



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, March 5, 2026 9:00 AM City Hall, 2nd Floor Conference Room

- I. **Call to Order** – Roll Call
- II. **Election of Chair & Vice Chair**
- III. **Scheduled Pre-submission Inquiry**
 - 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.

IV. Walk-in Pre-submission Inquiries

V. Upcoming Meeting Dates

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

PROPOSED DUPLEX

0 GROVE STREET, KEENE NEW HAMPSHIRE

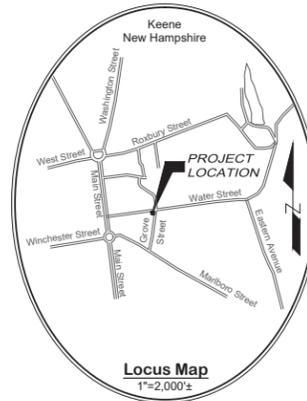
PROPERTY OWNER & APPLICANT:
MONADNOCK HABITAT FOR HUMANITY, INC.

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 _____



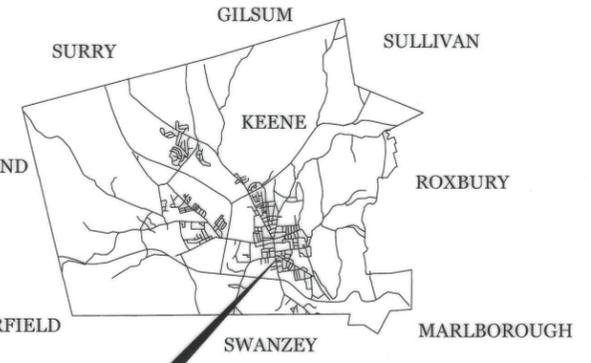
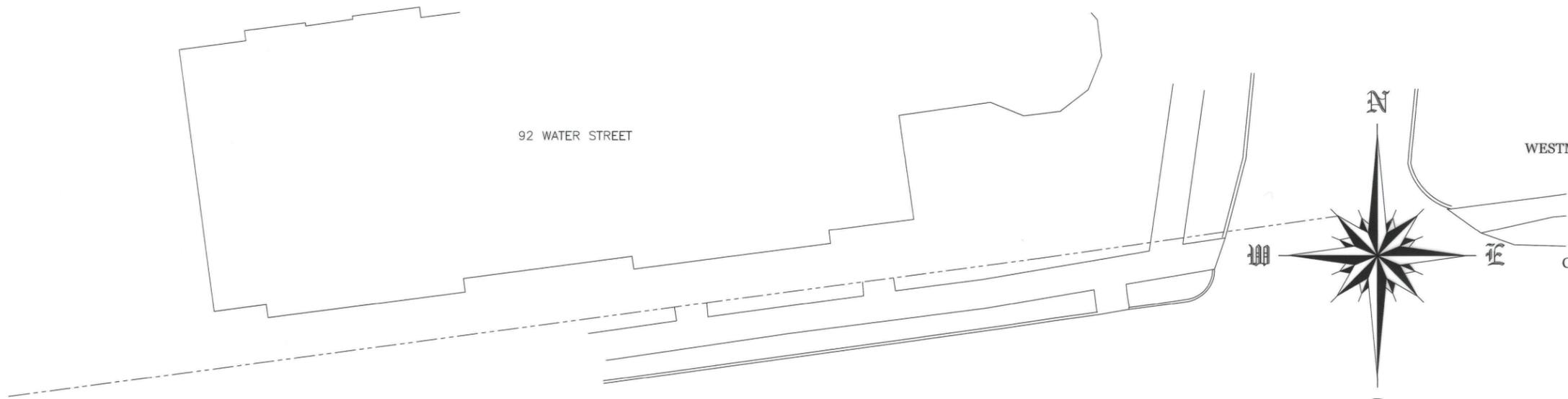
SVE PROJECT #: K2813
PREPARED BY

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

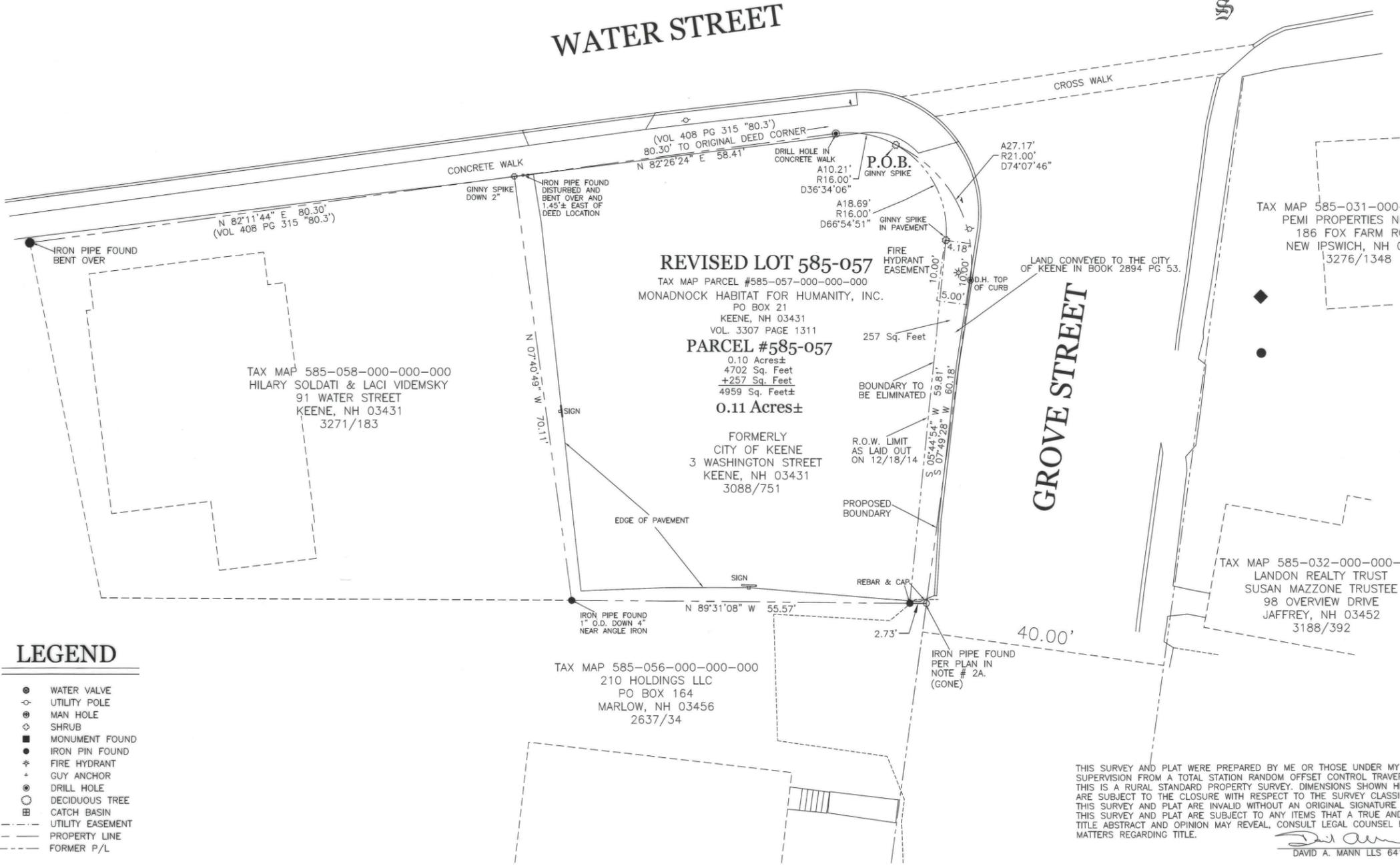
February 2, 2026



PROJECT

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

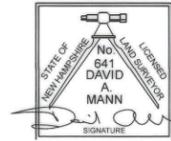


LEGEND

- 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.

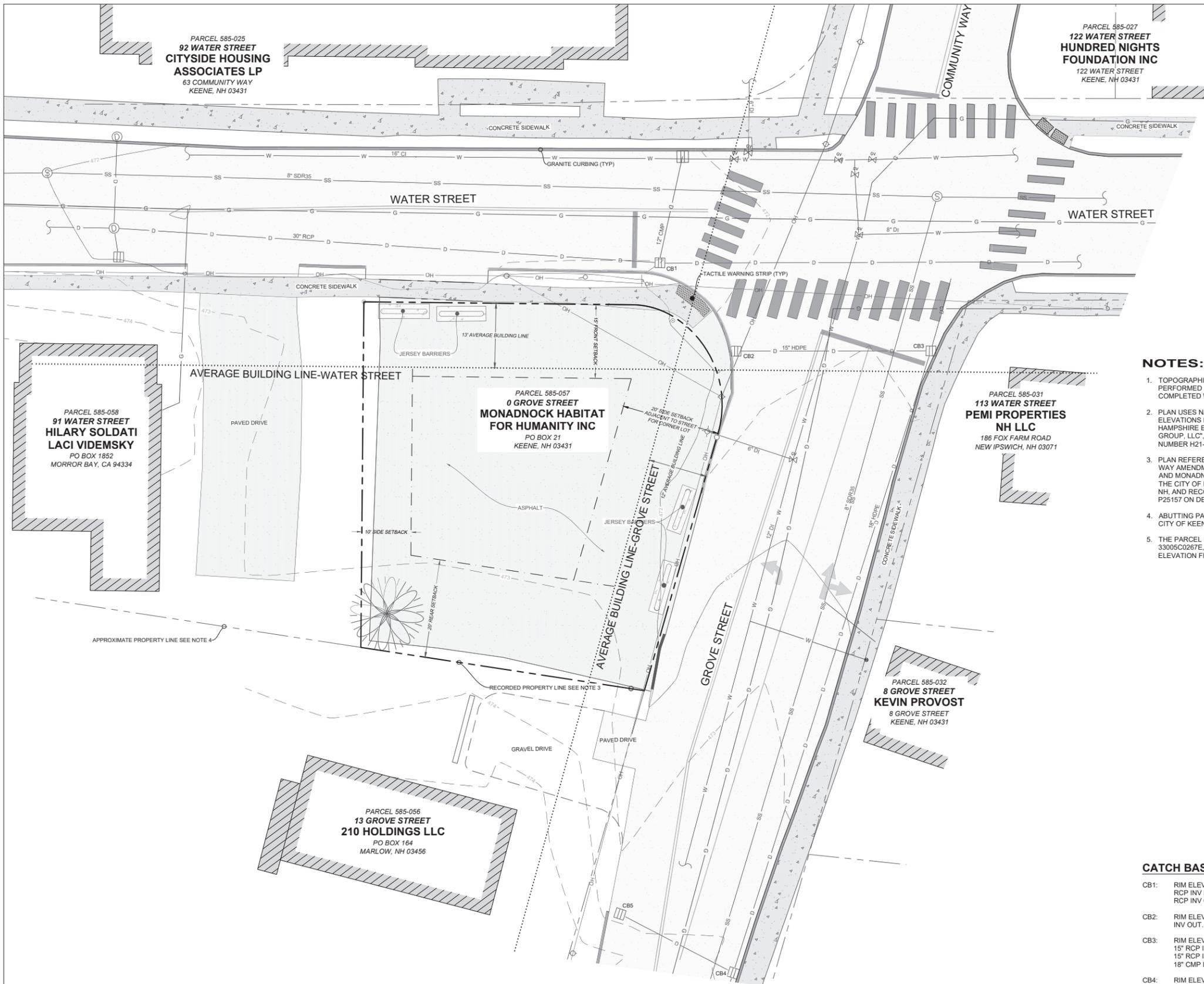
David A. Mann
DAVID A. MANN LLS 641



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

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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 ©2026

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

0 5 10 20
GRAPHIC SCALE 1" = 10'

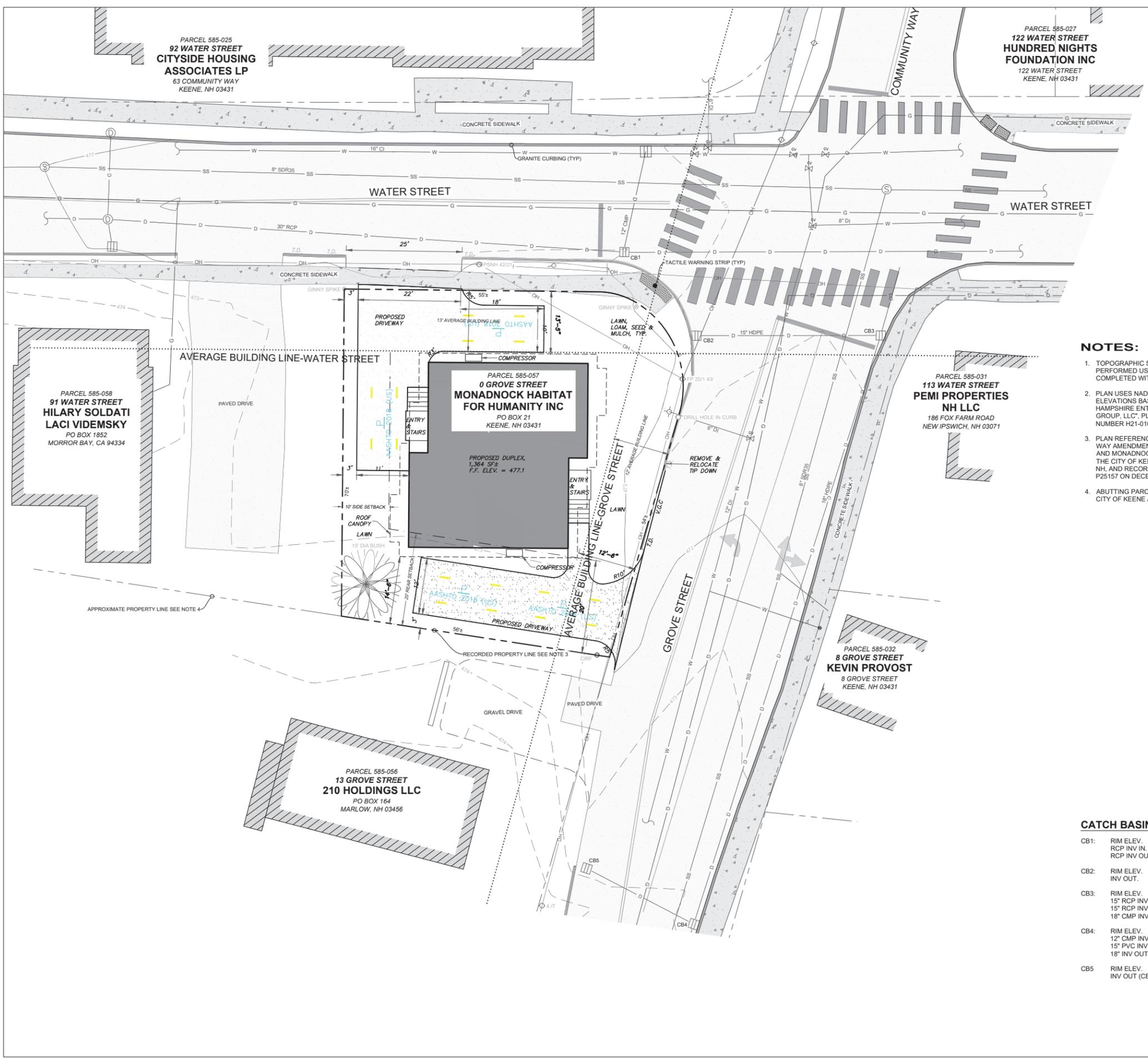
PROJ. #
K2813

DATE:
15 - JAN - 26

DESIGN: LPS SHEET
DRAWN: AJG **S-1**

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DRAFT

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NO.	REVISION	DATE	DWN	CHK

SVE

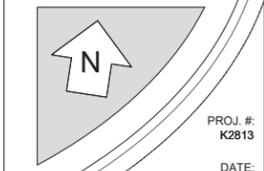
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SITE PLAN

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0 GROVE STREET
KEENE, NEW HAMPSHIRE 03431

MONADNOCK HABITAT FOR HUMANITY



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DATE:
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DESIGN: LPS
DRAWN: AJG

SHEET
C-1

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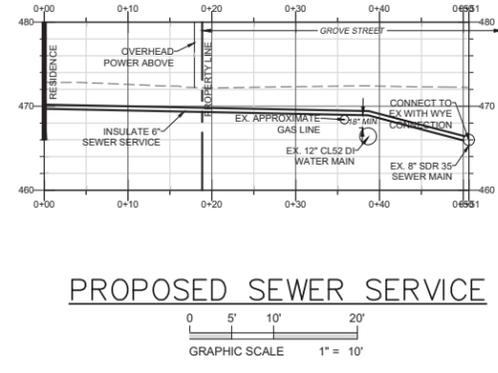
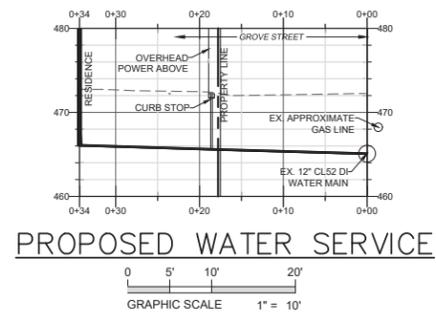
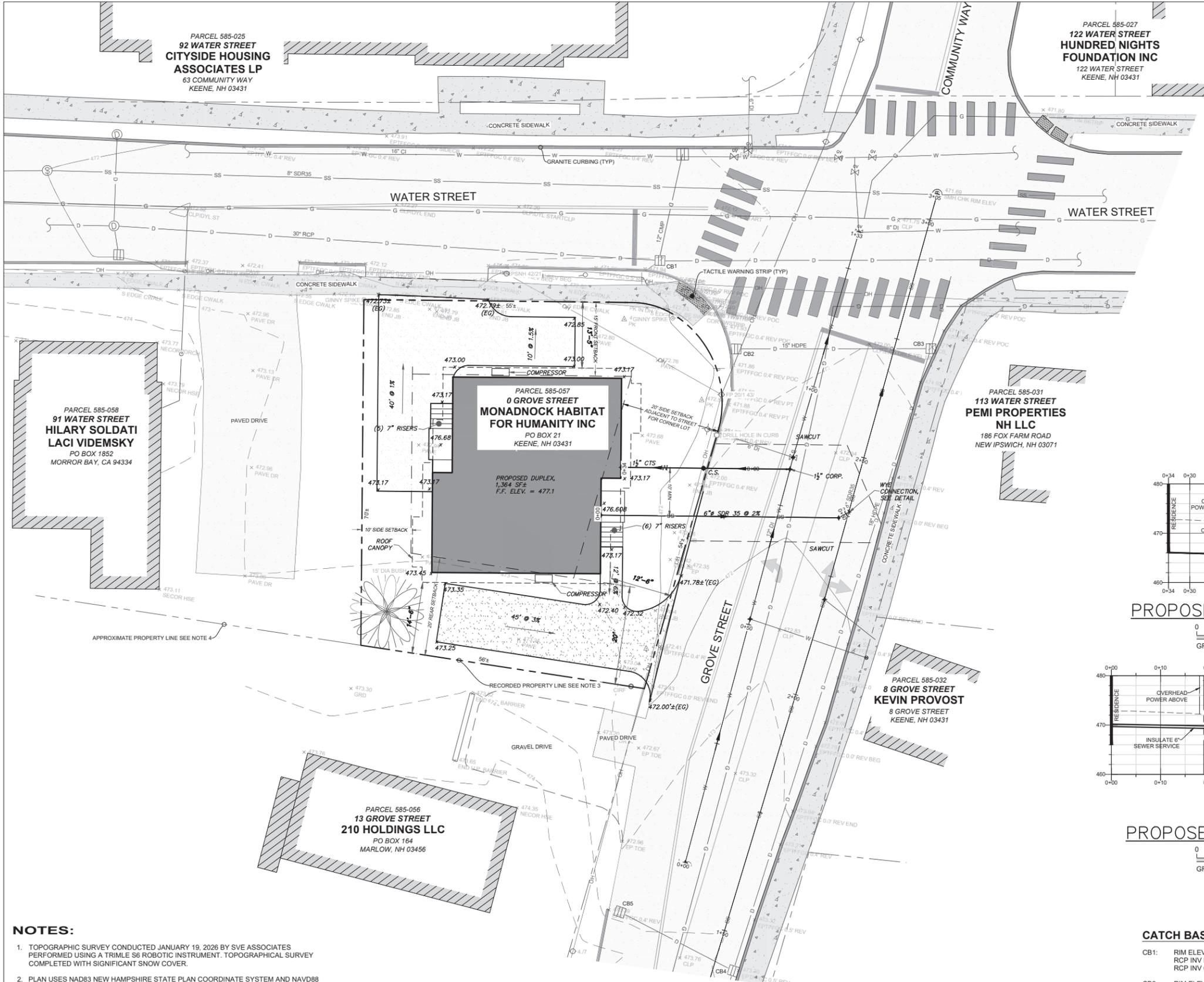
SHRUB

MISCELLANEOUS

BUILDING

PAVEMENT

CONCRETE



CATCH BASIN DATA

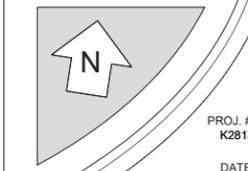
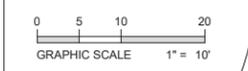
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GRADING & UTILITIES PLAN

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

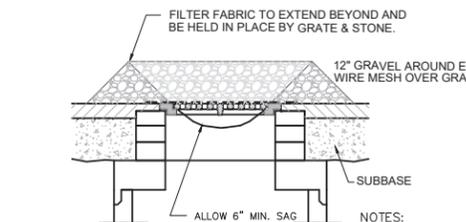
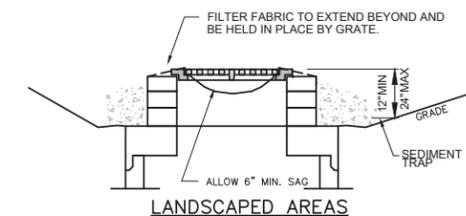
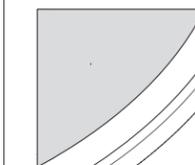


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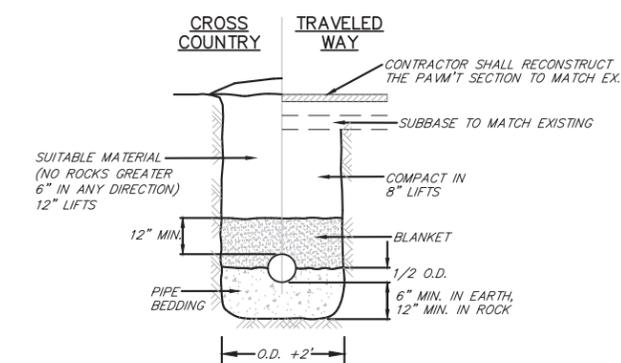
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DRAWN: AJG

NO.	REVISION	DATE	DWN	CHK



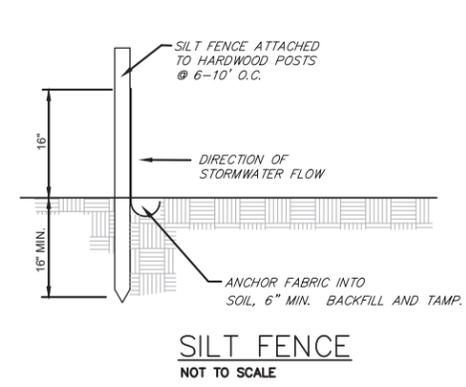
REGULAR MAINTENANCE, INCLUDING REPLACEMENT OF SEDIMENT & EROSION CONTROLS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL PERMIT CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.

CATCH BASIN GRATE INLET FILTER
NOT TO SCALE

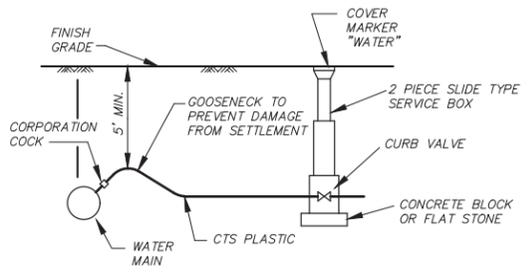


PIPE MATERIAL	BEDDING	BLANKET
DUCTILE IRON	6" SAND	12" SAND
PVC	6" SAND	12" SAND
HDPE	6" SAND	12" SAND
PLASTIC	6" SAND	12" SAND
COPPER	6" SAND	12" SAND
SDR 35	6" SAND	STONE HALF WAY UP PIPE & 12" SAND ABOVE

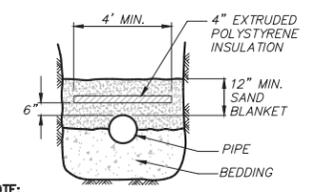
PIPE IN TRENCH DETAIL
NOT TO SCALE



SILT FENCE
NOT TO SCALE

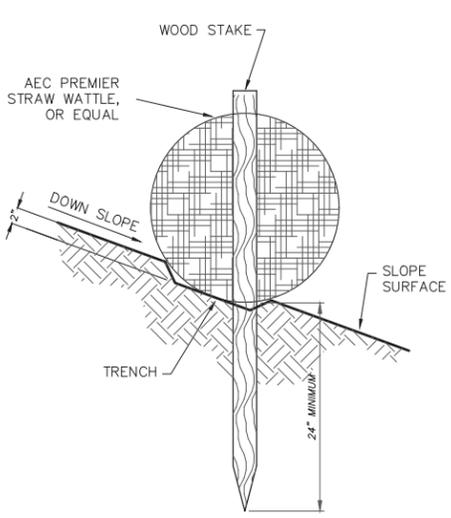


SERVICE CONNECTION DETAIL
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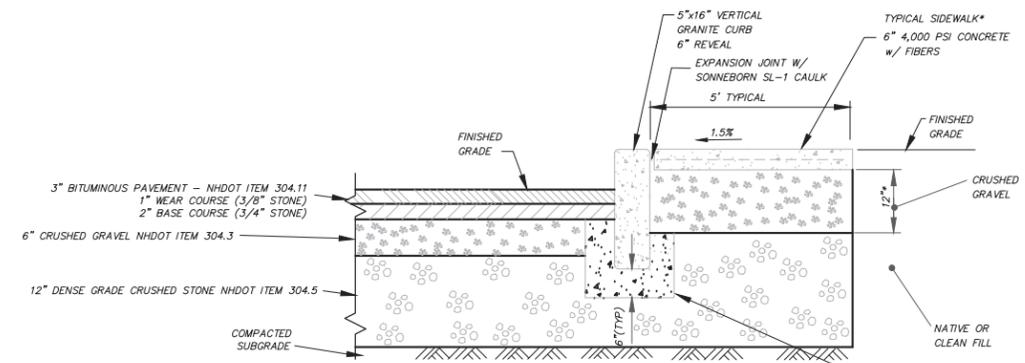


NOTE: PLACE TWO 24\"/>

INSULATION OVER
PIPE DETAIL
NOT TO SCALE

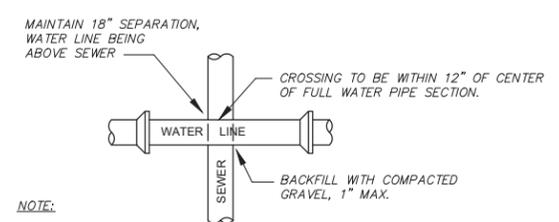


STRAW WATTLE
NOT TO SCALE



NOTE:
1. IF ASPHALT IS SUBSTITUTED FOR CONCRETE WALK; PLACE 1\"/>

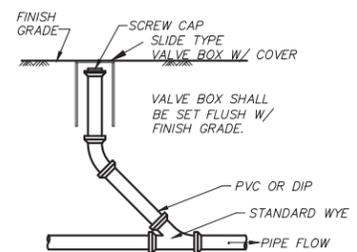
DRIVEWAY
WITH CONCRETE SIDEWALK
NOT TO SCALE



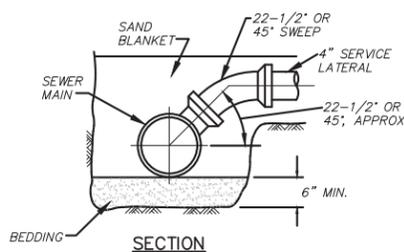
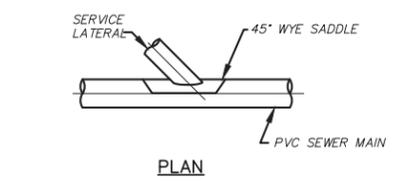
NOTE:
SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18 INCH VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN:

- 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

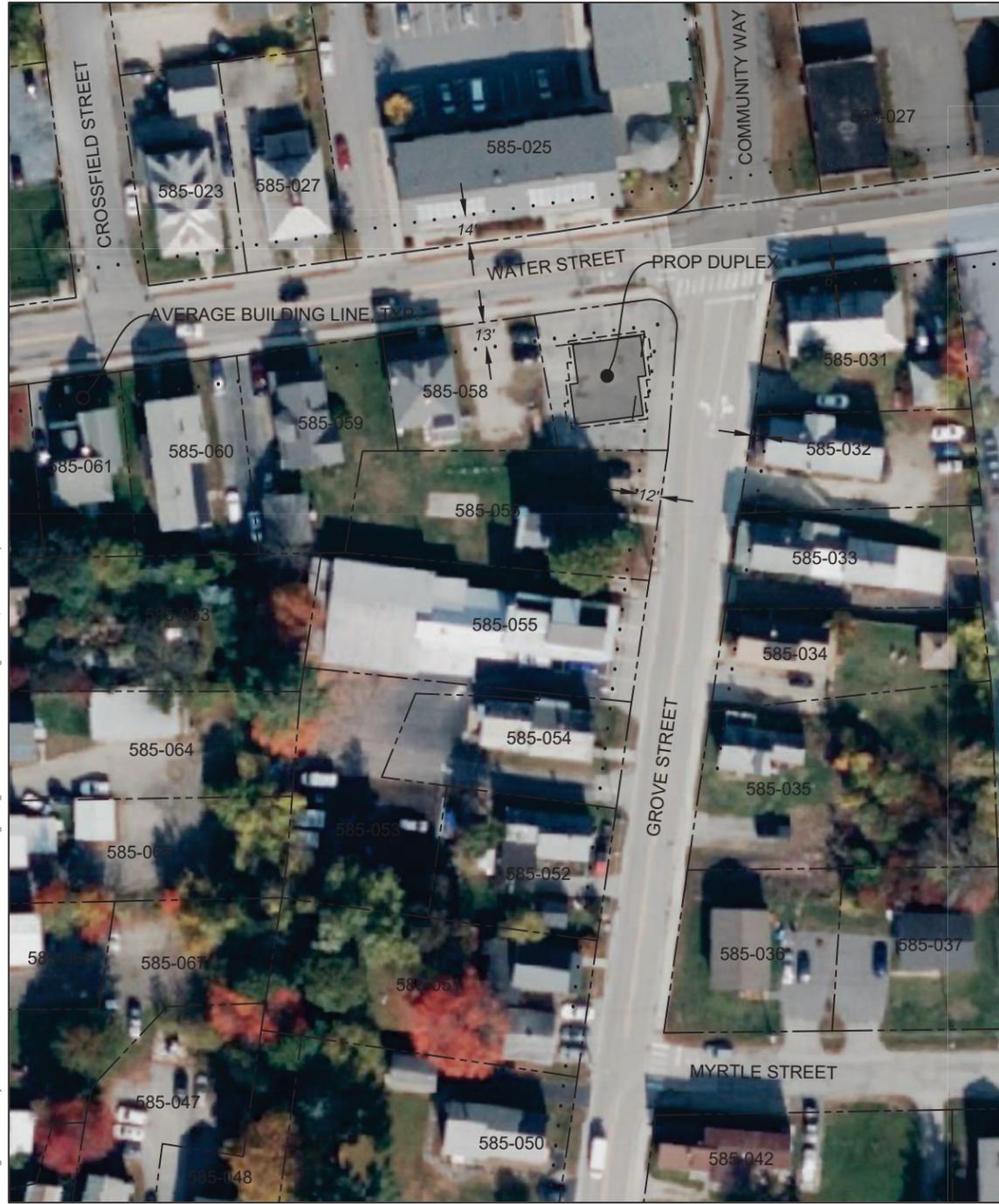


CLEANOUT DETAIL
NOT TO SCALE



SEWER LATERAL WYE
CONNECTION 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

- PROPERTY LINE ————
- AVERAGE BUILDING LINE - - - - -
- PROPOSED BUILDING ————
- PROPOSED BUILDING OVERHANG ————

ZONING DISTRICT

- RESIDENTIAL PRESERVATION DISTRICT
- DOWNTOWN DEVELOPMENT DISTRICT

SVE © 2026

Engineering
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Landscape Architecture
Surveying

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

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'

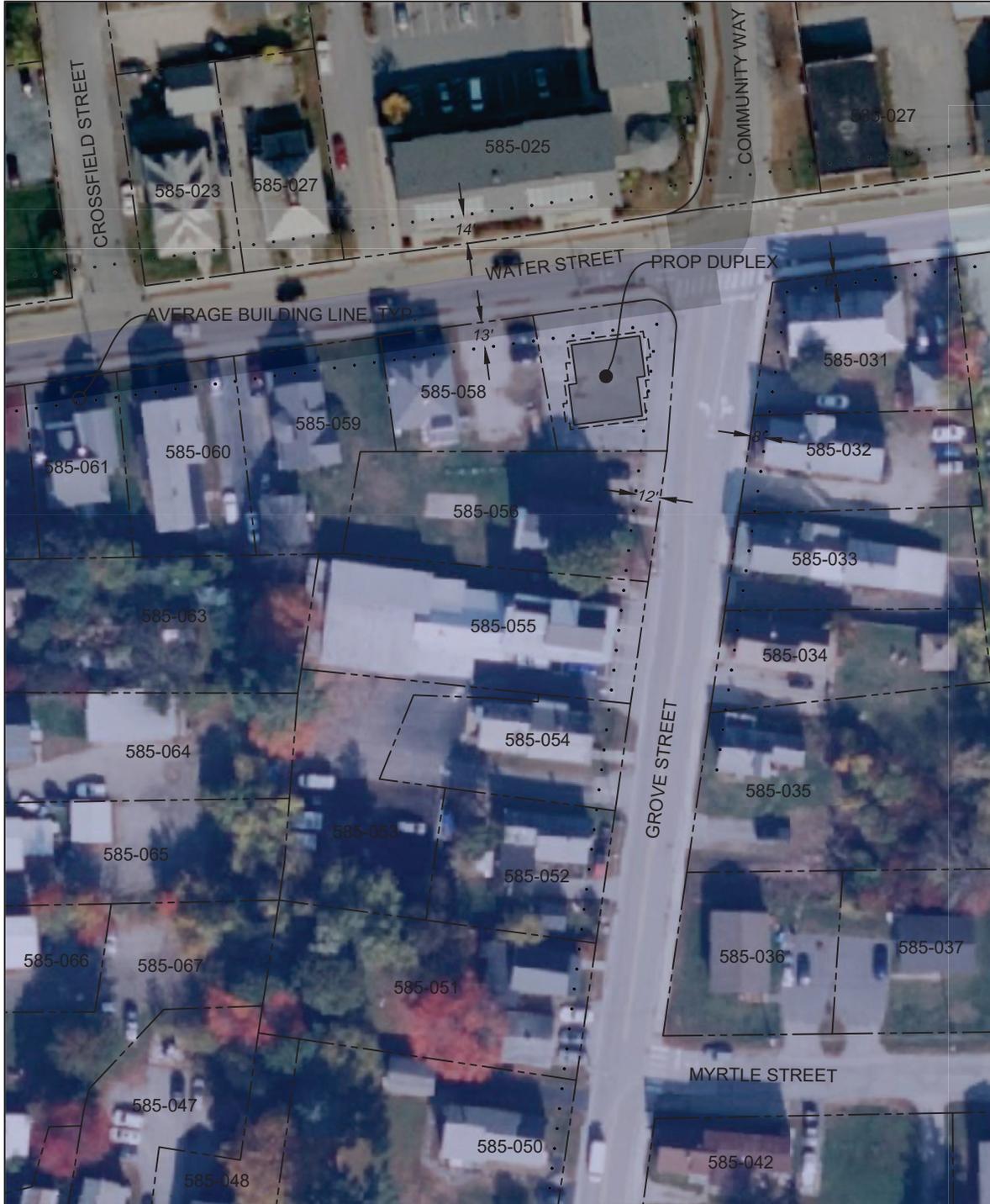
N

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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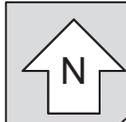
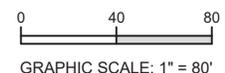
Engineering
 Planning
 Landscape Architecture
 Surveying

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