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
September 24, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, September 24, 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. September 10, 2026

3) Public Hearings
   A. **PB 26-015 –** A site plan review application submitted by Fieldstone Land Consultants to allow construction of a detached structure measuring 6,384 square feet and multiple expansive outdoor storage areas to accommodate storage and maintenance needs for ongoing commercial operations. The property in question is identified as Tax Map 254, Lot 30 (80 Warmac Road) and is in the Rural/Agricultural District.
   B. **PB 26-016** –A conditional use permit application submitted by Fieldstone Land Consultants to allow a new structure and impervious surfaces to be built within the Wetlands Conservation District. The proposed structure measures 6,384 square feet and the multiple outdoor storage areas are roughly 18,000 square feet in total. The property in question is identified as Tax Map 254, Lot 30 (80 Warmac Road) and is in the Rural/Agricultural District.

4) Discussions/Other Business
   A. Zoning Audit Discussion
   B. Childcare Zoning Discussion
   C. Timeline for Zoning Ordinance Amendments

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – September 10, 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 6:00pm by Chair Victoria Ames. The meeting was held at Whitcomb Hall and online for the public. Other members present: Vice Chair Scott Self, Michael York, Richard Lane, Mark Scalera, Brandon Self, Alternates Stacey Goodale, Charlie Harbeck, 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: Jane Johnson

Others Present:
Kai Kraemer with FACT TV, Michael DeLisle, Jon Miner (Cardinal Surveying), Sarah Bollinger (SWRPC), Dan Lang, Mary Hamilton

MINUTES:
The meeting minutes of August 27, 2026 were considered. A motion was made by Mark Scalera to approve the meeting minutes as presented. There was a second by Brandon Scott. All were in favor. With no further discussion, the motion passed.

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

Mark Scalera recused himself from participating in the hearing since he is an abutter. Chair Ames seated Stacey Goodale for Mark Scalera.

Chair Ames asked Dan Lang to come forward to explain the site plans.

A motion was made by Brandon Self that the application was complete and could move to public hearing; Scott Self seconded the motion; all were in favor and the motion carried.

A motion was made by Scott Self to grant a waiver for the location of the infinity sketch on the plan; Brandon Self seconded the motion. All were in favor and the motion carried.

Chair Ames opened the public hearing at 6:27pm and read the application.

APPLICATIONS AND PUBLIC HEARING(S):

PB 26-013 – Aolin Properties Site Plan Review: Aolin Properties has submitted a site plan application to permit two existing storage containers, totaling 800 square feet, on the southwestern side of the property located at 93 Monadnock Highway (Tax Map 103, Lot 63) in the Business District. This application is being reviewed as part of ongoing code enforcement action to bring the property into compliance.

The subject property currently accommodates a 3,480 square footage building which houses Homestead Covered Bridge Kitchens & Designs and DA Brothers Contractors LLC. The square footage of the proposed structures is 800 square feet. The proposed construction is outside of wetland areas and any buffer zones. Business District requirements are met with this application, as it serves as an accessory to the primary use.

Staff have the following comments regarding this note, and the scale in general: The site plan does not comply with the submission checklist or Site Plan Review Regulations regarding scaling. The checklist requires both a written and graphic scale of 1" = 30', and no waivers were requested. Currently, the plan lists a written scale of 1" = 10' and completely omits the required graphic scale. To ensure the lot's existing and proposed configurations are accurately represented, the entire plan set must be updated to a single, consistent scale. If the new scale deviates from 1" = 30', a waiver must be requested.

Because the storage boxes are already on-site and represent a minor expansion to an existing business, staff has no immediate concerns. The placement will not obstruct parking, loading zones, or travel lanes, and its location at the rear of the property shields the boxes from NH Route 12. Following Planning Board review, the applicant is still required to obtain a building permit.

Adam Paquette informed the Board that the Code Enforcement Officer has been on the property, and he determined that these structures are not up to code; Adam added that the property owner was prompt to respond. Property owner Dan Lang informed the Board that there currently are four 8x20 temporary containers which do not show on the plan. Adam commented that they should be on the plan unless truly temporary. Richard asked for definition for temporary; this is currently not defined.

Chair Ames asked if there were public comments.

Mark Scalera commented that he's always concerned about the water quality in Wilson Pond and he's concerned that the items could be rusting and leeching into the groundwater. He commented that there is a barrel left over from Thomas Transportation that is by the water and is rusting.

Mr. Lang stated that they will be moving the existing unit further away from the water. The 4 temporary units are on asphalt, and they are storing tools and equipment.

Michael DeLisle asked for clarification regarding the existing metal 20-foot containers; Mr. Lang replied they will stay in place until the permanent containers are installed, then he will decide where to put them and will clean up the rest of the property. Mr. DeLisle expressed concern about containment areas to which Mr. Lang replied that those areas won't be disturbed.

Scott measured the distance on the site plan between the location of the proposed container and the wetlands and reported it is currently 68 feet.

Chair Ames asked if there were any other comments; being there were none, she closed the public hearing at 6:45pm and asked the Board if there were further discussions. The Board discussed the conditions they would require.

A motion was made by Scott Self to approve the application with the conditions that a written graphic scale is added to the plan; that once the location of the temporary containers are discerned that the location be added to the plan and submitted to the Town Planner for approval; that the location of the new container be adjusted so that there is at least 75' between the wetlands and the container; and that the property be inspected by the Code Enforcement Officer. Brandon Self seconded the motion; all were in favor and the motion passed.

Discussions and Other Business:

A. PB 26-014 – 25 Westbrook Court Boundary Line Adjustment: An application for a Boundary Line Adjustment has been submitted by Cardinal Surveying and Land Planning for properties identified as Tax Map 261, Lots 40 and 41. The subject parcels are owned by David and Bonnie Abrams and are located within the Rural/Agricultural District on the north side of Westbrook Court, east of NH Route 32.

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. The applicant proposes adjusting the shared lot line between Lots 40 and 41. The required lot size for the rural/agricultural district is 3 acres, and the required frontage is 225' off a town or state-maintained road. No concerns have been provided by Department Heads at this time. Based on its review, staff believe the Boundary Line application is complete.

Chair Ames asked if there were questions from the public; Mary Hamilton reviewed the drawing and asked for the reason for the boundary adjustment. Chair Ames replied that unfortunately, that information isn't relevant to the Board's process so they can't require that information be provided.

Mark Scalera made a motion to approve the application; Brandon Self seconded the motion; all were in favor and the motion carried.

B. Childcare Zoning Discussion

Sarah Bollinger reviewed the decisions from last meeting. Next, the group discussed district permissions within the proposed Table of Users.

C. Zoning Audit Discussion

Sarah asked if there were any additional changes to consider at the joint meeting that will be held next week. Priorities for discussions in the meeting were determined. Sarah will provide a memo for Adam in preparation for the meeting. Adam will send it to the Board with the other documents that will be reviewed at the meeting and will have printed copies available. Sarah asked the Board to send her any other questions that should be discussed.

ADJOURNMENT

A motion to adjourn was made by Mark Scalera. There was a second to the motion by Stacey Goodale with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:59pm.

Next Meeting: September 24, 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: September 22, 2026

RE: PB 26-015 – 80 Warmac Road – Tax Map 254 Lot 30

Overview:

This hearing will consider an application submitted by Fieldstone Land Consultants for a Site Plan to allow construction of a detached structure measuring 6,384 square feet and multiple expansive outdoor storage areas to accommodate storage and maintenance needs for ongoing commercial operations. The property is in the Rural/Agricultural District.

Property & Zoning Details:

Location: South side of Warmac Road; half a mile off NH Route 32.
Parcel ID: Tax Map 254, Lot 30.
Acreage: ±3 acres in Swanzey.
Frontage: ±200 feet of road frontage along Warmac Road.
Site Access: Existing access off Warmac Road.
Zoning Districts: Rural/Agricultural district (primary)
Water & Septic: Water and septic on site.

The property currently features a single-family dwelling, a barn, and a storage shed. In addition to these residential structures, the site hosts a mix of uses, combining ongoing agricultural activities with the commercial storage of materials for the owners' business.

Regional Impact:

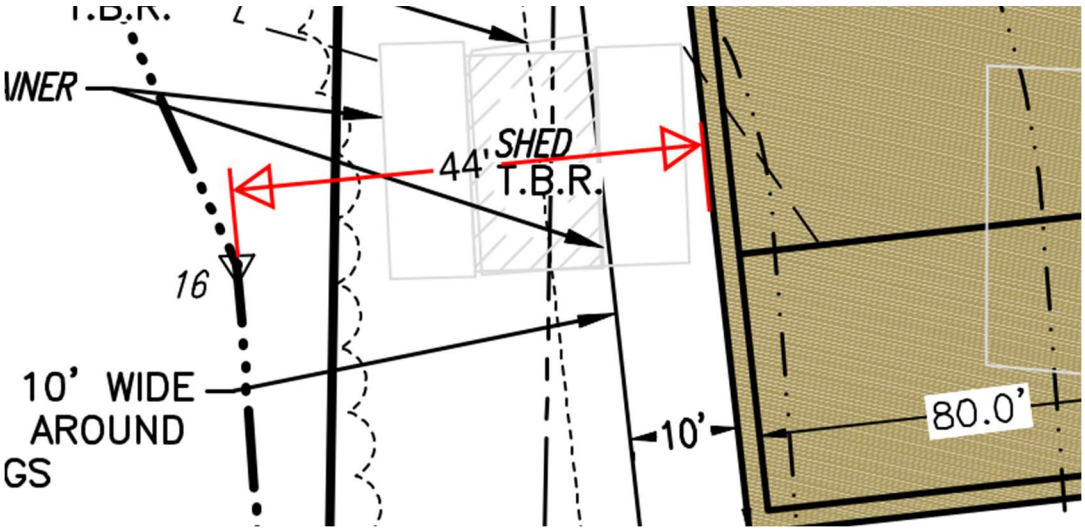
Staff have evaluated the proposal and find that it does not have the potential for "regional impact" under RSA 36:55, but the Board must make the final determination.

Requested Waivers

The applicant requests no waivers from the plan submission checklist.

Environmental Details:

The proposed 6,384 square foot structure is located 44 feet from the Wetland Conservation District boundary. As shown on the submitted site plan excerpt below, this district line is situated immediately outside the property boundaries:



In addition to the site plan review application, the applicant has requested a Conditional Use Permit (CUP) due to the structure's proximity to the wetland. The Conservation Commission's comments regarding the CUP are attached to the end of this memorandum.

Ordinance Review

Although the proposed construction business is not a permitted use within the Rural/Agricultural district, the applicant secured Zoning Board of Adjustment (ZBA) approval for a use variance on September 21, 2026. Additionally, the ZBA granted a special exception on the same date to accommodate the size of the proposed structure. In addition to the commercial construction operation, the site features auxiliary agricultural uses, which are permitted within the district, but do not have a site plan. Staff is unsure if these agricultural uses are commercial.

Site Plan Review Regulations – Staff Comments:

Staff find that the application complies with all site plan review regulations. Overall, this project will enhance the site's organization, internal circulation, and overall aesthetics.

Legal Notices and Department Head Review:

Notice of Public Hearing was mailed to abutters on September 8 and notice was published in the Keene Sentinel on September 19. Department heads were notified August 27.

Department Heads were notified of the application on September 1.

Staff Comments:

1. Outdoor storage areas should not be going to the very edge of the tree line. Staff would like to see those areas pushed in to comply with setbacks.
2. The applicant should specify the type of agricultural activities occurring on-site alongside the construction and storage operations. This information will provide the Planning Board with a complete overview of the site's overall use.
3. Both ZBA approvals are currently within the statutory appeal period. The Planning Board should condition any approval upon the ZBA variance and special exception becoming final and not being appealed or overturned.

Attachments:

a. Site Plan Review Application
b. Tax Map
c. Conditional Use Permit (CUP) Application
d. Conservation Commission Comments on CUP

Department Head Review—Conservation Commission

Sept. 9, 2026

Comments on 80 Warmac Road, CU permit

The CC voted Sept. 8 to recommend support of a Conditional Use Permit for the Wetland Conservation District encroachment based on consideration of the criteria under section G8-A–F of the WCD ordinance. Domina conducted a site visit to the property,

a. The wet area is quite small (about 30 ft. at the widest, and running along the southern boundary of the property), supports very little in the way of wetland vegetation, and appears to have mainly been a low spot in the woods (on the neighboring property) where a wetland was inadvertently created by runoff from Grayson Smith's property (per Smith). There are a handful of standing dead trees there, but it's mainly wooded. Smith says the wet area drains fairly quickly in spring, and does not hold water long enough to act as a vernal pool. Domina found no water there during a Sept. 9 site visit.
b. There are no mapped wetlands nearby, and the wet area here does not have any inlets, outlets or connections to other wetlands.
c. Receiving and filtering runoff from the property seems to be the only ecological function served by the area.
d. The property is at the bottom of Hewes Hill. There is evidence of some minor seasonal runoff thru the woods down the hill on the Wall property that ends in a small area with some sphagnum moss near the west corner of the boundary. That is behind the existing domed building. (Per Domina site visit).
e. Again, the area appears to play little role other than receiving and filtering runoff from Smith's property. It is wooded, with some red maples and ferns, but little recognizable wetland vegetation.
f. The area is too small to be an important wildlife habitat or travel corridor.

The Conservation Commission recommends replanting with conservation or native seed mix where soil will be disturbed in the rear 20' of the lot, directing roof drainage from the new building (and current domed building) to the planned stormwater management area, and taking measures to keep runoff from continuing to drain onto the neighbor's property.

Should Smith be required to move the building forward out of the 50' buffer zone, he fears having to cut down a mature maple (one of the few trees left on the land) to maintain a turn-around radius for backing up vehicles.

Smith says vehicles are rarely repaired onsite. We have concerns about vehicles being repaired outdoors on the property.

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: August 20, 2026

Re: Grayson D. Smith - 80 Warmac Road
Site Plan Application - Maintenance and Storage Building Development
Tax Map Parcel 254-30 - 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			Site Plan Application & Checklist
1			Conditional Use Permit with Narrative
1			Abutters List & Labels
1			Letter of Authorization
1			Architectural Sketch
1			Full Size Site Plans (22"x34")
1			Electronic Copy of all submittals above
			Submission Fees (To be determined by Swanzey Planning Department)

THESE ARE TRANSMITTED as checked below:

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

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

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

■ For review and comment ❒ _____

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

REMARKS:
Hello 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,

Charlie Ritchie

Chuck L. Ritchie, E.I.T.

Project No. 4465.00

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

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

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

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

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

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

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

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

1. Name and address of owner(s) of record:
Grayson D. Smith 80 Warmac Road, Swanzey, NH 03446

Preferred Telephone: 603-315-5909 Email: gdslandmark@gmail.com

2. Name and address of applicant (if different):
(Same)

Preferred Telephone: _____ Email: _____

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

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

4. Street Address of Proposed Project: 80 Warmac Road

5. Zoning District(s): Rural/Agriculture Tax Map# 254 Lot#(s) 30

6. Proposed Permitted Use (Per Zoning): Maintenance and Storage Building

7. Project Name: Maintenance and Storage Building

8. Area of Lot in Square Feet and Acres: 133,082 S.F. & 3.05 Acres

9. Traffic Volume on Adjacent Major Streets: Annual Average Daily Traffic: 1,576 (Old Homestead Hwy)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 24 +/-

11. Gross Floor Area of Existing Buildings (Square Feet): 3,196 S.F. Outbuildings: 2,478 S.F.

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

13. Gross Floor Area of New Buildings (Square Feet): 3,848 S.F.

14. Total Number of Employees: 1 employee (on-site full time)

15. Hours of Operation: 7 am to 7 pm

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.
2. A completed checklist (see attached).
3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will not be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

The following affidavits must be signed and dated:

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

8/20/2026 _____

Date Signature

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

8/20/2026 _____

Date Signature

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

Signed (Owner): _____ Date: 8/20/2026

Signed (Agent): _____ Date: 8/20/2026

* SEE ATTACHED LOA

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

PLAT SUBMISSION CHECKLIST

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

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

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

WETLANDS CONDITIONAL USE PERMIT | APPLICATION & CHECKLIST

Date Received _____ By _____

PROJECT INFORMATION	
PROJECT NAME	Maintenance and Storage Building
PROJECT TAX MAP & LOT	Map 254 Lot 30
APPLICATION FEES	
RESIDENTIAL	$25
COMMERCIAL (SITE PLAN)	$75
COMMERCIAL (NO SITE PLAN)	$125

SECTION VII, ARTICLE F: CONDITIONAL USES

Any activity within the areas under jurisdiction of this ordinance (including any designated buffers or setbacks) that is not listed as a Permitted Use in Section VII, Article E, is presumed to negatively impact the functions and values of the wetland, unless the applicant can demonstrate otherwise. The following may be allowed in the Wetland Conservation District or any adjacent designated buffer or setback through the issuance of a Conditional Use Permit by the Planning Board:

CHECK OPTION THAT CORRESPONDS WITH PROPOSED USE:

X	New structure
	Streets, roads, and other access ways, including driveways, sidewalks, and bridges.
	Impervious surfaces, and activities which result in soil compaction, such as parking vehicles or heavy equipment.
	New or expanded utility systems, stormwater management systems, and rights-of-way or easements associated with the systems.
	Restoration of a previously disturbed area within the Wetlands Conservation District.
	Man-made ponds as permitted by New Hampshire Department of Environmental Services, water impoundments, dry hydrants, and fire protection ponds.
	Expansion or change of an existing non-conforming use, or renewal of the use after it has been discontinued for 12 months or more.
	Removal of trees, stumps, and root systems.

PROPERTY OWNER CONTACT INFORMATION	
NAME/COMPANY	Grayson D. Smith
MAILING ADDRESS	80 Warmac Road, Swanzey, NH 03446
PHONE	603-315-5909
EMAIL	GDSLANDMARK@GMAIL.COM
SIGNATURE	*SEE ATTACHED LOA
PRINTED NAME	Grayson D. Smith

APPLICANT CONTACT INFORMATION	
NAME/COMPANY	(Same as Owner)
MAILING ADDRESS	
PHONE	
EMAIL	
SIGNATURE	
PRINTED NAME	

AURTHORIZED AGENT (if different than Owner/Applicant)	
NAME/COMPANY	Fieldstone Land Consultants, PLLC
MAILING ADDRESS	206 Elm Street, Milford, NH 03055
PHONE	603-672-5456
EMAIL	cebranon@fieldstonelandconsultants.com
SIGNATURE	
PRINTED NAME	Chad E. Branon

SUBMISSION CHECKLIST

The applicant is required to provide a **detailed plan** to the Planning Board showing the proposed encroachment into the Wetlands Conservation District (and any designated setback or buffer), and any information necessary to demonstrate that the proposed encroachment will not cause adverse impacts to the wetland system, or design details that demonstrate that proposed mitigation will prevent adverse impacts to the Wetland Conservation District.

This checklist ensures administrative efficiency. Please consult the **Town of Swanzey Zoning Ordinance** for full regulatory compliance. By checking these items, the applicant certifies all requirements are met.

	Submitted			
ITEM #	YES	N/A	WAI-VER	SUBMISSION REQUIREMENT
1.	X			Name and address of owner.
2.	X			Tax map and lot number.
3.	X			North arrow, written and graphic scale.
4.	X			Name and address of plat preparer.
5.	X			Vicinity sketch.
6.	X			Names and addresses of all abutting landowners.
7.	X			Physical features and uses of land within 200 feet of the site.
8.	X			Perimeter boundary lines, and the lot area in square feet and acres
9.	X			The shape, size, height, location, and use of existing structures on the site and those that are proposed.
10.	X			Location, name, and widths of any existing and proposed roads on the property.
11.	X			Identification of access from the site to public streets, sight distances from the access points, curb cuts, and proposed changes (if any) to existing streets.
12.	X			Location and number of parking and loading spaces.
13.	X			Landscape Plan.
14.	X			Location, type and nature of all existing and proposed lighting
15.	X			Natural features such as waterbodies, ledge outcropping, wetlands, etc.
16.	X			Existing and proposed grades and topographic contours at 5-foot intervals.
17.	X			The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.
18.	X			Means of providing water supply.
19.	X			Surface drainage patterns.
20.		X		Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use. **Note added to plan that septic design is required.
21.	X			Location and type of proposed sewage disposal system.
22.	X			Location of existing and proposed on-site well showing 75-foot radius.
23.	X			Soil survey data from Cheshire County Soil Survey.
24.	X			Location of any existing or proposed easements, deed restrictions and/or covenants.
25.	X			Architectural Plans.

CONDITIONAL USE PERMIT CRITERIA

A Conditional Use Permit may be granted for conditional uses as listed in Section F (or page 1 of this application) of the Wetland Conservation District or any adjacent designated buffer or setback when all of the following criteria have been met.

- The land is reasonably suited to the use, activity, or alteration.
- There is no reasonable alternative location which would avoid encroachment into the jurisdictional area.
- Encroachment into the jurisdictional area has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.
- The proposal is the alternative with the least adverse impact to areas under the jurisdiction of this section.
- The nature, design, siting, and scale of the proposed use and the characteristics of the site including but not limited to topography, soils, vegetation, and habitat are such that, when taken as a whole, will avoid the potential for adverse impacts to the wetland resource.
- The proposed use shall not have any adverse impact on abutting properties.
- The Wetland Conservation District and any designated buffer is maintained in a natural state to the maximum extent possible. Where there has been disturbance or alteration during construction, re-vegetation with native species may be required by the Planning Board.
- In determining whether or not a Conditional Use permit will be granted, the Planning Board shall consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the area:
    - The size, character, and quality of the jurisdictional area being encroached upon.
    - The location and connectivity of said area in relation to other wetlands in the surrounding watershed.
    - The nature of the ecological and hydrological functions served by said area.
    - The nature of the topography, slopes, soils, and vegetation that encompass said area.
    - The role of said area in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.
    - The extent to which said area serves as wildlife habitat or travel corridor.

THE FOLLOWING AFFIDAVITS MUST BE SIGNED AND DATED

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

8/20/2026 _____
Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the proposed conditional use permit, 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.

8/20/2026 _____
Date Signature

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

Signed (Owner): _____ Date: 8/20/2026

Signed (Agent): _____ Date: 8/20/2026

* SEE ATTACHED LOA

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

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

August 20, 2026

Town of Swanzey Planning Board
620 Old Homestead Highway
Swanzey, NH 03446

RE: Grayson D. Smith – Conditional Use Permit Criteria
Tax Map 254 Lot 30 – 80 Warmac Road, Swanzey, NH

Dear Planning Board,

As agent for Grayson D. Smith, Fieldstone Land Consultants, PLLC is hereby submitting a project narrative outlining the Maintenance and Storage building development on Warmac Road in Swanzey, New Hampshire.

Background:
The property shown is Tax Map 254 Lot 30. The parcel is located in the Rural/Agricultural district.

The property contains 3.05 acres of land with 200 feet of frontage on Warmac Road. The site is developed with an single story house, a barn, agricultural field, and a storage and maintenance building to the rear of the site with outdoor storage of equipment and materials. The site has jurisdictional wetland to the south, along the rear boundary line of the parcel. The property is abutted by mostly residential uses with farm land to the west. The parcel lies outside of the 100-year floodplain.

Proposal:
The applicant is proposing a new Maintenance and Storage building located to south of the site adjacent to the existing storage building. The proposed location of this building is partially located in the wetland buffer. The proposed building is 3,848 S.F. in size and will be positioned to the east side of the existing storage building on-site. The existing storage shed and a portion of the material and equipment storage area predates the adoption of the local wetland buffer regulations and is therefore partially situated within this buffer area. This proposal will improve the setbacks to the jurisdictional wetland areas by relocated some of the material and equipment storage, razing some existing structures and incorporating stormwater management into the new proposal and design for the property.

Conditional Use Criteria:
Below are our comments regarding the condition use criteria.

1. The land is reasonably suited to the use, activity, or alteration.
   The land is already used for material and equipment storage and this proposal will improve setbacks and conformance to current regulations thereby making the use, activity and proposal reasonable.

2. There is no reasonable alternative location which would avoid encroachment into the jurisdictional area.
   This site currently has material and equipment storage that utilizes the rear portion of the property to the boundaries. The proposal for this project will improve the setbacks to the jurisdictional areas by relocating the material and equipment storage area, razing existing structures and incorporating stormwater treatment and management. The new plan still provides for reasonable vehicle movement, parking and storage area for our client and tries to balance the needs and local regulations appropriately.

3. Encroachment into the jurisdictional area has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.
   This proposed plan will improve the setbacks to the jurisdictional areas by relocating the material and equipment storage area, razing existing structures and incorporating stormwater treatment and management. The new plan still provides for reasonable vehicle movement, parking and storage area for our client and tries to balance the needs and local regulations appropriately. The improvements and encroachments have been minimized to the maximum extent possible with this proposed layout.

4. The proposal is the alternative with the least adverse impact to areas under the jurisdiction of this section.
   This proposal will yield a net reduction in associated buffer impacts and therefore proposes the alternative with the least adverse impacts while maintaining the agricultural uses and residential use of the property.

5. The nature, design, siting, and scale of the proposed use and the characteristics of the site including but not limited to topography, soils, vegetation, and habitat are such that, when taken as a whole, will avoid the potential for adverse impacts to the wetland resource.
   This proposal will yield a net reduction in buffer impacts and will improve the stormwater conditions over what currently exists.

6. The proposed use shall not have any adverse impact on abutting properties.
   The proposed use currently exists on the site and the proposal will improve the current conditions by improving stormwater conditions and increasing the current wetland buffer and associated buffer to abutting properties.

7. The Wetland Conservation District and any designated buffer is maintained in a natural state to the maximum extent possible. Where there has been disturbance or alteration

during construction, re-vegetation with native species may be required by the Planning Board.

Any disturbance during construction will be revegetated with native species. This proposal is essentially a restoration project. The project will yield a reduction in impacts to the wetland buffer area and will incorporate stormwater management and treatment.

8. In determining whether or not a Conditional Use permit will be granted, the Planning Board shall consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the area:
   - o The size, character, and quality of the jurisdictional area being encroached upon.
   - o The location and connectivity of said area in relation to other wetlands in the surrounding watershed.
   - o The nature of the ecological and hydrological functions served by said area.
   - o The nature of the topography, slopes, soils, and vegetation that encompass said area.
   - o The role of said area in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.
   - o The extent to which said area serves as wildlife habitat or travel corridor.

   All of these items will be addressed favorably with this project. This site currently has material and equipment storage that utilizes the rear portion of the property to the boundaries. The proposal for this project will improve the setbacks to the jurisdictional areas by relocating the material and equipment storage area, razing existing structures and incorporating stormwater treatment and management. The new plan still provides for reasonable vehicle movement, parking and storage area for our client and tries to balance the needs and local regulations appropriately. This proposal will improve and restore wetland buffer areas and yield a net reduction in impacts thereby addressing all of the bulleted items listed above in a favorable fashion.

Very truly yours,
FIELDSTONE LAND CONSULTANTS, PLLC

Charlie Ritchie

Chuck L. Ritchie, E.I.T.
Project Engineer

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

Date: 8/20/2026

FLC#4465.00 / CEB1

List of Abutters
Tax Map 254 Lot Number 30
Swanzey, New Hampshire

Map 254 Lot 29
James G Wall
Kathleen M Wall
74 Warmac Road
Swanzey, NH 03446

Map 254 Lot 32
Judith Clark
95 Warmac Road
Swanzey, NH 03446-9802

Map 254 Lot 33
Haley M Lancey
93 Warmac Road
Swanzey, NH 03446

Map 254 Lot 34
Robert J &
Martha B Colby, Co-Trustees
73 Warmac Road
Swanzey, NH 03446-5601

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

Map 254 Lot 30
Grayson D Smith
80 Warmac 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

Date: 8/20/2026

FLC#4465.00 / CEB1

List of Abutters
Tax Map 254 Lot Number 30
Swanzey, New Hampshire

Map 254 Lot 29
James G Wall
Kathleen M Wall
74 Warmac Road
Swanzey, NH 03446

Map 254 Lot 29
James G Wall
Kathleen M Wall
74 Warmac Road
Swanzey, NH 03446

Map 254 Lot 29
James G Wall
Kathleen M Wall
74 Warmac Road
Swanzey, NH 03446

Map 254 Lot 32
Judith Clark
95 Warmac Road
Swanzey, NH 03446-9802

Map 254 Lot 32
Judith Clark
95 Warmac Road
Swanzey, NH 03446-9802

Map 254 Lot 32
Judith Clark
95 Warmac Road
Swanzey, NH 03446-9802

Map 254 Lot 33
Haley M Lancey
93 Warmac Road
Swanzey, NH 03446

Map 254 Lot 33
Haley M Lancey
93 Warmac Road
Swanzey, NH 03446

Map 254 Lot 33
Haley M Lancey
93 Warmac Road
Swanzey, NH 03446

Map 254 Lot 34
Robert J &
Martha B Colby, Co-Trustees
73 Warmac Road
Swanzey, NH 03446-5601

Map 254 Lot 34
Robert J &
Martha B Colby, Co-Trustees
73 Warmac Road
Swanzey, NH 03446-5601

Map 254 Lot 34
Robert J &
Martha B Colby, Co-Trustees
73 Warmac Road
Swanzey, NH 03446-5601

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

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

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

Map 254 Lot 30
Grayson D Smith
80 Warmac Road
Swanzey, NH 03446

Map 254 Lot 30
Grayson D Smith
80 Warmac Road
Swanzey, NH 03446

Map 254 Lot 30
Grayson D Smith
80 Warmac Road
Swanzey, NH 03446

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

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

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

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

August 20, 2026

RE: Maintenance and Storage Building
Grayson D. Smith
Tax Map Parcel 254-30
80 Warmac Road
Swanzey, NH 03446

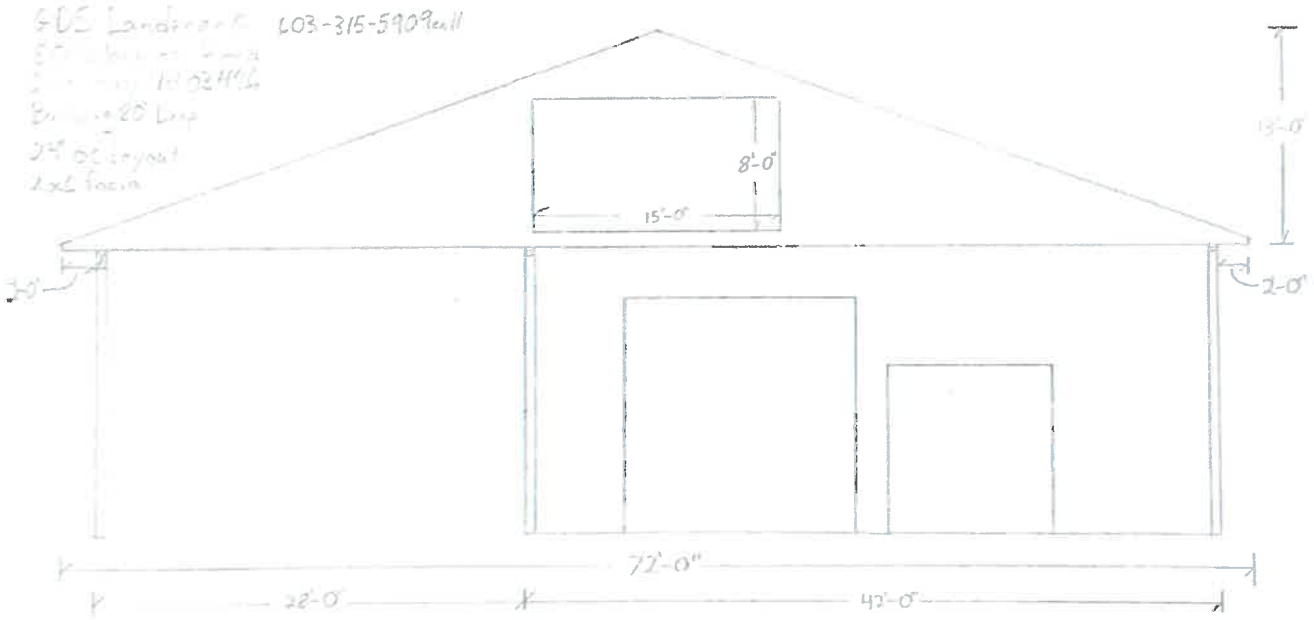
To Whom It May Concern:

The undersigned being the applicant & owner for the development on Parcel 254-30 hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary local, state and federal approvals for the above referenced project.

Sincerely,

Applicant & Owner: _____

Grayson D. Smith

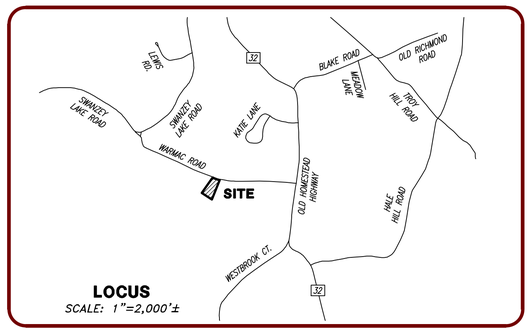

603-315-5909cell
8'-0"
15'-0"
2-0"
72'-0"
28'-0"
42'-0"

SITE DEVELOPMENT PLANS

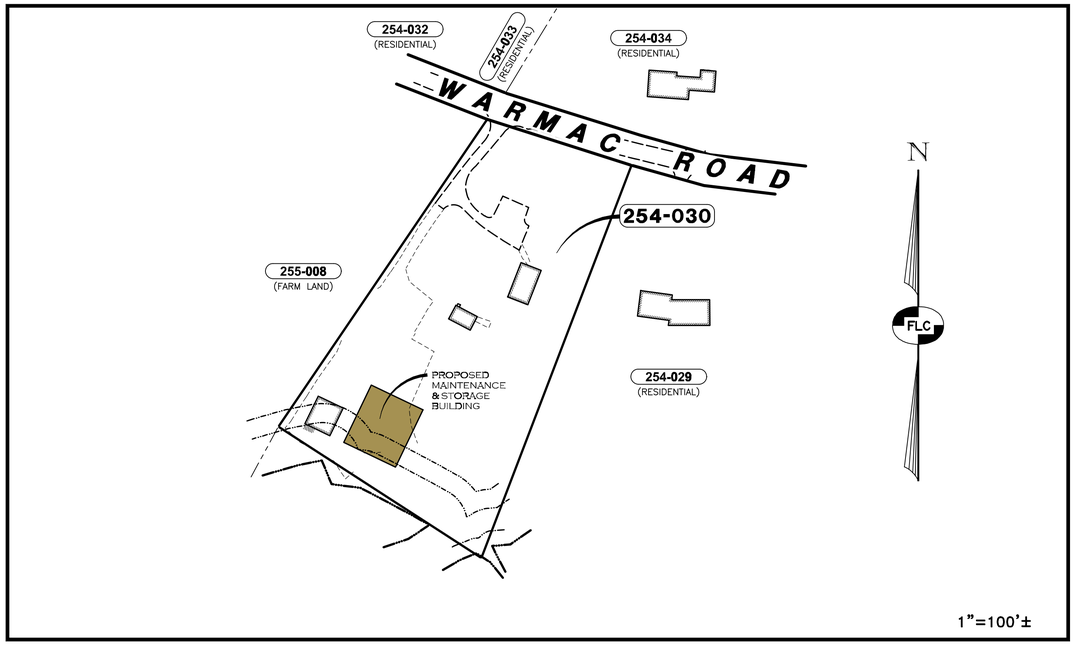
MAINTENANCE & STORAGE BUILDING

- TAX MAP 254 LOT 30 -
80 WARMAC ROAD
SWANZEY, NEW HAMPSHIRE

DATE: AUGUST 20, 2026
LAST REVISED: SEPTEMBER 9, 2026



LOCUS
SCALE: 1"=2,000'±



SHEET INDEX

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

PREPARED FOR & LAND OF:

GRAYSON D. SMITH

80 WARMAC ROAD, SWANZEY, NH 03446

OWNER'S SIGNATURE: _____ DATE: 9/9/2026

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

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

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIAL 811 OR GO TO DIGSAFE.COM

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

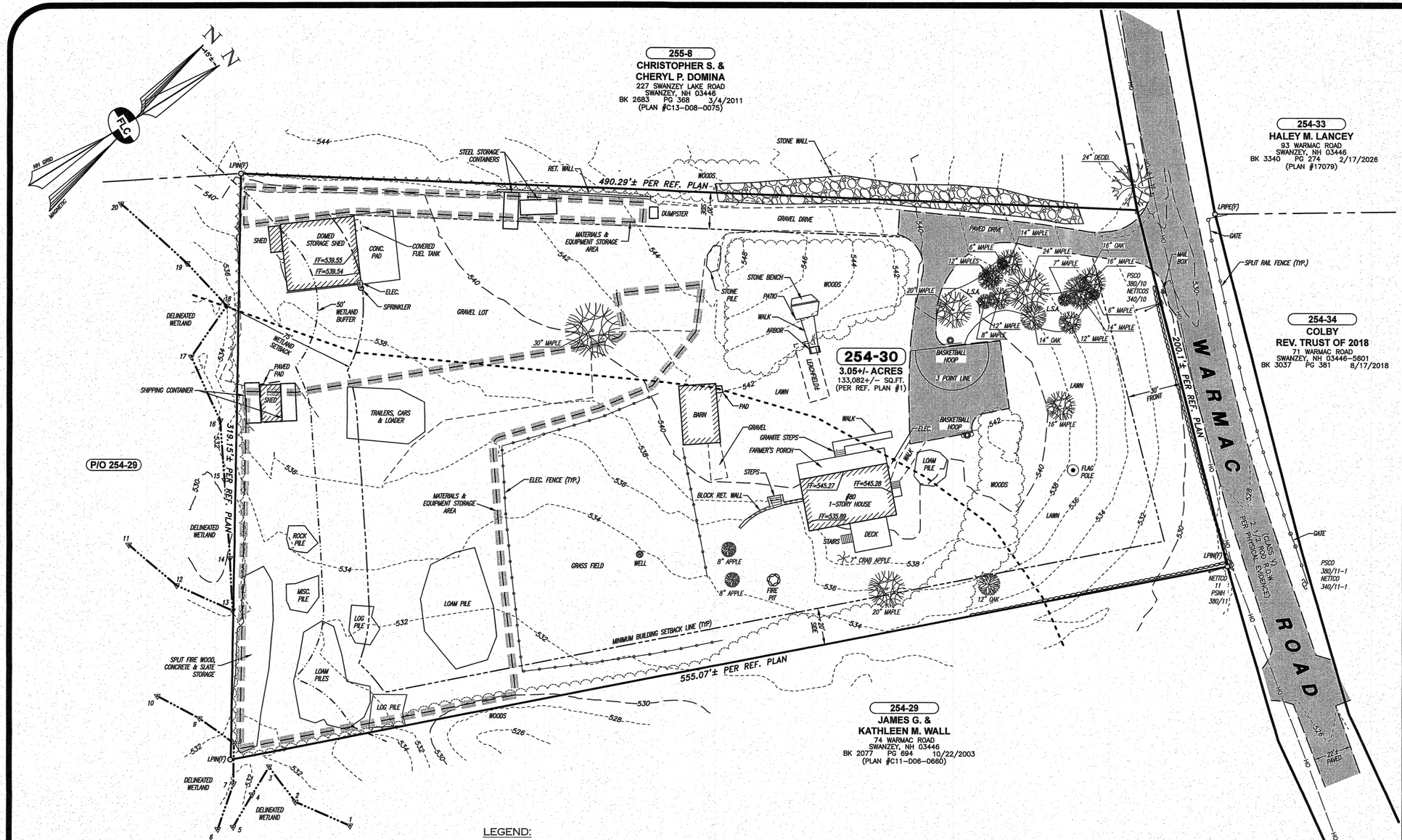
W E

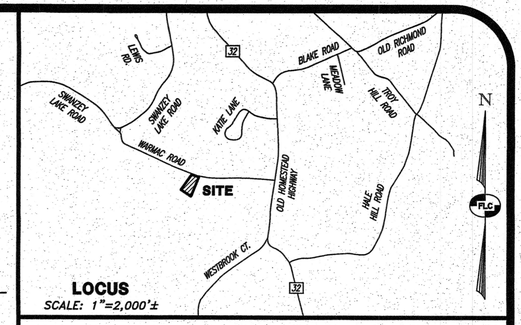
FIELDSTONE
LAND CONSULTANTS, PLLC

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

FILE: 4465CV00A.DWG | PROJ. NO. 4465.00 | SHEET: CV-1





NOTES:

1. THE OWNER OF RECORD OF TAX MAP 254 LOT 30 IS GRAYSON D. SMITH, 80 WARMAC ROAD, SWANZEY, NH 03446. DEED REFERENCE TO PARCEL IS BOOK 3232 PAGE 1170 DATED 11/28/2022 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR TAX MAP 254 LOT 30, AS SHOWN.
3. THE TOTAL AREA OF TAX MAP 254 LOT 30 IS 133,082± SQ. FT. OR 3.05± ACRES WITH 200.1± FEET OF ROAD FRONTAGE ON WARMAC ROAD.
4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2026 TOGETHER WITH REFERENCE PLANS CITED HEREON.
5. BOUNDARY INFORMATION IS SHOWN PER CURRENT DEEDS, PLANS OF RECORD AND PHYISCAL EVIDENCE FOUND IN THE COURSE OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2026. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD 88 PER A GPS CORS SOLUTION.
7. ZONING FOR THE ENTIRE PARCEL IS RURAL/AGRICULTURE.

MIN. LOT SIZE:	3 ACRES
LOT FRONTAGE:	225 FT. MIN.
FRONT SETBACK:	30 FT.
SIDE SETBACK:	20 FT. MIN.
REAR SETBACK:	20 FT. MIN.
BLDG. COVERAGE:	50% MAX.
MAX. BLDG. HEIGHT:	35'
WETLAND SETBACK:	75'
WETLAND BUFFER:	50'

8. 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.
9. THE SITE IS CURRENTLY SERVICED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR DEED RESTRICTIONS OTHER THAN THOSE SHOWN HEREON, IF ANY.
11. THE SUBJECT PARCEL LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33005C0409E DATED MAY 23, 2006.

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 26B — WINDSOR LOAMY SAND, 3-8% SLOPES
- 214 — NAUMBURG LOAMY FINE SAND

LEGEND:

- APPROX. BOUNDARY LINE
- APPROX. RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL AREA
- W — UNDERGROUND WATER LINE
- OH — OVERHEAD UTILITIES
- G — UNDERGROUND GAS LINE
- S — SEWER LINE
- ELECTRIC FENCE
- SPLIT RAIL FENCE
- TREE LINE
- 10' CONTOUR
- 2' CONTOUR
- CULVERT
- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY
- W — WELL
- E — ELECTRIC PEDESTAL
- LIGHT POST
- ELECTRIC METER
- 12 — WETLAND FLAG LOCATION
- DELINEATED WETLAND
- WETLAND BUFFER LINE
- WALK
- L.S.A. — LANDSCAPED AREA
- STONEWALL
- 254-30 — TAX MAP & LOT NUMBER
- EXISTING BUILDING

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION – LAND OF – MORTON A. GOODELL – STATE OF N.H., CHESHIRE COUNTY – TOWN OF SWANZEY", SCALE:1"=100', DATED MARCH, 1987, PREPARED BY FRANK A. GLINE, JR. AND RECORDED IN THE C.C.R.D. AS PLAN NO. C08-D00-0086.
2. "SUBDIVISION PLAT – PREPARED FOR – W.M. CONTRACTORS, INC. – WARMAC ROAD – SWANZEY, N.H." SCALE: 1"=100', DATED JULY 9, 1991, PREPARED BY CONNECTICUT VALLEY LAND SURVEYING, INC. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C11-D06-0660.
3. "CONSERVATION EASEMENT PLAN OF – "BEAR DEN LOT" – "TIPPIN ROCK FARM" – LAND OF – CHARLES W. DOMINA & JUDITH DIMOCK – MAP #29, LOT #1, WARMAC ROAD, SWANZEY – CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=150', DATED MAY 11, 2010, PREPARED BY EDWARD C. GOODRICH, JR. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C13-D08-0075.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF AUGUST 2026.

DATE: 8/20/26

STATE OF NEW HAMPSHIRE — No. 946 — MICHAEL D. PROOF — LICENSED LAND SURVEYOR

CERTIFICATION:

WETLANDS 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 GARY C. FLAHERTY, C.W.S. IN AUGUST, 2026.

DATE: AUG. 20, 2026

STATE OF NEW HAMPSHIRE — GARY C. FLAHERTY — No. 002 — CERTIFIED WETLAND SCIENTIST

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN

TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

GRAYSON D. SMITH

80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: 1" = 30' AUGUST 17, 2026

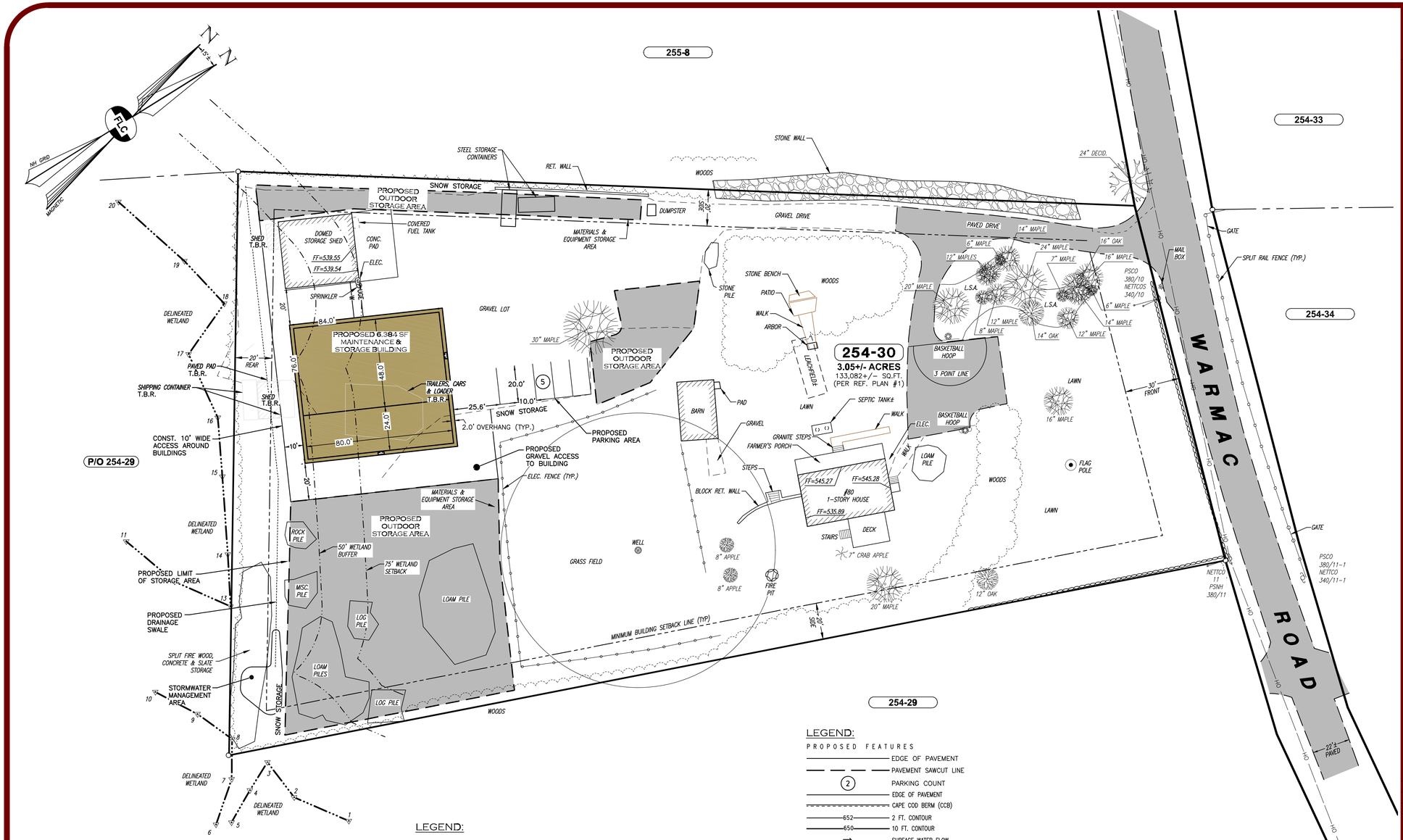
Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

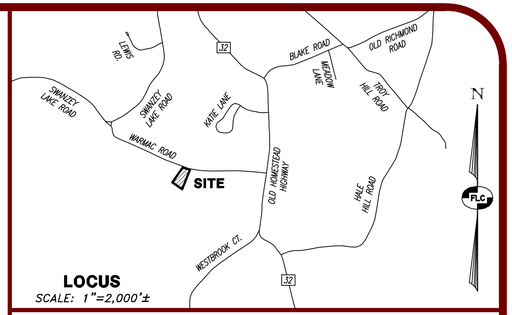
FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 4465EX00.dwg | PROJ. NO. 4465.00 | SHEET: EX-1

Aug 20, 2026 – 10:36am FLC-15
P:\0_FLC\0_PROJECTS\04465\4465.00\DWGS\





NOTES:

1. THE OWNER OF RECORD OF TAX MAP 254 LOT 30 IS GRAYSON D. SMITH, 80 WARMAC ROAD, SWANZEY, NH 03446. DEED REFERENCE TO PARCEL IS BOOK 3232 PAGE 1170 DATED 11/28/2022 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED MAINTENANCE AND STORAGE BUILDING WITH ASSOCIATED IMPROVEMENTS OVER TAX MAP 254 LOT 30, AS SHOWN.
3. THE TOTAL AREA OF TAX MAP 254 LOT 30 IS 133,082± SQ. FT. OR 3.05± ACRES WITH 200.1± FEET OF ROAD FRONTAGE ON WARMAC ROAD.
4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2026 TOGETHER WITH REFERENCE PLANS CITED HEREON.
5. BOUNDARY INFORMATION IS SHOWN PER CURRENT DEEDS, PLANS OF RECORD AND PHYISCAL EVIDENCE FOUND IN THE COURSE OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2026. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD 88 PER A GPS CORS SOLUTION.
7. ZONING FOR THE ENTIRE PARCEL IS RURAL/AGRICULTURE.

MIN. LOT SIZE:	3 ACRES
LOT FRONTAGE:	225 FT. MIN.
FRONT SETBACK:	30 FT.
SIDE SETBACK:	20 FT. MIN.
REAR SETBACK:	20 FT. MIN.
BLDG. COVERAGE:	50% MAX.
MAX. BLDG. HEIGHT:	35'
WETLAND SETBACK:	75'
WETLAND BUFFER:	25'

8. 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.
9. THE SITE IS CURRENTLY SERVICED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR DEED RESTRICTIONS OTHER THAN THOSE SHOWN HEREON, IF ANY.
11. THE SUBJECT PARCEL LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33005C0409E DATED MAY 23, 2006.
12. SNOW STORAGE WILL BE ADJACENT TO GRAVEL AREAS.
13. PARKING CALCULATION:
REQUIRED = 1 SPACE / 1,000 SQUARE FEET
3,264 SQUARE FEET / 1,000 = 3.264 SPACES REQUIRED
A TOTAL OF 5 PARKING SPACES ARE PROVIDED.
14. THE EXISTING ACCESS ON WARMAC ROAD MEETS THE REQUIREMENTS FOR ALL SEASON SIGHT DISTANCE.
15. TOTAL PAVED/GRAVEL AREA IS 36,000± SQUARE FEET.
16. THE PROPOSED BUILDINGS WILL BE SINGLE STORY AND LESS THAN 45' IN HEIGHT.
17. NO BULK STORAGE OF FERTILIZERS OR HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
18. LIGHTING WILL BE DOWNCAST AND CONFORM TO THE TOWN OF SWANZEY LIGHTING STANDARDS.
19. THE PROPOSED STORAGE BUILDING WILL BE SERVICED BY UNDERGROUND ELECTRIC; THERE IS NO NEW SEPTIC OR WATER SUPPLY FOR THE STORAGE BUILDING PROPOSED.

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION – LAND OF – MORTON A. GOODELL – STATE OF N.H., CHESHIRE COUNTY – TOWN OF SWANZEY", SCALE:1"=100', DATED MARCH, 1987, PREPARED BY FRANK A. GLINE, JR. AND RECORDED IN THE C.C.R.D. AS PLAN NO. C08-D00-0086.
2. "SUBDIVISION PLAT – PREPARED FOR – W.M. CONTRACTORS, INC. – WARMAC ROAD – SWANZEY, N.H." SCALE: 1"=100', DATED JULY 9, 1991, PREPARED BY CONNECTICUT VALLEY LAND SURVEYING, INC. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C11-D06-0660.
3. "CONSERVATION EASEMENT PLAN OF – "BEAR DEN LOT" – "TIPPIN ROCK FARM" – LAND OF – CHARLES W. DOMINA & JUDITH DIMOCK – MAP #29, LOT #1, WARMAC ROAD, SWANZEY – CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=150', DATED MAY 11, 2010, PREPARED BY EDWARD C. GOODRICH, JR. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C13-D08-0075.

LEGEND:

- APPROX. BOUNDARY LINE
- APPROX. RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL AREA
- W — UNDERGROUND WATER LINE
- OH — OVERHEAD UTILITIES
- G — UNDERGROUND GAS LINE
- S — SEWER LINE
- ELECTRIC FENCE
- SPLIT RAIL FENCE
- TREE LINE
- 10' CONTOUR
- 2' CONTOUR
- CULVERT
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE & GUY
- W — WELL
- ELECTRIC PEDESTAL
- LIGHT POST
- ELECTRIC METER
- 12 — WETLAND FLAG LOCATION
- DELINEATED WETLAND
- WETLAND BUFFER LINE
- WALK
- L.S.A. — LANDSCAPED AREA
- STONEWALL
- 254-30 — TAX MAP & LOT NUMBER
- EXISTING BUILDING

LEGEND:

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVEMENT SAWCUT LINE
- (2) — PARKING COUNT
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- 652 — 2 FT. CONTOUR
- 650 — 10 FT. CONTOUR
- SURFACE WATER FLOW
- (492.5) — SPOT ELEVATION
- CB# — STORM WATER DRAINAGE
- DMH#1 — STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- DRAINAGE SWALE
- TEMPORARY SILT FENCE
- WALL MOUNTED LIGHT
- UGE — UNDERGROUND ELECTRIC
- W — WATER LINE
- S — SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

OWNER'S SIGNATURE:_____ DATE:_____

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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/9/26	REV. PER INTERNAL REVIEW		CLR	CEB

SITE LAYOUT PLAN
TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

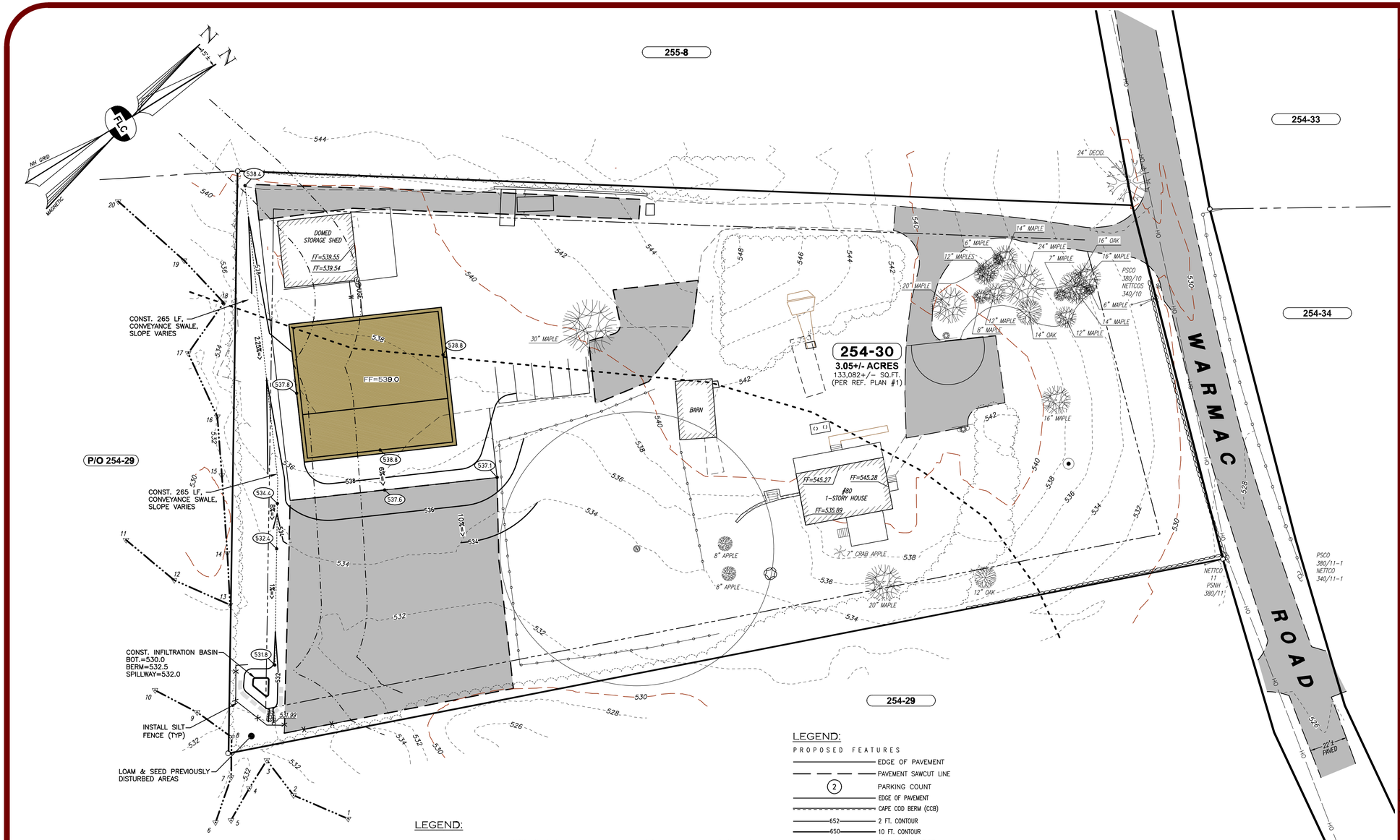
PREPARED FOR & LAND OF:
GRAYSON D. SMITH
80 WARMAC ROAD, SWANZEY, NH 03446

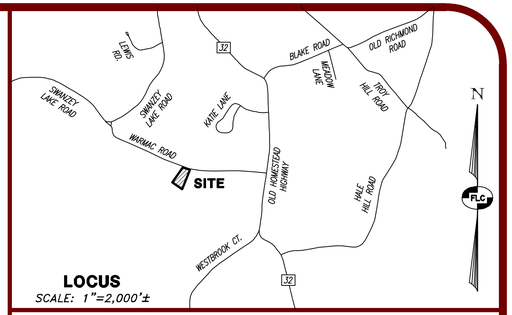
SCALE: 1" = 30' AUGUST 17, 2026

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

FILE: 4465SP00A.DWG | PROJ. NO. 4465.00 | SHEET: SP-1

Sep 09, 2026 - 9:51am FLC-33
C:\Users\FLC-33\AppData\Roaming\Carlson Software\Carlson2023\CAD10_1_X64\USER\





CONSTRUCTION NOTES:

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

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION – LAND OF – MORTON A. GOODELL – STATE OF N.H., CHESHIRE COUNTY – TOWN OF SWANZEY", SCALE:1"=100', DATED MARCH, 1987, PREPARED BY FRANK A. GLINE, JR. AND RECORDED IN THE C.C.R.D. AS PLAN NO. C08-D00-0086.
2. "SUBDIVISION PLAT – PREPARED FOR – W.M. CONTRACTORS, INC. – WARMAC ROAD – SWANZEY, N.H." SCALE: 1"=100', DATED JULY 9, 1991, PREPARED BY CONNECTICUT VALLEY LAND SURVEYING, INC. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C11-D06-0660.
3. "CONSERVATION EASEMENT PLAN OF – "BEAR DEN LOT" – "TIPPIN ROCK FARM" – LAND OF – CHARLES W. DOMINA & JUDITH DIMOCK – MAP #29, LOT #1, WARMAC ROAD, SWANZEY – CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=150', DATED MAY 11, 2010, PREPARED BY EDWARD C. GOODRICH, JR. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C13-D08-0075.

LEGEND:

- APPROX. BOUNDARY LINE
- APPROX. RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL AREA
- UNDERGROUND WATER LINE
- OVERHEAD UTILITIES
- UNDERGROUND GAS LINE
- SEWER LINE
- ELECTRIC FENCE
- SPLIT RAIL FENCE
- TREE LINE
- 10' CONTOUR
- 2' CONTOUR
- CULVERT
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE & GUY
- WELL
- ELECTRIC PEDESTAL
- LIGHT POST
- ELECTRIC METER
- WETLAND FLAG LOCATION
- DELINEATED WETLAND
- WETLAND BUFFER LINE
- WALK
- LANDSCAPED AREA
- STONEWALL
- TAX MAP & LOT NUMBER
- EXISTING BUILDING

LEGEND:

PROPOSED FEATURES

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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/9/26	REV. PER INTERNAL REVIEW		CLR	CEB

GRADING & DRAINAGE PLAN
TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

GRAYSON D. SMITH

80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: 1" = 30' AUGUST 17, 2026

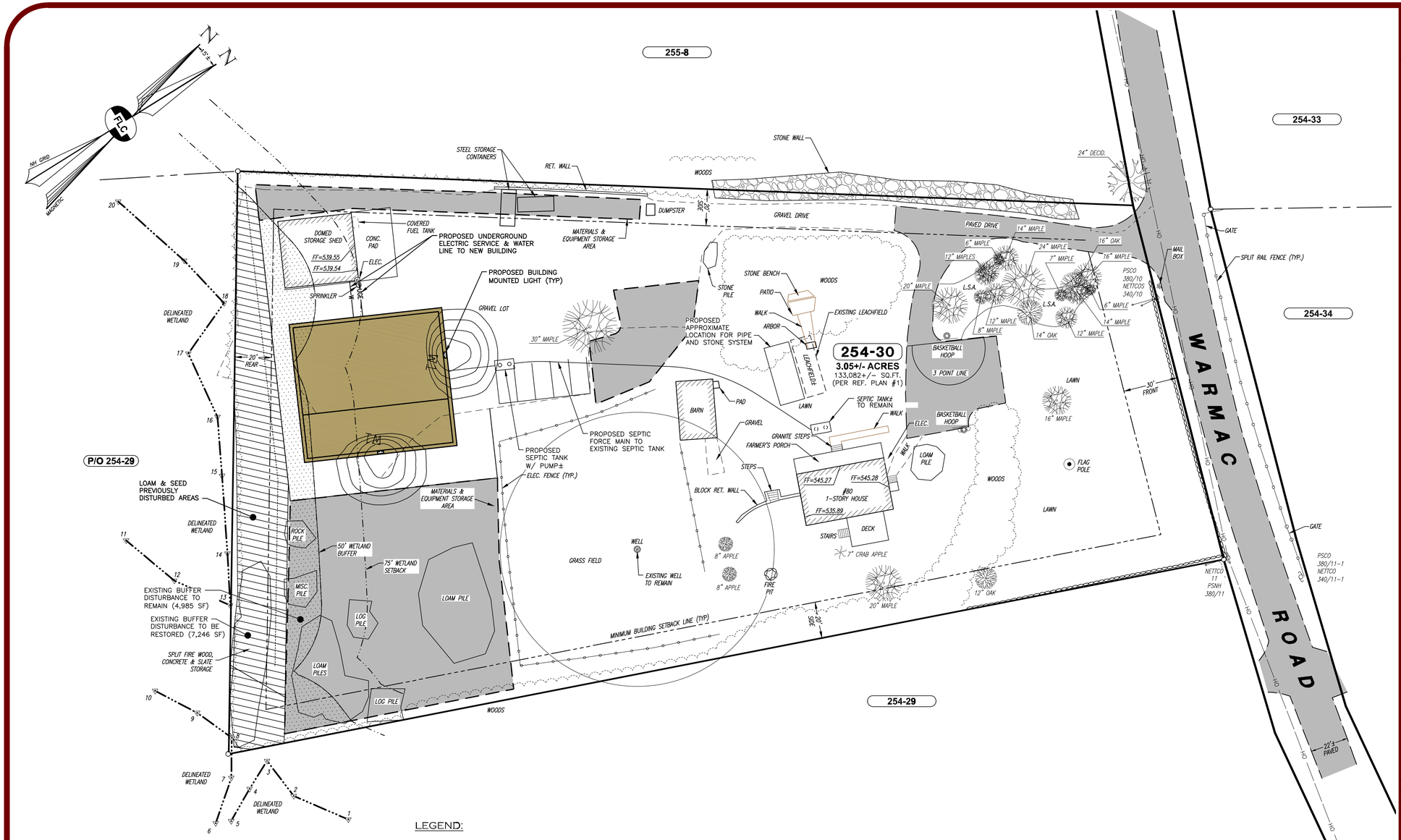
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

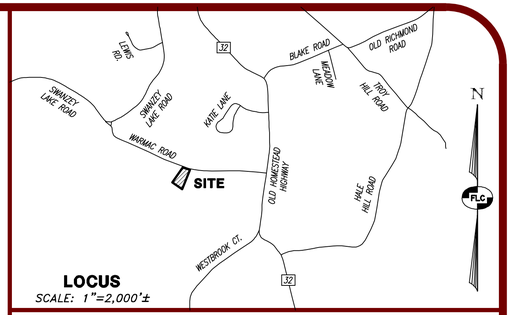
FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 4465SP00A.DWG | PROJ. NO. 4465.00 | SHEET: GR-1

Sep 09, 2026 - 9:51am FLC-33
C:\Users\FLC-33\Appdata\Roaming\Carlson Software\Carlson2023\CA010_1_X64\USER\





LIGHTING NOTES:

1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UP-LIGHTING ARE PROHIBITED.
3. LIGHTING IS PROVIDED VIA BUILDING MOUNTED LIGHTS.
4. LIGHTING FIXTURES PROVIDED BY EXPOSURE 2 LIGHTING.

LANDSCAPING CALCULATIONS:

LANDSCAPE STRIPS BETWEEN BUILDINGS AND STREETS:
MINIMUM OF 1 SHADE TREE (3" CALIPER) PLANTED OR RETAINED PER 30 FEET OF FRONTAGE
–FRONTAGE = 200 FEET / 30 FEET = 6.67 SHADE TREES REQUIRED

GREATER THAN 7 SHADE TREES ARE RETAINED ALONG THE RIGHT OF WAY.

LANDSCAPING IN PARKING AREAS
A MINIMUM OF ONE (1) TREE 3" IN DIAMETER REQUIRED FOR EVERY THIRTY (30) FEET ALONG THE PERIMETER OF THE PARKING AREA WHERE PARKING SPACES ARE PROVIDED.
–PERIMETER PARKING = 60 FEET / 30 FEET = 2 TREES

GREATER THAN 2 SHADE TREES ARE RETAINED ALONG THE PERIMETER OF THE PARKING AREA.

LANDSCAPING REQUIREMENTS ARE MET THROUGH PRESERVATION OF EXISTING VEGETATION

UTILITY NOTES:

1. THIS PROJECT WILL REQUIRE SEPTIC SYSTEM APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.

LEGEND:

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVEMENT SAWCUT LINE
- (2) PARKING COUNT
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- 652 2 FT. CONTOUR
- 650 10 FT. CONTOUR
- SURFACE WATER FLOW
- (492.5) SPOT ELEVATION
- CB# STORM WATER DRAINAGE
- DMH#1 STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- DRAINAGE SWALE
- TEMPORARY SILT FENCE
- WALL MOUNTED LIGHT
- UGE UNDERGROUND ELECTRIC
- W WATER LINE
- S SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

GRAPHIC SCALES
IMPERIAL: 1"=30'

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION – LAND OF – MORTON A. GOODELL – STATE OF N.H., CHESHIRE COUNTY – TOWN OF SWANZEY", SCALE:1"=100', DATED MARCH, 1987, PREPARED BY FRANK A. GLINE, JR. AND RECORDED IN THE C.C.R.D. AS PLAN NO. C08-D00-0086.
2. "SUBDIVISION PLAT – PREPARED FOR – W.M. CONTRACTORS, INC. – WARMAC ROAD – SWANZEY, N.H." SCALE: 1"=100', DATED JULY 9, 1991, PREPARED BY CONNECTICUT VALLEY LAND SURVEYING, INC. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C11-D06-0660.
3. "CONSERVATION EASEMENT PLAN OF – "BEAR DEN LOT" – "TIPPIN ROCK FARM" – LAND OF – CHARLES W. DOMINA & JUDITH DIMOCK – MAP #29, LOT #1, WARMAC ROAD, SWANZEY – CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=150', DATED MAY 11, 2010, PREPARED BY EDWARD C. GOODRICH, JR. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C13-D08-0075.

LEGEND:

- APPROX. BOUNDARY LINE
- APPROX. RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL AREA
- W UNDERGROUND WATER LINE
- OH OVERHEAD UTILITIES
- G UNDERGROUND GAS LINE
- S SEWER LINE
- ELECTRIC FENCE
- SPLIT RAIL FENCE
- TREE LINE
- 10' CONTOUR
- 2' CONTOUR
- CULVERT
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE & GUY
- (W) WELL
- ELECTRIC PEDESTAL
- LIGHT POST
- ELECTRIC METER
- 12 WETLAND FLAG LOCATION
- DELINEATED WETLAND
- WETLAND BUFFER LINE
- WALK
- L.S.A. LANDSCAPED AREA
- STONEWALL
- 254-30 TAX MAP & LOT NUMBER
- EXISTING BUILDING

WALL MOUNTED LIGHT



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

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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/9/26	REV. PER INTERNAL REVIEW		CLR	CEB

UTILITY, LIGHTING, & LANDSCAPING PLAN

TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
GRAYSON D. SMITH
80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: 1" = 30' AUGUST 17, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 4465SP00A.DWG | PROJ. NO. 4465.00 | SHEET: UT-1

Sep 09, 2026 - 9:51am FLC-33
C:\Users\FLC-33\AppData\Roaming\Carlson Software\Carlson2023\CAD10_1_X64\USER\

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	0.12 LBS
**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 8 1 1
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.

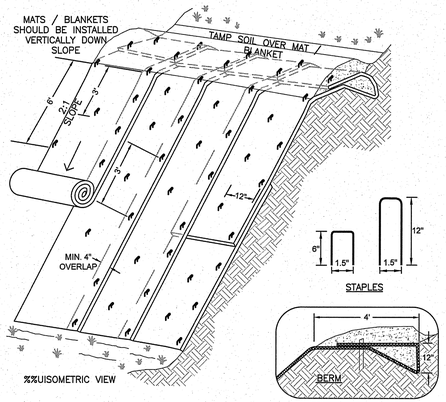
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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.

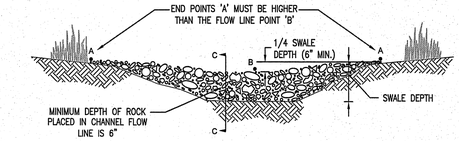
CONSTRUCTION SEQUENCE — 3 / DT-1



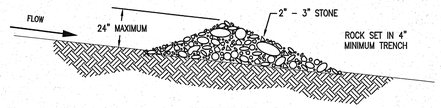
NOTES:

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.

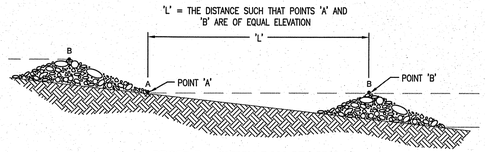
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C - C

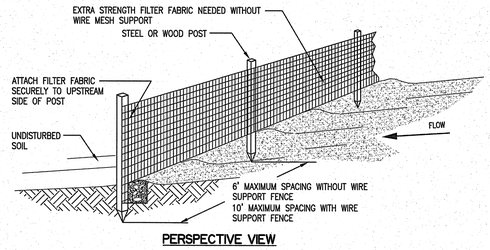


PROFILE - CHECK DAM SPACING

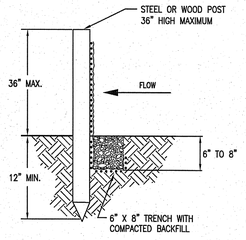
NOTES:

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.

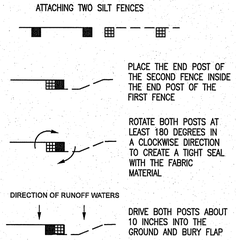
STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

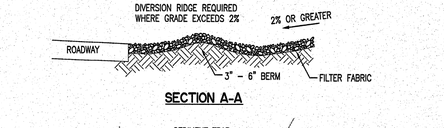


ATTACHING TWO SILT FENCES

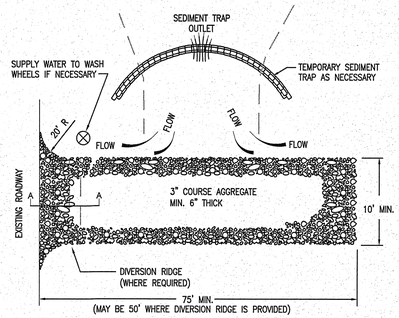
NOTES:

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 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
GRAYSON D. SMITH
80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: NOT TO SCALE — AUGUST 20, 2026

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

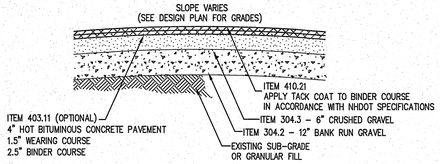
FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 4465DT00.DWG | PROJ. NO. 4465.00 | SHEET: DT–1

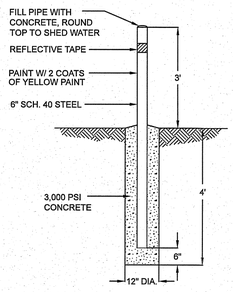
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN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



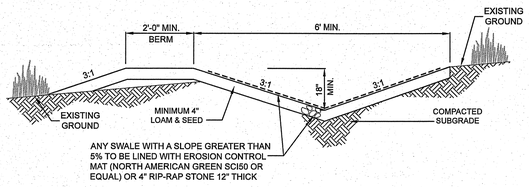
** SEE CURB DETAILS WHEN APPLICABLE**

PAVEMENT SECTION | 2 DT-2

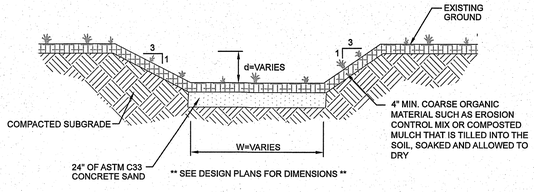


OR APPROVED EQUAL SCALE: N.T.S.

BOLLARD | 3 DT-2



TYPICAL SWALE DETAIL | 4 D-2



INFILTRATION BASIN CONSTRUCTION NOTES

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

SCALE: N.T.S.

TYPICAL INFILTRATION BASIN SECTION | 5 DT-2

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

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

CONSTRUCTION DETAILS

TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
GRAYSON D. SMITH
80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: NOT TO SCALE AUGUST 20, 2026

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

FIELDSTONE
LAND CONSULTANTS, PLLC

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

FILE: 4465DT00.DWG | PROJ. NO. 4465.00 | SHEET: DT-2