

June 15, 2026

City of Concord
Kearsten O'Brien, City Planner
41 Green Street
Concord, NH 03301

SUBJECT: Proposed: Walmart – Building Expansion and Site Updates
 Property located at: 344 Loudon Rd, Concord, NH 03301, 46/Z Lot 56

Dear Ms. O'Brien,

On behalf of the applicant, Walmart Inc., Colliers Engineering & Design is pleased to submit the following items for site plan review. The proposed site improvements to the Walmart Store #2055, located at 344 Loudon Rd, Concord, NH 03301, will be conducted in conjunction with an architectural building expansion. Our research indicates this site is currently zoned in the GWP Gateway Performance District. The existing store is 198,145 square feet, and the proposed building modifications include a 6,310-square-foot addition to the south side of the existing building, in place of the existing sidewalk and drive aisle. The new store floor area will be 204,455 square feet, increasing the building lot coverage to 14.1%. Site work will include associated grading, striping, and signage, modifications to the existing drive aisle to accommodate the expansion footprint, and a cut-through added for traffic circulation. Part of the existing curb will be demolished, with the concrete extended to connect to the existing/reconfigured island, and stormwater and roof drainage will be conveyed to an existing storm structure. The expansion will also require relocation of utilities within the footprint, including two electric lines, one watermain, and one telephone line. The proposed project will result in 0.70 acres of disturbance, no SWPPP will be required. The proposed expansion is intended to support the online pickup and delivery operations for the store.

The changes made to the online pickup and delivery area are shown on sheet C100. These changes increase the number of onsite pickup spots from 35 to 45. The existing standard parking spaces on site measure 9.5' x 18', and the proposed pickup spaces measure 12' x 18', which does not comply with City Code Section 28-7-7, Parking Area and Design Standards. The City of Concord Zoning Board of Adjustment has granted a variance to allow nonconforming parking space dimensions of 18' in length where 19' is required. The site improvements result in a net decrease of 28 overall parking spaces, as detailed in the table on sheet C100, changing the total onsite parking count from 931 to 903. The existing parking ratio of 4.7 will change to 4.6, which does not comply with City Code Section 28-7-2, Off-Street Parking Requirements, requiring one space per 200 square feet of gross-floor area. The Zoning Board of Adjustment has also granted a variance to allow 903 parking spaces where 991 are required.

An additional light pole has been added in the area of the expanded pickup spaces, and two wall-packs will be relocated onto the expansion wall. The increased lighting is intended to provide a safe environment for customers and associates and has been designed in accordance with local codes. Photometric data for the proposed poles can be found on the C160 Lighting Plan.

We appreciate the City of Concord's consideration of this proposal and respectfully submit our site plan application for architectural and planning review. We believe the proposed improvements are consistent with the city's design standards and zoning requirements, and we are committed to working collaboratively with staff throughout the review process. We request to be placed on the next available planning board meeting agenda. If you have any questions or require additional information, please contact me at 585-498-7912 or marah.mackenzie@collierseng.com.

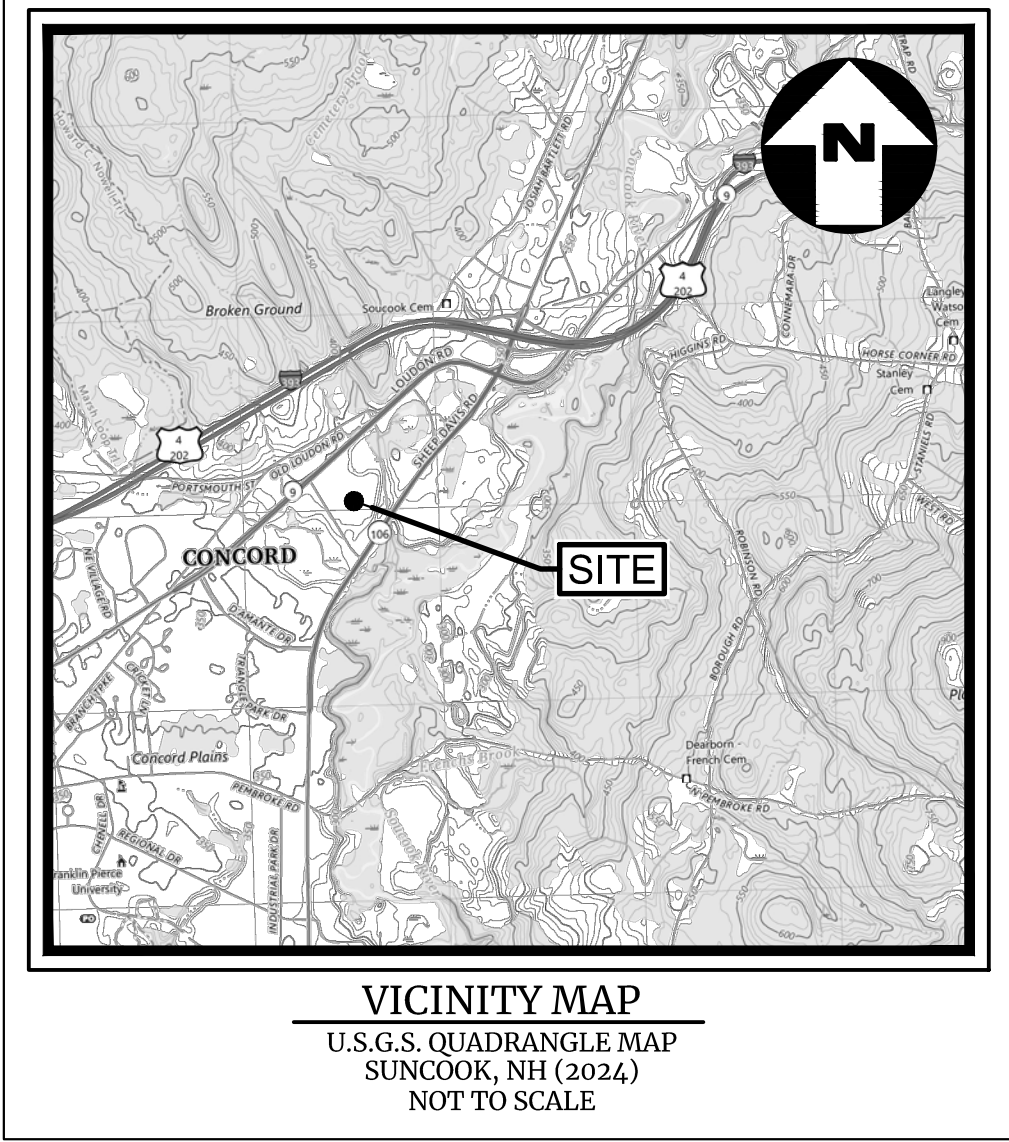
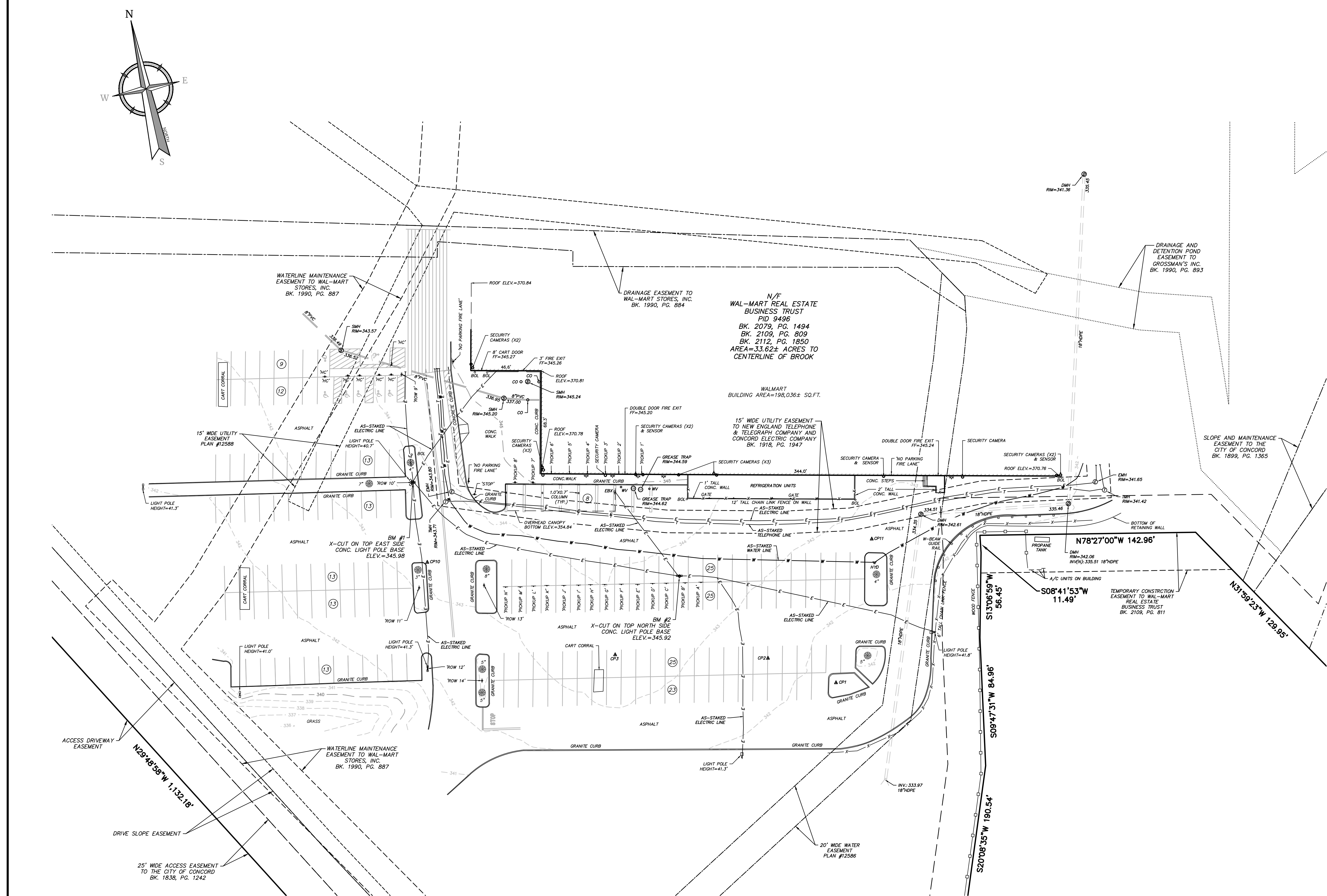
Digital copies of the following are included:

- Letter of Intent
- Application
- Civil Drawings – Full Set
 - o C000 – Cover Sheet
 - o SSM-1 – Stop Signs and Markings Plan
 - o SECP-1 – Demolition and Site Plan Construction Plan
 - o C053 – Erosion and Sediment Control Plan
 - o C080 – Demolition Plan
 - o C100 – Site Plan
 - o C110 – Utility Plan
 - o C120 – Grading Plan
 - o C160 – Lighting Plan
 - o SECP-SSM Details 1 – SECP and Stop Signs and Markings Detail Sheet
 - o SECP-SSM Details 2 – SECP and Stop Signs and Markings Detail Sheet
 - o OPD DETAILS – Pickup Signage and Marking Details
 - o C500 – Lighting and Storm Details
 - o C501 – SWPPP Details
 - o C502 – SWPPP Details
 - o C503 – Pavement and Site Details
 - o C504 – Water and Sanitary Sewer Details
 - o CSS-1 – Specification Sheet
 - o CSS-2 – Specification Sheet
- ALTA/NSPS Land Title Survey
- Architectural Drawings – Partial Set
 - o A2 – Exterior Elevations
 - o A2.1 – Exterior Details and Signage
 - o OPD2 – OPD Exterior Elevations

Sincerely,

A handwritten signature in black ink, appearing to read "Marah MacKenzie". The signature is fluid and cursive, with a large initial 'M' and a stylized 'K'.

Marah MacKenzie
Project Services Specialist, Civil/Site
Colliers Engineering & Design



ZONING DATA:

ZONE: GWP - GATEWAY PERFORMANCE DISTRICT PER CITY OF CONCORD, NEW HAMPSHIRE OFFICIAL ZONING MAP - ADOPTED 11/29/2001, AMENDED 05/17/2021.

G. BULK REQUIREMENTS EXCEPT AS OTHERWISE MODIFIED, THE FOLLOWING BULK STANDARDS SHALL APPLY TO ALL BUILDINGS IN THE GWP ZONE.

1. MINIMUM REQUIREMENTS:

MINIMUM REQUIREMENTS	PRINCIPAL STRUCTURES
LOT FRONTAGE	300'
FRONT YARD	25'
SIDE YARD	25'
REAR YARD	25'
MAXIMUM HEIGHT	45'
MAXIMUM LOT COVERAGE	85%

2. ADDITIONAL REQUIREMENTS: IN ADDITION TO §28-4.1 DIMENSIONAL STANDARDS, THE FOLLOWING REQUIREMENTS SHALL APPLY:

A. BUFFER WIDTH STANDARDS: IN NONRESIDENTIAL DISTRICTS, NONRESIDENTIAL USES ON LOTS WHICH DIRECTLY ADJUT A RESIDENTIAL DISTRICT BOUNDARY OR THAT ARE LOCATED ON LOTS THROUGH WHICH A RESIDENTIAL DISTRICT BOUNDARY PASSES, SHALL PROVIDE ON THE PREMISES WITHIN THE NONRESIDENTIAL DISTRICT A BUFFER THAT IS IMMEDIATELY ADJACENT TO THE RESIDENTIAL DISTRICT BOUNDARY, IN ACCORDANCE WITH THE FOLLOWING WIDTH STANDARDS: WHERE THE ADJUTING RESIDENTIAL DISTRICT IS THE OPEN SPACE RESIDENTIAL (RO) DISTRICT, AND THE ADJUTING LOTS IN THE RO DISTRICT ARE UNDEVELOPED AND LESS THAN HALF OF THE AREA OF THE LOTS IS COMPRISED OF BUILDABLE LAND AREA, NO BUFFERS ARE REQUIRED IN THE ADJUTING NONRESIDENTIAL DISTRICT.

B. INCREASED YARD SETBACK STANDARDS: IN NONRESIDENTIAL DISTRICTS, NONRESIDENTIAL USES ON LOTS WHICH DIRECTLY ADJUT A RESIDENTIAL DISTRICT BOUNDARY OR THAT ARE LOCATED ON LOTS THROUGH WHICH A RESIDENTIAL DISTRICT BOUNDARY PASSES, SHALL ADHERE TO INCREASED YARD SETBACKS, IN ACCORDANCE WITH THE FOLLOWING STANDARDS: WHERE THE LOT IN A NONRESIDENTIAL DISTRICT HAS AN AVERAGE GROUND ELEVATION OF TEN (10) OR MORE FEET ABOVE THE AVERAGE GROUND ELEVATION OF THE ADJUTING LOT IN A RESIDENTIAL DISTRICT, STRUCTURES OF MORE THAN TWENTY (20) FEET IN HEIGHT THAT ARE PLACED ON THE LOT IN THE NONRESIDENTIAL DISTRICT SHALL ADHERE TO MINIMUM YARD SETBACKS THAT ARE TWICE AS WIDE AS THE DIMENSION REQUIRED FOR THE NONRESIDENTIAL DISTRICT AS INDICATED IN SECTION 28-4.1(H), TABLE OF DIMENSIONAL REGULATIONS, OF THIS ORDINANCE, WHERE THE ADJUTING RESIDENTIAL DISTRICT IS THE OPEN SPACE RESIDENTIAL (RO) DISTRICT, AND THE ADJUTING LOTS IN THE RO DISTRICT ARE UNDEVELOPED AND LESS THAN HALF OF THE AREA OF THE LOTS IS COMPRISED OF BUILDABLE LAND AREA, NO INCREASED YARD SETBACKS ARE REQUIRED IN THE ADJUTING NONRESIDENTIAL DISTRICT.

C. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

D. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

E. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

F. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

G. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

H. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

I. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

J. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

K. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

L. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

M. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

N. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

O. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

P. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

Q. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

R. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

S. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

T. INCREASED YARD SETBACK STANDARDS FOR NONRESIDENTIAL USES IN NONRESIDENTIAL DISTRICTS: INCREASED YARD SETBACKS FOR A STRUCTURE OF MORE THAN 35 FEET IN HEIGHT IS 40' FOR THE GWP DISTRICT.

GENERAL NOTES:

1. THE HORIZONTAL DATUM IS REFERENCED TO THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (NAD83) THROUGH STATIC GNSS OBSERVATIONS.

2. THE VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAV88).

ALTA TABLE "A" ITEMS:

- 3) THE ADDRESS OF THE SURVEYED PROPERTY IS 344 LOUDON ROAD CONCORD, NH 03301.
- 4) THE PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEMA FLOOD MAPS FOR THE CITY OF CONCORD, MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 301020511, HAVING AN EFFECTIVE DATE OF JANUARY 23, 2026.
- 5) VERTICAL RELIEF IS SHOWN WITHIN THE REQUESTED "PROJECT AREA" UTILIZING GROUND BASED SURVEY AND GPS SURVEY METHODS AT 1 FOOT CONTOUR INTERVALS. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) THROUGH GPS OBSERVATIONS.
- 6) SUBJECT PARCEL IS ZONED AS ZONE "GWP", GATEWAY PERFORMANCE DISTRICT PER THE CITY OF CONCORD, NEW HAMPSHIRE ZONING MAP ADOPTED NOVEMBER 19, 2001. THE APPLICABLE ZONING & SETBACK INFORMATION IS SHOWN HEREON.
- 7) EXTERIOR DIMENSIONS, FOOTPRINT, ROOF ELEVATION & FINISHED FLOOR OF BUILDINGS WITHIN THE "PROJECT AREA" ARE SHOWN HEREON. SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE WALMART BUILDING IS SHOWN HEREON.
- 8) THIS MODIFIED ALTA ONLY REQUIRED CERTIFICATION OF THE SITE FEATURES IN THE "PROJECT AREA" OF THE PROPOSED DEVELOPMENT OR BUILDING EXPANSION AREA AS SHOWN.
- 9) THE NUMBER OF PARKING SPACES SHOWN ARE ONLY CERTIFIED TO FOR THE SURVEYED AREA OF EXPANSION AND NOT THE ENTIRE WALMART PROPERTY. IN THE "PROJECT AREA" THERE ARE 185 REGULAR PARKING SPACES AND 7 HANDICAP SPACES.
- 10) THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AN INSTRUMENT LOCATION OF THE ABOVE GROUND FEATURES (MANHOLES, VALVES, HYDRANTS, ETC.) ALONG WITH RECORD UTILITY PLANS AND STAKEOUT IN THE FIELD BY THEIR RESPECTIVE COMPANIES. UNDERGROUND UTILITIES ARE NOT CERTIFIED TO THEIR LOCATION OR COMPLETENESS.
- 15) ALTA ITEM 15 IS CERTIFIED TO, BUT WAS NOT UTILIZED IN THE PREPARATION OF THIS ALTA SURVEY. GROUND BASED SURVEY AND GPS SURVEY WERE UTILIZED TO COLLECT THE FEATURES IN THE PROPOSED "PROJECT AREA".
- 19) PROFESSIONAL LIABILITY INSURANCE POLICY WAS HELD IN EFFECT THROUGHOUT THE CONTRACT TERM.
- 20A) THE SURVEYOR SHALL GRAPHICALLY DEPICT AND GIVE THE RECORDING INFORMATION FOR ANY EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT OR OWNERSHIP AND ENCUMBRANCE REPORT OF WHICH THE SURVEYOR HAS KNOWLEDGE, EVEN IF IT DOES NOT APPEAR IN THE TITLE COMMITMENT OR OWNERSHIP AND ENCUMBRANCE REPORT (ALL KNOWN EASEMENTS HAVE BEEN SHOWN OR NOTED HEREON).

REFERENCES:

1. THE FOLLOWING PLANS FILED IN THE MERRIMACK COUNTY CLERK'S OFFICE:
- | | | |
|----------------|----------------|----------------|
| PLAN NO. 14413 | PLAN NO. 13395 | PLAN NO. 12968 |
| PLAN NO. 12777 | PLAN NO. 12388 | PLAN NO. 12387 |
| PLAN NO. 12386 | PLAN NO. 12385 | PLAN NO. 12384 |
| PLAN NO. 12381 | | |
2. GRADING & DRAINAGE PLAN (DATED MAY 4, 1993) AND UTILITY PLAN (DATED MAY 6, 1993) PREPARED BY HOLDEN ENGINEERING AND SURVEYING FOR GROSSMAN'S DEVELOPMENT.
3. ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2792960, COMMITMENT DATE JANUARY 9, 2026.

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 1	264749.18	1033992.56	342.10	MAG HUB IN GROUND
CP 2	264774.70	1033951.98	342.39	MAG NAIL IN ASPHALT
CP 3	264798.64	1033853.53	343.36	MAG NAIL IN ASPHALT
CP 10	264885.17	1033745.00	343.10	MAG NAIL IN ASPHALT
CP 11	264837.20	1034036.09	342.58	MAG NAIL IN ASPHALT

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 1	264938.96	1033747.15	345.98	X-CUT ON TOP EAST SIDE OF CONCRETE LIGHT POLE BASE
BM 2	264840.42	1033906.23	345.92	X-CUT ON TOP NORTH SIDE OF CONCRETE LIGHT POLE BASE

SURVEYOR'S CERTIFICATE:

WE, COLLIER ENGINEERING AND DESIGN, DO HEREBY CERTIFY TO:

1) WALMART REAL ESTATE BUSINESS TRUST

2) STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FIGURE 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/30/2026.

Gordon R. Matson 04/30/2026

GORDON R. MATSON, L.L.C. DATE
NH LICENSE #01068

LEGEND

1"=30'	TRANSVERSE LINE, CENTER LINE OR BASELINE	WETLAND MARKER	
1"=30'	RIGHT OF WAY LINE	TREE	
1"=30'	PROPERTY LINE	ROADWAY SIGNS	
1"=30'	FACE	TRAFFIC FLOW	
1"=30'	EDGE OF PAVEMENT	MAILBOX	
1"=30'	CURB LINE	TRAFFIC SIGNAL POLE	
1"=30'	D.C. BACK	DEPRESSED CURB	POLE MOUNTED LIGHT
1"=30'	CHAIN FENCE	UTILITY POLE	
1"=30'	WETLAND LINE	UTILITY WIRE	
1"=30'	MUNICIPAL BOUNDARY	TRANSFORMER	
1"=30'	TREELINE	FIRE DEPT. CONNECTION	
1"=30'	ELECTRICAL MANHOLE	FIRE HYDRANT	
1"=30'	WATER MANHOLE	WATER VALVE	
1"=30'	TELEPHONE MANHOLE	GAS VALVE	
1"=30'	UNMARKED MANHOLE	SANITARY CLEANOUT	
1"=30'	SANITARY MANHOLE	CONCRETE MONUMENT	
1"=30'	DRAINAGE MANHOLE	CAPPED REBAR/IRON PIPE	
1"=30'	MAJOR CONTOUR	PARKING SPACE COUNT	
1"=30'	MINOR CONTOUR	STORM CATCH BASIN	
1"=30'	X 9 28.0	STORM DRAIN INLET	
1"=30'	X 10 28.0	FLARED END SECTION	
1"=30'	X 11 28.0	HEADWALL	
1"=30'	X 12 28.0	TOP OF CURB ELEV.	
1"=30'	X 13 28.0	BOTTOM OF CURB ELEV.	
1"=30'	DATA	U/G CABLE TV LINE	
1"=30'	FO	U/G FIBER OPTIC LINE	
1"=30'	T	U/G TELEPHONE LINE	
1"=30'	E	U/G ELECTRIC LINE	
1"=30'	OW	OVERHEAD WIRE	
1"=30'	W	WATER MAIN	
1"=30'	S	SEWER MAIN	
1"=30'	SW	SAN. SEWER MAIN	
1"=30'	SP	SPOT ELEVATION	
1"=30'	ST	FINISH FLOOR	
1"=30'	UV	UNKNOWN VALVE	
1"=30'	DM	DRAINAGE MANHOLE	
1"=30'	EMH	ELECTRIC MANHOLE	
1"=30'	TM	TELEPHONE MANHOLE	
1"=30'	SM	SANITARY MANHOLE	
1"=30'	IRMC	RECT. CURB INLET	
1"=30'	EBX	ELECTRIC BOX	
1"=30'	TP	TYPICAL CONC.	

ABBREVIATIONS

D.C. = DEPRESSED CURB	ST = FINISH FLOOR	IRMC = RECT. CURB INLET
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	EBX = ELECTRIC BOX
TC = TOP OF CURB	DM = DRAINAGE MANHOLE	TP = TYPICAL CONC.
BOL = BOLLARD	EMH = ELECTRIC MANHOLE	
TO = TOP OF GRADE	TM = TELEPHONE MANHOLE	
CB = CATCH BASIN	SM = SANITARY MANHOLE	

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REV	DATE	DESCRIPTION
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Walmart

Walmart Stores, Inc.
Facilities Management
2608 SE J Street
Bentonville, AR 72716

ALTA/NSPS Land
Title Survey
for
Walmart
Supercenter
Store #: 2055
344 Loudon Rd.
Concord, NH 03301

City of Concord
Merrimack County
State of New Hampshire

Gordon R. Matson

Gordon R Matson
NEW HAMPSHIRE LICENSED LAND SURVEYOR
LICENSE NUMBER: 01068
COLLIERS ENGINEERING & DESIGN, INC.
N.H. C.O.A. #: 00453

SCALE: 1" = 30'

DRAWN BY: JC, CW

DESIGNED BY: GM

DATE ISSUED: 04/30/2026

PROJECT NUMBER: 25014545A

SHEET NAME:

ALTA/NSPS LAND TITLE
SURVEY

SCHEDULE B PART II EXCEPTIONS:

- COMMITMENT NUMBER: 2792960
COMMITMENT DATE: January 9, 2026
7. Slope and Embankment Easements from Orris L. Tibon to the State of New Hampshire and City of Concord by instrument dated December 7, 1947, recorded in the Merrimack County Registry of Deeds at Book 648, Page 129. Also Deed Release from Orris L. Tibon to State of New Hampshire dated January 10, 1948, recorded in the Merrimack County Registry of Deeds at Book 641, Page 404. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
8. Utility Easement from Harry M. Rodd and H. C. Rodd to Concord Electric Company dated May 31, 1956, recorded in the Merrimack County Registry of Deeds at Book 792, Page 73. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
9. Slope, Embankment and Culvert Easements from Grossman's, Inc. to State of New Hampshire dated May 3, 1989, recorded in the Merrimack County Registry of Deeds at Book 1798, Page 577. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
10. Easement from Grossman's, Inc. to New England Telephone and Telegraph Company and Concord Electric Company dated September 1, 1989, recorded in the Merrimack County Registry of Deeds at Book 1811, Page 236. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
11. Easement from Grossman's, Inc. to State of New Hampshire dated October 23, 1989, recorded in the Merrimack County Registry of Deeds at Book 1832, Page 235. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
12. Deed of Easement - Roadway Right-of-Way from Grossman's, Inc. to State of New Hampshire dated November 14, 1989, recorded in the Merrimack County Registry of Deeds at Book 1824, Page 1012. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
13. Easement from Grossman's, Inc. to City of Concord dated May 9, 1990, recorded in the Merrimack County Registry of Deeds at Book 1838, Page 1242. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
14. Agreement re: Confession of Ownership by and between City of Concord and Grossman's, Inc. dated May 9, 1990, recorded in the Merrimack County Registry of Deeds at Book 1838, Page 1252. **AFFECTS SUBJECT PARCEL - NOT PLOTTABLE**
15. Agreement Regarding Office Improvements for Grossman's Store Development dated July 30, 1990, recorded in the Merrimack County Registry of Deeds at Book 1844, Page 1126. As affected by Assignment of Agreement Regarding Office Improvements from GRS Realty Company, Inc. to David D. Glass, Trustee of the Wal-Mart Real Estate Business Trust, dated December 4, 1997 and recorded in the Merrimack County Registry of Deeds at Book 2079, Page 1499. **AFFECTS SUBJECT PARCEL - NOT PLOTTABLE**
16. Covenants and Restrictions Affecting Land between Wal-Mart Stores, Inc. and Grossman's, Inc. dated May 9, 1992, recorded in the Merrimack County Registry of Deeds at Book 1884, Page 366. **DOES NOT AFFECT SUBJECT PARCEL**
17. Slope easement from Grossman's, Inc. to State of New Hampshire dated April 30, 1992, recorded in the Merrimack County Registry of Deeds at Book 1890, Page 966. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
18. Drivage Easements from Wal-Mart Stores, Inc. to State of New Hampshire dated April 15, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1899, Page 1363. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
19. Slope and Maintenance Easement from Wal-Mart Stores, Inc. to City of Concord dated August 5, 1992, recorded in the Merrimack County Registry of Deeds at Book 1899, Page 1365. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
20. Sanitary Sewer Easement from Wal-Mart Stores, Inc. to the City of Concord dated August 5, 1992, recorded in the Merrimack County Registry of Deeds at Book 1899, Page 1366. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
21. Agreement for Easements with Covenants and Restrictions between Wal-Mart Stores, Inc. and Grossman's, Inc. dated November 30, 1992, recorded in the Merrimack County Registry of Deeds at Book 1901, Page 1870. **AFFECTS SUBJECT PARCEL**
22. Sanitary Sewer Easement from Grossman's, Inc. to the City of Concord dated December 1, 1992, recorded in the Merrimack County Registry of Deeds at Book 1903, Page 1910. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
23. Those matters recited or depicted on the following plans recorded in the Merrimack County Registry of Deeds:
- (a) "Consolidation and Re-Subdivision Plan of Land-Grossman's, Inc. Douglas M. Finney, Miriam F. Wign and Randolph W. Daniels" recorded December 1, 1992 as Plan No. 1258 (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)
 - (b) "Easement Plan-Grossman's Land" recorded December 1, 1992 as Plan No. 1294 (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)
 - (c) "Grading and Drivage Plan-Grossman's Development" recorded December 1, 1992 as Plan No. 1285 (CONTAINS NO RELEVANT ITEMS)
 - (d) "Utility Plan-Grossman's Development" recorded December 1, 1992 as Plan No. 1286 (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)
 - (e) "Merrill and Layton Plan-Grossman's Development" recorded December 1, 1992, recorded as Plan No. 1290 (CONTAINS NO RELEVANT ITEMS)
 - (f) "Utility Plan-Grossman's Development" recorded December 1, 1992, recorded as Plan No. 1288 (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)
 - (g) "Site Plan-Grossman's Development" recorded August 23, 1993 as Plan No. 1277 (CONTAINS NO RELEVANT ITEMS)
24. Easement from Wal-Mart Stores, Inc. to Concord Electric Company and New England Telephone and Telegraph Company dated May 25, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1918, Page 1947. **AFFECTS SUBJECT PARCEL - EASEMENT PROJECT AREA IS PLOTTED HEREON. DOCUMENT DESCRIBES 15' WIDE EASEMENT STRIPS FOR ALL COMMUNICATION AND ELECTRICAL LINES SERVING THE SUBJECT PROPERTY. THE LOCATION OF ALL SERVICES LINES IS CONCERNED.**
25. Commercial Underground Agreement between Concord Electric Company and Wal-Mart Stores, Inc. dated May 25, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1918, Page 1949. **AFFECTS SUBJECT PARCEL - NOT PLOTTABLE**
26. Deeds of Easements between Tapp, W. L., Inc. and Wal-Mart Stores, Inc., dated August 1, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1928, Page 1217. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
27. Those matters recited or depicted on the following Subdivision Plan of Land of Wal-Mart Stores, Inc. recorded in the Merrimack County Registry of Deeds at Plan Number 12968. (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)
28. Drivage Easement from Grossman's, Inc. to Wal-Mart Stores, Inc. dated April 15, 1993, recorded in the Merrimack County Registry of Deeds at Book 1990, Page 884. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
29. Wastewater Maintenance Easement from Grossman's, Inc. to Wal-Mart Stores, Inc. dated April 15, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1990, Page 887. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
30. Utility Easement from Wal-Mart Stores, Inc. to Grossman's, Inc. dated April 21, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1990, Page 890 of the Merrimack County Registry of Deeds.
31. Drivage and Drivage Pond Easement from Wal-Mart Stores, Inc. to Grossman's, Inc. dated April 21, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1990, Page 893. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
32. Those matters recited or depicted on the following Easement Plan prepared for Major Brands Appliances TV & Stereo and recorded in the Merrimack County Registry of Deeds at Plan Number 13395. (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)
33. Wastewater Easement from Wal-Mart Stores, Inc. to Grossman's, Inc. dated April 21, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1990, Page 896. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
34. Temporary Construction Easement from New Hampshire Farm Bureau Federation to Wal-Mart Stores, Inc. dated July 22, 1998 and recorded in the Merrimack County Registry of Deeds at Book 2109, Page 811. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON - MAY BE EXEMPT**
35. Those matters recited or depicted on the following Consolidation & Re-Subdivision Plan recorded in the Merrimack County Registry of Deeds at Plan Number 14413. (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)

24. Easement from Wal-Mart Stores, Inc. to Concord Electric Company and New England Telephone and Telegraph Company dated May 25, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1918, Page 1947. **AFFECTS SUBJECT PARCEL - EASEMENT PROJECT AREA IS PLOTTED HEREON. DOCUMENT DESCRIBES 15' WIDE EASEMENT STRIPS FOR ALL COMMUNICATION AND ELECTRICAL LINES SERVING THE SUBJECT PROPERTY. THE LOCATION OF ALL SERVICES LINES IS CONCERNED.**
25. Commercial Underground Agreement between Concord Electric Company and Wal-Mart Stores, Inc. dated May 25, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1918, Page 1949. **AFFECTS SUBJECT PARCEL - NOT PLOTTABLE**
26. Deeds of Easements between Tapp, W. L., Inc. and Wal-Mart Stores, Inc., dated August 1, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1928, Page 1217. **AFFECTS SUBJECT PARCEL - PLOTTED HEREON**
27. Those matters recited or depicted on the following Subdivision Plan of Land of Wal-Mart Stores, Inc. recorded in the Merrimack County Registry of Deeds at Plan Number 12968. (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)
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35. Those matters recited or depicted on the following Consolidation & Re-Subdivision Plan recorded in the Merrimack County Registry of Deeds at Plan Number 14413. (RELEVANT EASEMENTS DEPICTED ARE PLOTTED HEREON)

SCHEDULE A DESCRIPTION

(111-F-1-3 of Plan Number 14413)

All that certain parcel of land situate at Route 106, City of Concord Merrimack County and State of New Hampshire and being shown as Lot #12 on a plan entitled "Consolidation and Re-Subdivision Plan of Land, Grossman's, Inc. Douglas M. Finney, Miriam F. Wign and Randolph W. Daniels, Concord, NH," dated May 22, 1992 and recorded as Plan #1238 of the Merrimack County Registry of Deeds and being further described therein as follows:

Beginning at a stone bound on Route 106 at land now or formerly of New Hampshire Farm Bureau; thence

S 49° 14' 16" W a distance of 445.96 along Route 106 to an iron pin; thence

N 1° 01' 08" W a distance of 398.12 along a 30 foot access easement to a stone bound; thence

Turning and running N 13° 43' 58" W along said access easement and land now or formerly of Hodges Development Corp. to a corner at land of Wal-Mart; thence

S 52° 52' 58" E a distance of 829.58 along land now or formerly of Wal-Mart; thence

S 15° 54' 23" E a distance of 52.00 to a point at land now or formerly of New Hampshire Farm Bureau; thence along land of said Farm Bureau the following courses and distances:

S 24° 46' 53" W a distance of 170.45';

S 23° 52' 31" W a distance of 12.81';

S 24° 33' 07" W a distance of 46.97';

S 53° 52' 30" W a distance of 47.39';

S 55° 08' 46" E a distance of 25.63';

S 55° 08' 46" E a distance of 118.60 to a stone bound at Route 106 and the point of beginning.

Also, a certain triangular shaped tract or parcel of land located in the City of Concord, Merrimack County, State of New Hampshire, shown on a plan recorded in the Merrimack County Registry of Deeds at Plan #14413, beginning at a point along the northerly side of New Hampshire Route 106, said point being the southeasterly corner of property of the New Hampshire Farm Bureau Federation shown on said Plan as Lot 111-1-4-19;

Thence North 53° 08' 46" West a distance of 143.63 feet to a point;

Thence North 25° 52' 30" East a distance of 47.39 feet to a point;

Thence North 24° 35' 07" East a distance of 46.97 feet;

Thence North 25° 52' 31" East a distance of 27.85 feet;

Thence South 36° 13' 33" West a distance of 190.54 feet;

Thence South 55° 08' 46" East a distance of 155.00 feet;

Thence North 49° 14' 16" East a distance of 62.00 feet along the side line of New Hampshire Route 106 to the point of beginning.

Containing approximately 11,349 square feet, as shown on said Plan.

Excepting from the above described premises a certain tract or parcel of land described in a Warranty Deed from David D. Glass, Trustee of Wal-Mart Real Estate Business Trust to New Hampshire Farm Bureau Federation dated July 21, 1998 and recorded in the Merrimack County Registry of Deeds at Book 2109, Page 813 and more particularly bounded and described as follows:

A certain irregular shaped tract or parcel of land located in the City of Concord, Merrimack County, State of New Hampshire, shown on a plan recorded in the Merrimack County Registry of Deeds at Plan #14413, beginning at a point along the northerly side of New Hampshire Route 106, said point being the southeasterly corner of property of the New Hampshire Farm Bureau Federation shown on said Plan as Lot 111-1-4-19;

Thence North 53° 08' 46" West a distance of 143.63 feet to a point;

Thence North 25° 52' 30" East a distance of 47.39 feet to a point;

Thence North 24° 35' 07" East a distance of 46.97 feet;

Thence North 25° 52' 31" East a distance of 27.85 feet;

Thence South 36° 13' 33" West a distance of 190.54 feet;

Thence South 55° 08' 46" East a distance of 155.00 feet;

Thence North 49° 14' 16" East a distance of 62.00 feet along the side line of New Hampshire Route 106 to the point of beginning.

Containing approximately 11,349 square feet, as shown on said Plan.

(Lot 111-1-4-1 of Plan Number 14413)

Beginning on the southerly side of NH Route 9 being the northwesterly most corner of the within described parcel,

thence N 63° 53' 36" E along the southerly side of Route 9 a distance of 232.06 feet to a point;

thence continuing along the southerly side of Route 9, N 63° 53' 36" E a distance of 300.00 feet to a point;

thence continuing along the southerly side of Route 9, N 63° 19' 53" E a distance of 54.25 feet to a point;

thence S 16° 29' 00" W, a distance of 68.26 feet along land now or formerly of Michael R. Baron and Brian D. Ellis to a point;

thence continuing along land now or formerly of Baron and Ellis, S 17° 12' 22" E a distance of 143.00 feet to a point;

thence continuing along land now or formerly of Baron and Ellis, S 61° 06' 27" E a distance of 140.53 feet to a point;

thence continuing along land now or formerly of Baron and Ellis, N 29° 00' 48" E a distance of 167.17 feet to a point;

thence S 20° 37' 54" E a distance of 214.02 feet along a 30 foot wide driveway to a point;

thence continuing along Lot 4, N 69° 39' 54" E a distance of 374.83 feet to a point;

thence continuing along Lot 4, N 39° 31' 41" E a distance of 8.38 feet to a GPH held;

thence S 50° 28' 19" E a distance of 12.42 feet along land now or formerly of Robert B. and Barbara M. Plummer to a point;

thence continuing along an unnamed brook and land now or formerly of Geers and Ladd which is approximately defined by a tie line of 5' 05" 56' 51" W, a distance of 883.28 feet;

thence S 90° 41' 40" E a distance of 24.60 feet to a point;

thence S 49° 14' 16" W, a distance of 313.41 along the northerly side of Route 9 to a point;

thence N 15° 54' 23" W a distance of 52.00 feet along land now or formerly of the New Hampshire Farm Bureau Federation to a point;

thence continuing along land of Wal-Mart Real Estate Business Trust, N 5° 24' 23" W a distance of 219.01 feet to a point;

thence N 15° 54' 23" W a distance of 52.00 feet along land of Wal-Mart Real Estate Business Trust to a RK pipe found and held;

thence continuing along land of Wal-Mart Real Estate Business Trust, N 59° 52' 58" W a distance of 19.54 feet to a point;

thence N 13° 43' 58" W a distance of 249.84 feet along land now or formerly of Toys R Us, Inc. to a PK nail held, being the point of beginning.

thence N 13° 43' 58" W a distance of 249.84 feet along land now or formerly of Toys R Us, Inc. to a PK nail held, being the point of beginning.

Containing approximately 17.9 acres, more or less.

(Lot 4 of Plan Number 14413)

Beginning on the southerly side of NH Route 9 being the northwesterly most corner of the within described parcel,

thence N 63° 53' 36" E along the southerly side of NH Route 9, 436.09 feet to a point;

thence southerly along an unnamed brook and land now or formerly of Lamphere, which is approximately defined by the following eight (8) tie courses:

S 12° 05' 14" E a distance of 15.66 feet to a point;

S 30° 26' 19" E a distance of 37.11 feet to a point;

S 18° 12' 33" W a distance of 20.71 feet to a point;

S 17° 35' 31" E a distance of 27.26 feet to a point;

S 02° 44' 02" E a distance of 35.58 feet to a point;

S 08° 28' 04" W a distance of 48.94 feet to a point;

S 01° 49' 31" W a distance of 61.14 feet to a point;

S 12° 52' 56" E a distance of 21.11 feet to a point;

thence S 00° 21' 40" W, a distance of 204.44 feet to a point;

thence S 45° 47' 31" W, a distance of 134.87 feet to a point;

thence S 39° 31' 41" W, a distance of 9.38 feet to a GPH held;

thence S 69° 39' 54" W, a distance of 374.83 feet along Lot 1 as shown on the Plan to a point;

thence continuing along Lot 1, N 20° 37' 54" W a distance of 214.02 feet;

thence N 29° 00' 48" E a distance of 274.08 feet along land now or formerly of Michael R. Baron and Brian D. Ellis to a point;

thence N 26° 06' 24" W a distance of 61.00 feet to a point;

thence N 60° 47' 57" E a distance of 104.66 feet to a GPH held, being the point of beginning.

Containing approximately 5.4 acres, more or less.

MORE CURRENTLY DESCRIBED AS

All that tract or parcel of land, situate in the City of Concord, County of Merrimack, State of New Hampshire and bounded and described as follows:

Beginning at a point on the southeasterly right of way line of Loudon Road (NH Route 9, (100' wide) (Book 1824, Page 1012), said point being on the division line between the lands now or formerly of Wal-Mart Real Estate Business Trust (PID #946) (Book 2079, Page 1494, Book 2109, Page 809 & Book 2112, Page 1650) on the east and the lands now or formerly of CP Concord LLC (PID #494) (Book 3676, Page 2479) on the west; thence:

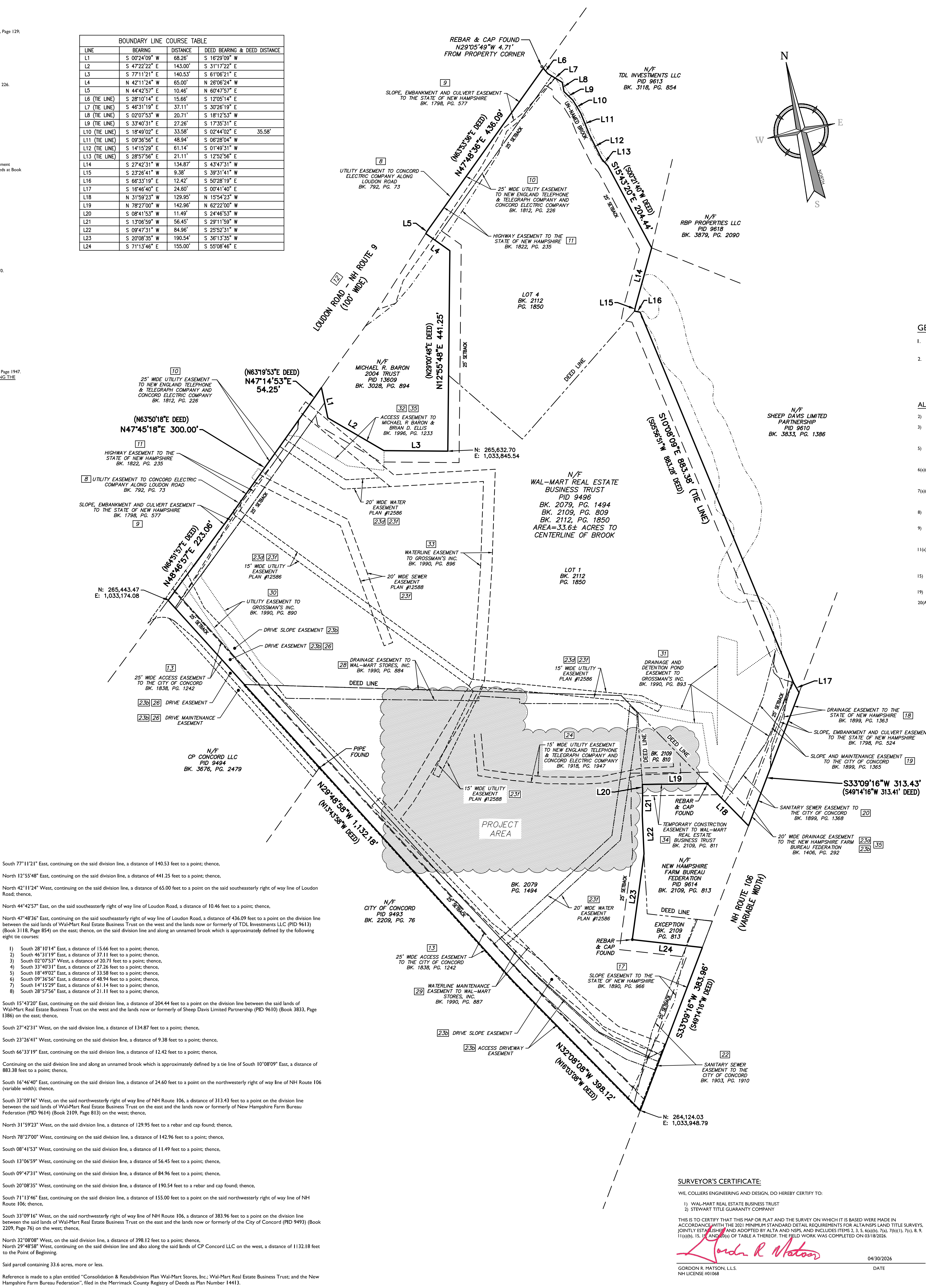
North 48°46'57" East, on the said southeasterly right of way line of Loudon Road, a distance of 222.06 feet to a point; thence,

North 47°45'18" East, continuing on the said southeasterly right of way line of Loudon Road, a distance of 398.12 feet to a point; thence,

North 47°13'53" East, continuing on the said southeasterly right of way line of Loudon Road, a distance of 54.25 feet to a point on the division line between the said lands of Wal-Mart Real Estate Business Trust on the west and the lands now or formerly of Michael R. Baron 2004 Trust (PID 13609) (Book 3028, Page 894) on the east; thence,

South 00°24'09" West, on the said division line, a distance of 68.26 feet to a point; thence,

South 47°22'22" East, continuing on the said division line, a distance of 143.00 feet to a point; thence,



- GENERAL NOTES:**
- THE HORIZONTAL DATUM IS REFERENCED TO THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (NAD83) THROUGH STATIC GNSS OBSERVATIONS.
 - THE VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAV83).

- ALTA TABLE 'A' ITEMS:**
- THE ADDRESS OF THE SURVEYED PROPERTY IS 344 LOUDON ROAD, CONCORD, NH 03301.
 - THE PROPERTY IS LOCATED IN ZONE 4 (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEMA FLOOD MAPS FOR THE CITY OF CONCORD, MERRIMACK COUNTY, NEW HAMPSHIRE. MAP NUMBER 33013C051F, HAVING AN EFFECTIVE DATE OF JANUARY 23, 2001.
 - VERTICAL ALTA IS SHOWN WITHIN THE REQUESTED "PROJECT AREA" UTILIZING GROUND-BASED SURVEY AND GPS SURVEY METHODS AT 1 FOOT CONTOUR INTERVALS. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV83) THROUGH GPS OBSERVATIONS.
 - SUBJECT PARCEL IS ZONED AS ZONE "GWP" - GATEWAY PERFORMANCE DISTRICT PER THE CITY OF CONCORD. NEW HAMPSHIRE ZONING MAP ADOPTED NOVEMBER 3, 2001. THE APPLICABLE ZONING & SETBACK INFORMATION IS SHOWN HEREON.
 - EXTENSION DIMENSIONS, FOOTPRINT, ROOF ELEVATION & FINISHED FLOOR OF BUILDINGS WITHIN THE "PROJECT AREA" ARE SHOWN HEREON. SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE WAL-MART BUILDING IS SHOWN HEREON.
 - THIS MODIFIED ALTA ONLY REQUIRED CERTIFICATION OF THE SITE FEATURES IN THE "PROJECT AREA" OF THE PROPOSED DEVELOPMENT OR BUILDING EXPANSION AREA AS SHOWN HEREON.
 - THE NUMBER OF PARKING SPACES SHOWN ARE ONLY CERTIFIED TO FOR THE SURVEYED AREA OF EXPANSION AND NOT THE ENTIRE WAL-MART PROPERTY. IN THE "PROJECT AREA" THERE ARE 185 REGULAR PARKING SPACES AND 7 HANDICAP SPACES.
 - THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AN INSTRUMENT LOCATION OF THE ABOVE GROUND FEATURES (MANHOLES, VALVES, HYDRANTS, ETC.) ALONG WITH RECORD UTILITY PLANS AND STANDSTILL IN THE FIELD BY THEIR RESPECTIVE COMPANIES. UNDERGROUND UTILITIES ARE NOT CERTIFIED TO THEIR LOCATION OR COMPLETENESS.
 - ALTA ITEM IS CERTIFIED TO, BUT WAS NOT UTILIZED TO COLLECT THE FEATURES IN THE PROPOSED "PROJECT AREA".
 - PROFESSIONAL LIABILITY INSURANCE POLICY WAS HELD IN EFFECT THROUGHOUT THE CONTRACT TERM.
 - THE SURVEYOR SHALL GRAPHICALLY DEPICT AND GIVE THE RECORDING INFORMATION FOR ANY EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT OR OWNERSHIP AND ENCUMBRANCE REPORT OF WHICH THE SURVEYOR HAS KNOWLEDGE, EVEN IF IT IS NOT IDENTIFIED IN THE TITLE COMMITMENT OR OWNERSHIP AND ENCUMBRANCE REPORT (ALL KNOWN EASEMENTS HAVE BEEN SHOWN OR NOTED HEREON).

- REFERENCES:**
- THE FOLLOWING PLANS FILED IN THE MERRIMACK COUNTY CLERK'S OFFICE:

PLAN NO. 14413	PLAN NO. 13395	PLAN NO. 12968
PLAN NO. 12777	PLAN NO. 12887	PLAN NO. 12584
 - GRADING & DRAINAGE PLAN (DATED MAY 6, 1992) AND UTILITY PLAN (DATED MAY 6, 1992) PREPARED BY HOLDEN ENGINEERING AND SURVEYING FOR GROSSMAN'S DEVELOPMENT.
 - ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY. COMMITMENT NUMBER 2792960. COMMITMENT DATE JANUARY 9, 2026.

LEGEND

1/4" = 1" TRAVELER LINE, CENTER LINE OF BASELINE	ROADWAY MARKER
1/4" = 1" RIGHT OF WAY LINE	TRAFFIC FLOW
1/4" = 1" PROPERTY LINE	TRAFFIC SIGNAL POLE
1/4" = 1" EDGE OF PAVEMENT	POLE MOUNTED LIGHT
1/4" = 1" FENCE	UTILITY POLE
1/4" = 1" CHAIN FENCE	GUY WIRE
1/4" = 1" METLAND LINE	TRANSFORMER
1/4" = 1" U/G CABLE TV LINE	FIRE DEPT. CONNECTION
1/4" = 1" U/G FIBER OPTIC LINE	WATER VALVE
1/4" = 1" U/G TELEPHONE LINE	GAS VALVE
1/4" = 1" U/G ELECTRIC LINE	SANITARY CLEANOUT
1/4" = 1" OVERHEAD WIRE	CONCRETE MONUMENT
1/4" = 1" WATER MAIN	CAPPED REBAR/IRON PIPE
1/4" = 1" SAN. SEWER LATERAL	PARKING SPACE, CURE
1/4" = 1" SAN. SEWER MAIN	
1/4" = 1" STORM PIPE	

ABBREVIATIONS

D.C. = DEPRESSIONED CURB	FT. = FINISH FLOOR	INPCC = RECT. CURB
INT. = BOTTOM OF INLET	VAL. = VALVE	CONC. = CONCRETE
TC = TOP OF CURB	DMH = DRAINAGE MANHOLE	ESK = ELECTRIC BOX
BM = BENCHMARK	TMH = TELEPHONE MANHOLE	
TO = TOP OF GRADE	SMH = SANITARY MANHOLE	
CB = CATCH BASIN		

SURVEYOR'S CERTIFICATE:

WE, COLLIER ENGINEERING AND DESIGN, DO HEREBY CERTIFY TO:

1. WAL-MART REAL ESTATE BUSINESS TRUST

IS TO CERTIFY THAT THIS OR PLAN OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THERE 3.5-A(4)(a), 7(a), 7(b)(1), 7(b)(5), 8, 11(b)(b), 15, 15-A(4)(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/18/2026.

GORDON R. MATSON, L.L.S.
N.H. LICENSE #01408

04/30/2026

DATE

SCALE: 1" = 100'

Colliers

Engineering & Design

www.colliersengineering.com

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REV | DATE | DESCRIPTION

Walmart

Walmart Stores, Inc.
Facilities Management
2608 SE J Street
Bentonville, AR 72716

ALTA/NSPS Land

Title Survey

for

Walmart
Supercenter
Store #: 2055
344 Loudon Rd.
Concord, NH 03301

City of Concord
Merrimack County
State of New Hampshire

Gordon R Matson
NEW HAMPSHIRE LICENSED LAND SURVEYOR
LICENSE NUMBER: 01408
COLLIERS ENGINEERING & DESIGN, INC.
N.H. C.O.A. #: 00453

Colliers
Engineering & Design

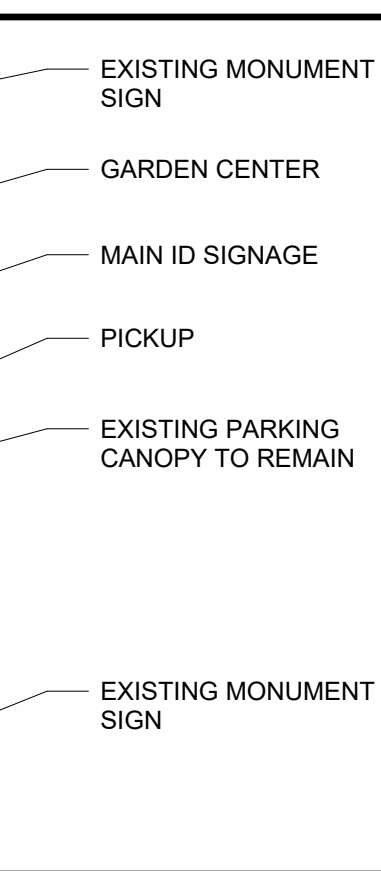
280 East Broad Street,
Suite 200
Rochester, NY 14604
Phone: 585.232.5135
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: 1" = 100'
DRAWN BY: JC, CW
DESIGNED BY: GM
DATE ISSUED: 04/30/2026
PROJECT NUMBER: 25014545A
SHEET NAME:

ALTA/NSPS LAND TITLE
SURVEY

DRAWING NUMBER: 2 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PAINT RESTRICTIONS: NONE
ALLOWED SIGNAGE SF: 364.7
EXISTING SIGNAGE SF: 303.7
PROPOSED SIGNAGE SF: 0

- For each building frontage, a maximum of five (5) building signs of any type are permitted provided that the total area of all signs on any side of a building does not exceed the lesser of the following Per Wall signs dated 1/19/23:
 - Max. 364.77 SF signs per building wall
 - Limit: 5 signs per building
 - Freestanding sign Max. 150 SF Max height of 20'
 - Signs cannot go above parapet.
- Blue background would be part of overall square footage if included on Sign Schedule.
- Existing Tenant signs are not counted in the overall square footage as long as there are no changes to the existing signs. Tenant signs are legal non-conforming
 - If any additional changes to square footage or number of signs are required, a variance would be required to be applied for.

- Variance was granted on 1/9/23. Variance is valid for two years for work to be completed.
- Variance would be required to be renewed prior to January, 2025 if work has not been completed.

- Although there is no ordinance regarding paint color, Brian Tremblay, Planner would like to do a cursory review of paint color once Elevations are finished to review with Planning.

- Architectural Review Board will require to review the plans for Any exterior work that will be part of the SOW including signs and enclosures. Concord Planning will do a cursory review before the actual submittal to see if there are any issues moving forward



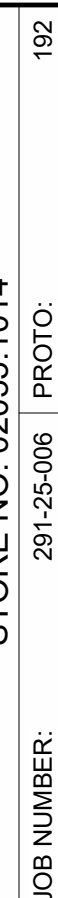
1. PATCH AND REPAIR EXTERIOR WALL SURFACES,
DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING
MODIFIED ITEMS, TO MATCH ADJACENT AS REQUIRED
2. REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH
REQUIREMENTS AT LOCATIONS OF BUILDING MODIFIED
SIGNS
3. NOT USED
4. NOT USED
5. NOT PAINTED
6. IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL,
STEEL FLOORS, FRAMES, AND DOWNSPOUTS, EXPOSED
METAL FLASHING, HANDRAILS, AND EXPOSED
MISCELLANEOUS STEEL TO MATCH EXISTING METAL
FINISH COLOR UNO
7. PAINT ANY ROOFTOP GAS PIPING
 - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE
ALONG SIDE WALL TO GRADE SHALL MATCH
ADJACENT BUILDING
 - DO NOT PAINT METER OR VALVES
8. NOT USED
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY
CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK TO MATCH
PAINT CANOPY DECK IF NOT PREVIOUSLY
PAINTED
10. NOT USED
11. NOT USED
12. NOT USED
13. NOT USED
14. NOT USED
15. NOT USED
16. NOT USED
17. NOT USED
18. NOT USED
19. NOT USED
20. NOT USED

COLOR LEGEND		
PAINT	COLOR NAME	
	P5E	SAFETY YELLOW
	P21E	SAFETY RED
	P140E	CREAM
	P36E	BLACK
	P49E	DARK GRAY
	P140E	WHITE
	P218E	TRUE BLUE

NOTE TO GENERAL CONTRACTOR - FIELD VERIFY SCOPE EXTENTS PRIOR TO PERFORMING NEW WORK. THIS STORE RECEIVED NEW PAINT & SIGNS IN 2025 OR RECENT YEARS BY OTHERS. THE PAINT EVALUATION REPORT REMEDIATION IS NOT TO BE INCLUDED IN THE SPECIAL PROJECT. THIS SCOPE OCCURRED WITHOUT CONSTRUCTION DOCUMENTS AND THE AOR HAS UTILIZED SCOPE PHOTOS FOR EXISTING CONDITIONS. NEW PAINT SCOPE IS FOR BRAND ONLY AS SHOWN PER PAINT TAGS.

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AT: CONCORD,
CALIFORNIA. IT IS NOT TO BE
REUSED FOR ANY OTHER PROJECT
DATE ON 04/20/2016 WITHOUT THE
CONSENT OF THE ARCHITECT. ANY
USE ON A DIFFERENT PROJECT SITE OR
FOR ANY OTHER TYPE OF PROJECT
DRAWING WITHOUT THE ARCHITECT'S
CONSENT IS PROHIBITED. ANY
ANOTHER PROJECT REQUIRES THE
SERVICES OF PROPERLY LICENSED
ARCHITECTS AND ENGINEERS.
REUSE OF THIS PROJECT IS NOT
AUTHORIZED AND MAY BE CONTRARY TO
THE LAW.

CONSULTANTS

[illegible]

CHECKED BY:	MMA
DRAWN BY:	SMH
PROTO CYCLE:	01/30/26
DOCUMENT DATE:	04/20/26

NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET: **A2**

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR
2. EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS EXISTING
 - A. EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER SPECS
 - B. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE
 - C. A BANNER WILL BE INSTALLED UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
 - C. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'x25')
 - D. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, AND COMPLETED, BEFORE AND DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE
3. NO USED
4. GC RESPONSIBILITIES
 - A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
 - B. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
 - B. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND SUBMIT RFI WITH PHOTOGRAPHS FOR CLARIFICATION
6. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED IDLOGO SIGNS
 - A. PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "Access" SIGNAGE
 - A. EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED
8. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGING IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE
9. RELOCATE ALL EXISTING LIGHTS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
- H. ADDRESS UNDESIRABLE EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS

[illegible]

 CONCORD, NH 344 LOUDON ROAD STORE NO: 02085-1014	JOB NUMBER: 291-25-006	PROTO: 192
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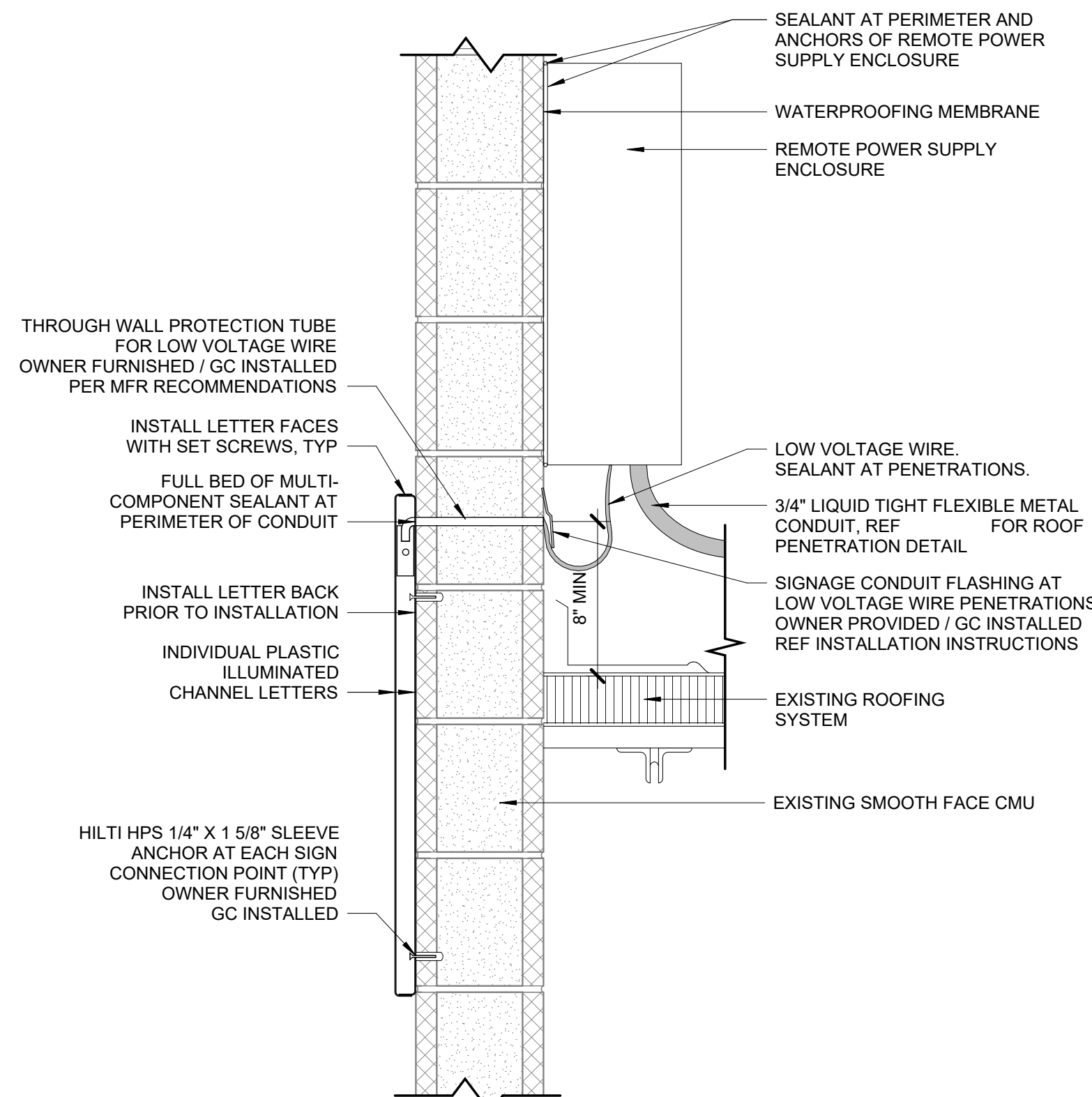
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DRAWN BY:	EM
PROTO CYCLE:	01/30/26
DOCUMENT DATE:	04/20/26

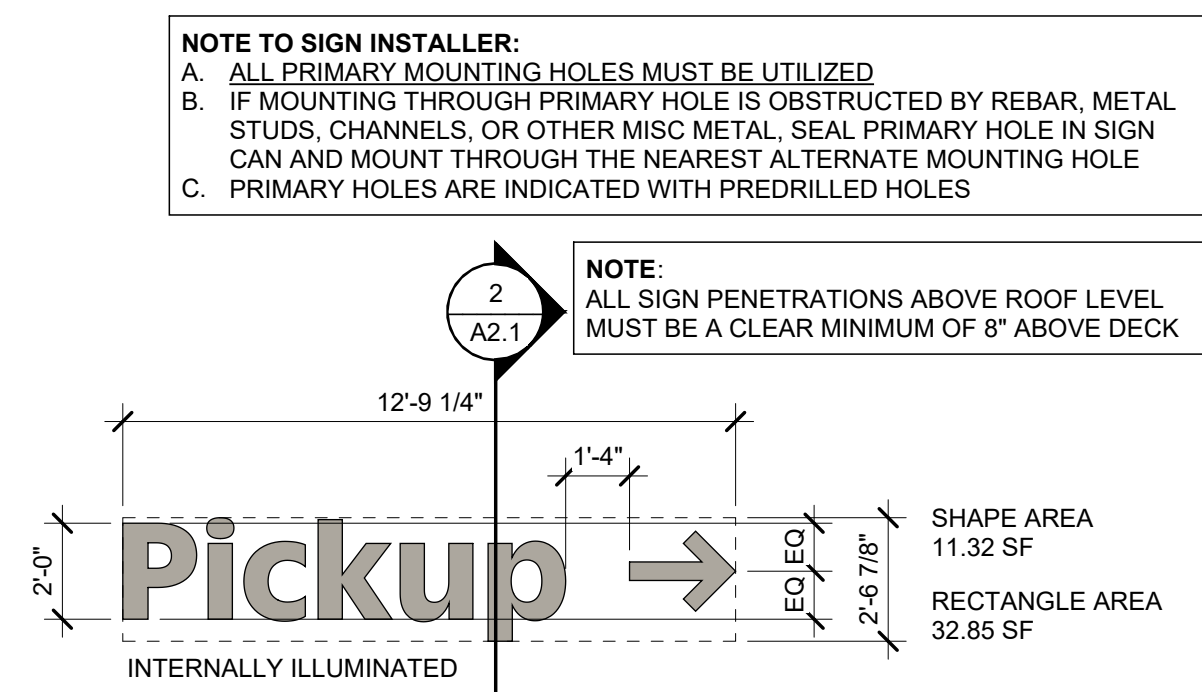
NOT FOR
CONSTRUCTION

EXTERIOR DETAILS AND SIGNAGE

SHEET:
A2.1



**ILLUMINATED SIGNAGE ATTACHMENT
AT CMU ABOVE ROOF LINE**



1 2'-0" PICKUP RIGHT SIGN RELOCATED
1/4" = 1'-0"

1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITIES, AND APPROXIMATE LOCATION ONLY. REF SHEET OPDSP1 FOR DOWNSPOUT LOCATION.
2. GUTTERS, DOWNSPOUTS, STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO. IF THERE ARE TWO ADJACENT COLORS AT DOORS, USE THE BOTTOM COLOR FOR THE ENTIRE DOOR.
3. PARAPET STEPS OCCUR AT CONTROL JOINTS ONLY. REFER TO STRUCTURAL FOR CONTROL JOINT LOCATIONS

KEYNOTES

- | | |
|------|--|
| 4.09 | SMOOTH FACE CMU |
| 5.01 | 6" PIPE BOLLARD WITH GRAY PLASTIC SLEEVE (REF. SPECS FOR HEIGHT OF SLEEVE) |
| 5.09 | JIB CRANE HOIST ARM AND RAILING ASSEMBLY |
| 7.03 | METAL GUTTER, PREFINISHED, UNLESS NOTED OTHERWISE |
| 7.04 | METAL FASCIA COVER |
| 7.09 | METAL DOWNSPOUT, PREFINISHED, UNLESS NOTED OTHERWISE |
| 8.02 | HOLLOW METAL DOOR AND FRAME |
| 8.09 | AUTOMATIC SLIDING ENTRANCE DOORS |

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CONSULTANTS

Walmart*
CONCORD, NH
344 LOUDON ROAD
STORE NO: 02055.1014
NUMBER: 291-25-006 | PROTO:

26

JOB NUMBER:

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NOT FOR
CONSTRUCTION

OPD
EXTERIOR
ELEVATIONS

SHEET
OPD2

