



# City of Concord

## PLNG - Sign Or Awning Permit

**Permit #:** SP-0751-2026 **Parcel #:** 9477  
**Issued Date:**  
**Project Address:** 285 Loudon Rd  
Concord, NH **Project:**  
**Owner:** Dundee Investments, LLC **Contractor:**  
**Address:** **Address:**  
**Phone:** (502) 229-8337 **Phone:**

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### Project Details

**SQ Ft:** 0 **Valuation:** \$0.00  
**Description:** Service Credit Union,-South Elevation-halo-Lit Channel letters.

### Permit Fees

<b>Name</b>	<b>Amount</b>	<b>Paid</b>	<b>Due</b>
CD - Sign application PB review	\$30.00	\$30.00	\$0.00
CD - Sign Permit Fee SF Cost	\$74.88	\$74.88	\$0.00
CD - Application for Sign	\$30.00	\$30.00	\$0.00
<b>Totals:</b>	<b>\$134.88</b>	<b>\$134.88</b>	<b>\$0.00</b>

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**Applicant certifies that all the information given is correct and true and that all work performed will comply with applicable City of Concord and State of New Hampshire, Building and Fire Codes, Ordinances, Laws and Regulations.**



# City of Concord

## PLNG - Sign Or Awning Permit

**Permit #:** SP-0752-2026 **Parcel #:** 9477  
**Issued Date:**  
**Project Address:** 285 Loudon Rd  
Concord, NH **Project:**  
**Owner:** Dundee Investments, LLC **Contractor:**  
**Address:** **Address:**  
**Phone:** (502) 229-8337 **Phone:**

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### Project Details

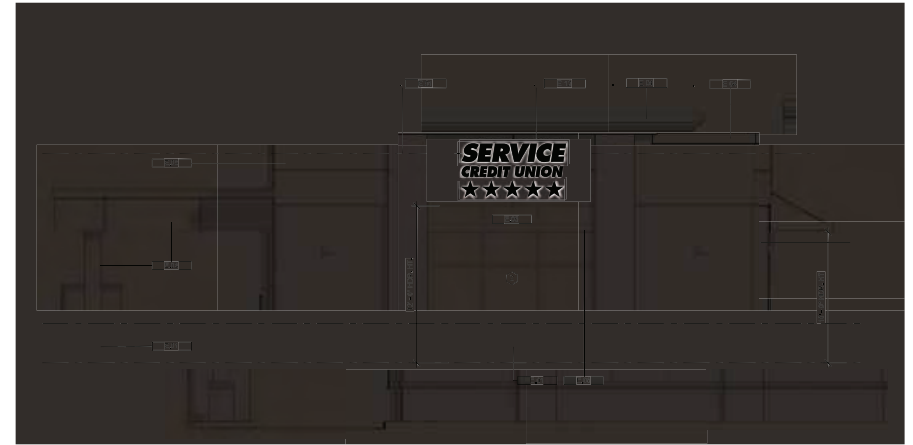
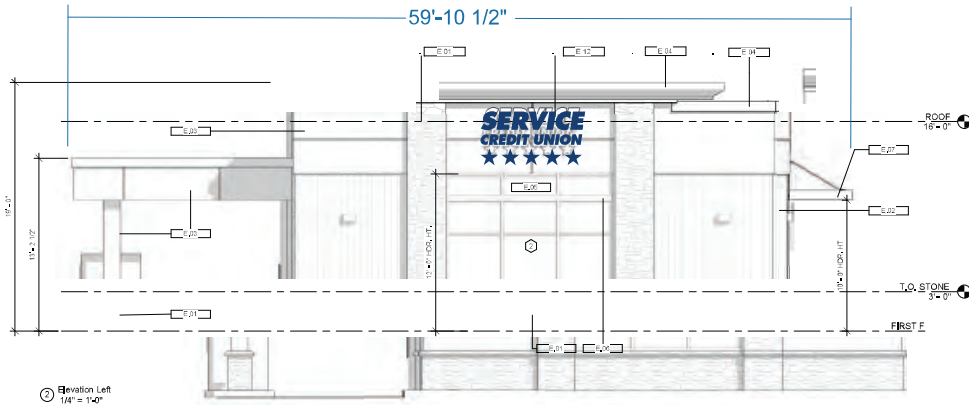
**SQ Ft:** 0 **Valuation:** \$0.00  
**Description:** Service Credit Union, North Elevation-halo-Lit Channel letters

### Permit Fees

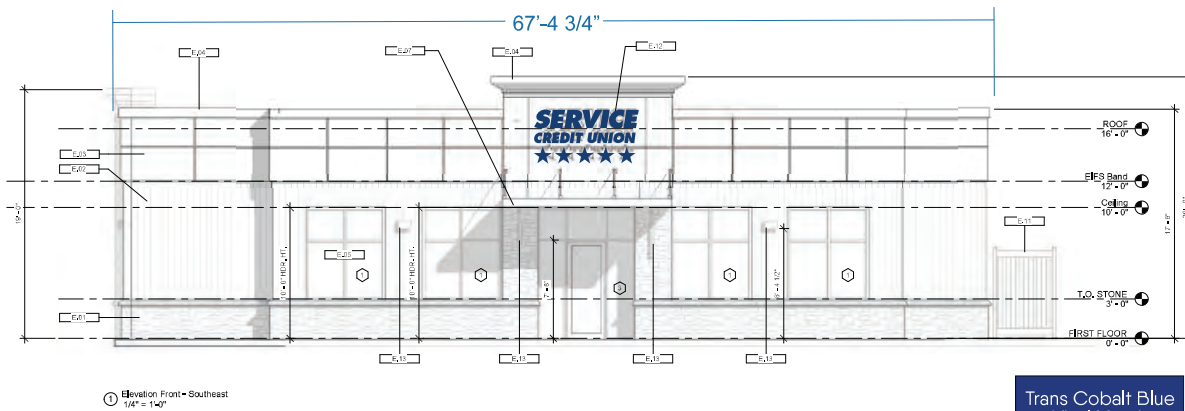
<b>Name</b>	<b>Amount</b>	<b>Paid</b>	<b>Due</b>
CD - Sign application PB review	\$30.00	\$30.00	\$0.00
CD - Sign Permit Fee SF Cost	\$74.88	\$74.88	\$0.00
CD - Application for Sign	\$30.00	\$30.00	\$0.00
<b>Totals:</b>	<b>\$134.88</b>	<b>\$134.88</b>	<b>\$0.00</b>

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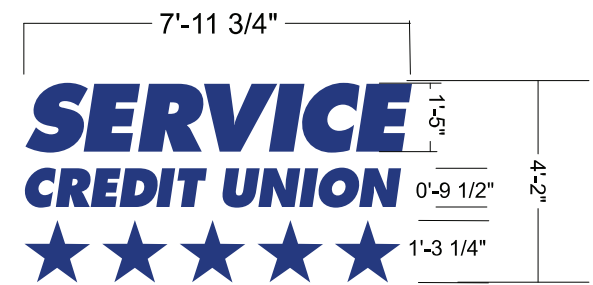
**Applicant certifies that all the information given is correct and true and that all work performed will comply with applicable City of Concord and State of New Hampshire, Building and Fire Codes, Ordinances, Laws and Regulations.**



**Item A-** (2) sets halo-lit channel letters to go on front and side of building.



Trans Cobalt Blue  
Vinyl Match  
PMS 287



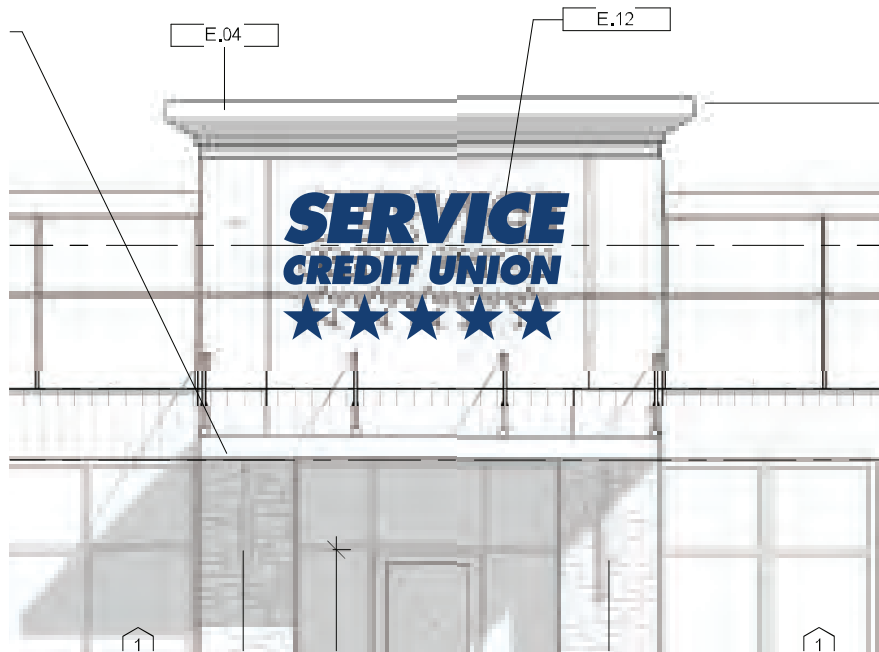
33.28 SF



Measurements on this artistic rendering may vary slightly from the actual "AS BUILT" upon final engineering. Color and resolution in proofs are not representative of final projects due to individual monitor settings.

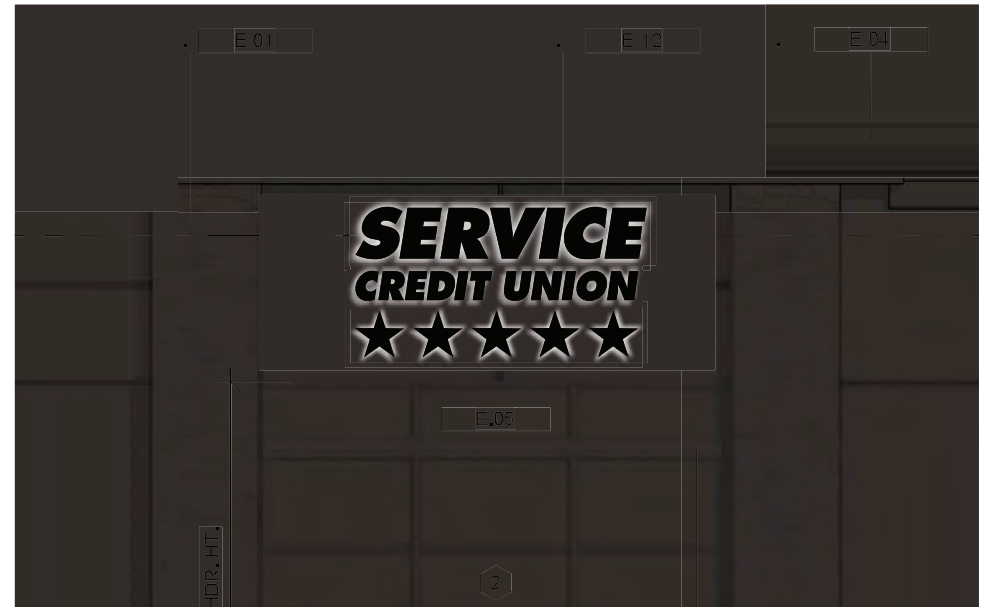


A UL Licensed Manufacturer



Day View

Halo-Lit



Night View



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A UL Licensed Manufacturer



# City of Concord

## PLNG - Sign Or Awning Permit

**Permit #:** SP-0753-2026 **Parcel #:** 9477  
**Issued Date:**  
**Project Address:** 285 Loudon Rd  
Concord, NH **Project:**  
**Owner:** Dundee Investments, LLC **Contractor:**  
**Address:** **Address:**  
**Phone:** (502) 229-8337 **Phone:**

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### Project Details

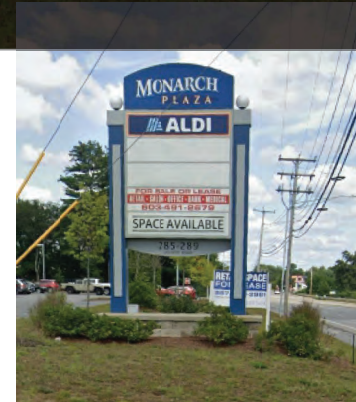
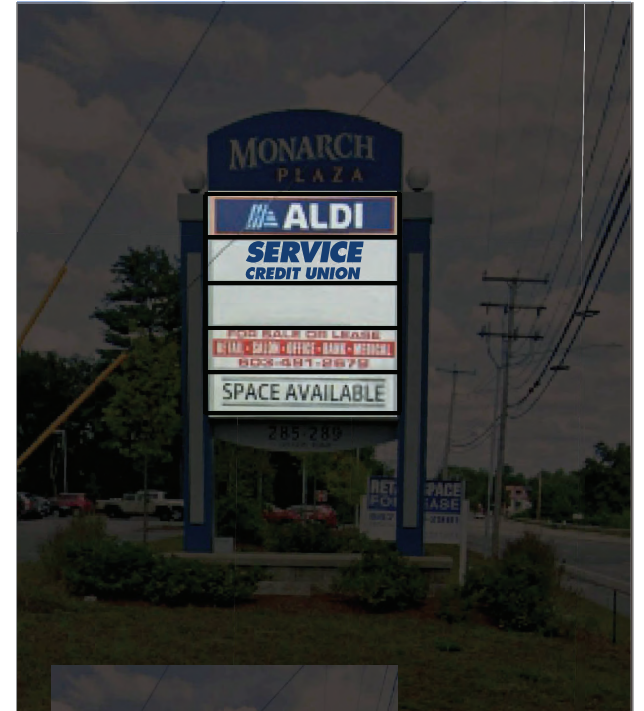
**SQ Ft:** 0 **Valuation:** \$0.00  
**Description:** Service Credit Union-Replace face on existing pylon sign

### Permit Fees

<b>Name</b>	<b>Amount</b>	<b>Paid</b>	<b>Due</b>
CD - Application for Sign	\$30.00	\$30.00	\$0.00
CD - Sign application PB review	\$30.00	\$30.00	\$0.00
CD - Sign Permit Fee SF Cost	\$68.62	\$68.62	\$0.00
<b>Totals:</b>	<b>\$128.62</b>	<b>\$128.62</b>	<b>\$0.00</b>

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**Applicant certifies that all the information given is correct and true and that all work performed will comply with applicable City of Concord and State of New Hampshire, Building and Fire Codes, Ordinances, Laws and Regulations.**



Item D- Manufacture & install: (2) faces to go in existing d/f pylon at plaza entry.  
 30.5"x144" (need survey)

Trans Cobalt Blue  
 PMS 287

30.5 SF



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MAP 612Z  
LOT 32  
N/F LANDS OF  
GMX-REP-SCU-CONCORD, LLC  
3000 DUNDEE ROAD #400  
NORTHBROOK, IL 60062  
BK. 3885, PG. 2085  
PROPERTY ADDRESS:  
4888 LOUDON ROAD  
PER 402

**OLD LOUDON ROAD**  
(PUBLIC - VARIABLE WIDTH ROW)  
(ASPHALT ROADWAY)

**Wall Signs**

**Existing Pylon Sign**

**LOUDON ROAD**  
(AKA NH ROUTE 8  
AKA FRANKLIN PERCEE HIGHWAY)  
(PUBLIC - VARIABLE WIDTH ROW)  
THRU WAY TRAFFIC  
(ASPHALT ROADWAY)

EXISTING ALDI & EXISTING  
RAISING CANES  
120 REQUIRED SPACES  
120 PROPOSED SPACES

ZONING TABLE			
ZONE: GWP - GATEWAY PERFORMANCE DISTRICT USE: BANK MAP 38 LOT(S): 612Z			
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN YARD SETBACKS			
FRONT YARD	\$25-4'(R)	25'(1)	27'5"
SIDE YARD	\$25-4'(R)	25'(1)	50'5"
REAR YARD	\$25-4'(R)	25'(1)	54.2' (BULDOZING) 37.7' (CANOPY)
MAX PERMITTED HEIGHT	\$25-4'(R)	45'	>50'
MAX LOT COVERAGE	\$25-4'(R)	60%	63.4% (127,203 SF) (3)
MIN PARKING SETBACKS			
FRONT	\$25-7.5'(R)	10'(2)	N/A
SIDE	\$25-7.5'(R)	5'	5.7'
MIN ACCESS DRIVEWAY WIDTH	\$25-7.5'(R)	24'	24'

PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	\$25-7.5'(R)	9' x 19'	N/A	9' x 19'
MIN NUMBER OF STALLS	\$25-7.5'(R)	146.5	153 (1)	141
MIN NUMBER OF STALLS (UNIT 1)	\$25-7.5'(R)	76.2	65 (1)	N/A
MIN NUMBER OF STALLS (UNIT 2)	\$25-7.5'(R)	52.0	35 (1)	N/A
MIN NUMBER OF STALLS (UNIT 3)	\$25-7.5'(R)	18.3	53 (1)	21

USE CATEGORY:  
UNIT 1: RETAIL, TRADE GROCERY STORE  
UNIT 2: RESTAURANT WITH OUTDOOR SEATING SERVICE  
UNIT 3: BANK

REQUIRED PARKING:  
UNIT 1: 1 SPACE PER 250 SF GROSS FLOOR AREA  
UNIT 2: 1 SPACE PER 75 SF GROSS FLOOR AREA  
UNIT 3: 1 SPACE PER 200 SF PLUS 5 STALLS PER SPACES PER WINDOW OR STATION

CALCULATION:  
UNIT 1: 11 SPACES / 250 SF = 116,054 SF = 462 SPACES  
UNIT 2: 11 SPACES / 75 SF = 12,800 SF = 170 SPACES  
UNIT 3: 11 SPACES / 200' = 2,460' = 12.3  
TOTAL LOT: 160.5 SPACES

ACCESSIBLE PARKING CRITERIA: 1% MIN. REQUIRED SPACE = 6 MIN. ACCESSIBLE SPACE  
1. ACCESSIBLE VAN SPACE PER 8 STANDARD ACCESSIBLE SPACES (MIN.)

- CONCORD SITE NOTES**
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF AN EXISTING OR PROPOSED UNDERGROUND UTILITY LINE.
  - MINIMUM SEWER UTILIZATION FROM ALL DEVELOPMENT LOCATED AT 382-388 LOUDON ROAD SHALL NOT EXCEED 4.00 GALLONS PER DAY (GPD) COVERED UNITS, SUCH TIME AS ACCUMULATED SEWER IMPROVEMENTS ASSOCIATED WITH THE CAPITAL IMPROVEMENT PROJECTS 51 AND 20 ARE OPERATIONS OR SUFFICIENT CAPACITY IS DETERMINED TO EXIST WITHIN THE SANITARY SEWER SYSTEM AS DETERMINED BY THE CITY ENGINEER (WHENEVER OCCURS).
  - REFER TO THE BOUNDARY TOPOGRAPHIC UTILITY SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 10/08/2018 FOR ALL REFERENCES AND DEED REFERENCES FOR RECORDS.
  - NO STATE AND/OR FEDERAL UTILITIES HAVE BEEN INTERFERED.
  - NO OUTDOOR STORAGE IS PROPOSED FOR THE DEVELOPMENT.

Reviewed by Todd Smutz  
Director of Development, GMX Real Estate Group  
08/20/2025 3:43:30 PM

**NO WETLANDS EXIST ON SITE**

**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

**THIS PLAN TO BE USED FOR PERMITTED PURPOSES ONLY**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



**REVISIONS**

REV	DATE	COMMENT	ISSUED BY



**ISSUED FOR PERMIT**

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PROJECT NO.: NH240005-000A  
DRAWN BY: JAC  
CHECKED BY: KWC  
DATE CALD.: 07/20/2025  
PROJECT: **PROP. SITE PLAN DOCUMENTS FOR PROPOSED CREDIT UNION**  
285 LOUDON ROAD  
CONCORD, NH 03301  
MAP 612Z, LOT 32, UNIT #3  
OWNER: MARSHALL LLC  
910 S ACADIAN THRUWAY  
BATON ROUGE, LA 70896  
APPLICANT: SERVICE CREDIT UNION  
3000 LAFFAYETTE ROAD, BOX 800A  
PORTSMOUTH, NH 03801

**BOHLER**  
50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 450-0500  
www.BohlerEngineering.com



SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C-301**

ORG. DATE: 8/17/2025

