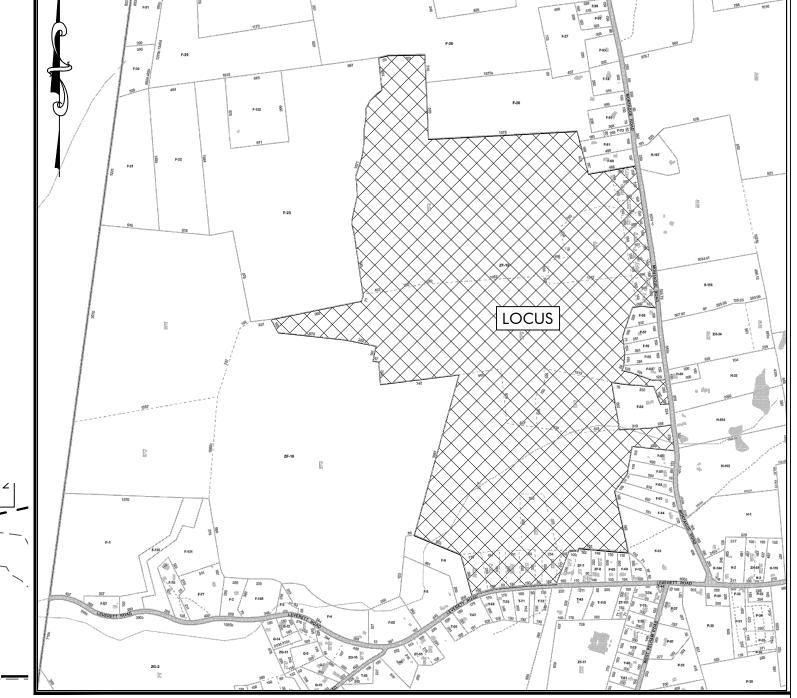


| ZONING REVIEW - Roadside Residential (RR)  |  |   | ZONING REVIEW - Forest Conservation (FC)           |   |   | LEVERETT WEST  |
|--|--|---|--|---|---|--|
| TYPE (MINIMUM)   | REQUIRED   | PROPOSED AS SHOWN   | TYPE (MINIMUN                                      | <u>'</u>                                | PROPOSED AS SHOWN   | PRELIMINARY SUBDIVISION  |
| TAGE   | 90,000 FT <sup>2</sup><br>250 FT                             | LOT 1=40 ACRES / LOT 2=173 ACRES  LOT 1 = 501'± / LOT 2 = 417'± | AREA<br>FRONTAGE                                   | 435,600 FT <sup>2</sup> * 250 FT        | LOT 1 = 40 ACRES / LOT 2 = 173 ACRES  LOT 1 = 501'± / LOT 2 = 417'± | OWNER: W D COWLS INC. P.O. BOX 9677  |
| H<br>T YARD  | -<br>75 FT   | -   | WIDTH FRONT YARD                                   | -<br>75 FT                              | -   | NORTH AMHERST MA 01059 PHONE NUMBER: 413-549-1403  |
| 'ARD<br>'ARD   | 25 FT<br>25 FT   | -   | SIDE YARD REAR YARD                                | 25 FT<br>25 FT                          | -   | APPLICANT: W D COWLS INC.  P.O. BOX 9677  NORTH AMHERST MA 01059   |
| HT (MAX)   | 35 FT<br>10,000 FT <sup>2</sup>                              | -   | HEIGHT (MAX) BUILDING COVERAGE (MAX)               | 35 FT<br>20,000 FT <sup>2</sup>         | -   | PHONE NUMBER: 413-549-1403   |
|  | ,  |   | *NO MINIMUM LOT AREA REG<br>EXISTING ROAD FRONTAGE | QUIREMENT IN THE FC DISTRICT EXCE       | PT WHERE AN FC LOT HAS  | 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   |
|  |  |   |  |   |   |  |
|  |  |   |  |   |   |  |
| !   !   ! / / /  | /// <b>//</b> /-//-/////////////////////////                 |   | 1  | 1050—                                   | \\  | STUIESBURI, MA UIU/2   |
| 959'±,   |  |   |  |   | 1060.   | 1095 BK. 5976 PG. 98   |
| 156.   |  | 200' OUTER  | RIPARIAN   |   |   |  |
| 7 1 703'±  |  | ZONE (TYPICA  | L) 704 pl  |   | 1055.   |  |
|  | <b>-</b> / <del>  / / / / / / / / / / / / / / / / / / </del> | UNNAMED STR   | PEAM ) /: K  | BVW                                     |   |  |
| MATCH SHEET 1/1/<br>LINE SHEET 2/1   | <u>//                                   </u>                 |   |  |   | 1055  | SHEET 2  SHEET 2  SHEET 2  |
| HER LAND OF<br>D. COWLS, INC.<br>O. BOX 9677   |  | 60'±  | \  |   | -INTERMITTENT<br>STREAM (IYP.)                                      |  |
| MHERST, MA 01059<br>6118 PG. 225   | //////////\\\\\\\\\\\\\\\\\\\\\\\\\\\\                       |   | -1040-   |   | 100' BUFFER 1050 -1050  | LAND N/F MARK POLLOCK  |
|  |  | 237   |  | -1-+                                    | 500'±,1040  | 114 MONTAGUE RD. SHUTESBURY, MA 01072 BK. 7585 PG. 261   |
|  |  |   | 824'±  |   | 1035.   | 129'+ 313'+ 136'+ LAND N/F   |
|  |  |   | 7 1  |   | 1025  | EMANUEL J. WHITE & ALICE T. WHITE ZONE (TYPICAL)   |
|  |  |   |  |   | 1020-<br>1015-  | SHUTESBURY, MA 01072<br>BK. 1898 PG. 74  |
|  |  |   |  |   |   |  |
|  |  | <b>y</b>  |  |   |   | LAND N/F STEPHEN C. PADDOCK, MICKI L. PADDOCK,   |
| /// <b>//////</b> ///////////////////////////  |  |   |  |   |   | ROSEMARY C. MCWILLIAMS & JAY A. MCWILLIAMS   |
|  | $\sqrt{\ \ \ \ \ \ \ \ \ \ \ \ }$                            |   |  |   |   | 80 MONTAGUE RD. SHUTESBURY, MA 01072 BK. 6878 PG. 238  |
|  | \ \ \ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\                       |   | BVW  |   |   | LAND N/F MARK T. TUOMINEN &  |
|  |  |   |  | BVW                                     |   | Proposed Open Space  Open Space  Open Space  Double Space  Open Sp |
|  |  | 1000  |  |   |   | ±44 Ac.   BK. 2894 PG. 250   LAND N/F  |
|  | 1 /94  |   |  |   |   | BRUCE E. PARKIN & GEORGIANNA E. PARKIN 52 MONTAGUE RD.   |
|  | 935  |   | \  |   |   | SHUTESBURY, MA 01072<br>BK. 1503 PG. 260   |
|  |  |   | \  |   |   | LAND N/F JASON E. DUNCAN &   |
|  |  |   |  |   | April 1   | + 1/3 AC. 44 MONTAGUE RD. SHUTESBURY, MA 01072   |
|  | /-]  |   | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \              |   |   | BK. 5703 PG. 349  LAND N/F   |
| / //// -F  |  |   |  |   | 200° OL<br>RIPARIAN   | ITER\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \  |
|  |  |   |  |   | TYPICAL   | SHUTESBURY, MA 01072<br>BK. 1665 PG. 78  |
|  |  |   |  |   | Lot 1 $\pm 40$ Ac.  | LAND N/F ALAN KURTZ & APRIL J. STEIN   |
|  |  | LAND N/F ANDREW H. FAIRFIELD & SARAH J. FAIRFIELD               |  |   |   | LAND N/F DAVID L. KIM &  34 MONTAGUE RD. SHUTESBURY, MA 01072 PK 1868 PG 294   |
| ////L->/   |  | (LIFE ESTATE) ELISABETH FAIRFIELD STOKES (REMAINDERMAN)         |  | 2)                                      | 366 - FOR   | MELISSA L. KIM  187 LEVERETT RD.  ADSIDE RESIDENTIAL  LINE  SHUTESBURY, MA 01072   |
|  |  | 281 LEVERETT RD. SHUTESBURY, MA 01072 BK. 6809 PG. 90           |  | 525.                                    | / 339'±<br>202'±  | L=86'±/  |
|  |  | DIV. 0003 FG. 90  |  |   | Proposed ANR  | 1075   |
| 1<br>1   |  | OTHER LAND OF<br>W.D. COWLS, INC.<br>P.O. BOX 9677              |  |   | Frontage Lots   | LAND N/F WILLIAM SKARZYNSKI 201 LEVERETT RD.   |
|  | ^  | P.O. BOX 96// IORTH AMHERST, MA 01059 BK. 6118 PG. 225          | //////   |   | ** NOT A PART OF THIS FILING **                                     | SHUTESBURY, MA 01072<br>BK. 7592 PG. 181   |
|  |  |   |  |   |   | 1090-<br>118'+ -34'+   |
| A THE STATE OF THE | _ ~ _ ` `  |   |  |   |   | L=374'± / 216'± / Leverett Road / LAND N/F   |
| 子子(X)  |  | 950   | 1-1-1/   |   | L=303'± 7   | LAND N/F JACOB E. KENNEY  LAND N/F JACOB E. KENNEY  SPRING ASSOCIATES, INC.  207 LEVERETT RD.  664 MAIN ST.— STE. 51   |
|  |  | 10925   |  |   | SEE SHEET   | 3  |
|  | `~ <del>}</del>  |   | -/   | /////////////////////////////////////// | 1/1/5/-> 1.1 FOR ADDITION.  | AL   BK. 7488 PG. 190   LAND N/F   /     BK. 1638 76. 173   6  |
|  |  |   |  |   | FOR ADDITION,<br>ROADWAY DETA                                       | AL BK. 7488 PG. 190 BRADFORD J. KNIPES BRADFORD J. KNIPES 221 LEVERETT RD. SHUTESBURY, MA 01072 BK. 3529 PG. 130 SHUTESBURY BK. 3529 PG. 130 S |

## LOCUS



LOCUS MAP / KEY MAP SCALE:  $1" = 1000' \pm$ 

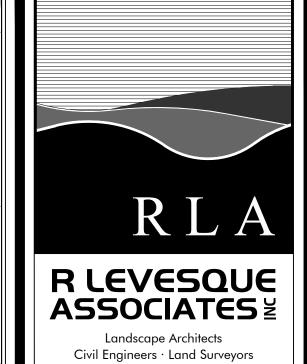
- 1. THE RECORD OWNER OF THE SUBJECT PARCELS IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 6118 PAGE 285.
- 2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON TOWN OF SHUTESBURY GIS. APPROXIMATE PROPERTY LINES SHOWN HEREON.
- 3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
- 4. SUBJECT PARCELS CONTAIN A TOTAL OF  $\pm 296.8$  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 A, 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)

SYMBOL & LINE LEGEND

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



SHEET 2 OF 3 PERMITTING | PRELIM



Environmental Consultants

40 School Street Westfield, MA 01085

ph: 413.568.0985 fax: 413.568.0986

rlaland.com

LIMINARY

tt Road/Montague Parcel ZF-I5 Shutesbury, MA



PREPARED FOR:

W.D. Cowls, Inc. P.O. Box 9677

North Amherst, MA 01059

**ISSUANCE DATE**: January 4, 2024

**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

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

PHONE NUMBER: 413-568-0985

Lot 2

Open Space

R=45'

L=28.8'±

**PAVEMENT** 

Leverett Road

(50' wide ~ County Layout)

S.W.D.

BASIN

EASEMENT

L=31.2'±

Proposed Roadway Detail - Scale: 1" = 40'

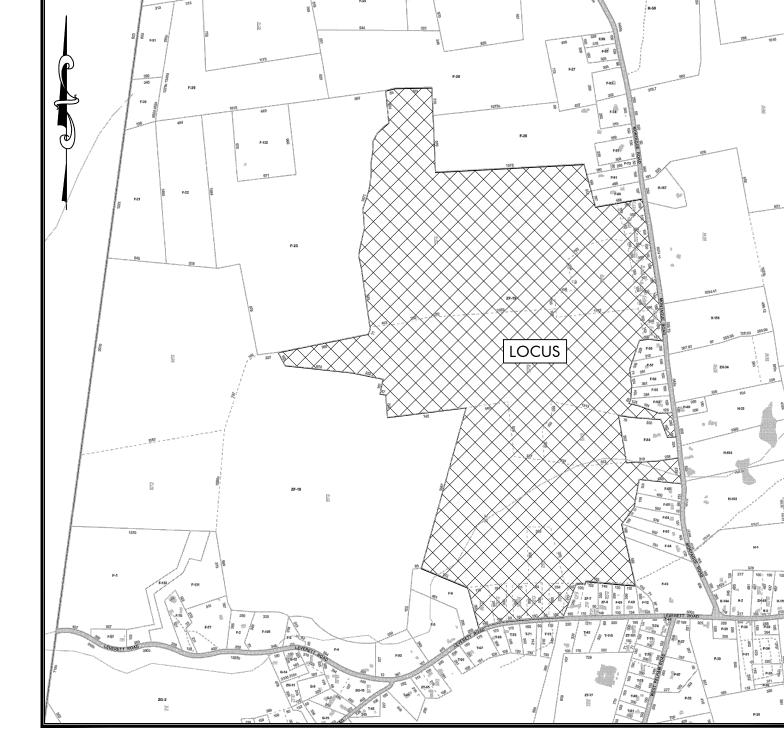
Lot 1

±40 Ac.

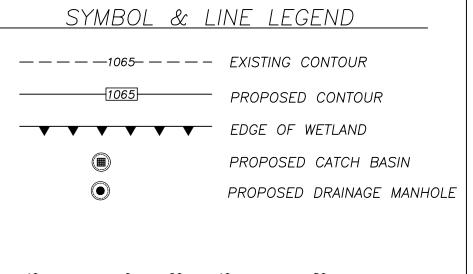
<u>SURVEYOR:</u> MARC E. SHUTE PLS No. 33610 40 SCHOOL STREET WESTFIELD MA 01085

<u>ENGINEER:</u> FILIPE J. CRAVO P.E. No. 48376 40 SCHOOL STREET

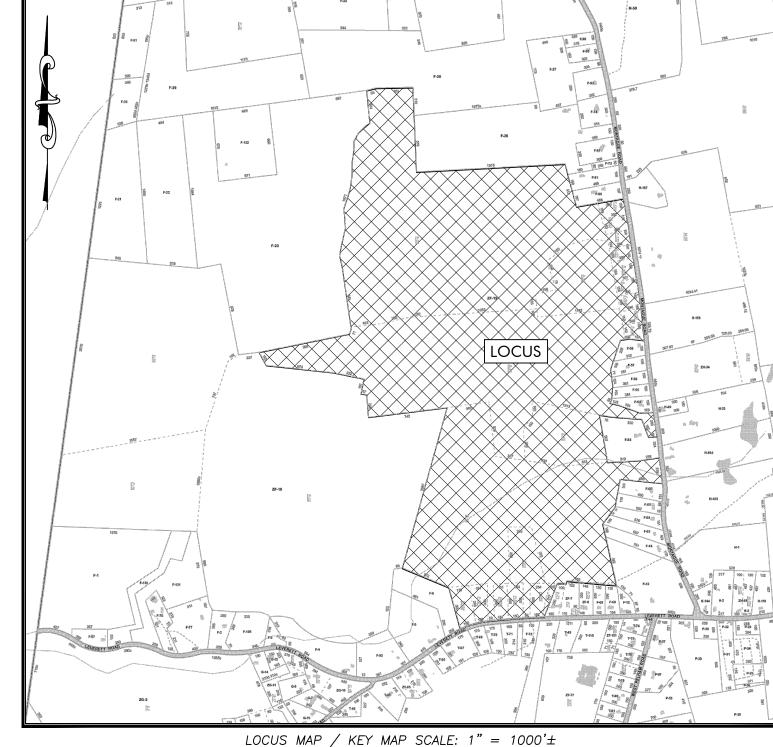
WESTFIELD MA 01085 PHONE NUMBER: 413-568-0985



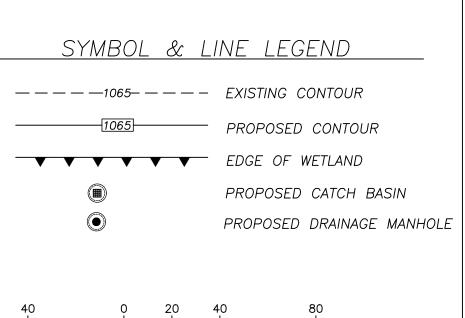
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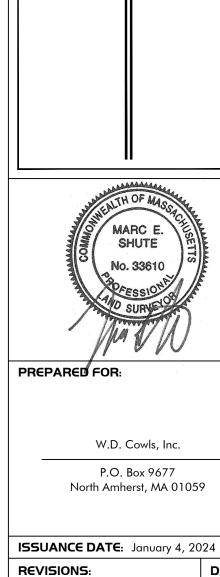
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- SHUTESBURY GIS. APPROXIMATE PROPERTY LINES SHOWN HEREON.
- AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR
- 5. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
- 7. THE TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM MassGIS DATA.
- SHUTESBURY MOST RECENT TAX LIST.
- HEREON ACCORDING TO THE TOWN OF SHUTESBURY ZONING MAP.





SCALE: 1"=40'





**DRAFTED BY:** J.W.M.

**SCALE**: As noted

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RLA PROJ. NUMBER: 230109

R LEVESQUE ASSOCIATES \( \)

Landscape Architects

**Environmental Consultants** 

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tt Road/Montague Parcel ZF-I5 Shutesbury, MA

Civil Engineers · Land Surveyors