

SUBDIVISION PLAN REVIEW CHECKLIST

Lot: 5-100&148 Date: 11/4/2024
Street: Christian Hill Road
Owner: Robert H. Jacobson Revocable Trust,
Laurie Stevens (Trustee)

C I N W C=Completed I= Incomplete N=Not Applicable W=Waiver Request

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1/ Mylar for recording, and a mylar at Tax Map scale, and four (4) copies of planset (incl. 10 copies of planset reduced to 11" x 17"), showing the following: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a/ Boundary of subdivision area, incl. bearings and distances on all lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b/ Topography of site with detail to indicate storm runoff. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c/ Streams, seasonal runoffs, brooks, ponds, wetlands. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d/ Subdivisions relation to roads in area. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e/ Existing structures on site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | f/ Adjacent structures within 100 feet of parcel boundaries. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | g/ Soil type(s) per the SCS maps and certified by a Certified Soils Scientist. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | h/ Site location map showing proposed subdivision to major roads. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | i/ Test Pits to be observed by Amherst Zoning Office official. Results to be shown on planset with statement that testing meets State and Local criteria for septic designs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | j/ Location of 4 K area for septic design and proposed well location. -septic designs in place of 4k box |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | k/ North point on each sheet of planset. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | l/ Bar or graphic scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | m/ Date of layout and revisions. |
| | | | | 2/ Plans to show: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a/ Name of municipality. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b/ Name of subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c/ Name and address of owner and developer(if different). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d/ Names and addresses of all abutters. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e/ Existing roads and driveways within 200' of subdivision boundaries. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | f/ Existing and proposed lot lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | g/ Proposed names of all new streets, and private roads and driveways to service three or more dwelling units, to be approved by Board of Selectmen. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | h/ Area(s) reserved for stump disposal or other disposition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | i/ Location of existing and proposed easements (if none - state so). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | j/ Deed restrictions (if none – state so). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | k/ All setback lines, incl. lot and street lines, wetlands, Watershed, Scenic, and wetland buffer lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | l/ Parks |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | m/ Recreation facilities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | n/ Conservation trails. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | o/ Significant or man-made features. |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | p/ Water mains (PWW). |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | q/ Sanitary sewers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | r/ Storm water drain lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | s/ Driveway culvert sizes. Drainage calculations for storm water structures. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | t/ Existing utilities – telephone, electric, gas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | u/ Proposed utilities – telephone, electric, gas (overhead or buried). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | v/ Boundaries of Zoning Districts, incl. overlays, within and adjacent to subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | w/ Boundaries of other municipalities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | x/ Land Use designation per Zoning Maps. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | y/ Location of new driveways accessing public roads with sight distance shown. |

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				3/ Planset to show:
	O	O	O	a/ Statement of suitability of the land for development.
	O	O	O	b/ Statement of work to be completed on existing streets to meet min. standards.
	O	O	O	bb/ Planset to have this note (if applicable): The ways shown on this plan are intended by the subdivider and the Town of Amherst Planning Board to remain private ways. The recording of this plan shall not be construed as an offer of dedication of those ways as public highways under the New Hampshire common law of dedication and acceptance, nor shall the approval of this plan constitute an approval of those ways as public streets pursuant to RSA 674:40.
	O	O	O	c/ Method of sanitary sewage disposal.
	O	O	O	d/ Method of supplying water.
	O	O	O	e/ Watershed Protection District areas.
	O	O	O	f/ Road profiles and x-sec., incl. driveways for Class B reduced frontage lots.
O		O	O	g/ Approval(s) for other Municipal, State, or Federal agency (as required). -Pending submittal
	O	O	O	h/ Name and seal of Engineer and Land Surveyor licensed in NH.
	O	O	O	i/ Statement that plan is based on survey with max. error of closure of 1/10,000.
	O	O	O	j/ Stations, radii, curve data and paving width of street.
	O	O	O	k/ Lot dimensions in square feet and acres.
	O	O	O	l/ Written acknowledgement of subdivider's responsibility for maintenance and assumption of liability for injuries and damages that may occur on land to be dedicated for public use until legally accepted by Town.
	O	O	O	m/ Location of all monuments to be set at street intersections, points of curvature and tangency, and at lot corners.
	O	O	O	n/ Number of bedrooms per lot and total number of bedrooms in PRD.
	O	O	O	o/ Floor plans and elevations of proposed units in PRD.
	O	O	O	p/ Open space defined on plan.
O	O		O	q/ Statement from PWW if served by water. Statement from other entity if served by public sewer.
	O	O	O	r/ Volume and page for all tracts to be subdivided. Lot numbers to coincide with Amherst Tax Maps by parent tract(s). Street numbers (see Zoning Office for system).
	O	O	O	1/ Certificate from Amherst Tax Collector that all tax liens are paid.
	O	O	O	2/ All separate tracts on plans to be shown as dotted lines.
	O	O	O	3/ A list of all lienholders and mortgages, identified and certified by an attorney.
	O	O	O	s/ Statement of Option 1 or 2 for building and bonding public roadways.
				t/ Approval by Town Counsel of legal data.
	O	O	O	1/ Agreement to convey land to Town for public purposes.
	O	O	O	2/ Covenants dealing with common land or open space.
	O	O	O	3/ Covenants restricting future use of land and restrictions on bedrooms.
	O	O	O	4/ Proposed easements.
	O	O	O	5/ Easements required because of storm drainage on private or public lands.
	O	O	O	6/ Recordable warranty deeds for roads and easements.
	O	O	O	u/ Estimate of contractors cost to install road(s) and improvements.
	O	O	O	v/ Approval Block for Planning Board endorsement.
	O	O	O	w/ Planset to have this note: The Subdivision Regulations of the Town of Amherst are part of this plan, and approval of this plan is contingent on completion of all requirements of said Subdivision Regulations, excepting only any waivers or modifications made in writing by the Board and attached hereto.
				x/ Study or Review of:
	O	O	O	1/ Fiscal Impact.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/ x/ 2/ Environmental Impact.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/ Traffic Impact.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4/ Storm Water Drainage Calculations and Report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5/ Hydro-geological Impact.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6/ Water Supply Impact.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7/ Other (as may be required by PB).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	y/ Statement of Phasing of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	z/ Note on debris containers for construction sites.

STAFF NOTES: _____

Department Reviews:

a/ AFD ____

b/ AHD ____

c/ AAO ____

d/ ACC ____

e/ APD ____

Date forwarded: _____

v 12.7.10