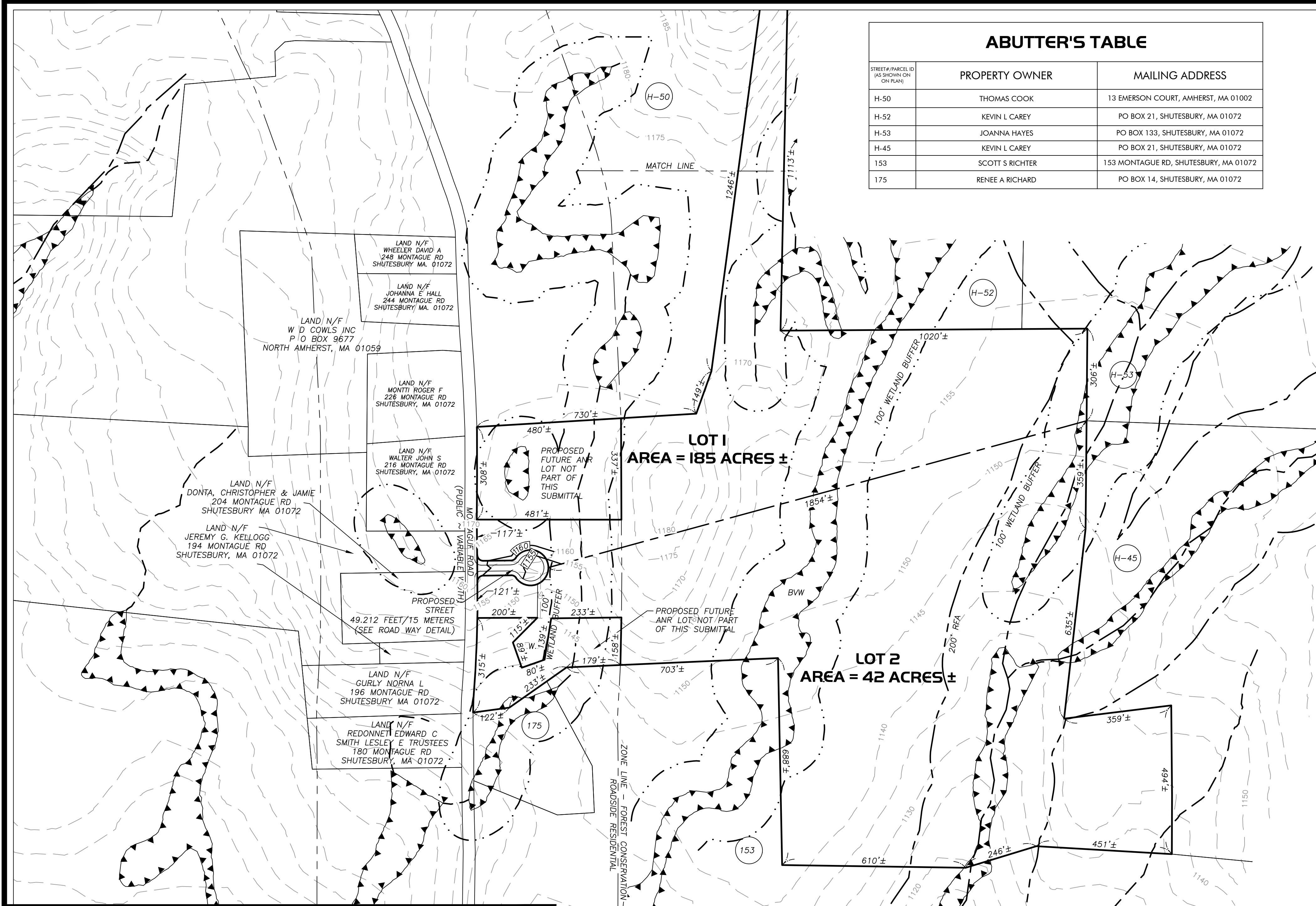
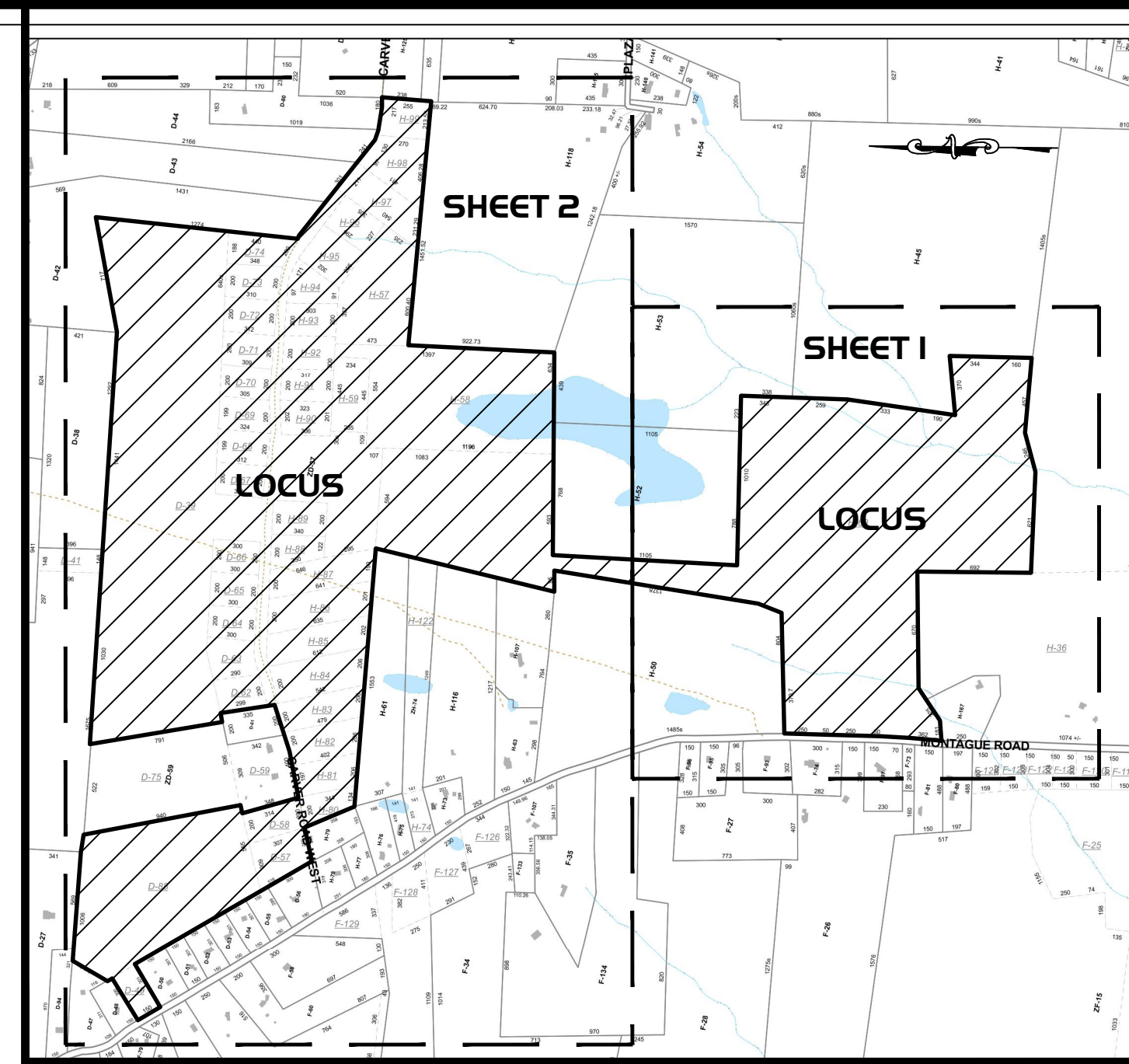


S:\Projects\2020\200515 - Morrison - Montague Road Site, Shutesbury\Civil 3D\2023-12-29 MONTAGUE - PRELIM.dwg



ABUTTER'S TABLE		
STREET/ PARCEL ID (AS SHOWN ON CH PLAN)	PROPERTY OWNER	MAILING ADDRESS
H-50	THOMAS COOK	13 EMERSON COURT, AMHERST, MA 01002
H-52	KEVIN L CAREY	PO BOX 21, SHUTESBURY, MA 01072
H-53	JOANNA HAYES	PO BOX 133, SHUTESBURY, MA 01072
H-45	KEVIN L CAREY	PO BOX 21, SHUTESBURY, MA 01072
153	SCOTT S RICHTER	153 MONTAGUE RD, SHUTESBURY, MA 01072
175	RENEE A RICHARD	PO BOX 14, SHUTESBURY, MA 01072



MONTAGUE PRELIMINARY SUBDIVISION

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

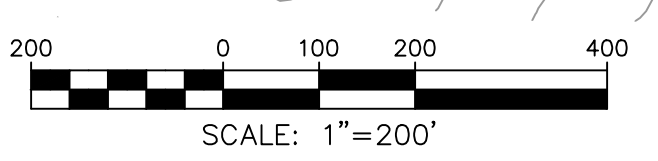
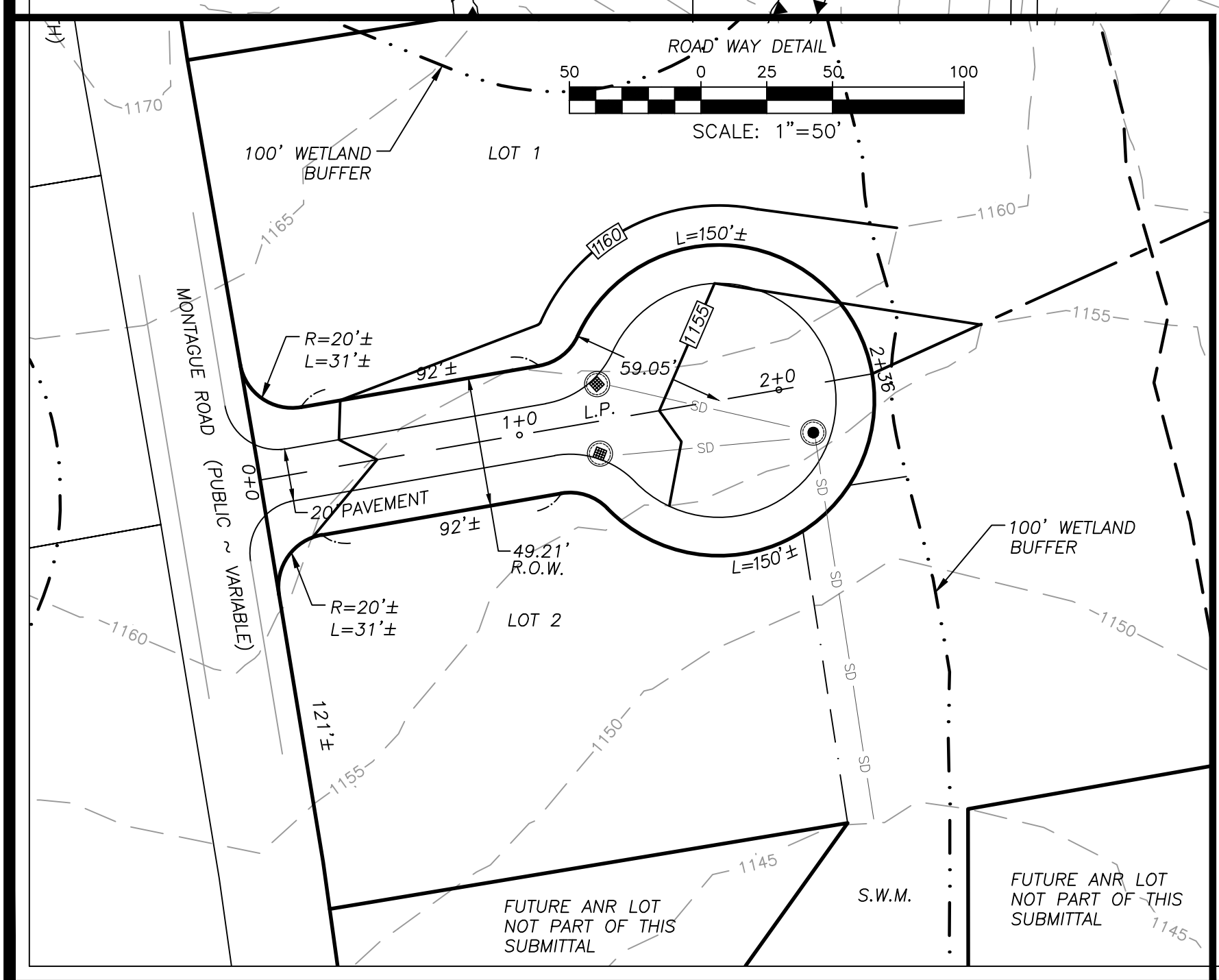
APPLICANT: W D COWLS INC.
 P.O. BOX 9677
 NORTH AMHERST MA 01059
 PHONE NUMBER: 413-549-1403

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

ENGINEER: FLIPE CRAVO
 40 SCHOOL STREET
 WESTFIELD MA 01085
 PHONE NUMBER: 413-568-0985

SYMBOL & LINE LEGEND

- 219 --- EXISTING CONTOUR
- ▲ EDGE OF WETLAND
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- L.P. PROPOSED DRAINAGE LOW POINT
- 410 ABUTTER'S TABLE REFERENCE ID



- NOTES**
- THE RECORD OWNER OF THE SUBJECT PARCEL IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 1032 PAGE 390, BOOK 1050 PAGE 106, BOOK 1131 PAGE 70 AND BOOK 1228 PAGE 12.
 - THE PROPERTY LINES SHOWN HEREON ARE BASED UPON TOWN OF SHUTESBURY GIS. APPROXIMATE PROPERTY LINES SHOWN HEREON.
 - THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
 - SUBJECT PARCEL CONTAINS ± 252 ACRES PER MASS GIS DATA.
 - 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.
 - WETLANDS RESOURCE AREA LOCATIONS ARE DERIVED FROM MassGIS DATA.
 - THE TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM MassGIS DATA.
 - ADJACENT ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF SHUTESBURY MOST RECENT TAX LIST.
 - SUBJECT PARCEL IS SPLIT ZONED RR/FC ACCORDING TO THE TOWN OF SHUTESBURY ZONING MAP.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501280005A & 2501280010A - EFFECTIVE DATE: 06/18/1980.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

ZONING REVIEW - Roadside Residential (RR)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	90,000 FT ²	-
FRONTAGE	250 FT	-
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 *	-
FRONTAGE	250 FT	-
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

SHEET 1
PERMITTING

RLA
R LEVESQUE ASSOCIATES INC.
 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
 Montague Road/ Carver Road West
 Parcel ID: ZD-37
 Shutesbury, MA

PREPARED FOR:
 W D COWLS INC
 P.O. Box 9677
 North Amherst MA, 01059

ISSUANCE DATE: January 4, 2024
 REVISIONS: DATE:
 DRAFTED BY: NML/a.
 UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW
 SCALE: AS NOTED
 RLA PROJ. NUMBER: 200515
 DRAWING# REV.
PRELIM

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MONTAGUE PRELIMINARY SUBDIVISION

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

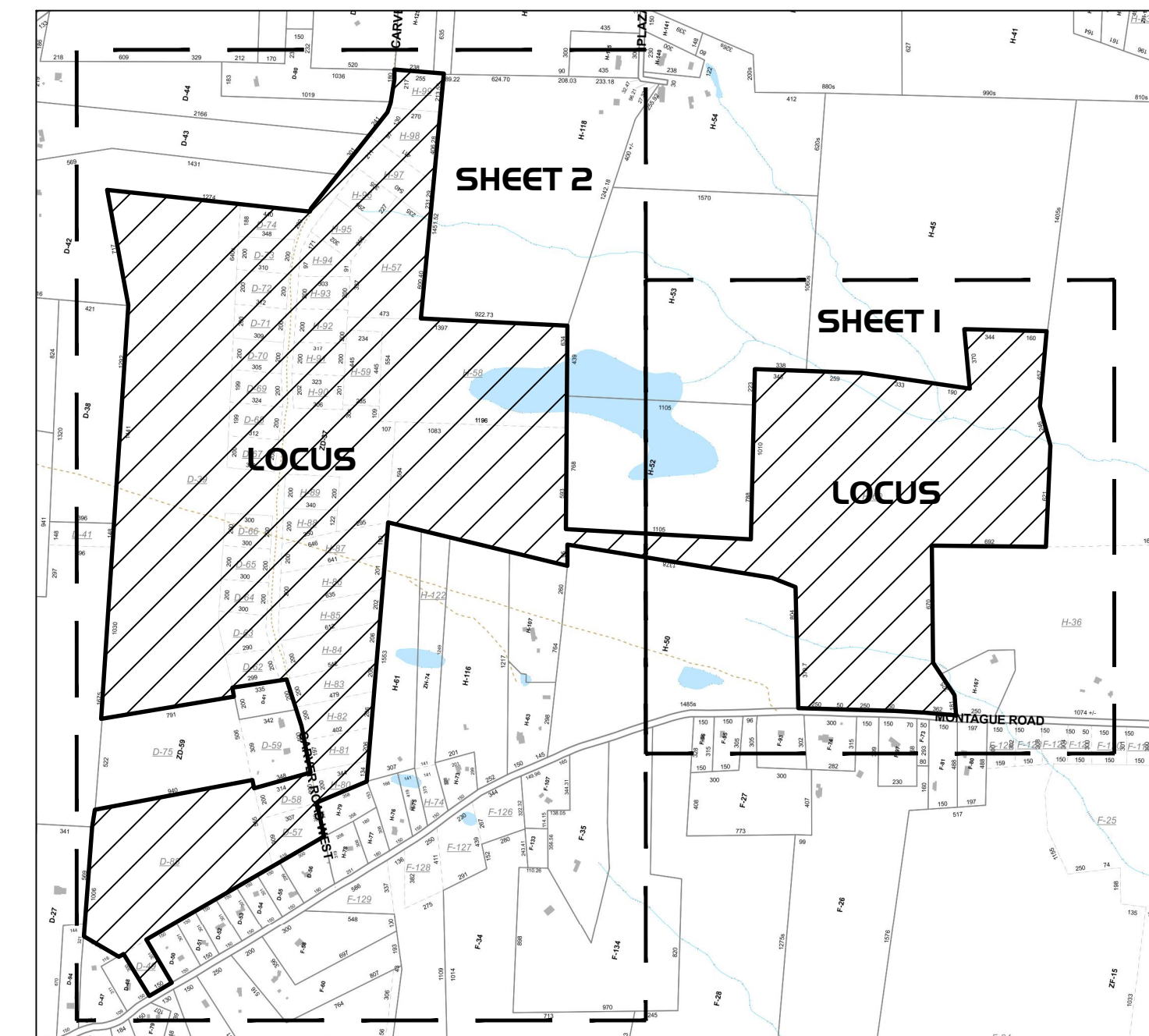
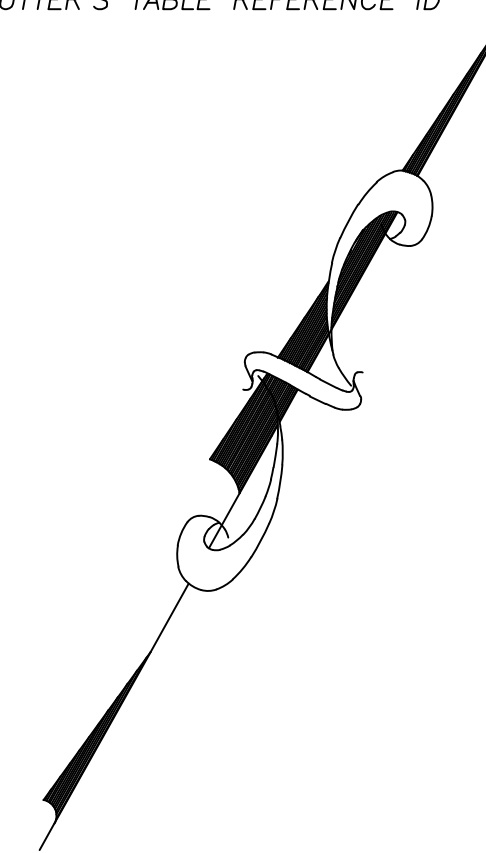
APPLICANT: W D COWLS INC.
P.O. BOX 9677
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PHONE NUMBER: 413-549-1403

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ENGINEER: FILIPE CRAVO
40 SCHOOL STREET
WESTFIELD MA 01085
PHONE NUMBER: 413-568-0985

SYMBOL & LINE LEGEND

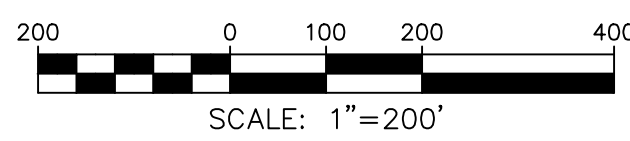
- 219--- EXISTING CONTOUR
- ▲▲▲▲ EDGE OF WETLAND
- 410 ABUTTER'S TABLE REFERENCE ID



LOCUS MAP / KEY MAP SCALE 1" = 1000'±

**OPEN SPACE
AREA 23 ACRES ±**

**LOT I
AREA = 185 ACRES ±**

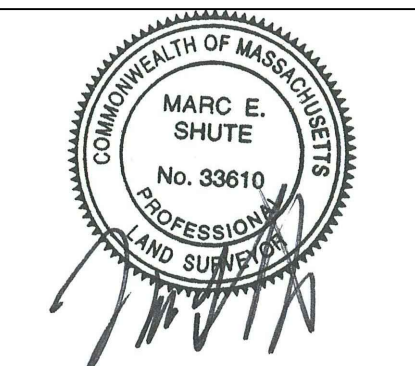


ABUTTER'S TABLE

STREET #/PARCEL ID (AS SHOWN ON PLAN)	PROPERTY OWNER	MAILING ADDRESS
421-423	MCGRATH, CHRISTINE	423 MONTAGUE RD, SHUTESBURY, MA 01072
ZD-25	HEATHER C MILLER	176 LEVERETT RD, SHUTESBURY, MA 01072
40	KAREN L CZERWONKA TRUST	PO BOX 135, SHUTESBURY, MA 01072
D-61	KAREN L CZERWONKA (CUSTODIAN)	PO BOX 135, SHUTESBURY, MA 01072
D-38	TIMOTHY A PICKERING	829 MAIN ST, AMHERST, MA 01002
35	MAKEPEACE JESSICA KAY	PO BOX 78, SHUTESBURY, MA 01072
30	MAKEPEACE O, NEIL MELISSA	315 WEST PELHAM RD., SHUTESBURY, MA 01072
14	CAROL A DEMETRE	P.O. BOX 678 SHUTESBURY, MA 01072
37	LUCAS TYLER & FOGG TANIA	37 CARVER ROAD SHUTESBURY, MA 01072
15	JACQUELYN V DOWNEY	24 WILMETTE AVE, ORMOND BE, FL 32174
16	STEVEN 186 LLC	222 N CAMAC ST, PHILADELPHIA PA, 19107
6	ABDOLLAH MOJHADDAM	35 DEPOT ST BELCHERTOWN MA, 01007
39	KEVIN CAREY	PO BOX 21, SHUTESBURY, MA 01072
H-53	JOANNA HAYES	PO BOX 133, SHUTESBURY, MA 01072
H-52	KEVIN CAREY	PO BOX 21, SHUTESBURY, MA 01072
H-50	THOMAS COOK	13 EMERSON COURT, AMHERST, MA 01002
297	JOHN C BROUCEK	297 MONTAGUE RD, SHUTESBURY, MA 01072
305	LARA WAHL	305 MONTAGUE RD, SHUTESBURY, MA 01072
315	BERNHARD JOHN GARY TRUST	315 MONTAGUE RD, SHUTESBURY, MA 01072
H-61	RANDALL STONE	321 MONTAGUE RD, SHUTESBURY, MA 01072
325	PAUL VLACH	325 MONTAGUE RD, SHUTESBURY, MA 01072
H-79	EDWARD P KORZA JR	12 FOX GLOVE LN, AMHERST, MA 01002
341	MACKENZIE, JOSEPH L & TRAVIS J	341 MONTAGUE RD, SHUTESBURY, MA 01072
D-56	MICHAEL G SEMLER	6 CARVER ROAD WEST, SHUTESBURY, MA 01072
359	FONTES, CARLOS I.	359 MONTAGUE RD, SHUTESBURY, MA 01072
361	ROBIDEAUX CEDAR FRESNO G	361 MONTAGUE RD, SHUTESBURY, MA 01072
367	HOOHLIK AARON	367 MONTAGUE RD, SHUTESBURY, MA 01072
375	CAMPBELL MELISSA	375 MONTAGUE RD, SHUTESBURY, MA 01072
383	ALDRICH SARAH M	383 MONTAGUE RD, SHUTESBURY, MA 01072
387	DEVINE DAVID R II	387 MONTAGUE RD, SHUTESBURY, MA 01072
397	PERCIVAL TYLER	397 MONTAGUE RD, SHUTESBURY, MA 01072
401	CROWE MICHAEL	140 LOVERFIELD ST, EASTHAMPTON, MA 01027

PRELIMINARY PLAN

**Montague Road/ Carver Road West
Parcel ID: ZD-37
Shutesbury, MA**



PREPARED FOR:

W D COWLS INC
P.O. Box 9677
North Amherst MA, 01059

ISSUANCE DATE: January 4, 2024

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DRAFTED BY: NML/a.

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SCALE: AS NOTED

RLA PROJ. NUMBER: 200515

DRAWING# REV.

PRELIM

SHEET 2

PERMITTING