

**LEGEND:**

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EDGE OF WETLANDS
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL

5-159-1 EXISTING TAX MAP AND LOT NUMBER

EXISTING BUILDING

EXIST. GRANITE BOUND FOUND

EXIST. DRILL HOLE FOUND/SET

EXIST. IRON PIPE FOUND

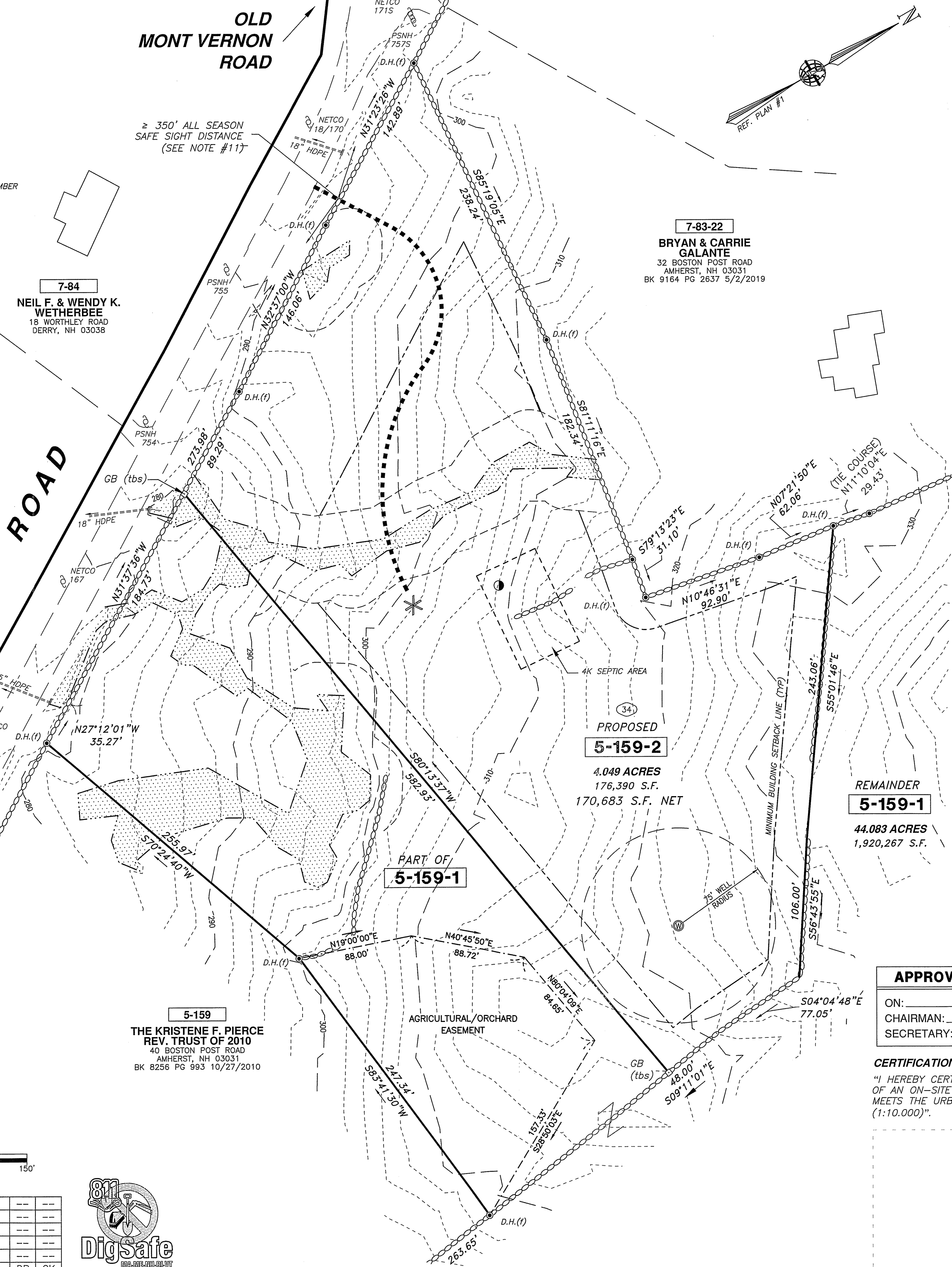
PREFERRED DRIVE LOCATION

TEST PIT WITH DATA

75' WELL RADIUS

POTENTIAL WELL SITING

POTENTIAL 4,000 S.F. SEPTIC RESERVE AREA



**7-83-22**  
**BRYAN & CARRIE GALANTE**  
 32 BOSTON POST ROAD  
 AMHERST, NH 03031  
 BK 9164 PG 2637 5/2/2019

**7-84**  
**NEIL F. & WENDY K. WETHERBEE**  
 18 WORTHLEY ROAD  
 DERRY, NH 03038

**5-158**  
**KRISTENE F. PIERCE**  
 40 BOSTON POST ROAD  
 AMHERST, NH 03031

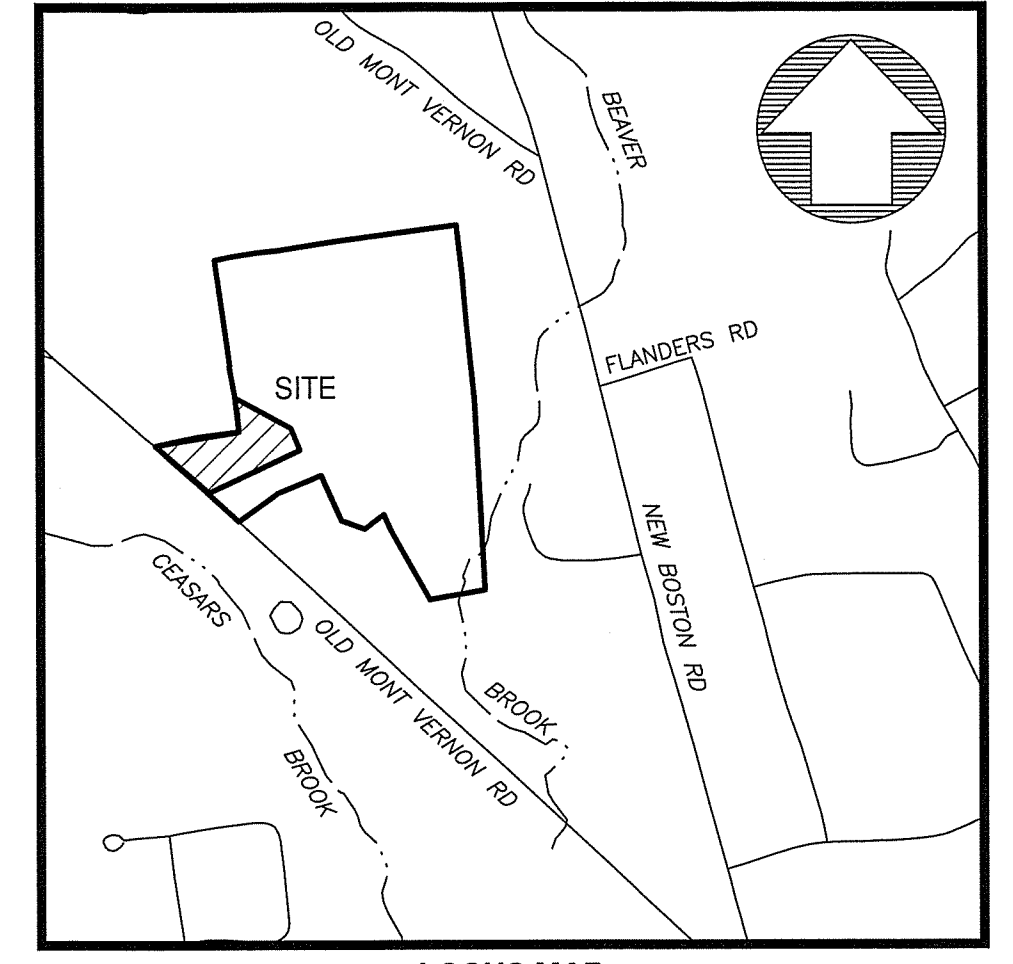
**PROPOSED**  
**5-159-2**  
 4.049 ACRES  
 176,390 S.F.  
 170,683 S.F. NET

**REMAINDER**  
**5-159-1**  
 44.083 ACRES  
 1,920,267 S.F.

**5-159**  
**THE KRISTENE F. PIERCE REV. TRUST OF 2010**  
 40 BOSTON POST ROAD  
 AMHERST, NH 03031  
 BK 8256 PG 993 10/27/2010

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION OF THE AREA OF LOT 5-159-1 DESIGNATED AS "WITHDRAWABLE LAND" OF THE PREW PURCHASE - WEST VILLAGE PRD CONDOMINIUM AS DESCRIBED IN THE NOTE #3.D DOCUMENTS RELATED TO REFERENCE PLAN #1. LOT 5-159-2 WILL BE RETAINED BY CLEARVIEW DEVELOPMENT, LLC AND THE REMAINDER LOT 5-159-1 WILL BE CONVEYED TO THE TOWN OF AMHERST. ALL APPROVALS, PERMITS, CONDITIONS, ETC. RELATIVE TO THE PREVIOUSLY APPROVED AND/OR AMENDED WEST VILLAGE CONDOMINIUM SUBDIVISION REMAIN IN EFFECT UNLESS SPECIFICALLY ADDRESSED HEREON.
- THE WEST VILLAGE CONDOMINIUM UNIT OWNERSHIP IS AS FOLLOWS:  
 a. UNITS 1-2 & 12-22, CLEARVIEW DEVELOPMENT GROUP, LLC, 379 AMHERST STREET PMB 417, NASHUA, NH 03063. SEE HC RD BK.9248, PG.2984 & 2987, DATED: 12/28/19.  
 b. UNITS 3-11 & 23-25, TOWN OF AMHERST, P.O. BOX 690, AMHERST, NH. SEE HC RD BK.9737, PG.559, DATED: 10/25/23.
- SEE OTHER WEST VILLAGE RIGHTS:  
 a. COMMON AREA INTEREST HELD BY EAST VILLAGE DEVELOPMENT, LLC AT HC RD BK.9742, PG.2388, DATED:10/26/23.  
 b. CONSERVATION EASEMENT HELD BY THE AMHERST LAND TRUST AT HC RD BK.9737, PG.415, DATED:10/25/23 & BK.9737, PG.540, DATED: 10/25/23.  
 c. AGRICULTURAL / ORCHARD EASEMENT HELD BY THE KRISTENE F. PIERCE REV. TRUST OF 2010 AT HC RD BK.9737, PG.477, DATED: 10/25/23 (SEE REFERENCE PLAN #3).  
 d. ASSOCIATED CONDOMINIUM DECLARATION WITH AMENDMENTS, COVENANTS & RESTRICTIONS AND RELATED AGREEMENTS AS RECORDED AT THE HC RD.
- SEE NH DES WETLANDS PERMIT 2022-02502 DATED: 10/18/22 AND THE ASSOCIATED TOWN OF AMHERST CUP FOR WETLANDS & BUFFER DISTURBANCE APPROVED ON 9/21/22. EACH REMAINS IN EFFECT FOR THIS SUBDIVISION.
- LOT 5-159-1 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 AQUIFER PROTECTION CONSERVATION & WELLHEAD PROTECTION DISTRICT & WATERSHED PROTECTION DISTRICT WITH 25' WETLAND BUFFERS AS SHOWN.
- LOT 5-159-1 IS NOT SUBJECT TO THE SPECIAL FLOOD HAZARD ZONE AE, PER FIRM COMMUNITY PANEL NO. 3301C0344D, EFFECTIVE: 9/25/08.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987) AND REGIONAL SUPPLEMENT BY THOMAS E. CARR, CIVIL ENGINEER IN THE SPRING OF 2019. TEST PITS WERE INSPECTED BY THOMAS E. CARR, PERMITTED SEPTIC DESIGNER IN THE SPRING OF 2019 & FALL OF 2021 AND INDICATE THE PARCEL IS SUITABLE FOR DEVELOPMENT.
- THE BOUNDARY INFORMATION SHOWN IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE IN THE SPRING & SUMMER OF 2019.
- THE PLAN HORIZONTAL ORIENTATION IS MAGNETIC (1994) AND THE VERTICAL DATUM OF THE CONTOURS IS NAVD88.
- THE PROPOSED LOT WILL BE ACCESSED BY AN INDIVIDUAL DRIVEWAY AND WILL BE SERVICED BY AN INDIVIDUAL SEPTIC SYSTEM & WELL, OVERHEAD ELECTRIC, TELEPHONE & CABLE UTILITIES AND PROPANE TANK.
- THE PROPOSED DRIVEWAY EXCEEDS 350' OF ALL SEASON SAFE SIGHT DISTANCE IN BOTH DIRECTIONS.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE AND ASSUMPTION OF LIABILITY FOR INJURIES AND DAMAGES THAT MAY OCCUR ON LAND TO BE DEDICATED FOR PUBLIC USE UNTIL LEGALLY ACCEPTED BY THE TOWN.
- AN AMHERST STORMWATER MANAGEMENT PLAN MAY BE REQUIRED FOR THE PROPOSED LOT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- THE DRIVEWAY FOR THE PROPOSED LOT MAY RELY UPON THE PREVIOUSLY GRANTED ROAD WAIVERS AS REFERENCED IN NOTE #25 OF REFERENCE PLAN #1.
- SHEETS 1 & 2 WILL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE EXISTING CONDITIONS PLAN EXHIBIT (PER REFERENCE PLAN #1) IS ON FILE AT THE TOWN OF AMHERST COMMUNITY DEVELOPMENT OFFICE.
- STATE OF NEW HAMPSHIRE, DES SUBDIVISION APPROVAL IS PENDING.
- POTENTIAL PROPOSED AGREEMENTS, EASEMENTS, RIGHTS &/OR RESTRICTIONS ETC. ARE TO BE DETERMINED AND WILL BE ADDED AS PART OF A CONDITIONAL APPROVAL IF NEEDED.



**REFERENCE PLANS:**

- PREW PURCHASE - PLANNED RESIDENTIAL DEVELOPMENT CONDOMINIUM - LAND OF: CLEARVIEW DEVELOPMENT GROUP, LLC - TAX MAP 5 LOT 159-1 & TAX MAP 7 LOT 72 - BOSTON POST ROAD & NEW BOSTON ROAD - AMHERST, NEW HAMPSHIRE, DATED: OCTOBER 4, 2021, LAST REVISED 6/15/23, RECORDED AS H.C.R.D. PLAN #41826.
- AMENDED SUBDIVISION PLAN - PREW PURCHASE - WEST VILLAGE - PLANNED RESIDENTIAL DEVELOPMENT CONDOMINIUM - LAND OF: CLEARVIEW DEVELOPMENT GROUP, LLC - TAX MAP 5 LOT 159-1 - BOSTON POST ROAD - AMHERST, NEW HAMPSHIRE, SCALE: 1"=100', DATED: AUGUST 4, 2023, PREPARED BY MERIDIAN LAND SERVICES, INC., NOT YET RECORDED.
- PREW WEST AGRICULTURAL / ORCHARD EASEMENT PLAN - PREPARED FOR: CLEARVIEW DEVELOPMENT GROUP, LLC, - TAX MAP 5 LOT 159-1 - BOSTON POST ROAD - AMHERST, NEW HAMPSHIRE, SCALE: 1"=50', DATED OCTOBER 24, 2023, RECORDED AS H.C.R.D. PLAN #41937.

**APPROVED BY AMHERST PLANNING BOARD**

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

**CERTIFICATION:**

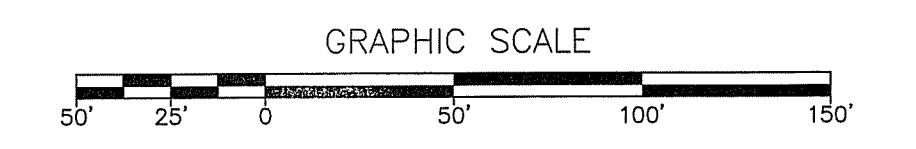
"I HEREBY CERTIFY THAT THE PROPOSED & REMAINDER LOTS ARE THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000)."

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW ONLY

4/1/24

**SUBDIVISION PLAN**  
**PREPARED FOR:**  
**CLEARVIEW DEVELOPMENT GROUP, LLC**  
 TAX MAP 5 LOT 159-1  
 BOSTON POST 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



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





**OLD MONT VERNON ROAD**

**7-84**  
NEIL F. & WENDY K. WETHERBEE  
18 WORTHLEY ROAD  
DERRY, NH 03038

**7-83-22**  
BRYAN & CARRIE GALANTE  
32 BOSTON POST ROAD  
AMHERST, NH 03031  
BK 9164 PG 2637 5/2/2019

**7-82**  
THOMAS A. & SALLY WILKINS  
P.O. BOX 393  
AMHERST, NH 03031  
BK 8323 PG 2851 6/9/2011

**7-73-3**  
MICHAEL B. & DEBRA A. SCHER  
18 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 7890 PG 2994 8/21/2007

**7-73-4**  
MATHEW C. & SARAH CURRID  
16 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 9032 PG 2641 12/5/2017

**7-73-5**  
STEVEN J. & JANICE M. GROSSMAN  
14 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 5657 PG 201 9/15/1995

**7-73-6**  
COREY T. & DARCI DORMITZER  
12 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 8479 PG 981 10/4/2012

**7-73-7**  
THE AKILLIAN FAMILY TRUST DATED OCTOBER 29, 2015  
10 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 8604 PG 2911 11/18/2015

**7-73-8**  
THE MARTIN F. ROWLEY REV. TRUST THE MARA J. ROWLEY REV. TRUST  
8 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 7367 PG 14 10/19/2005

**7-73-9**  
JAN ERIK & KATHLEEN ROCKSTROM  
6 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 5965 PG 1108 7/6/1998

**7-73-10**  
SCOTT & GILLIAN P. SMITH  
4 OLD MONT VERNON ROAD  
AMHERST, NH 03031  
BK 8572 PG 1502 6/18/2013

**7-72**  
"PREV PURCHASE" CONDOMINIUM  
EAST VILLAGE

**PROPOSED 5-159-2**  
4.049 ACRES  
176,390 S.F.  
170,683 S.F. NET

REMAINDER  
**5-159-1**  
44.083 ACRES  
1,920,267 S.F.

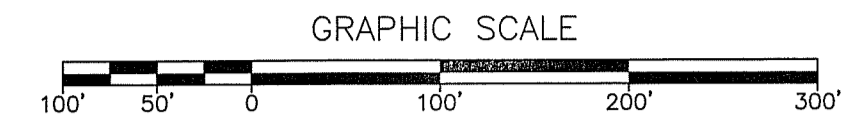
**5-158**  
KRISTENE F. PIERCE  
40 BOSTON POST ROAD  
AMHERST, NH 03031

**5-159**  
THE KRISTENE F. PIERCE REV. TRUST OF 2010  
40 BOSTON POST ROAD  
AMHERST, NH 03031  
BK 8256 PG 993 10/27/2010

**5-160-4**  
JASON R. & MEREDITH A. WEISS  
42 BOSTON POST ROAD  
AMHERST, NH 03031  
BK 9521 PG 2835 9/3/2021

**5-160-3**  
BALL DESIGN BUILD LLC  
159 BOYNTON HILL ROAD  
MILFORD, NH 03055  
BK 9435 PG 720 3/5/2021

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



- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - EDGE OF PAVEMENT
  - EXISTING GRAVEL ROAD
  - EDGE OF WETLANDS
  - STONE WALL
  - EXISTING TAX MAP AND LOT NUMBER
  - EXISTING BUILDING
  - EXIST. GRANITE BOUND FOUND
  - EXIST. DRILL HOLE FOUND/SET
  - EXIST. IRON PIPE FOUND
  - PREFERRED DRIVE LOCATION
  - POTENTIAL WELL SITING
  - POTENTIAL 4,000 S.F. SEPTIC RESERVE AREA

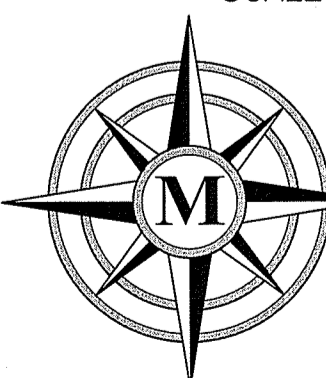
**APPROVED BY AMHERST PLANNING BOARD**

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

**SUBDIVISION PLAN PREPARED FOR:**  
**CLEARVIEW DEVELOPMENT GROUP, LLC**

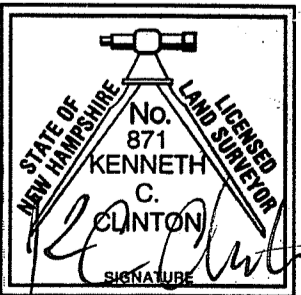
**TAX MAP 5 LOT 159-1  
BOSTON POST ROAD  
AMHERST, NEW HAMPSHIRE**

SCALE: 1" = 100' 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

**CERTIFICATION:**  
"I HEREBY CERTIFY THAT THE PROPOSED & REMAINDER 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)".



Issued for State and/or Municipal review only

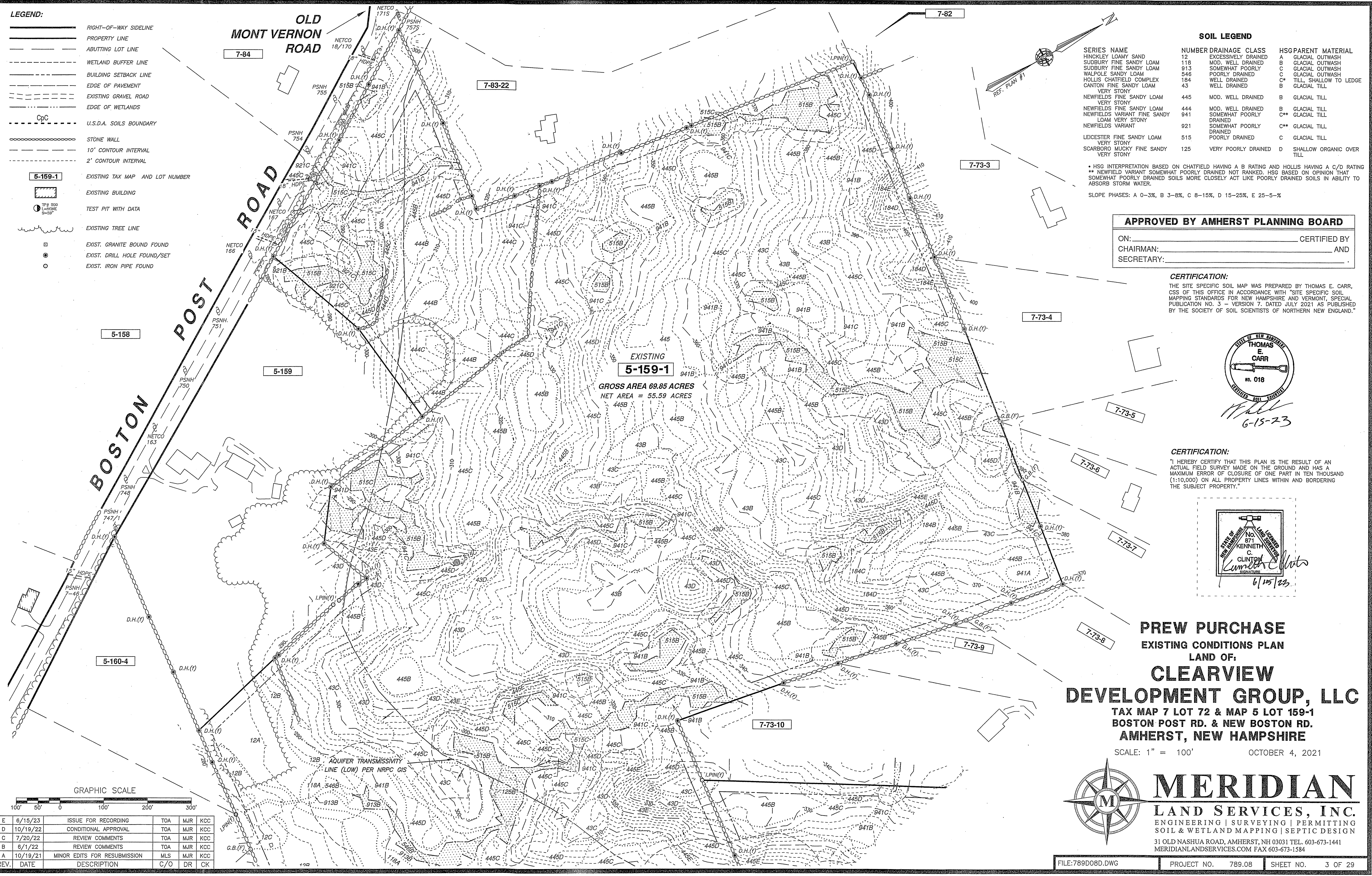
**LEGEND:**

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- - - ABUTTING LOT LINE
- - - WETLAND BUFFER LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EXISTING GRAVEL ROAD
- - - EDGE OF WETLANDS
- - - U.S.D.A. SOILS BOUNDARY
- STONE WALL
- - - 10' CONTOUR INTERVAL
- - - 2' CONTOUR INTERVAL

- 5-159-1 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- TEST PIT WITH DATA
- EXISTING TREE LINE
- EXIST. GRANITE BOUND FOUND
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND

**OLD MONT VERNON ROAD**

**BOSTON POST ROAD**



**SOIL LEGEND**

SERIES NAME	NUMBER DRAINAGE CLASS	HSG PARENT MATERIAL
HINKLEY LOAMY SAND	12	A GLACIAL OUTWASH
SUBURY FINE SANDY LOAM	118	C GLACIAL OUTWASH
SUBURY FINE SANDY LOAM	913	C GLACIAL OUTWASH
WALPOLE SANDY LOAM	546	C GLACIAL OUTWASH
HOLLIS CHATFIELD COMPLEX	184	C GLACIAL TILL, SHALLOW TO LEDGE
CANTON FINE SANDY LOAM	43	B GLACIAL TILL
VERY STONY		
NEWFIELDS FINE SANDY LOAM	445	B GLACIAL TILL
VERY STONY		
NEWFIELDS FINE SANDY LOAM	444	B GLACIAL TILL
NEWFIELDS VARIANT FINE SANDY LOAM	941	B** GLACIAL TILL
LOAM VERY STONY		
NEWFIELDS VARIANT	921	C** GLACIAL TILL
DRAINED		
LEICESTER FINE SANDY LOAM	515	C GLACIAL TILL
VERY STONY		
SCARBORO MUCKY FINE SANDY	125	D SHALLOW ORGANIC OVER TILL

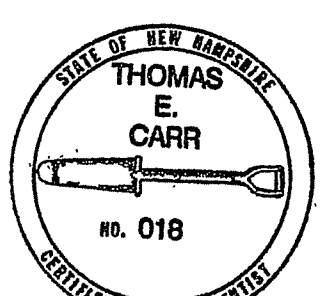
\* HSG INTERPRETATION BASED ON CHATFIELD HAVING A B RATING AND HOLLIS HAVING A C/D RATING  
 \*\* NEWFIELD VARIANT SOMEWHAT POORLY DRAINED NOT RANKED. HSG BASED ON OPINION THAT SOMEWHAT POORLY DRAINED SOILS MORE CLOSELY ACT LIKE POORLY DRAINED SOILS IN ABILITY TO ABSORB STORM WATER.

SLOPE PHASES: A 0-3%, B 3-8%, C 8-15%, D 15-25%, E 25-5-%

**APPROVED BY AMHERST PLANNING BOARD**

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

**CERTIFICATION:**  
 THE SITE SPECIFIC SOIL MAP WAS PREPARED BY THOMAS E. CARR, CSS OF THIS OFFICE IN ACCORDANCE WITH "SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SPECIAL PUBLICATION NO. 3 - VERSION 7, DATED JULY 2021 AS PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND."



6-15-23

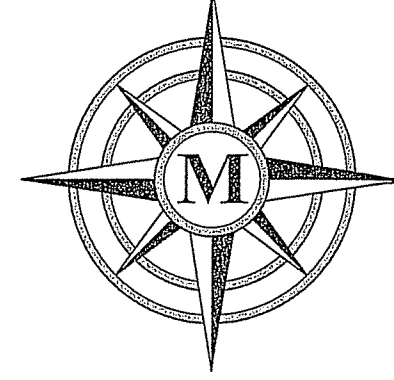
**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



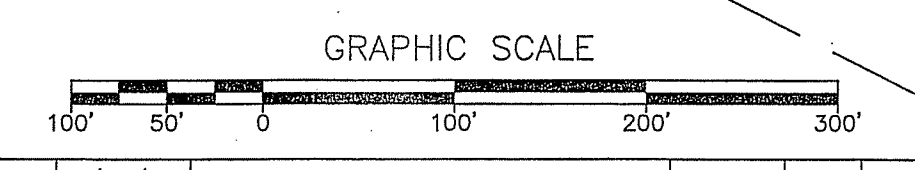
6/15/23

**PREW PURCHASE EXISTING CONDITIONS PLAN LAND OF:**  
**CLEARVIEW DEVELOPMENT GROUP, LLC**  
 TAX MAP 7 LOT 72 & MAP 5 LOT 159-1  
 BOSTON POST RD. & NEW BOSTON RD.  
 AMHERST, NEW HAMPSHIRE

SCALE: 1" = 100' OCTOBER 4, 2021



**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



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	6/15/23	ISSUE FOR RECORDING	TOA	MJR	KCC
D	10/19/22	CONDITIONAL APPROVAL	TOA	MJR	KCC
C	7/20/22	REVIEW COMMENTS	TOA	MJR	KCC
B	6/1/22	REVIEW COMMENTS	TOA	MJR	KCC
A	10/19/21	MINOR EDITS FOR RESUBMISSION	MLS	MJR	KCC