

ABUTTERS LIST

LOT 3-166-1
MARTHA J. & PETER M. BROWN
32 MERRIMACK ROAD, AMHERST, NH 03631

LOT 14-24
MARTHA PARKER
13 KING ST., MILFORD, NH 03055
BK. 2083, PG. 394

LOT 14-27
ROBERT & LAURA DAVIS
105 SOUEGAN AVE., AMHERST, NH 03051
BK. 1560, PG. 421

LOT 14-28
RONALD HANNING
163 SOUEGAN AVE., AMHERST, NH 03031

LOT 14-29
JUDITH WATERMAN
88 SOUEGAN ST., AMHERST, NH 03031
BK. 2478, PG. 531

LOT 14-29
ROBERT & CECILE DEMANCHE
95 SOUEGAN ST., AMHERST, NH 03031

LOT 3-166-4
TOWN OF MILFORD, MILFORD, NH 03055

LOT 3-166-4
TOWN OF MILFORD, MILFORD, NH 03055
BK. 3063, PG. 184

LOT 3-166-3
ROBERT & WENDY GOLDER
36 MERRIMACK ROAD, MILFORD, NH 03055
BK. 2423, PG. 810

LOT 3-67-2
ARTHUR & DELORES HART
SOUEGAN ST., AMHERST, NH 03031
BK. 2501, PG. 514

LOT 3-67-1
ZIBOLIS
491, MERRIMACK, NH 03054

LOT 14-20

LOT 14-29

LOT 3-67-2
2.568 AC.

SITE PLAN

SCALE: 1" = 100'

1" = 100' (1:1200)
1" = 30.4800M

I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, (RSA 676:16)

I HEREBY FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF AMHERST, N.H., IN ACCORDANCE WITH RSA 676:18 (IV).

June 16, 1988
DATE

David M. O'Hara, L.L.S., 267
LICENSED LAND SURVEYOR SEAL

LOT 3-166-1

LOT 3-166-3

LOT 14-24

LOT 14-27

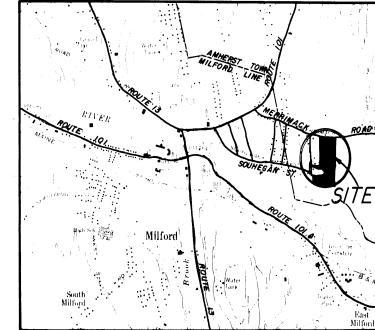
LOT 14-28

LOT 3-67-1
16.583 AC.

LOT 3-166-4

NOTES:

- Purpose of plat is to define a Planned Residential Development (PRD) Lot 3-67-1.
- Existing zoning is rural (RU). Minimum requirements are:
Lot size - 2 acres; Frontage - 200'; Front Yard - 30'; Side and Rear Yards - 15'.
- There are no buildings within 100' except as shown.
- No deed restrictions or easements proposed except as shown hereon or as contained within the Declaration of Condominium of Fox Meadow of Amherst and any amendments thereto.
- denotes stone bound or drill hole to be set. □ denotes stone bound found.
- All land in the PRD which is not covered by buildings, septic systems, wells, paved areas, service areas, or which is not set aside as private yards, patios or gardens for the residents shall be treated as open space (87% open space).
- Domestic water by six (6) wells as shown.
- Common septic system - S.
- Parcel meets all zoning and subdivision requirements, variance granted June 23, 1987, Case #828, and the land is suitable for the development proposed.
- Net tract area is 12.1 acres, maximum 24 bedrooms. Total area is 16.583 acres.
- Certificates of Occupancy for units 9, 10, 11 and 12 shall be withheld until all landscaping has been completed.
- There is a completed underground irrigation system on Site.
- Each unit has a Limited Common Area extending out 10' and parallel to the foundation. No structures or improvements of any type may be built thereon without the express written consent of the Homeowners Association of Fox Meadow of Amherst.
- Each unit has a Limited Common Area for purposes of parking a registered motor vehicle, extending out a distance of 20' from the garage of the unit and having a width of the driveway, as completed.
- I hereby certify that the premises shown on this plan is not located within a flood hazard area (100 year) as shown on Dept. HUD Federal Insurance Administration Maps, Community Number 330081 0007 B Identification Date July 2, 1979 Base Flood Elevation = 223' Per National Geodetic Vertical Datum of 1929. June 16, 1988 David M. O'Hara, L.L.S., 267



LOCATION MAP

SCALE: 1" = 2000'

SOILS DATA

Boa Borochemists, nearly level
Dea Deerfield loamy fine sand, 0 to 3 percent slopes
Haa Hinckley loamy sand, 0 to 3 percent slopes
Hsb Hinckley loamy sand, 3 to 8 percent slopes
Hsc Hinckley loamy sand, 8 to 15 percent slopes
Om Occum fine sandy loam, high bottom
Pa Pootuck fine sandy loam
Rpp Rippon fine sandy loam
Wda Windsor loamy sand, 3 to 8 percent slopes

Source: Soil Survey of Hillsborough County, NH
Eastern Part. U.S.D.A.S.C.S. 1981

LEGEND

FIRST FLOOR ELEVATIONS		
UNIT NO.	ELEVATION	STATUS
1	238.8	WF
2		NYB
3		FD
4		FD
5		NYB
6		NYB
7	236.7	SC
8		NYB
9	240.5	WF
10		NYB
11		FD
12		NYB

Pu	SOILS BOUNDARY
Om	EXIST. TOPOGRAPHY
240	PROPERTY LINE
—	SETBACK LINE
R.O.W.	RIGHT OF WAY LINE
—	FENCE
—	EXIST. ROAD
—	EXIST. BUILDING
—	EXIST. GRANITE BOUND
—	PROPOSED BOUND TO SET
—	PROPOSED BUILDING, NOT YET BEGUN (NYB)
—	PROPOSED ROAD
—	UTILITY POLE
—	PLANTING AREA
—	TEST PIT
—	EXIST. TREELINE
—	EXIST. WOOD FENCE
(SC)	SUBSTANTIALLY COMPLETED
(WF)	WOOD FRAME COMPLETED
(FD)	FOUNDATION COMPLETED

APPROVED BY THE AMHERST PLANNING BOARD
For Recording Purposes Only

CHAIRMAN
SECRETARY
DATE

THE SUBDIVISION REGULATIONS OF THE TOWN OF AMHERST ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY THOSE VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD OR ANY VARIANCES GRANTED BY THE BOARD OF ADJUSTMENT AND ATTACHED HERETO.

I, DAVID M. O'HARA, L.L.S., HEREBY CERTIFY THAT THIS SITE PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF LAND AND EXISTING IMPROVEMENTS SHOWN HEREON, AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED HEREON AS COMPLETE HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I and V.

June 16, 1988 David M. O'Hara, L.L.S., 267

FOX MEADOW
OF AMHERST, N.H.
A 12 UNIT CONDOMINIUM

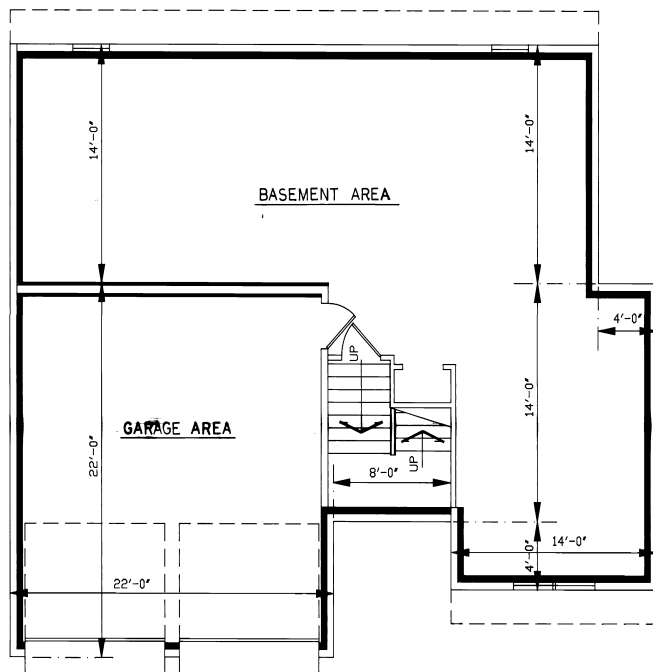
HILLCREST BUILDERS, INC. (DEVELOPER)
451 AMHERST ST. NASHUA, N.H. 03063

DAVID M. O'HARA & ASSOCIATES
LICENSED LAND SURVEYORS-LAND PLANNING
ROUTE 101-A, AMHERST, N. H. TEL 882-8281

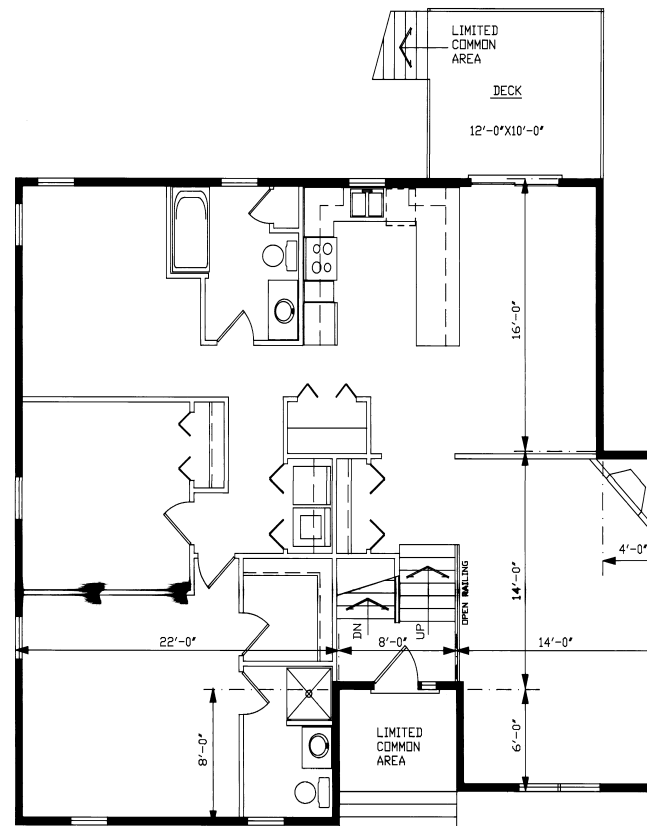
NO.	DATE	REVISION	BY

DATE	6-16-88	PROJ. NO.	202
ENG. BY	D.M.O.	OWN. BY	D.M.O.
CHKD. BY		DRWG. NO.	

SHEET 1



BASEMENT



MAIN LEVEL

UNIT PLAN AS-BUILT

FOX MEADOW
CONDOMINIUM

LOT 3-67-1; UNIT 10
FOX RUN ROAD
AMHERST, N.H.

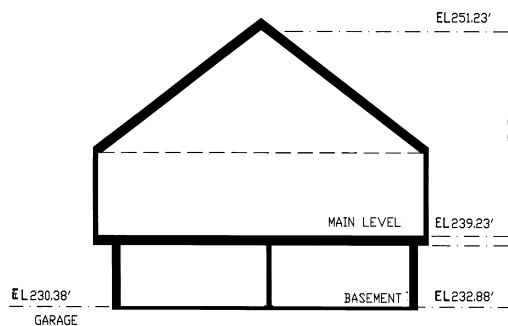
PREPARED FOR

HILLCREST BUILDERS
451 AMHERST ST.
NASHUA, N.H.

DATE: 4/27/89 SCALE: 1/4"=1'-0"

Hampstead
Consultants Inc.
10 BRICKETTS LANE ROAD
HAMPSHIRE, N.H. 03841

203 23302
2 of 2



FOX MEADOW CONDO.
UNIT #10

SQUARE FOOTAGE ± 50 SQ. FT.

FOX MEADOW CONDOMINIUM	AREA
LIVING AREA	
MAIN LEVEL	1500S.F.
BASEMENT AREA	920S.F.
GARAGE AREA	480S.F.
GROSS AREA	2900S.F.

I HEREBY CERTIFY THAT THESE FLOOR PLANS ARE ACCURATE AND THAT THEY COMPLY WITH THE PROVISIONS OF N.H. RSA 356B:20 II & V. ALL UNITS, BUILDINGS & PORTIONS THEREOF DEPICTED HEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED. THIS PLAN FULLY DEPICTS THE LAYOUT AND EXTENT OF THE UNITS THEIR LOCATION AND DIMENSIONS.

1. THE PURPOSE OF THIS PLAN IS TO COMPLY WITH THE PROVISIONS OF N.H. RSA 356-B:20 II & V.
2. VERTICAL DATUM IS USGS. ELEV. 232.88

Salvatore M. DeSantis 4/27/89
LICENSED ENGINEER



Falder

Plan 23302

2 of 2

203 23302