



**Planning Board – Monday, November 26, 2018, 6:30PM**  
**City Hall Council Chambers – 3 Washington Street, 2<sup>nd</sup> floor**  
**AGENDA**

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – October 22, 2018 Meeting
- IV. **Public Hearing**
  1. **SPR-08-16 Mod. 1 – 31 Washington St and 41 Spring St – Site Plan** – Owner/Applicant Washington Park of Keene, LLC proposes site-related modifications including alterations to the grading, landscaping, retaining wall, and sidewalk in the northeast area of the parcel as well as the installation of a concrete pad and generator to the east of the multi-unit apartment building. Other proposed modifications include the elimination of a concrete walkway to the south of the apartment building, relocation of a dumpster pad, and installation of an outdoor patio in front of the building adjacent to Washington St. The site is 4.94 acres in size and located in the Central Business District (TMP#s 569-056-000-000-000, 569-055-000-000-000).
- V. **Community Development Director Report**
  - a. December Meeting Date
- VI. **New Business**
- VII. **Upcoming Dates of Interest – December 2018**

Planning Board December Meeting (Date to be determined)  
Planning Board Steering Committee – December 11, 12:00 PM  
Joint PB/PLD Committee – Monday, December 10, 6:30 PM  
Planning Board Site Visits (December Date to be determined)

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**CITY OF KEENE  
NEW HAMPSHIRE**

**PLANNING BOARD  
MEETING MINUTES**

Monday, October 22, 2018

6:30 PM

Council Chambers

Members Present

Gary Spykman, Chairman  
Douglas Barrett, Vice-Chair  
Michael Burke  
Chris Cusack  
Nathaniel Stout

Staff:

Rhett Lamb, Asst. City  
Manager/Community Development Dir  
Tara Kessler, Senior Planner  
Carol Ogilvie, Contract Planner

Members Not Present:

Councilor George Hansel  
Mayor Kendall Lane  
Martha Landry  
Pamela Russell Slack

**I. Call to order – Roll Call**

Chair Spykman called the meeting to order at 6:30 PM and roll call was taken.

Community Development Director, Rhett Lamb began by introducing Carol Ogilvie, who has been a planner in the region for many years. She is holding a contract planner position with the City to provide temporary, part-time assistance to the Community Development Department, while it has a vacant planner position.

**II. Minutes of previous meeting – September 24, 2018 Planning Board Meeting**

A motion was made by Nathaniel Stout to accept the September 24, 2018 meeting minutes. The motion was seconded by Douglas Barrett and was unanimously approved.

**III. Public Hearing**

- 1. Request to Extend Conditional Site Plan Approval SPR-01-18 – Summit Athletic Center – 809 Court Street, Keene** – Fieldstone Land Consultants, PLLC, on behalf of property owner Hillsborough Capital, LLC, is requesting a 6 month extension of the 180-day conditional site plan approval timeframe. This conditional approval is for the redevelopment of the 1.812 acre property at 809 Court Street (TMP# 188-01-001), including removal of the existing 19,943 SF structure to build a new, 28,800 SF indoor athletic training facility.

**B. Public Hearing**

Planner Tara Kessler stated this application was conditionally approved in April 2018 so their deadline for meeting the conditions set forth by the Board of 180 days expires on October 23. The applicant has indicated they are still working on acquiring shoreland permitting from the state. This is their first request for extension.

C. Board Discussion and Action

A motion was made by Doug Barrett that the site plan for SPR-01-18 be extended to six month which date would be on April 23, 2019. The motion was seconded by Chris Cusack and was unanimously approved.

IV. Public Hearing

1. SPR-11-18 – 96 Dunbar Street – Site Plan – Applicant Jim Phippard of Brickstone Land Use Consultants LLC on behalf of owner, Knotty Pine Antique Market Inc., proposes to convert the existing 12,655 sf building at 96 Dunbar St into space for 91 indoor self-storage units and a 4,900 sf auction gallery, and to make renovations to the exterior of the building. The site is 0.39 acres in size and located in the Central Business District (TMP #585-007-000-000-000).

Mr. Stout stated he participated in the vote in favor of the Zoning Board granting the Variance for this application but wanted to defer to the Board if he should be excused from this application. Chair Spykman stated there was no legal reason for Mr. Stout to be recused. Mr. Stout noted this has always been an issue and added if he had voted against this item before the Zoning Board the applicant might feel he was prejudiced against this application Mr. Stout did not feel he had a conflict.

Mr. Lamb stated the question of conflict is different compared to a conflict situation for the City Council, where the Council would vote as to whether they felt a conflict issue disclosed by a Councilor warrants recusal. However, at the Planning Board setting this is solely up to the discretion of the member. He also added the issue before the Zoning Board was regarding the use of the property but this is not the issue before the Planning Board – what is before the Board is a site plan to be reviewed under the Board’s Site Plan and Subdivision Regulations. He felt even if Mr. Stout had voted against the variance the task tonight is different than what was before the Zoning Board.

Mr. Stout asked the applicant be given the opportunity to weigh in on this issue.

A. Board Determination of Completeness.

Contract Planner Carol Ogilvie recommended to the Board that the Application SPR-11-18 was complete. A motion was made by Douglas Barrett that the Board accept this application as complete. The motion was seconded by Nathaniel Stout and was unanimously approved.

B. Public Hearing

Mr. David Bergeron of Landuse Consultants addressed the Board on behalf of the applicant. Mr. Bergeron stated this application is regarding property located at the end of Dunbar Street which has been vacant for a number of years. Mr. Bergeron stated the upper level of this site would contain mini storage units for which a variance was obtained from the Zoning Board as mini storage is not a permitted use in the Central Business District. The first floor would contain a limited number of mini storage units and the Knotty Pine Antique store.

Mr. Bergeron stated, the changes to the site are very minimal; the area is currently paved and there will be some landscaping added as indicated on the plan. There will be some repaving done to clean up the site and the parking spaces will be restriped. The existing overhead door will be blocked off and reduced to just a single passage door. The rest of the changes are inside the building.

The mini storage units will be low intensity, generating approximately 10 to 12 customer visits per day. The applicant will also be using this site as an auction hall on Saturdays (once or twice a month).

Lighting will be added to the exterior (front and rear). There will be full lighting until 10 pm and then it will be reduced to 50% level.

The applicant plans on removing the exterior element as well as the windows on the second floor and replace them with the similar vinyl shake material used by the adjacent Cityside Housing building, except that the color would be green. In between the green, a red vinyl material will be installed to mimic the historic layout of brick pilasters between window openings, which are no longer present on the building. This concluded Mr. Bergeron's presentation.

Vice-Chair Barrett asked how trucks will access the dumpster. Mr. Bergeron agreed this is not an easy access area, but once they make that corner the truck will have to back out. Mr. Bergeron stated the proposal before the Board is temporary; the applicant has a request to the Railroad Condominium Association to purchase adjacent land along Community Way to add more parking and if that happens the dumpster location will change for better access.

Chair Spykman noted because this site is located in the Central Business District there is no requirement to provide parking, however, the applicant is providing some parking. He felt when auctions happen there could be a greater need for parking. The Chairman hoped during those times, traffic does not infringe on neighboring businesses and residents. Should there be traffic parked along Community Way, the Chairman asked how these customers would access the site.

Mr. Bergeron stated the applicant is going to encourage people to use the Commercial Street parking lot. The issue is Community Way is a private road and these owners are not permitting the location of an access way. The hope is that people would be using Dunbar Street.

The Chairman asked where snow storage is going to happen. Mr. Bergeron stated snow will need to be removed from the site; the applicant has a contractor to do this work.

Staff comments were next.

Contract Planner, Carol Ogilvie addressed the Board next. Ms. Ogilvie began by saying of the 19 Board Standards, 17 are not applicable for this application because it is either not relevant to this site or the applicant has shown compliance with that particular standard. There are two items staff has issues with – the first is regarding access which has already been addressed. The next issue is standard 19 and the staff report addresses those concerns.

Dr. Cusack asked whether the abutters were notified of this application. Ms. Ogilvie stated the abutters would have been notified and the city has not heard of any objections.

The Chairman asked for public comments. With no comments from the public, the Chairman closed the public hearing.

Mr. Stout felt this development bodes well for this portion of the city and would benefit the city. Vice-Chair Barrett stated he too is pleased that this building is going to be used again and even though he is not too pleased with the architectural features being offered, he is not happy with

what exists there right now. Chair Spykman stated he too is happy the building is going to be used again but would have preferred a more downtown oriented use for the building but will vote in favor of it as it is saving a historic building. Dr. Cusack stated he too was in favor of this application.

C. Board Discussion and Action

A motion was made by Nathaniel Stout that the Planning Board approve SPR-11-18, as shown on the plan set entitled “Knotty Pine Antiques & Self Storage 96 Dunbar Street Keene, NH 03431, Tax Map Parcel 585-007” prepared by Brickstone Land Use Consultants, LLC on September 18, 2018, with the following conditions:

1. Prior to signature by Planning Board Chair:
  - A. Owner’s signature on plan
  - B. Submittal of security for landscaping, sedimentation, erosion control, and “as-built” plans in a form and amount acceptable to the Planning Director and City Engineer.

The motion was seconded by Doug Barrett and was unanimously approved.

V. Community Development Director Report

1. Building Better Together: Land Use Code Update

Ms. Kessler stated the Board has been provided with a written update and added she was here to answer any further questions as to where the city is with reference to this project. She noted that the consultants working on the downtown zoning update will be in town on November 14-15 and would be sharing proposed concepts and ideas for moving forward with form based coding for the downtown. During their time here they will be conducting a community forum, they will have office hours, and will be presenting to the City Council

VI. New Business

None at this time

VII. Upcoming Dates of Interest – November 2018

- Planning Board Meeting – November 26, 6:30 PM
- Planning Board Steering Committee – November 13, 12:00 PM
- Joint PB/PLD Committee – **TUESDAY**, November 13, 6:30 PM
- Planning Board Site Visits – November 21, 8:00 AM – To Be Confirmed

On a unanimous vote, the meeting adjourned at 7:15pm

Respectfully submitted,

Krishni Pahl  
Minute Taker

Reviewed and edited by: Tara Kessler, Senior Planner

# STAFF REPORT

## SPR-08-16 MODIFICATION #1 – 31 WASHINGTON STREET AND 41 SPRING STREET – SITE PLAN – WASHINGTON PARK APARTMENTS

### Request:

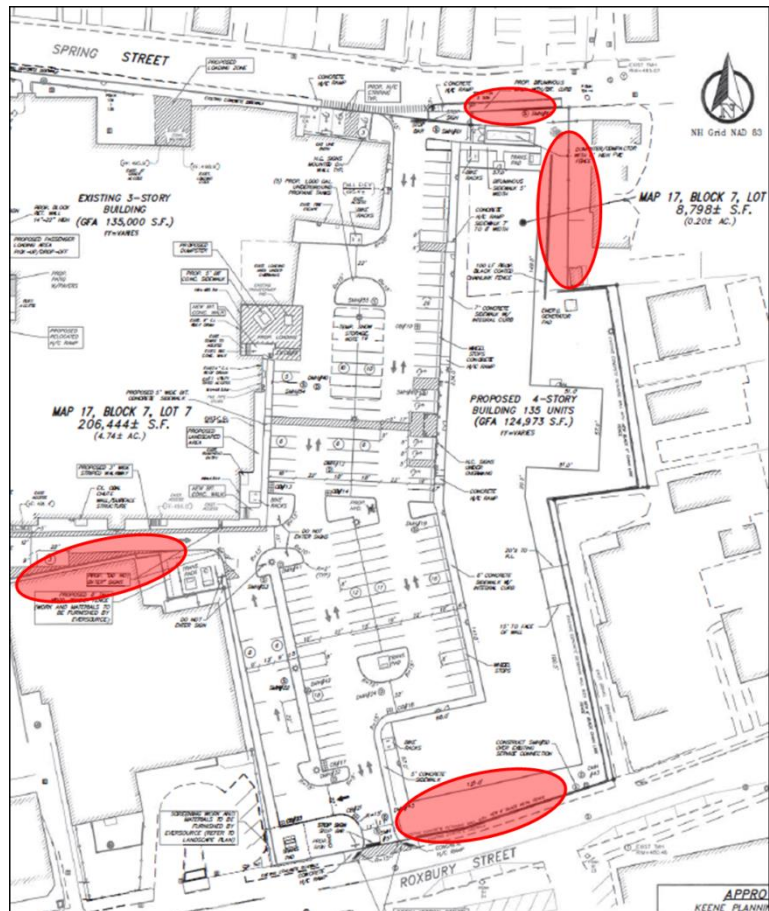
Owner/Applicant Washington Park of Keene, LLC proposes site-related modifications including alterations to the grading, landscaping, retaining wall, and sidewalk in the northeast area of the parcel as well as the installation of a concrete pad and generator to the east of the multi-unit apartment building. Other proposed modifications include the elimination of a concrete walkway to the south of the apartment building, relocation of a dumpster pad, and installation of an outdoor patio in front of the building adjacent to Washington St. The site is 4.94 acres in size and located in the Central Business District (TMP#s 569-056-000-000-000, 569-055-000-000-000).

### Background:

In September of 2016, the Planning Board approved the site plan for Washington Park Apartments located at 31 Washington Street and 41 Spring Street (TMP#s 569-056-000-000-000, 569-055-000-000-000). Both parcels are in the Central Business District. The project area includes the 4.8-acre site of the former Keene Middle School located at 31 Washington Street, and the 0.21-acre site of a former parking area at 41 Spring Street. The approved development includes conversion of the former Keene Middle School building (135,000 square feet) into tenant space for offices, residences, and commercial use, as well as the construction of a new 124,096 square foot, four-story multi-family apartment building along the eastern property line of the site. The approved project also includes a paved parking area located between the apartment building and the former Keene Middle School. This project is currently under construction.

During the course of construction, there have been several documented issues with stormwater runoff exiting the site onto public and private property, as well as sedimentation and erosion control measures that did not function properly during storm events. Some of these issues stemmed from changes that were made to the site which were inconsistent with the approved plan along the northeast boundary of the site adjacent to the property at 47 Spring Street. In the site plan approved by the Planning Board, this portion of the site included a 4 foot high “Redi Rock” retaining wall located approximately 6-8 feet from the edge of the building. The existing slope, which was ~3:1 and vegetated with mature trees and shrubs, was to remain unaltered as screening for the abutting property.

While the 4-foot retaining wall was installed, the applicant later removed the existing trees, shrubs, and other vegetation on the existing slope and



Above: Runoff and erosion/sedimentation control areas of concern (circled in red).



## STAFF REPORT

added fill, burying the retaining wall and creating a new, 2:1 slope with the toe of the slope extending onto the abutting property. This was done in order to create more space – approximately 11-14 feet – alongside the edge of the apartment building for equipment to access its east-facing façade. The images below show “before” and “after” pictures of the slope that was altered. The pictures were taken in May 2018 and July 2018.

**Northeast corner of property adjacent to 47 Spring Street in May 2018, with a 4' retaining wall & ~3:1 vegetated slope**



**Northeast corner of property adjacent to 47 Spring Street in July 2018, with fill added to create a 2:1 Slope.**





## STAFF REPORT

Other areas where stormwater runoff and erosion control have been an issue include the northeast section of the parcel along Spring Street, the south boundary of the parcel along Roxbury Street, and the area of the site south of the former Middle School building along the boundary with the MoCo Arts property. The images below show runoff from these areas of the site during summer rain events.

**Runoff and sedimentation/erosion issues on Spring St. Photos taken 8/1/18**



**Runoff and sedimentation/erosion issues on Roxbury St. Photos taken 8/1/18**





## STAFF REPORT

Runoff and sedimentation/erosion issues along site boundary with MoCo Arts property, behind the former Middle School building



Left: Photos of erosion caused by runoff entering the MoCo Arts property from the project site. In the photos, the site is depicted on the left of the photo (paved area) and the MoCo Arts property is depicted on the right (mulched area).

The applicant is proposing several site-related modifications, including alterations to the grading, landscaping, retaining wall, and sidewalk in the northeast area of the parcel as well as the installation of a concrete pad and generator to the east of the multi-unit apartment building. Other proposed modifications include the elimination of a concrete walkway to the south of the apartment building, relocation of a dumpster pad, and installation of an outdoor patio in front of the building adjacent to Washington St.

### **Completeness:**

Staff recommends that the Planning Board accept the application as “complete.”

### **Departmental Comments:**

*Code: No issues.*

*Police: No issues.*

#### *Fire:*

- 1. The original (approved) site plan met all requirements of NFPA 1(2015) for Fire Department access. Regarding the comment in the narrative which stated that the proposed retaining wall “did not allow enough room for ladder rescue to the fourth floor of the building,” this is correct but also is not required. The building has a full NFPA 13R sprinkler system and therefore does not require ladder access from all sides. Adding the additional space between the wall and the building is an added benefit for operations, it is not required under NFPA 1 or 101(2015).*
- 2. It is also noted on the new site plan an addition of a generator and LP tank. I have concerns about the location of the generator based on the water collection area, and the ability for the LP tanks to be filled. The distance appears to be over 165 ft. and beyond the filling capability of a delivery truck.*
- 3. I have no concerns about the relocation of the 5 propane tanks, which are already installed.*

## STAFF REPORT

### Engineering:

1. *With regards to the proposed retaining wall, the maximum retained height as shown on the updated plans is 1.5' (+/-). This will not require an engineered design. The developer should submit manufacturer's installation instructions for City records.*
2. *The proposed sidewalk/curbing along Spring Street is acceptable as depicted. Please omit the diagonal striping within the marked "crosswalk". Place 6" white lines connecting each of the proposed accessible ramps.*
3. *As explained in a letter from the City Engineer to Washington Park of Keene, LLC, dated November 1, 2018, the concrete sidewalk along Roxbury Street must be restored and sealed this construction season so that the City may undertake its normal winter maintenance operations.*

### Application Analysis:

The following is a review of the Board's relevant standards in relation to the proposed application:

1. Drainage: The applicant proposes the following changes to grading, impervious cover, and drainage:
  - The applicant proposes to remove the extra fill that was added to the northeast corner of the site along the boundary with the property located at 47 Spring Street, expose ~1.5-3 feet of the concrete block retaining wall that was installed earlier during construction, and re-grade the existing 2:1 slope to return it to a 3:1 slope. A 100 linear foot black-coated chain link fence would be installed along the top of the retaining wall for safety. The applicant proposes to seed the slope with a slope seed mix containing seeds for grasses, shrubs, and trees that would naturally grow in over time.
  - Adjacent to the main entrance to the former Middle School building, the applicant proposes to install a patio at-grade with the parking lot that would be paved with patio blocks, which the applicant notes would allow for stormwater infiltration. The size of the proposed patio is approximately 10 feet wide by 30 feet long, or 300 square feet.
  - The applicant proposes to install an emergency generator and concrete pad behind the apartment building along the eastern edge of the site, near a depression intended for water storage and infiltration. The applicant has noted that the generator and pad, which is about 8 feet by 8 feet in size, would be located in a flat area and would not be located in the depression. The Fire Department has noted concerns about this generator location, which is located too far away for a tank to be refilled by a delivery truck. The Board may wish to question the applicant about how the generator will be powered.
  - The applicant proposes to eliminate the paved walkway to the south of the apartment building in order to reduce impervious cover and increase infiltration in this area of the site.
  - The applicant proposes to install a cape code berm (i.e. asphalt curb) east of the proposed driveway along Spring Street, and has noted that the construction of the berm will help prevent stormwater runoff from entering the site from Spring Street. Currently, stormwater is entering the site from Spring Street and then exiting the site again further to the east, causing runoff and sediment to enter the street and the adjacent property at 47 Spring Street.

The applicant submitted a revised drainage report to the Community Development Department on Tuesday, November 13, 2018. At the time of this staff report, City engineering staff had not yet had a

## STAFF REPORT

chance to review this report. Staff will provide an overview of the drainage report at the Planning Board meeting on November 26, 2018.

2. Sedimentation and Erosion Control: No changes are proposed to the sedimentation and erosion control measures at this time. City staff and the NH Department of Environmental Services have been working with the applicant to modify the sedimentation and erosion control measures on the site as necessary to mitigate runoff from the site onto public and private property and ensure compliance with the site's Alteration of Terrain permit.
  
6. Landscaping: The Applicant proposes the following changes to landscaping:
  - In the northeast corner of the site along the eastern boundary of the parcel, the applicant proposes to install Boston Ivy to screen the black-coated chain link fence and a slope seed mix to screen the retaining wall. The slope seed mix would contain a mixture of seeds for native plants, including grasses, shrubs, and trees, that would grow in over time. The slope seed mix and Boston Ivy would replace the mature shrubs and trees that existed in this location prior to the modifications that were made to this portion of the site, and would also replace 24 "Manhattan Wintercreeper" that were approved as screening for the retaining wall in the original site plan. The applicant has noted that replacing the trees and shrubs that were removed on a 3:1 slope would be a challenge.
  - In the parking lot landscaping island located in the north of the new parking lot, the applicant proposes to eliminate two Kwanzan Cherry trees to allow for the placement of 5 underground propane tanks in this area.
  - On the western edge of the parking area along the boundary between the site and the MoCo property located at 40 Roxbury Street, the applicant proposes to replace the 38 Newport Blue Boxwood with 38 Little Bluestem. This change was proposed after the applicant met with MoCo Arts to come to agreement on the best landscaping treatment for this shared boundary, which is adjacent to the Washington Park parking lot to the east and the MoCo driveway to the west.

Overall, the proposed landscaping changes would result in a decrease in the number of trees from 61 to 59 ( a decrease of 2 trees), a decrease in the number of shrubs from 216 to 194 (a decrease of 22 shrubs), and an increase in the number of perennials from 196 to 239 (an increase of 43 perennials). This proposal meets Planning Board Development Standard #6 – Landscaping, which requires a ratio of one tree per 10 parking spaces for parking lots greater than 10 parking spaces in size. The new parking lot for this site has a total of 144 spaces (135 standard and 9 handicap), and would require 15 new trees.

8. Screening: The Applicant proposes to relocate the dumpster that was originally proposed to be located behind the former Middle School building in a landscaped area by approximately 70 feet to the south to be located in a paved area of the parking lot next to an existing transformer pad. The dumpster will be fully enclosed with 6' high, wooden, stockade fencing. As was previously discussed in the section under Development Standard #6 – Landscaping, the applicant proposes to screen the black-coated chain link fence along the eastern boundary of the property with Boston Ivy. The retaining wall in this same area would eventually be screened by grasses, shrubs, and trees as they grow on the slope over time. No other changes are proposed to screening at this time.

## STAFF REPORT

13. Comprehensive Access Management: The applicant proposes the following changes to pedestrian walkways within and adjacent to the site:
- Along the southern end of the apartment building, the applicant proposes to eliminate the paved walkway which would have connected three apartment units with south-facing sliding doors to the sidewalk along the west side of the apartment building. In its place, the applicant proposes to install shallow balconies with safety railings (i.e. “Juliet” style balconies) at each of the sliding door locations.
  - In the northeast corner of the site along Roxbury Street, the applicant proposes to install an asphalt sidewalk with a cape cod berm (i.e asphalt curb). In addition, the applicant has agreed to install a ~75 foot pedestrian walkway using crosswalk markings in order to clarify where pedestrians should walk and connect the sections of sidewalk along Spring Street that are interrupted by the existing parking spaces and driveway curb cut. The crosswalk markings would be maintained by the City of Keene Public Works Department. The City Engineer has requested that the crosswalk markings, which are shown as a “continental style” crosswalk on the proposed site plan, be modified to be a “standard style” crosswalk with two longitudinal lines for maintenance purposes.
15. Filling / Excavation: The applicant proposes to remove fill that was added to the northeast portion of the property along the eastern boundary of the parcel adjacent to 47 Spring Street, as discussed previously in the section under Development Standard #1 - Drainage. No other changes to filling/excavation are proposed.

### **RECOMMENDATION FOR APPLICATION:**

A recommended motion for this application will be provided by staff at the meeting on November 26, 2018.



# CITY OF KEENE | PLANNING BOARD

## SITE PLAN REVIEW / MODIFICATION APPLICATION



*This form must be filled out in its entirety. If a box is not checked, staff will assume that the information is not provided and the application is, therefore, not complete. Incomplete applications will not be accepted for review.*

<b>A</b>	Project Name	Date Received/Date of Submission:
	Tax Map Parcel number(s) 017-07-007- 017-07-030- -----	Date of pre-application meeting:
Project Address: 17 Washington Street	Owner	Date Application is Complete: SPR-08-16, MOD. 1
Acreage/S.F. of Parcel: 4,94 / 215,242		Community Development Dept File #:
Zoning District: Central Business/ Historic		PRINTED Name: Washington Parks of Keene, LLC
		Address: 9 Old Derry Road
	Telephone\ Email: 603-886-5021 <sup>Town of</sup> inddevelopment.com	
	Signature: <i>[Signature]</i>	
	Applicant	PRINTED Name: Washington Parks of Keene, LLC
		Address: 9 Old Derry Road
		Telephone\ Email: 603-886-5021 <sup>Town of</sup> inddevelopment.com
		Signature: <i>[Signature]</i>

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: 08-16 Date: 10/17/16

For those sections of the application that are not affected by the proposed modification to the previously approved site plan, you are encouraged to request exemptions in lieu of submitting required documents.

### B Descriptive Narrative Including

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Type of development                          | <input type="checkbox"/> Sedimentation Control                            | <input type="checkbox"/> Scope/scale of development                   |
| <input checked="" type="checkbox"/> Proposed uses                     | <input checked="" type="checkbox"/> Vegetation                            | <input type="checkbox"/> Parcel size                                  |
| <input type="checkbox"/> Location of access points                    | <input type="checkbox"/> Debris management                                | <input type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| <input checked="" type="checkbox"/> Any other descriptive information | <input type="checkbox"/> Disposal proposals for boulders, stumps & debris |   |

### C A complete application must include the following

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Two (2) copies of completed application forms signed & dated | <input checked="" type="checkbox"/> Plans stamped/signed by reg. professional   |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative                      | <input checked="" type="checkbox"/> Two (2) copies on 11" x 17"   |
| <input checked="" type="checkbox"/> Notarized list of all owners of property within 200'         | <input type="checkbox"/> Three (3) copies of all technical reports  |
| <input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter                  | <input type="checkbox"/> Two (2) color architectural elevations on 11" x 17"  |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")      | <input checked="" type="checkbox"/> A check to cover the costs of legal notice to advertise the public hearing, mailing notices out to abutters |
| <input type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36")       |   |

## Descriptive Narrative

The site plan modifications to the approved plan include the modification of the retaining wall near the northwest corner of the apartment building, clarification of the replacement of a portion of the sidewalk along Spring Street, modification of one landscaped island for the placement of propane tanks, elimination of the side walk in front of the South portion of the building, relocation of the dumpster behind the existing building, additional landscaped areas at the front of the building and a patio sitting area in front of the existing building. The addition of a small retaining wall and removal of a paved island in front of the existing building was approved by the Historic District. A detailed description is below.

The proposed retaining wall near the northwest corner of the apartment building did not allow enough room for ladder rescue to the fourth floor of the building. The revised plan and proposed wall allows for ladder rescue. The retaining wall is placed near the property line, with the proposed chain link fence close to the wall. Boston Ivy will be grown on the wall and fence to provide for a green buffer to the abutting property. The trees that were shown to remain in this area could not be maintained, as the abutter was concerned that the limbed trees posed a risk to his apartment building.

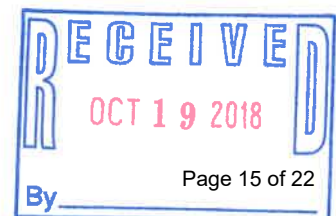
A portion of the existing sidewalk located east of the proposed driveway will be reconstructed with a cape cod berm and new pavement. This is additional work not shown on the previous set of plans. Additional pavement will also be placed at the driveway entrance to keep stormwater from entering the site and reducing impacts to the abutting property.

Because of the need for access to filling stems, the 5 propane tanks shown in the paved portion of the driveway had to be moved to the adjacent landscaped island. Bollards were placed around the island to protect the fill pipes as was requested by the fire department.

The bituminous concrete side walk shown on the site in front of the South portion of the apartment building is proposed to be eliminated. During construction it was determined that minimizing as much stormwater flow from the site to Roxbury Street was critical. Elimination of the walk will allow for additional infiltration of stormwater into the ground in this area.

The dumpster and pad shown to the South of the two story building in the Northwest corner of the existing building was relocated closer to the door access and is now in an area that will make it less visible. This will allow for more green area adjacent to the two story structure.

On the South side of the existing building two landscaped areas that will be planted with annuals and covered in bark mulch were added to allow for additional infiltration of stormwater. Two planting areas along the front of the existing building were also added and the plantings are to be determined. These modified areas will also allow for additional stormwater infiltration.



SPR-08-16, Mod. 1

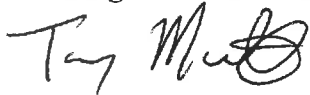
In the area of the ADA ramp access to the existing building, a patio block sitting area is proposed to allow an area for residents to gather. The patio blocks are to be installed if approved by the board. This area contained an ADA compliant connection to the temporary classrooms that existed in front of the building. The blocks will also allow for additional stormwater infiltration.

The Historic District Commission approved the addition of a 2' high retaining wall in front of the existing building to allow for easier landscape maintenance. They also approved the elimination of a paved island that was located in the travel path of pedestrians to and from Washington Street to the main stairway entrance to the South portion of the existing building.

The changes made to the plans are an improvement to what was previously approved by the planning board. They provide much needed ladder rescue to upper floors behind the building, allow for additional stormwater infiltration and improved conditions along Spring Street. These modifications were evaluated during construction to provide for an improved post construction condition.

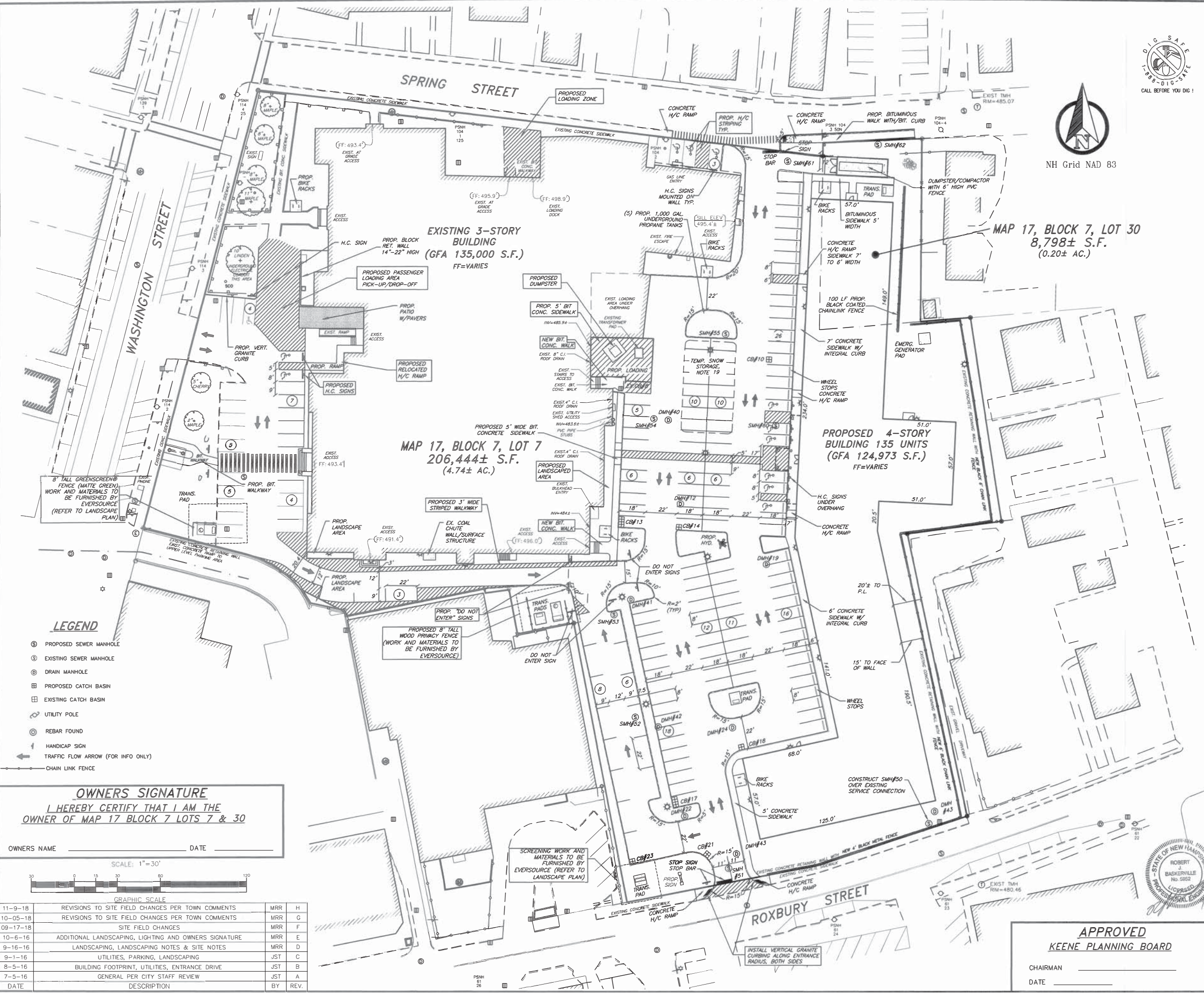
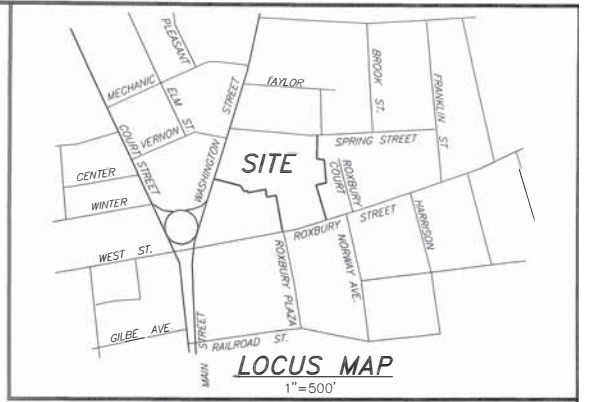
Prepare by:

**Washington Park of Keene, LLC**

A handwritten signature in black ink, appearing to read "Tony Marcotte". The signature is fluid and cursive, with the first name "Tony" written in a larger, more prominent script than the last name "Marcotte".

Tony Marcotte, PE  
Senior Project Manager





MAP 17, BLOCK 7, LOT 30  
8,798± S.F.  
(0.20± AC.)

MAP 17, BLOCK 7, LOT 7  
206,444± S.F.  
(4.74± AC.)

PROPOSED 4-STORY BUILDING  
135 UNITS  
(GFA 124,973 S.F.)  
FF=VARIES

EXISTING 3-STORY BUILDING  
(GFA 135,000 S.F.)  
FF=VARIES

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF A 124,973 S.F. 4-STORY RESIDENTIAL BUILDING (135 UNITS) ON A LOT WHICH CONTAINS AN EXISTING 135,000 S.F. 3 STORY BUILDING WITH ASSOCIATED PARKING AND FACILITIES. THE EXISTING BUILDING REQUIRES A CHANGE OF USE FROM A FORMER MIDDLE SCHOOL TO A MULTI-TENANT SPACE WITH OFFICES, RETAIL, FOOD SERVICES, AUDITORIUM AND APARTMENTS.
  - THIS PROJECT WILL REQUIRE A LOT CONSOLIDATION BETWEEN MAP 17 BLOCK 7 LOT 7 AND MAP 17 BLOCK 7 LOT 30.
  - TAX MAP 17, BLOCK 7, LOTS 7 & 30  
OWNERS OF RECORD:  
LOT 7 - WASHINGTON PARK OF KEENE, LLC  
LOT 30 - CITY OF KEENE  
9 OLD DERRY ROAD  
HUDSON, N.H. 03051  
BK: 2715 PG: 745  
3 WASHINGTON STREET  
KEENE, N.H. 03431  
BK: 877 PG: 229
  - TOTAL AREA OF NEW PARCELS IS 215,242 S.F. (4.94 ACRES)
  - PROPERTY ADDRESS FOR NEW BUILDING PER CITY OF KEENE: XXXXXXXXXXXXX
  - THE PARCEL IS ZONED CENTRAL BUSINESS (CB) AND HISTORIC DISTRICT (HD).
- | DIMENSIONAL REQUIREMENTS  | (CB)             | (HD) | PROPOSED  |
|---------------------------|------------------|------|---|
| MINIMUM LOT AREA          | NONE             | NONE | 4.94 AC.  |
| MINIMUM FRONTAGE          | 50'              | 311' | WASHINGTON ST.<br>395' SPRING ST.<br>244' ROXBURY ST. |
| FRONT BUILDING SETBACK    | NONE             | NONE |   |
| SIDE SETBACK              | NONE             | NONE |   |
| REAR SETBACK              | NONE             | NONE |   |
| BUILDING HEIGHT           | 4 STORIES (55'±) |      |   |
| MAX. LOT COVERAGE         | 100%             |      |   |
| MAX. IMPERMEABLE COVERAGE | 100%             |      |   |
- EXISTING LOT 30 IS MUNICIPAL PARKING, AND LOT 7 IS THE FORMER KEENE MIDDLE SCHOOL.
  - PROPOSED BUILDING - 135 UNITS TOTAL: 73 1-BEDROOM, 62 2-BEDROOM
  - PARKING REQUIREMENTS:  
NO ON-SITE SPACES REQUIRED  
8'x18' SPACES WITH 22' AISLES  
PARKING PROVIDED ON-SITE  
172 SPACES (INCLUDING 12 H/C SPACES)
  - NO TRASH PICKUP OR DELIVERIES SHALL BE MADE BETWEEN THE HOURS OF 11PM OR 6AM PER THE CITY OF KEENE NOISE ORDINANCE
  - THIS LOT IS SERVED BY CITY WATER AND SEWER.
  - THE SUBJECT PARCEL IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, CHESHIRE COUNTY, COMMUNITY PANEL NUMBER 287 OF 610, MAP 330080267E, DATED MAY 23, 2006.
  - FOR THIS SITE PLAN THE FOLLOWING STATE AND LOCAL PERMITS ARE REQUIRED (COPIES ARE FILED WITH THE PLANNING DEPARTMENT):  
NHDES SEWER CONNECTION PERMIT - (PENDING)  
NHDES ALTERATION OF TERRAIN PERMIT - AOT-1131 (EXPIRES JULY 15, 2021)
  - ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KEENE'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
  - THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE AT THE PUBLIC WORKS DEPARTMENT) FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF KEENE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION TO APPLY FOR A PERMIT.
  - THE CONTRACTOR SHALL APPLY FOR A DRIVEWAY PERMIT (AVAILABLE FROM THE PLANNING DEPARTMENT) TO REPAIR, WIDEN, RECONSTRUCT OR CONSTRUCT A DRIVEWAY.
  - THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH ENGINEERING SERVICES TO DISCUSS SITE INSPECTIONS, SCHEDULES, SPECIAL CONDITIONS, ETC.
  - LANDSCAPE REQUIREMENTS:  
TOTAL NEW PARKING AREA = 50,711 S.F.  
REQUIRED INTERIOR LANDSCAPE COVERAGE = 10% x (50,711 S.F.) = 5,071 S.F.  
PROVIDED INTERIOR LANDSCAPE COVERAGE = 13.2% (6,670 S.F.)  
TREES REQUIRED, ONE TREE PER 10 SPACES x 172 SPACES = 17.2 TREES REQUIRED  
TREES PROVIDED, 12 EXISTING + 26 NEW = 38 TREES PROVIDED
  - A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES ON-SITE. PRIOR TO THE PRE-CONSTRUCTION MEETING, SEVEN COPIES OF THE FINAL APPROVED SITE PLAN SHALL BE PROVIDED TO THE PLANNING DIVISION FOR ENDORSEMENT BY THE CITY ENGINEER AS APPROVED FOR CONSTRUCTION.
  - A FIRE CONNECTION ON THE APARTMENT BUILDING SHALL BE INSTALLED WITHIN 50 FEET OF A FIRE HYDRANT PER THE KEENE FIRE DEPARTMENTS REQUEST.
  - VERTICAL DATUM = MADS3.
  - DURING LARGE SNOW STORM EVENTS, SNOW SHALL BE MOVED TO THE TEMPORARY SNOW STORAGE AREA PRIOR TO BEING TRUCKED OFF-SITE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
  - NO SITE CONSTRUCTION WITH HEAVY MACHINERY/EQUIPMENT SHALL TAKE PLACE BETWEEN THE HOURS OF 11PM OR 7AM PER THE CITY OF KEENE NOISE ORDINANCE.

LEGEND

- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ PROPOSED CATCH BASIN
- ⊙ EXISTING CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ REBAR FOUND
- ♿ HANDICAP SIGN
- TRAFFIC FLOW ARROW (FOR INFO ONLY)
- CHAIN LINK FENCE

OWNERS SIGNATURE

I HEREBY CERTIFY THAT I AM THE OWNER OF MAP 17 BLOCK 7 LOTS 7 & 30

OWNERS NAME \_\_\_\_\_ DATE \_\_\_\_\_

SCALE: 1"=30'



DATE	DESCRIPTION	BY	REV.
11-9-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	H
10-05-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	G
09-17-18	SITE FIELD CHANGES	MRR	F
10-6-16	ADDITIONAL LANDSCAPING, LIGHTING AND OWNERS SIGNATURE	MRR	E
9-16-16	LANDSCAPING, LANDSCAPING NOTES & SITE NOTES	MRR	D
9-1-16	UTILITIES, PARKING, LANDSCAPING	JST	C
8-5-16	BUILDING FOOTPRINT, UTILITIES, ENTRANCE DRIVE	JST	B
7-5-16	GENERAL PER CITY STAFF REVIEW	JST	A
DATE	DESCRIPTION	BY	REV.

APPROVED  
KEENE PLANNING BOARD

CHAIRMAN \_\_\_\_\_  
DATE \_\_\_\_\_



MAP 17, BLOCK 7, LOT 7  
MAP 17, BLOCK 7, LOT 30

SITE PLAN  
WASHINGTON PARK  
MULTIFAMILY HOUSING

LOCATED AT:  
17 WASHINGTON STREET  
KEENE, NEW HAMPSHIRE

OWNER:  
WASHINGTON PARK OF KEENE, LLC  
9 OLD DERRY ROAD  
HUDSON, N.H. 03051

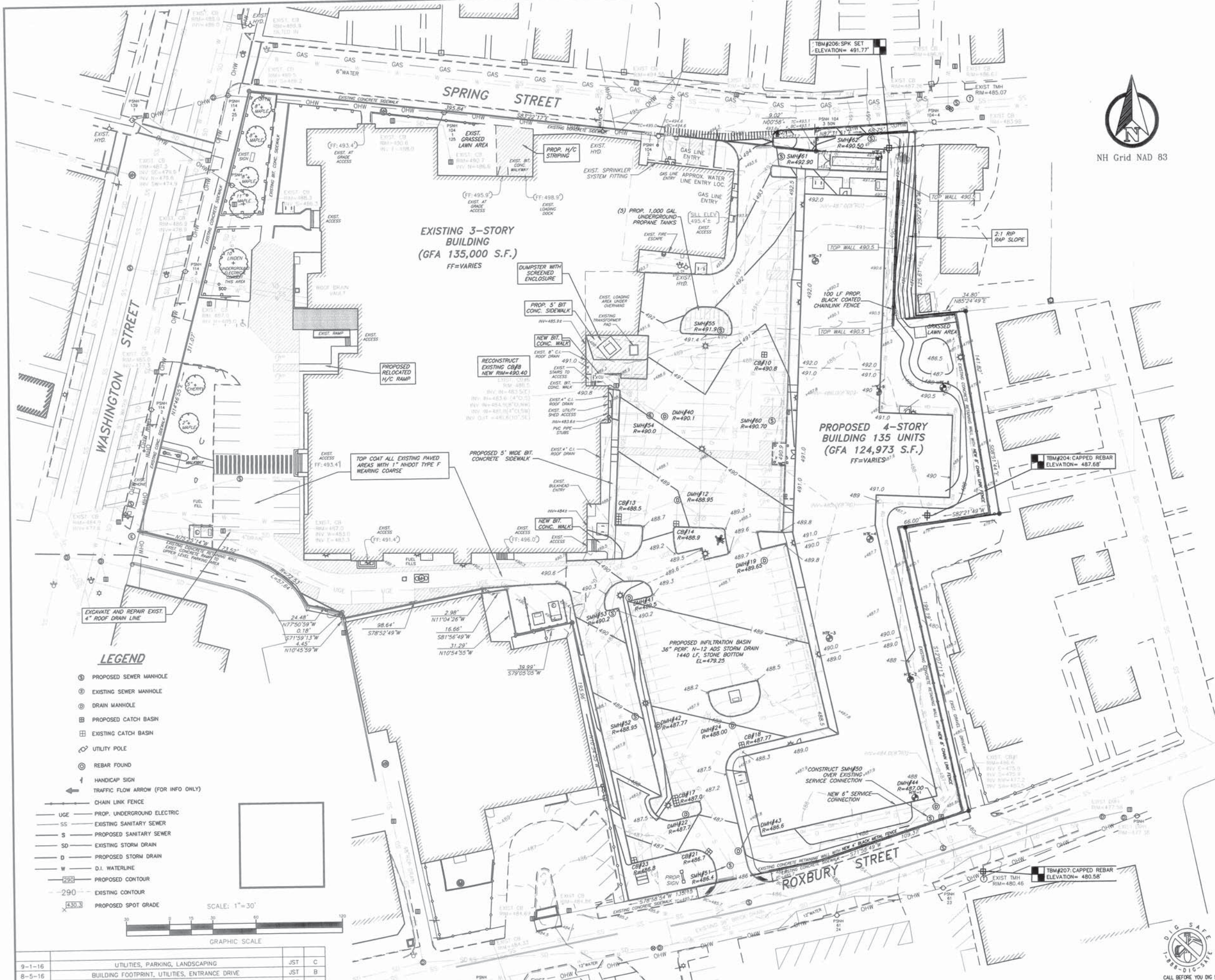
SCALE: 1"=30' APRIL 6, 2016 SHEET 3 OF 18

DESIGN: JUST DRAWN: JUST CHECKED: RJB FB: ### PG: ### 503-17

Bedford Design Consultants Inc.

177 East Industrial Park Drive, Manchester, NH 03109  
Telephone: (603) 622-5533 Fax: (603) 622-5534  
www.bedforddesign.com





- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN.
  2. VERTICAL DATUM = NAD 83
  3. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2006 ARE HEREBY INCORPORATED BY REFERENCE.
  4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
  6. REFER TO UTILITY SHEETS FOR DRAINAGE RIMS, INVERTS & PIPE SLOPES.
  7. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KEENE STREET AND UTILITY STANDARDS AND SHALL BE INSPECTED BY THE DEPARTMENT OF PUBLIC WORKS ENGINEERING OR WATER/SEWER DEPARTMENT PRIOR TO BURIAL OR BEING PLACED IN SERVICE.
  8. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION TO APPLY FOR A PERMIT.
  9. A PRE-CONSTRUCTION MEETING WITH THE PLANNING DEPARTMENT AND THE DEPARTMENT OF PUBLIC WORKS SHALL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES ONSITE.

- CONSTRUCTION MONITORING NOTES**
1. THE PERMITTEE SHALL EMPLOY THE SERVICES OF AN ENVIRONMENTAL MONITOR ("MONITOR"). THE MONITOR SHALL BE A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE AND SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE ALTERATION OF TERRAIN ACTIVITIES ARE COMPLETED AND THE SITE IS CONSIDERED STABLE.
  2. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE DURING ANY 1/8 INCH OR GREATER RAIN EVENT (I.E. 1/8 INCH OF PRECIPITATION OR MORE WITHIN A 24-HOUR PERIOD) IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
  3. THE INSPECTIONS SHALL BE FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THIS PERMIT. THE MONITOR SHALL SUBMIT A WRITTEN REPORT TO THE DEPARTMENT WITHIN 24 HOURS OF THE INSPECTIONS. THE REPORTS SHALL DESCRIBE, AT A MINIMUM, WHETHER THE PROJECT IS BEING CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SEQUENCE, SHALL IDENTIFY ANY DEVIATION FROM THE CONDITIONS OF THIS PERMIT AND THE APPROVED PLANS, AND IDENTIFY ANY OTHER NOTED DEFICIENCIES.
  4. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485-A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
  5. WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL (TO BETHANN MCCARTHY AT: Bethann.McCarthy@des.nh.gov AND TO JENNIFER DROCIAK AT: Jennifer.Drociak@des.nh.gov



MAP 17, BLOCK 7, LOT 7  
MAP 17, BLOCK 7, LOT 30

**GRADING PLAN  
WASHINGTON PARK  
MULTIFAMILY HOUSING**  
LOCATED AT:  
**17 WASHINGTON STREET  
KEENE, NEW HAMPSHIRE**

OWNER:  
WASHINGTON PARK OF KEENE, LLC  
9 OLD DERRY ROAD  
HUDSON, N.H. 03051

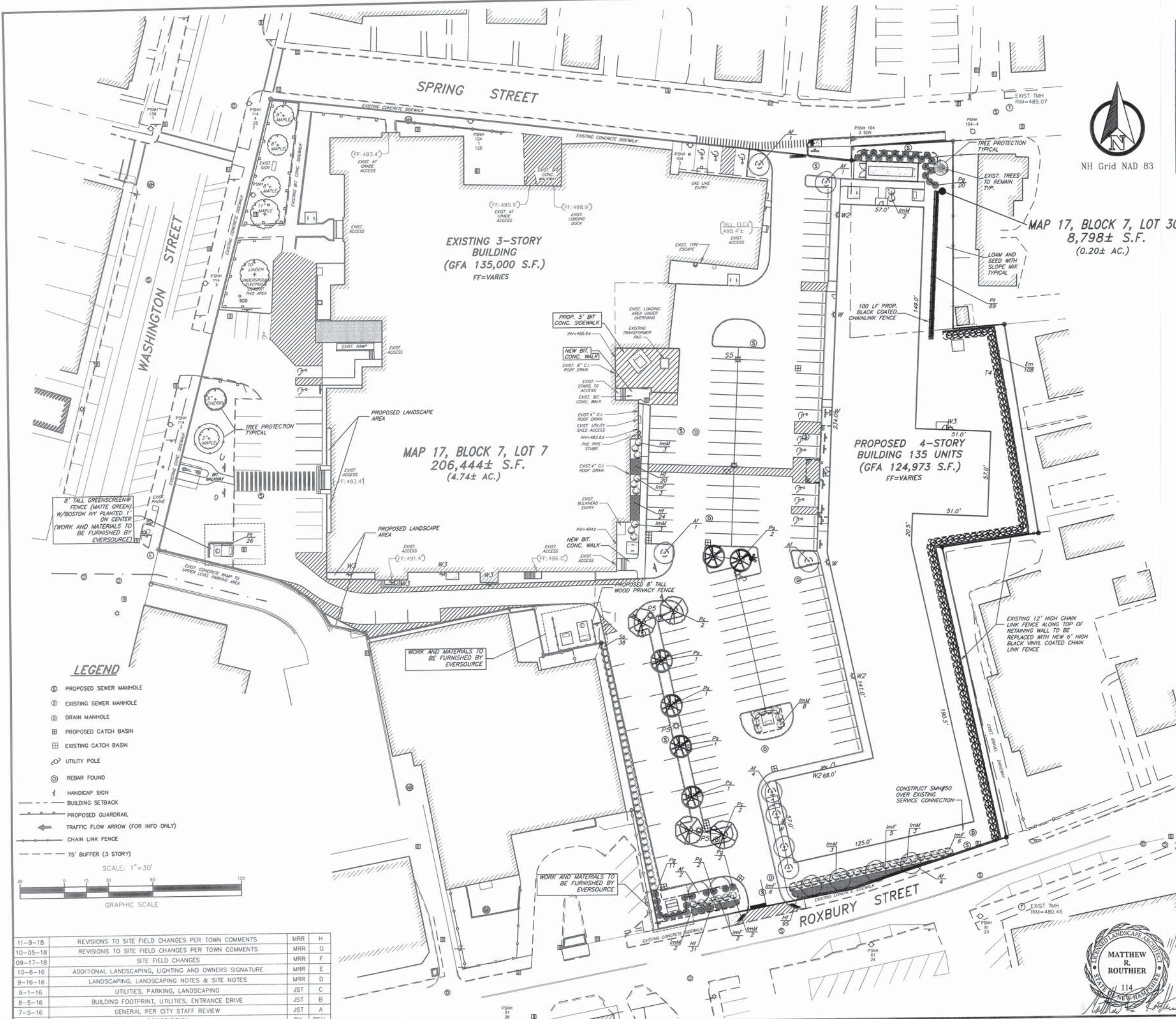
SCALE: 1"=30'	DATE: APRIL 6, 2016	SHEET 5 OF 18
DESIGN: JST	DRAWN: JST	CHECKED: RJB
		FB: ###
		PG: ###

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DATE	DESCRIPTION	BY	REV.
9-1-16	UTILITIES, PARKING, LANDSCAPING	JST	C
8-5-16	BUILDING FOOTPRINT, UTILITIES, ENTRANCE DRIVE	JST	B
7-5-16	GENERAL PER CITY STAFF REVIEW	JST	A





**PLANT SCHEDULE**

SYMBOL	QTY.	LATIN NAME	COMMON NAME	MATURE HEIGHT	PLANT SELECTION SIZE
<b>DECIDUOUS TREES</b>					
At	14	ACER FREMANNII	ARMSTRONG MAPLE	40'-60" H & 15'-20" W	3" CAL. MIN.
Pc	4	PYRUS CALLERYANNA 'ARISORAT'	'ARISORAT' PEAR	30'-40" H & 20'-30" W	3" CAL. MIN.
Ps	6	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	20'-30" H & 15'-20" W	3" CAL. MIN.
<b>EVERGREEN TREES</b>					
Pg	35	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	8'-10" H & 5'-6" W	5'-6" MIN. B&B
<b>SHRUBS</b>					
ImM	28	ILEX MESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	8'-10" H & 6'-8" W	3.5'-4" B&B
ImF	22	ILEX MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	8'-10" H & 6'-8" W	3.5'-4" B&B
Ss	38	SCHIZACHRIUM SCOPARIUM	LITTLE BUESTEM	3' H & 2' W	#1 CONTAINER
Em	108	EUONYMUS KIATSCHOWICUS 'MANHATTAN'	MANHATTAN WINTERCREEPER	6'-8" H & 4'-5" W	#3 CONTAINER
<b>PERENNIALS, GROUNDCOVERS, &amp; GRASSES</b>					
Hf	170	HEMEROCALLIS FULVA	ORANGE DATULIAS	18" H&W	#1 CONTAINER
<b>PERENNIALS, GROUNDCOVERS, &amp; GRASSES</b>					
Pl	69	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	30'-40" H & 20" W	#1 CONTAINER

**CITY OF KEENE ZONING REQUIREMENTS**

SEC. 102-791. - BASIC ZONE DIMENSIONAL REQUIREMENTS

TABLE 1  
MINIMUM GREEN/OPEN SPACE REQUIREMENTS = 10%  
SETBACKS TO PAVEMENT AND AND PARKING = 10%  
SETBACKS TO PAVEMENT AND AND PARKING = 10%

SEC. 102-1229. - PARKING LOTS THAT ABUT PUBLIC RIGHTS-OF-WAY.

6) FOR LOTS IN COMMERCE (COM), COMMERCE LIMITED (CL), CENTRAL BUSINESS LIMITED (CBL) ZONES AND COMMERCIAL LOTS IN ALL ZONES, PARKING LOTS THAT ABUT PUBLIC RIGHTS-OF-WAY MUST BE LANDSCAPED ALONG THE BORDER OF THE PUBLIC RIGHT-OF-WAY USING ONE OR MORE OF THE FOLLOWING OPTIONS OR BY ANY OTHER LANDSCAPING TREATMENT APPROVED BY THE PLANNING BOARD:

SEC. 102-1230. - LANDSCAPING WITHIN PARKING LOT.

(A) FOR LOTS IN COMMERCE (COM), COMMERCE LIMITED (CL), CENTRAL BUSINESS LIMITED (CBL) ZONES AND COMMERCIAL LOTS IN ALL ZONES, LANDSCAPING EQUAL TO A MINIMUM OF TEN PERCENT (10% PERCENT FOR SMALL LOTS) OF THE AREA OF PARKING SPACES WITHIN A PARKING LOT SHALL BE PROVIDED IN OR ADJACENT TO THE PARKING LOT AS FOLLOWS:

5) A PARKING LOT LANDSCAPING PLAN APPROVED BY THE PLANNING BOARD

**CITY OF KEENE DESIGN STANDARDS**

WAINERS ARE REQUESTED FROM SUBSECTIONS OF SECTION 6 OF THE DEVELOPMENT STANDARDS

6. FOR PARKING LOTS OF 50 SPACES OR MORE THE FOLLOWING ADDITIONAL LANDSCAPING STANDARDS APPLY:

- LANDSCAPE COVERAGE: THE INTERIOR OF THE PARKING LOT SHALL INCLUDE LANDSCAPING COVERING NOT LESS THAN TEN (10) PERCENT OF THE TOTAL AREA OF PARKING SPACES. SUCH LANDSCAPING SHALL BE IN ADDITION TO ANY REQUIRED BUFFER ZONE LANDSCAPING.
- VISUAL RELIEF: MORE THAN HALF OF THE REQUIRED PARKING LOT LANDSCAPING SHALL BE EITHER IN CONTINUOUS LANDSCAPE STRIPS OR IN LARGE PLANTING ISLANDS LOCATED ENTIRELY WITHIN THE PAVED AREA OF THE PARKING LOT, IN ORDER TO BREAK UP THE VISUAL EXPANSIVENESS OF THE LOT.
- LANDSCAPE BUFFER: ALL PARKING LOTS OF 50 SPACES OR MORE WHICH ABUT A PUBLIC ROAD, SIDEWALK OR A RESIDENTIAL ZONE SHALL PROVIDE A LANDSCAPE BUFFER ALONG AT LEAST 75% OF THE LENGTH OF THE RIGHT OF WAY OR PORTION ABUTTING THE RESIDENTIAL ZONE(S), AT LEAST SIX (6) FEET WIDE. BERNING IS ENCOURAGED TO PROVIDE SCREENING OF CARS FROM SIDEWALKS, ROADS, AND ADJACENT RESIDENTIAL AREAS.

**LANDSCAPE NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LANDSCAPE AND LIGHTING ASSOCIATED WITH THE PROPOSED SITE PLAN
- CONTRACTOR TO MARK ALL UNDERGROUND UTILITIES ON THE GROUND PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO REVIEW TREE LOCATIONS WITH LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVES PRIOR TO ORDERING AND INSTALLING TREES.
- ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
- A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS; ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
- ALL TREE PLANTING IN NON-NATIVE OR COMPACTED SOI AREAS SHALL BE EXCAVATED TO ENABLE THE PLACEMENT OF 300 CF OF NATIVE, PERMEABLE SOIL IN AN AREA NO LESS THAN SIX (6) FEET WIDE AND THREE (3) FEET DEEP ENABLING EACH PLANT TO THRIVE. UNSUITABLE MATERIAL ENCOUNTERED IN PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH TOPSOIL MIXTURE NOTED ABOVE. THE AREA OF REMOVAL FOR SHRUBS AND PERENNIALS SHALL BE TWICE THE DIAMETER OF THE ROOT MASS FOR THE SPECIFIED PLANT MATERIAL.
- ALL TREES CALIPERS SHALL BE MEASURED FROM A HEIGHT OF 6" ABOVE THE GROUND.
- ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LOCAL JURISDICTION PRIOR TO PLANTING.
- ALL EXISTING PLANTINGS TO REMAIN ARE TO BE PROTECTED FROM PHYSICAL DAMAGE AND SOIL COMPACTION BY UTILIZING ORANGE CONSTRUCTION FENCING PLACED AS SPECIFIED ON THE DETAIL INCLUDED ON SHEET #8. THE FENCING MUST BE PLACED PRIOR TO CONSTRUCTION AND IN ALL AREAS WHERE CONSTRUCTION/ALTERATION OF THE SITE IS TO TAKE PLACE AND SHALL REMAIN UNTIL A SITE DISTURBANCES AND CONSTRUCTION HAS CEASED.
- ALL LANDSCAPING REQUIRED BY THESE PROVISIONS SHALL BE INITIALLY DISEASE RESISTANT, CURRENTLY DISEASE FREE, KEPT IN GOOD CONDITION AND REPLACED AS NECESSARY TO COMPLY WITH THESE STANDARDS. THE CITY SHALL NORMALLY REQUIRE A SECURITY FOR UP TO 12 MONTHS AFTER THE COMPLETION OF CONSTRUCTION TO ASSURE THE SURVIVAL OR REPLACEMENT OF LANDSCAPING.

**MAP 17, BLOCK 7, LOT 7**  
**MAP 17, BLOCK 7, LOT 30**

**DEVELOPED PLANTING PLAN**  
**WASHINGTON PARK**  
**MULTIFAMILY HOUSING**

LOCATED AT:  
**17 WASHINGTON STREET**  
**KEENE, NEW HAMPSHIRE**

OWNER:  
WASHINGTON PARK OF KEENE, LLC  
9 OLD DERRY ROAD  
HUDSON, N.H. 03051

SCALE: 1"=30'      APRIL 6, 2016      SHEET 9 OF 18

DESIGN:	DRAWN:	CHECKED:	FB:	PP:	503-17
JST	JST	RJB	###	###	

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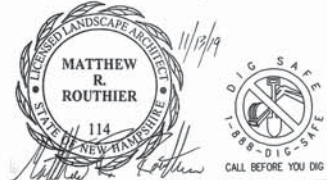
**LEGEND**

- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊞ PROPOSED CATCH BASIN
- ⊞ EXISTING CATCH BASIN
- ⊕ UTILITY POLE
- ⊙ REBAR FOUND
- ⊕ HANDICAP SIGN
- BUILDING SETBACK
- PROPOSED GUARDRAIL
- TRAFFIC FLOW ARROW (FOR INFO ONLY)
- CHAIN LINK FENCE
- 75' BUFFER (3 STORY)

SCALE: 1"=30'

GRAPHIC SCALE

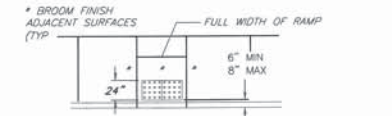
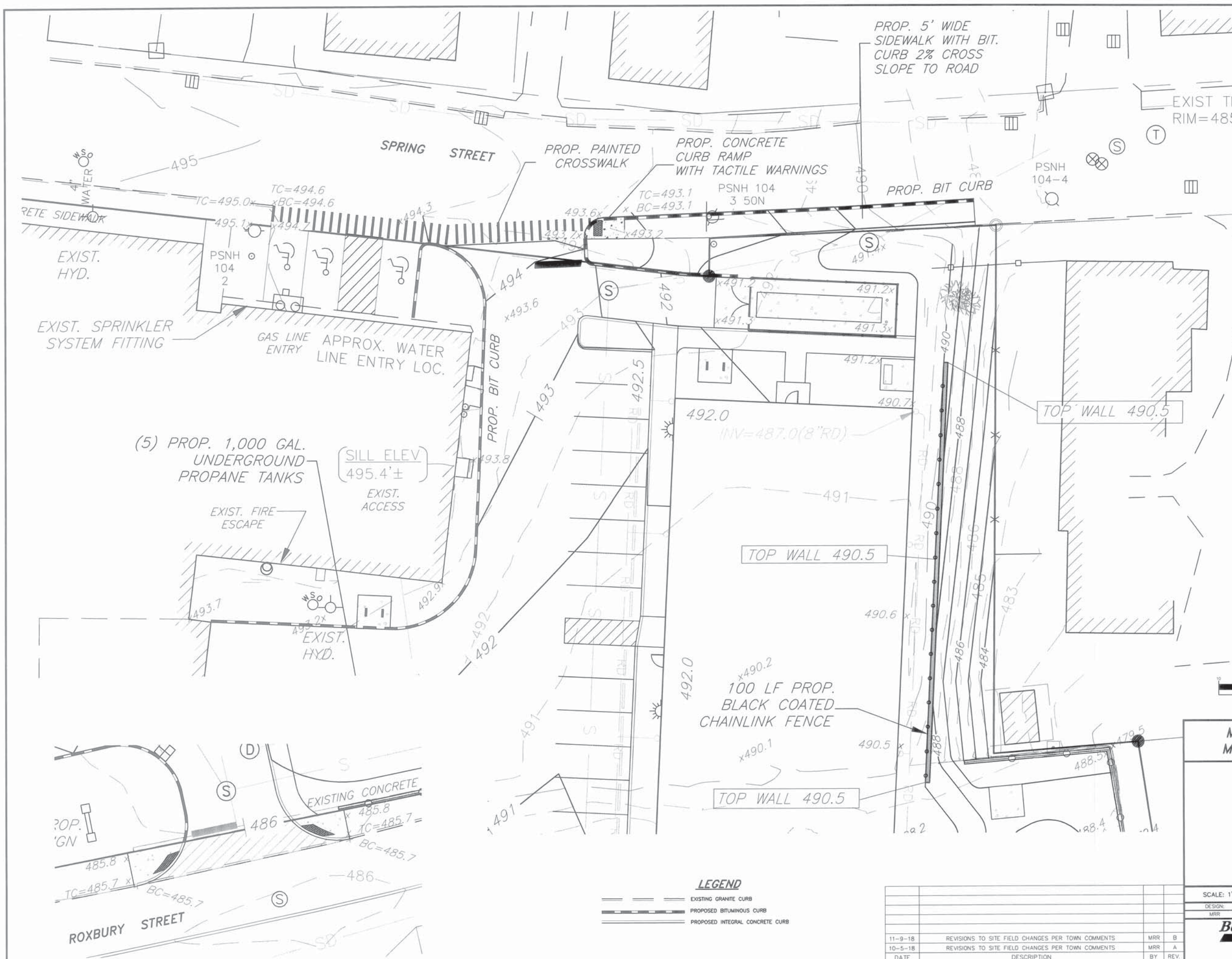
NO.	DATE	DESCRIPTION	BY	REV.
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10-05-18		REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	G
09-17-18		SITE FIELD CHANGES	MRR	F
10-6-16		ADDITIONAL LANDSCAPING, LIGHTING AND OWNERS SIGNATURE	MRR	E
9-16-16		LANDSCAPING, LANDSCAPING NOTES & SITE NOTES	MRR	D
9-1-16		UTILITIES, PARKING, LANDSCAPING	JST	C
8-5-16		BUILDING FOOTPRINT, UTILITIES, ENTRANCE DRIVE	JST	B
7-5-16		GENERAL PER CITY STAFF REVIEW	JST	A



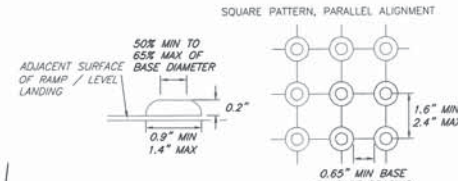




NH Grid NAD 83



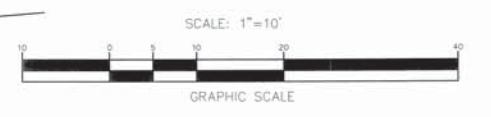
DETECTABLE WARNING PANEL PLACEMENT



DETECTABLE WARNING PANEL DETAILS

- NOTES:
1. DETECTABLE WARNING SURFACES SHALL BE CAST IRON OR APPROVED EQUAL.
  2. CONCRETE ADJACENT TO ALL DETECTABLE WARNINGS SHALL HAVE A BROOM FINISH.
  3. THE COLOR OF THE DETECTABLE WARNING SHALL PROVIDE A VISUAL CONTRAST TO THE SURROUNDING SURFACE AND SHALL BE AS SPECIFIED ON THE PLANS.
  4. WHERE A RAMP OR LEVEL LANDING MEETS A CURB RADIUS, ALIGN THE EDGE OF THE DETECTABLE WARNING AREA PARALLEL TO THE CURB TO THE MAXIMUM EXTENT FEASIBLE.

DETECTABLE WARNING PANEL NOT TO SCALE



MAP 17, BLOCK 7, LOT 7  
MAP 17, BLOCK 7, LOT 30

**BLOW-UP GRADING  
WASHINGTON PARK  
MULTIFAMILY HOUSING**

LOCATED AT:  
**17 WASHINGTON STREET  
KEENE, NEW HAMPSHIRE**

OWNER:  
WASHINGTON PARK OF KEENE, LLC  
9 OLD DERRY ROAD  
HUDSON, N.H. 03051

**LEGEND**

	EXISTING GRANITE CURB
	PROPOSED BITUMINOUS CURB
	PROPOSED INTEGRAL CONCRETE CURB

DATE	DESCRIPTION	BY	REV.
11-9-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	B
10-5-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	A

SCALE: 1"=10'      SEPTEMBER 17, 2018      SKC-1

DESIGN: MRR      DRAWN: MRR      CHECKED: RJB      FB: ###      PG: ###      503-17

**Bedford Design Consultants Inc.**  
ENGINEERS AND SURVEYORS  
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Photo #1 of the existing, concrete block retaining wall that was installed in front of the former Keene Middle School building submitted by the applicant as an example of what the retaining wall in the northeast corner of the site would look like.



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NOV 13 2018  
Page 21 of 22  
By \_\_\_\_\_



Photo #2 of the existing, concrete block retaining wall that was installed in front of the former Keene Middle School building submitted by the applicant as an example of what the retaining wall in the northeast corner of the site would look like.



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NOV 13 2018  
Page 22 of 22