

Description of Back in Thyme Wellness and Herbs

“Educating and empowering you to improve your health, naturally”

Owner - Heather Peloquin, RN
Certified Therapeutic Lifestyle Educator
Nutrition Therapist
Advanced Clinical Weight Loss Practitioner
Clinical Herbalist

Services offered- One on one Nutrition and Herbal Consultations by appointment, Group classes for Health, Wellness and Herbal education (limited size to meet building code requirements- Virtual available due to Covid), Health Coaching, Retail of Nutritional and Herbal supplements, Bulk Herbs and Teas, Custom blended medicinal Teas and other custom made herbal products.

Mission Statement - To provide a service to the community which will allow alternative options for improvement of health and lifestyle by educating in the areas of nutrition, exercise, stress management and herbal medicine, as well as offering supportive nutritional supplements and herbs.

Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 16 Lot # 009

To be completed by the Applicant:

1. Owner of Record: Francis Gesel Revoc. Trust of '09 (Mary Gesel, Trustee)
Address 49 Chester Street
Chester, NH 03036
Telephone Number _____
2. Applicant if different than owner: Promised Land Survey, LLC
Address PO Box 447
Derry, NH 03038
Telephone Number (603) 432-2112
3. List professionals directly involved in the plan preparation:
Name _____
Address _____

Telephone Number _____

Name _____
Address _____

Telephone Number _____
4. List owners with 10% or more interest. Include Deed Reference
Name _____

Address

Telephone Number

Name

Address

Telephone Number

5. Location of proposed plan:

Road Name 15 Chester Street

6. Attach an abutters list and include the applicant's name. This list should state the names and addresses, as well as their Tax Map and Lot numbers.
7. Attach a sheet with the names and addresses of any additional professionals directly involved in the plan preparation.
8. Provide a written description of your intent for this project. A separate sheet may be used for this purpose. Consult the Regulations and Ordinances, Town of Chester, for more detailed information.


Signature of Owner of Record

09-08-2021
Date

(See Letter of Intent)
Representative of Owner of Record

Date

Appendix G – CPB Site Plan Review Checklist

Map # 16 Lot # 009

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: 15 Chester Street
2. Owner of Record: Francis Gesel Revoc. Trust of '09 (Mary Gesel, Trustee)
3. Applicant: Promised Land Survey, LLC
4. Authorized Representative: Timothy A. Peloquin, LLS
5. Street / Road Location: 15 Chester Street
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.	
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.	
2.	Photographs.	
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	
5.	Public and private utilities	
6.	Landscaping; type, size and spacing	
7.	Exterior lighting and signs	
8.	Storm drainage plan, including snow removal plans	
9.	Circulation plan showing vehicular and pedestrian circulation	
10.	Access plan; required public street changes, sight distance	
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	

E. SUBMISSION ITEMS – PROPOSED

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

02-08-2021

Date

(See Letter of Intent)

Authorized Representative of Owner of Record

Date

(Revised 10/3/2018)



Date: February 08, 2021

To: Chester Planning Board
84 Chester Street
Chester, New Hampshire 03036

Re: **Request for Waiver from Site Plan Review** ~ Tax Map 16 Lot 9 - 15 Chester Street

Dear Planning Board Members:

On behalf of our client, Back in Thyme- Wellness and Herbs, LLC, we respectfully request a waiver from Planning Board Site Plan Review for a Change-of-Use at subject property.

Promised Land Survey, LLC (PLS) as the applicant on behalf of our client is requesting a variance of the Zoning Board of Adjustment (ZBA) on February 16, 2021; and understand our application and subsequent waiver is subject upon a variance being granted.

The reason for this request is there is a FULL Site Plan on file and built in 2018 that depicts the full site conditions and feel a new site plan would not depict any changes to be incurred at site. Further, we are submitting a reduced and full-size set of the 2018 Site Plan by Eric C. Mitchell (ECM). These are public plans of record, although it should be noted we contacted ECM to make them aware of this application and ECM expressed no problem with us doing so.

To that end, we feel this waiver request is fair and reasonable.

We appreciate your consideration in this matter. If you have any questions or comments, please feel free to contact me at 603 432-2112 and/or tap@promisedlandsurvey.com.

Respectfully,

Timothy A. Peloquin, LLS
Promised Land Survey, LLC

cc: Back in Thyme- Wellness and Herbs, LLC / PLS File #3051



NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW ADDITIONAL PARKING FOR AN EXISTING MULTI TENANT COMMERCIAL AND RESIDENTIAL BUILDING.
- THIS SITE IS ZONED R-1. THE EXISTING USES ARE PRE-EXISTING.
- A. THE FOLLOWING VARIANCES WERE APPROVED ON FEBRUARY 20, 2018 BY THE CHESTER ZONING BOARD:
 - TO SECTION 5.3.2: TO ALLOW CONTINUED OPERATION OF THE ICE-CREAM SHOP, TO OPERATE ON A SEASONAL BASIS WITH THE FOLLOWING CONDITIONS:
 - SITE PLAN REVIEW WITH THE PLANNING BOARD TO CONCENTRATE ON PARKING ISSUES;
 - CONTINUE LIFE SAFETY UPGRADES TO THE SATISFACTION OF THE OFFICIALS;
 - IMPROVEMENTS TO BE COMPLETED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND FIRE BEFORE ISSUANCE OF AND TEMPORARY CERTIFICATE OF OCCUPANCY.
 - TO SECTION 4.4.2.2, 4.4.3.3 AND 4.4.3.4 TO ALLOW THE EXISTING SIGNS TO REMAIN AND MOVABLE SIGN NOT TO BE PUT ON PUBLIC PROPERTY.
- B. A VARIANCE WAS GRANTED ON OCTOBER 20, 1999 TO PERMIT THE 3 APARTMENTS ON THE SECOND FLOOR, HOWEVER, THE CONDITIONS WERE NOT MET.
- C. A VARIANCE WAS GRANTED ON MARCH 20, 2018 TO SECTION 5.3.2 PERMITTED USES TO ALLOW THE PRE-EXISTING NON CONFORMING HARDWARE STORE TO BE A REAL ESTATE OFFICE.
- D. THE FOLLOWING VARIANCES ARE BEING APPLIED FOR:
 - TO SECTION 4.5.2.3: TO PERMIT PARKING SPACES TO SHARE MORE THAN ONE USE.
 - TO SECTION 4.5.2.6: TO PERMIT PROPOSED PARKING SPACES ALONG CHESTER STREET TO NOT HAVE 8 FOOT SNOW STORAGE AREAS.
 - TO SECTION 5.3.5 (TABLE 1) TABLE OF THE DIMENSIONAL REQUIREMENTS AND ARTICLE 4, SECTION 4.2, SUBSECTION 4.2.1 TO ALLOW EXPANSION OF PARKING WITHIN THE FORTY (40') FOOT FRONT YARD SETBACK REQUIREMENT AND WITHIN THE TWENTY-FIVE (25') FOOT SIDE SETBACK REQUIREMENT.
 - TO SECTION 5.3.5 (TABLE 1) TABLE OF DIMENSIONAL REQUIREMENTS AND ARTICLE 16.9 SECTION 16.9.2 AND ARTICLE 4, SECTION 4.2, SUBSECTION 4.2.1 FOR EXPANSION OF A NON-CONFORMING USE TO PERMIT AN INCREASE IN THE MAXIMUM ALLOWED IMPERVIOUS SURFACE, EXCEEDING 15% IN R1 DISTRICT, CURRENT CONFIGURATION HAS 42% OF IMPERVIOUS SURFACE, APPLICATION REQUESTS 48%; AND
 - TO SECTION 5.3.4 PROHIBITED USES, A SINGLE FAMILY OR TWO-FAMILY DWELLING SHALL BE PERMITTED PER LOT: TO PERMIT TWO ADDITIONAL APARTMENTS (3 TOTAL).
- E. THE FOLLOWING CONDITIONAL USE PERMIT IS BEING APPLIED FOR:
 - TO PERMIT MORE THAN 15% OR 10,000 SQUARE FEET, WHICHEVER IS GREATER, OF IMPERVIOUS AREA IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT.
- F. THE FOLLOWING WIVERS FROM THE SITE PLAN REVIEW REGULATIONS ARE BEING APPLIED FOR:
 - TO SECTION 7.3: TO NOT REQUIRE A STORMWATER MANAGEMENT PLAN WHERE 15% OR 10,000 SQUARE FEET, WHICHEVER IS GREATER, OF THE SITE IS IMPERVIOUS.
 - TO SECTION 7.10.6: TO PERMIT LESS THAN 8 FEET STRIPS FOR SNOW STORAGE (SEE ALSO VARIANCES LISTED ABOVE, B2).
 - SECTION 7.10.3.3 TO ALLOW PARKING SPACES TO BE SHARED (SEE ALSO VARIANCE LISTED ABOVE, B1).
- TOTAL PARCEL AREA OF LOT 9 = 40,107 S.F. (0.92 ACRES) AND IS SERVICED BY ON SITE SEPTIC AND ON SITE WATER.
- PARKING:

	MORNING	AFTERNOON
RESTAURANT: 35 SEATS @ 1 SPACE/ 3 SEATS 3 EMPLOYEES	= 12	= 3
HOURS OF OPERATION 7:00 AM TO 1:00 PM		
ICE CREAM SHOP: 15 OUTSIDE SEATS @ 1 SPACE/ 3 SEATS 2 EMPLOYEES	= 5	= 2
HOURS OF OPERATION 12:00 PM TO 9:00 PM		
REAL ESTATE OFFICE: 1500 S.F. 2 EMPLOYEES + 2 VISITORS	= 4	= 4
UNOCCUPIED SPACE: 1200 S.F. 3/1000 S.F. = 1200/3	= 3	= 3
HOBBY SHOP	= 1	= 1
3 UPSTAIRS APARTMENT UNITS: 2 SPACES PER UNIT, 2 x 3	= 6	= 6
TOTAL SPACES PROPOSED	= 29	= 21
- STANDARD PARKING SPACE DIMENSIONS ARE 9 x 20. FOR HANDICAPPED PARKING SPACE DIMENSIONS SEE SHEET 3. ALL HANDICAPPED SPACES TO BE STRIPED AND SIGNED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT STANDARDS.
- THE PROPOSED PARKING DOES NOT INCREASE THE IMPERVIOUS AREA BY MORE THAN 10,000 S.F. AND A STORMWATER MANAGEMENT PLAN IS NOT REQUIRED.
EXISTING IMPERVIOUS AREA = 16,800 S.F. (41.9% OF TOTAL LOT AREA)
PROPOSED IMPERVIOUS = 19,000 S.F. (2,200 S.F. INCREASE) (47.4% OF TOTAL LOT AREA)
- SNOW BEYOND WHAT CAN BE PLACED IN THE SNOW STORAGE AREAS SHALL BE DISPOSED OF OFFSITE. NO PARKING IS ALLOWED IN PARKING SPACES NUMBERED "1" & "29" DURING WINTER MONTHS AS THEY ARE TO BE RESERVED FOR SNOW STORAGE. TALL STAKES ARE TO BE PLACED NEXT TO THESE SPACES DURING THE PLOWING SEASON.
- THIS PLAN SET CONTAINS A TOTAL OF 5 SHEETS, SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND THE ENTIRE PLAN SET IS ON FILE AT THE TOWN OF CHESTER PLANNING DEPARTMENT.
- THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE PER FEMA MAP 33015C0335E DATED MAY 17, 2005.
- THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DR, WILMINGTON, MA (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- NHDOT PERMIT No. PENDING

REV.	DATE	DESCRIPTION	BY
C	1/09/19	REVISE NOTES & PAVEMENT ALONG ROUTE 121	G.H.
B	12/10/18	ADDRESS DUBOIS & KING REVIEW	G.H.
A	9/17/18	REVISE VARIANCE NOTE	G.H.
REV.	DATE	DESCRIPTION	BY

REVISIONS

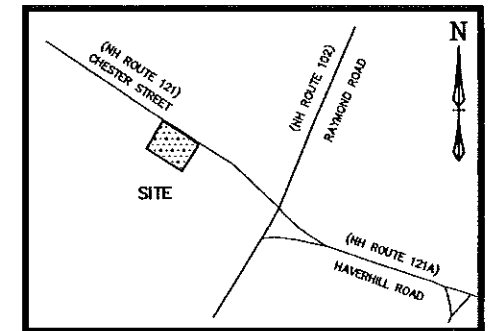


LEGEND

- RF IRON ROD FOUND
- UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT
- STONE WALL
- CONCRETE
- S APPROXIMATE SEPTIC PIPE

SHEET INDEX

- | | |
|--------------|--------------------------------|
| SHEET 1 OF 5 | SITE PLAN |
| SHEET 2 OF 5 | EXISTING CONDITIONS |
| SHEET 3 OF 5 | GRADING PLAN |
| SHEET 4 OF 5 | SIGHT DISTANCE PLAN & PROFILES |
| SHEET 5 OF 5 | DETAILS |



VICINITY PLAN

SCALE: 1" = 500'

PLAN REFERENCES

- "CHESTER HARDWARE CHESTER STREET MAP 16 LOT 9 CHESTER, NH PREPARED FOR FRANCIS GESEL SITE PLAN 1" = 20' NOVEMBER, 2000" PREPARED BY THE CIVIL ENGINEERS, INC., MANCHESTER, NH (NOT RECORDED)
- "AS BUILT SITE PLAN CHESTER HARDWARE CHESTER, NEW HAMPSHIRE" SCALE: 1" = 20' DATE: 07-29-08 PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. CONCORD, NH (NOT RECORDED)
- "A SUBDIVISION OF LAND FOR RUTH MONISH, CHESTER, ROCKINGHAM COUNTY NEW HAMPSHIRE" SCALE: 1" = 50' LAST REVISED 4-18-80 PREPARED BY ROLAND P. THERRIER CO. MANCHESTER, NH R.C.R.D. PLAN #C-9674.
- "TAX MAP 16, LOT 9 SITE PLAN OF CHESTER HARDWARE DRAWN FOR GEROME GESEL SCALE: 1" = 20' DATE: 10-31-89" PREPARED BY FAIRVIEW LAND SERVICES E. HAMPSHIRE N.H. R.C.R.D. PLAN #D-20225.

PRESENT OWNER OF RECORD:

LOT 9, TAX MAP 16
RCRD VOL 5054, PG 1178
FRANCIS GESEL REV. TRUST OF 2009
49 CHESTER STREET
CHESTER, NH 03036

AUTHORIZED SIGNATURE

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN: _____

SECRETARY: _____

PARKING SITE PLAN

TAX MAP 16 LOT 9
CHESTER STREET (NH ROUTE 121)
CHESTER, NH

OWNER OF RECORD:

FRANCIS GESEL REV. TRUST OF 2009
MARY GESEL, TRUSTEE
49 CHESTER STREET, CHESTER, NH 03036
(R.C.R.D. BOOK 5054 PAGE 1178)

AUGUST 29, 2018

SCALE: 1" = 20'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 1 OF 5

REV. C [DWG: D18007WA] FLD. BK/PG: 549/42 JOB NO. 18-07

ERIC C. MITCHELL L.L.S. NO. 595

DATE

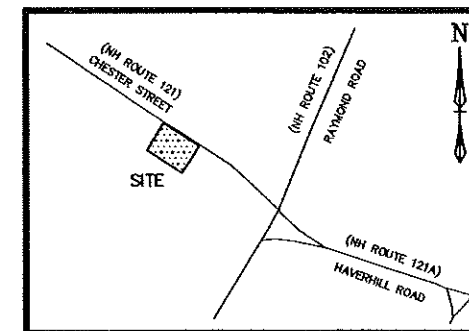
I CERTIFY THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING MARCH 2018 BY THIS OFFICE AND AS SHOWN ON PLAN REFERENCE #1 WHICH HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

PLAN REFERENCES

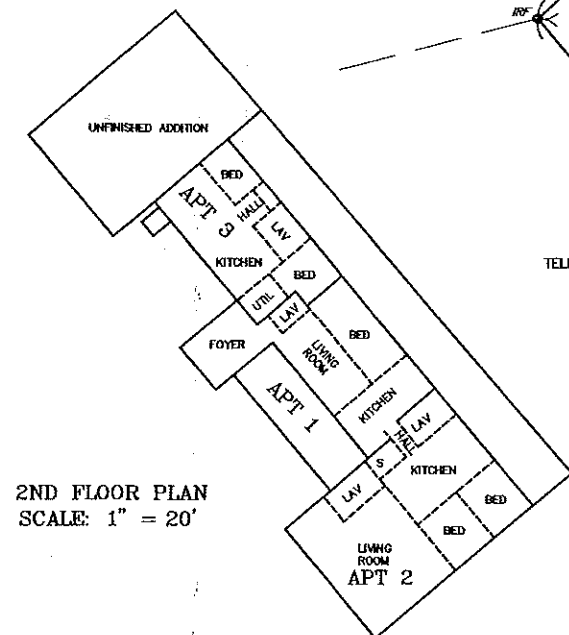
- "CHESTER HARDWARE CHESTER STREET MAP 16 LOT 9 CHESTER, NH PREPARED FOR FRANCIS GESEL SITE PLAN 1" = 20' NOVEMBER, 2000" PREPARED BY THE CIVIL ENGINEERS, INC., MANCHESTER, NH (NOT RECORDED)
- "AS BUILT SITE PLAN CHESTER HARDWARE CHESTER, NEW HAMPSHIRE" SCALE: 1" = 20' DATE: 07-29-08 PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. CONCORD, NH (NOT RECORDED)
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- "TAX MAP 16, LOT 9 SITE PLAN OF CHESTER HARDWARE DRAWN FOR GEROME GESEL SCALE: 1" = 20' DATE: 10-31-89" PREPARED BY FAIRVIEW LAND SERVICES E. HAMPSHIRE N.H. R.C.R.D. PLAN #D-20225.

LEGEND

- IRON ROD FOUND
- UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT
- STONE WALL
- CONCRETE
- EXISTING CONTOUR
- APPROXIMATE SEPTIC PIPE
- EXISTING SPOT SHOT



VICINITY PLAN
SCALE: 1" = 500'



2ND FLOOR PLAN
SCALE: 1" = 20'

MAP 16 LOT 10
JEROME G. GESEL
CYNTHIA GESEL
27 CHESTER STREET
CHESTER, NH 03036
3431/2756

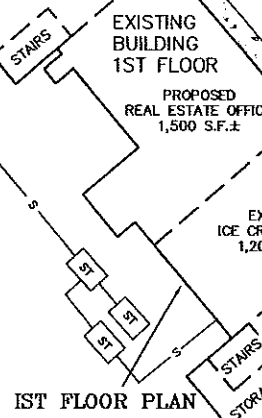
TAX MAP 16 LOT 9
0.92 Ac.
40,107 S.F.

MAP 16 LOT 6
GRANITE STATE
TELEPHONE SVC CORP
PO BOX 87
WEARE, NH 03281
2566/652

MAP 16 LOT 20
MICHELLE HATCH
51 TRILLIUM LANE
CHESTER, NH 03036

MAP 16 LOT 21
SEAN KELLY
MARIANNE E. KELLY
12 CHESTER STREET
CHESTER, NH 03036
2464/250

MAP 16 LOT 8
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036



1ST FLOOR PLAN

EXISTING CONDITIONS
TAX MAP 16 LOT 9
CHESTER STREET (NH ROUTE 121)
CHESTER, NH

OWNER OF RECORD:
FRANCIS GESEL REV. TRUST OF 2009
MARY GESEL, TRUSTEE
49 CHESTER STREET, CHESTER, NH 03036
(R.C.R.D. BOOK 5054 PAGE 1178)

AUGUST 29, 2018

SCALE: 1" = 20'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 2 OF 5

REV: C [DWS: D18007WA] FLD, BK/PG: 549/42 JOB NO. 16-07

I CERTIFY THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING MARCH 2018 BY THIS OFFICE AND AS SHOWN ON PLAN REFERENCE #1 WHICH HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

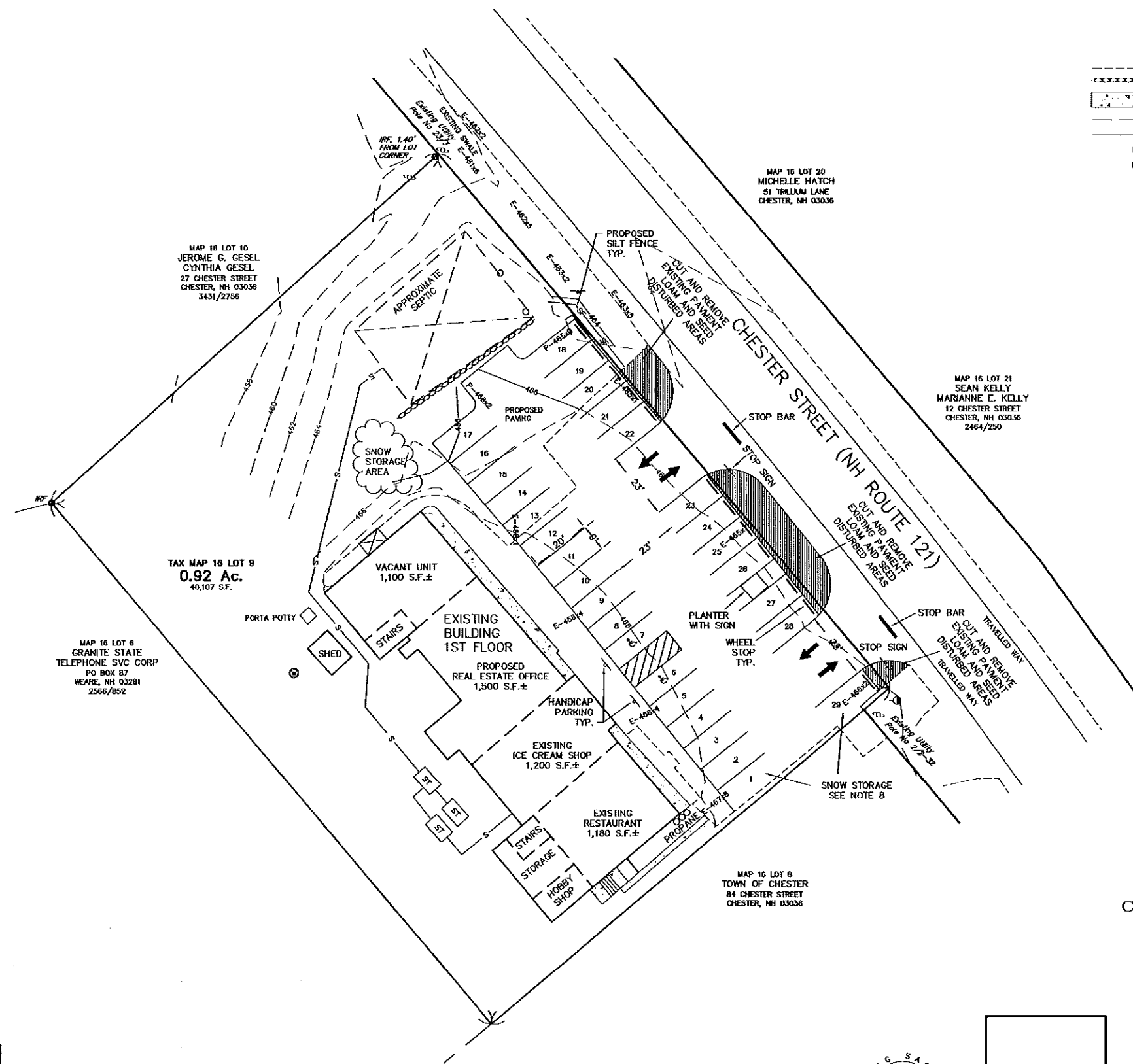
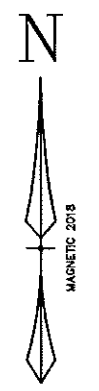
ERIC C. MITCHELL L.L.S. NO. 595 DATE

REV.	DATE	DESCRIPTION	BY
B	12/10/18	ADDRESS DUBOIS & KING REVIEW	C.M.
REVISIONS			



LEGEND

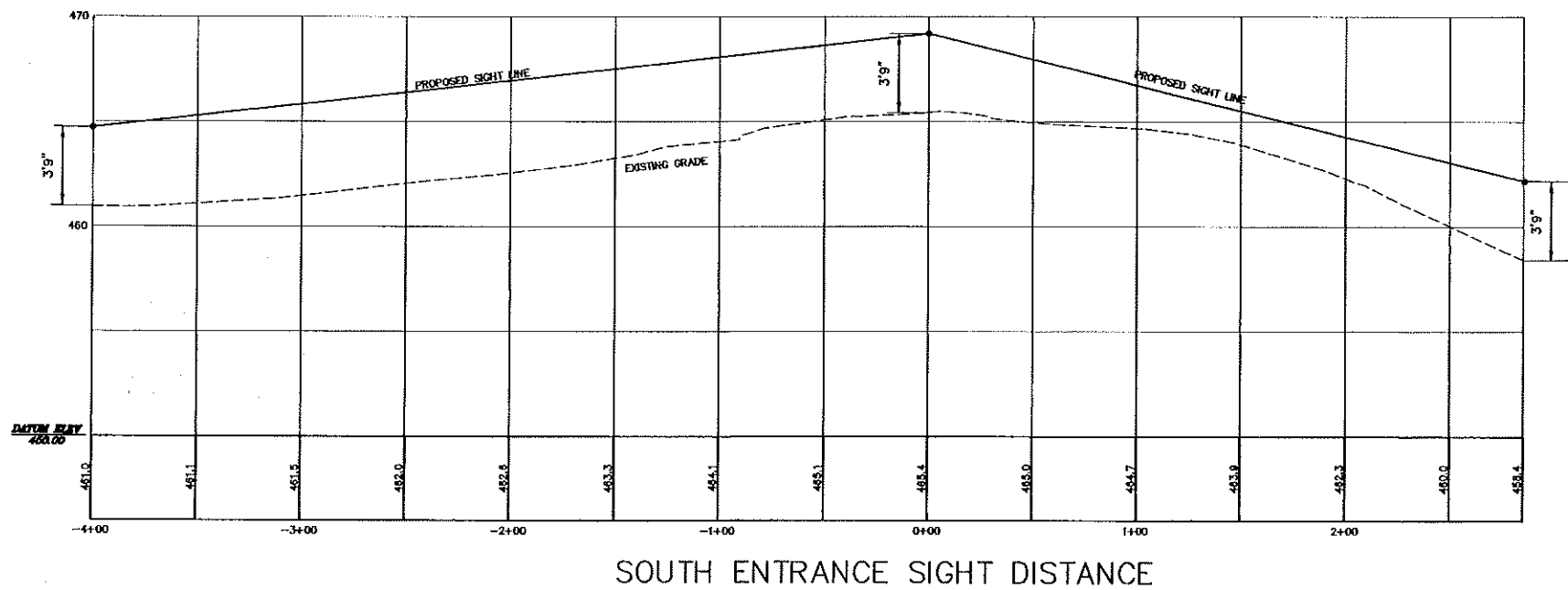
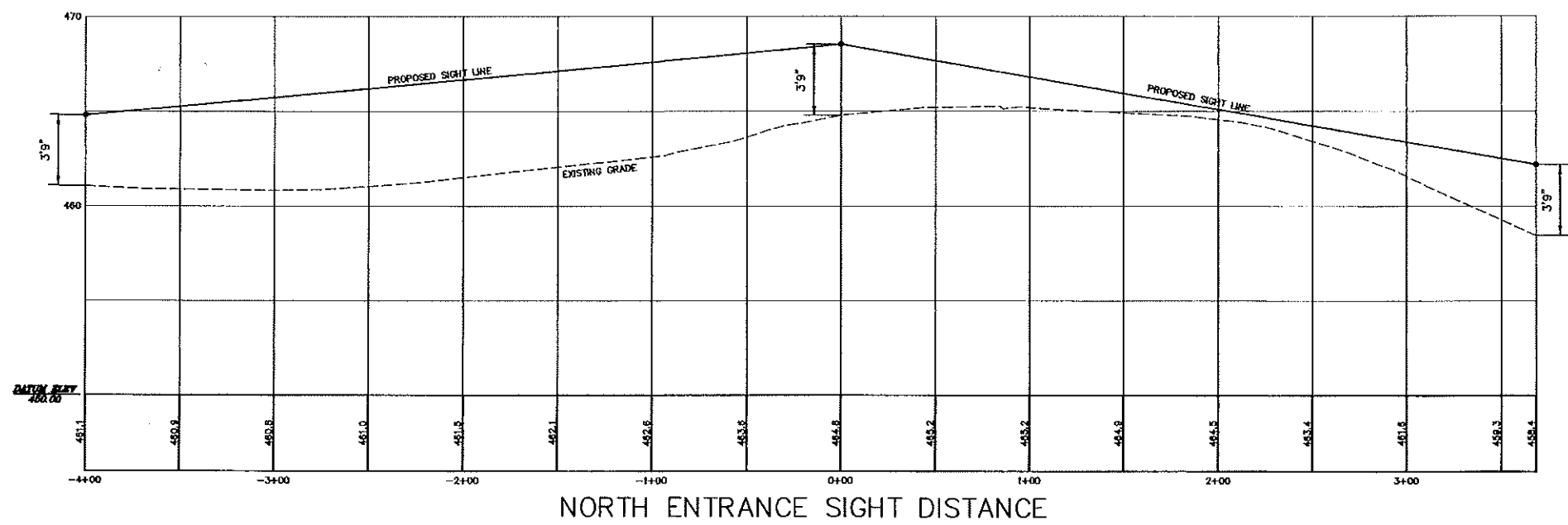
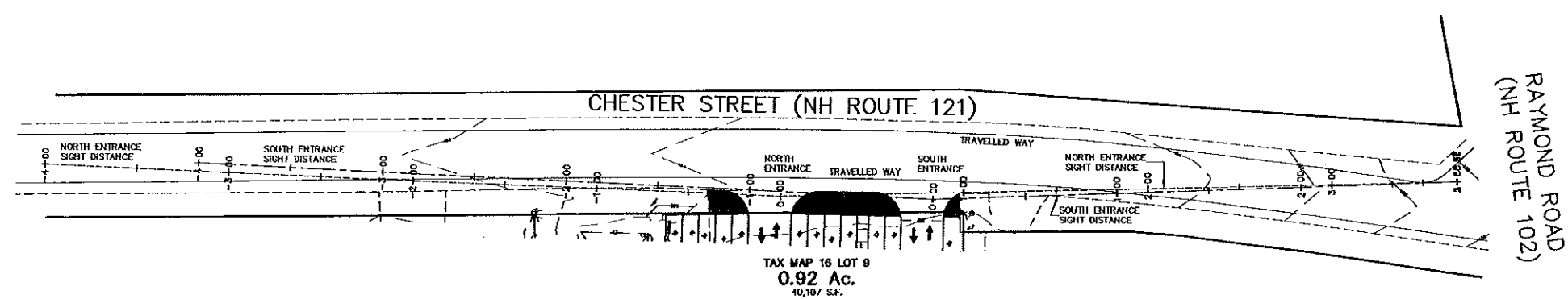
- IRF IRON ROD FOUND
- U.P. UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT
- STONE WALL
- CONCRETE
- 462 EXISTING CONTOUR
- S APPROXIMATE SEPTIC PIPE
- E-465x7 EXISTING SPOT SHOT
- P-466x2 PROPOSED SPOT SHOT



GRADING PLAN
TAX MAP 16 LOT 9
CHESTER STREET (NH ROUTE 121)
CHESTER, NH
OWNER OF RECORD:
FRANCIS GESEL REV. TRUST OF 2009
MARY GESEL, TRUSTEE
49 CHESTER STREET, CHESTER, NH 03036
(R.C.R.D. BOOK 5054 PAGE 1178)
AUGUST 29, 2018
SCALE: 1" = 20'
PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181
SHEET 3 OF 5

REV.	DATE	DESCRIPTION	BY
1	12/10/18	ADDRESS DUBOIS & KING REVIEW	CH1
REVISIONS			





REV.	DATE	DESCRIPTION	BY
B	12/10/18	ADDRESS DUBOIS & KING REVIEW	C.H.

REVISIONS

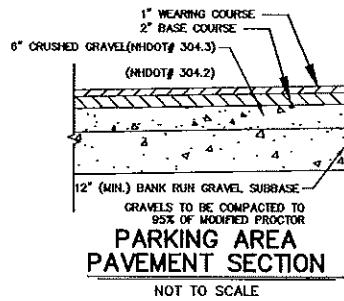
NHDOT SIGHT DISTANCE PLAN & PROFILE
TAX MAP 16 LOT 9
CHESTER STREET (NH ROUTE 121)
CHESTER, NH
OWNER OF RECORD:
FRANCIS GESEL REV. TRUST OF 2009
MARY GESEL, TRUSTEE
49 CHESTER STREET, CHESTER, NH 03036
(R.C.R.D. BOOK 5054 PAGE 1178)
AUGUST 29, 2018
SCALE: 1" = 40'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
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P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181
SHEET 4 OF 5
REV. C [DWG: D160070A] [FLD. BK/Pg: 549/42] [JOB NO. 18-07]

K:\GIS\121\12107\12107.dwg, SIGHT DISTANCE, 1/2018, 2:40:17 PM

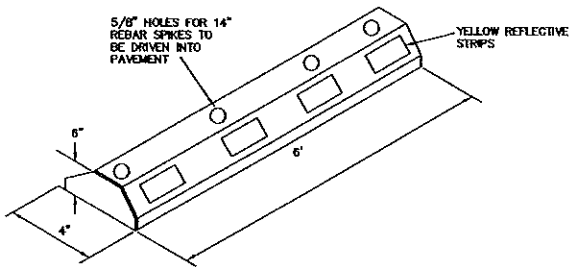
NOTES

- ALL ROADWAY CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE CHESTER SITE PLAN REGULATIONS.
- PROVIDE 4" SCREENED LOAM AND SEED (MIN.) ON ALL SIDE SLOPES UNLESS OTHERWISE NOTED.
- ALL LEDGE AND ROCK SHALL BE REMOVED TO 18" BELOW SUBGRADE. BACKFILL SHALL MEET GRAVEL SUBBASE SPECIFICATIONS.
- PARKING BASE SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR.



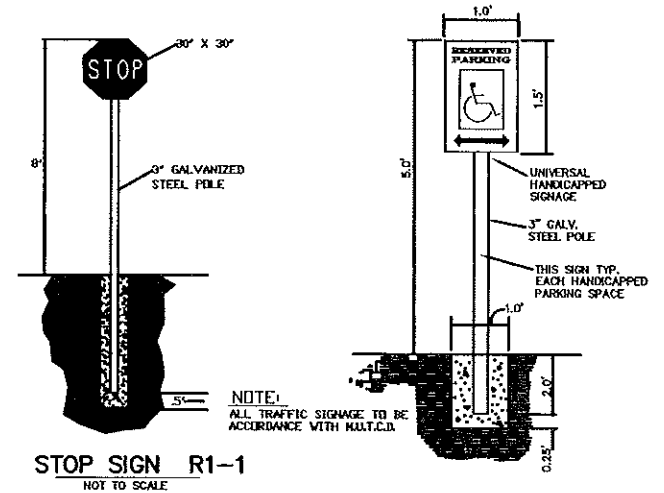
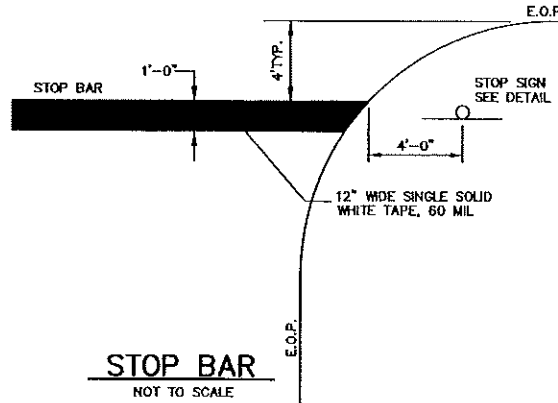
CONSTRUCTION SEQUENCES:

- PRIOR TO CONSTRUCTION INSTALL FABRIC SILTATION FENCING AS SHOWN
- CUT AND CLEAR ALL VEGETATION AND STUMPS FROM AREAS TO BE DISTURBED FOR THE CONSTRUCTION OF THE
- REMOVE TOPSOIL AND OTHER ORGANIC MATERIALS FROM AREAS TO BE DISTURBED. ALL SUCH TOPSOIL REMOVED SHALL BE STOCKPILED FOR LATER USE. ALL STOCKPILES SHALL BE SEEDING AND MULCHED TO PREVENT LOSS DUE TO EROSION, AND ENCLOSED WITH FABRIC SILT FENCE. WHEN CONSTRUCTION ACTIVITIES ARE TEMPORARILY CEASED FOR MORE THAN 21 DAYS, PERMANENTLY CEASED, OR SHUT DOWN FOR WINTER, THE CONTRACTOR SHALL LEAVE NO SLOPES STEEPER THAN 2:1 AND SHALL IMPLEMENT TEMPORARY LOAMING, SEEDING AND MULCHING. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN SUSPENDED OUTSIDE THE GROWING SEASON ALL EXPOSED SOIL SHALL BE STABILIZED BY MULCHING, AND ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NETTING & PINNING.
- SNOW CUT EXISTING PAVEMENT ALONG EDGES TO REMOVE BROKEN ASPHALT
- FINISH GRADING & PAVING. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS
- ALL PAVED AREAS TO BE COMPLETED BY NOVEMBER 15. ALL LANDSCAPED AREAS TO BE STABILIZED BY OCTOBER 15th.
- COMPLETE PERMANENT SEEDING AND MULCHING OF ALL DISTURBED AREAS. ALL TEMPORARY EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL A FULL VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL DISTURBED AREAS.
- SILT FENCES AND HAY BALE BARRIERS TO BE REMOVED ONCE THE SITE HAS STABILIZED.



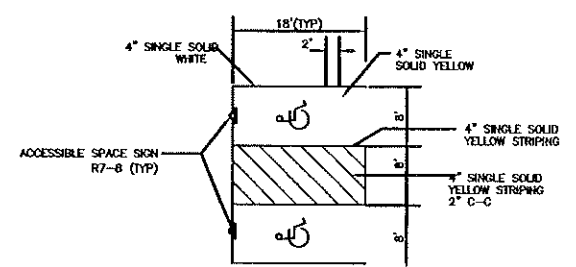
RUBBER WHEELSTOP

NOT TO SCALE
MADE OF 100% RECYCLED RUBBER
ROADTRAFFICSIGNS.COM SKU MODEL No. K2-1018 OR EQUIVALENT



STOP SIGN R1-1
NOT TO SCALE

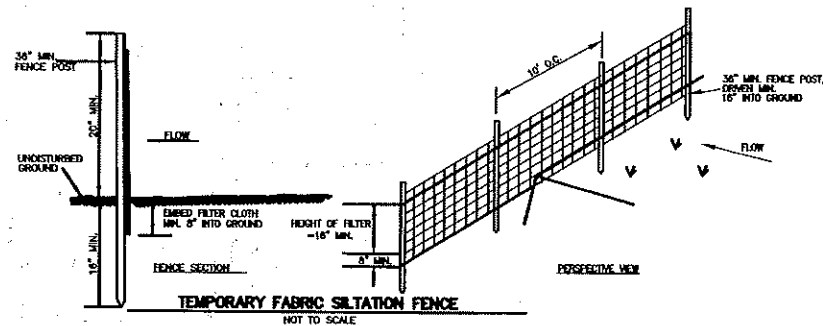
HANDICAP PARKING SIGN
NOT TO SCALE



VAN ACCESSIBLE PARKING PAVEMENT DETAIL
NOT TO SCALE

EROSION CONTROL NOTES

- ALL SILTATION FENCE SHALL BE ERECTED BEFORE THE START OF EARTHWORK OPERATIONS. SILTATION FENCE SHALL BE REMOVED UPON ACCEPTANCE OF THE PROJECT.
- THE INTENT OF THIS PROJECT IS TO CONTROL SEDIMENT DURING NEW CONSTRUCTION AND GRADING. ROADWAY EARTHWORKS AND ALL EXPOSED SURFACES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF WORK.
- IN ORDER TO PREVENT UNNECESSARY EROSION OF NEWLY GRADED ROAD SLOPES AND UNNECESSARY SILTATION OF DRAINAGEWAYS, THE CONTRACTOR SHALL PERFORM LOAMING, HYDROSEEDING AND MULCHING AS SOON AS HE HAS SATISFACTORILY COMPLETED A UNIT OR PORTION OF THE PROJECT, SUCH AS EMBANKMENTS OR CUTS, A SECTION OF PAVEMENT OR DRAINAGEWAYS.
- MULCHING, AND/OR TEMPORARY OR PERMANENT SEEDING IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3," DATED DEC. 2008, SHALL BE USED TO STABILIZE ALL DISTURBED AREAS. ALL AREAS AT FINAL GRADE WILL BE STABILIZED WITHIN 72 HOURS OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 4" OF SCREENED LOAM OR TOPSOIL AND HYDROSEED ALL DISTURBED UNPAVED SURFACES (AND SURFACES NOT DESIGNATED FOR GRAVEL OR MULCH) WITHIN THE LIMIT OF WORK.
- THE CONTRACTOR SHALL INSPECT, CLEAN AND PROPERLY MAINTAIN (INCLUDING RE-PLACING AS NECESSARY) ALL EROSION CONTROL MEASURES DAILY DURING THE PROJECT.
- NO DISTURBED AREA SHALL BE LEFT UNPROTECTED FROM EROSION FOR A PERIOD OF MORE THAN 45 DAYS. PROTECTION SHALL BE BY LOAMING, SEEDING, EROSION CONTROL, MATTING OR OTHER ACCEPTABLE METHODS.
- WINTERIZATION EFFORTS TO BE MADE TO ENSURE STABILIZATION OF DISTURBED AREA USING APPROPRIATE USE OF MATS AND BLANKETS, SEEDING AND MULCH. NO DISTURBED AREA SHALL BE LEFT UNPROTECTED FROM EROSION OVER THE WINTER SEASON. ALL AREAS NOT STABILIZED PRIOR TO THE WINTER SEASON TO BE PROTECTED BY EROSION CONTROL BLANKETS OR EQUIVALENT AND SEEDING WITH WINTER RYE OR OATS. THE WINTER SEASON IS HEREBY DEFINED AS THE PERIOD FROM OCT. 15 TO APRIL 1. THIS SHALL NOT RESTRICT WORK FROM TAKING PLACE OVER THE WINTER MONTHS, BUT THE CONTRACTOR/OWNER SHALL NOT ALLOW AN AREA GREATER THAN 5000 SF. TO BE LEFT UNPROTECTED.
- ALL STOCKPILES TO BE STABILIZED AND SURROUNDED BY SILT FENCE.
- NO MORE THAN 4.0 ACRES SHALL BE EXPOSED AT ANY ONE TIME.
- ALL DISTURBED AREAS TO BE SEEDING AND MULCHED WITHIN 5 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL CUTS AND FILLS TO BE SEEDING IMMEDIATELY.
- ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER 0.5" OF RAINFALL OR MORE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 65% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL (ROPMAP) HAS BEEN INSTALLED OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.



NOTES

- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

REV.	DATE	DESCRIPTION	BY
C	1/09/19	ADD NOTE TO RUBBER WHEELSTOP DETAIL	CJM
B	12/10/18	ADDRESS DUBOIS & KING REVIEW	CJM

REVISIONS

DETAILS
TAX MAP 16 LOT 9
CHESTER STREET (NH ROUTE 121)
CHESTER, NH

OWNER OF RECORD:
FRANCIS GESEL REV. TRUST OF 2009
MARY GESEL, TRUSTEE

49 CHESTER STREET, CHESTER, NH 03036
(R.C.R.D. BOOK 5054 PAGE 1178)

AUGUST 29, 2018

SCALE: 1" = 20'

PREPARED BY
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P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 5 OF 5

REV C DWS: D18007WA FLD. BK/PQ: 549/42 JOB NO. 18-07