

SURVEY DATUM
 THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING LEICA ZENO GG004 DUAL FREQUENCY GLOBAL POSITIONING SATELLITE (GPS) RECEIVERS, RTK METHODS, OBSERVATIONS WERE TAKEN ON JULY 12, 2018. VERTICAL DATUM IS NAVD 88 (GEOID 09). ALL COORDINATES, BEARINGS, AND DISTANCES HAVE BEEN PROJECTED TO THE NH STATE PLANE GRID USING A HORIZONTAL SCALE FACTOR OF 0.99997584.

- PLAN REFERENCES**
- SUBDIVISION PLAT OF TAX LOTS 29-46 IN DERRY, NH, AS PREPARED BY B.V. PEARSON ASSOCIATES, DATED 12/26/1978 AND RECORDED AS R.C.R.D. PLAN D-9048
 - SITE PLAN FOR TAX LOT 29-52, EVERETT ST. DERRY NH, AS PREPARED BY THIS OFFICE, DATED 02/08/1985 AND ON RECORD AT THE TOWN OF DERRY.
 - BOUNDARY LINE AGREEMENT PLAN, PREPARED FOR DOLORES GILE, JOSEPH E. RIOUX JR., ROLAND RIOUX, MARIE POLLOCK, RAYMOND RIOUX, AND NELSON THIBAUT AND ANDREW PETISCO & SHANNON PETISCO, AS PREPARED BY BEDFORD DESIGN CONSULTANTS, DATED 11/06/2014, AND RECORDED AS R.C.R.D. PLAN D-38688.
 - LOT LINE ADJUSTMENT PLAN, PREPARED FOR DOLORES GILE, JOSEPH E. RIOUX JR., ROLAND RIOUX, MARIE POLLOCK, RAYMOND RIOUX, AND NELSON THIBAUT, AS PREPARED BY BEDFORD DESIGN CONSULTANTS, DATED 03/24/2015 AND RECORDED AS R.C.R.D. PLAN D-39213.

DRIVEWAY EASEMENT LINE TABLE

ID	Length	Bearing/Delta	Radius
L1	16.19	S82° 40' 54.53"E	
L2	8.24	N44° 21' 58.26"E	
L3	45.36	N35° 25' 28.38"W	
L4	15.59	S85° 14' 51.62"W	
L5	8.98	N82° 40' 54.53"W	
L6	40.85	N35° 25' 28.38"W	

DRIVEWAY EASEMENT LINE TABLE

ID	Length	Bearing/Delta	Radius
C1	11.22	42.87	15.00
C2	26.19	42.87	35.00
L4	15.59	S85° 14' 51.62"W	
L5	8.98	N82° 40' 54.53"W	
L7	38.04	N35° 25' 28.38"W	
L9	14.97	N78° 17' 31.32"W	
L11	15.35	N78° 17' 31.32"W	
L13	52.09	N35° 25' 28.38"W	

DEPARTMENTAL REVIEW:

THIS PLAN REVIEWED BY:
 PUBLIC WORKS DIRECTOR _____
 CODE ENFORCEMENT OFFICER _____
 FIRE DEPARTMENT _____
 CONSERVATION COMMISSION CHAIR _____
 POLICE DEPARTMENT _____

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF LAND, SPECIFICALLY TAX MAP 29 LOT 46 INTO 3 INDIVIDUAL LOTS, TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
 - THE LOT IS LOCATED IN THE MHR2 'MEDIUM HIGH DENSITY RESIDENTIAL - II'
 - DIMENSIONAL CONTROLS:**
 - MINIMUM LOT AREA = 10,000 S.F.
 - MINIMUM LOT FRONTAGE = 100 FT.
 - FRONT YARD SETBACK = 35 FT.
 - SIDE/REAR YARD SETBACK = 15 FT.
 - WETLAND SETBACK = 50 FT.
 - MINIMUM DRIVEWAY DISTANCE TO STREET INTERSECTION: 75 FT.

PLAN CERTIFICATIONS

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING JULY 2018, AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

THIS SUBDIVISION PLAN CONTAINS A TOTAL OF SHEETS, SHEETS THROUGH ARE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE TOWN OF DERRY PLANNING DEPT., WHICH IN ITS ENTIRETY, CONSTITUTE THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

SIGHT DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT STOPPING SIGHT DISTANCES AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AS SET FORTH IN 'A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS - 1990' AND AS REQUIRED IN THE TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS SEC. 170-26.D CAN BE ACHIEVED AT ALL DRIVEWAY INTERSECTIONS AS SHOWN ON THIS PLAN.

DATE: 09/13/2018

DATE	REVISION	INITIALS
10/26/2018	UPDATES AS PER TRC	CTB
12/13/2018	UPDATES AS PER TRC 1.5	CTB
01/11/2019	REVISE AS PER DPW	CTB

DATE 1/11/2019 JOB No. 3172
 DRAWN BY: CTB

SCALE: 1" = 30'

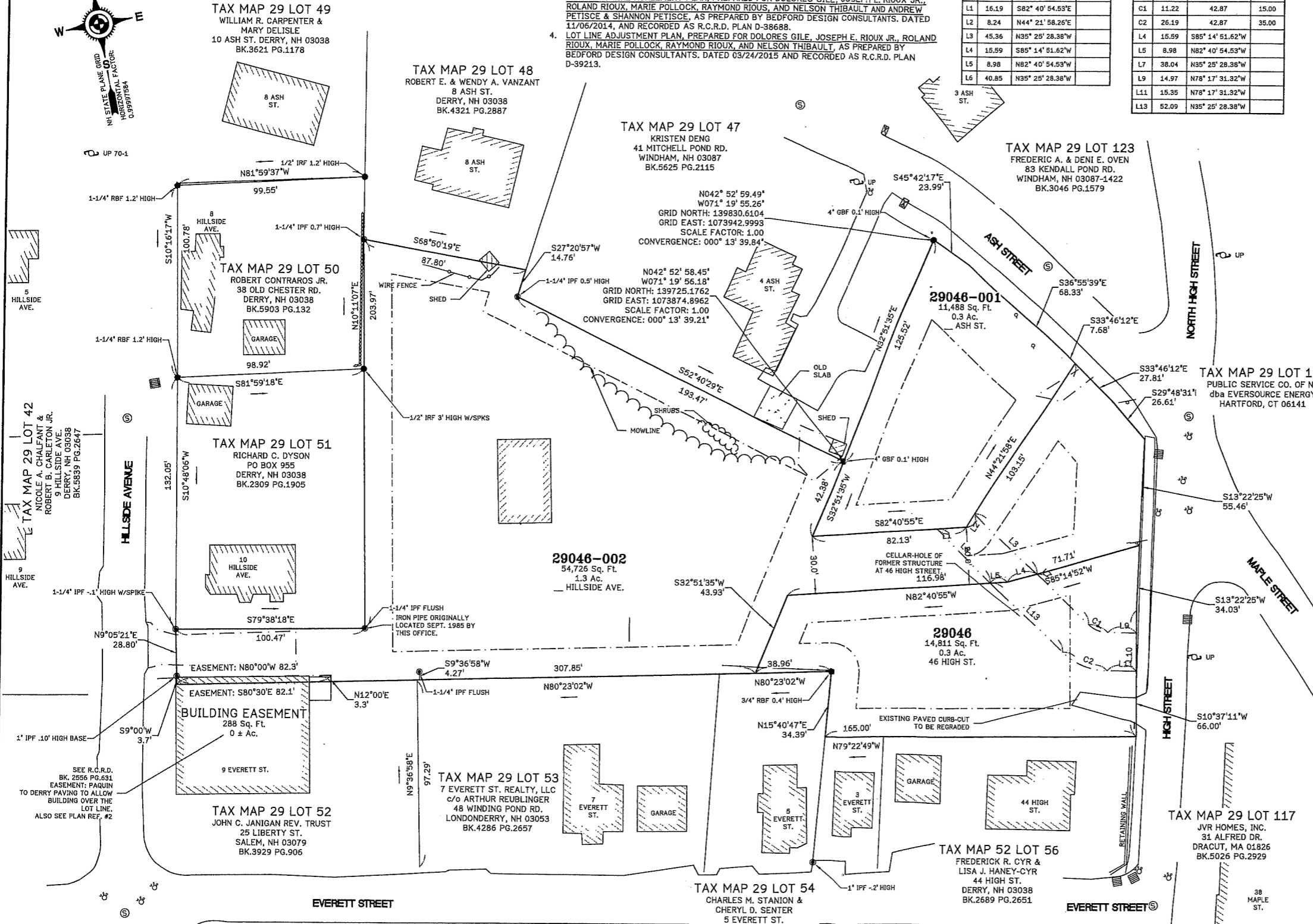
Craig T. Bailey

TAX MAP 29 LOT 46
SUBDIVISION PLAN
 LAND OF HIGH MEADOWS, LLC.
 LAND LOCATED AT 46 HIGH STREET, DERRY NH
 PROPERTY OWNER: HIGH MEADOWS, LLC DEED: BK. 5779 PG. 1640
 88 KENDALL POND RD.
 WINDHAM, NH 03087

BRYAN L. BAILEY ASSOCIATES, INC.
TURNING POINT
 LAND SURVEYORS & LAND PLANNERS
 217 Cotton Hill Road
 Gilford, NH 03249
 Ph 528-3734
 www.bailey-associates.com

APPROVED BY THE TOWN OF DERRY PLANNING BOARD:

CHAIRMAN; _____
 SECRETARY; _____
 DATE; _____



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LEGEND

	EXISTING CATCH BASIN		EXISTING DRAIN MAN HOLE		EXISTING SEWER MAN HOLE
	PROPOSED CATCH BASIN		PROPOSED DRAIN MAN HOLE		PROPOSED SEWER MAN HOLE
	WETLAND		PROPOSED RIPRAP LINED SWALE		PROPOSED STORM DRAIN
	WETLAND FLAG		SILT SOXX BASIN BARRIER		EXISTING STORM DRAIN
	TEMPORARY BENCHMARK		DRAINAGE FLOW		PROPOSED SEWER LINE
	HYDRANT		ELECTRIC BOX		EXISTING SEWER LINE
	UTILITY POLE		WATER SHUTOFF		EXISTING WATER LINE
	PROPOSED LIGHT		GATE VALVE		PROPOSED WATER LINE
	EXISTING GRADE SPOT SHOTS		PROPOSED UTILITY LINE		EXISTING UTILITY LINE
	FINISH GRADE SPOT SHOT		PROPOSED SILTATION BARRIER		