TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Swanzey Planning Board Agenda
August 14, 2025
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, August 14, 2025, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The public may 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. July 24, 2025

3) Public Hearings

A. **PB 25-013: Asher Construction Site Plan Review –** Asher Construction have submitted a site plan review application proposing a gravel parking area and flex space at Tax Map 209 Lot 4. The subject property is in the Industrial Park District.

4) Discussions/Other Business

A. Other business as required

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **July 24, 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 6:00pm by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Other members present: Vice Chair Michael York, Victoria Ames, Richard Lane, Mark Scalera, Brandon Self, Alternates Stacey Goodale, Jane Johnson, and Selectman's Representative James Tempesta. Also present was Town Planner Adam Paquette and Recording Secretary Susan Ells.

The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent: none

SEATING ALTERNATES: not needed

Others Present:
Garrett Ranney with FACT TV, Jay Ward, Cheri Domina

MINUTES:
The meeting Minutes of **July 10, 2025** were considered. **Motion** was made by Scalera to approve the meeting minutes as presented. There was a second by Lane**.** All were in favor. With no further discussion, ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S):
None

Discussions and Other Business:

A) Wetland Conservation District Discussion

i) The board reviewed the suggested Existing Ordinance and the revisions that were proposed
- Lane moved to eliminate Item 1C. York seconded. All agreed
- York moved to remove Item 1F. Lane seconded. All agreed
- Chair Self suggested re-wording the B1 definitions. Ward told the board that the Conservation Commission created a Definitions document at their meeting the previous night but haven't finalized the document to provide copies at this meeting. This would be added to the Ordinance. Tabled that for now.
- B3 – Chair Self described the concern he had with this section because it takes away from the property owner's land. Ward explained the concern of protecting vernal pools which need a buffer for the species. Domina described the science behind the need for the buffers which is ideally much larger than the 75-foot buffer that has been

proposed. B Self asked for a vote on the question. Discussion continued. Ames asked if other towns had buffers in their ordinance. Domina said some have buffers, some have setbacks. Tempesta asked how long the breeding season is. Lane said that Keene shuts down Lincoln Street for when the salamanders cross the road. **Motion** by B Self to not to include the buffer in the document. Lane seconded. Ames said she feels it is way too early to vote on this. She needs more information. Chair Self said it could be brought up as a petition. Domina felt that it would not be collaborative to do that. Scalera said he feels the public need to have a say in this subject. Ames was curious whether it is unusual to have buffers, why the Town wants to be outliers. She feels it is too early to make this decision. The chair called to roll for a vote: *B Self* ***Yes,*** *Lane* ***No,*** *York* ***Yes,*** *S Self* – ***Yes,*** *Scalero* ***No,*** *Ames* ***No,*** *Tempesta* ***Yes. 4 Yes; 3 No, Motion passed****.* Chair Self said this can still be added back in.

- D1 - wording removed as proposed.
- D4 - leave as is.
- Anything that pertains to buffers will be crossed out.
- D5 – revert to original language
- D6 – reverting to original language
- D10 – remove entirely.
- F – Conditional use definition – hold on this until the Conservation Commission provides the definitions
- F1 – Remove this since F3 covers same subject
- F2 – Table this until the Conservation Commission provides the definitions
- Conditional Use Permit Criteria #4 – Move it to site plan regs and work on the wording.
- Conditional Use Permit Criteria #6 - Move to site plan regs but need to confirm with Attorney Cordell Johnston.
- H reword this section
- Domina and Ward will give the Definitions to Paquette when complete.

B) Other business as required – discussion regarding the handout **Changes to Planning & Zoning Laws in 2025 – A Guide for Municipalities**

ADJOURNMENT

Motion to adjourn was made by **Lane.** There was a second to the motion by **Scalera** with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at **7:25**pm.

Next Meeting: August 14, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: August 11, 2025

RE: Site Plan Review Application 25-013 – Asher Construction – Tax Map 209, Lot 4

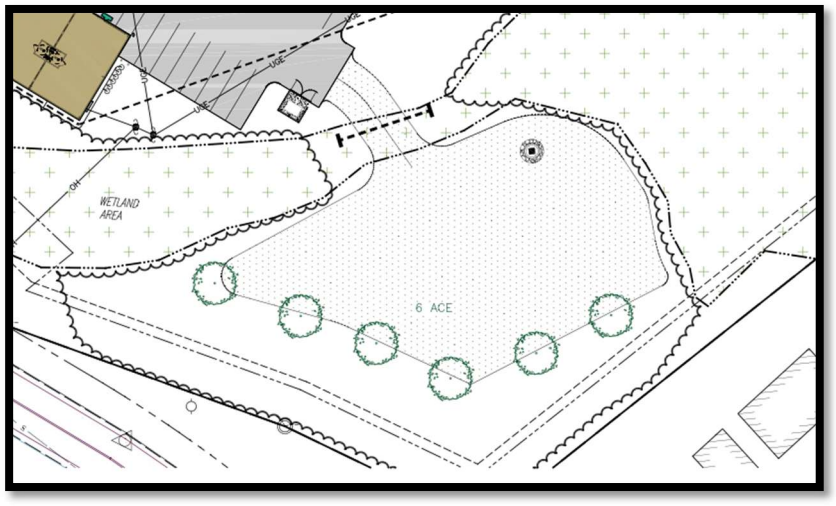
Summary:

Fieldstone Land Consultants have submitted a site plan review application on behalf of Asher Construction for development of a gravel parking area and flex space adjacent to previously approved contractor bays. The subject property is shown at Tax Map 209, Lot 4 and is located in the Industrial Park District and the Wetlands Conservation District.

The approved wetland crossing shown on the plans required a variance, granted on March 3, 2025. This crossing will provide access to the proposed development area. An extension to the original site plan approval was granted on February 13, 2025; however, it was noted that substantial progress had already been made, potentially making the extension unnecessary. If substantial progress is not confirmed, the extension remains valid until March 14, 2026.

Development overview:

The subject property is 6.88 acres in size and is located on the north side of Safford Drive. The area of the property in review on the east side, adjacent to Tax Map 106, Lot 52. Screenshot shown here:



In the above screenshot, you can see the approved wetland crossing, as well as the proposed landscaping along the perimeter of the proposed gravel lot.

Industrial Park District

Minimum Lot Area/Width/Frontage/Undeveloped Area

The table below provides the required minimum lot area, width, frontage, and undeveloped land area (including setback, buffer zones, wetlands, and area for storm water detention) in the Industrial Park Zone.

Industrial Park Zone	Required Minimum
Lot Area	2 acres
Width (at building line)	150 feet
Frontage	150 feet
Undeveloped Land Area	20%

Maximum Lot Occupied by structures/Percentage Covered by Impermeable Material

The table below provides the maximum allowable percentages of lots covered by structures and impermeable materials (including structures) in the Industrial Park Zone.

Industrial Park Zone	Allowed Maximum
Lot Occupied by Structures	50%
Percentage Covered by Impermeable Material	80%

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. A storm water mitigation plan is included in the proposal; NHDES Alteration of Terrain Permit is pending. Detail of the drainage plan is reviewed on page 6 of this memo under Section H of Site Plan Review Regulations.

Supporting information from plans:

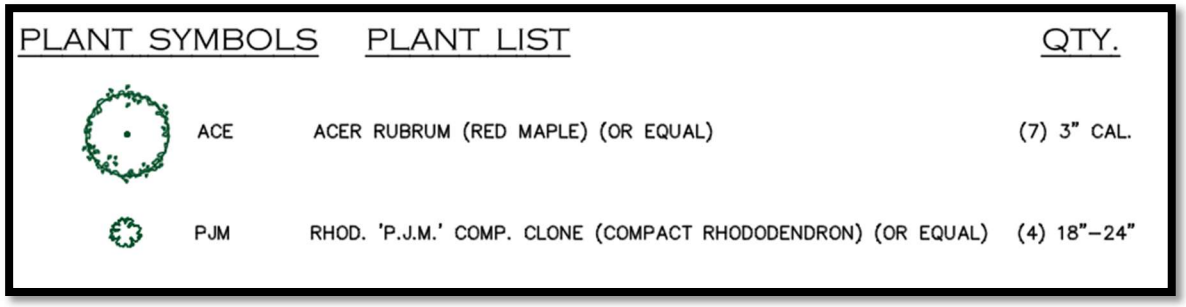
INDUSTRIAL PARK DISTRICT:
MIN. LOT SIZE = 2 ACRES
MIN. LOT FRONTAGE = 150'
MIN. BUILDING SETBACKS: 50' FRONT FOR FRONTAGE OTHER THAN RT.10 & RT.12
MIN. BUILDING SETBACKS: 20' SIDE & REAR
MIN. PAVED SURFACE SETBACK: 25'
MIN. WIDTH AT BUILDING LINE: 150'
MAX. PERCENTAGE OF LOT COVERED BY STRUCTURES: 50% (8% PROPOSED)
MAX. PERCENTAGE OF LOT COVERAGE BY IMPERMEABLE SURFACES: 80% (17% PROPOSED)
MIN. 20% OF LOT TO BE LEFT VEGETATED AND UNDEVELOPED

Relevant 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.

Landscaping and Screening

The submitted landscaping plan shows the new trees and shrubs that will be planted. Currently the applicant is proposing:



Landscaping plans can be found on page 7 of the provided plans. Planning Board should review screening and can require additional screening adjacent to Map 106 Lot 52.

Storm Water Drainage

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 or by easement per Section VIII.1(b) of these regulations.

Legal Notices and Department Head Review:

1. Notice of the public hearing was mailed to abutting property owners on July 29. The notice was posted in three public places and on the Town's website on July 29 and notice was published in the Keene Sentinel on August 9.
2. Department Heads were notified of the application on July 24. Concerns include comments from the Conservation Commission.

Staff Comments:

1. Confirm adequacy of screening from Tax Map 106, Lot 52.
2. Ensure proposed lot use aligns with zoning ordinance and permitted uses.

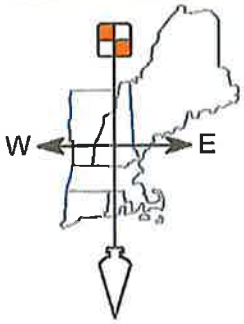
Conservation Commission Comments:

1. What is the reason for constructing the big gravel parking lot? What will be parked there?
2. Will all runoff be captured in the catch basin, and will this then leach into adjacent wetlands? What will be in the runoff?
3. Some members recall the neighboring business (now Clearwater Pool & Spa) filling in the wetlands behind it, and there were rumors and concerns about chemicals dumped there. If that area is excavated where will soil be taken?

Attachments:

a. Site Plan Review Application
b. Site Plans

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. Adam Paquette
Town of Swanzey
620 Old Homestead Highway
Swanzey, NH 03446

Date: July 24, 2025

Re: Asher Construction, LLC
Site Plan Application
Tax Map Parcel 209-4 Safford Drive - 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
1	7/24/25		Site Plan Application
1			Abutters List & Labels
1			Letter of Authorization (Owner & Applicant)
4			Full Size Site Plans (22"x34")
4			Half Size Site Plans (11"x17")
1			Electronic Copy of all submittals above

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:
Adam, We are submitting the above listed items for the next Planning Board meeting. Please let me know if you need any additional submission materials or have any questions. Thank you,

John Noonan

Project No. 3738.00

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

RECEIVED
JUL 22 2025
TOWN OF SWANZEY

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:
Sapphire Business Park, LLC, 77 Nashua Road, P.O. Box 705, Sharron, NH 03458

Preferred Telephone:_____ Email:_____

2. Name and address of applicant (if different):
Asher Construction, LLC
77 Nashua Road, Sharon, NH 03458

Preferred Telephone:_____ Email:_____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Fieldstone Land Consultants, PLLC c/o Chad Branon
206 Elm St, Milford, NH 03055

Preferred Telephone: 603-672-5454 Email: cebranon@fieldstonelandconsultants.com

4. Street Address of Proposed Project: Safford Drive

5. Zoning District(s): Industrial Park District Tax Map# 209 Lot#(s) 4

6. Proposed Permitted Use (Per Zoning): Warehousing

7. Project Name: Asher Construction Flex Space

8. Area of Lot in Square Feet and Acres: 6.88 Acres, 299,569 SQ.FT.

9. Traffic Volume on Adjacent Major Streets: Annual Average Daily Traffic: 12,962 (Monadnock Highway)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 188 Trips

11. Gross Floor Area of Existing Buildings (Square Feet): n/a

12. Gross Floor Area of Additions (Square Feet): n/a

13. Gross Floor Area of New Buildings (Square Feet): 27,000 SQ.FT.

14. Total Number of Employees: Varies (estimated 5 employees / unit x 16 units = 80 employees)

15. Hours of Operation: 7 am to 5 pm Monday through Friday, 8 am to 5 pm Saturdays

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.

2/21/2024 _____
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.

1/22/2024 _____
Date

_____ SEE LOA
Signature

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

Signed (Owner): *See attached Letter of Authorization* Date: _____

Signed (Agent): *See attached Letter of Authorization* Date: _____

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: $pending

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		

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

July 24, 2025

FLC#3738.00 / CJC

List of Abutters
Tax Map 209 Lot Number 4
Swanzey, New Hampshire

Map 106 Lot 52
Monadnock Homestead, LLC
233 Monadnock Hwy
Swanzey, NH 03446

Map 106 Lot 53
Aolin Properties, LLC
P.O. Box 429
Keene, NH 03431

Map 209 Lot 2
234 Old Homestead Hwy Rlty LLC
% John Burk, PO Box 705
Keene, NH 03431

Map 209 Lot 20
Cheshire Fair Association
247 Monadnock Hwy
Swanzey, NH 03446-2146

Map 209 Lot 21
234 Old Homestead Hwy Rlty LLC
% John Burk, PO Box 705
Keene, NH 03431

Map 209 Lot 21-1
End Zone Investment Properties
36 South Road
Swanzey, NH 03446

State of NH Trails Bureau
172 Pembroke Road
Concord, NH 03301

Map 209 Lot 4 (Owner)
Sapphire Business Park, LLC
77 Nashua Road, P.O. Box 705
Sharon, NH. 03458

Applicant:
Asher Construction, LLC
77 Nashua Rd
Sharon, NH 03458

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

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

February 19, 2024

RE: Asher Construction, LLC – Site Plan Application
Safford Drive - Swanzey, NH
Tax Map 209 Lot 4

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,

Signature: _____ Print: Ben Olson Date 2/21/24

SITE DEVELOPMENT PLANS

CONTRACTOR BAY FACILITY

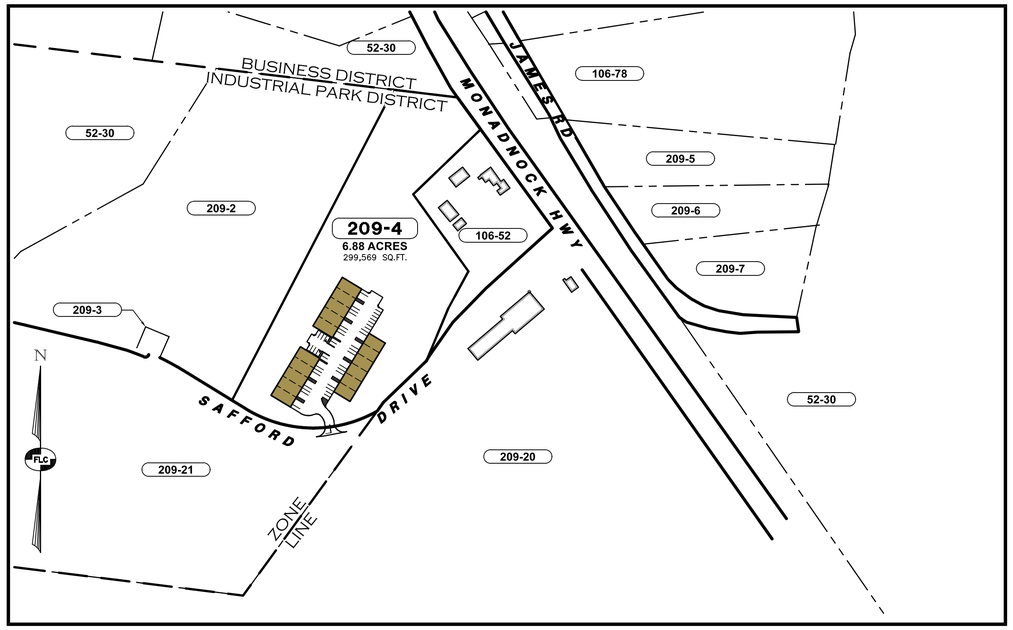
- TAX MAP 209, LOT 4 -

(SAFFORD DRIVE)

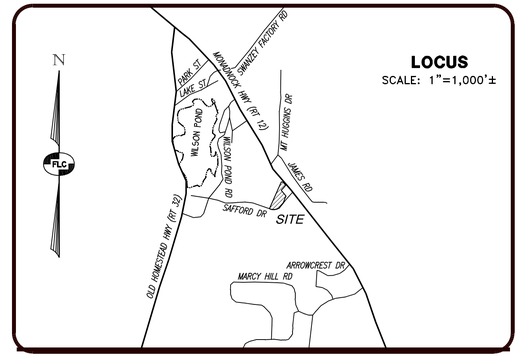
SWANZEY, NEW HAMPSHIRE

FEBRUARY 22, 2024

REVISED: JULY 24, 2025



SCALE: 1"=200'



SHEET INDEX

PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	SP-1	SITE LAYOUT PLAN
3	EX-1	EXISTING CONDITIONS (RECORD SUBDIVISION PLAN)
4	GR-1	GRADING & DRAINAGE PLAN
5	UT-1	UTILITY PLAN
6	LT-1	LIGHTING PLAN
7	LS-1	LANDSCAPING & UTILITY PLAN
8	DT-1	EROSION CONTROL NOTES
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	CONSTRUCTION DETAILS

PREPARED FOR:

ASHER CONSTRUCTION, LLC

77 NASHUA ROAD, SHARON, NH 03458

LAND OF:

SAPPHIRE BUSINESS PARK, LLC

77 NASHUA ROAD, SHARON, NH 03458

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

DIGSAFE.COM

OR DIAL 811

KNOW WHAT'S BELOW

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055

Phone: (603)-672-5456 Fax: (603)-413-5456

www.FieldstoneLandConsultants.com

OWNER'S SIGNATURE:_____ DATE:_____

APPROVED BY THE SWANZEY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY:

_____

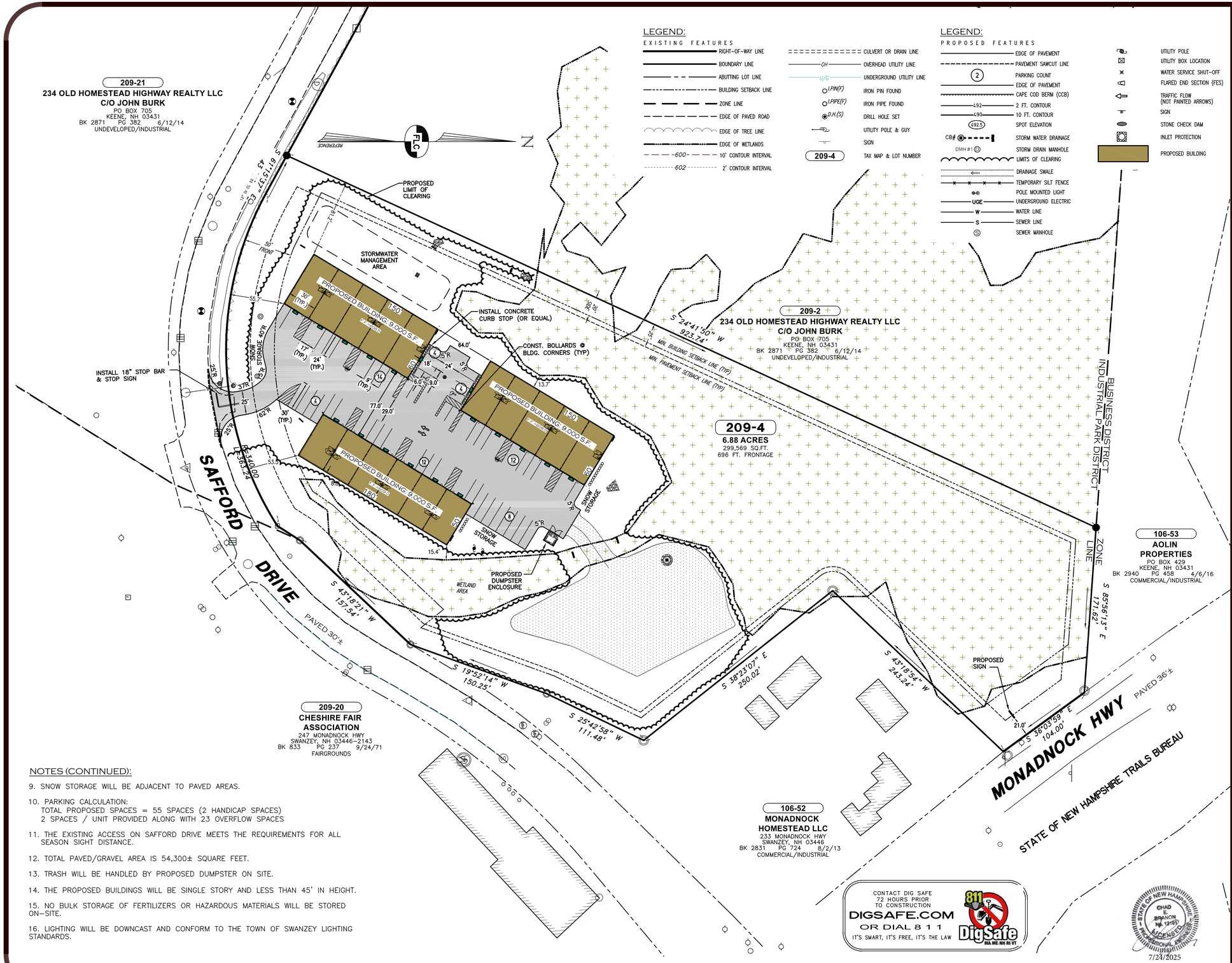
_____

CHAD E. BRANON NH 12157 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

7/24/2025

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	7/24/25	REVS PER PB– LANDSCAPING		CJC	JEN
C	6/19/25	SITE PLAN MOD. – ADD GRAVEL PARKING		CJC	JEN
B	10/2/24	REVS PER BLA PLAN AND SEWER		JEN	CEB
A	5/2/24	REVS PER PB COMMENTS & CLIENT		JEN	CEB

FILE: 3738CV00C.dwg | PROJ. NO. 3738.00 | SHEET: CV-1 | PAGE NO. 1 OF 10



NOTES (CONTINUED):

9. SNOW STORAGE WILL BE ADJACENT TO PAVED AREAS.

10. PARKING CALCULATION:
    TOTAL PROPOSED SPACES = 55 SPACES (2 HANDICAP SPACES)
    2 SPACES / UNIT PROVIDED ALONG WITH 23 OVERFLOW SPACES

11. THE EXISTING ACCESS ON SAFFORD DRIVE MEETS THE REQUIREMENTS FOR ALL SEASON SIGHT DISTANCE.

12. TOTAL PAVED/GRAVEL AREA IS 54,300± SQUARE FEET.

13. TRASH WILL BE HANDLED BY PROPOSED DUMPSTER ON SITE.

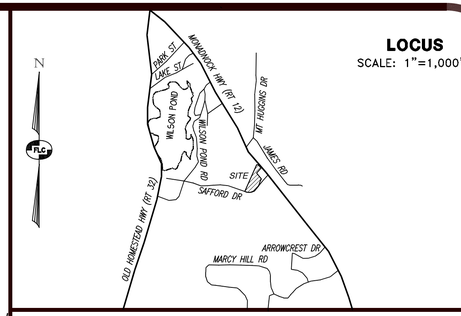
14. THE PROPOSED BUILDINGS WILL BE SINGLE STORY AND LESS THAN 45' IN HEIGHT.

15. NO BULK STORAGE OF FERTILIZERS OR HAZARDOUS MATERIALS WILL BE STORED ON-SITE.

16. LIGHTING WILL BE DOWNCAST AND CONFORM TO THE TOWN OF SWANZEY LIGHTING STANDARDS.

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
IT'S SMART, IT'S FREE, IT'S THE LAW
811 DigSafe
NH ME MA RI VT

STATE OF NEW HAMPSHIRE
CHAD E BRANON
NO. 12157
LICENSED PROFESSIONAL ENGINEER
7/24/2025



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 209 LOT 4 IS SAPPHIRE BUSINESS PARK, LLC. DEED REFERENCE FOR THE LOTS IS BK. 3276, PG.1022, DATED 5/15/2024 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.

2. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED CONTRACTOR BAY FACILITIES AND ASSOCIATED SITE IMPROVEMENTS ON EXISTING TAX MAP LOT 4.

3. THE TOTAL AREA OF TAX MAP 209 LOT 4 IS 299,569 SQ.FT. OR 6.88 ACRES. LOT FRONTAGE IS 592 FT. ALONG SAFFORD DRIVE AND 104 FT. OF FRONTAGE ON MONADNOCK HWY.

4. ZONING FOR THE PARCEL IS ENTIRELY WITHIN THE INDUSTRIAL PARK DISTRICT:

INDUSTRIAL PARK DISTRICT:
MIN. LOT SIZE = 2 ACRES
MIN. LOT FRONTAGE = 150'
MIN. BUILDING SETBACKS: 50' FRONT FOR FRONTAGE OTHER THAN RT.10 & RT.12
MIN. BUILDING SETBACKS: 20' SIDE & REAR
MIN. PAVED SURFACE SETBACK: 25'
MIN. WIDTH AT BUILDING LINE: 150'
MAX. PERCENTAGE OF LOT COVERED BY STRUCTURES: 50% (8% PROPOSED)
MAX. PERCENTAGE OF LOT COVERAGE BY IMPERMEABLE SURFACES: 80% (17% PROPOSED)
MIN. 20% OF LOT TO BE LEFT VEGETATED AND UNDEVELOPED

THE LOT IS ALSO SUBJECT TO THE REGULATIONS OF THE WETLANDS CONSERVATION DISTRICT.

4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM DEEDS OF RECORD TOGETHER WITH A FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF JUNE, 2022 COMBINED WITH LIDAR SURVEY AND MAPPING.

5. HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON THE REFERENCE PLAN AND FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSTIONING USER SERVICE (OPUS).

6. UTILITIES ARE SHOWN APPROXIMATELY FROM SURFACE STRUCTURE LOCATIONS.

7. JURISDICTIONAL WETLANDS WERE DELINEATED USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1. THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL NORTH CENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2. WETLANDS ORIGINALLY DELINEATED IN 2006, THEN UPDATED IN 2010, 2015 AND 2022.

8. TAX MAP 209 LOT 4 IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, TOWN OF SWANZEY, NEW HAMPSHIRE, COMMUNITY NO.330026, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33005C0269E, DATED: MAY 23, 2006.

GRAPHIC SCALES
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/19/25	SITE PLAN MOD. – GRAVEL PARKING ADDED		CJC	JEN
B	9/11/24	SEWER CHANGED TO PUMP STATION		SJB	JEN
A	4/24/24	EXPAND PARKING STALLS PER CLIENT	---	SJB	JEN

OVERALL SITE LAYOUT PLAN

TAX MAP 209 LOT 4
SAFFORD DRIVE
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

ASHER CONSTRUCTION, LLC

77 NASHUA ROAD, SHARON, NH 03458

LAND OF:

SAPPHIRE BUSINESS PARK, LLC

77 NASHUA ROAD, SHARON, NH 03458

SCALE: 1"=50' FEBRUARY 22, 2024

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 3738SP00C.DWG	PROJ. NO. 3738.00	SHEET NO. SP-1	PAGE NO. 2 OF 10

Soils Key

14B	SHEEPSCOT SANDY LOAM	0- 5%
22B	COLTON GRAVELLY LOAM	3- 8%
22C	COLTON GRAVELLY LOAM	8-15%
22E	COLTON GRAVELLY LOAM	15-60%
143C	MONADNOCK FINE SANDY LOAM	8-15%
168B	SUNAPEE FINE SANDY LOAM	3- 8%
169B	SUNAPEE FINE SANDY LOAM	3- 8% VERY STONY
299	UDORTHENTS, SMOOTHED	
347B	LYME & MOOSILAUKE SOILS	0- 5% VERY STONY
395	CHOCORUA MUCKY PEAT	
559C	SKERRY LOAMY FINE SAND	8-15% VERY STONY

STATE OF NEW HAMPSHIRE
RUSSELL J. HUNTLEY
No. 156
CERTIFIED WETLAND SCIENTIST

Notes

1. THE BEARINGS SHOWN ON THIS PLAN IS/ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN JUNE 2022 USING AN IG3S GNSS RECEIVER.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS & PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY. SEE PLAN REFERENCES.
3. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF JUNE, 2022 COMBINED WITH LIDAR SURVEY AND MAPPING OBTAINED FROM http://lidar.unh.edu/map. THE VERTICAL DATUM IS NAVD 88 OBTAINED FROM THE GPS SURVEY DESCRIBED IN NOTE No.1. CONTOUR INTERVAL IS FIVE (5) FEET.
4. JURISDICTIONAL WETLANDS WERE DELINEATED USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2. WETLANDS ORIGINALLY DELINEATED IN 2006, THEN UPDATED IN 2010, 2015 AND 2022.
5. SOILS LINES AND TYPES SHOWN HEREON WERE OBTAINED FROM NRCS WEB SOIL SURVEY ONLINE PROGRAM, SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY, AVAILABLE ONLINE AT HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/. ACCESSED JULY 5, 2022.
6. UTILITIES ARE SHOWN APPROXIMATELY FROM SURFACE STRUCTURE LOCATIONS.

Zoning

INDUSTRIAL PARK DISTRICT

MAX HEIGHT	45'
LOT SIZE	2 ACRE
WIDTH	150'
FRONTAGE	150'
BUILDING SETBACKS	
FRONT	50'
SIDE	20'
REAR	20'
PAVED SURFACES	25' FROM PROPERTY LINE 50' FROM RESIDENTIAL
DISTRICTS	
MAX BUILDING COVERAGE	50%
MAX IMPERMEABLE COVERAGE	80%

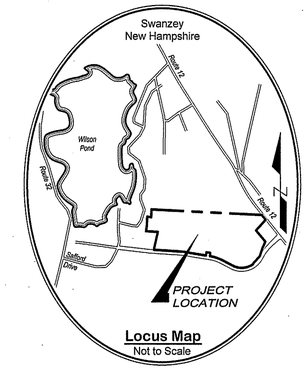
SEE TOWN OF SWANZEY ZONING ORDINANCES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

Symbol Legend

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE & LINE
- HYDRANT
- WATER VALVE & LINE
- UTILITY POLE W/GUY
- [1-2-3] 123/456 — TAX MAP PARCEL NUMBER
- DEED VOLUME & PAGE
- STONE WALL
- GUARDRAIL
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLANDS
- IRON PIN/PIPE
- STONE/CONCRETE BOUND
- 5/8" REBAR WITH CAP (SET)
- CCRD — CHESHIRE REGISTRY OF DEEDS
- 559 — SOIL TYPE
- RAILROAD SPIKE

N

NAD83
NH State Plane 2022



Locus Map
Not to Scale

[19-9]
STEPHANIE M. NORMAND
11 Page Court
North Swanzey, NH 03431
2927/1212

[19-97-3]
MNTS LAND LLC
230 Old Homestead Highway
Swanzey, NH 03446
2539/426

[19-97-4]
CARLISLE WIDE PLANK FLOORS
1676 Route 9
Stoddard, NH 03464
2986/818

[19-97-5]
234 OLD HOMESTEAD HIGHWAY REALTY LLC
% JOHN BURKE
PO Box 705
Keene, NH 03431
2871/381

[19-97-7]
TOWN OF SWANZEY
PO Box 10009
Swanzey, NH 03446
1586/586

[19-97-8]
6.88 Acres±
299,569 Sq.Ft.±

[19-97-9]
10.368 Acres±
451,628 Sq.Ft.±

[19-97-10]
19.00 Acres±
827,725 Sq.Ft.±

[19-76]
TRENNA INGALLS & CHAD CORBEIL
106 Wilson Pond Rd
North Swanzey, NH 03431
2826/252

[19-60]
TRENNA INGALLS & CHAD CORBEIL
106 Wilson Pond Rd
North Swanzey, NH 03431
2826/250

[19-61]
RUSSELL PAGE
108 Wilson Pond Rd
North Swanzey, NH 03431
1938/105

[19-63-1]
RUSSELL PAGE
108 Wilson Pond Rd
North Swanzey, NH 03431
1938/105

[19-75]
TOWN OF SWANZEY
PO Box 10009
Swanzey, NH 03446
1586/586

[19-66]
PHILIP L. DAVIS JR. REVOCABLE TRUST
183 Monadnock Highway
Swanzey, NH 03446
3137/1031

[19-66-2]
PAGE HOMESTEAD SENIOR HSG INC
PO Box 603
Keene, NH 03431
2595/590

[19-65-1]
AOLIN PROPERTIES LLC
PO Box 429
Keene, NH 03431
2940/458

[19-64]
MONADNOCK HOMESTEAD, INC
233 Monadnock Highway
Swanzey, NH 03446
2831/724

[19-94]
CHESHIRE FAIR ASSOCIATION
247 Monadnock Highway
Swanzey, NH 03446
833/237

[Rail Trail Corridor]
STATE OF NEW HAMPSHIRE
1530/715

Wilson Pond Road
Safford Drive
Route 12
INDUSTRIAL PARK
RESIDENTIAL
BUSINESS
SOILS LINE (TYP)
NEW LINE
PAGE WAY
BENCHMARK MAG ELEV=624.69'
BENCHMARK 906 SPK ELEV=637.33'
BENCHMARK ELEV=625.38'
BENCHMARK ELEV=625.38' DLEV=0.00

Plan References

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

1. 4 LOT SUBDIVISION PLAN AND LAYOUT OF SAFFORD DRIVE PREPARED FOR 234 OLD HOMESTEAD HIGHWAY REALTY, LLC, REVISED 6-3-2004; BY RUSSELL HUNTLEY, SVE ASSOCIATES. (Cab.12, Dr.9, Nos.190-192 CCRD)
2. EXISTING CONDITIONS SURVEY PREPARED FOR 234 OLD HOMESTEAD HIGHWAY REALTY, LLC OF LAND LOCATED AT TAX MAP 19, LOT 97-5 AND LOT 102, DATED 6/20/06; BY RUSSELL HUNTLEY, SVE ASSOCIATES.
3. SAFFORD DRIVE EXISTING CONDITIONS PLAN, A PROPOSED PUBLIC WAY BETWEEN LAKE STREET AND ROUTE 12 IN SWANZEY, NH, PREPARED FOR UNDERWOOD ENGINEERING, INC. DATED OCTOBER 26, 2010, LAST REVISED JANUARY 19, 2011; BY RUSSELL HUNTLEY, SVE ASSOCIATES.
4. BOUNDARY LINE ADJUSTMENT PREPARED FOR MARTIN RAY, DATED 1/25/2007; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Cab.13 Dr.3 No.128 CCRD)
5. FIVE LOT SUBDIVISION & SAFFORD DRIVE EXTENSION LAYOUT PLAN, DATED MARCH 14, 2014, PREPARED FOR THE TOWN OF SWANZEY; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan Nos.14054-56 CCRD)
6. TWO LOT SUBDIVISION LAND OF SANDRA S. PAGE, DATED FEBRUARY 4, 2008, PREPARED FOR SOUTHWEST COMMUNITY SERVICES; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Cab.13 Dr.5 No.14 CCRD)
7. THREE LOT SUBDIVISION, LAND IN SAFFORD DRIVE, SWANZEY, NH, DATED JANUARY 12, 2015; BY RUSSELL HUNTLEY, SVE ASSOCIATES (On file at SVE)

APPROVED BY THE SWANZEY PLANNING BOARD

BY_____CHAIRMAN
AND_____SECRETARY
ON_____.

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY

Owner of Record
Tax Map 19 Lot 97-6
234 Old Homestead Highway Realty LLC
PO Box 705
Keene, NH 03431-0705
2871/381

TOTAL AREA
36.25 Acres±
1,578,922 Sq.Ft.±

Surveyor's Certification

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

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 877
RUSSELL J. HUNTLEY

Three Lot Subdivision

LAND OF
234 Old Homestead Highway Realty LLC
located at
Tax Map 19 Lot 97-6
Safford Drive, Swanzey, Cheshire County, New Hampshire
Book 2871, Page 381

Scale 1"= 100'

Surveyed See Note 2 — Plan prepared 07/05/2022
Project No. H22-046 — Cad File No. H22-046A.dwg

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

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CONTACT DIG SAFE
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OR DIAL 8 1 1
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811 DigSafe MA.ME.NH.RI.VT

CONST. DETENTION BASIN
BOT.=600.0
BERM=604.0

INSTALL SILT FENCE (TYP)

30 LF, 12" HDPE
INV. O=598.0
S=6.6%, INSTALL RIPRAP

CONST. OS1
RIM=603.0
4" ORIFICE=600.0
12" ORIFICE=601.0
12" INV. O=600.0

GRASS TREATMENT SWALE (TS1)
1'D x 4'W x 100'L

15" HDPE, 80 LF,
S=0.01'
INV.IN=604.5
INV.OUT=603.7

INSTALL DMH1
RIM=608.0
INV.IN=603.5
INV.OUT=604.5

INSTALL RIP-RAP APRON (TYP)

INSTALL CB3
RIM=607.45
INV.OUT=603.5
15" PERF.HDPE,
45 LF, LAID LEVEL

NOTE: ALL STORMDRAIN LINES UNDER THE PARKING LOT ARE TO BE PERFORATED HDPE PLACED IN 1.5" STONE AND WRAPPED IN FILTER FABRIC.

209-2

CONST. HW1
INV.IN=604.25

INSTALL CB2
(DOUBLE GRATE)
RIM=607.0
INV.OUT=603.5
15" PERF. HDPE,
100 LF, LAID LEVEL

INSTALL CB1
(DOUBLE GRATE)
RIM=607.0
INV.OUT=603.5
15" PERF. HDPE,
180 LF, LAID LEVEL

PROPOSED FOUNDATION DRAIN
INV.=607.0

FOUNDATION DRAIN
INV.=605.0

50 LF - 18"ø HDPE
W/ HEADWALLS
INV IN=604.5
INV O=603.0

LEACHING CATCH BASIN (LCB1)
RIM=610.5
6'ø STRUCTURE
5'D x 2' STONE SURROUND

F.F.=609.5

F.F.=609.0

299

22E

22B

209-4
6.88 ACRES
299,569 SQ.FT.
696 FT. FRONTAGE

209-20

SAFFORD DRIVE

BENCHMARK

BENCHMARK

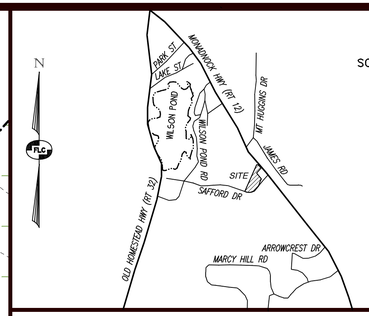
BENCHMARK

LEGEND:

PROPOSED FEATURES

- LOT LINE
- PAVEMENT SAWCUT LINE
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- (2) PARKING COUNT
- 492 2 FT. CONTOUR
- 490 10 FT. CONTOUR
- (492.5) SPOT ELEVATION
- CB# STORM WATER DRAINAGE
- DMH #1 STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- DRAINAGE SWALE
- TEMPORARY SILT FENCE
- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- UGE UNDERGROUND ELECTRIC
- W WATER LINE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING
- S SEWER LINE
- SEWER MANHOLE

LOCUS
SCALE: 1"=1,000'±



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, LATEST EDITION 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 THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED
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 EVERSOURCE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	6/19/25	SITE PLAN MOD. - GRAVEL PARKING ADDED	---	CJC	JEN
A	5/2/24	REVS PER CLIENT	---	JEN	CEB

GRADING & DRAINAGE PLAN

TAX MAP 209 LOT 4
SAFFORD DRIVE
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ASHER CONSTRUCTION, LLC
77 NASHUA ROAD, SHARON, NH 03458

LAND OF:
SAPPHIRE BUSINESS PARK, LLC
77 NASHUA ROAD, SHARON, NH 03458

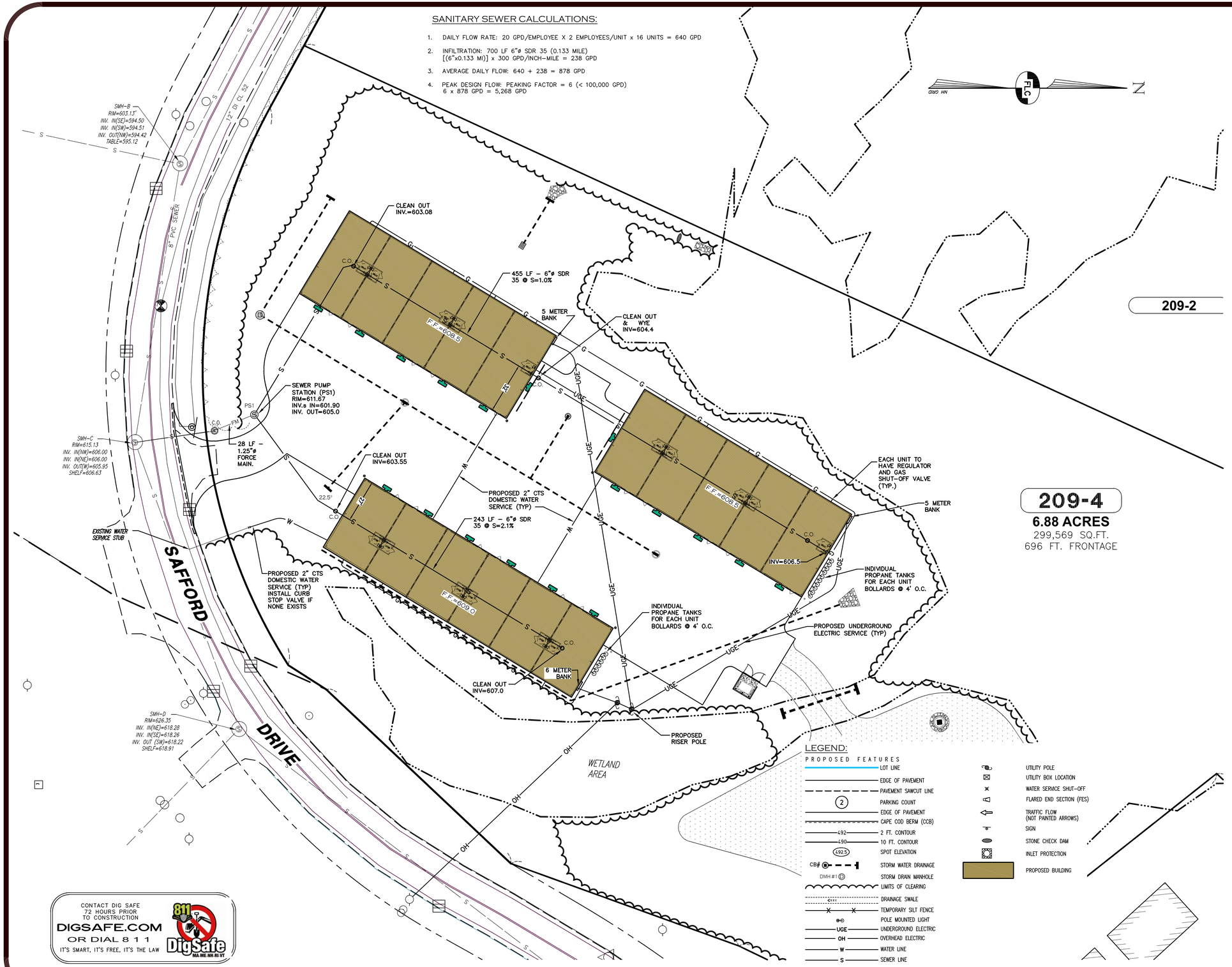
SCALE: 1"=30'
FEBRUARY 22, 2024

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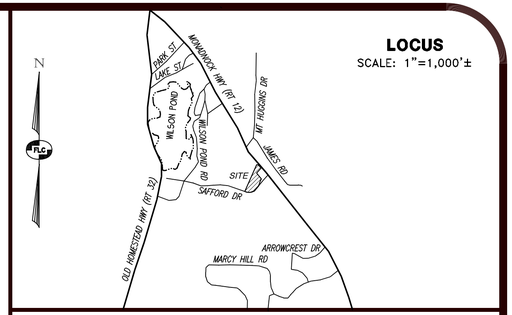
FILE: 3738SP00C.DWG	PROJ. NO. 3738.00	SHEET NO. GR-1	PAGE NO. 4 OF 10

SANITARY SEWER CALCULATIONS:

1. DAILY FLOW RATE: 20 GPD/EMPLOYEE X 2 EMPLOYEES/UNIT x 16 UNITS = 640 GPD
2. INFILTRATION: 700 LF 6"ø SDR 35 (0.133 MILE)
   [(6"x0.133 MI)] x 300 GPD/INCH-MILE = 238 GPD
3. AVERAGE DAILY FLOW: 640 + 238 = 878 GPD
4. PEAK DESIGN FLOW: PEAKING FACTOR = 6 (< 100,000 GPD)
   6 x 878 GPD = 5,268 GPD



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72 HOURS PRIOR
TO CONSTRUCTION
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811 DigSafe MA-ME-NH-RI-VT



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.
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10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. BUILDINGS SHALL HAVE FIRE ALARM SYSTEM INSTALLED WITH HORNS AND STROBES.
13. EACH UNIT TO HAVE REGULATOR AND GAS SHUT-OFF VALVE.

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/19/25	SITE PLAN MOD. - GRAVEL PARKING ADDED		CJC	JEN
B	9/11/24	SEWER REVISED TO PUMP STATION		JEN	CEB
A	5/6/24	SEWER, PROPANE, ELEC REVS	---	SJB	JEN

UTILITY PLAN

TAX MAP 209 LOT 4
SAFFORD DRIVE
SWANZEY, NEW HAMPSHIRE
PREPARED FOR:

ASHER CONSTRUCTION, LLC
77 NASHUA ROAD, SHARON, NH 03458
LAND OF:

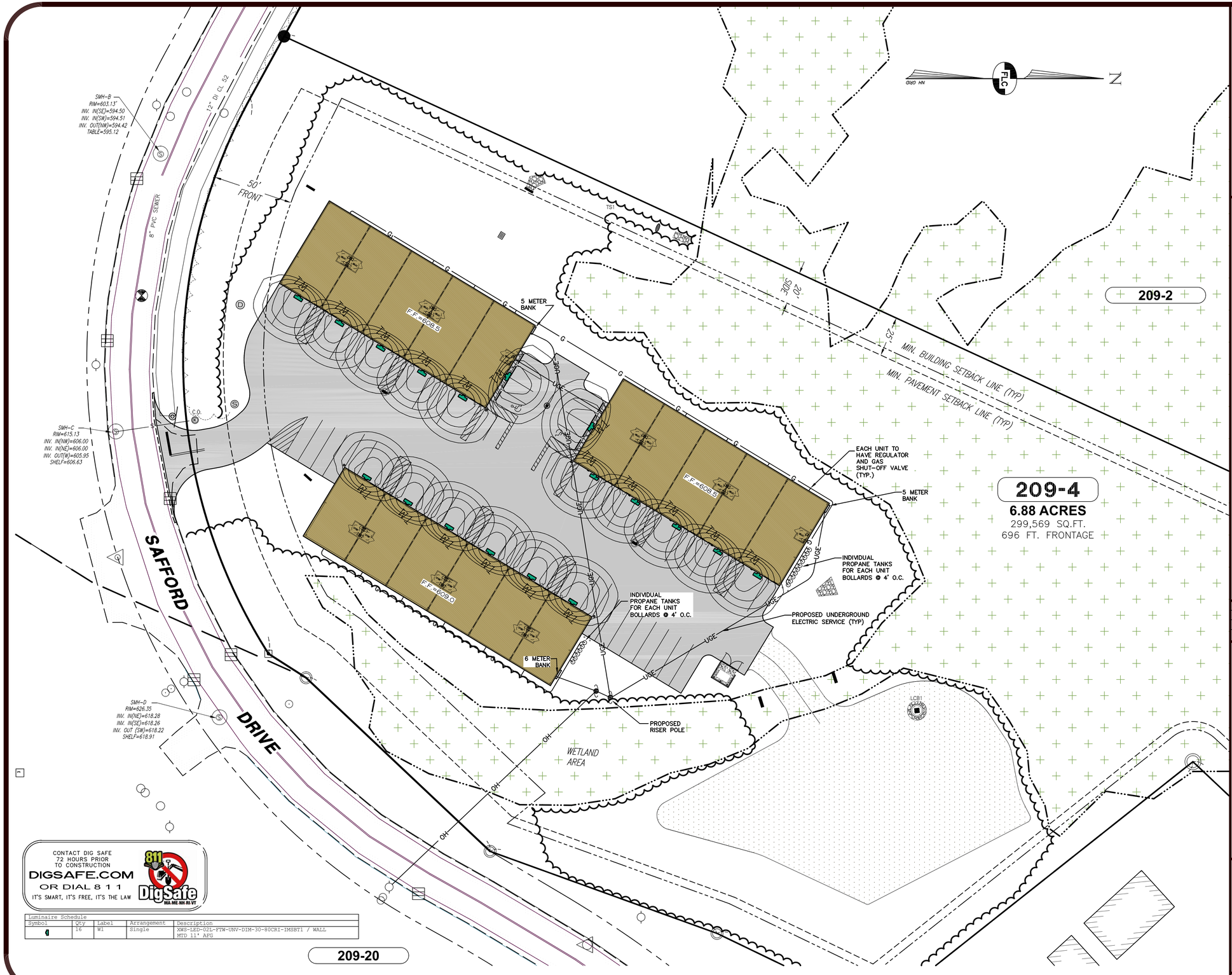
SAPPHIRE BUSINESS PARK, LLC
77 NASHUA ROAD, SHARON, NH 03458

SCALE: 1"=30' FEBRUARY 22, 2024

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

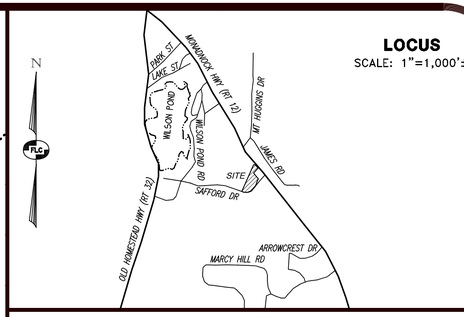
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
◐	16	W1	Single	XWS-LED-02L-FTW-UNV-DIM-30-80CRI-IMSBT1 / WALL MTD 11' AFG

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209-20



LOCUS
SCALE: 1"=1,000'±

LIGHTING NOTES:

1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UP–LIGHTING ARE PROHIBITED.
3. LIGHTING IS PROVIDED VIA BUILDING MOUNTED LIGHTS.
4. MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 11 FEET ABOVE FINISH GRADE ON THE BUILDINGS. LOCATED AT EACH BUILDING UNIT.
5. ALL LIGHTS ARE TO BE SETUP ON PHOTOCELLS TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS. TIMER SHALL BE INSTALLED TO LIMIT HOURS FROM 6 AM – 10 PM. IF OPERATING 24/7 THE LIGHTING MUST REDUCE BY 50% FOR SECURITY LIGHTING, HALF OF THE WALLPACKS SHALL BE INSTALLED WITH MOTION SENSORS.
6. ALL FIXTURES AND HARDWARE ARE TO BE DARK BRONZE IN COLOR TO MATCH.
7. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND TOWN OF SWANZEY.
8. SITE LIGHTING WILL BE CONTROLLED BY A TIMER OR MOTION ACTIVATED AFTER 8 P.M. SECURITY LIGHTING (*) WILL BE MAINTAINED AS NEEDED.
9. LIGHTING FIXTURES PROVIDED BY EXPOSURE 2 LIGHTING.



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

Mirada Small Wall Sconce (XWS)
Outdoor LED Wall Light (OR EQUAL)

- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	6/19/25	SITE PLAN MOD. – GRAVEL PARKING ADDED		CJC	JEN
A	5/2/24	ADDED LIGHTS BY ADA SPACES PER PB	---	SJB	JEN

LIGHTING PLAN

TAX MAP 209 LOT 4
SAFFORD DRIVE
SWANZEY, NEW HAMPSHIRE
PREPARED FOR:

ASHER CONSTRUCTION, LLC
77 NASHUA ROAD, SHARON, NH 03458
LAND OF:

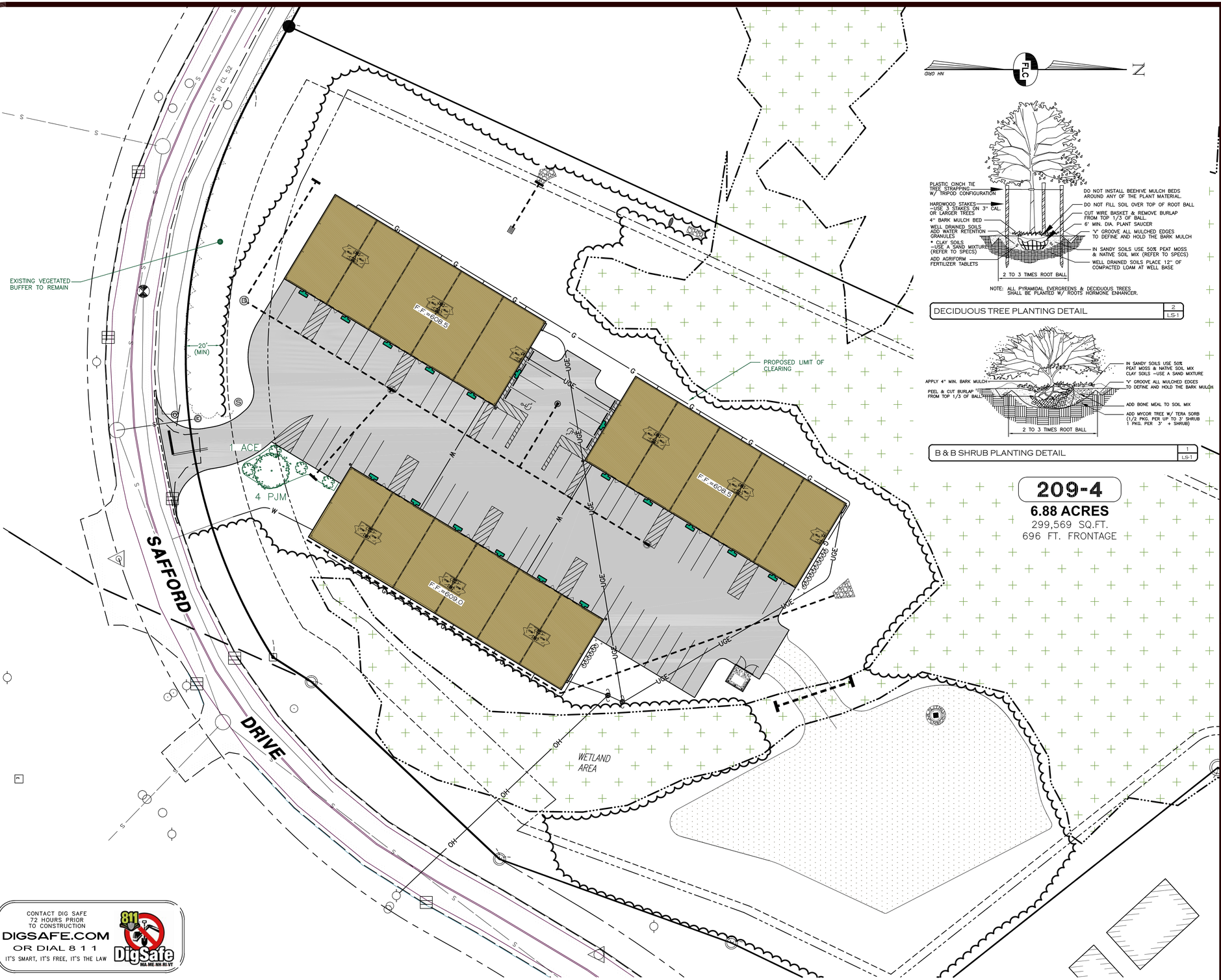
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NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

DECIDUOUS TREE PLANTING DETAIL — 2 / LS-1

B & B SHRUB PLANTING DETAIL — 1 / LS-1

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG–SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
3. EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP–DUMPS ARE ALLOWED ON SITE.
4. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
5. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
6. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1–YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
9. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
10. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
11. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
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15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED OR NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.

PLANT SYMBOLS	PLANT LIST		QTY.
ACE	ACER RUBRUM (RED MAPLE) (OR EQUAL)		(1) 3" CAL.
PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON) (OR EQUAL)		(4) 18"–24"

LANDSCAPING CALCULATIONS:

LANDSCAPE STRIPS BETWEEN BUILDINGS AND STREETS:
MINIMUM OF 1 SHADE TREE (3" CALIPER) PLANTED OR RETAINED PER 30 FEET OF FRONTAGE
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A MINIMUM OF 6 SHADE TREES ARE RETAINED ALONG THE PERIMETER OF THE PARKING AREA.

INTERIOR GREENSPACE:

55 SPACES X 10 SF/SPACE = 550 REQUIRED GREENSPACE IN PARKING AREAS ADJACENT TO BUILDINGS
TOTAL PROVIDED = 705 SF

GRAPHIC SCALES
30' 15' 0 30' 60' 90'
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TAX MAP 209 LOT 4
SAFFORD DRIVE
SWANZEY, NEW HAMPSHIRE
PREPARED FOR:

ASHER CONSTRUCTION, LLC

77 NASHUA ROAD, SHARON, NH 03458
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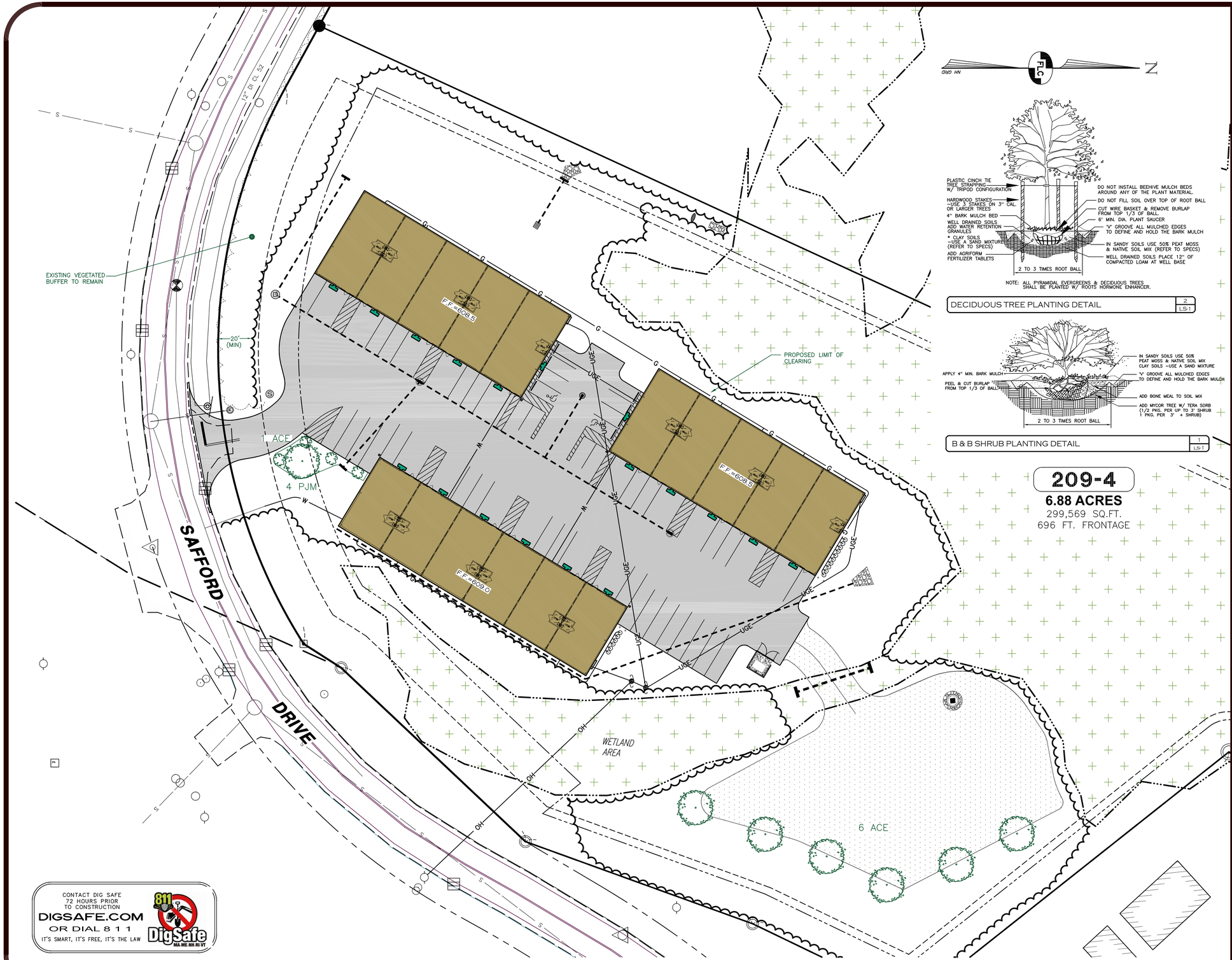
SCALE: 1"=30' FEBRUARY 22, 2024

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	7/24/25	REVS PER PB – LANDSCAPING		CJC	JEN
A	6/19/25	SITE PLAN MOD. – GRAVEL PARKING ADDED		CJC	JEN

LANDSCAPE PLAN

TAX MAP 209 LOT 4
SAFFORD DRIVE
SWANZEY, NEW HAMPSHIRE
PREPARED FOR:

ASHER CONSTRUCTION, LLC

77 NASHUA ROAD, SHARON, NH 03458
LAND OF:

SAPPHIRE BUSINESS PARK, LLC

77 NASHUA ROAD, SHARON, NH 03458

SCALE: 1"=30' FEBRUARY 22, 2024

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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 AREA)	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.

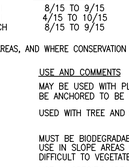
21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

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

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IT'S SMART. IT'S FREE. IT'S THE LAW.



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.

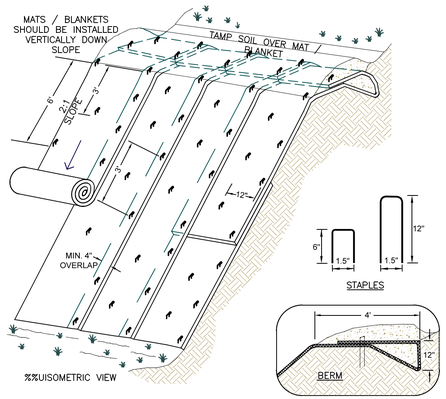
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

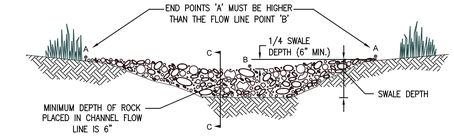


%%UISOMETRIC VIEW

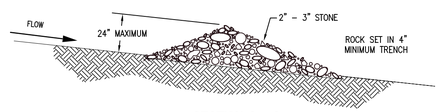
NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

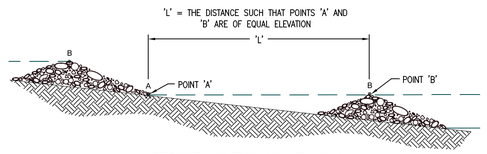
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C - C

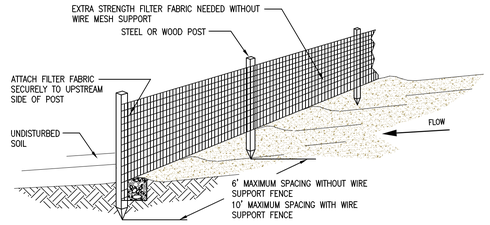


PROFILE - CHECK DAM SPACING

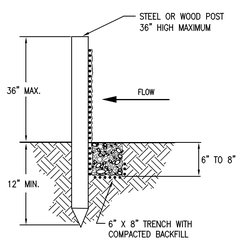
NOTES:

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.

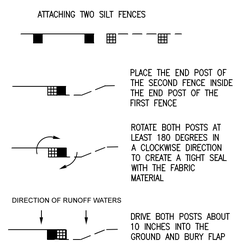
STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

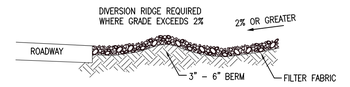


ATTACHING TWO SILT FENCES

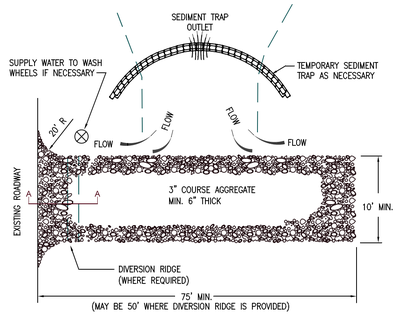
NOTES:

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 — 6 / 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 — 7 / DT-1

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

EROSION CONTROL DETAILS

TAX MAP 209 LOT 4
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ASHER CONSTRUCTION, LLC
77 NASHUA RD, SHARON, NH 03458

SCALE: 1"=20' FEBRUARY 22, 2024

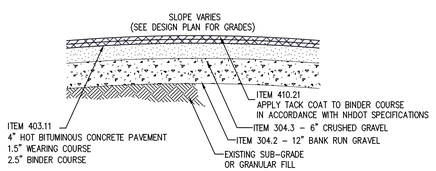
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
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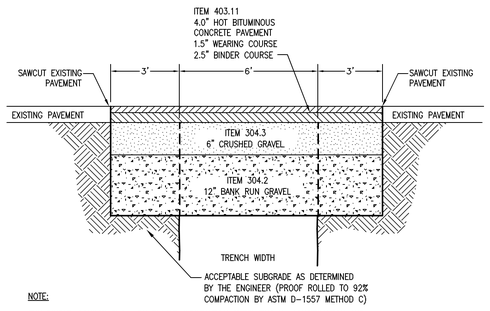
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN 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**

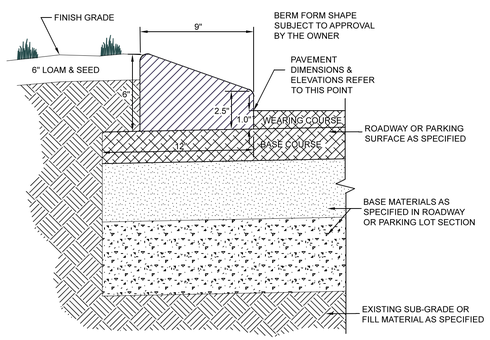
PAVEMENT SECTION — 2 / DT - 2



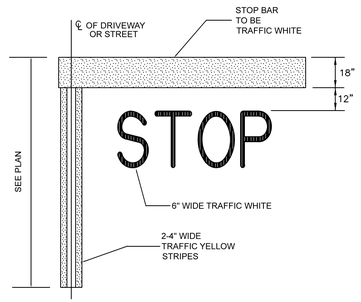
NOTE:

THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

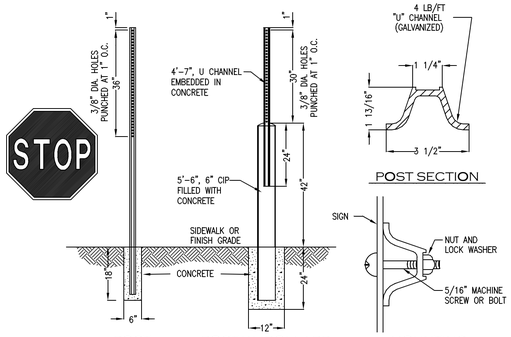
PAVEMENT TRENCH PATCH — 3 / DT - 2



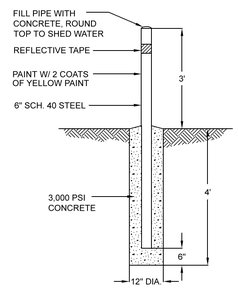
CURB - ASPHALT (CAPE COD BERM) — 4 / DT - 2



STOP BAR DETAIL — 5 / DT - 2



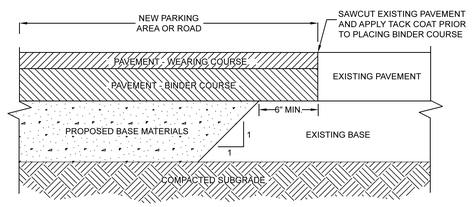
SIGN POST - STANDARD & W/BOLLARD — 6 / DT - 2



OR APPROVED EQUAL

SCALE: N.T.S.

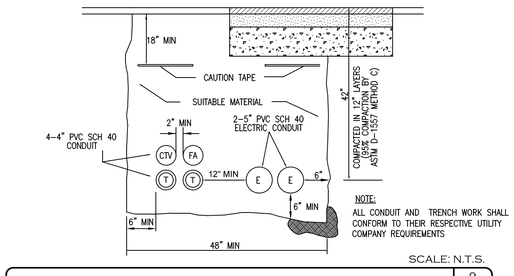
BOLLARD — 7 / DT - 2



NOTE:

1. SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

PAVEMENT MATCH — 8 / DT - 2

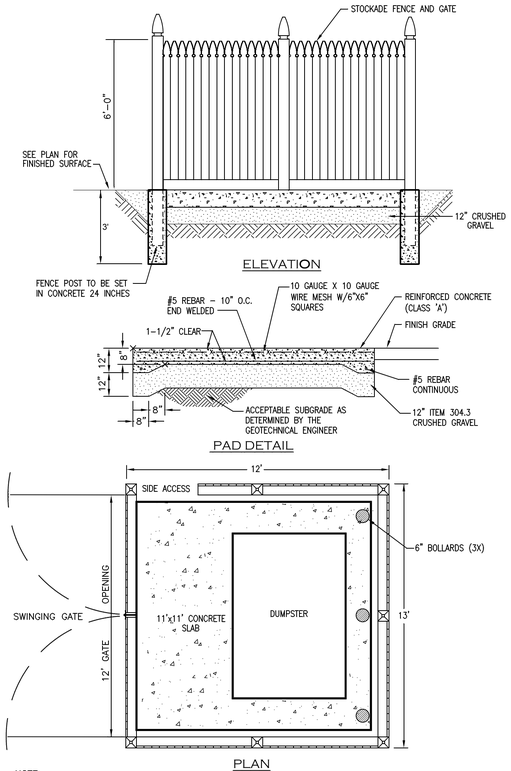


NOTE:

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

SCALE: N.T.S.

TYPICAL UTILITY TRENCH — 9 / DT - 2



NOTE:

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SCREEN FENCE TO THE ENGINEER FOR APPROVAL.

DUMPSTER ENCLOSURE — 10 / DT - 2

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
IT'S SMART. IT'S FREE. IT'S THE LAW.

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

CONSTRUCTION DETAILS

TAX MAP 209 LOT 4
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

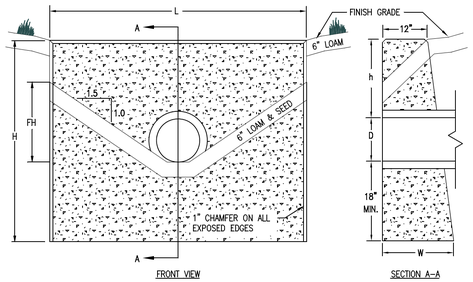
PREPARED FOR:
ASHER CONSTRUCTION, LLC
77 NASHUA RD, SHARON, NH 03458

SCALE: 1"=20' FEBRUARY 22, 2024

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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



CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"

HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

HEADWALL - PRECAST CONCRETE (HW1) — 1 / DT - 3

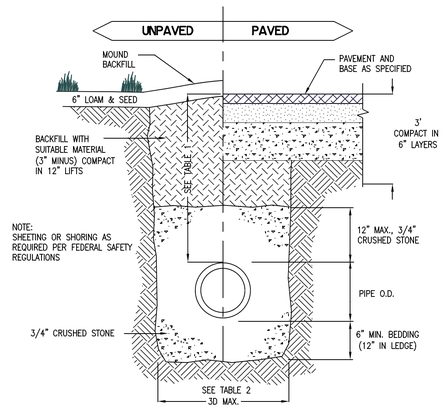
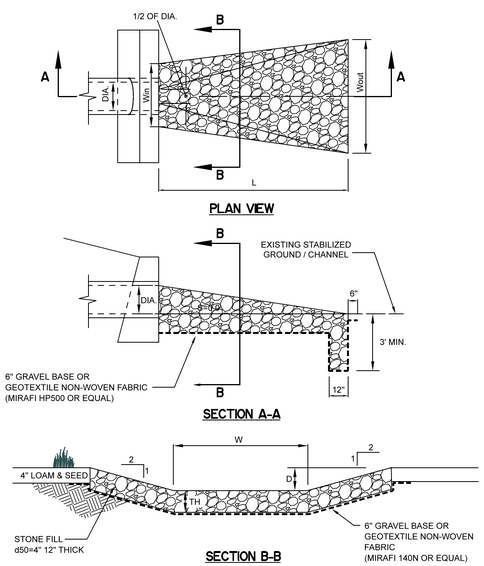


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

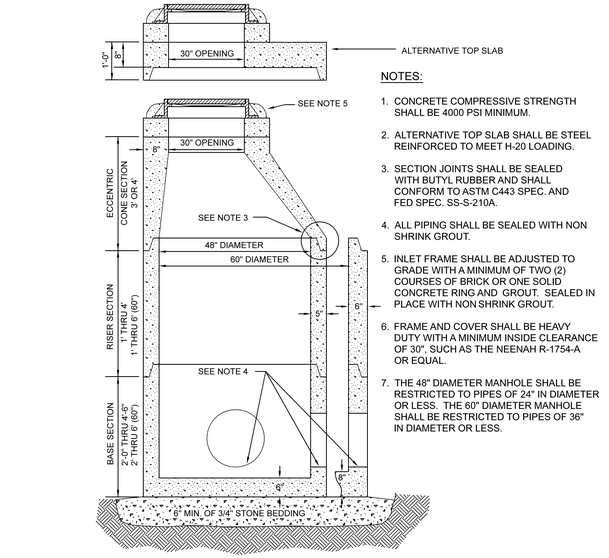
DRAINAGE TRENCH (TYPICAL) — 2 / DT - 3



RIP-RAP OUTLET PROTECTION — 4 / DT - 3

TYPICAL SWALE DETAIL — 5 / DT - 3

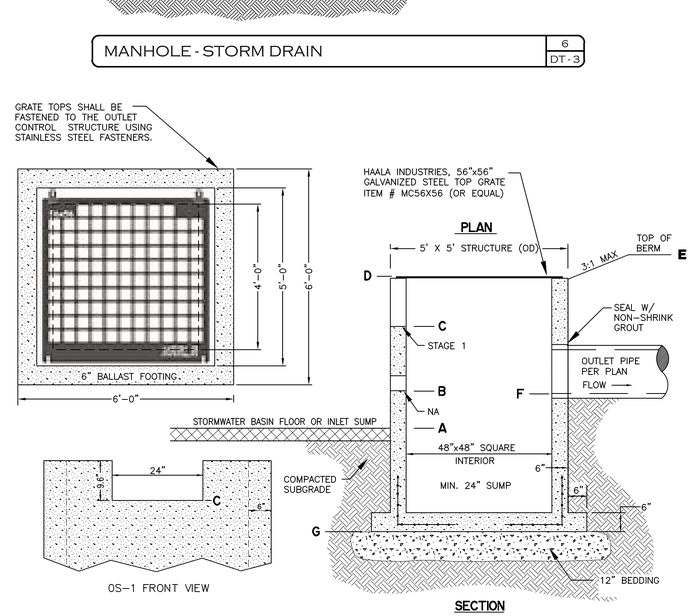
STORMWATER BASIN DETAIL — 3 / DT - 3



NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. FRAME AND COVER SHALL BE HEAVY DUTY WITH A MINIMUM INSIDE CLEARANCE OF 30", SUCH AS THE NEENAH R-1754-A OR EQUAL.
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

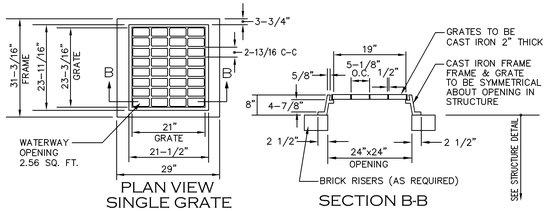
MANHOLE - STORM DRAIN — 6 / DT - 3



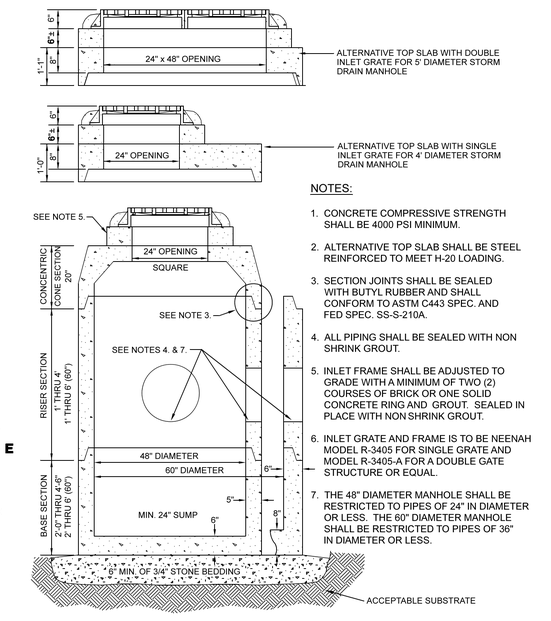
LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	4" ORIFICE	12" WEIR	600.0	600.0	601.0	603.0	604.0	599.0	597.0

SCALE: N.T.S.

OUTLET STRUCTURE — 7 / DT - 3



FRAME AND GRATE - NHDOT TYPE B — 8 / DT - 3



NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3405 FOR SINGLE GRATE AND MODEL R-3405-A FOR A DOUBLE GATE STRUCTURE OR EQUAL.
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

CATCH BASIN — 9 / DT - 3

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

CONSTRUCTION DETAILS

TAX MAP 209 LOT 4
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ASHER CONSTRUCTION, LLC
77 NASHUA RD, SHARON, NH 03458

SCALE: 1"=20' FEBRUARY 22, 2024

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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