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 Meeting Agenda
June 12, 2025
6:00 PM

The regular meeting of the Swanzey Planning Board will be held on **Thursday, June 12, 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. May 22, 2025

3) Public Hearings

A. **PB 25-008: Subdivision** – Paquin Land Surveying has submitted a 2-lot subdivision application on behalf of Michael Wilson for the property located at 999 Old Homestead Highway and shown at Tax Map 240, Lot 80. The subject property is in the Residence District.

B. **PB 25-009: Site Plan Review** – Fieldstone Land Consultants have submitted a site plan review application on behalf of the Town of Swanzey for construction of a 6,400 square foot fire station. The subject property is located at Tax Map 219, Lot 36 in the Business District.

4) Discussions/Other Business

A. New Tenant & Multi-Tenant Application Discussion

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **May 22, 2025**
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at **6:00** p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Other members present: Vice Chair Michael York, Victoria Ames, Richard Lane, Mark Scalera, Brandon Self, Alternates Stacey Goodale, Kristen Reynolds and Selectman's Representative Mark LaBelle. Also present was Town Planner Adam Paquette and Recording Secretary Susan Ells.

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

Absent:
Jane Johnson, Alternate

SEATING ALTERNATES:
None needed.

Others Present:
Garrett Ranney with FACT TV, John Lesser, John Noonan from Fieldstone, Dan Lang from Aoline Properties, Skip DiBernardo – County Commissioner, Cathy Bergstrom- Economic Development Advisory Committee (EDAC)

MINUTES:

- The meeting Minutes of **May 8, 2025,** were considered. **Motion** was made by Lane to approve the meeting minutes of **May 8, 2025**. There was a second by B Self**.** All were in favor. With no further discussion, ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S):

1) Discussions/Other Business

A) John Lesser Site Plan Modification

John Noonan from Fieldstone Land Consultants described the modification being proposed; not building the apartments and a smaller building which should be installed in August. Adding some stalls for other material.

York makes the motion to agree to this request as a site plan modification, **B Self** seconded. Discussion about whether it is a modification. Vote was taken; All in favor; ***motion passed***.

Discussion about the modified plans: Lane pointed out that these plans were supposed to be completed by now; Noonan reported that the sitework has been done, utilities are not done yet, but plans will not

change. The drainage basin was installed over a year ago when the sitework was completed and is working well; driveway onto West Street is only for driving through the building. Main entrance and exit will be off Route 10. Ames asked when landscaping will be installed; Lessor replied after building is completed, around end of September. Scalera asked about drainage; grading is done, water will run off the back and through the culvert to the basin. Lane asked what the surface is where the bins are; the current ones are on pavement; the new ones will be on hardpack gravel. These will be for compost, brush, etc. that they generate. No public comment.

Scalera made the motion to approve the modification. **B Self seconded** – all in favor. ***Motion passed***.

The board asked the chair for some clarifications about the process if the modification request had not been improved. Chair Self provided explanation.

B) New Tenant Application – DA Brothers Contracting – 93 Monadnock Hwy

Chair Self read the application. Paquette recommended we change the process regarding New Tenant Applications as was done for Multi-Tenant Applications. He read the memo he wrote after receiving agreement from the Town's attorney Cordell Johnston.
The recommendation would be:

- New tenant applications, in their current form, are phased out immediately.
- Any new tenant moving into a space that has previously had site plan approval will be reviewed administratively through the Planning Department and placed on the agenda of the next regularly scheduled Planning Board meeting.
- If no site plan review is required, the applicant will be informed that no Planning Board approval is required.
- Staff will develop a streamlined application process that consolidates New Tenant and Multi-Tenant applications into a single, simplified form to improve efficiency and ease of submission for business owners.

Lane pointed out that the business had already been operating out of the building without a permit; Lang explained it was because The Town was without a building inspector. They did get a permit from the Fire Dept but realized they should also have the New Tenant Application. He apologized for the oversite.

York made the motion to approve the application. **B Self seconded**– all approved. ***Motion passed***.

Discussion about the merit of changing the process as proposed by Paquette. Chair Self asked Paquette to create the application form for review by the board approval. Ames requested notification when a multi-tenant or new tenant is approved. Paquette said that notification is currently the process, but we have not had a multi-tenant application since the process was changed.

C) Discussion with EDAC – Cathy Bergstrom

Chair Self explained the purpose of the Planning Board. Bergstrom explained the purpose of the EDAC. She is here because she had read in past minutes of an application for a small business and it seemed as though they were not prepared for the process. She spoke with the business owner and learned about the problems they had with the process. She is recommending some changes to our website to make it easier for the public to use and find the forms and volunteered to make these changes. Paquette said that Town

staff support this. Chair Self also made some other recommendations that could be helpful. Paquette will connect Bergstrom with Christine Smith at the Town. Ames asked if a hot link is in an ordinance, would an amendment be needed. Paquette will check with the Town's Attorney. The Board thanked Bergstrom for her work and her willingness to help.

D) Other business as required

Revision Energy Project
Megan Ulin from **Revision Energy** described a project that they are partnering with City of Keene at the Keene Dillant-Hopkins Airport to develop a ground-mounted solar array. They will need a variance from the Zoning Board and Paquette suggested they should give the Planning Board notice of this project which will need a site plan review in a few months. Paquette asked the board for advice on how this type of project has been approved and what type of zoning has been needed. Discussion within the board about possible next steps. Chair Self said that the Planning Board does not have the authority to interpret the ordinance, but the Zoning board does. Suggested a joint meeting between the 2 boards.

Impact Fees
Paquette reviewed the discussion on impact fees. Chair Self talked with Finance Director Theresa Lounder; she thought another person would need to be hired. She also suggested increasing the permit fees as an alternative. She would be happy to meet with the board.

Planning Notes:
Paquette informed the board of 2 other applications for the next meeting.

Paquette confirmed the date of the joint meeting with the Conservation Commission on June 26.

ADJOURNMENT
Motion to adjourn was made by **Scalera.** There was a second to the motion by **B. Self** with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at **7:29** p.m.

Next Meeting: June 12, 2025

Respectfully Submitted,
Susan Ells, Recording Secretary

DRAFT

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: June 5, 2025

RE: Planning Board 25-008 – Subdivision Application – 999 Old Homestead Hwy

Proposal:

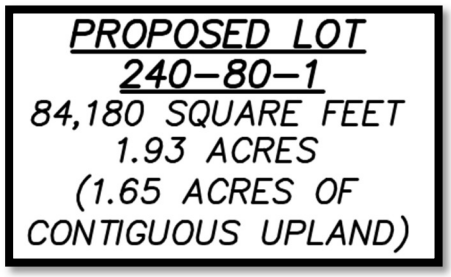
Paquin Land Surveying has submitted a 2-lot subdivision application on behalf of Michael Wilson for the property located at 999 Old Homestead Highway and shown at Tax Map 240, Lot 80. The subject property is in the Residence District. The property is approximately 3.53 acres in size and includes an existing single-family dwelling that would remain on one of the two proposed lots.

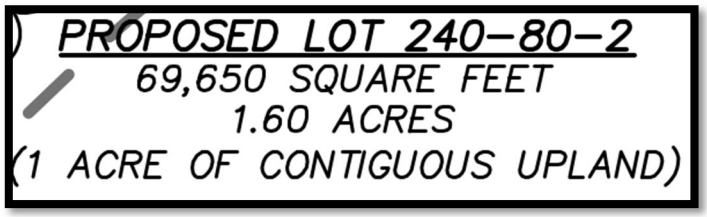
Legal Notices:

The required notice was posted in three public places and on the Town's website on May 22, 2025. Certified letters were sent to abutting property owners on May 22, 2025. The legal notice appeared in the Keene Sentinel on June 7, 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 minimum lot size within the Residence District is 1 acre and the minimum frontage is 150 feet. For all zones, the minimum lot size requirement excludes land classified as wetlands or having steep slopes of 25 percent or greater. Please see the new lot calculations below:





As you can see from the plan screenshots above, each lot will meet the lot size requirement. They will also meet frontage requirements. The proposed lot 80-2 already has state driveway approval under **State Permit # DOT-DRI-002680.** State subdivision approval is pending, per note 11 on the plan, as seen below:



The plan seems to be meeting all applicable requirements per the subdivision regulations.

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.

Planning Comments:

1. The original lot (999 Old Homestead Hwy) should remain Tax Map 240 Lot 80. The proposed subdivided lot should be named Tax Map 240 Lot 80-1.

Attachments

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

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

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.

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TYPE OF APPLICATION:

☐ Lot Line Adjustment ☐ Technical Subdivision

☑ Minor Subdivision ☐ Major Subdivision

1. Name and address of owner(s) of record:
Michael D. & Tracie F. Wilson, 999 Old Homestead highway, Swanzey, NH 03446

Preferred Telephone: (603) 381-0965 Email: mike.wilson@ametek.com

2. Name and address of applicant (if different):
S/A Owner

Preferred Telephone: _____ Email: _____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Jedadiah Paquin, NHLLS #978, ISDSD #1485, 1281 Main Street, unit G, Dublin, NH 03444

Preferred Telephone: (603) 313-3858 Email: jed@paquinlandsurveying.com

4. Street Address of Proposed Subdivision: 999 Old Homestead highway

5. Zoning District(s): Residence Tax Map 240 Lot(s) 80

6. Purpose of the Application: To create 1 new residential building lot.

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 #:

No prior approval for Proposed Lot 80-1, Proposed Lot 80-2 is pending.

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.

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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.

5/21/2025 Mike Wilson

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.

5/21/2025 Mike Wilson

Date Signature

I hereby authorize Jedadiah Paquin to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): Mike Wilson Date: 5/21/2025

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. 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: _____

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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.	☑	☐	
13.	Location of ground water.	☑	☐	
14.	Percolation tests and test results.	☐	☐	
15.	Soil mapping types, slopes and boundaries.	☑	☐	
16.	Deed restrictions.	☑	☐	
17.	Open space to be preserved.	☑	☐	N/A
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.	☑	☐	N/A
21.	All drainage and erosion control plans approved by the CCCD, if applicable.	☑	☐	N/A
22.	State subdivision (septic) approval.	☐	☐	Pending
23.	State Highway/Municipal Access permit, as applicable.	☐	☐	Pending

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Surveyor's Certification

THIS SURVEY AND PLAT WERE PRODUCED BY THIS OFFICE FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS OR EXCEEDS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS DEFINED IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," BY THE STATE OF NEW HAMPSHIRE, AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS, SWANZEY TOWN HALL, AND PHYSICAL EVIDENCE FOUND.

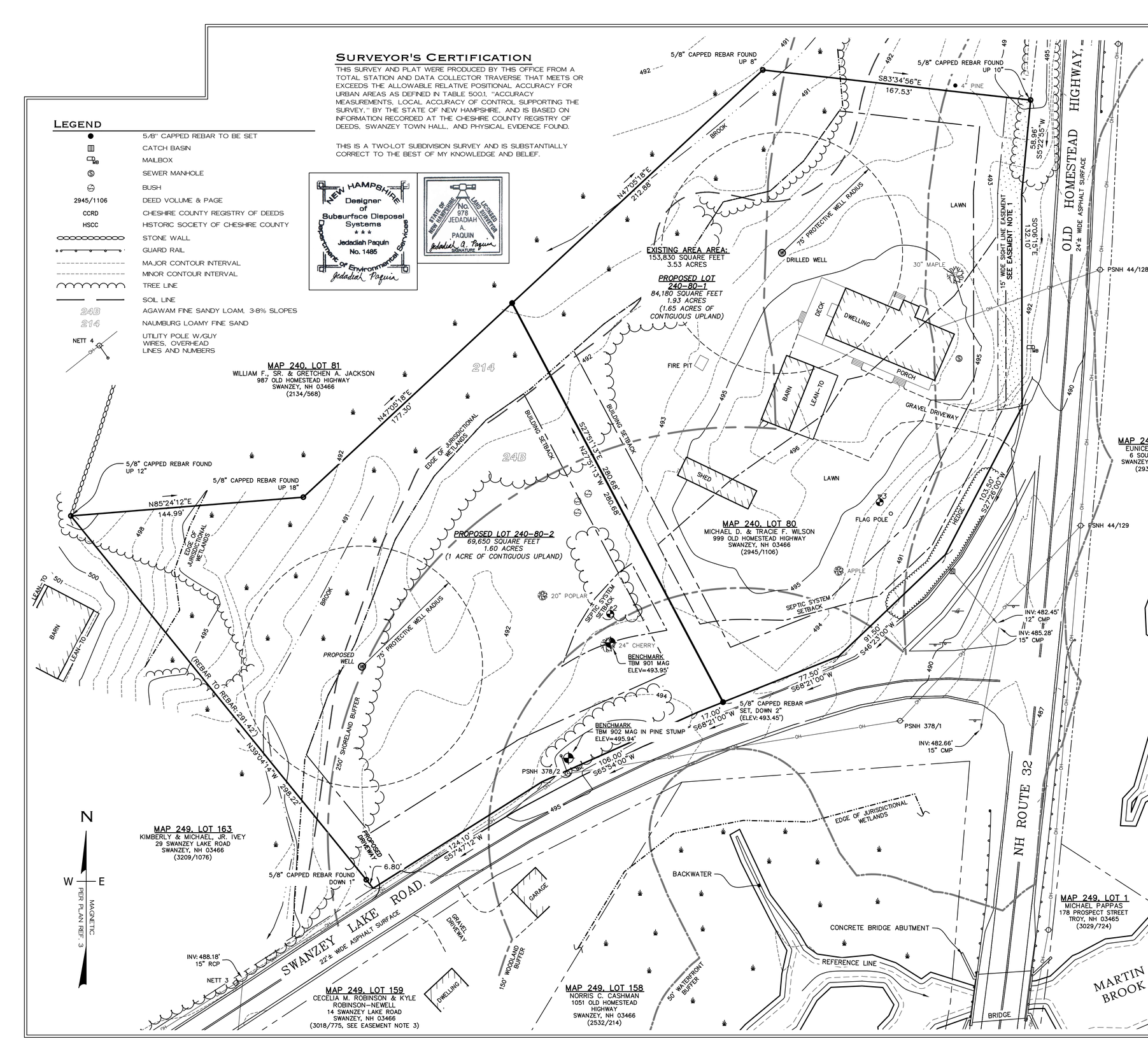
THIS IS A TWO-LOT SUBDIVISION SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
Department of Environmental Services
Jedadiah Paquin
No. 1485

STATE OF NEW HAMPSHIRE
No. 978
JEDADIAH A. PAQUIN
LICENSED LAND SURVEYOR
SIGNATURE

Legend

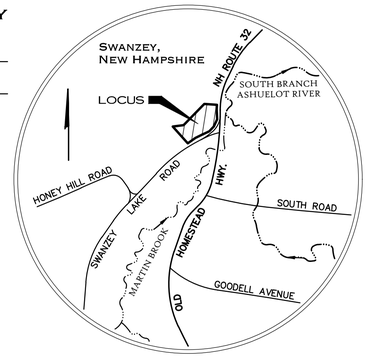
- 5/8" CAPPED REBAR TO BE SET
- CATCH BASIN
- MB — MAILBOX
- SEWER MANHOLE
- BUSH
- 2945/1106 — DEED VOLUME & PAGE
- CCRD — CHESHIRE COUNTY REGISTRY OF DEEDS
- HSCC — HISTORIC SOCIETY OF CHESHIRE COUNTY
- STONE WALL
- GUARD RAIL
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL
- TREE LINE
- SOIL LINE
- 24B — AGAWAM FINE SANDY LOAM, 3-8% SLOPES
- 214 — NAUMBURG LOAMY FINE SAND
- NETT 4 — UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS



Approved By The Swanzey Planning Board

CHAIRMAN:_____ DATE:_____

SECRETARY:_____ DATE:_____



Locus Map

SCALE: 1"=1,000'±

Survey Notes

1. THE PURPOSE OF THIS PLAN IS TO SHOW SUBDIVIDE TAX MAP 240, LOT 80, SWANZEY, NH INTO TWO SEPARATE RESIDENTIAL BUILDING LOTS.
2. OLD HOMESTEAD HIGHWAY (NH ROUTE 32) IS A CLASS II PUBLIC WAY. THE RIGHT-OF-WAY WIDTH SHOWN HEREON IS APPROXIMATELY THREE RODS WIDE AND IS BASED ON PLAN REFERENCE 3 SHOWN HEREON.
3. SWANZEY LAKE ROAD IS A CLASS II PUBLIC WAY. THE RIGHT-OF-WAY WIDTH SHOWN HEREON IS TWO RODS WIDE BASED ON INFORMATION AT NHDOT DISTRICT 4 OFFICE AND PLAN REFERENCE 3 SHOWN HEREON.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON AN ACTUAL ON-THE-GROUND SURVEY. THE VERTICAL DATUM IS NAVD88 BASED ON NHDOT DISK #441-070. THE CONTOUR INTERVAL IS ONE FOOT.
5. SWANZEY ZONING DATA:
   - RESIDENCE DISTRICT
     - MINIMUM SIZE: 1 ACRE OF CONTIGUOUS UPLAND
     - MINIMUM FRONTAGE: 150'
     - MINIMUM FRONT BUILDING SETBACK: 30'
     - MINIMUM SIDE & REAR BUILDING SETBACK: 20'
   - SHORELAND PROTECTION DISTRCT
     - MINIMUM BUILDING SETBACK FROM REFERENCE LINE: 125'
   - WETLANDS CONSERVATION DISTRCT
     - MINIMUM LEACH FIELD SETBACK FROM WETLAND: 125'
6. WETLANDS SHOWN HEREON WERE DELINEATED BY JEDADIAH PAQUIN, ISDSD #1485 IN NOVEMBER 2024 IN ACCORDANCE WITH LOCAL ORDINANCES AND "NEW HAMPSHIRE SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES", ENV-WQ 1014.03.
7. SOILS SHOWN HEREON ARE BASED ON AN OVERLAY OF USDA SOIL MAPPING PER WEB SOIL SURVEY. (HTTPS://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX)
8. I HAVE REVIEWED FEMA FLOOD MAP NUMBER 33005C0407E, WITH AN EFFECTIVE DATE OF MAY 23, 2006 AND DETERMINED THE LOCUS PARCEL IS OUTSIDE OF FEMA ZONE A AND FEMA ZONE AE FOR PORTIONS OF MARTIN BROOK AND THE SOUTH BRANCH ASHUELOT RIVER NEAR THE LOCUS.
9. THERE ARE NO KNOWN BURIAL SITES LOCATED ON THE LOCUS PARCEL.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN CONFORMS TO SWANZEY SUBDIVISION REGULATIONS AND ZONING ORDINANCES THAT ARE IN EFFECT AT THE DATE OF THIS SURVEY.
11. STATE SUBDIVISION APPROVAL IS PENDING FOR THESE TWO LOTS. THE LOCUS LOT RECEIVED PRIOR NHDES SUBDIVISION APPROVAL PER SA1999001731.
12. A NHDOT DRIVEWAY PERMIT IS PENDING FOR PROPOSED LOT 80-2. AN EXISTING NHDOT PERMIT EXIST FOR PROPOSED LOT 80-1 PER PERMIT #243-441-99, DATED 11/16/99.

Plan References

1. "LAND NOW OR FORMERLY OF C. WHITNEY HADDOCK AND SUSAN G. HADDOCK", BY ROY K. PIPER, DATED JUNE 1969. (HSCC PLAN #V 225)
2. "TWO (2) LOT SUBDIVISION FOR BRIAN E. BERGERON", BY HERBERT E. RUSSELL SR., DATED DEC. 1989 TO JAN. 1990. (CCRD PLAN CABINET 11, DRAWER 5, #447 AND #448)
3. "SUBDIVISION PLAN FOR GLENN S. & CHERYL A. BARCOME", BY DIBERNARDO ASSOCIATES, DATED AUGUST 19, 1999. (CCRD PLAN CABINET 12, DRAWER 4, #10)

Easements

1. THE LOCUS PARCEL IS SUBJECT TO A 15 FEET WIDE SIGHT LINE EASEMENT BENEFITING TAX MAP 240, LOT 81 PER DEED BOOK 1731, PAGE 635 AND DEED BOOK 2134, PAGE 568
2. THE LOCUS PARCEL IS BENEFITED BY WELL AND WATER LINE REPAIR RIGHTS AFFECTING TAX MAP 249, LOTS 162 & 163 AND TAX MAP 240, LOT 81 PER DEED BOOK 1731, PAGE 635, BOOK 1765, PAGE 268, BOOK 1837, PAGE 223, AND BOOK 1751, PAGE 175. SEE PLAN REFERENCE 3 FOR THE WELL LOCATION.
3. THE LOCUS PARCEL IS SUBJECT TO WATER RIGHTS BENEFITING TAX MAP 249, LOT 159 PER DEED BOOK 432, PAGE 202. SEE ALSO BOOK 484, PAGE 545.
4. THE LOCUS PARCEL MAY BE BENEFITED BY SEWER RIGHTS AFFECTING TAX MAP 249, LOT 2 PER DEED BOOK 368, PAGE 377. SEE ALSO PLAN REFERENCE 1.

Graphic Scale

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FEET

Two-Lot Subdivision

PREPARED FOR

Michael D. & Tracie F. Wilson

IDENTIFIED AS

Tax Map 240, Lot 80

Swanzey Lake Road & Route 32, Swanzey, Cheshire County, New Hampshire

Paquin Land Surveying, PLLC

1281 Main Street, Unit G, Dublin, NH 03444
Jed@PaquinLandSurveying.com (603) 313-3858

©2025

Date Plan:	5/21/2025
Date Survey:	5/2025
Drawn By:	JAP
Scale:	1"=30'
CAD File #:	25-10 SUBD

Subdivision

of land of

Michael D. and Tracie F. Wilson

identified as

Tax Map 240, Lot 80, Swanzey, NH

Paquin Land Surveying, PLLC Project #25-10

5/21/2025

	Map	Lot(s)	Owner	Mailing Address
1)	240	80	Michael D. & Tracie F. Wilson	999 Old Homestead Highway, Swanzey, NH 03446
2)	240	81	William F., Sr. & Gretchen A. Jackson	987 Old Homestead Highway, Swanzey, NH 03446
3)	249	2	Eunice Pappas	6 South Road, Swanzey, NH 03446
4)	249	5	Michael Pappas	PO Box 575, West Swanzey, NH 03469-0075
5)	249	158	Norris C. Cashman	1051 Old Homestead Highway, Swanzey, NH 03446
6)	249	159	Cecilia M. Robinson & Kyle Robinson-Newell	14 Swanzey Lake Road, Swanzey, NH 03446
7)	249	163	Kimberly & Michael, Jr. Ivey	29 Swanzey Lake Road, Swanzey, NH 03446
			Land Surveyor/Septic Designer	
8)			Jedadiah Paquin, NHLLS #978, ISDS #1485	1281 Main Street, Unit G, Dublin, NH 03444

Paquin Land Surveying, PLLC

1281 Main Street, Unit G, Dublin, NH 03444 ● (603) 313-3858 ● Jed@PaquinLandSurveying.com

Test Pit Log

Observed By: Jedadiah Paquin, 5/21/2025

Test Pit 2

(SCS Soil Type: 24B Agawam Fine Sandy Loam)

0-12" - 10YR 3/4, Fine sandy loam, granular, friable
12-22" – 10YR 4/6, Sandy loam, subangular blocky, friable
22-42" – 10YR 5/6, Medium to fine sand, massive, friable
42-52" – 2.5Y 5/6, Fine sand, moist, massive, friable

ESHWT = 48" (Standing water observed)
Perc Rate = 2 M/I at 36"

Test Pit 3

(SCS Soil Type: 24B Agawam Fine Sandy Loam)

0-8" - 10YR 3/3, Fine sandy loam, granular, friable
8-16" – 10YR 5/6, Sandy loam, subangular blocky, friable
16-28" – 2.5Y 5/6, Medium to fine sand, massive, friable
28-54" – 2.5Y 6/6, Medium to Coarse Sand and gravel, massive, friable

No ESHWT Observed
Perc Rate = 2 M/I at 36"



Jedadiah Paquin, NH ISDS Designer #1485



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 2021

COMPLETION DATE: DECEMBER 31, 2023

PRODUCED IN 2023 BY

CAI Technologies
Precision Mapping. Geospatial Solutions
11 Pleasant Street, Laconia, NH 03561
800.322.4540 • www.caimaps.com

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE 8A
WATER ..... -W-
BUILDING
EXEMPT PROPERTY ..... (E)
SUBDIVISION LOT NO. 2
RIGHT OF WAY/ACCESS 66W
COMMON OWNERSHIP
WETLANDS

FEET 200 100 0 200 400 600
METERS 90 25 0 50 100 150

SCALE: 1" = 200'

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 240

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: June 5, 2025

RE: PB 25-009 – Site Plan Review – Swanzey Fire Station – 321 Old Homestead Hwy

Summary:

Fieldstone Land Consultants have submitted a site plan review application on behalf of the Town of Swanzey for construction of a 6,400 square foot fire station. The subject property is approximately 4.3 acres in size and located at Tax Map 219, Lot 36 in the Business District.

Legal Notices:

Notice of the public hearing was mailed to abutting property owners on May 22, 2025. The notice was posted in three public places and on the Town's website on May 22, 2025. Notice was published in the Keene Sentinel on June 7, 2025.

Development overview:

The subject property is approximately 4.3 acres in size and is located on the west side of Old Homestead Highway. The subject property has approximately 525 feet of frontage on Old Homestead Highway. Two curb cuts are proposed and will be constructed in accordance with the State Department of Transportation requirements. Permits on both are pending. FAA approval is pending.

The proposed 2-story development would have a footprint of 6,400± square feet and will be connected to public sewer and water. The number of parking spaces required is 13, but 36 are being proposed.

Applicable Ordinances and Regulations:

General

Building Height

The maximum allowable building height for all Districts is 45 feet. The proposed structure will be 33 feet.

Business District

Setbacks

The setbacks in the Business District are 30 feet from the front property line and 20 feet from the side and rear property lines. Additionally, there is a 50-foot setback requirement from abutting residential uses. The proposal is meeting all of these requirements.

Screening
The proposed structure shall be screened from abutting residential dwelling by a fence, hedge, berm, or vegetative planting or other screening material. The size and type of screening will be determined by the Planning Board during the site plan review process.

Deviations From Site Plan Review Regulations:

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

5. Landscaping and Screening

c.i – Landscaped buffers between different uses of land

Staff Comment: The development will need screening on the north side of the property. The type of screening can be discussed at the Planning Board hearing.

Department Head Review

Department head reviews were sent out on May 22, 2025. As of the writing of this memo, no comments have been received.

Public Comment:

As of the writing of this memo, no public comments have been received.

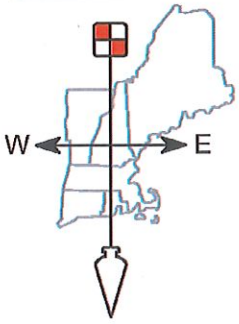
Staff Comments:

1. The development will need screening on the north side of the property due to the residential use on Tax Map 219 Lot 37.
2. All local, State, and Federal permits must be acquired prior to building permit.

Attachments:

a. Site Plan Review Application
b. Tax Map

LETTER OF TRANSMITTAL



FIELDSTONE LAND CONSULTANTS, PLLC

Surveying ◆ Engineering
Land Planning ◆ Septic Designs

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

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

Date: May 22, 2025

Re: Swanzey Fire Station - Site Plan Application
Tax Map Parcel 219-36 - 321 Old Homestead Highway - 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	5/22/25		Application & Checklist Site Plan Review
1			Abutters List & Labels
4			Site Plan Set (22"x34")
1			Architectural Plans
1			Electronic Copy of Materials

THESE ARE TRANSMITTED as checked below:

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

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

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

■ For review and comment ❒ _____.

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

REMARKS:
Hello Mr. Paquette, we are submitting the above listed items to be presented at the June 12th Planning Board meeting. Please let me know if you need anything else or have any questions. Thank you,

Chad E. Branon, P.E.

Project No. 2301.02

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

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

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

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

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

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

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

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

1. Name and address of owner(s) of record:
Town of Swanzey P.O. Box 10009, 620 Old Homestead Highway, Swanzey, NH 03446

Preferred Telephone: _____ Email: _____

2. Name and address of applicant (if different):
Town of Swanzey (Fire Department) P.O. Box 10009, 620 Old Homestead Highway
Swanzey, NH 03446

Preferred Telephone: _____ Email: _____

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

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

4. Street Address of Proposed Project: 321 Old Homestead Highway Swanzey, NH 03446

5. Zoning District(s): Business District Tax Map# 219 Lot#(s) 36

6. Proposed Permitted Use (Per Zoning): Public Assembly

7. Project Name: Swanzey Fire Station

8. Area of Lot in Square Feet and Acres: 4.305 Acres, 187,515 Square Feet

9. Traffic Volume on Adjacent Major Streets: NH32 NHDOT 2024 (1,581 Trips)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 72 Trips

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

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

13. Gross Floor Area of New Buildings (Square Feet): 6,400 Square Feet

14. Total Number of Employees: N/A

15. Hours of Operation: N/A

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.

2. A completed checklist (see attached).

3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will not be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

The following affidavits must be signed and dated:

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

5/22/25 _____ _____

Date Signature

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

5/22/25 _____ _____

Date Signature

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

Signed (Owner):_____ Date:_____

Signed (Agent):_____ Date: 5/22/25

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date:_____

PLAT SUBMISSION CHECKLIST

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

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

FIELDSTONE
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

Date: 5/22/25

FLC#2301.02 / CJC

List of Abutters
Tax Map 219 Lot Number 36
Swanzey, New Hampshire

Map 205 Lot 001
City of Keene
3 Washington Street
Keene, NH 03431

Map 219 Lot 37
4,395 FT LLC
40 Tico Rd
Rindge, NH 03261

Map 219 Lot 40
Adam M & Sabrina A Blake
314 Old Homestead Hwy
Swanzey, NH 03446

Map 219 Lot 42
234 Old Homestead Hwy Rlty LLC
%John Burk PO BOX 705
Keene, NH 03431

Map 219 Lot 43
EST of Elelyn G Tolman
%Bonnie Tolman 322 Old Homestead Hwy
Swanzey, NH 03446

Map 219 Lot 44
Rebecca S Bicknell
326 Old Homestead Hwy
Swanzey, NH 03446

Map 219 Lot 45
Michael S Habiby
350 Old Homestead Hwy
Swanzey, NH 03446

Map 219 Lot 36 (Applicant)
Town of Swanzey
PO BOX 10009
Swanzey, NH 03446

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

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

Date: 5/22/25

FLC# 2301.02 / CJC

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Map 219 Lot 37
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Swanzey, NH 03446

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Adam M & Sabrina A Blake
314 Old Homestead Hwy
Swanzey, NH 03446

Map 219 Lot 42
234 Old Homestead Hwy Rlty LLC
%John Burk PO BOX 705
Keene, NH 03431

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PO BOX 10009
Swanzey, NH 03446

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PO BOX 10009
Swanzey, NH 03446

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

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Milford, NH 03055

Pat. avery.com/patents Étiquettes d'adresse Easy Peel® Repliez à la hachure afin de révéler le rebord Pop-up Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160

SITE DEVELOPMENT PLANS

- TAX MAP 219, LOT 36 -

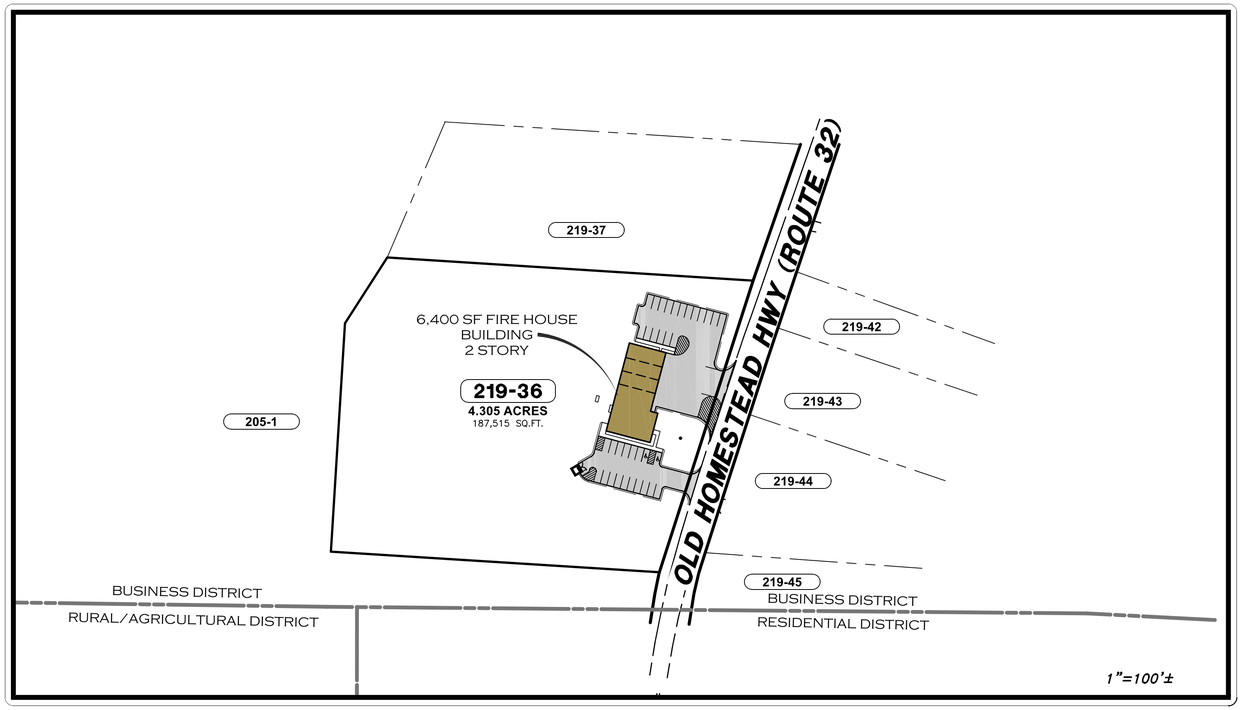
SWANZEY FIRE STATION

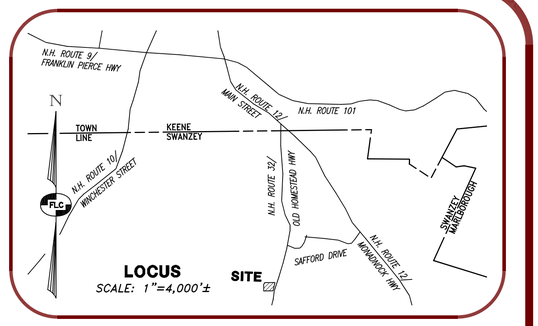
TOWN OF SWANZEY FIREHOUSE

(321 OLD HOMESTEAD HIGHWAY/N.H. ROUTE 32)

SWANZEY, NH

DATE: MAY 5, 2025





SHEET INDEX

SHEET	TITLE
CV-1	COVER SHEET
SP-1	SITE PLAN
EX-1	EXISTING CONDITIONS PLAN
EX-2	EXISTING CONDITIONS PLAN
GR-1	GRADING & DRAINAGE PLAN
UT-1	UTILITY PLAN
LT-1	LIGHTING & LANDSCAPING PLAN
DT-1	EROSION CONTROL DETAILS
DT-2	CONSTRUCTION DETAILS
DT-3	CONSTRUCTION DETAILS
DT-4	DRAINAGE DETAILS
DT-5	WATER DETAILS
DT-6	WATER DETAILS

PREPARED FOR & LAND OF:

TOWN OF SWANZEY

P.O. BOX 10009

SWANZEY, NH 03446

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 UTILITY COMPANIES AND JURISDICTIONAL AGENCIES 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 AT
DIGSAFE.COM or 811

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

W E

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REV. PER CLIENT REVIEW		CLR	CEB

FILE: 2301CV02A.dwg | PROJ. NO. 2301.02 | SHEET: CV-1

LEGEND:

EXISTING FEATURES

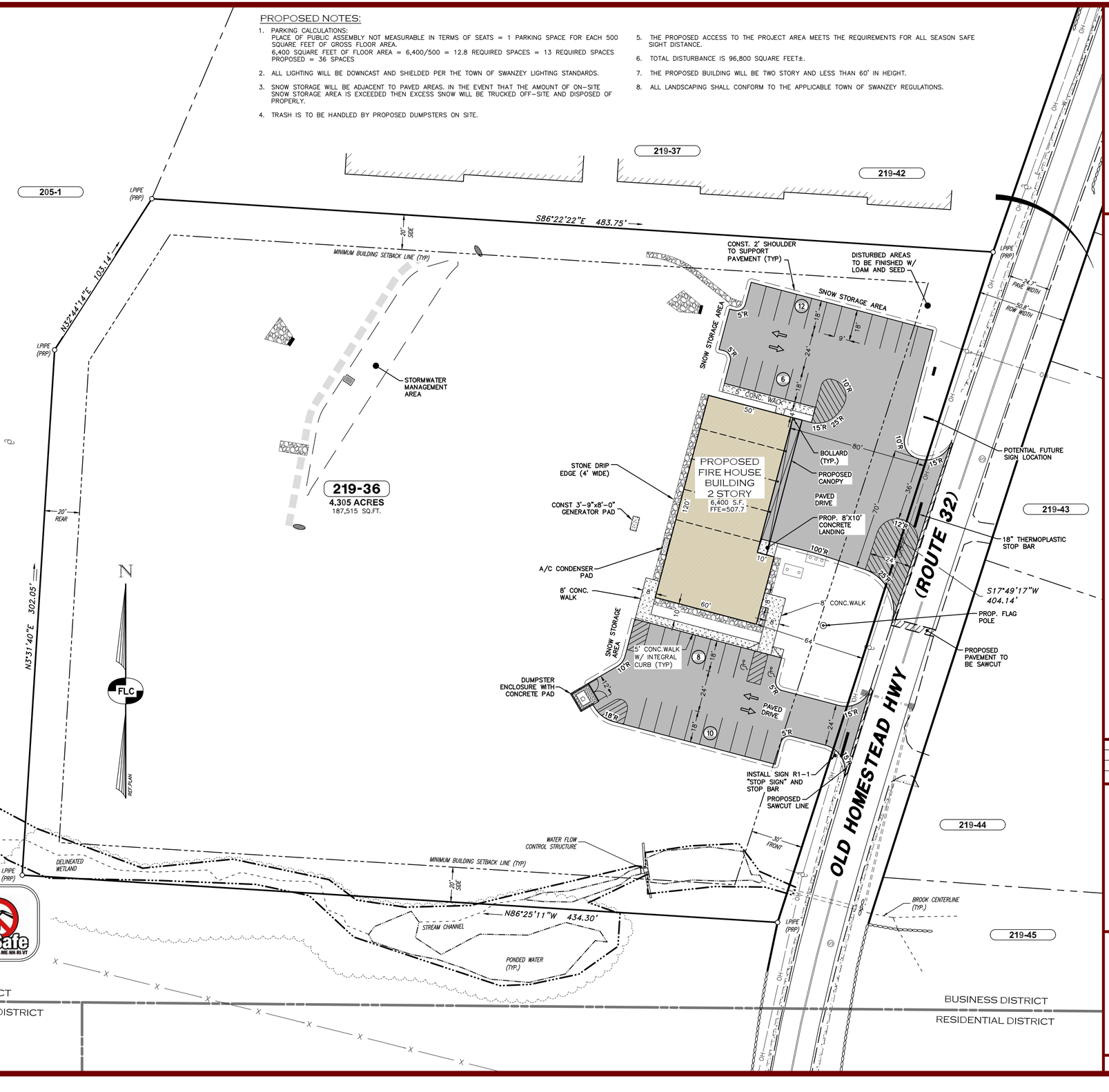
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING EASEMENT LINE
- EDGE OF TREE LINE
- EDGE OF WETLANDS (PRP #2)
- WETLANDS BUFFER LINE (PER GZO 15.5)
- 630 — 10' CONTOUR INTERVAL
- 628 — 2' CONTOUR INTERVAL
- DS G — DIGSAFE GAS LINE
- W — WATER LINE
- S — SEWER LINE
- U/G E DS — UNDERGROUND ELECTRIC DIGSAFE
- U/G CATV DS — UNDERGROUND CATV DIGSAFE
- 219-36 — TAX MAP & LOT NUMBER
- C.B.(F) — GRANITE BOUND FOUND
- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- PRP — PER REFERENCE PLAN
- D — DRAIN MAN-HOLE
- S — SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- WATER SHUT-OFF
- W — WELL
- CABLE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- T — TELEPHONE MAN-HOLE
- ROCK / BOULDER
- EXISTING BUILDING

PROPOSED FEATURES

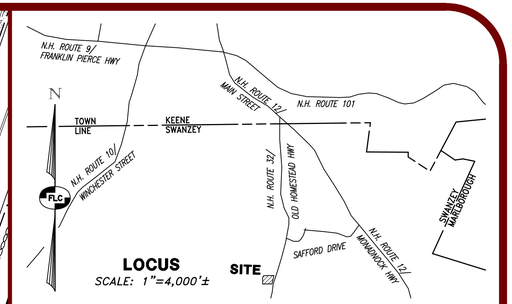
- PROPOSED BUILDING
- CONCRETE PAD
- EDGE OF PAVEMENT
- TRAFFIC FLOW ARROW (NOT PAINTED)
- LIMITS OF CLEARING
- PROPOSED LIGHTING
- PROPOSED SHOULDER
- PROPOSED CURBING
- PROPOSED DUMPSTER
- 10 — PARKING COUNT

PROPOSED NOTES:

1. PARKING CALCULATIONS:
   PLACE OF PUBLIC ASSEMBLY NOT MEASURABLE IN TERMS OF SEATS = 1 PARKING SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA.
   6,400 SQUARE FEET OF FLOOR AREA = 6,400/500 = 12.8 REQUIRED SPACES = 13 REQUIRED SPACES PROPOSED = 36 SPACES
2. ALL LIGHTING WILL BE DOWNCAST AND SHIELDED PER THE TOWN OF SWANZEY LIGHTING STANDARDS.
3. SNOW STORAGE WILL BE ADJACENT TO PAVED AREAS. IN THE EVENT THAT THE AMOUNT OF ON-SITE SNOW STORAGE AREA IS EXCEEDED THEN EXCESS SNOW WILL BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.
4. TRASH IS TO BE HANDLED BY PROPOSED DUMPSTERS ON SITE.
5. THE PROPOSED ACCESS TO THE PROJECT AREA MEETS THE REQUIREMENTS FOR ALL SEASON SAFE SIGHT DISTANCE.
6. TOTAL DISTURBANCE IS 96,800 SQUARE FEET±.
7. THE PROPOSED BUILDING WILL BE TWO STORY AND LESS THAN 60' IN HEIGHT.
8. ALL LANDSCAPING SHALL CONFORM TO THE APPLICABLE TOWN OF SWANZEY REGULATIONS.



CONTACT DIG SAFE
72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL 811 - KNOW WHAT'S BELOW



REFERENCE PLAN:

1. "EXISTING CONDITION PLAN – LAND OF – TOWN OF SWANZEY – LOCATED AT – TAX MAP PARCEL NO. 35-3 – 321 OLD HOMESTEAD HIGHWAY, SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE – BOOK 3051, PAGE 336" SCALE: 1"=20' BY HUNTLEY SURVEY & DESIGN, PLLC. DATED MAY 20, 2019.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 219 LOT 36 IS THE TOWN OF SWANZEY, P.O. BOX 10009, SWANZEY, NH 03446. THE DEED REFERENCE TO PARCEL 219-36 IS BK.3051 PG.336 DATED 12/20/2018 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED FIREHOUSE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP 219 LOT 36, AS SHOWN.
3. ZONING FOR THE PARCEL IS BUSINESS DISTRICT (B). BUILDING SETBACKS ARE 30 FT FRONT, 20 FT SIDE AND 20 FT REAR.
4. SURFACE FEATURES SHOWN AND VERTICAL DATUM ARE BASED ON THE REFERENCE PLAN CITED HEREON.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON.
6. SUBJECT PARCEL LIES OUTSIDE OF THE THE 100 YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NO. 33005C0269E, EFFECTIVE DATE 5/23/2006.
7. WETLANDS WERE DELINEATED BY OTHERS PER REFERENCE PLAN #1.
8. CONTOUR DATA SHOWN HEREON IS BASED ON THE REFERENCE PLAN CITED HEREON.
9. TO BE BEST OF OUR KNOWLEDGE THERE ARE NO EASEMENTS OR COVENANTS OVER THE SUBJECT PARCEL.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REV. PER CLIENT REVIEW		CLR	CEB

SITE PLAN
TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

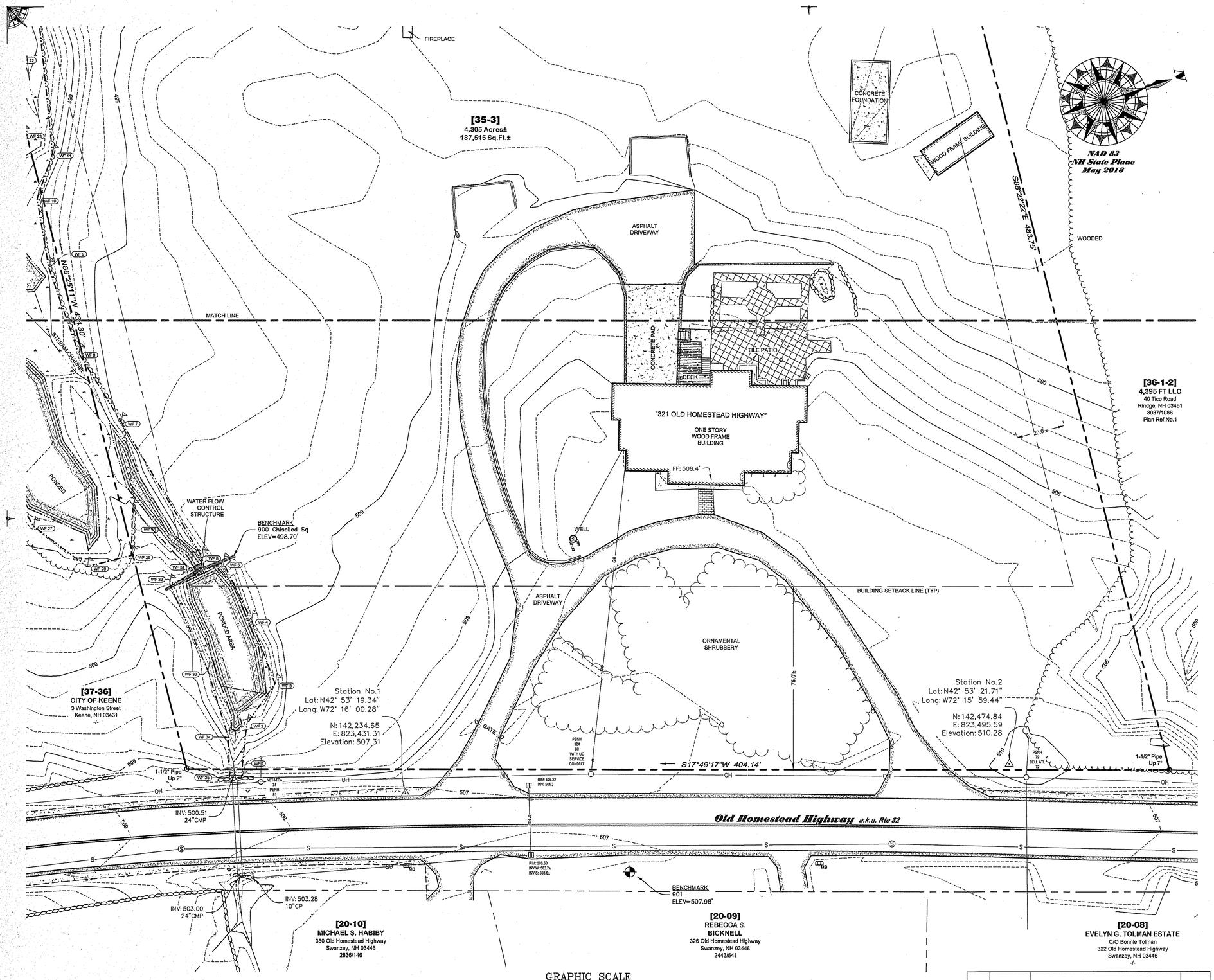
SCALE: 1" = 30' MAY 5, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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

FILE: 2301SP02.dwg | PROJ. NO. 2301.02 | SHEET: SP-1

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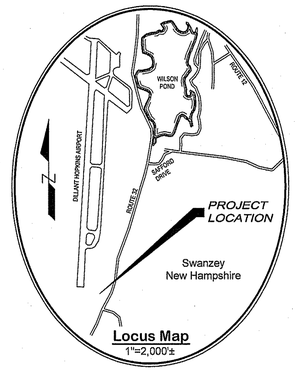


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY



Plan References

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

1. SUBDIVISION PLAN PREPARED FOR JEANNE C. NICKERSON, DATED 8/2003 BY JOHN E. DOUGHTY (Cab.12 Dr.9 No.54 CCRD)

Notes

1. THE BEARINGS SHOWN ON THIS PLAN IS/ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED ON -DATE- USING AN IG3S GNSS RECEIVER.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS AND PHYSICAL EVIDENCE FOUND.
3. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF MAY IN 2019. THE VERTICAL DATUM IS NAVD 88 OBTAINED BY FROM GPS SURVEY DESCRIBED IN NOTE No.1. CONTOUR INTERVAL IS TWO (2) FEET.
4. THE PARCEL SHOWN IS NOT LOCATED IN A 100 YEAR FLOOD AREA PER FEMA PANEL 33005C0269E EFFECTIVELY DATED 5/23/2006.
5. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS. THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE.THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN.
   A. WATER SERVICE FOR THE STRUCTURE IS FROM AN ON-SITE WELL (LOCATED AND SHOWN) THE SERVICE WATERLINE IS APPROXIMATE ONLY.
   B. SEWER SERVICE FOR THE STRUCTURE IS FROM MUNICIPAL SANITARY SEWER LINES, SHOWN IN THE ROADWAY. THE SERVICE LINE LOCATION WAS NOT DETERMINED.
   C. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
4. JURISDICTIONAL WETLANDS WERE DELINEATED BY HUNTLEY SURVEY & DESIGN, PLLC, DURING THE MONTH OF APRIL, 2019 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.

STATE OF NEW HAMPSHIRE RUSSELL J. HUNTLEY No. 150 CERTIFIED WETLAND SCIENTIST

Surveyor's Certification

THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS 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.

THIS IS AN EXISTING CONDITION SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.

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

Existing Condition Plan

LAND OF

Town of Swanzey

located at

Tax Map Parcel No.35-3

321 Old Homestead Highway, Swanzey, Cheshire County, New Hampshire

Book 3051, Page 336

Sheet No.1 of 2

Scale 1"= 20'

Surveyed 05/2019 Plan prepared 05/20/2019

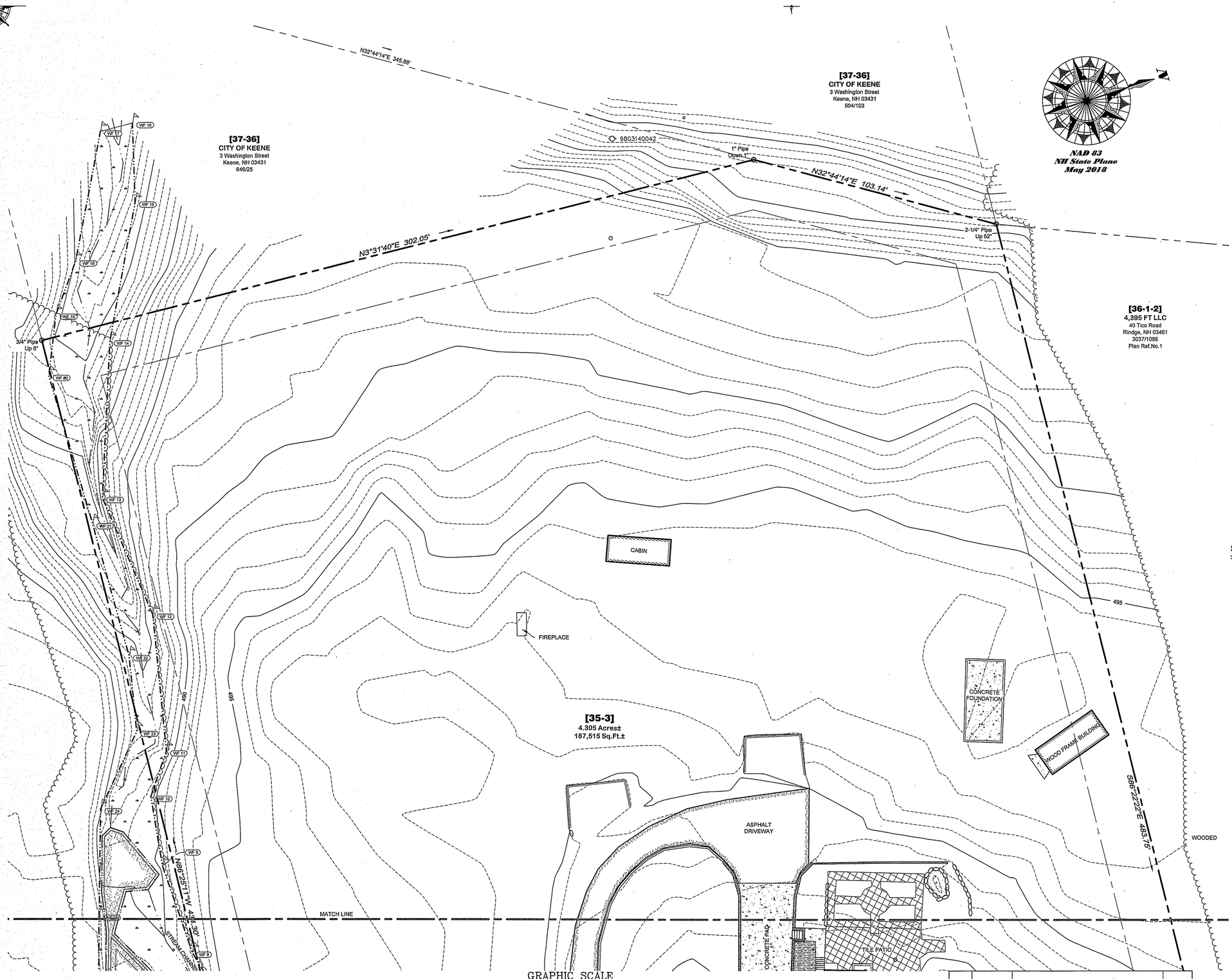
Project No. H19-017 Cad File No. H19-017A.dwg

Huntley Survey & Design, PLLC

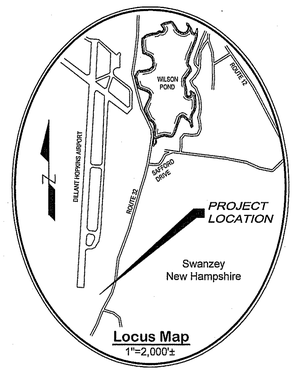
NH & VT Land Surveying, Wetlands & NH Septic System Design

659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

© 2019



NAD 83
NH State Plane
May 2016



Zoning Districts

ZONE:BUS (Business)
REQUIREMENTS

MAX HEIGHT	# STORIES/#'
LOT SIZE	1 ACRE
FRONTAGE	125'
BUILDING & STRUCTURE SETBACKS	
FRONT	75'
SIDE	20'
50' FROM RESIDENTIAL DWELLING	
REAR	20'
50' FROM RESIDENTIAL DWELLING	
GENERAL SETBACKS	
FRONT	30'
SIDE & REAR	20'

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

Symbol Legend

CATCH BASIN	STONE WALL
STORM SEWER LINE	EDGE OF WATER
SEWER MANHOLE	TREE LINE
SANITARY SEWER LINE	EDGE OF PAVEMENT
UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS	EDGE OF GRAVEL
SIGN	IRON PIN/PIPE
POST/BOLLARD	SURVEY STATION
	5/8" REBAR WITH CAP (SET)
	WETLAND FLAG & NUMBER
	CHESHIRE COUNTY REGISTRY OF DEEDS
	TAX MAP PARCEL NUMBER
	DEED VOLUME & PAGE
	FINISH FLOOR

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

Existing Condition Plan

LAND OF
Town of Swanzey
located at
Tax Map Parcel No.35-3
321 Old Homestead Highway, Swanzey, Cheshire County, New Hampshire
Book 3051, Page 336

Sheet No.2 of 2

Scale 1"= 20'

Surveyed 05/2019 Plan prepared 05/20/2019
Project No. H19-017 Cad File No. H19-017A.dwg

Huntley Survey & Design, PLLC
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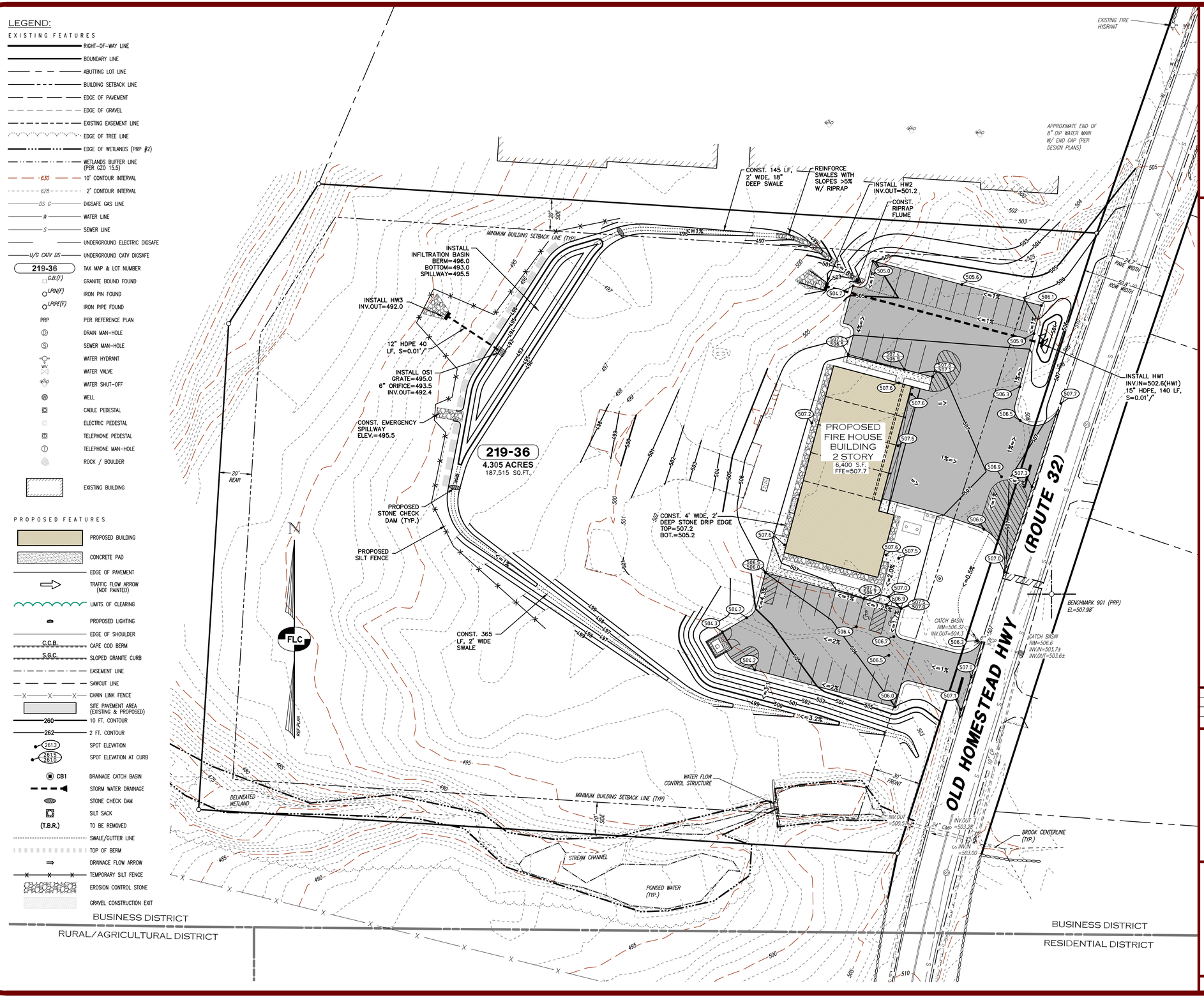
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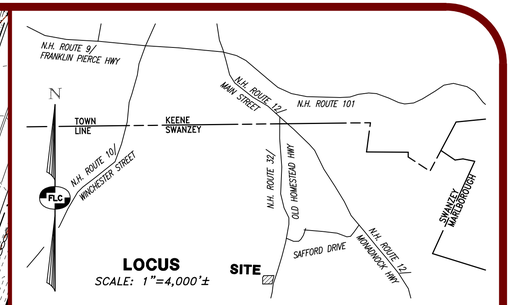
EXISTING FEATURES

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- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING EASEMENT LINE
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- W — WELL
- CABLE PEDESTAL
- ELECTRIC PEDESTAL
- T — TELEPHONE PEDESTAL
- T — TELEPHONE MAN-HOLE
- ROCK / BOULDER
- EXISTING BUILDING

PROPOSED FEATURES

- PROPOSED BUILDING
- CONCRETE PAD
- EDGE OF PAVEMENT
- TRAFFIC FLOW ARROW (NOT PAINTED)
- LIMITS OF CLEARING
- PROPOSED LIGHTING
- EDGE OF SHOULDER
- C.C.B. — CAPE COD BERM
- S.G.C. — SLOPED GRANITE CURB
- EASEMENT LINE
- SAWCUT LINE
- CHAIN LINK FENCE
- SITE PAVEMENT AREA (EXISTING & PROPOSED)
- 260 — 10 FT. CONTOUR
- 262 — 2 FT. CONTOUR
- 261.3 — SPOT ELEVATION
- 261.3 / 261.0 — SPOT ELEVATION AT CURB
- CB1 — DRAINAGE CATCH BASIN
- STORM WATER DRAINAGE
- STONE CHECK DAM
- SILT SACK
- (T.B.R.) — TO BE REMOVED
- SWALE/GUTTER LINE
- TOP OF BERM
- DRAINAGE FLOW ARROW
- TEMPORARY SILT FENCE
- EROSION CONTROL STONE
- GRAVEL CONSTRUCTION EXIT





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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REV. PER CLIENT REVIEW		CLR	CEB

GRADING & DRAINAGE PLAN

TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

SCALE: 1" = 30' MAY 5, 2025

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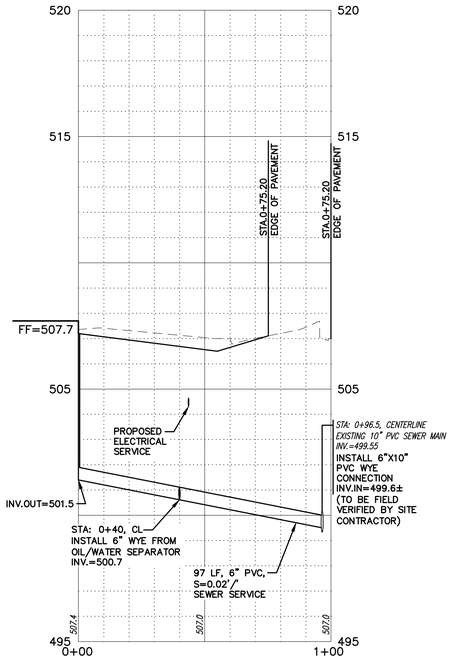
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EXISTING FEATURES

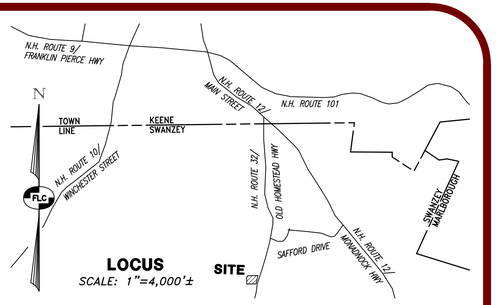
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SEWER SERVICE PROFILE



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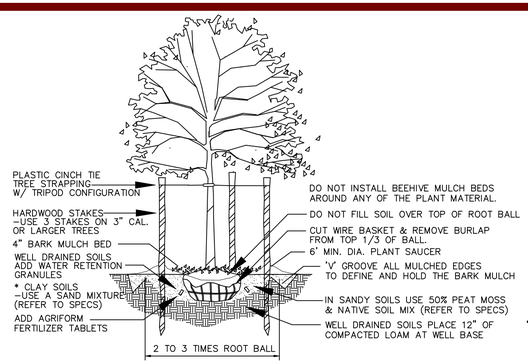
LEGEND:

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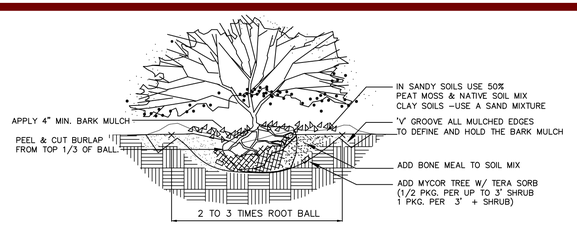
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- S — SEWER LINE



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

SCALE: N.T.S.

DECIDUOUS TREE PLANTING DETAIL | 1 | LT-1



SCALE: N.T.S.

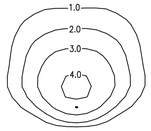
B & B SHRUB PLANTING DETAIL | 2 | LT-1



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

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



FOOTCANDLES

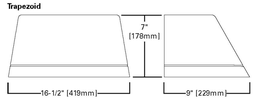
BUILDING MOUNTED LIGHTS (W1)

NOT TO SCALE

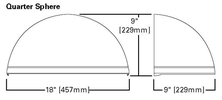
Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
W1	4	W1	Single	XWS-LED-02L-FTW-UNV-DIM-30-80CRI-IMSBT1 / WALL MTD 16' AFG
W2	3	W2	Single	ISS-AF-1000-LED-E1-SL3/ WALL MTD 12' AFG

DIMENSIONS

Trapezoid



Quarter Sphere





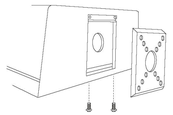


ISC/ISS/IST/ISW
IMPACT ELITE LED
(OR EQUAL)

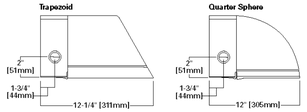
1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

HOOK-N-LOCK MOUNTING



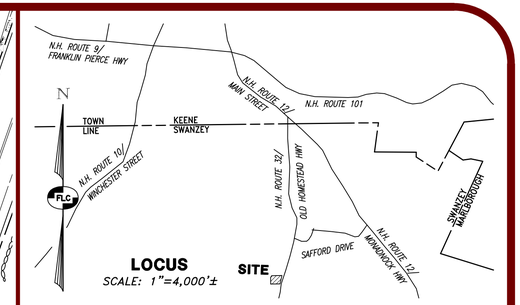
THRUWAY BACK BOX



WALL MOUNT LIGHT FIXTURE SPECIFICATIONS (W2)

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 FRONT FACING WALL MOUNTED LIGHTING FIXTURES OVER GARAGE DOORS SHALL BE 16± FEET ABOVE FINISH GRADE ON THE BUILDINGS. MOUNTING HEIGHT OF LIGHTING FIXTURES ON THE SIDE OF THE BUILDING SHALL BE 12± FEET ABOVE FINISH GRADE ON THE BUILDINGS.
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.
6. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING (OR EQUAL).



PLANT MATERIAL LIST			QUANTITY, SIZE
TIL	TIL	TILIA TOMENTOSA (GREEN MOUNTAIN LINDEN) (OR EQUAL)	(2) 2.5"–3" CAL.
GLE	GLE	GLEDITSIA T.I. (HALKA OR SHADEMASTER HONEYLOCUST) (OR EQUAL)	(2) 2.5"–3" CAL.
PJM	PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON) (OR EQUAL)	(6) 18"–24"
COR	COR	CORNUS SANGUINEA (WINTER FLAME DOGWOOD) (OR EQUAL)	(6) 3 GAL. 2'–3'
LEX	LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY) (OR EQUAL)	(6) 2.5'–3'

MISCELLANEOUS:
PREMIUM BLEND PINE BARK MULCH
SANDY DROUGHT TOLERANT SEED MIXTURE
RETENTION BASIN FLOOR MIX, ERNMIX–126, BY ERNST CONSERVATION SEEDS. 800–873–3321

LANDSCAPING MAINTENANCE NOTES:

1. LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
2. PERMANENT WATER SUPPLY IS TO BE RECOMMENDED FOR LANDSCAPING.
3. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS.
4. THE APPLICANT RESERVES THE RIGHT TO VARY THE SPECIES BASED ON SEASON AND AVAILABILITY.

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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REV. PER CLIENT REVIEW		CLR	CEB

LIGHTING & LANDSCAPING PLAN

TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

SCALE: 1" = 30' MAY 5, 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

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May 22, 2025 – 1:04pm FLC-33
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EROSION CONTROL NOTES

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

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.

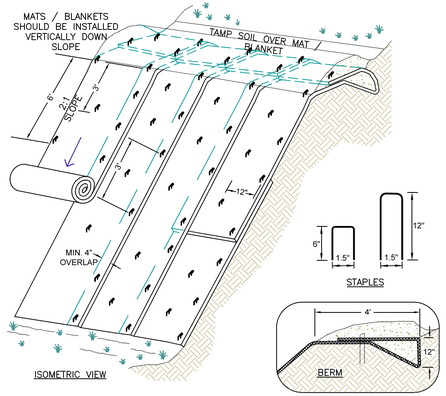
WINTER CONSTRUCTION NOTES

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

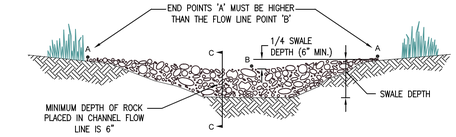
CONSTRUCTION SEQUENCE | 3 | DT - 1



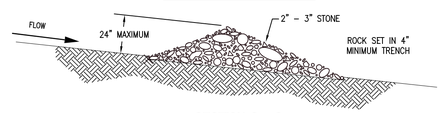
NOTES:

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.

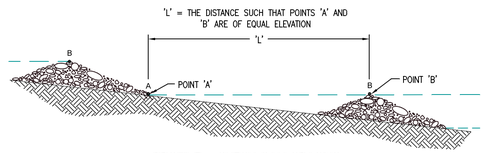
EROSION BLANKETS - SLOPE INSTALLATION | 4 | DT - 1



VIEW LOOKING UPSTREAM



SECTION C - C



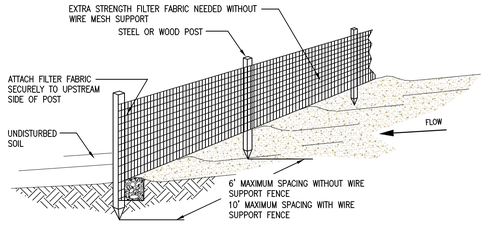
PROFILE - CHECK DAM SPACING

NOTES:

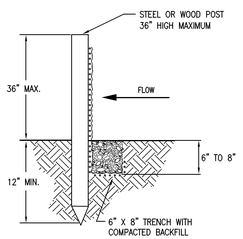
1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL–GRADED 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

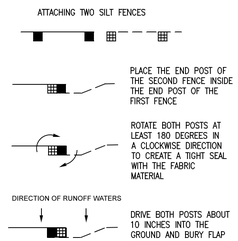
STONE CHECK DAM | 5 | DT - 1



PERSPECTIVE VIEW



SECTION VIEW

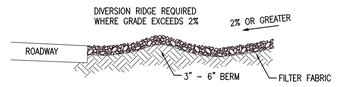


ATTACHING TWO SILT FENCES

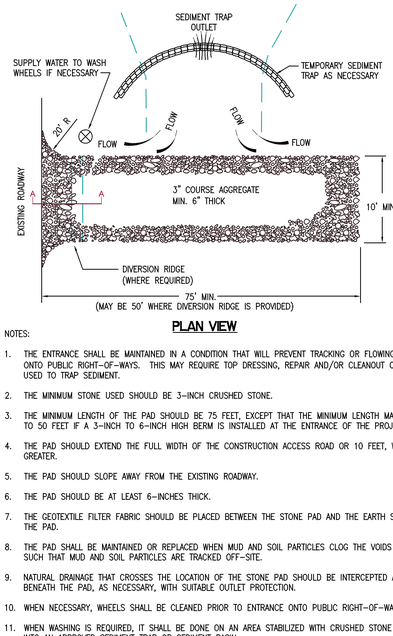
NOTES:

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.

GRAVEL CONSTRUCTION EXIT | 7 | DT - 1

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REVISED PER CLIENT REVIEW		DSL	CEB

EROSION CONTROL DETAILS

TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

SCALE: NOT TO SCALE MAY 5, 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

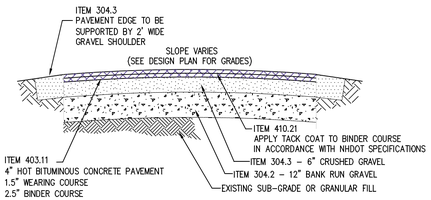
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May 22, 2025 – 11:21am FLC–35
P:\0_FLC\0_PROJECTS\02301\2301.02\DWGS\

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.

SCALE: N.T.S.

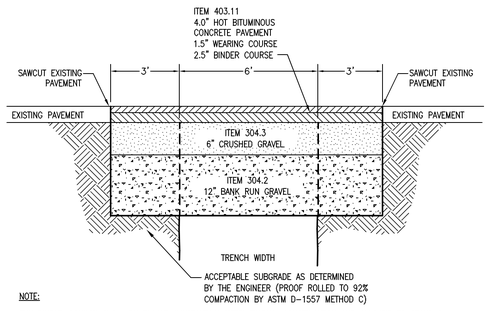
GENERAL CONSTRUCTION NOTES — 1 / DT-2



** SEE CURB DETAILS WHEN APPLICABLE**

SCALE: N.T.S.

PAVEMENT SECTION — 2 / DT-2

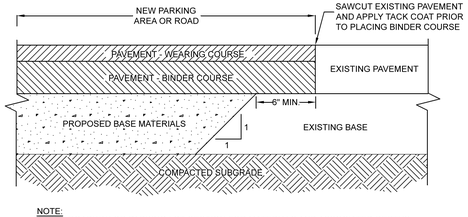


NOTE:

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.

SCALE: N.T.S.

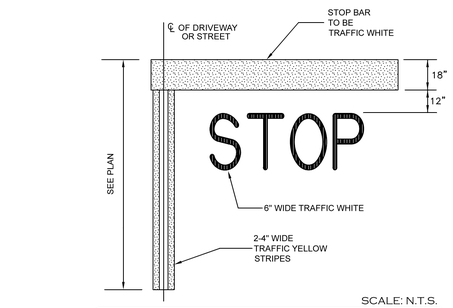
PAVEMENT TRENCH PATCH — 3 / DT-2



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

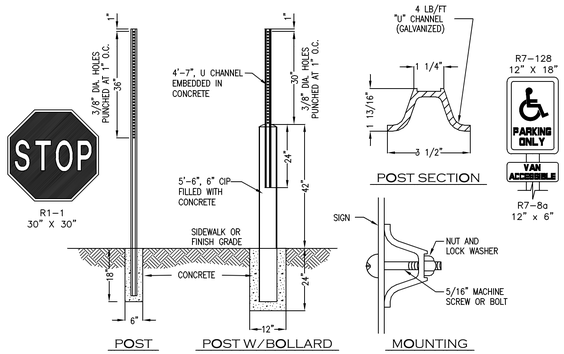
SCALE: N.T.S.

PAVEMENT MATCH — 4 / DT-2



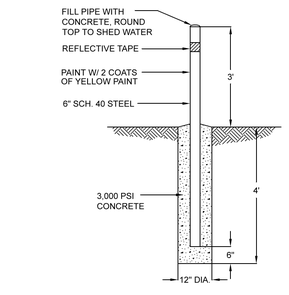
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STOP BAR DETAIL — 5 / DT-2



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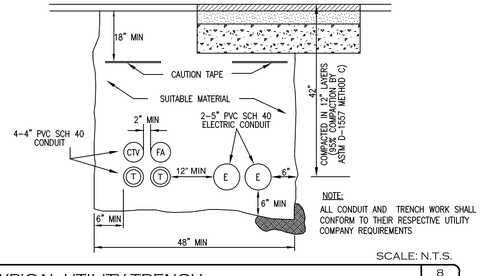
SIGN POST - STANDARD & W/BOLLARD — 6 / DT-2



OR APPROVED EQUAL

SCALE: N.T.S.

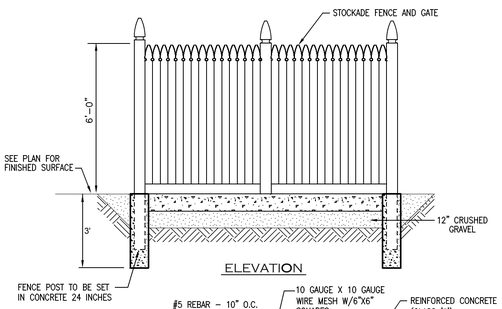
BOLLARD — 7 / DT-2

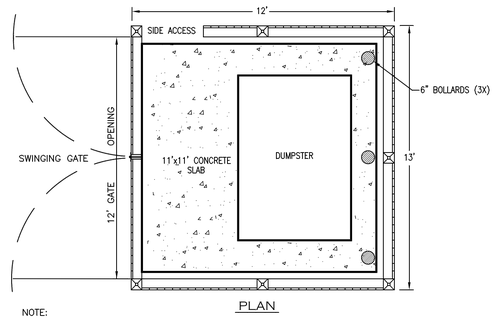


NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS

SCALE: N.T.S.

TYPICAL UTILITY TRENCH — 8 / DT-2

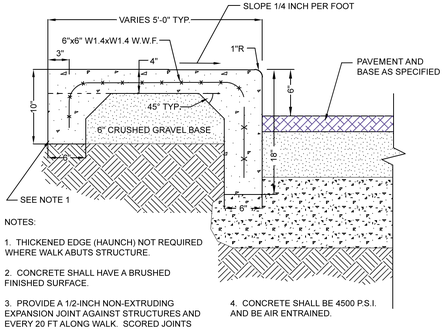




NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SCREEN FENCE TO THE ENGINEER FOR APPROVAL.

SCALE: N.T.S.

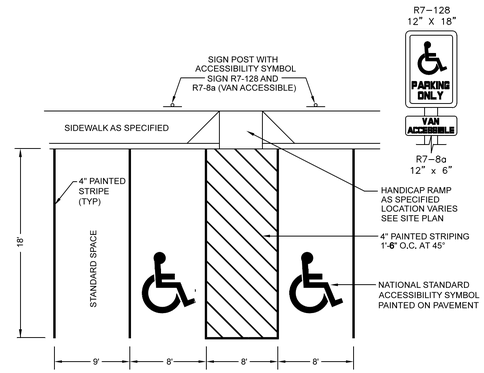
DUMPSTER ENCLOSURE — 9 / DT-2



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 (INTEGRAL CONCRETE CURB) — 10 / DT-2



(DIMENSIONS TO CENTER-LINE OF PAINTED LINES)

NOTES:
1. MAXIMUM SLOPE IN ANY DIRECTION IS 2.0% FOR HANDICAP SPACES.
2. SEE SITE PLAN FOR LOCATION OF HANDICAP SPACES AND TYPE OF HANDICAP RAMP TO BE USED.
3. HANDICAP SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND LOCATED 6'6" FROM ACCESS DRIVE, INTO PARKING SPACE.
4. THE HANDICAP SYMBOL SHALL HAVE A 5' x 5' CONTRASTING BACKGROUND, NORMALLY BLUE. A BACKGROUND IS NOT REQUIRED IF WHITE OR YELLOW SYMBOL IS ON BLACK ASPHALT.

SCALE: N.T.S.

PARKING STALL LAYOUT — 11 / DT-2

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REVISED PER CLIENT REVIEW		DSL	CEB

CONSTRUCTION DETAILS
TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF,
TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

SCALE: AS NOTED — MAY 5, 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

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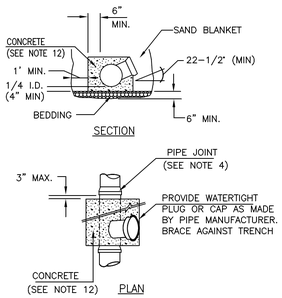
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NOTES:

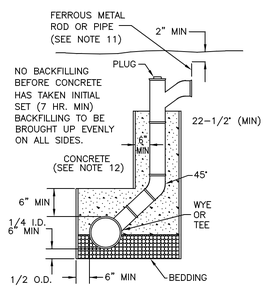
1. MINIMUM SIZE PIPED SEWER SERVICE SHALL BE 6 INCHES.
2. PIPE AND JOINT MATERIALS
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	PVC (SOLID WALL)*	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (ROBBED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITES WALL)*	8" THROUGH 15"

      *PVC: POLY VINYL CHLORIDE
      *ABS: ACRYLONITRILE-BUTADIENE-STYRENE
      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMREIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
      JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.
      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITURE:
         A21.50 THICKNESS DESIGN OF DICTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
         A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
      2. JOINTS SHALL BE OF THE MECHNICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
         A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
4. JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATERTIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
5. "T" AND "Y" WHERE A "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER, FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER."
6. BUILDING SEWER INSTALLATION. THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUSH BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH. A CLEANOUT SHALL BE INSTALLED OUTSIDE THE BUILDING (SEE DETAIL) AND A MINIMUM OF ONE (1) EVERY ONE-HUNDRED (100) FEET THEREAFTER.
7. TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
   A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
   C. DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE O OBSERVED IN ANY OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RELAID SO AS TO ASSURE WATERTIGHTNESS.
8. ILLEGAL CONNECTIONS NOTHING BUT SANITARY WASTE FLOW FROM THE BUILDING TOILETS SINKS, KITCHEN, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
9. BUILDING WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
10. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.
    100% PASSING 1 INCH SCREEN
    90-100% PASSING 3/4 INCH SCREEN
    20-55% PASSING 3/8 INCH SCREEN
    0-10% PASSING #4 SIEVE
    0-5% PASSING #8 SIEVE
    WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
11. LOCATION THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
12. CONCRETE CONCRETE SHALL CONFORM TO THE REQUREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE VT. AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS/C.Y. WATER: 5.75 GALS/BAG CEMENT AGGREGATE: 1 INCH MAX
13. CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE BLDG. CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

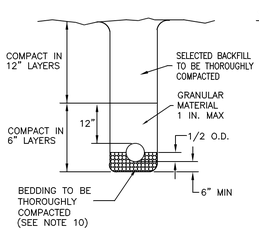


CONCRETE FULL ENCASEMENT

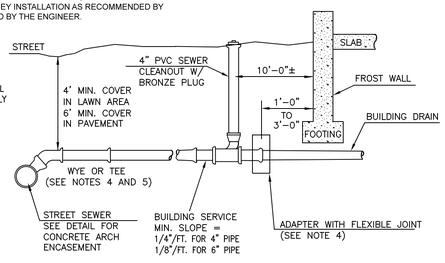


CHIMNEY
(SEE NOTE 13)

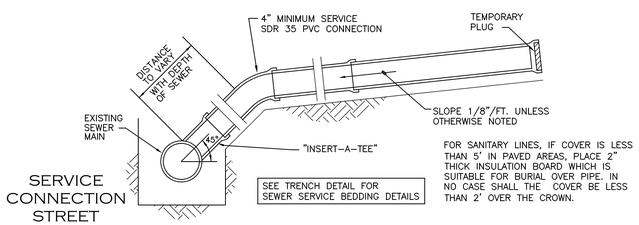
NOTE: SEWER SERVICE INSTALLATION SHALL BE PER TOWN OF MILFORD'S "SEWER AND DRAIN STANDARD SPECIFICATIONS"



TRENCH CROSS-SECTION



SERVICE CONNECTION BUILDING



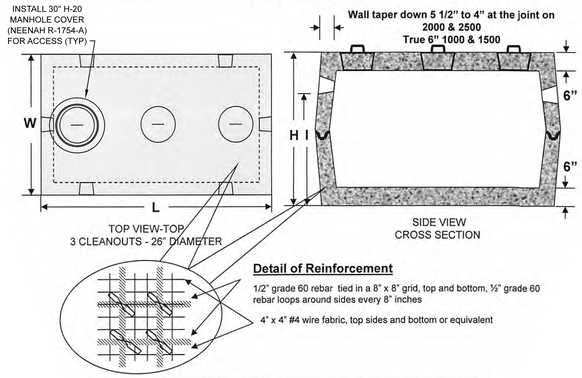
SERVICE CONNECTION STREET

SEWER SERVICE CONNECTION DETAILS	1 DT-3

William N. Lamarre Concrete Products, Inc.

H20 COMMERCIAL PRECAST SEPTIC TANKS

(Drawings Not to Scale)



Critical Tank Dimensions				
Liquid Capacity	Inlet/Outlet I / O	Height(H)	Length x Width L x W	Excavation Size
1000	60" / 57"	76"	9' x 5'4"	11' x 7'
1500	60" / 57"	76"	11' x 6'2"	13' x 8'
2000	59" / 56"	71 1/2"	12'2" x 6'8"	14' x 9'
2500	73" / 70"	85 ½"	12'2" x 6'8"	14' x 9'

Notes

1. Also available as a 2 compartment tank.
2. Concrete strength f'c 5000PSI@28 days. Density 150 PCF.
3. Cement, Portland Type II or III, ASTM C150-81
4. Admixtures, air & plasticizers per ASTM C233-82
5. Reinforcement per ASTM C1227-latest revision
6. Design Loading AASHTO HS20-40
7. Constructions joints sealed with butyl rubber
8. Design conforms to 310 CMR 15.00, Mass Title V regs. for septic tanks

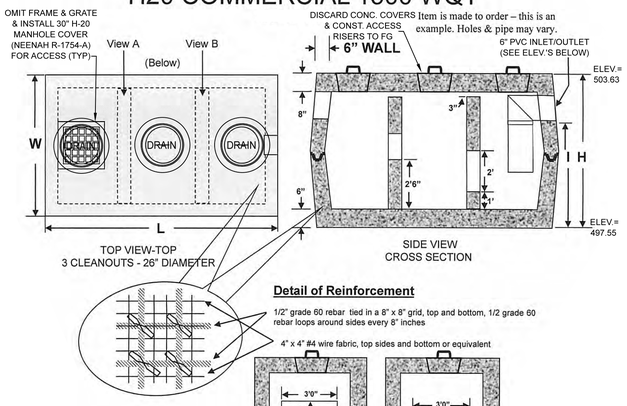
P.O. Box #333, 87 Adams Hill Rd, Greenville, NH 03048
603-878-1340 MA 800-937-3435 NH 800-878-0514 Fax: 603 878-3349

SCALE: N.T.S.

2,000 GALLON HOLDING TANK (OR EQUAL)	2 DT-3

William N. Lamarre Concrete Products, Inc.

H20 COMMERCIAL 1500 WQT



ELEVATIONS
RIM EL=507.2±
INV.IN=502.55
INV.OUT=502.3

Critical Tank Dimensions				
Liquid Capacity	Inlet/Outlet I / O	Height(H)	Length x Width L x W	Excavation Size
1500	SEE ABOVE	73"	11' x 6'2"	13' x 8'

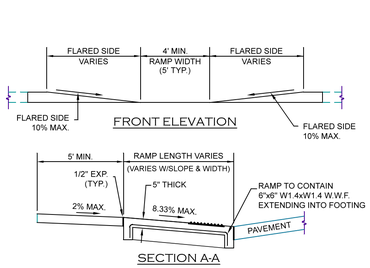
Notes

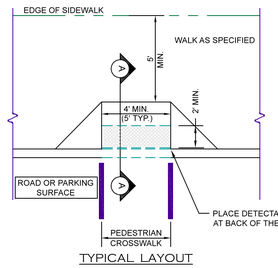
1. Concrete strength f'c 5000PSI@28 days. Density 150 PCF.
2. Cement, Portland Type II or III, ASTM C150-81
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5. Design Loading AASHTO HS20-40
6. Constructions joints sealed with butyl rubber
7. Design conforms to 310 CMR 15.00, Mass Title V regs. for septic tanks

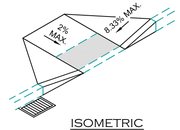
P.O. Box #333, 87 Adams Hill Rd, Greenville, NH 03048
603-878-1340 MA 800-937-3435 NH 800-878-0514 Fax: 603 878-3349

SCALE: N.T.S.

1,500 GALLON WATER QUALITY TANK (OR EQUAL)	4 DT-3







HANDICAP RAMP NOTES:

1. A SIDEWALK CURB RAMP IS DEFINED AS THE ENTIRE CONCRETE SURFACE WHICH INCLUDES THE RAMP AND FLARED SIDES.
2. THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 8.33% (1:12). THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION. THE FLARED SIDE OF THE RAMP SHALL LIE ON A SLOPE OF 10% (1:10) MAXIMUM MEASURED ALONG THE CURB.
3. TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FEET FROM THE ROADWAY CURBLINE.
4. INTERCEPT DRAINAGE ALONG THE CURB IN ADVANCE OF SIDEWALK CURB RAMPS OR LANDINGS. CATCH BASINS, MANHOLES, ETC. SHALL NOT BE LOCATED IN, OR AT THE BASE OF, SIDEWALK CURB RAMPS OR LANDINGS.
5. THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS. IT IS DESIRABLE THAT THE LOCATION OF THE RAMP BE AS CLOSE AS POSSIBLE TO THE CENTER OF THE CROSSWALK.
6. THE SIDEWALK CURB RAMP OR THE LANDING AREA (PARALLEL SIDEWALK CURB RAMP) SHALL CONTRAST VISUALLY WITH THE ADJOINING SIDEWALK SURFACE, EITHER ASPHALT/LIGHT-COLORED CONCRETE OR LIGHT-COLORED CONCRETE/DARK-STAINED CONCRETE. THE CONCRETE SURFACE SHALL BE SLIP RESISTANT (BROOM FINISHED).
7. DETECTABLE WARNING PANELS SHALL BE THE FULL WIDTH OF THE LANDING, BLENDED TRANSITION, OR CURB RAMP THEY ARE A PART OF AND SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION OR LANDING AND THE STREET.
8. A LEVEL LANDING 5'-0" DEEP, WITH A 2% MAXIMUM SLOPE IN EACH DIRECTION SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP TO ALLOW SAFE EGRESS FROM THE RAMP SURFACES. THE WIDTH OF THE LEVEL LANDING SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP. A LEVEL LANDING 4' DEEP SHALL BE PROVIDED AT ALL PEDESTRIAN PUSH BUTTONS AT SIGNALIZED CROSSINGS.
9. RAMP OPENING SHALL BE THE SAME WIDTH AS THE SIDEWALK, UP TO 6'-0" WIDE.
10. FOR NEW CONSTRUCTION - ALL DETECTABLE WARNINGS ARE TO BE CAST IRON AND SET IN CONCRETE.

SCALE: N.T.S.

HANDICAP SIDEWALK RAMP - HCR1	3 DT-3

CONTACT DIG SAFE
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DIGSAFE.COM
OR DIAL 811
CALL 811 – KNOW WHAT'S BELOW
811 DigSafe MA ME NH RI VT

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REVISED PER CLIENT REVIEW		DSL	CEB

CONSTRUCTION DETAILS

TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

SCALE: AS NOTED MAY 5, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 2301DT02A.dwg | PROJ. NO. 2301.02 | SHEET: DT-3

May 22, 2025 - 12:27pm FLC-33
P:\0_FLC\0_PROJECTS\2301\2301.02\DWGS\

1. CATCH BASINS, PIPE INLETS, DRAINAGE BASINS AND SPILLWAYS SHALL BE INSPECTED AFTER EVERY MAJOR STORM FOR POLLUTANT BUILD-UP. POLLUTANTS CONSIST OF SEDIMENTS, DEBRIS AND/OR FLOATING HYDROCARBONS.

2. IN THE ABSENCE OF A MAJOR STORM, THE SYSTEM MUST BE CHECKED AT LEAST TWICE A YEAR, IN THE SPRING AND FALL FOR HYDROCARBON ACCUMULATION.

3. IF, UPON INSPECTION, A SIGNIFICANT AMOUNT OF POLLUTANTS HAVE ACCUMULATED IN ANY OF THE CATCH BASINS, THEN THE POLLUTANTS MUST BE REMOVED AND DISPOSED OF PROPERLY.

4. A SIGNIFICANT AMOUNT OF POLLUTANTS SHALL BE DEFINED AS A NOTICEABLE SHEEN ON THE WATER SURFACE IN THE SUMPS OF ANY CATCH BASINS AND/OR WHEN SEDIMENTS HAVE ACCUMULATED TO WITHIN 6 INCHES BELOW THE OUTLET OF ANY OF THE CATCH BASINS. WHEN EITHER OF THESE SITUATIONS ARE DISCOVERED UPON THE REQUIRED SEMIANNUAL INSPECTION, THEN THE STEPS STATED ABOVE SHALL BE COMPLETED.

5. THE DRAINAGE BASIN EMBANKMENTS SHOULD BE INSPECTED FOR RODENT BURROWS, BARE SPOTS, WET AREAS OR EROSION. ANY DEFICIENCIES SHALL BE CORRECTED TO PREVENT ADDITIONAL DAMAGE.

6. PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE ERODED AREA OF THE OUTLET.

STORMWATER MAINTENANCE NOTES — 1 / DT-3

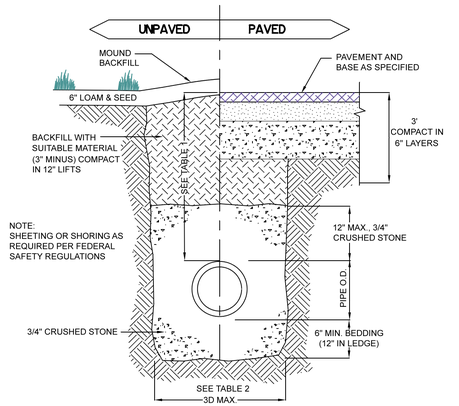
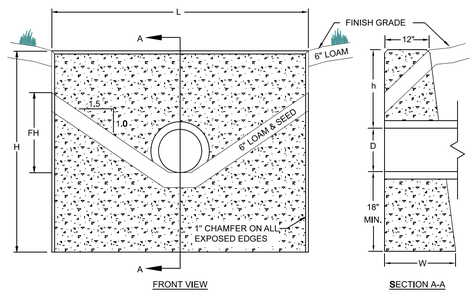


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

SCALE: N.T.S.

DRAINAGE TRENCH (TYPICAL) — 2 / DT-3

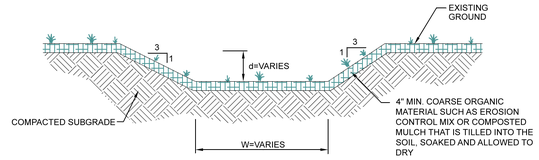


CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1.94'
15	5'-0"	4'-3"	1'-7"	1'-6"	2.06'
18	7'-0"	4'-8"	1'-10"	1'-6"	2.13'
24	9'-0"	5'-0"	2'-4"	1'-6"	2.25'
30	11'-0"	5'-6"	2'-10"	1'-6"	2.38'

HEADWALL SHALL BE STEEL REINFORCED. DESIGN TO BE DETERMINED BY MANUFACTURER.

SCALE: N.T.S.

HEADWALL - PRECAST CONCRETE (OR EQUAL) — 3 / DT-3

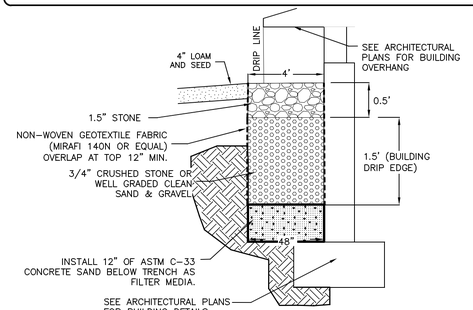


** SEE DESIGN PLANS FOR DIMENSIONS **

INFILTRATION BASIN CONSTRUCTION NOTES

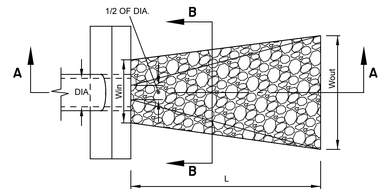
1. REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
2. THE DESIGN ENGINEER SHALL BE NOTIFIED IF ANY UNSUITABLE SOILS ARE ENCOUNTERED.
3. CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
4. ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
5. FILL BELOW THE BASIN AND/OR LEACHING TRENCHES SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
6. THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED USING ONE OF THE FOLLOWING METHODS:
   - 6" LAYER OF COURSE SAND OR 3/8" PEA GRAVEL;
   - GRASS TURF WITH A HIGH INFILTRATION RATE (HIGH SAND CONTENT) THAT CAN BE INUNDATED FOR OVER 72 HOURS;
   - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL , SOAKED, AND ALLOWED TO DRY.
7. DO NOT PLACE INFILTRATION BASINS/TRENCHES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

TYPICAL INFILTRATION BASIN SECTION — 4 / DT-3

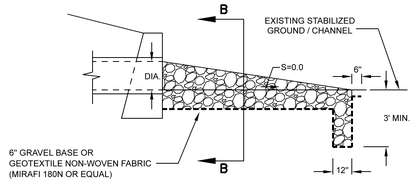


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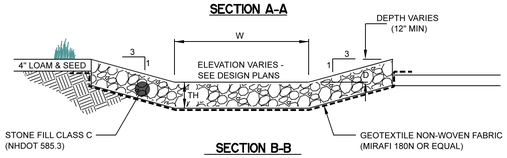
STONE DRIP EDGE TRENCH — 5 / DT-3



PLAN VIEW



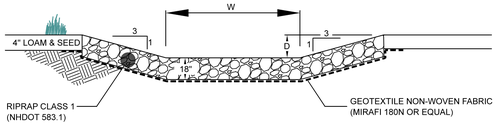
SECTION A-A



SECTION B-B

SCALE: N.T.S.

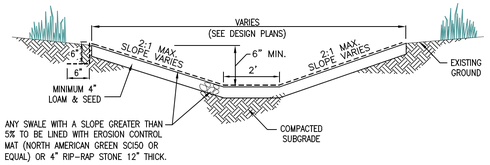
RIP-RAP OUTLET PROTECTION — 6 / DT-3



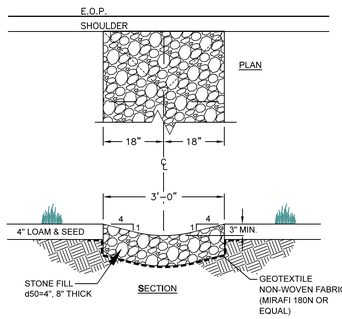
* SEE DESIGNS FOR DIMENSION SPECIFICATIONS

SCALE: N.T.S.

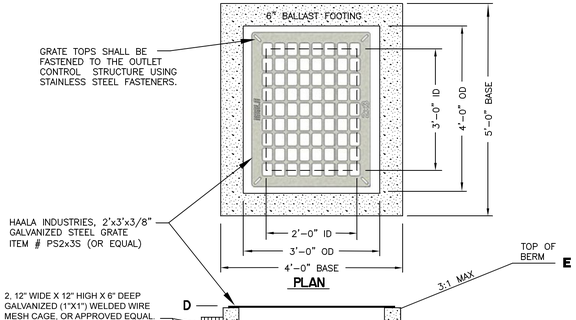
RIPRAP SPILLWAY DETAIL — 7 / DT-3



TYPICAL SWALE DETAIL — 8 / DT-3



RIPRAP FLUME — 9 / DT-3



LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1	6" ORIFICE	N/A	493.0	493.5	N/A	495.0	496.0	492.4	490.4

SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE — 10 / DT-3

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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811 DigSafe NH, ME, NH, RI, VT

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REVISED PER CLIENT REVIEW		DSL	CEB

DRAINAGE DETAILS

TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

SCALE: AS NOTED — MAY 5, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
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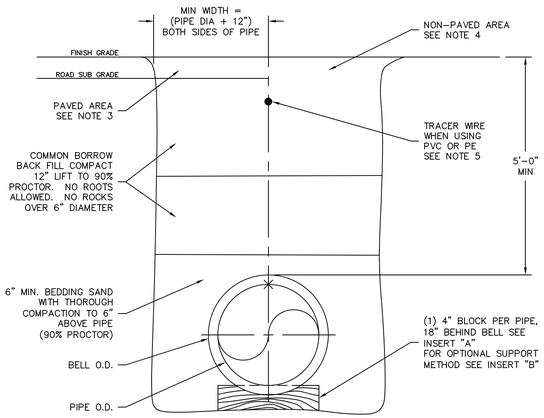
May 22, 2025 — 12:27pm FLC-33
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NOTES:

1. REFERENCE LOCAL SPECIFICATIONS FOR INSTALLATION OF ALL WATER LINES.
2. ALL SPRINKLER AND DOMESTIC LEADS TO BUILDING SHALL END 5 FEET OUTSIDE THE FACE OF THE BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND THE LINE AS NECESSARY).
3. THRUST BLOCKS AND MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
4. MINIMUM COVER ON ALL WATER LINES IS 5'-6".
5. CONTRACTOR SHALL MAINTAIN A 5'-0" HORIZONTAL (UNLESS OTHERWISE NOTED) AND 12" VERTICAL SEPARATION BETWEEN WATER SERVICE AND UTILITIES OTHER THAN SANITARY SEWER.
6. INSPECTIONS ON WATER SERVICE INSTALLATION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR AND SHALL BE COORDINATED WITH LOCAL D.PW.. ALL INSPECTION FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. CONTRACTOR SHALL HAVE BACTERIOLOGICAL AND PRESSURE TESTING PERFORMED. CONTRACTOR SHALL GIVE LOCAL D.P.W. A COPY OF THE RESULTS. THE LOCAL D.P.W. SHALL BE ON-SITE TO WITNESS TEST.
8. ALL PIPE, VALVES, MISCELLANEOUS MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL D.P.W. SPECIFICATIONS AND REQUIREMENTS.
9. ALL FIRE HYDRANTS, VALVES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH LOCAL D.P.W. SPECIFICATIONS.
10. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED IN THE SAME TRENCH WITH ALL NONMETALLIC PIPE SUCH THAT THE PIPE MAY BE LOCATED WITH ELECTRONIC LOCATING EQUIPMENT. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED APPROXIMATELY 12" TO 18" BELOW GRADE DIRECTLY ABOVE THE TOP OF THE PIPE. DETECTOR WIRE SHALL BE 14 GAUGE SOLID COPPER, SIMPLEX BW3001 OR EQUAL. METALLIC TAPE SHALL BE 2" MINIMUM METALIZED TAPE, GRIFFOLYN COMPANY, INC., TERRATAPE OR EQUAL.
11. CONTRACTOR SHALL ENSURE ALL WATER VALVES ARE IN A FULLY OPEN POSITION UPON COMPLETION. OF PROJECT.
12. CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH LOCAL D.P.W. AND AFFECTED PROPERTY OWNERS.

WATER DISTRIBUTION SYSTEM NOTES

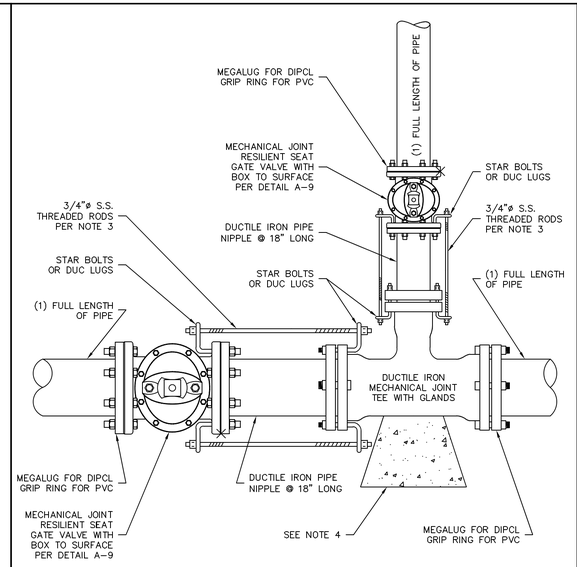
SCALE: NTS



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

DETAIL A-2
TYPICAL TRENCH DETAIL

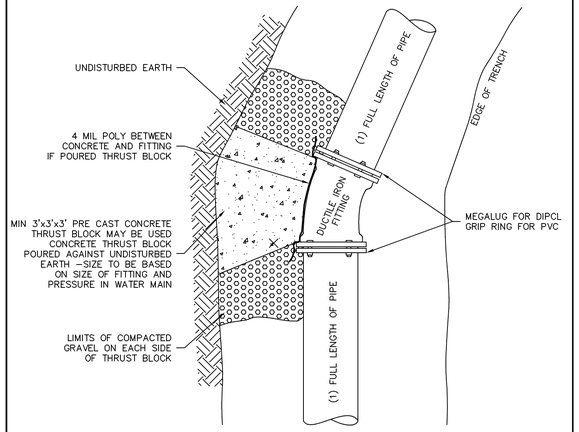
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NOTES:
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2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
   10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
   12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH. SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

DETAIL A-6
TYPICAL TEE INSTALLATION

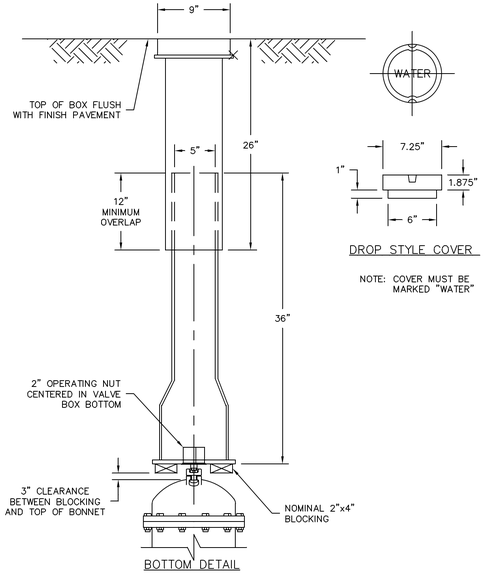
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NOTES:
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DETAIL A-7
TYPICAL THRUST BLOCK BEHIND FITTINGS INSTALLATION

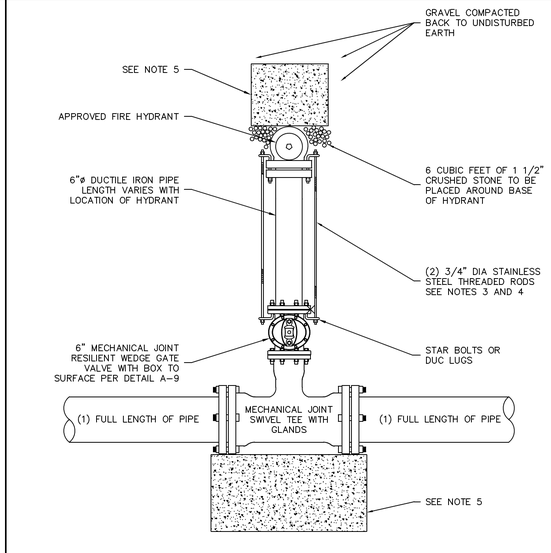
SCALE: NTS



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO STATE WATER WORKS REGULATORY AGENCY TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

DETAIL A-9
TYPICAL VALVE BOX DETAIL

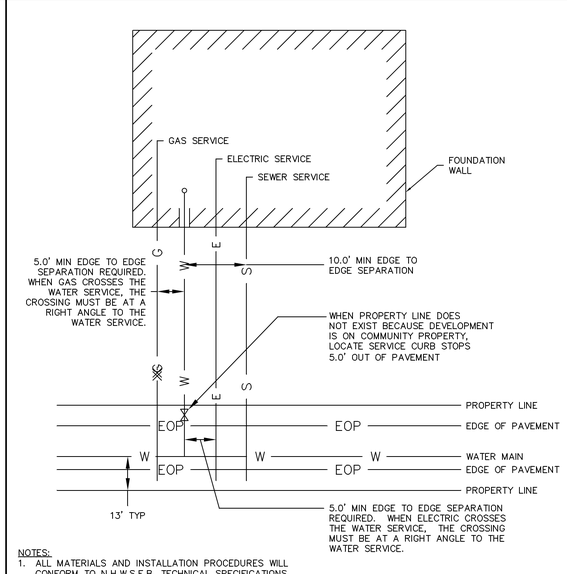
SCALE: NTS



NOTES:
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3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
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   12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10' SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
5. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH N.H.W.S.E.B. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

DETAIL A-10
TYPICAL HYDRANT INSTALLATION

SCALE: NTS



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. SERVICE ENTRANCE SHALL BE MADE IN THE FRONT OR SIDE OF BUILDING.

DETAIL A-11
TYPICAL UTILITY SEPARATION (SERVICE) DETAIL

SCALE: NTS

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72 HOURS PRIOR
TO CONSTRUCTION
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OR DIAL 8 1 1
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REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REVISED PER CLIENT REVIEW		DSL	CEB

WATER CONSTRUCTION DETAILS

TAX MAP 219 LOT 36

(321 OLD HOMESTEAD HIGHWAY)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

TOWN OF SWANZEY

P.O. BOX 10009 SWANZEY, NH 03446

SCALE: AS NOTED MAY 5, 2025

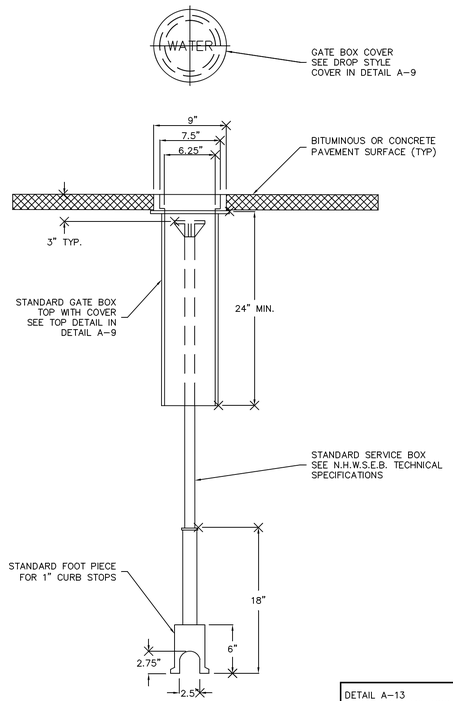
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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

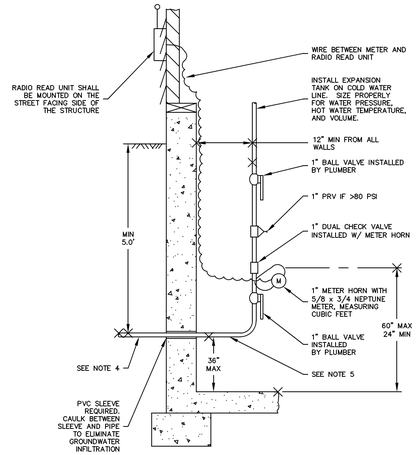
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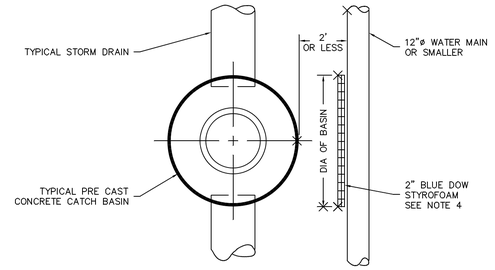
NOTE:
ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.

DETAIL A-13
TYPICAL SERVICE BOX DETAIL IN PAVED AREAS
SCALE: NTS

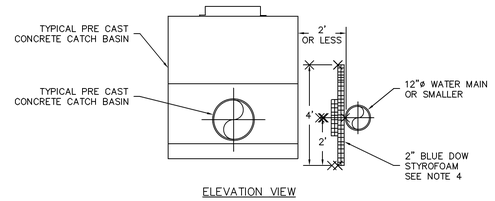


NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO STATE WATER WORKS REGULATORY AGENCY TECHNICAL SPECIFICATIONS.
2. INSTALLATION UNDER FOOTING OR THROUGH FOUNDATION WALL.
3. OWNER MUST PROVIDE A CLEAN, DRY ACCESSIBLE AND WARM (CONTINUALLY ABOVE 45°F) LOCATION FOR THE SERVICE ENTRANCE WATER METER AND DOUBLE CHECK VALVE.
4. 1" SERVICE LINE FROM STREET, SIZE & MATERIALS TO BE TYPE 'K' COPPER TUBING OR 200 PSIG RATED CTS POLYETHYLENE TUBING. SAND TO BE USED FOR BACK FILL FOR A MINIMUM OF 6" ABOVE AND BELOW THE SERVICE LINE.
5. PROVIDE A MINIMUM OF 24" OF STRAIGHT COPPER AT SERVICE ENTRANCE INSIDE OF BUILDING TO ALLOW FOR INSTALLATION OF ISOLATION VALVES, METER HORN AND METER, DUAL CHECK VALVE AND PRV (IF REQ'D).
6. WATER METER SHALL BE A 5/8 x 3/4 NEPTUNE METER, MEASURING CUBIC FEET, WITH A 2 BAND RADIO PRO-READ HEAD. THE RADIO READ SHALL BE MOUNTED ON THE STREET FACING SIDE OF THE STRUCTURE WITH WIRING BETWEEN THE UNIT AND THE METER.

DETAIL A-14
TYPICAL SERVICE WATER METER INSTALLATION
SCALE: NTS



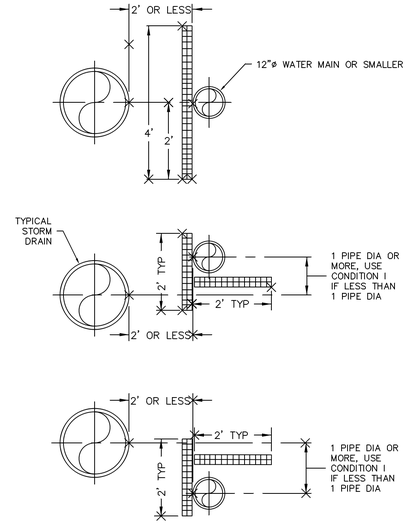
PLAN VIEW



ELEVATION VIEW

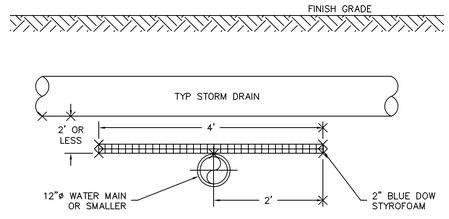
NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. N.H.W.S.E.B., INC. RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
4. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH 1' PIECE OF INSULATION CENTERED OVER SEAM.

DETAIL A-16
TYPICAL CATCH BASIN INSULATION DETAIL
SCALE: NTS

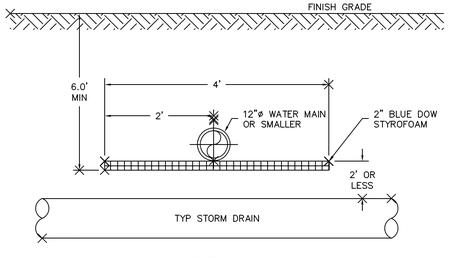


NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. N.H.W.S.E.B., INC. RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
4. INSULATION TO BE RUN HORIZONTALLY AS LONG AS CONDITIONS I, II, OR III ABOVE EXIST. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH 1' PIECE OF INSULATION CENTERED OVER SEAM.
5. ▦ – 1.5" (MIN) BLUE DOW STYROFOAM

DETAIL A-17
STORM DRAIN / WATER MAIN PARALLEL RUNS – ELEVATION VIEW
SCALE: NTS



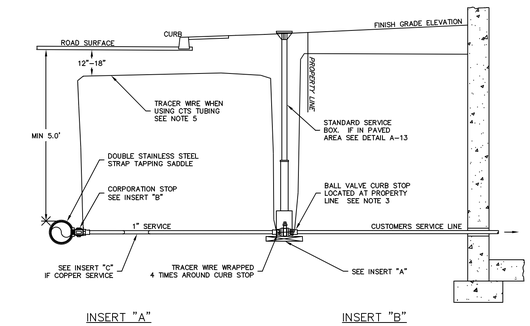
CONDITION I

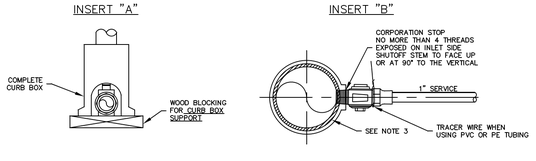


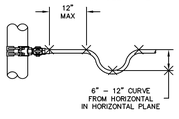
CONDITION II

NOTES:
1. THE LOCAL D.P.W. RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER SEAM.

DETAIL A-18
STORM DRAIN / WATER MAIN INTERSECTING RUNS – ELEV. VIEW
SCALE: NTS

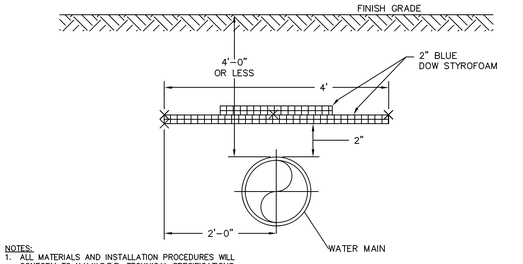






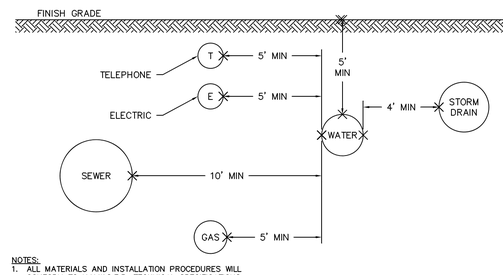
NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. IF WATER MAIN IS PVC, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATER MAIN.
4. IF WATER MAIN IS PVC, AND THE NEW WATER SERVICE IS COPPER THEN SEE DETAIL A-19.
5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

DETAIL A-20
TYPICAL 1" SERVICE AND VALVE BOX INSTALLATION DETAIL
REV: 4-04 SCALE: NTS



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. N.H.W.S.E.B. RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
4. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH 2" PIECE OF INSULATION CENTERED OVER SEAM.

DETAIL A-31
TYPICAL INSULATION DETAIL FOR LESS THAN 4'-0" OF COVER
REV: 4-04 SCALE: NTS



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. SEE DETAIL A-2 FOR TRENCH DETAIL.
4. SEE DETAIL A-11 FOR OUTSIDE SERVICE ENTRANCE DETAIL.

DETAIL A-1
TYPICAL UTILITY SEPARATION (MAIN) DETAIL
REV: 4-04 SCALE: NTS

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 – KNOW WHAT'S BELOW

811 DigSafe
MA, ME, NH, RI, VT

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/22/25	REVISED PER CLIENT REVIEW		DSL	CEB

WATER CONSTRUCTION DETAILS

TAX MAP 219 LOT 36
(321 OLD HOMESTEAD HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
TOWN OF SWANZEY
P.O. BOX 10009 SWANZEY, NH 03446

SCALE: AS NOTED MAY 5, 2025

Surveying ✣ **E**ngineering ✣ **L**and **P**lanning ✣ **P**ermitting ✣ **S**eptic **D**esigns

FIELDSTONE
LAND CONSULTANTS, PLLC
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45 Roxbury Street, Keene, NH 03431
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May 22, 2025 – 11:34am FLC-35
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SWANZEY FIRE STATION 2 SCHEMATIC DESIGN

321 Old Homestead Highway Swanzey, NH

SHEET LIST

NUMBER	NAME
A0.00	COVER
CN-1	CONCEPTUAL SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.0	PROPOSED ELEVATIONS
A2.1	PROPOSED ELEVATIONS
A3.0	PROPOSED BUILDING SECTIONS
A3.1	PROPOSED BUILDING SECTIONS
A3.2	WALL SECTIONS
A9.0	PERSPECTIVE VIEWS
A9.1	PERSPECTIVE VIEWS
S1.0	FOUNDATION PLAN
S1.1	SECOND FLOOR FRAMING PLAN
S1.2	ROOF FRAMING PLAN
S2.0	ELEVATIONS
MEP1.1	FIRST FLOOR PLAN
MEP1.2	SECOND FLOOR PLAN

GRAPHIC SYMBOLS

SECTION — 1 / A101 SIM — SECTION NUMBER / SHEET NUMBER

DETAIL — 1 / A101 SIM — DETAIL NUMBER / SHEET NUMBER

DETAIL — 1 / A101 SIM — DETAIL NUMBER / SHEET NUMBER

INTERIOR ELEVATION — Ref / Ref / A101 / Ref / Ref — SHEET NUMBER

DOOR TAG — 1 / 100 — DOOR NUMBER / ROOM NUMBER

WINDOW TAG — X — WINDOW TYPE

LEVEL TAG — Name / Elevation

ELEVATION TAG — ELEV=100.00'

GENERAL NOTES

DRAWINGS DESIGNED TO MEET THE INTERNATIONAL RESIDENTIAL BUILDING CODE 2021, AND THEREIN REFERENCED CURRENT NH ADOPTED CODES TO INCLUDE PLUMBING AND ELECTRIC CODES.

ALL CONSTRUCTION SHALL COMPLY WITH LOCAL AND STATE CODES THAT PERTAIN.

ALL MATERIALS AND PRODUCTS AS HEREIN DRAWN AND SPECIFIED SHALL BE TRANSPORTED, STORED, INSTALLED, FINISHED, AND MAINTAINED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

DRAWINGS ARE NOT TO BE SCALED. USE ONLY WRITTEN DIMENSIONS.

ALL WRITTEN DIMENSIONS ARE TO FRAMING, UNLESS OTHERWISE NOTED. OR WHERE FRAMING CANNOT BE DETERMINED

MECHANICAL & ELECTRICAL AND PLUMBING SYSTEMS ARE TO BE VENDOR ENGINEERED TO MEET ALL APPLICABLE BUILDING CODES.

ANY DISCREPINCIES DISCOVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATLELY.

ANY CHANGES TO THESE DOCUMENTS SHALL BE BY WRITTEN CHANGE ORDER ONLY, AS PREPARED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT AND OWNER.

PROGRESS - NOT FOR CONSTRUCTION

kcs

CLIENT: TOWN OF SWANZEY

ARCHITECT: kcs ARCHITECTS (603) 439-9648

STRUCTURAL ENGINEER:

MEP ENGINEER:

SWANZEY FIRE STATION 2
321 Old Homestead Highway Swanzey, NH

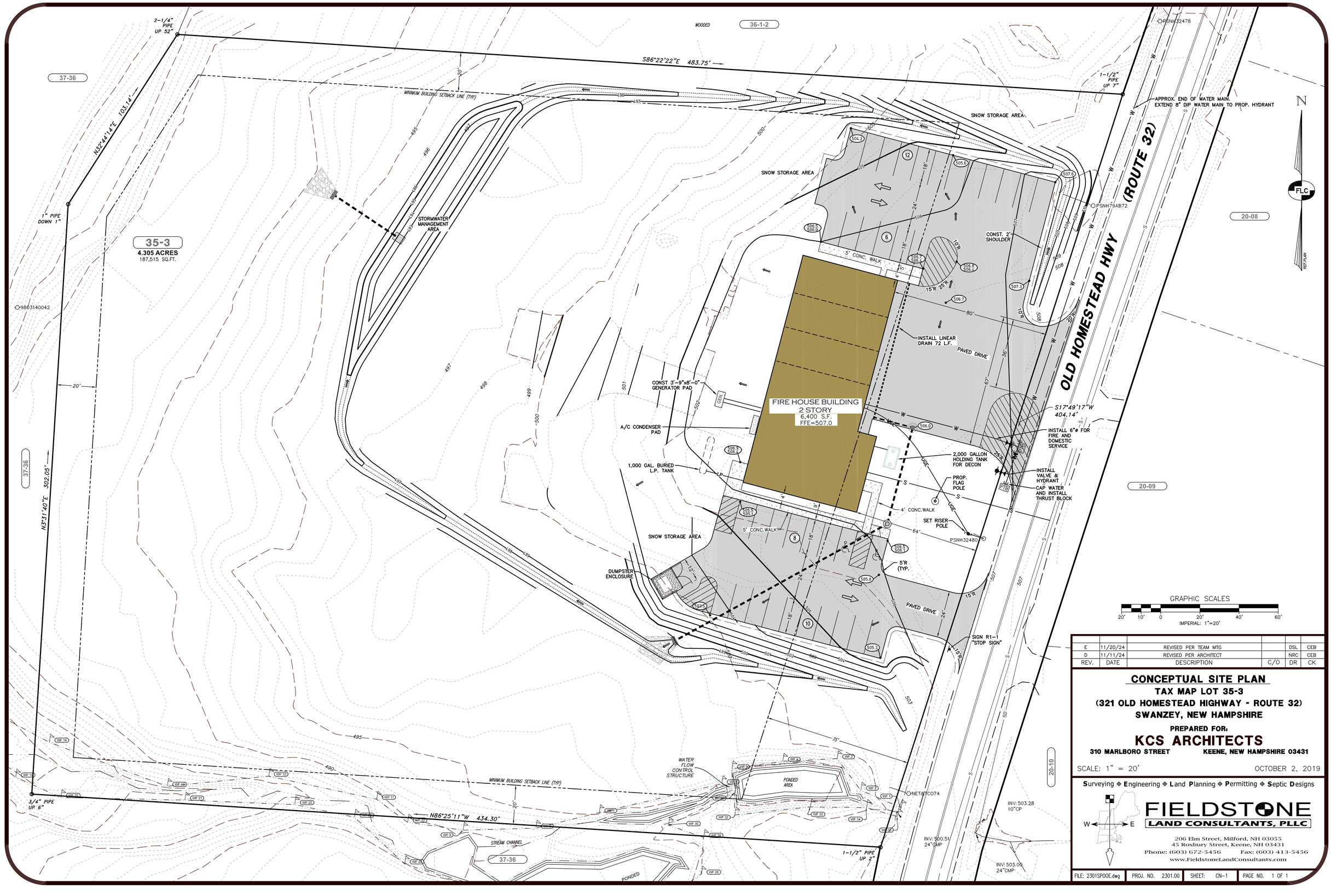
COVER
SCALE: As indicated
DRAWN BY: Author

kcs ARCHITECTS
310 MAIN,BOARD STREET, KEENE, NH 03431 (603) 439-9648

DATE:	FOR:
11/20/2024	SD

ISSUE LOG

A0.00



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	11/20/24	REVISED PER TEAM MTG		DSL	CEB
D	11/11/24	REVISED PER ARCHITECT		NRC	CEB

CONCEPTUAL SITE PLAN

TAX MAP LOT 35-3

(321 OLD HOMESTEAD HIGHWAY - ROUTE 32)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

KCS ARCHITECTS

310 MARLBORO STREET **KEENE, NEW HAMPSHIRE 03431**

SCALE: 1" = 20' OCTOBER 2, 2019

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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FILE: 2301SP00E.dwg	PROJ. NO. 2301.00	SHEET: CN-1	PAGE NO. 1 OF 1

UNDERGROUND PROPANE

GENERATOR

OUTDOOR CONDENSERS

120'-0"

MEETING
ENTRY/EGRESS

SPRNKLER STANDPIPE BELOW STAIR

UP

STORAGE

WH

FD

EMT STORAGE

FD

SCBA

FD

TURNOUT

FD

UP

MULTI PURPOSE
ROOM

KITCHEN

LOCKERS

LOCKERS

HOSE STORAGE

APPARATUS BAY

PROJECTOR SCREEN

BATHROOM

BATHROOM

UNISEX BATH

OFFICE

LULA

OFFICE

ELEC.

FD

LAUNDRY

WAITING AREA

OFFICE
14'-10" x 9' 6"

VESTIBULE

OFFICE

FD

DECON

FD

FD

FD

FD

FD

LINE OF MEZZANINE ABOVE

LINE OF ROOF OVERHANG ABOVE

LINEAL DRAIN

60'-0"

50'-0"

10'-0"

40'-0"

80'-0"

1 FIRST FLOOR
1/4" = 1'-0"

PROGRESS - NOT FOR CONSTRUCTION

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CLIENT: TOWN OF SWANZEY

ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER: FOLEY BUHL ROBERTS & ASSOCIATES (603) 622-4578

MEP ENGINEER: WY ENGINEERING ASSOCIATES (603) 352-7007

SWANZEY FIRE STATION 2

331 Old Homestead Highway Swanzey, NH

FIRST FLOOR PLAN

DRAWN BY: Author

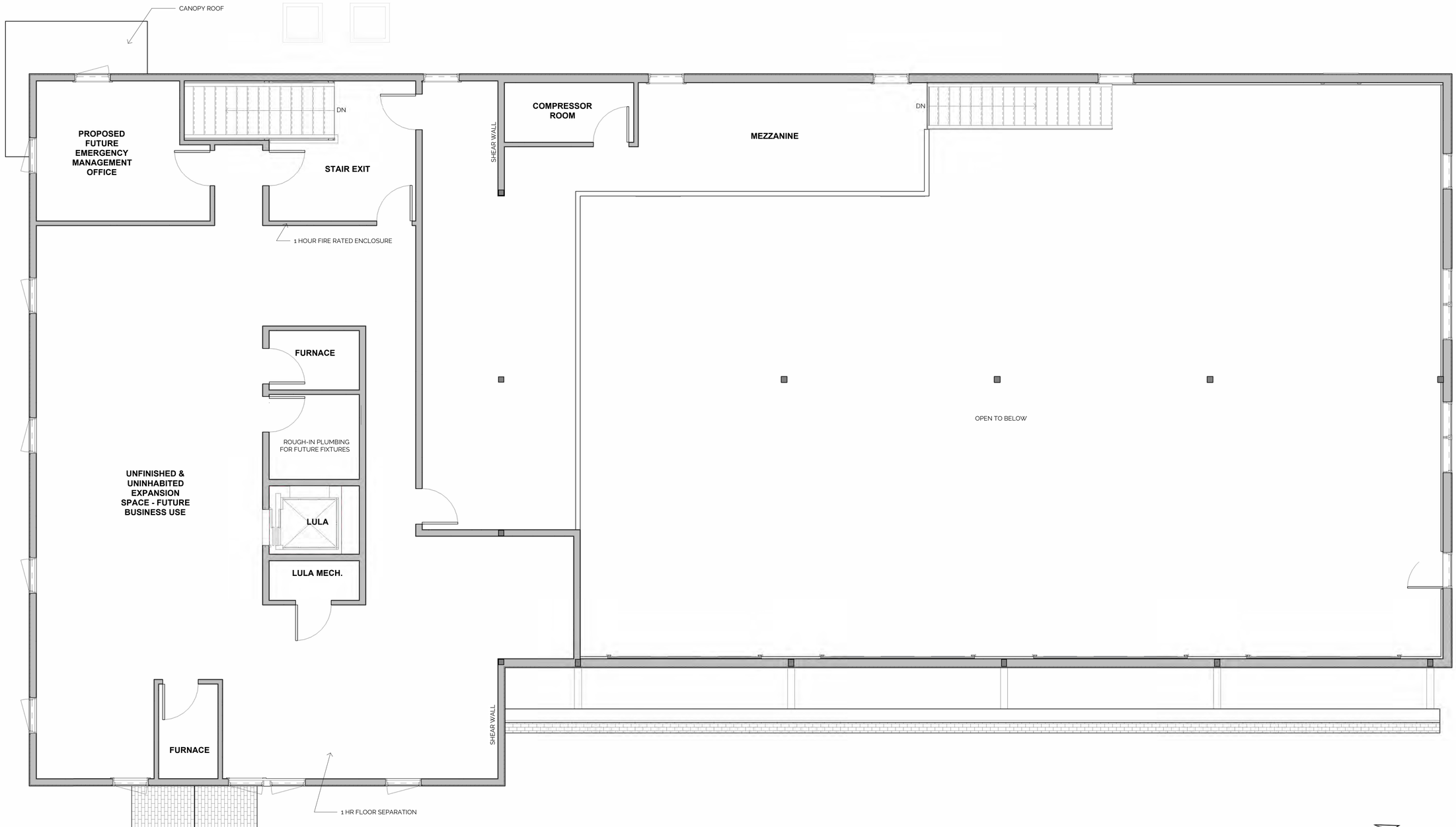
SCALE: 1/4" = 1'-0"

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170 Main Street Marlborough, NH 03455 (603) 439-6648

11/20/2024	SD
DATE:	FOR:

ISSUE LOG

A1.1



1 SECOND FLOOR
1/4" = 1'-0"

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MEP ENGINEER: WY ENGINEERING ASSOCIATES (603) 352-7007

SWANZEY FIRE STATION 2
331 Old Homestead Highway Swanzey, NH

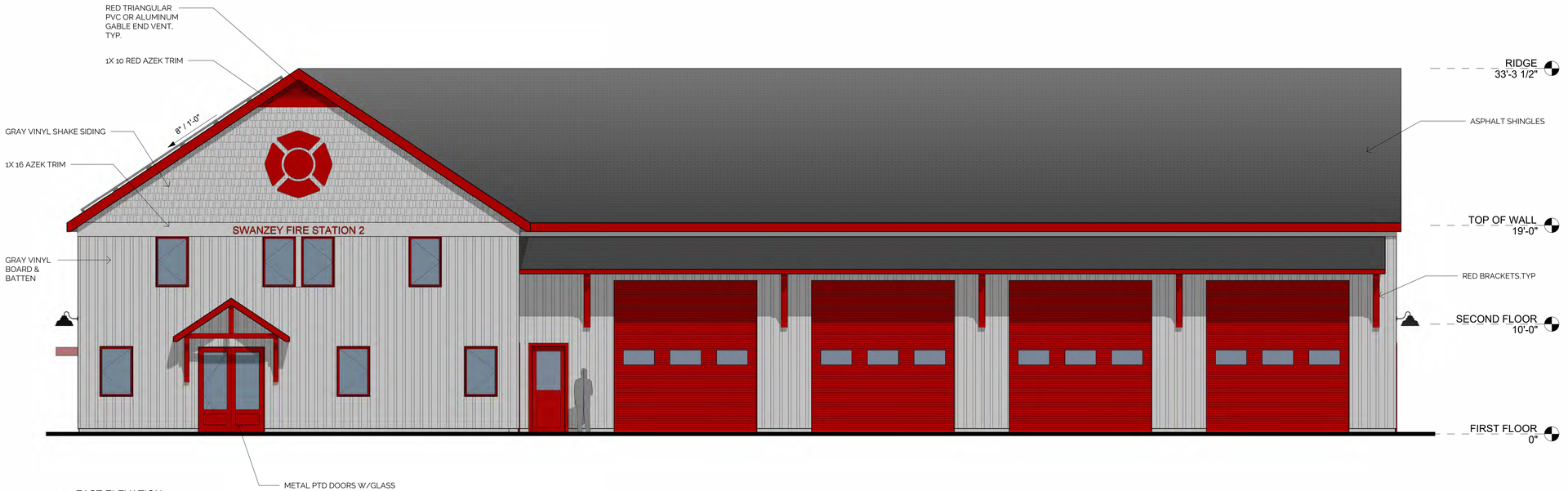
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
DRAWN BY: Author

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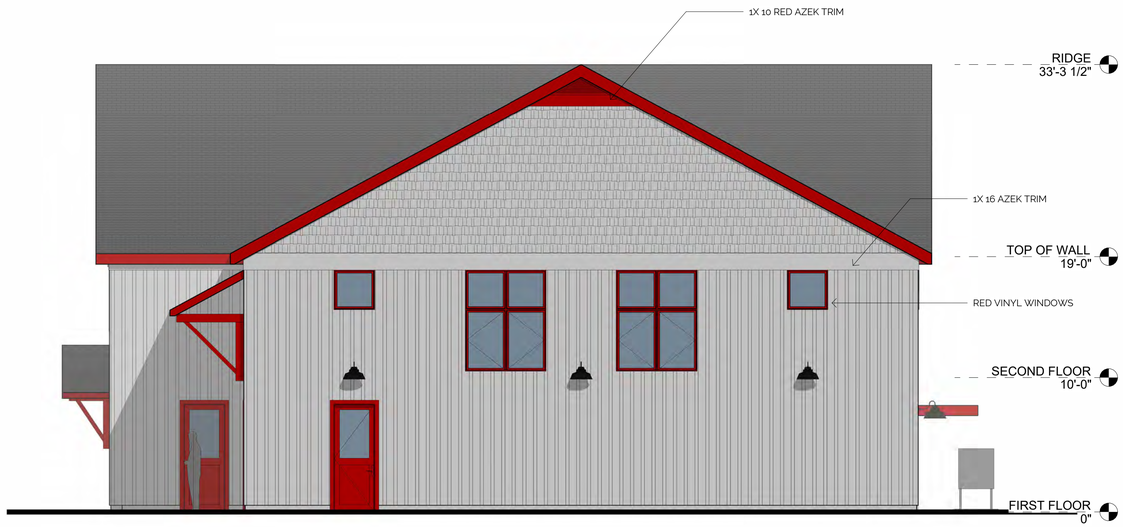
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ISSUE LOG

A1.2



1 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

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SWANZEY FIRE STATION 2
311 Old Homestead Highway Swanzey, NH

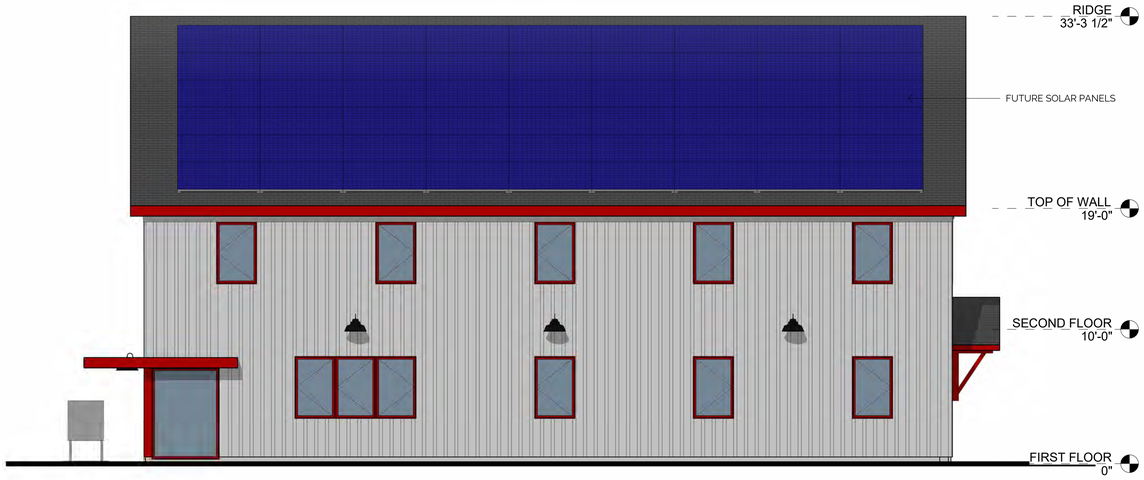
PROPOSED ELEVATIONS
SCALE: 3/16" = 1'-0" DRAWN BY: Author

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11/20/2024	SD

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A2.0



2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

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SWANZEY FIRE STATION 2
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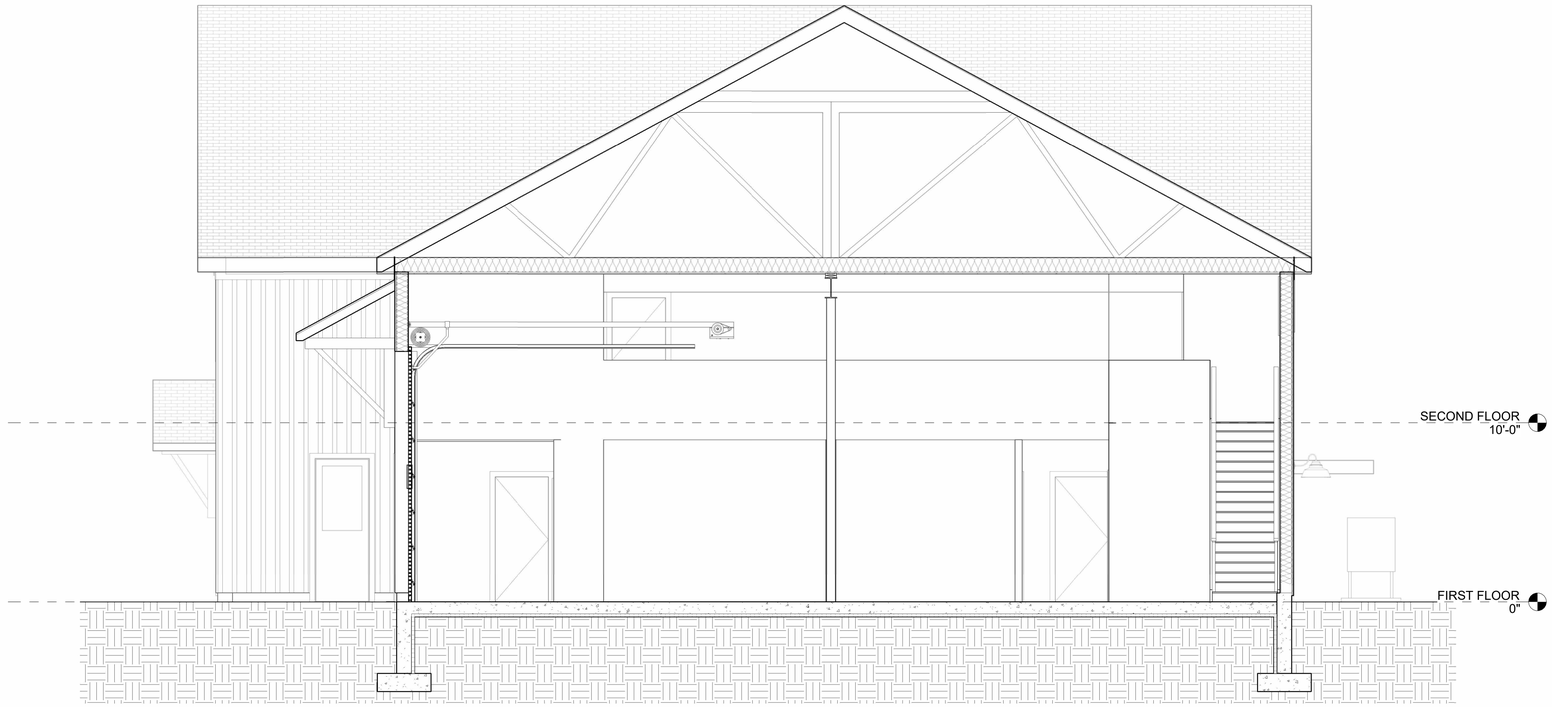
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SCALE: 3/16" = 1'-0" DRAWN BY: Author

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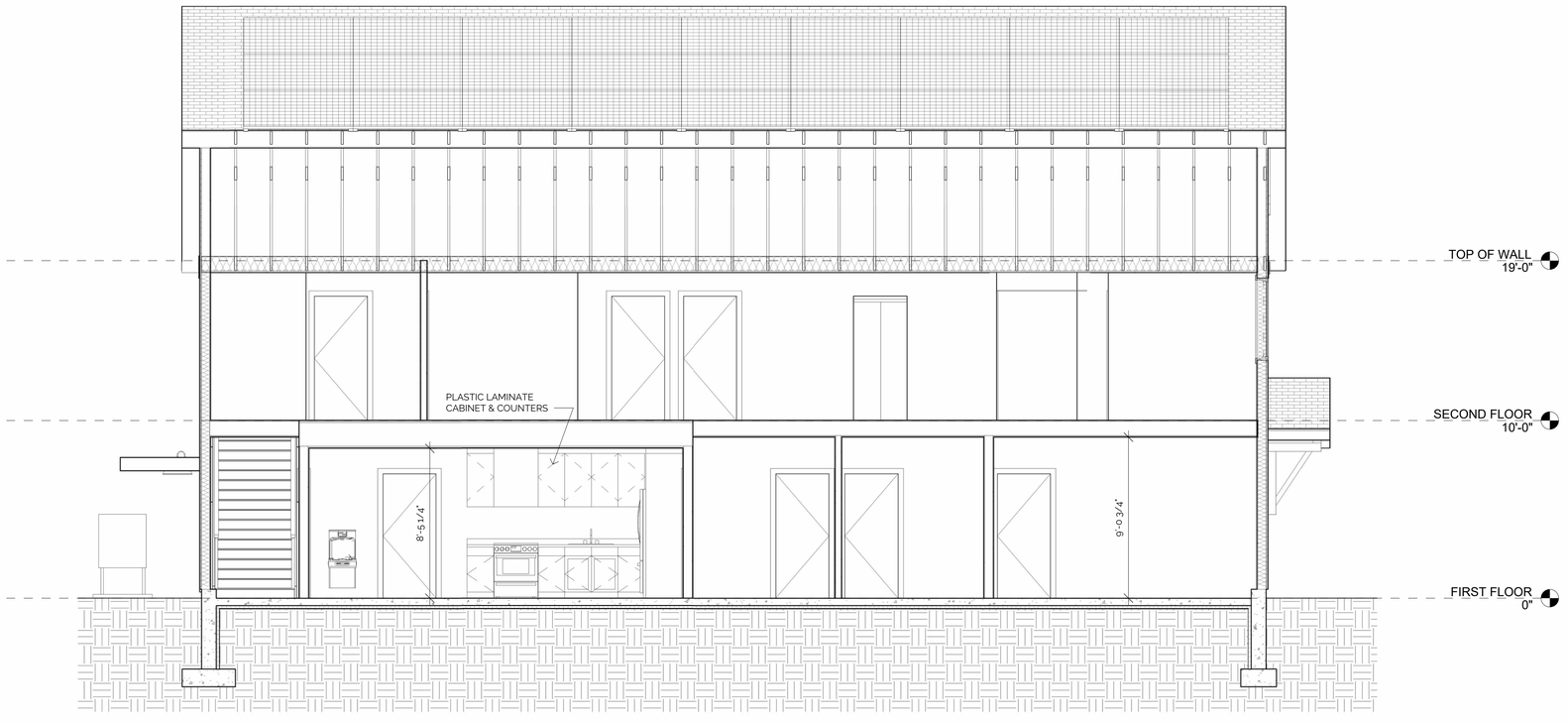
DATE:	FOR
11/20/2024	SD

ISSUE LOG

A2.1



1 EAST/WEST SECTION
1/4" = 1'-0"



2 Section 1
1/4" = 1'-0"

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MEP ENGINEER: WY ENGINEERING ASSOCIATES (603) 382-7007

SWANZEY FIRE STATION 2

331 Old Homestead Highway Swanzey, NH

PROPOSED BUILDING SECTIONS

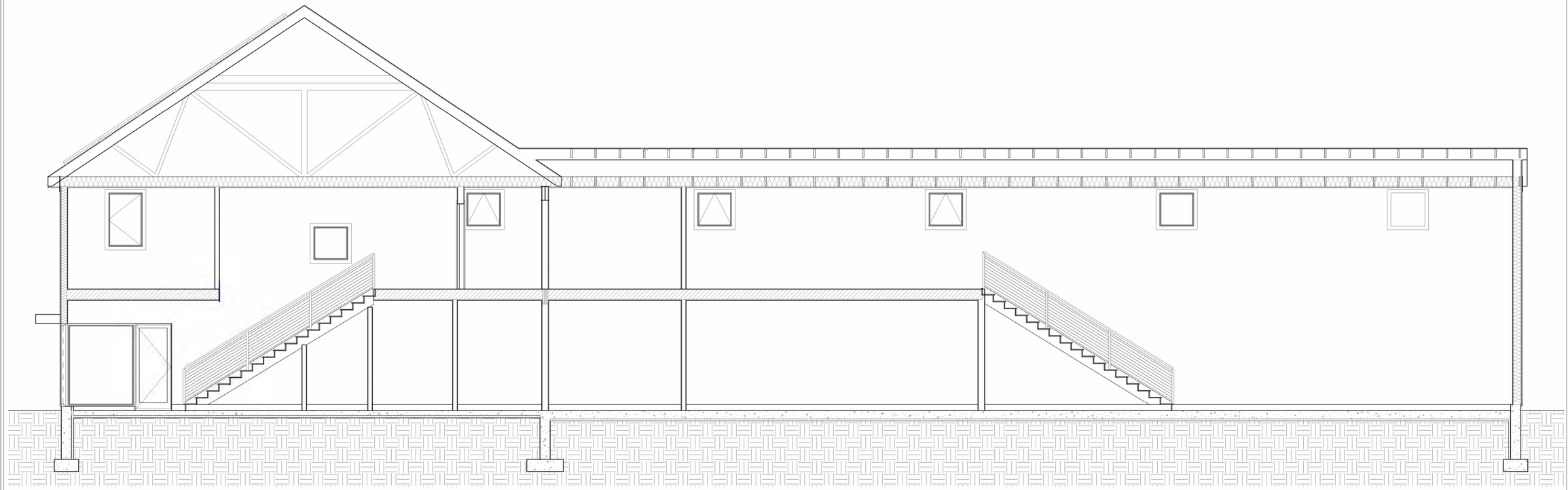
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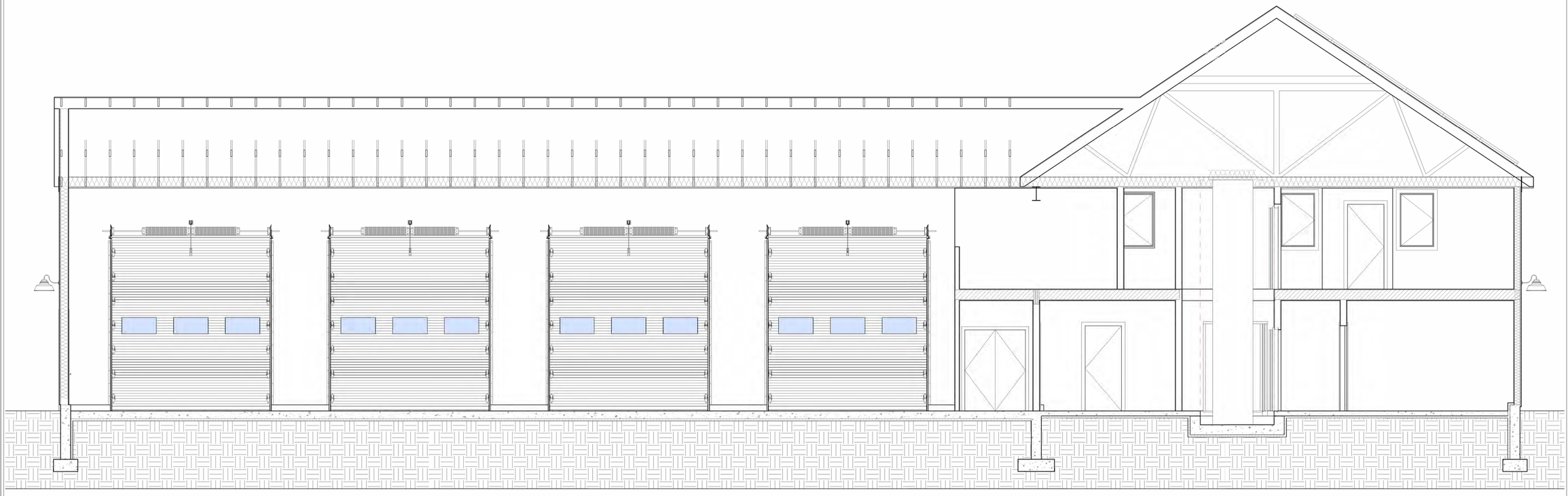
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11/20/2024	SD

ISSUE LOG

A3.0



1 NORTH/SOUTH SECTION 1
1/4" = 1'-0"



2 NORTH/SOUTH SECTION 2
1/4" = 1'-0"

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SWANZEY FIRE STATION 2
331 Old Homestead Highway Swanzey, NH

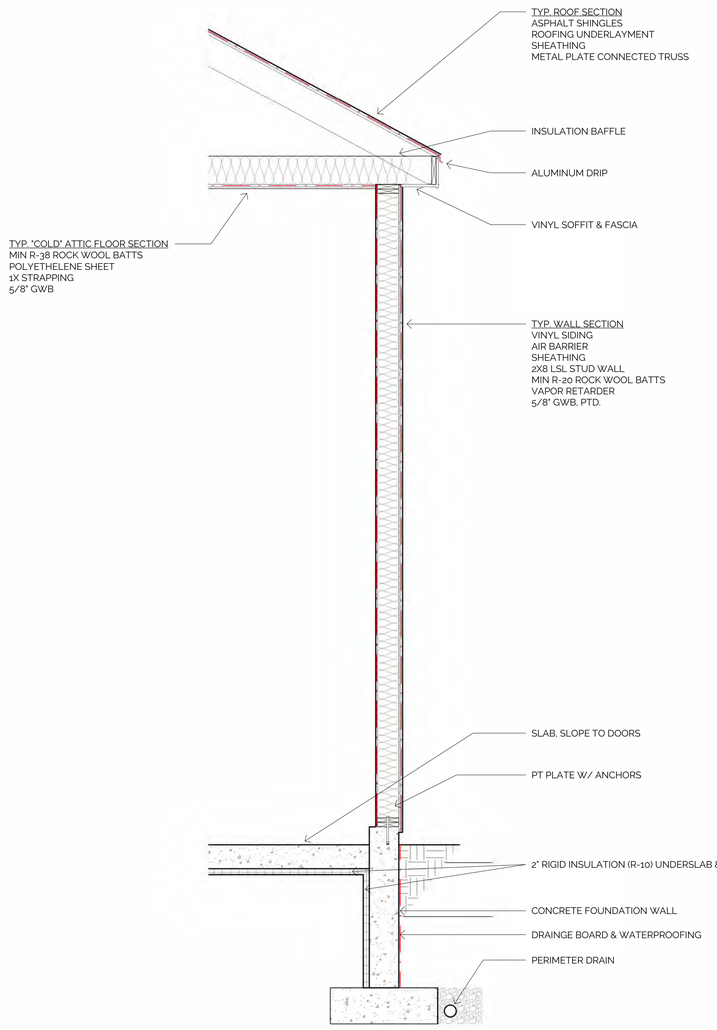
PROPOSED BUILDING SECTIONS
SCALE 1/4" = 1'-0"
DRAWN BY Author

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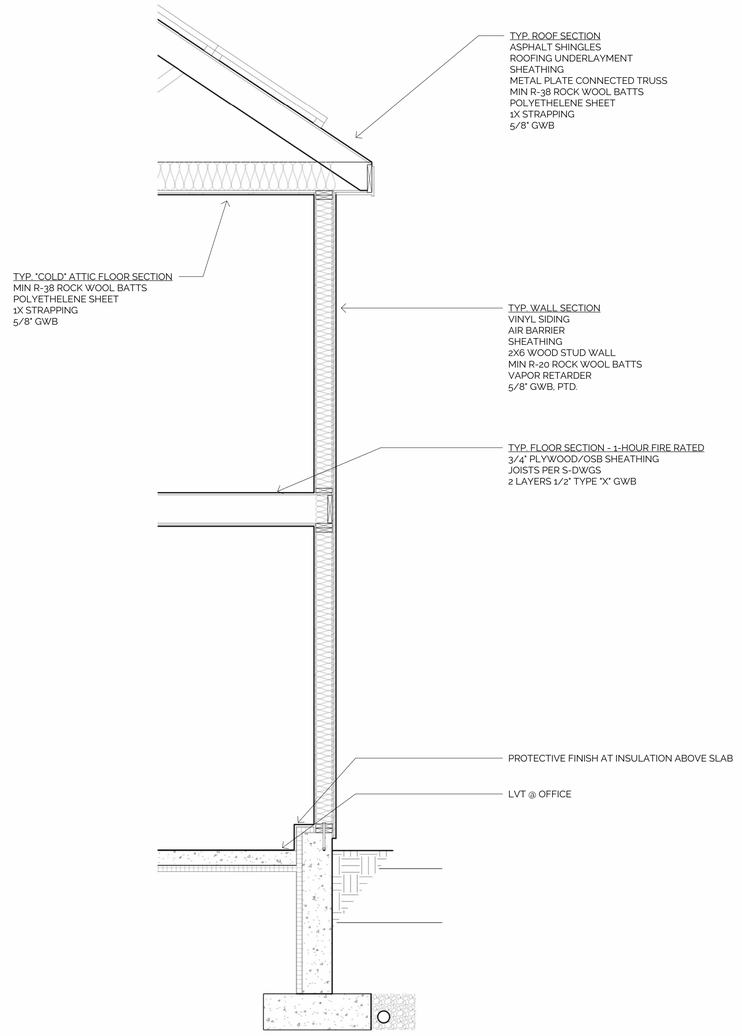
DATE:	FOR
11/20/2024	SD

ISSUE LOG

A3.1



1 WALL @ GARAGE
1/2" = 1'-0"



2 WALL @ OFFICES
1/2" = 1'-0"

PROGRESS - NOT FOR CONSTRUCTION

kcs

CLIENT: TOWN OF SWANZEY
ARCHITECT: kcs ARCHITECTS (603) 429-6648
STRUCTURAL ENGINEER: FOLEY BUHL ROBERTS & ASSOCIATES (603) 622-4578
MEP ENGINEER: WV ENGINEERING ASSOCIATES (603) 352-7007

SWANZEY FIRE STATION 2
331 Old Homestead Highway Swanzey, NH

WALL SECTIONS
SCALE: 1/2" = 1'-0"
DRAWN BY: Author

kcs ARCHITECTS
177 Main Street Marlborough, NH 03455 (603) 429-6648

11/20/2024	SD
DATE:	FOR:

ISSUE LOG

A3.2



PROGRESS - NOT FOR CONSTRUCTION

kcs

CLIENT: TOWN OF SWANZEY

ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER: FOLEY BUHL ROBERTS & ASSOCIATES (603) 622-4578

MEP ENGINEER: WY ENGINEERING ASSOCIATES (603) 382-7007

SWANZEY FIRE STATION 2

331 Old Homestead Highway Swanzey, NH

PERSPECTIVE VIEWS

DRAWN BY: Author

SCALE:

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ISSUE LOG

A9.0



PROGRESS - NOT FOR CONSTRUCTION

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ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER: FOLEY BUHL ROBERTS & ASSOCIATES (603) 622-4578

MEP ENGINEER: WY ENGINEERING ASSOCIATES (603) 382-7007

SWANZEY FIRE STATION 2

311 Old Homestead Highway Swanzey, NH

PERSPECTIVE VIEWS

DRAWN BY: Author

SCALE

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DATE:	FOR:
11/20/2024	SD

ISSUE LOG

A9.1

UNDERGROUND PROPANE

GENERATOR

STEEL WIDE FLANGE BEAM
WOOD BEAM
WOOD BEARING/SHEAR STRUCTURAL WALL
STEEL COLUMN
WOOD (PSL) COLUMN
CONCRETE FOUNDATION BELOW GRADE

N

2 A3.0

OUTDOOR CONDENSORS

120'-0"

MEETING ENTRY/EGRESS

SPRNKLER STANDPIPE BELOW STAIR

1 A3.1

UP

STORAGE

WH

EMT STORAGE

FD

SCBA

TURNOUT

UP

MULTI PURPOSE ROOM
27' 3" x 21' 1"

27'-6"

3'-0" x 1'-0" STRIP FOOTINGS UNDER EXTERIOR WALLS (TYP.)

SUPPORT SPACES: 5" SLAB ON GRADE WITH 6X6 WWF

KITCHEN

21'-5 3/4"

LOCKERS

LOCKERS

HOSE STORAGE

APPARATUS BAY: 8" SLAB ON GRADE WITH #4@12" EA. WAY TOP AND BOTTOM

HSS 6x6 COLUMNS (TYP.)

18'-1/4"

18'-1/4"

2'-0" X 1'-0" STRIP FOOTINGS UNDER BEARING WALLS (TYP.)

PROJECTOR SCREEN

BATHROOM

BATHROOM

UNISEX BATH

OFFICE
9' x 13' 9"

OFFICE
9' x 13' 9"

LULA

ELEC.

REINFORCED CONCRETE FOOTINGS (TYP.)

50'-0"

60'-0"

2 A3.1

WAITING AREA

LAUNDRY

LINE OF MEZZANINE ABOVE

OFFICE
14'-10" x 9' 6"

VESTIBULE

OFFICE

DECON

PSL POSTS TO SUPPORT CANOPY STRUCTURE (TYP.)

LINE OF ROOF OVERHANG ABOVE

LINEAL DRAIN

10'-0"

40'-0"

80'-0"

1 A3.0

1 FOUNDATION PLAN
1/4" = 1'-0"

PROGRESS - NOT FOR CONSTRUCTION

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CLIENT: TOWN OF SWANZEY

ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER:

MEP ENGINEER:

SWANZEY FIRE STATION
301 Old Homestead Highway Swanzey, NH

FIRST FLOOR PLAN
DRAWN BY: Author
SCALE: 1/4" = 1'-0"

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11/20/2024	SD
DATE:	FOR:

ISSUE LOG

S1.0

UNDERGROUND PROPANE

GENERATOR

STEEL WIDE FLANGE BEAM

WOOD BEAM

WOOD BEARING/SHEAR STRUCTURAL WALL

STEEL COLUMN

N

2 A3.0

OUTDOOR CONDENSORS

120'-0"

MEETING ENTRY/EGRESS

SPRNKLER STANDPIPE BELOW STAIR

1 A3.1

UP

STORAGE

EMT STORAGE

SCBA

SHEAR WALL

9 1/2" TJI 210 @ 16" or 11 7/8" LVL @ 24" (DL = 20 PSF, LL = 80 PSF)

RNOLT

MULTI PURPOSE ROOM

27' 6"

21' 3" x 21' 1"

16" TJI 360 @ 16" (DL = 20 PSF, LL = 80 PSF)

21'-5 3/4"

KITCHEN

LOCKERS

LOCKERS

16'-0"

14'-6"

(3) 14" LVL Beam

(3) 12" LVL Beam

HOSE STORAGE

APPARATUS BAY

HSS 6x6 COLUMNS (TYP.)

PROJECTOR SCREEN

9 1/2" TJI 210 @ 16" or 11 7/8" LVL @ 24" (DL = 20 PSF, LL = 80 PSF)

BATHROOM

9 1/2" TJI 210 @ 16" or 11 7/8" LVL @ 24" (DL = 20 PSF, LL = 80 PSF)

(3) 14" LVL Beam

9 1/2" TJI 210 @ 16" or 11 7/8" LVL @ 24" (DL = 20 PSF, LL = 80 PSF)

(3) 12" LVL Beam

60'-0"

OFFICE 9' x 13' 9"

UNISEX BATH

OFFICE 9' x 13' 9"

LULA

ELEC.

9'-5 1/4"

WAITING AREA

LAUNDRY

SHEAR WALL

(3) 12" LVL Beam

OFFICE 14'-10" x 9' 5"

OFFICE

DECON

FD

LINE OF MEZZANINE ABOVE

LINE OF ROOF OVERHANG ABOVE

LINEAL DRAIN

59'-0"

10'-0"

40'-0"

80'-0"

1 A3.0

1 SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

PROGRESS - NOT FOR CONSTRUCTION

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CLIENT: TOWN OF SWANZEY

ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER:

MEP ENGINEER:

SWANZEY FIRE STATION

331 Old Homestead Highway Swanzey, NH

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0" DRAWN BY Author

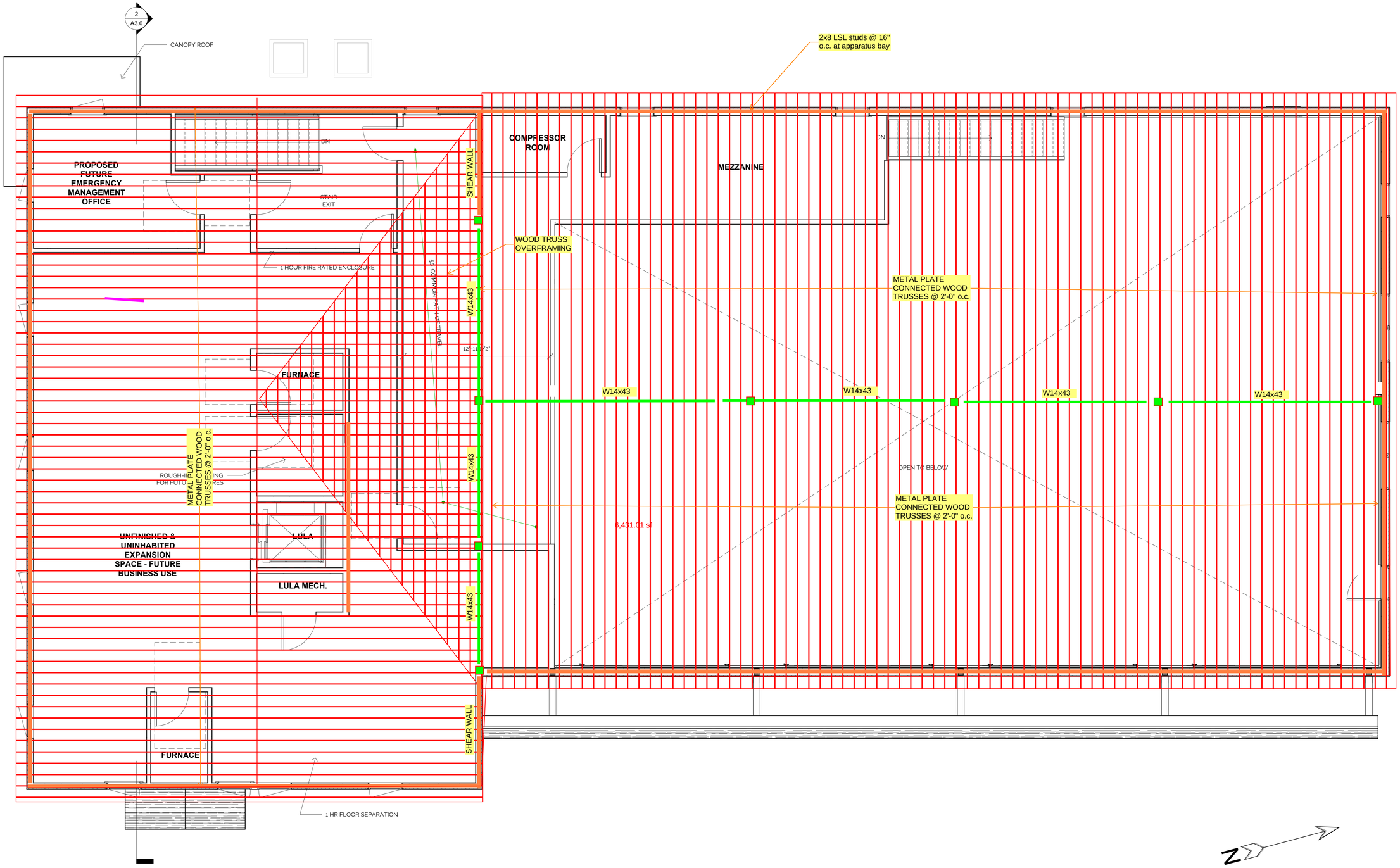
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11/20/2024	SD

ISSUE LOG

S1.1



ROOF FRAMING PLAN

1 1/4" = 1'-0"

PROGRESS - NOT FOR CONSTRUCTION

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CLIENT: TOWN OF SWANZEY

ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER:

MEP ENGINEER:

SWANZEY FIRE STATION

324 Old Homestead Highway Swanzey, NH

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" DRAWN BY: Author

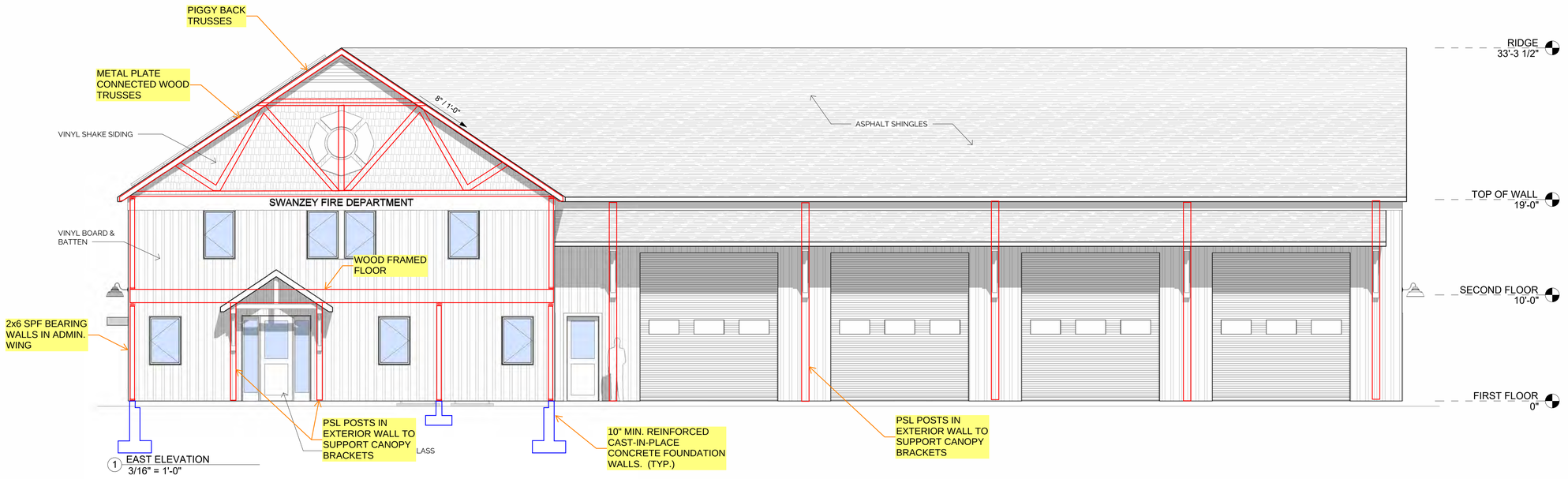
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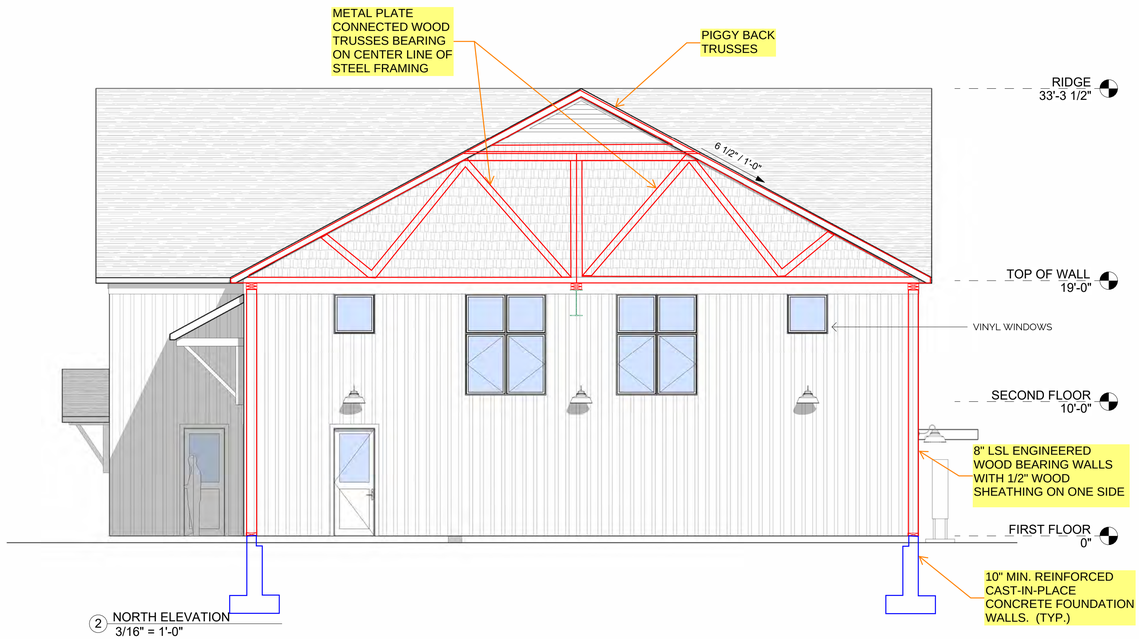
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ISSUE LOG

S1.2



1 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

PROGRESS - NOT FOR CONSTRUCTION

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ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER:

MEP ENGINEER:

SWANZEY FIRE STATION 2

Enter address here

PROPOSED ELEVATIONS

SCALE 3/16" = 1'-0" DRAWN BY: Author

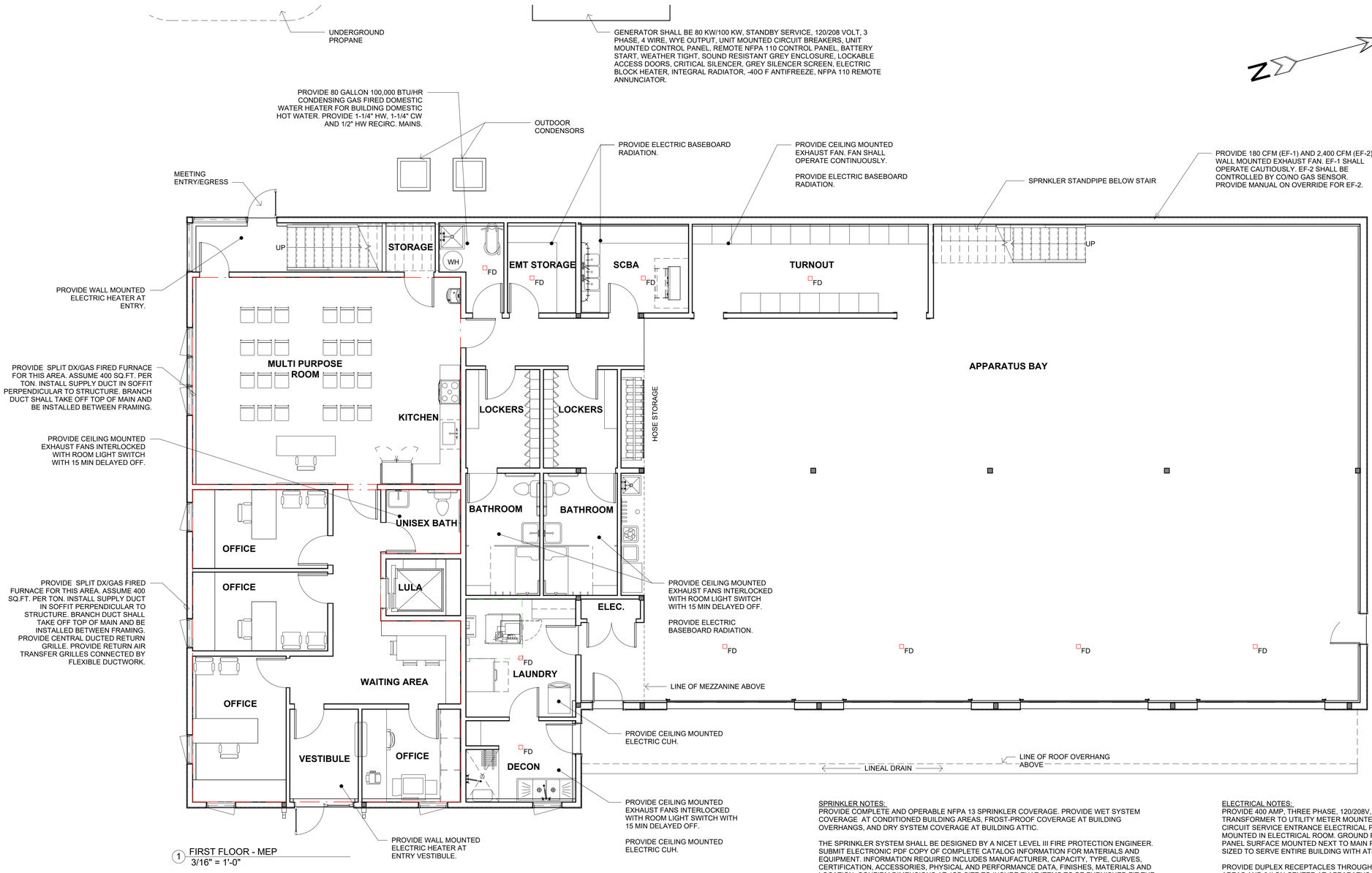
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11/20/2024	SD
DATE:	FOR

ISSUE LOG

S2.0



1 FIRST FLOOR - MEP
3/16" = 1'-0"

SPRINKLER NOTES:
PROVIDE COMPLETE AND OPERABLE NFPA 13 SPRINKLER COVERAGE. PROVIDE WET SYSTEM COVERAGE AT CONDITIONED BUILDING AREAS, FROST-PROOF COVERAGE AT BUILDING OVERHANGS, AND DRY SYSTEM COVERAGE AT BUILDING ATTIC.

THE SPRINKLER SYSTEM SHALL BE DESIGNED BY A NICET LEVEL III FIRE PROTECTION ENGINEER. SUBMIT ELECTRONIC PDF COPY OF COMPLETE CATALOG INFORMATION FOR MATERIALS AND EQUIPMENT. INFORMATION REQUIRED INCLUDES MANUFACTURER, CAPACITY, TYPE, CURVES, CERTIFICATION, ACCESSORIES, PHYSICAL AND PERFORMANCE DATA, FINISHES, MATERIALS AND LOCATION. CONFIRM DIMENSIONS AT JOB SITE TO INSURE THAT ITEMS TO BE FURNISHED FIT THE SPACE AVAILABLE. SHOP DRAWINGS TO BE STAMPED, SIGNED AND SUBMITTED FOR REVIEW AND APPROVED BY THE STATE OF NEW HAMPSHIRE FIRE MARSHALL AND CITY OF SWANZEY FIRE DEPARTMENT PRIOR TO INSTALLATION OF ANY WORK OR PURCHASE OF ANY MATERIALS.

PLUMBING NOTES:
PROVIDE 1-1/4" COLD WATER MAIN WITH RPZ AND PRV. PROVIDE (4) FOUR INTERIOR HOSE BIBS AND (4) FOUR EXTERIOR FREEZEPROOF WALL HYDRANTS. PROVIDE 1" TRUCK FILL CONNECTION AT APPARATUS AREA.

PROVIDE COMPRESSED AIR PIPING AND CONNECTIONS AS REQUIRED BY FIRE DEPARTMENT. ASSUME (6) SIX CONNECTIONS.

PROVIDE 4" SANITARY SERVICE.

PROVIDE APPARATUS FLOOR DRAINS AS SHOWN IN ARCHITECTURAL PLAN. PIPE FLOOR DRAINS TO EXTERIOR OIL/WATER SEPARATOR TANK. PROVIDE VENT TO BUILDING WITH DEDICATED VENT THROUGH THE ROOF FOR SEPARATOR TANK.

PROVIDE FLOOR DRAIN AT DECON ROOM. PIPE FLOOR DRAIN TO BURIED HOLDING TANK. PROVIDE VENT TO BUILDING WITH DEDICATED VENT THROUGH THE ROOF FOR HOLDING TANK.

PROVIDE GAS CONNECTIONS TO GAS FIRED MECHANICAL EQUIPMENT AND EXTERIOR GENERATOR.

ELECTRICAL NOTES:
PROVIDE 400 AMP, THREE PHASE, 120/208V, UNDERGROUND SERVICE FROM POLE MOUNTED TRANSFORMER TO UTILITY METER MOUNTED ON BUILDING EXTERIOR. PROVIDE 400 AMP, 42 CIRCUIT SERVICE ENTRANCE ELECTRICAL PANEL WITH MAIN CIRCUIT BREAKER SURFACE MOUNTED IN ELECTRICAL ROOM. GROUND PANEL PER NEC. PROVIDE 125 AMP, THREE PHASE SUB-PANEL SURFACE MOUNTED NEXT TO MAIN PANEL. PROVIDE GAS FIRED STANDBY GENERATOR SIZED TO SERVE ENTIRE BUILDING WITH ATS AT ELECTRICAL ROOM.

PROVIDE DUPLEX RECEPTACLES THROUGHOUT THE BUILDING. 12' ON CENTER AT ADMIN/OFFICE AREAS AND 24' ON CENTER AT APPARATUS AND UNFINISHED AREAS. PROVIDE DUPLEX RECEPTACLES AT APPARATUS BAY COLUMNS AND TWIST LOCK CEILINGS PLUGS WITH 50' CORD REELS AT EACH DRIVE IN BAY. PROVIDE NYLON PLATES IN ADMIN AND UNFINISHED AREAS, STAINLESS STEEL PLATES IN APPARATUS AREAS. PROVIDE RECEPTACLES AS GFCI IN RESTROOMS. PROVIDE RECEPTACLES AS GFCI AND WATERPROOF AT APPARATUS AREAS AND EXTERIOR LOCATIONS. PROVIDE ELECTRICAL CONNECTIONS TO MECHANICAL EQUIPMENT, INCLUDING WIRING AND DISCONNECTS FOR EACH PIECE OF EQUIPMENT PER NEC. WIRING SHALL BE MC CABLE.

PROVIDE 4' LED DIMMABLE HIGH BAY LIGHTING AT APPARATUS. PROVIDE 4' LED SURFACE MOUNTED STRIP LIGHTS AT UNFINISHED AREAS. PROVIDE LED DIMMABLE LIGHTS AT ADMIN AREA AS SHOWN ON ARCHITECTURAL REFLECTED CEILING PLAN. PROVIDE EXTERIOR WALL MOUNTED LED DOWN LIGHTS IN LOCATIONS SHOWN ON ARCHITECTURAL PLANS. PROVIDE DIMMER SWITCHES IN ALL AREAS. SWITCH MOUNTED OCCUPANCY SENSOR IN BATHROOM. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR IN ADMIN AREAS. EXTERIOR LIGHTING CONTROL SHALL BE PHOTOCELL-ON, TIME CLOCK OFF, WITH SWITCH OVERRIDE. PROVIDE EMERGENCY LIGHTING AS INTEGRAL BATTERY BACK-UP AT APPARATUS AREAS, WALL MOUNTED BATTERY PACKS WITH INTEGRAL HEADS IN ADMIN AREAS, AND REMOTE HEADS AT BUILDING EGRESS DOORS. PROVIDE EXIT SIGNS ALONG PATHS OF EGRESS.

PROVIDED FIRE ALARM DETECTION AND COVERAGE AS REQUIRED BY CURRENT CODE.

PROVIDE TELEPHONE AND CATV SERVICE UNDERGROUND IN CONDUIT FROM RISER POLE TO INTERFACE ON BUILDING EXTERIOR. PROVIDE WALL MOUNTED PATCH PANEL ON BACKBOARD IN STORAGE ROOM.
PROVIDE DUAL-JACK OUTLETS WITH CAT 6 CABLE FROM EACH JACK TO PATCH PANEL – (10) OUTLETS IN ADMIN AREA, (6) OUTLETS IN APPARATUS AREA. PROVIDE (1) CATV OUTLET IN MULTI-PURPOSE ROOM WITH RG6 COAX CABLE FROM OUTLET TO NETWORK INTERFACE.

PROGRESS - NOT FOR CONSTRUCTION

kcs

CLIENT: TOWN OF SWANZEY
ARCHITECT: kcs ARCHITECTS (603) 439-6648
STRUCTURAL ENGINEER:
MEP ENGINEER:

SWANZEY FIRE STATION 2
321 Old Homestead Highway Swanzey, NH

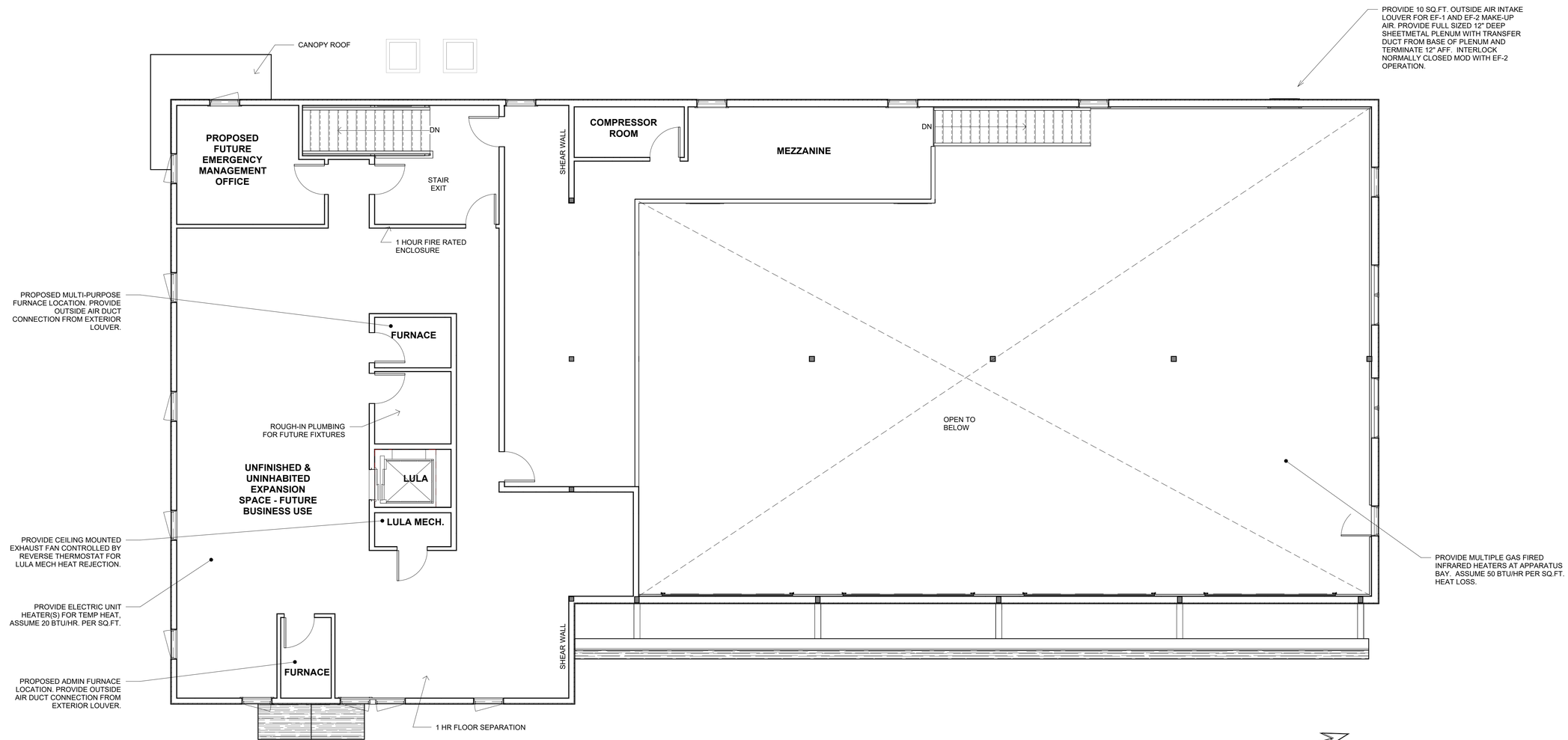
FIRST FLOOR PLAN
DRAWN BY: Author
SCALE: 3/16" = 1'-0"

kcs ARCHITECTS
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11/20/2024	SD
DATE:	FOR:

ISSUE LOG

MEP1.1



1 SECOND FLOOR - MEP
3/16" = 1'-0"

PROGRESS - NOT FOR CONSTRUCTION

MEP1.2

kcs

CLIENT: TOWN OF SWANZEY

ARCHITECT: kcs ARCHITECTS (603) 439-6648

STRUCTURAL ENGINEER:

MEP ENGINEER:

SWANZEY FIRE STATION 2

321 Old Homestead Highway Swanzey, NH

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0" DRAWN BY: Author

kcs ARCHITECTS
170 Main Street Marlborough, NH 03455 (603) 439-6648

DATE:	FOR:
11/20/2024	SD

ISSUE LOG



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 2021

COMPLETION DATE: DECEMBER 31, 2023

PRODUCED IN 2023 BY

CAI Technologies
Precision Mapping. Geospatial Solutions
11 Pleasant Street, Littleton, NH 03561
800.322.4540 • www.caitech.com

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE 8a
WATER ..... -W-
BUILDING
EXEMPT PROPERTY ..... (E)
SUBDIVISION LOT NO. 2
RIGHT OF WAY/ACCESS ..... 66'
COMMON OWNERSHIP
WETLANDS

SCALE: 1" = 200'

FEET 200 100 0 200 400 600

METERS 90 25 0 50 100 150

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 219

NEW TENANT APPLICATION
TOWN OF SWANZEY (REVISED 6/12/2025)

Businesses moving into a building that has previously received Site Plan approval for the same type of permitted use may be allowed without formal Site Plan Review.

SELECT ONE OPTION BELOW:

☐ New tenant in multi-tenant building ☐ New tenant in single-tenant building

Date Received Stamp

Name, mailing address, email address, and telephone # of Applicant

Name, mailing address, email address, and telephone # of owner of record, if other than Applicant

Tax Map and Lot # and Street Address	**Zoning District**

Type of Business (describe briefly)

Location of Business on Property (site plan of property location shall be included)

Proposed Hours and Days of Operation	**# of Full-time Employees:** **# of Part-time Employees:**
Estimated Customers Per Day:	**Parking Spaces Planned:**

Deliveries and/or Pickups (how many per day or week? And by what means? UPS, Pick-up, truck, large van, etc.)

Outside Lighting (describe briefly)	**Special Licenses/Permits Required**

Signs Required (describe briefly and attach copy of completed sign application)

NEW TENANT APPLICATION – PAGE TWO
TOWN OF SWANZEY (REVISED 6/12/2025)

Application Fee: $25.00

Please be advised that applications submitted by new tenants do not automatically require a public hearing. However, the Planning Board reserves the right to determine, based on the nature of the application, whether a Site Plan Review will be necessary.

This process helps ensure that any proposed use aligns with local planning and zoning regulations.

Date:_____ _____
Signature of Applicant

Date:_____ _____
Signature of Property Owner

FOR PLANNING BOARD USE ONLY.
Comments:

The above application was ☐ **Approved** ☐ **Denied**

Date:_____