

- NOTES**
1. THE RECORD OWNER OF THE SUBJECT PARCEL IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 1032 PAGE 390.
  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 ± 756 ACRES PER TOWN OF SHUTESBURY GIS MAPPING.
  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.
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  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.

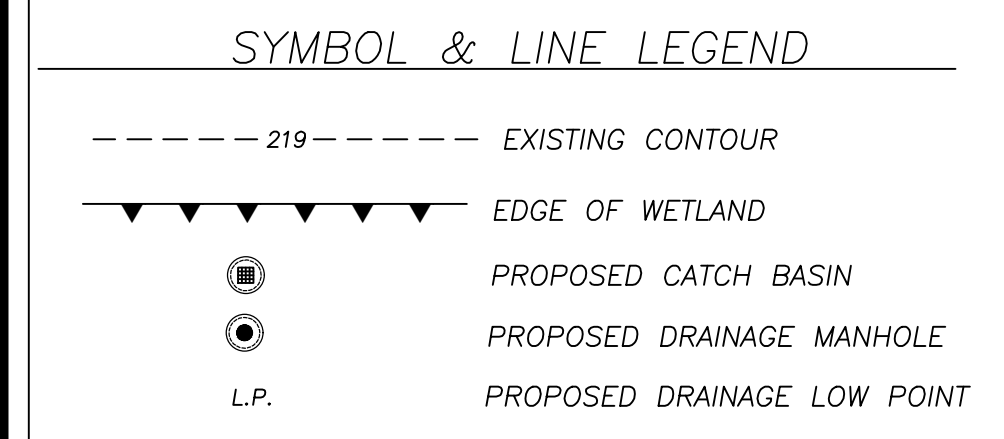
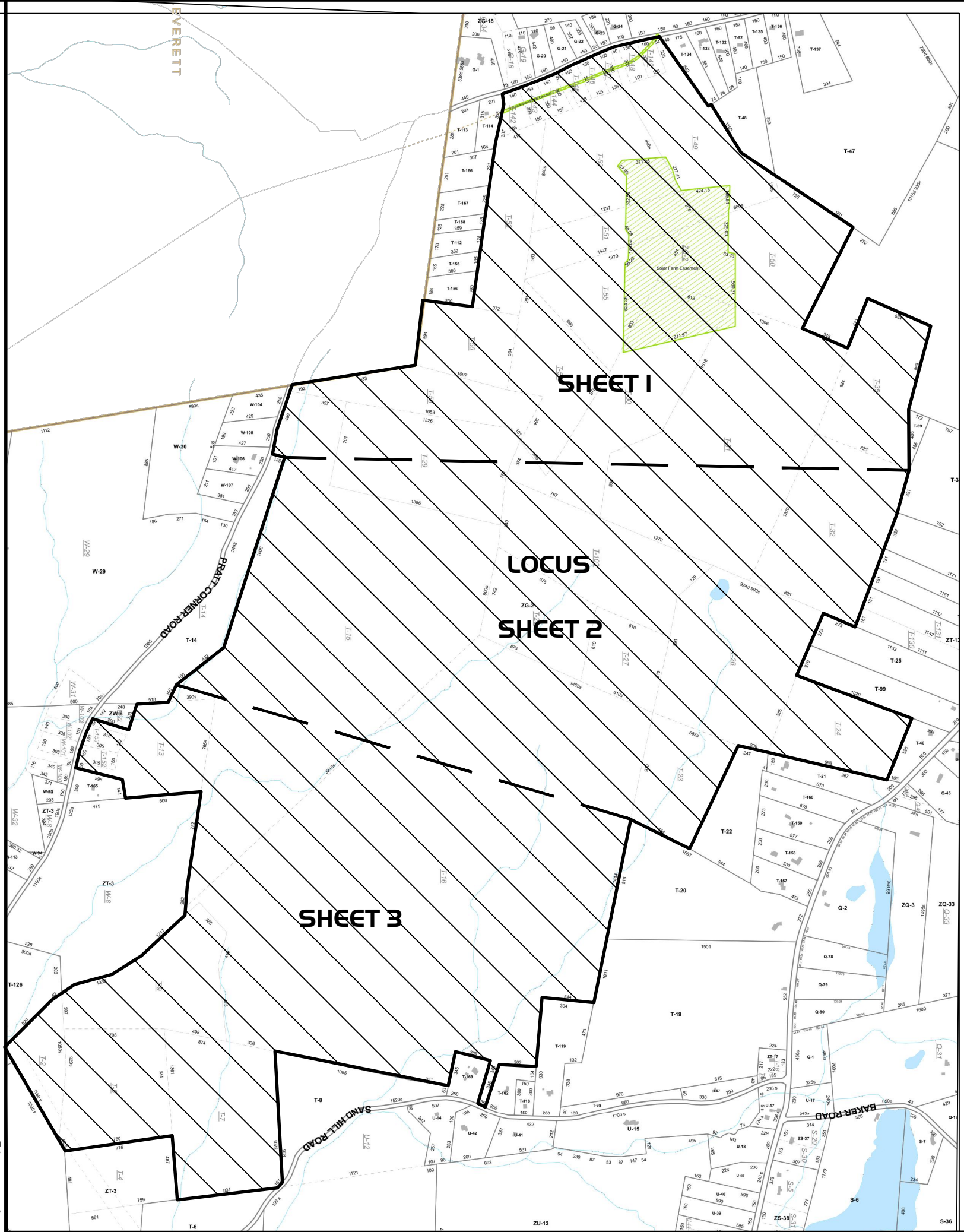
**ZONING REVIEW - Roadside Residential (RR)**

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	90,000 FT <sup>2</sup>	LOT 1 332 ACRES / LOT 2 424 ACRES
FRONTAGE	250 FT	LOT 1 274.4 ± / LOT 2 275.4 ±
WIDTH	-	-
FRONT YARD	75 FT	-
SIDE YARD	25 FT	-
REAR YARD	25 FT	-
HEIGHT (MAX)	35 FT	-
BUILDING COVERAGE (MAX)	10,000 FT <sup>2</sup>	-

**ZONING REVIEW - Forest Conservation (FC)**

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	435,600 FT <sup>2</sup>	LOT 1 332 ACRES ± / LOT 2 424 ACRES
FRONTAGE	250 FT	LOT 1 274.4 ± / LOT 2 275.4 ±
WIDTH	-	-
FRONT YARD	75 FT	-
SIDE YARD	25 FT	-
REAR YARD	25 FT	-
HEIGHT (MAX)	35 FT	-
BUILDING COVERAGE (MAX)	20,000 FT <sup>2</sup>	-

\*NO MINIMUM LOT AREA REQUIREMENT IN THE FC DISTRICT EXCEPT WHERE AN FC LOT HAS EXISTING ROAD FRONTAGE



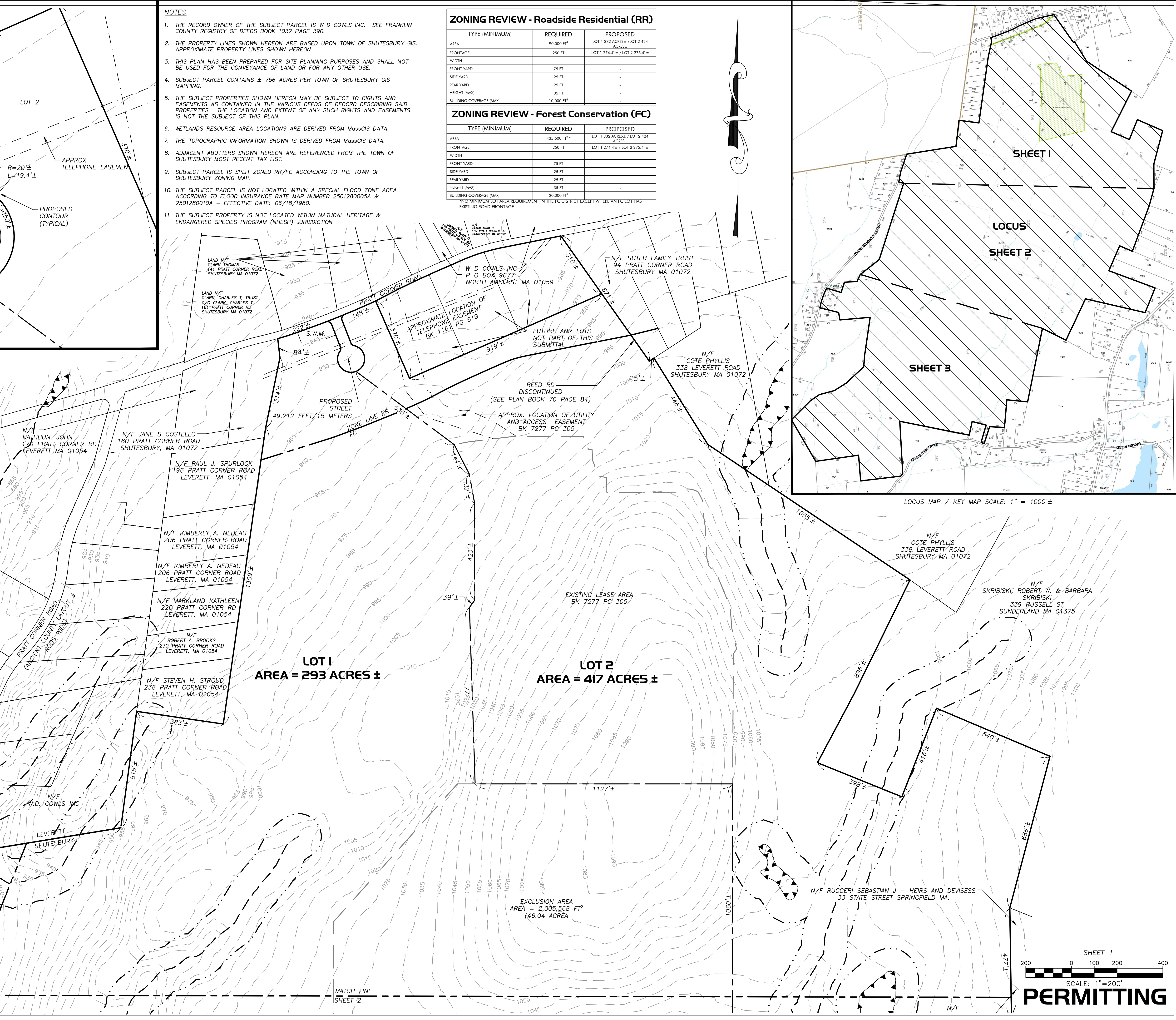
**PRATT EAST PRELIMINARY SUBDIVISION**

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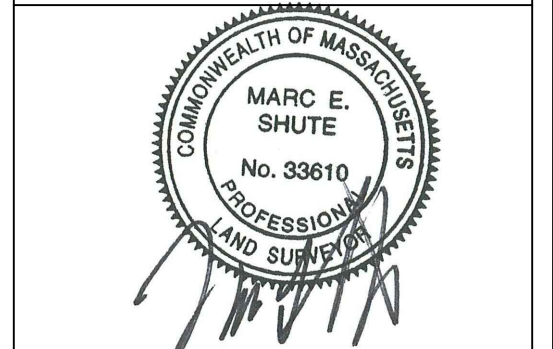
**SURVEYOR:** MARC E. SHUTE PLS No. 33610  
40 SCHOOL STREET  
WESTFIELD MA 01085  
PHONE NUMBER: 413-568-0985

**ENGINEER:** FILIPE J. CRAVO P.E. No. 48376  
40 SCHOOL STREET  
WESTFIELD MA 01085  
PHONE NUMBER: 413-568-0985



**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  
rlaland.com

**PRELIMINARY PLAN**  
Parcel ID: ZG-2  
Pratt Corner Rd  
Shutesbury, MA 01072



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

ISSUANCE DATE: January 4, 2024

REVISIONS:	DATE:

DRAFTED BY: NML/TA

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SCALE: AS NOTED

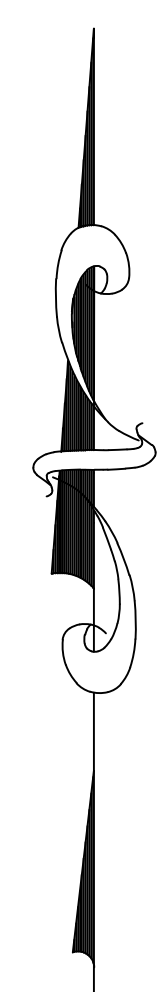
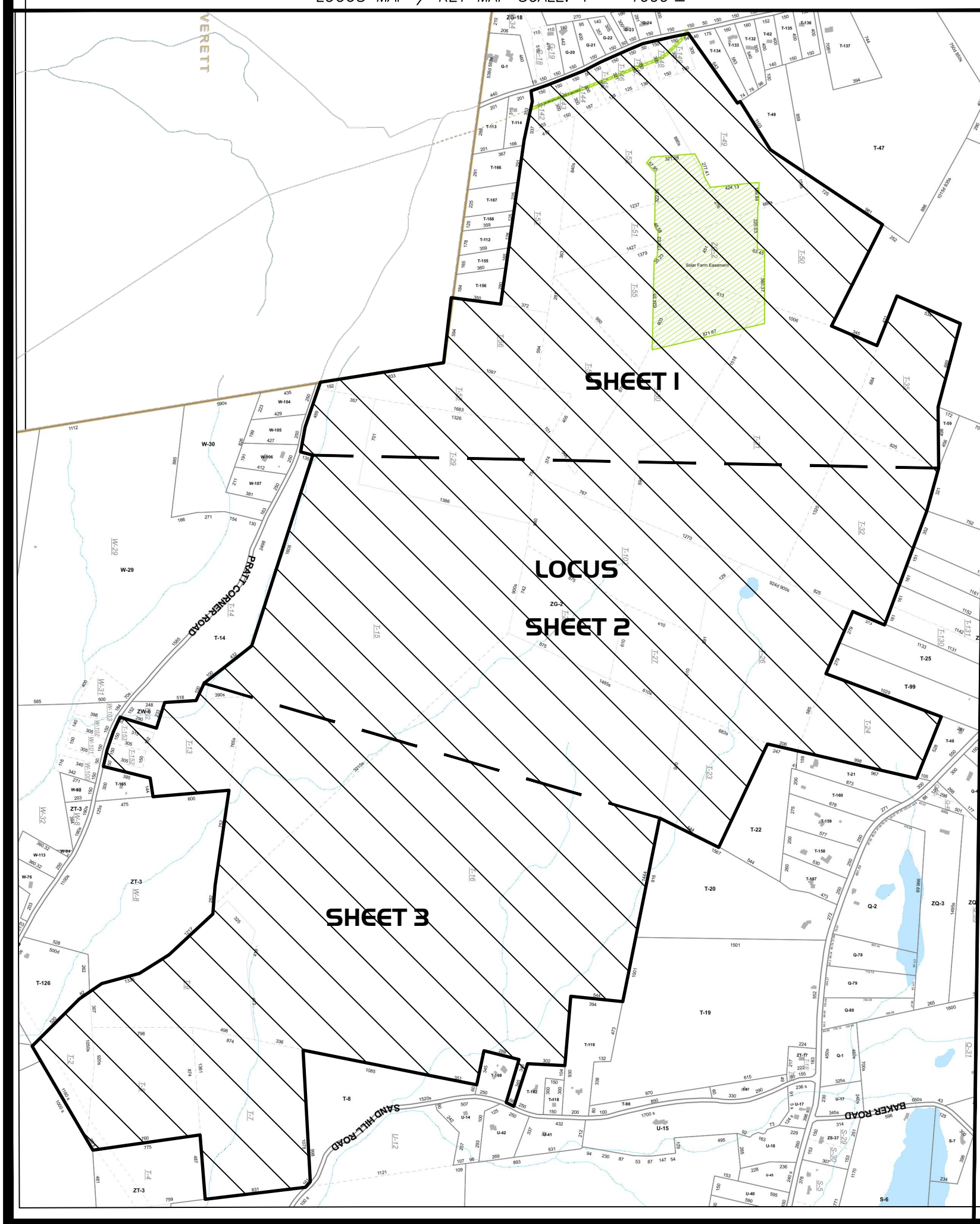
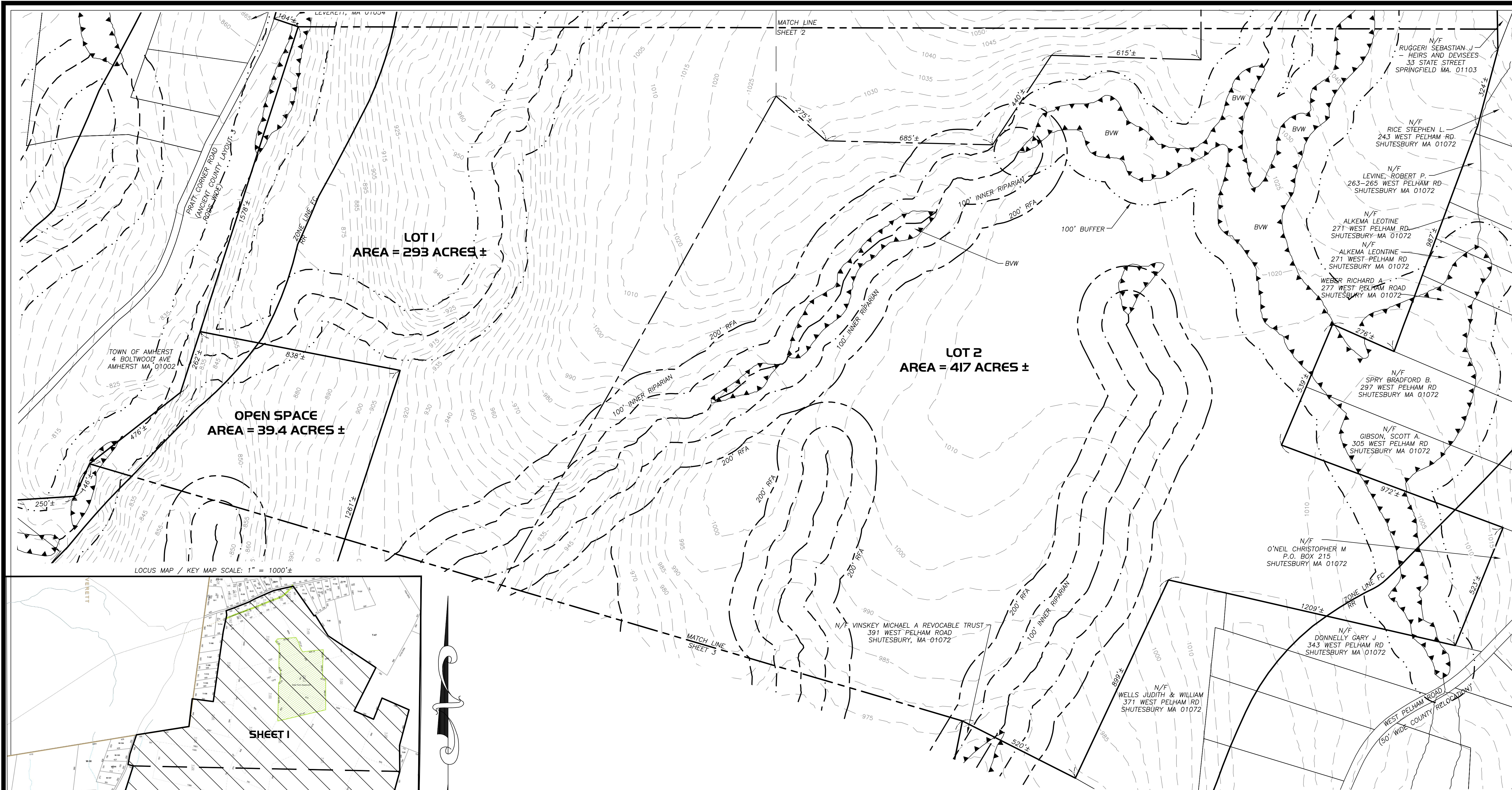
RLA PROJ. NUMBER: 230109

DRAWING#	REV.

**Prelim**

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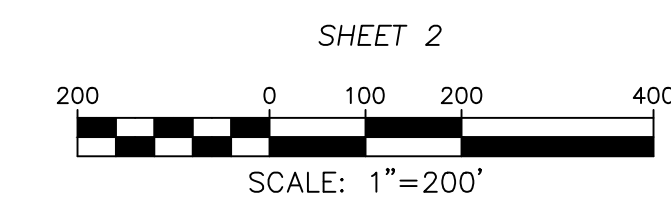
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**SYMBOL & LINE LEGEND**

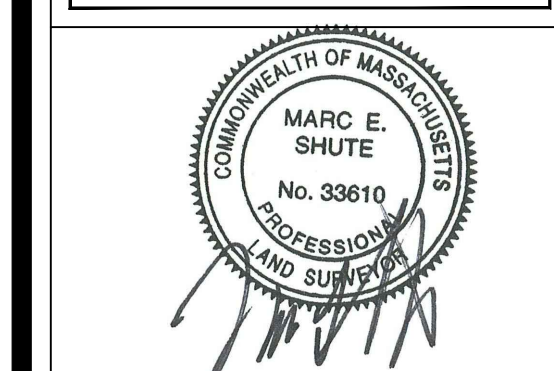
- 219 --- EXISTING CONTOUR
- ▲▲▲▲▲ EDGE OF WETLAND



**PERMITTING**

**RLA**  
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Landscape Architects  
Civil Engineers - Land Surveyors  
Environmental Consultants  
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rlaland.com

**PRELIMINARY PLAN**  
Parcel ID: ZG-2  
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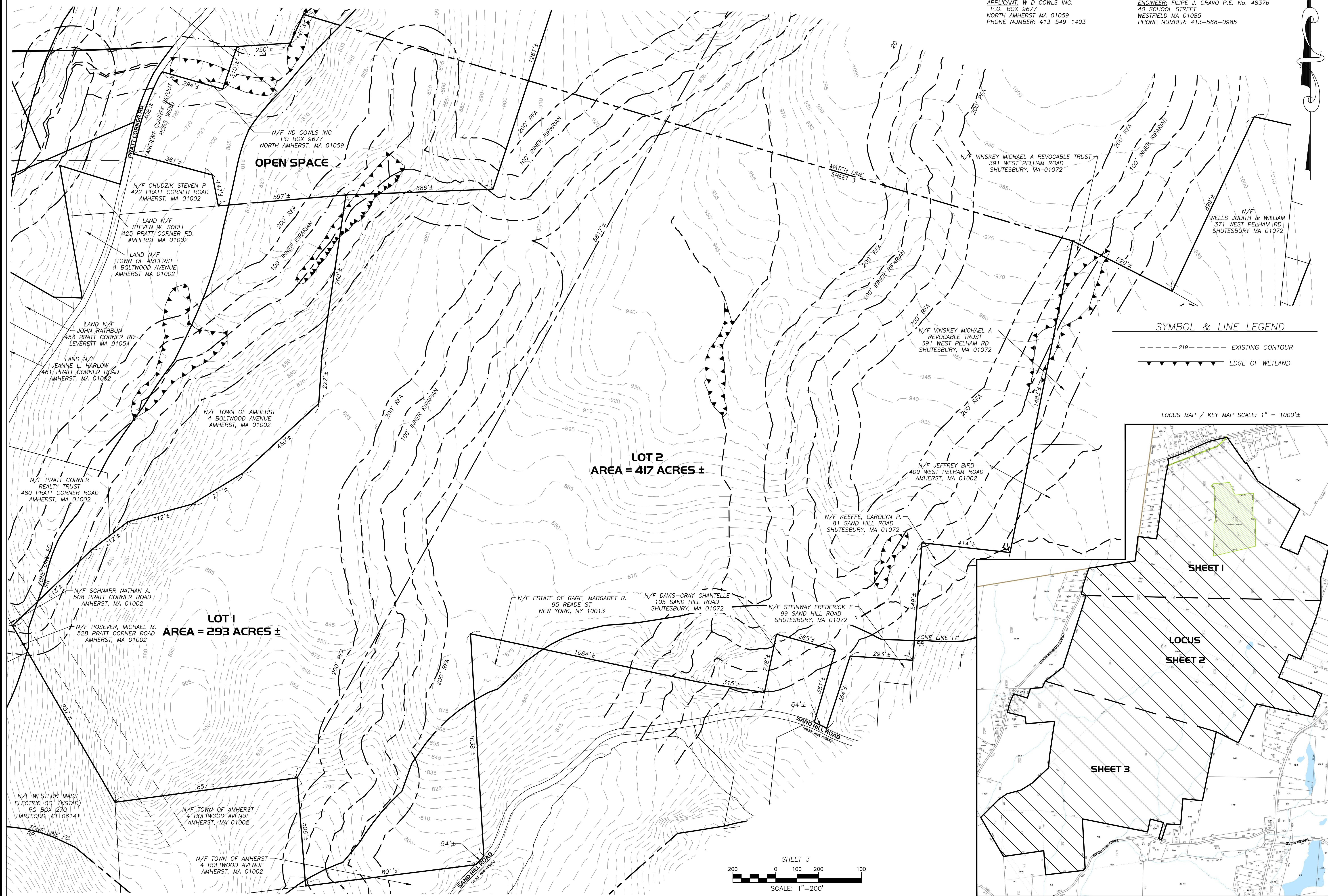
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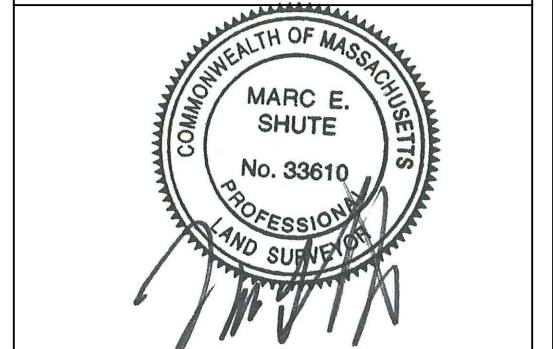
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