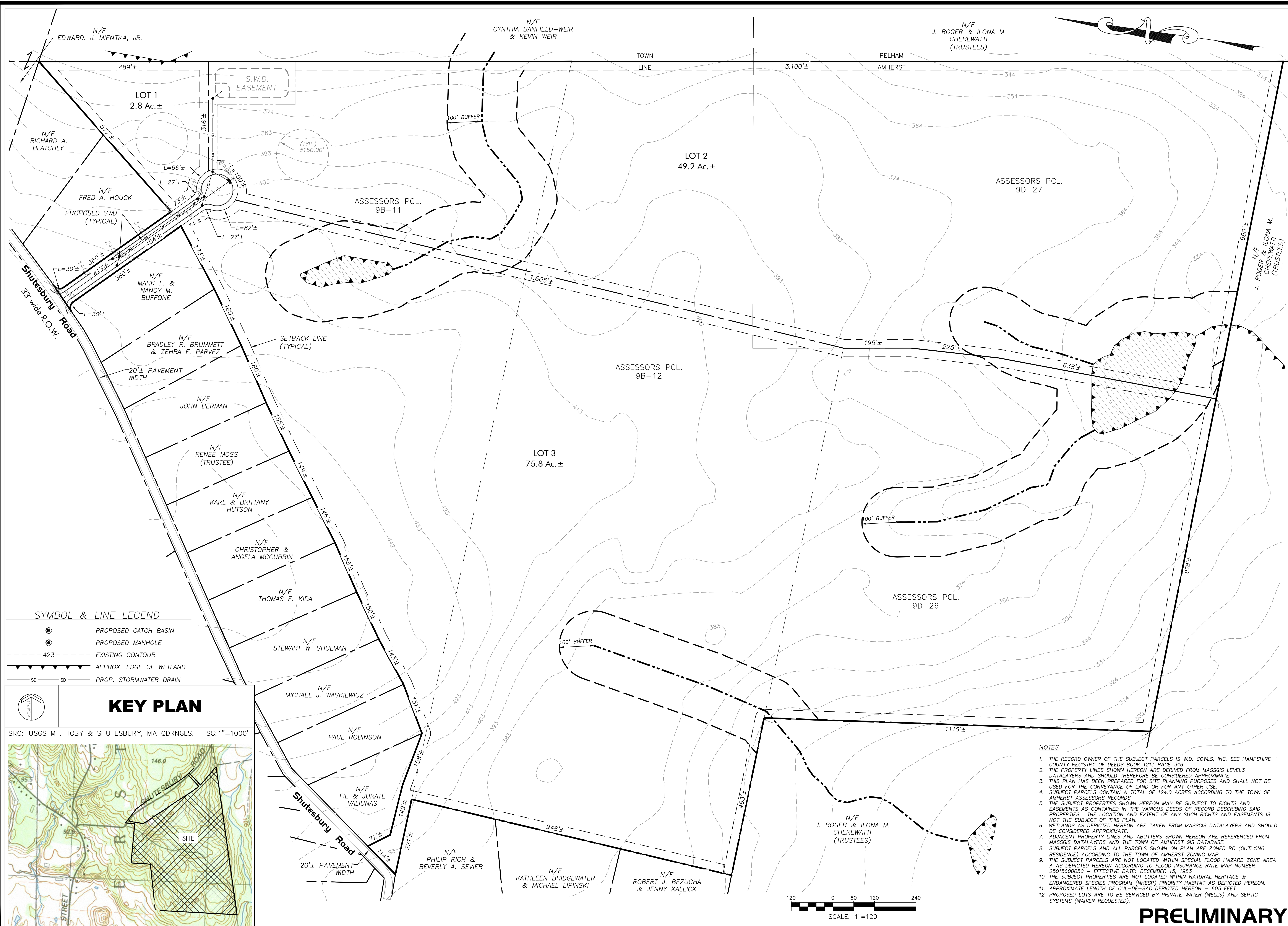


S:\Projects\2018\180313 - Jones - Flat Hills, Amherst\Civil 3D\180313 - Amherst - Flat Hills Site - Preliminary - 3 Lots.dwg

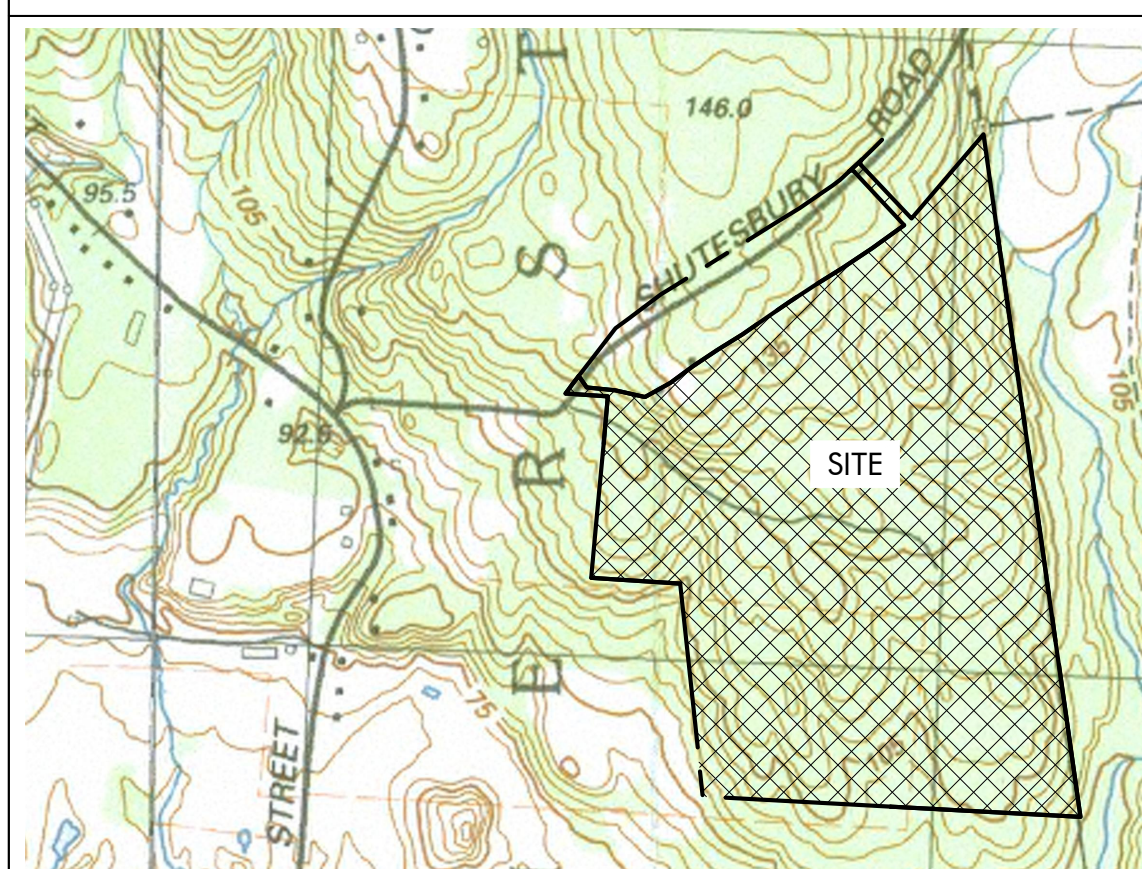


SYMBOL & LINE LEGEND

- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- - - 423 EXISTING CONTOUR
- ▲-▲-▲- APPROX. EDGE OF WETLAND
- SD—SD— PROP. STORMWATER DRAIN

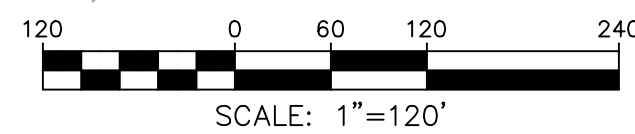
KEY PLAN

SRC: USGS MT. TOBY & SHUTESBURY, MA QDRNGLS. SC: 1"=1000'



NOTES

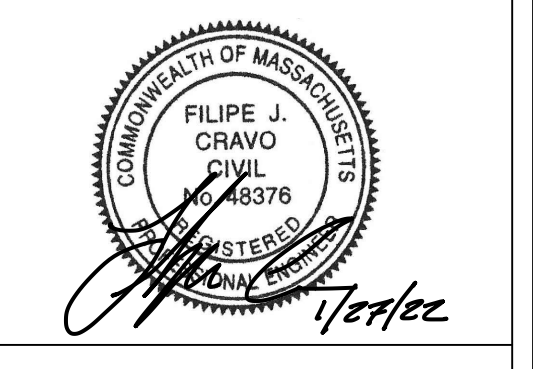
1. THE RECORD OWNER OF THE SUBJECT PARCELS IS W.D. COWLS, INC. SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 1213 PAGE 346.
2. THE PROPERTY LINES SHOWN HEREON ARE DERIVED FROM MASSGIS LEVEL3 DATALAYERS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE.
3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCELS CONTAIN A TOTAL OF 124.0 ACRES ACCORDING TO THE TOWN OF AMHERST ASSESSORS 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 AS DEPICTED HEREON ARE TAKEN FROM MASSGIS DATALAYERS AND SHOULD BE CONSIDERED APPROXIMATE.
7. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM MASSGIS DATALAYERS AND THE TOWN OF AMHERST GIS DATABASE.
8. SUBJECT PARCELS AND ALL PARCELS SHOWN ON PLAN ARE ZONED RO (OUTLYING RESIDENCE) ACCORDING TO THE TOWN OF AMHERST ZONING MAP.
9. THE SUBJECT PARCELS ARE NOT LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE AREA A AS DEPICTED HEREON ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 250156005C - EFFECTIVE DATE: DECEMBER 15, 1983.
10. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT AS DEPICTED HEREON.
11. APPROXIMATE LENGTH OF GUL-DE-SAC DEPICTED HEREON - 605 FEET.
12. PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE WATER (WELLS) AND SEPTIC SYSTEMS (WAIVER REQUESTED).



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
"FLAT HILLS ESTATES"
 Flat Hills Parcel
 Shutesbury Road - Amherst, Mass.
 Assessors Parcels: 9B-II, 9B-12, 9D-26 & 9D-27



W.D. Cowls, Inc.
 c/o Cinda Jones
 134 Montague Road
 Amherst, MA 01003

ISSUANCE DATE: January 27, 2022

REVISIONS:	DATE:

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

SCALE: AS NOTED

RLA PROJ. NUMBER: 180313

DRAWING#	REV.
PR-1	

PRELIMINARY