LANDMARK PROPERTIES
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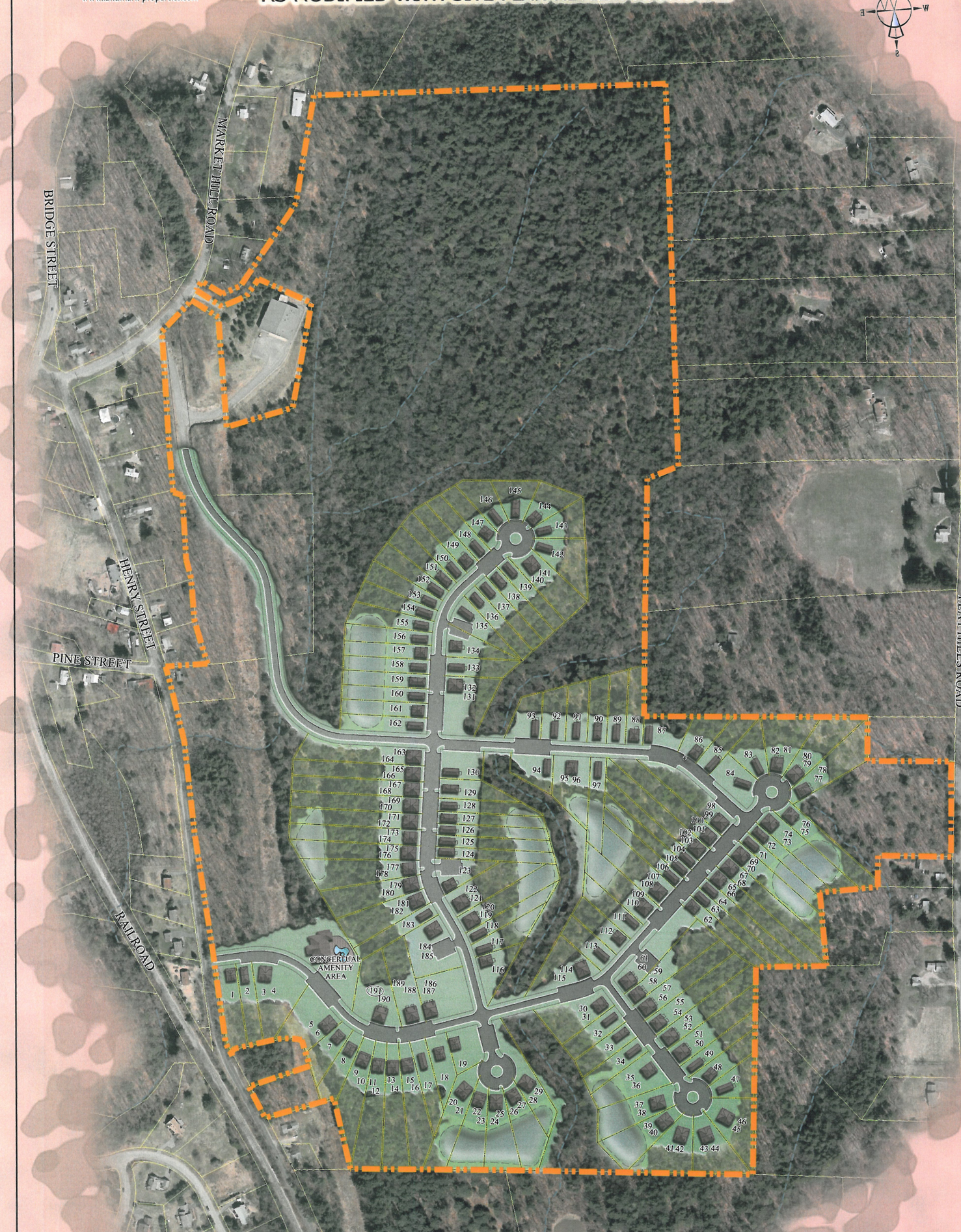
CLUSTER DEVELOPMENT
AS MODIFIED WITH SITE PLAN REVIEW APPROVAL



Williams & Associates
Engineering • Surveying
Electrical • Architecture
www.gaplanning.com

SITE AREA	Acres	
Approximate Gross Site Area	146.51	
Approximate Common Land Area	72.89	49.75%
Net Lot Area	73.62	
Additional Easement Dedication	25.83	17.63%
Cumulative Common Area and Easement Dedication	98.71	67.38%

Min. Lot Area	Dwelling Type	Total/Type	% of Total	Regulation
15,000 SF	Single	77	40.3%	Min. 40% required
25,000 SF	Two	114	59.7%	Max. 60% allowed
	Total	191	100.0%	

THE RETREAT™
Amherst, Massachusetts

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CLUSTER DEVELOPMENT

ALLOWED BY-RIGHT IN ZONING CODE

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SITE AREA	Acres	
Approximate Gross Site Area	146.51	
Approximate Common Land Area	56.80	38.77%
Net Development Area	89.71	
Additional Easement Dedication	0.00	

Min. Lot Area	Dwelling Type	Total/Type	% of Total	Regulation
15,000 SF	Single	85	44.5%	Min. 40% required
25,000 SF	Two	106	55.5%	Max. 60% allowed
	Total	191	100.0%	

THE RETREAT™
Amherst, Massachusetts