

HOLDEN

ENGINEERING & SURVEYING, INC.

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June 19, 2019

1920168

City of Concord
Planning Board
c/o Heather Shank, City Planner
Planning Division
Concord City Hall
41 Green Street
Concord, NH 03301
603-225-8515
hshank@concordnh.gov

Re: Site Plan Application
Baron's Major Brand Appliances
Map 46, Block Z, Lot 55
350 Loudon Road

Dear Heather,

On behalf of the applicant, Baron's Major Brands Appliances (Applicant & Owner), Holden Engineering & Surveying, Inc. (HOLDEN) is submitting materials in support of a non-residential site plan application for the referenced project. The applicant proposes to expand their existing retail with a 4,000 sf addition, and associated improvements.

The site is located on the southerly side of Loudon Road, directly abutting the Walmart entrance driveway, and is identified as Map 46, Block Z, Lot 55 on the Concord, NH tax assessors maps, and is located in the Gateway Performance (GWP) District, where retail sales are allowed by right.

The Concord Planning Board granted site plan approval in September, 1995, for existing facility, which requires further approval from the Board for the expansion of use.

The project intends to surgically implant the proposed addition at the end of the existing building with minimal disruptions to the existing site, which will minimize any impacts

to environmental resources. There is no planned expansion of the existing parking lot, and the only proposed change to the parking lot is re-stripping to accommodate the increase in required parking. The entirety of both the existing and roof area in addition to over half of the parking lot will be directed to the existing onsite infiltration basin. The infiltration basin will be increased in size to accommodate the higher volumes. This expanded basin will be capable of infiltrating up to the 100-year storm event without overtopping. Stormwater treatment will be accomplished by the introduction of a sand filter in the bottom of the basin.

There are no proposed additional utility connections.

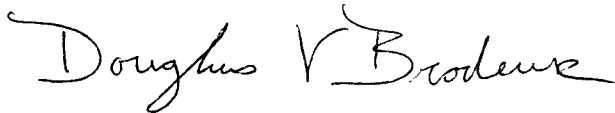
The site is accessed via an existing curb cut which on the Walmart driveway, which is off of Loudon Road via a signalized intersection, there are no planned modifications to the site entrance.

Up to this point in time the applicant has preliminarily met with the City Technical Review Board. There are no State and/or Federal permits required for the approval of this project.

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you for time and consideration in this matter.

Sincerely,
Holden Engineering & Surveying, Inc.

A handwritten signature in black ink that reads "Douglas V Brodeur". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Douglas V Brodeur, PE
Civil Engineer

cc: Brian Ellis (Baron's)