City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, October 3, 2024 9:00 AM City Hall, 2nd Floor Conference Room

I. **Call to Order** – Roll Call

II. **Scheduled Pre-submission Inquiries**

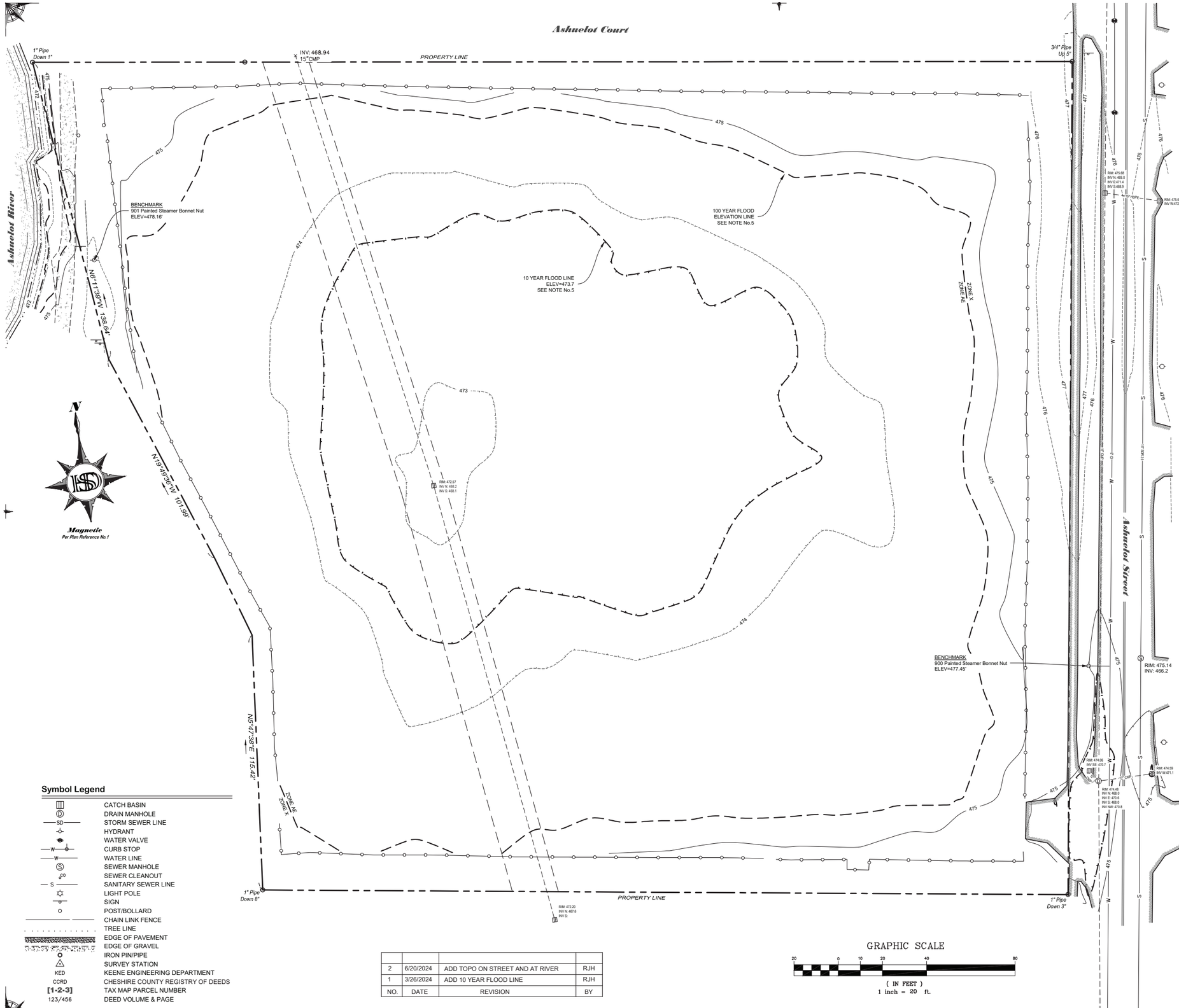
a. **Conceptual Site Plan Application** – The ~3.53-ac parcel at 0 Ashuelot St (TMP #567-001-000) is owned by JRR Properties LLC and is located in the High Density District.

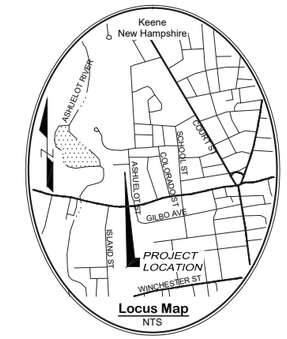
b. **Conceptual Site Plan Application** – The ~2.23-ac parcel at 440 Winchester St (TMP #115-004-000) is owned by 434-440 Winchester LLC and is located in the Commerce Limited District.

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

IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – Thursday, November 7, 2024 at 9:00 am
- 1st Monthly MPRC Meeting – Thursday, November 7, 2024 at 10:00 am
- 2nd Monthly MPRC Meeting – Thursday, November 21, 2024 at 10:00 am *(If needed)*





Locus Map
NTS

Plan References

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

1. 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

1. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION PER PLAN REFERENCE NO.1 AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
2. 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
3. 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.
4. 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.
5. WATER ELEVATION AT SHORE OF ASHUELOT RIVER IN THE SURVEYED AREA ON JUNE 18, 2024 WAS APPROXIMATELY 471.4'
6. 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 FORM 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
SD	STORM SEWER LINE
	HYDRANT
	WATER VALVE
W	CURB STOP
W	WATER LINE
	SEWER MANHOLE
SCO	SEWER CLEANOUT
S	SANITARY SEWER LINE
	LIGHT POLE
	SIGN
	POST/BOLLARD
	CHAIN LINK FENCE
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	IRON PIN/PIPE
	SURVEY STATION
KED	KEENE ENGINEERING DEPARTMENT
CCRD	CHESHIRE COUNTY REGISTRY OF DEEDS
[1-2-3]	TAX MAP PARCEL NUMBER
123/456	DEED VOLUME & PAGE

NO.	DATE	REVISION	BY
2	6/20/2024	ADD TOPO ON STREET AND AT RIVER	RJH
1	3/26/2024	ADD 10 YEAR FLOOD LINE	RJH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

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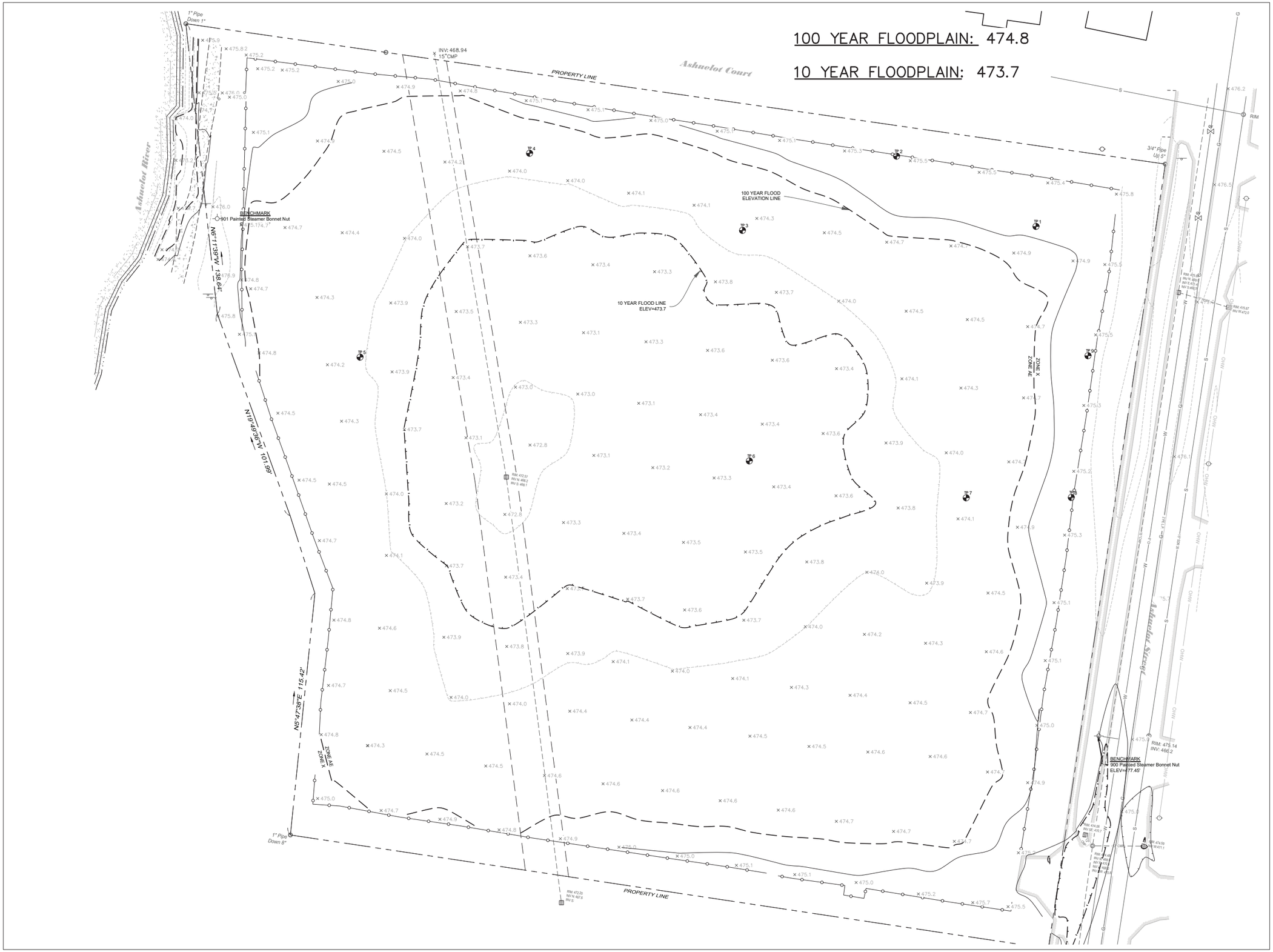

Drawing name: P:\Project\NH PROJECTS\K2781 Sheldon Pennoyer Architects\Dwg\K2781 SITE 8-26-24 6FT WIDE.dwg Aug 26, 2024 - 1:06pm

PRELIMINARY

NO.	REVISION	DATE	DWN	CHK

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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'

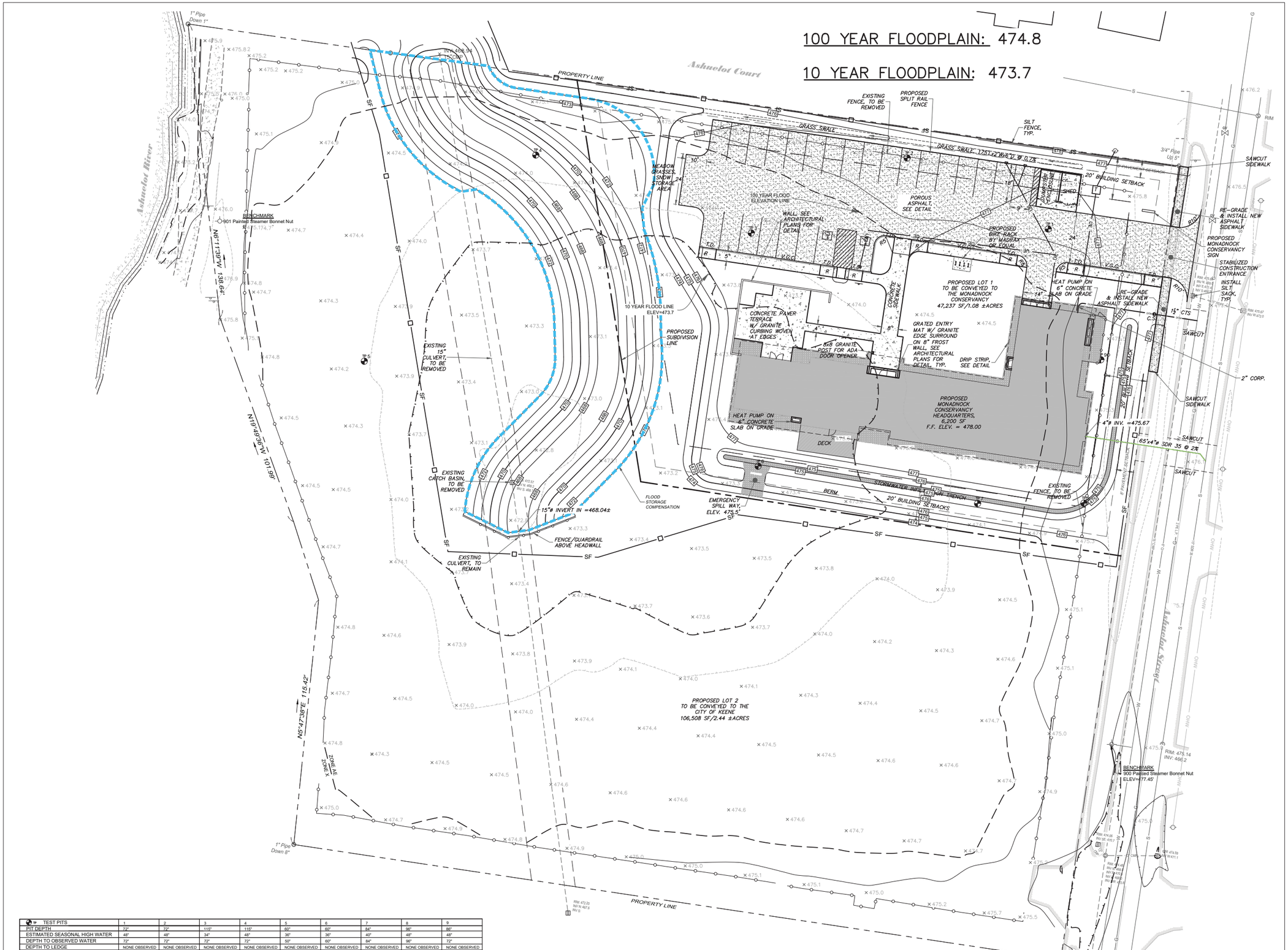
N

PROJ. #: **K2781**

DATE: 01 - JAN - 24

DESIGN: LPS
DRAWN: LPS

SHEET
3 of 5 **S-1**



TEST PITS	1	2	3	4	5	6	7	8	9
PIT DEPTH	72"	72"	115"	115"	60"	60"	84"	96"	86"
ESTIMATED SEASONAL HIGH WATER	48"	48"	34"	48"	36"	36"	40"	48"	48"
DEPTH TO OBSERVED WATER	72"	72"	72"	72"	50"	60"	84"	96"	72"
DEPTH TO LEDGE	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED

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SITE PLAN

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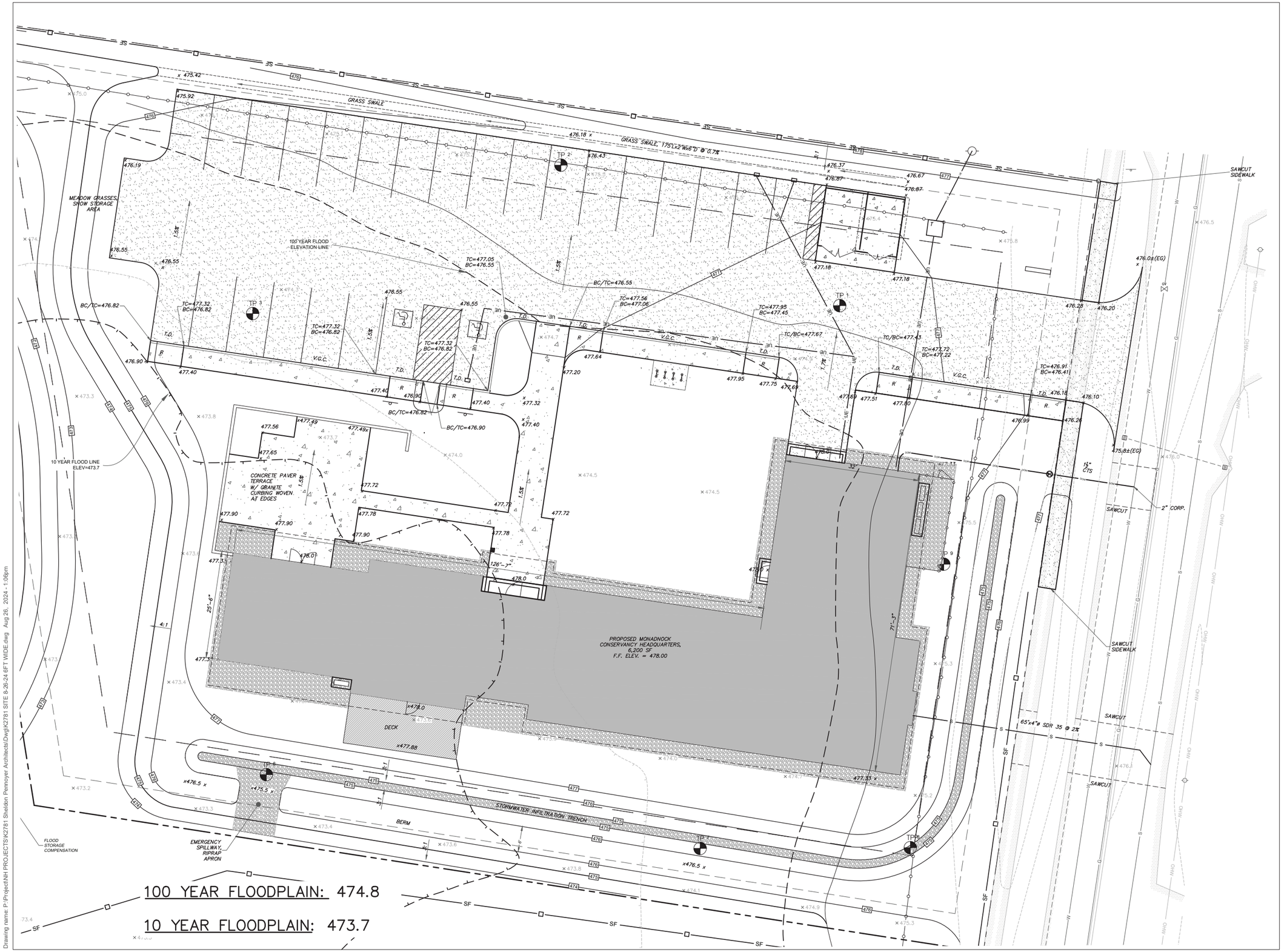
4 of 5 C-1



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GRADING & DRAINAGE PLAN

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KEENE, NEW HAMPSHIRE

0 5' 10' 20'
GRAPHIC SCALE 1" = 10'

N

PROJ. #: K2781

DATE: 01 - JAN - 24

DESIGN: LPS
DRAWN: LPS

SHEET
5 of 5 C-2