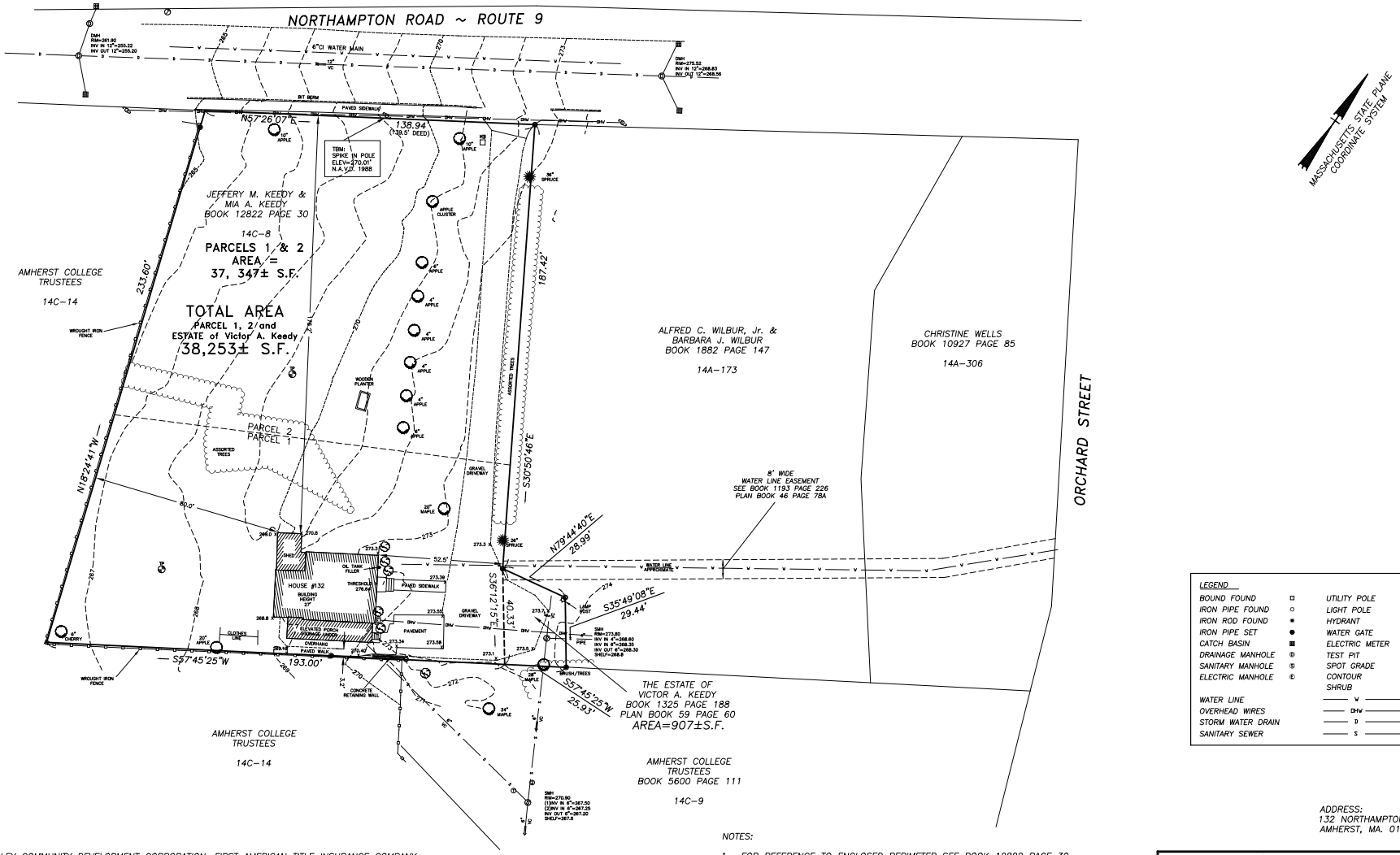
EXISTING CONDITIONS SURVEY



LEGEND			
BOUND FOUND		UTILITY POLE	
IRON PIPE FOUND		LIGHT POLE	
IRON ROD FOUND		HYDRANT	
IRON PIPE SET		WATER GATE	
CATCH BASIN		ELECTRIC METER	
DRAINAGE MANHOLE		TEST PIT	
SANITARY MANHOLE		SPOT GRADE	202x00
ELECTRIC MANHOLE		CONTOUR	200
		SHRUB	
WATER LINE	W		W
OVERHEAD WIRES	OHV		OHV
STORM WATER DRAIN	D		D
SANITARY SEWER	S		S

ADDRESS:
132 NORTHAMPTON ROAD
AMHERST, MA. 01002

TO: VALLEY COMMUNITY DEVELOPMENT CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, (OTHERS SPECIFIED BY CLIENT),

THIS IS TO CERTIFY THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 7c, 8, 11, 13, & 16–19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 11/29/2018.

12/10/19
DATE

REGISTRATION NO. 27814

NOTES:

1. FOR REFERENCE TO ENCLOSED PERIMETER SEE BOOK 12822 PAGE 30, PLAN BOOK 59 PAGE 60 AND PLAN BOOK 46 PAGE 78A.

2. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.

3. ELEVATIONS ARE BASED ON THE 1988 N.A.V.D. SYSTEM.

4. THE SURVEYED PARCEL DOES NOT LIE IN A FLOOD HAZARD AREA AS DEFINED BY NATIONAL FLOOD INSURANCE RATE MAP COMMINITY PANEL No. 250 156 0005C, DATED 12/15/83.

5. THERE WERE NO WETLAND FLAGS OBSERVED ON THE SURVEYED PARCEL.

ALTA/NSPS LAND TITLE SURVEY OF LAND IN

AMHERST, MASSACHUSETTS

SURVEYED FOR

VALLEY COMMUNITY DEVELOPMENT CORPORATION

SCALE: 1" = 20'

0 10 20 30 40 60

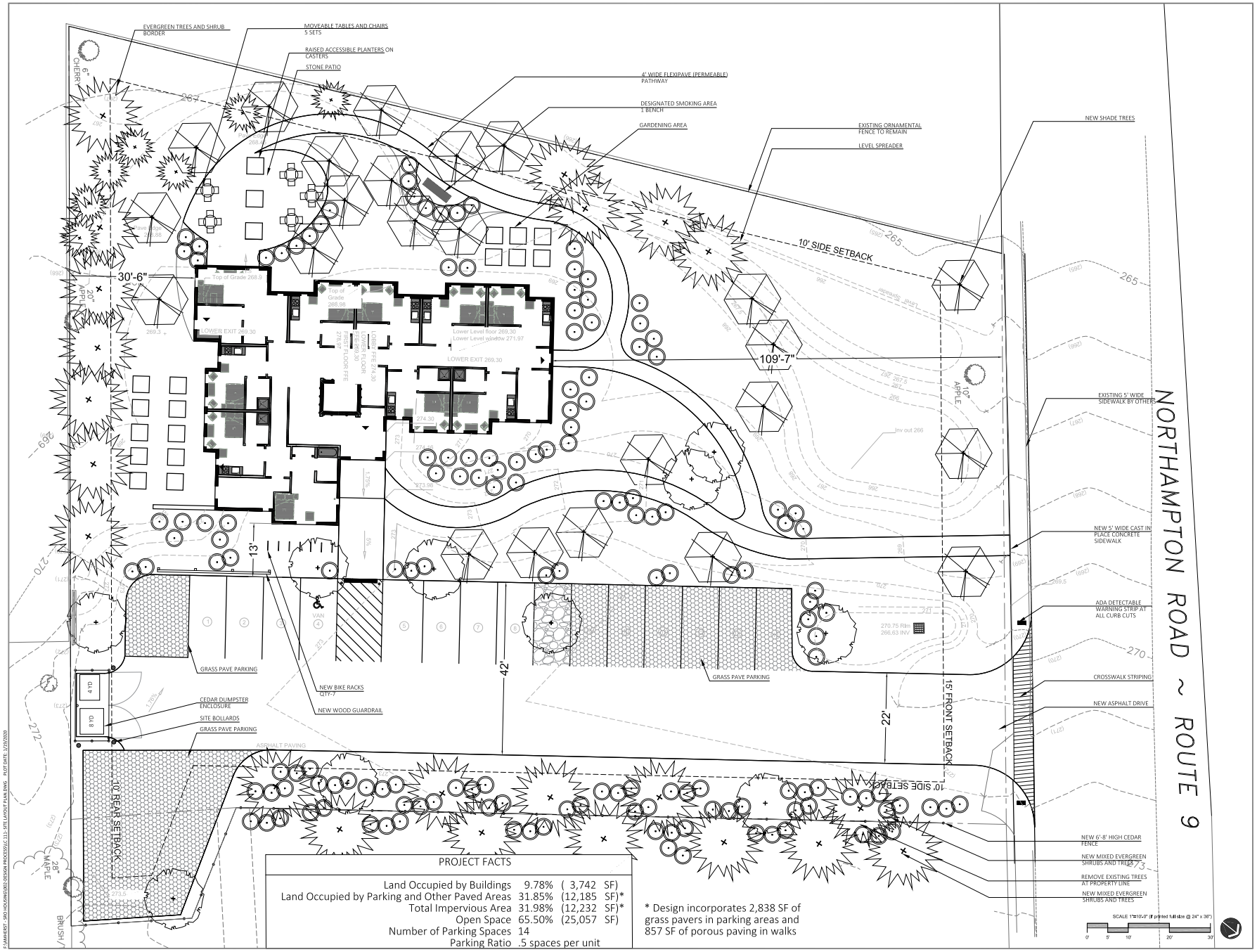
DATE: DECEMBER 5, 2018
REVISED DATE: DECEMBER 10, 2019

HERITAGE SURVEYS, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 1
SOUTHAMPTON, MASSACHUSETTS
(413) 527–3600

COMMONWEALTH OF MASSACHUSETTS
BRUCE
COOMBS
No. 27814
PROFESSIONAL LAND SURVEYOR

JOB #	7832–181106	DWG #	7832cdc1	MAP #	7832–191210

PRELIMINARY SITE PLAN



PROJECT FACTS

Land Occupied by Buildings	9.78%	(3,742 SF)
Land Occupied by Parking and Other Paved Areas	31.85%	(12,185 SF)*
Total Impervious Area	31.98%	(12,232 SF)*
Open Space	65.50%	(25,057 SF)
Number of Parking Spaces	14	
Parking Ratio	.5 spaces per unit	

* Design incorporates 2,838 SF of grass pavers in parking areas and 857 SF of porous paving in walks

The Berkshire Design Group, Inc.
Landscape Architecture
Civil Engineering
Planning
Land Surveying

4 Allen Place, Northampton, Massachusetts 01060
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Amherst SRO Housing
132 Northampton Rd.
Amherst, MA

SITE PLAN

Revisions

Date:	01.16.2020	Sheet Number
Scale:	1" = 10'	LC 1
Drawn By:	RL	
Checked By:	MBD	

F:\AMHERST - SRO HOUSING\02-DESIGN PROCESS\LC 1.1-SITE LAYOUT PLAN.DWG PLOT DATE: 1/13/2020

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Amherst SRO Housing
132 Northampton Rd.
Amherst, MA

SITE PLAN

Revisions

Date:	Sheet Number
Scale:	LC 1
Drawn By:	
Checked By: MBD	

E:\AMHERST - SRO HOUSING\003 DESIGN PROCESS\LC 1.1 - SITE LAYOUT PLAN.DWG PLOT DATE: 1/21/2020

AMHERST
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