



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, September 5, 2024 9:00 AM City Hall, 2nd Floor Conference Room

I. **Call to Order** – Roll Call

II. **Scheduled Pre-submission Inquiries**

a. **Conceptual Subdivision Application** – The ~7.1-ac parcel at 0 Old Walpole Rd (TMP #503-005-000) is owned by Monadnock Habitat for Humanity Inc. and is located in the Rural District.

b. **Conceptual Site Plan Application** – The ~3.53-ac parcel at 0 Ashuelot St (TMP #567-001-000) is owned by JRR Properties LLC and is located in the High Density District.

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

IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – Thursday, October 3, 2024 at 9:00 am
- 1st Monthly MPRC Meeting – Thursday, October 3, 2024 at 10:00 am
- 2nd Monthly MPRC Meeting – Thursday, October 17, 2024 at 10:00 am (*If needed*)

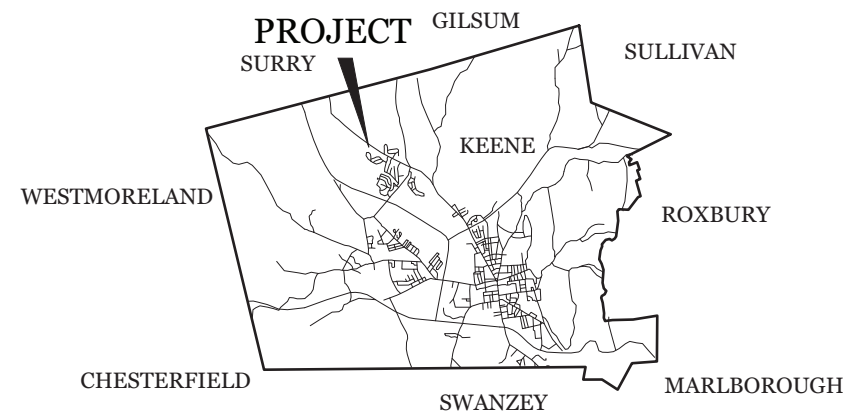
TWO LOT RESIDENTIAL SUBDIVISION

OLD WALPOLE ROAD, KEENE, NEW HAMPSHIRE

PREPARED FOR:

MONADNOCK HABITAT FOR HUMANITY

P.O. BOX 21
KEENE, NH 03431
(781) 760-3636



INDEX OF PLANS

| | |
|-----|---------------------|
| N-1 | NOTES AND DETAILS |
| S-1 | EXISTING CONDITIONS |
| C-1 | SITE PLAN |
| C-2 | LOT 1 SEPTIC |
| C-3 | LOT 2 SEPTIC |

PREPARED BY

Wetland Scientist:

**Danforth Enviromental
Consulting, LLC**
654 New Boston Road
Francestown, NH 03043
PHONE (603) 547-7100

Land Planner:

**Monadnock Land
Planning, LLC**
139 Old Walpole Road
Keene, NH 03431
PHONE (603) 209-3050

Civil Engineer:

SVE Associates
439 West River Road
Brattleboro, Vermont 05302
PHONE (802) 257-0561

Land Surveyor:

David A. Mann Survey
40 Gulf Road
Chesterfield, New Hampshire 03443
PHONE (603) 903-7259

August 5, 2024

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CALL DIG-SAFE, AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE THE START OF EXCAVATION.
2. THE CONTRACTOR IS EXPECTED TO BE AWARE OF AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS.
3. ALL TRENCHING, EXCAVATION, SHEETING, SHORING, ETC. SHALL COMPLY WITH THE MOST CURRENT OSHA REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY SVE ASSOCIATES IF FIELD CONDITIONS VARY FROM THAT SHOWN ON THE PLAN(S). THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLAN(S) UNLESS SO AUTHORIZED BY SVE ASSOCIATES.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SITE PLANS AND SPECIFICATIONS PROVIDED OR IN ACCORDANCE WITH NH DEP'T OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
6. IN CASE OF CONFLICTS, THE MOST STRINGENT INTERPRETATION OF THE PLANS, SPECIFICATIONS, LOCAL OR STATE REGULATIONS, OR PERMIT CONDITIONS SHALL APPLY. THE ENGINEER SHALL BE THE DETERMINANT AS TO WHAT APPLIES.
7. ALL KNOWN SUBSURFACE UTILITIES AND STRUCTURES HAVE BEEN INDICATED ON THE PLAN(S) AS ACCURATELY AS POSSIBLE. THE EXACT LOCATION MAY VARY AND THE CONTRACTOR IS CAUTIONED TO PROCEED WITH CARE.
8. CONTRACTOR SHALL VERIFY ALL BENCH MARKS, INVERTS, PIPES AND STRUCTURES ELEVATIONS PRIOR TO START OF WORK. IMMEDIATELY NOTIFY SVE ASSOCIATES IF THE FIELD INFORMATION DOES NOT MATCH PLAN INFORMATION.
9. THE OWNER WILL PROVIDE BENCH MARKS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL OTHER LAYOUT AND FOR REPLACEMENT OF LAYOUT COMPLETED BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE A FULL SET OF AS-BUILT DRAWINGS TO THE OWNER WITH SWING TIES OR COORDINATES, LOCATING ALL FITTINGS, STRUCTURES, PIPES, ETC. THE AS-BUILTS SHALL INDICATE MATERIALS, PIPE LENGTHS INSTALLED, ALL INVERTS, AND ALL STRUCTURE ELEVATIONS. ACCEPTANCE OF THE WORK IS SUBJECT TO ACCEPTANCE OF THE AS-BUILTS BY THE ENGINEER AND OWNER.
11. MONUMENTATION THAT HAS BEEN DISTURBED SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT NO COST TO THE OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DE-WATERING AT NO ADDITIONAL COST TO THE OWNER.
13. ALL SURFACES SHALL BE GRADED TO DRAIN.
14. ALL TREES WHOSE ROOTS HAVE BEEN DAMAGED SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL RESTORE ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION OR BETTER. ALL NEW AND EXISTING PIPES AND STRUCTURES SHALL BE CLEANED. ALL SIGNS SHALL BE REPLACED. ALL DAMAGED VEGETATION SHALL BE REPLACED.

SEDIMENT AND EROSION CONTROL NOTES:

1. INSTALL ALL SEDIMENT & EROSION CONTROL MEASURES IN ACCORDANCE WITH MANUFACTURER'S DIRECTION OR DETAILS PROVIDED. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL. THEY SHALL TAKE ALL MEASURED NEEDED TO MINIMIZE EROSION TO THE GREATEST EXTENT POSSIBLE, AT NO COST TO THE OWNER, REGARDLESS OF DETAIL SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL INSPECT AND REPAIR ALL SEDIMENT AND EROSION CONTROL MEASURES DAILY WHILE UNDER CONSTRUCTION, THEN AFTER EACH RAINFALL OF 0.5" IN 24 HOURS AND NOT LESS THAN ONCE A WEEK THEREAFTER UNTIL ALL UPHILL SOILS ARE WELL STABILIZED.
4. SEED, FERTILIZE & MULCH ALL FINISH GRADED AREAS WITHIN 72 HOURS OF FINISH GRADING. ROADWAY STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
5. SEDIMENT CONTROLS AND/OR SILT FENCES SHALL BE REPLACED WHEN CLOGGED AND NO LONGER FUNCTIONAL.
6. SEDIMENT CONTROLS AND/OR SILT FENCES SHALL REMAIN IN PLACE UNTIL ALL UPHILL VEGETATED AREAS ARE STABILIZED.
7. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED IF LEFT IN PLACE MORE THAN 21 DAYS.
8. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
9. STABILIZATION OF ALL WORK AREAS SHALL BE COMPLETED NOT MORE THAN 45 DAYS FOLLOWING THE START OF WORK.
10. ALL SOIL SLOPES STEEPER THAN 3: 1 SHALL BE COVERED WITH EROSION CONTROL FABRIC, S150 FROM NORTH AMERICAN GREEN OR APPROVED EQUAL.
11. STABILIZE ALL DRAINAGE SWALES, BASINS, BERMS AND DITCHES PRIOR TO DIRECTING RUNOFF TO THEM.
12. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE SEDIMENT AND EROSION CONTROLS AS REQUESTED BY THE ENGINEER.
13. LIMIT THE AREA OF DISTURBANCE TO SMALLEST PRACTICAL AREA.
14. LOT CONSTRUCTION SHALL NOT COMMENCE UNTIL AFTER ASSOCIATED ROADWAY AND DRAINAGE IS COMPLETE AND STABLE.

WINTER CONSTRUCTION REQUIREMENTS:

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND 1) INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, or 2) PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. THE INSTALLATION OF EROSION CONTROL BLANKETS AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF SPRING THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES WHERE WORK HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL MEETING NHDOT ITEM 304.3 SPECIFICATIONS.

PROJECT SPECIFIC NOTES:

1. ALL STORM DRAIN TO BE HIGH DENSITY SMOOTH BORE POLYETHYLENE, HANCOR OR APPROVED EQUAL, U.N.O.
2. ALL AREAS TO BE VEGETATED SHALL RECEIVE A MINIMUM OF 6" OF LOAM, SEED AND MULCH. IF PLANS OR SPECIFICATIONS HAVE CONFLICTING DEPTHS OF LOAM, 6" OF LOAM SHALL BE THE PREVAILING DEPTH USED.
3. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
4. SEEDING OF ALL FINISHED AREAS SHALL BE COMPLETED NOT MORE THAN 72 HOURS AFTER FINISH GRADING.
5. STABILIZATION OF ALL WORK AREAS SHALL BE COMPLETED NOT MORE THAN 45 DAYS FOLLOWING THE START OF WORK.
6. BROOM, WASH AND APPLY TACK COAT TO BASE PAVEMENT PRIOR TO WEAR COURSE PLACEMENT.
7. STABILIZE ALL DRAINAGE SWALES PRIOR TO DIRECTING RUNOFF TO THEM.
8. PER RSA 79:10 IF TREE CUTTING EXCEEDS 10,000 BOARD FEET OR OVER 20 CORDS OF FUEL WOOD, CONTRACTOR SHALL FILE "NOTICE OF INTENT TO CUT WOOD OR TIMBER" WITH LOCAL AUTHORITY & PAY TAXES AS NEEDED.

SEQUENCE OF WORK:

THE SEQUENCE OF WORK SHALL BE FOLLOWED WITHIN EACH PHASE OF THE PROJECT. AT NO TIME OR PLACE SHALL PROJECT PHASING SUPERCEDE SOUND SEDIMENT AND EROSION CONTROL PLANNING.

1. INSTALL SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, IN LOCATIONS DETAILED ON THIS PLAN OR AS ORDERED BY THE ENGINEER.
2. CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF SEDIMENT OFFSITE.
3. CONSTRUCT AND STABILIZE THE DETENTION CONTROLS AND ALL INLET/OUTLET SWALES.
4. CLEAR AND GRUB THE DRIVEWAY CORRIDOR.
5. INSTALL WELL FOLLOWED BY OTHER UTILITIES.
6. CONSTRUCT DRIVE IN ACCORDANCE WITH APPROVED PLANS.
7. CLEAR & GRUB HOUSE/PARKING AREA. CONSTRUCT NEW PARKING LOT AND HOUSES.
8. LOAM AND SEED DISTURBED AREAS, STABILIZE SLOPES WITH MATTING WHERE SPECIFIED.
9. REMOVE SILT FENCE AFTER ALL UPHILL SOILS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

1. PHASE CONSTRUCTION AND SEQUENCE EARTH DISTURBANCE ACTIVITIES TO REDUCE THE AREA OF LAND DISTURBED AT ANY ONE TIME.
2. MAINTAIN AS MUCH NATURAL VEGETATION AS IS PRACTICABLE.
3. USE TRAFFIC CONTROL TO RESTRICT TRAFFIC TO PREDETERMINED ROUTES.
4. USE TEMPORARY MULCHING, PERMANENT MULCHING, TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER TO REDUCE THE NEED FOR DUST CONTROL.
5. APPLY WATER, OR OTHER DUST INHIBITING AGENTS OR TACKIFIERS, AS APPROVED BY THE NHDES.

SITE DATA TABLE

| | | |
|---------------------------|---|--------------------------------|
| TAX MAP #: | 503-005-000-0000, 309,276 SQ. FT. ± 7.1± ACRES | |
| ZONE: | RESIDENTIAL | |
| LOT SIZE: | AVAILABLE: 7.1± ACRES | REQUIRED: 2 AC |
| FRONTAGE: | 00 FEET | 50 FEET |
| LOT WIDTH: | NONE | 200 FEET |
| BLDG. HEIGHT: | ALLOWED: 35 FEET | PROPOSED: LESS THAN 35 FEET |
| BUILDING SETBACKS: | | |
| FRONT: | 50' | |
| REAR: | 50' | |
| SIDES: | 50' | |
| PAVEMENT SETBACKS: | | |
| PARKING AREA: ≤ 10,000 SF | | |
| FRONT/SIDE/REAR: | 8 FT | |
| LOT COVERAGE: | MAXIMUM: | PROPOSED: |
| BUILDINGS: | 10% (30,928 SF/0.71 AC) | 1% (1,914 SF/0.04 AC) |
| PAVEMENT: | 20% (61,855 SF/1.42 AC) | 1% (4,040 SF/0.09 AC) |
| TOTAL IMPERMEABLE: | 20% (61,855 SF/1.42 AC) | 2% (5,954 SF/0.14 AC) |
| PARKING: | REQUIRED: | PROPOSED: |
| 9' X 18': | 2 SPACES/UNIT | 4 |

SEED SPECIFICATIONS

TEMPORARY SEED

PERENNIAL RYE GRASS

PERMANENT SEED:

ALL MOWABLE AREAS: PARK SEED NHDOT TYPE 15
(CONSERVATION MIX ACCEPTABLE, AS APPROVED BY ENGINEER)

| | |
|---------------------|----------|
| CREeping RED FESCUE | 40 LB/AC |
| PERENNIAL RYEGRASS | 50 LB/AC |
| KENTUCKY BLUEGRASS | 25 LB/AC |
| REDTOP | 5 LB/AC |

TOTAL: 120 LB/AC

ALL SLOPES 5:1 OR STEEPER: SLOPE SEED NHDOT TYPE 45
(OR OTHER WILDFLOWER MIX APPROVED BY ENGINEER)

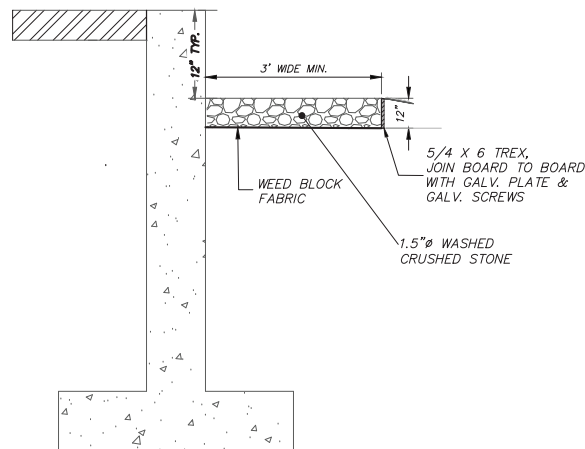
| | |
|------------------------|----------|
| CREeping RED FESCUE | 35 LB/AC |
| PERENNIAL RYEGRASS | 30 LB/AC |
| REDTOP | 5 LB/AC |
| ALSIKE CLOVER | 5 LB/AC |
| LANCE-LEAVED COREOPSIS | 5 LB/AC |
| OXEYE DAISY | 3 LB/AC |
| BUTTERFLY WEED | 3 LB/AC |
| BLACKKEYED SUSAN | 3 LB/AC |
| WILD LUPINE | 3 LB/AC |

TOTAL: 95 LB/AC

STABILIZATION DEFINITION:

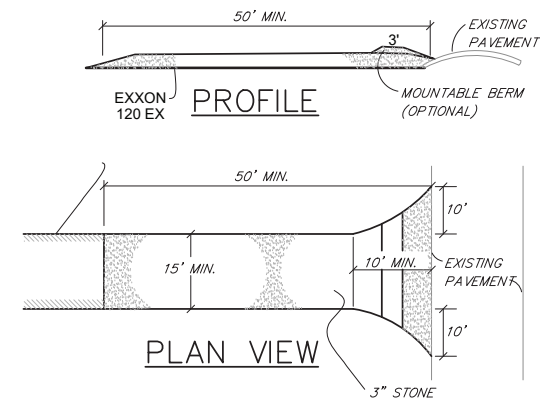
AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED;
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.



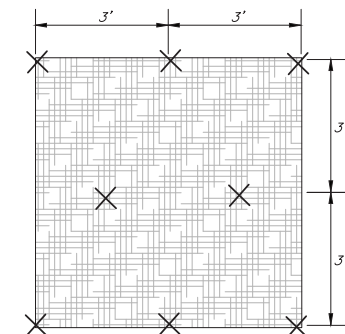
STONE DRIP STRIP

SCALE: 1" = 1'



STABILIZED CONSTRUCTION ENTRANCE

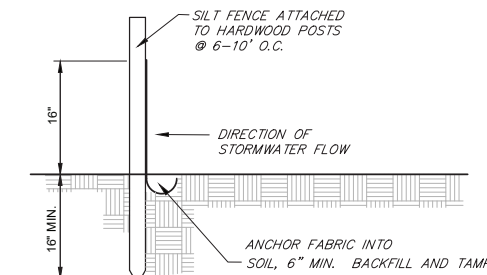
NOT TO SCALE



EROSION CONTROL MATTING SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S DIRECTIONS, THIS IS ONLY A GUIDELINE. ROLL OUT MATTING DOWNHILL AND STAPLE AS REQUIRED FOR SLOPE. MATTING SHOULD OVERLAP BY A MINIMUM OF 4 INCHES AND STAPLED AT THE EDGE OF EACH ROLL.

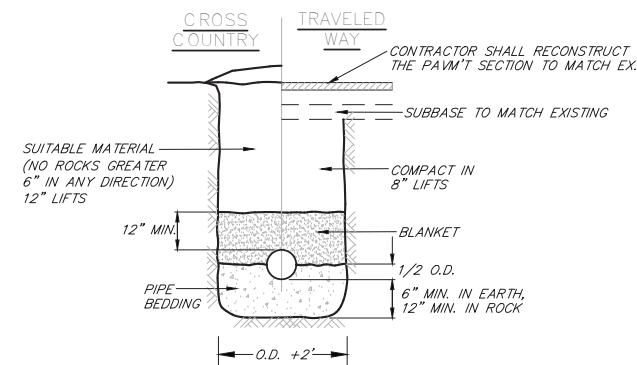
EROSION CONTROL BLANKET

NOT TO SCALE



SILT FENCE

NOT TO SCALE



PIPE MATERIAL BEDDING BLANKET

| | | |
|--------------|----------|----------|
| DUCTILE IRON | 6" SAND | 12" SAND |
| PVC | 6" SAND | 12" SAND |
| HDPE | 6" SAND | 12" SAND |
| PLASTIC | 6" SAND | 12" SAND |
| COPPER | 6" SAND | 12" SAND |
| SDR 35 | 6" STONE | 12" SAND |

STONE HALF WAY UP PIPE & 12" SAND ABOVE

PIPE IN TRENCH DETAIL

NOT TO SCALE

| | | | | |
|-----|----------|------|-----|-----|
| NO. | REVISION | DATE | DWN | CHK |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

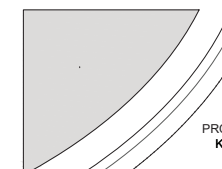
SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

NOTES & DETAILS

HABITAT FOR HUMANITY
MONADNOCK HABITAT
P.O. BOX 21
KEENE, NEW HAMPSHIRE



PROJ. #
K2777

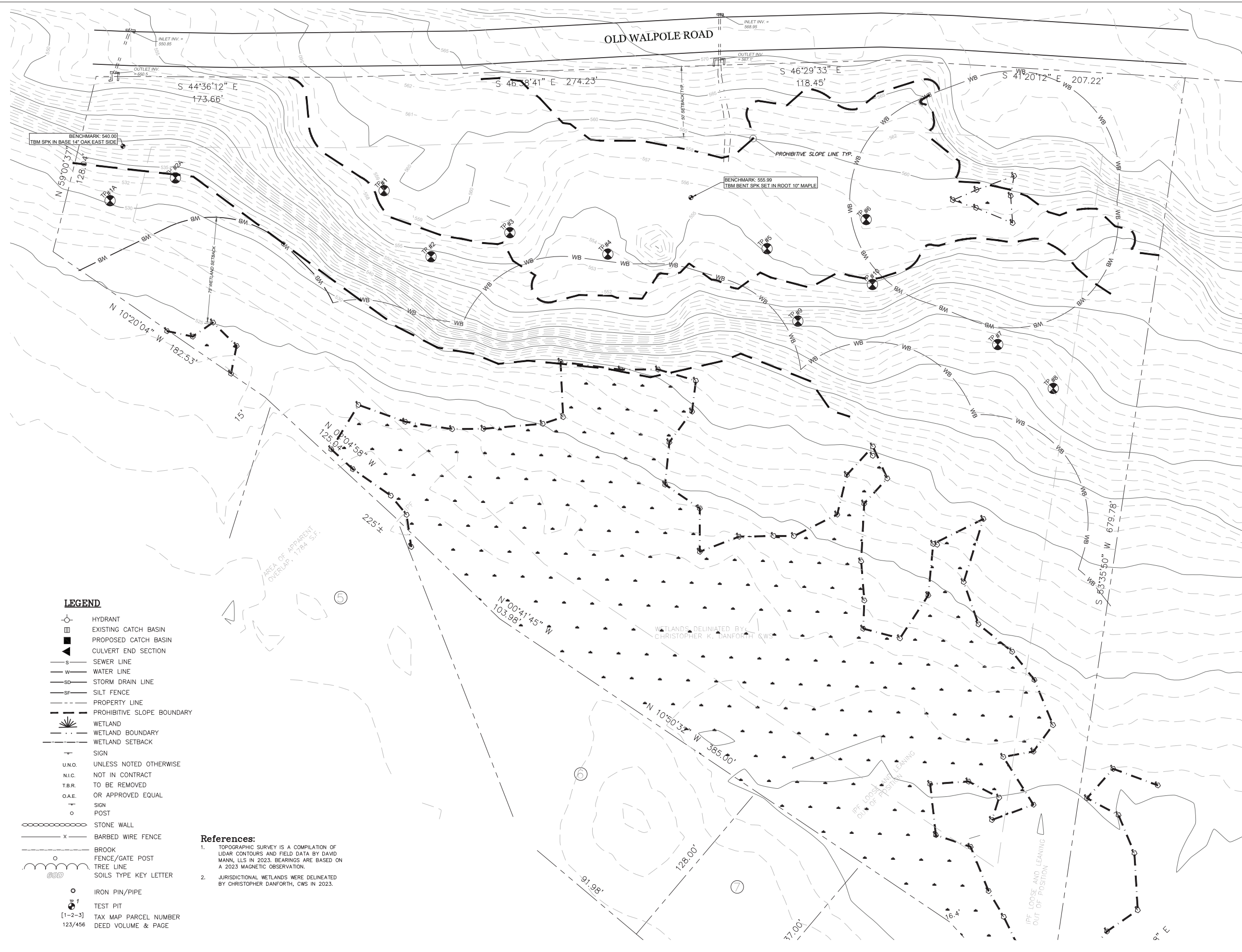
DATE:
05-AUG-24

DESIGN: LPS
DRAWN: AJG

SHEET

3 of N-1

Drawing name: P:\Projects\NH\PROJECTS\K2777\Habitat for Humanity\DWG\K2777 SITE 8-20-24.dwg Aug 21, 2024 - 12:17pm



LEGEND

- HYDRANT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- CULVERT END SECTION
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- SILT FENCE
- PROPERTY LINE
- PROHIBITIVE SLOPE BOUNDARY
- WETLAND
- WETLAND BOUNDARY
- WETLAND SETBACK
- SIGN
- U.N.O. UNLESS NOTED OTHERWISE
- N.I.C. NOT IN CONTRACT
- T.B.R. TO BE REMOVED
- O.A.E. OR APPROVED EQUAL
- SIGN
- POST
- STONE WALL
- BARBED WIRE FENCE
- BROOK
- FENCE/GATE POST
- TREE LINE
- SOILS TYPE KEY LETTER
- IRON PIN/PIPE
- TEST PIT
- [1-2-3] TAX MAP PARCEL NUMBER
- 123/456 DEED VOLUME & PAGE

References:

1. TOPOGRAPHIC SURVEY IS A COMPILATION OF LIDAR CONTOURS AND FIELD DATA BY DAVID MANN, LLS IN 2023. BEARINGS ARE BASED ON A 2023 MAGNETIC OBSERVATION.
2. JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER DANFORTH, CWS IN 2023.

| NO. | REVISION | DATE | DWN | CHK |
|-----|----------|------|-----|-----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SVE © 2024

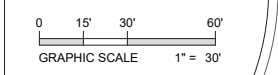
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

EXISTING
CONDITIONS PLAN

HABITAT FOR
HUMANITY

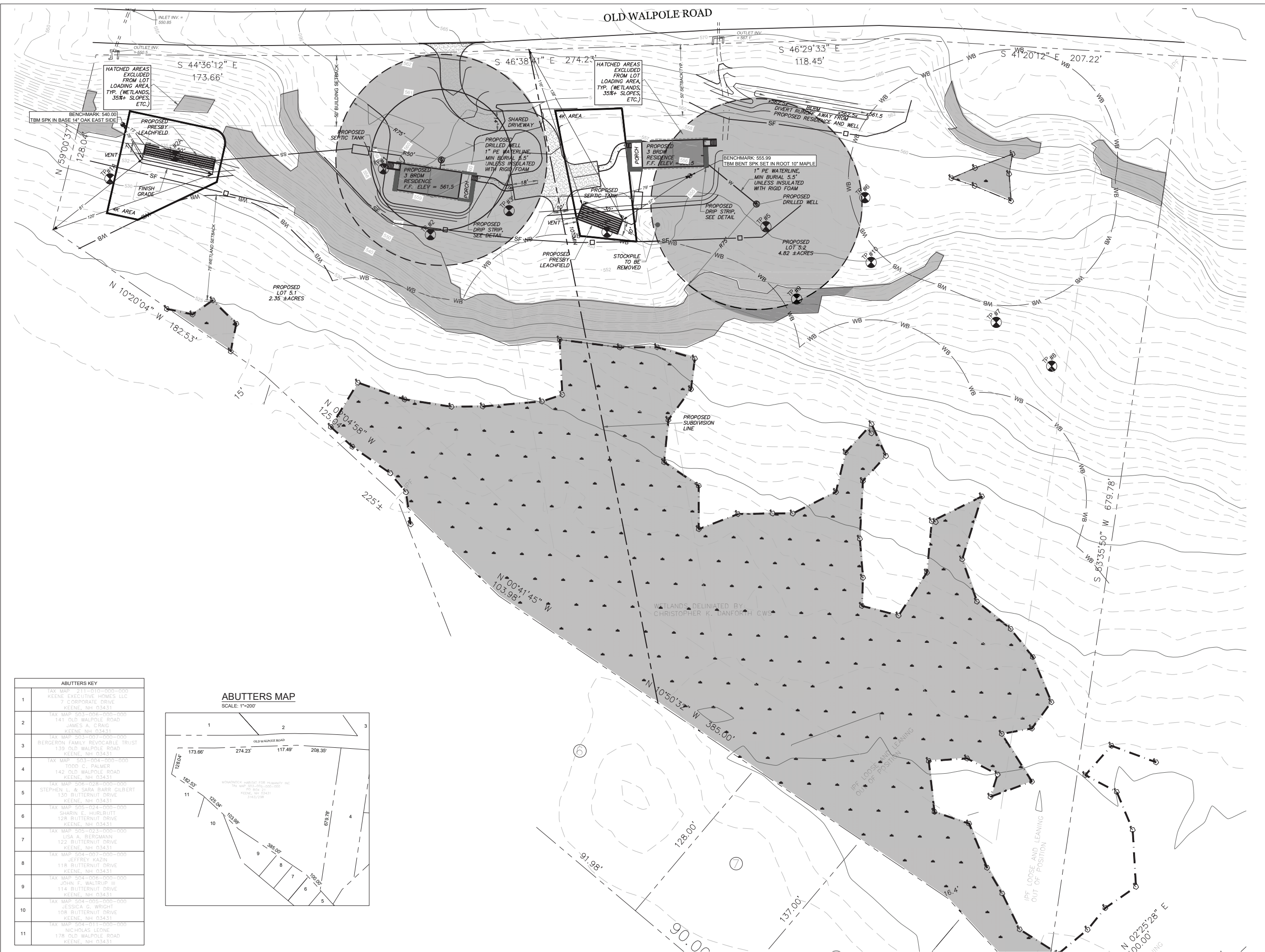
MONADNOCK HABITAT
P.O. BOX 21
KEENE, NEW HAMPSHIRE



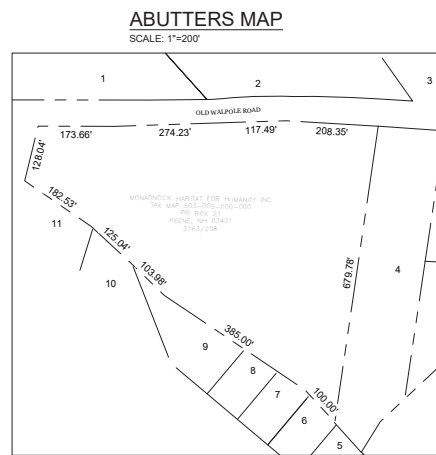
PROJ. #
K2777

DATE:
05-AUG-24

Drawing name: P:\Project\NH PROJECTS\K2777 Habitat for Humanity\DWG\K2777 SITE 8-20-24.dwg Aug 21, 2024 - 12:16pm



| ABUTTERS KEY | |
|--------------|---|
| 1 | TAX MAP 211-010-000-000 KEENE EXECUTIVE HOMES LLC 7 CORPORATE DRIVE KEENE, NH 03431 |
| 2 | TAX MAP 583-006-000-000 141 OLD WALPOLE ROAD JAMES A. CRAIG KEENE, NH 03431 |
| 3 | TAX MAP 583-007-000-000 BERGERON FAMILY REVOCABLE TRUST 139 OLD WALPOLE ROAD KEENE, NH 03431 |
| 4 | TAX MAP 583-008-000-000 TODD C. PALMER 142 OLD WALPOLE ROAD KEENE, NH 03431 |
| 5 | TAX MAP 588-028-000-000 STEPHEN L. & SARA BARR GILBERT 130 BUTTERNUT DRIVE KEENE, NH 03431 |
| 6 | TAX MAP 588-024-000-000 SHARIN E. HURLBUTT 128 BUTTERNUT DRIVE KEENE, NH 03431 |
| 7 | TAX MAP 583-023-000-000 LISA A. BERGMANN 122 BUTTERNUT DRIVE KEENE, NH 03431 |
| 8 | TAX MAP 584-007-000-000 JEFFREY KAZIN 118 BUTTERNUT DRIVE KEENE, NH 03431 |
| 9 | TAX MAP 584-006-000-000 JOHN F. WALTRUP II 114 BUTTERNUT DRIVE KEENE, NH 03431 |
| 10 | TAX MAP 584-005-000-000 JESSICA G. WRIGHT 108 BUTTERNUT DRIVE KEENE, NH 03431 |
| 11 | TAX MAP 584-011-000-000 NICHOLAS LEONE 178 OLD WALPOLE ROAD KEENE, NH 03431 |



| NO. | REVISION | DATE | DWN | CHK |
|-----|----------|------|-----|-----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SVE ©2024
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 P.O. Box 1818
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

SITE PLAN

HABITAT FOR HUMANITY
 MONADNOCK HABITAT
 P.O. BOX 21
 KEENE, NEW HAMPSHIRE

0 15' 30' 60'
 GRAPHIC SCALE 1" = 30'

PROJ. #
K2777

DATE:
 05-AUG-24

DESIGN: LPS SHEET
 DRAWN: AJG
C-1
 5 of 11

Zoning

ZONE: RURAL

MIN LOT SIZE: 2 ACRES
MIN FRONTAGE: 50 FEET

MIN LOT WIDTH AT BLDG LINE: 200 FT

BUILDING SETBACKS

FRONT: 50 FEET
SIDE: 50 FEET
REAR: 50 FEET

LOT LOADING CALCULATION

USE GROUP IV, 8-15% SLOPES,
LOT SIZING FACTOR 1.6
600 GPD LOADING
LOT SIZE = 450 GPD/2,000 *1.6=0.36 ACRES EACH
15,682 SQ. FT. LOT SIZE REQUIRED

EXISTING LOT SIZE=7.1± ACRES
PROPOSED LOT 5.1 SIZE AFTER SUBDIVISION = 2.35± ACRES

EFFLUENT DISPOSAL AREA

(SINGLE-LEVEL ADVANCED PRESBY SYSTEM)

| TABLE OF INVERTS AND ELEVATIONS | ELEVATION |
|--|-----------|
| EXISTING GRADE AT HIGH SIDE | 535.0 |
| ESHWT (18" BELOW SURFACE) | 533.5 |
| BED BOTTOM/BOTTOM OF ADVANCED ENVIROSEPTIC PIPE (E.S.P.) | 535.5 |
| MINIMUM SEPARATION REQUIRED TO ESHWT FOR ADVANCED E.S.P. | 24" |
| INVERT ELEVATION | 536.08 |
| FINISH GRADE AT DOWNHILL SIDE SAND EXTENSION | 535.89 |
| TOP OF SAND AT HIGH SIDE | 536.83 |
| TOP OF PIPE IN TOP ROW | 536.5 |

| TEST PITS | 2A |
|-------------------------------|-------------------|
| PIT DEPTH | 42" |
| PERC RATE AND DEPTH | 10 MIN/INCH @ 18" |
| ESTIMATED SEASONAL HIGH WATER | 18" |
| DEPTH TO OBSERVED WATER | 28" |
| DEPTH TO LEDGE | 42" |

Soils Symbol Legend

SOILS INVESTIGATION PERFORMED BY SVE ASSOCIATES IN APRIL OF 2024. SOILS LINES DIGITIZED FROM MAPPING OBTAINED AT THE USDA NRCS WEB SOILS SURVEY WEB SITE.

| SOIL # | SOIL TYPE |
|--------|---|
| 60C | TUNBRIDGE-BERKSHIRE COMPLEX, 8-15% SLOPES, VERY STONY |
| 647B | HILLSBURY FINE SANDY LOAM, 0-9% SLOPES, VERY STONY |

Test Pit Log

- TP-2A
- 1-0" FOREST LITTER
 - 0-3" 7.5YR3/2 LOAM VERY FRABLE MASSIVE
 - 3-18" 7.5YR2.5/1 FINE LOAMY SAND FRABLE WEAK SUBANGULAR BLOCKY
 - 18-42" 2.5Y/3 FINE LOAMY SAND FIRM WEAK ANGULAR BLOCKY COMMON REDOX @ 18"
 - H2O @ 28"
 - ESHWT @ 18"

LEGEND

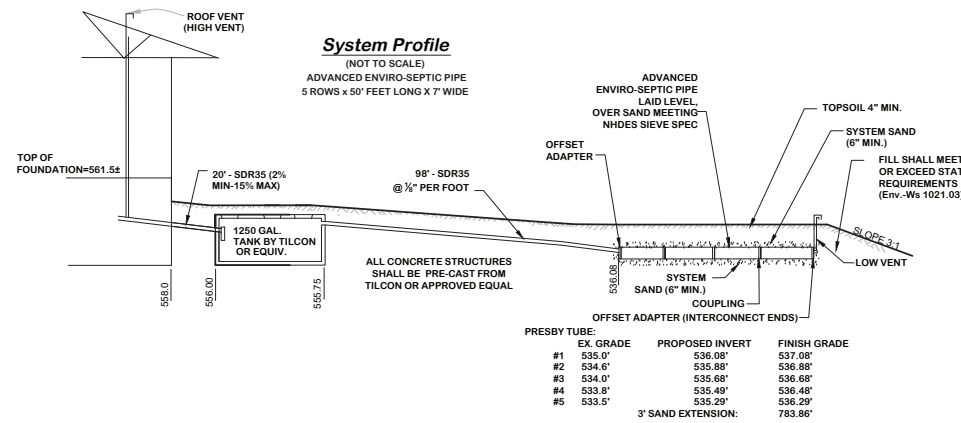
- HYDRANT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- CULVERT END SECTION
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- SILT FENCE
- 100 YEAR FLOODPLAIN BOUNDARY
- WETLAND BOUNDARY
- SIGN
- UNLESS NOTED OTHERWISE
- N.I.C. NOT IN CONTRACT
- T.B.R. TO BE REMOVED
- O.A.E. OR APPROVED EQUAL
- SIGN
- POST
- STONE WALL
- BARBED WIRE FENCE
- BROOK FENCE/GATE POST
- TREE LINE
- SOILS TYPE KEY LETTER
- IRON PIN/PIPE
- TEST PIT
- TAX MAP PARCEL NUMBER
- DEED VOLUME & PAGE

System Profile

(NOT TO SCALE)

ADVANCED ENVIRO-SEPTIC PIPE

5 ROWS x 50' FEET LONG X 7' WIDE

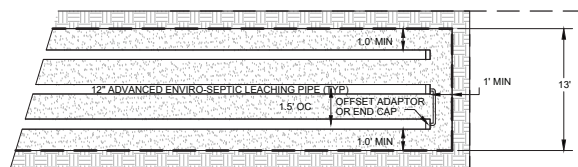


| PRESBY TUBE: | EX GRADE | PROPOSED INVERT | FINISH GRADE |
|--------------|----------|-----------------|--------------|
| #1 | 535.0' | 536.08' | 537.08' |
| #2 | 534.0' | 535.88' | 536.88' |
| #3 | 534.0' | 535.68' | 536.68' |
| #4 | 533.8' | 535.49' | 536.49' |
| #5 | 533.5' | 535.29' | 536.29' |

3" SAND EXTENSION: 783.86'

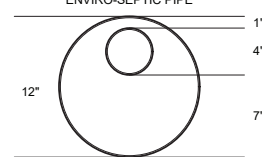
CLEAN, MEDIUM COARSE SAND WITH A PARTICLE SIZE OF 0.25MM TO 2.0MM, SHOULD EXTEND AS SHOWN

Length & number of lines vary with design

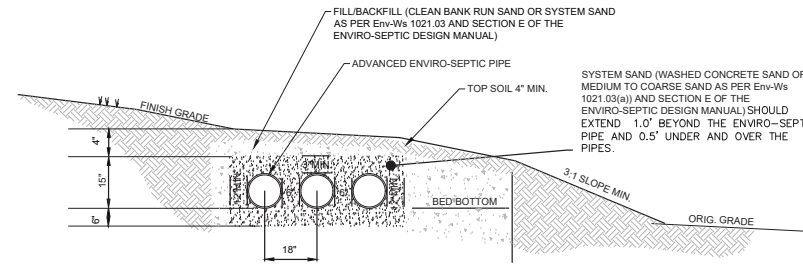


EXPANDED PLAN: ADVANCED ENVIRO-SEPTIC PIPE
NOT TO SCALE (ALL LINES TO BE LAID LEVEL)

ADVANCED ENVIRO-SEPTIC PIPE

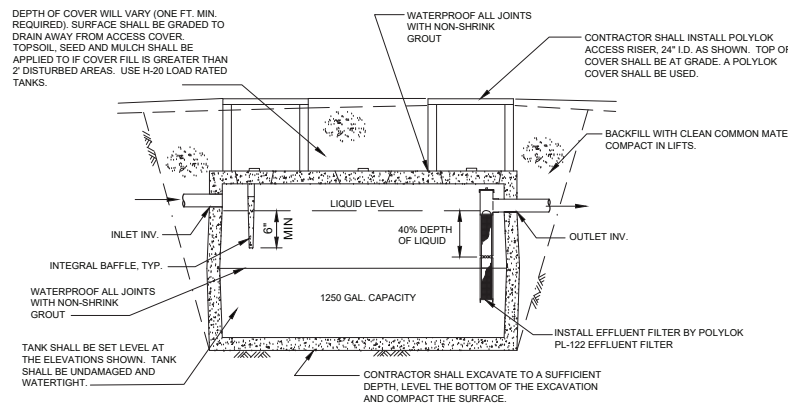


Offset Adapter Detail
NTS



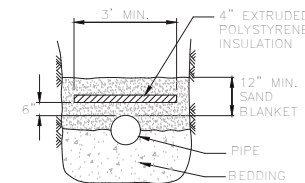
Leach Area Section
NTS

Length & number of lines vary with design



SEPTIC TANK DETAIL

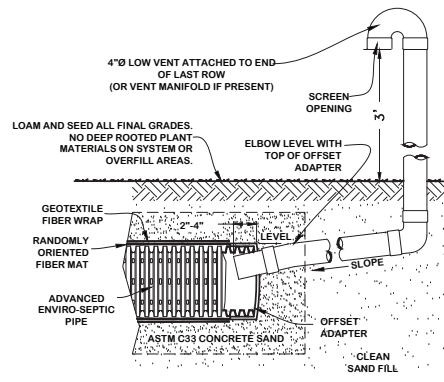
NOT TO SCALE



INSULATION OVER PIPE DETAIL

NOT TO SCALE

NOTE: PLACE TWO 24" WIDE BY 2" THICK SECTIONS OF INSULATION 6" ABOVE TOP OF PIPE AS REQUIRED WHEN MIN. COVER IS LESS THAN SPECIFIED.



Side View
(NOT TO SCALE)

General Notes

- SYSTEM IS DESIGNED TO STATE OF NEW HAMPSHIRE SUBDIVISION, INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES AND THE 2019 EDITION OF THE "ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL" (WITH NH STATE ATTACHMENT). CONSTRUCTION TO CONFORM TO SAME. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. 1-800-473-5298. SYSTEM TO BE INSTALLED BY A NH LICENSED INSTALLER. CONTRACTOR TO NOTIFY DESIGNER/ENGINEER OF ANY SITE CONDITIONS DIFFERING FROM THOSE INDICATED OR ANY FIELD CHANGES. CONTRACTOR ADVISED TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION. CONTRACTOR TO BE CERTIFIED BY PRESBY ENVIRONMENTAL, INC.
- DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
- REMOVE ALL TOPSOIL AND RAKE BED BEFORE PLACEMENT OF FILL.
- FILL MATERIAL SHALL MEET OR EXCEED STATE OF NH CODE REQUIREMENTS. (Env.-Ws 1021.03). SYSTEM SAND CAN ALSO BE USED FOR FILL MATERIAL. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL OR HUMUS, DREDGINGS OR STONES MORE THAN 6" IN ANY DIMENSION, EXCEPT THE FIRST 6" DIRECTLY BENEATH THE EDA AND 6" SURROUNDING THE ENVIRO-SEPTIC PIPE SHALL BE WASHED CONCRETE SAND OR MATERIALS MEETING ASTM C-33 SPECIFICATION.
- BACKFILL MATERIAL SHALL BE BANK RUN SAND WITH LESS THAN 10% PASSING A 200 SIEVE AND NO STONES LARGER THAN 2" IN ANY DIMENSION TO A MAXIMUM DEPTH OF 12" OVER THE ENVIRO-SEPTIC PIPES AND COVERED WITH 4" TO 6" OF CLEAN LOAM.
- SEAL ALL PIPES TO CONCRETE STRUCTURES WITH A THICK PLASTIC CEMENT OR OTHER APPROVED SEALANT, FOR WATER TIGHT SEAL.
- MAINTAIN MIN. 12" COVER ON SEWER LINE AND CONCRETE STRUCTURES.
- INSULATE ALL PIPES WITH 2" RIGID INSULATION IF FROST SUSCEPTIBLE.
- MAINTAIN MIN./MAX SLOPES ON SEWER LINES.
- MAINTAIN MIN. 3:1 SLOPES ON FILL EXTENSION ON DOWNGRADIENT SIDES OF LEACH FIELD.
- INSPECT SEPTIC TANK AND CLEAN EFFLUENT FILTER ANNUALLY, PUMP AS REQUIRED.
- MINIMUM SEPARATION DISTANCE BETWEEN THE BOTTOM OF THE ADVANCED ENVIRO-SEPTIC PIPE AND SEASONAL HIGH WATER TABLE TO BE 24" PER ADVANCED ENVIRO-SEPTIC DESIGN REGULATIONS.

Design Criteria

- LOCATION OF LAKES, STREAMS, PONDS, & WETLANDS: >75'
- LOCATION OF SURFACE AND SUBSURFACE DRAINS: >15' TO LEACHING AREA, >5' TO SEPTIC TANK.
- WATER SUPPLY SOURCE: ON-SITE PRIVATE DRILLED WELL.
- SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL OR BACKWASH TYPE WATER TREATMENT SYSTEM.
- SYSTEM TO BE REBUILT IN PLACE IF FAILURE OCCURS.
- USE: 3 BEDROOM SINGLE FAMILY RESIDENCE
- DESIGN FLOW: MAXIMUM DEMAND = 150 GPD/BEDROOM X 3 BEDROOMS = 450 GPD MIN. DESIGNED FOR 450 GPD
- 3 BEDROOMS @ 10 MPI PERC RATE: 210' LINEAR FOOTAGE REQUIRED (TABLE A ENVIROSEPTIC DESIGN MANUAL) 250' PROVIDED
- SEPTIC TANK CAPACITY REQUIRED: 1,250 GALLON (Env Ws 1010.01(b)) PROVIDED: 1250 GALLON TANK BY TILCON OR EQUAL
- FOUNDATION DRAINS: NONE
- SOILS INVESTIGATION APRIL 2024 BY SVE ASSOCIATES SCS MAPPED SOILS- [60C] TUNBRIDGE-BERKSHIRE COMPLEX, 8-15% SLOPES, VERY STONY
- DESIGN INTENT: THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS), MEANING BOTTOM OF ADVANCED ENVIRO-SEPTIC PIPE, AT THE HIGH SIDE SHALL BE CONSTRUCTED AT ELEVATION 535.5'; IT IS APPROXIMATELY 6" ABOVE ORIGINAL GROUND AT THE HIGH CORNER OF THE SYSTEM.

References:

- TOPOGRAPHIC SURVEY IS A COMPILATION OF LIDAR CONTOURS AND FIELD DATA BY DAVID MANN, LLS IN 2023. BEARINGS ARE BASED ON A 2023 MAGNETIC OBSERVATION.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER DANFORTH, CWS IN 2023.

PROJECT GILSUM

SURRY SULLIVAN

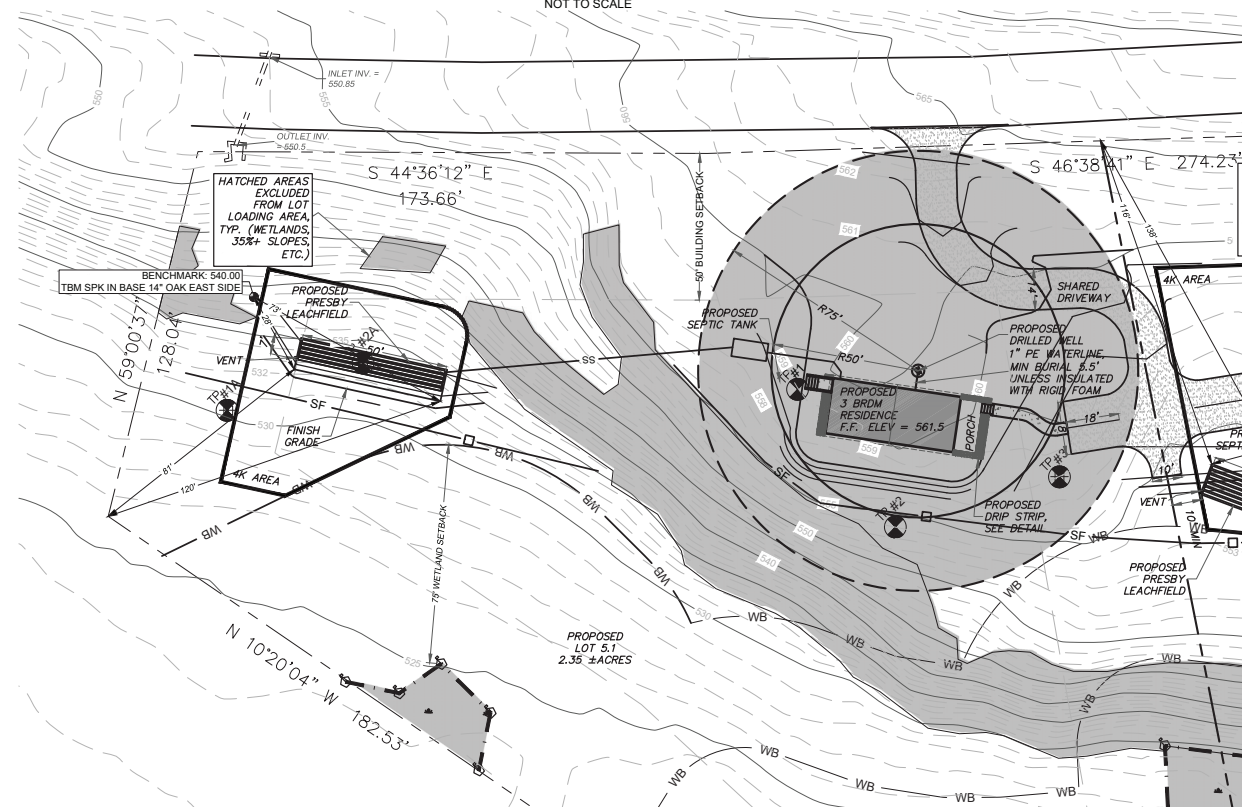
WESTMORELAND

ROXBURY

CHESTERFIELD

SWANZEY

MARLBOROUGH



SVE

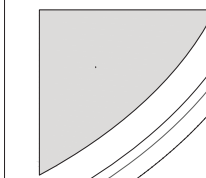
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

LOT 1 SEPTIC

HABITAT FOR HUMANITY
MONADNOCK HABITAT
P.O. BOX 21
KEENE, NEW HAMPSHIRE

GRAPHIC SCALE: AS SHOWN



PROJ. #
K2777

DATE:
05-AUG-24

DESIGN: LPS
DRAWN: AJG

SHEET
6 of 11 **C-2**

Zoning

ZONE: RURAL
MIN LOT SIZE: 2 ACRES
MIN FRONTAGE: 50 FEET
MIN LOT WIDTH AT BLDG LINE: 200 FT
BUILDING SETBACKS
FRONT: 50 FEET
SIDE: 50 FEET
REAR: 50 FEET

LOT LOADING CALCULATION

USE GROUP IV, 8-15% SLOPES,
LOT SIZING FACTOR 1.6
600 GPD LOADING
LOT SIZE = 450 GPD/2,000 *1.6=0.36 ACRES EACH
15,682 SQ. FT. LOT SIZE REQUIRED

EXISTING LOT SIZE=7.1± ACRES
PROPOSED LOT 5.2 SIZE AFTER SUBDIVISION = 4.82± ACRES

EFFLUENT DISPOSAL AREA
(SINGLE-LEVEL ADVANCED PRESBY SYSTEM)

TABLE OF INSERTS AND ELEVATIONS

| | ELEVATION |
|---|-----------|
| EXISTING GRADE AT HIGH SIDE | 554.5 |
| ESHWY (6" BELOW SURFACE) | 549.5 |
| BED BOTTOM/BOTTOM OF ENVIROSEPTIC PIPE (E.S.P.) | 552.5 |
| MINIMUM SEPARATION REQUIRED TO ESHWY FOR E.S.P. | 30" |
| INVERT ELEVATION | 553.00" |
| FINISH GRADE AT DOWNHILL SIDE OF SYSTEM | 553.5 |
| TOP OF SAND AT HIGH SIDE | 553.75 |
| TOP OF PIPE IN TOP ROW | 553.5 |

TEST PITS

| PIT DEPTH | 4 |
|-------------------------------|------------------|
| PERC RATE AND DEPTH | 96" |
| ESTIMATED SEASONAL HIGH WATER | 5 MIN INCH @ 24" |
| DEPTH TO OBSERVED WATER | NONE OBSERVED |
| DEPTH TO LEGGE | NONE OBSERVED |

Soils Symbol Legend

SOILS INVESTIGATION PERFORMED BY SVE ASSOCIATES IN APRIL OF 2024. SOILS LINES DIGITIZED FROM MAPPING OBTAINED AT THE USDA NRCS WEB SOILS SURVEY WEB SITE.

SOIL # SOIL TYPE

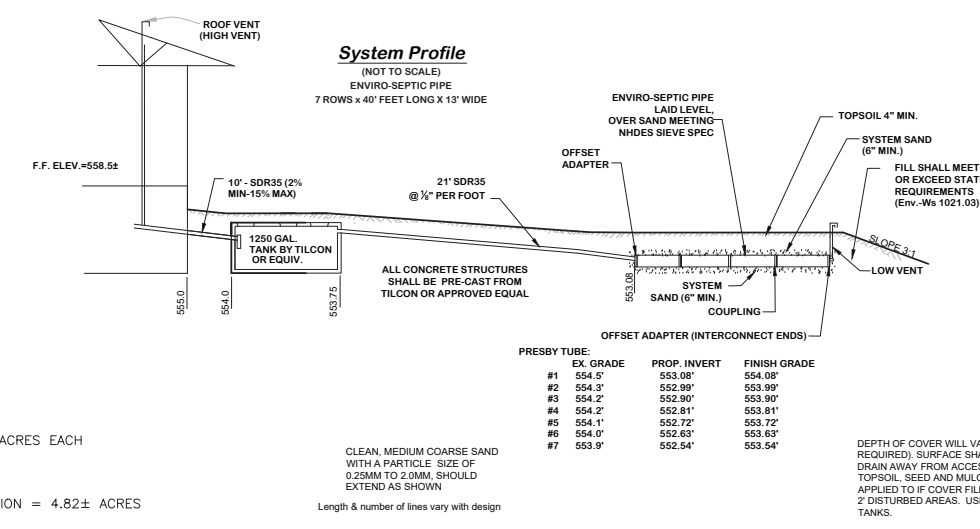
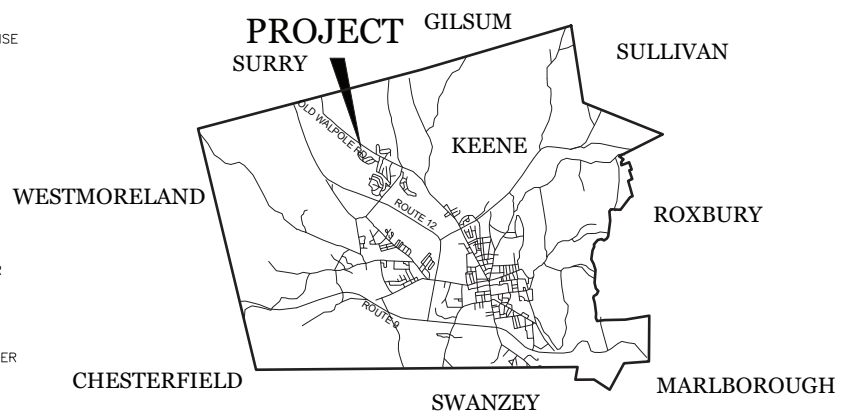
| | |
|------|---|
| 60C | TUNBRIDGE-BERKSHIRE COMPLEX, 8-15% SLOPES, VERY STONY |
| 647B | PILLSBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY |

Test Pit Log

TP-4
1"-0" FOREST LITTER
0-12" 10YR 4/2 FINE SANDY LOAM VERY FRABLE MASSIVE
12-34" 5YR 2.5/1 LOAM VERY FRABLE MASSIVE
34-60" 10YR 6/5 FINE SANDY LOAM FRABLE WEAK SUBANGULAR BLOCKY
60-90" 2BY 1/4 FINE SANDY LOAM FRABLE TO FIRM WEAK ANGULAR BLOCKY WET
COMMON REDOX @ 60"
ESHWY @ 60"

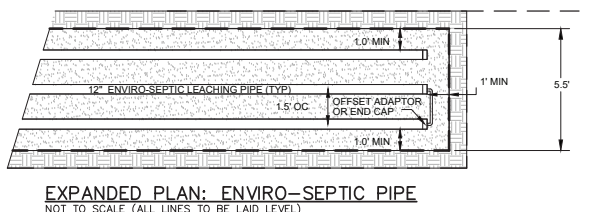
LEGEND

- HYDRANT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- CULVERT END SECTION
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- SILT FENCE
- 100 YEAR FLOODPLAIN BOUNDARY
- WETLAND BOUNDARY
- SIGN
- UNLESS NOTED OTHERWISE
- N.I.C. NOT IN CONTRACT
- T.B.R. TO BE REMOVED
- O.A.E. OR APPROVED EQUAL
- SIGN
- POST
- STONE WALL
- BARBED WIRE FENCE
- BROOK FENCE/GATE POST
- TREE LINE
- SOILS TYPE KEY LETTER
- IRON PIN/PIPE
- TEST PIT
- TAX MAP PARCEL NUMBER
- DEED VOLUME & PAGE



PRESBY TUBE

| # | EK. GRADE | PROP. INVERT | FINISH GRADE |
|----|-----------|--------------|--------------|
| #1 | 554.5' | 553.08' | 554.08' |
| #2 | 554.3' | 552.99' | 553.99' |
| #3 | 554.2' | 552.90' | 553.90' |
| #4 | 554.2' | 552.81' | 553.81' |
| #5 | 554.1' | 552.72' | 553.72' |
| #6 | 554.0' | 552.63' | 553.63' |
| #7 | 553.9' | 552.54' | 553.54' |



General Notes

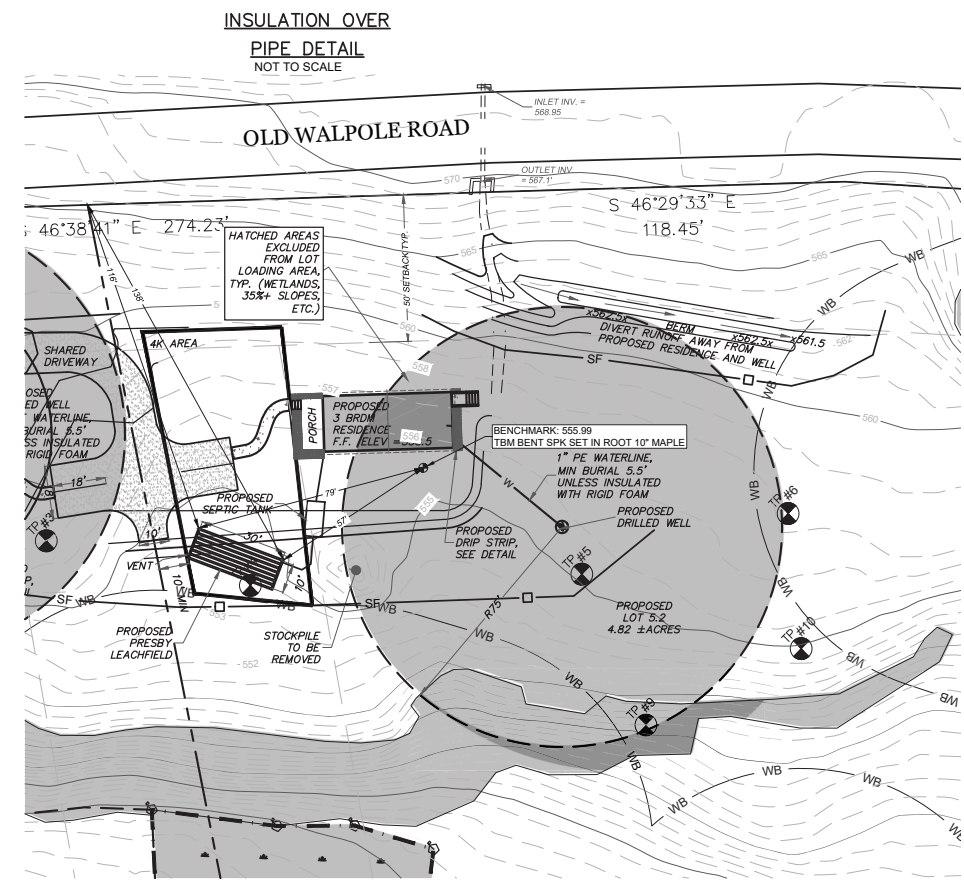
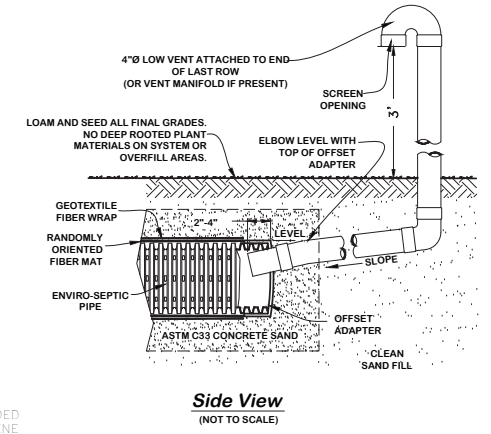
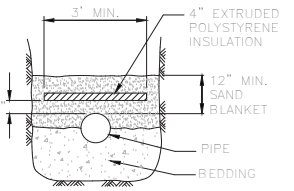
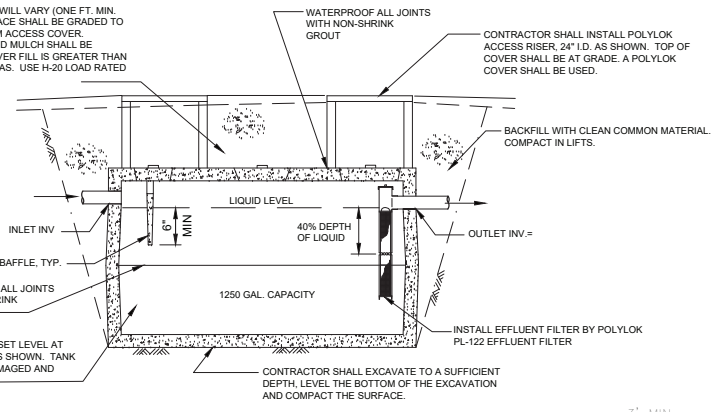
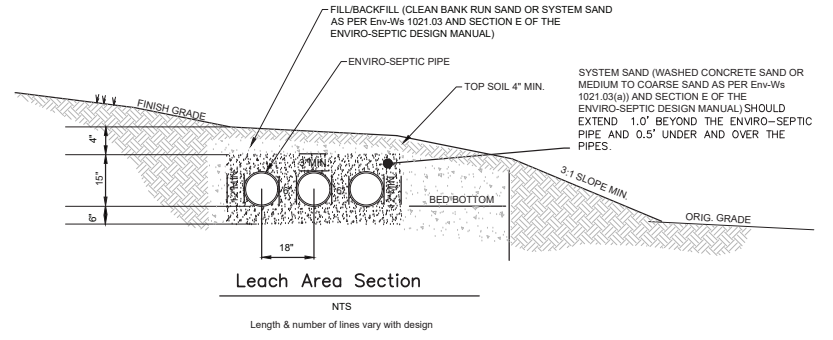
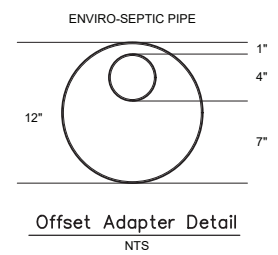
- SYSTEM IS DESIGNED TO STATE OF NEW HAMPSHIRE SUBDIVISION, INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES AND THE 2019 EDITION OF THE "ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL" (WITH NH STATE ATTACHMENT). CONSTRUCTION TO CONFORM TO SAME. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. 1-800-473-5298. SYSTEM TO BE INSTALLED BY A NH LICENSED INSTALLER. CONTRACTOR TO NOTIFY DESIGNER/ENGINEER OF ANY SITE CONDITIONS DIFFERING FROM THOSE INDICATED OR ANY FIELD CHANGES. CONTRACTOR ADVISED TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION. CONTRACTOR TO BE CERTIFIED BY PRESBY ENVIRONMENTAL, INC.
- DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
- REMOVE ALL TOPSOIL AND RAKE BED BEFORE PLACEMENT OF FILL.
- FILL MATERIAL SHALL MEET OR EXCEED STATE OF NH CODE REQUIREMENTS. (Env.-Ws 1021.03). SYSTEM SAND CAN ALSO BE USED FOR FILL MATERIAL. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL OR HUMUS, DREDGINGS OR STONES MORE THAN 6" IN ANY DIMENSION, EXCEPT THE FIRST 6" DIRECTLY BENEATH THE EDA AND 6" SURROUNDING THE ENVIRO-SEPTIC PIPE SHALL BE WASHED CONCRETE SAND OR MATERIALS MEETING ASTM C-33 SPECIFICATION.
- BACKFILL MATERIAL SHALL BE BANK RUN SAND WITH LESS THAN 10% PASSING A 200 SIEVE AND NO STONES LARGER THAN 2" IN ANY DIMENSION TO A MAXIMUM DEPTH OF 12" OVER THE ENVIRO-SEPTIC PIPES AND COVERED WITH 4" TO 6" OF CLEAN LOAM.
- SEAL ALL PIPES TO CONCRETE STRUCTURES WITH A THICK PLASTIC CEMENT OR OTHER APPROVED SEALANT, FOR WATER TIGHT SEAL.
- MAINTAIN MIN. 12" COVER ON SEWER LINE AND CONCRETE STRUCTURES.
- INSULATE ALL PIPES WITH 2" RIGID INSULATION IF FROST SUSCEPTIBLE.
- MAINTAIN MIN/MAX SLOPES ON SEWER LINES.
- MAINTAIN MIN. 3:1 SLOPES ON FILL EXTENSION ON DOWNGRADIENT SIDES OF LEACH FIELD.
- INSPECT SEPTIC TANK AND CLEAN EFFLUENT FILTER ANNUALLY, PUMP AS REQUIRED.
- MINIMUM SEPARATION DISTANCE BETWEEN THE BOTTOM OF THE ENVIRO-SEPTIC PIPE AND SEASONAL HIGH WATER TABLE TO BE 30" PER ENVIRO-SEPTIC DESIGN REGULATIONS.

Design Criteria

- LOCATION OF LAKES, STREAMS, PONDS, & WETLANDS: >75'
- LOCATION OF SURFACE AND SUBSURFACE DRAINS: >15' TO LEACHING AREA, >5' TO SEPTIC TANK.
- WATER SUPPLY SOURCE: ON-SITE PRIVATE DRILLED WELL.
- SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL OR BACKWASH TYPE WATER TREATMENT SYSTEM.
- SYSTEM TO BE RESULT IN PLACE IF FAILURE OCCURS.
- USE: 3 BEDROOM SINGLE FAMILY RESIDENCE.
- DESIGN FLOW: MAXIMUM DEMAND = 150 GPD/BEDROOM X 3 BEDROOMS = 450 GPD MIN. DESIGNED FOR 450 GPD
3 BEDROOMS @ 5 MPI PERC RATE: 210' LINEAR FOOTAGE REQUIRED (TABLE A ENVIROSEPTIC DESIGN MANUAL) 210' PROVIDED
- SEPTIC TANK CAPACITY REQUIRED: 1,250 GALLON (Env Ws 1010.01(b)) PROVIDED: 1250 GALLON TANK BY TILCON OR EQUAL
- FOUNDATION DRAINS: NONE
- SOILS INVESTIGATION APRIL 2024 BY SVE ASSOCIATES
SUS MAPPED SOILS: [60C] TUNBRIDGE-BERKSHIRE COMPLEX, 8-15% SLOPES, VERY STONY
- DESIGN INTENT: THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS), MEANING BOTTOM OF ENVIRO-SEPTIC PIPE, AT THE HIGH SIDE SHALL BE CONSTRUCTED AT ELEVATION 552.5'; IT IS APPROXIMATELY 24" BELOW ORIGINAL GROUND AT THE HIGH CORNER OF THE SYSTEM.

References:

- TOPOGRAPHIC SURVEY IS A COMPILATION OF LIDAR CONTOURS AND FIELD DATA BY DAVID MANN, LLS IN 2023. BEARINGS ARE BASED ON A 2023 MAGNETIC OBSERVATION.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER DANFORTH, CWS IN 2023.



SVE

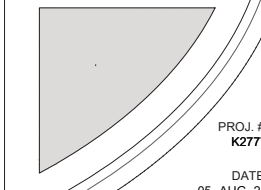
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

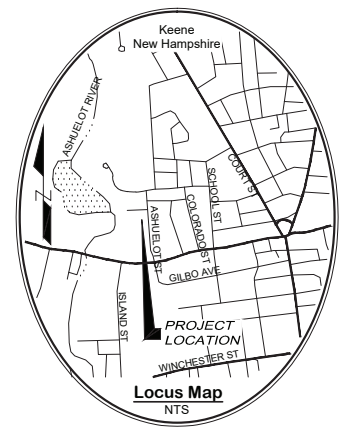
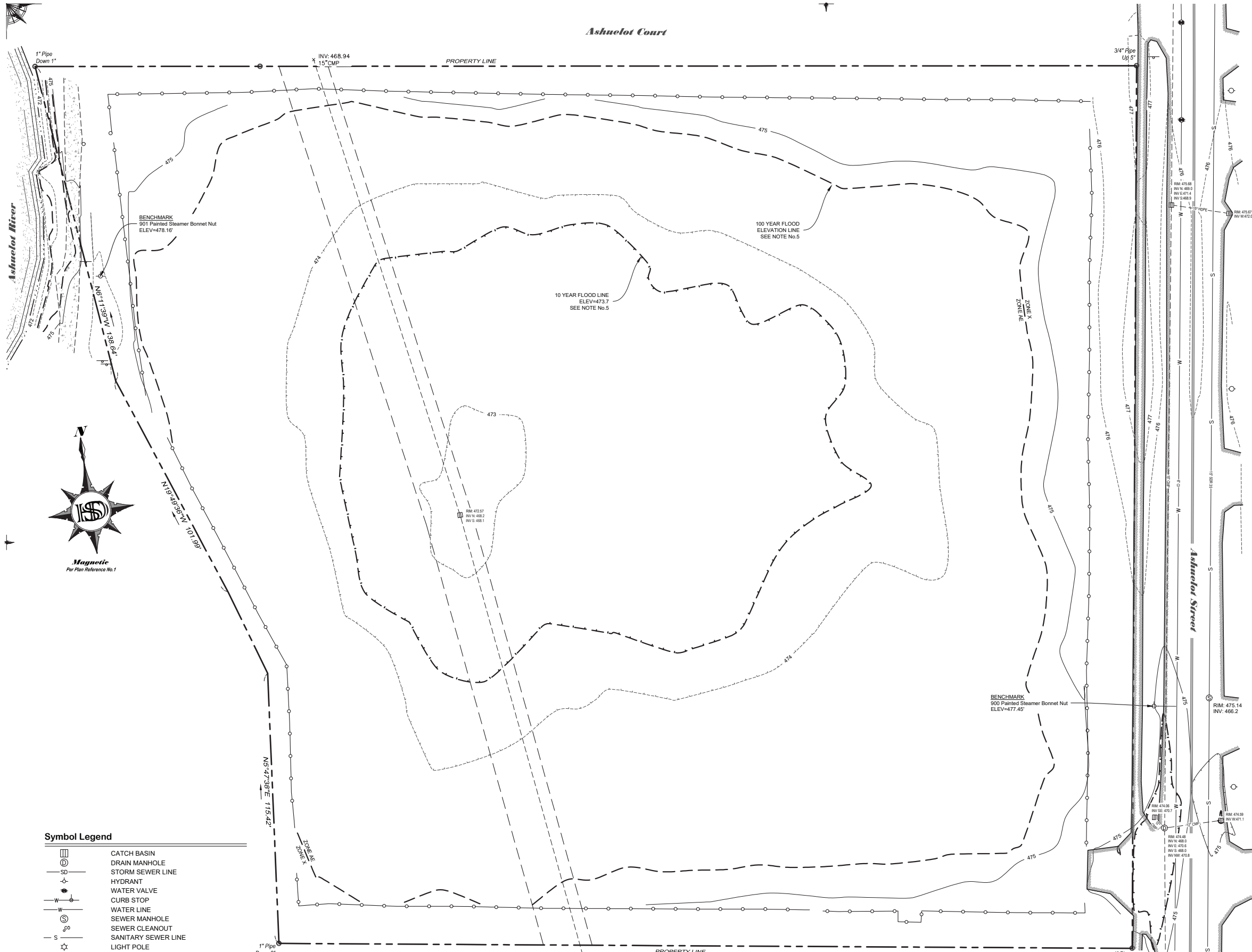
LOT 2 SEPTIC

HABITAT FOR HUMANITY
MONADNOCK HABITAT
P.O. BOX 21
KEENE, NEW HAMPSHIRE

GRAPHIC SCALE: AS SHOWN



Drawing name: P:\Projects\NH PROJECTS\K2777 Habitat for Humanity\DWG\K2777 SITE 8-20-24.dwg Aug 21, 2024 - 12:16pm



Plan References

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- ALTA/ACSM LAND TITLE SURVEY OF MAYO TWO, LLC, ASHUELOT STREET PROPERTY, DATED JUNE 2004; BY ROGER T. MONSELL, CLOUGH HARBOUR & ASSOCIATES LLP (Provided by Client)

Notes

- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION PER PLAN REFERENCE NO. 1 AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM CONTROL POINTS SHOWN ON PLAN REFERENCE NO. 1. THE BOUNDARY WAS SLIGHTLY ADJUSTED TO MATCH PIPES FOUND. A BOUNDARY SURVEY WAS NOT PERFORMED
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF MAY, 2021. THE VERTICAL DATUM IS NAVD 88 OBTAINED BY CONVERTING THE NGVD 1929 BENCHMARKS INDICATED ON PLAN REFERENCE No. 1. CONTOUR INTERVAL IS ONE (1) FOOT.
- THE PARCEL SHOWN IS PARTIALLY WITHIN IN ZONE AE, A FEMA SPECIAL FLOOD HAZARD AREA WITH AN ANNUAL 1% CHANCE OF FLOODING. PER FEMA FIS 33005CV001A, SHEET 20P, CROSS SECTIONS BR & BS, ALSO AS SHOWN ON FEMA FLOOD PANEL 33005C0266E, EFFECTIVELY DATED MAY 23, 2006, THE FLOOD HAZARD (100 YEAR FLOOD) ELEVATION IS 474.8' NADVD88. THE 10 YEAR FLOOD LINE HAS BEEN INTERPOLATED FROM THE SAME FIS CROSS SECTIONS TO BE 473.7.
- WATER ELEVATION AT SHORE OF ASHUELOT RIVER IN THE SURVEYED AREA ON JUNE 18, 2024 WAS APPROXIMATELY 471.4'
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS & INFORMATION SHOWN ON PLAN REFERENCE No. 1 THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
 - A. WASTEWATER SEWER LINES AND STORM SEWER LINES ARE SHOWN FROM LOCATION OF SURFACE STRUCTURES AND MEASURED INVERTS.
 - B. WATER LINES ARE SHOWN FROM LIMITED DATA OBTAINED FROM CITY GIS AND A SINGLE SURFACE STRUCTURE.
 - C. SUBSURFACE GAS AND ELECTRIC LINE LOCATIONS WERE NOT INVESTIGATED OR MARKED OUT BY THE PROPER AUTHORITIES, AND IF THEY EXIST, ARE NOT SHOWN.



Surveyor's Certification

PURSUANT TO RSA 676: 18 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS OR EXCEEDS NH LAN 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

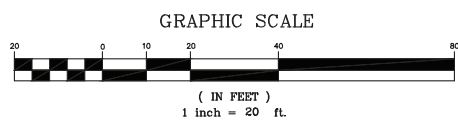
THIS IS A TOPOGRAPHIC SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.

Symbol Legend

| | |
|--|-----------------------------------|
| | CATCH BASIN |
| | DRAIN MANHOLE |
| | STORM SEWER LINE |
| | HYDRANT |
| | WATER VALVE |
| | CURB STOP |
| | WATER LINE |
| | SEWER MANHOLE |
| | SEWER CLEANOUT |
| | SANITARY SEWER LINE |
| | LIGHT POLE |
| | SIGN |
| | POST/BOLLARD |
| | CHAIN LINK FENCE |
| | TREE LINE |
| | EDGE OF PAVEMENT |
| | EDGE OF GRAVEL |
| | IRON PIN/PIPE |
| | SURVEY STATION |
| | KEENE ENGINEERING DEPARTMENT |
| | CHESHIRE COUNTY REGISTRY OF DEEDS |
| | TAX MAP PARCEL NUMBER |
| | DEED VOLUME & PAGE |

Ashuelot Street Conceptual Plans

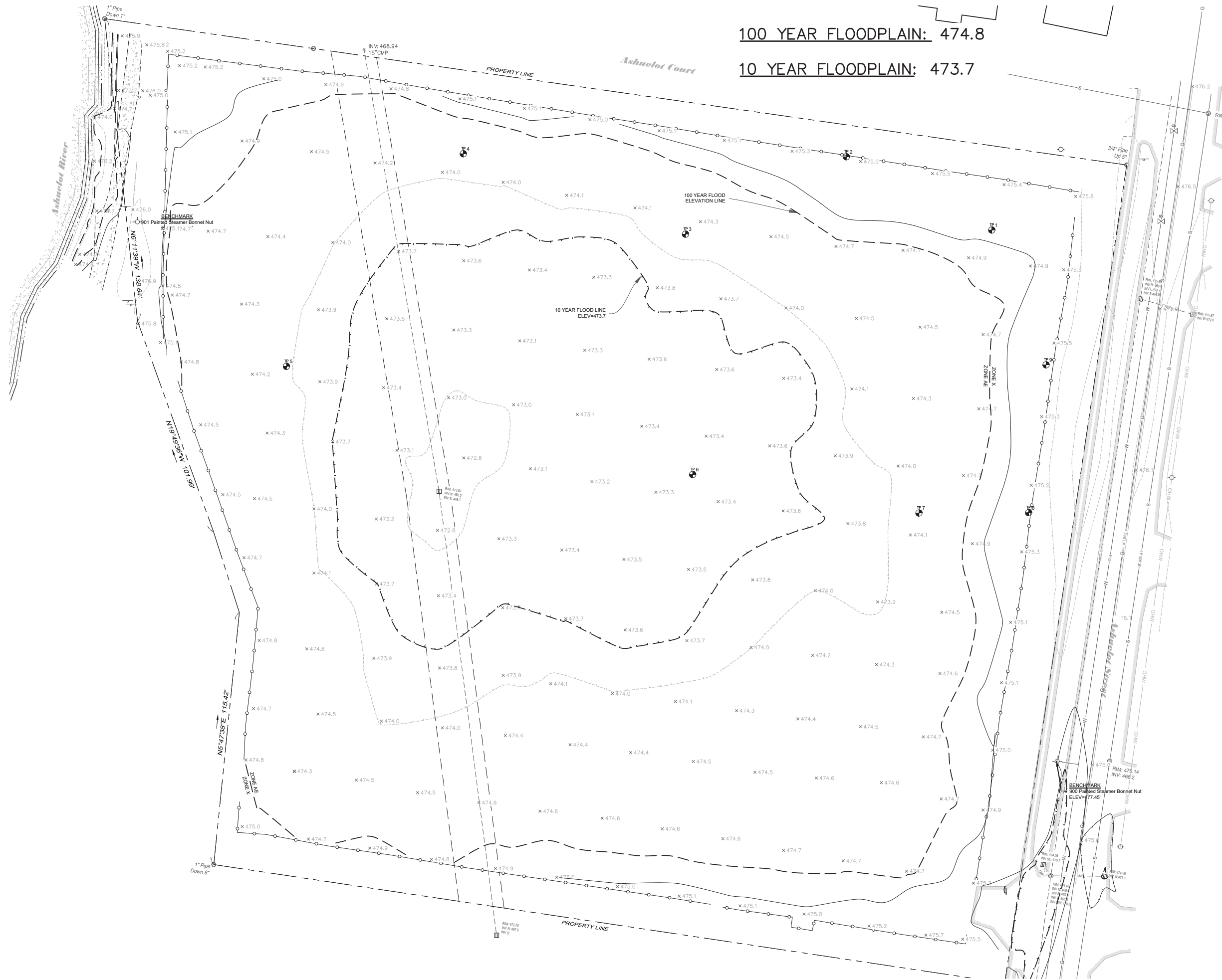
| NO. | DATE | REVISION | BY |
|-----|-----------|---------------------------------|-----|
| 2 | 6/20/2024 | ADD TOPO ON STREET AND AT RIVER | RJH |
| 1 | 3/28/2024 | ADD 10 YEAR FLOOD LINE | RJH |



Asbuilt Plan
 LAND OF
JRR Properties LLC
 located at
 Tax Map Parcel No. 567-001
 0 Ashuelot Street, Keene, Cheshire County, New Hampshire
 Book 2805, Page 630

Scale 1"= 20'
 Surveyed 05/2021 Plan prepared 05/18/2021
 Project No. H20-067 Cad File No. H20-067B.dwg

Huntley Survey & Design, PLLC
 NH & VT Land Surveying, Wetlands & NH Septic System Design
 659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com



100 YEAR FLOODPLAIN: 474.8
10 YEAR FLOODPLAIN: 473.7

PRELIMINARY

| NO. | REVISION | DATE | DWN | CHK |
|-----|----------|------|-----|-----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

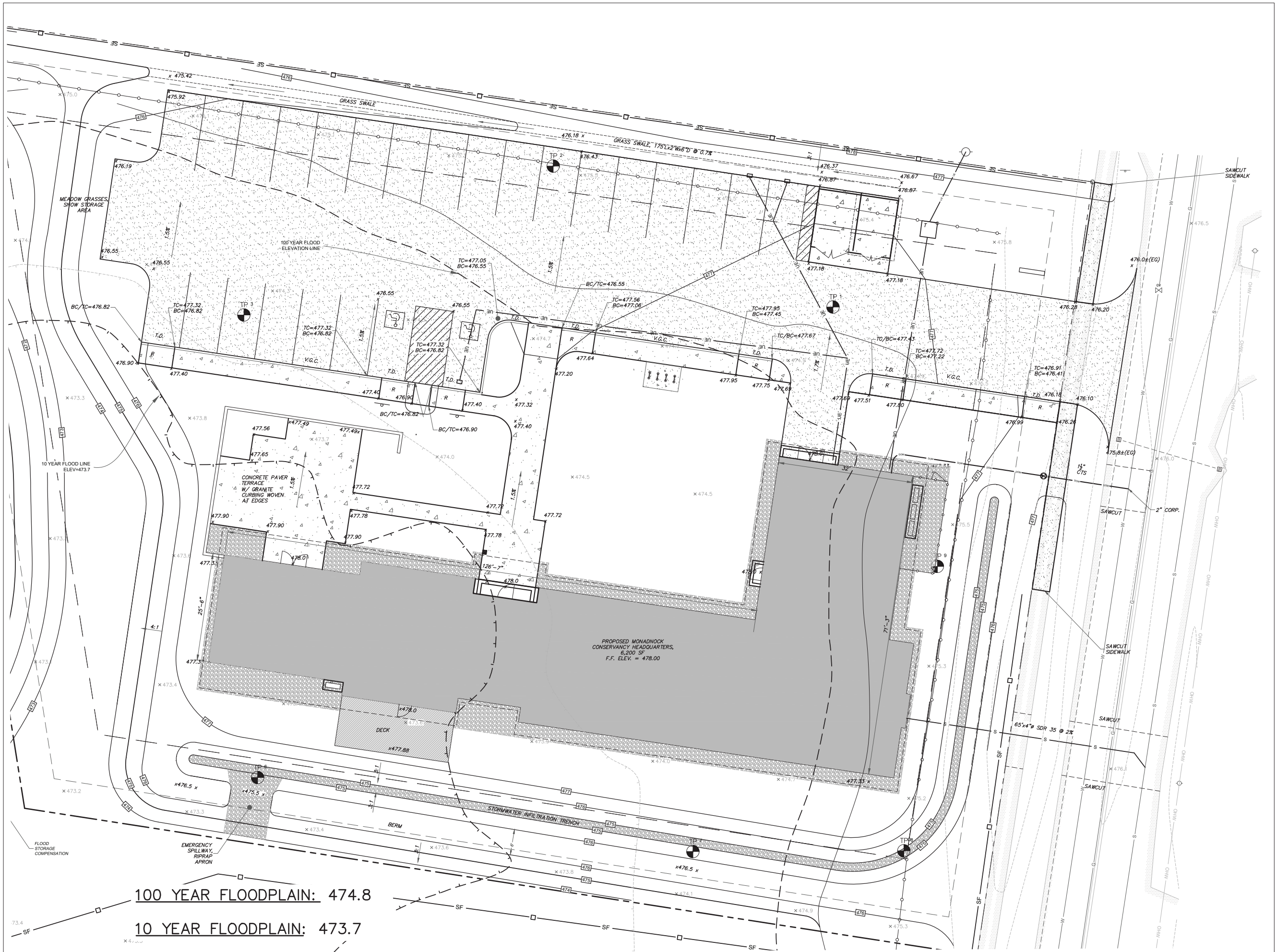
SVE ©2024
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 P.O. Box 1818
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

EXISTING CONDITIONS
 MONADNOCK CONSERVANCY HEADQUARTERS
 MONADNOCK CONSERVANCY
 15 EAGLE CT, 2ND FLOOR
 KEENE, NEW HAMPSHIRE

0 10' 20' 40'
 GRAPHIC SCALE 1" = 20'

PROJ. #: **K2781**
 DATE: 01 - JAN - 24

Drawing name: P:\Project\NH PROJECTS\K2781\Sheldon Pomroyer Architect\DWG\K2781 SITE 6-25-24 6FT WIDE.dwg Aug 26, 2024 - 1:06pm



100 YEAR FLOODPLAIN: 474.8

10 YEAR FLOODPLAIN: 473.7

PRELIMINARY

| NO. | REVISION | DATE | DWN | CHK |
|-----|----------|------|-----|-----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

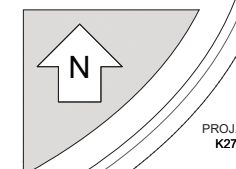
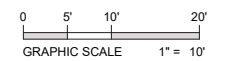
SVE ©2024

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

GRADING & DRAINAGE PLAN

MONADNOCK CONSERVANCY
HEADQUARTERS
MONADNOCK CONSERVANCY
15 EAGLE CT, 2ND FLOOR
KEENE, NEW HAMPSHIRE



PROJ. #
K2781
DATE:
01 - JAN - 24

DESIGN: LPS
DRAWN: LPS
SHEET
11 of 11 **C-2**