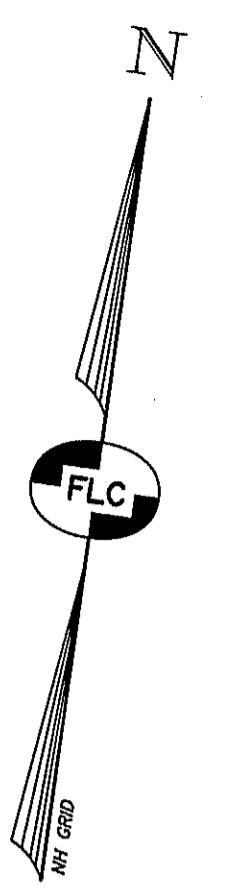


SEE SHEET SB-2-1  
FOR: NOTES,  
REFERENCE PLANS  
AND LEGENDS



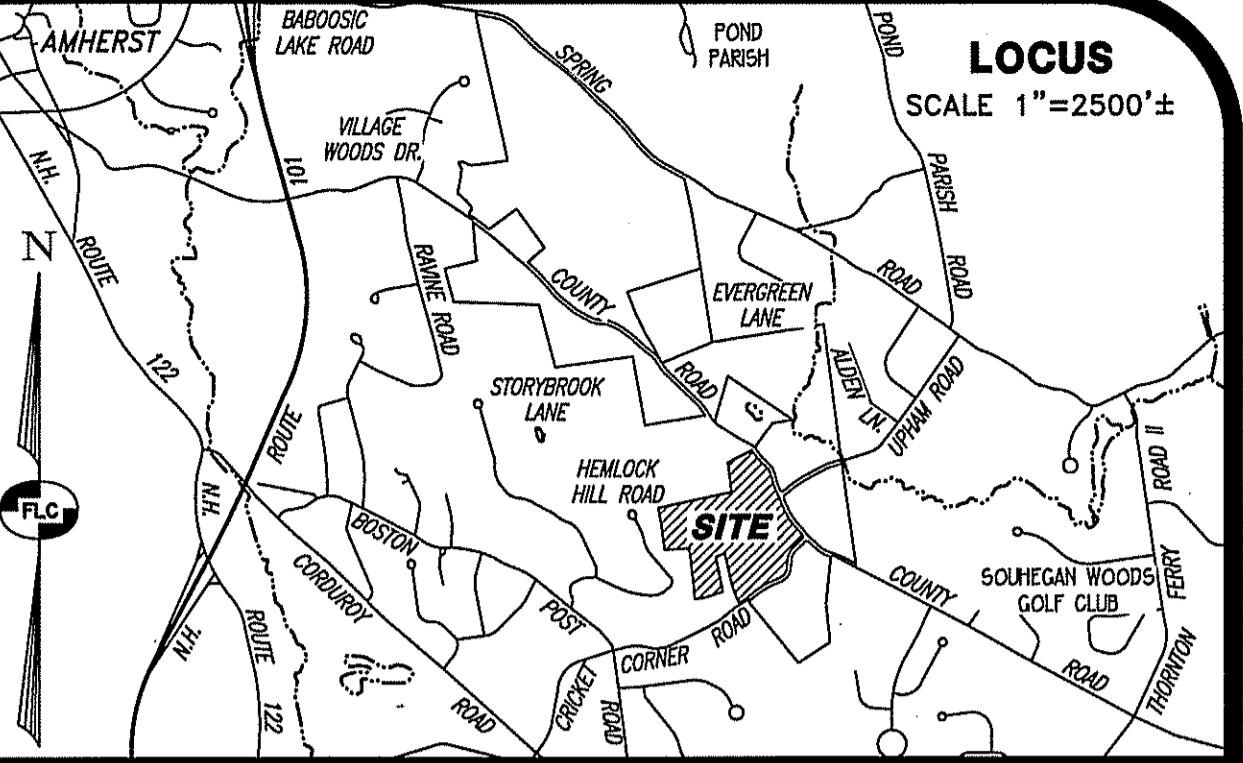
**4-117-2**  
(3 BEECHTREE WAY)  
JONATHAN &  
JACQUELINE ANN BERRY  
5 TIMBERCHASE  
AMHERST, NH 03031  
BK.9386 PG.2717  
HCRD PLAN #37894  
(OPEN SPACE)

**4-117-1**  
(5 BEECHTREE WAY)  
MORGAN P. TREPANEY &  
NATHAN H. DOTY  
5 BEECHTREE WAY  
AMHERST, NH 03031  
BK.9069 PG.2224  
HCRD PLAN #37894  
(SINGLE FAM.)

**4-117**  
(79 COUNTY ROAD)  
RYAN MORSE &  
KYLE MORSE  
79 COUNTY ROAD  
AMHERST, NH 03031  
BK.9206 PG.1909  
HCRD PLAN #37894  
(SINGLE FAM.)

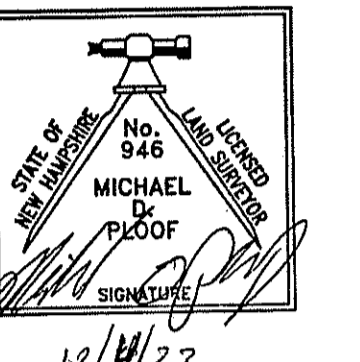
**4-120**  
(80 COUNTY ROAD)  
PHILIP J. MARTIN  
80 COUNTY ROAD  
AMHERST, NH 03031  
BK.8717 PG.1655  
(SINGLE FAM.)

**4-121**  
(2 UPHAM ROAD)  
VONDEROSA PROPERTIES, LLC  
3 HUXLEY LANE  
AMHERST, NH 03031  
BK.9596 PG.473  
(SINGLE FAM.)

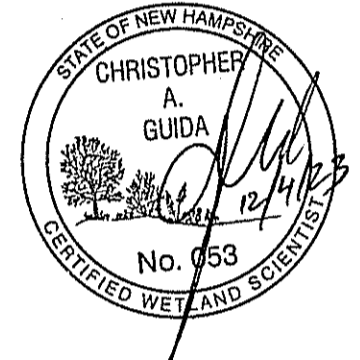


**CERTIFICATION:**  
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

12/11/23



**CERTIFICATION:**  
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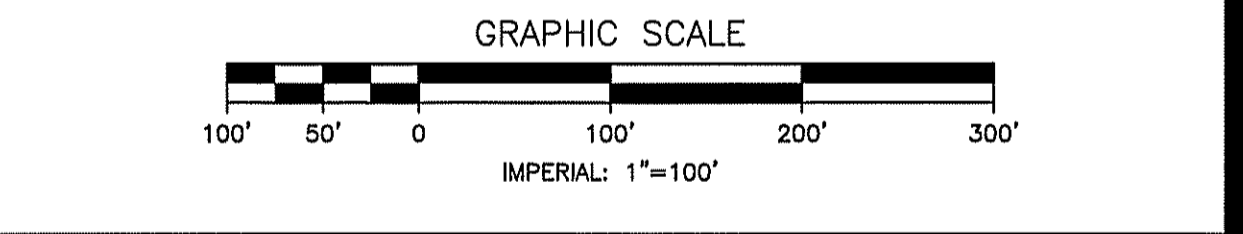


VERNAL POOL ASSESSMENTS WERE CONDUCTED IN ACCORDANCE WITH NEW HAMPSHIRE FISH & GAME PUBLICATION IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE, 3RD ED (2016), BY CHRISTOPHER A. GUIDA, C.W.S. AND KENNETH M. ROBINSON, C.W.S. AND MARK WEST, C.W.S. OF WEST ENVIRONMENTAL, INC. IN DECEMBER 2019 THROUGH JANUARY 2020.



**APPROVED BY AMHERST PLANNING BOARD**

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



REV.	DATE	DESCRIPTION	C/O	DR	CK

**SUBDIVISION PLAN**  
**TAX MAP 4 LOT 116**  
**(CRICKET CORNER ROAD & COUNTY ROAD)**  
**AMHERST, NEW HAMPSHIRE**

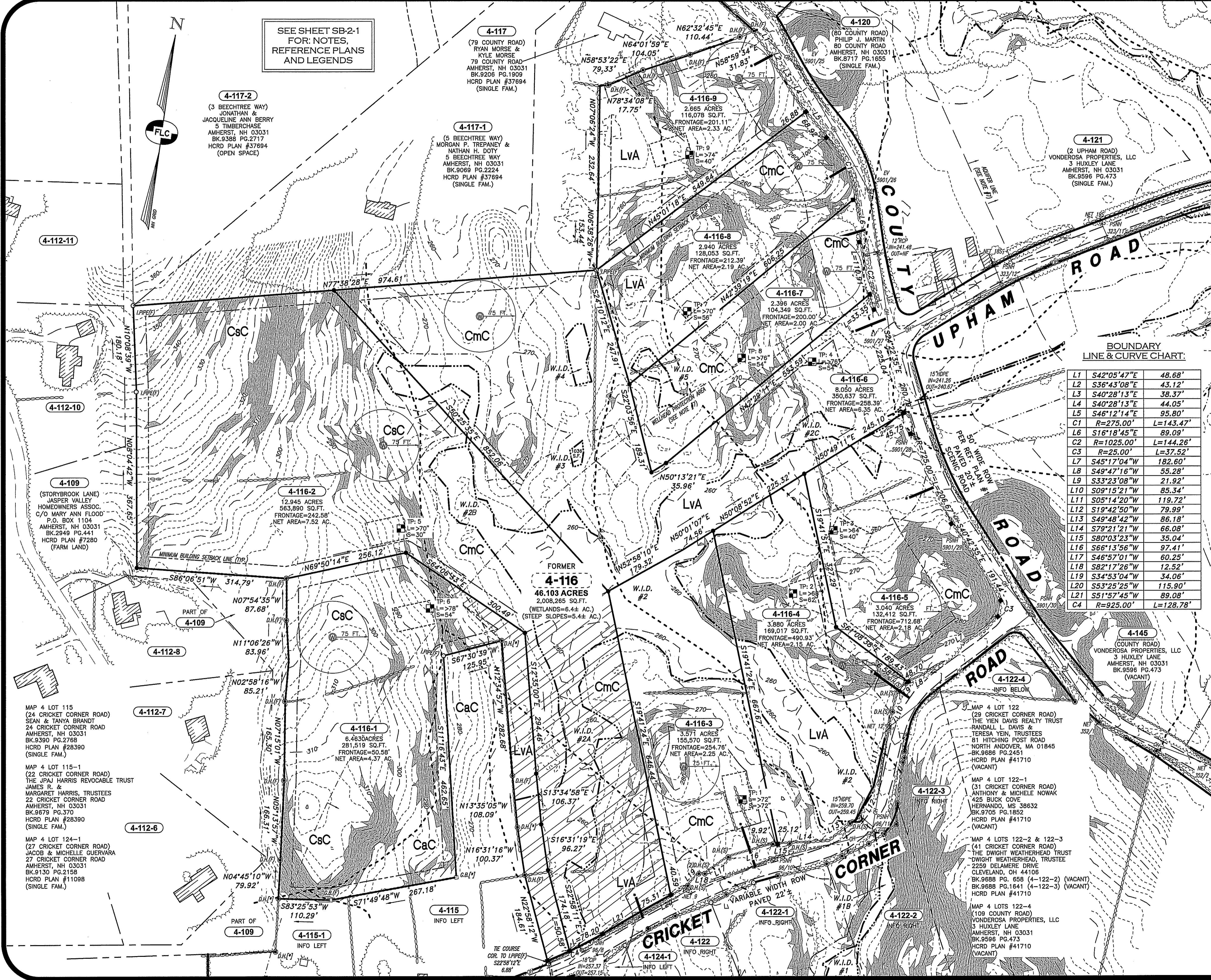
PREPARED FOR AND LAND OF:  
**VONDEROSA PROPERTIES, LLC**  
3 HUXLEY LANE, AMHERST, NH 03031

SCALE: 1" = 100' DECEMBER 1, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
**LAND CONSULTANTS PLLC**

206 Elm Street, Milford, NH 03055  
Phone: (603) 672-5456 Fax: (603) 413-5456  
www.FieldstoneLandConsultants.com



**BOUNDARY LINE & CURVE CHART:**

L1	S42°05'47"E	48.68'
L2	S36°43'08"E	43.12'
L3	S40°28'13"E	38.37'
L4	S40°28'13"E	44.05'
L5	S46°12'14"E	95.80'
C1	R=275.00'	L=143.47'
L6	S16°18'45"E	89.09'
C2	R=1025.00'	L=144.26'
C3	R=25.00'	L=37.52'
L7	S45°17'04"W	182.60'
L8	S49°47'16"W	55.28'
L9	S33°23'08"W	21.92'
L10	S09°15'21"W	85.34'
L11	S05°14'20"W	119.72'
L12	S19°42'50"W	79.99'
L13	S49°48'42"W	86.18'
L14	S79°21'21"W	66.08'
L15	S80°03'23"W	35.04'
L16	S66°13'56"W	97.41'
L17	S46°57'01"W	60.25'
L18	S82°17'26"W	12.52'
L19	S34°53'04"W	34.06'
L20	S53°25'25"W	115.90'
L21	S51°57'45"W	89.08'
C4	R=925.00'	L=128.78'

MAP 4 LOT 115  
(24 CRICKET CORNER ROAD)  
SEAN & TANYA BRANDT  
24 CRICKET CORNER ROAD  
AMHERST, NH 03031  
BK.9390 PG.2768  
HCRD PLAN #28390  
(SINGLE FAM.)

MAP 4 LOT 115-1  
(22 CRICKET CORNER ROAD)  
THE JPAJ HARRIS REVOCABLE TRUST  
JAMES R. &  
MARGARET HARRIS, TRUSTEES  
22 CRICKET CORNER ROAD  
AMHERST, NH 03031  
BK.9679 PG.370  
HCRD PLAN #28390  
(SINGLE FAM.)

MAP 4 LOT 124-1  
(27 CRICKET CORNER ROAD)  
JACOB & MICHELLE GUERVARA  
27 CRICKET CORNER ROAD  
AMHERST, NH 03031  
BK.9130 PG.2158  
HCRD PLAN #11098  
(SINGLE FAM.)

FORMER  
**4-116**  
46.103 ACRES  
2,008,265 SQ.FT.  
(WETLANDS=6.4± AC.)  
(STEEP SLOPES=5.4± AC.)

**4-116-4**  
3.980 ACRES  
169,017 SQ.FT.  
FRONTAGE=490.93'  
NET AREA=2.15 AC

**4-116-5**  
3.040 ACRES  
132,412 SQ.FT.  
FRONTAGE=712.68'  
NET AREA=2.18 AC

**4-116-3**  
3.571 ACRES  
155,570 SQ.FT.  
FRONTAGE=254.78'  
NET AREA=2.25 AC

MAP 4 LOT 122  
(29 CRICKET CORNER ROAD)  
THE YIEN DAVIS REALTY TRUST  
RANDALL L. DAVIS &  
TERESA YIEN, TRUSTEES  
81 HITCHING POST ROAD  
NORTH ANDOVER, MA 01845  
BK.9886 PG.2451  
HCRD PLAN #41710  
(VACANT)

MAP 4 LOT 122-1  
(31 CRICKET CORNER ROAD)  
ANTHONY & MICHELE NOWAK  
425 BUICK COVE  
HERNANDO, MS 38632  
BK.9705 PG.1852  
HCRD PLAN #41710  
(VACANT)

MAP 4 LOTS 122-2 & 122-3  
(41 CRICKET CORNER ROAD)  
THE DWIGHT WEATHERHEAD TRUST  
DWIGHT WEATHERHEAD, TRUSTEE  
2259 DELAWARE DRIVE  
CLEVELAND, OH 44106  
BK.9888 PG. 658 (4-122-2) (VACANT)  
BK.9888 PG.1641 (4-122-3) (VACANT)  
HCRD PLAN #41710

MAP 4 LOTS 122-4  
(109 COUNTY ROAD)  
VONDEROSA PROPERTIES, LLC  
3 HUXLEY LANE  
AMHERST, NH 03031  
BK.9596 PG.473  
HCRD PLAN #41710  
(VACANT)

**4-145**  
(COUNTY ROAD)  
VONDEROSA PROPERTIES, LLC  
3 HUXLEY LANE  
AMHERST, NH 03031  
BK.9596 PG.473  
(VACANT)

SEE SHEET SB-2-1  
FOR DEFINITIVE  
SUBDIVISION PLAN  
& ABUTTERS

**LEGEND:**

— RIGHT-OF-WAY LINE	— EDGE OF PAVED ROAD
— BOUNDARY LINE	— EDGE OF GRAVEL ROAD
— ABUTTING LOT LINE	— FENCE LINE
— BUILDING SETBACK LINE	— CULVERT OR DRAIN LINE
— STONE WALL	— OH — OVERHEAD UTILITY LINE
— EDGE OF TREE LINE	□ G.B.(F) GRANITE BOUND FOUND
— EDGE OF WETLANDS	⊙ D.H.(F) DRILL HOLE FOUND
— WETLANDS BUFFER LINE	⊙ D.H.(S) DRILL HOLE SET
— AQUIFER LINE	⊙ I.P.W.(C/S) IRON PIN WITH CAP SET
— WELLHEAD PROTECTION LINE	⊙ I.PIPE(F) IRON PIPE FOUND
— 300' 10' CONTOUR INTERVAL	— UTILITY POLE, GUY & LIGHT
— 302' 2' CONTOUR INTERVAL	— SINGLE SIGN POST
— PROPOSED DRIVEWAYS	— TAX MAP & LOT NUMBER
— STEEP SLOPES	— PROPOSED COMMON DRIVEWAY & UTILITY EASEMENT

**NRCS SOILS LEGEND:**

SOURCE: USDA NRCS WEB SOIL SURVEY

----- SOIL BOUNDARY
<b>CaB</b> CANTON FINE SANDY LOAM 0 TO 8% SLOPES
<b>CaC</b> CANTON FINE SANDY LOAM 8 TO 15% SLOPES
<b>CmC</b> CANTON FINE SANDY LOAM 3 TO 8% SLOPES, VERY STONY
<b>CsC</b> CHATFIELD-HOLLIS COMPLEX 8 TO 15% SLOPES, ROCKY
<b>LvA</b> LEICESTER-WALPOLE COMPLEX 0 TO 3% SLOPES, STONY

**WETLAND NOTES:**

- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHCENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VER. 4.0).
- VERNAL POOL ASSESSMENTS WERE CONDUCTED IN ACCORDANCE WITH NEW HAMPSHIRE FISH & GAME PUBLICATION IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE, 3RD ED (2016).
- WETLAND EVALUATIONS WERE CONDUCTED IN ACCORDANCE WITH METHOD FOR INVENTORYING AND EVALUATING FRESHWATER WETLANDS IN NEW HAMPSHIRE (NH METHOD), REVISED APRIL 2023. FUNCTIONS AND VALUES ASSESSMENTS WERE CONDUCTED IN ACCORDANCE WITH US ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT 1993 HIGHWAY METHODOLOGY WORKBOOK AND THE HIGHWAY METHODOLOGY WORKBOOK SUPPLEMENT (REVISED SEPTEMBER 1999).
- WETLAND DELINEATION WAS CONDUCTED BY CHRISTOPHER A. GUIDA, CWS, CSS OF FIELDSTONE LAND CONSULTANTS, PLLC AND MARK WEST, CWS OF WEST ENVIRONMENTAL, INC. IN DECEMBER 2019 THROUGH FEBRUARY 2020.
- WETLAND DELINEATIONS WERE REVIEWED AND VERNAL POOL SURVEYS WERE CONDUCTED BY CHRISTOPHER A. GUIDA, CWS, CSS AND MARK WEST, CWS IN MAY 2020. ADDITIONAL WETLAND DELINEATION VERIFICATION AND VERNAL POOL SURVEYS WERE CONDUCTED IN MAY 2023 BY KENNETH M. ROBINSON, CWS OF FIELDSTONE LAND CONSULTANTS, PLLC.
- THE WETLAND AND WATERSHED CONSERVATION DISTRICT IN SECTION 4.11 OF TOWN OF AMHERST ZONING ORDINANCE. THE REFERENCE LINE OF ALL WETLANDS AND SURFACE WATERS SHALL BE ESTABLISHED BY AN ON-GROUND DELINEATION PERFORMED BY A CERTIFIED WETLAND SCIENTIST. ALL WETLANDS, SURFACE WATERS, AND VERNAL POOLS HAVE BEEN FIELD DELINEATED AND DEFINED BY A CERTIFIED WETLAND SCIENTIST.
- THE WETLAND AND WATERSHED CONSERVATION DISTRICT SHALL BE COMPRISED OF ALL WETLANDS AND SURFACE WATERS, TOGETHER WITH ASSOCIATED BUFFERS, HAVING THE FOLLOWING DIMENSIONS:
 

<b>WETLANDS:</b>	
A. WATER PROTECTION WETLANDS	100-FT
B. SIGNIFICANT WETLANDS	50-FT
C. OTHER WETLANDS	25-FT
D. VERNAL POOLS*	TIER 1: 100-FT
	TIER 2: 50-FT

**SURFACE WATERS:**

A. LAKES AND PONDS	100-FT
B. EPHEMERAL STREAMS	25-FT
C. INTERMITTENT STREAMS	50-FT
D. PERENNIAL STREAMS	100-FT

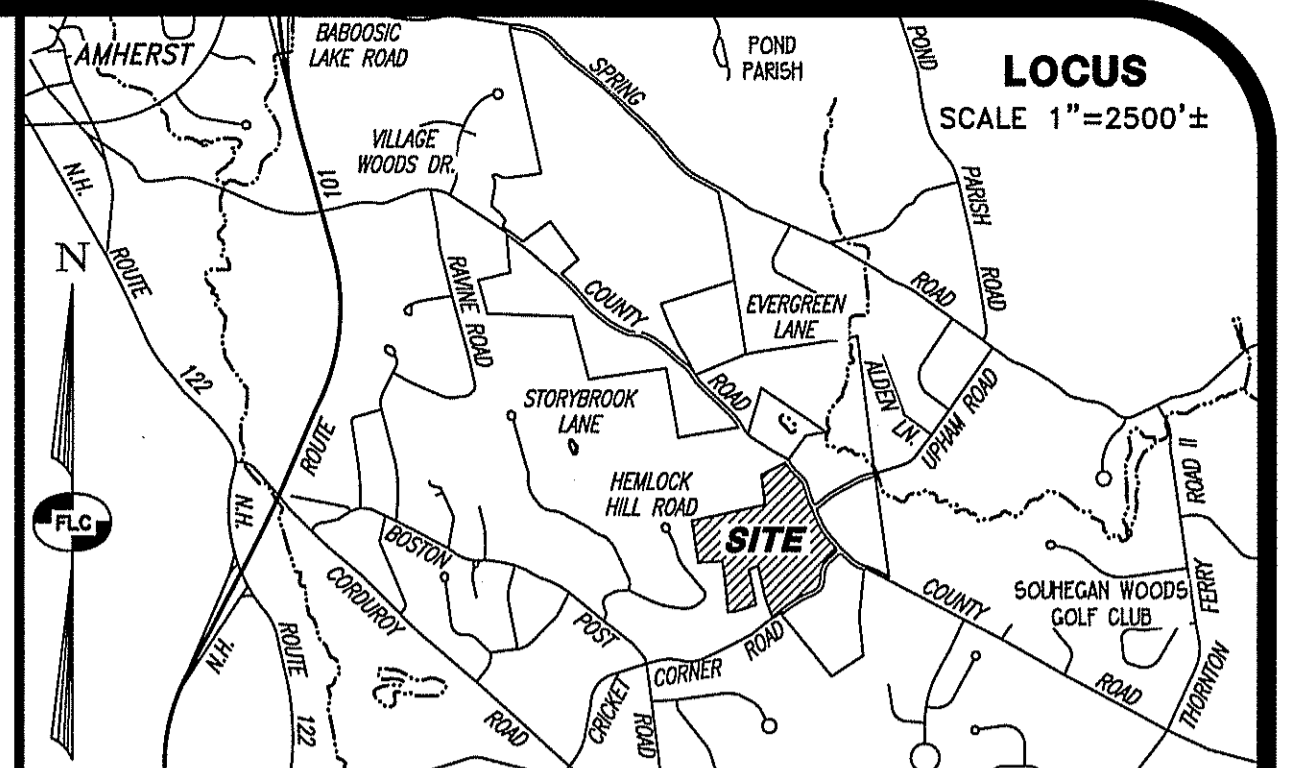
- \* FOR THE PURPOSES OF THIS PLAN, ALL VERNAL POOLS HAVE A TIER 1 (100-FT) BUFFER APPLIED IN ORDER TO ACCOUNT FOR SEASONAL VARIABILITY ASSOCIATED WITH OBSERVED/DOCUMENTED EGG MASS COUNTS.
- WATER PROTECTION WETLANDS ARE DEFINED BY THE TOWN OF AMHERST AS WETLANDS HAVING AN AREA GREATER THAN OR EQUAL TO ONE (1) ACRE, WHICH ALSO HAVE AN ECOLOGICAL INTEGRITY SCORE GREATER THAN OR EQUAL TO 8.0, A WETLAND-DEPENDENT WILDLIFE HABITAT SCORE GREATER THAN OR EQUAL TO 4.0, AND A GROUNDWATER SCORE GREATER THAN OR EQUAL TO 5.0 PER NH METHOD EVALUATION.
  - SIGNIFICANT WETLANDS ARE DEFINED BY THE TOWN OF AMHERST AS WETLANDS HAVING AN AREA GREATER THAN OR EQUAL TO ONE (1) ACRE, WHICH ALSO HAVE AN ECOLOGICAL INTEGRITY SCORE GREATER THAN OR EQUAL TO 5.0; AND A WETLAND-DEPENDENT WILDLIFE HABITAT SCORE GREATER THAN OR EQUAL TO 3.0 PER NH METHOD EVALUATION.
  - WHEN CLASSIFYING WETLANDS FOR THE PURPOSE OF TOWN OF AMHERST ORDINANCE, SEPARATE EVALUATION UNITS SHALL BE CONSIDERED AND DRAWN AT EACH LOCATION WHERE THE WETLAND NARROWS TO LESS THAN FIFTY (50) FEET.

**NOTES:**

- THE OWNER OF RECORD FOR TAX MAP LOT 4-116 IS VONDEROSA PROPERTIES, LLC - 3 HUXLEY LANE, AMHERST, NH 03031. THE DEED REFERENCE TO THE LOT IS BK. 8596 PG. 473 DATED MARCH 9, 2022 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 4-116 INTO NINE (9) RESIDENTIAL LOTS.
- THE AREA OF EXISTING LOT 4-116 IS 46.103 ACRES OR 2,008,265± SQ.FT. WITH 1333.41 FT. OF FRONTAGE ON COUNTY ROAD AND 1288.91 FT. OF FRONTAGE ON CRICKET CORNER ROAD.
- ZONING FOR THE ENTIRE PARCEL IS RESIDENTIAL RURAL (RR):
  - MINIMUM LOT AREA = 2 ACRES NON-WETLANDS, NON-FLOODPLAIN, SLOPES < 20%
  - MINIMUM LOT AREA NEED NOT BE CONTIGUOUS
  - MINIMUM FRONTAGE = 200 FEET
  - MINIMUM BUILDING SETBACKS:
    - FRONT = 50 FEET, SCENIC FRONT SETBACK = 100 FEET
    - SIDE AND REAR = 25 FEET
  - MINIMUM PARENT LOT FOR REDUCED FRONTAGE LOTS = 10 ACRES
  - MINIMUM REDUCED FRONTAGE LOT = 5 ACRES
  - MINIMUM DISTANCE FROM ANOTHER REDUCED FRONTAGE LOT = 750 FT ON THE SAME SIDE OF THE ROAD
  - MINIMUM DISTANCE FROM AN INTERSECTION = 500 FT ON THE SAME SIDE OF THE ROAD
  - COUNTY ROAD IS A SCENIC ROAD.
- THE ENTIRE SITE LIES OUTSIDE THE AREA OF SPECIAL FLOOD HAZARD AND THE FLOOD PLAIN CONSERVATION DISTRICT PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL 33011C0477D DATED SEPTEMBER 25, 2009 AND SECTION 4.10 OF THE AMHERST ZONING ORDINANCE.
- PORTIONS OF THE SITE LIE WITHIN THE WETLAND AND WATERSHED CONSERVATION DISTRICT. SEE "WETLAND NOTES" FOR ADDITIONAL INFORMATION REGARDING WETLANDS.
- THE SITE LIES WITHIN THE AQUIFER CONSERVATION AND WELLHEAD PROTECTION DISTRICT PER SECTION 4.13 OF THE AMHERST ZONING ORDINANCE. THE SITE IS ENTIRELY OUTSIDE OF ANY KNOWN STRATIFIED DRIFT AQUIFER, AS SHOWN ON THE USGS PUBLICATION, "HYDROLOGY OF STRATIFIED-DRIFT AQUIFERS AND WATER QUALITY IN THE NASHUA REGIONAL PLANNING COMMISSION AREA", BUT THE SOUTHEASTERLY HALF OF THE SITE LIES WITHIN A WELLHEAD PROTECTION AREA AS SHOWN ON A MAP ENTITLED "WATERSHED AND WETLAND RESOURCE MAP, TOWN OF AMHERST, NH 2013".
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED, DEEDS OF RECORD AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF APRIL, 2022.
- THE HORIZONTAL ORIENTATION IS BASED ON NH STATE PLANE COORDINATE SYSTEM, DEVELOPED FROM THE N.O.A.A. ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZES THE HIGH ACCURACY NATIONAL SPATIAL REFERENCE SYSTEM (NRS). VERTICAL DATUM IS NAVD-88.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN IS THE RESULT OF AERIAL PHOTOGRAMMETRIC MAPPING PERFORMED BY EASTERN TOPOGRAPHICS, FLIGHT DATE NOVEMBER 26, 2019.
- THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THE PROPOSED LOTS ARE TO BE SERVICED BY ON-SITE SUBSURFACE SANITARY SYSTEMS, PRIVATE WELLS, UNDERGROUND TELEPHONE, ELECTRIC AND GAS.
- THE PROPOSED LOTS ARE SUITABLE FOR SINGLE FAMILY DWELLINGS AND MEET STATE AND LOCAL CRITERIA FOR SEPTIC DESIGNS. THE TEST PITS SHOWN HEREON WERE CONDUCTED BY KENNETH M. ROBINSON, C.W.S. OF THIS OFFICE AND MR. SCOTT TENNEY, TOWN OF AMHERST BUILDING OFFICIAL ON MARCH 31, 2022.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO KNOWN EASEMENTS OR DEED RESTRICTIONS ASSOCIATED WITH EXISTING LOT 4-116.
- THE PROPOSED DRIVEWAY LOCATIONS WILL MEET OR EXCEED TOWN SIGHT DISTANCE REQUIREMENTS FOR 300' AT ALL DRIVEWAY LOCATIONS DEPICTED ON THIS PLAN PER FIELD MEASUREMENTS MADE BY THIS OFFICE.
- A DEBRIS CONTAINER SHALL BE ON SITE DURING ALL INDIVIDUAL CONSTRUCTION.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF AMHERST ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON THE COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATION MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
- THE NHDES SUBDIVISION APPROVAL NUMBER IS PENDING.
- EVERY SUBDIVISION OF SEVEN (7) LOTS OR DWELLING UNITS AND NOT MORE THAN NINE (9) LOTS OR DWELLING UNITS SHALL BE PHASED OVER A MINIMUM OF THREE (3) YEARS, WITH NOT MORE THAN THIRTY-THREE PERCENT (33%) OF THE DWELLING UNITS RECEIVING BUILDING PERMITS IN A ONE (1) YEAR PERIOD.
- ALL LOTS WILL REQUIRE DRIVEWAY, SEPTIC AND STORMWATER MANAGEMENT DESIGNS WHICH WILL NEED LOCAL REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

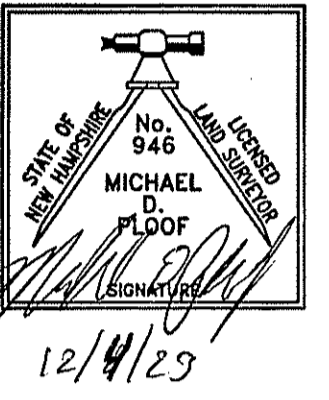
**REFERENCE PLANS:**

- "SECTION E - SUBDIVISION - AND - TOPOGRAPHIC PLAN - JASPER VALLEY DEVELOPMENT CORP. - AMHERST, N.H.", SCALE: 1"=100', DATED NOVEMBER 12, 1973, BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #7280 IN THE H.C.R.D.
- "AMENDED SUBDIVISION PLAN - LAND OF: - DONALD W. COMSTOCK REVOCABLE TRUST - TAX MAP 4 LOT 117 - AMHERST, NEW HAMPSHIRE", SCALE: 1"=100', DATED APRIL 7, 2008 AND LAST REVISED APRIL 22, 2013, BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN #11098 IN THE H.C.R.D.
- "GLADYS LAPORTE SUBDIVISION - 24 CRICKET CORNER ROAD - AMHERST, NH", SCALE: 1"=100', DATED SEPTEMBER 6, 1996 & REVISED THROUGH DECEMBER 12, 1996, BY AUSTIN M. PARKHURST. RECORDED AS PLAN #28390 IN THE H.C.R.D.
- "SUBDIVISION PLAN - TAX MAP 4 LOT 122 - (CRICKET CORNER ROAD & COUNTY ROAD) - AMHERST, NEW HAMPSHIRE - PREPARED FOR & LAND OF: - VONDEROSA PROPERTIES, LLC", SCALE 1"=100', DATED APRIL 30, 2022 AND LAST REVISED FEBRUARY 10, 2023, BY FIELDSTONE LAND CONSULTANTS, PLLC. RECORDED AS PLAN #41710 IN THE H.C.R.D.



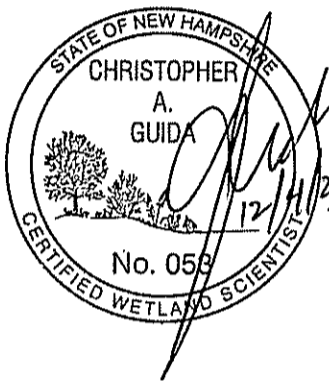
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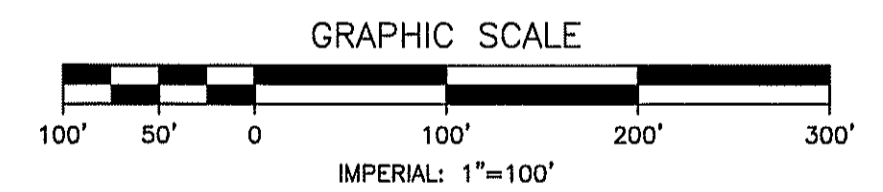
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**APPROVED BY AMHERST PLANNING BOARD**

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



REV.	DATE	DESCRIPTION	C/O	DR	CK

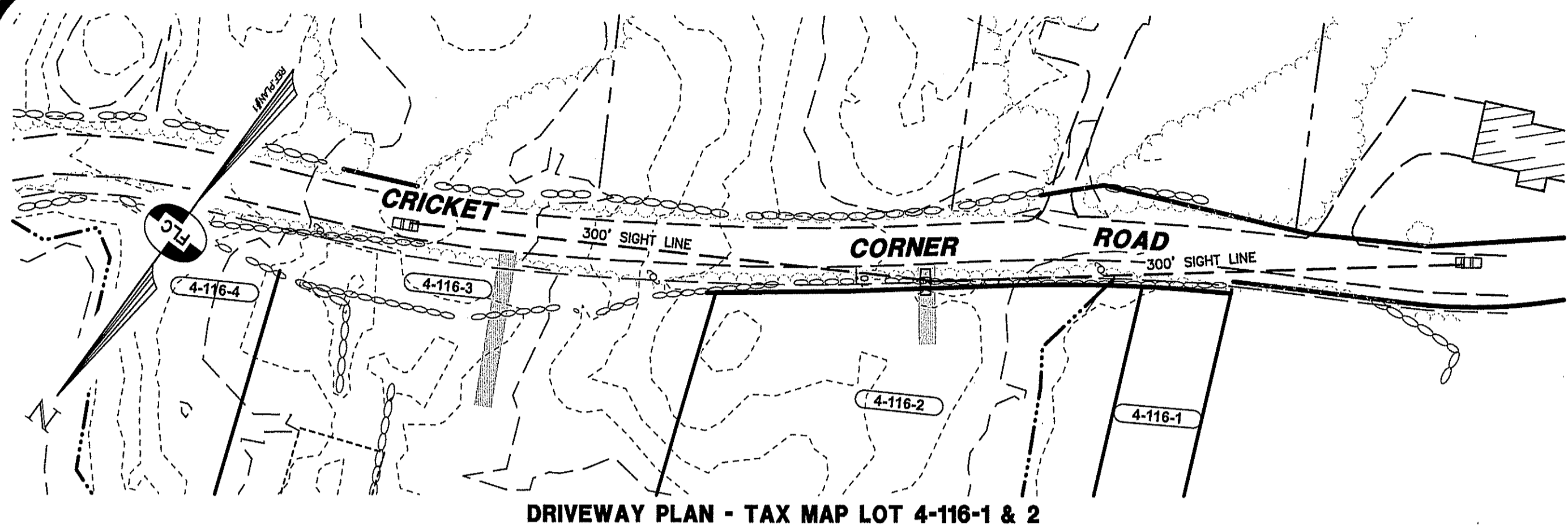
**SUBDIVISION PLAN**  
**TAX MAP 4 LOT 116**  
**(CRICKET CORNER ROAD & COUNTY ROAD)**  
**AMHERST, NEW HAMPSHIRE**  
PREPARED FOR AND LAND OF:  
**VONDEROSA PROPERTIES, LLC**  
3 HUXLEY LANE, AMHERST, NH 03031

SCALE: 1"=100' DECEMBER 1, 2023

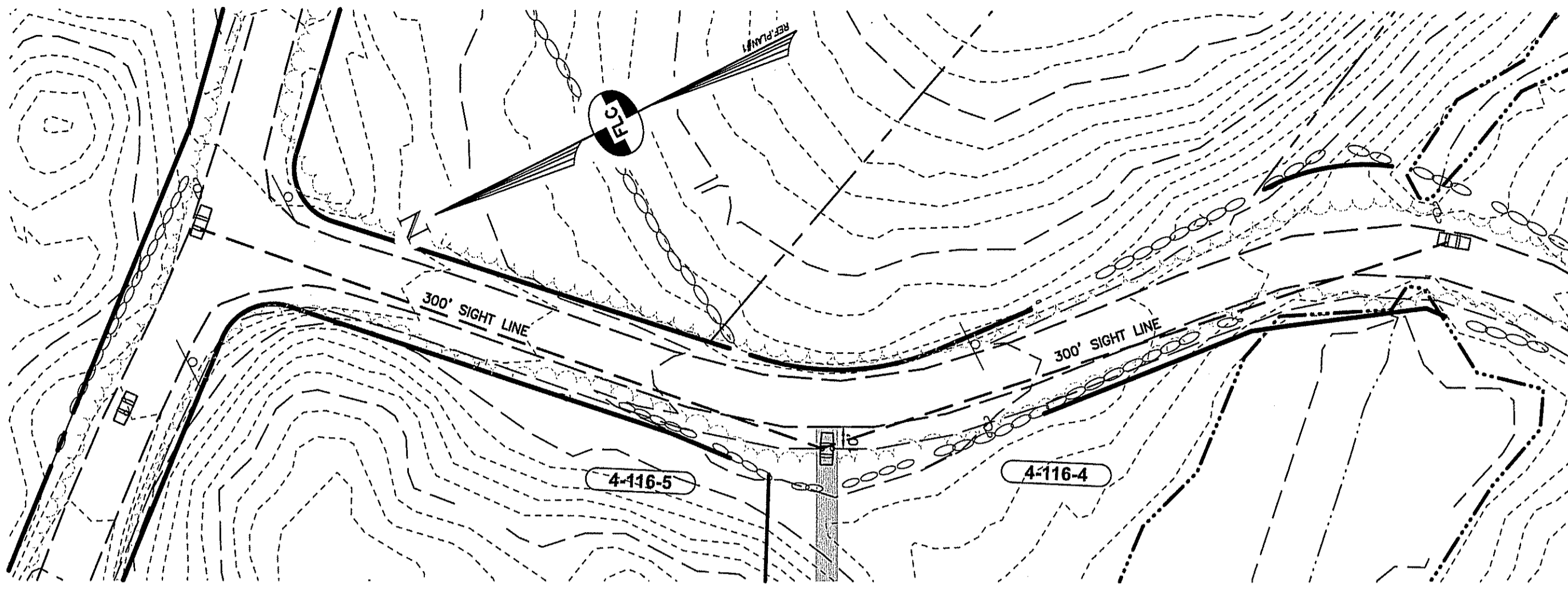
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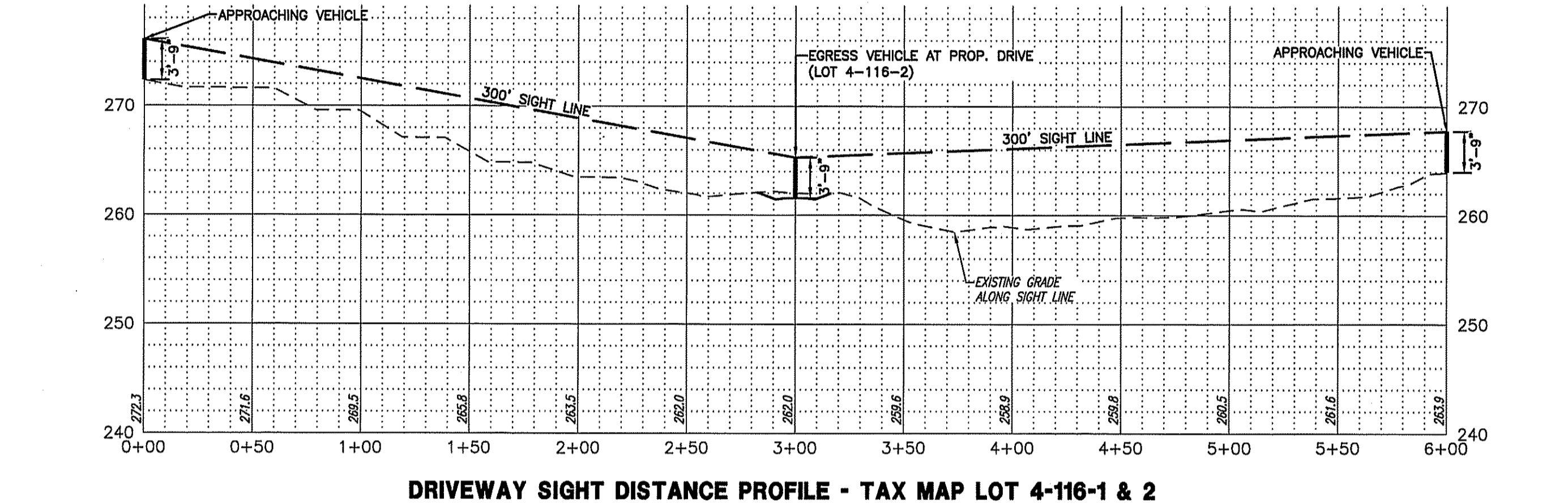
206 Elm Street, Milford, NH 03055  
Phone: (603) 672-5456 Fax: (603) 413-5456  
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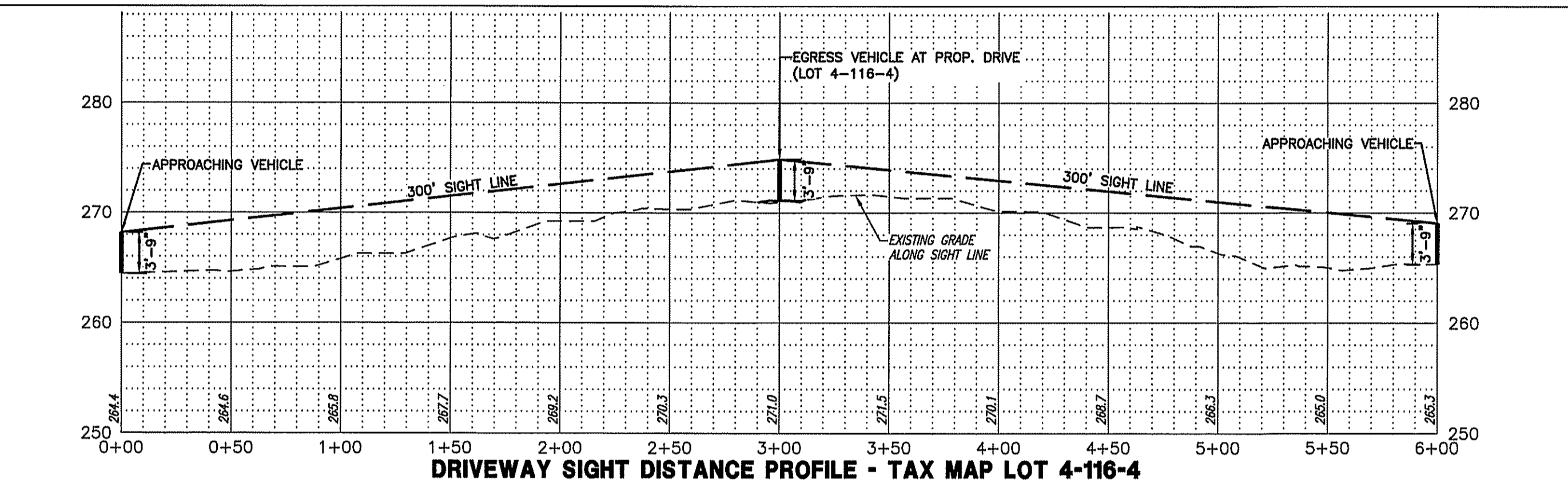
DRIVEWAY PLAN - TAX MAP LOT 4-116-1 & 2



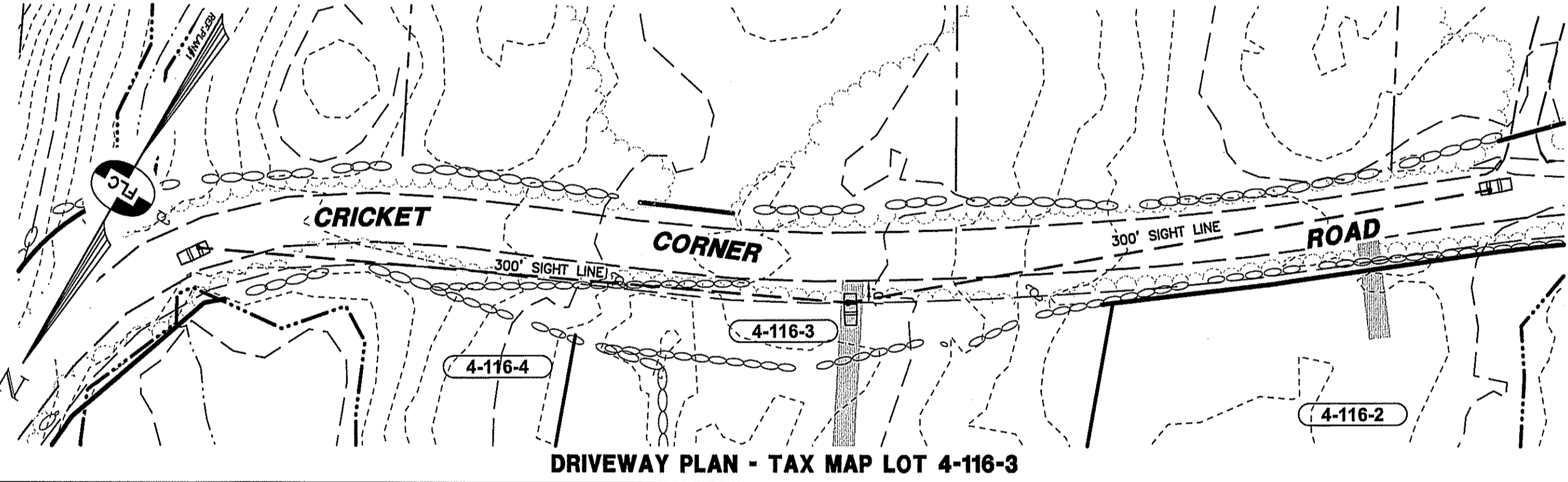
DRIVEWAY PLAN - TAX MAP LOT 4-116-4



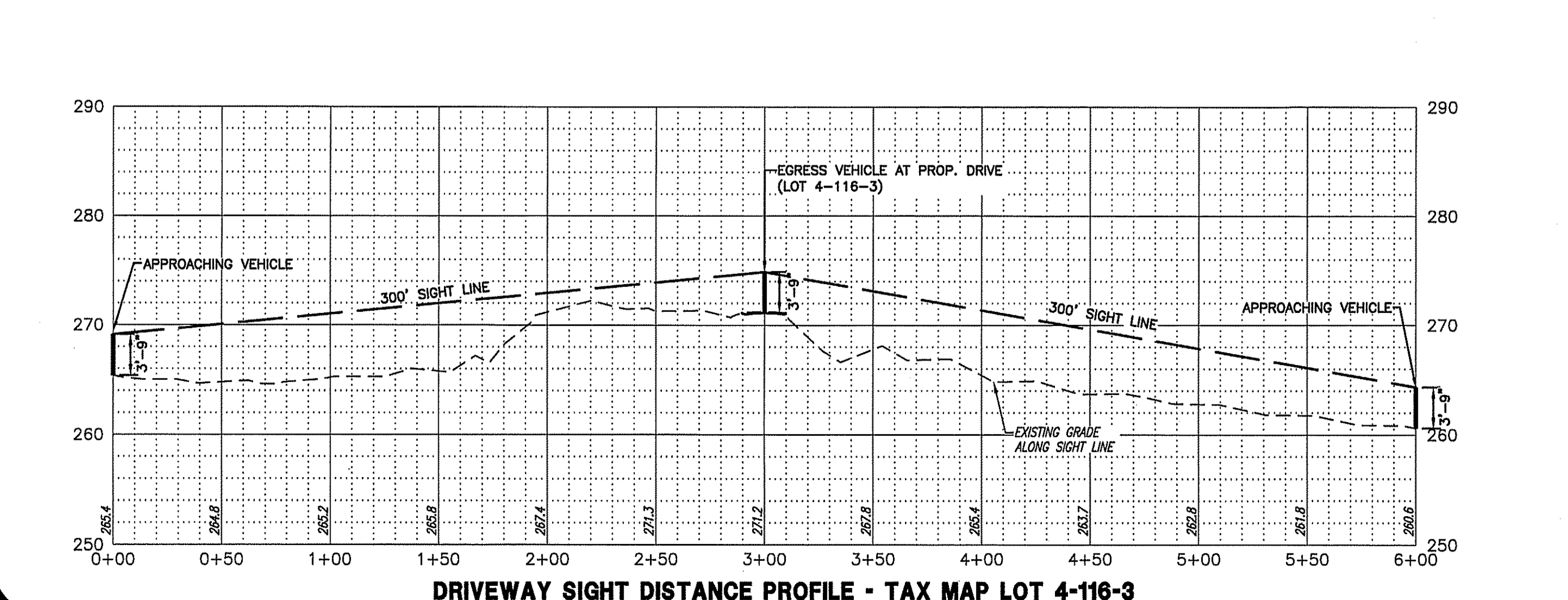
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-116-1 & 2



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-116-4



DRIVEWAY PLAN - TAX MAP LOT 4-116-3



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-116-3

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GRAPHIC SCALE

50' 25' 50' 100'  
IMPERIAL 1"=50'(H) 10'(V)

REV.	DATE	DESCRIPTION	DR	CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES  
TAX MAP 4 LOT 116

**VONDEROSA PROPERTIES, LLC**  
3 HUXLEY LANE, AMHERST, NH 03031

COUNTY ROAD  
AMHERST, NEW HAMPSHIRE

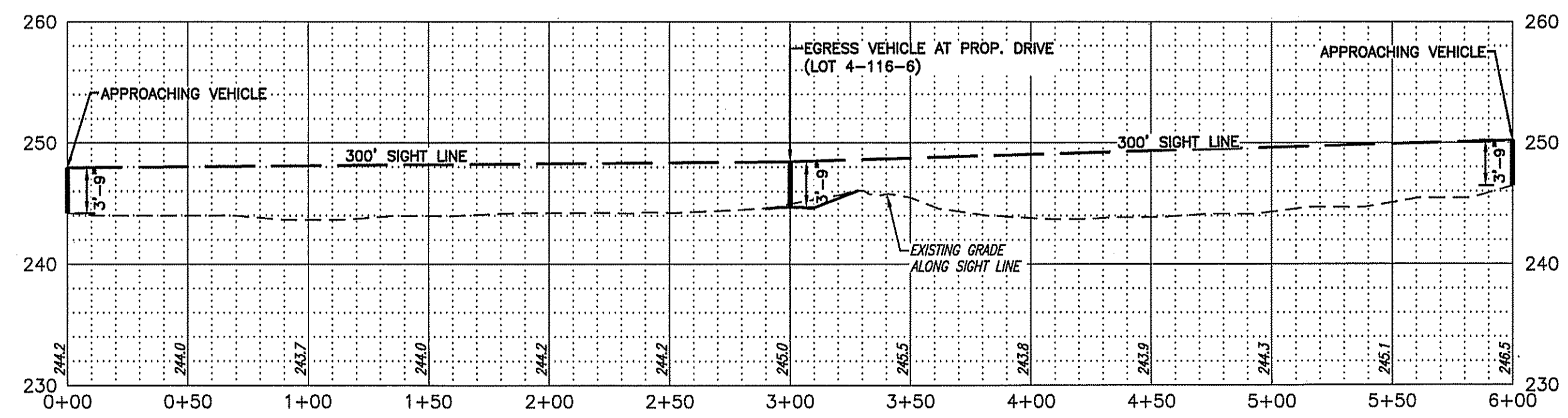
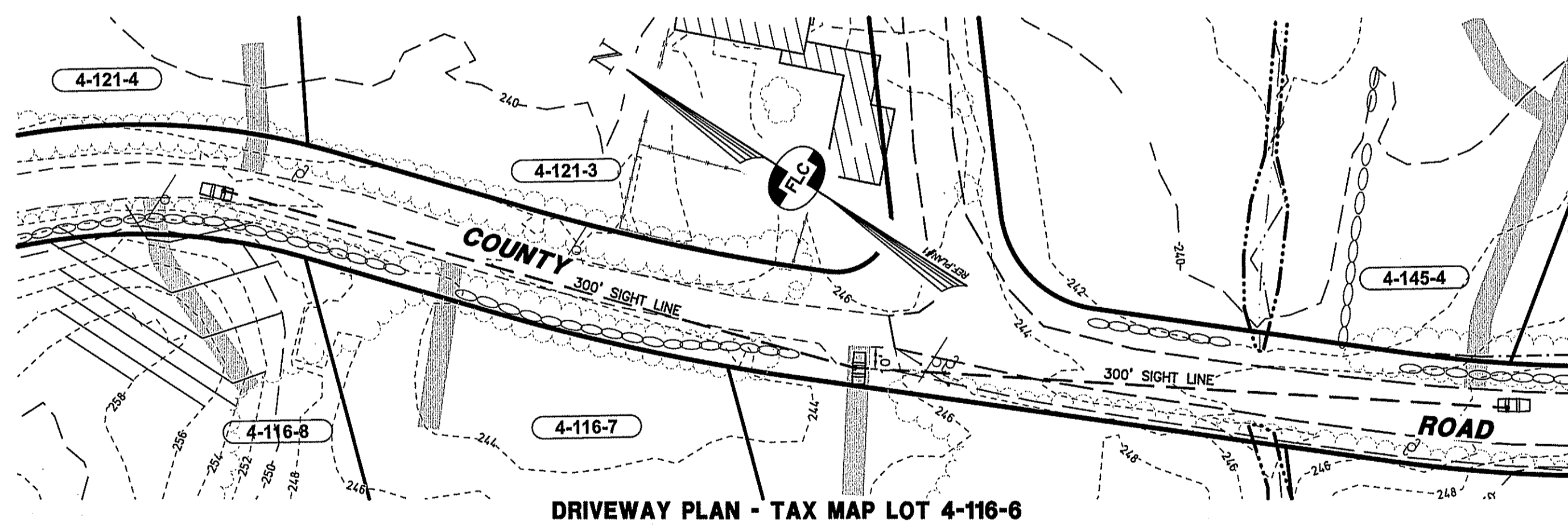
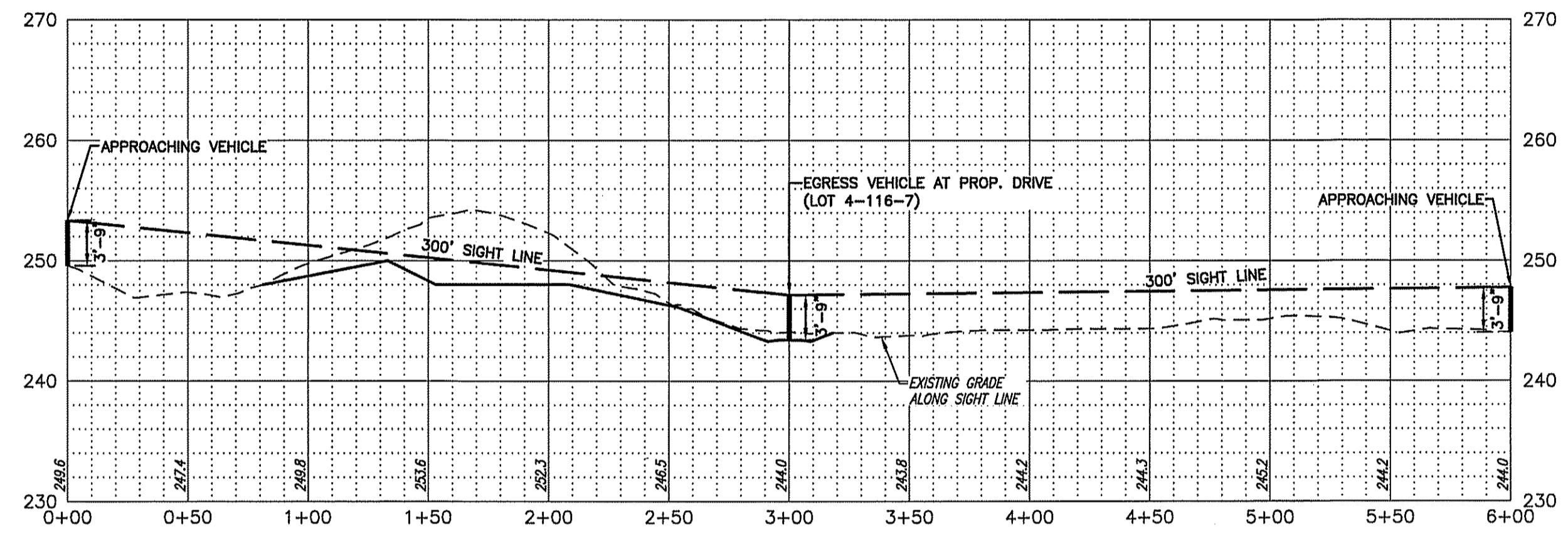
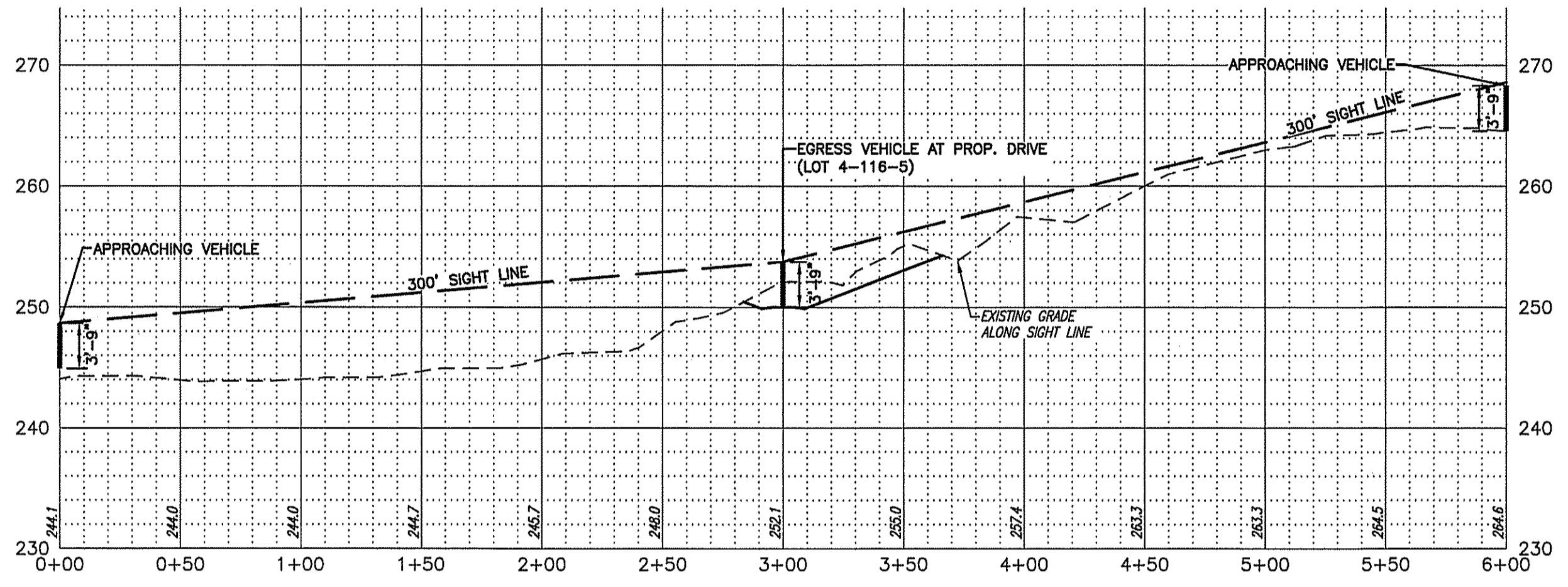
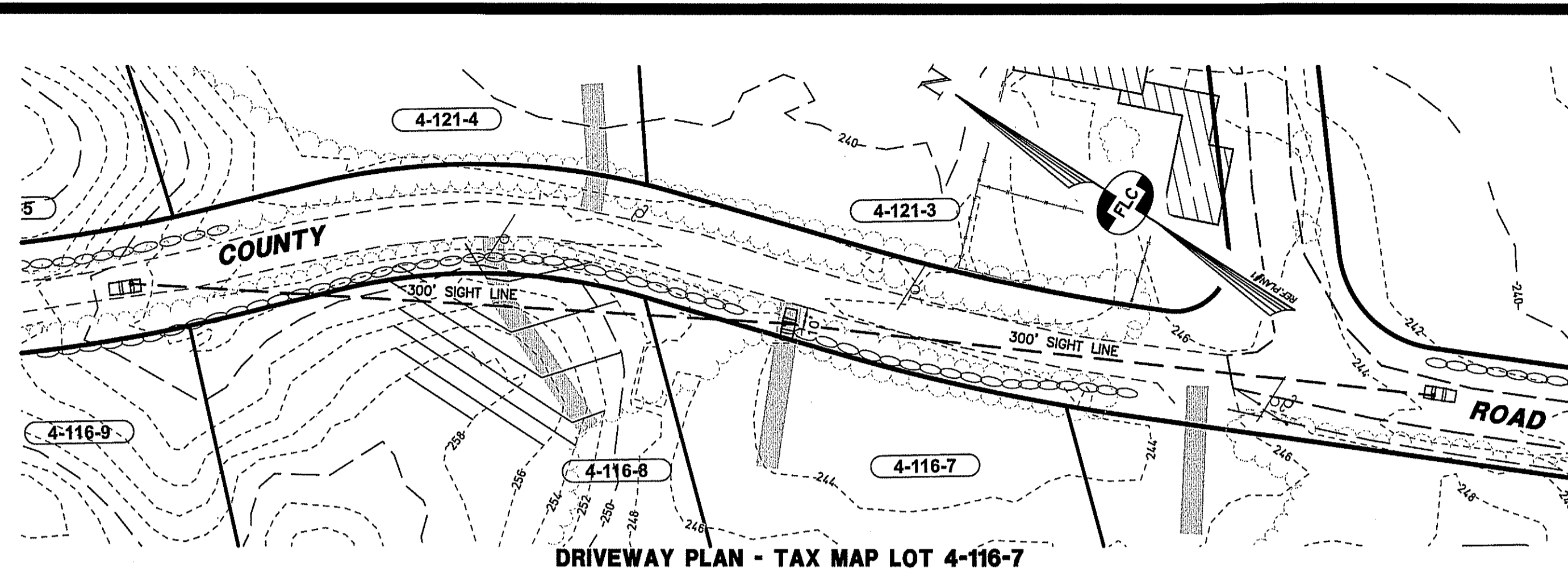
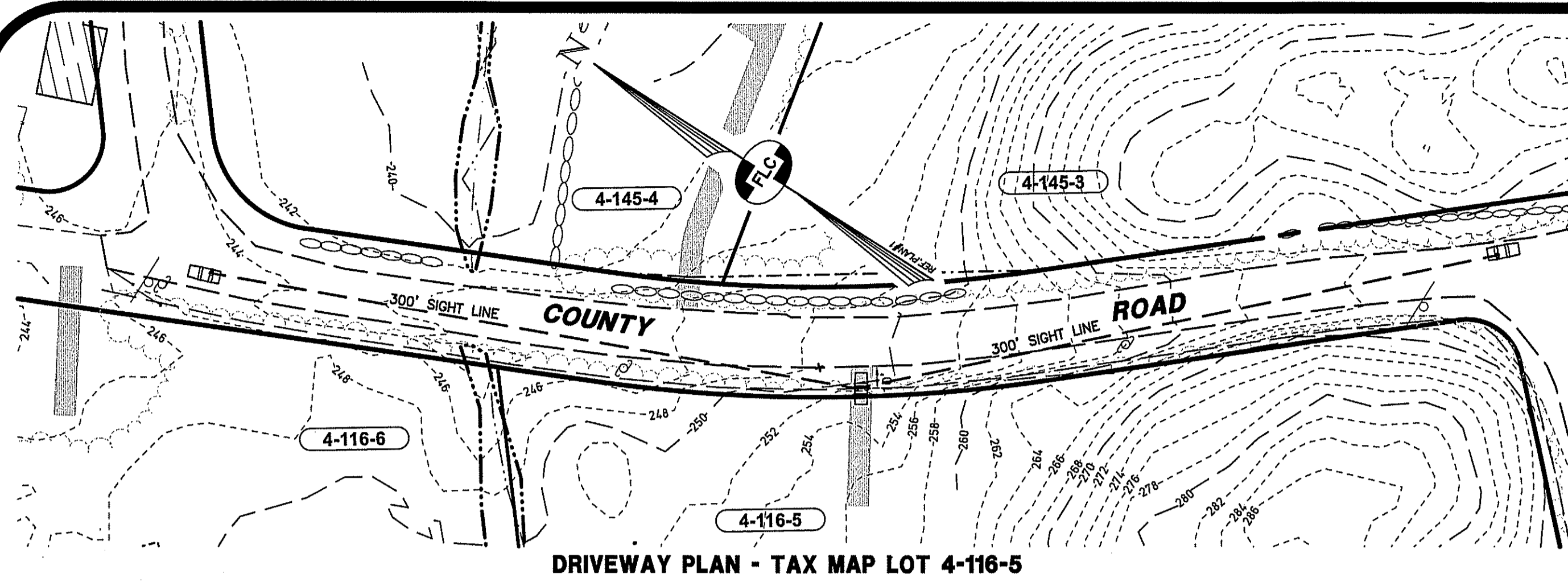
PLANS ISSUED FOR:  
MUNICIPAL REVIEW

NOVEMBER 22, 2023  
SCALE: 1" = 50' HORIZ. / 10' VERT.

FILE: 2341EHD.dwg

**SD-1**  
SHEET

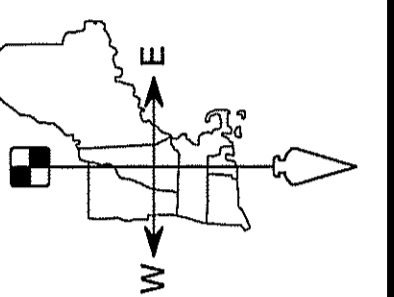
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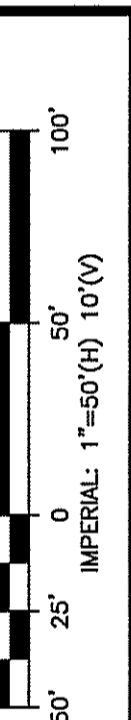
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GRAPHIC SCALE



REV.	DATE	DESCRIPTION	DR	CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES  
TAX MAP 4 LOT 116

**VONDEROSA PROPERTIES, LLC**  
3 HUXLEY LANE, AMHERST, NH 03031

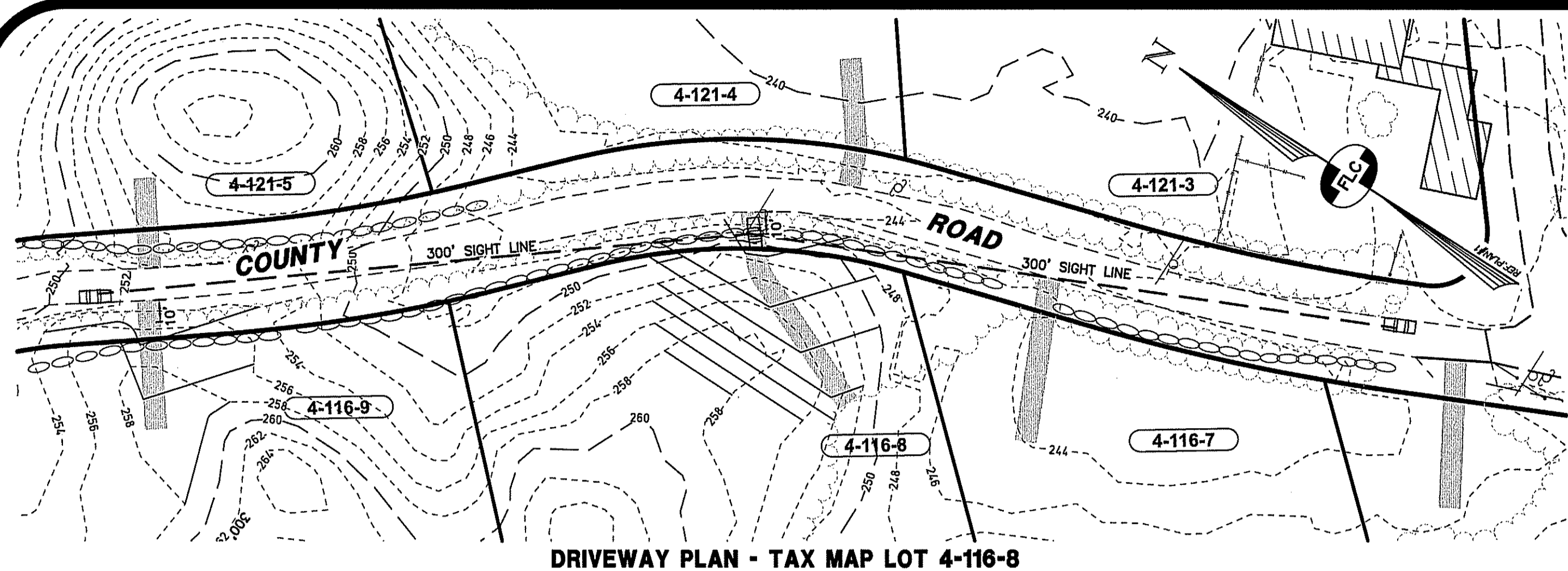
COUNTY ROAD  
AMHERST, NEW HAMPSHIRE

PLANS ISSUED FOR:  
MUNICIPAL REVIEW

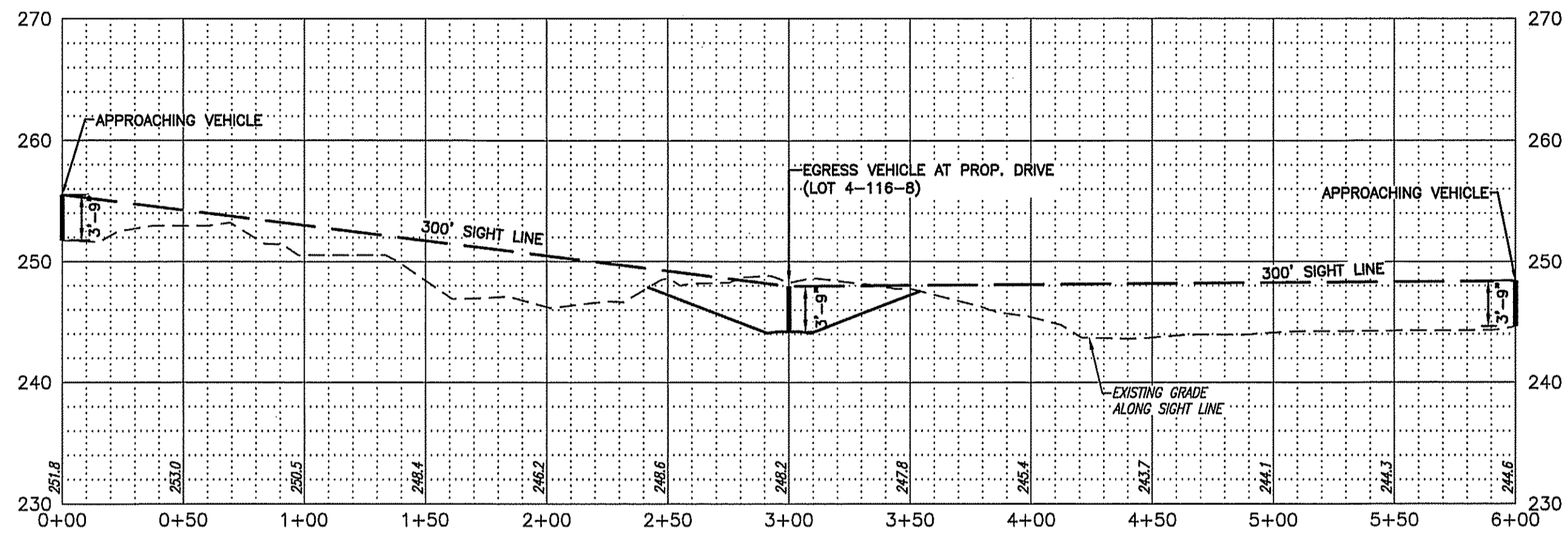
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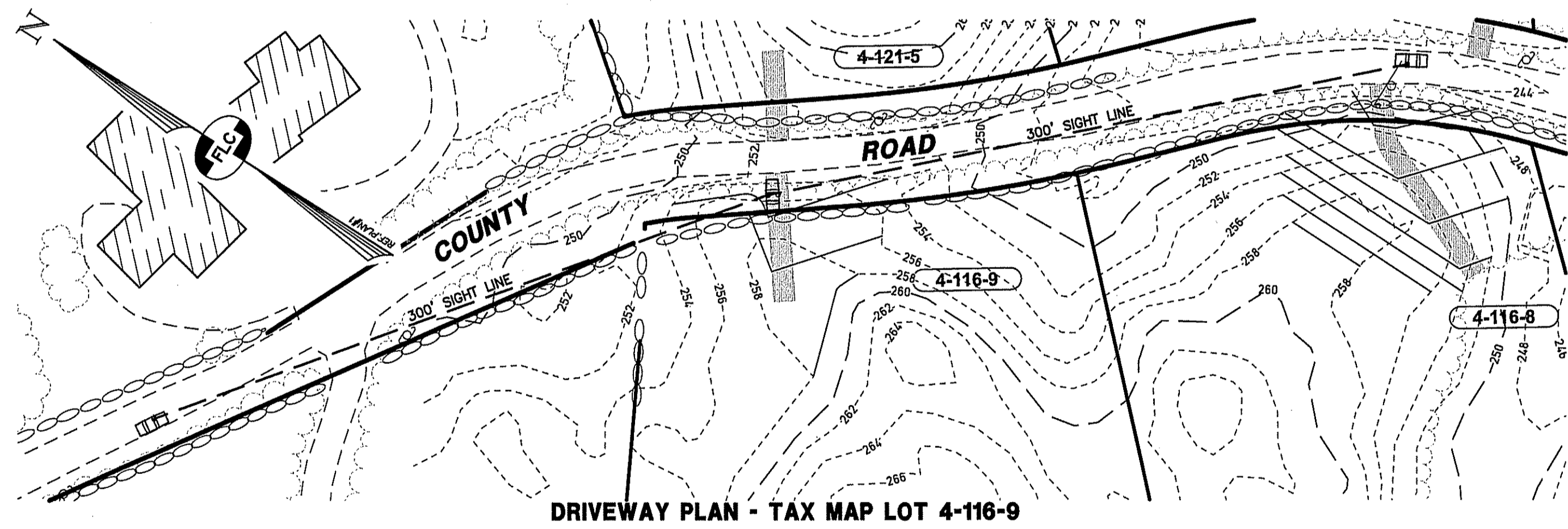
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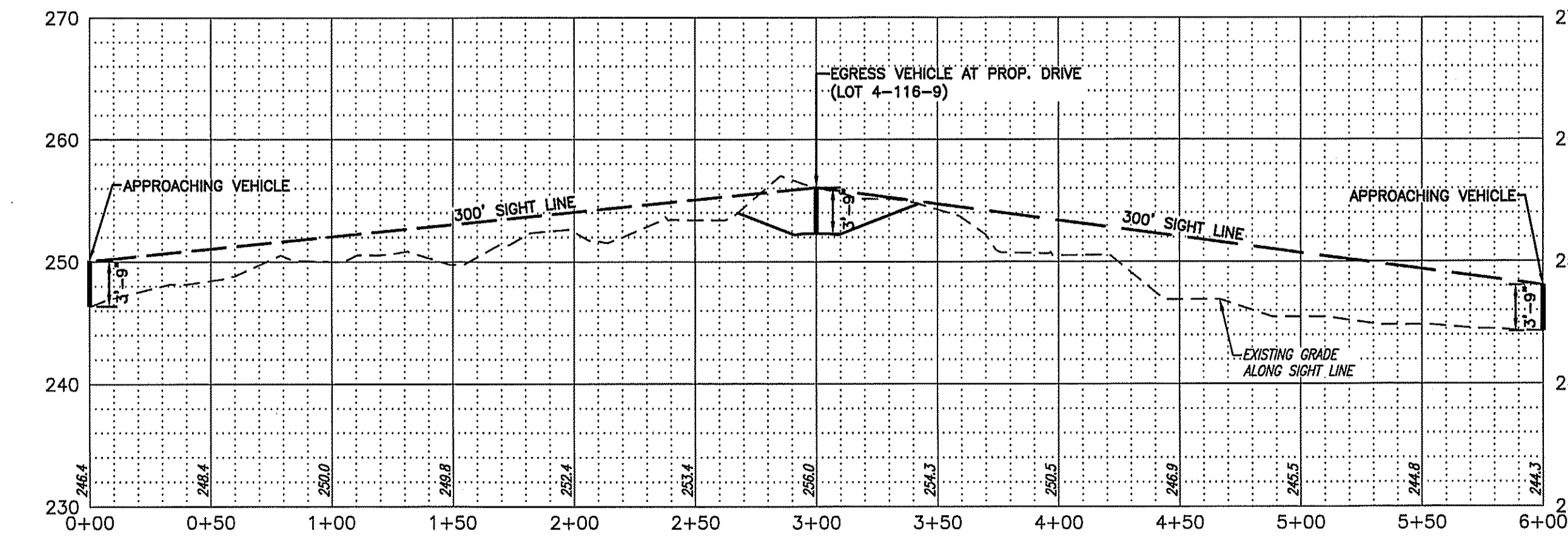
DRIVEWAY PLAN - TAX MAP LOT 4-116-8



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-116-8



DRIVEWAY PLAN - TAX MAP LOT 4-116-9



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-116-9

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GRAPHIC SCALE

50' 25' 50' 100'  
IMPERIAL: 1"=50'(H) 10'(V)

REV.	DATE	DESCRIPTION	DR	CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES  
TAX MAP 4 LOT 116

**VONDEROSA PROPERTIES, LLC**  
PLANS ISSUED FOR:  
3 HUXLEY LANE, AMHERST, NH 03031

COUNTY ROAD  
AMHERST, NEW HAMPSHIRE

NOVEMBER 22, 2023

SCALE: 1" = 50' HORIZ. / 10' VERT.

FILE: 2341EH10.dwg

**SD-3**  
SHEET

PROJECT NO. 2341.10

PAGE NO.