



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

Staff Report for Planning Board

Meeting on July 15, 2026
Project Summary –Minor Site Plan Application

Project: Walmart OPD Expansion – Minor Site Plan (2026-063)
Property Owner: Wal-Mart Real Estate Business Trust
Applicant: Colliers Engineering & Design
Property Address: 344 Loudon Road
Tax Map Lot: 46Z 56

Determination of Completeness:

When determining the completeness of a minor site plan application, the Board shall consider the requirements of Sections 7.06 and 36.14(1) of the Site Plan Regulations, the written recommendation of the Planning Division, and any written communications from the applicant, abutters, and parties of interest; **however, no hearing shall be opened nor shall testimony be received on a determination of completeness.**

Staff reviewed the application for completeness based upon the criteria of the Site Plan Regulations, and concluded that all criteria for completeness have been met, or will be met with granting of waiver requests, and that the application contains sufficient information and detail for a full review and action by the Board.

Based upon staff's review of the application, it is recommended that the Board move to:

- **Determine the application complete;**
- **State that the project does not meet the criteria for a development of regional impact per RSA 36:55; and**
- **Open the public hearing.**

The Board has 65 days within which to consider and act on the application once the application is determined complete, per RSA 676:4(I)(c). Provided the Board determines the application complete, the 65-day period shall commence on July 15, 2026, and end on **September 18, 2026**. If the applicant has not demonstrated compliance with the Site Plan Regulations by the end of the statutory timeline (**September 18, 2026**), the applicant may waive the requirement for Planning Board action within the 65-day time period and consent to an extension of the public hearing as may be mutually agreeable, or the Board may approve, approve conditionally, or deny the application based on the information provided at that time

Project Description:

The applicant is proposing to construct an approximate 6,310-square-foot addition to the south side of the existing WalMart building (expanding their online ordering pick-up area) and associated site improvements at Tax Map 46Z Lot 56, addressed as 344 Loudon Road in the Gateway Performance (GWP) District. The applicant received variances in June to facilitate the design of the project as it

relates to the non-conforming dimensional standards for the existing and proposed parking areas impacted by the project.

Compliance:

The following analysis of compliance with the Zoning Ordinance and Site Plan Regulations is based on a 3-page narrative dated June 15, 2026, prepared by Colliers Engineering & Design, Inc; a 2-sheet existing conditions plan set, titled “ALTA/NSPS Land Title Survey,” dated April 30, 2026, prepared by Colliers Engineering & Design, Inc; an 18-sheet civil plan set titled “Proposed ODP Expansion,” dated April 20, 2026, prepared by Colliers Engineering & Design, Inc; and, a 3-sheet architectural plan set titled “Walmart Concord, NH,” dated April 20, 2026, prepared by Massa Multimedia Architecture, PC.

1. Project Details and Zoning Ordinance Compliance:

Zoning District:	Gateway Performance (GWP) District
Existing Use:	Retail
Proposed Use:	Retail
Overlay Districts:	
Flood Hazard (FH) District	None
Shoreland Protection (SP) District	Yes (outside project scope)
Historic (HI) District	None
Penacook Lake Watershed (WS) District	None
Aquifer Protection (AP) District	None
Wetland:	Yes (outside project scope)
Wetland Buffer:	Yes (outside project scope)

Zoning Code Item	Required	Existing	Proposed
Minimum Total Area	N/A	20,652-square-feet	No Change
Minimum Buildable Land	N/A	Not Provided	No Change
Minimum Lot Frontage	300 feet	Not Provided	No Change
Minimum Front Yard	25	496 feet	No Change
Minimum Rear Yard	25	217 feet	No Change
Minimum Side Yard	25	30 feet	No Change
Maximum Lot Coverage	85%	<85%	<85%
Maximum Building Height	45 feet	<45 feet	<45 feet
Off-Street Parking	1 per 200sf gross floor area.	931 spaces* (198,145-square-feet)	903 spaces* (204,455-square-feet)
Accessible Parking Spaces	2% of total	34 spaces	34 spaces

*Variance received for parking

2. General Comments:

- 2.1 Per Section 6.01(4) of the Site Plan Regulations, staff was unaware of any nonconformities with the Zoning Ordinance at the time the abutter notifications were mailed on July 1, 2026.
- 2.2 Per Section 25.01 *Nonmunicipal Utilities General Requirements* of the Site Plan Regulations, Staff recommends that the applicant coordinate with all nonmunicipal utilities providing services to the site to ensure the existing services are adequate. Any changes to the utilities after the Board’s conditional approval will require either administrative approval or an amendment to the conditional approval depending upon the changes proposed.

- 2.3 Per Section 15.03 *Existing Condition Plan*, whereas minimal changes are proposed to the site, the Planning Board Clerk has determined to reduce the amount or extent of information required as noted below:
- a. To provide the required information within the “project area” and not throughout the entirety of the parcel.
 - b. Section 15.03(23) *Abutting Properties*, to not provide the required tabulations on the existing conditions sheet, as tabulations, necessary for review, have been provided on the provided site plan.
- 2.4 Per Section 15.04 *Proposed Site Plan*, whereas minimal changes are proposed to the site, the Planning Board Clerk has determined to reduce the amount or extent of information required as noted below:
- a. To provide detailed information within the “project area” and not throughout the entirety of the parcel.
 - b. Section 15.04(1) *Property Lines*, to not require bearings and dimensions of the property lines provided on the site overview sheet.
 - c. Section 15.04(2) *Abutting Property*, to not provide abutting property information on the site plan.
 - d. Section 15.04(3) *Parcel Information*, to not require parcel information to be added to the parcel on the site plan.
 - e. Section 15.04(6) *Topography*. The applicant has provided a separate grading and drainage sheet as part of the plan set.
 - f. Section 15.04(9) *Streets and Right-of-Way*, to not require location and dimension of the public right-of-way on the site plan.
 - g. Section 15.04(10) *Buildings and Structures*, to not require exterior dimensions be provided for existing and proposed buildings and additions.
 - h. Section 15.04(11) *Parking, Loading, and Access*, to not require the site plan to provide additional parking, loading, and access information beyond what has been provided.
 - i. Section 15.04(13) *Municipal Sewer*. The applicant has provided a separate Utility Plan sheet as part of the plan set.
 - j. Section 15.04(14) *Drainage & Erosion Control*. The applicant has provided a separate Grading & Drainage sheet and Erosion Control sheet as part of the plan set.
 - k. Section 15.04(17) *Municipal Water Supply*. The applicant has provided a separate Utility Plan Sheet as part of the plan set.
 - l. Section 15.04(19) *Other Utilities*. The applicant has provided a separate Utility Plan Sheet as part of the plan set.
 - m. Section 15.04(26) *Lighting*. The applicant has provided a separate Lighting Sheet as part of the plan set.
 - n. Section 15.04(23), to not provide additional tabulations beyond what has been provided on the plan.
- 2.5 Staff notes that that Planning Board has the authority to, and may require third party investigations or reviews, at the applicant’s expense, in order for the Planning Board to satisfactorily complete its review in accordance with Section 13.01(8) *Impact Studies* and Section 13.01(9) *Special Investigative Studies or Third-Party Reviews* of the Site Plan Regulations.
- 2.6 The General Services Department reviewed the application and no comments.
- 2.7 The Engineering Services Division general comments are noted in the attached 5-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated July 6, 2026.

3. Site Plan Regulations Determination of Completeness:

The items below are missing or partially provided and **the Site Plan Regulations REQUIRE the items for the application to be deemed complete (unless a waiver from the requirement is otherwise approved).**

- 3.1 Per Section 12.02(1)(a), a consistent plan title needs to be provided on the cover sheet, and added to the title block throughout the plan set.
- 3.2 Per Section 12.02(1)(b), the name and address of the owner needs to be added to the title block throughout the plan set. Specifically, City assessing records lists the owner as Wal-Mart Real Estate Business Trust with an address of PO Box 8050 MS0555, Bentonville, AR.
- 3.3 Per Section 12.02(3) *North Arrow and Bar Scale*, a bar scale, along with the listed scale shall be provided on Sheet C160 *Lighting Plan* and Sheet ODP *Details Pickup Signage and Marking Details*.
- 3.4 Per Section 12.04 *Location Plan*, a location plan, prepared at a minimum scale of 1" = 400' shall be added to the cover sheet or site plan. The location plan shall also include the required information contained in 12.04(1) through (10) of the Site Plan Regulations.
- 3.5 Per Section 12.05 *Vicinity Plan*, a vicinity plan, prepared at a scale of between 1" = 1,000' and 1" = 2,000' shall be added to the cover sheet or site plan. The vicinity plan shall also include the required information contained in 12.05(1) and (2) of the Site Plan Regulations.
- 3.6 Per Section 12.06(1) *Certificate of Ownership*, a note shall be added to both the existing conditions sheet and site plan sheet identifying the parcel owner, including a deed citation from the Merrimack County Registry of Deeds.
- 3.7 Per Section 15.03(13) *Flood Hazard*, a note shall be added to Note 3 of the "Alta Table "A" Items" on the existing conditions sheet, as to whether or not the property is located within the City of Concord's Flood Hazard Overlay (FH) District.
- 3.8 Per Section 15.03(22) *Abutting Properties*, the owners address, property address, and Map Block Lot shall be added for the subject parcel and all abutting properties within the limits of the existing conditions plan.
- 3.9 Per Section 15.04(5) *Addresses*, the property address shall be provided on the site overview plan.
- 3.10 Per Section 15.04(12) *Easements and Rights-of-Way*, The ALTA/NSPS Land Title Survey Plan (Sheet 2 of 2), dated April 30, 2026 appears to identify a significant number of easements throughout the property, including the project area. It is unclear if all of these easements are still applicable to the subject property. The applicant shall demonstrate which easements on the property are still applicable, and then show them on the site overview plan, and on the site plan if within the vicinity of the scope of work.
- 3.11 Per Section 15.04(20) *Flood Hazard*, a notation on the site plan or site overview plan, shall be added stating whether or not the property is located in the City's Flood Hazard (FH) Overlay District.

Site Plan Regulations Compliance:

The submittal was found to be compliant with all other sections of the Site Plan Regulations, except as listed below, noting that the items below are missing as required for full compliance but are **not required to deem the application complete. determination of completeness.**

- 3.12 Per Section 18.19 *Curbing and Guardrails*, the proposed curbing shall be vertical or sloped granite curbing for compliance with Section 3.02.C *Curb* of the City of Concord Construction

Standards and Details, unless a waiver is otherwise requested and granted from this section of the Site Plan Regulations.

- 3.13 Per Section 29.03 *Parking Lot Lighting*, a note shall be added to the lighting plan or provided detail, clearly demonstrating the proposed light fixture will be a full cutoff fixture. Additionally, while multiple fixtures on site appear to have an existing mounted height of 42-feet, the addition of the proposed lighting pole would increase this non-conformity and is not permitted without variance relief from Section 28-7-7(j) *Illumination of Parking Areas*, which requires full cut off fixtures and no mount height in excess of 25-feet.
- 3.14 Provide the City of Concord Planning Board Approval Block on the cover sheet and site plan sheets. Staff can provide a template as a .pdf, .dwg, or .jpg, if requested.



- 3.15 The 2-sheet existing conditions plan set, titled “ALTA/NSPS Land Title Survey,” dated April 30, 2026, prepared by Colliers Engineering & Design, Inc needs to be added to the civil plan set. This will also require revising the drawing index on the cover sheet accordingly.
- 3.16 The Engineering Services Division compliance comments are noted in the attached 5-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated July 6, 2026.

4. Variances:

- 4.1 At the meeting held on June 3, 2026, the Zoning Board of Adjustment granted the requested variance as follows:
- a. Section 28-7-2 *Off-Street Parking Requirements*, to allow the provision of 903 parking spaces where 991 are required
 - b. Section 28-7-7 *Parking Area and Design Standards*, to allow nonconforming parking space dimensions of x18’ length where 19’ is required to remain and to allow proposed parking stalls with a length of 18’ where 19’ is required

5. Waivers:

- 5.1 No waivers have been requested as part of this application.

6. Conditional Use Permits:

- 6.1 No conditional use permit applications are requested as part of this application.

7. Architectural Design Review:

- 7.1 While Architectural Design Review is not required for a minor site plan application, the applicant appeared before the Architectural Design Review Committee on June 30, 2026 for consideration prior to issuance of a building permit within a performance district. The application was reviewed for conformity with the Architectural Design Guidelines; harmony and compatibility with existing architectural character of the site, district, or location; integration into site design of significant natural features on site and abutting properties; and the integration of landscaping, parking, and site features into the overall design of the project.

The Architectural Design Review Committee recommended that the Planning Board approve the application as submitted.

8. Conservation Commission:

- 8.1 Appearances before the Conservation Commission are not required for this application.

9. Recommendation:

- 9.1 Staff recommends that the Planning Board **discuss and adopt the findings of fact**, which include: information provided in staff reports; the applicant's submission materials; testimony provided during the public hearing; and/or, other documents or materials provided in the public hearing.

Based on the adopted findings of fact, staff recommends that the Planning Board make the motions outlined below:

- 9.2 **Grant Architectural Design Review approval** for the 6,310-square-foot addition to the south side of the existing building at Tax Map 46Z Lot 56, addressed as 344 Loudon Road in the Gateway Performance (GWP) District as submitted with the condition that elevations associated with the building permit are consistent with the Board's review and approval.

- 9.3 **Grant minor site plan approval** for the construction of an approximate 6,310-square-foot addition to the south side of the existing building and associated site improvements at Tax Map 46Z Lot 56, addressed as 344 Loudon Road in the Gateway Performance (GWP) District as submitted, and subject to the following precedent and subsequent conditions:

(a) **Precedent Conditions** – Per Section 7.08(9) *Expiration of Approval*, approved site plans shall meet all precedent conditions and obtain the signature of the Chair and Clerk of the Planning Board within one year of the date of the Planning Board meeting where conditional final approval was granted; otherwise said plans shall be null and void.

1. Unless a specific variance, waiver, or conditional use permit is granted stating otherwise, revise the plan sheet/set to fully comply with the Site Plan Regulations, Zoning Ordinance, and Construction Standards and Details, including but not limited to the following:
 - a. Per Section 12.02(1)(a), a consistent plan title needs to be provided on the cover sheet, and added to the title block throughout the plan set.
 - b. Per Section 12.02(1)(b), the name and address of the owner needs to be added to the title block throughout the plan set.
 - c. Per Section 12.02(3) *North Arrow and Bar Scale*, a bar scale, along with the listed scale shall be provided on Sheet C160 *Lighting Plan* and Sheet ODP *Details Pickup Signage and Marking Details*.
 - d. Per Section 12.04 *Location Plan*, a location plan, prepared at a minimum scale of 1" = 400' shall be added to the cover sheet or site plan. The location plan shall also include the required information contained in 12.04(1) through (10) of the Site Plan Regulations.
 - e. Per Section 12.05 *Vicinity Plan*, a vicinity plan, prepared at a scale of between 1" = 1,000' and 1" = 2,000' shall be added to the cover sheet or site plan. The vicinity plan shall also include the required information contained in 12.05(1) and (2) of the Site Plan Regulations.
 - f. Per Section 12.06(1) *Certificate of Ownership*, a note shall be added to both the existing conditions sheet and site plan sheet identifying the parcel owner, including a deed citation from the Merrimack County Registry of Deeds.

- g. Per Section 15.03(13) *Flood Hazard*, a note shall be added to Note 3 of the “Alta Table “A” Items” on the existing conditions sheet, as to whether or not the property is located within the City of Concord’s Flood Hazard Overlay (FH) District.
 - h. Per Section 15.03(22) *Abutting Properties*, the owners address, property address, and Map Block Lot shall be added for the subject parcel and all abutting properties within the limits of the existing conditions plan.
 - i. Per Section 15.04(5) *Addresses*, the property address shall be provided on the site overview plan.
 - j. Per Section 15.04(12) *Easements and Rights-of-Way*, the applicant shall demonstrate which easements on the property are still applicable, and then show them, as applicable, on the site overview plan, and on the site plan if within the vicinity of the scope of work.
 - k. Per Section 15.04(20) *Flood Hazard*, a notation on the site plan or site overview plan, shall be added stating whether or not the property is located in the City’s Flood Hazard (FH) Overlay District.
 - l. Per Section 18.19 *Curbing and Guardrails*, the proposed curbing shall be vertical or sloped granite curbing for compliance with Section 3.02.C *Curb* of the City of Concord Construction Standards and Details, unless a waiver is otherwise requested and granted from this section of the Site Plan Regulations.
 - m. Per Section 29.03 *Parking Lot Lighting*, a note shall be added to the lighting plan or provided detail, clearly demonstrating the proposed light fixture will be a full cutoff fixture. Additionally, while multiple fixtures on site appear to have an existing mounted height of 42-feet, the addition of the proposed lighting pole would increase this non-conformity and is not permitted without variance relief from Section 28-7-7(j) *Illumination of Parking Areas*, which requires full cut off fixtures and no mountain height in excess of 25-feet.
 - n. Provide the City of Concord Planning Board Approval Block on the cover sheet and site plan sheets. Staff can provide a template as a .pdf, .dwg, or .jpg, if requested.
 - o. The 2-sheet existing conditions plan set, titled “ALTA/NSPS Land Title Survey,” dated April 30, 2026, prepared by Colliers Engineering & Design, Inc needs to be added to the civil plan set. This will also require revising the drawing index on the cover sheet accordingly.
 2. The Engineering Services Division compliance comments as noted in the attached 5-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated July 6, 2026.
 3. List all approved variances, waivers, and conditional use permits, with section numbers, descriptions, and date of approval on the cover sheet or site plan sheet. Unless otherwise noted, the plan set shall comply with any waivers denied by the Planning Board
 4. Upon notification from the Planning Division that the plan set complies with Planning Board conditions, the Zoning Ordinance, Site Plan Regulations, and Construction Standards and Details, the applicant shall deliver to the Planning Division two full-size plan sets, including civil, landscaping, lighting, and architectural plans for endorsement by the Planning Board Chair and Clerk
- (b) **Subsequent Conditions** – to be fulfilled as specified.
1. This approval notwithstanding the applicant is responsible for full knowledge of, and compliance with, the municipal code, Site Plan Regulations, and Concord Construction Standards and Details for the project, unless a variance, waiver, or conditional use permit is granted.
 2. Unless otherwise permitted by Site Plan Regulation or New Hampshire State Statute, the site plan approval shall expire should the use or construction so authorized not be active

- and substantially developed, as defined by the Site Plan Regulations, within 3-years of final approval.
3. No building permit shall be issued or the start of construction commenced until the site plan has been approved by the Planning Board and the pre-construction conditions of approval have been satisfactorily addressed as determined by the Clerk of the Planning Board. No certificate of occupancy shall be issued until all site and building improvements have been completed to the satisfaction of the Clerk of the Planning Board according to the approved plans and conditions of Planning Board approval. (Section 11.09(6))
 4. The applicant, successors, and assigns shall be responsible for the regular maintenance of all plantings and other landscape features. Plant materials shall be maintained alive, healthy, and free from pests and disease. Tree stakes and guys shall be removed after the first growing season. (Section 27.07(8))
 5. Temporary sediment and erosion control devices shall not be removed until permanent stabilization is established for the entire site. All temporary erosion and sediment control measures shall be removed after the completion of construction. (Section 27.09(5))
 6. A site stabilization guarantee shall be provided to ensure that sites are properly stabilized. The City Engineer may call said financial guarantee, and stabilize a disturbed site, if upon notice, the applicant has not stabilized or restored the site. (Section 27.11)
 7. The Clerk shall inspect the exterior appearance of sites to determine if the exterior of a building, site, and signage are in conformity with the architectural design review approval granted by the Planning Board. No certificate of occupancy may be issued prior to a determination by the Clerk that the site is consistent with the Board's approval. (Section 33.08)
 8. If there is a conflict between regulations, rules, statutes, provisions or law, or the approved plan set, whichever provisions are the more restrictive or impose higher standards shall control, unless a specific waiver from the provision has been granted by the Planning Board. (Sections 36.04 and 36.05)
 9. No site construction, or change of use of land, shall occur in violation of the Site Plan Regulations and the Zoning Ordinance. No building permits shall be issued prior to satisfactory completion of pre-construction conditions of Planning Board approval. The Clerk shall not approve any certificate of occupancy unless the site is found to comply with the approved site plan and the conditions of Planning Board approval. (Sections 36.15 and 36.24)
 10. It shall be the duty of the Clerk to enforce the regulations and to bring any violations or lack of compliance herewith to the attention of the City Solicitor. (Section 36.19)
 11. At the completion of construction or prior to the issuance of a certificate of occupancy, digital as-built drawings shall be provided conforming to the Engineering Services Division's as-built checklist. (Sections 12.09, 13.02(11), and 36.25)
 12. Where a public facility, public utility, or public improvement is to be constructed, a financial guarantee shall be provided. (Sections 13.02(5) and 36.26)
 13. All trash, construction material, debris and any existing invasive species shall be removed. Dead and dying trees which present a potential hazard to existing and proposed structures shall be removed. (Section 27.07(10))



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

Michael S. Bezanson, PE
City Engineer

MEMORANDUM

TO: Alec Bass, Assistant City Planner

FROM: Paul Gildersleeve, PE, Project Manager, and Pete Kohalmi, PE, Associate Engineer

DATE: July 6, 2026

SUBJECT: Walmart Supercenter- Minor Site Plan- Engineering Review
344 Loudon Road; Map 46Z, Lot 56; Project 2026-063

The Engineering Services Division (Engineering) has received the following items for review:

- Letter of Intent by Colliers Engineering and Design, dated June 15, 2026
- ALTA/NSPS Land Title Survey by George R. Matson, dated April 30, 2026
- Walmart Supercenter #02055-1014 plans, dated April 20, 2026

As a supplement to any comments offered by the Planning Division, Engineering offers the following design related comments. With subsequent submissions, the applicant shall provide a response letter that acknowledges or addresses each of these comments and discusses any additional changes to the plans.

1. General

- a. Please address the site drainage, pursuant to Concord Site Plan Regulation CSPR 22.06(1) and 22.08. Are post-development flows higher than pre-development flows? Is a waiver being sought for any minor increases?
- b. State if sanitary flows will be added to the existing sanitary sewer line.

2. Erosion and Sediment Control Plan (Sheet C053)

- a. Increase the width of the Temporary Stabilized Construction Entrance to double wide to fill most of the access drive, pursuant to CCSD Detail E-1.

- b. Place a symbol in the Legend for inlet protection.

3. Demolition Plan (Sheet C080)

- a. Show the existing sanitary sewer line shown on the ALTA/NSPS Land Title Survey, Sheet 1 of 2

4. Site Plan (Sheet C100)

- a. In the Legend, place the diagonal hatch shown on the sidewalk south of the addition.
- b. Place granite curbing around the parking island, starting at the end of the striped-area unloading zone. Otherwise a waiver for the use of concrete curb in lieu of granite will need to be obtained.
- c. Ensure all proposed work is shown on the Site Plan. Does the intersection south of the parking area need to be shown?

5. Utility Plan (Sheet C110)

- a. Consider darkening the existing line types, including the storm line and text. Some detail is hard to see when printed on paper.
- b. The proposed storm line is shown connecting to an existing manhole; however, it appears the manhole is adjacent to the existing storm line and not on it. Note that per City of Concord GIS and the ALTA Survey, there is no existing manhole in the location.

6. Grading Plan (Sheet C120)

- a. Ensure the granite curbing is either 5" or 7" high, pursuant to CCSD Details C-1 or C-2. Currently the spot grades on the parking island southwest of the addition are 6" high.

7. Lighting Plan (Sheet C160)

- a. Several of the light stanchions west and south of the addition appear on this plan but not on the site plan. Please ensure these light poles, and any other improvements, are also on the site plan.

8. SECP and Stop Signs and Markings Detail Sheet (SECP-SSM Details 1)

- a. Label all the detail sheets, with a name and sheet number.
- b. Call out on plan view or remove from this sheet (if not used) the following details: No Parking-Fire Lane, Stop Sign Location Where Stop Bar and Text Conflicts with Crosswalk Markings, Sign Mounting and Base, 36"x36" Stop Signs at Highways/Street Intersections, Left/Right Traffic Plaque, Cross Traffic Plaque, All Way Plaque, Oncoming Traffic Plaque, Solid Arrow Pavement Markings, and Sign Location and Vestibule Crosswalk Striping.
- c. Replace the OPD Crosswalk Marking with CCSD Detail M-3.

9. SECP and Stop Signs and Markings Detail Sheet (SECP-SSM Details 2)

- a. Only show the stop pavement marking details used on the Site Plan. Call out on the Site Plan which details are used or remove the details from this detail sheet.

10. Pickup Signage and Marking Details (Sheet OPD Details)

- a. Several items on this plan do not appear on the Site Plan, such as the signs near the intersection and the painted endcaps shown in the Painted Endcap Details. Please show and call out the proposed items on this plan on the Site Plan also, or remove them from this sheet.

11. Lighting and Storm Details (Sheet C500)

- a. Call out the Cored Connection to Existing Sewer Manhole Detail on the plans or remove the detail from this sheet.
- b. Replace the Pavement Trench Restoration Detail with CCSD Detail R-15.
- c. Replace the Storm Sewer Trench and Bedding Detail with CCSD Detail SD-1.

12. SWPPP Details (Sheet C501)

- a. Please place a name and sheet number on this sheet.
- b. Call out the Filter Sack Inlet Protection Detail on plan view, or remove it from this sheet.

13. Pavement and Site Details (Sheet C503)

- a. On the 6" Galvanized Steel Pipe Bollard w/ Sleeve Detail, replace 6" with 8", pursuant to CCSD Detail M-8 or apply for a waiver.
- b. Replace the Sloped Granite Curbing Detail with CCSD Detail C-2.
- c. Call out the Standard Duty Asphalt Pavement Section and Heavy-Duty Asphalt Pavement Section Details on plan view, and place a hatch for these asphalt pavements in the legend on Sheet C100, or remove these details from this sheet.
- d. In the Concrete Joint Details (New Concrete) Detail, replace the 1" deep reference with $\frac{1}{4}$ of the slab thickness, pursuant to CCSD Section 3(3)(O)(4).

14. Water and Sanitary Sewer Details (Sheet C504)

- a. Call out on plan view, or remove from this sheet, the following details: Manual Air Release Assembly, Typical Water Line-Sewer Line Crossing, and Disinfection/Blow Off/Sampling Tap, Sanitary Sewer Lateral Clean Out, Water Main and Sewer Crossing, Watermain Trench, Gate Valve, and Perpendicular Hydrant Assembly.
- b. On the Typical Waterline-Sewer Line Crossing Detail, change the 5' of cover to 5.5', pursuant to CCSD Section 5(3)(O)(15).

State/Federal Permits

The project will require the following state and/or federal permit(s) associated with the site design:

- None

Pursuant to Site Plan Regulations Section 13.02(8), a copy of state and federal permit shall be submitted to the City prior to final plan approval.

Post-Approval/Pre-Construction Requirements

The following items are required prior to the start of construction:

1. Pursuant to Site Plan Regulations Section 27.11, establish a financial guarantee (letter of credit, or cash deposit) for site stabilization.
2. The following permit(s) will need to be obtained from the Engineering Division:
 - Driveway Permit
 - Utility Connection Permits (water and storm)

- Other permits deemed necessary by the City Engineer

Please note that all Engineering permits must be applied for online using the City's Citizen Self Service (CSS) Permit Portal, which can be found here:

- <http://concordnh.gov/1915/Engineering-Permits-Fees>

3. Pursuant to Site Plan Regulation Section 36.24, the Applicant is responsible for paying inspection fees to ensure work is consistent with City standards, the approved plans, and conditions of approval.

Prior to scheduling the pre-construction meeting, the applicant shall apply for the required Engineering permits listed above and provide an estimate of the anticipated number of inspections for review by Engineering. The applicant shall provide a project schedule when applying for the required permits.

The permit fees shall be paid prior to scheduling the pre-construction meeting.

4. Establish a performance surety (bond, letter of credit, or cash deposit) for work within the Right-of-Way and proposed public improvements or common private improvements per Subdivision Regulation 10.09, prior to subdivision plat signature, per 13.02 (7) and 30.01. An engineer's cost estimate, prepared by the Applicant and based on the current NHDOT weighted average unit prices, shall be submitted a minimum of two weeks prior to scheduling the pre-construction meeting.
5. When above requirements have been met, request to schedule a pre-construction meeting with the Engineering Division to discuss construction requirements, site inspections, associated fees, schedules, etc. Engineering permits will not be authorized (unless explicitly stated otherwise) until final revised plans have been submitted and approved to the satisfaction of the Planning and Engineering Divisions.
6. Shop drawings/submittals shall be submitted to the Engineering Division for the proposed water, sewer, drainage improvements as applicable.

Construction Requirements

1. Retaining wall design drawings (stamped Structural Engineer licensed in the State of NH) shall be submitted to the Engineering Division for proposed retaining walls that are greater than 4 feet high. In addition, walls greater than 4 feet high require a Building Permit from Code Administration.