



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

Staff Report for Planning Board

Meeting on March 18, 2026
Project Summary –Minor Site Plan

Project: Radius Recycling – Minor Site Plan (2025-151)
Property Owner: Prolerized New England CO, LLC
Applicant: Woodard & Curran
Property Address: 25 Sandquist St
Tax Map Lot: 793Z 9

Determination of Completeness:

On January 21, 2026 the Planning Board determined this application complete, determined it not to be a development of regional impact, opened the public hearing, and concluded by continuing the public hearing, at the request of the applicant, to the date certain of March 18, 2026.

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). The 65-day period shall commence upon the date of the regular meeting of the Board at which the application was accepted as complete. The Board determined the application complete on January 21, 2026, and the 65-day review period will end on March 27, 2026. If the applicant has not demonstrated compliance with the Site Plan Regulations by the end of the statutory timeline (March 27, 2026), the applicant may request a postponement or the Board may approve, approve conditionally, or deny the application based on the information provided.

Project Description:

The applicant is proposing to replace existing on-site stormwater infrastructure with a new proposed stormwater treatment system to meet the EPA's Multi-Sector General Permit (MSGP) benchmarks for target pollutants from runoff and other associated site improvements at Tax Map 793Z Lot 9, addressed as 25 Sandquist Street in the Opportunity Corridor Performance (OCP) and Open Space Residential (RO) Districts.

Compliance:

The following analysis of compliance with the Zoning Ordinance and Site Plan Regulations is based on a 1-page project narrative; a 2-page cover letter titled "Radius Recycling, Inc. (25 Sandquist St.) Minor Site Plan Application" dated December 17, 2025, prepared by Woodard & Curran; a 51-sheet plan set titled "Sandquist Facility Stormwater Improvements" dated December 2025 with revisions through February 18, 2026; a 333-page Alteration of Terrain (AoT) Permit Application dated November 7, 2025, prepared by Woodard & Curran; a 283-page Drainage Report titled "City of Concord Site Plan Application Drainage Report" dated February 18, 2026, prepared by Woodard & Curran; a 2-page request for more information – Shoreland Permit Application dated December 8, 2025; a 2-page request for waiver of transportation impact fees, dated February 18, 2025 (2026 assumed), prepared by Woodard & Curran;

and, a 2-page waiver request for screening fencing date February 25, 2025 (2026 assumed), prepared by Woodard & Curran.

1. Project Details and Zoning Ordinance Compliance:

Zoning District: Opportunity Corridor Performance (OCP) District
Open Space Residential (RO) District
Existing Use: Scrap Metal Recycling and Service Shops
Proposed Use: Scrap Metal Recycling and Service Shops
Overlay Districts:
Flood Hazard (FH) District Yes
Shoreland Protection (SP) District Yes
Historic (HI) District None
Penacook Lake Watershed (WS) District None
Aquifer Protection (AP) District None
Wetland: Yes
Wetland Buffer: Yes

Zoning Code Item	Required	Existing	Proposed
Minimum Total Area	N/A	6.9-acres	6.9-acres
Minimum Buildable Land	N/A	Not Provided	Not Provided
Minimum Lot Frontage	150-feet	Not Provided	Not Provided
Minimum Front Yard	15-feet	Not Provided	Not Provided
Minimum Rear Yard	15-feet	Not Provided	Not Provided
Minimum Side Yard	15-feet	Not Provided	Not Provided
Maximum Lot Coverage	85%	74%	74%
Maximum Building Height	45 feet	Not Provided	Not Provided
Required Parking	Not Provided	14 Spaces	14 Spaces

1.1 Per Section 29.2-1-2(a)(1) of the Zoning Ordinance, any person or entity which seeks to undertake new development within the City of Concord, shall pay impact fees to the City in the manner and in the amounts set forth in the ordinance. An applicant for the development of permitted nonresidential uses shall qualify for a waiver of the transportation facilities impact fees, but the waiver request must be received prior to the Clerk’s calculation of the impact fees. The Clerk determines the impact fee at the time of building permit application, and **the applicant must request the waiver prior to the date of the determination.**

On February 18, 2026, the applicant requested via a 2-page submission, prepared by Woodard & Curran, a waiver from Section submitted a waiver request from Section 29.2-1-2(a)(1) of the Zoning Ordinance, to waive transportation facilities impact fees from the pending the 25 Sandquist Street Stormwater-related application (Case 2025-151).

2. General Comments:

2.1 Per Section 6.01(4) of the Site Plan Regulations, staff was unaware of any nonconformities with the Zoning Ordinance at the time the abutter notifications were mailed.

2.2 Per Section 6.01(5) of the Site Plan Regulations, a completed conditional use permit application if required shall be made at the same time as the site plan application. The project does not require any conditional use permit applications, and no conditional use permits were submitted.

- 2.3 Per Section 12.01 *Research* of the Site Plan Regulations, applicants are responsible for familiarizing themselves with all city, state, and federal regulations relative to zoning, site plan design and approval, 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.
- 2.4 Per Section 25.01 *Nonmunicipal Utilities General Requirements* of the Site Plan Regulations, the applicant is responsible for all coordination with the utility companies to ensure that utilities are installed in accordance with the Board-approved plans. Staff recommends that the applicant coordinate with all nonmunicipal utilities providing services to the site to ensure the existing services are adequate. Any changes to the utilities after the Board's conditional approval will require either administrative approval or an amendment to the conditional approval depending upon the changes proposed.
- 2.5 Per Section 15.03 *Existing Condition Plan*, where minimal changes are proposed to the site, the Clerk may allow the applicant to reduce the amount or extent of the information required from Section 15.03 to be shown on the existing conditions plan provided that the proposed extent and impacts of the proposed improvements to the site, and City at large, can be satisfactorily reviewed and sufficient information is provided on the plan for the Planning Board to act on the application. Accordingly, as the majority of the site remains unchanged, the Planning Board Clerk has determined to reduce the amount or extent required from Section 15.03 as noted below:
- a. Section 15.03(7) *Buildings and Structures*
 - b. Section 15.03(8) *Parking, Loading, and Access*
 - c. Section 15.03(13) *Flood Hazard*
 - d. Section 15.03(17) *Solid Waste and Outside Storage*
 - e. Section 15.03(18) *Lighting*
 - f. Section 15.03(22) *Abutting properties*
 - g. Section 15.03(23) *Tabulations*
- 2.6 Per Section 15.04 *Proposed Site Plan*, where minimal changes are proposed to the site, the Clerk may allow the applicant to reduce the amount or extent of the information to be required from Section 15.04 to be shown on the site plan provided that the proposed extent and impacts of the proposed use and improvements to be made to the site can be satisfactorily reviewed and sufficient information has been provided for the Planning Board to act on the application. Accordingly, and whereas the majority of the site remains unchanged, the Planning Board Clerk has determined to reduce the amount or extent required from Section 15.04 as noted below:
- a. Section 15.04(10) *Buildings and Structures*
 - b. Section 15.04(11) *Parking, Loading, and Access*
 - c. Section 15.04(20) *Flood Hazard*
 - d. Section 15.04(26) *Lighting*
 - e. Section 15.04(27) *Fire Suppression*
 - f. Section 15.04(28) *Tabulations*
- 2.7 The Engineering Services Division general comments are noted in the attached 8-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated February 26, 2026.

3. Site Plan Regulations Determination of Completeness:

The items below are missing and **the Site Plan Regulations REQUIRE the items for the application to be deemed complete (unless a waiver from the requirement is otherwise approved).**

- 3.1 Section 12.03(1) requires a Licensed Land Surveyor shall prepare, sign, and seal the existing conditions plan. Specifically, the signature and seal on the existing conditions plan is of the licensed professional engineer and not a licensed land surveyor. A licensed Land Surveyor shall sign and seal the existing conditions plan.
- 3.2 Section 12.03(5) requires a where wetland boundaries are required to be delineated, the delineation shall be performed by a New Hampshire Certified Wetland Scientist who shall sign and seal the plan upon which the wetland boundaries are mapped. Specifically, the signature and seal of the wetland scientist who made the delineation shall be added to the existing conditions plan and site plan.
- 3.3 Section 12.06(1) *Certificate of Ownership* requires a certificate of ownership identifying each parcel, including which property is owned by each owner, and a deed citation for each deed from the Merrimack County Registry of Deeds. Specifically, a certificate of ownership note shall be added to the site plan and existing conditions plan. The note shall clearly state owner of record, parcel address and tax map lot information, and book and page of the deed supporting the ownership.
- 3.4 Section 12.07 *Wetland Delineations* requires wetland delineations are to be prepared by a New Hampshire Certified Wetland Scientist who shall sign and seal the existing condition plan and site plan. The date of the wetland delineation shall be noted on the plans. Specifically, the NH Certified Wetland Scientist shall sign and seal the existing conditions and site plan and a note shall be added to both sheets adding the date of the delineation.

Site Plan Regulations Compliance:

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

- 3.5 The Engineering Services Division general comments are noted in the attached 8-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated February 26, 2025.
- 3.6 Section 13.02(8) *State and Federal Permits* requires prior to certificate of approval, copies of all required state and federal permits shall be provided. Specifically, prior to final approval, the applicant shall provide to the Planning Division copies of all approved State or Federal permits required for the project.

4. Variances:

- 4.1 No variances are requested.

5. Waivers:

- 5.1 The applicant requests a waiver from the following section(s) of the Site Plan Regulations:
 - a. Section 26.05 *Residential Uses in Mixed Use or Non-residential Zones*, to not require a solid and opaque fence to provide screening and instead allow the use of an 8-foot chain link fence with privacy screening to be used.

The applicant and the Board discussed the requirement and criteria pertaining to this waiver request at the January 21, 2026 Planning Board meeting, and the applicant has since followed up with a 2-page waiver narrative provided as supplemental materials with the application. Staff still recommends the Board deny this waiver request, as the concrete barrier proposed to screen the abutting residential use from the sites principal use is located behind the mechanical structure, tanks, pumps and associated treatment components, does not screen these components, and a solid and opaque fence would provide greater screening than the chain link fence with privacy slats. However, staff acknowledges that during the January 21, 2026 Planning Board meeting the Board expressed favorably for granting such waiver, indicating that the proposed concrete barrier behind the stormwater treatment facility will provide significant screening improvements than the existing Conex boxes used for screening the parcels primary scrap metal recycling use from the residential use.

6. Conditional Use Permits:

6.1 No Conditional Use Permits are requested.

7. Architectural Design Review:

7.1 No Architectural Design Review approval is required for a minor site plan application. Staff notes that an architectural design review application and approval will be required prior to the issuance of a building permit due to exterior alterations within a Performance District.

8. Conservation Commission:

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

9. Recommendation:

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, 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 request below** from the listed sections of the Site Plan Regulations, because the proposed concrete barrier does not screen the improvements proposed to be located between the residential property and the concrete barrier and does not meet the spirit and intent of the regulations to provide screening from the abutting residential use:

a. Section 26.05 *Residential Uses in Mixed Use or Non-residential Zones*, to not require a solid and opaque fence to provide screening and instead allow the use of an 8-foot chain link fence with privacy screening to be used.

9.3 Should the Board still disagree with the staff recommendation to deny the waiver, the Board will need to indicate how the applicant has shown that the criteria of RSA 674:44(III)(e) and Section 36.08 of the Site Plan Regulations are met in granting a waiver:

a. Section 26.05 *Residential Uses in Mixed Use or Non-residential Zones*, to not require a solid and opaque fence to provide screening and instead allow the use of an 8-foot chain link fence with privacy screening to be used.

9.4 **Grant Minor Site Plan approval** for the construction of a new stormwater treatment system and other associated site improvements at Tax Map 793Z Lot 9, addressed as 25 Sandquist Street, as submitted, and subject to the following precedent and subsequent conditions:

- (a) Precedent Conditions** – Per Section 7.08(9) *Expiration of Approval*, approved site plans shall meet all precedent conditions and obtain the signature of the Chair and Clerk of the Planning Board within one year of the date of the Planning Board meeting where conditional final approval was granted; otherwise said plans shall be null and void.
1. Unless a specific variance, waiver, or conditional use permit is granted stating otherwise, revise the plan sheet/set to fully comply with the Site Plan Regulations, Zoning Ordinance, and Construction Standards and Details, including but not limited to the following:
 - a. Per Section 12.03(1) the signature and seal of a licensed land surveyor shall be added to the existing conditions plan.
 - b. Per Section 12.03(5) the signature and seal of the wetland scientist who made the delineation shall be added to the existing conditions plan and site plan.
 - c. Per Section 12.06(1) *Certificate of Ownership* a certificate of ownership note shall be added to the site plan and existing conditions plan.
 - d. Per Section 12.07 *Wetland Delineations* the NH Certified Wetland Scientist shall sign and seal the existing conditions and site plan and a note shall be added to both sheets adding the date of the delineation.
 - e. Per Section 13.02(8) *State and Federal Permits* the applicant shall provide to the Planning Division copies of all approved State or Federal permits required for the project.
 2. Revise the plan set for compliance with the Site Plan Regulations and Construction Standards and Details as noted in the attached 8-page memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated February 26, 2026
 3. The plan shall list all approvals, variances, waivers, or conditional use permits, with the section numbers, description, and date of approval. Unless otherwise noted, the plan shall comply with the regulatory requirements in any instances where waivers have been denied by the Planning Board.
 4. Upon notification from the Planning Division that the plan set complies with Planning Board conditions, the Zoning Ordinance, Site Plan Regulations, and Construction Standards and Details, the applicant shall deliver to the Planning Division two full-size plan sets, including civil, landscaping, and lighting plans and architectural elevations, for endorsement by the Planning Board Chair and Clerk.
- (b) Subsequent Conditions** – to be fulfilled as specified:
1. The applicant is responsible for compliance with the City’s municipal code, Site Plan Regulations, and Construction Standards and Details, unless a variance, waiver, or conditional use permit is granted.
 2. Copies of all required state and federal permits shall be submitted to the Planning Division prior to the issuance of building permits or commencement of demolition or construction. (Sections 13.01(6), 13.02(8), 23.08, and 24.09)
 3. No building permit shall be issued until the site plan has been approved by the Planning Board and the pre-construction conditions of approval have been satisfactorily addressed as determined by the Clerk of the Planning Board. No certificate of occupancy shall be issued until all site and building improvements have been completed to the satisfaction of the Clerk of the Planning Board according to the approved plans and conditions of Planning Board approval. (Section 11.09(6))
 4. The applicant, successors, and assigns shall be responsible for the regular maintenance of all plantings and other landscape features. Plant materials shall be maintained alive,

- healthy, and free from pests and disease. Tree stakes and guys shall be removed after the first growing season. (Section 27.07(8))
5. Existing invasive species shall be removed. All trash, construction material, and debris shall be removed. Dead and dying trees which present a potential hazard to existing and proposed structures shall be removed. (Section 27.07(10))
 6. The site shall be graded and cleared in accordance with the Construction Standards and Details and Section 27.08 of the Site Plan Regulations.
 7. Erosion control measures shall be installed and maintained in accordance with Section 27.09 of the Site Plan Regulations, the State of New Hampshire Department of Environmental Services, and the Construction Standards and Details. Sedimentation and erosion control measures shall be installed prior to the start of construction, and shall be monitored and maintained during construction, and removed after final site stabilization as required by Section 27.09(4) *Monitoring and Maintenance*.
 8. Temporary sediment and erosion control devices shall not be removed until permanent stabilization is established for the entire site. All temporary erosion and sediment control measures shall be removed after the completion of construction. (Section 27.09(5))
 9. A site stabilization guarantee shall be provided to ensure that sites are properly stabilized. The City Engineer may call said financial guarantee, and stabilize a disturbed site, if upon notice, the applicant has not stabilized or restored the site. (Section 27.11)
 10. If there is a conflict between regulations, rules, statutes, provisions or law, or the approved plan set, whichever provisions are the more restrictive or impose higher standards shall control, unless a specific waiver from the provision has been granted by the Planning Board. (Sections 36.04 and 36.05)
 11. No site construction, or change of use of land, shall occur in violation of the Site Plan Regulations and the Zoning Ordinance. No building permits shall be issued prior to satisfactory completion of pre-construction conditions of Planning Board approval. The Clerk shall not approve any certificate of occupancy unless the site is found to comply with the approved site plan and the conditions of Planning Board approval. (Sections 36.15 and 36.24)
 12. Temporary certificates of occupancy are only issued under certain circumstances and only for the items outlined in Section 36.18, only in winter conditions to defer certain weather-dependent items to spring.
 13. It shall be the duty of the Clerk to enforce the regulations and to bring any violations or lack of compliance herewith to the attention of the City Solicitor. (Section 36.19)
 14. Prior to the issuance of a certificate of occupancy, digital as-built drawings shall be provided conforming to the Engineering Services Division's as-built checklist. (Sections 12.09, 13.02(11), and 36.25)



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: February 26, 2026
SUBJECT: Radius Recycling- Minor Site Plan
Engineering Review
25 Sandquist St., Map 793Z, Lot 9; City Project 2025-151

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

- Request for waiver of Screening Fencing by Woodward and Curran, dated February 18, 2025
- Request for waiver of Transportation Impact Fees by Woodard and Curran, dated February 18, 2025
- Request for information- Shoreland Permit Application response letter by NHDES, dated December 8, 2025
- Radius Recycling Site Plans by Woodard & Curran, dated February 18, 2026
- Response Letter by Woodard & Curran, dated February 18, 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. Drainage Report

- a. Comment addressed.
- b. **Comment not fully addressed.** *Provide the volume for the 10-year storm event, pursuant to CSPR 22.07(3).* While the volume for the 10-year storm event for design point 2 was provided, please also provide it for design point

1. Place these volumes in a table in section 2.3, or in a similar section. From the Drainage report, for design point 1, it appears the proposed 10-year volume of 75,907 cf is higher than the existing 10-year volume of 74,605 cf. This post-development volume needs to be lower than pre-development volume, pursuant to CSPR 22.07(3).

2. General Information

- a. **Comment not fully addressed.** *Provide all State and Federal Permits to the Engineering Division, pursuant to CSPR 13.02(8). Permits have not been received by the applicant yet. The City will wait for their submittal.*
- b. Comment addressed.
- c. **Comment not fully addressed.** *Within the plan set, including the cover sheet and within the title block on every sheet, please include the main address of the facility. The City's GIS indicates that several addresses may be associated with several buildings on the property: 17 Sandquist, 18 Sandquist, 21 Sandquist, and 25 Sandquist. On the Civil Existing Conditions Plan, Sheet C-100, please label each building associated with an address. Provide the main address of the facility on the cover sheet and within the title block of every sheet.*
- d. **Comment not fully addressed.** *The termini of the existing 24" storm drain pipe on the south side of the property needs to be found and depicted. This pipe is an overflow for the proposed drainage system. Please investigate. Please locate the termini when possible.*

3. General Sheet Index (Sheet G-001)

- a. Comment addressed.

4. Abbreviations and Legend

- a. Comment addressed.

5. General Notes (Sheet C-002)

- a. **Comment not fully addressed.** *General Notes (3) states the Zone AE is at 230'. However, the floodplain line shown on Sheet C-100 is shown at various elevations. Please redraw this line at elevation 230', pursuant to CSPR 22.09. Please turn off the old floodplain line and callout.*

- b. Comment addressed.
- c. Comment addressed.
- d. Comment addressed.
- e. **Comment not fully addressed.** *General Note 1 on Sheet C-002 states that the existing conditions have been provided from an aerial survey performed by Civil Design Consultants and a field survey performed by SEC & Associates. The LLS stamped, existing conditions plan prepared by SEC & Associates should be included in the submitted plan set. The aerial survey performed by Civil Design Consultants should also be included in the plan set as several notes on Sheet C-100 specifically refer to it. Please include in this set separate sheets for the aerial survey performed by Civil Design Consultants and for the existing conditions plan prepared by SEC & Associates.*

6. Existing Conditions Plan (Sheet C-100)

- a. **Comment not fully addressed.** *For all abutting properties, please include owner's names, assessors map and lot info, property address, owner's mailing address, and deed references. Please include deed references for all abutting properties. Also, the map and lot info needs to be corrected—for example, they should be Tax Map 793Z, Lot 11 and not Tax Map 793, Block Z, Lot 11.*
- b. **Comment not fully addressed.** *Many property lines are missing boundary information, including the frontage along the Merrimack River. Along with some property lines missing boundary information, some property lines have boundary information that is covered by or obscured by other notes. The southern property is still missing boundary information. Please include this information.*
- c. Comment addressed.

7. Site Preparation and Erosion Control Plan (Sheet CD-100)

- a. Comment addressed.
- b. Comment addressed.
- c. Comment addressed.
- d. Comment addressed.
- e. Comment addressed.

8. Overall Layout and Materials Plan (Sheet CI-100)

- a. Comment addressed.
- b. **Comment not fully addressed.** *Repaving overlaps the scale location. Please state how the scale will be protected, or revise the repaving to avoid the scale.* Please state how the scale will be protected in the notes of this sheet. Please state in the notes, “The scale will be protected during construction, with the trench for the storm drain replacement to not disturb the existing scale.”
- c. **Comment not fully addressed.** *Turn on the storm line.* Turn on the two force mains connecting to the above ground storage tank.

9. Overall Grading and Drainage Plan (Sheet CG-100)

- a. Comment addressed.
- b. Comment addressed.
- c. Comment addressed.
- d. Comment addressed.

10. Stormwater Treatment and Storage Area Grading and Drainage Plan (Sheet CG-101)

- a. Comment addressed.

11. Grading and Drainage Plan and Profile 1 (Sheet CG-102)

- a. **Comment not fully addressed.** *At each structure in the profile, match crowns of pipes, with a minimum drop between invert in and invert out of 1 inch/ft., pursuant to CCSD Section 6(3)(E)(3)(iv).* In HydroCad, to ensure the storm pipes are not surcharged, please provide the existing and proposed capacity calculations for each storm pipe in the system for all storm events.
- b. Comment addressed.
- c. **Comment not fully addressed.** *Show force main in profile view near diversion structure.* The force main is still not shown in the profile. Please show on the profile the force main that crosses the storm line approximately 10 feet south of the diversion structure.

- d. **Comment addressed.** *It is noted that at many locations there is a lack of clearance between the top of a proposed pipe and the structure castings. For example, at DMH 10 the top of the 30" RCP would be at elevation 230.0 and the cover elevation is 231.57. Is the designer sure that a top and castings for the structure can be installed this way?* The applicant states the precast supplier will develop custom solutions for these structures. Please show these custom solutions in the shop drawings when submitted before the pre-construction meeting. On the profile, please show insulation over the proposed pipes without 4' of cover, pursuant to CSPR Section 6(3)(F)2).

12. Details 1 (Sheet C-900)

- a. Comment addressed.

13. Details 2 (Sheet C-901)

- a. Comment addressed.
- b. **Comment not fully addressed.** *Show a callout for the Berm Detail on plan view, or remove the detail from this sheet. This callout could not be found. Please show this callout.*
- c. **Comment not fully addressed.** *Revise 4" of compacted screened loam to 6", pursuant to CSPR 27.09(3). Four inches is still shown on the Loam and Seed Detail. Please revise the 4" to 6".*
- d. Comment addressed.
- e. Comment addressed.
- f. **Comment not fully addressed.** *For the Concrete Repair Detail, for longevity, consider revising the concrete thickness from 4" to 6", add 6" of ¾" crushed gravel, and add 12" of ¾" gravel. Under notes (1), change ½" to 1.5", pursuant to CCSD 3(3)(O)(4) and Detail M-8. Revise the concrete strength from 3000 psi to 4000 psi, pursuant to CCSD Section 3(3)(I). Is the intent to retain the 4" concrete thickness? Please confirm.*

14. Details 3 (Sheet C-902)

- a. **Comment not fully addressed.** *In the Diversion Manhole Detail, revise the Section view to show the butt end of the weir, not the side view. State the invert may be concrete or a brick shelf, pursuant to CCSD Details SD-2 and SD-3. Eliminate the option for the compacted bank run gravel and use the ¾"*

crushed stone bedding instead, pursuant to CCSD Detail SD-3. In the General Notes, add notes 3-6 from CCSD Detail SD-3. Please state the invert may be concrete or a brick shelf, pursuant to CCSD Details SD-2 and SD-3. Show the thickness of the bedding as 12", as this dimension was accidentally erased.

- b. **Comment not fully addressed.** *In the Above Ground Storage Tank Detail add the elevations of the two force mains and the overflow storm drain shown on Sheet CG-101 to this detail. Sheet M-903 only shows two pipes connecting to this tank while Sheet CG-101 shows 3 pipes. Please revise to match. Please revise the unknown "x" dimensions on the tank. This comment was not addressed, except for the revision of the "x" dimensions. Please address this comment.*
- c. Comment addressed.

15. Details 4 (Sheet C-903)

- a. Comment addressed.
- b. Comment addressed.
- c. **Comment not fully addressed.** *Under the Precast Concrete Drainage Manhole Detail, at the "12" Compacted Gravel Bedding or..." callout, remove "Compacted Gravel Bedding or." Under Notes, insert notes 1, and 3-6 from CCSD Detail SD-3. Show the thickness of the bedding as 12", as this dimension was accidentally erased.*
- d. Comment addressed.
- e. Comment addressed.

State/Federal Permits

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

NHDES Alteration of Terrain (if over 50,000 SF disturbance in shoreland)

EPA NOI to Construct (if over 1 acre of disturbance)

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. The following permit(s) will need to be obtained from the Engineering Services Division:
 - Driveway, Utility-Connection (Storm)
 - 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>

3. 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.

Prior to scheduling the pre-construction meeting, the Applicant should apply for the required Engineering permits listed above and provide an estimate of the anticipated number of inspections for review by Engineering. The Applicant shall provide a project schedule when applying for the required permits.

The permit fees shall be paid prior to scheduling the pre-construction meeting.

4. Establish a performance surety (bond, letter of credit, or cash deposit) for work within the Right-of-Way and proposed public improvements or common private improvements per Subdivision Regulation 10.09, prior to subdivision plat signature 13.02 (7) and 30.01. An engineer's cost estimate, prepared by the Applicant and based on the current NHDOT weighted average unit prices, shall be submitted a minimum of two weeks prior to scheduling the pre-construction meeting.
5. When above requirements have been met, request to set up a pre-construction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc. Engineering permits will not be authorized (unless explicitly stated otherwise) until final revised plans have been submitted and approved to the satisfaction of Planning and Engineering.

Construction Requirements

1. Shop drawings/submittals shall be submitted to Engineering for the proposed water, sewer, drainage improvements as applicable.

2. 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.