



CITY OF KEENE NEW HAMPSHIRE

ITEM #K.2.

Meeting Date: April 20, 2023
To: Mayor and Keene City Council
From: Attorney Paul J. Alfano/Nuevo Transfers
Through: Patricia Little, City Clerk
Subject: **Acceptance of Deeds and Return of Layout - Magnolia Way
Resolution R-2023-22
Resolution R-2023-23
Resoltuion R-2023-24**

Council Action:

In City Council April 20, 2023.

Site visit scheduled for June 1, 2023 at 5:45 PM. Public hearing scheduled for June 1, 2023 at 7:00 PM

Recommendation:

Attachments:

1. Magnolia Way - Petition for Layout
2. R-2023-22_Magnolia Way - Relating to the Acceptance of a Deed Resolution_Referral
3. R-2023-23_Magnolia Way - Relating to the Acceptance of a Street Tree Easement Resolution_Referral
4. R-2023-24_Magnolia Way - Return of Layout Resolution_Referral
5. Plan 67 cabinet13 drawer2
6. Street Tree Maintenance Easement Plan

Background:

Attorney Paul J. Alfano representing Neuvo Transfers, LLC, has submitted a petition that would lay out a public way, west of Winchester Street called Magnolia Way.

**PETITION FOR LAYOUT OF MAGNOLIA WAY AS A CLASS V HIGHWAY AND
ACCEPTANCE OF STREET TREE MAINTENANCE EASEMENTS**

To the Honorable Mayor and City Council of the City of Keene:

The Petitioner, Nuevo Transfers, LLC, a New Hampshire Limited Liability Company, of One Bedford Farms, Bedford, New Hampshire, 03110, respectfully represents as follows:

1. Public exigency and convenience require that a proposed road, to be known as Magnolia Way, be laid out west of Winchester Street over land designated as "Magnolia Way" and as shown on plan entitled "Subdivision Plan, 515 Winchester Street, Keene, New Hampshire, 03431" prepared for Hutter Construction Corporation, dated May 24, 2005, revised April 24, 2006, recorded in the Cheshire County Registry of Deeds at Cabinet 13, Drawer 2, Plan Number 67 ("Plan #67"), and in connection therewith that said public exigency and convenience require that a public way be laid out over a parcel of real estate situated in Keene, Cheshire County, New Hampshire, bounded and described as follows:

Beginning at a granite bound to be set in the Westerly line of Winchester Street, said point bears South 24° 29' 51" West 74.00 feet from a granite bound to be set at the Northeast corner of said Hutter Construction Corporation and the Southeast corner of the Rebecca Pearson 2002 Trust;

Thence Southwesterly along a curve to the right having a radius of 17.00 feet a distance of 26.64 feet, a delta angle of 89°46'37", said curve having a chord of South 69° 23' 09" West 23.99 feet, to a point;

Thence North 65° 43' 32" West 95.28 feet to a stone bound to be set;

Thence North 65° 43' 32" West 108.74 feet to a stone bound to be set;

Thence North 65° 43' 32" West 49.00 feet to a stone bound to be set;

Thence Westerly along a curve to the left having a radius of 58.00 feet, a distance of 21.38 feet, a delta angle of 21°06'58", said curve having a chord of North 76° 17' 01" West 21.25 feet, to a stone bound to be set;

Thence Southwesterly along a curve to the left having a radius of 58.00 feet a distance of 63.06 feet, a delta angle of 62°17'41", said curve having a chord of South 62° 00' 40" West 60.00 feet, to a stone bound to be set;

Thence Southeasterly along a curve to the left having a radius of 58.00 feet a distance of 63.49 feet, a delta angle of 62°43'18", said curve having a chord of South 00° 29' 50" East 60.37 feet to a stone bound to be set;

Thence Easterly along a curve to the left having a radius of 58.00 feet a distance of 63.06 feet, a delta angle of 62°17'41", said curve having a chord of South 63° 00' 20" East 60.00 feet, to a stone bound to be set;

Thence Northeasterly along a curve to the left having a radius of 58.00 feet a distance of 55.35 feet, a delta angle of $54^{\circ}40'50''$, said curve having a chord of North $58^{\circ}30'24''$ East 53.28 feet, to a stone bound to be set;

Thence Easterly along a curve to the right having a radius of 17.00 feet a distance of 24.66 feet, a delta angle of $83^{\circ}06'28''$, said curve having a chord of North $72^{\circ}43'14''$ East 22.55 feet, to a stone bound to be set;

Thence South $65^{\circ}43'32''$ East 32.06 feet to a stone bound to be set;

Thence South $65^{\circ}43'32''$ East 64.58 feet to a stone bound to be set;

Thence South $65^{\circ}43'32''$ East 81.59 feet to a stone bound to be set;

Thence Southeasterly along a curve to the right having a radius of 17.00 feet a distance of 26.77 feet, a delta angle of $90^{\circ}13'23''$, said curve having a chord of South $20^{\circ}36'51''$ East 24.09 feet, to a stone bound to be set in the Westerly line of said Winchester Street;

Thence North $24^{\circ}29'51''$ East along the Westerly line of said Winchester Street 84.00 feet to the point of beginning.

Containing 22,062 square feet or 0.5065 acres, more or less.

2. Nuevo Transfers, LLC owns the parcel of real estate upon which the proposed road will be situated by virtue of Warranty Deed conveyed to Nuevo Transfers, LLC, by Hutter Construction, dated June 2, 2022, and recorded on June 6, 2022, in the Cheshire County Registry of Deeds at Book 3214, Page 1360, subject to an easement granted to Verizon New England, Inc. and Public Service Company, which easement is recorded at the Cheshire County Registry of Deeds at Book 2363, Page 823 ("Utility Easement"). Nuevo Transfers, LLC will convey the parcel described above, subject to the above referenced Utility Easement, to the City of Keene at no cost to the City of Keene and will waive all damages for land conveyed in connection with the proposed layout.
3. Public exigency and convenience require that a Street Tree Maintenance Easement for the benefit of the City of Keene to pass and repass, for access to, and maintenance of, trees already existing or to be planted within eight (8') feet of the Magnolia Way layout described above, be laid out over Petitioner's land situated in Keene, County of Cheshire, and State of New Hampshire, as shown on a plan entitled "Landscaping Plan, 515 Winchester Street, Keene, NH 03431," prepared for Hutter Const., Corp, dated May 24, 2005, and revised April 24, 2006, to be recorded ("Landscaping Plan").
4. The Petitioner owns the parcels of real estate upon which the proposed Street Tree Maintenance Easement will be situated by virtue of a Warranty Deed conveyed to the Petitioner, Nuevo Transfers, LLC, by Hutter Construction Corporation, dated June 2, 2022, and recorded on June 6, 2022, in the Cheshire County Registry of Deeds at Book 3214, Page 1360, excepting Lot 85-1-10-9 (as shown on Plan #67), also known as Tax Map 117, Lot 31. The Petitioner will convey the easement, subject to the Utility Easement referenced

in paragraph 1, above, to the City of Keene at no cost to the City of Keene and will waive all damages for land conveyed in connection with the proposed layout.

5. Petitioner shall seek a waiver by the City Council of Article 22, Public Infrastructure Standards, Section 22.2.1(A)(2), Submission Requirements, of the Land Development Code ("LDC"), specifically, the acceptance of a deed subject to the previously granted Utility Easement.
6. Petitioner shall post Security in an amount to be determined in accordance with Section 22.2.4, Security & Warranty, of the LDC.
7. Petitioner shall waive any and all claims for damages arising from the said layout of Magnolia Way that may be assessed pursuant to RSA 231:15, and any monetary consideration for the conveyance of the Street Tree Maintenance Easement.
8. Petitioner shall obtain a Street Tree Maintenance Easement to the City of Keene from the current property owner of Lot 85-1-10-9 (as shown on Plan #67), also known as Tax Map 117, Lot 31.
9. Petitioner shall obtain and provide a waiver of damages from the current property owner of Lot 85-1-10-9 (as shown on Plan #67), also known as Tax Map 117, Lot 31, to the City of Keene, relative to any and all claims for damages arising from the said layout of Magnolia Way that may be assessed pursuant to RSA 231:15, and any monetary consideration for the conveyance of the Street Tree Maintenance Easement.
10. The costs of construction and all other necessary improvements for Magnolia Way shall be paid by Petitioner and shall conform to the public utility standards of the City of Keene.
11. These findings and orders shall be recorded in the City Clerk's office in City Hall, Keene, New Hampshire.


WHEREFORE, the Petitioner requests:

- A. The City Council lay out, take and appropriate the real estate described in paragraph 1, above, as a class V highway.
- B. That the City of Keene accept a Warranty Deed on the parcel of land set forth above in paragraph 1, to be known as Magnolia Way, subject to the Utility Easement granted to Verizon New England, Inc. and Public Service Company, which easement is recorded at the Cheshire County Registry of Deeds at Book 2363, Page 823.
- C. That the City of Keene accept an easement from Petitioner for access to, and maintenance of, trees over the area shown on the Landscaping Plan

D. That the City of Keene accept an easement from the current property owner of Lot 85-1-10-9 (as shown on Plan #67), also known as Tax Map 117, Lot 31, for access to, and maintenance of, trees over the area shown on the Landscaping Plan.

Respectfully submitted,
Nuevo Transfers, LLC

April 18, 2023

By 
Name: Christopher J. Masiello
Title: Manager



CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-three

A RESOLUTION AUTHORIZING ACCEPTANCE OF A DEED FOR A CLASS V HIGHWAY TO BE
KNOWN AS MAGNOLIA WAY

Resolved by the City Council of the City of Keene, as follows:

That the City Manager be and hereby is authorized to do all things necessary to accept the Warranty Deed described in that certain "Petition for Layout of Magnolia Way as a Class V highway and Acceptance of Street Tree Maintenance Easement" dated April, 2023, and submitted by Nuevo Transfers, LLC, subject to a Utility Easement granted to Verizon New England, Inc. and Public Service Company, which utility easement is recorded in the Cheshire County Registry of Deeds at Book 2363, Page 823, and subject to the submission of a good and sufficient Warranty Deed therefor to the City of Keene, in a form and content acceptable to the City Attorney and City Engineer.

By accepting the aforementioned deed subject to a utility easement, the City waives the requirement that it take title in fee, free and clear of any easements of record, per Article 22.2.1(A)(2) of the Land Development Code.

Nuevo Transfers, LLC, being specially benefited by such layout, is charged with the construction of said public way in conformance with all applicable standards and safety requirements of the City of Keene.

 George S. Hansel, Mayor

In City Council April 20, 2023.
 Site Visit scheduled for June 1, 2023 at 5:45 PM.
 Public Hearing set for June 1, 2023 at 7:00 PM.



City Clerk



CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-three

A RESOLUTION A RESOLUTION AUTHORIZING ACCEPTANCE OF A STREET TREE
MAINTENANCE EASEMENT ALONG MAGNOLIA WAY

Resolved by the City Council of the City of Keene, as follows:

That the City Manager be and hereby is authorized to do all things necessary to accept the Street Tree Maintenance Easements described in the “Petition for Layout of Magnolia Way as a Class V highway and Acceptance of Street Tree Maintenance Easements,” dated April _____, 2023, as shown on a plan entitled “Landscaping Plan, 515 Winchester Street, Keene, NH 03431,” prepared for Hutter Const., Corp, dated May 24, 2005, and revised April 24, 2006, to be recorded, submitted by Nuevo Transfers, LLC, and Lawrence J. Tinnin and Becky M. Tinnin, of 2 Magnolia Way, owner(s) of Tax Map Parcel 117, Lot 31, by virtue of a deed recorded in the Cheshire County Registry of Deeds, at Book 2899, Page 0660.

 George S. Hansel, Mayor

In City Council April 20, 2023.

Site Visit scheduled for June 1, 2023 at 5:45 PM.

Public Hearing set for June 1, 2023 at 7:00 PM.

City Clerk



CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-three

A RESOLUTION FOR THE LAY OUT OF A HIGHWAY, UTILITIES AND/OR PUBLIC
IMPROVEMENTS TO BE KNOWN AS MAGNOLIA WAY

Resolved by the City Council of the City of Keene, as follows:

The Keene City Council is of the opinion that for the accommodation of the public there is occasion to lay out and/or alter a highway, utilities or other public improvements as described in the attached Return of Layout and said Petition, subject to the following conditions, precedent to the recording of the Return of Layout:

1. Approval of the final plans and construction by the City Engineer.
2. All expenses associated in connection with the lay out and acceptance of the street, utilities, and/or public improvements are borne by Petitioner.
3. Construction and acceptance by the Public Works Director or his/her designee of the laid out street, utilities, and/or other public improvements within a thirty-six (36) month period from the approval vote by the City Council.
4. All documentation is in a content and form acceptable to the City Attorney, City Engineer, and Planning Director.
5. If construction has not started within the twenty-four (24) month period from the date of Council action, said approval of lay out shall not become effective and can only be extended upon petition to the City Council.
6. Receipt of security in an amount to be determined in accordance with Section 22.2.4, Security & Warranty, of the Land Development Code ("LDC").
7. Petitioner shall seek a waiver by the City Council of Article 22, Public Infrastructure Standards, Section 22.2.1(A)(2), Submission Requirements, of the, LDC, specifically, the acceptance of a deed subject to the previously granted Utility Easement.
8. Petitioner shall waive any and all claims for damages arising from the said layout of Magnolia Way that may be assessed pursuant to RSA 231:15, and any monetary consideration for the conveyance of a Street Tree Maintenance Easement, and shall indemnify the City from any costs, expenses or damages, including attorneys' fees, related thereto.

9. Petitioner shall obtain and provide a waiver of damages from the current property owner of Lot 85-1-10-9 (as shown on Plan #67), also known as Tax Map 117, Lot 31, to the City of Keene, relative to any and all claims for damages arising from the said layout of Magnolia Way that may be assessed pursuant to RSA 231:15, and any monetary consideration for the conveyance of a Street Tree Maintenance Easement.

George S. Hansel, Mayor

In City Council April 20, 2023.

Site Visit scheduled for June 1, 2023 at 5:45 PM.

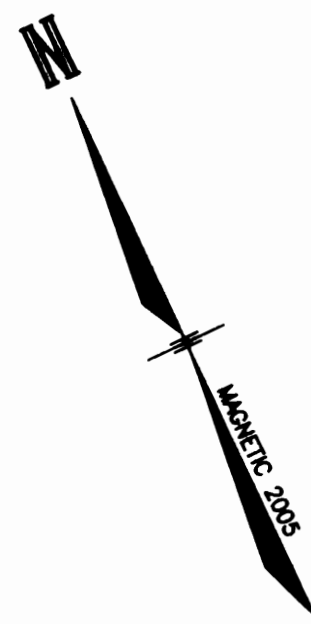
Public Hearing set for June 1, 2023 at 7:00 PM.



City Clerk

0008772

2006 JUN -5 PM 2:10



LEGEND

STONE BOUND TO BE SET
IRON PIN TO BE SET
STONE BOUND FOUND
IRON PIPE FOUND
DENOTES MAP AND LOT NUMBER
EDGE OF PAVEMENT
EDGE OF GRAVEL
RETAINING WALL
CHAIN LINK FENCE
SIGN
HYDRANT
UTILITY POLE
LIMITS OF CLEARING / TREELINE

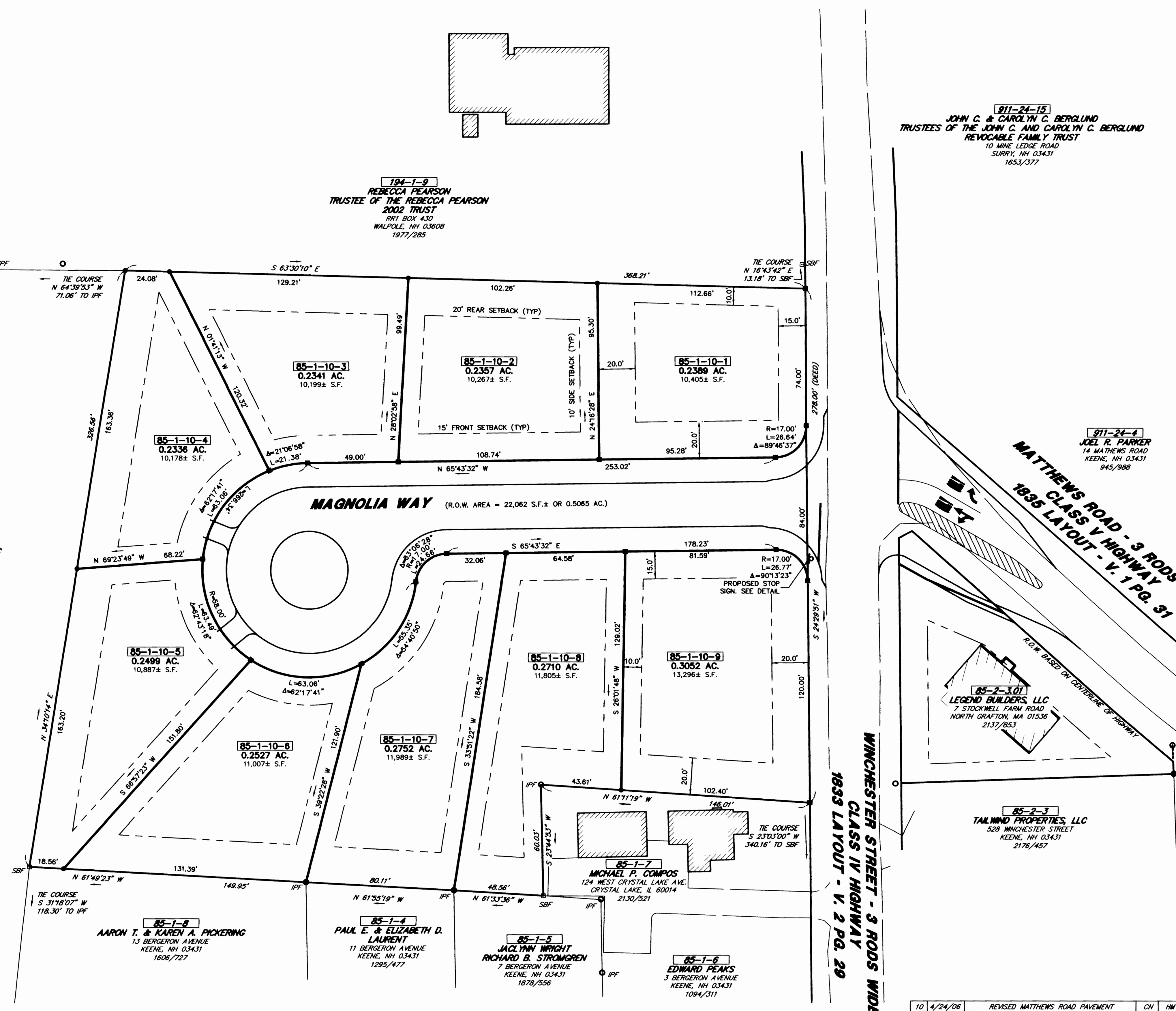
■ SB TBS
● IP TBS
□ SBF
○ IPF
○ 85-1-10

194-1-7
GROLEY ENTERPRISES, LLC
227 SPRING HILL ROAD
SHARON, NH 03458
1745/770

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



911-24-15
JOHN C. & CAROLYN C. BERGLUND
TRUSTEES OF THE JOHN C. AND CAROLYN C. BERGLUND
REVOCABLE FAMILY TRUST
10 MINE LEDGE ROAD
SUNNY, NH 03431
1653/377

911-24-4
JUEL R. PARKER
14 MATTHEWS ROAD
KEENE, NH 03431
945/988

85-2-3
TALMUD PROPERTIES, LLC
528 WINCHESTER STREET
KEENE, NH 03431
2176/457

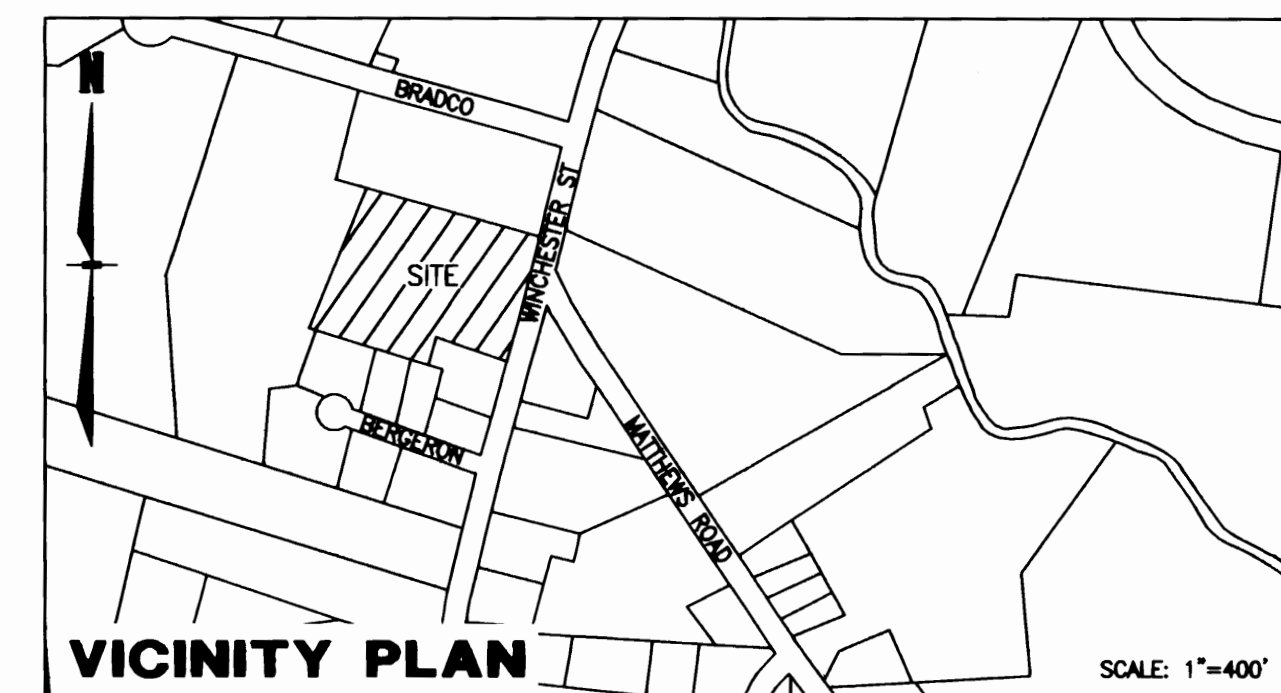
85-1-7
MICHAEL P. COMPOS
124 WEST CRYSTAL LAKE AVE.
CRYSTAL LAKE, IL 60014
2130/021

85-1-8
AARON T. & KAREN A. PICKERING
13 BERGERON AVENUE
KEENE, NH 03431
1606/727

85-1-4
PAUL E. & ELIZABETH D. LAURENT
11 BERGERON AVENUE
KEENE, NH 03431
1295/477

85-1-5
JACLYNN WRIGHT
RICHARD B. STROMGREN
7 BERGERON AVENUE
KEENE, NH 03431
1878/556

85-1-6
EDWARD PEAKS
3 BERGERON AVENUE
KEENE, NH 03431
1094/311



REFERENCE PLANS

- MAP OF MEADOW LANDS, ADJOINING ASH SWAMP AND NEW RUM BROOKS, SHOWING PROPOSED DRAINAGE DITCHES, DATED SEPTEMBER 1906, PREPARED BY SAMUEL WADSWORTH, RECORDED IN PLAN BK. 2 P'S 28A & 28B IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.
- PLAN OF HOUSE LOTS, OWNED BY T.H. BERGERON IN KEENE, N.H., DATED JULY 1927; PREPARED BY H.B. ONEIL, C.E.; RECORDED IN PLAN BK. 15 P.73A IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.
- PLAN OF LAND FOR DR. CHARLES L. PUTNAM DR. CARL D. NELSON, RECORDED OCTOBER 10, 1972, PREPARED BY FRANK A. GLINE JR., RECORDED IN PLAN BK. 23 PG. 37B IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.
- "IN THE CITY OF KEENE N.H., PLAN OF SUBDIVISION FOR WALLACE G. & MARY C. HENDERSON", RECORDED MAY 27, 1975, PREPARED BY FRANK A. GLINE JR., RECORDED IN PLAN BK. 33 #11A IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.
- "BRADCO INDUSTRIAL PARK, KEENE, NEW HAMPSHIRE, PLAT OF LOTS NOVEMBER 1979, PREPARED FOR JOHN R. BRADSHAW, BASED ON PLAN BY LORD-WOOD/LARSON ASSOCIATES, INC.", PREPARED BY ROY K. PIPER, RECORDED IN CAB. 2 NUMBER 119 ROLL 330 AND CAB. 2 NUMBER 120 ROLL 331 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.
- "BRADCO INDUSTRIAL PARK, KEENE, NEW HAMPSHIRE, REVISED LOTS SOUTH OF BRADCO STREET", DATED MARCH 28, 1980, PREPARED BY ROY K. PIPER, RECORDED IN CAB. 2 NUMBER 195 ROLL 406. IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.

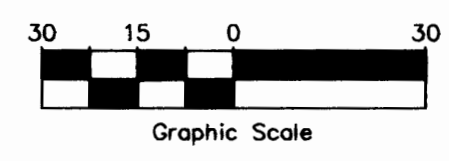
NOTES

- OWNERS OF RECORD OF MAP 85 LOT 1-10: WINN JOHNSON, P.O. BOX 406, KEENE, NH 03431; LINN BAI ROSSI, 2474 ISLAND COURT, PALM HARBOR, FL 34683; AND, SHEREE JOHNSON, 515 WINCHESTER STREET, KEENE, NH 03431. DEED REFERENCE TO PARCEL IS CHESHIRE COUNTY REGISTRY OF DEEDS BK. 1776 PG. 207. AREA OF PARCEL = 122,094 S.F.± OR 2.8029 ACRES.
- 85-1-10 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED NINE LOT SUBDIVISION AND ROAD LAYOUT ON THE SUBJECT PARCEL.
- BEARINGS ARE MAGNETIC 2005.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY BY TFMORAN, INC. IN MARCH & MAY, 2005.
- CURRENT ZONING IS LOW DENSITY (LD).
MIN. LOT SIZE: 10,000 S.F.
MIN. LOT FRONTAGE: 60 FEET
MIN. WIDTH: 70' AT BUILDING LINE
MIN. BUILDING SETBACKS: 15' FRONT, 10' SIDE AND 20' REAR
- SETBACK FOR CORNER LOT: THE NARROWER SIDE OF A CORNER LOT WHICH FRONTS ON A PUBLIC WAY SHALL BE CONSIDERED THE FRONT OF THE LOT. IN RESIDENTIAL DISTRICTS, THE STREET SIDE SETBACK OF A CORNER LOT SHALL BE MEASURED FROM THE PROPERTY LINE ADJACENT TO THE STREET, AND SHALL BE TEN FEET GREATER THAN THE NORMAL SIDE SETBACK REQUIREMENTS.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF KEENE, NEW HAMPSHIRE, CHESHIRE COUNTY, COMMUNITY PANEL NUMBER 33023 DOB D, REVISED DATE: 10-05-2001, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- WETLANDS WERE NOT OBSERVED ON THE SITE.

TAX MAP 85 LOT 1-10
SUBDIVISION PLAN
515 WINCHESTER STREET
KEENE, NEW HAMPSHIRE 03431
OWNED BY
WINN JOHNSON, LINN BAI ROSSI AND SHEREE JOHNSON
PREPARED FOR
HUTTER CONSTRUCTION CORPORATION
SCALE: 1"=30'
MAY 24, 2005

APPROVED BY THE KEENE PLANNING BOARD
ON 6/7/06
CHAIRMAN: [Signature] AND
SECRETARY: [Signature]

OWNER'S SIGNATURES
OWNER: [Signature]
DATE: 6-15-06



NO	DATE	REVISION	BY	CHK
10	4/24/06	REVISED MATTHEWS ROAD PAVEMENT	CN	HM
9	4/12/06	DRIVEWAY LOCATIONS LOTS 85-1-10-4 & 5	CN	HM
8	10/04/05	NOTES, ABUTTER & LOCUS REVISIONS	CN	HM
7	9/22/05	CORNER LOT SETBACKS	CN	HM
6	8/19/05	ADDRESS CITY COMMENTS	CN	HM
5	8/18/05	INTERSECTION IMPROVEMENTS	CN	HM
4	8/8/05	REVISED PLAN SET	CN	HM
3	7/25/05	PROP. INTERSECTION IMPROVEMENTS, CHANGE IN PAVE	CN	HM
2	7/13/05	APPROX. R.O.W., PROP. INTERSECTION IMPROVEMENTS	CN	HM
1	6/29/05	ABUTTER CHANGE	CN	HM
REV	DATE	DESCRIPTION	DR	CK

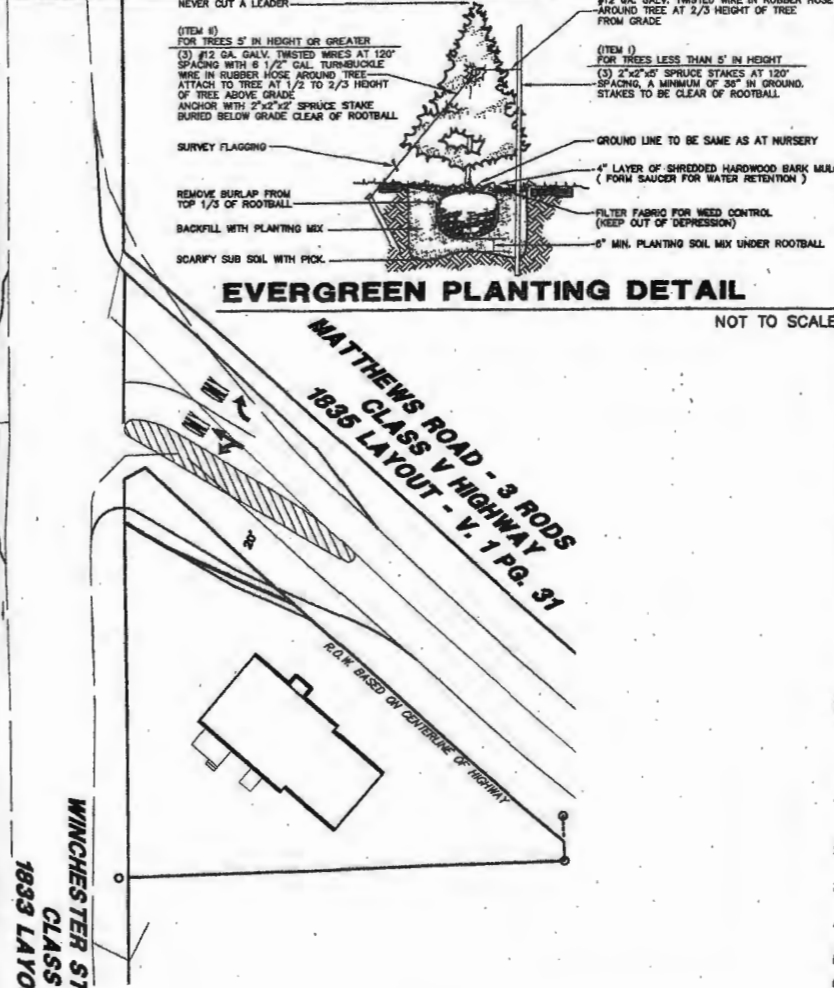
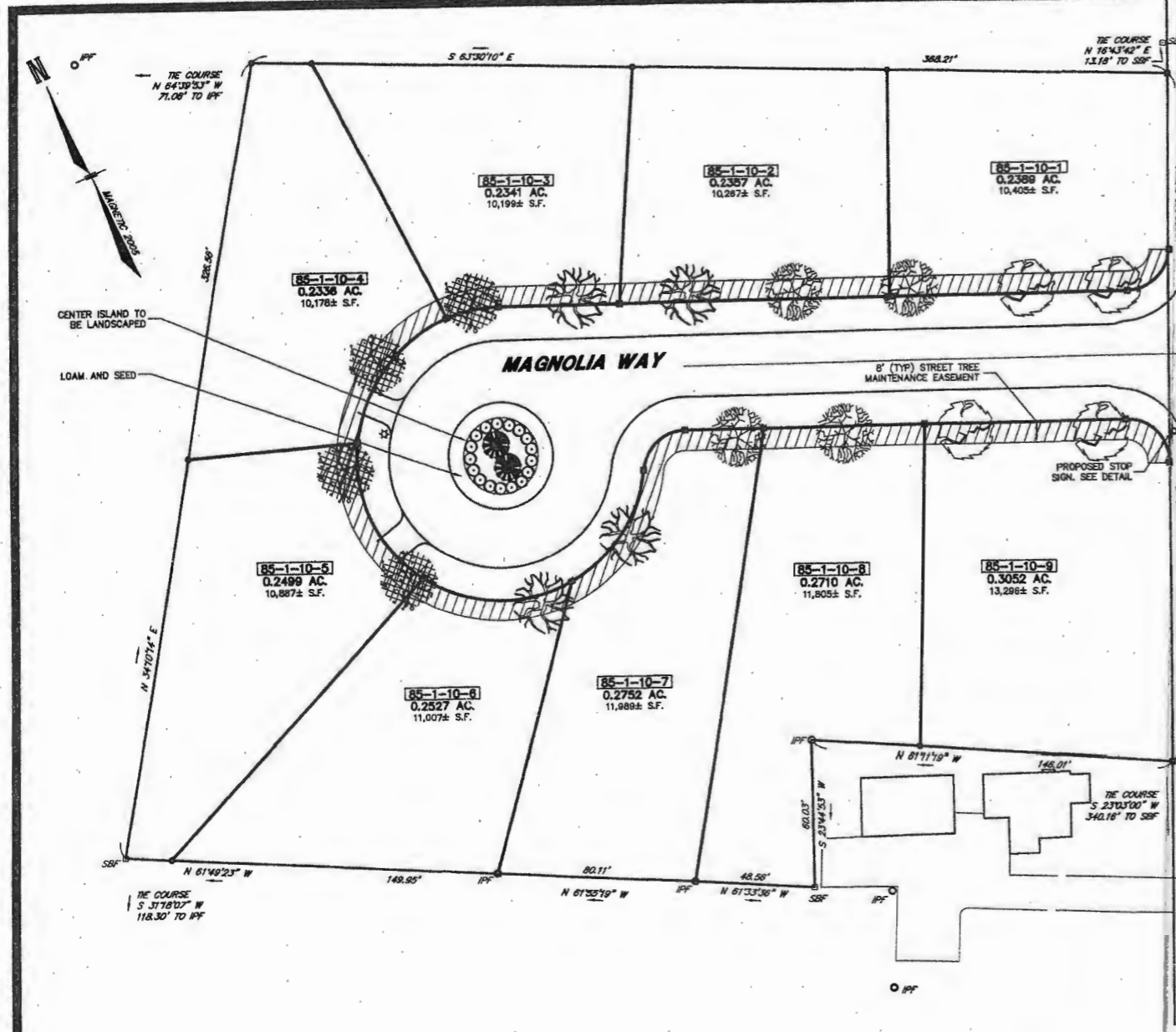
TFM Civil Engineers
Land Surveyors
Environmental Scientists
Land Planners

149 EMERALD STREET
KEENE, NH 03431
Phone (803) 352-3065
Fax (803) 355-1022

Bedford, NH • Manchester, NH • Keene, NH • Salem, NH • Portsmouth, NH

82336.02	DR JH	FB	236	SHEET 1 OF 1
	CK HM	CADFILE	82336	

CAB 13 DR-2 # 067



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	4	ZELKOVA SERRATA "GREEN VASE" JAPANESE ZELKOVA	2 1/2" TO 3" CAL.	B&B
	4	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" TO 3" CAL.	B&B
	4	QUERCUS PALLISTRIS PIN OAK	2 1/2" TO 3" CAL.	B&B
	4	GINKGO BILOBA (MALE) "AUTUMN GOLD" GINKGO	2 1/2" TO 3" CAL.	B&B
	2	ABIES CONCOLOR WHITE FIR	8' TO 10'	B&B
	17	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	2' TO 2 1/2'	CONT.

LANDSCAPE CALCULATIONS:
STREET TREE LANDSCAPE STRIP: 775.25' LENGTH
REQUIRED: 1 TREE PER 50' OF PROPOSED ROAD(775.25/50) = 15.5 OR 16 TREES.
PROVIDED: 16 TREES

- IRRIGATION NOTES**
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
 - THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
 - REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
 - REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION. MANUFACTURER CAN BE (TORO OR APPROVED EQUAL).

- LANDSCAPE REQUIREMENTS**
- TREES SHALL BE COMPLEMENTED WITH SUITABLE GROUND COVER FOR PROTECTION FROM GROUND EROSION.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
 - NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY OWNER'S REPRESENTATIVE.
 - ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
 - ALL DISTURBED AREAS SHALL BE LOAM & SEEDED AND RECEIVE 4" OF SUITABLE LOAM, LAWNIS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
 - IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.

**TAX MAP 85 LOT 1-10
LANDSCAPING PLAN**
**515 WINCHESTER STREET
KEENE, NH 03431**
OWNED BY
WINN JOHNSON, ET.AL.
PREPARED FOR
HUTTER CONST., CORP.
SCALE: 1"=30' 5/24/06

LEGEND

STONE BOUND TO BE SET
IRON PIN TO BE SET
STONE BOUND FOUND
IRON PIPE FOUND
DENOTES MAP AND LOT NUMBER
EDGE OF PAVEMENT
EDGE OF GRAVEL
RETAINING WALL
CHAIN LINK FENCE
SIGN
HYDRANT
UTILITY POLE
LIMITS OF CLEARING / TREELINE

SB TBS
IP TBS
SBF
I/PF

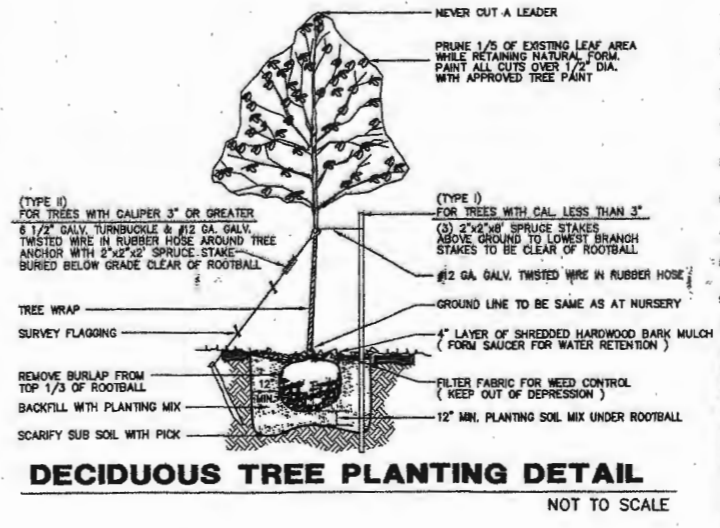
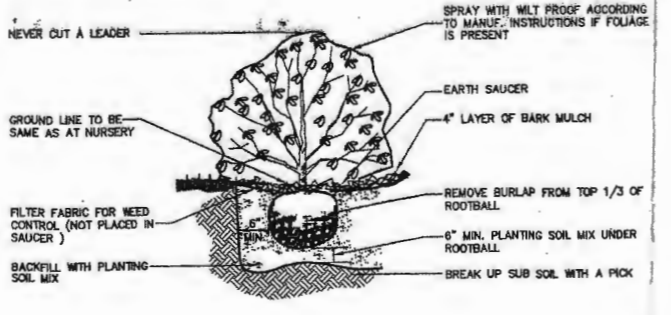
85-1-10

APPROVED BY THE KEENE PLANNING BOARD
ON _____ AND
CHAIRMAN: _____
SECRETARY: _____

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CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION



REV	DATE	DESCRIPTION	DR	CK
5	4/24/06	ADDITION OF EVERGREEN PLANTING DETAIL	CN	TD
4	4/12/06	DRIVEWAY LOCATIONS LOTS 85-1-10-4 & 5	CN	TD
3	8/22/05	REVISED PLANTINGS	CN	TD
2	8/22/05	REVISED PLANTINGS AND DETAILS	CN	TD
1	8/21/05	ADDITION OF TREES / BUSHES	CN	TD

TFM CIVIL ENGINEERS
Land Surveyors
Environmental Scientists
Land Planners

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82336.02 DR CN FB 236
OK TD CADFILE 82336

SHEET 13 OF 13