

ZONING REVIEW - Roadside Residential (RR)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	90,000 S.F.	LOT 1 = 197 ACRES± / LOT 2 = 192 ACRES±
FRONTAGE	250 FT	LOT 1 = 251'± / LOT 2 = 250'±
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 S.F.*	LOT 1=197 ACRES± / LOT 2=192 ACRES±
FRONTAGE	250 FT	LOT 1 251'± / LOT 2 250'±
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

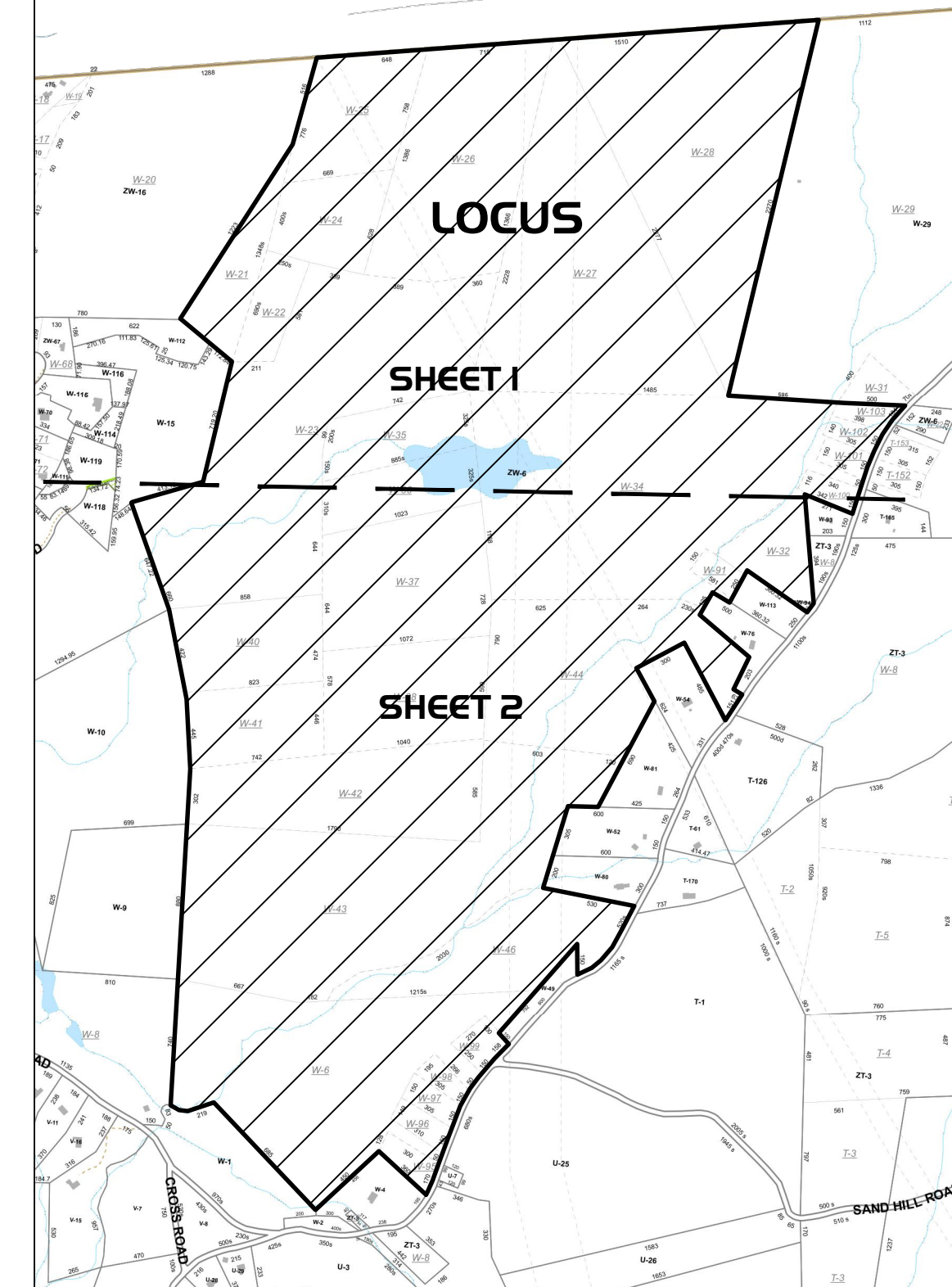
**PRATT WEST
PRELIMINARY SUBDIVISION**

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

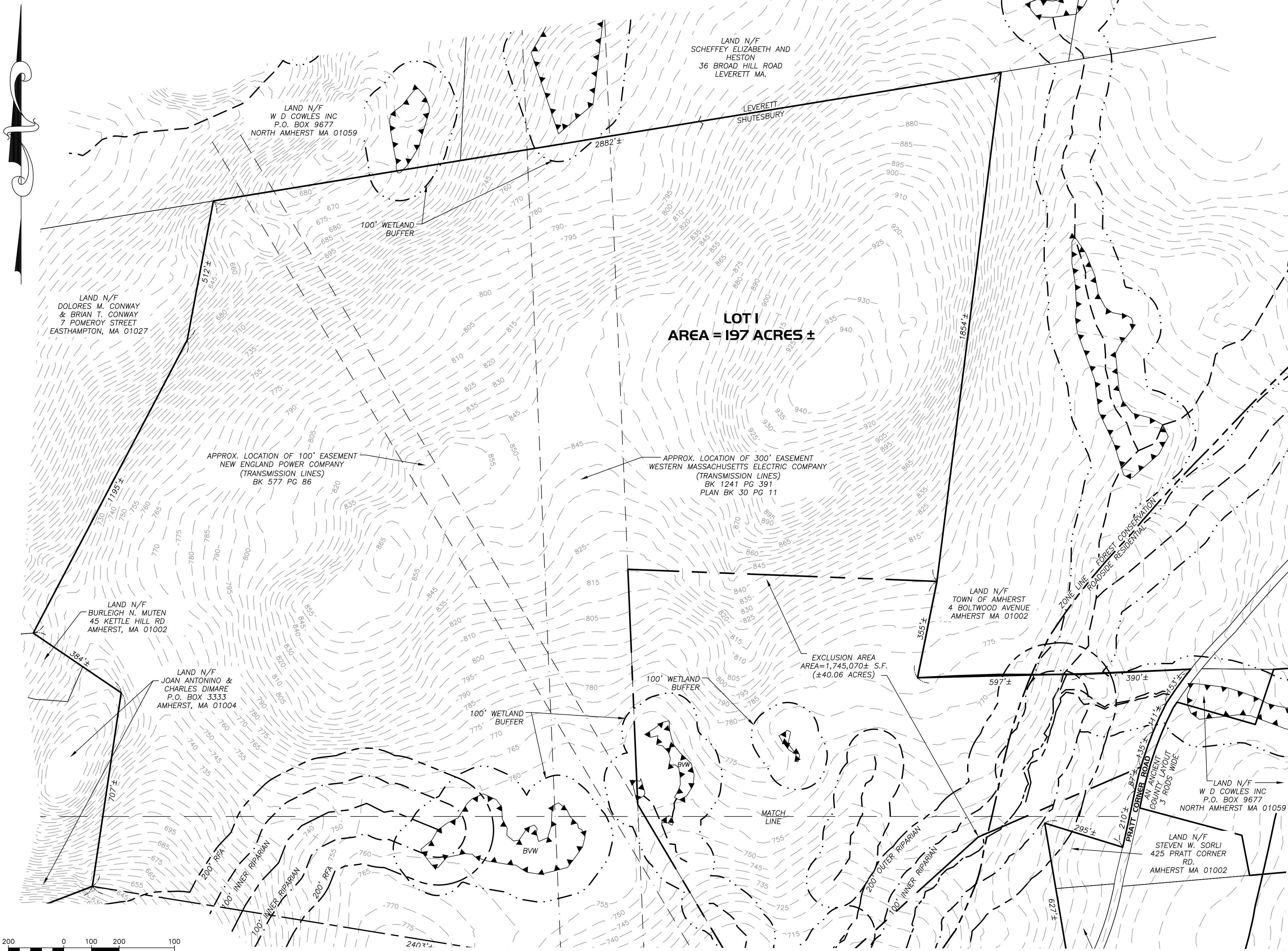
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PHONE NUMBER: 413-549-1403

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'±

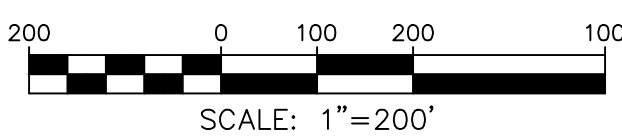


NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 293 PAGE 78, BOOK 481 PAGE 265 BOOK 504 PAGE 368, BOOK 518 PAGE 191, BOOK 521 PAGE 138, 239, BOOK 529 PAGE 194, BOOK 574 PAGE 258, BOOK 712 PAGE 80, BOOK 721 PAGE 350, BOOK 747 PAGE 299 AND BOOK 975 PAGE 459.
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 PARCEL CONTAINS ±389 ACRES PER TOWN OF SHUTESBURY PROPERTY RECORD CARD.
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 ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF SHUTESBURY MOST RECENT TAX LIST.
9. SUBJECT PARCEL IS SPLIT ZONED RR (ROADSIDE RESIDENTIAL) AND FC (FOREST CONSERVATION) 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 NUMBER 2501280005A & 2501280010A - EFFECTIVE DATE: 06/18/1980.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

SYMBOL & LINE LEGEND

- 219 --- EXISTING CONTOUR
- ▲▲▲▲ EDGE OF WETLAND



SHEET 1 of 2

PERMITTING

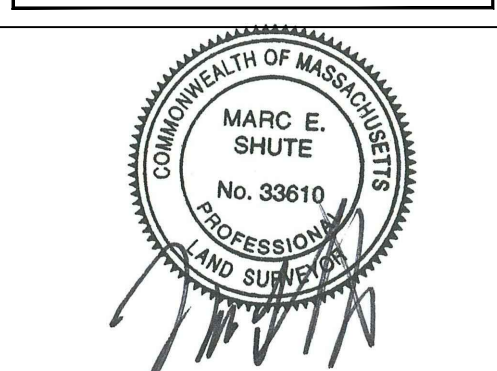


Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085
rlaland.com

PRELIMINARY SUBDIVISION PLAN

Parcel ID: ZW-6
Pratt Corner Road
Shutesbury, MA 01072



PREPARED FOR:

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

ISSUANCE DATE: January 4, 2024
REVISIONS: DATE:

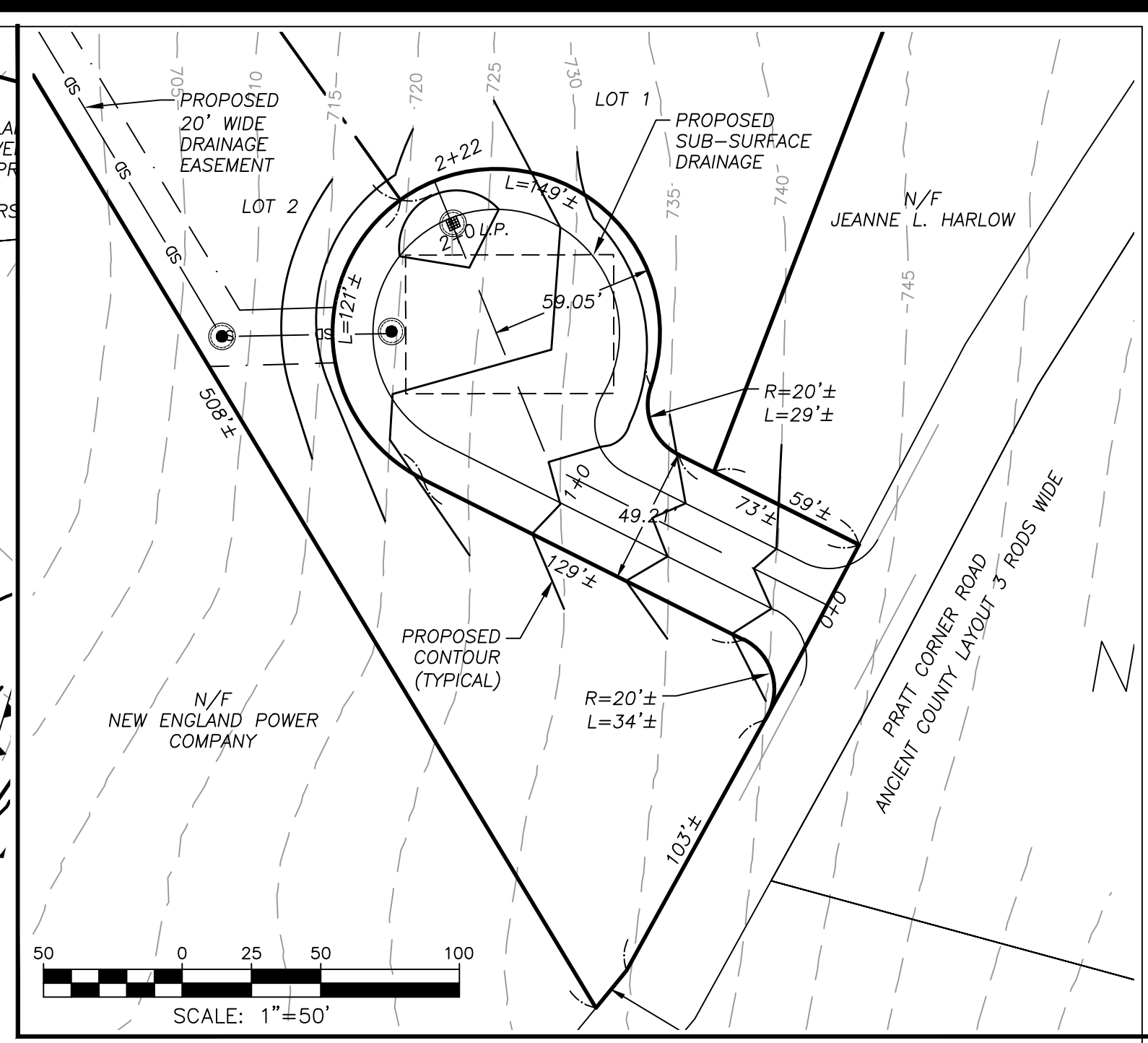
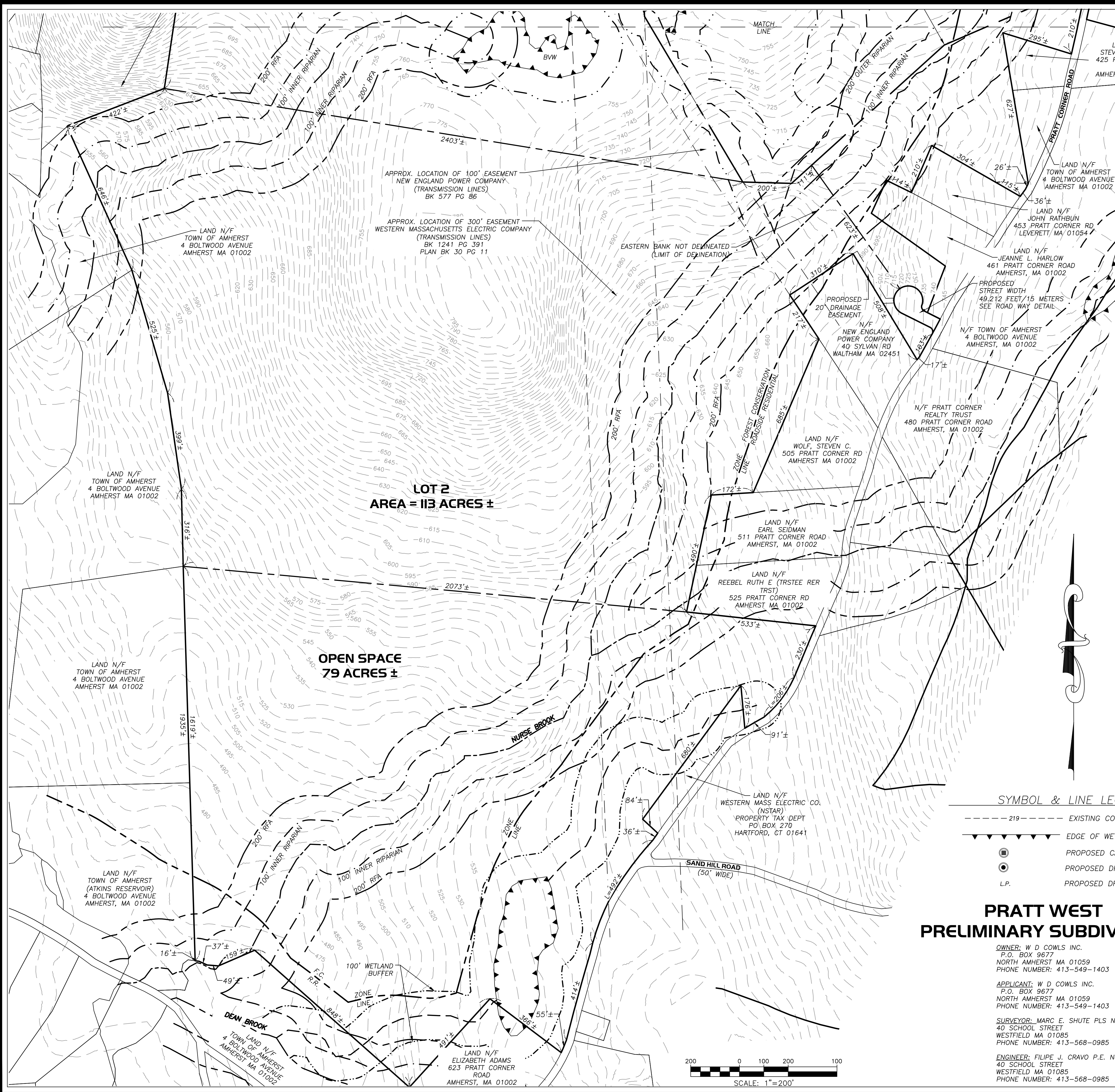
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SCALE: AS NOTED
RLA PROJ. NUMBER: 230109

DRAWING# REV.
PRELIM -

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SYMBOL & LINE LEGEND

---	EXISTING CONTOUR
▲▲▲▲	EDGE OF WETLAND
⊙	PROPOSED CATCH BASIN
⊙	PROPOSED DRAINAGE MANHOLE
L.P.	PROPOSED DRAINAGE LOW POINT

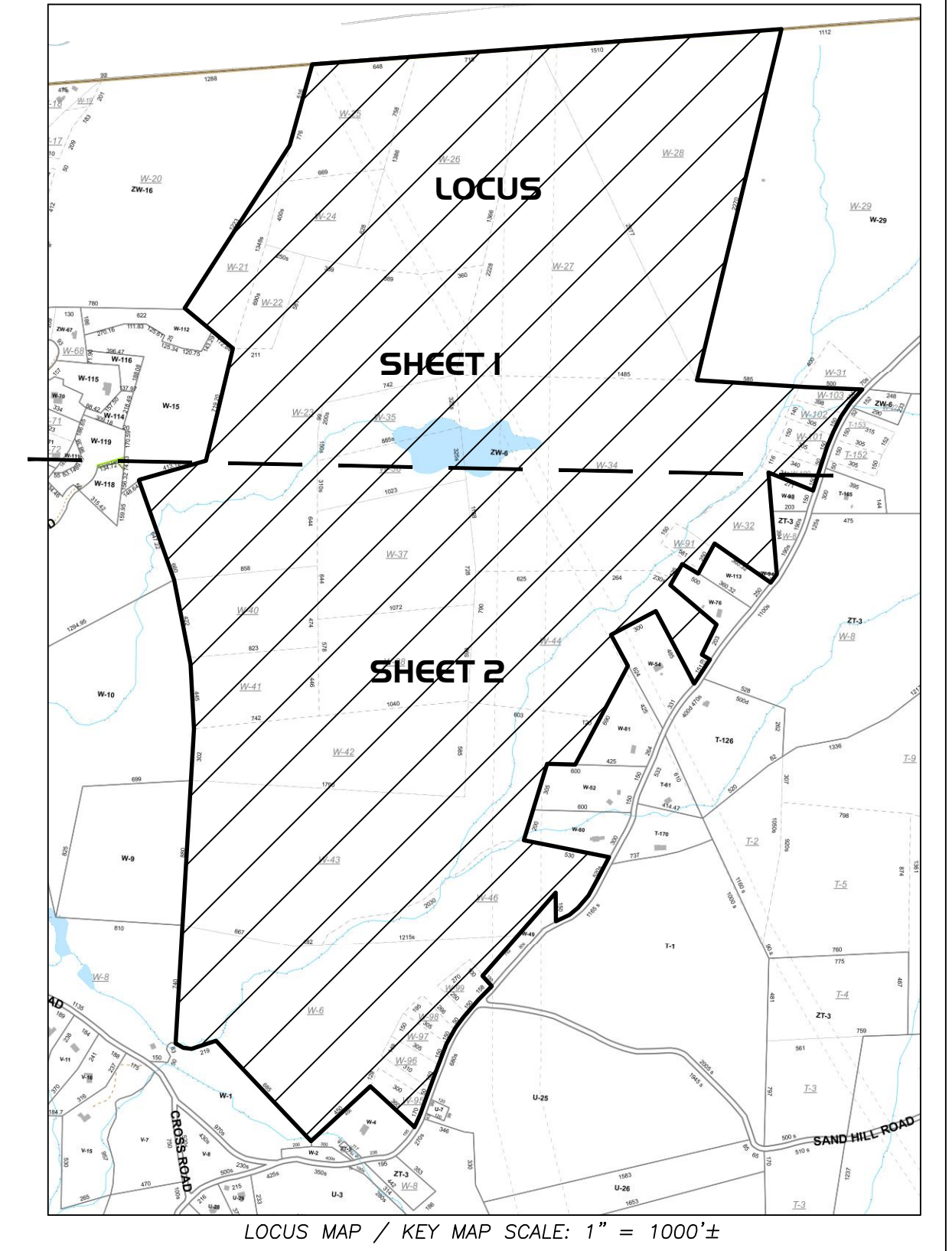
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LOCUS MAP / KEY MAP SCALE: 1" = 1000'±

SHEET 2 of 2

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
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Parcel ID: ZW-6
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COMMONWEALTH OF MASSACHUSETTS
MARC E. SHUTE
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PROFESSIONAL LAND SURVEYOR

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