



## **City of Keene Minor Project Review Committee**

### **AGENDA**

**Thursday, April 6, 2023**

**10:00 AM**

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

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – March 16, 2023
- III. **Final Vote on Conditional Approvals**
- IV. **Continued Public Hearing**
  - a. **SPR-06-19, Modification #1 – Site Plan – 20 Manchester St** - Applicant and owner 560 Main Street LLC, proposes to lease a portion of the Froling site at 20 Manchester St (TMP #114-012-000) to Phil's Tree Service for equipment and truck storage, create a second open yard rental space, construct an addition ~3,750 sf in size to an already approved 10,000 sf building, and make minor modifications to the landscaping and parking. The property is 9.88 ac and is located in the Industrial District.
- V. **Staff Updates**
- VI. **New Business**
- VII. **Upcoming Meeting Dates**
  - April - 2<sup>nd</sup> Monthly MPRC Meeting – April 20, 2023 at 10:00 am (*if needed*)
  - May - Pre-submission Meeting – May 4, 2023 at 9:00 am
  - May - 1<sup>st</sup> Monthly MPRC Meeting – May 4, 2023 at 10:00 am
  - May - 2<sup>nd</sup> Monthly MPRC Meeting – May 18, 2023 at 10:00 am (*if needed*)

1 **City of Keene**  
2 **New Hampshire**

3  
4  
5 **MINOR PROJECT REVIEW COMMITTEE**  
6 **MEETING MINUTES**  
7

**Thursday, March 16, 2023**

**10:30 AM**

**Council Chambers,  
City Hall**

**Members Present:**

Don Lussier  
Jesse Rounds  
John Rogers  
Don Farquhar  
Mari Brunner, Alternate  
Mike Hagan, Alternate

**Other Staff Present:**

Megan Fortson, Planning Technician

**Members Not Present:**

Med Kopczynski  
Kürt Blomquist, Alternate  
Steve Dumont, Alternate

8  
9  
10 **1) Call to Order – Roll Call**

11  
12 Chair Rounds called the meeting to order at 10:32 AM. Roll call was conducted. Chair Rounds  
13 stated that Mari Brunner is a voting member today.

14  
15 **2) Minutes of Previous Meeting – March 2, 2023**

16  
17 Mr. Lussier stated that he has one correction to the Minor Project Review Committee minutes:  
18 “Mr. Farquhar” should be changed to “Chief Farquhar.”

19  
20 Mr. Lussier made a motion to approve the regular Minor Project Review Committee meeting  
21 minutes and the Pre-submission meeting minutes of March 2, 2023 as amended. Mr. Rogers  
22 seconded the motion, which passed by unanimous vote.

23  
24 **3) Final Vote on Conditional Approvals**

25  
26 Ms. Fortson stated that there are no conditional approvals for a final vote today.

27  
28 **4) Continued Public Hearing**  
29

- A. **SPR-06-19, Modification #1 – Site Plan – 20 Manchester St – Applicant and owner 560 Main Street LLC, proposes to lease a portion of the Froling site at 20 Manchester St (TMP #114-012-000) to Phil’s Tree Service for equipment and truck storage, create a second open yard rental space, construct an addition ~3,750 sf in size to an already approved 10,000 sf building, and make minor modifications to the landscaping and parking. The property is 9.88 ac and is located in the Industrial District.**

30

31 Chair Rounds stated that the applicant for SPR-06-19, Modification #1 is not here today. He  
32 opened the public hearing. Ms. Brunner stated that her understanding, in talking with Ms. Fortson,  
33 is that the applicant contacted the Community Development Department and asked for the  
34 application to be continued to the April 6, 2023 meeting.

35

36 Ms. Brunner made a motion to continue the public hearing for SPR-06-19, Modification #1 to the  
37 April 6, 2023 Minor Project Review Committee meeting at 10:00 in Council Chambers at City  
38 Hall. Mr. Lussier seconded the motion, which passed by unanimous vote.

39

40 **5) Staff Updates**

41

42 Chair Rounds stated that he wanted to update the Board about the Minor Project application, SPR-  
43 204 Modification #3, that had previously been submitted for 216 Marlboro St. He continued that  
44 the applicant came before the MPRC [on January 26, 2023] and the Board had issued a conditional  
45 approval. However, upon further review, the MPRC realized that they should not have accepted  
46 the application because the proposal did not comply with Zoning and the MPRC is not allowed to  
47 consider applications that do not meet Zoning. There were also issues with the MPRC’s motion,  
48 which they will talk about with the attorneys, so the MPRC can better understand how they need  
49 to word future motions. The applicant will return in the future with a revised proposal. He is not  
50 sure if it will be a new site plan, but the applicant has some work to do before returning to the  
51 MPRC, which City Staff has communicated to the applicant. For now, that process is done,  
52 because the MPRC should not have started the process in the first place. He asked if anyone had  
53 questions or if he missed anything.

54

55 Ms. Brunner replied that she would add that the application is considered *void ab initio*.

56

57 **6) New Business**

58

59 Chair Rounds asked if anyone had new business to discuss. There was no response.

60

61 **7) Upcoming Meeting Dates**

62

- Pre-submission Meeting – April 6, 2023 at 9:00 am
- 1st Monthly MPRC Meeting – April 6, 2023 at 10:00 am
- 2nd Monthly MPRC Meeting – April 20, 2023 at 10:00 am (*If needed*)

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65

66 There being no further business, Chair Rounds adjourned the meeting at 10:41 AM.

67

68 Respectfully submitted by,

69 Britta Reida, Minute Taker

70

71 Reviewed and edited by,

72 Megan Fortson, Planning Technician



# City of Keene, NH Site Plan Application

If you have questions about how to complete this form, please call: (603) 352-5440 or email: [communitydevelopment@keenenh.gov](mailto:communitydevelopment@keenenh.gov)

## SECTION 1: PROJECT INFORMATION

<b>PROJECT NAME:</b> 560 Main Street LLC Phase 2		<b>TYPE OF APPLICATION BEING SUBMITTED:</b>	
<b>PROJECT ADDRESS(ES):</b> 20 Manchester Street		<input type="checkbox"/> MAJOR PROJECT APPLICATION <input checked="" type="checkbox"/> MINOR PROJECT APPLICATION	
<b>EXISTING OR PREVIOUS USE:</b> Industrial, Manufacturing, Multi-use		<b>PROPOSED USE:</b> Office, Truck Shop, Production	
<b>GROSS FLOOR AREA OF NEW CONSTRUCTION</b> (in square feet) 12,750sf		<b>GROSS FLOOR AREA OF EXISTING BUILDINGS/STRUCTURES</b> (in square feet) 38,000	
<b>AREA OF PROPOSED NEW IMPERVIOUS SURFACES</b> (in square feet) 30,000		<b>TOTAL AREA OF LAND DISTURBANCE</b> (in square feet) 45000sf	

## SECTION 2: CONTACT INFORMATION

PROPERTY OWNER	APPLICANT
<b>NAME/COMPANY:</b> 560 Main Street LLC	<b>NAME/COMPANY:</b> Mark Froling
<b>MAILING ADDRESS:</b> 20 Manchester Street, Keene NH 03431	<b>MAILING ADDRESS:</b> 20 Manchester Street, Keene NH 03431
<b>PHONE:</b> (603) 520 6272	<b>PHONE:</b> (603) 520 6272
<b>EMAIL:</b> mark@frolingenergy.com	<b>EMAIL:</b> mark@frolingenergy.com
<b>SIGNATURE:</b> Mark Froling <small>Digitally signed by Mark Froling Date: 2023.01.20 08:47:18 -05'00'</small>	<b>SIGNATURE:</b> Mark Froling <small>Digitally signed by Mark Froling Date: 2023.01.20 08:47:32 -05'00'</small>
<b>PRINTED NAME:</b> Mark Froling	<b>PRINTED NAME:</b> Mark Froling

AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:	
<b>NAME/COMPANY:</b>	<b>TAX MAP PARCEL #(s):</b> 114012.000.000.000	
<b>MAILING ADDRESS:</b>	-----	
<b>PHONE:</b>	<b>PARCEL SIZE:</b> 9.88 acres	<b>DATE STAMP:</b> 
<b>EMAIL:</b>	<b>ZONING DISTRICT:</b> Industrial	
<b>SIGNATURE:</b>		
<b>PRINTED NAME:</b>	<b>PROJECT #:</b> SP-06-19, Mod. 1	

# Project Narrative: at 20 Manchester Street Keene NH

## 1. Additional use of property for rental purposes:

560 Main Street LLC is the current owner of the property and Froling Energy is the current Lessee of the property. Froling Energy sublets about 2 acres of the property To Phil’s Tree Service for equipment storage and truck storage. Currently the property is not in compliance for this multi-use purpose and 560 Main Street is seeking the right to operate with some of its land being used for storage and business operations by others. Two areas are identified. Please see plans for delineation of convertible space for rental use.

## 2. Changes to “Phase Two” construction

560 Main Street LLC is seeking to begin construction of the approved “Phase Two” building known as the truck shop and office for Froling Energy. We are seeking to add a 3750sf addition on the east side of the already approved 100x100ft structure. This addition would house some cord wood processing machinery that we are planning to use in the future. The proposed addition is shown on the submitted site plan.

## 3. Changes to the parking striping

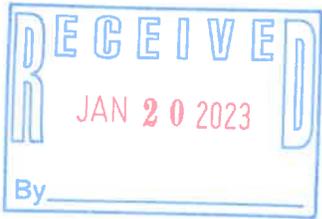
The original site plan application was approved with parallel parking spots, 560 Main Street LLC is seeking to rotate the parking as shown on the plan in red.

## 4. Tree Plantings

560 Main Street LLC is seeking to plant Emerald Green Arborvitae to replace the original proposed Balsam Fir. A slight location change is also proposed.

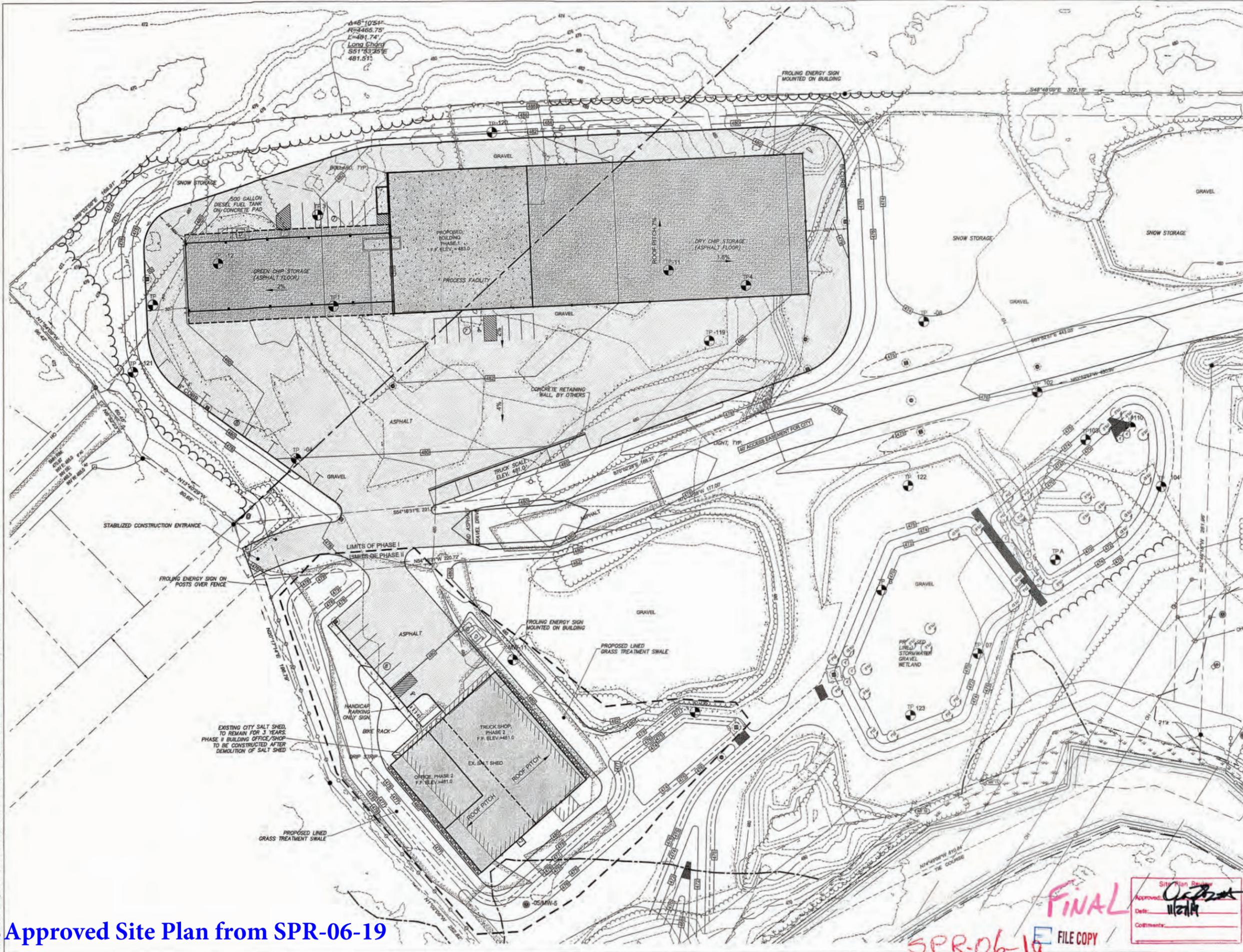
These changes are minor in request and we hope that the original site plan can just be amended with the proposed changes.

Mark Froling  
1/20/23



SPR-06-19, Mod. 1

Drawing name: P:\Project\NH PROJECTS\K2665 560 Main Street, LLC\DWG\Concept\K2665 SITE 20190917.dwg Nov 21, 2019 - 12:29pm



*Liza P. Sargent* 11/21/19  
 LIZA P. SARGENT DATE  
 R.C.E. NUMBER: 13385

**FOR PERMITTING**

NO.	REVISION	DATE	DWN	CHK
1	RELOCATED ADA SPACE	20-NOV-19	LPS	LPS
2	LABELLED 40' ACCESS EASEMENT	21-NOV-19	LPS	LPS

**SVE** ©2019  
 Engineering  
 Planning  
 Landscape Architecture  
 Surveying

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

**OVERALL SITE PLAN**

560 MAIN STREET

560 MAIN STREET, LLC  
 560 Hancock Road  
 Peterborough, NH 03458

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



PROJ. # K2665  
 DATE: 20-SEPT-19

DESIGN: LPS  
 DRAWN: TS/LPS  
 CHECKED: RH

SHEET  
 7 of 16

**Approved Site Plan from SPR-06-19**

**FINAL**

Site Plan Review  
 Approved: *[Signature]*  
 Date: 11/21/19  
 Comments:

**SPR-06-19** FILE COPY

# 560 MAIN STREET, LLC

560 MAIN STREET, KEENE, NEW HAMPSHIRE



## INDEX OF PLANS

N-1	NOTES & LEGEND		
1 of 2	EXISTING CONDITIONS PLAN		
2 of 2	EXISTING CONDITIONS PLAN	<i>Liza Sargent</i>	3/20/23
C-1	OVERALL SITE PLAN	LIZA P. SARGENT R.C.E. NUMBER: 13365	DATE
C-1A	PHASE I GRADING PLAN		
C-2	GRADING & DRAINAGE PLAN-PHASE I NORTH		
C-2A	CLEARING/GRUBBING & EXCAVATION LIMITS (AOT APPROVAL IN PART AOT-1709)		
C-3	GRADING & DRAINAGE PLAN-PHASE I EAST		
C-4	GRADING & DRAINAGE PLAN-PHASE II SOUTH		
C-5	UTILITY PLAN		
C-6	SEWER PROFILE		
C-7	CONSTRUCTION DETAILS		
C-8	CONSTRUCTION DETAILS		
C-9	CONSTRUCTION DETAILS		
C-10	CONSTRUCTION DETAILS		
C-11	STORMWATER GRAVEL WETLAND PLAN-PHASE I		
C-11A	STORMWATER GRAVEL WETLAND DETAILS		
C-12	STORMWATER TREATMENT SWALES PLAN-PHASE I		
C-13	EXCESS CUT MATERIAL RELOCATION PLAN		
LA-1	LANDSCAPING PLAN		
LT-1	LIGHTING PLAN		
LT-2	REDUCED LIGHTING PLAN		
D-1	PRE DEVELOPMENT DRAINAGE PLAN		
D-2	POST DEVELOPMENT DRAINAGE PLAN		

APPLICANT:

## 560 MAIN STREET, LLC

590 HANCOCK ROAD  
PETERBOROUGH, NEW HAMPSHIRE 03458  
(603) 520-6272

PROPERTY OWNER:

**CITY OF KEENE**  
3 WASHINGTON STREET  
KEENE, NEW HAMPSHIRE 03431  
(603) 352 - 0133

SVE PROJECT #: K2665

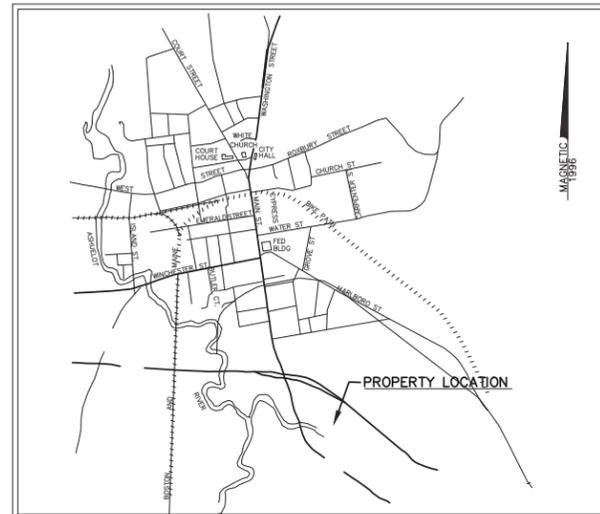
PREPARED BY

Civil Engineer:

**SVE Associates**  
439 West River Road  
P.O. Box 1818  
Brattleboro, VT 05302  
PHONE (802) 257-0561  
FAX (802) 257-0721

Architect:

**Weller & Michal Architects**  
P.O. Box 360, 71 Main Street-Mill#2  
Harrisville, NH 03450  
PHONE (603) 827-3840



LOCUS  
NOT TO SCALE

Land Use Consultant:

**Brickstone**  
Land Use Consultants, LLC  
Site Planning, Permitting and Development Consulting  
185 Winchester Street, Keene, NH 03431  
Phone: (603) 357-0116

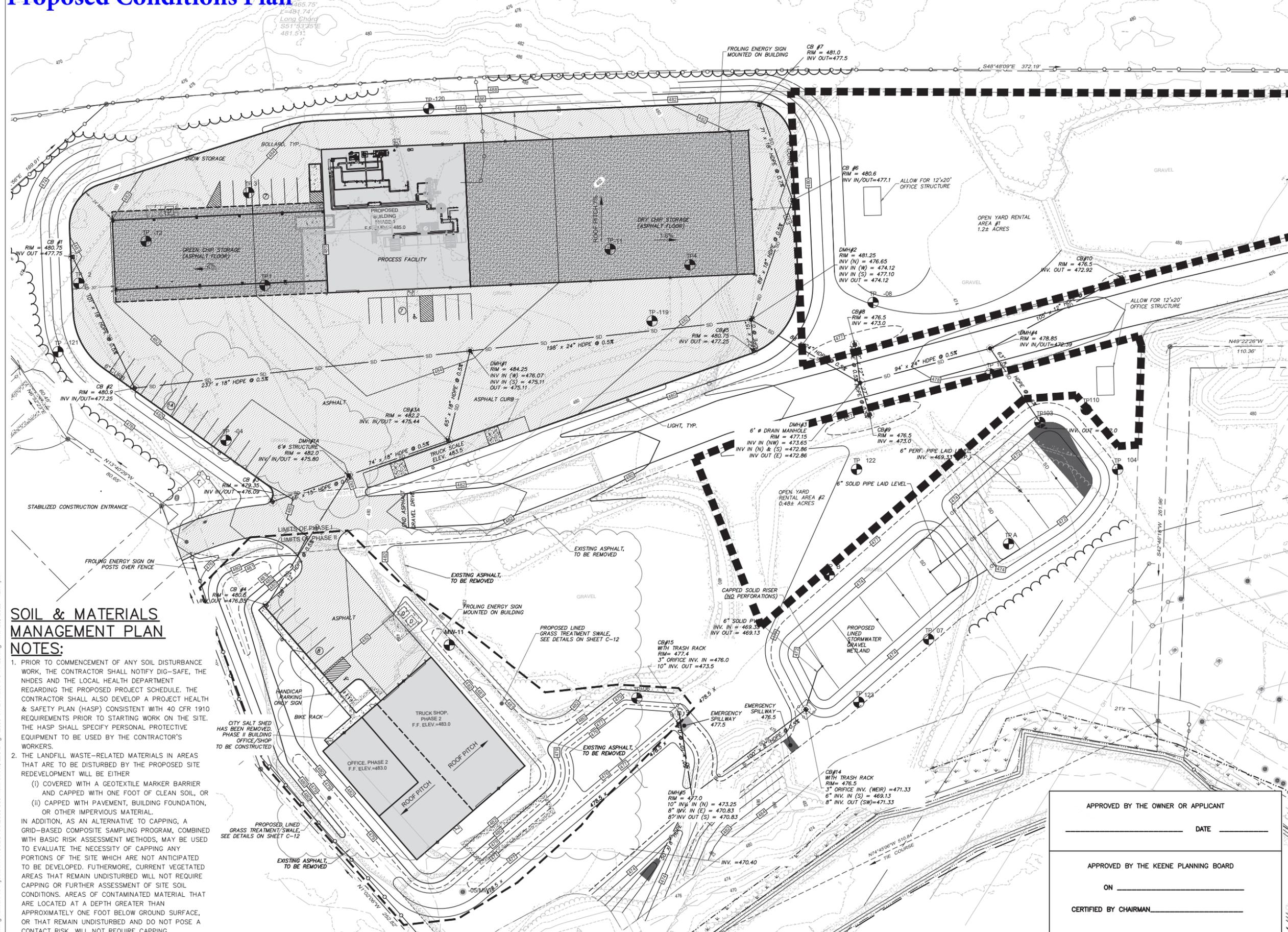
Land Surveyor & Wetland Scientist:

**Huntley Survey  
& Design, PLLC**  
659 West Road  
Temple, NH 03084  
PHONE (603) 924-1669

September 20, 2019  
Revised thru March 17, 2023

APPROVED BY THE OWNER OR APPLICANT
_____ DATE _____
APPROVED BY THE KEENE PLANNING BOARD
ON _____
CERTIFIED BY CHAIRMAN _____

# Proposed Conditions Plan



## SOIL & MATERIALS MANAGEMENT PLAN NOTES:

1. PRIOR TO COMMENCEMENT OF ANY SOIL DISTURBANCE WORK, THE CONTRACTOR SHALL NOTIFY DIG-SAFE, THE NHDES AND THE LOCAL HEALTH DEPARTMENT REGARDING THE PROPOSED PROJECT SCHEDULE. THE CONTRACTOR SHALL ALSO DEVELOP A PROJECT HEALTH & SAFETY PLAN (HASP) CONSISTENT WITH 40 CFR 1910 REQUIREMENTS PRIOR TO STARTING WORK ON THE SITE. THE HASP SHALL SPECIFY PERSONAL PROTECTIVE EQUIPMENT TO BE USED BY THE CONTRACTOR'S WORKERS.

2. THE LANDFILL WASTE-RELATED MATERIALS IN AREAS THAT ARE TO BE DISTURBED BY THE PROPOSED SITE REDEVELOPMENT WILL BE EITHER

- (i) COVERED WITH A GEOTEXTILE MARKER BARRIER AND CAPPED WITH ONE FOOT OF CLEAN SOIL, OR
- (ii) CAPPED WITH PAVEMENT, BUILDING FOUNDATION, OR OTHER IMPERVIOUS MATERIAL.

IN ADDITION, AS AN ALTERNATIVE TO CAPPING, A GRID-BASED COMPOSITE SAMPLING PROGRAM, COMBINED WITH BASIC RISK ASSESSMENT METHODS, MAY BE USED TO EVALUATE THE NECESSITY OF CAPPING ANY PORTIONS OF THE SITE WHICH ARE NOT ANTICIPATED TO BE DEVELOPED. FURTHERMORE, CURRENT VEGETATED AREAS THAT REMAIN UNDISTURBED WILL NOT REQUIRE CAPPING OR FURTHER ASSESSMENT OF SITE SOIL CONDITIONS. AREAS OF CONTAMINATED MATERIAL THAT ARE LOCATED AT A DEPTH GREATER THAN APPROXIMATELY ONE FOOT BELOW GROUND SURFACE, OR THAT REMAIN UNDISTURBED AND DO NOT POSE A CONTACT RISK, WILL NOT REQUIRE CAPPING.



Liza Sargent 3/20/23  
 LIZA P. SARGENT DATE  
 R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	S & MPP NOTES, RAISED GRADE 2 FT	22-NOV-19	LPS	LPS
2	ADDED DRAINAGE PIPING & INVERTS	11-DEC-19	LPS	LPS
3	PHASE II	26-JAN-23	LPS	LPS
4	PHASE II BUILDING FOOTPRINT	14-FEB-23	LPS	LPS
5	ADDED RENTAL SPACES & WHEEL STOPS	03-MAR-23	LPS	LPS
6	PHASE II BUILDING LAYOUT	03-MAR-23	LPS	LPS

# SVE

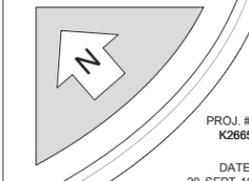
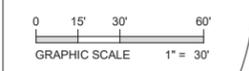
Engineering  
 Planning  
 Landscape Architecture  
 Surveying

SVE Associates  
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## OVERALL SITE PLAN

560 MAIN STREET

560 MAIN STREET, LLC  
 590 Hancock Road  
 Peterborough, NH 03458



APPROVED BY THE OWNER OR APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE KEENE PLANNING BOARD \_\_\_\_\_

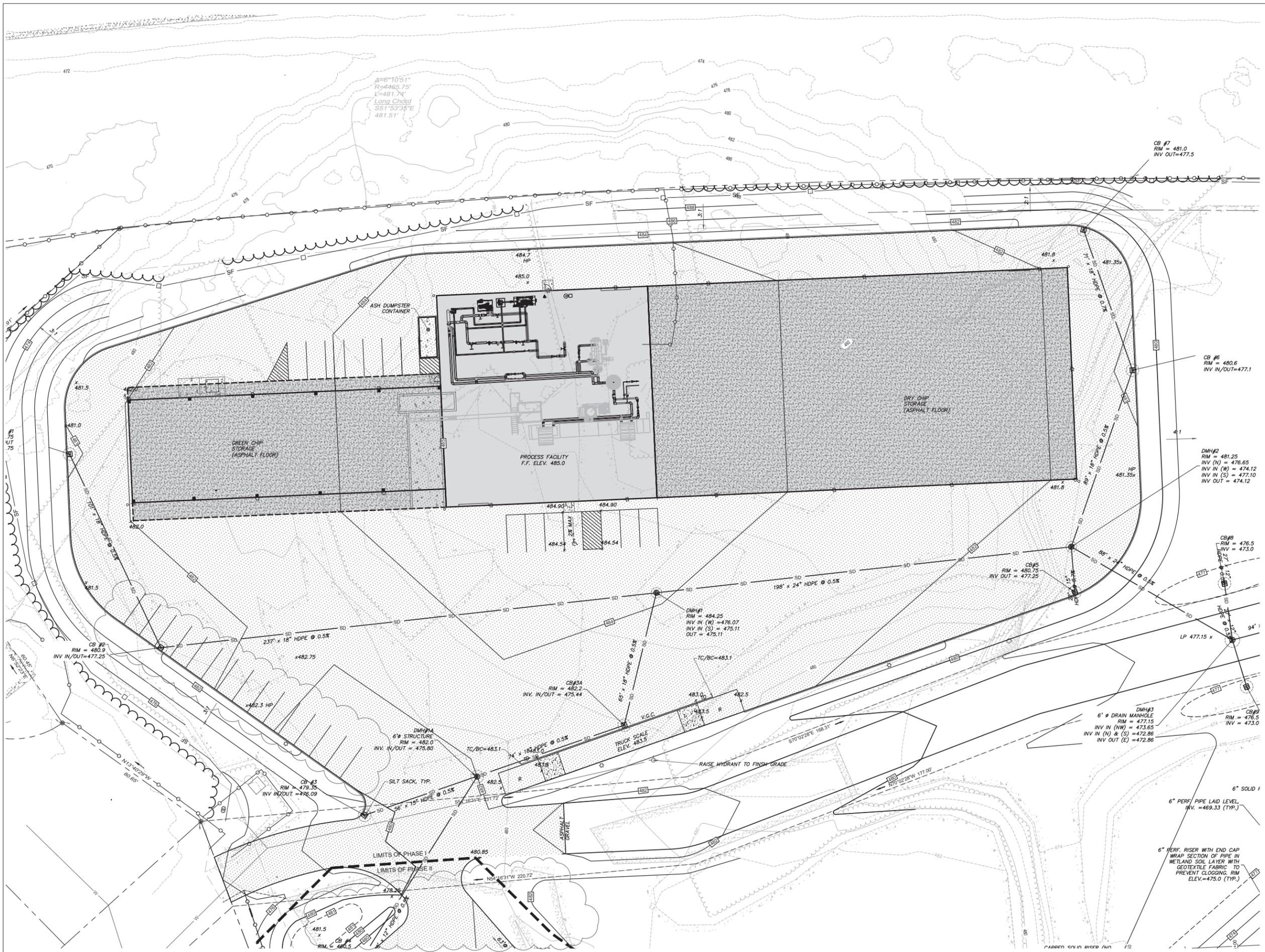
ON \_\_\_\_\_

CERTIFIED BY CHAIRMAN \_\_\_\_\_

PROJ. #: K2665  
 DATE: 20-SEPT-19  
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 DRAWN: TS/LPS  
 CHECKED: RH  
**9 of 15**

Drawing name: P:\Projects\NH PROJECTS\K2665 560 Main Street, LLC\DWG\K2665 SITE Phase II 3-17-23.dwg Mar 20, 2023 - 12:14pm

Drawing name: P:\Project\NH PROJECTS\K2665 560 Main Street, LLC\DWG\K2665 SITE Phase II 3-17-23.dwg Mar 20, 2023 - 12:14pm



Liza Sargent 3/20/23

LIZA P. SARGENT DATE  
R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	RAISED FINISH GRADE & STORM DRAIN 2 FT	22-NOV-19	LPS	LPS
2	PARKING, PHASE II DUMPSTER	26-JAN-23	LPS	LPS
3	PHASE II DUMPSTER LOCATION	17-MAR-23	LPS	LPS

# SVE

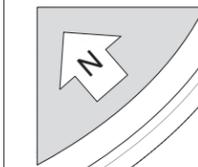
Engineering  
Planning  
Landscape Architecture  
Surveying

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www.sveassoc.com

## GRADING & DRAINAGE PLAN - PHASE I NORTH

560 MAIN STREET  
560 MAIN STREET, LLC  
590 Hancock Road  
Peterborough, NH 03458

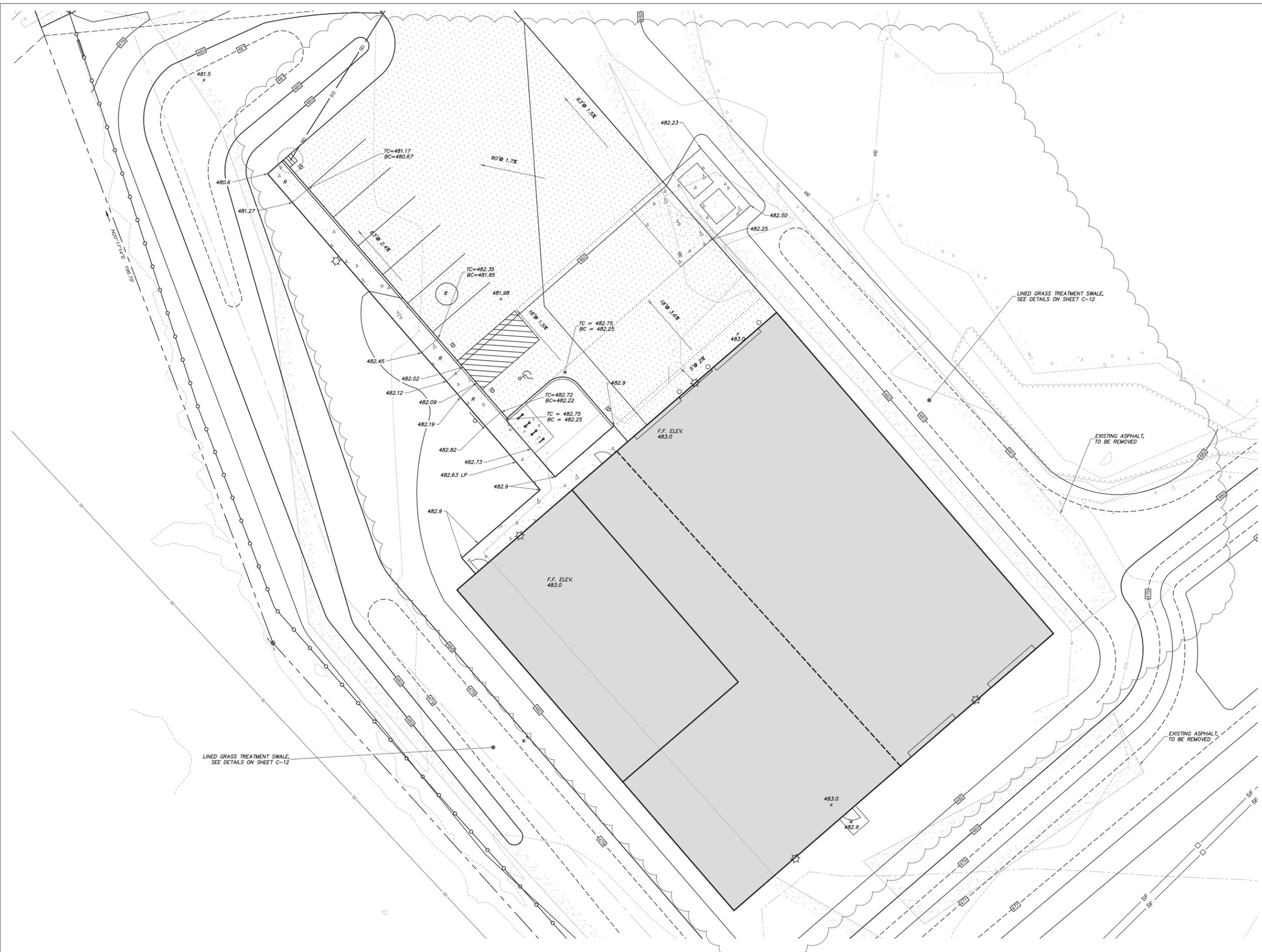
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GRAPHIC SCALE 1" = 20'



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CHECKED: LPS  
10 of 16  
**C-2**

PROJ. #  
K2665  
DATE:  
20-SEPT-19

Drawing name: P:\Project\NH PROJECTS\K2665 560 Main Street, LLC\DWG\K2665 SITE Phase II 3-17-23.dwg Mar 20, 2023 - 12:14pm



*Liza Sargent* 3/20/23  
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2	PHASE II	26-JAN-23	LPS	LPS
3	PHASE II BUILDING FOOTPRINT	14-FEB-23	LPS	LPS
4	ADDED WHEEL STOPS	3-MAR-23	LPS	LPS
5	PHASE II BUILDING LAYOUT	17-MAR-23	LPS	LPS

**SVE** ©2020

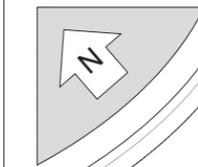
Engineering  
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 Surveying

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 439 West River Road  
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**GRADING & DRAINAGE PLAN-PHASE II SOUTH**

560 MAIN STREET  
 560 MAIN STREET, LLC  
 590 Hancock Road  
 Peterborough, NH 03458

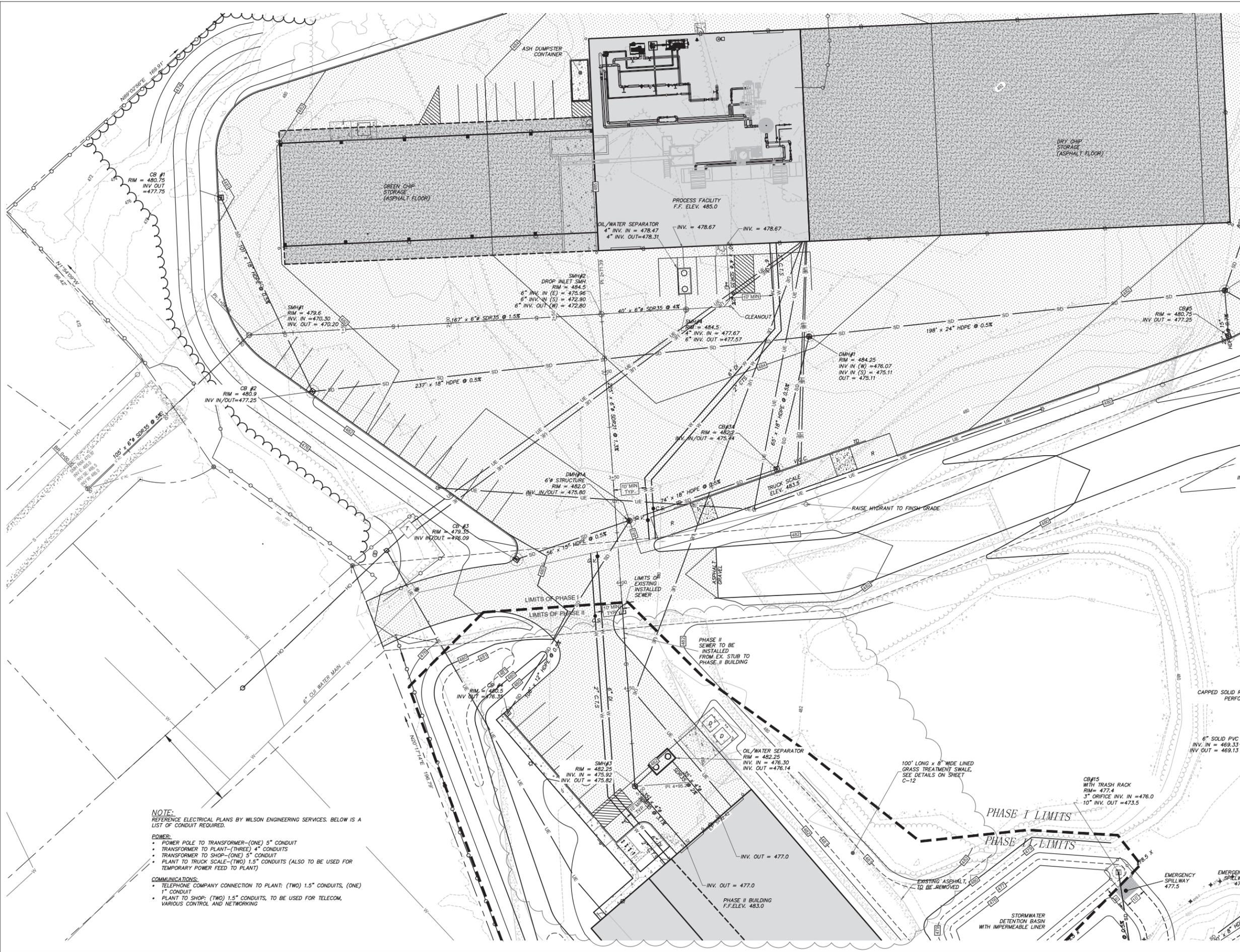
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 GRAPHIC SCALE 1" = 10'



PROJ. #  
 K2665  
 DATE:  
 20-SEPT-19

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 CHECKED: RJS  
**C-4**  
 11 of 16

Drawing name: P:\Project\NH PROJECTS\K2665 500 Main Street, LLC\DWG\K2665 SITE Phase II 3-17-23.dwg Mar-20, 2023 - 12:15pm



**NOTE:**  
 REFERENCE ELECTRICAL PLANS BY WILSON ENGINEERING SERVICES. BELOW IS A LIST OF CONDUIT REQUIRED.

**POWER:**

- POWER POLE TO TRANSFORMER--(ONE) 5" CONDUIT
- TRANSFORMER TO PLANT--(THREE) 4" CONDUITS
- TRANSFORMER TO SHOP--(ONE) 5" CONDUIT
- PLANT TO TRUCK SCALE--(TWO) 1.5" CONDUITS (ALSO TO BE USED FOR TEMPORARY POWER FEED TO PLANT)

**COMMUNICATIONS:**

- TELEPHONE COMPANY CONNECTION TO PLANT; (TWO) 1.5" CONDUITS, (ONE) 1" CONDUIT
- PLANT TO SHOP; (TWO) 1.5" CONDUITS, TO BE USED FOR TELECOM, VARIOUS CONTROL AND NETWORKING



*Liza Sargent* 3/20/23  
 LIZA P. SARGENT DATE  
 R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	RAISED FINISH GRADE & STORM DRAIN 2 FT	22-NOV-19	LPS	LPS
2	PHASE II	26-JAN-23	LPS	LPS
3	PHASE II BUILDING FOOTPRINT	14-FEB-23	LPS	LPS
4	SEWER/STUB, DOMESTIC WATER	3-MAR-23	LPS	LPS
5	PHASE II BUILDING FOOTPRINT	17-MAR-23	LPS	LPS

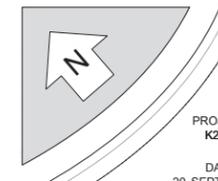
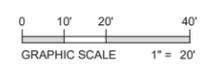
**SVE**

Engineering  
 Planning  
 Landscape Architecture  
 Surveying

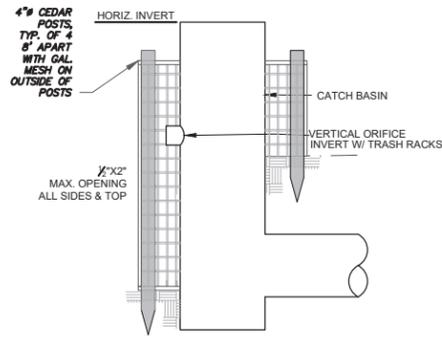
SVE Associates  
 P.O. Box 1818  
 439 West River Road  
 Brattleboro, VT 05302  
 T 802.257.0561  
 F 802.257.0721  
 www.sveassoc.com

**UTILITY PLAN**

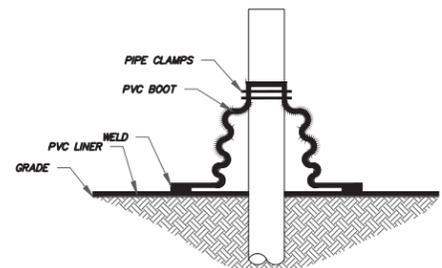
560 MAIN STREET  
 560 MAIN STREET, LLC  
 590 Hancock Road  
 Peterborough, NH 03458



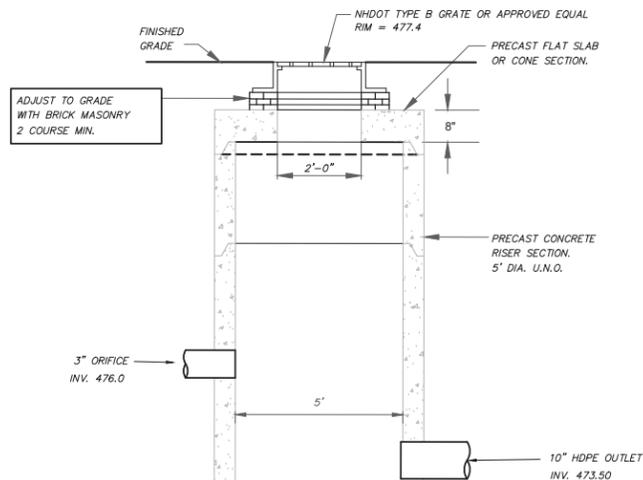
PROJ. #:  
 K2665  
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 20-SEPT-19  
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 CHECKED: LPS  
 SHEET  
 12 OF 16  
**C-5**



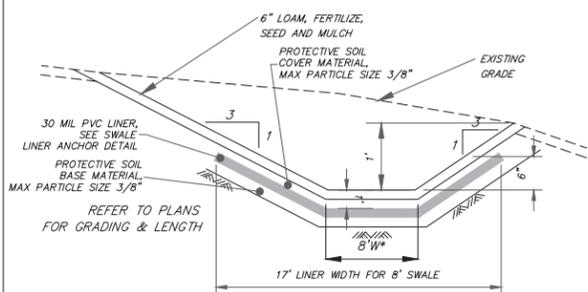
**PROFILE VIEW**  
 ALL ORIFICES 8" OR SMALLER SHALL HAVE A TRASH RACK  
**TRASH RACK DETAIL**  
 NO SCALE



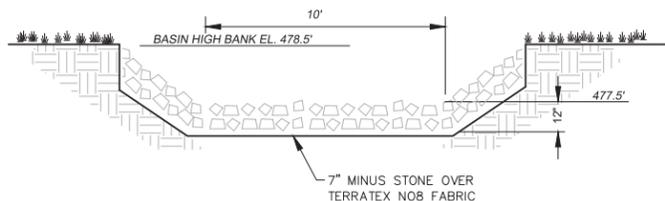
**IMPERVIOUS LINER PIPE BOOT**  
 NO SCALE



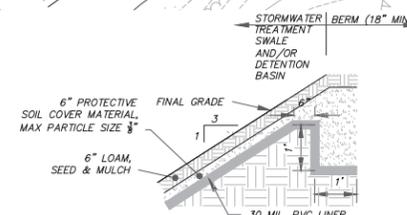
**CB#15 OUTLET STRUCTURE**  
 NOT TO SCALE



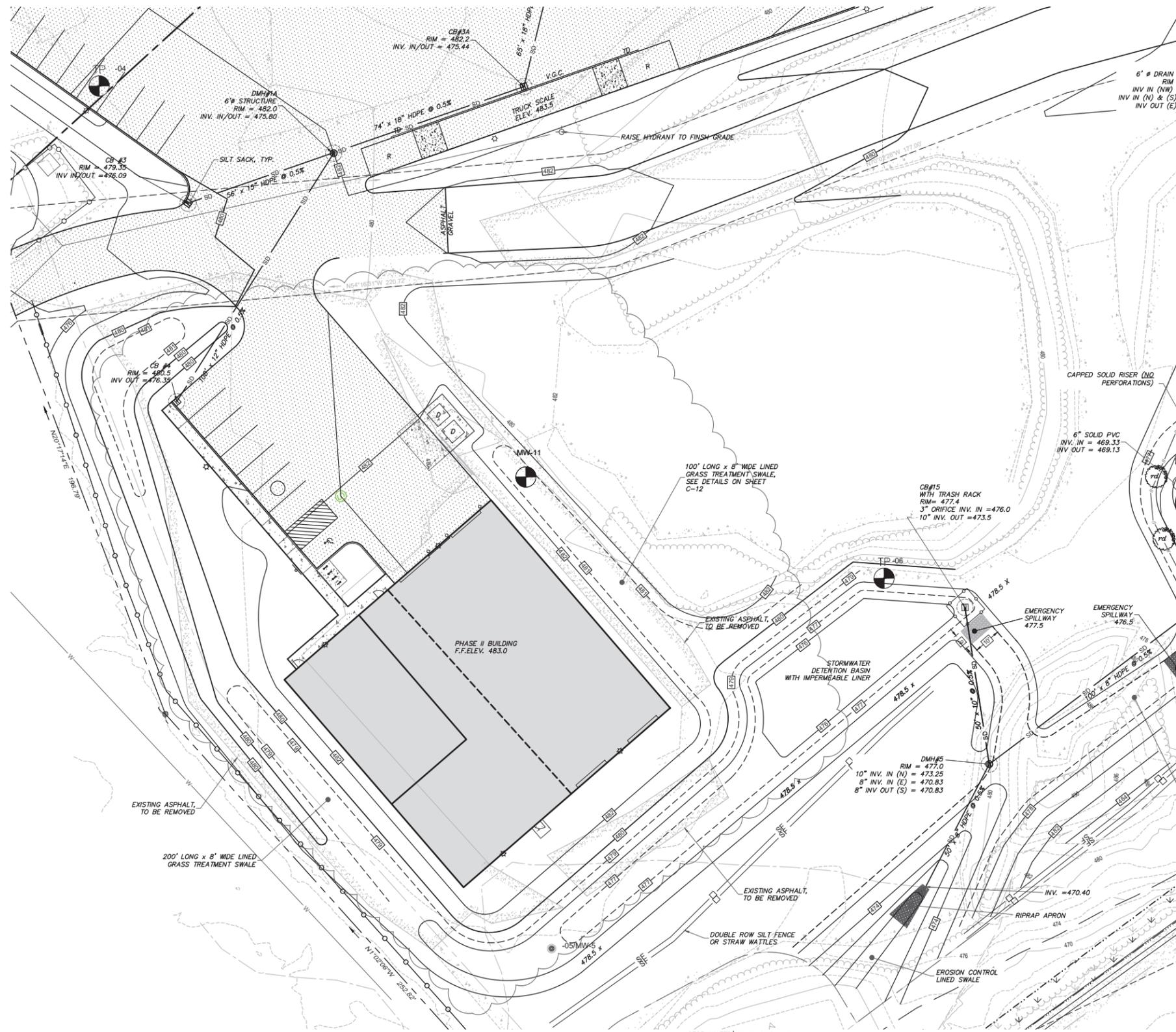
**GRASS TREATMENT SWALE**  
 NOT TO SCALE



**EMERGENCY SPILLWAY**  
 NOT TO SCALE



**DETENTION POND & SWALE LINER ANCHOR**  
 NOT TO SCALE



*Liza Sargent* 3/20/23  
 LIZA P. SARGENT DATE  
 R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	PB STAFF COMMENTS	07-OCT-19	LPS	LPS
2	RAISED GRADE 2 FEET	17-OCT-19	LPS	LPS
3	DES COMMENTS	16-DEC-19	LPS	LPS
4	DETENTION POND OUTLET DIAMETER	03-JAN-20	LPS	LPS
5	PHASE II BUILDING FOOTPRINT	26-JAN-23	LPS	LPS
6	PHASE II BUILDING FOOTPRINT	14-FEB-23	LPS	LPS
7	PHASE II BUILDING FOOTPRINT	17-MAR-23	LPS	LPS

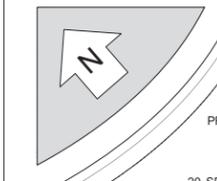
**SVE**

Engineering  
 Planning  
 Landscape Architecture  
 Surveying

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

**STORMWATER TREATMENT SWALES**

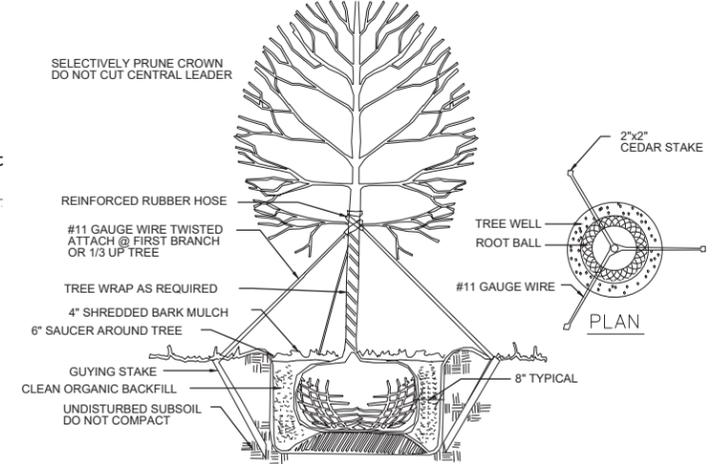
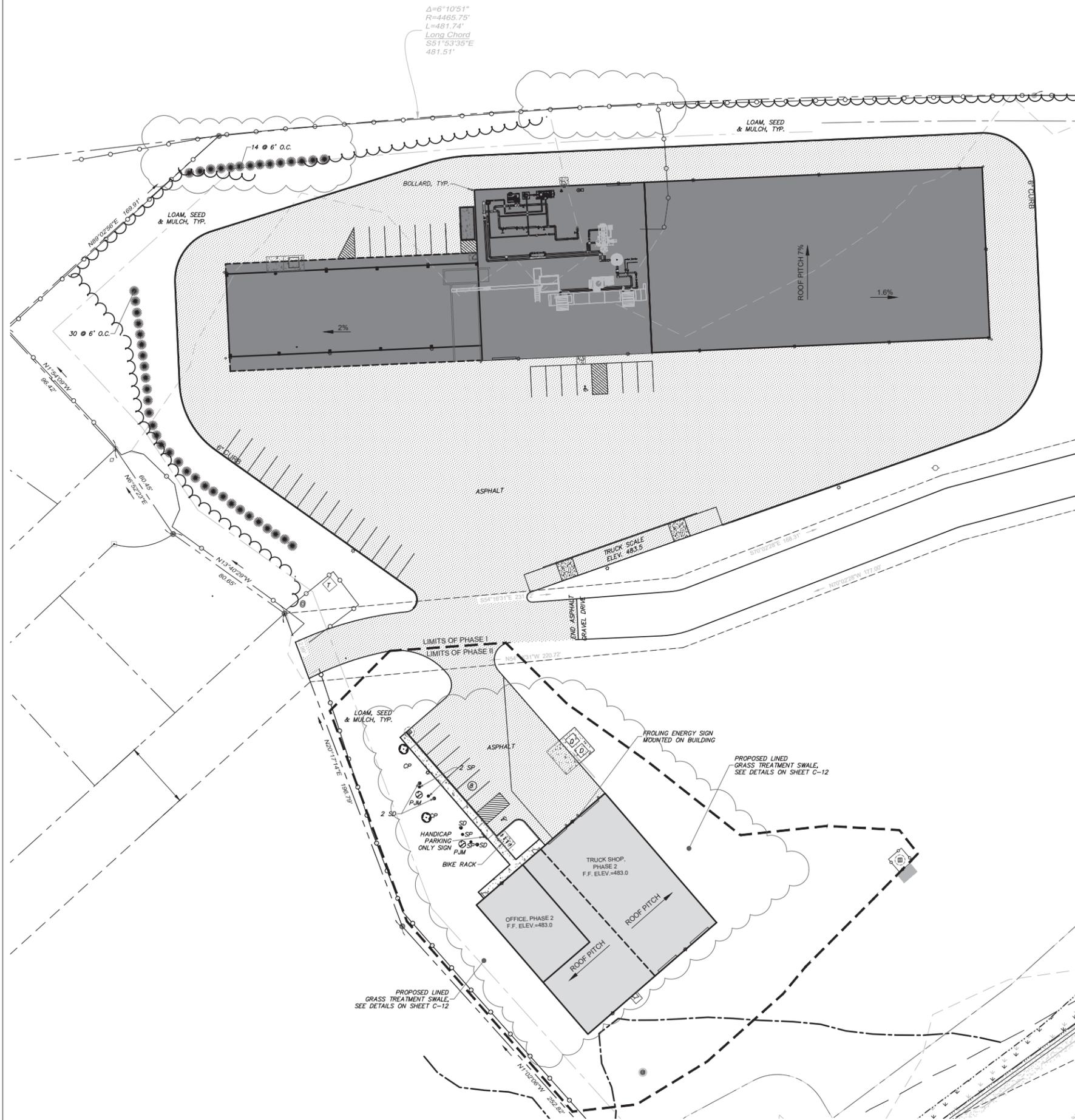
560 MAIN STREET  
 560 MAIN STREET, LLC  
 590 Hancock Road  
 Peterborough, NH 03458



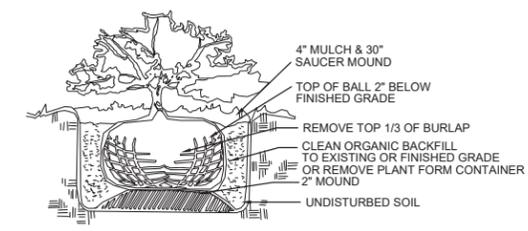
PROJ. #  
 K2665  
 DATE:  
 20-SEPT-19  
 DESIGN: LPS SHEET  
 DRAWN: LPS  
 CHECKED: LPS  
 13 of 6-12

Drawing name: P:\Projects\NH PROJECTS\K2665 560 Main Street, LLC\DWG\K2665 SITE Phase II 3-17-23.dwg Mar 20, 2023 - 12:15pm

Drawing name: P:\Project\NH PROJECTS\K2665-560 Main Street, LLC\DWG\K2665 SITE Phase II 3-17-23.dwg Mar 20, 2023 - 12:15pm



**TREE PLANTING & GUYING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE

**LANDSCAPE LEGEND**

TYPE	QUANTITY	SIZE AT PLANTING	MATURE HEIGHT
EGA-EMERALD GREEN ARBORVITAE	44	4-5'	10'-15'
CP-CHANTICLEER PEAR	2	3" CAL.	25'-30'
PJM-PJM RHODODENDRON	2	2 GAL.	8'
SP-SPIREA	4	1 GAL.	2'
SD-SEDUM	4	1 GAL.	2'



*Liza Sargent* 3/20/23  
LIZA P. SARGENT DATE  
R.C.E. NUMBER: 13365

NO.	REVISION	DATE	CHK
1	BALSAM FIR TO EMERALD GREEN ARBORVITAE	02-FEB-23	LPS
2	PHASE I BUILDING FOOTPRINT	14-FEB-23	LPS
3	PHASE II BUILDING FOOTPRINT	17-MAR-23	LPS

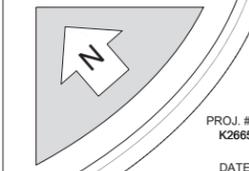
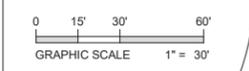
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Engineering  
Planning  
Landscape Architecture  
Surveying

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439 West River Road  
Brattleboro, VT 05302  
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**LANDSCAPING PLAN**

560 MAIN STREET

560 MAIN STREET, LLC  
590 Hancock Road  
Peterborough, NH 03458



PROJ. #: K2665  
DATE: 20-SEPT-19  
DESIGN: LPS SHEET  
DRAWN: TS/LPS  
CHECKED: RJA



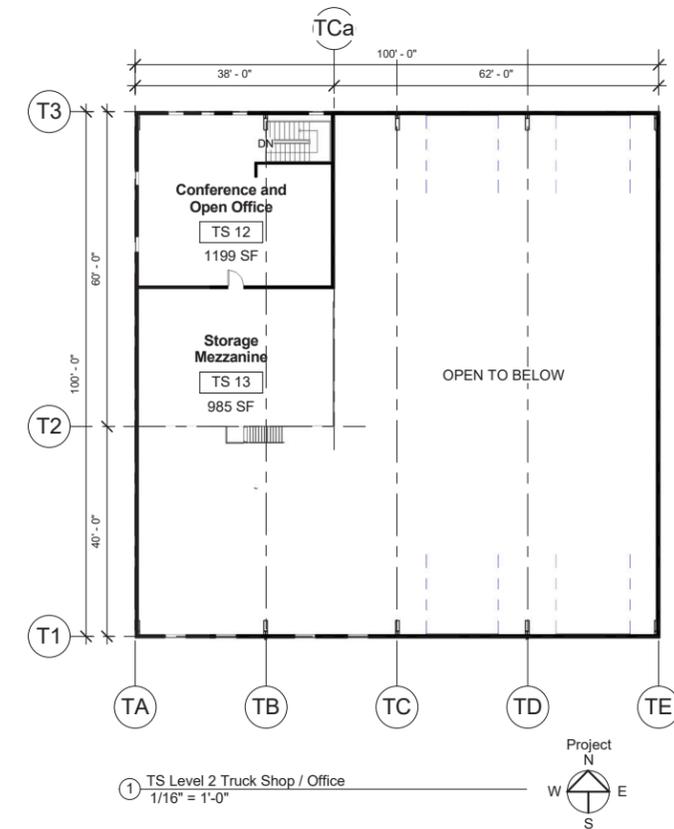
# Approved Elevations for Truck Shop / Office from SPR-06-19



③ Northwest View - Truck Shop / Office



④ Southeast View - Truck Shop / Office



## COLOR and MATERIAL CODE

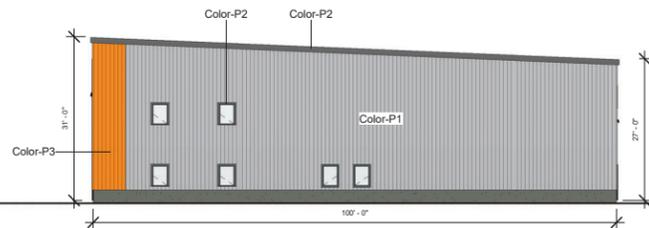
- P-1 Ash Gray HBS - Signature 200 HBS - PBR Metal Siding
- P-2 Charcoal Gray HBS - Signature 200 HBS - PBR Metal Siding
- P-3 Carrot Orange Carrot Orange (Custom) HBS - PBR Metal Siding
- P-4 Silver Unpainted Galvalume AZ50 Coated HBS - PBR Metal Roofing



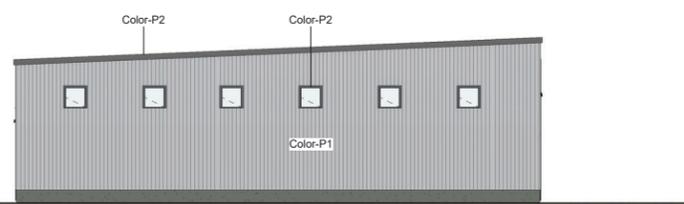
PBR Panel



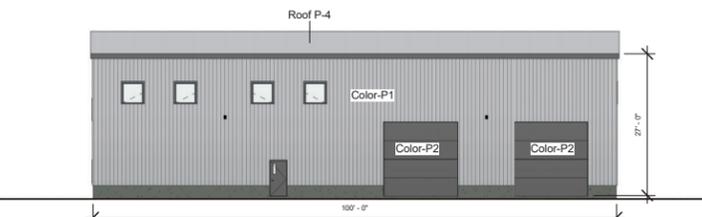
SPICE
Coverage Width - 36"
Minimum Slope - 1:12.5
Panel Attachment - exposed racking system
Rib Spacing - 12" on center
Shear - 1-1/4"
Depth - 24 (Standard), 24, 34, 33 (Optional)
Finishes - Smooth (standard), Embossed (optional)
Coatings - Galvalume Plus®; Signature® 200; Signature® 300



⑥ West Elevation - Truck Shop  
1/16" = 1'-0"



⑤ East Elevation - Truck Shop  
1/16" = 1'-0"



⑦ South Elevation - Truck Shop  
1/16" = 1'-0"



⑧ North Elevation - Truck Shop  
1/16" = 1'-0"

