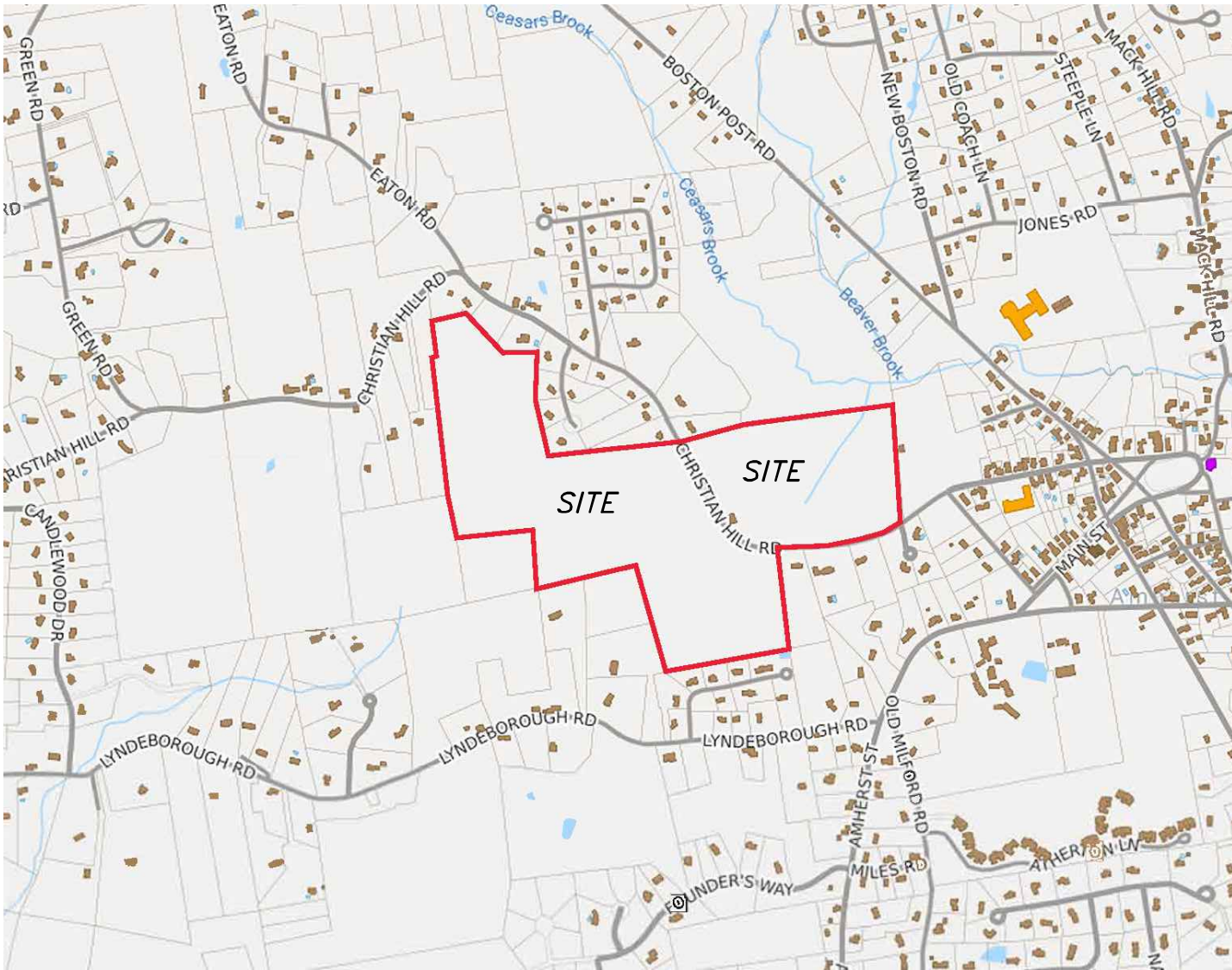
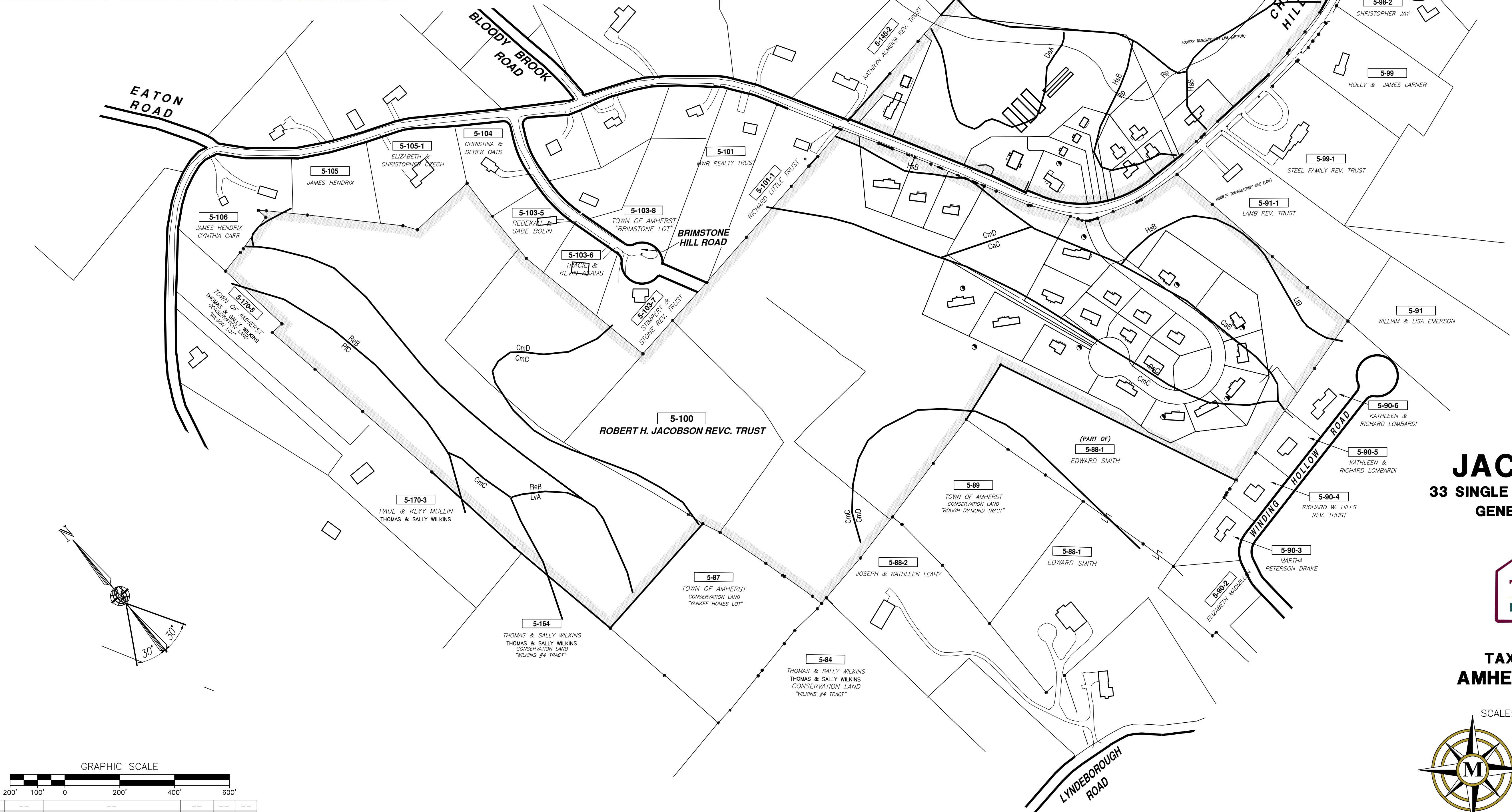


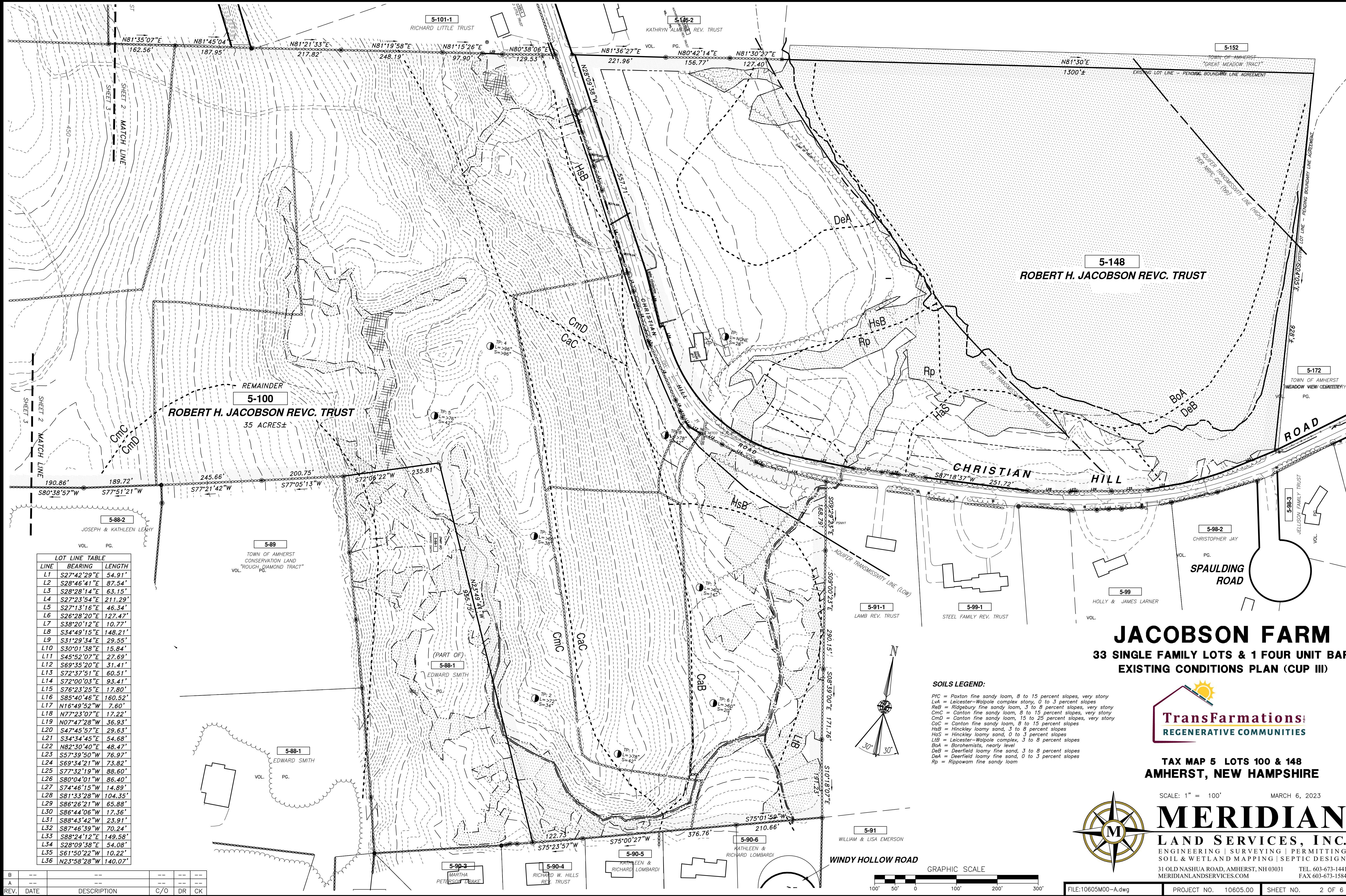
LOCUS MAP (NO SCALE)



NOTES:

1. THE PURPOSE OF THIS CONDITIONAL USE PERMIT PLAN SET IS TO DEPICT A 33 SINGLE FAMILY LOTS, AND 4-UNIT BARN PLANNED RESIDENTIAL DEVELOPMENT (PRD) ON TAX MAP 5 / LOTS 100 & 148 PER THE INTEGRATED INNOVATIVE HOUSING ORDINANCE.
2. THE OWNER OF RECORD OF TAX MAP 5 / LOTS 100 & 148 IS: THE ROBERT H. JACOBSON REV TRUST, 40 HAMPTON ROAD, EXETER, NH 03833.
3. THIS PLAN IS PREPARED FOR TRANSFORMATIONS INC., C/O R. CARTER SCOTT, 149 CAPTAIN CLARK HIGHWAY, WILTON, NH 03086.
4. THE LOTS ARE ZONED RESIDENTIAL/RURAL. MINIMUM CONVENTIONAL LOT REQUIREMENTS INCLUDE: 2.0 AC NET AREA WITH 200 FEET OF ROAD FRONTAGE AND BUILDING SETBACKS OF 100' FRONT (SCENIC) & 25' SIDE / REAR. THE LOTS ARE FURTHER SUBJECT TO OVERLAY DISTRICTS, INCLUDING: FLOOD PLAIN CONSERVATION, WETLAND & WATERSHED CONSERVATION AND AQUIFER CONSERVATION.
5. THE EXISTING CONDITIONS PLAN BOUNDARY & TOPOGRAPHY IS THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE IN THE SPRING/SUMMER OF 2019.
6. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY SPENCER C. TATE, CWS OF THIS OFFICE IN THE SPRING OF 2019. WETLAND BUFFERS ARE SHOWN PER THE TOWN OF AMHERST WETLAND AND WATERSHED CONSERVATION DISTRICT ORDINANCE.
7. LOT 5/148 IS SUBJECT TO THE 100 YEAR FLOOD ZONE 'A' AS SHOWN PER FIRM COMMUNITY PANEL 33011C0457D, EFFECTIVE 9/25/09.
8. THE COMBINED GROSS AREA OF TAX MAP 5 / LOTS 100 & 148 IS 119.9 ACRES, WHICH REFLECTS THE AREA AFTER THE 6.7 ACRE PARCEL 'A' IS CONVEYED TO ABUTTING LOT 5/88-1 VIA A LOT LINE ADJUSTMENT (PB APPROVAL GRANTED 10/2/19).
9. THE RESULTING NET TRACT AREA OF THE PRD IS 61.8 ACRES, WHICH YIELDS 30.9 BASE UNITS. SEE UNIT BONUS INCENTIVES SCHEDULE SUBMITTED WITH APPLICATION MATERIALS.
10. THE PROPOSED PRD IS TO BE ACCESSED BY BOTH PUBLIC AND PRIVATE ROADS AND WILL BE SERVED BY INDIVIDUAL & SHARED WELLS AND SEPTIC SYSTEMS WITH UNDERGROUND ELECTRIC, PHONE & CABLE UTILITIES.
11. THE PRD OPEN SPACE LOTS 5-148 & 5-100 TOTAL 91.42 ACRES OR 76.2% OF THE GROSS COMBINED AREA (WHERE 40% IS REQUIRED).





LOT LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°42'29"E	54.91'
L2	S28°46'41"E	87.54'
L3	S28°28'14"E	63.15'
L4	S27°23'54"E	211.29'
L5	S27°13'16"E	46.34'
L6	S26°28'20"E	127.47'
L7	S38°20'12"E	10.77'
L8	S34°49'15"E	148.21'
L9	S31°29'34"E	29.55'
L10	S30°01'38"E	15.84'
L11	S45°52'07"E	27.69'
L12	S69°35'20"E	31.41'
L13	S72°37'51"E	60.51'
L14	S72°00'03"E	93.41'
L15	S76°23'25"E	17.80'
L16	S85°40'46"E	160.52'
L17	N16°49'52"W	7.60'
L18	N77°47'07"E	17.22'
L19	N07°47'28"W	36.93'
L20	S47°45'57"E	29.63'
L21	S34°34'45"E	54.68'
L22	N82°30'40"E	48.47'
L23	S57°39'50"W	76.97'
L24	S69°34'21"W	73.82'
L25	S77°32'19"W	88.60'
L26	S80°04'01"W	86.40'
L27	S74°46'15"W	14.89'
L28	S81°33'28"W	104.35'
L29	S86°26'21"W	65.88'
L30	S86°44'06"W	17.36'
L31	S88°43'42"W	23.91'
L32	S87°46'39"W	70.24'
L33	S88°24'12"E	149.58'
L34	S28°09'38"E	54.08'
L35	S61°50'22"W	10.22'
L36	N23°58'28"W	140.07'

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

SOILS LEGEND:

PfC = Paxton fine sandy loam, 8 to 15 percent slopes, very stony
LVA = Leicester-Walpole complex stony, 0 to 3 percent slopes
ReB = Ridgebury fine sandy loam, 3 to 8 percent slopes, very stony
CmC = Canton fine sandy loam, 8 to 15 percent slopes, very stony
CmD = Canton fine sandy loam, 15 to 25 percent slopes, very stony
CaC = Canton fine sandy loam, 8 to 15 percent slopes
HsB = Hinckley loamy sand, 3 to 8 percent slopes
HsS = Hinckley loamy sand, 0 to 3 percent slopes
LrB = Leicester-Walpole complex, 3 to 8 percent slopes
BoA = Boroahamists, nearly level
DeB = Deerfield loamy fine sand, 3 to 8 percent slopes
DeA = Deerfield loamy fine sand, 0 to 3 percent slopes
Rp = Rippowam fine sandy loam

JACOBSON FARM
33 SINGLE FAMILY LOTS & 1 FOUR UNIT BARN
EXISTING CONDITIONS PLAN (CUP III)

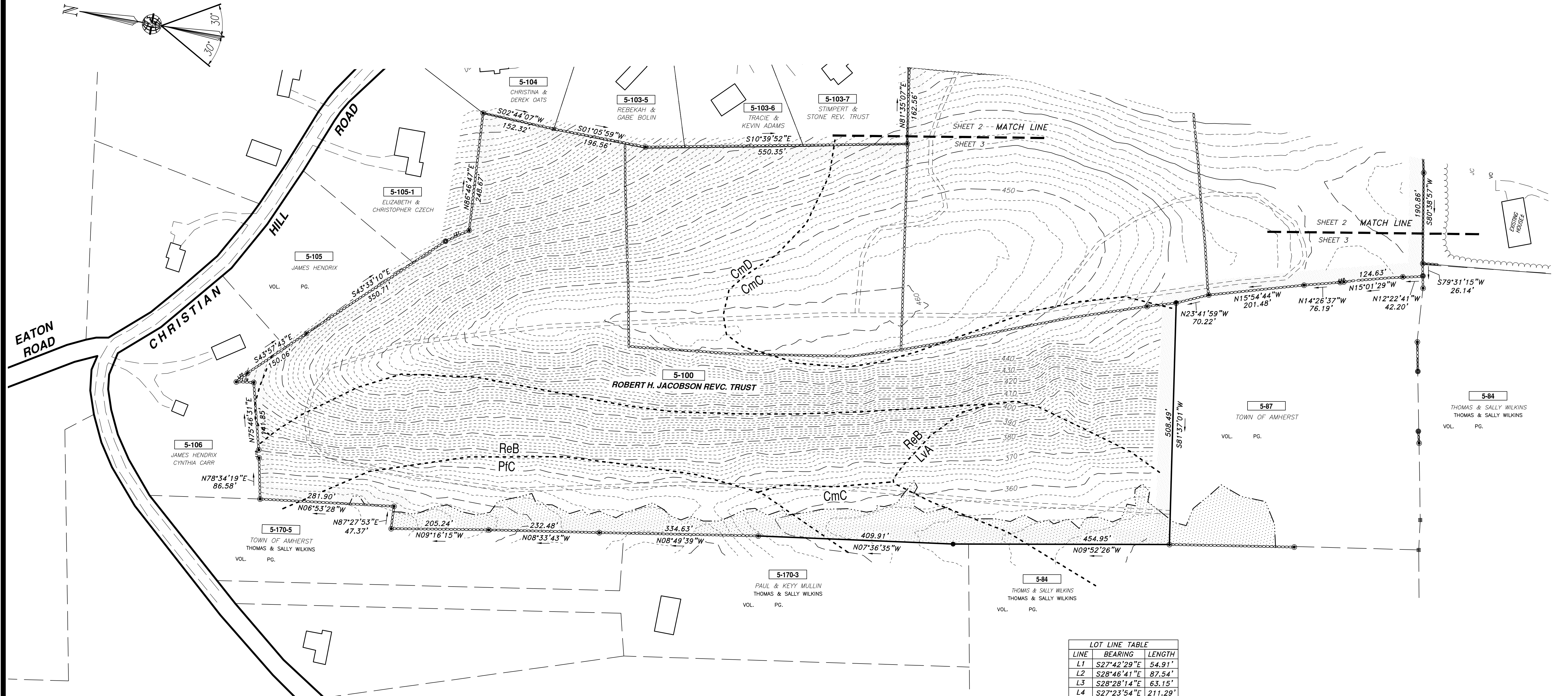


TAX MAP 5 LOTS 100 & 148
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 100' MARCH 6, 2023



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MERIDIANLANDSERVICES.COM FAX: 603-673-1584



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BoA = Borchers, nearly level
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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

- 5-100
- 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

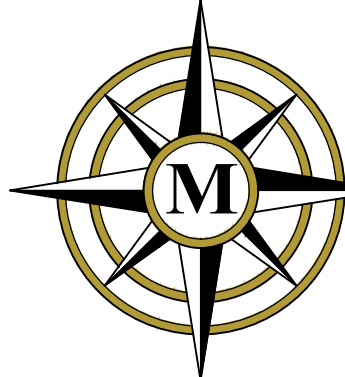
LOT LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°42'29"E	54.91'
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L29	S86°26'21"W	65.88'
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JACOBSON FARM
33 SINGLE FAMILY LOYS & 1 FOUR UNIT BARN
EXISTING CONDITIONS PLAN (CUP III)



TAX MAP 5 LOTS 100 & 148
AMHERST, NEW HAMPSHIRE

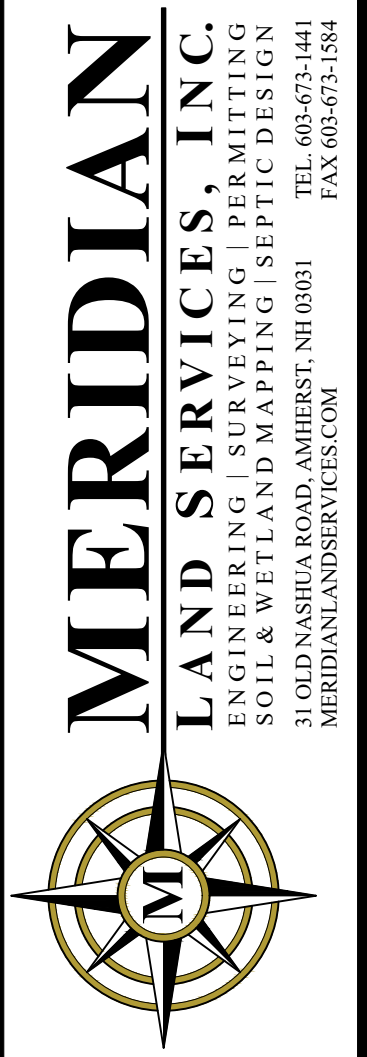
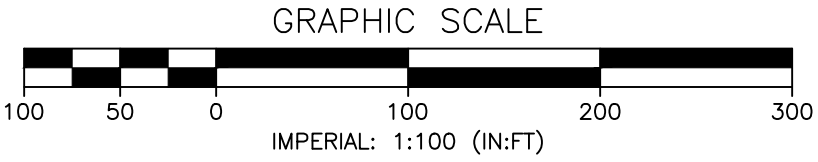
SCALE: 1" = 100' MARCH 6, 2023



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GRAPHIC SCALE					
100'	50'	0	100'	200'	300'
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---
REV.	DATE	DESCRIPTION	C/O	DR	CK

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JACOBSON FARM - CUP (II)
MASTER SITE DEVELOPMENT

TRANSFORMATIONS
CHRISTIAN HILL ROAD
MAP 5 LOT(S) 100 AND 148
AMHERST, NEW HAMPSHIRE

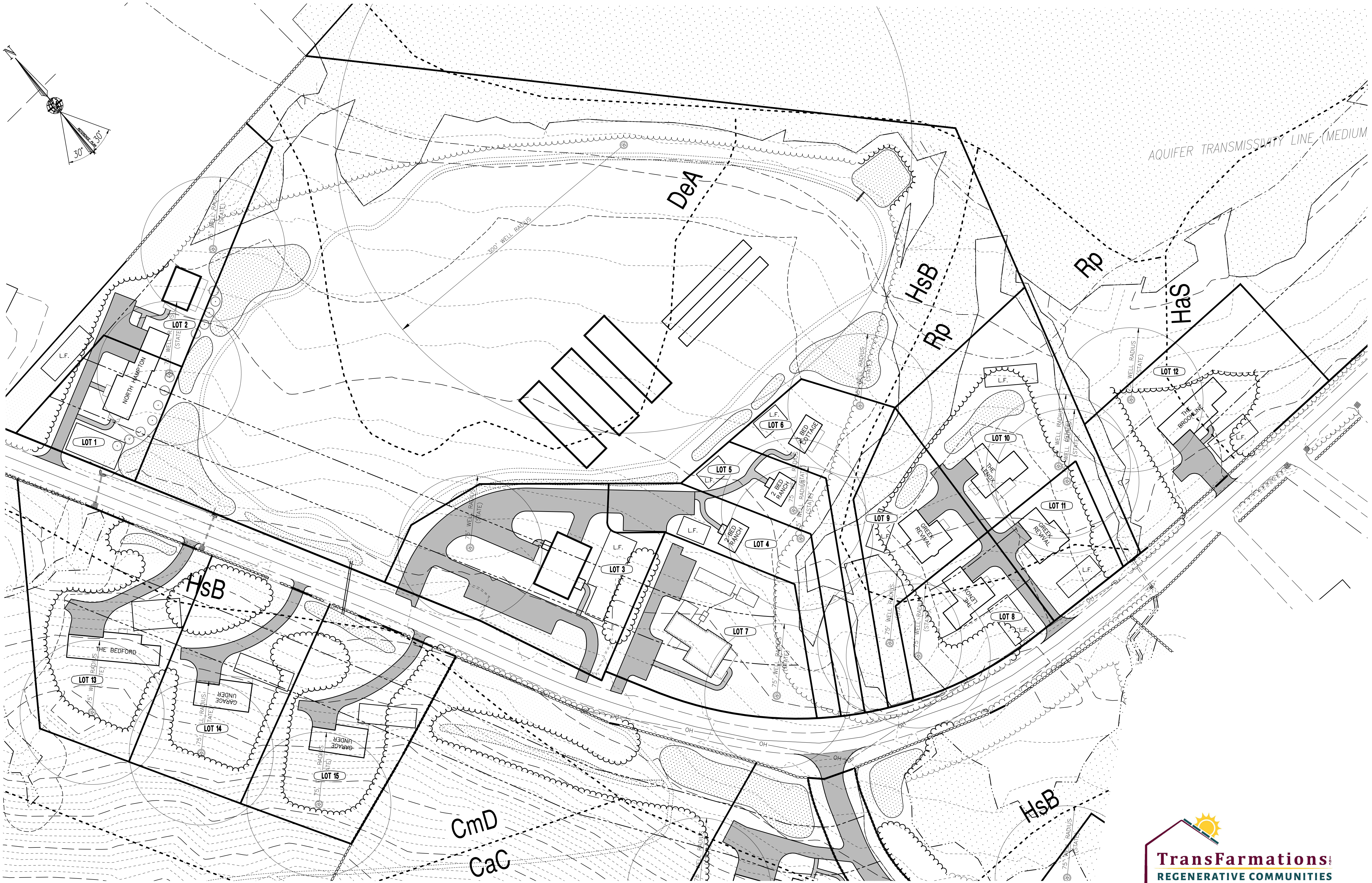
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SHEET
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SHEET NO. 4 OF 6

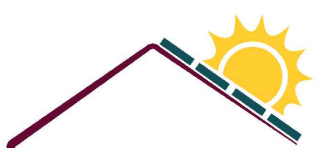
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C	---	---	---	---
D	---	---	---	---
E	---	---	---	---
F	---	---	---	---
G	---	---	---	---
H	---	---	---	---
I	---	---	---	---

SCALE: 1" = 100'

DECEMBER 20, 2022

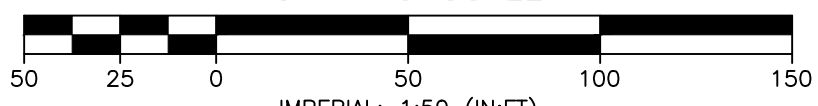
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TransFormations
REGENERATIVE COMMUNITIES

GRAPHIC SCALE



IMPERIAL: 1:50 (N:FT)



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JACOBSON FARM - CUP (II)

FARM SIDE SITE DEVELOPMENT PLAN

TRANSFORMATIONS
CHRISTIAN HILL ROAD
MAP 5 LOT(S) 100 AND 148
AMHERST, NEW HAMPSHIRE

SP-2

SHEET

FILE: 10605M00-A.dwg

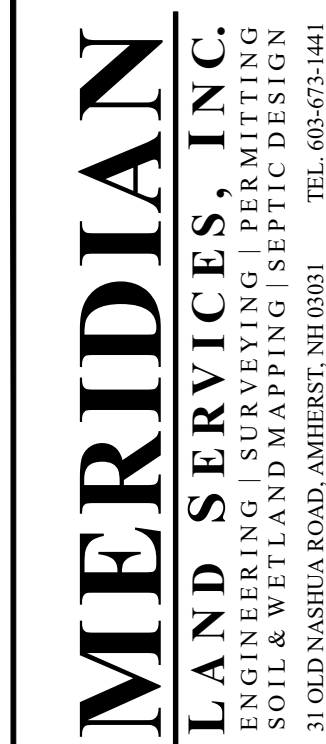
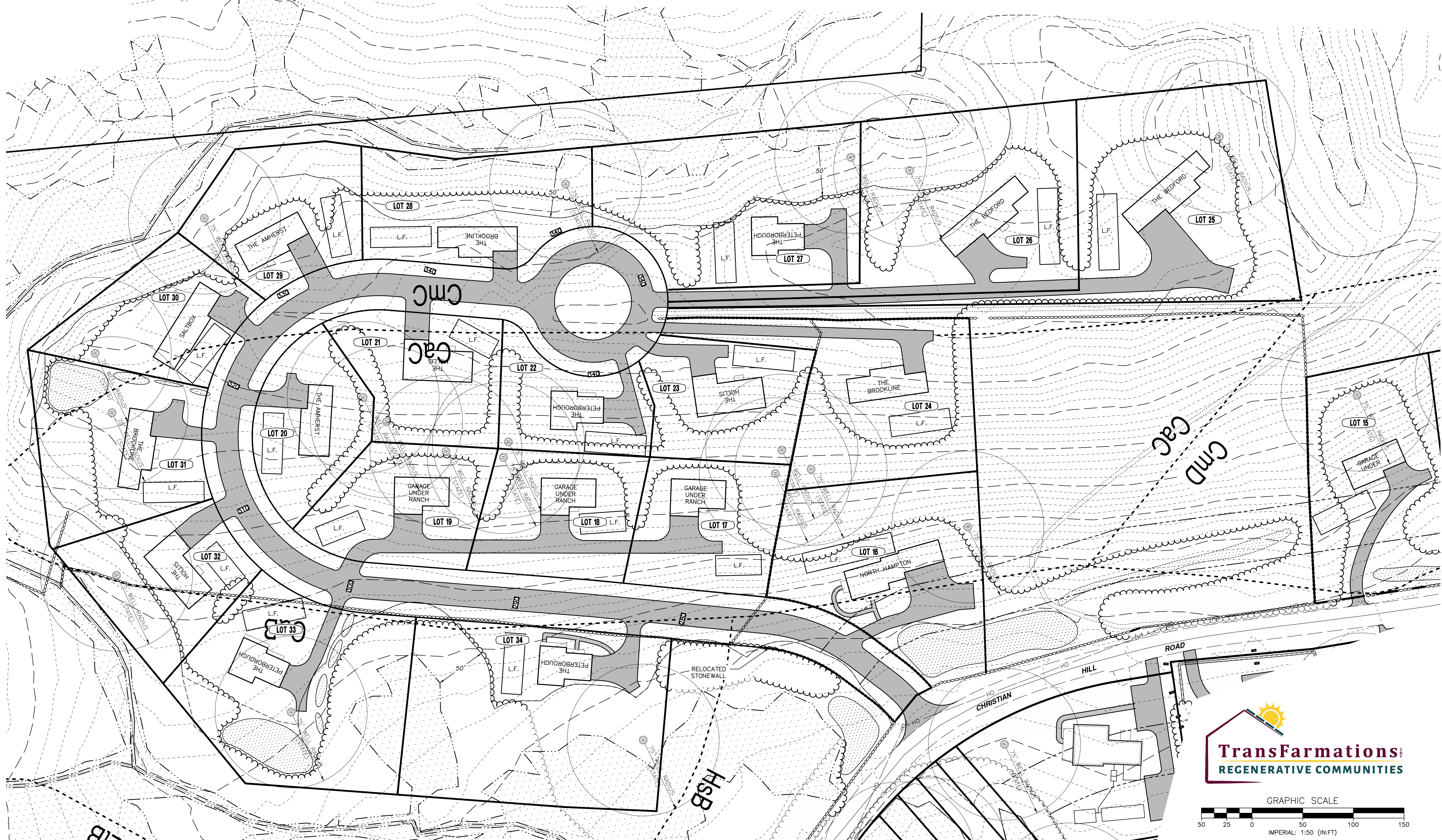
PROJECT 10605.00

SHEET NO. 5 OF 6

REV.	DATE	DESCRIPTION	BLR	SF	DR	CK
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C	---	---	---	---	---	---
D	---	---	---	---	---	---
E	---	---	---	---	---	---
F	---	---	---	---	---	---
G	---	---	---	---	---	---
H	---	---	---	---	---	---

DECEMBER 20, 2022

SCALE: 1" = 50'



REV.	DATE	PB	REVIEW COMMENTS	BLR	SRF
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I	----		----		
H	----		----		
G	----		----		
F	----		----		
E	----		----		
D	----		----		
C	----		----		
B	----		----		

JACOBSON FARM - CUP (III)

HILL SIDE SITE DEVELOPMENT PLAN

DECEMBER 20, 2022

TRANSFARMATIONS
CHRISTAN HILL ROAD
MAP 5 LOT(S) 100 AND 148
AMHERST, NEW HAMPSHIRE

SP-3

FILE:	10605M00-A.dwg
PROJECT	10605.00
SHEET NO.	6 OF 6