

Site Plan

Permitting

DATE ISSUED: **February 18, 2026**
 LATEST ISSUED: **February 18, 2026**

Skate Park at Kiwanis Park

15 & 19 Loudon Road
 Concord, New Hampshire 03301



Source: Nearmap



www.vhb.com
 2 Bedford Farms Drive
 Suite 200
 Bedford, NH 03110
 603.391.3900

Project Team

Civil Engineer
 VHB
 2 Bedford Farms Drive
 Suite 200
 Bedford, New Hampshire 03110
 Phone: 603.391.3900

Skate Park Designer
 Grindline Skateparks, Inc.
 4619 14th Ave SW
 Seattle, Washington 98106
 Phone: 206.932.6414
 Fax: 206.932.6840
 Email: inform@grindline.com

Owner/Applicant

City of Concord
 41 Green Street
 Concord, New Hampshire 03301

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	February 18, 2026
C2.00	Overall Master Plan	February 18, 2026
C2.01	Layout and Materials Plan	February 18, 2026
C3.01	Grading, Drainage, Utility, and Erosion and Sediment Control Plan	February 18, 2026
C4.01	Site Details	February 18, 2026
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L2.00	Landscaping Details	February 18, 2026
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Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	December 11, 2023
	GRINDLINE Skatepark Plan	

ASSESORS PLAT

64

LOT NUMBERS

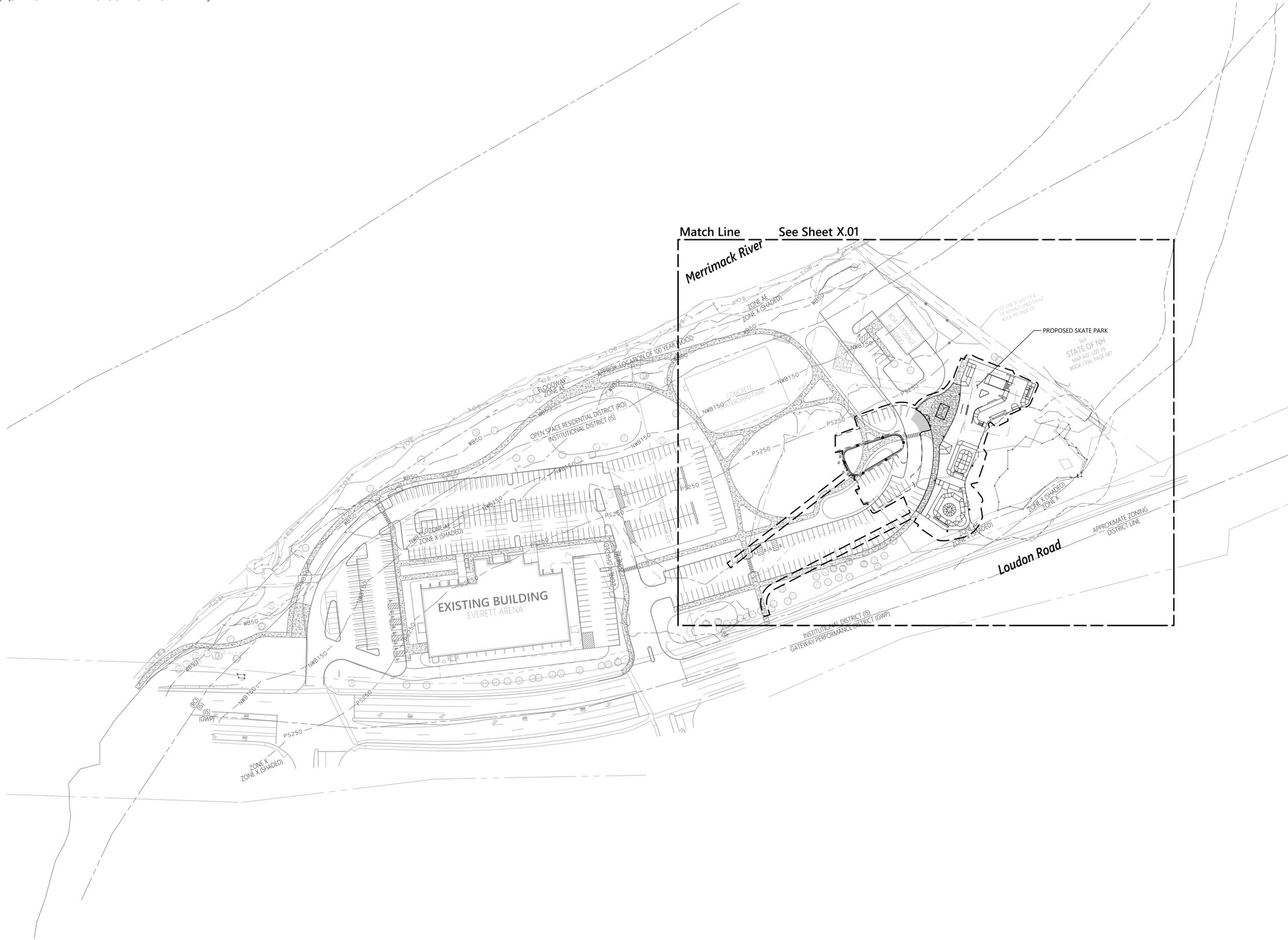
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0 40 80 160 Feet

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Designed by: JRH
Checked by: EKG

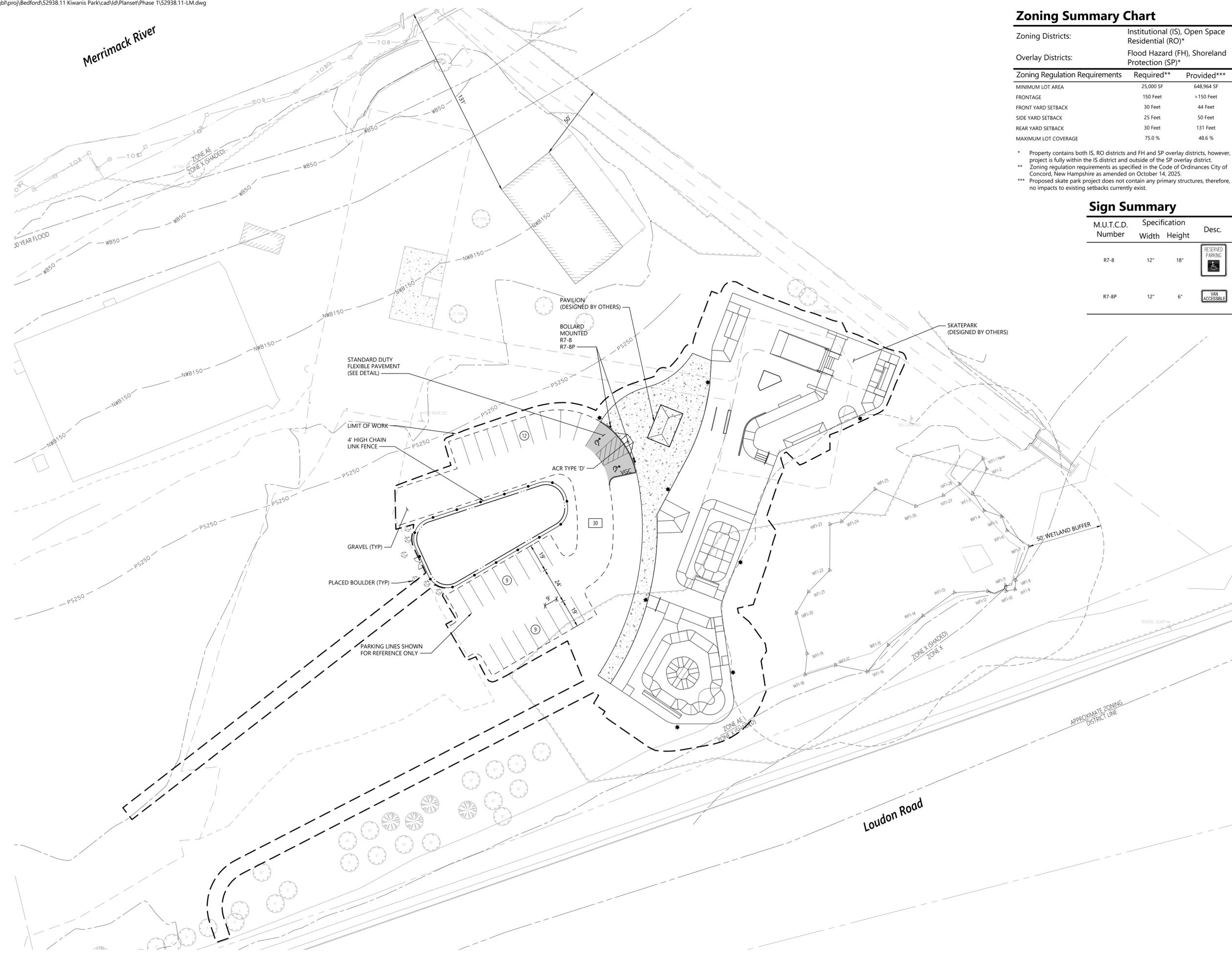
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Drawing Title
Overall Master Plan



Drawing Number
C2.00
Sheet
2 of 9
Project Number
52938.011

Merrimack River



Zoning Summary Chart

Zoning Districts:	Institutional (IS), Open Space Residential (RO)*	
Overlay Districts:	Flood Hazard (FH), Shoreland Protection (SP)*	
Zoning Regulation Requirements	Required**	Provided***
MINIMUM LOT AREA	25,000 SF	648,964 SF
FRONTAGE	150 Feet	>150 Feet
FRONT YARD SETBACK	30 Feet	44 Feet
SIDE YARD SETBACK	25 Feet	50 Feet
REAR YARD SETBACK	30 Feet	131 Feet
MAXIMUM LOT COVERAGE	75.0 %	48.6 %

* Property contains both IS, RO districts and FH and SP overlay districts, however, project is fully within the IS district and outside of the SP overlay district.
 ** Zoning regulation requirements as specified in the Code of Ordinances City of Concord, New Hampshire as amended on October 14, 2025.
 *** Proposed skate park project does not contain any primary structures, therefore, no impacts to existing setbacks currently exist.

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R7-8	12"	18"	
R7-8P	12"	6"	



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Drawing Title
Layout and Materials Plan



Drawing Number
C2.01
 Sheet
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 Project Number
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0 15 30 60 Feet

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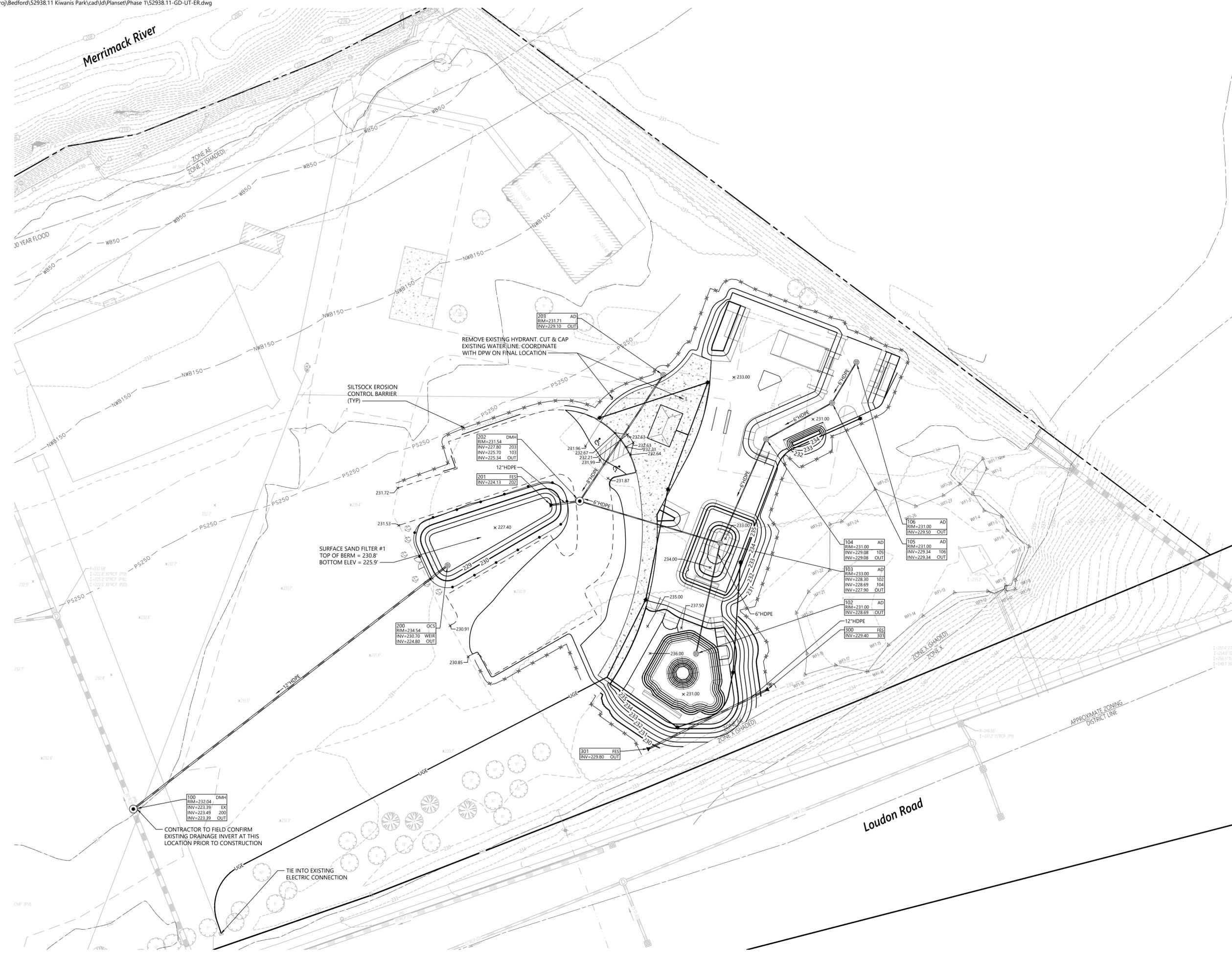
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**Grading, Drainage,
Utility, and Erosion and
Sediment Control Plan**

Drawing Number
C3.01

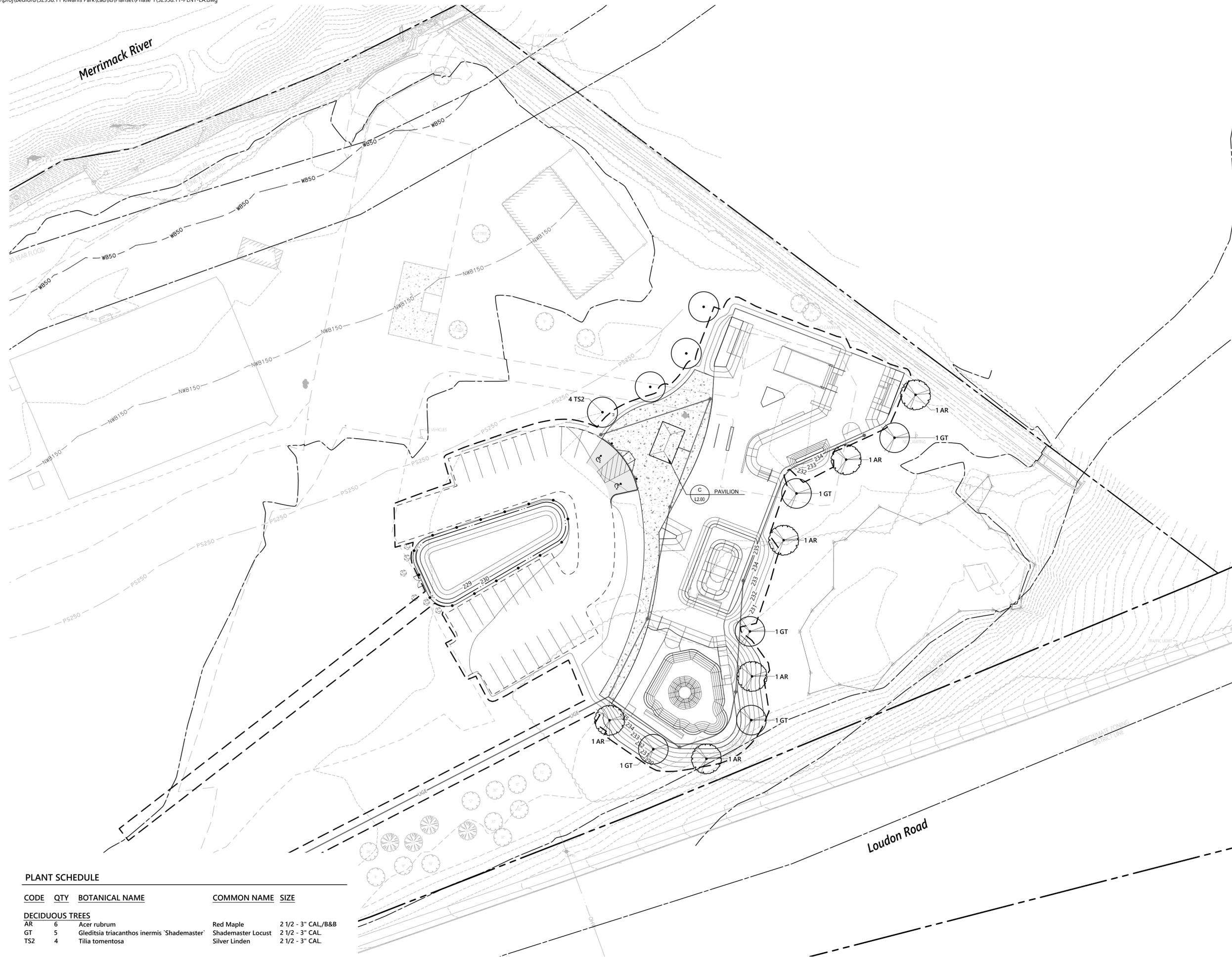
Sheet
4 of 9

Project Number
52938.011





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0 15 30 60 Feet

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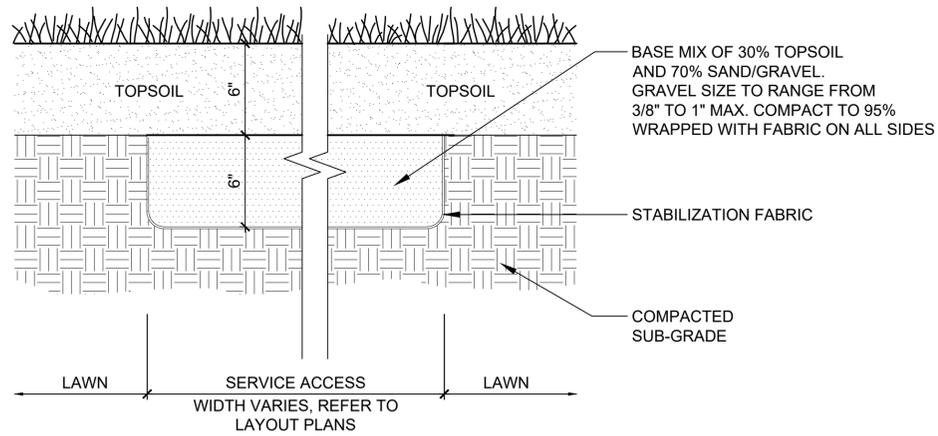
Drawing Title
Landscape Plan

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
AR	6	Acer rubrum	Red Maple	2 1/2 - 3" CAL./B&B
GT	5	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2 1/2 - 3" CAL.
TS2	4	Tilia tomentosa	Silver Linden	2 1/2 - 3" CAL.



Drawing Number
L1.00
 Sheet
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B **LAWN REINFORCED**
SCALE 2" = 1'-0"

GENERAL INFORMATION:

- POTENTIAL MANUFACTURERS:
- Scratch Builders (Williston, VT)
 - Timberhomes (Montpelier, VT)
 - Vermont Timber Works (North Springfield, VT)
 - New England Outdoor (Methuen, MA)
 - Or Approved Equal

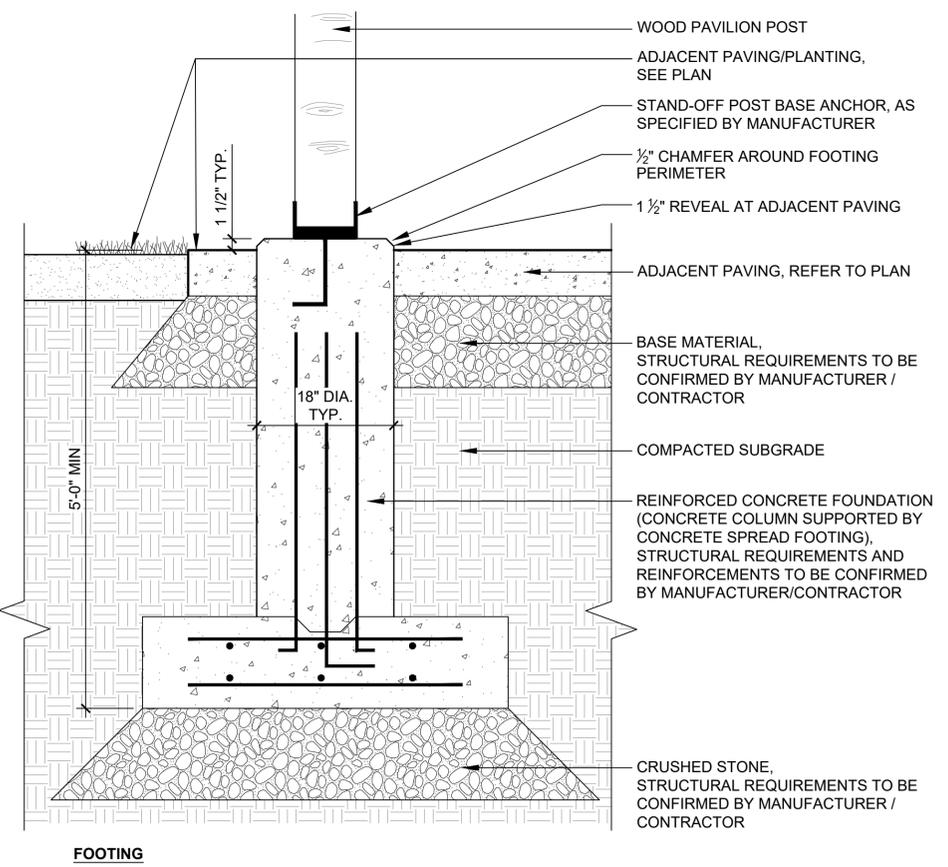
- STYLE:
- Timber Frame, Post and Beam Construction
 - King Post and Strut Truss Design
 - Open Walls and Sides
 - 10 Posts Total (3 Open Bays)
 - Match Style/Design of Example Image

SIZE: 24' W x 36' H (10' Post Height)
POSTS: 8" x 8" x 10' Height
ROOF: Standing Seam Metal Roof (Not Corrugated Metal), Dark Gray in Color.

NOTES:

1. PAVILION IS TO BE DESIGNED BY OTHERS PER THE DIRECTION OF THE CITY. DETAIL IS PROVIDED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PERFORM THE STRUCTURAL DESIGN FOR ALL COMPONENTS OF THE PAVILION. THE STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ASCE 7-22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES FOR DEAD LOAD, WIND LOAD, SNOW LOAD AND ALL OTHER APPLICABLE LOADS. THE STRUCTURAL DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO STRUCTURAL CALCULATION CHECKS FOR THE TIMBER AND CONCRETE COMPONENTS, STEEL CONNECTIONS AND POST BASE ANCHORS AS APPLICABLE, AND CONCRETE FOUNDATION STABILITY AND BEARING PRESSURE CHECKS.
3. ASSUMED COMPONENT DIMENSIONS HAVE BEEN PROVIDED IN THESE PLANS BASED ON ARCHITECTURAL CONSIDERATIONS. THE STRUCTURAL DESIGNER SHALL PERFORM CALCULATIONS AS NECESSARY SUBSTANTIATING THE DESIGN OF THESE COMPONENTS. STRUCTURE DIMENSIONS AND MINIMUM COMPONENT DIMENSIONS HAVE BEEN PROVIDED WHERE SPECIFIC DIMENSIONS ARE REQUIRED TO BE ADHERED TO.
4. DETAILED ARCHITECTURAL/STRUCTURAL DRAWINGS AND CALCULATIONS FOR THE PAVILION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE DETAILED STRUCTURAL DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW HAMPSHIRE.
5. STAND-OFF POST BASE ANCHOR TO FULLY SUPPORT POST ON ALL SIDES AND ADEQUATELY SUPPORT WIND LOADS. STAND-OFF POST BASE ANCHOR TO ELIMINATE GROUND CONTACT OF POST.
6. CONTRACTOR/BUILDER TO CONFIRM METHOD OF ATTACHMENT AND JOINT TYPE PRIOR TO CONSTRUCTION. UTILIZE STRUCTURAL FASTENERS AND TIES/HANGERS, WHERE APPROPRIATE.
7. REFER TO SPECIFICATIONS FOR MATERIAL/WOOD SPECIES, COLOR, AND FINISH.
8. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED.
9. RAFTERS TO BE USED AS METHOD OF ROOF ATTACHMENT. DO NOT NAIL THROUGH ROOF DECKING.

C **PAVILION**
1" = 1'-0"

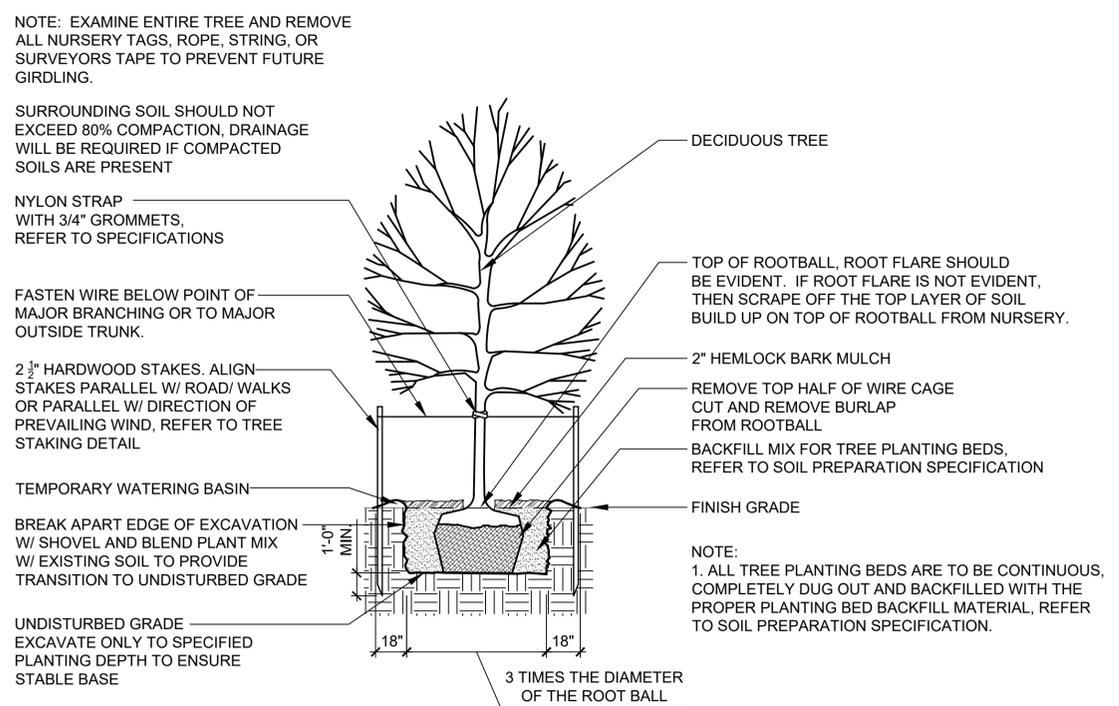


FOOTING



EXAMPLE IMAGE

A **TREE PLANTING**
SCALE 1/4" = 1'-0"



p-decidtree.dwg

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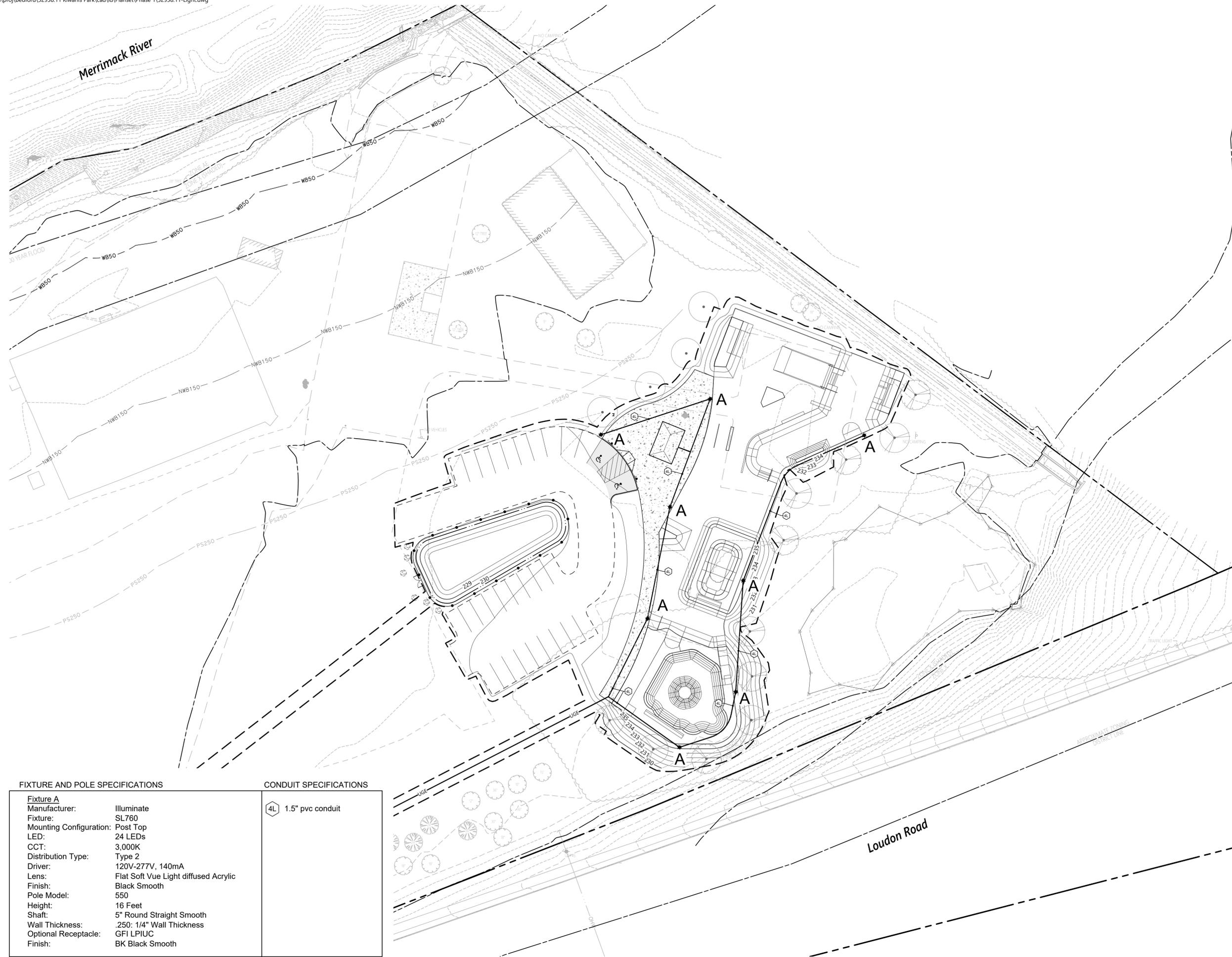
Drawing Title
Landscape Details



Drawing Number
L2.00
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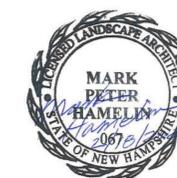
Drawing Title
Lighting Plan

FIXTURE AND POLE SPECIFICATIONS

Fixture A
 Manufacturer: Illuminate
 Fixture: SL760
 Mounting Configuration: Post Top
 LED: 24 LEDs
 CCT: 3,000K
 Distribution Type: Type 2
 Driver: 120V-277V, 140mA
 Lens: Flat Soft Vue Light diffused Acrylic
 Finish: Black Smooth
 Pole Model: 550
 Height: 16 Feet
 Shaft: 5" Round Straight Smooth
 Wall Thickness: .250: 1/4" Wall Thickness
 Optional Receptacle: GFI LPIUC
 Finish: BK Black Smooth

CONDUIT SPECIFICATIONS

4L 1.5" pvc conduit



Drawing Number

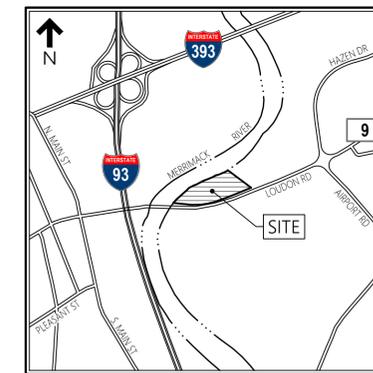
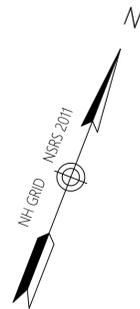
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Sheet

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52938.011



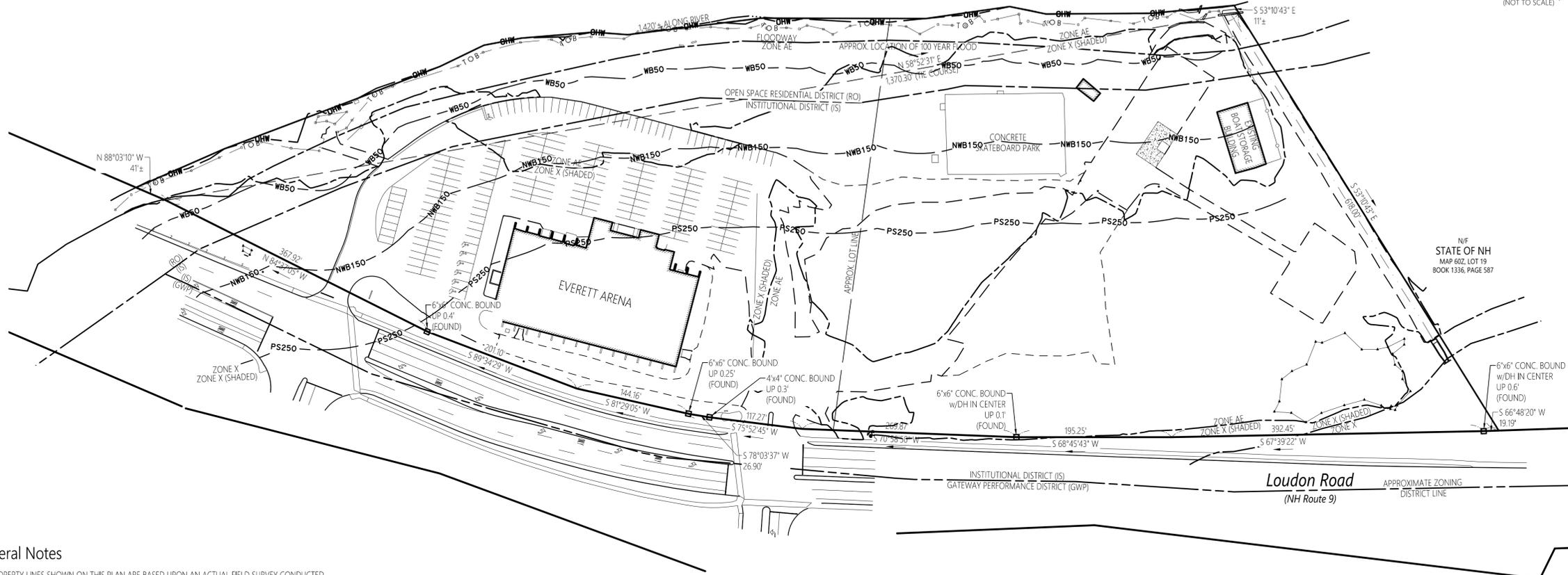
Locus Map
(NOT TO SCALE)



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Legend

- ⊙ DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ⊙ F.F.E. = 45.27'
- ⊙ FINISHED FLOOR ELEVATION
- ⊙ DOUBLE YELLOW LINE
- ⊙ BROKEN WHITE LINE
- ⊙ SINGLE YELLOW LINE
- ⊙ EDGE OF PAVEMENT
- ⊙ VERTICAL GRANITE CURB
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- ⊙ GAS LINE
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- ⊙ STONE WALL
- ⊙ TREE LINE
- ⊙ ORDINARY HIGH WATER
- ⊙ TOP OF BANK
- ⊙ 50' WATERFRONT BUFFER
- ⊙ 150' NATURAL WOODLAND BUFFER
- ⊙ 250' PROTECTED SHORELAND BUFFER



General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. FROM OCTOBER THROUGH DECEMBER 2023 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. FROM OCTOBER 2023 THROUGH JANUARY 2024.
- 3) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) 'X' AS SPECIFIED IN THE CONTRACT BETWEEN 'THE CLIENT' AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- 4) HORIZONTAL DATUM IS BASED ON NH GRID SYSTEM, NSRS 2011. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5) THE LOT LIES PARTIALLY WITHIN ZONE X (SHADED), ZONE AE AND FLOODWAY IN ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0534E, EFFECTIVE DATE APRIL 19, 2010.
- 6) THE LOT LIES PRIMARILY WITHIN THE INSTITUTIONAL DISTRICT (IS) WITH AN AREA OF OPEN SPACE RESIDENTIAL DISTRICT (RO) ALONG THE RIVER AS SHOWN ON THE "ZONING 2001 CITY OF CONCORD, NEW HAMPSHIRE" MAP, PRINTED JANUARY 19, 2021. DIMENSIONAL REQUIREMENTS FOR THE (IS) AND (RO) DISTRICTS AT THE TIME OF THIS SURVEY ARE:

	(IS)	(RO)
MINIMUM LOT AREA	25,000 S.F.	2 ACRES
MINIMUM BUILDBLE AREA	12,500 S.F.	20,000 S.F.
MINIMUM FRONTAGE	150 FEET	200 FEET
MINIMUM FRONT YARD SETBACK	30 FEET	50 FEET
MINIMUM SIDE YARD SETBACK	25 FEET	40 FEET
MINIMUM REAR YARD SETBACK	30 FEET	50 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	35 FEET
MAXIMUM LOT COVERAGE	75%	10%

- 7) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.



Plan References

- 1) PLAN ENTITLED.
- 2)

Kiwanis Waterfront Park
Loudon Road
Concord, New Hampshire

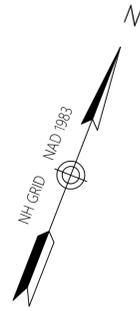
No.	Revision	Date	Apprd.
1	ADDED WETLANDS & UPDATED TOP OF BANK	3/18/2024	

Designed by	Checked by

Drawing Title
**Existing Conditions
Plan of Land**

Drawing Number

Sv-1



MERRIMACK RIVER

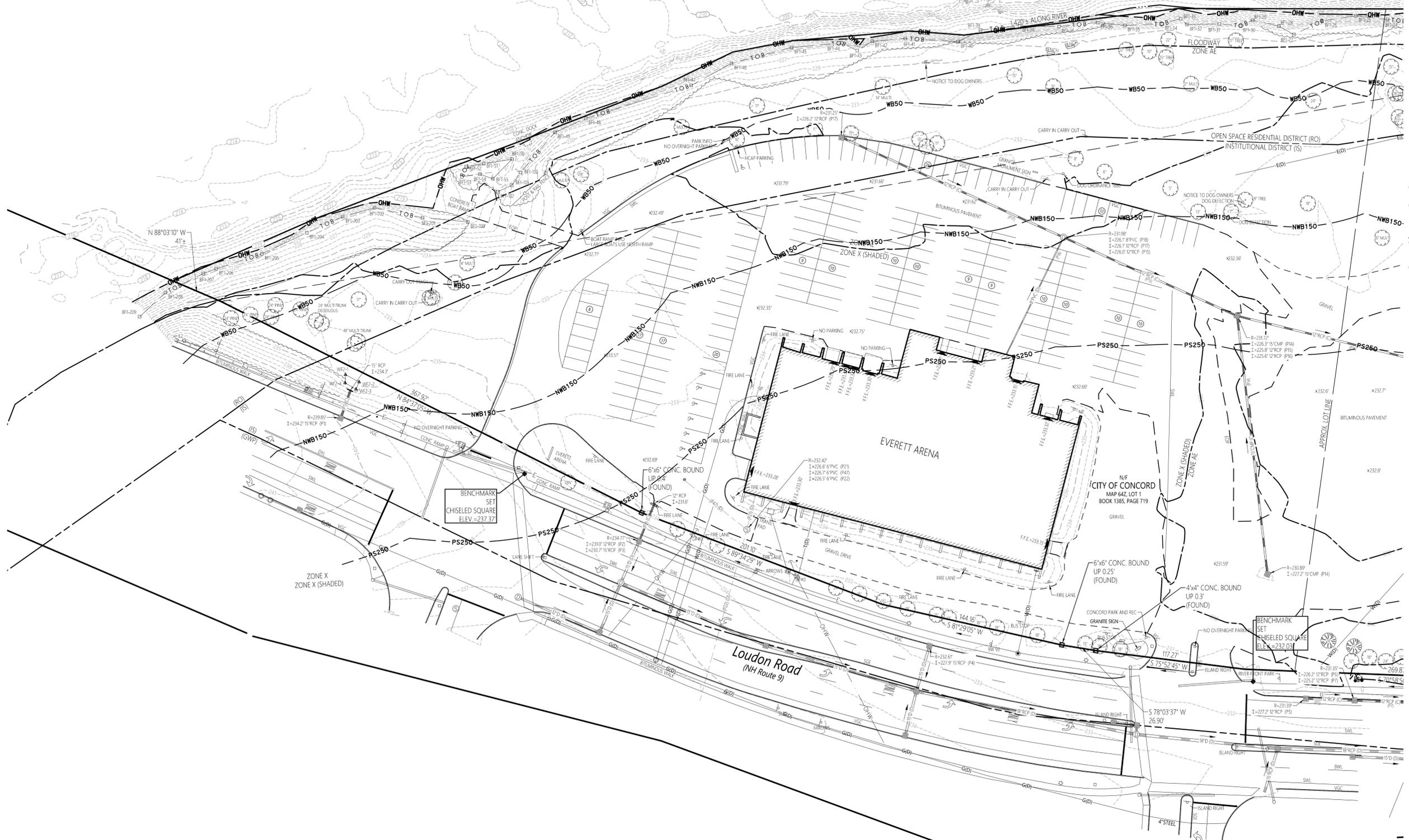


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Legend

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See Sheet Sv-3



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Existing Conditions
Plan of Land



Sv-2

Sheet 2 of 3

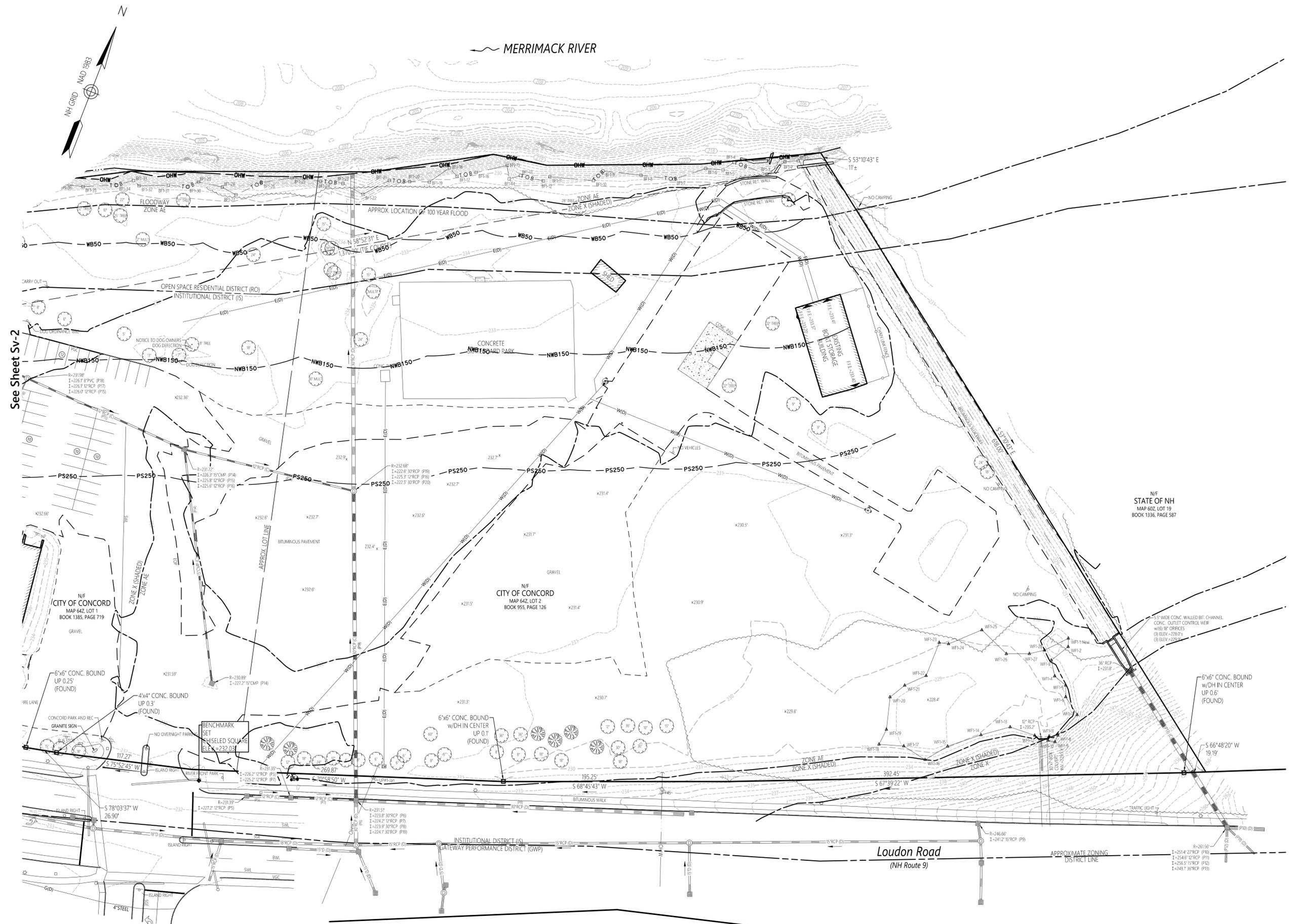
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See Sheet Sv-2

N/F STATE OF NH
MAP 602, LOT 19
BOOK 1336, PAGE 587

N/F CITY OF CONCORD
MAP 642, LOT 1
BOOK 1385, PAGE 719

N/F CITY OF CONCORD
MAP 642, LOT 2
BOOK 955, PAGE 126

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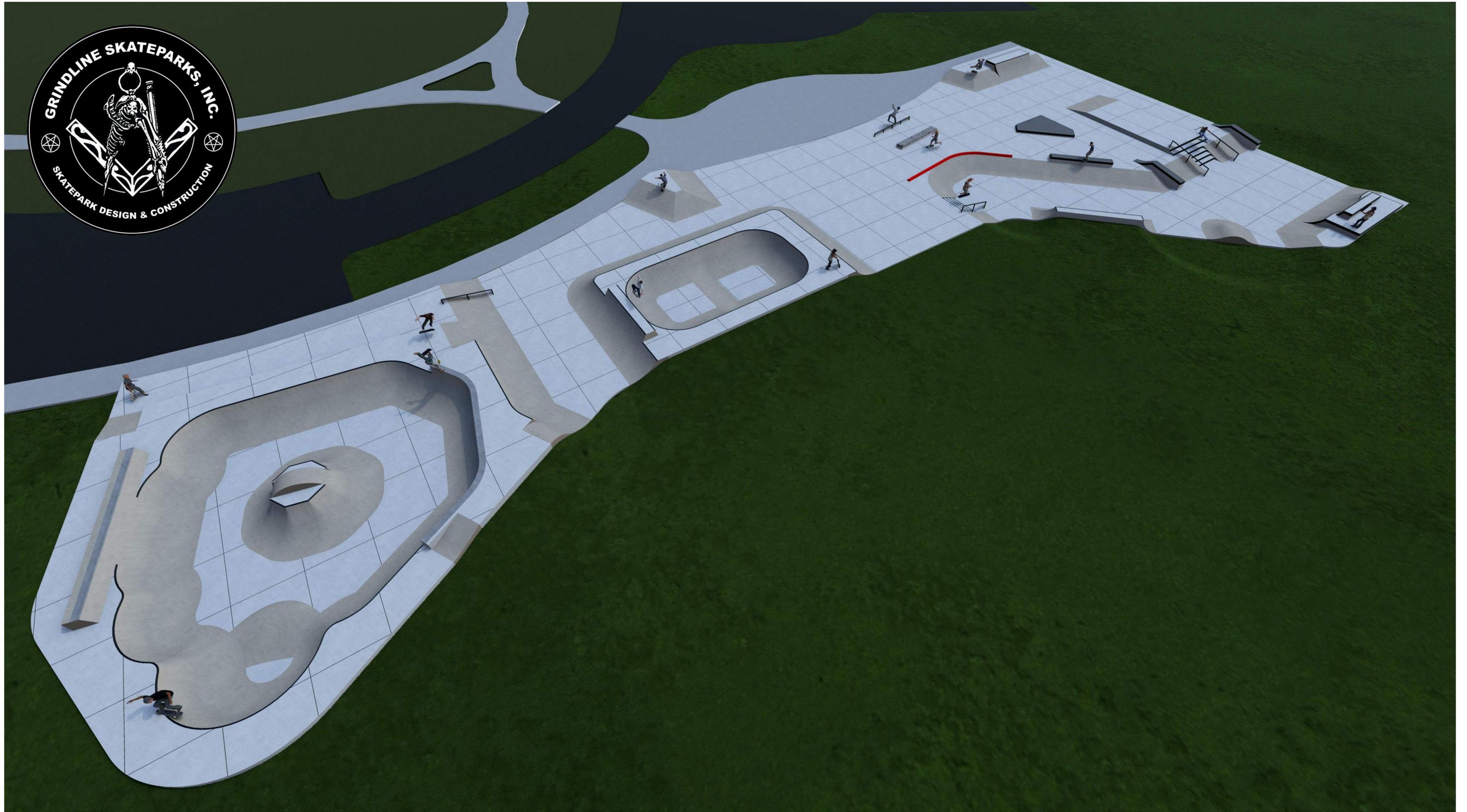
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Existing Conditions
Plan of Land

Drawing Number
Sv-2

Sheet **2** of **3**

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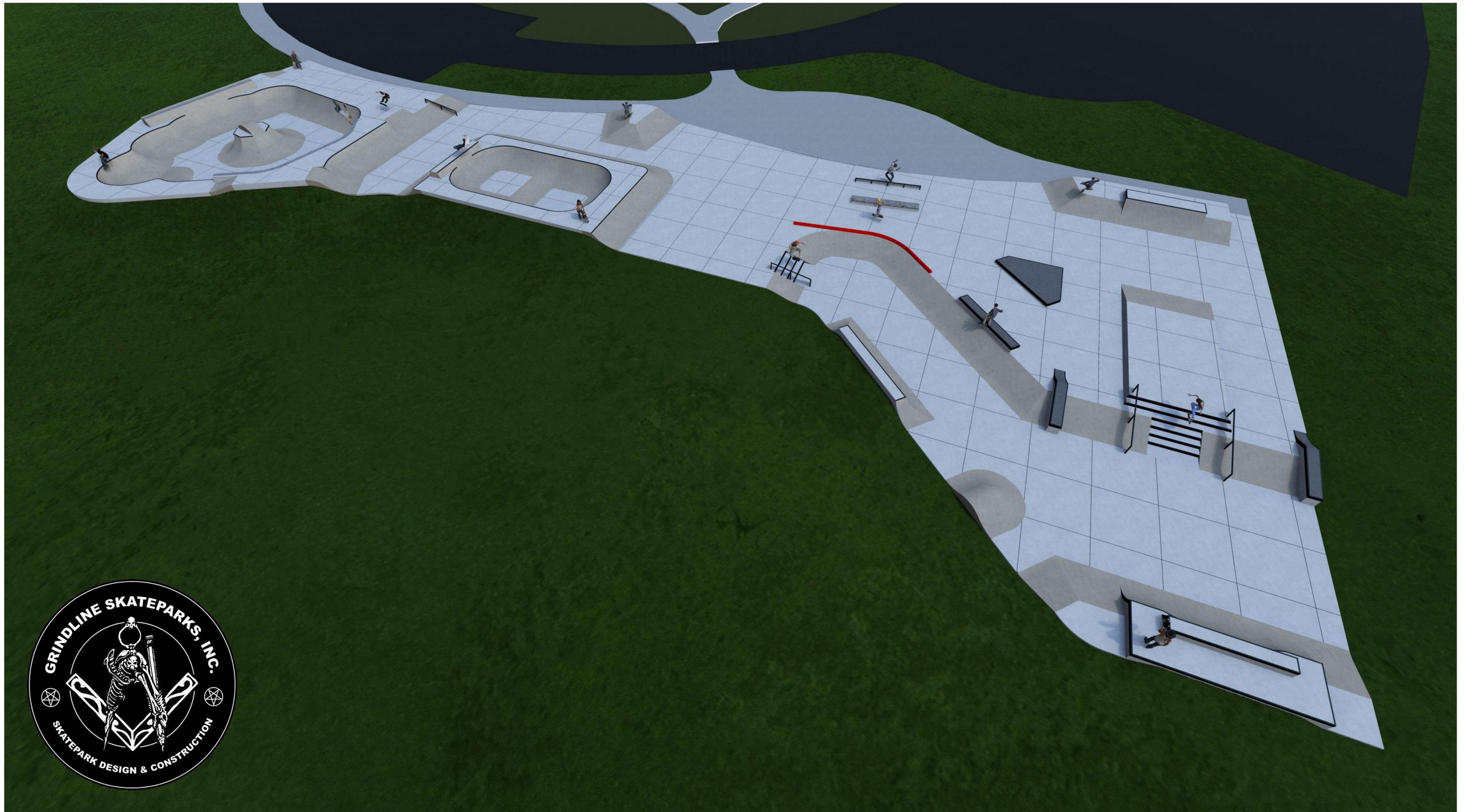




Concord Skatepark Concept

Concord, NH.

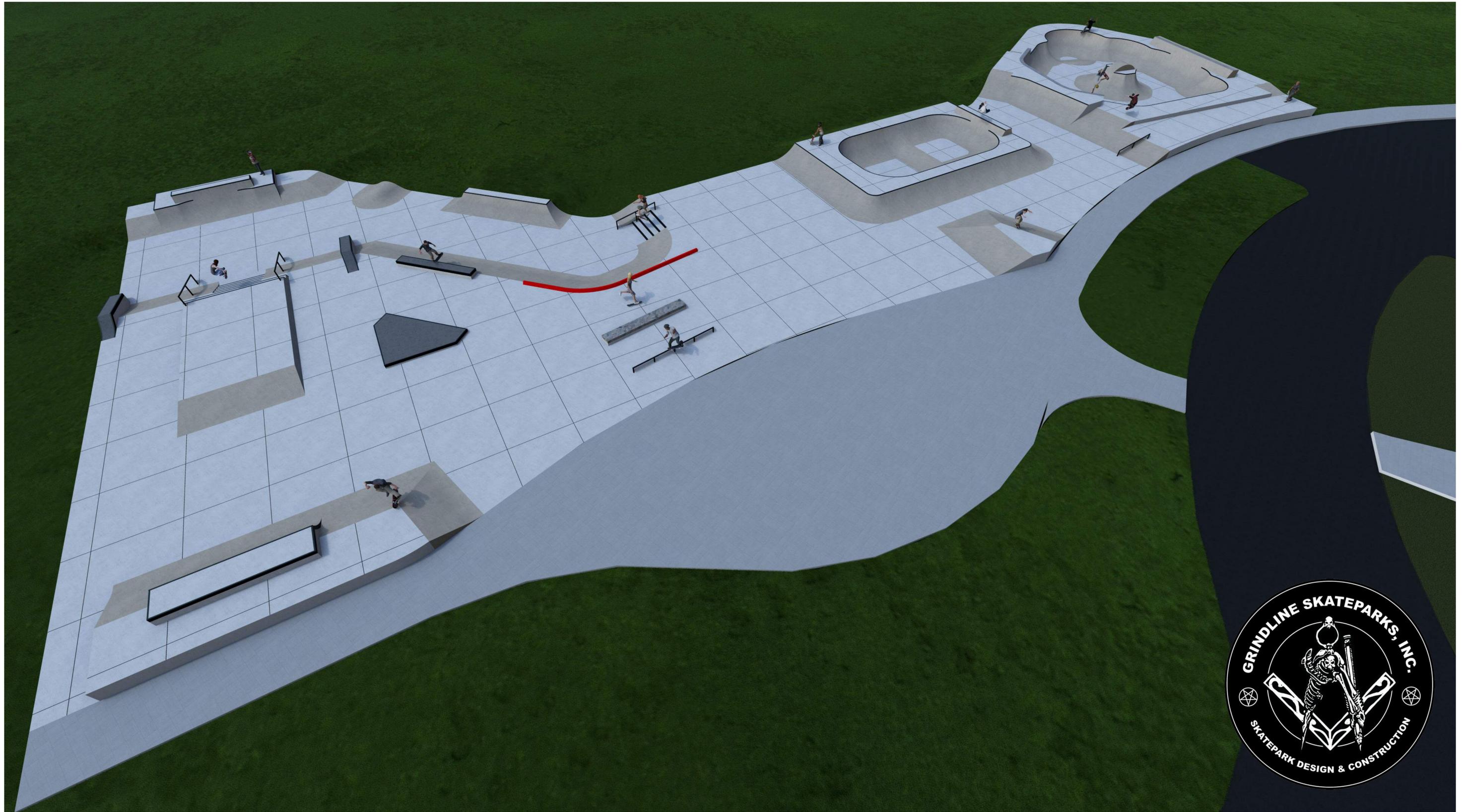
Concord Skatepark Concept
PC043024 | April 30th, 2024
inform@grindline.com | grindline.com



Concord Skatepark Concept

Concord, NH.

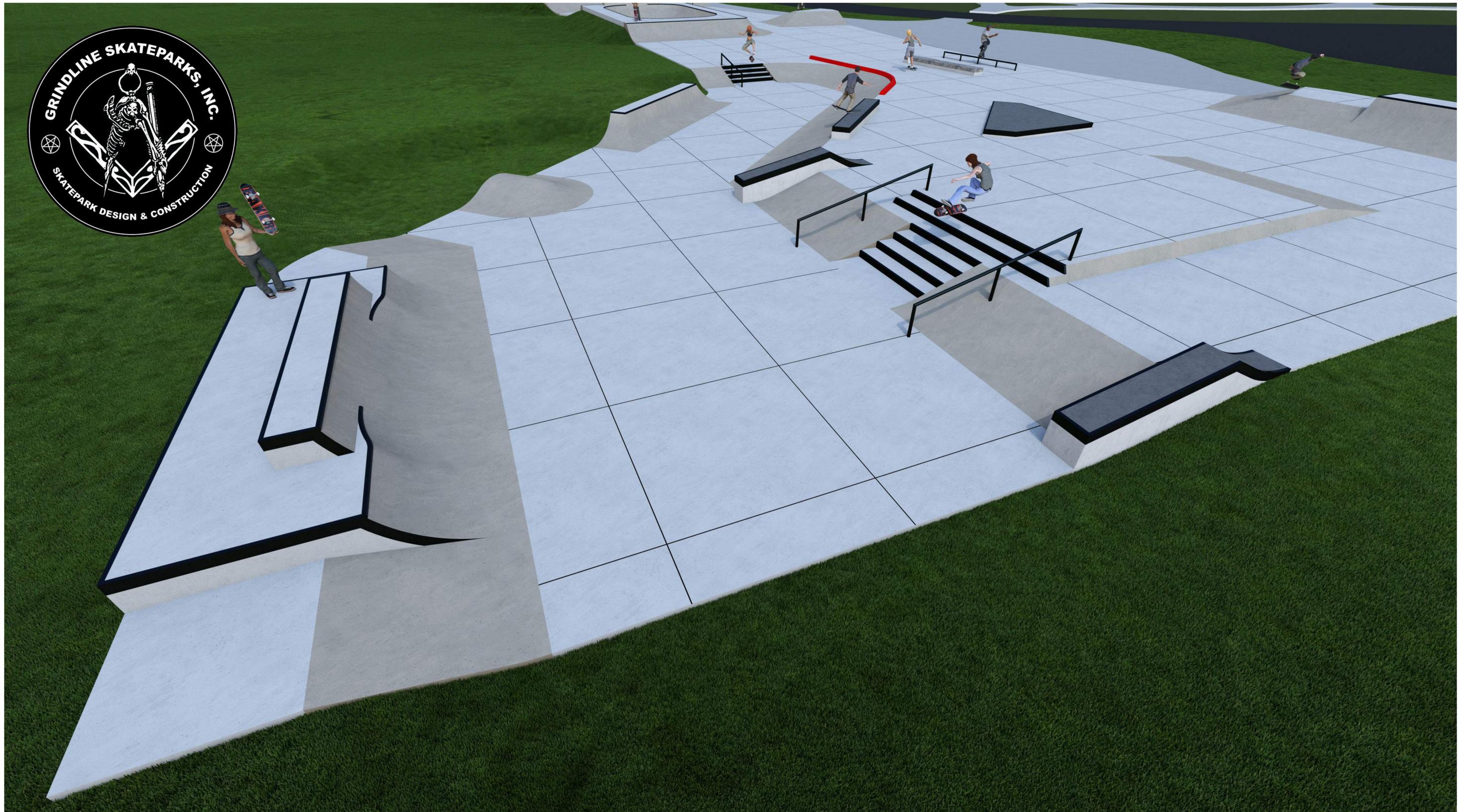
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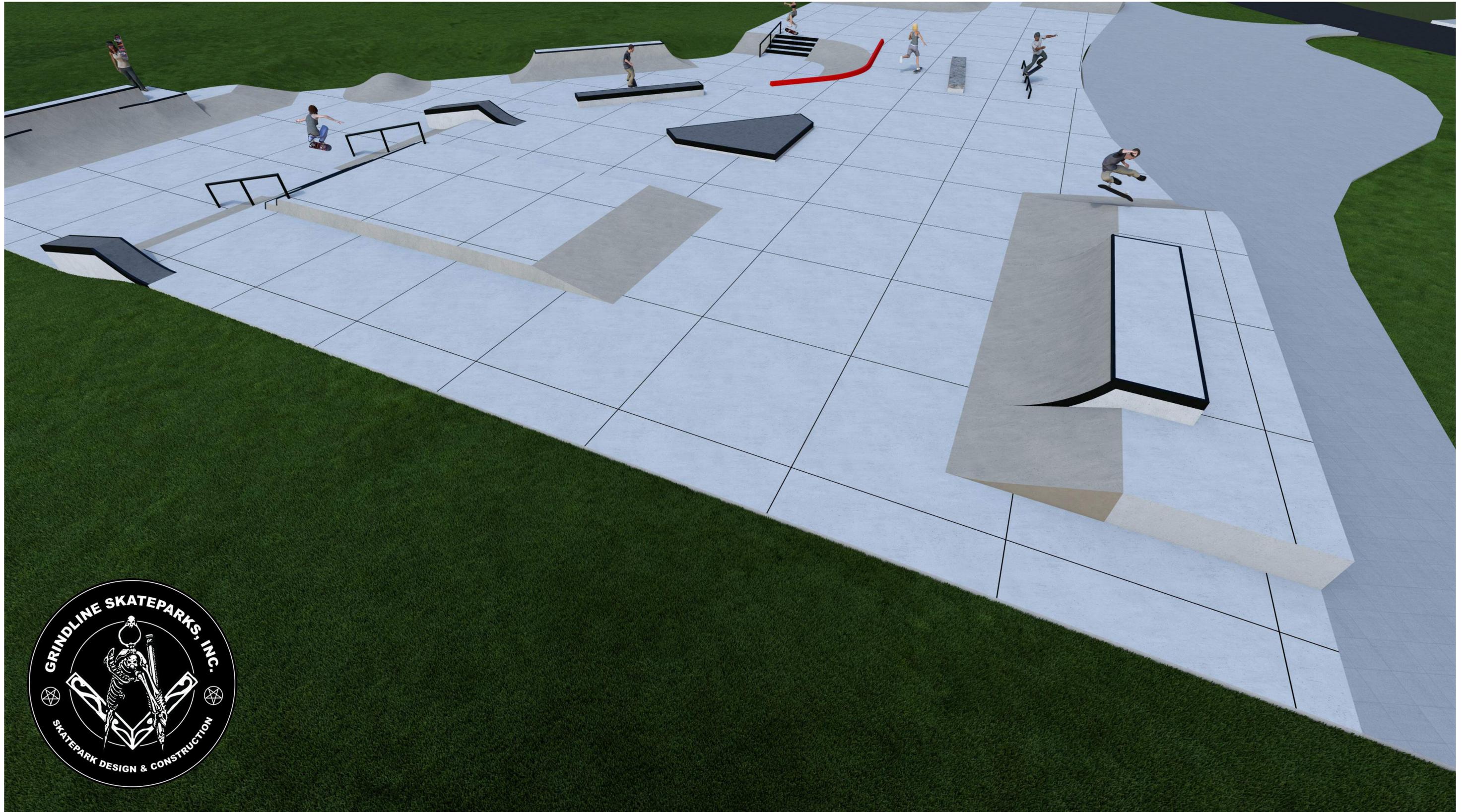
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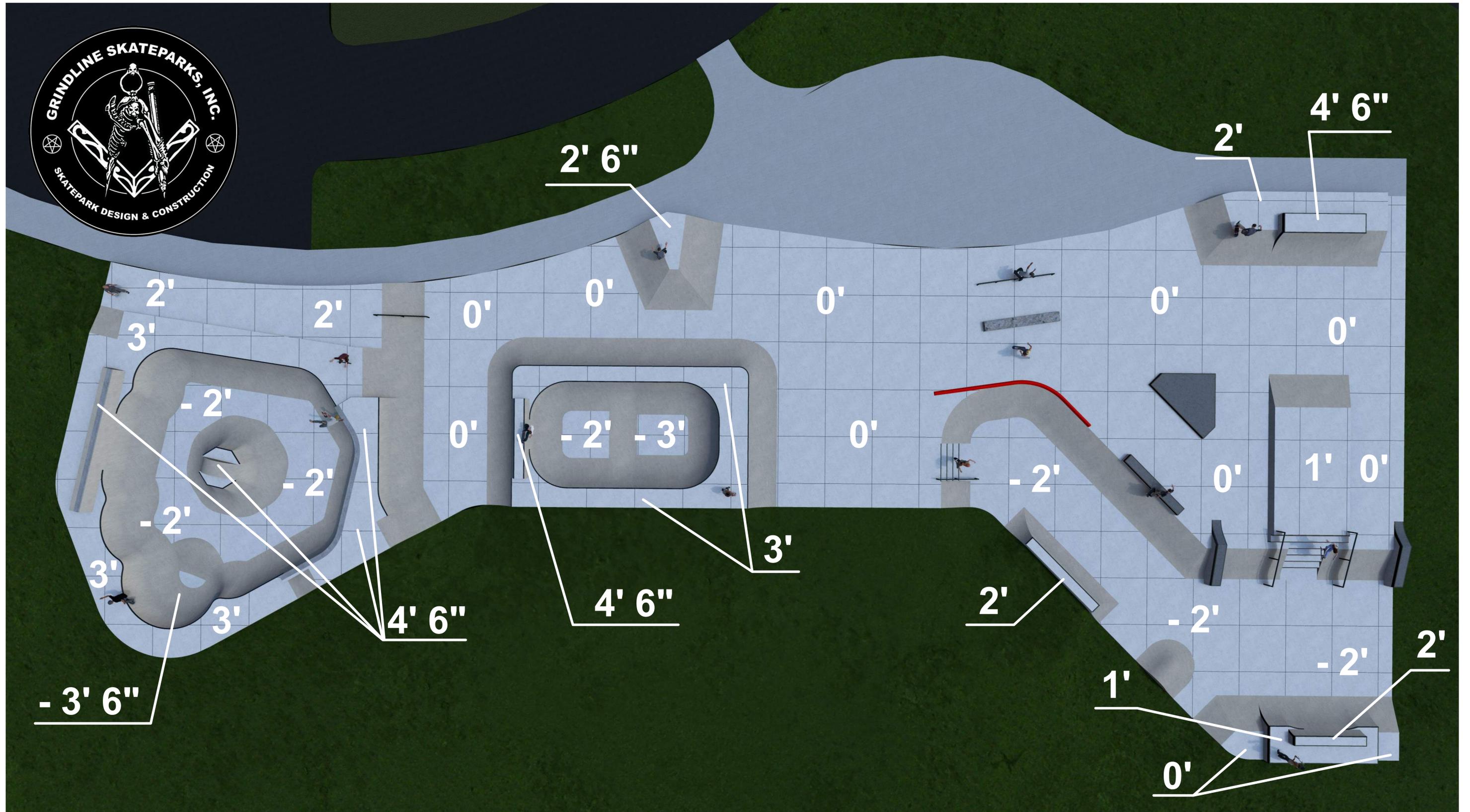
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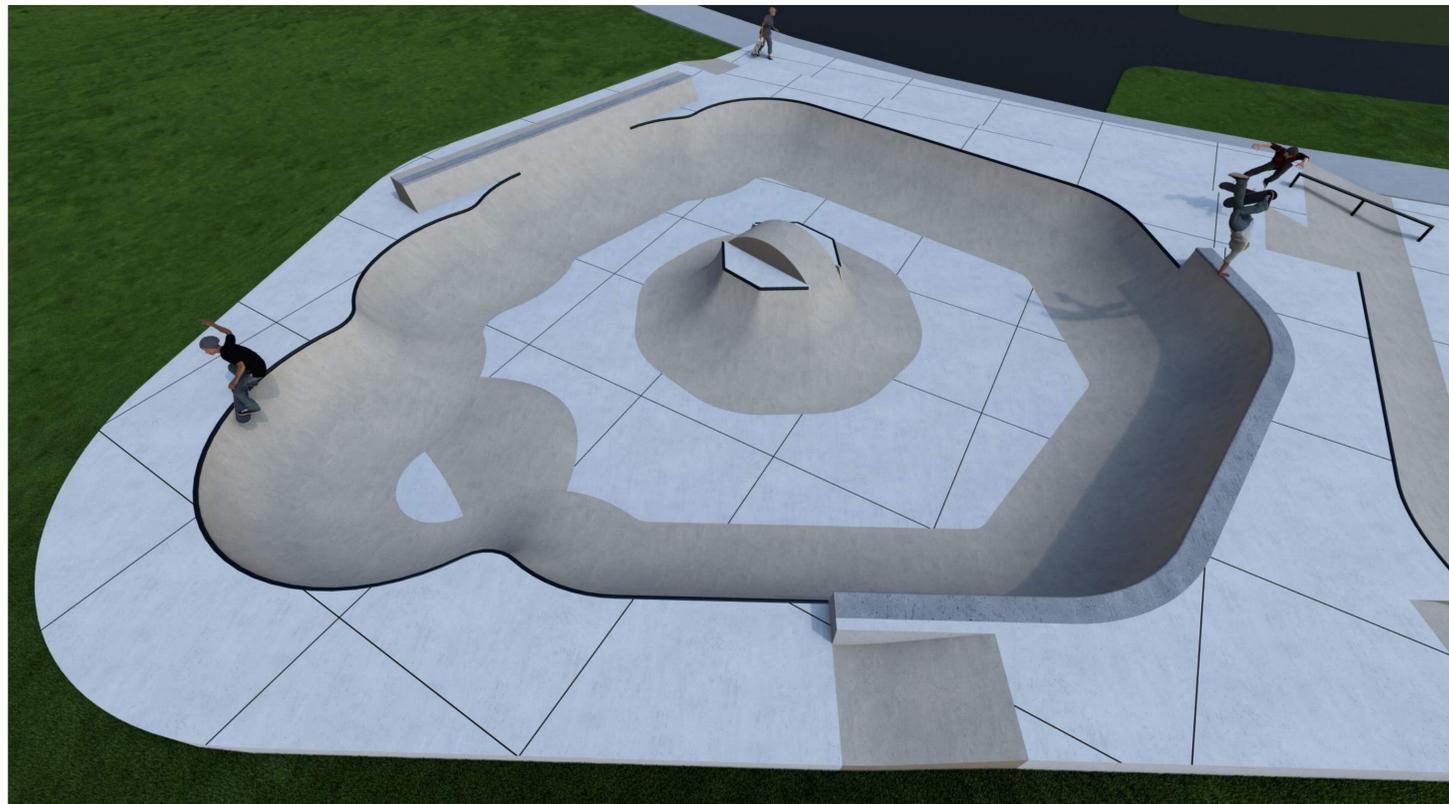
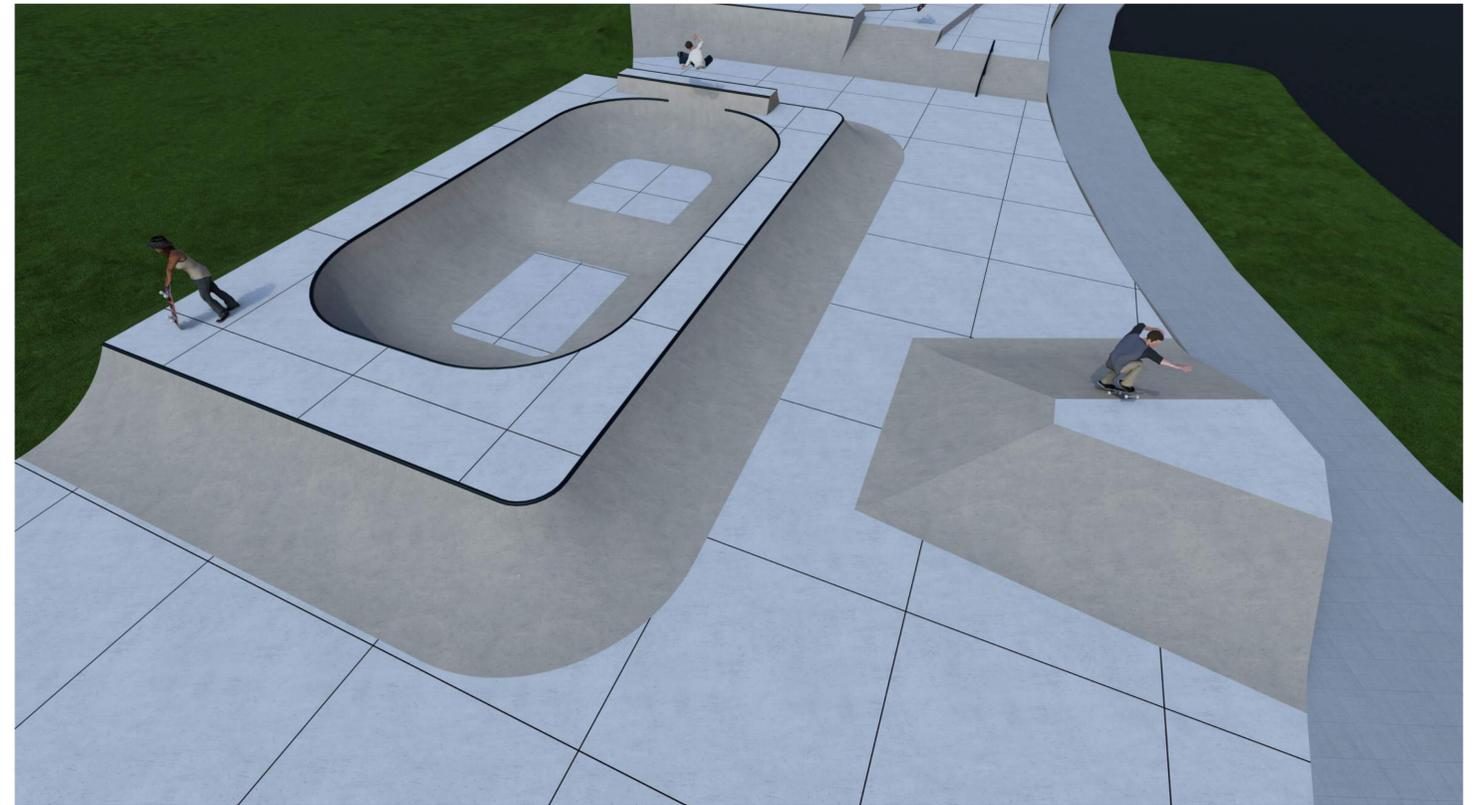
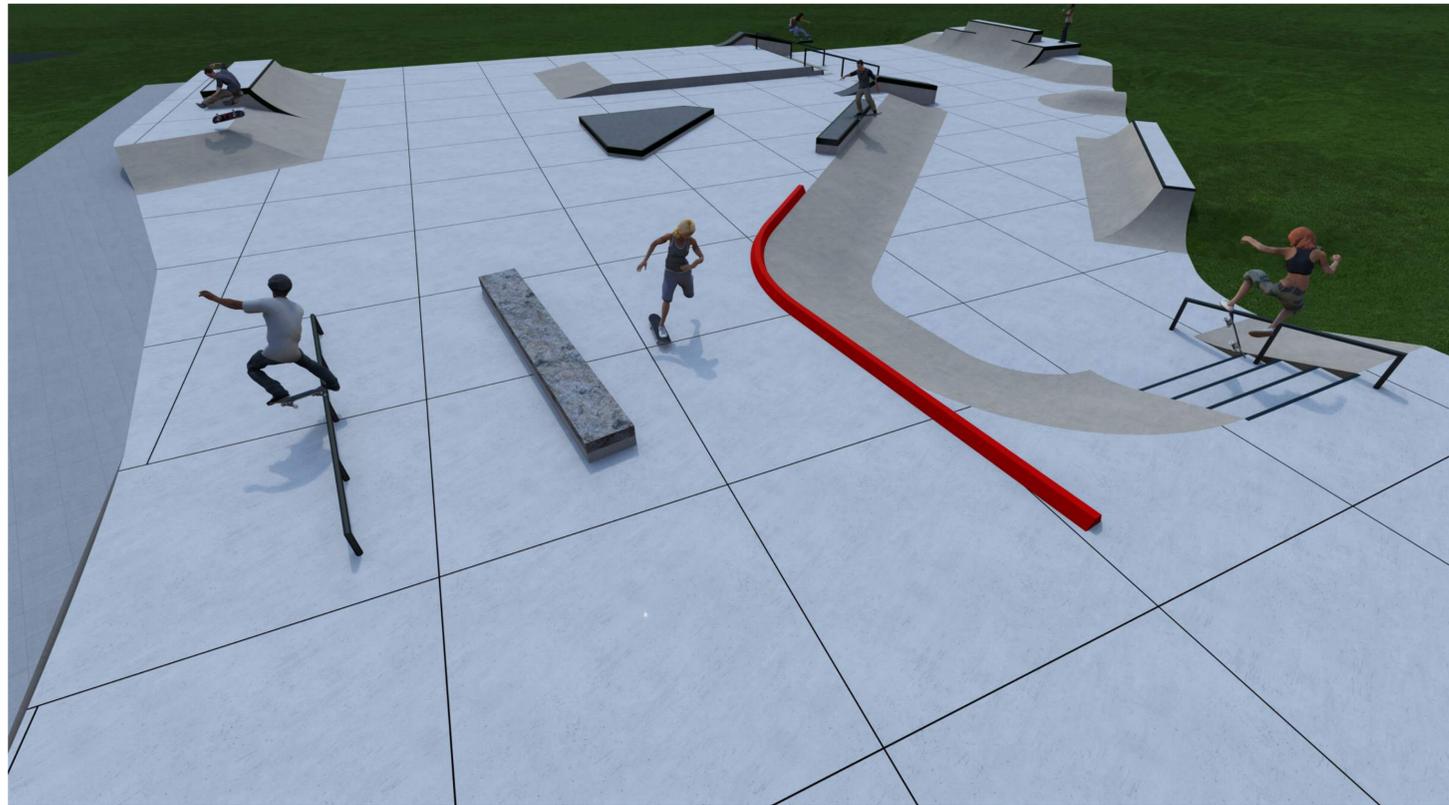
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