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January 15, 2020

Sam Durfee, Senior Planner  
City of Concord Planning Department  
41 Green Street  
Concord, NH 03301

**RE: T-Bones (2019-21) Site Plan Amendment Request**  
**Capital Hotel Company VI, LLC**  
**406 South Main Street**  
**Map 1, Block 2, Lot 3**

Dear Sam,

On behalf of our Client, Capital Hotel Company VI, LLC, please find attached materials associated with a site plan amendment application to expand the NHDOT leased parking area adjacent to the T-bones restaurant currently under construction at the above noted address.

The submitted materials increase the offsite NHDOT leased parking area from 9,782 sf. to 13,438 sf. which includes adding 13 spaces (increase from 37 to 50 parking spaces). In order to accommodate the additional 8,510+/- sf. of pavement, minor revisions have been made to the outlet structures associated with subsurface infiltration field #1 (east) and #2 (west) to provide the NHDES AoT required water quality volumes within each system. These revisions result in no increases to peak rates of runoff or volumes in comparison to the pre-development conditions. The other material plan change consists of relocating landscaping to the new perimeter of the parking field within the revised lease area. Planting quantities and species are consistent with the previous approval.

In coordination with this submittal to the City of Concord an amendment of NHDES AoT permit 1601 has been submitted to the State, and the request to expand the lease area with NHDOT was submitted in July of 2019 and is pending Governor and Council approval. No other permit revisions are thought to be necessary at this time.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.

Nicholas Golon, P.E.  
Senior Project Manager

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