



## City of Keene Minor Project Review Committee

### **AMENDED AGENDA**

Thursday, September 09, 2021

10:00 AM

City Hall, 2<sup>nd</sup> Floor Council Chambers

I. **Call to Order** – Roll Call

II. **Minutes of Previous Meeting** – August 30, 2021

III. **Public Hearings**

**SPR-02-20 Mod. 2 – 19 Production Ave, Eversource Storage Enclosure, Site Plan** - Applicant and owner PSNH (DBA Eversource Energy) proposes to install a 2,600 sf prefabricated fleet vehicle storage enclosure within the existing, enclosed storage yard at 19 Production Ave (TMP# 242-001-000). The enclosure will be located near the southern boundary of the parcel, to the west of the existing building. This site is 5.34-acres and is located in the Industrial District.

**SPR 05-21 – 561 Main St, Redevelopment – Site Plan** – Applicant Logan Gorgulu, on behalf of owner, James T. Rymes, proposes to renovate the existing building and to make improvements to the site, including expansion and repaving of the parking lot area, at 561 Main St (TMP# 114-029-000) for use as a physical therapy office. This site is 0.45-acres in size and is located in the Commerce District.

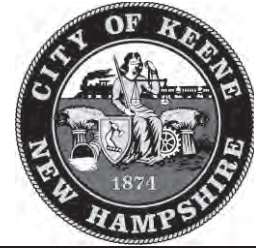
IV. **Committee Rules of Procedure**

V. **Upcoming Meeting Dates**

- September 23, 2021 at 10:00 am (*If needed due to continued public hearing*)
- October 14, 2021 at 10:00 am

# 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>	<b>Project Name</b> Eversource Keene Area Work Center (AWC)	Date Received/Date of Submission:
	Tax Map Parcel number(s) 2 4 2 - 1 -	Date of pre-application meeting:
		Date Application is Complete:
		Community Development Dept File #: _____

Project Address: <u>Eversource Keene AWC</u> <u>19 Production Avenue</u> <u>Keene, NH 03431</u>	<b>O w n e r</b>	PRINTED Name: PSNH (DBA Eversource Energy)
		Signature: <i>J. Brent Kilgore</i>
		Address: 780 North Commercial St. Manchester, NH 03101
		Telephone\ Email: 603.634.2800\gregory.kilgore@eversource.com
Acreage/S.F. of Parcel: <u>5.34 acres/233,000 S.F.</u>	<b>A p p l i c a n t</b>	PRINTED Name: PSNH (DBA Eversource Energy)
		Signature: <i>J. Brent Kilgore</i>
		Address: 780 North Commercial St. Manchester, NH 03101
		Telephone\ Email: 603.634.2800\gregory.kilgore@eversource.com
Zoning District: <u>Industrial (IND)</u>		

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: \_\_\_\_ Date: \_\_\_\_

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

**C** A complete application must include the following



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

August 19, 2021

Tara Kessler, Senior Planner  
City of Keene, NH  
Community Development Department  
City Hall, 4<sup>th</sup> Floor  
3 Washington Street  
Keene, NH 03431

Re: Site Plan Review Application & Project Narrative  
Eversource Keene Area Work Center (AWC)  
19 Production Avenue, Keene, NH 03431  
Tax Map 242 Lot 1

Dear Tara,

On behalf of our Client, Public Service Company of New Hampshire (PSNH) (DBA Eversource Energy), please find a complete Site Plan Review Application package for a proposed vehicle enclosure at the existing Eversource Keene Area Work Center (AWC), located at the above noted address. The parcel, Tax Map 242, Lot 1, is located within the Industrial (IND) Zoning District, consisting of 5.35+/- acres and is abutted by Production Drive to the east, Ash Swamp Brook to the west, and industrial properties to the north and south.

The existing facility includes Eversource offices, garage bays, and secure storage yard used to house equipment and fleet vehicles. The facility is utilized to coordinate routine electrical maintenance and emergency responses in Keene and the surrounding areas.

The project consists of installing (1) 2,600-sf+/- (65-ft long by 40-ft wide by 29-ft, 8-in high) prefabricated fleet vehicle storage enclosure within the existing AWC paved storage yard. The enclosure will enable covered parking for up to four (4) Emergency Line Trucks which are designed and equipped for emergency responses during storm events. Providing covered storage for the vehicles leads to a reduction in response time and increase in safety for Eversource's emergency response teams during winter storm events.

The proposed enclosure will be located to the west of the existing AWC building within the secure yard (30-ft from the southern property line) and has been sited so as not to encumber existing access/egress for the storage yard. The structure will be anchored to concrete blocks, set on top of the existing paved surface. As such, there will be no proposed change to the existing drainage flow paths or on-site stormwater management systems. We anticipate installation of this enclosure to begin promptly upon receiving required City approvals, as the intent of the project is to provide covered parking prior to the start of the 2021 winter season.

Per the City of Keene Development Regulations Section IV.D.2.d. Descriptive Narrative for existing and proposed site conditions are as follows:

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)

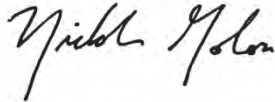
## Project Narrative:

- 1) **Drainage:** The proposed enclosure will be erected within the existing storage yard, in an area that is currently paved. There will be no increase in impervious surfaces associated with the project, and existing drainage flow paths and stormwater management systems will be maintained. As the location of the enclosure is currently paved, it is anticipated there will be a small reduction in sediment loads to the existing stormwater management areas upon completion of construction, as the area will now be covered and not subject to sanding/salting.
- 2) **Sediment & Erosion Control:** Proposed earthwork is limited to underground electric conduit to bring interior lighting and/or power to the enclosure. This will be located within the existing paved area, which will be patched after installation. The contractor shall sweep any construction related debris from the paved surface during and at the completion of the project and dispose of in a legal manner. The existing stormwater management system utilizes sheet flow and there are no closed drainage systems located within the area of work. Given the enclosure will be located over a paved area which is currently subject to salting/sanding, we would anticipate a small reduction in sediment load created by the site.
- 3) **Hillside Protection:** The proposed area of work is located entirely within the existing paved yard with no change in grade proposed. As such, no slope protection is required.
- 4) **Snow Storage & Removal:** The facility shall maintain existing snow removal practices.
- 5) **Flooding:** The Ash Swamp Brook is located along the western property line, shown on the attached Site Plan. The area of work is located outside of the flood zone/floodway, and as such there is no expectation for flooding.
- 6) **Landscaping:** Existing landscaping at the AWC will remain in the current condition which includes mature trees along Production Drive, and existing vegetation along the north, south and west property lines.
- 7) **Noise:** No negative impacts to abutting properties are anticipated with the housing of two line trucks within the proposed enclosure.
- 8) **Screening:** Existing screening at the AWC will remain in the current condition which includes mature trees along Production Drive, existing vegetation along the north, south and west property lines, and security fencing enclosing the western storage yard.
- 9) **Air Quality:** No negative impacts to air quality are anticipated with the housing of two line trucks within the proposed enclosure.
- 10) **Lighting:** Existing lighting at the AWC will remain in the current condition which includes pole and building mounting lighting. There are no new non-emergency exterior light fixtures proposed for the enclosure.
- 11) **Sewer & Water:** There will be no change to the existing on-site municipal water and/or sewer service.
- 12) **Traffic:** The two line trucks that will be housed within the proposed enclosure are currently onsite and will not impact traffic from the facility.
- 13) **Driveways:** Existing driveways to Production Drive will be maintained.
- 14) **Hazardous & Toxic Materials:** None anticipated with the proposed enclosure.

- 15) Filling & Excavation: As described above, earthwork is limited to conduit installation. No proposed filling or excavation is proposed.
- 16) Wetlands: There are no wetlands identified within or adjacent to the proposed area of work.
- 17) Surface Waters: Ash Swamp Brook is located along the western property. No work in this area is proposed, and no impacts are anticipated to the Brook due to the location of the work on an existing paved surface within the existing secure yard.
- 18) Stump Dump: As there is no proposed removal of existing trees, no stump dump will be required.
- 19) Architecture & Visual Appearance: Please see TFM Site Layout Plan date 8/18/2021, Enclosure Elevation Detail, for general architectural, structural, and visual details.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at (603) 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.



Nicholas Golon, P.E.  
Principal

REFERENCE PLAN

- 1. ALTA/ACSM LAND TITLE SURVEY, DWG NO. 4603A. PREPARED FOR PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE d/b/a EVERSOURCE ENERGY. DATED OCTOBER 14, 2016 BY DOUCET SURVEY, INC.

CONSTRUCTION SEQUENCE NOTES

- 1. CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN FUNCTIONALITY OF SITE DURING CONSTRUCTION.
2. INSTALL ELECTRICAL SERVICES (COORDINATE WITH OWNER).
3. INSTALL ENCLOSURE.

TAX MAP 110 LOT 2
WILCO REALTY CORPORATION
591 MONADNOCK HWY.
SWANZEY, NH 03446
BK. 2657 PG. 0364

TAX MAP 110 LOT 3
FENTON REALTY CORP.
591 MONADNOCK HWY.
EAST SWANZEY, NH 03446
BK. 2527 PG. 0004

TAX MAP 242 LOT 7
CITY OF KEENE
3 WASHINGTON ST.
KEENE, NH 03431
BK. 1335 PG. 0409

TAX MAP 242 LOT 8
BASE HILL COOPERATIVE INC.
PO BOX 484
KEENE, NH 03431-0484
BK. 2414 PG. 0162

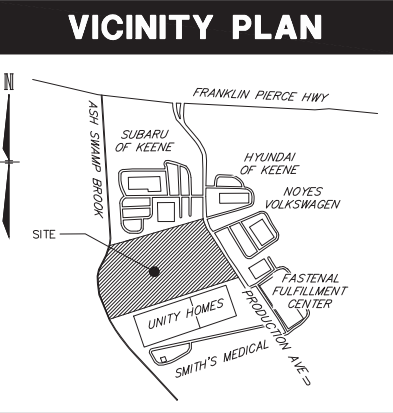
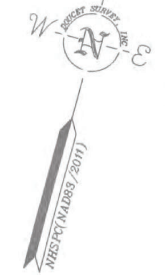
TAX MAP 110 LOT 4
18 PRODUCTION AVE. LLC
18 PRODUCTION AVE.
KEENE, NH 03431
BK. 2821 PG. 0232

TAX MAP 110 LOT 5
580 MAIN STREET LLC
PO BOX 177
CHESTERFIELD, NH 03443
BK. 3157 PG. 0263

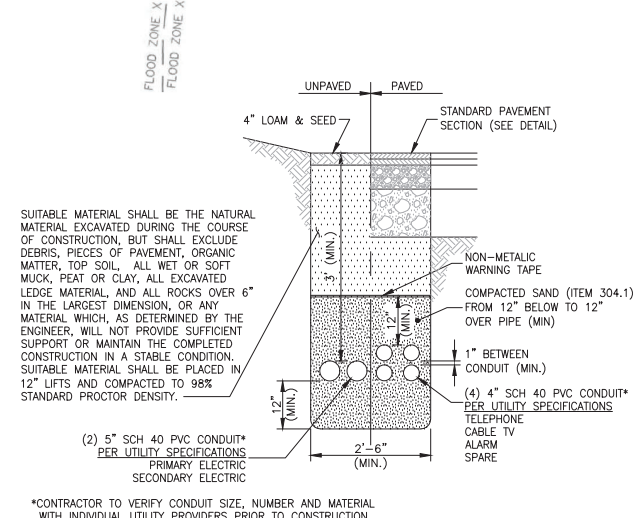
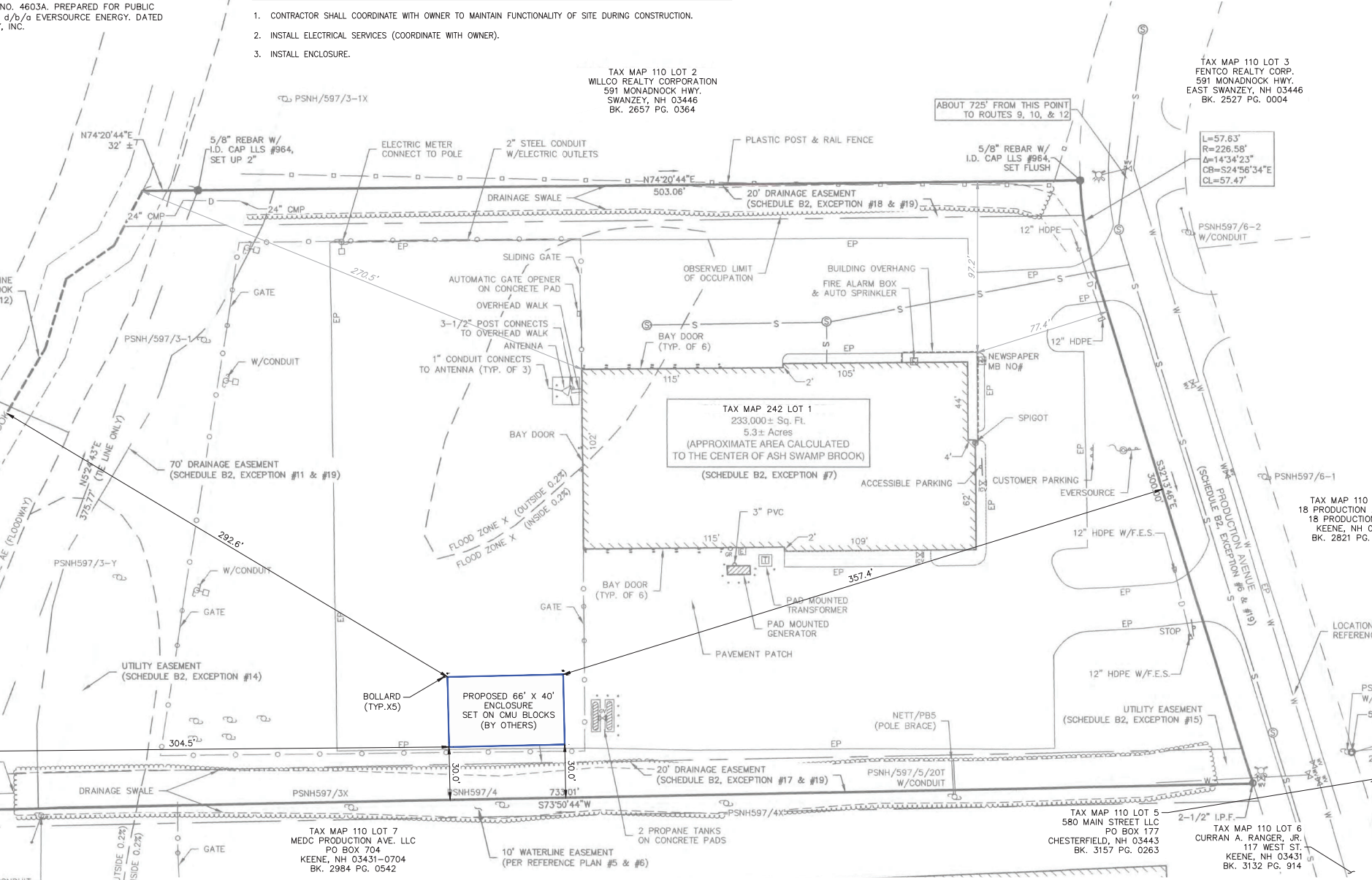
TAX MAP 110 LOT 6
CURRAN A. RANGER, JR.
117 WEST ST.
KEENE, NH 03431
BK. 3132 PG. 914

NOTES

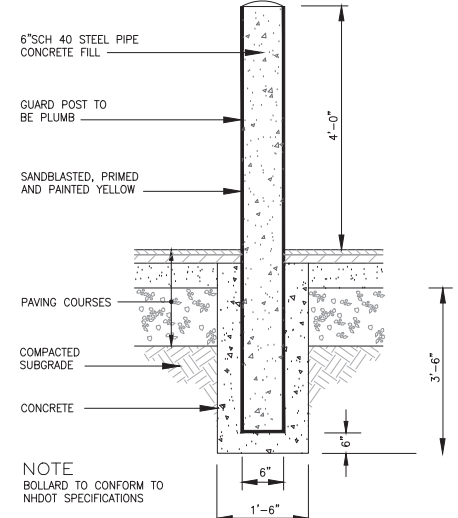
- 1. OWNER OF RECORD OF MAP 242 LOT 1: PSNH (DBA EVERSOURCE ENERGY)
780 NORTH COMMERCIAL ST., MANCHESTER, NH 03101
DEED REFERENCE TO PARCEL IS BK 2957 PG 228
AREA OF PARCEL = 233,000± SF OR 5.3± ACRES
2. THE EXISTING CONDITIONS PORTRAYED ON THIS PLAN ARE A COMPILATION OF DATA FROM PLANS OF RECORD PROVIDED BY EVERSOURCE AND ARE NOT THE RESULT OF A FIELD SURVEY CONDUCTED BY TFMORAN, INC.
3. THE PURPOSE OF THIS PLAN IS TO INSTALL AN ENCLOSURE TO HOUSE EVERSOURCE FLEET VEHICLES AT THE EXISTING EVERSOURCE KEENE AREA WORK CENTER (AWC).
4. DIMENSIONAL REQUIREMENTS (IND)
REQUIRED: EXISTING/PROPOSED:
MINIMUM LOT DIMENSIONS: LOT AREA N/A 233,000 SF/233,00 SF
LOT FRONTAGE 50' 300'/300'
MINIMUM YARD DIMENSIONS: FRONT 20' 77.4'/77.4'
SIDE 15' 97.2'/30.0'
REAR 20' 70.5'/298.3'
MAXIMUM STRUCTURE DIMENSIONS: STRUCTURE HEIGHT 35' 29.75' (PROPOSED ENCLOSURE)
STRUCTURE STORES 2 STORES 1 STOREY
LOT COVERAGE 80% <80%
5. PARKING REQUIREMENTS
REQUIRED PARKING RATIO:
WAREHOUSE & STORAGE: 1 SP/3,000 S.F. = 11,628 S.F./3,000 S.F. = 4 SP
OFFICE: 1 SP/200 S.F. = 11,484 S.F./200 S.F. = 58 SP
TOTAL REQUIRED = 62 SPACES
PROVIDED = 82 SPACES (EXISTING - OUTSIDE OF STORAGE YARD)
6. THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
DRAINAGE PRIVATE
SEWER MUNICIPAL
WATER MUNICIPAL
GAS PRIVATE
ELECTRIC EVERSOURCE
TELECOM COMCAST/FAIRPOINT COMMUNICATIONS
7. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
9. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
10. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATIONS.
11. NO NEW NON-EMERGENCY EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED AS PART OF THE PROPOSED WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
14. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
15. ALL WORK IS TO CONFORM TO THE CITY OF KEENE, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
16. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. 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 BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DISSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
19. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
20. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
21. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
22. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
23. CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN FUNCTIONALITY OF SITE DURING CONSTRUCTION.
24. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF THE RENOVATIONS SHOWN ON THIS PLAN. NO STORAGE OR STAGING SHALL OCCUR OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL BY OWNER.
25. ITEMS PROPOSED TO REMAIN IN THEIR CURRENT LOCATION AND CONDITION SHALL BE PROTECTED DURING CONSTRUCTION BY THE CONTRACTOR. IN THE EVENT THAT DAMAGE OCCURS, REPAIR OR REPLACEMENT SHALL BE PROVIDED (AT THE OWNER'S SOLE DISCRETION) AT NO ADDITIONAL COST.
26. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE LOCATION AND SPECIFICATIONS WITH OWNER.



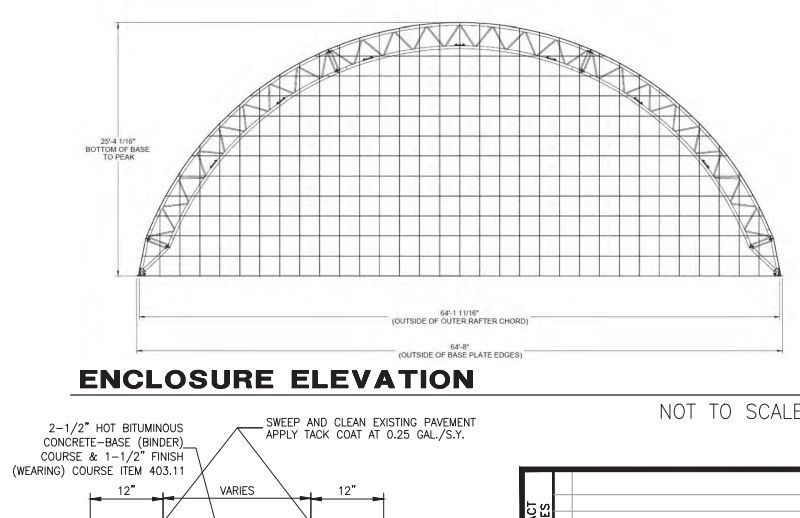
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48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



UTILITY TRENCH NOT TO SCALE



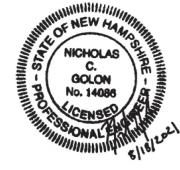
BOLLARD NOT TO SCALE



ENCLOSURE ELEVATION NOT TO SCALE



PAVEMENT TRENCH PATCH NOT TO SCALE



TFM logo and contact information for Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, and Landscape Architects. Address: 148 Constitution Drive, Bedford, NH 03110.

Table with columns for CONTRACT SERVICES, REV, DESCRIPTION, ENG/PE#, DATE, DRN, CHKD, and APPR. Includes project title 'SITE LAYOUT PLAN' and 'EVERSOURCE ENERGY'.

# 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> <b>Project Name</b> 561 Main Redevelopment	Date Received/Date of Submission:	
	Date of pre-application meeting:	
Tax Map Parcel number(s) 114 - 29 - - - - - - - - - - - - - - -	Date Application is Complete:	
	Community Development Dept File #: _____	
Project Address: 561 Main Street Keene NH 03431	O w n e r	PRINTED Name: James T. Rymes
		Signature: <i>James T. Rymes</i>
Acreage/S.F.of Parcel: 0.45 / 19,602	A p p l i c a n t	Address: PO Box 2948, Concord, NH 03302
		Telephone\ Email:
Zoning District: COM - COMMERCE	A p p l i c a n t	PRINTED Name: Logan Gorgulu
		Signature: <i>Logan Gorgulu</i>
		Address: 17 Union Street, Keene, NH 03431
		Telephone\ Email: logansgorgulu@gmail.com

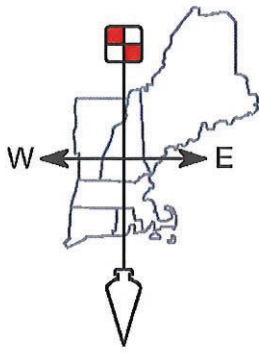
**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: \_\_\_\_\_ Date: \_\_\_\_\_

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

### **C** A complete application must include the following



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

## Site Plan Review Application Narrative

561 Main Re-Development  
Physical Therapy Office  
Tax Map Parcel 114-029  
561 Main St (NH Route 12)  
Keene, New Hampshire

August 20, 2021

### **Project Narrative:**

Fieldstone Land Consultants, on behalf of Logan Gorgulu, is submitting this application for Planning Board approval. The proposal consists of renovating an existing building and providing parking to meet Planning Board Development Standards. The renovated building will be used as a physical therapy office.

The existing site is located on Tax Map Parcel 114-029 with the street address of 561 Main Street. The lot size is 0.45 acres (19,602 square feet) with 139.8' of frontage along Main Street (NH Route 12). The site is currently owned by James T. Rymes and the applicant, Logan Gorgulu, is looking to purchase the property to expand his Physical Therapy business. The site has been vacant for many years and was formerly a Gulf gas station with garage bays facing the City's Main Street.

The applicant is looking to redevelop the site by renovating the building and repaving the parking lot. The building will have a physical therapy office and wellness studio for clients with appointments. The two overhead doors facing Route 12 will be removed and the northern entrance renovated on the east façade of the building. Most of the proposed parking lot is located over the existing pavement, which has fallen into disrepair. The parking lot will be expanded along the south side of the building to provide ample parking for the business. The existing parking lot is paved to the edge of Route 12. The proposed layout would provide a landscaped buffer with flowers and split rail fence, while maintaining a 5' sidewalk along Route 12. There will be two entrances into the parking lot, the northern entrance will be 12' wide and one-way traffic flow. The second entrance will allow for traffic in both directions and is 24' wide. The northern entrance is a shared entrance for the subject lot and the Davis Oil Company's lot.

There is an existing sign for the Gulf gas station that will be removed and the sign base and post used for a new business sign. There will also be a sign on the building wall displaying the business name and logo.

The southern border of the property abuts the Branch River. A portion of the site is located within the 100 year flood plain, along the rear of the building. The applicant is not proposing to fill any portion of



the flood plain and existing grades will be maintained within the flood plain area. A portion of the site is also in the City's Surface Water Overlay Protection District with a 30' buffer requirement. The work proposed within the buffer is a portion of parking lot and landscaping. The area was previously paved within this buffer area and the new pavement edge will not be any closer to the river.

Erosion and sediment controls are specified on the Grading & Utility Plan and Erosion Control Details. These will consist of silt fence along the southern work limit and silt socks in the nearby catch basin.

The current vegetation along the river's bank will be maintained and proposed trees will be planted along the edge of the parking lot. The existing concrete blocks in front of the building and along the sides will be removed. There is a section of Jersey-barriers that were used as a retaining wall and will remain to eliminate fill or grade changes in the floodplain.

Construction debris will be managed by the general contractor with a temporary on-site dumpster. Along the northern side of the building a dumpster enclosure has been proposed. The enclosure will hide the dumpster so it is not visible from the City street.

Access to the site will be provided by the existing driveway curb cuts in two locations. A NHDOT Driveway Permit will not be required for this proposal.

### Development Standards Narrative:

- 1. Drainage** – This project consists of regrading and repaving the existing pavement on the front and side of the building. The site currently drains to the right of way and ultimately to a catch basin along Route 12. The side and rear of the lot drains toward the Branch River, and is vegetated. The grading will be similar to the existing grades to drain to the same locations. Although the pavement is in bad shape, the front and side of the building are paved resulting in 59% of site as impervious. The proposed layout will be 53% impermeable surface, with the reduction coming from the added landscaped areas. This reduction in impermeable surface area will result in a marginal reduction in stormwater runoff. With these improvements, there will be no increases in the peak rate of runoff or runoff volume from the site.
- 2. Sedimentation/Erosion Control** – Silt fence will be installed along the down gradient perimeter of the parking area adjacent to the river. The existing catch basin in Route 12 will have a silt sock installed during construction.
- 3. Hillside Protection** – There is no hillside protection required for this project.
- 4. Snow Storage and Removal** – Snow storage is shown in two locations on the plan outside the surface water buffer. If snow is excessive, it will be hauled off site.
- 5. Flooding** – This property is partially located within the 100 year floodplain as it is adjacent to the Branch River. The floodplain runs behind the building and no grading changes are proposed within the floodplain.
- 6. Landscaping** – There is no existing landscaping along the frontage sides of the building and all is paved. The proposed landscaping will provide a separation from the parking lot drive aisle and the street. There will be a split rail fence with flowers planted along the fence. Trees have been provided along the southern parking lot to meet standards of 1 tree per 30 feet of parking.
- 7. Noise** – The proposed use will not generate any noise. It will be an office for physical therapy with all activity inside of the existing building structure.

8. **Screening** – The subject parcel is surrounded by the Branch River to the south, and commercial property to the north and east. There is existing vegetation that will remain on the west and south side of the site. The four parking spaces at the front of the building, face the building and not the street, and a landscaped buffer has been shown between the drive aisle and sidewalk. Currently this entire area is wide open and paved.
9. **Air Quality** – The proposed operation will have no impacts to air quality.
10. **Lighting** – Site lighting will be provided by two building mounted wall packs and one pole mounted fixture. All fixtures are full cutoff LED light fixtures. Any existing lighting fixtures will be removed from the building. The light levels proposed do not go past the property lines, and very low numbers are shown to the right of way. This light will help illuminate the sidewalk along Route 12 and is at zero by the edge of travel lane.
11. **Sewer and Water** – The site currently has municipal sanitary sewer and water service, which will be used in the proposed condition. There will be only two employees to start and no more than five employees in the future.
12. **Traffic** – This site was originally a gas station and mechanics shop. The proposed use would have less vehicles per day than the gas station. The applicant is planning on five employees in the future and with 4 patients at a time. Patients will be by appointment only. The two curb cuts shown on the property are existing and there is an existing turning lane for north and southbound traffic on Route 12. The proposed use will not generate enough vehicles a day to warrant a traffic study or traffic improvements on the street.
13. **Driveways** – There are two existing curb cuts, one will be posted for one-way traffic, and the second entrance will handle two-way traffic into the parking lot.
14. **Hazardous and Toxic Materials** – There is no proposed hazardous or toxic materials associated with this project.
15. **Filling/Excavation** – Only minor parking lot grading is proposed and the building is existing.
16. **Wetlands** – There are no wetlands within the proposed project limits. The Branch River abuts the property but no work is proposed near the river.
17. **Surface Waters** – The Branch River abuts the property on the southern side. There are no changes to grading or impacts to the river with this proposal.
18. **Stump Dumps** – There will be no stump dumps on the property. If any of the small trees are removed, they will be hauled off site.
19. **Architectural and Visual Appearance** – The renovation of this building will greatly enhance this site as it has been left vacant for many years. The building is highly visible from the street and this project will greatly improve the aesthetics in this location. The building structure will remain the same, however, it will be rejuvenated. Please refer to architectural plans.

**City of Keene**  
**New Hampshire**

**MEMORANDUM**

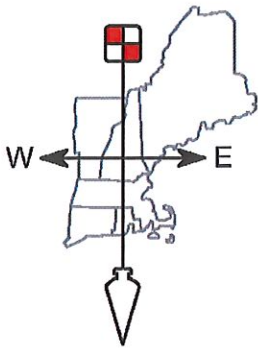
**To:** Fieldstone Land Consultants, PLLC  
**From:** Tara Kessler, Senior Planner  
**Date:** August 27, 2021  
**Subject:** Comments on Site Plan Application for 561 Main St Redevelopment

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City staff from the Community Development Department conducted an initial review of the site plan that was submitted for 561 Main St. Included below are comments and questions on the submitted materials. The standards referenced below are within the [City of Keene Land Development Code](#) (effective September 1, 2021). Please, submit additional information and/or revised drawings either before or at the Minor Project Review Committee meeting on September 9, 2021. Please, feel free to contact me with any questions at 603-352-5440 or [tkessler@ci.keene.nh.us](mailto:tkessler@ci.keene.nh.us).

1. Please include the stamp/signature of a NH Licensed Engineer on the submitted stormwater analysis.
2. Please submit a revised plan set that more clearly shows/distinguishes the 100-YR Flood Hazard Line. It is difficult to see this line, especially where it runs in relationship to the building footprint.
3. Please submit the estimated daily/peak vehicle trip generation for the proposed use, as well as the trip generation for the previous use. These numbers may come from the most current version of the ITE for the uses.
4. From aerial imagery, and the note included on the plan, it appears that the existing, northern-most curb cut is shared with the adjacent property at 559 Main St. Will the curb cut/driveway in this area remain open / shared with the adjacent property? Would you please submit copies of the deeds that address shared access for this driveway with the adjacent lot?
5. Will there be any conversion of pervious surface area to impervious surface within the 30-ft Surface Water Protection Buffer area? It is not clear on the site plan where the edge of existing pavement is, compared to where the parking lot area will be installed. If so, this may require a Conditional Use Permit from the Planning Board. Please submit a plan that more clearly defines where new pavement will be installed, if any.

6. There is an area in the northwest corner of the site where pavement is proposed to be removed. Will grass be installed in this area? If so, are there plans to utilize the rear overhead doors for vehicle access?
7. Please submit a revised Landscaping Plan that more clearly shows the number and species of plants to be installed along Main St. The table on this plan notes the number and type, however, these species are not indicated on the plan.
8. Please note that Site Development Standard 20.5.2.C requires that “tree plantings in areas of non-native or compacted soil, the existing soil shall be excavated to enable the placement of 300 cf of native, permeable soil in an area no less than 6-ft wide by 3-ft deep.” Please submit a revised plan that demonstrates compliance with this standard.
9. Per Standard 20.9.3.E. “For development other than single-family and two-family dwellings, bicycle parking shall be provided in racks or other similar facility.” Please submit a revised plan that displays the installation of a bicycle rack on the site. Bicycle racks cannot be located within parking areas for motorized vehicles.
10. Please submit the manufacturer specifications for the exterior siding material and color, the new windows/doors, and the awnings. In addition, please note the color selected for the stucco and painted existing siding.



# FIELDSTONE

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www.FieldstoneLandConsultants.com

Tara Kessler  
Senior Planner  
City of Keene  
3 Washington St – 4<sup>th</sup> Floor  
Keene, NH 03431

September 1, 2021

**RE: Planning Comments on Site Plan Application  
561 Main St. Redevelopment**

Ms. Kessler:

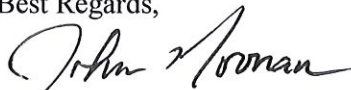
On behalf of our client, Logan Gorgulu, we are hereby submitting revised plans based on your review comments. The comments and our responses are listed below:

1. *Please include the stamp/signature...:* A stamped copy of the stormwater analysis is attached.
2. *Please submit a revised plan set that more clearly shows/distinguishes the 100-YR Flood Hazard Line.*  
The Flood Hazard line follows the contour at 471.4' of elevation and terminates at the building wall, technically following the building wall and is shown off the northwest corner. It has been highlighted on the plan. The applicant has decided to fill along the back foundation wall to remove the building basement from the floodplain. This will require a small area of compensatory storage and remapping the floodplain with FEMA with both a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR).
3. *Please submit the estimated daily/peak vehicle trip generation...:* The owner anticipates 2 patients per hour based on appointments, and would be open for 10 hours per day. This would estimate the daily trips at 20 trips a day, once fully staffed with a peak of 2 trips at peak traffic hours. To start, the business will have two employees, the owner and a receptionist, therefore the daily trips would be less. The former use as a gas/service station would have generated 109.27 trips/1000 SF = 328 trips per day, based on ITE estimation tables. Based on the ITE table for medical/dental office the proposed trips are 3.46 trips/1000 SF = 11 trips a day. In both estimates of the proposed physical therapy office there would be a large reduction in daily trips from the site when compared to the former use as a gas station. There is an existing turning lane on Route 12 that would facilitate the traffic in and out of the site. The proposed use would generate less than 50 trips during the peak traffic hour and less than 100 trips daily, therefore a traffic study is not required for the project.
4. *From aerial imagery, ... shared access for this driveway with the adjacent lot? :* The shared access would still exist in this area along the northern property line. The edge of driveway/landscaped area was determined by holding 12' from the property line (the minimum driveway width allowed), in case there is ever a future issue with the shared access point. The abutting property (Davis Oil) also has enough width to access their rear building without crossing the property line, if it was ever restricted. The seam in the pavement is approximately where the property line is located, when viewing the aerial photos. There is a deeded right-of-way providing access to the subject property to cross the southern corner of the Davis Oil lot per the Quick Claim Deed Book 1213, Page 252. This line is shown on the Existing Conditions and Site Plan sheets, and a copy of deed is provided herewith.

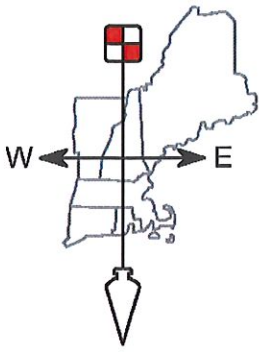
5. *Will there be any ... defines where new pavement will be installed, if any.:* There is hatching showing where the existing pavement is to be removed. The existing edge of pavement is closer to the Branch River than the proposed edge of pavement. The proposed condition will have a reduction of pavement within the 30' Surface Water Protection Buffer, however, there will be pavement within the buffer.
6. *There is an area in the northwest corner ...utilize the rear overhead doors for vehicle access?* This area in the northwest corner currently has broken pavement, that will be removed and seeded with grass. The overhead door will be removed and a bulkhead door with concrete stairs installed. The basement elevation is below the flood elevation (Basement slab = 468.79, Flood Elevation = 471.4). The top of the concrete wall will be constructed 1 foot above flood elevation and the area will be filled along the back of the foundation wall. This will relocate the floodplain, that will require the CLOMR and LOMR to be filed with FEMA per the City regulations.
7. *Please submit a revised Landscaping Plan ...:* The note and table on the plan have been revised to show how the flowers will be distributed along the landscaped strip, adjacent to the street. There will be an equal number of plants, placed in a repeating pattern along the split rail fence. These plants will be the Hostas, coneflowers, and daylily with twelve (12) of each species. The owner may choose to plant annual flowers in addition to these perennial plants.
8. *Please note that Site Development Standard 20.5.2.C requires...:* A note has been added to remove the existing soil around the tree and replace with suitable soil in a 6'x6'x3' deep area. The plans have been revised to add one tree adjacent to south parking area. There are very large oak and maple trees that exist along the southern paved area that shade the parking lot. The canopies are large enough to overhang the parking lot and they would hinder any new plantings. The one tree meets the landscaping requirement.
9. *Per Standard 20.9.3.E. ... bicycle rack on the site.:* A bike rack has been added to site plan, capable of holding 5 bicycles and out of the vehicle travel ways.
10. *Please submit the manufacturer specifications for the exterior siding material...:* Cutsheets and specifications for the exterior materials will be provided by the applicant.

If you have any questions or need additional information on this project, please do not hesitate to contact me at [jenoonan@fieldstonelandconsultants.com](mailto:jenoonan@fieldstonelandconsultants.com) or (603) 672-5456.

Best Regards,



John Noonan



# FIELDSTONE

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STORMWATER ANALYSIS  
561 MAIN STREET REDEVELOPMENT  
KEENE, NH 03431  
September 1, 2021



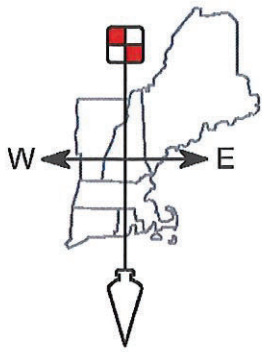
Fieldstone Land Consultants, on behalf of Logan Gorgulu, is submitting this stormwater analysis letter for proposed site plan on Tax Map Parcel 114-029. The proposal consists of renovating an existing building and providing parking to meet Planning Board Development Standards. The renovated building will be used as a physical therapy office.

The existing site is located on Tax Map Parcel 114-029 with the street address of 561 Main Street. The lot size is 0.45 acres (19,602 square feet) with 139.8' of frontage along Main Street (NH Route 12). The site is currently owned by James T. Rymes and the applicant, Logan Gorgulu, is looking to purchase the property to expand his Physical Therapy business. The site has been vacant for many years and was formerly a Gulf gas station with garage bays facing the City's Main Street (NH Route 12).

The project consists of removing the existing pavement, regrading, and repaving the parking lot. The site currently drains to the NH Route 12 right-of-way and ultimately to a catch basin along Route 12. The side and rear of the lot drains toward the Branch River, and is vegetated. The grading will be similar to the existing grades and drain to the same locations. Although the pavement is in bad shape, the front and side of the building are paved resulting in 64% of the existing site as impermeable surfaces. The proposed layout will be 56% impermeable surface, with the reduction coming from the added landscaped areas and parking lot layout. This reduction in impermeable surface area will result in a marginal reduction in stormwater runoff. Based on the reduction in impermeable surface, there will be no stormwater management practices installed for the proposed site.

The site is adjacent to the Branch River and therefore part of the site is within the 100 year floodplain. The line is shown on the site plans and was established by using FEMA mapping and verified by field survey work. The line runs along the western edge of the building with an elevation of 471.4'. The existing basement is below the flood elevation. In order to meet City regulations, the overhead basement door will be made smaller and a bulkhead door installed. The foundation for the bulkhead will be at 472.4', providing one foot above the flood elevation. This small amount of fill will be offset by compensatory storage in the southwest corner of the lot. The floodplain is proposed to be moved outside of the building footprint and will be permitted with FEMA.

Overall, with the proposed improvements to this site, there will be no increase in the peak rate or volume of stormwater runoff leaving the site.



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STORMWATER ANALYSIS  
561 MAIN STREET REDEVELOPMENT  
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# SITE PLANS FOR PHYSICAL THERAPY OFFICE

- TAX MAP 114, LOT 29 -

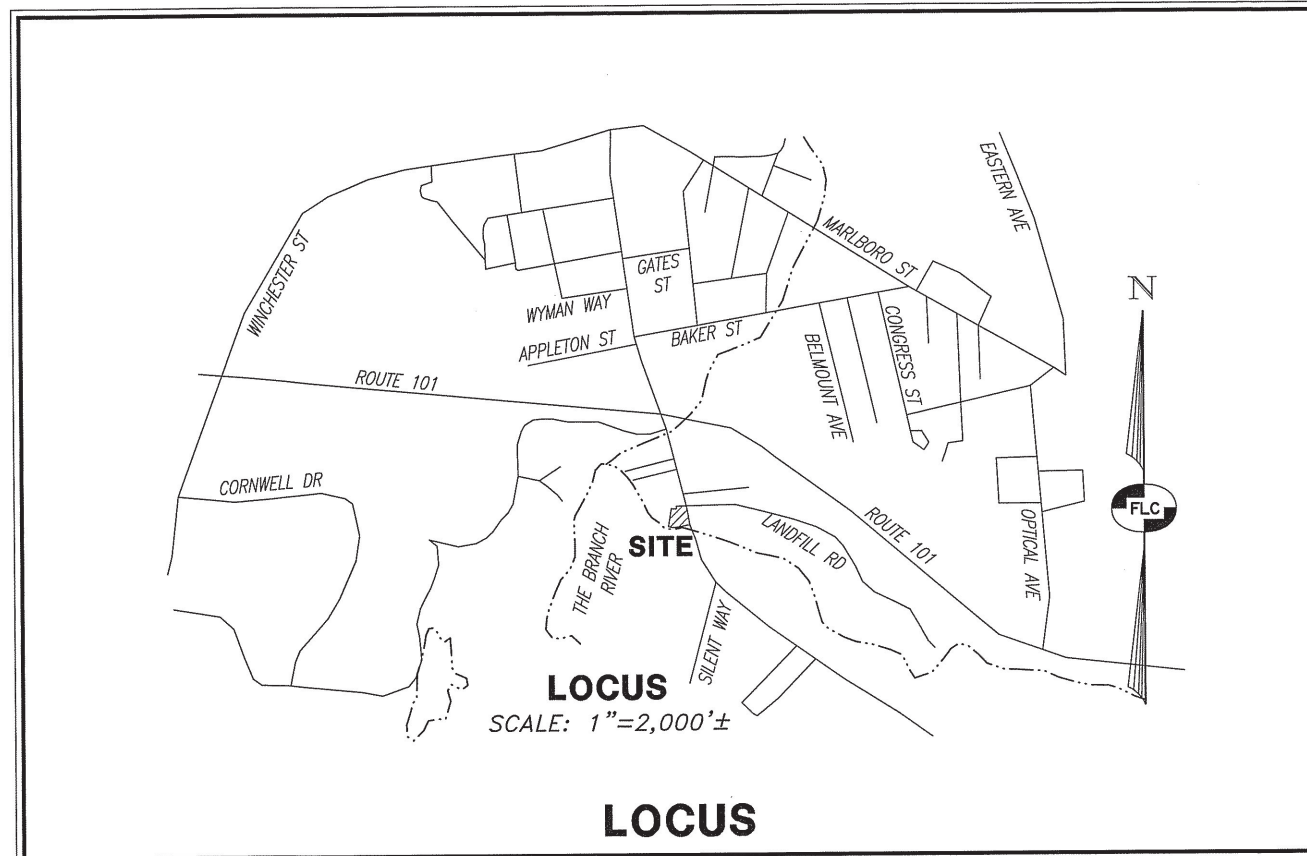
## 561 MAIN REDEVELOPMENT

561 MAIN STREET

KEENE, NH 03431

AUGUST 20, 2021

LAST REVISED: SEPTEMBER 1, 2021



SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SP-1	SITE PLAN
4	GR-1	GRADING & DRAINAGE PLAN
5	UT-1	UTILITY PLAN
6	LT-1	LIGHTING PLAN
7	LS-1	LANDSCAPING PLAN
8	DT-1	EROSION CONTROL DETAILS
9	DT-2	CONSTRUCTION DETAILS

PREPARED FOR:  
**LOGAN GORGULU**  
17 UNION STREET, KEENE, NH 03431

LAND OF:  
**JAMES T. RYMES**  
P.O. BOX 2948, CONCORD, NH 03302

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE  
72 HOURS PRIOR  
TO CONSTRUCTION

**DIGSAFE.COM**  
811

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LAND CONSULTANTS, PLLC

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APPROVED BY THE KEENE PLANNING BOARD

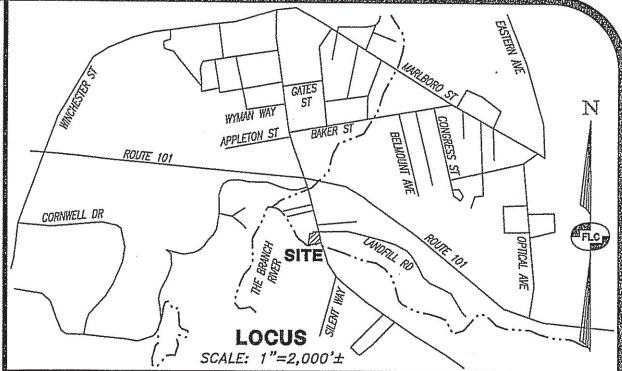
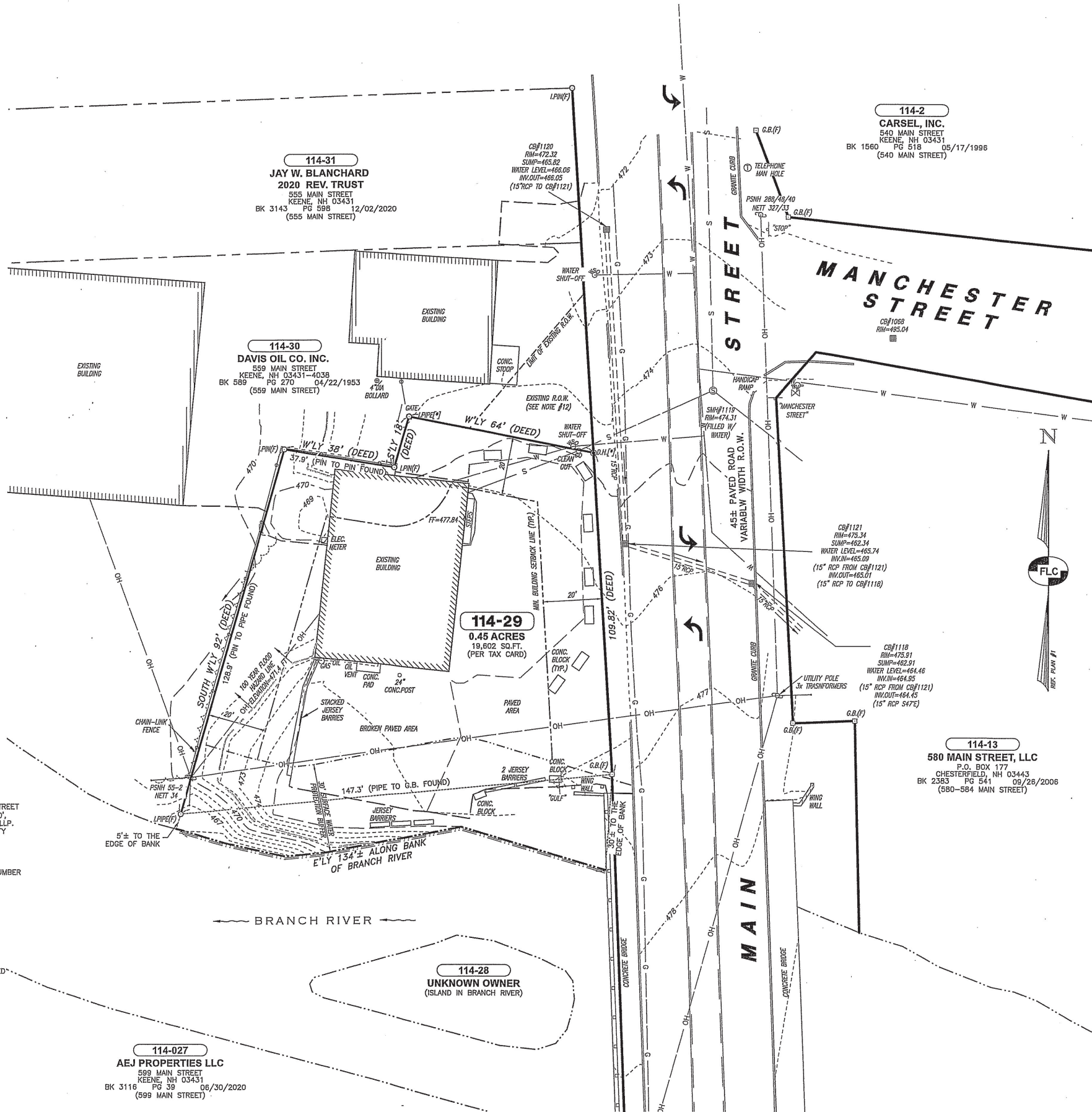
ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ AND \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/1/21	PER PLANNING COMMENTS		JEN	CEB

FILE: 3022CV00.dwg PROJ. NO. 3022.00 SHEET: CV-1 PAGE NO. 1 OF 9

**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF BROKEN PAVEMENT
- - - EDGE OF GRAVEL ROAD
- - - CURB LINE
- - - EDGE OF TREE LINE
- - - BANK OF BRANCH RIVER
- - - SURFACE WATER BUFFER
- - - CHAIN-LINK FENCE
- - - GUARDRAIL
- - - TIE COURSE LINE
- - - 470 - 10' CONTOUR INTERVAL
- - - 472 - 2' CONTOUR INTERVAL
- - - OH - OVERHEAD UTILITY LINE
- - - U/C - UNDERGROUND UTILITY LINE
- - - G - GAS LINE
- - - W - WATER LINE
- - - S - CULVERT OR DRAIN LINE
- - - S - SEWER LINE
- - - 100 YEAR FLOOD HAZARD LINE
- G.B.(F) GRANITE BOUND FOUND
- L.P.I.P.(F) IRON PIPE FOUND
- L.P.I.P.(NF) IRON PIPE NOT FOUND
- D.H.(F) DRILL HOLE FOUND
- D.H.(NF) DRILL HOLE NOT FOUND
- ⊙ UTILITY POLE, GUY & LIGHT
- ⊙ CATCH BASIN (SQUARE)
- ⊙ SEWER MAN-HOLE
- ⊙ SEWER CLEAN-OUT
- ⊙ WATER HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER SHUT-OFF
- 114-29 TAX MAP & LOT NUMBER



**NOTES:**

- THE OWNER OF RECORD FOR TAX MAP 114 LOT 29 IS JAMES T. RYMES - P.O. BOX 2948, CONCORD, NH. DEED REFERENCE TO THE LOT IS BK.1213 PG.252, DATED SEPTEMBER 24, 1987 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON LOT 114-29.
- THE TOTAL AREA OF EXISTING TAX MAP 114-29 IS 0.45 ACRES OR 19,602 SQ.FT., PER THE CITY TAX CARD.
- ZONING FOR THE PARCEL IS THE "COM" - COMMERCE DISTRICT.

COMMERCE DISTRICT	REQUIRED	EXISTING
MIN. LOT AREA	15,000 SF	19,602 SF
MIN. LOT FRONTAGE	50 FT	139.62 FT
MIN. FRONT SETBACK	20 FT	42.9 FT
MIN. SIDE SETBACK	20 FT	2.7 FT
MIN. REAR SETBACK	30 FT	18.5 FT
MAX. BUILDING HEIGHT	25 FT	<35 FT
MAX. STORIES	2	1
OPENSAPCE FOR EACH LOT	20 %	41 %

- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE DEED CITED HEREON. A PRECISE BOUNDARY SURVEY WAS NOT PERFORMED BY THIS OFFICE.
- HORIZONTAL ORIENTATION IS THE REFERENCE PLAN #1 CITED HEREON. THE VERTICAL DATUM IS NAVD83, USING AS A REFERENCE A NAD83 DISK, STAMPED 237-0300, LOCATED AT THE JUNCTION OF STATE ROUTES 101, 12 AND MAIN STREET, HAVING AN ELEVATION OF 471.71 FEET.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, CITY OF KEENE, NEW HAMPSHIRE, COMMUNITY NO. 330023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3305C0267E, DATED: MAY 23, 2006.
- THE SITE LIES WITHIN THE AQUIFER PER THE "GROUND-WATER RESOURCES OF THE ASHUELOT RIVER BASIN, SOUTHWESTERN NEW HAMPSHIRE", PREPARED BY HAROLD A. WHITCOMB IN COOPERATION WITH THE NEW HAMPSHIRE WATER RESOURCES BOARD.
- THE SITE LIES WITHIN THE SURFACE WATER PROTECTION OVERLAY DISTRICT. A 30 FEET REDUCED BUFFER EXISTS FROM ALL SURFACE WATER LOCATED IN THE COMMERCE DISTRICT, PER SECTION 102-1493 OF THE CITY OF KEENE ZONING ORDINANCE.
- SOIL TYPE FOR THE ENTIRE SITE IS 401 - OCCUM FINE SANDY LOAM.
- THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS NOTED. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THE SUBJECT PARCEL HAS THE BENEFIT OF A RIGHT-OF-WAY OVER TAX MAP PARCEL 114-30 AS SHOWN. SEE BK.1213 PG.252 09/24/87 AND BK. 589 PG.270 04/22/53.

GRAPHIC SCALES  
 20' 10' 0' 20' 40' 60'  
 IMPERIAL: 1"=20'

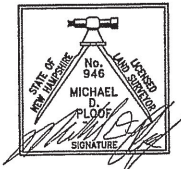
**REFERENCE PLANS:**

- "TWO LOT SUBDIVISION OF TAX MAP 906/22-007-0000 - 580 MAIN STREET - PREPARED FOR CITY OF KEENE, COUNTY OF CHESHIRE" - SCALE: 1"=50', DATED JUNE 28, 2004, PREPARED BY: CLOUGH, HARBOUR & ASSOCIATES LLP, RECORDED IN CABINET 12, DRAWER 10, SLIDE 178 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.
- "PLANS OF PROPOSED FEDERAL AID BRIDGE REPLACEMENT PROJECT - BRP-013-1(33)", PREPARED BY VANASSE HANGEN BRUSTLIN, INC. TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER "C-4306".

**CERTIFICATION:**

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF AUGUST, 2021.

DATE: 8/20/21



114-027  
**A EJ PROPERTIES LLC**  
 599 MAIN STREET  
 KEENE, NH 03431  
 BK 3116 PG 39 06/30/2020  
 (599 MAIN STREET)

REV.	DATE	DESCRIPTION	C/O	DR	CK

**EXISTING CONDITIONS PLAN**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE, 03431**

PREPARED FOR:  
**LOGAN GORGULU**  
 17 UNION STREET, KEENE, NH 03431

LAND OF:  
**JAMES T. RYMES**  
 P.O. BOX 2948, CONCORD, NH 03302

SCALE: 1" = 20'      AUGUST 17, 2021

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456      Fax: (603) 413-5456  
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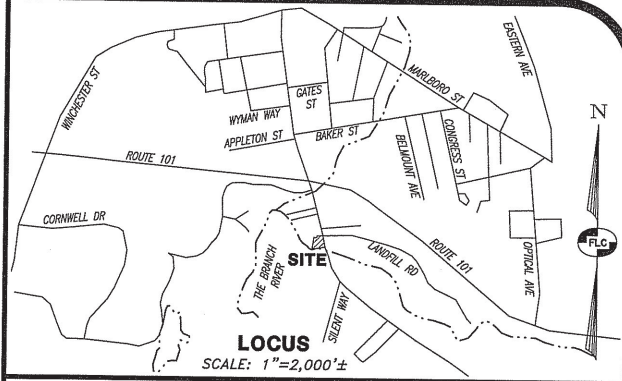
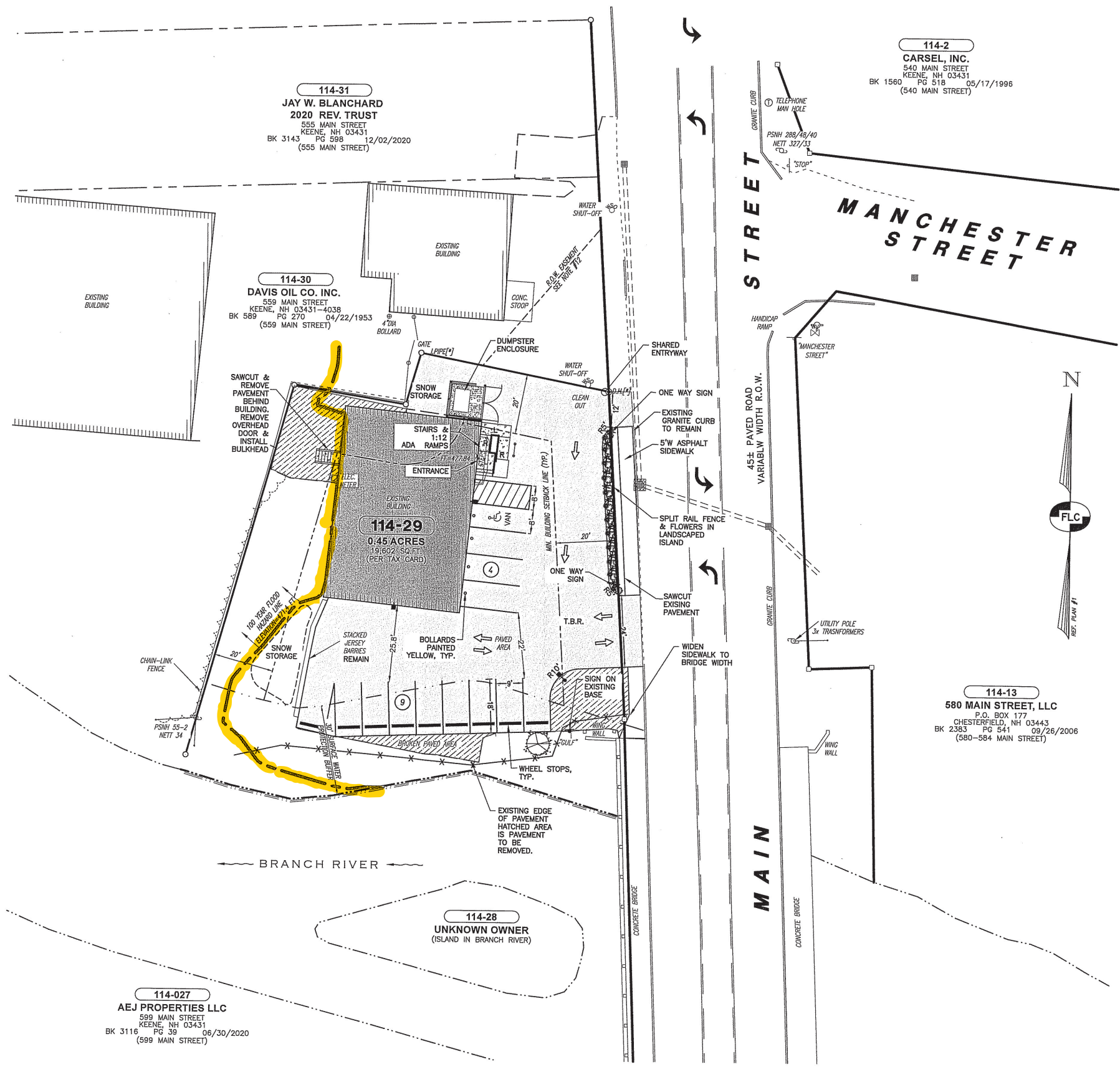
**LEGEND:**  
EXISTING FEATURES

- RIGHT-OF-WAY LINE
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- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
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- C - - - CULVERT OR DRAIN LINE
- S - - - SEWER LINE
- G.R.(F) GRANITE BOUND FOUND
- I.P.I.P.(F) IRON PIPE FOUND
- I.P.N.(F) IRON PIN PER REF-PLAN
- U.P. & L. UTILITY POLE, GUY & LIGHT
- C.B. CATCH BASIN (SQUARE)
- S.M.H. SEWER MAN-HOLE
- S.C.O. SEWER CLEAN-OUT
- W.H. WATER HYDRANT
- W.V. WATER VALVE
- W.S.O. WATER SHUT-OFF

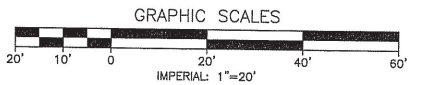
114-29 TAX MAP & LOT NUMBER

**LEGEND:**  
PROPOSED FEATURES

- 102 - - - 1 FT. CONTOUR
- 100 - - - 2 FT. CONTOUR
- 103.5 SPOT ELEVATION
- 102.5 SPOT ELEVATION AT CURB
- - - EDGE OF PAVEMENT
- S - - - SEWER LINE
- W - - - WATER LINE
- U/G - - - UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- SURFACE WATER FLOW
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- 10 NUMBER OF PARKING SPACES
- T.B.R. TO BE REMOVED
- H.P.S. HANDICAP PARKING STALL
- W.M.L. WALL MOUNTED LIGHT
- P.M.L. POLE MOUNTED LIGHT
- P.S. PROPOSED SIGN
- I.P. INLET PROTECTION
- T.S.F. TEMPORARY SILT FENCE
- SID WALK
- PAVED AREA
- PAVEMENT TO BE REMOVED
- PROPOSED OR SUBJECT BUILDING
- S.R.F. SPLIT RAIL FENCE
- BOLLARD
- WHEEL STOP



- NOTES:**
- THE OWNER OF RECORD FOR LOT 114-29 IS JAMES T. RYMES - PO BOX 2948, CONCORD, NEW HAMPSHIRE. THE DEED REFERENCE FOR THE PARCEL IS BOOK 1213 PG.0252 DATED SEPTEMBER 1, 1897 IN THE C.C.R.D.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF AN EXISTING COMMERCIAL SITE TO A PROFESSIONAL OFFICE (PHYSICAL THERAPY OFFICE).
  - THE TOTAL AREA OF TAX MAP PARCEL 114-29 IS 0.45± ACRES OR 19,602± SQ.FT. WITH 139.8 FEET OF FRONTAGE ON MAIN STREET (AKA NH. ROUTE 12).
  - CURRENT ZONING REQUIREMENTS FOR THE COMMERCE ZONE:
- | MINIMUM LOT REQUIREMENTS    | REQUIRED      | EXISTING         |
|-----------------------------|---------------|------------------|
| LOT AREA (SQ.FT.)           | 15,000 SQ.FT. | 19,602± SQ.FT.   |
| LOT FRONTAGE (FT)           | 50'           | 139.8'           |
| LOT WIDTH (FT)              | 60'           | 138.8'           |
| LOT DEPTH (FT)              | NONE          | 102'             |
| IMPERMEABLE/GREEN %         | 80/20         | 64/36 (12,470)   |
| IMPERMEABLE/GREEN PROPOSED  |               | 56/44 (10,950)   |
| MINIMUM BUILDING SETBACKS:  |               |                  |
| FRONT (FT)                  | 20'           | 45'              |
| SIDE (FT)                   | 20'           | VARIES 2.3'      |
| REAR (FT)                   | 20'           | 15'              |
| MAX. BUILDING STORIES       | 2             | 1                |
| MAX. BUILDING HEIGHT (FT)   | 35'           | <20'             |
| DEVELOPMENT REQUIREMENTS:   | REQUIRED      | PROPOSED         |
| PARKING (OFFICE=4/1000 SF)  | 12            | 12 REG           |
| ADA PARKING (1/25 SPACES)   | 1             | 1 VAN (13 TOTAL) |
| 5 EMPLOYEES TOTAL IN FUTURE |               |                  |
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE DEED CITED HEREON AND A FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST, 2021.
  - THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
  - ANY WASTE GENERATED BY THE BUSINESS WILL GO INTO THE DUMPSTER WITHIN THE DUMPSTER ENCLOSURE AS SHOWN.



REV.	DATE	PER PLANNING COMMENTS DESCRIPTION	JEN	CEB
A	9/1/2021			
			C/O	DR

**SITE PLAN**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE**

PREPARED FOR:  
**LOGAN GORGULU**  
17 UNION STREET, KEENE, NH 03431

LAND OF:  
**JAMES T. RYMES**  
P.O. BOX 2948, CONCORD, NH 03302

SCALE: 1" = 20' AUGUST 20, 2021

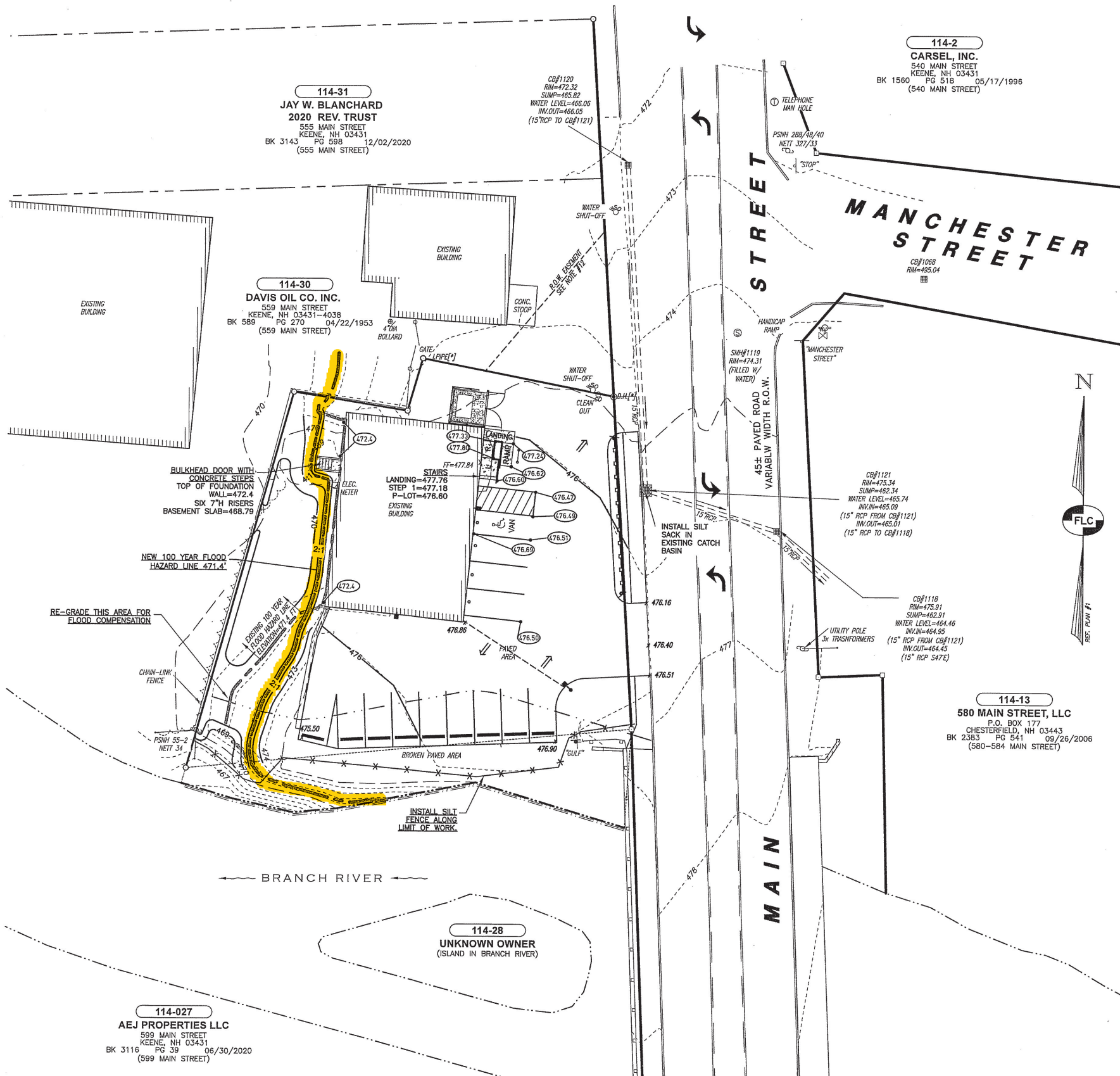
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www.FieldstoneLandConsultants.com

- LEGEND:**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - CURB LINE
  - EDGE OF TREE LINE
  - EDGE OF WATER
  - SURFACE WATER BUFFER
  - CHAIN-LINK FENCE
  - GUARDRAIL
  - TIE COURSE LINE
  - 490 — 10' CONTOUR INTERVAL
  - 492 — 2' CONTOUR INTERVAL
  - OH — OVERHEAD UTILITY LINE
  - U/G — UNDERGROUND UTILITY LINE
  - G — GAS LINE
  - W — WATER LINE
  - — CULVERT OR DRAIN LINE
  - S — SEWER LINE
  - G.B.(f) GRANITE BOUND FOUND
  - PIPE(F) IRON PIPE FOUND
  - LPIN(F) IRON PIN PER REF.PLAN
  - ⊙ UTILITY POLE, GUY & LIGHT
  - ⊙ CATCH BASIN (SQUARE)
  - ⊙ SEWER MAN-HOLE
  - ⊙ SEWER CLEAN-OUT
  - ⊙ WATER HYDRANT
  - ⊙ WATER VALVE
  - ⊙ WATER SHUT-OFF
- 114-29 TAX MAP & LOT NUMBER

- LEGEND:**
- PROPOSED FEATURES
- 102 — 1 FT. CONTOUR
  - 100 — 2 FT. CONTOUR
  - ⊙ 103.5 — SPOT ELEVATION
  - ⊙ 102.0 — SPOT ELEVATION AT CURB
  - S — SEWER LINE
  - W — WATER LINE
  - — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
  - SURFACE WATER FLOW
  - TRAFFIC FLOW (NOT PAINTED ARROWS)
  - 10 — NUMBER OF PARKING SPACES
  - T.B.R. — TO BE REMOVED
  - LIMITS OF CLEARING
  - ⊙ HANDICAP PARKING STALL
  - ⊙ WALL MOUNTED LIGHT
  - ⊙ POLE MOUNTED LIGHT
  - ⊙ PROPOSED SIGN
  - ⊙ INLET PROTECTION
  - X — TEMPORARY SILT FENCE
  - SIDEWALK
  - PAVED AREA
  - PAVEMENT TO BE REMOVED
  - PROPOSED OR SUBJECT BUILDING
  - TEMPORARY SILT FENCE
  - ⊙ BOLLARD
  - WHEEL STOP



- GRADING NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
  - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
  - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF KEENE FIRE DEPARTMENT REGULATIONS.
  - ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED.
  - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
  - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
  - ALL POWER WORK SHALL CONFORM EVERSOURCE STANDARDS.
  - ALL TELEPHONE WORK SHALL CONFORM TO PROVIDERS SPECIFICATIONS.
  - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO-285-13.
  - CONTRACTOR TO MAINTAIN A DOCUMENTATION LOG OF ALL INSPECTIONS.

**FLOODPLAIN GRADING**

TOTAL SITE VOLUMES:  
 CUT VOLUME: 1,268.9 C.F., 47.00 C.Y.  
 FILL VOLUME: 1,000.6 C.F., 37.06 C.Y.

FOOT BY FOOT FLOOD COMPENSATORY STORAGE ANALYSIS:  
 FLOOD PLAIN ELEVATION = 471.40'  
 ALL PROPOSED FILL FROM 469.0 TO 472.0 IS OFFSET BY CUT.

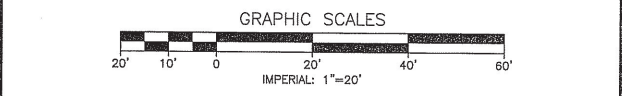
ZONE: 469.00 TO 470.00  
 CUT VOLUME: 211.95 C.F., 7.85 C.Y.  
 FILL VOLUME: 205.47 C.F., 7.61 C.Y.

ZONE: 470.00 TO 471.00  
 CUT VOLUME: 415.05 C.F., 15.37 C.Y.  
 FILL VOLUME: 379.37 C.F., 14.05 C.Y.

ZONE: 471.00 TO 472.00  
 CUT VOLUME: 411.25 C.F., 15.23 C.Y.  
 FILL VOLUME: 318.63 C.F., 11.80 C.Y.

ZONE: 472.00 TO 473.00  
 CUT VOLUME: 249.23 C.F., 9.23 C.Y.  
 FILL VOLUME: 81.23 C.F., 3.01 C.Y.

ZONE: 473.00 TO 474.00  
 CUT VOLUME: 84.88 C.F., 3.14 C.Y.  
 FILL VOLUME: 10.72 C.F., 0.40 C.Y.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/1/21	FLOOD COMP GRADING		JEN	CEB

**GRADING & DRAINAGE PLAN**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE**  
 PREPARED FOR:  
**LOGAN GORGULU**  
 17 UNION STREET, KEENE, NH 03431  
 LAND OF:  
**JAMES T. RYMES**  
 P.O. BOX 2948, CONCORD, NH 03302

SCALE: 1" = 20' AUGUST 20, 2021

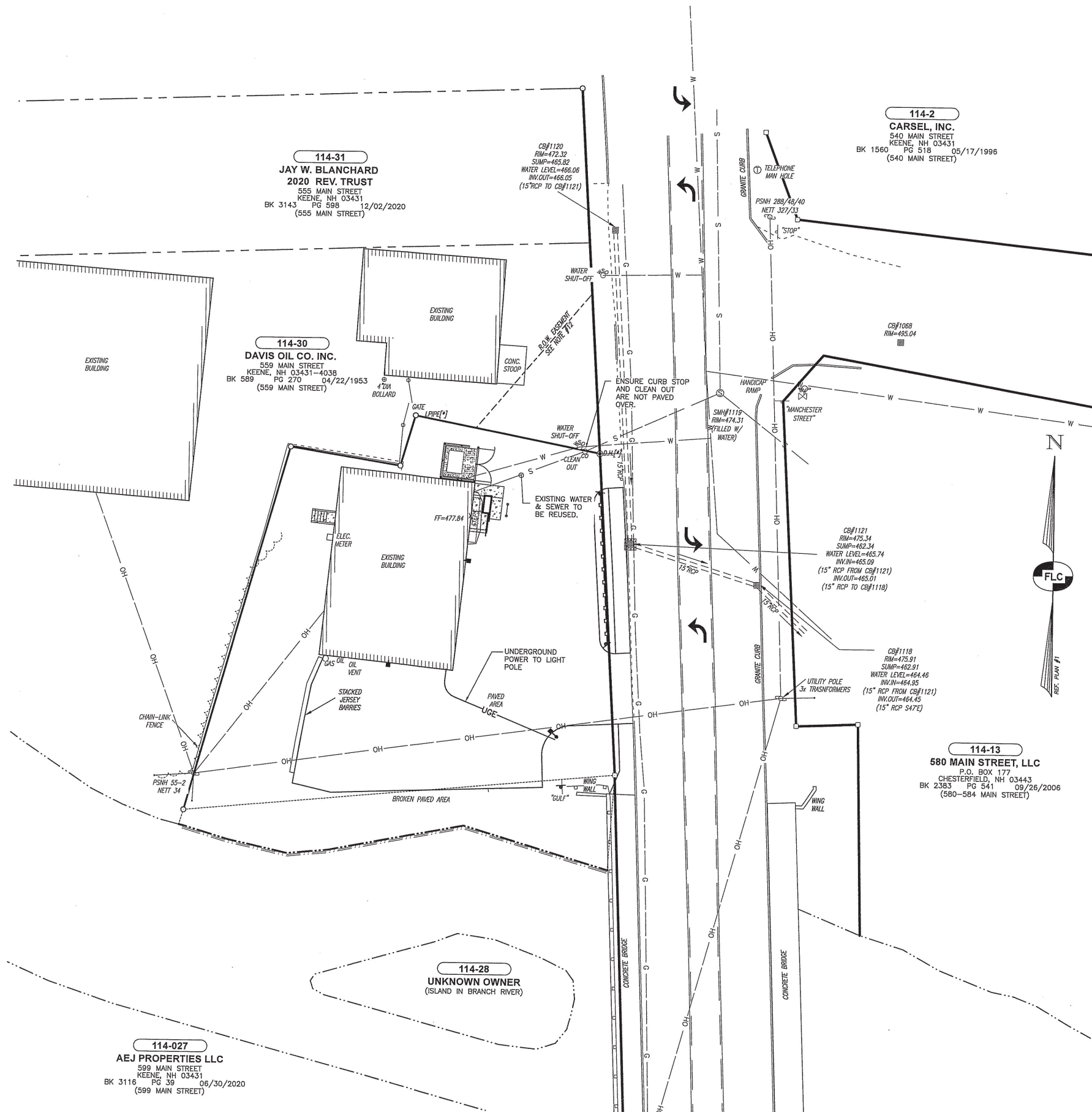
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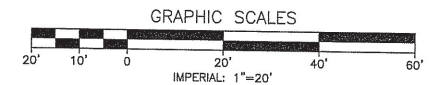
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- LEGEND:**
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  - SEWER MAN-HOLE
  - SEWER CLEAN-OUT
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF

114-29 TAX MAP & LOT NUMBER



- UTILITY NOTES:**
- ALL EXISTING UTILITIES ARE TO BE REUSED; THIS IS TO INCLUDE WATER, SANITARY SEWER, ELECTRICAL SERVICE, GAS AND OIL (HEATING).
  - THE CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS PRIOR TO EXCAVATION NEAR THE SHOWN LOCATIONS.
  - HVAC EQUIPMENT TO BE DESIGNED BY OTHERS. ALL HVAC EQUIPMENT TO BE LOCATED ON THE ROOF TOP OR ON THE REAR OF THE OFFICE BUILDING.
  - A SECOND SPARE CONDUIT SHOULD BE INSTALLED WITH THE FEED TO THE LIGHT POLE.
  - CONTRACTOR SHALL ENSURE THAT THE EXISTING WATER SHUT OFF VALVE AND SEWER CLEAN OUT ARE ACCESSIBLE AND NOT PAVED OVER. INSTALL GRADE BOXES AS NECESSARY.
  - THE SEWER LINE SHALL BE JETTED PRIOR TO BUILDING USE. WATER LINES SHALL BE FLUSHED PRIOR TO USE.
  - ALL OVERHEAD ELECTRIC LINES ARE TO REMAIN.



REV.	DATE	DESCRIPTION	C/O	DR	CK

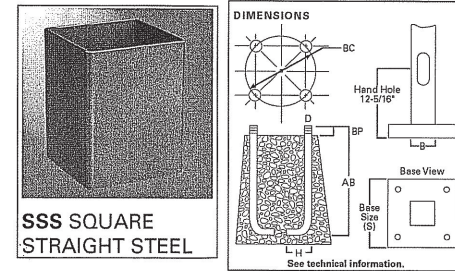
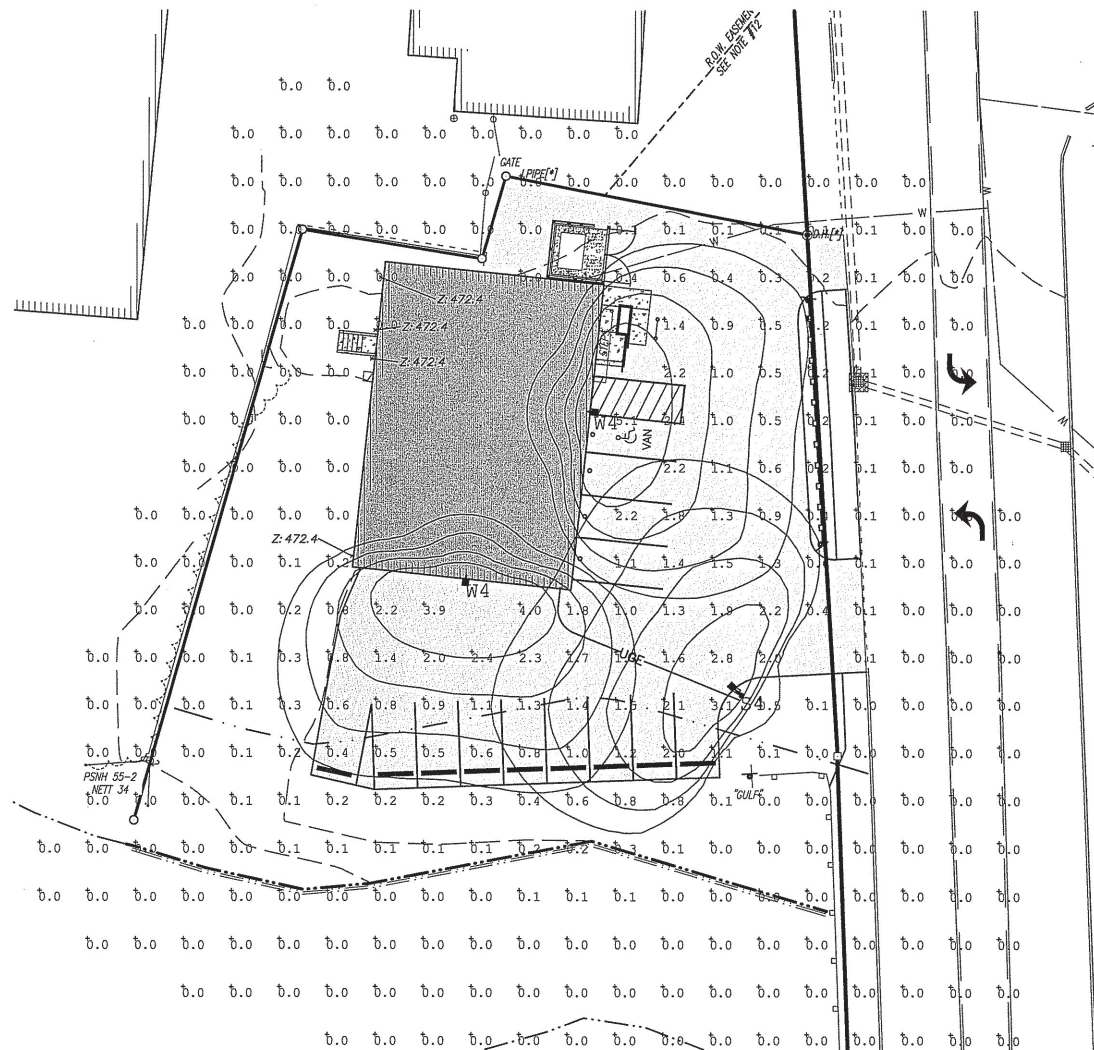
**UTILITY PLAN**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE**  
 PREPARED FOR:  
**LOGAN GORGULU**  
 17 UNION STREET, KEENE, NH 03431  
 LAND OF:  
**JAMES T. RYMES**  
 P.O. BOX 2948, CONCORD, NH 03302

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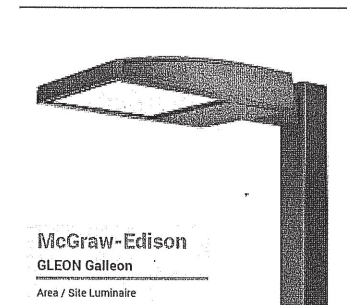
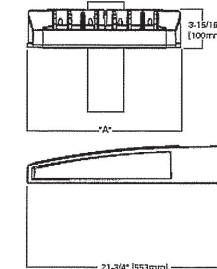


**SSS SQUARE STRAIGHT STEEL**

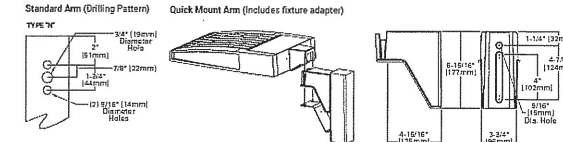
- FEATURES**
- ASTM Grade steel base plate with ASTM A366 base cover
  - Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
  - 10'-39" mounting heights
  - Drilled or tenon (specify)

**10' TO 39' SSS SQUARE STRAIGHT STEEL POLE - EATON**

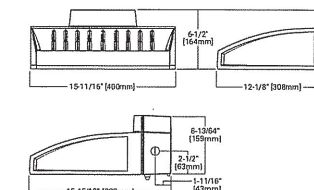
**Dimensional Details**



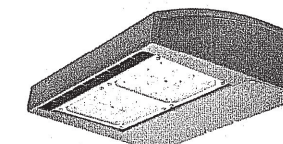
**Mounting Details**



**S4 - POLE MOUNT LIGHT FIXTURE SPECIFICATIONS**



**McGraw-Edison GWC Galleon Wall Wall Mount Luminaire**



**W4 - WALL MOUNT LIGHT FIXTURE SPECIFICATIONS**

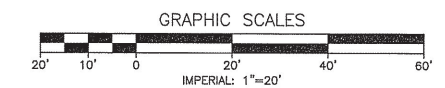
**DESIGN NOTES:**

**1. LIGHTING REQUIREMENTS:**

VEHICLE ONLY (MED)	REQUIRED	PROPOSED
AVERAGE	1.0 Fc	1.52 Fc
MINIMUM	0.33 Fc	0.4 Fc
U. RATIO	3:1	3.80:1
MAXIMUM	NONE	5.1 Fc
MAX/MIN	NONE	12.75

**LIGHTING NOTES:**

- LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND OR HIGHWAYS AND ROADS.
- ALL THREE FIXTURES WILL BE A WHITE LIGHT, COLOR TEMPERATURE OF 4000K, TO MATCH ONE ANOTHER.
- ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES.
- THE SOUTHERN PROPERTY LINE IS THE ASH SWAMP BROOK, WHICH IS HEAVILY VEGETATED.
- MOUNTING HEIGHT OF THE PROPOSED POLE MOUNT LIGHTING FIXTURE SHALL BE 15 FEET ABOVE FINISH GRADE.
- MOUNTING HEIGHT OF ALL WALL MOUNT LIGHTING FIXTURES SHALL BE 12 FEET ABOVE FINISH GRADE ON THE EXISTING BUILDING.
- ALL LIGHTS ARE TO BE SETUP ON PHOTOCELLS TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS. A TIMER SHALL ALSO BE INSTALLED TO TURN THE LIGHTS OFF BETWEEN THE HOURS OF 10 PM AND 6 AM.
- ALL FIXTURES, POLES AND HARDWARE ARE TO BE BRONZE IN COLOR TO MATCH.
- ANY EXISTING EXTERIOR FIXTURES ON THE BUILDING ARE TO BE REMOVED.



REV.	DATE	DESCRIPTION	C/O	DR	CK

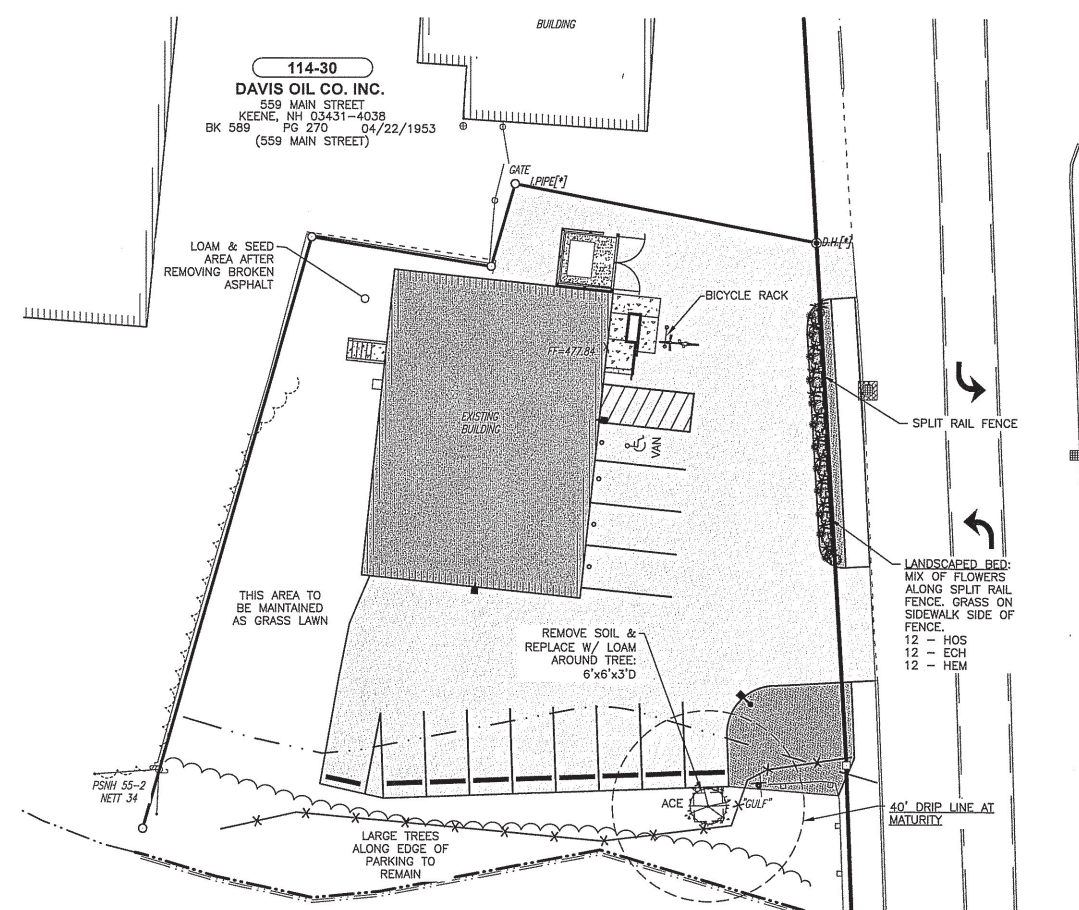
**LIGHTING PLAN**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE**  
 PREPARED FOR:  
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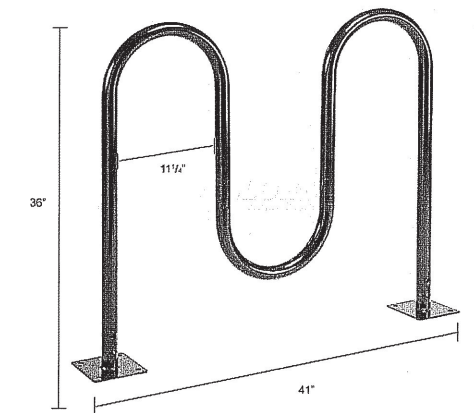
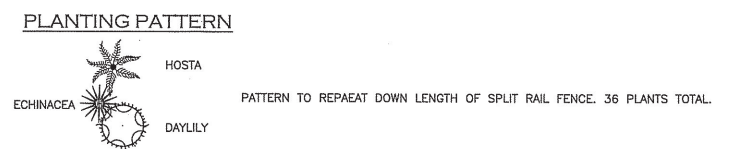
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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Luminaire Watts	Total Watts
☐	1	S4	Single	GLEON-SA1A-740-U-SL4-HSS/SSS4A15SFN1 (15' AFG)	3960	34	34
☐	2	W4	Single	GWC-SA1A-740-U-SL4 / WALL MTD 12' AFG	4729	34	68



114-30  
**DAVIS OIL CO. INC.**  
 559 MAIN STREET  
 KEENE, NH 03431-4038  
 BK 589 PG 270 04/22/1953  
 (559 MAIN STREET)

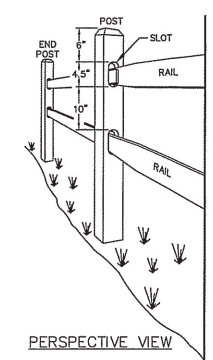
PLANT SYMBOLS	PLANT LIST	QTY.
	ACE ACER PLATANOIDS (CRIMSON KING MAPLE)	(1) 2.5"-3" CAL.
	HOS HOSTA UNDULATA (WAVY PLANTAIN LILY)	(12) 3 GAL.
	ECH ECHINACEA (CONEFLOWER, MIXED COLORS)	(12) 3 GAL.
	HEM HEMEROCALLIS FULVA (ENDLESSLILY YELLOW DAYLILY)	(12) 3 GAL.



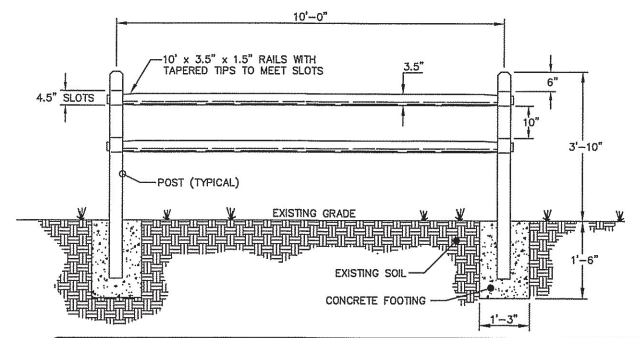
LENGTH INCHES	41
HEIGHT INCHES	36
CAPACITY	5 Bikes
COLOR FINISH	Black
BIKE CAPACITY	5
BRAND	Global Industrial
CONSTRUCTION	12-Gauge Steel
MODEL	652777 652777M
MOUNT TYPE	Flange
TUBE DIAMETER INCHES	1.5/8
TYPE	Wave
WEIGHT LBS	29.2
ASSEMBLED	Unassembled
LOCKABLE	No

- INSTALL 1/2" STAINLESS BOLTS INTO DROP IN ANCHORS BY HILT.
- SET TWO 6" SONOTUBES FILLED WITH CONCRETE TO CONNECT BASE PLATES TO.

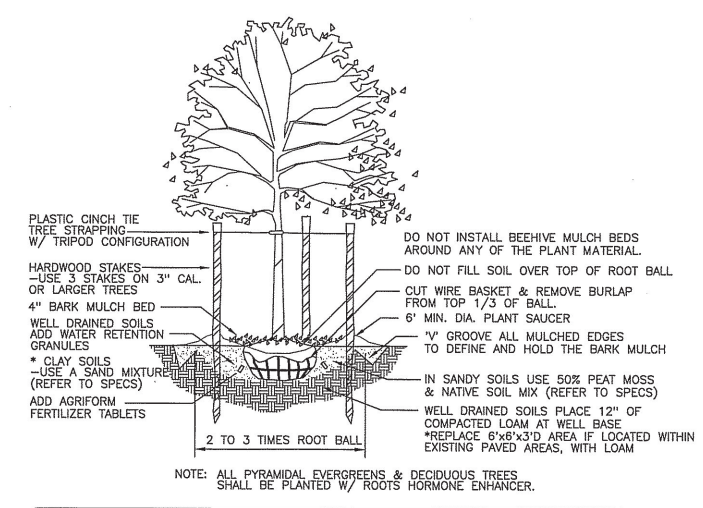
5-BIKE WAVE BIKE RACK



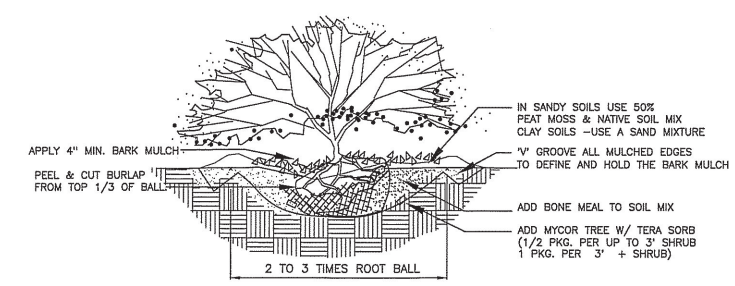
- NOTES:
- ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
  - END POST SHALL BE TERMINAL POST.



SPLIT RAIL FENCE DETAIL



DECIDUOUS TREE PLANTING DETAIL



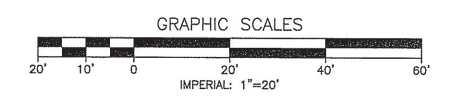
B & B SHRUB PLANTING DETAIL

**DESIGN NOTES:**

- LANDSCAPING REQUIREMENTS:

	REQUIRED	PROPOSED
TREES	1 TREE	1 TREE
1/10 PARKING SPACE	1/30'	1 TREE + EXISTING
PERIMETER TREES	2:1=6 TREES	0
ORNAMENTAL TREES	2:1=6 TREES	0
*THE VERY LARGE EXISTING TREES ALONG THE SOUTHERN PARKING LOT EDGE WILL REMAIN. THE CANOPIES OVERHANG THE PARKING LOT.		
SHRUBS:	REQUIRED	PROPOSED
EVERGREENS	1/3'	0
NON-EVERGREEN	1/3'	0
PERIMETER LANDSCAPING:	REQUIRED	PROPOSED
PARKING ON PERIMETER	8' WIDTH	5' (NOTHING EXISTING)
FLOWERS & PLANTS	60% AREA	64%

- LANDSCAPING NOTES:**
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
  - EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
  - UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
  - UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
  - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
  - IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "MSQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
  - UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
  - WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
  - PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
  - ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS.
  - ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
  - PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/1/2021	PER PLANNING COMMENTS		JEN	CEB

**LANDSCAPING PLAN**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE**  
 PREPARED FOR:  
**LOGAN GORGULU**  
 17 UNION STREET, KEENE, NH 03431  
 LAND OF:  
**JAMES T. RYMES**  
 P.O. BOX 2948, CONCORD, NH 03302

SCALE: 1" = 20' AUGUST 20, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
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- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
- THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS (MAX) OF THE INITIAL DISTURBANCE.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
  - A BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL), UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:
 

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREeping RED FESCUE	0.92 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSKIE CLOVER	0.12 LBS
		BIRDFOOT TREFOIL	

\*\*APPLICATION RATE TOTALS  
2.8 LBS PER 1,000 SF\*\*
- TEMPORARY STABILIZATION OF DISTURBED AREAS: STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW. SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15

B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).
- CAUTION SHOULD BE TAKEN WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.
- LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

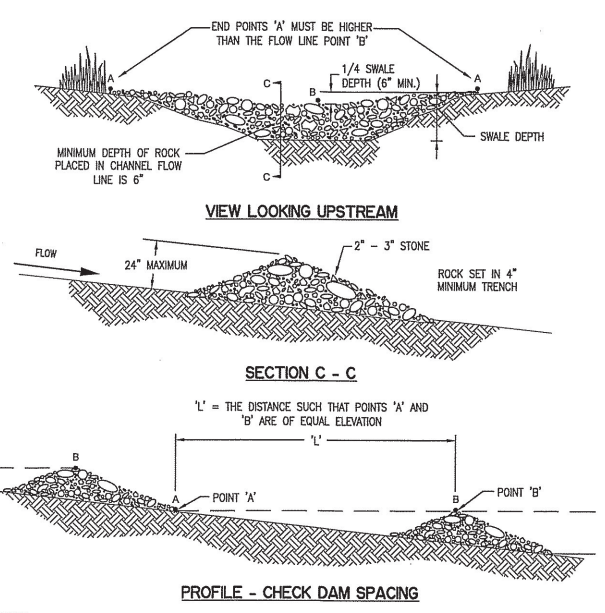
**EROSION CONTROL NOTES** 1  
DT-1

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 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 OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

**WINTER CONSTRUCTION NOTES** 2  
DT-1

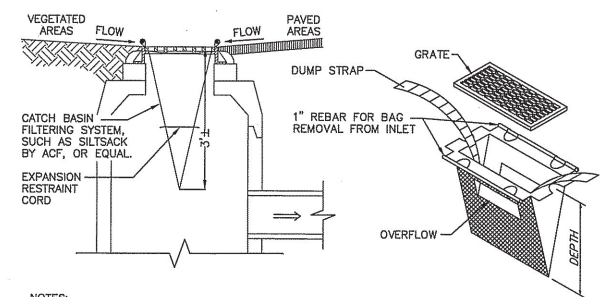
- THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 TO CONTROL AGAINST INVASIVE SPECIES.
- INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION EXIT(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. BUILD TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC) & USED AS NECESSARY UNTIL PERMANENT AREAS ARE ESTABLISHED. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- BEGIN BUILDING CONSTRUCTION.
- CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOADING. ALL DISTURBED AREAS (ROADS, PARKING LOTS, AND CUT/FILL SLOPES) SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- ALL STRUCTURES SHALL BE CLEARED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

**CONSTRUCTION SEQUENCE** 3  
DT-1



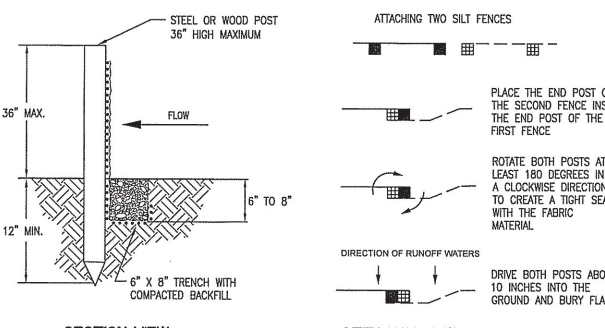
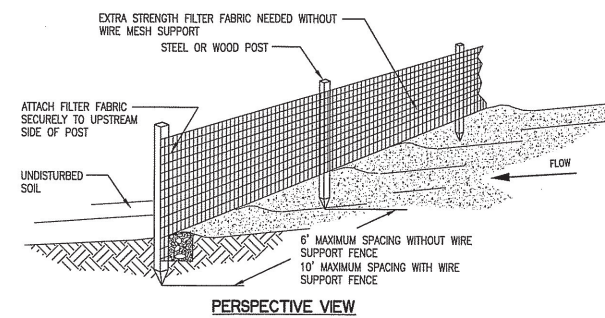
- NOTES:
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
  - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
  - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
  - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
  - WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
  - STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

**STONE CHECK DAM** 4  
DT-1



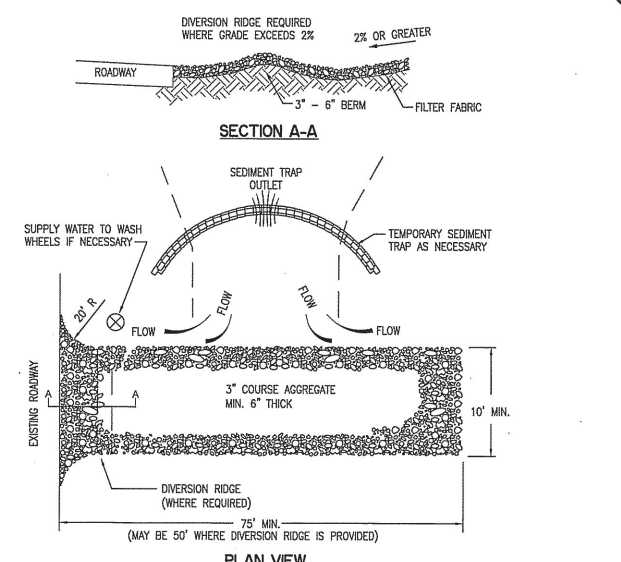
- NOTES:
- INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
  - TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
  - THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICH EVER OCCURS FIRST.
  - THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURER'S RECOMMENDATIONS.
  - REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASIN.

**SILT SACK SEDIMENT FILTER** 5  
DT-1



- NOTES:
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
  - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
  - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
  - SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
  - THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
  - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

**SILT FENCE** 6  
DT-1



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
  - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
  - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
  - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
  - THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
  - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
  - THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
  - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**GRAVEL CONSTRUCTION EXIT** 7  
DT-1

REV.	DATE	DESCRIPTION	C/O	DR	CK

**EROSION CONTROL DETAILS**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE**  
 PREPARED FOR:  
**LOGAN GORGULU**  
 17 UNION STREET, KEENE, NH 03431  
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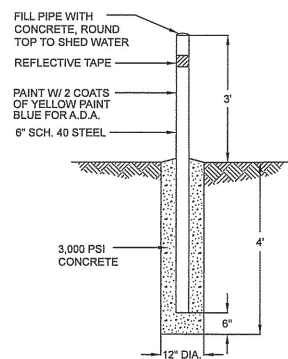
**FIELDSTONE**  
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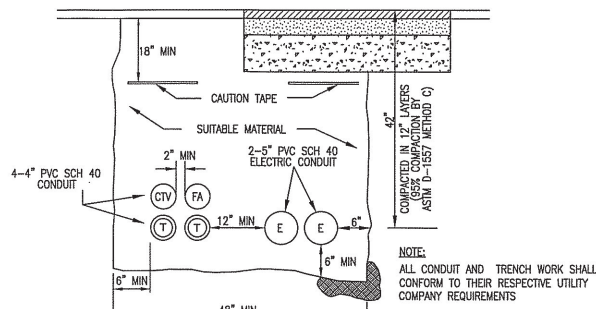
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CONTACT DIG SAFE  
 72 HOURS PRIOR  
 TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
 CALL 811 - KNOW WHAT'S BELOW

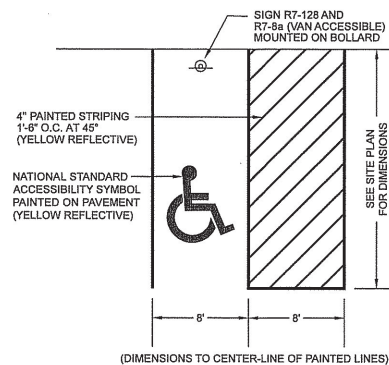




**BOLLARD** 1 DT-2

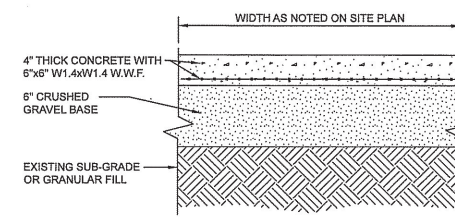


**TYPICAL UTILITY TRENCH** 4 DT-2



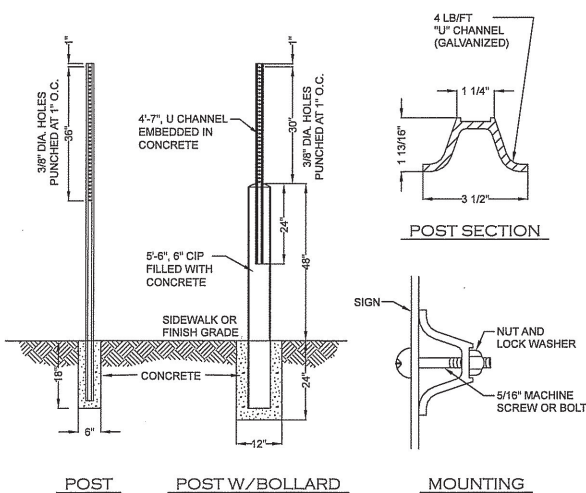
- NOTES:**
- MAXIMUM SLOPE IN ANY DIRECTION IS 2.0% FOR HANDICAP SPACES.
  - SEE SITE PLAN FOR LOCATION OF HANDICAP SPACES AND TYPE OF HANDICAP RAMP TO BE USED.
  - HANDICAP SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND LOCATED 6'6" FROM ACCESS DRIVE, INTO PARKING SPACE.
  - THE HANDICAP SYMBOL SHALL HAVE A 5' X 5' CONTRASTING BACKGROUND, NORMALLY BLUE. A BACKGROUND IS NOT REQUIRED IF WHITE OR YELLOW SYMBOL IS ON BLACK ASPHALT.
  - A MINIMUM OF ONE IN EVERY EIGHT (1:8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FT WIDE AND SHALL BE DESIGNATED VAN ACCESSIBLE.

**HANDICAP PARKING STALL LAYOUT** 7 D-2

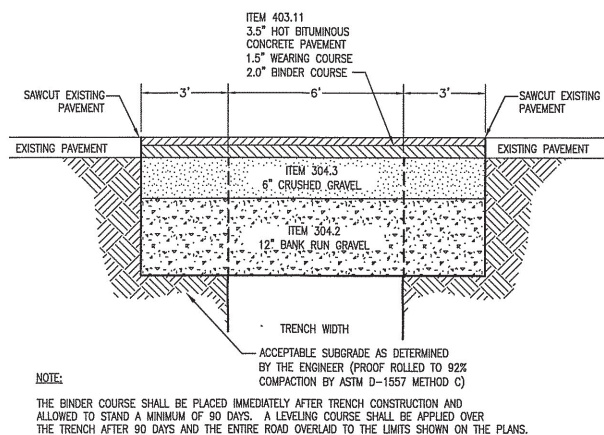


- NOTE:**  
1. SEE ARCHITECTURAL PLANS FOR SCORING PATTERN OR STAMP DESIGN.

**CONCRETE WALK** 9 D-2

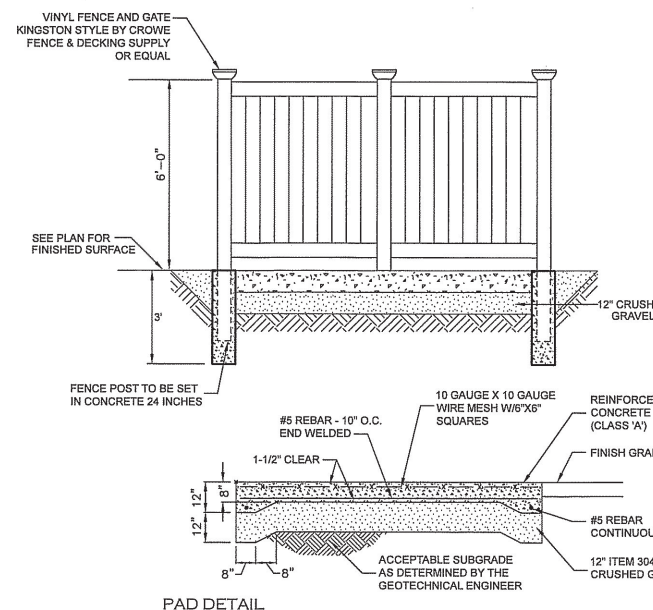


**SIGN POST - STANDARD & W/BOLLARD** 2 DT-2



- NOTE:**  
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAD TO THE LIMITS SHOWN ON THE PLANS.

**PAVEMENT TRENCH PATCH** 5 DT-2

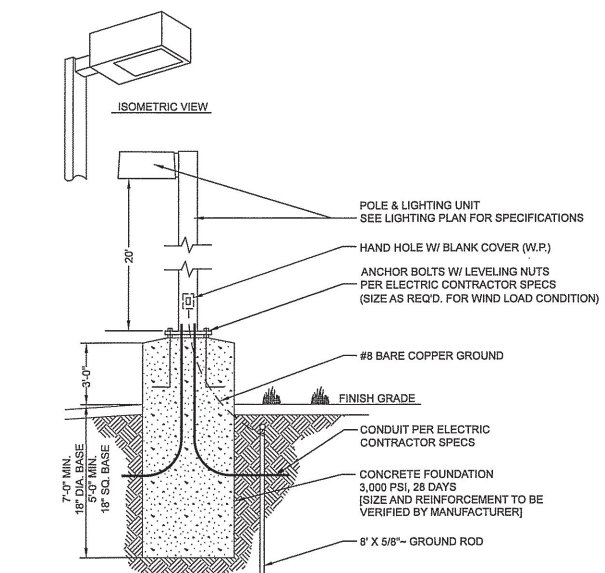


- NOTE:**  
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SCREEN FENCE TO THE ENGINEER FOR APPROVAL.

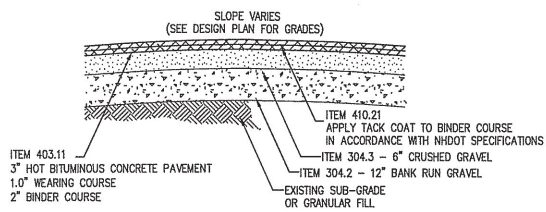
**DUMPSTER ENCLOSURE** 8 DT-2

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF KEENE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

**GENERAL CONSTRUCTION NOTES** 10 DT-2



**LIGHT POLE FOUNDATION** 3 D-2



**TYPICAL PAVEMENT SECTION** 6 DT-2

REV.	DATE	DESCRIPTION	C/O	DR	CK

**CONSTRUCTION DETAILS**  
**TAX MAP 114 LOT 29**  
**(561 MAIN STREET)**  
**KEENE, NEW HAMPSHIRE**  
 PREPARED FOR:  
**LOGAN GORGULU**  
 17 UNION STREET, KEENE, NH 03431  
 LAND OF:  
**JAMES T. RYMES**  
 P.O. BOX 2948, CONCORD, NH 03302

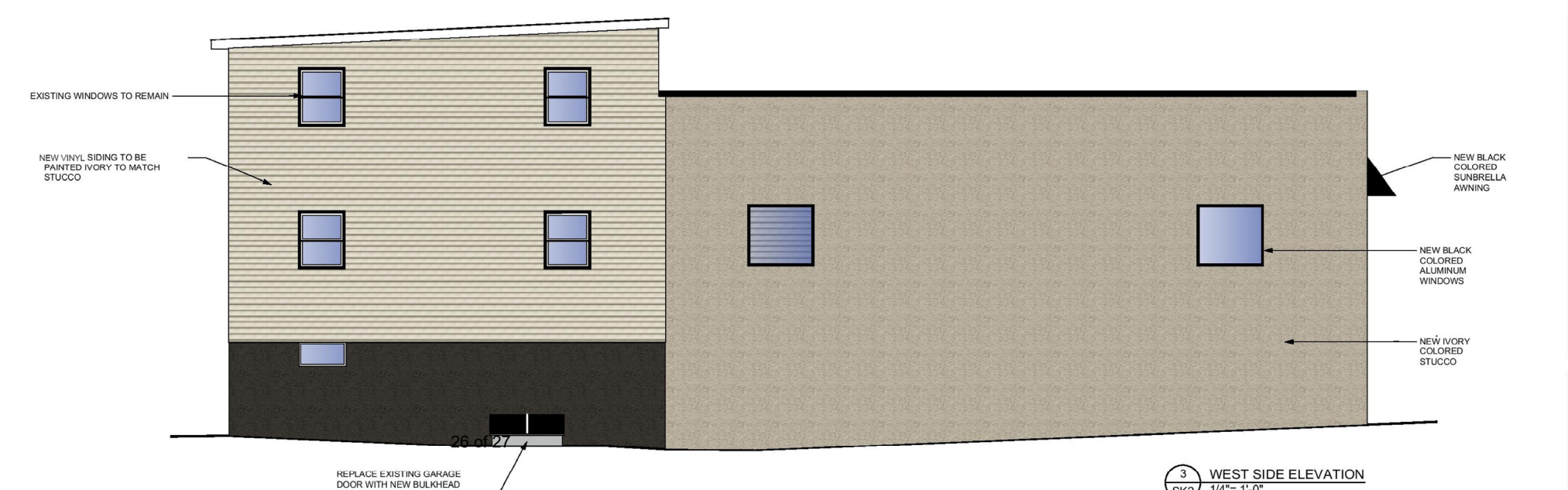
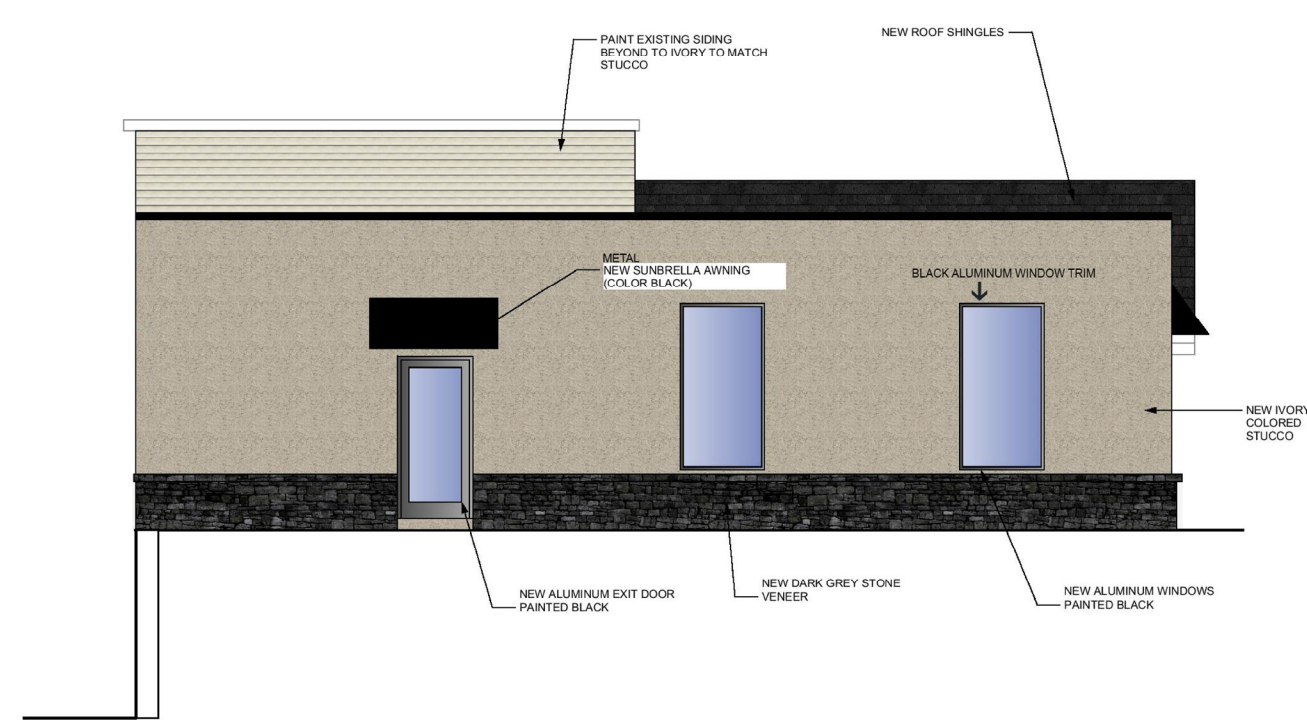
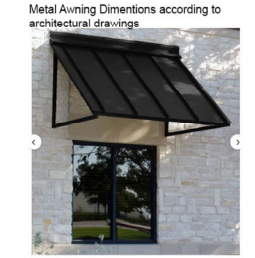
SCALE: 1" = 20'      AUGUST 20, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
**LAND CONSULTANTS, PLLC**

206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456      Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

FILE: 3022SP00A.dwg    PROJ. NO. 3022.00    SHEET: DT-2    PAGE NO. 9 OF 9

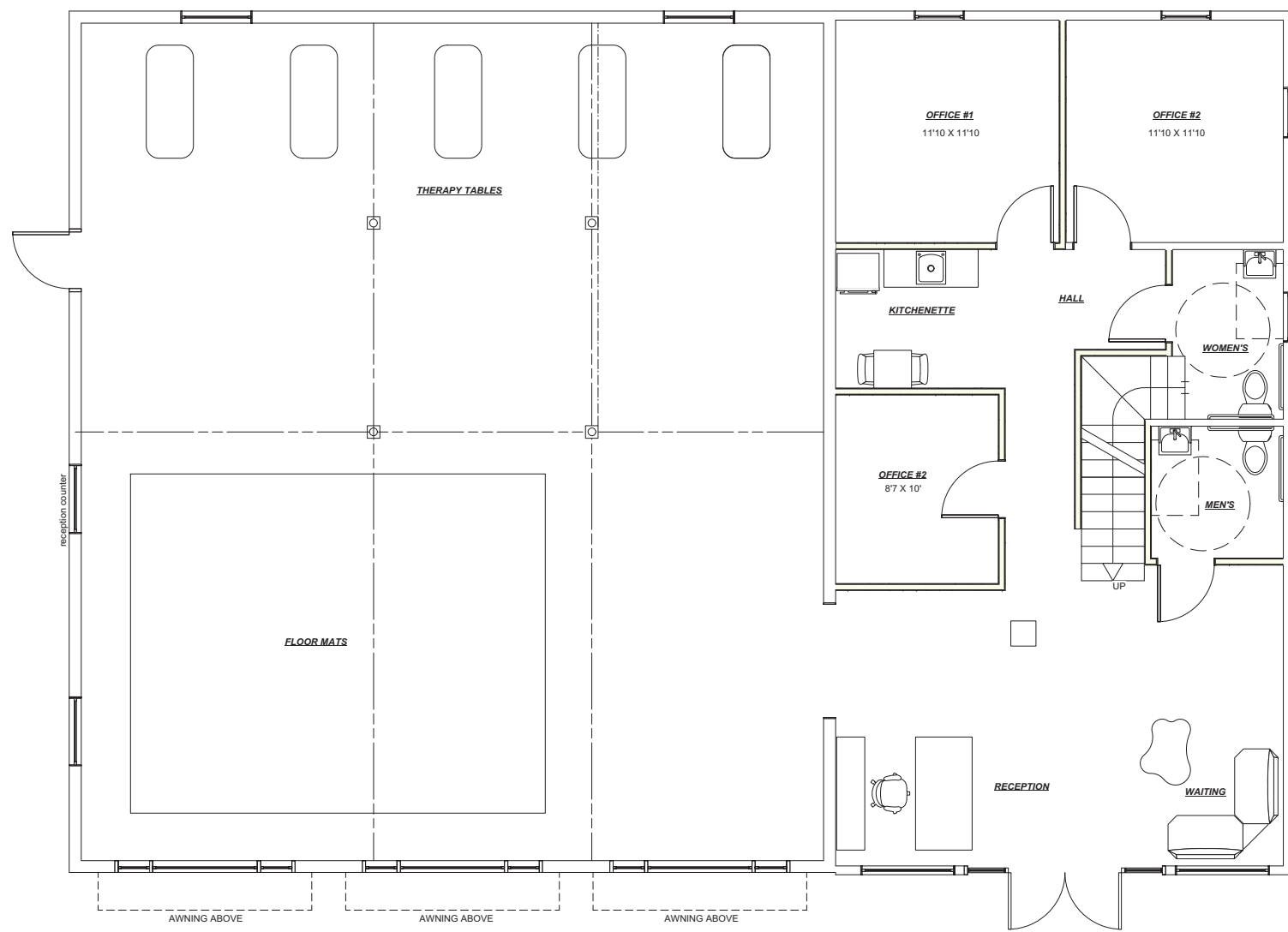


PJA NH REG 4300  
PJA NJ REG 10405  
PJA PA REG 015947  
PJA MA REG 31623

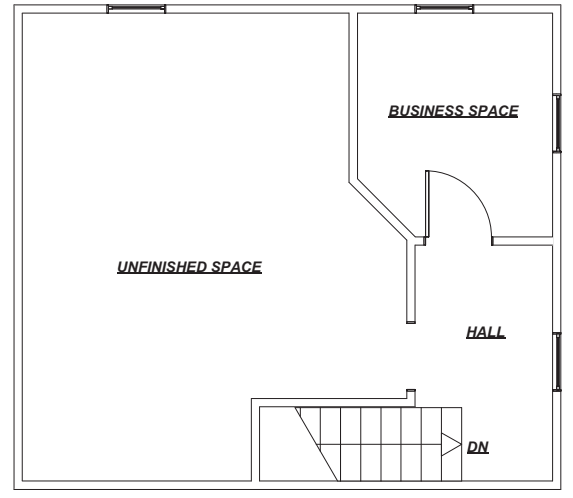
**ADISON ARCHITECTS PLLC**  
150 HAWKLEIGH RD MEDFORD, NJ 08055  
OFFICE (609) 899-8964

PROJECT: PHYSICAL THERAPY CENTER SOUTH MAIN STREET KEENE, NH 03431		ELEVATIONS	
TITLE:	REVISION:	SCALE: AS NOTED	PROJECT NO.: 21-22
DRAWN BY: PJA	DATE: 9/1/21	CHECKED BY: PJA	

SHEET NO.  
**SK2**



1  
SK1 FIRST FLOOR PLAN  
1/4" = 1'-0"



2  
SK1 SECOND FLOOR PLAN  
1/4" = 1'-0"

P/JA NH REG 4300  
P/JA NJ REG 10405  
P/JA PA REG 015947  
P/JA MA REG 31623

**ADISON ARCHITECTS PLLC**

160 WASHINGTON STREET, KEENE, NH 03431  
OFFICE: (603) 499-8984  
CELL: (603) 869-1926

PROJECT:		PHYSICAL THERAPY CENTER SOUTH MAIN STREET, KEENE, NH 03431	
TITLE:		FLOOR PLANS	
DRAWN BY:	P/JA	REVISION:	SCALE: AS NOTED
CHECKED BY:	P/JA	DATE:	8/19/21
		PROJECT NO.:	21-22

SHEET NO.  
**SK1**