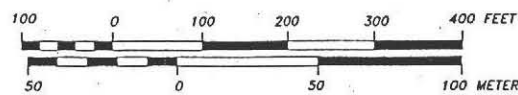
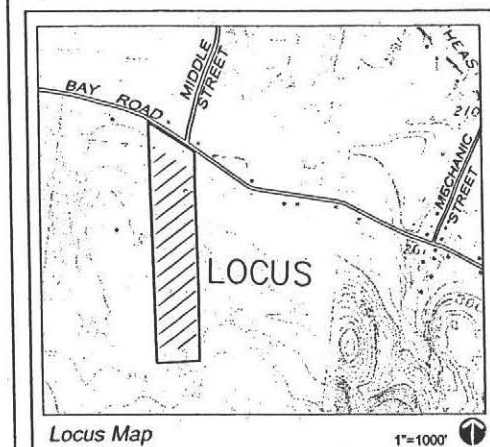


South Middle St.



Owner of Record:
26A-45, 46, 47
JOHN & ADELE SIMMONS
BOOK 3415 PAGE 313
26C-142
ADELE S. SIMMONS
BOOK 8557 PAGE 324
Applicant:
Tofino Associates, Inc.
31 Campus Plaza Road
Hadley, MA 01035



RESERVED FOR REGISTERS USE ONLY

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED
Planning Board
Amherst, Massachusetts
Paul R. Lussier (Chair)
Date: 6/13/06

"Planning Board endorsement under the
Subdivision Control Law should not be
construed as either an endorsement or
an approval of zoning requirements"

I certify that the notice of approval of this plan
by the Planning Board has been received and
recorded at this office and that no notice of
appeal was received during the next twenty days
after such receipt and recording of said notice.

Town Clerk: *Anna M. Macozek*
Date: June 7, 2006

I REPORT THAT THIS PLAN CONFORMS TO THE TECHNICAL AND
PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING
IN THE COMMONWEALTH OF MASSACHUSETTS;
I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.



Paul R. Lussier
PAUL R. LUSSIER
No. 29549
DATE: Jan 6, 2006

NOTES:

- ZONING (Cluster Development)**
Zoning District of Proposed subdivision:
R-0 = Outlying Residence (for 300' off Bay Road)
Minimum Lot Area = 15,000 SF
Lot Frontage = 100 Ft
Min Front Setback = 40 Ft
Min Side/Rear Setback = 15 Ft
Max Building Coverage = 15 %
Max Lot Coverage 25 %
R-LD = Low Density Residence (300'+ off Bay Road)
Minimum Lot Area = 25,000 SF
Lot Frontage = 100 Ft
Min Front Setback = 40 Ft
Min Side/Rear Setback = 15 Ft
Max Building Coverage = 10 %
Max Lot Coverage 15 %
- Land Use**
Number of Proposed Lots = 8
Total Area = 27,567 Acres±
Total Area of Lots = 11,644 Acres±
Total Area of open space = 14,101 Acres±

- Property Line data taken from a plan prepared by Almer Huntley, Jr. & Associates, Inc. prepared for John Simmons in 1991. Topography from aerial photography obtained from the Town of Amherst, and from field location by The Berkshire Design Group, Inc. Contour Interval is 2'. Project benchmark is derived from Town of Amherst Control Points MNS470 & MNS471.
- Wetlands shown hereon are as defined by Charles Dauchy and field located by Huntley Associates, P.C.
- Location of existing utilities shown hereon are the result of surface evidence as located by field survey, plans of record and information furnished by the Town of Amherst. This Plan does not necessarily depict the exact location of all utilities which may exist at this time within the premises surveyed. Locations must be verified by the respective utility company before being relied upon. Contact Dig-Safe at 1-800-344-7233 before any excavation.

- TEST PIT LOCATIONS
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EX. DECIDUOUS TREE
- EX. EVERGREEN TREE
- LP. TO BE SET

South Middle Street Cluster Subdivision

Bay Road, Amherst, MA
prepared for
TOFINO ASSOCIATES, INC.

Lot Plan

The Berkshire Design Group, Inc.
Landscape Architecture
Civil Engineering
Planning
Land Surveying
4 Allen Place, Northampton, Massachusetts 01060 • (413) 582-7000 • FAX (413) 582-7005
Email: bda@berkshiredesign.com • Web: http://www.berkshiredesign.com

This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.

Revisions	
02/06/2006	
Date:	January 06, 2006
Scale:	1"=40'
Drawn By:	PRL/JSM
Checked By:	PRL
Sheet Number	
P.1	

