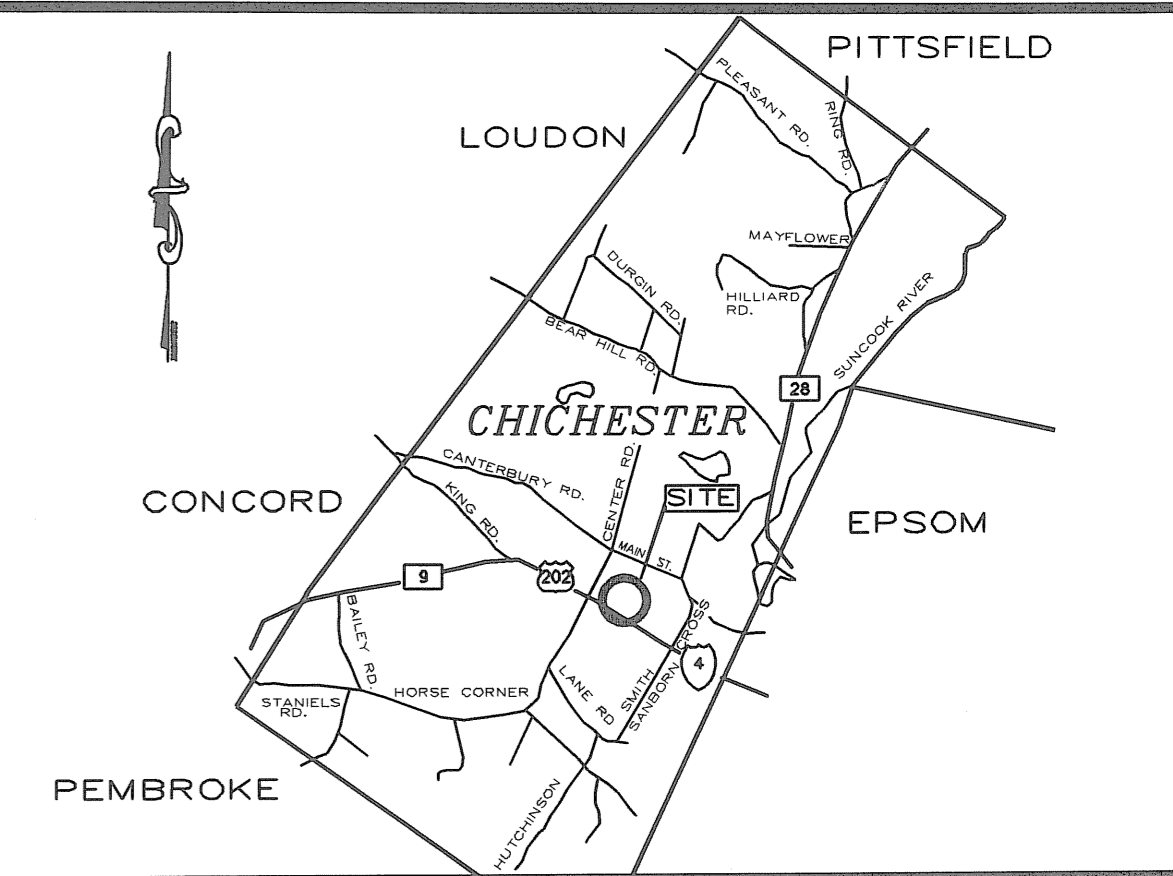


CHICHESTER COMMONS

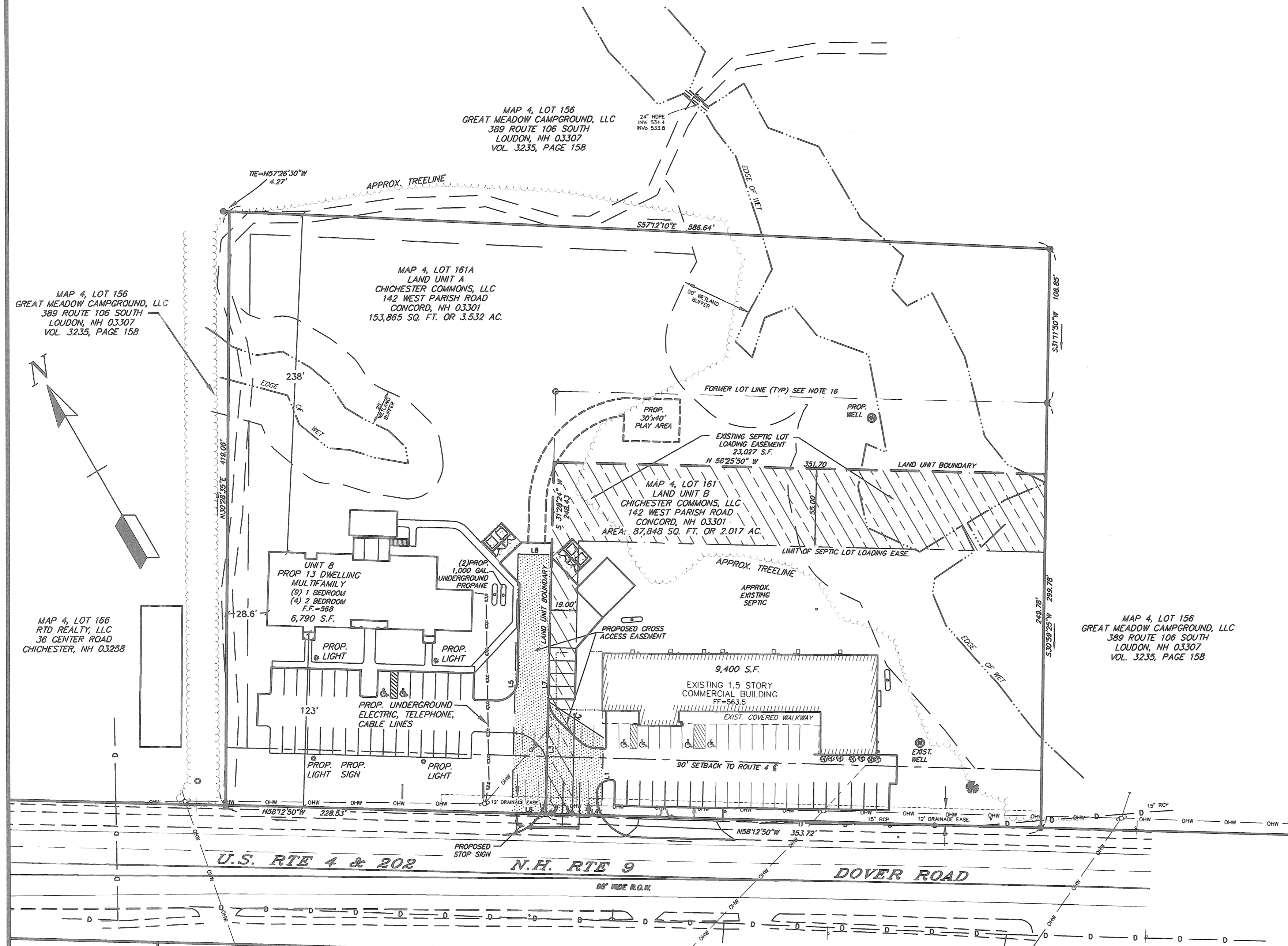
CONDOMINIUM SUBDIVISION / SITE PLAN

114 DOVER ROAD
CHICHESTER, NH 03258

PLAN INDEX	SHEET NO
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
CONDOMINIUM SUBDIVISION/SITE PLAN	3
GRADING PLANS	4-5
UTILITY PLAN	6
NHDOT CURBCUT PLAN	7
SEPTIC SYSTEM	8-9
LANDSCAPE PLAN	10
DETAIL SHEETS	11-15
COMMERCIAL CONDO ELEVATIONS & FLOOR PLANS	A100
MULTIFAMILY CONDO ELEVATIONS & FLOOR PLANS	A101-A103



LOCUS MAP
NOT TO SCALE



NOTES:

- THE PURPOSE OF THIS PLAN IS TO MERGE TAX MAP 4 LOTS 161 & 161A INTO 1 LOT (TAX MAP 4 LOT 161) AND TO CREATE A CONDOMINIUM CONSISTING OF 4 MULTIFAMILY RESIDENTIAL UNIT CONSISTING OF 13 DWELLINGS (9-ONE BEDROOM & 4-TWO BEDROOM) AND 7 COMMERCIAL UNITS, LOCATED ON 2 LAND UNITS WITH ASSOCIATED LIMITED COMMON AREAS, AND COMMON AREAS. (SEE NOTE #18)
 - OWNERS OF RECORD: TAX MAP 4 LOT 161 CHICHESTER COMMONS, LLC 142 W. PARISH ROAD CONCORD, NH 03303 BK: 3407 PG:1290
TAX MAP 4 LOT 161A CHICHESTER COMMONS, LLC 142 W. PARISH ROAD CONCORD, NH 03303 BK: 3407 PG: 1260
 - TOTAL AREA OF PARCELS IS 241,713 S.F. (5.549 ACRES)
 - PROPERTY ADDRESS: 114 DOVER ROAD
 - THE PARCEL IS ZONED (CV) COMMERCIAL VILLAGE DISTRICT
- | DIMENSIONAL REQUIREMENTS | CV REQ. | PROPOSED |
|----------------------------|---------|-----------|
| MINIMUM LOT AREA | 2 AC. | 5.549 AC. |
| MINIMUM FRONTAGE | 50' | 582.25' |
| WETLANDS SETBACKS 0.25 AC | 25' | 25' |
| WETLANDS SETBACKS +0.25 AC | 50' | 50' |
| MAX. LOT COVERAGE | 70% | 40% |
| MIN. COMMON OPEN SPACE | 25% | 40% |
- | MULTIFAMILY LAND UNIT | | |
|-------------------------|------------|-----------------------|
| FRONT BUILDING SETBACK | 90' | 123' |
| SIDE SETBACK | 15' | 28.6' |
| REAR SETBACK | 15' | 238' |
| MAX. BUILDING FOOTPRINT | 5,000 S.F. | 6,790 S.F. |
| BUILDING HEIGHT | 35' | 29' FRONT
39' REAR |
- | COMMERCIAL LAND UNIT | | |
|-------------------------|------------|-----------------------|
| FRONT BUILDING SETBACK | 90' | 90' (EXISTING) |
| SIDE SETBACK | 15' | >15' (EXISTING) |
| REAR SETBACK | 15' | >15' (EXISTING) |
| MAX. BUILDING FOOTPRINT | 5,000 S.F. | 9,400 S.F. (EXISTING) |
| BUILDING HEIGHT | 35' | 24' (EXISTING) |
- THE EXISTING LOT IS A COMMERCIAL BUILDING AND PARKING.
 - BEDFORD DESIGN CONSULTANTS DID NOT PERFORM ANY FIELD SURVEYS. THIS PLAN USED THE REFERENCED PLAN FOR THE BOUNDARY AND LOCATION OF THE IMPROVEMENTS
 - PARKING REQUIREMENTS: (Sec 2.04 VIII.11.)
MULTI-FAMILY PARKING - 9'x19' SPACES WITH 22' AISLES
9 ONE BEDROOM DWELLING UNITS @ 2/DWELLING UNIT = 18 SPACES
4 TWO BEDROOM DWELLING UNITS @ 2.5/DWELLING UNIT = 10 SPACES
TOTAL REQUIRED = 28 SPACES
30 SPACES PROVIDED (INCLUDING 2 H/C SPACES)
 - COMMERCIAL PARKING: 9,400 S.F. @ 1/200 S.F. = 47 SPACES REQUIRED
EXISTING SITE = 39 SPACES
PROPOSED SITE = 42 SPACES
TOTAL FOR LOT REQUIRED = 77 SPACES
PROPOSED = 72 SPACES (SEE NOTE 16)
 - DENSITY: (Sec 2.04 VIII.11.b) MULTIFAMILY 2 ACRES FOR FIRST TWO-FAMILY PLUS 1/2 ACRE FOR EACH ADDITIONAL UNIT = 2 + 0.5(11) = 7.5 ACRES REQUIRED (SEE NOTE 17)
 - THIS LOT IS SERVED BY ON-SITE SEPTIC AND WELL.
 - THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY NEW HAMPSHIRE COMMUNITY PANEL 557 OF 705, MAP NUMBER 33013C0557E, EFFECTIVE DATE APRIL 19, 2010.
 - FOR THIS SITE PLAN THE FOLLOWING STATE AND LOCAL PERMITS ARE REQUIRED (COPIES ARE FILED WITH THE PLANNING DEPARTMENT):
NHDES INDIVIDUAL SEPTIC - #CA2018091107
NHDES SUBDIVISION - #SA2018091101
NHDOT CURBCUT - 05-089-0028
 - SITE LIGHTING: DOWN CAST CUT-OFF LUMINARIES SHALL BE PROVIDED AS SHOWN ON THE SITE DETAILS AND LIGHTING PLAN IN ACCORDANCE WITH THE TOWN OF KINGSTON CHICHESTER.
 - SITE SIGNAGE WILL COMPLY WITH THE CHICHESTER REGULATIONS.
 - ELECTRICAL/TELEPHONE SERVICES WILL BE PROVIDED BY THE APPROPRIATE UTILITIES AND SHALL BE INSTALLED BY THE DEVELOPER.

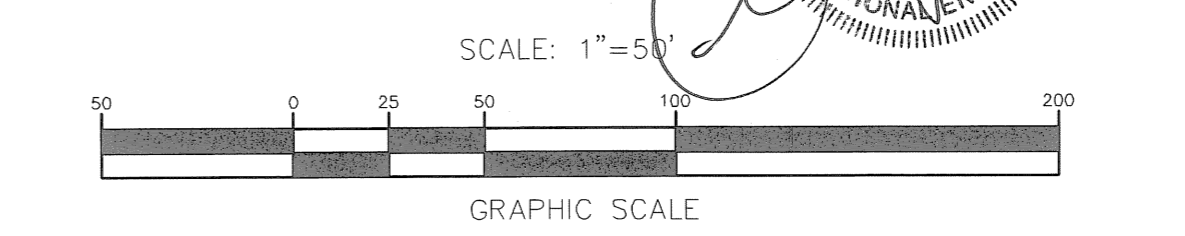
- THE FOLLOWING WAIVERS WERE GRANTED FROM ZONING ORDINANCE BY PLANNING BOARD ON JULY 12, 2018:
 - SECTION 2.04.F.V-12 TO PERMIT A BUILDING WITH A FOOTPRINT 9,995 S.F. WHERE ONLY 5,000 S.F. PERMITTED.
 - SECTION 2.04.F.VII-(h) TO PERMIT A STRUCTURE OF 29 FEET IN THE FRONT AND 39 FEET IN THE REAR WHERE 35 FEET IS REQUIRED.
 - SECTION 2.04.F.V-12 TO PERMIT A COMMERCIAL STRUCTURE OF 10,000 SF WHERE ONLY 5,000 IS PERMITTED.
 - SECTION 2.04.F.V-10(b) TO ALLOW 72 SPACES WHERE 77 REQUIRED.
 - SECTION 2.04.F.VI-2 TO ALLOW A 14 UNIT RESIDENTIAL STRUCTURE (11-ONE BEDROOM UNITS & 3-TWO BEDROOM UNITS) AND 7 UNIT COMMERCIAL STRUCTURE ON A SINGLE LOT.
- ON JULY 12, 2018 THE PLANNING BOARD GRANTED A CONDITIONAL USE PERMIT (CUP) FROM SECTION 2.04.F.11(b) TO ALLOW 14 RESIDENTIAL UNITS (11-ONE BEDROOM & 3-TWO BEDROOM UNITS) ON 5.549 ACRE PARCEL OF LAND WHERE 8 ACRES IS REQUIRED.
- ON JULY 12, 2018 THE PLANNING BOARD GRANTED A LOT MERGER OF TAX MAP 4 LOT 161 AND TAX MAP 4 LOT 161A TO BE TAX MAP 4 LOT 161.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE TOWN OF CHICHESTER REQUIREMENTS TO THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF CHICHESTER SITE PLAN REGULATIONS AND THE LATEST ADDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF CHICHESTER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS AND OBTAINING ALL NECESSARY APPROVALS AND CERTIFICATE OF OCCUPANCY.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADES
- HOURS OF CONSTRUCTION 6:00 A.M. TO 6:00 P.M. MONDAY THROUGH SATURDAY
- FLOWED SNOW FROM THE FACILITIES DRIVEWAY, PARKING LOT AND SIDEWALKS SHALL BE STORED IN THE DESIGNATED AREA SHOWN IN THIS PLAN SET WHEN SNOW STORAGE AREAS ARE AT CAPACITY. SUBSEQUENT SNOW SHALL BE HAULED OFF SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT LEAST 72 HOURS BEFORE DIGGING.
- THIS PLAN SET CONTAINS 15 SHEETS. SHEET 3 (CONDOMINIUM SUBDIVISION) SHALL BE RECORDED AT THE MERRIMACK COUNTY REGISTERY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE CHICHESTER PLANNING DEPARTMENT.
- NO STORAGE OF LIQUIDS OR HAZARDOUS MATERIALS ON-SITE.
- OWNER TO REMOVE/CONTROL VEGETATION AND FOREVER MAINTAIN AS NECESSARY TO PROVIDE NECESSARY SAFE SIGHT DISTANCE.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR ANY NEW CONSTRUCTION ON LAND UNIT A.

APPROVED BY THE PLANNING BOARD OF CHICHESTER, N.H.

DATE _____ CHAIRMAN _____

TAX MAP 4 LOTS 161 & 161A
CONDOMINIUM SUBDIVISION / SITE PLAN
114 DOVER ROAD
CHICHESTER, NEW HAMPSHIRE 03258

OWNER OF RECORD
CHICHESTER COMMONS, LLC
142 W. PARISH ROAD
CONCORD, NH 03303



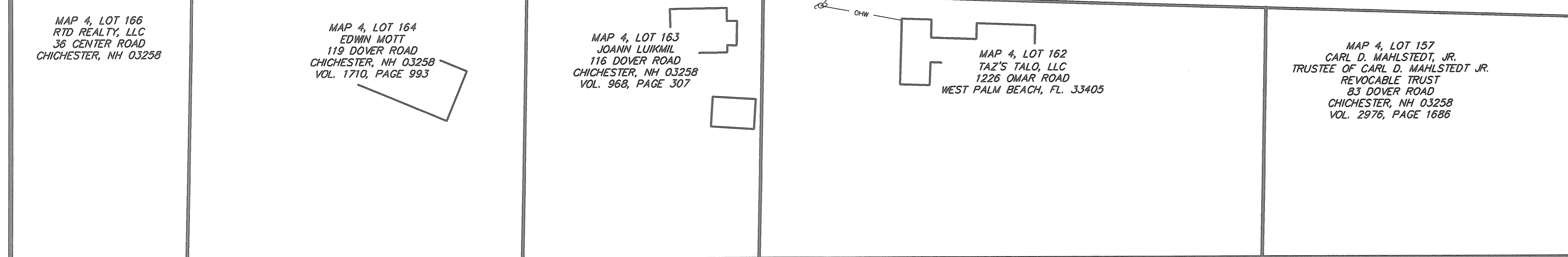
DATE	DESCRIPTION	BY	REV.
4-6-20	REDUCED BUILDING SIZE	MKH	C
2-19-20	REV. UNIT 8 FOOTPRINT, DUMPSTERS, ACCESS EASE.	JST	B
8-24-18	PER FUSS & O'NEILL 8-21 REVIEW LETTER	JST	A

SCALE: 1" = 50'

MAY 24, 2018 SHEET 1 OF 15

DESIGN: GAC	DRAWN: JST	CHECKED: GAC	FB: ###	PG: ###	921-04
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ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com



REFERENCE PLAN

1. "EXISTING CONDITIONS PLAN, PREPARED FOR CHICHESTER COMMONS, LLC" 142 WEST PARISH RD., CONCORD, NH 03301. PROJECT: MAP 4 LOTS 161 & 161A, LOCATION: 114A DOVER RD., CHICHESTER, NH. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC, DATED NOVEMBER 7, 2013, UNRECORDED.

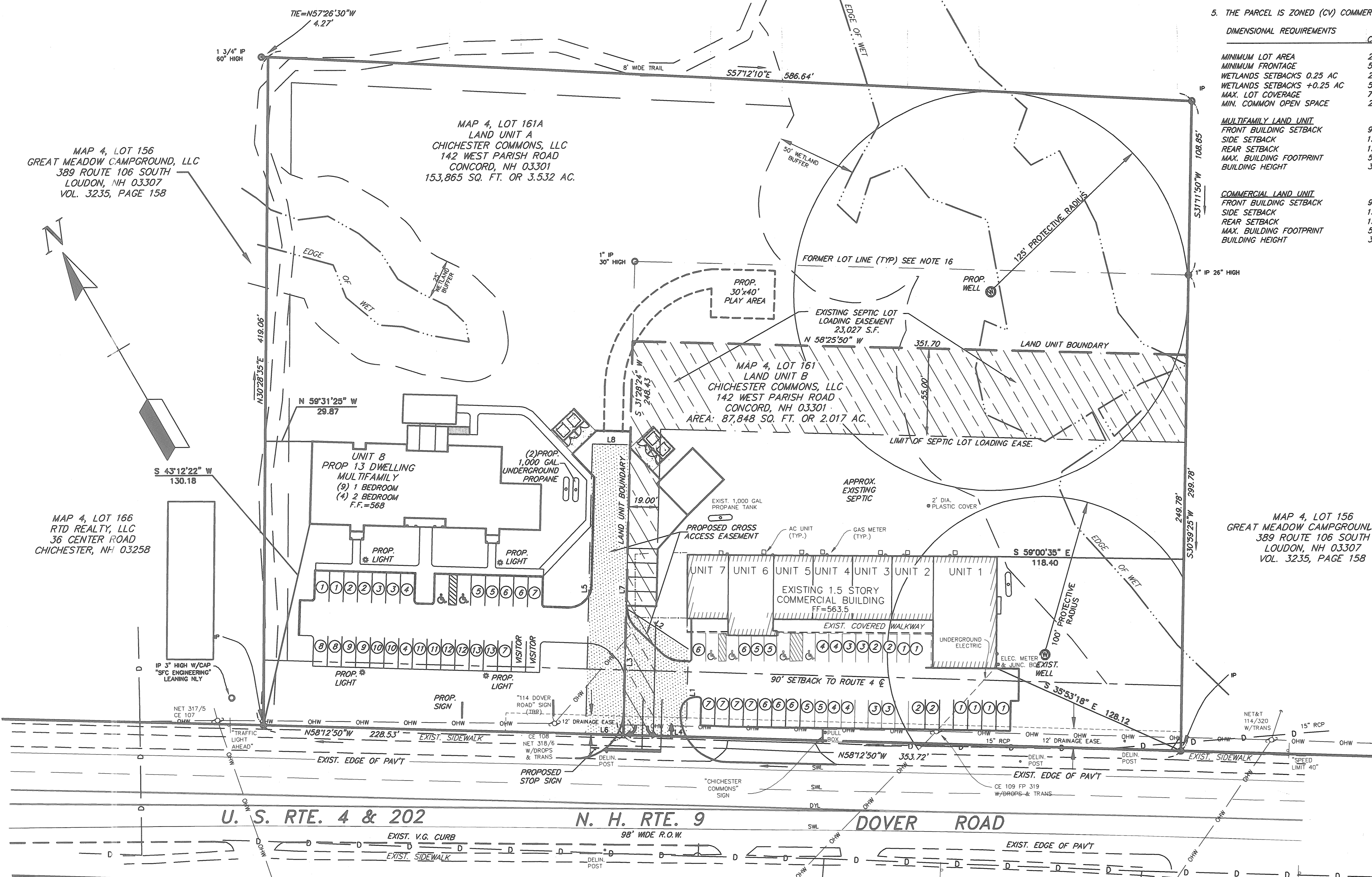
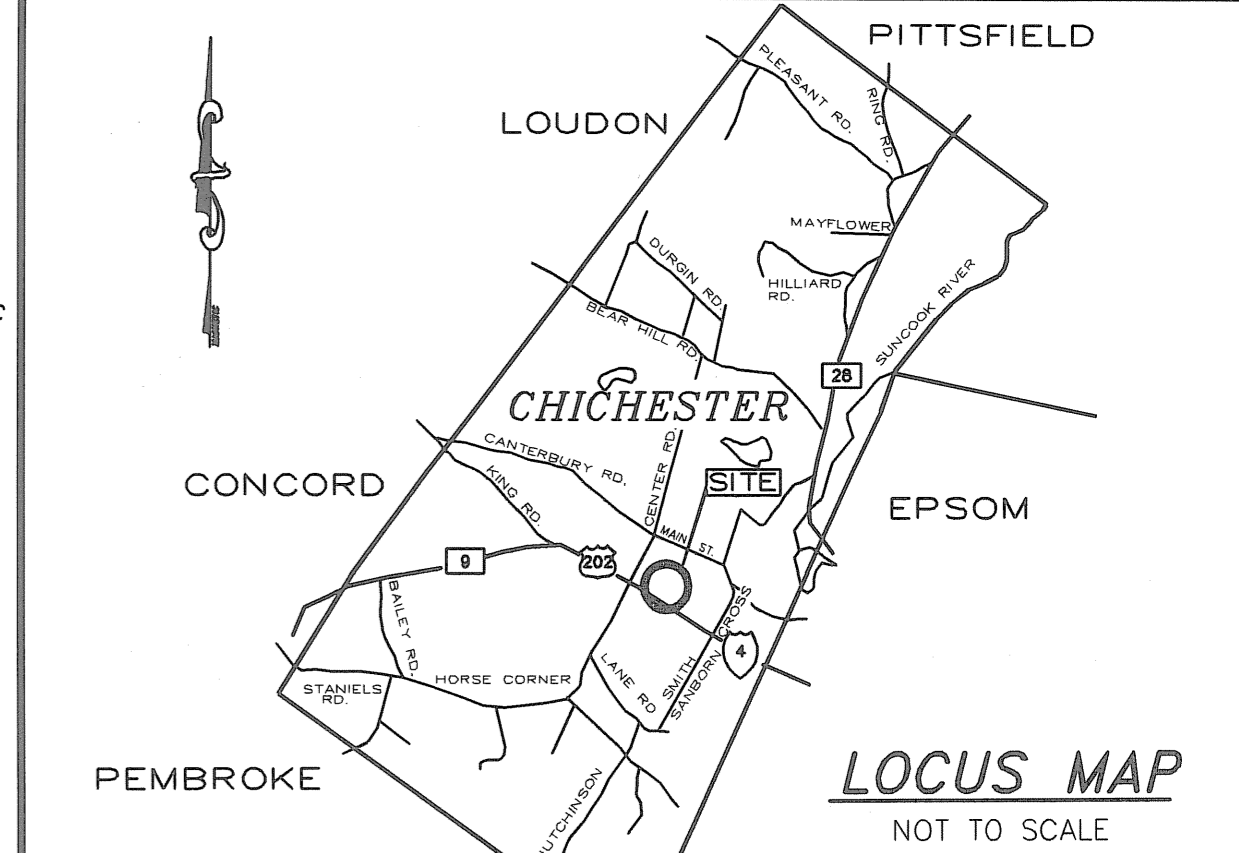
MAP 4, LOT 156
GREAT MEADOW CAMPGROUND, LLC
389 ROUTE 106 SOUTH
LOUDON, NH 03307
VOL. 3235, PAGE 158

LINE	LENGTH	BEARING
L1	55.22	N31°28'26"E
L2	47.17	N26°31'17"W
L3	80.00	S31°28'24"W
L4	40.00	S58°12'50"E
L5	183.15	S31°28'24"W
L6	24.00	S58°12'50"E
L7	183.28	N31°28'24"E
L8	24.00	N58°31'36"W

NOTES:

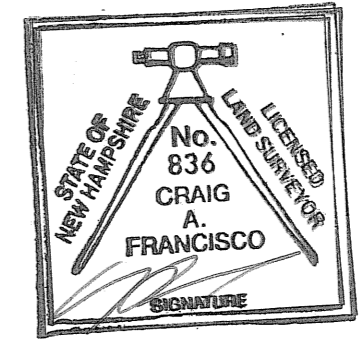
- THE PURPOSE OF THIS PLAN IS TO MERGE TAX MAP 4 LOTS 161 & 161A INTO 1 LOT (TAX MAP 4 LOT 161) AND TO CREATE A CONDOMINIUM CONSISTING OF A MULTIFAMILY RESIDENTIAL UNIT CONSISTING OF 13 DWELLINGS (9-ONE BEDROOM & 4-TWO BEDROOM) AND 7 COMMERCIAL UNITS, LOCATED ON 2 LAND UNITS WITH ASSOCIATED LIMITED COMMON AREAS, AND COMMON AREAS.
- OWNERS OF RECORD: TAX MAP 4 LOT 161 CHICHESTER COMMONS, LLC 142 W. PARISH ROAD CONCORD, NH 03303 BK: 3407 PG:1290
TAX MAP 4 LOT 161A CHICHESTER COMMONS, LLC 142 W. PARISH ROAD CONCORD, NH 03303 BK: 3407 PG: 1260
- TOTAL AREA OF PARCELS IS 241,713 S.F. (5.549 ACRES)
- PROPERTY ADDRESS: 114 DOVER ROAD
- THE PARCEL IS ZONED (CV) COMMERCIAL VILLAGE DISTRICT

DIMENSIONAL REQUIREMENTS	CV REQ.	PROPOSED
MINIMUM LOT AREA	2 AC.	5.549 AC.
MINIMUM FRONTAGE	50'	582.25'
WETLANDS SETBACKS 0.25 AC	25'	25'
WETLANDS SETBACKS +0.25 AC	50'	50'
MAX. LOT COVERAGE	70%	23%
MIN. COMMON OPEN SPACE	25%	40%
MULTIFAMILY LAND UNIT		
FRONT BUILDING SETBACK	90'	123'
SIDE SETBACK	15'	28.6'
REAR SETBACK	15'	238'
MAX. BUILDING FOOTPRINT	5,000 S.F.	6,790 S.F.
BUILDING HEIGHT	35'	29' FRONT 39' REAR
COMMERCIAL LAND UNIT		
FRONT BUILDING SETBACK	90'	90'
SIDE SETBACK	15'	15'
REAR SETBACK	15'	15'
MAX. BUILDING FOOTPRINT	5,000 S.F.	9,400 S.F.
BUILDING HEIGHT	35'	24'



- PARKING REQUIREMENTS: (Sec 2.04 VIII.11.j)
MULTI-FAMILY PARKING - 9'x19' SPACES WITH 22' AISLES
9 ONE BEDROOM DWELLING UNITS @ 2.5 DWELLING UNIT = 18 SPACES
4 TWO BEDROOM DWELLING UNITS @ 2.5 DWELLING UNIT = 10 SPACES
TOTAL REQUIRED = 28 SPACES
30 SPACES PROVIDED (INCLUDING 2 H/C SPACES)
- COMMERCIAL PARKING: 9,400 S.F. @ 1/200 S.F. = 47 SPACES REQUIRED
EXISTING SITE 39 SPACES
PROPOSED SITE 42 SPACES
TOTAL FOR LOT REQUIRED 77 SPACES
PROPOSED 72 SPACES (SEE NOTE 14)
- DENSITY: (Sec 2.04 VIII.11.b) MULTIFAMILY 2 ACRES FOR FIRST TWO-FAMILY PLUS 1/2 ACRE FOR EACH ADDITIONAL UNIT = 2 + 0.5(11) = 7.5 ACRES REQUIRED (SEE NOTE 15)
- THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY NEW HAMPSHIRE COMMUNITY PANEL 557 OF 705, MAP NUMBER 33013C0557E, EFFECTIVE DATE APRIL 19, 2010.
- FOR THIS SITE PLAN THE FOLLOWING STATE AND LOCAL PERMITS ARE REQUIRED (COPIES ARE FILED WITH THE PLANNING DEPARTMENT):
NHDES INDIVIDUAL SEPTIC - #CA2018091107
NHDES SUBDIVISION - #SA2018091101
NHDOT CURB CUT - 03-089-0028
- SITE LIGHTING: DOWN CAST OUT-OFF LUMINARIES SHALL BE PROVIDED AS SHOWN ON THE SITE DETAILS AND LIGHTING PLAN IN ACCORDANCE WITH THE TOWN OF CHICHESTER.
- SITE SIGNAGE WILL COMPLY WITH THE CHICHESTER REGULATIONS.
- ELECTRICAL/TELEPHONE SERVICES WILL BE PROVIDED BY THE APPROPRIATE UTILITIES, AND SHALL BE INSTALLED BY THE DEVELOPER.
- SITE IS SERVED BY ON-SITE WELL AND ON-SITE SEWAGE DISPOSAL SYSTEM.
- THE FOLLOWING WAIVERS WERE GRANTED FROM ZONING ORDINANCE BY PLANNING BOARD ON JULY 12, 2018:
SECTION 2.04.F.VI-12 TO PERMIT A BUILDING WITH A FOOTPRINT 9,995 S.F. WHERE ONLY 5,000 S.F. PERMITTED.
SECTION 2.04.F.VIII-(h) TO PERMIT A STRUCTURE OF 29 FEET IN THE FRONT AND 39 FEET IN THE REAR WHERE 35 FEET IS REQUIRED.
SECTION 2.04.F.VI-12 TO PERMIT A COMMERCIAL STRUCTURE OF 10,000 SF WHERE ONLY 5,000 IS PERMITTED.
SECTION 2.04.F.VI-10(b) TO ALLOW 72 SPACES WHERE 77 REQUIRED.
SECTION 2.04.F.VI-2 TO ALLOW A 14 UNIT RESIDENTIAL STRUCTURE (11-ONE BEDROOM UNITS & 3-TWO BEDROOM UNITS) AND 7 UNIT COMMERCIAL STRUCTURE ON A SINGLE LOT.
- ON JULY 12, 2018 THE PLANNING BOARD GRANTED A CONDITIONAL USE PERMIT (CUP) FROM SECTION 2.04.F.11(b) TO ALLOW 14 RESIDENTIAL UNITS (11-ONE BEDROOM & 3-TWO BEDROOM UNITS ON 5.549 ACRE PARCEL OF LAND WHERE 8 ACRES IS REQUIRED).
- ON JULY 12, 2018 THE PLANNING BOARD GRANTED A LOT MERGER OF TAX MAP 4 LOT 161 AND TAX MAP 4 LOT 161A TO BE TAX MAP 4 LOT 161.
- BEDFORD DESIGN CONSULTANTS DID NOT PERFORM ANY FIELD SURVEYS. THIS PLAN USED THE REFERENCED PLAN FOR THE BOUNDARY AND LOCATION OF THE IMPROVEMENTS.
- SEE THE FLOOR PLANS FOR DIMENSIONS AND HEIGHTS OF THE UNITS.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR ANY NEW CONSTRUCTION ON LAND UNIT A.

"I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(1). UNITS 1, 2, 3, 4, 5, 6 & 7 ARE SUBSTANTIALLY COMPLETE. UNIT 8 HAS NOT YET BEGUN.



DATE: 4-6-2020
LICENSED LAND SURVEYOR

TAX MAP 4 LOTS 161 & 161A
CONDOMINIUM SUBDIVISION / SITE PLAN
114 DOVER ROAD
CHICHESTER, NEW HAMPSHIRE 03258
OWNER OF RECORD
CHICHESTER COMMONS, LLC
142 W. PARISH ROAD
CONCORD, NH 03303

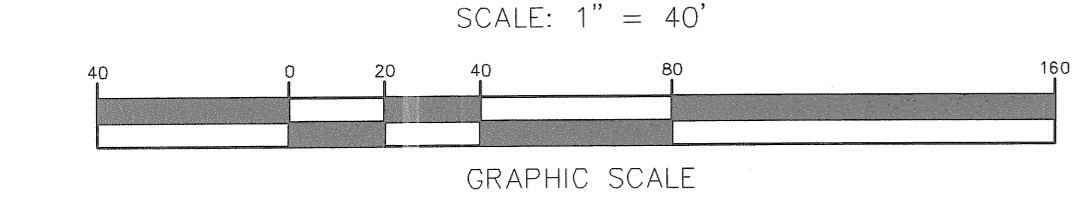
SCALE: 1" = 40'	MAY 24, 2018	SHEET 3 OF 15
DESIGN: GAC	DRAWN: CAF	CHECKED: GAC
FB: ###	PG: ###	921-04

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ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-6533 Fax: (603) 622-4740
www.bedforddesign.com

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL LLC IN NOVEMBER 2013 UTILIZING THE FOLLOWING STANDARDS:
1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.

- NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NEW HAMPSHIRE, UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. NERC-88/18.29.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, OCTOBER 2009. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COMARIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31

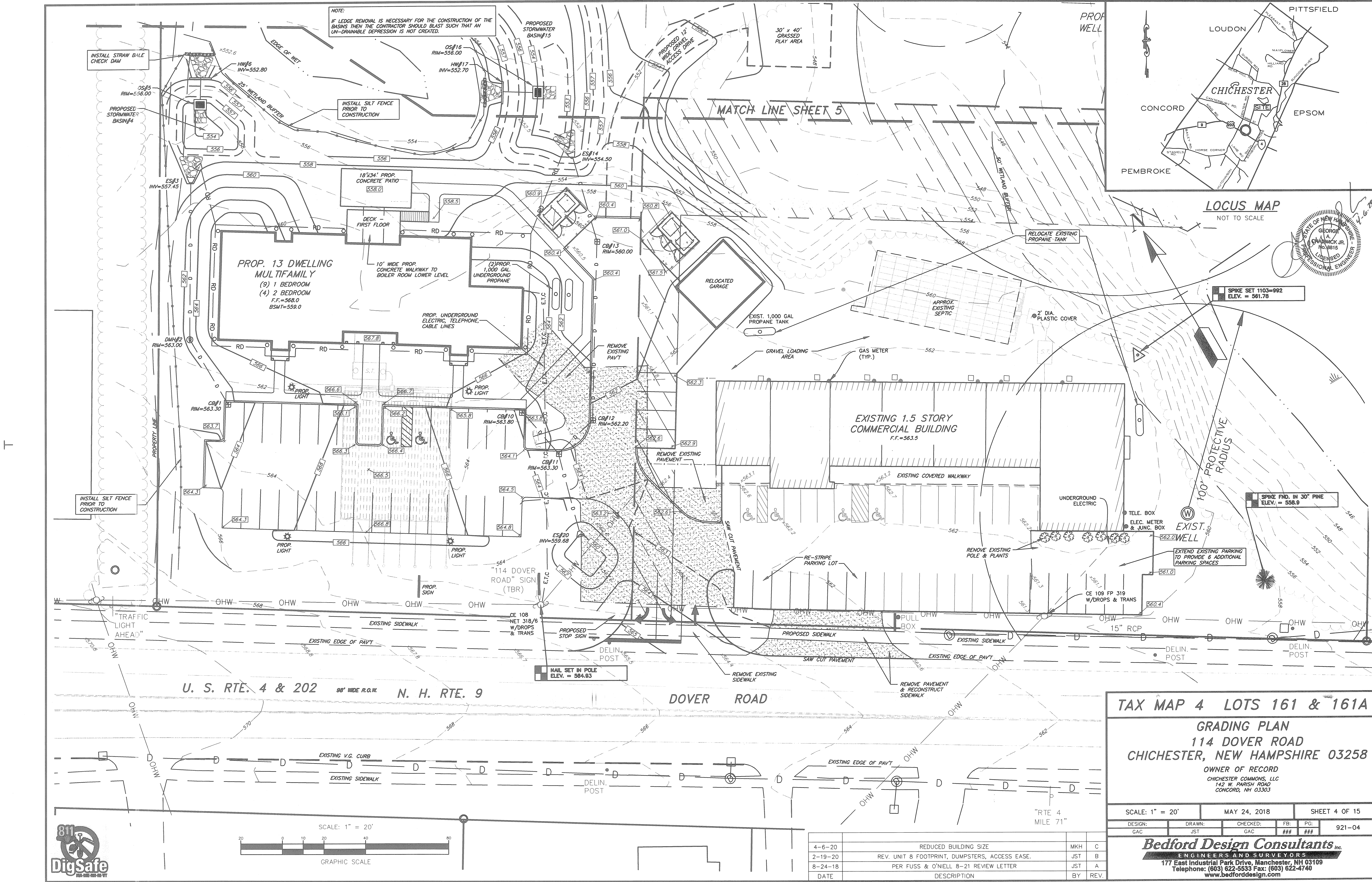
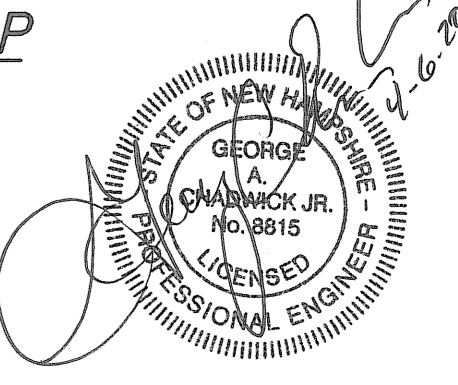
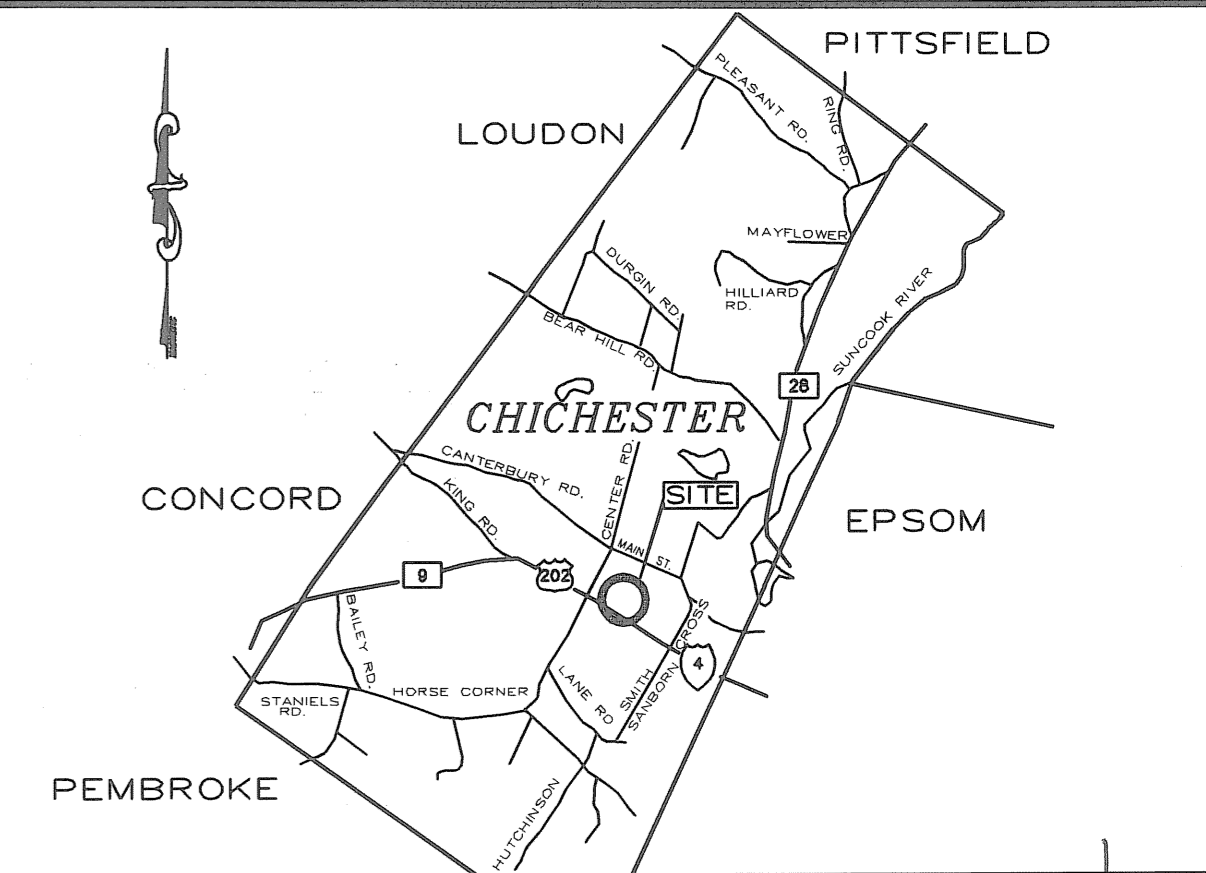


APPROVED BY THE PLANNING BOARD OF CHICHESTER, N.H.

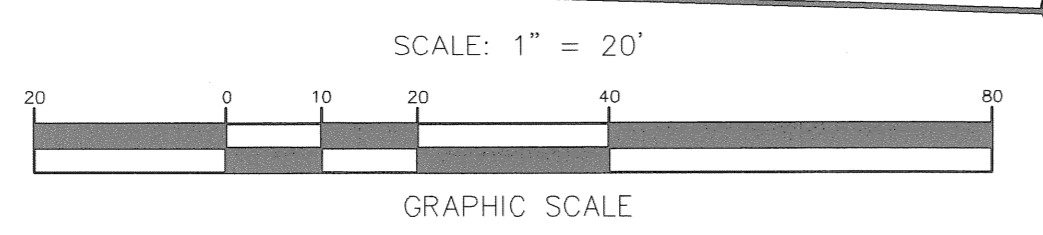
DATE: _____ CHAIRMAN: _____



NOTE:
IF LEDGE REMOVAL IS NECESSARY FOR THE CONSTRUCTION OF THE BASINS THEN THE CONTRACTOR SHOULD BLAST SUCH THAT AN UN-DRAINABLE DEPRESSION IS NOT CREATED.



U. S. RTE. 4 & 202 98' WIDE R.O.W. N. H. RTE. 9 DOVER ROAD



DATE	DESCRIPTION	BY	REV.
4-6-20	REDUCED BUILDING SIZE	MKH	C
2-19-20	REV. UNIT 8 FOOTPRINT, DUMPSTERS, ACCESS EASE.	JST	B
8-24-18	PER FUSS & O'NEILL 8-21 REVIEW LETTER	JST	A

TAX MAP 4 LOTS 161 & 161A

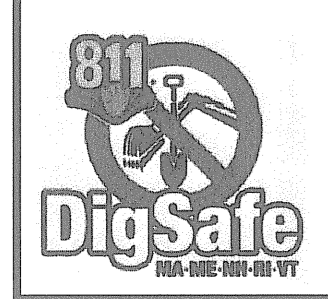
GRADING PLAN
114 DOVER ROAD
CHICHESTER, NEW HAMPSHIRE 03258

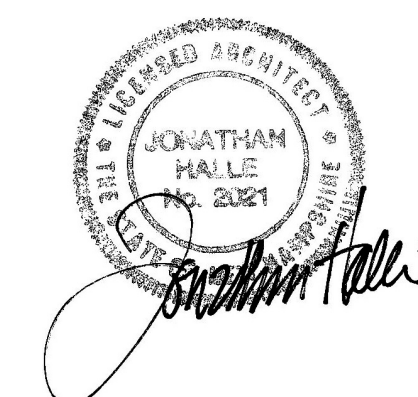
OWNER OF RECORD
CHICHESTER COMMONS, LLC
142 W. PARISH ROAD
CONCORD, NH 03303

SCALE: 1" = 20' MAY 24, 2018 SHEET 4 OF 15

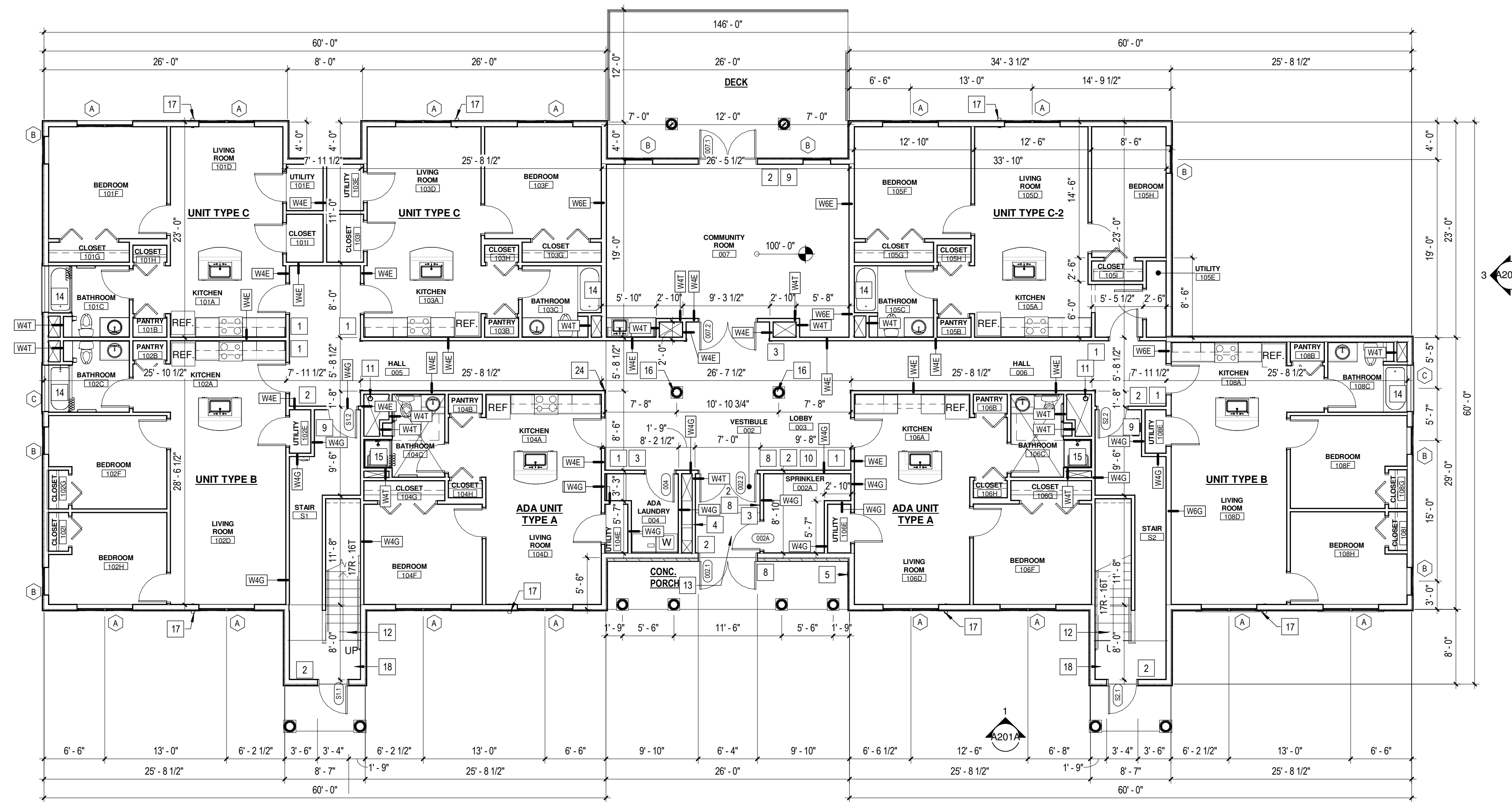
DESIGN: GAC DRAWN: JST CHECKED: GAC FB: ### PG: ### 921-04

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177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 522-8533 Fax: (603) 622-4740
www.bedforddesign.com





REV	DATE	COMMENTS



three inches = one foot
 one and one half inches = one foot
 one inch = one foot
 three quarter inch = one foot
 one quarter inch = one foot
 one eighth inch = one foot
 WA:SERVER\polder\Fred\redaction\polder\Desktop\CHICHESTER\3393 CHICHESTER HOUSING - UNIT ALTYR TEMPLATE DATE: 1/25/2019

1 FIRST FLOOR PLAN (LEVEL OF DISCHARGE)
 A101A 1/8" = 1'-0"

CHICHESTER HOUSING, LLC
 SPONSOR: RISE AGAIN C/O: LORI & JONATHAN HALLE
 142 W. PARISH ROAD
 CONCORD, NH 03303
 P. (603) 738-9004

HUTTER CONSTRUCTION CORP.
 PROJECT MANAGER: DAVE LAGE
 PO BOX 237, RT. 124
 NEW IPSWICH, NH 03071
 P. (603) 878-2300

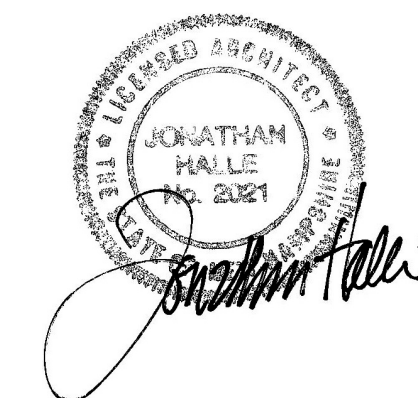
CIVIL
 BEDFORD DESIGN CONSULTANTS
 177 EAST INDUSTRIAL PARK DR.
 MANCHESTER, NH 03109
 P. (603) 622-5533

STRUCTURAL
 TF MORAN, INC.
 48 CONSTITUTION DRIVE
 BEDFORD, NH 03110
 P. (603) 472-4488

MECHANICAL/PLUMBING
 DESIGN DAY MECHANICALS, INC.
 PO BOX 447
 NEW IPSWICH, NH 03071
 P. (603) 269-7253

ELECTRICAL
 SWIFTCURRENT ENGINEERING
 10 FOREST FALLS DRIVE, #4B
 YARMOUTH, ME 04096
 P. (207) 847-9280

PROJECT TITLE / ADDRESS:
CHICHESTER HOUSING
 114A DOVER ROAD
 CHICHESTER, NH 03258



SCALE: AS NOTED DWN BY: KL
 JOB #: 3393 CHK BY: JH

PRINT DATE: 4/6/2020 9:50:59 AM

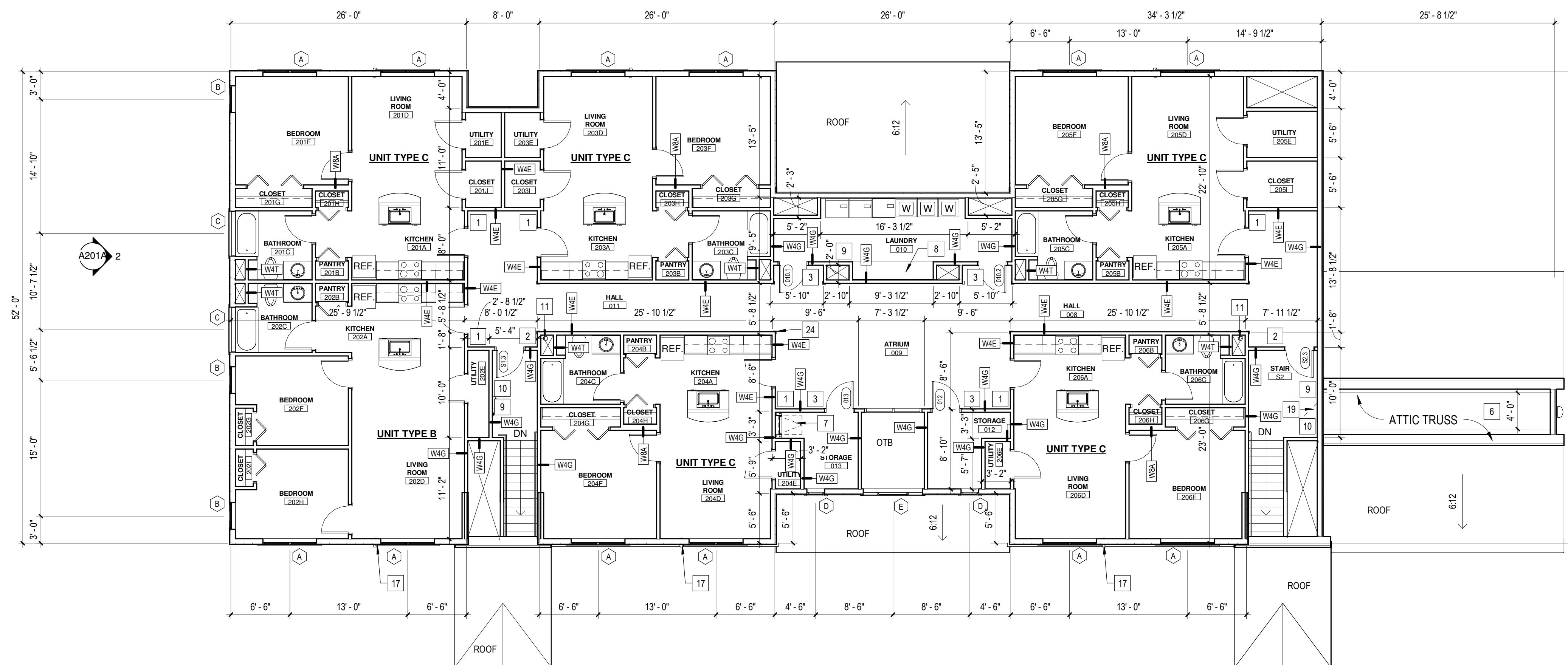
ISSUE DATE:
4/6/2020
ALTERNATE (13) UNIT

REV	DATE	COMMENTS

SECOND FLOOR - ALTERNATE (13) UNIT

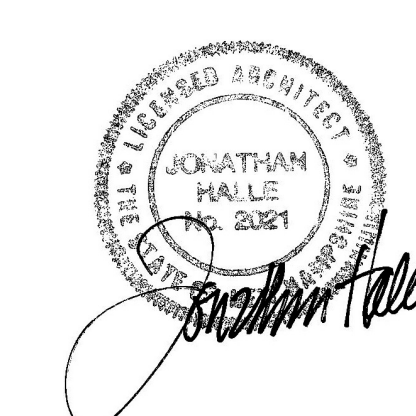
A102A

SHEET NUMBER: 2 OF 3 ARCHITECTURAL
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three eighths inch = one foot
 one and one half inches = one foot
 one inch = one foot
 one and one half inches = one foot
 three quarters inch = one foot
 one quarter inch = one foot
 one eighth inch = one foot
 W:\SERVER\polder\Fred\redaction\dwg\Desktop\CHICHESTER\3393 CHICHESTER HOUSING - UNIT ALTY.dwg
 TEMPLATE DATE: 1/12/2019

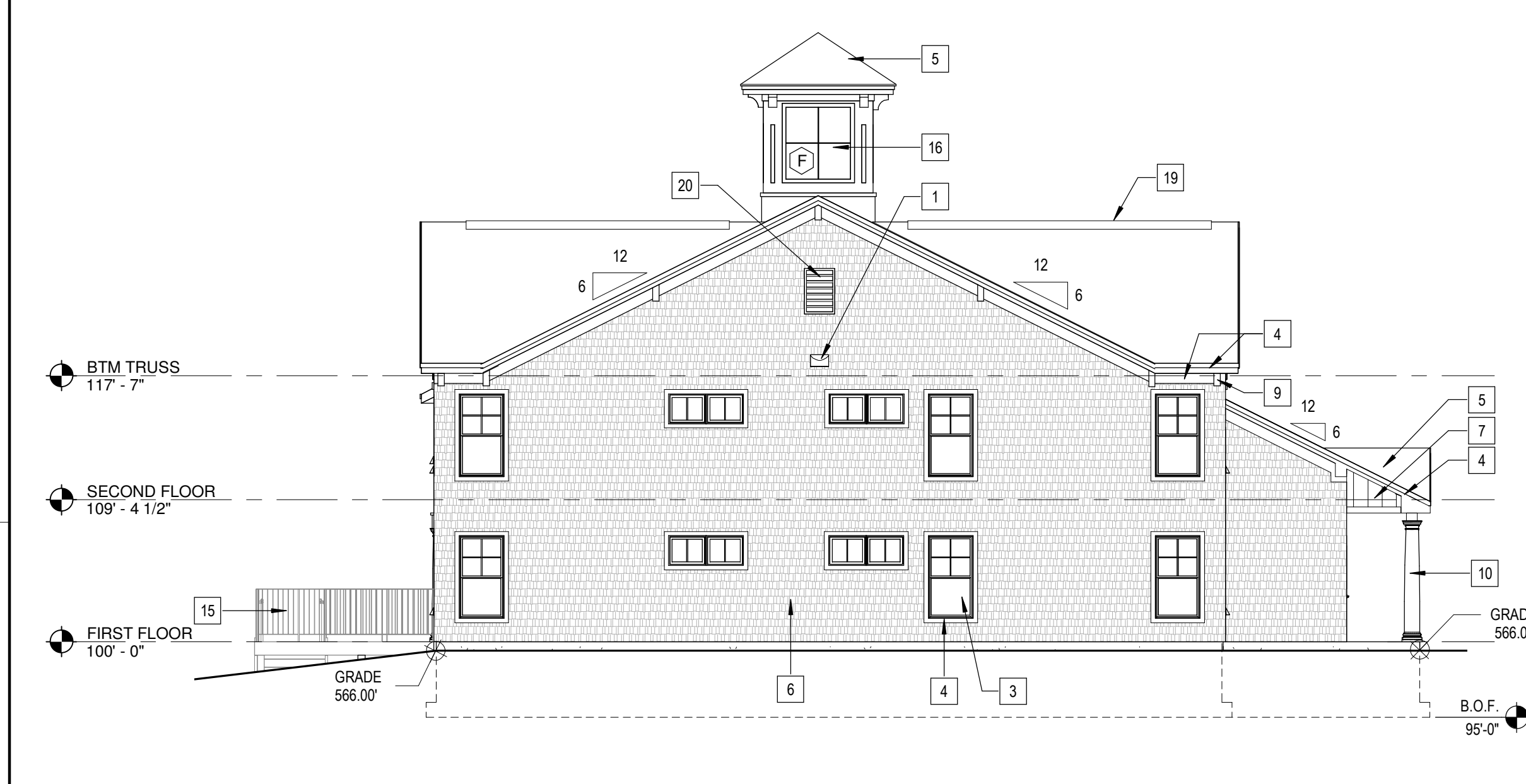
1 SECOND FLOOR PLAN
 A102A 1/8" = 1'-0"



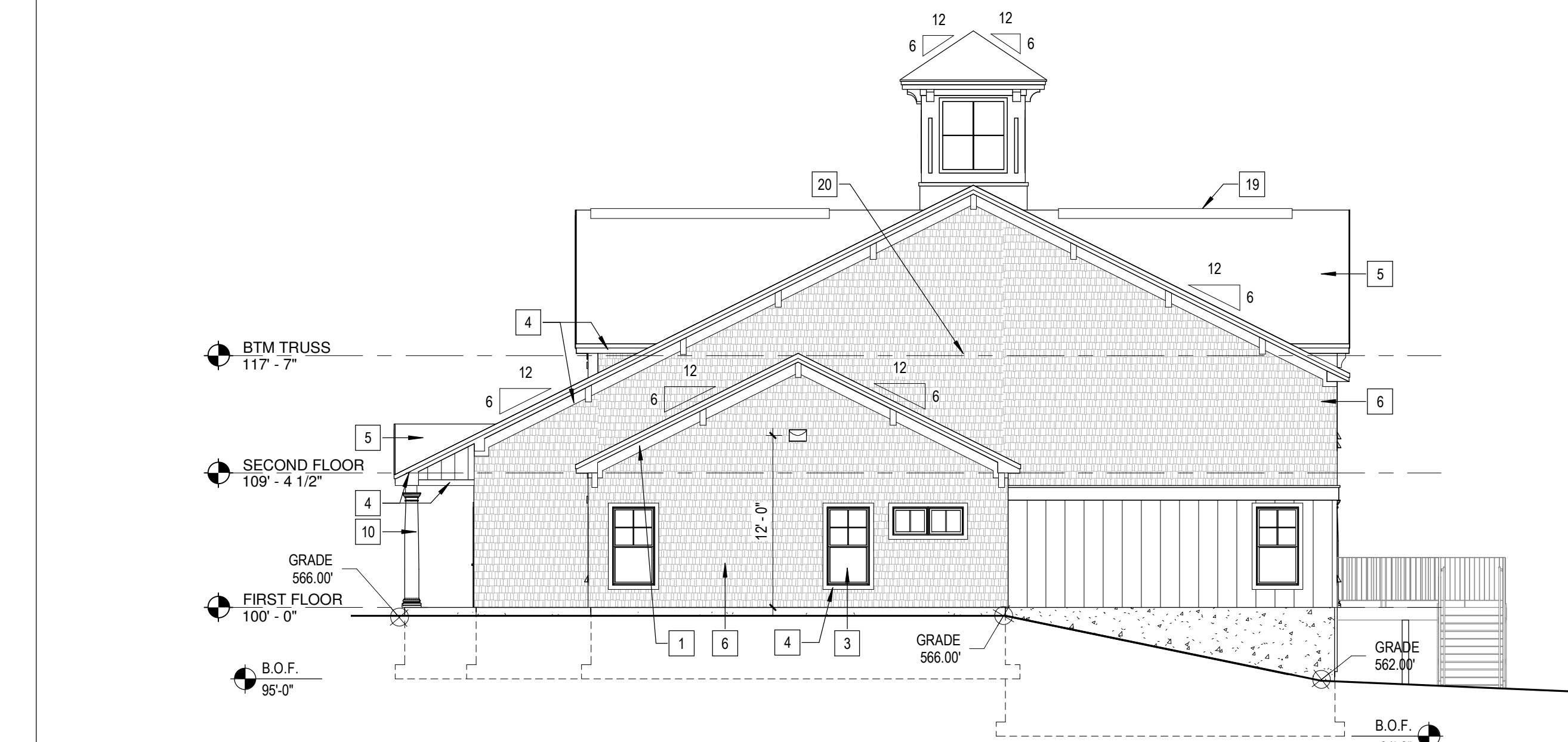
REV	DATE	COMMENTS



1 FRONT ELEVATION
A101A 1/8" = 1'-0"



2 LEFT ELEVATION
A102A 1/8" = 1'-0"



3 RIGHT ELEVATION
A101A 1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

W:\SERVER\pdr\redirection\pdr\Desktop\CHICHESTER\3393 CHICHESTER HOUSING - UNIT A1.Tvt
 TEMPLATE DATE: 1/25/2019

one eighth inch = one foot
 one quarter inch = one foot
 one half inch = one foot
 three eighths inch = one foot
 one inch = one foot
 one and one half inches = one foot
 three inches = one foot