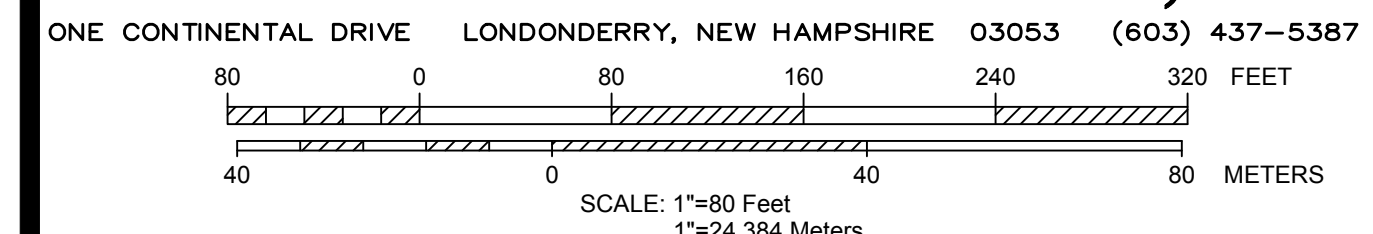


No.	DATE	REVISION	BY

AERIAL DISPLAY PLAN
COLBY FARM
 ALBUQUERQUE AVENUE & CHARLES BANCROFT HIGHWAY
 LITCHFIELD, NEW HAMPSHIRE
 PREPARED FOR / RECORD OWNER:
MORGAN ROAD INVESTMENTS, LLC

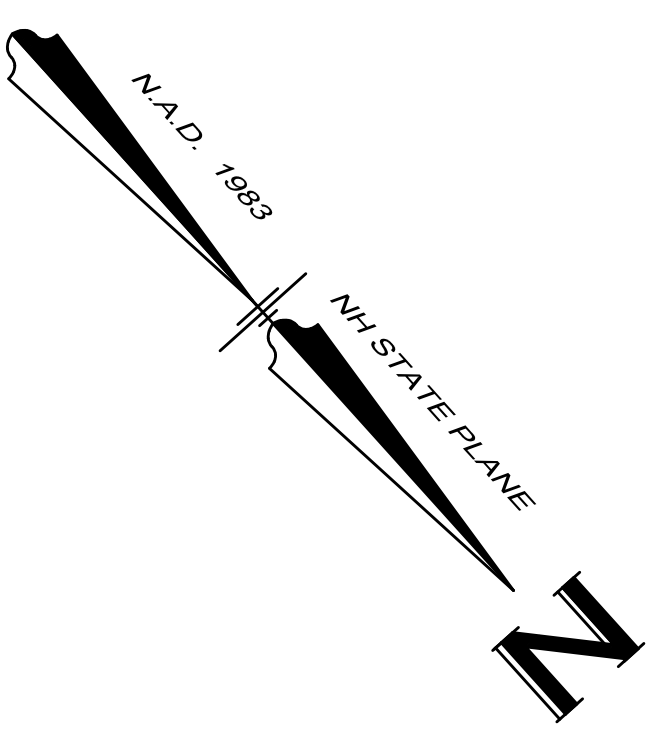
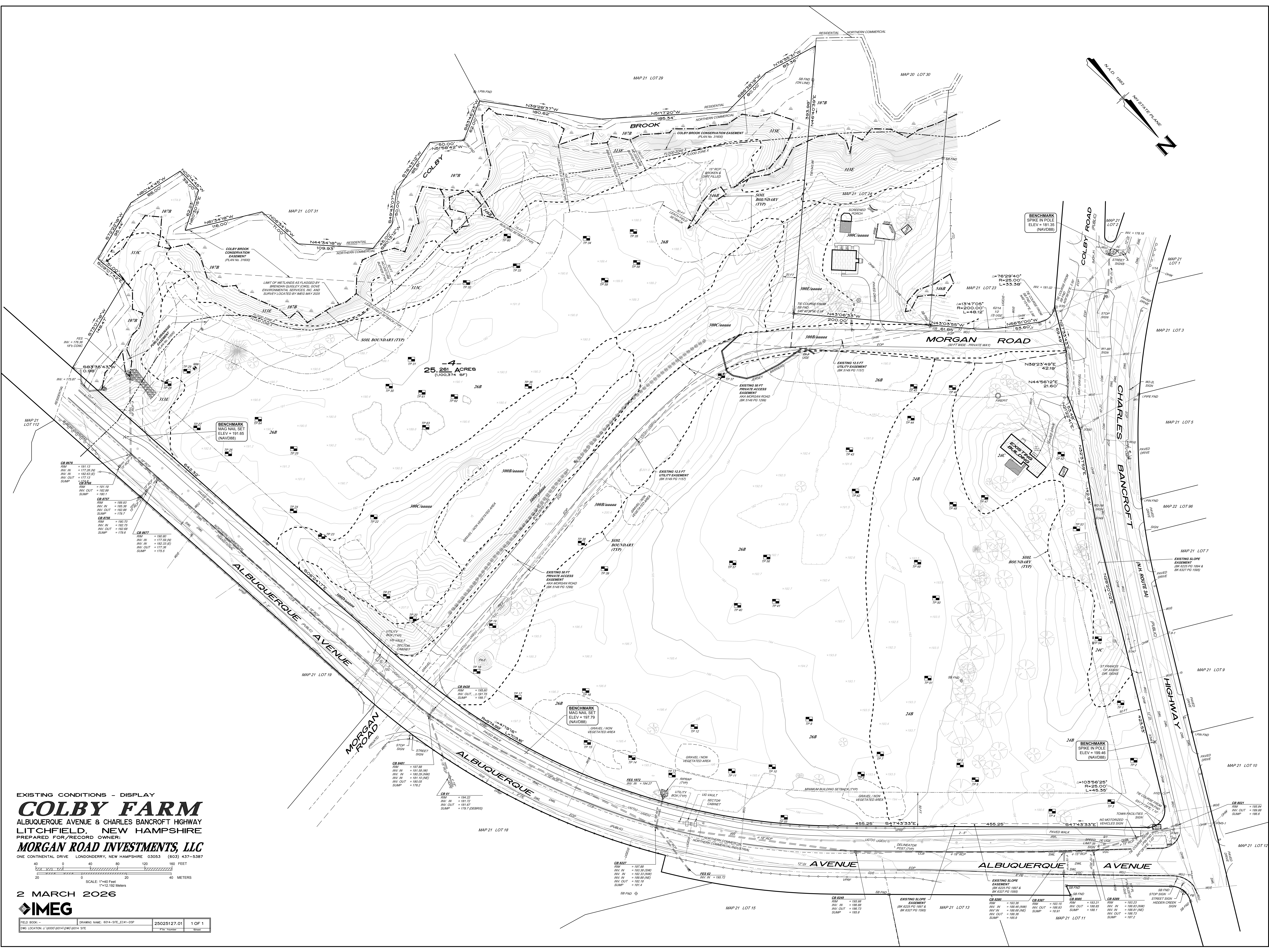


2 MARCH 2026



3 CONGRESS STREET PH: 603.883.2057
 NASHUA, NH 03062 www.imegcorp.com

FIELD BOOK:	DRAWING NAME: 6014-SITE_AERIAL	25025127.01	1 OF 1
DRAWING LOC.: J:\6000\6014\DWG\6014 SITE		File Number	Sheet
TAX MAP: 21	LOT No. 4		



EXISTING CONDITIONS - DISPLAY
COLBY FARM
 ALBUQUERQUE AVENUE & CHARLES BANCROFT HIGHWAY
 LITCHFIELD, NEW HAMPSHIRE
 PREPARED FOR/RECORD OWNER:
MORGAN ROAD INVESTMENTS, LLC
 ONE CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE: 1"=40 Feet
 1"=132 Meters
2 MARCH 2026
IMEG
 FIELD BOOK: - DRAWING NAME: 604-SITE_LC41-DP 25025127.01 1 OF 1
 DWG LOCATION: J:\000\604\DWG\604 SITE

CB 8176

RM	= 191.13
INV. IN	= 177.26 (IN)
INV. OUT	= 162.61 (D)
SUMP	= 177.13

CB 8177

RM	= 190.93
INV. IN	= 180.38
INV. OUT	= 162.08
SUMP	= 179.7

CB 8178

RM	= 190.70
INV. IN	= 182.75
INV. OUT	= 162.69
SUMP	= 178.6

CB 8179

RM	= 190.60
INV. IN	= 172.89 (D)
INV. IN	= 162.33 (D)
INV. OUT	= 172.36
SUMP	= 175.5

CB 8421

RM	= 192.68
INV. IN	= 191.38 (IN)
INV. IN	= 180.29 (IN)
INV. IN	= 181.10 (IN)
INV. OUT	= 160.05
SUMP	= 179.1 (DEBRIS)

CB 8426

RM	= 192.50
INV. IN	= 198.89
INV. OUT	= 188.98
SUMP	= 195.9

CB 8427

RM	= 193.38
INV. IN	= 186.46 (IN)
INV. IN	= 188.06 (IN)
INV. OUT	= 189.36
SUMP	= 185.9

CB 8428

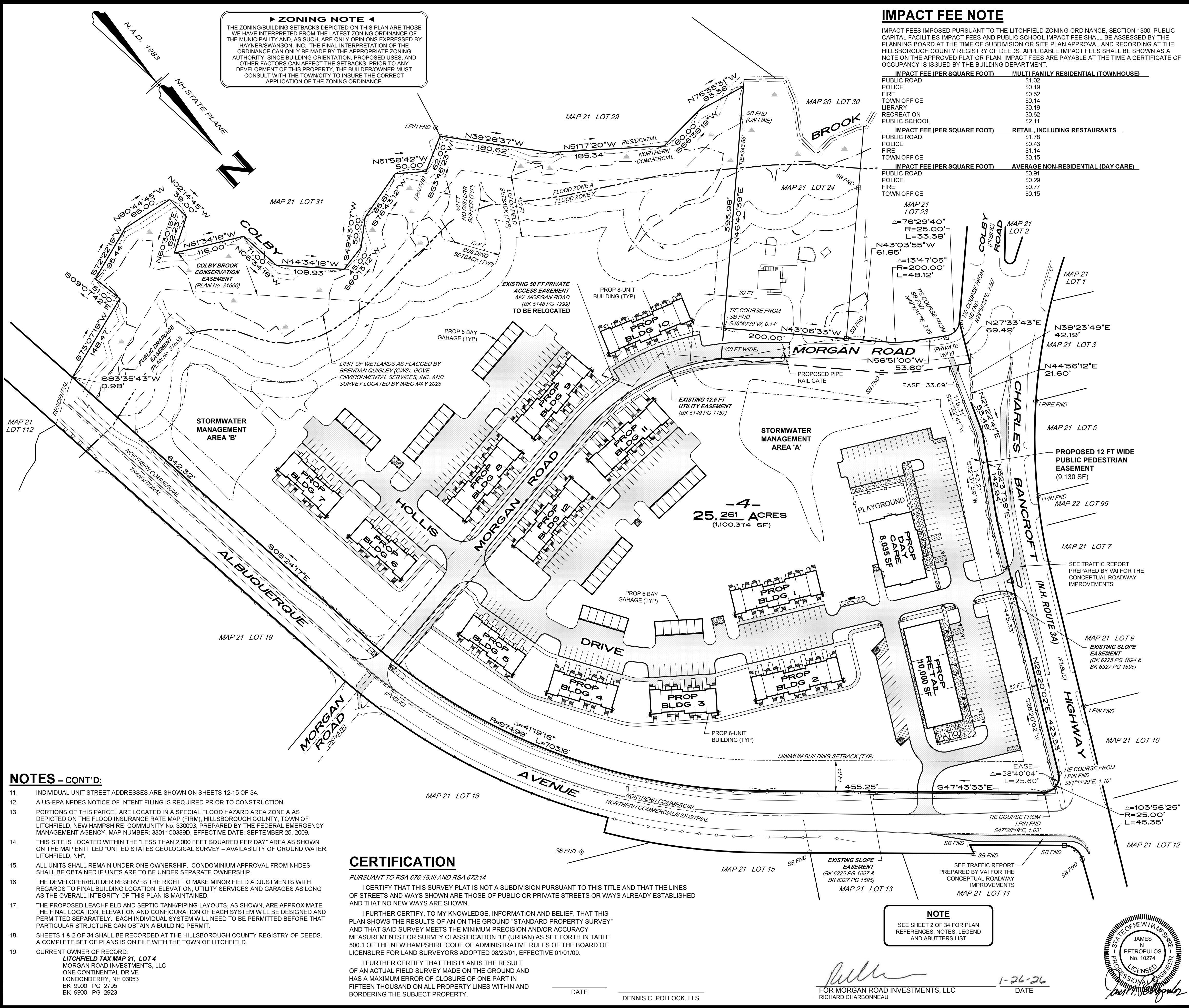
RM	= 193.15
INV. IN	= 189.93
INV. OUT	= 188.89
SUMP	= 189.1

CB 8429

RM	= 193.21
INV. IN	= 188.89 (IN)
INV. IN	= 188.89 (IN)
INV. OUT	= 188.2
SUMP	= 187.2

CB 8921

RM	= 192.81
INV. OUT	= 189.89
SUMP	= 188.9



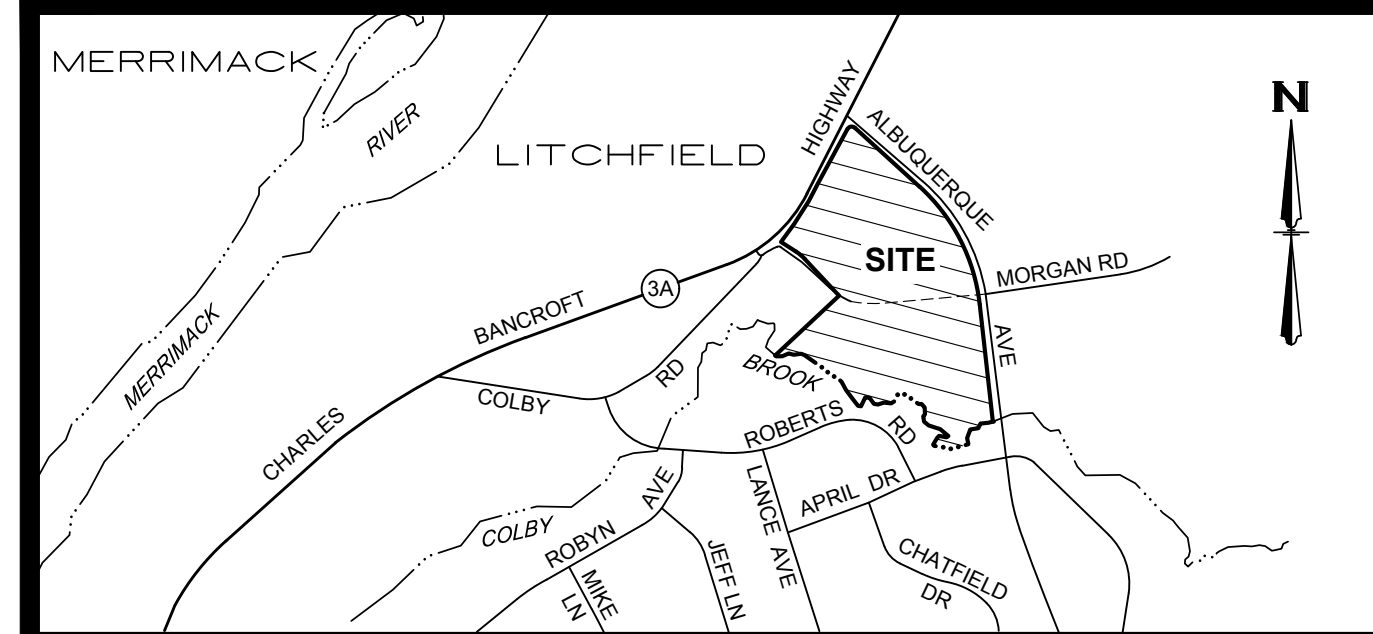
ZONING NOTE
 THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNERSWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

IMPACT FEE NOTE
 IMPACT FEES IMPOSED PURSUANT TO THE LITCHFIELD ZONING ORDINANCE, SECTION 1300. PUBLIC CAPITAL FACILITIES IMPACT FEES AND PUBLIC SCHOOL IMPACT FEE SHALL BE ASSESSED BY THE PLANNING BOARD AT THE TIME OF SUBDIVISION OR SITE PLAN APPROVAL AND RECORDING AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. APPLICABLE IMPACT FEES SHALL BE SHOWN AS A NOTE ON THE APPROVED PLAT OR PLAN. IMPACT FEES ARE PAYABLE AT THE TIME A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE BUILDING DEPARTMENT.

IMPACT FEE (PER SQUARE FOOT)	MULTI FAMILY RESIDENTIAL (TOWNHOUSE)
PUBLIC ROAD	\$1.02
POLICE	\$0.19
FIRE	\$0.52
TOWN OFFICE	\$0.14
LIBRARY	\$0.19
RECREATION	\$0.62
PUBLIC SCHOOL	\$2.11

IMPACT FEE (PER SQUARE FOOT)	RETAIL, INCLUDING RESTAURANTS
PUBLIC ROAD	\$1.78
POLICE	\$0.43
FIRE	\$1.14
TOWN OFFICE	\$0.15

IMPACT FEE (PER SQUARE FOOT)	AVERAGE NON-RESIDENTIAL (DAY CARE)
PUBLIC ROAD	\$0.91
POLICE	\$0.29
FIRE	\$0.77
TOWN OFFICE	\$0.15



VICINITY MAP SCALE: 1" = 2,000'

- NOTES:**
- SITE AREA: LITCHFIELD MAP 21 LOT 4 25.261 ACRES (1,100,374 SF)
 - PRESENT ZONING: LITCHFIELD: NORTHERN COMMERCIAL (NC) MULTI-FAMILY OVERLAY DISTRICT WETLANDS CONSERVATION DISTRICT; AQUIFER PROTECTION DISTRICT
 MINIMUM LOT REQUIREMENTS:
 -LOT FRONTAGE 150 FT
 -LOT AREA (CONTIGUOUS DRY AREA) 1 ACRE
 MINIMUM BUILDING SETBACK REQUIREMENTS:
 -FRONT YARD 50 FT
 -SIDE YARD 20 FT
 -REAR YARD 20 FT
 SETBACKS FROM DELINEATED WETLAND:
 -BUILDINGS 75 FT
 -LEACH FIELDS 100 FT
 -UNDISTURBED WETLAND BUFFER 50 FT
 - PROPOSED USE: MULTI-FAMILY RESIDENTIAL, RETAIL/RESTAURANT AND DAY CARE FACILITY.
 - PURPOSE OF PLAN: TO SHOW PROPOSED 85-UNIT MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT AND TWO (2) COMMERCIAL BUILDINGS WITH ACCOMPANYING SITE IMPROVEMENTS.
 - SITE IS TO BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS, MUNICIPAL WATER BY PENNICHUCK WATER WORKS AND UNDERGROUND GAS, POWER AND TELECOMMUNICATIONS UTILITIES.
 - PARKING: (RESIDENTIAL)
 REQUIRED: 2 SPACES UNIT x 86 APARTMENT UNITS = 172 SPACES
 PROVIDED: (INCLUDING 50 GARAGE SPACES) = 222 SPACES
 PARKING: (DAY CARE)
 REQUIRED: 1 SP/EMP x 40 EMPLOYEES = 40 SPACES
 1 SP/6 STUDENTS x 100 STUDENTS = 16 SPACES
 TOTAL REQUIRED (INCLUDING 2 RESERVE SPACES) = 56 SPACES
 PROVIDED: (INCLUDING 2 RESERVE SPACES) = 64 SPACES
 PARKING: (RETAIL)
 REQUIRED: 1 SP/100 SF x 3,000 SF (RESTAURANT) = 30 SPACES
 5.5 SP/1000 SF x 6,215 SF (RETAIL) = 34 SPACES
 1 SP/EMPLOYEE x 5 EMPLOYEES (RESTAURANT) = 5 SPACES
 TOTAL REQUIRED (INCLUDING 4 RESERVE SPACES) = 64 SPACES
 PROVIDED: (INCLUDING 4 RESERVE SPACES) = 53 SPACES
 - DENSITY: REQUIRED: 4.0 UNITS/ACRE x 25.261 ACRES = 101 UNITS
 PROVIDED: = 86 UNITS
 - LOT NUMBERS REFER TO THE TOWN OF LITCHFIELD ASSESSORS MAP 20, 21 & 22.
 - BUILDING HEIGHT:
 MAXIMUM ALLOWED: 35 FT
 PROPOSED (RESIDENTIAL): 30 FT
 PROPOSED (COMMERCIAL): 35 FT
 - IMPERVIOUS SURFACE COVERAGE:
 MAXIMUM: 65 %
 PROPOSED: 30 %

APPROVED BY THE LITCHFIELD PLANNING BOARD ON _____, 20____
 _____, CHAIRMAN
 _____, VICE-CHAIRMAN

No.	DATE	REVISION	BY

- NOTES - CONT'D:**
- INDIVIDUAL UNIT STREET ADDRESSES ARE SHOWN ON SHEETS 12-15 OF 34.
 - A US-EPA NPDES NOTICE OF INTENT FILING IS REQUIRED PRIOR TO CONSTRUCTION.
 - PORTIONS OF THIS PARCEL ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE A AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, TOWN OF LITCHFIELD, NEW HAMPSHIRE, COMMUNITY No. 330093, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0389D, EFFECTIVE DATE: SEPTEMBER 25, 2009.
 - THIS SITE IS LOCATED WITHIN THE "LESS THAN 2,000 FEET SQUARED PER DAY" AREA AS SHOWN ON THE MAP ENTITLED "UNITED STATES GEOLOGICAL SURVEY - AVAILABILITY OF GROUND WATER, LITCHFIELD, NH".
 - ALL UNITS SHALL REMAIN UNDER ONE OWNERSHIP. CONDOMINIUM APPROVAL FROM NHDES SHALL BE OBTAINED IF UNITS ARE TO BE UNDER SEPARATE OWNERSHIP.
 - THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MAKE MINOR FIELD ADJUSTMENTS WITH REGARDS TO FINAL BUILDING LOCATION, ELEVATION, UTILITY SERVICES AND GARAGES AS LONG AS THE OVERALL INTEGRITY OF THIS PLAN IS MAINTAINED.
 - THE PROPOSED LEACHFIELD AND SEPTIC TANKING LAYOUTS, AS SHOWN, ARE APPROXIMATE. THE FINAL LOCATION, ELEVATION AND CONFIGURATION OF EACH SYSTEM WILL BE DESIGNED AND PERMITTED SEPARATELY. EACH INDIVIDUAL SYSTEM WILL NEED TO BE PERMITTED BEFORE THAT PARTICULAR STRUCTURE CAN OBTAIN A BUILDING PERMIT.
 - SHEETS 1 & 2 OF 34 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. A COMPLETE SET OF PLANS IS ON FILE WITH THE TOWN OF LITCHFIELD.
 - CURRENT OWNER OF RECORD: LITCHFIELD TAX MAP 21, LOT 4 MORGAN ROAD INVESTMENTS, LLC ONE CONTINENTAL DRIVE LONDONDERRY, NH 03053 BK 9900, PG 2795 BK 9900, PG 2923

CERTIFICATION
 PURSUANT TO RSA 676:18, III AND RSA 672:14
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE 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.
 I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.
 I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTY THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE _____
 DENNIS C. POLLOCK, LLS

NOTE
 SEE SHEET 2 OF 34 FOR PLAN REFERENCES, NOTES, LEGEND AND ABUTTERS LIST

FOR MORGAN ROAD INVESTMENTS, LLC
 RICHARD CHARBONNEAU
 DATE 1-26-26

MASTER SITE PLAN
COLBY FARM
 ALBUQUERQUE AVENUE & CHARLES BANCROFT HIGHWAY
 LITCHFIELD, NEW HAMPSHIRE
 PREPARED FOR / RECORD OWNER:
MORGAN ROAD INVESTMENTS, LLC
 ONE CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

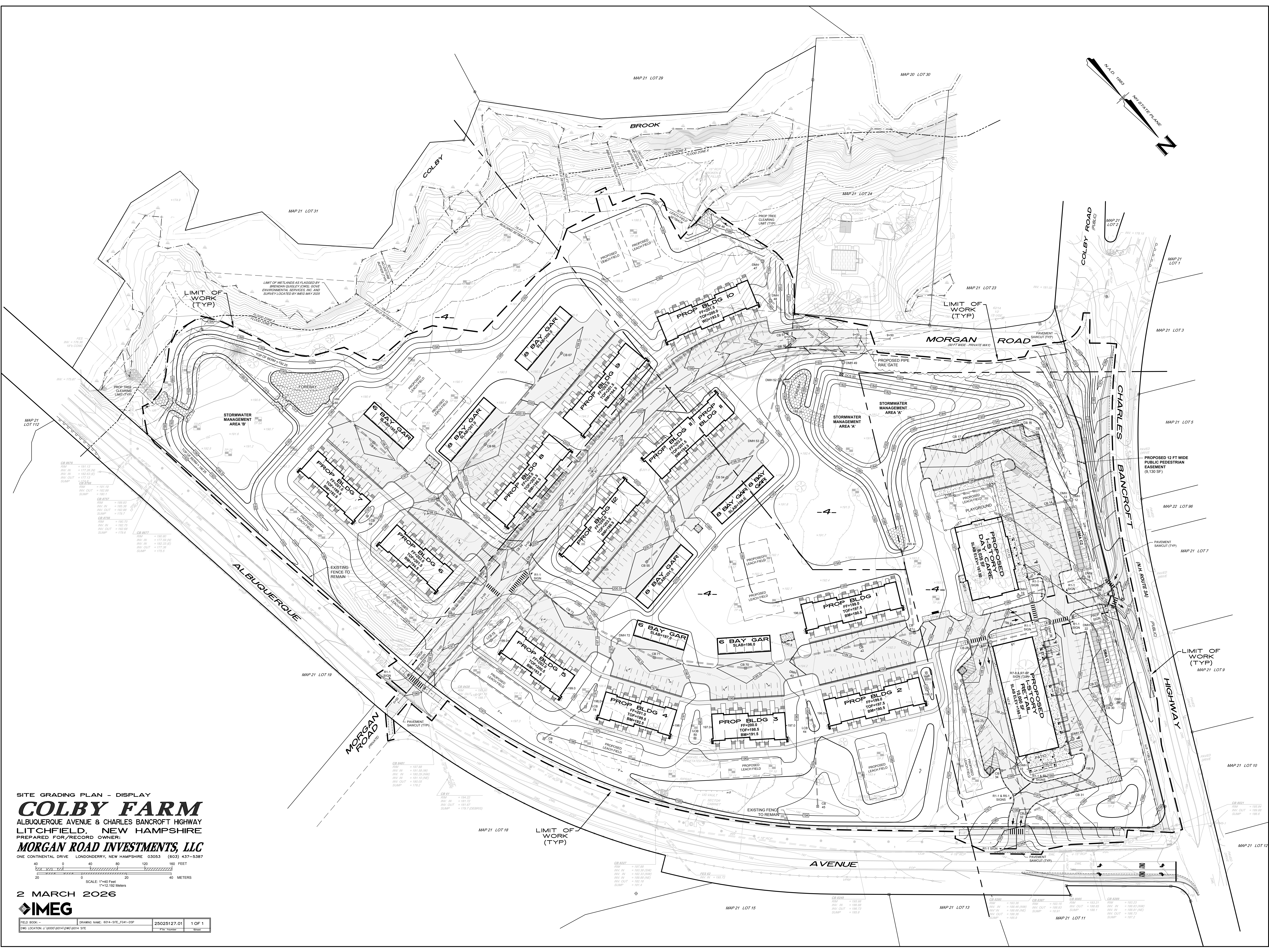
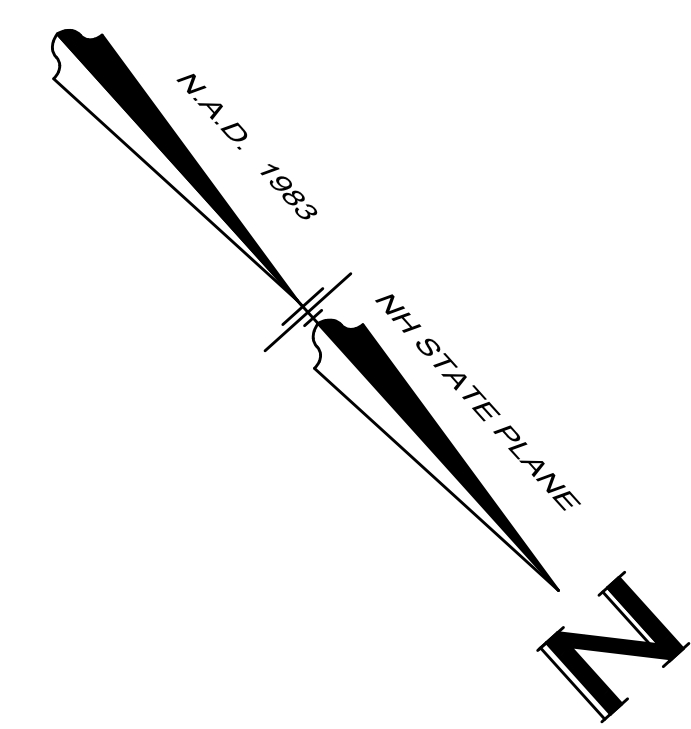
SCALE: 1"=80 Feet
 1"=24.384 Meters

22 JANUARY 2026

IMEG
 3 CONGRESS STREET PH: 603.883.2057
 NASHUA, NH 03062 www.imegcorp.com

FIELD BOOK:	DRAWING NAME: 6014-SITE_F081	25025127.01	1 OF 34
DRAWING LOC: J:\6000\6014\DWG\6014 SITE	File Number	Sheet	

TAX MAP: 21 LOT No. 4



SITE GRADING PLAN - DISPLAY
COLBY FARM
ALBUQUERQUE AVENUE & CHARLES BANCROFT HIGHWAY
LITCHFIELD, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
MORGAN ROAD INVESTMENTS, LLC
ONE CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE: 1"=40 Feet
1"=12.192 Meters
2 MARCH 2026
IMEG
FIELD BOOK: - DRAWING NAME: 604-SITE_PLAN-DSP 25025127.01 1 OF 1
DWG LOCATION: J:\000\604\DWG\604 SITE

FIELD BOOK: -	DRAWING NAME: 604-SITE_PLAN-DSP	25025127.01	1 OF 1
DWG LOCATION: J:\000\604\DWG\604 SITE			

Colby Farm Development

Schematic Design

Morgan Road • Litchfield • New Hampshire



DENNIS MIRES P.A.
THE ARCHITECTS



697 UNION STREET • MANCHESTER • NH • (603)625-4548 • www.TheArchitects.net

Colby Farm Development

#Project Description

Issued: 12.18.2025

proj. no.: 2025038

The material contained in these drawings and the design they are intended to convey are the exclusive property of Dennis Mires, P.A., The Architects. Possession and use hereof is granted only confidentially in connection with construction and / or sale of the structure depicted herein as authorized by him, and the recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A., The Architects, is expressly prohibited.



Colby Farm Development
Schematic Design

Morgan Road
Litchfield • New Hampshire

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS

697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025038
DRAWN BY: HS
ISSUED: 12.18.25

Schematic Design

PROPOSED SITE PLAN

L-1.0

PROPOSED SITE PLAN - NOT TO SCALE

.../Colby Farm Development Masterplan V28.dwg 2025.12.19



COLBY FARM DEVELOPMENT - ROUTE 3A BIRDS EYE VIEW

.../Colby Farm Development Masterplan V28.dgn 2025.12.19

**Colby Farm Development
Schematic Design**

Morgan Road
Litchfield • New Hampshire

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS

697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025038
DRAWN BY: HS
ISSUED: 12.18.25

Schematic Design

PERSPECTIVE VIEWS

SD-1.0



○ COLBY FARM DEVELOPMENT - ROUTE 3A PRIMARY ENTRY VIEW

**Colby Farm Development
Schematic Design**

Morgan Road
Litchfield • New Hampshire

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS

697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025038
DRAWN BY: HS
ISSUED: 12.18.25

Schematic Design

PERSPECTIVE VIEW

SD-3.0



COLBY FARM DEVELOPMENT - RETAIL BUILDING PERSPECTIVE

**Colby Farm Development
Schematic Design**

Morgan Road
Litchfield • New Hampshire

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS

697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025038
DRAWN BY: HS
ISSUED: 12.18.25

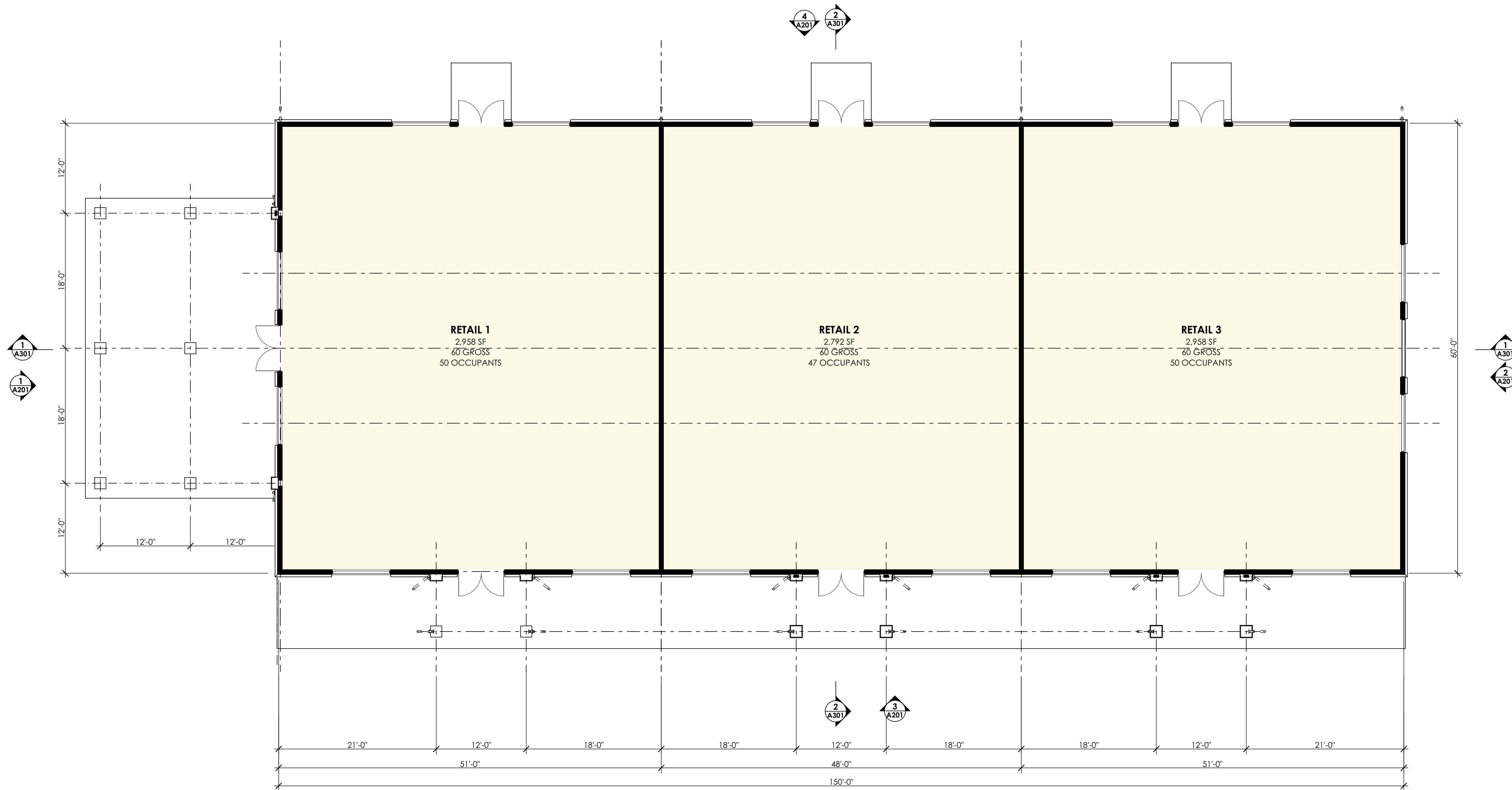
Schematic Design

RETAIL BUILDING
PERSPECTIVE

SD-4.0

.../Colby Farm-Retail-28.pln 2025.12.17

ci l l o m i ^ k ð b b i ð N
SCALE: 1/8" = 1'-0"



COLBY FARM DEVELOPMENT
RETAIL
NH RT. 3A
LITCHFIELD • NH

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025.038

DRAWN BY: BW

ISSUED: MONTH 00, 20XX

SCHEMATIC DESIGN

The material contained in these drawings and the design they are intended to convey are the exclusive property of Dennis Mires P.A., The Architects. Permission for use is granted only for the project and site of the structure depicted herein as authorized by the Dennis Mires P.A., The Architects and the recipient agrees to abide by these restrictions. Any use, reproduction or distribution of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A., The Architects is expressly prohibited.

FLOOR PLAN -
LEVEL 01

A101

CONSULTANTS

DENNIS MIRES P.A.
 THE ARCHITECTS
 697 UNION STREET, MANCHESTER, NH
 (603) 625-4548 • www.TheArchitects.net

PROJECT NO: 2025.038
DRAWN BY: BW
ISSUED: MONTH 00, 20XX

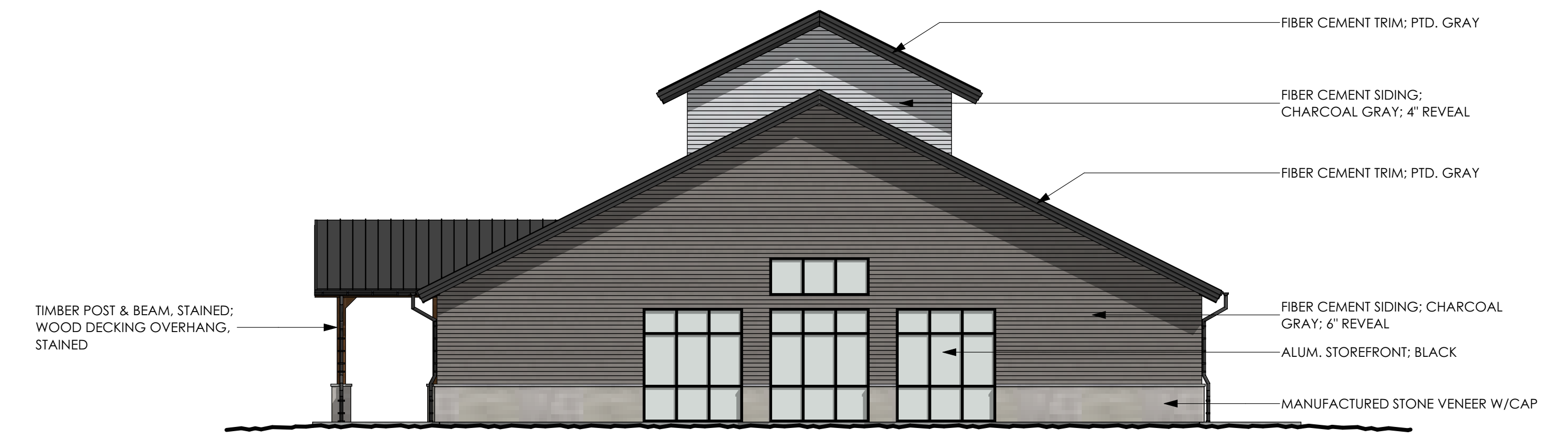
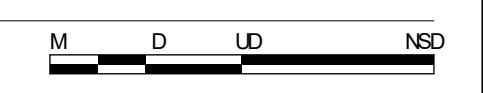
SCHEMATIC DESIGN

The material contained in these drawings and the design that are intended to govern are the exclusive property of Dennis Mires P.A. The Architect's professional seal is granted only in connection with construction and is not to be used for any other purpose. The Architect and the recipient agree to abide by these restrictions. Any use, reproduction or distribution of any information, in whole or in part, is prohibited without written permission of Dennis Mires P.A. The Architect is expressly prohibited.

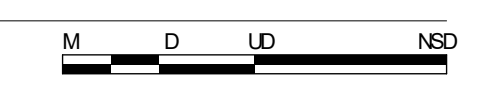
BUILDING ELEVATIONS



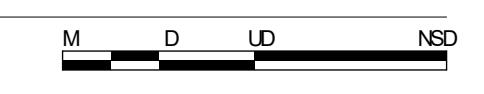
N i b c q ð i b ^ q f l k
 SCALE: 1/8" = 1'-0"



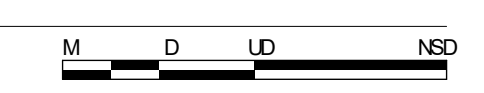
O f q ð i b ^ q f l k
 SCALE: 1/8" = 1'-0"



P c o l k q ð i b ^ q f l k
 SCALE: 1/8" = 1'-0"

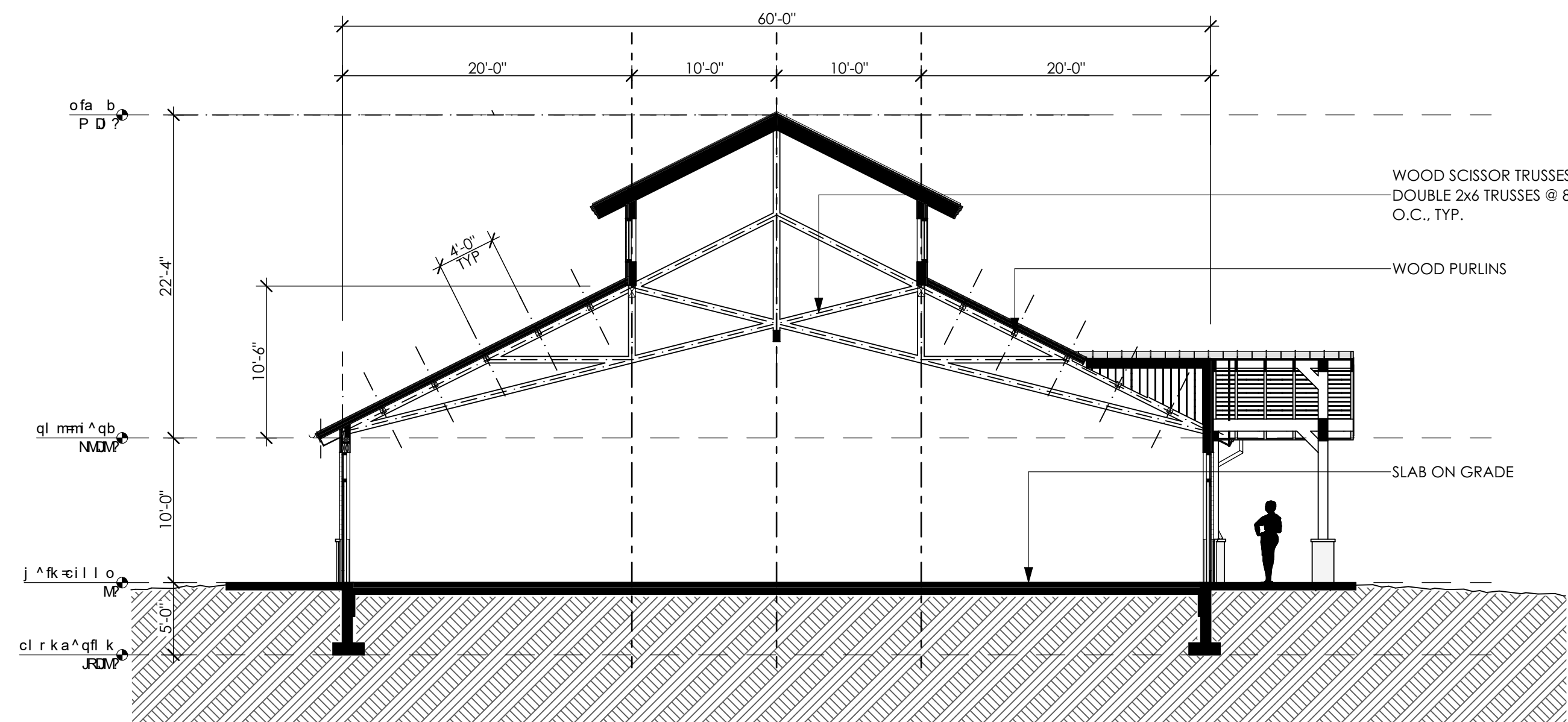
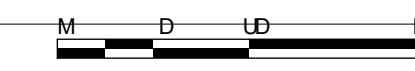


Q b ^ o ð i b ^ q f l k
 SCALE: 1/8" = 1'-0"

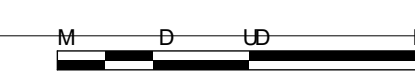




N i l k fqr afk ^i = r fi afk ꝑb` qfl k ðN
SCALE: 1/8" = 1'-0"



qo^k pbo ꝑb = r fi afk ꝑb` qfl k ðN
SCALE: 1/8" = 1'-0"



COLBY FARM DEVELOPMENT
RETAIL
NH RT. 3A
LITCHFIELD • NH

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net

PROJECT NO: 2025.038
DRAWN BY: BW
ISSUED: MONTH 00, 20XX

SCHEMATIC DESIGN

BUILDING SECTIONS

A301

.../Colby Farm-Retail-28.pln 2025.12.17

The material contained in these drawings and the design they are intended to convey are the exclusive property of Dennis Mires P.A., The Architects. Permission to use herein is granted only conditionally in connection with construction and only on the part of the structure depicted herein as authorized by the Dennis Mires P.A., The Architects and the recipient agrees to abide by these restrictions. Any use, reproduction or distribution of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A., The Architects is expressly prohibited.



COLBY FARM DEVELOPMENT - DAYCARE BUILDING PERSPECTIVE

**Colby Farm Development
Schematic Design**

Morgan Road
Litchfield • New Hampshire

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS

697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025038
DRAWN BY: HS
ISSUED: 12.18.25

Schematic Design

DAYCARE
BUILDING
PERSPECTIVE

SD-5.0

.../Colby Farm-Daycare-v28.dwg 2025.12.17

1 FLOOR PLAN - LEVEL 01
p: 1 b: WINSZ=NDP



COLBY FARM DEVELOPMENT
DAYCARE CENTER
NH RT. 3A
LITCHFIELD • NH

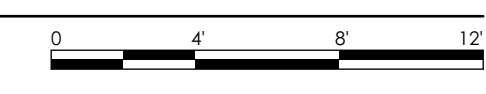
CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net

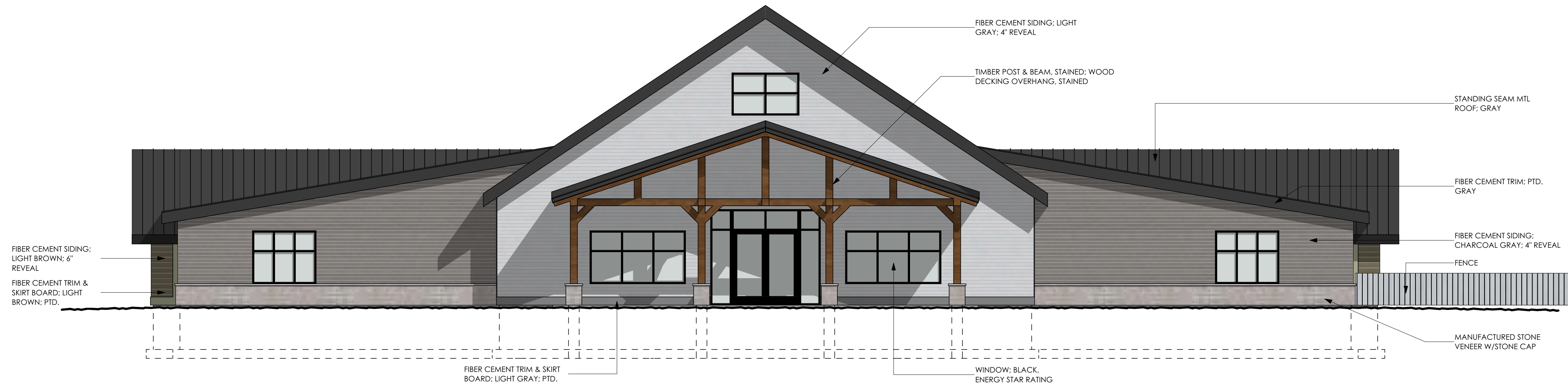
PROJECT NO: 2025.038
DRAWN BY: BW
ISSUED: MONTH 00, 20XX
SCHEMATIC DESIGN

FLOOR PLAN -
LEVEL 01

A101



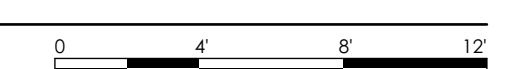
The material contained in these drawings and the design thereon are intended to be used as the exclusive property of Dennis Mires P.A. The Architect. No portion of this drawing is to be used for any other project without the written permission of Dennis Mires P.A. The Architect. Any use, reproduction or distribution of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A. The Architect is expressly prohibited.



1 FRONT ELEVATION
p. 1 b. WPNSZ-NMP



2 RIGHT ELEVATION
p. 1 b. WPNSZ-NMP



CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net

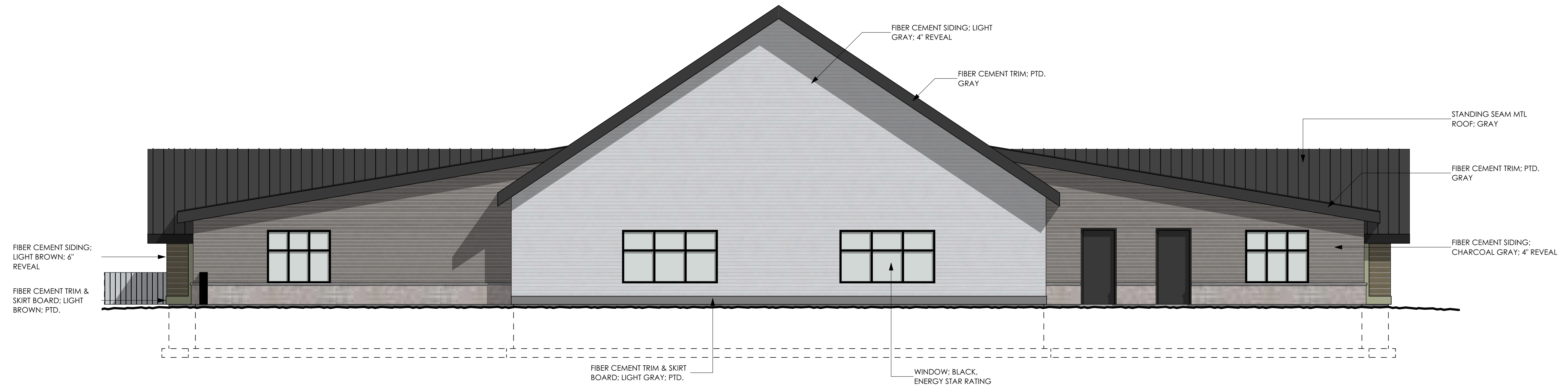


PROJECT NO: 2025.038
DRAWN BY: BW
ISSUED: MONTH 00, 20XX

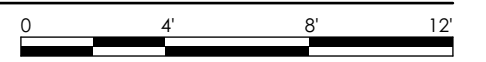
SCHEMATIC DESIGN

The material contained in these drawings and the design that are intended to govern are the exclusive property of Dennis Mires P.A., The Architects. Permission to use herein is granted only confidentially in connection with construction and/or site of the structure depicted herein as authorized by the Dennis Mires P.A., The Architects and the recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A., The Architects is expressly prohibited.

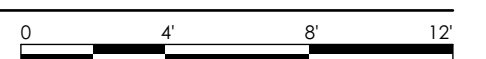
ELEVATIONS



1 REAR ELEVATION
p. 1 b. W. P. N. S. Z. = N. O. P.



2 RIGHT ELEVATION
p. 1 b. W. P. N. S. Z. = N. O. P.



CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025.038

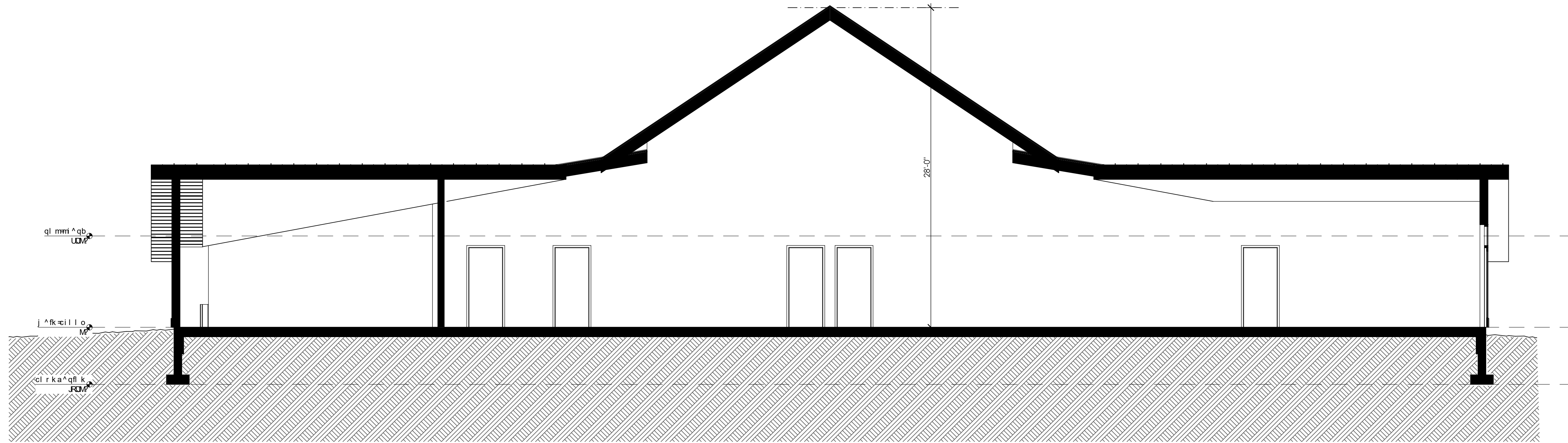
DRAWN BY: BW

ISSUED: MONTH 00, 20XX

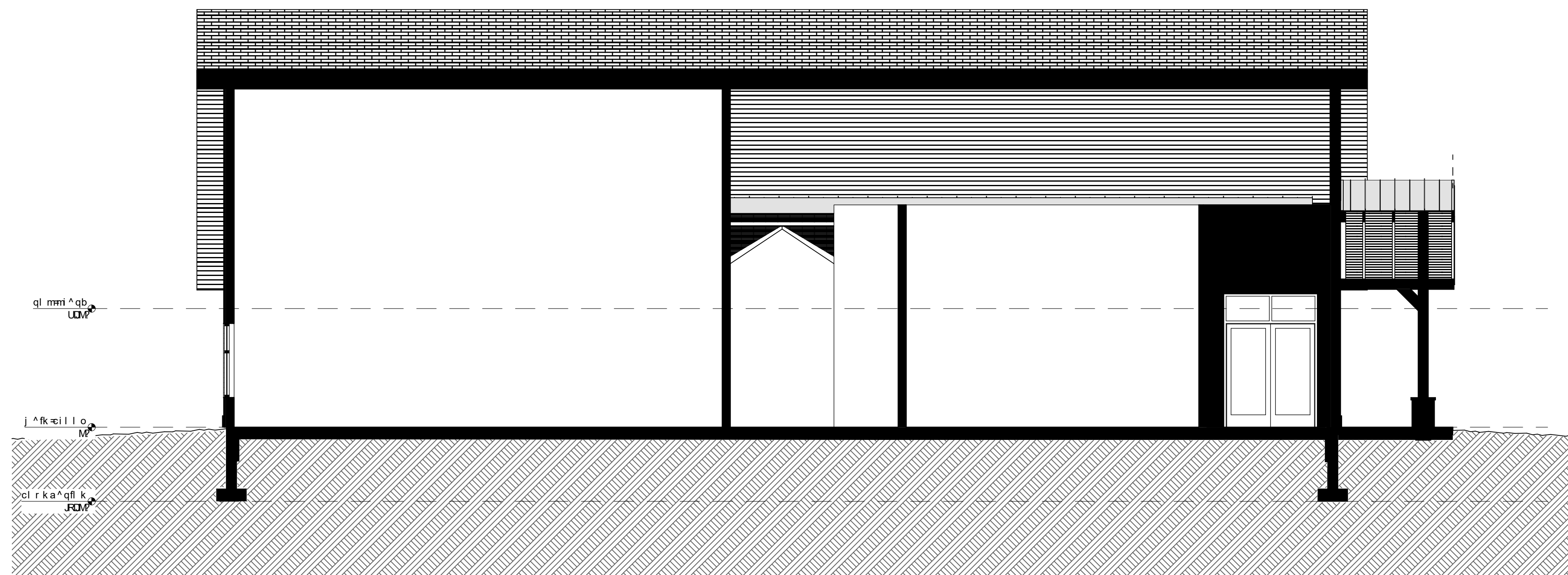
SCHEMATIC DESIGN

The material contained in these drawings and the design they are intended to convey are the exclusive property of Dennis Mires P.A., The Architects. Permission for use is granted only in connection with the project and only for the structure depicted herein as authorized by the Dennis Mires P.A., The Architects and the recipient agrees to abide by these restrictions. Any use, reproduction or distribution of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A., The Architects is expressly prohibited.

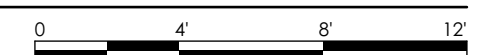
ELEVATIONS



1 LONGITUDINAL BUILDING SECTION 1
p ^i b W P N S Z = R O M



2 RIGHT ELEVATION
p ^i b W P N S Z = R O M



CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net



PROJECT NO: 2025.038

DRAWN BY: BW

ISSUED: MONTH 00, 20XX

SCHEMATIC DESIGN

The material contained in these drawings and the design thereon are intended to convey the exclusive property of Dennis Mires P.A., The Architects. Permission for use hereof is granted only in connection with the structure depicted herein or authorized by the Dennis Mires P.A., The Architects and the recipient agrees to obtain by these restrictions. Any use, reproduction or distribution of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A., The Architects is expressly prohibited.

BUILDING SECTIONS



COLBY FARM DEVELOPMENT - ALBUQUERQUE AVE. BIRDS EYE

.../Colby Farm Development Masterplan V28.dwg 2025.12.19

**Colby Farm Development
Schematic Design**

Morgan Road
Litchfield • New Hampshire

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS

697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net

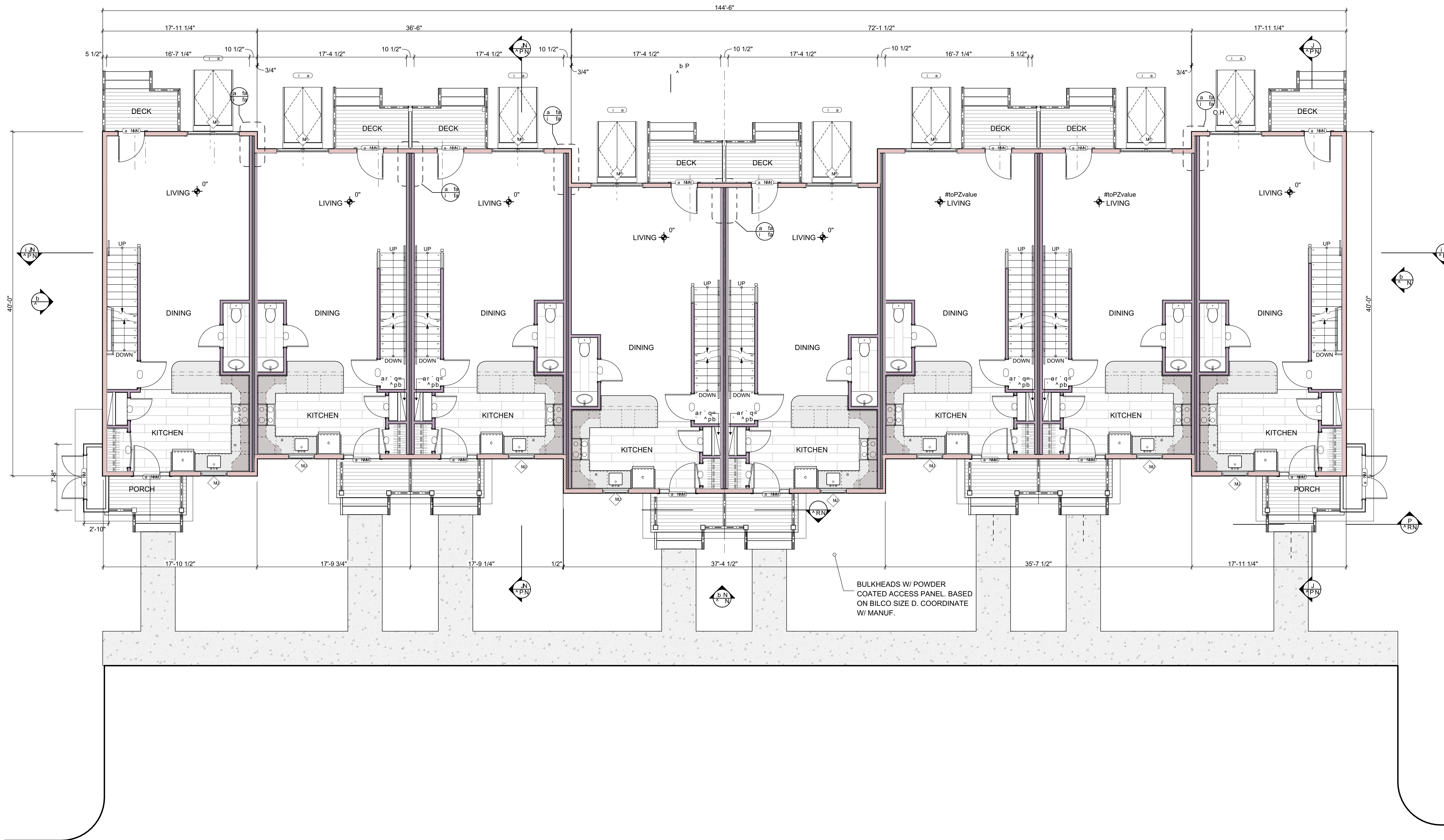


PROJECT NO: 2025038
DRAWN BY: HS
ISSUED: 12.18.25

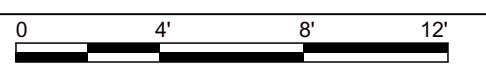
Schematic Design


PERSPECTIVE VIEWS

SD-2.0



1 1st Floor
A1.10




 pbb = f fi ni ^k p e l o =
 l o f b k q ^ q n k q m f ^ i

BULKHEADS W/ POWDER COATED ACCESS PANEL. BASED ON BILCO SIZE D. COORDINATE W/ MANUF.

The material contained in these drawings is the property of Dennis B. Mirre Architects, P.A. and is to be used only for the project and site specifically identified herein. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dennis B. Mirre Architects, P.A.

DENNIS MIRRE, P.A.
 THE ARCHITECTS
 687 UNION STREET, MANCHESTER, NH
 (603) 625-4548 WWW.THEARCHITECTS.NET

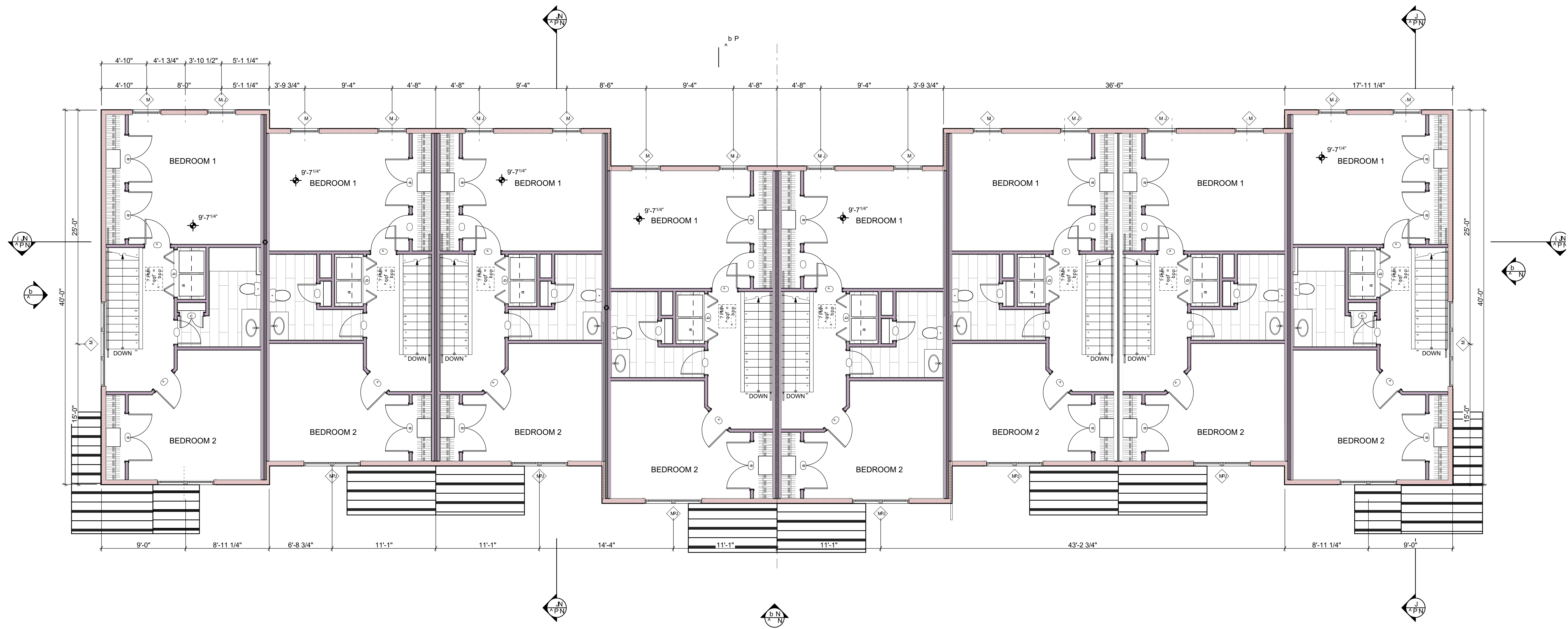
NOT FOR CONSTRUCTION

SCHEMATIC

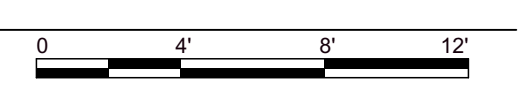
REV. #	DESCRIPTION	DATE

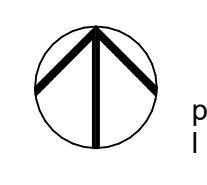
Main Level Plan
8 UNIT BLDG

ISSUED: 11/26/2025
PROJECT #: 2025038



1 2nd Floor
A1.11




 pbb= f fi pi ^k p e l o =
 l o f b k q d k q n f ^ i

The material contained in these drawings is the property of Dennis B. Mires, P.A. and is to be used only for the project and site specifically identified in the contract documents. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dennis B. Mires, P.A.

DENNIS MIRES, P.A.
 THE ARCHITECTS
 687 UNION STREET, MANCHESTER, NH
 (603) 625-4548 www.thedmarchitects.net

NOT FOR CONSTRUCTION

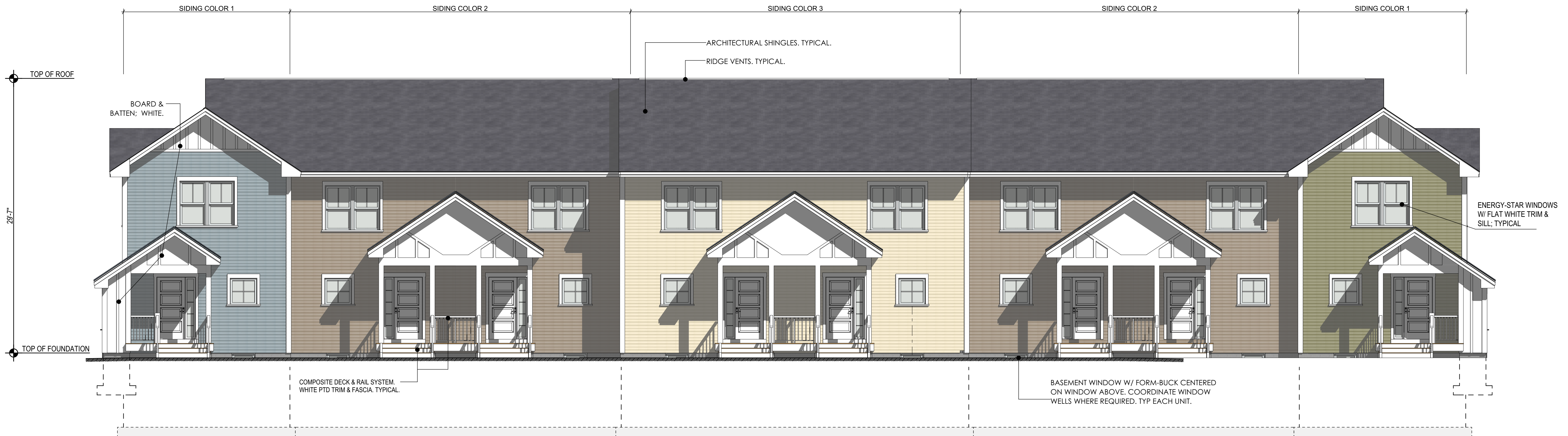
SCHEMATIC

REV. #	DESCRIPTION	DATE

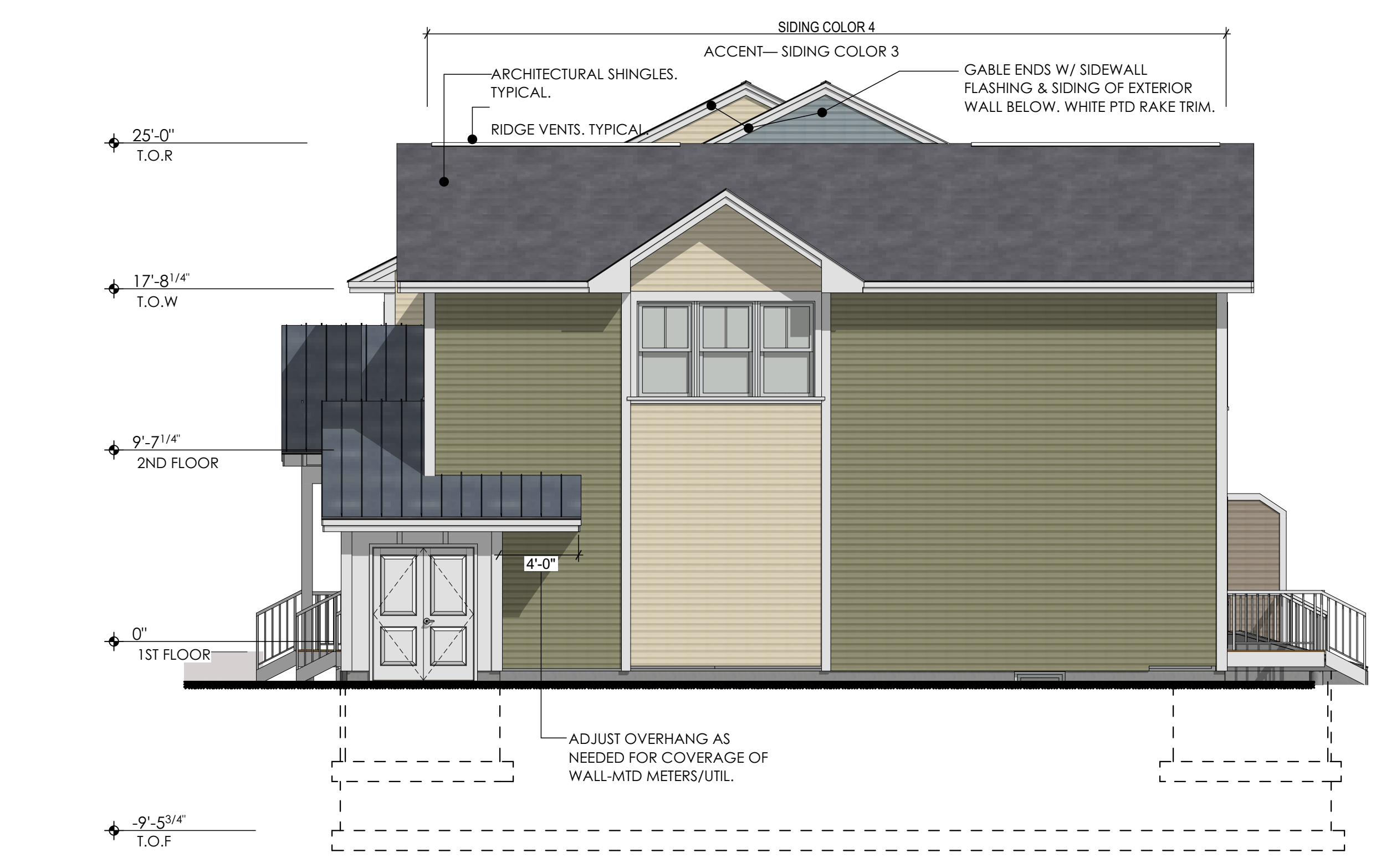
Upper Level Plan
8 UNIT BLDG

ISSUED: 11/26/2025
PROJECT #: 2025038

A1.11



E.1
A2.5 Parking Facing Elevation
p' 1 b WNS'Z=NDP



E.2
A2.5 Side | Right Elevation
p' 1 b WNS'Z=NDP

Colby Farm Development
Litchfield • New Hampshire

The material contained in these drawings and specifications is the exclusive property of Dennis B. Mirre Architects, P.A. and is to be used only in connection with the construction project depicted herein as authorized by the recipient. Any reproduction or disclosure of any information, in whole or in part, without the written permission of Dennis B. Mirre Architects, P.A. is strictly prohibited.

DENNIS MIRRE, P.A.
THE ARCHITECTS
687 UNION STREET, MANCHESTER, NH
(603) 625-4548 www.thedba.com

NOT FOR CONSTRUCTION

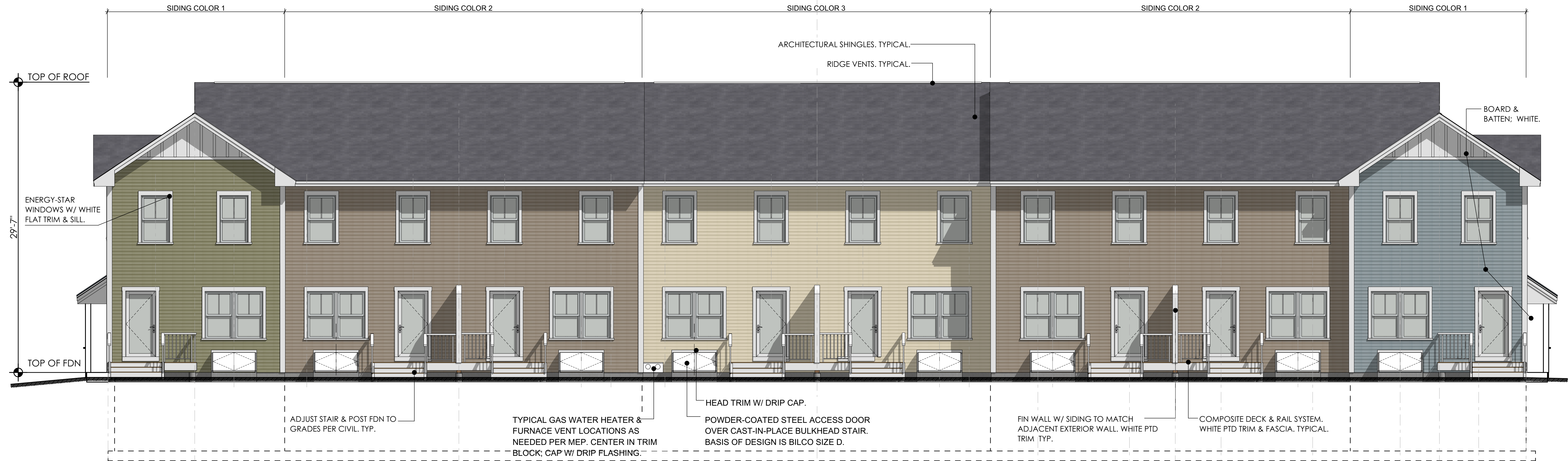
SCHEMATIC

REV. #	DESCRIPTION	DATE

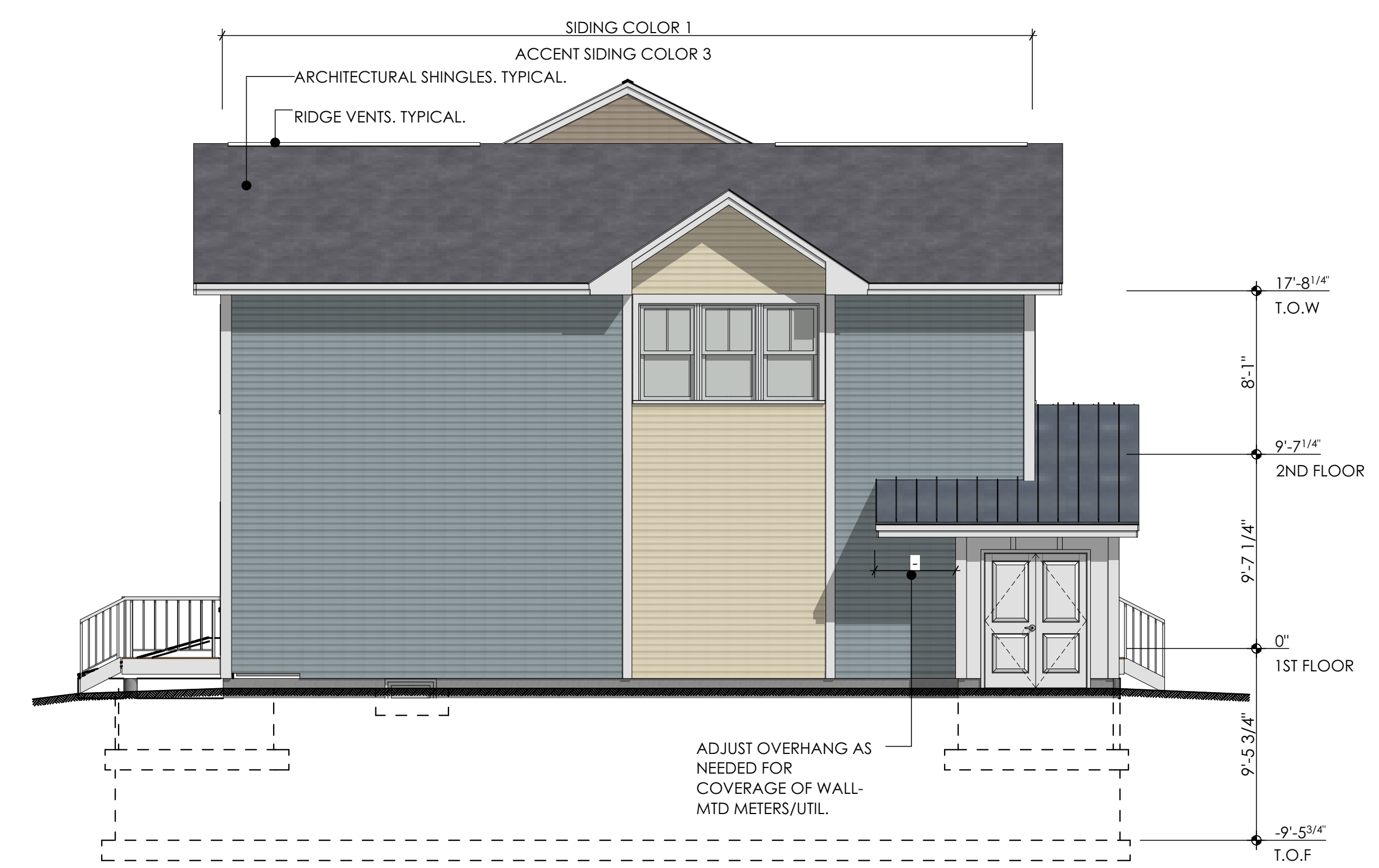
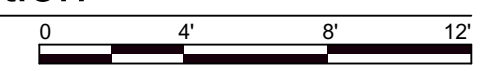
Building Elevations
8 UNIT BLDG

ISSUED: 11/26/2025
PROJECT #: 2025038

A2.5



E.3
A2.6 Street Facing Elevation
p' 11 b W/MS'2=NDP



E.4
A2.6 Side Left Elevation
p' 11 b W/MS'2=NDP



The material contained in these drawings is the property of Dennis B. Mirre, P.A. and is intended to convey the design and construction of the project. It is not to be used for any other purpose without the written permission of Dennis B. Mirre, P.A.

DENNIS MIRRE, P.A.
THE ARCHITECTS
687 UNION STREET, MANCHESTER, NH
(603) 625-4548 www.themirre.com

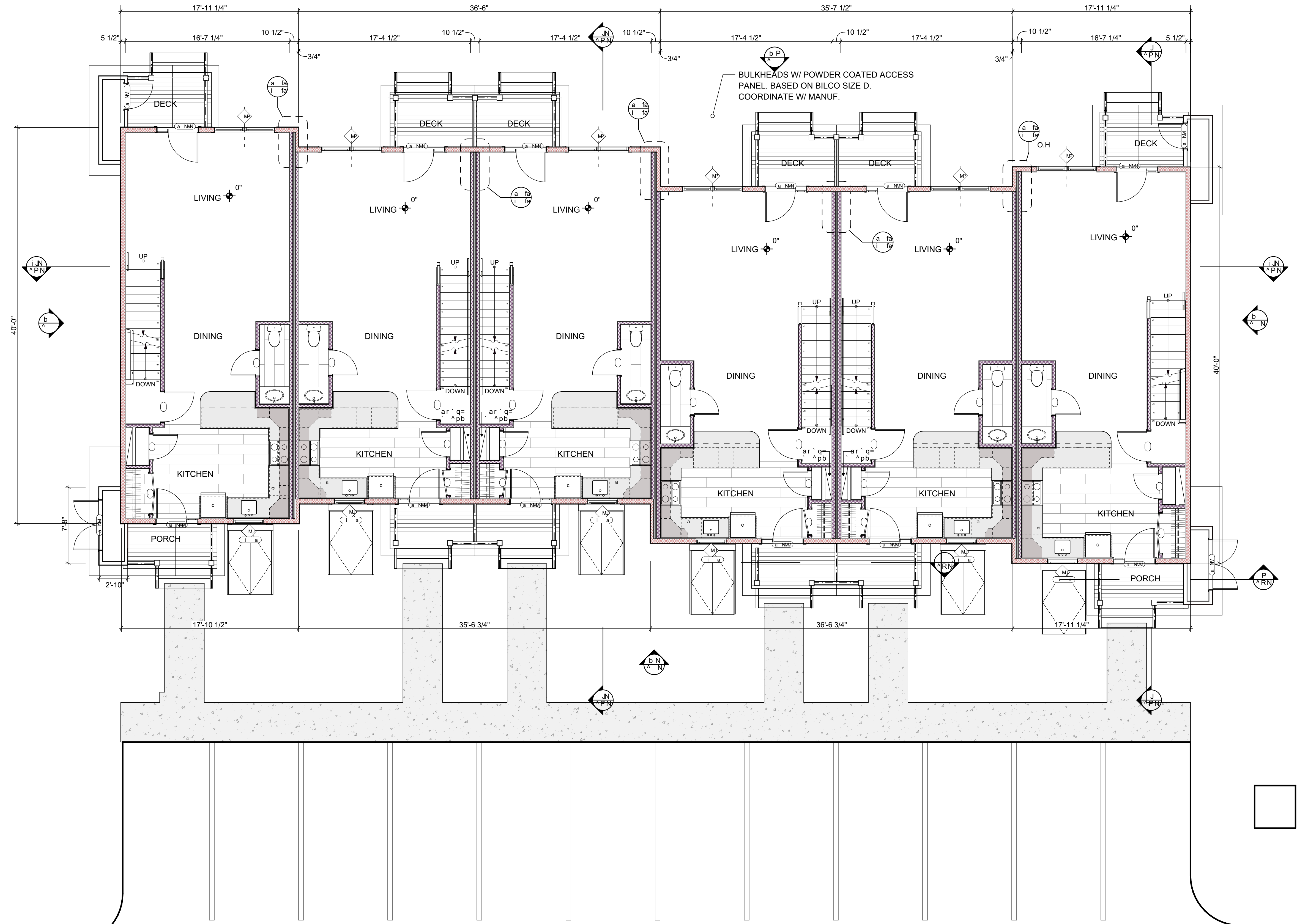
NOT FOR CONSTRUCTION

SCHEMATIC

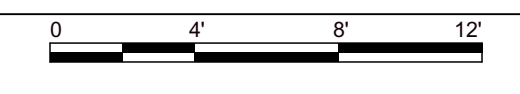
REV. #	DESCRIPTION	DATE

Building Elevations
8 UNIT BLDG

ISSUED: 11/26/2025
PROJECT #: 2025038



1 1st Floor
A1.6



North arrow symbol
pbb = f fi ni ^k p e l o =
l o f b k q ^ q n k q m f ^ i

The material contained in these drawings is the property of Dennis B. Mires, P.A. and is to be used only for the project and site specifically identified in the contract documents. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dennis B. Mires, P.A.

DENNIS MIRES, P.A.
THE ARCHITECTS
687 UNION STREET, MANCHESTER, NH
(603) 625-4548 WWW.THEARCHITECTS.NET

NOT FOR CONSTRUCTION

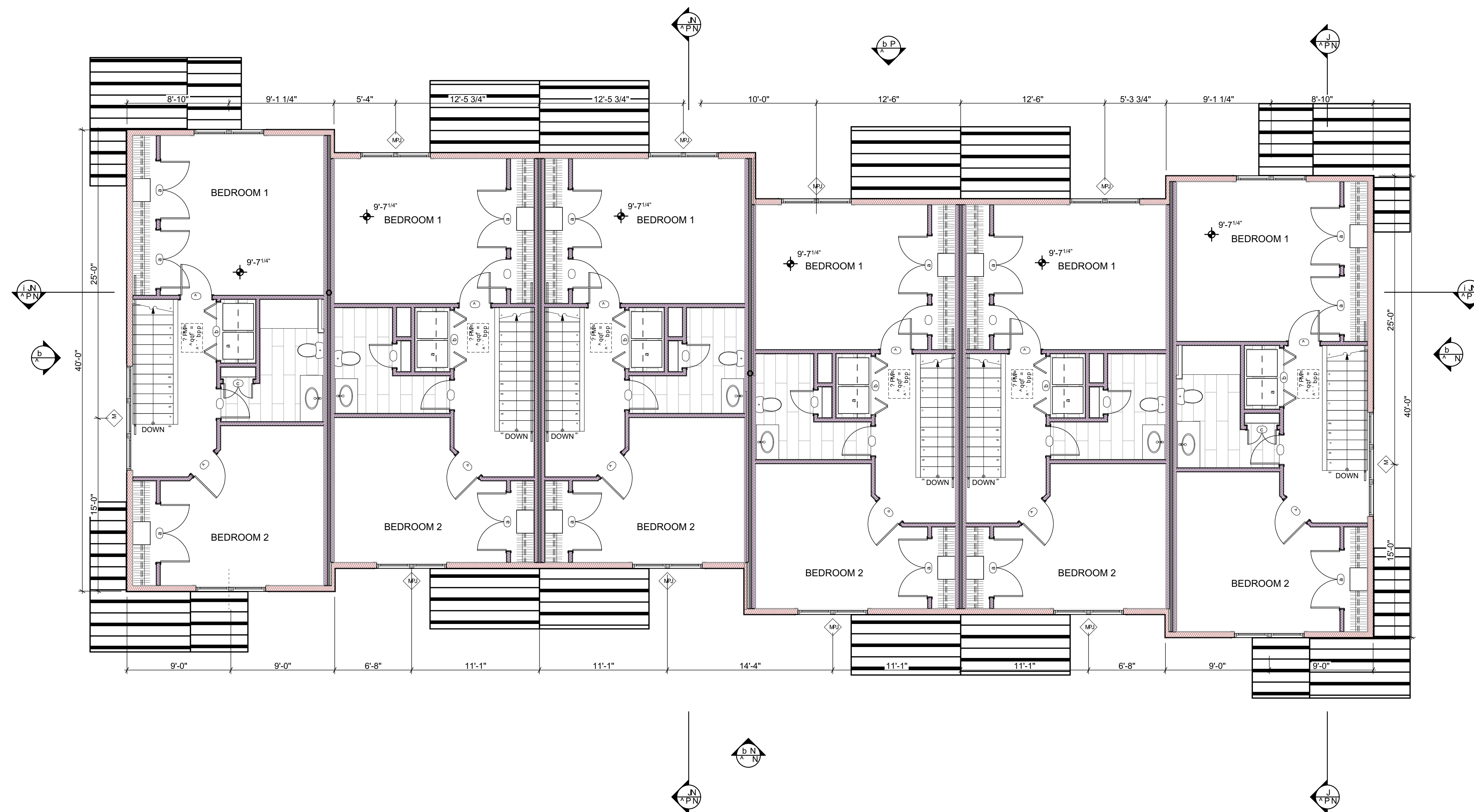
SCHEMATIC

REV. #	DESCRIPTION	DATE

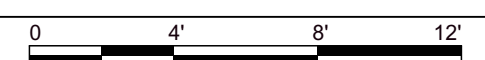
Main Level Plan
6 UNIT BLDG - ROAD FACING

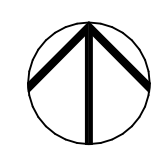
ISSUED: 11/26/2025
PROJECT #: 2025038

A1.6



1 2nd Floor
A1.7




 pbb= f fi pi ^k p e l o =
 l o f b k q ^ q l l k q n f ^ i

The material contained in these drawings is the property of Dennis B. Mires, P.A. and is to be used only for the project and site specifically identified in the contract documents. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dennis B. Mires, P.A.

DENNIS MIRES, P.A.
 THE ARCHITECTS
 687 UNION STREET, MANCHESTER, NH
 (603) 625-4548 www.thearchitects.net

NOT FOR CONSTRUCTION

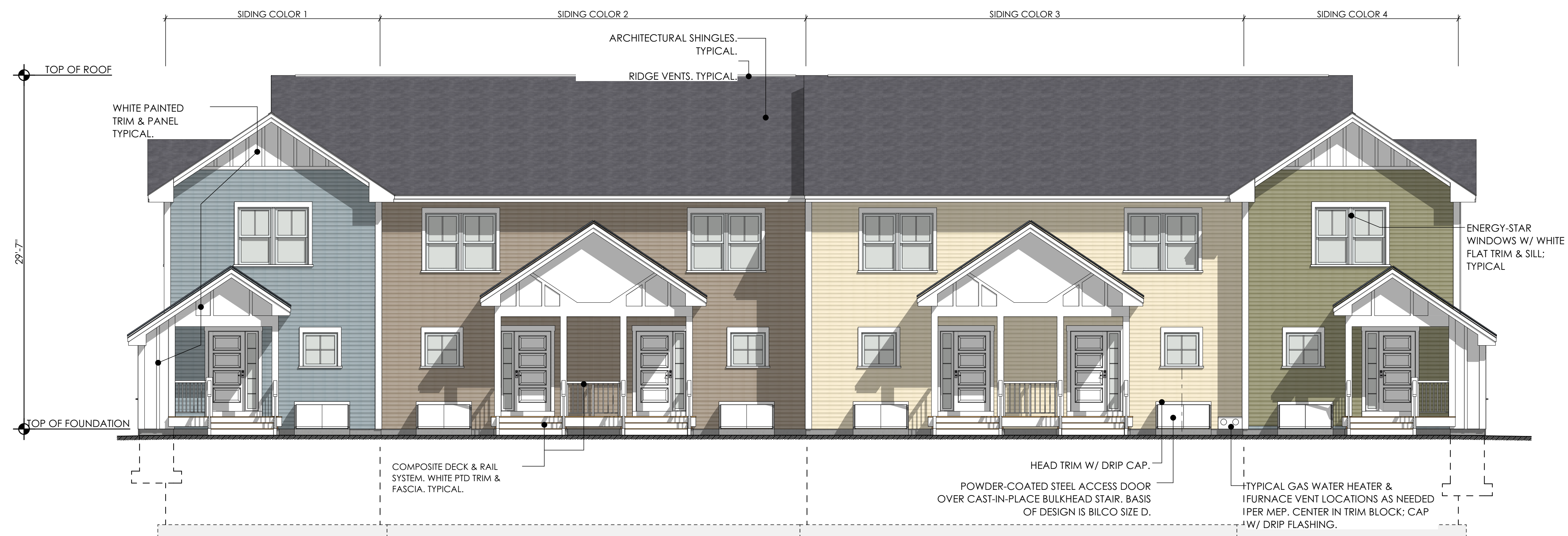
SCHEMATIC

REV. #	DESCRIPTION	DATE

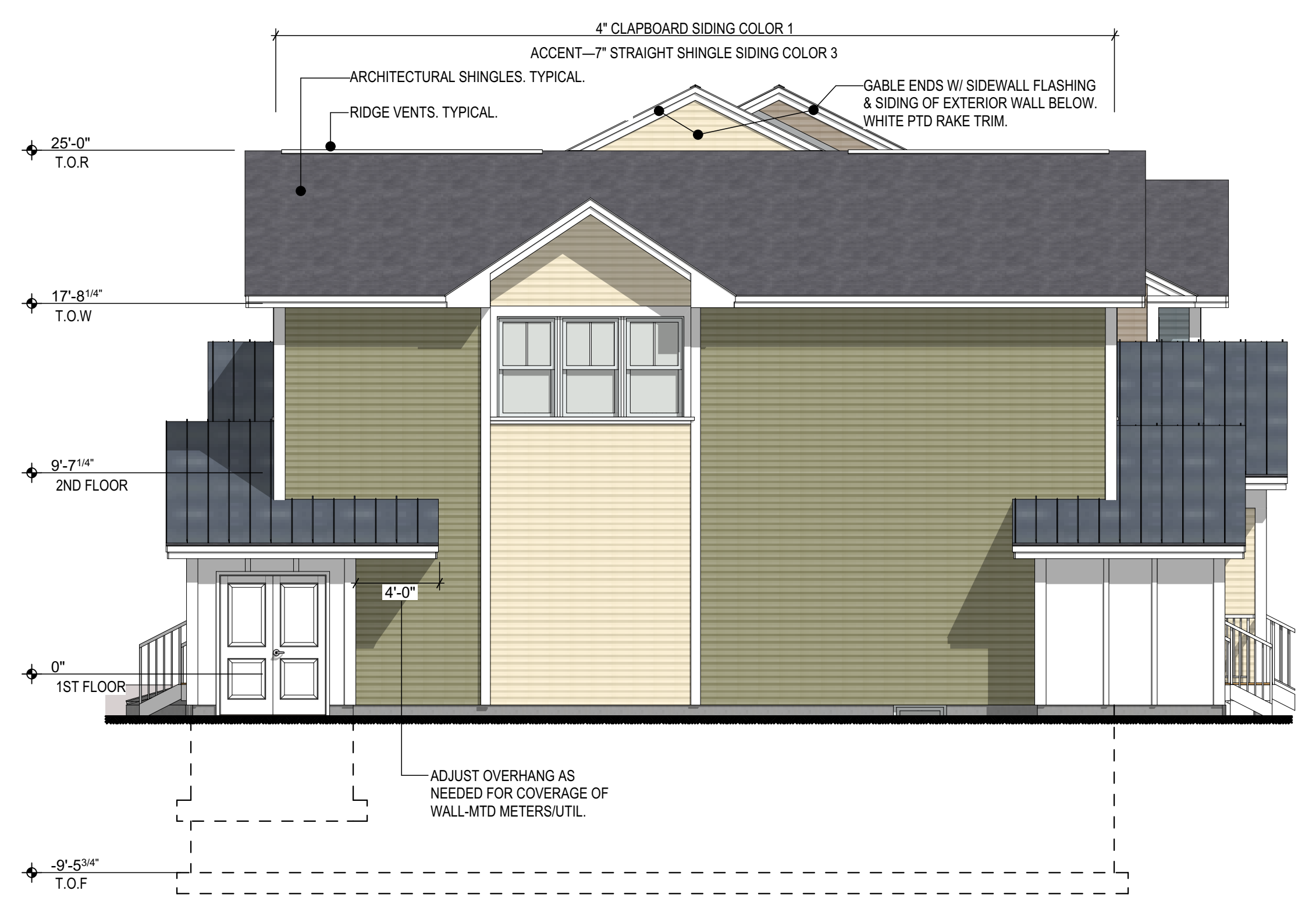
Upper Level Plan
6 UNIT BLDG - ROAD FACING

ISSUED: 11/26/2025
PROJECT #: 2025038

A1.7



E.1 Parking Facing Elevation
A2.3 p' 1' b W/US/2=NO/



E.2 Right | Side Elevation
A2.3 p' 1' b W/US/2=NO/

The material contained in these drawings is the property of Dennis B. Mires, P.A. and is to be used only for the project and location specified herein. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dennis B. Mires, P.A. Architect.

DENNIS MIRES, P.A.
THE ARCHITECTS
687 UNION STREET, MANCHESTER, NH
(603) 625-4548 www.themires.net

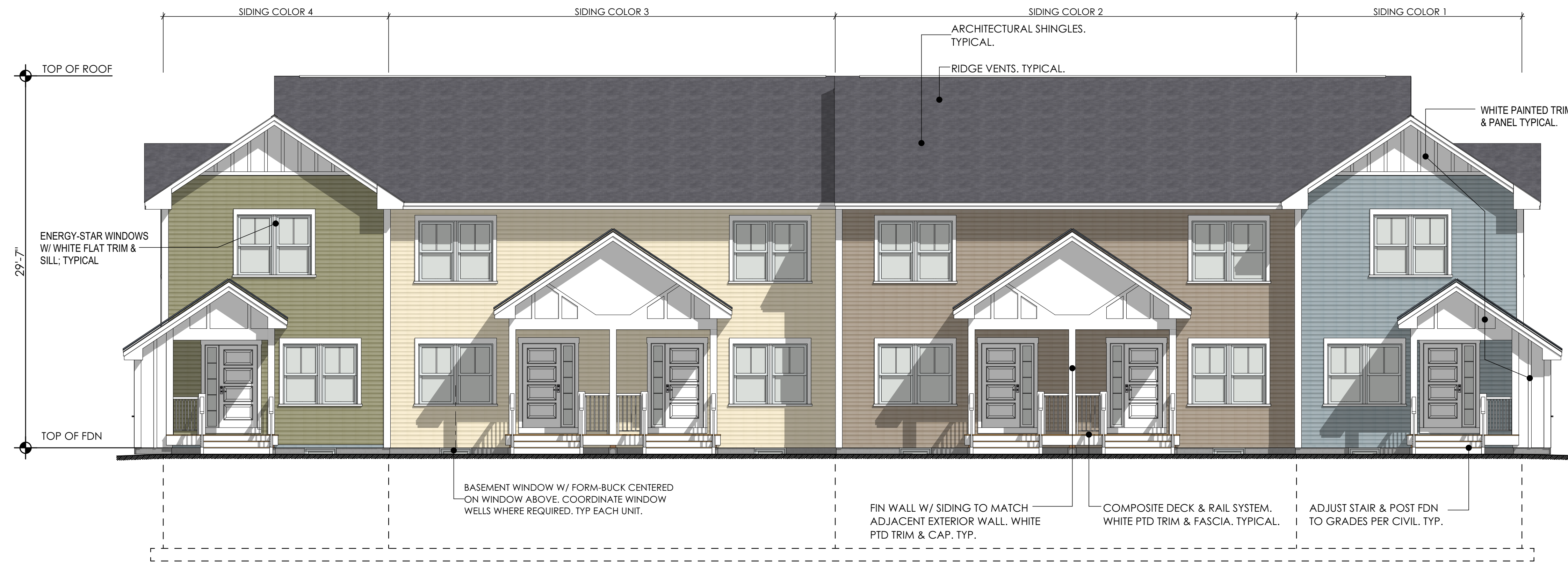
NOT FOR CONSTRUCTION

SCHEMATIC

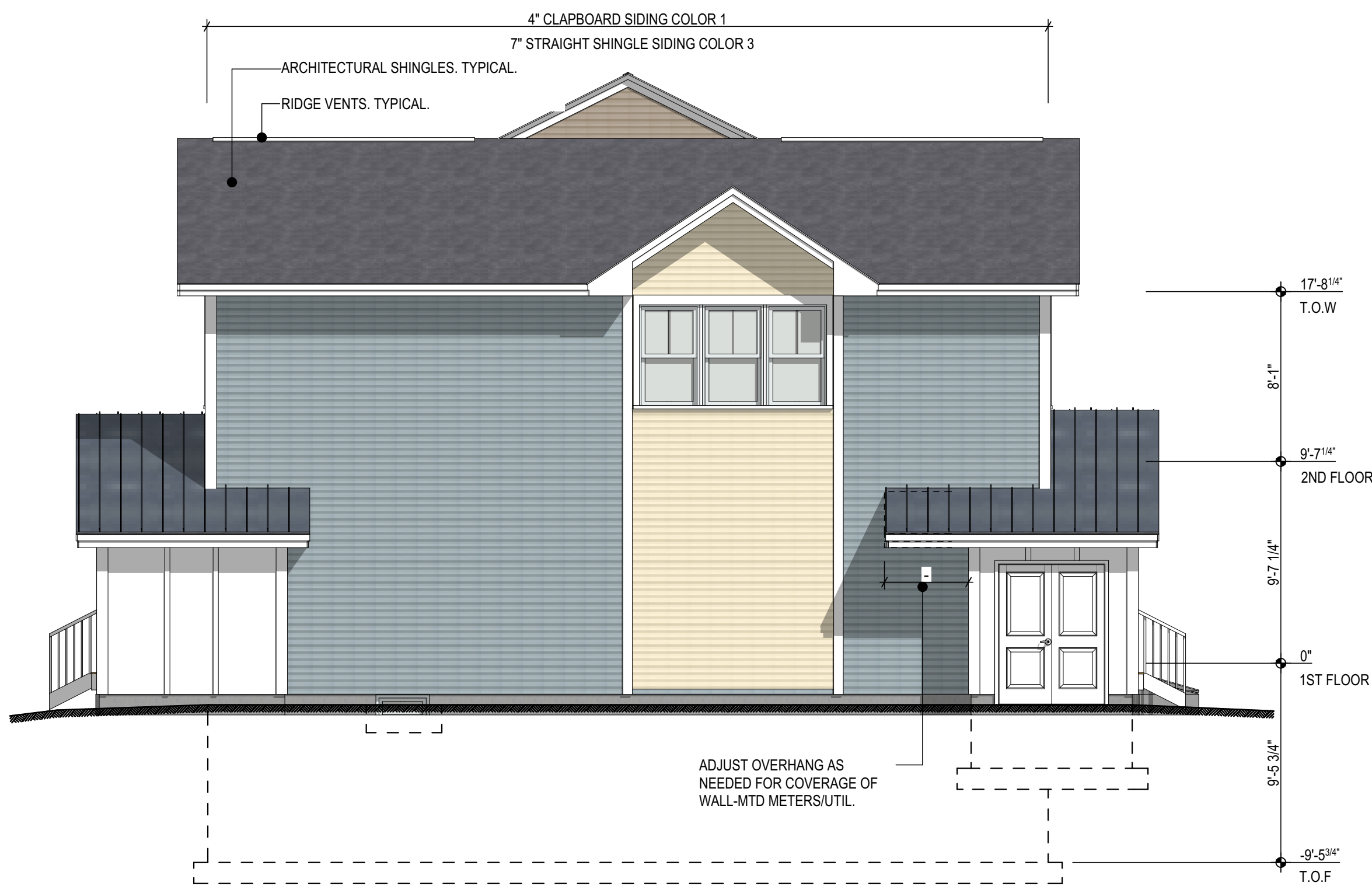
REV. #	DESCRIPTION	DATE

Building Elevations
6 UNIT BLDG - ROAD FACING

ISSUED: 11/26/2025
PROJECT #: 2025038



E.3 Road Facing Elevation
 A2.4 p' 1' b W/US72=NDP



E.4 Left | Side Elevation
 A2.4 p' 1' b W/US72=NDP

The material contained in these drawings is the property of Dennis B. Mires, P.A. and is intended to convey the information contained herein only. No warranty is made by Dennis B. Mires, P.A. in connection with construction of any project depicted herein as authorized by this drawing. The recipient agrees to hold Dennis B. Mires, P.A. harmless from any information, in whole or in part, which is inaccurate or misleading.

DENNIS MIRES, P.A.
 THE ARCHITECTS
 687 UNION STREET, MANCHESTER, NH
 (603) 625-4548 www.themires.com

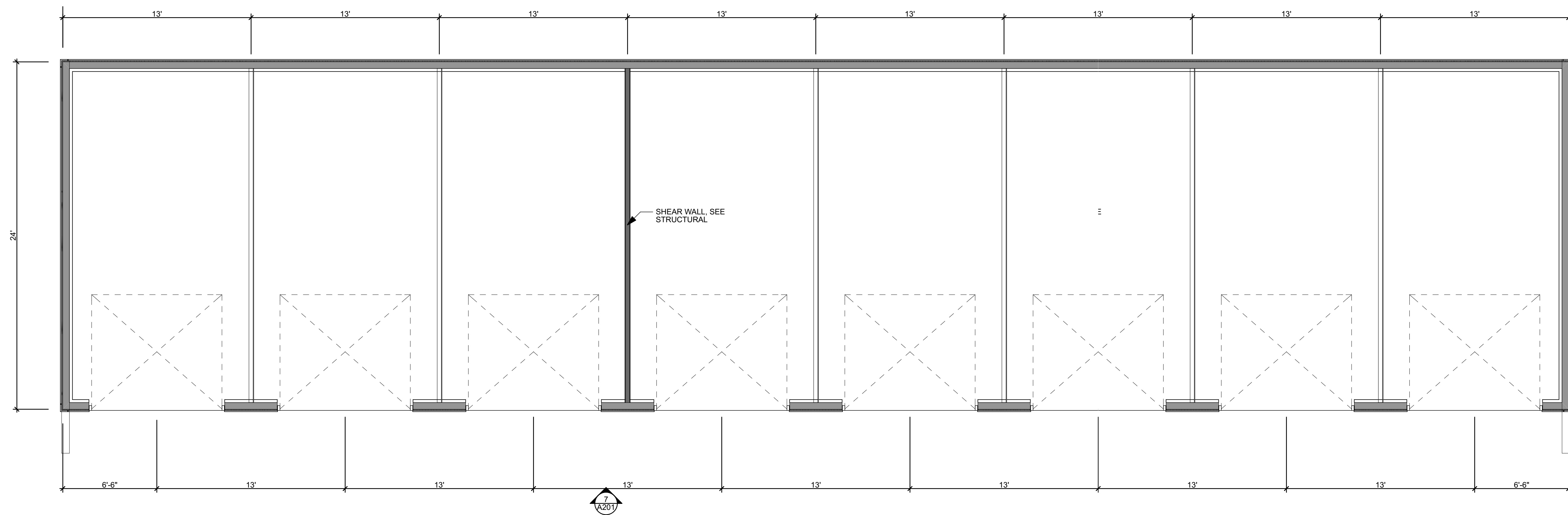
NOT FOR CONSTRUCTION

SCHEMATIC

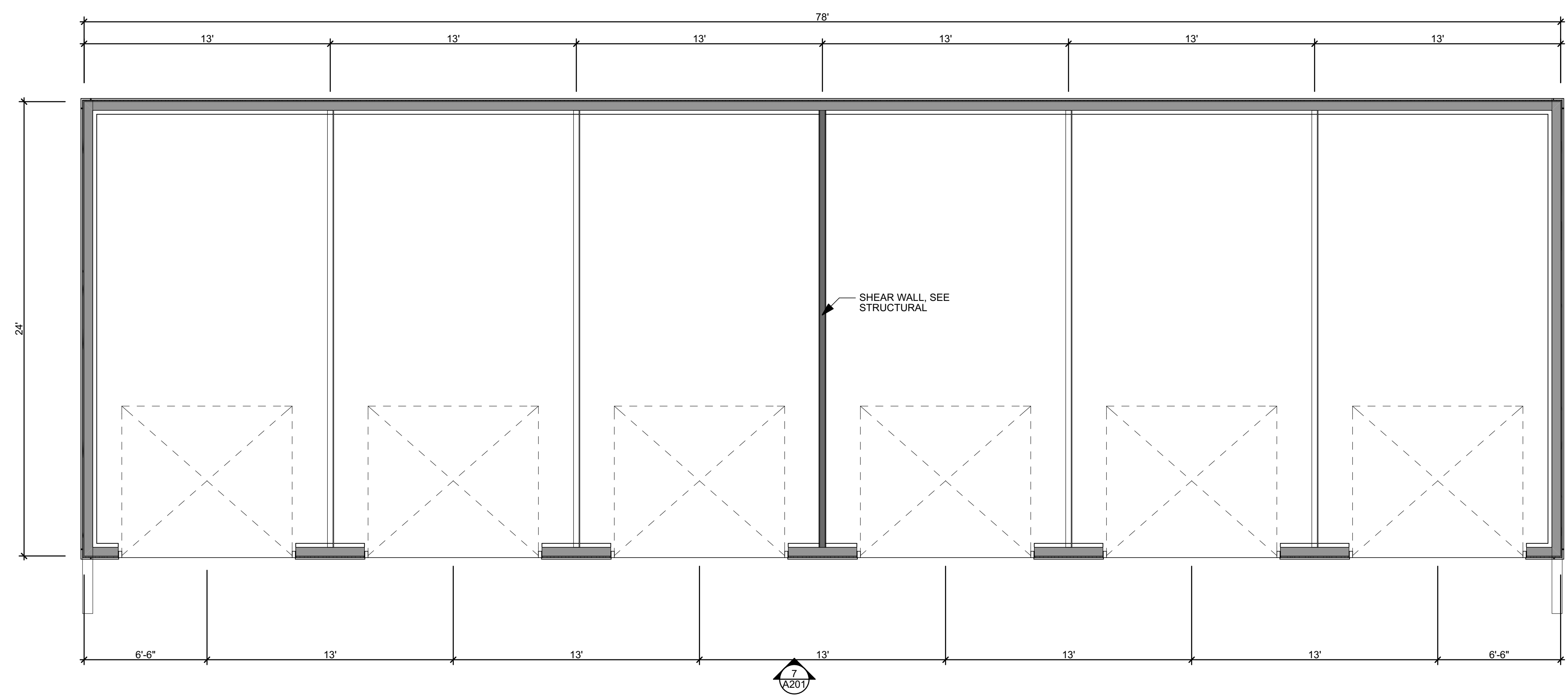
REV. #	DESCRIPTION	DATE

Building Elevations
 6 UNIT BLDG - ROAD FACING

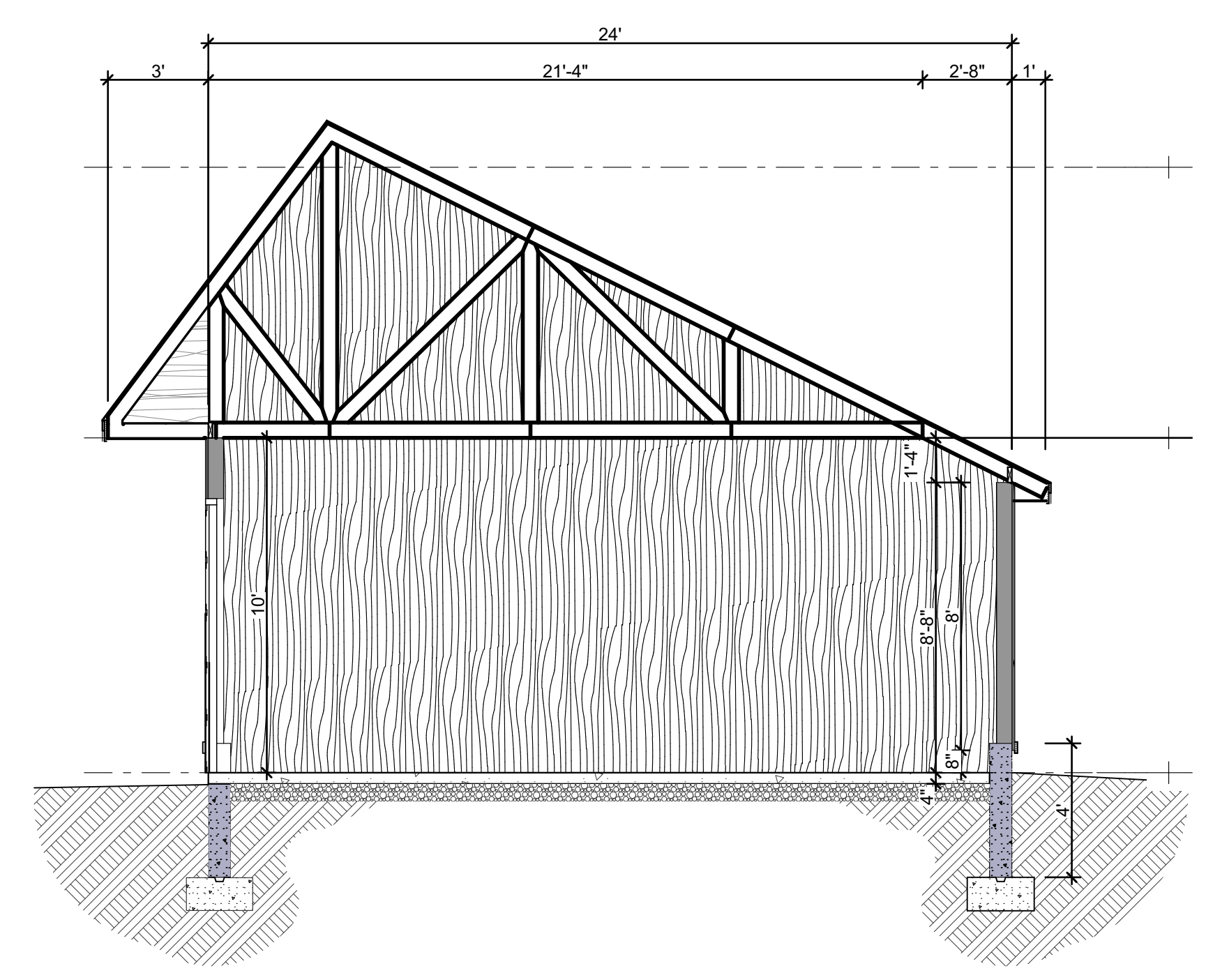
ISSUED: 11/26/2025
 PROJECT #: 2025038



2 8 BAY GARAGE PLAN
SCALE: 1/4" = 1'-0"



1 6 BAY GARAGE PLAN
SCALE: 1/4" = 1'-0"



4 Garage Cross Section
SCALE: 1/4" = 1'-0"



The material contained in these drawings is the property of Dennis B. Mires, P.A. and is to be used only for the project and location specified. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dennis B. Mires, P.A.

DENNIS MIRES, P.A.
THE ARCHITECTS
687 UNION STREET, MANCHESTER, NH
(603) 625-4548 WWW.THEARCHITECTS.NET

NOT FOR CONSTRUCTION

SCHEMATIC

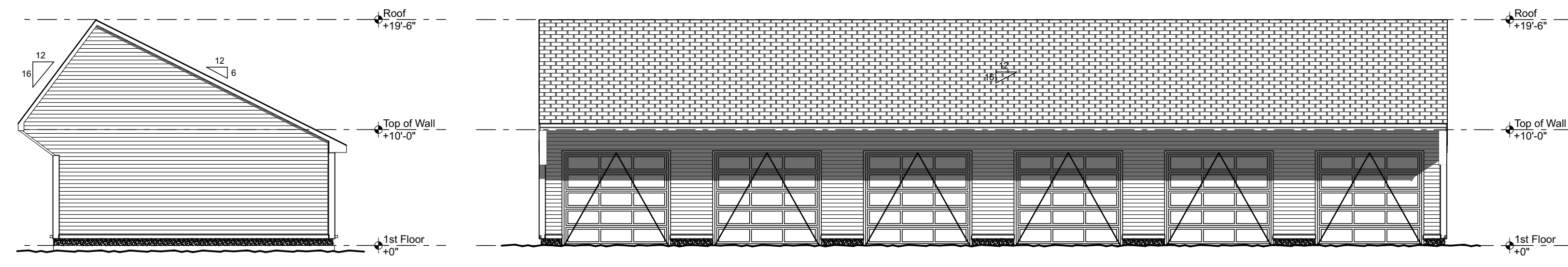
REV. #	DESCRIPTION	DATE

FLOOR PLAN & SECTION - GARAGE
6 & 8 BAY

ISSUED: 11/26/2025
PROJECT #: 2025038

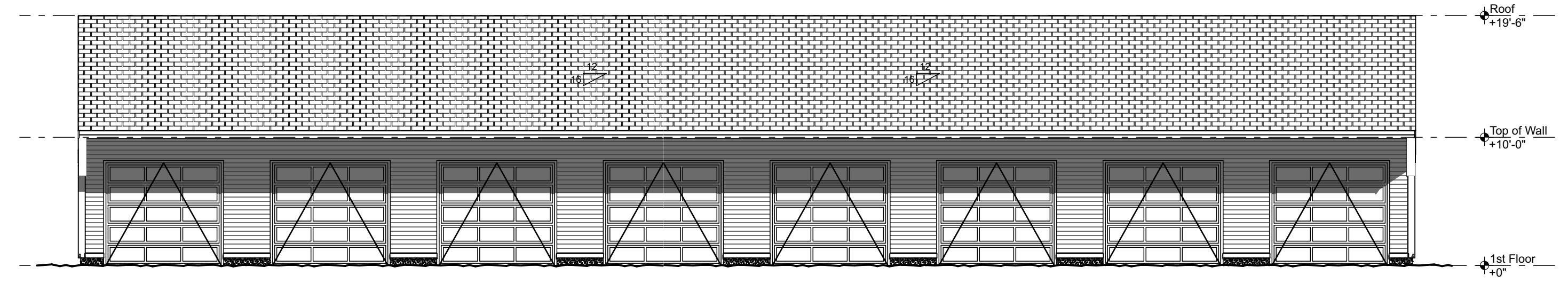
A-103

COLBY FARM DEVELOPMENT
Litchfield • New Hampshire



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

1 ELEVATION - 6 BAY GARAGE
SCALE: 1/8" = 1'-0"



3 ELEVATION - 8 BAY GARAGE
SCALE: 1/8" = 1'-0"



The material contained in these drawings is the property of Dennis & The Architects, P.A. and is not to be used, copied, reproduced, or disseminated in any form without the written permission of Dennis & The Architects, P.A.

DENNIS MIRETS, P.A.
THE ARCHITECTS
687 UNION STREET, MANCHESTER, NH
(603) 625-4548 www.thearchitects.net

NOT FOR CONSTRUCTION

SCHEMATIC

REV. #	DESCRIPTION	DATE

ELEVATIONS - 6 & 8 BAY GARAGE

ISSUED: 11/26/2025
PROJECT #: 2025038

A-203