



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

### **AGENDA**

**Wednesday, July 3, 2024**

**10:00 AM**

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

**I. Call to Order** – Roll Call

**II. Election of Vice Chair**

**III. Minutes of Previous Meetings**

- a. **Pre-submission Meeting** – June 6, 2024
- b. **Minor Project Review Committee Meeting** – June 6, 2024

**IV. Final Vote on Conditional Approvals**

**V. Public Hearing**

- a. **SPR-876, Modification #4 – Minor Site Plan – Ametek Addition, 44 Black Brook Rd** - Applicant SVE Associates, on behalf of owner NH Black Brook LLC, proposes to construct an ~9,045-sf addition to the existing ~61,100-sf Ametek building and make associated site modifications on the property at 44 Black Brook Rd (TMP #221-021-000). The parcel is 18.43 ac and is located in the Corporate Park District.

**VI. Staff Updates**

**VII. New Business**

**VIII. Upcoming Meeting Dates**

- **July** - 2<sup>nd</sup> Monthly MPRC Meeting – July 18, 2024 at 10:00 am (*if needed*)
- **August** - Pre-submission Meeting – August 1 2024 at 9:00 am
- **August** - 1<sup>st</sup> Monthly MPRC Meeting – August 1, 2024 at 10:00 am
- **August** – 2<sup>nd</sup> Monthly MPRC Meeting – August 15, 2024 at 10:00 am (*if needed*)

1 City of Keene  
2 New Hampshire

3  
4  
5 MINOR PROJECT REVIEW COMMITTEE  
6 PRE-SUBMISSION MEETING MINUTES  
7

Thursday, June 6, 2024

9:00 AM

2<sup>nd</sup> Floor Conference Room,  
City Hall

Members Present:

Jesse Rounds, Chair  
Med Kopczynski, Vice Chair  
Don Lussier, City Engineer  
Michael Hagan, Plans Examiner & Acting  
Zoning Administrator  
Rick Wood, Building Official & Fire  
Marshall

Staff Present:

Megan Fortson, Planning Technician  
Evan Clements, Planner  
Yelma Desseta, Public Works Dept.  
Lt. Shane Maxfield, Police Dept.

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

10  
11 Chair Rounds called the meeting to order at 9:00 am. Roll call was conducted.  
12

13 **2) Scheduled Pre-submission Inquiries**

- 14  
15 a. **Conceptual Site Plan Application** – The ~18.43-ac parcel at 44 Black Brook Rd (TMP  
16 #221-021-00) is owned by NH Black Brook LLC and is located in the Corporate Park  
17 District.  
18

19 Doug Brown from Bergeron Construction was present at the meeting to discuss a proposed site  
20 plan modification application for Ametek located at 44 Black Brook Rd (TMP #221-021-000).  
21 City Staff discussed the proposal with Mr. Brown and provided feedback.  
22

- 23 b. **Conceptual Site Plan Application** – The ~0.23-ac parcel at 348 West St (TMP #577-  
24 025-000) is owned by West Street AJ's LLC and is located in the Commerce District.  
25

26 Mr. Brown discussed a potential change to the Aroma Joe's site located at 348 West St (TMP  
27 #577-025-000). City Staff discussed the proposal with Mr. Brown and provided feedback.  
28

29 **3) Walk-In Pre-submission Inquiry**

30  
31 Tim Sampson of Sampson Architects attended the meeting to discuss a potential Cottage Court  
32 Conditional Use Permit application that may be submitted for the property at 0 Ellis Ct (TMP  
33 #535-012-000). City Staff discussed the proposal with Mr. Sampson and provided feedback.  
34

35 **4) Upcoming Meeting Dates**

- 36 • Pre-submission Meeting – **Wednesday, July 3, 2024 at 9:00 am**

- 37           • 1<sup>st</sup> Monthly MPRC Meeting – **Wednesday, July 3, 2024 at 10:00 am**
- 38           • 2<sup>nd</sup> Monthly MPRC Meeting – July 18, 2024 at 10:00 am (*If needed*)

39

40       **5) Adjournment**

41

42       There being no further business, Chair Rounds adjourned the meeting at 9:54 am.

43

44       Respectfully submitted by,  
45       Megan Fortson, Planning Technician

46

47       Reviewed and edited by,  
48       Mari Brunner, Senior Planner

1 City of Keene  
2 New Hampshire

3  
4  
5 MINOR PROJECT REVIEW COMMITTEE  
6 MEETING MINUTES  
7

8 **Thursday, June 6, 2024**

10:00 AM

Council Chambers, City Hall

**Members Present:**

Jesse Rounds, Chair  
Med Kopczynski, Vice Chair  
Don Lussier  
Mike Hagan  
Rick Wood

**Other Staff Present:**

Megan Fortson, Planning Technician  
Yelma Desseta, Civil Engineer

8  
9 **1) Call to Order - Roll Call**

10  
11 Chair Rounds called the meeting to order at 10:00 AM. Roll call was conducted.  
12

13 **2) Minutes of the Previous Meeting - May 2, 2024**

14  
15 Mr. Lussier made a motion to accept the May 2, 2024 meeting minutes of the Minor Project  
16 Review Committee Pre-Submission Meeting. Mr. Hagan seconded the motion, which passed by  
17 unanimous vote.  
18

19 Mr. Lussier made a motion to accept the Minor Project Review Committee meeting minutes of  
20 May 2, 2024. Mr. Kopczynski seconded the motion, which passed by unanimous vote.  
21

22 **3) Final Vote on Conditional Approvals**

23  
24 Ms. Fortson stated that there are no conditional approvals in need of a final vote today.  
25

26 **4) Hearings**

- 27  
28 **A) SPR-644, Modification #2 – Site Plan – Parking Lot Expansion & Site Modifications,**  
29 **426-428 Winchester St - Applicant Brickstone Land Use Consultants, on behalf of**  
30 **owner TBK Realty Inc, proposes the expansion of the existing parking lot and**  
31 **associated site modifications on the property at 426-428 Winchester St (TMP #115-**  
32 **002-000). The parcel is 2.59 ac and is located in the Commerce Limited District.**  
33

34 Ms. Fortson stated that the applicant has requested exemptions from submitting elevations, a  
35 traffic analysis, soil analysis, historic evaluation, screening analysis, and architectural and visual  
36 appearance analysis. She continued that staff have determined that the requested exemptions

37 would have no bearing on the merits of the application and recommend that the MPRC accept  
38 the application as complete.

39  
40 Mr. Hagan made a motion to accept the application as complete. Mr. Lussier seconded the  
41 motion, which passed by unanimous vote.

42  
43 Jim Phippard of Brickstone Land Use Consultants, LLC, stated that he is here on behalf of TBK  
44 Realty. He continued that they own the subject parcel, which is located on lower Winchester St.  
45 It is a 2.59-acre lot, zoned Commerce Limited. The buildings exist on the property. There is  
46 shared access with the Fairfield auto dealerships and a property to the north; he forgets what the  
47 uses on these sites are. Existing parking is located along the south side of the front building at  
48 426-428 Winchester St. and there is also an existing paved parking lot to the rear of this building.  
49 The building on the rear of the lot is occupied by a fitness center, with existing parking along its  
50 south side.

51  
52 Mr. Phippard stated that the proposal is to add parking spaces, primarily for the use of the rear  
53 building. Now that they are fully occupied, they need more parking. The plan is to add parking  
54 with access from the south via Cornwall Dr. It will provide 23 additional parking spaces. They  
55 are also reclaiming a parking space that used to be a handicapped space. The pavement markings  
56 wore away and you cannot really tell it was there, except by the sign on the wall. They will end  
57 up with 24 additional parking spaces for the business's use, bringing the on-site total to 96  
58 parking spaces.

59  
60 Mr. Phippard continued that they propose adding trees along the west side of the new parking  
61 area, which will provide a limited amount of screening and some shade. The three trees are  
62 required because of the additional 24 spaces. They added handicapped parking on the east end  
63 of the parking area with an accessible route to the building's main entrance. The old handicapped  
64 parking space did not meet the accessible route requirements, so it was good to eliminate it. It  
65 was a little too steep.

66  
67 Mr. Phippard showed the grassy area they are adding pavement to. He continued that there will  
68 be additional runoff created, but it is still within the acceptable guidelines. Lot coverage will go  
69 to 65%, which is less than what this district permits. They provided a drainage report, prepared  
70 by SVE Associates, which calls for adding a new drain manhole with a 24" pipe that connects  
71 back to an existing drain manhole. The parking lot drains to the west into that existing manhole  
72 and will then flow into the 24" pipe, which has a solid end and a 4" orifice to allow water to  
73 discharge. Thus, they are providing storage for the additional runoff under the parking lot that  
74 drains slowly into the existing storm drain system that then passes into the tax ditch system to  
75 the east of the property. The drainage report indicates that the amounts of runoff do not exceed  
76 the acceptable limits of a 25-year storm.

77  
78 Mr. Phippard stated that they propose adding four pole lights with full cut-off LED fixtures that  
79 will be mounted at a height of 20' poles. He continued that they provide an average of just over

80 two footcandles of light within the parking area. The uniformity ratio is 2.58 footcandles (fc), so  
81 they are well within the guidelines required in the Planning Board Regulations.

82  
83 Mr. Phippard continued that other than the three trees they are adding, they are not providing any  
84 additional screening of the parking area, because they do not feel it is necessary. It is screened  
85 from the public right-of-way, Winchester St., by the front building. It is located to the side of  
86 the rear building, and this is not a City street, so they feel they are in compliance with the  
87 screening requirements.

88  
89 Mr. Phippard continued that they will plow snow to the edges of the parking area. Excess snow  
90 will be removed from the site. That is the current practice and it will continue. City water and  
91 City sewer exist at the rear building, and this (parking expansion) has no effect on that. The  
92 property is located within the 100-year floodplain. The buildings are elevated, not too low for  
93 the flood elevation. They are re-grading the area, essentially lowering it a foot. That provides  
94 compensatory storage on site, even though they are hauling fill back in. There will be no loss of  
95 flood storage. They will go through the documentation as is required in the flood district. SVE  
96 Associates will certify that there is no loss of flood storage.

97  
98 Mr. Lussier asked if Mr. Phippard could confirm that the proposed drainage manhole is within  
99 the applicant's property limits, not within the City's easement. Mr. Phippard replied that it is on  
100 the applicant's lot entirely. Mr. Lussier asked, regarding the final connection into the City's  
101 storm drain, if that is an existing City manhole. Mr. Phippard replied that it is an existing storm  
102 drain, and the applicant is just providing a connection into that pipe. Mr. Lussier asked if it is a  
103 blind connection. Mr. Phippard replied yes, it is a "Y" connector at the end of the line with a 4"  
104 line going into a 12" line.

105  
106 Mr. Lussier stated that he needs something clarified for the record. He continued that the  
107 drainage report on page 21 of 50 in the agenda packet says (they propose) "*A 24" HDPE storm*  
108 *drainpipe with end cap and 4" orifice,*" but in the plans and in the details they show that the last  
109 section of pipe from the applicant's manhole to the City's "Y" is proposed as a 4" pipe. That is  
110 not an end cap and an orifice; it is a 4" pipe. Mr. Phippard replied that he agrees, and that is an  
111 oversight. Mr. Lussier asked what they are actually proposing. Mr. Phippard replied a 4" outlet  
112 pipe. He continued that it is shown on the detail. Mr. Lussier asked if what is shown on the  
113 details is correct. Mr. Phippard replied yes. Mr. Lussier replied that he thinks that is fine. He  
114 continued that he and Mr. Phippard both know that by October, that will be blocked.

115  
116 It will be a "maintenance nightmare" for the owner. He asked if Mr. Phippard agrees. Mr.  
117 Phippard replied that he agrees that it is a maintenance issue. He continued that he hopes they  
118 have enough storage in (this) pipe and it can collect sediment in the large pipe, not the 4" pipe.  
119 Mr. Lussier replied that he is more worried about leaves. He continued that he thinks the  
120 applicant will come to regret that 4" pipe. Nonetheless, he will recommend a condition precedent  
121 that the owner acknowledge, in a letter to the City of Keene, that that drainage system, including  
122 the 4" pipe and connection to the City's main, is not to be maintained by the City. That will be

123 the owner's responsibility. He wants that documented for posterity, because the City will be  
124 getting calls about these catch basins backing up and not taking water within the next couple  
125 years.

126  
127 Mr. Lussier asked if the applicant would be open to adding a manhole to where it actually  
128 connects, just for maintenance access. Mr. Phippard replied that since the storm drain is on this  
129 property, an idea is to relocate the drain manhole over the line. Mr. Lussier replied no, he does  
130 not want there to be any confusion about that being part of the City's system. He continued that  
131 he will not tell the applicant they need to do a drain manhole there, but he encourages them to  
132 think about it, for the applicant's own maintenance access. Mr. Phippard replied that that would  
133 be much more effective.

134  
135 Mr. Lussier asked if there is curbing on the west side of the parking lot. Mr. Phippard replied  
136 yes.

137  
138 Chair Rounds asked if there were further comments or questions. He continued that he  
139 remembers an earlier version of this had some lighting trespass, but it looks like that has been  
140 dealt with, which he appreciates. He did not look into the parking lot too much. He asked if Mr.  
141 Hagan had any Zoning concerns about the parking.

142  
143 Mr. Hagan replied that they reviewed this at the pre-submission meeting prior to the meeting.  
144 He continued that the applicant meets the required setbacks and lot coverage requirements.

145  
146 Ms. Fortson stated that Mr. Hagan had expressed concern about the floodplain development  
147 permit. She asked if he wants to add that as a condition as well. Mr. Hagan replied that he thinks,  
148 given Mr. Phippard's testimony, that the applicant understands the requirements for that. Mr.  
149 Phippard agreed. Mr. Hagan stated that he does not think they need to make it a condition, but  
150 prior to any work starting, the submittal and approval of a Floodplain Development Permit will  
151 be required.

152  
153 Mr. Lussier made a motion that the Minor Project Review Committee approve SPR-644,  
154 Modification #2 as shown on the plan set identified as "New Parking Lot, 426-428 Winchester  
155 St., Keene, NH" prepared by Brickstone Land Use Consultants, LLC, at varying scales on  
156 October 25, 2023 and last revised on May 17, 2024, with the following conditions precedent prior  
157 to the final approval and signature on the plan set by the Minor Project Review Committee Chair:

- 158  
159 1) Submittal of an updated narrative, note sheet, and proposed condition plans, to indicate the  
160 correct number of proposed parking spaces.  
161 2) Owner's signature appears on the title page and proposed conditions plan.  
162 3) Submittal of five (5) paper copies and a digital copy of the final plan set.  
163 4) Submittal of a security in an amount and form acceptable to the Community Development  
164 Director and City Engineer to cover the cost of landscaping and sediment erosion control  
165 measures.

- 166 5) Submittal of an updated drainage report, clarifying the intent of the 4” orifice connection to  
167 City drainage system, in a form acceptable to the Public Works Director.  
168 6) Owner’s submittal of a letter acknowledging that the City will not be responsible for any  
169 portion of the on-site drainage, including the 4” drain line, up to and including connection to  
170 the City’s storm drainage system, in a form acceptable to the Public Works Director.  
171

172 Mr. Wood seconded the motion, which passed by unanimous vote.  
173

- 174 5) **Changes to Minor Project Review Committee Application Fee Schedule: The City of**  
175 **Keene Community Development Department proposes to amend sections of Article 25,**  
176 **“Application Procedures” of the Land Development Code and Chapter 100 of Appendix**  
177 **B of the City Code of Ordinances to change the certified mailing requirement to a**  
178 **“Certificate of Mailing.”**  
179

180 Chair Rounds stated that after further reading of the Land Development Code (LDC), he concluded  
181 that this agenda item is not necessary and they can probably skip it. Ms. Fortson replied that is  
182 correct, this agenda item does not need to be voted on. She continued that a section in Article 25  
183 gives the City Council the authority to adopt the fee schedules for boards. Thus, staff did not  
184 actually need to have the fee schedule updates go through each of the boards that will be impacted.  
185 It will just be written into an ordinance and then go through the normal ordinance process, for  
186 review and adoption by the City Council.  
187

188 Mr. Lussier asked if the boards should weigh in and give the City Council a recommendation  
189 regarding changes to the fee schedule. Chair Rounds replied that staff will definitely inform the  
190 boards about fee changes, and they could discuss it and offer comment, but the LDC does not  
191 require it. Brief discussion ensued.  
192

193 6) **Staff Updates**  
194

195 Chair Rounds asked if there were any staff updates. Ms. Fortson replied no.  
196

197 7) **New Business**  
198

199 Mr. Lussier stated that with him today is Yelma Desseta, Civil Engineer. He continued that he  
200 himself is currently here at the MPRC as the Public Works Director’s designee. Given that Mr.  
201 Lussier has been promoted to the Public Works Director, Mr. Desseta will be the new Public Works  
202 designee at these meetings. MPRC members welcomed Mr. Desseta.  
203

204 8) **Upcoming Dates of Interest**  
205

- 206 **June** - 2nd Monthly MPRC Meeting – June 20, 2024 at 10:00 am (*if needed*)  
207 **July** - Pre-submission Meeting – July 3, 2024 at 9:00 am  
208 **July** - 1st Monthly MPRC Meeting – July 3, 2024 at 10:00 am



209 **July** – 2nd Monthly MPRC Meeting – July 18, 2024 at 10:00 am (*if needed*)

210

211 Ms. Fortson stated that this is Mr. Kopczynski’s last MPRC meeting before his retirement. MPRC  
212 members thanked Mr. Kopczynski for all of his work and expressed appreciation for him. Ms.  
213 Fortson stated that at the next MPRC meeting, they will need to elect a new vice chair.

214

215 **9) Adjournment**

216

217 There being no further business, Chair Rounds adjourned the meeting at 10:27 AM.

218

219 Respectfully submitted by,  
220 Britta Reida, Minute Taker

221

222 Reviewed and edited by,  
223 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@keeneh.gov](mailto:communitydevelopment@keeneh.gov)

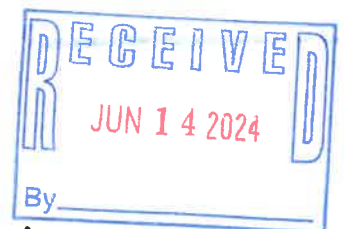
## SECTION 1: PROJECT INFORMATION

<b>PROJECT NAME:</b> Proposed Addition for Ametek		<b>TYPE OF APPLICATION BEING SUBMITTED:</b>	
<b>PROJECT ADDRESS(ES):</b> 44 Black Brook Road		<input type="checkbox"/> MAJOR PROJECT APPLICATION <input checked="" type="checkbox"/> MINOR PROJECT APPLICATION	
<b>EXISTING OR PREVIOUS USE:</b> industrial	<b>PROPOSED USE:</b> industrial		
<b>GROSS FLOOR AREA OF NEW CONSTRUCTION</b> (in square feet) 9,045 sf	<b>GROSS FLOOR AREA OF EXISTING BUILDINGS/STRUCTURES</b> (in square feet) 61,100 sf		
<b>AREA OF PROPOSED NEW IMPERVIOUS SURFACES</b> (in square feet) 7,140 sf	<b>TOTAL AREA OF LAND DISTURBANCE</b> (in square feet) 40,000+/- sf		

## SECTION 2: CONTACT INFORMATION

PROPERTY OWNER	APPLICANT
<b>NAME/COMPANY:</b> Clifford Cardine/NH Black Brook, LLC	<b>NAME/COMPANY:</b> same as owner
<b>MAILING ADDRESS:</b> 5620 Old Mile Hill Road, Orefield, PA 18069	<b>MAILING ADDRESS:</b>
<b>PHONE:</b> 610-597-2805	<b>PHONE:</b>
<b>EMAIL:</b> cptccpc@gmail.com	<b>EMAIL:</b>
<b>SIGNATURE:</b> CLIFFORD CARDINE <small>Digitally signed by CLIFFORD CARDINE Date: 2024.06.11 11:11:55 -04'00'</small>	<b>SIGNATURE:</b>
<b>PRINTED NAME:</b> Clifford Cardine	<b>PRINTED NAME:</b>

AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:
<b>NAME/COMPANY:</b> Liza Sargent/SVE Associates	<b>TAX MAP PARCEL #(s):</b> 221 021 000 000 000
<b>MAILING ADDRESS:</b> P.O. Box 1818, Brattleboro, VT 05301	
<b>PHONE:</b> 802-257-0561	<b>PARCEL SIZE:</b> 18.43 ac
<b>EMAIL:</b> lsargent@sveassoc.com	<b>DATE STAMP:</b>
<b>SIGNATURE:</b> <i>Liza Sargent</i>	<b>ZONING DISTRICT:</b> Corporate Park
<b>PRINTED NAME:</b> Liza Sargent	<b>PROJECT #:</b> SPR-8710, Mod 4



## PROJECT NARRATIVE

**SPR-876 Site Plan Modification**  
**44 Black Brook Road**  
**Owner: NH Black Brook, LLC**

June 13, 2024

SVE Associates, on behalf of the owner NH Black Brook, LLC, is submitting this application for modification of an approved site plan. The project consists of construction of an addition, loading dock, travel isle, parking & associated stormwater drainage modifications. In 2020 NH Black Brook, LLC got approval for a similar project, but due to COVID 19, the project was not totally completed. The temporary loading dock, parking, and associated stormwater system on the north side of the building was constructed, but the addition was not. They now wish to construct an addition and finish the access isle around the building.

The tractor trailer side of the formerly “temporary” loading dock will be accessed from the Black Brook Road cul-de-sac. Trucks will drive northeast where the 15 parking spaces exist, over the lands of tax map lot 221-022-000-000 (also owned by NH Black Brook, LLC) then back into the loading dock. Trucks will leave by driving south around the building, back onto Black Brook Road.

The overhead door on the addition will have deliveries only two times per year. Therefore, parking will not be conflict in this location.

Sediment and erosion control for the addition, travel isle and loading dock will be a double row of silt fence or straw wattles. Contractor will maintain and remove accumulated sediment and debris as necessary.

The proposed plan complies with all City Development Standards:

1.) Drainage & Stormwater Management:

There will be no net increase in stormwater runoff. See attached drainage narrative. There is a proposed expansion of the existing stormwater detention basin to the northwest.

2.) Sedimentation/ Erosion Control:

The site is relatively flat, minimizing the potential for erosion problems. Regardless, the Contractor is to install, monitor, and repair erosion control measures on a regular basis. These instructions are included in the notes on Sheet N-1 and details on Sheet C-3.

3.) Hillside Protection:

Not applicable.

### **SVE Associates**

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Engineering \* Surveying \* Landscape Architecture \* Planning  
439 West River Road, Brattleboro, VT 05302 Phone: (802) 257-0561 Fax (802) 257-0721 E-mail [svek@sveassoc.com](mailto:svek@sveassoc.com)

4.) Snow Storage and Removal:

Snow storage is proposed to the northwest of the proposed new drive aisle.

5.) Flooding:

The site is not located in the 100-year flood plain.

6.) Landscaping:

Two birch clusters and one chanticleer pear are to be planted.

7.) Noise:

The proposed use will generate no more noise than previously existed.

8.) Screening:

The new dumpster location will be screened from view from Black Brook Road by the building and is screened from Wyman Road by forested land.

9.) Air Quality:

The proposed development will not deteriorate existing air quality.

10.) Lighting:

Wall mounted LED lights, and lights mounted in the canopies at all new doors are proposed. All lights are full cut-off.

11.) Water and Sewer:

The site is served by municipal water and sewer, no changes proposed.

12.) Traffic:

No significant changes to amount or timing of trips to the site. From ITE trip generation manual estimates, there will be 23 additional vehicle trip ends on a weekday.

13.) Comprehensive Access Management:

No change from existing.

14.) Hazardous and Toxic Materials:

No change.

15.) Filling and Excavation:

No wetland, floodplain or steep hillsides will be excavated or filled.

16.) Wetlands:

No changes to impact on wetland buffers from original 2020 approved site plan.

17.) Surface Waters:

No change.

**SVE Associates**

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Engineering \* Surveying \* Landscape Architecture \* Planning  
439 West River Road, Brattleboro, VT 05302 Phone: (802) 257-0561 Fax (802) 257-0721 E-mail [svek@sveassoc.com](mailto:svek@sveassoc.com)

18.) Stump Dumps:

No stump dumps proposed.

19.) Architecture and Visual Appearance:

Addition will mimic the existing structure's style and visual appearance. See elevations for more detail.

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**SVE Associates**

Engineering \* Surveying \* Landscape Architecture \* Planning  
439 West River Road, Brattleboro, VT 05302 Phone: (802) 257-0561 Fax (802) 257-0721 E-mail [svek@sveassoc.com](mailto:svek@sveassoc.com)

# MODIFICATION TO SPR 876 PROPOSED ADDITION

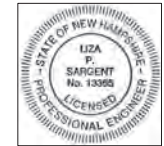
FOR:

**AMETEK**  
44 BLACK BROOK ROAD, KEENE, NH 03431

OWNER:

**NH BLACK BROOK, LLC**

5620 OLD MILE HILL RD  
OREFIELD, PA, 18069



*Liza Sargent* 6/13/24

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

JUNE 13, 2024

**SURVEYOR:**

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

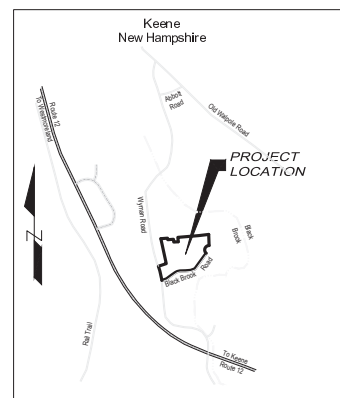
**ENGINEER:**

**SVE Associates**

P.O. Box 1818  
439 West River Road  
Brattleboro, VT 05302  
Phone (802) 257-0561  
Fax (802) 257-0721  
website: www.sveassoc.com

**ARCHITECT:**

**JA SACCOCCIO WORKSHOP, PLLC**  
P.O. Box 6114, Brattleboro, VT 05302  
(802) 490-1766 www.jasworkshop.com



**Locus Map**  
1"=2,000'±

**SHEET INDEX**

- N-1 NOTES
- EXISTING CONDITIONS PLAN
- C-1 SITE PLAN
- C-2 GRADING & DRAINAGE PLAN
- C-3 CONSTRUCTION DETAILS
- LT-1 LIGHTING PLAN

APPROVED BY THE KEENE PLANNING BOARD	CHAIRMAN	DATE
---	----------	------

**OWNERS CERTIFICATION:**

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY  
AND THAT I APPROVE OF THIS SITE PLAN.

OWNER: \_\_\_\_\_

DATED \_\_\_\_\_

**GENERAL CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL CALL DIG-SAFE, AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE THE START OF EXCAVATION.
2. THE CONTRACTOR IS EXPECTED TO BE AWARE OF AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS.
3. ALL TRENCHING, EXCAVATION, SHEETING, SHORING, ETC. SHALL COMPLY WITH THE MOST CURRENT OSHA REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY SVE ASSOCIATES IF FIELD CONDITIONS VARY FROM THAT SHOWN ON THE PLAN(S). THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLAN(S) UNLESS SO AUTHORIZED BY SVE ASSOCIATES.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SITE PLANS AND SPECIFICATIONS PROVIDED OR IN ACCORDANCE WITH NH DEPT' OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
6. IN CASE OF CONFLICTS, THE MOST STRINGENT INTERPRETATION OF THE PLANS, SPECIFICATIONS, LOCAL OR STATE REGULATIONS, OR PERMIT CONDITIONS SHALL APPLY. THE ENGINEER SHALL BE THE DETERMINANT AS TO WHAT APPLIES.
7. ALL KNOWN SUBSURFACE UTILITIES AND STRUCTURES HAVE BEEN INDICATED ON THE PLAN(S) AS ACCURATELY AS POSSIBLE. THE EXACT LOCATION MAY VARY AND THE CONTRACTOR IS CAUTIONED TO PROCEED WITH CARE.
8. CONTRACTOR SHALL VERIFY ALL BENCH MARKS, INVERTS, PIPES AND STRUCTURES ELEVATIONS PRIOR TO START OF WORK. IMMEDIATELY NOTIFY SVE ASSOCIATES IF THE FIELD INFORMATION DOES NOT MATCH PLAN INFORMATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DE-WATERING AT NO ADDITIONAL COST TO THE OWNER.
10. ALL SURFACES SHALL BE GRADED TO DRAIN.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION OR BETTER. ALL NEW AND EXISTING PIPES AND STRUCTURES SHALL BE CLEANED. ALL SIGNS SHALL BE REPLACED. ALL DAMAGED VEGETATION SHALL BE REPLACED.
12. ALL CURB SHALL BE SET SO THAT ENDS ABUT OR ARE TIPPED DOWN, 6' MINIMUM LENGTH, FLUSH WITH PAVEMENT.
13. UNLESS OTHERWISE NOTED, ALL CURB RADII TO BE FACE OF CURB.

**SEDIMENT AND EROSION CONTROL**

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

**PROJECT SPECIFIC NOTES:**

1. ALL STORM DRAIN TO BE HIGH DENSITY SMOOTH BORE POLYETHYLENE, HANCOR OR APPROVED EQUAL, U.N.O.
2. ALL AREAS TO BE VEGETATED SHALL RECEIVE A MINIMUM OF 6" OF LOAM, SEED AND MULCH. IF PLANS OR SPECIFICATIONS HAVE CONFLICTING DEPTHS OF LOAM, 6" OF LOAM SHALL BE THE PREVAILING DEPTH USED.
3. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
4. SEEDING OF ALL FINISHED AREAS SHALL BE COMPLETED NOT MORE THAN 72 HOURS AFTER FINISH GRADING.
5. STABILIZATION OF ALL WORK AREAS SHALL BE COMPLETED NOT MORE THAN 45 DAYS FOLLOWING THE START OF WORK.
6. BROOM, WASH AND APPLY TACK COAT TO BASE PAVEMENT PRIOR TO WEAR COURSE PLACEMENT.
7. ALL NEW EXTERIOR LIGHTS SHALL BE SHIELDED TO PROTECT AGAINST ADDED LIGHT POLLUTION.
8. STABILIZE ALL DRAINAGE SWALES PRIOR TO DIRECTING RUNOFF TO THEM.
9. PER RSA 155E:2 IF THE EXCAVATION VOLUME EXCEEDS 1,000 CUBIC YARDS, CONTRACTOR SHALL FILE "NOTICE OF INTENT TO EXCAVATE" WITH LOCAL AUTHORITY & PAY TAXES AS NEEDED.
10. PER RSA 79:10 IF TREE CUTTING EXCEEDS 10,000 BOARD FEET OR OVER 20 CORDS OF FUEL WOOD, CONTRACTOR SHALL FILE "NOTICE OF INTENT TO CUT WOOD OR TIMBER" WITH LOCAL AUTHORITY & PAY TAXES AS NEEDED.

**SEQUENCE OF WORK**

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

1. INSTALL SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, IN LOCATIONS DETAILED ON THIS PLAN OR AS ORDERED BY THE ENGINEER.
2. CONSTRUCT AND STABILIZE THE DETENTION CONTROLS AND ALL INLET/OUTLET SWALES.
3. CLEAR AND GRUB THE DRIVEWAY EXPANSION. CONSTRUCT DRIVE IN ACCORDANCE WITH APPROVED PLANS.
4. CONSTRUCT NEW PARKING LOT AND BUILDING ADDITION.
5. LOAM AND SEED DISTURBED AREAS, STABILIZE SLOPES WITH MATTING WHERE SPECIFIED.
6. REMOVE SILT FENCE AFTER ALL UPHILL SOILS ARE STABILIZED.

**STABILIZATION DEFINITION:**

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

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

**A.D.A. ACCESSIBILITY NOTES:**

ALL CONSTRUCTION SHALL COMPLY WITH DEPARTMENT OF JUSTICE 28 CFR PART 36, A.D.A. STANDARDS FOR ACCESSIBLE DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- PARKING SPACES AND ACCESS AISLES:**
1. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION.
  2. MINIMUM PARKING SPACE WIDTH SHALL BE 8 FT.
  3. MINIMUM ACCESS AISLE WIDTH SHALL BE 5 FT (8 FT. FOR VAN ACCESSIBLE SPACES).
  4. ACCESSIBLE SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL BE FURTHER DESIGNATED AS SUCH BY APPROPRIATE SIGNAGE.

**ACCESSIBLE ROUTES:**

5. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, A.D.A. PARKING, PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO AN A.D.A. BUILDING ENTRANCE.
6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT A.D.A. ACCESSIBLE BUILDINGS, ACCESSIBLE ELEMENTS AND FACILITIES (MAILBOXES, TRASH RECEPTACLES, COMMON AREAS), AND A.D.A. PARKING THAT ARE ON THE SAME SITE.
7. MAXIMUM SLOPE OF SURFACES ADJACENT TO AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%).
8. CURB RAMP FLARES SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
9. MAXIMUM CROSS-SLOPE ALONG ANY PORTION OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 (2%).
10. TRANSITIONS FROM RAMP AND WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

**RAMP:**

11. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
12. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP.
13. MAXIMUM SLOPE OF ANY RAMP SHALL BE 1:12 (8.33%).
14. MAXIMUM RISE OF ANY RAMP SHALL BE 30 IN. ANY RAMP HAVING A RISE GREATER THAN OR EQUAL TO 6 IN. SHALL HAVE AT LEAST ONE HANDRAIL.
15. RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP. LANDINGS SHALL BE AS WIDE AS THE RAMP AND AT LEAST 60 IN. LONG.
16. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

IN THE EVENT THAT THESE REQUIREMENTS CONFLICT WITH DESIGN PLANS, OR IF FIELD CONDITIONS RENDER THESE UNATTAINABLE, CONTACT THE ARCHITECT AND/OR ENGINEER PRIOR TO BEGINNING WORK.

**SITE DATA TABLE**

<b>TAX MAP #:</b>	221-021-000-000, 802,745 SQ. FT. ± 18.428 ACRES	
<b>ZONE:</b>	CORPORATE PARK SURFACE WATER PROTECTION OVERLAY DISTRICT	
<b>LOT SIZE:</b>	<b>AVAILABLE:</b> 18.428 AC	<b>REQUIRED:</b> 2 AC
<b>FRONTAGE:</b>	1341 FEET	100 FEET
<b>LOT WIDTH:</b>	NONE	200 FEET
<b>BLDG. HEIGHT:</b>	<b>ALLOWED:</b> 60 FEET	<b>PROPOSED:</b> 23 FEET
<b>BUILDING SETBACKS:</b>		
<b>FRONT:</b>	40'	
<b>REAR &amp; SIDES:</b>	50'	
<b>PAVEMENT SETBACKS:</b>		
<b>FRONT:</b>	20'	
<b>REAR &amp; SIDES:</b>	20'	
<b>LOT COVERAGE:</b>	<b>MAXIMUM:</b>	<b>PROPOSED:</b>
<b>BUILDINGS:</b>	80% (802,723 S.F./14.7 AC)	8% (67,100 S.F./ 1.54 AC)
<b>PAVEMENT:</b>	80% (802,723 S.F./14.7 AC)	9% (80,085 S.F./ 1.83 AC)
<b>TOTAL IMPERMEABLE:</b>	80% (802,723 S.F./14.7 AC)	18% (147,185 S.F./3.38 AC)
<b>PARKING:</b>	<b>REQUIRED:</b>	<b>PROPOSED:</b>
<b>9' X 18':</b>	0.5 SPACE/1,000 GFA + 4 SPACES/1,000 GFA OFFICE SPACE = (64,230/1000 *0.5)+ (2,870 SF/1000 *4)=12+33 =45	131 TOTAL SPACES
<b>A.D.A. ACCESSIBLE:</b>	5	5 OF THE 131 SPACES



*Liza Sargent* 6/13/24

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

**SVE Associates**

P.O. Box 1818  
439 West River Road  
Brattleboro, VT 05302  
Phone (802) 257-0561  
Fax (802) 257-0721  
www.sveassoc.com

OWNER:  
**NH BLACK BROOK, LLC**  
5620 OLD MILE HILL ROAD  
OREFIELD, PA, 18069

REVISIONS: DATE:

**SNOW STORAGE:**

SNOW TO BE STORED IN AREAS SHOWN ON SITE PLAN. SHOULD SNOW AMOUNTS EXCEED ONSITE STORAGE, EXCESS WILL BE TRUCKED OFFSITE.

**PERMITS REQUIRED:**

1. CITY OF KEENE, SITE PLAN REVIEW

<b>TEST PITS</b>	1	2	3	4
<b>PIT DEPTH</b>	60"	78"	84"	70"
<b>PERC RATE</b>	17 MIN/INCH	3 MIN/INCH		
<b>ESTIMATED SEASONAL HIGH WATER</b>	60"	60"	80"	70"
<b>DEPTH TO OBSERVED WATER</b>	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED
<b>DEPTH TO LEDGE</b>	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED	NONE OBSERVED

**SEED SPECIFICATIONS**

**PERMANENT SEED:**

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

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

TOTAL: 120 LB/AC

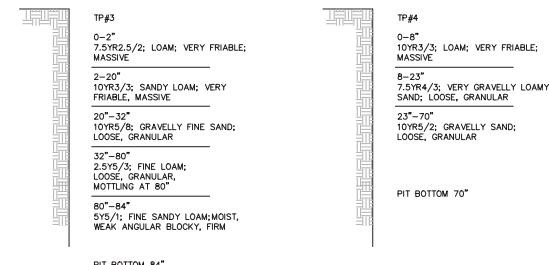
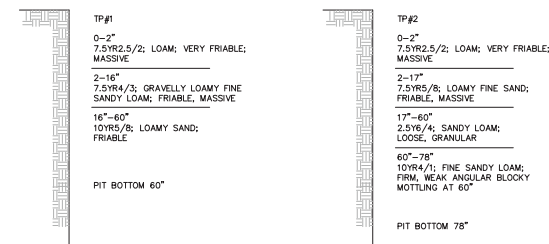
**ALL SLOPES 5:1 OR STEEPER:** SLOPE SEED NHDOT TYPE 45  
(OR OTHER WILDFLOWER MIX APPROVED BY ENGINEER)

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

TOTAL: 95 LB/AC

**PROPERTY OWNER & APPLICANT:**

NH BLACK BROOK, LLC  
5620 OLD MILE HILL ROAD  
OREFIELD, PA 18068



**NOTES**

**PROPOSED ADDITION**  
**AMETEK**  
44 BLACK BROOK ROAD  
KEENE, NH 03431

SCALE: NA

DATE: JUNE 13, 2024

SHEET N-1

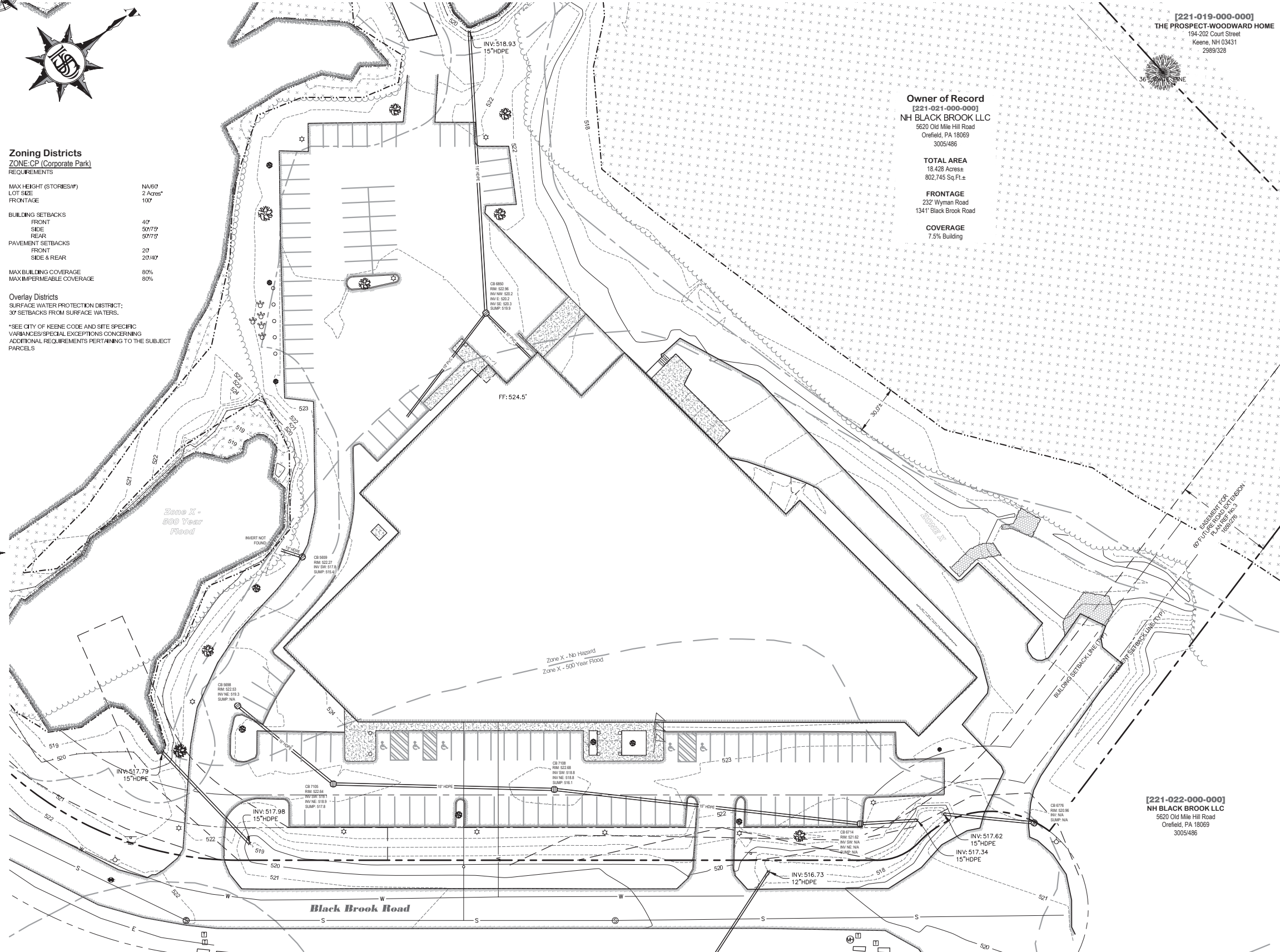


**Zoning Districts**  
**ZONE-CP (Corporate Park)**  
 REQUIREMENTS

MAX HEIGHT (STORIES/#)	NA/60
LOT SIZE	2 Acres*
FRONTAGE	100'
<b>BUILDING SETBACKS</b>	
FRONT	40'
SIDE	50/75'
REAR	50/75'
<b>PAVEMENT SETBACKS</b>	
FRONT	20'
SIDE & REAR	20/40'
MAX BUILDING COVERAGE	80%
MAX IMPERMEABLE COVERAGE	80%

**Overlay Districts**  
 SURFACE WATER PROTECTION DISTRICT:  
 30' SETBACKS FROM SURFACE WATERS.

\*SEE CITY OF KEENE CODE AND SITE SPECIFIC VARIANCES/SPECIAL EXCEPTIONS CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO THE SUBJECT PARCELS



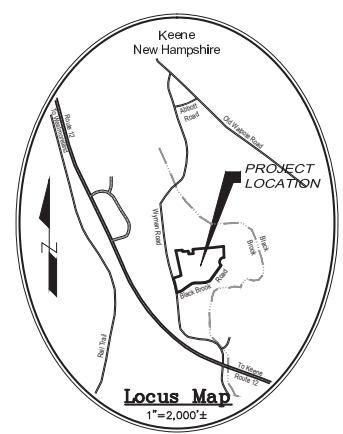
**Owner of Record**  
**[221-021-000-000]**  
**NH BLACK BROOK LLC**  
 5620 Old Mile Hill Road  
 Orefield, PA 18069  
 3005/486

**TOTAL AREA**  
 18,428 Acres  
 802,745 Sq. Ft.

**FRONTAGE**  
 232 Wymman Road  
 1341' Black Brook Road

**COVERAGE**  
 7.5% Building

**[221-019-000-000]**  
**THE PROSPECT-WOODWARD HOME**  
 194-202 Court Street  
 Keene, NH 03431  
 2989/328

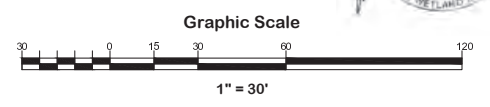


**Plan References**

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- WYMAN ROAD INFRASTRUCTURE UPGRADE, ROAD RELOCATION RIGHT OF WAY, EASEMENTS & ACQUISITIONS, DATED APRIL 17, 1995; BY ROGER T. MONSELL, CLOUGH, HARBOR & ASSOCIATES (Cdn. 11, Dr. 10 No. 13 CCRD)
  - AMENDED PLANS, WYMAN ROAD INFRASTRUCTURE UPGRADE, ROAD RELOCATION RIGHT OF WAY, EASEMENTS & ACQUISITIONS, DATED MARCH 5, 1996; BY ROGER T. MONSELL, CLOUGH, HARBOR & ASSOCIATES (Cdn. 11, Dr. 10 No. 111 CCRD)
  - 6 LOT SUBDIVISION OF LAND DESCRIBED IN BOOK 1530, PAGE 512, PREPARED FOR KEENE ECONOMIC DEVELOPMENT & REVITALIZATION CORPORATION, DATED MARCH 4, 1998; BY ROGER T. MONSELL, CLOUGH, HARBOR & ASSOCIATES (Cdn. 12 Dr. 3 No. 90/91 CCRD)
  - TWO LOT SUBDIVISION PLAN PREPARED FOR KENDALL LANE OF LAND LOCATED AT TAX MAP 919, BLOCK 6, LOT 3, WYMAN ROAD, KEENE, NH, DATED OCTOBER 24, 2005; BY RUSSELL J. HUNTLEY/SVE ASSOCIATES (Cdn. 13 Dr. 1 No. 140 CCRD)
  - SITE PLAN, HILLSIDE VILLAGE, WYMAN ROAD, KEENE, NH, APPLICANT PROSPECT-WOODWARD HOME, LAST REVISED DECEMBER 21, 2016 BY SVE ASSOCIATES (On file at SVE)
  - ROAD LAYOUT & WIDENING PLAN, PREPARED FOR CITY OF KEENE & THE PROSPECT-WOODWARD HOME DATED FEBRUARY 1, 2017; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (On file at SVE and KEED)
  - ALTANSIPS LAND TITLE SURVEY, HILLSIDE VILLAGE, 99 WYMAN ROAD, KEENE, NEW HAMPSHIRE, LAST REVISED JUNE 8, 2017; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan No. 17085-92 CCRD)
  - EMERGENCY ACCESS/EGRESS EASEMENT PLAN ACROSS LANDS OF MONADNOCK ECONOMIC DEVELOPMENT CORPORATION, PREPARED FOR THE PROSPECT-WOODWARD HOME - HILLSIDE VILLAGE, DATED MARCH 27, 2017; BY RUSSELL J. HUNTLEY/SVE ASSOCIATES (On file at SVE)
  - SEWER EASEMENT PLAN ACROSS LANDS OF MONADNOCK ECONOMIC DEVELOPMENT CORPORATION, PREPARED FOR THE PROSPECT-WOODWARD HOME - HILLSIDE VILLAGE, DATED MARCH 27, 2017; BY RUSSELL J. HUNTLEY/SVE ASSOCIATES (On file at SVE)
  - BOUNDARY LINE ADJUSTMENT PLAN BETWEEN TAX MAP PARCEL 919-09-24 LOCATED AT 99 WYMAN ROAD, KEENE, NEW HAMPSHIRE & TAX MAP PARCEL 919-09-26-01 LOCATED AT BLACK BROOK ROAD, DATED AUGUST 17, 2017; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan No. 18046 CCRD)
  - EXISTING CONDITIONS PLAN, LAND OF NH-BLACK BROOK LLC, DATED DECEMBER 14, 2016; BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC, (On file at HSD)

**Notes**

- NORTH SHOWN ON THIS PLAN IS REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN CONJUNCTION WITH THE SURVEY UTILIZED IN PLAN REFERENCE NO. 5
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM PLANS REFERENCED AND PHYSICAL EVIDENCE FOUND DURING THE SURVEY.
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY SVE PERFORMED DURING THE MONTH OF DECEMBER OF 2018 AND ADDITIONAL SURVEYS PERFORMED BY HUNTLEY SURVEY & DESIGN IN SEPTEMBER 2019 AND JANUARY 2021. THE VERTICAL DATUM IS NAVD83 OBTAINED FROM THE GPS SURVEY REFERENCED IN NOTE 1. CONTOUR INTERVAL IS ONE (1) FOOT.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS, PREVIOUS MAPS AND RECORDS OBTAINED FROM THE CITY OF KEENE DPW. THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY HUNTLEY SURVEY & DESIGN, PLLC, DURING THE MONTH OF NOVEMBER 2018 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-67-1, THE CORPS OF ENGINEERS, 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2.



**Surveyor's Certification**

THIS SURVEY AND PLAN WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

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



**Existing Conditions Plan**

LAND OF  
**NH Black Brook LLC**  
 located at  
 Tax Map Parcel No. 221-021-000-000  
 44 Black Brook Road, Keene, New Hampshire  
 Book 3005, Page 486

Surveyed 12/2018 & 1/15/2024 Plan prepared 2/5/2024  
 Project No. H24-003 Cad File No. H24-003 Excon.dwg

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

**[221-025-000-000]**  
**CAITLIN WHITEHEAD**  
 238 Warren Road  
 Framingham, MA 01702  
 313-2013  
 ET-00255

**[221-024-000-000]**  
**NEW ENGLAND INTERCONNECT SYSTEMS, INC.**  
 180 Emerald Street, Suite 204  
 Keene, NH 03431-3616  
 1824/98

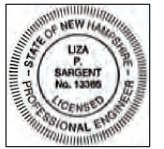
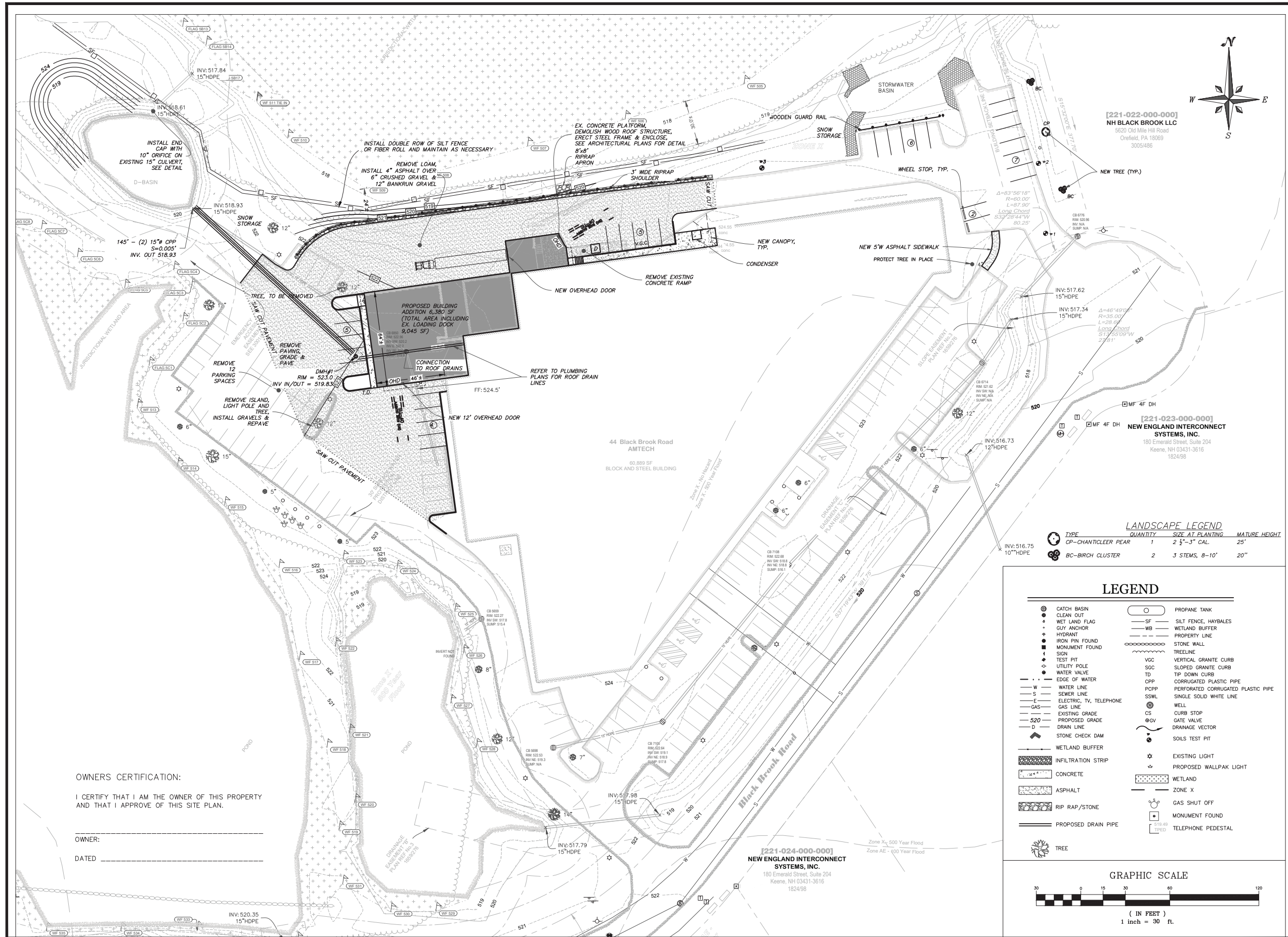
NO.	DATE	REVISION	BY
2.	3/25/19	ADDED EASEMENTS	RJH
1.	3/9/19	ADDED CB RIMS AND INVERTS	RJH

**Symbol Legend**

	CATCH BASIN		STONE WALL
	DRAIN MANHOLE		GUARDRAIL
	STORM SEWER LINE		EDGE OF WATER
	HYDRANT		TREE LINE
	WATER VALVE		EDGE OF PAVEMENT
	CURB STOP		EDGE OF GRAVEL
	WATER LINE		IRON PIN/PIPE
	SEWER MANHOLE		STONE/CONCRETE BOUND
	SEWER CLEANOUT		CONIFEROUS TREE
	SANITARY SEWER LINE		DECIDUOUS TREE
	LIGHT POLE		DECIDUOUS SHRUB
	GAS SHUT OFF VALVE LID		WETLAND FLAG & NUMBER
	SIGN		CHESHIRE COUNTY REGISTRY OF DEEDS
	POST/BOLLARD		TAX MAP PARCEL NUMBER
	FINISH FLOOR		DEED VOLUME & PAGE
	NOT ACCESSIBLE		

**[221-023-000-000]**  
**NEW ENGLAND INTERCONNECT SYSTEMS, INC.**  
 180 Emerald Street, Suite 204  
 Keene, NH 03431-3616  
 1824/98





Liza Sargent 6/13/24  
 R.C.E. NUMBER: 13365 DATE

**SVE Associates**

P.O. Box 1818  
 439 West River Road  
 Brattleboro, VT 05302  
 Phone (802) 257-0561  
 Fax (802) 257-0721  
 www.sveassoc.com

OWNER:  
**NH BLACK BROOK, LLC**  
 5620 OLD MILE HILL ROAD  
 OREFIELD, PA, 18069

REVISIONS: DATE:

**PROPOSED ADDITION AMETEK**  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

**SITE PLAN**

SCALE: 1"=30'

DATE: JUNE 13, 2024

SHEET C-1

OWNERS CERTIFICATION:

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND THAT I APPROVE OF THIS SITE PLAN.

OWNER: \_\_\_\_\_

DATED \_\_\_\_\_

[221-022-000-000]  
**NH BLACK BROOK LLC**  
 5620 Old Mile Hill Road  
 Orefield, PA 18069  
 3005486

[221-023-000-000]  
**NEW ENGLAND INTERCONNECT SYSTEMS, INC.**  
 180 Emerald Street, Suite 204  
 Keene, NH 03431-3616  
 1824/98

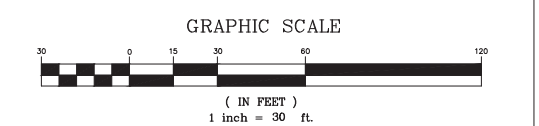
[221-024-000-000]  
**NEW ENGLAND INTERCONNECT SYSTEMS, INC.**  
 180 Emerald Street, Suite 204  
 Keene, NH 03431-3616  
 1824/98

**LANDSCAPE LEGEND**

TYPE	QUANTITY	SIZE AT PLANTING	MATURE HEIGHT
CP-CHANTICLEER PEAR	1	2 1/2"-3" CAL.	25'
BC-BIRCH CLUSTER	2	3 STEMS, 8-10'	20'

**LEGEND**

⊙	CATCH BASIN	○	PROpane TANK
●	CLEAN OUT	— SF —	SILT FENCE, HAYBALES
+	WET LAND FLAG	— WB —	WETLAND BUFFER
•	GUY ANCHOR	---	PROPERTY LINE
+	HYDRANT	—	STONE WALL
•	IRON PIN FOUND	—	TREELINE
■	MONUMENT FOUND	VGC	VERTICAL GRANITE CURB
+	SIGN	SGC	SLOPED GRANITE CURB
+	TEST PIT	TD	TIP DOWN CURB
+	UTILITY POLE	CP	CORRUGATED PLASTIC PIPE
+	WATER VALVE	PCPP	PERFORATED CORRUGATED PLASTIC PIPE
---	EDGE OF WATER	SSWL	SINGLE SOLID WHITE LINE
---	WATER LINE	⊙	WELL
---	SEWER LINE	CS	CURB STOP
---	ELECTRIC, TV, TELEPHONE	⊙GV	GATE VALVE
---	GAS LINE	—	DRAINAGE VECTOR
---	EXISTING GRADE	⊙	SOILS TEST PIT
---	PROPOSED GRADE	☆	EXISTING LIGHT
---	DRAIN LINE	☆	PROPOSED WALLPAK LIGHT
---	STONE CHECK DAM	⊙	WETLAND
---	WETLAND BUFFER	⊙	ZONE X
---	INFILTRATION STRIP	⊙	GAS SHUT OFF
---	CONCRETE	⊙	MONUMENT FOUND
---	ASPHALT	⊙	TELEPHONE PEDESTAL
---	RIP RAP/STONE	⊙	
---	PROPOSED DRAIN PIPE	⊙	
---	TREE		





Liza P. Sargent 6/13/24

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

# SVE Associates

P.O. Box 1818  
439 West River Road  
Brattleboro, VT 05302  
Phone (802) 257-0561  
Fax (802) 257-0721  
www.sveassoc.com

OWNER:  
NH BLACK BROOK, LLC  
5620 OLD MILE HILL ROAD  
OREFIELD, PA, 18069

REVISIONS: DATE:

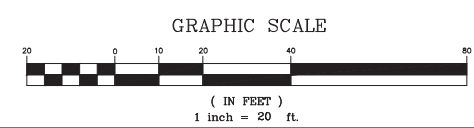
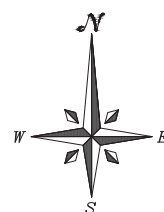
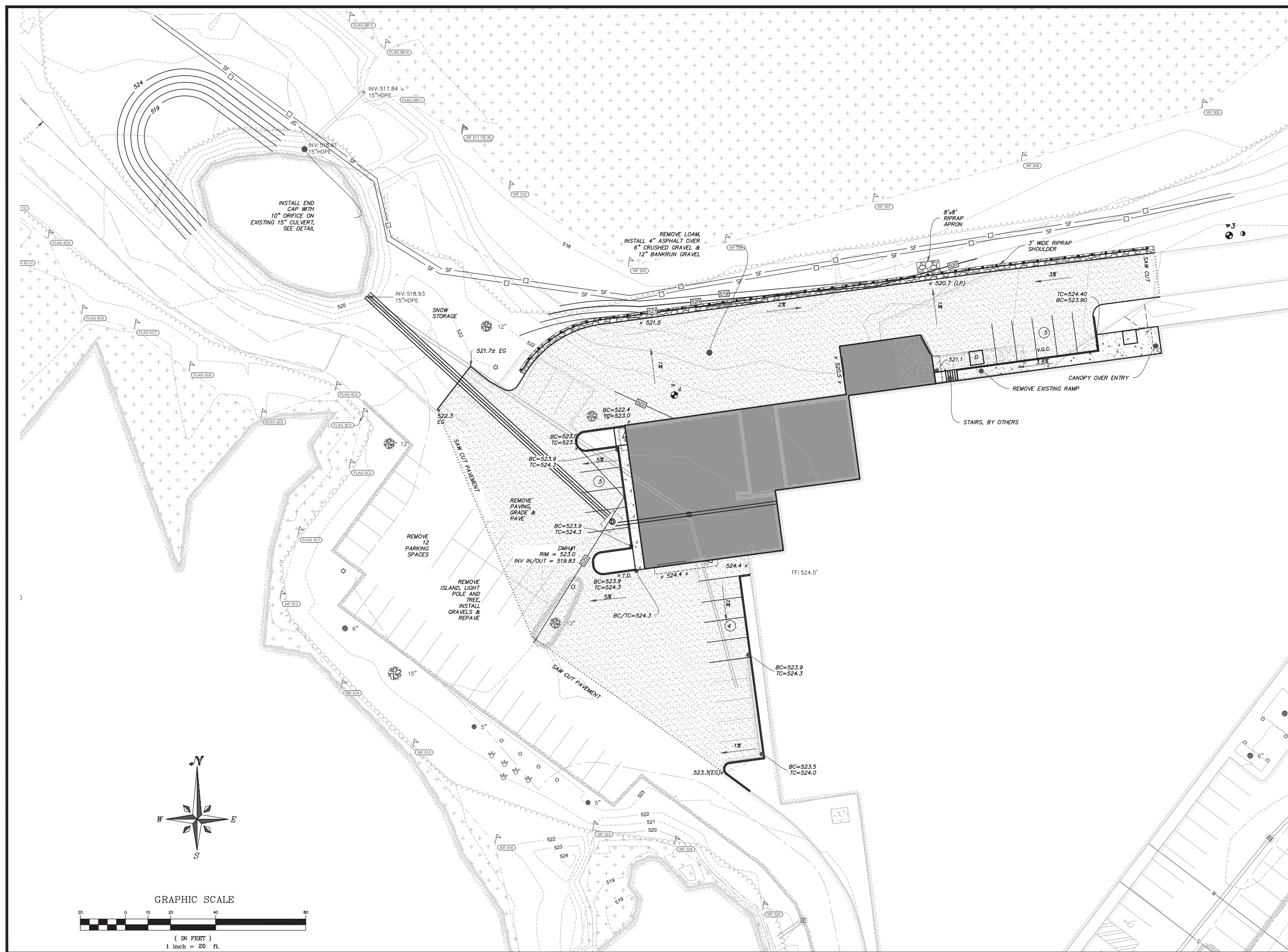
PROPOSED ADDITION  
AMETEK  
44 BLACK BROOK ROAD  
KEENE, NH 03431

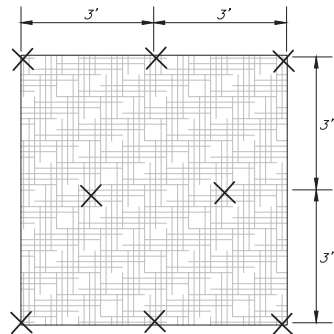
## GARDING & DRAINAGE PLAN

SCALE: 1"=20'

DATE: JUNE 13, 2024

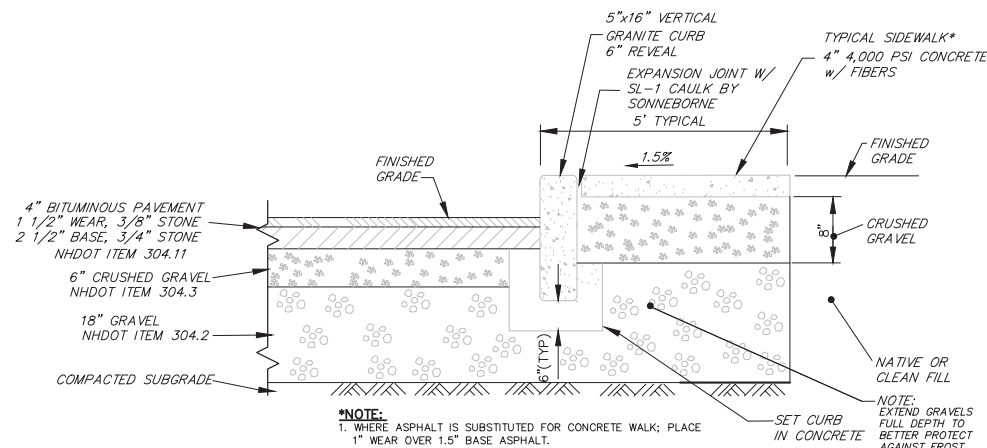
SHEET C-2



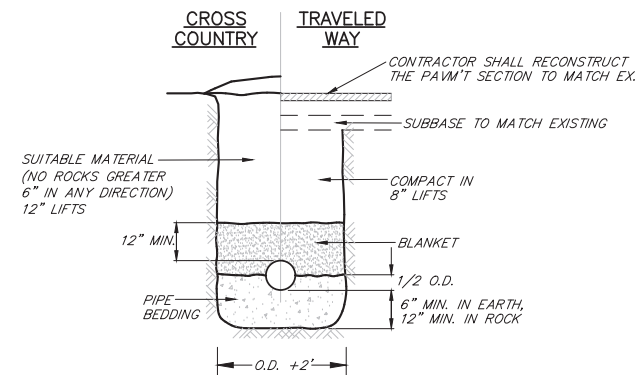


EROSION CONTROL MATTING SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S DIRECTIONS. THIS IS ONLY A GUIDELINE. ROLL OUT MATTING DOWNHILL AND STAPLE AS REQUIRED FOR SLOPE. MATTING SHOULD OVERLAP BY A MINIMUM OF 4 INCHES AND STAPLED AT THE EDGE OF EACH ROLL.

**EROSION CONTROL BLANKET**  
NOT TO SCALE

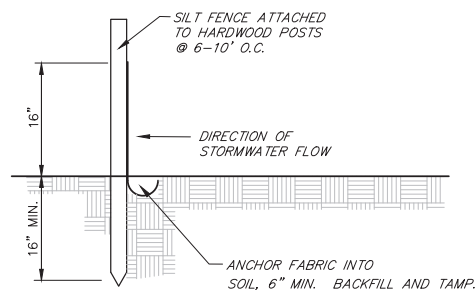


**DRIVEWAY/PARKING LOT WITH CONCRETE SIDEWALK**  
NOT TO SCALE

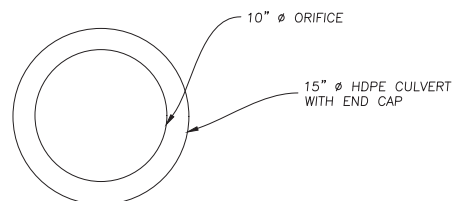


PIPE MATERIAL	BEDDING	BLANKET
DUCTILE IRON	6" SAND	12" SAND
PVC	6" SAND	12" SAND
HDPE	6" SAND	12" SAND
PLASTIC	6" SAND	12" SAND
COPPER	6" SAND	12" SAND
SDR 35	6" STONE	STONE HALF WAY UP PIPE & 12" SAND ABOVE

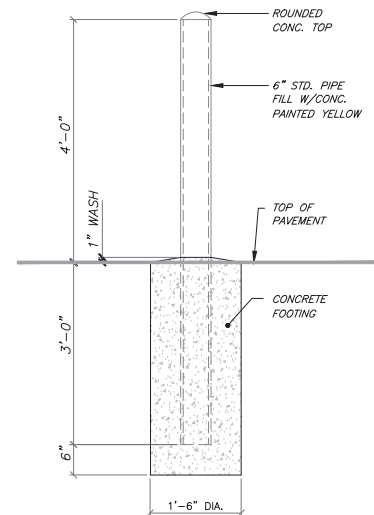
**PIPE IN TRENCH DETAIL**  
NOT TO SCALE



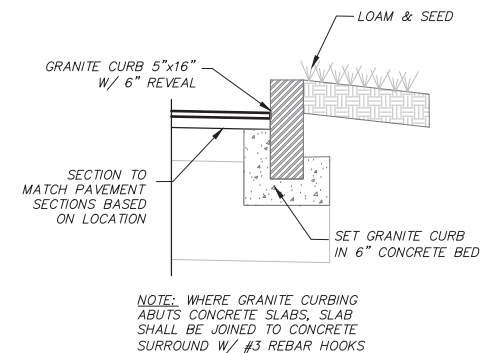
**SILT FENCE**  
NOT TO SCALE



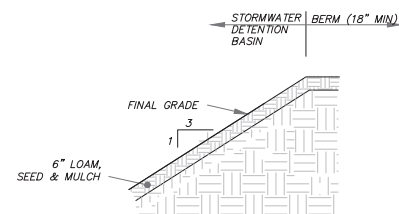
**STORMWATER BASIN OUTLET CONTROL**  
NOT TO SCALE



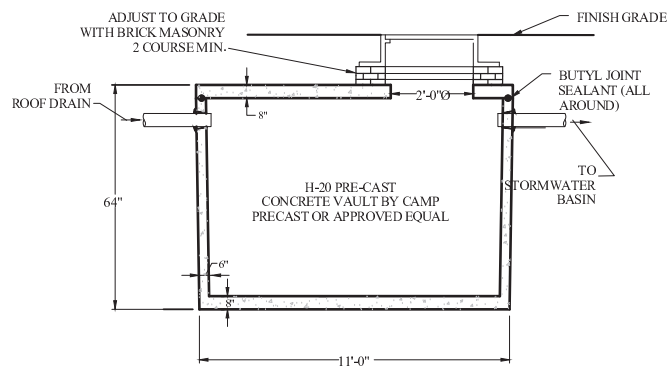
**BOLLARD DETAIL**  
NOT TO SCALE



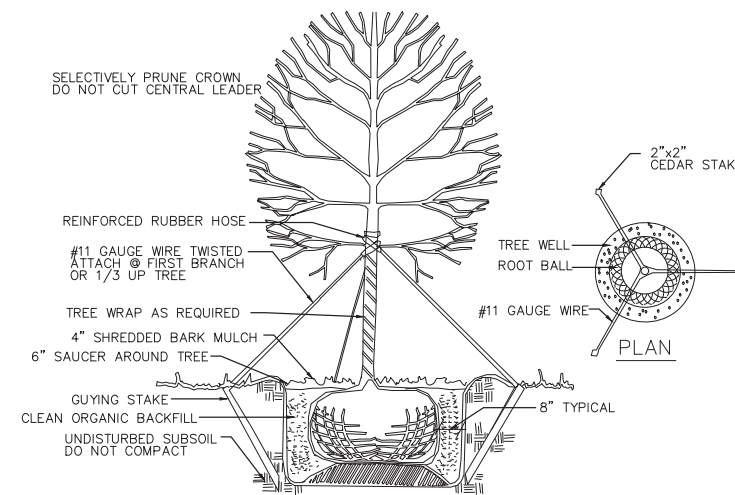
**VERTICAL GRANITE CURB**  
NOT TO SCALE



**DETENTION POND CROSS SECTION**  
NOT TO SCALE



**RECTANGULAR DMH**  
NOT TO SCALE



**TREE PLANTING & GUYING DETAIL**  
NO SCALE



Liza P. Sargent  
R.C.E. NUMBER: 13365  
ENGINEER: DATE

**SVE Associates**

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5620 OLD MILE HILL ROAD  
OREFIELD, PA, 18069

REVISIONS: DATE:

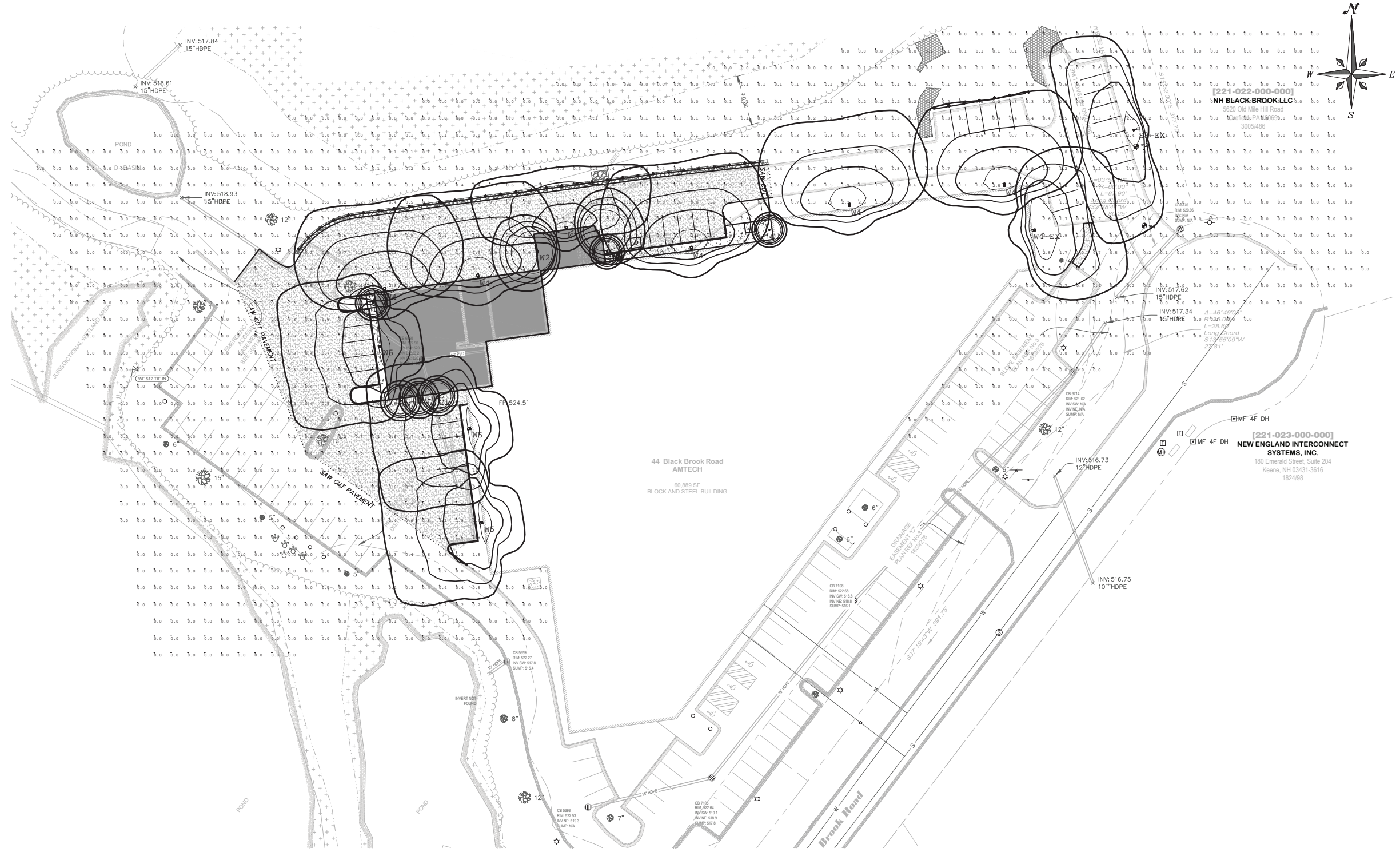
PROPOSED ADDITION  
**AMETEK**  
44 BLACK BROOK ROAD  
KEENE, NH 03431

**CONSTRUCTION DETAILS**

SCALE: AS SHOWN

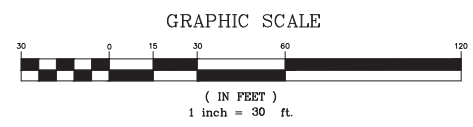
DATE: JUNE 13, 2024

SHEET C-3



Label	Units	Avg	Max	Min	Avg/Min	Max/Min
INVERT AREA	Ft	0.39	22.2	0.0	N.A.	N.A.
E SIDE AND REAR PARKING	Ft	0.95	2.4	0.3	3.17	8.00
W SIDE PARKING	Ft	1.19	2.1	0.3	3.97	7.00

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	8	C1	Single	COOPER: HCB15D010-1M60525830-61MDS	SEE ARCHITECTURAL DRAWINGS FOR MOUNT HEIGHTS - 8' OR 10' APG	0.900	1511	14	84
⊠	1	S1-EX	Single	EXISTING COOPER: GLEON-AP-01-LED-E1-SL3-HSS	MOUNTED 20' APG ON COOPER POLE: SSS4A20SPN1	0.900	5446	59	59
⊡	2	W2	Single	COOPER: XFOR4E-Y-CXK	WALL MTD 11' APG	0.900	3395	37.7	75.4
⊢	1	W3	Single	COOPER: ISS-SA1C-830-U-SL3-CXK	WALL MTD 18' APG	0.900	3595	34.2	34.2
⊣	5	W4	Single	COOPER: ISS-SA1E-830-U-SL4-CXK	WALL MTD 18' APG	0.900	5496	58.2	291
⊤	1	W4-EX	Single	EXISTING COOPER: ISS-NF-1000-LED-E1-SL4	WALL MTD 15' APG	0.900	5230	54.6	54.6
⊥	3	W5	Single	COOPER: ISS-SA1E-830-U-V4PT-CXK	WALL MTD 18' APG	0.900	5641	58.2	174.6



ENGINEER:  
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OWNER:  
**NH BLACK BROOK, LLC**  
 5620 OLD MILE HILL ROAD  
 OREFIELD, PA, 18069

REVISIONS:      DATE:

PROPOSED ADDITION  
 AMETEK  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

**LIGHTING PLAN**

SCALE: 1"=30'

DATE: JUNE 13, 2024

SHEET LT-1



Liza Sargent 6/13/24

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

ENGINEER:  
**SVE Associates**

P.O. Box 1818  
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Brattleboro, VT 05302  
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OWNER:  
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5620 OLD MILE HILL ROAD  
OREFIELD, PA, 18069

REVISIONS: DATE:

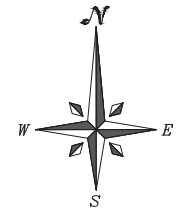
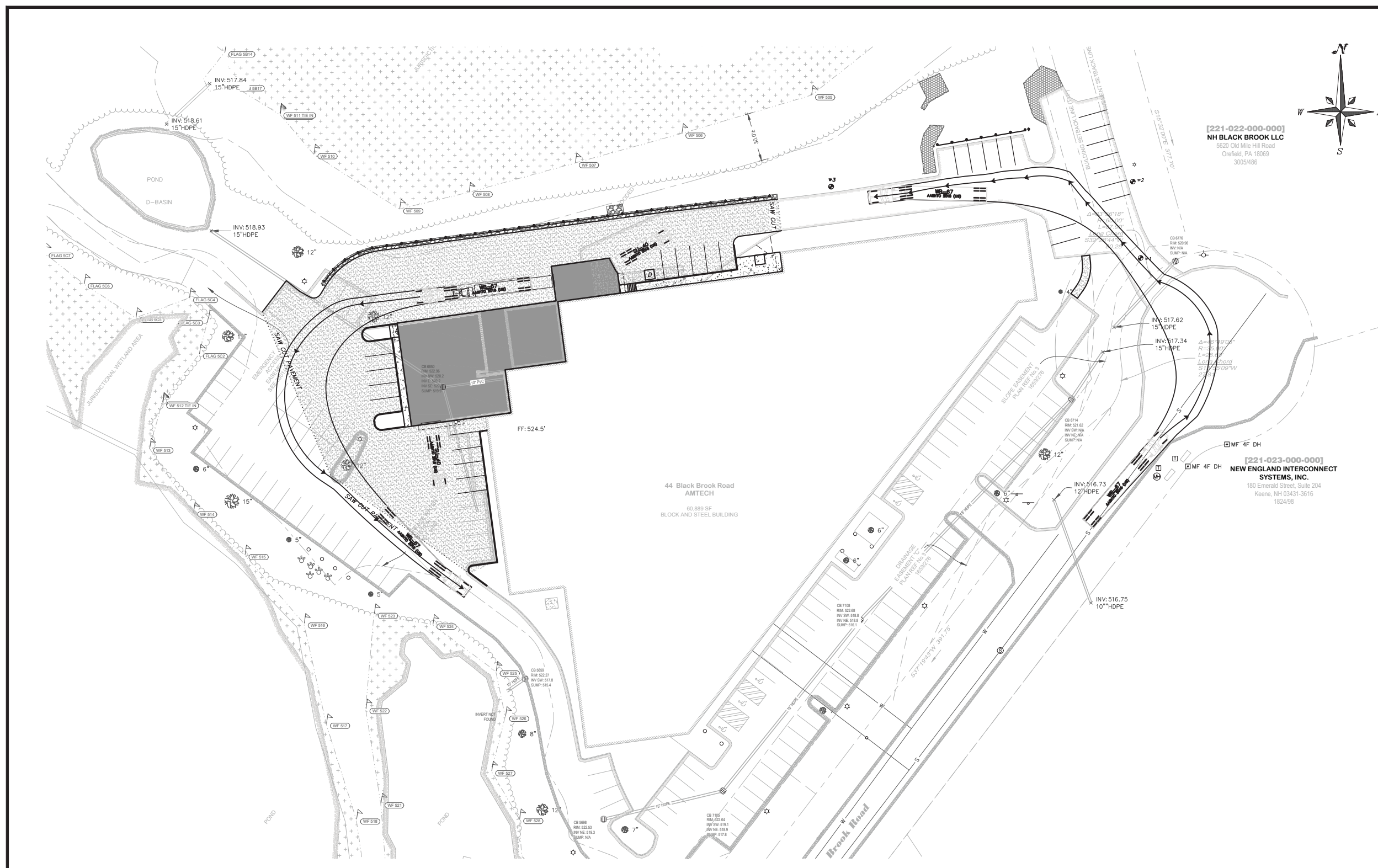
PROPOSED ADDITION  
**AMETEK**  
44 BLACK BROOK ROAD  
KEENE, NH 03431

**TRUCK  
MANUEVERING**

SCALE: 1"=30'

DATE: JUNE 13, 2024

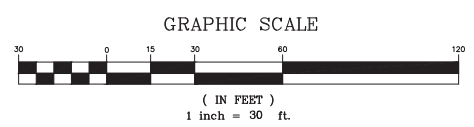
EXHIBIT 1



[221-022-000-000]  
**NH BLACK BROOK LLC**  
3620 Old Mile Hill Road  
Orefield, PA 18069  
3005486

[221-023-000-000]  
**NEW ENGLAND INTERCONNECT  
SYSTEMS, INC.**  
180 Emerald Street, Suite 204  
Keene, NH 03431-3616  
182498

44 Black Brook Road  
**AMTECH**  
60,889 SF  
BLOCK AND STEEL BUILDING



RED ANNOTATIONS  
& NOTES FROM  
MEETING ON  
5/10/2024

PROGRESS SET  
NOT FOR CONSTRUCTION

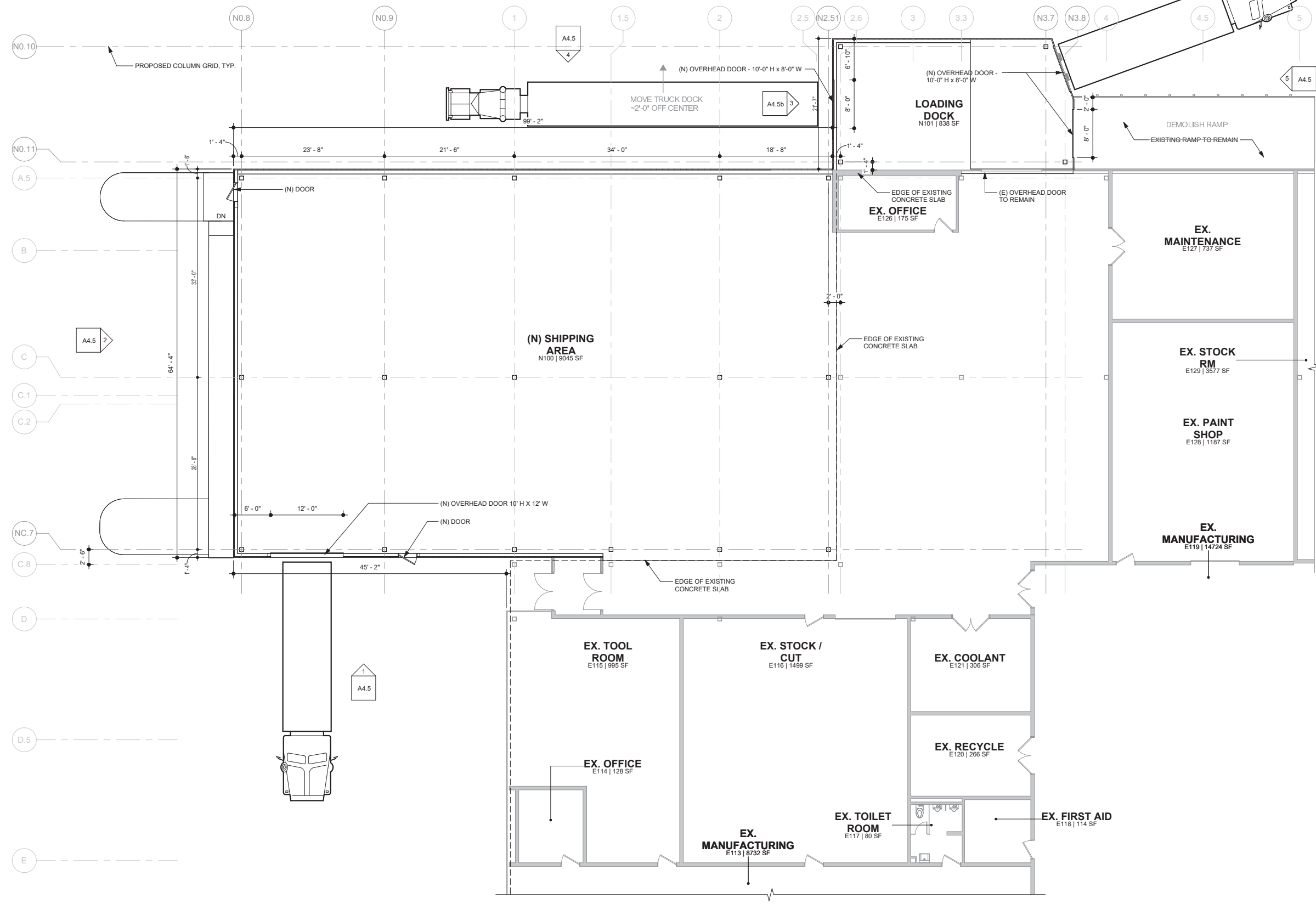
PROJECT  
**AMETEK/Precitech  
Expansion**  
44 BLACK BROOK ROAD  
KEENE, NH  
03431  
CLIENT  
**NH BLACK BROOK LLC**

CURRENT ISSUE  
**SCHEMATIC DESIGN**

PREVIOUS ISSUES

DRAWING TITLE  
**ENLARGED FLOOR PLAN**

DRAWN BY: DB | JS  
PROJ. NO.: 1911  
SHEET NO.:

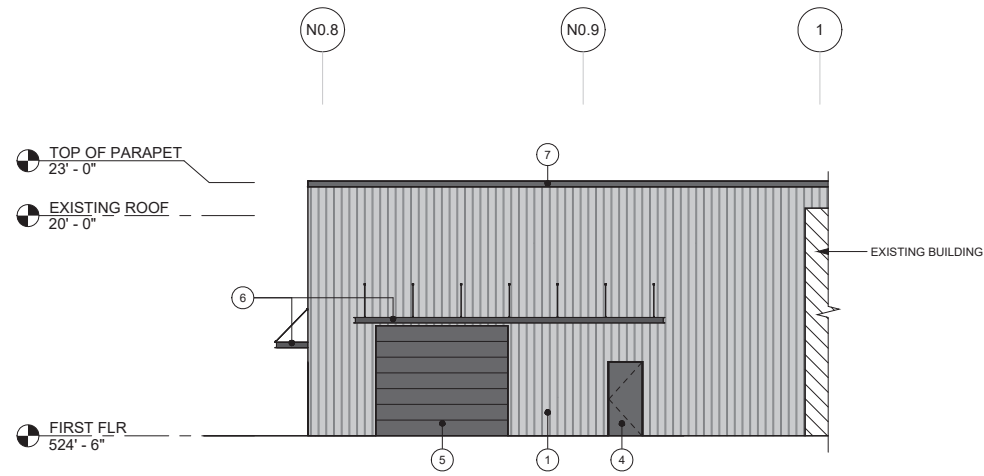


**1** | ENLARGED ADDITION PLAN  
1/8" = 1'-0"

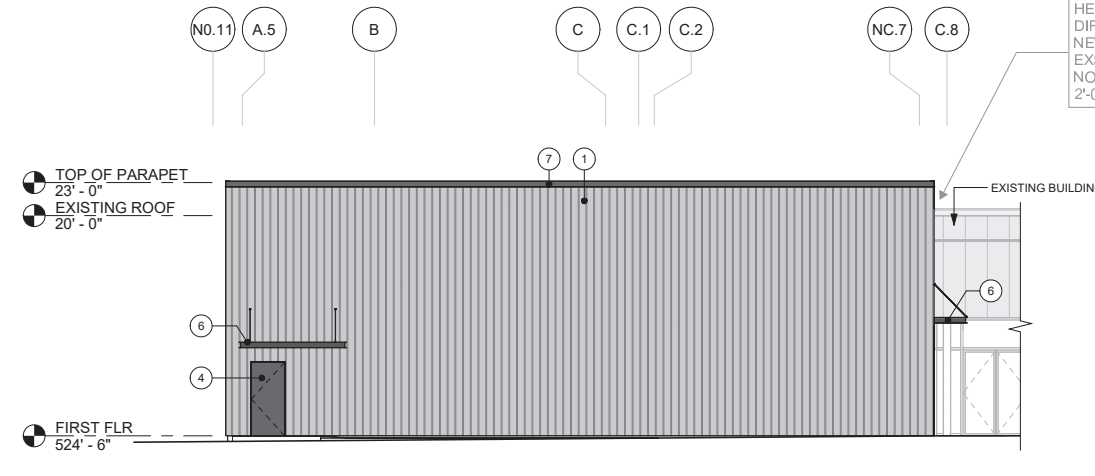
## NOTES

1. INSULATED METAL PANEL. BASIS OF DESIGN: METL SPAN; CF FLUTE; COLOR: REGAL GRAY
2. INSULATED METAL PANEL. BASIS OF DESIGN: METL SPAN; CF FLUTE; COLOR: ZINC GRAY
3. EXTERIOR WALL MOUNTED LIGHTING; TYPICAL OF SIX; 8'-0" ABOVE FLOOR AT PERSONNEL DOORS; 11'-0" ABOVE FLOOR AT OVERHEAD DOORS; SEE ATTACHED PHOTOMETRICS AND CUT SHEET
4. FLAT PANEL INSULATED STEEL PERSONNEL DOOR; COLOR: BLACK
5. COILING OVERHEAD DOOR; COLOR: BLACK
6. PREFABRICATED METAL CANOPY; COLOR: BLACK
7. METAL PARAPET CAP; COLOR: BLACK

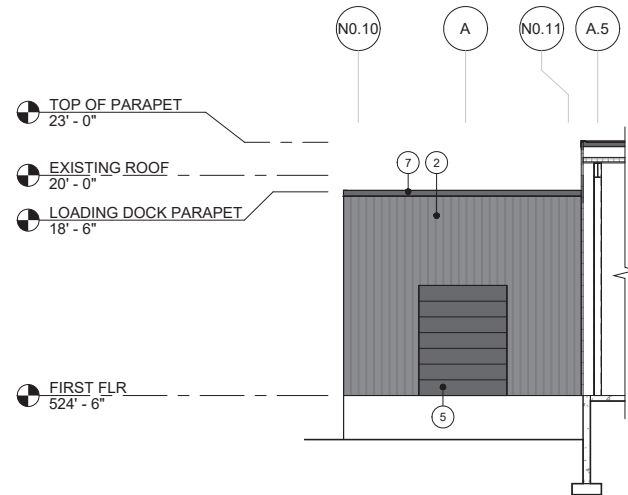
HEIGHT DIFFERENCE BTW NEW ROOF AND EXISTING ROOF NOT TO EXCEED 2'-0"



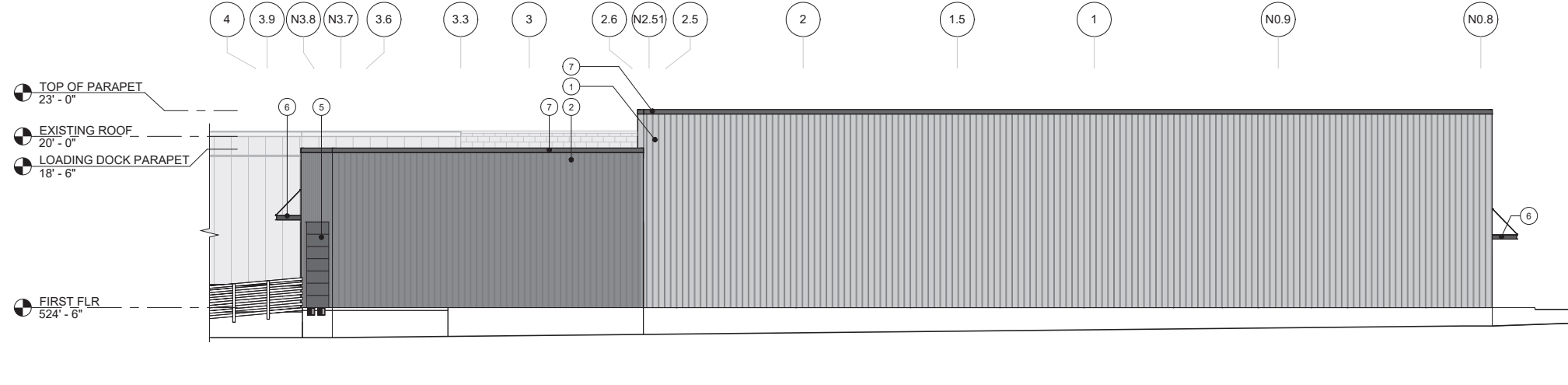
1 | ENLARGED SOUTH ELEVATION  
1/8" = 1'-0"



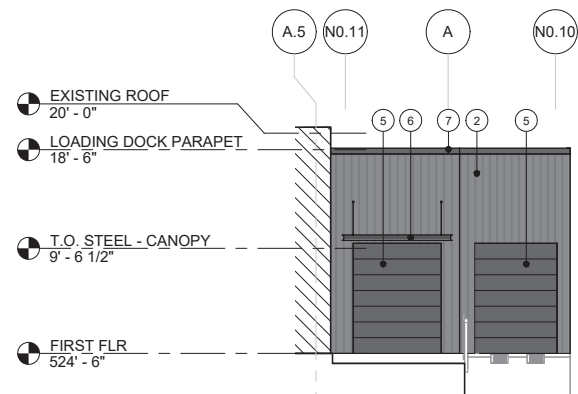
2 | ENLARGED WEST ELEVATION  
1/8" = 1'-0"



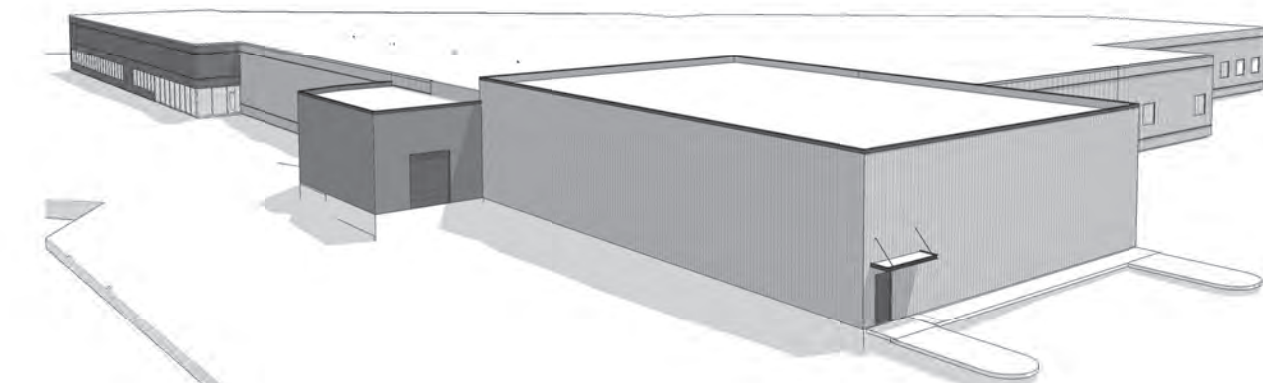
3 | LOADING DOCK ENLARGED WEST ELEVATION  
1/8" = 1'-0"



4 | ENLARGED NORTH ELEVATION  
1/8" = 1'-0"



5 | LOADING DOCK ENLARGED EAST ELEVATION  
1/8" = 1'-0"



6 | ADDITION - BIRDS EYE VIEW

RED ANNOTATIONS & NOTES FROM MEETING ON 5/10/2024

PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT  
**AMETEK/Precitech Expansion**  
44 BLACK BROOK ROAD  
KEENE, NH  
03431

CLIENT  
**NH BLACK BROOK LLC**

CURRENT ISSUE  
**SCHEMATIC DESIGN**

PREVIOUS ISSUES

DRAWING TITLE  
**ENLARGED ELEVATION**

DRAWN BY: DB | JS  
PROJ. NO.: 1911  
SHEET NO.:

## **Drainage Summary**

for

### **Ametek Addition 44 Black Brook Road, Keene, NH**

**Prepared by SVE Associates  
June 9, 2024**

A comparison of peak stormwater runoff for the 25-year rainfall events in the post-development conditions was completed by SVE Associates using HydroCad 10.0 software. The storm event used in the model was the 25-year, Type III, 24-hour storm with a rainfall depth of 4.88 inches for Keene, NH.

#### **OVERVIEW:**

This project will consist of constructing a 6,380-sf addition, modifications to the existing stormwater management system and additional parking spaces.

#### **EXISTING CONDITIONS:**

The existing conditions of this development include the building, “temporary loading dock” constructed in 2020, the parking lots and travel isles.

#### **PROPOSED CONDITIONS:**

The proposed conditions, modeled in the “Post-Development” drainage model, consist of the existing building, proposed addition, and associated parking. The expanded parking will discharge to the north to a riprap apron, and eventually discharge to the wetland to the north. The northwest corner of the development will discharge to the existing stormwater detention basin that will be expanded, and eventually discharge into the extensive wetland to the north. The northeast basin will also discharge into the extensive wetland to the north.

#### **SVE Associates**



	25 year	
	<i>Existing</i>	<i>Proposed</i>
	<i>Runoff (cfs)</i>	<i>Runoff (cfs)</i>
<i>Summary Node 100R</i>	6.11	4.69
<i>Summary Node 101R</i>	0.92	1.17

**CONCLUSION:**

There will be no adverse impact to downstream abutters due to stormwater runoff from the facility. The 0.2 cfs increase to Summary Node 101R in the 25-year storm is statistically insignificant, particularly because of the small drainage area. Overall, there is a net decrease in stormwater runoff post development.

**SVE Associates**

# Extreme Precipitation Tables

## Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing State	Yes
Location	
Latitude	42.964 degrees North
Longitude	72.331 degrees West
Elevation	160 feet
Date/Time	Tue Jun 11 2024 12:06:47 GMT-0400 (Eastern Daylight Time)

### Extreme Precipitation Estimates

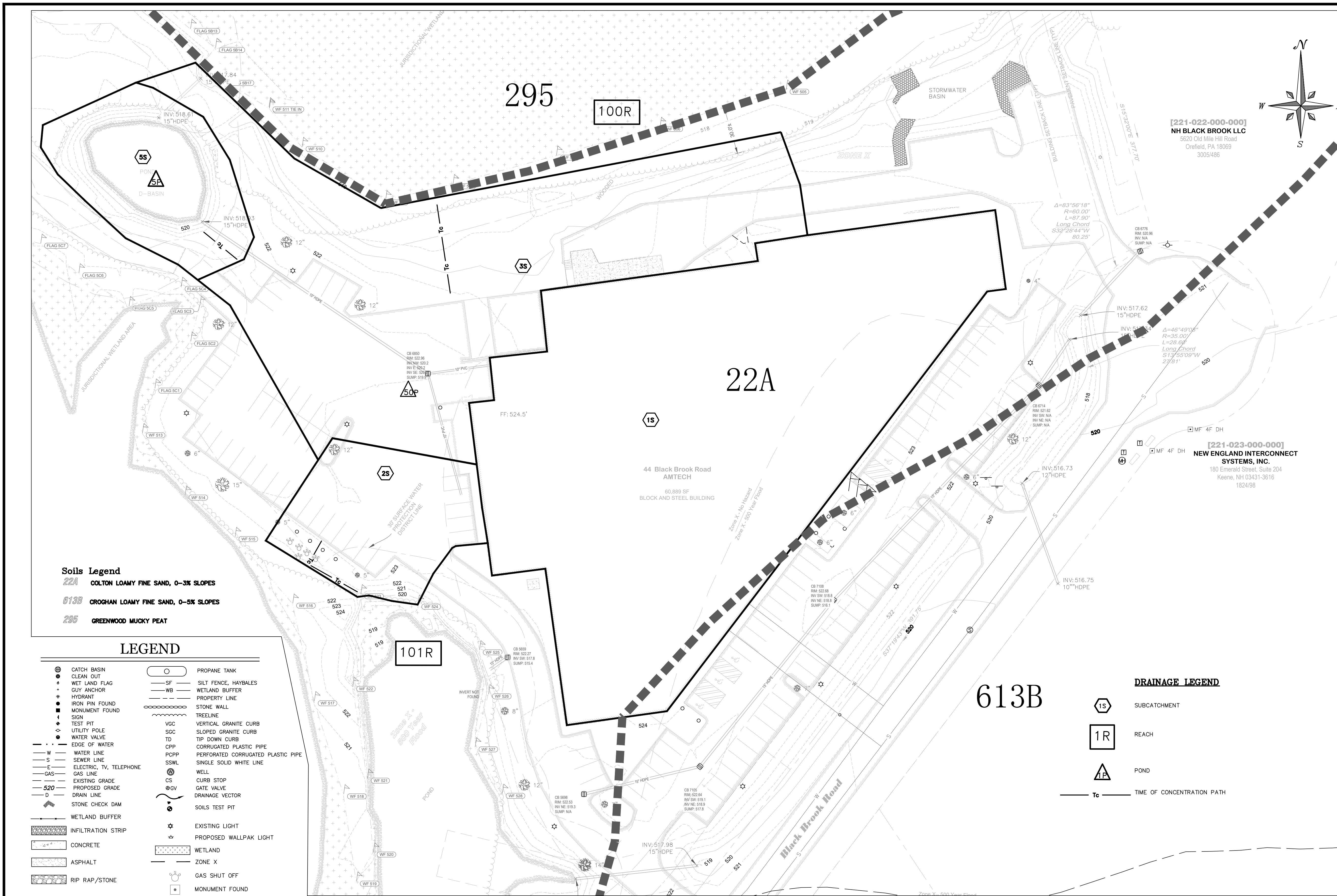
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
<b>1yr</b>	0.28	0.43	0.53	0.69	0.87	1.08	<b>1yr</b>	0.75	1.00	1.24	1.54	1.90	2.35	2.61	<b>1yr</b>	2.08	2.51	2.88	3.52	4.09	<b>1yr</b>
<b>2yr</b>	0.34	0.52	0.64	0.85	1.07	1.33	<b>2yr</b>	0.92	1.19	1.52	1.86	2.27	2.75	3.11	<b>2yr</b>	2.44	2.99	3.49	4.16	4.75	<b>2yr</b>
<b>5yr</b>	0.40	0.62	0.78	1.04	1.34	1.67	<b>5yr</b>	1.15	1.50	1.92	2.34	2.82	3.38	3.86	<b>5yr</b>	2.99	3.72	4.32	5.10	5.80	<b>5yr</b>
<b>10yr</b>	0.45	0.71	0.90	1.22	1.58	2.00	<b>10yr</b>	1.37	1.78	2.29	2.79	3.34	3.96	4.56	<b>10yr</b>	3.51	4.38	5.08	5.95	6.75	<b>10yr</b>
<b>25yr</b>	0.54	0.86	1.09	1.50	1.99	2.52	<b>25yr</b>	1.71	2.24	2.89	3.50	4.16	4.88	5.68	<b>25yr</b>	4.32	5.46	6.30	7.31	8.26	<b>25yr</b>
<b>50yr</b>	0.60	0.97	1.25	1.75	2.36	3.01	<b>50yr</b>	2.04	2.67	3.46	4.17	4.92	5.72	6.71	<b>50yr</b>	5.06	6.45	7.41	8.54	9.62	<b>50yr</b>
<b>100yr</b>	0.70	1.13	1.46	2.06	2.81	3.58	<b>100yr</b>	2.42	3.17	4.11	4.94	5.80	6.71	7.93	<b>100yr</b>	5.94	7.63	8.73	9.98	11.21	<b>100yr</b>
<b>200yr</b>	0.80	1.30	1.68	2.41	3.33	4.27	<b>200yr</b>	2.88	3.78	4.91	5.88	6.86	7.87	9.39	<b>200yr</b>	6.96	9.03	10.28	11.68	13.06	<b>200yr</b>
<b>500yr</b>	0.96	1.58	2.06	2.99	4.19	5.39	<b>500yr</b>	3.62	4.76	6.18	7.37	8.55	9.72	11.75	<b>500yr</b>	8.60	11.29	12.78	14.37	16.00	<b>500yr</b>

### Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
<b>1yr</b>	0.22	0.33	0.41	0.55	0.68	0.91	<b>1yr</b>	0.58	0.89	0.93	1.20	1.51	2.14	2.45	<b>1yr</b>	1.90	2.36	2.70	3.36	3.81	<b>1yr</b>
<b>2yr</b>	0.32	0.50	0.62	0.83	1.03	1.18	<b>2yr</b>	0.89	1.15	1.33	1.69	2.15	2.68	3.04	<b>2yr</b>	2.38	2.92	3.42	4.06	4.64	<b>2yr</b>
<b>5yr</b>	0.37	0.57	0.71	0.97	1.23	1.40	<b>5yr</b>	1.07	1.37	1.57	1.99	2.49	3.20	3.64	<b>5yr</b>	2.83	3.50	4.09	4.82	5.49	<b>5yr</b>
<b>10yr</b>	0.41	0.63	0.78	1.09	1.41	1.59	<b>10yr</b>	1.21	1.55	1.76	2.22	2.77	3.63	4.17	<b>10yr</b>	3.21	4.01	4.65	5.49	6.16	<b>10yr</b>
<b>25yr</b>	0.47	0.71	0.89	1.27	1.67	1.88	<b>25yr</b>	1.44	1.84	2.08	2.55	3.21	4.32	4.95	<b>25yr</b>	3.82	4.76	5.55	6.51	7.22	<b>25yr</b>
<b>50yr</b>	0.52	0.79	0.98	1.41	1.90	2.14	<b>50yr</b>	1.64	2.09	2.34	2.85	3.57	4.93	5.64	<b>50yr</b>	4.36	5.42	6.35	7.42	8.14	<b>50yr</b>
<b>100yr</b>	0.57	0.87	1.09	1.57	2.15	2.41	<b>100yr</b>	1.86	2.36	2.65	3.17	3.98	5.64	6.44	<b>100yr</b>	4.99	6.19	7.29	8.45	9.18	<b>100yr</b>
<b>200yr</b>	0.64	0.96	1.21	1.76	2.45	2.73	<b>200yr</b>	2.11	2.67	2.99	3.52	4.43	6.44	7.36	<b>200yr</b>	5.70	7.07	8.37	9.64	10.35	<b>200yr</b>
<b>500yr</b>	0.74	1.10	1.41	2.05	2.91	3.21	<b>500yr</b>	2.52	3.14	3.50	4.04	5.09	7.70	8.77	<b>500yr</b>	6.81	8.43	10.04	11.49	12.12	<b>500yr</b>

### Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
<b>1yr</b>	0.31	0.47	0.58	0.78	0.96	1.12	<b>1yr</b>	0.82	1.09	1.24	1.59	1.98	2.49	2.76	<b>1yr</b>	2.20	2.65	3.04	3.71	4.31	<b>1yr</b>
<b>2yr</b>	0.35	0.54	0.67	0.91	1.12	1.28	<b>2yr</b>	0.96	1.25	1.43	1.83	2.28	2.82	3.22	<b>2yr</b>	2.50	3.09	3.60	4.26	4.90	<b>2yr</b>
<b>5yr</b>	0.43	0.67	0.83	1.14	1.45	1.68	<b>5yr</b>	1.25	1.65	1.88	2.33	2.88	3.58	4.10	<b>5yr</b>	3.17	3.94	4.54	5.42	6.11	<b>5yr</b>
<b>10yr</b>	0.52	0.79	0.98	1.37	1.77	2.08	<b>10yr</b>	1.53	2.04	2.31	2.81	3.44	4.32	4.97	<b>10yr</b>	3.83	4.78	5.50	6.50	7.35	<b>10yr</b>
<b>25yr</b>	0.65	0.99	1.23	1.75	2.30	2.77	<b>25yr</b>	1.99	2.71	3.04	3.63	4.37	5.53	6.41	<b>25yr</b>	4.89	6.16	7.04	8.26	9.32	<b>25yr</b>
<b>50yr</b>	0.77	1.17	1.46	2.10	2.82	3.45	<b>50yr</b>	2.44	3.37	3.75	4.41	5.23	6.65	7.77	<b>50yr</b>	5.89	7.47	8.48	9.92	11.15	<b>50yr</b>
<b>100yr</b>	0.92	1.39	1.75	2.52	3.46	4.29	<b>100yr</b>	2.99	4.19	4.62	5.36	6.27	8.01	9.44	<b>100yr</b>	7.09	9.08	10.23	11.91	13.37	<b>100yr</b>
<b>200yr</b>	1.11	1.67	2.11	3.06	4.26	5.34	<b>200yr</b>	3.68	5.22	5.71	6.53	7.52	9.64	11.48	<b>200yr</b>	8.53	11.04	12.33	14.30	16.03	<b>200yr</b>
<b>500yr</b>	1.41	2.10	2.70	3.92	5.58	7.14	<b>500yr</b>	4.81	6.98	7.56	8.48	9.58	12.32	14.84	<b>500yr</b>	10.90	14.27	15.79	18.22	20.41	<b>500yr</b>



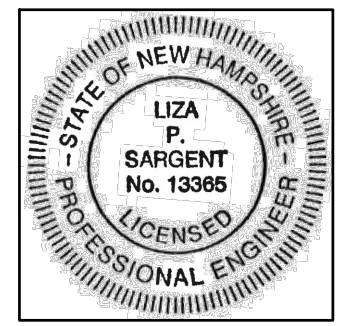
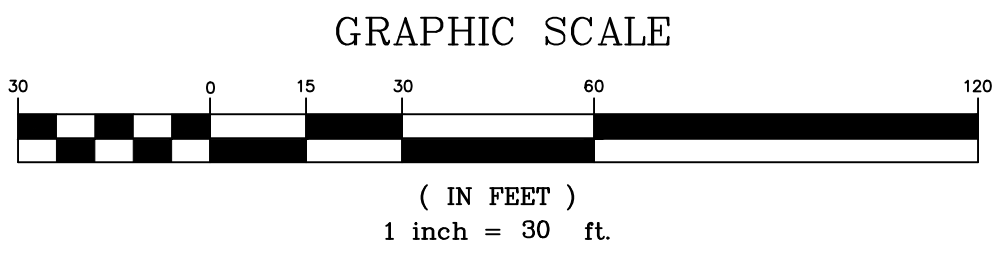
**Soils Legend**  
**22A** COLTON LOAMY FINE SAND, 0-3% SLOPES  
**613B** CROGAN LOAMY FINE SAND, 0-5% SLOPES  
**295** GREENWOOD MUCKY PEAT

**LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>⊕ CATCH BASIN</li> <li>● CLEAN OUT</li> <li>⬤ WET LAND FLAG</li> <li>⊕ GUY ANCHOR</li> <li>⊕ HYDRANT</li> <li>⊕ IRON PIN FOUND</li> <li>⊕ MONUMENT FOUND</li> <li>⊕ SIGN</li> <li>⊕ TEST PIT</li> <li>⊕ UTILITY POLE</li> <li>⊕ WATER VALVE</li> <li>— EDGE OF WATER</li> <li>— WATER LINE</li> <li>— SEWER LINE</li> <li>— GAS LINE</li> <li>— ELECTRIC, TV, TELEPHONE</li> <li>— GAS LINE</li> <li>— EXISTING GRADE</li> <li>— PROPOSED GRADE</li> <li>— DRAIN LINE</li> <li>D STONE CHECK DAM</li> <li>— WETLAND BUFFER</li> <li>INFILTRATION STRIP</li> <li>CONCRETE</li> <li>ASPHALT</li> <li>RIP RAP/STONE</li> <li>PROPOSED DRAIN PIPE</li> <li>TREE</li> </ul> | <ul style="list-style-type: none"> <li>○ PROPANE TANK</li> <li>— SF SILT FENCE, HAYBALES</li> <li>— WB WETLAND BUFFER</li> <li>— PROPERTY LINE</li> <li>— STONE WALL</li> <li>— TREELINE</li> <li>VGC VERTICAL GRANITE CURB</li> <li>SGC SLOPED GRANITE CURB</li> <li>TD TIP DOWN CURB</li> <li>CPP CORRUGATED PLASTIC PIPE</li> <li>PCPP PERFORATED CORRUGATED PLASTIC PIPE</li> <li>SSWL SINGLE SOLID WHITE LINE</li> <li>WELL</li> <li>CS CURB STOP</li> <li>GV GATE VALVE</li> <li>⊕ DRAINAGE VECTOR</li> <li>SOILS TEST PIT</li> <li>☆ EXISTING LIGHT</li> <li>☆ PROPOSED WALLPAK LIGHT</li> <li>☆ WETLAND</li> <li>☆ ZONE X</li> <li>⊕ GAS SHUT OFF</li> <li>⊕ MONUMENT FOUND</li> <li>⊕ TELEPHONE PEDESTAL</li> </ul> |
|---|--|

**DRAINAGE LEGEND**

- ⊕ SUBCATCHMENT
- 1R REACH
- ⊕ POND
- Tc TIME OF CONCENTRATION PATH



Liza P. Sargent 6/13/24

R.C.E. NUMBER: 13365 DATE

**SVE Associates**

P.O. Box 1818  
 439 West River Road  
 Brattleboro, VT 05302  
 Phone (802) 257-0561  
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 www.sveassoc.com

OWNER:  
**NH BLACK BROOK, LLC**  
 5620 OLD MILE HILL ROAD  
 OREFIELD, PA, 18069

REVISIONS: DATE:

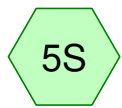
PROPOSED ADDITION  
 AMETEK  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

**PRE DEVELOPMENT DRAINAGE PLAN**

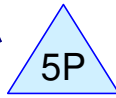
SCALE: 1"=30'

DATE: JUNE 13, 2024

SHEET D-1



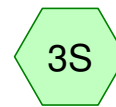
FOREST



EX. DETENTION BASIN



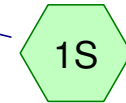
N SUMMARY



N. OF BLDG



EX. CB



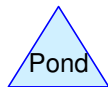
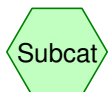
EX. BLDG



W. OF BLDG



SW SUMMARY



**Routing Diagram for K2667 DRAINAGE PRE 6-9-2024**

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# K2667 DRAINAGE PRE 6-9-2024

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Page 2

## Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.395	49	50-75% Grass cover, Fair, HSG A (2S, 3S)
0.642	98	Paved parking, HSG A (2S, 3S, 5S)
1.403	98	Roofs, HSG A (1S)
0.083	98	Water Surface, HSG A (5S)
0.169	36	Woods, Fair, HSG A (3S)
0.132	43	Woods/grass comb., Fair, HSG A (5S)
<b>2.823</b>	<b>85</b>	<b>TOTAL AREA</b>

# K2667 DRAINAGE PRE 6-9-2024

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## Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
2.823	HSG A	1S, 2S, 3S, 5S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
<b>2.823</b>		<b>TOTAL AREA</b>

**K2667 DRAINAGE PRE 6-9-2024**

Prepared by SVE Associates

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.395	0.000	0.000	0.000	0.000	0.395	50-75% Grass cover, Fair	2S, 3S
0.642	0.000	0.000	0.000	0.000	0.642	Paved parking	2S, 3S, 5S
1.403	0.000	0.000	0.000	0.000	1.403	Roofs	1S
0.083	0.000	0.000	0.000	0.000	0.083	Water Surface	5S
0.169	0.000	0.000	0.000	0.000	0.169	Woods, Fair	3S
0.132	0.000	0.000	0.000	0.000	0.132	Woods/grass comb., Fair	5S
<b>2.823</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>2.823</b>	<b>TOTAL AREA</b>	

# K2667 DRAINAGE PRE 6-9-2024

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## Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1S	0.00	0.00	200.0	0.0080	0.013	0.0	15.0	0.0
2	5P	518.61	517.84	40.0	0.0192	0.013	0.0	15.0	0.0
3	50P	520.20	518.93	175.0	0.0073	0.013	0.0	15.0	0.0



**K2667 DRAINAGE PRE 6-9-2024**

Type III 24-hr 25 yr Rainfall=4.88"

Prepared by SVE Associates

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: EX. BLDG** Runoff Area=61,100 sf 100.00% Impervious Runoff Depth=4.64"  
Flow Length=200' Slope=0.0080 '/' Tc=0.7 min CN=98 Runoff=8.06 cfs 0.543 af

**Subcatchment 2S: W. OF BLDG** Runoff Area=8,920 sf 81.00% Impervious Runoff Depth=3.66"  
Flow Length=50' Slope=0.0600 '/' Tc=3.9 min CN=89 Runoff=0.92 cfs 0.062 af

**Subcatchment 3S: N. OF BLDG** Runoff Area=43,090 sf 46.91% Impervious Runoff Depth=1.95"  
Flow Length=60' Slope=0.0500 '/' Tc=4.9 min CN=70 Runoff=2.30 cfs 0.161 af

**Subcatchment 5S: FOREST** Runoff Area=9,880 sf 41.90% Impervious Runoff Depth=1.65"  
Flow Length=30' Slope=0.0330 '/' Tc=3.3 min CN=66 Runoff=0.46 cfs 0.031 af

**Reach 100R: N SUMMARY** Inflow=6.11 cfs 0.734 af  
Outflow=6.11 cfs 0.734 af

**Reach 101R: SW SUMMARY** Inflow=0.92 cfs 0.062 af  
Outflow=0.92 cfs 0.062 af

**Pond 5P: EX. DETENTION BASIN** Peak Elev=519.92' Storage=5,096 cf Inflow=8.42 cfs 0.574 af  
15.0" Round Culvert n=0.013 L=40.0' S=0.0192 '/' Outflow=3.85 cfs 0.574 af

**Pond 50P: EX. CB** Peak Elev=524.19' Inflow=8.06 cfs 0.543 af  
15.0" Round Culvert n=0.013 L=175.0' S=0.0073 '/' Outflow=8.06 cfs 0.543 af

**Total Runoff Area = 2.823 ac Runoff Volume = 0.797 af Average Runoff Depth = 3.39"**  
**24.64% Pervious = 0.696 ac 75.36% Impervious = 2.128 ac**

**Summary for Subcatchment 1S: EX. BLDG**

Runoff = 8.06 cfs @ 12.01 hrs, Volume= 0.543 af, Depth= 4.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
61,100	98	Roofs, HSG A
61,100		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	200	0.0080	4.71	5.78	<b>Pipe Channel,</b> 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior

**Summary for Subcatchment 2S: W. OF BLDG**

Runoff = 0.92 cfs @ 12.06 hrs, Volume= 0.062 af, Depth= 3.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
7,225	98	Paved parking, HSG A
1,695	49	50-75% Grass cover, Fair, HSG A
8,920	89	Weighted Average
1,695		19.00% Pervious Area
7,225		81.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	50	0.0600	0.21		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.75"

**Summary for Subcatchment 3S: N. OF BLDG**

Runoff = 2.30 cfs @ 12.08 hrs, Volume= 0.161 af, Depth= 1.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
20,215	98	Paved parking, HSG A
15,515	49	50-75% Grass cover, Fair, HSG A
7,360	36	Woods, Fair, HSG A
43,090	70	Weighted Average
22,875		53.09% Pervious Area
20,215		46.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.9	60	0.0500	0.21		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.75"

**Summary for Subcatchment 5S: FOREST**

Runoff = 0.46 cfs @ 12.06 hrs, Volume= 0.031 af, Depth= 1.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
5,740	43	Woods/grass comb., Fair, HSG A
3,600	98	Water Surface, HSG A
540	98	Paved parking, HSG A
9,880	66	Weighted Average
5,740		58.10% Pervious Area
4,140		41.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	30	0.0330	0.15		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.75"

**Summary for Reach 100R: N SUMMARY**

Inflow Area = 2.619 ac, 74.91% Impervious, Inflow Depth = 3.36" for 25 yr event  
 Inflow = 6.11 cfs @ 12.08 hrs, Volume= 0.734 af  
 Outflow = 6.11 cfs @ 12.08 hrs, Volume= 0.734 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

**Summary for Reach 101R: SW SUMMARY**

Inflow Area = 0.205 ac, 81.00% Impervious, Inflow Depth = 3.66" for 25 yr event  
 Inflow = 0.92 cfs @ 12.06 hrs, Volume= 0.062 af  
 Outflow = 0.92 cfs @ 12.06 hrs, Volume= 0.062 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

**Summary for Pond 5P: EX. DETENTION BASIN**

Inflow Area = 1.629 ac, 91.91% Impervious, Inflow Depth = 4.23" for 25 yr event  
 Inflow = 8.42 cfs @ 12.01 hrs, Volume= 0.574 af  
 Outflow = 3.85 cfs @ 12.11 hrs, Volume= 0.574 af, Atten= 54%, Lag= 5.8 min  
 Primary = 3.85 cfs @ 12.11 hrs, Volume= 0.574 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

**K2667 DRAINAGE PRE 6-9-2024**

Type III 24-hr 25 yr Rainfall=4.88"

Prepared by SVE Associates

Printed 6/11/2024

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Peak Elev= 519.92' @ 12.11 hrs Surf.Area= 4,295 sf Storage= 5,096 cf

Plug-Flow detention time= 50.3 min calculated for 0.574 af (100% of inflow)

Center-of-Mass det. time= 50.1 min ( 799.7 - 749.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	518.61'	15,607 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
518.61	3,510	0	0
520.00	4,345	5,459	5,459
521.00	5,080	4,713	10,172
522.00	5,790	5,435	15,607

Device	Routing	Invert	Outlet Devices
#1	Primary	518.61'	<b>15.0" Round Culvert</b> L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 518.61' / 517.84' S= 0.0192 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

**Primary OutFlow** Max=3.85 cfs @ 12.11 hrs HW=519.92' (Free Discharge)↑**1=Culvert** (Inlet Controls 3.85 cfs @ 3.14 fps)**Summary for Pond 50P: EX. CB**

Inflow Area = 1.403 ac, 100.00% Impervious, Inflow Depth = 4.64" for 25 yr event  
 Inflow = 8.06 cfs @ 12.01 hrs, Volume= 0.543 af  
 Outflow = 8.06 cfs @ 12.01 hrs, Volume= 0.543 af, Atten= 0%, Lag= 0.0 min  
 Primary = 8.06 cfs @ 12.01 hrs, Volume= 0.543 af

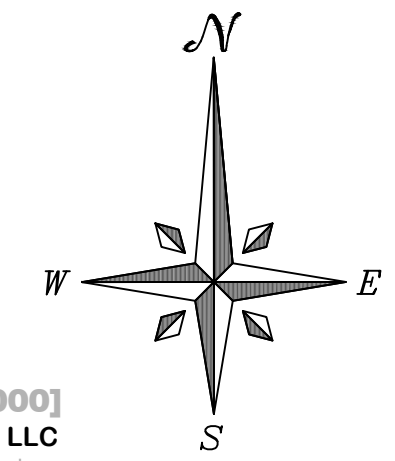
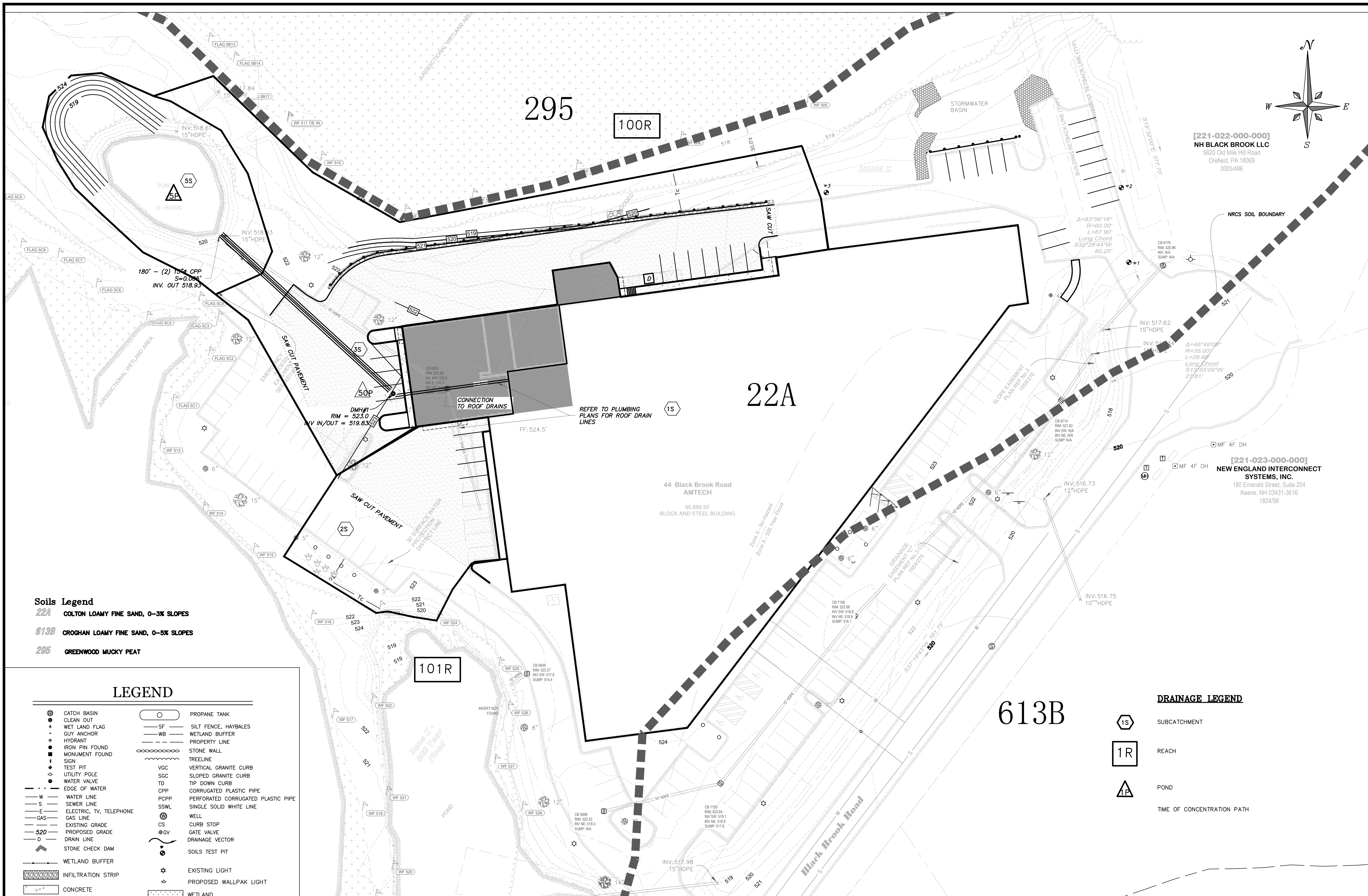
Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Peak Elev= 524.19' @ 12.01 hrs

Flood Elev= 523.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	520.20'	<b>15.0" Round Culvert</b> L= 175.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 520.20' / 518.93' S= 0.0073 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

**Primary OutFlow** Max=8.05 cfs @ 12.01 hrs HW=524.18' (Free Discharge)↑**1=Culvert** (Barrel Controls 8.05 cfs @ 6.56 fps)



[221-022-000-000]  
 NH BLACK BROOK LLC  
 5620 Old Mile Hill Road  
 Orefield, PA 18069  
 3005/486

[221-023-000-000]  
 NEW ENGLAND INTERCONNECT  
 SYSTEMS, INC.  
 180 Emerald Street, Suite 204  
 Keene, NH 03431-3616  
 1824/98

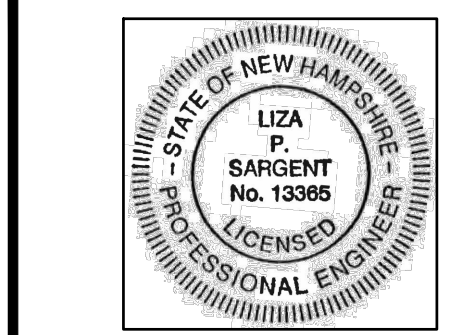
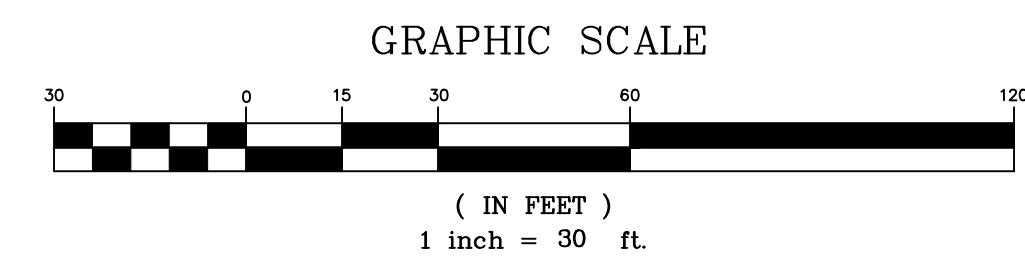
**Soils Legend**  
 22A COLTON LOAMY FINE SAND, 0-3% SLOPES  
 613B CROGHAN LOAMY FINE SAND, 0-5% SLOPES  
 295 GREENWOOD MUCKY PEAT

**LEGEND**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>● CATCH BASIN</li> <li>○ CLEAN OUT</li> <li>⊕ WET LAND FLAG</li> <li>+ GUY ANCHOR</li> <li>⊕ HYDRANT</li> <li>⊕ IRON PIN FOUND</li> <li>⊕ MONUMENT FOUND</li> <li>⊕ SIGN</li> <li>⊕ TEST PIT</li> <li>⊕ UTILITY POLE</li> <li>⊕ WATER VALVE</li> <li>— EDGE OF WATER</li> <li>— W WATER LINE</li> <li>— S SEWER LINE</li> <li>— E ELECTRIC, TV, TELEPHONE</li> <li>— GAS GAS LINE</li> <li>— EXISTING GRADE</li> <li>— PROPOSED GRADE</li> <li>— 520 DRAIN LINE</li> <li>— D STONE CHECK DAM</li> <li>— WETLAND BUFFER</li> <li>INFILTRATION STRIP</li> <li>CONCRETE</li> <li>ASPHALT</li> <li>RIP RAP/STONE</li> <li>PROPOSED DRAIN PIPE</li> <li>TREE</li> </ul> | <ul style="list-style-type: none"> <li>○ PROPANE TANK</li> <li>— SF SILT FENCE, HAYBALES</li> <li>— WB WETLAND BUFFER</li> <li>— WB PROPERTY LINE</li> <li>— STONE WALL</li> <li>— TREELINE</li> <li>VCC VERTICAL GRANITE CURB</li> <li>SOC SLOPED GRANITE CURB</li> <li>TD TIP DOWN CURB</li> <li>CPP CORRUGATED PLASTIC PIPE</li> <li>PCPP PERFORATED CORRUGATED PLASTIC PIPE</li> <li>SSWL SINGLE SOLID WHITE LINE</li> <li>⊕ WELL</li> <li>CS CURB STOP</li> <li>⊕ GV GATE VALVE</li> <li>⊕ DRAINAGE VECTOR</li> <li>⊕ SOILS TEST PIT</li> <li>⊕ EXISTING LIGHT</li> <li>⊕ PROPOSED WALLPAK LIGHT</li> <li>WETLAND</li> <li>— ZONE X</li> <li>⊕ GAS SHUT OFF</li> <li>⊕ MONUMENT FOUND</li> <li>⊕ TELEPHONE PEDESTAL</li> </ul> |
|---|---|

**DRAINAGE LEGEND**

- 1S SUBCATCHMENT
- 1R REACH
- ⊕ POND
- ⊕ TIME OF CONCENTRATION PATH



Liza Sargent 6/13/24  
 LIZA P. SARGENT R.C.E. NUMBER: 13365 DATE

**SVE Associates**

P.O. Box 1818  
 439 West River Road  
 Brattleboro, VT 05302  
 Phone (802) 257-0561  
 Fax (802) 257-0721  
 www.sveassoc.com

OWNER:  
 NH BLACK BROOK, LLC  
 5620 OLD MILE HILL ROAD  
 OREFIELD, PA, 18069

REVISIONS: DATE:

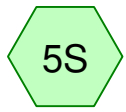
PROPOSED ADDITION  
 AMETEK  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

**POST DEVELOPMENT DRAINAGE PLAN**

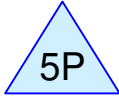
SCALE: 1"=30'

DATE: JUNE 13, 2024

SHEET D-2



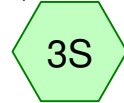
FOREST



EXPANDED  
DETENTION BASIN



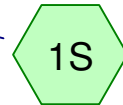
N SUMMARY



N OF BLDG



NEW CB



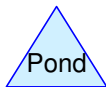
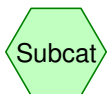
EX. BLDG & ADDITION



W. OF BLDG



SW SUMMARY



**Routing Diagram for K2667 DRAINAGE POST 6-9-2024**  
Prepared by SVE Associates, Printed 6/11/2024  
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# K2667 DRAINAGE POST 6-9-2024

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## Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.241	49	50-75% Grass cover, Fair, HSG A (2S, 3S)
0.658	98	Paved parking, HSG A (2S, 3S, 5S)
1.540	98	Roofs, HSG A (1S)
0.177	98	Water Surface, HSG A (5S)
0.169	36	Woods, Fair, HSG A (3S)
0.037	43	Woods/grass comb., Fair, HSG A (5S)
<b>2.823</b>	<b>89</b>	<b>TOTAL AREA</b>

# K2667 DRAINAGE POST 6-9-2024

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## Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
2.823	HSG A	1S, 2S, 3S, 5S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
<b>2.823</b>		<b>TOTAL AREA</b>



**K2667 DRAINAGE POST 6-9-2024**

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.241	0.000	0.000	0.000	0.000	0.241	50-75% Grass cover, Fair	2S, 3S
0.658	0.000	0.000	0.000	0.000	0.658	Paved parking	2S, 3S, 5S
1.540	0.000	0.000	0.000	0.000	1.540	Roofs	1S
0.177	0.000	0.000	0.000	0.000	0.177	Water Surface	5S
0.169	0.000	0.000	0.000	0.000	0.169	Woods, Fair	3S
0.037	0.000	0.000	0.000	0.000	0.037	Woods/grass comb., Fair	5S
<b>2.823</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>2.823</b>	<b>TOTAL AREA</b>	

# K2667 DRAINAGE POST 6-9-2024

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## Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1S	0.00	0.00	200.0	0.0080	0.013	0.0	15.0	0.0
2	5P	518.61	517.84	40.0	0.0192	0.013	0.0	15.0	0.0
3	50P	519.83	518.93	145.0	0.0062	0.013	0.0	15.0	0.0

**K2667 DRAINAGE POST 6-9-2024**

Type III 24-hr 25 yr Rainfall=4.88"

Prepared by SVE Associates

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: EX. BLDG & ADDITION** Runoff Area=67,100 sf 100.00% Impervious Runoff Depth=4.64"  
Flow Length=200' Slope=0.0080 '/' Tc=0.7 min CN=98 Runoff=8.86 cfs 0.596 af

**Subcatchment 2S: W. OF BLDG** Runoff Area=11,545 sf 78.87% Impervious Runoff Depth=3.56"  
Flow Length=50' Slope=0.0600 '/' Tc=3.9 min CN=88 Runoff=1.17 cfs 0.079 af

**Subcatchment 3S: N OF BLDG** Runoff Area=34,435 sf 55.21% Impervious Runoff Depth=2.19"  
Flow Length=30' Slope=0.2500 '/' Tc=1.5 min CN=73 Runoff=2.36 cfs 0.144 af

**Subcatchment 5S: FOREST** Runoff Area=9,880 sf 83.60% Impervious Runoff Depth=3.66"  
Flow Length=30' Slope=0.0330 '/' Tc=3.3 min CN=89 Runoff=1.04 cfs 0.069 af

**Reach 100R: N SUMMARY** Inflow=4.69 cfs 0.806 af  
Outflow=4.69 cfs 0.806 af

**Reach 101R: SW SUMMARY** Inflow=1.17 cfs 0.079 af  
Outflow=1.17 cfs 0.079 af

**Pond 5P: EXPANDED DETENTION BASIN** Peak Elev=520.11' Storage=8,288 cf Inflow=9.73 cfs 0.665 af  
Outflow=2.73 cfs 0.662 af

**Pond 50P: NEW CB** Peak Elev=521.36' Inflow=8.86 cfs 0.596 af  
15.0" Round Culvert x 2.00 n=0.013 L=145.0' S=0.0062 '/' Outflow=8.86 cfs 0.596 af

**Total Runoff Area = 2.823 ac Runoff Volume = 0.888 af Average Runoff Depth = 3.77"**  
**15.85% Pervious = 0.447 ac 84.15% Impervious = 2.375 ac**

**K2667 DRAINAGE POST 6-9-2024**

Type III 24-hr 25 yr Rainfall=4.88"

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**Summary for Subcatchment 1S: EX. BLDG & ADDITION**

Runoff = 8.86 cfs @ 12.01 hrs, Volume= 0.596 af, Depth= 4.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
67,100	98	Roofs, HSG A
67,100		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	200	0.0080	4.71	5.78	<b>Pipe Channel,</b> 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior

**Summary for Subcatchment 2S: W. OF BLDG**

Runoff = 1.17 cfs @ 12.06 hrs, Volume= 0.079 af, Depth= 3.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
9,105	98	Paved parking, HSG A
2,440	49	50-75% Grass cover, Fair, HSG A
11,545	88	Weighted Average
2,440		21.13% Pervious Area
9,105		78.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	50	0.0600	0.21		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.75"

**Summary for Subcatchment 3S: N OF BLDG**

Runoff = 2.36 cfs @ 12.03 hrs, Volume= 0.144 af, Depth= 2.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
7,360	36	Woods, Fair, HSG A
19,010	98	Paved parking, HSG A
8,065	49	50-75% Grass cover, Fair, HSG A
34,435	73	Weighted Average
15,425		44.79% Pervious Area
19,010		55.21% Impervious Area

**K2667 DRAINAGE POST 6-9-2024**

Type III 24-hr 25 yr Rainfall=4.88"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	30	0.2500	0.34		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.75"

**Summary for Subcatchment 5S: FOREST**

Runoff = 1.04 cfs @ 12.05 hrs, Volume= 0.069 af, Depth= 3.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25 yr Rainfall=4.88"

Area (sf)	CN	Description
1,620	43	Woods/grass comb., Fair, HSG A
7,720	98	Water Surface, HSG A
540	98	Paved parking, HSG A
9,880	89	Weighted Average
1,620		16.40% Pervious Area
8,260		83.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	30	0.0330	0.15		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 2.75"

**Summary for Reach 100R: N SUMMARY**

Inflow Area = 2.558 ac, 84.70% Impervious, Inflow Depth > 3.78" for 25 yr event  
 Inflow = 4.69 cfs @ 12.03 hrs, Volume= 0.806 af  
 Outflow = 4.69 cfs @ 12.03 hrs, Volume= 0.806 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

**Summary for Reach 101R: SW SUMMARY**

Inflow Area = 0.265 ac, 78.87% Impervious, Inflow Depth = 3.56" for 25 yr event  
 Inflow = 1.17 cfs @ 12.06 hrs, Volume= 0.079 af  
 Outflow = 1.17 cfs @ 12.06 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

**Summary for Pond 5P: EXPANDED DETENTION BASIN**

Inflow Area = 1.767 ac, 97.90% Impervious, Inflow Depth = 4.52" for 25 yr event  
 Inflow = 9.73 cfs @ 12.01 hrs, Volume= 0.665 af  
 Outflow = 2.73 cfs @ 12.29 hrs, Volume= 0.662 af, Atten= 72%, Lag= 16.7 min  
 Primary = 2.73 cfs @ 12.29 hrs, Volume= 0.662 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

**K2667 DRAINAGE POST 6-9-2024**

Type III 24-hr 25 yr Rainfall=4.88"

Prepared by SVE Associates

Printed 6/11/2024

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Peak Elev= 520.11' @ 12.29 hrs Surf.Area= 6,092 sf Storage= 8,288 cf

Plug-Flow detention time= 76.5 min calculated for 0.662 af (99% of inflow)

Center-of-Mass det. time= 73.3 min ( 822.0 - 748.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	518.61'	21,307 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
518.61	5,000	0	0
520.00	6,010	7,652	7,652
521.00	6,790	6,400	14,052
522.00	7,720	7,255	21,307

Device	Routing	Invert	Outlet Devices
#1	Device 2	518.61'	<b>15.0" Round Culvert</b> L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 518.61' / 517.84' S= 0.0192 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Primary	518.61'	<b>10.0" Vert. 10" Orifice</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=2.73 cfs @ 12.29 hrs HW=520.11' (Free Discharge)↑ **2=10" Orifice** (Orifice Controls 2.73 cfs @ 5.00 fps)↑ **1=Culvert** (Passes 2.73 cfs of 4.35 cfs potential flow)**Summary for Pond 50P: NEW CB**

Inflow Area = 1.540 ac, 100.00% Impervious, Inflow Depth = 4.64" for 25 yr event  
 Inflow = 8.86 cfs @ 12.01 hrs, Volume= 0.596 af  
 Outflow = 8.86 cfs @ 12.01 hrs, Volume= 0.596 af, Atten= 0%, Lag= 0.0 min  
 Primary = 8.86 cfs @ 12.01 hrs, Volume= 0.596 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Peak Elev= 521.36' @ 12.01 hrs

Flood Elev= 523.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	519.83'	<b>15.0" Round Culvert X 2.00</b> L= 145.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 519.83' / 518.93' S= 0.0062 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

**Primary OutFlow** Max=8.84 cfs @ 12.01 hrs HW=521.35' (Free Discharge)↑ **1=Culvert** (Inlet Controls 8.84 cfs @ 3.60 fps)

**Traffic Memo**  
associated with

**Ametek Expansion**  
**44 Black Brook Road, Keene, NH**

prepared June 12, 2024

Ametek is proposing to construct a 6,380-sf addition (9,045-sf including the existing loading dock) off Black Brook Road. The addition was previously approved in a slightly different configuration in 2020. It was not constructed due to the pandemic. Ametek employs approximately 125 staff at the facility. Delivery vehicles vary in size from a single unit box truck to a WB-67 tractor trailer.

Using the Institute of Transportation Engineers *Trip Generation Manual*:

**Existing Manufacturing Facility – 61,100 sf**

Average vehicle trip ends - weekday

$$3.82(61,100 \text{ sf}/1,000 \text{ sf}) = \underline{233 \text{ vpd}}$$

Average vehicle trip ends -weekday AM peak hour

$$0.78(61,100 \text{ sf}/ 1,000 \text{ sf}) = \underline{48 \text{ vph}} \text{ (68\% entering = 32 vph, 32\% exiting = 16 vph)}$$

Average vehicle trip ends – weekday PM peak hour

$$0.75 (61,100 \text{ sf}/1,000 \text{ sf}) = \underline{46 \text{ vph}} \text{ (52\% entering = 24 vph, 48\% exiting = 22 vph)}$$

Peak hour adjacent street between 4 and 6 PM

$$0.73(61,100 \text{ sf}/ 1,000 \text{ sf}) = \underline{45 \text{ vph}} \text{ (36\% entering = 16 vph, 64\% existing = 29 vph)}$$

**Proposed Manufacturing Facility-67,100 sf**

Average vehicle trip ends - weekday

$$3.82(67,100 \text{ sf}/1,000 \text{ sf}) = \underline{256 \text{ vpd}}$$

Average vehicle trip ends -weekday AM peak hour

$$0.78(67,100 \text{ sf}/ 1,000 \text{ sf}) = \underline{52 \text{ vph}} \text{ (68\% entering = 36 vph, 32\% exiting = 16 vph)}$$

Average vehicle trip ends – weekday PM peak hour

$$0.75 (67,100 \text{ sf}/1,000 \text{ sf}) = \underline{50 \text{ vph}} \text{ (52\% entering = 26 vph, 48\% exiting = 24 vph)}$$

Peak hour adjacent street between 4 and 6 PM

$$0.73(67,100 \text{ sf}/ 1,000 \text{ sf}) = \underline{49 \text{ vph}} \text{ (36\% entering = 18 vph, 64\% existing = 31 vph)}$$

Change in Average vehicle trip ends-weekday = +23 vpd

Change in Average vehicle trip ends- weekday AM peak hour = +4 vph

Change in Average vehicle trip ends – weekday PM peak hour = +4 vph

Change in Peak adjacent street between 4 and 6 PM = +4 vph

We estimate the impact of new traffic to be 23 new trip ends per day.

**SVE Associates**

## DESCRIPTION

The patented Lumark Crosstour® LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

### Warranty

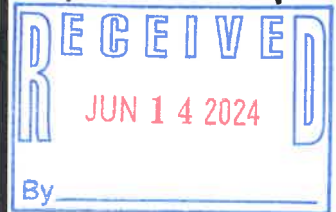
Five-year warranty.



## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

*SPR-876, Mod 4*



### CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)  
UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant  
DesignLights Consortium® Qualified\*

### TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

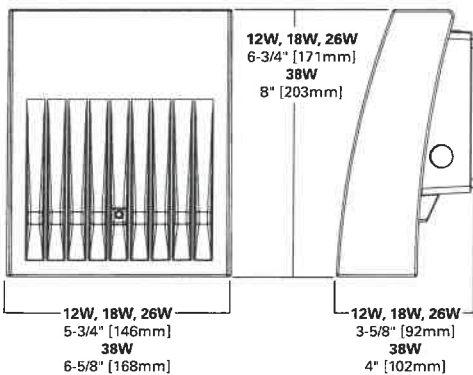
### EPA

Effective Projected Area (Sq. Ft.):  
XTOR1B, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

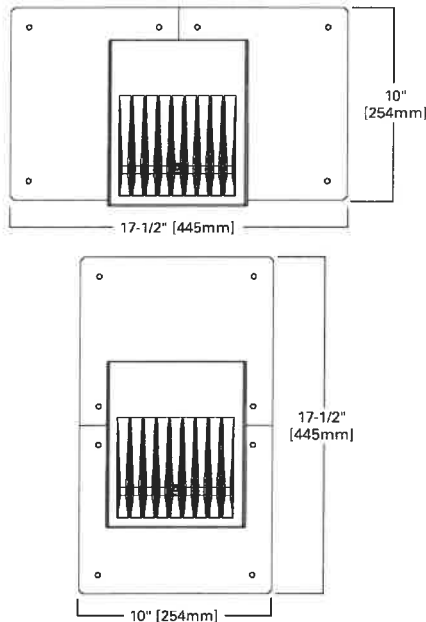
### SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

## DIMENSIONS



## ESCUTCHEON PLATES





Project		Catalog #		Type	
Prepared by		Notes		Date	



# McGraw-Edison

## Impact Elite LED

Wall Mount Luminaire

### Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

### Product Certifications



### Quick Facts

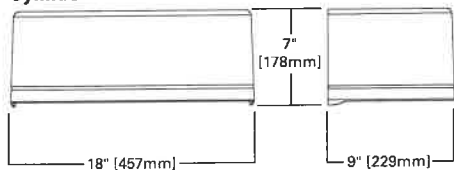
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

### Connected Systems

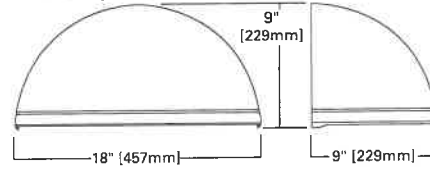
- WaveLinx
- Enlighted

### Dimensional Details

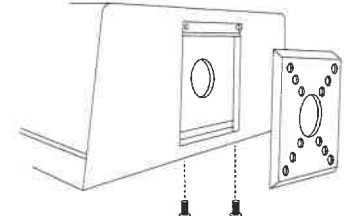
#### Cylinder



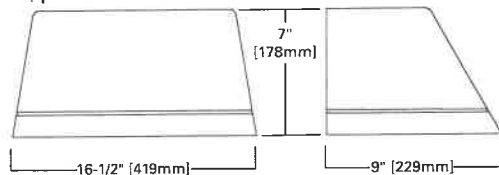
#### Quarter Sphere



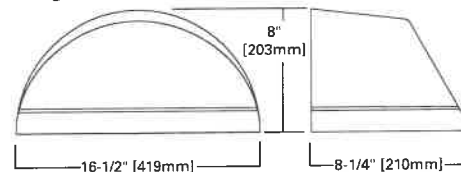
#### Hook -n- Lock



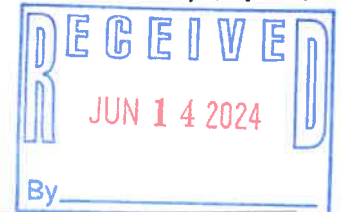
#### Trapezoid



#### Wedge



SPR-876, Mod. 4



NOTES:  
1. IDA Certified for 3000K CCT and warmer only.

Project		Catalog #		Type	
Prepared by		Notes		Date	



# HALO Commercial

## HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

### Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

### Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 4](#)
- Photometric Data [page 5](#)
- Energy & Performance Data [page 8](#)
- Connected Systems [page 10](#)
- Product Warranty

### Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

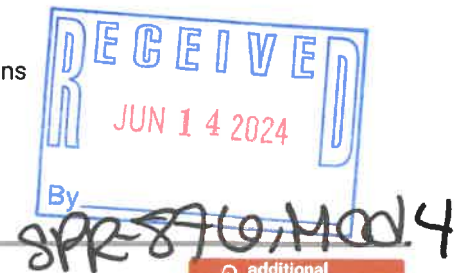
### Product Certification



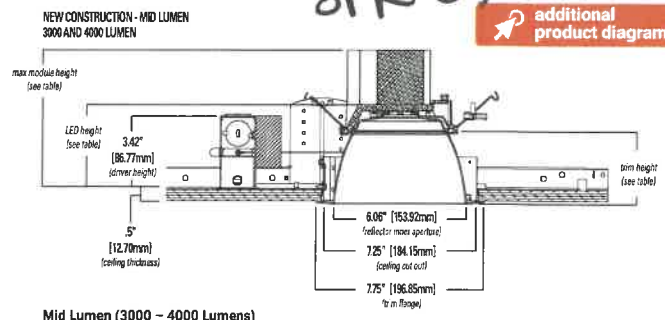
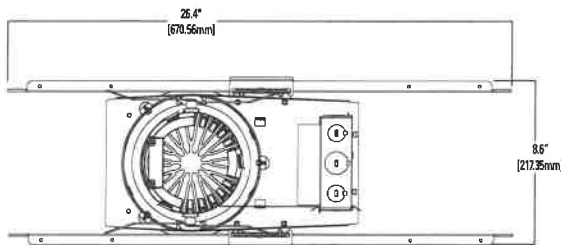
### Product Features



### Control Compatibility



### Dimensional and Mounting Details



Mid Lumen (3000 - 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"

additional product diagrams