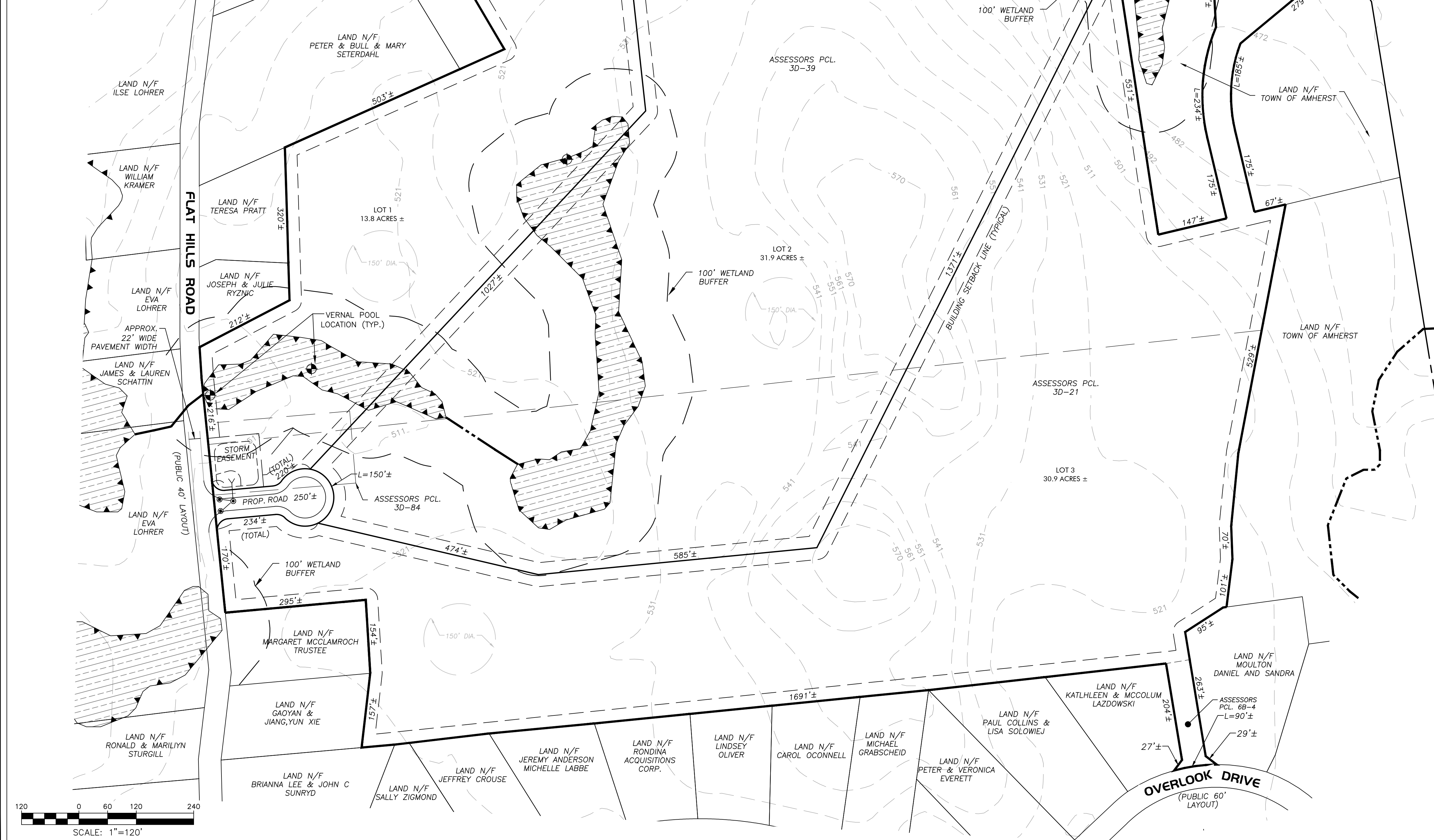


SRC: USGS MT. TOBY & SHUTESBURY, MA QDRNGLS. SC: 1"=1000'

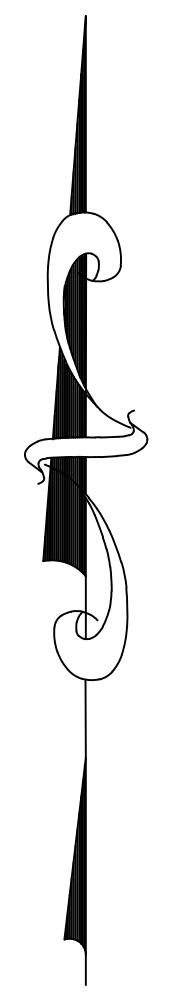


**NOTES**

1. THE RECORD OWNER OF THE SUBJECT PARCEL 6B-4, 3D-21, AND 3D-39, 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 LEVEL 3 DATALAYERS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE.
3. THIS PLAN HAS BEEN PREPARED FOR PRELIMINARY PLAN PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCELS CONTAIN A TOTAL OF 77.2 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 / RESOURCE AREA AND BUFFERS AS DEPICTED HEREON ARE TAKEN FROM MASSGIS DATALAYERS AND SHOULD BE CONSIDERED APPROXIMATE.
7. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AMHERST GIS DATABASE.
8. SUBJECT PARCELS 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 25015600050 - 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. PROPOSED LOTS TO BE SERVICED BY PRIVATE SEWER AND WATER (WAIVER REQUESTED)

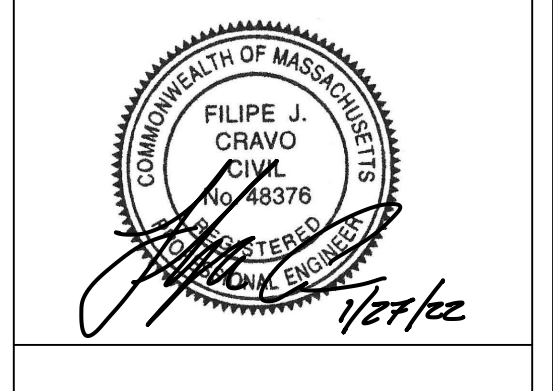
**SYMBOL & LINE LEGEND**

- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- - - - - EXISTING CONTOUR
- - - - - APPROX. EDGE OF WETLAND



**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**  
**" Johnson-Ruder Estates "**  
 Market Hill Road & Flat Hills Road  
 Assessors Map 6B, Parcel 4,  
 Map 3D, Parcel 21, 39 and 84  
 Amherst, Mass.



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: 180311

DRAWING#	REV.
PR-1	

**PRELIMINARY**

S:\Projects\2018\180311 - Jones - Johnson-Ruder, Amherst\Civil 3D\180311 - Amherst ~ Johnson-Ruder Site with 3 lots.dwg

