

ZONING REVIEW - Roadside Residential (RR)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	90,000 FT ²	LOT 1=40 ACRES / LOT 2=173 ACRES
FRONTAGE	250 FT	LOT 1 = 501'± / LOT 2 = 417'±
WIDTH	-	-
FRONT YARD	75 FT	-
SIDE YARD	25 FT	-
REAR YARD	25 FT	-
HEIGHT (MAX)	35 FT	-
BUILDING COVERAGE (MAX)	10,000 FT ²	-

ZONING REVIEW - Forest Conservation (FC)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	435,600 FT ² *	LOT 1=40 ACRES / LOT 2=173 ACRES
FRONTAGE	250 FT	LOT 1 = 501'± / LOT 2 = 417'±
WIDTH	-	-
FRONT YARD	75 FT	-
SIDE YARD	25 FT	-
REAR YARD	25 FT	-
HEIGHT (MAX)	35 FT	-
BUILDING COVERAGE (MAX)	20,000 FT ²	-

*NO MINIMUM LOT AREA REQUIREMENT IN THE FC DISTRICT EXCEPT WHERE AN FC LOT HAS EXISTING ROAD FRONTAGE

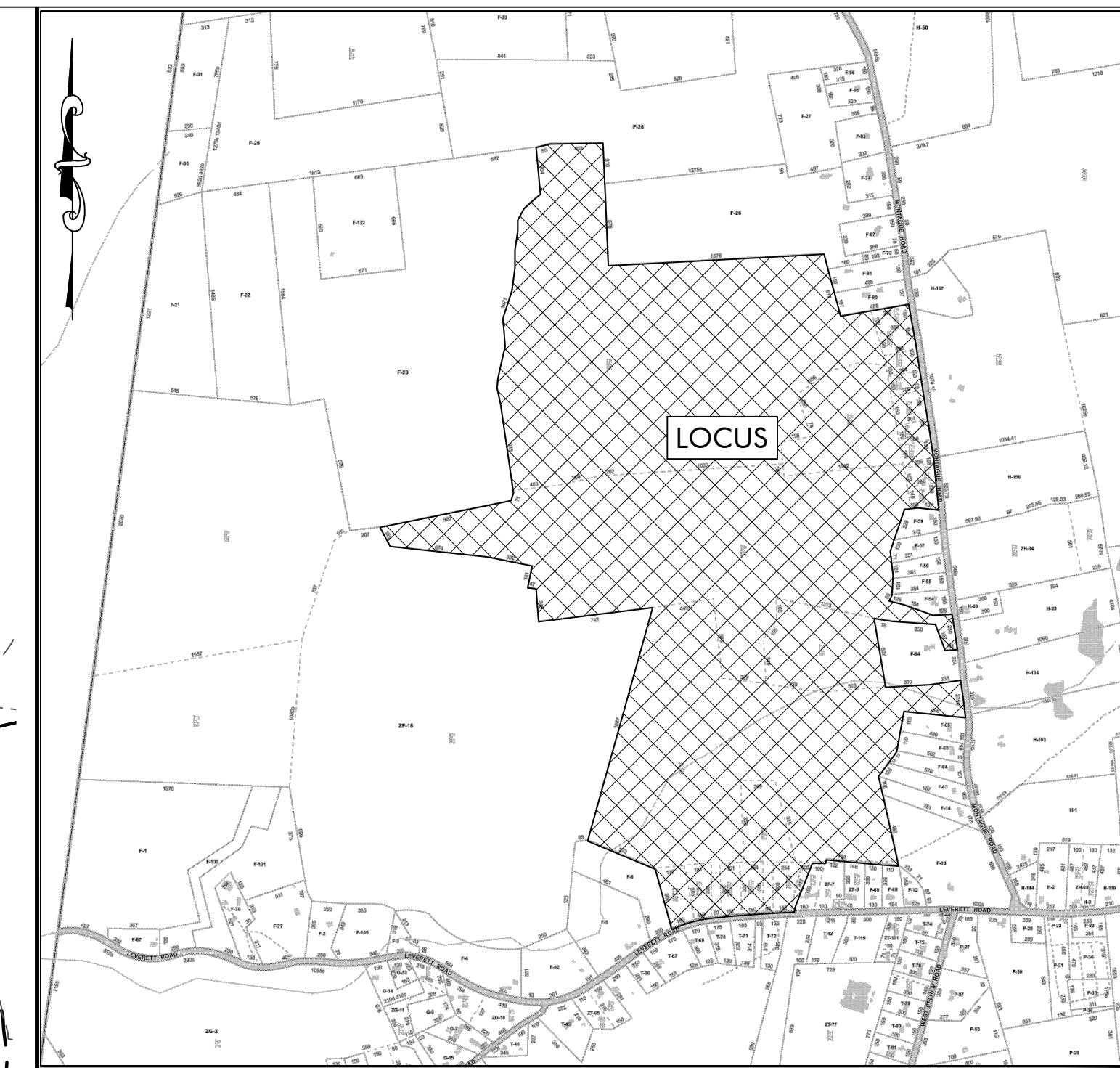
**LEVERETT WEST
PRELIMINARY SUBDIVISION**

OWNER: W D COWLS INC.
P.O. BOX 9677
NORTH AMHERST MA 01059
PHONE NUMBER: 413-549-1403

APPLICANT: W D COWLS INC.
P.O. BOX 9677
NORTH AMHERST MA 01059
PHONE NUMBER: 413-549-1403

SURVEYOR: MARC E. SHUTE PLS No. 33610
40 SCHOOL STREET
WESTFIELD MA 01085
PHONE NUMBER: 413-568-0985

ENGINEER: FILIPE J. CRAVO P.E. No. 48376
40 SCHOOL STREET
WESTFIELD MA 01085
PHONE NUMBER: 413-568-0985



LOCUS MAP / KEY MAP SCALE: 1" = 1000'±

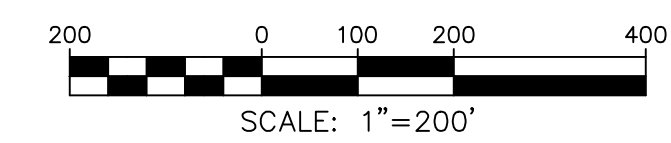


NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCELS IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 6118 PAGE 285.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON TOWN OF SHUTESBURY GIS. APPROXIMATE PROPERTY LINES SHOWN HEREON.
3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCELS CONTAIN A TOTAL OF ±296.8 ACRES PER TOWN OF SHUTESBURY PROPERTY RECORDS.
5. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
6. WETLANDS RESOURCE AREA LOCATIONS ARE DERIVED FROM MASSGIS DATA.
7. THE TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM MASSGIS DATA.
8. ADJACENT PROPERTY LINES SHOWN HEREON ARE REFERENCED FROM THE TOWN OF SHUTESBURY WEB GIS MAPPING. ABUTTING LANDOWNERS DEPICTED HEREON ARE TAKEN FROM THE TOWN OF SHUTESBURY MOST RECENT TAX LIST.
9. SUBJECT PARCEL IS SPLIT ZONED ROADSIDE RESIDENTIAL DISTRICT (RR) AND FOREST CONSERVATION DISTRICT (FC) AS DEPICTED HEREON ACCORDING TO THE TOWN OF SHUTESBURY ZONING MAP.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY/PANEL NUMBERS: 250128 0005 A, 250128 0010, 250128 0015 A AND 250128 0020 A - EFFECTIVE DATE: 06/18/1980.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

SYMBOL & LINE LEGEND

- - - - - 1065 - - - - - EXISTING CONTOUR
- ▲-▲-▲-▲- EDGE OF WETLAND

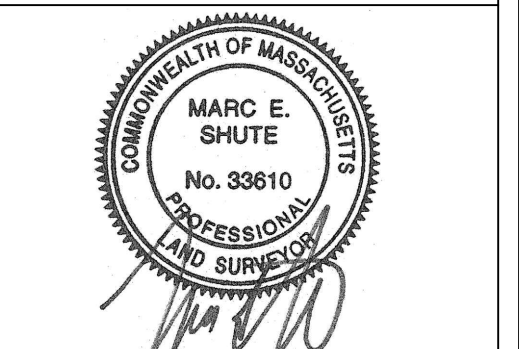


Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085
rland.com

PRELIMINARY PLAN
Leverett Road/Montague Road
Parcel ZF-15
Shutesbury, MA



PREPARED FOR:

W.D. Cowls, Inc.
P.O. Box 9677
North Amherst, MA 01059

ISSUANCE DATE: January 4, 2024	DATE:
REVISIONS:	
DRAFTED BY: J.W.M.	

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As noted	
RLA PROJ. NUMBER: 230109	
DRAWING#	REV.
PRELIM	-

SHEET 1 OF 3
PERMITTING

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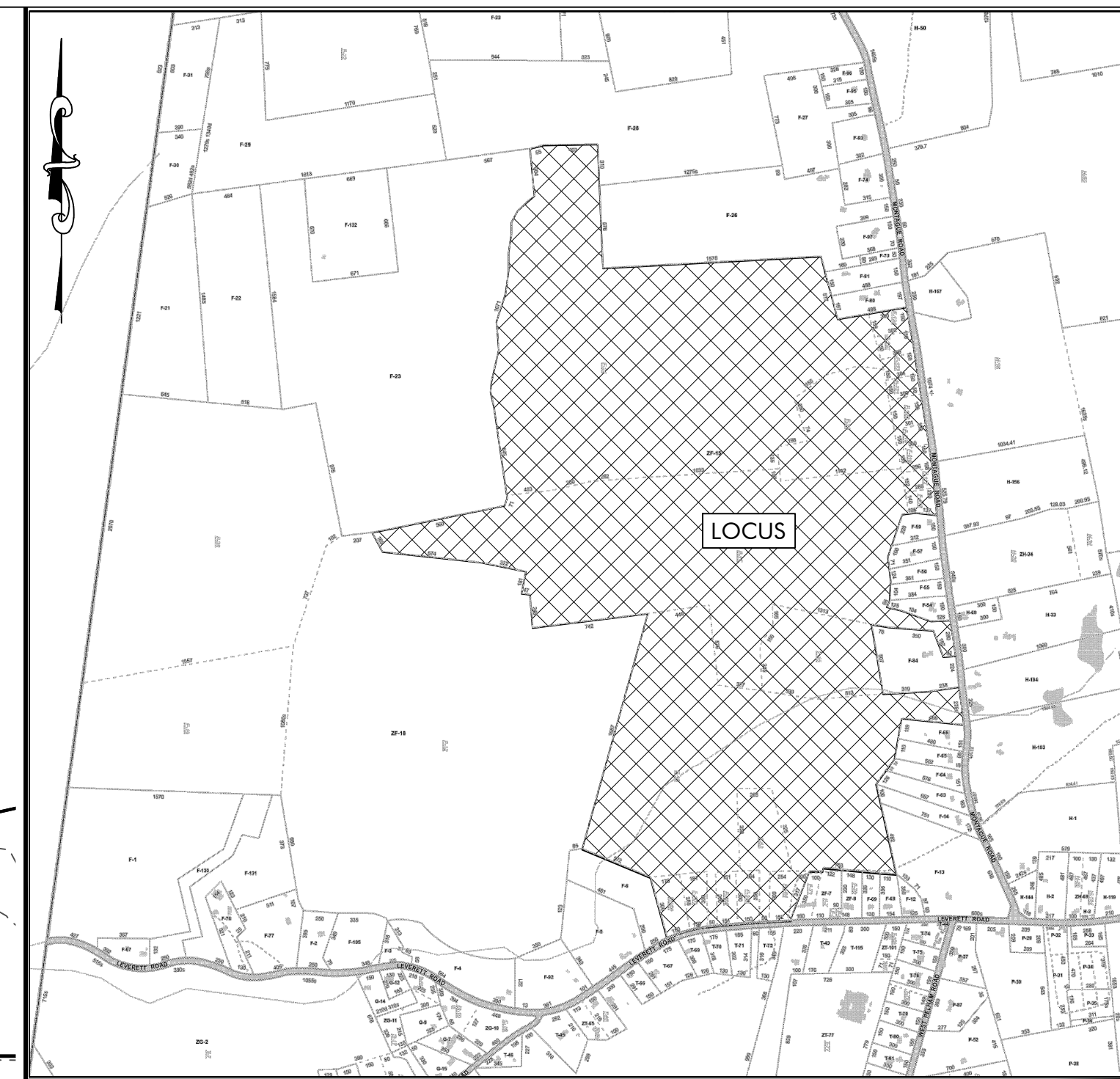
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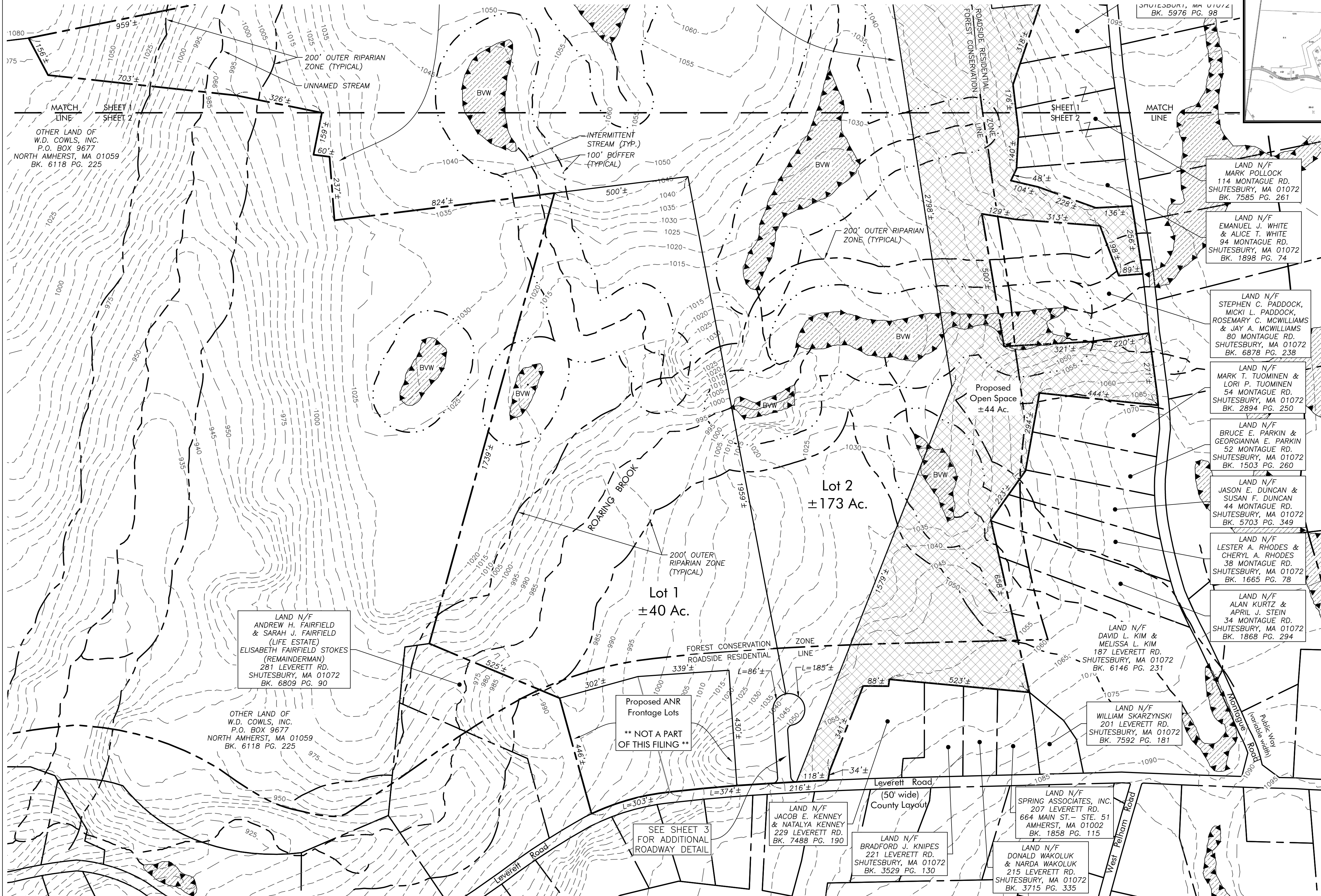
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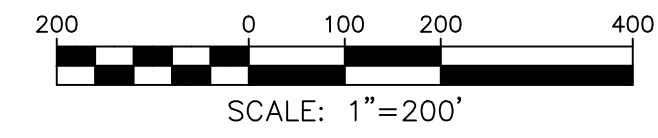


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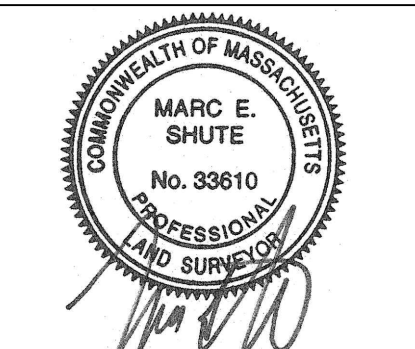
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SHEET 2 OF 3
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