

Planning Department May 3, 2023

APPLICANT: Ashleigh Development, LLC

DEVELOPER: Chris McCarthy

PROJECT: NA

LOCATION: Parcel ID 08017, 37 Scobie Pond Road, 41 Ashleigh Drive

PURPOSE: The purpose of this plan is for a two-lot subdivision located in the Industrial III District for the above referenced parcels as well as the extension of the Ashleigh Drive cul-de-sac and associated drainage. Future site plans will be submitted to the Planning Board for development of the above referenced properties.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: None Requested.

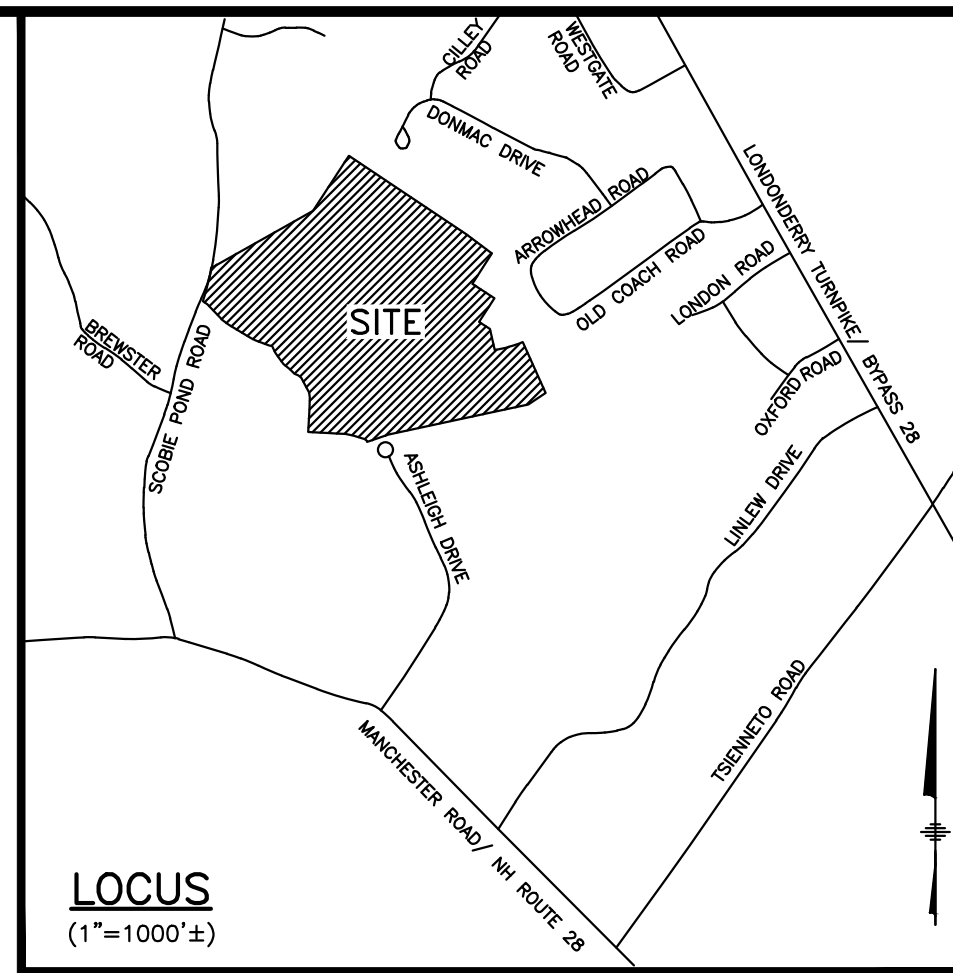
STATE PERMITS: NA.

RECOMMENDATION: Staff would recommend approval of the subdivision plan.

BY:

George H. Sioras, Planning Director

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



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

Engineers
Planners
Surveyors
TheDubayGroup.com

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

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

REVISIONS:

REV.	DATE	COMMENT	BY:

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
HAMPSTEAD, NH 03841
BOOK 5504 PAGE 1661

SHEET TITLE:
TITLE SHEET

PROJECT #559 SHEET 1 of 18

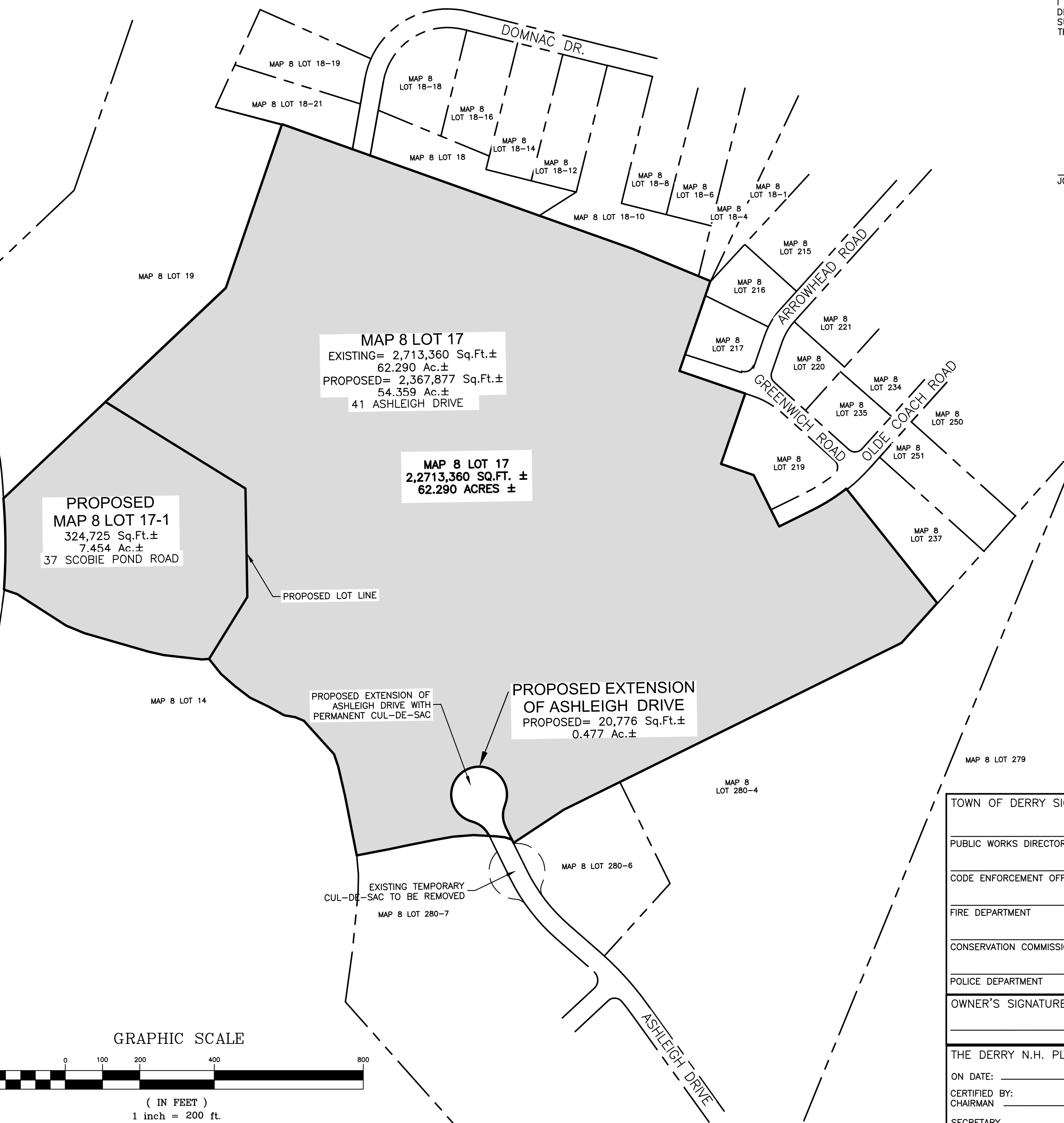
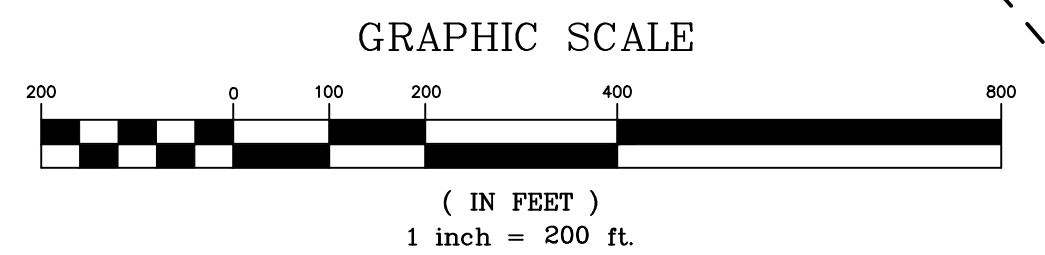
- LEGEND**
- PROPERTY LINE
 - ABUTTER LINE
 - STONE WALL
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - HYDRANT
 - WATER SHUT OFF
 - WATER VALVE
 - GAS VALVE
 - WATER LINE
 - GAS LINE
 - SEWER LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD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

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 HAMPSTEAD, 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	36 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. SCIARAPPA & NICHOLAS ERBANI 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. & LYNN 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
08-018-014	14 DONMAC DR.	PAUL & KATHLEEN BELIVEAU REVOCABLE TRUST PAUL W. & KATHLEEN M. BELIVEAU TRUSTEES 14 DONMAC DRIVE DERRY, NH 03038
08-018-012	12 DONMAC DR.	DAVID J. & JILLIAN J. MORDARSKI 12 DONMAC DRIVE DERRY, NH 03038
08-018-008	8 DONMAC DR.	ILLYA A. VOLOKITKIN & MARGARITA N. VOLOKITKINA 8 DONMAC DRIVE DERRY, NH 03038
08-018-006	6 DONMAC DR.	KOREY INGERSOLL & ALEXANDRA SHILO 6 DONMAC DRIVE DERRY, NH 03038
08-215	9 ARROWHEAD RD.	JOHN & SHONA E. DAVIDSON 9 ARROWHEAD ROAD DERRY, NH 03038
08-221	12 ARROWHEAD RD.	MICHAEL J. & RYAN E. COPLEY 12 ARROWHEAD ROAD DERRY, NH 03038
08-234	9 OLDE COACH RD.	JAMES A. & KATHERINE DEPAULIS LONG 9 OLDE COACH ROAD DERRY, NH 03038
08-251	16 OLDE COACH RD.	ANTHONY MOGLIA & DANIELLE LACHANCE 16 OLDE COACH ROAD DERRY, NH 03038
08-250	16 OLDE COACH RD.	DAVID W. & JOYCE T. BOURQUE 916 GASPARILLA BLVD ENGLEWOOD, FL 34223
08-279	11 ASHLEIGH DR.	WAL-MART REAL ESTATE BUSINESS TRUST ATTN: PROPERTY TAX DEPARTMENT P.O. BOX 9050 MS 0555 BENTONVILLE, AR 72716-8050

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

ASHLEIGH DRIVE, LLC
17 NOTTINGHAM ROAD
WINDHAM, NH 03087
THE DUBAY GROUP, INC
136 HARVEY ROAD BLDG B101
LONDONDERRY, NH 03053
GOVE ENVIRONMENTAL SERVICES, INC
8 CONTINENTAL DRIVE UNIT H
EXETER, NH 03033



TOWN OF DERRY SIGNATURE BLOCK

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 _____

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

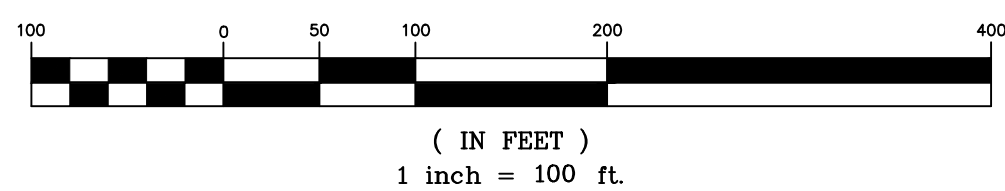
NOTES:

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 NAVD83 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.

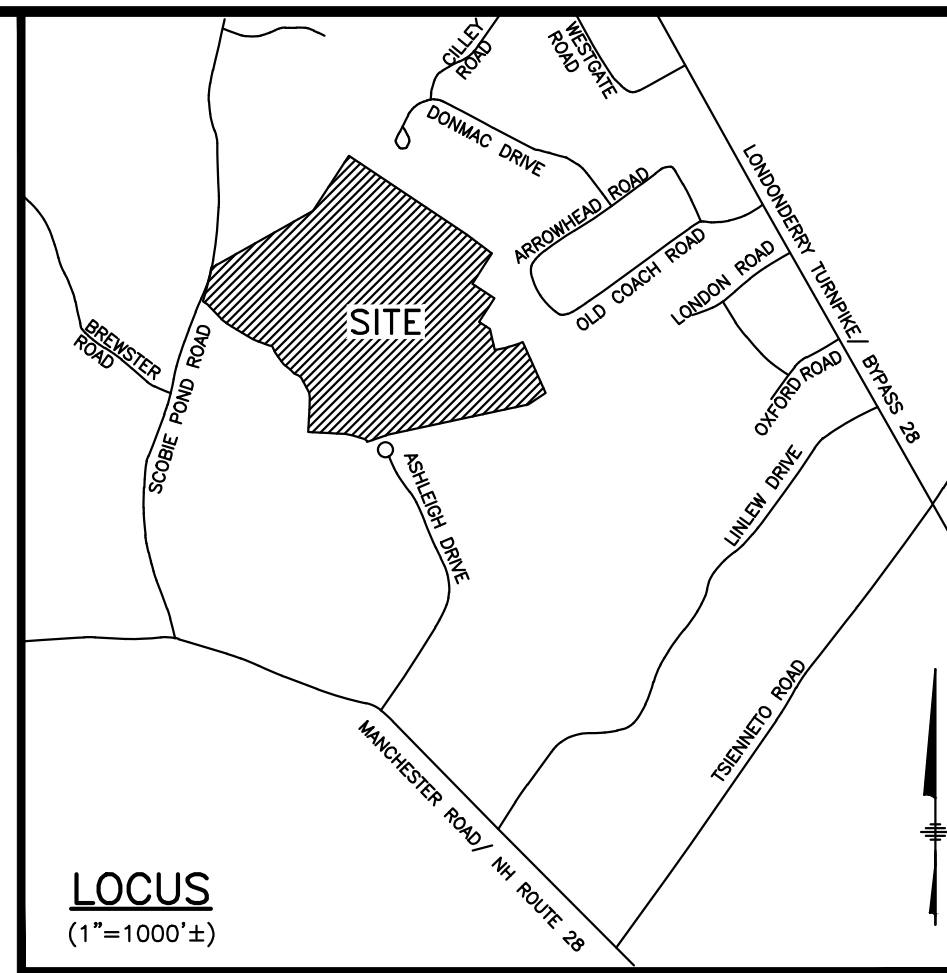
GRAPHIC SCALE



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.



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

Engineers
 Planners
 Surveyors
 TheDubayGroup.com

REV#	DATE	REVISIONS:	COMMENT:	BY:
1	2/13/23	MISC. REVS.		DSJ
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3	4/6/23	MISC. REVS.		DSJ
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4	4/10/23	MISC. REVS.		DSJ

DRAWN BY: DSJ
 CHECKED BY: JAC
 DATE: FEBRUARY 9, 2022
 SCALE: 1"=100'
 FILE: 559-WS
 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

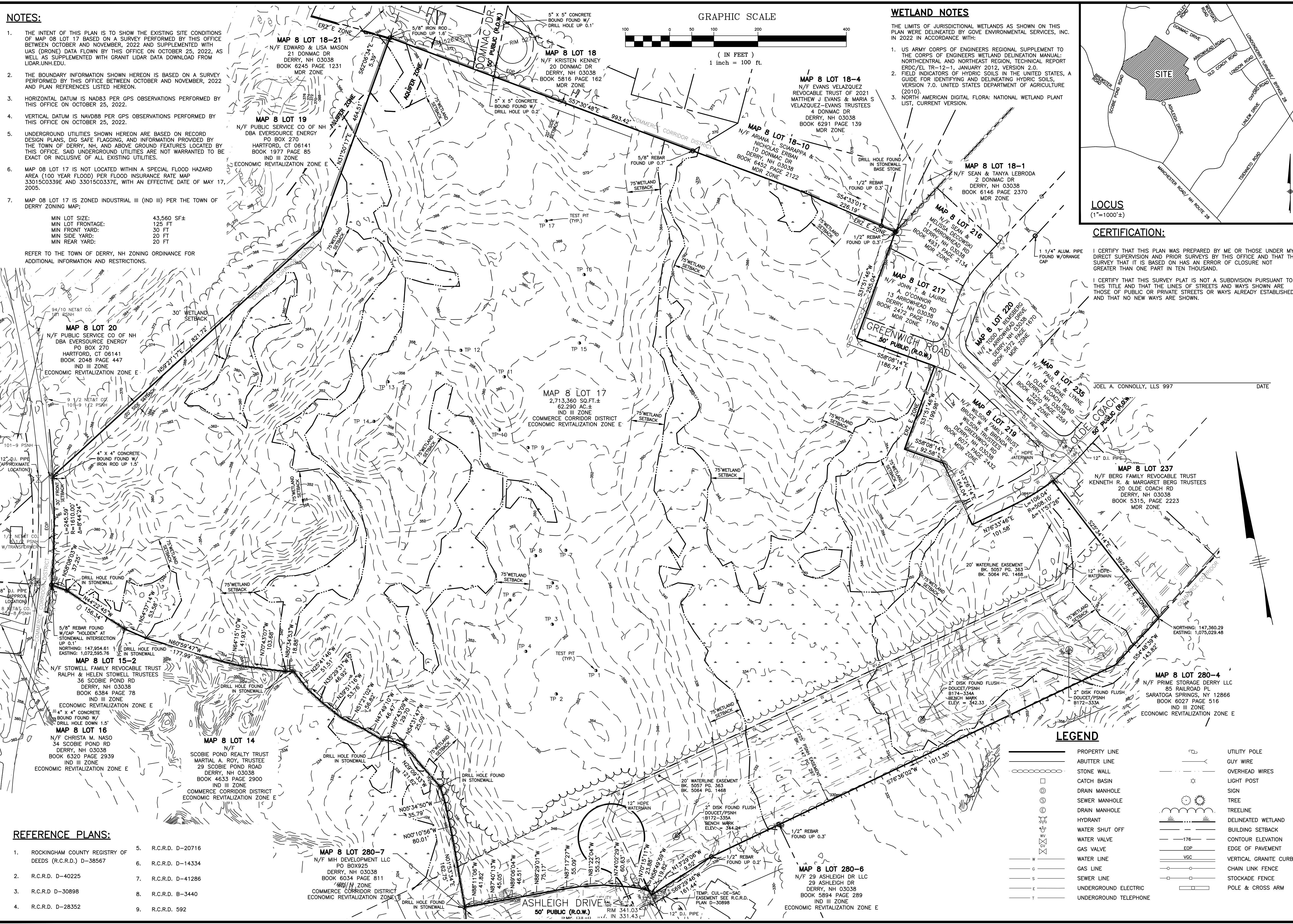
OWNER
 41 ASHLEIGH DRIVE, LLC
 25 PAGE LANE
 HAMPSTEAD, NH 03841
 BOOK 5504 PAGE 1661

SHEET TITLE:
EXISTING CONDITIONS PLAN

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

REFERENCE PLANS:

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



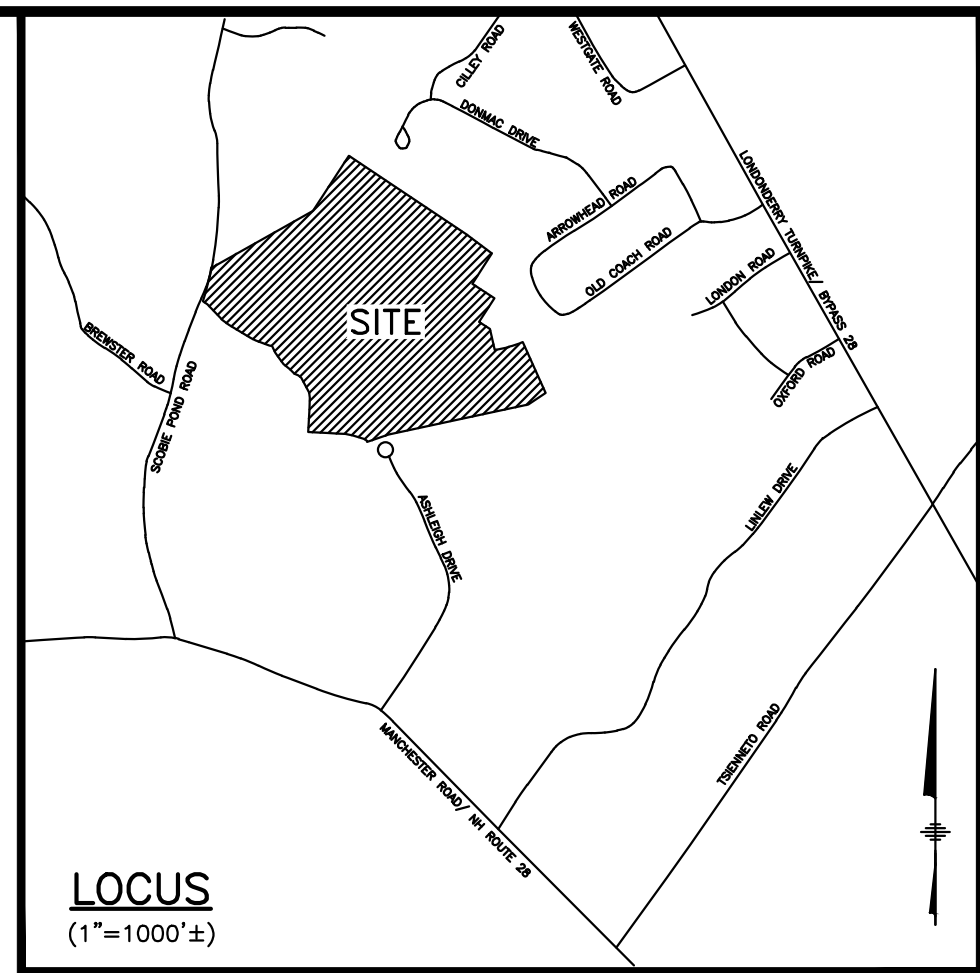
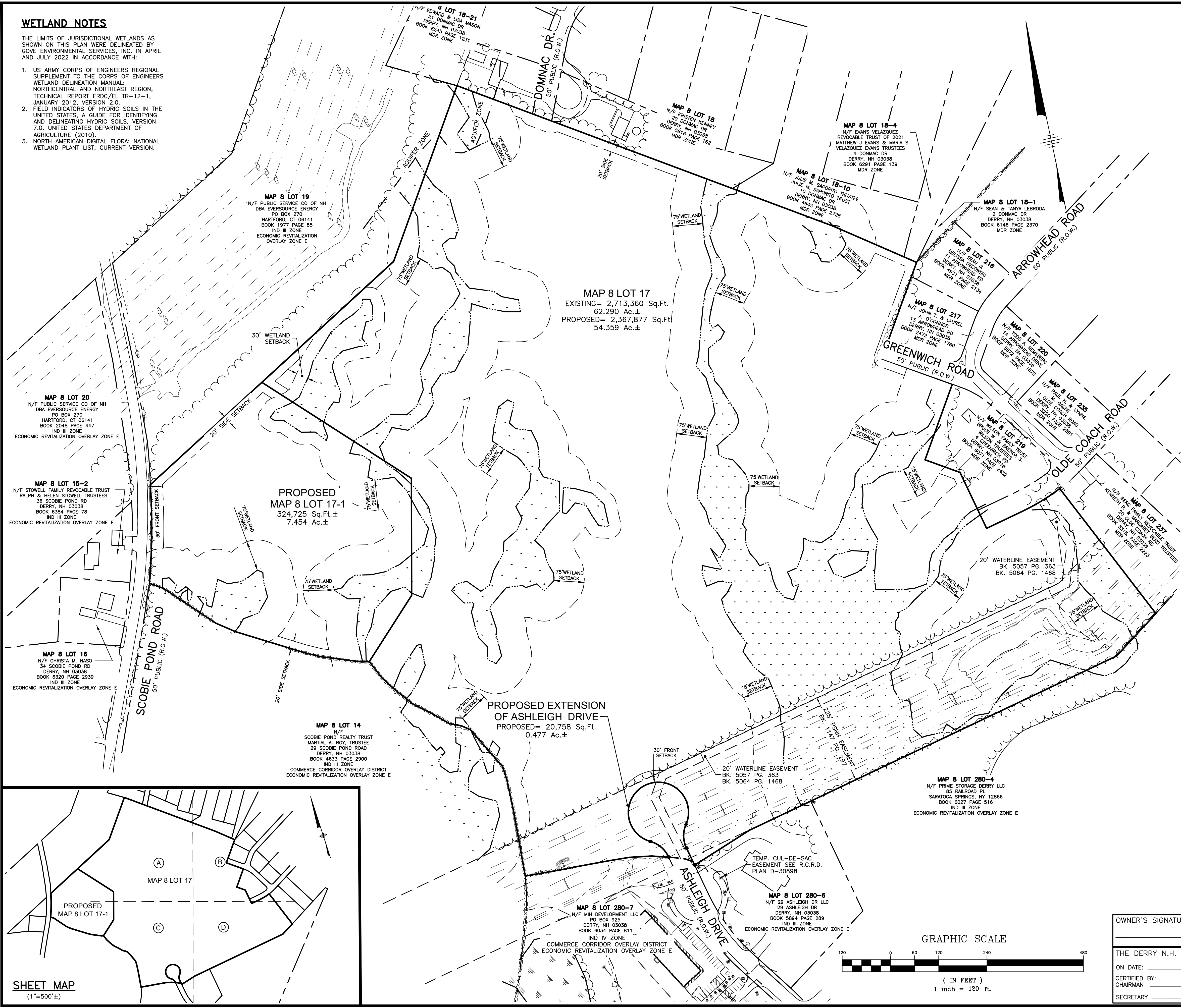
LEGEND

- | | | | |
|---|-----------------------|---|-----------------------|
| — | 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 | | |

WETLAND NOTES

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.



NOTES:

1. 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 BE ON FILE WITH THE TOWN OF DERRY.

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

CERTIFICATION:

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JOEL A. CONNOLLY, LLS 997 DATE _____

OWNER'S SIGNATURE _____ DATE _____

THE DERRY N.H. PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

SECRETARY _____ DATE _____



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Londonderry, NH 03053
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com

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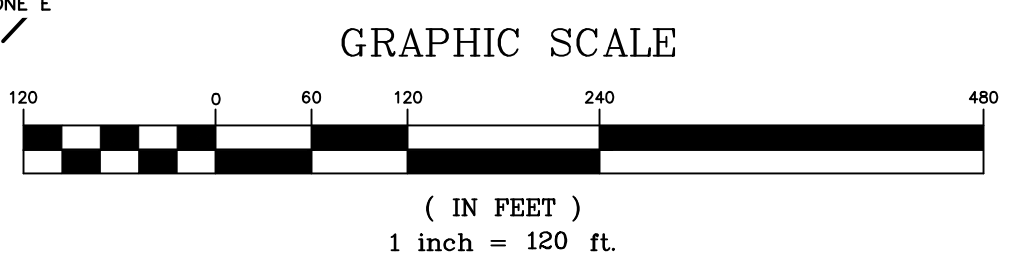
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MAP 08 & LOT 17
ASHLEIGH DRIVE
DERRY, NEW HAMPSHIRE
PID 10319
PREPARED FOR
ASHLEIGH DEVELOPMENT LLC
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BOOK 5504 PAGE 1661

SHEET TITLE:
SUBDIVISION PLAN (OVERVIEW)
PROJECT #559 SHEET 3 of 18

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

SHEET MAP
(1"=500'±)



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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

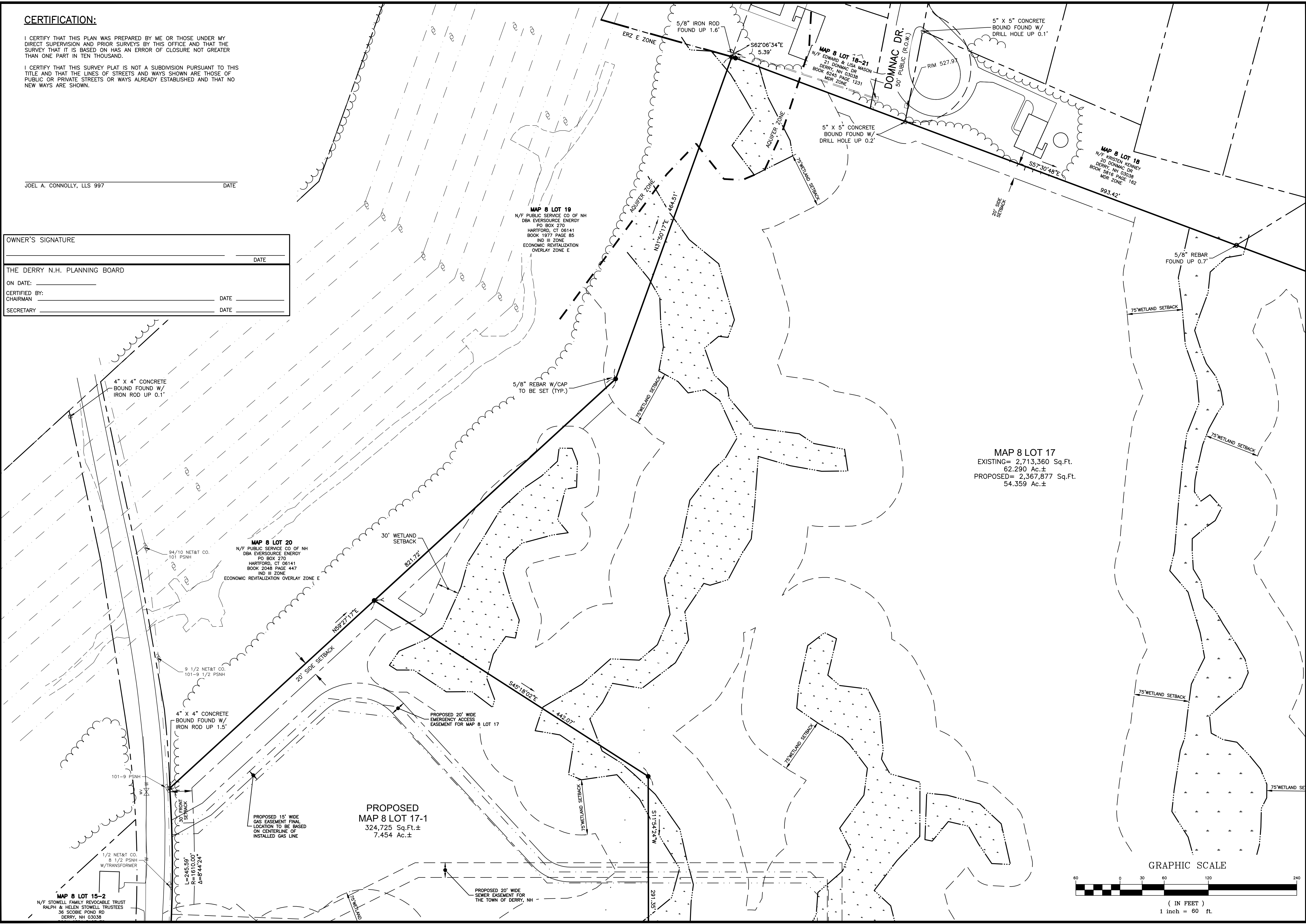
ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

SECRETARY _____ DATE _____

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



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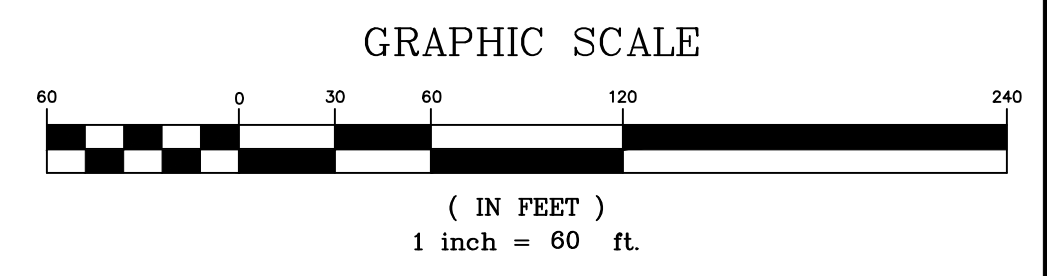
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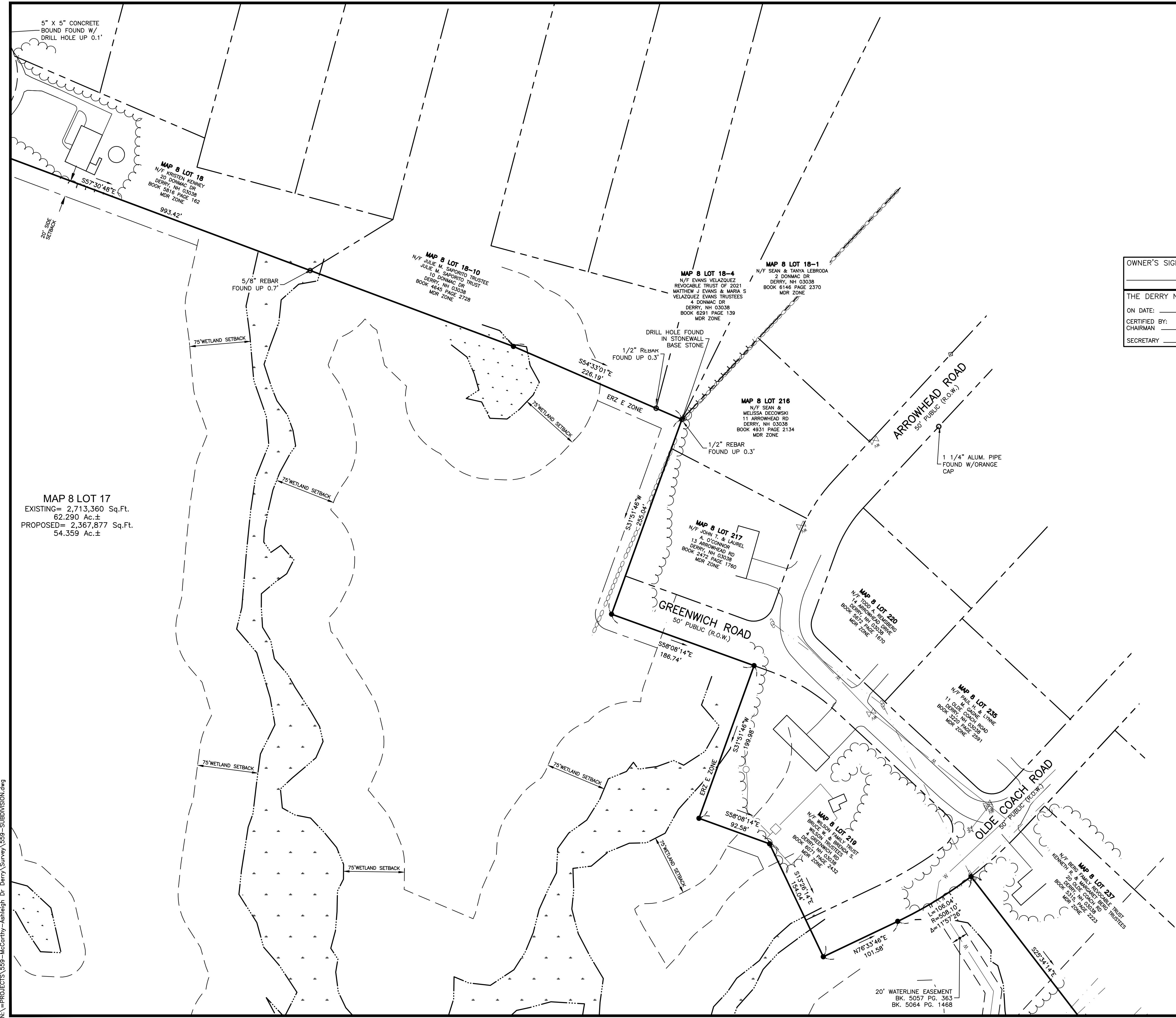
PROJECT:
MAP 08 & LOT 17
ASHLEIGH DRIVE
DERRY, NEW HANPSHIRE

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)





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

CERTIFICATION:

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JOEL A. CONNOLLY, LLS 997 _____ DATE _____

OWNER'S SIGNATURE _____ DATE _____

THE DERRY N.H. PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

SECRETARY _____ DATE _____



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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

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 HANPSHIRE

PREPARED FOR

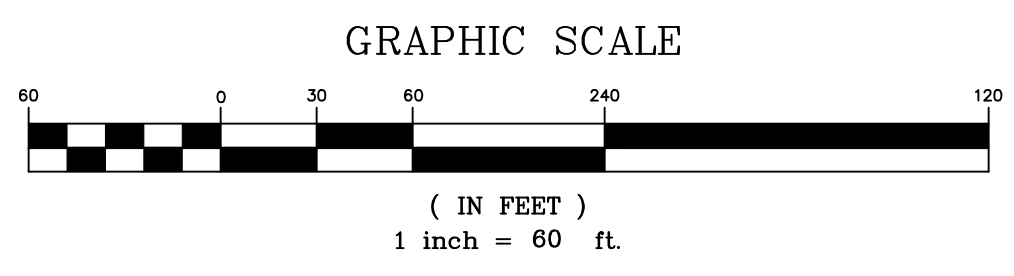
VILLAGE CENTER PROPERTIES, LLC
17 NOTTINGHAM ROAD
WINDHAM, NH 03087

OWNER

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

SHEET TITLE:

SUBDIVISION PLAN (SHEET B)





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

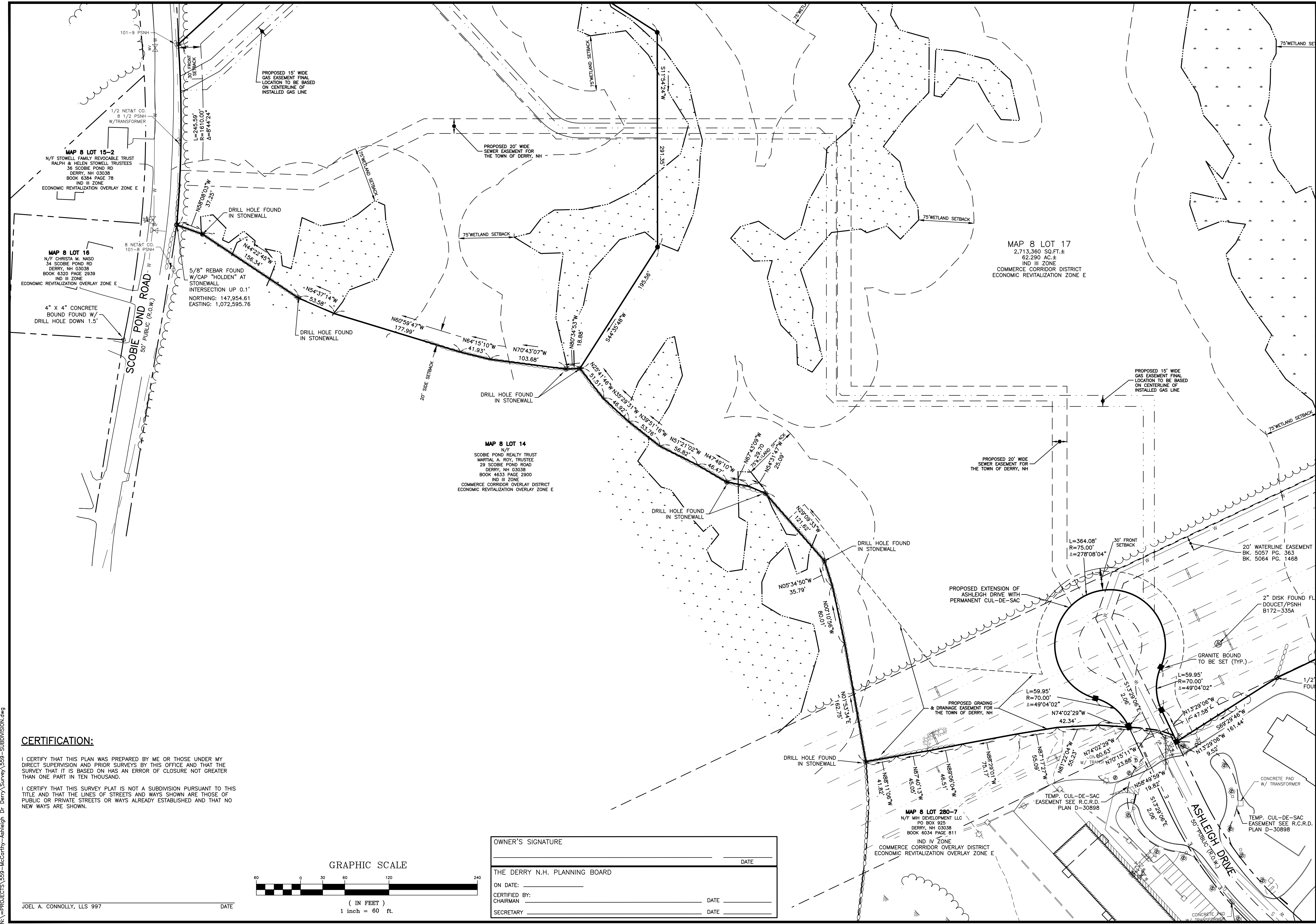
Engineers
 Planners
 Surveyors
 TheDubayGroup.com

REV.	DATE	REVISIONS:	BY:
1	2/13/23	MISC. REVS.	DSJ
2	4/3/23	MISC. REVS.	DSJ
3	4/6/23	MISC. REVS.	DSJ

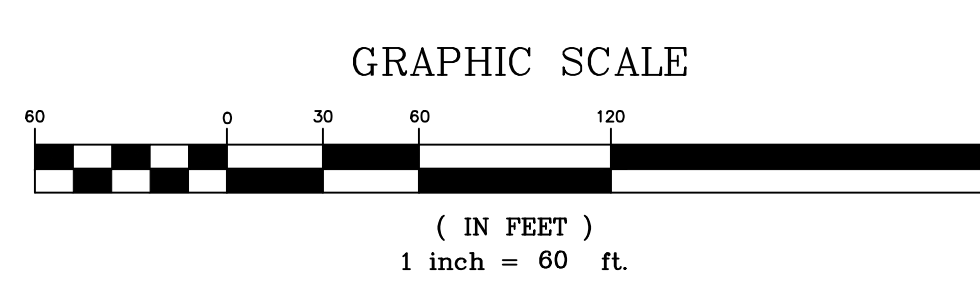
DRAWN BY: NIG
 CHECKED BY: JAC
 DATE: DECEMBER 8, 2022
 SCALE: 1"=60'
 FILE: 559-SUBDIVISION
 DEED REF: 5504-1661

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
 HAMPSTEAD, NH 03841
 BOOK 5504 PAGE 1661

SHEET TITLE:
SUBDIVISION PLAN (SHEET C)
 PROJECT #559 SHEET 6 of 18



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

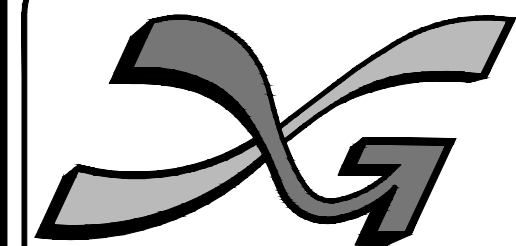
ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

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



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

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

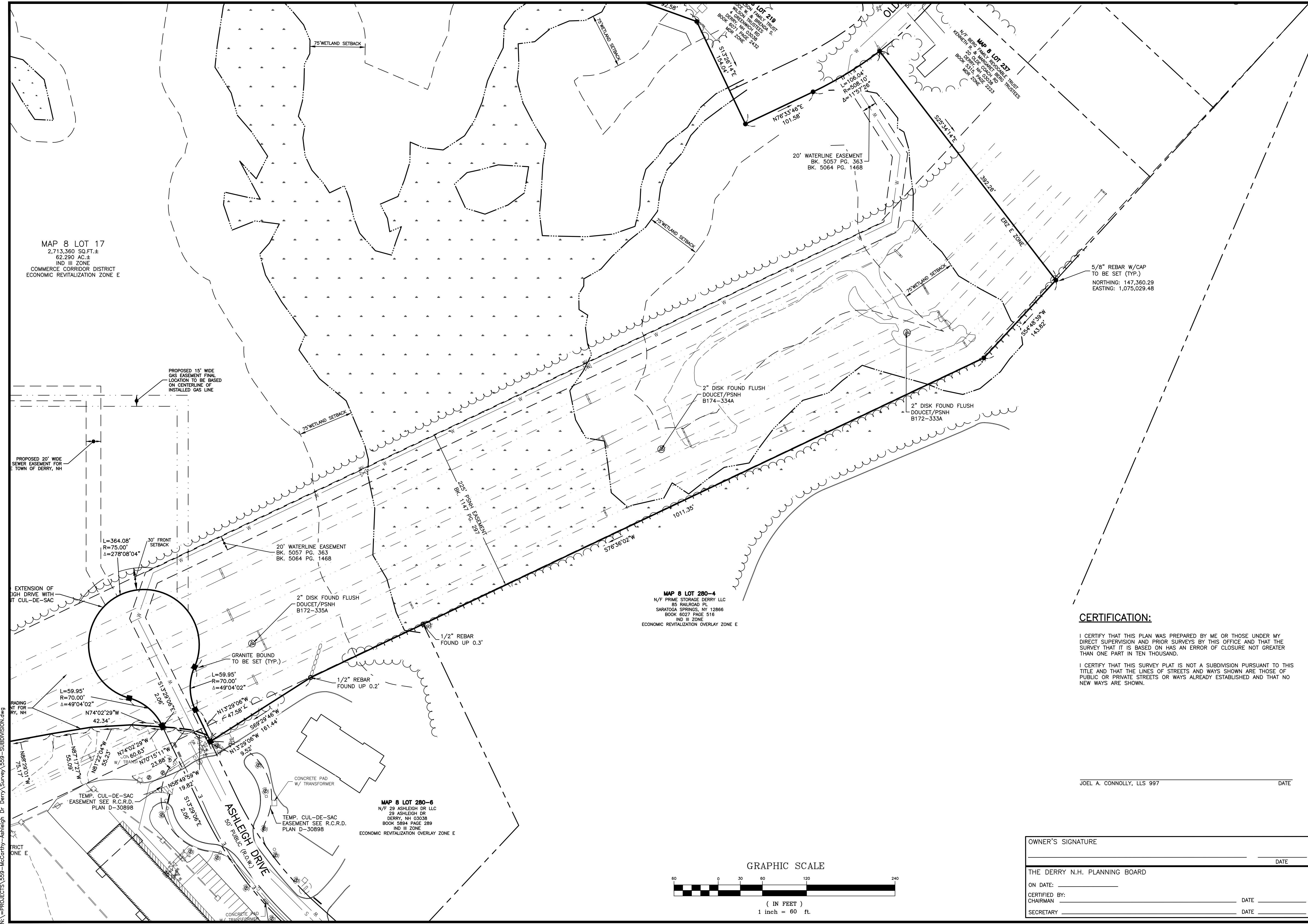
PROJECT:
MAP 08 & LOT 17
 ASHLEIGH DRIVE
 DERRY, NEW HAMPSHIRE

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

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

SHEET TITLE:
SUBDIVISION PLAN (SHEET D)

PROJECT #559 SHEET 7 of 18



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.

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JOEL A. CONNOLLY, LLS 997 _____ DATE _____

OWNER'S SIGNATURE _____ DATE _____

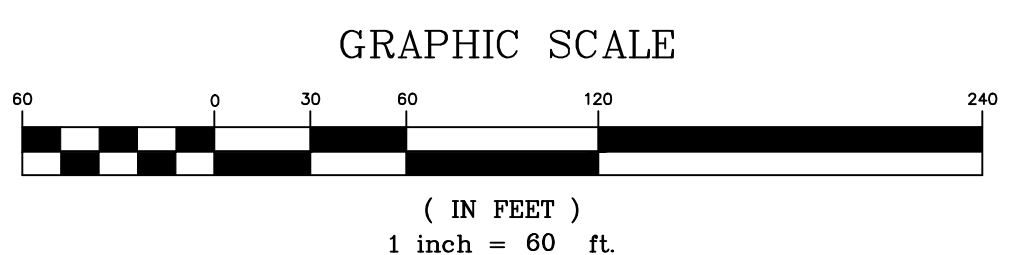
THE DERRY N.H. PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

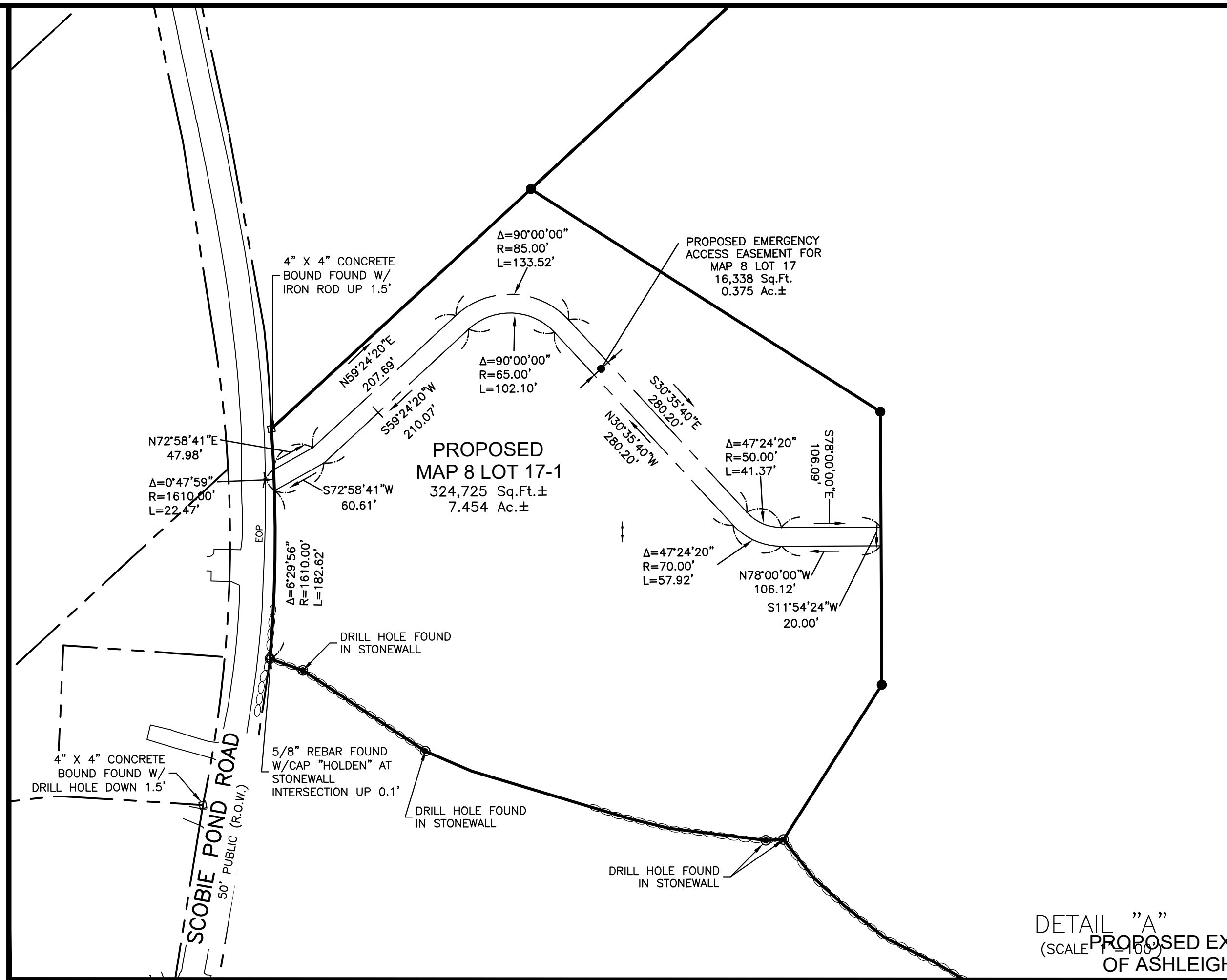
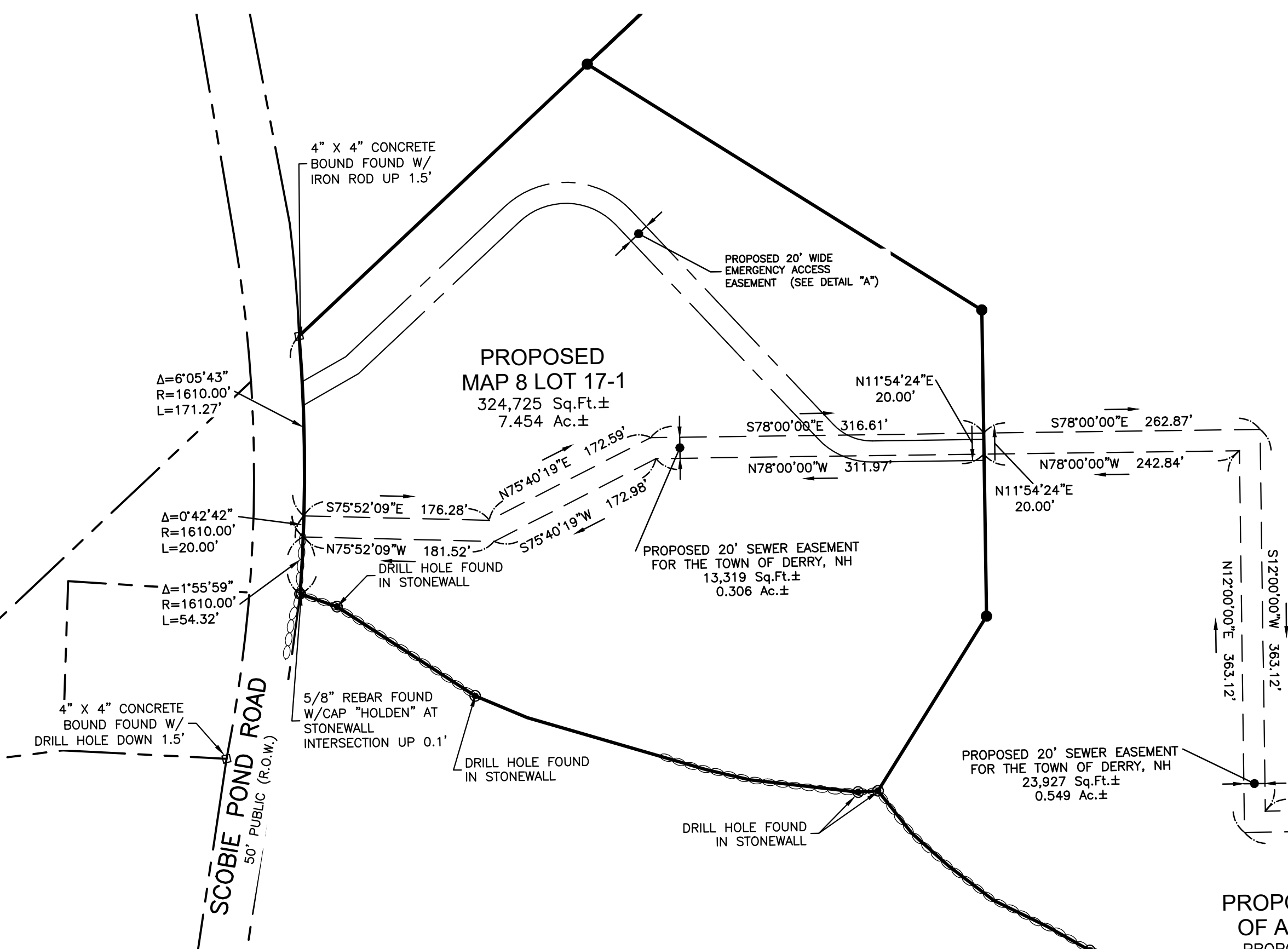
SECRETARY _____ DATE _____



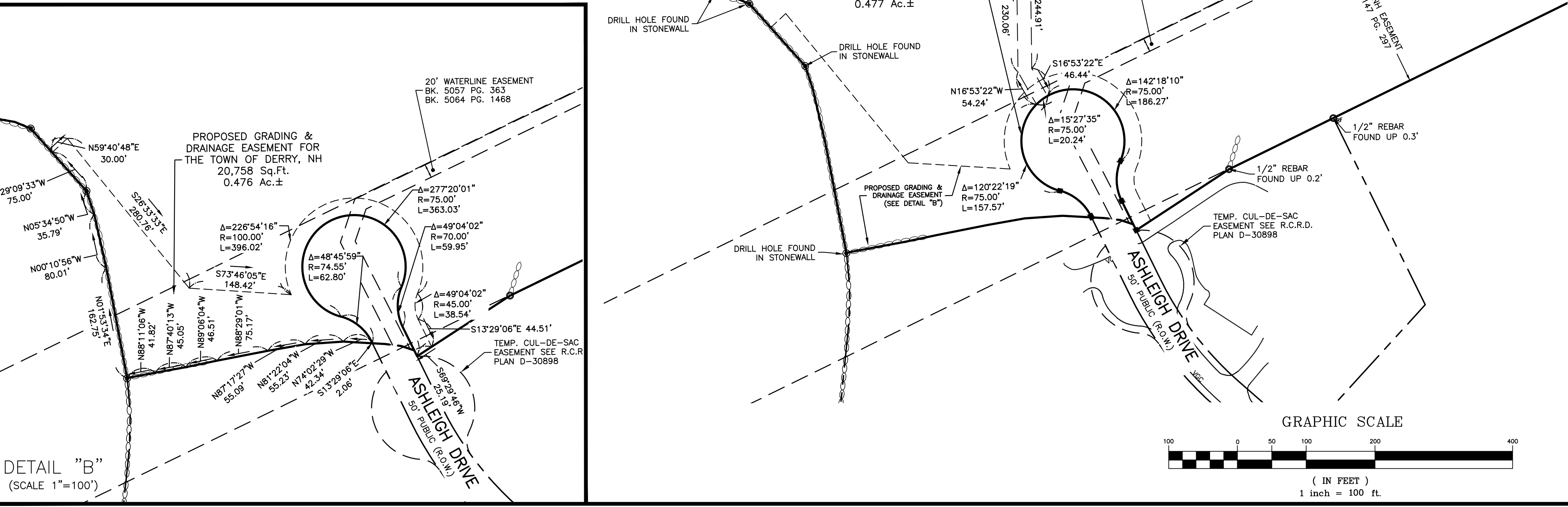
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NOTES:

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, 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. 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.



DETAIL "A"
SCALE 1"=100'



DETAIL "B"
SCALE 1"=100'

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 _____

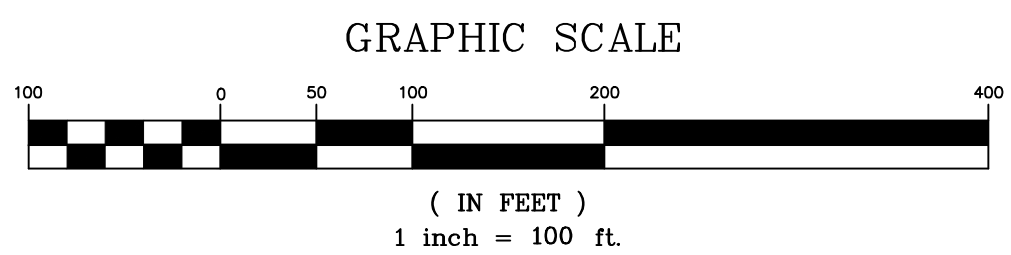
THE DERRY N.H. PLANNING BOARD

ON DATE: _____

CERTIFIED BY: _____ DATE _____

CHAIRMAN _____

SECRETARY _____ DATE _____



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

Engineers
Planners
Surveyors
TheDubayGroup.com

REV	DATE	REVISIONS:	BY:
1	2/13/23	MISC. REVS.	DSJ
2	4/3/23	MISC. REVS.	DSJ

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: DECEMBER 8, 2022
SCALE: 1"=100'
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
HAMPSTEAD, NH 03841
BOOK 5504 PAGE 1661

SHEET TITLE:
EASEMENT PLAN

PROJECT #559 SHEET 8 of 18

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