

LOCUS
(NOT TO SCALE)

SURVEYOR'S NOTES:

- A reciprocal access and parking easement has been created over the entire Parcel shown as (MAP 37 LOT # 74) to benefit the ownership of the Parcel shown as (MAP 37 LOT # 82) for the purpose of creating a Parking lot, where the existing house and existing garage would be razed. This reciprocal access and parking easement has been recorded at the Rockingham Registry of Deeds under Deed Book: 6439 - Page: 161
- The excess snow accumulation should be removed off-site as necessary to maintain adequate parking.

PETITIONED WAIVERS TO THE BOARD:

- 1) Proposed waiver for shade trees along street lines.
- 2) Proposed waiver for green space to be less than 1/3 of the total lot area.
- Existing total lots area = 15,093 S.F.
- Proposed green space area = 2,146 S.F.
- 3) Proposed waiver for a curb cut located less than 75 ft. from the next street intersection.
- 4) Proposed waiver for a dumpster location to be at a distance less than 25 ft. from the lot lines.
- 5) Proposed waiver for parking stalls for being created as (9' x 18') instead of being (9' x 20') and shown at a distance less than 15 ft. from the lot lines
- 6) Proposed waiver for the number of parking stalls for not meeting the building square footage requirements. (See Parking Requirements chart for details)

LEGEND

- Water Valve
- Gas Valve
- ⊙ Hydrant
- Catch Basin
- ⊙ Sewer Manhole
- Sewer Line
- Water Main
- Gas Line
- +104.50 Existing Spot Elevation
- +104.50 Proposed Elevation
- ⊙ Proposed Catch Basin
- ⊙ Proposed Drain MH
- ⊙ Proposed Detention System
- ⊙ Proposed Landscape
- ⊙ Proposed Parking Stall
- Proposed Fence
- Proposed Sign

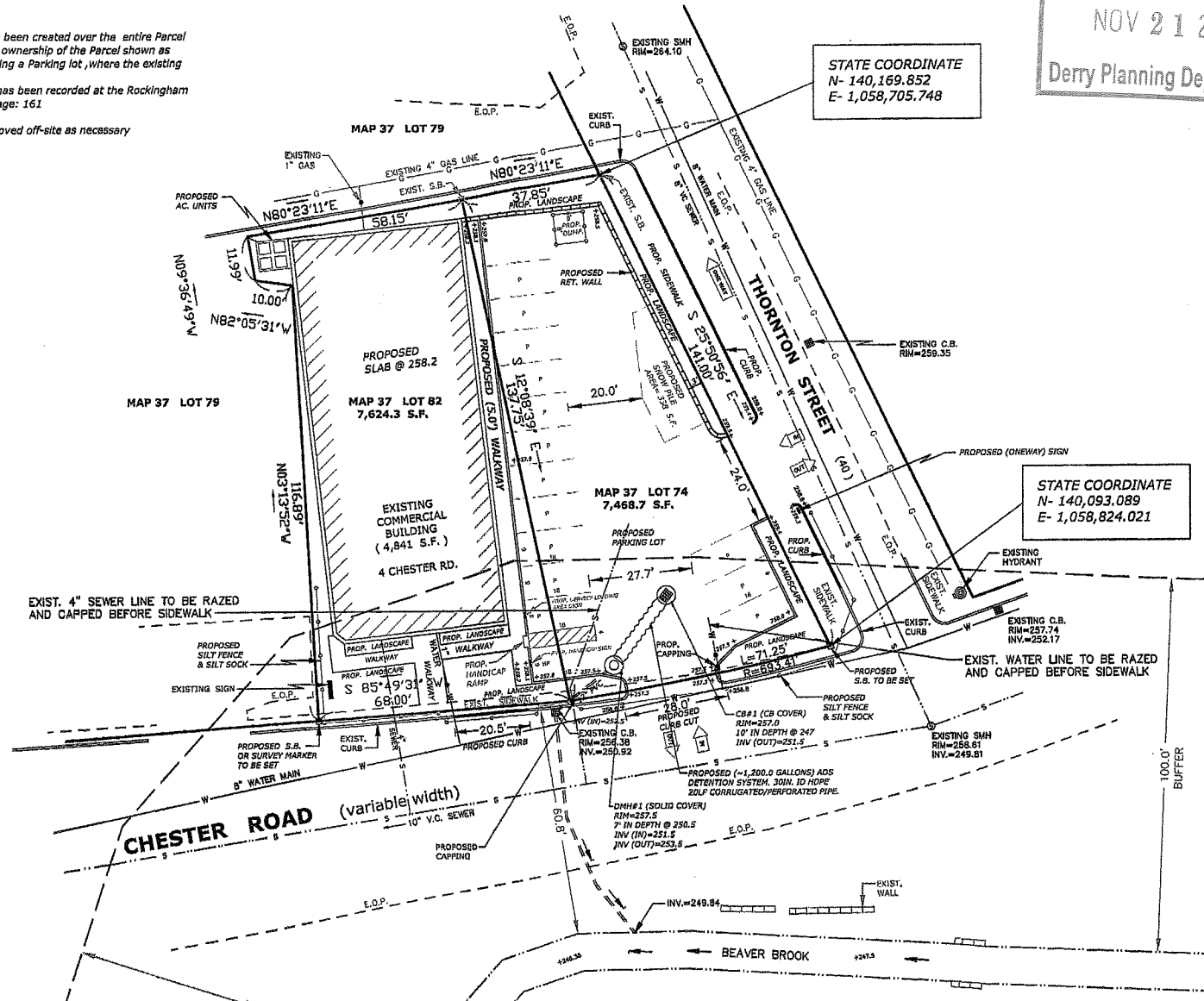
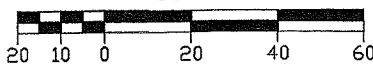
PARKING REQUIREMENTS				
	REQUIRED	AREA	EMPLOYEES	REQUIRED SPACES
UNIT-1 (REST.-TAKE OUT)	1 SPACE PER EMPLOYEE	1,550 S.F.	6	31
UNIT-2 (RETAIL)	1 SPACE PER 300 S.F.	800 S.F.		3
UNIT-3 (RETAIL)	1 SPACE PER 300 S.F.	800 S.F.		3
UNIT-4 (RETAIL)	1 SPACE PER 300 S.F.	830 S.F.		3

TOTAL REQUIRED PARKING SPACES: 40 (TOTAL PROPOSED PARKING SPACES: 15)

The full set of project plans is on file at the Derry Planning Department

SHEET 1 of 4 (SITE PLAN)
SHEET 2 of 4 (GRADING, LANDSCAPE & STONEWALL)
SHEET 3 of 4 (DRAINAGE)
SHEET 4 of 4 (SPECS)
SHEET 1 of 1 (Plan of Parking Easement to be recorded upon approval)

GRAPHIC SCALE



SURVEYOR'S NOTES:

1. PRESENT ZONING: GC
MINIMUM LOT AREA: 30,000 S.F.
MINIMUM LOT FRONTAGE: 125'
SETBACKS
FRONT: 35'
SIDE: 20'
REAR: 20'
2. PRIOR TO ANY CONSTRUCTION; ALL UTILITIES SERVICING THE EXISTING HOUSE TO BE RAZED, MUST BE TURNED OFF AND CAPED (CAPPING LOCATION IS SHOWN ON THE PLAN)
3. THERE IS NO GAS LINE SERVICING THE HOUSE TO BE RAZED.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUBSURFACE STRUCTURES AND UTILITIES AND CONTACT "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATIONS.
5. THE PROPOSED PARKING LOT CONSTRUCTION FALLS BEYOND THE 100' BUFFER OF A RIVER BANK AND DOES NOT BORDER ANY VEGETATED WETLAND.
6. THE LOCATION OF THE BUILDING(S) ON THE ABOVE PROPERTIES DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DELINEATED ON A PLAN FOR THE COMMUNITY PANEL NUMBER 330 15C 0343 E (FOR DERRY, NH) BY THE FEDERAL DEPARTMENT OF URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION. MAP REVISED DATE: MAY 17, 2005.

RECEIVED
NOV 21 2022
Derry Planning Department

1. ZONING DISTRICT: GC
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED PARKING LOT
3. THIS PLAN IS BASED ON AN "ON GROUND SURVEY."
Existing conditions survey was performed (on February 5, 2021) by:
JAMES M. LAVELLE ASSOCIATES
2 Starwood Drive
Hampstead, NH 03841
- Datum used: NAVD 88
- Survey Closure: "I hereby certify that the fieldwork done for the preparation of this Plan had an Error of Closure no greater than 1 in 10,000."
4. REFERENCES USED:
- Owner of record: Tax Map # 37 - Lot # 82
4 Chester Road L.L.C.
4 Chester Road
Derry, NH 03038
Deed Book: 5754 - Page: 0331
- Owner of record: Tax Map # 37 - Lot # 74
Dennis Basher
6 Chester Road
Derry, NH 03038
Deed Book: 6361 - Page: 34
- See Plan # D-42609
- See also Plan # C-14745
(Recorded at the Rockingham County Registry of Deeds)
5. Chester Street Drainage & Sewer Plan was obtained from the Derry, NH, Engineering Department

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE	DATE
FIRE	DATE
PUBLIC WORKS	DATE
CODE ENFORCEMENT	DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY:

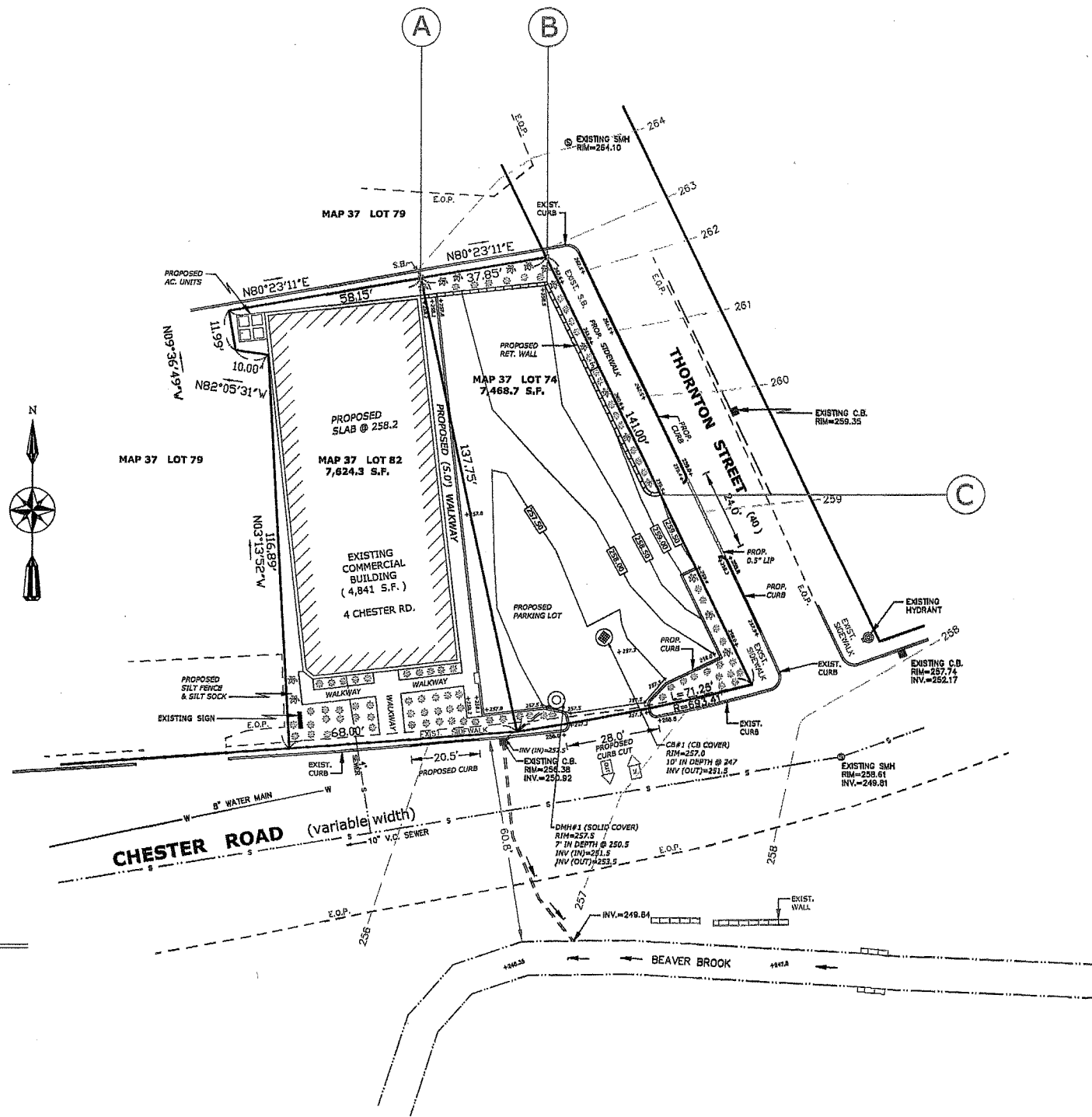
CHAIRMAN	DATE
SECRETARY	DATE



REVISIONS	BY	DATE	DESCRIPTION
MA	10/24/22		Revision based on TRC comments

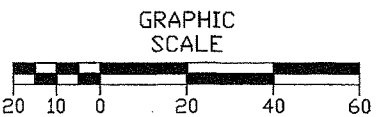
SITE PLAN
Showing a proposed parking lot
4 - 6 Chester Road, Derry, NH.
TAX MAP # 37 (LOT # 74 & LOT # 83)

SCALE: 1" = 20'	DATE: October 24, 2022
PREPARED FOR: 4 Chester Road, LLC 4 Chester Road Derry, NH 03038 Tel: 603-235-1983	PREPARED BY: ASHKAR ENGINEERING 70 Washington Street, Suite 306 Haverhill, MA 01832 ph: (978) 914-6527 fax: (978) 914-6528 ashkarengineering@live.com
PLAN No. 21-08-30	SITE PLAN SHEET 1 of 4



LEGEND

- Water Valve
- Gas Valve
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- Catch Basin
- ⊙ Sewer Manhole
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- +104.50 Existing Spot Elevation
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- Proposed Detention System
- ⊙ Proposed Landscape
- P Proposed Parking Stall
- Proposed Fence
- Proposed Sign
- 258.50 Proposed GRADE

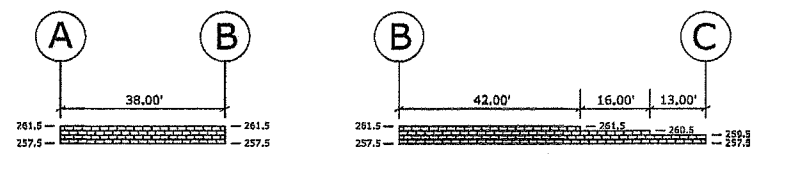


LANDSCAPE DETAILS

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
PERENNIALS					
RF	X	RUDBECKIA FULGIDA	BLACK EYED SUSAN	#2 POT	
SHRUBS					
RH	16	P.M RHODODENDRON	RHODODENDRON	1-2 FT.	

RETAINING WALL DETAILS

Horizontal Scale : 1" = 20 ft.
Vertical Scale : 1/16" = 1.0 ft.



NOTE:
The location of the building(s) on the above property does NOT lie within the Flood Hazard Area as delineated on a plan for the community Panel # 330 15C 0343 E. (for Derry, NH) by the Federal Department of Urban Development, Federal Insurance Administration dated: 5/17/ 2005.



REVISIONS	BY	DATE	DESCRIPTION

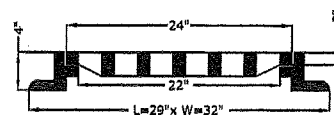
GRADING & LANDSCAPE PLAN
Showing a proposed parking lot
4 - 6 Chester Road, Derry, NH.
TAX MAP # 37 (LOT # 74 & LOT # 83)

SCALE: 1" = 20' **DATE: October 24, 2022**

PREPARED FOR:
4 Chester Road, LLC
4 Chester Road
Derry, NH 03038
Tel: 603-235-1983

PREPARED BY:
ASHKAR ENGINEERING
70 Washington Street, Suite 305
Haverhill, MA 01832
ph: (978) 914-6527
fax: (978) 914-6528
ashkarengineering@live.com

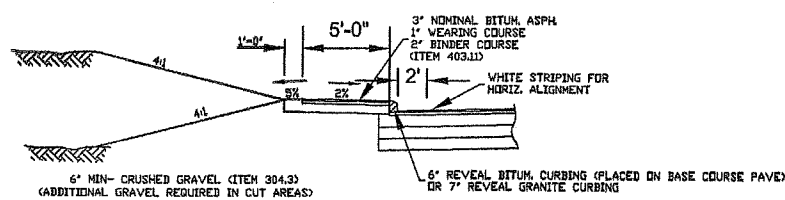
PLAN No. 21-08-30 Drainage Plan SHEET 2 of 4



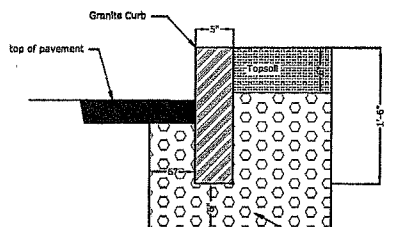
Make: LEBARON Frame Model: LF244 3 Flange
Grate Model: 65172

Specifications:
- Nonrocking grate
- 2" square opening pattern on grate
- Gray cast iron meets ASTM A48 Class 30
- H-20 load rated
- Weight : Frame 205 lbs.; Grate 185 lbs.

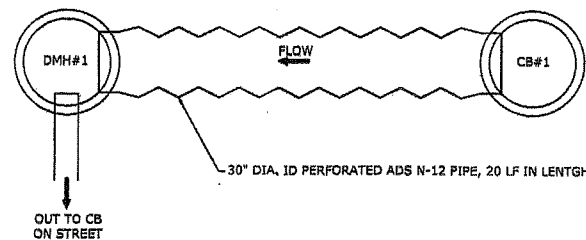
CATCH BASIN FRAME & GRATE DETAIL
(NOT TO SCALE)



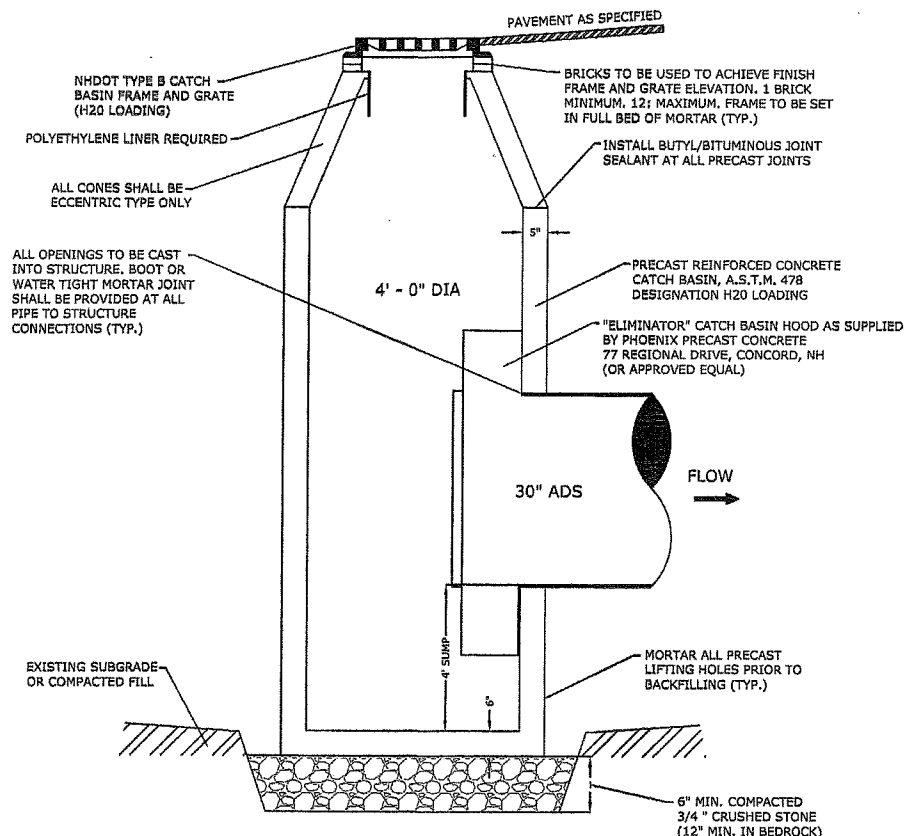
SIDEWALK DETAIL
(NOT TO SCALE)



GRANITE CURB
(NOT TO SCALE)



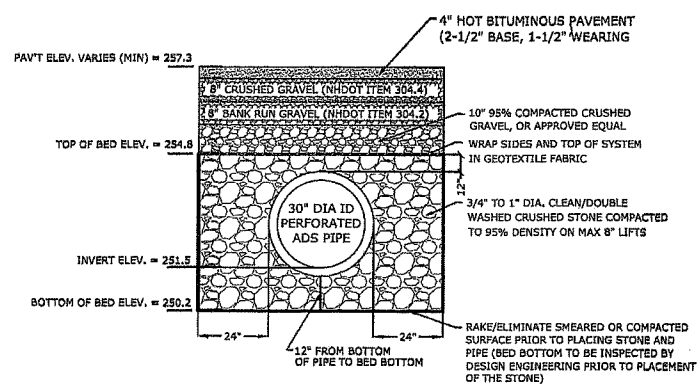
TYPICAL ADS RECHARGE BASIN LAYOUT
(NOT TO SCALE)



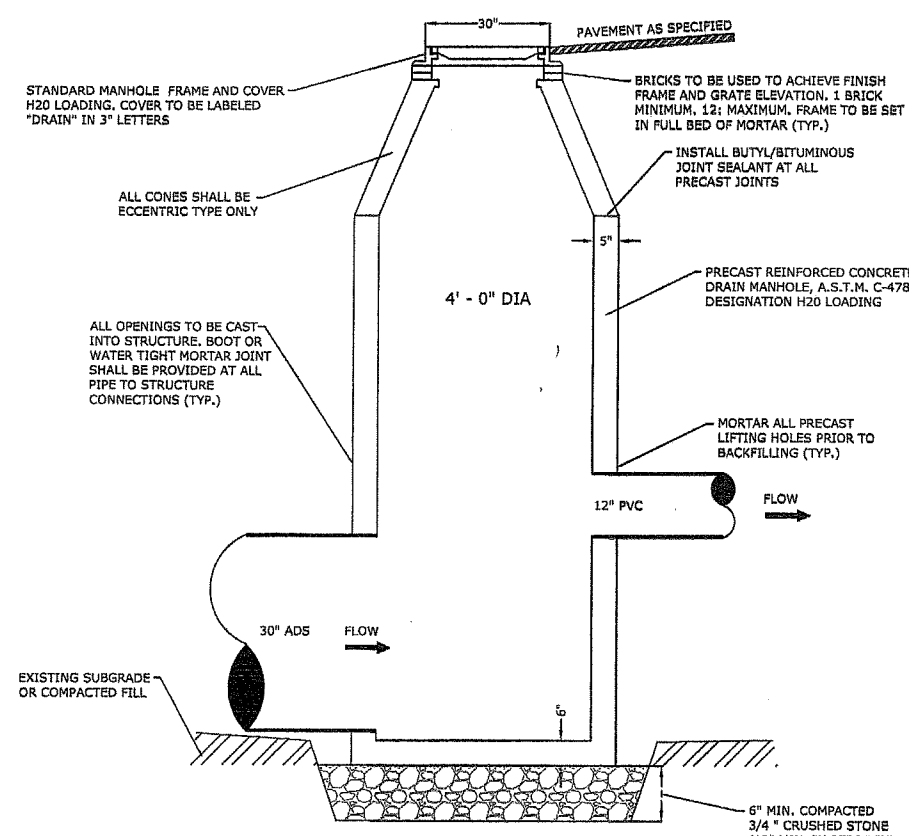
CATCH BASIN NOTES:

1. MINIMUM PIPE DROP (INLET TO OUTLET) SHALL BE 3" UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
2. ALL BOOTS, GASKETS, AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

CATCH BASIN DETAIL
(NOT TO SCALE)



ADS RECHARGE BASIN DRAINAGE DETAILS
(NOT TO SCALE)



DRAIN MANHOLE NOTES:

1. MINIMUM PIPE DROP (INLET TO OUTLET) SHALL BE 3" UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
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DRAINAGE MANHOLE DETAIL
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INSTALLATION NOTES:

BED PREPARATION:

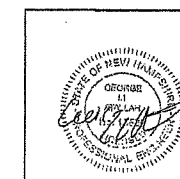
1. EXCAVATE EARTH TO A WIDTH AND LENGTH SUFFICIENT TO ACCOMMODATE THE PIPE LENGTH AND SPACING PLUS 2.0 FEET AROUND THE PERIMETER OF THE BED.
2. THE BOTTOM OF THE BED SHALL BE SET AT THE ELEVATION SHOWN ON THE PLANS (BED BOTTOM ELEV. = 250.2) AND SHALL BE LAID LEVEL.
3. BASIN FLOORS ARE TO BE DEEPLY TILLED TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG PRIOR TO INSTALLATION OF CRUSHED STONE. BED BOTTOM TO BE INSPECTED BY DESIGN ENGINEER PRIOR TO NOTE 4.
4. INSTALL 12 INCHES OF CRUSHED STONE FOR LEVEL SURFACE TO BEGIN SETTING PIPE.

PIPE INSTALLATION:

1. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 "UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" AND MANUFACTURER RECOMMENDATIONS.

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(SPECS) PLAN
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