

REFERENCE PLAN:
1. "BOUNDARY PLAN - ELIZABETH A. BUCHANAN - TAX MAP 2 LOT 63-1 - HART ROBERTS ROAD - CHESTER, NEW HAMPSHIRE", SCALE: 1"=100', DATED FEBRUARY 5, 2016 BY FIELDSTONE LAND CONSULTANTS, PLLC AND RECORDED IN THE R.C.R.D. AS PLAN #39537

NOTES:
1. THE OWNER OF RECORD OF TAX MAP PARCEL 2-63-1 IS ELIZABETH BUCHANAN, 43 HART ROBERTS ROAD, CHESTER, NH 03036. THE DEED REFERENCE FOR THE PARCEL IS BOOK 3300 PAGE 0435, DATED JUNE 12, 1998 IN THE R.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW AN INDOOR EQUESTRIAN RIDING ARENA AND SITE IMPROVEMENTS ON TAX MAP PARCEL 2-63-1, AS SHOWN.
3. ZONING FOR THE PARCEL IS RESIDENTIAL (R1)
MINIMUM BUILDING SETBACK LINES WERE DETERMINED USING THE TOWN OF CHESTER ZONING REGULATIONS. FRONT SETBACK DISTANCE IS 40 FT. REAR AND SIDE SETBACKS DISTANCES ARE 25 FT. BUILDINGS SHALL NOT BE WITHIN THE 75 FEET WETLAND BUFFER.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON AND A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER, 2015.

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER OF 2018.

DATE: 4/23/20

GRAPHIC SCALES
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

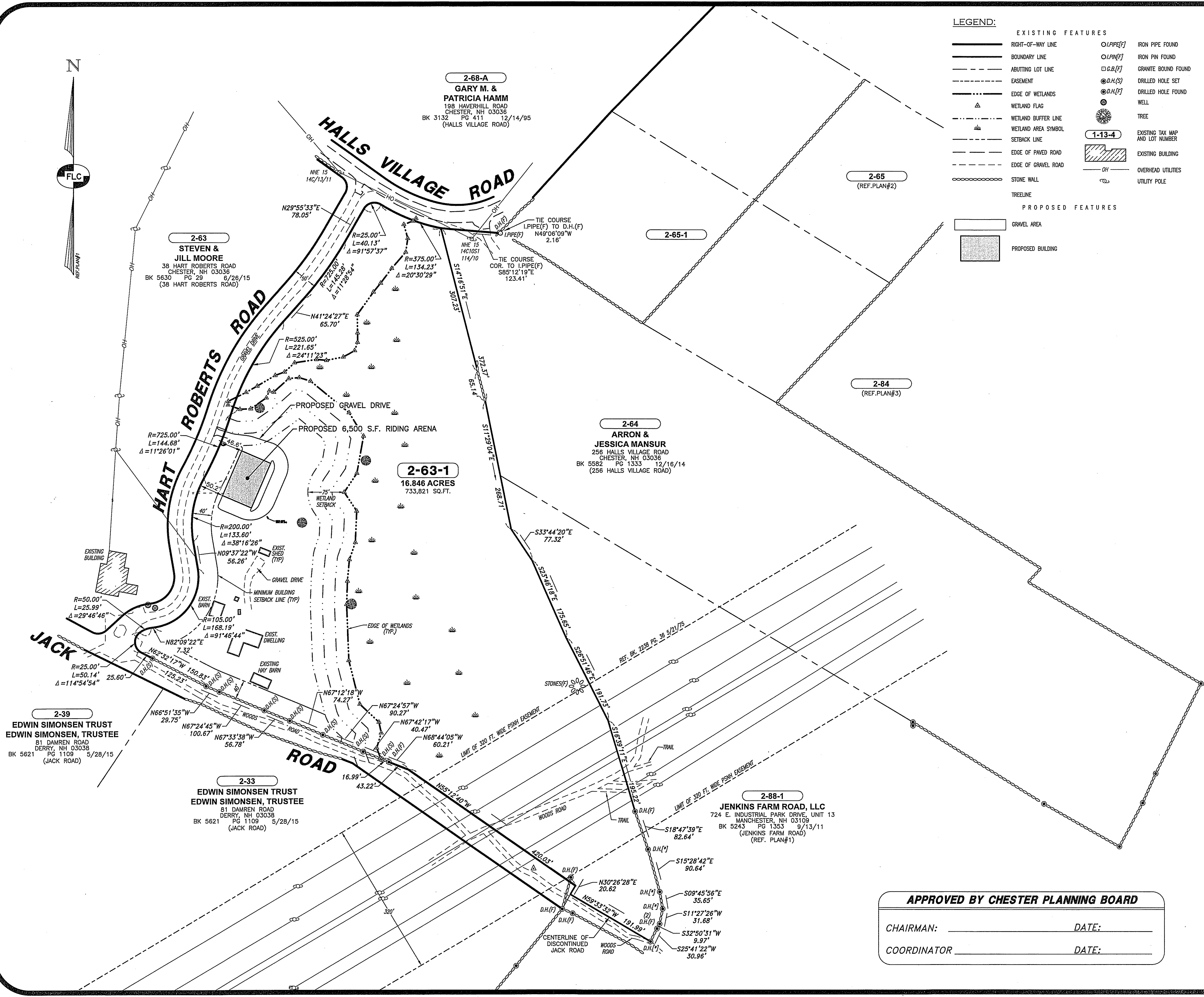
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/22/20	REMOVED DRIVE FROM BUILDING SETBACK		CLR	CAG

SITE PLAN
TAX MAP 2 LOT 63-1 - HART ROBERTS ROAD
CHESTER, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
ELIZABETH A. BUCHANAN
43 HART ROBERTS ROAD CHESTER, NH 03036

SCALE: 1" = 100' MAY 14, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

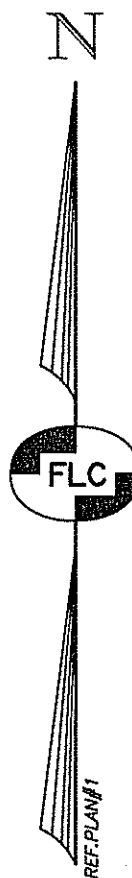
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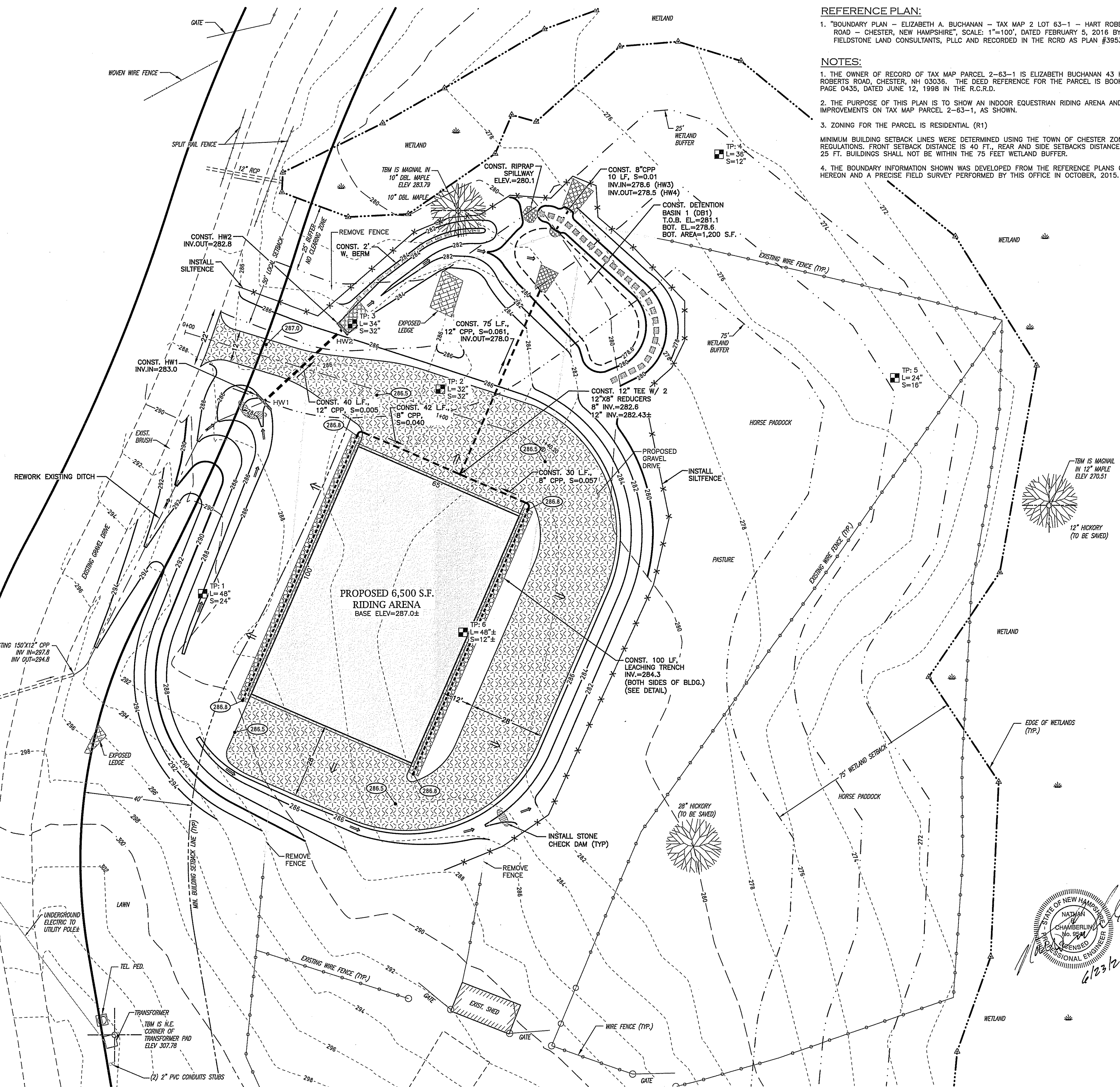
APPROVED BY CHESTER PLANNING BOARD

CHAIRMAN: _____ DATE: _____

COORDINATOR: _____ DATE: _____

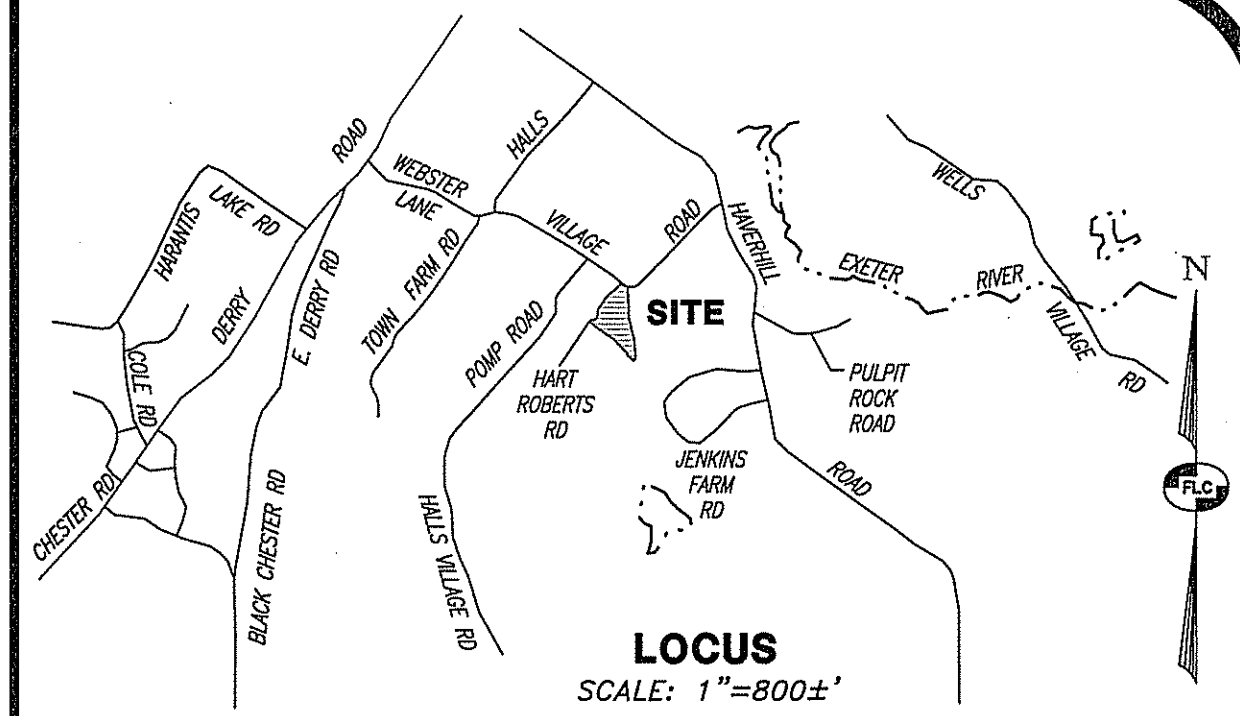


HART ROBERTS ROAD



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LEGEND:

EXISTING FEATURES	
RIGHT-OF-WAY LINE	1-13-4
BOUNDARY LINE	D.H. []
ABUTTING LOT LINE	UTILITY POLE
EDGE OF WETLANDS	LEDGE
WETLAND FLAG	SET TALLSTAKE LOCATION
WETLAND BUFFER LINE	LIGHTPOST
SETBACK LINE	TEST PIT LOCATION
EDGE OF PAVED ROAD	MAILBOX
EDGE OF GRAVEL ROAD	BENCHMARK
UNDERGROUND ELECTRIC LINE	EXISTING BUILDING
STONE WALL	TREE
SPLIT RAIL FENCE	
WIRE FENCE	
DRAINAGE CULVERT	
10' CONTOUR INTERVAL	
2' CONTOUR INTERVAL	
TREELINE	

PROPOSED FEATURES	
2 FT. CONTOUR	SWALE
10 FT. CONTOUR	TEMPORARY SILT FENCE
SPOT ELEVATION	CONCRETE
STORM WATER DRAINAGE	EROSION CONTROL STONE
EDGE OF GRAVEL/DIRT	GRAVEL AREA
SURFACE WATER FLOW	PROPOSED BUILDING
STONE CHECK DAM	
TO BE REMOVED	
REMOVE & RESET	
LIMITS OF CLEARING	
FENCE	

GRAPHIC SCALES

20' 10' 0' 20' 40' 60'

IMPERIAL: 1"=20'

REV.	DATE	DESCRIPTION	CLD	NRC
B	6/22/20	REMOVED DRIVE FROM BUILDING SETBACK		
A	1/7/20	REDESIGNED DRIVEWAY TO MAINTAIN 50-FOOT WETLAND BUFFER	C/O	DR CK

GRADING PLAN
TAX MAP 2 LOT 63-1 - HART ROBERTS ROAD
CHESTER, NEW HAMPSHIRE
PREPARED FOR AND LAND OF,
ELIZABETH A. BUCHANAN
43 HART ROBERTS ROAD CHESTER, NH 03036

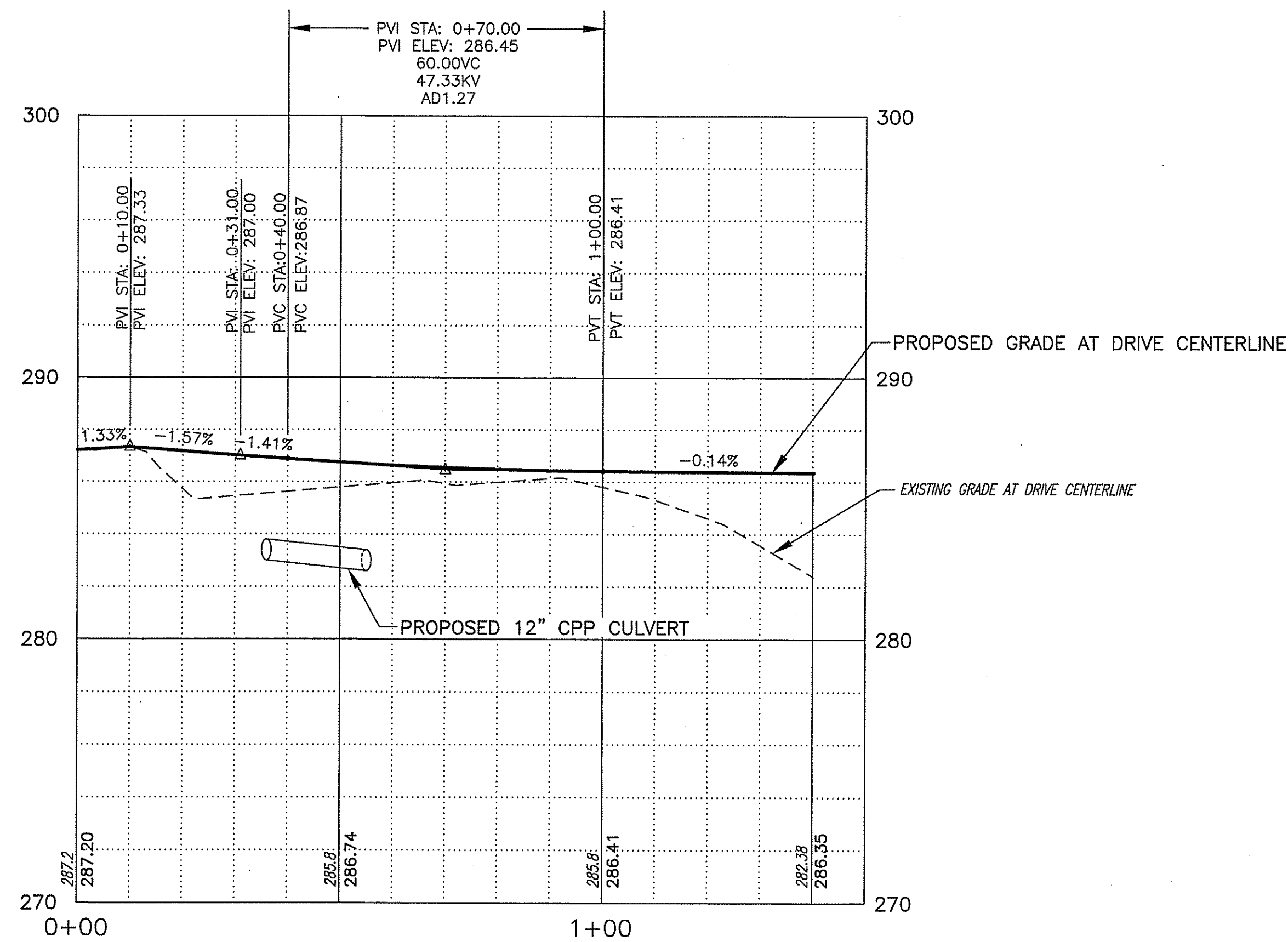
SCALE: 1" = 20' MAY 14, 2019

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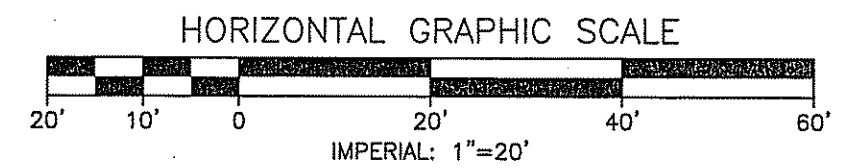
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FILE:1007SP02B.dwg PROJ. NO. 1007.02 SHEET: GR-1 PAGE NO. 2 OF 5



DRIVEWAY PROFILE
 HORIZ. SCALE: 1"=20', VERTICAL SCALE 1"=4'



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/22/20	REMOVED DRIVE FROM BUILDING SETBACK		CLR	CAG

DRIVEWAY PROFILE
TAX MAP 2 LOT 63-1 - HART ROBERTS ROAD
CHESTER, NEW HAMPSHIRE
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ELIZABETH A. BUCHANAN
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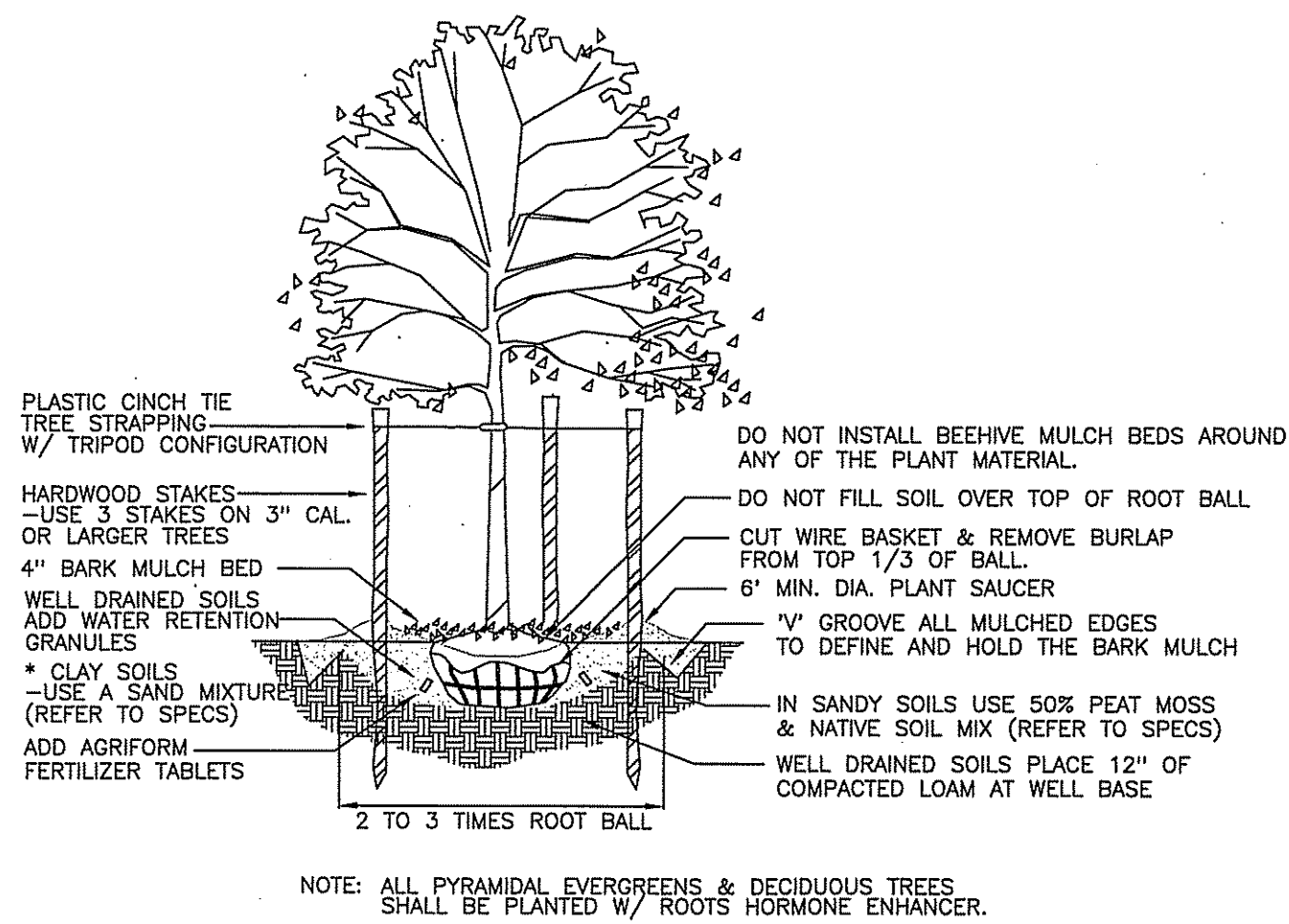
SCALE: AS NOTED MAY 14, 2019

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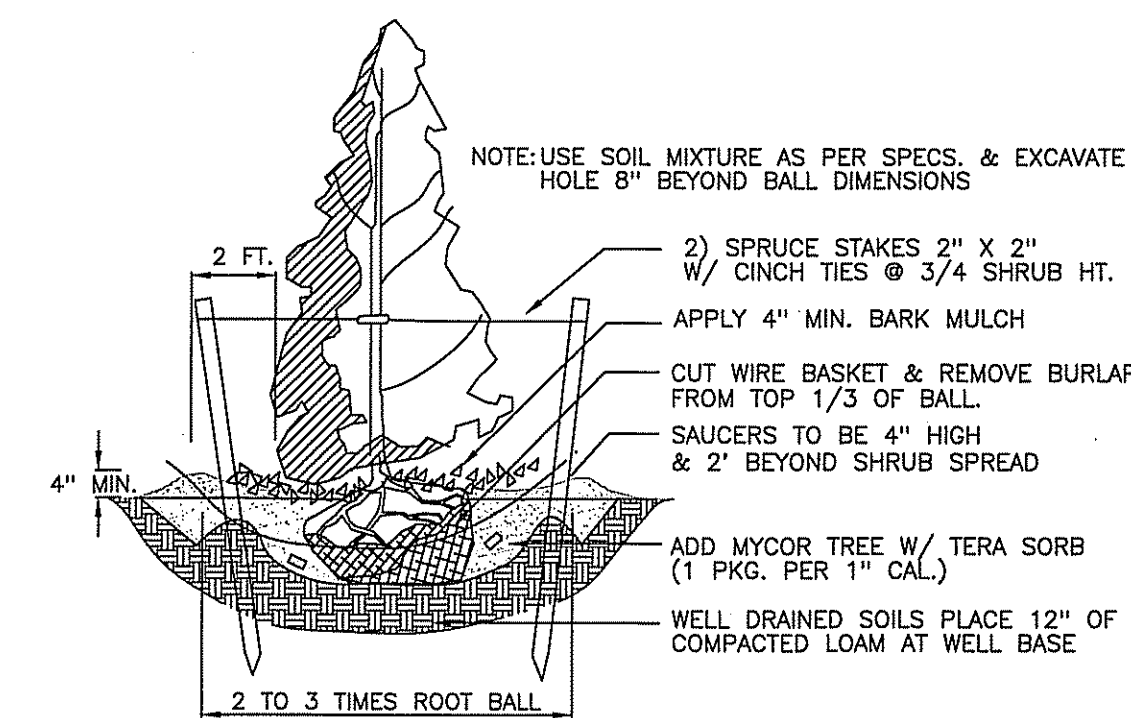
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DECIDUOUS TREE PLANTING DETAIL

SCALE: N.T.S.

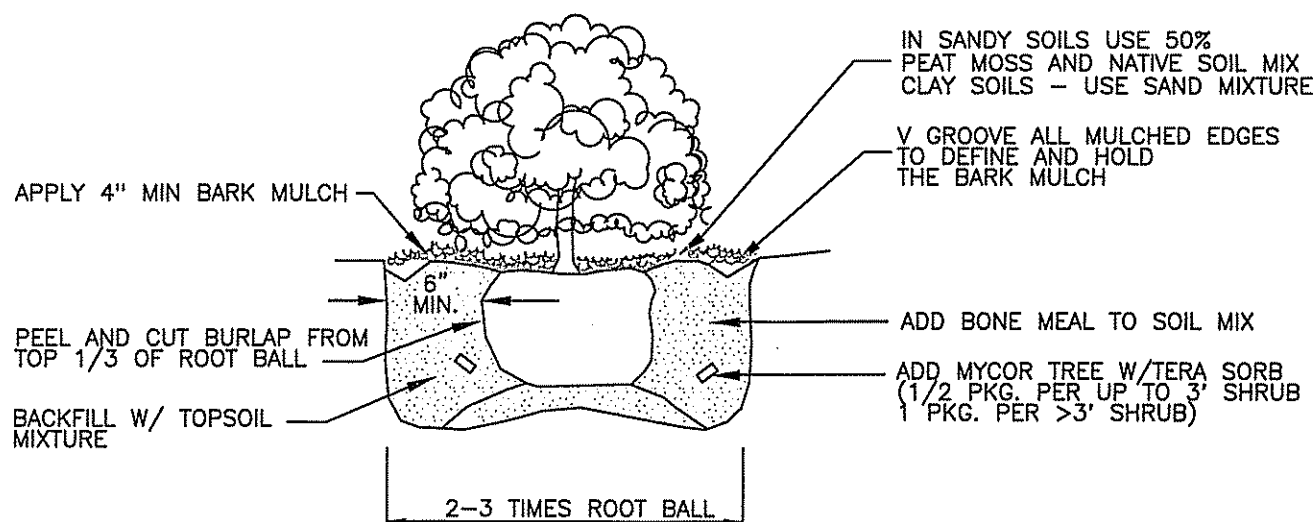
1
DT-1



EVERGREEN TREE PLANTING DETAIL

SCALE: N.T.S.

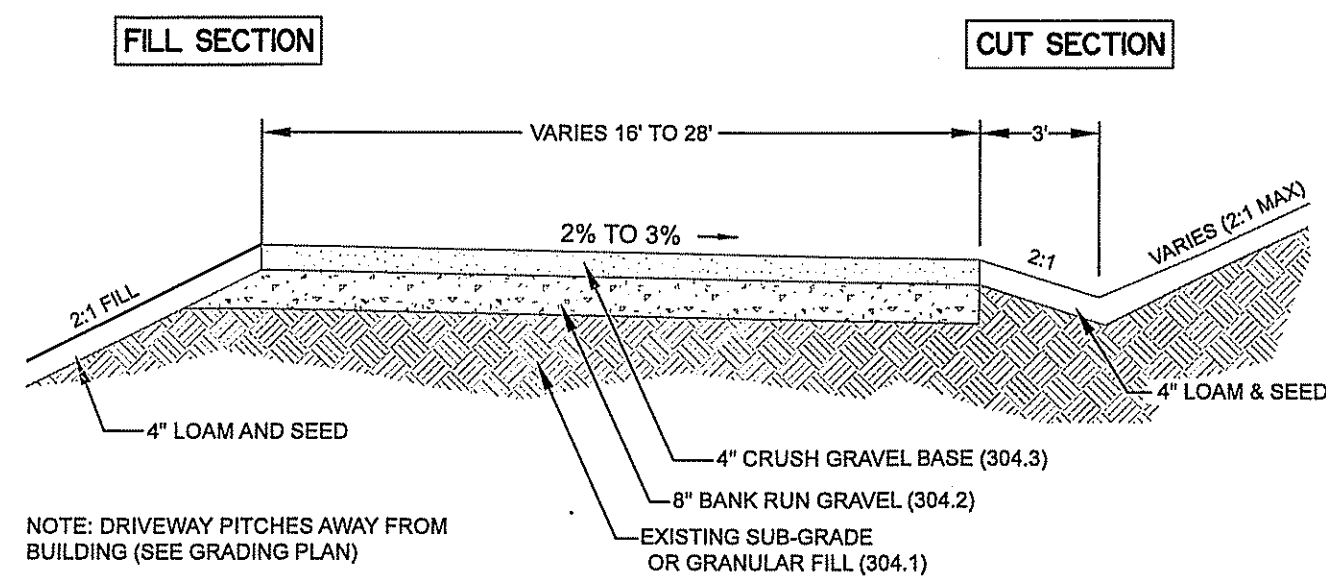
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DT-1



SHRUB PLANTING DETAIL

SCALE: N.T.S.

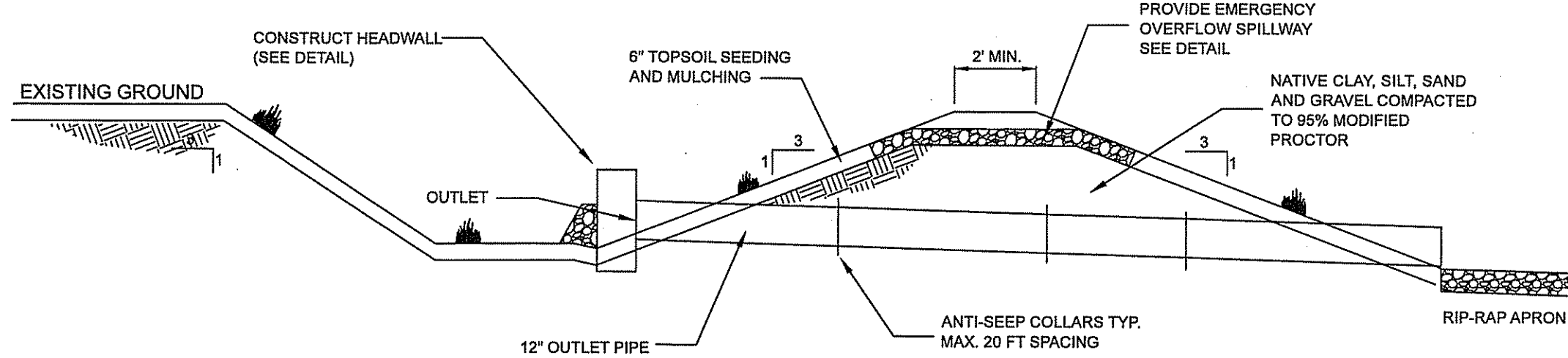
3
DT-1



DRIVEWAY SECTION

SCALE: N.T.S.

4
DT-1



DETENTION BASIN BERM DETAIL

SCALE: N.T.S.

7
D-1



- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF CHESTER.
- 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.
- 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).
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- 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.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:63 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES

5
DT-1

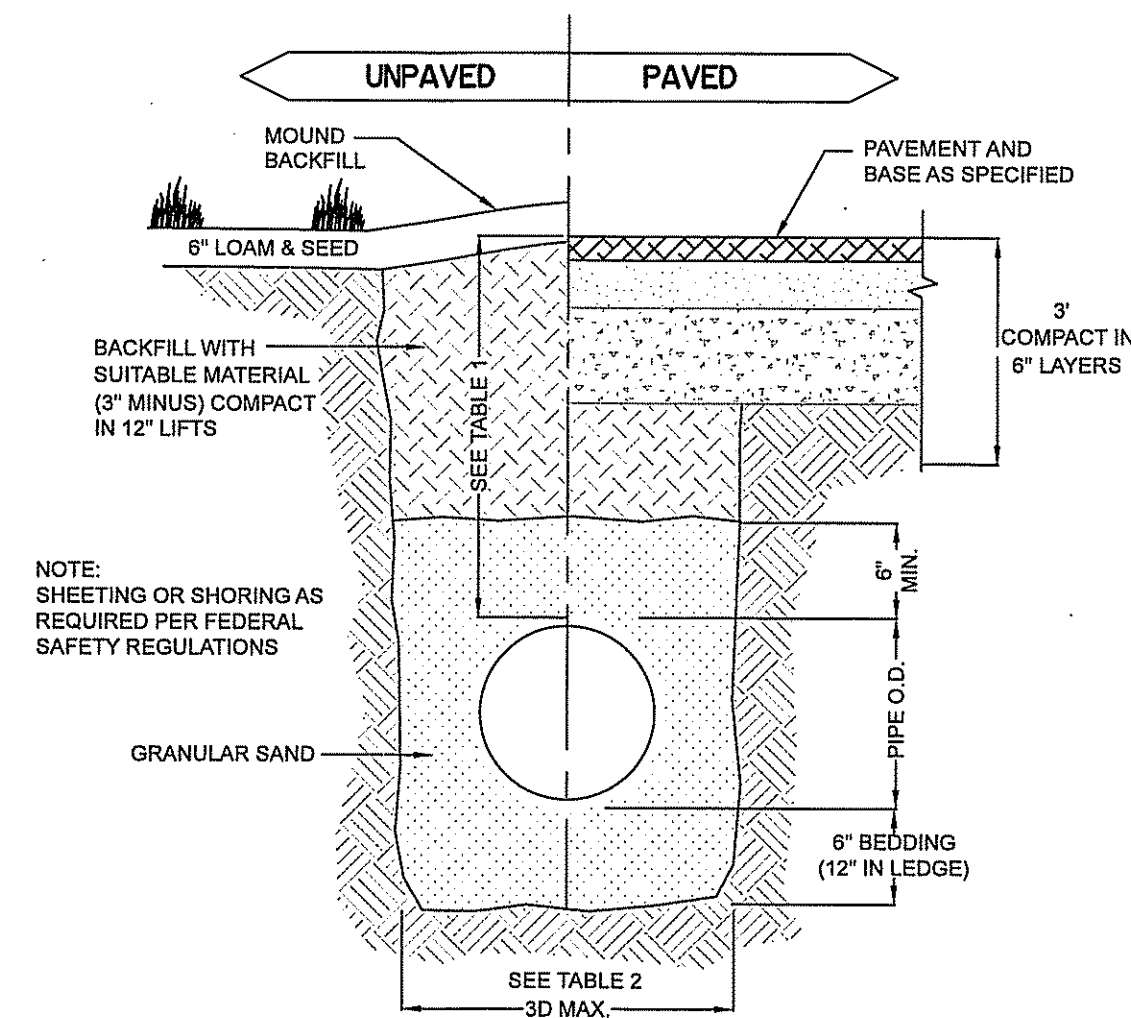


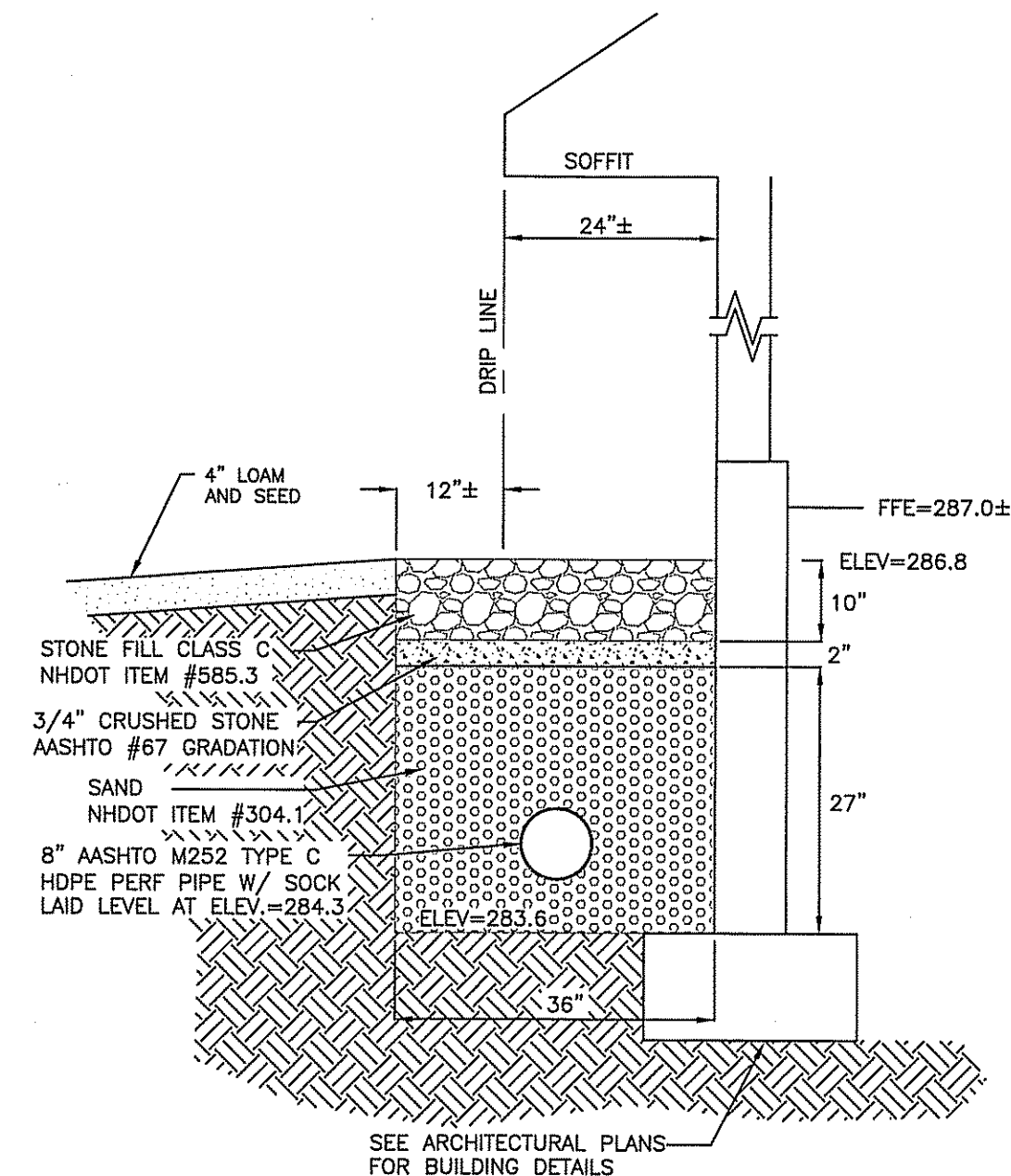
TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
UNPAVED ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

DRAINAGE TRENCH (TYPICAL)

SCALE: N.T.S.

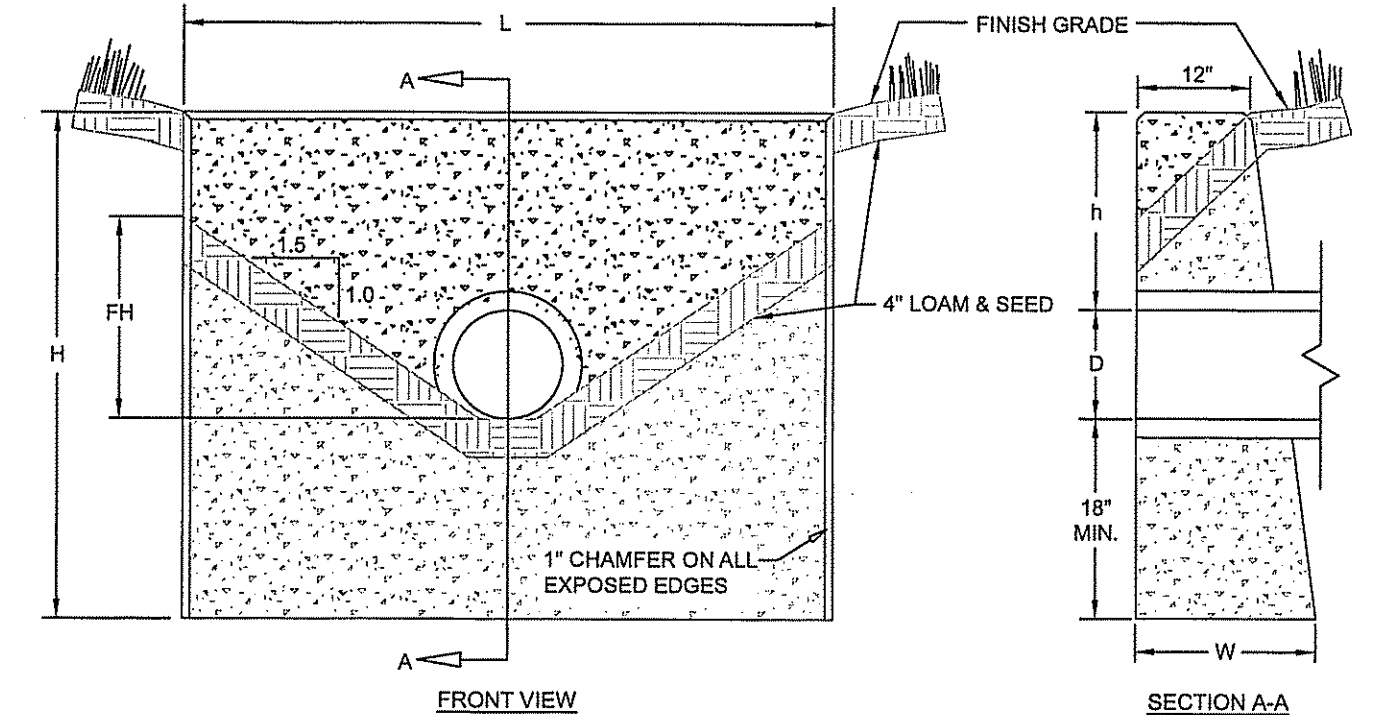
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DT-1



DRIP EDGE LEACHING TRENCH

SCALE: N.T.S.

9
DT-1



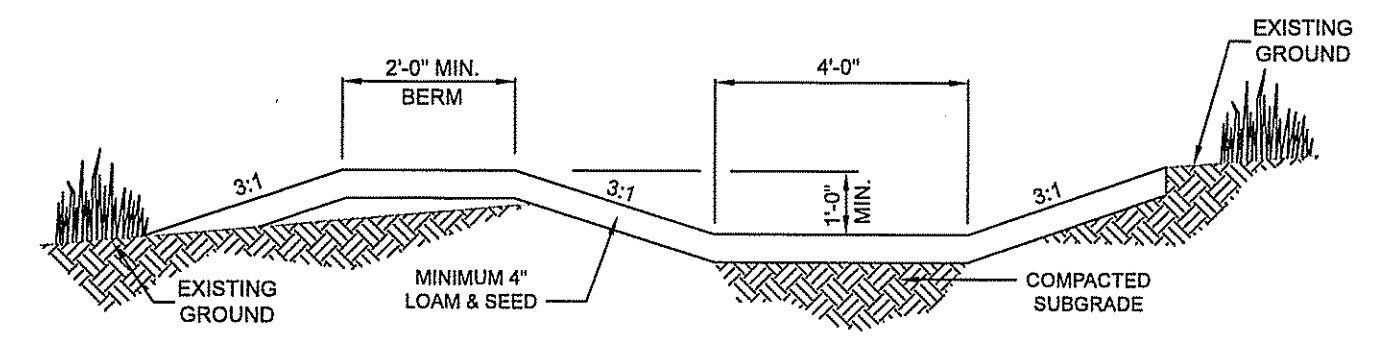
CULVERT DIAM. D	HEADWALL LENGTH L	HEADWALL HEIGHT H	FILL HEIGHT FH	PIPE COVER h	HEADWALL BOTTOM WIDTH W
INCHES	FEET & INCHES	FEET & INCHES	FEET & INCHES	FEET & INCHES	FEET & INCHES
12	4'-2"	3'-9"	1'-3"	1'-3"	1'-11"
15	5'-11"	4'-2"	1'-7"	1'-5"	2'-0"
18	6'-11"	4'-5"	1'-10"	1'-5"	2'-1"
24	9'-7"	4'-11"	2'-5"	1'-5"	2'-3"
30	11'-0"	5'-8"	2'-10"	1'-8"	2'-4-1/2"
36	13'-0"	6'-0"	3'-4"	1'-8"	2'-8"
42	15'-9"	6'-9"	4'-1"	1'-9"	2'-8-1/4"
48	17'-9"	7'-3"	4'-7"	1'-9"	2'-9-3/4"

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

HEADWALL - PRECAST CONCRETE

SCALE: N.T.S.

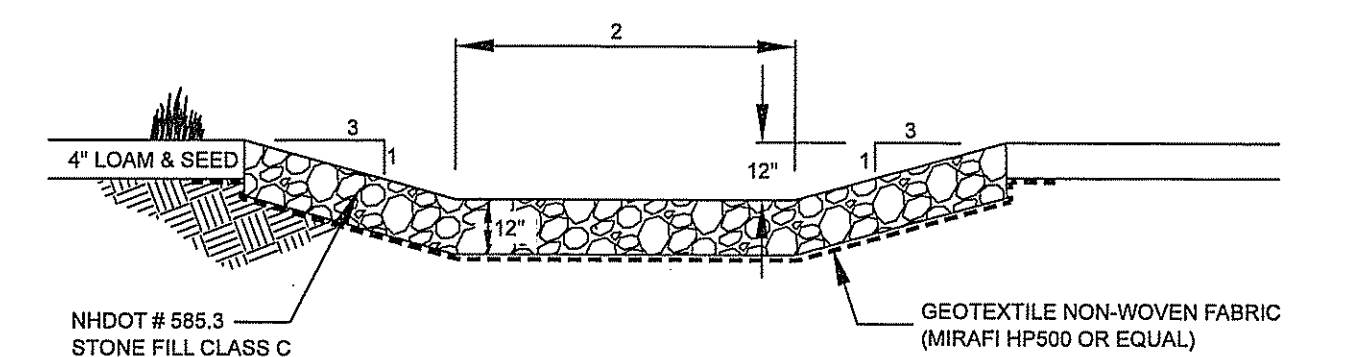
11
DT-1



TREATMENT SWALE DETAIL

SCALE: N.T.S.

12
DT-1



RIPRAP SPILLWAY DETAIL

SCALE: N.T.S.

13
DT-1

A	6/22/20	ADDED DETENTION BASIN DETAIL	CLR	CAG
REV.	DATE	DESCRIPTION	C/O	DR

CONSTRUCTION DETAILS

TAX MAP 2 LOT 63-1 - HART ROBERTS ROAD

CHESTER, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
ELIZABETH A. BUCHANAN
43 HART ROBERTS ROAD CHESTER, NH 03036

SCALE: NONE

MAY 14, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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FILE:1007DT02.dwg PROJ. NO. 1007.02 SHEET: DT-1 PAGE NO. 4 OF 5

EROSION CONTROL (GENERAL CONSTRUCTION)

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
4. 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.
5. 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.
6. 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.
7. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURED:
 - 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.
9. 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.
10. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
11. 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:

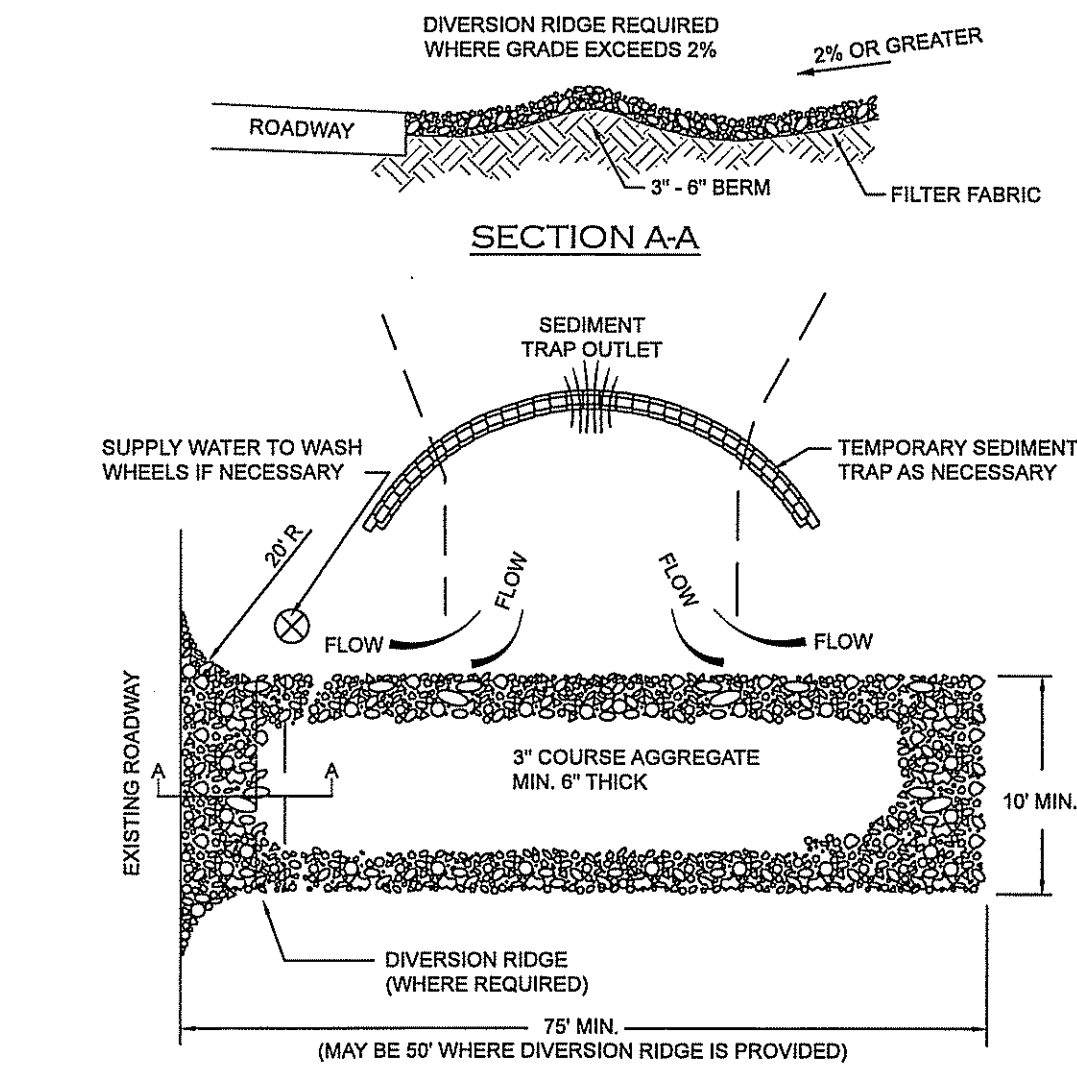
PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREeping RED FESCUE	0.82 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.89 LBS
KENTUCKY BLUEGRASS	0.55 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFOIL	0.12 LBS
**APPLICATION RATE TOTALS		**APPLICATION RATE TOTALS	
2.8 LBS PER 1,000 SF**		1.85 LBS PER 1,000 SF**	

12. 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).
- 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.
13. 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.
14. 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.
15. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
16. 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.
17. IN AN EFFORT TO RESTORE ADEQUATE INFILTRATION RATES OF THE BASINS PRIOR TO USE, THE BASES OF THE INFILTRATION BASINS SHALL BE DEEPLY TILLED AND THEN FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE INFILTRATION BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
18. 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.
19. 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 (WINTER CONSTRUCTION)

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.

EROSION CONTROL NOTES



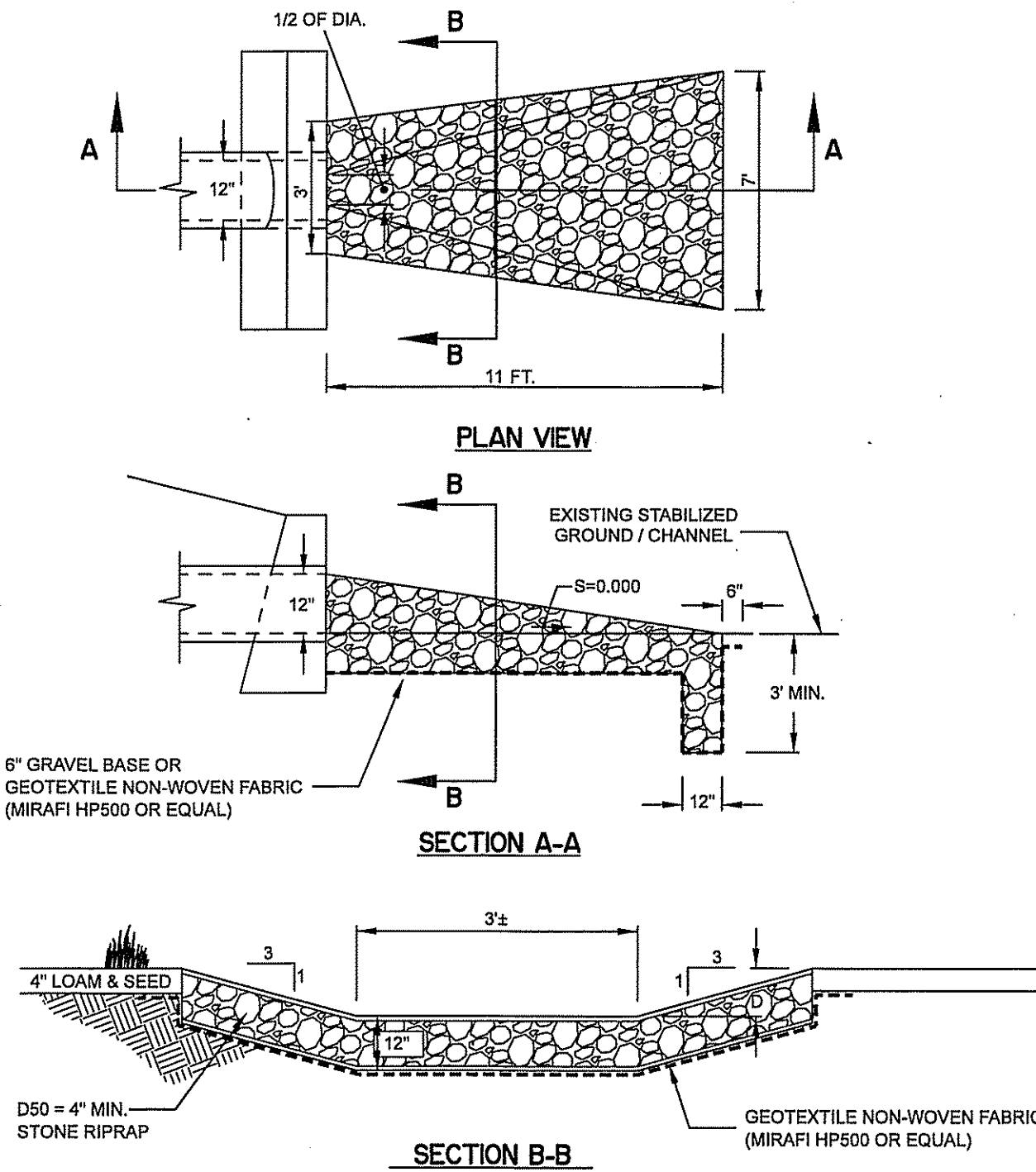
NOTES:

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

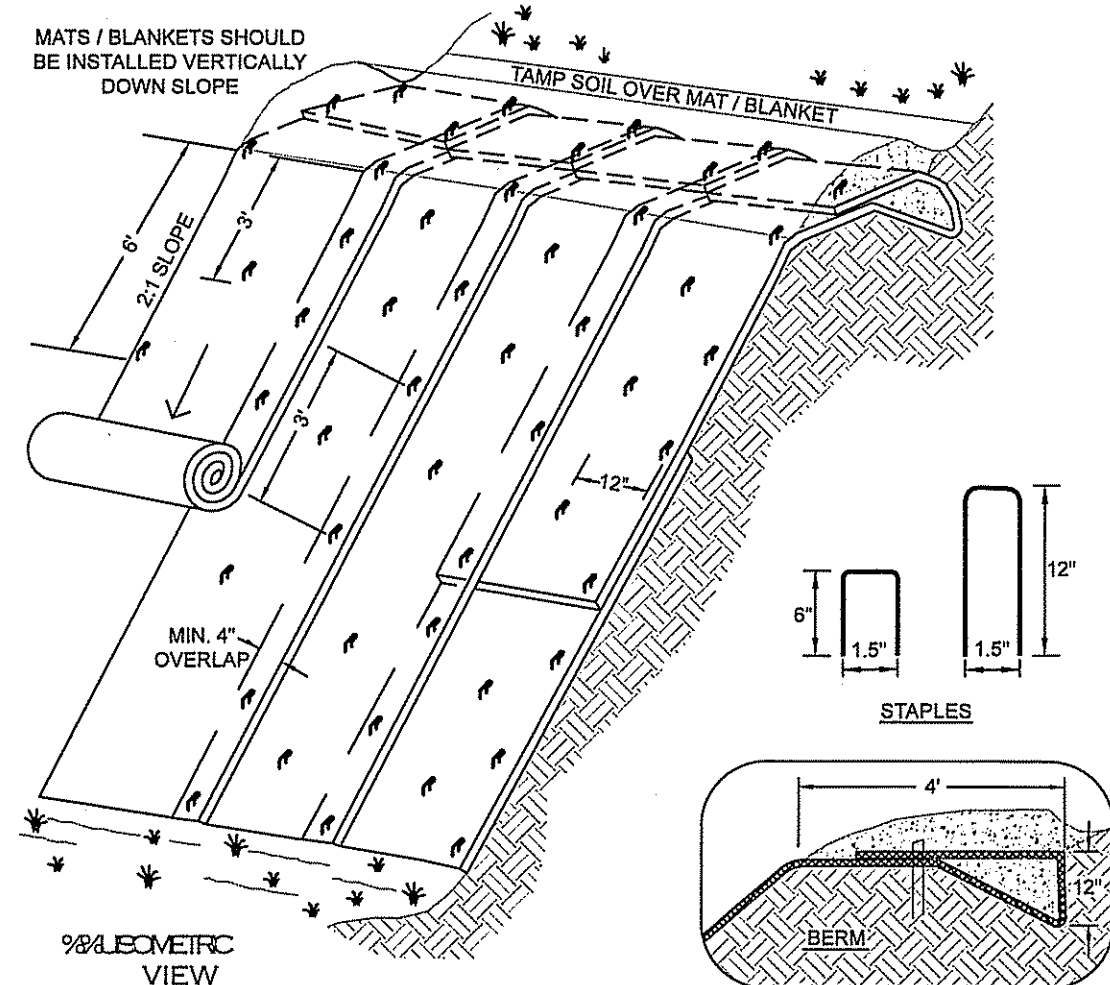
2
DT-2



SCALE: N.T.S.

RIP-RAP OUTLET PROTECTION

3
DT-2



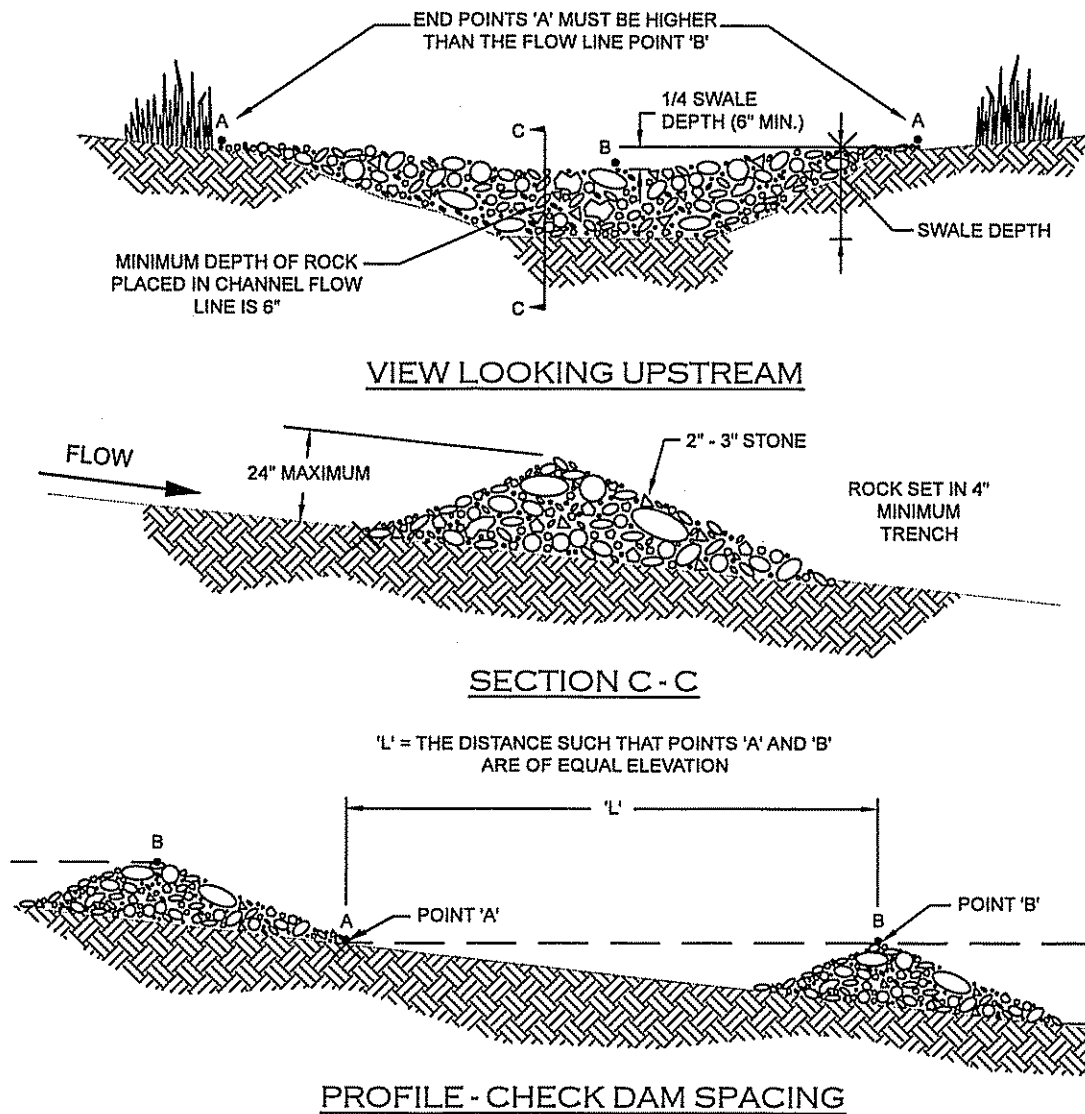
NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAWCOCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ. : 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.

SCALE: N.T.S.

EROSION BLANKETS - SLOPE INSTALLATION

4
DT-2



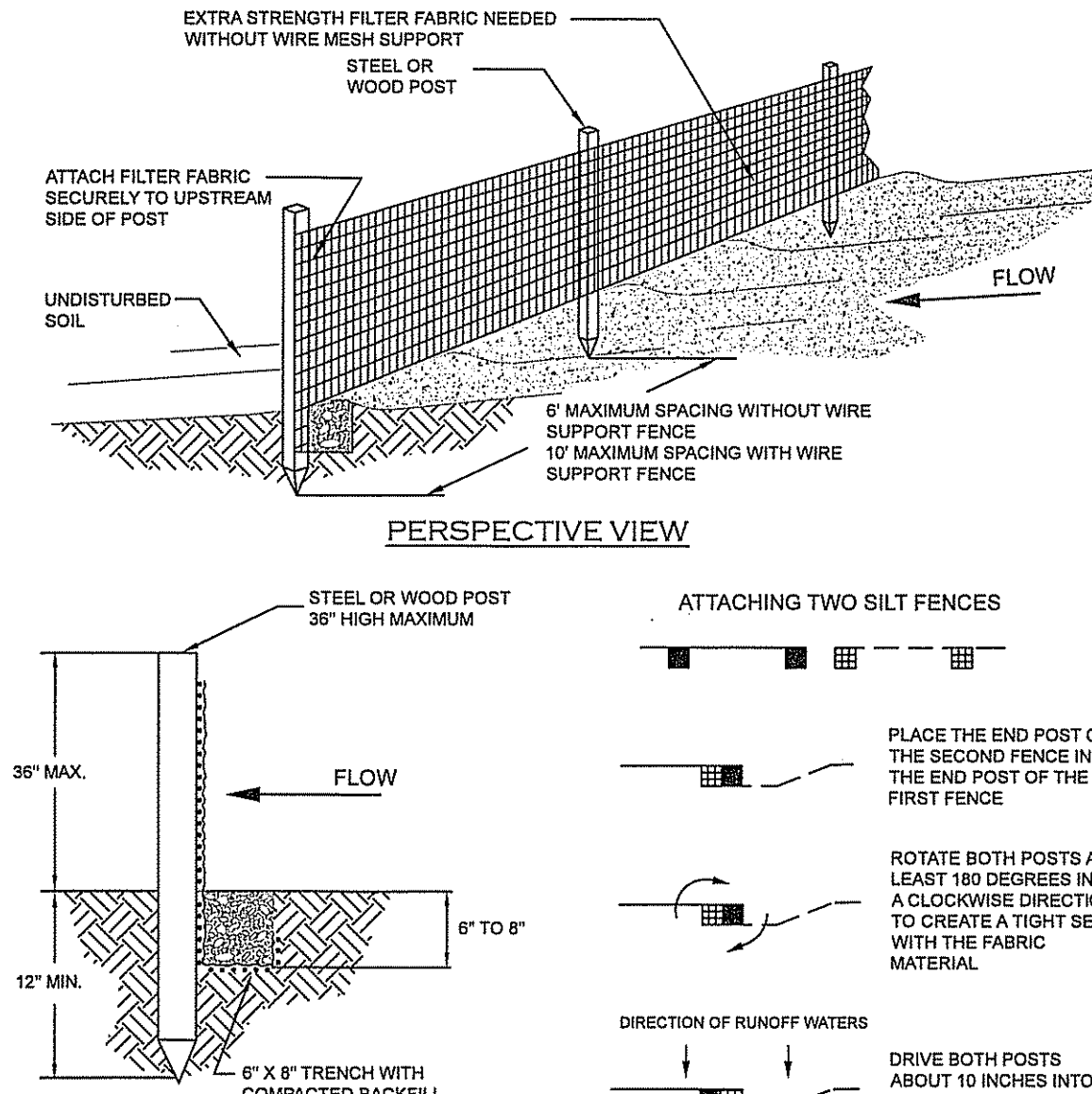
NOTES:

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.

SCALE: N.T.S.

STONE CHECK DAM

5
DT-2



SECTION VIEW

36\"/>

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.

SCALE: N.T.S.

SILT FENCE

6
DT-2



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/22/20	REMOVED DRIVE FROM BUILDING SETBACK		CLR	CAG

CONSTRUCTION DETAILS

TAX MAP 2 LOT 63-1 - HART ROBERTS ROAD
CHESTER, NEW HAMPSHIRE

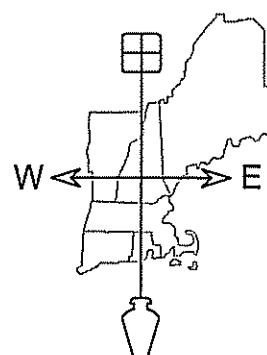
PREPARED FOR AND LAND OF:

ELIZABETH A. BUCHANAN
43 HART ROBERTS ROAD CHESTER, NH 03036

SCALE: NONE

MAY 14, 2019

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

Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 2 Lot # 63-1

To be completed by the Applicant.

1. Owner of Record: Elizabeth Buchanan & Gene Blanchard
Address 43 Hart Roberts Rd
Chester NH 03036
Telephone Number 603 479 8480

2. Applicant if different than owner: Same
Address _____

Telephone Number _____

3. List professionals directly involved in the plan preparation:
Name Christopher Guida – Fieldstone Land Consultants
Address 206 Elm St
Milford, NH 03055
Telephone Number 603 672 5456

Name N/A
Address _____

Telephone Number _____

4. List owners with 10% or more interest. Include Deed Reference
Name N/A

Appendix G – CPB Site Plan Review Checklist

Map # 2 Lot # 63-1

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Riding Arena
2. Owner of Record: Elizabeth A. Brchanan & Gene Blanchard
3. Applicant: Same
4. Authorized Representative: _____
5. Street / Road Location: 43 Hart Roberts Rd
6. Is the property located in a Commercial Zone? C-1: _____ C-2: _____ No: X

Instructions:

- Mark each item with a "✓" (check) when submitted or with an "X" if it does not apply.
- Mark with an "*" (asterisk) those items requiring review by the Town's consulting engineer.
- Note: All items listed are subject to review by the Town's engineer and may require additional information to be submitted during the review process.
- Note: Acceptance of this application by the Planning Board does not constitute agreement whether an item marked inapplicable is actually inapplicable. The Board shall make the final determination of which items are applicable for each specific plan.

B. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – EXISTING

1.	Names of and Map & Lot Numbers for all abutters.	✓
2.	Locus drawn to an adequate scale.	✓
3.	3" X 5" Signature block for Planning Board Chairperson and Coordinator.	
4.	Name of Proposed Business or Site Plan.	✓
5.	Name and Address of the Owner of Record with signature.	✓
6.	Name and Address of the Licensed Civil Engineer and/or Land Surveyor.	✓
7.	Name and Address of the Wetland and Soil Scientists and their seal.	✓
8.	Title, scale, north arrow, date and surveyor's seal.	✓
9.	Error of Closure Statement and Signature.	✓
10.	Certificate of Title (Deed Reference).	✓
11.	Streets and Street Names.	✓
12.	Existing structures, wells, septic and leach field on property, if applicable.	✓
13.	Services and Utilities.	✓
14.	Boundaries, Rights-of-Way, Easements.	✓

Chester Planning Board
Site Plan Review Checklist

15.	Total acreage and square footage of lot.	✓
16.	Individual acreage and square footage of each lot.	X
17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required.	✓
18.	Reference to any Variance/s or Special Exceptions from the ZBA.	✓

C. SUBMISSION ITEMS – EXISTING

1.	Supplemental sketch plan.	X
2.	Photographs.	X
3.	Witnessed test pit locations and results.	✓
4.	Soil types and soil boundaries.	✓

D. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – PROPOSED

1.	New grades, topographic contours	✓
2.	Structures; size, height	✓
3.	Streets, drives, parking spaces, sidewalks, dimensions and number	✓
4.	Loading spaces, facilities	X
5.	Public and private utilities	X
6.	Landscaping; type, size and spacing	X
7.	Exterior lighting and signs	X
8.	Storm drainage plan, including snow removal plans	✓
9.	Circulation plan showing vehicular and pedestrian circulation	X
10.	Access plan; required public street changes, sight distance	X
11.	Dimensions between structures and property lines	✓
12.	Stamp of NH Licensed Professional Engineer	✓
13.	Stamp of NH Licensed Land Surveyor	✓
14.	Stamp of NH Licensed Soil Scientist	✓
15.	Public Land or Common Area	X

E. SUBMISSION ITEMS – PROPOSED

1.	Drainage calculations	✓
2.	Legal descriptions of easements, Condominium Assoc. Documents	X
3.	Community facilities impact studies (specify areas of study)	X
4.	Environmental Impact Statement (specify areas of study)	X
5.	Agreement for land conveyance to Town	X
6.	Other (specify)	

Chester Planning Board
Site Plan Review Checklist

F. APPROVALS

<u>Required</u>	<u>Date of Approval</u>
Local Excavation Permit	
NHDES Alteration of Terrain Permit	
NHDES Water Resource Board Approval	
ZBA Notices of Decisions – Variances or Special Exceptions	2/18/2020
ZBA Meeting Minutes for Variances or Special Exceptions	
Conservation Commission - Meeting Minutes	
NHDES Dredge and Fill Approval	
NHDES Approval for Sewage Disposal System – Design	
NHDES Approval for Sewage Disposal System – Construction	
NHDES Approval for Sewage Disposal System – Operation	
NHDES Community Water Supply Approval	
NHDES Underground Storage Tank Notification	
Department of Transportation Permit	
Other (specify)	

Please submit full-size six hard copies and a .pdf file of the plan set.



Signature of Owner of Record

6/30/2020

Date

Authorized Representative of Owner of Record

Date

(Revised 10/3/2018)

6/30/2020
Town of Chester
Planning Board
Abutter's List for Map 2 Lot 63-1

Applicant:

Elizabeth Buchanan & Gene Blanchard
43 Hart Roberts Road
Chester, NH 03036
603-479-8480

Abutters:

Gary and Patricia Hamm 2-68-A
198 Haverhill Road
Chester, NH 03036

Town of Chester
84 Chester Street
Chester, NH 03036

Aaron and Jessica Mansur 2-64
256 Halls Village Road
Chester, NH 03036

Steve and Jill Moore 2-63
38 Hart Roberts Road
Chester, NH 03036

Edwin Simonsen Trust 2-39, 2-33
81 Damren Road
Derry, NH 03038

PSNH
780 North Commercial Street
Manchester, NH 03101



Zoning Board of Adjustment

NOTICE OF DECISION – GRANTED

Map/Lot #002-063-001

Address: 43 Hart Roberts Road

Date: February 18, 2020

You are hereby notified that the appeal of Elizabeth B. Blanchard a/k/a Buchanan & Eugene L. Blanchard

For a Variance

From Article 5, Section 5.7, Subsection 5.7.8 Table 2 (wetlands setback)

Of the zoning ordinance

To permit a driveway setback 47' from the edge of wetlands where 75' are required

Has been GRANTED, subject to the conditions listed below:

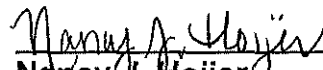
Conditions:

1. Site Plan Review by the Planning Board;
2. The front setback infringement of the western side of the driveway arena shown on the plan dated May 14, 2019 along Hart Roberts Road will not be permitted.

The Plan dated May 14, 2019 is incorporated herein by reference. The ZBA must be notified if there are any substantial changes made to the plan after this approval by the ZBA. Failure to do so may result in revocation of this approval.

By the affirmative vote of a majority of the Zoning Board of Adjustment.

Dated: February 19, 2020


Nancy J. Hoijer,
Administrative Assistant

This approval shall be valid if exercised within the timeframe provided by local ordinance from the date of final approval and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Note: The Selectmen, any party to this action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Property Tax Assessor and will be recorded with any subdivision plan filed with the Registry of Deeds which is directly related to the decision.