

Notes

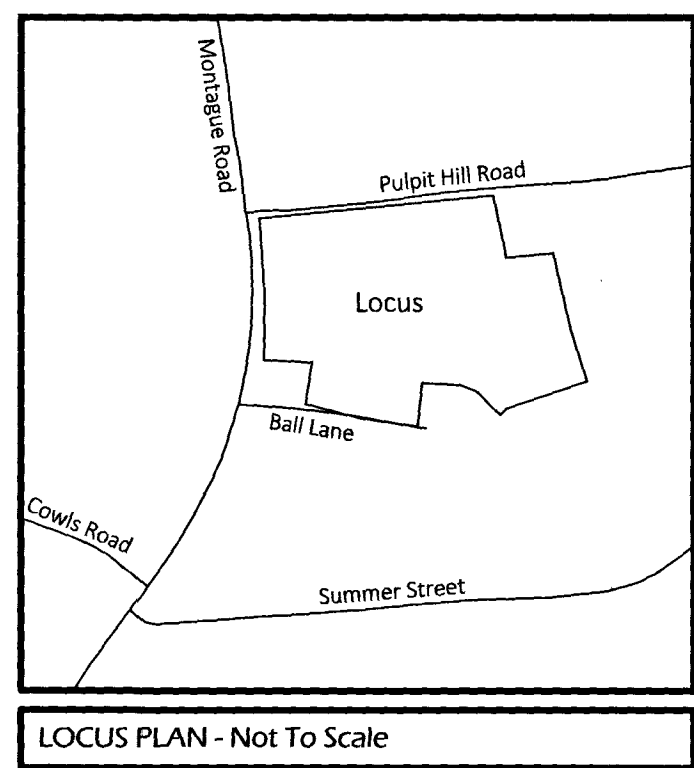
- The existing conditions and boundary retracement survey depicted hereon was obtained by a field survey between February 13 and March 2, 2026 by Berkshire Design Group.
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however, this does not constitute a guarantee that no such easements exist.
- The basis of bearings, azimuths, and the north arrow shown hereon is the Massachusetts State Plane Coordinate System (NAD83). The basis of the elevations depicted hereon is a grid separation calculation based on Geoid18 resulting in NAVD88. Distances shown hereon are ground distances.
- Record boundary dimensions are shown in parentheses, when available.
- This site is current under construction. The buildings are currently under construction and the exteriors may not be finished at this time. The patios, infiltration basins, privacy fences, parking areas, trash enclosures, mailbox sheds, charging stations, paths, and walkways shown are based upon proposed features and design plan provided.

Legend

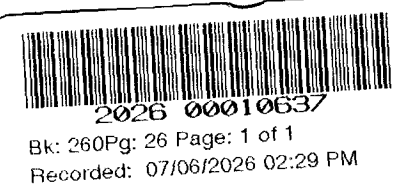
- Exclusive Use Area
- Concrete Walkway
- Privacy Fence

4"x4" Concrete Bound w/ Pin Up 0.4' (Held)
Pulpit Hill Road
1960 Town Layout (33.0' Wide)

Owner Of Record
Valley Community Development Corp.
20-40 Ball Lane
Amherst, Massachusetts 01002
PID: 5A-56
Deed Book 14648, Page 54
Plan Book 252, Plan 72
8.542 Ac. ±



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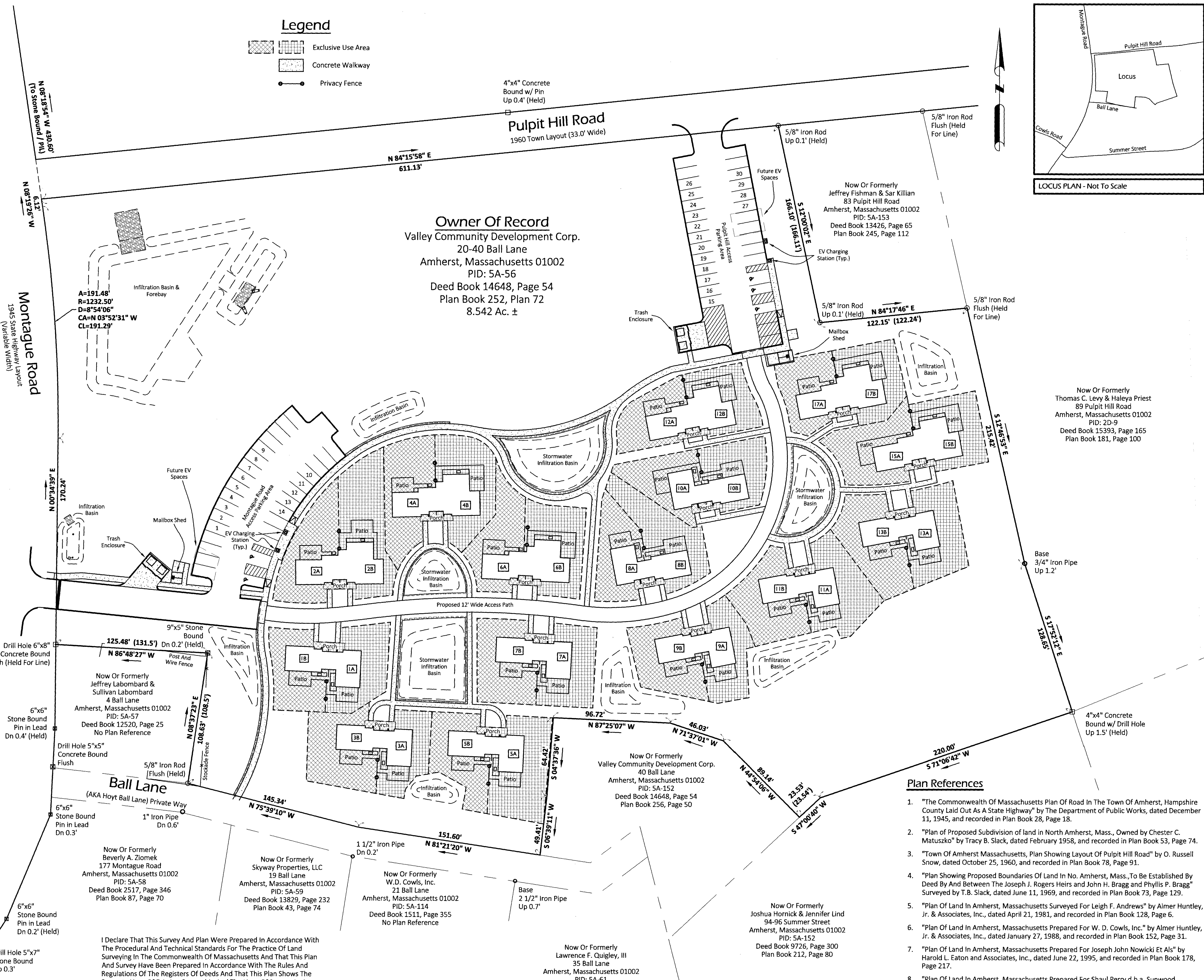


REGISTRY USE ONLY

Amherst Community Homes Condominium - Site Plan

Located at
20-40 Ball Lane
Amherst, Massachusetts
(Hampshire County)

Prepared For
Valley Community Development Corporation



Plan References

- "The Commonwealth Of Massachusetts Plan Of Road In The Town Of Amherst, Hampshire County Laid Out As A State Highway" by The Department of Public Works, dated December 11, 1945, and recorded in Plan Book 28, Page 18.
- "Plan of Proposed Subdivision of land in North Amherst, Mass., Owned by Chester C. Matuszko" by Tracy B. Slack, dated February 1958, and recorded in Plan Book 53, Page 74.
- "Town Of Amherst Massachusetts, Plan Showing Layout Of Pulpit Hill Road" by O. Russell Snow, dated October 25, 1960, and recorded in Plan Book 78, Page 91.
- "Plan Showing Proposed Boundaries Of Land In No. Amherst, Mass., To Be Established By Deed By And Between The Joseph J. Rogers Heirs and John H. Bragg and Phyllis P. Bragg" Surveyed by T.B. Slack, dated June 11, 1969, and recorded in Plan Book 73, Page 129.
- "Plan Of Land In Amherst, Massachusetts Surveyed For Leigh F. Andrews" by Almer Huntley, Jr. & Associates, Inc., dated April 21, 1981, and recorded in Plan Book 128, Page 6.
- "Plan Of Land In Amherst, Massachusetts Prepared For W. D. Cowls, Inc." by Almer Huntley, Jr. & Associates, Inc., dated January 27, 1988, and recorded in Plan Book 152, Page 31.
- "Plan Of Land In Amherst, Massachusetts Prepared For Joseph John Nowicki Et Als" by Harold L. Eaton and Associates, Inc., dated June 22, 1995, and recorded in Plan Book 178, Page 217.
- "Plan Of Land In Amherst, Massachusetts Prepared For Shaul Perry d.b.a. Sunwood Builders" by The Berkshire Design Group, Inc., dated July 18, 2006, and recorded in Plan Book 212, Page 80.
- "Subdivision Approval Not Required Plan Of Land In Amherst, Massachusetts Prepared For Jeff Fishman" by Harold L. Eaton And Associates, Inc., dated September 9, 2019, and recorded in Plan Book 245, Page 112.
- "Plan Of Land Prepared For Theodore C. Matuszko Located In Amherst, Massachusetts" by Daniel L. Werner, P.L.S., dated May 19, 2022, and recorded in Plan Book 252, Page 72.
- "Approval Not Required Plan Of Land Stonefield Engineering & Design" by Control Point Associates, Inc., dated January 29, 2024, and recorded in Plan Book 256, Page 50.

Graphic Scale



(in feet)
1 inch = 40 feet

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts And That This Plan And Survey Have Been Prepared In Accordance With The Rules And Regulations Of The Registers Of Deeds And That This Plan Shows The Property Lines Of Existing Ownership And The Lines Of Streets And Ways Shown Are Those Of Public Or Private Ways Already Established And That No New Lines For The Division Of Existing Ownership, Or New Ways Are Shown.

Timothy D. Armstrong
Timothy D. Armstrong, PLS #51619

