



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 – Major Subdivision

Project: 24-lot South Street Subdivision (2026-059)
Property Owner: D. McLeod Inc and Bow Mills United Methodist Church, Inc.
Applicant: Nobis Group
Project Address: Unaddressed South Street parcel and 271 South Street
Tax Map Lot: 8814Z Lot 4 and 8814Z Lot 3

Determination of Completeness:

Per Section 10.06 *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.**

Project Description:

The applicant is seeking major subdivision approval for a new 24-lot subdivision of an existing 10.7-acre parcel known as Tax Map 8814Z Lot 4, including the construction of approximately 900-feet of a new municipal roadway, approximately an 800-foot extension of Heather Lane, and associated municipal and non-municipal infrastructure improvements. The project also includes a lot line adjustment with the abutting property known as Tax Map 8814Z Lot 3, addressed as 271 South Street (in order to provide proper geometric roadway alignment with Moreland Avenue across South Street), in the Single Family (RS) District.

Compliance:

The following analysis of compliance with the Zoning Ordinance and Subdivision Regulations is based on an undated, 2-page project narrative prepared by Nobis Group; a 1-sheet colored rendering, dated June 9, 2026, prepared by Nobis Group; a 6-sheet landscape plan set titled “Stabile Subdivision – LA Plans”, dated June 15, 2026; a 7-page waiver request document, dated June 9, 2026, prepared by Nobis Group; an 11-page trip generation and site access letter, dated May 4, 2026, prepared by Greenman-Pederson, Inc; a 36-sheet Subdivision civil plan set titled “South Street Subdivision”, dated June 9, 2026; a 1-page house layout sheet; and, a 27-sheet site and architectural lighting document.

1. Project Details and Zoning Ordinance Compliance:

Zoning District: Single Family (RS) District
Existing Use: 8814Z Lot 4 – Undeveloped
8814Z Lot 3 – Religious Use

Proposed Use: 8814Z Lot 4 – 24 Single Family Lots
8814Z Lot 3 – Unchanged

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	Existing 8814Z Lot 3	Proposed 8814Z Lot 3
Minimum Total Area	12,500-square-feet	Not Provided	Not Provided
Minimum Buildable Land	6,250-square- feet	Not Provided	Not Provided
Minimum Lot Frontage	100 feet	Not Provided	Not Provided
Minimum Front Yard	25 feet	Not Provided	Not Provided
Minimum Rear Yard	25 feet	Not Provided	Not Provided
Minimum Side Yard	15 feet	Not Provided	Not Provided
Maximum Lot Coverage	40%	Not Provided	Not Provided

Proposed Lot	Lot Area	Buildable Land	Frontage
REQUIRED:	12,500 SF	6,250 SF	100 feet
Lot 4	15,426-square-feet	15,426-square-feet	Not Provided
Lot 4-1	17,362-square-feet	14,947-square-feet	Not Provided
Lot 4-2	17,340-square-feet	11,308-square-feet	Not Provided
Lot 4-3	15,594-square-feet	12,587-square-feet	Not Provided
Lot 4-4	14,125-square-feet	13,785-square-feet	Not Provided
Lot 4-5	18,251-square-feet	18,023-square-feet	Not Provided
Lot 4-6	27,589-square-feet	15,268-square-feet	Not Provided
Lot 4-7	12,794-square-feet	12,794-square-feet	Not Provided
Lot 4-8	13,783-square-feet	13,783-square-feet	Not Provided
Lot 4-9	22,904-square-feet	22,904-square-feet	Not Provided
Lot 4-10	21,462-square-feet	21,462-square-feet	Not Provided
Lot 4-11	12,552-square-feet	12,552-square-feet	Not Provided
Lot 4-12	12,509-square-feet	12,509-square-feet	Not Provided
Lot 4-13	14,566-square-feet	14,566-square-feet	Not Provided
Lot 4-14	12,986-square-feet	12,986-square-feet	Not Provided
Lot 4-15	14,109-square-feet	14,109-square-feet	Not Provided
Lot 4-16	12,892-square-feet	12,892-square-feet	Not Provided
Lot 4-17	12,721-square-feet	12,721-square-feet	Not Provided
Lot 4-18	12,758-square-feet	12,758-square-feet	Not Provided
Lot 4-19	13,229-square-feet	13,229-square-feet	Not Provided
Lot 4-20	12,577-square-feet	12,577-square-feet	Not Provided
Lot 4-21	12,888-square-feet	12,888-square-feet	Not Provided
Lot 4-22	13,924-square-feet	13,924-square-feet	Not Provided
Lot 4-23	13,187-square-feet	13,187-square-feet	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 9-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated July 3, 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), on the existing condition sheet, the title block needs to include a title consistent with the title throughout the plan set; and, the title block needs to include the name and address of both the owners and the applicant.
- 3.2 Per Section 12.02(1) *Title Block* (a), on the landscaping sheets, the title block needs to include a title consistent with the title throughout the plan set; the title block needs to include the name and address of both owners and the applicant; and, shall be included within the civil plan set, in the location listed on the cover sheet's Sheet Index.
- 3.3 Per Section 12.03(1) *North Arrow and Bar Scale*, on the landscape sheets, the architectural bar scales shall be removed from the plan and a scale matching the civil 1" = 50' shall be added.
- 3.4 Per Section 12.04 *Location Plan*, the location plan on the cover sheet shall be a minimum scale of 1" = 400', and the scale and bar scale shall be adjusted to accurately depict the provided scale. Specifically, the location plan appears to state both a 1" = 300' (conforming) and a 1" = 500' (non-conforming) scale, and shall be revised to provide a single, conforming scale.
- 3.5 Per Section 12.06(5) *Other Plans*, the subdivision plat to be recorded shall provide a note referencing that the complete set of subdivision plans on file with the City Planning Division. At a minimum, this note shall reference the project number (2026-059), title of the plans, and the date of Planning Board approval.

With the addition of this note, staff would consider the following additional final plat requirements satisfied through this reference:

- Section 16.03(10) *Access and Driveways*;
 - Section 16.03(12) *Site Improvements*;
 - Section 16.03(13) *Municipal Sewer*;
 - Section 16.03(15) *Municipal Water Supply*;
 - Section 16.03(18) *Other Utilities*; and,
 - Section 16.03(21) *Phasing Boundaries*
- 3.6 Per Section 16.02(9) *Proposed Use*, the final plat shall include a statement of the proposed use for each lot. Staff suggests adding to Note 7, on the subdivision plat the type of residential use proposed (single-family, duplex, multi-family, etc.). The note shall also provide reference to the proposed use of Map Block 8814Z Lot 3, addressed as 271 South Street.
- 3.7 Per Section 16.02(11) *Phasing*, the final plat shall provide a note or reference as to which phase final approval is being sought after. While the final plat is required to show the subdivision in its

entirety, the applicant has submitted a phasing sheet identifying 2 phases. Staff's understanding is that the applicant is seeking final approval for both phases, and this note will assist in clarification.

- 3.8 Per Section 16.03(2) *Dimensions*, on the final plat, the property lines being removed from Tax Map 8814Z Lot 3 shall be clearly distinguished from all new and remaining property lines. Specifically, it is unclear what lines are being removed, adjusted, or new as part of the lot line adjustment between existing Tax Map 8814Z Lot 3 and existing Tax Map 8814Z Lot 4, and this shall be clearly represented through the use of line weights and labels.
- 3.9 Per Section 16.03(3) *Tabulations*, on the final plat, the lot area and buildable area for the existing and proposed Tax Map 8814Z Lot 3 shall be provided. Additionally, lot area and buildable area for the existing Tax Map 8814Z Lot 4 shall also be provided.
- 3.10 Per Section 16.03(11) *Easements*, the final plat shall provide the location, width, purpose, dimensions and bearings for easements and other rights-of-way.
- 3.11 Per Section 16.03(19) *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 2026-059."
- 3.12 Per Section 16.04(1) Standards (e), the phasing boundaries shall be shown on all construction drawings except easement plans.
- 3.13 Per Section 16.04 *Construction Plans* (1) *Standards* (e), the utilities shall be extended to the boundary of phase 1 and terminated properly. Specifically, the non-municipal and municipal utilities shall be extended and terminated accordingly, so as to be self-supporting. Additionally, Section 5.03.B.4 of the City of Concord Construction Standards requires main line water valves at pipe intersections to be placed within 2-feet of the tees. The applicant shall determine with the City Engineer, if the water intersection at the new roadway and the extended Heather Lane will require 1 or 3 valves, understanding that 3 valves may assist in proper termination of the water infrastructure for phase 1, and allow smoother development of phase 2 or future development south of the project limits.
- 3.14 Per Section 16.04 *Construction Plans* (6) *Non-Municipal Utilities*, unless a non-municipal utility plan is otherwise provided, the utility plan shall be revised to show the location of all manholes, transformers, poles, pedestals, and other appurtenant facilities or structures associated with the construction of non-municipal infrastructure. Approximate service locations shall also be represented for each lot to demonstrate adequate service availability. Easements shall be provided for any lot which cannot achieve adequate service accessible from the public right-of-way.

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.**

- 3.15 Per Section 13.02(1) *Right-of-Way Easement*, prior to final approval, easement deeds and an easement plan for proposed public right-of-way shall be submitted for review and approval from the Clerk of the Planning Board, City Engineer, and City Solicitor. Once approved, properly executed easement documents and agreements shall be provided to the Planning Division for recording with the final plat.

- 3.16 Per Section 13.02(2) *Utility, Drainage and Slope Easements*, prior to final approval. Easement deeds and an easement plan for proposed utility, drainage, and slope easements shall be submitted for review and approval from the Clerk of the Planning Board, City Engineer, and City Solicitor. Once approved, properly executed easement documents and agreements shall be provided to the Planning Division for recording with the final plat.
- 3.17 Per Section 13.02(7) *Financial Guarantee for Public and Common Private Improvements*, prior to final approval, a financial guarantee for all public improvements and required common private improvements shall be provided. Prior to the preparation of the financial guarantee, construction cost estimates, and the financial guarantee document shall be submitted and approved by the City Engineer, Clerk of the Planning Board, and City Solicitor.
- 3.18 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.
- 3.19 Per Section 24.03(7) *Water System Network*, the municipal water main shall be extended to the end of the proposed temporary turnaround on Heather Lane by lot #4-7. Additionally, it is feasible that the roadway and associated municipal and non-municipal utilities be extended as part of future development and connection of the two ends of Heather Lane, the water shall be terminated properly to function independently, but also allow for future extension.
- 3.20 Per Section 25.02 *Municipal Sanitary Sewers*, the municipal sewer shall be extended to at least the middle of Lot #4-7. Additionally, it is feasible that the roadway and associated municipal and non-municipal utilities be extended as part of future development and connect the two ends of Heather Lane. Staff would recommend that the Board require, as a reasonable condition, to extend the sanitary sewer to the end of the temporary turn around to accommodate future extension and development, unless the applicant demonstrates that extension is otherwise impractical, and extension of the sanitary sewer is best suited to be extended from the other side and SMH 3882.
- 3.21 The Engineering Services Division compliance comments are noted in the attached 9-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated July 3, 2026.
- 3.22 Other than the compliance comments listed above, the application submittal has only been reviewed for items specific to the determination of completeness for the Planning Board, which included Sections 12, 13, and 16 of the Subdivision Regulations. Prior to the public hearing, a complete analysis and staff review of the application will be conducted and provided for the Planning Board.

4. Variances:

- 4.1 At the meeting held on July 1, 2026, the Zoning Board of Adjustment granted the requested variance (to facilitate the new roadway intersection alignment with South Street and Moreland Avenue) as follows:
 - a. Section 28-4-1(3) *Side Yard Setbacks* and 28-4-1(h) *Table of Dimensional Requirements*, to allow existing improvements to remain in applicable side setback at 271 South Street (Tax Map 8814/Z Lot 3).

5. Waivers:

- 5.1 The applicant requests waivers from the following sections of the Subdivision Regulations:
 - a. Section 14.02 *Design Review Phase Requirements* (3) *Site Analysis Plan* (a)(vii), to not show slopes in excess of 15% and 25% on the existing conditions plan.

- b. Section 16.03 *Information to be Provided on Final Plat* (3) *Tabulations*, to not show the useable area of each lot on the Subdivision Plan.
- c. Section 19.05 *General Design Standards for Lots* (4) *Useable Lot Area Rectangle*, to have less than 5,000-square-feet of useable area and a less than 60-foot horizontal dimension on lots: Lot 3, less than 60-feet; Lot 4-7, less than 60-feet; Lot 4-11, 4,856 SF of usable area and less than 60-feet; Lot 4-12, 4,762 SF of useable area and less than 60-feet; Lot 4-13, 3,956 SF of useable area and less than 60-feet; Lot 4-15, 4,953 SF of useable area, and less than 60-feet; Lot 4-17, less than 60-feet; Lot 4-18, 4,960 SF of useable area, and less than 60-feet; Lot 4-21, less than 60-feet; and, Lot 4-22, less than 60-feet.
- d. Section 21.01 *Local Residential Street Sections* (3) *Residential Urban Local Street Section*, to allow there to be a sidewalk on only one side of the street.
- e. Section 21.04 *Construction Standards and Details* (6), to allow less than 4-feet of cover from CB-1 to DMH1, CB-1 to CB-2, CB-3 to DMH-8, CB-7 to DMH-6, CB-8 to CB-11, and CB-5 to CB-6.
- f. Section 21.04 *Construction Standards and Details* (7), to allow for less than 6-feet of cover from SMH 4 to SMH 10, SMH 13 to SMH 15, and SMH 5 to SMH 12.
- g. Section 21.15 *Landscape and Street Trees*, to have street trees be planted further than 40-feet apart.
- h. Section 23.02 *Construction Standards*, to allow less than 4-feet of cover from CB-1 to DMH-1, CB-1 to CB-2, CB-3 to DMH-8, CB-7 to DMH-6, CB-8 to CB-11, and CB-5 to CB-6.
- i. Section 23.08 *Storm Water Design Standards for Subdivision with Significant Impact* (2) *Storm Water Recharge*, to not maintain existing recharge rate as the site is constrained to shallow Estimated Seasonal High-Water Table (ESHW) and does not allow for effective infiltration/recharge.
- j. Section 23.08 *Storm Water Design Standards for Subdivisions with Significant Impact* (3) *Off-Site Flows*, to exceed the volume of discharge after project development in the 2-year and 10-year storms and to exceed the peak rate of discharge after project development in the 2-year storm.
- k. Section 25.03 *Design Standards for Municipal Sanitary Sewers*, (1) *Construction Standards*, to allow less than 4-feet of cover from CB-1 to DMH-1, CB-1 to CB-2, CB-3 to DMH-8, CB-7 to DMH-6, CB-8 to CB-11, and CB-5 to CB-6.
- l. Section 28.04 *Required Landscape Improvements* (6) *Street Trees*, to allow trees to be planted within 10-feet of the edge of right-of-way and have less than one tree per 50-feet of frontage excluding driveway frontage.

The applicant provided an analysis of the five waiver criteria listed in Section 35.08 of the Subdivision Regulations, and the criteria in RSA 674:36(II)(n). Based off the justification made by the applicant and **recommends approval** of the following request waivers (*at the public hearing in August*):

- Section 23.08 *Storm Water Design Standards for Subdivision with Significant Impact* (2) *Storm Water Recharge*,
- Section 23.08 *Storm Water Design Standards for Subdivisions with Significant Impact* (3) *Off-Site Flows*,

- Section 21.01 *Local Residential Street Sections* (3) *Residential Urban Local Street Section*,

The applicant provided an analysis of the five waiver criteria listed in Section 35.08 of the Subdivision Regulations, and the criteria in RSA 674:36(II)(n). Based off the justification made by the applicant and **recommends denial** of the following request waivers (*at the public hearing in August*):

- Section 21.04 *Construction Standards and Details* (6)
- Section 21.04 *Construction Standards and Details* (7),
- Section 25.03 *Design Standards for Municipal Sanitary Sewers*, (1) *Construction Standards*,
 - Based on the applicant's findings, staff is not sure if this is the appropriate section to be requesting a waiver from.
- Section 19.05 *General Design Standards for Lots* (4) *Useable Lot Area Rectangle*, as the applicant shall show the useable area rectangles on the subdivision plan and also provide a tabulation table for further consideration.
- Section 23.02 *Construction Standards*

The applicant provided an analysis of the five waiver criteria listed in Section 35.08 of the Subdivision Regulations, and the criteria in RSA 674:36(II)(n). Based off the justification made by the applicant and **considers the following requested waivers as not applicable, and recommends the Board deny the waivers** (*at the public hearing in August*), **unless the applicant otherwise withdraws the requests**:

- Section 14.02 *Design Review Phase Requirements* (3) *Site Analysis Plan* (a)(vii), this section of the Subdivision Regulations apply's to Design Review Applications and not Major Subdivision Applications.
- Section 16.03 *Information to be Provided on Final Plat* (3) *Tabulations*, this section of the subdivision regulations requires lot area and buildable area tabulations, not useable area.

Lastly, staff provides **no recommendation at this time** on the following requested waivers at this time:

- Section 21.15 *Landscape and Street Trees*,
- Section 28.04 *Required Landscape Improvements* (6) *Street Trees*,

5.2 The applicant requests waivers from the following sections of the Site Plan Regulations:

- a. Section 12.02(1) *Title Block* (a)
- b. Section 15.03 *Existing Conditions Plan* (23) *Tabulations*
- c. Section 16.02 *Site Plan Requirements* (3) *Scale*
- d. Section 16.02 *Site Plan Requirements* (22) *Construction Details*
- e. Section 22.02 *Construction Standards*
- f. Section 22.03 *Municipal Storm Drainage System*
- g. Section 22.07 *Storm Water Design Standards for Site Plans with Significant Impact* (2) *Storm Water Recharge*
- h. Section 22.07 *Storm Water Design Standards for Site Plans with Significant Impact* (3) *Off-Site Flows*
- i. Section 24.03 *Design Standards for Municipal Sanitary Sewers*
- j. Section 27.06 *Placement of Landscape Material* (1) *Distribution*

Whereas the application is subject to the Subdivision Regulations and not the Site Plan Regulations, these listed waivers are not applicable to the application and staff recommends the applicant withdraw these waiver requests from consideration.

6. Conditional Use Permits:

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

7. Architectural Design Review:

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

8. Conservation Commission:

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

9. Recommendations:

- 9.1 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**
- **Set the public hearing for the date certain of the August 19, 2026 Planning Board meeting.**

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**. 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.



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 3, 2026

SUBJECT: South Street Subdivision- Major Subdivision and Waivers - Engineering Review
South Street; Map 8814Z, Lots 3 and 4; Project 2026-059

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

- Project Narrative by Nobis Group, received June 9, 2026
- Color Rendering by Nobis Group, dated June 9, 2026
- Landscape Site Plans by Warren Street Architects, Inc., dated June 15, 2026
- Waiver Requests by Nobis Group, dated June 9, 2026
- Trip Gen and Site Access Letter by Greenman-Pedersen, Inc., dated May 4, 2026
- South Street Subdivision by Nobis Group, dated June 9, 2026
- NHDES Alteration of Terrain application with Stormwater Report, by Nobis Group, dated June 9, 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. Waivers

- a. The applicant is applying to waive City of Concord Subdivision Regulations (CSR) 21.04(6)--which requires standards for the construction and installation of storm infrastructure--to allow less than 4 feet of cover in order to eliminate

- utility conflicts. Engineering does not support this waiver as insufficient depth may allow frost to heave pipes under the road causing the degradation of pavement.
- b. The applicant is applying to waive CSR 21.04(7 and 25.03 (1)--which requires standards for water and sewer mains and service connections--to allow less than 6' of cover for certain sewer lines to eliminate utility conflicts. Engineering does not support this waiver as insufficient depth may cause sewerage to freeze inside the pipe as well as heaving of pavement over the pipes.
 - c. The applicant is applying to waive CSR 23.02--which requires reasonable efforts to infiltrate drainage runoff. Engineering supports this waiver as runoff treatment is provided in other ways in the design.
 - d. The applicant is applying to waive CSR 23.08(2), which requires a minimum of 4' separation between the bottom of an infiltration system and the groundwater. Shallow groundwater table on site does not allow for effective infiltration therefore Engineering supports this waiver.
 - e. The applicant is applying to waive CSR 23.08(3), which requires the peak rate of discharge after development not exceed the rate before development for the 2-, 10-, 25-, and 100-year storms, and the 10-year post-development volume to not exceed the pre-development 10-year volume. This waiver would allow the post-development peak rate to exceed pre-development in the 2-year event and the 10-year post-development volume to exceed the 10-year pre-development volume. Engineering supports this waiver as the increases in volume are negligible.

2. Stormwater Management Plan

- a. No comments at this time.

3. Trip Generation Memo

- a. No comments at this time.

4. South Street Subdivision (Sheet S-2)

- a. Proposed Site Plan, Sheet C-2.0, delineates several easements that will need to be included on the subdivision plan. Temporary turnaround easements will also be necessary for the hammerhead turnarounds across Lot 4-6 and Lot 4-7.
- b. Permanent public right-of-way deeds, sewer easement deeds, drainage easement deeds, and temporary turnaround easement deeds will be necessary.

- c. Within the plan view, please include the map number for Lot 3: Map 8814Z, Lot 3.
- d. Within the plan view, with regard to the lot line adjustment between Map 8814Z, Lot 3 and Map 8814Z, Lot 4, please label the existing lot lines and the proposed lot lines. Please label these within the Detail as well.
- e. The extension of Heather Lane will be known as Heather Lane. Please label the street name.
- f. On the Proposed Site Plan, Sheet C-2.0, the roadway off of South Street is labeled as Mooreland Avenue. This new street will not be known as Mooreland Avenue. The developer should submit several names for City review. All of the subsequent sheets will need to be revised.
- g. Addresses shall be as below and added to the plan view within each lot:
 - i. Lot 4 will have the address of 11 Heather Lane
Lot 4-1 will have the address of 13 Heather Lane
Lot 4-2 will have the address of 15 Heather Lane
Lot 4-3 will have the address of 17 Heather Lane
Lot 4-4 will have the address of 19 Heather Lane
Lot 4-5 will have the address of 21 Heather Lane
Lot 4-6 will have the address of 23 Heather Lane
Lot 4-7 will have the address of 16 "New Street Name"
Lot 4-8 will have the address of 14 "New Street Name"
Lot 4-9 will have the address of 12 "New Street Name"
Lot 4-10 will have the address of 10 "New Street Name"
Lot 4-11 will have the address of 8 "New Street Name"
Lot 4-12 will have the address of 6 "New Street Name"
Lot 4-13 will have the address of 4 "New Street Name"
Lot 4-14 will have the address of 3 "New Street Name"
Lot 4-15 will have the address of 5 "New Street Name"
Lot 4-16 will have the address of 7 "New Street Name"
Lot 4-17 will have the address of 9 "New Street Name"
Lot 4-18 will have the address of 11 "New Street Name"
Lot 4-19 will have the address of 13 "New Street Name"
Lot 4-20 will have the address of 18 Heather Lane
Lot 4-21 will have the address of 16 Heather Lane
Lot 4-22 will have the address of 14 Heather Lane
Lot 4-23 will have the address of 12 Heather Lane
- h. Within the plan view in the two abutting lots known as Map 8811Z, Lot 35 and Map 8814Z, Lot 36, please add a note referencing the temporary turnaround

easements conveyed to the City by MCRD Book 2901, Page 1737. This deed has a clause that states “The temporary turn-around easements across Proposed Lots 4 and 6 shall automatically terminate upon the Southerly extension of Heather Lane and the subsequent acceptance by the City of Concord of the Southerly extension.”

- i. Show proposed monumentation at the bounds pursuant to CSR 15.03 (5).
- j. The cross-country sewer easement across Lots 4-21, 4-22, 4-16, and 4-17 should be 25 feet wide and centered on the proposed location of the pipe. The potential easement as shown on the Nobis plans will need to be revised. The City will require a gravel access way across all four lots for future access and maintenance. The full width of the easement will need to be free of all obstacles and encroachments. Easement deeds to the City contain the following clause: “The developer/home owner, their successors, and assigns, agree that they will not, without the consent of the City, alter, erect, or maintain any building or other improvement, including landscaping, upon the above-described easement area that may unreasonably interfere with or endanger the above-granted rights and easement or the operation and maintenance thereof, and that the City may cause to have removed any such building or improvement, including landscaping, that may be wholly or partly within the above-described easement area at the expense of the then owner of the land upon which the above-described easement is located.” For example, the developer or the homeowners of Lots 4-21 and 4-22 shall not be allowed to put a fence up to their property line, as it will impede the City’s access to maintain or repair the sewer line. The developer or the homeowner of Lot 4-16 shall not be allowed to put a fence up to their southerly property line, as it will impede the City’s access to maintain or repair the sewer line. Any future fence will need to be placed 25 feet from their property line.
- k. The cross-country drainage easement across Lots 4-10 and 4-11 should be 25 feet wide along the property line of both of those lots. The City will require a gravel access way across both lots for future access and maintenance of the drainage pipe and the stormwater pond on Lots 4-9 and 4-10. As mentioned above, the developer or the homeowners of Lots 4-10 and 4-11 should not be allowed to put a fence up to their property line, as it will impede the City’s access to maintain or repair the drainage line. Any future fence will need to be placed at least 12.5 feet from the property line.
- l. The cross-country drainage easement across Lots 4-7, 4-8, and 4-9 should be 25 feet wide. The City will require a gravel access way across all 3 lots for future access and maintenance of the drainage pipe and the stormwater pond on Lots 4-9 and 4-10. As mentioned above, the developer or the homeowners of Lots 4-7, 4-8, and 4-9 should not be allowed to put a fence up to their southerly line, as it

will impede the City's access to maintain or repair the drainage line from the stormwater pond to Heather Lane. Any future fence will need to be placed at least 25 feet from their southerly property line.

- m. The cross-country drainage pipe along the property line of Lots 4-17 and 4-18 will be a private easement. As it is being installed to drain the low point in the back yards of Lots 4-17, 4-18, 4-20, and 4-21, the City will not be responsible for the maintenance of this pipe. The developer will need to decide what properties will be responsible for the maintenance of the pipe.

5. Demolition Plan (Sheet C-1.0)

- a. State whether an easement will be required to do the demolition work needed to remove the tee-turnaround on Heather Lane, north of the site.

6. Proposed Site Plan (Sheet C-2.0)

- a. All changes requested for Sheet S-2 shall be incorporated in this sheet.

7. Grading and Drainage Plan (Sheet C-3.0)

- a. Please change the line type of the right-of-way line or the contour lines so that the two different features are more easily distinguishable.
- b. Please label DMH-3.
- c. A portion of the pipe segment between DMH-5 and CB-7 is about 3 feet from the right-of-way line. Please establish a drainage easement across Lot 4-19, being parallel to and 12.5 feet from the pipe segment.
- d. A portion of the pipe segment between DMH-6 and DMH-7 is about 6 feet from the right-of-way line. Please establish a drainage easement across Lot 4-18 and Lot 4-19, being parallel to and 12.5 feet from the pipe segment.
- e. A portion of the pipe segment between DMH-7 and CB-5 is about 5 feet from the right-of-way line. Please establish a drainage easement across Lot 4-18, being parallel to and 12.5 feet from the pipe segment.
- f. A portion of the pipe segment between DMH-4 and CB-4 is about 7 feet from the right-of-way line. Please establish a drainage easement across Lot 4-16 and Lot 4-17, being parallel to and 12.5 feet from the pipe segment.
- g. DMH-2 is about 6 feet from the right-of-way line. Please establish a drainage easement across Lot 4-14 and Lot 4-15, being parallel to and 12.5 feet from pipe segment CB-2 and DMH-2 and DMH-2 and DMH-3.

- h. Comments for c – g will need to be shown in the Subdivision Plan.
- i. Will a special grate type be used for CB-14?

8. Sheet C-5.0 Erosion Control

- a. This sheet should be labelled as C-4.0

9. Utilities (Sheet C-5)

- a. Provide gate valves at a minimum of 800' intervals on the water main, pursuant to CSR 24.03(6).
- b. The water main stub out on the south end of Heather Lane requires a fire hydrant at the end of the line, pursuant to City of Concord Construction Standards and Details (CCSD) Section 5(3)(A)(15).
- c. Move the stormwater text for pond 2 to read clearly.
- d. This sheet should be labelled as Sheet C-5.0
- e. The layout of the water system is not accurate. Bends must be 11.25, 22.5 or 45 degrees. Please revise using these bends while also maintaining 10' separation from sewer.

10. Drainage Profile Plan (Sheet C-6.0)

- a. Under Notes (6, 1st bullet), move the “18” text to read clearly.
- b. It is noted that Engineering does not support waivers to raise the storm drain utility (or other utilities) above minimum depth per the Construction Standards. Minimal cover is shown at several locations. Insufficient cover will result in heaving of the pipes and the road above it thereby decreasing the life of the pavement. Engineering suggests a lower storm drain system.

11. Drainage Profile Plan (Sheet C-6.3)

- a. Move the FES and pipe so the proposed grade matches the slope of the FES top. Do this for all the FESs on site.

12. Drainage Profile Plan (Sheet C-6.4)

- a. The City will require a 4' fence with a 12' gate(s) around the detention basins. Please add to this sheet and sheet C-6.5.

13. Sewer Profile Plan (Sheet C-6.6)

- a. Minimum slope for 8" sewer pipe is 0.6% per the City's Construction Standards. Please revise the sewer profile.

14. Water Profile Plan (Sheet C-6.10)

- a. All 4 sewer crossings shown appear closer than 1.5' from the water main. Please revise these crossings to be a minimum of 1.5' apart, pursuant to CCSD Section 5(3)(A)(9).
- b. Show an offset distance of a minimum of 5.5' from the top of the water main to finished grade.
- c. Label bends in water main. Refer to comment above regarding use of 11.25, 22.5 and 45 degree bends.

15. Water Profile Plan (Sheet C-6.11)

- a. In the plan view, offset distances of 16', 20' and 21' are shown from the ROW line to a line that doesn't appear (clearing limits?). Please turn the line on or turn the distances off.

16. Water Profile Plan (Sheet C-6.12)

- a. The sewer crossing appears to be less than 1.5' from the water main. Please ensure sewer line is at least 1.5' from the water main, pursuant to CCSD Section 5(3)(A)(9).

17. Water Profile Plan (Sheet C-6.13)

- a. Show the existing water main in Heather Lane that is being connected to in profile view.

Show the sewer pipe at least 1.5' vertically from the water main, pursuant to CCSD Section 5(3)(A)(9).

18. Mooreland Avenue Roadway Profile Plan (Sheet C-7.0)

- a. Show the curve radii, length of tangents, and central angles on the plan view of Mooreland Avenue and Heather Lane, pursuant to CSR 16.04(2)(a).

- b. Mooreland Avenue will not be the street name for this roadway. The developer needs to submit several names for City review.
- c. The profile as shown is too jagged. Too many crests and sags are used. Construction as shown will be extremely difficult, if not impossible.

19. Heather Lane Roadway Profile Plan (Sheet C-7.1)

- a. Similar to Mooreland Ave, the profile has too many crests and sags to enable construction with ease. Please re-design.

20. Mooreland Avenue Roadway Section View (Sheet C-7.2)

- a. Mooreland Avenue will not be the street name for this roadway. The developer needs to submit several names for City review.

21. Heather Lane Roadway Section View (Sheet C-7.3)

- a. Please add a call-out in section view to provide jute matting on side-slopes steeper than 3:1.

22. Details (Sheet C-8.0)

- a. Show the borders of the details.
- b. Provide CCSD Detail D-4.

23. Details (Sheet C-8.3)

- a. Show a callout on plan view for the following CCSD Details: the Erosion Control Blanket Slope Installation and the Temporary Sedimentation/Dewatering Basin.

24. Details (Sheet C-8.4)

- a. On the Rip Rap Outlet Protection Apron Detail, in the Structure Table, revise one of the FES-3 to FES-4.
- b. On the Filtering Pond (PD-2) Detail, revise PD-1 to PD-2 at the bottom of the pond.

25. Lighting Plan (Sheet L-1)

- a. Show the electrical lines and poles.

26. Landscape Site Plan (Sheet LA101)

- a. Turn on the utilities to show no interference between the utilities and trees, pursuant to CSR 28.04(6)(e).

State/Federal Permits

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

- NHDES Subdivision Approval
- NHDES Alteration of Terrain Permit
- NHDES Sewer Connection 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 Subdivision Regulation 30.08, 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 for individual lot approval:
 - a. Driveway Permit
 - b. Excavation Permits
 - 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>