TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Swanzey Planning Board Agenda
August 13, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, August 13, 2026, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The meeting will also be live streamed on the Town of Swanzey's Facebook & YouTube pages. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes
   A. July 23, 2026

3) Public Hearings
   A. **PB 26-010 – Site Plan Review**: Baylev Holdings LLC, represented by Brice Rayner, has submitted a site plan review application for the property located at 126 Monadnock Highway. The applicant proposes to expand outside storage by excavating the bank on the eastern side of the building, installing a small retaining wall, and paving the area. Additionally, the applicant proposes utilizing the excavated fill to level the northwestern and southwestern sides of the building to create more flat storage space. The property is at Tax Map 103 Lot 84 in the Business District.

   B. **PB 26-011 – Minor Subdivision:** An application for a minor subdivision has been submitted by Lawrence Land Surveying, acting on behalf of property owner Richard Whitney. The application proposes subdividing the subject property, identified as Tax Map 255, Lot 24, into three individual building lots. The parcel is situated within the Rural/Agricultural District, on the eastern side of Rabbit Hollow Road and south of Swanzey Lake Road.

4) Discussions/Other Business
   A. **PB 26-012 – Boundary Line Adjustment:** An application for a boundary line adjustment has been submitted by Promised Land Survey, acting on behalf of property owners Chad Fontaine, Alice Fontaine, and Deborah Hamel. The subject properties are identified as Tax Map 249, Lots 49 and 50, with addresses at 102 and

110 Goodell Avenue. The parcels are situated within the Residence District, on the northern side of Goodell Avenue and east of NH Route 32.

B. Environmental Alternatives Inc. – Site Plan Modification

C. Dillant-Hopkins Airport Ground Mounted Solar – Site Plan Modification

D. Brief Zoning Audit Discussion and Document Handouts

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **July 23, 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. The meeting was held at Whitcomb Hall and online for the public. Other members present were Vice Chair Scott Self, Michael York, Richard Lane, Mark Scalera, Brandon Self, Alternate Jane Johnson, and Selectman's Representative Alan Gross. Also present was Town Planner Adam Paquette and Recording Secretary Susan Ells.

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

Absent: Alternates Stacey Goodale and Charlie Harbeck

Others Present:
Kai Kraemer with FACT TV, John Noonan - Fieldstone Land Consultants, Sarah Bollinger – Southwest Region Planning Commission

MINUTES:
The meeting minutes of July 9, 2026, were considered. An amendment was recommended by Scott Self. A motion was made by Richard Lane to approve the meeting minutes as amended. There was a second by Scott Self**.** All were in favor. With no further discussion, the motion passed.

PUBLIC COMMENT:
John Noonan from Fieldstone Land Consultants represents EAI who is planning an expansion to their building; he is requesting a recommendation from the Board whether a new site plan application, a site plan modification, or a conditional use permit would be needed. Adam Paquette commented that he believes this expansion exceeds the scope of a site plan modification but noted that the Board could decide and added that he doesn't expect a need for a conditional use permit. Scott Self read the pertinent section of the Site Plan Regulations. The consensus of the Board would be to recommend a site plan modification.

REGIONAL IMPACT
A Motion was made by Scott Self that there was no regional impact. There was a second by Brandon Self. All were in favor. With no further discussion, the motion passed.

Chair Ames opened the public hearing at 6:16

PUBLIC HEARING:
A. **Site Plan Review Regulation Changes**
The Board considered amending Section VII, Article 6.d of the Site Plan Review Regulations to clarify that a plat must be signed by a registered engineer or surveyor only if one was used to create it.

There was no public comment.

Chair Ames closed the public hearing at 6:18pm

A motion was made by Brandon Self to approve the proposed change to the Site Plan Regulation. Mark Scalera seconded the motion; all were in favor and the motion passed unanimously.

Discussions and Other Business:

A. Home-Based Childcare Zoning: Discussion on SWRPC Memo

Adam Paquette reviewed the memo provided by Sarah Bollinger regarding recent changes to the RSA; the Board discussed the content of the memo with Sarah. **Family Day Care homes** and **Group Family Day Care homes** are permitted by right as accessory use in residential homes. Regarding the third category, **Child Care Centers**, the Board needs to consider whether they would be allowed in Commercial/Industrial, Commercial, and Industrial Park Districts. Currently, they are allowed in Village Business District 1 and 2 and the Business District. A decision is also needed for rural/ag districts. Sarah strongly recommended consolidating the language used for the facilities since currently the terms **daycare facility**, **daycare or kindergarten facility**, and **childcare facility** are used in different zoning districts.

Adam reviewed the next steps and decisions needed. Sarah will revise the memo and send it to Adam.

Chair Ames mentioned that a citizen pointed out to her that the legal meeting postings such as in the Sentinel don't always have the full address of the property being discussed; Adam replied that it is generally because there hasn't been one assigned yet, or to save on the size of the posting to save money. He said that the Map and Lot numbers are posted and that is all that is legally required.

ADJOURNMENT

A motion to adjourn was made by Brandon Self. There was a second to the motion by Richard Lane with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:20pm.

Next Meeting: August 6, 2026

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: August 6, 2026

RE: Planning Board #26-011 – Subdivision Application – Map 255 Lot 24

Proposal:

Lawrence Land Surveying, on behalf of Richard Whitney, has submitted a minor subdivision application for Tax Map 255 Lot 24. The application proposes separating the lot into three building lots. The parcel is located in the Rural/Agricultural district and located on the east side of Rabbit Hollow Road, south of Swanzey Lake Road.

Legal Notices:

The required notice was posted in three public places and on the Town's website on July 31, 2026. Certified letters were sent to abutting property owners on the same day. The legal notice appeared in the *Keene Sentinel* on Saturday, August 8, 2026. Upon a finding by the Board that the application meets the submission requirements of the Subdivision Regulations, the Board will vote to accept the application as complete. A public hearing on the merits of the proposal may follow immediately; if not, a public hearing will be scheduled for a time and date certain.

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

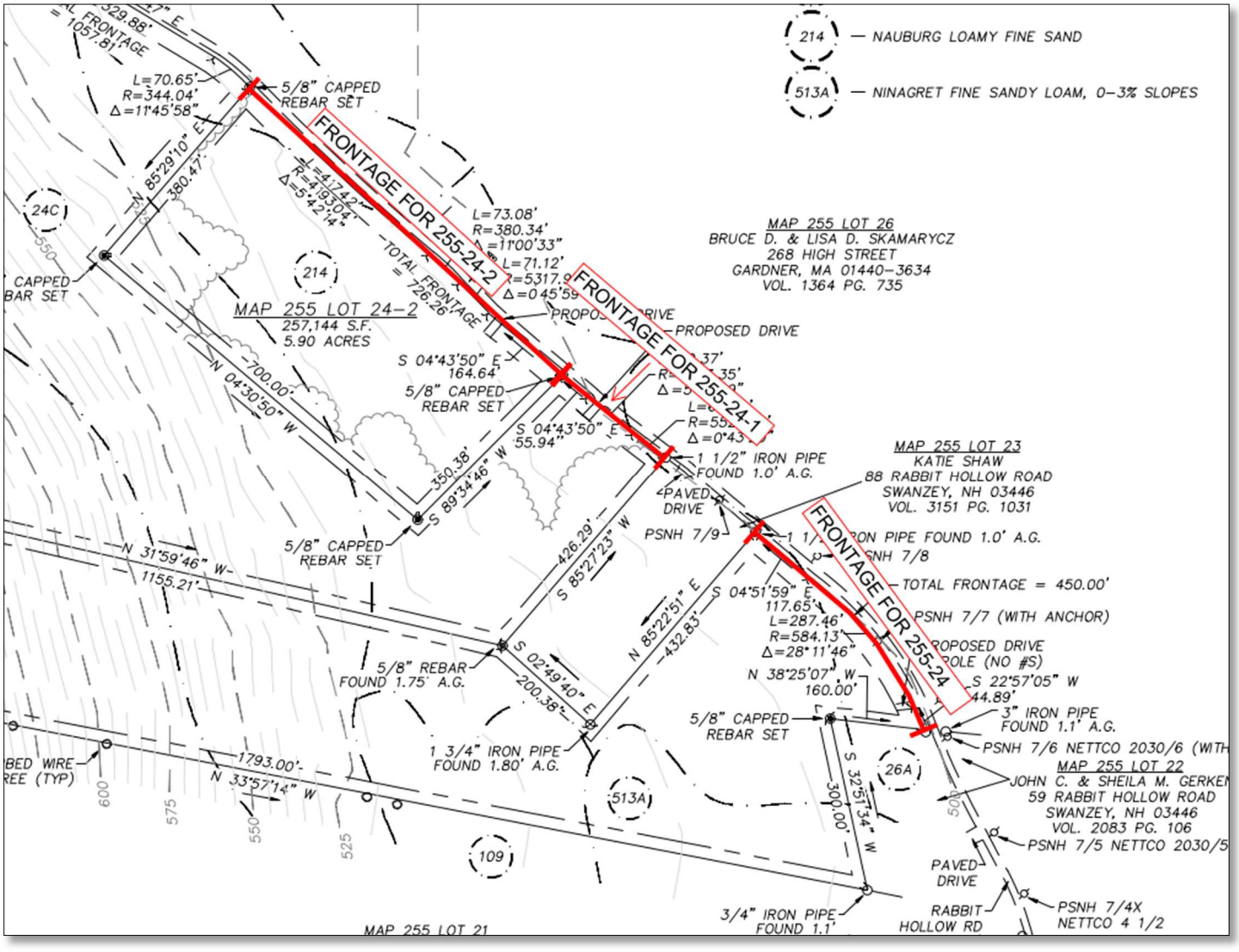
The applicant has requested waivers for several checklist items. Please see the page following the checklist for the waivers requested and reasoning behind the requests.

Applicable Ordinances and Regulations:

The applicant proposes subdividing Tax Map 255 Lot 24 into three building lots. The Rural/Agricultural district requires a three-acre minimum lot size and 225 feet of frontage on a town or state maintained road. While much of the current frontage on Rabbit Hollow Road is Class VI, the Board of Selectmen has already approved upgrading a portion of the road to Class V to satisfy the frontage requirements.

Table 1. Area of Land and Length of Frontage

	255-24 (existing)	255-24 (proposed)	255-24-1 (proposed)	255-24-2 (proposed)
Area	124.7 Acres	62.16 acres	56.6 Acres	5.9 Acres
Frontage	±475' Class V ±1,100' Class VI	±450' Class V	±225' Class V	±225' Class V ±501' Class VI



Staff Review and Recommendation

No concerns have been provided by Department Heads at this time. Based on its review, staff believes the Subdivision application is complete. Applicant will need approval from the Public Works Director following the road work, and for any access points off Rabbit Hollow Road.

Attachments

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

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

SUBDIVISION APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

2. Seven (7) paper copies of the application shall be submitted, in addition to an electronic submittal in Portable Document Format (*pdf), either by email or on a CD or flash drive. The mylar shall be provided at the time of public hearing.

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

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

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

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

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

TYPE OF APPLICATION:

☐ Lot Line Adjustment	☐ Technical Subdivision
☐ Minor Subdivision	☑ Major Subdivision

1. Name and address of owner(s) of record:
   RICHARD WHITNEY
   390 OLD HOMESTEAD HIGHWAY RICHMOND, NH 03470
   Preferred Telephone: 603-398-9195 Email: _____

2. Name and address of applicant (if different):
   LAWRENCE LAND SURVEYING, LLC
   579 KEENE ROAD WINCHESTER, NH 03470
   Preferred Telephone: 603-239-4387 Email: lawrencesepticdesign@yahoo.com

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
   LAWRENCE LAND SURVEYING, LLC
   579 KEENE ROAD WINCHESTER, NH 03470
   Preferred Telephone: 603-239-4387 Email: lawrencesepticdesign@yahoo.com

4. Street Address of Proposed Subdivision: RABBIT HOLLOW ROAD

5. Zoning District(s): RURAL / AGRICULTURAL Tax Map 255 Lot(s) 24

6. Purpose of the Application: SUBDIVIDE MAP 255 LOT 24 INTO 3 BUILDING LOTS

7. Number of lots and/or units for which approval is sought. (Unsubdivided land must be counted as a lot.) 3 Lots _____ Units

8. NH Department of Environmental Services Subdivision (Septic) Approval #:
   N/A (ALL LOTS GREATER THAN 5 ACRES)

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.

The following affidavits must be signed and dated:

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

6-30-26 _____
Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations. The Swanzey Planning Board and its agents will provide the applicant with at least three days' notice prior to accessing the property.

7-1-26 _____
Date Signature

I hereby authorize **CHARLES W. LAWRENCE** to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): _____ Date: 7-1-26

Signed (Agent): _____ Date: 6-30-26

FEE SCHEDULE

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

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

   Filing Fee: $60.00 plus $20.00 per lot (x 3) and $10.00 per lot (x 3) for Fire Department and Code Review. $ 150.00

3. Notice Fee: Current rates for Keene Sentinel and Certified Mail. (ESTIMATED) $ 200.00

4. Recording Fee: Current rates for Cheshire County Registry of Deeds. $ 51.00

Total Application Filing Fees: $ **401.00**

FOR PLANNING BOARD USE ONLY

Comments:

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

Date:_____

PLAT SUBMISSION CHECKLIST

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

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Proposed subdivision name or title.	✔		
2.	Name and address of owner.	✔		
3.	Scale of 1" = 30', written and graphic.			1'=200'
4.	North arrow.	✔		
5.	Locus plan.	✔		
6.	Name, license number and seal of surveyor.	✔		
7.	Boundary survey including bearings, distances and the location of permanent markers.	✔		
8.	Location and profiles with elevations of existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.			X
9.	Existing and proposed easements, rights-of-way, buildings, water courses, ponds, standing water, rock ledges, stone walls and other essential site features.	✔		
10.	Location of property lines, including entire undivided lot, lot areas and frontage on public right-of-way.	✔		
11.	Tax map and lot number according to the Town of Swanzey numbering system.	✔		
12.	Existing and proposed topographic contour boundaries at five (5) foot intervals.	✔		
13.	Location of ground water.			X
14.	Percolation tests and test results.			X
15.	Soil mapping types, slopes and boundaries.	✔		
16.	Deed restrictions.			X
17.	Open space to be preserved.			X
18.	Existing buildings and other man-made structures to remain.	✔		
19.	Existing and proposed streets with class, names and right-of-way widths.	✔		
20.	Final road profiles and cross sections.			X
21.	All drainage and erosion control plans approved by the CCCD, if applicable.			X
22.	State subdivision (septic) approval.			X
23.	State Highway/Municipal Access permit, as applicable.			PENDING

LAWRENCE LAND SURVEYING, LLC

BOUNDARY SURVEYS - SUBDIVISIONS - LOT LINE ADJUSTMENTS
TOPOGRAPHIC SURVEYS - SITE PLANS - SEPTIC DESIGN - FEMA SURVEYS

June 30, 2026

WAIVER REQUESTS

RE: Map 255 Lot 24 – Rabbit Hollow Road
Town of Swanzey Subdivision Checklist (Page 4 of 4)

To whom it may concern;
We request the following waivers for the above-mentioned requirements :

3. Requirement: Scale of 1"=30'.
   Justification: Due to the overall size of the original lot, a scale of 1"=200' was used.

8. Requirement: Location & profiles with elevations of existing.....
   Justification: This project does not include any connections to public water & sewer, existing or proposed drainage structures. If developed, lots will be served by private water wells and septic systems but NHDES approval is not required as all lots are greater than 5 acres.

13. Requirement: Location of ground water.
    Justification: Test pits were not performed.

14. Requirement: Percolation tests and test results.
    Justification: Test pits were not performed.

16. Requirement: Deed restrictions.
    Justification: No restrictions exist or are proposed.

17. Requirement: Open space to be preserved.
    Justification: No open space proposed.

20. Requirement: Final road profiles & cross sections.
    Justification: No new roads are proposed.

21. Requirement: All drainage & erosion control plans.....
    Justification: No new roads are proposed.

22. Requirement: State subdivision (septic) approval.
    Justification: All lots are greater than 5 acres.

Sincerely
Charles W. Lawrence

579 KEENE ROAD WINCHESTER, NH 03470
603-239-4387 FAX 603-239-8899
LAWRENCESEPTICDESIGN@YAHOO.COM

LAWRENCE LAND SURVEYING, LLC

BOUNDARY SURVEYS - SUBDIVISIONS - LOT LINE ADJUSTMENTS
TOPOGRAPHIC SURVEYS - SITE PLANS - SEPTIC DESIGN - FEMA SURVEYS

To Whom it may concern,

I, Richard Whitney, as owner of Swanzey Tax Map 255 Lot 24 located on Rabbit Hollow Road in Swanzey, do hereby grant Charles W. Lawrence of Lawrence Land Surveying, LLC with a place of business located at 579 Keene Road in Winchester NH 03470 the authorization to represent me on my behalf for the Swanzey Planning Board subdivision application of Map 255 Lot 24.

7-1-26

Richard Whitney Date

579 KEENE ROAD WINCHESTER, NH 03470
603-239-4387 FAX 603-239-8899
LAWRENCESEPTICDESIGN@YAHOO.COM

ABUTTERS LIST

SUBJECT LOT

Map 255 Lot 24
Richard Whitney
390 Old Homestead Highway
Richmond, NH 03470

ABUTTERS

Map 248 Lot 4
Deborah A. Gustafson
21 Dell Avenue
Needham, MA 02492-3609

Map 255 Lot 15
Robert H. & Lois A. Domina
227 Swanzey Lake Road
Swanzey, NH 03446

Map 255 Lot 22
John C. & Sheila M. Gerken
59 Rabbit Hollow Road
Swanzey, NH 03446

Map 255 Lot 25
Shawn Beattie
74 St. Moritz Circle
Willington, CT 06279

Map 260 Lot 9
Gregory S. Morse
27 West Main Street
West Brookfield, MA 01585

Map 260 Lot 12
Steven S. Gustafson
Barbara Gustafson 99 Rev Trust
14 Rabbit Hollow Road
Swanzey, NH 03446

Map 255 Lot 8
Christopher S. & Cheryl P. Domina
227 Swanzey Lake Road
Swanzey, NH 03446

Map 255 Lot 21 / Map 260 Lot 16
Edwin R. & Tina M. Hale
30 Rabbit Hollow Road
Swanzey, NH 03446

Map 255 Lot 23
Katie Shaw
88 Rabbit Hollow Road
Swanzey, NH 03446

Map 255 Lot 26
Bruce D. & Lisa D. Skamarycz
268 High Street
Gardner, MA 01440-3634

Map 260 Lot 10
Gregory S. & Heather L. Morse
27 West Main Street
West Brookfield, MA 01585

Map 260 Lot 15
Roger P. Toran
38 Vose Street
Framingham, MA 01702

Richard Whitney
390 Old Homestead Highway
Richmond, NH 03470

Deborah A. Gustafson
21 Dell Avenue
Needham, MA 02492-3609

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38 Vose Street
Framingham, MA 01702

Lawrence Land Surveying
579 Keene Road
Winchester, NH 03470

Know all men by these presents

That it, Beaman Lumber, Inc., a New Hampshire corporation,

of Winchester in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of --One or More-- dollars, to it in hand, before the delivery hereof, well and truly paid by Richard Whitney and Michele Major, as joint tenants and not as tenants in common, with rights of survivorship, of Route 32, (Street Address) Richmond, (Town or City) Cheshire, (County) New Hampshire, 03470, has (State) the receipt whereof it does es hereby acknowledge, ~~have~~ given, granted, bargained, sold and by these presents do give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Grantees and their heirs and assigns, forever, –

A certain tract of land situate in the Town of SWANZEY, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin set in the easterly line of the Rabbit Hollow Road at the southwest corner of land now or formerly of Donaldson;

thence southerly along the easterly line of said Rabbit Hollow Road seventeen hundred seventy-three (1,773) feet, more or less, to an iron pin set at or near the end of a stone wall in the easterly line of said Rabbit Hollow Road;

thence South 41° 15' East along a wire fence twelve hundred nine (1,209) feet, more or less, to the end of a stone wall;

thence South 49° 45' East along said stone wall six hundred ninety (690) feet, more or less, to a corner of walls, the last two courses being along land now or formerly of William A. Whalen;

thence North 47° 30' East and passing through a large boulder twelve hundred forty-one (1,241) feet, more or less, to an iron pipe at or near the great ledges;

thence North 29° 10' West one hundred ninety (190) feet, more or less;

thence North 15° West two hundred forty-five (245) feet, more or less, to a point in a boulder;

thence North 02° 30' East one hundred fifty (150) feet, more or less, to an iron pin;

thence North 43° East one hundred ten (110) feet, more or less, to an iron pin;

thence easterly two hundred fifty-three (253) feet, more or less, along a wire fence to an iron pin;

thence South 56° 15' East three hundred forty (340) feet, more or less, to an iron pin, the last six courses being along land now or formerly of Stanley Hill, also known as Hughes Hill with the first three of said courses being along the ledges;

thence N. 29° 20' 28" W. eighteen hundred thirty-five and fifteen hundredths (1,835.15) feet, more or less, along Lot # 3-005 as shown on the hereinafter mentioned plan to an iron pin;

thence South 48° West eight hundred seventeen (817) feet, more or less, along a wire fence to a pile of stones with a stake set;

thence North 32° 15' West along a wire fence seventeen hundred ninety-three (1,793) feet, more or less, to an iron pin found, the last three courses being along land now or formerly of one Hale;

thence southerly two hundred eighty (280) feet, more or less, to a corner;

thence northwesterly one hundred sixty (160) feet, more or less, to the Rabbit Hollow Road, so-called, at a point opposite an iron pipe with concrete bound;

thence southerly along said Rabbit Hollow Road four hundred (400) feet, more or less, to an iron pin at the northwesterly corner of land now or formerly of one Donaldson;

thence North 87° East four hundred thirty-four (434) feet, more or less, to an iron pin;

thence South 08° 15' East one hundred ninety-nine and five tenths (199.5) feet, more or less, to an iron pipe;

thence South 87° West four hundred fifty (450) feet, more or less, to an iron pin in the easterly line of said Rabbit Hollow Road, at the point of beginning; the last three courses being along land now or formerly of one Donaldson.

Containing 124.7 acres, more or less.

Being Lot 3 as shown on plan entitled "Subdivision Plat Prepared For Kermit H. & Priscilla R. Jackson, Town of Swanzey, County of Cheshire and State of N.H.", C. T. Male Associates, P.C., plan dated September 27, 1989 and recorded August 1, 1990, Cabinet 11, Dr. 5-445 of the Cheshire County Registry of Deeds. This description was in part also prepared from a plan captioned "Plan for the Estate of Esther P. Frazier, Swanzey, N.H. Scale 1"=300'" prepared Feburary 27, 1985 by William P. House, L.L.S. #53 and bearing his number Y2465A.

Being part of the premises conveyed by deed of Granite Bank to Beaman Lumber, Inc., dated August 28, 1992 and recorded in Vol. 1419, Page 806 of the Cheshire County Registry of Deeds.

Being ..... of the premises conveyed to ..... the said Grantor by deed of .....

....

dated ..... 19 ..... recorded in Vol. ..... Page ..... of the ..... Registry.

To Have and to Hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Grantees and their heirs and assigns, to their only proper use and benefit forever. And it the said Grantor and its successors and assigns do hereby convenant, grant and agree to and with the said Grantees and their heirs and assigns, that until the delivery hereof it is the lawful owner of the said premises, seized and possessed thereof in its own right in fee simple; and has full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; except as herein stated.

And that it and its successors and assigns shall and will warrant the same to the said Grantees and their heirs and assigns, against the lawful claims and demands of any person or persons whomsoever, except as herein stated.

~~And I, the subscriber, wife, husband of the Grantor, for the consideration aforesaid, do hereby release to the said Grantee all rights of curtesy, homestead, and other interests therein.~~

Witness my hand this 31ST day of July Anno Domini one thousand nine hundred and ninety-five.

BEAMAN LUMBER, INC.

Witness:

By Earl Beaman
Earl Beaman, President

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND X 3 HUNDRED AND 10 DOLLARS
MO | DAY | YR | AMOUNT
8 / 95 | 181811 | $310.-
VOID IF ALTERED

State of New Hampshire,
County of Cheshire

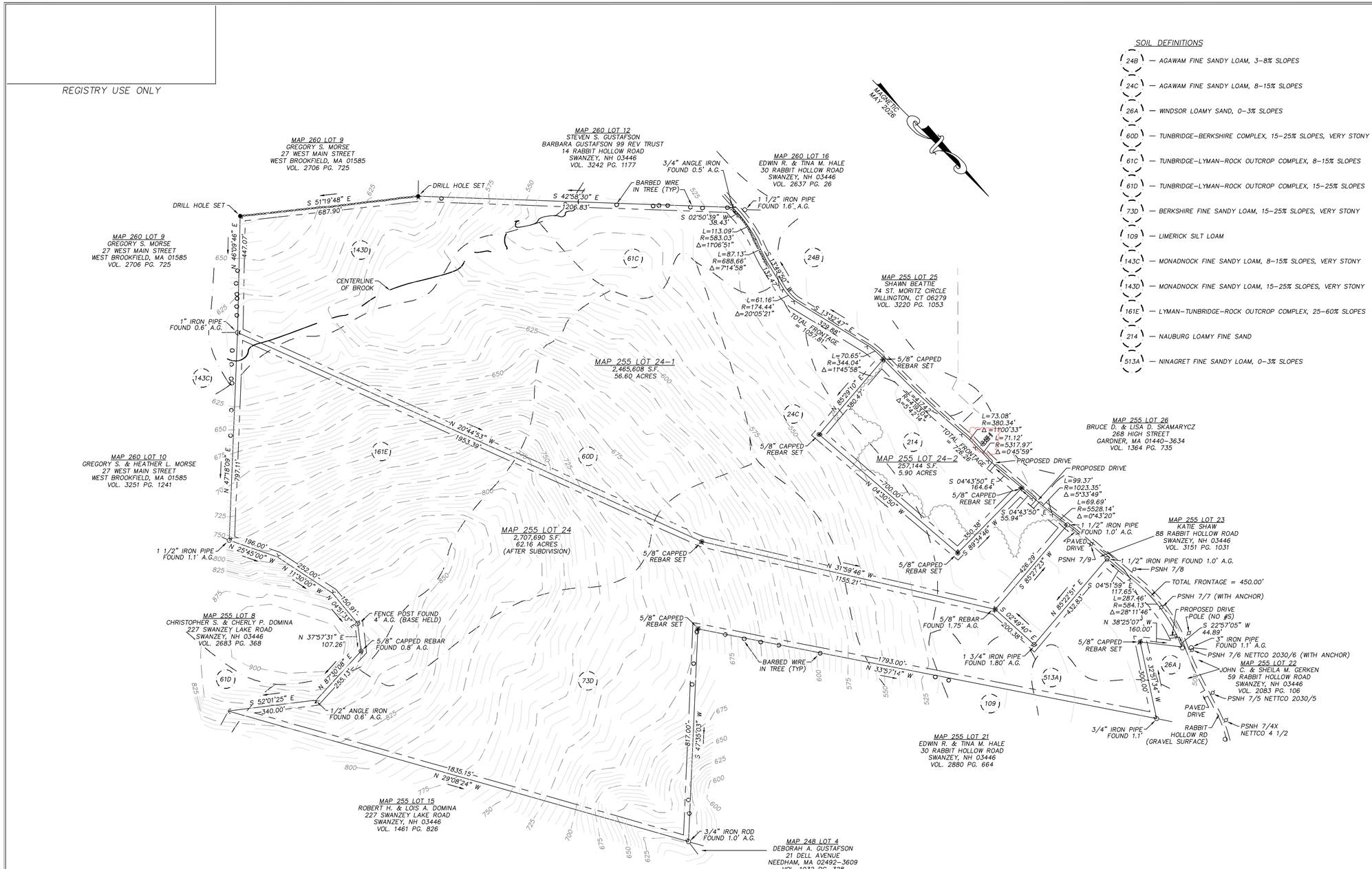
The foregoing instrument was acknowledged before me this 31ST day of July A.D. 19 95, by Earl Beaman, President of Beaman Lumber, Inc., duly authorized.

Harold B. Lo
Justice of the Peace.
~~*Notary Public.*~~

My commission expires: _____

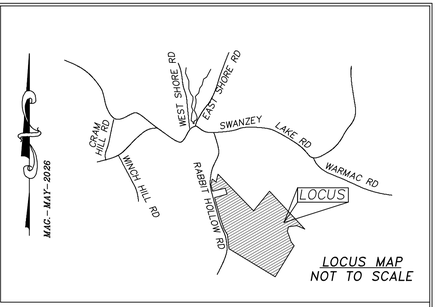
RECEIVED
CHESHIRE COUNTY
REGISTRY OF DEEDS
AUG - 1 1995
1-02 P.M.
EVELYN S. HUBAL
REGISTER

REGISTRY USE ONLY



SOIL DEFINITIONS

- 24B — AGAWAM FINE SANDY LOAM, 3–8% SLOPES
- 24C — AGAWAM FINE SANDY LOAM, 8–15% SLOPES
- 26A — WINDSOR LOAMY SAND, 0–3% SLOPES
- 60D — TUNBRIDGE–BERKSHIRE COMPLEX, 15–25% SLOPES, VERY STONY
- 61C — TUNBRIDGE–LYMAN–ROCK OUTCROP COMPLEX, 8–15% SLOPES
- 61D — TUNBRIDGE–LYMAN–ROCK OUTCROP COMPLEX, 15–25% SLOPES
- 73D — BERKSHIRE FINE SANDY LOAM, 15–25% SLOPES, VERY STONY
- 109 — LIMERICK SILT LOAM
- 143C — MONADNOCK FINE SANDY LOAM, 8–15% SLOPES, VERY STONY
- 143D — MONADNOCK FINE SANDY LOAM, 15–25% SLOPES, VERY STONY
- 161E — LYMAN–TUNBRIDGE–ROCK OUTCROP COMPLEX, 25–60% SLOPES
- 214 — NAUBURG LOAMY FINE SAND
- 513A — NINAGRET FINE SANDY LOAM, 0–3% SLOPES



LOCUS MAP
NOT TO SCALE

NOTES

1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 255 LOT 24 INTO THREE BUILDING LOTS.

2) DEED REFERENCE FOR MAP 255 LOT 24: VOLUME 1530 PAGE 474 RICHARD WHITNEY & MICHELE MAJOR ROUTE 32 RICHMOND, NH 03470.

3) TOTAL AREA OF MAP 255 LOT 24 BEFORE SUBDIVISION IS 124.66 ACRES.

4) MAP AND LOT NUMBERS REFER TO THE TOWN OF SWANZEY PROPERTY MAPS.

5) CURRENT ZONING IS RURAL / AGRICULTURAL DISTRICT.

MINIMUM LOT AREA – 3 ACRES,
MINIMUM FRONTAGE – 225 FEET
FRONT SETBACK – 30 FEET
SIDE/REAR – 20 FEET

6) RABBIT HOLLOW ROAD IS ASSUMED TO BE A 2 ROD R.O.W. BASED ON EXISTING BOUNDARY EVIDENCE.

7) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.

8) ELEVATIONS ARE BASED ON USGS DATA AND FIELD VERIFIED. CONTOUR INTERVAL IS FIVE FEET.

9) THE PROPOSED LOTS COMPLY WITH THE CURRENT ZONING REQUIREMENTS OF THE TOWN OF SWANZEY ZONING ORDINANCE.

.
.

PLAN REFERENCES

1) PLAN ENTITLED: "SUBDIVISION PLAT PREPARED FOR KERMIT H. & PRISCILLA R. JACKSON TOWN OF SWANZEY, COUNTY OF CHESHIRE, STATE OF N.H."; PREPARED BY: C.T. MALE ASSOCIATES, P.C.; DATED: SEPTEMBER 27, 1989; PLAN SCALE: 1"=200'; RECORDED AT: C.C.R.D. CABINET 11 DRAWER 05 PAGE 445..

2) PLAN ENTITLED: "PLAT OF H. LEROY & REBECCA M. HACKLER SUBDIVISION OLD CALVIN CURTIS ROAD SWANZEY, N.H."; PREPARED BY: THOMAS W. FLAVIN, JR.; DATED: MAY 4, 1983; SCALE: 1"=300'; RECORDED AT: C.C.R.D. PLAN BOOK 48 PAGE 100.

3) PLAN ENTITLED: "CONSERVATION EASEMENT PLAN OF BEAR DEN LOT, TIPPING ROCK FARM, LAND OF CHARLES W. DOMINA & JUDITH DIMOCK"; PREPARED BY: EDWARD C. GOODRICH, JR.; DATED: MAY 11, 2010; SCALE: 1"=150'; RECORDED AT: C.C.R.D. CABINET 13 DRAWER 08 PAGE 75.

4) PLAN ENTITLED: "BOUNDARY LINE ADJUSTMENT PLAT LAND OF BEAMAN LUMBER, INC. WARMAC ROAD SWANZEY, NH"; PREPARED BY: CONNECTICUT VALLEY LAND SURVEYING, INC; DATED: JULY 22, 1993; SCALE: 1"=100'; RECORDED AT C.C.R.D. CABINET 11 DRAWER 08 PAGE 975.

APPROVED AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF RSA 674 BY THE TOWN OF SWANZEY, N.H. PLANNING BOARD. _____, 2026

BY _____, CHAIRMAN

BY _____, SECRETARY

NO.	DATE	REVISION	BY

PROPOSED 3 LOT SUBDIVISION

MAP 255 LOT 24
RABBIT HOLLOW ROAD
SWANZEY, N.H.

DATE: MAY 18, 2026 SCALE: 1" = 200'

PREPARED FOR :

RICHARD WHITNEY
390 OLD HOMESTEAD HWY
RICHMOND, NH 03470

LEGEND

- REBAR SET
- DRILL HOLE SET
- REBAR FOUND
- IRON PIPE / IRON ROD FOUND
- ANGLE IRON FOUND
- A.G. — ABOVE GRADE
- UTILITY POLE
- GUY ANCHOR
- STONE WALL
- TREE LINE
- SOIL BOUNDARY
- 60D — SOIL TYPE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

IT IS HEREBY CERTIFIED THAT I, RICHARD WHITNEY AM THE OWNER OF MAP 255 LOT 24 AS DEPICTED HEREON, WITNESS MY DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 1530 PAGE 474, AND APPROVE OF THIS SUBDIVISION.

RICHARD WHITNEY DATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000.

STATE OF NEW HAMPSHIRE — No. 1120 CHARLES W LAWRENCE — LICENSED LAND SURVEYOR

JULY 16, 2026
DATE

LAWRENCE LAND SURVEYING, LLC.
BOUNDARY SURVEYS – SUBDIVISIONS – SITE PLANS – LOT LINE ADJUSTMENTS
TOPOGRAPHIC SURVEYS – SEPTIC DESIGN – FEMA SURVEYS
579 KEENE ROAD WINCHESTER, NH 03470
603-239-4387 LAWRENCESEPTICDESIGN@YAHOO.COM

CLIENT: WHITNEY	JOB # 003	F.B. 26-1	SHEET 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	ROW
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

247	248	249
256	255	254
259	260	261

GN

MAP NO. 255

Town of Swanzey, NH

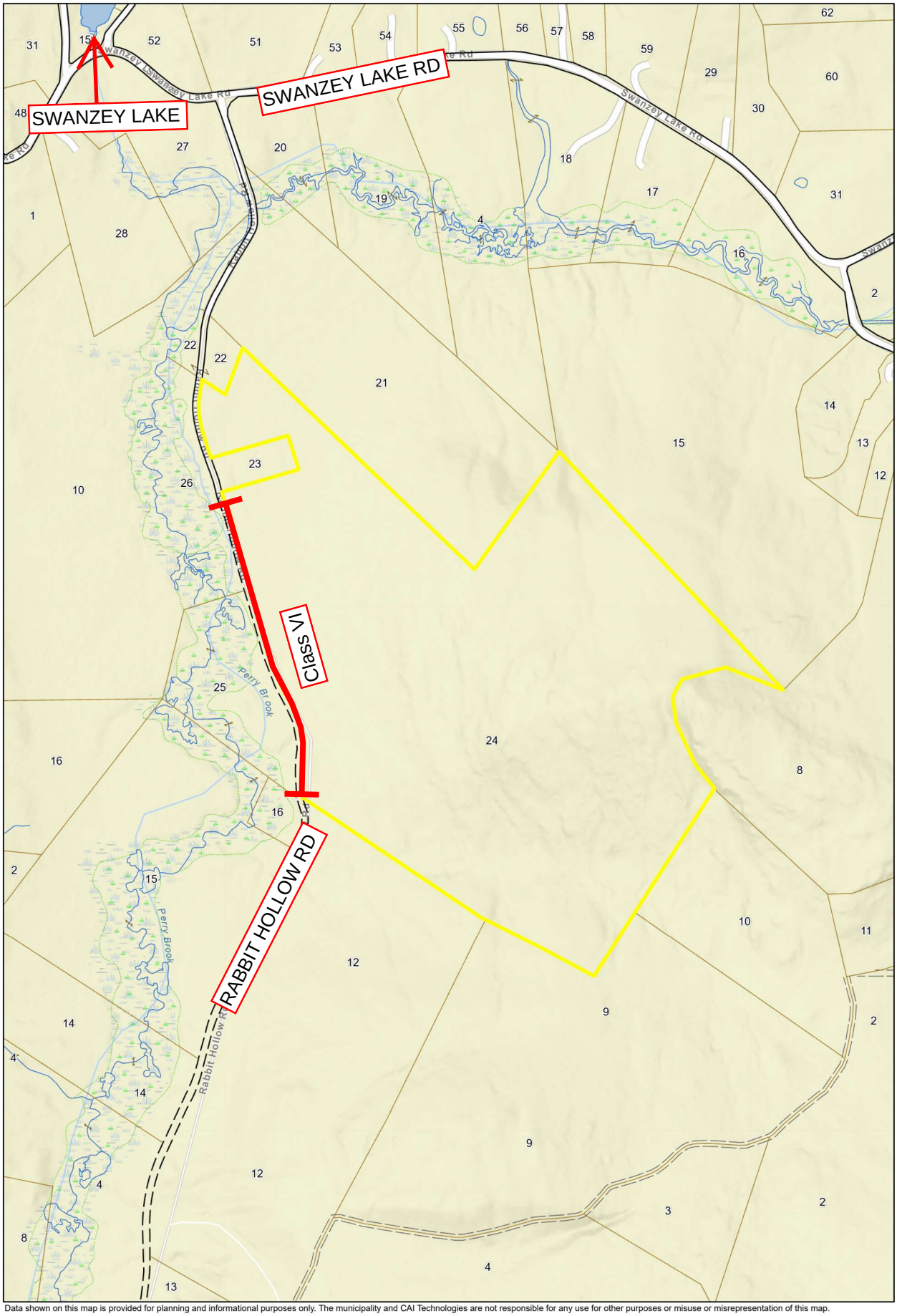
August 6, 2026

1 inch = 500 Feet

0 500 1000 1500

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



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

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: August 6, 2026

RE: Planning Board #26-012 – Boundary Line Adjustment – Map 249 Lot 49 & 50

Proposal:

Promised Land Survey, on behalf of Chad and Alice Fontaine and Deborah Hamel, submitted a Boundary Line Adjustment application for Tax Map 249, Lots 49 and 50. Located at 102 and 110 Goodell Avenue, the properties sit in the Residence District on the north side of the road, east of NH Route 32. The application seeks to adjust the shared boundary line between the two parcels.

Legal Notices:

The required notice was posted in three public places and on the Town's website on July 31, 2026. Certified letters were sent to abutting property owners on the same day. The legal notice appeared in the *Keene Sentinel* on Saturday, August 8, 2026. Per the Subdivision Regulations:

> No public hearing is required for minor lot line adjustments or boundary agreements which do not create buildable lots, except that notice to abutters shall be given prior to approval of the application in accordance with RSA and any abutter may be heard on the application upon request.

Regional Impact

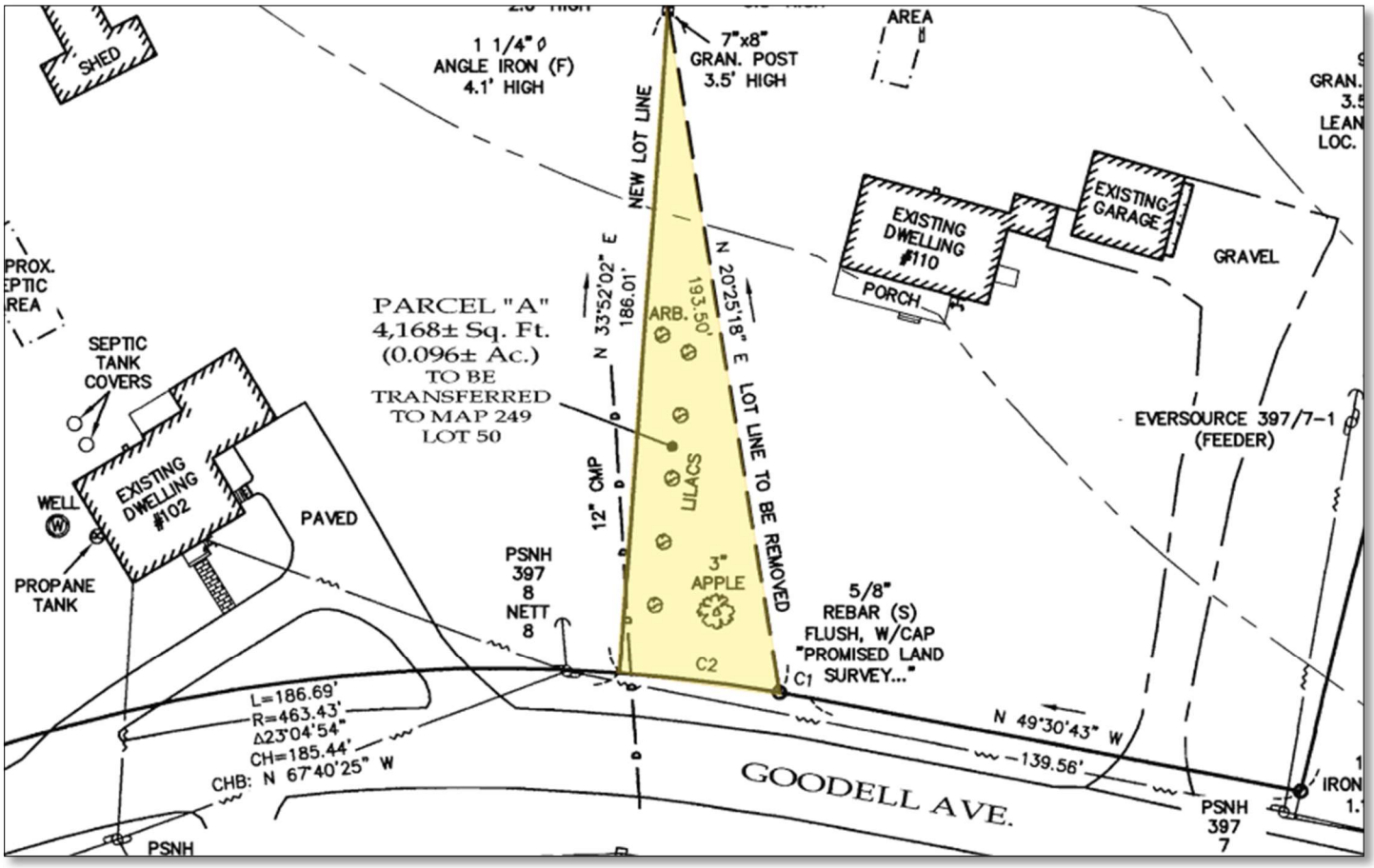
Staff have evaluated the proposal and find that it does not have the potential for "regional impact" under RSA 36:55, but the Board must make the final determination.

Applicable Ordinances and Regulations:

The applicant proposes adjusting the shared lot line between 102 and 110 Goodell Avenue. The required lot size for the Residence District is 1 Acre, and the required frontage is 150' off a town or state-maintained road.

Table 1. Area of Land and Length of Frontage

	249-49 (existing)	249-49 (proposed)	249-50 (existing)	249-50 (proposed)
Area	5.89 Acres	5.79 acres	1.82 Acres	1.92 Acres
Area Change	- 0.1 Acres		+ 0.1 Acres	
Frontage	±230’	±186’	±146’	±190’
Frontage Change	- 44’		+ 44’	



Staff Review and Recommendation

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

Attachments

A. Application
B. Boundary Line Adjustment Plans
C. Tax Map

APPLICATION FOR BOUNDARY LINE ADJUSTMENT
TOWN OF SWANZEY (REV. 4/99)

(Note: This form and all required information must be filed at least 21 days before the date of the meeting at which it is to be submitted to the Planning Board. Filing is to be done at Planning Office, Swanzey Town Hall, or by mail to PO Box 10009, Swanzey, NH 03446)

Date Received Stamp

Name, mailing address & telephone # of Applicant
PROMISED LAND SURVEY, LLC; PO BOX 447 DERRY, NH 03038; 603-432-2112

Name, mailing address & telephone # of owner of record, if other than Applicant
CHAD J. & ALICE M. FONTAINE; 102 GOODELL AVE, SWANZEY, NH 03446

Name, mailing address & telephone # of other party to boundary line adjustment
DEBORAH LYNN HAMEL; 412 SOUTH RD, PARSONSFIELD, ME 04047

Street address of properties involved
102 & 110 GOODELL AVE

Tax Map and Lot # of parcels to be adjusted	**Zoning District**
MAP 249 LOTS 49 & 50	RESIDENCE

Name, mailing address & telephone # of surveyor
PROMISED LAND SURVEY, LLC; PO BOX 447, DERRY, NH 03038; 603-432-2112

Abutters: Attach a separate sheet listing Town of Swanzey Tax Map & lot #, name and mailing address of all abutters, including those across a street, brook or stream. Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application

Fees: Applicant will be billed prior to hearing. THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING BOARD UNTIL SUCH TIME AS ALL FEES ARE PAID.

Fee Schedule:

Application Fee - $30.00
Notice Fee - Current Fee for Certified Mail (return receipt)
Recording Fees – Current rates for Cheshire County Registry of Deeds

APPLICATION FOR BOUNDARY LINE ADJUSTMENT – PAGE TWO
TOWN OF SWANZEY (REV. 4/99)

I/We hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing this boundary line adjustment and any other inspections deemed necessary by the Board or its agents to ensure conformance.

Further, I/We certify 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 boundary line adjustment of this property shall be borne by the Applicant(s) and/or Owner(s).

Signatures of Owners of Properties Involved

Date: June 23, 2026 — Deborah Hamel

Date: 06/23/2026

6/29/26

FOR PLANNING BOARD USE ONLY
Comments:

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

Date:_____

Chair

Secretary

Chad J. & Alice M. Fontaine
102 Goodell Ave.
Swanzey, NH 03446

Chad J. & Alice M. Fontaine
102 Goodell Ave.
Swanzey, NH 03446

Chad J. & Alice M. Fontaine
102 Goodell Ave.
Swanzey, NH 03446

Deborah Lynn Hamel
412 South Rd.
Parsonsfield, ME 04047

Deborah Lynn Hamel
412 South Rd.
Parsonsfield, ME 04047

Deborah Lynn Hamel
412 South Rd.
Parsonsfield, ME 04047

South Branch Group
C/o Lynwood Patnode, Jr.
42 Route 12A
Surry, NH 03431

South Branch Group
C/o Lynwood Patnode, Jr.
42 Route 12A
Surry, NH 03431

South Branch Group
C/o Lynwood Patnode, Jr.
42 Route 12A
Surry, NH 03431

Deana Pratt Lariviere
Robert Lariviere III
105 South Rd.
Swanzey, NH 03446

Deana Pratt Lariviere
Robert Lariviere III
105 South Rd.
Swanzey, NH 03446

Deana Pratt Lariviere
Robert Lariviere III
105 South Rd.
Swanzey, NH 03446

Joseph A. Labarre, Jr.
Silvia T. Labarre
PO Box 10233
Swanzey, NH 03446

Joseph A. Labarre, Jr.
Silvia T. Labarre
PO Box 10233
Swanzey, NH 03446

Joseph A. Labarre, Jr.
Silvia T. Labarre
PO Box 10233
Swanzey, NH 03446

David W. Whitcomb
81 South Rd.
Swanzey, NH 03446

David W. Whitcomb
81 South Rd.
Swanzey, NH 03446

David W. Whitcomb
81 South Rd.
Swanzey, NH 03446

Larry G. & Debra J. Goodell
PO Box 10221
Swanzey, NH 03446

Larry G. & Debra J. Goodell
PO Box 10221
Swanzey, NH 03446

Larry G. & Debra J. Goodell
PO Box 10221
Swanzey, NH 03446

Sofia E. & Nathan W. Muchmore
116 Goodell Ave.
Swanzey, NH 03446

Sofia E. & Nathan W. Muchmore
116 Goodell Ave.
Swanzey, NH 03446

Sofia E. & Nathan W. Muchmore
116 Goodell Ave.
Swanzey, NH 03446

Sandra M. Daniel
111 Goodell Ave.
Swanzey, NH 03446

Sandra M. Daniel
111 Goodell Ave.
Swanzey, NH 03446

Sandra M. Daniel
111 Goodell Ave.
Swanzey, NH 03446

Scott R. & Lisa M. Lagerberg
103 Goodell Ave.
Swanzey, NH 03466

Scott R. & Lisa M. Lagerberg
103 Goodell Ave.
Swanzey, NH 03466

Scott R. & Lisa M. Lagerberg
103 Goodell Ave.
Swanzey, NH 03466

Promised Land Survey, LLC
PO Box 447
Derry, NH 03038

Town of Swanzey
PO Box 10009
Swanzey, NH 03446

Promised Land Survey, LLC
PO Box 447
Derry, NH 03038

Town of Swanzey
PO Box 10009
Swanzey, NH 03446

Promised Land Survey, LLC
PO Box 447
Derry, NH 03038

Town of Swanzey
PO Box 10009
Swanzey, NH 03446

Abutters List (07/22/2026)

#102 & 110 Goodell Ave.
Swanzey, NH 03446
Tax Map 249 Lots 49 & 50

	Map	Lot(s)	Owner
Landowner	249	49	Chad J. & Alice M. Fontaine 102 Goodell Ave. Swanzey, NH 03446
	249	50	Deborah Lynn Hamel 412 South Rd. Parsonsfield, ME 04047
Abutters			
	249	24	South Branch Group C/o Lynwood Patnode, Jr. 42 Route 12A Surry, NH 03431
	249	30	Deana Pratt Lariviere Robert Lariviere III 105 South Rd. Swanzey, NH 03446
	249	31	Joseph A. Labarre, Jr. Silvia T. Labarre PO Box 10233 Swanzey, NH 03446
	249	32	David W. Whitcomb 81 South Rd. Swanzey, NH 03446
	249	48	Larry G. & Debra J. Goodell PO Box 10221 Swanzey, NH 03446
	249	51	Sofia E. & Nathan W. Muchmore 116 Goodell Ave. Swanzey, NH 03446
	249	117, 118	Sandra M. Daniel 111 Goodell Ave. Swanzey, NH 03446

249	119	Scott R. & Lisa M. Lagerberg 103 Goodell Ave. Swanzey, NH 03466

Land Surveyor	Promised Land Survey, LLC PO Box 447 Derry, NH 03038
Town of Swanzey	Town of Swanzey PO Box 10009 Swanzey, NH 03446

Doc # 1800606 Jan 24, 2018 9:54 AM
Book 3015 Page 0049 Page 1 of 2
Register of Deeds, Cheshire County
Anna Z. Tilton-Register of Deeds

C/H
L-CHIP
CHA074177

Commitment Number: 23272758
Seller's Loan Number: 2300467782

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SWNZ M: 025 B: 007

QUITCLAIM DEED

Exempt: Section 78-B:2(V): To a deed or other instrument which corrects a deed or other instrument previously given

Chad J. Fontaine and **Alice M. Fontaine FKA Alice M. Batchelder**, a married couple, whose mailing address is **102 Goodell Ave, Swanzey, NH 03446**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Chad J. Fontaine** and **Alice M. Fontaine**, a married couple, for their joint lives, with the remainder to the survivor of them, hereinafter grantee, whose tax mailing address is **102 Goodell Ave, Swanzey, NH 03446**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract of land with any buildings thereon situated in East Swanzey, county of Cheshire, State of New Hampshire shown as lot 7 parcel #1 on a plan of land entitled, "In town of East Swanzey, NH, Plan of Boundary Line Adjustment to Join Lots for Robert L. and Pauline O. Goodell", drawn by Frank A. Gline, Jr. Dated September 22, 1995 recorded in the Cheshire county registry of Deeds at C12 D1 - 45. Assessor's Parcel No: SWNZ M: 025 B: 007
Property Address is: 102 Goodell Ave, Swanzey, NH 03446

Prior instrument reference: **0011114, Official Records Book 2540, Page 894**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 1/16 ~~2017.~~ 2018 2F CSF

Chad J. Fontaine

Alice M. Fontaine FKA Alice M. Batchelder

STATE OF NH
COUNTY OF Cheshire

The foregoing instrument was acknowledged before me on January 16, 2018 by **Chad J. Fontaine** and **Alice M. Fontaine FKA Alice M. Batchelder** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

LAURALEI KNIGHT
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES FEBRUARY 28, 2019
NOTARY PUBLIC

Doc # 1804285 Jun 7, 2018 11:36 AM
Book 3027 Page 1079 Page 1 of 2
Register of Deeds, Cheshire County
Anna Z. Tilton-Register of Deeds

C/H
L-CHIP
CHA076736

Return to:

Deborah Lynn Nininger
110 Goodell Avenue
Swanzey, NH 03446

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****2 Thousand 3 Hundred 85 Dollars
DATE 06/07/2018 CH845018$ AMOUNT ****2385.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Lynn M. Tenney**, single, of 110 Goodell Avenue, Swanzey, NH 03446, for consideration paid, grant to **Deborah Lynn Nininger**, of Po Box 425, Center Sandwich, NH 03227, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Christina M. Kent dated 12/8/2017 and recorded at Book 3010, Page 980 in the Cheshire County Registry of Deeds.

I, the grantor herein hereby release all rights of homestead in the above-described premises.

Executed this 6 day of June, 2018.

Lynn M. Tenney

State of New Hampshire

County of Cheshire 6/6/2018

Then personally appeared before me the said Lynn M. Tenney and acknowledged the foregoing to be her voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration: 12/16/20

HOLLY A. GORSUCH
MY COMMISSION EXPIRES DEC. 16, 2020
NOTARY PUBLIC NEW HAMPSHIRE

EXHIBIT A

Two certain tracts of land with the buildings thereon in Swanzey, County of Cheshire and State of New Hampshire, bounded and described as follows:

TRACT 1:

A certain tract with the buildings thereon Swanzey, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at the southwest corner of the premises herein described on the northerly line of Goodell Avenue;

Thence easterly on said Goodell Avenue about 140 feet to land formerly of Margaret M. Goodell, more recently land of Robert Hamlin (see Plan Cabinet 11, Dr. 9-125);

Thence northerly on said Hamlin land about 140 feet;

Thence westerly about 180 feet on a line of stone posts bounding on other land of Barbara V. Goodell (Tract 2 below);

Thence southerly about 164 feet to the point of beginning.

TRACT 2:

A certain tract of land in Swanzey, County of Cheshire and State of New Hampshire, bounded and described follows:

Beginning at the northwest corner of other land of Barbara V. Goodell (Tract 1 above);

Thence easterly 180 feet, more or less, to the northeast corner of said Tract 1;

Thence northerly on an extension of the east line of Tract 1 bounding on land formerly of Margaret M. Goodell, more recently land of Robert Hamlin, to the river;

Thence westerly on the river to a point in line of land formerly of L. Agnes Goodell;

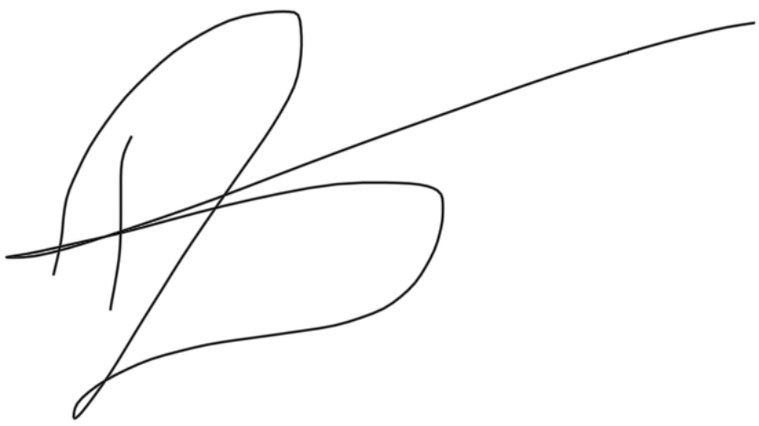
Thence southerly along land formerly of L. Agnes Goodell to the point of beginning (the last course is intended to be an extension of the west line of Tract 1 above – see Deed recorded with the Cheshire Co. Registry of Deeds in Book 564, Page 149.)

Date:

To:
Town of Swanzey
PO Box 10009
620 Old Hampstead Highway
Swanzey, NH 03446

Re: Permission to Represent Subject Lot: Map 249 Lot 49
Name: Alice Fontaine
Address:
Town/State: Swanzey NH

Dear Planning Board
I, Alice Fontaine, (owner) hereby give permission to Promised Land Survey, LLC to represent my interests in reference to a Lot Line Adjustment of my lot with 110 Goodell Ave, Map 249 lot 50.
Respectfully.



Date: 2/21/26

To:

Town of Swanzey
PO Box 10009
620 Old Hampstead Highway
Swanzey, NH 03446

Re: Permission to Represent
Subject Lot: Map 249 Lot 49

Name: Chad J. Fontaine
Address: 102 Goodell Ave
Town/State: Swanzey, NH 03446

Dear Planning Board

I, CHAD FONTAINE, (owner) hereby give permission to Promised Land Survey, LLC to represent my interests in reference to a Lot Line Adjustment of my lot with 110 Goodell Ave, Map 249 lot 50.

Respectfully.

To:

Town of Swanzey
PO Box 10009
620 Old Hampstead Highway
Swanzey, NH 03446

Re: Permission to Represent
Subject Lot: Map 249 Lot 50

Name: Deborah Lynn Hamel
Address: 412 South Road
Town/State: Parsonsfield, ME 04047
Property: 110 Goodell Ave, Swanzey, NH

Dear Planning Board

I, Deborah Lynn Hamel, (owner) hereby give permission to Promised Land Survey, LLC to represent my interests in reference to a Lot Line Adjustment of my lot with 102 Goodell Ave, Map 249 lot 49.

MAP 249 LOT 31
N/F JOSEPH A. LABARRE, JR.
SILVIA T. LABARRE
PO BOX 10233
SWANZEY, NH 03446

MAP 249 LOT 30
N/F DEANA PRATT LARIVIERE
ROBERT LARIVIERE III
105 SOUTH RD.
SWANZEY, NH 03446

MAP 249 LOT 32
N/F DAVID W. WHITCOMB
81 SOUTH RD.
SWANZEY, NH 03446

MAP 249 LOT 24
N/F SOUTH BRANCH GROUP
C/O LYNWOOD PATNODE, JR.
42 ROUTE 12A
SURRY, NH 03431

0 40 80 120

LEGEND

- ANGLE IRON
- BOUND
- ELECTRIC METER
- GUYWIRE
- IRON PIPE/REBAR
- MAILBOX/PAPER BOX
- POST
- SHRUB
- SIGN
- STUMP
- TREE – DECIDIOUS
- UTILITY POLE
- VENT
- DRAINAGE LINE
- EDGE OF PAVEMENT
- EDGE OF RIVER
- OVERHEAD ELECTRIC
- BRICK
- BUILDING
- CONCRETE

ZONING

RESIDENCE DISTRICT MINIMUM:
AREA: 1.00 ACRES
FRONTAGE: 150'
WIDTH: 150' AT FRONT 35' SETBACK
SETBACKS:
FRONT – 30'
SIDE – 20'
REAR – 20'

DATUM

HORIZONTAL: NAD83–2011
VERTICAL: NAVD88 – GEOID18

NOTES

1) THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN MAP 249 LOTS 49 & 50, LOCATED AT 102 & 110 GOODELL AVE. IN SWANZEY, NEW HAMPSHIRE.
2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN SEPTEMBER OF 2025.
3) THE SUBJECT LOTS ARE SERVICED BY PRIVATE, ONSITE SEPTICS AND WELLS.
4) THE BEARING SYSTEM OF THIS PLAN IS REFERENCED TO NAD83–2011.
5) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
6) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
7) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY THAT DOES NOT FALL UNDER CURRENT PERMITTING.
8) ONSITE WETLANDS MAY NEED TO BE DELINEATED BY A CERTIFIED WETLAND SCIENTIST PRIOR TO ANY FUTURE EXCAVATION OR CONSTRUCTION ACTIVITY.
9) THE SOUTH BRANCH ASHUELOT RIVER FALLS UNDER THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA).
10) THE LOCATION OF THE SOUTH BRANCH ASHUELOT RIVER IS APPROXIMATE BASED ON THE SWANZEY, NH TAX MAP COLLABORATED WITH DIGITAL IMAGERY.

PLANS OF REFERENCE

1) "IN TOWN OF EAST SWANZEY N.H., PLAN OF BOUNDARY LINE ADJUSTMENT"; PREPARED FOR: ROBERT L. & PAULINE O. GOODELL; PREPARED BY: FRANK A. GLINE, JR.; DATED: SEPTEMBER 22, 1995; SCALE: 1"=100'. SEE CHESHIRE COUNTY REGISTRY OF DEEDS (CCRD) PLAN No. 241.
2) "PROPOSED THREE LOT SUBDIVISION"; PREPARED FOR: ROBERT HAMLIN; PREPARED BY: HERBERT E. RUSSELL, SR.; DATED: AUG. 2, 1994 TO AUG. 30, 1994; LAST REVISED: OCT. 27, 1994; SCALE: 1"=50'. SEE CCRD PLAN No. 242.

FEMA

A PORTION OF THESE PARCELS OF LAND (MAP 249 LOTS 49 & 50) LIES WITHIN SPECIAL FLOOD HAZARD AREA "AE" AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33005C0409E, HAVING AN EFFECTIVE DATE OF MAY 23, 2006.

STATE

1) NHDES SUBDIVISION APPROVAL: N/A
2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

NOTE:
SHEET 1 OF 1 SHALL BE RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE SWANZEY PLANNING BOARD. THIS 1 SHEET WHICH CONSTITUTES THE APPLICATION APPROVED BY THE SWANZEY PLANNING BOARD SHALL BE ON FILE AT THE SWANZEY PLANNING DEPARTMENT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	463.43'	8.49'	8.49'	N 50°02'12" W
C2	463.43'	45.06'	45.05'	N 53°20'50" W

SOUTH BRANCH ASHUELOT RIVER

186'± ALONG RIVER (SEE NOTE 10)

282'± ALONG RIVER (SEE NOTE 10)

APPROX. 50' WATERFRONT BUFFER

APPROX. 150' NATURAL WOODLAND BUFFER

APPROX. 250' SHORELAND PROTECTION DISTRICT

N 00°32'18" W 56'±

3/4" COPPER PIPE (F) 1.6' HIGH LEANING N'LY LOC. AT BASE

S 50°57'58" E 411.57' (TIE)

N 00°32'18" W 278.86'

N 35°12'29" E 68'±

5/8" REBAR (S) 0.6' HIGH, W/CAP "PROMISED LAND SURVEY..."

ROTTEN STUMP W/BW

S 38°27'45" E 253.82' (TIE)

S 49°09'44" W 74'±

MAP 249 LOT 49
ORIGINAL AREA
256,635± Sq. Ft.
(5.892± Ac.)
NEW AREA
252,467± Sq. Ft.
(5.796± Ac.)

MAP 249 LOT 50
ORIGINAL AREA
79,541± Sq. Ft.
(1.826± Ac.)
NEW AREA
83,709± Sq. Ft.
(1.922± Ac.)

TENT SHED

6' PICKET

5"x8" GRAN. POST (F) 2.5' HIGH

N 12°51'42" E 187.46'

N 35°12'29" E 145.03'

6"x7" GRAN. POST 4.6' HIGH

6"x8" GRAN. POST 0.8' HIGH

6"x9" GRAN. POST 4.0' HIGH

7"x7" GRAN. POST 2.6' HIGH

1 1/4" Ø ANGLE IRON (F) 3.5' HIGH

1 1/4" Ø ANGLE IRON (F) 4.1' HIGH

7"x8" GRAN. POST 3.5' HIGH

COOP

SHED

APPROX. SEPTIC AREA

3/4" IRON PIPE (F) 0.9' HIGH

9"x4" GRAN. POST (F) 3.5' HIGH LEANING WLY LOC. AT BASE

S 49°09'44" W 84.79'

6' STOCKADE

4' CHAIN LINK

MAP 249 LOT 51
N/F SOFIA E. & NATHAN W. MUCHMORE
116 GOODELL AVE.
SWANZEY, NH 03446

MAP 249 LOT 48
N/F LARRY G. & DEBRA J. GOODELL
PO BOX 10221
SWANZEY, NH 03446

APPROX. SEPTIC AREA

SEPTIC TANK COVERS

EXISTING DWELLING #102

WELL

PROPANE TANK

PAVED

PARCEL "A"
4,168± Sq. Ft.
(0.096± Ac.)
TO BE TRANSFERRED TO MAP 249 LOT 50

N 33°57'07" E 186.01'

ARB

N 20°25'16" E 193.50'

12" CMP

LILACS

LOT LINE TO BE REMOVED

3" APPLE

5/8" REBAR (S) FLUSH, W/CAP "PROMISED LAND SURVEY..."

C1

C2

NEW LOT LINE

EXISTING DWELLING #110

EXISTING GARAGE

PORCH

GRAVEL

EVERSOURCE 397/7–1 (FEEDER)

S 43°26'53" W 193.67'

6' STOCKADE

PSNH 397 8 NETT

(TIE TO A 5"x8" GRAN. BND (F) BROKEN, DOWN 0.4')

7"x8" GRAN. POST (F) 4.4' HIGH

N 79°25'41" W 150.16'

L=186.69'
R=463.43'
Δ23°04'54"
CH=185.44'
CHB: N 67°40'25" W

N 49°30'43" W 139.56'

1 1/4" IRON PIPE (F) 1.1' HIGH

GOODELL AVE.

PSNH 397 13 13 NETT

MAP 249 LOT 119
N/F SCOTT R. & LISA M. LAGERBERG
103 GOODELL AVE.
SWANZEY, NH 03466

6"x7" GRAN. POSTS 3'± HIGH

MAP 249 LOT 118
N/F SANDRA M. DANIEL
111 GOODELL AVE.
SWANZEY, NH 03446

PSNH 397 7 NETT (TRANS.) (FEEDER)

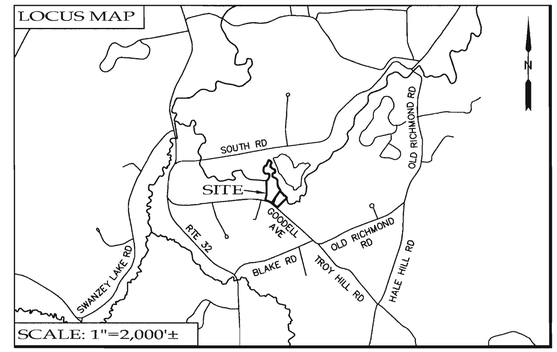
MAP 249 LOT 117
N/F SANDRA M. DANIEL
111 GOODELL AVE.
SWANZEY, NH 03446

BOUNDARY OVERVIEW
SCALE: 1"=150'

MAP 249 LOT 31
MAP 249 LOT 30
MAP 249 LOT 32
MAP 249 LOT 24
MAP 249 LOT 49
MAP 249 LOT 48
MAP 249 LOT 50
MAP 249 LOT 51
MAP 249 LOT 119
MAP 249 LOT 118
MAP 249 LOT 117

N:\Carlson2024\3851\DWG\d3851s1.dwg

LOCUS MAP



SCALE: 1"=2,000'±

LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF SWANZEY, NH IN ACCORDANCE WITH RSA 676.18 IV.

THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

STATE OF NEW HAMPSHIRE — No. 01068 — NEAL MATTHEW MCCARTHY — LICENSED LAND SURVEYOR

07-22-2026

NEAL M. MCCARTHY, LLS — DATE

APPROVED BY THE TOWN OF SWANZEY PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN — DATE

SECRETARY — DATE

LANDOWNERS OF RECORD

CHAD J. & ALICE M. FONTAINE
102 GOODELL AVE., SWANZEY, NH 03446
CHESHIRE COUNTY REGISTRY OF DEEDS BOOK 3015 / PAGE 0049

CHAD J. FONTAINE — DATE

ALICE M. FONTAINE — DATE

DEBORAH LYNN HAMEL
412 SOUTH ROAD, PARSONSFIELD, ME 04047
CHESHIRE COUNTY REGISTRY OF DEEDS BOOK 3027 / PAGE 1079

DEBORAH LYNN HAMEL — DATE

LOT LINE ADJUSTMENT PLAT
MAP 249 LOTS 49 & 50
102 & 110 GOODELL AVE.
SWANZEY, NEW HAMPSHIRE
JULY 22, 2026

PREPARED FOR:

CHAD J. & ALICE M. FONTAINE
102 GOODELL AVE.
SWANZEY, NH 03446

DEBORAH LYNN HAMEL
412 SOUTH ROAD
PARSONSFIELD, ME 04047

SCALE: 1"=40' — SHEET 1 OF 1

PREPARED BY:

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying •Wetlands • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY

PLS PROJECT #3851

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 ..... ROW
COMMON OWNERSHIP
WETLANDS

SCALE: 1" = 200'

FEET 200 100 0 200 400 600

METERS 50 25 0 50 100 150

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

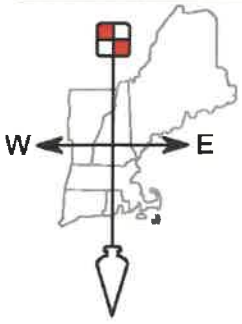
INDEX DIAGRAM

241	240	239
248	249	250
255	254	253

GN

MAP NO. 249

LETTER OF TRANSMITTAL



FIELDSTONE LAND CONSULTANTS, PLLC

Surveying ✦ Engineering
Land Planning ✦ Septic Designs

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

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

Date: July 24, 2026

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

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

❒ Shop drawings ■ Prints ■ Plans ❒ Samples ❒ Specifications

❒ Copy of letter ❒ Change order ❒ _____.

COPIES	DATE	NO.	DESCRIPTION
1	7/24/26		Site Plan Modification Application
1			Project Statement Letter
1			Abutters List & Labels
1			Letter of Authorization (Owner & Applicant)
4	7/24/26		Full Size Site Plans (22"x34")
1			Half Size Site Plans (11"x17")
1			Electronic Copy of all submittals above

THESE ARE TRANSMITTED as checked below:

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

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

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

■ For review and comment ❒ _____.

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

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

John Noonan

Project No. 3738.04

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

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

July 24, 2026

Swanzey Planning Board:

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

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

1. The building has been enlarged to 40' x 100', where 40' x 80' was approved.
2. The parking has been modified based on the larger building configuration.
3. The drainage has been revised based on the larger building configuration. All areas drain to the same stormwater management system as approved. There is no increase to impervious area.
4. The edge of pavement adjacent to the north wetlands does not change. (planning board concern)
5. The 50' wetland buffer added to plans (planning board request)

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

Kind regards,
Fieldstone Land Consultants

John Noonan, Project Manager

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

SITE PLAN MODIFICATION FORM AND CHECKLIST

General Requirements

- ☑ Project statement that **clearly describes the proposed modifications to the site**
- ☑ An updated copy of the **originally approved site plan** that **clearly shows the proposed modifications**
- ☑ An Amendment History Box that briefly describes the proposed changes

Example of an Amendment History Box:

Approval Date(s)	Changes to plan
05/12/2025	*One building made larger from 40'x80' to 40'x100'.*

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

PLANNING BOARD REVIEW

☐	APPROVAL	☐	DENIAL

Planning Board Chair / Vice Chair: _____ Date: _____

Conditions / Reasons / Rationale:

STAFF COMMENTS

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

July 24, 2026

FLC#3738.04 / JEN

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

Map 209 Lot 1, 21
Environmental Alternatives, Inc.
33 Whittemore Farm Road
Swanzey, NH. 03446

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

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

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

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

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

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

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

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

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

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

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

Map 105 Lot 14
Stephanie M. Normand &
James H. Aron
11 Page Ct.
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Chad Corbeil
106 Wilson Pond Road.
North Swanzey NH. 03431

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Russell Page
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1676 Route 9
Stoddard, NH. 03464

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Environmental Alternatives, Inc.
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Swanzey, NH. 03446

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

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

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1676 Route 9
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33 Whittemore Farm Road
Swanzey, NH. 03446

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

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

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

July 22, 2026

RE: Environmental Alternatives, Inc. – Site Plan Application
Safford Drive & Wilson Pond Rd - Swanzey, NH
Tax Map 209 Lot 1-1

To Whom It May Concern:

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

Very truly yours,

Signature: Christopher J Norton Print: Christopher J Norton Date 7/27/26

SITE DEVELOPMENT PLANS

EAI INDUSTRIAL BUSINESS

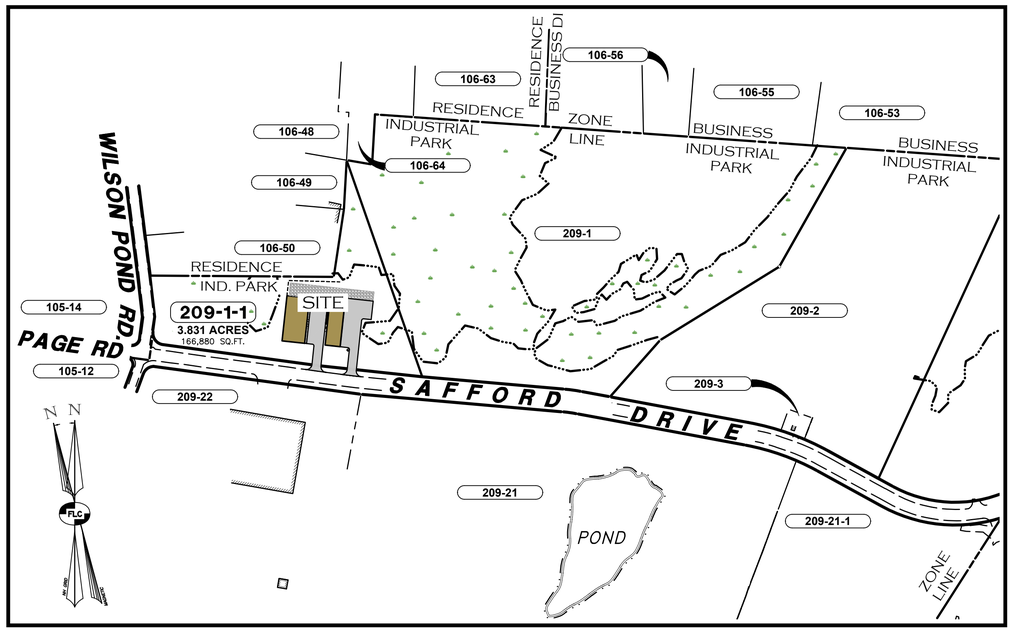
- TAX MAP 209, LOT 1-1 -

(SAFFORD DRIVE)

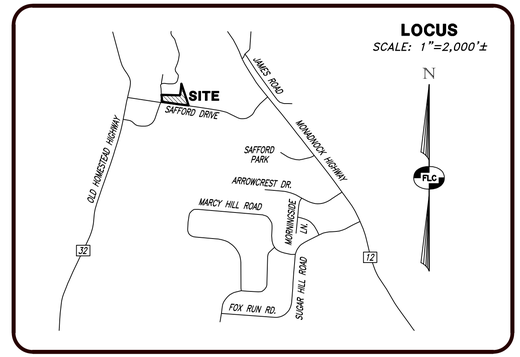
SWANZEY, NEW HAMPSHIRE

APRIL 17, 2025

REVISED: JULY 24, 2026



SCALE: 1"=200'



SHEET INDEX

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

PREPARED FOR & LAND OF:

ENVIRONMENTAL ALTERNATIVES, INC.

33 WHITTEMORE FARM ROAD, SWANZEY, NH 03446

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12197
LICENSED PROFESSIONAL ENGINEER
7/24/2026

OWNER'S SIGNATURE:_____ DATE:_____

APPROVED BY THE SWANZEY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY:

_____

_____

811 DigSafe MA-ME-NH-RI-VT

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

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

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	7/26/26	REVS TO 4K BUILDING SIZE PER CLIENT		CJC	JEN
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		CJC	JEN

FILE: 3738CV04D.dwg | PROJ. NO. 3738.04 | SHEET: CV-1 | PAGE NO. 1 OF 10

LEGEND:

EXISTING FEATURES

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

PROPOSED FEATURES

- TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- 519.5 — SPOT GRADE ELEVATION
- 319.5 / 319.0 — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — WATER MAIN
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN
- DIRECTIONAL OF TRAVEL ARROW, PAINTED
- GUARD RAIL
- VINYL VENCE

STRUCTURE DATA:

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

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

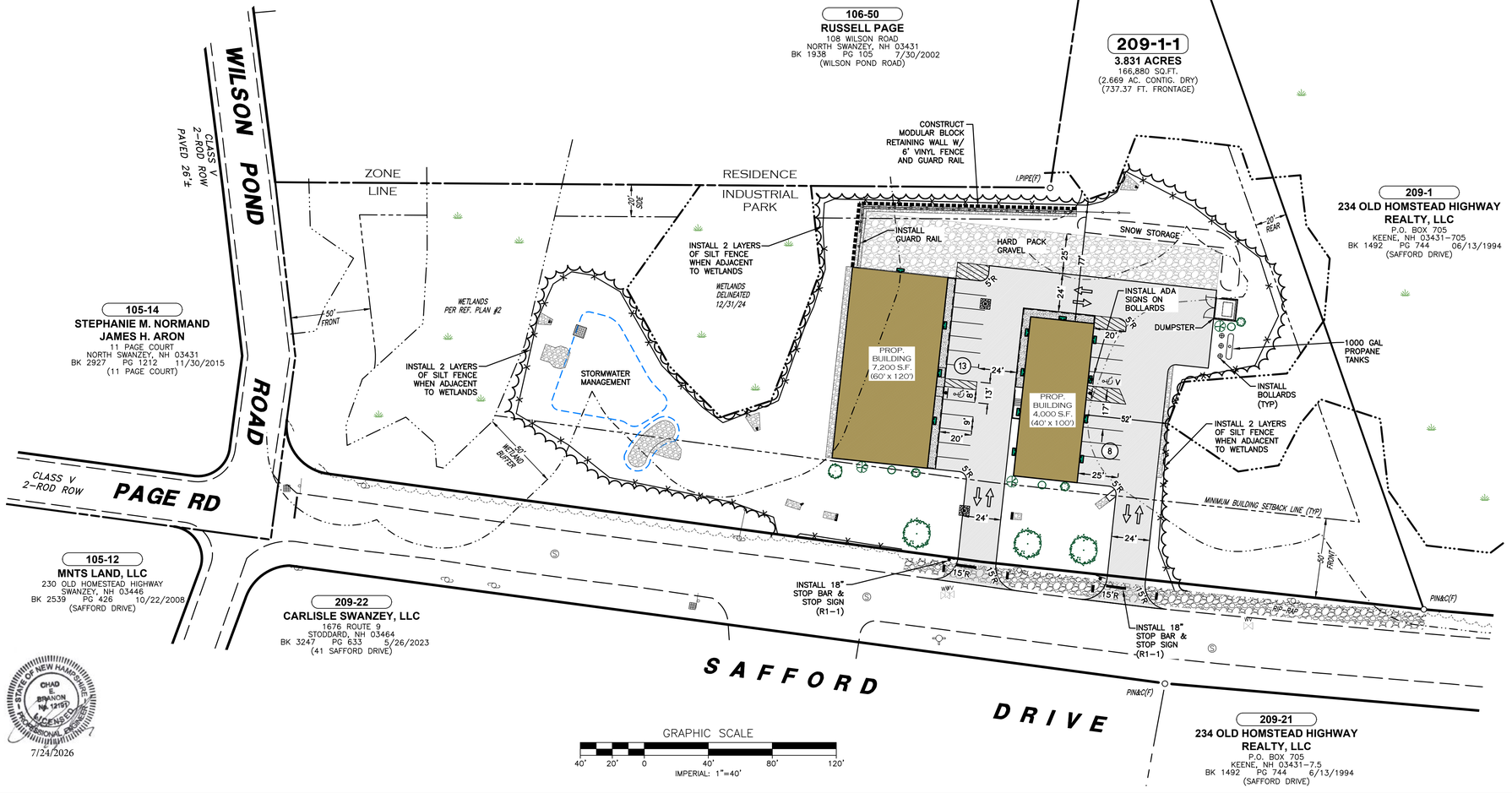
SMH 3174
RIM=518.48
TABLE=510.00
INV.IN=509.13(E)
INV.IN=509.43(N)
INV.IN=509.48(S)
INV.OUT=509.28

PROPOSED BUILDING S.F.
11,200 S.F.

PARKING CALCULATION:

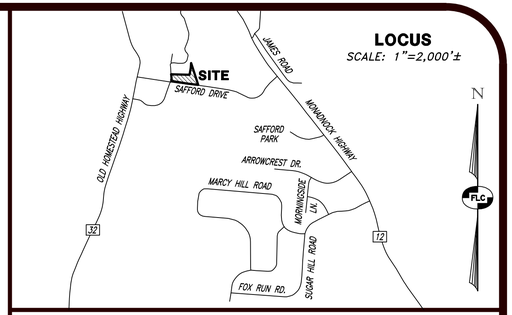
REQUIRED:
2 SPACES/EMPLOYEE: 2 x 10 EMP. = 20

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



CHAD E. BRANON NO. 13157 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

7/24/2026



NOTES:

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

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

   THE SITE IS LOCATED IN THE ECONOMIC REVITALIZATION ZONE AND THE TAX INCREMENT FINANCING DISTRICT.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.
5. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
6. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
7. SUBJECT PARCEL IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, TOWN OF SWANZEY, NEW HAMPSHIRE, COMMUNITY NO.330026, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33005C0269E, DATED: MAY 23, 2006.
8. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209-1-1.
9. DELINEATED WETLANDS ARE DEPICTED HEREON PER REFERENCE PLAN NO. 2 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN DECEMBER, 2024.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING EASEMENTS PER PLANS AND DEED REFERENCED HERON.
11. DELINEATED WETLANDS ARE DEPICTED HEREON PER REFERENCE PLAN NO. 1 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN JANUARY, 2025.
12. PROPOSED SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER SERVICE.
13. NO EXTERNAL STORAGE, BESIDES THAT WHICH IS CALLED OUT ON THE SITE PLAN.

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	7/24/26	REVS TO 4K BUILDING SIZE PER CLIENT		CJC	JEN
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFFF COMMENTS		JEN	CEB

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

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

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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FILE: 3738SP04E.dwg	PROJ. NO. 3738.04	SHEET: SP-1	PAGE NO. 2 OF 10

REFERENCE PLANS:

1. "SUBDIVISION PLAN – TAX MAP 209 LOT 1 – (SAFFORD DRIVE & WILSON POND ROAD) – SWANZEY, NEW HAMPSHIRE" SCALE: 1"=80'. DATED: JANUARY 23, 2025, PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC. TO BE RECORDED AT THE C.C.R.D.
2. "THREE LOT SUBDIVISION – LAND OF – 234 OLD HOMESTEAD HIGHWAY REALTY, LLC – LOCATED AT – TAX MAP 19 LOT 97–6 – SAFFORD DRIVE, SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=100', DATED 7/5/2022, PREPARED BY HUNTLEY SURVEY & DESIGN, PLLC AND RECORDED AT THE C.C.R.D. AS PLAN NO. 22099.
3. "ROADWAY PLAN – 5 LOT SUBDIVISION AND SAFFORD DRIVE – EXTENSION LAYOUT PLAN – LANDS LOCATED AT – TAX MAP 19, LOTS 97–5 & 94 – SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=40', DATED 3/14/2014, PREPARED BY SVE ASSOCIATES AND RECORDED AT THE C.C.R.D. AS PLAN NO. 14054, 14055, & 14056.

LEGEND:

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

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

CERTIFICATION:

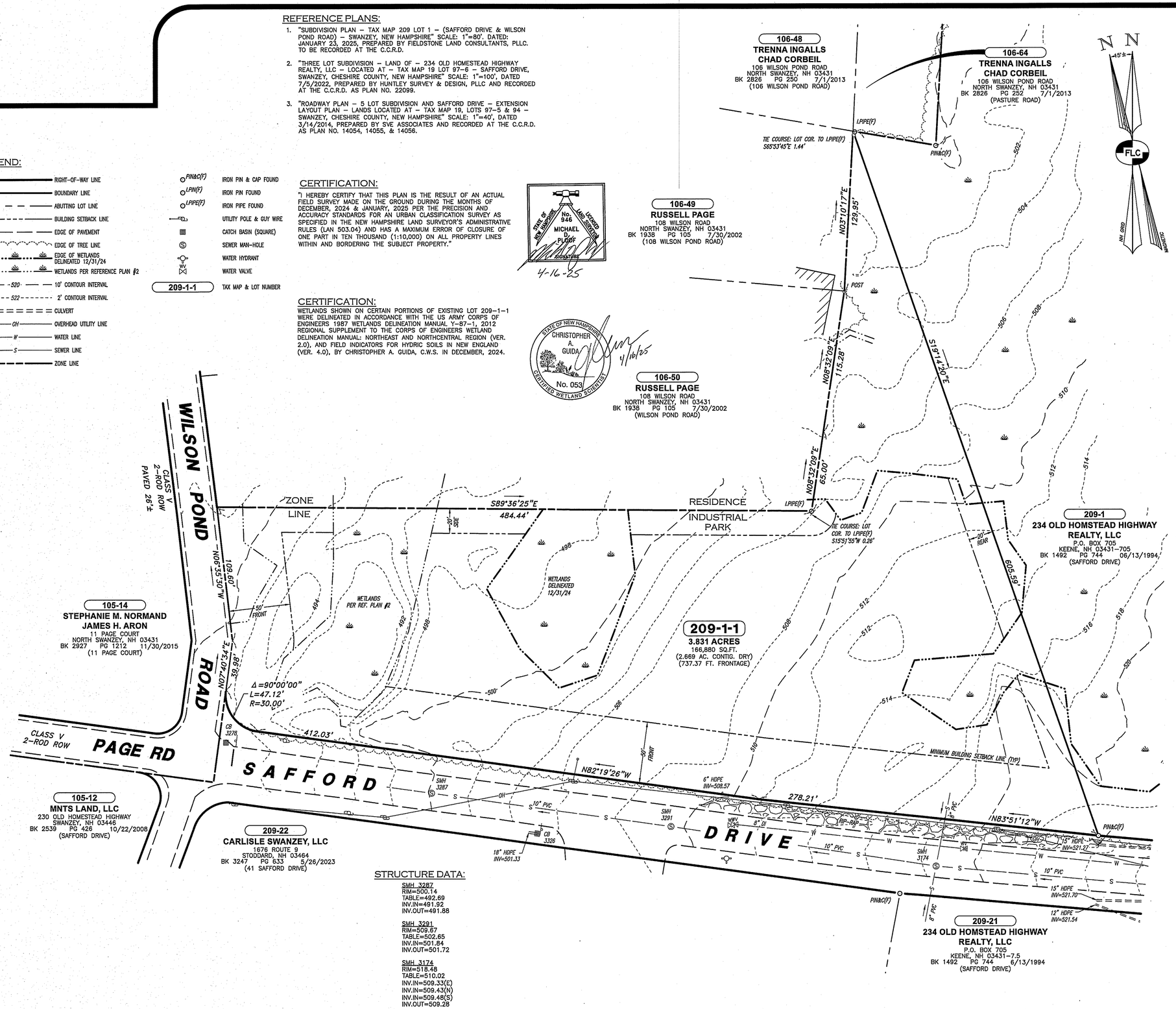
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025 PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04)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

STATE OF NEW HAMPSHIRE — No. 946 — LICENSED LAND SURVEYOR — MICHAEL D. PLOOF — SIGNATURE — 4-16-25

CERTIFICATION:

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

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — No. 053 — CERTIFIED WETLAND SCIENTIST — 4/16/25

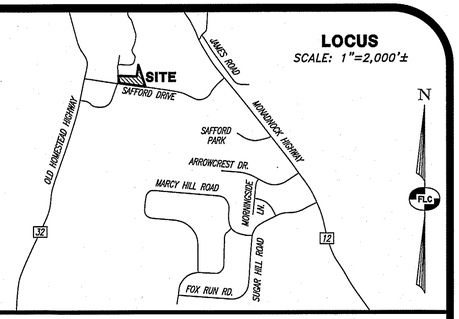


STRUCTURE DATA:

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

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

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



NOTES:

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

   INDUSTRIAL PARK DISTRICT:

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

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

   THE SITE IS LOCATED IN THE ECONOMIC REVITALIZATION ZONE AND THE TAX INCREMENT FINANCING DISTRICT.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.
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7. SUBJECT PARCEL IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, TOWN OF SWANZEY, NEW HAMPSHIRE, COMMUNITY NO.330026, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33005C0269E, DATED: MAY 23, 2006.
8. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209–1–1.
9. DELINEATED WETLANDS DEPICTED HEREON ARE PER REFERENCE PLAN NO. 2 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN DECEMBER, 2024.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING EASEMENTS OR RESTRICTIONS PER THE PLANS AND DEED REFERENCED HEREON.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

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

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

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

SCALE: 1" = 40' APRIL 10, 2025

Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

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FILE: 3738EX04.dwg | PROJ. NO. 3738.04 | SHEET: EX-1 | PAGE NO. 3 OF 10

Apr 16, 2025 – 1:55pm FLC-22
P:\0_FLC\0_PROJECTS\03738\3738.04\DWGS\

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 — 10' CONTOUR INTERVAL
- 522 — 2' CONTOUR INTERVAL
- CULVERT
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- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

- X X — TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- 519.5 — SPOT GRADE ELEVATION
- 519.5 E 519.0 — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
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- POLE & BUILDING MOUNTED LIGHTS
- SIGN
- DIRECTIONAL OF TRAVEL ARROW, PAINTED
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STRUCTURE DATA:

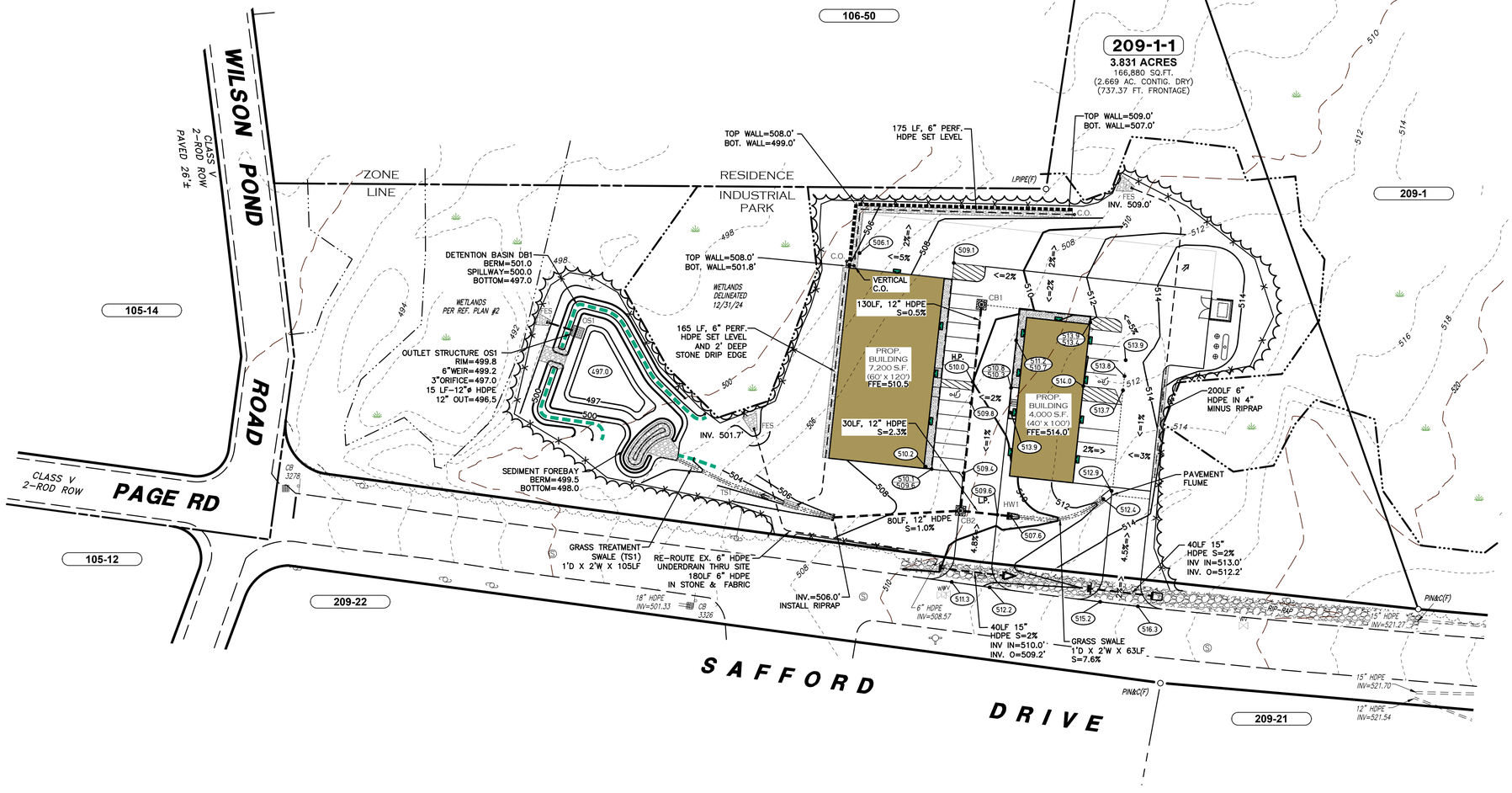
SMH 3287
RIM=500.14
TABLE=492.69
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SMH 3174
RIM=518.48
TABLE=510.02
INV.IN=509.33(E)
INV.IN=509.43(N)
INV.IN=509.48(S)
INV.OUT=509.28

CB1:
RIM=509.5
INV. O=507.5

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



NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
5. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
6. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATION.
7. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH LOCAL AND STATE SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.

STATE OF NEW HAMPSHIRE — CHAD C. BRANON No. 12151 — LICENSED PROFESSIONAL ENGINEER

7/24/2026

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/24/26	REVS TO 4K BUILDING SIZE PER CLIENT		CJC	JEN
D	9/26/25	DRIVEWAY CULVERT ADDED PER TOWN DPW		CJC	JEN
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

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

PREPARED FOR AND LAND OF:

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

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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FILE: 3738SP04E.dwg	PROJ. NO. 3738.04	SHEET: GR-1	PAGE NO. 4 OF 10

LEGEND:

EXISTING FEATURES

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

PROPOSED FEATURES

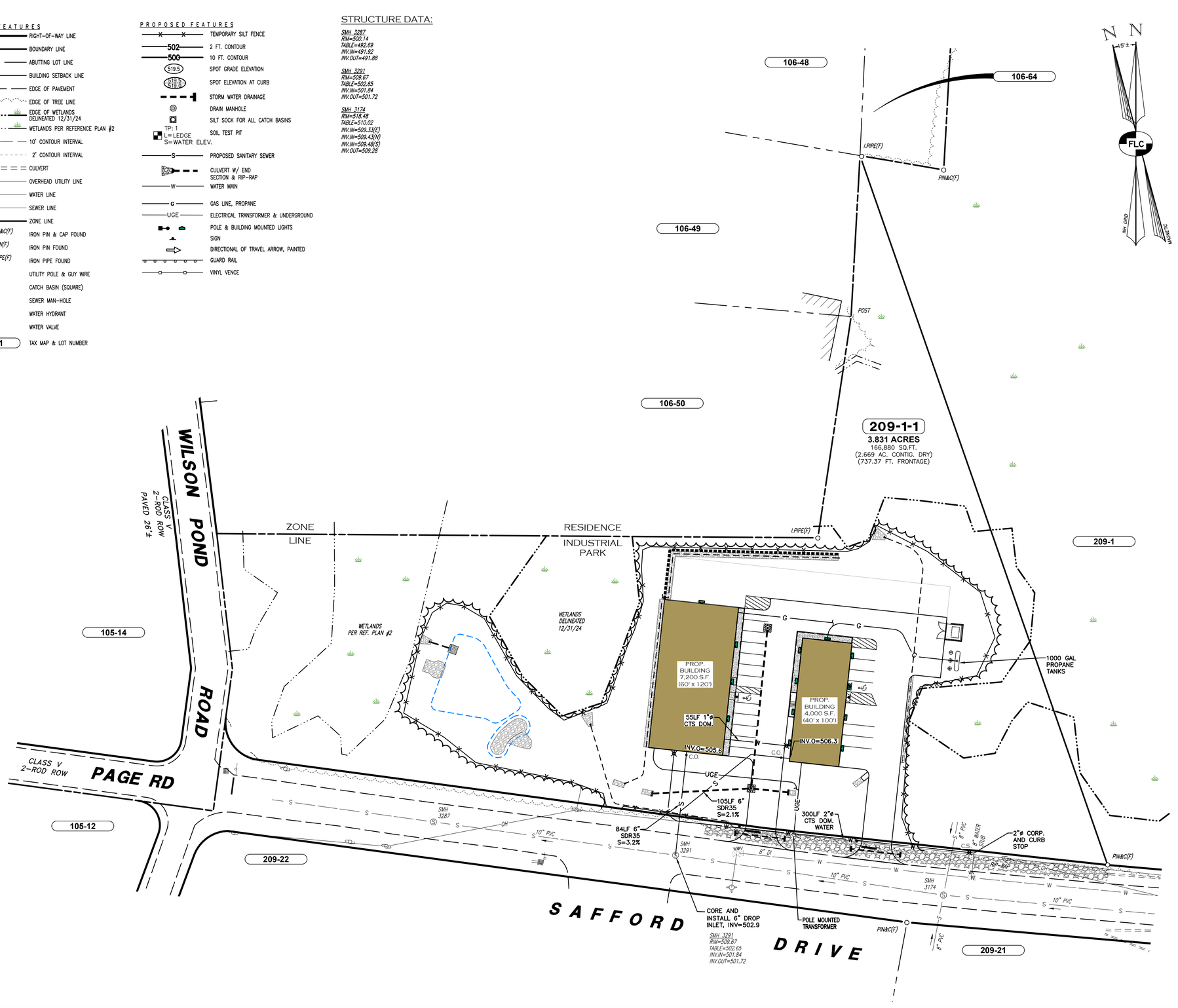
- X X — TEMPORARY SILT FENCE
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- SILT SOCK FOR ALL CATCH BASINS
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- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — WATER MAIN
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN
- DIRECTIONAL OF TRAVEL ARROW, PAINTED
- GUARD RAIL
- VINYL VENCE

STRUCTURE DATA:

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

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

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



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SWANZEY AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF SWANZEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. ALL WATER AND SEWER CONSTRUCTION SHALL MEET THE SPECIFICATIONS SET FORTH BY THE SWANZEY WATER DIVISION AND WASTEWATER DEPARTMENT. INSPECTIONS SHALL BE SCHEDULED WITH AT LEAST 48 HOURS NOTICE TO THE DEPARTMENTS OR TOWN BOARD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (1-888-344-7233)
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SWANZEY FIRE DEPARTMENT REGULATIONS.
8. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. ANY RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
9. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
10. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT. WHEN POSSIBLE, INSTALL UTILITIES IN NEW ROAD PRIOR TO PAVEMENT INSTALLATION.
11. ALL POWER WORK SHALL CONFORM TO THE POWER EVERSOURCE STANDARDS.
12. ALL TELEPHONE WORK SHALL CONFORM TO THE CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
13. REFER TO ARCHITECT'S PLANS FOR ALL INTERIOR UTILITY LOCATIONS AND BUILDING MOUNTED LIGHTS.
14. NEAREST FIRE HYDRANT IS 51.0 FT FROM PROPERTY LINE.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
E	7/24/26	REVS TO 4K BUILDING SIZE PER CLIENT		CJC	JEN
D	9/26/25	REVS TO WATER-SEWER PER TOWN/CONTRACTOR		JEN	JEN
C	6/19/25	REVS TO BUILDING SIZE PER CLIENT		CJC	JEN
B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

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

PREPARED FOR AND LAND OF:

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

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

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LEGEND:

EXISTING FEATURES

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

PROPOSED FEATURES

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

STRUCTURE DATA:

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

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

SMH 3174
RIM=518.48
TABLE=510.00
INV.IN=509.33(E)
INV.IN=509.43(N)
INV.IN=509.48(S)
INV.OUT=509.28

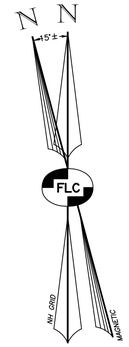
Slim Wall Pack (WPSLS)

Small LED Slim Wall Pack

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







NOTES:

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

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

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A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

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

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

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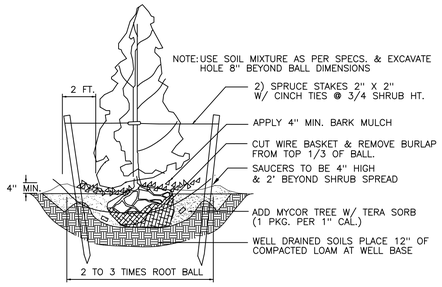
LEGEND:

EXISTING FEATURES

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- WATER HYDRANT
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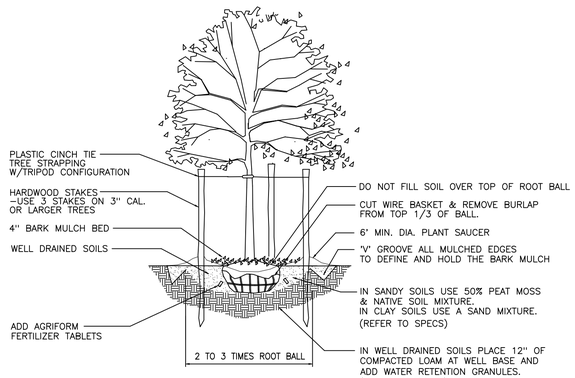
PLANT SYMBOLS / PLANT LIST & NAME / QTY.

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



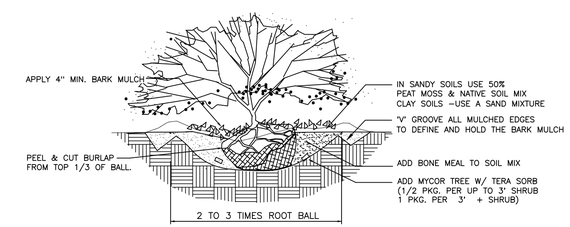
NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ MYCOR TREE TRANSPLANT.

EVERGREEN TREE PLANTING DETAIL — 1 / LS-1

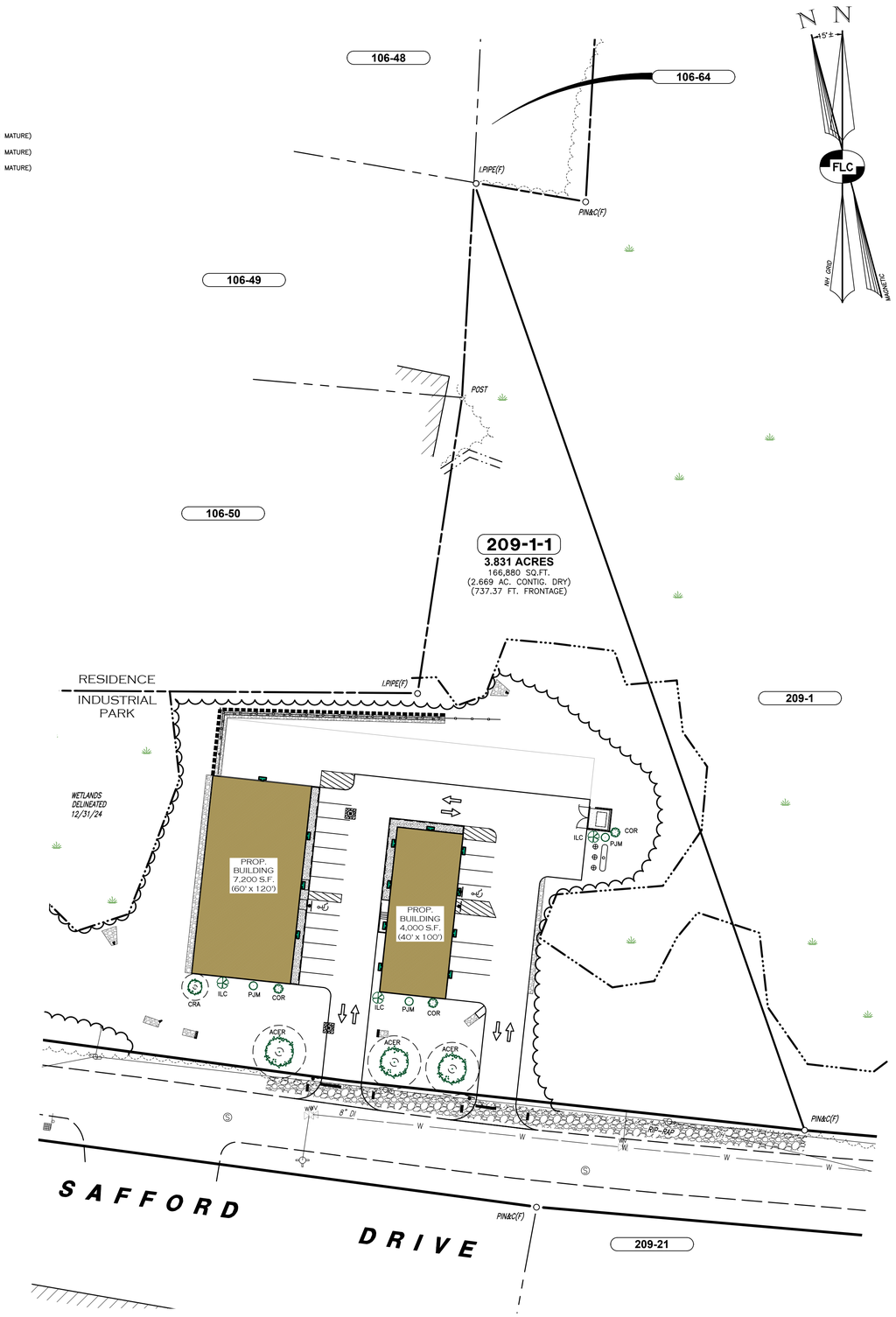


NOTES:
ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.
DO NOT INSTALL BEEHIVE MULCH BEDS AROUND ANY OF THE PLANT MATERIAL.

DECIDUOUS TREE PLANTING DETAIL — 2 / LS-1



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



NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
3. EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
4. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
5. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
6. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
9. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
10. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
11. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND TOWN COMMUNITY DEVELOPMENT DIRECTOR.
17. ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED OR NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	7/24/26	REVS TO 4K BUILDING SIZE PER CLIENT		CJC	JEN
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B	6/12/25	REVS PER P.B. COND. OF APPROVAL		CJC	JEN
A	5/8/25	REVS PER STAFF COMMENTS		JEN	CEB

LANDSCAPING PLAN

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

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

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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FILE: 3738SP04E.dwg | PROJ. NO. 3738.04 | SHEET: LS-1 | PAGE NO. 7 OF 10

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

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

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

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

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

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

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

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

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

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

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

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

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

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

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

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

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

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

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

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES — 1 / DT-1

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

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

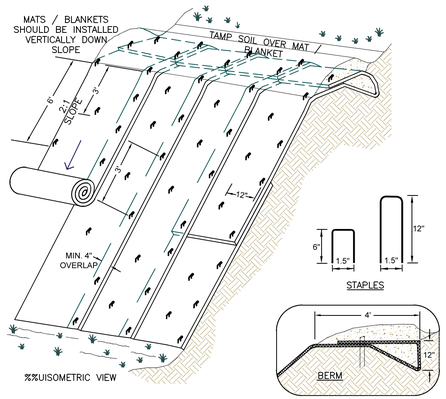
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

WINTER CONSTRUCTION NOTES — 2 / DT-1

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

CONSTRUCTION SEQUENCE — 3 / DT-1

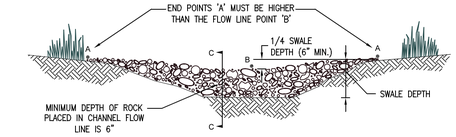


%%UISOMETRIC VIEW

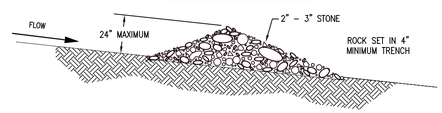
NOTES:

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

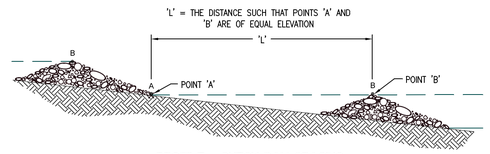
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C - C

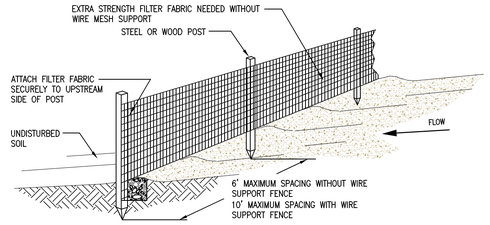


PROFILE - CHECK DAM SPACING

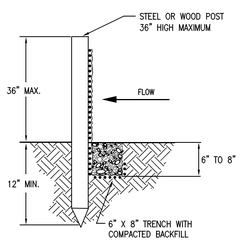
NOTES:

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

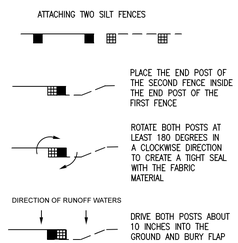
STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

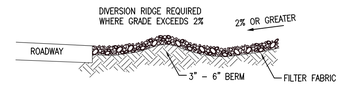


ATTACHING TWO SILT FENCES

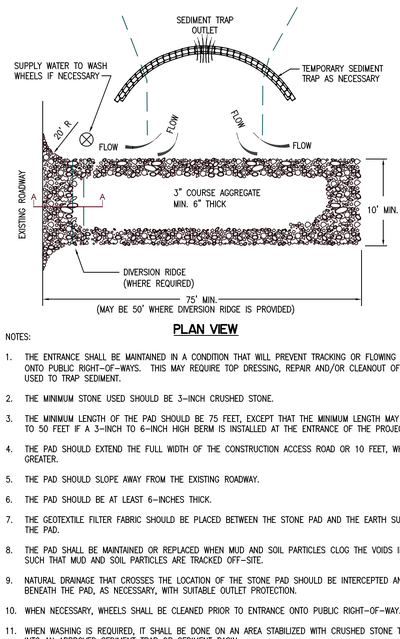
NOTES:

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

SILT FENCE — 6 / DT-1



SECTION A-A



PLAN VIEW

NOTES:

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

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT-1

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

EROSION CONTROL DETAILS

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

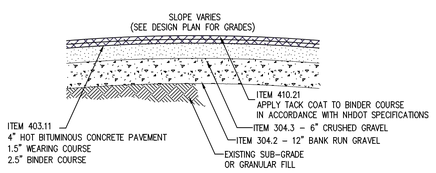
PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM RD, SWANZEY, NH 03446

SCALE: 1"=20' APRIL 17, 2025

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

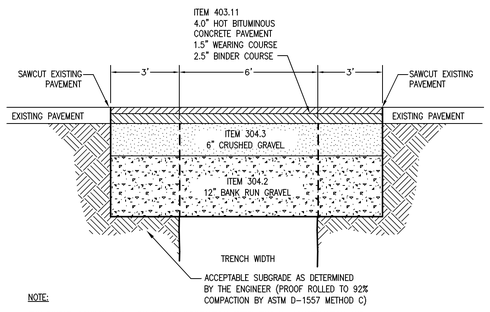
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN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

GENERAL CONSTRUCTION NOTES — 1 / DT - 2



** SEE CURB DETAILS WHEN APPLICABLE**

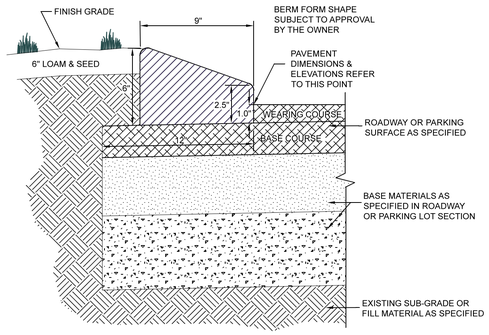
PAVEMENT SECTION — 2 / DT - 2



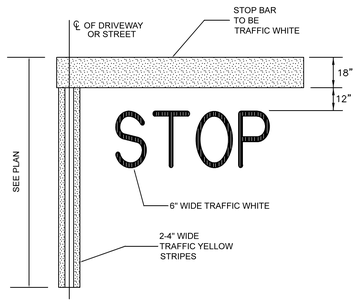
NOTE:

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

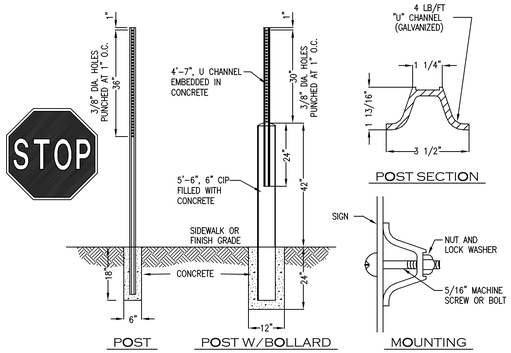
PAVEMENT TRENCH PATCH — 3 / DT - 2



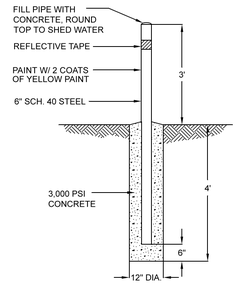
CURB - ASPHALT (CAPE COD BERM) — 4 / DT - 2



STOP BAR DETAIL — 5 / DT - 2



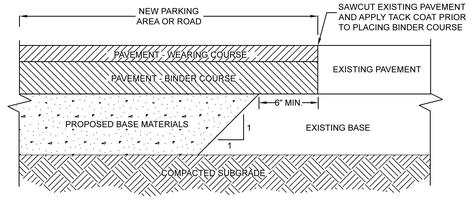
SIGN POST - STANDARD & W/BOLLARD — 6 / DT - 2



OR APPROVED EQUAL

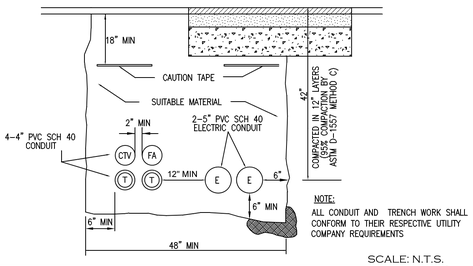
SCALE: N.T.S.

BOLLARD — 7 / DT - 2



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

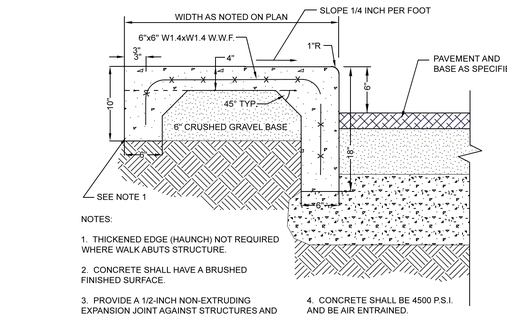
PAVEMENT MATCH — 8 / DT - 2



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

SCALE: N.T.S.

TYPICAL UTILITY TRENCH — 9 / DT - 2

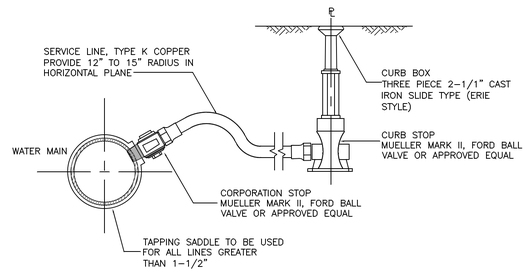


NOTES:

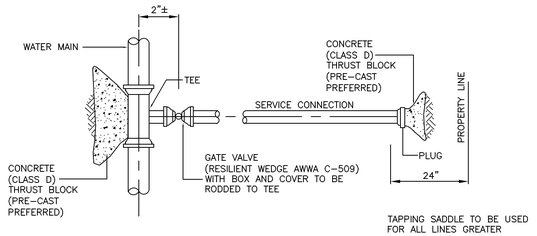
1. THICKENED EDGE (HAUNCH) NOT REQUIRED WHERE WALK ABUTS STRUCTURE.
2. CONCRETE SHALL HAVE A BRUSHED FINISHED SURFACE.
3. PROVIDE A 1/2-INCH NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURES AND EVERY 20 FT ALONG WALK. SCORED JOINTS SHALL BE PROVIDED EVERY 5 FT.
4. CONCRETE SHALL BE 4500 P.S.I. AND BE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

SCALE: N.T.S.

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



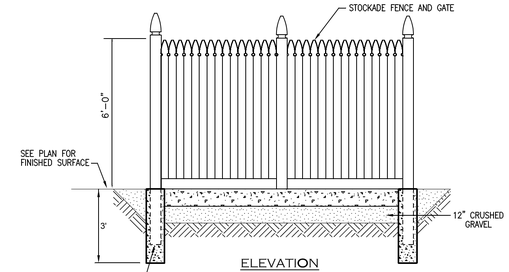
SERVICE CONNECTION 3/4" THRU 2"

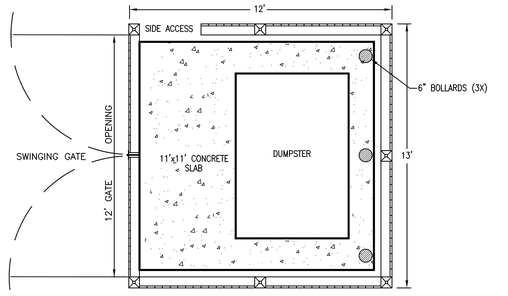


SERVICE CONNECTION 4" AND OVER

WATER SERVICE CONNECTION DETAILS — 11 / DT - 2







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

DUMPSTER ENCLOSURE — 12 / DT - 2

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

CONSTRUCTION DETAILS

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

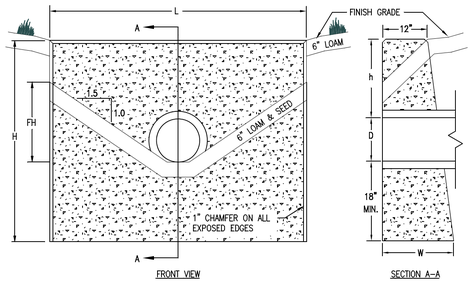
PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM RD, SWANZEY, NH 03446

SCALE: 1"=20' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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

FILE: 3738DT04A.DWG | PROJ. NO. 3738.04 | SHEET: DT-2 | PAGE NO. 9 OF 10



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

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

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

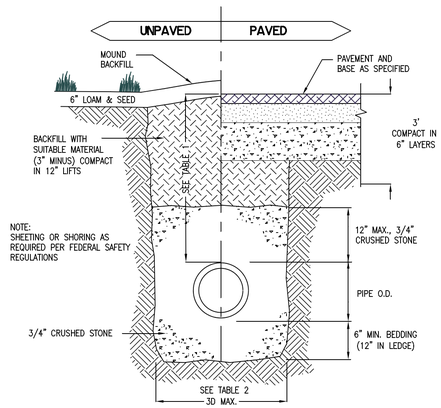


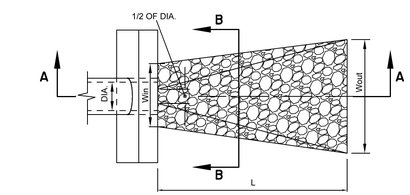
TABLE 1 (RECOMMENDED COVER)

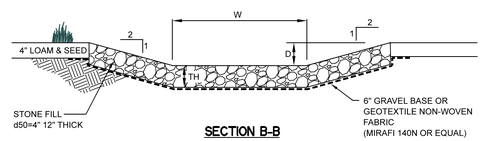
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)

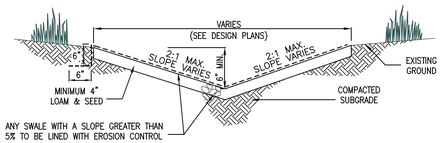
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

DRAINAGE TRENCH (TYPICAL) — 2 / DT - 3

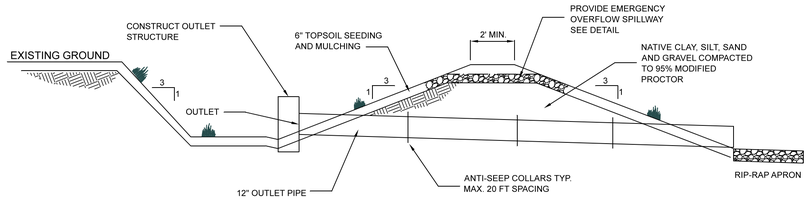




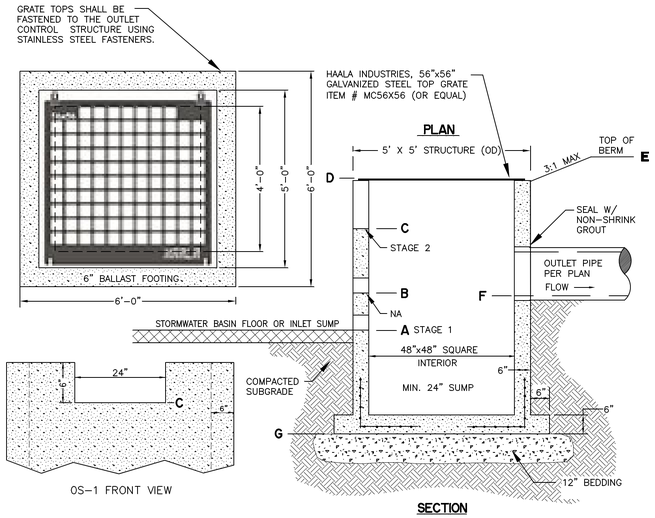
RIP-RAP OUTLET PROTECTION — 4 / DT - 3



TYPICAL SWALE DETAIL — 5 / DT - 3



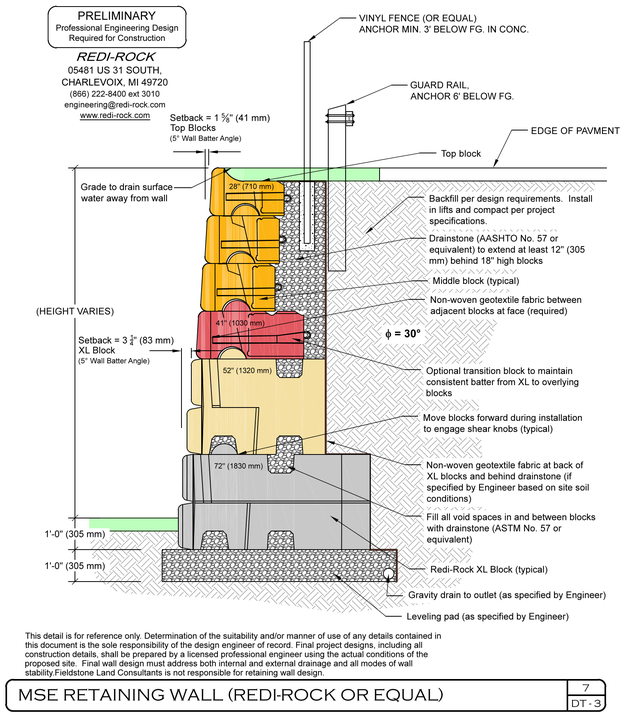
STORMWATER BASIN DETAIL — 3 / DT - 3



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

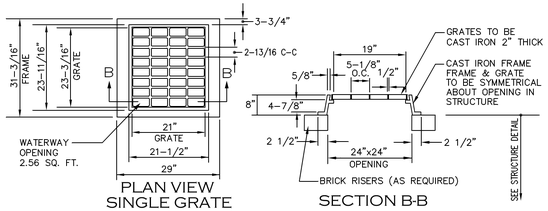
SCALE: N.T.S.

OUTLET STRUCTURE — 6 / DT - 3

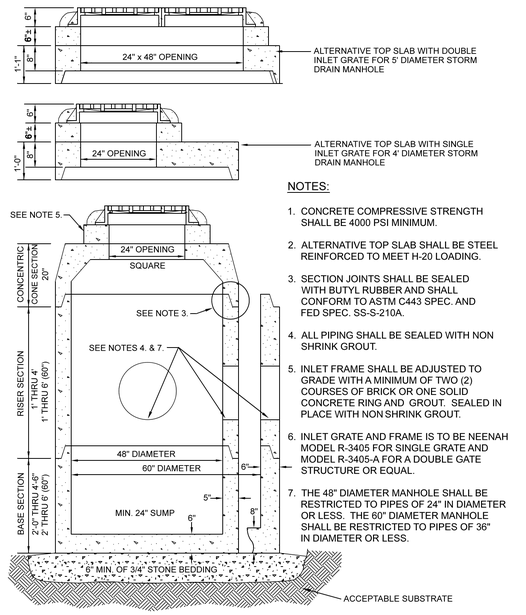


This detail is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer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

MSE RETAINING WALL (REDI-ROCK OR EQUAL) — 7 / DT - 3



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



NOTES:

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

CATCH BASIN — 9 / DT - 3

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/19/25	REVS PER P.B. COND. OF APPROVAL	–	CJC	JEN

CONSTRUCTION DETAILS

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

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

SCALE: 1"=20' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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

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

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

SITE PLAN MODIFICATION FORM AND CHECKLIST

General Requirements	
☒	Project statement that **clearly describes the proposed modifications to the site**
☒	An updated copy of the **originally approved site plan** that **clearly shows the proposed modifications**
☒	An Amendment History Box that briefly describes the proposed changes **Example of an Amendment History Box:** Approval Date(s) Changes to plan *<list date(s)>* *<list changes to plan>*

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

PLANNING BOARD REVIEW

☐	APPROVAL	☐	DENIAL

Planning Board Chair / Vice Chair: _____ Date: _____

Conditions / Reasons / Rationale:

STAFF COMMENTS

REVISION ENERGY

July 30, 2026

Swanzey Planning Board
P.O. Box 10009
Swanzey, NH 03446

RE: Site Plan Modification Request – PB26-005 Keene Airport Solar Array

Dear Chair Reck Ames,

This request for site plan modification for PB26-005 is submitted pursuant to Section V.6 of the Swanzey Site Plan Regulations, and on behalf of the applicant, the City of Keene. Following the issuance of the Notice of Decision for this project on April 24, 2026, minor updates to the site plan have resulted from FAA and AOT permit reviews. The updates include:

- Shifting the stormwater pond associated with the North Array south by 150' to create separation from the taxi-way.
- Minor adjustments to the fenceline around the north array (straightened fenceline near equipment pads, reduced array to fence spacing in the north), and clarifications of interior vs perimeter fencing for the north and south arrays.
- Reflecting a small area of wetland on the north property line that was uninentionally omitted due to discrepancy between the Town Tax Maps originally consulted for the wetland delineation and the final surveyed boundary lines in this area.
- Removing color-coded phasing plan (C2.7), construction sequence notes now found on C3.0.

The design intent, size and locations of key features (solar panels, access roads, equipment pads) remain the same. Per the criteria of Section V.6.a, the updated site plan:

i. continues to conform to the requirements of the site plan review regulations

ii. continues to conform with all conditions of the originally approved site plan

iii. does not alter the general layout and use of the approved site plan

A copy of the amendment history is appended. We respectfully ask for the Board's approval of these minor modifications at the next regularly scheduled meeting (8/13). Thank you for your consideration.

Sincerely,

Megan Ulin
Project Developer/Agent
mulin@revisionenergy.com

Amendment History:

Date (s)	Changes to Plan
4/24/2026	- Approved; Notice of Decision Issued
7/30/2026	- Shift N stormwater pond 150’ south - Clarify fencelines - Reflect wetland on N property line - Remove color-coded phasing plan

REVISION ENERGY

GROUND MOUNT SOLAR SITE DEVELOPMENT

SWANZEY, NEW HAMPSHIRE

JUNE 2026

LAST REVISED: JULY 10, 2026 ⚠

PERMIT NOTES

IT IS THE OWNERS RESPONSIBILITY TO INSURE ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.

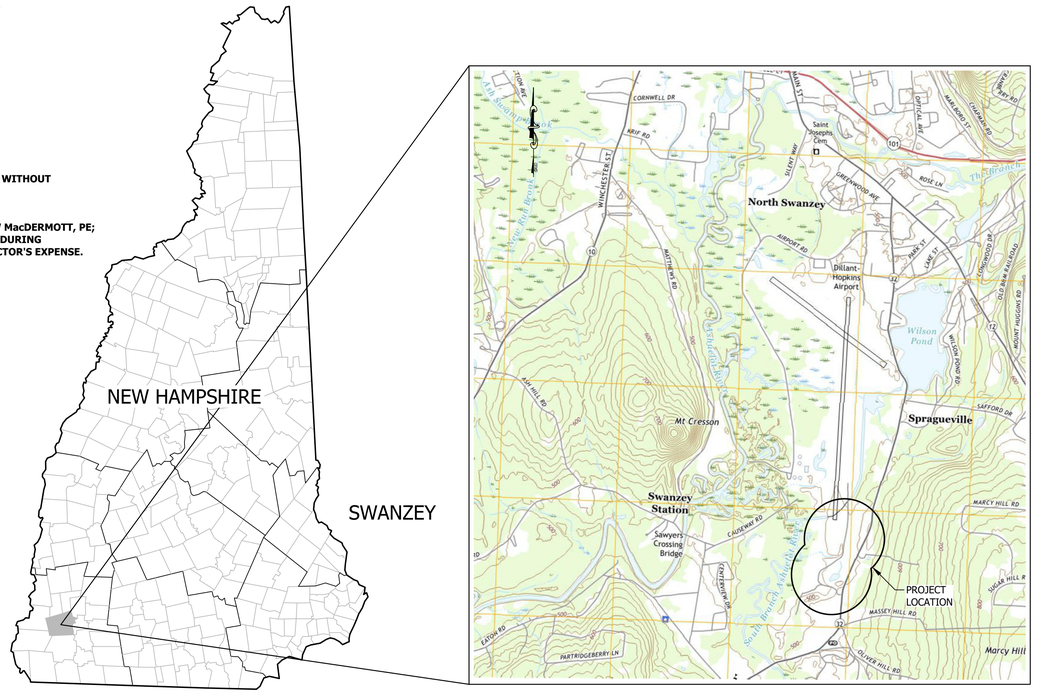
THIS PROJECT SHALL COMPLY WITH ALL CONDITIONS OF ALL PERMITS FOR THE PROJECT. COPIES OF THESE PERMITS MAY BE REQUESTED FROM THE VERDANTAS OFFICE IN NEW LONDON, NH. PERMITS LISTED BELOW ARE REPRESENTATIVE OF PROJECT PERMITTING COLLECTED BY VERDANTAS. ALL REQUIRED PERMITS SHALL BE COLLECTED AND VERIFIED BY THE GENERAL CONTRACTOR.

NHDES	
ALTERATION OF TERRAIN	PENDING
NHDOT ⚠	
DRIVEWAY PERMIT, NEW ACCESS	DOT-DRI-004657
DRIVEWAY PERMIT, CHANGE OF USE	DOT-DRI-005114
TOWN OF SWANZEY	
SITE PLAN REVIEW	PB 26-005
ENVIRONMENTAL PROTECTION AGENCY	
CONSTRUCTION GENERAL PERMIT	PENDING

PROJECT SPECIFIC PERMIT NOTES:

1. DEVIATIONS FROM THE APPROVED CONSTRUCTION PLANS ARE PROHIBITED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER, PURSUANT TO ENV-WQ 1503.21.

PURSUANT TO Env-Wq 1503.21(c), FAILURE TO CONTACT THE ENGINEER (DREW MacDERMOTT, PE; 603-444-4111; DMACDERMOTT@VERDANTAS.COM) FOR ON-SITE INSPECTIONS DURING CONSTRUCTION MAY RESULT IN RE-WORK OR REPAIR SOLELY AT THE CONTRACTOR'S EXPENSE.



LOCATION PLAN

SCALE: 1" = 2000'

WE CERTIFY THAT THE SWANZEY PLANNING BOARD GAVE THIS SITE PLAN FINAL APPROVAL ON _____ AND THAT THE BOARD FOUND THAT ALL CONDITIONS PRECEDENT TO FINAL APPROVAL HAD BEEN SATISFIED.

FINAL SITE PLAN
APPROVED
PLANNING BOARD
Swanzey, New Hampshire

DATE _____ CHAIRMAN _____

OWNER SIGNATURES:

_____ _____

_____ _____

_____ _____

DATE:

NEW HAMPSHIRE FISH & GAME SPECIFIC NOTES:

1. A COMPLETE LIST OF CONSERVATION MEASURES IS PROVIDED ON SHEET C3.3.
2. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHF&G NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING "**DATACHECK DCT26-0159**, KEENE AIRPORT SOLAR, WILDLIFE SPECIES OBSERVATION";
3. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE;
4. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04; AND
5. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
6. THE PROJECT IS SUBJECT TO ADDITIONAL NHF&G CONDITIONS. CONTACT ENGINEER FOR A COPY OF ALL CONDITIONS.

OWNER:

CITY OF KEENE
3 WASHINGTON STREET
KEENE, NH 03431
(603) 352-0133 (CITY CLERK)
(603) 357-9835 (AIRPORT DEPARTMENT)

CLIENT:

REVISION ENERGY
7 COMMERCIAL DRIVE
BRENTWOOD, NH 03833
(603) 583-4361

ENGINEER & SURVEYOR:

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
(603) 444-4111

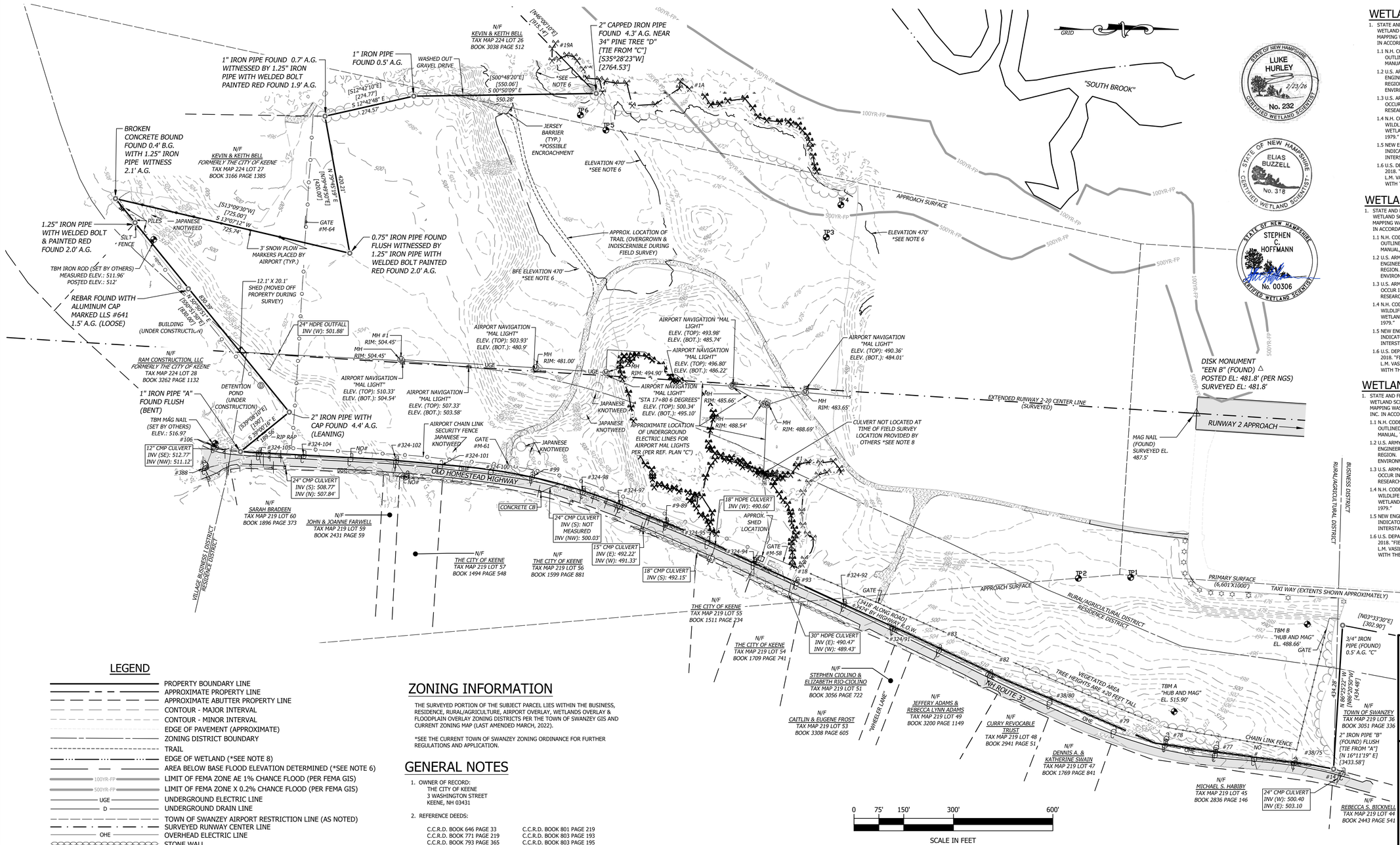
STATE OF NEW HAMPSHIRE — WILLIAM A. MACDERMOTT No.17257 — LICENSED PROFESSIONAL ENGINEER

SHEET INDEX

	COVER
1 OF 1	EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
C 1.0	EXISTING SOILS MAP
C 2.0	OVERALL SITE PLAN
C 2.1	OVERALL SITE PLAN WITH AIRPORT RESTRICTIONS
C 2.2	SITE PLAN - AREA 1
C 2.3	SITE PLAN - AREA 2
C 2.4	GRADING & DRAINAGE PLAN - AREA 1
C 2.5	GRADING & DRAINAGE PLAN - CONDUIT
C 2.6	GRADING & DRAINAGE PLAN - AREA 2
~~C 2.7~~	~~CONSTRUCTION SEQUENCE PLAN~~
C 3.0	EROSION CONTROL NOTES AND DETAILS
C 3.1	MISCELLANEOUS DETAILS
C 3.2	MISCELLANEOUS DETAILS
C 3.3	DCT26-0159 NEW HAMPSHIRE FISH AND GAME CONSERVATION MEASURES

SUPPLEMENTAL SHEETS

TYPICAL RACKING PROFILE PLAN FOR REVISION ENERGY (34"x22"), BY TERRASMART, NOT DATED



LEGEND

- PROPERTY BOUNDARY LINE
- APPROXIMATE PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- EDGE OF PAVEMENT (APPROXIMATE)
- ZONING DISTRICT BOUNDARY
- TRAIL
- EDGE OF WETLAND (*SEE NOTE 8)
- AREA BELOW BASE FLOOD ELEVATION DETERMINED (*SEE NOTE 6)
- 100YR-FP — LIMIT OF FEMA ZONE AE 1% CHANCE FLOOD (PER FEMA GIS)
- 500YR-FP — LIMIT OF FEMA ZONE X 0.2% CHANCE FLOOD (PER FEMA GIS)
- UGE — UNDERGROUND ELECTRIC LINE
- D — UNDERGROUND DRAIN LINE
- TOWN OF SWANZEY AIRPORT RESTRICTION LINE (AS NOTED)
- SURVEYED RUNWAY CENTER LINE
- OHE — OVERHEAD ELECTRIC LINE
- STONE WALL
- CHAIN LINK FENCE
- LIMIT OF FIELD TOPOGRAPHY
- TREELINE

- CATCH BASIN
- DRAIN MANHOLE
- TEMPORARY BENCHMARK
- SURVEYED WETLAND FLAG
- WETLAND FLAG NOT SURVEYED (LOCATION PROVIDED BY OTHERS)
- "MAL" LIGHT OR LIGHT POST
- TEST PIT
- RIPRAP
- DELINEATED WETLAND *SEE NOTE 8
- CALCULATED CORNER
- IRON PIPE OR ROD FOUND
- CONCRETE BOUND
- SIGN
- UTILITY POLE
- GUY WIRE
- [100'] RECORD DIMENSION PER PLAN REF. A
- [E] ELECTRIC METER
- CONIFEROUS TREE
- PAVEMENT
- GRAVEL

ZONING INFORMATION

THE SURVEYED PORTION OF THE SUBJECT PARCEL LIES WITHIN THE BUSINESS, RESIDENCE, RURAL/AGRICULTURE, AIRPORT OVERLAY, WETLANDS OVERLAY & FLOODPLAIN OVERLAY ZONING DISTRICTS PER THE TOWN OF SWANZEY GIS AND CURRENT ZONING MAP (LAST AMENDED MARCH, 2022).

*SEE THE CURRENT TOWN OF SWANZEY ZONING ORDINANCE FOR FURTHER REGULATIONS AND APPLICATION.

GENERAL NOTES

1. OWNER OF RECORD:
   THE CITY OF KEENE
   3 WASHINGTON STREET
   KEENE, NH 03431
2. REFERENCE DEEDS:

C.C.R.D. BOOK 646 PAGE 33	C.C.R.D. BOOK 801 PAGE 219
C.C.R.D. BOOK 771 PAGE 219	C.C.R.D. BOOK 803 PAGE 193
C.C.R.D. BOOK 793 PAGE 365	C.C.R.D. BOOK 803 PAGE 195
C.C.R.D. BOOK 794 PAGE 83	C.C.R.D. BOOK 1118 PAGE 465

*SEE DILLANT-HOPKINS AIRPORT EXHIBIT A FOR ADDITIONAL DEED REFERENCES, EASEMENT REFERENCES, AND TITLE FOR THE SURVEYED PREMISES.

3. REFERENCE PLANS:
   A. "DILLANT-HOPKINS AIRPORT PROPERTY SURVEY (3 SHEETS)", DATED APRIL 1981, LAST REVISED DECEMBER 1994, SURVEYED BY THE CITY OF KEENE ENGINEERING DEPARTMENT, SCALE: 1"=200', AND ON FILE AT THE CITY OF KEENE.
   B. "DILLANT-HOPKINS AIRPORT AIP PROJECT NO. 3-330008-20 EXHIBIT A KEENE, NEW HAMPSHIRE, SHEET 1 OF 2", DATED APRIL 2006, PREPARED BY DUFRESNE-HENREY, SCALE: 1"=400', AND ON FILE AT THE CITY OF KEENE.
   C. "UNTITLED SKETCH OF UNDERGROUND MAL LIGHT ELECTRIC LINES", UNDATED, PREPARED BY JEREMY ROY, AND ON FILE IN HORIZONS ENGINEERING PROJECT FOLDER #240633.
   D. "SUBDIVISION PLAN PREPARED FOR THE CITY OF KEENE THE FORMER "ALPS" PARCEL ROUTE 32 SWANZEY, NH", DATED JANUARY 23, 2019, PREPARED BY DAVID A. MANN SURVEY, SCALE: 1"=50', AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 19048.
4. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN AUGUST, 2024 & OCTOBER 2025 USING A CARLSON BRX-7 GNSS, SOKKIA GRX3 GNSS, & LEICA TS-13 ROBOTIC TOTAL STATION.
5. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM NAD83. ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM AND ARE BASED UPON STATIC GPS OBSERVATIONS PROCESSED BY OPUS.
6. THE SURVEYED PREMISES IS MAPPED AS LYING PARTIALLY INSIDE THE ZONE X FLOOD ZONE OR 0.2% CHANCE ANNUAL FLOOD ZONE (NO BASE FLOOD ELEVATION DETERMINED) AND OUTSIDE OF ZONE AE OR THE 1% CHANCE ANNUAL FLOOD ZONE PER FEMA FLOOD MAP NUMBER 33005C0269E, DATED MAY 26, 2006. HOWEVER, WITHIN THE VICINITY OF THE SURVEYED PREMISES, THE BASE FLOOD ELEVATION FOR ZONE AE IS APPROXIMATELY 470 FEET (NAVD88) BASED UPON INTERPOLATION OF LOCAL BFE CROSS SECTIONS ON SAID MAP. AREA SHOWN HEREON AS LYING BELOW ELEVATION 470' ARE NOT NECESSARILY LOCATED WITHIN FEMA JURISDICTIONAL SPECIAL FLOOD HAZARD AREAS.
7. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES, RECORD PLANS, AND REFERENCE PLAN "C". THESE UNDERGROUND UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
8. ALL WETLANDS AS SHOWN HEREON LABELED "PROVIDED BY OTHERS" WERE DELINEATED AND LOCATED BY MCFARLAND JOHNSON WITH A TRIMBLE TDC650 (SUB-METER ACCURACY) ON MAY 16-17, 2024. THESE LOCATIONS WERE NOT LOCATED DURING FIELD SURVEY AND ARE SOLELY BASED UPON SHAPEFILES PROVIDED BY MCFARLAND JOHNSON. WETLAND FLAGS #1-#18 AS SHOWN HEREON WERE DELINEATED IN OCTOBER 2025 BY ELI BUZZELL, CWS AND LOCATED DURING FIELD SURVEY. WETLAND FLAGS #1A-#19A AS SHOWN HEREON WERE DELINEATED IN NOVEMBER 2025 BY LUKE HURLEY, CWS AND LOCATED DURING FIELD SURVEY.
9. TOPOGRAPHY AS SHOWN HEREON OUTSIDE OF THE LIMIT OF FIELD TOPOGRAPHY LINE IS SOLELY BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2015.
10. PER PLAN REFERENCES B & D VARIOUS AVIGATION EASEMENTS AND RESTRICTIONS EXIST FOR THE CURRENT USE OF THE AIRPORT LOCATED ON THE SURVEYED PREMISES. THE PRIMARY SURFACE AND APPROACH SURFACE AS SHOWN HEREON ARE BASED UPON THE TOWN OF SWANZEY ZONING ORDINANCE. SEE PLAN REFERENCE B AND THE CURRENT TOWN OF SWANZEY ZONING ORDINANCE FOR FURTHER INFORMATION REGARDING SAID RESTRICTIONS.
11. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

WETLAND NOTES:

1. STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, ELI BUZZELL CWS NO. 318 ON OCTOBER 9, 2025. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
   1.1 N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
   1.2 U.S. ARMY CORPS OF ENGINEERS. 2012. "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
   1.3 U.S. ARMY CORPS OF ENGINEERS. 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
   1.4 N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979."
   1.5 NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020. VERSION 4., "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND." NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
   1.6 U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. 2018. "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2." L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

STATE OF NEW HAMPSHIRE — LUKE HURLEY — 2/23/26 — No. 232 — CERTIFIED WETLAND SCIENTIST

WETLAND NOTES:

1. STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, LUKE HURLEY CWS NO. 232 IN NOVEMBER, 2024. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
   1.1 N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
   1.2 U.S. ARMY CORPS OF ENGINEERS. 2012. "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
   1.3 U.S. ARMY CORPS OF ENGINEERS. 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
   1.4 N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979."
   1.5 NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020. VERSION 4., "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND." NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
   1.6 U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. 2018. "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2." L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

STATE OF NEW HAMPSHIRE — ELIAS BUZZELL — No. 318 — CERTIFIED WETLAND SCIENTIST

WETLAND NOTES:

1. STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, STEPHEN HOFFMAN CWS NO. 306 ON MAY 16-17, 2024. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
   1.1 N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
   1.2 U.S. ARMY CORPS OF ENGINEERS. 2012. "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
   1.3 U.S. ARMY CORPS OF ENGINEERS. 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
   1.4 N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979."
   1.5 NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020. VERSION 4., "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND." NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
   1.6 U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. 2018. "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2." L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

STATE OF NEW HAMPSHIRE — STEPHEN C. HOFFMANN — No. 00306 — CERTIFIED WETLAND SCIENTIST

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED RURAL.

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

ANDREW J. NADEAU, LLS 947 — *1/12/2026 DATE*

DATE OF PRINT
FEBRUARY 24 2026
HORIZONS ENGINEERING

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A Verdantas Company
34 School Street, Littleton, NH
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

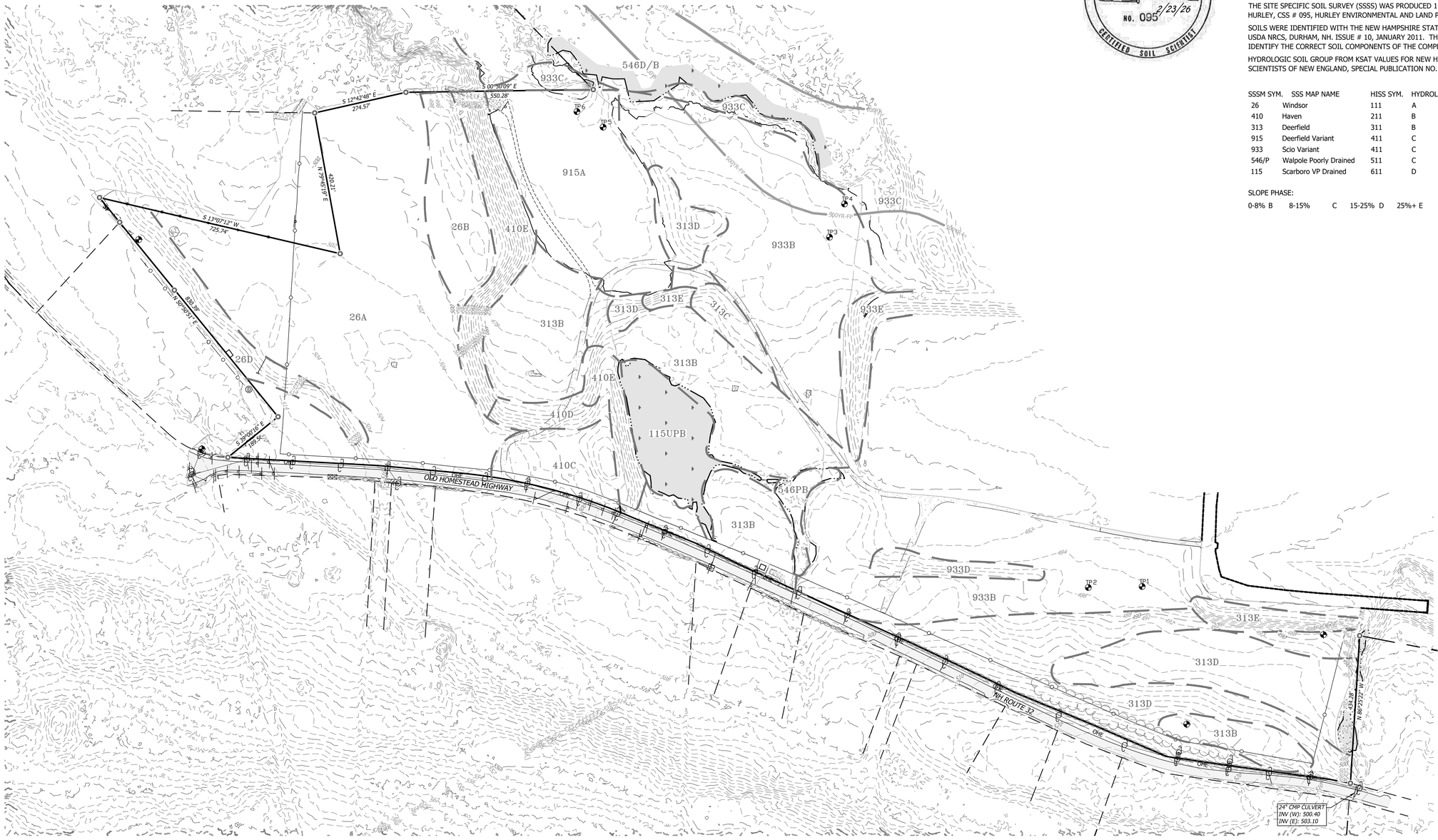
EXISTING CONDITIONS & TOPOGRAPHIC SURVEY MADE FOR
REVISION ENERGY
OF PROPERTY LOCATED AT:
OLD HOMESTEAD HWY A.K.A. NH ROUTE 32
SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE
RECORD OWNER: *THE CITY OF KEENE*
SWANZEY ASSESSORS MAP 205 LOT 1

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	11/20	ADD WF'S 1A-19A & TEST PITS	-	NJV
2	11/21	MODIFY WF 1A LINE PER CWS REQ.	-	NJV
3	1/12	WETLAND CERTIFICATIONS	-	

LICENSED LAND SURVEYOR — No. 947 — ANDREW J. NADEAU — SIGNATURE

DATE: OCT. 2025	PROJECT #: 240633
SURV'D BY: JDN/NJV/JJS	DRAWN BY: NJV
CHECK'D BY: AJN/NJV	ARCHIVE #: H-___

SHEET 1 OF 1



150' 0 150' 300'

DRAWING SCALE 1" = 150'

STATE OF NEW HAMPSHIRE
LUKE D. HURLEY
NO. 095
2/23/26
CERTIFIED SOIL SCIENTIST

SITE-SPECIFIC SOIL MAP

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED 11/18/25, AND WAS PREPARED BY LUKE HURLEY, CSS # 095, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSM SYM.	SSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
26	Windsor	111	A
410	Haven	211	B
313	Deerfield	311	B
915	Deerfield Variant	411	C
933	Scio Variant	411	C
546/P	Walpole Poorly Drained	511	C
115	Scarboro VP Drained	611	D

SLOPE PHASE:

0-8% B 8-15% C 15-25% D 25%+ E

verdantas
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FAX: 603.444.1343
PHONE: 603.444.4111

WILLIAM MACDERMOTT
STATE OF NEW HAMPSHIRE
WILLIAM A. MACDERMOTT
NO. 17257
PROFESSIONAL ENGINEER
P.E._17257
STATE:_NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
WAM	DMW	WTD	240633

CHK'D BY
DATE

REVISION
No.

FOR PERMITTING

SWANZEY-NEW HAMPSHIRE
REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY

EXISTING SOIL MAP

DATE 06/26/2026

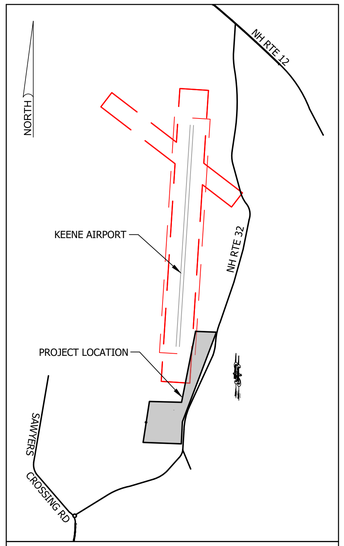
SCALE 1" = 150'

SHEET **C1.0**

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LEGEND

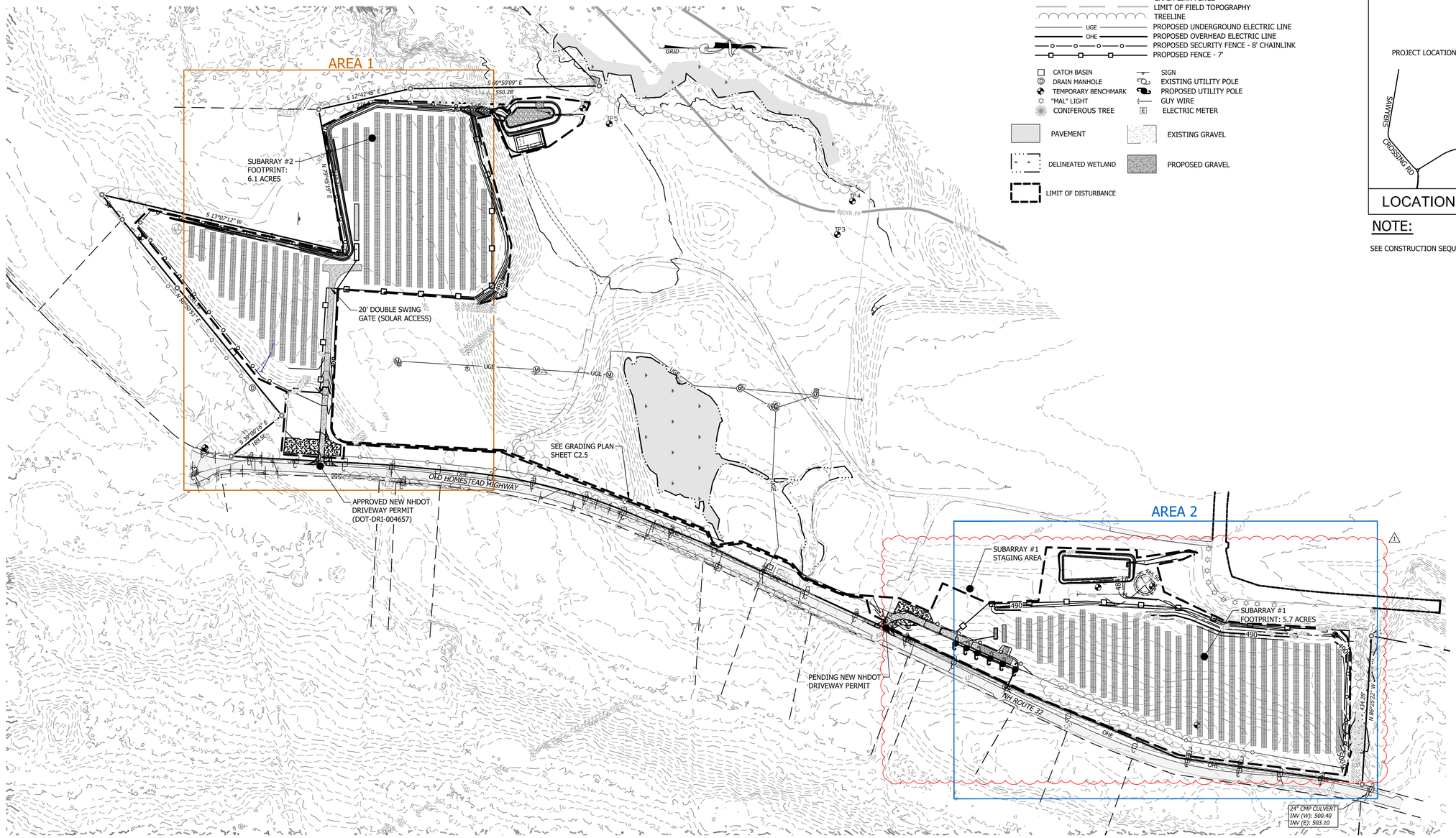
- CALCULATED CORNER
- IRON PIPE OR ROD FOUND
- CONCRETE BOUND
- APPROXIMATE PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- TRAIL
- EDGE OF WETLAND
- AREA BELOW BASE FLOOD ELEVATION DETERMINED
- LIMIT OF FEMA ZONE AE 1% CHANCE FLOOD (PER FEMA GIS)
- LIMIT OF FEMA ZONE X 0.2% CHANCE FLOOD (PER FEMA GIS)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND DRAIN LINE
- APPROXIMATE RUNWAY CENTER LINE
- OVERHEAD ELECTRIC LINE
- STONE WALL
- CHAIN LINK FENCE
- LIMIT OF FIELD TOPOGRAPHY
- TREELINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED SECURITY FENCE - 8' CHAINLINK
- PROPOSED FENCE - 7'
- CATCH BASIN
- DRAIN MANHOLE
- TEMPORARY BENCHMARK
- "MAL" LIGHT
- CONIFEROUS TREE
- SIGN
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- PAVEMENT
- EXISTING GRAVEL
- DELINEATED WETLAND
- PROPOSED GRAVEL
- LIMIT OF DISTURBANCE



LOCATION MAP SCALE: 1" = 2000'

NOTE:

SEE CONSTRUCTION SEQUENCE NOTES, SHEET C3.0.



150' 0 150' 300'
DRAWING SCALE 1" = 150'

verdantas
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PHONE: 603.444.4111

WILLIAM MACDERMOTT
STATE OF NEW HAMPSHIRE
WILLIAM A. MACDERMOTT
No. 17257
LICENSED PROFESSIONAL ENGINEER
P.E._17257
STATE:_NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
WAM	DMV	WTD	240633

CHK'D BY WAM
DATE 6/2026

No.	REVISION
1	6/2026 REPAT COMMENTS

FOR PERMITTING

SWANZEY~NEW HAMPSHIRE
REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY
OVERALL SITE PLAN

DATE 06/26/2026
SCALE 1" = 150'
SHEET **C2.0**

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LEGEND

- CALCULATED CORNER
- IRON PIPE OR ROD FOUND
- CONCRETE BOUND
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- CHAIN LINK FENCE
- LIMIT OF FIELD TOPOGRAPHY
- TREELINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- OHE — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED SECURITY FENCE
- AIRPORT APPROACH SURFACE
- AIRPORT RUNWAY 2-20 CENTERLINE EXTENDED
- AIRPORT RUNWAY PROTECTION ZONE
- AIRPORT OPERATIONS CENTER SYSTEM
- AIRFIELD LIGHTING CONTROL SYSTEM
- CATCH BASIN
- DRAIN MANHOLE
- TEMPORARY BENCHMARK
- "MAL" LIGHT
- CONIFEROUS TREE
- SIGN
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- GUY WIRE
- E — ELECTRIC METER
- PAVEMENT
- DELINEATED WETLAND *SEE NOTE 8
- EXISTING GRAVEL
- PROPOSED GRAVEL
- LIMIT OF DISTURBANCE

GRID

S 00°50'09" E 550.28'

S 12°42'48" E 224.56'

N 77°49'52" E 1,047.68'

S 13°07'12" W 1,000.00'

N 76°52'48" W 1,000.00'

S 76°07'16" E 1,180.56'

TP5

TP4

TP3

APPROACH SURFACE

EXTENDED RUNWAY 2-20 CENTER LINE (SURVEYED)

PRIMARY SURFACE (6,601'X1000')

POTENTIAL POND LOCATION

SEE GRADING PLAN SHEET C2.5

OLD HOMESTEAD HIGHWAY

NH ROUTE 32

PROPOSED TOTAL LIMIT OF DISTURBANCE, 1,016,755 SF (23.34 ACRES)

RUNWAY APPROACH KEEPOUT BOUNDARY (TYP.)

24" CMP CULVERT
INV (W): 500.40
INV (E): 503.10

N 80°25'22" W 634.26'

100YR-FP

500YR-FP

UGE

OHE

150' 0 150' 300'
DRAWING SCALE 1" = 150'

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STATE_NH

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CHK'D BY	DATE
WAM	6/2026

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1	6/2026 REPIT COMMENTS

FOR PERMITTING

SWANZEY–NEW HAMPSHIRE

REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY

OVERALL SITE PLAN WITH AIRPORT RESTRICTIONS

DATE 06/26/2026

SCALE 1" = 150'

SHEET **C2.1**

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SEE SHEET C2.5

PROPOSED FENCE, TYP. (SEE DETAIL)

SUBARRAY #2 FOOTPRINT: 6.1 ACRES

10'-0" ADD'L BUFFER TO RUNWAY PROTECTION ZONE (ALL STRUCTURES)

PROPOSED TOTAL LIMIT OF DISTURBANCE, 1,016,755 SF (23.34 ACRES)

PROPOSED NEW PERMANENT DRIVEWAY ACCESS (APPROVED NH DOT DRIVEWAY PERMIT (DOT-DRI-004657)

PROPOSED MATERIAL STAGING AREA - 100' x 180'

20' DOUBLE SWING GATE (SOLAR ACCESS)

GRAVEL EQUIPMENT PAD #2

CONCRETE EQUIPMENT PAD #2

SOLAR FENCE

DEMOLISH EXISTING FENCE AND DISPOSE OF OFF SITE

OLD HOMESTEAD HIGHWAY

S 00°50'09" E 350.28'

S 12°42'48" E 224.57'

N 79°45'19" E 420.21'

S 13°07'12" W 228.28'

S 89°09'07" E 198.95'

N 89°09'07" E 628.39'

180

100

NOTE:

SEE CONSTRUCTION SEQUENCE NOTES, SHEET C3.0.

LEGEND

- CALCULATED CORNER
- IRON PIPE OR ROD FOUND
- CONCRETE BOUND
- APPROXIMATE PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- TRAIL
- EDGE OF WETLAND
- AREA BELOW BASE FLOOD ELEVATION DETERMINED
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- PROPOSED DRAINAGE SWALE
- CATCH BASIN
- DRAIN MANHOLE
- TEMPORARY BENCHMARK
- WETLAND FLAG NOT SURVEYED (LOCATION PROVIDED BY OTHERS)
- "MAL" LIGHT
- SIGN
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- GUY WIRE
- E — ELECTRIC METER
- CONIFEROUS TREE
- PAVEMENT
- EXISTING GRAVEL
- DELINEATED WETLAND *SEE NOTE 8
- PROPOSED GRAVEL
- LIMIT OF DISTURBANCE

DRAWING SCALE 50' 0 50' 100' 1" = 50'

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LITTLETON, NH 03561
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PHONE: 603.444.4111

WILLIAM MACDERMOTT
STATE OF NEW HAMPSHIRE – WILLIAM A. MACDERMOTT – No. 17257 – LICENSED PROFESSIONAL ENGINEER
P.E._17257
STATE: NH

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WAM	6/2026

No.	REVISION	DATE
1	RFMI COMMENTS	6/2026

FOR PERMITTING

SWANZEY–NEW HAMPSHIRE
REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY
SITE PLAN - AREA 1

DATE 06/26/2026

SCALE 1" = 50'

SHEET **C2.2**

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NOTE:

SEE CONSTRUCTION SEQUENCE NOTES, SHEET C3.0.

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- GUY WIRE
- E — ELECTRIC METER
- CONIFEROUS TREE
- EXISTING GRAVEL
- PROPOSED GRAVEL

PROPOSED NORTH DETENTION POND (SEE DETAIL)

RURAL/AGRICULTURAL DISTRICT
RESIDENCE DISTRICT

SUBARRAY #1 STAGING AREA

PROPOSED TOTAL LIMIT OF DISTURBANCE, 1,016,755 SF (23.34 ACRES)

SECURITY FENCE

CONCRETE EQUIPMENT PAD #1

GRAVEL EQUIPMENT PAD #1

MAINTAIN EX. AIRPORT GATE

PROPOSED 12" HDPE CULVERT
INV IN: 495.70
IN OUT: 494.1
L: 80, s=2.0%

PROPOSED UNDERGROUND ELECTRIC LINE

PROPOSED NEW PERMANENT DRIVEWAY ACCESS

EXISTING 3 PHASE UTILITY LINE

PROPOSED GATE

PROPOSED TEMPORARY GRAVEL ENTRY, (SEE DETAIL)

VEGETATED AREA TO REMAIN
TREE HEIGHTS ARE ±20 FEET TALL

NEW UTILITY OWNED SPAN POLE

EXISTING UTILITY POLE/POI #324/82
(N:141115.4945,E:823113.1125)

NEW UTILITY OWNED POLE WITH RECLOSER & RTU (SEL-3350)

NEW UTILITY OWNED POLE WITH PRIMARY METER

NEW CUSTOMER OWNED POLE WITH GOAB

NEW CUSTOMER OWNED POLE WITH RECLOSER

NEW CUSTOMER OWNED POLE WITH CT/PT CLUSTER

NH ROUTE 32

SUBARRAY #1
FOOTPRINT: 5.7 ACRES

EX. GATE

RURAL/AGRICULTURAL DISTRICT

N 69°25'22" W
434.38'

24" CMP CULVERT
INV (W): 500.40
INV (E): 503.10

485.5074

GRID

50' 0 50' 100'
DRAWING SCALE 1" = 50'

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
FAX: 603.444.1343
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WILLIAM MACDERMOTT
NEW HAMPSHIRE
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STATE: _NH

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CHK'D BY: WAM
DATE: 6/26/26

No.	REVISION	DATE
1	REPM COMMENTS	6/2026

FOR PERMITTING

SWANZEY-NEW HAMPSHIRE
REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY
SITE PLAN - AREA 2

DATE 06/26/2026
SCALE 1" = 50'
SHEET **C2.3**

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SEE INSET FOR POND DETAILS

MATCH LINE SEE SHEET C2.5

OLD HOMESTEAD HIGHWAY

PROPOSED TOTAL LIMIT OF DISTURBANCE, 1,016,755 SF (23.34 ACRES)

PROPOSED UNDERGROUND ELECTRIC LINE

PROPOSED TEMPORARY GRAVEL TURNAROUND, (SEE DETAIL)

CONTRACTOR SHALL VERIFY POTENTIAL CULVERT OUTLET INVERT ELEVATION AND COORDINATE WITH ENGINEER.

POND INSET

SCALE: 1" = 50'

STONE OUTLET PROTECTION (SEE DETAIL) 3' W x 12' L x 10' W

PROPOSED OUTLET STRUCTURE (SEE DETAIL)

PROPOSED DETENTION POND (SEE DETAIL)

NOTE:

SEE CONSTRUCTION SEQUENCE NOTES, SHEET C3.0.

LEGEND

- CALCULATED CORNER
- IRON PIPE OR ROD FOUND
- CONCRETE BOUND
- APPROXIMATE PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
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- EDGE OF WETLAND
- AREA BELOW BASE FLOOD ELEVATION DETERMINED
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- PROPOSED FENCE - 7'
- SF — PROPOSED EROSION SILT FENCE
- PROPOSED DRAINAGE SWALE
- CATCH BASIN
- DRAIN MANHOLE
- TEMPORARY BENCHMARK
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- LIMIT OF DISTURBANCE
- DELINEATED WETLAND *SEE NOTE 8
- PROPOSED PERMANENT GRAVEL
- PROPOSED TEMPORARY GRAVEL

50' 0 50' 100'
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PHONE: 603.444.4111

WILLIAM MACDERMOTT
STATE OF NEW HAMPSHIRE – WILLIAM A. MACDERMOTT – No. 17257 – LICENSED PROFESSIONAL ENGINEER
P.E._17257
STATE:_NH

CHK'D BY	DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
DATE	WAM	DMW	WTD	240633
WAM 6/2026				

No.	REVISION	
1	6/2026	RFMI COMMENTS

FOR PERMITTING

SWANZEY–NEW HAMPSHIRE

REVISION ENERGY GROUND MOUNTED SOLAR ARRAY

GRADING & DRAINAGE PLAN - AREA 1

DATE 06/26/2026

SCALE 1" = 50'

SHEET **C2.4**

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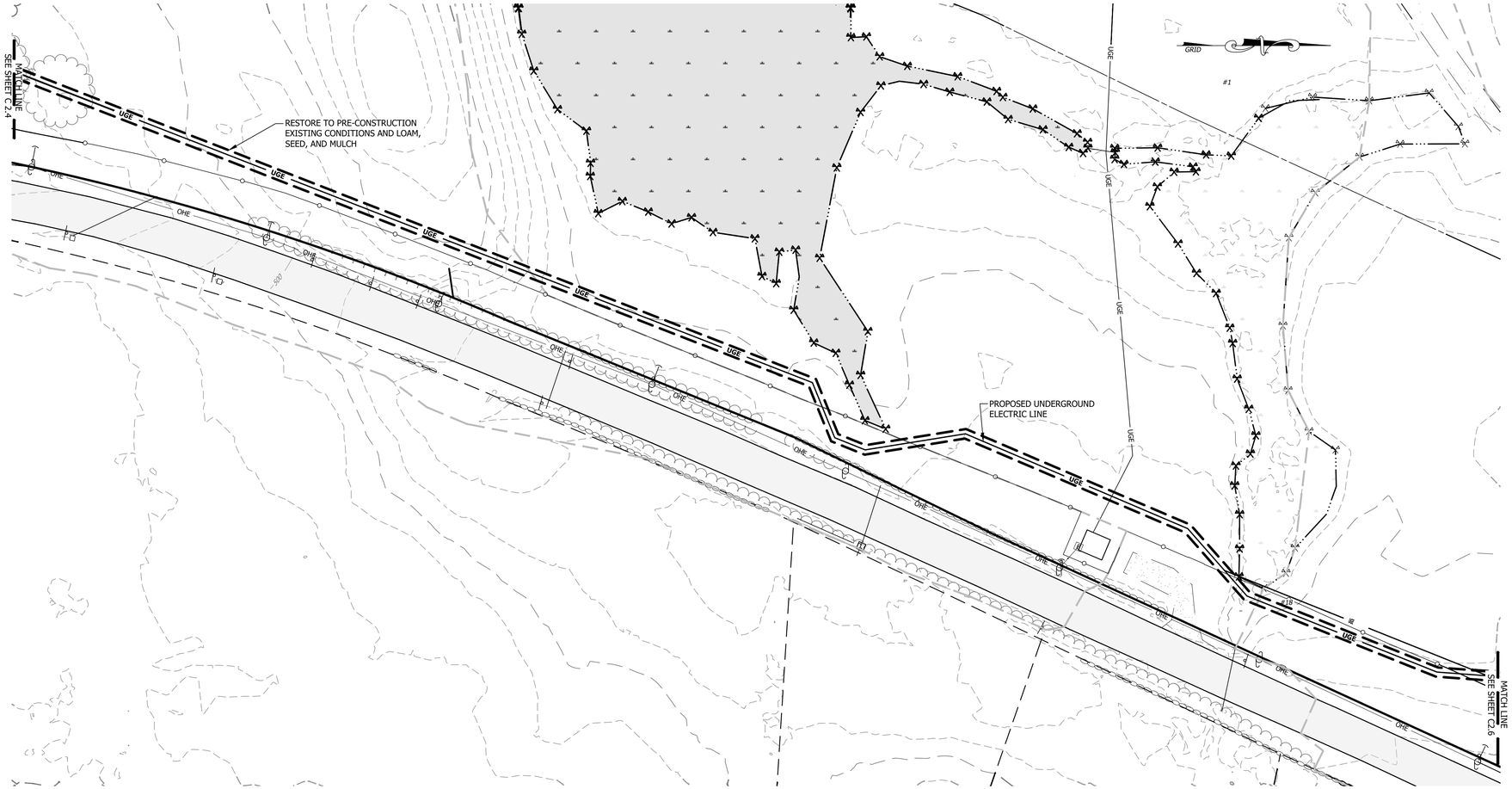
LEGEND

- CALCULATED CORNER
- IRON PIPE OR ROD FOUND
- CONCRETE BOUND
- APPROXIMATE PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- TRAIL
- EDGE OF WETLAND
- AREA BELOW BASE FLOOD ELEVATION DETERMINED
- 100YR-FP — LIMIT OF FEMA ZONE AE 1% CHANCE FLOOD (PER FEMA GIS)
- 500YR-FP — LIMIT OF FEMA ZONE X 0.2% CHANCE FLOOD (PER FEMA GIS)
- UGE — UNDERGROUND ELECTRIC LINE
- D — UNDERGROUND DRAIN LINE
- APPROXIMATE RUNWAY CENTER LINE
- OHE — OVERHEAD ELECTRIC LINE
- STONE WALL
- CHAIN LINK FENCE
- LIMIT OF FIELD TOPOGRAPHY
- TREELINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- OHE — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED SECURITY FENCE
- PROPOSED DRAINAGE SWALE

- CATCH BASIN
- DRAIN MANHOLE
- TEMPORARY BENCHMARK
- WETLAND FLAG NOT SURVEYED (LOCATION PROVIDED BY OTHERS)
- "MAL" LIGHT
- PAVEMENT
- DELINEATED WETLAND
- LIMIT OF DISTURBANCE
- SIGN
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- CONIFEROUS TREE
- EXISTING GRAVEL
- PROPOSED GRAVEL

NOTE:

SEE CONSTRUCTION SEQUENCE NOTES, SHEET C3.0.



DRAWING SCALE 1" = 40'

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
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	FOR PERMITTING

SWANZEY-NEW HAMPSHIRE

REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY

GRADING & DRAINAGE PLAN - CONDUIT

DATE 06/26/2026

SCALE 1" = 40'

SHEET **C2.5**

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LEGEND

- CALCULATED CORNER
- IRON PIPE OR ROD FOUND
- CONCRETE BOUND
- APPROXIMATE PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- TRAIL
- EDGE OF WETLAND
- AREA BELOW BASE FLOOD ELEVATION DETERMINED
- 100YR-FP — LIMIT OF FEMA ZONE AE 1% CHANCE FLOOD (PER FEMA GIS)
- 500YR-FP — LIMIT OF FEMA ZONE X 0.2% CHANCE FLOOD (PER FEMA GIS)
- UGE — UNDERGROUND ELECTRIC LINE
- D — UNDERGROUND DRAIN LINE
- APPROXIMATE RUNWAY CENTER LINE
- OHE — OVERHEAD ELECTRIC LINE
- STONE WALL
- CHAIN LINK FENCE
- LIMIT OF FIELD TOPOGRAPHY
- TREELINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- OHE — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED SECURITY FENCE - 8' CHAINLINK
- PROPOSED FENCE - 7'
- SF — PROPOSED EROSION SILT FENCE
- D S F — D S F — PROPOSED DOUBLE EROSION SILT FENCE
- PROPOSED DRAINAGE SWALE

- CATCH BASIN
- DRAIN MANHOLE
- TEMPORARY BENCHMARK
- WETLAND FLAG NOT SURVEYED (LOCATION PROVIDED BY OTHERS)
- "MAL" LIGHT
- SIGN
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- GUY WIRE
- [E] ELECTRIC METER
- CONIFEROUS TREE
- PAVEMENT
- EXISTING GRAVEL
- DELINEATED WETLAND
- PROPOSED PERMANENT GRAVEL
- LIMIT OF DISTURBANCE
- PROPOSED TEMPORARY GRAVEL
- PROPOSED STONE

NOTE:

SEE CONSTRUCTION SEQUENCE NOTES, SHEET C3.0.

PROPOSED NORTH DETENTION POND (SEE DETAIL)

PROPOSED OUTLET STRUCTURE (SEE DETAIL)

PROPOSED GRASS LINED SWALE (SEE DETAIL) L: 150', s: 0.5% MIN.

STONE OUTLET PROTECTION (SEE DETAIL) 3' W x 12' L x 10' W

PROPOSED TEMPORARY SEDIMENT BASIN (SEE DETAIL)
BASIN BOTTOM ELEV.: 482.50
TOP 2' WIDE BERM ELEV.: 485.50
3:1 MAX INTERNAL SLOPE
2:1 DAYLIGHT SLOPE

PROPOSED 12" HDPE CULVERT
INV IN: 495.70
IN OUT: 494.1
L: 80, s=2.0%

PROPOSED UNDERGROUND ELECTRIC LINE

MATCH LINE SEE SHEET C.2.5

RURAL/AGRICULTURAL DISTRICT/ RESIDENCE DISTRICT

VEGETATED AREA TO REMAIN
TREE HEIGHTS ARE ±20 FEET TALL

NEW UTILITY OWNED SPAN POLE
EXISTING UTILITY POLE/POI #324/82
(N:141115.4945,E:823113.1125)
NEW UTILITY OWNED POLE WITH RECLOSER & RTU (SEL-3350)
NEW UTILITY OWNED POLE WITH PRIMARY METER
NEW CUSTOMER OWNED POLE WITH GOAB
NEW CUSTOMER OWNED POLE WITH RECLOSER
NEW CUSTOMER OWNED POLE WITH CT/PT CLUSTER

NH ROUTE 32

EX. GATE

BUSINESS/COMMERCIAL DISTRICT

N 86°25'22" W 434.28'

24" CMP CULVERT
INV (W): 500.40
INV (E): 503.10

DRAWING SCALE 1" = 50'

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FOR PERMITTING

SWANZEY~NEW HAMPSHIRE

REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY

GRADING & DRAINAGE PLAN - AREA 2

DATE 06/26/2026

SCALE 1" = 50'

SHEET **C2.6**

SEEDING RECOMMENDATIONS

1. SEEDBED PREPARATION

A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.

B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE AMENDED WITH ORGANIC MATTER AND TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME THOROUGHLY INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

2. ESTABLISHING VEGETATION

A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:

-AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ. FT.
-NITROGEN (N), 50 LBS., PER ACRE OR 1.1 LBS. PER 1,000 SQ. FT.
-PHOSPHATE (P_2O_5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ. FT.
-POTASH (K_2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ. FT.

(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10).

B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.

A. SEEDING GUIDE:

USE	SEEDING MIXTURE (SEE 3D)	SOIL TYPE			
		DROUGHTY	WELL DRAINED	MOD. WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR

B. SEEDING RATES:

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
REDTOP	2	0.05
TOTAL:	42	0.95
B TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH **OR**	15 **OR**	0.35 **OR**
FLATPEA	30	0.75
TOTAL:	40 **OR** 55	0.95 **OR** 1.35
C TALL FESCUE	20	0.45
FLATPEA	30	0.75
TOTAL:	50	1.20

C. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO SEPTEMBER 15. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

D. TEMPORARY SEEDING RATES:

SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.	REMARKS
WINTER RYE	112	2.5	BEST FOR FALL SEEDING. SEED FROM AUGUST TO SEPTEMBER 5TH FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	80	2.0	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15TH FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40	1.0	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE NOT IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH. COVER SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYEGRASS	30	0.7	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1ST AND JUNE 1ST AND/OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

4. MULCH

A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.

B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING.

5. MAINTENANCE TO ESTABLISH A STAND

A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.

B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ON SITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.

C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

EROSION CONTROL GENERAL NOTES

A. KEEP SITE MODIFICATION TO A MINIMUM

1. CONSIDER FITTING THE BUILDINGS AND STREETS TO THE NATURAL TOPOGRAPHY. THIS REDUCES THE NEED FOR CUTS AND FILLS. AVOID EXTENSIVE GRADING THAT WOULD ALTER DRAINAGE PATTERNS OR CREATE VERY STEEP SLOPES. ⚠1
2. EXPOSE AREAS OF BARE SOIL TO EROSIVE ELEMENTS FOR THE SHORTEST TIME POSSIBLE.
3. SAVE AND PROTECT DESIRABLE EXISTING VEGETATION WHERE POSSIBLE. ERECT BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT.
4. LIMIT THE GRADES OF SLOPES SO VEGETATION CAN BE EASILY ESTABLISHED AND MAINTAINED.
5. AVOID SUBSTANTIAL INCREASE IN RUNOFF LEAVING THE SITE.

B. MINIMIZE POLLUTION OF WATER DURING CONSTRUCTION ACTIVITIES

1. STOCKPILE TOPSOIL REMOVED FROM CONSTRUCTION AREA AND SPREAD OVER ANY DISTURBED AREAS PRIOR TO REVEGETATION. TOPSOIL STOCKPILES MUST BE PROTECTED FROM EROSION.
2. PROTECT BARE SOIL AREAS EXPOSED BY GRADING ACTIVITIES WITH TEMPORARY VEGETATION OR MULCHES.
3. USE SEDIMENT BASINS TO TRAP DEBRIS AND SEDIMENT WHICH WILL PREVENT THESE MATERIALS FROM MOVING OFF SITE.
4. USE DIVERSIONS TO DIRECT WATER AROUND THE CONSTRUCTION AREA AND AWAY FROM EROSION PRONE AREAS TO POINTS OF SAFE DISPOSAL.
5. USE TEMPORARY CULVERTS OR BRIDGES WHEN CROSSING STREAMS WITH EQUIPMENT.
6. PLACE CONSTRUCTION FACILITIES, MATERIALS, AND EQUIPMENT STORAGE AND MAINTENANCE AREAS AWAY FROM DRAINAGE WAYS.

C. PROTECT AREA AFTER CONSTRUCTION. ⚠1

1. ESTABLISH GRASS OR OTHER SUITABLE VEGETATION ON ALL DISTURBED AREAS. SELECT SPECIES ADAPTED TO THE SITE CONDITIONS AND THE FUTURE USE OF THE AREA. FINAL GRADES SHALL BE SEEDED WITHIN 72 HOURS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE COVER IN A MANNER THAT IS EVENLY DISTRIBUTED OVER THE SITE, WITH NO LARGE AREAS OF BARE SOIL.
2. MAINTAIN VEGETATED AREAS USING PROPER VEGETATIVE 'BEST MANAGEMENT PRACTICES' DURING THE CONSTRUCTION PERIOD.
3. MAINTAIN NEEDED STRUCTURAL 'BEST MANAGEMENT PRACTICES' AND REMOVE SEDIMENT FROM DETENTION PONDS AND SEDIMENT BASINS AS NEEDED.
4. DETERMINE RESPONSIBILITY FOR LONG TERM MAINTENANCE OF PERMANENT 'BEST MANAGEMENT PRACTICES'.
5. IF CONSTRUCTION IS ANTICIPATED DURING WINTER MONTHS, REFER TO 'COLD WEATHER SITE STABILIZATION REQUIREMENTS'.

D. INVASIVE SPECIES AND FUGITIVE DUST

1. THE PROJECT SHALL NOT CONTRIBUTE TO THE SPREAD OF INVASIVE SPECIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EVALUATE WORK AREAS FOR THE PRESENCE OF INVASIVE SPECIES, AND IF FOUND SHALL TAKE NECESSARY MEASURES TO PREVENT THEIR SPREAD IN ACCORDANCE WITH RSA 430:51-57 AND AGR 3800. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE INTRODUCTION OF INVASIVE SPECIES BY INSPECTING AND CLEANING ALL EQUIPMENT ARRIVING ON SITE.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

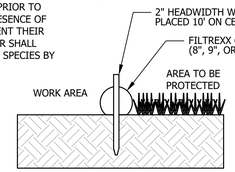
COLD WEATHER SITE STABILIZATION REQUIREMENTS

TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING ADDITIONAL STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1: ⚠1

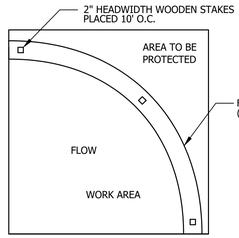
1. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN IS DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST AND SUBMITTED TO THE DEPARTMENT FOR APPROVAL AS A REQUEST TO WAIVE THE ONE-ACRE LIMIT.
2. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH IN A MANNER THAT IS EVENLY DISTRIBUTED OVER THE SITE WITH NO LARGE AREAS OF BARE SOIL BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE, SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(b).
3. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF 15% OR GREATER WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH IN A MANNER THAT IS EVENLY DISTRIBUTED OVER THE SITE WITH NO LARGE AREAS OF BARE SOIL BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MATTING OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(b).
4. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX, MEETING THE CRITERIA OF ENV-WQ 1506.05(b), SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
5. INSTALLATION OF EROSION CONTROL BLANKETS SHALL NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
6. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH NOTES 2 OR 3 ABOVE, SHALL BE COMPLETED WITHIN 1 DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
7. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH IN A MANNER THAT IS EVENLY DISTRIBUTED OVER THE SITE WITH NO LARGE AREAS OF BARE SOIL BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE PERMIT HOLDER'S ENGINEERING CONSULTANT.
8. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM NO. 304.1 OR 304.2.

CONSTRUCTION SEQUENCE NOTES

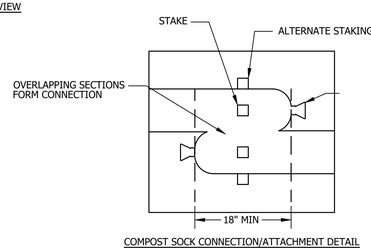
1. PREPARE AN EROSION CONTROL PLAN OR A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. COMPLETE WEEKLY INSPECTIONS AND AFTER RAIN EVENTS IN COMPLIANCE WITH THE SWPPP.
2. FOR THIS PROJECT, A THIRD-PARTY ENVIRONMENTAL MONITOR IS **NOT** REQUIRED FOR COMPLIANCE WITH Env-Wq 1505.01, PURSUANT TO THE APPROVED AOT PERMIT CONDITIONS.
3. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
4. INSTALL CONSTRUCTION EXIT, SEE DETAIL.
5. CUT AND CLEAR TREES WITHIN THE CLEARING LIMITS, IF ANY.
6. INSTALL INTERNAL EROSION CONTROLS INCLUDING, ROCK CHECK DAMS, AND OTHER APPROPRIATE EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON THE PLANS AND AS NEEDED.
7. GRUB SITE WITHIN GRADING LIMITS.
8. STRIP AND STOCKPILE TOPSOIL AND INSTALL ALL REMAINING EROSION CONTROL MEASURES.
9. STORMWATER TREATMENT PONDS AND DRAINAGE SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL TREATMENT BASINS, PONDS, SWALES, DITCHES AND LEVEL SPREADERS HAVE BEEN STABILIZED.
10. PROCEED WITH WORK, LIMITING THE DURATION OF DISTURBANCE. NO MORE THAN FIVE ACRES SHALL BE DISTURBED (NOT STABILIZED) AT ANY TIME. THE MAXIMUM LENGTH OF TIME THAT DISTURBED EARTH MAY BE LEFT UNSTABILIZED IS 45 DAYS AFTER INITIAL DISTURBANCE.
11. BEGIN SEEDING AND MULCHING IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED WITH APPROVED METHODS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE, INCLUDING ROADWAYS, PARKING AREAS, AND CUT AND FILL SLOPES.
12. 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% VEGETATED GROWTH HAS BEEN ESTABLISHED IN A MANNER THAT IS EVENLY DISTRIBUTED OVER THE SITE, WITH NO LARGE AREAS OF BARE SOIL;
    C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
    D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.
13. INSPECT ALL EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER EVERY 0.5 INCHES OF PRECIPITATION. MAINTAIN SEDIMENT FENCE, SEDIMENT TRAPS, HAY BALES, ETC., AS NECESSARY.
14. IF THE PROJECT INCLUDES DISTURBED LAND WITH SLOPES GREATER THAN 5% AND THE FLOW PATH OVER THE SLOPED AREA IS GREATER THAN 300 FEET, THEN ALL AREAS OF UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED WITH TEMPORARY AND PERMANENT MULCHING MEETING THE CRITERIA OF ENV-WQ 1506.01, VEGETATION MEETING THE CRITERIA OF ENV-WQ 1506.02, OR TEMPORARY EROSION CONTROL BLANKETS MEETING THE CRITERIA OF ENV-WQ 1506.03, WHICHEVER APPLIES, AS SOON AS PRACTICABLE, BUT NO LATER THAN 7 DAYS AFTER INITIAL DISTURBANCE OR PRIOR TO ANY RAINFALL EVENT THAT PRODUCES 0.5 INCH OR MORE OF PRECIPITATION WITHIN A 24-HOUR PERIOD, WHICHEVER OCCURS FIRST.
15. INSTALL GRAVEL ROADWAYS AND/OR PARKING AREAS.
16. PLACE MINIMUM 4" TOPSOIL, SEED AND MULCH.
17. MONITOR THE SITE AND MAINTAIN STRUCTURES AS NEEDED UNTIL FULL VEGETATION IS ESTABLISHED.



SECTION VIEW



TOP VIEW



COMPOST SOCK CONNECTION/ATTACHMENT DETAIL

NOTES:
1. ALL MATERIAL TO MEET FILTREXX ® SPECIFICATIONS.
2. SILT SOXX ™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. DOUBLE SEDIMENT FENCE SHALL BE PROVIDED WITHIN 50' OF ANY WETLAND OR WATER BODY.

FILTREXX INTERNATIONAL
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GRAFTON, OH 44044
420-926-2607
WWW.FILTREXX.COM

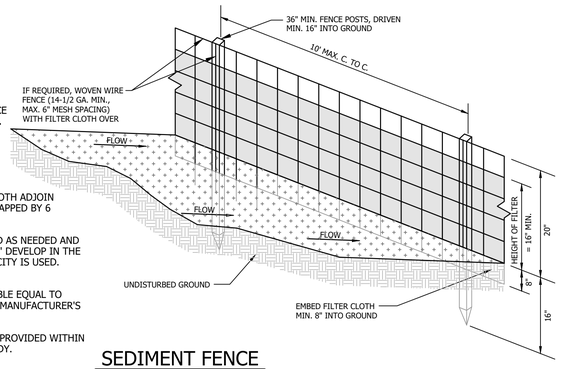
FILTREXX® SILT SOXX™ DETAILS

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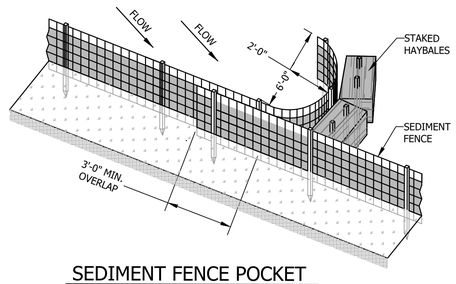
SOURCE: https://www.filtrexx.com/en/resources/design-specs-cads/filtrexx-cad-files
THIS DETAIL IS ADAPTED FROM "FILTREXX ® SILT SOXX ™ & SEDIMENT TRAPP ™ DETAILS" SHEET AND IS THE SOLE PROPERTY OF FILTREXX INTERNATIONAL, LLC.

CONSTRUCTION NOTES FOR SEDIMENT FENCE

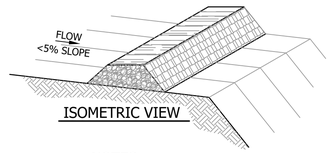
1. WOVEN WIRE FENCE, IF REQUIRED, TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SEDIMENT FENCE, OR 50% OF CAPACITY IS USED.
5. 12" DIAMETER FILTREXX SILTSOXX SHALL BE CONSIDERED AN ACCEPTABLE EQUAL TO SEDIMENT FENCE IF INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. DOUBLE SEDIMENT FENCE SHALL BE PROVIDED WITHIN 50' OF ANY WETLAND OR WATER BODY.



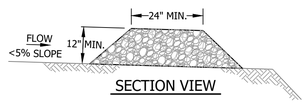
SEDIMENT FENCE
NO SCALE



SEDIMENT FENCE POCKET
NO SCALE



ISOMETRIC VIEW



SECTION VIEW

NOTES

1. PERVIOUS BERMS SHALL NOT BE USED IN AREAS ON CONCENTRATED STORMWATER FLOW.
2. THE BERM SHALL BE INSTALLED TO FOLLOW THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE MATERIAL MIX FOR THE BERM SHALL HAVE AN ORGANIC PORTION BETWEEN 25% AND 65%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT.
4. WOOD CHIPS, BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS THE ORGANIC MATERIAL.
5. THE MIX SHALL NOT CONTAIN SILTS, CLAYS OR FINE SANDS.
6. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 100% PASSING A 3" SCREEN, 90%-100% PASSING A 1" SCREEN, 70% TO 100% PASSING A 0.75" SCREEN, AND 30% TO 75% PASSING A 0.25" SCREEN.
7. THE MIX SHALL HAVE A pH BETWEEN 5.0 AND 8.0.
8. DOUBLE SEDIMENT FENCE SHALL BE PROVIDED WITHIN 50' OF ANY WETLAND OR WATER BODY.

EROSION CONTROL MIX (ECM) BERM

NOT NOT SCALE

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
FAX: 603.444.1343
PHONE: 603.444.4111

WILLIAM MACDERMOTT
No. 17297
STATE OF NEW HAMPSHIRE
PROFESSIONAL ENGINEER
P.E. 17297
STATE: NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
WAM	DMW	WTD	240633

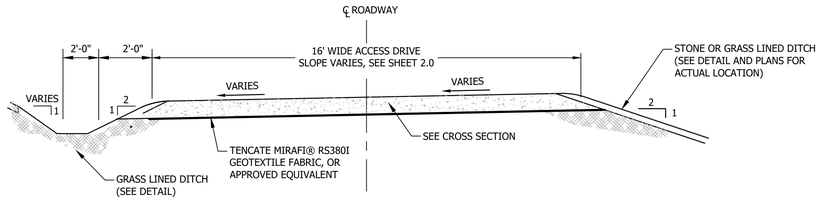
No.	REVISION	CHK'D BY	DATE
1	6/2026 REPM COMMENTS	WAM	6/2026

FOR PERMITTING

SWANZEY-NEW HAMPSHIRE
REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY
EROSION CONTROL NOTES & DETAILS

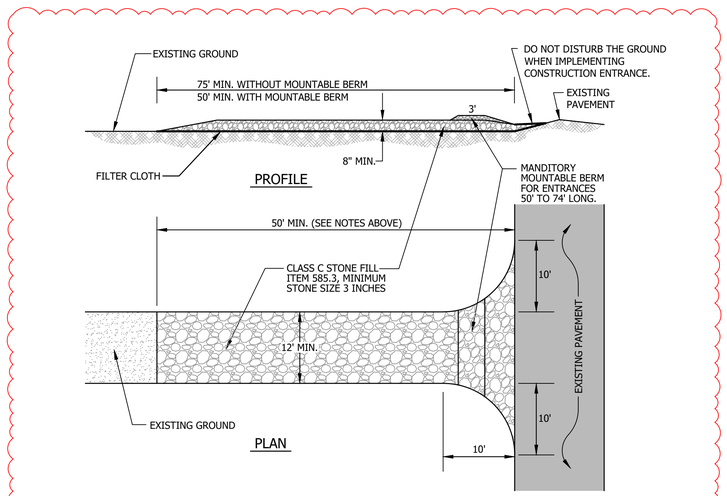
DATE 06/26/2026
SCALE AS NOTED
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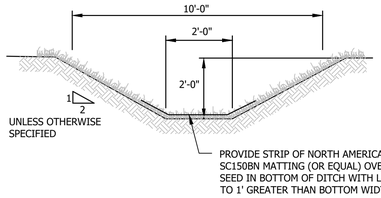
TYPICAL GRAVEL ACCESS ROAD CROSS SECTION

NOT TO SCALE



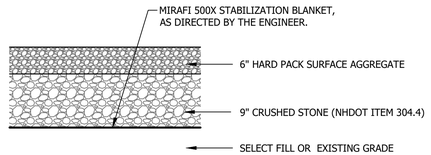
STABILIZED CONSTRUCTION EXIT

NOT TO SCALE



GRASS LINED DITCH DETAIL

NOT TO SCALE



NOTE:

1. BASE SHALL BE THOROUGHLY COMPACTED IN 6 INCH LIFTS WITH VIBRATORY COMPACTOR

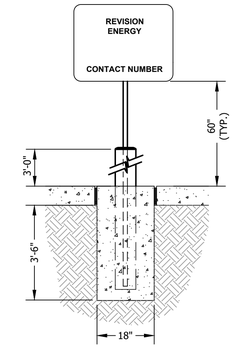
TYPICAL GRAVEL ROAD SECTION

NOT TO SCALE

STANDARD TRENCH NOTES

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 3.
2. SAND BEDDING: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASS A ½ SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.
3. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

   TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP-SOIL, LOAM, MUCH, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF SECTION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
5. SHEETING: ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.
6. FOR CONDUIT DETAIL, SEE ELECTRICAL PLANS.



SIGN DETAIL

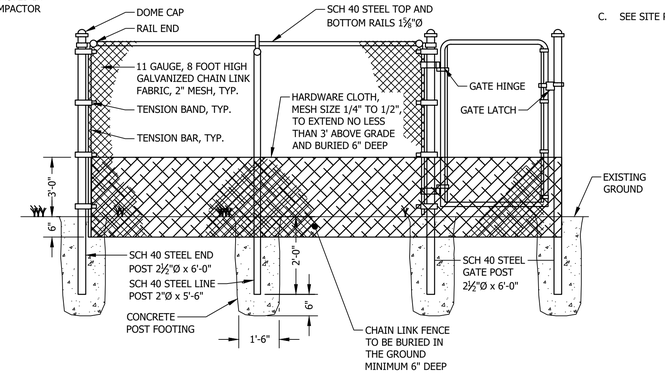
NOT TO SCALE

NOTES:

A. PRIOR TO CONSTRUCTION REVISION ENERGY SHALL VERIFY SIGN DETAILS AND TEXT.

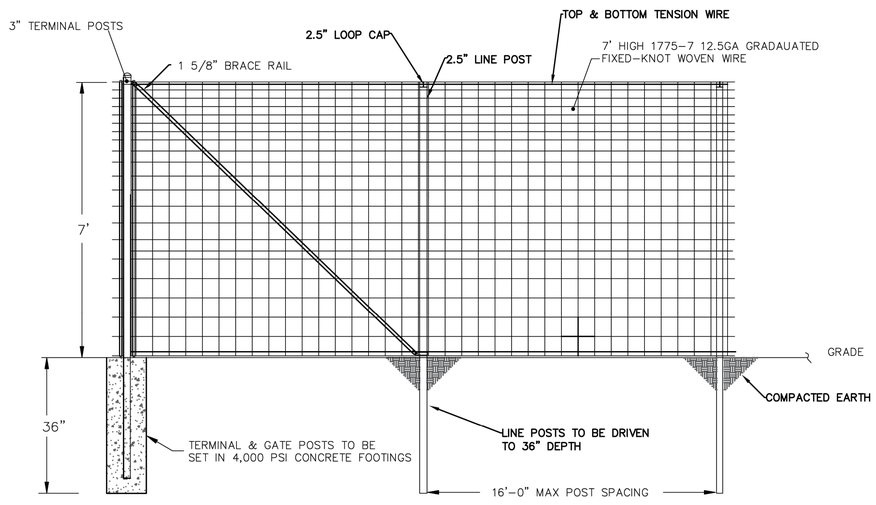
B. SPECIFIC CODE SHOULD BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.

C. SEE SITE PLAN FOR LOCATION.



8' HIGH CHAIN LINK FENCE DETAIL

NOT TO SCALE



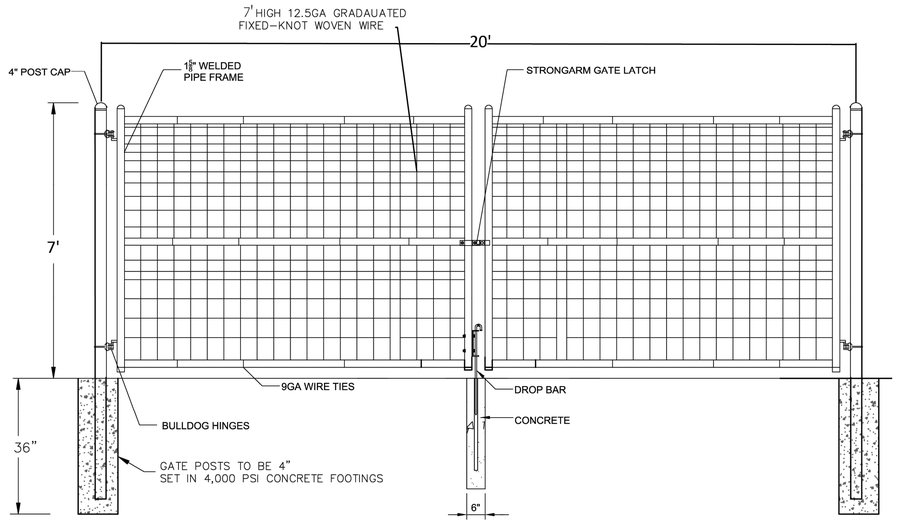
TYPICAL AGRICULTURAL FENCE

NOTES:

1. TERMINAL & GATE POSTS TO RECEIVE ANGLE BRACE
2. TOP & BOTTOM TENSION WIRE SECURED WITH HOG RINGS

TYPICAL AGRICULTURAL FENCE

NOT TO SCALE
DETAIL PER REVISION ENERGY



TYPICAL AGRICULTURAL DD GATE

NOTE: PIPE TO BE DQ40 GALVANIZED.

TYPICAL AGRICULTURAL GATE

NOT TO SCALE
DETAIL PER REVISION ENERGY

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
FAX: 603.444.1343
PHONE: 603.444.4111

WILLIAM MACDERMOTT — P.E. 17257 — STATE OF NEW HAMPSHIRE — STATE...NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
WAM	DMW	WTD	240633

CHK'D BY	DATE
WAM	6/2026

No.	REVISION
1	6/2026 REPAT COMMENTS

FOR PERMITTING

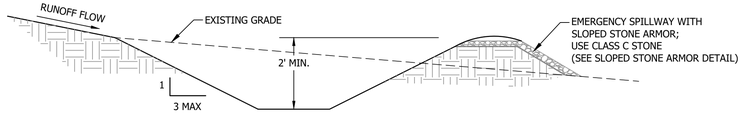
SWANZEY~NEW HAMPSHIRE
REVISION ENERGY
GROUND MOUNTED SOLAR ARRAY
MISCELLANEOUS DETAILS

DATE 06/26/2026
SCALE AS NOTED
SHEET C3.1

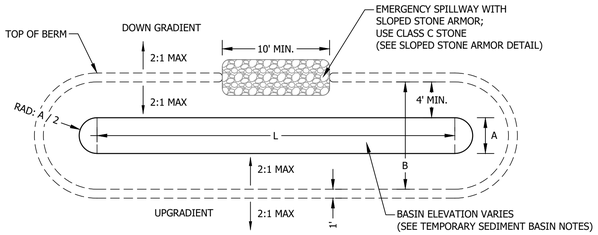
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TEMPORARY SEDIMENT TRAP NOTES (Env-Wq 1506.10):

1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONSTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
4. TEMPORARY SEDIMENT TRAPS MUST BE CONSTRUCTED PRIOR TO EARTH MOVING AND/OR GRUBBING OPERATIONS AND VEGETATED WITHIN 3 DAYS.
5. A TEMPORARY SEDIMENT TRAP SHALL NOT BE REMOVED UNTIL THE CONTRIBUTING AREA HAS BEEN VEGETATED AND STABILIZED.
6. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA, OR THE CALCULATED VOLUME OF RUNOFF FROM A 2-YEAR, 24 HOUR STORM.
7. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA
8. SEDIMENT SHOULD BE REMOVED AND THE TRAP RESTORED TO ORIGINAL CAPACITY WHEN SEDIMENT HAS ACCUMULATED TO 50% OF THE ORIGINAL VOLUME. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
9. CONTRACTOR SHALL SUBMIT PROPOSED DESIGN CHANGES FOR ANY TEMPORARY SEDIMENT TRAP TO THE ENGINEER FOR REVIEW AND APPROVAL.
10. UPON STABILIZATION OF CONTRIBUTING AREAS, TEMPORARY SEDIMENTATION TRAPS MAY BE REMOVED AND DISTURBED AREA RESTORED USING LOAM, SEED, AND EROSION MAT.



SECTION VIEW



PLAN VIEW

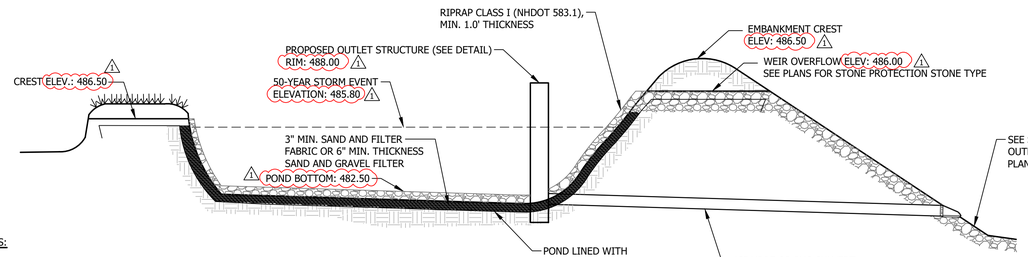
TYPICAL TEMPORARY SEDIMENTATION BASIN DETAIL

NOT TO SCALE

PROJECT SPECIFIC STORMWATER NOTES:

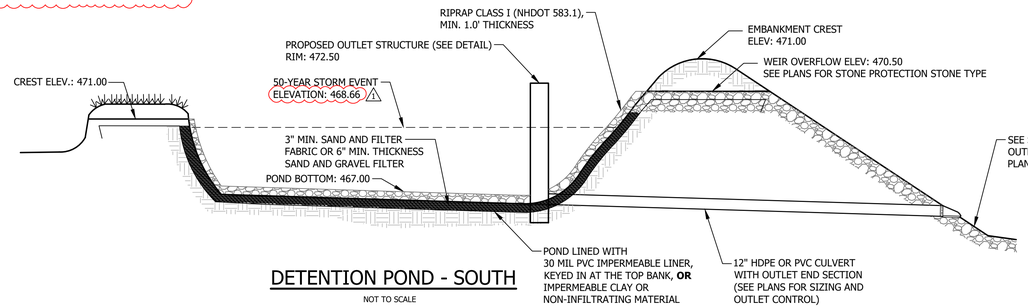
1. **THIS PROJECT REQUIRES DETAILED STORMWATER TREATMENT SYSTEM(S) MEETING NHDES ALTERATION OF TERRAIN (AoT) REQUIREMENTS.** SEE ALSO DETAILS AND NOTES ON THIS SHEET. THE CONTRACTOR SHALL PROVIDE ENGINEER AN ANTICIPATED SCHEDULE FOR ALL STORMWATER SYSTEM INSTALLATION(S) **AT LEAST 14 DAYS IN ADVANCE OF ANY INSTALLATION,** OR AS SOON AS PRACTICABLE. THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON ANY CHANGES TO THE SCHEDULE.

PURSUANT TO Env-Wq 1503.21(c), FAILURE TO CONTACT THE ENGINEER (DREW MacDERMOTT, PE; 603-444-4111; DMACDERMOTT@VERDANTAS.COM) FOR ON-SITE INSPECTIONS DURING CONSTRUCTION MAY RESULT IN RE-WORK OR REPAIR SOLELY AT THE CONTRACTOR'S EXPENSE.



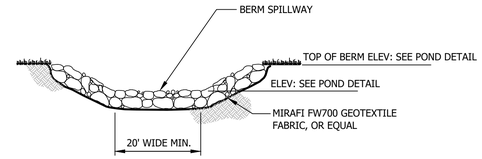
DETENTION POND - NORTH

NOT TO SCALE

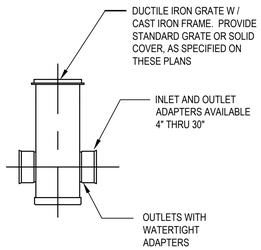


DETENTION POND - SOUTH

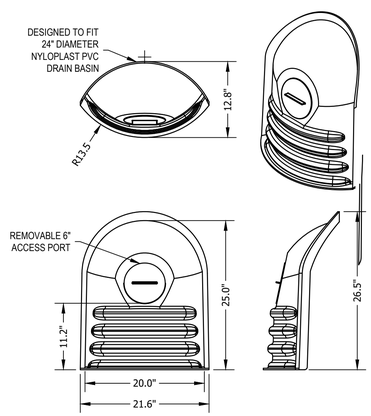
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EMERGENCY SPILLWAY

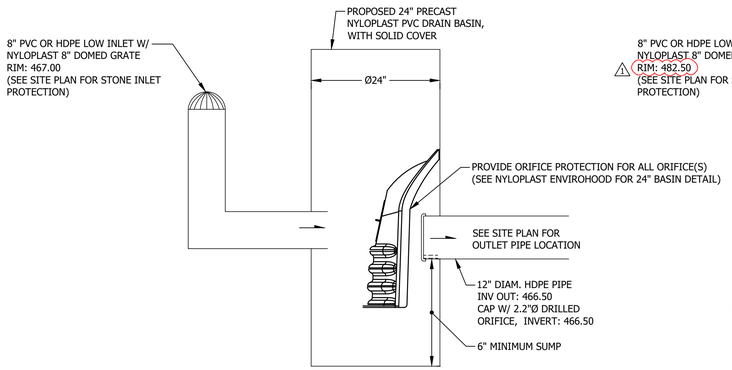


NYLOPLAST OVERFLOW DRAIN



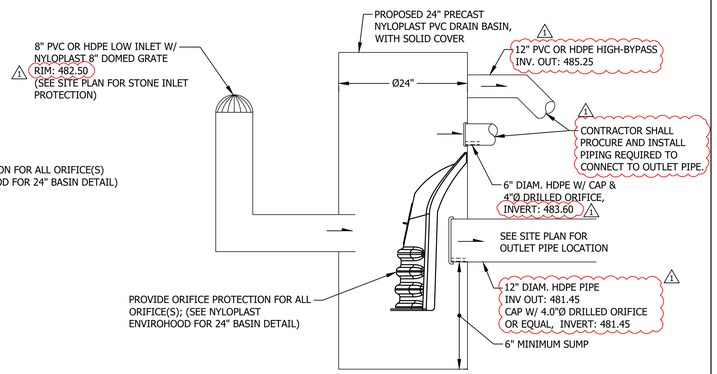
NYLOPLAST ENVIROHOOD FOR 24" BASIN

NOT TO SCALE



OUTLET CONTROL DEVICE - SOUTH DETAIL

NOT TO SCALE



OUTLET CONTROL DEVICE - NORTH DETAIL

NOT TO SCALE

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
FAX: 603.444.1343
PHONE: 603.444.4111

WILLIAM MACDERMOTT — P.E. 17257 — STATE OF NEW HAMPSHIRE — WILLIAM A. MACDERMOTT — No. 17257 — PROFESSIONAL ENGINEER — STATE: NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
WAM	DMW	WTD	240633

No.	REVISION	CHK'D BY	DATE
1	REPIT COMMENTS	WAM	6/2026

FOR PERMITTING

SWANZEY–NEW HAMPSHIRE

REVISION ENERGY

GROUND MOUNTED SOLAR ARRAY

MISCELLANEOUS DETAILS

DATE 06/26/2026

SCALE AS NOTED

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DCT26-0159 NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES ECOLOGICAL REVIEW MEASUSURE:

WILDLIFE AND CRITICAL HABITAT

1. THE FOLLOWING CONSERVATION MEASURES ARE RECOMMENDED BY THE ECOLOGICAL REVIEW SECTION TO AVOID AND MINIMIZE IMPACTS TO EASTERN MEADOWLARK (STURNELLA MAGNA) AND GRASSHOPPER SPARROW (AMMODRAMUS SAVANNARUM). IMPACTS TO DWARF WEDGEMUSSEL (ALASMIDONTA HETERODON) ARE NOT EXPECTED. THESE MEASURES WILL NEED TO BE INCORPORATED AS WRITTEN BELOW ALONG WITH THE ASSOCIATED MATERIALS INTO FINAL SHEET PLANS TO COMPLY WITH ALTERATION OF TERRAIN ADMINISTRATIVE RULES.

DCT26-0159 WILDLIFE CONSERVATION MEASURES:

1. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG BIOLOGIST CONTACT INFORMATION. PLEASE REFER TO THE NHFG WEBSITE FOR UPDATED PROTECTED SPECIES FLYERS.
   - 1.a. PROTECTED SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT THE NHFG BIOLOGISTS IMMEDIATELY) SHALL BE COMMUNICATED DURING MEETINGS PRIOR TO WORK COMMENCEMENT THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. SEE COVER SHEET OR SHEET IMMEDIATELY PROCEEDING. INCLUDE FLYERS ON PLAN SHEET SET.
2. GRASSLAND BIRD SURVEYS SHALL BE CONDUCTED PRIOR TO SOLAR INSTALLATION AND ANNUALLY FOR A PERIOD OF 3 YEARS AFTER SOLAR INSTALLATION. A MINIMUM OF FOUR YEARS OF SURVEYS SHALL BE CONDUCTED WITH NHFG RETAINING THE ABILITY TO REQUIRE A 5TH YEAR SURVEY DEPENDING ON SURVEY RESULTS, SITE CONDITIONS, AND OTHER PERTINENT CONSIDERATIONS.
   - 2.a. THE SURVEY PROTOCOL SHALL INCLUDE BUT NOT BE LIMITED TO SURVEYS BETWEEN MAY 1ST AND AUGUST 1ST AND SHALL INCLUDE MAPPING OF BREEDING BIRD TERRITORIES.
   - 2.b. SURVEYS SHALL BE COMPLETED BY A WILDLIFE BIOLOGIST WITH EXPERIENCE CONFIRMED BY NHFG. QUALIFICATIONS SHALL BE PROVIDED TO NHFG ALONG WITH AN APPLICATION FOR A SCIENTIFIC PERMIT.
   - 2.c. SURVEY PROTOCOL DETAILS SHALL BE COORDINATED WITH NHFG ANNUALLY BY APRIL 1ST OF THE SURVEY YEAR AND SHALL BE DEVELOPED OFF OF PREVIOUSLY APPROVED METHODS. THE SURVEY PROTOCOL WILL NEED TO BE INCLUDED IN ANY APPLICATIONS FOR A SCIENTIFIC PERMIT.
   - 2.d. AN APPLICATION FOR A SCIENTIFIC PERMIT SHALL BE SENT TO NHFGREVIEW@WILDLIFE.NH.GOV AND BRENDAN.J.CLIFFORD@WILDLIFE.NH.GOV EMAIL SUBJECT LINE: NHB23-2871_SCIENTIFIC PERMIT APPLICATION_ANNUAL GRASSLAND BIRD SURVEY_KEENE.
   - 2.e. A SUMMARY OF FINDINGS SHALL BE PROVIDED TO NHFG WITHIN 30-DAYS OF SURVEY COMPLETION. COMPLETE TERMS AND METHODS SHALL BE INCORPORATED IN THE APPROVED NHFG SCIENTIFIC PERMIT.
3. MOWING SHALL NOT OCCUR BETWEEN MAY 1ST AND AUGUST 1ST IN THE PROPOSED DELAYED MOWING AREAS (SEE ATTACHED DELAYED MOWING AERIAL) IF PRACTICABLE. IF MOWING MUST OCCUR IN THESE AREAS DURING THIS TIME FRAME, NHFG (NHFGREVIEW@WILDLIFE.NH.GOV) AND PAM HUNT (PHUNT@NHAUDUBON.ORG) SHALL BE NOTIFIED AND COORDINATION SHALL OCCUR AT LEAST 4 DAYS PRIOR TO MOWING EVENTS DURING THIS TIMEFRAME.
4. NO WORK SHALL OCCUR BETWEEN MAY 1ST AND AUGUST 1ST. WORK SHALL BE DEFINED AS PROJECT/CONSTRUCTION ACTIVITIES INCLUDING ANY ACTIVITIES ON FOOT TO LIMIT DISTURBANCE TO NESTING BIRDS. ANT ACTIVITIES ON FOOT SHALL ALSO BE LIMITED TO THE GREATEST EXTENT PRACTICABLE, HOWEVER WORK SUCH AS INSPECTING SILT FENCE MAY OCCUR DURING THIS TIME.
5. ROAD SALT SHALL NOT BE USED ON ACCESS ROADS OR ROADS WITHIN THE SOLAR FACILITY TO MINIMIZE NEGATIVE IMPACTS TO WILDLIFE HABITAT.
6. THE NATIVE SEED BANK SHALL BE ALLOWED TO REGROW IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. VIRGINIA WILD RYE (ELYMUS VIRGINICUS) MAY BE APPLIED TO AREAS AFFECTED BY CONSTRUCTION AS A TEMPORARY SEDIMENT CONTROL.
7. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.
8. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
9. IN THE EVENT A PROTECTED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
10. THE ECOLOGICAL REVIEW SECTION, ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

THE FOLLOWING ADDITIONAL CONSERVATION MEASURES ARE RECOMMENDED TO COMPLY WITH RSA 212-A AND AVOID AND MINIMIZE IMPACTS TO WOOD TURTLE (GLYPTEMYS INSCULPTA), A SPECIES OF SPECIAL CONCERN, AND ARE NOT REQUIRED FOR NHDES PERMITTING.

1. WOOD TURTLE MAY OCCUR WITHIN THE PROPOSED PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THE POTENTIAL PRESENCE OF THIS SPECIES AND BE PROVIDED FLYERS THAT HELP TO IDENTIFY THIS SPECIES, ALONG WITH NHFG BIOLOGIST CONTACT INFORMATION.
2. TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING NESTING SEASON (MAY 15TH TO JULY 15TH). TURTLE NESTS ARE PROTECTED BY NH LAWS (RSA 212-B:4, FIS 1401.03). IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHOULD CONTACT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. SEE SPECIES FLYERS, SEE ABOVE FOR NHFG CONTACT INFORMATION.
   - 2.1. THE NEST OR SUSPECTED NEST SHOULD BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHOULD BE COMMUNICATED TO ALL PERSONNEL ONSITE.
   - 2.2. SITE ACTIVITIES SHOULD NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.
3. FOR PROJECT ACTIVITIES OCCURRING BETWEEN APRIL 15TH AND OCTOBER 15TH, A WILDLIFE EXCLUSIONARY BARRIER (E.G., SILT FENCE) SHOULD BE INSTALLED AROUND THE ACTIVE WORK AREA.
   - 3.a. THE BARRIER SHOULD BE MAINTAINED BETWEEN APRIL 15TH AND OCTOBER 15TH THROUGHOUT THE LIFE OF THE ACTIVE PROJECT/CONSTRUCTION ACTIVITIES. PLEASE SEE THE ATTACHED FILE WILDLIFE EXCLUSIONARY BARRIER GATE FOR AN EXAMPLE OF A WILDLIFE EXCLUSIONARY BARRIER GATE THAT SHOULD REMAIN CLOSED AT THE END OF THE WORK DAY.
   - 3.b. THE BARRIER SHOULD NOT BE INSTALLED THROUGH WETLANDS.
   - 3.c. THE BARRIER SHOULD BE BURIED TO A DEPTH OF NO LESS THAN 6" AND EXTEND NO LESS THAN 36" ABOVE EXISTING GRADE.
   - 3.d. THE BARRIER SHOULD BE INSTALLED PERPENDICULAR TO THE GROUND OR LEANED SLIGHTLY OUTWARD AND MAINTAINED SUCH THAT THERE ARE NO SAGS, TEARS OR GAPS.
   - 3.e. THE BARRIER SHOULD BE INSPECTED DAILY FOR ANY DEFECTS AS WELL AS POSSIBLE TRAPPED WILDLIFE PRIOR TO SITE CONSTRUCTION ACTIVITIES. ANY DEFECTS SHOULD BE REPAIRED IMMEDIATELY AND SHOULD BE REPORTED TO NHFG WITHIN 24 HOURS OF DISCOVERY.
     - 3.e.1. DURING INSPECTIONS GROUND BASED GEOREFERENCED COLOR PHOTOS COVERING ALL OF THE MEASURES SHOULD BE TAKEN AND MADE AVAILABLE TO NHDES OR NHFG UPON REQUEST. THE COORDINATES, DIRECTION, TIME AND DATE SHOULD BE STAMPED ON EACH PHOTO.
   - 3.f. TO AVOID WILDLIFE BECOMING TRAPPED IN THE PROJECT AREA, ONE OF THE FOLLOWING SHOULD OCCUR:
     - 3.f.1. DAILY SEARCHES AND SWEEPS OF THE PROJECT AREA TO CHECK FOR TRAPPED WILDLIFE. INDIVIDUALS CONDUCTING SEARCHES AND SWEEPS OF THE WORK SITE SHOULD REVIEW SPECIES IDENTIFICATION AND REPORTING INFORMATION FROM SPECIES FLYERS.
     - 3.f.2. WILDLIFE ESCAPE MOUNDS ("RAMPS") SHOULD BE INSTALLED ON THE INTERIOR OF THE WILDLIFE EXCLUSIONARY BARRIER ALLOWING FOR POTENTIALLY ENTRAPPED WILDLIFE TO ESCAPE FROM THE PROJECT AREA. RAMPS SHOULD BE CONSTRUCTED ON THE WORK-ZONE SIDE OF THE WILDLIFE EXCLUSIONARY BARRIER. THE RAMPS SHOULD BE CONSTRUCTED OUT OF NATIVE MATERIAL (SAND/SOIL) FROM THE SITE AND SHOULD BE AT A MINIMUM OF 3 FEET IN WIDTH. ADDITIONAL TALL STAKES SHOULD BE INSTALLED IN THE LOCATION OF THESE RAMPS TO HELP SUPPORT THE SILT FENCING AS NEEDED. MATERIALS SUCH AS HAY OR MULCH MAY BE USED TO OFFSET WEIGHT AS LONG AS MATERIALS DO NOT ASSIST ANIMALS IN ENTERING WORK ZONE. WILDLIFE ESCAPE MOUNDS SHOULD BE INSTALLED AT LEAST EVERY 75 FEET ALONG THE WILDLIFE EXCLUSIONARY BARRIER AND SHOULD ONLY BE INSTALLED ON SIDES OF THE FENCE THAT DO NOT BORDER ROADS. PLEASE SEE THE ATTACHED FILE WILDLIFE RAMP FOR AN EXAMPLE OF A WILDLIFE ESCAPE MOUND.
4. CATCH BASINS AND OUTLET CONTROL STRUCTURES, IF APPLICABLE, SHOULD NOT CONTAIN SUMPS AND HAVE GRATE OPENINGS NO LARGER THAN 2" X 2".
5. OUTLET CONTROL STRUCTURES, IF APPLICABLE, SHOULD NOT BE PLACED ADJACENT TO THE SIDE SLOPES BUT RATHER AS FAR AWAY AS POSSIBLE TO DETER WILDLIFE FROM CRAWLING ONTO THEM AND FALLING THROUGH THE GRATE OPENINGS. THESE STRUCTURES SHOULD BE A MINIMUM OF 12"-18" ABOVE GRADE AND BE SET BACK AT LEAST 3' FROM ADJACENT SLOPES.
6. THESE CONSERVATION MEASURES DO NOT CONSTITUTE COMPLIANCE WITH THE FEDERAL ENDANGERED SPECIES ACT (ESA). THERE MAY BE OCCURRENCES OF FEDERALLY LISTED SPECIES IN NEW HAMPSHIRE THAT ARE NOT INCLUDED ON THE DATACHECK LETTER. PLEASE VISIT THE US FISH AND WILDLIFE SERVICE'S (USFWS) INFORMATION FOR PLANNING AND CONSULTATION WEBSITE (IPAC; HTTPS://IPAC.ECOSPHERE.FWS.GOV/) FOR AN OFFICIAL LIST OF FEDERALLY LISTED SPECIES THAT MAY BE PRESENT IN YOUR PROJECT AREA. IF A FEDERAL AGENCY IS INVOLVED IN YOUR PROJECT THROUGH FUNDING, PERMIT, OR OTHER AUTHORIZATION, COORDINATE YOUR IPAC RESULTS WITH YOUR POINT OF CONTACT AT THE AGENCY FOR FURTHER ESA REVIEW. IF THERE IS NO FEDERAL AGENCY NEXUS TO YOUR PROJECT, AND YOU DETERMINE THROUGH IPAC, HABITAT EVALUATIONS, ETC. THAT A PROJECT MAY CAUSE TAKE OF A FEDERALLY LISTED SPECIES, WE RECOMMEND COORDINATING WITH THE USFWS' NEW ENGLAND FIELD OFFICE (NEWENGLAND@FWS.GOV; 603-223-2541).

PLANTS AND EXEMPLARY NATURAL COMMUNITIES

1. NO SIGNIFICANT ADVERSE IMPACTS TO PROTECTED PLANTS OR EXEMPLARY NATURAL COMMUNITIES ARE EXPECTED.

NEW HAMPSHIRE SPECIES OF CONCERN

WOOD TURTLE

Report Sightings: Contact Wildlife Biologist Josh Megyesy at (603) 271 – 1125 or the Wildlife Division at (603) 271 – 2461. Observation reports can be sent to RAARP@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.



Specific Information:

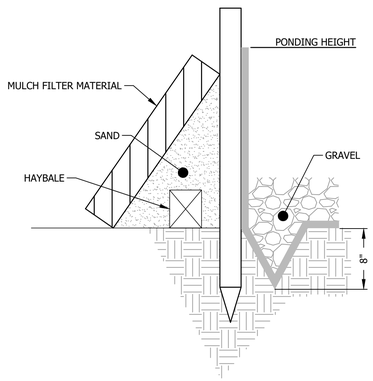
- Adults are 5 – 8 inches long.
- Neck and front limbs are orange.
- Associated with streams and rivers where they hibernate. Use surrounding fields, forests, and floodplains extensively during active period.
- Turtles are frequently concealed by leaves and undergrowth and may not be easily visible.
- Turtles are most active from April 15 – October 15.
- During nesting season (May 15 – July 15) turtles are attracted to disturbed ground.





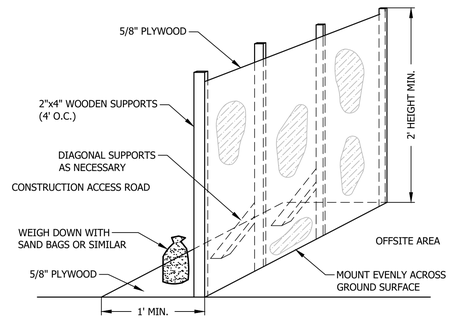
This species is protected under Fis 1400. Thank you for reporting any observations.

PLEASE DO NOT DISTURB OR HANDLE WILDLIFE



WILDLIFE RAMP DETAIL

NOT TO SCALE



NOTE:

1. THE PLYWOOD BARRIER SHALL REMAIN IN PLACE ANY TIME THE ENTRANCE IS NOT ACTIVELY IN USE, EVEN DURING THE WORK DAY.
2. EACH SECTION OF PLYWOOD BARRIER SHALL OVERLAP THE ADJACENT SECTION TO ENSURE THAT ALL OPENINGS ARE BLOCKED COMPLETELY.

WILDLIFE EXCLUSIONARY BARRIER GATE

NOT TO SCALE

WILDLIFE EXCLUSIONARY BARRIER GATE AND RAMP NOTES:

NOTE:

1. WILDLIFE EXCLUSIONARY BARRIER GATE(S) AND RAMPS SHALL BE INSTALLED FOLLOWING THE INITIAL OBSERVATION OF WOOD TURTLES WITHIN THE PROJECT AREA BY ANY PERSON(S).
2. IF SILT FENCING IS NOT USED AS PERIMETER EROSION CONTROL, SILT FENCING SHALL BE INSTALLED WHERE TURTLE(S) WERE OBSERVED FOR 500 FEET MINIMUM WITH WILDLIFE RAMPS INSTALLED AT AT 75 FOOT INTERVALS. INSPECT ALL EROSION CONTROLS, SILT FENCING, WILDLIFE RAMPS, AND WILDLIFE EXCLUSIONARY BARRIER GATES DAILY AND REPAIR AS REQUIRED.

verdantas
34 SCHOOL STREET
LITTLETON, NH 03561
FAX: 603.444.1343
PHONE: 603.444.4111

WILLIAM MACDERMOTT — STATE OF NEW HAMPSHIRE — 14447 — PROFESSIONAL ENGINEER — P.E._17257 — STATE:_NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
WAM	DMW	RJH	240633

CHK'D BY	DATE
WAM	6/2026

No.	REVISION
1	6/2026 REPMT COMMENTS

FOR PERMITTING

SWANZEY~NEW HAMPSHIRE

REVISION ENERGY

GROUND MOUNTED SOLAR ARRAY

DCT26-0159 NEW HAMPSHIRE FISH AND GAME CONSERVATION MEASURES

DATE 06/26/2026

SCALE AS NOTED

SHEET C3.3

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