

LEGEND:

- RIGHT-OF-WAY SIDELINE
PROPERTY LINE
ABUTTING LOT LINE
BUILDING SETBACK LINE
EDGE OF PAVEMENT
OH
EXISTING OH ELECTRIC LINE
EDGE OF WETLANDS
WETLAND BUFFER LINE
EDGE OF LANDSCAPED AREA
STONE WALL
10' CONTOUR INTERVAL
2' CONTOUR INTERVAL
6-30
EXISTING TAX MAP AND LOT NUMBER
EXISTING BUILDING
EXISTING TREE LINE
EXISTING SPLIT-RAIL FENCE LINE
CpC
U.S.D.A. SOILS BOUNDARY
EXISTING GRANITE BOUND FOUND
EXISTING DRILL HOLE FOUND/SET
EXISTING IRON PIPE FOUND
EXISTING UTILITY POLE & GUY WIRE
EXISTING WELL
TP# 1
TEST PIT WITH DATA
TEST PIT NUMBER
DEPTH-LEDGE FOUND
DEPTH-SEASONAL HIGH WATER FOUND

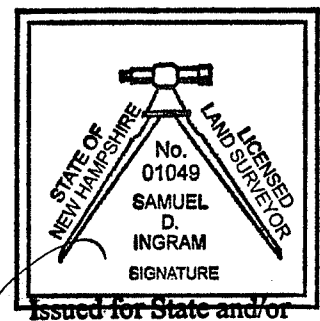
USDA SOILS LEGEND:

SYMBOL MAP UNIT NAME

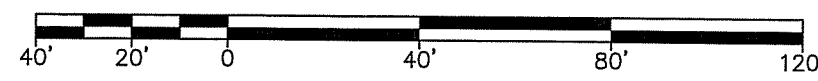
- CAC CANTON FINE SANDY LOAM,
8 TO 15 PERCENT SLOPES
CMB CANTON FINE SANDY LOAM,
0 TO 8 PERCENT SLOPES, VERY STONY
CMC CANTON FINE SANDY LOAM,
8 TO 15 PERCENT SLOPES, VERY STONY
LVA LEICESTER-WALPOLE COMPLEX STONY,
0 TO 3 PERCENT SLOPES
SSB SCITUATE FINE SANDY LOAM,
3 TO 8 PERCENT SLOPES

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN AS SHOWN IS THE
RESULT OF AN ON-SITE SURVEY INSTRUMENT SURVEY
PERFORMED BY THIS OFFICE, WHICH MEETS THE URBAN
CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND
(1:10,000)."

Issued for State and/or
Municipal review only

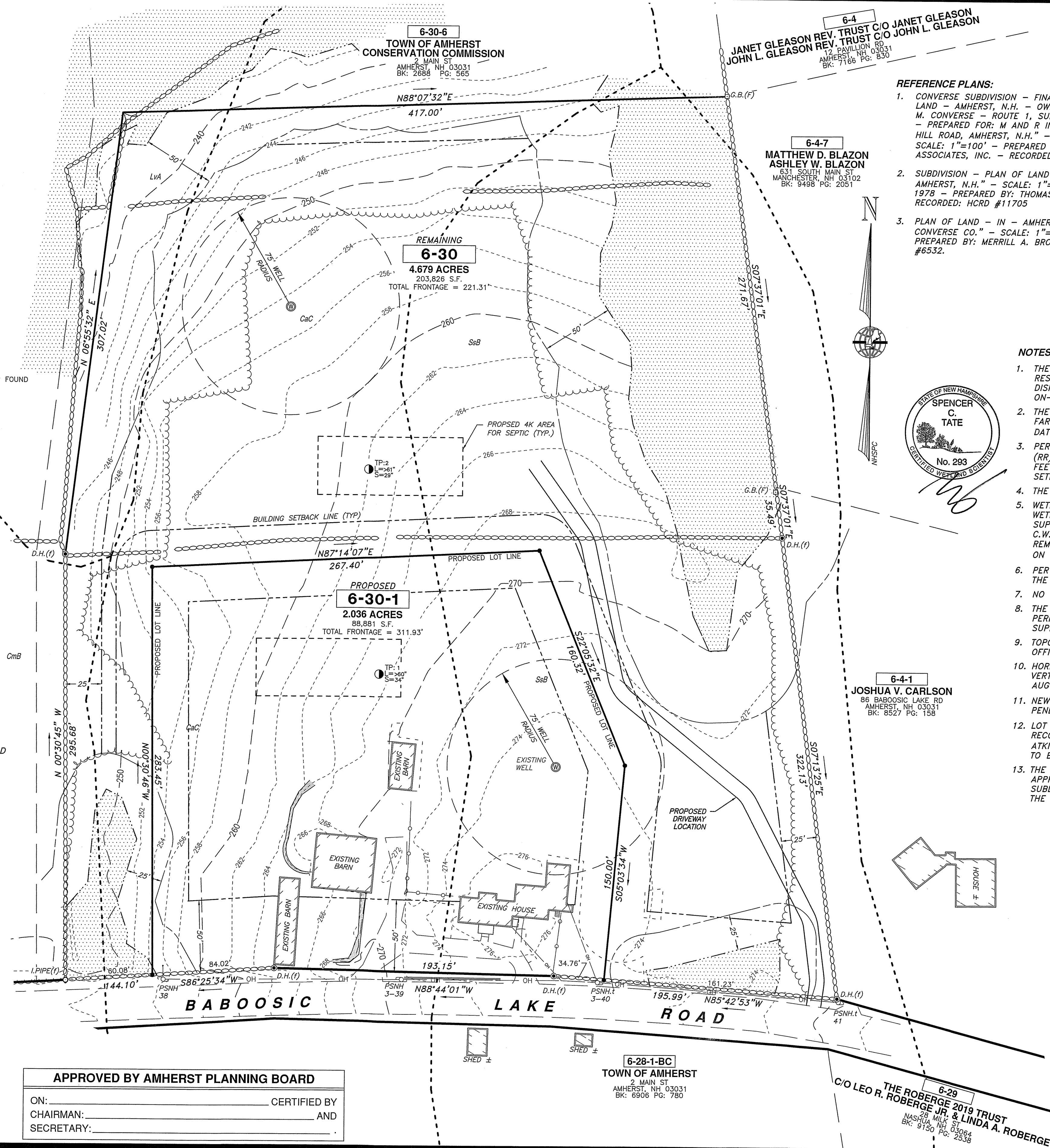
GRAPHIC SCALE



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

APPROVED BY AMHERST PLANNING BOARD

ON: _____ CERTIFIED BY _____
CHAIRMAN: _____ AND _____
SECRETARY: _____



REFERENCE PLANS:

- CONVERSE SUBDIVISION - FINAL SUBDIVISION - PLAN OF LAND - AMHERST, N.H. - OWNED BY: J. THOMAS AND MYRA M. CONVERSE - ROUTE 1, SULLIVAN LANE, FRANKFORT, KY - PREPARED FOR: M AND R INVESTMENT - 81 CHRISTIAN HILL ROAD, AMHERST, N.H. - DATED: AUGUST 30, 1984 - SCALE: 1"=100' - PREPARED BY: AMHERST SURVEY ASSOCIATES, INC. - RECORDED: HCRD #17106.
- SUBDIVISION - PLAN OF LAND - EUGENE A. MORGAN - AMHERST, N.H. - SCALE: 1"=100' - DATED: OCT. 16, 1978 - PREPARED BY: THOMAS F. MORAN, INC. - RECORDED: HCRD #11705
- PLAN OF LAND - IN - AMHERST N.H. - OWNED BY - CONVERSE CO. - SCALE: 1"=100' - NOVEMBER 1, 1972 - PREPARED BY: MERRILL A. BROWN - RECORDED: HCRD #6532.

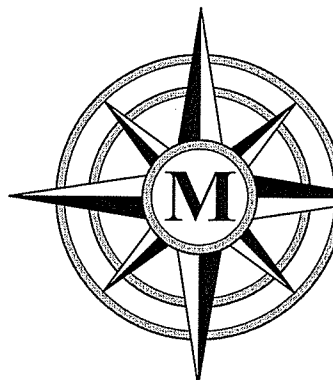
NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF TAX MAP 6 LOT 30 INTO 2 RESIDENTIAL LOTS. REMAINING LOT 6-30 WILL BE SERVICED BY AN ON-SITE WELL AND SEWAGE DISPOSAL SYSTEM, AND THE PROPOSED LOT 6-30-1 WILL CONTINUE TO BE SERVED BY AN ON-SITE WELL AND SEWAGE DISPOSAL SYSTEM.
- THE OWNERS OF RECORD OF TAX MAP 6-30 ARE JAMES KAVENEY & LISA KAVENEY, 10 PARKER FARM LANE, AMHERST, NH 03031. FOR TITLE REFERENCE, SEE H.C.R.D. BOOK 9688 PAGE 2825 DATED 3/20/2023.
- PER THE ZONING MAP OF THE TOWN OF AMHERST, LOT 6-30 LIES WITHIN THE RESIDENTIAL RURAL (RR) ZONING DISTRICT. MINIMUM LOT DIMENSION REQUIREMENTS INCLUDE LOT SIZE 2 ACRES, 200 FEET OF FRONTAGE, MINIMUM FRONT YARD SETBACK OF 100 FEET, MINIMUM SIDE AND REAR YARD SETBACK OF 25 FEET, AND A MAXIMUM BUILDING HEIGHT OF 40 FEET.
- THE EXISTING AREA OF LOT 6-30 IS 6.719 ACRES.
- WETLANDS ON SITE WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY AUDREY E. CARR OF THIS OFFICE, UNDER THE SUPERVISION OF SPENCER C. TATE C.W.S. OF THIS OFFICE IN JULY, 2023. TEST PIT DATA SHOWN ON PROPOSED LOT 6-30-1 AND REMAINING LOT 6-30 WAS OBSERVED BY JASON C. BOLDUC, NH SEPTIC DESIGNER OF THIS OFFICE ON 6/3/2024 AND INDICATES THE LAND IS SUITABLE FOR DEVELOPMENT.
- PER FEMA DFIRM MAP #33011C0477D, EFFECTIVE DATE 9/25/2009, LOT 6-30 IS NOT SUBJECT TO THE SPECIAL FLOOD HAZARD AREA.
- NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF AUGUST AND SEPTEMBER, 2023, AND SUPPLEMENTED WITH RECORD DEED INFORMATION AND THE REFERENCE PLANS NOTED HEREON.
- TOPOGRAPHY SHOWN ON LOT 6-30 IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF AUGUST AND SEPTEMBER, 2023.
- HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM AND VERTICAL DATUM IS BASED ON NAVD88 PER A GPS COORS SOLUTION DURING THE MONTH OF AUGUST, 2023.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) SUBDIVISION APPROVAL; IS PENDING AT THIS TIME.
- LOT 6-30 IS SUBJECT TO POLE AND WIRE RIGHTS GRANTED TO WILBERT F. PARKER ON 9/4/1926 RECORDED IN H.C.R.D. BOOK 958 PAGE 516, AND A POSSIBLE RIGHT OF WAY GRANTED TO CHARLES ATKINSON ON 5/1/1933 RECORDED IN H.C.R.D. BOOK 1353 PAGE 148. LOT 6-30 WAS NOT FOUND TO BE SUBJECT TO ANY FURTHER RESTRICTIONS OR EASEMENTS BY THIS OFFICE AT THIS TIME.
- 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.

SUBDIVISION PLAN
LAND OF:**JAMES KAVENEY
& LISA KAVENEY****TAX MAP 6 LOT 30
82 BABOOSIC LAKE ROAD
AMHERST, NEW HAMPSHIRE**

SCALE: 1" = 40'

JUNE 3, 2024

**MERIDIAN
LAND SERVICES, INC.**

ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:12277D00.dwg

PROJECT NO. 12277.00

SHEET NO.

1 OF 1