TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Swanzey Planning Board Agenda
October 22, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, October 22, 2026, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** 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. October 8, 2026

3) Public Hearings
   A. **PB 26-017: Site Plan Review application submitted by the Arihant Corporation.** The applicant seeks permission to expand the existing gasoline service station with various improvements, such as new retail fuel canopies, new underground fuel storage, EV and commercial diesel parking spaces, re-striping the parking lot, and more. The subject property is located at 765 W Swanzey Rd (identified as Tax Map 232, Lot 52) within the Business District.

4) Discussions/Other Business
   A. Warrant Article Discussion
   B. Floodplain District (Section IX) Review
   C. Definitions (Section XIII) Review

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – October 8, 2026
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 6pm by Chair Victoria Ames. Other members present were Vice Chair Scott Self, Richard Lane, Mark Scalera, Alternate Charlie Harbeck, and Selectman's Representative Alan Gross. Others present were 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: Michael York, Brandon Self, Alternates Stacey Goodale and Jane Johnson

SEATING ALTERNATES:
The chair seated Charlie Harbeck for Brandon Self.

Others Present: None

MINUTES:
The meeting minutes of September 24, 2026 were considered. A motion was made by Mark Scalera to approve the meeting minutes as presented. There was a second by Scott Self. All were in favor. With no further discussion, the motion passed.

The joint meeting minutes of September 17, 2026 were considered. A motion was made by Mark Scalera to approve the meeting minutes as presented. There was a second by Scott Self. All were in favor. With no further discussion, the motion passed.

REGIONAL IMPACT
A Motion was made by Mark Scalera that there was no regional impact. There was a second by Richard Lane. All were in favor. With no further discussion, the motion passed.

APPLICATIONS AND PUBLIC HEARING(S):
None

Discussions and Other Business:
Adam Paquette told the Board that he will be meeting with the Town Attorney to review the draft of the proposed amendments. Adam is hoping to reduce the 15 pages into 6 or 7 amendments in easy to read and understand text. The public hearing will be in November; the draft of the amendments should be ready for the October 22 meeting in the wording as they will appear on the warrant. Richard asked if the Governance Committee will be involved in publicizing the hearing; Scott said he felt that should be after the hearing

when the decisions have been made. Chair Ames likes the idea of the Governance Committee being involved to get more attendance at the hearings.

Scott explained that normally in a public hearing, the original ordinance is read aloud, and then the proposed amendment, but that would be extremely lengthy in this case, and the public might be overloaded. He suggested just reading the proposed amendment; Adam agreed and said the originals can be available as handouts for those interested.

Alan Gross relayed the sentiment of the Selectboard to minimize the length of what is on the ballot. Adam replied that this first draft is much shorter than last year.

Richard suggested that, in addition to the full language being available for inspection at the Town Clerk's office, it be available online for those that don't want to go to the Town Hall. Adam said it should be on the website, and on bulletin boards at the post offices.

A. Warrant Article Public Hearing Timeline
    a. **Floodplain District** – Amendment 1 - Chair Ames proposed a slight rewording of the note by breaking the one long sentence into two.
    b. **Childcare Zoning** – Amendment 3 – Richard Lane proposed a slight rewording of the note by changing 'dedicated rules section' to 'dedicated section of rules'.
    c. **Consolidation of Uses & Definitions** – Amendment 2 – this might be split into 2 amendments. Richard Lane proposed changing 'use terms' to 'land use terms'
    d. **Multi-family** – Amendment 5 – no changes
    e. Agriculture – Amendment 4 – no changes
    f. ADU – Amendment 6 – no changes
    g. Manufactured Housing – No amendment needed; captured in Definitions

There was a discussion regarding the date of the first public hearing and the group decided to schedule it for the November 19th meeting.

Chair Ames said that Bob Audette asked her if there was an update on a solar ordinance. This will be investigated further.

Alan invited all to attend the Open House for the new fire station on Saturday, October 10 from 10am - 1pm.

The discussion moved on to the Table of Uses changes that still need some definitions and/or decisions; changes were made and this will be reviewed again at the next meeting.

ADJOURNMENT
A motion to adjourn was made by Richard Lane. There was a second to the motion by Scott Self with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:55pm.

Next Meeting: October 22, 2026

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT

TOWN OF SWANZEY

OFFICE OF PLANNING & COMMUNITY 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, Director of Planning & Community Development

DATE: October 15, 2026

RE: PB 26-017 – Site Plan Review – Tax Map 232 Lot 52

Overview:

This site plan review application, submitted by Arihant Corporation, requests approval to expand and upgrade the existing gasoline service station at 765 W Swanzey Rd (Tax Map 232, Lot 52) in the Business District. Proposed site improvements include installing new retail fuel canopies and underground storage tanks, adding electric vehicle (EV) charging and commercial diesel parking spaces, and re-striping the parking lot.

Property & Zoning Details:

Location: West side of NH Route 10, the old location of Gomarlos.
Parcel ID: Tax Map 232, Lot 52.
Acreage: ±6.5 acres
Frontage: ±550 feet along NH Route 10 and ±32 feet along Cobble Hill Road.
Site Access: Existing access off NH Route 10.
Zoning Districts: Business District (primary).
Water & Septic: on site

Notice of Public Hearing was mailed to abutters on October 8 and notice was published in the Keene Sentinel on October 17. Department heads were notified September 17.

Regional Impact

Staff have evaluated the proposal and find that it does not have the potential for "regional impact" under RSA 36:55, but the Board must make the final determination.

Requested Waivers

None

Environmental Details:

Outside of wetland areas.

Ordinance Review

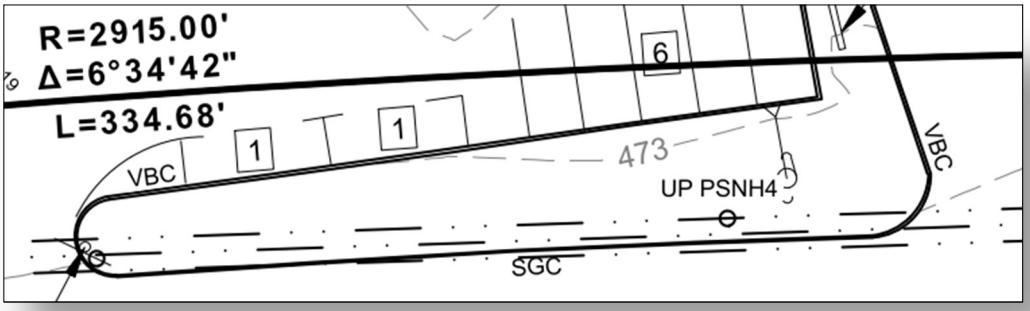
The applicant was granted a Special Exception for the proposed use on September 21, 2026. Additionally, the Planning Office has already reviewed and approved all proposed sign refacing. Existing dimensional nonconformities, specifically the diesel fuel canopy and the proximity of the parking area to NH Route 10, will not be expanded, intensified, or made further nonconforming.

Site Plan Review Regulations:

All site plan review regulations seem to be met by this submittal.

Staff Comments:

1. Need verification from NH DOT that existing parking within the right-of-way can remain:



   a. Driveway permit states "no parking, catering or servicing shall be conducted within the Highway Right of Way."
   b. Please clarify with NH DOT if the area shown above is exempt.

Attachments:

a. Site Plan Review Application
b. Tax Map

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:
765 Akshar Swanzey, LLC
765 West Swanzey Road, Swanzey, NH
Preferred Telephone: 337-275-8381 Email: newworldgas765@gmail.com

2. Name and address of applicant (if different):
Arihant Corporation, LLC
765 West Swanzey Road, Swanzey, NH
Preferred Telephone: 337-275-8381 Email: newworldgas765@gmail.com

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Chris Tymula, P.E., 44 Stiles Road, Suite One, Salem, NH 03079
Scott L'Italien, LLS, 44 Stiles Road, Suite One, Salem, NH 03079
Preferred Telephone: 603-632-3509 Email: ctymula@gpinet.com

4. Street Address of Proposed Project: 765 West Swanzey Road

5. Zoning District(s): Business District Tax Map# 232 Lot#(s) 52

6. Proposed Permitted Use (Per Zoning): Expansion of an Existing Gasoline Service Station (Special Exception required by ZBA).
Application submitted to the Zoning Board of Adjustment on 8/27/26

7. Project Name: Site Re-Development Plans for a Proposed Retail Motor Fuel Outlet

8. Area of Lot in Square Feet and Acres: 277,720-sf, 6.376-Ac

9. Traffic Volume on Adjacent Major Streets: 7,082 vpd in 2025 (Source: NHDOT Count Station 62487054 - Swanzey Town Line)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 2,610 vpd Weekday Daily, 2,842 vpd Sat. Daily

11. Gross Floor Area of Existing Buildings (Square Feet): 11,480-sf

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

13. Gross Floor Area of New Buildings (Square Feet): N/A

14. Total Number of Employees: 10 employees total for all tenant spaces

15. Hours of Operation: C-store: 6am - 10 pm, 7 days/week, Diner (closed), Post Office: 9am-12:30, 1:30-4:00 M-F, 9am-12pm Sat, Closed Sun.

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.

9/16/26 _____

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. The Swanzey Planning Board and its agents will provide the applicant with at least three days' notice prior to accessing the property.

9/16/26 _____ (authorized agent)

Date Signature

I hereby authorize Chris Tymula, PE (GPI) - See attached authorization letter to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner):_____ Date:_____

Signed (Agent):_____ Date: 9/16/26

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date:_____

PLAT SUBMISSION CHECKLIST

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

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

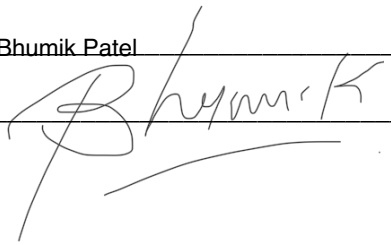
I, the undersigned, am the owner of the property located at **765 W Swanzey Rd, Swanzey, NH 03446**.

As the landowner and applicant, I hereby authorize **Greenman-Pedersen, Inc. (GPI)** to act as my representative and to prepare, submit, and file any and all plans, applications, documents, and related materials on my behalf in connection with this property.

This authorization includes, but is not limited to, filings with the Town of Swanzey, planning boards, review agencies, and any other applicable local, state, or regulatory authorities.

This authorization shall remain in effect unless revoked by me in writing.

Landowner Name (Printed): Bhumik Patel

Landowner Signature: 

Date: 8/21/26

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

DRIVEWAY PERMIT

To Landowner:
Bhumik Patel
765 West Swanzey Road
Swanzey, NH 03446

City/Town: Swanzey
Route/Road: NH-10 (S0000010__)
Patrol Section: 410
Tax Map: 232
Lot: 52
Development: Services

Permit#: DOT-DRI-006235
District: 04
Permit Date: 08/21/2026

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH-10 (S0000010__), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit. All supporting documentation for this permit, on file in the State of New Hampshire Permit Portal for the respective application, is considered part of the final permit and all parties are responsible for complying with these documents.

Drive 1

Location: Approximately 0.04 miles North of Cobble Hill Road on the West side of NH-10 (S0000010__).

GPS: 42.86617, -72.33532

Land Use: 945 Gasoline/Service Station with Convenience Market

Specifications: This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50' from centerline.

The driveway shall not exceed 50 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Drive 2

Location: Approximately 0.08 miles North of Cobble Hill Road on the West side of NH-10 (S0000010__).

GPS: 42.86669, -72.33519

Land Use: 945 Gasoline/Service Station with Convenience Market

Specifications: This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50' from centerline.

The driveway shall not exceed 50 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Drive 3

Location: Approximately 0.08 miles South of Perry Lane on the West side of NH-10 (S0000010__).

GPS: 42.86728, -72.33498

Land Use: 945 Gasoline/Service Station with Convenience Market

Specifications: This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50' from centerline.

The driveway shall not exceed 50 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Other Conditions:

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

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

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

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

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or Indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

1. This permit is being issued for the proposed change of use of the existing driveways to be access points for a gas station redevelopment.
2. The roadside vegetation must be appropriately modified and maintained to ensure a minimum, all season safe sight distance of 400’ by the applicant, the owner, and the owner’s successor and assignees during construction and as long as this entrance is in use.

3. Traffic must be maintained during the performance of the work as described in the USDOT Manual on Uniform Traffic Control Devices Latest Edition. Traffic shall be protected by suitable barricades, standard warning and advance warning signs, and proper lighting at night. Properly trained flag persons with vests and using stop/slow paddles shall be provided whenever two-way traffic cannot be maintained.

SLDs = 9240 / 9430 / 9655 (Left)

Approved by

Kirk Stenersen

Assistant District Engineer

For Director of Administration

Copies:

Bureau, Owner, Patrolman

IA-0000008810

ABUTTERS & NOTIFICATION LIST
For
PATEL
765 WEST SWANZEY ROAD
MAP 232 LOT 52
SWANZEY, NH
GPI # NEX-2500354
AS OF 9/14/26

PARCEL ID #	**NAME & ADDRESS**
232-052-000 (SUBJECT PARCEL)	765 AKSHAR SWANZEY LLC 765 WEST SWANZEY ROAD SWANZEY, NH 03446
109-035-000 109-035-000-BG0-000B 109-035-000-BG0-000C	PRINCETON SWANZEY, LLC RE: PRINCETON SQUARE FKA HALEY 24 MONADNOCK HIGHWAY KEENE, NH 03431
232-028-000	MARY FAULKNER 1998 REV. TRUST P.O. BOX 174 WEST SWANZEY, NH 03469
232-049-000	BETEAU REVOCABLE TRUST OF 2018, SHIR 51 COBBLE HILL ROAD P.O. BOX 104 WEST SWANZEY, NH 03469
232-050-000	FREDERICK A. & ANNA HODGMAN 45 COBBLE HILL ROAD SWANZEY, NH 03446
232-051-000	MICHAEL J. GOMARLO JENNIFER R. GOMARLO P.O. BOX 20 WEST SWANZEY, NH 03469
232-053-000 232-053-00-BG0-000B	SWANZEY WEST LIMITED PARTNERSHIP P.O. BOX 1015 WALPOLE, NH 03608
232-054-000	COBBLE PINES CONDOMINIUMS
BOARD OF DIRECTORS	JANE WING P.O. BOX 34 GILSUM, NH 03448

ABUTTERS & NOTIFICATION LIST
For
PATEL
765 WEST SWANZEY ROAD
MAP 232 LOT 52
SWANZEY, NH
GPI # NEX-2500354
AS OF 9/14/26

	CHARLOTTE DIOTTE 29 PERRY LANE UNIT #8 SWANZEY, NH 03446
	DEB GOVE 73 PERRY LANE #5 SWANZEY, NH 03446
PROPERTY MANAGEMENT	DIANE WHITE CB PROPERTY MANAGEMENT 160 EMERALD STREET #210 KEENE, NH 03431
232-055-000	HYPERBARIC FITNESS LLC 15 HOLBROOK AVENUE SWANZEY, NH 03446
232-056-000	MICHAEL G. FAULKNER LIV TRUST P.O. BOX 66 WEST SWANZEY, NH 03469
ENGINEER/SURVEYOR	GREENMAN-PEDERSEN, INC. 44 STILES ROAD SALEM, NH 03079

TECHNICAL MEMORANDUM

REF: NEX-2500354.00

DATE: September 16, 2026

TO: Victoria Reck Ames, Chair
Town of Swanzey Planning Board
PO Box 10009
620 Old Homestead Highway
Swanzey, NH 03446

FROM: Chris Tymula, PE, Assistant Vice President / Site Engineering Department Head

RE: Site and Stormwater Memorandum
Proposed Site Re-Development
765 West Swanzey Road
Parcel ID: 232, Lot 52

As part of the Planning Board application package, Greenman-Pedersen, Inc. (GPI) has prepared this site and stormwater summary for the proposed site re-development located at 765 West Swanzey Road, in Swanzey New Hampshire. The applicant, Arihant Corporation, LLC is proposing to remodel the existing building and improve the site infrastructure to support a new retail motor fuel outlet expansion.

Located on the west side of West Swanzey Road (Route 10) within the Business Zoning district, the subject property is approximately 6.4-acres and surrounded by commercial uses & West Swanzey Road to the east and wooded land and residential uses to the north, south and west. The site is currently developed with a 1-story 11,480 square foot (sf) mixed-use building including a post office, diner and supermarket space, large paved parking lot with 129 parking spaces, retail fuel area with overhead canopy and three (3) fuel islands (6 vehicle fueling positions) while site access consists of three (3) curb cuts along West Swanzey Road.

The project includes renovating a portion of the existing building into a convenience store layout, expanding the retail fuel offerings with the construction of a new retail fuel canopy including five (5) fuel islands (10 vehicle fueling positions), converting the existing retail fuel canopy into a new commercial diesel fueling canopy with two (2) fuel islands (3 vehicle fueling positions), installing new underground fuel storage tanks, re-striping the parking lot and providing new electric vehicle (EV) and commercial diesel parking spaces. The redevelopment will also include upgraded ADA parking spaces, new landscaping, lighting, signage and overall site improvements in comparison to the existing conditions while fitting into the surrounding uses.

Stormwater from the existing site drains across the parking lot untreated as sheet flow and shallow concentrated flows to the rear of the site. Slopes are generally flat, ranging 1-2% across the parking lot and the existing onsite soils based on NRCS soil mapping are Windsor loamy sand (NRCS 26A) and Croghan loamy fine sand (NRCS 613B). Both soil groups are classified as moderately to excessively drained with moderately high to very high infiltration capacities.

Runoff associated with the proposed re-development project is treated by means of a stone drip edge (infiltration trench) located along the western edge of the parking lot. This stone trench will provide treatment and recharge for the parking lot where none exists today. Additionally, the runoff associated with the proposed retail canopy will be collected in a pipe and stone infiltration system to provide added treatment and groundwater recharge onsite.

In order to mitigate the impacts of the proposed alterations, Best Management Practices including erosion controls placed along limits of disturbed areas, soil stockpile areas, along with an enhanced landscaping plan with mulch and seeding have been incorporated into the overall project scope.

The site improvements are designed to accommodate the proposed use while minimizing changes to the site layout, providing upgraded customer offerings, while minimizing the amount of earthwork required. Together, the proposed site modifications including the stormwater controls, new parking lot re-striping, incorporation of Best Management Practices to prevent erosion and sedimentation from the site and the minimization of land disturbance, will have minimal impact to the site over existing conditions.

SITE RE-DEVELOPMENT PLANS
PROPOSED RETAIL MOTOR FUEL OUTLET

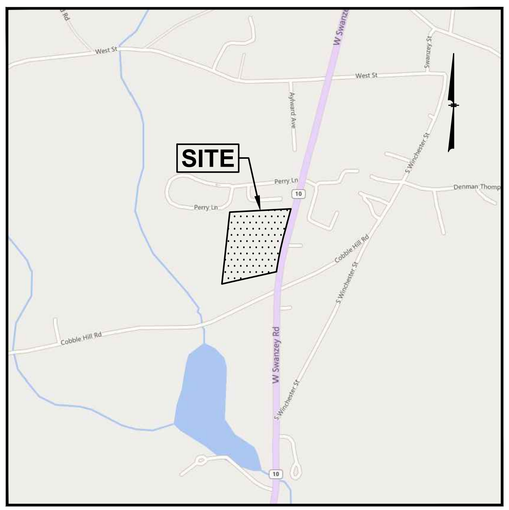
for

PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

Prepared for:

ARIHANT CORPORATION

765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE 03446



LOCATION MAP
(NOT TO SCALE)

INDEX TO DRAWINGS

1.	TITLE SHEET
2.	GENERAL NOTES
3.	EXISTING CONDITIONS PLAN
4.	DEMOLITION PLAN
5.	SITE OVERVIEW PLAN
6.	SITE PLAN
7.	GRADING & DRAINAGE PLAN
8.	EROSION & SEDIMENT CONTROL PLAN
9.	LANDSCAPE PLAN
10.	DETAIL SHEET
11.	DETAIL SHEET
12.	DETAIL SHEET
1 OF 1.	LIGHTING PLAN (RL-11390-S1)
1 OF 1.	RETAIL FUEL CANOPY ELEVATIONS
1 OF 1.	DIESEL FUEL CANOPY ELEVATIONS
1 OF 1.	SIGHT DISTANCE PLAN

GPI
Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. TYMULA
No. 17078
LICENSED PROFESSIONAL ENGINEER
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY: SDR
CHECKED BY: CMT

TITLE SHEET

SCALE: AS SHOWN
PROJECT NO. NEX-2500354

1 OF 12

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_CVR.dwg COVER 9/16/26 9:26am srollins

LEGEND

- SGC — SLOPED GRANITE CURB
- VGC — VERTICAL GRANITE CURB
- SCC — SLOPED CONCRETE CURB
- VCC — VERTICAL CONCRETE CURB
- CCB — CAPE COD BERM
- DSLY — DOUBLE SOLID LINE YELLOW
- DDLY — DOUBLE DASHED LINE YELLOW
- SDLY — SINGLE DASHED LINE YELLOW
- SSLY — SINGLE SOLID LINE YELLOW
- SSLW — SINGLE SOLID LINE WHITE
- SDLW — SINGLE DASHED LINE WHITE
- G — GAS LINE
- T — UNDERGROUND TELEPHONE
- W — WATER LINE
- E — UNDERGROUND ELECTRIC
- WOOD GUARDRAIL
- METAL GUARDRAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- POST & RAIL FENCE
- X — WIRE FENCE
- 90 — CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- PB — PULL BOX
- SIGN
- SPOT ELEVATION
- DRAIN MANHOLE
- CATCH BASIN
- ROOF DRAIN
- CLEANOUT
- V — VENT
- S — SEWER MANHOLE
- T — TELEPHONE MANHOLE
- E — ELECTRIC MANHOLE
- W — WATER MANHOLE
- MH — MANHOLE
- GV — GAS VALVE
- GAS SHUT OFF
- WV — WATER VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- BOLLARD
- GM — GAS METER
- EM — ELECTRIC METER
- MONITORING WELL
- LIGHT POLE
- BORING
- WETLAND LINE
- WATER FEATURE
- U/GAT — UNDERGROUND COMM
- DITCH LINE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SOIL TYPE LINE
- ZONE LINE
- FLOOD ZONE LINE
- TBR — TO BE REMOVED
- TO BE REMOVED
- 1 — NUMBER OF PARKING SPACES
- T.D. — TIP DOWN CURB
- PROP. BIT. CONCRETE CURB (BCC)
- PROP. VERTICAL GRANITE CURB (VGC)
- PROP. XXXX CURB (XXX)
- PROP. XXXX CURB (XXX)
- C.O. — PROP. CLEANOUT
- CB–1 — PROP. CATCH BASIN
- DMH–1 — PROP. DRAIN MANHOLE
- MEG — MEET EXISTING GRADE
- 331.25 — PROP. SPOT ELEVATION
- 300 — PROP. CONTOUR ELEVATION
- TW= — TOP OF WALL ELEV.
- BW= — BOTTOM OF WALL ELEV.
- G.B. — GRADE BREAK
- TP — TEST PIT
- PROP. GATE VALVE
- PROP. SEDIMENT CONTROL FENCE

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW A SITE RE-DEVELOPMENT FOR A NEW RETAIL FUELING CANOPY, COMMERCIAL DIESEL CANOPY CONVERSION & PARKING LOT RE-STRIPING.

2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 14 AND JUNE 1, 2026.

3) ASSESSORS PARCEL ID: 232 LOT 52

4) ZONING DISTRICT: BUSINESS DISTRICT (B)

5) LOT AREA = 277,720 SQ.FT.
= 6.376 AC.±

6) EXISTING USE: RETAIL MOTOR FUEL OUTLET INCLUDING AN 11,480 SQ.FT. MIXED-USE BUILDING & A FUEL AREA WITH AN OVERHEAD CANOPY & 3 FUEL ISLANDS (6 FUEL POSITIONS).

PROPOSED USE: RETAIL MOTOR FUEL OUTLET INCLUDING AN 8,608 SF CONVENIENCE STORE, POST OFFICE AND DINER, A PROPOSED RETAIL FUEL AREA WITH AN OVERHEAD CANOPY & 5 FUEL DISPENSERS (10 FUELING POSITIONS) & CONVERSION OF AN EXISTING RETAIL FUEL AREA INTO A COMMERCIAL FUEL AREA WITH 2 FUEL DISPENSERS (3 FUELING POSITIONS).

7) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED.

8) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

9) THE SURVEY TRACT IS IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33005C0402E, WITH AN EFFECTIVE DATE OF MAY 23, 2026.

10) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.

11) PROPOSED SNOW STORAGE AREAS ARE SHOWN ON THE SITE PLAN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.

12) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

13) HOURS OF OPERATION:
C-STORE: 6AM - 10PM, 7 DAYS / WEEK
POST OFFICE: 9AM - 12:30PM, 1:30PM - 4:00PM M-F, 9AM - 12PM SAT, CLOSED SUN.
DINER: (CLOSED)

14) MAXIMUM NUMBER OF EMPLOYEES: 10 TOTAL

DEMOLITION:

1) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

2) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.

3) DEMOLISH CONCRETE IN ALL SECTIONS.

4) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

5) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

6) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

7) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

8) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

9) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

10) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

11) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.

12) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN AND DOT STANDARDS.

13) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.

14) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.

15) SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING AND GRUBBING. AFTER CLEARING, STRIP AND STOCKPILE TOP SOIL PER LANDSCAPE PLAN, IF APPLICABLE.

GRADING & DRAINAGE:

1) ALL CANOPY DRAIN PIPE SHALL BE 6" PVC (SDR-35), MIN. SLOPE=1%.

2) ELEVATIONS ARE BASED ON NAVD88 DATUM.

3) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

4) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

5) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

6) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.

8) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 83,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE EPA AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO THE EPA WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

9) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND THE TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.

10) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE, RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

11) CONTRACTOR SHALL FIELD ADJUST GRADES FOR THE TANK PAD TO SHED WATER

12) CONTRACTOR SHALL REFER TO THE INSPECTION & MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS (I&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.

UTILITIES:

1) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

2) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

3) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

4) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (DIAL 811) PRIOR TO ANY EXCAVATION.

5) THIS SITE IS SERVED BY MUNICIPAL SEWER AND WATER.

6) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

7) ELECTRICAL CONDUIT WITHIN 20' OF TANKS OR DISPENSERS MAY NEED TO BE RIGID METAL CONDUIT WITH CONCRETE ENCASEMENT. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND/OR TOWN ELECTRICAL INSPECTOR AS REQUIRED.

8) REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.

EROSION CONTROL:

1) THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE NH STORMWATER MANUAL, VOLUME 3, EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION, DECEMBER 2008, OR LATEST EDITION.

2) DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS NOTED: THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.

3) LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS BEING ACTIVELY WORKED DURING WINTER IS TO BE LESS THAN 3 ACRES DURING THE WINTER SEASON.

4) ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
B) A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
C) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
D) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

5) SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SEDIMENT CONTROL BARRIER TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

6) ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. THE SEED MIX SHALL BE AS DESIGNATED BELOW.

7) ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 45 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.

8) DURING GRADING OPERATIONS INSTALL SEDIMENT CONTROL BARRIER ALONG TOE OF SLOPE OF FILL AREAS WHERE SHOWN. BARRIERS ARE TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PAVED OR GRASSED.

9) THE FILL MATERIAL SHALL BE OF APPROVED SOIL TYPE FREE FROM STUMPS, ROOTS, WOOD, ETC. TO BE PLACED IN 12" LIFTS OR AS SPECIFIED. BULLDOZERS, TRUCKS, TRACTORS, OR ROLLERS MAY BE USED FOR COMPACTION BY ROUTING THE EQUIPMENT TO ALL AREAS OR EACH LAYER.

10) AVOID THE USE OF FUTURE OPEN SPACES (LOAM & SEED) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ROADS.

TEMPORARY EROSION CONTROL MEASURES:

1) THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.

2) SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AS REQUIRED. BARRIERS SHALL BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

3) BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.

4) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.

5) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROL BARRIER AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.

6) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.

7) SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUE GRASS, REDTOP, PERENNIAL RYEGRASS.

8) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.

9) PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

10) ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION AND/OR SILT SACKS.

11) ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

12) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA OR DEWATERING FILTER BAG.

13) TO PREVENT TRACKING OF SEDIMENT ONTO THE EXISTING ROADS, ALL CONSTRUCTION TRAFFIC CAN ONLY EXIT THE SITE OVER THE CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN.

CONSTRUCTION SEQUENCE:

1) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.

2) REMOVE AND STOCKPILE SOIL AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCING TO PREVENT EROSION.

3) CONSTRUCT DRIVEWAYS AND PERFORM SITE GRADING.

4) INSTALL UNDERGROUND UTILITIES & DRAINAGE.

5) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.

6) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SEDIMENT CONTROL FENCES, HAYBALES, STRAW WATTLES, COMPOST FILTER SOCKS, AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.

7) BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.

8) FINISH PAVING ALL DRIVES AND PARKING AREAS. CLEAN ALL DRAINAGE STRUCTURES.

9) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

10) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

WINTER STABILIZATION:

MAINTENANCE REQUIREMENTS:
MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.
FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).

SPECIFICATIONS:
TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH.

1) THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONDUCTED ACCORDING TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW HAMPSHIRE OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC.

2) STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:

A. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION).

B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.

3) ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.

4) INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.

5) ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).

6) STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.

7) FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.

8) INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.

9) ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.

10) ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.

11) AFTER OCTOBER 15, 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 PER NHDOT ITEM 304.3.

12) SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONTAINED BERMS. SEDIMENT CONTROL FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

LANDSCAPE PLAN:

1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).

2) A 4' DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.

3) 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS.

4) A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

5) THE CONTRACTOR SHALL PROVIDE TESTING OF SOILS IN PLANTING LOCATIONS. THE CONTRACTOR SHALL PROVIDE TEST RESULTS AND RECOMMENDATIONS AS NECESSARY FOR SOIL AMENDMENT TO THE ENGINEER FOR THEIR APPROVAL. BACKFILL SHALL BE A BLEND OF ONE-PART LOAM BORROW, ONE PART ORGANIC MATERIAL AND TWO-PARTS EXISTING SUBSOIL.

6) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.

7) ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.

8) APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10.
STRAW MULCH: APPROXIMATELY 3 TONS/ACRE

SEED MIX (SLOPES LESS THAN 4:1)	LBS/ACRE
CREEPING RED FESCUE	
TALL FESCUE	20
PERENNIAL RYEGRASS	15
REDTOP	5
	2
	42

SLOPE MIX (SLOPES GREATER THAN 4:1)	LBS/ACRE
CREEPING RED FESCUE	
BIRDSFOO

LEGEND

- SGC — SLOPED GRANITE CURB
- VBC — VERTICAL BITUMINOUS CURB
- CHAIN LINK FENCE
- STOCKADE FENCE
- OVERHEAD UTILITY
- 90 — CONTOUR ELEVATION
- UTILITY POLE
- GUY WIRE
- TREELINE
- PULL BOX/HAND HOLE
- SIGN
- +98.89 — SPOT ELEVATION
- VENT
- WATER VALVE
- WATER SHUT OFF
- BOLLARD
- EM — ELECTRIC METER
- LIGHT POLE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE

NAD 83 N

PARCEL ID: 232 LOT 52
277,720 Sq.Ft.
6.376 Ac.±

1" IRON PIPE FOUND UP 0.7'
N06°21'19"E
75.61'
S77°10'03"W
108.91'
3/4" IRON PIPE FOUND UP 0.5'
S77°30'44"W
49.98'
S77°27'48"W
246.02'
5/8" BENT IRON ROD FOUND UP 0.4'
NET&T EASEMENT BOOK 1202-PAGE 676
WOOD STRUCTURE (EQUIPMENT ENCLOSURE)
1" IRON PIPE FOUND FLUSH
5/8" IRON ROD FOUND FLUSH
S77°27'48"W
1" IRON PIPE FOUND FLUSH
5/8" IRON ROD W/ CAP LLS656 FOUND UP 0.2'
521.77'
N06°27'10"E
98.62'
N87°02'48"E
525.45'
S15°04'38"W
219.26'
N87°02'48"E
0.69'
5/8" IRON ROD W/ CAP LLS 656 FOUND FLUSH
5/8" IRON ROD W/ CAP LLS656 FOUND DOWN 0.1'
R=2915.00'
Δ=6°34'42"
L=334.68'
TBM-1
SQ-CUT AT LIGHT POLE BASE
ELEV.=472.79
TBM-2
SPIKE CUT AT UP PSNH54-8
ELEV.=472.87
DO NOT ENTER
REFLECTOR
I.D. SIGN
WELL
ELECTRICAL BOX ON CONCRETE PAD
OVERHEAD WIRES (TYP.)
UP PSNH54-9
UP PSNH54-8
UP ES54/5Y 50T CC154 1/2

MAP 232 LOT 54
N/F COBBLE HILL PINES CONDOMINIUM
BOOK 1170 PAGE 178
PERRY LANE

MAP 232 LOT 49
N/F BETEAU REV TRUST OF 2018
BOOK 3046 PAGE 888
#51 COBBLE HILL ROAD

MAP 232 LOT 50
N/F FREDERICK A & ANNA HODGMAN
BOOK 3126 PAGE 117
#45 COBBLE HILL ROAD

MAP 232 LOT 51
N/F MICHAEL/JENNIFER J, GOMARLO
BOOK 1497 PAGE 525
#39 COBBLE HILL ROAD

PARCEL ID: 232 LOT 53
N/F SWANZEY WEST LIMITED
BOOK 3217 PAGE 605
#10 PERRY LANE

RESIDENCE DISTRICT
BUSINESS DISTRICT

APPROXIMATE LOCATION OF SEWER FORCE MAIN PER RECORD SKETCH PROVIDED BY TOWN

1-STORY MIXED-USE BUILDING 11,480 Sq.Ft. (FOOTPRINT)
#765 WEST SWANZEY ROAD

CONCRETE LOADING DOCK W/ STEPS
HVAC UNIT ON CONCRETE PAD
EDGE OF GRAVEL (TYP.)
PROPANE TANKS (TYP.)
SHED
CONCRETE PAD
OIL TANK ON CONCRETE PAD
HVAC UNIT
CONCRETE WALKWAY (TYP.)
ACCESSIBLE PARKING
BITUMINOUS CONCRETE
CHAIN LINK FENCE (TYP.)
STOCKADE FENCE (TYP.)
POST (TYP.)
ACCESS & FILL COVERS (TYP.)
RIM=472.52 MANWAY=468.77
CONCRETE PAD (TYP.)
RIM=472.56 MANWAY=468.71
RIM=472.57 MANWAY=468.67
CONTROL CABINET
CANOPY (TYP.)
BOLLARD (TYP.)
CANOPY SUPPORT COLUMN (TYP.)
FUEL DISPENSER (TYP.)
STEP
U-SHAPED BOLLARD (TYP.)
CONCRETE PAD (TYP.)
RAISED CONCRETE FUEL DISPENSER ISLAND (TYP.)
EOP
EOP
SGC
VBC

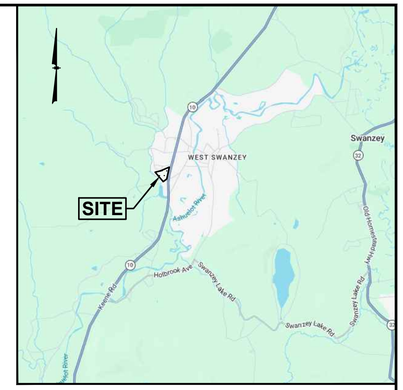
COBBLE HILL ROAD
(PUBLIC - VARIABLE WIDTH)

WEST SWANZEY ROAD - ROUTE 10
(PUBLIC - VARIABLE WIDTH)

0 40 100 160
SCALE: 1" = 40'

PLAN REFERENCES:
CHESHIRE COUNTY REGISTRY OF DEEDS

1) PLAN 22047
2) PLAN 16080
3) BOOK 56 PAGE 9
4) BOOK 53 PAGE 49
5) BOOK 51 PAGE 26
6) BOOK 37 PAGE 16
7) CABINET 7 PLAN 92



LOCATION MAP
(NOT TO SCALE)

NOTES:
1) OWNER OF RECORD OF PARCEL ID: 232 LOT 52
765 AKSHAR SWANZEY LLC
765 WEST SWANZEY ROAD
SWANZEY, NH 03446
DEED REFERENCE: BOOK 3319 PAGE 700
CHESHIRE COUNTY REGISTRY OF DEEDS

2) ZONE: BUSINESS DISTRICT DISTRICT (BD)
REFER TO THE TOWN OF SWANZEY ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.

3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 14 AND JUNE 1, 2026.

4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 14, 2026.

5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 14, 2026.

6) LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN BASED ON SURFACE UTILITIES OBSERVED DURING THE FIELD SURVEY AND RECORD UTILITY INFORMATION. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).

7) THE SURVEY TRACT IS IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33005C0402E, WITH AN EFFECTIVE DATE OF MAY 23, 2026.

8) A TOTAL OF 129 (128 STANDARD, 1 MARKED AS ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.

9) EASEMENTS SHOWN HEREON WERE IDENTIFIED THROUGH A SEARCH OF PUBLIC RECORDS. OTHER EASEMENTS MAY EXIST OTHER THAN THOSE SHOWN THAT WOULD BE IDENTIFIED THROUGH A TITLE EXAMINATION. NO TITLE EXAMINATION WAS PROVIDED TO THE SURVEYOR DURING THE PREPARATION OF THIS PLAN.

UTILITY NOTES:
WATER SERVICE - PUBLIC WATER

SEWER SERVICE - PUBLIC SEWER

GAS SERVICE - PRIVATE TANKS

ELECTRICAL SERVICE - EVERSOURCE

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE — No. 1019 — SCOTT M. L'ITALIEN — LICENSED LAND SURVEYOR
9/11/2026

NO.	REVISION	DATE
	REVISIONS	
	SEPTEMBER 11, 2026	

DRAWN/DESIGN BY: JMS
CHECKED BY: SML

EXISTING CONDITIONS PLAN

SCALE: 1"=40'

NEX-2500354

3 OF 11

F:\Projects\NEX-2500354 - Swanzey, NH - Patel\CAD Files\2500354_SV.dwg ECP 9/11/26 11:12am siltalien

NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

PARCEL ID: 232
LOT 52
277,720 Sq.Ft.
6.376 Ac.±

SEE EROSION & SEDIMENT CONTROL PLAN FOR LOCATION OF EROSION CONTROL DEVICES. SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING.

CONTRACTOR SHALL INSTALL TEMPORARY SITE CONSTRUCTION FENCING AROUND PERIMETER OF SITE PRIOR TO CONSTRUCTION AND ADJUST LOCATION AS DIRECTED

HVAC UNIT ON CONCRETE PAD
CONCRETE LOADING DOCK W/ STEPS
1-STORY MIXED-USE BUILDING 11,480 Sq.Ft. (FOOTPRINT)
#765 WEST SWANZEY ROAD
EXISTING MARKET TO BE RENOVATED - REFER TO ARCHITECTURAL PLANS
SHED
CONCRETE PAD
CONCRETE WALKWAY (TYP.) (TO REMAIN)
ACCESSIBLE PARKING (TBR)
MILL / OVERLAY & RE-STRIPE EXISTING PARKING LOT (SEE SITE PLAN)
BITUMINOUS CONCRETE
I.D. SIGN (TO REMAIN)
EXIST. PARKING TO BE REMOVED
CHAIN LINK FENCE (TYP.) (TO BE RELOCATED)
PROPANE TANKS (TYP.) (TO BE RELOCATED)
CONTROL CABINET (TO BE RELOCATED)
BOLLARD (TYP.) (TO BE RELOCATED)
ACCESS & FILL COVERS (TYP.)
CONCRETE PAD (TYP.) (TBR)
CANOPY (TYP.) (TO BE REFACED)
CANOPY SUPPORT COLUMN (TYP.)
EXIST. KIOSK TO BE REMOVED
FUEL DISPENSER (TYP.) (TBR)
U-SHAPED BOLLARD (TYP.) (TBR)
CONCRETE PAD (TYP.) (TBR)
EXIST. FUELING DISPENSERS TO BE REMOVED
RAISED CONCRETE FUEL DISPENSER ISLAND (TYP.) (TBR)
POST (TYP.)
STOCKADE FENCE (TYP.)
LIMIT OF MILL & OVERLAY (TYP.)
UP PSNH4
UP ES54/SY 50T CC154
REFLECTOR
DO NOT ENTER
W SWANZEY ROAD - ROUTE 10
(PUBLIC - VARIABLE WIDTH)
377+00 378+00 379+00 380+00 381+00

0 20 50 100
SCALE: 1" = 20'

811 DigSafe MA·ME·NH·RI·VT

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_DEMO.dwg DEMO 9/16/26 11:50am srollins

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. TYMULA
No. 17078
LICENSED PROFESSIONAL ENGINEER
9/16/26

NO.	REVISION	DATE

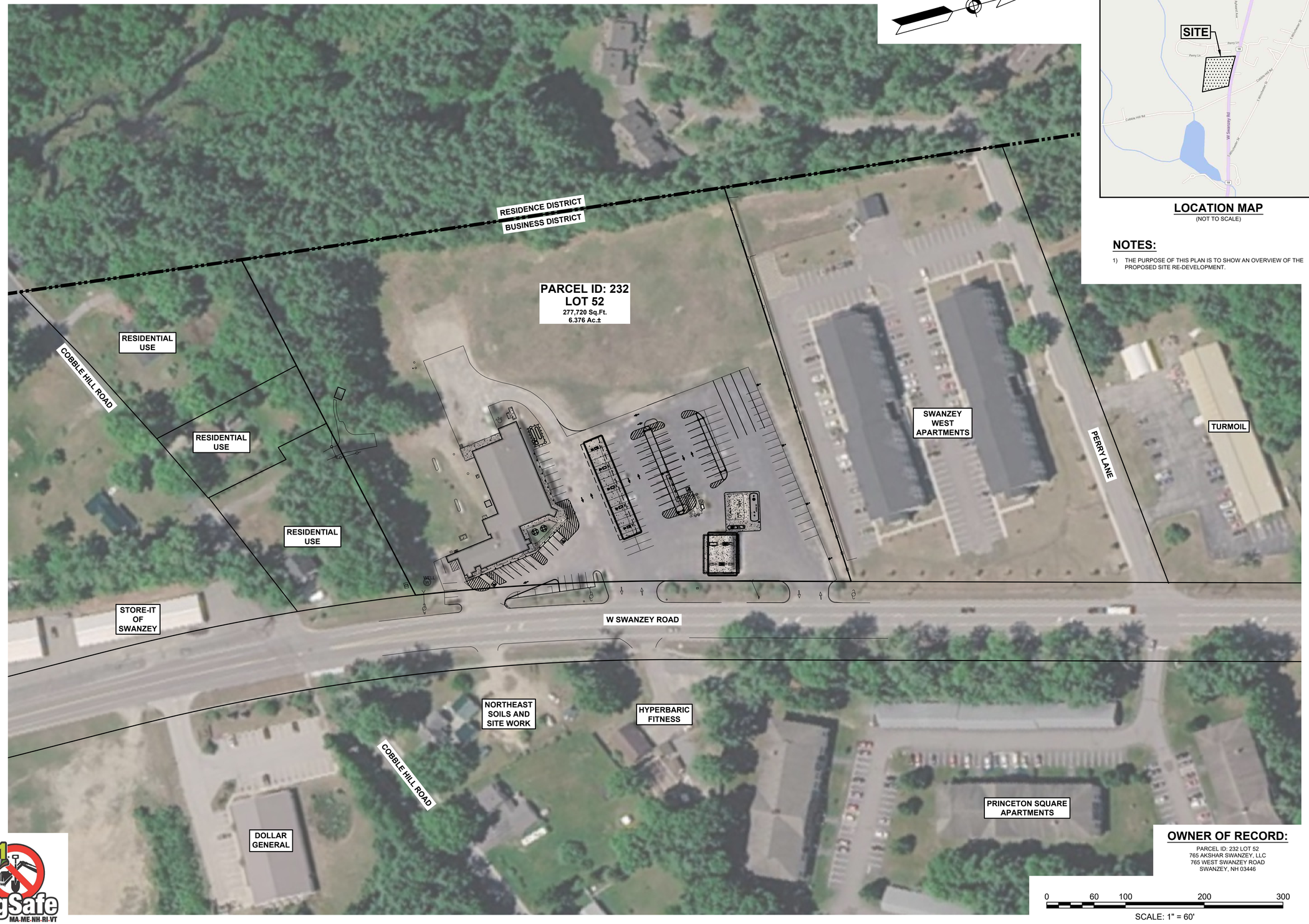
SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

DEMOLITION PLAN

SCALE: 1"=20'
PROJECT NO. NEX-2500354

4 OF 12



LOCATION MAP
(NOT TO SCALE)

NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW AN OVERVIEW OF THE PROPOSED SITE RE-DEVELOPMENT.

OWNER OF RECORD:

PARCEL ID: 232 LOT 52
765 AKSHAR SWANZEY, LLC
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

0 60 100 200 300
SCALE: 1" = 60'

811 DigSafe MA-ME-NH-RI-VT

GPI
Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M TYMULA
No. 17078
LICENSED PROFESSIONAL ENGINEER
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

SITE OVERVIEW PLAN

SCALE: 1"=60'

PROJECT NO. NEX-2500354

5 OF 12

F:\Projects\nex-2500354 – swanzey, nh – patel\cad files\2500354_SP.dwg OVR 9/16/26 9:26am srollins

TABLE OF ZONING REGULATIONS - SWANZEY, NH

ZONE: BUSINESS DISTRICT (B)

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Ac.	1 Ac.	6.376 Ac.±
MINIMUM LOT FRONTAGE	125'	553.94'
MINIMUM FRONT YARD BUILDING SETBACK	30' FROM ROW LINE FOR FRONTAGE ON ROUTE 10	(EXIST. BLDG) 14.6' (EXIST. CANOPY) 9.5' (PROP. CANOPY) 52.6'
MINIMUM SIDE YARD BUILDING SETBACK	20'	(EXIST. CANOPY) 103.7'
MINIMUM REAR YARD BUILDING SETBACK	20'	(EXIST. BLDG) >100'
MINIMUM FRONT PARKING SETBACK	30'	(EXIST. NON-CONFORMING) 0'
MINIMUM SIDE/REAR PARKING SETBACK	10'	SIDE: (EXIST.) 27.5', (PROP.) 33.2' REAR: >100'
PARKING SPACE DIMENSIONS	9' X 18'	9' X 18'
MINIMUM NUMBER PARKING SPACES	C-STORE (RETAIL): 1 SPACE PER 250 Sq.Ft. GROSS FLOOR AREA 8,608 Sq.Ft. / 250 Sq.Ft. = 35 SPACES POST OFFICE (OFFICE): 1 SPACE PER 250 Sq.Ft. GFA: 1,542 Sq.Ft. / 250 Sq.Ft. = 6 SPACES DINER (RESTAURANT): 1 SPACE PER 3 SEATS: 50 SEATS X 1 SPACE / 3 SEATS = 17 SPACES TOTAL REQUIRED PARKING = 58 SPACES	PROPOSED: 58 SPACES (INCLUDING 4 EV SPACES) (INCLUDING 4 TRACTOR TRAILER SPACES) (EXCLUDING 10 RETAIL FUELING SPACES & 3 COMMERCIAL FUELING SPACES)
FREESTANDING SIGN AREA,HEIGHT+SETBACK	35' MAX HEIGHT, 20' SETBACK, 1 SF PER 3 LF OF FRONTAGE	REFER TO SIGN & GRAPHICS PLAN
WALL SIGN AREA	1 SF PER LINEAR FOOT OF BUILDING FRONTAGE	REFER TO SIGN & GRAPHICS PLAN

SIGN KEY

SIGN I.D. NUMBER	TEXT/COLOR		SIZE/REMARKS
R7-8	RESERVED PARKING	G/B/W	12" x 18" NEW SIGN WITH POST
R7-8A	VAN ACCESSIBLE	G/W	6" X 12"

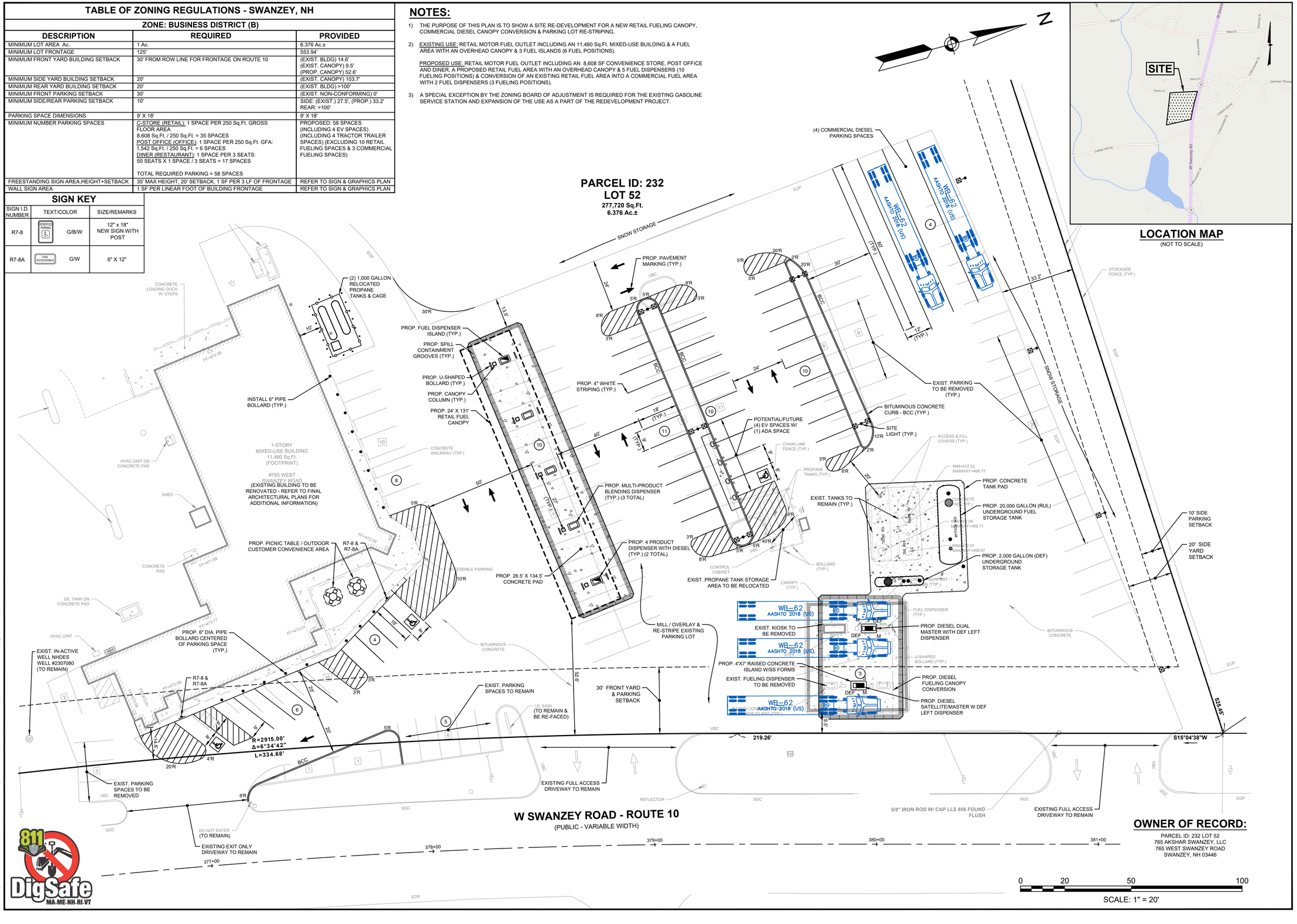
NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW A SITE RE-DEVELOPMENT FOR A NEW RETAIL FUELING CANOPY, COMMERCIAL DIESEL CANOPY CONVERSION & PARKING LOT RE-STRIPING.

2) EXISTING USE: RETAIL MOTOR FUEL OUTLET INCLUDING AN 11,480 Sq.Ft. MIXED-USE BUILDING & A FUEL AREA WITH AN OVERHEAD CANOPY & 3 FUEL ISLANDS (6 FUEL POSITIONS).

   PROPOSED USE: RETAIL MOTOR FUEL OUTLET INCLUDING AN 8,608 SF CONVENIENCE STORE, POST OFFICE AND DINER, A PROPOSED RETAIL FUEL AREA WITH AN OVERHEAD CANOPY & 5 FUEL DISPENSERS (10 FUELING POSITIONS) & CONVERSION OF AN EXISTING RETAIL FUEL AREA INTO A COMMERCIAL FUEL AREA WITH 2 FUEL DISPENSERS (3 FUELING POSITIONS).

3) A SPECIAL EXCEPTION BY THE ZONING BOARD OF ADJUSTMENT IS REQUIRED FOR THE EXISTING GASOLINE SERVICE STATION AND EXPANSION OF THE USE AS A PART OF THE REDEVELOPMENT PROJECT.



LOCATION MAP
(NOT TO SCALE)

OWNER OF RECORD:
PARCEL ID: 232 LOT 52
765 AKSHAR SWANZEY, LLC
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

811 DigSafe MA-ME-NH-RI-VT

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_SP.dwg SP 9/16/26 9:26am srollins

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

CHRISTOPHER M. TYMULA
No. 17078
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

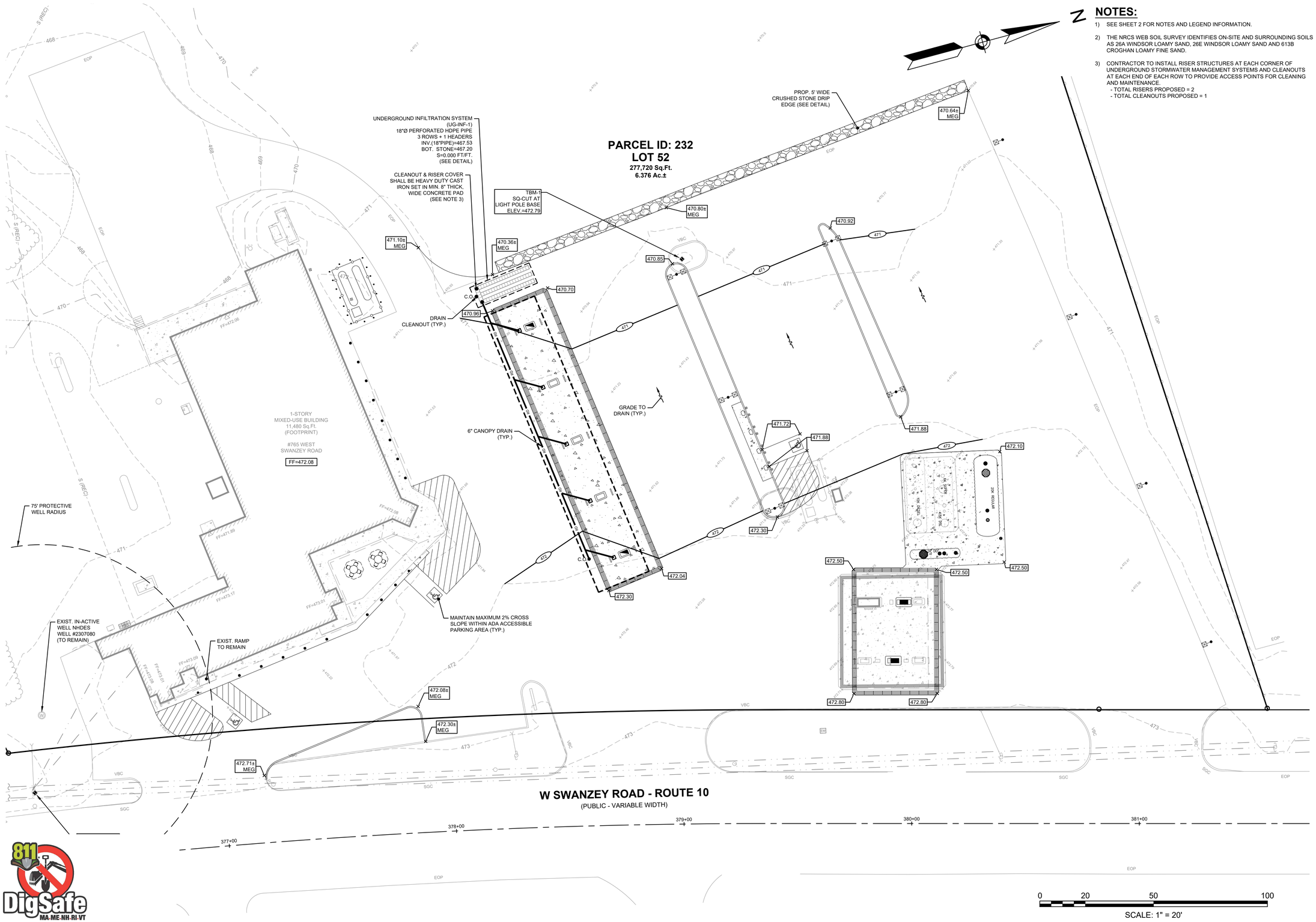
DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

SITE PLAN

SCALE: 1"=20'

PROJECT NO. NEX-2500354

6 OF 12



NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
2) THE NRCS WEB SOIL SURVEY IDENTIFIES ON-SITE AND SURROUNDING SOILS AS 26A WINDSOR LOAMY SAND, 26E WINDSOR LOAMY SAND AND 613B CROGHAN LOAMY FINE SAND.
3) CONTRACTOR TO INSTALL RISER STRUCTURES AT EACH CORNER OF UNDERGROUND STORMWATER MANAGEMENT SYSTEMS AND CLEANOUTS AT EACH END OF EACH ROW TO PROVIDE ACCESS POINTS FOR CLEANING AND MAINTENANCE.
   - TOTAL RISERS PROPOSED = 2
   - TOTAL CLEANOUTS PROPOSED = 1

GPI
Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M TYMULA
No. 17078
LICENSED PROFESSIONAL ENGINEER
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

GRADING & DRAINAGE PLAN

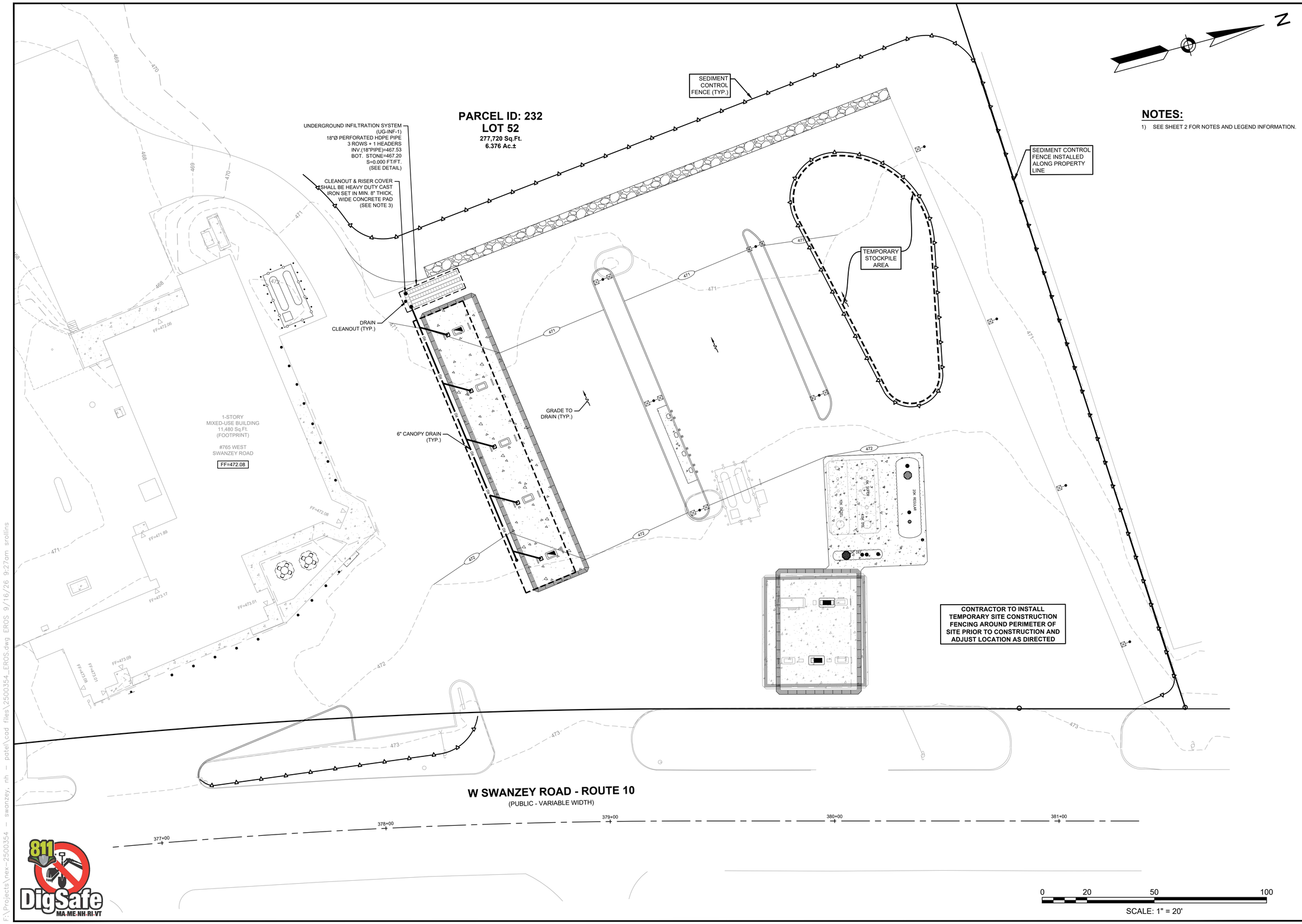
SCALE: 1"=20'

PROJECT NO. NEX-2500354

7 OF 12

811 DigSafe MA-ME-NH-RI-VT

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_GD.dwg GD 9/16/26 9:27am srollins



NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

GPI
Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:

ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. TYMULA
No. 17078
LICENSED
PROFESSIONAL ENGINEER

9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

PROJECT NO. NEX-2500354

8 OF 12

811 DigSafe MA-ME-NH-RI-VT

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_EROS.dwg EROS 9/16/26 9:27am srollins

PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	REMARKS
TREES					
GT	5	GLEDITSIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEY LOCUST	2"-2 1/2" CAL., B&B	THORNLESS
NS	5	NYSSA SYLVATICA	TUPELO	2"-2 1/2" CAL., B&B	
QP	2	QUERCUS PALUSTRIS	PIN OAK	2"-2 1/2" CAL., B&B	
SHRUBS					
AM	39	ARONIA MELANOCARPA 'GROUND HUG'	GROUND HUG CHOKEBERRY	12"-15" SPR., 3 GAL.	
AP	6	AZALEA 'PLEASANT WHITE'	PLEASANT WHITE AZALEA	15"-18" HT., 5 GAL.	
CA	10	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	2'-3' HT., 5 GAL.	
IG	32	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2'-3' HT., 5 GAL.	
PO	15	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	2'-3' HT., 5 GAL.	
SJ	18	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	15"-18" SPR., 3 GAL.	
PERENNIALS & GRASSES					
AS	5	ASTILBE 'VISIONS IN PINK'	VISIONS IN PINK ASTILBE	1 GAL.	
HD	5	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	1 GAL.	
ES	5	ERAGORSTIS SPECTABILIS	PURPLE LOVE GRASS	1 GAL.	
LM	5	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL.	

XX — PLANT QUANTITY / PLANT DESIGNATION

PROPOSED LOAM AND SEED

PARCEL ID: 232
LOT 52
277,720 Sq.Ft.
6.376 Ac.±

PROP. SEEDING LIMIT LINE

PROP. 4' DIA. MULCH TREE RING (TYP.)

RELOCATED ORNAMENTAL TREE

PROP. 6" LOAM AND SEED ALL DISTURBED AREAS (TYP.)

PROP. MULCH BED (TYP.)

EXISTING ORNAMENTAL TREE TO BE RELOCATED

1-STORY MIXED-USE BUILDING 11,480 Sq.Ft. (FOOTPRINT)

#765 WEST SWANZEY ROAD

FF=472.06

FF=471.89

FF=473.17

FF=473.09

FF=473.01

FF=473.08

FF=473.38

FF=473.01

R=2915.00'
Δ=6°34'42"
L=334.68'

219.26'

S15°04'38"W

535.45'

N87°0
0.69'

W SWANZEY ROAD - ROUTE 10
(PUBLIC - VARIABLE WIDTH)

377+00 378+00 379+00 380+00 381+00

0 20 50 100
SCALE: 1" = 20'

NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

CHRISTOPHER M. TYMULA No. 17078 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY: SDR
CHECKED BY: CMT

LANDSCAPE PLAN

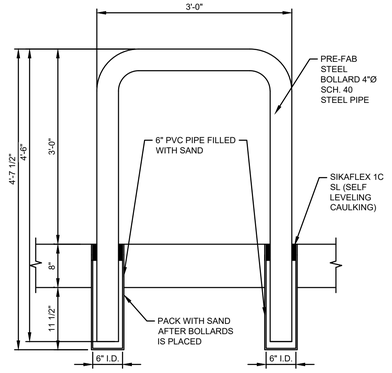
SCALE: 1"=20'

PROJECT NO. NEX-2500354

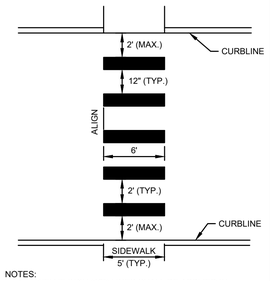
9 OF 12

811 DigSafe MA·ME·NH·RI·VT

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_LA.dwg LA 9/16/26 9:27am srollins

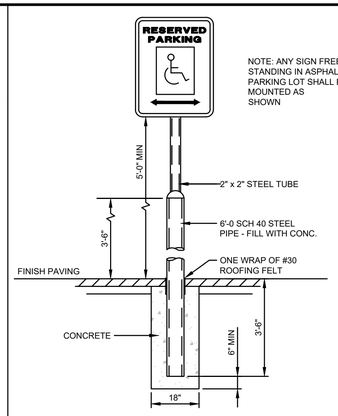


U-SHAPED BOLLARD
NOT TO SCALE

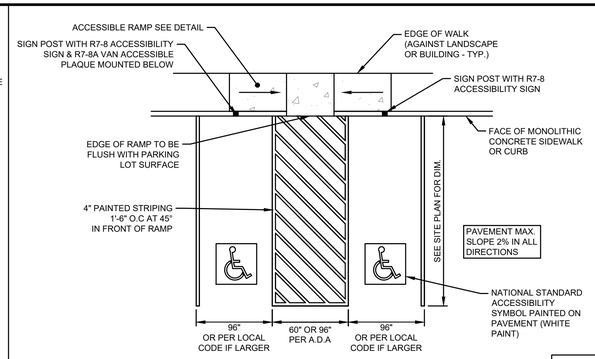


NOTES:
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.

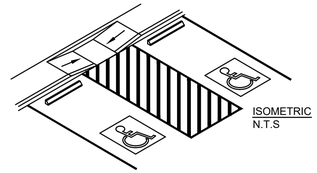
CROSSWALK
NOT TO SCALE



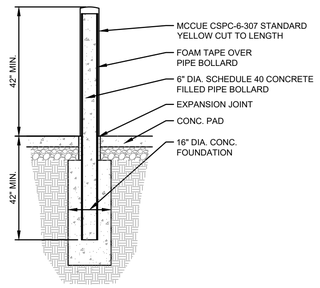
ACCESSIBLE SIGN ON BOLLARD
NOT TO SCALE



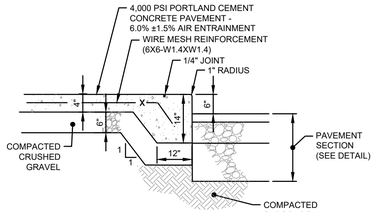
ACCESSIBLE PARKING STALLS
NOT TO SCALE



ISOMETRIC
N.T.S

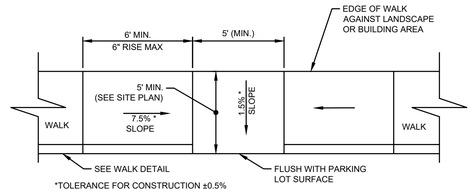


PIPE BOLLARD
NOT TO SCALE



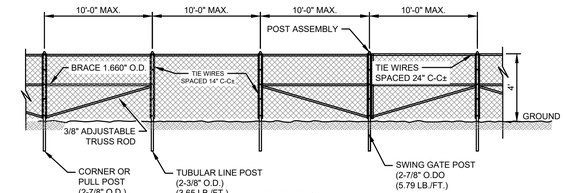
NOTE:
TOOLED CONTROL JOINT TO BE PLACED 5' O.C. AND 1/2" THICK FABRIC EXPANSION JOINT 25' O.C.

MONOLITHIC CONCRETE CURB/SIDEWALK
NOT TO SCALE

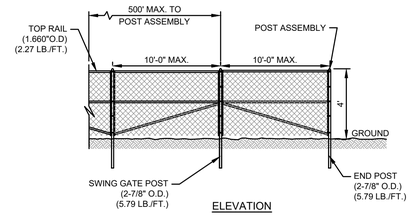


*TOLERANCE FOR CONSTRUCTION ±0.5%

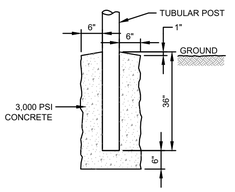
ACCESSIBLE PARKING RAMP
NOT TO SCALE



ELEVATION



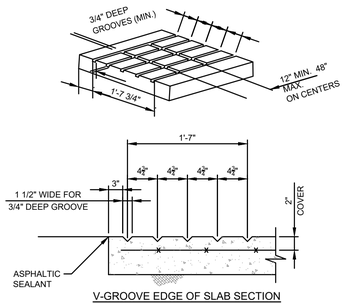
ELEVATION



FOOTING DETAIL

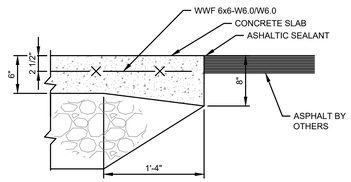
NOTES:
1) ALL END POSTS SHALL HAVE ONE BRACE ALL CORNER AND INTERMEDIATE BRACE OR PULL POSTS SHALL HAVE TWO BRACES WITH A MAXIMUM SPACING OF BETWEEN POST ASSEMBLIES OF 500 FEET.
2) FENCE FABRIC SHALL BE STANDARD 2" CHAIN LINK GALVANIZED MESH WITH BLACK VINYL COATING.
3) ALL POSTS, RAILS, FITTINGS AND ACCESSORIES SHALL BE GALVANIZED WITH BLACK VINYL COATING.

CHAIN LINK FENCE
NOT TO SCALE

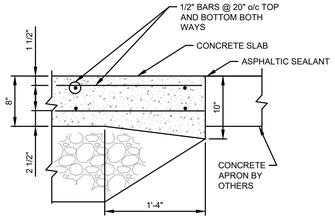


V-GROOVE EDGE OF SLAB SECTION

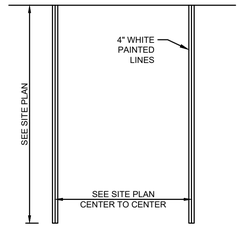
SPILL CONTAINMENT GROOVES
NOT TO SCALE



DISPENSER APRON EDGE
NOT TO SCALE

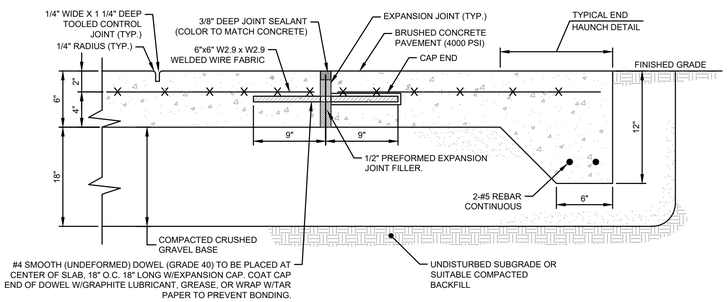


TANK APRON EDGE
NOT TO SCALE



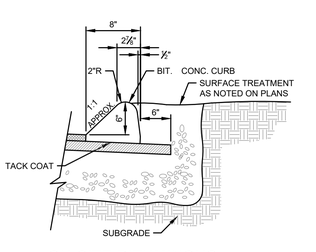
ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE.

STRIPED PARKING STALL
NOT TO SCALE

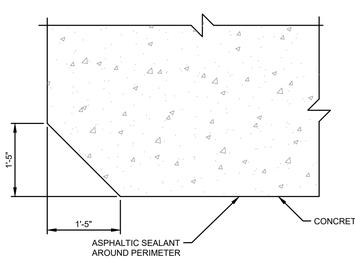


NOTES:
1) MAINTAIN 2" CLEARANCE (TYP) BETWEEN ALL CONCRETE EDGES AND WIRE FABRIC, DOWEL, OR REBAR.
2) CONTROL JOINTS TO BE LOCATED 5 FT. ON CENTER OR AS SHOWN ON ARCHITECTURAL PLANS.
3) EXPANSION JOINTS TO BE LOCATED 25 FT. ON CENTER.
4) WELDED WIRE FABRIC SHALL BE LAPSED A MINIMUM OF 2 WIRE SPACES.

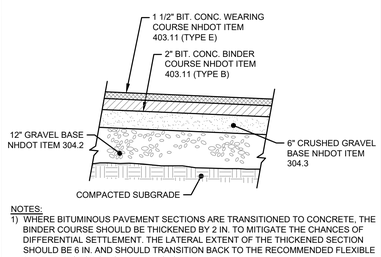
HEAVY DUTY CONCRETE PAD
NOT TO SCALE



ON-SITE BITUMINOUS CURB SECTION
NOT TO SCALE

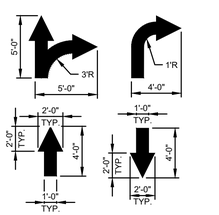


DISPENSER APRON CHAMFER
NOT TO SCALE



NOTES:
1) WHERE BITUMINOUS PAVEMENT SECTIONS ARE TRANSITIONED TO CONCRETE, THE BINDER COURSE SHOULD BE THICKENED BY 2 IN. TO MITIGATE THE CHANCES OF DIFFERENTIAL SETTLEMENT. THE LATERAL EXTENT OF THE THICKENED SECTION SHOULD BE 6 IN. AND SHOULD TRANSITION BACK TO THE RECOMMENDED FLEXIBLE PAVEMENT SECTION ON A 2H:1V SLOPE.
2) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

ON-SITE PAVEMENT SECTION
NOT TO SCALE



ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE.

ON-SITE PAVEMENT MARKING
NOT TO SCALE

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. TYMULA
No. 17078
LICENSED
PROFESSIONAL ENGINEER
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

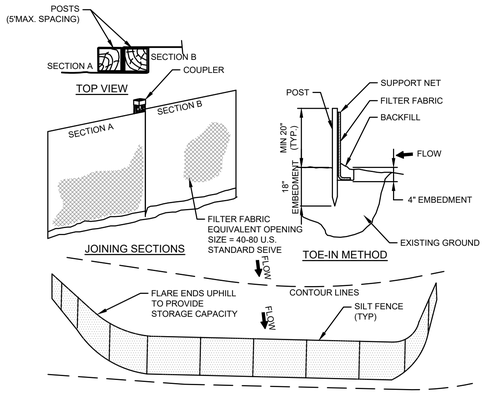
DETAIL SHEET

SCALE: NOT TO SCALE

PROJECT NO. NEX-2500354

10 OF 12

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_DET.dwg DET-1 9/16/26 9:27am srollins



CRITERIA FOR SILT FENCES:

1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWIING SPECIFICATIONS:

FABRIC PROPERTIES:	MINIMUM ACCEPTABLE VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVELANT OPENING SIZE	40-80	US STD SIEVE

2) FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD T OR U SECTIONS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.

3) WIRE FENCE (FOR FABRICATED UNITS) - WIRE FENCING SHALL BE A MINIMUM 14.5 GUAGE WITH A MAXIMUM 6 INCH MESH OPENING.

4) PREFABRICATED UNITS - PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMTELY ONE-HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4" DEEP & 4" WIDE) AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

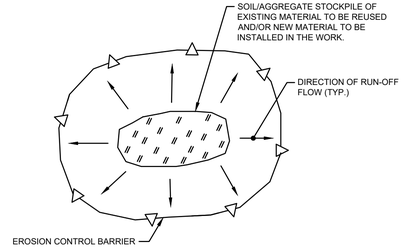
3) WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.

4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.

5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES (24" IS PREFERRED), FOLDED, AND STAPLED.

6) POSTS TO BE SPACED AT A MAXIMUM OF 6' ON CENTER.

SEDIMENT CONTROL FENCE
NOT TO SCALE



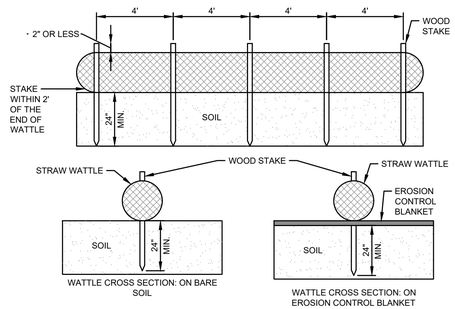
NOTES:
1) ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

2) SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3) RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4) STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIAL STOCKPILE
NOT TO SCALE

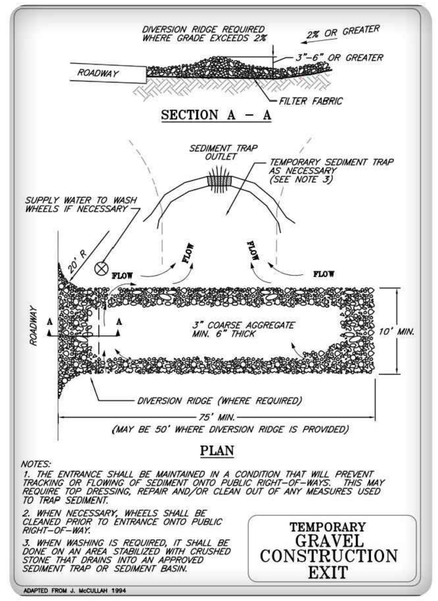


WATTLE CROSS SECTION: ON BARE SOIL

WATTLE CROSS SECTION: ON EROSION CONTROL BLANKET

NOTES:
1. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UP.
2. RECCOMMENDED STAKES ARE 1 1/8" WIDE x 1 1/8" THICK x 30" LONG. STAKES SHALL NOT EXCEED ABOVE THE STRAW WATTLE MORE THAN 2".

STRAW WATTLE
NOT TO SCALE

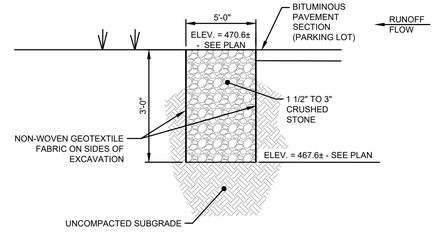


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. 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.

TEMPORARY GRAVEL CONSTRUCTION EXIT

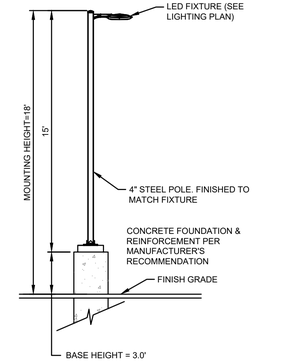
ADAPTED FROM J. McCULLAH 1994

GRAVEL CONSTRUCTION EXIT
NOT TO SCALE



1) EXISTING TOPSOIL, BRUSH, TREES, BOULDERS, FILL, DEBRIS AND OTHER UNSUITABLES TO BE REMOVED FOR 5' ALL AROUND UNDERGROUND INFILTRATION SYSTEM DOWN TO NATIVE MATERIAL. BACKFILL WITH STONE BEDDING MATERIAL.

CRUSHED STONE DRIP EDGE
NOT TO SCALE

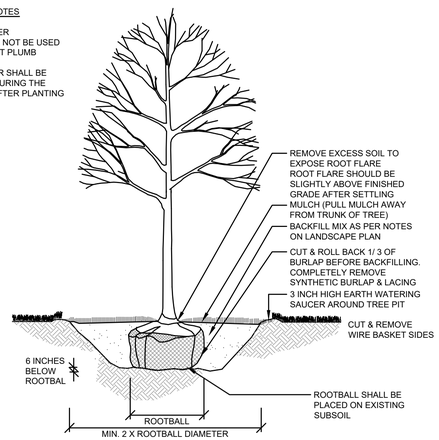


LIGHT FIXTURE
NOT TO SCALE

TREE PLANTING NOTES

DO NOT CUT LEADER
TREE WRAP SHALL NOT BE USED
TREE SHALL BE SET PLUMB

WATERING SAUCER SHALL BE
FLOODED TWICE DURING THE
FIRST 24 HOURS AFTER PLANTING



TYPICAL TREE PLANTING
NOT TO SCALE

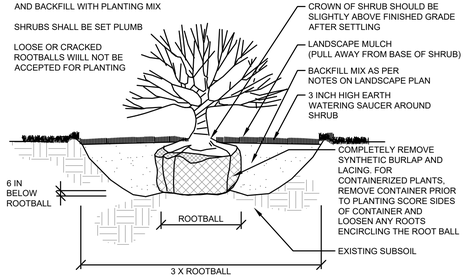
SHRUB PLANTING NOTES

WATER BY FLOODING TWICE IN
FIRST TWO HOURS AFTER PLANTING

EXCAVATE TO BE REQUIRED DEPTH
AND BACKFILL WITH PLANTING MIX

SHRUBS SHALL BE SET PLUMB

LOOSE OR CRACKED
ROOTBALLS WILL NOT BE
ACCEPTED FOR PLANTING



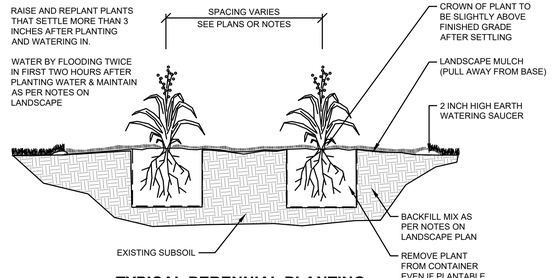
TYPICAL SHRUB PLANTING
NOT TO SCALE

PERNNIAL PLANTING NOTES:

EXCAVATE TO REQUIRED
DEPTH AND BACKFILL
WITH PLANTING MIX

RAISE AND REPLANT PLANTS
THAT SETTLE MORE THAN 3
INCHES AFTER PLANTING
AND WATERING IN.

WATER BY FLOODING TWICE
IN FIRST TWO HOURS AFTER
PLANTING WATER & MAINTAIN
AS PER NOTES ON
LANDSCAPE



TYPICAL PERENNIAL PLANTING
NOT TO SCALE

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER
CHRISTOPHER M. TYMULA
No. 17078
LICENSED
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

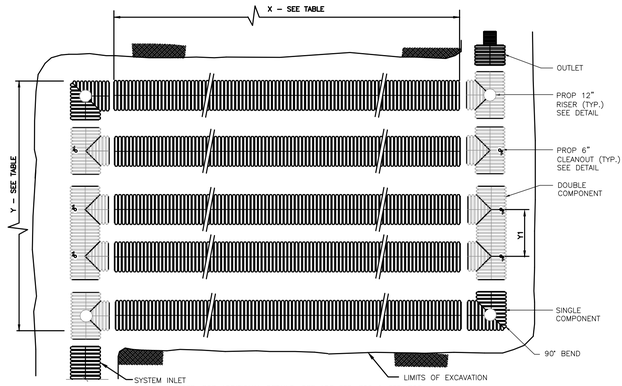
DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

DETAIL SHEET

SCALE: NOT TO SCALE
PROJECT NO. NEX-2500354

11 OF 12

F:\Projects\nex-2500354 – swanzey, nh – patel\cad files\2500354_DET.dwg DET-2 9/16/26 9:27am srollins



NOTE: FOR ADDITIONAL DETAILS, SEE ADS STD–702 & STD–703.

UNDERGROUND STORMWATER INFILTRATION SYSTEM TABLE

UG INFILTRATION SYSTEM	LENGTH (X)	WIDTH (Y)	SPACING (Y1) (O.C. TYP.) *	PIPE SIZE (INCHES) SOLID	INV. PIPE ELEV. (A)	# PIPE ROWS
UG–INF–1	24'	8.1'	38"	18"PERF	467.53	3 ROWS

* SEE TYPICAL CROSS SECTIONS BELOW

TYPICAL UNDERGROUND INFILTRATION SYSTEM LAYOUT

NOT TO SCALE

UNDERGROUND INFILTRATION SYSTEM NOTES:

1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH–DENSITY POLYETHYLENE PIPE, DUAL WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.

2) EXISTING TOPSOIL, BRUSH, TREES, BOULDERS, FILL, DEBRIS AND OTHER UNSUITABLES TO BE REMOVED FOR 5' ALL AROUND UNDERGROUND INFILTRATION SYSTEM DOWN TO NATIVE MATERIAL. BACKFILL WITH STONE BEDDING MATERIAL.

3) DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.

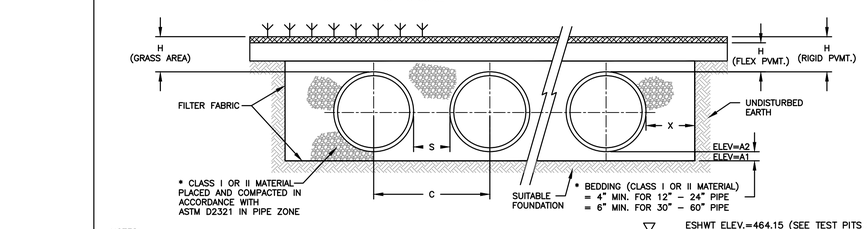
4) DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

5) CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER. SUBSTITUTIONS AND SHOP DRAWINGS SHOULD BE APPROVED BY THE ENGINEER.

6) PARTS SPECIFICATIONS SHOWN ARE AS PROVIDED BY ADS INC., OR APPROVED EQUAL. ANY CHANGES TO THESE SPECIFICATIONS SHOULD BE APPROVED BY DESIGN ENGINEER FOR PERFORMANCE.

Classes of Embedment and Backfill Materials

ASTM D2321	ASTM D2487				AASHTO Soil Groups (AASHTO M145)	Visual Descriptions
Class	Description	Major Divisions	Notation	Description		
I	Crushed rock, angular (fractured face); ¼-inch to 1½ inces in size; 100% passing, 1½-inch sieve; </= 15% passing #4 sieve, </=25% passing 3/8-inch sieve and </= 12% passing #200 sieve.	-	N/A	Angular crushed stone or rock, crushed gravel, crushed slag; large voids with little or no fines	-	
II	Clean, coarse grained soils; SW, SP, GW, GP or any soil beginning with one of these symbols with </= 12% passing #200 sieve** (materials such as broken coral, shells and recycled concrete, with </= 12% passing a #200 sieve are considered to be Class II materials. These materials should only be used when evaluated and approved by the engineer.)	Clean Gravels	GW	Well-graded gravel, gravel-sand mixtures; little or no fines.	A1, A3 Note: Uniformly graded materials with an average particle size smaller than a No.40 sieve shall not be used as backfill for thermoplastic culverts unless specifically allowed in the contract documents and special precautions are taken to control moisture content and monitor compaction levels.	
			GP	Poorly-graded gravels, gravel-sand mixtures; little or no fines.		
		Clean Sands	SW	Well-graded sands; gravelly sands; little or no fines.		
			SP	Poorly-graded sans, gravelly sands; little or nor fines.		
	Course–grained soils, borderline clean to with fines (</=12% passing #200 sieve)	-	GW-GC, SP SM	Sands and gravels, which are borderline between clean and with fines		



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"–24"; 6" FOR 30"–60".

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" – 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

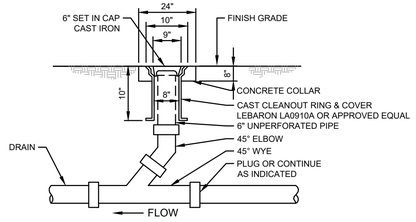
ELEVATIONS TABLE		
SYSTEM #	ELEV. A1	ELEV. A2
UG INF	467.20	467.53

TYPICAL UNDERGROUND INFILTRATION SYSTEM CROSS SECTION

NOT TO SCALE

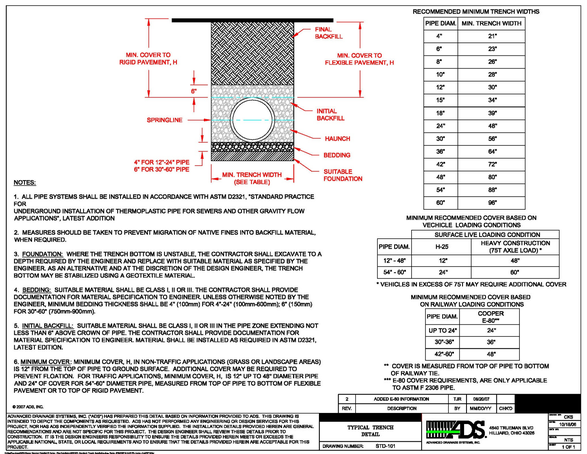
NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON–TRAFFIC)	H (TRAFFIC)
18"	21"	17.0"	38"	9"	12"	12"

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.



TYPICAL DRAIN CLEANOUT

NOT TO SCALE



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100mm–600mm); 6" (150mm) FOR 30"–60" (750mm–900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

© 2007 ADS, INC.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS WE MANUFACTURE. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	ADDED E-80 INFORMATION	TJR	09/20/07	

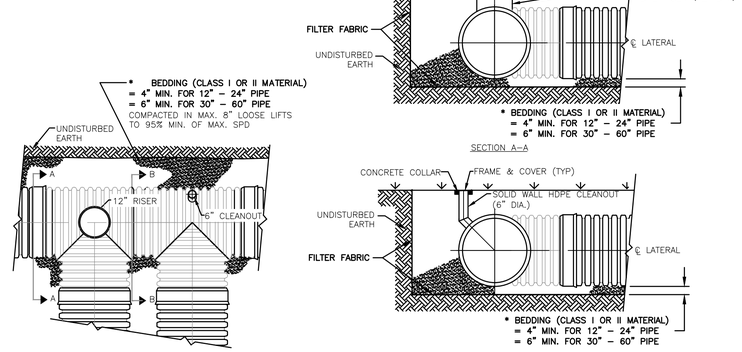
TYPICAL TRENCH DETAIL
DRAWING NUMBER: BTD-101

4640 TRUEMAN BLVD. HILLIARD, OHIO 43026

DRN: CHS
CK: 10/18/06
SCALE: NTS
SHT: 1 OF 1

HDPE PIPE TRENCH

NOT TO SCALE



TYPICAL RISER AND CLEANOUT

NOT TO SCALE

GPI
Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. TYMULA
No. 17078
LICENSED PROFESSIONAL ENGINEER
9/16/26

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

DETAIL SHEET

SCALE: NOT TO SCALE
PROJECT NO. NEX-2500354

12 OF 12

F:\Projects\nex-2500354 – swanzey, nh – patel\cad files\2500354_DET.dwg DET–3 9/16/26 9:27am srollins



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A1	18
2	A1	18
3	A1	18
4	A1	18
5	A2	18
6	A2	18
7	A2	18
8	A2	18
9	A2	18
10	C1	16
11	C1	16
12	C1	16
13	C1	16
14	C1	16
15	C1	16
16	C1	16
17	C1	16
18	C1	16
19	C1	16
20	C1	16
21	C1	16
22	C1	16
23	C1	16
24	C1	16
25	C1	16
26	C1	16
27	C1	16
28	C1	16
29	C1	16
30	C2	16
31	C2	16
32	C2	16
33	C2	16
34	C2	16
35	C2	16
36	C2	16
37	C2	16

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING
IS REGULATED BY LOCAL ORDINANCES

NOTE:
- AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.
- CANOPY HEIGHTS ASSUMED TO BE 16' AFG

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DIESEL CANOPY	36.31	50	18	2.02	2.78
GAS CANOPY	46.40	59	29	1.60	2.03
PAVED AREA	4.39	21.3	0.3	14.63	71.00
UNDEFINED	1.06	14.0	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	4	A1	Single	14206	1.040	B2-U0-G2	109.44	437.76	Lithonia Lighting	RSX1 LED P3 50K R4 MVOLT SPA FAO XX
	5	A2	Back-Back	14206	1.040	B2-U0-G2	109.44	1094.4	Lithonia Lighting	RSX1 LED P3 50K R4 MVOLT SPA FAO XX
	20	C1	Single	13331	1.040	B3-U0-G1	80.19	1603.8	Lithonia Lighting	PCNY LED ALO2 50K SWW2 FPCL MVOLT M3 XX (SW. POS. 5)
	8	C2	Single	16306	1.040	B3-U0-G3	100	800	Lithonia Lighting	PCNY LED ALO2 50K SWW2 FTL MVOLT M3 XX (SW. POS. 6)

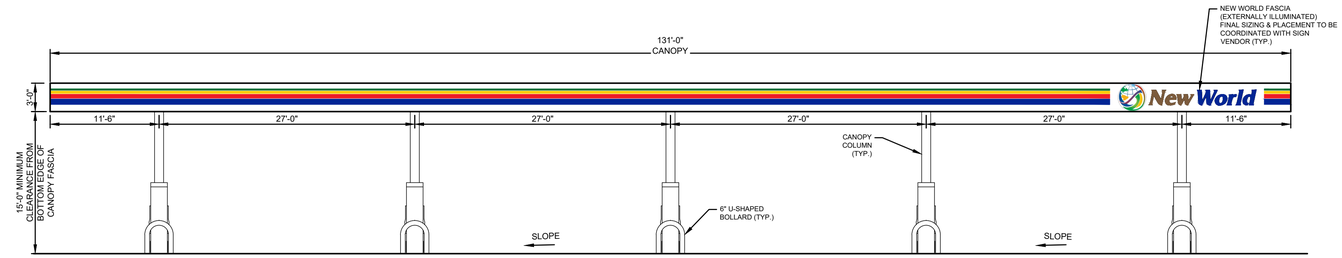
REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	JAN	8/13/26	REMOVED TWO POLES, SWITCHED DIESEL CANOPY TO FTL LENS

DISCLAIMER
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

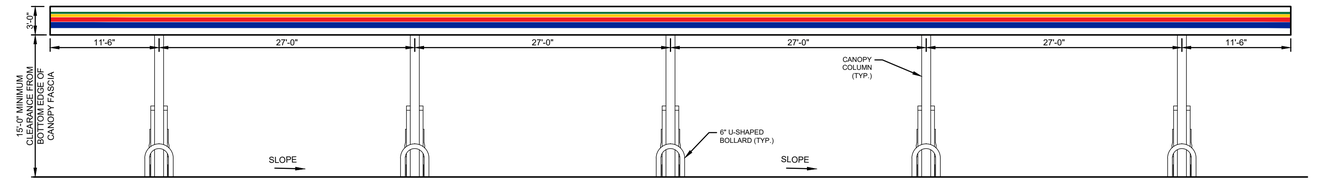
SCALE: 1" = 30'
LAYOUT BY: JAN
DWG SIZE: D
DATE: 8/4/26

PROJECT NAME:
PATEL
SWANZEY, NH
DRAWING NUMBER:
RL-11390-S1-R1



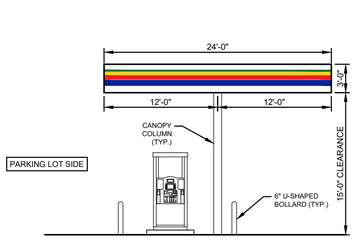
FRONT ELEVATION (FACING STOREFRONT)

SCALE: 1/8" = 1'-0"



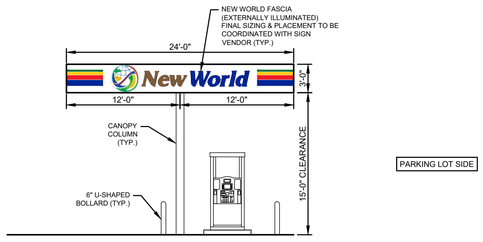
REAR ELEVATION (FACING PARKING LOT)

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (FACING W. SWANZEY ROAD)

SCALE: 1/8" = 1'-0"

GPI
Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:

ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

RETAIL FUEL CANOPY ELEVATIONS

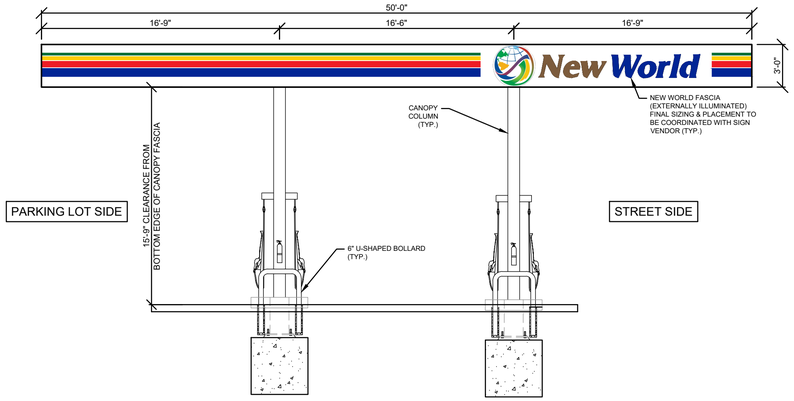
SCALE: AS NOTED

PROJECT NO. NEX-2500354

1 OF 1

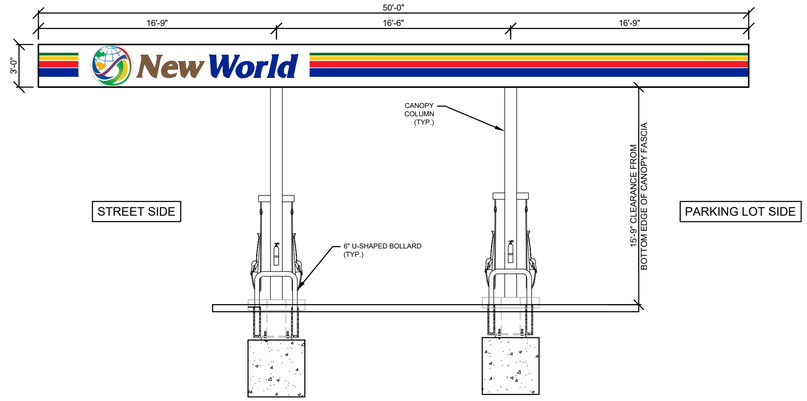
811 DigSafe MA·ME·NH·RI·VT

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_CANOPY.dwg CANOPY - retail 9/16/26 9:27am srollins



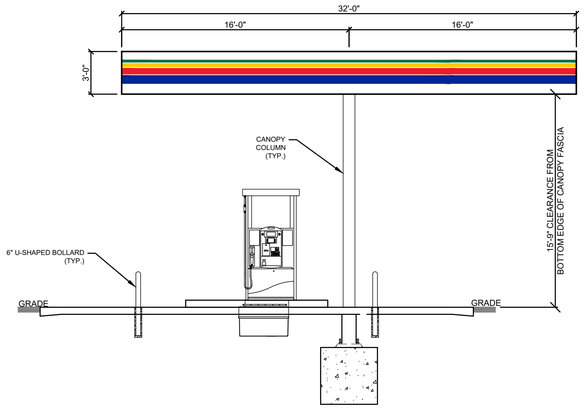
FRONT ELEVATION (FACING NORTHBOUND)

SCALE: 3/16" = 1'-0"



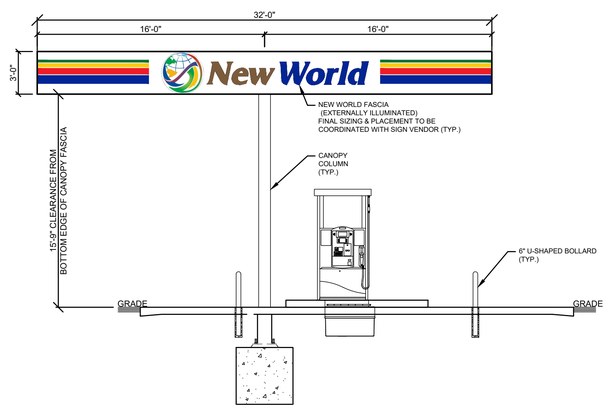
REAR ELEVATION (FACING SOUTHBOUND)

SCALE: 3/16" = 1'-0"



LEFT ELEVATION (FACING PARKING LOT)

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION (FACING W. SWANZEY ROAD)

SCALE: 3/16" = 1'-0"

811 DigSafe MA-ME-NH-RI-VT

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

DIESEL FUEL CANOPY ELEVATIONS

SCALE: AS NOTED

PROJECT NO. NEX-2500354

1 OF 1

F:\Projects\nex-2500354 - swanzey, nh - patel\cad files\2500354_CANOPY.dwg CANOPY - diesel 9/16/26 9:27am srollins

GPI
Engineering
Design
Planning
Construction Inspection
978.570.2999
GPINET.COM
Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

PREPARED FOR
Arihant Corporation
765 West Swanzey Road
Swanzey, NH 03446

SIGHT LINE PLAN
GAS STATION REDEVELOPMENT
765 WEST SWANZEY ROAD (NH ROUTE 10)
SWANZEY, NEW HAMPSHIRE

REVISIONS		
NO.	REVISION	DATE

SEPTEMBER 11, 2026

DRAWN/DESIGN BY	CHECKED BY
CJD	REB

SIGHT DISTANCE PLAN

SCALE: 1"=30'

NEX-2500354

1 OF 1



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.cai-tech.com

LEGEND

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

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

SCALE: 1" = 200'

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

228	229	108 / 109	107 / 110 / 226
231	232	233	
244	243	242	

GN

MAP NO. 232

SWRPC | Southwest Region Planning Commission

37 Ashuelot Street
Keene, NH 03431
(603) 357-0557
www.swrpc.org

SWANZEY FLOODPLAIN MANAGEMENT ORDINANCE – DRAFT LANGUAGE FOR 2027 TOWN MEETING

PURPOSE

This guidance provides full draft language to replace Section IX, Flood Plain District Regulations, with the NH OPD Model D Floodplain Management Ordinance at the 2027 Town Meeting, retaining Swanzey's higher standards with clarifications. It is sample language for the Town to send to OPD and Town counsel for review. Swanzey additions are tagged **[Swanzey higher standard]** or **[Swanzey clarification]**, and open decisions are bracketed. Map dates remain May 23, 2006 until the Select Board adopts the new maps by resolution under RSA 674:57. References are to the Zoning Ordinance as amended through March 10, 2026.

REVISIONS TO MODEL D

Model D is adopted in full except for the revisions below, which make the model text consistent with Swanzey's higher standards. **Locators in this section refer to the Model D ordinance.** (In the draft, Model D Sections I–XI appear as Items I–XI of Section IX, following the existing ordinance format.)

- **Model D Section VIII.4.** The one-foot cumulative rise allowed in Zone AE without a designated floodway is replaced with Swanzey's no-rise standard.
- **Model D Section IX.2.c.** "To be placed or substantially improved" is revised to "to be substantially improved," because Swanzey prohibits placing new manufactured homes in the special flood hazard area. The elevation and anchoring requirement for substantially improved manufactured homes, an NFIP minimum, is retained.
- **Model D Section IX.2.d(iii).** Deleted. Under the Model D definition in Section XI.18, a recreational vehicle on site more than 180 days is a manufactured home, which Swanzey prohibits. Options (i) and (ii) remain.

Model D placeholders are filled in (municipality name, Flood Insurance Study and FIRM dates, and zones in Section XI.23). The Zone AO provisions (Sections IX.1.c, IX.2.f, and XI.1) are retained in brackets until the new maps are checked for Zone AO.

SWANZEY HIGHER STANDARDS

The Local Standards at the start of the draft carry forward Swanzey's existing higher standards, with these clarifications:

- **Local Standards 1 and 2 (special exception).** Carry forward existing Section IX, paragraphs 1, 2, and 4. The floodplain criteria apply in addition to the general special exception criteria in Section XII.C.2. The separate definition of "development" in the existing opening paragraph is removed so the Model D definition governs. "100 year flood" becomes "base flood," and uses allowed by special exception in the underlying district qualify. **The Board should confirm the no-rise standard (Local Standard 2.b) is intended**, since it is stricter than Model D outside designated floodways.
- **Local Standard 3 (manufactured homes).** Carries forward existing Section IX, paragraph 3 and the broader ban in existing Item II. It prohibits manufactured home parks and subdivisions and the placement of new manufactured homes in the special flood hazard area; existing manufactured homes may be substantially improved if elevated and anchored. It uses the Model D term "manufactured home park or subdivision" in place of the undefined "mobile home park."

Related provision outside Section IX.

Section III.V (Temporary Manufactured Housing Permits) allows temporary manufactured housing on any lot in any district for up to six months. Local Standard 3 would prohibit this in the special flood hazard area, so the Board may want to add "except in the Flood Plain District" to Section III.V for consistency.

EXISTING PROVISIONS NOT CARRIED FORWARD

These provisions of the existing Flood Plain Development Ordinance (Section IX) are not in Model D and would be dropped. None were identified as higher standards to retain:

- **Cumulative substantial improvement** (existing Item I definition). Counts the combined cost of repairs over time toward the 50% threshold. This is a recognized higher standard and could be retained if the Board wishes.
- **Recreational vehicles** (existing Item VIII.2.e). Applies only in Zone AE; Model D applies in all special flood hazard areas, so Model D is stricter.
- **Wind anchoring** (existing Item VIII.2.c). Covered by the State Building Code.
- **Definitions** of Alluvial Fan, Apex, Functional Dependent Use, and Riverine, and the "Violation" presumption tied to 44 CFR §60.3 (existing Item I). Not used in the Model D text.

COMPANION AMENDMENT: SECTION II.A.7 FLOOD PLAIN DISTRICT

The district description in Section II.A.7 repeats the map dates found in Section IX. So the map dates appear in only one place (and can be updated by a single RSA 674:57 resolution), replace Section II.A.7 with the following **[Swanzey clarification]**:

7. Flood Plain District. The Flood Plain District is established as an overlay district. It includes all lands designated as special flood hazard areas as described in Section IX, Item II of this ordinance. Uses permitted in the underlying district are allowed in the Flood Plain District only by special exception and only if they meet the requirements of Section IX.

DRAFT ORDINANCE TEXT

Replace Section IX of the Zoning Ordinance in its entirety with the following:

SECTION IX – FLOOD PLAIN DISTRICT REGULATIONS

LOCAL STANDARDS [Swanzey higher standards]

The following local standards apply in addition to the Floodplain Management Ordinance below.

1. **Special Exception Required.** In addition to the floodplain development permit required by Item III, all development in a special flood hazard area is prohibited except by special exception granted by the Zoning Board of Adjustment.

2. **Special Exception Criteria.** In addition to the general special exception criteria in Section XII.C.2, no special exception shall be granted under Local Standard 1 unless:
   a. The proposed use is permitted, or permitted by special exception, in the underlying zoning district. Where the underlying district also requires a special exception for the use, the Zoning Board of Adjustment may consider both special exceptions in a single application;
   b. The applicant demonstrates that the proposed development will not result in any increase in flood levels during the base flood discharge; and
   c. The proposed development complies with Local Standard 3.
   Upon granting a special exception under Local Standard 1, the Zoning Board of Adjustment shall notify the applicant in writing that a permit must also be obtained from the Building Inspector and that the requirements of the Floodplain Management Ordinance apply to that permit.

3. **Manufactured Home Parks, Subdivisions, and New Manufactured Homes Prohibited.**
   No new manufactured home park or subdivision, no expansion of an existing manufactured home park or subdivision, and no placement of a new manufactured home shall be permitted in a special flood hazard area, and no special exception shall be granted for such use. Existing manufactured homes may be repaired or substantially improved in accordance with Item IX.2.c.

FLOODPLAIN MANAGEMENT ORDINANCE [NH OPD Model D]

ITEM I – PURPOSE

Certain areas of the Town of Swanzey, New Hampshire are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968. Therefore, the Town of Swanzey, New Hampshire has chosen to become a participating community in the National Flood Insurance Program, and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as detailed in this Floodplain Management Ordinance.

ITEM II – ESTABLISHMENT

This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Swanzey Floodplain Management Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the Town of Swanzey Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling. The invalidity of any section or provision of this Ordinance shall not invalidate any other section or provision thereof. It shall be the duty of the Board of Selectmen (or their designee) to enforce and administer the provisions of this Ordinance in accordance with RSA 676.

The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Cheshire, N.H." dated May 23, 2006 or as amended, together with the associated Flood Insurance Rate Maps dated May 23, 2006 or as amended, which are declared to be a part of this ordinance and are hereby incorporated by reference.

ITEM III – PERMITS

All proposed development in any special flood hazard area shall require a permit.

ITEM IV – CONSTRUCTION REQUIREMENTS

The Building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction or substantial improvements shall:

a. Be designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

b. Be constructed with flood damage-resistant materials;

c. Be constructed by methods and practices that minimize flood damages; and

d. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

ITEM V – WATER AND SEWER SYSTEMS

Where new or replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area the applicant shall provide the Building Inspector with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

ITEM VI – CERTIFICATION

For all new or substantially improved structures located in special flood hazard areas, the applicant shall furnish the following information to the Building Inspector:

a. The as-built elevation (in relation to mean sea level) of the lowest floor (including basement) and include whether or not such structures contain a basement.

b. If the structure has been floodproofed, the as-built elevation (in relation to mean sea level) to which the structure was floodproofed.

c. Any certification of floodproofing.

The Building Inspector shall maintain the aforementioned information for public inspection, and shall furnish such information upon request.

ITEM VII – OTHER PERMITS

The Building Inspector shall not grant a building permit until the applicant certifies that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

ITEM VIII – WATERCOURSES

1. In riverine situations, prior to the alteration or relocation of a watercourse the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to the Building Inspector, in addition to the copies required by RSA 482-A:3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Building Inspector, including notice of all scheduled hearings before the Wetlands Bureau.

2. The applicant shall submit to the Building Inspector, certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained.

3. Along watercourses with a designated Regulatory Floodway no encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the base flood discharge.

4. Until a Regulatory Floodway is designated along watercourses, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone AE on the FIRM, unless it is demonstrated by the applicant that the proposed development will not result in any increase in flood levels during the base flood discharge. **[Swanzey higher standard – Model D Section VIII.4 revised to no-rise]**

5. The Building Inspector shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources as criteria for requiring that all development located in Zone A meet the following floodway requirement: “No

encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge."

ITEM IX – SPECIAL FLOOD HAZARD AREAS

1. In a special flood hazard area, the Building Inspector shall determine the base flood elevation in the following order of precedence according to the data available:
   a. In Zone AE, refer to the base flood elevation data provided in the community's Flood Insurance Study and accompanying FIRM.
   b. In Zone A, the Building Inspector shall obtain, review, and reasonably utilize any base flood elevation data available from any federal, state or other source including data submitted for development proposals submitted to the community (i.e. subdivisions, site approvals). Where a base flood elevation is not available or not known for Zone A, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade.
   c. [Retain only if Zone AO appears on the effective FIRM:] In Zone AO, the flood elevation is determined by adding the elevation of the highest adjacent grade to the depth number specified on the FIRM or if no depth number is specified on the FIRM at least 2 feet.

2. The Building Inspector's base flood elevation determination will be used as criteria for requiring in special flood hazard areas that:
   a. All new construction or substantial improvement of residential structures have the lowest floor (including basement) elevated to or above the base flood elevation.
   b. That all new construction or substantial improvements of non-residential structures have the lowest floor (including basement) elevated to or above the base flood elevation; or together with attendant utility and sanitary facilities, shall:
   (i) Be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
   (ii) Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
   (iii) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.
   c. All manufactured homes to be substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation; and be securely anchored to resist floatation, collapse, or lateral movement. Methods of anchoring

may include, but are not limited to, use of over-the-top or frame ties to ground anchors. **[Swanzey higher standard – Model D Section IX.2.c revised to remove "placed"]**

d. All recreational vehicles placed on sites within a special flood hazard area shall either: **[Swanzey higher standard – Model D Section IX.2.d(iii) deleted]**

(i) Be on the site for fewer than 180 consecutive days; or

(ii) Be fully licensed, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions.

e. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted provided they meet the following requirements:

(i) The enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage;

(ii) The area is not a basement;

(iii) Shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two flood openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all flood openings shall be no higher than one foot above grade. Flood openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

f. [Retain only if Zone AO appears on the effective FIRM:] Proposed structures to be located on slopes in special flood hazard areas, Zone AO shall include adequate drainage paths to guide floodwaters around and away from the proposed structures.

ITEM X – VARIANCES AND APPEALS

1. Any order, requirement, decision or determination of the Building Inspector made under this ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.

2. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I, the applicant shall have the burden of showing in addition to the usual variance standards under state law that:

   a. The variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.

b. If the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.
c. The variance is the minimum necessary, considering the flood hazard, to afford relief.

3. The Zoning Board of Adjustment shall notify the applicant in writing that:
   a. The issuance of a variance to construct below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage; and
   b. Such construction below the base flood elevation increases risks to life and property.
   Such notification shall be maintained with a record of all variance actions.

4. The community shall:
   a. Maintain a record of all variance actions, including the justification for their issuance, and
   b. Report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

ITEM XI – DEFINITIONS

The following definitions shall apply only to this Floodplain Management Ordinance, and shall not be affected by the provisions of any other ordinance of the Town of Swanzey.

1. **Area of Shallow Flooding** [retain only if Zone AO or AH appears on the effective FIRM] means a designated AO, AH, or VO zone on the Flood Insurance Rate Map (FIRM) with a one-percent or greater annual possibility of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet-flow.

2. **Base Flood** means the flood having a one percent chance of being equaled or exceeded in any given year.

3. **Base Flood Elevation (BFE)** means the elevation of surface water resulting from the "base flood."

4. **Basement** means any area of a building having its floor subgrade on all sides.

5. **Building** – see "structure."

6. **Development** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating or drilling operation or storage of equipment or materials.

7. **FEMA** means the Federal Emergency Management Agency.

8. **Flood or Flooding** means a general and temporary condition of partial or complete inundation of normally dry land areas from: a. the overflow of inland or tidal waters, or b. the unusual and rapid accumulation or runoff of surface waters from any source.

9. **Flood Insurance Rate Map (FIRM)** means the official map incorporated with this ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Swanzey.

10. **Flood Insurance Study (FIS)** means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e. mudflow) and/or flood-related erosion hazards.

11. **Flood Opening** means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures."

12. **Floodplain or Flood-prone area** means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

13. **Flood proofing** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

14. **Floodway** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

15. **Highest adjacent grade** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

16. **Historic Structure** means any structure that is: a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; b. Certified or preliminarily determined

by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) by an approved state program as determined by the Secretary of the Interior, or (ii) directly by the Secretary of the Interior in states without approved programs.

17. **Lowest Floor** means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

18. **Manufactured Home** means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days. This includes manufactured homes located in a manufactured home park or subdivision.

19. **Manufactured Home Park or Subdivision** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

20. **Mean sea level** means, for the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum to which base flood elevations shown on a community's Flood Insurance Rate Maps are referenced.

21. **New construction** means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

22. **Recreational Vehicle** is defined as: a. built on a single chassis; b. 400 square feet or less when measured at the largest horizontal projection; c. designed to be self-propelled or permanently towable by a light duty truck; and d. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

23. **Special flood hazard area** is the land in the floodplain within the Town of Swanzey subject to a one-percent or greater possibility of flooding in any given year. The area is designated as Zones A and AE [update if the effective FIRM adds other zones].

24. **Start of Construction** includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

25. **Structure** means for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

26. **Substantial damage** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

27. **Substantial Improvement** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either: a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or b. Any alteration of a "historic

structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." [If the Board retains Swanzey's cumulative standard, see Drafting Notes.]

28. **Violation** means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

29. **Water surface elevation** means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains.

SECTION XIII
DEFINITIONS

Abutter: Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration.

Accessory Building: A free-standing building incidental to primary structure, for any use customarily incidental, related and clearly subordinate to a principal or main use established on the same lot or premises. (Adopted March 8, 1994)

Accessory Use: Any use customarily incidental, related and clearly subordinate to a principal or main use established on the same lot or premises.

Adaptive Reuse: *The repurposing of existing buildings or structures in whole or in part for residential purposes. (RSA 674:79, III, as amended.)*

Agriculture and Farming: *All operations or activities of a farm, as defined in RSA 21:34-a, II, as amended, including:*

1. *The cultivation, conservation, or tillage of the soil.*
2. *The storage and use of or spreading of commercial fertilizer, lime, wood ash, sawdust, compost, animal manure, septage, and, where permitted by municipal and state rules and regulations, other lawful soil amendments.*
3. *The use of or application of agricultural chemicals.*
4. *The husbandry of livestock which shall include but not be limited to all beef or dairy cattle, steer, oxen, goats, sheep, swine, horses, mules or other equidae, as well as domesticated strains of buffalo, bison, llamas, alpacas, emus, ostriches, poultry, rabbits, yaks, elk (Cervus canadensis), fallow deer (Dama dama), red deer (Cervus elephus), or reindeer (Rangifer tarandus).*
5. *The husbandry, boarding, training, or riding instruction of equines.*
6. *The husbandry and harvesting aquaculture products including fresh or saltwater finfish, shellfish, or other aquatic organisms grown for consumption or processing.*
7. *The husbandry of poultry or game birds or production of eggs.*
8. *The husbandry of bees or production of honey.*
9. *The husbandry of domesticated strains of fur-bearing animals.*
10. *The production of greenhouse crops.*
11. *The production, cultivation, growing, or harvesting of any agricultural, floricultural, viticultural, forestry, or horticultural crops including, but not limited to, berries, herbs, honey, maple syrup, fruit, vegetables, tree fruit, grapes, flowers, seeds, grasses, nursery stock, sod, trees or tree products, Christmas trees grown as part of a commercial Christmas tree operation, trees grown for short rotation tree fiber, compost, or any plant that can be legally grown or harvested extensively for profit or subsistence.*
12. *Any practice or activity on the farm incident to, ancillary to, or in conjunction with such farming operations, as listed in RSA 21:34-a, II(b), including preparation for market, transportation of supplies, materials, and farm workers, forestry or lumbering operations, marketing and agritourism, irrigation, the use of dogs for herding, working, or guarding livestock, and the production and storage of compost.*

Bed and Breakfast Facility: An existing residential building that is used as a residence and which contains not more than six (6) sleeping rooms for rental accommodations to tourists, for duration of less than two weeks which serves breakfast to guests. An accessory building to a residence is not a Bed and Breakfast Facility. (Adopted March 8, 1994)

~~**BOCA Code or BOCA National Building Code:** (Adopted March 10, 1992; definition deleted March 14, 2006)~~

Building: Any structure for the shelter, support or enclosure of persons, animals or property having a roof. (Amended March 9, 1999)

Bulk Storage and Distribution: *A facility principally used for the storage of large quantities of liquid, solid, or gaseous material in bulk, such as fuel, propane, or aggregate, and the distribution of that material for resale. This term does not include Warehousing and Distribution.*

Business Offices: Building or buildings used primarily for conducting the affairs of a business, industry, or government, which may include ancillary services for office workers. (Adopted March 11, 2025)

Child Care Center: *A child day care agency, other than a family day care home or family group day care home, that provides child day care outside of a residence through one or more of the following program types: group child day care center, infant and toddler program, night care program, preschool program, school-age program, small group child day care center, or any combination thereof, as defined in RSA 170-E:2, IV(c), IV(d), IV(e), IV(f), IV(g), and IV(i), and regulated by the New Hampshire Department of Health and Human Services. This term is intended to correspond with "child care center" as defined in RSA 674:81, as amended.*

~~**Club or Lodge:** An organization of persons pursuant to the provisions of membership cooperative law or the benevolent orders law which is the owner, lessee or occupant of an establishment operated solely for recreational, social, patriotic, political, benevolent, or athletic purposes, but not operated for pecuniary gain and includes the establishment so operated.~~
Club or Lodge: *A building or facility used by an organization for social, educational, recreational, or similar purposes, with participation generally limited to members and their guests.*

Commercial Recreation Facility: *A recreation facility operated as a business and open to the general public for a fee.*

Drive-through Facility: Any facility where retail sales, food sales, or other services are provided to customers who drive up to a window or to an automobile device to receive the sales or services provided on the premises. (Adopted March 9, 2021)

~~**Duplex:** See Dwelling, two family. (Adopted March 9, 1999)~~

Dwelling: A building or part of a building which contains living and sleeping accommodations for permanent occupancy.

~~**Dwelling, one family:** A detached building designated for, or occupied solely by one family.~~
Single-Family Dwelling*: A structure containing one dwelling unit designed for residential occupancy.*

~~**Dwelling, two-family:** A residential building designed for or occupied by two families living independently of each other in individual dwelling units attached by a common wall or ceiling/floor. Also known as a duplex. (Amended March 9, 1999)~~
Two-Family Dwelling: *A building containing two independent dwelling units.*

~~**Dwelling, multi-family:** A dwelling or group of dwellings on one lot containing separate dwelling units for three or more families, having separate or joint entrances, services or facilities.~~
Multi-Family Dwelling: *A structure containing more than two dwelling units.*

Dwelling Unit: Any room or rooms connected together forming a habitable unit for one family with its own bathing and toilet facilities and its own kitchen, living, eating and sleeping areas wholly within such rooms, or rooms connected together. (Adopted March 9, 1999)

Educational Institution: *A public, parochial, or private institution that provides educational instruction to students.*

Expansion of Non-conforming Use: Any increase in the size of the building/structure supporting the use, increase in the hours or days of operation, increase in the number of employees, increase in the products produced, increase in the number of services provided, or increase in the land area supporting the use. (Adopted March 9, 1999)

Family Day Care Home: *A family day care home as defined in RSA 170-E:2, IV(a), as amended. Child care provided in an occupied residence for less than 24 hours per day, except in emergencies, generally for up to 6 children from one or more unrelated families, subject to applicable State licensing requirements. In addition to the 6 children, up to 3 children attending a full day school program may also be cared for up to 5 hours per day on school days and all day during school holidays, provided that the after school and holiday increase in capacity is permitted by the state fire code and in compliance with any local ordinance.*

Family Group Day Care Home: *A family group day care home as defined in RSA 170-E:2, IV(b), as amended. Child care provided in an occupied residence for less than 24 hours per day, except in emergencies, generally for 7 to 12 children from one or more unrelated families, subject to applicable State licensing requirements. In addition to the 12 children, up to 5 children attending a full day school program may also be cared for up to 5 hours per*

day on school days and all day during school holidays, provided that the after school and holiday increase in capacity is permitted by the state fire code and any local ordinance.

Farm: *Any land, buildings, or structures on or in which agriculture and farming operations or activities are carried out or conducted and shall include the residence or residences of owners, occupants, or employees located on such land. Structures shall include all farm outbuildings used in the care of livestock; in the production and storage of fruit, vegetables, or nursery stock; in the production of maple syrup; greenhouses for the production of annual or perennial plants; and any other structures used in the operations or activities named in RSA 21:34-a, II(a) or (b) or any combination of such individual operations or activities.*

Farm Roadside Stand: *A farm roadside stand that remains an agricultural operation and is not considered commercial, provided that at least 35 percent of the product sales in dollar volume is attributable to products produced on the farm or farms of the stand owner. (RSA 21:34-a, III, as amended.)*

Footprint: The area of a lot upon which a building/structure stands, including, but not limited to, attachments such as porches and decks. (Adopted March 9, 1999)

Frontage: The length of that boundary of a lot that borders on a public street. All lots must have frontage on a public street. On any lot bounded on more than one side by a street, the street boundary that is to be the lot "front" shall be so designated in the application for a permit to build on such lot. Frontage shall be measured along a continuous line connecting the points of intersection of the side lot lines and the front lot line. (Amended March 14, 2000)

Function Hall: A building or part thereof used primarily for conducting activities such as suppers, banquets, receptions, meetings and other functions attended by large groups of people for a single event. Function halls may or may not include kitchen facilities. (Adopted March 10, 2009)

Garage, private: Building for the non-commercial storage of motor driven vehicles. (Adopted March 10, 1992)

Garage, public: A building other than a private garage used for the storage of motor driven vehicles for remuneration. (Adopted March 10, 1992)

Governmental Use: *A use, construction, or development of land owned or occupied, or proposed to be owned or occupied, by the state, university system, the community college system of New Hampshire, or by a county, town, city, school district, or village district, or any of their agents, for any public purpose which is statutorily or traditionally governmental in nature. (RSA 674:54, I, as amended.)*

Home-Based Business: A commercial use not otherwise permitted in the zone conducted by not more than three people (at least one of whom is an inhabitant of the dwelling), which is clearly incidental and secondary to the use of the premises for dwelling purposes and does not change the residential character thereof. See Section III.U. for additional requirements. (Adopted March 12, 2019)

Home Occupation: The non-apparent use of no more than 300 square feet of a dwelling or an accessory structure for the purpose of generating income. See Section III.U. for additional requirements. (Amended March 12, 2019)

Homemade Shelter: A rudimentary structure intended for protection from the elements. Typically built in a hap-hazard way and not to any construction standard. (Adopted March 14, 2006)

Hotel or Inn: A building, or a portion thereof, where lodging is offered to transient guests for compensation and by which there are more than five sleeping rooms. The accommodations shall constitute the temporary abode, for 30 days or less, of persons whose primary residence is elsewhere. A hotel or inn may also include customarily accessory facilities, services, and activities, such as outdoor and indoor facilities for dining, relaxation, or recreation for guests and the general public. (Revised March 8, 2016)

Lot: A plot or parcel of land, occupied or capable of being occupied, in conformity with these regulations by one principal building and the accessory uses customarily incidental thereto, including such open spaces as are required by these regulations. In the case of multiple dwellings, row dwellings, institutional uses, industrial or commercial buildings, a group of buildings under the same ownership may be considered as occupying the same lot.

Lot of Record: A parcel, the plat or description of which has been recorded at the Cheshire County Registry of Deeds. (Adopted March 9, 1999)

~~**Manufactured Housing or Mobile Home:** Any structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and forty body feet or more in length, or when erected on site, it 540 square feet or more, and which is building on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating, and electrical systems contained therein. Manufactured housing as defined in this Ordinance shall not include presite built housing as defined in this Ordinance. (Amended March 10, 1992; Amended March 8, 1994)~~

Manufactured Housing: *Any structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating, and electrical systems contained therein. Manufactured housing as defined in this section shall not include presite built housing as defined in RSA 674:31-a.*

~~**Manufactured Housing Park or Mobile Home Park:**~~

Manufactured Housing Park: Any parcel of land under single or common ownership or control which contains, or is designed, laid out or adapted to accommodate two or more manufactured houses. Nothing herein shall be construed to apply to premises used solely for storage or display of manufactured housing. (See RSA 205-A)

~~**Manufacturing:** The act of making goods or articles from raw materials or unfinished products. Including processing and assembling. (Adopted March 10, 1992)~~
Manufacturing: *The mechanical or chemical transformation of materials or substances into new products, including assembly of component parts and blending of materials.*

Mixed-Use: *A type of development that combines residential, commercial, cultural, institutional, or entertainment uses within a single building or development area. (RSA 674:79, II, as amended.)*

Motor Vehicle Dealership: An enterprise which sells or rents new or used trucks, motorcycles, cars and other motorized vehicles. May also include repair garages, paint shops, and vehicle body shop accessory to the main use. (Adopted March 10, 1992)

Motor Vehicle Repair Facility: *An establishment where service or repair work is performed on motor vehicles. (Adapted from RSA 358-D:1, V.)*

Motel: A building or a group of buildings providing lodging of persons, generally having private outside entrances for each room or suite of rooms and for each of which rooms or suite of rooms automobile parking is provided on the premises.

Non-conforming Building/Structure: Any building/structure or part thereof not in compliance with the setback, building separation or building height requirements in the district in which it is located. (Adopted March 9, 1999)

Non-conforming Lot: Any parcel of land not meeting the lot size, density, frontage or shore frontage requirements of this Ordinance. (Adopted March 9, 1999)

Non-conforming Use: Any use of a building, structure or land legally existing at the time of the adoption of this Ordinance or any amendments thereto, and which does not conform with the use regulations of the district in which it is located.

Nursing Home: *Any institution or facility, whether proprietary or non-proprietary, defined as a nursing home for licensing purposes pursuant to RSA 151, or the equivalent facility or facilities as defined by the secretary of the United States Department of Health, Education and Welfare. (RSA 151-A:1, IV, as amended.)*

Parking Space: Off street space available for parking motor vehicles and having an area of not less than one hundred sixty-two (162) square feet and not less than nine (9) feet wide. (Amended March 14, 2000)

Pool (Permanently Installed Swimming or Wading Pool): Those that are constructed in or on the ground, or in a building in such a manner that the pool cannot be readily disassembled for storage.

Pool (Storable Swimming or Wading Pool): A pool with a maximum dimension of fifteen (15) feet and a maximum wall height of three (3) feet and is so constructed that it may be readily disassembled for storage and reassembled to its original integrity.

Presite Built Housing: Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation on the building site. For the purposes of this Ordinance, presite built housing shall not include manufactured housing as defined by this Ordinance. (Adopted March 8, 1994)

Printing and Publishing Establishment: *An establishment principally engaged in printing, reproducing, publishing, binding, or engraving written or graphic materials.*

~~**Processing:** To prepare a product for sale by either a special treatment or to change it through a series of steps, but not the original manufacture of a component. (Adopted March 10, 1992)~~

Rear Lot: A lot meeting the minimum lot area requirements and all other requirements of these regulations, but which is situated to the rear on existing property so as to be unable to meet the frontage requirement of the District in which it is located.

~~**Recreation Facility Conducted as a Business:** Uses to include, but are not limited to, campground, summer camp, golf course, country club, athletic facilities, paintball facility, nature centers, etc. (Adopted March 11, 2003)~~
Recreation Facility: *A facility or area used for active or passive recreation, such as playing fields, courts, trails, or nature areas, that is owned or operated by a public entity or a nonprofit organization and is not a Commercial Recreation Facility.*

Recreational Vehicle: A vehicle which is built on (i) a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. (Adopted March 14, 2006)

Religious Use: *Use of land or structures primarily for religious purposes.*

~~**Repair Garage:** A building or structure or part thereof, or any premises used for making repairs and adjustments to motor vehicles including structural changes or repairs, including work involving the use of machinery. (Adopted March 10, 1992)~~

Research and Development Facility: *A facility principally used for research, development, testing, design, or experimentation, excluding mass manufacturing except for incidental prototype development.*

~~**Retail Establishment:** Sales in small quantities and/or direct to the consumer. (Adopted March 11, 2025)~~
Retail Establishment: *An establishment principally engaged in selling goods or merchandise directly to the ultimate consumer.*

Service Establishment: Provides a skilled service, personal labor, or expertise as opposed to providing a product or tangible commodity. (Adopted March 11, 2025)

Setback: The distance between any property line and the nearest point to which any building or structure can be erected. Measurement shall be to the outermost vertical plane nearest the property line. The only amenities that may be located within the first 30 feet of a **front** setback area are as follows:

a. Driveway (paved or unpaved);
b. Landscaping;
c. Underground utilities;
d. Utility poles;
e. Lighting fixtures;
f. Fences;
g. Drainage devices;
h. Fire ponds and/or underground cisterns;
i. Signs as permitted under the terms of the zoning ordinance;
j. Mail boxes.

Items specifically not permitted to be located within the first 30 feet of a front setback area are as follows: Accessory buildings; buildings; structures; parking spaces except for parking spaces serving one-family and two-family dwellings; parking lots; pavement not part of a driveway; and product display. (Adopted March 11, 2008)

Signs, general: Any identification, description, illustration or device, whether illuminated or not, which is visible to the general public and directs attention to a business, product or service.

a. Business Sign – An on-premises sign which directs attention to any primary business, commodity, service or other activity which is sold, offered or conducted on the premises.

b. Corner Sign – A sign facing more than one street frontage or attached to more than one (1) side of a primary business building.

c. Double Faced Sign – A freestanding sign or projecting sign which has wording, designs or messages on both sides back-to-back.

d. Freestanding Sign – Permanent installed self-supporting sign resting on the ground or supported by means of poles or standards in the ground.

e. Secondary Sign – Any sign attached to a freestanding sing.

f. Off-premises Sign – A sign which pertains to a business, industry or activity which is not located on the premises upon which the sign is displayed.

g. Sign Face – That portion of the sign that contains wording and/or designs which convey a message or attract attention.

h. Sign Face Area – The area of sign faces enclosed in frames or cabinets is determined by measuring the outer dimensions of the frame or cabinet surrounding the sign face. Sign face area does not include foundations, supports or other essential structures which do not serve as a backdrop or border to the sign. Only one side of a double faced sign is counted. When signs are constructed of individual pieces attached to a building wall, the sign face area is determined by a perimeter drawn around all the pieces.

i. Sign Cabinet – A framework, freestanding or attached, containing one or more inserted signs than can be replaced or exchanged without increasing the total square footage of the sign cabinet. (Adopted March 12, 2019)

Slope: Slope is a percentage determined by dividing vertical distance (rise) by horizontal distance (run). (Adopted March 11, 2003)

Special Exception: A Special Exception permits the inclusion into the zoning pattern of uses considered to be essentially desirable, but where the nature of the use is such that its location must be considered in light of special restrictions or conditions tailored to fit the unique problems which the use may present. The Special Exception relates to a specific use in a specific location and the regulations controlling these Special Exceptions are contained in the regulations.

Steep Slope: Steep slope is a slope of twenty-five percent (25%) or greater over any 100 foot segment prior to cut or fill. (Adopted March 11, 2003)

Street/Road: The street or public way giving access to a lot and is intended to include only those ways that are maintained by the state or town as Class I, II, III, IV and V highways. (Amended March 11, 2008)

Structure: Anything constructed with a fixed location on the ground, or attached to something having a fixed location on the ground. Items such as buildings, manufactured housing, swimming pools, sheds, gazebos, garages, docks and boathouses are included in the definition whether prefabricated or site built. Items such as underground waste disposal systems, driveways, water wells, fences, retaining walls, gates, signs, lampposts, mail boxes, flagpoles, well coverings, stairs, walkways and uncovered patios are excluded from this definition. (Adopted March 9, 1999)

Telecommunications Facility: Any structure, antenna, tower, or other device which provides commercial mobile wireless services, unlicensed, wireless services, cellular phone services, specialized mobile radio communications, personal communications services and common carrier wireless exchange access services, operated as a business. (Adopted March 14, 2000)

Tent: A portable shelter consisting of canvas, skins or nylon type material stretched over poles. (Adopted March 14, 2000)

Variance: An act of the Board of Adjustment which allows a variation from the terms of these Regulations as will not be contrary to the public interest, where owing to special

conditions, a literal enforcement of the provisions of the Regulations will result in unnecessary hardship, and so that the spirit of the Regulations shall be observed and substantial justice done.

Vehicle Wash Facility: A facility dedicated to the cleaning of the interior and/or exterior of vehicles. (Adopted March 14, 2000)

~~**Warehousing:** Inside or outside storage of goods, wares, and merchandise, whether for the owner or for others, and whether it is a public or private facility. (Adopted March 10, 1992; Amended March 9, 1999)~~
Warehousing and Distribution: *A facility principally used for the storage, wholesale handling, or distribution of manufactured products, supplies, or equipment and not principally engaged in manufacturing or production.*

~~**Wholesaling:** The receipt, storage and sale of bulk goods for resale, including outside storage of liquid fuels. (Adopted March 10, 1992)~~
Wholesale Establishment: *An establishment principally engaged in selling or distributing merchandise to retailers, businesses, institutions, professional users, or other wholesalers.*