



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

### **Pre-submission Meeting**

#### **AGENDA**

**Thursday, March 5, 2026      9:00 AM      City Hall, 2<sup>nd</sup> Floor Conference Room**

- I.      **Call to Order** – Roll Call
- II.     **Election of Chair & Vice Chair**
- III.    **Scheduled Pre-submission Inquiries**
  - a.    **Conceptual Planning Board Application** – The ~0.11-ac parcel located at 0 Grove Street (TMP# 585-057-000) is owned by Monadnock Habitat for Humanity Inc. and is located in the Residential Preservation District.
  - b.    **Conceptual Planning Board Application** – The ~2-ac parcel located at 37 Manchester Street (TMP# 114-003-000) is owned by 560 Main Street LLC and is located in the Commerce District.

#### **IV. Walk-in Pre-submission Inquiries**

#### **V. Upcoming Meeting Dates**

- Pre-submission Meeting – April 2, 2026 at 9:00 am
- 1<sup>st</sup> Monthly MPRC Meeting – April 2, 2026 10:00 am
- 2<sup>nd</sup> Monthly MPRC Meeting – April 16, 2026 at 10:00 am (*If needed*)

# PROPOSED DUPLEX

0 GROVE STREET, KEENE NEW HAMPSHIRE

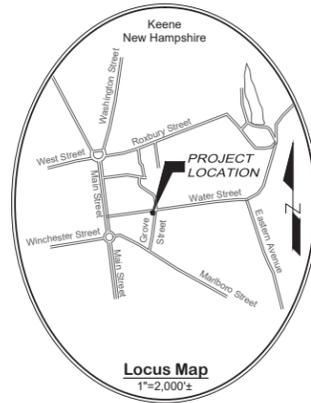
PROPERTY OWNER & APPLICANT:  
**MONADNOCK HABITAT FOR HUMANITY, INC.**

P.O. BOX 21  
KEENE, NEW HAMPSHIRE 03431

## INDEX OF PLANS

- N-1 NOTES & LEGEND
- RIGHT OF WAY AMENDMENT PLAN
- S-1 EXISTING CONDITIONS PLAN
- C-1 SITE PLAN
- C-2 GRADING & UTILITIES PLAN
- C-3 CONSTRUCTION DETAILS

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



SVE PROJECT #: K2813  
PREPARED BY

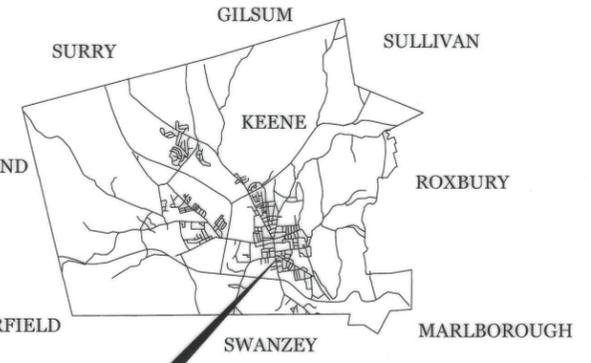
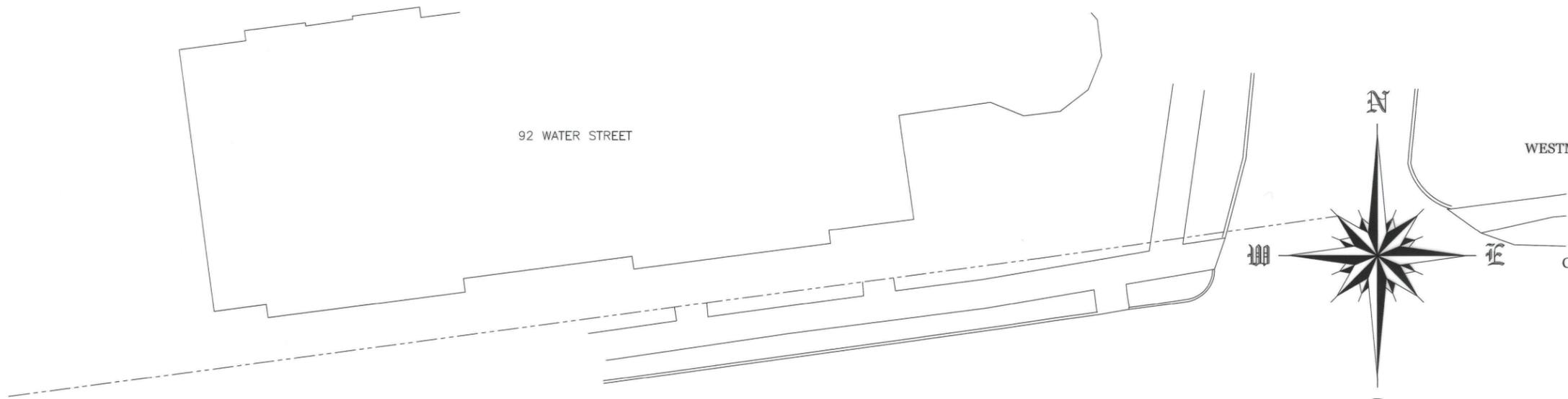
**Architect:**  
**Unity Homes**  
6 Blackjack Crossing  
Walpole, NH 03608  
PHONE (603) 756-3600

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

**Land Surveyor:**  
**David A. Mann Survey**  
40 Gulf Road  
Chesterfield, NH 03443  
PHONE (603) 903-7259

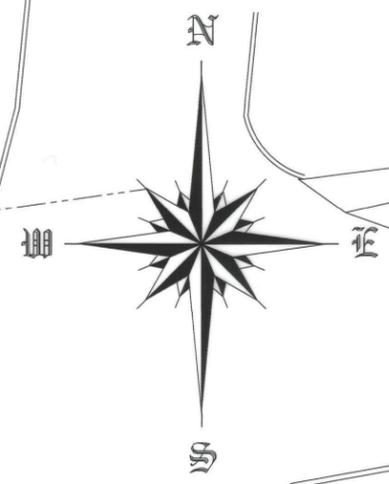
February 2, 2026





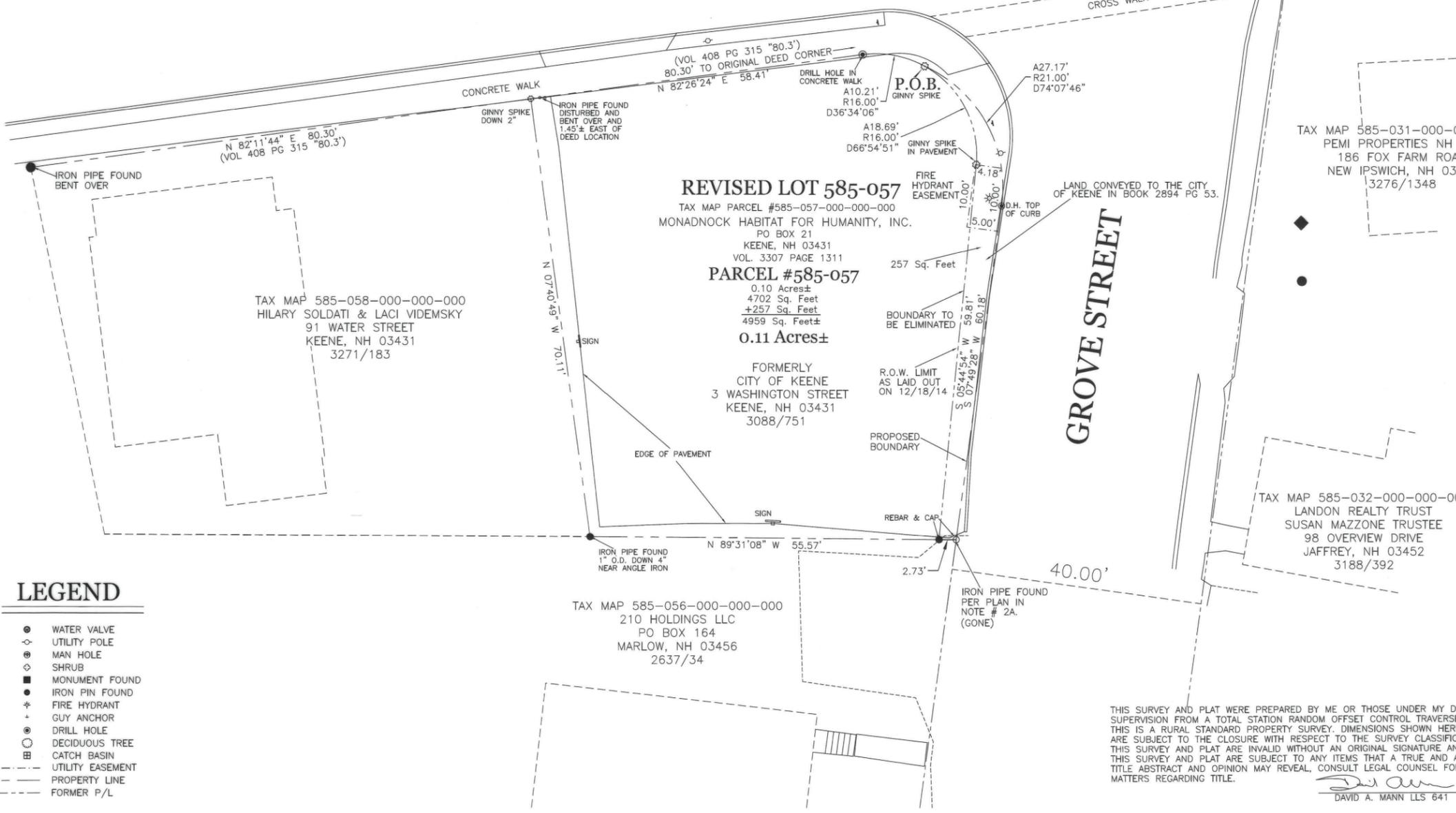
**PROJECT**

**WATER STREET**



**NOTES**

- BEARINGS ARE BASED ON GPS OBSERVATION AS PROVIDED, AND THE PLAN IN NOTE 2A.
- PLAN REFERENCES:  
A. GROVE STREET WIDENING PLAN, PREPARED BY SVE ASSOCIATES DATED 3-11-2013, ON FILE AT KEENE PUBLIC WORKS.
- ASSESSOR INFORMATION BASED ON TOWN RECORDS:  
TAX MAP PARCEL #585-057-000-000-000  
MONADNOCK HABITAT FOR HUMANITY, INC.  
PO BOX 21  
KEENE, NH 03431  
VOL. 3307 PAGE 1311
- ZONING DISTRICT: RP
- THE RIGHT OF WAY OF WATER STREET AND GROVE STREET ARE AS SHOWN ON CITY MAPPING AS PROVIDED, SEE NOTE 2A ABOVE.



**RIGHT OF WAY AMENDMENT PLAN  
OF  
REVISED LOT 585-057  
PREPARED FOR  
CITY OF KEENE  
AND  
MONADNOCK HABITAT  
FOR HUMANITY, INC.**

ZERO GROVE STREET  
CITY OF KEENE  
COUNTY OF CHESHIRE  
STATE OF NEW HAMPSHIRE  
SCALE: 1 INCH = 10 FEET  
MAY 27, 2025

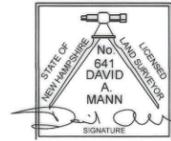


**LEGEND**

- WATER VALVE
- UTILITY POLE
- MAN HOLE
- ◇ SHRUB
- MONUMENT FOUND
- IRON PIN FOUND
- \* FIRE HYDRANT
- + GUY ANCHOR
- DRILL HOLE
- DECIDUOUS TREE
- CATCH BASIN
- - - UTILITY EASEMENT
- - - PROPERTY LINE
- - - FORMER P/L

THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET CONTROL TRAVERSE. THIS IS A RURAL STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.

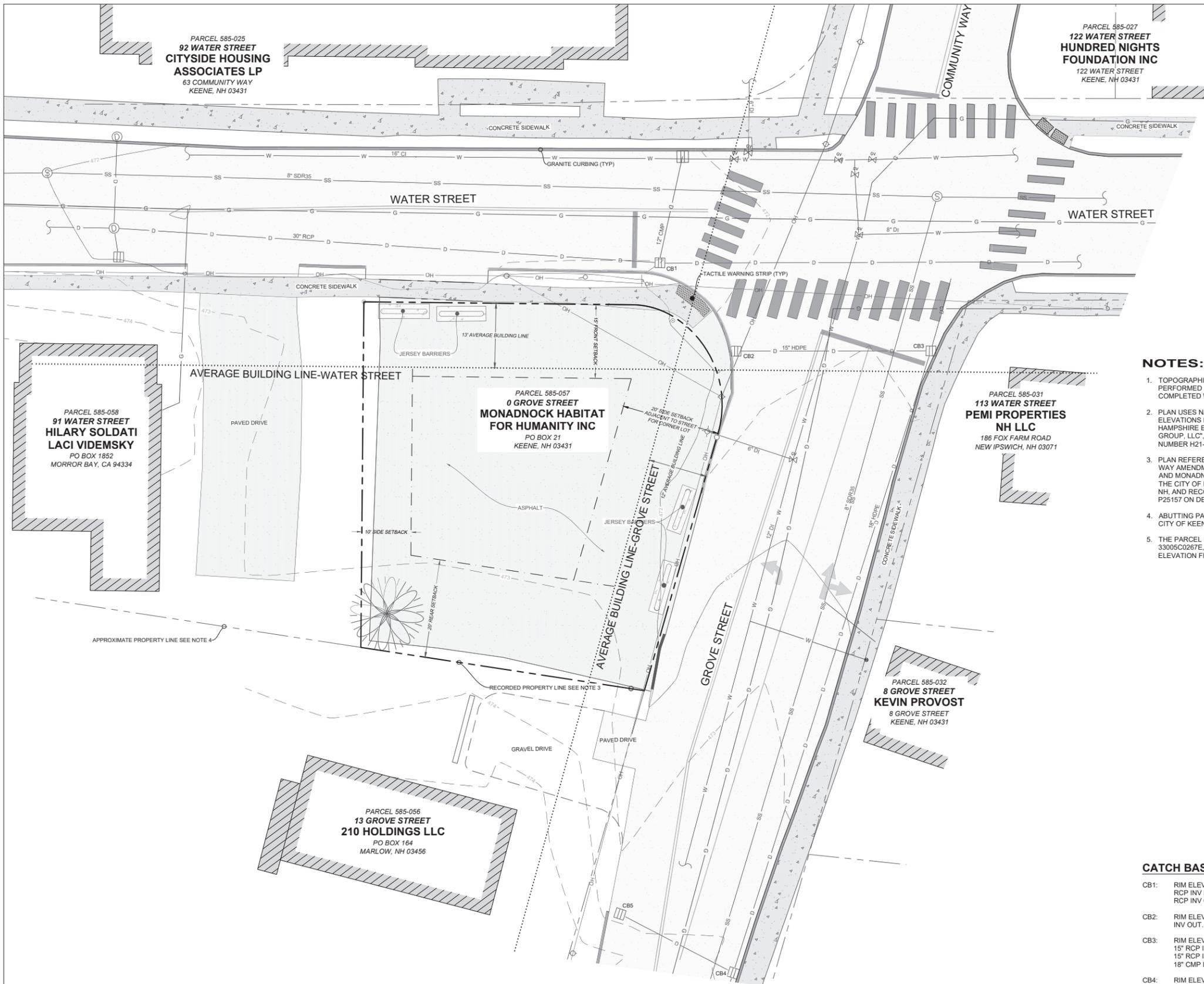
*David A. Mann*  
DAVID A. MANN LLS 641



DAVID A. MANN SURVEY  
40 GULF ROAD  
CHESTERFIELD, N.H. 03443  
603.963.7250  
11-07-2025, NOTATIONS  
6-25-2025, EAST BOUNDARY  
6-9-2025, ADDRESS  
REVISION BLOCK:

P:\Project\NH PROJECTS\K2813 Habitat Grove Street\Design\K2813 SITE 2-17-26.dwg, 2/18/2026 5:14:39 PM, AutoCAD PDF (General Documentation).pc3

Drawing name: P:\Project\NH PROJECTS\K2813 Habitat Grove Street\Design\K2813 SITE 2-17-26.dwg Feb 18, 2026 - 5:14pm



**SYMBOL LEGEND**

**LINE TYPES**

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- ABUTTER LINE
- PROPERTY LINE SETBACK
- WATER MAIN
- ELECTRIC POWER LINE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- UNDERGROUND GAS LINE

**POINTS**

- IRON PIN/PIPEROD
- DRILL HOLE
- GINNY SPIKE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- WATER VALVE
- CURB STOP
- FIRE HYDRANT
- UTILITY POLE
- GUY POLE/WIRE
- SIGN
- SHRUB

**MISCELLANEOUS**

- BUILDING
- PAVEMENT
- CONCRETE

- NOTES:**
- TOPOGRAPHIC SURVEY CONDUCTED JANUARY 19, 2026 BY SVE ASSOCIATES PERFORMED USING A TRIMBLE S6 ROBOTIC INSTRUMENT. TOPOGRAPHICAL SURVEY COMPLETED WITH SIGNIFICANT SNOW COVER.
  - PLAN USES NAD83 NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM AND NAVD88 ELEVATIONS BASED ON PLAN BY HUNTLEY SURVEY & DESIGN OF TEMPLE NEW HAMPSHIRE ENTITLED "EXISTING CONDITION PLAN LAND OF GREEN DIAMOND GROUP, LLC", PLAN DATED 03/17/2021, HUNTLEY SURVEY & DESIGN PROJECT NUMBER H21-010, AND NGS PIC#MZ020 USGS SURVEY DISK SET IN CONCRETE POST.
  - PLAN REFERENCES PROPERTY LINES FROM RECORDED PLAN ENTITLED "RIGHT OF WAY AMENDMENT PLAN OF REVISED LOT 585-057 PREPARED FOR CITY OF KEENE AND MONADNOCK HABITAT FOR HUMANITY, INC" LOCATED AT 0 GROVE STREET IN THE CITY OF KEENE BY DAVID A. MANN SURVEY OF 40 GULF ROAD CHESTERFIELD, NH, AND RECORDED IN THE CHESHIRE REGISTRY OF DEEDS UNDER PLAN NUMBER P25157 ON DECEMBER 18, 2025.
  - ABUTTING PARCEL'S PROPERTY LINES ARE APPROXIMATE AND ARE SOURCED FROM CITY OF KEENE AXISGIS SITE.
  - THE PARCEL IS NOT LOCATED IN A MAPPED FLOOD HAZARD AREA PER FEMA PANEL 33005C0267E, EFFECTIVELY DATED MAY 23, 2006, THE CLOSEST FLOOD HAZARD ELEVATION FROM CROSS SECTIONS N & O IS 475.0.

**CATCH BASIN DATA**

CB1:	RIM ELEV.	471.99'
	RCP INV IN.	467.39'
	RCP INV OUT.	467.29'
CB2:	RIM ELEV.	471.79'
	INV OUT.	467.79'
CB3:	RIM ELEV.	471.81'
	15" RCP INV IN. (CB4)	468.81'
	15" RCP INV IN.	467.81'
	18" CMP INV OUT.	467.81'
CB4:	RIM ELEV.	473.33'
	12" CMP INV IN. (CB5)	468.73'
	15" PVC INV IN.	467.63'
	18" INV OUT.	467.53'
CB5:	RIM ELEV.	473.31'
	INV OUT (CB4)	467.11'

**DISCLAIMER:**  
ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND LOCATIONS/DEPTH SHOULD BE CONFIRMED BY CONTRACTOR BEFORE ANY WORK COMMENCES.



**DRAFT**

NOT FOR CONSTRUCTION

NO.	REVISION	DATE	DWN	CHK

**SVE**

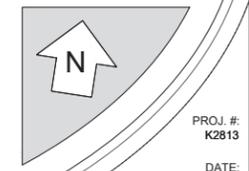
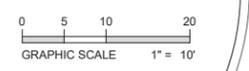
Engineering  
Planning  
Landscape Architecture  
Surveying

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

**EXISTING CONDITIONS**

MONADNOCK HABITAT FOR HUMANITY DUPLEX  
0 GROVE STREET  
KEENE, NEW HAMPSHIRE 03431

MONADNOCK HABITAT FOR HUMANITY



PROJ. #  
K2813

DATE:  
15 - JAN - 26

DESIGN: LPS  
DRAWN: AJG

SHEET  
**S-1**





NO.	REVISION	DATE	DWN	CHK

Engineering  
Planning  
Landscape Architecture  
Surveying

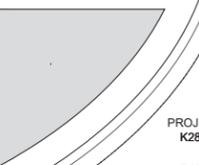
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CONSTRUCTION DETAILS

MONADNOCK HABITAT FOR HUMANITY DUPLEX  
0 GROVE STREET  
KEENE, NEW HAMPSHIRE 03431

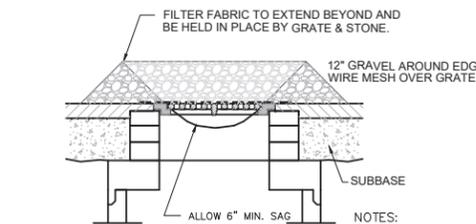
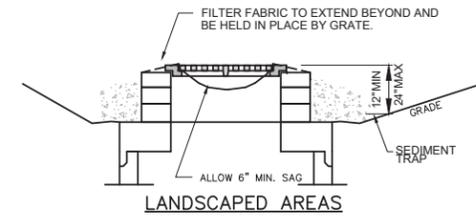
MONADNOCK HABITAT FOR HUMANITY

GRAPHIC SCALE: AS SHOWN



PROJ. #  
K2813  
DATE:  
15 - JAN - 26

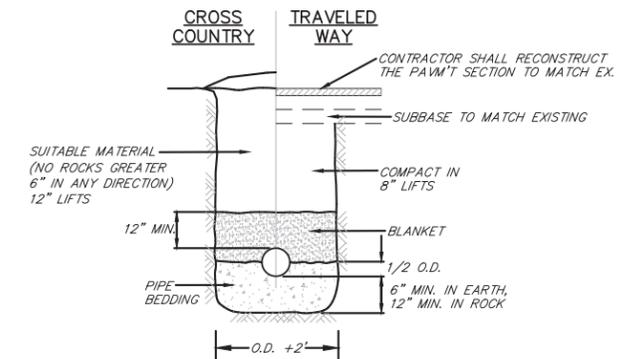
DESIGN: LPS  
DRAWN: AJG



REGULAR MAINTENANCE, INCLUDING REPLACEMENT OF SEDIMENT & EROSION CONTROLS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL PERMIT CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.

CATCH BASIN GRATE INLET FILTER

NOT TO SCALE

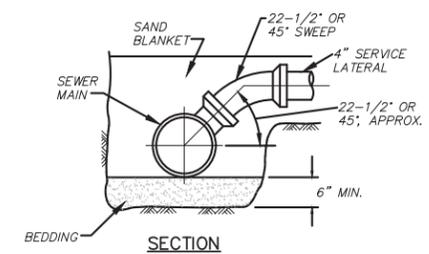
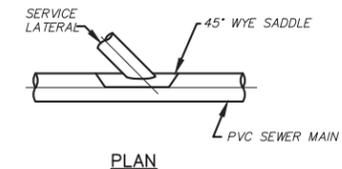


PIPE MATERIAL	BEDDING	BLANKET
DUCTILE IRON	6" SAND	12" SAND
PVC	6" SAND	12" SAND
HDPE	6" SAND	12" SAND
PLASTIC	6" SAND	12" SAND
COPPER	6" SAND	12" SAND
SDR 35	6" SAND	12" SAND

STONE HALF WAY UP PIPE & 12" SAND ABOVE

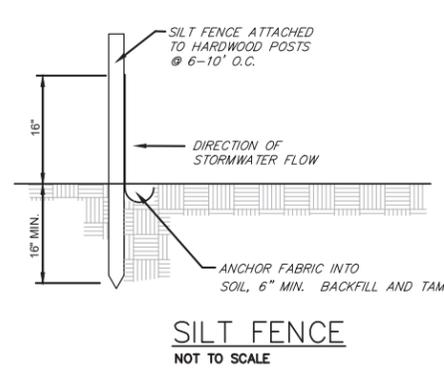
PIPE IN TRENCH DETAIL

NOT TO SCALE



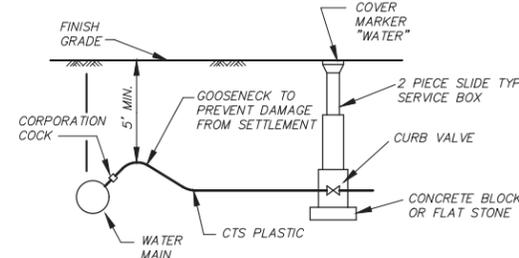
SEWER LATERAL WYE CONNECTION DETAIL

NOT TO SCALE



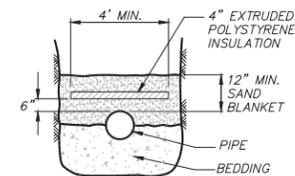
SILT FENCE

NOT TO SCALE



SERVICE CONNECTION DETAIL

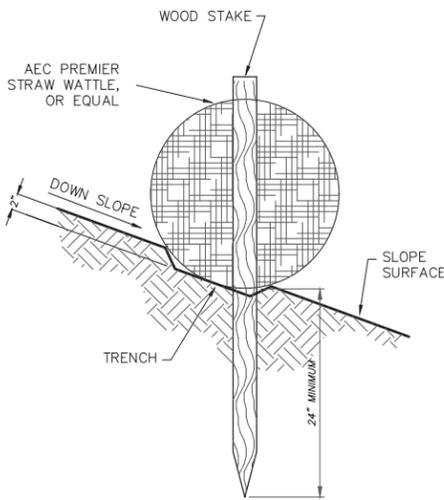
NOT TO SCALE



NOTE:  
PLACE TWO 24" WIDE BY 2" THICK SECTIONS OF INSULATION 6" ABOVE TOP OF PIPE AS REQUIRED WHEN MIN. COVER IS LESS THAN SPECIFIED.

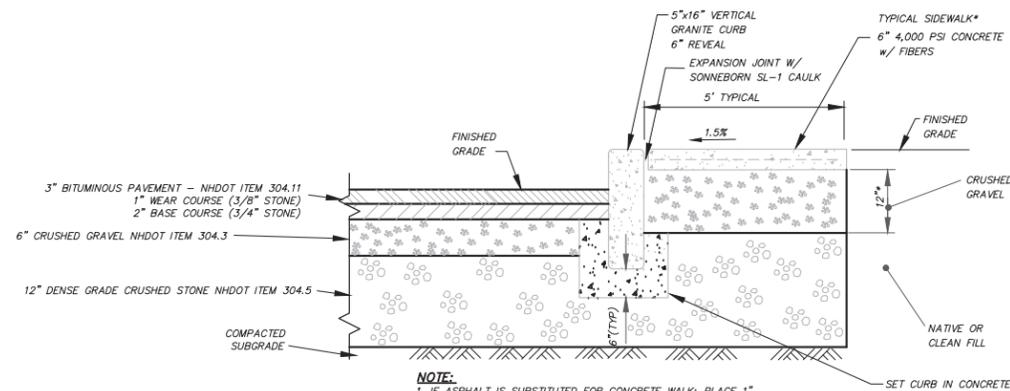
INSULATION OVER PIPE DETAIL

NOT TO SCALE



STRAW WATTLE

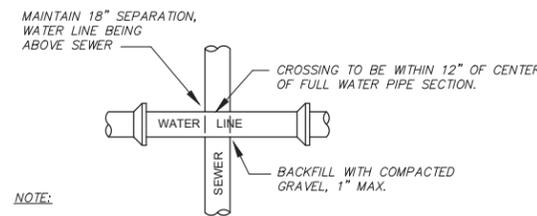
NOT TO SCALE



NOTE:  
1. IF ASPHALT IS SUBSTITUTED FOR CONCRETE WALK; PLACE 1" WEAR OVER 1.5" BASE ASPHALT, ALL OVER 8" CRUSHED GRAVEL.  
2. SIDEWALK BASE SHALL BE INCREASED TO 18" IN THE VICINITY OF EXTERIOR DOORWAYS, RAMPS OR OTHER OPENINGS FOR FROST PROTECTION AT BUILDING ENTRY POINTS.

DRIVEWAY WITH CONCRETE SIDEWALK

NOT TO SCALE



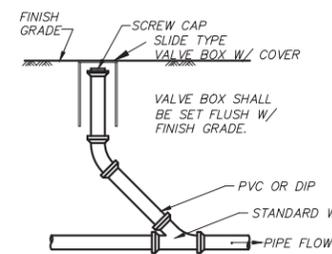
NOTE:

SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18 INCH VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN:

- THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER MAIN WITH SEWER JOINTS AS FAR AS POSSIBLE FROM THE WATER JOINTS.
- THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
- THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.
- WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

SEWER/WATER LINE CROSSING DETAIL

NOT TO SCALE

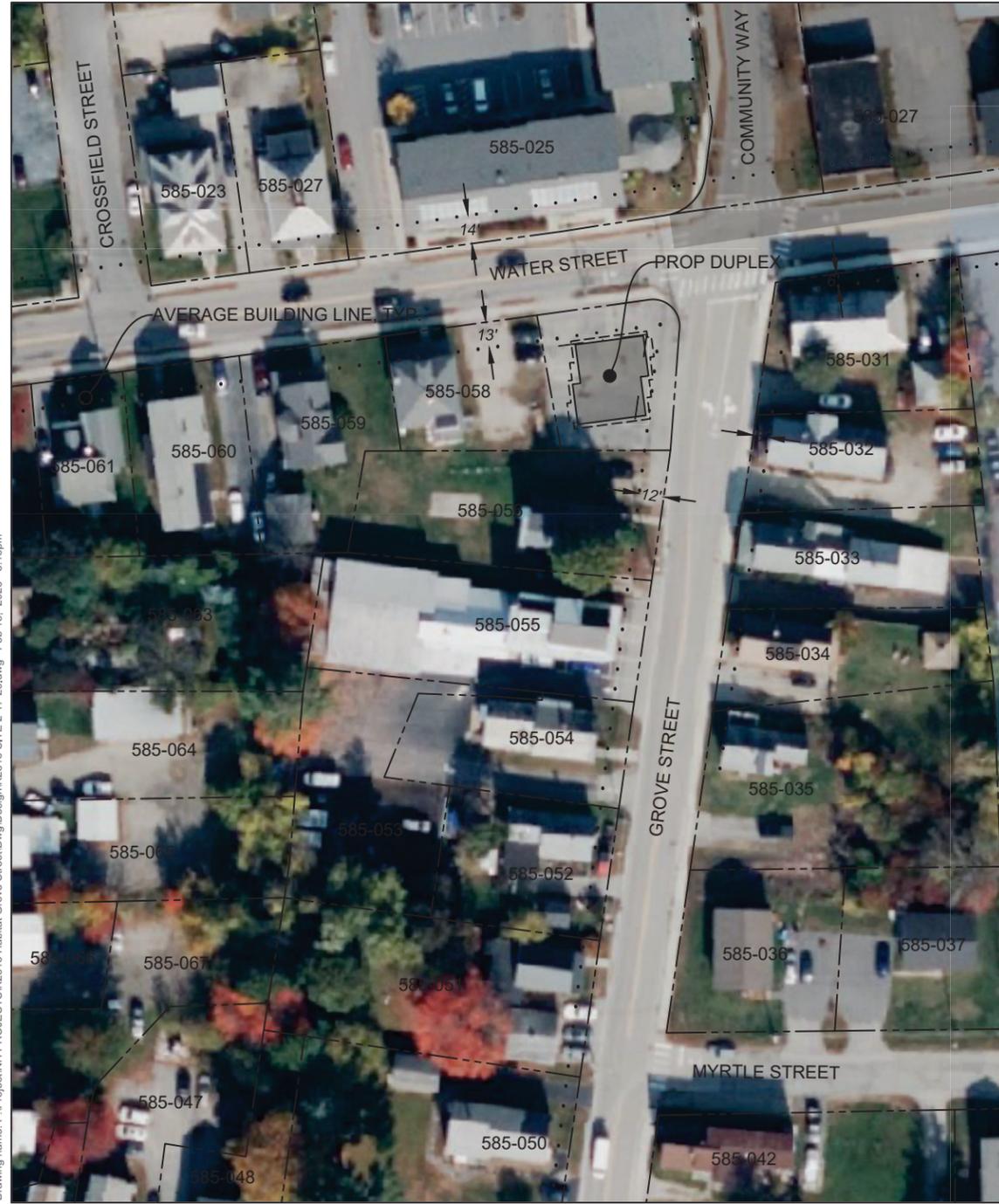


CLEANOUT DETAIL

NOT TO SCALE



Drawing name: P:\Project\NH PROJECTS\K2813 Habitat Grove Street\Draw\Design\K2813 SITE 2-17-26.dwg Feb 18, 2026 - 5:15pm



LINE TYPES		SYMBOL LEGEND	
PROPERTY LINE	---	RESIDENTIAL PRESERVATION DISTRICT	■
AVERAGE BUILDING LINE	.....	DOWNTOWN DEVELOPMENT DISTRICT	■
PROPOSED BUILDING	---		
PROPOSED BUILDING OVERHANG	---		

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NO.	REVISION	DATE	DWN	CHK

**AVERAGE BUILDING LINE**

MONADNOCK HABITAT FOR HUMANITY DUPLEX  
0 GROVE STREET  
KEENE, NEW HAMPSHIRE 03431

MONADNOCK HABITAT FOR HUMANITY

0 40 80  
GRAPHIC SCALE: 1" = 80'

N

PROJ. #: K2813  
DATE: 15 - JAN - 26

DESIGN: LPS  
DRAWN: AJG  
CHECKED: LPS

SHEET **B**

Drawing name: P:\Project\NH PROJECTS\K2813 Habitat Grove Street\Design\K2813 Site.dwg Feb 16, 2026 - 1:48pm



**LINE TYPES**

PROPERTY LINE ————

AVERAGE BUILDING LINE •••••

PROPOSED BUILDING ————

PROPOSED BUILDING OVERHANG ————

**ZONING DISTRICT**

RESIDENTIAL PRESERVATION DISTRICT

DOWNTOWN DEVELOPMENT DISTRICT

# SVE

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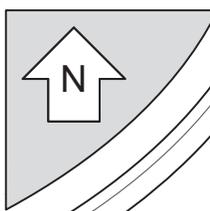
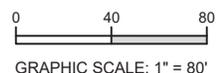
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NO.	REVISION	DATE	DWN	CHK

## AVERAGE BUILDING LINE

MONADNOCK HABITAT FOR HUMANITY DUPLEX  
 0 GROVE STREET  
 KEENE, NEW HAMPSHIRE 03431  
 MONADNOCK HABITAT FOR HUMANITY



PROJ. #: K2813  
 DATE: 15 - JAN - 26

DESIGN: LPS  
 DRAWN: AJG  
 CHECKED: LPS

SHEET  
**B**

# MONADNOCK HABITAT FOR HUMANITY

0 GROVE STREET, KEENE, NH

© BENSON WOODWORKING CO., INC.



note: photo composition from Google Street View

	EXTERIOR AREA	INTERIOR AREA
FIRST FLOOR LIVING AREA (PER UNIT):	682 SF	576 SF
SECOND FLOOR LIVING AREA (PER UNIT):	682 SF	576 SF
TOTAL LIVING AREA (PER UNIT):	1,364 SF	1,152 SF
PORCH AREA (PER UNIT):	45 SF	

PROPOSED USE:  
 PROPOSED BUILDING HEIGHT:  
 PROPOSED GROSS FLOOR AREA:

DWELLING, TWO-FAMILY  
 2 STORIES / LESS THAN 35 FT.  
 2,728 SF

PLAN LIST	
ARCHITECTURAL DRAWINGS	
A000	COVER SHEET
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS

REVISION SCHEDULE

No.	Description	Date

Stamp

Project Name	MONADNOCK H4H
Address	GROVE STREET
City	KEENE
State	NH
Project Number	PROJECT #
Date	03-03-2026
Drawn by	SM
Project Team	WH, SM, TE, EC

COVER SHEET

A000

Scale AS NOTED

FOR REVIEW

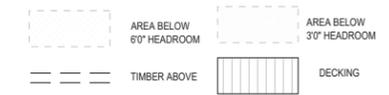
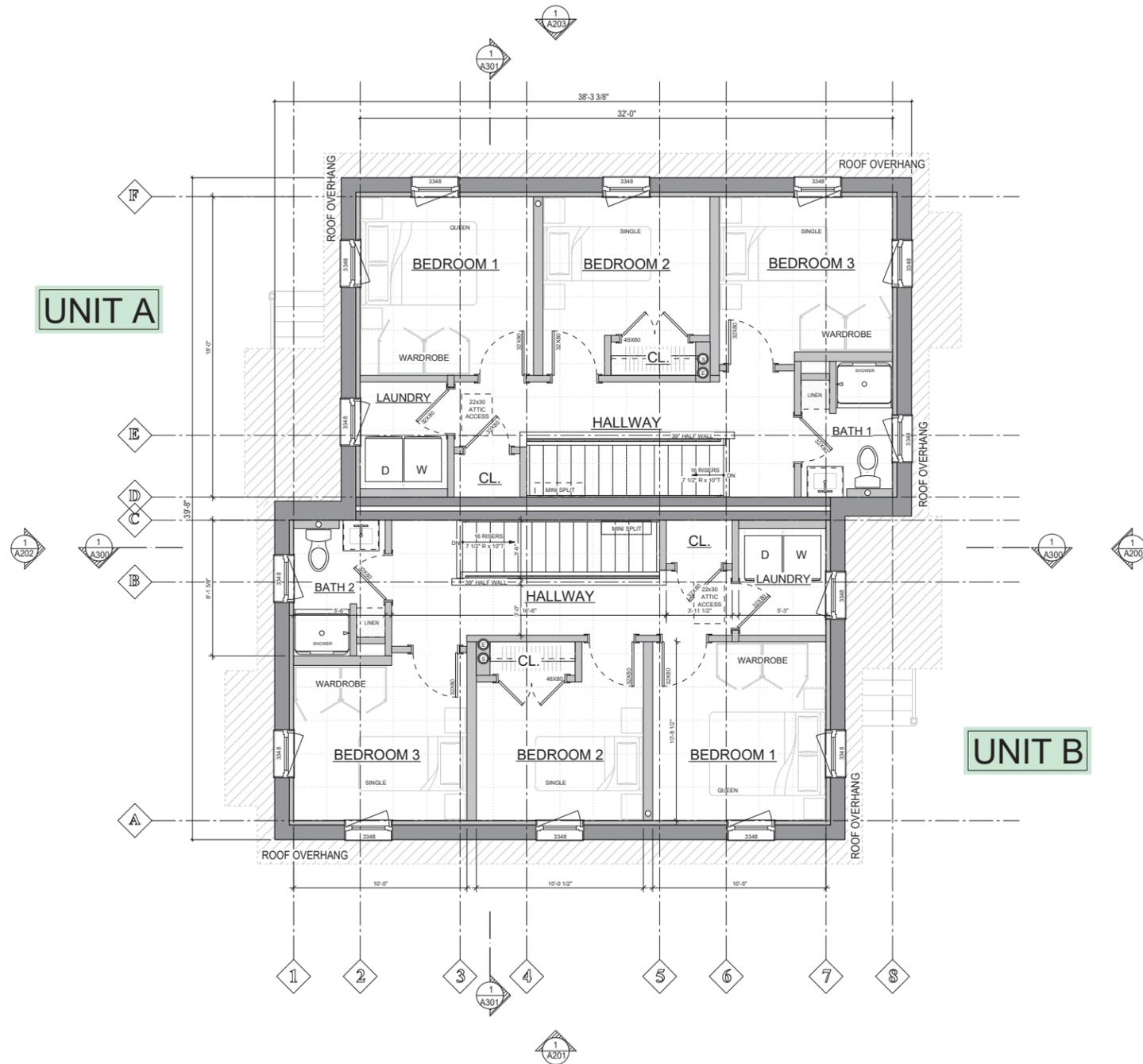
**PRE-SUBMISSION REVIEW**





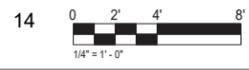
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REVISION SCHEDULE  
 No. Description Date



WALL TYPE LEGEND	
INSULATED WALL PANEL WITH 2 1/2" OPEN-BUILT CHASE	
2x4 AT 24" O.C. PARTITION 5/8" GWB BOTH SIDES	
2x6 PARTITION (OR AS INDICATED) 5/8" GWB BOTH SIDES	
SITE INSULATED PANEL	
TIMBER POSTS	
2x6 AT 24" O.C. EXTERIOR WALL 5/8" SHEATHING	

GENERAL FLOOR PLAN NOTES:  
 1. SEE A001 FOR SPECIFICATIONS AND ENERGY CODE INFORMATION.  
 2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS, AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.  
 3. INTERIOR WALLS DIMENSIONED TO FINISH. (FINISH 5/8" THICK)  
 4. ALL INTERIOR WALLS ARE 2x4 UNLESS OTHERWISE INDICATED.



**PRE-SUBMISSION REVIEW**

Project Name  
**MONADNOCK H4H**  
 Address GROVE STREET  
 City KEENE  
 State NH  
 Project Number PROJECT #  
 Date 03-03-2026  
 Drawn by SM  
 Project Team WH, SM, TE, EC

**SECOND FLOOR PLAN**

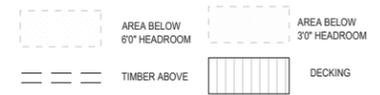
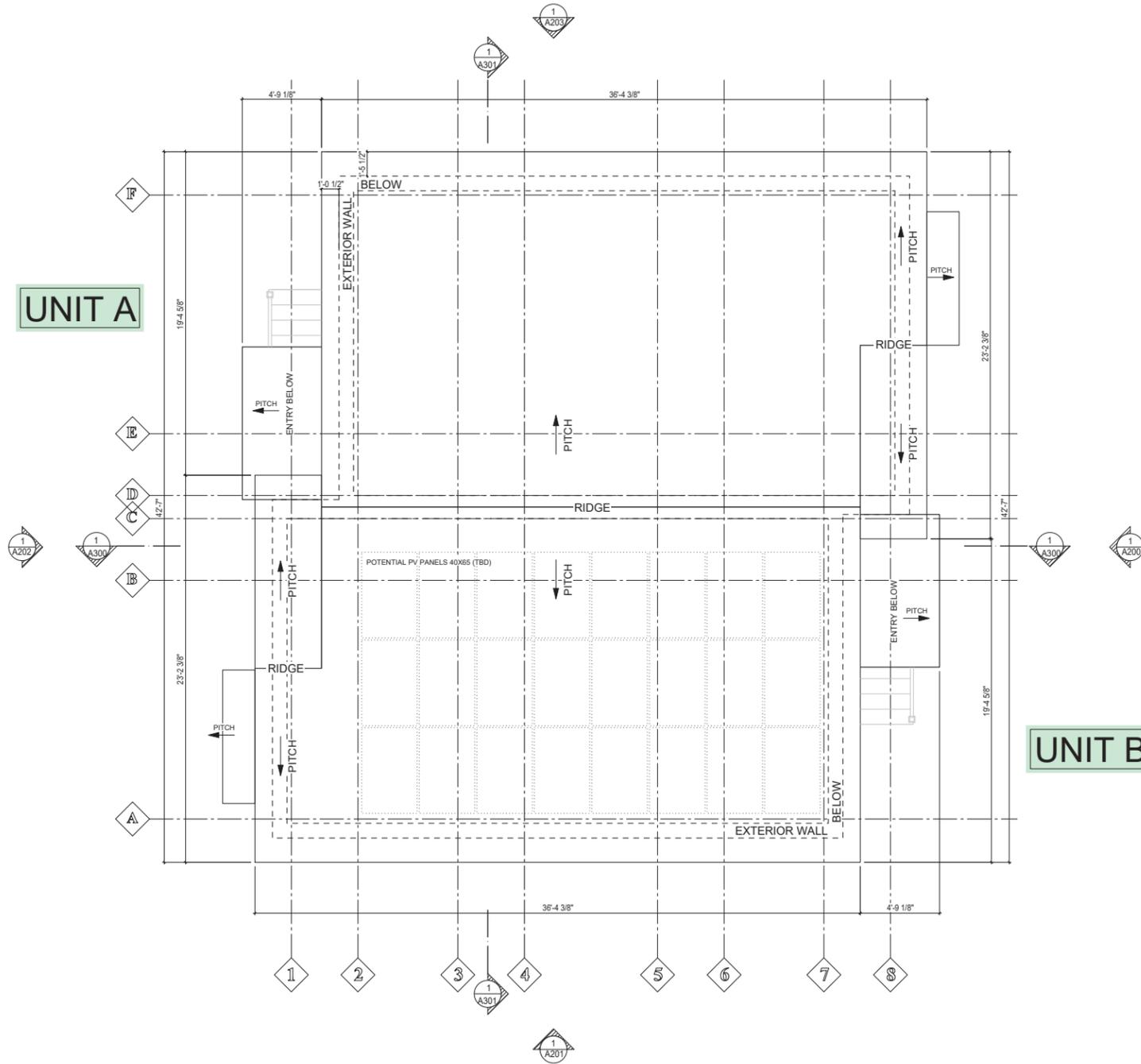
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Scale AS NOTED

**FOR REVIEW**



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WALL TYPE LEGEND	
INSULATED WALL PANEL WITH 2 1/2" OPEN-BUILT CHASE	[Hatched pattern]
2x4 AT 24" O.C. PARTITION 5/8" GWB BOTH SIDES	[Horizontal line pattern]
2x6 PARTITION (OR AS INDICATED) 5/8" GWB BOTH SIDES	[Vertical line pattern]
SITE INSULATED PANEL	[Wavy line pattern]
TIMBER POSTS	[Small square symbol]
2x6 AT 24" O.C. EXTERIOR WALL 5/8" SHEATHING	[Dotted pattern]

GENERAL FLOOR PLAN NOTES:  
 1. SEE A001 FOR SPECIFICATIONS AND ENERGY CODE INFORMATION.  
 2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS, AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.  
 3. INTERIOR WALLS DIMENSIONED TO FINISH. (FINISH 5/8" THICK)  
 4. ALL INTERIOR WALLS ARE 2x4 UNLESS OTHERWISE INDICATED.

REVISION SCHEDULE

No.	Description	Date

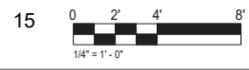
Stamp

Project Name: **MONADNOCK H4H**  
 Address: GROVE STREET  
 City: KEENE  
 State: NH  
 Project Number: PROJECT #  
 Date: 03-03-2026  
 Drawn by: SM  
 Project Team: WH, SM, TE, EC

ROOF PLAN

**A103**  
 Scale: AS NOTED

FOR REVIEW



**PRE-SUBMISSION REVIEW**

© BENSON WOODWORKING CO., INC.

REVISION SCHEDULE

No.	Description	Date

Stamp

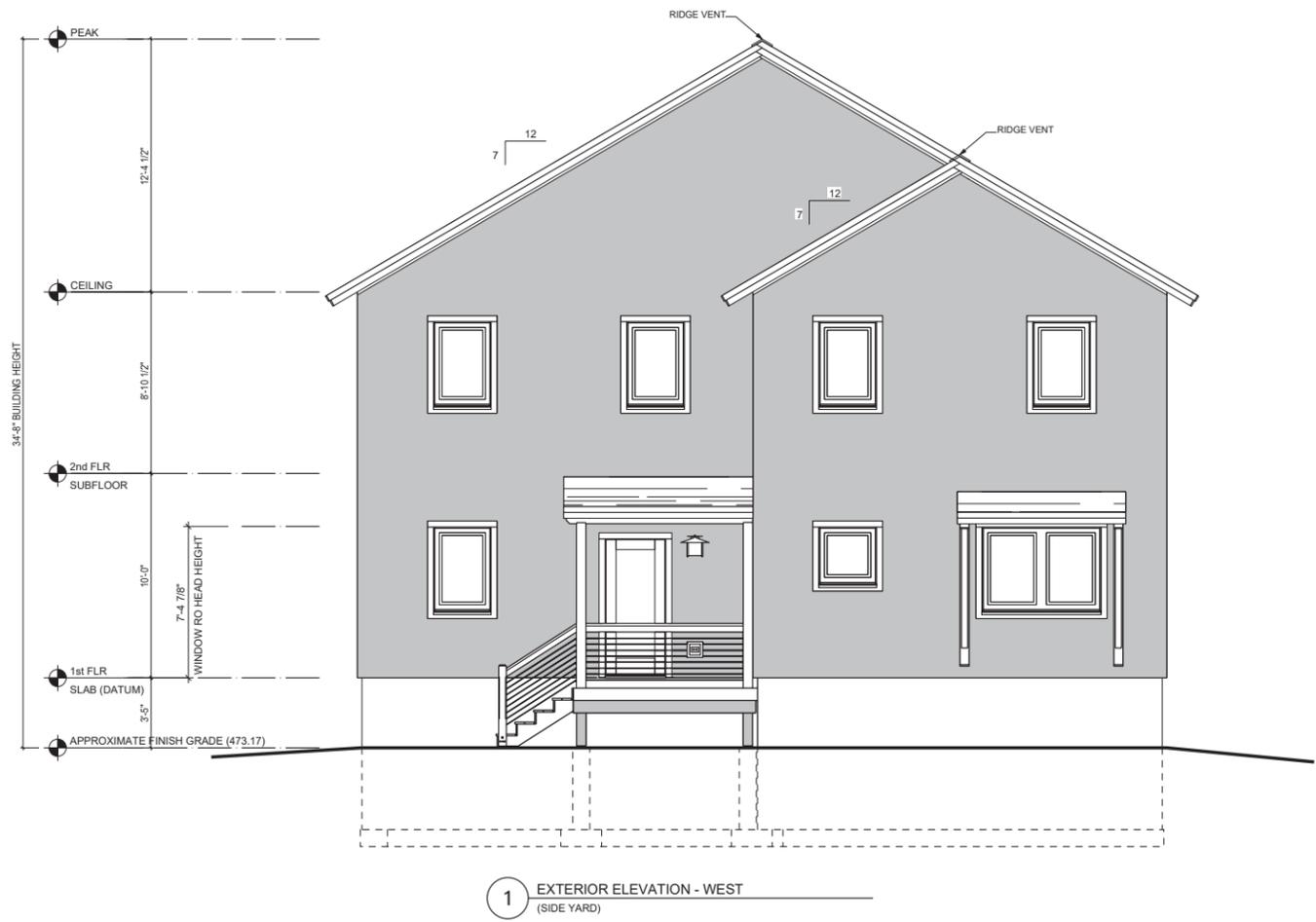
Project Name	MONADNOCK H4H
Address	GROVE STREET
City	KEENE
State	NH
Project Number	PROJECT #
Date	03-03-2026
Drawn by	SM
Project Team	WH, SM, TE, EC

EXTERIOR ELEVATIONS

A200

Scale AS NOTED

FOR REVIEW



NOTES:  
 1. FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.  
 2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

PRE-SUBMISSION REVIEW

© BENSON WOODWORKING CO., INC.

REVISION SCHEDULE

No.	Description	Date

Stamp

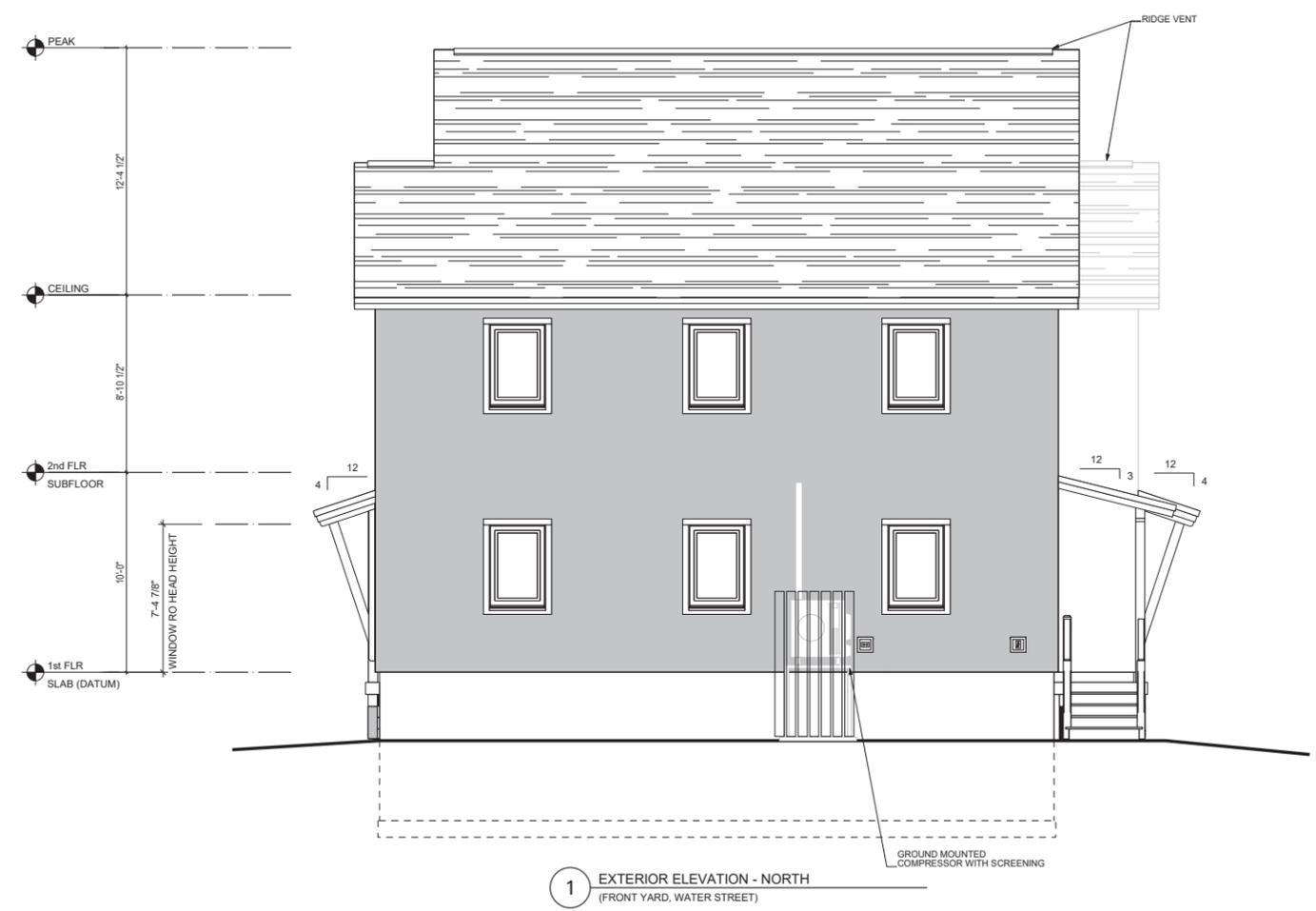
Project Name	MONADNOCK H4H
Address	GROVE STREET
City	KEENE
State	NH
Project Number	PROJECT #
Date	03-03-2026
Drawn by	SM
Project Team	WH, SM, TE, EC

EXTERIOR ELEVATIONS

A201

Scale AS NOTED

FOR REVIEW



NOTES:  
 1. FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.  
 2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

PRE-SUBMISSION REVIEW

© BENSON WOODWORKING CO., INC.

REVISION SCHEDULE		
No.	Description	Date

Stamp

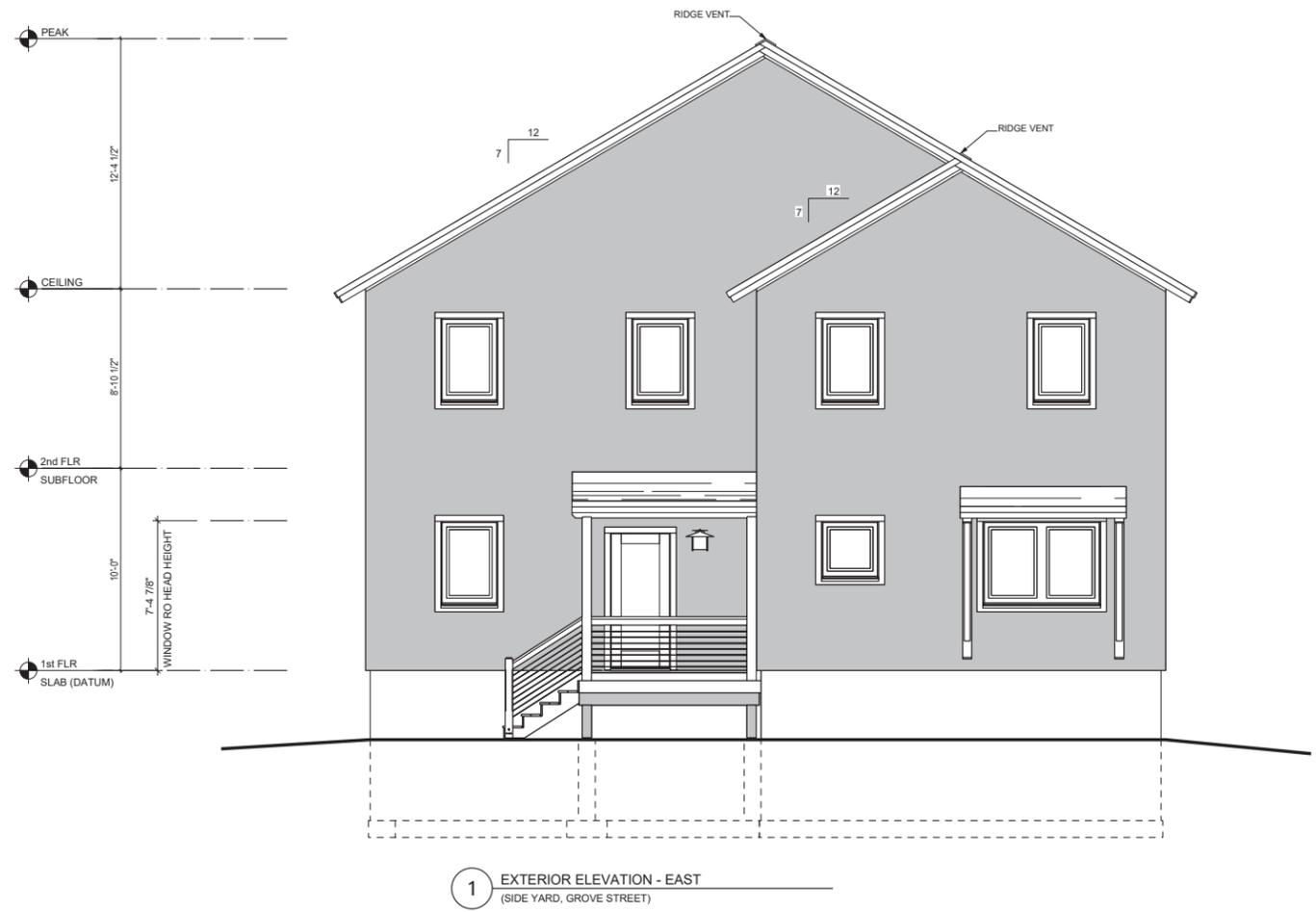
Project Name	<b>MONADNOCK H4H</b>
Address	GROVE STREET
City	KEENE
State	NH
Project Number	PROJECT #
Date	03-03-2026
Drawn by	SM
Project Team	WH, SM, TE, EC

**EXTERIOR ELEVATIONS**

**A202**

Scale AS NOTED

**FOR REVIEW**



NOTES:  
 1. FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.  
 2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

**PRE-SUBMISSION REVIEW**

© BENSON WOODWORKING CO., INC.

REVISION SCHEDULE

No.	Description	Date

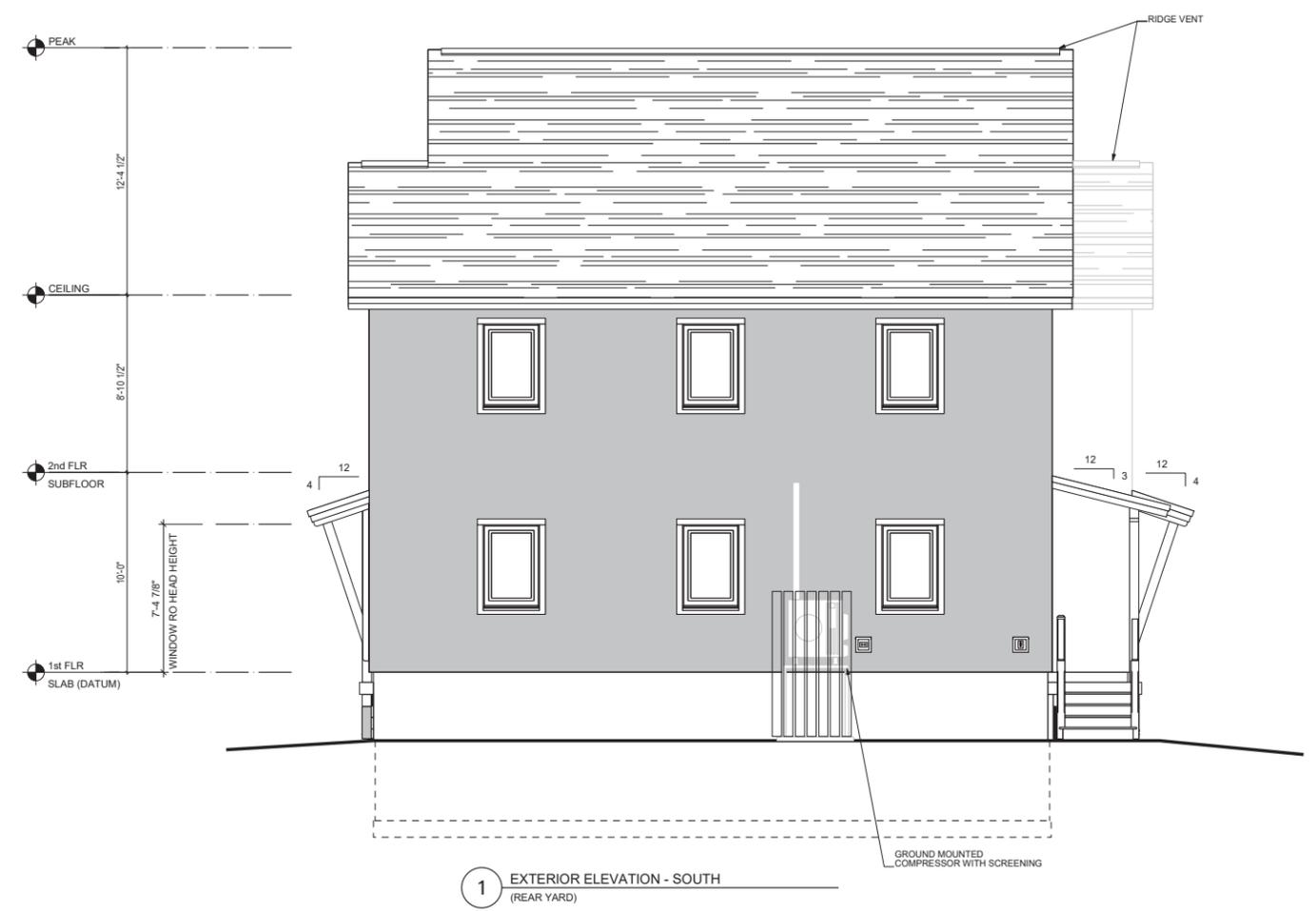
Stamp

Project Name	MONADNOCK H4H
Address	GROVE STREET
City	KEENE
State	NH
Project Number	PROJECT #
Date	03-03-2026
Drawn by	SM
Project Team	WH, SM, TE, EC

EXTERIOR ELEVATIONS

A203

Scale AS NOTED  
 FOR REVIEW



NOTES:  
 1. FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.  
 2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

PRE-SUBMISSION REVIEW

© BENSON WOODWORKING CO., INC.

REVISION SCHEDULE		
No.	Description	Date

Stamp

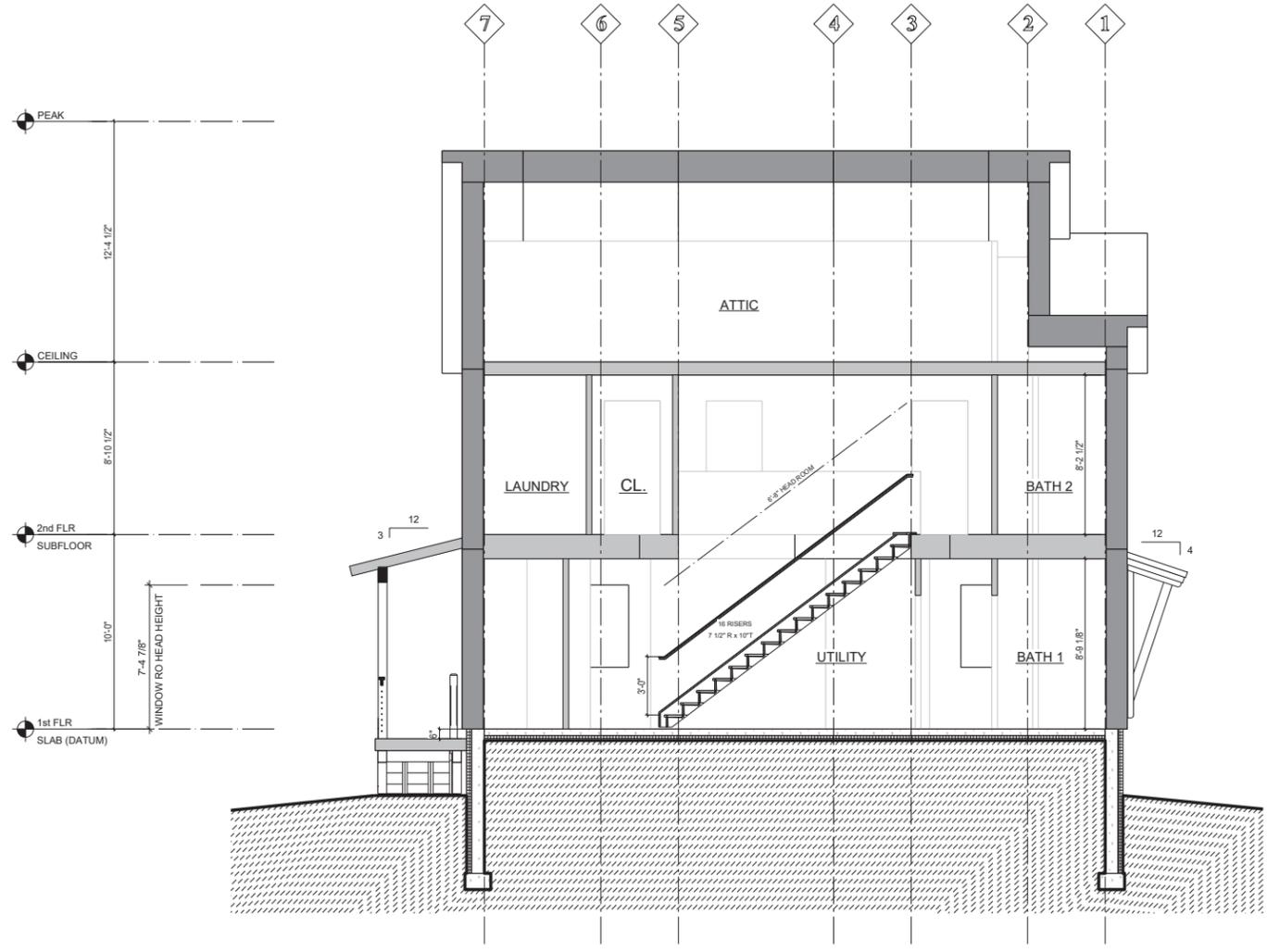
Project Name	<b>MONADNOCK H4H</b>
Address	GROVE STREET
City	KEENE
State	NH
Project Number	PROJECT #
Date	03-03-2026
Drawn by	SM
Project Team	WH, SM, TE, EC

**BUILDING SECTIONS**

**A300**

Scale AS NOTED

**FOR REVIEW**

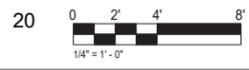


1 BUILDING SECTION @ STAIRS

SECTION WALL TYPE LEGEND	
INSULATED PANEL	
UNINSULATED CAVITY PANEL	
INSULATED CONCRETE WALL	
UNINSULATED CONCRETE WALL	

- NOTES:
- FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.
  - REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

**PRE-SUBMISSION REVIEW**



© BENSON WOODWORKING CO., INC.

REVISION SCHEDULE

No.	Description	Date

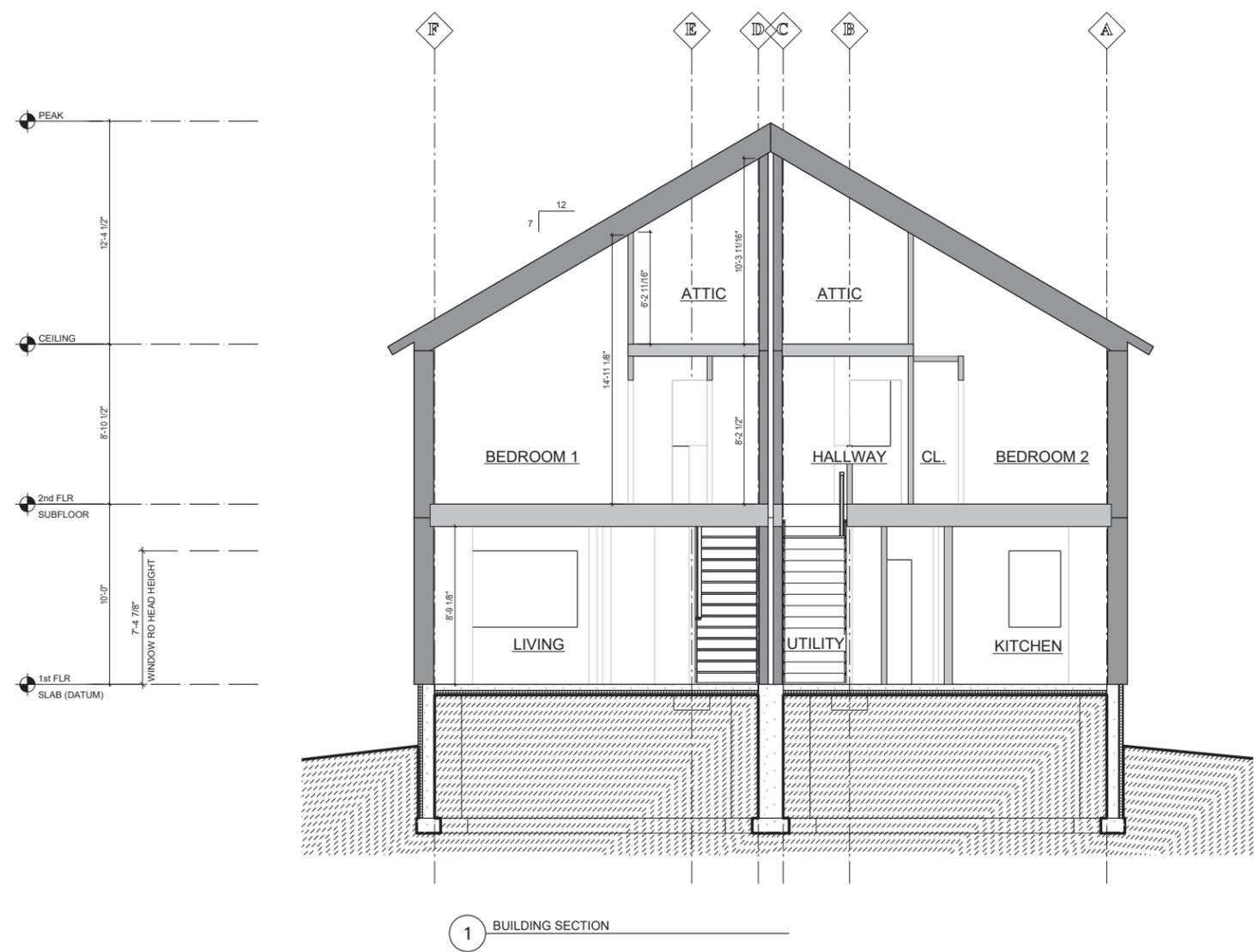
Stamp

Project Name  
**MONADNOCK H4H**  
 Address GROVE STREET  
 City KEENE  
 State NH  
 Project Number PROJECT #  
 Date 03-03-2026  
 Drawn by SM  
 Project Team WH, SM, TE, EC

**BUILDING SECTIONS**

**A301**

Scale AS NOTED  
**FOR REVIEW**



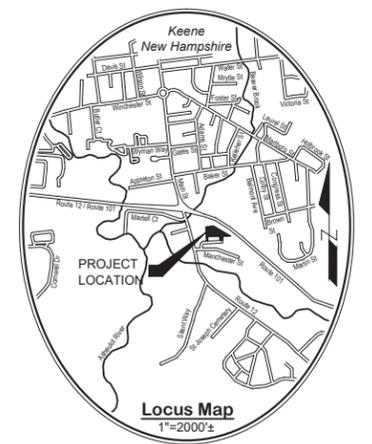
1 BUILDING SECTION

SECTION WALL TYPE LEGEND	
INSULATED PANEL	
UNINSULATED CAVITY PANEL	
INSULATED CONCRETE WALL	
UNINSULATED CONCRETE WALL	

NOTES:  
 1. FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.  
 2. REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.

**PRE-SUBMISSION REVIEW**

**Zoning Districts**  
**ZONE:COM (Commerce)**  
 MAX HEIGHT 3 STORIES/42'  
 LOT SIZE 15,000 sf  
 FRONTAGE 50'  
 BUILDING SETBACKS  
 FRONT 20'  
 SIDE 20'  
 REAR 20'  
 MAX BUILDING COVERAGE 80%  
 MAX IMPERMEABLE COVERAGE 80%  
 SEE CITY OF KEENE CODE CONCERNING  
 ADDITIONAL REQUIREMENTS PERTAINING TO  
 PARCEL



**Plan References**

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- TWO LOT SUBDIVISION OF TAX MAP 306-22-007-0000, 580 MAIN STREET, PREPARED FOR CITY OF KEENE, DATED FEBRUARY 28, 2004; BY ROGER MONSELL, CLOUGH HARBOUR & ASSOCIATES (Cab.12 Dr.10 No.178 CCRD)
  - STATE OF NEW HAMPSHIRE, PLANS OF PROPOSED FEDERAL AID URBAN PROJECT U 013-1(6), NH PROJECT NO P-3435-C, ASBUILT PLANS, DATED 4/5/1963 OBTAINED FROM NHDOT ONLINE PROJECT CENTER.
  - SUBDIVISION PLAT PREPARED BY TIRE WAREHOUSE CENTRAL, INC, DATED DECEMBER 15, 1987, BY DAVID A. MANN (Cab.10 Dr.00 No.128 CCRD & Cab.9 Dr.00 No.159)
  - TWO LOT SUBDIVISION PLAN, LAND OF THE CITY OF KEENE, DATED 9/13/19; BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC (Plan 19116-8 CCRD)

**Notes**

- NORTH ORIENTATION:** NORTH SHOWN ON THIS PLAN IS REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN CONJUNCTION WITH PLAN REFERENCE NO.4. NORTH IS SHOWN ONLY TO DEFINE ANGULAR RELATIONSHIPS.
- BOUNDARY LINES:** THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS, AND PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
- TOPOGRAPHY:** TOPOGRAPHY SHOWN ON THIS PLAN WAS DEVELOPED FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF SEPTEMBER 2025. THE VERTICAL DATUM IS NAVD88. CONTOUR INTERVAL IS ONE (1) FOOT.
- UNDERGROUND UTILITIES DISCLAIMER:** ANY UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES SHOWN HAVE BEEN PLOTTED BASED ON FIELD SURVEY OF SURFACE LOCATIONS AND AVAILABLE DATA FROM PRIOR MAPS AND RECORDS. THEIR EXISTENCE AND LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT WERE UNKNOWN OR NOT INVESTIGATED AT THE TIME OF SURVEY. ALL UTILITY SIZES AND LOCATIONS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION. CALL DIG-SAFE BEFORE DIGGING.
- WETLANDS:** A SITE INSPECTION FOR THE PRESENCE OF JURISDICTIONAL WETLANDS WAS PERFORMED BY HUNTLEY SURVEY & DESIGN DURING THE MONTH OF SEPTEMBER 2025. JURISDICTIONAL WETLANDS WERE NOT FOUND.
- FEMA FLOOD ZONE:** THE PARCELS SHOWN ARE CURRENTLY GRAPHICALLY LOCATED IN ZONE X AND ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA. SEE FEMA PANEL 33005C0267E EFFECTIVELY DATED MAY 23, 2006. NOTE THAT PRELIMINARY FLOOD MAP CHANGES INDICATE PORTIONS OF THE PROJECT SITE ARE TO BE INCLUDED IN ZONE AE

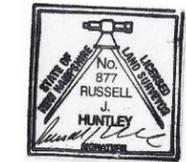


**Surveyor's Certification**

PURSUANT TO RSA 676:18, III AND RSA 672:14, I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE, WITH A POSITION TOLERANCE THAT MEETS OR EXCEEDS NH LAM 500 STANDARDS AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1. ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY. THIS SURVEY IS BASED ON:  
 A. INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON.  
 B. INFORMATION PROVIDED BY THE CLIENT, AND  
 C. PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.

**BOUNDARY SURVEY CERTIFICATION**

PURSUANT TO RSA 676:18, III AND RSA 672:14, I FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION AS DEFINED BY THIS TITLE, AND THAT ALL LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED. NO NEW STREETS OR WAYS ARE SHOWN ON THIS PLAT.



**Existing Conditions Plan of Land**

OF  
**560 Main Street, LLC**  
 located at  
 Tax Map 114 Lot 3

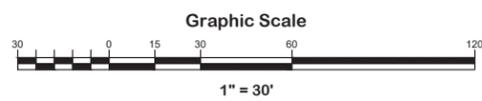
37 Manchester Street, Keene, Cheshire County, New Hampshire  
 Book 3299, Page 950

Surveyed 09/2025 Plan prepared 10/02/2025  
 Project No. H25-053 Cad File No. H25-053 Excon.dwg

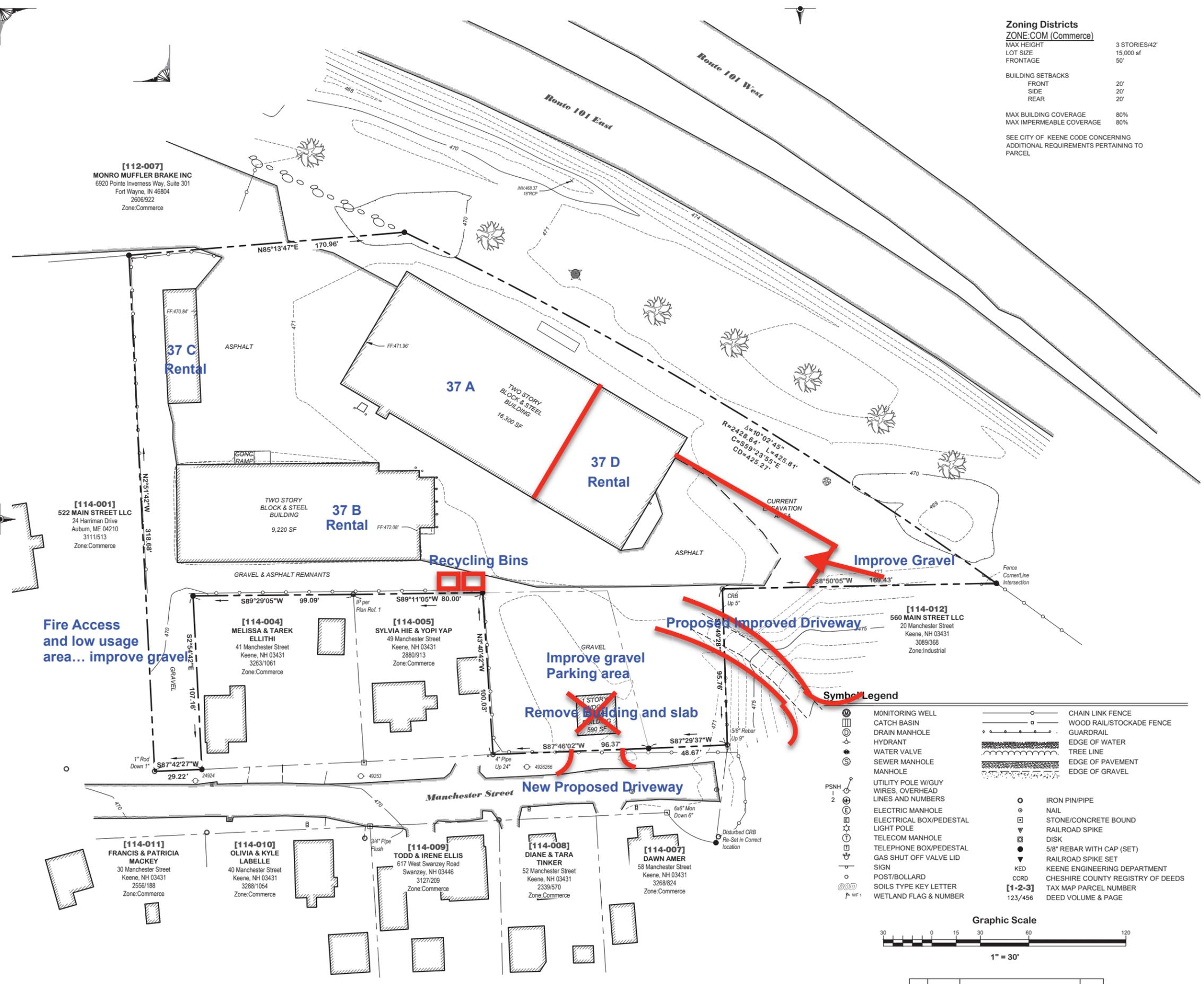
**Huntley Survey & Design, PLLC**  
 NH & VT Land Surveying, Wetlands & NH Septic System Design  
 659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

**Symbol Legend**

	MONITORING WELL		CHAIN LINK FENCE
	CATCH BASIN		WOOD RAIL/STOCKADE FENCE
	DRAIN MANHOLE		GUARDRAIL
	HYDRANT		EDGE OF WATER
	WATER VALVE		TREE LINE
	SEWER MANHOLE		EDGE OF PAVEMENT
	MANHOLE		EDGE OF GRAVEL
	UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS		IRON PIN/PIPE
	ELECTRIC MANHOLE		NAIL
	ELECTRICAL BOX/PEDESTAL		STONE/CONCRETE BOUND
	LIGHT POLE		RAILROAD SPIKE
	TELECOM MANHOLE		DISK
	TELEPHONE BOX/PEDESTAL		5/8" REBAR WITH CAP (SET)
	GAS SHUT OFF VALVE LID		RAILROAD SPIKE SET
	SIGN		KEENE ENGINEERING DEPARTMENT
	POST/BOLLARD		CHESHIRE COUNTY REGISTRY OF DEEDS
	SOILS TYPE KEY LETTER		TAX MAP PARCEL NUMBER
	WETLAND FLAG & NUMBER		DEED VOLUME & PAGE



NO.	DATE	REVISION	BY



Fire Access and low usage area... improve gravel

---

**RE: 37 Manchester St**

---

**From** Liza Sargent <lsargent@sveassoc.com>

**Date** Wed 3/4/2026 10:16 AM

**To** Mari Brunner <mbrunner@keenenh.gov>

**Cc** Emily Duseau <eduseau@keenenh.gov>; Evan Clements <eclements@keenenh.gov>; Megan Fortson <mfortson@keenenh.gov>

Hi Mari,

Mark said the proposed new street access on Manchester Street will be utilized by cars, pickup trucks, UPS, USPS, and Fedex. Big deliveries are through the ROW through Tire Warehouse.

Sincerely,

Liza

---

**From:** Mari Brunner <mbrunner@keenenh.gov>

**Sent:** Tuesday, March 3, 2026 4:17 PM

**To:** Liza Sargent <lsargent@sveassoc.com>

**Cc:** Emily Duseau <eduseau@keenenh.gov>; Evan Clements <eclements@keenenh.gov>; Megan Fortson <mfortson@keenenh.gov>

**Subject:** RE: 37 Manchester St

**EXTERNAL SENDER: Only open links from TRUSTED sources.**

Hi Liza,

Thank you for reaching out. After discussing with the Community Development Director, we have determined that these proposed modifications to site, including changes to traffic patterns and the potential for impacts to the Manchester St neighborhood, will require Major Site Plan review by the Planning Board. We will add this application to the Pre-Submission meeting agenda for Thursday.

Please be aware that the proposed drive aisle connecting the industrial property with the commercial property will need to meet the requirements of Section 9.4.2.A (copied and pasted below). In addition, do you know whether the proposed new street access on Manchester Street will be utilized by trucks?

Thank you! Please feel free to reach out with any further questions.  
Mari

**9.4.2 Dimensions & Siting**

A. Setbacks. Unless otherwise specified in Table 9-4 or elsewhere in this LDC, the setbacks for paved and unpaved parking lots and travel surfaces associated with all uses other than single-family and two-family dwellings are listed in Table 9-2.

1. Drive aisles that provide vehicular connections across property lines shall be exempt from parking lot surface setbacks with the following requirements:

- a. The connection shall be a minimum of 22 feet in width for two-way traffic and 11 feet for one-way traffic, as measured along a lot line or boundary between separate properties.
- b. Connections shall be far enough from the front property line to promote vehicular and pedestrian safety.
- c. The connection shall be an extension of a travel lane of the subject parking lot and align to the maximum extent practicable with a travel lane on any adjacent parking lot.
- d. Adequate site lines shall be provided.
- e. Shared access agreements between properties shall be required where necessary.
- f. Planning review shall be required per Section 26.12.3.

**Mari Brunner, AICP**

Senior Planner - Community Development Dept.  
(603) 352-5440 | [KeeneNH.gov](http://KeeneNH.gov)

**FRAUD ALERT: Be aware!!! Invoice scams are on the rise!** If you receive an e-mail or any other communication that appears to be generated from the City of Keene that contains wire instructions, consider it suspect and call our office at a number you trust.

---

**From:** Liza Sargent <[lsargent@sveassoc.com](mailto:lsargent@sveassoc.com)>  
**Sent:** Tuesday, March 3, 2026 3:05 PM  
**To:** Mari Brunner <[mbrunner@keeneh.gov](mailto:mbrunner@keeneh.gov)>  
**Cc:** Emily Duseau <[eduseau@keeneh.gov](mailto:eduseau@keeneh.gov)>; Evan Clements <[eclements@keeneh.gov](mailto:eclements@keeneh.gov)>; Megan Fortson <[mfortson@keeneh.gov](mailto:mfortson@keeneh.gov)>  
**Subject:** 37 Manchester St

Hi Mari,

Mark Froling would like to make site improvements to 37 Manchester St that include:

- construction of a new driveway of Manchester Street,
- removal of a building,
- renting the existing buildings, and
- improving the existing gravel access on the SW side of the property for fire trucks/emergency access.

See the attached pdf for reference. It appears the additional impervious would be less than 10,000 sf. There are no proposed changes to water, sewer, lighting, landscaping, etc. Would this project fall under the Minor site plan category and reviewed by the Minor Project Review Committee? Would there be time to discuss this project at Thursday's pre-submission meeting?

Thanks,

**Liza Sargent, P.E.**

**SVE**

**Engineering**

**Planning**

**Landscape Architecture**

**Surveying**

**PO Box 1818**

**Brattleboro, VT 05302-1818**

**T: 802-257-0561**

**F: 802-257-0721**

**<http://www.sveassoc.com>**

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