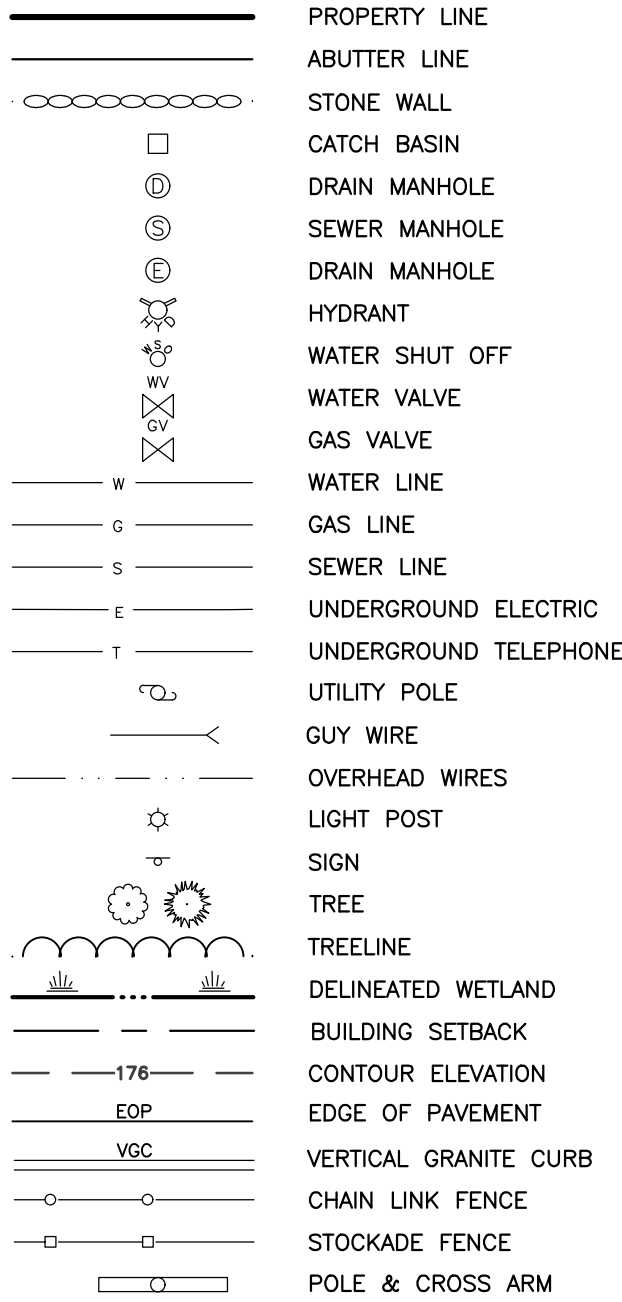


N:\PROJECTS\559-McCarthy-Ashleigh Dr. Derry\Survey\559-SUBDIVISION.dwg

LEGEND

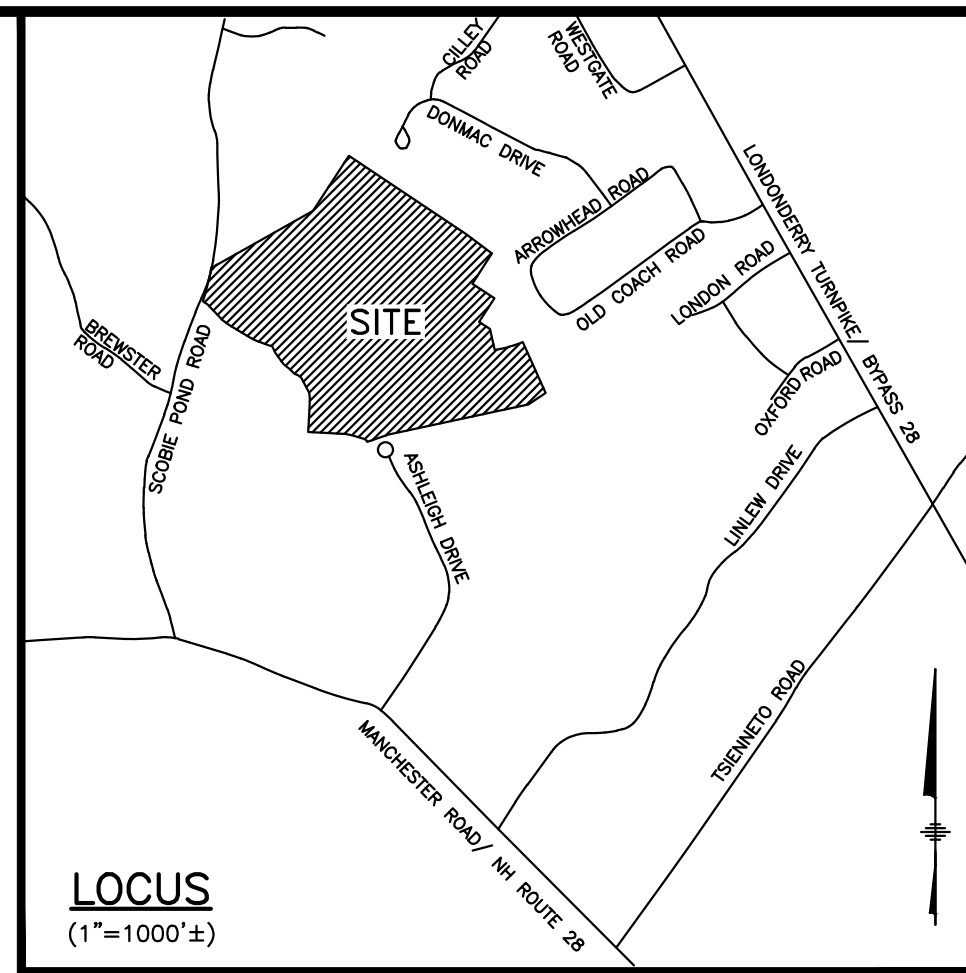
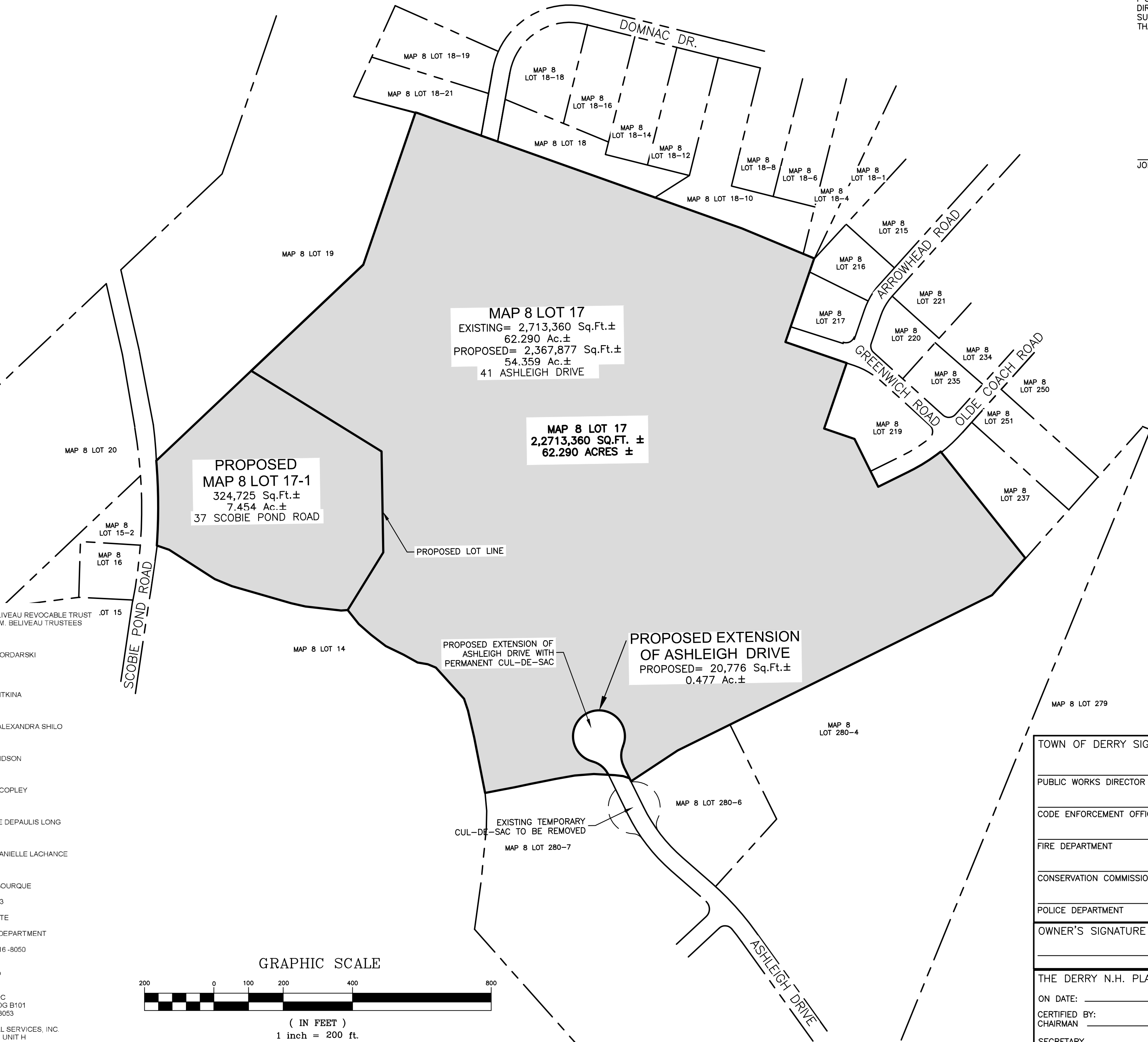


ABUTTER LIST (200 FT.)
MAP 8 LOT 017, 37 SCOBIE POND ROAD, DERRY, NH

| | | |
|------------|--------------------|---|
| 08-017 | 37 SCOBIE POND RD. | 41 ASHLEIGH DRIVE,LLC 25 PAGE LANE HAMPSHIRE, NH 03841 |
| 08-014 | 29 SCOBIE POND RD. | SCOBIE POND REALTY TRUST ROY A. MARTIAL TRUSTEE 29 SCOBIE POND ROAD DERRY, NH 03038 |
| 08-016 | 34 SCOBIE POND RD. | CHRISTA M. NASO 34 SCOBIE POND ROAD DERRY, NH 03038 |
| 08-015-02 | 36 SCOBIE POND RD. | STOWELL FAMILY REVOCABLE TRUST RALPH & HELEN STOWELL TRUSTEES 36 SCOBIE POND ROAD DERRY, NH 03038 |
| 08-020 | 38 SCOBIE POND RD. | PUBLIC SERVICE CO. OF NH DBA EVERSOURCE ENERGY P.O. BOX 270 HARTFORD, CT 06141 |
| 08-019 | 43 SCOBIE POND RD. | PUBLIC SERVICE CO. OF NH DBA EVERSOURCE ENERGY P.O. BOX 270 HARTFORD, CT 06141 |
| 08-018-21 | 21 DONMAC DRIVE | EDWARD & LISA MASON 21 DONMAC DRIVE DERRY, NH 03038 |
| 08-018 | 20 DONMAC DRIVE | KRISTEN KENNEY 20 DONMAC DRIVE DERRY, NH 03038 |
| 08-018-10 | 10 DONMAC DRIVE | ARINA L. SOIARAPPA & NICHOLAS ERBAN 10 DONMAC DRIVE DERRY, NH 03038 |
| 08-018-04 | 4 DONMAC DRIVE | EVANS VELAZQUEZ REVOCABLE TRUST OF 2021 MATTHEW J. EVANS & MARIA S. VELAZQUEZ EVANS TRUSTEES 4 DONMAC DRIVE DERRY, NH 03038 |
| 08-018-01 | 2 DONMAC DRIVE | SEAN & TANYA LEBRODA 2 DONMAC DRIVE DERRY, NH 03038 |
| 08-216 | 11 ARROWHEAD RD. | SEAN & MELISSA DECOWSKI 11 ARROWHEAD ROAD DERRY, NH 03038 |
| 08-217 | 13 ARROWHEAD RD. | JOHN T. & LAUREL A. O'CONNOR 13 ARROWHEAD ROAD DERRY, NH 03038 |
| 08-219 | 4 GREENWICH RD. | WILSON FAMILY TRUST BRUCE W. & BRENDA S. WILSON TRUSTEES 4 GREENWICH ROAD DERRY, NH 03038 |
| 08-220 | 14 ARROWHEAD RD. | TODD A. REMSBURG 14 ARROWHEAD ROAD DERRY, NH 03038 |
| 08-235 | 11 OLDE COACH RD. | PAUL H. & LYNNIE M. GAGNE 11 OLDE COACH ROAD DERRY, NH 03038 |
| 08-237 | 20 OLDE COACH RD. | BERG FAMILY REVOCABLE TRUST KENNETH R. & MARGARET BERG TRUSTEES 20 OLDE COACH ROAD DERRY, NH 03038 |
| 08-280-04 | 23 ASHLEIGH DR. | PRIME STORAGE DERRY, LLC 85 RAILROAD PLACE SARATOGA SPRINGS, NY 12866 |
| 08-280-06 | 29 ASHLEIGH DR. | 29 ASHLEIGH DRIVE, LLC 29 ASHLEIGH DRIVE DERRY, NH 03038 |
| 08-280-07 | 22 ASHLEIGH DR. | M/H DEVELOPMENT, LLC P.O. BOX 925 DERRY, NH 03038 |
| 08-015 | 30 SCOBIE POND RD. | ANGELIQUE HUSTON 30 SCOBIE POND ROAD DERRY, NH 03038 |
| 08-018-019 | 19 DONMAC DR. | DAVID FISCHER & SUSAN SALVAGGIO 19 DONMAC DRIVE DERRY, NH 03038 |
| 08-018-018 | 18 DONMAC DR. | MICHAEL P. O'CONNELL 18 DONMAC DRIVE DERRY, NH 03038 |
| 08-018-016 | 16 DONMAC DR. | LYLE JR. & REBECCA CATHERINE CARNAHAN 16 DONMAC DRIVE DERRY, NH 03038 |

APPLICANT
DOUG MACGUIRE, PE &
JOEL CONNOLLY, LLS
JIM GOVE, CWS, CSS

ASHLEIGH DRIVE MAP 8 LOT 17 SUBDIVISION PLAN ASHLEIGH DRIVE & SCOBIE POND ROAD DERRY, NEW HAMPSHIRE



CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

JOEL A. CONNOLLY, LLS 997

DATE

SHEET INDEX

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS PLAN
- 3-7 SUBDIVISION PLAN
- 8 EASEMENT PLAN
- 9 LAYOUT PLAN
- 10 GRADING & UTILITY PLAN
- 11 EROSION CONTROL PLAN
- 12 ASHLEIGH DRIVE PROFILE
- 13-18 SITE DETAILS



The Dubai Group, Inc.

136 Harvey Road, Bldg 101B
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com

REVISIONS:

| REV# | DATE: | COMMENT: | BY: |
|------|---------|-------------|-----|
| 1 | 2/13/23 | MISC. REVS. | DSJ |
| 2 | 4/3/23 | MISC. REVS. | DSJ |
| 3 | 4/6/23 | MISC. REVS. | DSJ |
| 4 | 4/10/23 | MISC. REVS. | DSJ |
| | | | |
| | | | |
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DRAWN BY: DSJ
CHECKED BY: JAC
DATE: FEBRUARY 9, 2023
SCALE: 1"=200'
FILE: 559-SUBDIVISION
DEED REF: 5504-1661

PROJECT:

MAP 08 & LOT 17
ASHLEIGH DRIVE
DERRY, NEW HAMPSHIRE
PID 10319

PREPARED FOR

**ASHLEIGH
DEVELOPMENT LLC**
17 NOTTINGHAM ROAD
WINDHAM, NH 03087

OWNER
41 ASHLEIGH DRIVE, LLC
25 PAGE LANE
HAMPSHIRE, NH 03841
BOOK 5504 PAGE 1661

SHEET TITLE:

**TITLE
SHEET**

PROJECT #559 SHEET 1 of 18

| | |
|-------------------------------|------------|
| TOWN OF DERRY SIGNATURE BLOCK | |
| _____ | DATE _____ |
| PUBLIC WORKS DIRECTOR | |
| _____ | DATE _____ |
| CODE ENFORCEMENT OFFICER | |
| _____ | DATE _____ |
| FIRE DEPARTMENT | |
| _____ | DATE _____ |
| CONSERVATION COMMISSION CHAIR | |
| _____ | DATE _____ |
| POLICE DEPARTMENT | |
| _____ | DATE _____ |
| OWNER'S SIGNATURE | |
| _____ | DATE _____ |
| THE DERRY N.H. PLANNING BOARD | |
| ON DATE: _____ | |
| CERTIFIED BY: _____ | DATE _____ |
| CHAIRMAN _____ | DATE _____ |
| SECRETARY _____ | DATE _____ |

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS OF MAP 08 LOT 17 BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN OCTOBER AND NOVEMBER, 2022 AND SUPPLEMENTED WITH UAS (DRONE) DATA FLOWN BY THIS OFFICE ON OCTOBER 25, 2022, AS WELL AS SUPPLEMENTED WITH GRANIT LIDAR DATA DOWNLOAD FROM LIDAR.UNH.EDU.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN OCTOBER AND NOVEMBER, 2022 AND PLAN REFERENCES LISTED HEREON.
3. HORIZONTAL DATUM IS NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 25, 2022.
4. VERTICAL DATUM IS NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 25, 2022.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND INFORMATION PROVIDED BY THE TOWN OF DERRY, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
6. MAP 08 LOT 17 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0339E AND 33015C0337E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
7. MAP 08 LOT 17 IS ZONED INDUSTRIAL III (IND III) PER THE TOWN OF DERRY ZONING MAP;

MIN LOT SIZE: 43,560 SF±
MIN LOT FRONTAGE: 125 FT
MIN FRONT YARD: 30 FT
MIN SIDE YARD: 20 FT
MIN REAR YARD: 20 FT

REFER TO THE TOWN OF DERRY, NH ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

GRAPHIC SCALE

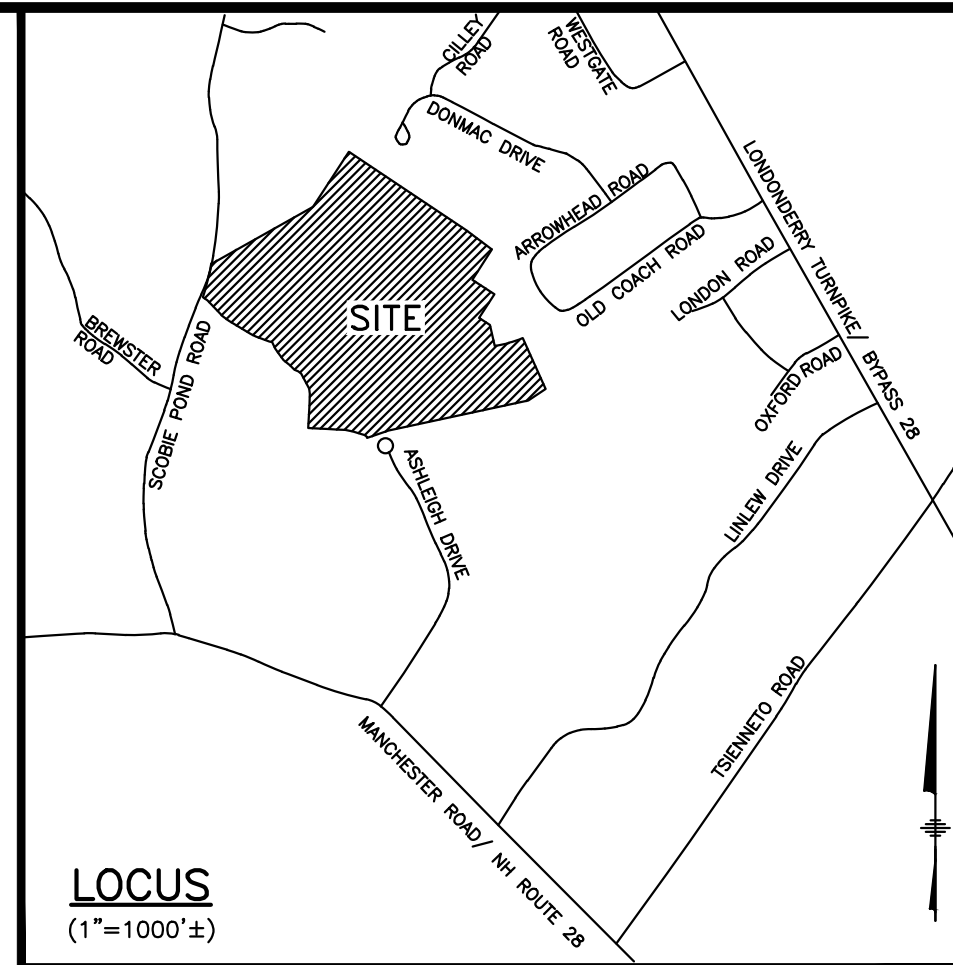


(IN FEET)
1 inch = 100 ft.

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN 2022 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.



CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOEL A. CONNOLLY, LLS 997 DATE

MAP 8 LOT 237
N/F BERG FAMILY REVOCABLE TRUST
KENNETH R. & MARGARET BERG TRUSTEES
20 OLDE COACH RD
DERRY, NH 03038
BOOK 5315, PAGE 2223
MDR ZONE

LEGEND

| | |
|-----------------------|-----------------------|
| PROPERTY LINE | UTILITY POLE |
| ABUTTER LINE | GUY WIRE |
| STONE WALL | OVERHEAD WIRES |
| CATCH BASIN | LIGHT POST |
| DRAIN MANHOLE | SIGN |
| SEWER MANHOLE | TREE |
| DRAIN MANHOLE | TREELINE |
| HYDRANT | DELINEATED WETLAND |
| WATER SHUT OFF | BUILDING SETBACK |
| WATER VALVE | CONTOUR ELEVATION |
| GAS VALVE | EDGE OF PAVEMENT |
| WATER LINE | VERTICAL GRANITE CURB |
| GAS LINE | CHAIN LINK FENCE |
| SEWER LINE | STOCKADE FENCE |
| UNDERGROUND ELECTRIC | POLE & CROSS ARM |
| UNDERGROUND TELEPHONE | |

REFERENCE PLANS:

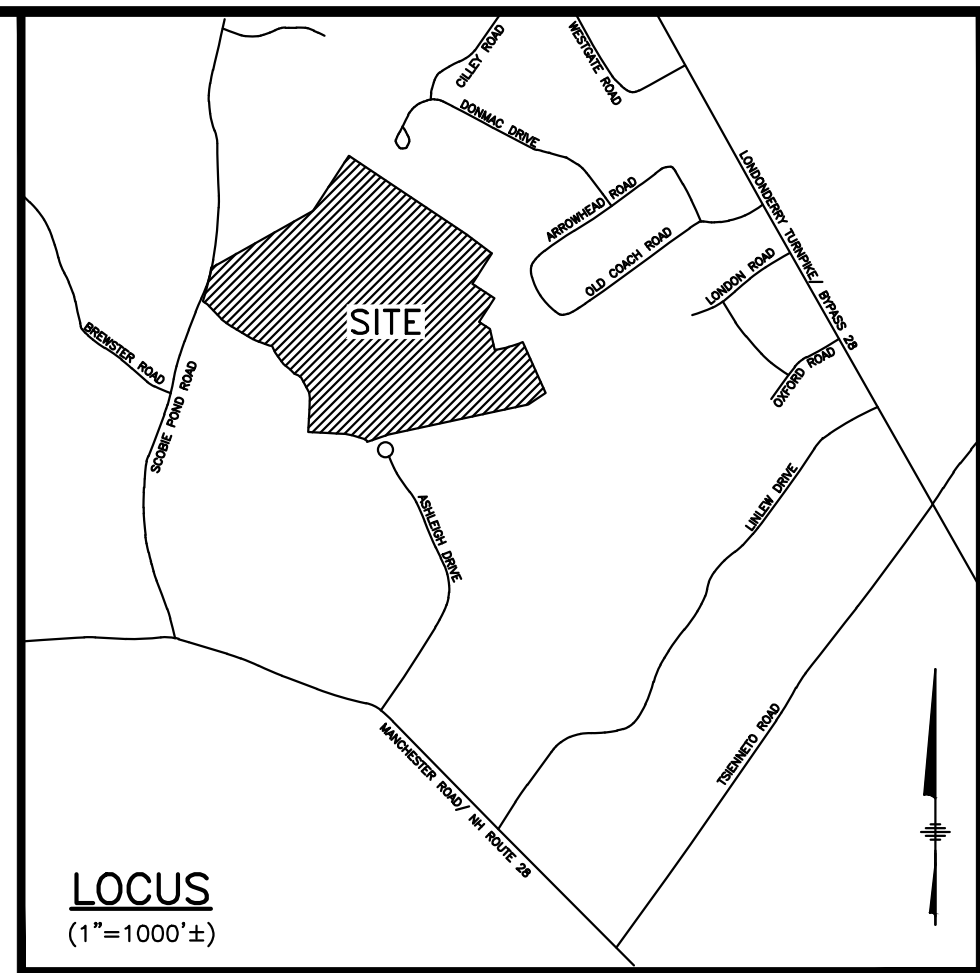
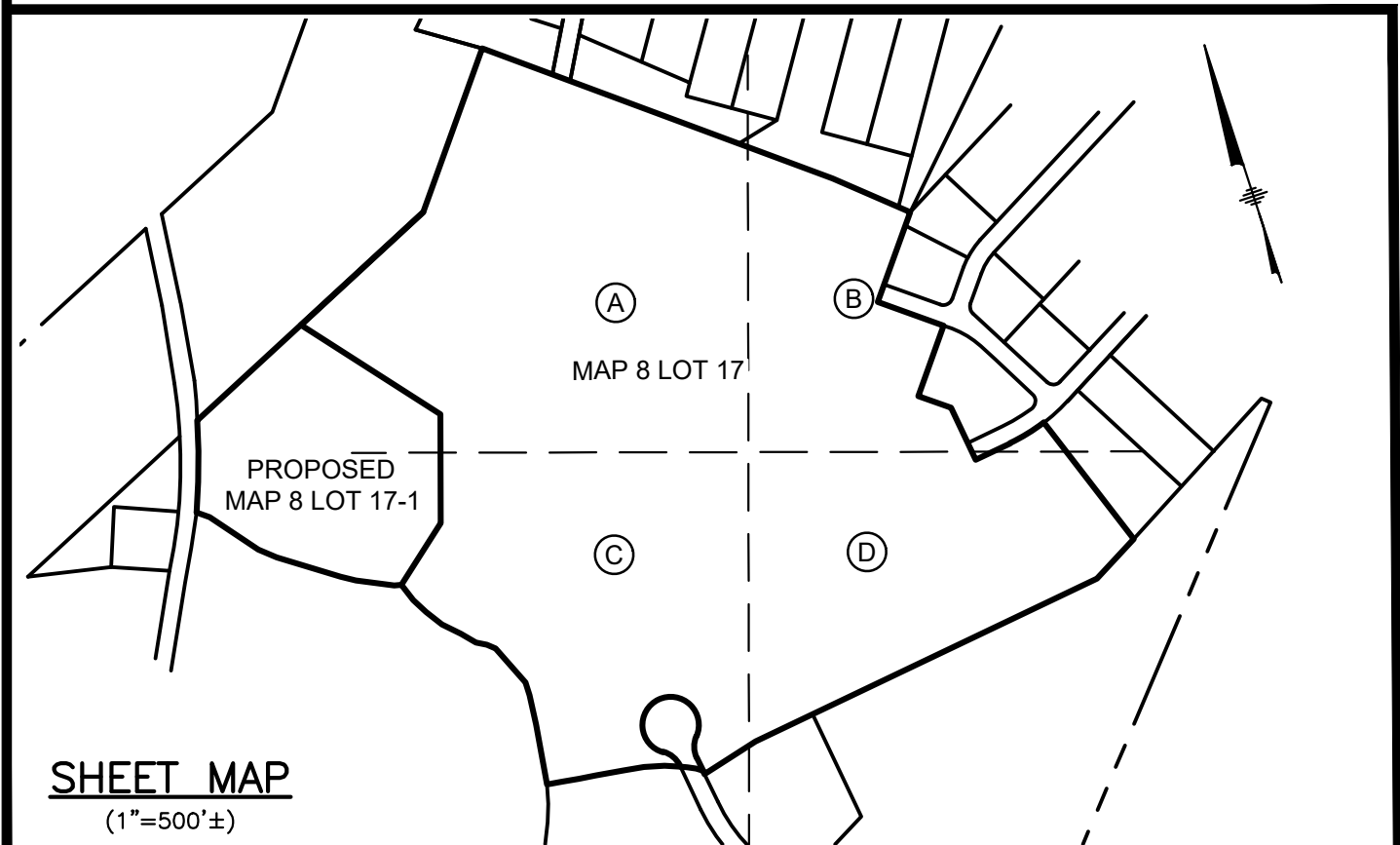
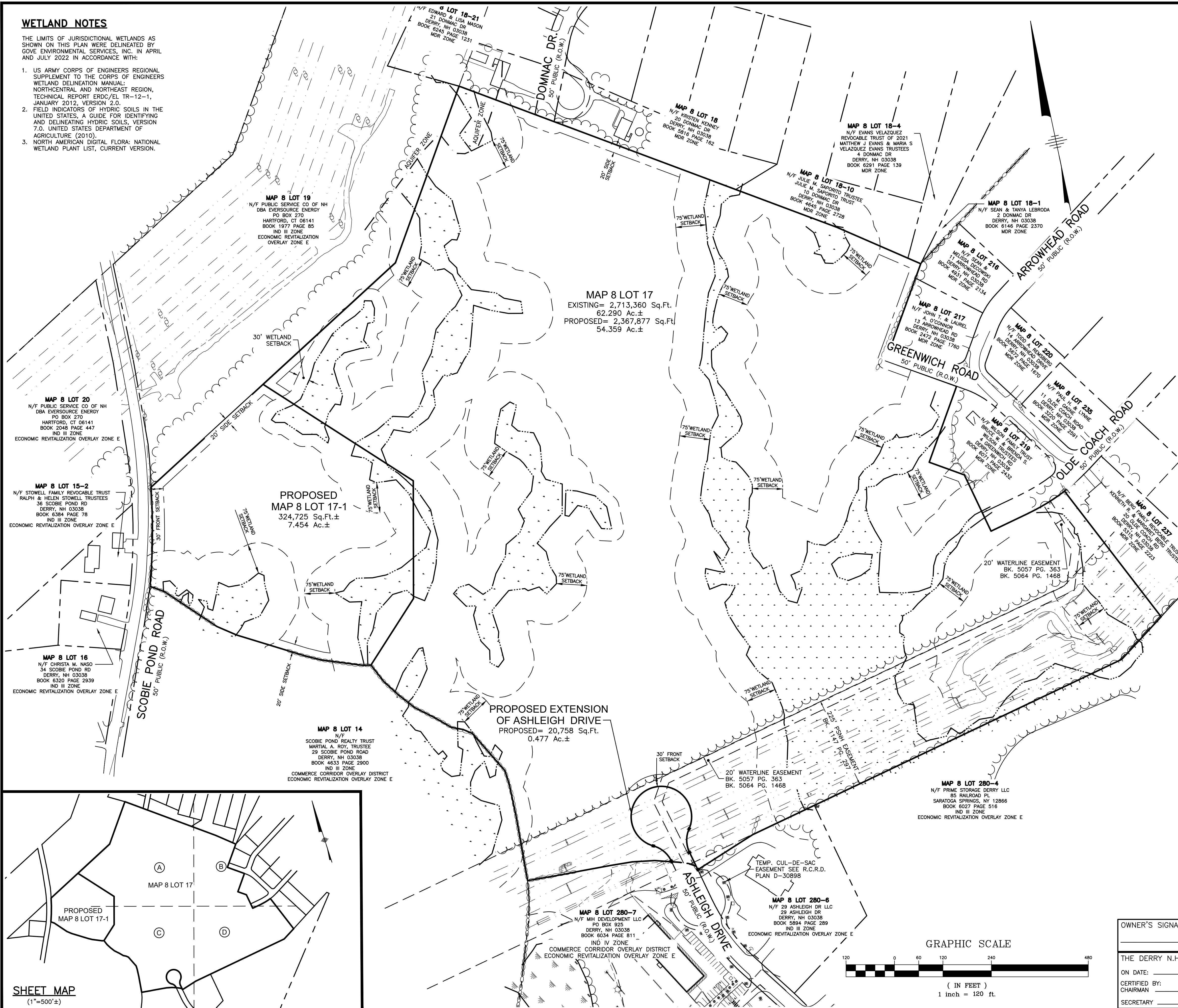
1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) D-38567
2. R.C.R.D. D-40225
3. R.C.R.D. D-30898
4. R.C.R.D. D-28352
5. R.C.R.D. D-20716
6. R.C.R.D. D-14334
7. R.C.R.D. D-41286
8. R.C.R.D. B-3440
9. R.C.R.D. 592

MAP 8 LOT 280-7
N/F MHI DEVELOPMENT LLC
PO BOX925
DERRY, NH 03038
BOOK 6034, PAGE 811
IND III ZONE
COMMERCE CORRIDOR DISTRICT
ECONOMIC REVITALIZATION ZONE E

MAP 8 LOT 280-6
N/F 29 ASHLEIGH DR LLC
29 ASHLEIGH DR
DERRY, NH 03038
BOOK 5894, PAGE 289
IND III ZONE
ECONOMIC REVITALIZATION ZONE E

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN APRIL AND JULY 2022 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.



- THE INTENT OF THIS PLAN IS TO SHOW THE CREATION OF ONE NEW LOT AND EXTENSION ASHLEIGH DRIVE WITH A PERMANENT CUL-DE-SAC FOR THE REMAINDER LOTS ACCESS. THE EXISTING ASHLEIGH DRIVE TEMPORARY CUL-DE-SAC TO BE REMOVED.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN OCTOBER AND NOVEMBER, 2022 AND PLAN REFERENCES LISTED HEREON.
3. HORIZONTAL DATUM IS NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 25, 2022.
4. VERTICAL DATUM IS NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 25, 2022.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG- SAFE FLAGGING, AND INFORMATION PROVIDED BY THE TOWN OF DERRY, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES. BOTH PROPOSED LOTS WILL BE SERVICED BY MUNICIPAL SEWER AND WATER
6. MAP 08 LOT 17 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0339E AND 33015C0337E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
7. MAP 08 LOT 17 IS ZONED INDUSTRIAL III (IND III) PER THE TOWN OF DERRY ZONING MAP:

| | |
|-------------------|------------|
| MIN LOT SIZE: | 43,560 SF± |
| MIN LOT FRONTAGE: | 125 FT |
| MIN FRONT YARD: | 30 FT |
| MIN SIDE YARD: | 20 FT |
| MIN REAR YARD: | 20 FT |
- REFER TO THE TOWN OF DERRY, NH ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
8. THIS PLAN CONSIST OF 18 SHEETS, SHEETS 3 THROUGH 8 ARE TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND THE FULL SET IS TO ON FILE WITH THE TOWN OF DERRY.

1. ROCKINGHAM COUNTY REGISTRY
OF DEEDS (R.C.R.D.) D-38567
2. R.C.R.D. D-40225
3. R.C.R.D. D-30898
4. R.C.R.D. D-28352
5. R.C.R.D. D-20716
6. R.C.R.D. D-14334
7. R.C.R.D. D-41286
8. R.C.R.D. B-3440
9. R.C.R.D. 592

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

JOEL A. CONNOLLY, LLS 997 DATE

OWNER'S SIGNATURE _____ DATE _____

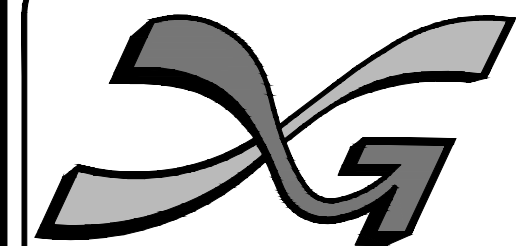
THE DERRY N.H. PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

SECRETARY _____ DATE _____



The Dubai Group, Inc.
136 Harvey Road, Bldg 101B
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com

[illegible]

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: DECEMBER 8, 2022
SCALE: 1"=120'
FILE: 559-SUBDIVISION
DEED REF: 5504-1661

PROJECT:
MAP 08 & LOT 17
ASHLEIGH DRIVE
DERRY, NEW HAMPSHIRE
PID 10319

**ASHLEIGH
DEVELOPMENT LLC**
17 NOTTINGHAM ROAD
WINDHAM, NH 03087

OWNER

41 ASHLEIGH DRIVE, LLC
25 PAGE LANE
HAMPSTEAD, NH 03841
BOOK 5504 PAGE 1661

SHEET TITLE:

SUBDIVISION PLAN (OVERVIEW)

PROJECT #559 SHEET 3 of 18

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOEL A. CONNOLLY, LLS 997 DATE

| | | |
|---------------------------------|--|------------|
| OWNER'S SIGNATURE | | |
| | | DATE |
| THE DERRY N.H. PLANNING BOARD | | |
| ON DATE: _____ | | |
| CERTIFIED BY: CHAIRMAN _____ | | DATE _____ |
| SECRETARY _____ | | DATE _____ |

The Dubai Group, Inc.

136 Harvey Road, Bldg 101B
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com

[illegible]

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: DECEMBER 8, 2022
SCALE: 1"=60'
FILE: 559-SUBDIVISION
DEED REF: 5504-1661

PROJECT:
MAP 08 & LOT 17
ASHLEIGH DRIVE
DERRY, NEW HAMPSHIRE

— PREPARED FOR —

**VILLAGE CENTER
PROPERTIES, LLC**
17 NOTTINGHAM ROAD
WINDHAM, NH 03087

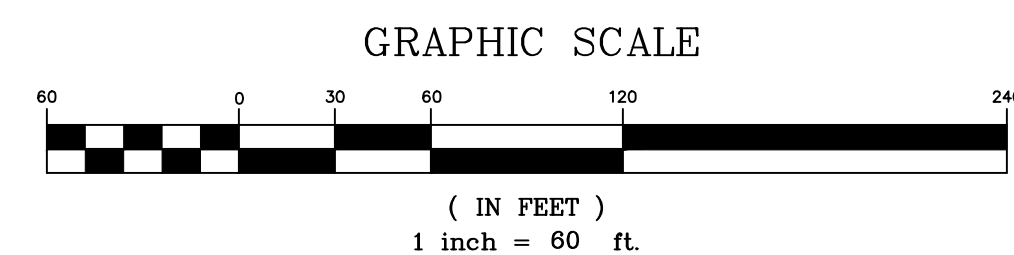
_____ OWNER _____

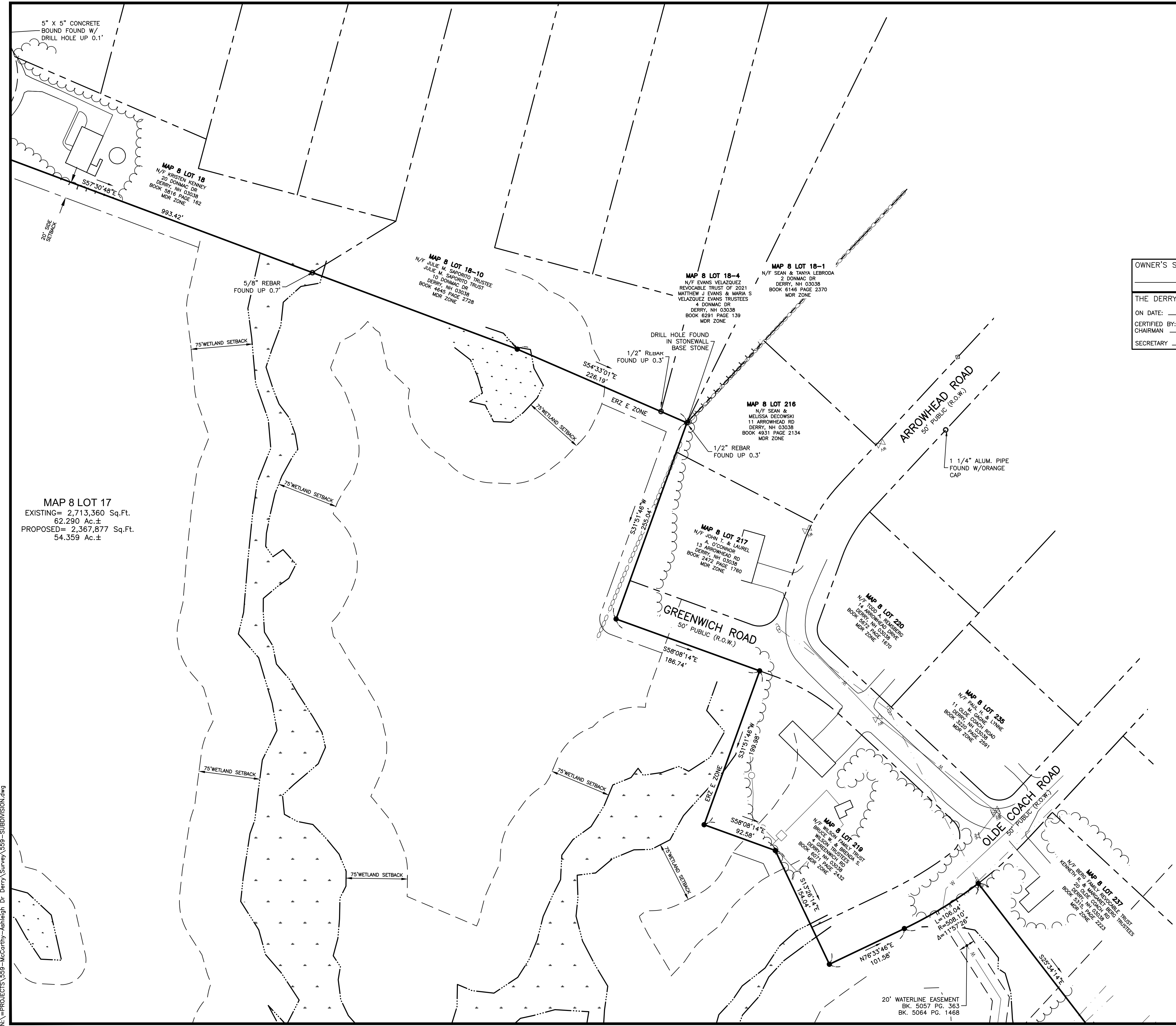
41 ASHLEIGH DRIVE, LLC
25 PAGE LANE
HAMPSTEAD, NH 03841
BOOK 5504 PAGE 1661

SHEET TITLE:

**SUBDIVISION
PLAN
(SHEET A)**

PROJECT #559 SHEET 4 of 18





MAP 8 LOT 17
 EXISTING= 2,713,360 Sq.Ft.
 62.290 Ac.±
 PROPOSED= 2,367,877 Sq.Ft.
 54.359 Ac.±

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND PRIOR SURVEYS BY THIS OFFICE AND THAT THE SURVEY THAT IT IS BASED ON HAS AN ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOEL A. CONNOLLY, LLS 997
DATE

| | | |
|-------------------------------|------------|------------|
| OWNER'S SIGNATURE _____ | | DATE _____ |
| THE DERRY N.H. PLANNING BOARD | | |
| ON DATE: _____ | | |
| CERTIFIED BY: _____ | | |
| CHAIRMAN _____ | DATE _____ | |
| SECRETARY _____ | DATE _____ | |

[illegible]

DRAWN BY: NIG
CHECKED BY: JAC
DATE: DECEMBER 8, 2022
SCALE: 1"=60'
FILE: 559-SUBDIVISION
DEED REF: 5504-1661

PROJECT: **MAY 08 & LOT 17**
ASHLEIGH DRIVE
DERRY, NEW HAMPSHIRE

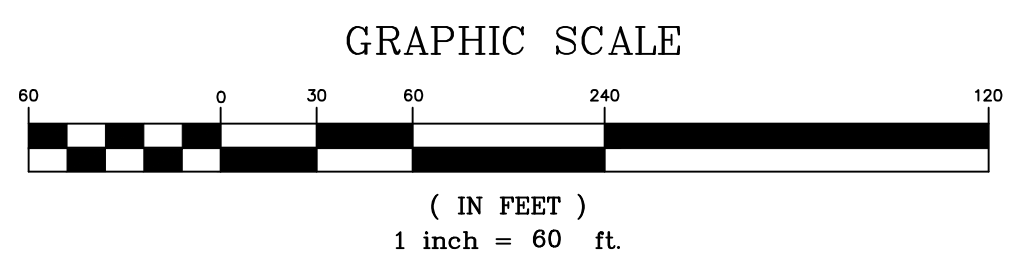
— PREPARED FOR —

**VILLAGE CENTER
PROPERTIES, LLC**
17 NOTTINGHAM ROAD
WINDHAM, NH 03087

— OWNER —

41 ASHLEIGH DRIVE, LLC
25 PANE LANE
HAMPSSTEAD, NH 03841
BOOK 5504 PAGE 1661

| | |
|---|---------------|
| SHEET TITLE: | |
| SUBDIVISION PLAN (SHEET B) | |
| PROJECT #559 | SHEET 5 of 18 |



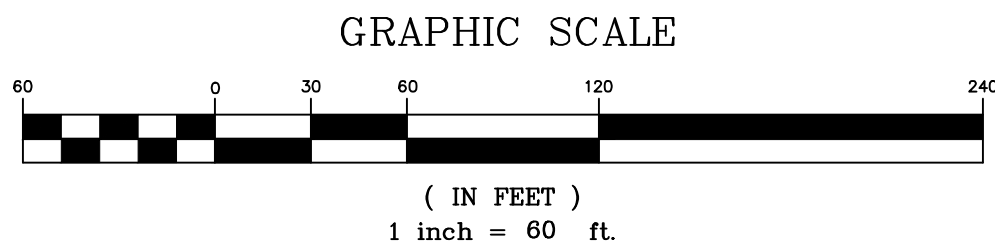
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CERTIFICATION:

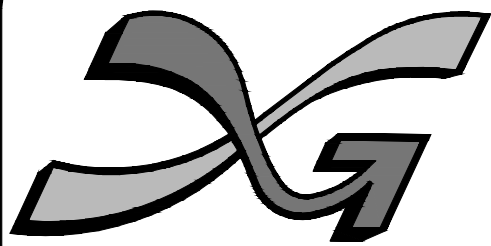
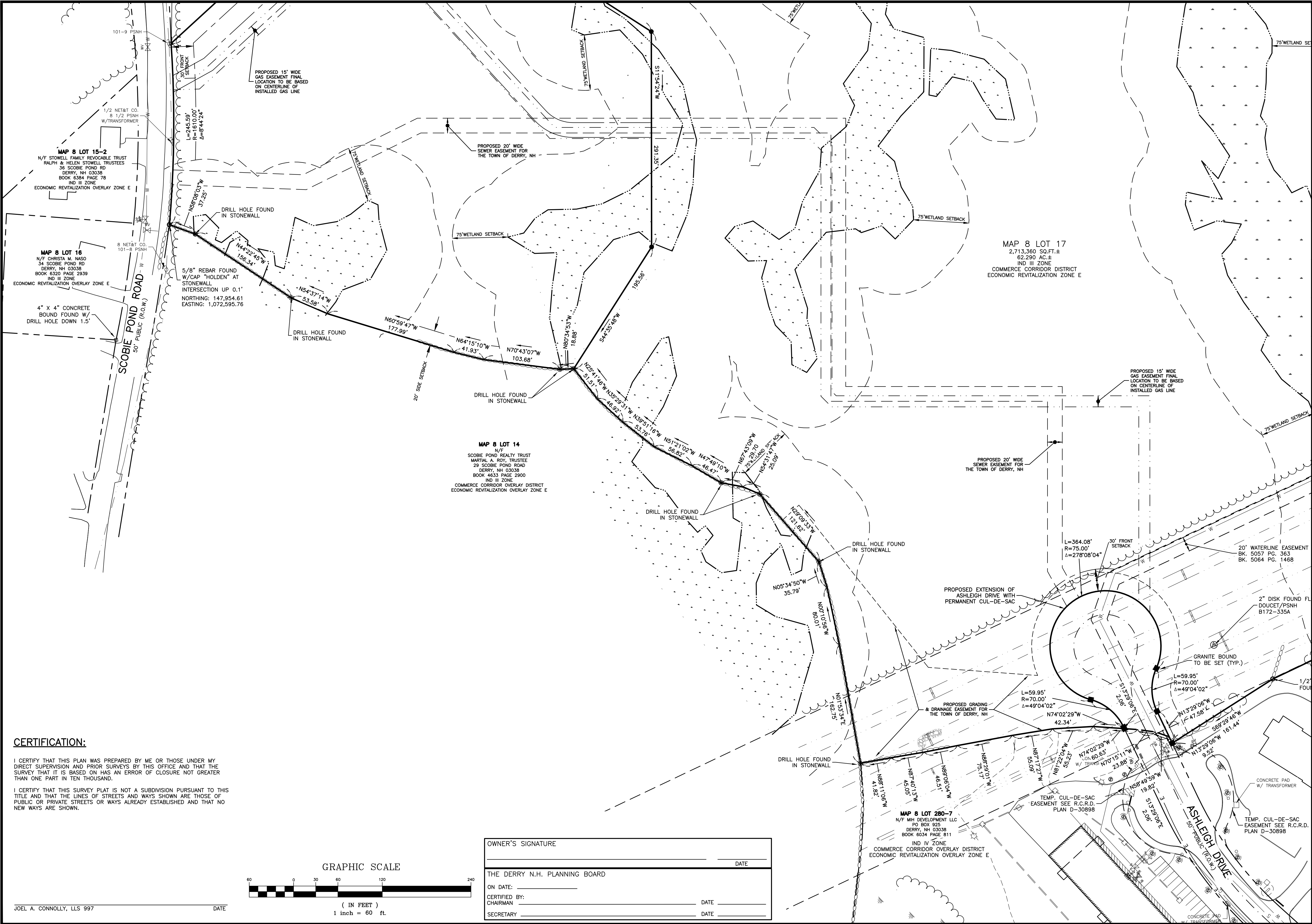
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I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOEL A. CONNOLLY, LLS 997 DATE



| | | |
|-------------------------------|------------|------------|
| OWNER'S SIGNATURE _____ | | DATE _____ |
| THE DERRY N.H. PLANNING BOARD | | |
| ON DATE: _____ | | |
| CERTIFIED BY: _____ | DATE _____ | |
| CHAIRMAN _____ | DATE _____ | |
| SECRETARY _____ | DATE _____ | |



The Dubai Group, Inc.
136 Harvey Road, Bldg 101B
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com

| REVISIONS: | | | |
|------------|---------|-------------|-----|
| REV# | DATE: | COMMENT: | BY: |
| 1 | 2/13/23 | MISC. REVS. | DSJ |
| 2 | 4/3/23 | MISC. REVS. | DSJ |
| 3 | 4/6/23 | MISC. REVS. | DSJ |
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DRAWN BY: NIG
CHECKED BY: JAC
DATE: DECEMBER 8, 2022
SCALE: 1"=60'
FILE: 559-SUBDIVISION
DEED REF: 5504-1661

PROJECT:
MAP 08 & LOT 17
ASHLEIGH DRIVE
DERRY, NEW HAMPSHIRE

PREPARED FOR
VILLAGE CENTER PROPERTIES, LLC
17 NOTTINGHAM ROAD
WINDHAM, NH 03087

OWNER
41 ASHLEIGH DRIVE, LLC
25 PAGE LANE
HAMPSHIRE, NH 03841
BOOK 5504 PAGE 1661

SHEET TITLE:
SUBDIVISION PLAN (SHEET C)

PROJECT #559 SHEET 6 of 18



Engineers
Planners
Surveyors
TheDubayGroup.com

DRAWN BY: NIG
CHECKED BY: JAC
DATE: DECEMBER 8, 2022
SCALE: 1"=60'
FILE: 559-SUBDIVISION
DEED REF: 5504-166

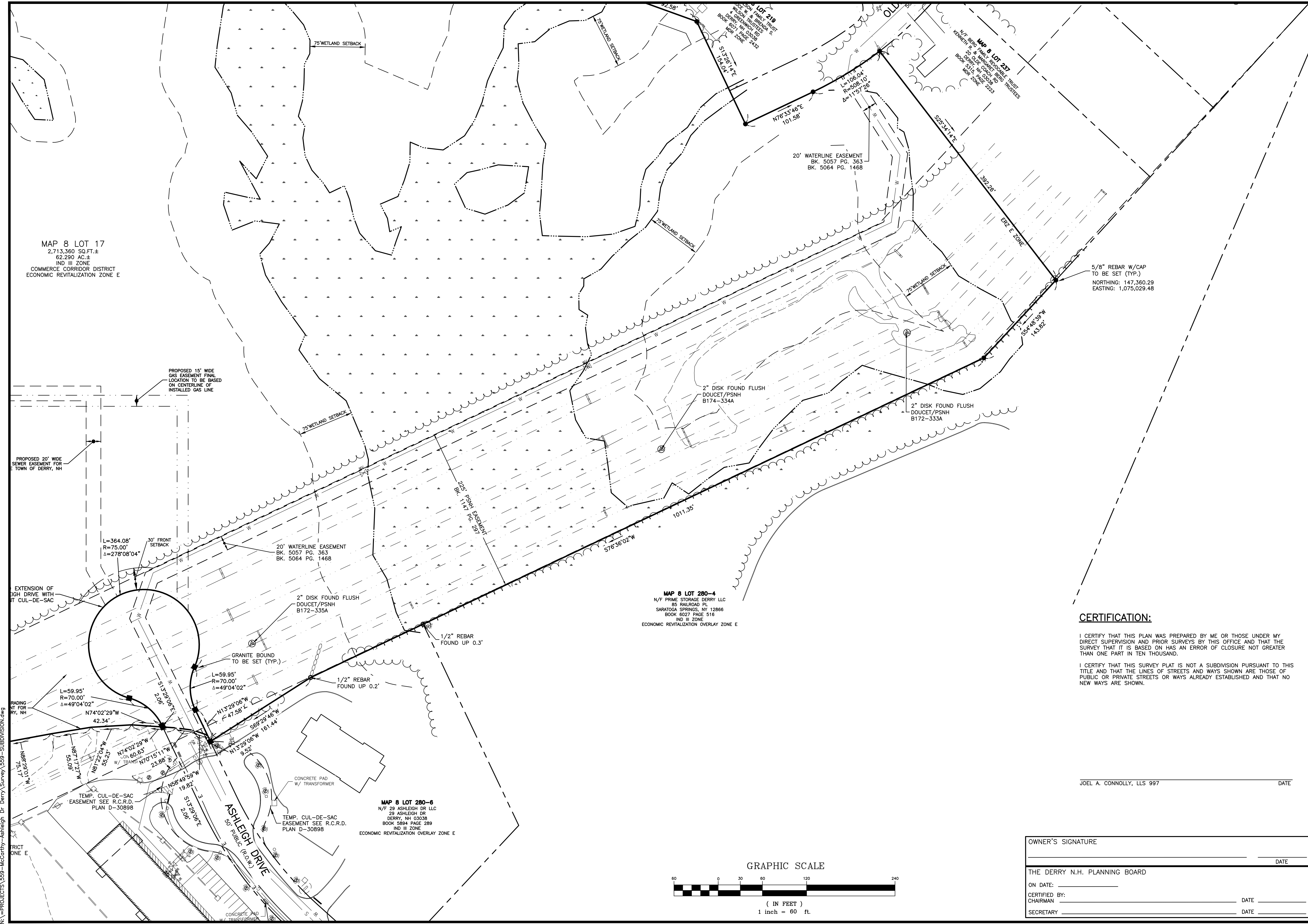
— PREPARED FOR —

**VILLAGE CENTER
PROPERTIES, LLC**
17 NOTTINGHAM ROAD
WINDHAM, NH 03087

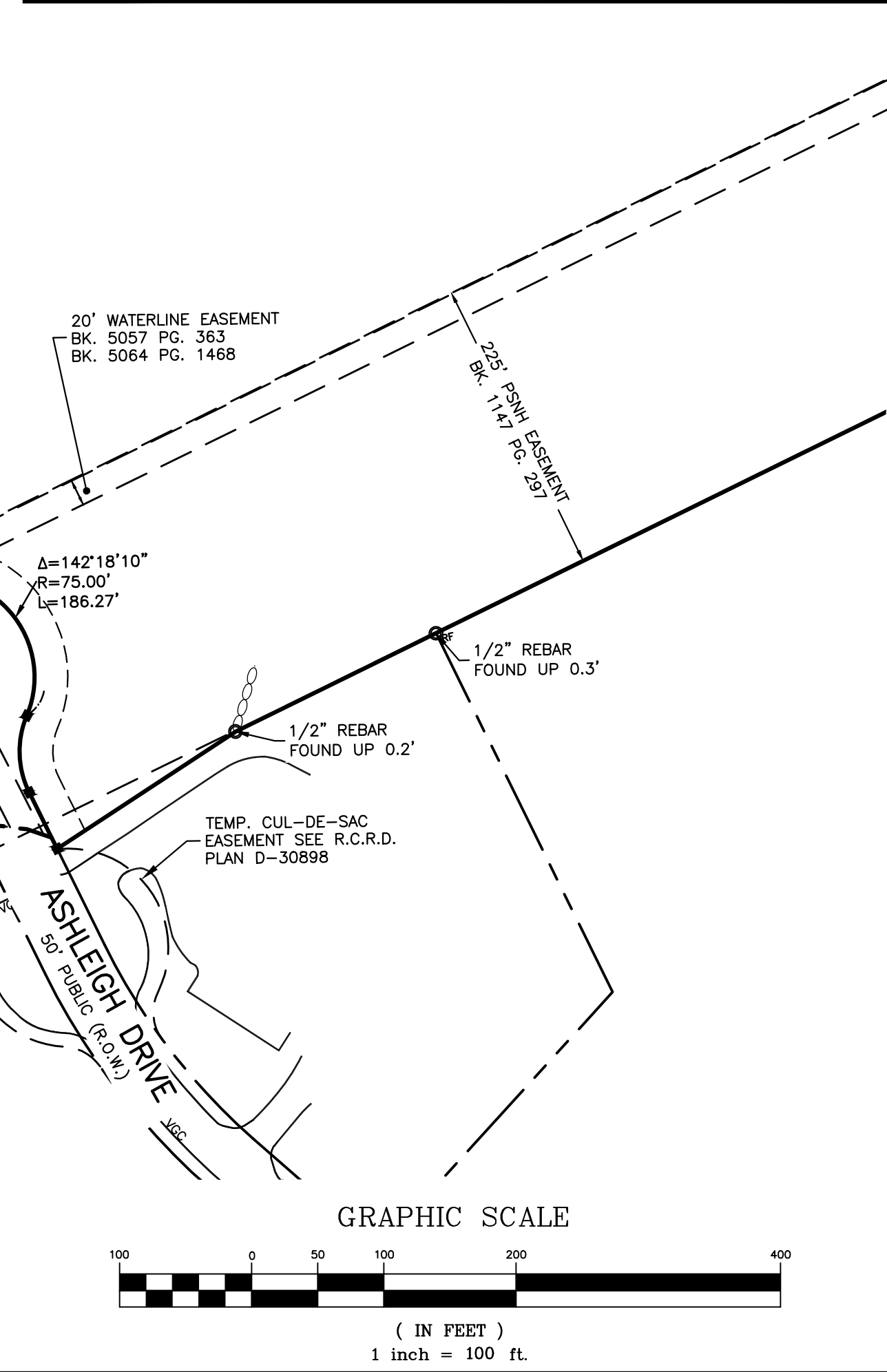
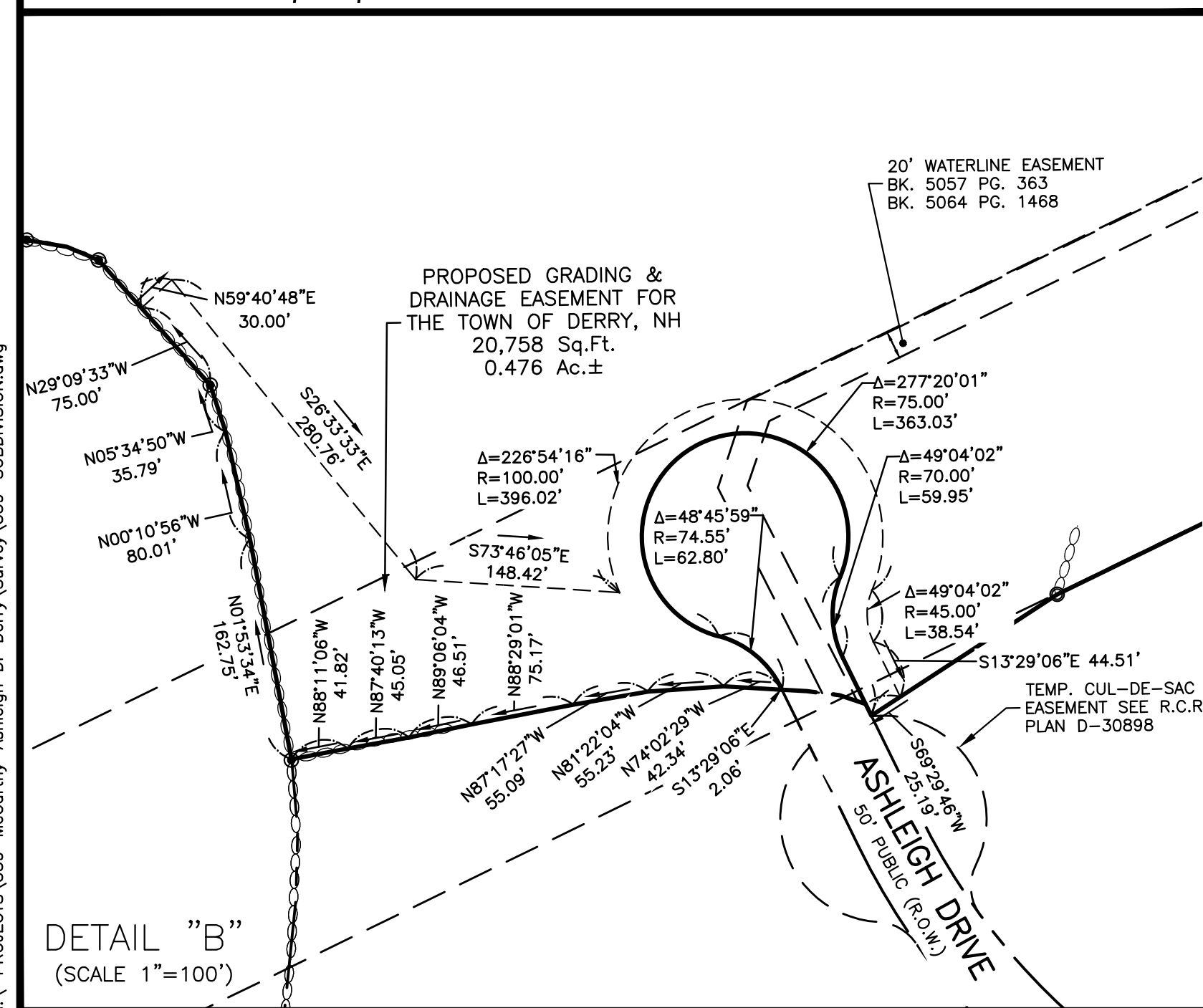
SHEET TITLE:

**SUBDIVISION
PLAN
(SHEET D)**

PROJECT #559 SHEET 7 of 18



1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SEWER, DRAINAGE AND ACCESS EASEMENTS ACROSS THE PROPERTY. THE ACCESS EASEMENT IS FOR EMERGENCY ACCESS TO BENEFIT MAP 8 LOT 17. THE SEWER EASEMENT IS TO BENEFIT MAP 8 LOT 17-1 AND THE TOWN OF DERRY, NH.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE BETWEEN OCTOBER AND NOVEMBER, 2022 AND PLAN REFERENCES LISTED HEREON.
3. HORIZONTAL DATUM IS NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 25, 2022.
4. VERTICAL DATUM IS NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 25, 2022.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS DIO SAFE FLAGGING, AND INFORMATION PROVIDED BY THE TOWN OF DERRY, NH. ANY ABOVE GROUND FEATURES LOCATED BY THIS OFFICE SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
6. THERE IS A PROPOSED GAS LINE TO BE INSTALLED ACROSS THE PROPERTY FROM ASHLEIGH DRIVE TO SCOBIE POND ROAD. FINAL LOCATION OF THE GAS EASEMENT TO BE BASED ON CENTERLINE OF INSTALLED GAS LINE. SEE SHEETS 4-7 OF THE SUBDIVISION PLANS FOR ITS GENERAL LOCATION.



JOEL A. CONNOLLY, LLS 997
DATE

| | |
|---|--|
| OWNER'S SIGNATURE <div style="border-top: 1px solid black; height: 10px; width: 100%; margin-top: 10px;"></div> <div style="text-align: right; margin-top: 10px;">DATE _____</div> | |
| THE DERRY N.H. PLANNING BOARD ON DATE: _____ CERTIFIED BY: _____ CHAIRMAN _____ DATE _____ SECRETARY _____ DATE _____ | |



DRAWN BY: DSJ
CHECKED BY: JAC
DATE: DECEMBER 8, 2022
SCALE: 1"=100'
FILE: 559-SUBDIVISION
DEED REF: 5504-1661

OWNER
41 ASHLEIGH DRIVE, LLC
25 PAGE LANE
HAMPSTEAD, NH 03841
BOOK 5504 PAGE 1661

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