

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.
 - A VARIANCE WAS GRANTED ON OCTOBER 20, 1999 TO PERMIT THE 3 APARTMENTS ON THE SECOND FLOOR.
 - 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 5.3.2 PERMITTED USES TO ALLOW THE PRE EXISTING NON CONFORMING HARDWARE STORE TO BE A REAL ESTATE OFFICE.
 - TO TABLE 1: TO PERMIT PROPOSED PARKING TO BE WITHIN THE 40 FOOT FRONT YARD SETBACK.
 - TO TABLE 1: MAXIMUM IMPERVIOUS SURFACE IN THE R1 DISTRICT IS 15%.
 - 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.
 - THE FOLLOWING WAIVERS 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:

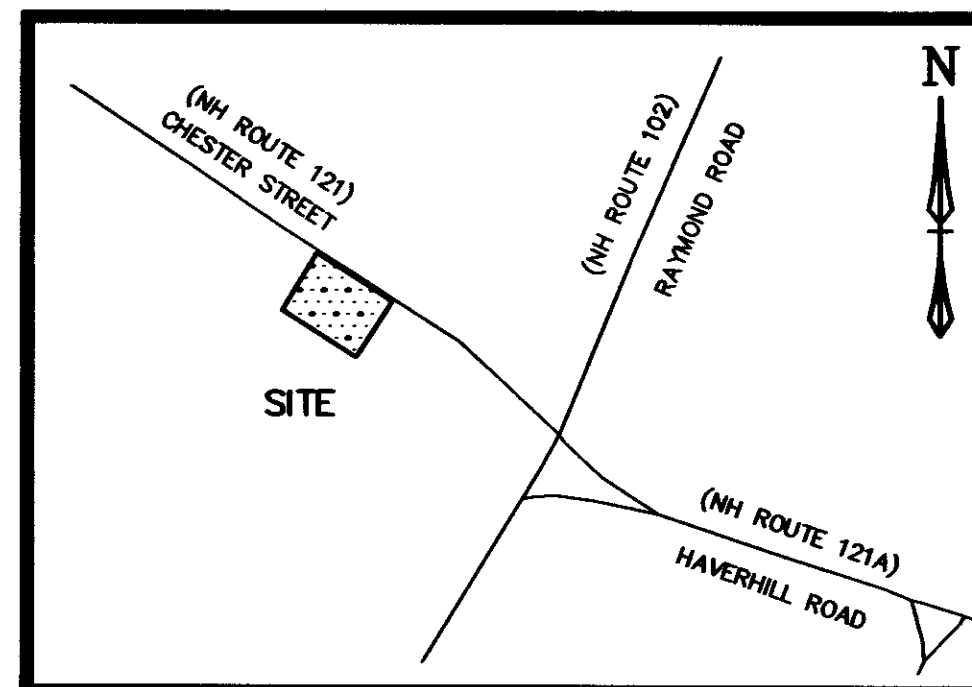
	MORNING	AFTERNOON
RESTAURANT: 35 SEATS @ 1 SPACE/ 3 SEATS 3 EMPLOYEES HOURS OF OPERATION 7:00 AM TO 1:00 PM	= 12 = 3	
ICE CREAM SHOP: 15 OUTSIDE SEATS @ 1 SPACE/ 3 SEATS 2 EMPLOYEES HOURS OF OPERATION 12:00 PM TO 9:00 PM	= 5 = 2	
REAL ESTATE OFFICE: 1500 S.F. 2 EMPLOYEES + 2 VISITORS	= 4	= 4
UNOCCUPIED 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.
- THIS PLAN SET CONTAINS A TOTAL OF 3 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.

LEGEND

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

SHEET INDEX

- | | |
|--------------|---------------------|
| SHEET 1 OF 3 | SITE PLAN |
| SHEET 2 OF 3 | EXISTING CONDITIONS |
| SHEET 3 OF 3 | GRADING PLAN |



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. THERRIAN 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. HAMPSTEAD 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

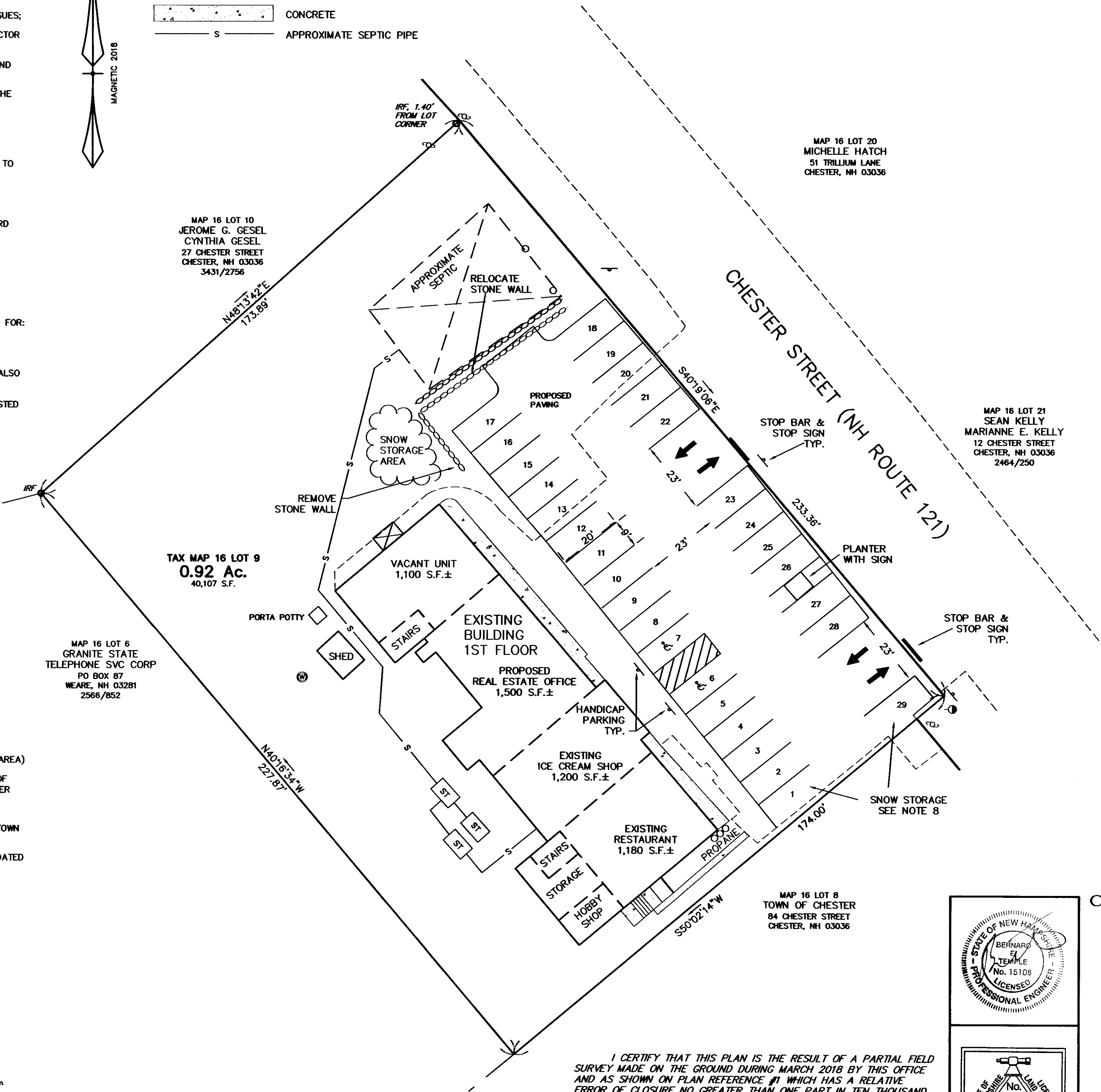
SCALE: 1" = 20'

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 3

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



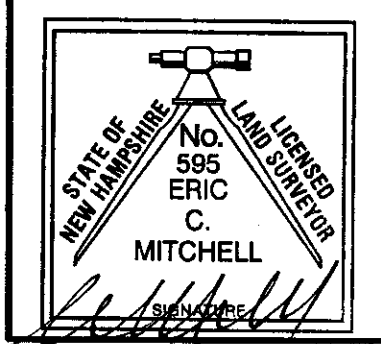
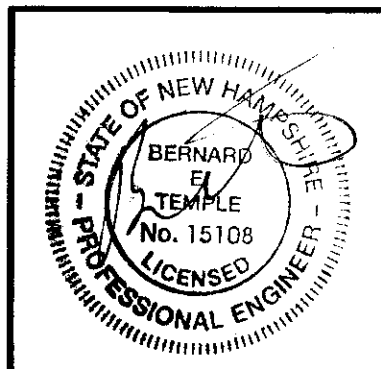
I CERTIFY THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING MARCH, 2018 BY THIS OFFICE AND AS SHOWN ON PLAN REFERENCE #1 WHICH HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

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

DATE

REV.	DATE	DESCRIPTION	BY

REVISIONS

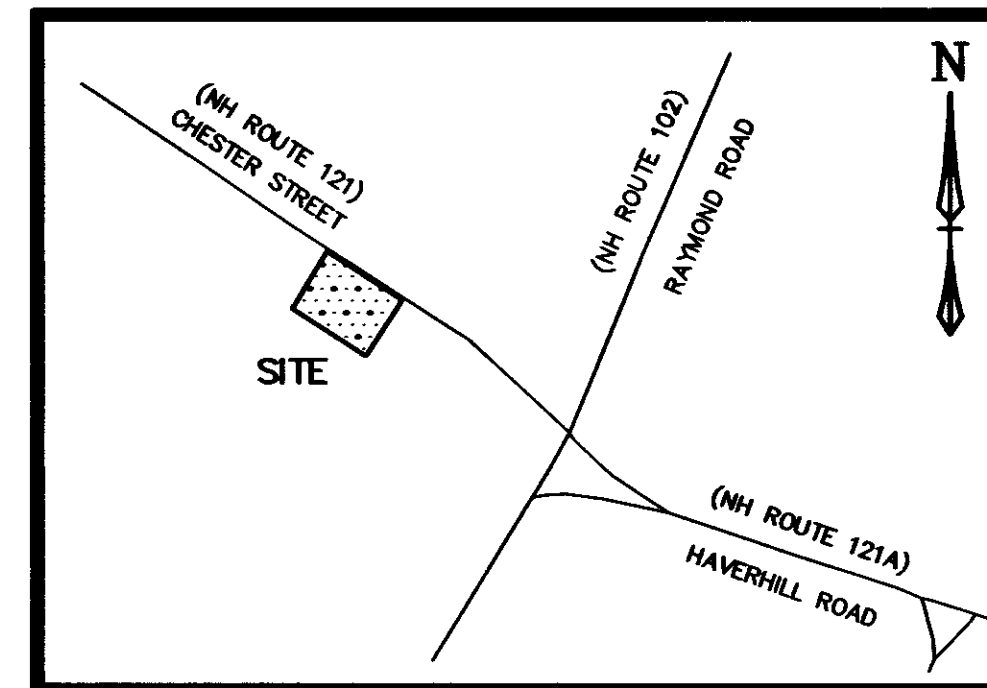


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LEGEND

- IRON ROD FOUND
- UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT
- STONE WALL
- CONCRETE
- 462
- EXISTING CONTOUR
- S
- APPROXIMATE SEPTIC PIPE

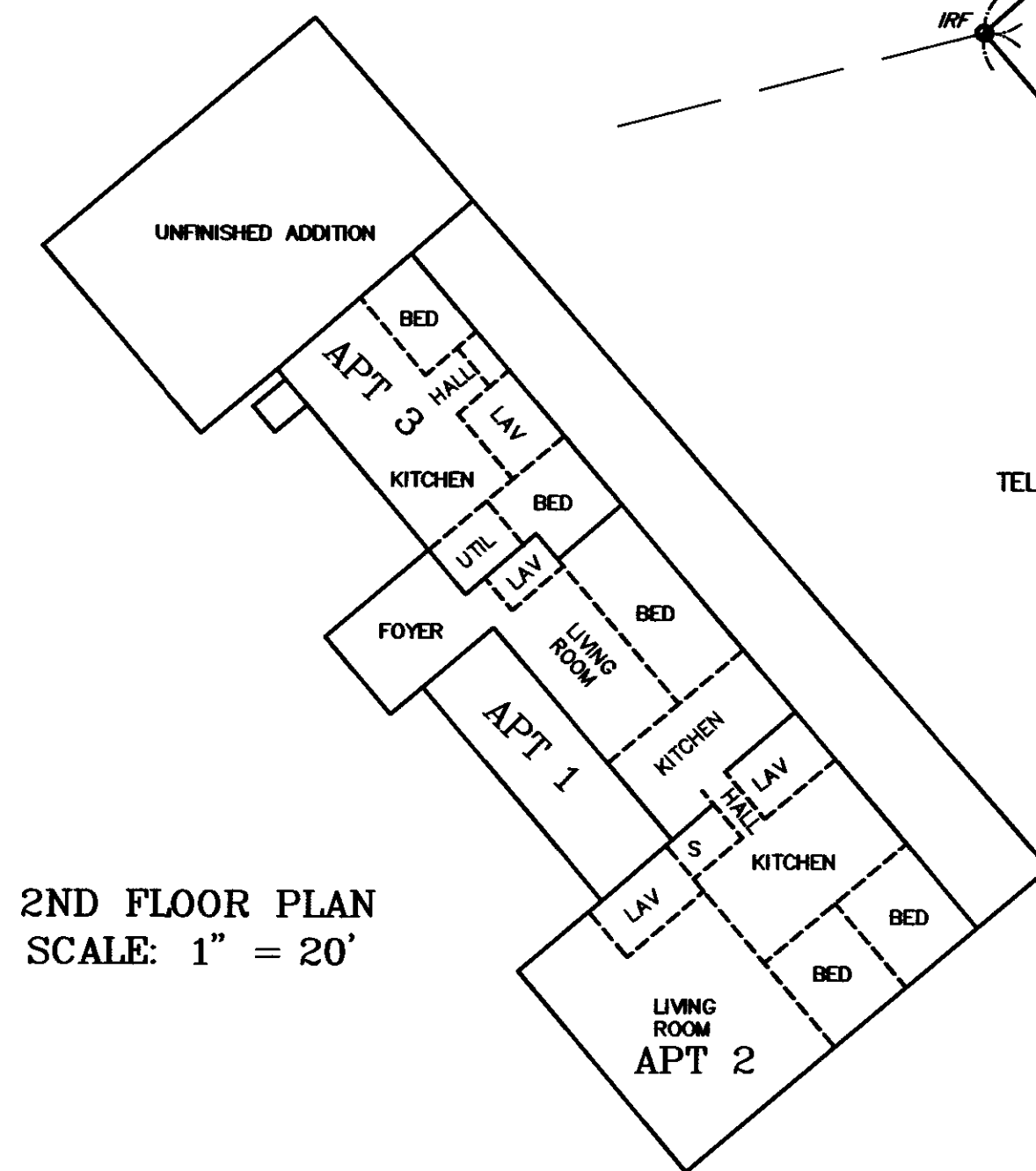


VICINITY PLAN

SCALE: 1" = 500'

N

MAGNETIC 2018



2ND FLOOR PLAN
SCALE: 1" = 20'

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
2566/852

PORTA POTTY

SHED

STAIRS

EXISTING BUILDING
1ST FLOOR

PROPOSED
REAL ESTATE OFFICE
1,500 S.F.±

1ST FLOOR PLAN

STAIRS

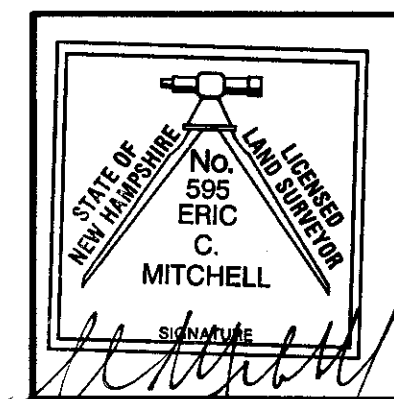
STORAGE

HOBBY SHOP

EXISTING
ICE CREAM SHOP
1,200 S.F.±

EXISTING
RESTAURANT
1,180 S.F.±

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



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

8/29/18
DATE

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

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SHEET 2 OF 3

REV: DWG: D18007WA FLD. BK/Pg: 549/42 JOB NO. 18-07

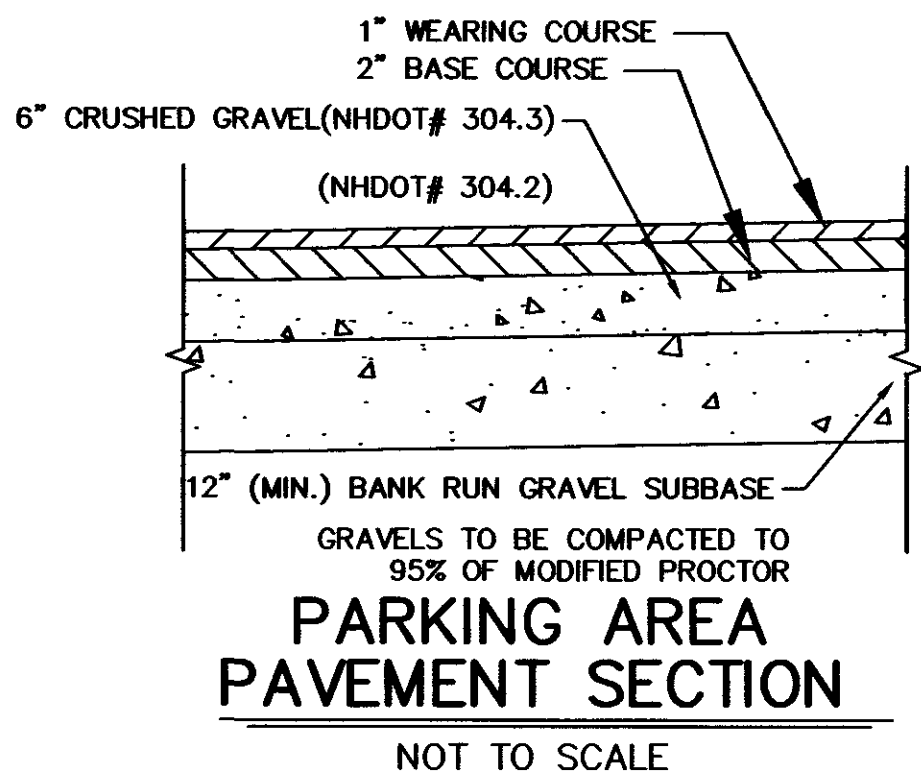
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REVISIONS			



CONSTRUCTION SEQUENCES:

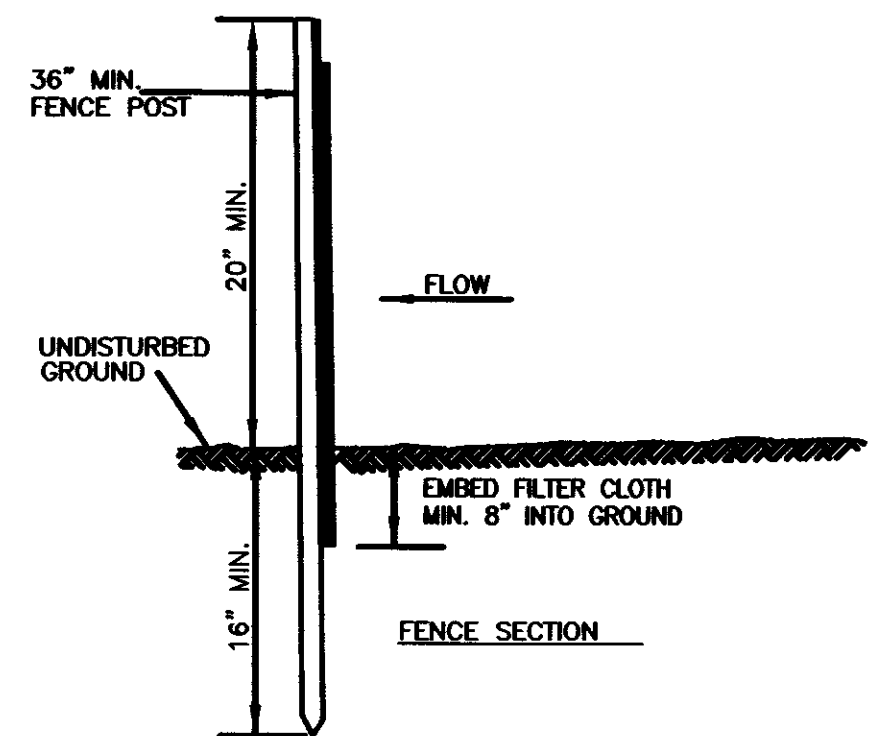
1. PRIOR TO CONSTRUCTION INSTALL FABRIC SILTATION FENCING AS SHOWN
2. CUT AND CLEAR ALL VEGETATION AND STUMPS FROM AREAS TO BE DISTURBED FOR THE CONSTRUCTION OF THE
3. REMOVE TOPSOIL AND OTHER ORGANIC MATERIALS FROM AREAS TO BE DISTURBED. ALL SUCH TOPSOIL REMOVED SHALL BE STOCKPILED FOR LATER USE. ALL STOCKPILES SHALL BE SEEDED 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.

4. SAW CUT EXISTING PAVEMENT ALONG EDGES TO REMOVE BROKEN ASPHALT
5. FINISH GRADING & PAVING. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS
6. ALL PAVED AREAS TO BE COMPLETED BY NOVEMBER 15. ALL LANDSCAPED AREAS TO BE STABILIZED BY OCTOBER 15th.
7. 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.
8. SILT FENCES AND HAY BALE BARRIERS TO BE REMOVED ONCE THE SITE HAS STABILIZED.



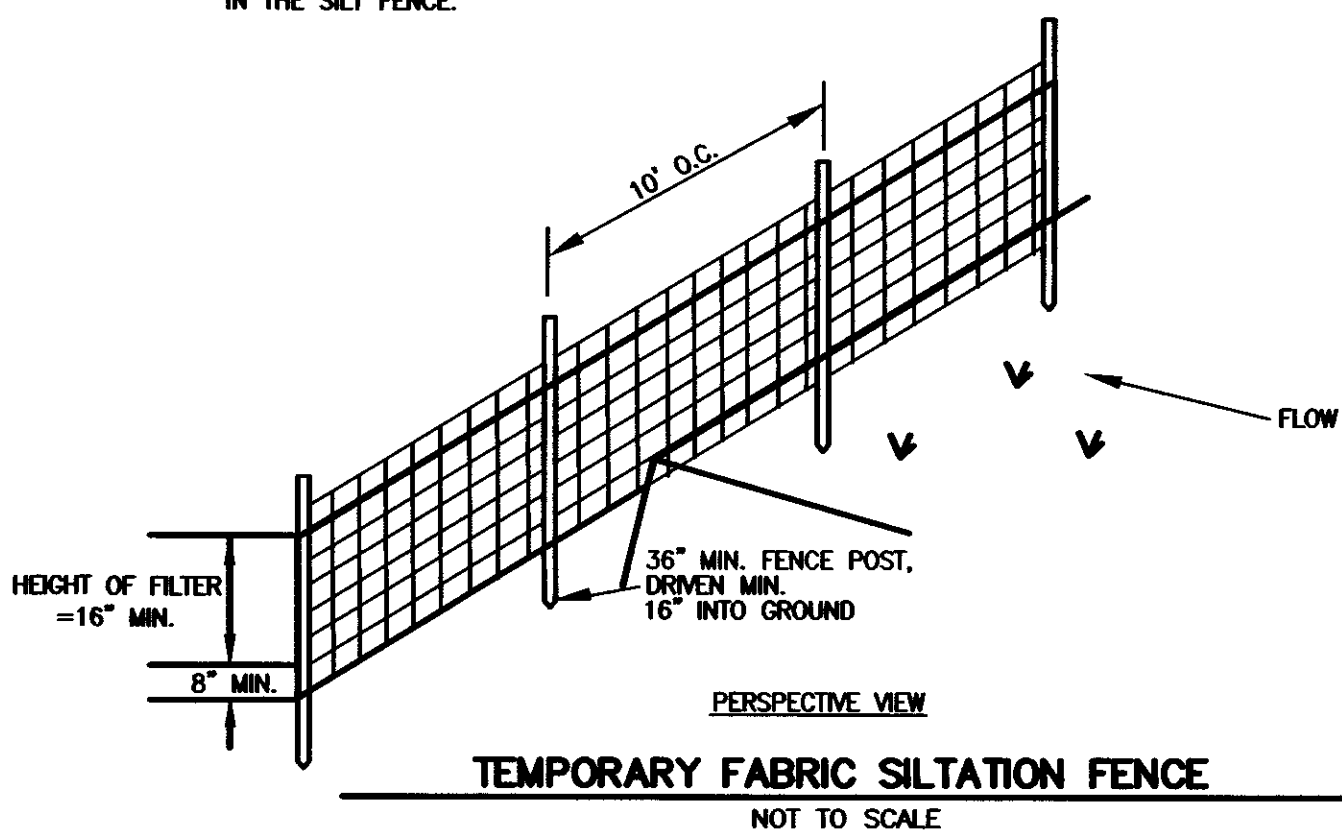
NOTES

1. 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.
2. PROVIDE 4" SCREENED LOAM AND SEED (MIN.) ON ALL SIDE SLOPES UNLESS OTHERWISE NOTED.
3. ALL LEDGE AND ROCK SHALL BE REMOVED TO 18" BELOW SUBGRADE. BACKFILL SHALL MEET GRAVEL SUBBASE SPECIFICATIONS.
4. PARKING BASE SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR.



NOTES:

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



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

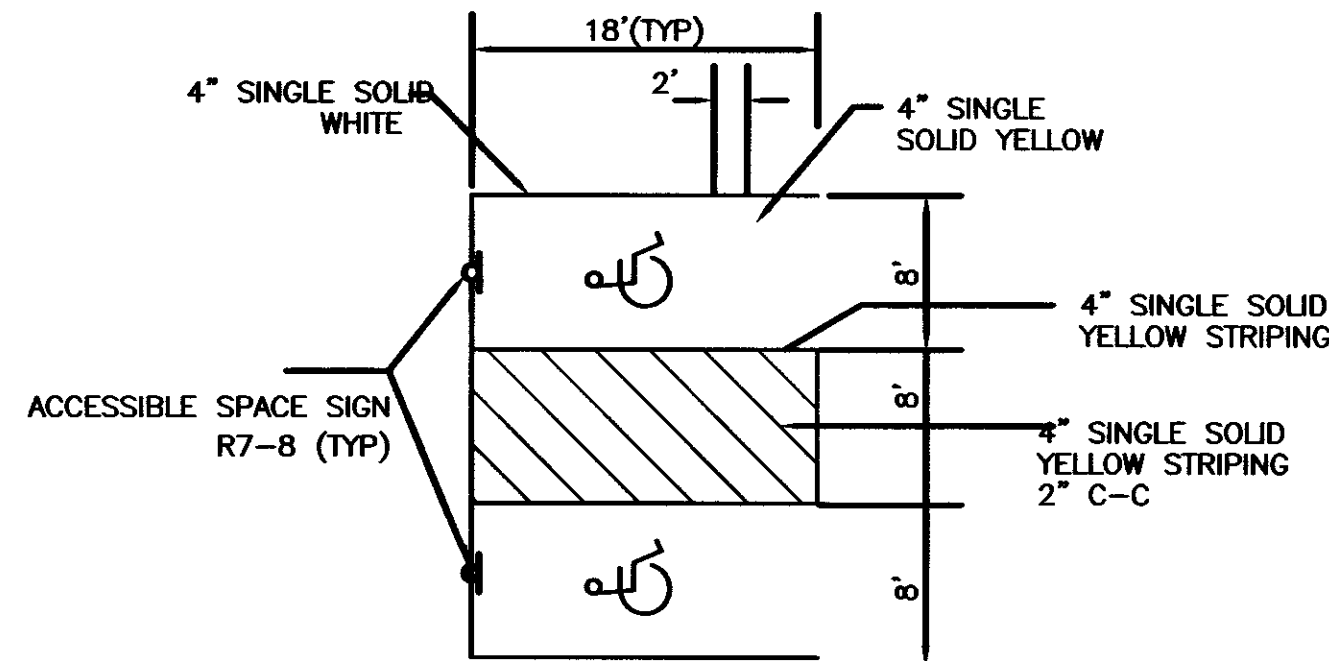
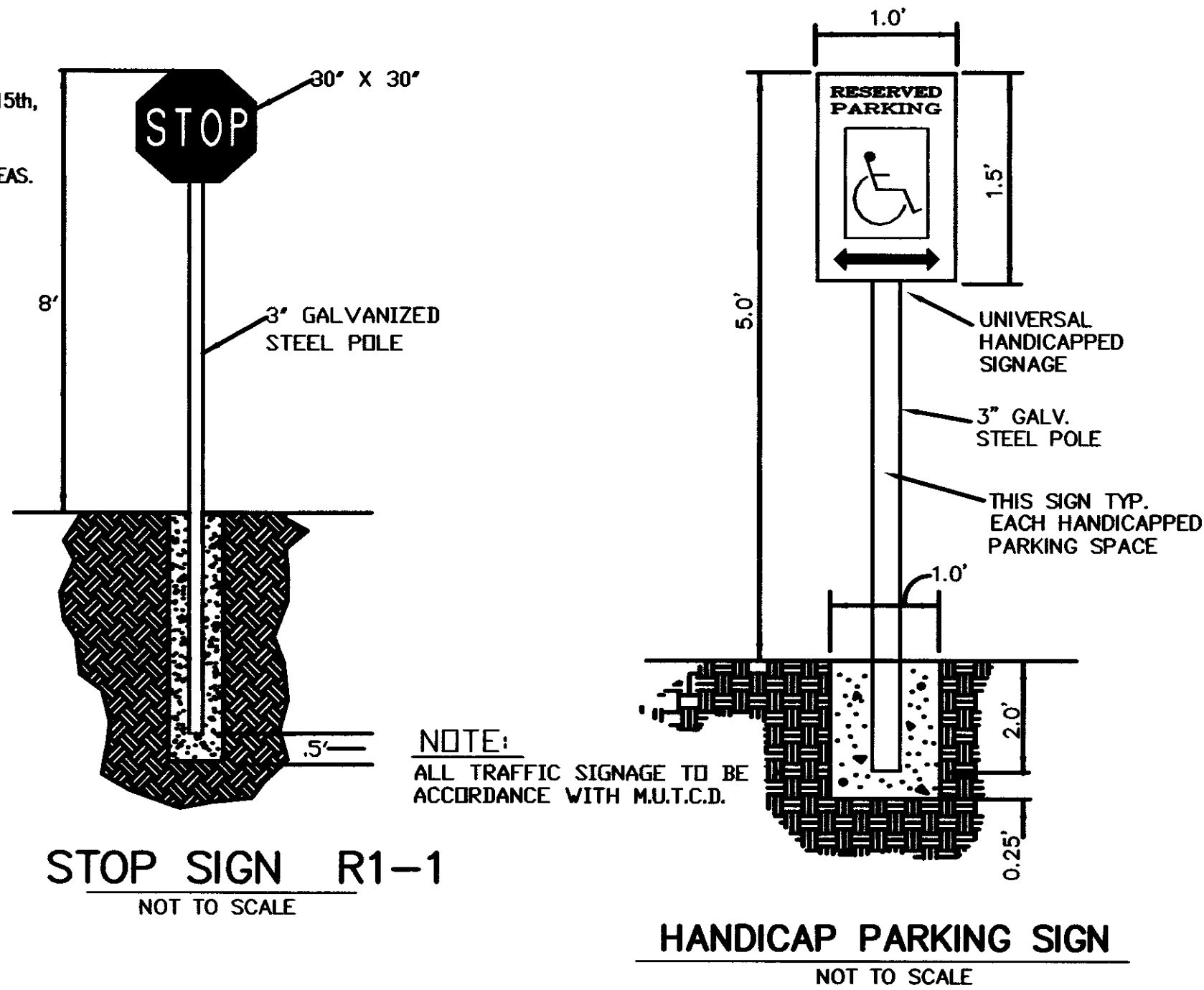
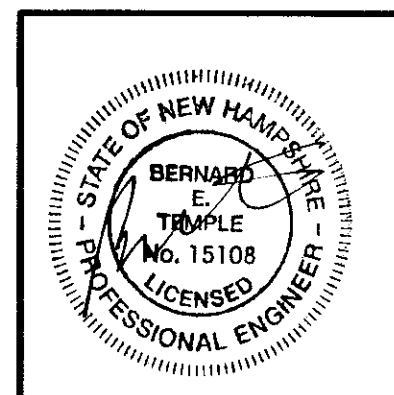
TAX MAP 16 LOT 9
0.92 Ac.
40,107 S.F.

MAP 16 LOT 6
GRANITE STATE
TELEPHONE SVC CORP
PO BOX 87
WEARE, NH 03281
2566/852

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



REV.	DATE	DESCRIPTION	BY
REVISIONS			

GRADING PLAN
TAX MAP 16 LOT 9
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SHEET 3 OF 3

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