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
July 10, 2025
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, July 10, 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. June 26, 2025

3) Public Hearings

A. **PB 25-010: Furlone LLC Subdivision –** Furlone LLC has submitted a two-lot subdivision application for a lot located at Tax Map 210, Lot 4. The lot is in the Business District and has approximately 13.33 acres of land.

4) Discussions/Other Business

A. Site Plan Modification – Environmental Alternatives, Inc.

B. Site Plan Modification – Asher Construction, LLC

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **June 26, 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 joint meeting of the Swanzey Planning Board & Conservation Commission was called to order at 6:05pm. by Planning Board Chair Scott Self. The meeting was held at Whitcomb Hall.

Present:
Chair Scott Self, Vice Chair Michael York, Victoria Ames, Mark Scalera, Alternates Stacey Goodale, Jane Johnson, Kristen Reynolds and Selectman's Representative James Tempesta. Also present was Town Planner Adam Paquette and Assistant Town Planner Stephon Mehu. Present from Conservation Commission were Chair Cheri Domina, Bud Windsor, Jay Ward, and Bonnie Hart.

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

Others Present:
Planner Adam Paquette and Assistant Planner Stephon Mehu

MINUTES:

- The meeting Minutes of **June 12, 2025** were considered. **Motion** was made by Scalera to approve the meeting minutes. There was a second by Ames**.** All were in favor. With no further discussion, ***Motion passed***.

Discussion on Wetlands Conservation District Amendments:
Domina explains the process of drafting the proposed changes to the Wetlands Conservation District parameters. Victoria addresses the coordination of amending the changes from the 2025 Town Warrant changes and work it took to draft amendments.
<u>Section 7, Subsection A</u>
Self explains that he feels point f, under Section 7, paragraph A, is unnecessary; Lane feels point f is the same point e. Jay explains the importance of ecological aspects being addressed. F may be stricken if other changes deemed more important.
<u>Section 7, Subsection B</u>
Justification of vernal pool protection discussed; integral to breeding of certain species. Parentheses under point 2, point c, should be moved to exemptions. Expansion of point b to include definition of vernal pools.
<u>Section 7, Subsection B, #3</u>
Buffers are discussed. Self addresses that peat lands are not defined in the ordinance. Domina suggests adding definitions of wetlands types to C. Self, York, and Self all agree that buffers are too restrictive and take away property; they do not support.

Subsection D

Self suggests leaving out the first paragraph: "uses listed below…" Paquette suggests adding the 'shall not' uses to prohibited uses. Self suggests page 6, number 11. Contents of point 1, short of construction of well, should be moved to conditional uses number 9. Number 5 shall remain, as permission from the PB would not be necessary. Number 6 is to remain. Addition of "within" and change to 200 square feet for number 10. Prohibited Uses to be reviewed.

Subsection F

The validity of the PB's power to waive aspects of the Ordinance is discussed and it is determined that the wording shall be modified to address only the permission of reasonable conditions. Planning staff will address lack of clarity with Town Counsel.
Justification of #3 stems from ZBA approvals and guidance; will be double checked.
#5 & 6 to be combined.
Shortening of #7 to simply the first sentence.
#8 will be replaced by dry hydrant point from beginning

Conditional Use Criteria

#1, 2, and 3 will remain as proposed.
Beginning of #4, after extent possible, shall be moved to SPR
Self and Ward suggest modify C and remove everything post
#5 shall remain as is
#6 shall be stated as the parameters under which are followed in ConCom review

Other Business:

Mike York addresses changes within the legislature and proposed bills that will show changes in Zoning, namely ones shifting power from municipality back to the State.

Jay Ward addresses the PB position on buffers. Ward and Domina explain how the buffer will serve as a tool to regulate development that happens within close proximity to wetlands in Swanzey.

Hart addresses the importance of protecting wetlands for not just pollution, but aquifer and flood protection as well.

ADJOURNMENT

Motion to adjourn was made by B. Self**.** There was a second to the motion by Lane with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 8:27 p.m.

Next Meeting: July 10, 2025

Respectfully Submitted,
Stephon Mehu, Assistant Town Planner

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: July 3, 2025

RE: Planning Board 25-010 – Subdivision Application – Map 210 Lot 4

Proposal:

Furlone LLC has submitted a 2-lot subdivision application for the property located at 5 Business Center Drive and shown at Tax Map 210, Lot 4. The subject property is located in the Business District, is approximately 13.33 acres in size, and includes multiple existing structures. The applicant is asking for the following waivers to the Plat Submission Checklist:

- **#12 Existing and proposed topographic contours:** All existing contours to remain
- **#14 Percolation tests and test results:** Lot has town water and sewer, no leach fields existing or proposed
- **#15 Soil mapping types, slopes, boundaries:** All buildings and drainage are existing with none new proposed
- **#20 Final road profiles and cross sections:** No new roads are proposed, existing road to remain private
- **#21 All drainage and erosion control plans:** No new construction proposed, all roads and buildings are existing
- **#22 State subdivision (septic) approval:** No existing or proposed new septic systems, town water and sewer
- **#23 State highway/Municipal access permit:** All access permits are existing with no new proposed access. See attached approvals from 2006 for Business Center Drive and from 2017 for 251 Old Homestead Highway (Airport Storage)

Legal Notices:

The required notice was posted in three public places and on the Town's website on June 26, 2025. Certified letters were sent to abutting property owners on June 26, 2025. The legal notice appeared in the Keene Sentinel on Saturday, July 5, 2025. Upon a finding by the Board that the application meets the submission requirements of the Subdivision Regulations, the Board will vote to accept the application as complete. A public hearing on the merits of the proposal may follow immediately; if not, a public hearing will be scheduled for a time and date certain.

Applicable Ordinances and Regulations:

The subject property is located within the Business District, and in accordance with Section V.B.3, the minimum lot size in the Business District is one (1) acre, with a minimum frontage of one hundred twenty-five (125) feet on a Town or State maintained road. Furthermore, per Section III.X, the

minimum lot size requirement must be calculated using only contiguous upland area and must exclude land classified as wetlands or having slopes of twenty-five percent (25%) or greater.

The proposed subdivision will result in two lots: Map 210 Lot 4 and Lot 4-1. Lot 4 is proposed to contain 9.29 acres, and Lot 4-1 is proposed to contain 4.51 acres. While wetlands are indicated on the existing parcel, the submitted plan does not clearly delineate whether these wetlands (and any areas with steep slopes) have been excluded from the lot size calculations, as required by ordinance. Clarification and updated calculations may be necessary to confirm compliance with the minimum lot size requirements.

Staff Review and Recommendation

No concerns have been provided by Department Heads at this time. Based on its review, staff believes the Subdivision application is complete.

Attachments

A. Subdivision Application
B. Subdivision Plans
C. Tax Map

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

RECEIVED
JUN 19 2025
TOWN OF SWANZEY

SUBDIVISION 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. Seven (7) 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. The mylar shall be provided at the time of public hearing.

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 either approve or disapprove the application no later than 65 days from the date 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 a disapproval, the notice will include the reasons for the decision and state what corrective action needs to be taken by the applicant.

TYPE OF APPLICATION:

☐ Lot Line Adjustment ☐ Technical Subdivision

☒ Minor Subdivision ☐ Major Subdivision

1. Name and address of owner(s) of record:
   Furlone, LLC PO Box 110, 33 Woods Road
   Spofford, NH 03462
   Preferred Telephone: 603-355-7450 c Email: bfurlone@furlanellc.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:
   David A. Mann, LLS
   Chesterfield, NH
   Preferred Telephone: 603-357-5904 Email: Damsurveyor641@gmail.com
4. Street Address of Proposed Subdivision: 265/251 Old Homestead Highway
5. Zoning District(s): Business Map 210 Lot 4 ~~36~~ Lot(s) ~~5~~
6. Purpose of the Application: Subdivide one lot into two lots.
7. Number of lots and/or units for which approval is sought. (Unsubdivided land must be counted as a lot.) 2 Lots _____ Units
8. NH Department of Environmental Services Subdivision (Septic) Approval #: NA
   Town Water/Sewer

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.

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 subdivision process of the property shall be borne by the Applicant and/or owner.

June 18, 2025 — Robert K Fenton
Date — Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the subdivision 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.

June 18, 2025 — Robert K Fenton
Date — Signature

I hereby authorize N/A to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): Robert K Fenton Date: June 18, 2025

Signed (Agent): _____ Date: _____

FEE SCHEDULE

1. Minor Subdivision: A subdivision of land of not more than three (3) lots with no potential for resubdivision that fronts on a existing street and requires no new streets, utilities, or other municipal improvements. Filing Fee: $60.00 plus $20.00 per lot (x 2). $ 120

2. Major Subdivision: Any subdivision not classified as a Minor Subdivision.

   Filing Fee: $60.00 plus $20.00 per lot (x____) and $10.00 per lot (x____) for Fire Department and Code Review. $_____

3. Notice Fee: Current rates for Keene Sentinel and Certified Mail. $_____

4. Recording Fee: Current rates for Cheshire County Registry of Deeds. $_____

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 Subdivision Regulations to ensure that all requirements are being met.

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Proposed subdivision name or title.	☒	☐	
2.	Name and address of owner.	☒	☐	
3.	Scale of 1" = 30', written and graphic.	☒	☐	
4.	North arrow.	☒	☐	
5.	Locus plan.	☒	☐	
6.	Name, license number and seal of surveyor.	☒	☐	
7.	Boundary survey including bearings, distances and the location of permanent markers.	☒	☐	
8.	Location and profiles with elevations of existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.	☒	☐	
9.	Existing and proposed easements, rights-of-way, buildings, water courses, ponds, standing water, rock ledges, stone walls and other essential site features.	☒	☐	
10.	Location of property lines, including entire undivided lot, lot areas and frontage on public right-of-way.	☒	☐	
11.	Tax map and lot number according to the Town of Swanzey numbering system.	☒	☐	
12.	Existing and proposed topographic contour boundaries at five (5) foot intervals.	☐	☐	X
13.	Location of ground water.	☒	☐	
14.	Percolation tests and test results.	☐	☐	X
15.	Soil mapping types, slopes and boundaries.	☐	☐	X
16.	Deed restrictions.	☒	☐	
17.	Open space to be preserved.	☒	☐	
18.	Existing buildings and other man-made structures to remain.	☒	☐	
19.	Existing and proposed streets with class, names and right-of-way widths.	☒	☐	
20.	Final road profiles and cross sections.	☐	☐	X
21.	All drainage and erosion control plans approved by the CCCD, if applicable.	☐	☐	X
22.	State subdivision (septic) approval.	☐	☐	X
23.	State Highway/Municipal Access permit, as applicable.	☐	☐	X

265/251 Old Homestead Highway Two Lot Subdivision

Waiver Request

- **#12 Existing and proposed topographic contours:** All existing contours to remain
- **#14 Percolation tests and test results:** Lot has town water and sewer, no leach fields existing or proposed
- **#15 Soil mapping types, slopes, boundaries:** All buildings and drainage are existing with none new proposed
- **#20 Final road profiles and cross sections:** No new roads are proposed, existing road to remain private
- **#21 All drainage and erosion control plans:** No new construction proposed, all roads and buildings are existing
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Abutters List for
Furlone One LLC
5 Business Center Drive
Swanzey, NH

Tax Map 210-4-000
Furlone One LLC
5 Business Center Drive
Swanzey, NH 03446
2260/345

Tax Map 210-4-0-BG0-1
Town of Swanzey
35 Business Center Drive
Swanzey, NH 03446

Tax Map 210-5-000
Raette Frazier Trombley LLC
233 Old Homestead Hwy
Swanzey, NH 03446
3299/783

Tax Map 210-3-000
J & L Realty Corporation
277 Old Homestead HWY
Swanzey, NH 03446
2254/882

Tax Map 210-2-000
Eric S. & Mary J. Stanley
287 Old Homestead HWY
Swanzey, NH 03446
1762/254

Across the road

Tax Map 210-8-000
Old Homestead Highway LLC
244 Old Homestead HWY
Swanzey, NH 03446
3220/1293

Tax Map 210-9-000
Sar Realty of Langdon LLC
258 Old Homestead HWY
Swanzey, NH 03446
2499/578

Tax Map 210-10-000
Colleen R. O'Brien
266 Old Homestead Hwy
Swanzey, NH 03446
3225/736

Tax Map 210-11-000
Timothy P. & Lily S. Gallagher
278 Old Homestead Hwy
Swanzey, NH 03446
3090/506

Surveyor:

David A Mann LLS
40 Gulf Road
Chesterfield, NH 03443

New Hampshire DOT
Department of Transportation

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

CAROL A. MURRAY, P.E.
COMMISSIONER

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

9/19/2006

Robert Furlone
14 Terrace St.
PO Box 70
Marlborough, NH 03455

Re: Proposed addition of a 5000 square foot. building to property at 265 Old Homestead Highway

Dear Mr. Furlone,

The NHDOT has received your proposed plan for the above addition to your property and reviewed the site entrance .. Upon review, it has been determined that no alterations will be required, at this time, to the drive entrance if approved by the Town of Swanzey.

If questions remain, feel free to contact me at 352-2302.

Sincerely,

Rene Fish

Rene Fish
Access Control Supervisor

BUREAU OF HIGHWAY MAINTENANCE • DISTRICT 4 • 19 BASE HILL ROAD • SWANZEY, NEW HAMPSHIRE 03446-3401
TELEPHONE: 603-352-2302 • FAX: 603-352-7725 • TDD ACCESS: RELAY NH 1-800-735-2964 • INTERNET: WWW.NHDOT.COM

New Hampshire DOT
Department of Transportation

Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 4 Office, 19 Base Hill Road, Swanzey, NH 03446

William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: Bob Furlone
Furlone LLC
PO Box 110
Spofford, NH 03462

City/Town: Swanzey
Route/Road: NH 32 (S0000032)
Patrol Section: 411
Tax Map: 36
Lot: 5
Development: Mini Storage

Permit #: 04-441-0077
District: 04
Permit Date 6/22/2017

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 32 (S0000032), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.06 miles south of Safford Drive on the west side of NH 32 (S0000032).
SLD Station: 32143 (left) GPS: 42.894061 N 72.264336 W.

Specifications: This permit authorizes a paved access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 15' from travelled way.
The entrance shall be graded so that the surface of the drive drops 12 inches at a point 20 feet from NH 32 (S0000032) edge of pavement to create a drainage swale.

The driveway shall not exceed 24 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

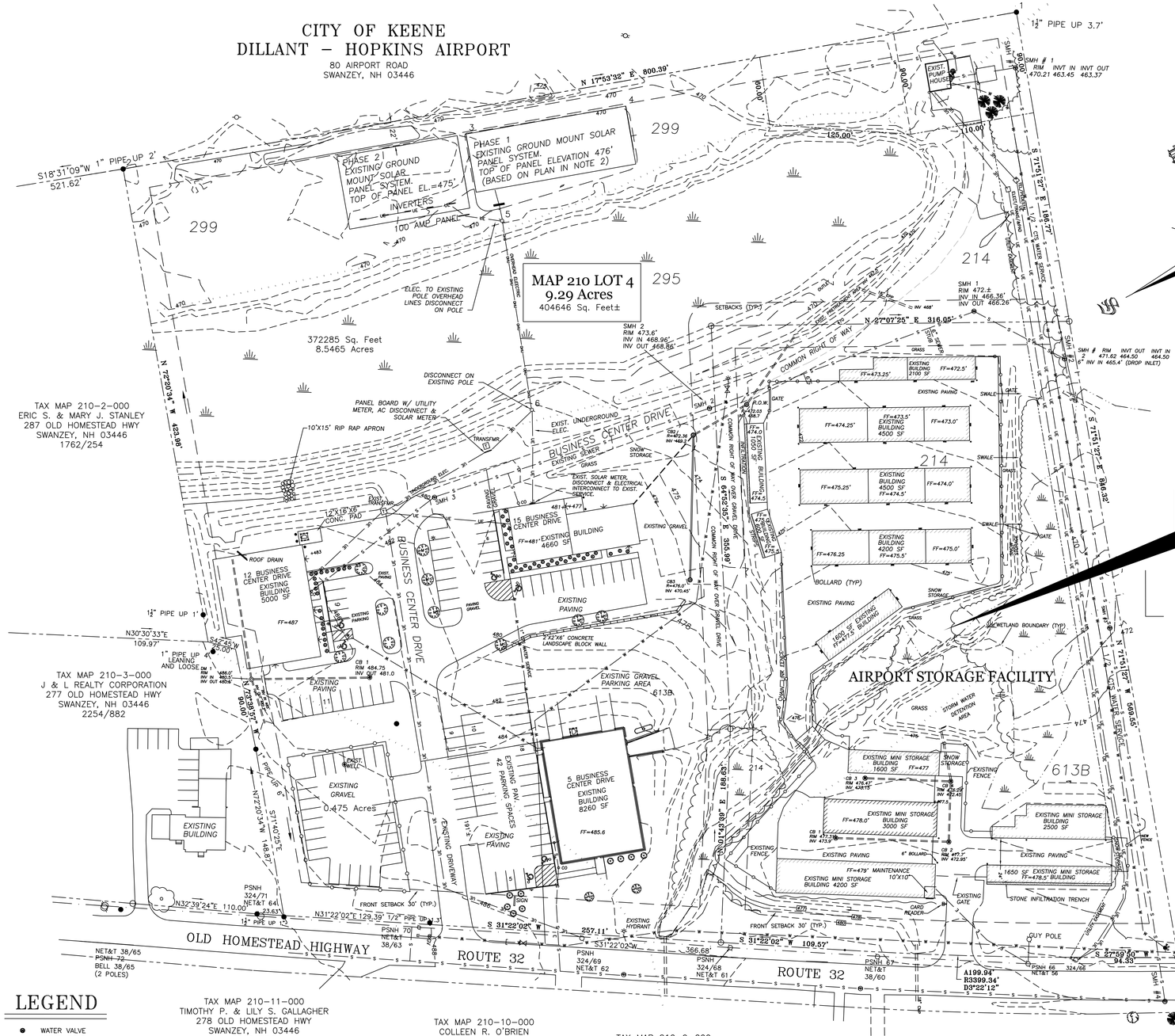
No parking, catering or servicing shall be conducted within the Highway Right of Way.

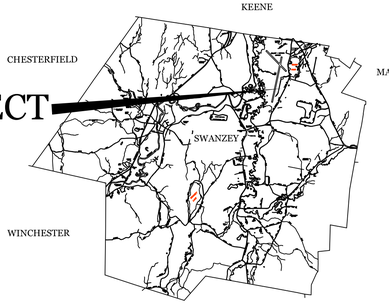
The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

CITY OF KEENE
DILLANT – HOPKINS AIRPORT

80 AIRPORT ROAD
SWANZEY, NH 03446





NOTES

1. BEARINGS ARE BASED ON THE PLAN IN NOTE 2A.
2. PLAN REFERENCES:
   A. SITE PLAN, FURLONE LLC, AIRPORT BUSINESS CENTER PREPARED BY MONADNOCK LAND PLANNING, DATED OCT. 23, 2020, ON FILE AT THE TOWN OF SWANZEY.
3. ASSESSOR INFORMATION BASED ON TOWN RECORDS:
   TAX MAP 210–4–000
   FURLONE LLC
   5 BUSINESS CENTER DRIVE
   SWANZEY, NH 03446
   2260/345, 3028/935
4. CONTOURS ARE BASED ON PLAN IN NOTE 2A AND ARE SUBJECT TO AS BUILT CONDITIONS, ALSO SPOT ELEV., RIM AND INVERT.
5. ZONING DISTRICT: BUSINESS
6. THE RIGHT OF WAY OF ROUTE 32 IS BASED ON PHYSICAL EVIDENCE FOUND i.e. IRON PINS/IMPROVEMENTS AND IS SUBJECT TO AND BENEFITTED BY THE LAYOUT.
7. LOT #4 AND LOT #4–1 ARE SUBJECT TO ALL EXISTING EASEMENTS AS DESCRIBED IN 2145/88, 2155/542, 2212/876, 2218/783 OR AS OTHERWISE INDICATED IN BOOK 2260 PAGE 346.
8. LOT #4–1 IS SUBJECT TO AN EXISTING SEWER LINE EASEMENT FROM 15 BUSINESS CENTER DRIVE (VISORY) ACROSS THE AIRPORT STORAGE FACILITY, I.E. LOT #4–1.
9. LOT #4 IS SUBJECT TO AN EASEMENT BENEFITTING LOT #4–1 AND TENANTS AT THE AIRPORT STORAGE FACILITY TO PASS AND REPASS OVER BUSINESS CENTER DRIVE FOR ACCESS TO THE REAR OF THE STORAGE UNITS.
10. LOT #4 IS SUBJECT TO AN EASEMENT BENEFITTING LOT #4–1 TO ALLOW THE PLOWING AND DUMPING OF SNOW INTO THE RETENTION POND EXISTING ON LOT #4 AS SHOWN ON THE PLAN.
11. LOT #4 AND LOT #4–1 ARE SUBJECT AND BENEFITTED BY A COMMON ACCESS EASEMENT 40 FEET WIDE CENTERED ON THE COMMON PROPERTY LINE RUNNING S 03° 32' 47" E, 280 FEET FROM BUSINESS CENTER DRIVE TO AN IRON PIN AT AN ANGLE POINT IN THE COMMON PROPERTY LINE.

LEGEND

- WATER VALVE
- UTILITY POLE
- MAN HOLE
- SHRUB
- IRON PIN TO BE SET
- IRON PIN FOUND
- FIRE HYDRANT
- GUY ANCHOR
- DRILL HOLE
- DECIDUOUS TREE
- CATCH BASIN
- LANDSCAPE PLANTING
- PROPERTY LINE
- UE — UNDERGROUND ELECTRIC
- OHW — OVERHEAD WIRES
- W — WATER LINES
- S — SEWER LINES
- DRAINAGE LINES
- TREE LINE
- SOILS BOUNDARY

SOILS LEGEND

214 NAUMBURG LOAMY FINE SAND
295 GREENWOOD MUCKY PEAT
526B CAESAR LOAMY SAND, 3–8% SLOPES
526E CAESAR LOAMY SAND, 15–50% SLOPES
613B CROGAN LOAMY FINE SAND, 0–5% SLOPES

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

DAVID A. MANN LLS 641

SUBDIVISION PLAN
PREPARED FOR
FURLONE LLC
AIRPORT BUSINESS CENTER
AND
AIRPORT STORAGE FACILITY
ROUTE 32
TOWN OF SWANZEY
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
SCALE: 1 INCH = 50 FEET
JUNE 10, 2025

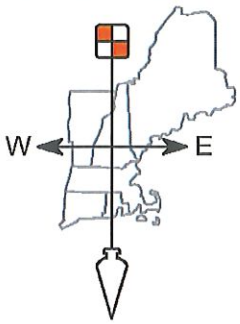
0 50 100 150

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 641 DAVID A. MANN SIGNATURE

DAVID A MANN SURVEY
40 GULF ROAD
CHESTERFIELD, N.H. 03443
603 903 7959

REVISION BLOCK: 6–18–25, DAM, LOT#'S

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: June 19, 2025

Re: Environmental Alternatives, Inc.
Site Plan Modification Application
Tax Map Parcel 209-1-1 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	6/19/25		Site Plan Modification Application
1			Project Statement Letter
1			Abutters List & Labels
1			Letter of Authorization (Owner & Applicant)
4	6/19/25		Full Size Site Plans (22"x34")
1			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. 3738.04

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

SITE PLAN MODIFICATION FORM AND CHECKLIST

General Requirements	
☑	Project statement that **clearly describes the proposed modifications to the site**
☑	An updated copy of the **originally approved site plan** that **clearly shows the proposed modifications**
☑	An Amendment History Box that briefly describes the proposed changes **Example of an Amendment History Box:** Approval Date(s) — Changes to plan *05/12/2025 — One building made larger from 40'x80' to 60'x120'.*

Site Plan Modifications are changes which result in minimal impact to the overall site layout and adjacent properties. The Planning Board, at their discretion, may determine if modifications can be processed as a Site Plan Modification at a regular meeting or require a public hearing. They may also re-classify any Site Plan Modification as a Site Plan Review.

PLANNING BOARD REVIEW

☐	APPROVAL	☐	DENIAL

Planning Board Chair / Vice Chair: _____ Date: _____

Conditions / Reasons / Rationale:

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

June 19, 2025

RE: Environmental Alternatives, Inc.
Site Plan Modification Application
Safford Drive - Swanzey, NH
Tax Map 209, Lot 1-1

Swanzey Planning Board:

On behalf of our client, Christopher J. Norton of Environmental Alternatives, Inc., we are hereby submitting this letter as a project statement to outline the revisions made to an approved Site Plan. The project was recently approved on May 12, 2025 by the Planning Board to allow for two buildings and parking lots for a commercial business. The applicant has changed the size of one building and the site plans have been revised to address the Conditions of Approval.

We are hereby submitting a Site Plan Modification application based on the following revisions to the approved site plan:

1. The building has been enlarged to 60' x 120', where 40' x 80' was approved. The second building will remain as 40' x80'.
2. The parking has been modified based on the larger building configuration.
3. The drainage has been revised based on the larger building configuration. All areas drain to the same stormwater management system as approved.
4. A 6' fence has been added adjacent to the abutting Residential lot.
5. The pavement has been removed to the rear of the site in compliance with Section VI, Article B.9. This area will have a hard-pack gravel surface, as discussed at the May 8, 2025 Planning Board hearing.
6. A note has been added that no external storage, besides that which is called out on the site plans.

Thank you for the consideration in approving these modifications to the site plan. The applicant is looking to continue with construction as soon as possible.

Kind regards,
Fieldstone Land Consultants

John Noonan

John Noonan, Project Manager

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

April 19, 2025

FLC#3738.04 / JEN

List of Abutters
Tax Map 209 Lot Number 1-1
Swanzey, New Hampshire

Map 209 Lot 1, 1-1, 21
234 Old Homestead Hwy Rlty LLC
C/O John Burk (Landowner)
P.O. Box 705
Keene, NH. 03431-705

Map 105 Lot 12
Mnts Land LLC
230 Old Homestead Hwy
Swanzey, NH. 03446

Map 105 Lot 14
Stephanie M. Normand &
James H. Aron
11 Page Ct.
North Swanzey, NH. 03431-442

Map 106 Lot 48, 64
Trenna Ingalls &
Chad Corbeil
106 Wilson Pond Road.
North Swanzey NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 209 Lot 22
Carlisle Swanzey LLC
1676 Route 9
Stoddard, NH. 03464

Applicant:
Environmental Alternatives, Inc.
33 Whittemore Farm Road
Swanzey, NH. 03446

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

Town of Swanzey, NH

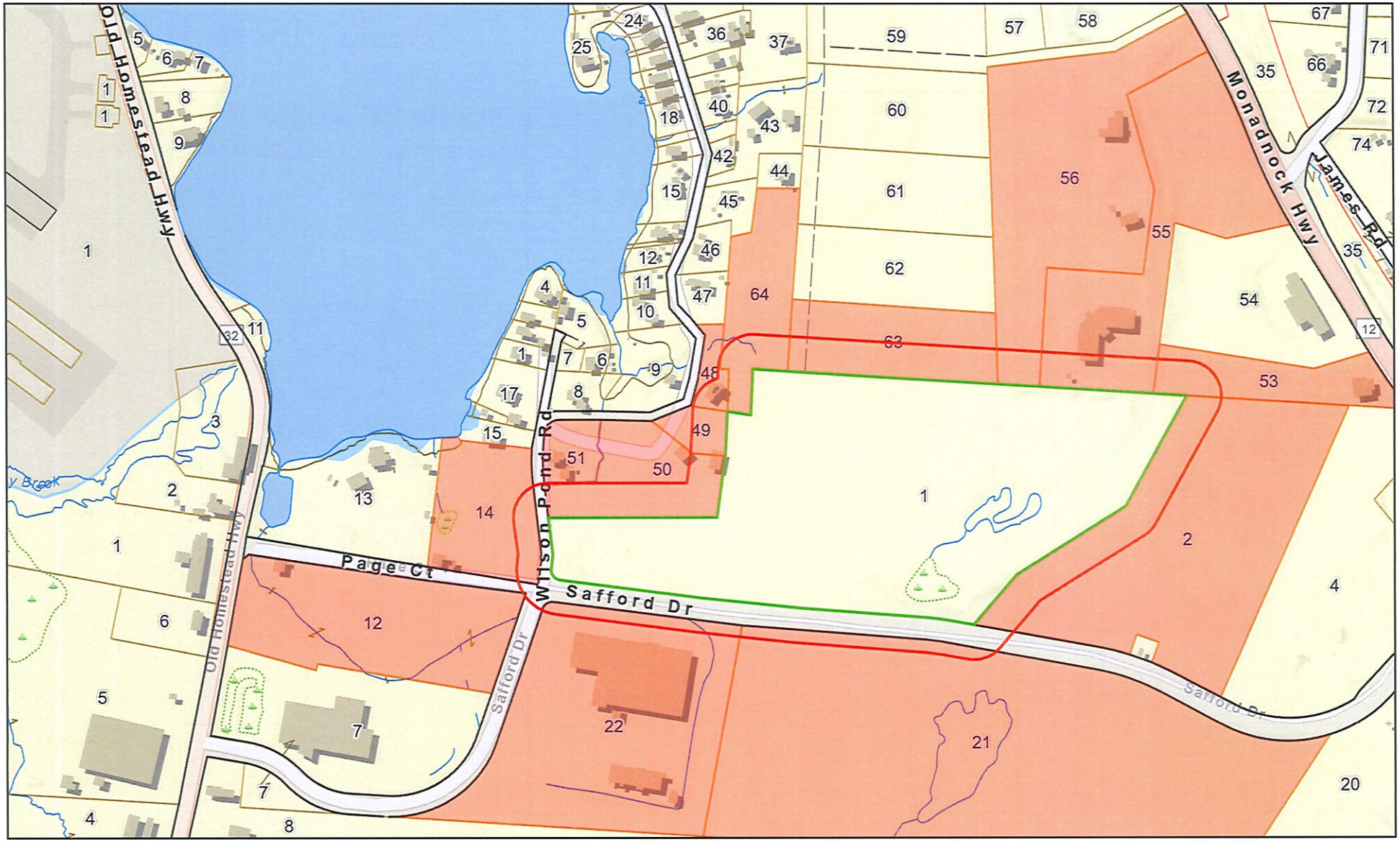
1 inch = 400 Feet

0 400 800 1200

June 19, 2025

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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

April 10, 2025

RE: 234 Old Homestead Highway Realty, LLC – Site Plan & Subdivision Application
Safford Drive - Swanzey, NH
Tax Map 209 Lot 1

To Whom It May Concern:

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

Very truly yours,

Signature: Christopher J Norton Print: Christopher J NORTON Date 4-15-25

AVERY 8160™
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
Go to avery.com/templates
Use Avery Template 5160®

JUNE 19, 2025

FLC#3738.04 / JEN

List of Abutters
Tax Map 209 Lot Number 1-1
Swanzey, New Hampshire

Map 209 Lot 1, 1-1, 21
234 Old Homestead Hwy Rlty LLC
C/O John Burk
P.O. Box 705
Keene, NH. 03431-705

Map 209 Lot 1, 1-1, 21
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C/O John Burk
P.O. Box 705
Keene, NH. 03431-705

Map 209 Lot 1, 1-1, 21
234 Old Homestead Hwy Rlty LLC
C/O John Burk
P.O. Box 705
Keene, NH. 03431-705

Map 105 Lot 12
Mnts Land LLC
230 Old Homestead Hwy
Swanzey, NH. 03446

Map 105 Lot 12
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North Swanzey NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 209 Lot 22
Carlisle Swanzey LLC
1676 Route 9
Stoddard, NH. 03464

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Carlisle Swanzey LLC
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Map 209 Lot 22
Carlisle Swanzey LLC
1676 Route 9
Stoddard, NH. 03464

Environmental Alternatives, Inc.
33 Whittemore Farm Road
Swanzey, NH. 03446

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33 Whittemore Farm Road
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Environmental Alternatives, Inc.
33 Whittemore Farm Road
Swanzey, NH. 03446

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

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206 Elm Street
Milford, NH 03055

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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®

SITE DEVELOPMENT PLANS

INDUSTRIAL BUSINESS

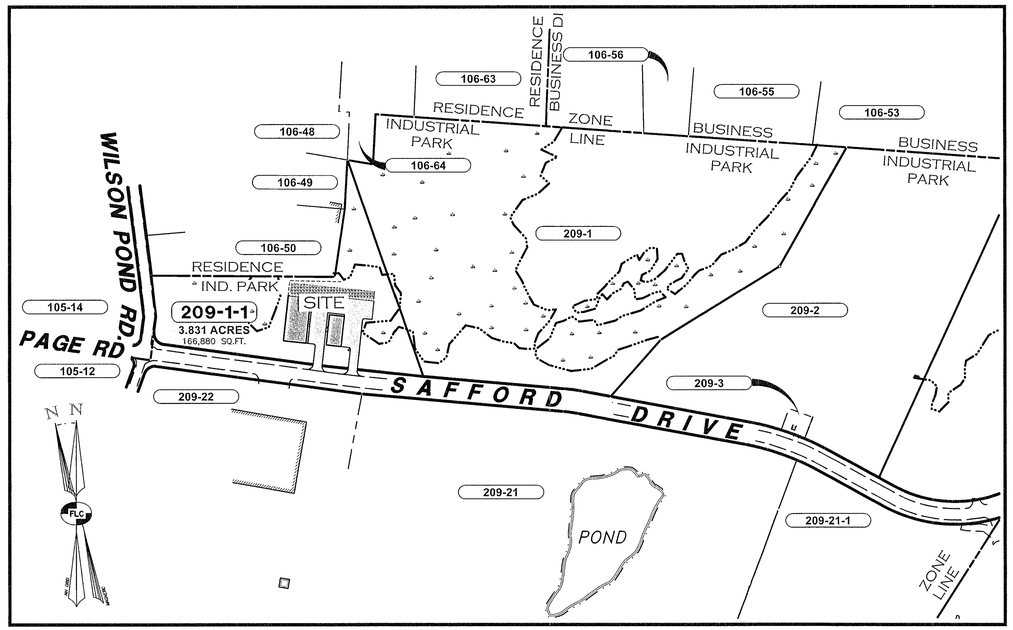
- TAX MAP 209, LOT 1-1 -

(SAFFORD DRIVE)

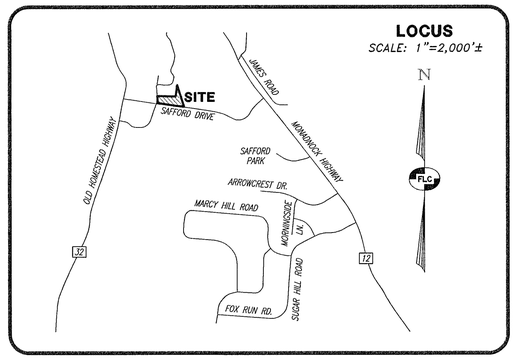
SWANZEY, NEW HAMPSHIRE

APRIL 17, 2025

REVISED: JUNE 19, 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
4	GR-1	GRADING & DRAINAGE PLAN
5	UT-1	UTILITY PLAN
6	LT-1	LIGHTING PLAN
7	LS-1	LANDSCAPING PLAN
8	DT-1	EROSION CONTROL NOTES
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	CONSTRUCTION DETAILS

PREPARED FOR:

ENVIRONMENTAL ALTERNATIVES, INC.

33 WHITTEMORE FARM ROAD, SWANZEY, NH 03446

LAND OF:

234 OLD HOMESTEAD HIGHWAY REALTY, LLC

P.O. BOX 705, KEENE, NH 03431

811 DigSafe MA.ME.NH.RI.VT

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
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KNOW WHAT'S BELOW

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

W E

FIELDSTONE
LAND CONSULTANTS, PLLC

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

STATE OF NEW HAMPSHIRE – CHAD E. BRANON, NH 12191 – LICENSED PROFESSIONAL ENGINEER
6/19/2025

OWNER'S SIGNATURE:_____ DATE:_____

APPROVED BY THE SWANZEY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY:
_____
_____

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		CJC	JEN

FILE: 3738CV04C.dwg | PROJ. NO. 3738.04 | SHEET: CV-1 | PAGE NO. 1 OF 10

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 — 10' CONTOUR INTERVAL
- 522 — 2' CONTOUR INTERVAL
- CULVERT
- OH — OVERHEAD UTILITY LINE
- W — WATER LINE
- S — SEWER LINE
- ZONE LINE
- PIN&C(F) — IRON PIN & CAP FOUND
- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

- TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- 519.5 — SPOT GRADE ELEVATION
- 519.5 TC / 519.0 BC — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — WATER MAIN
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN
- DIRECTIONAL OF TRAVEL ARROW, PAINTED
- GUARD RAIL
- VINYL VENCE

STRUCTURE DATA:

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TABLE=492.69
INV.IN=491.92
INV.OUT=491.88

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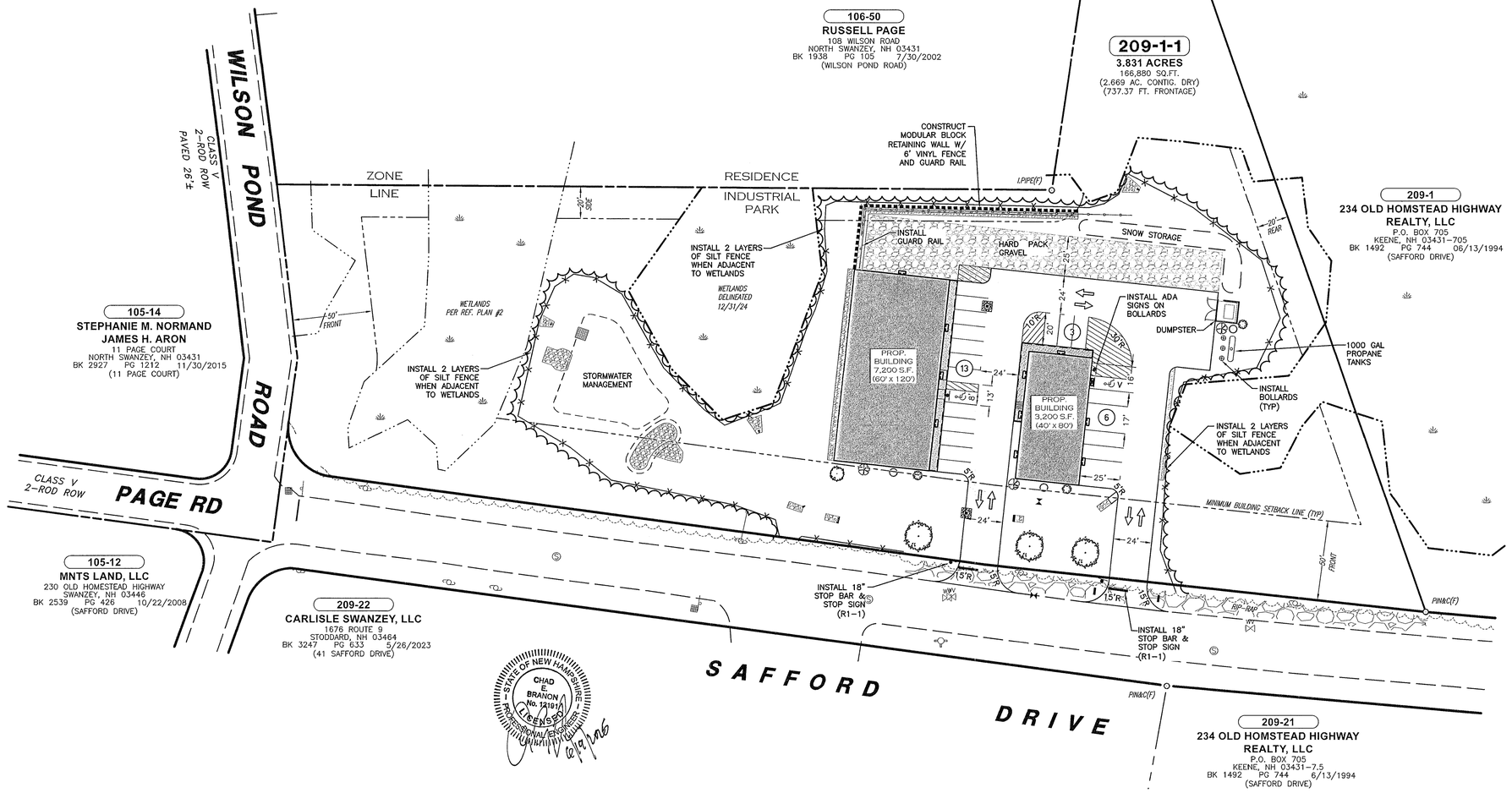
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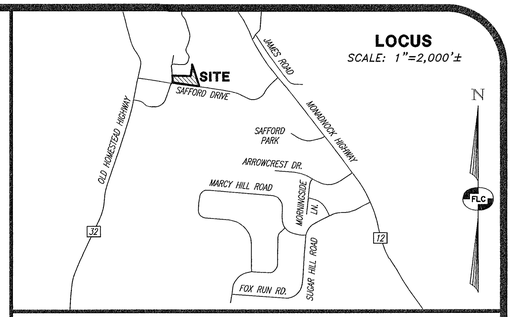
PROPOSED BUILDING S.F.
10,400 S.F.

PARKING CALCULATION:

REQUIRED:
2 SPACES/EMPLOYEE: 2 x 10 EMP. = 20

PROVIDED:
22 PARKING SPACES
1 VAN A.D.A. SPACE
1 A.D.A SPACE





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 209 LOT 1-1 IS 234 OLD HOMESTEAD HIGHWAY REALTY, LLC – PO BOX 705, KEENE, NH 03431. SEE C.C.R.D. BK. 1492, PG. 744, DATED JUNE 13, 1994 AND BK. 2871 PG. 380 DATED JUNE 4, 2014.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED INDUSTRIAL COMPLEX FOR TAX MAP 209 LOT 1-1.
3. ZONING FOR THE SUBJECT PARCEL IS THE INDUSTRIAL PARK DISTRICT:
   INDUSTRIAL PARK DISTRICT:
   MIN. LOT SIZE = 2 ACRES
   MIN. LOT FRONTAGE = 150'
   SETBACKS INCLUDE:
   50' FRONT (30 FT. RT.12)
   AND 20' SIDE & REAR
   MIN. PAVED SURFACE SETBACK: 25'
   MIN. WIDTH AT BUILDING LINE: 150'
   MAX. BUILDING HEIGHT: 45'

   A PORTION OF THE SITE LIES WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT – NO LEACH FIELD IS PERMITTED WITHIN 125 FT. OF ANY JURISDICTIONAL WETLAND.

   THE SITE IS LOCATED IN THE ECONOMIC REVITALIZATION ZONE AND THE TAX INCREMENT FINANCING DISTRICT.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.
5. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
6. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
7. SUBJECT PARCEL IS NOT LOCATED IN THE 100 YEAR 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.
8. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209-1-1.
9. DELINEATED WETLANDS ARE DEPICTED HEREON PER REFERENCE PLAN NO. 2 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN DECEMBER, 2024.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING EASEMENTS PER PLANS AND DEED REFERENCED HERON.
11. DELINEATED WETLANDS ARE DEPICTED HEREON PER REFERENCE PLAN NO. 1 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN JANUARY, 2025.
12. PROPOSED SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER SERVICE.
13. NO EXTERNAL STORAGE, BESIDES THAT WHICH IS CALLED OUT ON THE SITE PLAN.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFFF COMMENTS		JEN	CEB

SITE PLAN
TAX MAP 209 LOT 1-1
(SAFFORD DRIVE & WILSON POND ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

LAND OF:
234 OLD HOMESTEAD HIGHWAY REALTY, LLC
PO BOX 705 KEENE, NH 03431

SCALE: 1" = 40' APRIL 17, 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

STATE OF NEW HAMPSHIRE – CHAD E. BRANON No. 12181 LICENSED PROFESSIONAL ENGINEER – 6/12/2025

Jun 19, 2025 - 9:49am P:\0_FLC\0_PROJECTS\03738\3738.04\DWGS\

REFERENCE PLANS:

1. "SUBDIVISION PLAN – TAX MAP 209 LOT 1 – (SAFFORD DRIVE & WILSON POND ROAD) – SWANZEY, NEW HAMPSHIRE" SCALE: 1"=80'. DATED: JANUARY 23, 2025, PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC. TO BE RECORDED AT THE C.C.R.D.
2. "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" SCALE: 1"=100', DATED 7/5/2022, PREPARED BY HUNTLEY SURVEY & DESIGN, PLLC AND RECORDED AT THE C.C.R.D. AS PLAN NO. 22099.
3. "ROADWAY PLAN – 5 LOT SUBDIVISION AND SAFFORD DRIVE – EXTENSION LAYOUT PLAN – LANDS LOCATED AT – TAX MAP 19, LOTS 97–5 & 94 – SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=40', DATED 3/14/2014, PREPARED BY SVE ASSOCIATES AND RECORDED AT THE C.C.R.D. AS PLAN NO. 14054, 14055, & 14056.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 10' CONTOUR INTERVAL
- 522 2' CONTOUR INTERVAL
- CULVERT
- OH OVERHEAD UTILITY LINE
- W WATER LINE
- S SEWER LINE
- ZONE LINE

- PIN&C(F) IRON PIN & CAP FOUND
- LPIN(F) IRON PIN FOUND
- LPIPE(F) IRON PIPE FOUND
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WV WATER VALVE
- 209-1-1 TAX MAP & LOT NUMBER

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025 PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

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

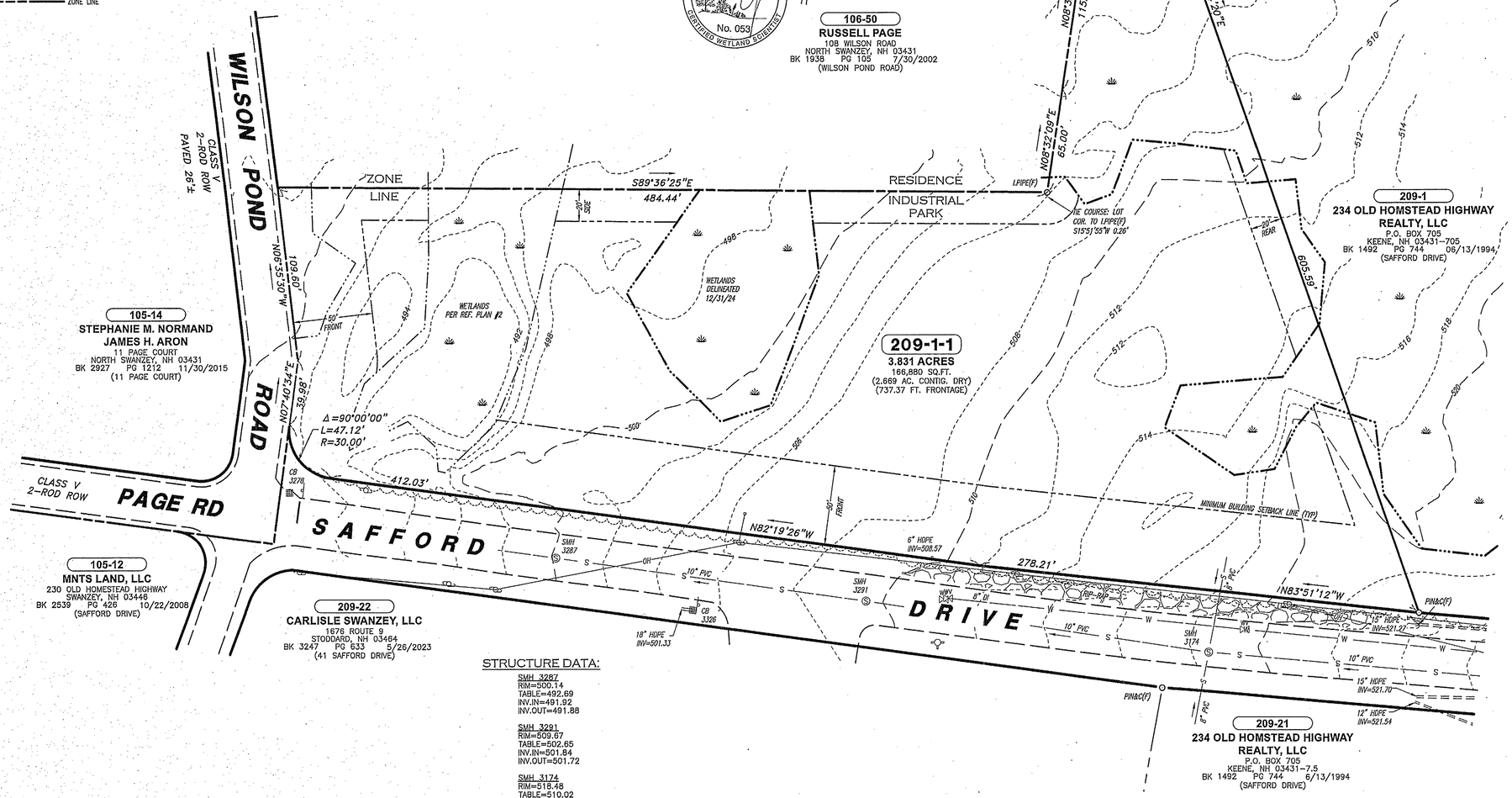
4-16-25

CERTIFICATION:

WETLANDS SHOWN ON CERTAIN PORTIONS OF EXISTING LOT 209–1–1 WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y–87–1, 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHCENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND (VER. 4.0), BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER, 2024.

STATE OF NEW HAMPSHIRE – CHRISTOPHER A. GUIDA – No. 053 – CERTIFIED WETLAND SCIENTIST

4/16/25



STRUCTURE DATA:

SMH 3287
RIM=500.14
TABLE=492.69
INV.IN=491.92
INV.OUT=491.88

SMH 3291
RIM=509.67
TABLE=502.65
INV.IN=501.84
INV.OUT=501.72

SMH 3174
RIM=518.48
TABLE=510.02
INV.IN=509.33(E)
INV.IN=509.43(N)
INV.IN=509.48(S)
INV.OUT=509.28

106-48
TRENNA INGALLS
CHAD CORBEIL
106 WILSON POND ROAD
NORTH SWANZEY, NH 03431
BK 2826 PG 250 7/1/2013
(106 WILSON POND ROAD)

106-64
TRENNA INGALLS
CHAD CORBEIL
106 WILSON POND ROAD
NORTH SWANZEY, NH 03431
BK 2826 PG 252 7/1/2013
(PASTURE ROAD)

TIE COURSE: LOT COR. TO LPIPE(F) S65°53'45"E 1.44'
N03°10'17"E 129.95'
N08°32'09"E 115.28'
S19°14'20"E
N08°32'09"E 65.00'
POST

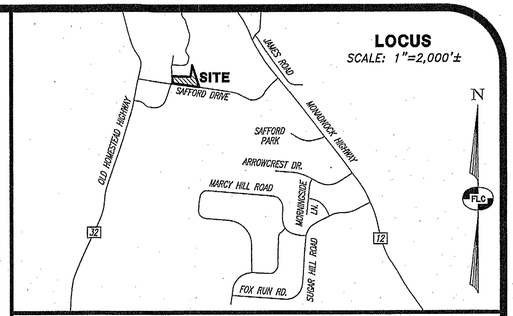
106-49
RUSSELL PAGE
108 WILSON ROAD
NORTH SWANZEY, NH 03431
BK 1938 PG 105 7/30/2002
(108 WILSON POND ROAD)

106-50
RUSSELL PAGE
108 WILSON ROAD
NORTH SWANZEY, NH 03431
BK 1938 PG 105 7/30/2002
(WILSON POND ROAD)

209-1
234 OLD HOMSTEAD HIGHWAY REALTY, LLC
P.O. BOX 705
KEENE, NH 03431–705
BK 1492 PG 744 06/13/1994
(SAFFORD DRIVE)

N N
15°±
FLC
NH 0269
MARKERS

LOCUS
SCALE: 1"=2,000'±



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 209 LOT 1–1 IS 234 OLD HOMESTEAD HIGHWAY REALTY, LLC – PO BOX 705, KEENE, NH 03431. SEE C.C.R.D. BK. 1492, PG. 744, DATED JUNE 13, 1994 AND BK. 2871 PG. 380 DATED JUNE 4, 2014.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 209 LOT 1–1.
3. ZONING FOR THE SUBJECT PARCEL IS THE INDUSTRIAL PARK DISTRICT:

   INDUSTRIAL PARK DISTRICT:

   MIN. LOT SIZE = 2 ACRES
   MIN. LOT FRONTAGE = 150'
   SETBACKS INCLUDE:
   50' FRONT (30 FT. RT.12)
   AND 20' SIDE & REAR
   MIN. PAVED SURFACE SETBACK: 25'
   MIN. WIDTH AT BUILDING LINE: 150'

   A PORTION OF THE SITE LIES WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT – NO LEACH FIELD IS PERMITTED WITHIN 125 FT. OF ANY JURISDICTIONAL WETLAND.

   THE SITE IS LOCATED IN THE ECONOMIC REVITALIZATION ZONE AND THE TAX INCREMENT FINANCING DISTRICT.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.
5. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
6. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
7. SUBJECT PARCEL IS NOT LOCATED IN THE 100 YEAR 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.
8. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209–1–1.
9. DELINEATED WETLANDS DEPICTED HEREON ARE PER REFERENCE PLAN NO. 2 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN DECEMBER, 2024.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING EASEMENTS OR RESTRICTIONS PER THE PLANS AND DEED REFERENCED HEREON.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN
TAX MAP 209 LOT 1-1
(SAFFORD DRIVE & WILSON POND ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

LAND OF:
234 OLD HOMESTEAD HIGHWAY REALTY, LLC
PO BOX 705 KEENE, NH 03431

SCALE: 1" = 40' APRIL 10, 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

Apr 16, 2025 – 1:55pm FLC-22
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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 — 10' CONTOUR INTERVAL
- 522 — 2' CONTOUR INTERVAL
- CULVERT
- OH — OVERHEAD UTILITY LINE
- W — WATER LINE
- S — SEWER LINE
- ZONE LINE
- PIN&C(F) — IRON PIN & CAP FOUND
- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

- TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- (519.5) — SPOT GRADE ELEVATION
- 519.3 / 519.4 — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — WATER MAIN
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN
- DIRECTIONAL OF TRAVEL ARROW, PAINTED
- GUARD RAIL
- VINYL VENCE

STRUCTURE DATA:

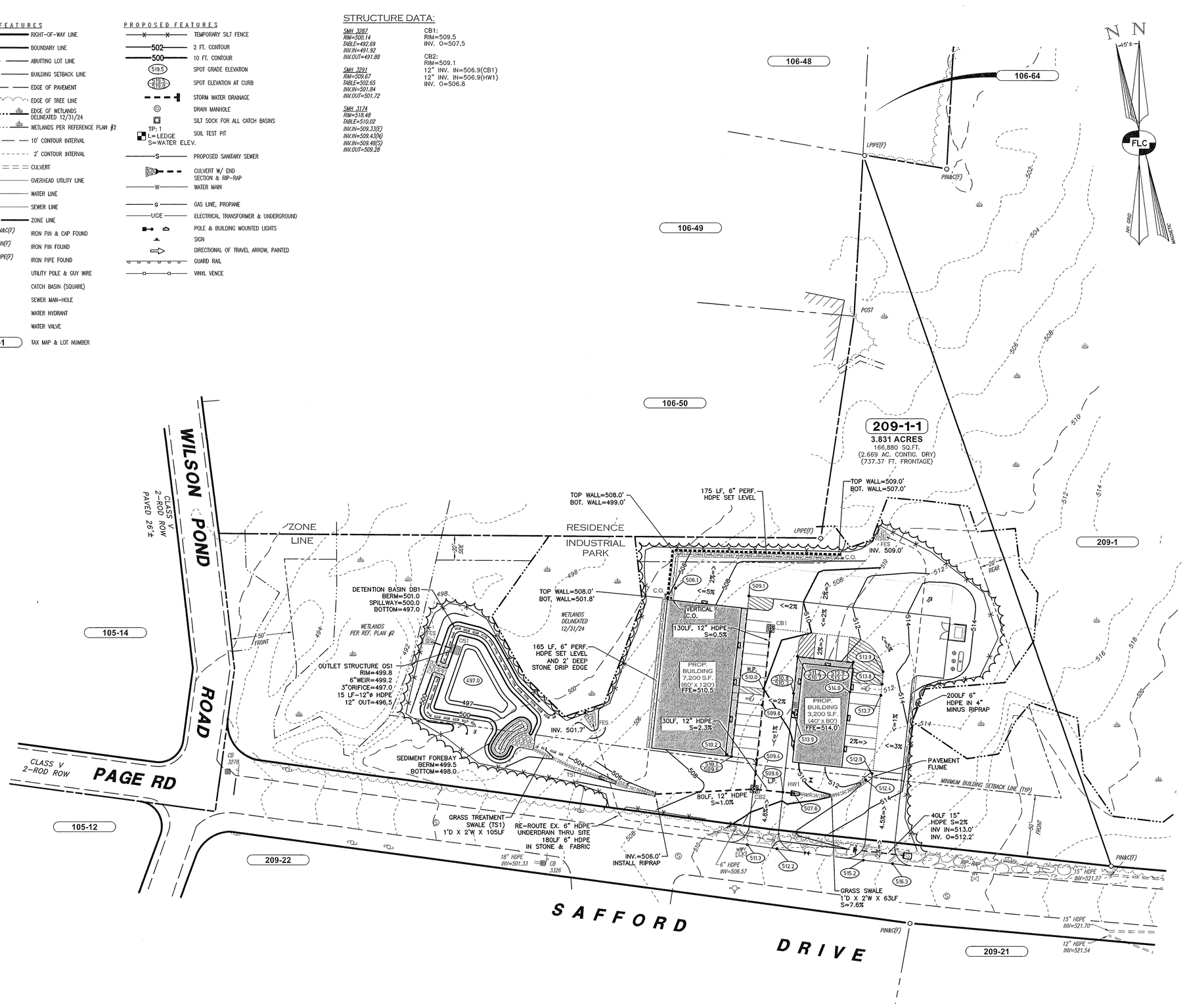
SMH 3287
RIM=500.14
TABLE=492.69
INV.IN=491.92
INV.OUT=491.88

CB1:
RIM=509.5
INV. O=507.5

CB2:
RIM=509.1
12" INV. IN=506.9(CB1)
12" INV. IN=506.9(HW1)
INV. O=506.8

SMH 3231
RIM=509.67
TABLE=502.65
INV.IN=501.84
INV.OUT=501.72

SMH 3174
RIM=518.48
TABLE=510.02
INV.IN=509.33(E)
INV.IN=509.43(N)
INV.IN=509.48(S)
INV.OUT=509.28



NOTES:

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. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
5. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
6. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATION.
7. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH LOCAL AND STATE SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

GRADING PLAN

TAX MAP 209 LOT 1-1
(SAFFORD DRIVE & WILSON POND ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

LAND OF:
234 OLD HOMESTEAD HIGHWAY REALTY, LLC
PO BOX 705 KEENE, NH 03431

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs
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Jun 19, 2025 - 9:52am
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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 — 10' CONTOUR INTERVAL
- 522 — 2' CONTOUR INTERVAL
- CULVERT
- OH — OVERHEAD UTILITY LINE
- W — WATER LINE
- S — SEWER LINE
- ZONE LINE
- PIN&C(F) — IRON PIN & CAP FOUND
- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

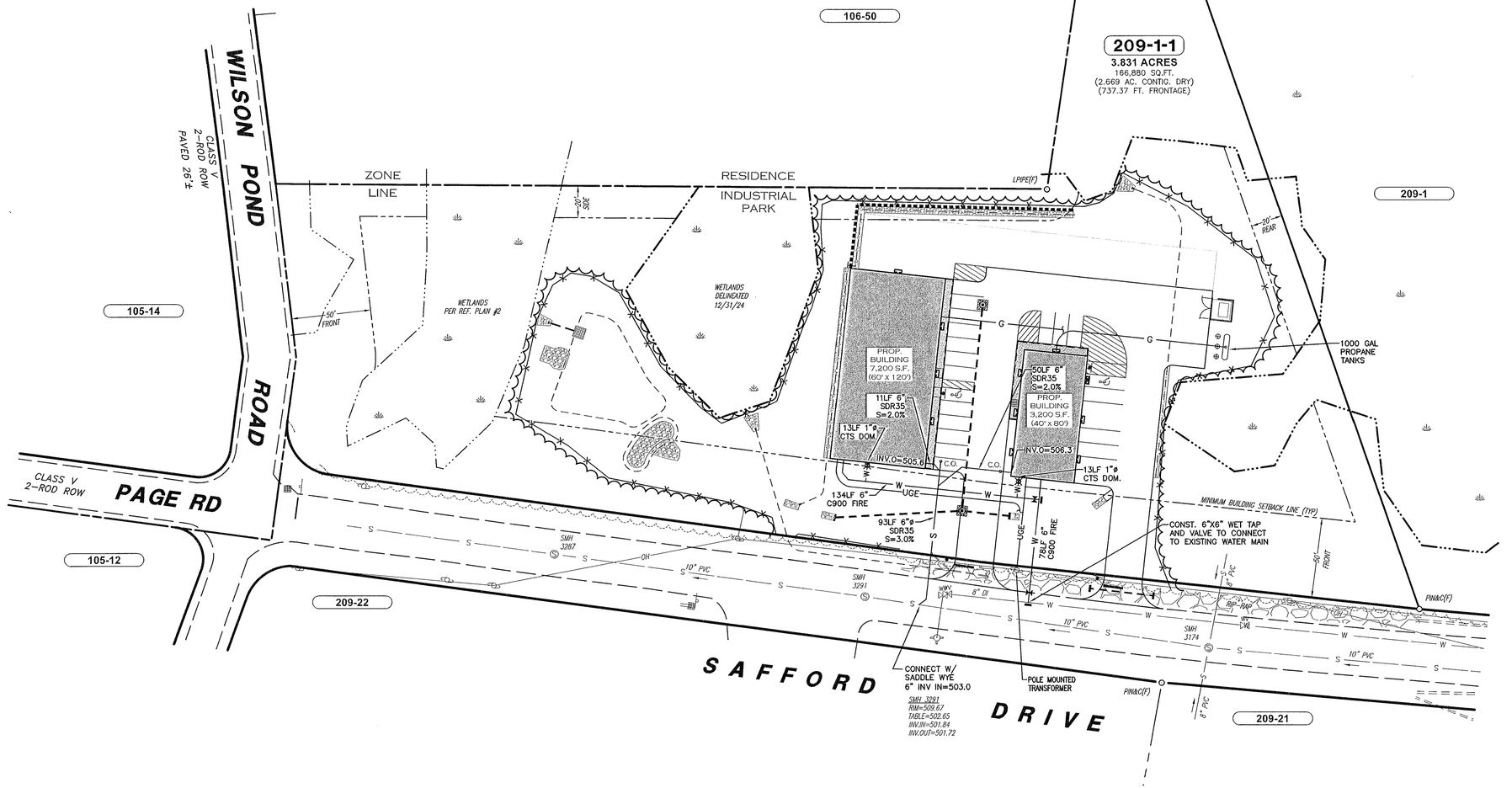
- TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- 519.5 — SPOT GRADE ELEVATION
- 519.5 / 519.0 — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
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- W — WATER MAIN
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN
- DIRECTIONAL OF TRAVEL ARROW, PAINTED
- GUARD RAIL
- VINYL VENCE

STRUCTURE DATA:

SMH 3287
RIM=500.14
TABLE=492.69
INV.IN=491.92
INV.OUT=491.88

SMH 3291
RIM=509.67
TABLE=502.65
INV.IN=501.84
INV.OUT=501.72

SMH 3174
RIM=518.48
TABLE=510.02
INV.IN=509.33(E)
INV.IN=509.43(N)
INV.IN=509.48(S)
INV.OUT=509.28



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. ALL WATER AND SEWER CONSTRUCTION SHALL MEET THE SPECIFICATIONS SET FORTH BY THE SWANZEY WATER DIVISION AND WASTEWATER DEPARTMENT. INSPECTIONS SHALL BE SCHEDULED WITH AT LEAST 48 HOURS NOTICE TO THE DEPARTMENTS OR TOWN BOARD.
4. 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.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (1-888-344-7233)
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SWANZEY FIRE DEPARTMENT REGULATIONS.
8. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. ANY RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
9. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
10. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT. WHEN POSSIBLE, INSTALL UTILITIES IN NEW ROAD PRIOR TO PAVEMENT INSTALLATION.
11. ALL POWER WORK SHALL CONFORM TO THE POWER EVERSOURCE STANDARDS.
12. ALL TELEPHONE WORK SHALL CONFORM TO THE CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
13. REFER TO ARCHITECT'S PLANS FOR ALL INTERIOR UTILITY LOCATIONS AND BUILDING MOUNTED LIGHTS.
14. NEAREST FIRE HYDRANT IS 51.0 FT FROM PROPERTY LINE.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

UTLITY PLAN

TAX MAP 209 LOT 1-1
(SAFFORD DRIVE & WILSON POND ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

LAND OF:
234 OLD HOMESTEAD HIGHWAY REALTY, LLC
PO BOX 705 KEENE, NH 03431

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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Jun 19, 2025 - 9:05am rlt-31
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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
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- EDGE OF PAVEMENT
- EDGE OF TREE LINE
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- CATCH BASIN (SQUARE)
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- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

- X X — TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
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- 519.5 — SPOT GRADE ELEVATION
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- SIGN
- DIRECTIONAL OF TRAVEL ARROW, PAINTED
- GUARD RAIL
- VINYL VENCE

STRUCTURE DATA:

SMH 3287
RIM=500.14
TABLE=492.69
INV.IN=491.92
INV.OUT=491.88

SMH 3291
RIM=509.67
TABLE=502.65
INV.IN=501.84
INV.OUT=501.72

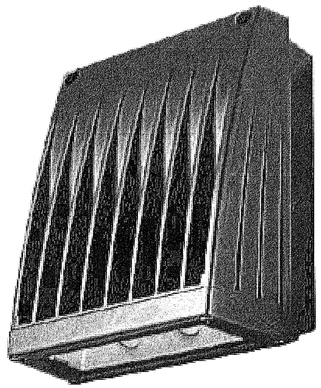
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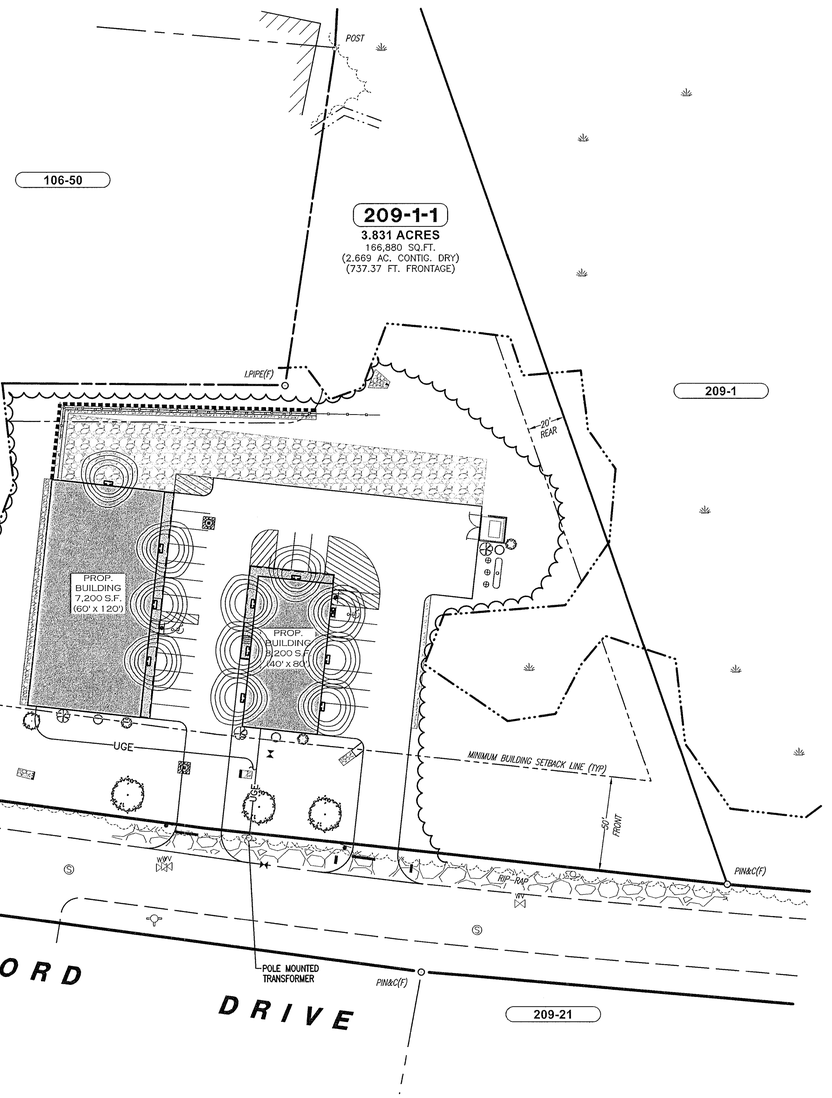
Slim Wall Pack (WPSLS)

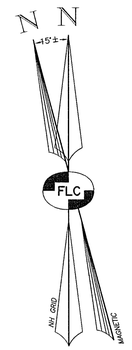
Small LED Slim Wall Pack

DLC QUALIFIED · RoHS COMPLIANT · cULus LISTED · DLC PREMIUM · QUICK SHIP · BUILT IN THE USA

OVERVIEW	
Lumen Range	1,000 - 4,000
Wattage Range	12 - 40
Efficacy Range (LPW)	98 - 122
Weight lbs(kg)	3.8 (1.7)







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 9 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 SWAZNEY.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
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B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

LIGHTING PLAN

TAX MAP 209 LOT 1-1
(SAFFORD DRIVE & WILSON POND ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
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33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

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Jun 19, 2025 - 11:11:09am FLL-31
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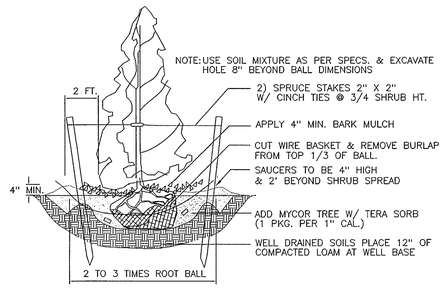
LEGEND:

EXISTING FEATURES

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- BUILDING SETBACK LINE
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- EDGE OF TREE LINE
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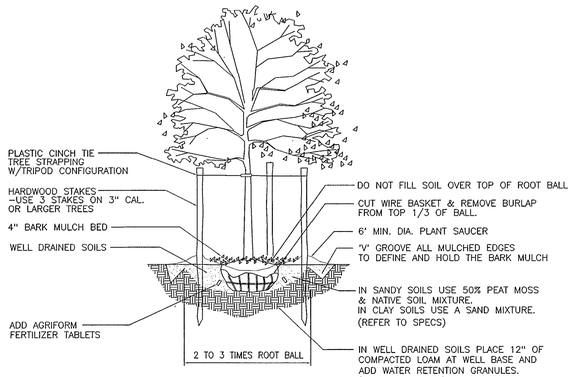
PLANT SYMBOLS / PLANT LIST & NAME / QTY.

ACER — PLANTING DRIP LINE / MATURE DRIP LINE	ACER RUBRUM (RED MAPLE TREE)	(3) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
CRA	CRATAEGUS MACROSPERMA (HAWTHORN)	(1) 3" CAL., 10' TALL, 5' DRIP LINE 25'H, 20' DRIP LINE AT MATURITY
PJM	P.J.M. RHODODENDRON SHRUB	(3) 2 GALLON CONTAINER, 1.5' – 2'H (4'H MATURE)
COR	CORNUS AMOMUM (SILKY DOGWOOD SHRUB)	(3) 3 GALLON CONTAINER, 2.5' – 3'H (8'H MATURE)
ILC	ILEX VERTICILLATA (WINTERBERRY SHRUB)	(3) 2 GALLON CONTAINER, 1.5' – 2'H (4'H MATURE)



NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ MYCOR TREE TRANSPLANT.

EVERGREEN TREE PLANTING DETAIL — 1 / LS-1

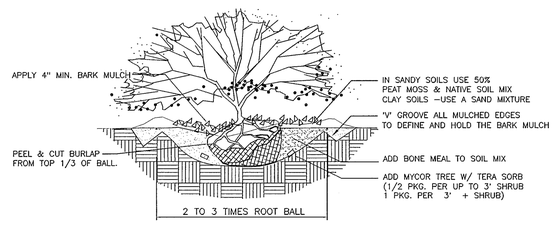


NOTES:

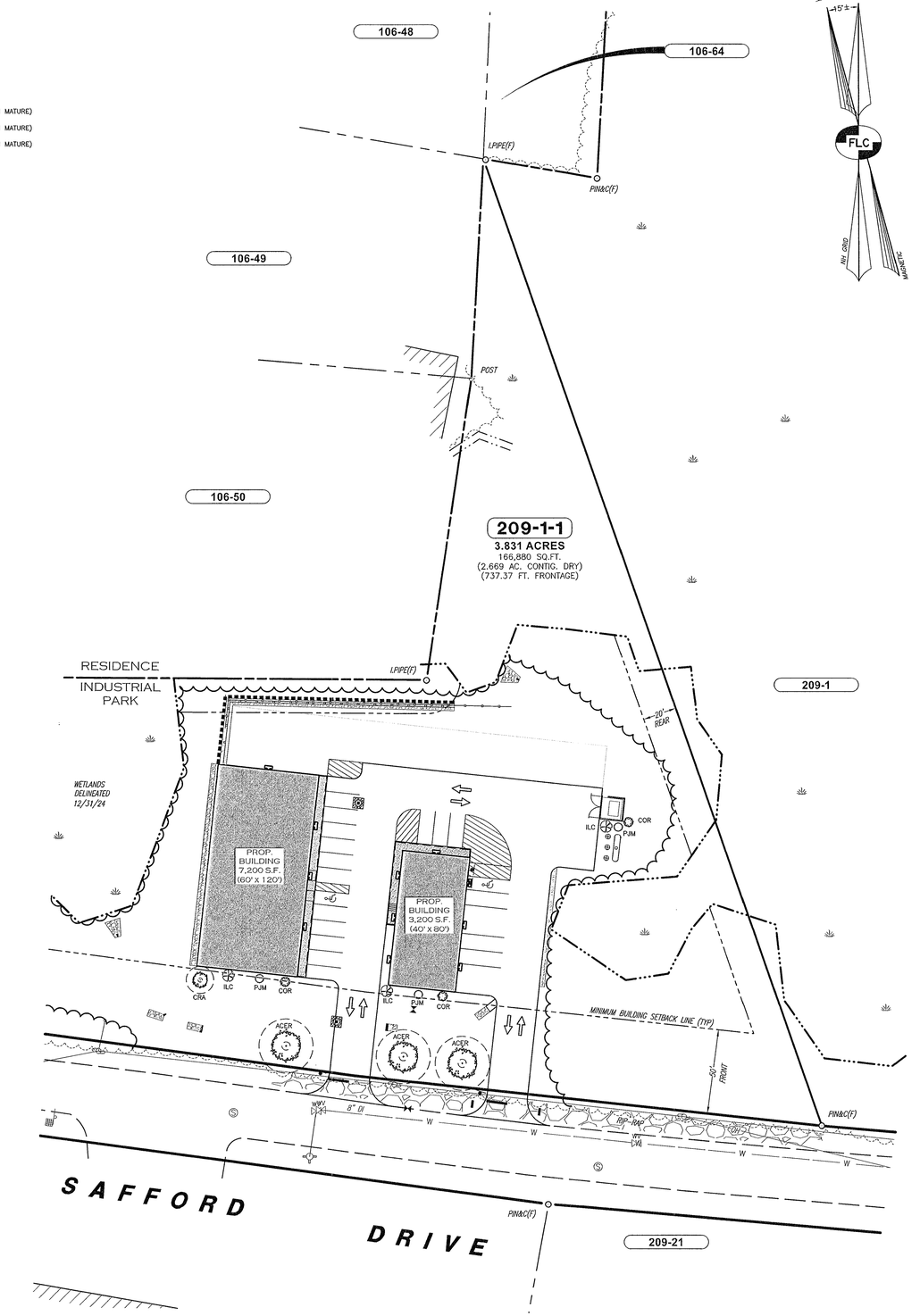
ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

DO NOT INSTALL BEEHIVE MULCH BEDS AROUND ANY OF THE PLANT MATERIAL.

DECIDUOUS TREE PLANTING DETAIL — 2 / LS-1



B & B SHRUB PLANTING DETAIL — 3 / LS-1



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.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND TOWN COMMUNITY DEVELOPMENT DIRECTOR.
17. ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED OR NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

LANDSCAPING PLAN

TAX MAP 209 LOT 1-1

(SAFFORD DRIVE & WILSON POND ROAD)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

ENVIRONMENTAL ALTERNATIVES, INC.

33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

LAND OF:

234 OLD HOMESTEAD HIGHWAY REALTY, LLC

PO BOX 705 KEENE, NH 03431

SCALE: 1" = 40' APRIL 17, 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

Jun 19, 2025 - 9:09am rtl-01
P:\0_FLC\0_PROJECTS\03738\3738.04\DWGS\

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 811
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.

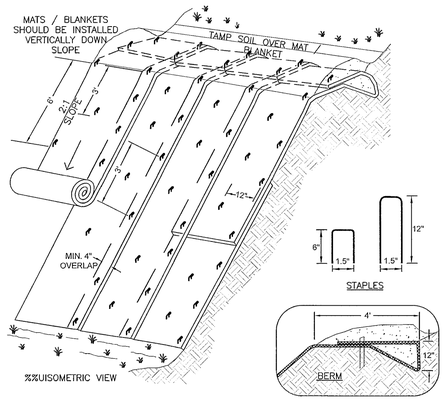
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

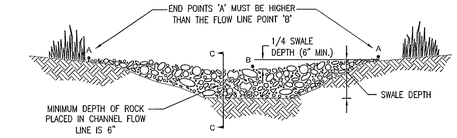


%%UISOMETRIC VIEW

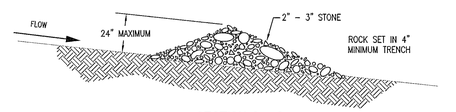
NOTES:

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.

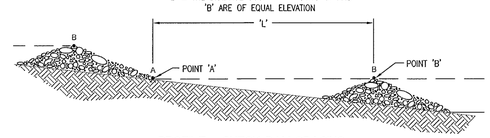
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C - C

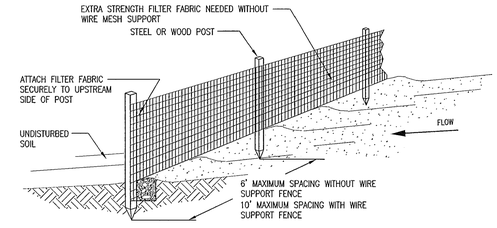


PROFILE - CHECK DAM SPACING

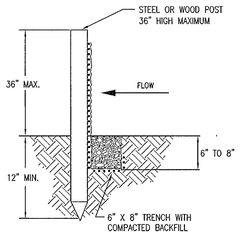
NOTES:

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.

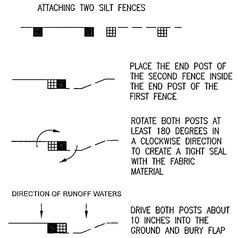
STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

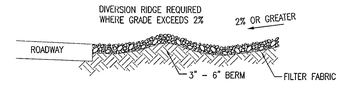


ATTACHING TWO SILT FENCES

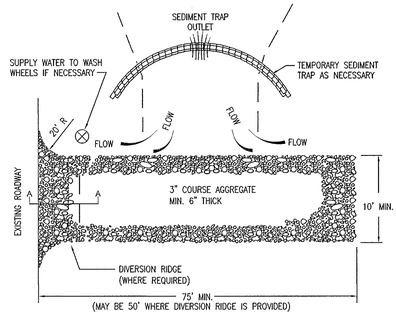
NOTES:

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 1-1
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM RD, SWANZEY, NH 03446

SCALE: 1"=20' APRIL 17, 2025

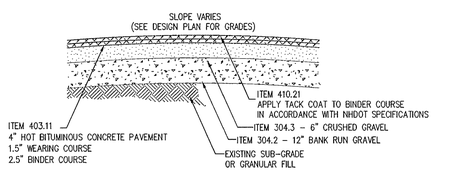
Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

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206 Elm Street, Milford, NH 03055
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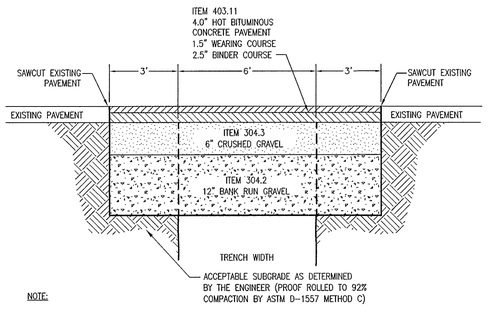
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN 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**

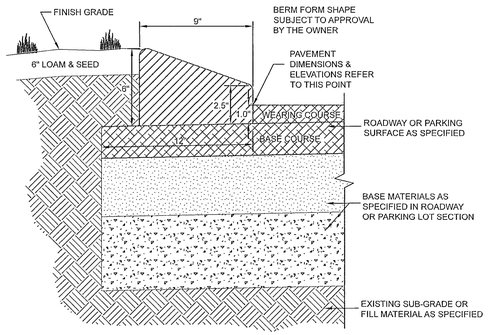
PAVEMENT SECTION — 2 / DT-2



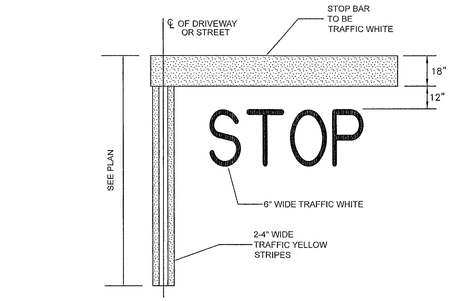
NOTE:

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.

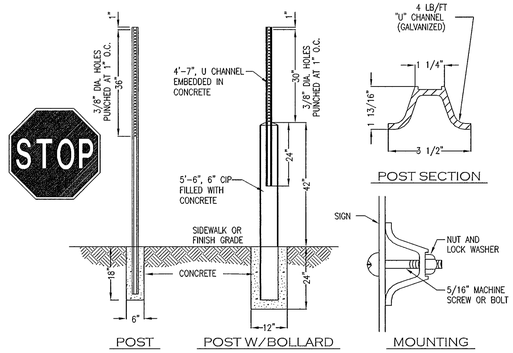
PAVEMENT TRENCH PATCH — 3 / DT-2



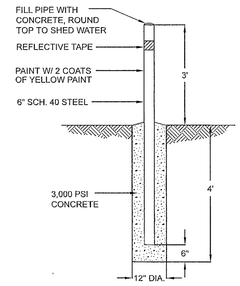
CURB - ASPHALT (CAPE COD BERM) — 4 / DT-2



STOP BAR DETAIL — 5 / DT-2



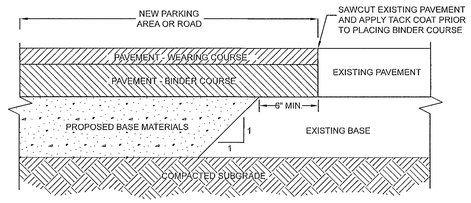
SIGN POST - STANDARD & W/BOLLARD — 6 / DT-2



OR APPROVED EQUAL

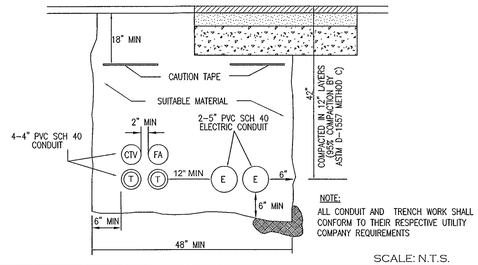
SCALE: N.T.S.

BOLLARD — 7 / DT-2



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

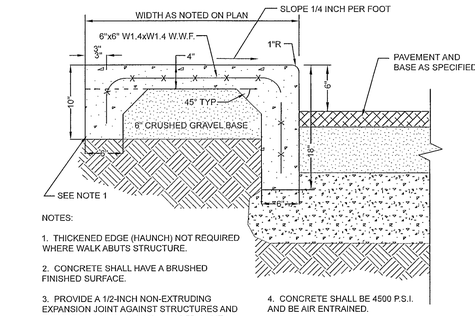
PAVEMENT MATCH — 8 / DT-2



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

SCALE: N.T.S.

TYPICAL UTILITY TRENCH — 9 / DT-2

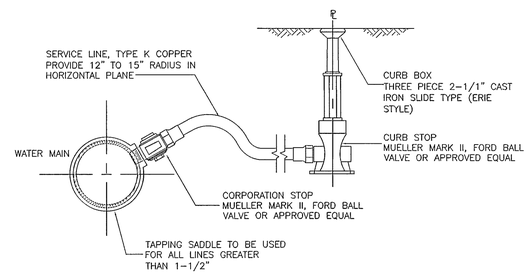


NOTES:

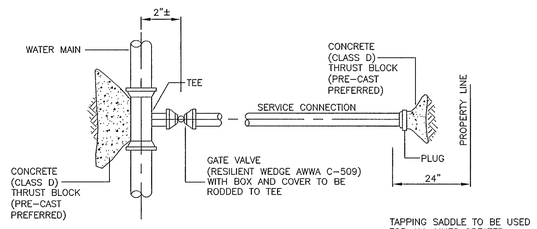
1. THICKENED EDGE (HAUNCH) NOT REQUIRED WHERE WALK ABUTS STRUCTURE.
2. CONCRETE SHALL HAVE A BRUSHED FINISHED SURFACE.
3. PROVIDE A 1/2-INCH NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURES AND EVERY 20 FT ALONG WALK. SCORED JOINTS SHALL BE PROVIDED EVERY 5 FT.
4. CONCRETE SHALL BE 4500 P.S.I. AND BE AIR ENTRAINED.

SCALE: N.T.S.

SIDEWALK - CONCRETE (VERTICAL CONCRETE CURB) — 10 / DT-2



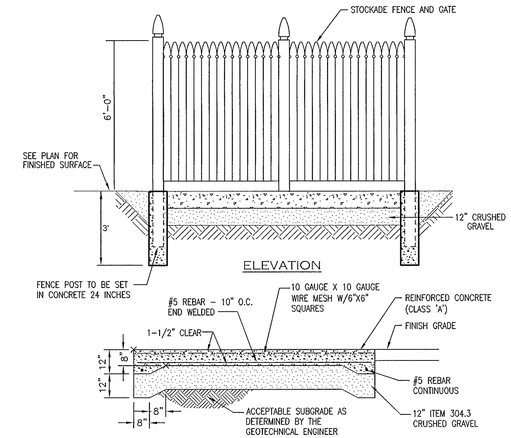
SERVICE CONNECTION 3/4" THRU 2"

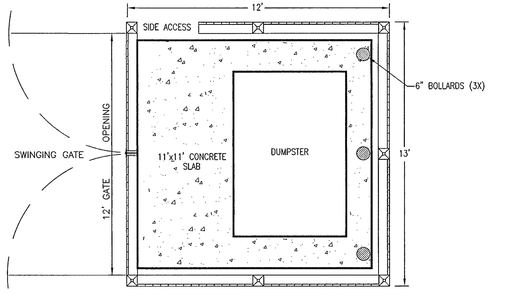


SERVICE CONNECTION 4" AND OVER

WATER SERVICE CONNECTION DETAILS — 11 / DT-2







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

DUMPSTER ENCLOSURE — 12 / DT-2

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

CONSTRUCTION DETAILS

TAX MAP 209 LOT 1-1
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM RD, SWANZEY, NH 03446

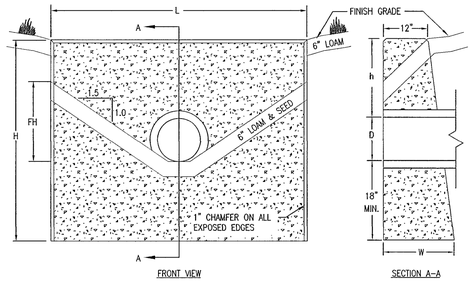
SCALE: 1"=20' APRIL 17, 2025

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W E

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FRONT VIEW

SECTION A-A

CULVERT DIAM. D	HEADWALL LENGTH L	HEADWALL HEIGHT H	FILL HEIGHT FH	TOP HEIGHT h	HEADWALL BOTTOM 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

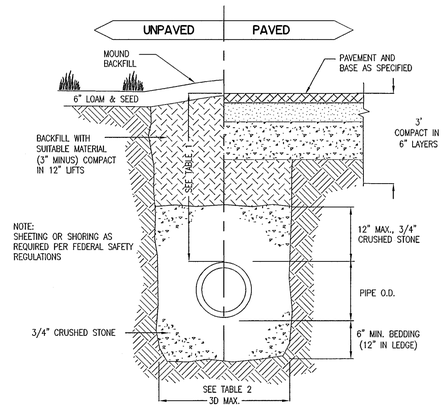
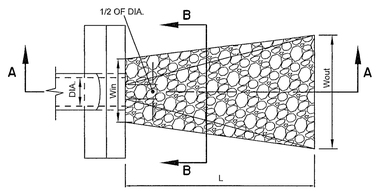


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

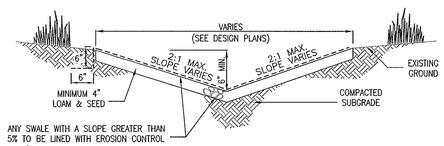
DRAINAGE TRENCH (TYPICAL)

2 | DT - 3



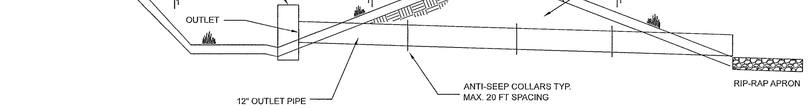
RIP-RAP OUTLET PROTECTION

4 | DT - 3



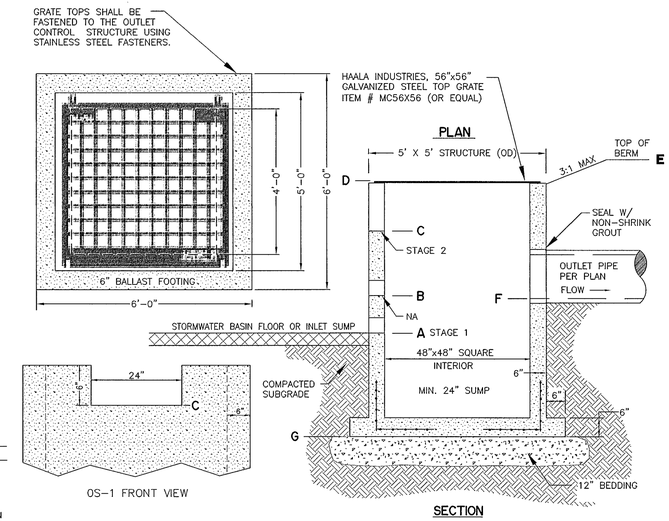
TYPICAL SWALE DETAIL

5 | DT - 3



STORMWATER BASIN DETAIL

3 | DT - 3

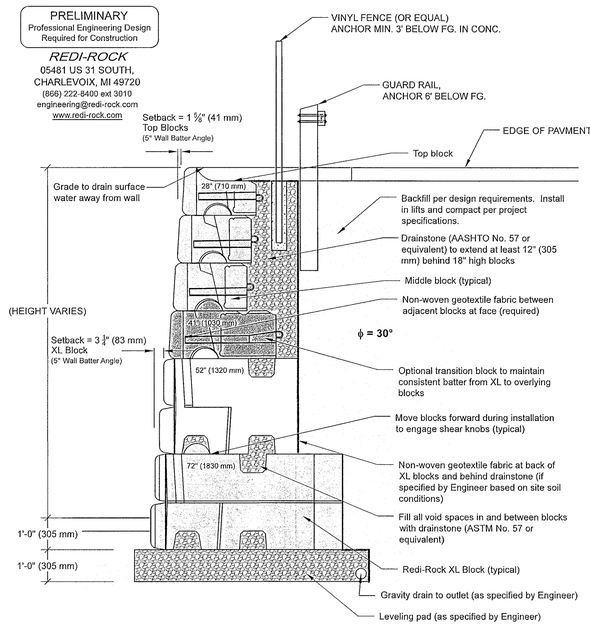


LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	3" ORIFICE	24" WEIR	497.0	NA	499.2	499.8	501.0	496.5	494.5

SCALE: N.T.S.

OUTLET STRUCTURE

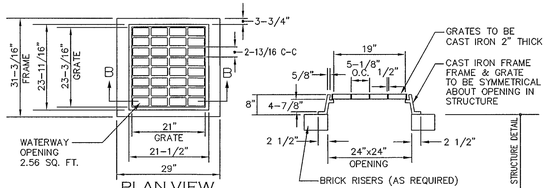
6 | DT - 3



This detail is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.Fieldstone Land Consultants is not responsible for retaining wall design.

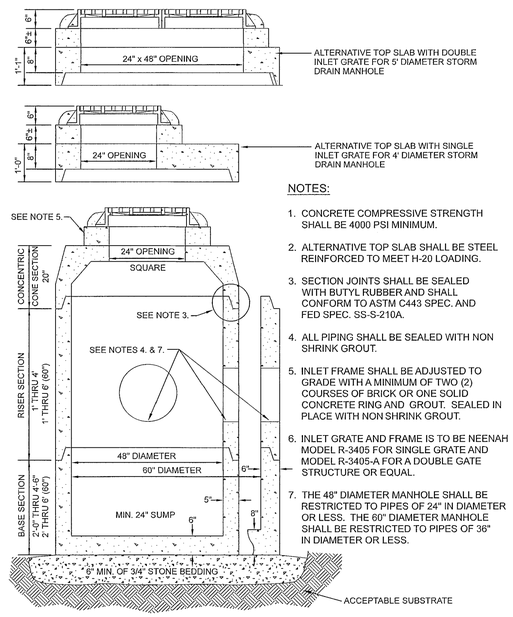
MSE RETAINING WALL (REDI-ROCK OR EQUAL)

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
A	6/19/25	REVS PER P.B. COND. OF APPROVAL	–	CJC	JEN

CONSTRUCTION DETAILS

TAX MAP 209 LOT 1-1

(SAFFORD DRIVE)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

ENVIRONMENTAL ALTERNATIVES, INC.

33 WHITTEMORE FARM RD, SWANZEY, NH 03446

SCALE: 1"=20' APRIL 17, 2025

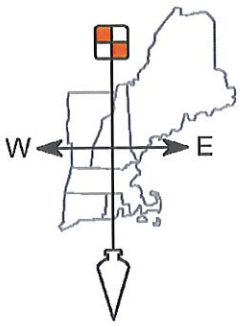
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FILE: 3738DT04A.DWG | PROJ. NO. 3738.04 | SHEET: DT-3 | PAGE NO. 10 OF 10

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: June 19, 2025

Re: Asher Construction, LLC
Site Plan Modification 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	6/19/25		Site Plan Modification Application
1			Project Statement Letter
1			Abutters List & Labels
1			Letter of Authorization (Owner & Applicant)
4	6/19/25		Full Size Site Plans (22"x34")
1			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

SITE PLAN MODIFICATION FORM AND CHECKLIST

General Requirements	
☑	Project statement that **clearly describes the proposed modifications to the site**
☑	An updated copy of the **originally approved site plan** that **clearly shows the proposed modifications**
☑	An Amendment History Box that briefly describes the proposed changes **Example of an Amendment History Box:** Approval Date(s) — Changes to plan *03/14/2024* — *Added gravel parking lot with wetland crossing.*

Site Plan Modifications are changes which result in minimal impact to the overall site layout and adjacent properties. The Planning Board, at their discretion, may determine if modifications can be processed as a Site Plan Modification at a regular meeting or require a public hearing. They may also re-classify any Site Plan Modification as a Site Plan Review.

PLANNING BOARD REVIEW

☐	APPROVAL	☐	DENIAL

Planning Board Chair / Vice Chair: _____ Date: _____

Conditions / Reasons / Rationale:

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

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

June 19, 2025

Swanzey Planning Board:

On behalf of our client, Asher Construction, LLC, we are hereby submitting this letter as a project statement to outline the revisions made to an approved Site Plan. The project was recently approved on March 14, 2024 by the Planning Board to allow for three buildings and parking lots for a commercial business. The applicant wants to add a gravel parking area.

We are hereby submitting a Site Plan Modification application based on the following revisions to the approved site plan:

1. The gravel parking lot has been added to the east of the property.
2. The grading and drainage has been revised based on the additional parking area.
3. A culvert for the wetland crossing has been added to the plans.

Thank you for the consideration in approving these modifications to the site plan. The applicant is looking to continue with construction as soon as possible.

Kind regards,
Fieldstone Land Consultants

John Noonan

John Noonan, Project Manager

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

June 19, 2025

FLC#3738.00 / JEN

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

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

Map 209 Lot 20
Cheshire Fair Association
247 Monadnock Hwy
Swanzey, NH 03446-2143

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

Map 106 Lot 52
Monadnock Homestead, LLC
233 Monadnock Hwy
Swanzey, NH 03446-2146

Map 106 Lot 78
James J. Murdough
32 James Rd
Swanzey, NH 03446-2000

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

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

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

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

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

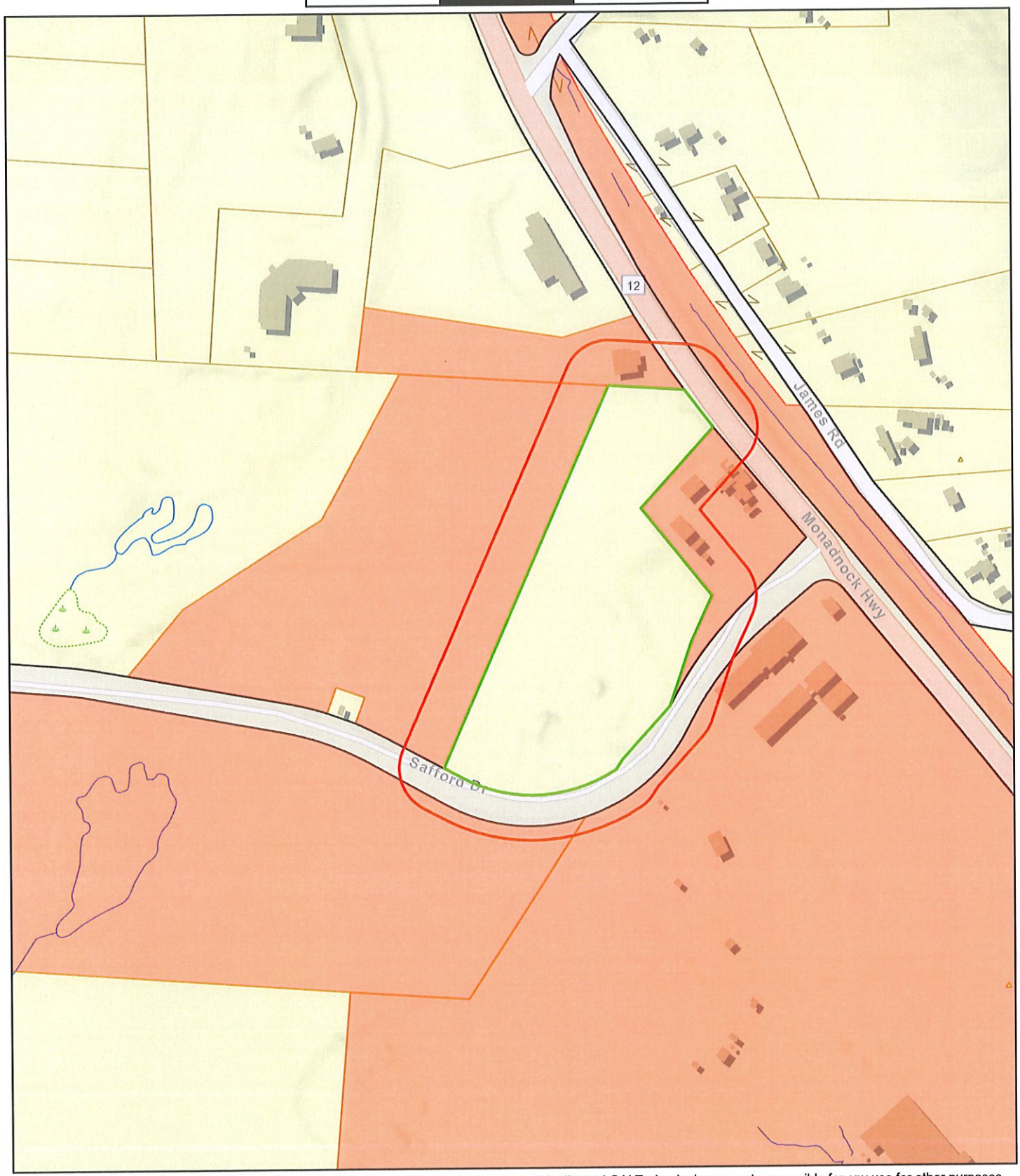
Town of Swanzey, NH

1 inch = 300 Feet

0 300 600 900

June 19, 2025

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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

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June 19, 2025

FLC#3738.00 / JEN

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

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

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

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

Map 209 Lot 20
Cheshire Fair Association
247 Monadnock Hwy
Swanzey, NH 03446-2143

Map 209 Lot 20
Cheshire Fair Association
247 Monadnock Hwy
Swanzey, NH 03446-2143

Map 209 Lot 20
Cheshire Fair Association
247 Monadnock Hwy
Swanzey, NH 03446-2143

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

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

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

Map 106 Lot 52
Monadnock Homestead, LLC
233 Monadnock Hwy
Swanzey, NH 03446-2146

Map 106 Lot 52
Monadnock Homestead, LLC
233 Monadnock Hwy
Swanzey, NH 03446-2146

Map 106 Lot 52
Monadnock Homestead, LLC
233 Monadnock Hwy
Swanzey, NH 03446-2146

Map 106 Lot 78
James J. Murdough
32 James Rd
Swanzey, NH 03446-2000

Map 106 Lot 78
James J. Murdough
32 James Rd
Swanzey, NH 03446-2000

Map 106 Lot 78
James J. Murdough
32 James Rd
Swanzey, NH 03446-2000

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

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

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

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

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

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

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

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

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

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

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

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

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SITE DEVELOPMENT PLANS

CONTRACTOR BAY FACILITY

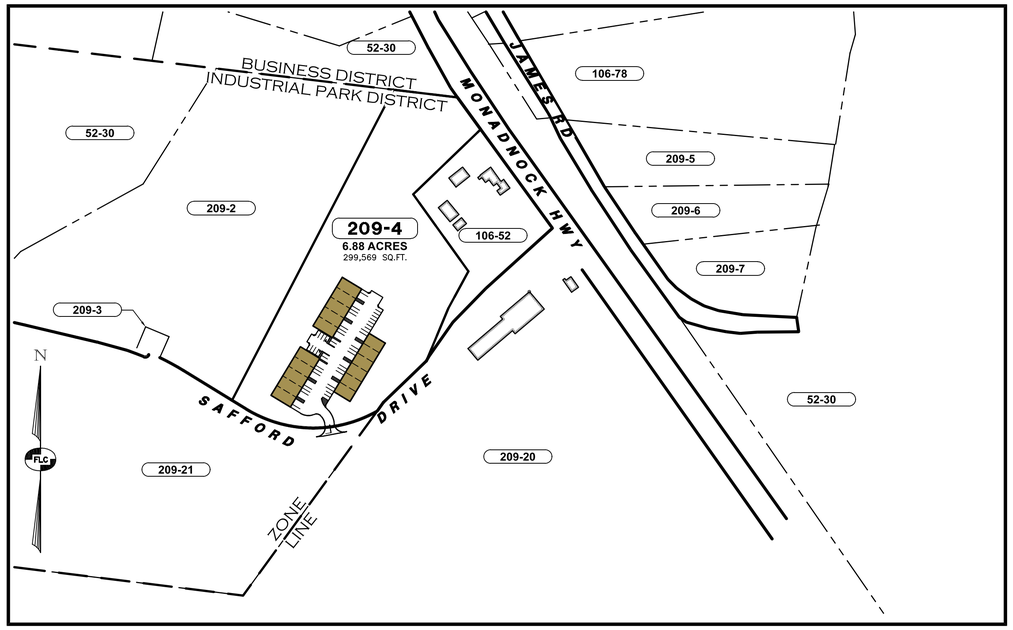
- TAX MAP 209, LOT 4 -

(SAFFORD DRIVE)

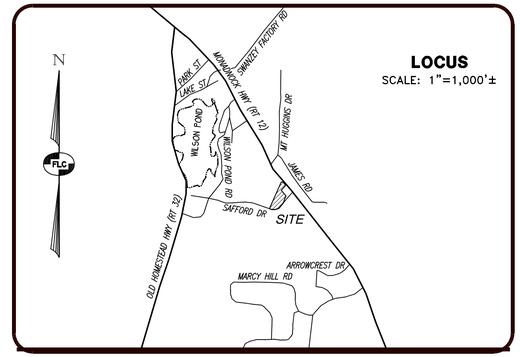
SWANZEY, NEW HAMPSHIRE

FEBRUARY 22, 2024

REVISED: JUNE 19, 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
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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

STATE OF NEW HAMPSHIRE
CHAD E. BRANNON
NO. 12157
LICENSED LAND SURVEYOR
PROFESSIONAL ENGINEER

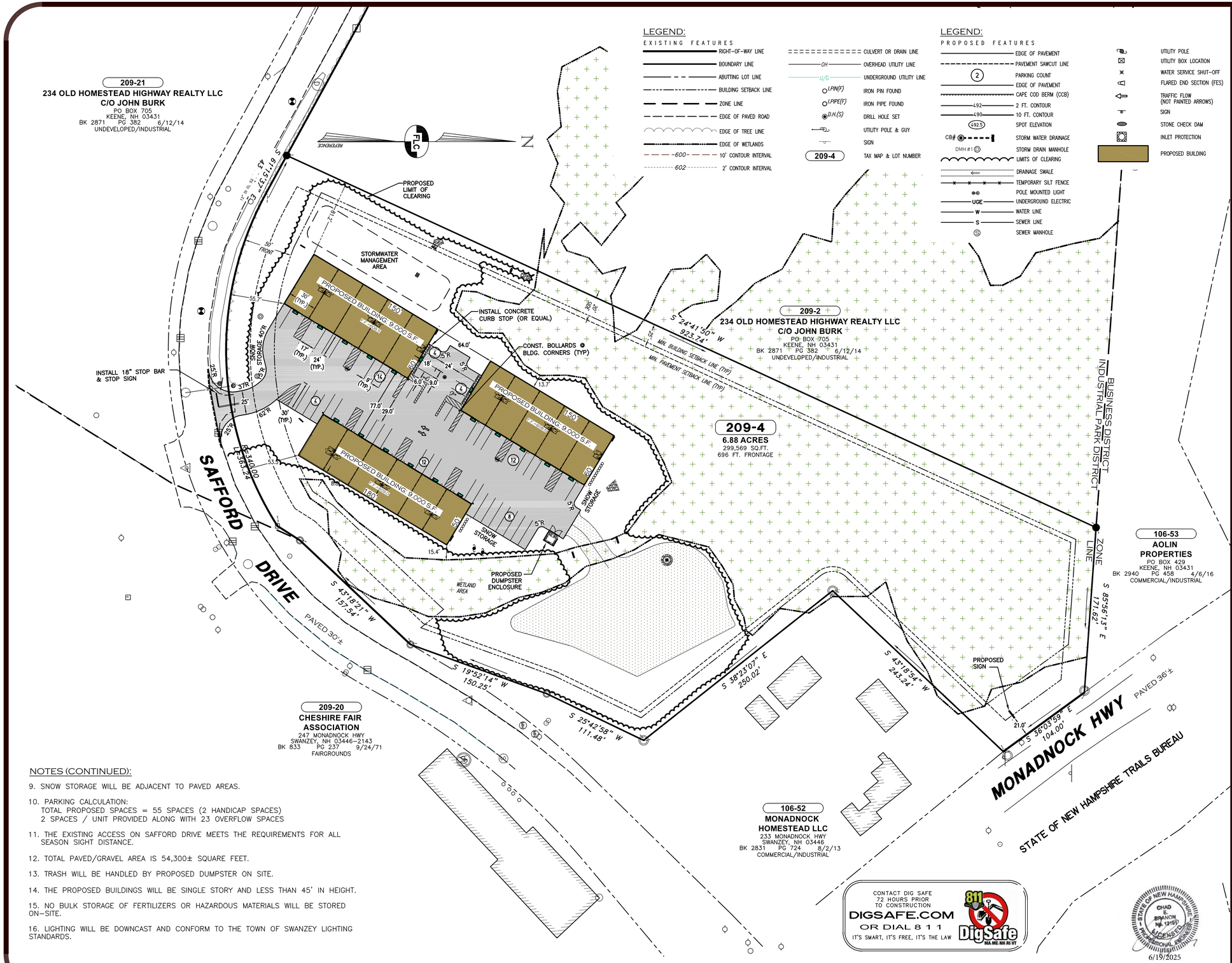
6/19/2025

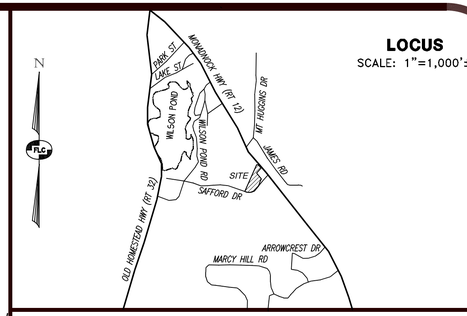
OWNER'S SIGNATURE:_____ DATE:_____

APPROVED BY THE SWANZEY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY:
_____
_____

REV.	DATE	DESCRIPTION	C/O	DR	CK
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:

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'

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
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OR DIAL 811
IT'S SMART, IT'S FREE, IT'S THE LAW
811 DigSafe
MA ME NH RI VT

STATE OF NEW HAMPSHIRE
CHAD E BRANON
NO. 19157
LICENSED
PROFESSIONAL ENGINEER
6/19/2025

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

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%

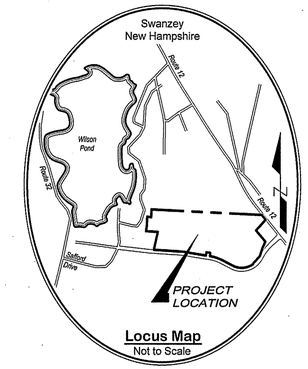
SEE TOWN OF SWANZEY ZONING ORDINANCES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

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

© 2022

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
IT'S SMART, IT'S FREE, IT'S THE LAW

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

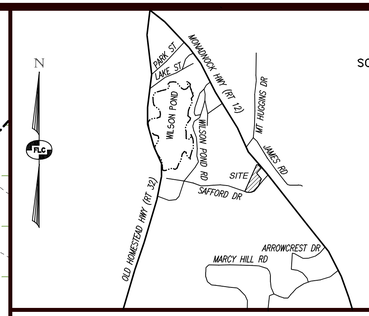
BENCHMARK

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

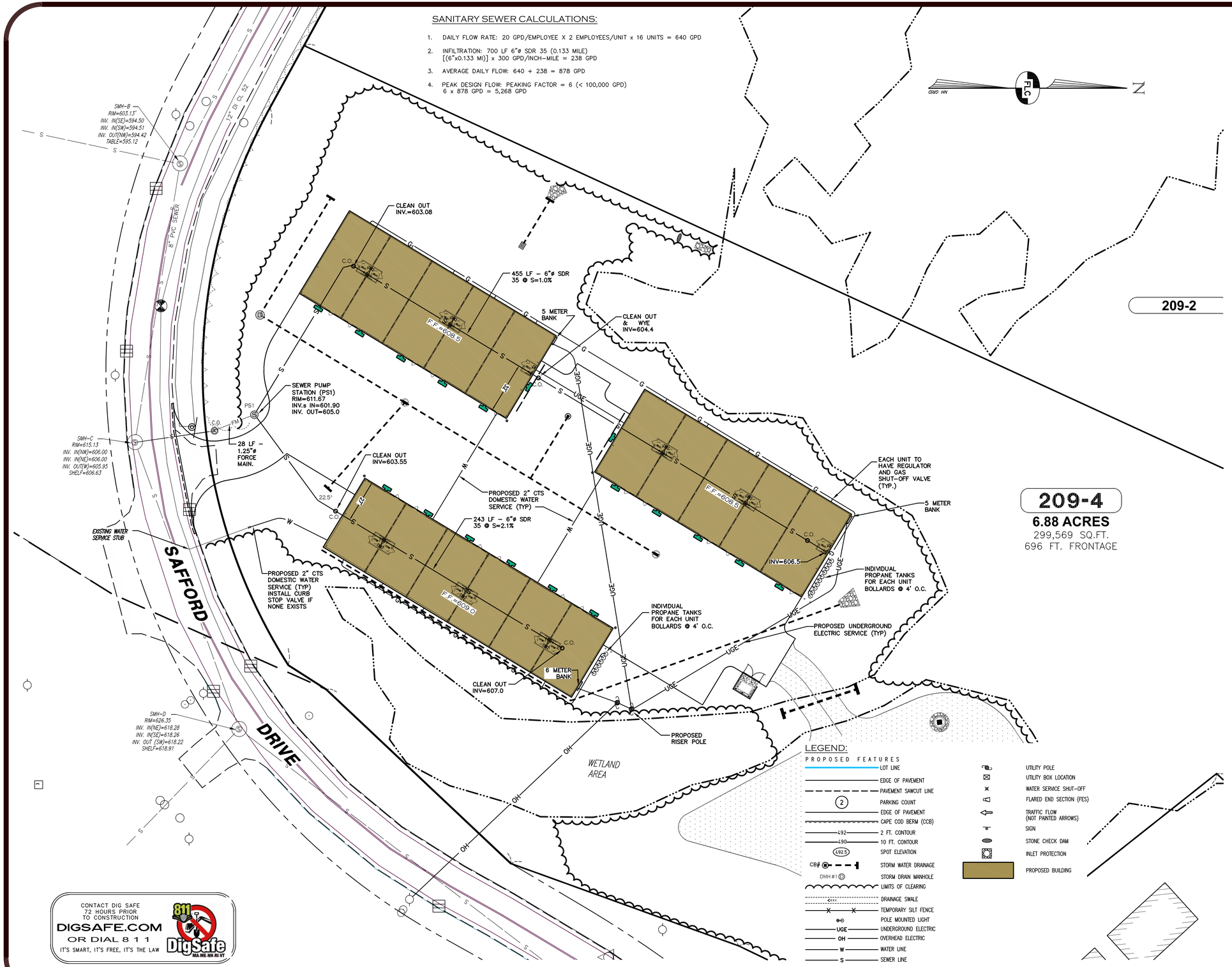
SCALE: 1"=30'
FEBRUARY 22, 2024

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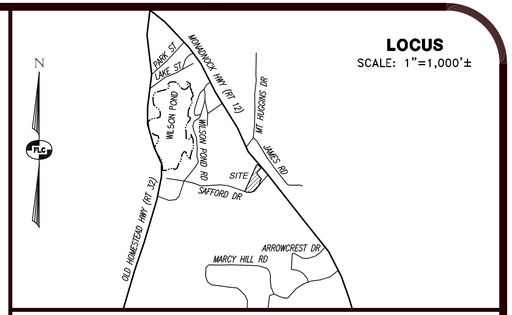
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SANITARY SEWER CALCULATIONS:

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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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:

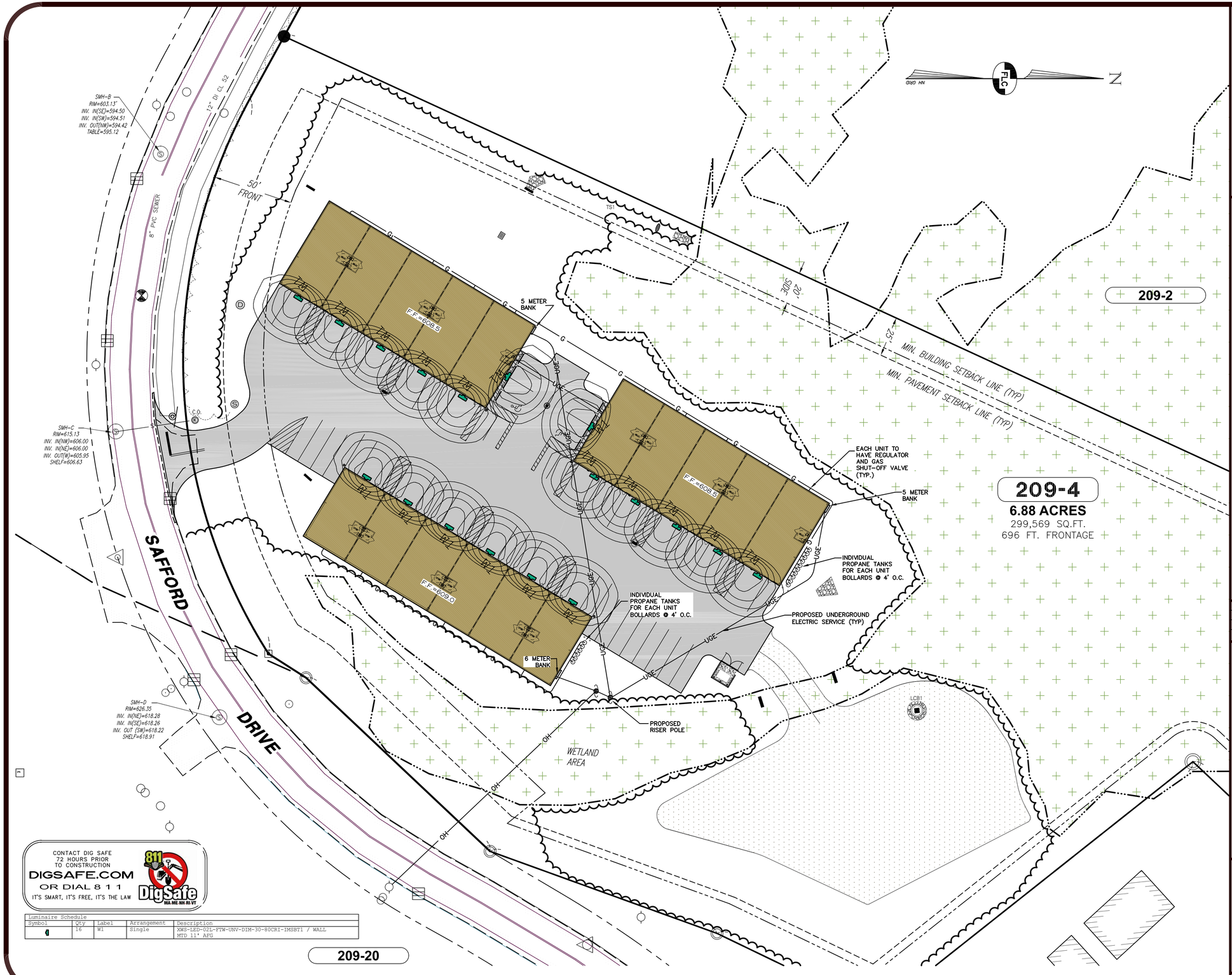
SAPPHIRE BUSINESS PARK, LLC
77 NASHUA ROAD, SHARON, NH 03458

SCALE: 1"=30' FEBRUARY 22, 2024

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FIELDSTONE
LAND CONSULTANTS, PLLC

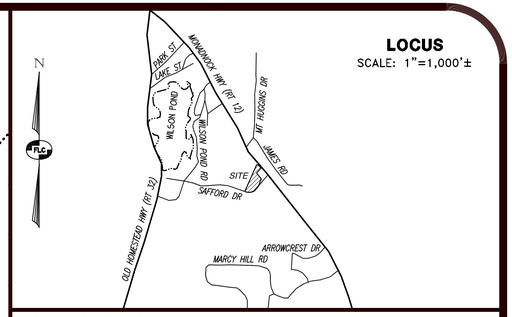
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Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
◐	16	W1	Single	XWS-LED-02L-FTW-UNV-DIM-30-80CRI-IMSBT1 / WALL MTD 11' AFG



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)

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

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

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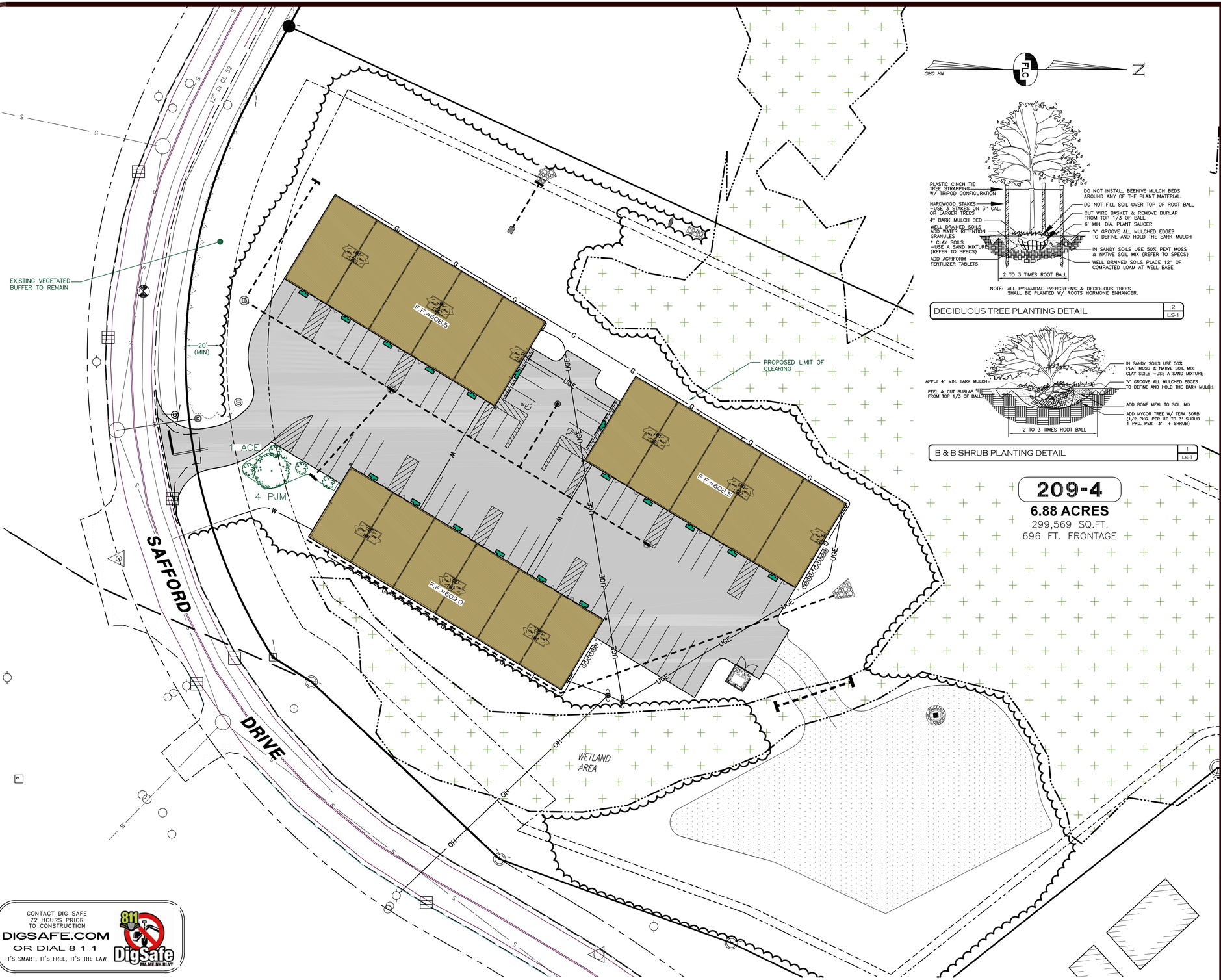
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NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

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.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION.
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
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
–FRONTAGE = 696 FEET / 30 FEET = 23.2 OR SHADE TREES REQUIRED

A MINIMUM OF 24 SHADE TREES ARE RETAINED ALONG THE RIGHT OF WAY.

LANDSCAPING IN PARKING AREAS
A MINIMUM OF ONE (1) TREE 3" IN DIAMETER REQUIRED FOR EVERY THIRTY (30) FEET ALONG THE PERIMETER OF THE PARKING AREA WHERE PARKING SPACES ARE PROVIDED.
–PERIMETER PARKING =180 FEET / 30 FEET = 6 TREES

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'
IMPERIAL: 1"=30'

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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:

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SCALE: 1"=30' FEBRUARY 22, 2024

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811 DigSafe MA-ME-NH-RI-VT

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.

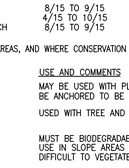
21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

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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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.

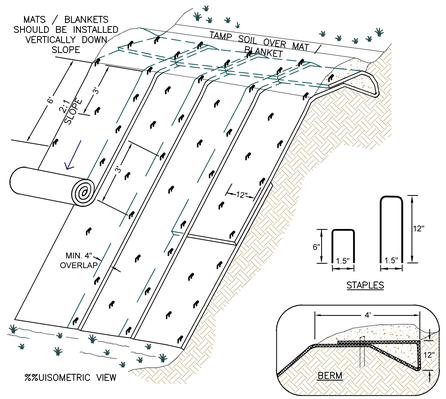
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

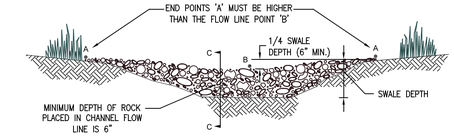


%%UISOMETRIC VIEW

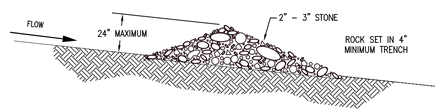
NOTES:

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.

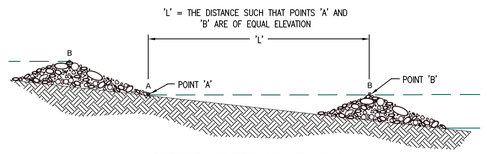
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C - C

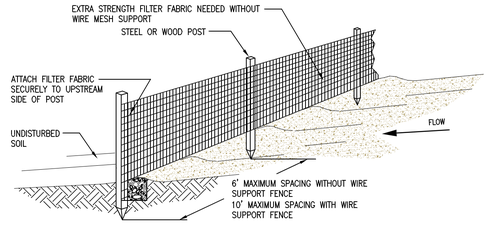


PROFILE - CHECK DAM SPACING

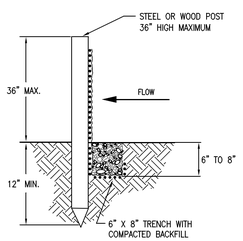
NOTES:

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.

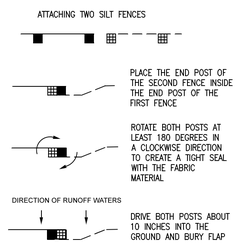
STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

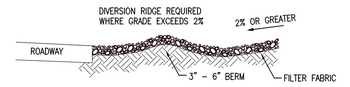


ATTACHING TWO SILT FENCES

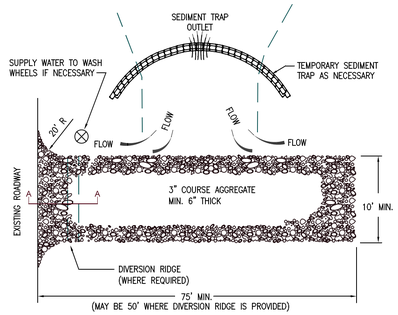
NOTES:

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

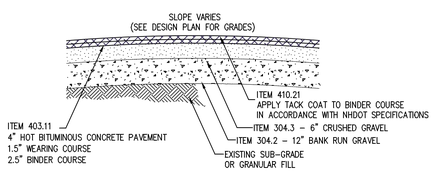
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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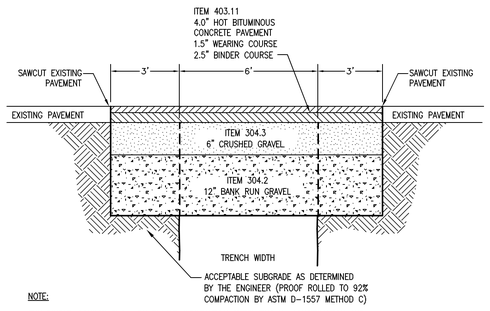
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN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

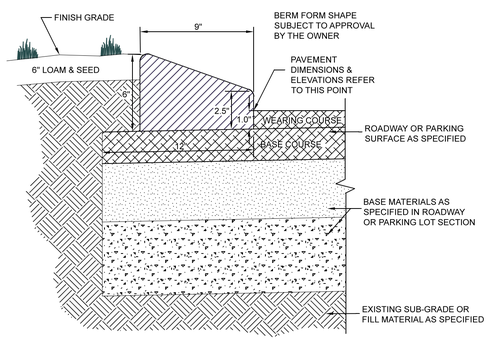
PAVEMENT SECTION — 2 / DT - 2



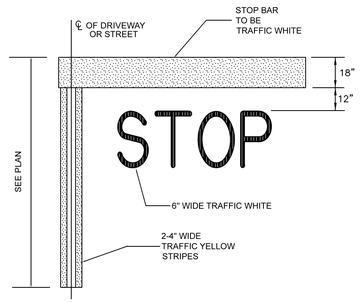
NOTE:

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.

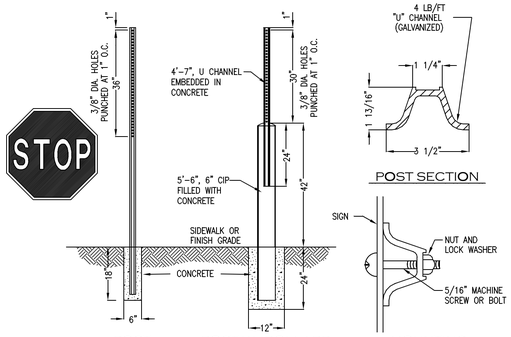
PAVEMENT TRENCH PATCH — 3 / DT - 2



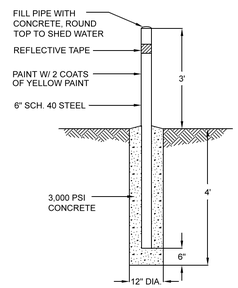
CURB - ASPHALT (CAPE COD BERM) — 4 / DT - 2



STOP BAR DETAIL — 5 / DT - 2



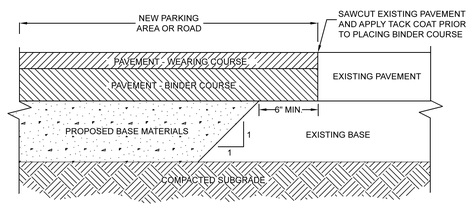
SIGN POST - STANDARD & W/BOLLARD — 6 / DT - 2



OR APPROVED EQUAL

SCALE: N.T.S.

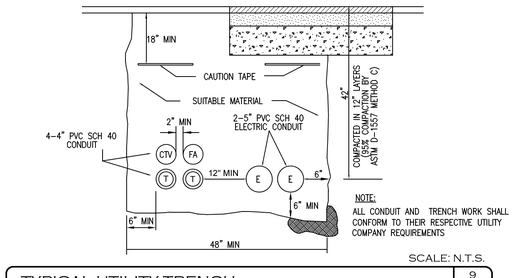
BOLLARD — 7 / DT - 2



NOTE:

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

PAVEMENT MATCH — 8 / DT - 2

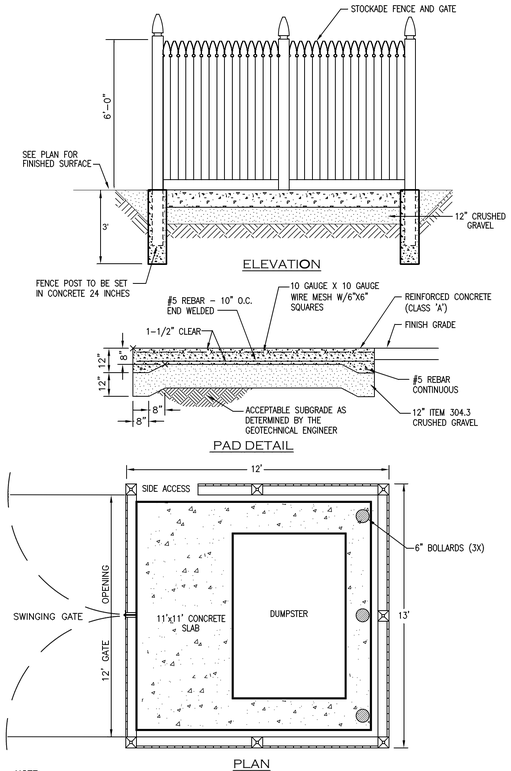


NOTE:

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

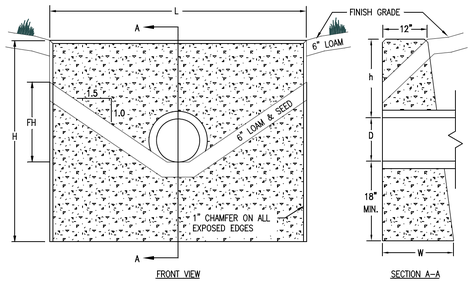
PREPARED FOR:
ASHER CONSTRUCTION, LLC
77 NASHUA RD, SHARON, NH 03458

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

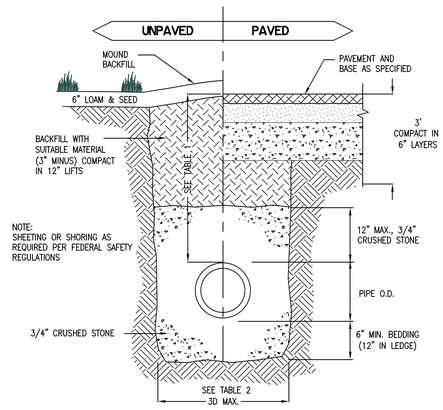
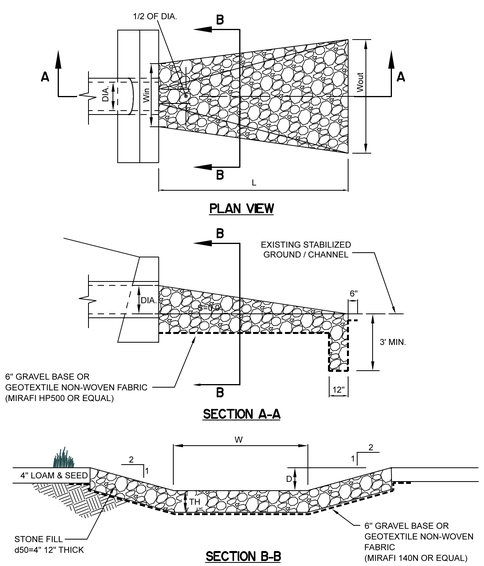


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

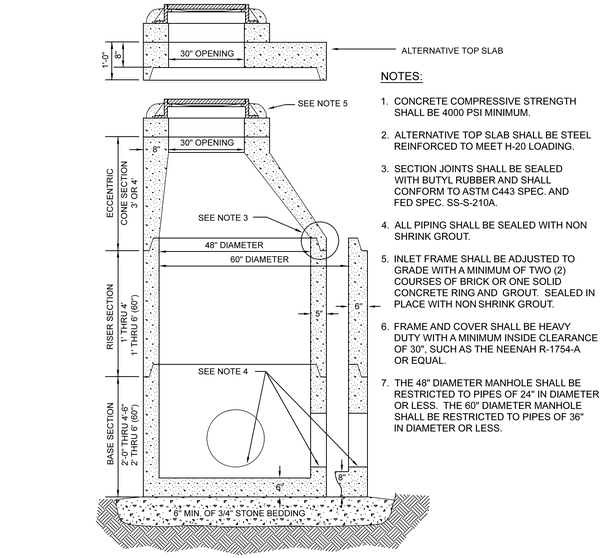
DRAINAGE TRENCH (TYPICAL) — 2 / DT - 3



RIP-RAP OUTLET PROTECTION — 4 / DT - 3

TYPICAL SWALE DETAIL — 5 / DT - 3

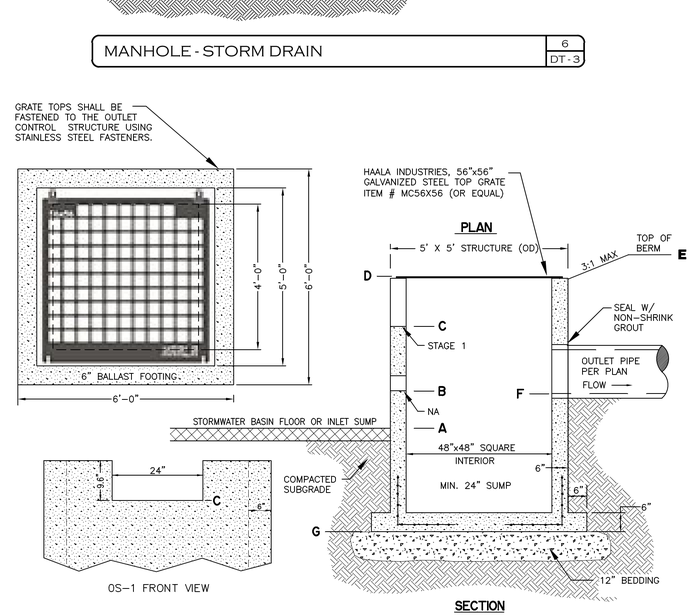
STORMWATER BASIN DETAIL — 3 / DT - 3



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.

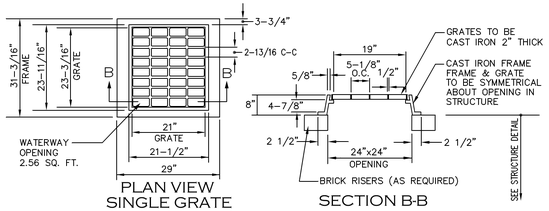
MANHOLE - STORM DRAIN — 6 / DT - 3



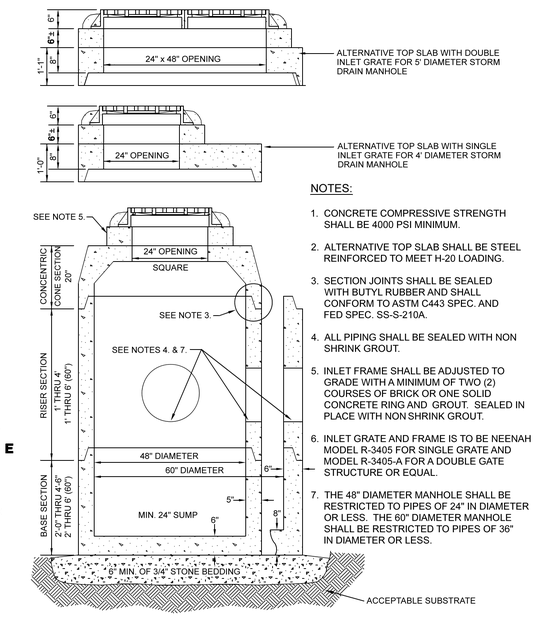
LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	4" ORIFICE	12" WEIR	600.0	600.0	601.0	603.0	604.0	599.0	597.0

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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