



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, July 2, 2026 9:00 AM City Hall, 2nd Floor Conference Room

A. **Call to Order** – Roll Call

B. **Schedule Pre-submission Inquiry**

a. **Conceptual Planning Board Application** – The building at 348 Winchester St (TMP #111-004-000-001) is owned by Riverside Improvements LLC and is located in the Commerce District.

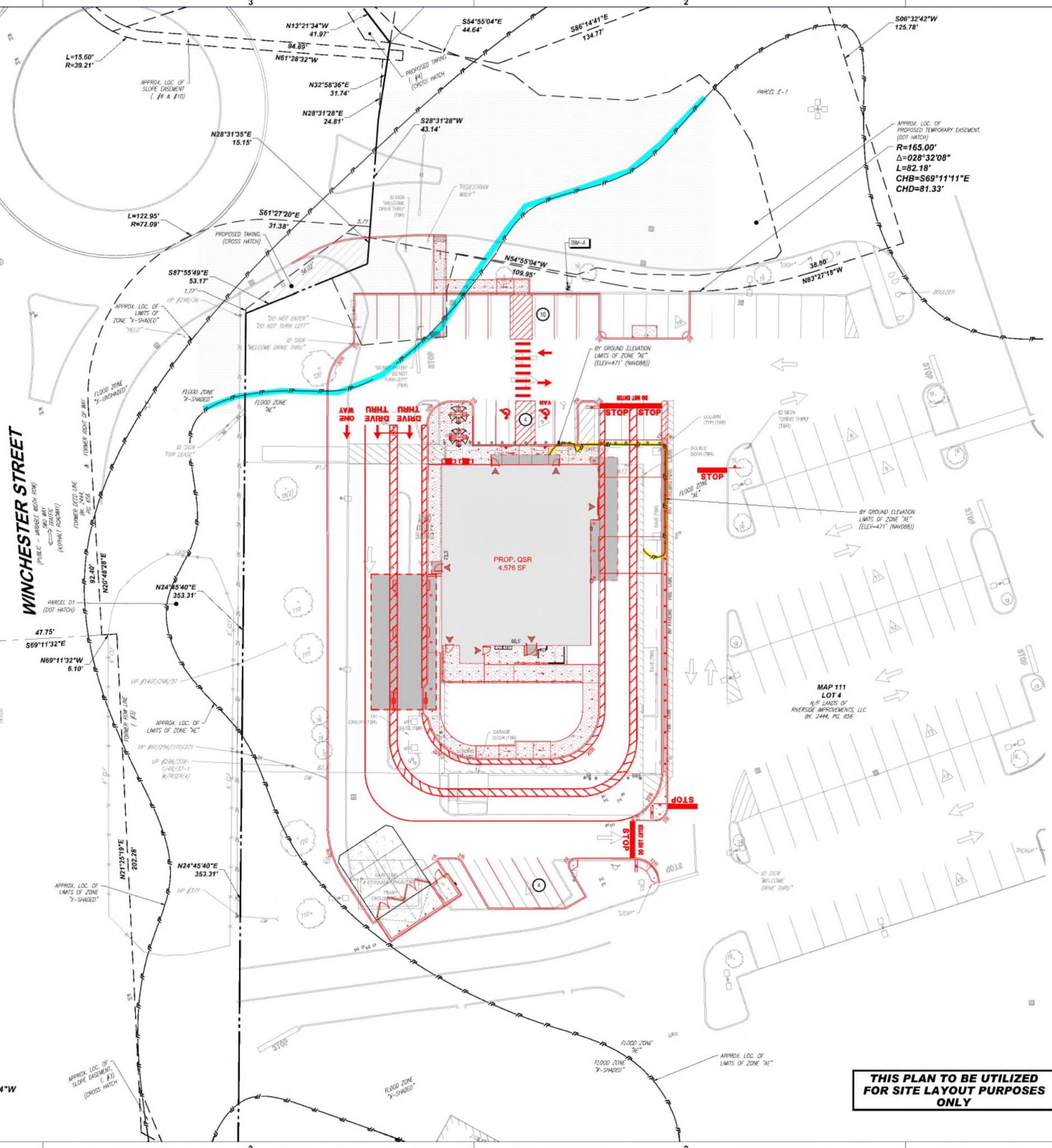
C. **Walk-in Pre-submission Inquiries**

D. **Upcoming Meeting Dates**

- Pre-submission Meeting – August 6, 2026 at 9:00 am
- 1st Monthly MPRC Meeting – August 6, 2026 10:00 am
- 2nd Monthly MPRC Meeting – August 20, 2026 at 10:00 am (*If needed*)



C. CHD=22.38'
 R=37.25'
 $\Delta=017^{\circ}41'19''$
 L=11.50'
 CHB=S11 $^{\circ}57'48''$ W
 CHD=11.45'



WINCHESTER STREET
 (PUBLIC - WIDENED WITH ROW)
 (ADAPTED FROM MAP 111)
 (ADAPTED FROM MAP 111)
 (ADAPTED FROM MAP 111)

R=2814.79'
 $\Delta=003^{\circ}47'30''$
 L=186.27'
 CHB=S22 $^{\circ}36'24''$ W
 CHD=186.24'

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER
 50 WASHINGTON ST., SUITE 2000
 WESTBOROUGH, MA 01581
 Phone: 508.409.8100
 www.BohlerEngineering.com



Know what's below.
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 ALWAYS CALL 811
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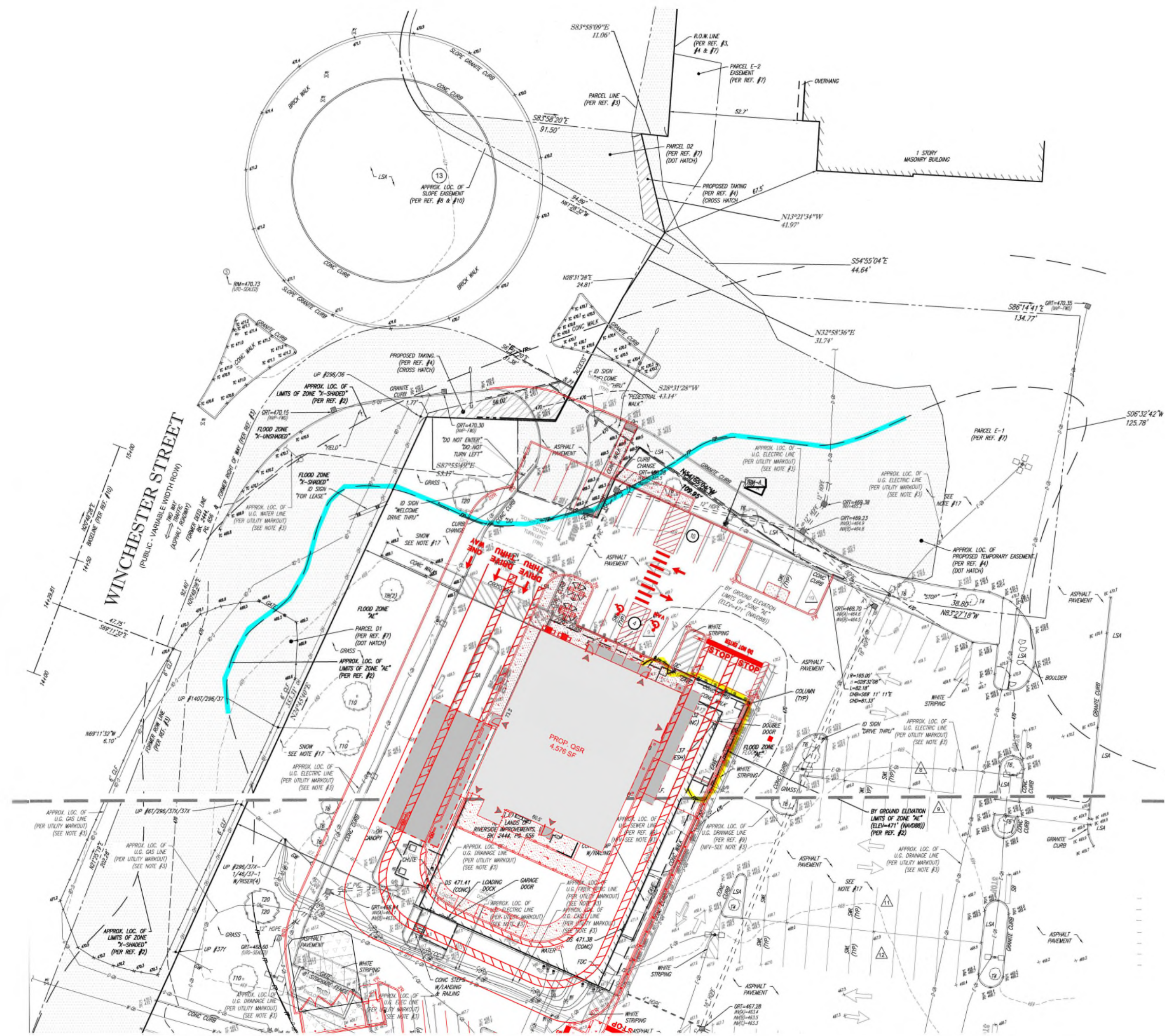
**354 WINCHESTER STREET
 KEENE, NH 03431**

ISSUED FOR PERMIT

CONSULTANT PROJECT # MAN0202120
 PRINTED FOR PERMIT
 DATE 05-22-2025
 DRAWN BY AFF
 CHECKED BY JH

SHEET
 SITE PLAN OVERLAY - RED

SHEET NUMBER
EX-200
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LEGEND

---	EXISTING CONTOUR	EL	ELEVATION
---	EXISTING SPOT ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
X TC 123.45	EXISTING TOP OF CURB ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE PIPE
X TC 123.45	EXISTING TOP OF CURB ELEVATION	INVERT	INVERT ELEVATION
X FF 123.45	EXISTING FINISHED FLOOR ELEVATION	GR	GRATE ELEVATION
X DS 123.45	EXISTING DOOR SILL ELEVATION	VGC	VERTICAL GRANITE CURB
⊕	HYDRANT	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
⊕	WATER VALVE	(SP)	STATE PLANE
⊕	GAS VALVE	(D)	DEED DIMENSION
⊕	GAS METER		
⊕	ELECTRIC METER		
---	OVERHEAD WIRES		
---	APPROX. LOC. UNDERGROUND GAS LINE		
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE		
---	APPROX. LOC. UNDERGROUND CABLE LINE		
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE		
---	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE		
---	APPROX. LOC. UNDERGROUND WATER LINE		
---	SUBSURFACE UTILITY QUALITY LEVEL B		
UP	UTILITY POLE		
GW	GUY WIRE		
Q/D	CLEAN OUT		
+	SIGN		
⊕	AREA LIGHT		
→	PAINTED ARROWS		
○	TREE & TRUNK SIZE		
⊕	CATCH BASIN OR INLET		
⊕	DRAINAGE/STORM MANHOLE		
⊕	PARKING SPACE COUNT		
UG	UNDER GROUND		
LSA	LANDSCAPED AREA		
(TYP)	TYPICAL		
SML	SOLID WHITE LINE		
BLDG	BUILDING		
BFP	BUILDING FOOTPRINT AREA		