

TAX MAP 29 LOT 49
WILLIAM R. CARPENTER & MARY DELISLE
10 ASH ST. DERRY, NH 03038
BK.3621 PG.1178

TAX MAP 29 LOT 48
ROBERT E. & WENDY A. VANZANT
8 ASH ST.
DERRY, NH 03038
BK.4321 PG.2887

TAX MAP 29 LOT 47
KRISTEN DENG
41 MITCHELL POND RD.
WINDHAM, NH 03087
BK.5625 PG.2115

TAX MAP 29 LOT 123
FREDERICK A. & DENI E. OVEN
83 KENDALL POND RD.
WINDHAM, NH 03087-1422
BK.3046 PG.1579

TAX MAP 29 LOT 50
ROBERT CONTRAROS JR.
38 OLD CHESTER RD.
DERRY, NH 03038
BK.5903 PG.132

TAX MAP 29 LOT 51
RICHARD C. DYSON
PO BOX 955
DERRY, NH 03038
BK.2309 PG.1905

TAX MAP 29 LOT 42
NICOLE A. CHALFANT & ROBERT B. CARLETON JR.
9 HILLSIDE AVE.
DERRY, NH 03038
BK.5839 PG.2647

29046-002
54,726 Sq. Ft.
1.3 Ac.
HILLSIDE AVE.

29046-001
11,488 Sq. Ft.
0.3 Ac.
ASH ST.

TAX MAP 29 LOT 127
PUBLIC SERVICE CO. OF NH
dba EVERSOURCE ENERGY
HARTFORD, CT 06141

BUILDING EASEMENT
288 Sq. Ft.
0 ± Ac.

TAX MAP 29 LOT 53
7 EVERETT ST. REALTY, LLC
c/o ARTHUR REUBLINGER
48 WINDING POND RD.
LONDONDERRY, NH 03053
BK.4286 PG.2657

29046
14,811 Sq. Ft.
0.3 Ac.
46 HIGH ST.

TAX MAP 29 LOT 52
JOHN C. JANIGAN REV. TRUST
25 LIBERTY ST.
SALEM, NH 03079
BK.3929 PG.906

TAX MAP 29 LOT 54
CHARLES M. STANION & CHERYL D. SENTER
5 EVERETT ST.
DERRY, NH 03038
BK.2591 PG.2360

TAX MAP 52 LOT 56
FREDERICK R. CYR & LISA J. HANEY-CYR
44 HIGH ST.
DERRY, NH 03038
BK.2689 PG.2651

TAX MAP 29 LOT 117
JVR HOMES, INC.
31 ALFRED DR.
DRACUT, MA 01826
BK.5026 PG.2929

TAX MAP 29 LOT 53
ANTHONY BROWN
3 EVERETT ST.
DERRY, NH 03038
BK.4550 PG.1829

PLAN REFERENCES

- 1. SUBDIVISION PLAT OF TAX LOTS 29-45 IN DERRY, NH, AS PREPARED BY B.V. PEARSON ASSOCIATES, DATED 12/26/1978 AND RECORDED AS R.C.R.D. PLAN D-9048
- 2. 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.
- 3. BOUNDARY LINE AGREEMENT PLAN, PREPARED FOR DOLORES GILE, JOSEPH E. RIOUX JR., ROLAND RIOUX, MARIE POLLOCK, RAYMOND RIOUX, AND NELSON THIBAUT AND ANDREW PETISCHE & SHANNON PETISCHE, AS PREPARED BY BEDFORD DESIGN CONSULTANTS, DATED 11/06/2014, AND RECORDED AS R.C.R.D. PLAN D-38688.
- 4. 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' 58.28"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:

1. 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.
2. THE LOT IS LOCATED IN THE MHDR2 'MEDIUM HIGH DENSITY RESIDENTIAL - II'
3. DIMENSIONAL CONTROLS:
 - 3.1. MINIMUM LOT AREA = 10,000 S.F.
 - 3.2. MINIMUM LOT FRONTAGE = 100 FT.
 - 3.3. FRONT YARD SETBACK = 35 FT.
 - 3.4. SIDE/REAR YARD SETBACK = 15 FT.
 - 3.5. WETLAND SETBACK = 50 FT.
 - 3.6. 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:

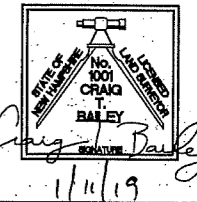
I HEREBY CERTIFY THAT STOPPING SIGHT DISTANCES AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AS SET FORTH IN 'A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS - 1990' AND AS REQUIRED IN THE TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS SEC. 170-26.5 CAN BE ACHIEVED AT ALL DRIVEWAY INTERSECTIONS AS SHOWN ON THIS PLAN.

Craig T. Bailey 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

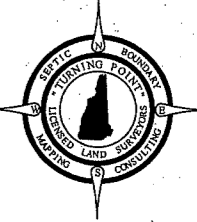
DATE 1/11/2019 JOB No. 3172
DRAWN BY: CTB

SCALE: 1" = 30'



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
83 KENDALL POND RD.
WINDHAM, NH 03087
DATE OF PLAN: January 2019

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; _____

LEGEND

■ EXISTING CATCH BASIN	⊙ EXISTING DRAIN MAN HOLE	⊙ EXISTING SEWER MAN HOLE
● PROPOSED CATCH BASIN	⊙ PROPOSED DRAIN MAN HOLE	⊙ PROPOSED SEWER MAN HOLE
▨ WETLAND	— PD — PROPOSED STORM DRAIN	
▨ WETLAND FLAG	— D — EXISTING STORM DRAIN	
⊕ TEMPORARY BENCHMARK	— PS — PROPOSED SEWER LINE	
⊕ HYDRANT	— S — EXISTING SEWER LINE	
⊕ UTILITY POLE	— W — EXISTING WATER LINE	
⊕ PROPOSED LIGHT	— PW — PROPOSED WATER LINE	
⊕ 621.3-620.4 EXISTING GRADE SPOT SHOTS	— U — EXISTING UTILITY LINE	
⊕ 621.3-620.4 FINISH GRADE SPOT SHOT	— PU — PROPOSED UTILITY LINE	
	— * — PROPOSED SILTATION BARRIER	