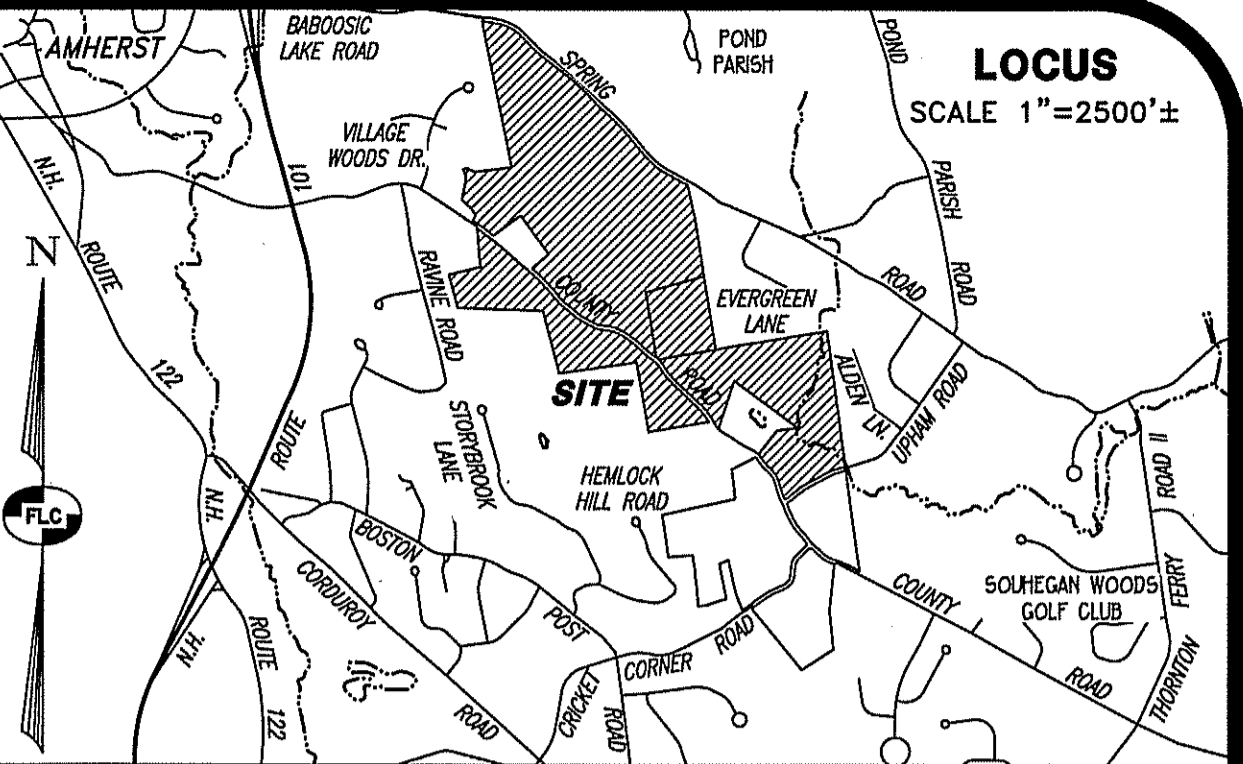


SEE SHEETS SB-3:2 THRU SB-3:8 FOR:
DEFINITIVE SUBDIVISION PLANS



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."

STATE OF NEW HAMPSHIRE
No. 946
MICHAEL D. ROOP
12/14/23

CERTIFICATION:
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 NORTH-CENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND (VER. 4.0), BY CHRISTOPHER A. GUIDA, C.W.S. AND MARK WEST, C.W.S. OF WEST ENVIRONMENTAL, INC. IN DECEMBER 2019 THROUGH JANUARY 2020.

VERNAL POOL ASSESSMENTS WERE CONDUCTED IN ACCORDANCE WITH NEW HAMPSHIRE FISH & GAME PUBLICATION IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE, 3RD ED (2015), BY CHRISTOPHER A. GUIDA, CSS, CWS IN MAY 2020 AND KENNETH M. ROBINSON, CWS IN MAY 2023.

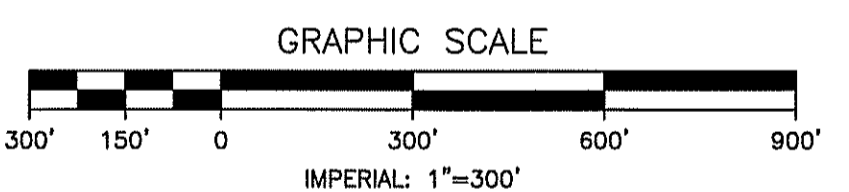
WETLAND EVALUATIONS WERE CONDUCTED IN ACCORDANCE WITH METHOD FOR INVENTORING AND EVALUATING FRESHWATER WETLANDS IN NEW HAMPSHIRE (NH METHOD), REVISED APRIL 2023. FUNCTIONS AND VALUES ASSESSMENTS WERE CONDUCTED IN ACCORDANCE WITH US ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT 1993 HIGHWAY METHODOLOGY WORKBOOK AND THE HIGHWAY METHODOLOGY WORKBOOK SUPPLEMENT (REVISED SEPTEMBER 1999), 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.

STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 088
12/14/23

STATE OF NEW HAMPSHIRE
KENNETH M. ROBINSON
No. 304
12/14/23

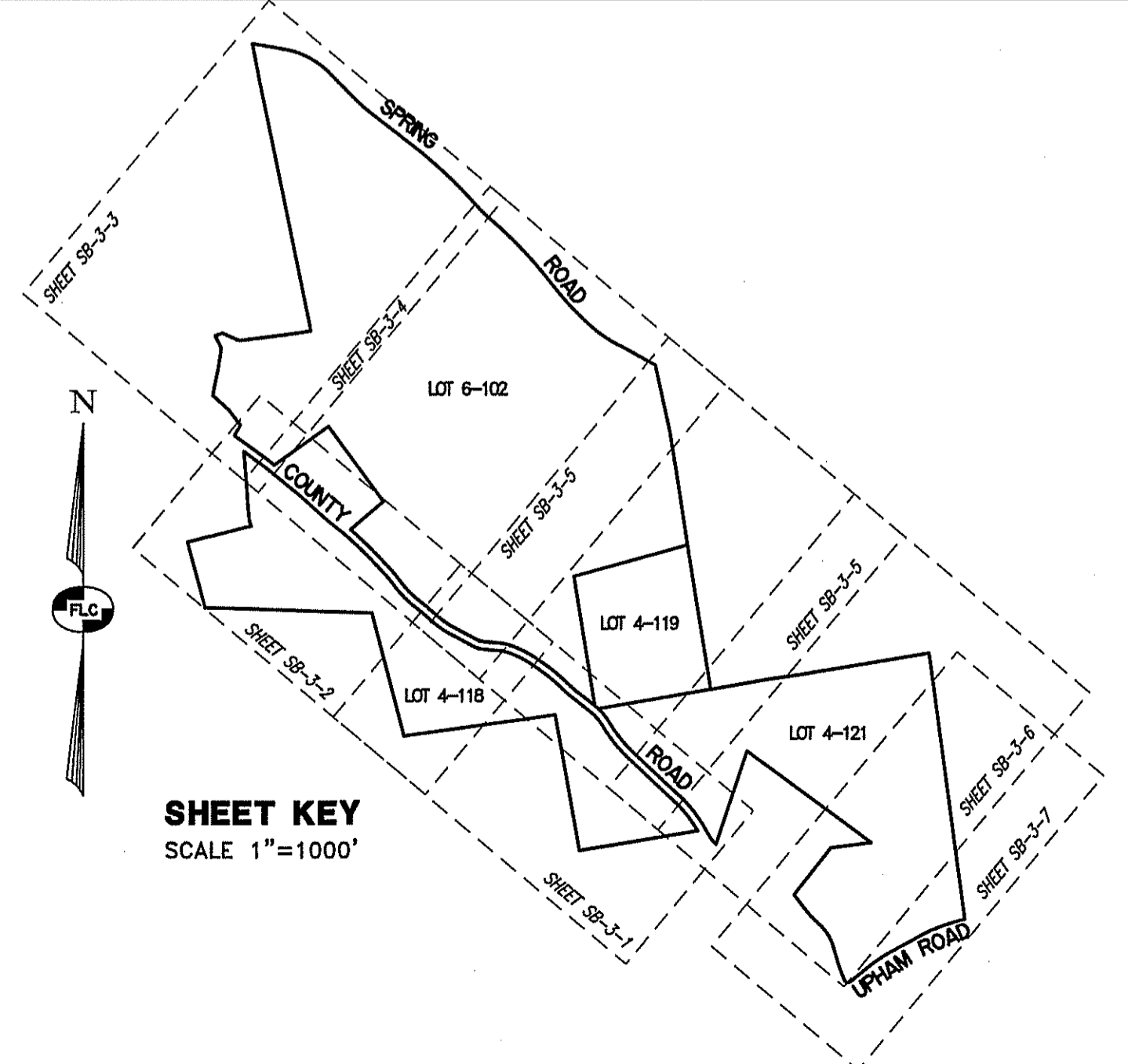
APPROVED BY AMHERST PLANNING BOARD

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



REV.	DATE	DESCRIPTION	C/O	DR	CK

- SHEET SB-3:2. LOTS 4-118-1 THRU 4-118-7, 1"=300' SHEET KEY & LEGEND
- SHEET SB-3:3. LOTS 4-118-6 THRU 4-118-15, NOTES & REFERENCE PLANS
- SHEET SB-3:4. LOTS 6-102-1, 6-102-2, 6-102-21 THRU 6-102-24
- SHEET SB-3:5. LOTS 6-102-3 THRU 6-102-9, 6-102-18 THRU 6-102-21
- SHEET SB-3:6. LOTS 6-102-7 THRU 6-102-16, 6-102-18 & 6-102-19
- SHEET SB-3:7. LOTS 6-102-15 THRU 4-102-17
- SHEET SB-3:8. LOTS 4-121-1 THRU 4-121-5, ADDITIONAL NOTES

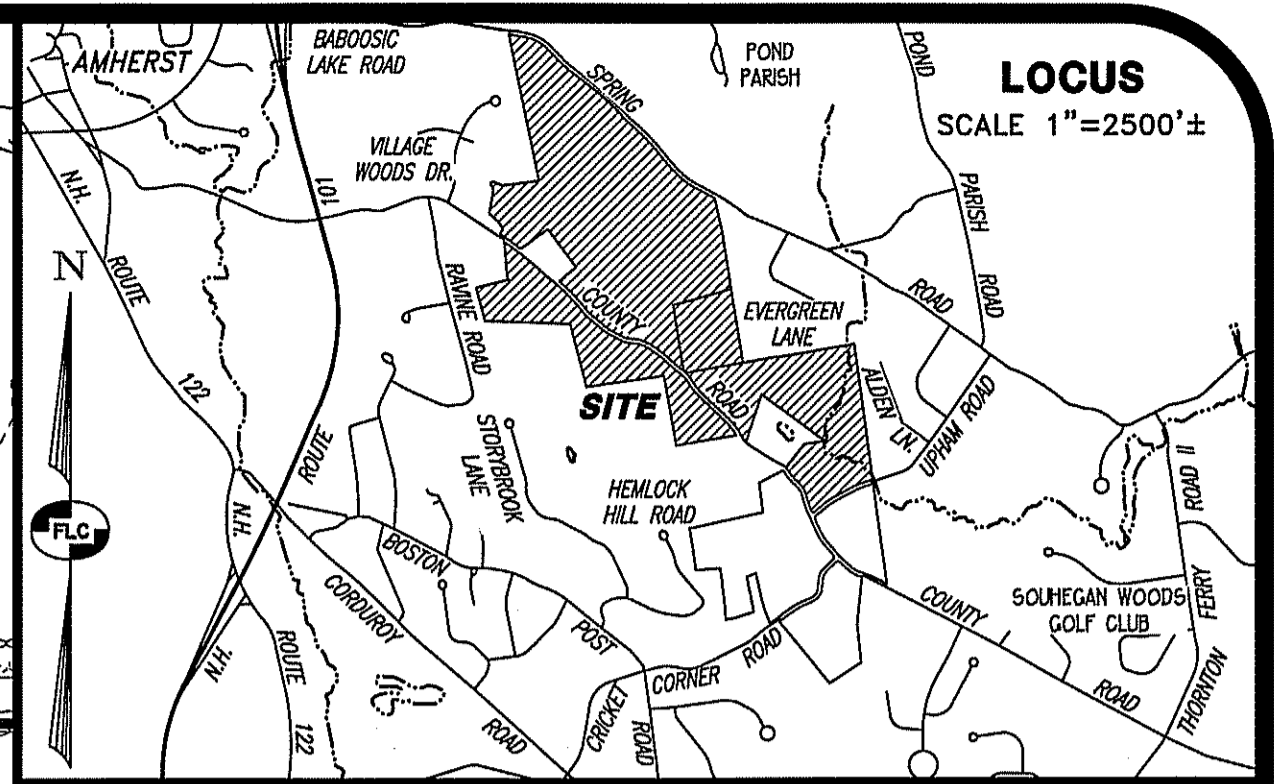
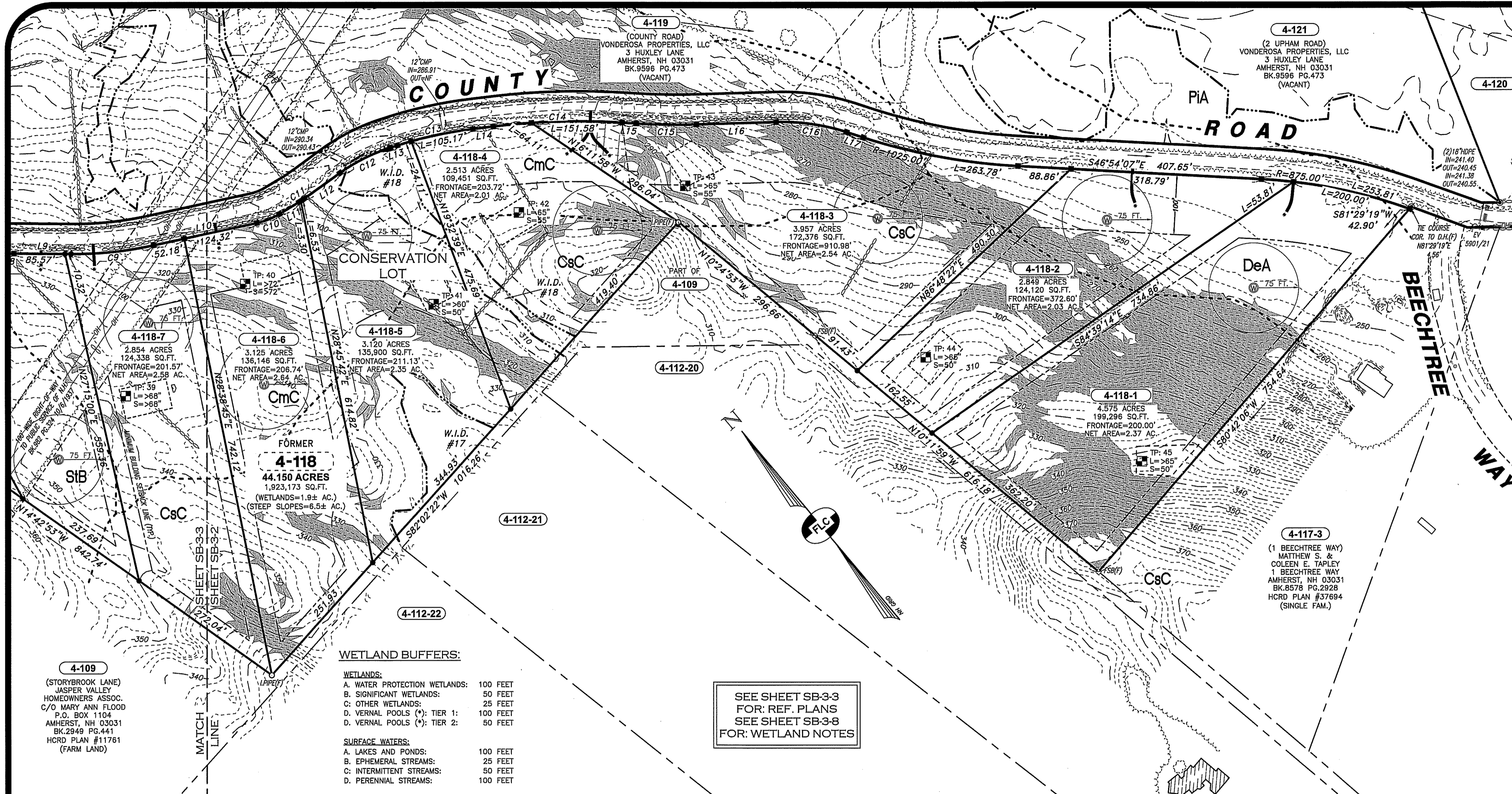


SUBDIVISION PLAN - OVERALL VIEW
TAX MAP 4 LOTS 118, 119 & 121 AND
TAX MAP 6 LOT 102
(COUNTY ROAD, SPRING ROAD & UPHAM ROAD)
AMHERST, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
VONDEROSA PROPERTIES, LLC
3 HUXLEY LANE, AMHERST, NH 03031

SCALE: 1"=300' 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



CERTIFICATION:
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12/8/23

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APPROVED BY AMHERST PLANNING BOARD

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

GRAPHIC SCALE
 100' 50' 0 100' 200' 300'
 IMPERIAL: 1"=100'

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- FENCE LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- CULVERT OR DRAIN LINE
- OVERHEAD UTILITY LINE
- GRANITE BOUND FOUND
- FIELDSTONE BOUND FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- SINGLE POLE, GUY & LIGHT
- UTILITY SIGN POST
- PROPOSED DRIVEWAYS
- STEEP SLOPES

NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY

- BoA BOROHEMISTS NEARLY LEVEL
- CaB CANTON FINE SANDY LOAM 0 TO 8% SLOPES
- CmC CANTON FINE SANDY LOAM 3 TO 8% SLOPES, VERY STONY
- CsC CHATFIELD-HOLLIS COMPLEX 8 TO 15% SLOPES, ROCKY
- DeA DEERFIELD LOAMY FINE SAND 0 TO 3% SLOPES
- PiA PIPESTONE LOAMY SAND 0 TO 3% SLOPES
- Rp RIPPOWAM FINE SANDY LOAM
- Sn SAUGATUCK LOAMY SAND
- Sr SCARBORO STONY MUCKY LOAMY SAND
- SsB SCITUATE FINE LOAMY SAND 3 TO 8% SLOPES
- StB SCITUATE STONY FINE SANDY LOAM 3 TO 8% SLOPES

NOTES FOR LOT 4-118, 6-102 & 4-121:

- THE OWNER OF RECORD FOR TAX MAP LOTS 4-118, 6-102, 4-119 AND 4-121 IS VONDEROSA PROPERTIES, LLC - 3 HUXLEY LANE, AMHERST, NH 03031. THE DEED REFERENCE FOR THE LOTS IS BK. 9596 PG. 473 DATED MARCH 9, 2022 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 4-118 INTO FOURTEEN (14) RESIDENTIAL LOTS AND ONE (1) CONSERVATION LOT, EXISTING LOTS 6-102 & 4-119 INTO FIFTEEN (15) RESIDENTIAL AND SIX (6) CONSERVATION LOTS AND EXISTING LOT 4-121 INTO FIVE (5) RESIDENTIAL LOTS FOR A TOTAL SUBDIVISION OF THIRTY SEVEN (37) RESIDENTIAL BUILDING LOTS AND 7 CONSERVATION LOTS.
- THE AREA OF EXISTING LOT 4-118 IS 44.150 ACRES OR 1,923,173 SQ.FT. WITH 3993.12 FT. OF FRONTAGE ON COUNTY ROAD. THE AREA OF EXISTING LOT 6-102 IS 150,756 ACRES OR 6,566,949± SQ.FT. WITH A TOTAL FRONTAGE ON COUNTY ROAD OF 2372.82 FT. AND A TOTAL FRONTAGE ON SPRING ROAD OF 3529.96 FT. THE AREA OF EXISTING LOT 4-119 IS 19,608 ACRES OR 723,434± SQ.FT. WITH 31.49 FT. OF FRONTAGE ON COUNTY ROAD. THE AREA OF EXISTING LOT 4-121 IS 56,895 ACRES OR 2,478,331 SQ.FT.± WITH A TOTAL FRONTAGE ON COUNTY ROAD OF 1891.65 FT. AND A TOTAL FRONTAGE ON UPHAM ROAD OF 895.76 FT.
- 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 - CLASS V, VARIABLE WIDTH R.O.W., GRAVEL 16'-20' WIDE
 SPRING ROAD IS A SCENIC ROAD - CLASS V, VARIABLE WIDTH R.O.W., PAVED 22'± WIDE
- PORTIONS OF EXISTING LOTS 6-102 AND 4-121 LIE WITHIN 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 ALL FOUR EXISTING LOTS LIE WITHIN THE WETLAND AND WATERSHED CONSERVATION DISTRICT. SEE "WETLAND NOTES" FOR ADDITIONAL INFORMATION REGARDING WETLANDS.

NOTES: (CONTINUED)

- THE SITE LIES WITHIN THE AQUIFER CONSERVATION AND WELLHEAD PROTECTION DISTRICT PER SECTION 4.13 OF THE AMHERST ZONING ORDINANCE. ONLY LOT 4-118 LIES OUTSIDE OF A KNOWN STRATIFIED DRIFT AQUIFER. PORTIONS OF ALL OTHER LOTS LIE WITHIN AN AQUIFER, AS SHOWN ON THE USGS PUBLICATION, "HYDROLOGY OF STRATIFIED-DRIFT AQUIFERS AND WATER QUALITY IN THE NASHUA REGIONAL PLANNING COMMISSION AREA". ALL FOUR LOTS LIE OUTSIDE OF ANY 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 (NSRS). 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 SERVED 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.
- EXISTING LOTS 4-118, 4-119 AND 6-102 ARE SUBJECT TO A 100 FT. WIDE TRANSMISSION LINE RIGHT-OF-WAY, GRANTED BY CHARLES J. UPHAM TO THE PUBLIC SERVICE COMPANY OF N.H. ON OCTOBER 6, 1937 AND RECORDED IN BOOK 982 PAGE 324.
- 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.

NOTES: (CONTINUED)

- 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 TEN (10) LOTS OR DWELLING UNITS AND NOT MORE THAN TWENTY (20) LOTS OR DWELLING UNITS SHALL BE PHASED OVER A MINIMUM OF FOUR (4) YEARS, WITH NOT MORE THAN TWENTY-FIVE PERCENT (25%) OF THE DWELLING UNITS RECEIVING BUILDING PERMITS IN A ONE (1) YEAR PERIOD.
- OTHER LARGER SUBDIVISIONS SHALL HAVE PHASING AS DETERMINED BY THE BOARD AT ITS DISCRETION.
- ALL LOTS WILL REQUIRE DRIVEWAY, SEPTIC AND STORMWATER MANAGEMENT DESIGNS WHICH WILL NEED LOCAL REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE LAND OWNER WILL WORK WITH THE TOWN TO PROVIDE FOR RIGHT-OF-WAY WIDENING AND/OR EASEMENTS TO ALLOW FOR PROPER IMPROVEMENTS TO COUNTY ROAD AS DETERMINED.
- THIS PROJECT WILL CREATE 7 CONSERVATION LOTS TOTALING 112,956 ACRES AND A CONSERVATION EASEMENT TOTALING 25,295 ACRES AND WILL THEREFORE PERMANENTLY PROTECT A TOTAL 138,241 ACRES OF LAND.

BOUNDARY LINE & CURVE CHART:

L9	S49°24'52"E	95.89'	C13	R=700.00'	L=129.28'
C9	R=625.00'	L=139.07'	L14	S56°52'44"E	34.44'
L10	S62°09'50"E	176.51'	C14	R=1200.00'	L=215.69'
C10	R=125.00'	L=41.00'	L15	S46°34'50"E	23.57'
L11	S80°57'20"E	38.10'	C15	R=1125.00'	L=101.03'
C11	R=125.00'	L=9.83'	L16	S51°43'33"E	133.20'
L12	S85°27'49"E	73.72'	C16	R=350.00'	L=119.54'
C12	R=300.00'	L=94.26'	L17	S32°09'26"E	29.42'
L13	S67°27'38"E	12.52'	C17	R=1025.00'	L=263.78'

REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN
TAX MAP 4 LOTS 118, 119 & 121 AND
TAX MAP 6 LOT 102
(COUNTY ROAD, SPRING ROAD & UPHAM ROAD)
AMHERST, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
VONDEROSA PROPERTIES, LLC
 3 HUXLEY LANE, AMHERST, NH 03031

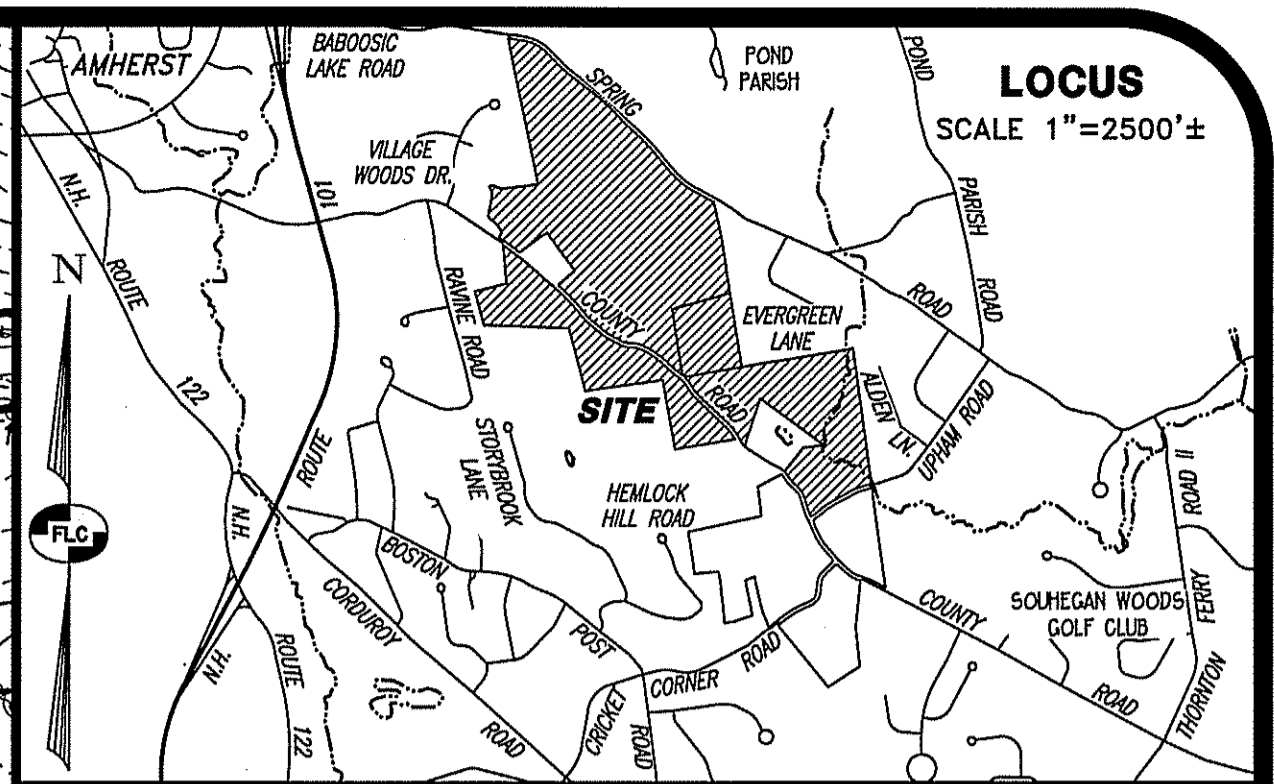
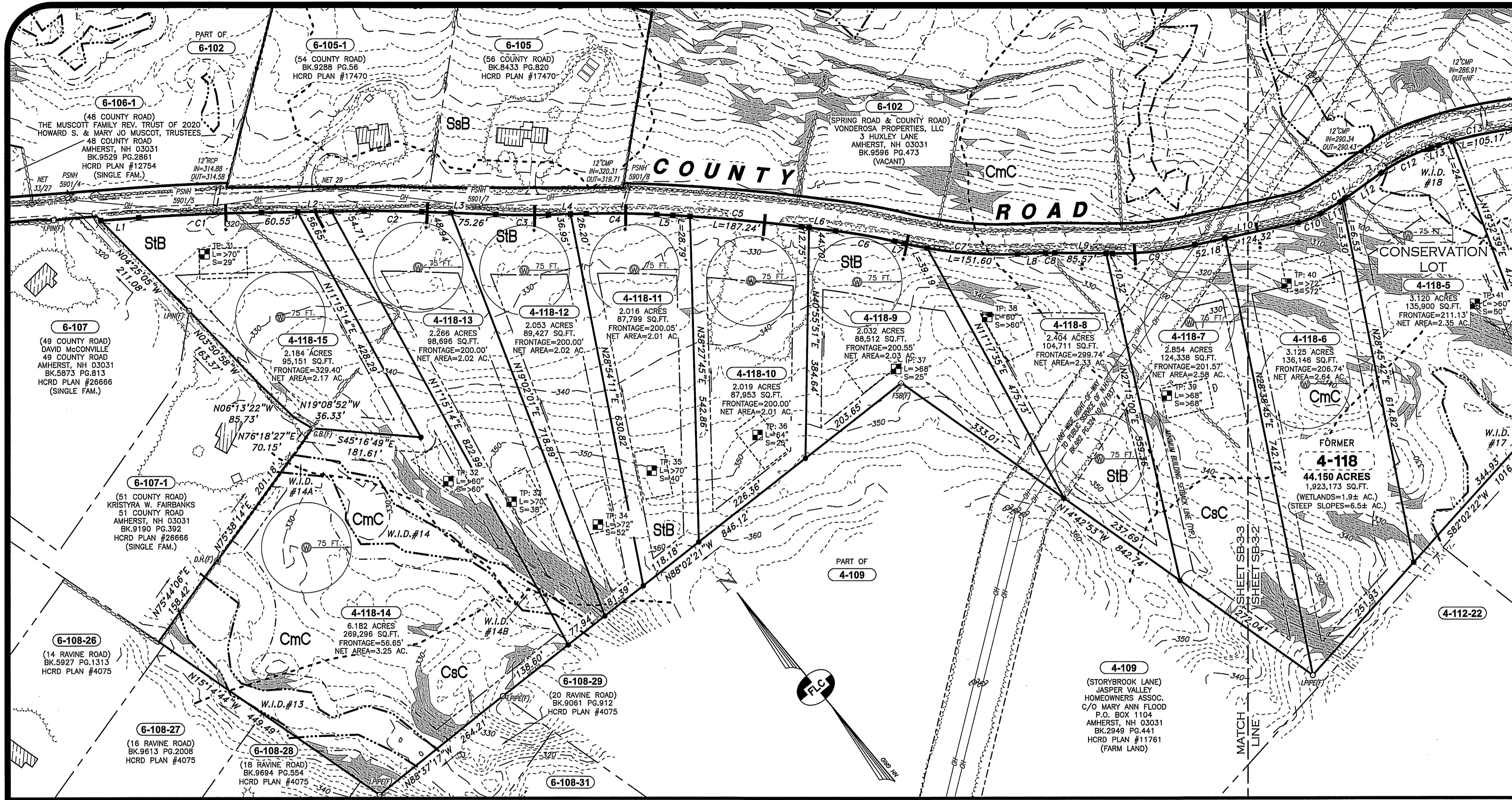
SCALE: 1"=100' DECEMBER 1, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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206 Elm Street, Milford, NH 03055
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FILE: 2341SB10.DWG PROJ. NO. 2341.10 SHEET NO. SB-3-2 PAGE NO. 2 OF 8

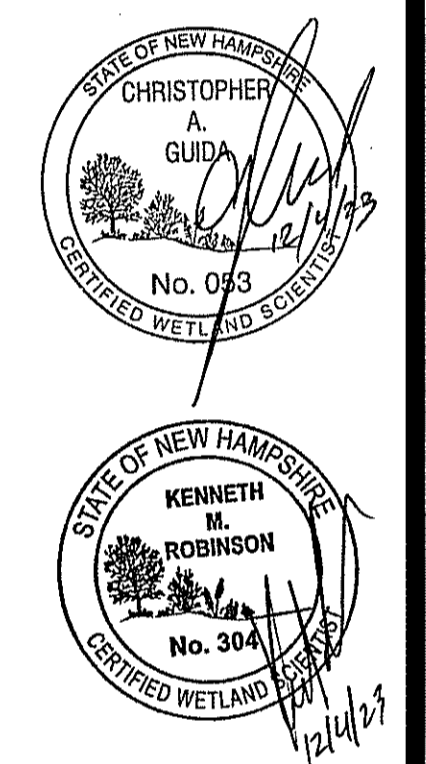


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STATE OF NEW HAMPSHIRE
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 No. 946
 MICHAEL D. FLOOF
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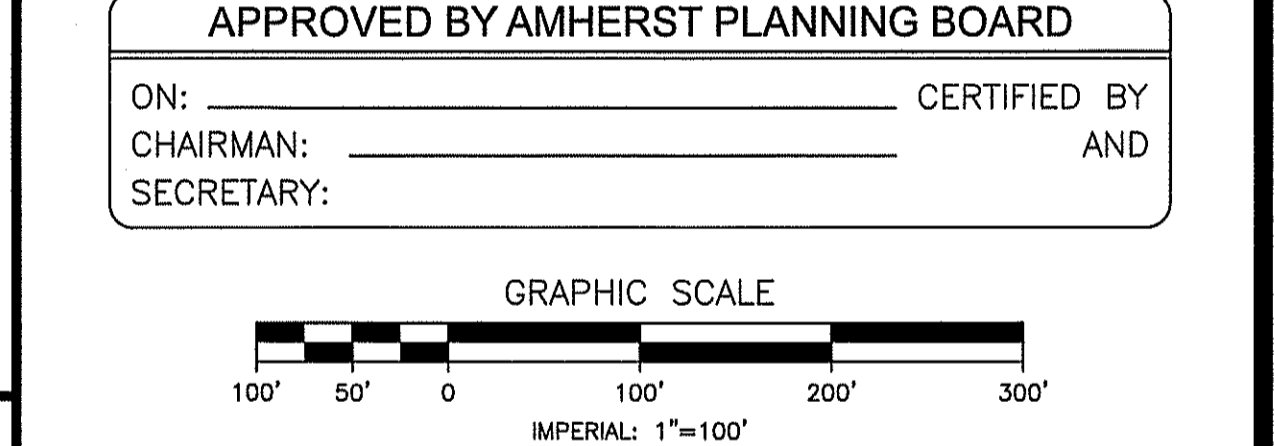
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APPROVED BY AMHERST PLANNING BOARD

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



ADDITIONAL BUTTER INFORMATION:

MAP 6 LOT 105 (56 COUNTY ROAD) THE DAVID AND NANCY M. WILLIAMS JOINT REV. TRUST DAVID E. & NANCY M. WILLIAMS, TRUSTEES 56 COUNTY ROAD AMHERST, NH 03031 BK.8433 PG.820 HCRD PLAN #17470 (SINGLE FAM.)

MAP 6 LOT 108-26 (14 RAVINE ROAD) BK.9277 PG.1313 HCRD PLAN #4075

MAP 6 LOT 108-27 (16 RAVINE ROAD) BK.9613 PG.2006 HCRD PLAN #4075

MAP 6 LOT 108-28 (18 RAVINE ROAD) BK.9694 PG.554 HCRD PLAN #4075

MAP 6 LOT 108-29 (20 RAVINE ROAD) BK.9061 PG.912 HCRD PLAN #4075 (SINGLE FAM.)

MAP 6 LOT 108-31 (18 RAVINE ROAD) BK.9694 PG.554 HCRD PLAN #4075

REFERENCE PLANS:

- "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.
- "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.
- "SUBDIVISION PLAN - HEMLOCK HILL ROAD - AMHERST, NEW HAMPSHIRE - PREPARED FOR - JASPER VALLEY DEVELOPMENT - C/O THE GALLERY OF HOMES", 2 SHEETS, SCALE 1"=100', DATED JULY 17, 1978, BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #11761 IN THE H.C.R.D.
- "SUBDIVISION PLAN - MOUNTAINVIEW - AMHERST, N.H. - SURVEYED FOR - WARREN DEVELOPMENT CORPORATION", SCALE 1"=100', DATED FEBRUARY 1969, BY W. ROBERT NOLTE & ASSOCIATES. RECORDED AS PLAN #4075 IN THE H.C.R.D.
- "SUBDIVISION PLAN - OF LAND - ELKE A. WESTHOFF - AMHERST, NEW HAMPSHIRE", SCALE 1"=50', DATED OCTOBER 5, 1993 AND LAST REVISED NOVEMBER 18, 1993, BY MONADNOCK SURVEY, INC. RECORDED AS PLAN #26666 IN THE H.C.R.D.
- "SUBDIVISION - PLAN OF LAND - EDWARD C. & CECILE J. MASTEN - AMHERST, NEW HAMPSHIRE" SCALE 1"=50', DATED JANUARY 17, 1985, BY MONADNOCK SURVEY, INC. RECORDED AS PLAN #17470 IN THE H.C.R.D.
- "LOT LINE RELOCATION PLAN - COUNTY ROAD - AMHERST, NEW HAMPSHIRE - OWNED BY - JOHN POWERS - PREPARED FOR - PINE TREE ASSOCIATES", SCALE 1"=40', DATED NOVEMBER 1, 1979, BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #12754 IN THE H.C.R.D.
- "STONEHENGE AT AMHERST - SUBDIVISION PLAN - COUNTY ROAD - AMHERST, NEW HAMPSHIRE - PREPARED FOR - PINE TREE ASSOCIATES", SCALE 1"=100', DATED OCTOBER 31, 1979 AND LAST REVISED DECEMBER 20, 1979, BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #13546 IN THE H.C.R.D.
- "SUBDIVISION - PLAN OF LAND - SPRING ROAD - AMHERST, N.H. - SURVEYED FOR - DAVID HILL", SCALE 1"=40', DATED AUGUST 1972, BY W. ROBERT NOLTE & ASSOCIATES. RECORDED AS PLAN #6049 IN THE H.C.R.D.
- "SUBDIVISION - PLAN OF LAND - SPRING ROAD - AMHERST, N.H. - SURVEYED FOR - WILLIAM DRESCHER", SCALE 1"=100', DATED SEPTEMBER 1977, BY W. ROBERT NOLTE & ASSOCIATES. RECORDED AS PLAN #10674 IN THE H.C.R.D.

REFERENCE PLANS: (CONTINUED)

- "SOUHEGAN SPRING - FINAL SUBDIVISION - AND LOT LINE CHANGE - PLAN OF LAND - AMHERST, NH - OWNED BY: AS NOTED", SCALE 1"=100', DATED NOVEMBER 23, 1998 AND LAST REVISED MARCH 29, 1999, BY AMHERST SURVEY ASSOCIATES. RECORDED AS PLAN #29771 IN THE H.C.R.D.
- "LOT LINE ADJUSTMENT PLAT - MAP 4 LOTS 148-3 & 150 - SPRING ROAD - AMHERST, N.H. - PREPARED FOR: - JOHN DUNN - ANDREW & NANCY PATAKY", SCALE 1"=50', DATED MARCH 28, 2018, BY RICHARD P. DREW LLC. RECORDED AS PLAN #39761 IN THE H.C.R.D.
- "SUBDIVISION PLAN - TAX MAP 4 LOT 147 - "SHERBURN WOODS" - UPHAM ROAD - AMHERST, NEW HAMPSHIRE", SCALE: 1"=100', DATED MARCH 31, 1992 AND LAST REVISED JUNE 1, 1992, BY GRANITE STATE SURVEYING, INC. RECORDED AS PLAN #25800 IN THE H.C.R.D.

BOUNDARY LINE & CURVE CHART:

L1	S54°08'42"E	63.61'
C1	R=3425.00'	L=205.24'
L2	S50°42'42"E	171.91'
C2	R=1975.00'	L=96.35'
L3	S47°54'59"E	124.20'
C3	R=1375.00'	L=87.79'
L4	S51°34'29"E	63.15'
C4	R=1525.00'	L=118.12'
L5	S47°08'13"E	26.95'
C5	R=2975.00'	L=216.03'
L6	S42°58'34"E	57.45'
C6	R=975.00'	L=100.27'
L7	S37°05'01"E	16.39'
C7	R=725.00'	L=190.79'
L8	S52°09'41"E	46.98'
C8	R=325.00'	L=15.58'
L9	S49°24'52"E	95.89'
C9	R=625.00'	L=139.07'
L10	S62°09'50"E	176.51'
C10	R=125.00'	L=41.00'
L11	S80°57'20"E	38.10'
C11	R=125.00'	L=9.83'
L12	S85°27'49"E	73.72'
C12	R=300.00'	L=94.26'
L13	S67°27'38"E	12.52'
C13	R=700.00'	L=129.28'

SEE SHEET SB-3-1 FOR: SHEET KEY & LEGENDS
 SEE SHEET SB-3-2 FOR: NOTES
 SEE SHEET SB-3-8 FOR: WETLAND NOTES

REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN
TAX MAP 4 LOTS 118, 119 & 121 AND
TAX MAP 6 LOT 102
(COUNTY ROAD, SPRING ROAD & UPHAM 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

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**ADDITIONAL
ABUTTER INFORMATION:**

MAP 6 LOT 107
(49 COUNTY ROAD)
DAVID MCCONVILLE
49 COUNTY ROAD
AMHERST, NH 03031
BK.5873 PG.813
HCRD PLAN #26666
(SINGLE FAM.)

MAP 4 LOT 118
(COUNTY ROAD)
VONDEROSA
PROPERTIES, LLC
3 HUXLEY LANE
AMHERST, NH 03031
BK.9596 PG.473
(VACANT)

MAP 6 LOT 45-5
(8 SPRING ROAD)
THOMAS &
DONNA RINGENWOOD
8 SPRING ROAD
AMHERST, NH 03031
BK.3242 PG.664
(SINGLE FAM.)

MAP 6 LOT 45-6
(10 SPRING ROAD)
DWAYNE D. ANDREASEN
REVOCABLE TRUST
DWAYNE D. ANDREASEN,
TRUSTEE
10 SPRING ROAD
AMHERST, NH 03031
BK.8885 PG.251
(SINGLE FAM./IN-LAW)

MAP 6 LOT 45-7
(12 SPRING ROAD)
DWAYNE D. ANDREASEN
REVOCABLE TRUST
DWAYNE D. ANDREASEN,
TRUSTEE
10 SPRING ROAD
AMHERST, NH 03031
BK.8884 PG.2481
(SINGLE FAM.)

MAP 6 LOT 26
(1 FIELDS DRIVE)
STABLE HOMES
AT AMHERST, LLC &
FOX FIRE
PROPERTY MANAGEMENT
1 FIELDS DRIVE
AMHERST, NH 03031
BK.7397 PG.529
(SINGLE FAM.)

MAP 6 LOT 46-4
(22 SPRING ROAD)
IAN H. HILTON
22 SPRING ROAD
AMHERST, NH 03031
BK.8522 PG.1750
(SINGLE FAM.)

MAP 6 LOT 46-5
(24 SPRING ROAD)
ARTHUR &
DIANE BERUBE
24 SPRING ROAD
AMHERST, NH 03031
BK.3104 PG.403
(SINGLE FAM.)

MAP 6 LOT 46-6
(30 SPRING ROAD)
PAUL A. &
JENNIFER L. SIMONEAU
REVOCABLE TRUST
DWAYNE D. ANDREASEN,
TRUSTEE
10 SPRING ROAD
AMHERST, NH 03031
BK.8884 PG.2481
(SINGLE FAM.)

MAP 6 LOT 46-7
(28 SPRING ROAD)
RICHARD &
MARIE ANN MURPHY
28 SPRING ROAD
AMHERST, NH 03031
BK.9542 PG.2947
(SINGLE FAM.)

MAP 6 LOT 46-8
(30 SPRING ROAD)
ARTHUR &
DIANE BERUBE
24 SPRING ROAD
AMHERST, NH 03031
BK.7560 PG.414
(SINGLE FAM.)

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- AQUIFER LINE
- 300' 10' CONTOUR INTERVAL
- 302' 2' CONTOUR INTERVAL
- FENCE LINE
- TAX MAP & LOT NUMBER
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- CULVERT OR DRAIN LINE
- OVERHEAD UTILITY LINE
- GRANITE BOUND FOUND
- FIELDSTONE BOUND FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- UTILITY POLE, GUY & LIGHT
- SINGLE SIGN POST
- PROPOSED DRIVEWAYS
- PROPOSED CONSERVATION EASEMENT
- PROPOSED COMMON DRIVEWAY & UTILITY EASEMENT
- STEEP SLOPES

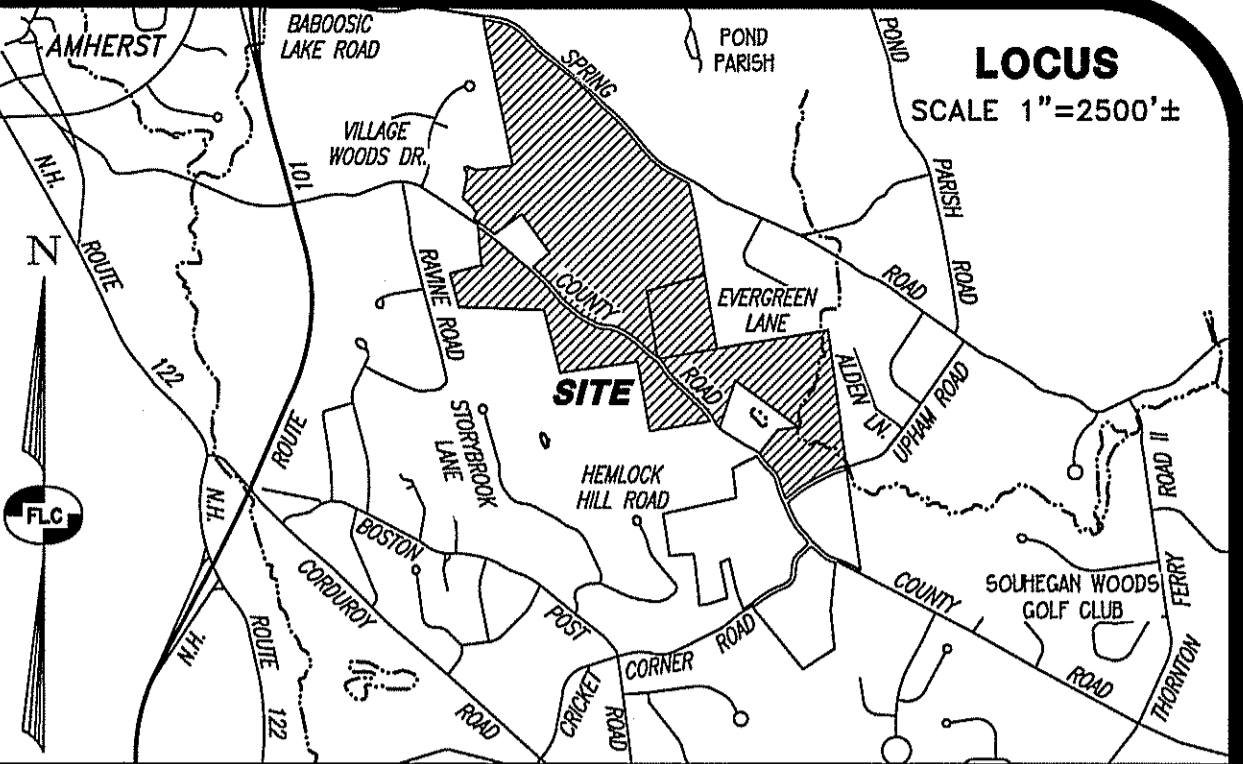
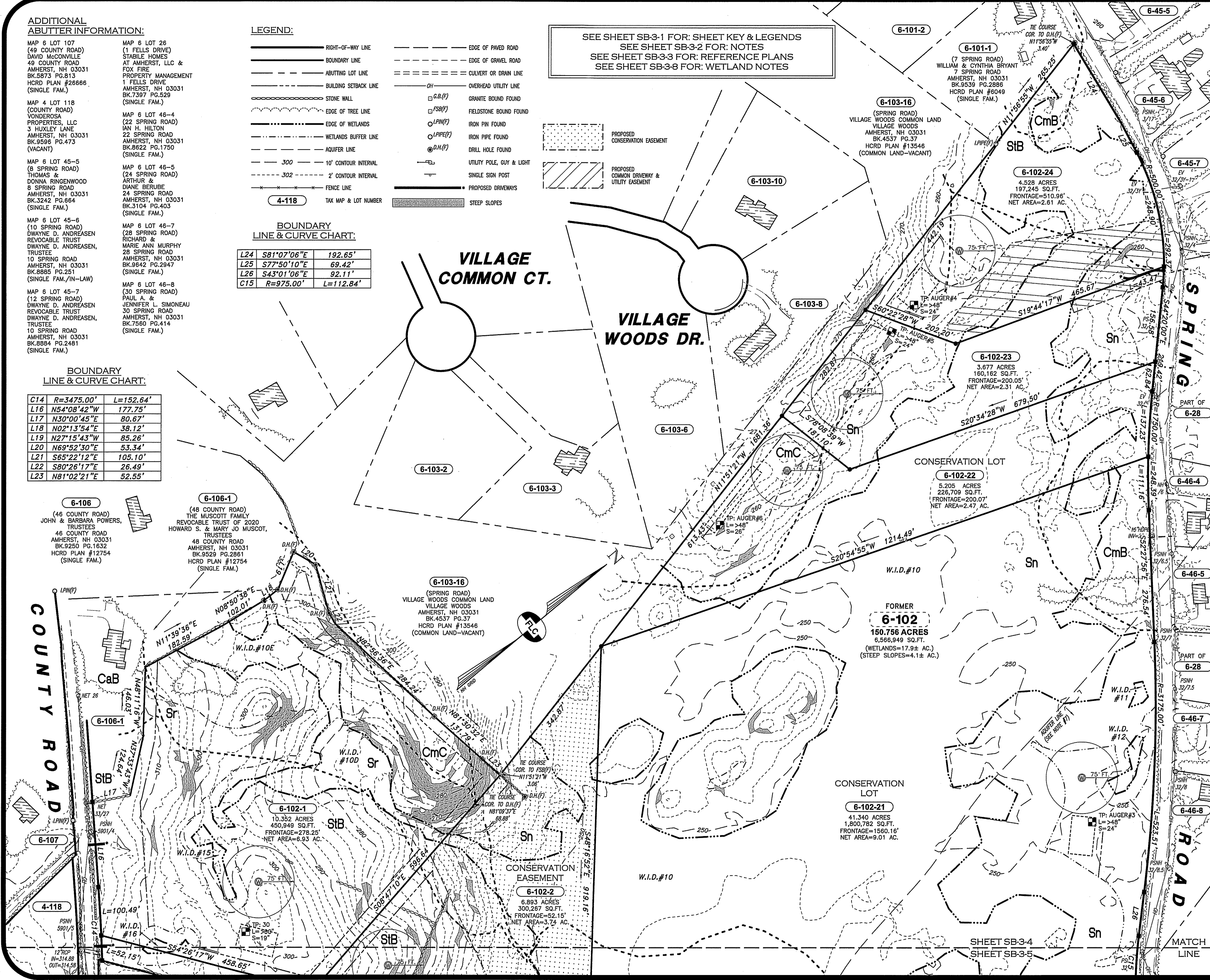
SEE SHEET SB-3-1 FOR: SHEET KEY & LEGENDS
SEE SHEET SB-3-2 FOR: NOTES
SEE SHEET SB-3-3 FOR: REFERENCE PLANS
SEE SHEET SB-3-8 FOR: WETLAND NOTES

**BOUNDARY
LINE & CURVE CHART:**

L24	S81°07'06"E	192.65'
L25	S77°50'10"E	69.42'
L26	S43°01'06"E	92.11'
C15	R=975.00'	L=112.84'

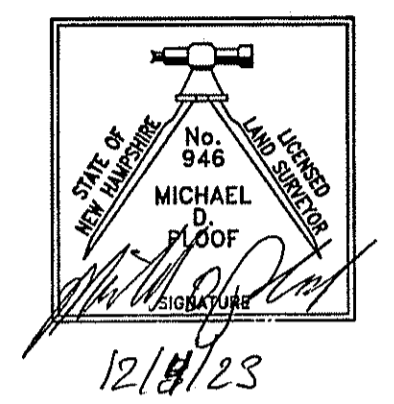
**BOUNDARY
LINE & CURVE CHART:**

C14	R=3475.00'	L=152.64'
L16	N54°08'42"W	177.75'
L17	N30°00'45"E	80.67'
L18	N02°13'54"E	38.12'
L19	N27°15'43"W	85.26'
L20	N69°52'30"E	53.34'
L21	S65°22'12"E	105.10'
L22	S80°26'17"E	26.49'
L23	N81°02'21"E	52.55'



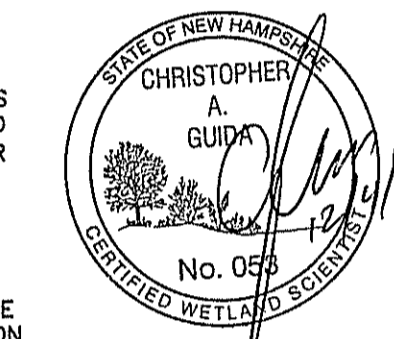
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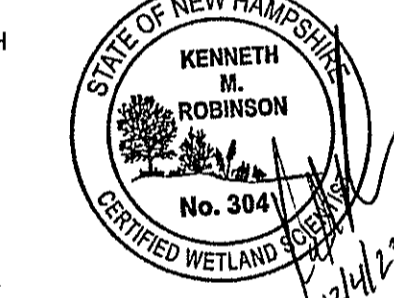


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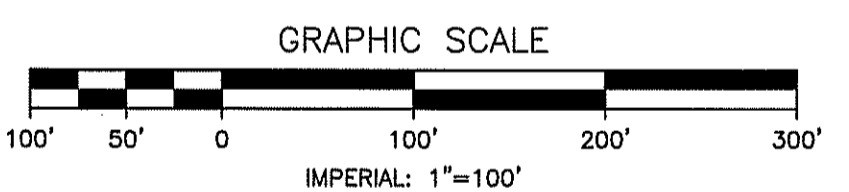


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APPROVED BY AMHERST PLANNING BOARD

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



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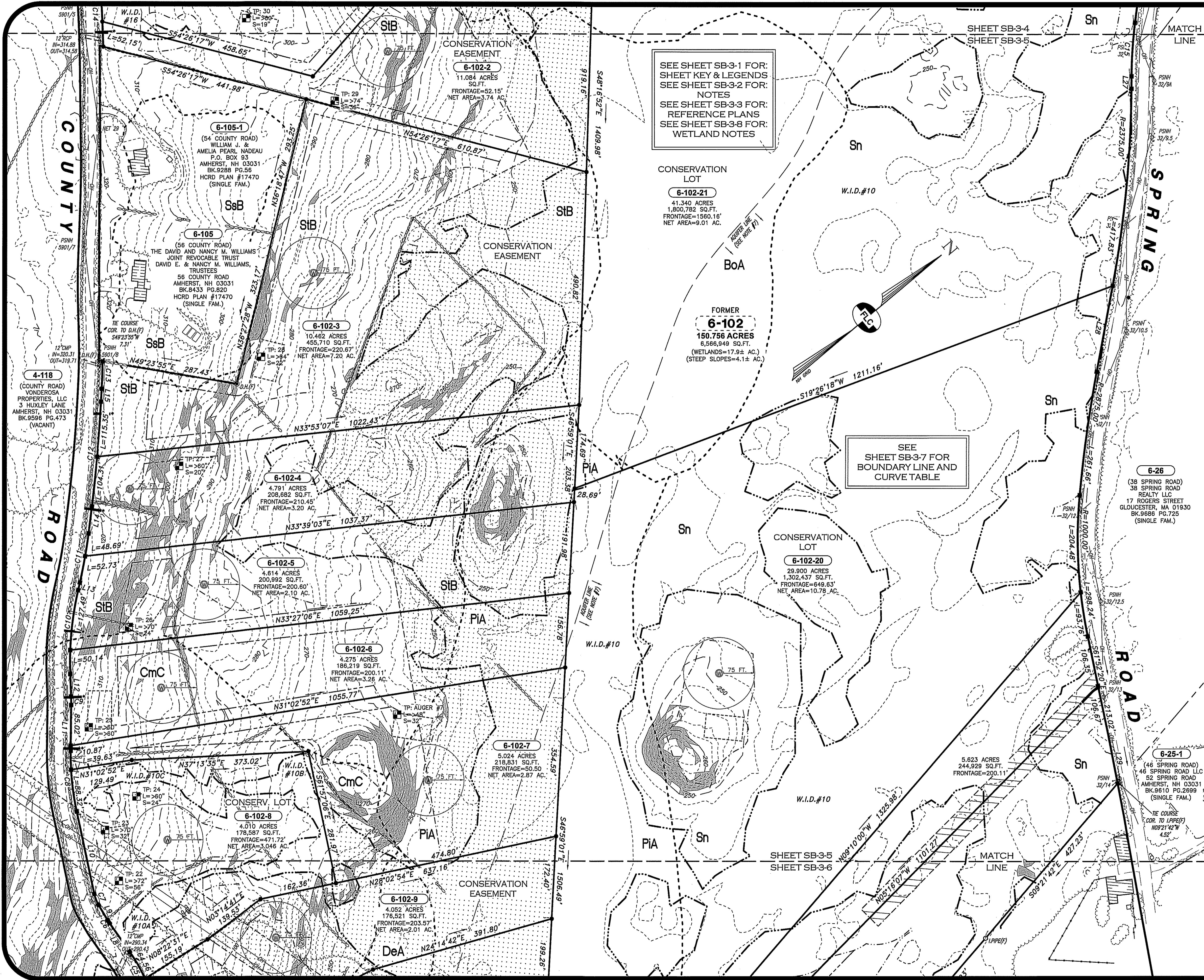
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TAX MAP 6 LOT 102
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SCALE: 1" = 100' DECEMBER 1, 2023

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SEE SHEET SB-3-1 FOR:
SHEET KEY & LEGENDS
SEE SHEET SB-3-2 FOR:
NOTES
SEE SHEET SB-3-3 FOR:
REFERENCE PLANS
SEE SHEET SB-3-8 FOR:
WETLAND NOTES

CONSERVATION LOT
6-102-21
41.340 ACRES
1,800,782 SQ.FT.
FRONTAGE=1580.16'
NET AREA=9.01 AC.

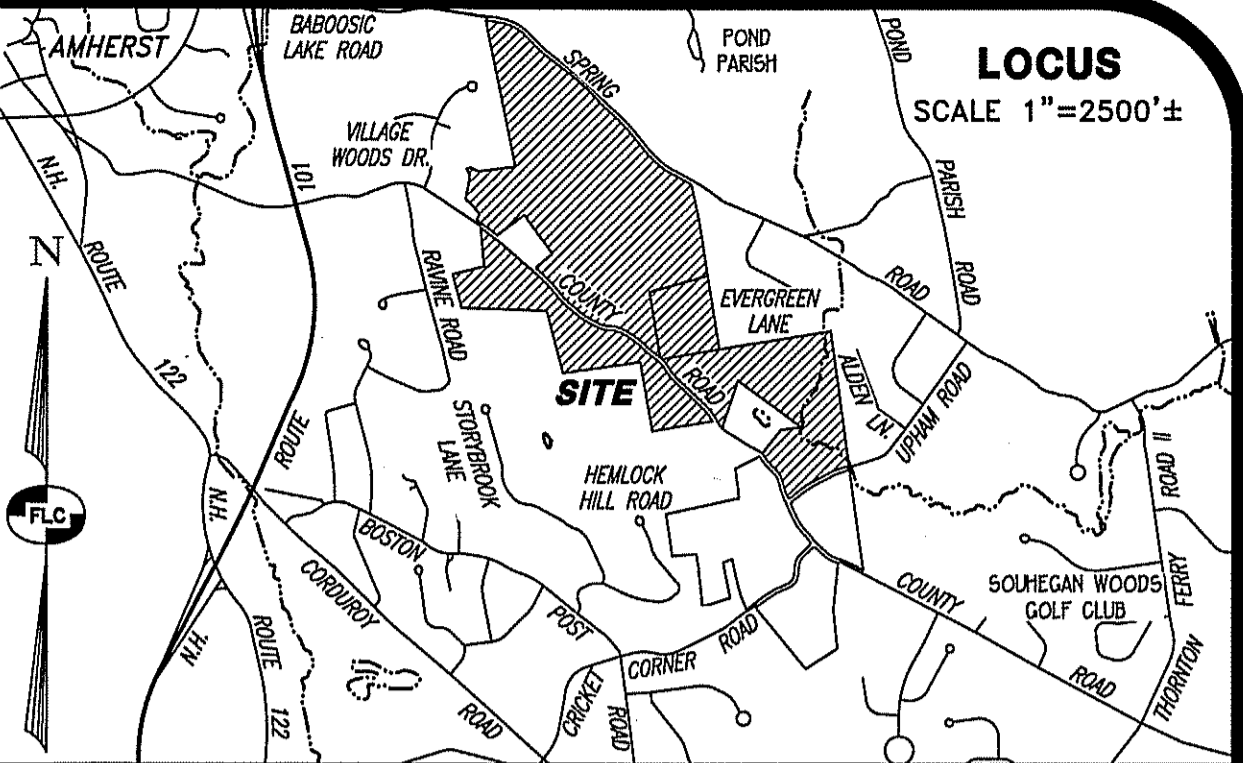
FORMER
6-102
150.756 ACRES
6,566,949 SQ.FT.
(WETLANDS=17.9± AC.)
(STEEP SLOPES=4.1± AC.)

SEE SHEET SB-3-7 FOR:
BOUNDARY LINE AND
CURVE TABLE

CONSERVATION LOT
6-102-20
29.900 ACRES
1,302,437 SQ.FT.
FRONTAGE=649.63'
NET AREA=10.78 AC.

6-26
(38 SPRING ROAD)
38 SPRING ROAD
REALTY LLC
17 ROGERS STREET
GLOUCESTER, MA 01930
BK.9886 PG.725
(SINGLE FAM.)

6-25-1
(46 SPRING ROAD)
46 SPRING ROAD LLC
52 SPRING ROAD
AMHERST, NH 03031
BK.9810 PG.2699
(SINGLE FAM.)



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STATE OF NEW HAMPSHIRE
MICHAEL D. BOOF
12/18/23

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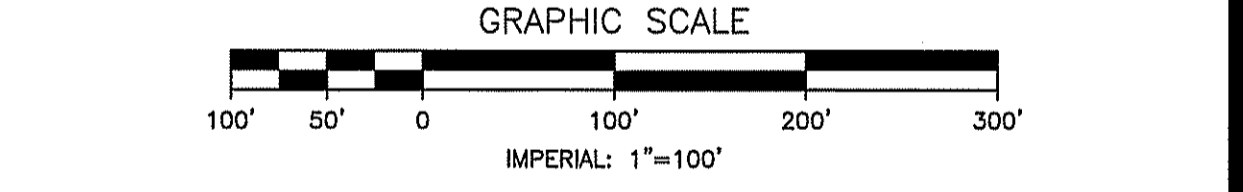
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STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
12/18/23
No. 057
CERTIFIED WETLAND SURVEYOR

STATE OF NEW HAMPSHIRE
KENNETH M. ROBINSON
12/18/23
No. 30
CERTIFIED WETLAND SURVEYOR

APPROVED BY AMHERST PLANNING BOARD

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



REV.	DATE	DESCRIPTION	C/O	DR	CK

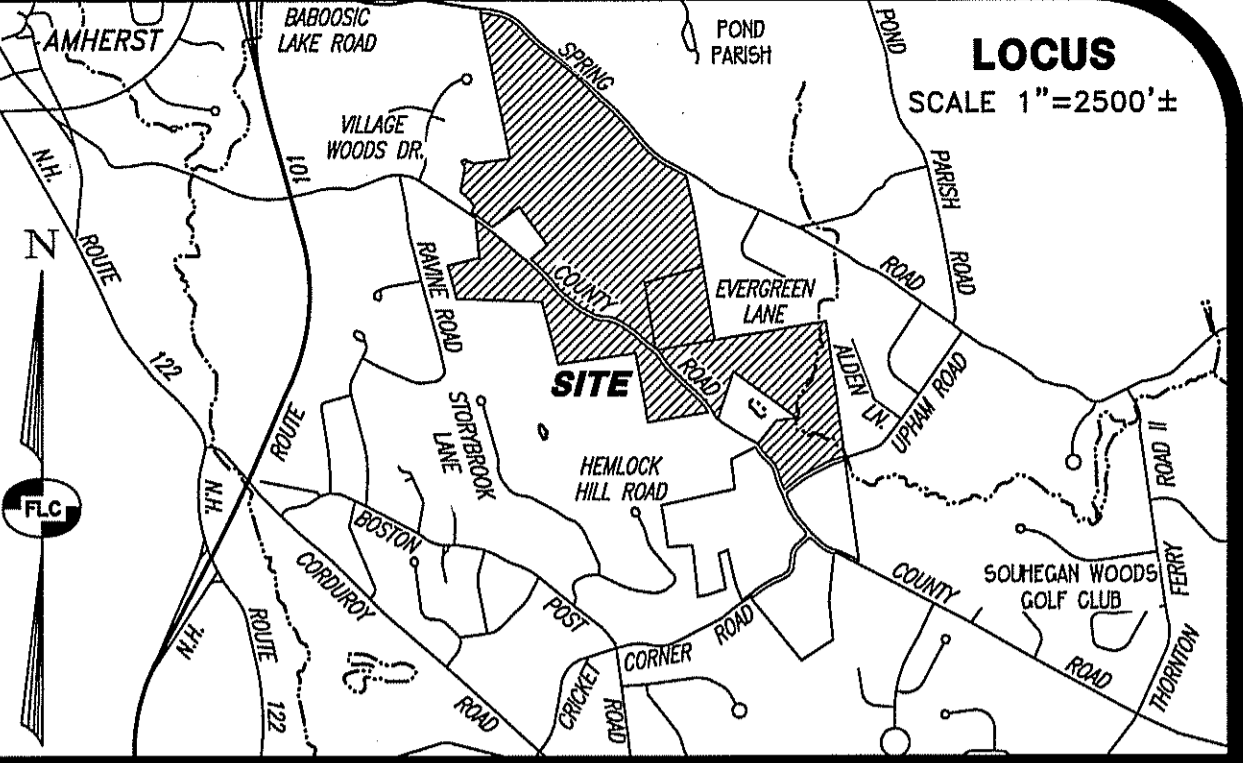
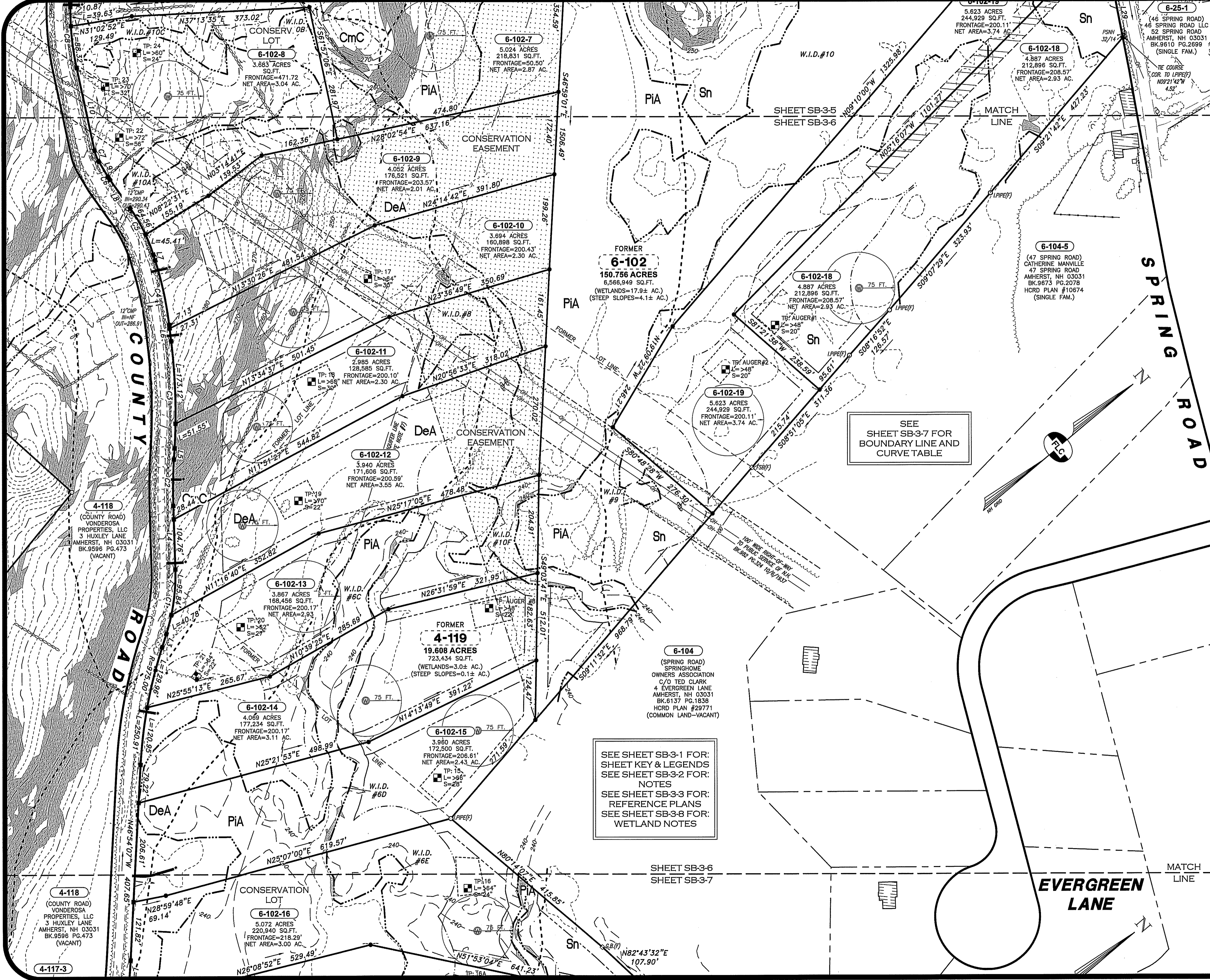
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3 HUXLEY LANE, AMHERST, NH 03031

SCALE: 1"=100' DECEMBER 1, 2023

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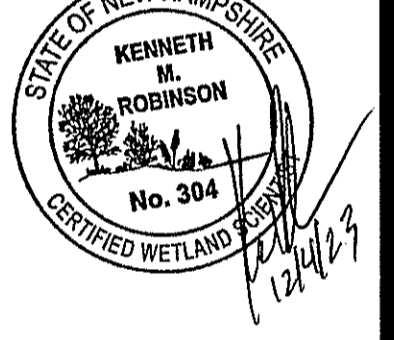
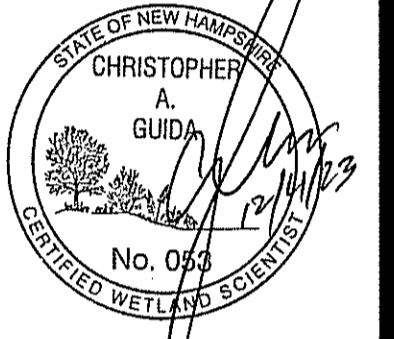
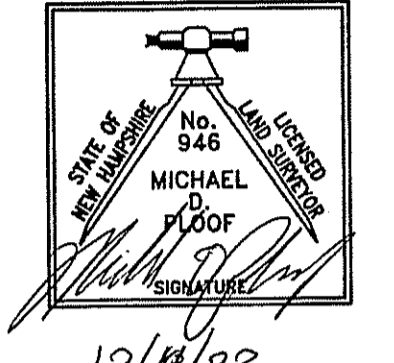
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12/9/23

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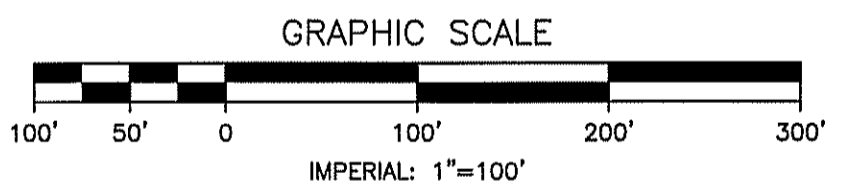


SEE SHEET SB-3-7 FOR BOUNDARY LINE AND CURVE TABLE

SEE SHEET SB-3-1 FOR: SHEET KEY & LEGENDS
 SEE SHEET SB-3-2 FOR: NOTES
 SEE SHEET SB-3-3 FOR: REFERENCE PLANS
 SEE SHEET SB-3-8 FOR: WETLAND NOTES

APPROVED BY AMHERST PLANNING BOARD

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



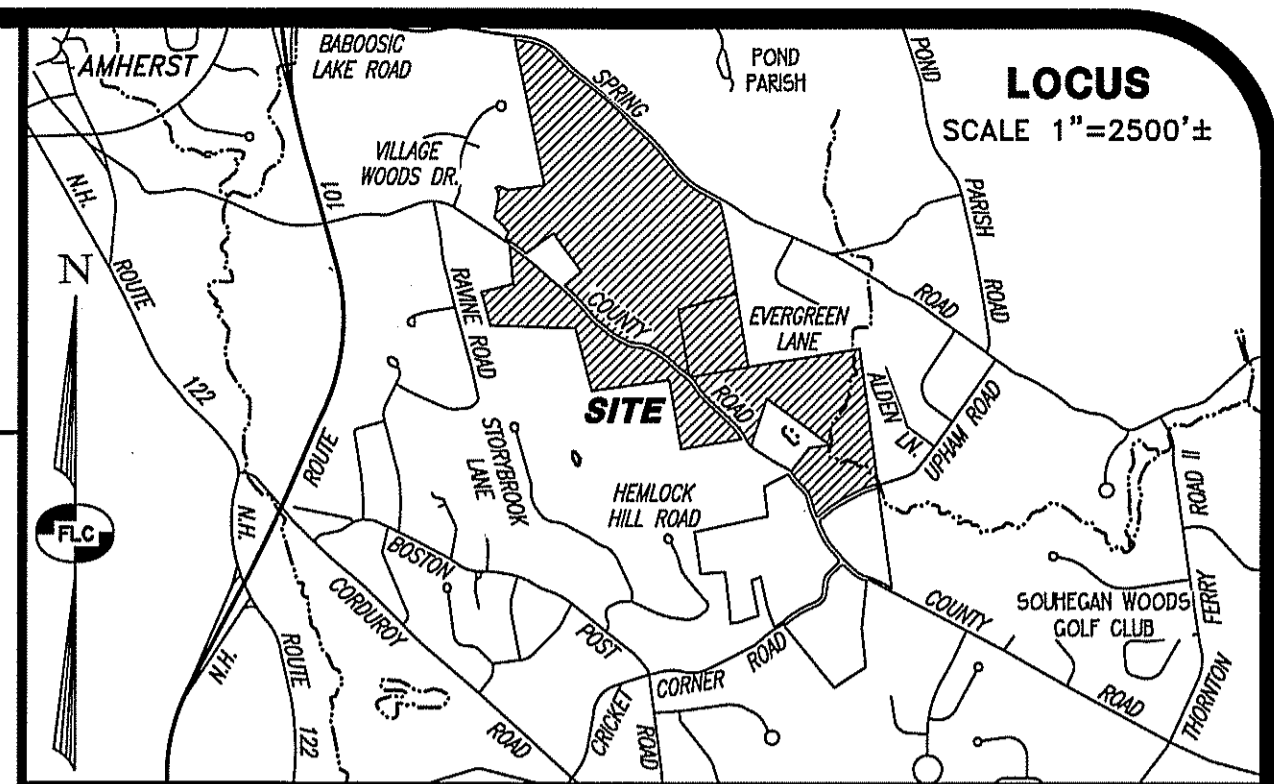
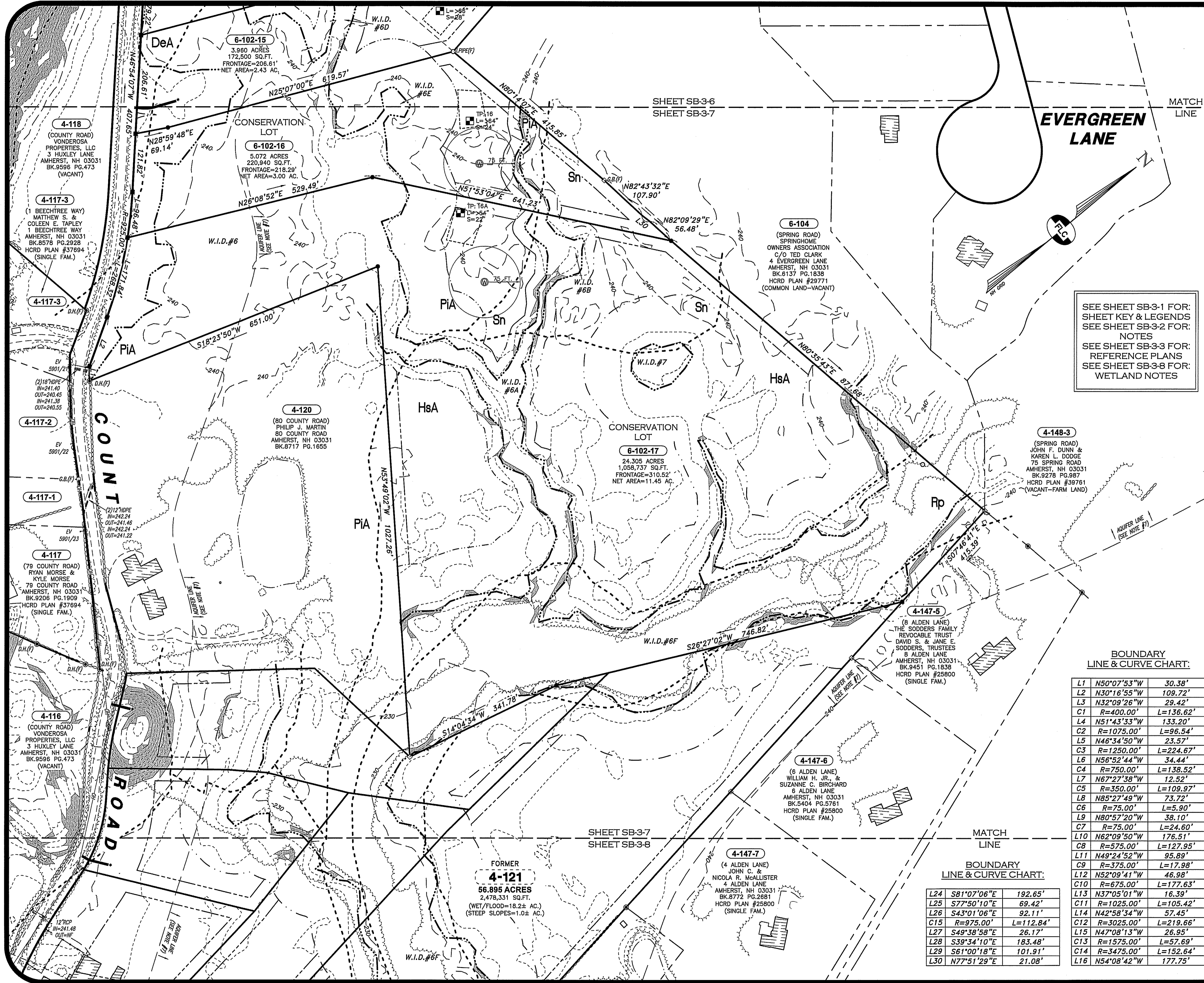
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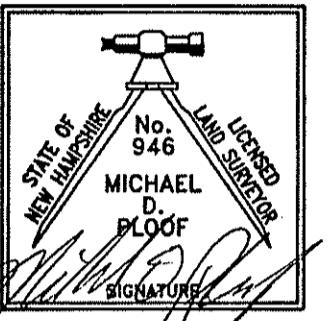
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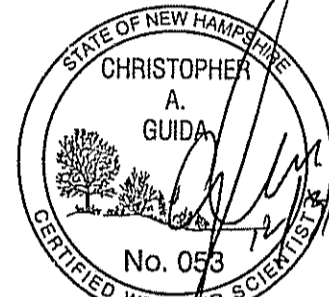


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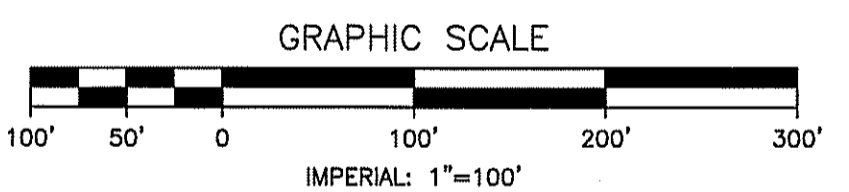
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 NOTES
 SEE SHEET SB-3-3 FOR:
 REFERENCE PLANS
 SEE SHEET SB-3-8 FOR:
 WETLAND NOTES

BOUNDARY LINE & CURVE CHART:

L1	N50°07'53"W	30.38'
L2	N30°16'55"W	109.72'
L3	N32°09'26"W	29.42'
C1	R=400.00'	L=136.62'
L4	N51°43'33"W	133.20'
C2	R=1075.00'	L=96.54'
L5	N46°34'50"W	23.57'
C3	R=1250.00'	L=224.67'
L6	N56°52'44"W	34.44'
C4	R=750.00'	L=138.52'
L7	N67°27'38"W	12.52'
C5	R=350.00'	L=109.97'
L8	N85°27'49"W	73.72'
C6	R=75.00'	L=5.90'
L9	N80°57'20"W	38.10'
C7	R=75.00'	L=24.60'
L10	N62°09'50"W	176.51'
C8	R=575.00'	L=127.95'
L11	N49°24'52"W	95.89'
C9	R=375.00'	L=17.98'
L12	N52°09'41"W	46.98'
C10	R=675.00'	L=177.63'
L13	N37°05'01"W	16.39'
C11	R=1025.00'	L=105.42'
L14	N42°58'34"W	57.45'
C12	R=3025.00'	L=219.66'
L15	N47°08'13"W	26.95'
C13	R=1575.00'	L=57.69'
L16	N54°08'42"W	177.75'

BOUNDARY LINE & CURVE CHART:

L24	S81°07'06"E	192.65'
L25	S77°50'10"E	69.42'
L26	S43°01'06"E	92.11'
C15	R=975.00'	L=112.84'
L27	S49°38'58"E	26.17'
L28	S39°34'10"E	183.48'
L29	S61°00'18"E	101.91'
L30	N77°51'29"E	21.08'

FORMER
4-121
 56.895 ACRES
 2,478,331 SQ.FT.
 (WET/FLOOD=18.2± AC.)
 (STEEP SLOPES=1.0± AC.)

4-147-7
 (4 ALDEN LANE)
 JOHN C. &
 NICOLA R. McALLISTER
 4 ALDEN LANE
 AMHERST, NH 03031
 BK.8772 PG.2681
 HC RD PLAN #25800
 (SINGLE FAM.)

4-147-6
 (6 ALDEN LANE)
 WILLIAM H. JR. &
 SUZANNE C. BIRCHARD
 6 ALDEN LANE
 AMHERST, NH 03031
 BK.8772 PG.2681
 HC RD PLAN #25800
 (SINGLE FAM.)

4-147-5
 (8 ALDEN LANE)
 THE SODDERS FAMILY
 REVOCABLE TRUST
 DAVID S. & JANE E.
 SODDERS, TRUSTEES
 8 ALDEN LANE
 AMHERST, NH 03031
 BK.9451 PG.1838
 HC RD PLAN #25800
 (SINGLE FAM.)

4-148-3
 (SPRING ROAD)
 JOHN F. DUNN &
 KAREN L. DODGE
 75 SPRING ROAD
 AMHERST, NH 03031
 BK.9278 PG.987
 HC RD PLAN #39761
 (VACANT-FARM LAND)

6-102-17
 CONSERVATION LOT
 24.305 ACRES
 1,058,737 SQ.FT.
 FRONTAGE=310.52'
 NET AREA=11.45 AC.

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

6-102-16
 CONSERVATION LOT
 5.072 ACRES
 220,940 SQ.FT.
 FRONTAGE=218.29'
 NET AREA=3.00 AC.

6-102-15
 CONSERVATION LOT
 3.980 ACRES
 172,500 SQ.FT.
 FRONTAGE=206.61'
 NET AREA=2.43 AC.

4-118
 (COUNTY ROAD)
 VONDEROSA
 PROPERTIES, LLC
 3 HUXLEY LANE
 AMHERST, NH 03031
 BK.9596 PG.473
 (VACANT)

4-117-3
 (1 BEECHTREE WAY)
 MATTHEW S. &
 COLEEN E. TAPLEY
 1 BEECHTREE WAY
 AMHERST, NH 03031
 BK.8578 PG.2928
 HC RD PLAN #37694
 (SINGLE FAM.)

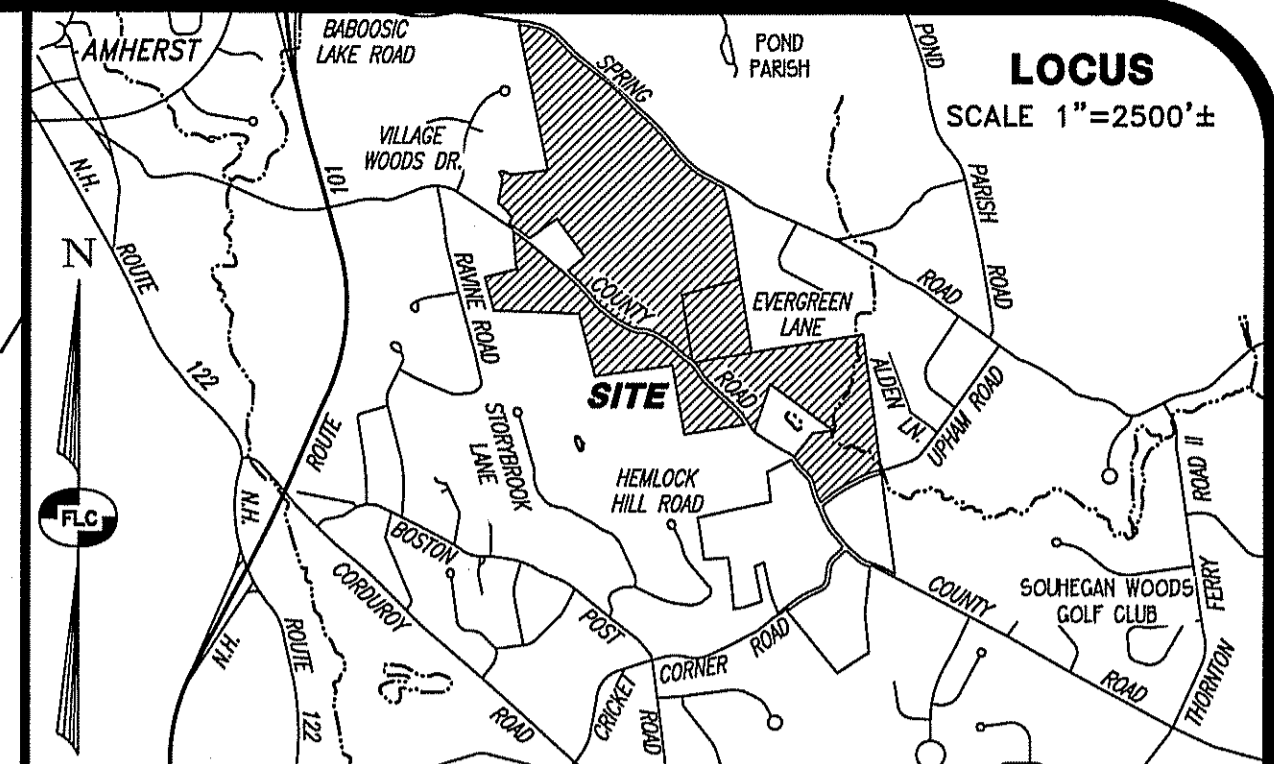
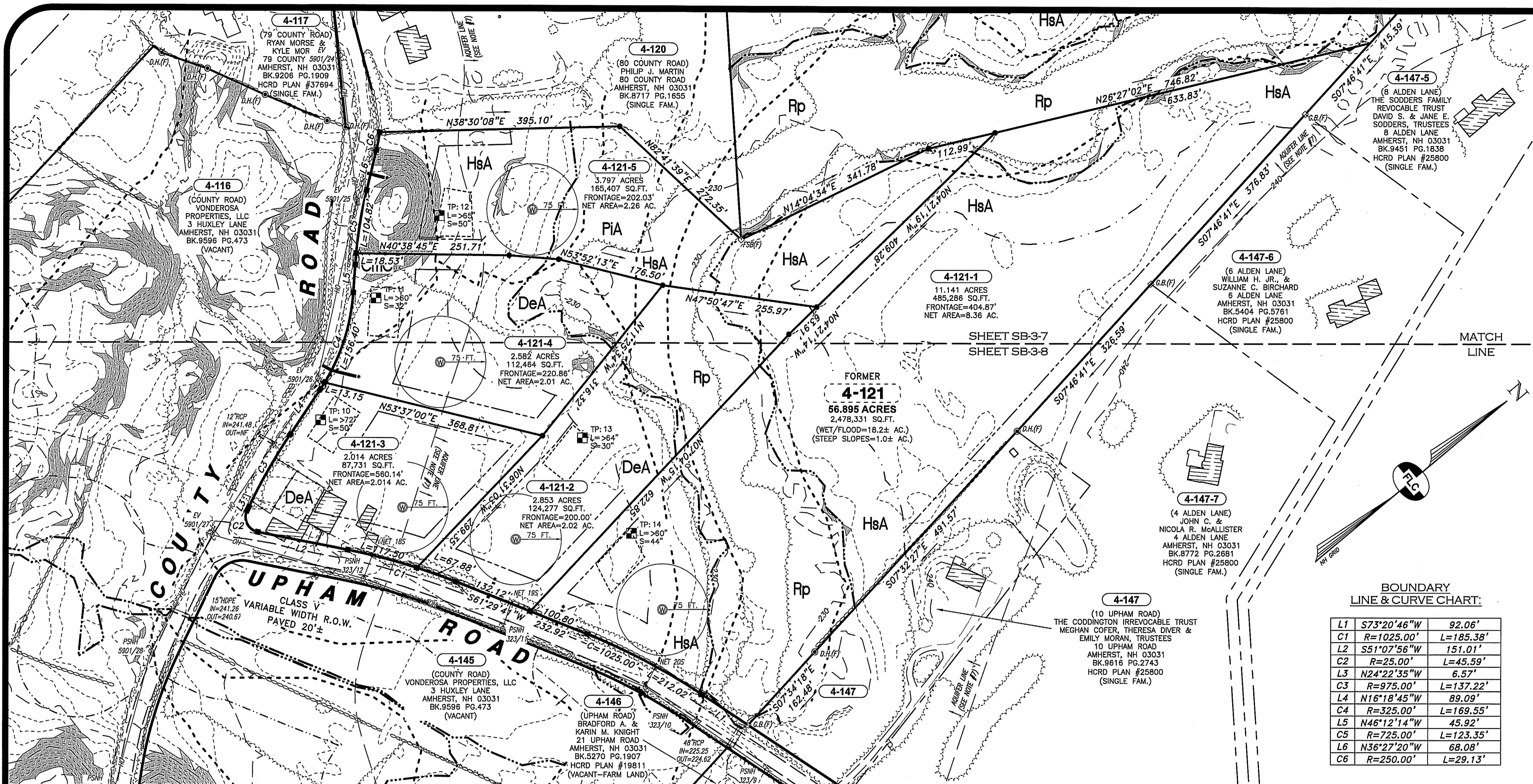
4-117-3

4-117-2

4-117-1

4-117
 (79 COUNTY ROAD)
 RYAN MORSE &
 KYLE MORSE
 79 COUNTY ROAD
 AMHERST, NH 03031
 BK.9206 PG.1909
 HC RD PLAN #37694
 (SINGLE FAM.)

4-116
 (COUNTY ROAD)
 VONDEROSA
 PROPERTIES, LLC
 3 HUXLEY LANE
 AMHERST, NH 03031
 BK.9596 PG.473
 (VACANT)



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.

12/1/23

CERTIFICATION:
 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 NORTH-CENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND (VER. 4.0), BY CHRISTOPHER A. GUIDA, C.W.S. AND MARK WEST, C.W.S. OF WEST ENVIRONMENTAL, INC. IN DECEMBER 2019 THROUGH JANUARY 2020.

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. IN MAY 2020 AND KENNETH M. ROBINSON, C.W.S. IN MAY 2023.

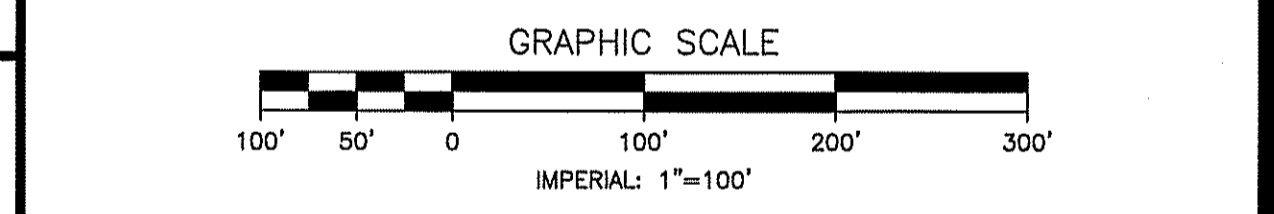
WETLAND EVALUATIONS WERE CONDUCTED IN ACCORDANCE WITH METHOD FOR INVENTORYING AND EVALUATING FRESHWATER WETLANDS IN NEW HAMPSHIRE (NH METHOD), REVISED APRIL 2023. FUNCTIONS AND VALUES ASSESSMENTS WERE CONDUCTED IN ACCORDANCE WITH US ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT 1993 HIGHWAY METHODOLOGY WORKBOOK AND THE HIGHWAY METHODOLOGY WORKBOOK SUPPLEMENT (REVISED SEPTEMBER 1999), 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.

BOUNDARY LINE & CURVE CHART:

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
L1	S73°20'46"W	92.06'		
C1	R=1025.00'	L=185.38'		
L2	S51°07'56"W	151.01'		
C2	R=25.00'	L=45.59'		
L3	N24°22'35"W	6.57'		
C3	R=975.00'	L=137.22'		
L4	N16°18'45"W	89.09'		
C4	R=325.00'	L=169.55'		
L5	N46°12'14"W	45.92'		
C5	R=725.00'	L=123.35'		
L6	N36°27'20"W	68.08'		
C6	R=250.00'	L=29.13'		

APPROVED BY AMHERST PLANNING BOARD

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



REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN
TAX MAP 4 LOTS 118, 119 & 121 AND
TAX MAP 6 LOT 102
(COUNTY ROAD, SPRING ROAD & UPHAM 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

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LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- STONE WALL
- - - EDGE OF TREE LINE
- - - EDGE OF WETLANDS
- - - WETLANDS BUFFER LINE
- - - AQUIFER LINE
- - - WELLHEAD PROTECTION LINE
- - - 10' CONTOUR INTERVAL
- - - 302' CONTOUR INTERVAL
- - - FENCE LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
- - - CULVERT OR DRAIN LINE
- - - OVERHEAD UTILITY LINE
- G.B.(F) GRANITE BOUND FOUND
- F.S.B.(F) FIELDSTONE BOUND FOUND
- I.P.N.(F) IRON PIN FOUND
- I.P.P.(F) IRON PIPE FOUND
- D.H.(F) DRILL HOLE FOUND
- UTILITY POLE, GUY & LIGHT
- SINGLE SIGN POST
- PROPOSED DRIVEWAYS
- STEEP SLOPES

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 NORTH-CENTRAL 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 SHALL BE 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:

WETLANDS:		
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	

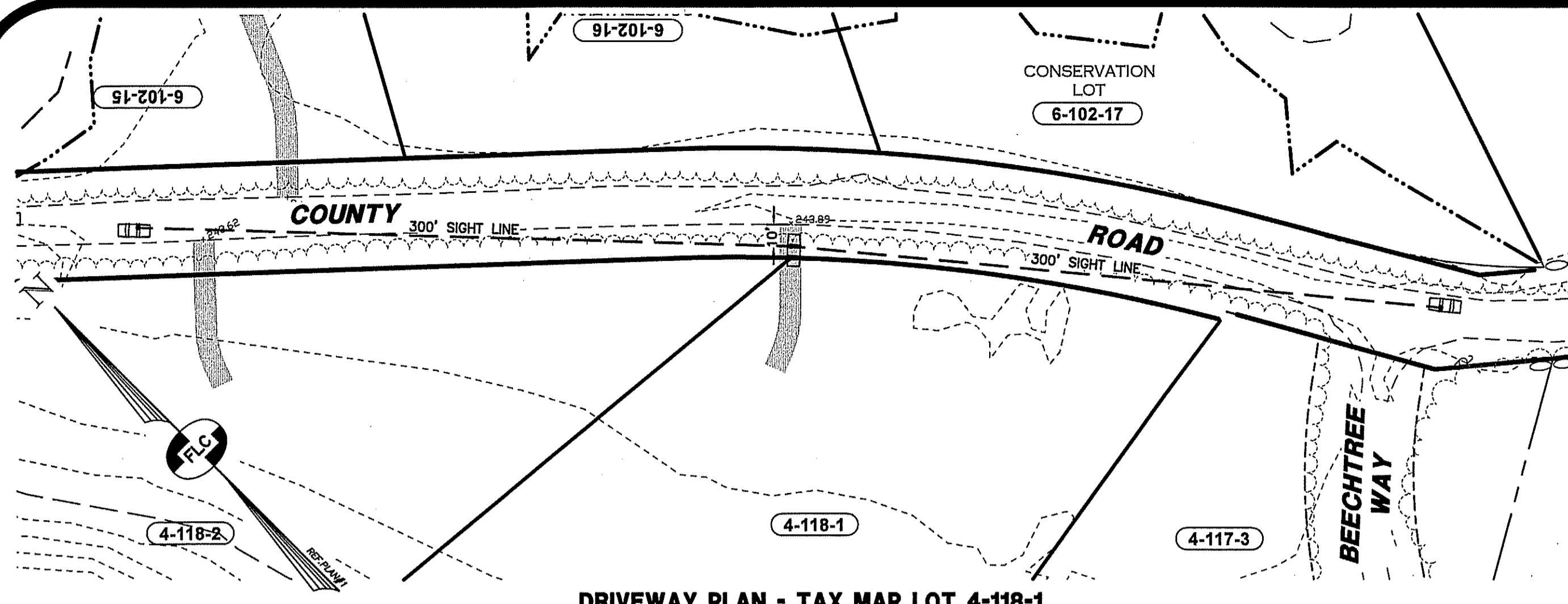
(WETLAND NOTES CONTINUED):

- 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 5.0, A WETLAND-DEPENDENT WILDLIFE HABITAT SCORE GREATER THAN OR EQUAL TO 4.0, AND A GROUNDWATER SCORE GREATER THAN OR EQUAL TO 5.0.
- 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.
- 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.

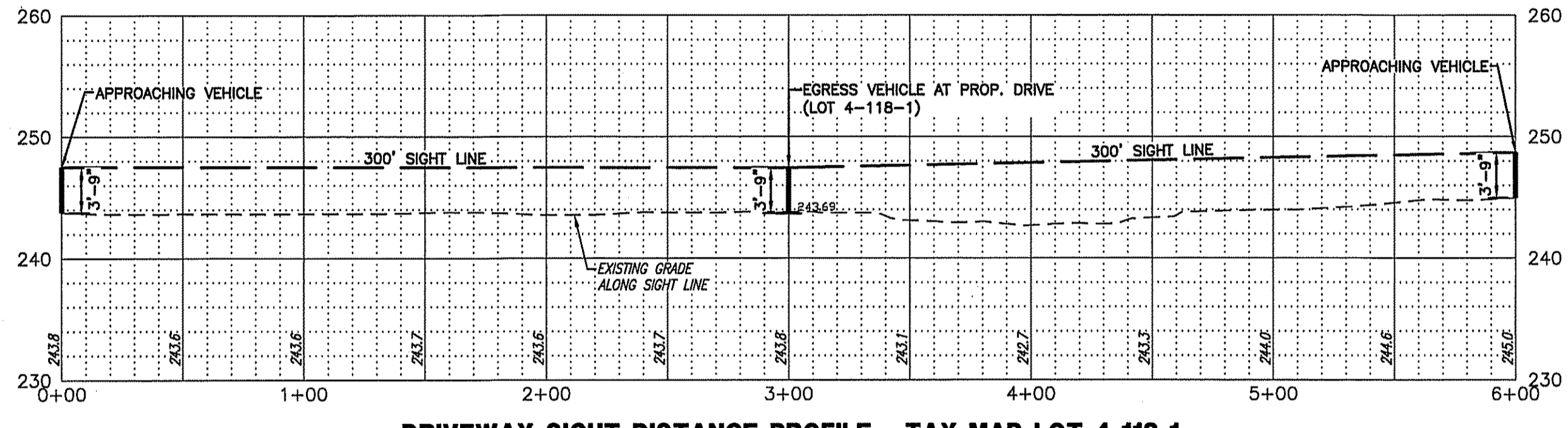
SEE SHEET SB-3-1 FOR: SHEET KEY & LEGENDS
 SEE SHEET SB-3-2 FOR: NOTES
 SEE SHEET SB-3-3 FOR: REFERENCE PLANS

WETLAND BUFFERS:

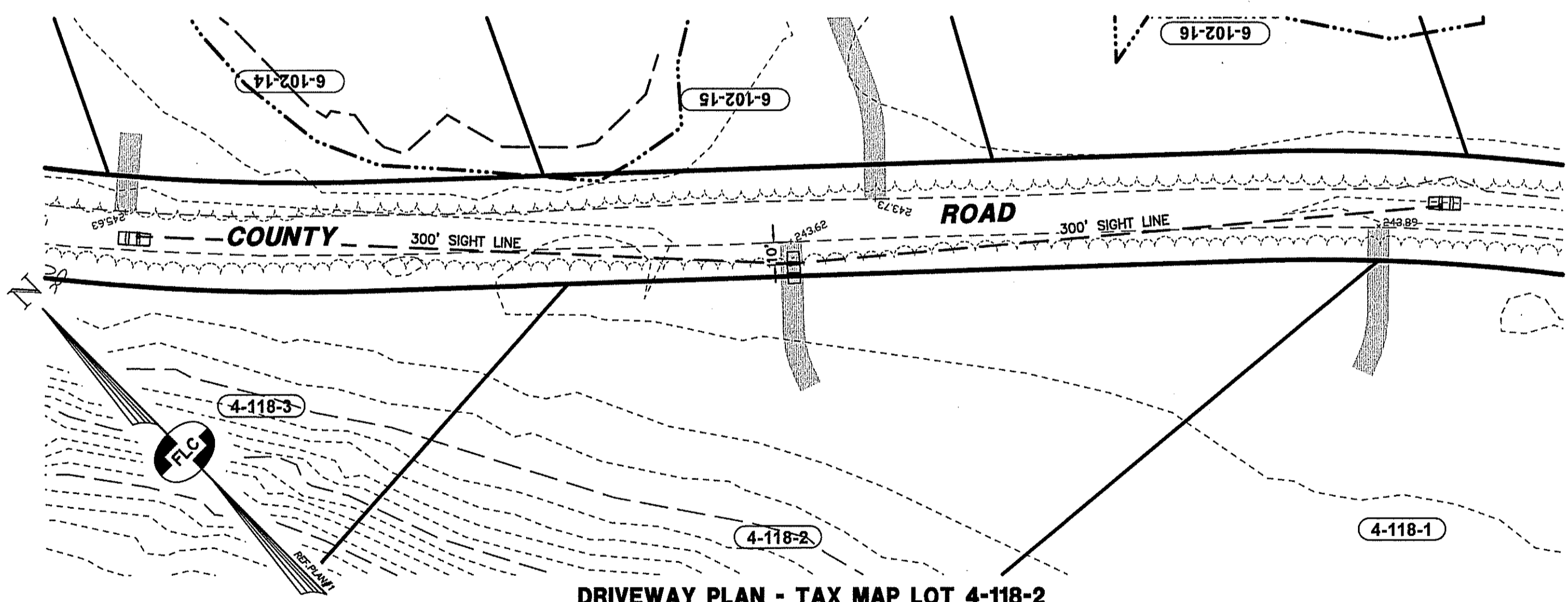
WETLANDS:	
A. WATER PROTECTION WETLANDS:	100 FEET
B. SIGNIFICANT WETLANDS:	50 FEET
C. OTHER WETLANDS:	25 FEET
D. VERNAL POOLS (*): TIER 1:	100 FEET
D. VERNAL POOLS (*): TIER 2:	50 FEET
SURFACE WATERS:	
A. LAKES AND PONDS:	100 FEET
B. EPHEMERAL STREAMS:	25 FEET
C. INTERMITTENT STREAMS:	50 FEET
D. PERENNIAL STREAMS:	100 FEET



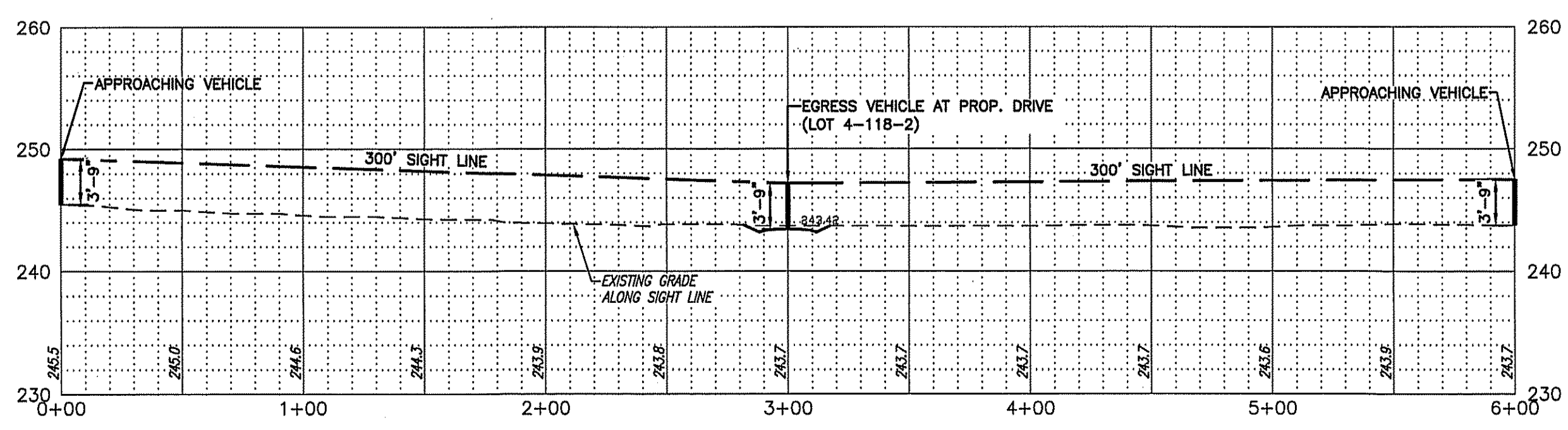
DRIVEWAY PLAN - TAX MAP LOT 4-118-1



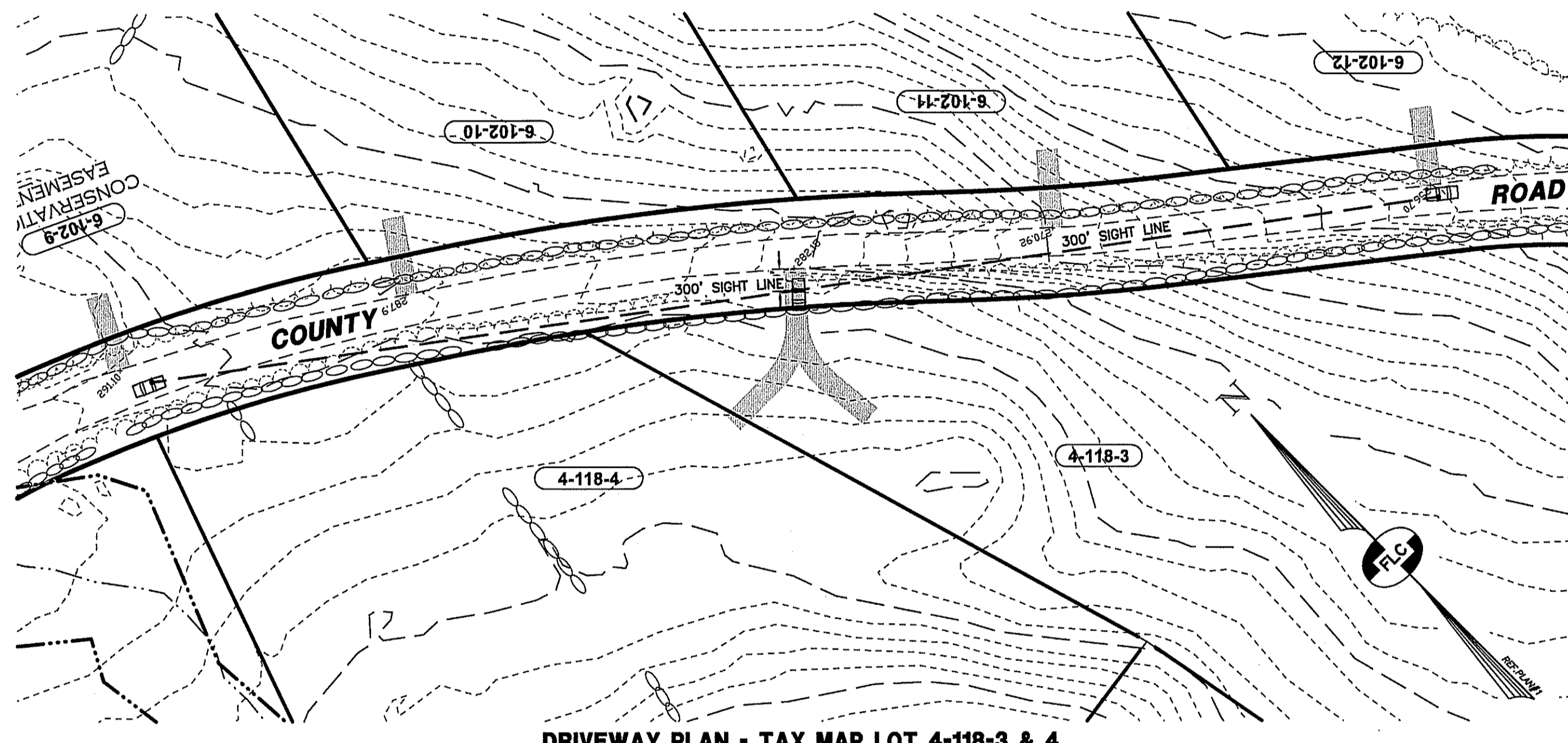
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-118-1



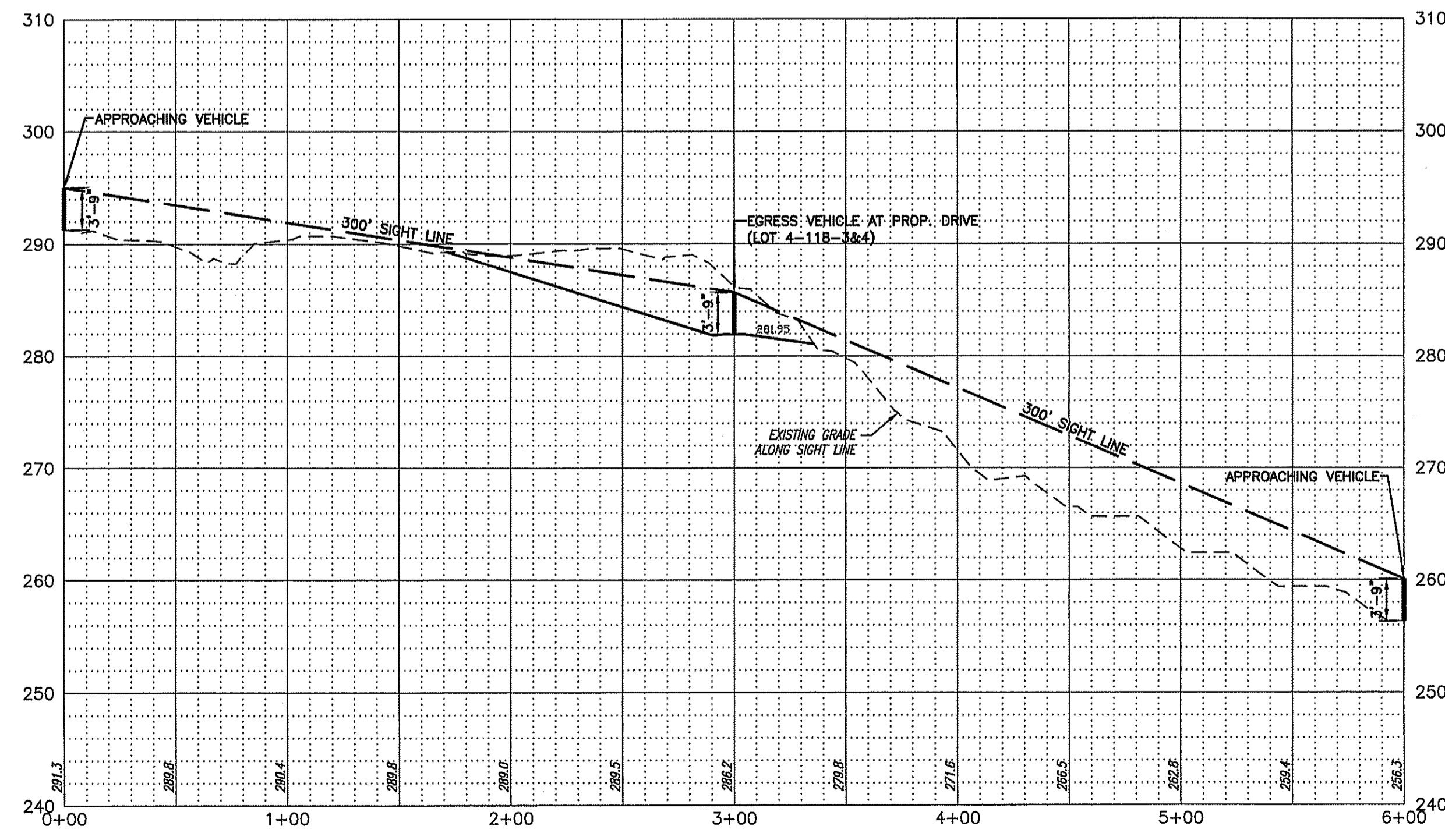
DRIVEWAY PLAN - TAX MAP LOT 4-118-2



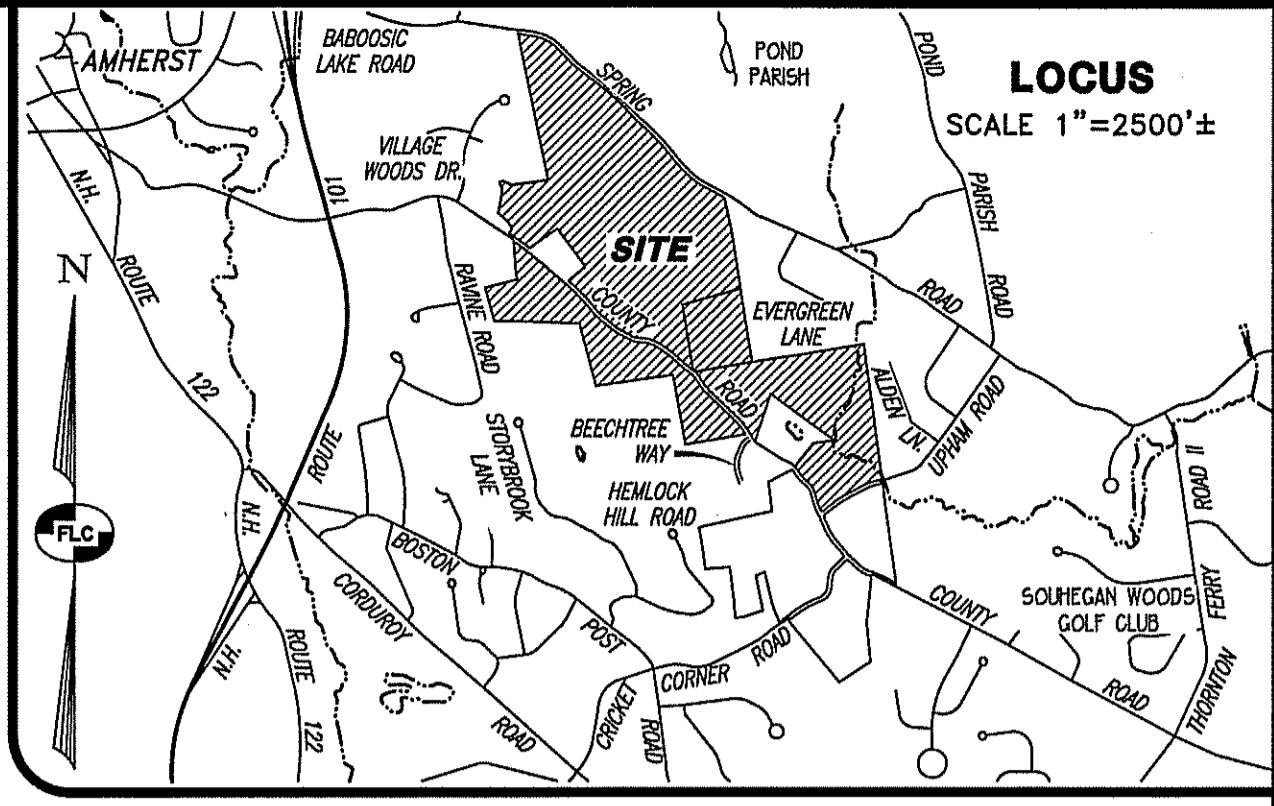
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-118-2



DRIVEWAY PLAN - TAX MAP LOT 4-118-3 & 4



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-118-3 & 4



LOCUS
SCALE 1"=2500'±

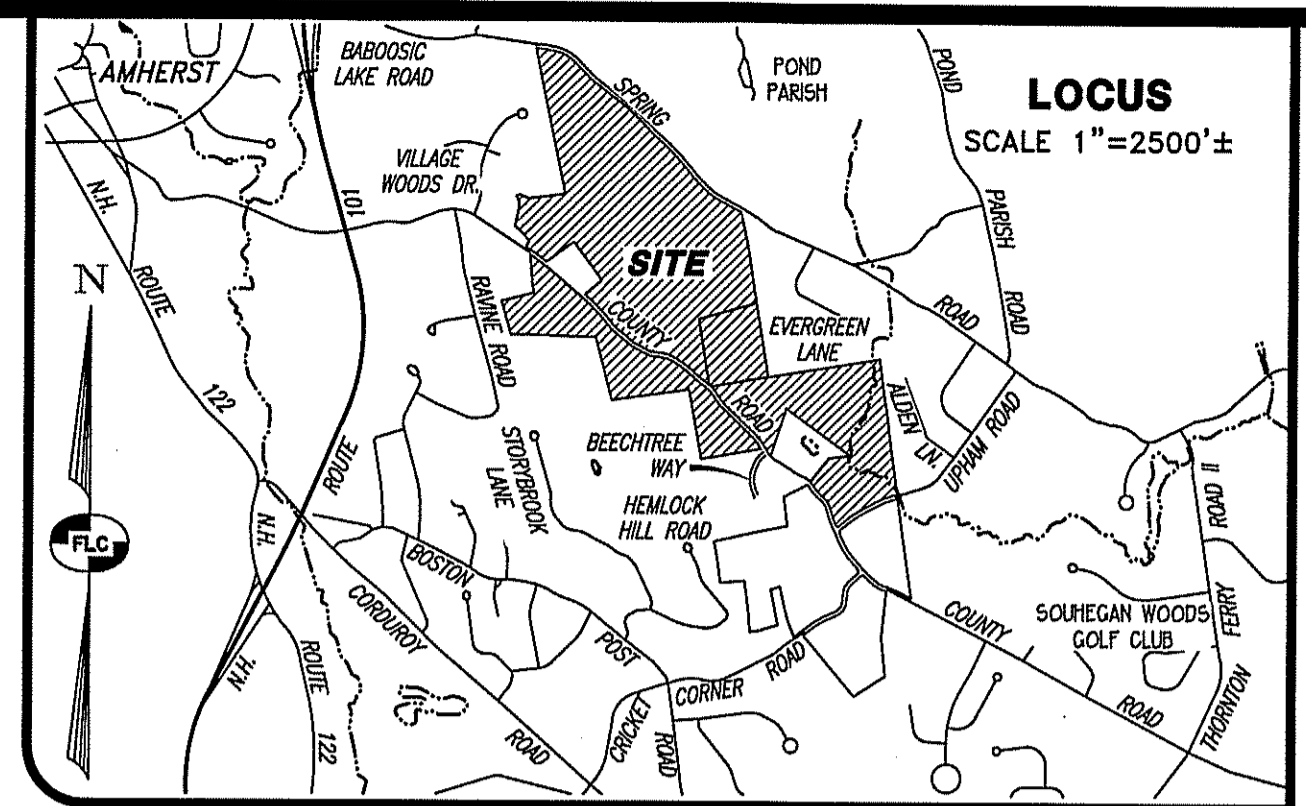
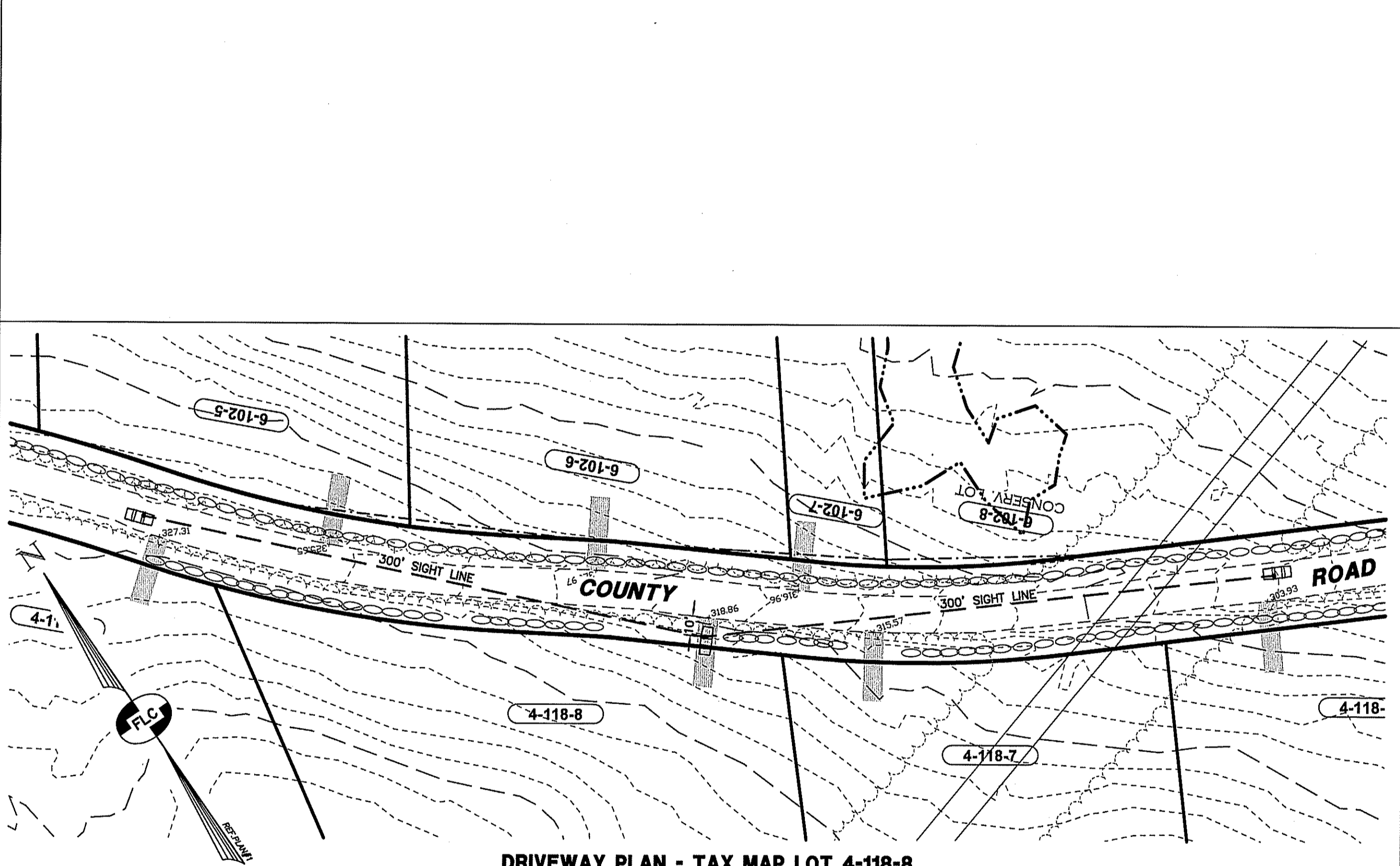
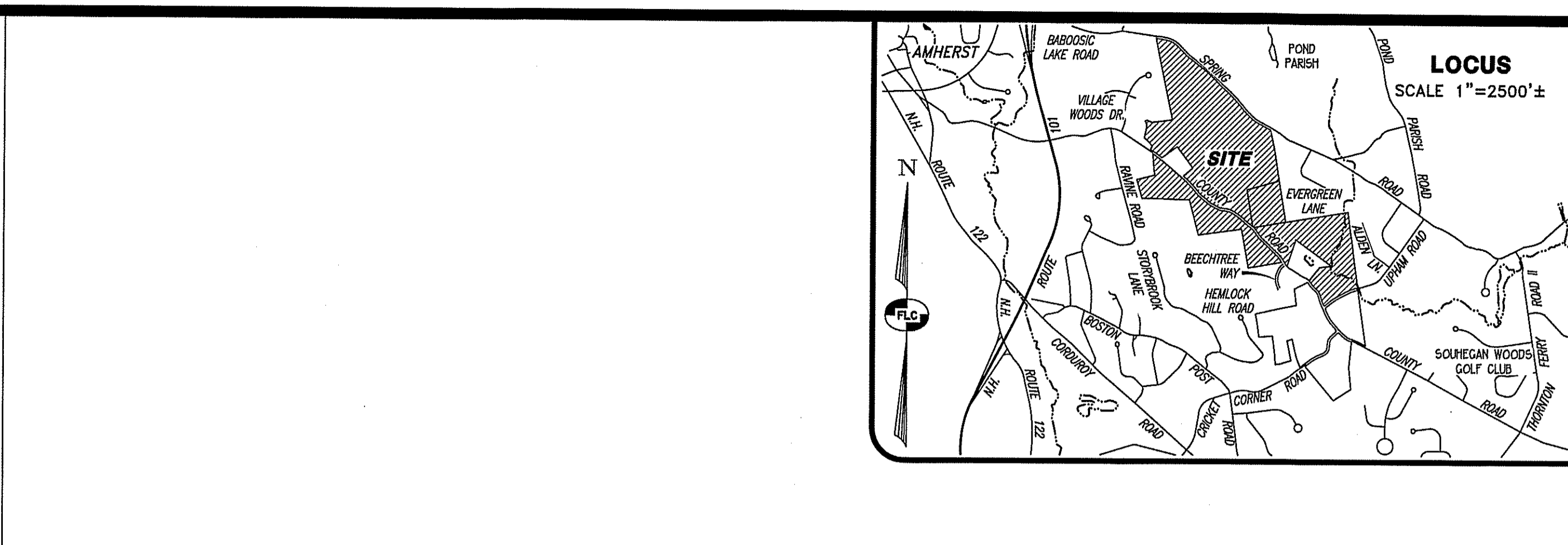
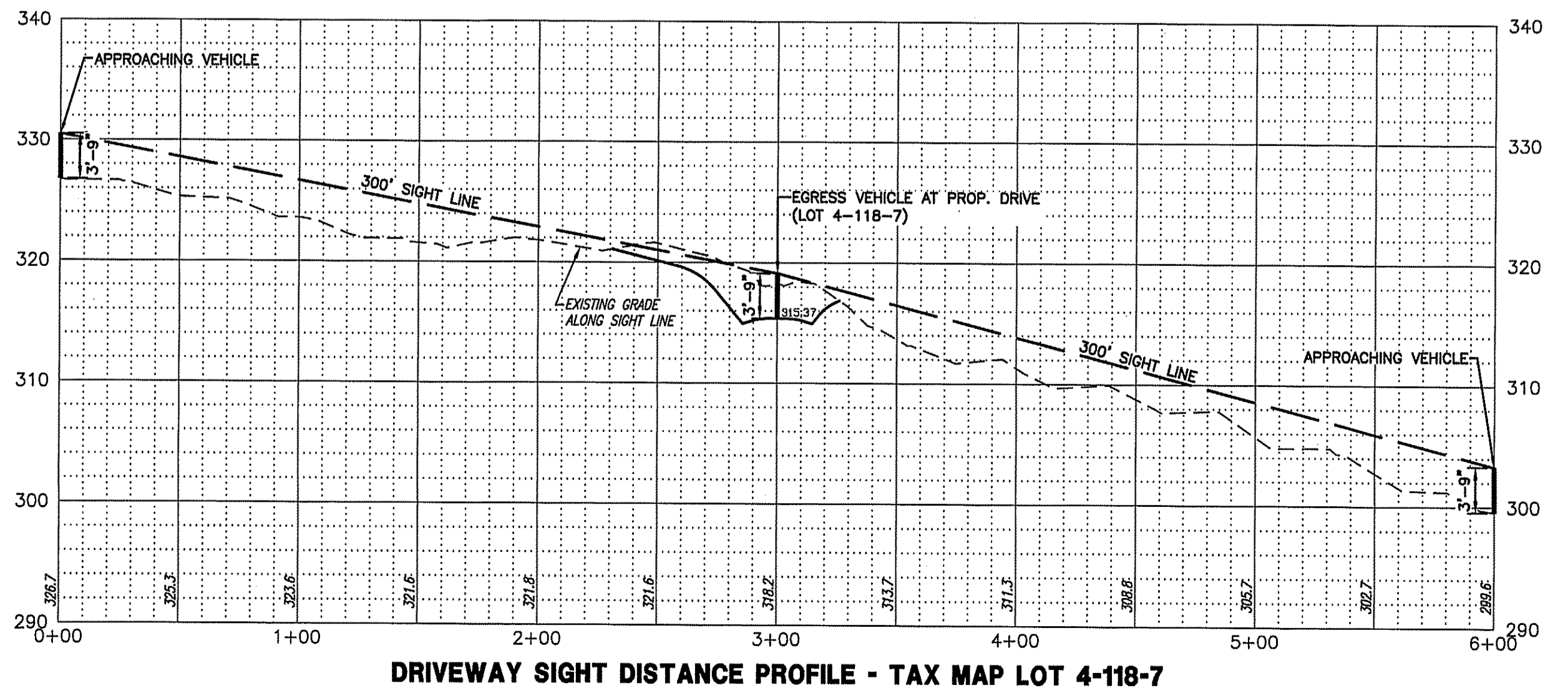
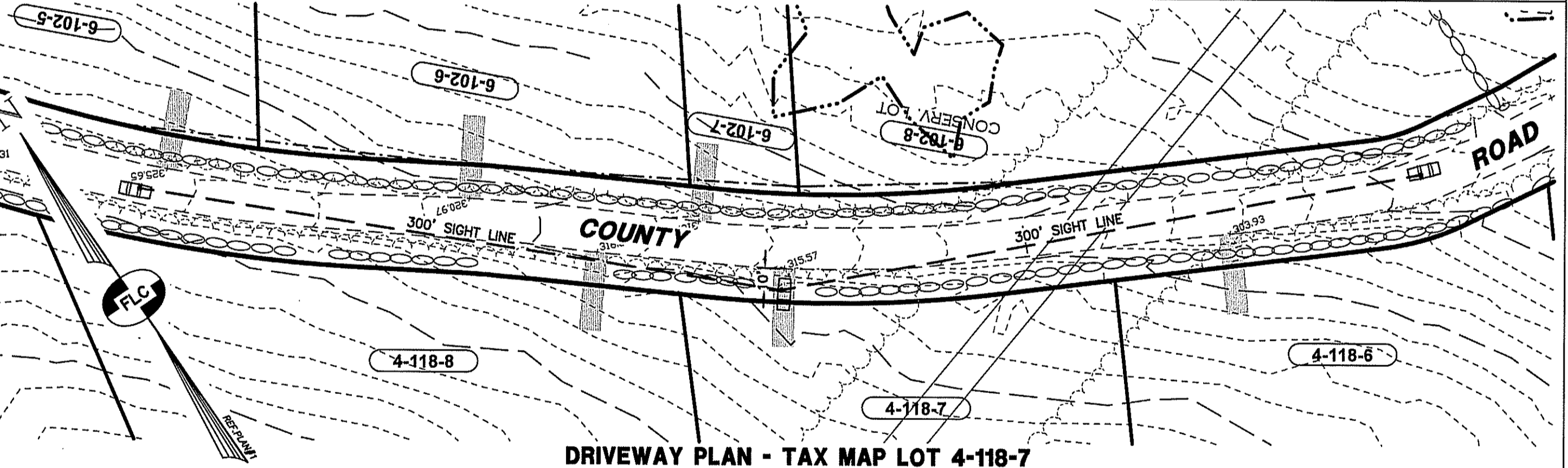
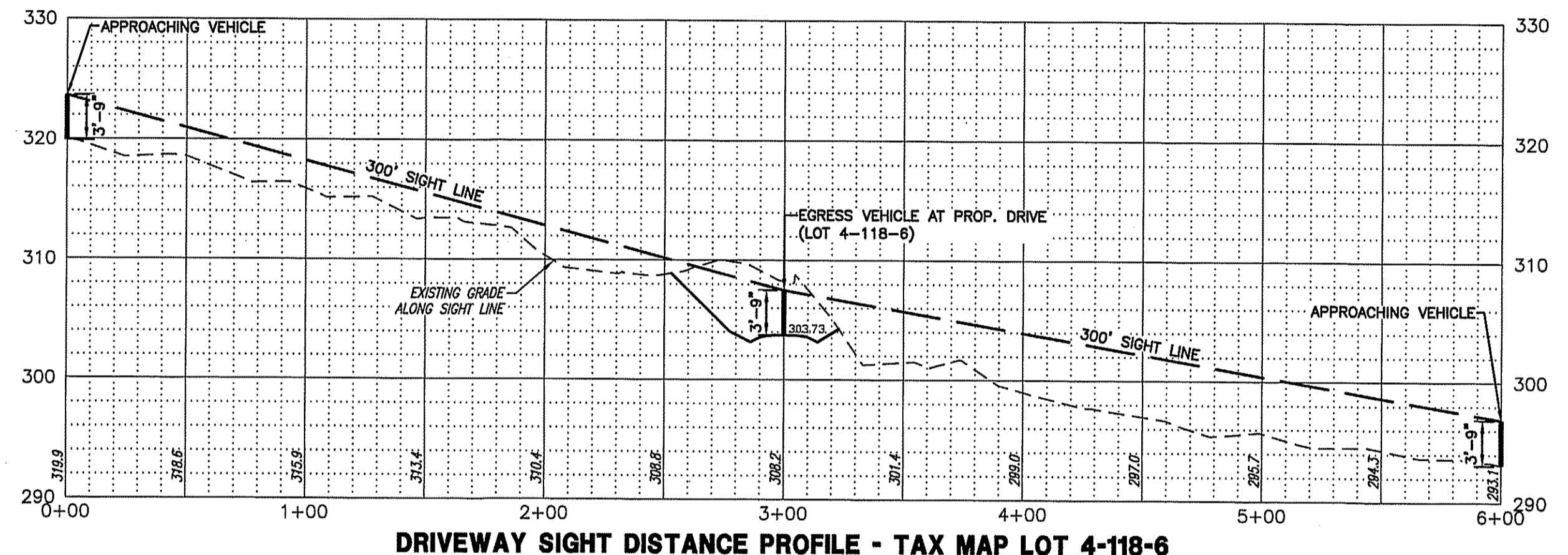
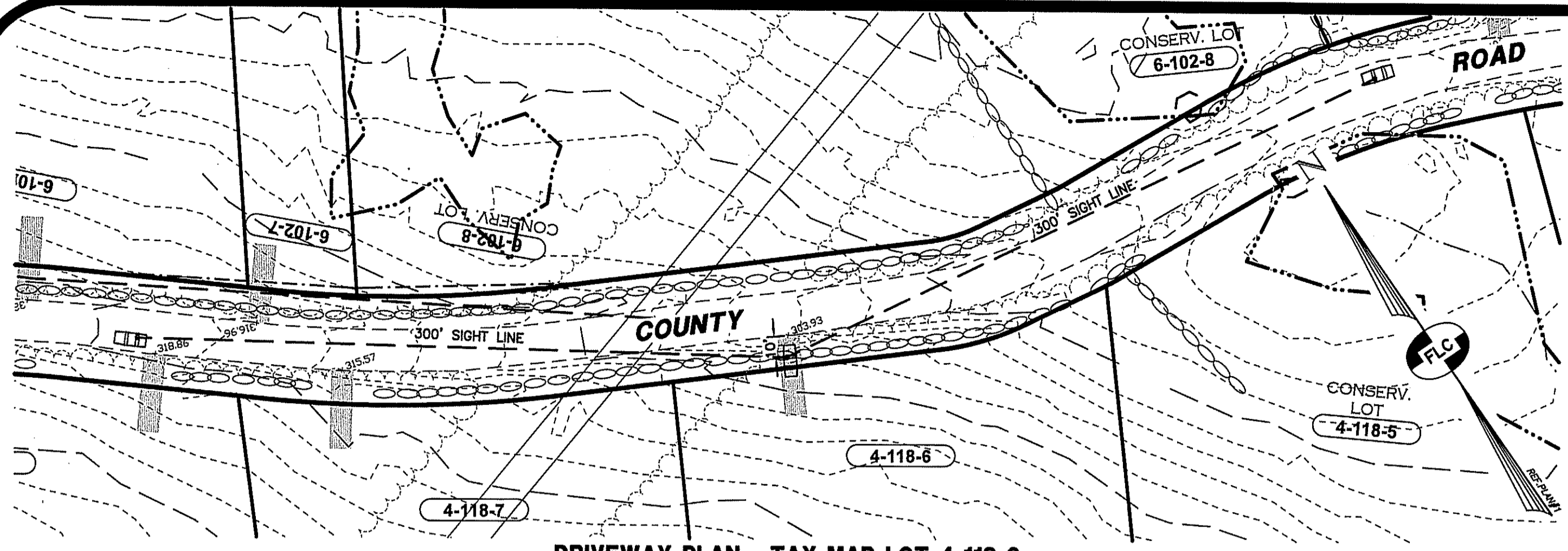
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GRAPHIC SCALE
 50' 25' 0' 50' 100'
 IMPERIAL: 1"=50'(H) 10'(V)

REV.	DATE	DESCRIPTION	DR	CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
 TAX MAP 4 LOTS 118-1, 118-2, 118-3 & 118-4
VONDEROSA PROPERTIES, LLC
 3 HUXLEY LANE, AMHERST, NH 03031
 COUNTY ROAD
 AMHERST, NEW HAMPSHIRE
 PLANS ISSUED FOR:
MUNICIPAL REVIEW
 SCALE: 1" = 50' HORIZ. / 10' VERT.
 NOVEMBER 22, 2023
 FILE: 2341EH10.dwg

SD-1
 SHEET
 PROJECT NO. 2341.10
 PAGE NO.



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GRAPHIC SCALE

50' 25' 0' 50' 100'

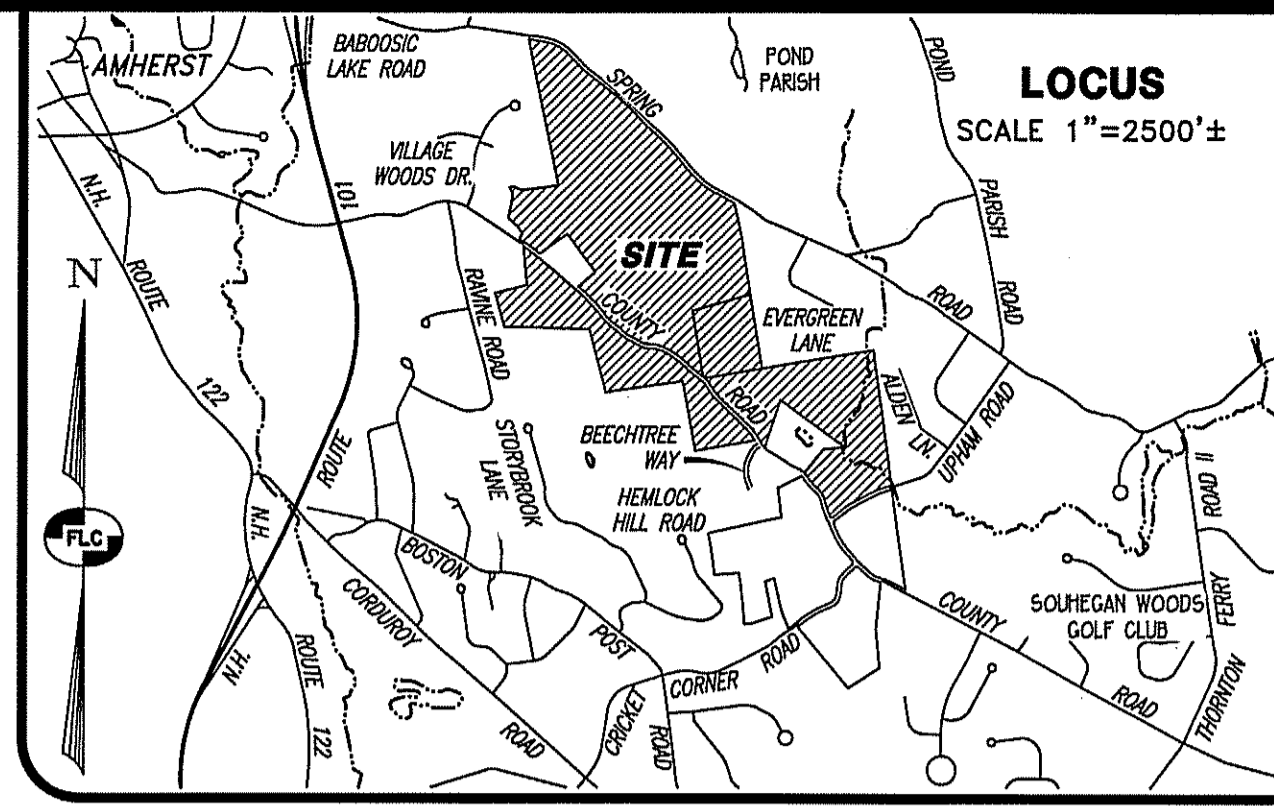
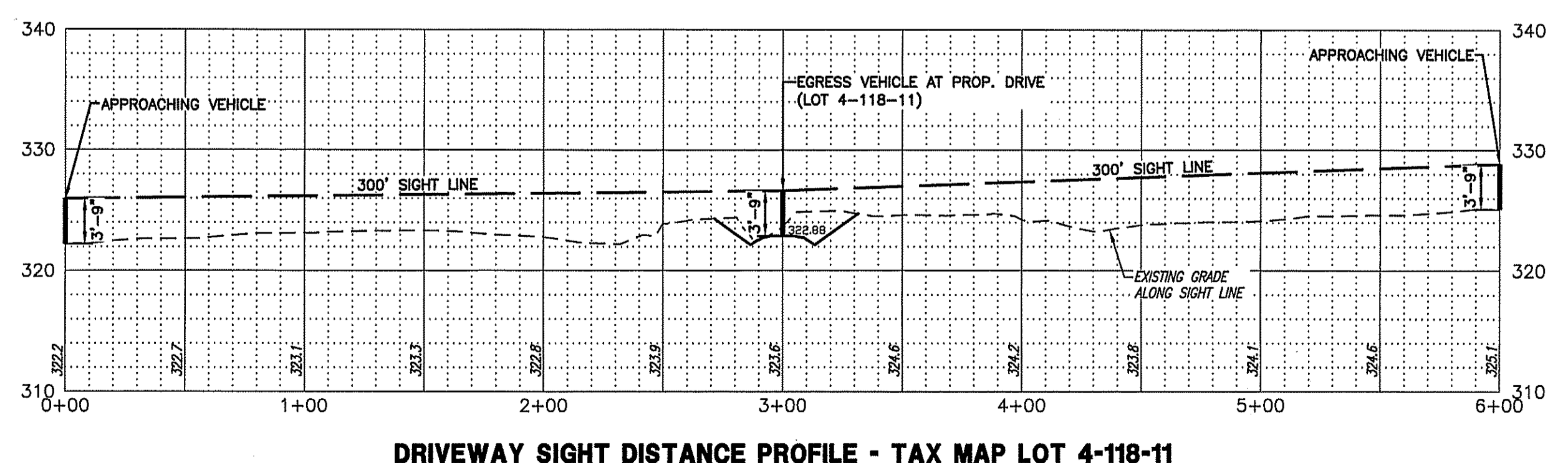
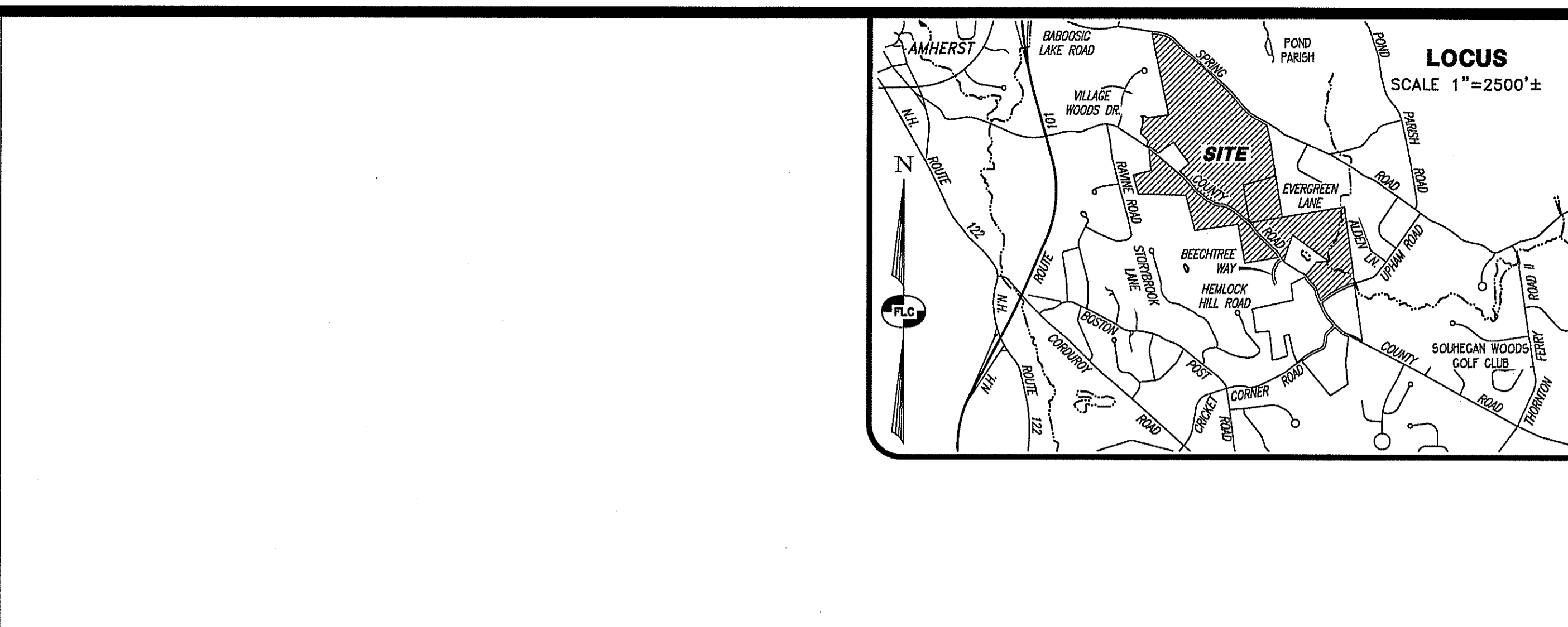
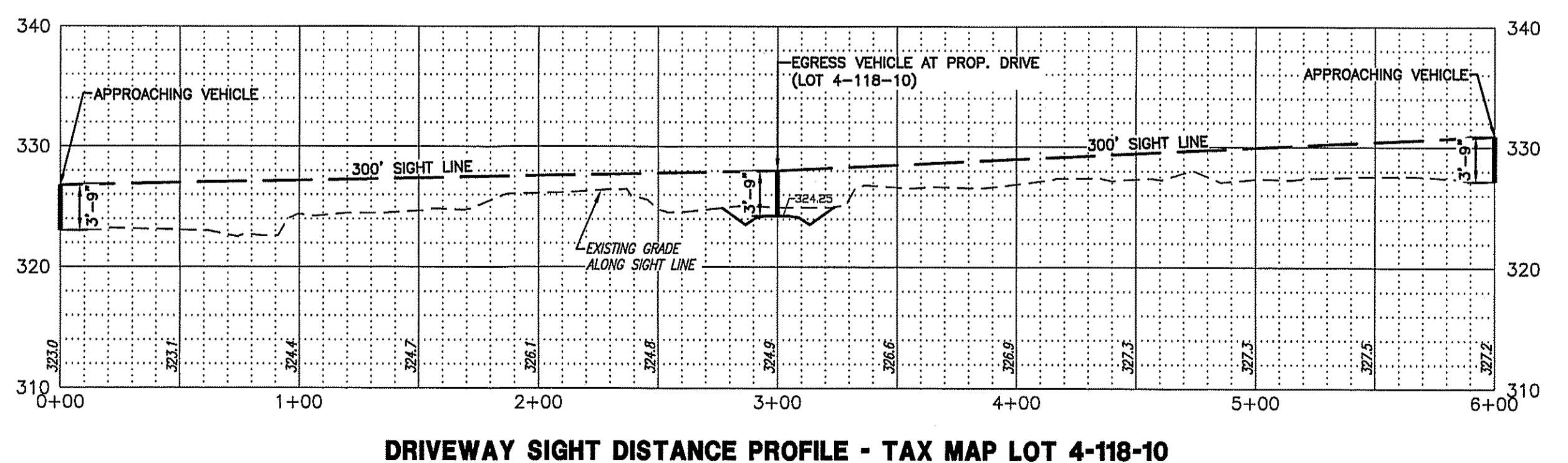
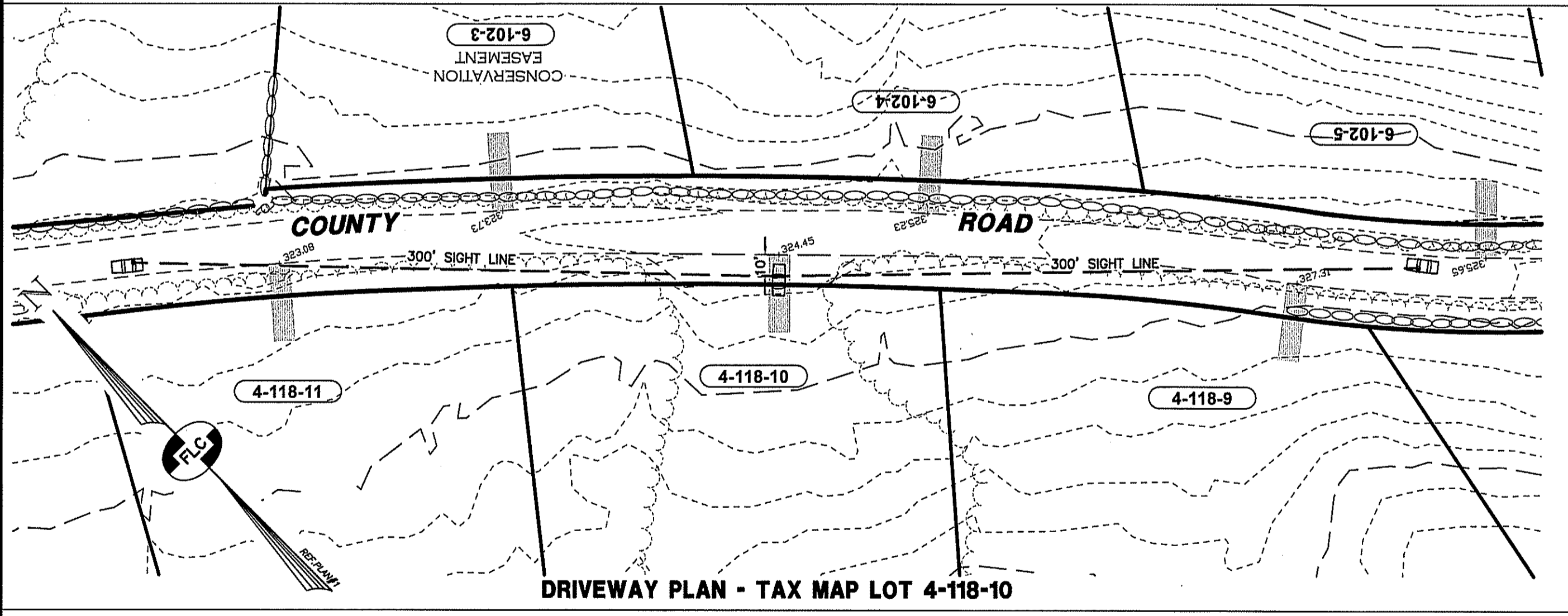
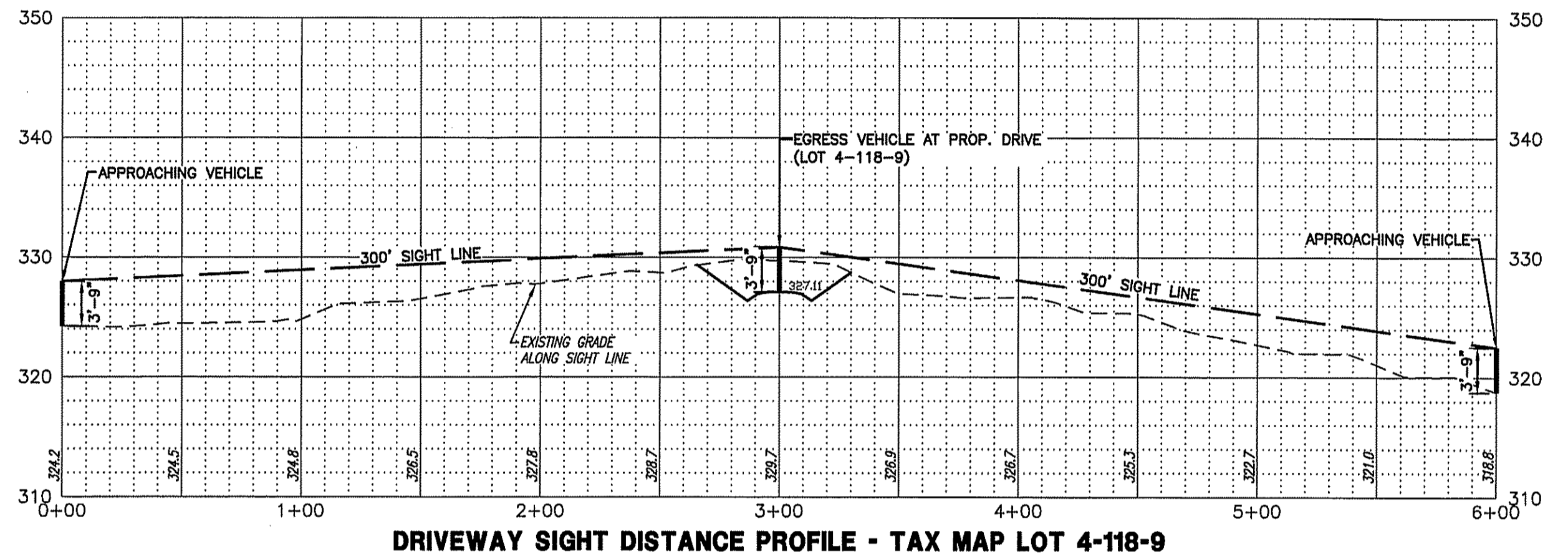
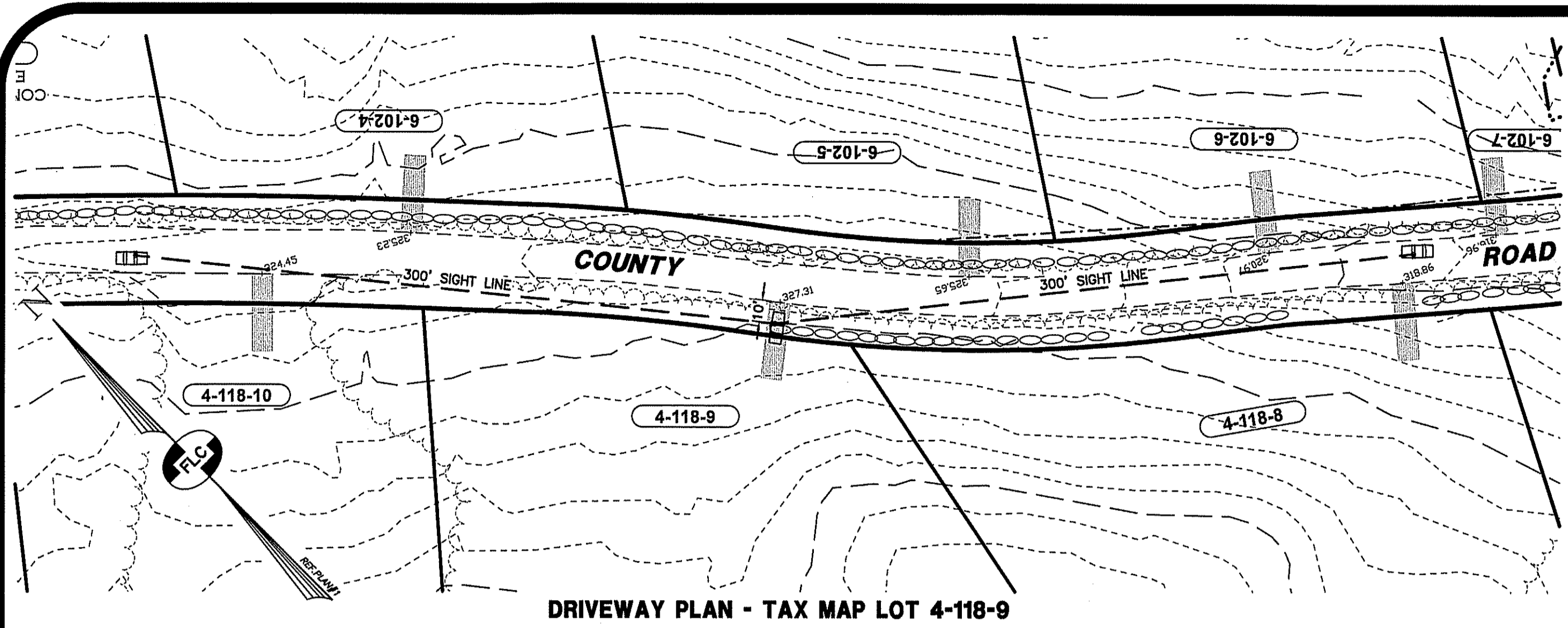
IMPERIAL: 1"=50'(H) 10'(V)

REV.	DATE	DESCRIPTION	DR	CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
 TAX MAP 4 LOTS 118-6, 118-7 & 118-8
VONDEROSA PROPERTIES, LLC
 3 HUXLEY LANE, AMHERST, NH 03031
 COUNTY ROAD
 AMHERST, NEW HAMPSHIRE
 PLANS ISSUED FOR: MUNICIPAL REVIEW
 SCALE: 1" = 50' HORIZ. / 10' VERT.
 NOVEMBER 22, 2023
 FILE: 2341EH0.dwg

SD-2
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PROJECT NO. 2341.10
 PAGE NO.

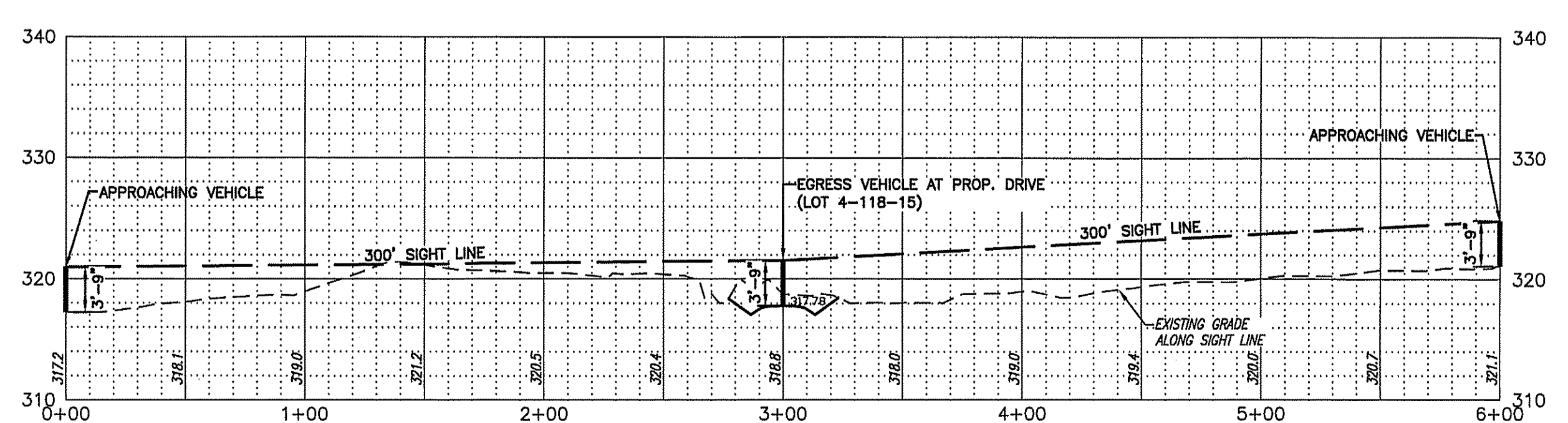
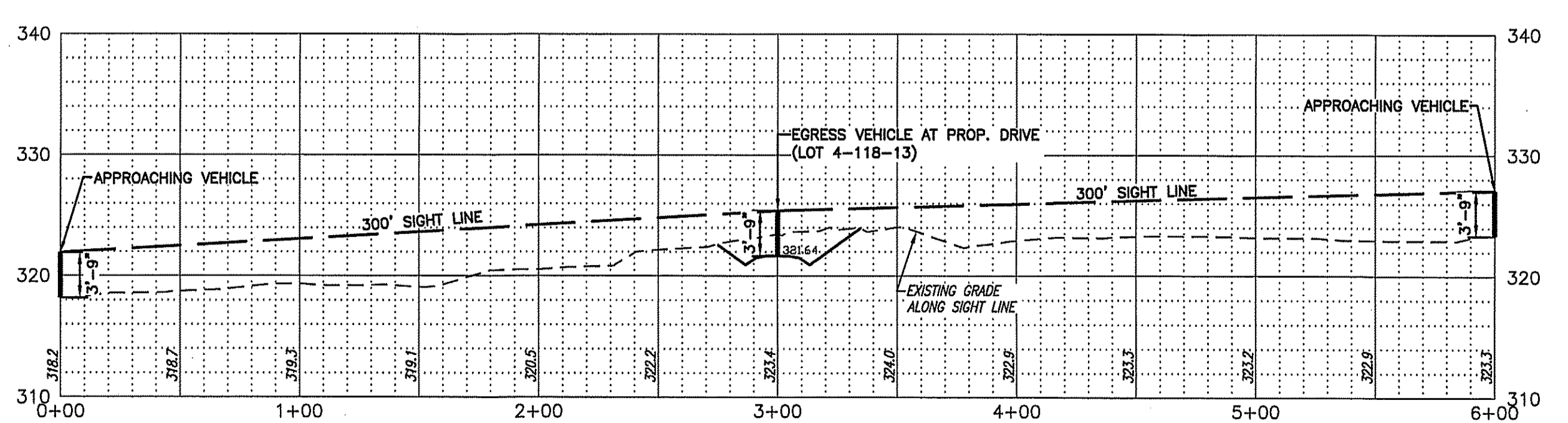
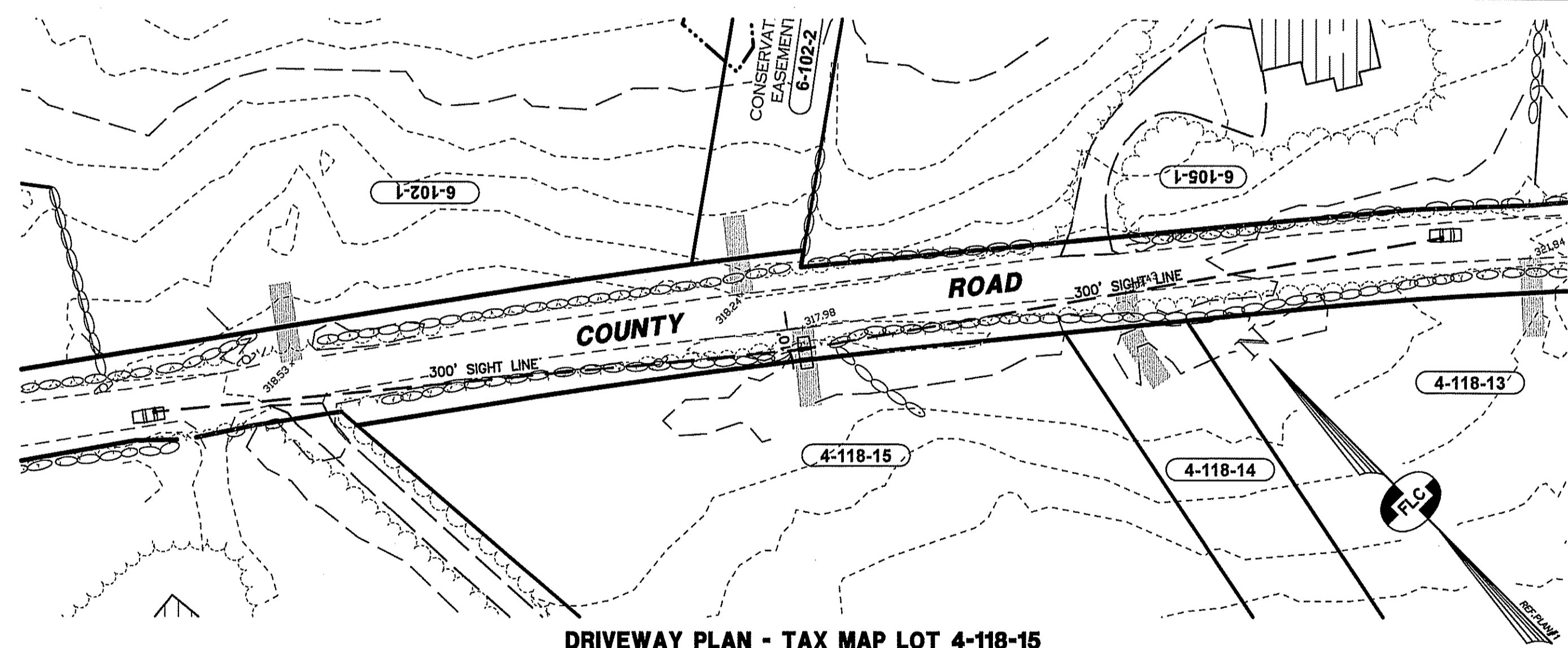
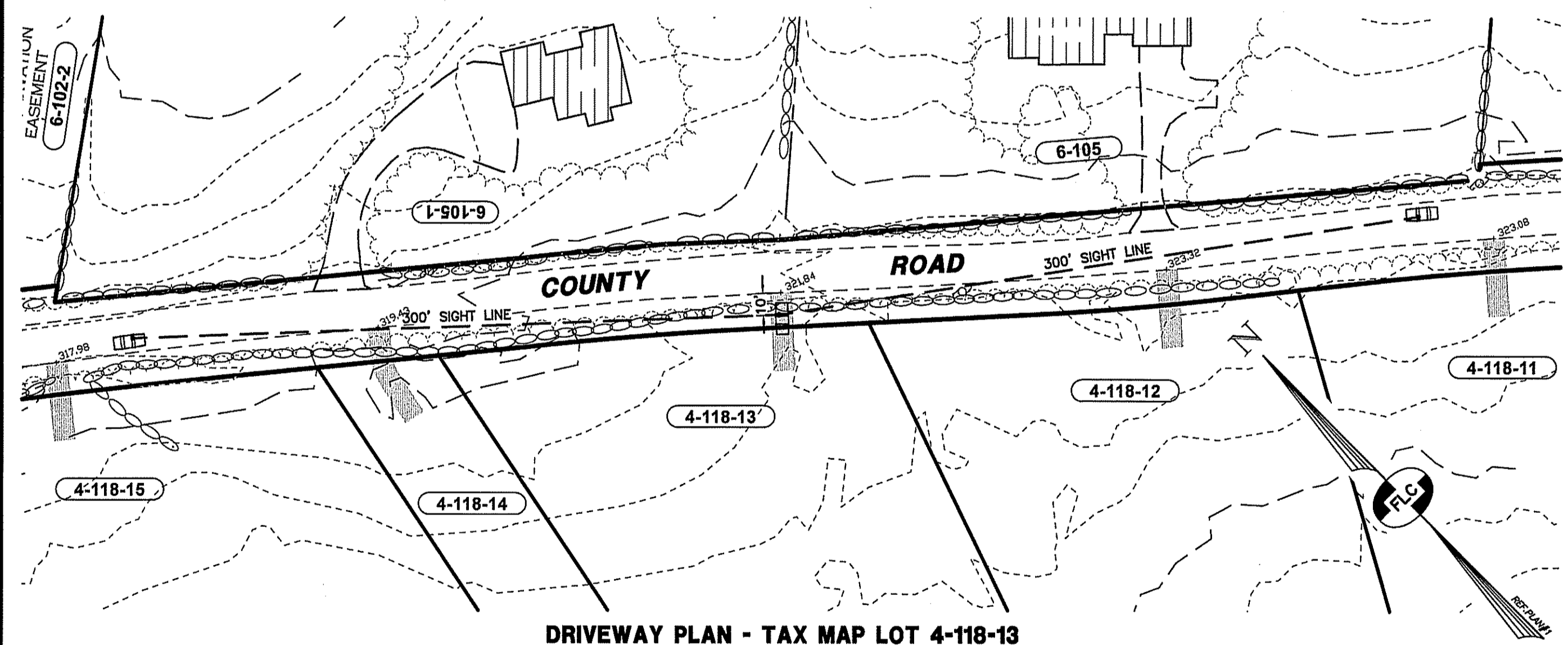
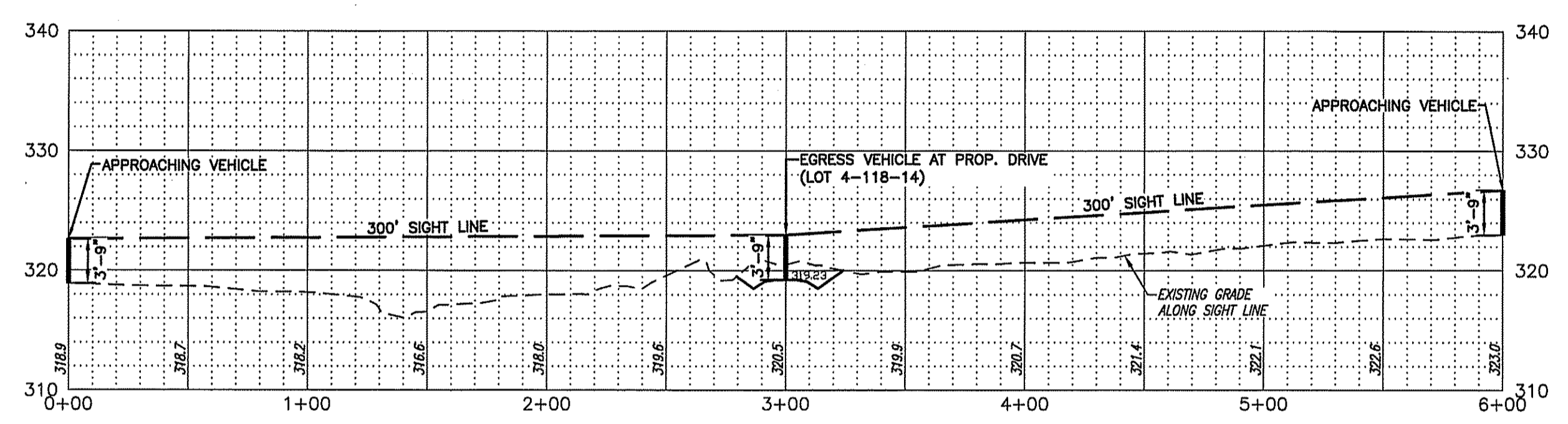
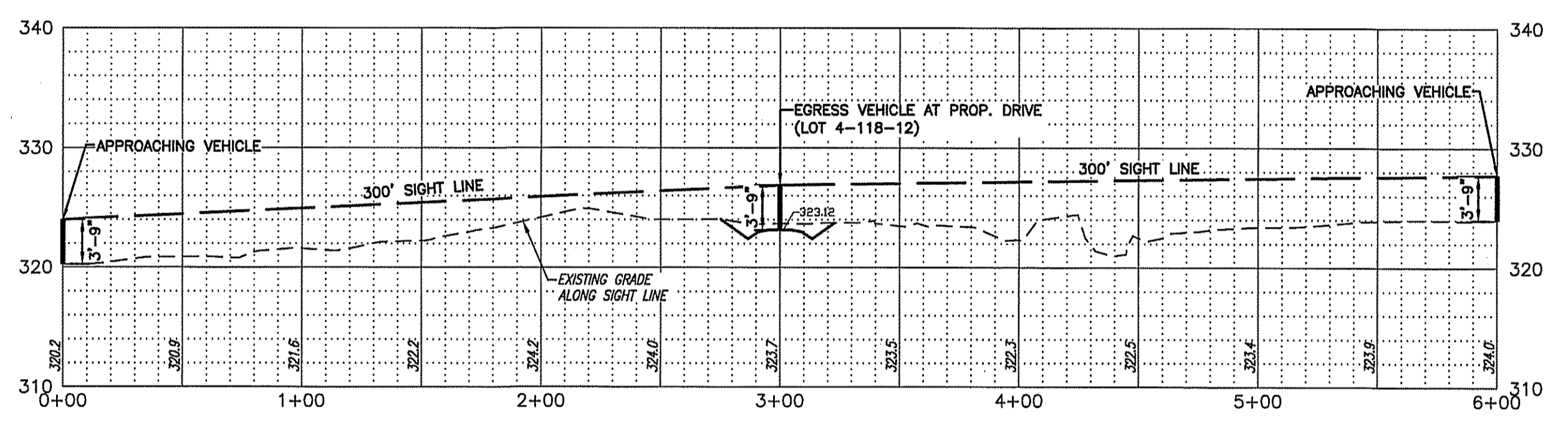
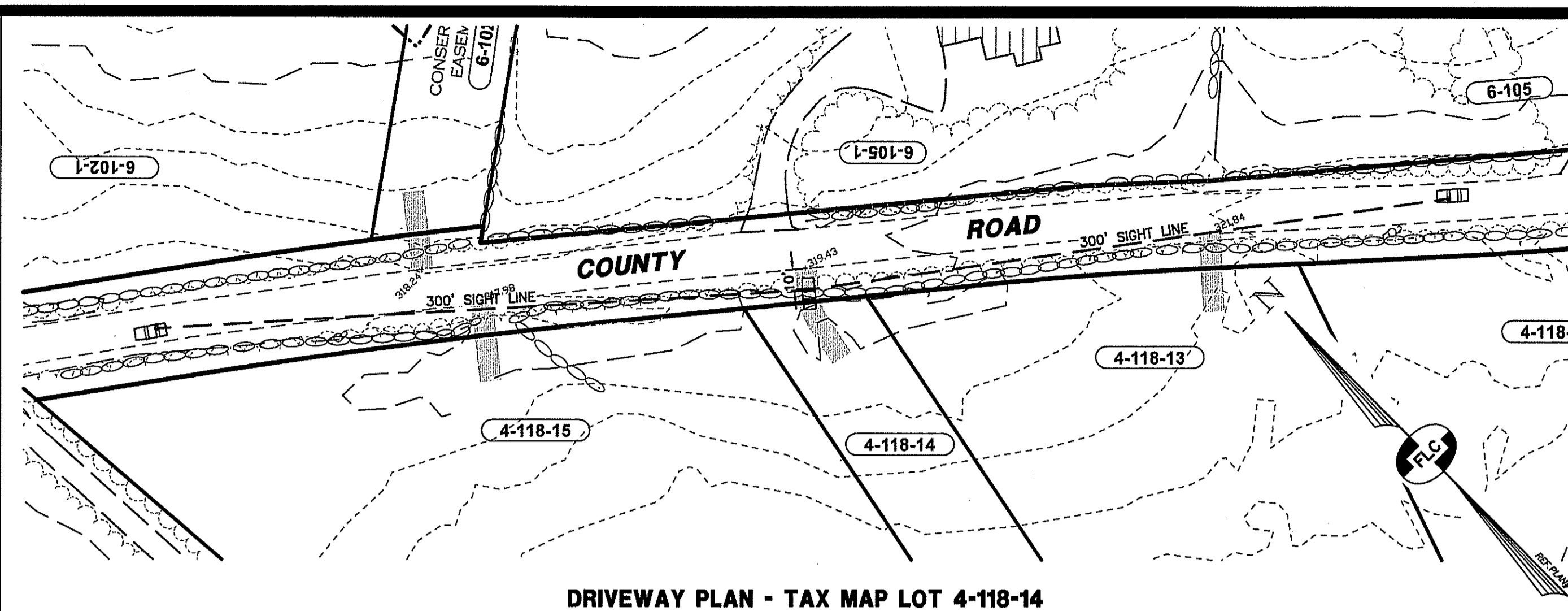
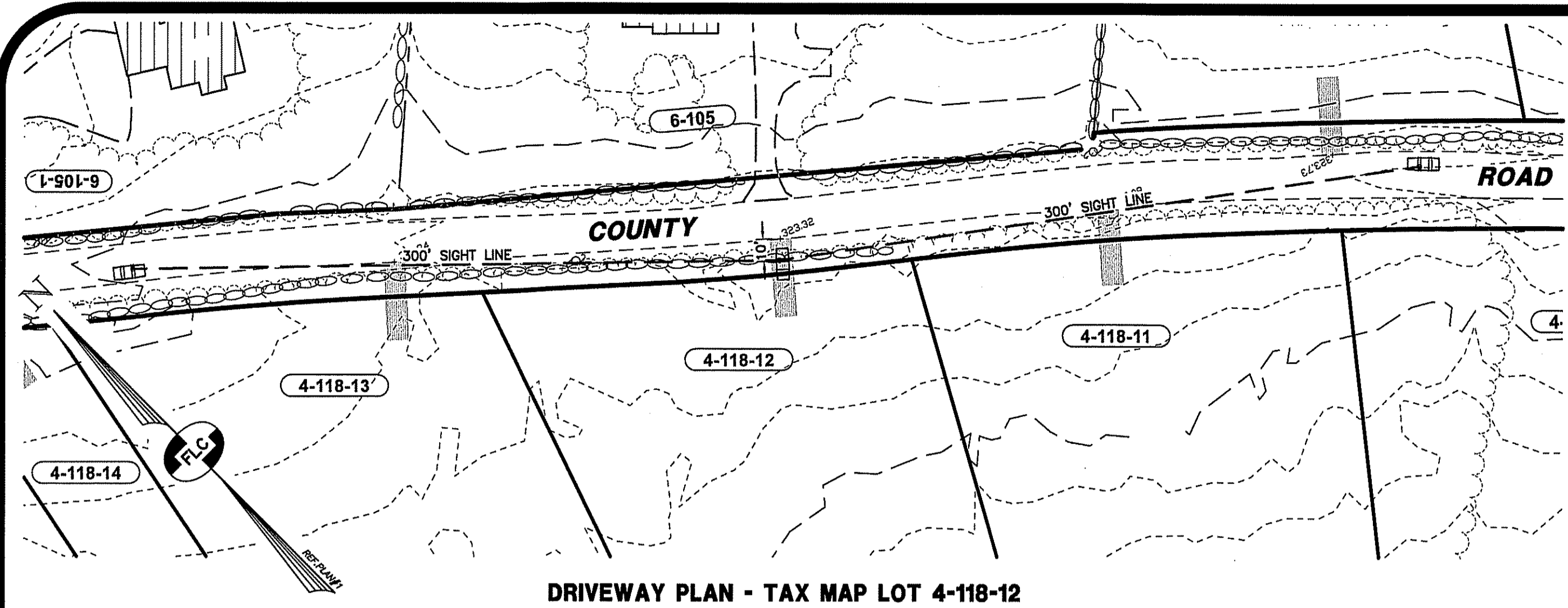


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GRAPHIC SCALE
 50' 25' 0' 50' 100'
 IMPERIAL: 1"=50'(H), 10'(V)

REV.	DATE	DESCRIPTION	DR	CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
TAX MAP 4 LOTS 118-9, 118-10 & 118-11
VONDEROSA PROPERTIES, LLC
 3 HUXLEY LANE, AMHERST, NH 03031
COUNTY ROAD
AMHERST, NEW HAMPSHIRE
 PLANS ISSUED FOR:
MUNICIPAL REVIEW
 SCALE: 1" = 50' HORIZ. / 10' VERT.
 NOVEMBER 22, 2023
 FILE: 2341E110.dwg
SD-3
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 PROJECT NO. 2341.10
 PAGE NO.

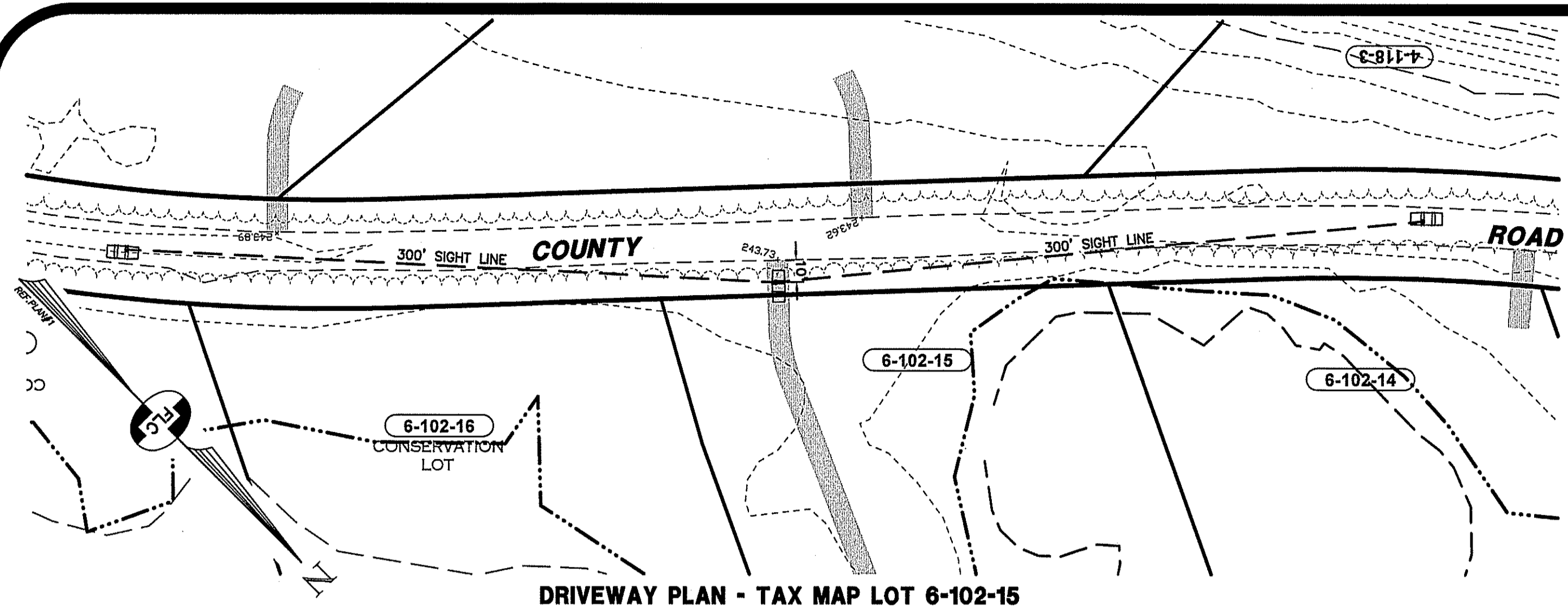


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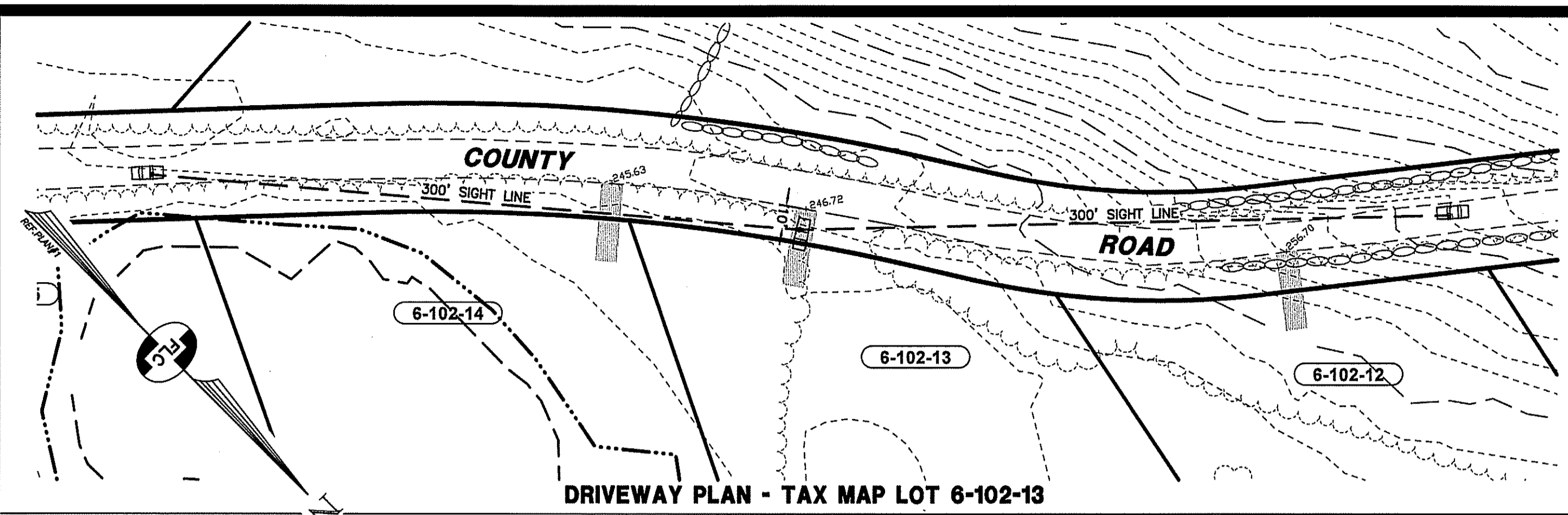
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 50' 25' 0' 50' 100'
 IMPERIAL: 1"=50'(X, 10' V)

REV.	DATE	DESCRIPTION	DR	CK

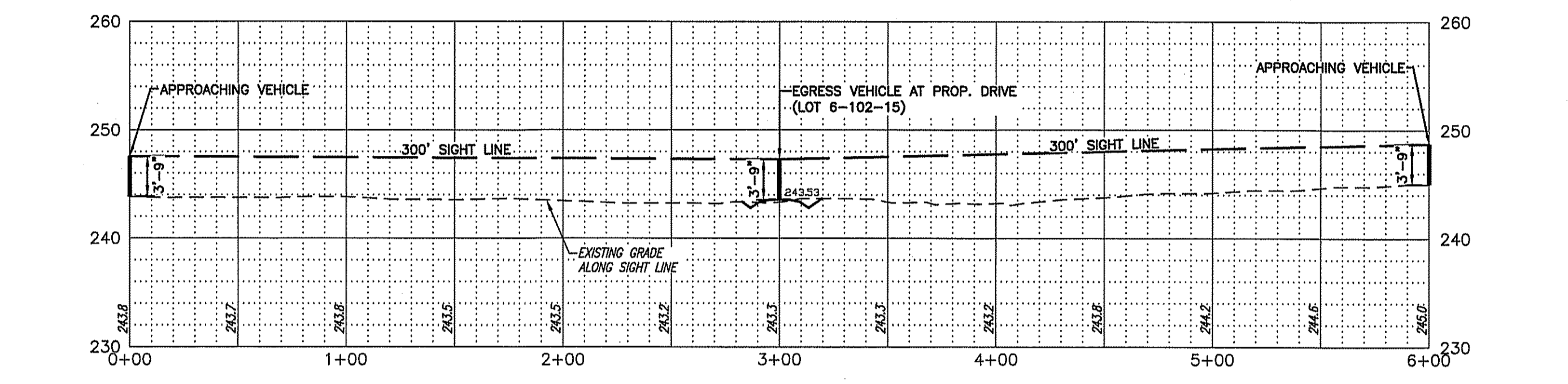
DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
 TAX MAP 4 LOTS 118-12, 118-13, 118-14 & 118-15
VONDEROSA PROPERTIES, LLC
 3 HUXLEY LANE, AMHERST, NH 03031
 COUNTY ROAD
 AMHERST, NEW HAMPSHIRE
 PLANS ISSUED FOR:
MUNICIPAL REVIEW
 SCALE: 1" = 50' HORIZ. / 10' VERT.
 NOVEMBER 22, 2023
 FILE: 2341E10.dwg
SD-4
 SHEET
 PROJECT NO. 2341.10
 PAGE NO.



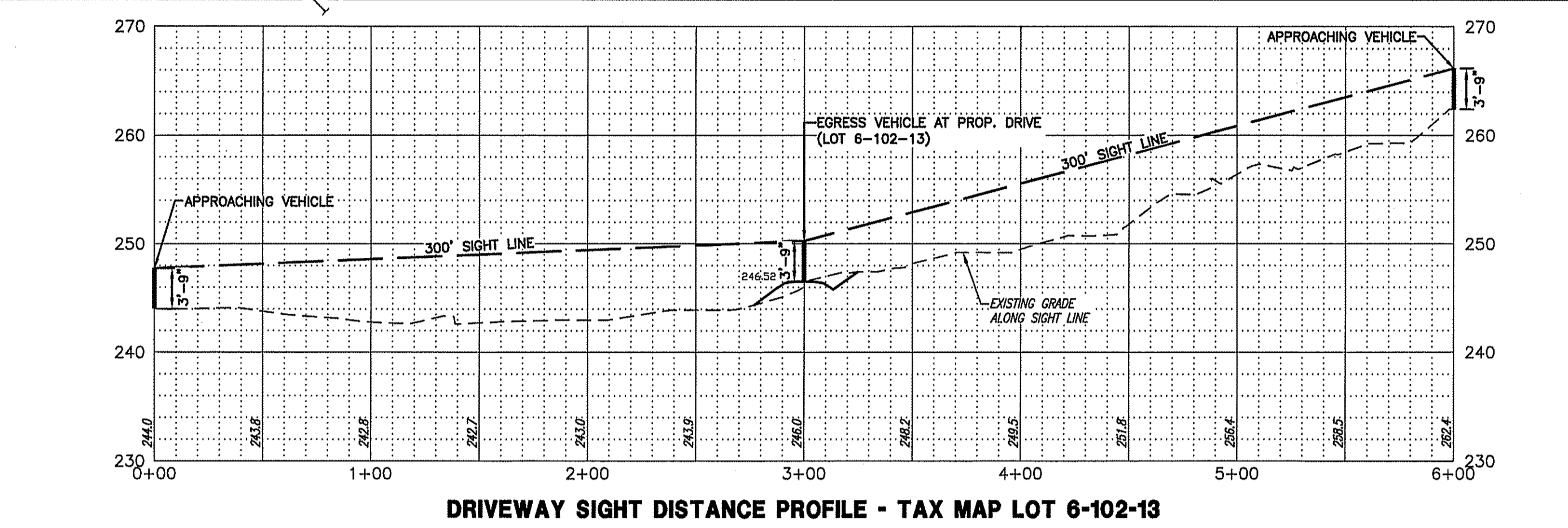
DRIVEWAY PLAN - TAX MAP LOT 6-102-15



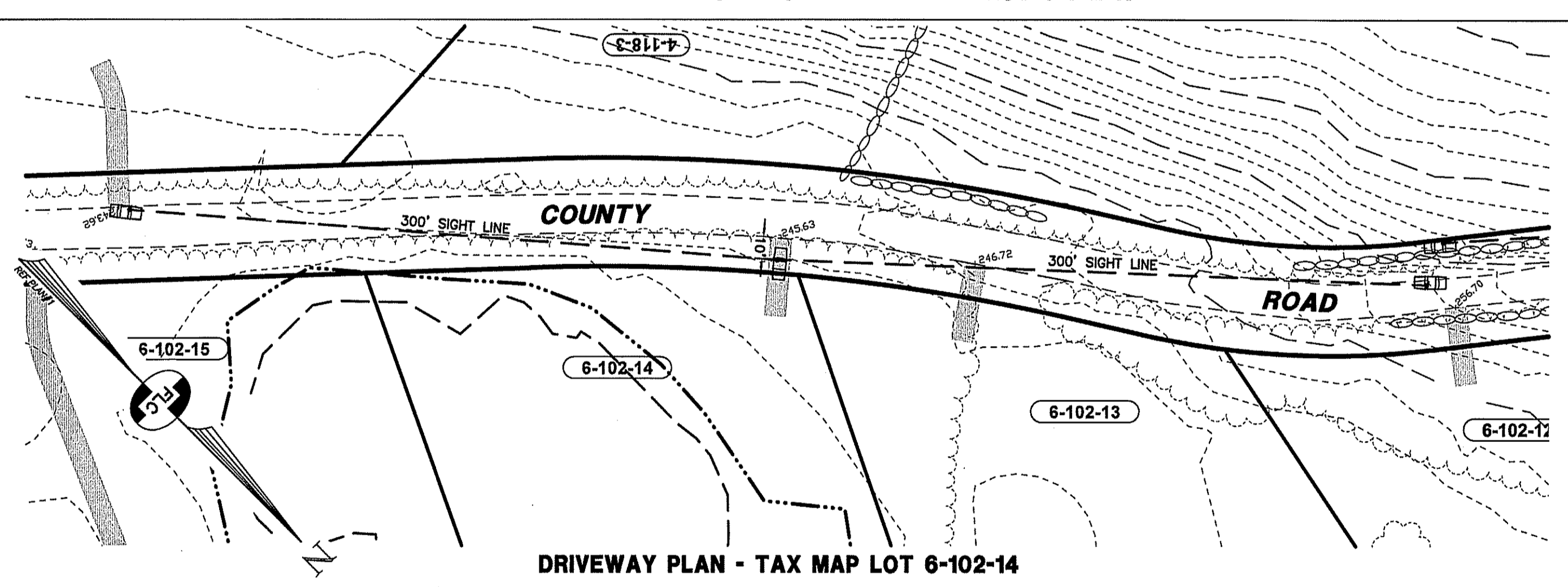
DRIVEWAY PLAN - TAX MAP LOT 6-102-13



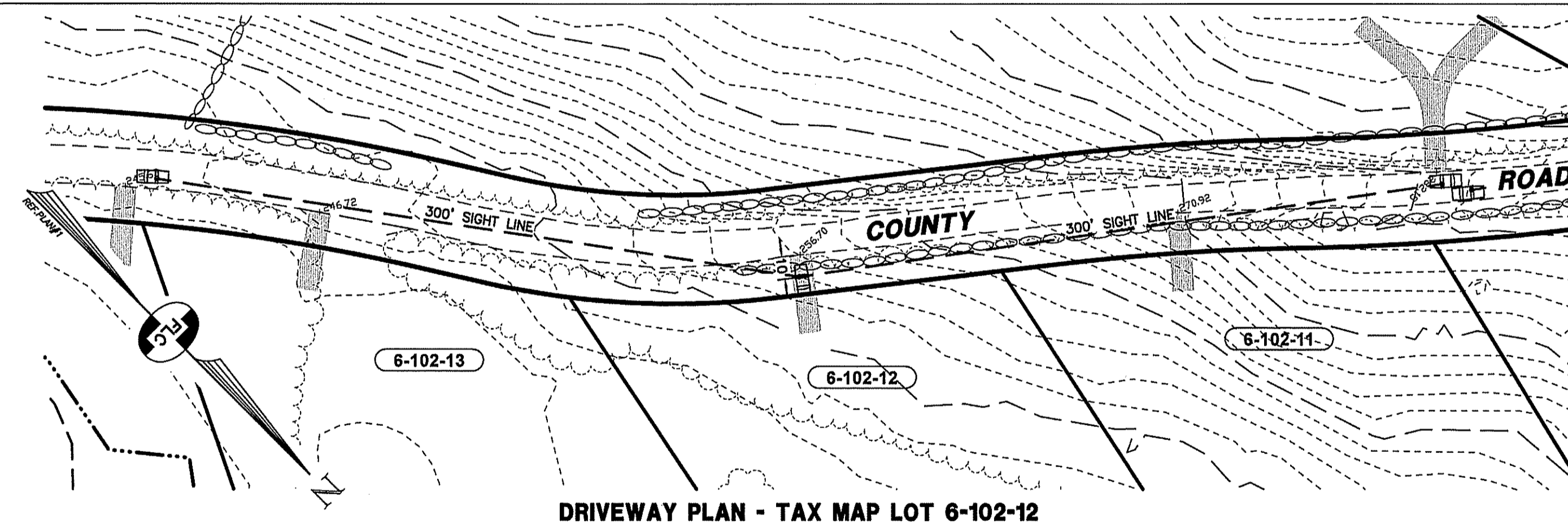
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-15



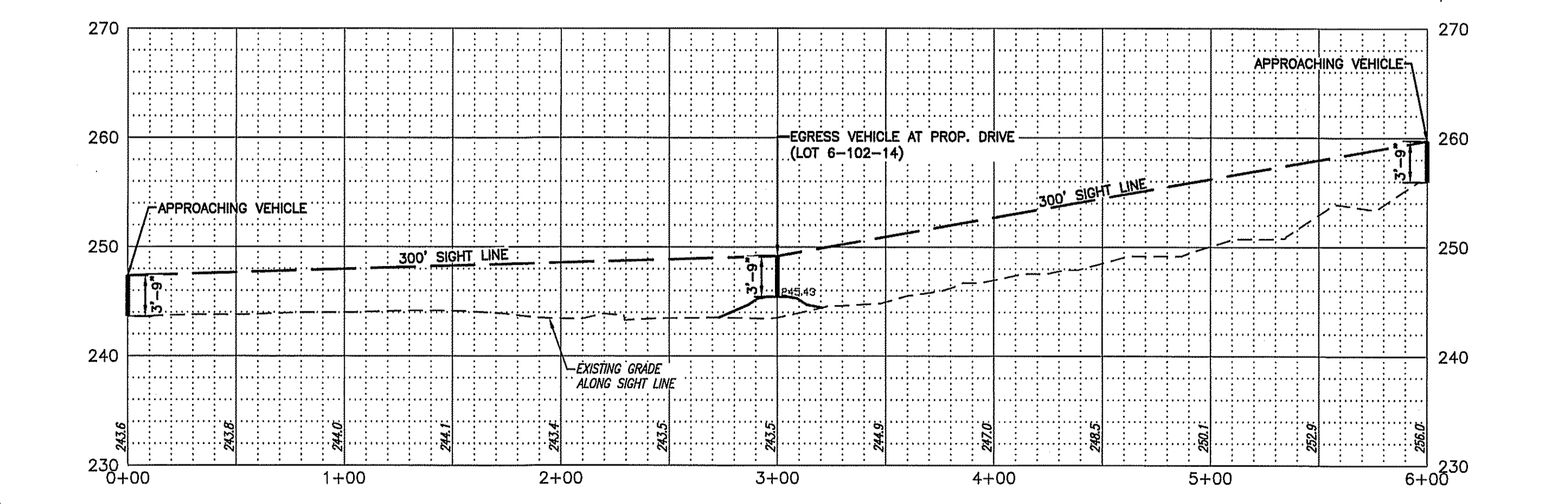
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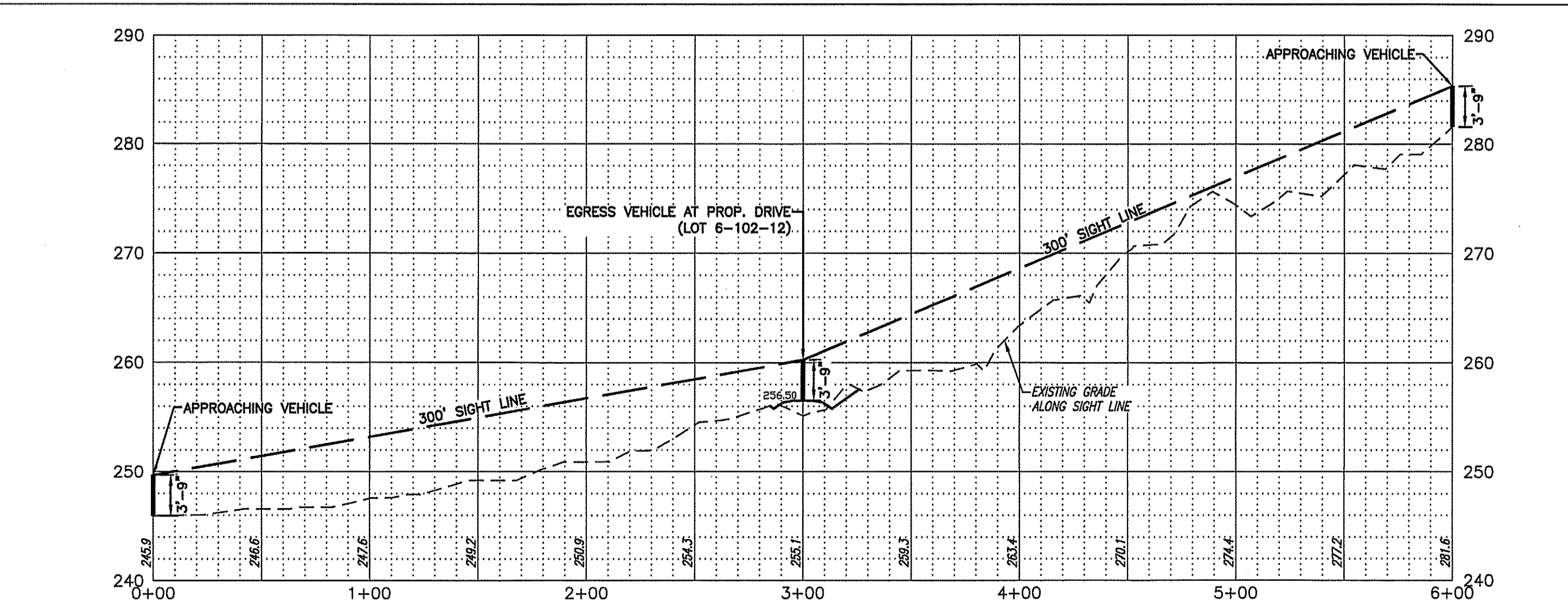
DRIVEWAY PLAN - TAX MAP LOT 6-102-14



DRIVEWAY PLAN - TAX MAP LOT 6-102-12

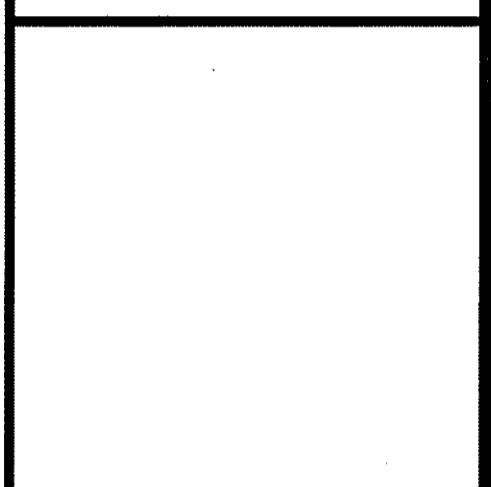


DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-14



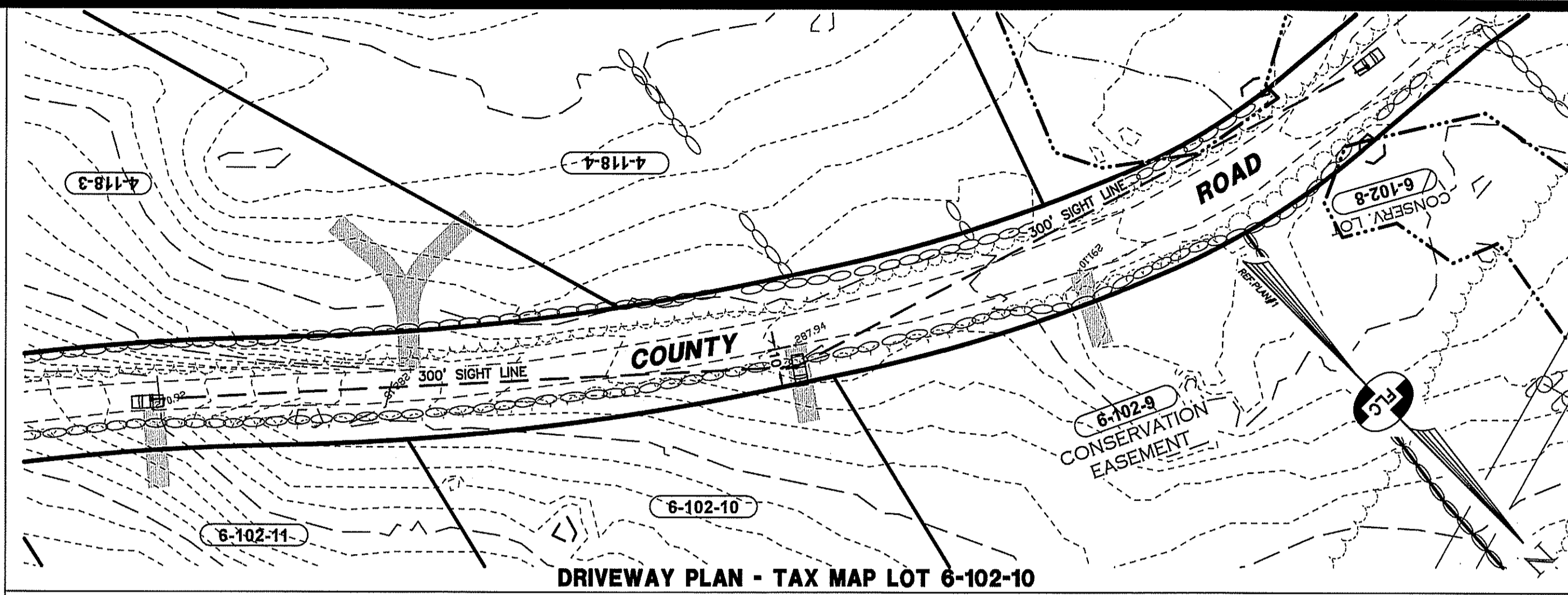
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-12

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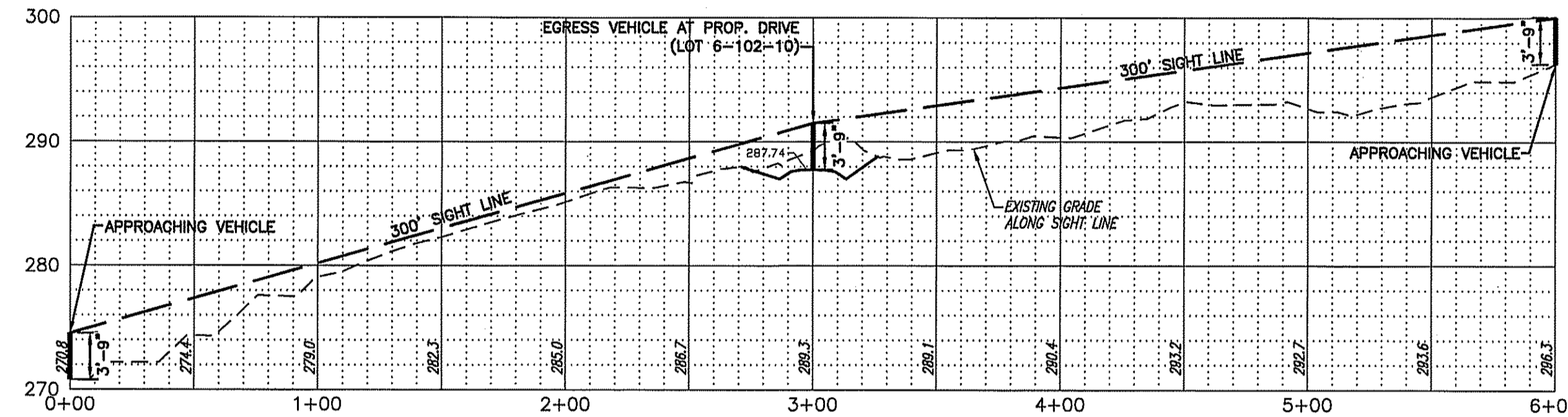


DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
 TAX MAP 6 LOTS 102-12, 102-13, 102-14 & 102-15
VONDEROSA PROPERTIES, LLC
 3 HUXLEY LANE, AMHERST, NH 03031
 COUNTY ROAD
 AMHERST, NEW HAMPSHIRE
 NOVEMBER 22, 2023
 SCALE: 1" = 50' HORIZ. / 10' VERT.
 FILE: 234EH10.dwg

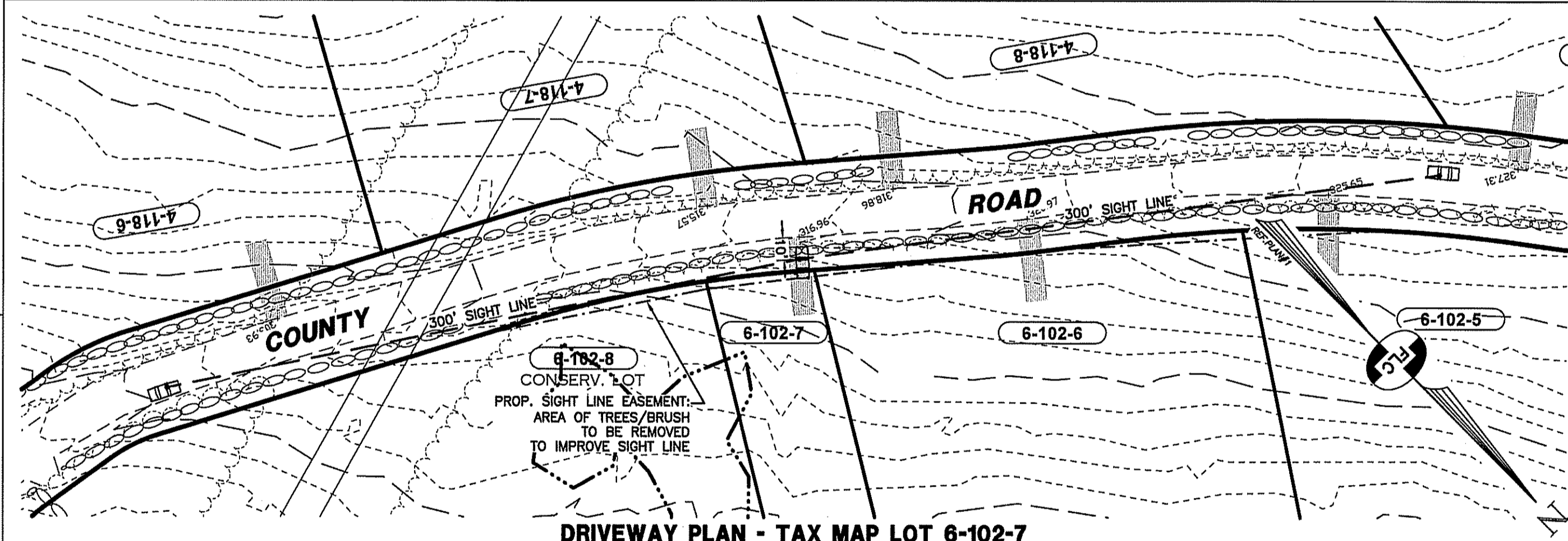
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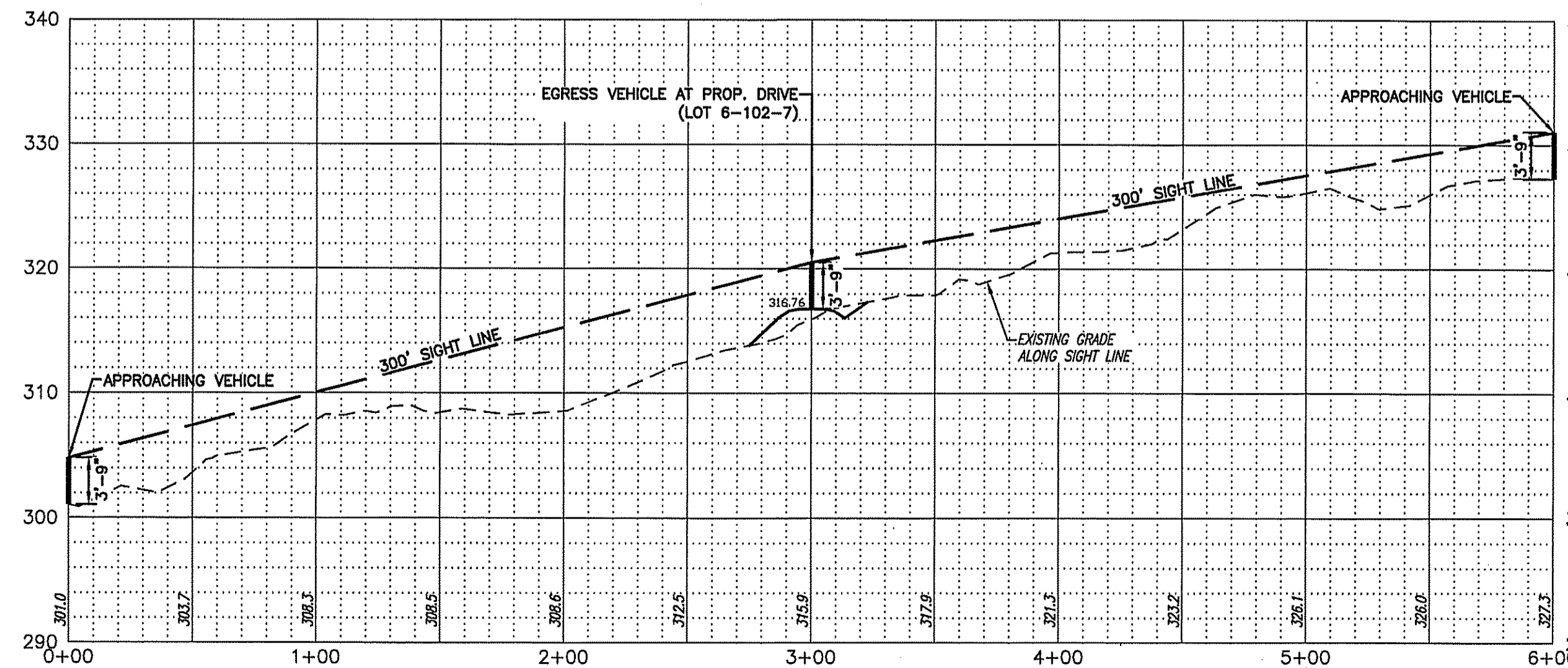
DRIVEWAY PLAN - TAX MAP LOT 6-102-10



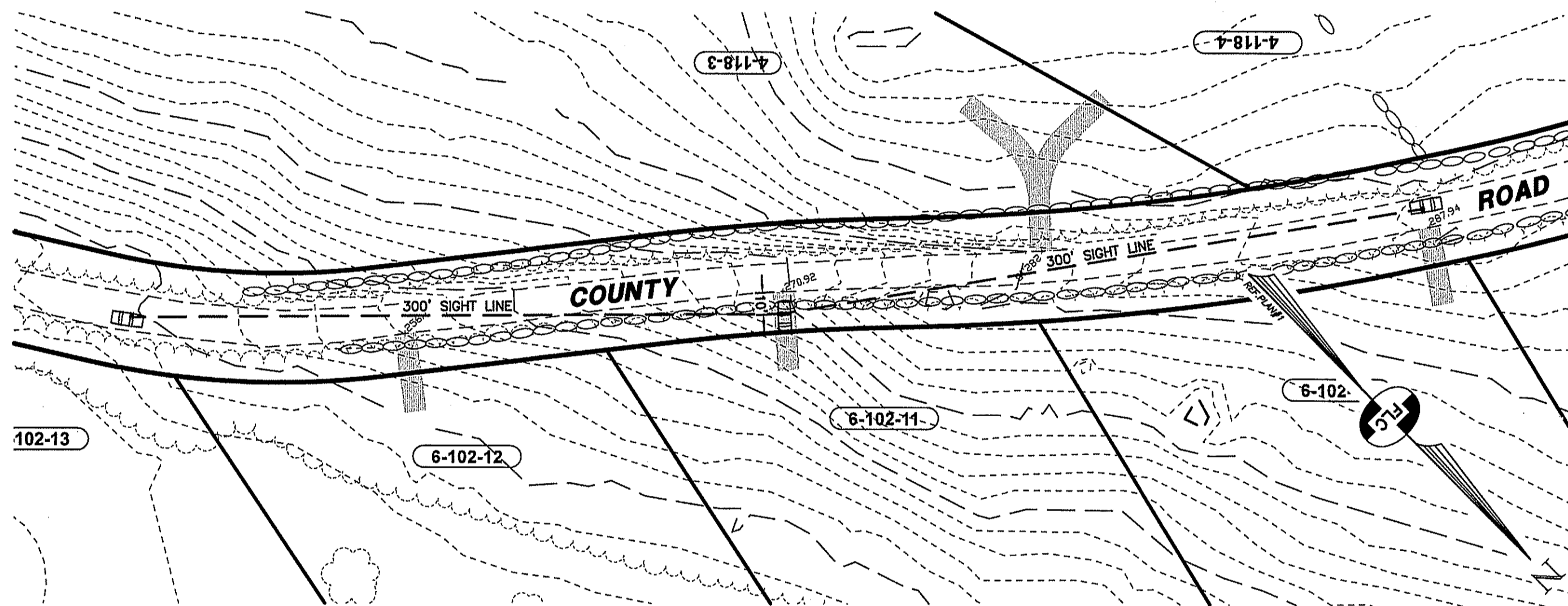
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-10



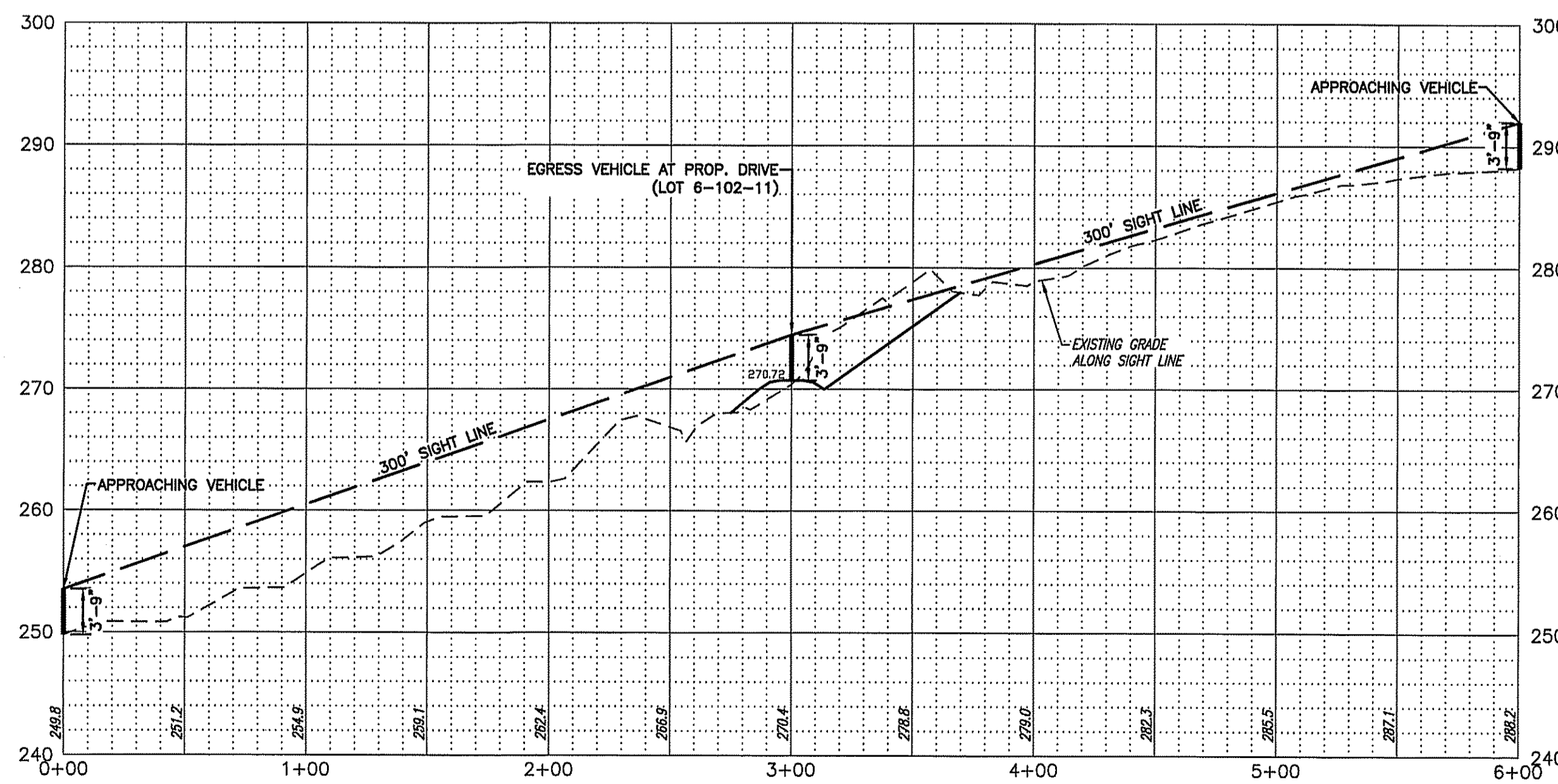
DRIVEWAY PLAN - TAX MAP LOT 6-102-7



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-7



DRIVEWAY PLAN - TAX MAP LOT 6-102-11

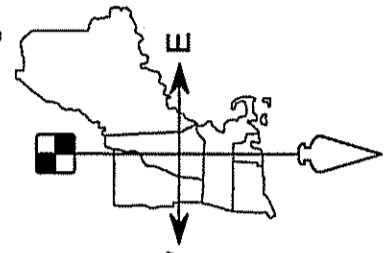


DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-11

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GRAPHIC SCALE
50' 25' 0' 25' 50' 100'
IMPERIAL: 1"=50'(H), 10'(V)

REV.	DATE	DESCRIPTION	BY	CHK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
TAX MAP 6 LOTS 102-7, 102-10 & 102-11

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

COUNTY ROAD
AMHERST, NEW HAMPSHIRE

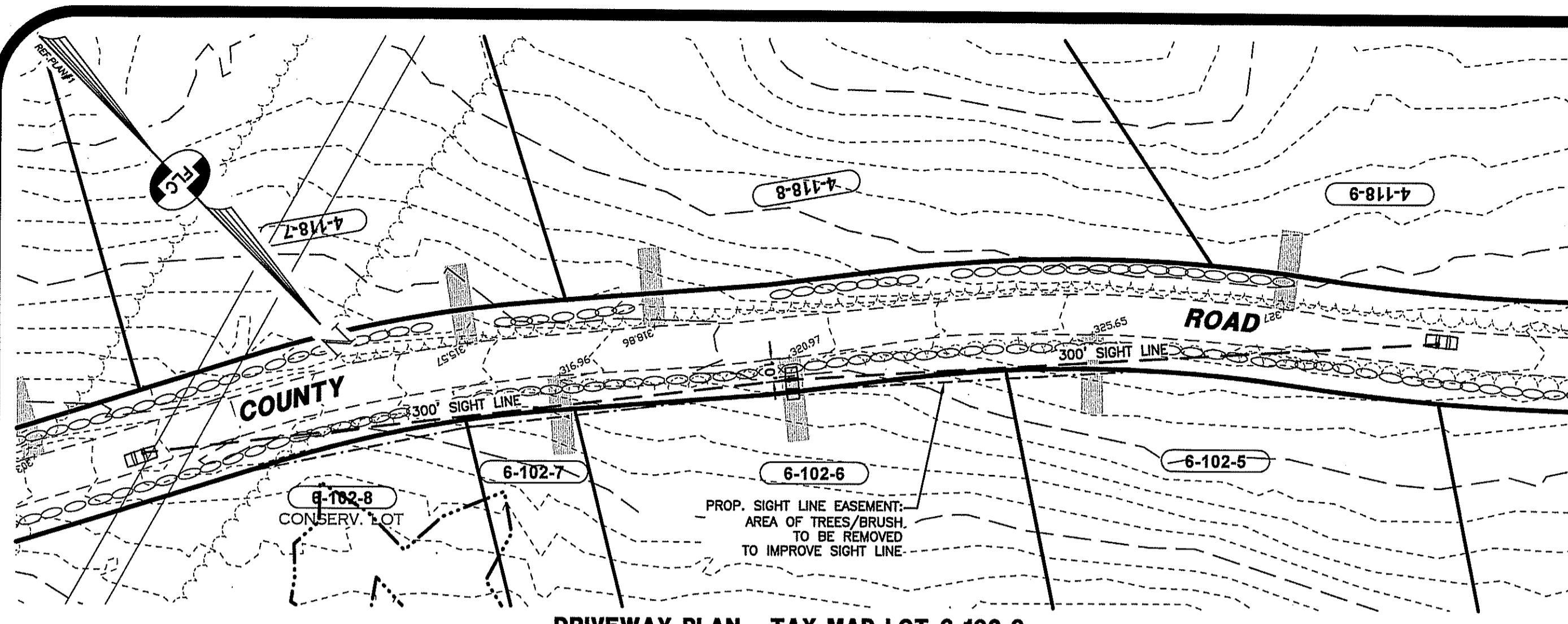
PLANS ISSUED FOR:
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NOVEMBER 22, 2023
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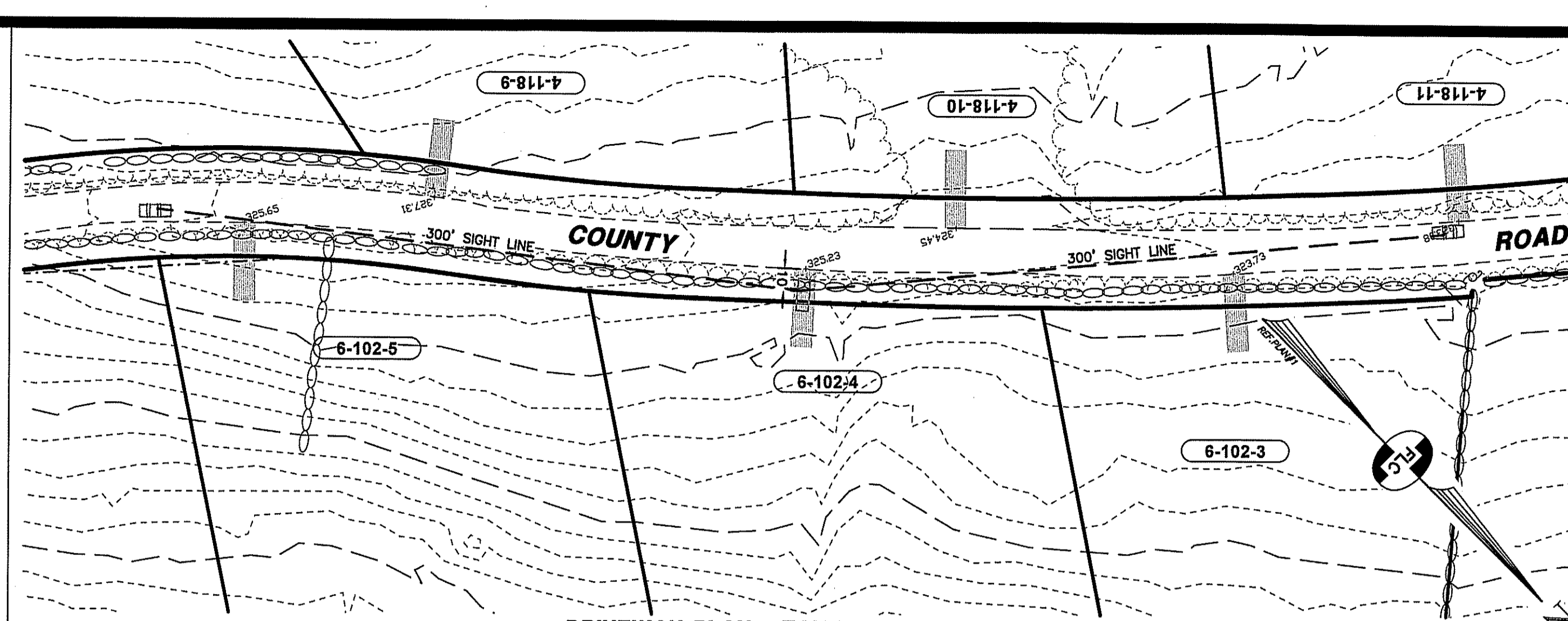
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PROJECT NO. 234110
PAGE NO.

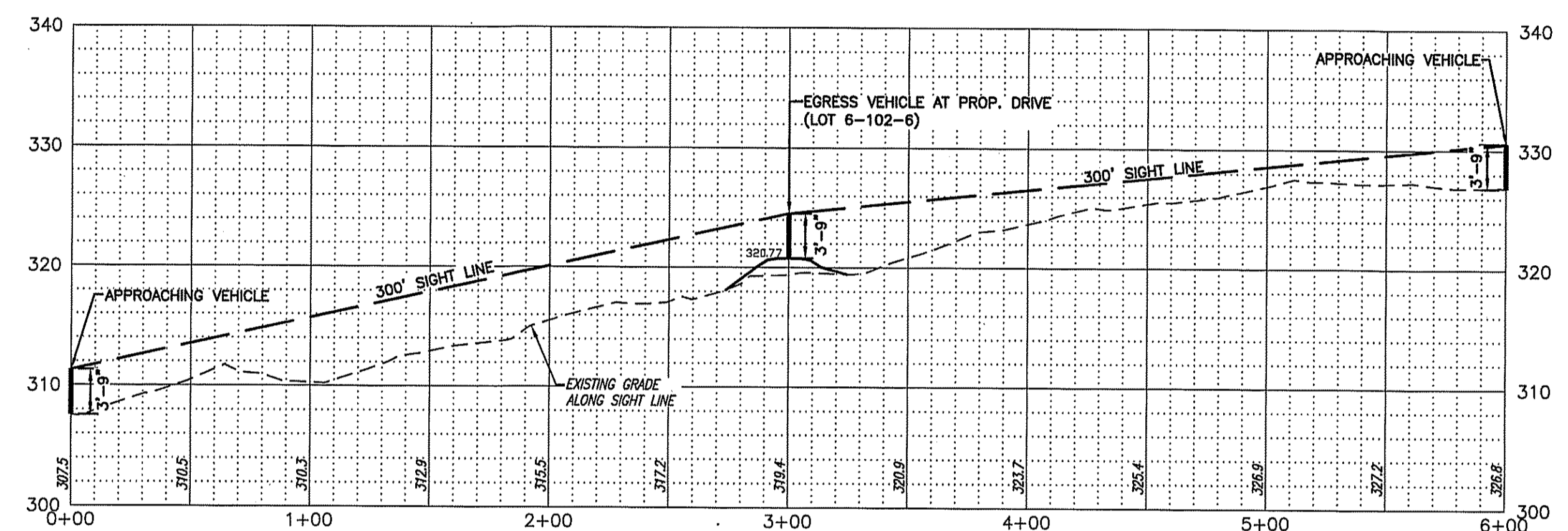
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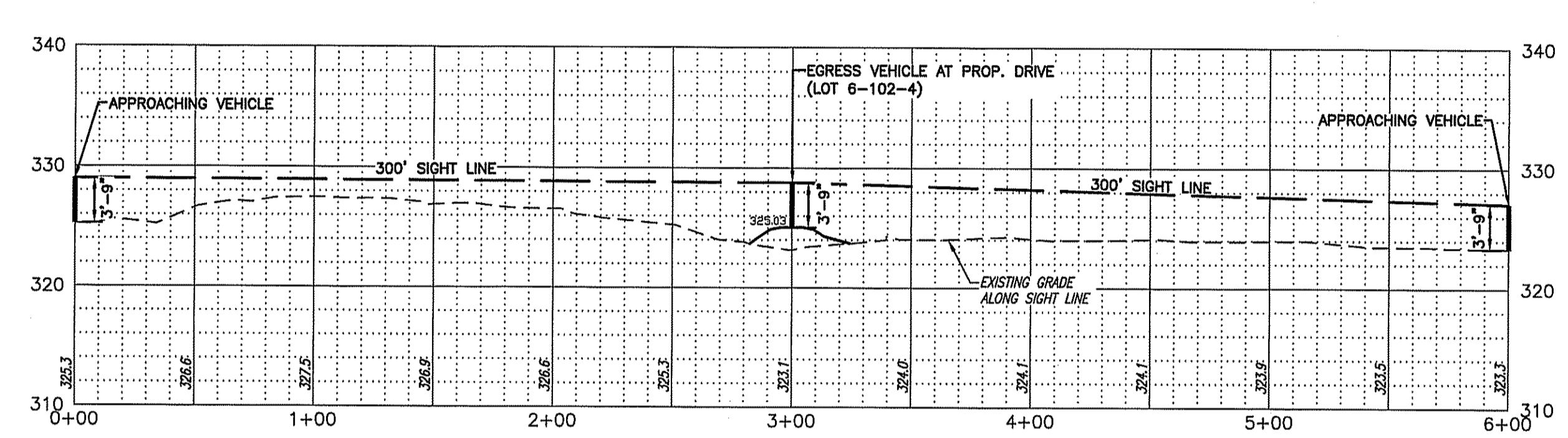
DRIVEWAY PLAN - TAX MAP LOT 6-102-6



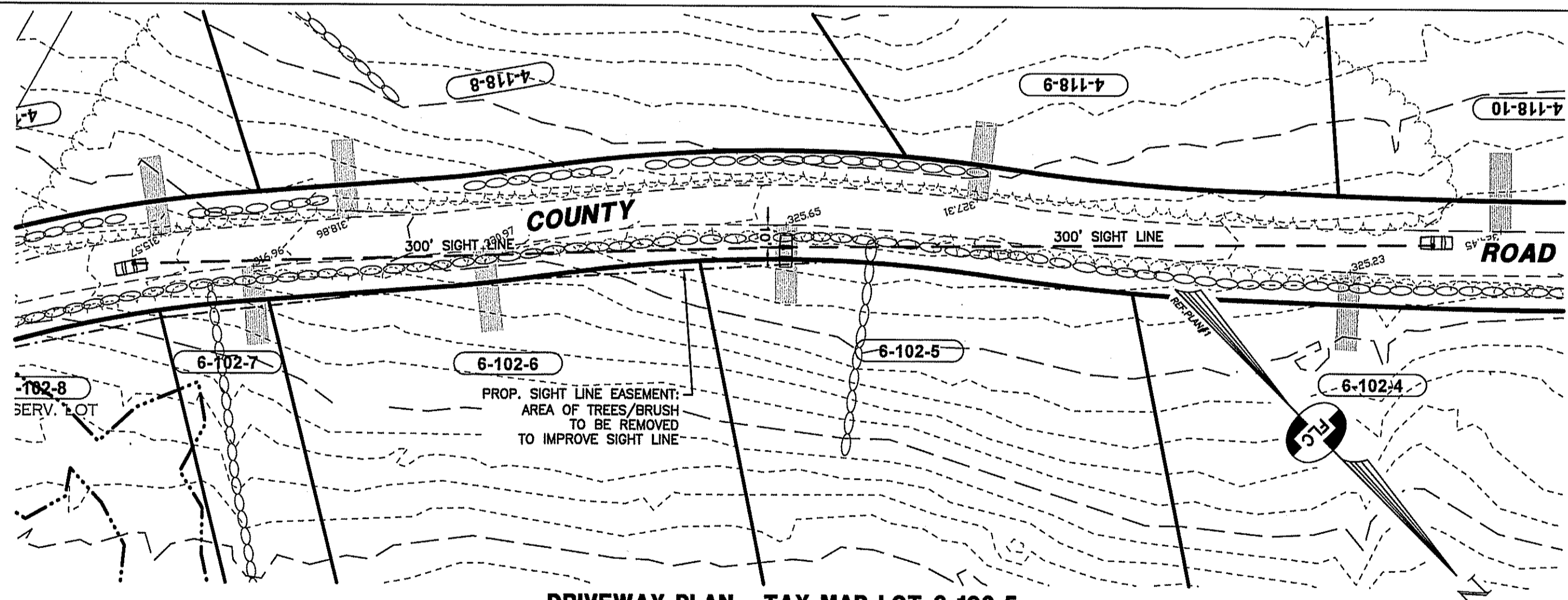
DRIVEWAY PLAN - TAX MAP LOT 6-102-4



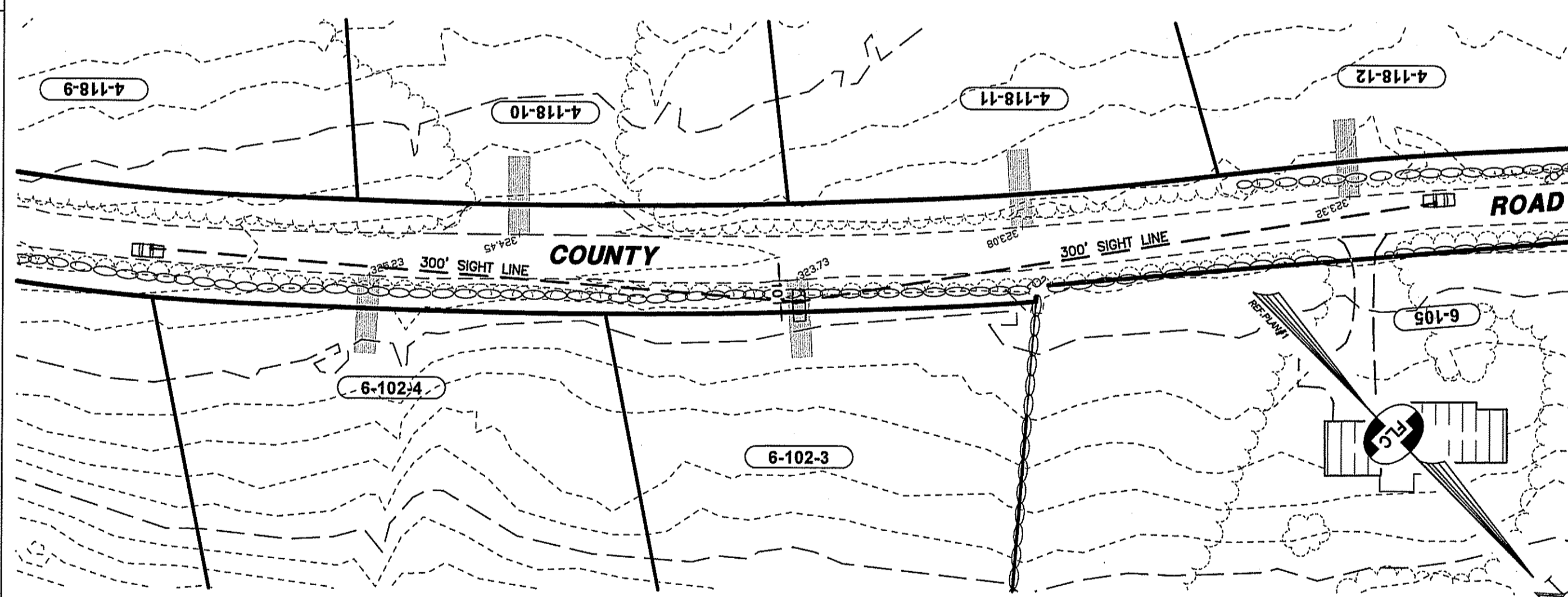
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-6



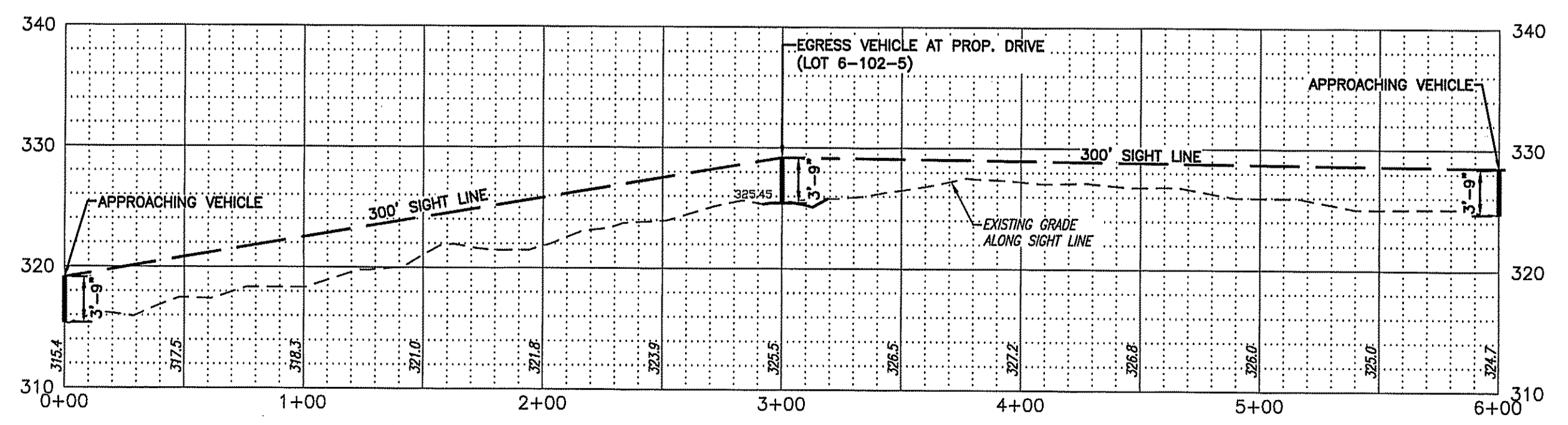
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-4



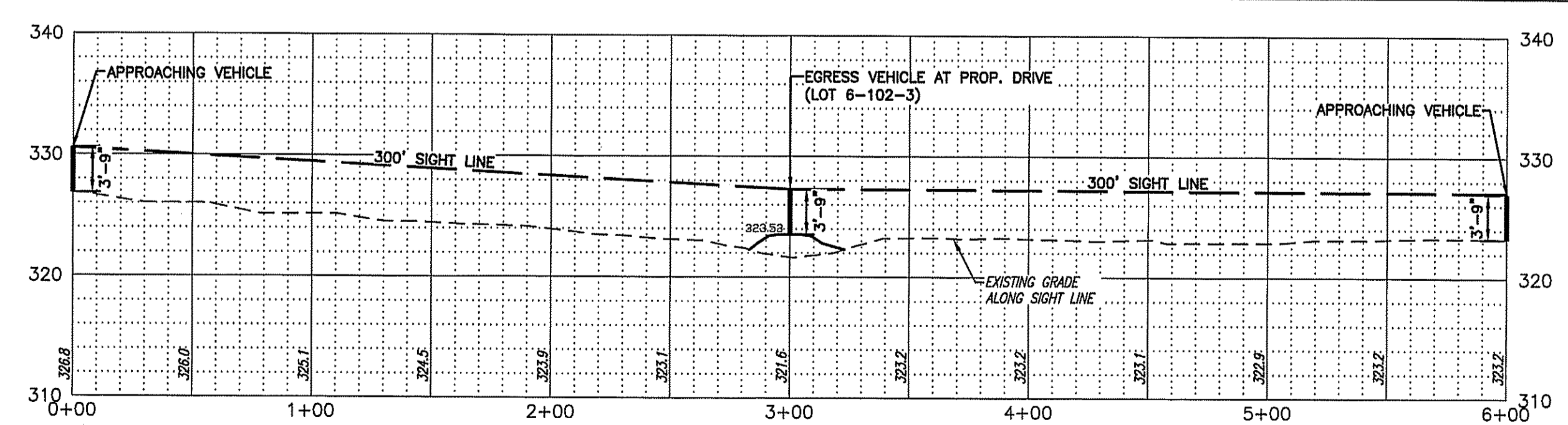
DRIVEWAY PLAN - TAX MAP LOT 6-102-5



DRIVEWAY PLAN - TAX MAP LOT 6-102-3



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-5



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-3

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GRAPHIC SCALE

100'
50' 25' 0' 50' (H) 10'(V)
IMPERIAL: 1"=50'(H) 10'(V)

REV.	DATE	DESCRIPTION
DR		CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
TAX MAP 6 LOTS 102-3, 102-4, 102-5 & 102-6

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

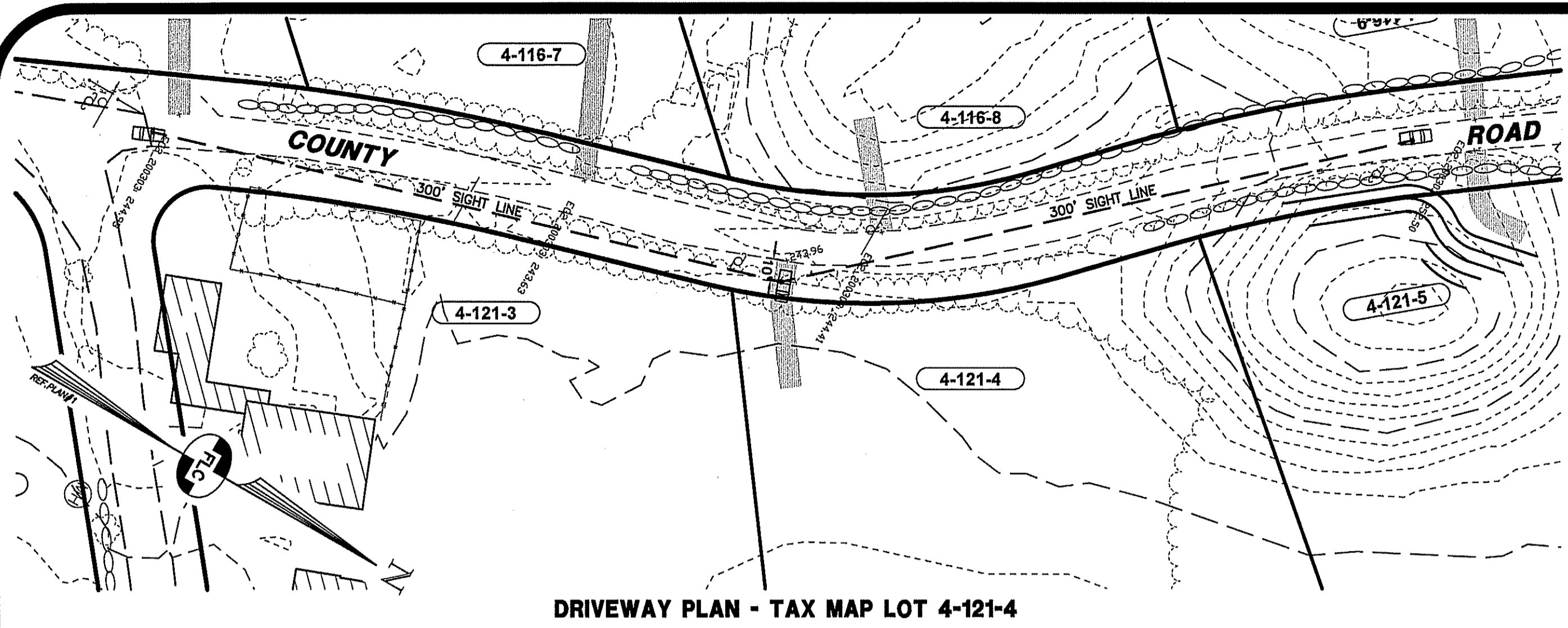
COUNTY ROAD
AMHERST, NEW HAMPSHIRE

PLANS ISSUED FOR:
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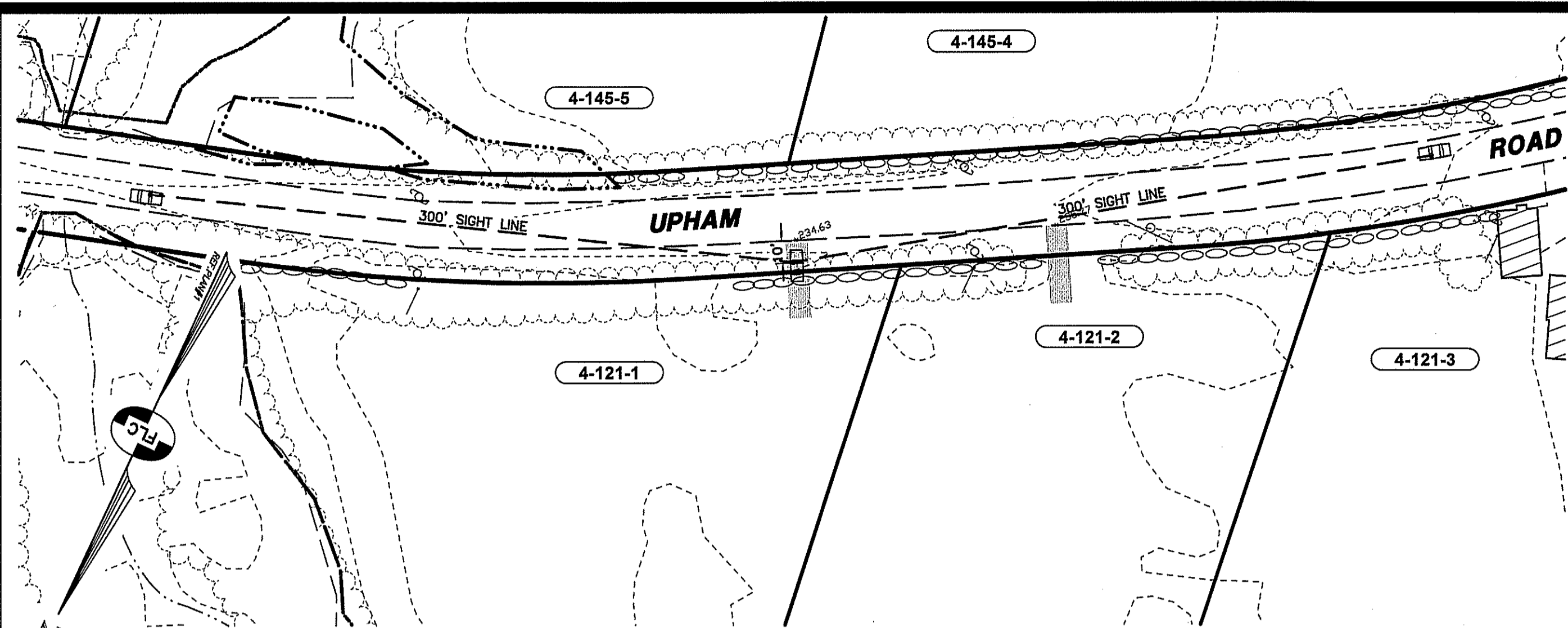
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NOVEMBER 22, 2023
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SD-7
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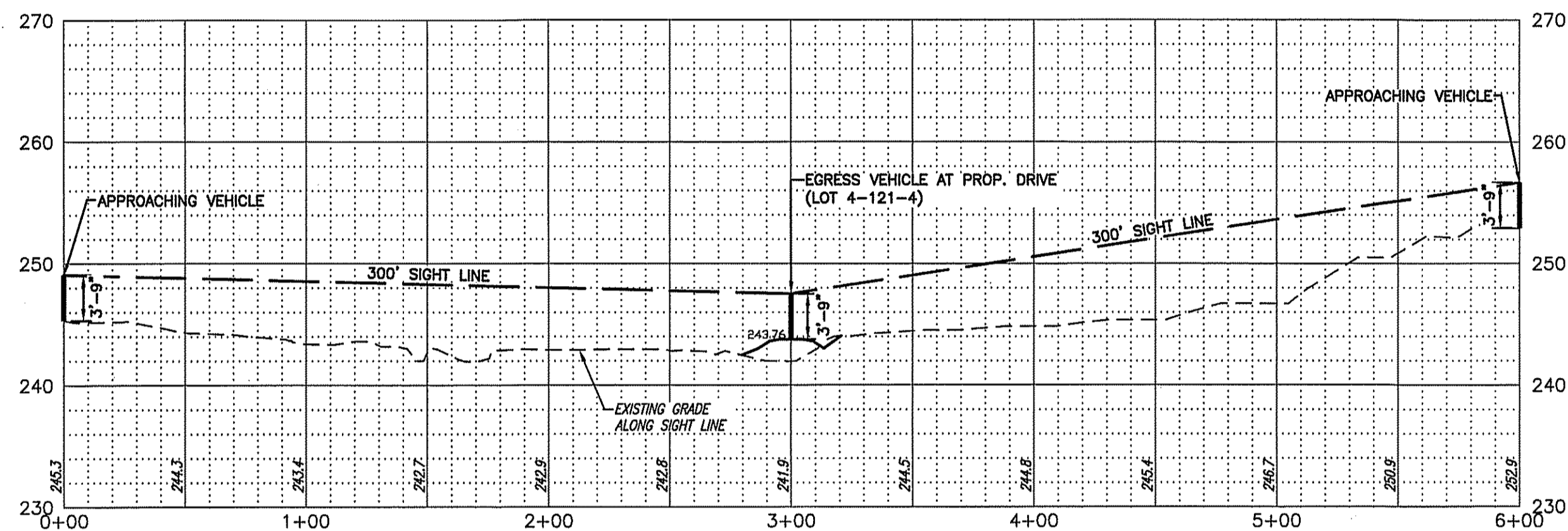
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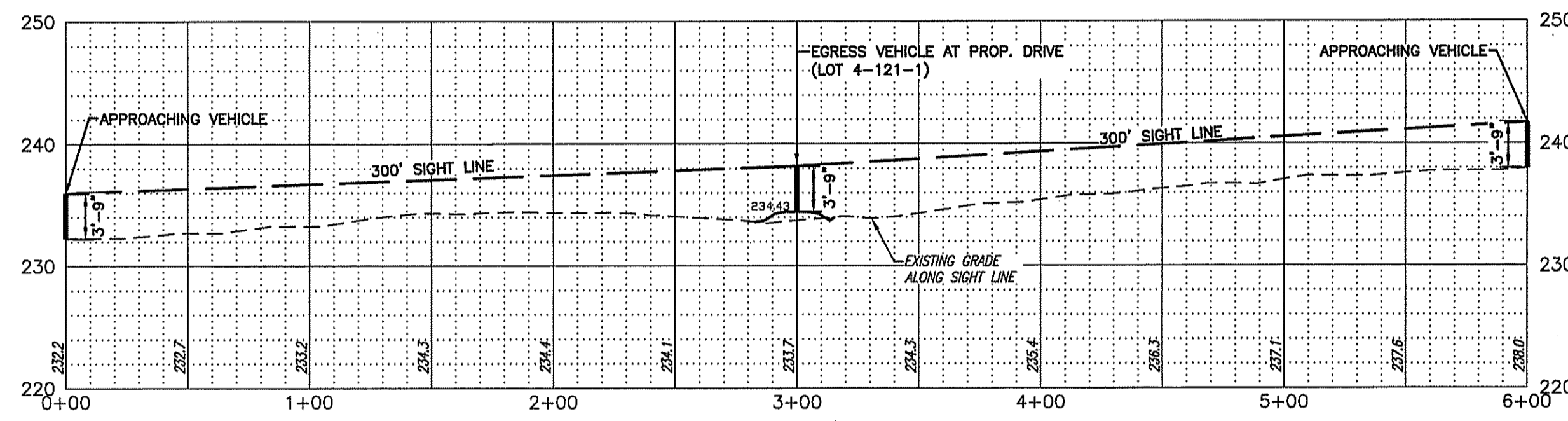
DRIVEWAY PLAN - TAX MAP LOT 4-121-4



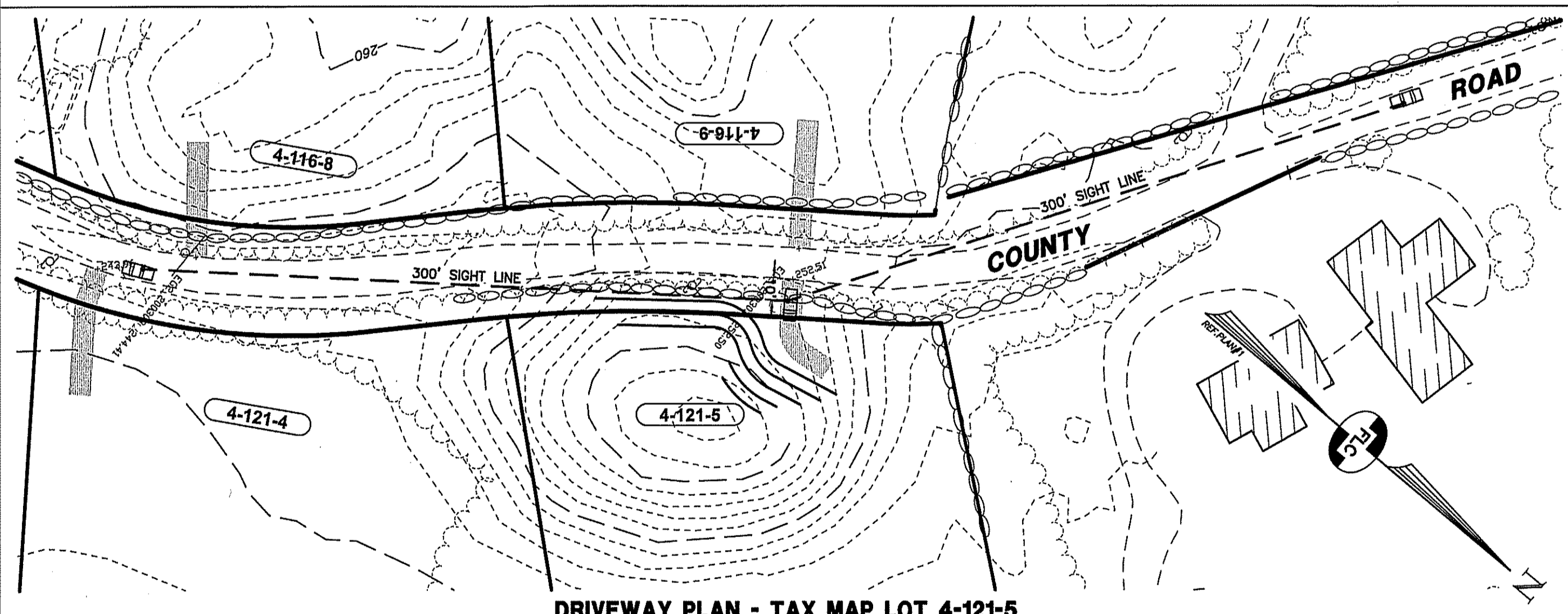
DRIVEWAY PLAN - TAX MAP LOT 4-121-1



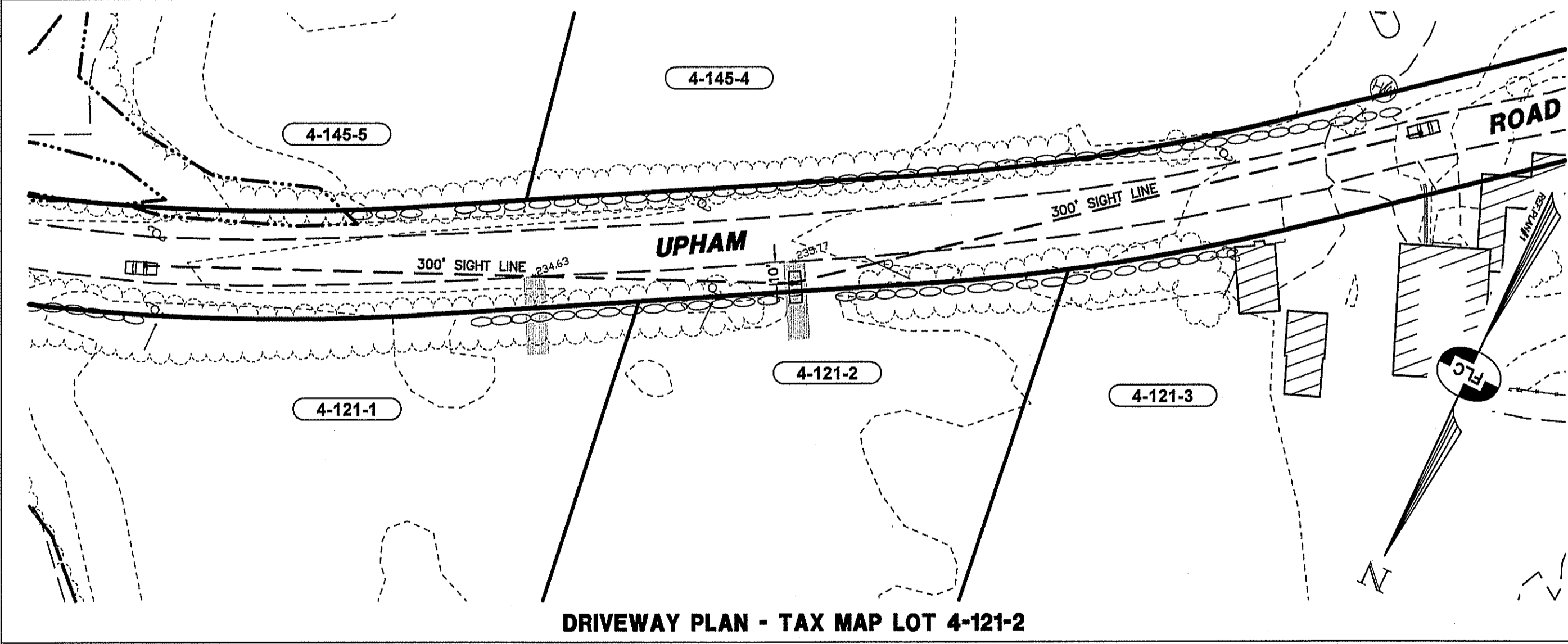
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-121-4



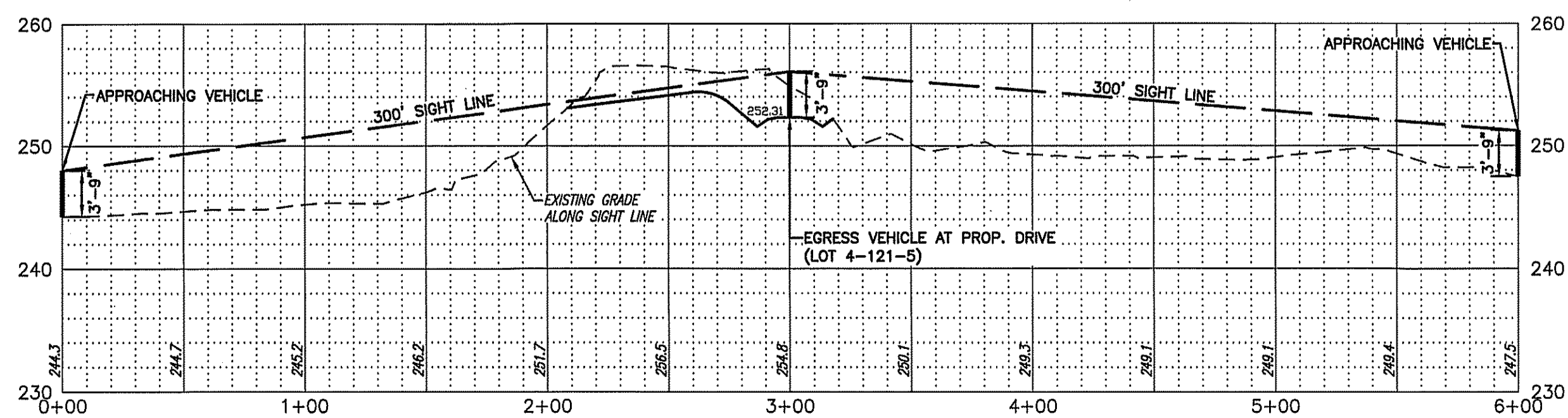
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-121-1



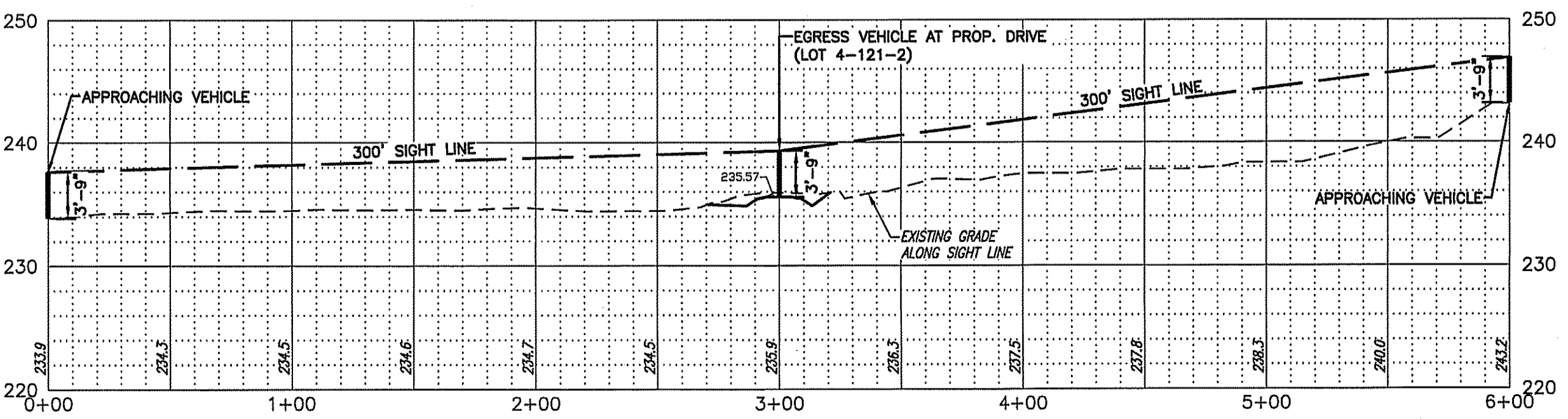
DRIVEWAY PLAN - TAX MAP LOT 4-121-5



DRIVEWAY PLAN - TAX MAP LOT 4-121-2



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-121-5

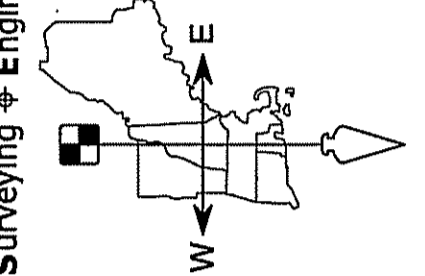


DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-121-2

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GRAPHIC SCALE
1" = 50' HORIZ. / 10' VERT.
IMPERIAL: 1" = 50'(H) 10'(V)
0 25 50 100

REV.	DATE	DESCRIPTION	DR	CK

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
TAX MAP 4 LOTS 121-1, 121-2, 121-4 & 121-5

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

COUNTY ROAD
AMHERST, NEW HAMPSHIRE

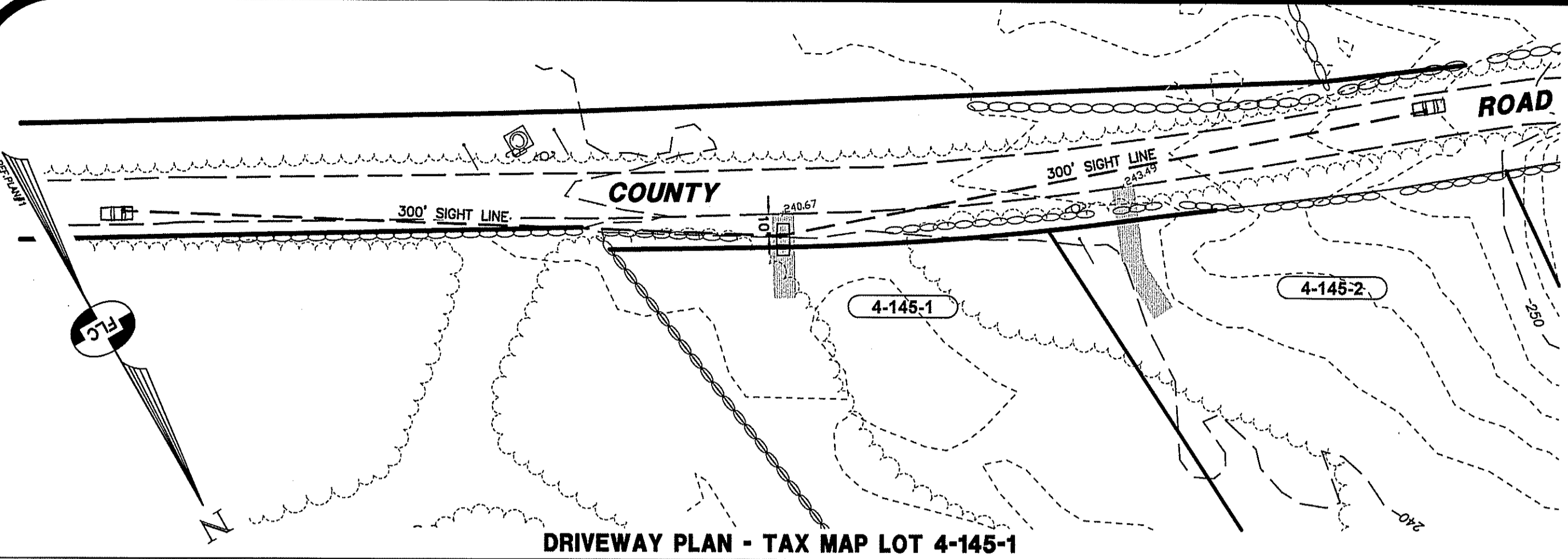
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SCALE: 1" = 50' HORIZ. / 10' VERT.
NOVEMBER 22, 2023

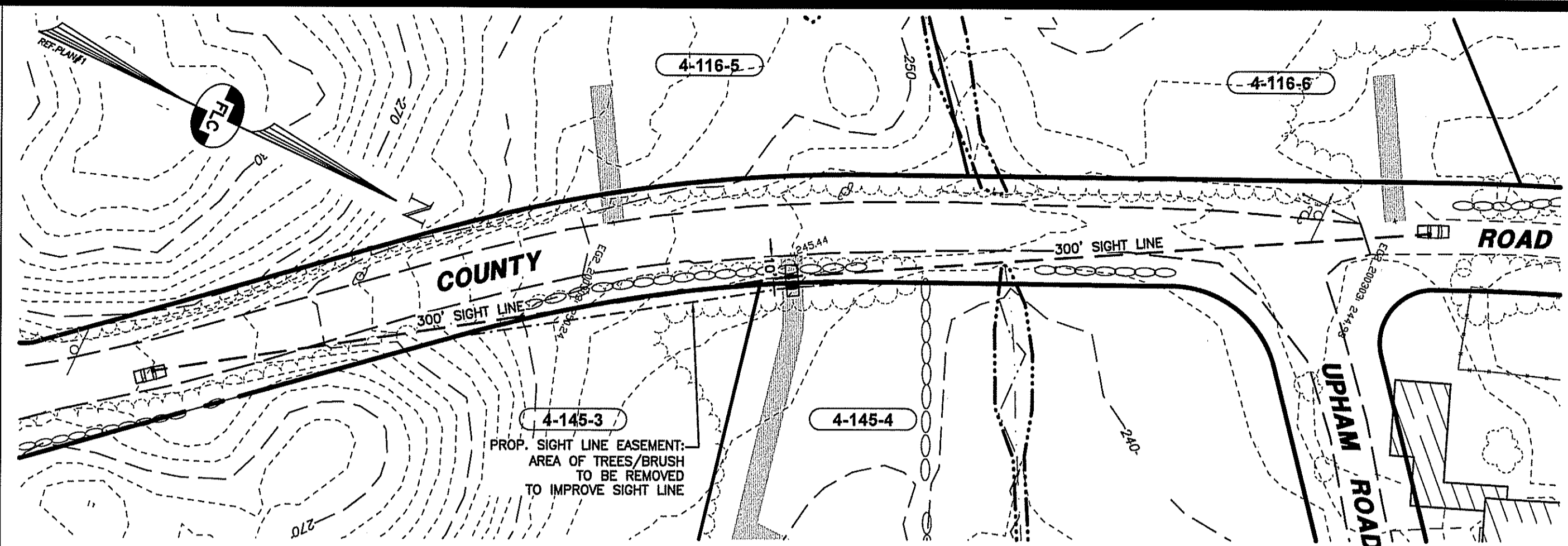
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PROJECT NO. 2341.10
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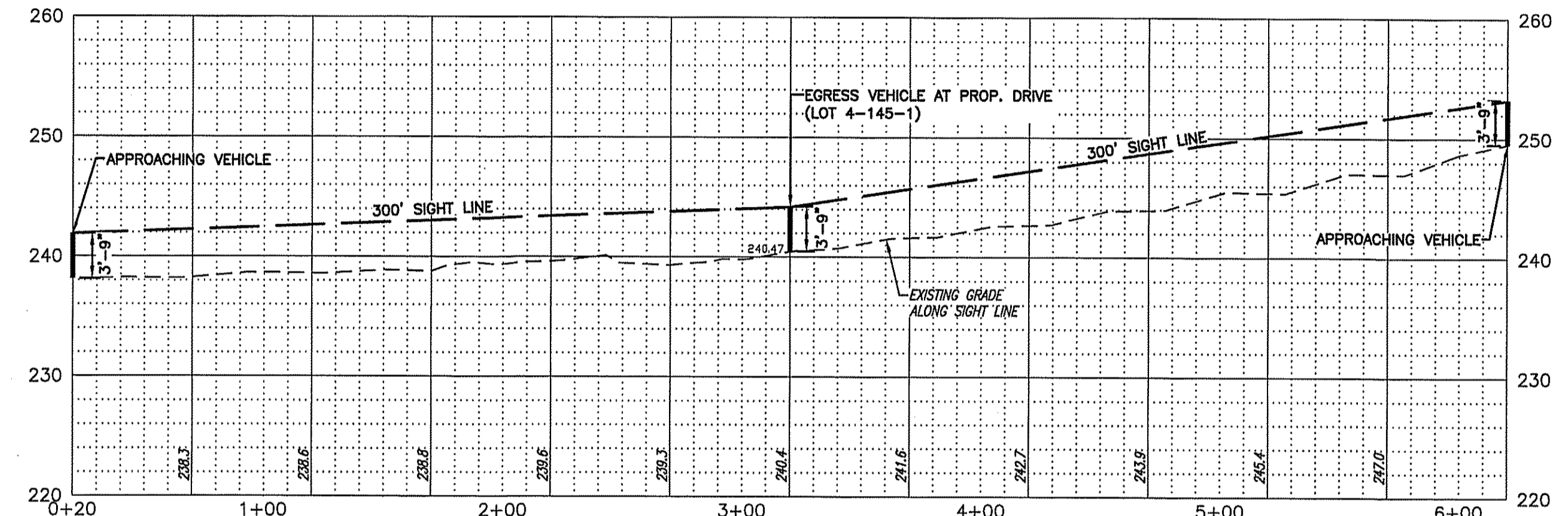
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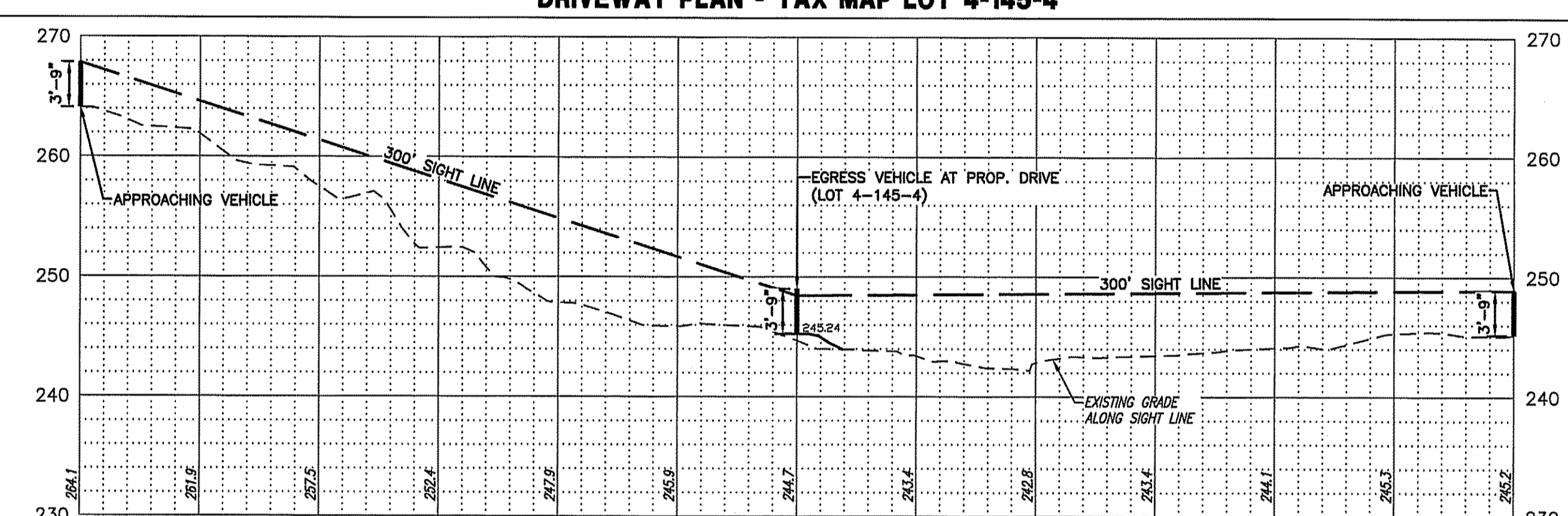
DRIVEWAY PLAN - TAX MAP LOT 4-145-1



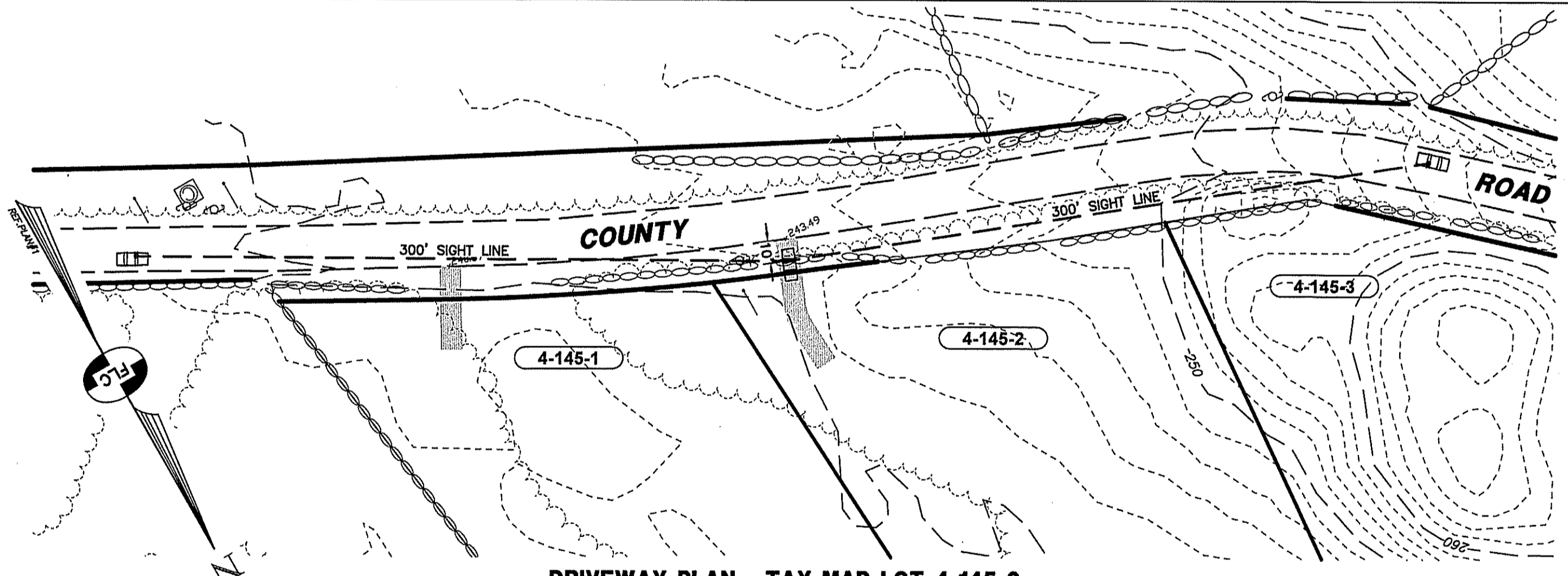
DRIVEWAY PLAN - TAX MAP LOT 4-145-4



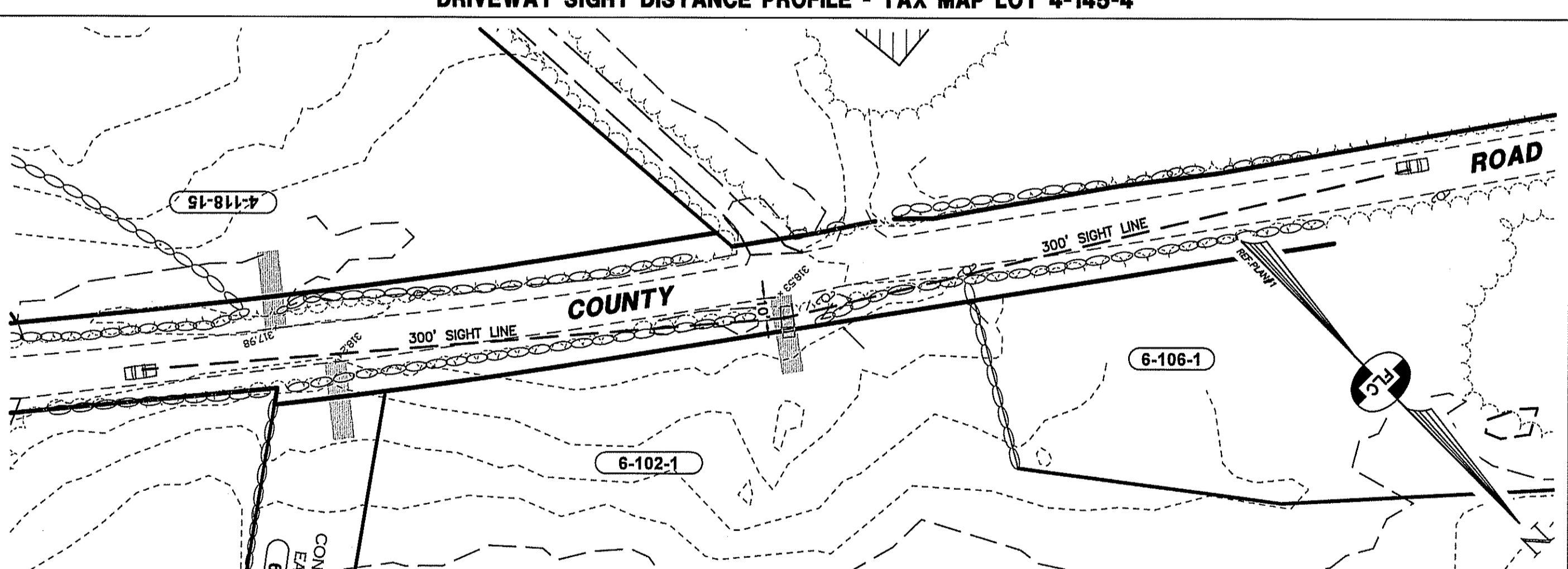
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-145-1



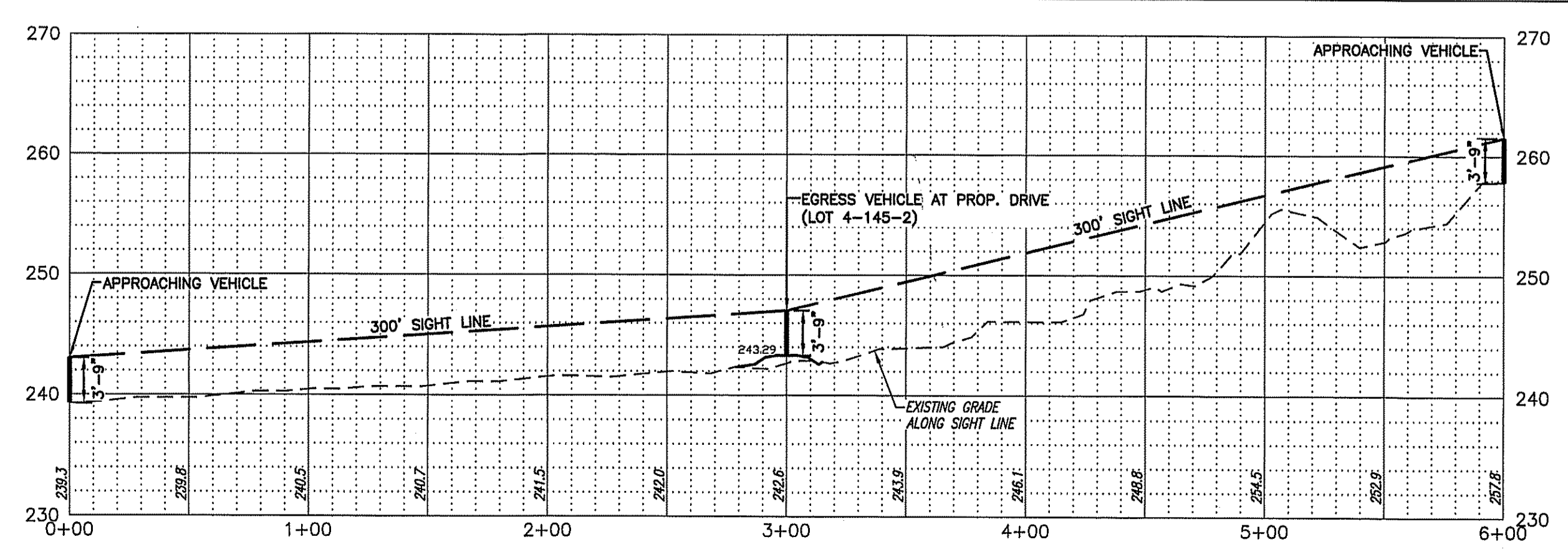
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-145-4



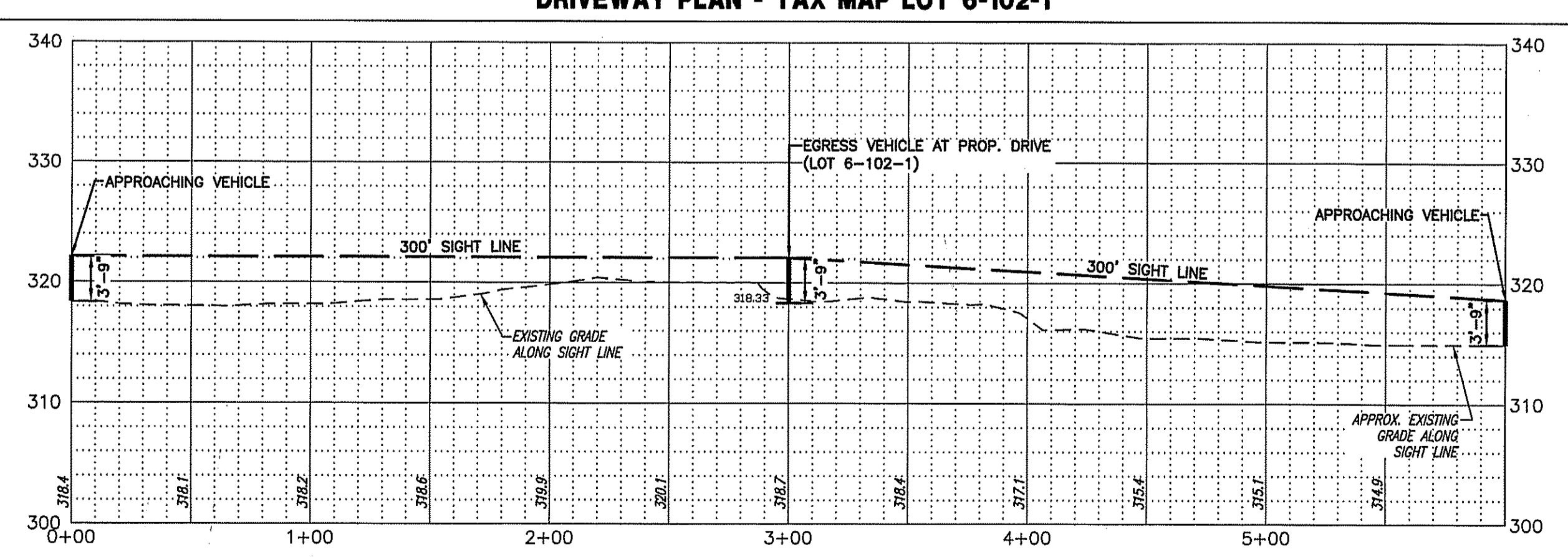
DRIVEWAY PLAN - TAX MAP LOT 4-145-2



DRIVEWAY PLAN - TAX MAP LOT 6-102-1



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 4-145-2



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-1

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GRAPHIC SCALE

50' 25' 0' 50' 100'

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

REV.	DATE	DESCRIPTION
DR		
CK		

DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
TAX MAP 4 LOTS 145-1, 145-2, 145-4 & 102-1

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

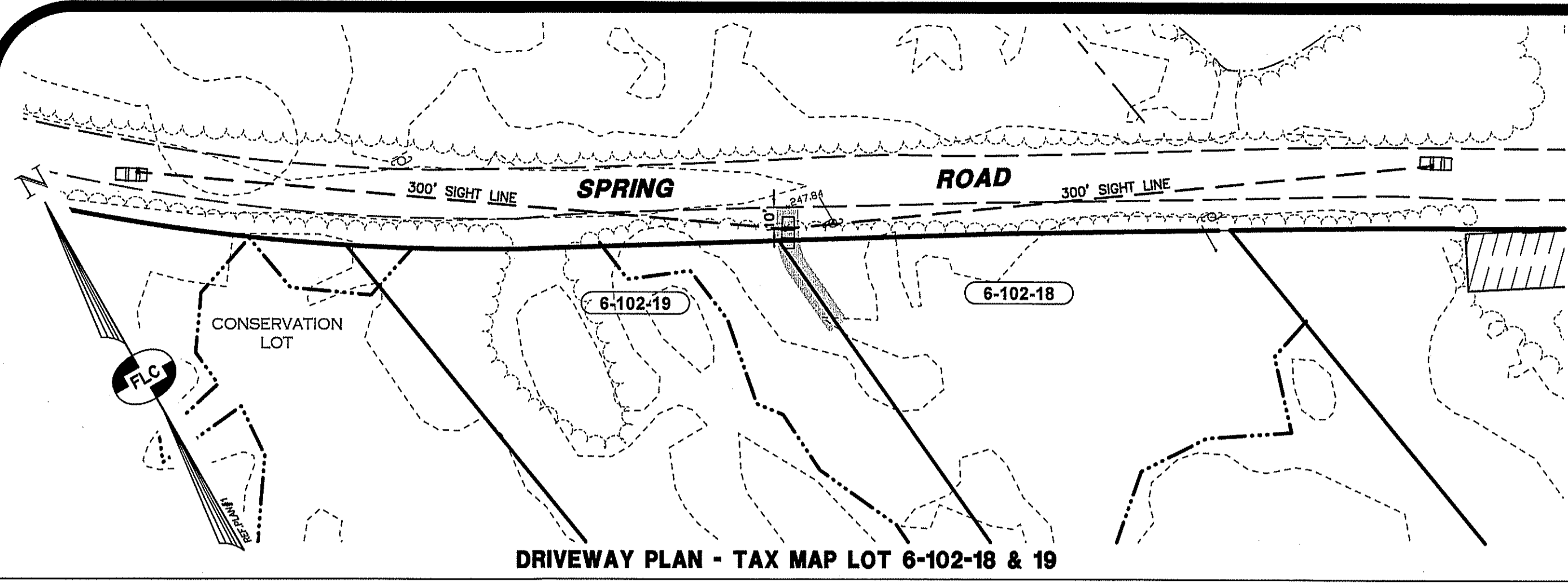
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AMHERST, NEW HAMPSHIRE

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NOVEMBER 22, 2023

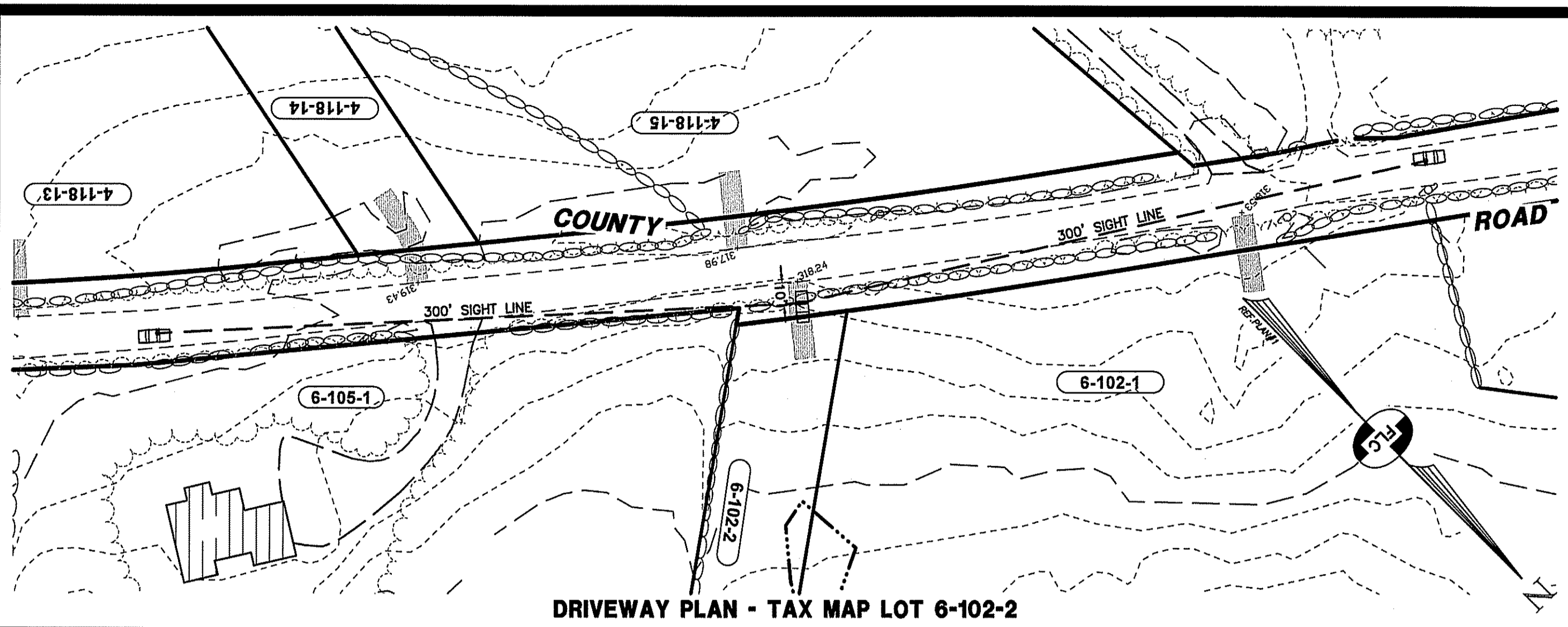
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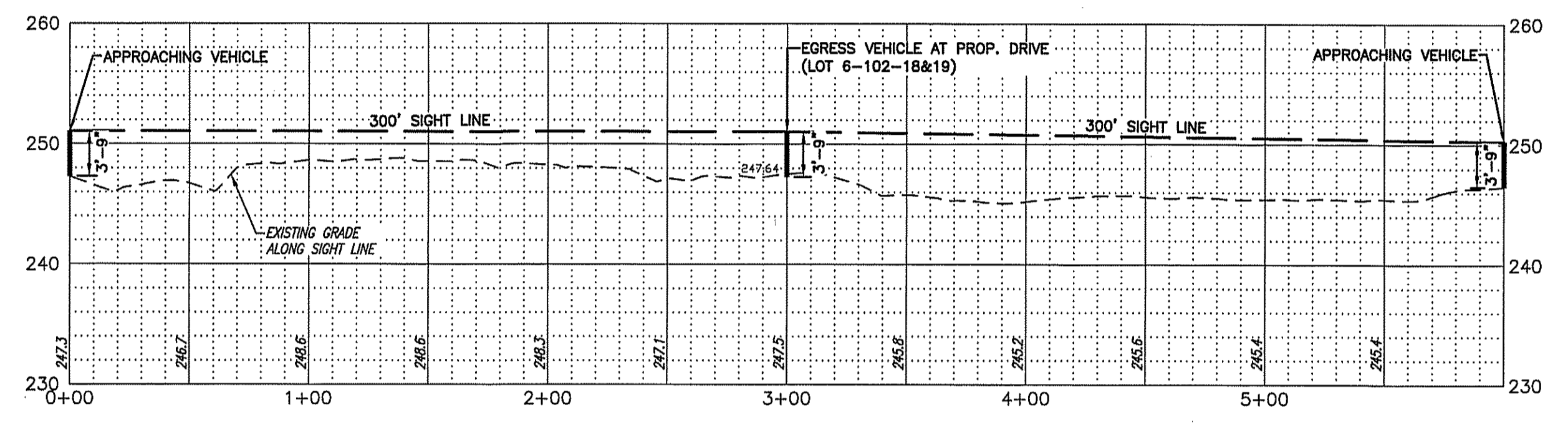
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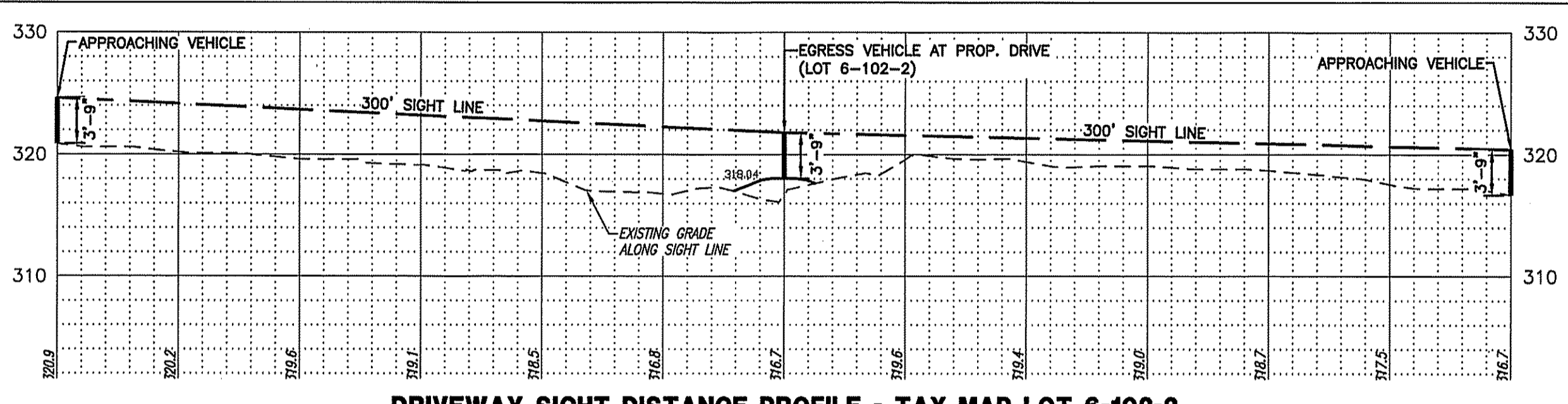
DRIVEWAY PLAN - TAX MAP LOT 6-102-18 & 19



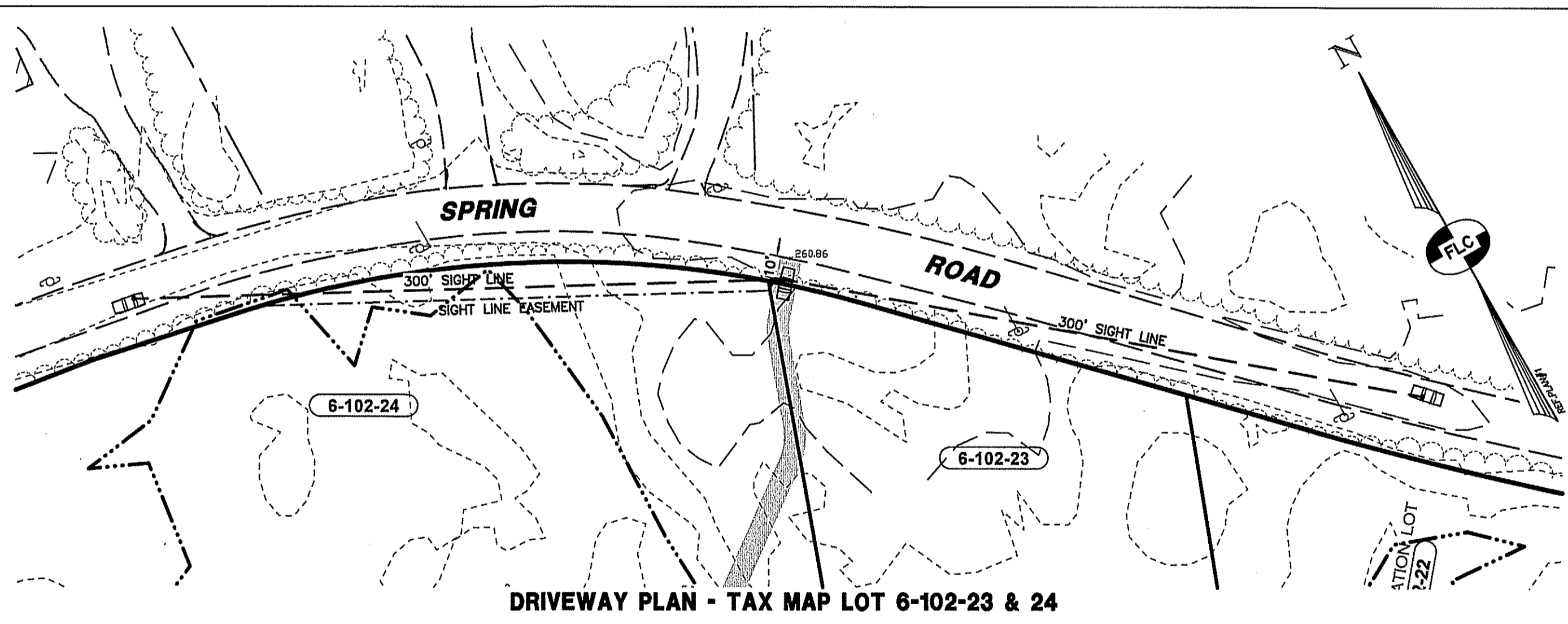
DRIVEWAY PLAN - TAX MAP LOT 6-102-2



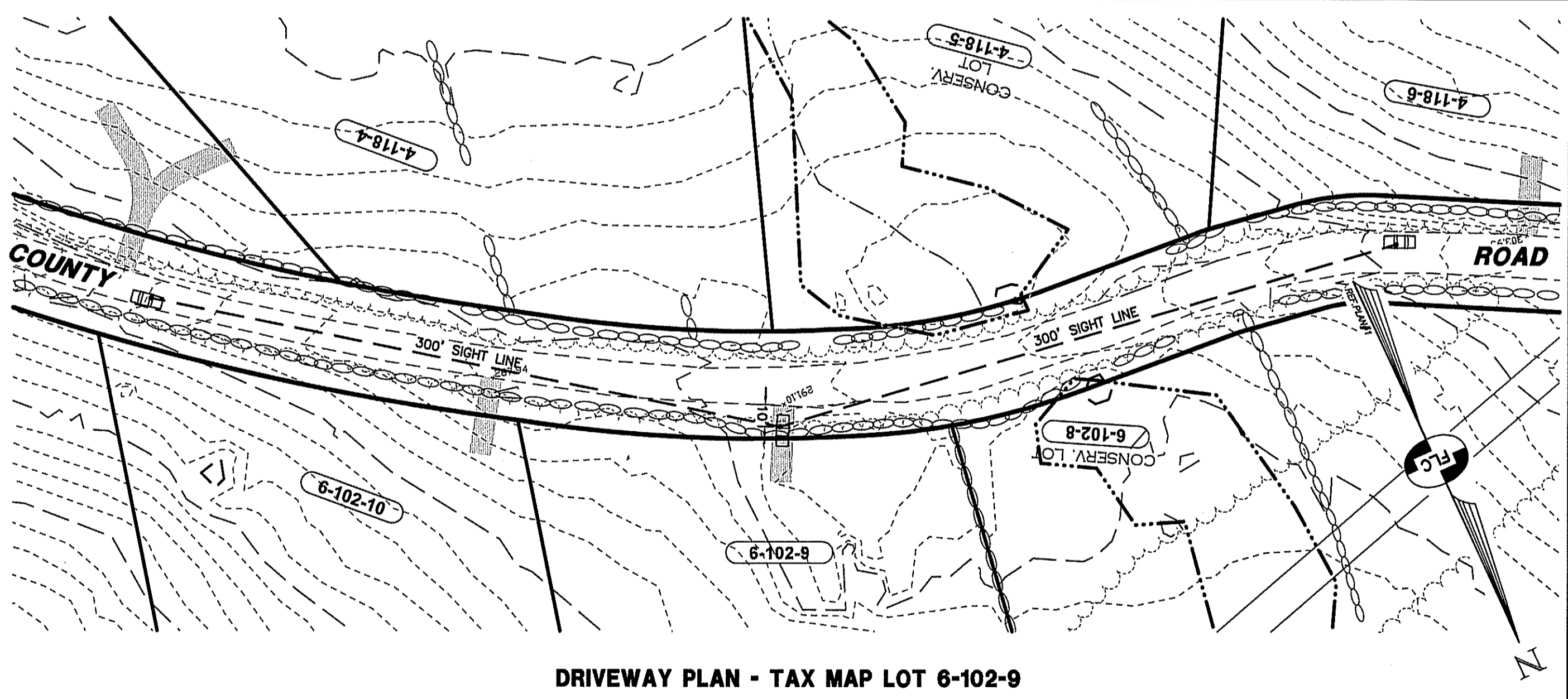
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-18 & 19



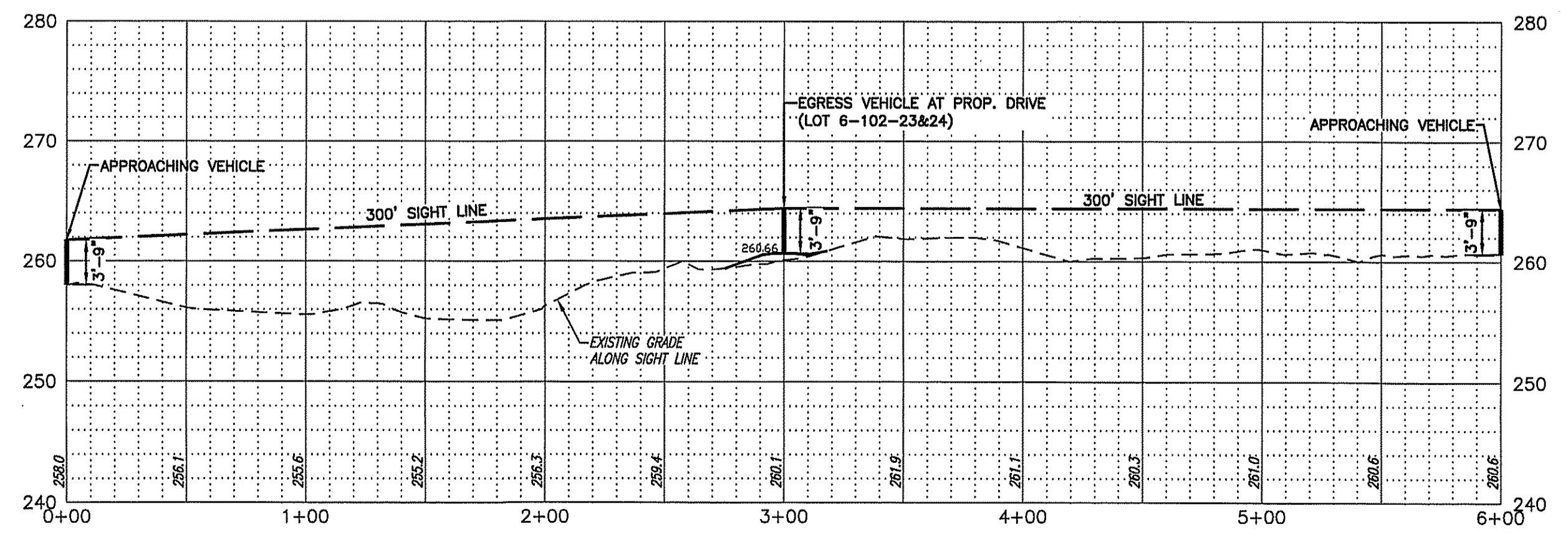
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-2



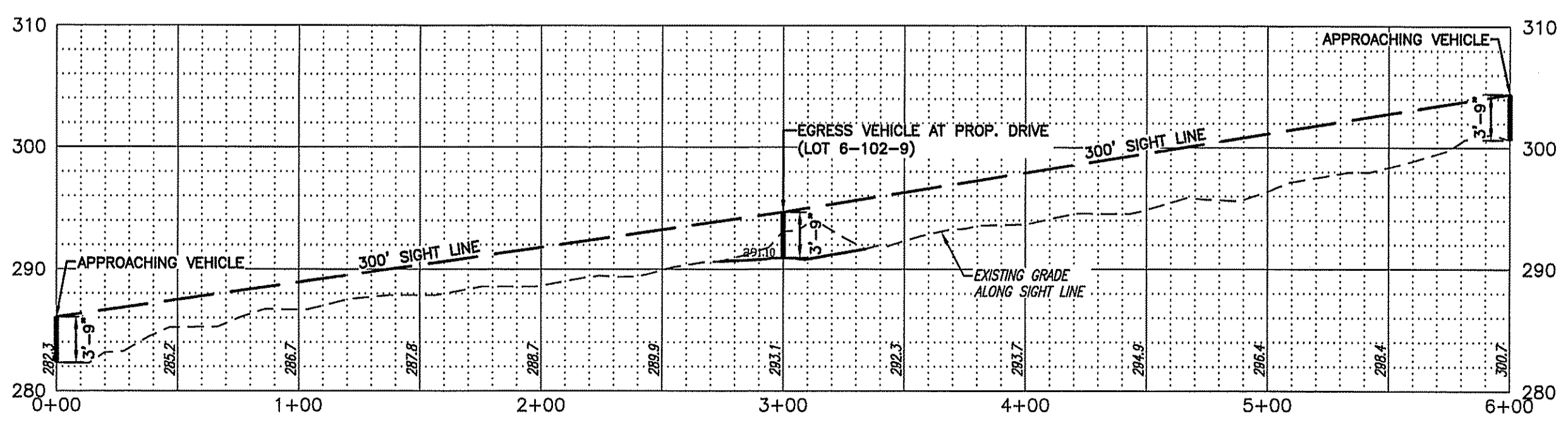
DRIVEWAY PLAN - TAX MAP LOT 6-102-23 & 24



DRIVEWAY PLAN - TAX MAP LOT 6-102-9



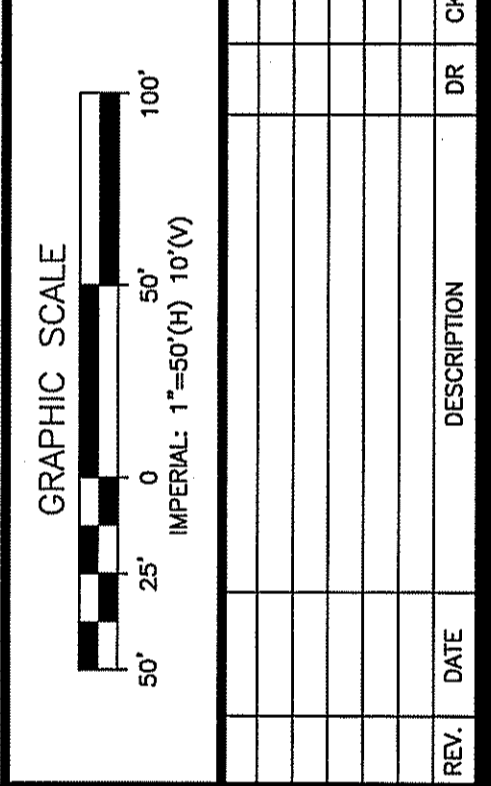
DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-23 & 24



DRIVEWAY SIGHT DISTANCE PROFILE - TAX MAP LOT 6-102-9

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REV.	DATE	DESCRIPTION	DR	CK



DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
 TAX MAP 6 LOTS 102-18 & 19, 102-23 & 24, 102-9 & 102-2
VONDEROSA PROPERTIES, LLC
 3 HUXLEY LANE, AMHERST, NH 03031
 COUNTY ROAD
 AMHERST, NEW HAMPSHIRE
 PLANS ISSUED FOR:
MUNICIPAL REVIEW
 SCALE: 1" = 50' HORIZ. / 10' VERT.
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