TOWN OF SWANZEY

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov

Swanzey Planning Board Meeting Agenda

February 13, 2025

6:00 PM

The regular meeting of the Swanzey Planning Board will be held on **Thursday, February 13, 2025, at 6:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey.** The public may also access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

A. January 23, 2025

3) Public Hearings

A. **PB 25-001 - Site Plan Review (*Public Hearing Required*)**: Fieldstone Land Consultants has submitted, on behalf of Pilgrim Pines Camp, an application for the construction of a bath house and associated site improvements at 220 West Shore Road. The subject property is shown at Tax Map 242, Lots 10 & 12 and located in the Rural/Agricultural District. Upon a finding by the Board that the application meets the submission requirements, the Board will vote to accept the application as complete. A public hearing may follow immediately; if not, a public hearing will be scheduled for a time and date certain.

B. **PB 25-002 – Site Plan Review (*Public Hearing Required*)**: Black Belt LLC has submitted an application for the construction of a drive-through restaurant facility at the southern corner of Marcy Hill Road and Route 12. The subject property is shown at Tax Map 220, Lot 5 and located in the Business District. Upon a finding by the Board that the application meets the submission requirements, the Board will vote to accept the application as complete. A public hearing may follow immediately; if not, a public hearing will be scheduled for a time and date certain.

4) Discussions/Other Business

A. Chad Branon – Fieldstone Land Consultants: Site Plan Extension for 115 Old Homestead Hwy.

B. Other business as required

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – January 23, 2025
Whitcomb Hall, Main Street, Swanzey, NH

Note: Draft Minutes are subject to review, correction and approval by the Board. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Board.

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Mark Scalera, Richard Lane, Victoria Ames, Board of Selectmen Representative Charlie Harbeck. Also present was Town Planner Adam Paquette. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Alternate Michael Scungio, Alternate Bryan Verdegaal, and Alternate Jane Johnson, Alternate Steve Malone, Brandon Self

Others Present:
Garrett Raney with FACT TV, Matt Abbott with Bergeron Construction

MINUTES:

- The meeting Minutes of January 9, 2025 were considered. **Motion** was made by Scalera to approve the meeting Minutes of January 9, 2025. There was a second by **York.** All were in favor. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S)
There were no applications and no public hearings for this meeting.

DISCUSSION AND OTHER BUSINESS

Bergeron Construction: Site Plan Modification (Matt Abbott)

- Moving office to 358 Matthews Road from a location in Keene.
- The applicant is proposing the construction of a 28x24 addition to add a couple more office spaces.
- The addition meets setbacks and other building requirements.
- The group was in favor that this was a site plan modification, conditional on receipt on updated full site plan to be submitted to the Code Enforcement Officer.
- **Motion** made by **York** to approve the site plan modification with the condition that the Code Enforcement Officer receives the full plan set and approves prior to occupation. Second by Scalera. All in favor. ***Motion passed.***

Discussion on Amendment 10 (now Amendment 9)

- Self states that he did not call for motion to put Amendment 10 (now Amendment 9) onto the Warrant Article at our last Planning Board meeting on January 9, 2025.
- Lane and Self discuss the motion from previous meeting.
- **Motion** made by Ames to put amendment 10 (now Amendment 9) onto the Warrant Article. Seconded by Scalera. Voted in favor 4-3. ***Motion passed.***
- Lane makes a comment on Amendment 8 and feels the group was ambushed with last minute letters of opposition. Says the Board and Conservation Commission did not have adequate time to prepare comments.
- Lane says that because of the way the letter from the selectman was brought to us, we should have continued the hearing.
- Paquette clarified that comments/letters of support or opposition can be received at any time and presented at the meeting.
- There was some confusion over RSA requirements for when the Warrant Article must be finalized.
- Reck comments that language in the letter from the Board of Selectman referenced legal liability and wondered how that fit with our legal counsel's opinion.
- Lane makes a comment that legal counsel did not present any comments disagreeing with the amendments.
- Self states that town legals counsel gave opinions that the amendments were good from a legal standpoint, but they can't really comment on the viability from a planning standpoint, because that's not why they're giving feedback.
- Paquette clarifies that town legal's only issue was with formatting on one of the amendments.
- Lane states that the selectman's statement was inappropriate in relation to Base Hill Road and questions if the individual had a conflict of interest.

Conditional Use Permits

- Paquette explains the difference between Special Exceptions and Conditional Use Permits.
- Self explains that we have some leeway in how we write a potential Conditional Use Ordinance.
- Ames says that there is a draft wetlands ordinance to review that gets into conditional use permits from another municipality.
- Scalera asks if the permit goes into the deed. Self says that these go into the site plan, not sure of the deed.
- Self asks which board should administer the conditional use permit.
- Scalera states that conservation commission needs to comment on wetlands, especially on matters of access.
- Ames states that the Planning Board has a history of putting a lot of weight on comments from other boards and commissions. We should have this codified somewhere.
- Lane states that, historically, the Planning Board has continued applications that have not had comments submitted by other committees/commissions
- Paquette says that Variance and Conditional Use has different criteria
- Paquette says that, like with Special Exceptions, a condition use will still need to be tied to specific uses. Paquette states that more research needs to be done before a proposal is brought before the board.
- Ames says she likes the case by case flexibility.

- Paquette says that if the application looks like a special exception, it should remain a special exception. We shouldn't adopt Conditional Uses if we can achieve the same result with special exceptions.

Land Use Bills by Mike

- Mike says there are new house bills to review when we are able to.

Other Business

- Ames says we should review the conflict-of-interest policy.
- Paquette will provide a copy of the conflict-of-interest policy.

ADJOURNMENT

Motion to adjourn was made by Ames. There was a second to the motion by Lane with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 6:41 p.m.

Next Meeting: February 13, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

DRAFT

TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV

Memorandum – Office of Land Use

TO:	Planning Board
FROM:	Stephon Mehu, Assistant Town Planner
DATE:	February 5, 2025
RE:	Site Plan Review Application #25-001 – Pilgrim Pines Bath House – 220 West Shore Road (Tax Map 242, Lots 10 & 12)

Summary:

Fieldstone Land Consultants, PLLC, has submitted an application for a site plan review on behalf of the East Coast Conference of the Evangelical Covenant Church, Inc. for construction of a new bath house for the property, replacing the old one, situated at 220 West Shore Road. The application includes constructing a 2,090 square foot bath house and associated site improvements. The subject property is shown at Tax Map 242, Lots 10 & 12, and is located in the Rural/Agricultural District.

Fieldstone is seeking a waiver to the physical features and uses of land within 200 feet of the site [Site Plan Regulations Sections VII.2.b.iv].

Development overview:

The parcel upon which the proposed structure is to sit is 85 acres in size and is located between a camp road and southern end of Chistian Hill Road. An existing bath house is situated across the camp road which is to be decommissioned and used for storage.

The plan identifies utilities such as gas, power, water, and sewer/septic, as well as snow storage. The proposed flex space building is oriented southwest-northeast, facing a camp road. The layout of all other proposed buildings and site improvements work around any inundated areas, with no crossings of wetlands.

The proposed development will require the following state and federal permits:
None identified.

Applicable Ordinances and Regulations:

General

Signage

There is no proposed signage at this time. Future signage will require permitting prior to installation.

Building Height
The maximum allowable building height for all Districts is 45 feet. The height of this structure is well within standards.

Rural/Agricultural District
Setbacks
The table below provides the required, existing, and proposed setbacks for the buildings. All setbacks are met by the proposal. The Rural/Agricultural District requires a minimum front, rear, and side setback from any boundary line. All proposed site structures meet these requirements and are identified on the site plan.

Rural/Agricultural	Required
Minimum Front	30 feet
Minimum Side	20 feet
Minimum Rear	20 feet

Drainage (Industrial Park Requirements)
Drainage design for construction within the District shall allow for no net increase in volume or velocity of surface water leaving the District. Detail of the drainage plan is reviewed on page 6 of this memo under Section H of Site Plan Review Regulations.
Increase in the peak flow of surface runoff shall not be permitted if such increased runoff passes beyond the property lines of the parcel upon which the development occurs, unless it is within an approved public storm drainage system. Grading and filling must be conducted so that there is no net increase in surface and subsurface drainage toward or across abutting properties unless an easement is obtained from the abutting landowner and recorded in the Cheshire County Registry of Deeds.

Wetlands Conservation District
There are no wetlands within 200 feet of the proposed building.

Site Plan Review Regulations:

The Site Plan Review Regulations require the Planning Board to evaluate a proposed development from several perspectives, including parking and loading, access and traffic flow, lighting, landscaping/screening, storm water management, utilities, and architectural design. Staff has reviewed the submitted plans and provided the following feedback.

A. Design of Development

The design of development should conform to existing natural and manmade environments with as little disturbance as possible.

B. Off-street and Loading Requirements

Three parking spaces have been proposed outside of the entrance of the structure.

C. Street Access/Traffic Patterns

Access by car is available via West Shore Road. This is a low volume, vehicle traffic area.

D. Illumination/Lighting

The plan indicates no proposed lighting at this time. Any future lighting will be downcast and conform to Town of Swanzey lighting standards.

E. Landscaping and Screening

Not applicable.

The Conservation Commission encourages the use of native species in landscaping where possible.

F. Water Supply and Sewage Disposal Systems

This facility will have access via on-site water supplied by private means.

The subject property proposes using public sewer. Sewer is available from West Shore Road. It will enter the site at the intersection of West Shore Road and the private camp road along which the proposed structure is to be situated. All sewer into buildings will need to connect into a sewer manhole.

G. Underground Fuel Storage Tanks

No underground fuel storage has been proposed.

H. Storm Water Drainage

The increase in the peak flow of surface runoff as a result of the development is not permitted to pass beyond the property lines. To manage storm water runoff, several independent solutions are proposed. Inlet protection around all storm drain structures will be installed and best management practices will remain until the site is stabilized. Any construction of stormwater basins and treatment swales proposed to take place prior to site work that will prompt storm water runoff.

I. Handicapped Persons

One ADA parking space proposed; meets site plan review standards.

J. New Utilities and/or Transmission lines

All utilities identified on site plan; power labeled as overhead or underground, location of septic is marked, location of sewer ties are labeled and sized, and proposed water service location identified.

K. Architectural Plans

Layout of bath house space provided; no elevations provided.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on January 30th. The notice was posted in three public places and on the Town's website on January 30th and notice was published in the Keene Sentinel on February 8th.

Department Heads were notified of the application on January 27th. No concerns were submitted.

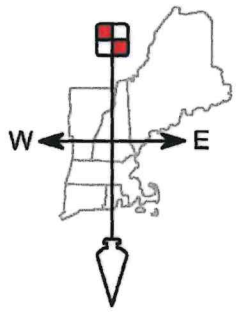
Staff Comments:

None

Attachments:

a. Site Plan Review Application
b. Waiver Request Letter
c. Site Plans
d. Department Head Comments
e. Aerial Map and Tax Map

LETTER OF TRANSMITTAL



FIELDSTONE LAND CONSULTANTS, PLLC

Surveying ✦ Engineering
Land Planning ✦ Septic Designs

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

To: Mr. Stephon Mehu
Town of Swanzey
620 Old Homestead Highway
Swanzey, NH 03446

Date: January 23, 2025

Re: Pilgrim Pines - Site Plan Application
Tax Map Parcels 242-10 & 12 - 220 West Shore Road - Swanzey, NH

WE ARE SENDING YOU ■ Attached ❒ Under separate cover via _____ the following items:

❒ Shop drawings ■ Prints ■ Plans ❒ Samples ❒ Specifications

❒ Copy of letter ❒ Change order ❒ _____.

COPIES	DATE	NO.	DESCRIPTION
4			Application & Checklist Site Plan Review
1			Submission Fees (To be determined by Swanzey Planning Department)
1			Fee Schedule
1			Waiver Letter
1			Abutters List/Abutters Label List
1			Letters of Authorization
1			Floor Plan
3			Site Plan Set (22"x34")
1			Electronic Copy of Materials

THESE ARE TRANSMITTED as checked below:

■ For approval ❒ Approved as submitted ❒ Resubmit ____ copies for approval

❒ For your use ❒ Approved as noted ❒ Submit ____ copies for distribution

❒ As requested ❒ Returned for corrections ❒ Return ____ corrected copies

■ For review and comment ❒ _____.

❒ FOR BIDS DUE: ❒ PRINTS RETURNED AFTER LOAN TO US

REMARKS:
Hi Stephon, we are submitting the above listed items for the next Planning Board meeting on February 13th. I have included the two (2) full size plans and also submitted electronic copies in PDF form to planner@swanzeynh.gov. Please let me know if you need anything else or have any questions. Thank you,

Sam Charron

Sam Charron, E.I.T.

Project No. 3125.01

SWANZEY PLANNING BOARD
P. O. Box 10009 Swanzey, NH 03446
Email: planner@swanzeynh.gov

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

1. This form and all required information must be filed with the Planning Office at least 21 days prior to the date at which it will be submitted to the Planning Board. Unless otherwise noticed, the Planning Board meets on the second and fourth Thursdays of every month.

2. Four (4) paper copies of the application shall be submitted, in addition to an electronic submittal in Portable Document Format (*pdf), either by email or on a CD or flash drive.

3. All projects must comply with the Town's Zoning Ordinance and other applicable regulations before being considered by the Planning Board. Any necessary approvals from the Zoning Board of Adjustment must be received prior to application to the Planning Board.

4. Included herein is the checklist of plat requirements that are part of a completed application. Please check the documentation that has been submitted, or items for which waivers are being requested. All requests for waivers must be submitted in writing at the time of application, and include the justification for the request.

5. Within 30 days after filing, or the next meeting for which notice can be given, the application will be placed on the Planning Board's agenda. At this meeting the Board will vote to accept or not accept the application as complete. Following a vote to accept, the Board will either move into public hearing or schedule a public hearing for a time and date certain. The Board will vote to approve or disapprove the application no later than 65 days from the vote of acceptance.

6. The required public notices and certified mailings are prepared and sent by the Planning Office. The applicant is responsible for all fees associated with filing and notification.

7. Within five (5) business days of the vote to approve or disapprove the application, the applicant will receive a written Notice of Decision. In the event of disapproval, the notice will include the reasons for the decision and state what corrective action needs to be taken by the applicant.

1. Name and address of owner(s) of record:
East Coast Conference of the Evangelical Covenant Church, Inc. D/B/A Pilgrim Pines
220 West Shore Road, Swanzey, NH 03446

Preferred Telephone:_____ Email:_____

2. Name and address of applicant (if different):
Same as Owner

Preferred Telephone:_____ Email:_____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Michael Ploof, LLS & Chad Branon, PE of Fieldstone Land Consultants, PLLC

Preferred Telephone: 603-672-5456 Email: mdploof@fieldstonelandconsultants.com cebranon@fieldstonelandconsultants.com

4. Street Address of Proposed Project: 220 West Shore Road

5. Zoning District(s): Rural/Agricultural Tax Map# 242 Lot#(s) 10 & 12

6. Proposed Permitted Use (Per Zoning): The project proposes the construction of a bath house for the existing camp ground.

7. Project Name: Pilgrim Pines Bath House

8. Area of Lot in Square Feet and Acres: 85 & 6.7 acres and 3,700,600 & 291,852 square feet (lots 12 & 10)

9. Traffic Volume on Adjacent Major Streets: 3,298 at intersection of Swanzey Lake Road and Old Homestead Highway

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 1 trip per 5 occupied sites from 7-9AM, 1 trip per 3 occupied sites from 4-6PM

11. Gross Floor Area of Existing Buildings (Square Feet): 2090 sf +/-

12. Gross Floor Area of Additions (Square Feet): N/A

13. Gross Floor Area of New Buildings (Square Feet): 752 square feet

14. Total Number of Employees: 10

15. Hours of Operation: 8:30AM-4:30PM Memorial Day to Columbus Day

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.
2. A completed checklist (see attached).
3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will <u>not</u> be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

The following affidavits must be signed and dated:

The Applicant and/or owner or agent certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Swanzey in the final review process of the property shall be borne by the Applicant and/or owner.

12.19.2024 _____
Date

_____
Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations.

12.19.2024 _____
Date

_____
Signature

I hereby authorize Fieldstone Land Consultants, PLLC to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): See attached LOA Date: _____

Signed (Agent): Sam Clemson Date: 1/23/2025

FEE SCHEDULE

1. Filing Fee (See Attached Fee Schedule): $_____
2. Public Notice Fee: Current rates for Keene Sentinel. $_____
3. Certified Mail: Current rate for mail. $_____

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

The above application was ☐ approved ☐ denied by the Swanzey Planning Board.

Date: _____

PLAT SUBMISSION CHECKLIST

Please note that this checklist is for administrative efficiency. Please refer to the Swanzey Site Plan Review Regulations to ensure that all requirements are being met.

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Name and address of owner.	X		
2.	Tax map and lot number.	X		
3.	North arrow, written and graphic scale of 1" = 30'.	X		
4.	Name and address of plat preparer.	X		
5.	Vicinity sketch.	X		
6.	Names and addresses of all abutting landowners.	X		
7.	Physical features and uses of land within 200 feet of the site.			X
8.	Perimeter boundary lines and the lot area is square feet and acres.	X		
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	X		
10.	Location, name and widths of any existing and proposed roads on the property.	X		
11.	Identification of access from the site to public streets, sight distances from the access points, curb cuts and proposed changes (if any) to existing streets.	X		
12.	Location and number of parking and loading spaces.	X		
13.	Landscape Plan.	X		
14.	Location, type and nature of all existing and proposed lighting.	X		
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.	X		
16.	Existing and proposed grades and topographic contours at 5-foot intervals.	X		
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.	X		
18.	Means of providing water supply.	X		
19.	Surface drainage patterns.	X		
20.	Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use.	N/A		
21.	Location and type of proposed sewage disposal system.	X		
22.	Location of existing and proposed on-site well showing 75-foot radius.	X		
23.	Soil survey data from Cheshire County Soil Survey.	X		
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	X		
25.	Architectural Plans.	X		

SITE PLAN REVIEW FEE SCHEDULE

First 5,000 square feet of building	$250.00
Each additional 1,000 square feet of building including any increments thereof	$25.00
Per 5,000 square feet for parking lot area and open storage	$25.00
Excavation Site Plan Review fee per 5,000 square feet of disturbed area and any increment thereof	$25.00
Multi-tenant Application (building must have had Site Plan Approval previously)	$25.00
Home-Based Business Application	$25.00

* Applicants will be billed at current cost for publication of legal notice in local newspaper and certified mail to each abutter.

* Applicants will be charged current rates for filing mylars with Cheshire County Registry of Deeds, if required by the Planning Board.

FIELDSTONE
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www.FieldstoneLandConsultants.com

January 22, 2025

Town of Swanzey Planning Board
620 Old Homestead Highway
P.O. Box 10009
Swanzey. NH 03446

RE: Pilgrim Pines (Applicant)
Site Plan
Tax Map Lots 242-10 & 12
220 West Shore Road, Swanzey, NH 03446
(Waiver request letter)

Dear Planning Board Members,

As agent for Pilgrim Pines, Fieldstone Land Consultants, PLLC hereby requests the following waiver of the Town of Swanzey Site Plan Regulations, regarding the above referenced Site Plan:

1. **Section 7 Site Review Procedures: 2-B-iv: Names and addresses of all abutting landowners, physical features and uses of abutting land within 200 feet of the site.** Showing the physical features and uses of abutting land within 200 feet of the site would require a survey we believe to be excessive. This would create financial hardship for our client while not providing any additional information needed to come to a decision on this application. Given the size of the subject lot (85 Acres +/-) relative to the proposed development (752 sq.ft. bath house +/-), we therefore respectfully request that the board grant a waiver to the requirement noted above.

Thank you for your consideration.

Very truly yours,
Fieldstone Land Consultants, PLLC

Sam Charron

Sam Charron, E.I.T.
Project Engineer

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ◆ Engineering
Land Planning ◆ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

January 22, 2025

FLC#3125.01 / SJC

List of Abutters
Tax Map 242 Lot Numbers 10 & 12
Swanzey, New Hampshire

Map 233 Lot 10
Meadowsend Timberlands LTD.
P.O. Box 966
New London, NH 03257
Bk.1646, Pg.782 5/15/1998

Map 233 Lot 11
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.1531, Pg.83 7/20/1995

Map 233 Lot 12
Cynthi Richards Trust of 2012
P.O. Box 558
West Swanzey, NH 03469
Bk.3296, Pg.1155 12/12/2024

Map 241 Lot 12
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.1881, Pg.683 3/16/2002

Map 241 Lot 13
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.2484, Pg.178 12/21/2007

Map 242 Lot 9
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.3063, Pg.954 4/29/2019

Map 242 Lot 11
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.3285, Pg.923 8/16/2024

Map 242 Lot 13
Jason & Elizabeth Soukop
2124 Elm Street
Manchester, NH 03104
Bk.3063, Pg.956 4/29/2019

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/template
Use Avery Template 516

January 22, 2025

FLC#3125.01 / SJC

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Manchester, NH 03104
Bk.3063, Pg.956 4/29/2019

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Map 233 Lot 10
Meadowsend Timberlands LTD.
P.O. Box 966
New London, NH 03257
Bk.1646, Pg.782 5/15/1998

Map 233 Lot 11
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.1531, Pg.83 7/20/1995

Map 233 Lot 12
Cynthi Richards Trust of 2012
P.O. Box 558
West Swanzey, NH 03469
Bk.3296, Pg.1155 12/12/2024

Map 241 Lot 12
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.1881, Pg.683 3/16/2002

Map 241 Lot 13
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.2484, Pg.178 12/21/2007

Map 242 Lot 9
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.3063, Pg.954 4/29/2019

Map 242 Lot 11
East Coast Evangelical Conf.
220 West Shore Road
Swanzey, NH 03446
Bk.3285, Pg.923 8/16/2024

Map 242 Lot 13
Jason & Elizabeth Soukop
2124 Elm Street
Manchester, NH 03104
Bk.3063, Pg.956 4/29/2019

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Pat: avery.com/patents
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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

December 19, 2024

RE: Pilgrim Pines – Camp and Retreat Center
220 West Shore Road - Swanzey, NH
Tax Map 242 Lots 10 & 12

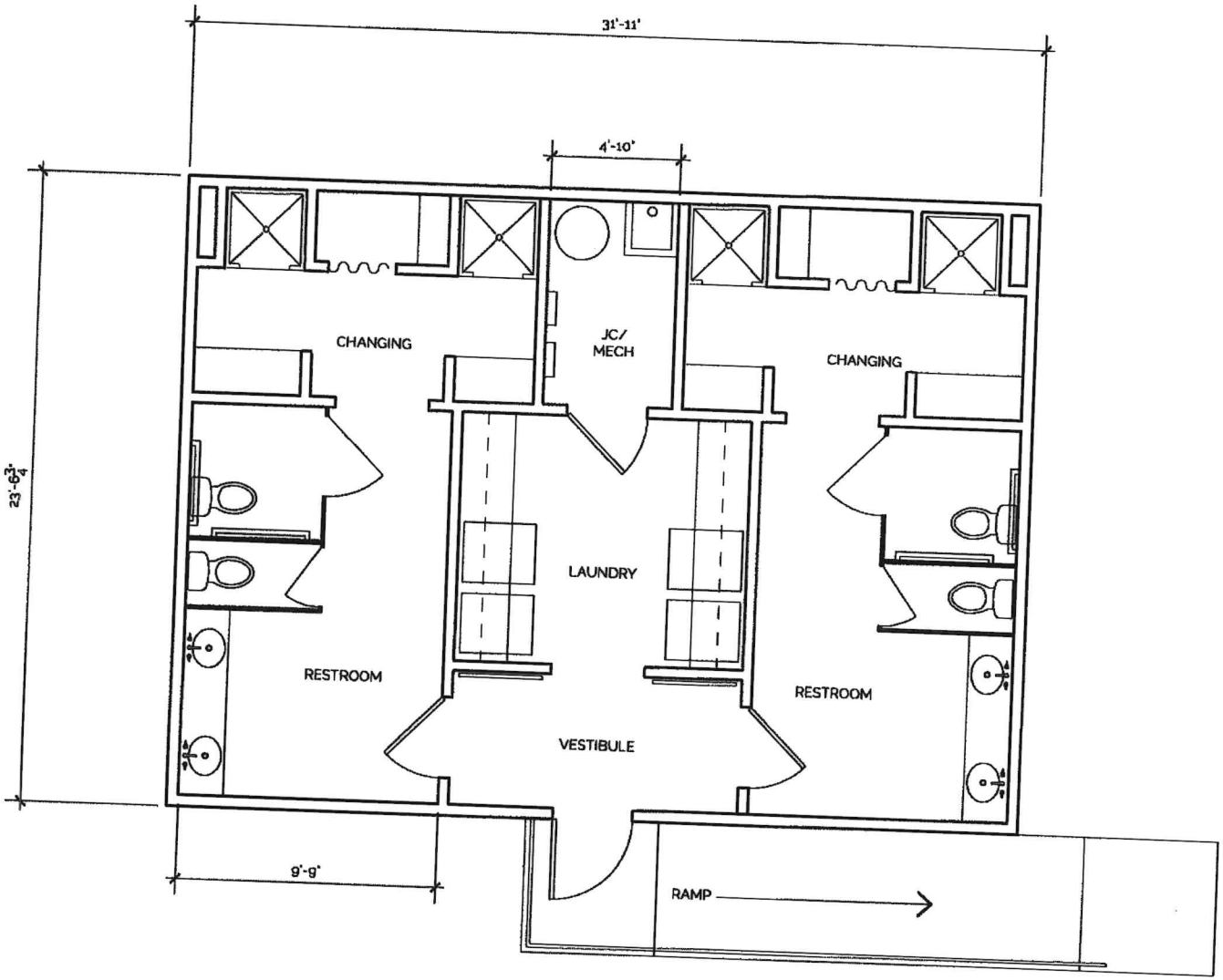
To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Owner:

Signature: _____ Print: J. Condon Date 12.19.2024



1 PROPOSED FLOOR PLAN

SCALE: 1/4"= 1'-0"

N

PILGRIM PINES BATHOUSE
SWANZEY, NH

PLAN

SCALE: AS NOTED
2-14-24
review
A1

SHEET INDEX

PAGE	SHEET	TITLE
1	SP-1	SITE PLAN
2	EX-1	PARTIAL EXISTING CONDITIONS PLAN
3	GR-1	GRADING & DRAINAGE PLAN
3	UT-1	UTILITY & LANDSCAPING PLAN
4	DT-1	EROSION CONTROL DETAILS
6	DT-2	CONSTRUCTION DETAILS

LEGEND:

EXISTING FEATURES

- EDGE OF PAVEMENT
- EDGE OF WOODS
- EDGE OF BRUSH
- EDGE OF GRAVEL ROAD
- EDGE OF WATER
- STONE WALL
- 500 10' CONTOUR INTERVAL
- 502 2' CONTOUR INTERVAL
- SPLIT-RAIL FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- PULL BOX
- UTILITY POLE & GUY
- SEWER CLEAN-OUT
- WOODEN BOLLARD
- SIGN POST
- NOTICE BOARD
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- PROPANE TANK
- BASKETBALL HOOP
- EXISTING BUILDING
- 242-10 TAX MAP & LOT NUMBER
- BENCH

PROPOSED FEATURES

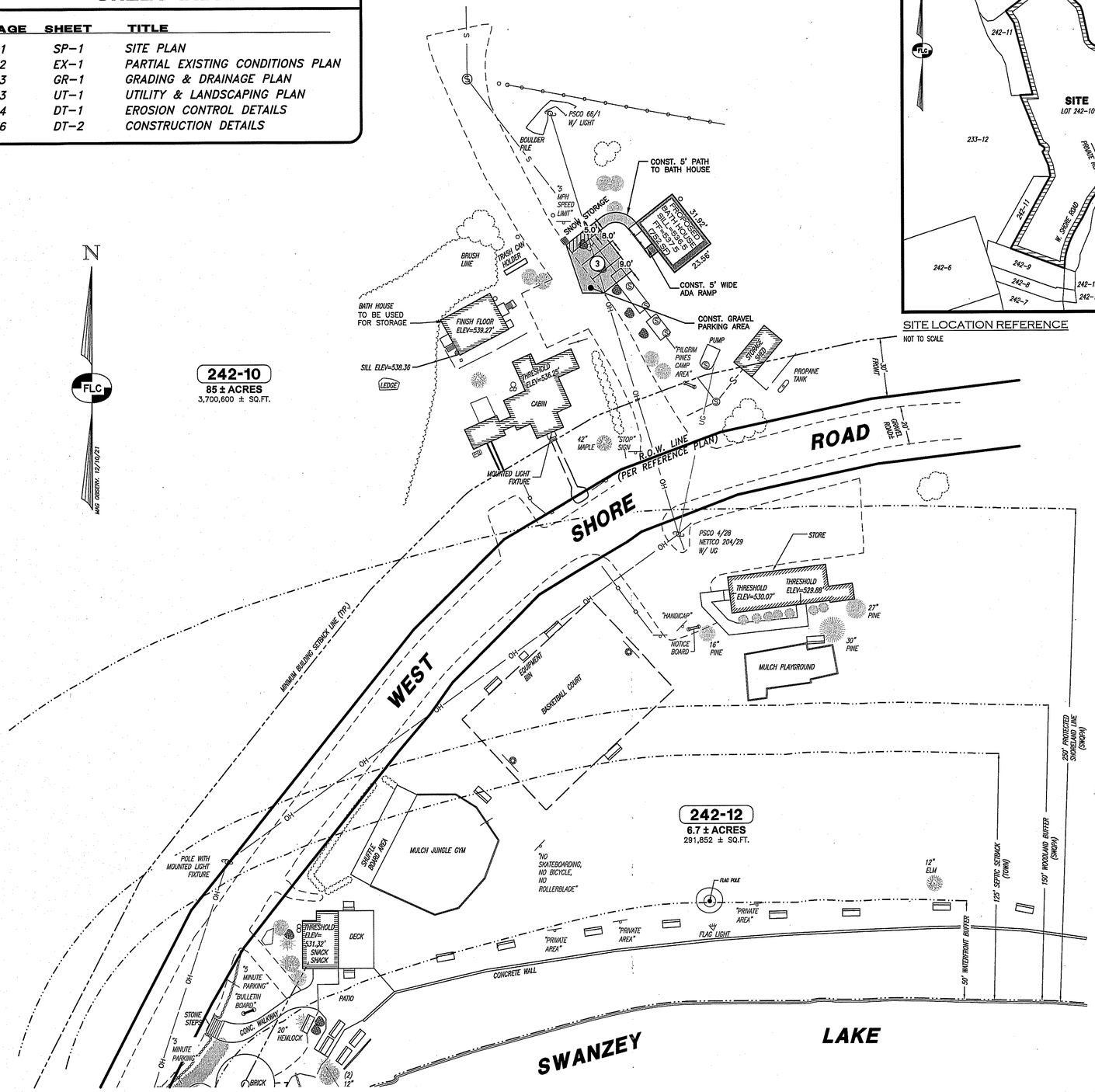
- C.C.B. CAPE COD BERM
- PAVEMENT
- SAWCUT LINE
- STORM WATER DRAINAGE
- 852 2 FT. CONTOUR
- 850 10 FT. CONTOUR
- 850.2 SPOT ELEVATION
- 850.4 / 850.7 SPOT ELEVATION AT CURB
- LIMITS OF CLEARING
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- 7 PARKING STALL COUNT

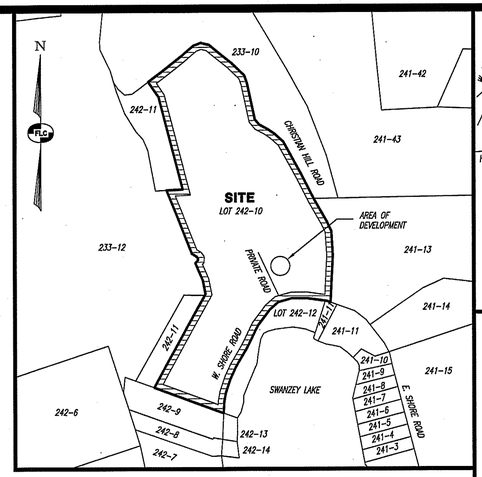
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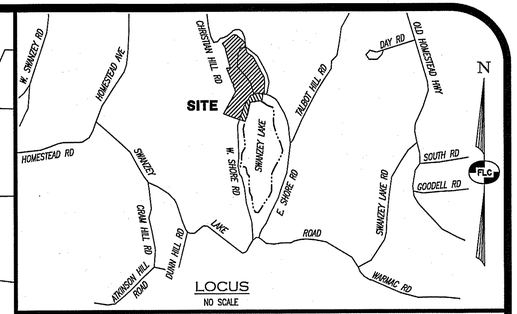
MAG OBSERV. 12/10/21

242-10
85 ± ACRES
3,700,600 ± SQ.FT.





SITE LOCATION REFERENCE
NOT TO SCALE



LOCUS
NO SCALE

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOTS 242-10 AND 241-12 ARE THE EAST COAST CONFERENCE OF THE EVANGELICAL COVENANT CHURCH, INC. D/B/A PILGRIM PINES – 220 WEST SHORE ROAD, SWANZEY, NH 03446. DEED REFERENCE TO LOT IS BOOK 3063 PAGE 954 DATED 5/7/2019 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED BATH HOUSE AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP LOT 242-10 AND TAX MAP 242-12 AS SHOWN. PROPERTY ADDRESS IS 220 WEST SHORE ROAD, SWANZEY, NH.
3. THE TOTAL AREA OF TAX MAP 242-10 IS APPROXIMATELY 85 ACRES WITH 1835± FEET OF FRONTAGE ON WEST SHORE ROAD. THE TOTAL AREA OF TAX MAP LOT 242-12 IS APPROXIMATELY 6.7 ACRES, WITH 1775± FEET OF FRONTAGE ON WEST SHORE ROAD AND 1525± FEET OF FRONTAGE ALONG SWANZEY LAKE.
4. ZONING FOR THE ENTIRE PARCEL IS RURAL/AGRICULTURAL DISTRICT
   MINIMUM LOT SIZE – 3 ACRES
   MINIMUM LOT FRONTAGE = 225 FT.
   MINIMUM BUILDING SETBACKS: 30 FT FRONT, 20 FT. SIDE AND REAR WITH 125' SETBACK FROM HIGH WATER REFERENCE LEVEL OF LAKES.
5. HORIZONTAL ORIENTATION IS BASED ON COMPASS BEARING TAKEN 12/10/21. VERTICAL DATUM IS BASED ON NHDES CONSOLIDATED LIST OF WATER BODIES.
6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2024 TOGETHER WITH REFERENCE PLAN CITED HEREON.
7. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN CITIED HEREON AND NOT THE RESULT OF A PRECISE BOUNDARY SURVEY.
8. THE LOT IS SERVICED BY OVERHEAD UTILITIES, TOWN SEWER AND ON-SITE WATER.
9. THIS SITE IS LOCATED WITHIN SHORELAND WATER QUALITY PROTECTION ACT ZONE.
10. THE PROPOSED BUILDING WILL BE SINGLE STORY AND LESS THAN 45' IN HEIGHT.
11. SNOW STORAGE WILL BE ADJACENT TO PARKING AREA..
12. THE EXISTING ACCESS ON WEST SHORE ROAD MEETS THE REQUIREMENTS FOR ALL SEASON SIGHT DISTANCE.
13. TOTAL AREA OF DISTURBANCE IS 3900± SQUARE FEET.
14. TOTAL PROPOSED PAVED/GRAVEL AREA IS 800± SQUARE FEET.
15. THERE IS NO PROPOSED LIGHTING AT THIS TIME. ANY FUTURE LIGHTING WILL BE DOWNCAST AND CONFORM TO THE TOWN OF SWANZEY LIGHTING STANDARDS.

REFERENCE PLAN:

"EXISTING CONDITIONS SITE PLAN, PILGRIM PINES, EAST COAST CONFERENCE OF THE EVANGELICAL COVENANT CHURCH OF AMERICA INC, LAND LOCATED AT WEST SHORE ROAD, SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE:1"=40', DATED JULY 1995 BY CLOUGH, HARBOUR & ASSOCIATES & RECORDED WITH C.C.R.D. CABINET 11, DRAW 10, FILE 115.

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	1/21/25	ROTATED BATH HOUSE PER CLIENT COMMENTS		SJC	CEB

SITE PLAN

TAX MAP 242 LOTS 10 & 12

(220 WEST SHORE ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PILGRIM PINES

220 WEST SHORE ROAD - SWANZEY, NH 03446

SCALE: 1" = 30' JANUARY 22, 2025



Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

LEGEND:

EXISTING FEATURES

- EDGE OF PAVEMENT
- EDGE OF WOODS
- EDGE OF BRUSH
- EDGE OF GRAVEL ROAD
- EDGE OF WATER
- STONE WALL
- 500 10' CONTOUR INTERVAL
- 502 2' CONTOUR INTERVAL
- SPLIT-RAIL FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- PULL BOX
- UTILITY POLE & GUY
- SEWER CLEAN-OUT
- WOODEN BOLLARD
- SIGN POST
- NOTICE BOARD
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- PROPANE TANK
- BASKETBALL HOOP
- EXISTING BUILDING
- 242-10 TAX MAP & LOT NUMBER
- BENCH
- SQUARE CATCHBASIN
- BOULDER
- MAILBOX

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2024.

STATE OF NEW HAMPSHIRE No. 946 MICHAEL D. PLOOF LICENSED LAND SURVEYOR SIGNATURE

01/23/25

LIST OF ABUTTERS

MAP 233 LOT 10
MEADOWSEND TIMBERLANDS LTD.
P.O. BOX 986,
NEW LONDON, NH 03257
BK.1646, PG.782, 5/15/1998

MAP 233 LOT 11
EAST COAST EVANGELICAL CONF.
220 WEST SHORE RD,
SWANZEY, NH 03446
BK.1531, PG.83, 7/20/1995

MAP 233 LOT 12
CYNTHI RICHARDS TRUST OF 2012
P.O. BOX 556,
WEST SWANZEY, NH 03469
BK.3296, PG.1155, 12/12/2024

MAP 241 LOT 12
EAST COAST EVANGELICAL CONF.
220 WEST SHORE RD,
SWANZEY, NH 03446
BK.1881, PG.653, 3/16/2002

MAP 241 LOT 13
EAST COAST EVANGELICAL CONF.
220 WEST SHORE RD,
SWANZEY, NH 03446
BK.2484, PG.178, 12/21/2007

MAP 242 LOT 9
EAST COAST EVANGELICAL CONF.
220 WEST SHORE RD,
SWANZEY, NH 03446
BK.3063, PG.954, 4/29/2019

MAP 242 LOT 11
EAST COAST EVANGELICAL CONF.
220 WEST SHORE RD,
SWANZEY, NH 03446
BK.3285, PG.923, 8/16/2024

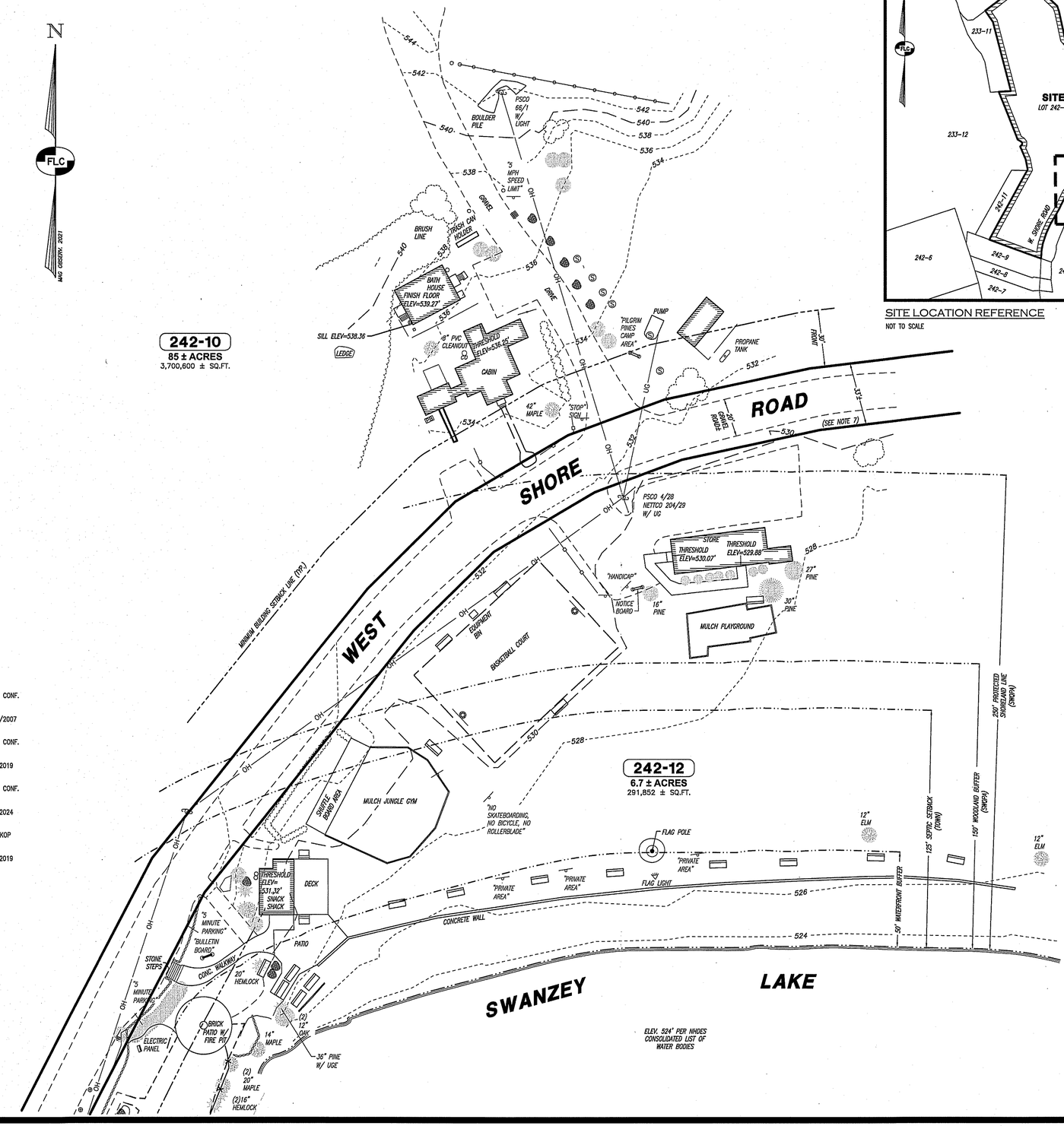
MAP 242 LOT 13
JASON & ELIZABETH SOUKOP
2124 ELM ST,
MANCHESTER, NH 03104
BK.3063, PG.956, 4/29/2019

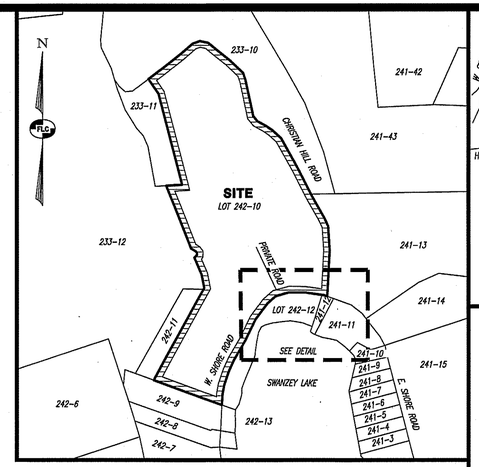
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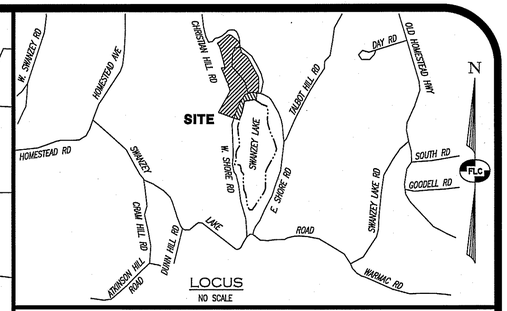
2021 MAGNETIC NORTH

242-10
85 ± ACRES
3,700,600 ± SQ.FT.





SITE LOCATION REFERENCE
NOT TO SCALE



LOCUS
NO SCALE

REFERENCE PLAN:

"EXISTING CONDITIONS SITE PLAN, PILGRIM PINES, EAST COAST CONFERENCE OF THE EVANGELICAL COVENANT CHURCH OF AMERICA INC, LAND LOCATED AT WEST SHORE ROAD, SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE:1"=40', DATED JULY 1995 BY CLOUGH, HARBOUR & ASSOCIATES & RECORDED WITH C.C.R.D. CABINET 11, DRAW 10, FILE 115.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOTS 242-10 AND 241-12 ARE THE EAST COAST CONFERENCE OF THE EVANGELICAL COVENANT CHURCH, INC. D/B/A PILGRIM PINES – 220 WEST SHORE ROAD, SWANZEY, NH 03446. DEED REFERENCE TO LOT IS BOOK 3063 PAGE 954 DATED 5/7/2019 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF A PORTION OF TAX MAP LOT 242-10 AND TAX MAP 242-12 AS SHOWN. PROPERTY ADDRESS IS 220 WEST SHORE ROAD, SWANZEY, NH.
3. THE TOTAL AREA OF TAX MAP 242-10 IS APPROXIMATELY 85 ACRES WITH 1835± FEET OF FRONTAGE ON WEST SHORE ROAD. THE TOTAL AREA OF TAX MAP LOT 242-12 IS APPROXIMATELY 6.7 ACRES, WITH 1775± FEET OF FRONTAGE ON WEST SHORE ROAD AND 1525± FEET OF FRONTAGE ALONG SWANZEY LAKE.
4. ZONING FOR THE ENTIRE PARCELS IS RURAL/AGRICULTURAL DISTRICT
   MINIMUM LOT SIZE – 3 ACRES
   MINIMUM LOT FRONTAGE = 225 FT.
   MINIMUM BUILDING SETBACKS: 30 FT FRONT, 20 FT. SIDE AND REAR AND 125 FT. SETBACK FROM HIGH WATER REFERENCE LEVEL OF LAKES.
5. HORIZONTAL ORIENTATION IS PER A MAGNETIC OBSERVATION IN 2021. VERTICAL DATUM WAS ASSUMED AT ELEVATION 524, BASED UPON WATER LOCATION DURING THIS SURVEY.
6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2024 TOGETHER WITH REFERENCE PLAN CITED HEREON.
7. RIGHT OF WAY LINES ARE SHOWN PER THE REFERENCE PLAN CITIED HEREON AND NOT THE RESULT OF A PRECISE BOUNDARY SURVEY.
8. THE LOT IS SERVICED BY OVERHEAD UTILITIES AND ON-SITE SEWER AND WATER.
9. THIS SITE IS LOCATED WITHIN SHORELAND WATER QUALITY PROTECTION ACT ZONE.

GRAPHIC SCALE
30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK

PARTIAL EXISTING CONDITIONS PLAN
TAX MAP 242 LOTS 10 & 12
(220 WEST SHORE ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
PILGRIM PINES
220 WEST SHORE ROAD - SWANZEY, NH 03446

SCALE: 1" = 30' JANUARY 23, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

LEGEND:

EXISTING FEATURES

- EDGE OF PAVEMENT
- EDGE OF WOODS
- EDGE OF BRUSH
- EDGE OF GRAVEL ROAD
- EDGE OF WATER
- STONE WALL
- 500 10' CONTOUR INTERVAL
- 502 2' CONTOUR INTERVAL
- SPLIT-RAIL FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- PULL BOX
- UTILITY POLE & GUY
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- SIGN POST
- NOTICE BOARD
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- PROPANE TANK
- BASKETBALL HOOP
- EXISTING BUILDING
- 242-10 TAX MAP & LOT NUMBER
- BENCH

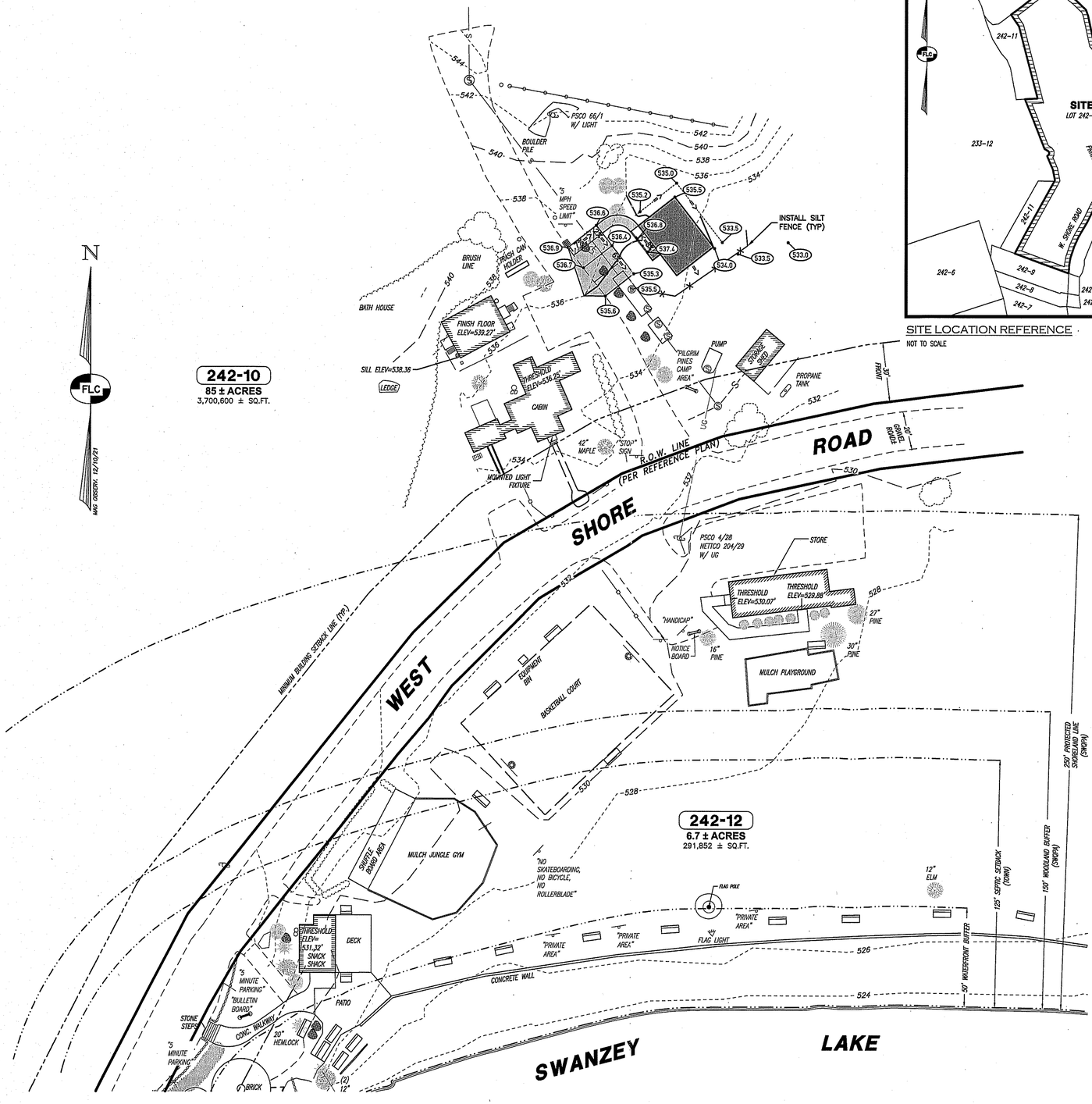
PROPOSED FEATURES

- C.C.B. CAPE COD BERM
- PAVEMENT
- SAWCUT LINE
- STORM WATER DRAINAGE
- 852 2 FT. CONTOUR
- 850 10 FT. CONTOUR
- 850.2 SPOT ELEVATION
- 850.2 / 850.7 SPOT ELEVATION AT CURB
- LIMITS OF CLEARING
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- 7 PARKING STALL COUNT

N

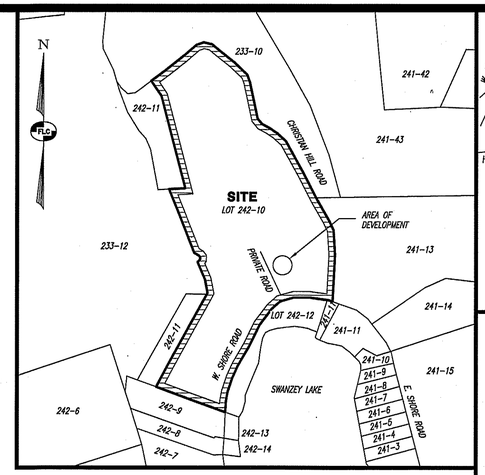
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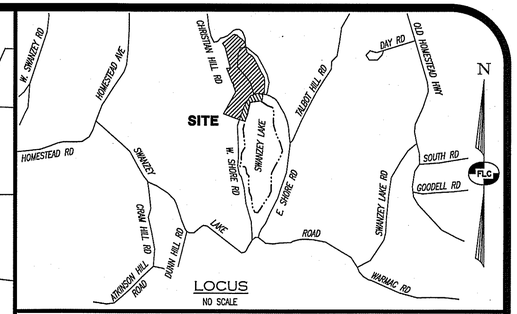
MAP GRAPHIC: 12/10/21



SITE LOCATION REFERENCE

NOT TO SCALE





LOCUS

NO SCALE

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SWANZEY AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF SWANZEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SWANZEY FIRE DEPARTMENT REGULATIONS.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO PUBLIC SERVICE OF NEW HAMPSHIRE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO LOCAL PROVIDER'S SPECIFICATIONS.

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	1/21/25	ROTATED BATH HOUSE PER CLIENT COMMENTS		SJC	CEB

GRADING PLAN

TAX MAP 242 LOTS 10 & 12

(220 WEST SHORE ROAD)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PILGRIM PINES

220 WEST SHORE ROAD - SWANZEY, NH 03446

SCALE: 1" = 30' JANUARY 22, 2025

Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

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FILE: 3125SP01A.dwg	PROJ. NO. 3125.01	SHEET: GR-1	PAGE NO. 3 OF 6

LEGEND:

EXISTING FEATURES

- EDGE OF PAVEMENT
- EDGE OF WOODS
- EDGE OF BRUSH
- EDGE OF GRAVEL ROAD
- EDGE OF WATER
- STONE WALL
- 500 — 10' CONTOUR INTERVAL
- 502 — 2' CONTOUR INTERVAL
- SPLIT-RAIL FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- PULL BOX
- UTILITY POLE & GUY
- SEWER CLEAN-OUT
- WOODEN BOLLARD
- SIGN POST
- NOTICE BOARD
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- PROPANE TANK
- BASKETBALL HOOP
- EXISTING BUILDING
- 242-10 — TAX MAP & LOT NUMBER
- BENCH

PROPOSED FEATURES

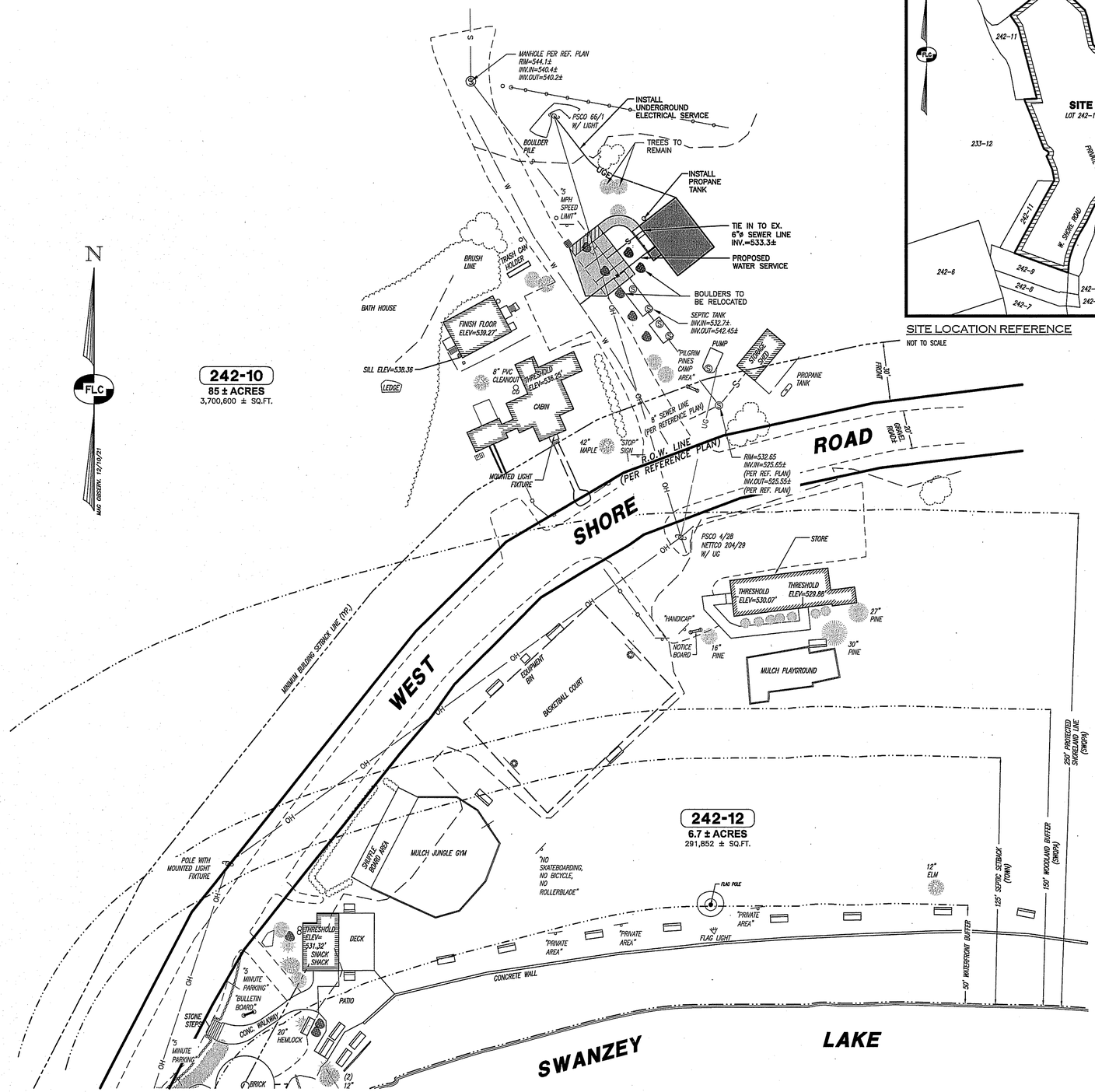
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- 850.4 / 850.7 — SPOT ELEVATION AT CURB
- LIMITS OF CLEARING
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- 7 — PARKING STALL COUNT

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FLC

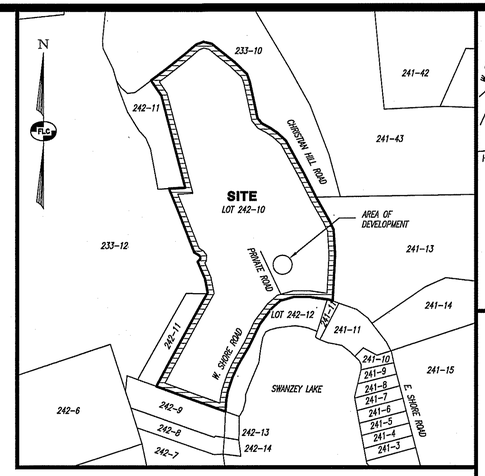
AAG OBSERV. 12/10/21

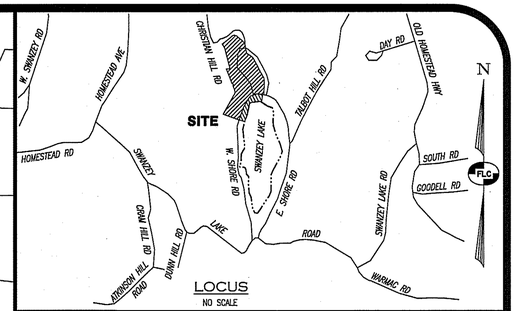
242-10
85 ± ACRES
3,700,600 ± SQ.FT.



SITE LOCATION REFERENCE

NOT TO SCALE





LOCUS
NO SCALE

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SWANZEY AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF SWANZEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SWANZEY FIRE DEPARTMENT REGULATIONS.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO PUBLIC SERVICE OF NEW HAMPSHIRE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO LOCAL PROVIDER'S SPECIFICATIONS.

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	1/21/25	ROTATED BATH HOUSE PER CLIENT COMMENTS		SJC	CEB

UTILITY & LANDSCAPING PLAN

TAX MAP 242 LOTS 10 & 12

(220 WEST SHORE ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PILGRIM PINES

220 WEST SHORE ROAD - SWANZEY, NH 03446

SCALE: 1" = 30' JANUARY 22, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.

2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1–3, LATEST EDITION.

3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.

4. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.

5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25–INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND BE PERMANENTLY STABILIZED.

8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.

9. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON–ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.

10. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

11. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    C. A MINIMUM OF 3–INCHES OF NON–EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.

13. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).

14. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREEPING RED FESCUE	0.92 LBS	CREEPING RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFOIL	
**APPLICATION RATE TOTALS		**APPLICATION RATE TOTALS	
2.8 LBS PER 1,000 SF**		*1.85 LBS PER 1,000 SF**	

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

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

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

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

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1–1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

16. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

17. CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.

18. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.

19. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.

20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.

21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

22. LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

23. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES — 1 / DT-1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 – KNOW WHAT'S BELOW
811 DigSafe MA-ME-NH-RI-VT

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

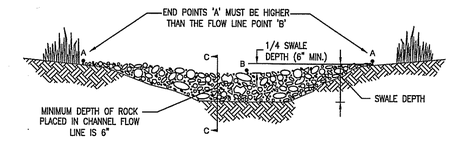
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

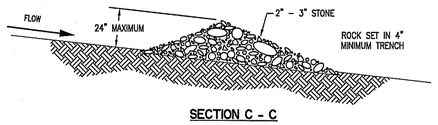
WINTER CONSTRUCTION NOTES — 2 / DT-1

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE – CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

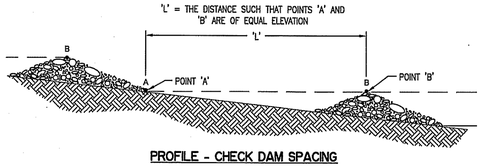
CONSTRUCTION SEQUENCE — 3 / DT-1



VIEW LOOKING UPSTREAM



SECTION C – C

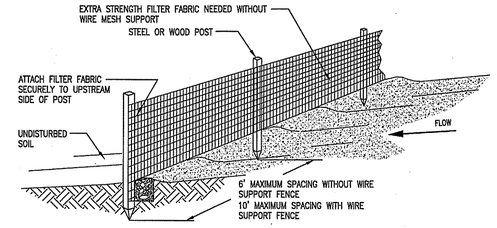


PROFILE – CHECK DAM SPACING

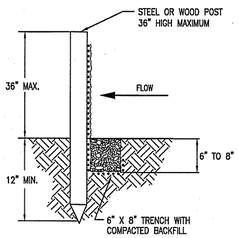
NOTES:

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

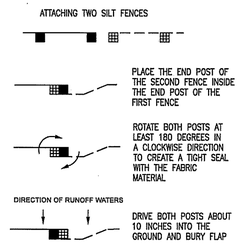
STONE CHECK DAM — 4 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

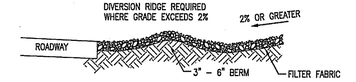


ATTACHING TWO SILT FENCES

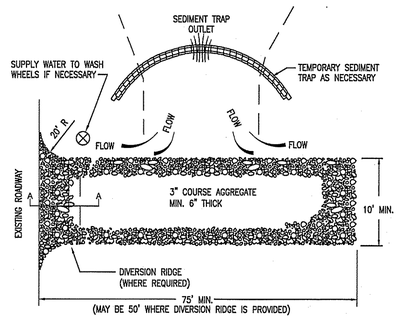
NOTES:

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

SILT FENCE — 5 / DT-1



SECTION A–A



PLAN VIEW

NOTES:

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

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 6 / DT-1

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–		–	–

EROSION CONTROL DETAILS

TAX MAP 242 LOTS 10 & 12

(220 WEST SHORE ROAD)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PILGRIM PINES

220 WEST SHORE ROAD - SWANZEY, NH 03446

SCALE: NOT TO SCALE — JANUARY 22, 2025

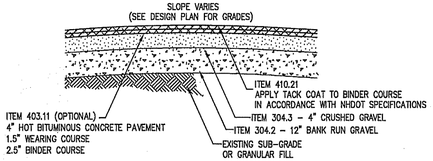
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
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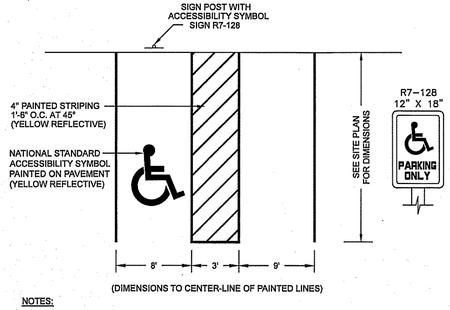
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES — 1 / DT-2



** SEE CURB DETAILS WHEN APPLICABLE**

TYPICAL PARKING LOT SECTION — 3 / DT-2

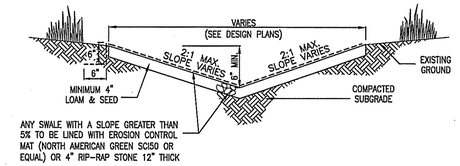


(DIMENSIONS TO CENTER-LINE OF PAINTED LINES)

NOTES:

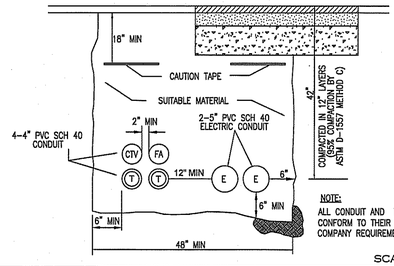
1. MAXIMUM SLOPE IN ANY DIRECTION IS 2.0% FOR HANDICAP SPACES.
2. SEE SITE PLAN FOR LOCATION OF HANDICAP SPACES AND TYPE OF HANDICAP RAMP TO BE USED.
3. HANDICAP SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND LOCATED 6'6" FROM ACCESS DRIVE, INTO PARKING SPACE.
4. THE HANDICAP SYMBOL SHALL HAVE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

HANDICAP PARKING STALL LAYOUT — 3 / DT-2



TYPICAL SWALE DETAIL — 4 / DT-2

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL 811 - KNOW WHAT'S BELOW
811 DigSafe MA-ME-NH-RI-VT



NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS

SCALE: N.T.S.

TYPICAL UTILITY TRENCH — 5 / DT-3

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–		–	–

CONSTRUCTION DETAILS

TAX MAP 242 LOTS 10 & 12

(220 WEST SHORE ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PILGRIM PINES

220 WEST SHORE ROAD - SWANZEY, NH 03446

SCALE: NOT TO SCALE — JANUARY 22, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 3125DT01.dwg	PROJ. NO. 3125.01	SHEET: DT-2	PAGE NO. 6 OF 6

TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV

Memorandum – Office of Planning and Economic Development

TO:	Planning Board
FROM:	Adam Paquette, Town Planner
DATE:	February 6, 2025
RE:	Site Plan Review Application #25-002 – Drive-through restaurant – Tax Map 220 Lot 5

Summary:

Mark Beaudry from Civilworks New England has submitted a site plan review application on behalf of Black Belt, LLC for construction of a drive-through restaurant for the property situated at the corner of Marcy Hill Road and NH Route 12. The subject property is shown at Tax Map 220, Lot 5 and is in the Business District and a Wetlands Conservation Overlay District.

Mr. Beaudry is not seeking any waivers.

This project will need both a variance and special exception from the Zoning Board of Adjustment. The variance is sought because a leech field is not permitted closer than 125 feet from any designated wetland. The special exception is sought because a drive-through facility is being proposed in the business district.

Development overview:

The subject property is 15.39 acres in size and is located on the corner of Marcy Hill Road and NH Route 12. The subject property has 513 feet of frontage on Marcy Hill Road and 620 feet of frontage along NH Route 12. There are no existing curb cuts and the site is currently vacant.

Mr. Beaudry has included conceptual plans for a subdivision within this site plan application, however, compliance with Section III.X will need to be confirmed prior to review and official application for subdivision. That section states:

> *In all zones, the minimum lot size requirement must include contiguous land and must exclude land classified as wetlands or having steep slopes (25% or greater). (Adopted March 11, 2003)*

The applicant has proposed a 2,380 square foot, one story drive-through restaurant. One full access driveway is proposed along with an exit driveway. The full access driveway is located off Marcy Hill Road, approximately 1,000 feet from the NH Route 12 intersection. The exit driveway is also proposed off Marcy Hill Road, **but is currently situated too close to NH Route 12 and will need to be moved to a different location.** The development would be connected to a well at the south

side of the proposed restaurant and will use a concrete chamber leech field. The proposed development would have a gross footprint of 2,380± square feet.

Applicable Ordinances and Regulations:

Off-Street Parking
A restaurant requires 1 parking space for every 3 seats. The applicant is proposing 16 parking spaces with 1 ADA space. The ADA space will need to comply with federal regulations, which it currently does not.

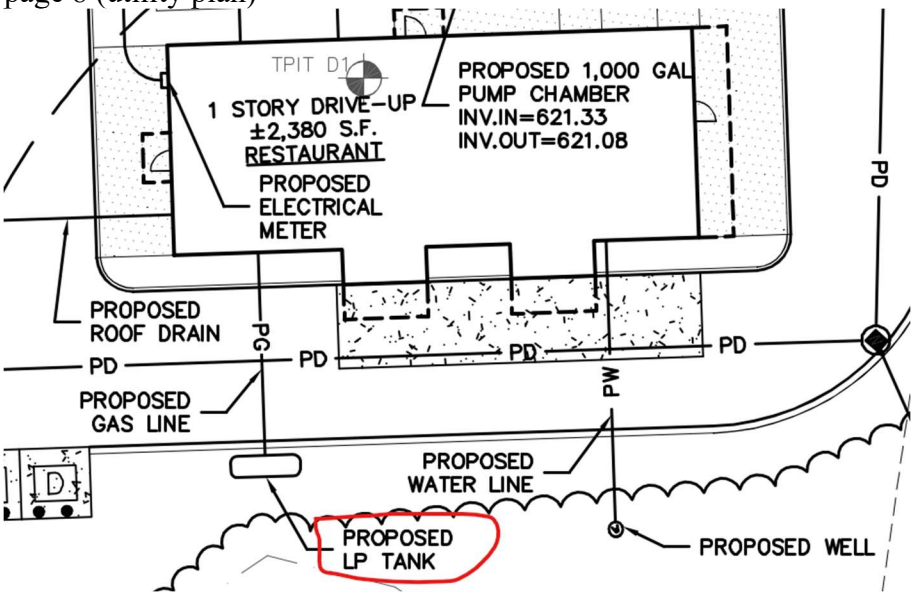
Signage
There is no proposed signage at this time. Future signage will require permitting prior to installation.

Building Height
The maximum allowable building height for all Districts is 45 feet. The applicant does not have a height listed on the application and will need to amend the architectural plans to show height at all four sides of the structure.

Site Plan Review Regulations

Items not meeting these regulations are shown in the staff comments below.

- Underground Fuel Storage Tanks
    - Underground fuel storage is shown on plan snapshot below, and on full plan set on page 8 (utility plan)



- Storm Water Drainage
    - The increase in the peak flow of surface runoff as a result of the development is not permitted to pass beyond the property lines. To manage storm water runoff, several independent solutions are proposed. Inlet protection around all storm drain structures will be installed and best management practices will remain until the site

is stabilized. Any construction of stormwater basins and treatment swales proposed to take place prior to site work that will prompt storm water runoff.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on January 30. The notice was posted in three public places and on the Town's website on January 30 and notice was published in the Keene Sentinel on February 8.

Department Heads were notified of the application on January 24. Concerns include comments from Planning, the Conservation Commission, and the Department of Public Works (all shown below).

Planning Staff Comments:

1. Each stacking lane shall be a minimum of twelve (12) feet in width.
2. All architectural plans must include:
    a. Building elevations (all four sides).
3. Per ADA Parking Regulations:
    a. Where parking spaces are limited to four or fewer spaces, **one van accessible parking space must be provided.** See figure 1 on page 5 for guidelines.
4. On the drainage report, page 9 starts to list information for Plainsfield, NH. Please review the document to ensure the information is strictly related to project scope.
5. Indicate the number of seats proposed in the restaurant and provide a parking calculation that complies with the off-street parking standards.
6. Include a calculation that shows the amount of contiguous dry land; along with wet & dry acreage numbers. As mentioned on page 1, lot size requirements must include contiguous land and must exclude land classified as wetlands or having steep slopes (25% or greater). Please indicate this on the site plan in the general notes, or in the conceptual subdivision plans.
7. All local, State, and Federal Permits as required

Public Works Comments

1. The exit must be a minimum of 150' from Route 12 due to Route 12 being a Class 1 Road. Any other proposals would require a 15" culvert 30' in length. In addition, the developer will need to inquire with DOT to be in compliance with any requirements DOT might have due to its proximity to Route 12 and the Marcy Hill Road Route 12 intersection.

Conservation Commission

This property has a history of thwarted projects, due to the wetlands along Rte. 12. The property's file starts with a Current Use application from 1977, showing that this acreage was deemed wetland. In 1985, R & L Doody owned this property, and received a permit from the ZBA and State Wetlands Board to use 200 cu yds of fill and build a small convenience store on this same spot. Instead, the Doodys dumped more than 4,000 yards of fill, did some illegal dredging, and applied to the town to add gas pumps. They were told by the town to cease and desist, and their gas pump application was denied. A letter

from the Army Corps said they could go ahead with their original project IF they removed excess fill. It seems that was never done.

In the early 90s, Tire Warehouse bought the property and proposed a large warehouse for the back of the lot, and a zone change. The Planning Board expressed some concern about the large wetlands there. A hydrology assessment was done, which showed a brook on the map that the current landowners are not showing, and the flowage of ground and surface water moving to the north and east – right across the corner where the fill was dumped, and toward the large wetlands across Marcy Hill Road and on to the South Branch.

In a 1992 letter from the Conservation Commission to the ZBA, they asked that Tire Warehouse mitigate their concerns about access across wetlands by removing some of the aforementioned fill. Again, it does not appear to have been done.

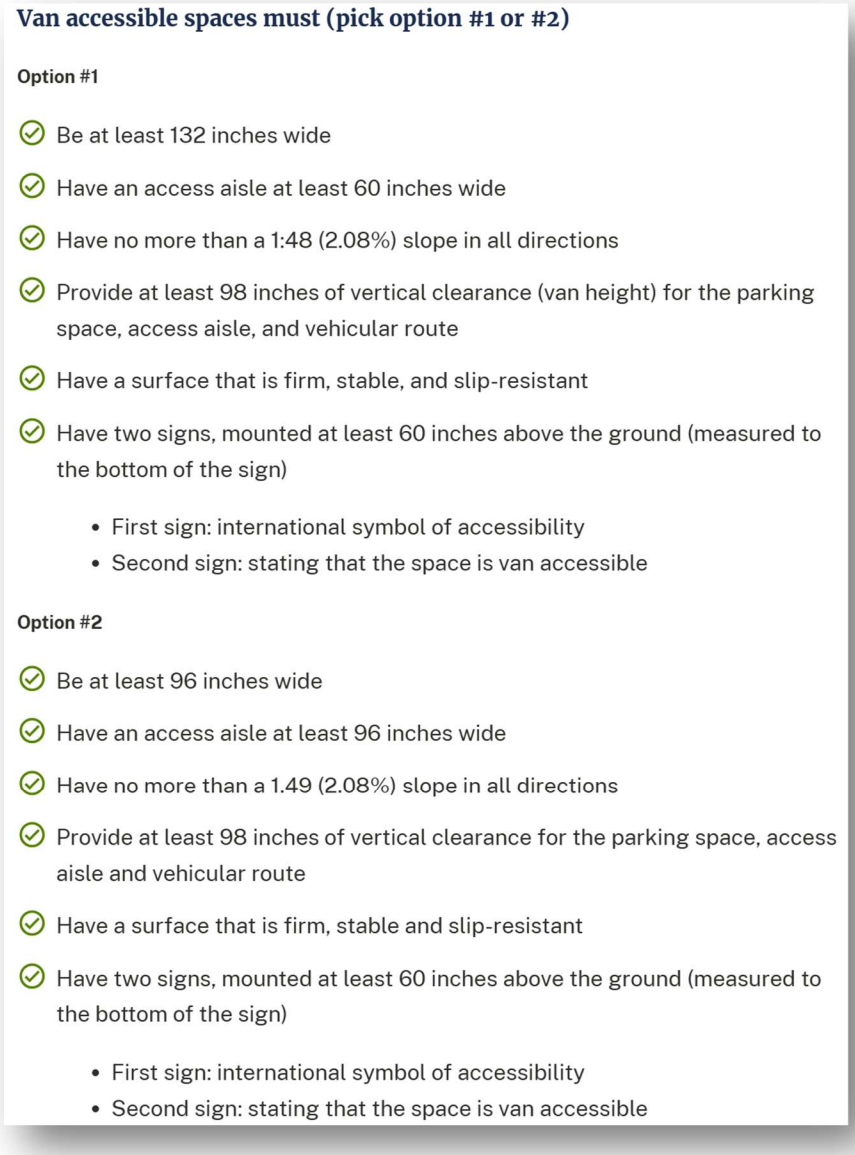
Since this project is proposed on a wetland that was illegally filled in, that fact should not be rewarded by allowing another developer to add more fill and build on that same spot. Allowing a drive-in restaurant on top of a wetland that was filled in and dredged illegally in 1985 is not protecting wetlands. The front of this property is very wet—in the words of the applicant, "there are no areas on the property having a distance of 125 feet from any wetlands." Hence the need for a variance for septic. When asked, the applicant also stated that the water table is less than a foot down—and this was determined during a drought. I have walked the property, and flushed ducks near Rte. 12.

It appears that the applicant wants to subdivide this corner of the property—but the rear of the property what's most developable. It is not affected by wetlands issues and could be developed in a different way.

Attachments:

1. Site Plan Review Application
2. Site Plans
3. Department Head Comments
4. Aerial Map and Tax Map

Figure 1



Van accessible spaces must (pick option #1 or #2)

Option #1

- Be at least 132 inches wide
- Have an access aisle at least 60 inches wide
- Have no more than a 1:48 (2.08%) slope in all directions
- Provide at least 98 inches of vertical clearance (van height) for the parking space, access aisle, and vehicular route
- Have a surface that is firm, stable, and slip-resistant
- Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
  - First sign: international symbol of accessibility
  - Second sign: stating that the space is van accessible

Option #2

- Be at least 96 inches wide
- Have an access aisle at least 96 inches wide
- Have no more than a 1.49 (2.08%) slope in all directions
- Provide at least 98 inches of vertical clearance for the parking space, access aisle and vehicular route
- Have a surface that is firm, stable and slip-resistant
- Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
  - First sign: international symbol of accessibility
  - Second sign: stating that the space is van accessible

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166 DOVER, NH 03821-1166
PHONE: 603.749.0443

January 23, 2025

Scott Self, Chair
Town of Swanzey - Planning Board
620 Old Homestead Hwy - PO Box 10009
Swanzey, NH 03446

RE: Site Plan Review Application for
Proposed Drive-Through Restaurant – Map 220, Lot 5
CNE Reference No. 23150

Dear Chairperson Self and Members of the Board:

On behalf of Black Belt, LLC, Civilworks New England (CNE) hereby submits documents in support of a Site Plan Review Application associated with a proposed drive-through restaurant in the Business District at the corner of Marcy Hill Road and Monadnock Highway (Rte. 12) on Tax Map 220, Lot 5.

The project proposes a 2,380± SF drive-through restaurant, with associated driveways, parking area, stormwater drainage practices and utility improvements on 1.824 acres (79,462 sf) of the 15.335-acre property. Access to and egress from the project site is via Marcy Hill Road based on feedback received at an informational meeting with various Town representatives on November 21st.

The following documents are enclosed in support of the application:

- Site Plan Review Application Form and Checklist
- Site Plan set prepared by CNE and its Consultants dated 1/23/25
- Drainage Analysis prepared by CNE dated 1/23/25
- Abutters List and labels

We look forward to representing this application at the public hearing on February 13, 2025. We understand we will be invoiced for the full application fee amount that must be paid before the public hearing. Please contact our office if any additional information is required in advance of the meeting. Thank you for your consideration of this matter.

Very truly yours,

CIVILWORKS NEW ENGLAND

Mark E. Beaudry, PE
Senior Associate/Sr. Project Manager

Stephen J Haight, PE
President

Copy: Black Belt, LLC

SWANZEY PLANNING BOARD
P. O. Box 10009 Swanzey, NH 03446
Email: planner@swanzeynh.gov

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

1. This form and all required information must be filed with the Planning Office at least 21 days prior to the date at which it will be submitted to the Planning Board. Unless otherwise noticed, the Planning Board meets on the second and fourth Thursdays of every month.

2. Four (4) paper copies of the application shall be submitted, in addition to an electronic submittal in Portable Document Format (*pdf), either by email or on a CD or flash drive.

3. All projects must comply with the Town's Zoning Ordinance and other applicable regulations before being considered by the Planning Board. Any necessary approvals from the Zoning Board of Adjustment must be received prior to application to the Planning Board.

4. Included herein is the checklist of plat requirements that are part of a completed application. Please check the documentation that has been submitted, or items for which waivers are being requested. All requests for waivers must be submitted in writing at the time of application, and include the justification for the request.

5. Within 30 days after filing, or the next meeting for which notice can be given, the application will be placed on the Planning Board's agenda. At this meeting the Board will vote to accept or not accept the application as complete. Following a vote to accept, the Board will either move into public hearing or schedule a public hearing for a time and date certain. The Board will vote to approve or disapprove the application no later than 65 days from the vote of acceptance.

6. The required public notices and certified mailings are prepared and sent by the Planning Office. The applicant is responsible for all fees associated with filing and notification.

7. Within five (5) business days of the vote to approve or disapprove the application, the applicant will receive a written Notice of Decision. In the event of disapproval, the notice will include the reasons for the decision and state what corrective action needs to be taken by the applicant.

1. Name and address of owner(s) of record:
BLACK BELT, LLC
59 BONANNO COURT METHUEN, ME 01844

Preferred Telephone: 978-884-9158 Email: STEPHENGIORDANO@AOL.COM

2. Name and address of applicant (if different):
SAME

Preferred Telephone: _____ Email: _____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
MARK BEAUDRY, PE 7101 - CIVILWORKS NEW ENGLAND
PO BOX 1166 DOVER, NH 03821

Preferred Telephone: 603-749-0443 Email: MBEAUDRY@CIVILWORKSNE.COM

4. Street Address of Proposed Project: MARCY HILL ROAD & MONADNOCK HWY (NH ROUTE 12)

5. Zoning District(s): BUSINESS Tax Map# 220 Lot#(s) 5

6. Proposed Permitted Use (Per Zoning): RESTAURANT - PERMITTED; DRIVE-THROUGH - SPECIAL EXCEPTION

7. Project Name: PROPOSED DRIVE-THROUGH RESTAURANT

8. Area of Lot in Square Feet and Acres: 667,996 sf (15.335 ac); per Conceptional Subdivision 79,462 sf (1.824 ac)

9. Traffic Volume on Adjacent Major Streets: North, AADT = 13,156 (two-way); South, AADT = 9335 (two-way)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 625 in, 625 out (per ITE)

11. Gross Floor Area of Existing Buildings (Square Feet): 0

12. Gross Floor Area of Additions (Square Feet): 0

13. Gross Floor Area of New Buildings (Square Feet): 2380 sf

14. Total Number of Employees: 7 - 8 (typical)

15. Hours of Operation: 5am - 8pm Monday - Sunday (typical)

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.
2. A completed checklist (see attached).
3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will not be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

The following affidavits must be signed and dated:

The Applicant and/or owner or agent certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Swanzey in the final review process of the property shall be borne by the Applicant and/or owner.

1/21/2025 _____ _____
Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations.

1/21/2025 _____ _____
Date Signature

I hereby authorize Mark Beaudry, PE - Civilworks New England to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): _____ Date: 1/21/2025

Signed (Agent): _____ Date: 01-23-25

FEE SCHEDULE

1. Filing Fee (See Attached Fee Schedule): $_____
2. Public Notice Fee: Current rates for Keene Sentinel. $_____
3. Certified Mail: Current rate for mail. $_____

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

The above application was ☐ approved ☐ denied by the Swanzey Planning Board.

Date:_____

PLAT SUBMISSION CHECKLIST

Please note that this checklist is for administrative efficiency. Please refer to the Swanzey Site Plan Review Regulations to ensure that all requirements are being met.

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Name and address of owner.	☑	☐	
2.	Tax map and lot number.	☑	☐	
3.	North arrow, written and graphic scale of 1" = 30'.	☑	☐	
4.	Name and address of plat preparer.	☑	☐	
5.	Vicinity sketch.	☑	☐	
6.	Names and addresses of all abutting landowners.	☑	☐	
7.	Physical features and uses of land within 200 feet of the site.	☑	☐	
8.	Perimeter boundary lines and the lot area is square feet and acres.	☑	☐	
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	☑	☐	
10.	Location, name and widths of any existing and proposed roads on the property.	☑	☐	
11.	Identification of access from the site to public streets, sight distances from the access points, curb cuts and proposed changes (if any) to existing streets.	☑	☐	
12.	Location and number of parking and loading spaces.	☑	☐	
13.	Landscape Plan.	☑	☐	
14.	Location, type and nature of all existing and proposed lighting.	☑	☐	
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.	☑	☐	
16.	Existing and proposed grades and topographic contours at 5-foot intervals.	☑	☐	
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.	☑	☐	
18.	Means of providing water supply.	☑	☐	
19.	Surface drainage patterns.	☑	☐	
20.	Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use.	☑	☐	
21.	Location and type of proposed sewage disposal system.	☑	☐	
22.	Location of existing and proposed on-site well showing 75-foot radius.	☑	☐	
23.	Soil survey data from Cheshire County Soil Survey.	☑	☐	
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	☑	☐	
25.	Architectural Plans.	☑	☐	

SITE PLAN

FOR

DRIVE-THROUGH RESTAURANT

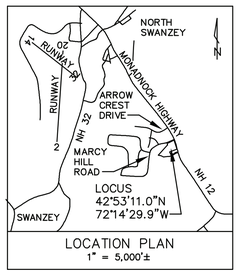
TAX MAP 220, LOT 5

MONADNOCK HIGHWAY - NH ROUTE 12

& MARCY HILL ROAD

SWANZEY, NH 03446

JANUARY 23, 2025



LOCATION PLAN
1" = 5,000'±

OWNER: BLACK BELT LLC
59 BONANNO COURT
METHUEN, MASSACHUSETTS 01844

SITE CIVIL ENGINEER:
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR: MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
DOVER, NH 03820
(603) 742–0911

SOIL & WETLAND SCIENTIST: LUKE HURLEY, HURLEY ENVIRONMENTAL & LAND PLANNING, LLC.
P.O. BOX 356
EPSOM, NH 03234
(603) 583–1745

ARCHITECT: JOHN TUTTLE, TW DESIGNS, LLC.
254 DRAKE HILL ROAD
STRAFFORD, NH 03884
(603) 664–2181

LANDSCAPE ARCHITECT: ROMY MAURER, TERRAIN PLANNING & DESIGN LLC.
311 KAST HILL ROAD
HOPKINTON, NH 03229
(603) 746–3512

SHEET INDEX	SHEET
COVER SHEET	1
NOTE SHEET	2
EXISTING CONDITIONS (BY: MCENEANEY SURVEY)	3
CONCEPTUAL SUBDIVISION PLAN (BY: MCENEANEY SURVEY)	4
DEMOLITION PLAN	5
SITE PLAN	6
GRADING, DRAINAGE, & EROSION CONTROL PLAN	7
UTILITY PLAN	8
LIGHTING PLAN	9
LIGHTING DETAILS	10
EROSION CONTROL NOTES	11
EROSION CONTROL DETAILS	12
DETAIL SHEET	13-17
LANDSCAPE PLAN (BY: TERRAIN PLANNING & DESIGN, LLC)	L1
ARCHITECTURAL PLANS (BY: TW DESIGNS, LLC)	PCS, A1-A3

GENERAL NOTES

1. OWNER OF RECORD:
   BLACK BELT LLC
   59 BONANNO COURT
   METHUEN, MASSACHUSETTS 01844
   C.C.R.D. VOLUME 3254, PAGE 360
2. 220 / 5 – DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREAS:
   220 / 5 PROPOSED
   PARCEL "A" (BASED OFF CONCEPTUAL SUBDIVISION)=79,462 S.F./1.824 Ac.
   REMAINING
   PARCEL "B" = 588,568 S.F. / 13.512 Ac.
4. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A DRIVE–THROUGH RESTAURANT WITH ASSOCIATED DRAINAGE AND UTILITY IMPROVEMENTS, AND SITE ACCESS.
   ZONING DISTRICT: BUSINESS DISTRICT
   DIMENSIONAL REQUIREMENTS:
   MINIMUM LOT SIZE = 43,560 S.F.
   MINIMUM FRONTAGE = 125 FEET
   BUILDING SETBACK REQUIREMENTS:
   FRONT SETBACK = 30 FEET
   SIDE SETBACK = 20 FEET
   REAR SETBACK = 20 FEET
   MAXIMUM BUILDING HEIGHT = 45 FEET
5. VARIANCE BEING SOUGHT FOR: LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE (125) FEET TO ANY DESIGNATED WETLAND.
6. DRIVE–THROUGH SPECIAL EXCEPTION IS BEING SOUGHT
7. THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330026; PANEL 0288; SUFFIX E; MAP NUMBER 33005C0288E; EFFECTIVE DATE MAY 23, 2006.
8. THE SOIL TYPES ON THE SITE ARE:
   22B COLTON GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES
   22C COLTON GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES
   77C MARLOW FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
   79C PERU FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
   143C MONADNOCK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
   169C SUNAPEE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
   347B LYME AND MOOSILAUKE SOILS, 0 TO 5 PERCENT SLOPES, VERY STONY
   395 CHOCORUA MUCKY PEAT
   495 OSSIPEE MUCKY PEAT
   THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
   http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
9. WETLANDS FLAGGED LINES SHOWN WERE DELINEATED BY LUKE HURLEY, C.W.S. No. 232 DURING MAY 2024 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED . THIS OFFICE.
10. WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
11. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEM SELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEM SELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
12. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
13. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
15. THE CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
16. THE CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
17. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
18. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
19. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
20. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS–OF–WAY.
21. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
22. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
23. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
24. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ENGINEER.
25. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
26. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
27. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
28. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
29. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.

DEMOLITION NOTES

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED, CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

GRADING & EROSION NOTES

1. SIDE SLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDE SLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "NEW HAMPSHIRE STORMWATER MANUAL: VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PUBLISHED BY NHDES, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. ACCESSIBLE PARKING SPACES AND ROUTES SHALL BE GRADED IN ACCORDANCE WITH ALL APPLICABLE ADA AND STATE OF NEW HAMPSHIRE REGULATIONS.

UTILITY NOTES

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG–SAFE SYSTEMS, INC. (1–888–DIG–SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'–6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL MAINTAIN 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
   - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
   - STORM DRAIN SHALL BE ADS N–12 DUAL WALL HDPE PIPE WITH SMOOTH–WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
   - WATER PIPE SHALL BE DOMESTIC WATER SERVICE SIZE AND MATERIAL SUBJECT TO DESIGN BY PROJECT MEP ENGINEER
7. COORDINATE ALL UTILITY LOCATIONS AND INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
9. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
10. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
11. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
12. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON–MEMBER UTILITIES DIRECTLY. NON–MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL–ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED, AREA SHALL BE LOAM AND SEEDED.

LEGEND

- I.R.(fnd) O – IRON ROD (FOUND)
- I.P.(fnd) O – IRON PIPE (FOUND)
- I.R.(tbs) O – IRON ROD W/I.D. CAP (TO BE SET)
- – TEST PIT
- OHU – OVER HEAD UTILITIES
- – SOILS TYPE BOUNDARY
- 169C – SOILS TYPE
- – WETLAND BOUNDARY
- – WETLAND SYMBOL
- ± – MORE OR LESS
- ø – DIAMETER
- UP 410/5 – UTILITY POLE W/ I.D. Nos.
- – TREELINE
- 5'R – CURB RADIUS
- – UTILITY POLE
- – ACCESSIBLE PARKING SYMBOL
- 620 – PROPOSED FINISH GRADE
- 620 – PROPOSED SPOT FINISH GRADE
- PD – PROPOSED DRAIN LINE
- PW – PROPOSED WATER LINE
- PE – PROPOSED ELECTRIC/ UTILITIES LINE
- PS – PROPOSED SEWER LINE
- PG – PROPOSED GAS LINE
- RD – PROPOSED ROOF DRAIN
- – PROPOSED CATCH BASIN
- – PROPOSED DRAINAGE MANHOLE
- – PROPOSED RIP RAP
- – PROPOSED CONCRETE HATCH

TYPICAL ABBREVIATIONS

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCB	BITUMINOUS CONC. BERM
BIT	BITUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
CCB	CONCRETE CURB
C.C.R.D.	CHESHIRE COUNTY REGISTRY OF DEEDS
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
E.W.	EACH WAY
ELEV	ELEVATION
FF	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
ICC	INTEGRATED CONCRETE CURB
INV	INVERT
LF	LINEAR FEET
OC	ON CENTER
PCC	PRECAST CONCRETE CURB
PVC	POLYVINYL CHLORIDE
R	RADIUS
RD	ROOF DRAIN
R.O.W.	RIGHT OF WAY
SBC	SLOPED BITUMINOUS CURB
S.F.	SQUARE FEET
SGC	SLOPED GRANITE CURB
SCH	SCHEDULE
SD	STORM DRAIN
SMH	SEWER MANHOLE SPECS SPECIFICATIONS
PS	PROPOSED SANITARY SEWER
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TP	TEST PIT
TYP	TYPICAL
VIF	VERIFY IN FIELD

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1–23–25
SCALE: N.T.S.
DRAWN BY: MJM
DESIGN BY: MEB
APPROVED BY:MEB
PROJECT NO: SITE
FILE: SITE.DWG

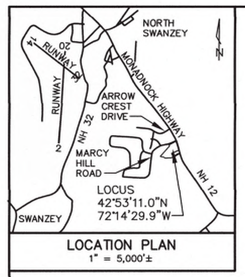
THE STATE OF NEW HAMPSHIRE
MARK E. BEAUDRY
No. 7101
LICENSED PROFESSIONAL ENGINEER
01-23-25

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE–THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZBY, NH

NOTE SHEET

2



LOCATION PLAN
1" = 5,000'±

REFERENCE PLANS:

1.) PLAN OF LAND BELONGING TO TIRE WAREHOUSE CENTRAL, INC. ROUTE 12 SWANZEY NEW HAMPSHIRE, SCALE: 1" = 50', DATED NOVEMBER, 1982: BY: HERBERT E. RUSSELL SR., R.L.S. STATE OF N.H. NO. 21 RECORDED C.C.R.D. PLAN: C04-D00-0143

2.) BOUNDARY ADJUSTMENT WENDELL G. PAGE AND BETTE INGALLS SWANZEY, NEW HAMPSHIRE, SCALE: 1" = 100'; RECORDING DATE: JUNE 30, 1989; RECORDED C.C.R.D. PLAN: C11-D03-0016

3.) BOUNDARY SURVEY PREPARED FOR VICTORIA I. GIGUERE ROUTE #12 TOWN OF SWANZEY COUNTY OF CHESHIRE STATE OF NEW HAMPSHIRE, SCALE: 1" = 100'; DATED JUNE 15, 2007; RECORDED C.C.R.D. PLAN: C13-D09-0125

MARCY HILL ROAD

220 / 171
PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446
3253 / 811

220 / 10
WENDELL G. PAGE
BETTE INGALLS PAGE
64 MARCY HILL ROAD
SWANZEY, NH 03446
1008 / 619

220 / 3
SCOTT LAMBERT
16 FOX RUN ROAD
SWANZEY, NH 03446
3029 / 89

220 / 4
EMERSON L. LYONS, SR.
LEESA L. LYONS
427 MONADNOCK HIGHWAY
SWANZEY, NH 03446
2030 / 694

220 / 2
AMANDA GUNSETH
233 MONADNOCK HIGHWAY
SWANZEY, NH 03446
3177 / 309

220 / 194
JMK REVOCABLE TRUST
JAMES M. KENDALL TRUSTEE
140 ANCHOR DRIVE
VERO BEACH, FLORIDA 32963
3108/618

MONADNOCK HIGHWAY - NH ROUTE 12
(PUBLIC; VARIABLE WIDTH R.O.W.)

220 / 5
PARCEL AREA
667,996 S.F.
15.335 Ac.

N63°04'05"E 507.46'
N41°34'07"E 908.79'
S83°36'55"W 144.58'
S24°22'45"E 199.95'
S67°45'45"W 517.73'
S16°55'12"E 538.03'
N72°13'05"E 177.39'
N56°20'10"E 180.00'
S56°20'10"W 178.03'
N76°37'25"E 130.00'
S70°52'55"W 204.62'
S76°50'25"W 121.63'
N72°13'05"E 200.00'

TBM "1" IN U-POLE 67/1X ELEV. =624.34'
TBM "2" IN U-POLE 514 ELEV. =619.89'

DETAIL #1
I.P.(fnd)
SURVEY TIE TO IRON PIPE S67°01'15"E 0.76'

NOTES:

1.) OWNER OF RECORD:
BLACK BELT LLC
59 BONANNO COURT
METHUEN, MASSACHUSETTS 01844
C.C.R.D. VOLUME 3254, PAGE 360

2.) 220 / 5 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 667.996 S.F. / 15.335 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF MAY 20, 2024.

5.) ZONING DISTRICT: BUSINESS DISTRICT

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 43,560 S.F.
MINIMUM FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 30 FEET
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 20 FEET
MAXIMUM BUILDING HEIGHT	= 45 FEET

6.) NO LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE (125) FEET TO ANY DESIGNATED WETLAND. IN INSTANCES OF SEPTIC FAILURE, CERTIFIED TO BY THE TOWN OF SWANZEY HEALTH OFFICER, THE ONE HUNDRED TWENTY FIVE (125) FOOT REQUIREMENT IS WAIVED IF A LICENSED SEPTIC DESIGNER CERTIFIES TO THE HEALTH OFFICER THAT A ONE HUNDRED TWENTY FIVE (125) FOOT SETBACK IS NOT POSSIBLE; IN THAT EVENT, THE SYSTEM CAN BE REPLACED TO STATE SPECIFICATIONS.

7.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330026; PANEL 0288; SUFFIX E; MAP NUMBER 33005C0288E; EFFECTIVE DATE MAY 23, 2006.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED MAY 20, 2024. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED MAY 20, 2024.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON MAY 20, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) THE SOIL TYPES ON THE SITE ARE:
22B COLTON GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES
22C COLTON GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES
77C MARLOW FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
79C PERU FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
143C MONADNOCK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
169C SUNAPEE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
347BLYME AND MOOSILAUKE SOILS, 0 TO 5 PERCENT SLOPES, VERY STONY
395 CHOCORUA MUCKY PEAT
495 OSSIPEE MUCKY PEAT
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

11.) WETLANDS FLAGGED LINES SHOWN WERE DELINEATED BY LUKE HURLEY, C.W.S. No. 232 DURING MAY 2024 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

12.) THIS PARCEL IS SUBJECT TO RIGHT OF WAY AS DESCRIBED IN; BOOK 2030, PAGE 695 C.C.R.D.

LEGEND

I.R.(fnd) O - IRON ROD (FOUND)
I.P.(fnd) O - IRON PIPE (FOUND)
I.R.(tbs) O - IRON ROD W/I.D. CAP (TO BE SET)
CCB - CONCRETE CURB
TBM - TEMPORARY BENCHMARK
TPIT - TEST PIT
—OHU— - OVER HEAD UTILITIES
R.O.W. - RIGHT OF WAY
SOILS TYPE BOUNDARY
169C - SOILS TYPE
WETLAND BOUNDARY
WETLANDS
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
ø - DIAMETER
C.C.R.D. - CHESHIRE COUNTY REGISTRY OF DEEDS
UP 410/5 - UTILITY POLE W/ I.D. Nos.
TREELINE

No.	Bearing	Distance
L1	S14°02'17"E	50.00'
L2	S63°09'13"W	34.73'
L3	S57°14'55"W	68.24'
L4	S81°27'27"W	20.66'
L5	S89°22'27"W	86.86'
L6	N77°51'44"W	44.20'
L7	S82°02'39"W	81.44'

No.	Bearing	Distance
L8	N77°14'01"W	43.61'
L9	N67°57'35"W	40.82'
L10	N63°51'13"W	39.25'
L11	N55°23'48"W	38.79'
L12	N64°19'54"W	35.94'
L13	N80°37'34"W	45.49'

No.	Bearing	Distance
L14	S89°30'38"W	41.13'
L15	N86°37'24"W	42.03'
L16	N70°31'16"W	32.92'
L17	N65°08'02"W	24.34'
L18	N14°17'15"W	83.56'
L19	S22°56'02"E	82.50'

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

9/30/24
DATE: / KEVIN M. McENEANEY LLS # 661

NO.	DATE	DESCRIPTION	BY	CHK
CNE 23150		REVISIONS		

24-2587	BOUNDARY / EC	24-07	12-23
PROJECT NO	TYPE	FIELDBOOK & PAGES	

EXISTING CONDITIONS PLAN
PREPARED FOR
BLACK BELT, LLC
TAX MAP 220, LOT No. 5
MONADNOCK HIGHWAY
TOWN of SWANZEY
COUNTY of CHESHIRE
STATE of NEW HAMPSHIRE

DRAWN BY: JJH	FILE: 2587\DWGS\24-2587
SCALE: 1" = 60'	DATE: SEPTEMBER 30, 2024

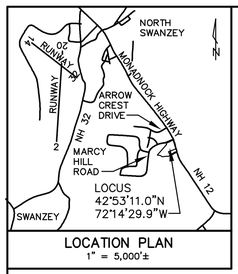
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STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

10/1/2024 12:10:49 File: M:\2587\Drawings\24-2587 EC BNDY.dwg Layout: EC & BOUNDARY



LOCATION PLAN
1" = 5,000'±

REFERENCE PLANS:

1.) EXISTING CONDITIONS PLAN PREPARED FOR BLACK BELT, LLC TAX MAP 220 LOT No. 5 MONADNOCK HIGHWAY TOWN OF SWANZEY COUNTY OF CHESHIRE STATE OF NEW HAMPSHIRE, SCALE: 1" = 60'; DATED: SEPTEMBER 30, 2024; BY: MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND.

2.) PLAN OF LAND BELONGING TO TIRE WAREHOUSE CENTRAL, INC. ROUTE 12 SWANZEY NEW HAMPSHIRE, SCALE: 1" = 50'; DATED: NOVEMBER, 1982: BY: HERBERT E. RUSSELL SR., R.L.S. STATE OF N.H. NO. 21 RECORDED C.C.R.D. PLAN: C04-D00-0143.

3.) BOUNDARY ADJUSTMENT WENDELL G. PAGE AND BETTE INGALLS SWANZEY, NEW HAMPSHIRE, SCALE: 1" = 100'; RECORDING DATE: JUNE 30, 1989; RECORDED C.C.R.D. PLAN: C11-D03-0016.

4.) BOUNDARY SURVEY PREPARED FOR VICTORIA I. GIGUERE ROUTE #12 TOWN OF SWANZEY COUNTY OF CHESHIRE STATE OF NEW HAMPSHIRE, SCALE: 1" = 100'; DATED JUNE 15, 2007; RECORDED C.C.R.D. PLAN: C13-D09-0125.

MERIDIAN OF REFERENCE PLAN No. 2
13°52'35"
NH STATE PLANE MAD 83 - DGS OBS.

220 / 171
PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446
3253 / 811

TBM "1" IN U-POLE 67/1X ELEV. =624.34'

MARCY HILL ROAD

220 / 10
WENDELL G. PAGE
BETTE INGALLS PAGE
64 MARCY HILL ROAD
SWANZEY, NH 03446
1008 / 619

220 / 5A
PARCEL "A"
79,462 S.F.
1.824 Ac.
(UPON FUTURE DIVISION OF LAND)

220 / 5
PARCEL "B"
588,568 S.F.
13.512 Ac.
(UPON FUTURE DIVISION OF LAND)

220 / 3
SCOTT LAMBERT
16 FOX RUN ROAD
SWANZEY, NH 03446
3029 / 89

220 / 4
EMERSON L. LYONS, SR.
LEESA L. LYONS
427 MONADNOCK HIGHWAY
SWANZEY, NH 03446
2030 / 694

220 / 2
AMANDA GUNSETH
233 MONADNOCK HIGHWAY
SWANZEY, NH 03446
3177 / 309

220 / 194
JMK REVOCABLE TRUST
JAMES M. KENDALL TRUSTEE
140 ANCHOR DRIVE
VERO BEACH, FLORIDA 32963
3108/618

MONADNOCK HIGHWAY - NH ROUTE 12 (PUBLIC: VARIABLE WIDTH R.O.W.)

LEGEND

I.R.(fnd) O – IRON ROD (FOUND)
I.P.(fnd) O – IRON PIPE (FOUND)
I.R.(tbs) O – IRON ROD W/I.D. CAP (TO BE SET)
CCB – CONCRETE CURB
TBM – TEMPORARY BENCHMARK
TPIT – TEST PIT
—OHU— – OVER HEAD UTILITIES
R.O.W. – RIGHT OF WAY
– SOILS TYPE BOUNDARY
169C – SOILS TYPE
– WETLAND BOUNDARY
– WETLANDS
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
C.C.R.D. – CHESHIRE COUNTY REGISTRY OF DEEDS
UP 410/5 – UTILITY POLE W/ I.D. Nos.
– TREELINE

NO.	DATE	DESCRIPTION	BY	CHK
CNE 23150		REVISIONS		

24-2587	SUBDIVISION	24-07	12-23
PROJECT NO	TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance
L1	S14°02'17"E	50.00'
L2	S63°09'13"W	34.73'
L3	S57°14'55"W	68.24'
L4	S81°27'27"W	20.66'
L5	S89°22'27"W	86.86'
L6	N77°51'44"W	44.20'
L7	S82°02'39"W	81.44'

No.	Bearing	Distance
L8	N77°14'01"W	43.61'
L9	N67°57'35"W	40.82'
L10	N63°51'13"W	39.25'
L11	N55°23'48"W	38.79'
L12	N64°19'54"W	35.94'
L13	N80°37'34"W	45.49'

No.	Bearing	Distance
L14	S89°30'38"W	41.13'
L15	N86°37'24"W	42.03'
L16	N70°31'16"W	32.92'
L17	N65°08'02"W	24.34'
L18	N14°17'15"W	83.56'
L19	S22°56'02"E	82.50'

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NOTES:

1.) OWNER OF RECORD:
BLACK BELT LLC
59 BONANNO COURT
METHUEN, MASSACHUSETTS 01844
C.C.R.D. VOLUME 3254, PAGE 360

2.) 220 / 5 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREAS:
220 / 5A PROPOSED (PLANNED DIVISION OF LAND) PARCEL "A" = 79,462 S.F. / 1.824 Ac.
220 / 5 REMAINING PARCEL "B" = 588,568 S.F. / 13.512 Ac.

4.) THE INTENT OF THIS PLAN IS TO SHOW A FUTURE DIVISION OF THE PROPERTY TO CREATE A SEPARATE PARCEL FOR THE PROPOSED DRIVE-THROUGH RESTAURANT USE.

5.) ZONING DISTRICT: BUSINESS DISTRICT

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 43,560 S.F.
MINIMUM FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 30 FEET
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 20 FEET
MAXIMUM BUILDING HEIGHT	= 45 FEET

6.) NO LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE (125) FEET TO ANY DESIGNATED WETLAND. IN INSTANCES OF SEPTIC FAILURE, CERTIFIED TO BY THE TOWN OF SWANZEY HEALTH OFFICER, THE ONE HUNDRED TWENTY FIVE (125) FOOT REQUIREMENT IS WAIVED IF A LICENSED SEPTIC DESIGNER CERTIFIES TO THE HEALTH OFFICER THAT A ONE HUNDRED TWENTY FIVE (125) FOOT SETBACK IS NOT POSSIBLE; IN THAT EVENT, THE SYSTEM CAN BE REPLACED TO STATE SPECIFICATIONS.

7.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330026; PANEL 0288; SUFFIX E; MAP NUMBER 33005C0288E; EFFECTIVE DATE MAY 23, 2006.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED MAY 20, 2024. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED MAY 20, 2024.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.

10.) THE SOIL TYPES ON THE SITE ARE:
22B COLTON GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES
22C COLTON GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES
77C MARLOW FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
79C PERU FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
143C MONADNOCK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
169C SUNAPEE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
347BL YME AND MOOSILAUKE SOILS, 0 TO 5 PERCENT SLOPES, VERY STONY
395 CHOCORUA MUCKY PEAT
495 OSSIPEE MUCKY PEAT
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

11.) WETLANDS FLAGGED LINES SHOWN WERE DELINEATED BY LUKE HURLEY, C.W.S. No. 232 DURING MAY 2024 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

12.) THIS PARCEL IS SUBJECT TO RIGHT OF WAY AS DESCRIBED IN; BOOK 2030, PAGE 695 C.C.R.D.

A CONCEPTUAL SUBDIVISION PLAN
PREPARED FOR
BLACK BELT LLC
TAX MAP 220, LOT No. 5
MONADNOCK HIGHWAY
TOWN of SWANZEY
COUNTY of CHESHIRE
STATE of NEW HAMPSHIRE

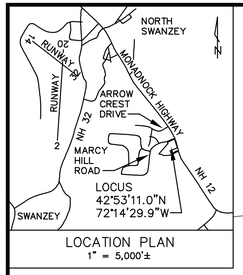
DRAWN BY: JJH	FILE: 2587\DWGS\24-2587 SUB
SCALE: 1" = 60'	DATE: OCTOBER 1, 2024

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STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR
SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
1" = 5,000'±

220 / 171

PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446
3253 / 811

UP 67 1/651

18"ø HDPE
INVERT=619.37'

SIGN
"STOP"

SIGN
"MARCY HILL RD."

OHU

MARCY HILL ROAD

EDGE OF PAVEMENT

EDGE OF GRAVEL

LIMIT OF GRAVEL REMOVAL

LIMIT OF GRAVEL REMOVAL

LIMIT OF TREE REMOVAL

LIMIT OF TREE REMOVAL

LOT LINE

30' SETBACK

TPIT D2

TPIT S2

PROPOSED TREELINE LIMITS

18"ø HDPE
INVERT=619.34'

OHU

UP
383/59

TREE LINE TO BE REMOVED

LIMIT OF TREE REMOVAL

TPIT S1

15"ø HDPE
INVERT=618.04'

PROPOSED CLEAR CUT TREE TO PROPOSED TREE LIMITS

PROPOSED TREELINE LIMITS

LOT LINE

PARCEL "A"
79,462 S.F.
1.824 Ac.
(UPON FUTURE DIVISION OF LAND)

WETLAND TO BE REMOVED
AREA: 475 SF

TPIT D1

15"ø HDPE
INVERT=618.01'

30' SETBACK

15"ø HDPE
INVERT=618.17'

15"ø HDPE
INV.=620.37'

D

D

20' SETBACK

FUTURE LOT LINE

TPIT S4

PROPOSED TREELINE LIMITS

30' SETBACK

FUTURE LOT LINE

MONADNOCK HIGHWAY – NH ROUTE 12

{PUBLIC; VARIABLE WIDTH R.O.W.}



GRAPHIC SCALE

20 0 10 20 40 80

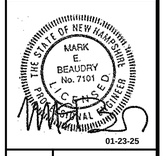
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NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-23-25
SCALE: 1"=20'
DRAWN BY: MJM
DESIGN BY: MEB
APPROVED BY:MEB
PROJECT NO: 23150
FILE: SITE.DWG



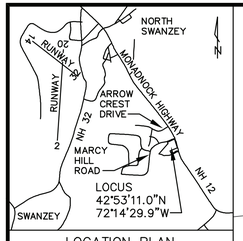
01-23-25

DEMOLITION PLAN

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

5



LOCATION PLAN
1" = 5,000'±

MARCY HILL ROAD

EDGE OF PAVEMENT

EDGE OF GRAVEL

75' WETLAND SETBACK

SIGN "STOP"

SIGN "MARCY HILL RD."

STOP SIGN AND STOP BAR

LOT LINE

30' SETBACK

DRIVE THRU LANE

BCB

20'R

24'

36'

PROPOSED CONC. CHAMBER LEACH FIELD

32'

15'

20'

PROPOSED PYLON SIGN

18'

8'R

3'R

9' (TYP)

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED RAMP WITH TIP-DOWN CURB

5'R

SGC

ICC

11'

22'

END SGC BEGIN ICC

END ICC BEGIN SGC

1 STORY DRIVE-UP ±2,380 S.F. RESTAURANT

DRIVE-THRU WINDOW TYP. (2)

PROPOSED PAINTED ISLAND

PROPOSED R7-B & R7-8A SIGN IN BOLLARD

PROPOSED OVERHANG CANOPY TYP

BEGIN SBC END ICC

END SBC BEGIN ICC

END SGC BEGIN PCC

BEGIN SBC END PCC

12'

END SBC

BEGIN SBC END PCC

END SGC BEGIN PCC

BEGIN SGC END PCC

PROPOSED 11'x52' CONCRETE PAD

PROPOSED CONCRETE DUMPSTER PAD

PROPOSED BOLLARD (TYP OF 4)

PROPOSED WET POND STORMWATER BASIN

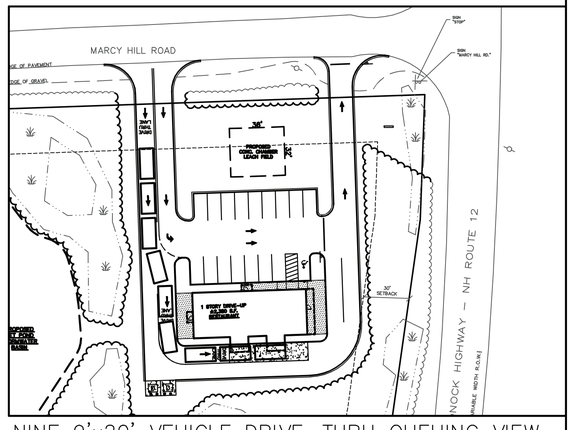
20' SETBACK

FUTURE LOT LINE

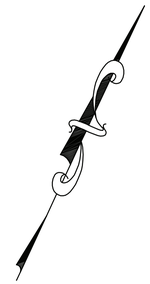
PROPOSED SINGLE WHITE LANE LINE 42'

MONADNOCK HIGHWAY – NH ROUTE 12

{PUBLIC; VARIABLE WIDTH R.O.W.}



NINE 9'x20' VEHICLE DRIVE-THRU QUEUING VIEW
SCALE: 1"=50'



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

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CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-23-25
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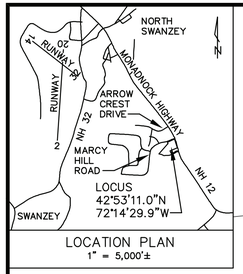
01-23-25

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

SITE PLAN

6



LOCATION PLAN
1" = 5,000'±

MARCY HILL ROAD

EDGE OF PAVEMENT

EDGE OF GRAVEL

18"ø HDPE
INVERT=619.37'

TBM "1" IN
U-POLE 67/1X
ELEV. =624.34'

SIGN
"STOP"

SIGN
"MARCY HILL RD."

623.30

EROSION
CONTROL SOCK
(TYP.)

PCB1
RIM=622.85
INV.OUT=619.52

623.43

PCB2
RIM=622.85
INV.OUT=619.52

18"ø HDPE
INVERT=619.34'

EROSION
CONTROL SOCK
(TYP.)

30' SETBACK

620.25

PROPOSED
CONC. CHAMBER
LEACH FIELD
36'
137'

HP 623.40

HP 623.40

623.50

623.50

623.50

617.50

620.25

P1
PROPOSED 146 LF
12" ADS
S=0.005

PDMH1
RIM=622.32
INV.IN(PCB1)=618.79
INV.IN(PDCB4)=617.93
INV.OUT=617.93

623.30

P2
PROPOSED 168 LF
12" ADS
S=0.005

15"ø HDPE
INVERT=618.04'

622.90

622.90

623.10

623.10

P5
PROPOSD 48 LF
12" ADS
S= 0.009

FES1
INV.OUT=617.50

617.25

15"ø HDPE
INVERT=618.01'

30'
SETBACK

15"ø HDPE
INVERT=618.17'

15"ø HDPE
INV.=620.37'

1 STORY DRIVE-UP
±2,380 S.F.
RESTAURANT
F.F.=623.75

623.05

623.05

WET POND 1
TOP OF POND: 620.25

20'
SETBACK

WET POND 1 PERMANENT POOL
TOP OF POOL: 617.00
BOTTOM OF POOL: 613.50

OCS-1
4'X4' GRATE RIM=619.66
2"W X 1"H VERT ORIFICE=617.50
0.5" DIA ORIFICE INV.IN=617.00
INV.OUT=617.00

4'LX3' BREADTH
BROAD CRESTED WEIR
EMERGENCY OVERFLOW
INV.=619.75

P4
PROPOSED 20 LF
12" ADS
S=0.005

622.85

622.80

622.85

623.05

PCB3
RIM=622.20
INV.IN(PCB2)=618.68
INV.OUT=618.68

P3
PROPOSED 130 LF
12" ADS
S=0.005

PDCB4
RIM=622.00
INV.IN(PCB3)=618.03
INV.OUT=618.03

620.25

620.25

620.25

PROPOSD 10 LF
12" ADS
S=0.01

FES2
INV.OUT=616.90

MONADNOCK HIGHWAY - NH ROUTE 12

{PUBLIC; VARIABLE WIDTH R.O.W.}

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

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CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-23-25
SCALE: 1"=20'
DRAWN BY: MJM
DESIGN BY: MEB
APPROVED BY:MEB
PROJECT NO: 23150
FILE: SITE.DWG

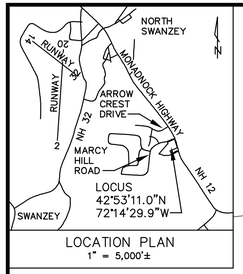
THE STATE OF NEW HAMPSHIRE
MARK E BEAUDRY
No. 7101
LICENSED PROFESSIONAL ENGINEER
01-23-25

GRADING, DRAINAGE, & EROSION CONTROL PLAN

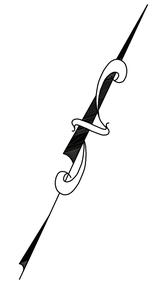
BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

7



LOCATION PLAN
1" = 5,000'±



GRAPHIC SCALE

20 0 10 20 40 80

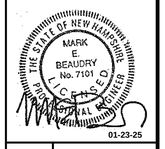
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CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

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FILE: SITE.DWG

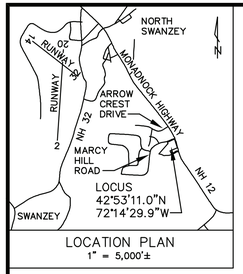


UTILITY PLAN

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZBY, NH

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

8



LOCATION PLAN
1" = 5,000'±

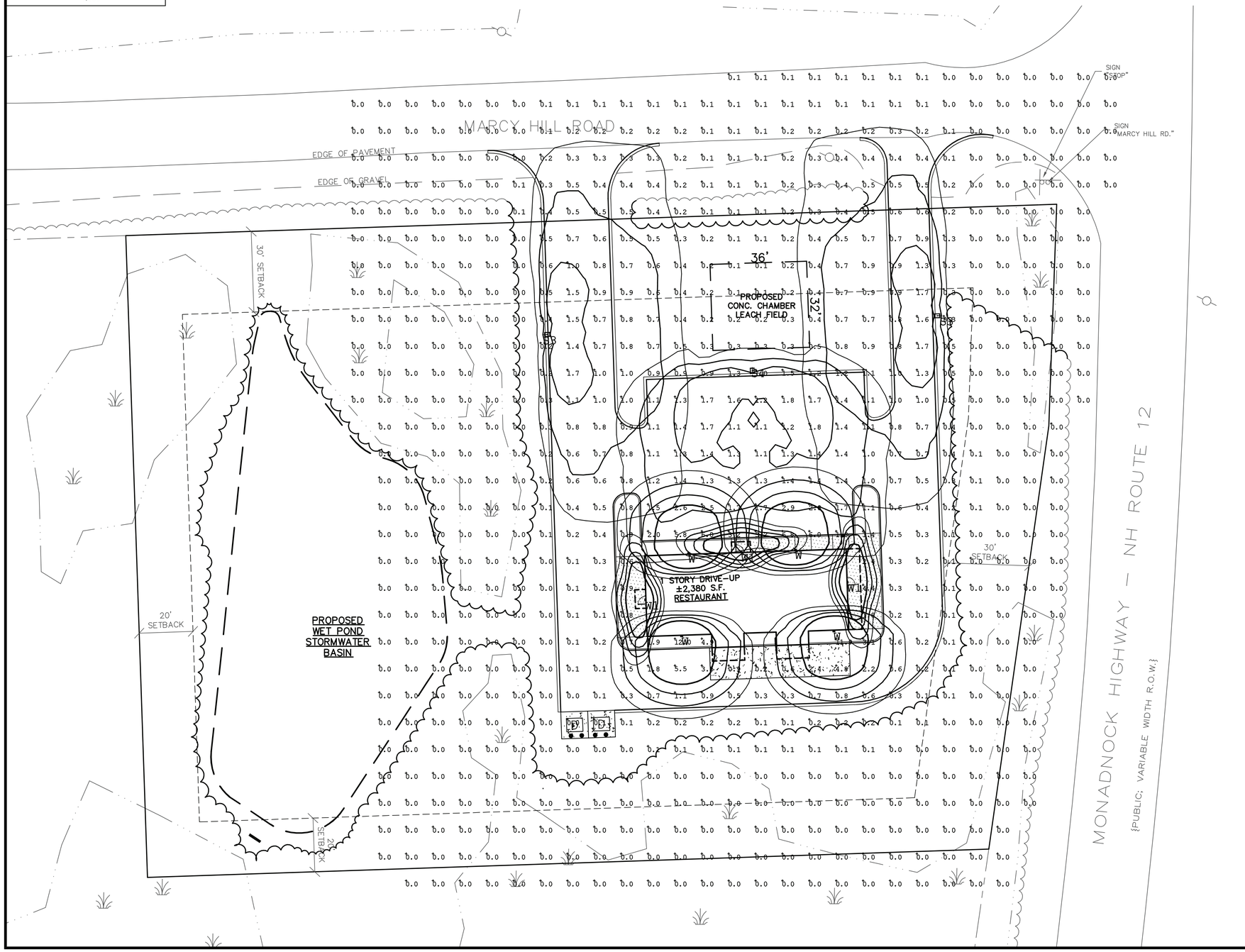
LIGHTING DESIGN AND PHOTOMETRIC DESIGN BY:

EXPOSURE ESS
KEN SWEENEY | APPLICATIONS ENGINEER
CELL: 603.759.1043
501 ISLINGTON ST | UNIT 1A | PORTSMOUTH, NH 03801 | 603.601.8080
EXPOSURE2LIGHTING.COM | ESS-LLC.US
NEW ENGLAND'S PREMIER LIGHTING, CONTROLS & ELECTRICAL REP AGENCY

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	2	S3	Single	VALS-09L-3W-UNV-30K8-CXX-SA-IS / 4SQ B3 S11G20 S AB 4BC	20' POLE	LSI INDUSTRIES, INC.
	1	S4	Single	VALS-09L-4F-UNV-30K8-CXX-SA / 4SQ B3 S11G20 S AB 4BC	20' POLE	LSI INDUSTRIES, INC.
	4	W	Single	XWS-LED-03L-FTW-UNV-DIM-30-80CRI-CXX	WALL MOUNTED 10' AFG	LSI INDUSTRIES, INC.
	3	W1	Single	EOF1MV3KBZPSC	WALL MOUNTED 7.5' AFG	NICOR, Inc.

PARKING LOT AREA

Illuminance (Fc)
Average = 1.98
Maximum = 6.8
Minimum = 1.1
Avg/Min Ratio = 1.80
Max/Min Ratio = 6.18



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-23-25
SCALE: 1"=20'
DRAWN BY: MJM
DESIGN BY: KS
APPROVED BY:MEB
PROJECT NO: 23150
FILE: SITE.DWG

LIGHTING PLAN

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZBY, NH

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

9

EOF

LED Emergency Outdoor Full Cutoff

Project

Catalog

Type

Date

Product Description

The LED Emergency Outdoor Full Cutoff combines 90-minute emergency lighting with a low-profile, architectural design. The EOF is designed for outdoor use, with an optional cold-weather kit for added reliability in northern climates. The EOF comes standard with a photocell, with an optional motion sensor adding even more energy efficiency. An internal selector switch allows bypassing the photocell to control the unit from a wall switch. A non-emergency unit is available for locations not requiring battery-backup, providing a uniform look for all fixtures.

Construction
- IP65 Rated enclosure
- Durable die-cast Aluminum body
- Separable backplate for easy installation and maintenance

Optical System
- Polycarbonate lens
- Utilizes advanced LED technology with CCT of 3000K and 5000K
- CRI 70+

Electrical
- Input voltage of 120/277VAC
- Maintenance-free NiCad battery provides 90-minute emergency operation
- LED indicator light & test button with self-testing, self-diagnostic option
- Photocell standard with wall switch control
- Motion sensor option for additional energy saving
- Operating Temperature:
  - EM: 32°F to 122°F (0°C to +50°C)
  - Non-EM and EM Cold Weather: -13°F to +122°F (-25°C to +50°C)

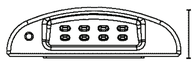
Mounting and Installation
- Fixture mounts directly to J-Boxes and walls with screws
- Wiring possible through backplate or 1/2" conduit knockout
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

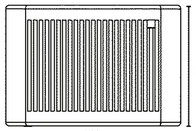
Finish
- Fine-textured, UV-stabilized powder coat bronze finish

Listings
- LM-79, LM-80 testing performed in accordance with IESNA standards.
- UL & cUL 924 Listed
- Meets or exceeds requirements of NFPA 70 & NFPA 101
- Meets FCC Part 15, Subpart B, Class B standards for conducted and radiated emissions
- TM-21 Projected L70(6k) life > 72,000 hours

Warranty
- 1-year limited system warranty standard.
- Warranty does not cover product failure due to an overvoltage event (power surge.)







NICOR, Inc. 2200 Midtown Place NE, Albuquerque, NM 87107 P: 800.821.6283 F: 800.892.8393
www.nicorlighting.com April 2, 2021 9:17 AM

Catalog #: Project:

Prepared By: Date:

Steel Poles

Square Straight



QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

FEATURES & SPECIFICATIONS

Pole Shaft
- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole
- Standard hand-hole location is 12" above pole base
- Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole

Base
- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts
- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug
- Ground lug is standard.

Duplex Receptacle
- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter
- Self-testing Ground fault circuit interrupter is optional.

Finishes
- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years

Determining The Luminaire/Pole Combination For Your Application:
- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets

Pole Vibration Damper
- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings
- UL Listed
- BAA/TAA Compliant

Catalog #: Project:

Prepared By: Date: Type:

Mirada Small Wall Sconce (XWS)

Outdoor LED Wall Light

IP65 IK10



OVERVIEW	
Lumen Output Range	2,000 - 6,000
Wattage Range	15 - 52
Efficacy Range (LPW)	119 - 151
Luminaire Weight lbs (kg)	8 (3.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: 10 lbs in carton.
- Max luminaire shipping weight (with back housing): 20 lbs in carton.

Optical System
- Choice of acrylic lens or high impact resistant polycarbonate lens
- The lens is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire
- Reflector system with recessed light engine reduces glare and brightness.
- Forward Throw Wide and Medium distributions available.
- Optional diffused lens for reduced LED pixilation over the lens and maximum visual comfort.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features over-voltage under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC)
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 2700K or 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK10 rated luminaire per IEC 62262 mechanical impact code with clear polycarbonate lens (MTP).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product are DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

V-Locity Small (VALS)

Outdoor LED Area Light

IP66



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System
- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, SQN, SQM, SQ, SQW, AM, WF and LC/RC
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

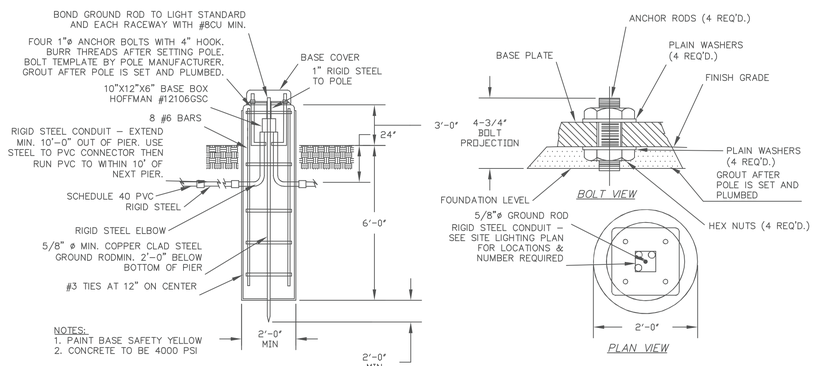
Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard; must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.



LIGHT POLE BASE

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-23-25
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: KS
APPROVED BY:MEB
PROJECT NO: 23150
FILE: SITE.DWG

LIGHTING DETAIL PLAN

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

10

DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A GENERIC DRIVE-UP COFFEE HOUSE WITH ASSOCIATED DRAINAGE AND UTILITY IMPROVEMENTS, AND SITE ACCESS.

PROJECT NAME AND LOCATION

PROPOSED DRIVE-UP RESTAURANT
MONADNOCK HIGHWAY & MARCY HILL ROAD — *LATITUDE N42° 53' 13"*
TAX MAP 220, PARCEL 5A — *LONGITUDE W72° 14' 27"*
SWANZEY, NH 03446

DISTURBED AREA

±47,580 S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL FOUNDATION FOOTINGS AND WALLS.
10. INSTALL UTILITIES.
11. PLACE GRAVELS AND FINE GRADE.
12. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
13. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
15. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
16. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.

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 AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
   a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE END OF A DISTURBED AREA.
   b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
   c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
   d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
   e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
   a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
   a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
   c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
   d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISE DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
   e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
   f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
   g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE ENDS OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, *SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.*

B. MULCHING

1. TIMING
   a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
   c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
   a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
   b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
   a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECCESSARY.
   c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
   d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDBED PREPARATION
   a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
   b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
      i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
      ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
   a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
   c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
   a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

1. BEDDING – STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITORGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
      AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N–P205–K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)

RATE: TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SEEDING
   a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
   b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
   a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
   b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
   c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
   a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
   b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
   c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABALIZATION OF EXPOSED SOILS.
   d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
   e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
   a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
   b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
   a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
   b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
   c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
   a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
   b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
   c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
   e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

a. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENACE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING
1. THE CONSTRUCTION PROJECT:
   a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
   b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
   c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
   d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
   e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
   a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
   b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
   c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
   d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
1. PETROLEUM PRODUCTS:
   a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENACE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
   a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
   a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
   a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
   f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
   g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: 'NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDES ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST'. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT
HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

PER 153-10 F:
ALL SITE IMPROVEMENTS WHICH REQUIRE BLASTING OF LAND SHALL MEET THE FOLLOWING REQUIREMENTS PRIOR TO ANY BLASTING OCCURRING. (IF APPLICABLE)

1. THE APPLICANT SHALL PREPARE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN FIVE HUNDRED (500) FEET OF THE EXTERNAL BOUNDARIES OF THE PROPOSED LOT TO BE DEVELOPED. THIS SURVEY, ALONG WITH A MONITORING PLAN, SHALL BE ON FILE WITH THE DOVER FIRE AND RESCUE. UPON RECOMMENDATIONS OF THE CHIEF, THE PLANNING BOARD MAY REQUIRE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN ONE THOUSAND (1000) FEET.
2. THE APPLICANT SHALL HOLD A NEIGHBORHOOD MEETING TO REVIEW THE BLASTING PLAN AND PRE-BLAST SURVEY, WITH REPRESENTATIVES OF THE FIRE AND RESCUE AND THE BLASTING COMPANY IN ATTENDANCE, PRIOR TO ANY ON-SITE BLASTING. ABUTTERS WITHIN ONE THOUSAND (1000) FEET OF THE EXTERNAL BOUNDARY OF THE PROJECT PARCEL SHALL BE NOTIFIED BY THE CERTIFIED MAIL (PAID FOR BY THE APPLICANT) OF THE MEETING NO LESS THAN TEN (10) DAYS PRIOR TO THE MEETING AND NO MORE THAN FIFTEEN (15) DAYS PRIOR TO THE MEETING. THE NOTICE SHALL STATE THE TIME AND DATE OF THE BLASTING AND CONTAIN A MAP SHOWING THE BLASTING AREA, THE 1,000-FOOT-RADIUS AREA, AND THE 500-FOOT-RADIUS AREA.
3. PERMIT HOLDERS SHALL BE IN COMPLIANCE WITH NFPA 495, EXPLOSIVE MATERIALS CODE, IN ADDITION TO ALL OTHER ORDINANCES AND CODES SET FORTH IN THE CITY OF DOVER CODE, § 153-14A, STORMWATER MANAGEMENT, EROSION CONTROL AND FLOOD HAZARDS, OF THIS CHAPTER AND THE CITY OF DOVER FIRE PREVENTION CODE, WHICH SPECIFICALLY PROHIBITS THE OVERNIGHT STORAGE OF EXPLOSIVES OR BLASTING AGENTS. FURTHER, ALL STORAGE MAGAZINES SHALL BE LOCKED IN THE OPEN POSITION AT THE END OF THE DAYS OPERATION FOR EASY INSPECTION BY CITY OFFICIALS.
4. BLASTING PERMITS MAY BE OBTAINED BY CALLING THE DOVER FIRE AND RESCUE DURING NORMAL BUSINESS HOURS. THE PERMITS ARE ONLY ACTIVE FOR THE DATES AND TIME SPECIFIED ON THE PERMIT.
5. PERMIT HOLDERS SHALL HOLD INSURANCE AGAINST CLAIMS FOR DAMAGES FOR PERSONAL INJURY AND PROPERTY WHICH MAY ARISE FROM THE PERFORMANCE OF THE WORK.
6. HOURS OF OPERATION FOR THE BLASTING SHALL BE NO EARLIER THAN 8:00AM AND NO LATER THAN 6:00PM, MONDAY THROUGH FRIDAY, EXCLUDING FEDERAL HOLIDAYS.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

ENV-WQ 1510: BEST MANAGEMENT PRACTICES FOR BLASTING (IF APPLICABLE)

1) ALL ACTIVITIES ASSOCIATED WITH BLASTING NEED TO BE OPTIMIZED TO PREVENT THE RELEASE OF CHEMICALS ASSOCIATED WITH BLASTING ACTIVITIES TO THE ENVIRONMENT.
2) IF MORE THAN 5,000 CY OF ROCK REMOVAL IS REQUIRED DRINKING WATER WELLS MUST BE IDENTIFIED AND LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES. DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING AND BE APPROVED BY NHDES PRIOR TO INITIATING BLASTING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.
3) THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
   (1) LOADING PRACTICES. THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
      (A) DRILLING LOGS SHALL BE MAINTAINED BY THE D

SEEKING REPORTS OF RARE TURTLES

The NH Fish & Game Department is collecting observations of four turtle species:



Blanding's turtle (state endangered)

- Large, dark/black domed shell with lighter speckles
- Distinct yellow throat/chin
- Aquatic but often moves on land



Wood turtle (special concern)

- Sculpted, pyramidal brownish shell
- Orange around neck and limbs
- River/stream turtle spending many months on land



Eastern box turtle (state endangered)

- Small terrestrial turtle with highly domed shell
- Irregular yellow or orange markings over brown/black base



Spotted turtle (state threatened)

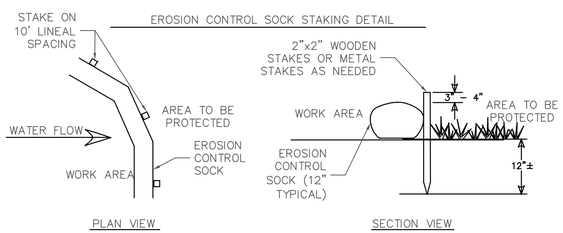
- Small, mostly aquatic with black or dark brown with yellow spots.
- Fairly flat shell compared to Blanding's turtle

Report sightings to RAARP@wildlife.nh.gov or 603-271-2461 *Please report promptly, noting specific location and date – Photographs strongly encouraged*

NOTES:
1. ALL OUTSIDE CONSTRUCTION PERSONNEL SHALL RECEIVE TRAINING IN THE IDENTIFICATION OF RARE TURTLE SPECIES AND MADE AWARE OF THEIR PROTECTED STATUS.
2. THE USE OF WELDED PLASTIC OR 'BIODEGRADABLE PLASTIC' NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED.
3. THE USE OF EROSION CONTROL BERM, WHITE FILTREXX DEGRADABLE WOVEN SILT SOCK, OR 'WILDLIFE FRIENDLY' WOVEN ORGANIC MATERIAL (E.G. COCO OR JUTE MATTING SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUIVALENT) ARE ACCEPTABLE FOR USE.
4. IF WOOD, SPOTTED, OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN THE WORK AREA, PLEASE CONTACT MELISSA DOPERALSKI AT 271–1738 or JOSH MEGYESY AT 271–1125 FOR FURTHER INSTRUCTIONS.

NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATION OR APPROVED EQUAL.
2. FILTERSOXX COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS OR APPROVED EQUAL.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

EROSION CONTROL SOCK STAKING DETAIL



NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATION OR APPROVED EQUAL.
2. SILTSOXX COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS OR APPROVED EQUAL.
3. EROSION CONTROL SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

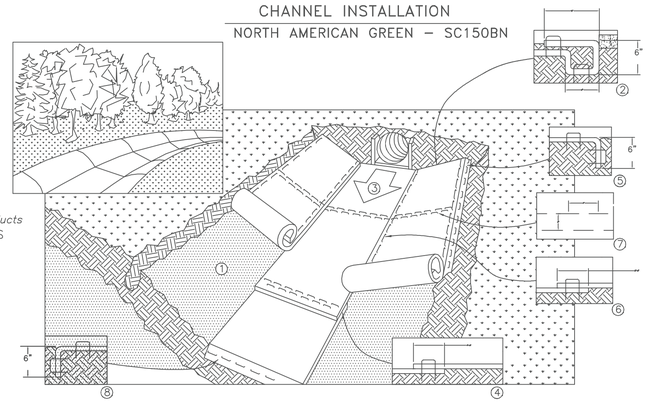
EROSION CONTROL SOCK DETAILS

NOT TO SCALE

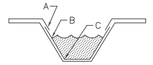
CHANNEL INSTALLATION

NORTH AMERICAN GREEN – SC150BN

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

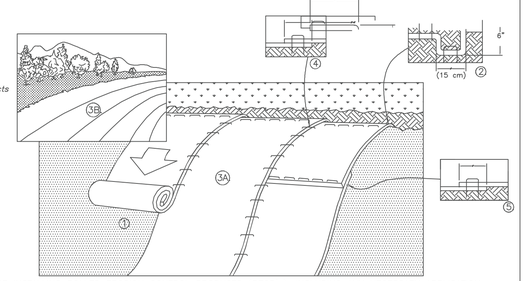
NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

SLOPE INSTALLATION

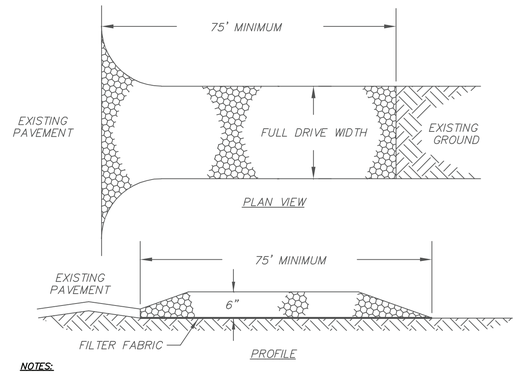
NORTH AMERICAN GREEN – SC150BN

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



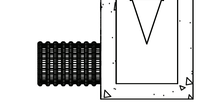
NOTES:
1. *SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.*
2. *TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.*

STABILIZED CONSTRUCTION ENTRANCE

1. SPECIFICATIONS
   A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
   C. WIDTH TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
   D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY–FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
   E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
   F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
2. MAINTENANCE
   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



INSTALLATION DETAIL

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1

HI–FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	125 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

OIL–ABSORBANT SILTSACK®

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN–OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL–ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL–ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERBODY ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

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DESIGN BY: MEB
APPROVED BY:MEB
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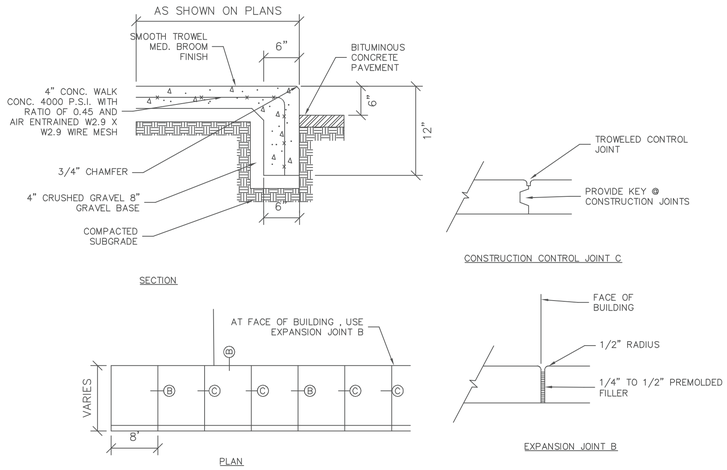
THE STATE OF NEW HAMPSHIRE
MARK E. BEAUDRY No. 7101
LICENSED PROFESSIONAL ENGINEER
01-23-25

EROSION CONTROL DETAILS

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

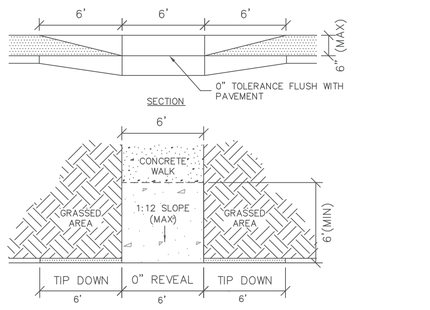
PROPOSED DRIVE–THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANBEY, NH

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CONCRETE WALKWAY WITH MONOLITHIC CONCRETE CURB

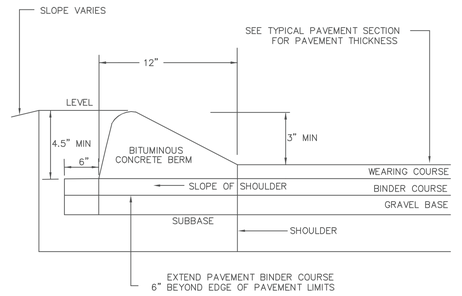
NOT TO SCALE



NOTE:
RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA).

HANDICAP RAMP CURB DETAIL

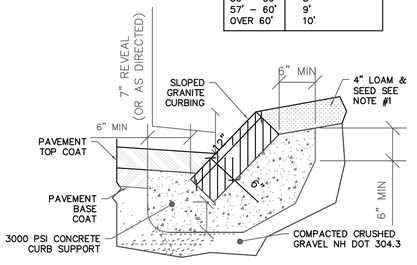
NOT TO SCALE



BITUMINOUS CONCRETE BERM (BCB)

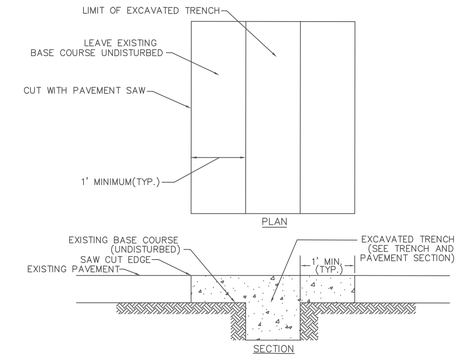
NOT TO SCALE

RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12'	3'
22' – 28'	4'
29' – 35'	5'
36' – 42'	6'
43' – 49'	7'
50' – 56'	8'
57' – 60'	9'
OVER 60'	10'



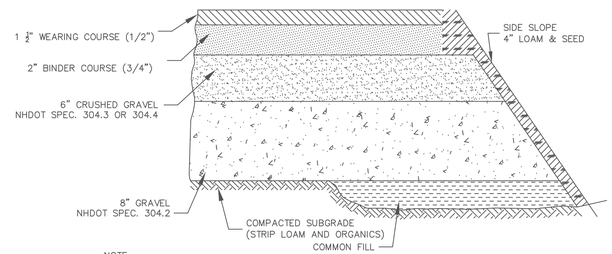
GRANITE CURB DETAIL

NOT TO SCALE



TRENCH PATCH

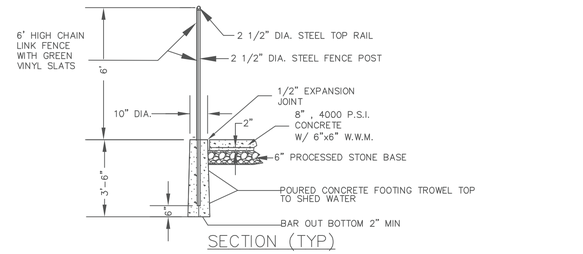
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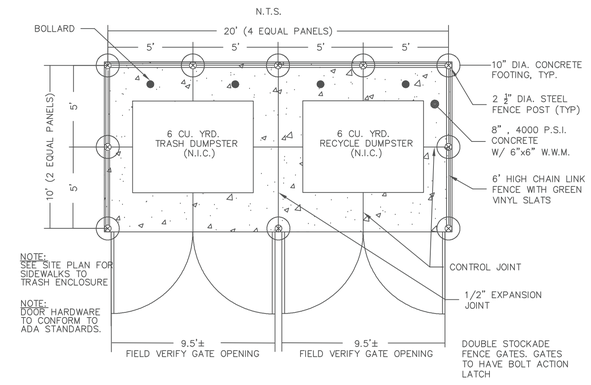
NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE DRIVEWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION

NOT TO SCALE



SECTION (TYP)



TRASH ENCLOSURE PLAN WITH CHAIN LINK FENCE

NOT TO SCALE

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CIVIL & WATERSHOCK ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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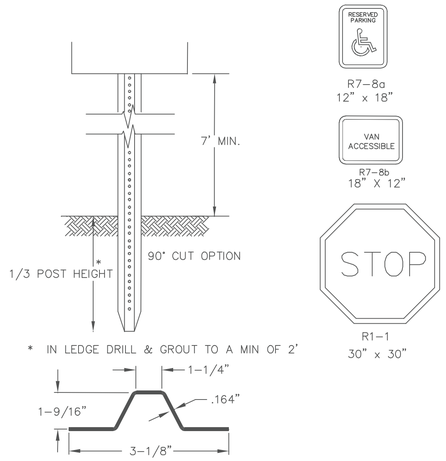
THE STATE OF NEW HAMPSHIRE
MARK E. BEAUDRY No. 7101
LICENSED PROFESSIONAL ENGINEER
01-23-25

DETAIL SHEET

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

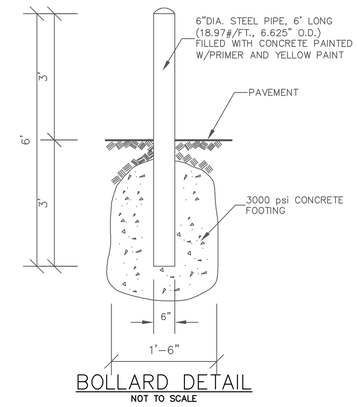
PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

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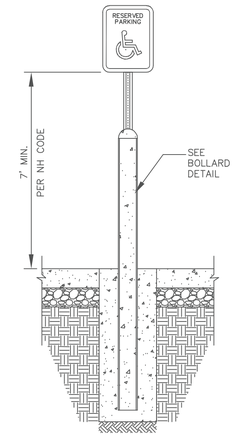


LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

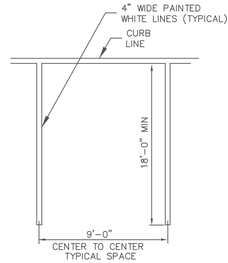
SIGN LEGEND & SIGN POST
NOT TO SCALE



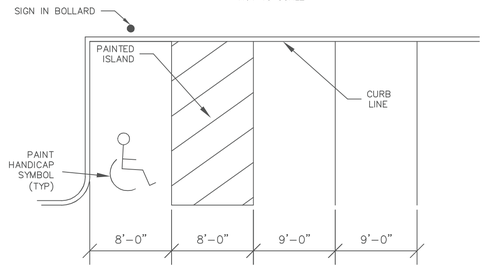
BOLLARD DETAIL
NOT TO SCALE



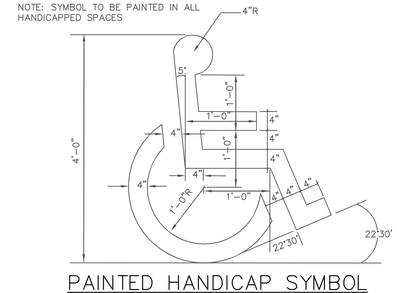
SIGN IN BOLLARD
NOT TO SCALE



STANDARD PARKING STALL
NOT TO SCALE



ACCESSIBLE PARKING LAYOUT
NOT TO SCALE



PAINTED HANDICAP SYMBOL
NOT TO SCALE

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CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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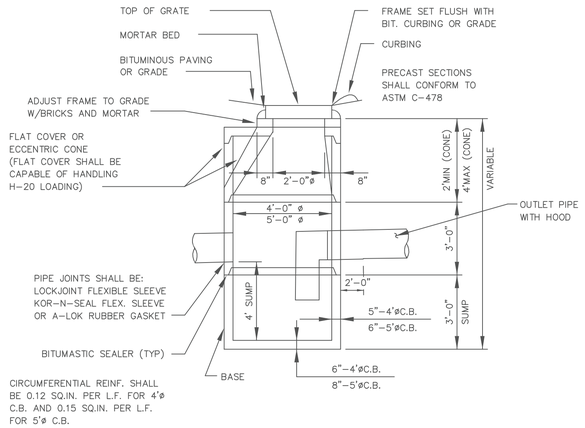
THE STATE OF NEW HAMPSHIRE
MARK E. BEAUDRY No. 7101 LICENSED PROFESSIONAL ENGINEER
01-23-25

DETAIL SHEET

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANDEY, NH

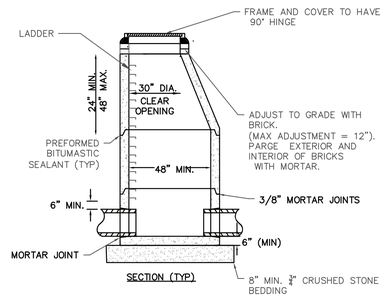
14



NOTE:
USE 5'øC.B. FOR DOUBLE CATCH BASIN

PRE-CAST REINFORCED CATCH BASIN

NOT TO SCALE



NOTES:

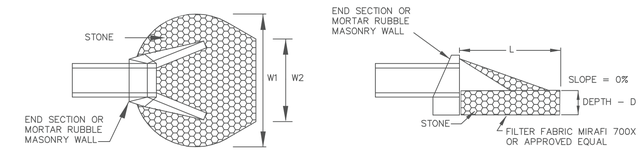
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION

DRAIN MANHOLE DETAIL

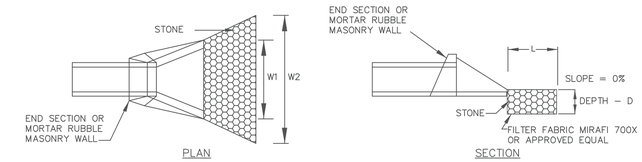
NOT TO SCALE

SPECIFICATIONS

1. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT), "Standard Specifications for Road and Bridge Construction"; hereinafter referred to as the "Standard Specifications".
2. Storm drains shall be ADS N12 or approved equal, and shall be jointed with neoprene "O" rings.
3. Catch basins and manholes shall be pre-cast reinforced concrete designed by an engineer registered in New Hampshire, and able to withstand loadings of 8 tons (H20 Loading).
4. Manholes shall have cast iron frames and covers with 30" inside diameter openings. A 3-inch (minimum) letter "D" for drain shall be plainly cast into the center of each cover.
5. Catch basins and manholes shall be adjusted to grade with courses of brick. Maximum adjustment to grade shall be 12 inches. Frames shall be set on a full bed of mortar, true to grade and concentric with the masonry. All voids between the top of the structure and the bottom flange of the frame shall be completely filled to make a watertight fit. A ring of mortar at least one inch thick and pitched to shed water away from the frame, shall be placed over and around the outside of the bottom flange. The mortar shall extend to the outer edge of the masonry all around its circumference and shall be finished smooth. No visible leakage will be permitted.
6. Invert channels of sewer manholes shall be formed smoothly to the largest pipe radius. Changes in grade shall be formed smoothly and evenly. The floor of the structure outside the channels shall be sloped towards the channels at approximately 1/2 inch per foot. The floor at the channel shall match the crown of the largest pipe.
7. Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
8. Wood sheeting or a suitable trench box shall be used to support the trench as necessary. If wood sheeting is used, it shall be driven at a distance of 1 foot from the outside diameter of the pipe to a depth 6 inches below the invert of the pipe. Wood sheeting shall be cut off and left in place to an elevation not less than 1 foot above the top of the pipe, but not greater than 3 feet below the finished grade.
9. Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
10. Backfill material will conform with Section 603.3.5 of the Standard Specifications (1974) and, in addition, shall exclude debris, pieces of pavement, organic matter, top soil, all wet or soft muck, peat or clay, all excavated ledge material, frozen material, all rocks over 6 inches in largest dimension, or any material which, as determined by the Engineer, will not provide sufficient support or maintain the completed construction in a stable condition. Backfill shall not be placed on frozen or previously frozen material.
11. All backfill and bedding compaction shall meet the requirements of AASHO T 99 Method C. Density shall be 95 percent. Compaction shall be 6 inch lifts for bedding and backfill to a plane 1 foot above the pipe and in 12 inch lifts thereafter by an approved mechanical compactor.
12. Should frozen material be encountered, it shall not be placed in the backfill nor shall backfill be placed upon frozen material. Previously frozen material shall be removed as required before new backfill is placed.
13. The Contractor shall be responsible for any damage to frames and grates during and from the time of removal from the existing structure to and during the time of resetting, and shall replace in kind any damaged frames or grates at no additional compensation.
14. All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
15. Location of utilities shown on the plans are approximate.
    a) The Contractor shall, 48 hours prior to construction, notify the utility companies and have all utilities in the vicinity of the construction marked in the field.
    b) After the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the proposed drainage system in the field and rectify any utility conflicts which may be found.
    c) Any conflicts with utilities found during construction by the Contractor shall be immediately brought to the attention of the Engineer and the Utility Company and properly rectified.
    d) The Contractor is responsible for the cost of repair for any utilities damaged during construction. The Contractor shall contact the Utility Company to repair any damages, however, the Contractor may make appropriate repairs with the Utility Company's permission.
16. Complete shop drawings for pipe, manholes, catch basins, frames, grates and covers shall be submitted in triplicate for approval by the Engineer prior to the start of construction. Each shop drawing shall be checked and initialized by the Contractor to indicate approval before it is submitted to the Engineer.
17. Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
18. Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.



STONE APRON OUTLET PROTECTION DETAIL OUTLET TO DEFINED CHANNEL



STONE APRON OUTLET PROTECTION DETAIL OUTLET TO FLAT AREA, NON DEFINED CHANNEL

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

OUTLET FROM	W1(ft)	W2(ft)	L(ft)	D (ft)	D50(IN)	CHANNEL TYPE
FES1	16	16	17	1	6	FOREBAY
FES3	3	7	4	1	6	UNDEFINED

RIP RAP OUTLET PROTECTION

NOT TO SCALE

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CIVIL & WATERSHED ENGINEERING
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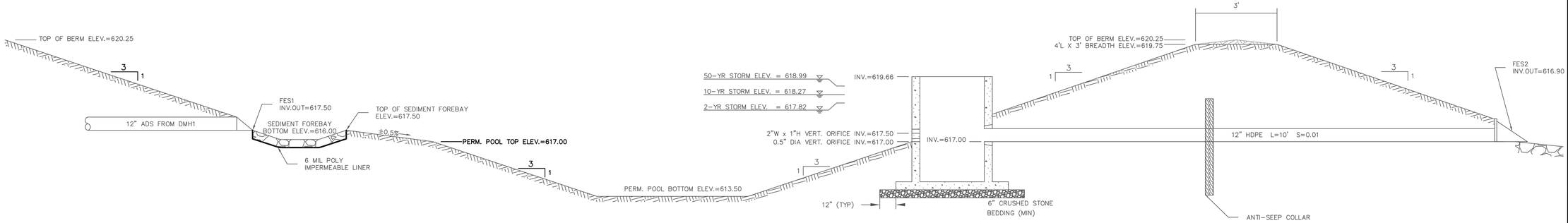
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59 BONANNO COURT
METHUEN, MA 01844

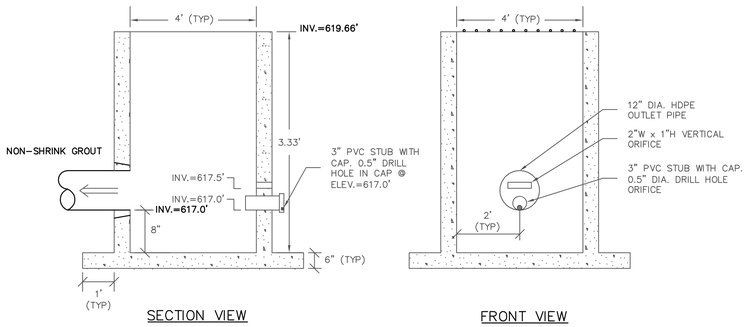
PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

15



WET POND 1 (WP1)

NOT TO SCALE



SECTION VIEW

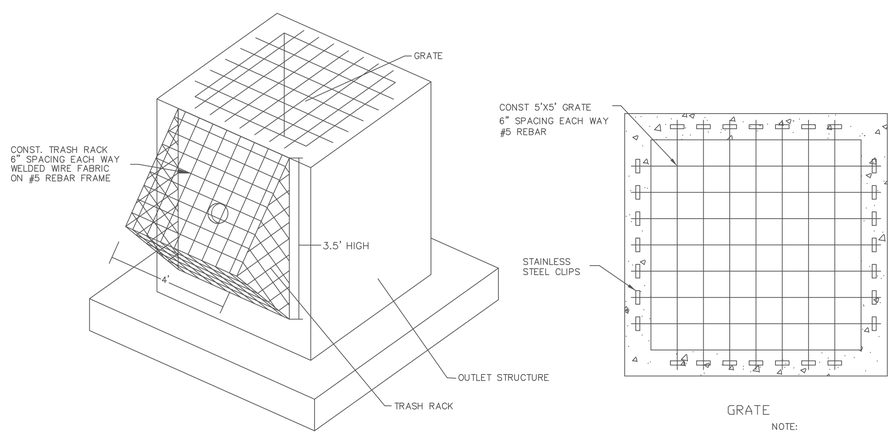
FRONT VIEW

NOTE:

1) ALL OUTLET STRUCTURES SHALL BE PRE CAST WITH A MINIMUM CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH STRUCTURE FOR REVIEW.
3) SUMPS SHALL NOT BE GREATER THAN 8 INCHES.

OUTLET STRUCTURE WET POND 1 (OS1) DETAIL

NOT TO SCALE



GRATE

TYPICAL INLET TRASH RACKS

NOT TO SCALE

NOTE:

1) OUTLET STRUCTURES SHALL BE PRE CAST WITH A MINIMUM CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH STRUCTURE FOR REVIEW BY THE TOWN.

DETENTION POND CONSTRUCTION NOTES

DETENTION AREA EARTH EMBANKMENT:

1. SEE GRADING PLAN FOR BERM WIDTHS.
2. SIDE SLOPES – THREE HORIZONTAL TO ONE VERTICAL (3:1) OR UNLESS OTHERWISE NOTED.
3. FILL MATERIALS SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL.
4. FILL MATERIALS SHALL BE A MIXTURE OF STONES (NOT EXCEEDING 6" IN DIAMETER) AND A FINE SANDY SILT MATERIAL.
5. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.

DETENTION AREA BERM BASE PREPARATION:

1. THE BASE AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOD SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED BERM. THE BASE AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF MATERIAL.
2. REMOVE ALL SOFT ORGANIC MATTER, PEAT, DEBRIS AND FOREIGN MATERIAL TO A DEPTH AS NEEDED (1' MIN) TO REACH AN UNYIELDING BASE OF VIRGIN SOIL.

EXECUTION:

1. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL 12" (MAX.) LIFTS TO FULL WIDTHS AS SHOWN ON THE DESIGN PLAN.
2. FILL MATERIALS SHALL BE FRESHLY PLACED PRIOR TO COMPACTION.
3. ALL FILLS SHALL BE COMPACTED BY MECHANICAL VIBRATORY COMPACTION TO 95% PROCTOR DENSITY.
4. FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. PLACE THE MORE IMPERVIOUS SOIL (HIGHER PERCENTAGE PASSING THE #200 SIEVE) IN THE UPSTREAM TWO-THIRDS (2/3) OF THE BERM. THE MORE GRANULAR SOIL MATERIAL SHOULD BE PLACED IN THE REMAINING DOWNSTREAM ONE-THIRD PORTION OF THE BERM.
5. INSTALL ANTI-SEEP COLLARS CONCURRENTLY WITH FILL MATERIAL PLACEMENT.

MOISTURE CONTROL

THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.

COMPACTION

FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTI-SEEP COLLARS SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS.

MAINTENANCE:

MAINTENANCE IS NECESSARY TO ENSURE THAT THE DETENTION BASINS WILL CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. THE "HOMEOWNERS ASSOCIATION" IS RESPONSIBLE FOR MAINTAINING THE STRUCTURES AND THE BASIN AREA.

1. EMBANKMENT – THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE. IF SUCH ISSUES ARE NOTED THEY SHALL BE RECTIFIED AS SOON AS PRACTICAL.
2. VEGETATION – THE VEGETATED AREAS OF THE BERM SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES SHOULD BE KEPT OFF THE BERM AREA.
3. INLETS AND OUTLETS – SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED.
4. SEDIMENT – SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE STRUCTURE INLET ELEVATION 89.5' THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-23-25
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: MEB
APPROVED BY:MEB
PROJECT NO: 23150
FILE: SITE.DWG

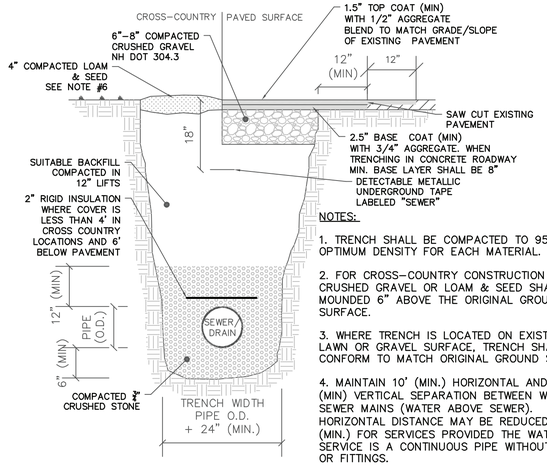
THE STATE OF NEW HAMPSHIRE
MARK E. BEAUDRY
No. 7101
LICENSED PROFESSIONAL ENGINEER
01-23-25

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

DETAIL SHEET

16

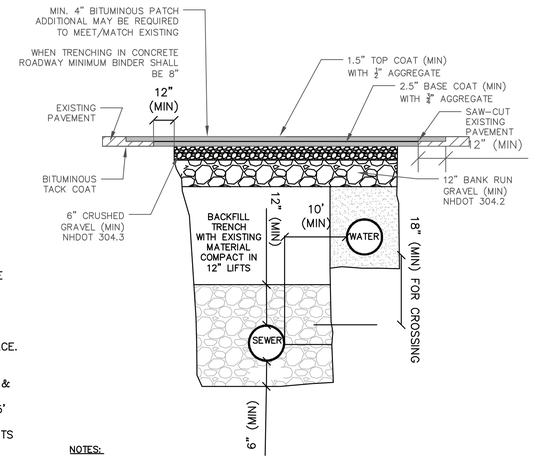


NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

SEWER TRENCH DETAIL

NOT TO SCALE

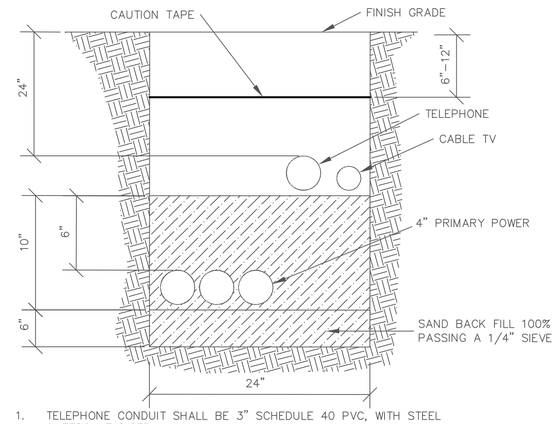


NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
3. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

TYPICAL TRENCH DETAIL

NOT TO SCALE



1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

UTILITY TRENCH

NOT TO SCALE

TRELLEBORG PIPE SEALS

TRELLEBORG

Kor-N-Seal® I Stainless Steel Wedge Connector (WS Series)

Installation Instructions

CONNECTOR INSTALLATION

1. Check to be sure the Stainless Steel Waveband® is properly located in Connector groove.
2. Inspect the inside surface of the cored/formed hole. If there is porosity or wire-to-concrete separation, use patching or hydraulic cement to smooth the surface.
3. Insert Connector Assembly into hole with Wedge Expander at top of hole.
4. Position Connector so it is square to manhole both vertically and horizontally.
5. Tighten Wedge Expander using 1/2" socket wrench to 12 foot pounds.
6. Retorquing prior to shipment is recommended but not required.

Note if Vacuum Testing

Testing should be done prior to backfilling so that leaks can be easily located and repaired.

All lift holes need to be plugged with a nonshrinking mortar.

Plug all pipes entering the manhole, taking care to securely brace the pipes and plugs.

Patented Waveband technology "captures" the rubber between itself and the concrete, creating a more effective seal.



*Covered under US Patent No.: 5,738,359

PIPE INSTALLATION

1. Be sure sealing area of pipe is smooth and free of defects. Repair if needed.
2. Center pipe in Connector opening. (Pipe must not rest on Connector Korband)
3. Position the Pipe Clamp in the Connector's Pipe Clamp groove with the screw at the top.
4. Tighten the Pipe Clamp screw to 60 inch pounds with a T-handle Torque Wrench, P/N 80090

Note:

On minimum pipe O.D. installations, tension the rubber under the pipe clamp by lifting the rubber toward pipe clamp screw housing by hand. This will help prevent the rubber from wrinkling or folding over during tightening of hose clamp. Application of a very small amount pipe lube on the pipe clamp track will allow the pipe clamp to slide on the rubber and improve the performance of the hose clamp. Make sure to torque all screw locations on the pipe clamps.

Caution:

Do not use an impact wrench for installation.

All pipe stubs must be restrained.

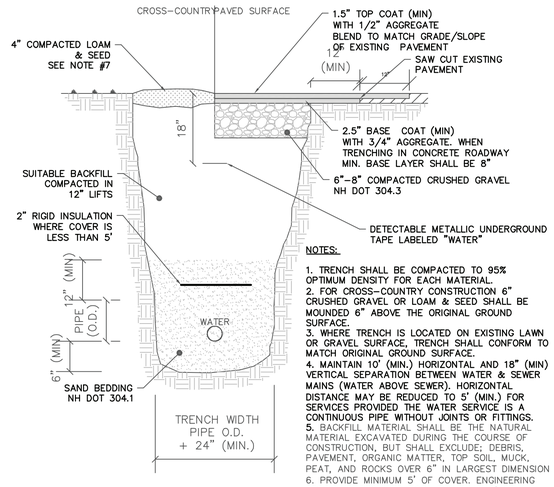
Adapters are required when using Corrugated Pipe. Refer to the Corrugated Pipe Adapter Data Sheet for more information.

Check calibration of torque limiters monthly

Torque limiters are available for connectors that can be used with cordless drills and hand or air ratchets.

Call 800-626-2180 for information.

NOTE:
REFER TO SEPARATE SUBSURFACE DISPOSAL SYSTEM PLAN SET FOR DETAILS ON TANK AND LEACH FIELD



NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
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5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION
6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

WATER TRENCH DETAIL

NOT TO SCALE

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CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

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PROJECT NO: 23150
FILE: SITE.DWG

THE STATE OF NEW HAMPSHIRE
MARK E. BEAUDRY No. 7101
LICENSED PROFESSIONAL ENGINEER
01-23-25

BLACK BELT LLC
59 BONANNO COURT
METHUEN, MA 01844

PROPOSED DRIVE-THROUGH RESTAURANT
MONADNOCK HIGHWAY &
MARCY HILL ROAD
TAX MAP 220, PARCEL 5
SANZEY, NH

DETAIL SHEET

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PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.

2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.

4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.

6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.

7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

8. THE EXISTING BUFFER WITHIN THE 20' LANDSCAPE STRIP ALONG THE ROADWAY FRONTAGE WILL REMAIN EXCEPT WHERE INDICATED ON THE PLAN TO ACCOMMODATE THE DRIVEWAY ENTRANCE AND PYLON SIGNAGE. EXISTING HEALTHY, MATURE TREES WILL BE PRESERVED AND PROTECTED. ANY INVASIVE SPECIES, DISEASED, AND/OR DYING TREES AND UNDERSTORY WILL BE REMOVED. TREE SAPLINGS UNDER 1" CALIPER AND UNDERSTORY WILL BE SELECTIVELY PRUNED AND MAINTAINED TO RETAIN A HEALTHY, LONG-TERM STREETSCAPE.

LANDSCAPE CALCULATIONS:

STREETSCAPE LANDSCAPING:
REQUIRED: 1 SHADE TREE / 30 LINEAR FEET OF FRONTAGE
346 L.F. OF FRONTAGE ON MARCY HILL ROAD / 30 = 11.5 = 12 TREES REQUIRED
241 L.F. OF FRONTAGE ON NH ROUTE 12 / 30 = 8 TREES REQUIRED

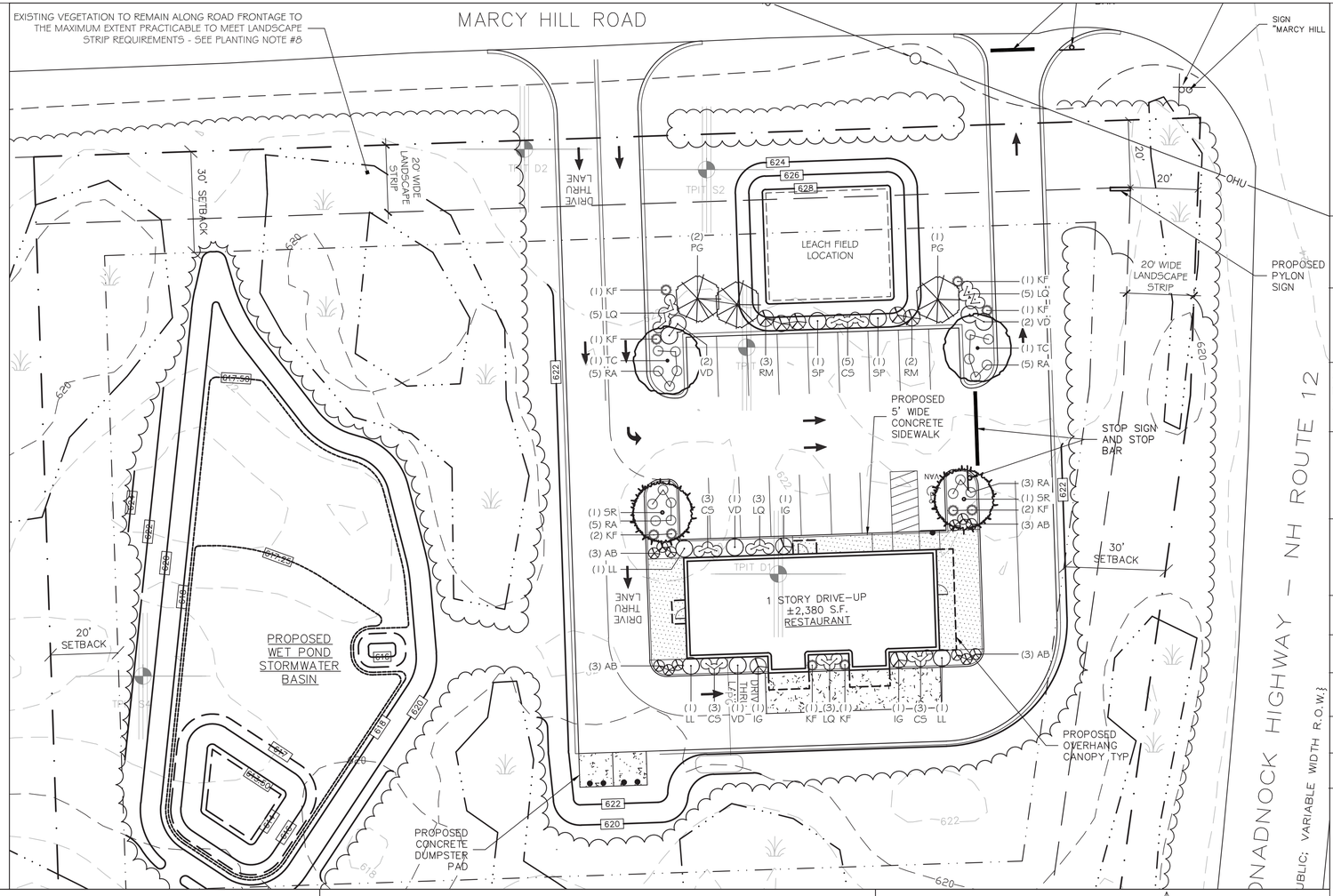
PROVIDED: EXISTING VEGETATION TO REMAIN ALONG ROADWAY FRONTAGE TO MEET THE LANDSCAPE STRIP REQUIREMENTS.

PARKING LOT PERIMETER LANDSCAPING:
REQUIRED: 1 TREE / 30 LINEAR FEET OF PARKING LOT PERIMETER
81 L.F. / 30 = 2.7 TREES REQUIRED

PROVIDED: 5 TREES PROPOSED

PLANTING SCHEDULE

TREES	SIZE	SYMBOL	QTY	MATURE HIGHT
Picea glauca / White Spruce	6-7' B&B	PG	3	40-60'
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	3-3.5" CAL.	SR	2	20-30'
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	3-3.5" CAL.	TC	2	30-40'
SHRUBS				
Azalea 'Bloom A Thon Hot Pink' / Bloom A Thon Hot Pink Azalea	2-2.5' B&B	AB	12	3-4'
Hydrangea paniculata 'Little Lamb' / Little Lamb Pannicle Hydrangea	#3	LL	3	5-6'
Cornus sericea 'Alleman's Compacta' / Alleman's Compact Red-Osier Dogwood	#3	CS	14	4-5'
Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Pannicle Hydrangea	#3	LQ	16	3-4'
Ilex glabra 'Compacta' / Compact Inkberry	2.5-3' B&B	IG	3	5-6'
Rhododendron maximum 'Roseum' / Pink Rosebay Rhododendron	2.5'-3' B&B	RM	5	5-6'
Syringa patula 'Miss Kim' / Miss Kim Lilac	2.5-3' B&B	SP	2	8-10'
Viburnum dentatum 'Blue Muffin'/ Blue Muffin Arrowwood Viburnum	2.5-3' B&B	VD	6	6-8'
GRASSES				
Calamagrostis 'Karl Foerster' / Karl Foerster's Feather Reed Grass	#2	KF	10	5'
GROUNDCOVERS				
Rhus aromatica 'Grow Low' / Grow Low Fragrant Sumac	#2	RA	18	18-24"

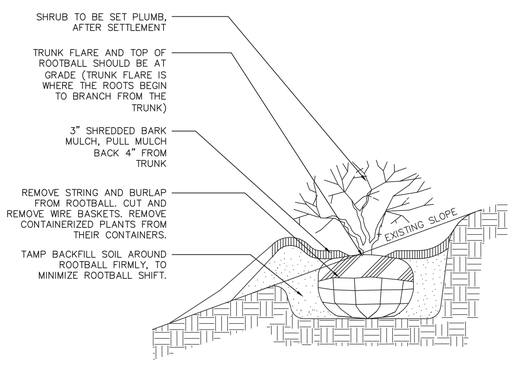


LINETYPE LEGEND

- PROPERTY LINE
- PROPERTY SETBACKS
- TOPOGRAPHY MIN
- TOPOGRAPHY MAJ

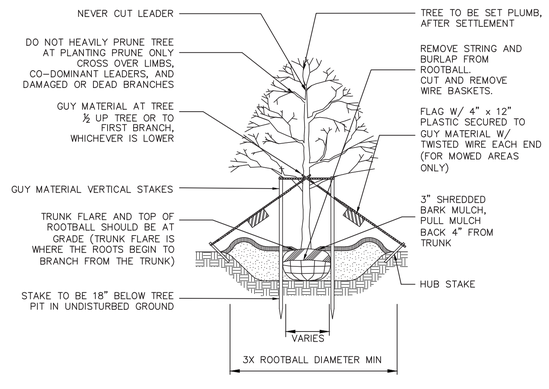
DIG SAFE — NH ME NH RI VT — CALL OR CLICK — 811 or 1-888-DIG-SAFE® — WWW.DIGSAFE.COM — CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

0' 20' 60'
10' 40' 100'



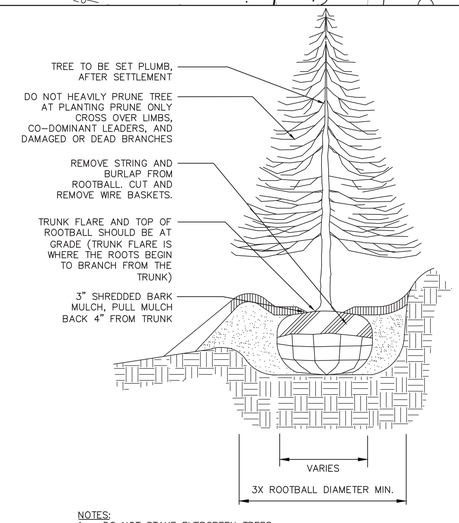
NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

TYPICAL SHRUB PLANTING



NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

DECIDUOUS TREE PLANTING



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

EVERGREEN TREE PLANTING

terrain
planning & design llc
311 kast hill road
hopkinton, nh 03229
603. 746. 3512
terrainplanning.com

SWANZEY COFFEE HOUSE

Site Location:
Marcy Hill Road & Route 12
Swanzey, NH 03446

Prepared For:
Civilworks New England
181 Watson Road
PO Box 1166
Dover, NH 03821

LANDSCAPE PLAN

DATE: 01 - 16 - 25

SCALE: 1" = 20'

PROJECT #: 25004

Drawn By: RNM

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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GENERIC COFFEE HOUSE

Swanzey, NH

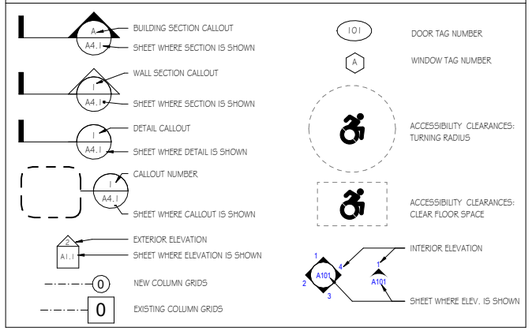
SCHEMATIC DESIGN
NFC - 010725

LOCUS MAP: (N.T.S.)

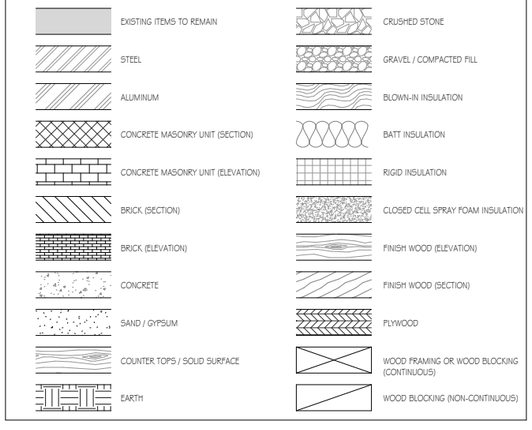
MASTER ABBREVIATION KEY:

AB	ANCHOR BOLT	E	EAST	LAM	LAMINATE	S	SOUTH
AC	AIR CONDITIONER	EJ	EXPANSION JOINT	LAV	LAVATORY	S-TRAP	SEDIMENT TRAP
ACI	AMERICAN CONCRETE INSTITUTE	EJC	EXPANSION JOINT COVER	MAS	MASONRY	SC	SOLID CORE
ACOUST	ACOUSTIC	EL	ELEVATION	MAT	MATERIAL	SCED	SCHEDULE
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	MAX	MAXIMUM	SD	STORM DRAIN
ALT	ALTERNATE	ELEV	ELEVATOR	MECH	MECHANICAL	SF	SQUARE FOOT
ALUM	ALUMINUM	EQ	EQUAL	MEM	MEMBRANE	SH	SHOWER
ANCH	ANCHOR	EQUIP	EQUIPMENT	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SHT	SHEET
ANOD	ANODIZED	ER	EMERGENCY ROOM	METTP	METAL TOILET PARTITION	SIM	SIMILAR
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EST	ESTIMATE	MFR	MANUFACTURER	SL	SLIDING
		EWC	ELECTRICAL WATER COOLER	MH	MANHOLE	SMR	SINGLE PLY MEMBRANE ROOF
BD	BOARD	EXH	EXHAUST	MIN	MINIMUM	SPRT/FIN	SPECIAL PAINT FINISH
BIT	BITUMINOUS	EXIST	EXISTING	MISC	MISCELLANEOUS	SPEC	SPECIFICATION
BL	BUILDING LINE	EXP	EXPANSION	MO	MASONRY OPENING	SPKR	SPEAKER
BLDG	BUILDING	EXPD	EXPANDED	MTL	METAL	SQ	SQUARE
BLK	BLOCK	EXT	EXTERIOR	MULL	MULLION	SS	STAINLESS STEEL
BLKG	BLOCKING					STA	STATION
BM	BEAM	F/F	FACE OF FOUNDATION WALL	N	NORTH	STD	STANDARD
BOC	BOTTOM OF CURB	FA	FRESH AIR	NAT	NATURAL	STL	STEEL
BOF	BOTTOM OF FOOTING ELEVATION	FAP	FIRE ALARM PANEL	NEC	NECESSARY	STOR	STORAGE
BOT	BOTTOM	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT	STRG	STRINGER
BRG	BEARING	FE	FIRE EXTINGUISHER	NOM	NOMINAL	STRUCT	STRUCTURAL
BRK	BRICK	FEC	FIRE EXTINGUISHER CABINET	NRC	NOISE REDUCTION COEFFICIENT	SU	SITE UTILITY
BSMT	BASEMENT	FIN	FINISH	NTS	NOT TO SCALE	SUSP	SUSPEND (SUSPENDED)
BTW	BETWEEN	FL	FLOW LINE			SYMM	SYMMETRICAL
BUR	BUILT-UP ROOF	FLR	FLOOR	OC	ON CENTER	SYS	SYSTEM
CAB	CABINET	FND	FOUNDATION	OD	OUTSIDE DIAMETER	T	TREAD
CB	CATCH BASIN	FOF	FACE OF FINISH	OF/C	OUTSIDE FACE OF CONCRETE	T&G	TONGUE & GROOVED
CER	CERAMIC	FOM	FACE OF MASONRY	OH	OVERHEAD	T/FRM	TOP OF FRAME
CF	CUBIC FOOT	FOS	FACE OF STUD	OPG	OPENING	T/SLB	TOP OF SLAB
CI	CAST IRON	FR	FIRE RATED	OPP	OPPOSITE	TB	TACKBOARD
CJ	CONTROL JOINT	FS	FULL SIZE	OR	OPERATING ROOM	TEL	TELEPHONE
CL	CLOSET	FT	FOOT			TEMP	TEMPORARY
CLCB	CURBLESS CATCH BASIN	FTG	FOOTING	PBD	PARTICLE BOARD	TERR	TERRAZZO
CLG	CEILING	FUR	FURRED (FURRING)	PCF	POUNDS PER CUBIC FOOT	THK	THICK
CM	CONTRACT MANAGER	FVC	FIRE VALVE CABINET	PL	PROPERTY LINE	THLD	THRESHOLD
CMU	CONCRETE MASONRY UNIT	GA	GAUGE	PLAM	PLASTIC LAMINATE	TOC	TOP OF CURB
CO	CLEAN OUT	GALV	GALVANIZED	PLAS	PLASTER	TOF	TOP OF FOUNDATION
COL	COLUMN	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD	TOS	TOP OF SLAB
COMP	COMPACTED (COMPOSITION)	GEN	GENERAL	PNL	PANEL	TOW	TOP OF WALL ELEVATION
CONC	CONCRETE	GL	GLASS	PSF	POUNDS PER SQUARE FOOT	TR	TO REMAIN
CONST	CONSTRUCTION	GLZ	GLAZING	PSI	POUNDS PER SQUARE INCH	TYP	TYPICAL
CONT	CONTINUOUS	GRD	GRADE	PT	PAINT	UH	UNIT HEATER
CONTR	CONTRACTOR	GYP	GYPSUM	PTD	PAINTED	UL	UNDERWRITERS LABORATORIES, INC.
CORR	CORRUGATED	H/V	HEATING & VENTILATING	PTN	PARTITION	UOD	UNDERSIDE OF DECK
CP	CONTROL PANEL	HC	HANDICAP	PVC	POLYVINYL CHLORIDE	UON	UNLESS OTHERWISE NOTED
CSG	CASING	HDWD	HARDWOOD	QT	QUARRY TILE	UR	URINAL
CSMT	CASEMENT	HGT	HEIGHT			UV	UNIT VENTILATOR
CT	CERAMIC TILE	HM	HOLLOW METAL	R	RADIUS	VAR	VARIES OR VARIABLE
CTR	CENTER	HP	HIGH POINT	R/A	RETURN AIR	VB	VINYL BASE
CY	CUBIC YARD	HVAC	HEATING, VENTILATION, AIR CONDITIONING	RC	REINFORCED CONCRETE	VCT	VINYL COMPOSITION TILE
DF	DRINKING FOUNTAIN	HWH	HOT WATER HEATER	RD	ROOF DRAIN	VERT	VERTICAL
DIA	DIAMETER			REF	REFERENCE	VEST	VESTIBULE
DIAG	DIAGONAL	ID	INSIDE DIAMETER	REFR	REFRIGERATOR	VIF	VERIFY IN FIELD
DIM	DIMENSION	IN	INCH	REINF	REINFORCE	VNR	VENEER
DL	DEAD LOAD	INSUL	INSULATION	REQD	REQUIRED	VOL	VOLUME
DN	DOWN	INT	INTERIOR	RGH	ROUGH	W	WEST
DR	DOOR	INV	INVERT	RL	RAIN LEADER	W/	WITH
DS	DOWNSPOUT	JC	JANITOR'S CLOSET	RM	ROOM	WC	WATER CLOSET
DS/C	DRIVE SIDE OF CURB	JST	JOIST	RO	ROUGH OPENING	WD	WOOD
DTL	DETAIL	JT	JOINT	ROW	RIGHT OF WAY	WDW	WINDOW
DWG	DRAWING			RQMT	REQUIREMENT	WGL	WIRE GLASS
						WP	WEATHERPROOF (WATERPROOFING)
						WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS LEGEND



MATERIAL LEGEND



DRAWING SHEET INDEX:

Sheet	Sheet Name	Issued	Revision	Revision Date
PCS	*PROJECT COVER SHEET*	*NFC - 01/07/25*		
A1	*PROPOSED FLOOR PLAN*	*NFC - 01/07/25*		
A2	*PROPOSED EXTERIOR VIEW - A*	*NFC - 01/07/25*		
A3	*PROPOSED EXTERIOR VIEW - B*	*NFC - 01/07/25*		

GENERAL NOTES:

1. DO NOT SCALE DRAWING OR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONS IN CONFLICT, CONTACT THE CONTRACTOR IMMEDIATELY BEFORE CONTINUING WITH WORK.
2. ANY DISCREPANCIES IN THESE PLANS WILL BE BROUGHT TO THE CONTRACTOR'S ATTENTION IN WRITING IMMEDIATELY
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGN-BUILD PLANS AND SPECIFICATION FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, & PADS THAT ARE NOT DIMENSIONED OR SHOWN ON CONTRACTOR'S DWG'S. OR STRUCTURAL DWG'S.
4. STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS AND SPECIFICATION SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THERE RESPECTIVE SUBCONTRACTORS IF NOT CARRIED IN ARCHITECTURAL SERVICES
5. ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATOR REQUIREMENTS MANDATED BY ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION IN ACCORDANCE TO THE STATE IN WHICH THE WORK IS PERFORMED (STATE BUILDING CODE, STATE LIFE SAFETY & FIRE CODE ETC.)
6. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS; AND SHALL CONFIRM WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION
7. DIMENSIONS ARE FROM EXTERIOR FACE OF FOUNDATION, VENEER, OR WALL STUD AND TO CENTER OF ALL INTERIOR STUD WALLS OR FACE OF INTERIOR MASONRY. UNLESS NOTED OTHERWISE.
8. CLEAR DIMENSIONS ARE FROM FACE TO FACE OF WALL FINISH. UNLESS NOTED OTHERWISE
9. REFER TO MECHANICAL DRAWINGS / SPEC. FOR ALL SIZES AND LOCATIONS OF MECHANICAL DUCT WORK.
10. UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT DESIGNATED BY WRITTEN DIMENSION SHALL BE CENTERED IN THE WALL OR SHALL BE LOCATED FOUR (4) INCHES FROM FINISH WALL TO EDGE OF DOOR JAMB. PER PLAN.
11. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES, UNLESS NOTED OTHERWISE.
12. PENETRATIONS OF ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY LIKE RATED CONSTRUCTION DAMPERS, SEALANTS, COLLARS, ETC., TYPICAL.
13. CONTRACTOR SHALL FURNISH, LOCATE AND INSTALL ALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.
14. FURNISH AND INSTALL SOLID BLOCKING BEHIND ALL WALL HUNG MILLWORK ITEMS, RAILS, FIXTURES,GRAB BARS, ETC. . WHERE INDICATED OR REQUIRED.
15. CONTRACTOR SHALL LAYOUT OR MARK, ALL EQUIPMENT, SYSTEMS AND MILLWORK ON THE FLOOR FOR ARCHITECT OR OWNER'S APPROVAL PRIOR TO BEGINNING CEILING / OVER HEAD WORK.
16. ALL SPRINKLER HEAD LOCATIONS, MAINS, BRANCHES AND RISER PIPE LOCATIONS MUST BE COORDINATED WITH THE DESIGN / BUILD CONTRACTOR PRIOR TO WORK.
17. FURNISH AND INSTALL FIRE EXTINGUISHERS IN TYPE, QUANTITY, AND LOCATION PER LOCAL FIRE DEPARTMENT. TYPICAL
18. CONTRACTOR SHALL VERIFY, COORDINATE LOCATION WITH THE ARCHITECT ANY SMOKE, CARBON MONOXIDE DETECTOR OR FIRE ALARM DEVICE AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
19. FURNISH & INSTALL FIRE DAMPERS WITH FUSIBLE LOUVER WHEREVER DUCT WORK PENETRATES ONE OR TWO HOUR CEILINGS OR WALLS. TYPICAL UNLESS NOTED OTHERWISE.
20. PROVIDE PLASTER AND GYPSUM WALL BOARD CONTROL JOINTS AT 30'-0" ON CENTER FROM FLOOR TO CEILING, OR AS NOTED ON THE CONSTRUCTION DOCUMENTS. VERIFY IN FEILD WITH ARCHITECT PRIOR TO WORK.

T | W DESIGNS
254 Drake Hill Rd. Strafford, NH
TW-Designs.com | 603.664.2181

Project Info:

GENERIC COFFEE HOUSE
Swanzey, NH
SCHEMATIC DESIGN

Architect of Record:

T | W Designs, LLC
254 Drake Hill Rd.
Strafford, NH 03884
603-664-2181

Civil Engineer:

XXX

Structural Engineer:

XXX

Electrical Engineer:

XXX

Mechanical Engineer:

XXX

Plumbing Engineer:

XXX

Fire Protection Eng.:

XXX

Contractor of Record:

XXX

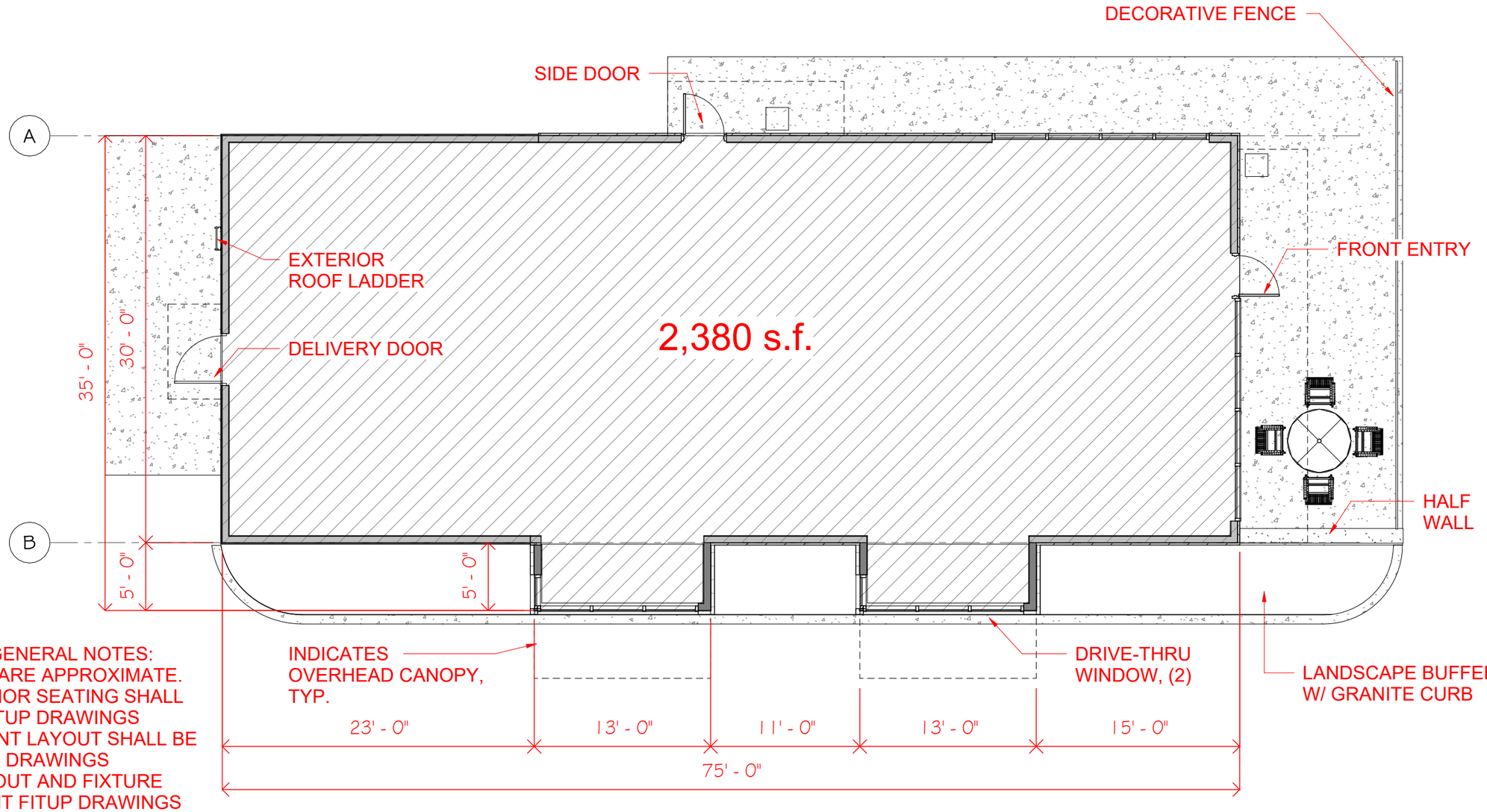
Revision Schedule

No.	Description	Date

PROJECT COVER SHEET

SHEET NUMBER

PCS



SCHEMATIC DESIGN GENERAL NOTES:

1. DOOR LOCATIONS ARE APPROXIMATE.
2. INTERIOR & EXTERIOR SEATING SHALL BE PER TENANT FITUP DRAWINGS
3. KITCHEN EQUIPMENT LAYOUT SHALL BE PER TENANT FITUP DRAWINGS
4. TOILET ROOM LAYOUT AND FIXTURE COUNT PER TENANT FITUP DRAWINGS
5. ALL REFRIGERATION UNITS ARE INTENDED TO BE INTERNAL TO THE BUILDING FOOT PRINT.

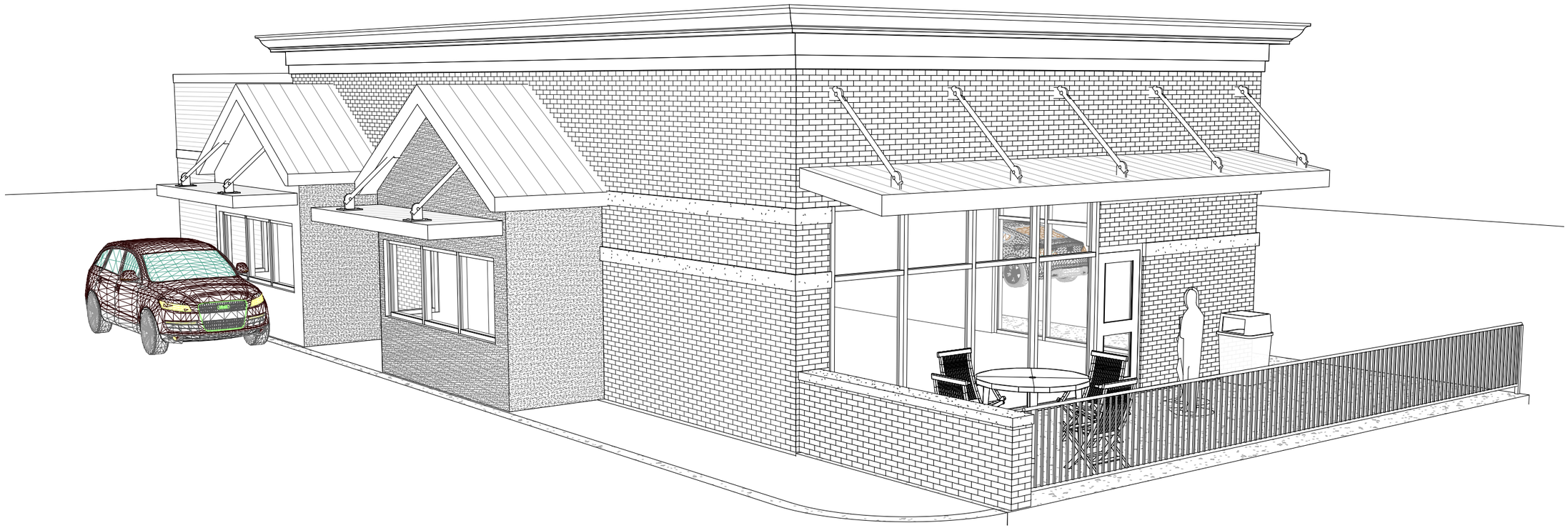
TW DESIGNS

PROPOSED FLOOR PLAN

GENERIC COFFEE HOUSE

1/8" = 1'-0"
NFC - 010725
SCHEMATIC DESIGN

A1



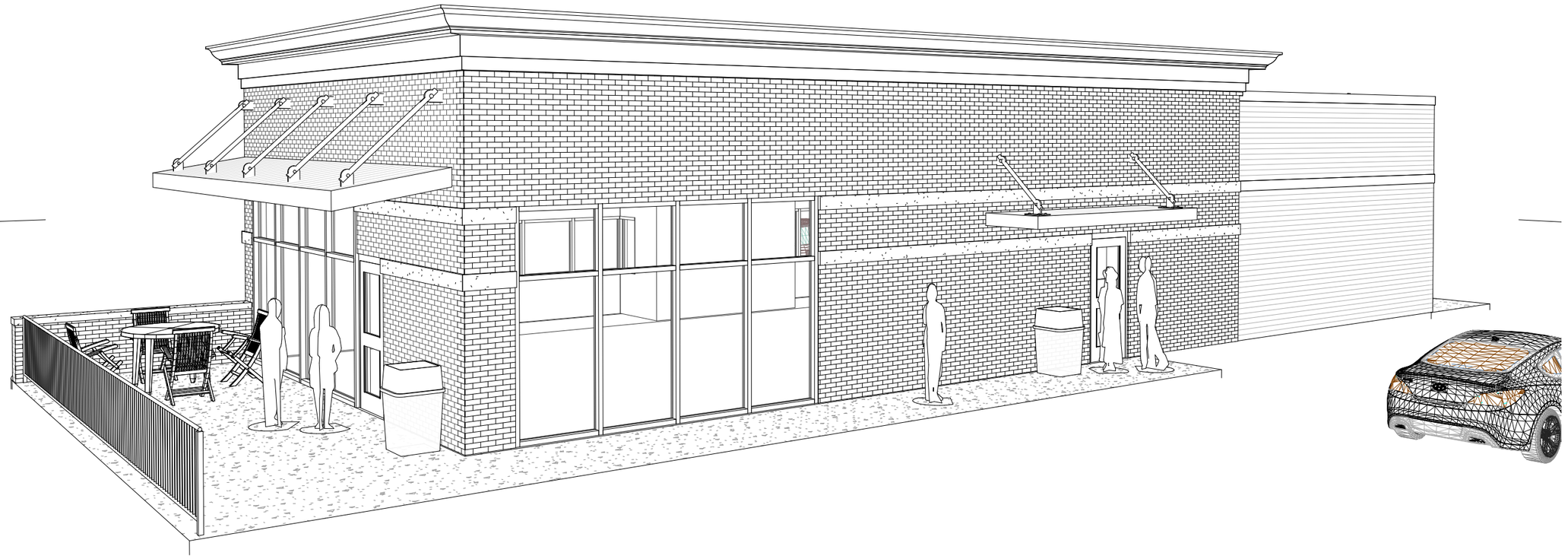
T|W DESIGNS

PROPOSED EXTERIOR VIEW - A

GENERIC COFFEE HOUSE

NFC - 010725
SCHEMATIC DESIGN

A2



TW DESIGNS

PROPOSED EXTERIOR VIEW - B

GENERIC COFFEE HOUSE

NFC - 010725
SCHEMATIC DESIGN

A3

100 feet Abutters List Report

Swanzey, NH
January 20, 2025

Subject Property:

Parcel Number:	220-005-000	Mailing Address:	BLACK BELT LLC
CAMA Number:	220-005-000-000		59 BONANNO CT
Property Address:	MONADNOCK HWY		METHUEN, MA 01844

Abutters:

Parcel Number:	220-002-000	Mailing Address:	GUNSETH, AMANDA L
CAMA Number:	220-002-000-000		233 MONADNOCK HWY
Property Address:	437 MONADNOCK HWY		SWANZEY, NH 03446
Parcel Number:	220-003-000	Mailing Address:	LAMBERT, SCOTT
CAMA Number:	220-003-000-000		16 FOX RUN RD
Property Address:	BIRCH RD		SWANZEY, NH 03446
Parcel Number:	220-004-000	Mailing Address:	LYONS, EMERSON L SR & LEESA L
CAMA Number:	220-004-000-000		427 MONADNOCK HWY
Property Address:	427 MONADNOCK HWY		SWANZEY, NH 03446
Parcel Number:	220-006-000	Mailing Address:	KRETSCHMAR REVOCABLE TRUST
CAMA Number:	220-006-000-000		GERALD H & CAROLINE J
Property Address:	34 MARCY HILL RD		34 MARCY HILL RD
			SWANZEY, NH 03446
Parcel Number:	220-010-000	Mailing Address:	PAGE, WENDELL G/BETTE INGALLS
CAMA Number:	220-010-000-000		64 MARCY HILL RD
Property Address:	FOX RUN RD		SWANZEY, NH 03446
Parcel Number:	220-171-000	Mailing Address:	THOMAS, PAUL F
CAMA Number:	220-171-000-000		3 ARROWCREST DR
Property Address:	MARCY HILL RD		SWANZEY, NH 03446
Parcel Number:	220-194-000	Mailing Address:	JMK REV TRUST KENDALL, JAMES M, TRUSTEE
CAMA Number:	220-194-000-000		140 ANCHOR DR
Property Address:	MONADNOCK HWY		VERO BEACH, FL 32963

TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV

May 15, 2024

Avanru Development Group
Attn: Jack Franks
PO Box 1015
Walpole, NH 03608

J.P. Harris, Esq.
Sheehan Phinney Bass & Green
1000 Elm Street, 17th Floor
Manchester, NH 03101

Planning Board Site Plan Approval for 115 Old Homestead Highway

Dear Mr. Franks and Attorney Harris,

I ask that you please disregard the letter that I sent to Attorney Harris on May 7, 2024, it was based on a misunderstanding of the current status of the above-mentioned project. After further review, the Town has determined that the necessary conditions outlined by the Planning Board Notice of Decision dated July 17, 2023 have been met. As such, the Site Plan has been approved and the plan was signed on May 10, 2024. The remaining item to be satisfied is the Town Counsel review of the deed restriction for age limit of 62 or older. Please submit such document for counsel review as soon as practicable to Assistant Town Planner Stephon Mehu.

The Site Plan approval will remain valid for one year from the date of plat signing provided that active and substantial development and/or building begins on the site (May 10, 2025); a one-time twelve (12) month extension may be requested no less than thirty (30) days prior to the expiration of approval (April 10, 2025) for good cause shown.

If there are any questions or concerns, please contact me.

Sincerely,

Stephon Mehu
Assistant Town Planner
planner@swanzeynh.gov
603-352-7411 ext. 108

TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 352-6250
WWW.SWANZEYNH.GOV

September 23, 2022

Avanru Development Group
Attn: Jack Franks
P.O. Box 1015
Walpole, NH 03608

NOTICE OF ZONING BOARD DECISION

Dear Mr. Franks,

At its duly-noticed public hearing on September 19, 2022, the Zoning Board of Adjustment deliberated your application for a Special Exception for multi-family housing at the property shown at Tax Map 37, Lot 7, pursuant to Section V, Article B.2(b) of the 2020 Town of Swanzey Zoning Ordinance. Following deliberation, the Zoning Board of Adjustment found that the application met the Special Exception criteria included in Section XII, Article C.2 of the Zoning Ordinance and voted to approve the Special Exception application for a 76-unit age-restricted (62 and over) multi-family development. Please find enclosed a copy of the draft meeting minutes for your records.

Please be advised that under RSA 677:2, any person or party to the action or proceeding of the Zoning Board of Adjustment may ask for a rehearing within thirty (30) days of the date the decision was made by the Board.

A Special Exception approval shall expire if it is not substantially acted upon within two years. For a Special Exception not substantially acted upon within two years, a one-time, one-year extension may be granted upon application to the Zoning Board for good cause shown.

If you have any questions, I can be reached at email at planner@swanzeynh.gov, or by phone at 603-352-7411, ext. 108.

Sincerely,

Sarah Bollinger,
Town Planner