



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

Staff Report for Planning Board

Meeting on June 17, 2026
Project Summary – Minor Subdivision

Project: Three-lot Subdivision (2026-055)
Property Owner: Liberty Woods, LLC
Applicant: Fuss & O'Neill
Project Address: 48 Currier Road
Tax Map Lot: 711Z 6

Determination of Completeness:

Per Section 9.06 *Determination of Completeness* of the Subdivision Regulations, the Board shall consider the written recommendation of the Planning Division, as well as 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.**

If it is determined that the application is complete, only then shall the Board open the public hearing on said application.

The Planning Division reviewed the application for completeness based upon the criteria of the Subdivision Regulations and concluded 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 June 17, 2026, and end on **August 21, 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 seeking minor subdivision and conditional use permit approval for a three-lot subdivision and impacts to wetland buffers at Tax Map 711Z Lot 6, addressed as 48 Currier Road in the Urban

Transitional (UT) District.

Compliance:

The following analysis of compliance with the Zoning Ordinance and Subdivision Regulations is based on a 5-page submittal letter dated May 20, 2026, prepared by Fuss & O’Neill; a 19-sheet subdivision plan set titled “48 Currier Road Subdivision”, prepared by Fuss & O’Neill, dated May 20, 2026; a 3-page conditional use permit response, dated May 20, 2026, prepared by Fuss & O’Neill; a 4-page NHDES Approved Standard Dredge and Fill Wetlands Permit Application, dated May 15, 2026; 5-pages of wetland buffer impact photos; a 6-page NHDOT driveway permit dated April 2, 2024; and, a 55-page Stormwater Management Report, prepared by Fuss & O’Neill, dated May 7, 2026 with revisions through May 20, 2026.

1. Project Details and Zoning Ordinance Compliance:

Zoning District: Open Space Residential (RO) District
 Existing Use: Single Family Home
 Proposed Use: Three residential parcels (one with existing home, two for future residential development)

Overlay Districts:
 Flood Hazard (FH) District None
 Shoreland Protection (SP) District None
 Historic (HI) District None
 Penacook Lake Watershed (WS) District None
 Aquifer Protection (AP) District None
 Wetlands: None
 Wetlands Buffers: None

Zoning Code Item	Required	Proposed Lot 6	Proposed Lot 6-1	Proposed Lot 6-2
Minimum Total Area	2 acres	2.824 acres	3.433 acres	8.465 acres
Minimum Buildable Land	20,000 square feet	72,526 square feet	34,052 square feet	122,398 square feet
Minimum Lot Frontage	200 feet	Not Provided	Not Provided	Not Provided
Minimum Front Yard	50 feet	Not Provided	Not Provided	Not Provided
Minimum Rear Yard	50 feet	Not Provided	Not Provided	Not Provided
Minimum Side Yard	40 feet	Not Provided	Not Provided	Not Provided
Maximum Lot Coverage	10%	3.21%	3.65%	1.62%
Maximum Building Height	35 feet	Not Provided	Not Provided	Not Provided

2. General Comments:

2.1 Staff notes that, per Section 12.01 *Research*, applicants shall familiarize themselves with all city, state, and federal regulations relative to zoning, subdivision, land sales, utilities, drainage, health, buildings, roads, and other pertinent data so that the applicants are aware of the obligations, standards expected, and documents to be submitted.

2.2 The Engineering Services Division general comments are noted in the attached 6-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated June 9, 2026.

- 2.3 The General Services and Fire Departments reviewed the application and had no general comments.
- 2.4 The Assessing Department reviewed the application and had the following general comments:
 - a. Most of the existing 14.72-acre parcel is enrolled into current use and future development and/or transfer in ownership will have current use implications. Once sold, none of the 3 lots would remain eligible for current use assessment since they do not meet the minimum 10-acre requirement.
 - b. Will remain assessed as a single lot of record for the duration of the 2026 tax year since the subdivision is taking place after 4/1/2026.

3. Subdivision Regulations Determination of Completeness:

The items below are partially provided or missing from the submittal and **the Subdivision 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) *Title Block* (a), the title of the plan needs to be added to title blocks throughout the plan set. Specifically, the title of the plan when looking at the cover sheet appears to be “48 Currier Road Subdivision,” but that is not included in any of the title blocks throughout the plan set.
- 3.2 Per Section 12.02(2) *Scale*, the scale provided on the Expedited Minimum Impact Overview Plan (1” = 80’) does not appear to match the scale of the plan, or the scale bar provided and shall be corrected.
- 3.3 Per Section 12.03(3) *Planning Board Approval Block*, the Planning Board approval block shall also be added to the cover sheet of the subdivision plan set. Additionally, the Planning Board approval block and sheet index shall be removed from Sheet 1 of 7 *Subdivision Overview Plan*.
- 3.4 Per Section 12.06(5) *Other Plans*, a note shall be added to the subdivision plat sheets intended for recording that reference the complete 19-sheet subdivision plan set available on file with the City of Concord Planning Division.
- 3.5 Per Section 12.08(13) *Flood Hazard*, the FEMA note on the recordable plat shall be revised, or a new note added, to state whether or not the property is located in the City’s Flood Hazard Overlay (FH) District.
- 3.6 Per Section 12.08(23) *Tabulations* (e), the tabulation tables shall be revised to include lot frontage for all three lots included as part of the subdivision.
- 3.7 Per Section 15.02(9) *Proposed Use*, a note shall be added on the recordable plats to include a statement of the proposed type of residential use (single-family, duplex, multi-family, townhouse).
- 3.8 Per Section 15.03(3) *Tabulations*, the area of contiguous buildable land shall be noted for each lot and shown on the final plat drawing to be recorded.
- 3.9 Per Section 15.03(18) *Conditions of Approval*, the conditions of approval which remain to be fulfilled after the recording of the plat shall be noted on the plat. This condition can be satisfied by listing the subsequent conditions of approval on the plat, or adding a note stating “The development is subject to all subsequent conditions of Planning Board approval granted on *INSERT DATE HERE* for application 2026-055.”

Subdivision Regulations Compliance:

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

- 3.10 Per Section 13.02(10) *State and Federal Permits*, prior to final approval copies of all approved required State and Federal permits shall be submitted to the Planning Division.
- 3.11 Per Section 24.05 *Design Standards for Non-municipal Water Supply*, the easements for the 75-foot wellhead protection radii shall be prepared by the applicant and then reviewed subject to approval to the Clerk of the Planning Board, City Engineer, and City Solicitor. Once determined satisfactory by City Staff said easements shall be recorded along with the subdivision plat at the Merrimack County Registry of Deeds.
- 3.12 The General Services department reviewed the application and had no compliance comments.
- 3.13 The Assessing Department reviewed the application and had the following compliance comment:
 - a. The property currently has outstanding taxes which will need to be paid before Assessing can create these new lots in our system for 2027.
- 3.14 The Fire Department reviewed the application and had the following compliance comment:
 - a. Driveway grade will require to meet the fire code requirements outlined in Chapter 18 Section 2.3.5.6.2. GRADE
 - 18.2.3.5.6.1 The gradient for a fire apparatus access road shall not exceed the design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ.
 - 18.2.3.5.6.2 The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.
- 3.15 The Engineering Services Division compliance comments are noted in the attached 6-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated June 9, 2026.

4. **Variances:**

- 4.1 No variances have been requested as part of this application.

5. **Waivers:**

- 5.1 The applicant requests waivers from the following sections of the Subdivision Regulations:
 - a. Section 23.08(2) *Stormwater Recharge*
 - b. Section 23.08(3) *Offsite Flows*

The applicant provided with their supplemental materials justification for the waiver requests, but did not specifically address the criteria listed in Section 35.08 of the Subdivision Regulations, and the criteria in RSA 674:36(II)(n).

Staff reviewed the justification made by the applicant and recommends denial of the waiver from Section 23.08(2) *Stormwater Recharge* because the applicant states there is currently 1.5' of separation, the 10-year developed peak water volume is higher than the 10-year pre-development peak water volume, and the difference being based on the infiltration rate.

Staff reviewed the justification made the applicant and recommends approval of the waiver

from Section 23.08(3) Offsite flows.

6. Conditional Use Permits:

- 6.1 The applicant requests approval for a conditional use permit pursuant to Section 28-4-3(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers*.

Staff reviewed the applicant's analysis of the required criteria (included with provided supplemental materials) from Section 28-9-4(b) *Conditional Use permits* and 28-4-3(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers*. **Staff recommends the Board find that the criteria is satisfied by the applicant's proposal.**

7. Architectural Design Review:

- 7.1 Architectural design review is not required for this application.

8. Conservation Commission:

- 8.1 The applicant appeared before the Conservation Commission on June 10, 2026. The application was reviewed for a recommendation on the conditional use permit application for impacts to wetland buffers.

The Conservation Commission recommended that the Planning Board grant the conditional use permit application as submitted, with the condition that the wetland buffers are properly delineated to the property line on both lots and wetland buffer signs posted along the buffers to the rear of the property.

9. Recommendations:

- 9.1 Staff recommends that the Planning Board **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 **Deny the waiver requests below** from the listed sections of the Subdivision Regulations, based on the evidence provided showing that the criteria of RSA 674:36(II)(n) and Section 35.08 of the Subdivision Regulations have not been met:

a. Section 23.08(2) *Stormwater Recharge*

- 9.3 **Grant the waiver requests below** from the listed sections of the Subdivision Regulations, based on the evidence provided showing that the criteria of RSA 674:36(II)(n) and Section 35.08 of the Subdivision Regulations are met:

a. Section 23.08(3) *Offsite Flows*

- 9.4 **Grant conditional use permit approval** pursuant to Section 28-4-3(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers* of the Zoning Ordinance as submitted for the restoration and disturbance of wetland buffers in conjunction with the development of three single-family homes at Tax Map 711Z Lot 6, addressed as 48 Currier Road, as submitted and subject to the subsequent conditions of approval for the accompanying 3-lot minor subdivision application.

- 9.5 **Grant minor subdivision approval** for the three-lot subdivision at 48 Currier Road, subject to the following precedent and subsequent conditions:

- (a) **Precedent Conditions** – to be fulfilled within one year and prior to signature of the subdivision plat by the Chair and Clerk of the Planning Board, unless otherwise specified.
1. Revise the subdivision plat as follows:
 - a. Per Section 12.02(1) *Title Block* (a), the title of the plan needs to be added to title blocks throughout the plan set. Specifically, the title of the plan when looking at the cover sheet appears to be “48 Currier Road Subdivision,” but that is not included in any of the title blocks throughout the plan set.
 - b. Per Section 12.02(2) *Scale*, the scale provided on the Expedited Minimum Impact Overview Plan (1” = 80’) does not appear to match the scale of the plan, or the scale bar provided and shall be corrected.
 - c. Per Section 12.03(3) *Planning Board Approval Block*, the Planning Board approval block shall also be added to the cover sheet of the subdivision plan set. Additionally, the Planning Board approval block and sheet index shall be removed from Sheet 1 of 7 *Subdivision Overview Plan*.
 - d. Per Section 12.06(5) *Other Plans*, a note shall be added to the subdivision plat sheets intended for recording that reference the complete 19-sheet subdivision plan set available on file with the City of Concord Planning Division.
 - e. Per Section 12.08(13) *Flood Hazard*, the FEMA note on the recordable plat shall be revised, or a new note added, to state whether or not the property is located in the City’s Flood Hazard Overlay (FH) District.
 - f. Per Section 12.08(23) *Tabulations* (e), the tabulation tables shall be revised to include lot frontage for all three lots included as part of the subdivision.
 - g. Per Section 15.02(9) *Proposed Use*, a note shall be added on the recordable plats to include a statement of the proposed type of residential use (single-family, duplex, multi-family, townhouse).
 - h. Per Section 15.03(3) *Tabulations*, the area of contiguous buildable land shall be noted for each lot and shown on the final plat drawing to be recorded.
 - i. Per Section 15.03(18) *Conditions of Approval*, the conditions of approval which remain to be fulfilled after the recording of the plat shall be noted on the final plat to be recorded. This condition can be satisfied by listing the subsequent conditions of approval on the plat, or adding a note stating “The development is subject to all subsequent conditions of Planning Board approval granted on *INSERT DATE HERE* for application 2026-055.”
 - j. Per Section 13.02(10) *State and Federal Permits*, prior to final approval copies of all approved required State and Federal permits shall be submitted to the Planning Division.
 - k. Per Section 24.05 *Design Standards for Non-municipal Water Supply*, the easements for the 75-foot wellhead protection radii shall be prepared by the applicant and then reviewed subject to approval to the Clerk of the Planning Board, City Engineer, and City Solicitor. Once determined satisfactory by City Staff said easements shall be recorded along with the subdivision plat at the Merrimack County Registry of Deeds.
 2. The applicant shall pay or resolve all outstanding taxes on the property to the satisfaction of the City Assessing Department prior to final approval.
 3. Driveway grade shall meet the fire code requirements outlined in Chapter 18 Section 2.3.5.6.2. GRADE, subject to review and approval from the City Fire Marshall.
 4. Revise the plat for compliance with the Subdivision Regulations and Construction Standards and Details as noted in the attached 6-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated June 9, 2026

5. The plat shall list, describe, and date all approvals, variances, waivers, and conditional use permits received. The application shall also be revised to conform with any denials made by the Board.
6. Prior to the recording of the plat and as required by Section 12.09 *Electronic Submission* of the Subdivision Regulations, digital information from the plat shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information (GIS) and tax maps. The digital information shall be submitted in a format and media conforming to standards promulgated by the City Engineer. The layers listed in Section 12.09(1) through (8) shall be submitted referencing New Hampshire State Plane Grid Coordinates and shall be based on National American Vertical Datum 1988 (NAVD 88).
7. Per Section 19.04, a New Hampshire licensed land surveyor shall place permanent reference monuments in the subdivision, as required by the Subdivision Regulations and as approved by the City Engineer.
8. Per Section 15.02(12), the applicant shall ensure that the subdivision plat to be recorded complies with the current standards of the Merrimack County Registry of Deeds, including materials, font size, plan size, margins, and plat layout.
9. Upon notification from the Planning Division that the project complies with the precedent conditions, Zoning Ordinance, and Subdivision Regulations, deliver to the Planning Division for signature one full size plan and one mylar of the subdivision plat that contains the signature and seal of the appropriate licensed professionals as required by Section 9.08(7) of the Subdivision Regulations.

(b) Subsequent Conditions

1. Per Section 13.02(13), at the time of recording, the applicant shall provide the recording fees required by the Merrimack County Registry of Deeds for all plans and documents to be recorded.
2. Prior to a certificate of occupancy for the existing single-family home at Tax Map 711Z Lot 6, all after the fact buffer impact restoration shall be completed as shown on sheet CE-102 *After The Fact Buffer Impact Plan*.
3. Prior to a certificate of occupancy for the existing single-family home at Tax Map 711Z Lot 6, wetland buffer tags shall be placed in areas previously disturbed for the construction of the home. These tags can be purchased at the City of Concord Planning Division, and after placement shall be inspected and approved by the City Planning Division.
4. Per Section 28.07 *Wetland Buffer Marking*, no building permit shall be issued until the wetland buffers are clearly and permanently marked before, during and after construction where disturbance is likely, as determined, and inspected by the City Planning Division.
5. This approval notwithstanding, the applicant is responsible for full knowledge of, and compliance with, the municipal code, Subdivision Regulations, and Concord Construction Standards and Details for the project, unless a variance, waiver, or conditional use permit is granted.
6. Per Section 4.03 of the Subdivision Regulations, no building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and which is not in conformity with, the provisions of the Subdivision Regulations.
7. Per Section 26.02(1) *Underground Utilities*, all utility facilities including, but not limited to, gas, steam, electric power, telephone, telecommunication, and CATV cables, shall be located underground throughout the subdivision. Whenever existing utility facilities are located above ground on the property proposed for subdivision, the above ground utilities shall be removed and placed underground.



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: June 9, 2026
SUBJECT: Currier Road Subdivision - Minor Subdivision and CUP – Engineering Review
48 Currier Rd; Map 711Z, Lot 6; Project 2026-055

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

- 48 Currier Road Subdivision plan prepared by Fuss & O'Neill, dated May 20, 2026
- Approved Standard Dredge and Fill Wetlands Permit Application by NHDES, dated May 15, 2026
- Conditional Use Permit Application by Fuss O'Neill, dated May 20, 2026
- Subdivision Application Package Submittal Letter by Fuss & O'Neill, dated May 20, 2026
- NHDOT Driveway Permit by NHDOT, dated April 2, 2024
- Stormwater Management Report by Fuss & O'Neill, dated May 20, 2026
- Erosion & Sediment Control & Buffer Impact Plan by Fuss & O'Neil, dated May 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. Conditional Use Permits (CUPs)- from Articles 28-4-3(c)(7) and 28-4-3(d)

- a. Engineering will defer to Planning regarding the CUPs for Articles 28-4-(c)(7) and 28-4-3(d).

2. Waivers

- a. The applicant is applying to waive City of Concord Subdivision Regulations (CSR) 23.08(2), which requires 4' of separation between the bottom of an infiltration system and groundwater. The applicant states there is currently 1.5' of separation. Since the 10-year developed peak water volume is higher than the 10-year pre-development peak water volume, the difference being based on the infiltration rate, Engineering does not support this waiver. Also, the waiver application needs to address CSR 35.08.
- b. The applicant is applying to waive CSR 23.08(3), which requires the 10-year developed discharge volume to be less than the 10-year pre-developed discharge volume. The current developed volume is 0.754 acre-feet and the pre-developed volume is 0.743 acre-feet, for a difference of 0.011 acre-feet. Engineering supports this waiver, but recommends the applicant provides storage for the 100-year event instead of the 50-year event, which should increase surface area, increase infiltration, and lower the post development volume. Also, the waiver application needs to address CSR 35.08.

3. Stormwater Management Plan

- a. As mentioned in Section 5.3, the 10-year post-development volume of 0.754 acre-ft is higher than the 10-year pre-development volume of 0.743 acre-feet. Engineering recommends the applicant provide storage for the 100-year event instead of the 50-year event, pursuant to CSR 23.08(3), which should increase surface area, increase infiltration, and lower the post-development volume.
- b. The proposed 10-year flow for a 15" pipe at the outlet structure shows an invert in of 356.19' and an invert out of 356.00'. The headwater elevation and tailwater elevation are 358.58' and 0'. Since the head water is 2.39' above the invert which is higher than the 1.25' diameter, it creates a surcharge on the pipe. Please redesign this pipe so the flow remains inside of the pipe. Please revise the tailwater elevation so it is above the invert out water elevation.

4. Cover Sheet

- a. The name of the land surveying company is incorrectly spelled.

5. General Notes Plan (Sheet CN-001)

- a. Under the Erosion and Sediment Control, and Buffer Impact Plan Notes, include the requirement that areas exceeding one acre shall not be disturbed without a

sequencing plan, disturbed areas remaining idle for more than 14 days shall be stabilized, including soil stockpiles; and a site shall be deemed stabilized when it is in a condition in which the soils on the site will not erode under the conditions of a 10 year storm, pursuant to CSR 28.05(2,4).

6. Subdivision Overview Plan (sheet 1 of 7)

- a. Within the plan view in the Currier Road right-of-way, please state that it is a Class II State Maintained Highway (all affected sheets).

7. Topographic Subdivision Plan (Sheet 2 of 7)

- a. Show test pit information and infiltration rates for the test pits shown.
- b. Lot 6 has the address of 48 Currier Road. Please add this info to the parcel within the plan view (all affected sheets)
- c. New Lot 6-1 will have the address of 42 Currier Road and New Lot 6-2 will have the address of 40 Currier Road. Please add this info to the parcel within the plan view (all affected sheets).

8. Site, Grading, and Drainage Plan (Sheet CS-101)

- a. The culverts under the driveways for Lots 6-1 and Lot 6-2 are shown as ADS. Only PVC or RCP are allowed in the ROW, pursuant to CCSD Section 6(2)(4)(a). Please replace ADS with either of these two materials. Minimum pipe size in the Right-of-Way is 15". Please revise affected sheets.
- b. At the callout for the vertical pipe riser in the infiltration basin, add that it's also the outlet control structure to match the nomenclature used for the details on Sheet CD-502.
- c. At the wall on the south of the building on Lot 6-1, contour 382 and 380 appear to direct flow into the wall. Please revise these contours to direct water away from the wall to prevent wall scouring. Also, please show the bottom of wall and top of wall heights at the corners and end of the walls located on the south side of Lot 6-1 and Lot 6-2.
- d. On the wall to the east of the building on Lot 6-2, it gives the maximum wall height as 3.8'; however, the maximum wall elevation is given as 381.0' and the minimum wall height is given as 377.8', which is a difference of 3.2'. Please revise to match. Also, please adjust one of the 384' contour labels to 382'.
- e. The well radii will require cross-easements between the two lots.

9. Driveway Plan and Profile (Sheets CP-101 and -102)

- a. Please add a call-out note referencing CCSD Detail D-9 to the profiles to ensure compliance during construction.
- b. Depict driveway widths with a call-out note.

10. Erosion & Sediment Control, & Buffer Impact Plan (Sheet CE-101)

- a. Show the construction entrance at the end of both driveways, pursuant to CCSD Detail E-1.

11. Drainage and Pavement Details (Sheet CD-501)

- a. Replace the ADS Flared End Section (or Approved Equal) Detail with a RCP or PVC detail.
- b. Callout the Rip Rap Apron Outlet Protection Detail on plan view, or remove the detail from this sheet.
- c. On the Pavement Section for Driveways Detail, change the 1" top wearing course to 1.5", pursuant to CCSD Detail D-9. Please put Detail D-9 on this sheet.

12. Erosion and Sediment Control and Drainage Details (Sheet CD-502)

- a. On the Infiltration Pond Detail, show a detail of the overflow spillway.
- b. Replace the Temporary Construction Exit Detail with CCSD Detail E-1.

13. Erosion and Sediment Control and Drainage Details (Sheet CD-503)

- a. Show a callout on plan view for the Temporary Stockpile, Slope Stabilization, Erosion Control Slope Installation, Typical Stone Check Dam, and Mulch/Erosion Control Mix Berm Details, or remove these details from this sheet.

State/Federal Permits

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

- NHDES Subdivision Approval
- NHDES Water Well Approval
- NHDES Septic Approval
- NHDOT Driveway Permit

Per Site Plan Regulation 13.02 (8) and/or Subdivision Regulation 13.02 (10), a copy of the State and Federal permit(s) shall be submitted to the City prior to final approval.

Post-Approval/Pre-Construction Requirements

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

1. Per Site Plan Regulation 27.11, establish a financial guarantee (letter of credit, or cash deposit) for site stabilization.
2. Any monumentation for proposed lot lines shall be set prior to recording the plan, if applicable.
3. The following permit(s) will need to be obtained from the Engineering Services Division:
 - a. Driveway Permit
 - b. Excavation Permit
 - c. Other permits deemed necessary by the City Engineer

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

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

4. Per Site Plan Regulation 36.24, the Applicant is responsible for paying engineering permit inspection fees to ensure work is consistent with City standards and the Approved Plans.

Construction Requirements

1. Per Site Plan Regulation 12.09, prior to issuance of a Certificate of Occupancy (CO), the contractor shall submit digital as-built drawings that are to the satisfaction of Engineering and conforming to the Engineering as-built checklist. A copy of the as-built drawing requirements is available on the Engineering Services Division section of the City of Concord website.
2. Retaining wall design drawings (stamped Structural Engineer licensed in the State of NH) shall be submitted to Engineering for proposed retaining walls that are greater than

4 feet high. In addition, walls greater than 48 inches require a Building Permit from the Code Administration Office.