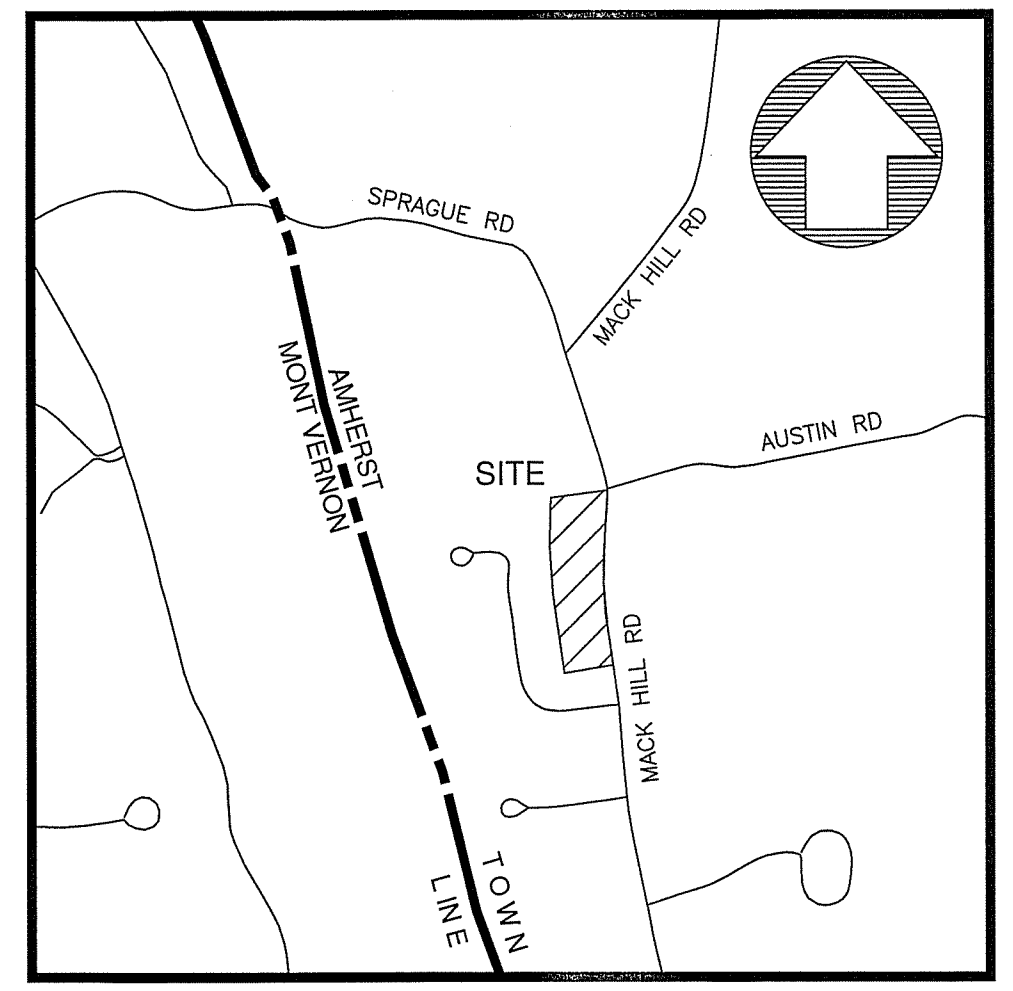
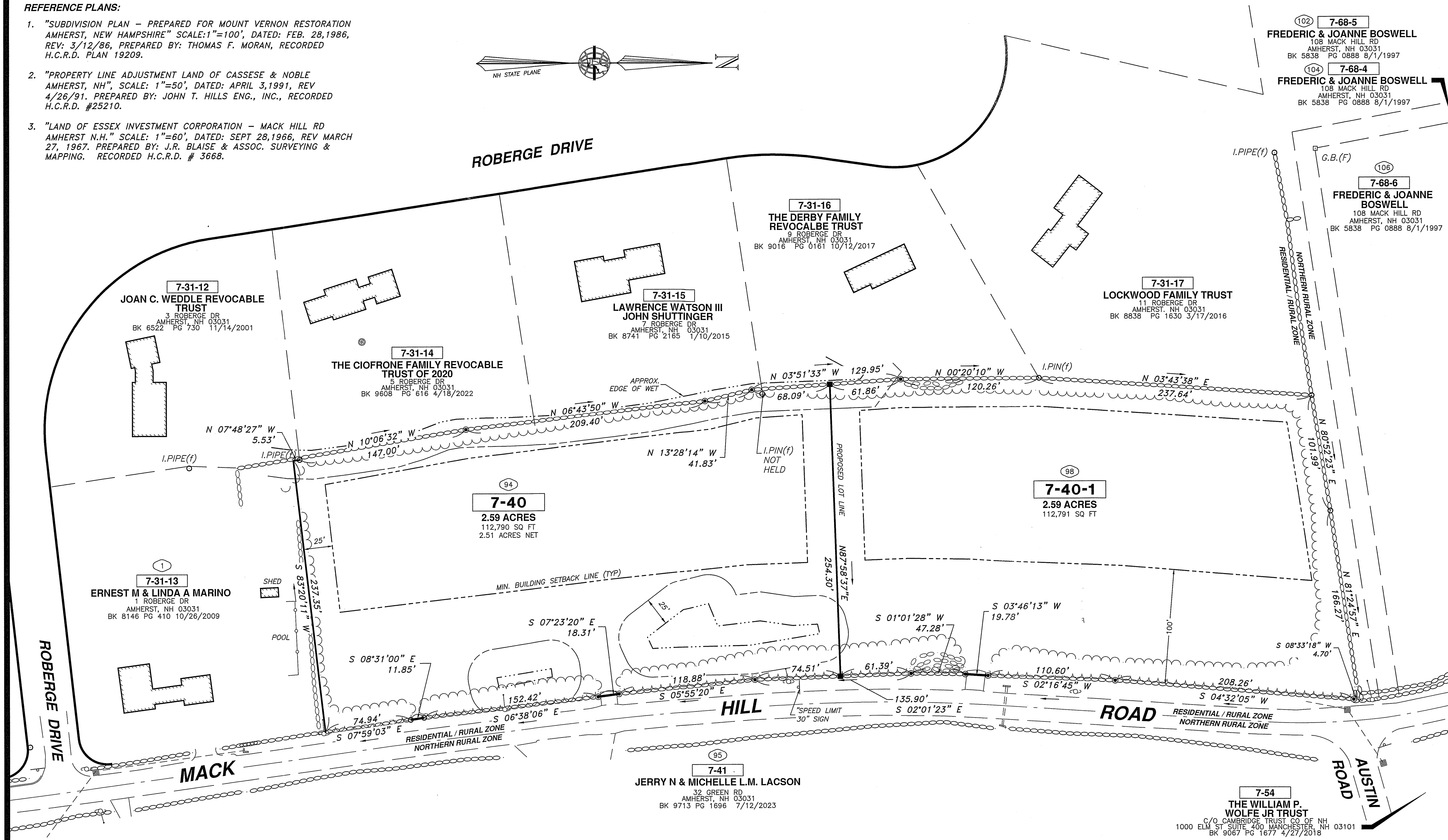
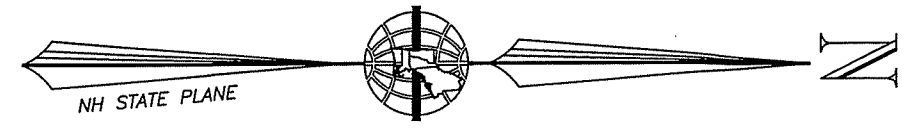


**REFERENCE PLANS:**

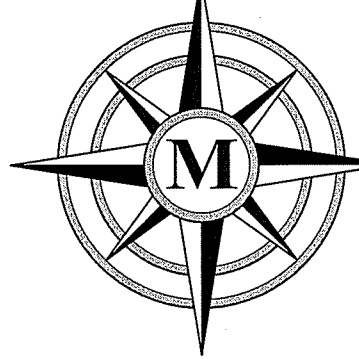
- "SUBDIVISION PLAN - PREPARED FOR MOUNT VERNON RESTORATION AMHERST, NEW HAMPSHIRE" SCALE: 1"=100', DATED: FEB. 28, 1986, REV: 3/12/86, PREPARED BY: THOMAS F. MORAN, RECORDED H.C.R.D. PLAN 19209.
- "PROPERTY LINE ADJUSTMENT LAND OF CASSESE & NOBLE AMHERST, NH", SCALE: 1"=50', DATED: APRIL 3, 1991, REV 4/26/91. PREPARED BY: JOHN T. HILLS ENG., INC., RECORDED H.C.R.D. #25210.
- "LAND OF ESSEX INVESTMENT CORPORATION - MACK HILL RD AMHERST N.H." SCALE: 1"=60', DATED: SEPT 28, 1966, REV MARCH 27, 1967. PREPARED BY: J.R. BLAISE & ASSOC. SURVEYING & MAPPING. RECORDED H.C.R.D. # 3668.



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION OF THE EXISTING 5.179 ACRE LOT 7-40.
  - THE OWNER OF RECORD IS DANIEL NOBLE OF 43 HIGH STREET, RICHMOND, ME 04357. SEE HC RD BK.6643, PG.1958.
  - THIS PLAN IS PREPARED FOR KJA DEVELOPMENT OF 709 KEITH AVE, PEMBROKE, NH 03275.
  - LOT 7-40 IS LOCATED WITHIN THE RESIDENTIAL/RURAL ZONING DISTRICT. CONVENTIONAL LOT REQUIREMENTS INCLUDE: 2 ACRES OF NET TRACT AREA AND 200 LF OF ROAD FRONTAGE WITH BUILDING SETBACKS OF 100' FRONT (SCENIC) AND 25' SIDE & REAR. THE LOT IS ALSO SUBJECT TO THE WATERSHED PROTECTION DISTRICT WITH 25' WETLAND BUFFERS AS SHOWN.
  - LOT 7-40 IS NOT SUBJECT TO THE SPECIAL FLOOD HAZARD ZONE AE, PER FIRM COMMUNITY PANEL NO. 3301100344D, EFFECTIVE: 9/ 25/09.
  - NO DEFINITIVE LAYOUT FOR MACK HILL ROAD HAS BEEN RECOVERED. THE RIGHT OF WAY STONE WALLS ARE VARIABLE IN WIDTH AND IT'S CLASS V SURFACE HAS A PAVED WIDTH OF 22'. IT IS ALSO DESIGNATED AS A SCENIC ROAD.
  - WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987) AND REGIONAL SUPPLEMENT BY JASON C. BOLDOC, CWS OF THIS OFFICE IN MARCH. TEST PITS WERE INSPECTED BY JASON C. BOLDOC, PERMITTED SEPTIC DESIGNER IN MARCH OF 2024, AND INDICATE THE PARCEL IS SUITABLE FOR DEVELOPMENT.
  - THE BOUNDARY INFORMATION SHOWN IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH OF 2024. STONE WALLS ALONG THE BOUNDARY RANGE FROM LINE STONES & BOULDERS, LOW SINGLE WALL WITH BOULDERS TO LOW DOUBLE WIDTH WALLS.
  - THE PARCEL IS NOT SUBJECT TO / OR HAS THE BENEFIT OF RECORDED EASEMENTS OR RESTRICTIONS.
  - THE PLAN HORIZONTAL ORIENTATION IS NH STATE PLANE (NAD83) AND THE VERTICAL DATUM OF THE CONTOURS IS NAVD88 PER GPS OBSERVATIONS BY THIS OFFICE.
  - THE PROPOSED LOTS WILL BE ACCESSED BY INDIVIDUAL DRIVEWAYS AND WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS & WELLS, OVERHEAD ELECTRIC, TELEPHONE & CABLE UTILITIES AND PROPANE TANKS.
  - THE PROPOSED DRIVEWAYS EXCEED 300' OF ALL SEASON SAFE SIGHT DISTANCE IN BOTH DIRECTIONS AND DO NOT REQUIRE SCENIC ROAD IMPACTS.
  - A CONSTRUCTION DEBRIS CONTAINER SHALL BE ON SITE DURING CONSTRUCTION ACTIVITIES.
  - 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 VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
  - WORK TO BE COMPLETED ON EXISTING STREETS (IF REQUIRED) IS TO MEET MINIMUM STANDARDS.
  - AN AMHERST STORMWATER MANAGEMENT PLAN MAY BE REQUIRED FOR EACH LOT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
  - SHEET 1 OF 2 WILL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. SHEET 2 OF 2 WILL BE ON FILE AT THE TOWN OF AMHERST COMMUNITY DEVELOPMENT OFFICE.
  - STATE OF NEW HAMPSHIRE, DES SUBDIVISION APPROVAL IS PENDING.

**SUBDIVISION PLAN**  
**LAND OF DANIEL NOBLE**  
 PREPARED FOR:  
**KJA DEVELOPMENT, LLC**  
 TAX MAP 7 LOT 40  
**94 MACK HILL ROAD**  
**AMHERST, NEW HAMPSHIRE**

SCALE: 1" = 50' APRIL 1, 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

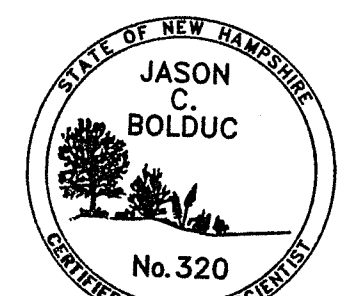
FILE:12457D00.dwg PROJECT NO. 12457.00 SHEET NO. 1 OF 2

**APPROVED BY THE AMHERST PLANNING BOARD**

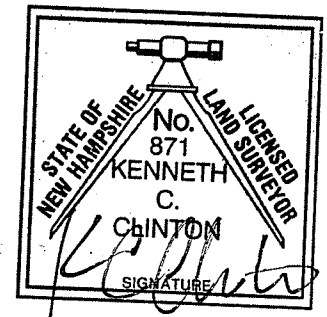
ON: \_\_\_\_\_ CERTIFIED BY  
 CHAIRMAN: \_\_\_\_\_ AND  
 SECRETARY: \_\_\_\_\_

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EXISTING GRAVEL ROAD
  - EXISTING OH ELECTRIC LINE
  - EDGE OF WETLANDS
  - WETLAND BUFFER
  - STONE WALL
  - EXISTING TAX MAP AND LOT NUMBER
  - PROPOSED STREET NUMBER
  - EXISTING BUILDING
  - EXISTING STOCKADE FENCE LINE
  - EXISTING CHAINLINK FENCE LINE
  - EXISTING GRANITE BOUND FOUND
  - EXISTING DRILL HOLE FOUND/SET
  - EXISTING IRON PIPE FOUND
  - EXISTING CATCH BASIN SQUARE
  - EXISTING UTILITY POLE & GUY WIRE
  - GRANITE BOUND TO BE SET

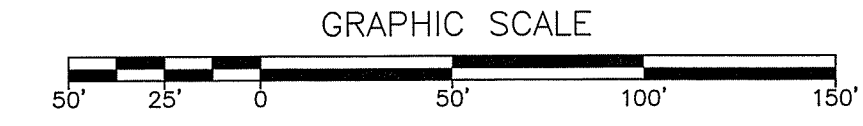
**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE PROPOSED LOTS ARE THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000)



*Jason C. Bolduc*  
 4-1-24



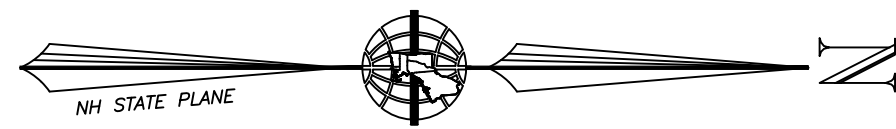
Issued for State and/or Municipal review only



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



Plot: 4/1/2024, 1:23 PM, Bk, CDW  
 H:\MIS\12457\Drawing\12457D00.dwg



ROBERGE DRIVE

7-68-5  
**FREDERIC & JOANNE BOSWELL**  
 108 MACK HILL RD  
 AMHERST, NH 03031  
 BK 5838 PG 0888 8/1/1997

7-68-4  
**FREDERIC & JOANNE BOSWELL**  
 108 MACK HILL RD  
 AMHERST, NH 03031  
 BK 5838 PG 0888 8/1/1997

7-68-6  
**FREDERIC & JOANNE BOSWELL**  
 108 MACK HILL RD  
 AMHERST, NH 03031  
 BK 5838 PG 0888 8/1/1997

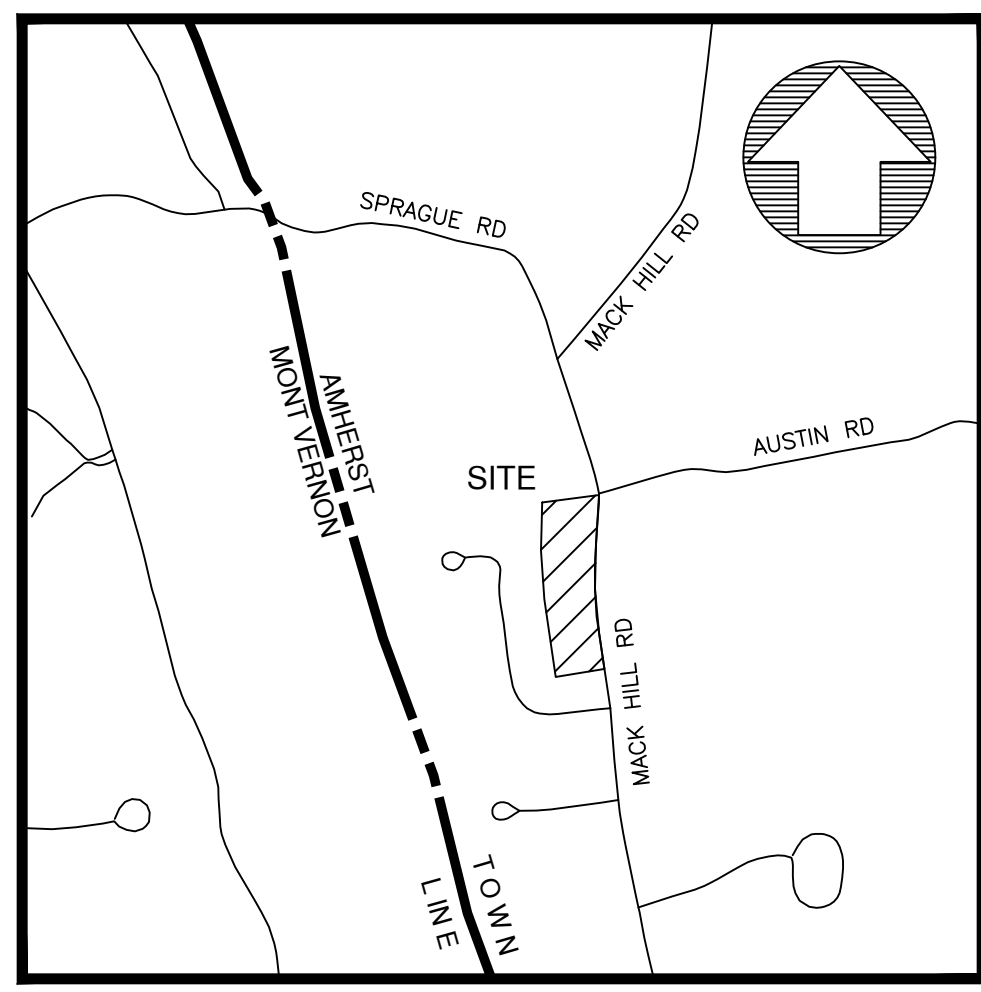
7-31-16  
**THE DERBY FAMILY REVOCABLE TRUST**  
 9 ROBERGE DR  
 AMHERST, NH 03031  
 BK 9016 PG 0161 10/12/2017

7-31-15  
**LAWRENCE WATSON III JOHN SHUTTINGER**  
 7 ROBERGE DR  
 AMHERST, NH 03031  
 BK 8741 PG 2165 1/10/2015

7-31-17  
**LOCKWOOD FAMILY TRUST**  
 11 ROBERGE DR  
 AMHERST, NH 03031  
 BK 8838 PG 1630 3/17/2016

7-31-12  
**JOAN C. WEDDLE REVOCABLE TRUST**  
 3 ROBERGE DR  
 AMHERST, NH 03031  
 BK 6522 PG 730 11/14/2001

7-31-14  
**THE CIOFRONE FAMILY REVOCABLE TRUST OF 2020**  
 5 ROBERGE DR  
 AMHERST, NH 03031  
 BK 9608 PG 616 4/18/2022

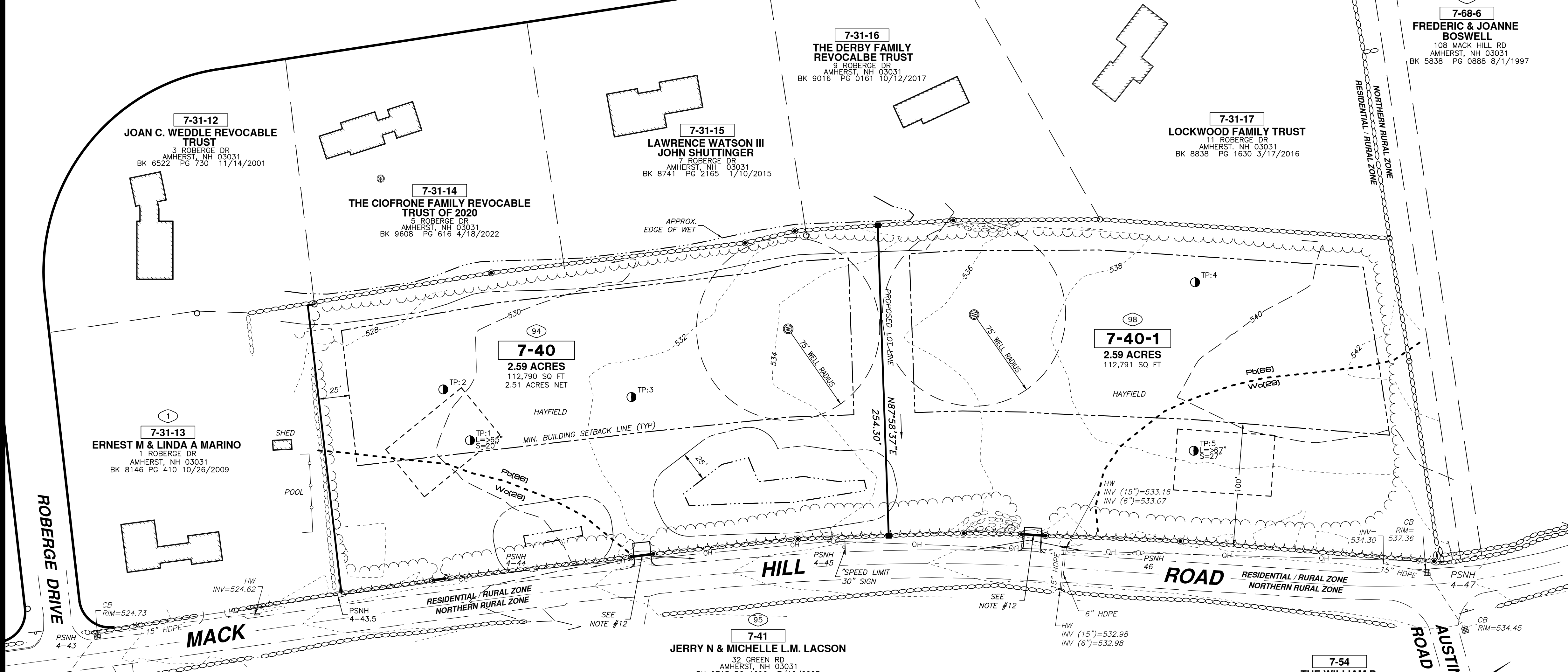


LOCUS MAP:  
 SCALE: 1"=1,000'±

**USDA SOIL LEGEND**

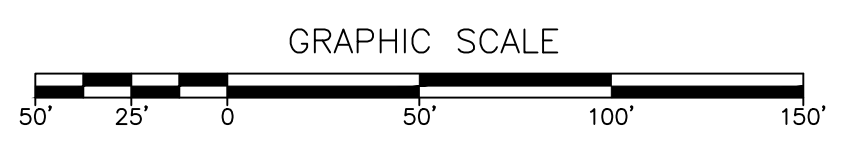
W<sub>629</sub> WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, MODERATLY WELL DRAINED

P<sub>66</sub> PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, WELL DRAINED



**LEGEND:**

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- OH — EXISTING OH ELECTRIC LINE
- CpC — EDGE OF WETLANDS
- U.S.D.A. SOILS BOUNDARY
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- 2-23 — EXISTING TAX MAP AND LOT NUMBER
- (56) — PROPOSED STREET NUMBER
- EXISTING BUILDING
- TP# 500 L=NONE S=0' — TEST PIT WITH DATA
- POTENTIAL 4,000 S.F. SEPTIC AREA
- SEPTIC SETBACK LINE
- EXISTING TREE LINE
- EXISTING RIP-RAP AREA
- EXISTING STONE RETAINING WALL
- EXISTING STOCKADE FENCE LINE
- EXISTING CHAINLINK FENCE LINE
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND/SET
- EXISTING IRON PIPE FOUND
- EXISTING MANHOLE
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING SINGLE POST SIGN
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING WETLAND FLAG
- C.B.(TBS) — GRANITE BOUND TO BE SET



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



**EXISTING CONDITIONS PLAN**  
**LAND OF DANIEL NOBLE**  
 PREPARED FOR:  
**KJA DEVELOPMENT, LLC**  
 TAX MAP 7 LOT 40  
**94 MACK HILL ROAD**  
**AMHERST, NEW HAMPSHIRE**

SCALE: 1" = 50      APRIL 1, 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

Plotted: 4/1/2024 1:23 PM By: GDW  
 H:\MCS\12457\Drawing\12457D00.dwg