648 STATION ROAD

~~780 G RIVERGLADE (MILL VALLEY)~~

~~563 Montague Road~~ #492

Curling + Sandell well across from Flat Hills

7/26/2013 648 STATION ROAD next to 463

E A

8:25 START SOAK 48" down

8:40 12"

8:50 9" 17" per 3" 6 min/inch

10:07 4

6"	A	10YR 3/2	FSL
32"	B	10YR 4/6	SL
	C	2.5Y 4/4	SL

~~40"~~	86"	Seeps
70"	60"	nothing
110	98"	standing
114"	102"	Bottom

jpengservices@aol.com
neil jackson

~~563 Montague Road~~ #492

Curling + Son dig well across from Flat Hills

7/26/2013 648 STATION ROAD next to 463

E A

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6"	A	10 YR 3/2	FSL
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~~50"~~	86"	Seeps
70"	60"	nothing
110	98"	standing
114"	102"	Bottom

jpengservices@aol.com
neil jackson

PERMITS/INSP PAYMENT RECPT#: 14005668
TOWN OF AMHERST
TOWN HALL
4 BOLTWOOD AVENUE
AMHERST MA 01002

DATE: 07/19/13 TIME: 15:01
CLERK: smithe DEPT:

PAID BY: J & P ENGINEERING SE
PAYMENT METH: CHECK 2180

REFERENCE:

AMT TENDERED: 300.00
AMT APPLIED: 300.00
CHANGE: .00

SITE ADDRESS: 648 STATION ROAD

FEES:
HEA011 300.00

TOTAL PAID: 300.00

BATCH 407
7/09/2013

648 Station Rd.

owner: Peter Crouse

Neil Jackson

C # on check

BOARD OF

June 19

Bangs Community

7:00

AGEN

Meeting Opens:

7:00 **Review & Receive**

1. Meeting Minutes from May 16, 20

7:05 **New Business**

1. **Public Hearing:** Proposed regulat *of Health Restricting the Sale and Delivery Products*

7:45 **Old Business**

1. Discussion: Proposed regulation *R of Health Restricting the Sale and Delivery Products*
2. Wood Smoke Regulation:

July 2013
INVOICE

AMHERST PUBLIC HEALTH DEPARTMENT

Bangs Community Center
70 Boltwood Walk
Amherst, MA 01002

DATE: July 19, 2013

TO J & P Engineering Services
30 Mountain View Drive
Belchertown, MA 01007

RE: Invoice for **Soil Evaluation**
648 Station Road
Services provided by **Edmund Smith**

PAYMENT TERMS: I Paid in Full

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Soil Evaluation scheduled for 7/26/13	$ 300.00	$ 300.00
	Paid by Neil Jackson: check #2180 7/15/2013		
	receipt to: jpengservices@aol.com		
		SUBTOTAL	$ 300.00
		SALES TAX	
		TOTAL	$ 300.00

7/19/2013
batch 407

July 2013
INVOICE

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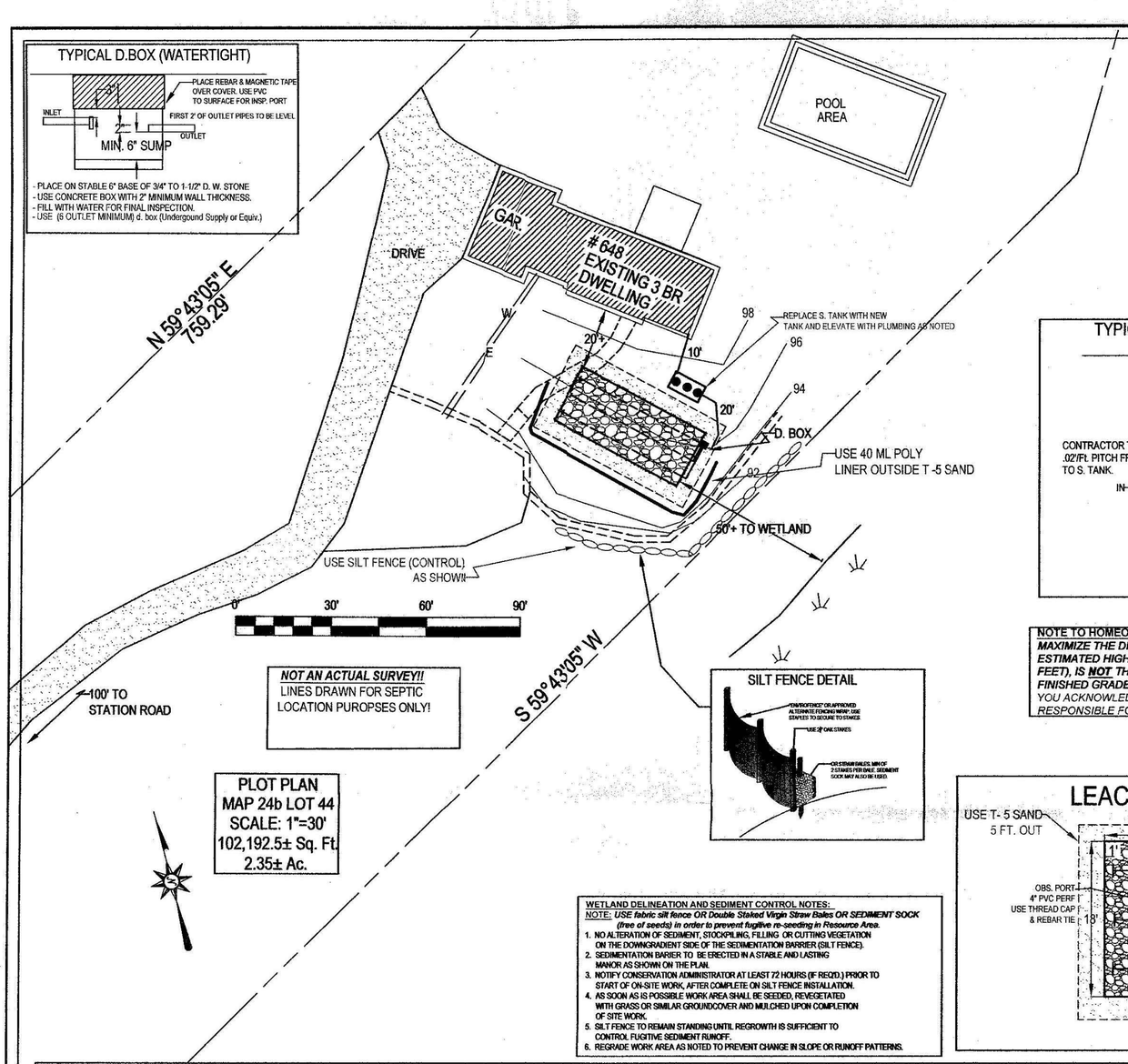


NOT AN ACTUAL SURVEY!! LINES DRAWN FOR SEPTIC LOCATION PUROPSES ONLY!

PLOT PLAN
MAP 24b LOT 44
SCALE: 1"=30'
102,192.5± Sq. Ft.
2.35± Ac.

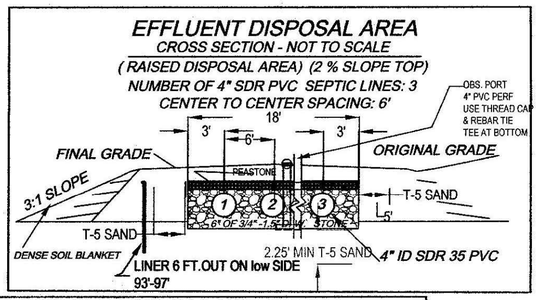
TYPICAL D.BOX (WATERTIGHT)

- PLACE ON STABLE 6" BASE OF 3/4" TO 1-1/2" D. W. STONE
- USE CONCRETE BOX WITH 2" MINIMUM WALL THICKNESS.
- FILL WITH WATER FOR FINAL INSPECTION.
- USE (6 OUTLET MINIMUM) d. box (Undergound Supply or Equiv.)

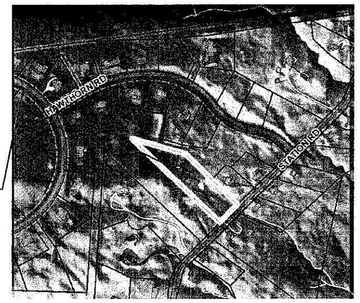
SILT FENCE DETAIL

EFFLUENT DISPOSAL AREA

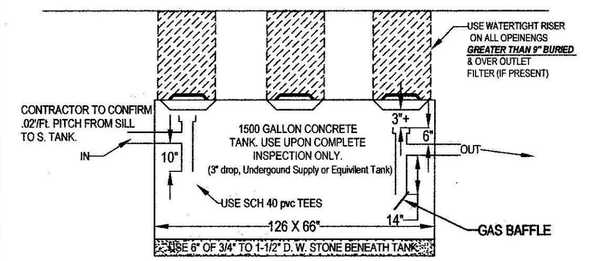
CROSS SECTION - NOT TO SCALE
(RAISED DISPOSAL AREA) (2 % SLOPE TOP)
NUMBER OF 4" SDR PVC SEPTIC LINES: 3
CENTER TO CENTER SPACING: 6'



SUBJECT SITE LOCATION

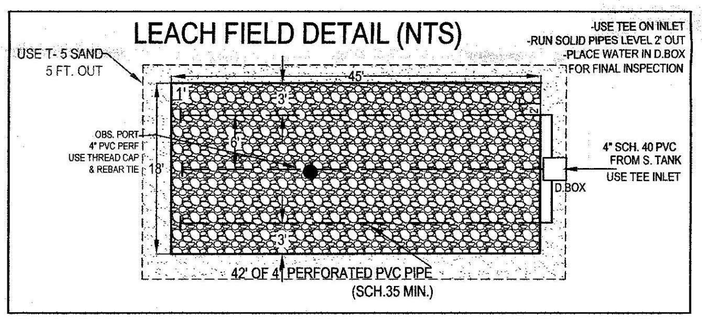


TYPICAL SEPTIC TANK (WATERTIGHT) OR EQUIVELANT.



NOTE TO HOMEOWNER: **LEACH AREA ELEVATION OFFSETS**, *ARE REQUIRED BY STATE CODE TO MAXIMIZE THE DISTANCE FROM THE BOTTOM OF THE LEACHING FIELD TO THE TOP OF THE ESTIMATED HIGH GROUNDWATER. THIS "SEPARATION" FROM HIGH GROUNDWATER (3,4, OR 5 FEET), IS* ***NOT*** *THE SAME AS THE HEIGHT OF THE FINISHED MOUND SURFACE. THE ACTUAL FINISHED GRADE ISS TYPICALLY HIGHER THAN THE BOTTOM "SEPARATION". BY SIGNING PERMIT YOU ACKNOWLEDGE THAT COLD SPRING ENVIRONMENTAL CONSULTANTS INC. IS NOT RESPONSIBLE FOR THE AESTHETICS OF FILLED OR MOUNDED SYSTEMS.*

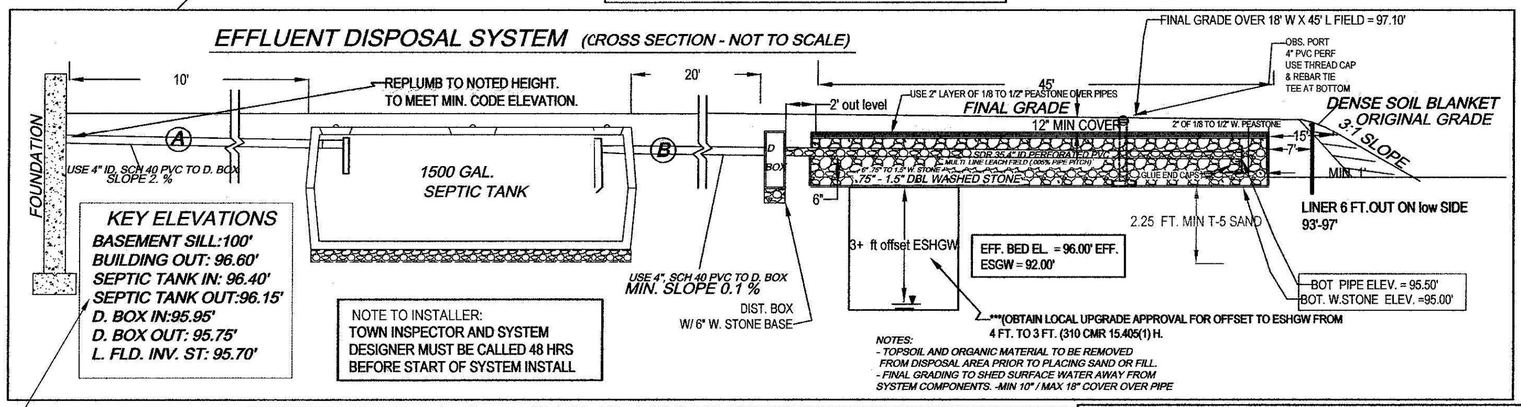
LEACH FIELD DETAIL (NTS)



WETLAND DELINEATION AND SEDIMENT CONTROL NOTES:
NOTE: *USE fabric silt fence OR Double Staked Virgin Straw Bales OR SEDIMENT SOCK (free of seeds) in order to prevent fugitive re-seeding in Resource Area.*

1. NO ALTERATION OF SEDIMENT, STOCKPILING, FILLING OR CUTTING VEGETATION ON THE DOWNGRADIENT SIDE OF THE SEDIMENTATION BARRIER (SILT FENCE).
2. SEDIMENTATION BARIER TO BE ERECTED IN A STABLE AND LASTING MANOR AS SHOWN ON THE PLAN.
3. NOTIFY CONSERVATION ADMINISTRATOR AT LEAST 72 HOURS (IF REQD.) PRIOR TO START OF ON-SITE WORK, AFTER COMPLETE ON SILT FENCE INSTALLATION.
4. AS SOON AS IS POSSIBLE WORK AREA SHALL BE SEEDED, REVEGETATED WITH GRASS OR SIMILAR GROUNDCOVER AND MULCHED UPON COMPLETION OF SITE WORK.
5. SILT FENCE TO REMAIN STANDING UNTIL REGROWTH IS SUFFICIENT TO CONTROL FUGITIVE SEDIMENT RUNOFF.
6. REGRADE WORK AREA AS NOTED TO PREVENT CHANGE IN SLOPE OR RUNOFF PATTERNS.

EFFLUENT DISPOSAL SYSTEM (CROSS SECTION - NOT TO SCALE)



KEY ELEVATIONS

BASEMENT SILL:100'
BUILDING OUT: 96.60'
SEPTIC TANK IN: 96.40'
SEPTIC TANK OUT:96.15'
D. BOX IN:95.95'
D. BOX OUT: 95.75'
L. FLD. INV. ST: 95.70'

NOTE TO INSTALLER:
TOWN INSPECTOR AND SYSTEM DESIGNER MUST BE CALLED 48 HRS BEFORE START OF SYSTEM INSTALL

NOTE: EXISTING TANK OUTLET AT 94.9' MUST HAVE PLUMBER RAISE TO NOTED ELEV. (96.60') OR USE EXTERIOR PUMP CHAMBER TO ELEVATE

DESIGN NOTES AND CALCULATIONS:

1.) 3 (BEDROOM HOME) = 330 GPD MIN.REQUIRED,
-Use LEACHING FIELD 20' WIDE X 45' LONG WITH 6" OF 3/4" TO 1-1/2" DBL WASHED STONE BELOW' INVERT :
- BOTTOM AREA: L. FIELD(18' W X 45' L) =810 SF.
- TOTAL AREA: 810 SF X .53 GAL/SF =430 GPD PROVIDED.

3. GARBAGE DISPOSAL NOT PERMITTED ** MUST REMOVE**.
4. NO PRIVATE WEILLS WITHIN 100 FEET OF SAS.
5. NO OTHER WETLANDS WITHIN 50 FEET OF SAS,** MUST FILE RDA WITH CONSERVATION PRIOR TO WORK**
6. USE S. TANK AS NOTED & MAINTAIN 0.02 PITCH FROM SILL TO S. TANK
   - INSTALL & INSPECT SCH. 40 TEES / BAFFLES (10" INLET, 14" OUTLET),
   NOTE:
   - ALL COMPONENTS OF NEW SYSTEM MUST BE MARKED WITH MAGNETIC TAPE. BE SURE TO MAINTAIN 3" CLEARANCE FROM TOP OF TEES TO BOTTOM OF TANK COVERS & BOXES.
7. USE LARGE STYILE (6 OUTLET) D.BOX ONLY.

7A ALL D. BOX OUTLET PIPES LEVEL FOR FIRST 2'. BOXES MUST HAVE 2"+ CONC. WALLS
NOTE:
- D. BOXES WITHI MORE THAN 9" OF COVER SOIL MUST HAVE RISERS TO 6" OF SURFACE.

7B ANY /ALL PLASTIC RISERS MUST BE SECURED WITH *STAINLESS STEEL* SCREWS.

8. -USE (.75"-1 1/2") STONE UNDER TANK & D. BOX FOR 6" FOR STABLE BASE.
   -USE ONLY DBL.. WASHED APPROVED(.75"-1.5") FOR PLACEMENT IN LEACH AREA.
9. USE PROPER SCH. 40 PVC TEES AS SHOWN.
10. PRE & POST CONTOURS NOTED AS NECESSARY, RESERVE AS NOTED *(not required for repairs)*.
11. SLOPE CALCS (SEE CONTOURS). SUBGRADE INSP. REQ'D.
13. USE FIELD DUE TO TOPOGRAPHY AND SPACE OF LOT WITH RESPECT TO LOCATION AND ELEVATION OF RESIDENCE & ESHGW (310 CMR 15.240)
14. USE 2% MIN. SLOPE OVER SAS
   - CLEAR TOP AND SUB TO BASE OF RESTRICTIVE LAYER 32" MIN. AS NEEDED (INSPECTION REQUIRED).
   - UNDER BED & 5 FT OUT, PRIOR TO TITLE V SAND/STONE PLACEMENT.
   - EXCAVATE EXISTING LOAM, SUB AND ANY EXISTING DEBRIS, DIRTY FILL OR PRIOR SYSTEM IF PRESENT.
15. SOIL EVALUATION BY A. WEISS, RS. (E. SMITH, BOH AGENT).
   - DEPTH OF PERC. 50"
   - PERC RATE = 15 MIN / IN, USE ***20 MIN/IN BY SOIL RATING.
   - CLASS 2, FSL SOIL RATING
16. NO TREES WITHIN 10 FT. OF NEW LEACH AREA.
17. ENGINEER TO INSPECT SUBGRADE, TOWN AND ENGINEER INSPECT AT FINAL.
18. BM=100.00 @ (SILL.., as noted), CONFIRM PROPER PIPE SLOPES
   - USE/INSPECT SCH. 40 PIPE FOR PIPE FROM HOUSE TO NEW OR EXISTING TANK
19. GRADE MULCH AND SEED OVER SAS AS NOTED.
20. INSTALLATION IN LOW GROUNDWATER SEASON RECOMMENDED.
21. USE OBSERVATION PORT NEAR CENTER OF STONE BED HAVE 4" PERFORATED, PVC INSPECTION PORTALS TO BOTTOM OF STONE BED, WITH RISER TO 3" OF SURFACE & THREADED CAP & MARK WITH RE-BAR..

TEST PIT LOG:

SOIL EVALUATOR: A. WEISS, RS
DATE OF EVALUATION: 05.17.2013

TP 1					TP 2. ELEV:				
DEPTH:	HORIZ:	TEXTURE:	COLOR (MUNSELL):	MATERIAL:	DEPTH:	HORIZ:	TEXTURE:	COLOR (MUNSELL):	MATERIAL:
0-30"	A & b	FILL	10 YR 3.3	FILL	0-30"		FSL	10 YR 3.3	FILL
30-104"	C1	FSL	2. 5 Y 4.2	F. SANDY ABL. TILL , MOD FIRM	22-78"	C1	FSL	2. 5 Y 4.2	F. SANDY ABL. TILL , MOD FIRM
				5% BOULDERS AND COBBLES					5% BOULDERS AND COBBLES
									INTERSECTED OLD SYSTEM
OXIDES:			48"	7.5 YR 6.8 STRONG	OXIDES:			-	7.5 YR 6.8
EHWT:			48"		EHWT:			48"	
STANDING H2O:			100"		STANDING H2O:			100"	
WEEPING:			100"		WEEPING:			-	
BEDROCK:			104"+		BEDROCK:			-	

SEPTIC REPAIR DESIGN PLAN FOR MARIA V AND PETER CROUSE
648 STATION ROAD
AMHERST, MA

Cold Spring Environmental Consultants Inc.
350 Old Enfield Road
Belchertown, MA. 01007
PHONE: (413) 323-5957
FAX: (413) 323-4916
e-Mail: AEWEISS@charter.net

DATE:	DRAWN BY:	REVISED:
05.27.2013	ALAN WEISS	
SCALE: 1"=30'		DRAWING NUMBER: 113-4080-0426

COMMONWEALTH OF MASSACHUSETTS — ALAN E. WEISS #653 — REGISTERED SANITARIAN

GRAVITY SLOPE SEPTIC SYSTEM OPERATION AND MAINTENANCE NOTES FOR HOMEOWNER.
1.) HAVE TANK PUMPED EVERY 2 YEARS. 2.) MAINTAIN AREA OVER SEPTIC SYSTEM AS GRASSY OR SIMILAR GROUND COVER. 3.) DO NOT PLANT ANY TREES OR DEEP ROOTING SHRUBS WITHIN 10 FEET OF SYSTEM. 4.) USE ONLY LIQUID DETERGENTS & LOW FLOW WASHERS.

NOTE TO HOMEOWNER AND CONTRACTOR:
CONNECTIONS FROM HEATING SYSTEM, AIRCONDITIONERS, SUMP PUMPS, WATER WELL FILTRATION UNITS AND HEAT PUMPS ARE NOT ALLOWED, SANITARY WATER CONNECTIONS ONLY PERMITTED.

ATTENTION INSTALLER!!
CALL DIG SAFE BEFORE YOU DIG!! MASSACHUSETTS STATE LAW CHAPTER 82 SECTIONS 4) - 40E REQUIRE THAT PREMARKING OF GAS, ELECTRIC, WATER, TELEPHONE AND CABLE T.V. UTILITY LINES BE MADE A *MINIMUM* OF 72 HOURS PRIOR TO GROUND BREAK FOR ANY EXCAVATIOI.

NOTE: *INSTALLER MUST CONTACT ENGINEER/BD OF HEALTH 48 HOURS PRIOR TO SUBGRADE INSPECTION. INSTALLER MUST HAVE ALL BREAK OUT FILL ON SITE AND IN PLACE PRIOR TO SIGN OFF BY ENGINEER AT TIME OF FINAL INSPECTION OR APPROVAL WILL NOT BE GIVEN TO BACKFILL.*

0' 30' 60' 90'

May 2013
INVOICE

AMHERST PUBLIC HEALTH DEPARTMENT

Bangs Community Center
70 Boltwood Walk
Amherst, MA 01002

DATE: May 17, 2013

TO Maria and Peter Crouse
648 Station Road
Amhers, MA, 01002

RE: Invoice for **Title 5 Witness Fee & Soil Evaluation Fee**

Services provided by **Edmund Smith**

PAYMENT TERMS: I Paid in Full

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Title 5 witness fee	$ 200.00	$ 200.00
1.00	Soil Evaluation fee	$ 150.00	$ 150.00
		SUBTOTAL	$ 350.00
		SALES TAX	
		TOTAL	$ 350.00

? why not $300

REPAIR PERC
(1/2 the work of full perc
& made an adjustment in the field....

App - 18668
Batch - 6994

CUST NAME
4 BOLTWOOD AVENUE
06/21/13
CITY, ST, ZIP

***TOWN OF A TOWN HAL
AMHERST M REFERENCE
DATE/TIME 09:39

CUST NAME

0
DEPT

DE HEA058 TITLE V WI 350.

RECPT TOTAL

350.00 AMOUNT
PETER G CR QUA CHECK 1083

PREPARED BY	Ed Smith
DATE	5/17/13

648 STATION ROAD
ALAN WEISS, SOIL EVAL. + DESIGNER

PAGE NO.

NOTES ON SOIL STRATA

0-30 MIXED A+B

30-104 C_1

- PERC RATE = 12 MIN/INCH

(AGREED TO USE THIS RATE WITHOUT GOING TO SIEVE TEST)

- CONSERVATION COMMISSION NEEDS TO BE NOTIFIED (SHOULD APPROVE BECAUSE IT IS A REPAIR)

PAID TODAY BY OWNER - PETE CROUSE

$200 - T5 WITNESS FEE

$150 - MINIMAL PERC TEST

PREPARED BY	
DATE	

	PAGE NO.	

PROJECT ACTION NOTES

PROJECT PLANNING NOTES

7/26/13 648 Station Road Pete Crouse, owner
530-0187
Cell
1985 System 3 BR
condensate drains properly (off AC → outside)

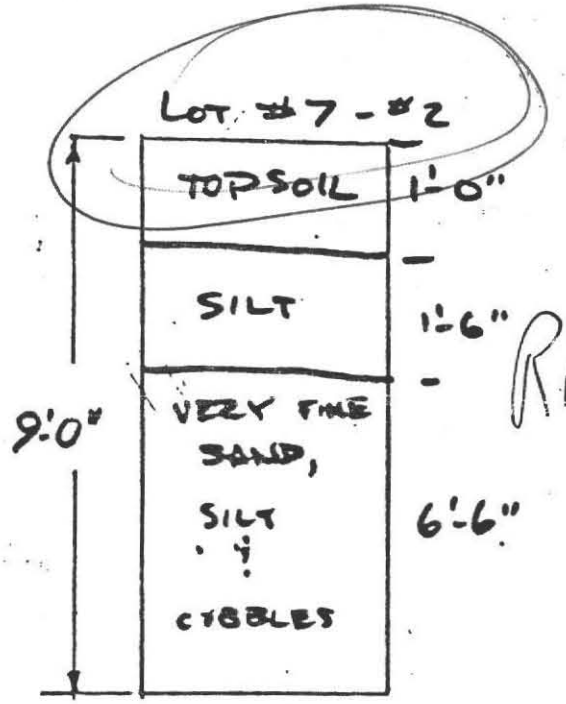
D-Box 35 near corner
45 corner by door
mark down for $200

sent Overdeshaw

OBSERVATION PITS

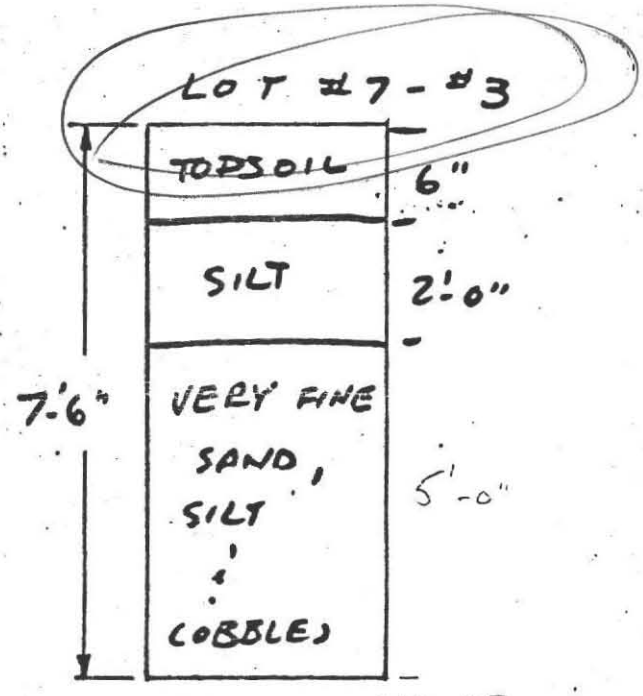
EQUESTED BY: RALPH FARRICK
CATION: STATION ROAD
AMHERST
IL ADDRESS:

DATE: 5-26-10-73
OBSERVER: RPB
RC
JN

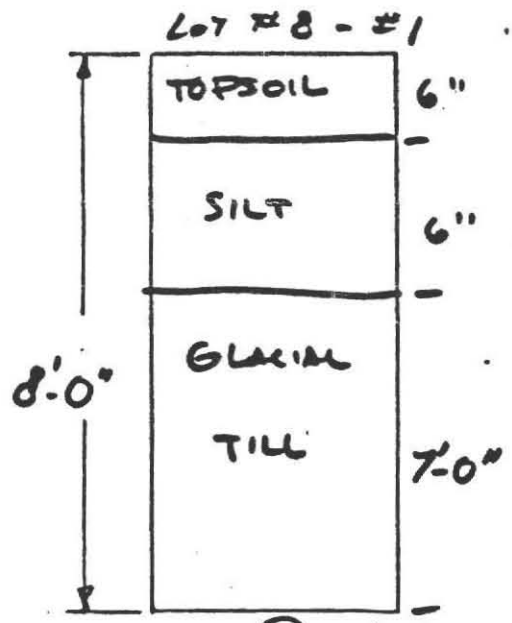


REAR

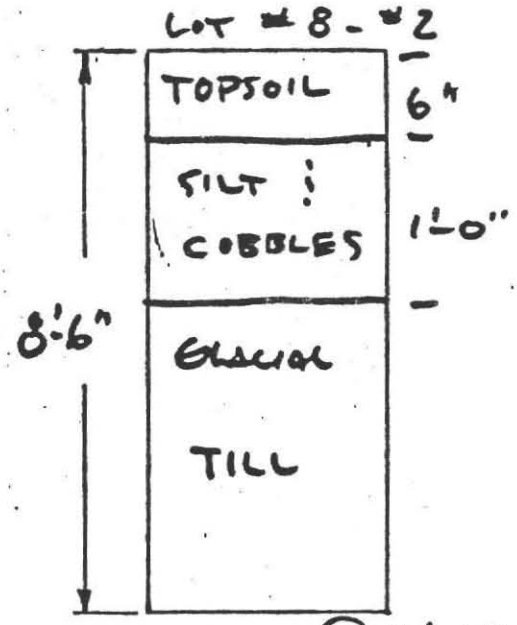
GROUND WATER NONE
PERC RATE: 3.6 MIN/IN



GROUND WATER NONE
PERC RATE: 5.2 MIN/IN



GROUND WATER @ 2'-0"
PERC RATE: NO TEST



GROUND WATER @ 6'-0"
PERC RATE: 11.0 MIN/IN

ALMER HUNTLEY, JR. & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
238 BRIDGE STREET
NORTHAMPTON MASS.

Town of AMHERST Massachusetts

BOARD OF HEALTH
(413) 253-7077

December 22, 1978

To whom it may concern:

This will certify that percolation tests and deep soil observations were conducted by representatives of Almer Huntley Associates, on several lots owned by Mr. Ralph Farrick and located on Station Road in Amherst. A percolation rate of 3.67 minutes per inch was established on Lot #6 in the front of the lot and 3.6 minutes per inch to the rear of Lot #7.

Ground water was not encountered in either case at a depth of 8 feet.

These tests are considered valid by the Amherst Board of Health and additional tests will not be required unless a private sewage disposal system is to be installed in a substanially different location from where the previous tests were conducted.

Very truly yours,

Charles E. Drake, Jr. (J.P.)

Charles E. Drake, Jr.
Public Health Director

CED/jgr

No. 85-35 FEE $90

#648

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

TOWN OF AMHERST, MA.

Application for Disposal Works Construction Permit

Application is hereby made for a Permit to Construct (X) or Repair ( ) an Individual Sewage Disposal System at:

STATION ROAD — LOT #7
Location - Address — or Lot No.

~~VICKY~~ CROUSE, PETER + MARIA — 123 CHESTNUT ST AMHERST, MA 01002
Owner — Address

DMO CONST. — BELCHERTOWN RD
Installer — Address

Type of Building — Size Lot 42.3 Sq. feet ACRE

Dwelling — No. of Bedrooms 3 Expansion Attic ( ) Garbage Grinder (X) YES

Other — Type of Building FRAME No. of persons MAX 6 Showers ( ) — Cafeteria ( )

Other fixtures

Design Flow 55 150 gallons per person per day. Total daily flow 330 gallons.

Septic Tank — Liquid capacity ~~1000~~ gallons Length 10' Width 5' Diameter — Depth 5'

Disposal ~~Trench No.~~ Field Width 20' Total Length 50' Total leaching area 1000 sq. ft. MIN

Seepage Pit No. Diameter Depth below inlet Total leaching area sq. ft.

Other Distribution box (X) Dosing tank ( )

Percolation Test Results Performed by ALMER HUNTLEY, JR + ASSOC, INC Date 5/10/73

Test Pit No. 1 3.6 minutes per inch Depth of Test Pit 36" Depth to ground water NONE

Test Pit No. 2 — minutes per inch Depth of Test Pit 108" Depth to ground water NONE

T.P. #2

Description of Soil 0" + 0 12" Topsoil - 12" + 0 18" SILT - 18" + 0 108" FINE SAND + Cobbles - NO WATER - T.P. #3 - 0" + 0 6" Topsoil - 6" + 0 30" SILT - 30" + 0 90" FINE SAND + Cobbles - NO WATER AT 90"

Nature of Repairs or Alterations — Answer when applicable

Agreement:

The undersigned agrees to install the aforedescribed Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Sanitary Code — The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the board of health.

Signed Maria V. Crouse 9/5/85 Date

Application Approved By [signature] 9/5/85 Date

Application Disapproved *for the following reasons:*

Permit No. 85-35 Issued 9-15-85 Date

CHECK OR FILL IN WHERE APPLICABLE

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

OF

Certificate of Compliance

THIS IS TO CERTIFY, That the Individual Sewage Disposal System constructed ( ) or Repaired ( )

by
Installer

at

has been installed in accordance with the provisions of TITLE 5 of The State Sanitary Code as described in the application for Disposal Works Construction Permit No. dated

THE ISSUANCE OF THIS CERTIFICATE SHALL NOT BE CONSTRUED AS A GUARANTEE THAT THE SYSTEM WILL FUNCTION SATISFACTORY.

DATE Inspector

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

No. 85-35 TOWN OF AMHERST FEE $90

Disposal Works Construction Permit

Permission is hereby granted PETER + MARIA CROUSE - DMO CONST

to Construct (X) or Repair ( ) an Individual Sewage Disposal System

at No. LOT #7 STATION RD
Street

as shown on the application for Disposal Works Construction Permit No. 85-35 Dated 9/5/85

[signature]
Board of Health

DATE 9/5/85

FORM 1255 A. M. SULKIN, INC., BOSTON

TC from Mr. Huntley

re perc test results

1" in 30 minutes fails
results good until above 10 or 15

3.6 (1" in 3.6 minutes) is excellent

rates vary from less than a minute per inch to not going down at all

3.742 ACRES ±
(1.5143 HECTARES ±)

(32.534M)
106.74'
475.63'
N 59° 43' 05" E
(144.375M)
823.33'
(73.445M)
240.9'
(250.551M)

PAGE 372
(169.878M)
120.27'
(36.656M)

(51.816M)
170.00'

6 SOLD

we think this is where we had the perc test done?

3.309 ACRES ±
(1.3391 HECTARES ±)

(38.274M)
125.57'
415.55'
N 59° 43' 05" E
(126.660M)
759.29'
218.17'
(66.488M)
(231.432M)

(40.804M)
133.83'
(136.504M)

SLOPES UP

GARAGE

(51.149M)
168.14'

(0.9494 HECTARES ±)

(17.115M)
56.19'
S30°42'10" W
290.01'
454.67'
(138.700M)

BOOK 1942 PAGE 267

(20.274M)
67.07'
367.68'
N 59°43'05"E
455.55'
(133.852M)
(107.63

PLAN OF LAND IN
AMHERST, MASSAC
SURVEYED FOR
RALPH K. & IRENE P.
SCALE: 1" = 100'
DEC.

8

1.306 ACRES ±
(0.5285 HECTARES ±)

250.00'
(76.200M)
(231.082M)

(90.578M)
297.17'
S 30°59'40" W
353.32'
(107.69
S30°55'02" W
292.47'
(67.309M)

LAND OF DONALD A. & SUZANNE F. LAVERDIERE

HAROLD L. EATON, REGISTERED L
SUNRISE DRIVE HADLEY

HAROLD L. EATON No. 23611 REGISTERED LAND SURVEYOR

100 0 100 200
FEET

30 0 30 60
METERS

ROAD (MODIFIED)

1967 TOWN LAYOUT

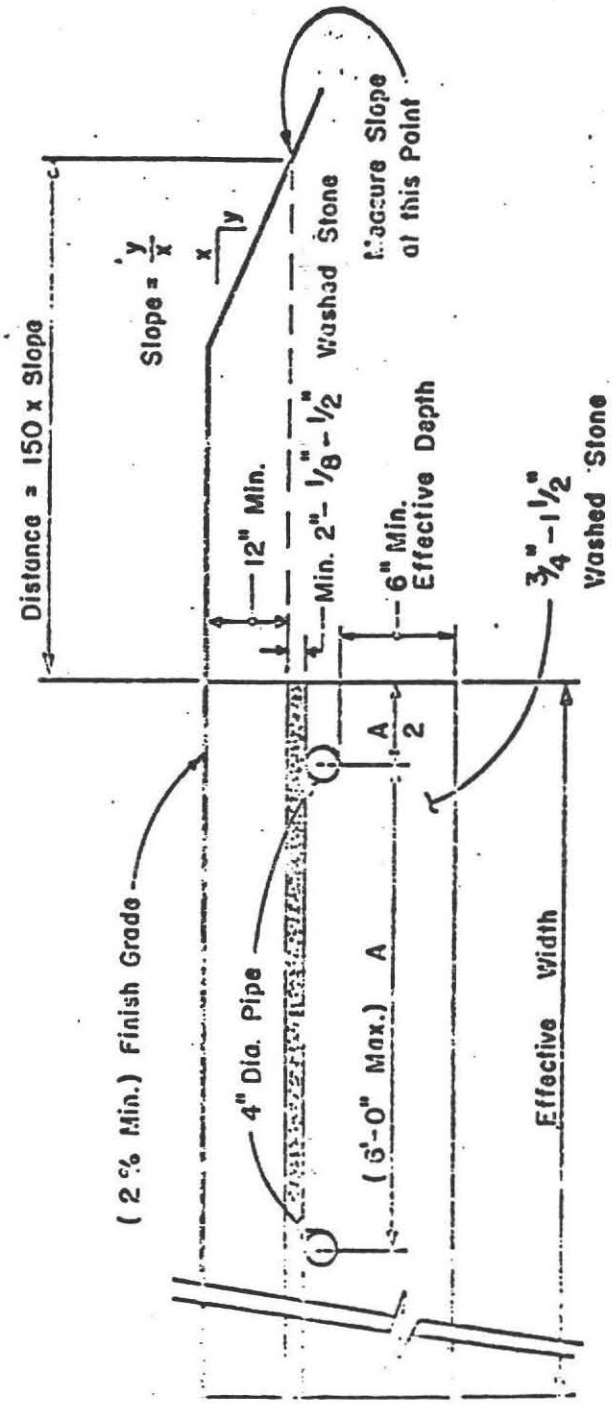
Harold L. Eaton

Lawyer Jim Robert Bilodeau
[illegible] E. Pleasant

15.15: continued

FIGURE 1.

LEACHING FIELD (ILLUSTRATION C)



LEACHING FIELDS

No Scale

Illustration C

Property Location: 648 STATION RD | MAP ID: 24B/ / 84/ / | Bldg Name: | State Use: 1010

Vision ID: 6142 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/18/2012 18:52

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CROUSE, PETER G & MARIA V		2 Public Water		
648 STATION RD		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	24B000084	Precinct	
Calc Frontag	156.6	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 24B-84		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	243,500	243,500
RES LAND	1010	153,900	153,900
RESIDNTL	1010	34,400	34,400
	Total	431,800	431,800

601
Amherst, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CROUSE, PETER G & MARIA V	5529/ 252	11/10/1998	U	I	1	1N
NEWTON, CARLA W	5529/ 250	11/10/1998	U	I	1	1N
CROUSE, PETER G & MARIA V	2615/ 296	09/06/1985			9,500	
ZAMORA, JUAN C & MARGARITA C	2055/ 332	05/10/1979			9,500	
FARRICK, RALPH K & IRENE P	1376/ 210				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2013	1010	243,500	2012	1010	243,500	2012	1010	243,500
2013	1010	153,900	2012	1010	153,900	2012	1010	153,900
2013	1010	34,400	2012	1010	34,400	2012	1010	34,400
Total:		431,800	Total:		431,800	Total:		431,800

EXEMPTIONS

Year	Type	Description	Amount
2008	ER	OWNER OCCUPIED	0
		Total:	0

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	238,900
Appraised XF (B) Value (Bldg)	4,600
Appraised OB (L) Value (Bldg)	34,400
Appraised Land Value (Bldg)	153,900
Special Land Value	0
Total Appraised Parcel Value	431,800
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**431,800**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
AW/A				

NOTES

ADDED POOL AND A.C. FOR
FY94

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
93B-163	10/01/1992			6,500		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/21/2006	01		LT	40	No Change On Abatement
10/27/2005			DK	15	Drive By Field Review
06/10/1993			EB		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	RO30		167		30,000	SF	4.40	1.1000	7	1.0000	1.00	AW	1.00	LOT 7			1.00		145,200
1	1010	Single Family	RO31				57,120	SF	0.12	1.0000	0	1.0000	1.00	AW	1.00				1.00		6,900
1	1010	Single Family	RO33				0.35	AC	5,200.00	1.0000	0	1.0000	1.00	AW	1.00				1.00		1,800

Total Card Land Units: 2.35 AC | Parcel Total Land Area: 2.35 AC | Total Land Value: 153,900

Property Location: 648 STATION RD | **MAP ID:** 24B/ / 84/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 6142 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/18/2012 18:52

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	12		B+
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	04		Unit/Ac
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

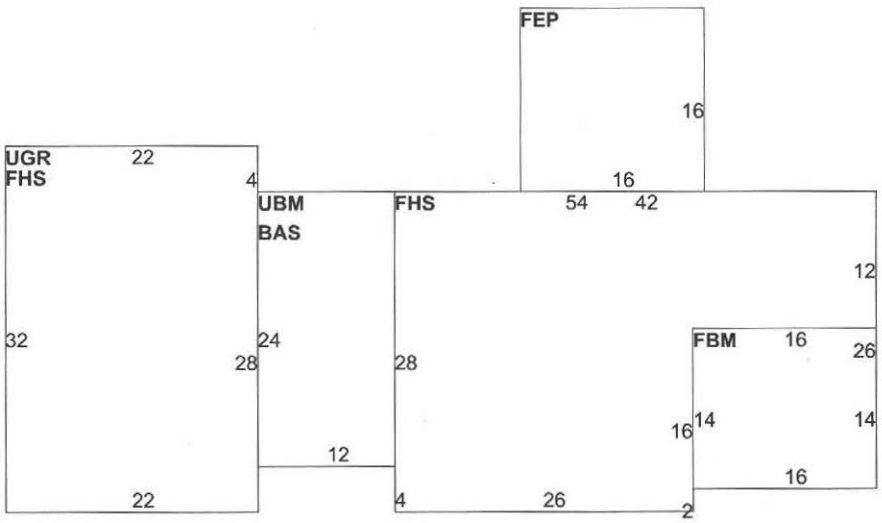
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	84.06
Replace Cost	265,457
AYB	1985
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	10
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	90
Apprais Val	238,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR2	Garage-Good			L	648	30.00	1951		0		50	9,700
SPL1	IG Pool Concret			L	648	36.00	1994		0		100	23,300
SHD1	Shed Frame			L	168	8.00	2000		0		80	1,100
SHD1	Shed Frame			L	48	8.00	1994		0		80	300
FPL2	Fireplce 1.5 S			B	1	3,500.00	2001		1		100	3,200
FPO	Extra Fpl Open			B	1	1,500.00	2001		1		100	1,400

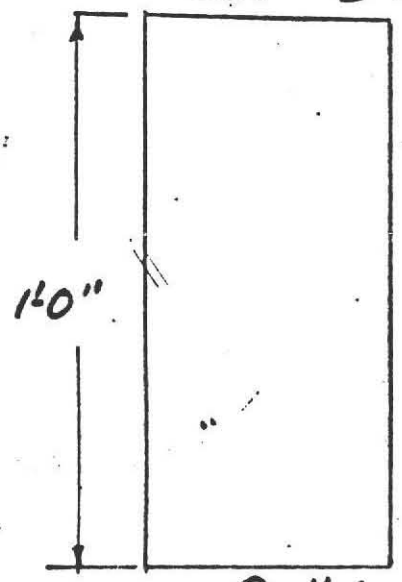
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,432	1,432	1,432	84.06	120,372
FBM	Basement, Finished	0	224	78	29.27	6,557
FEP	Porch, Enclosed, Finished	0	256	179	58.78	15,046
FHS	Half Story, Finished	1,016	1,848	1,016	46.21	85,404
UBM	Basement, Unfinished	0	1,208	242	16.84	20,342
UGR	Garage, Unfinished	0	704	211	25.19	17,736
	Ttl. Gross Liv/Lease Area:	2,448	5,672	3,158		265,457

OBSERVATION PITS

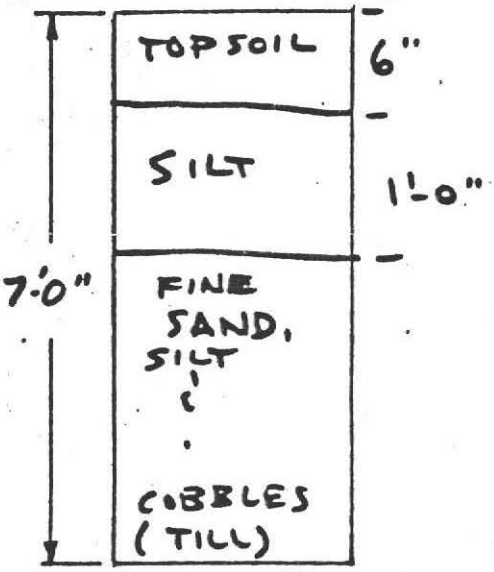
REQUESTED BY: RALPH FARRICK
DATE: 5-26-10-73
LOCATION: STATION ROAD
AMHERST
OBSERVER: RPB
RC
RDB
MAIL ADDRESS:

LOT #5 - #1



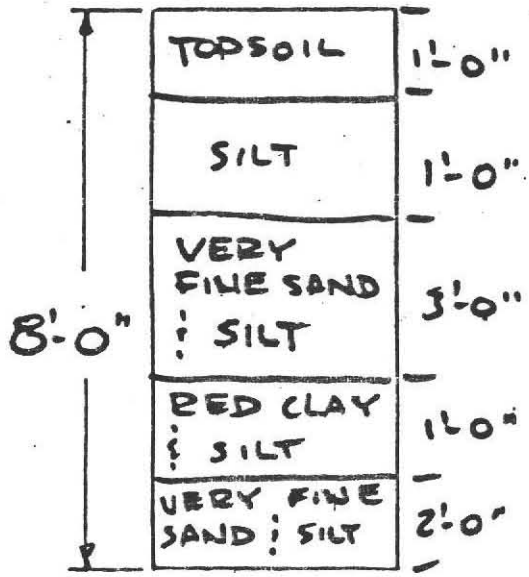
GROUND WATER @ 1/2'
PERC RATE: NO TEST

LOT #5 - #2



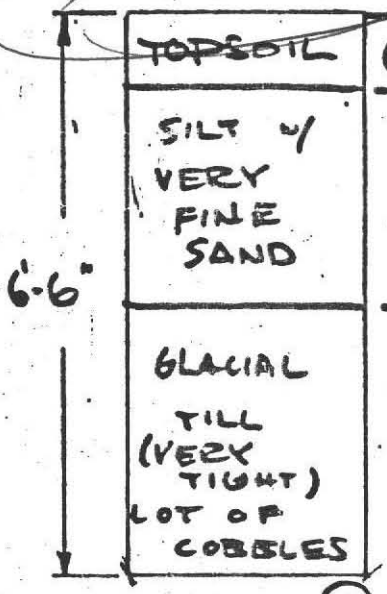
GROUND WATER @ 4'-6"
PERC RATE: 9.34 MIN/IN

LOT #6



GROUND WATER NONE
PERC RATE: 3.67 MIN/IN

LOT #7 - #1



FRONT N.G.

GROUND WATER @ 3'-6"
PERC RATE:

ALMER HUNTLEY, JR. & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
238 BRIDGE STREET

JOHN A. BRICKETT, R.S.
19 SUMMER STREET
GREENFIELD, MASS. 01301

John A. Brickett R.S.
9/3/85
NO SCALE