

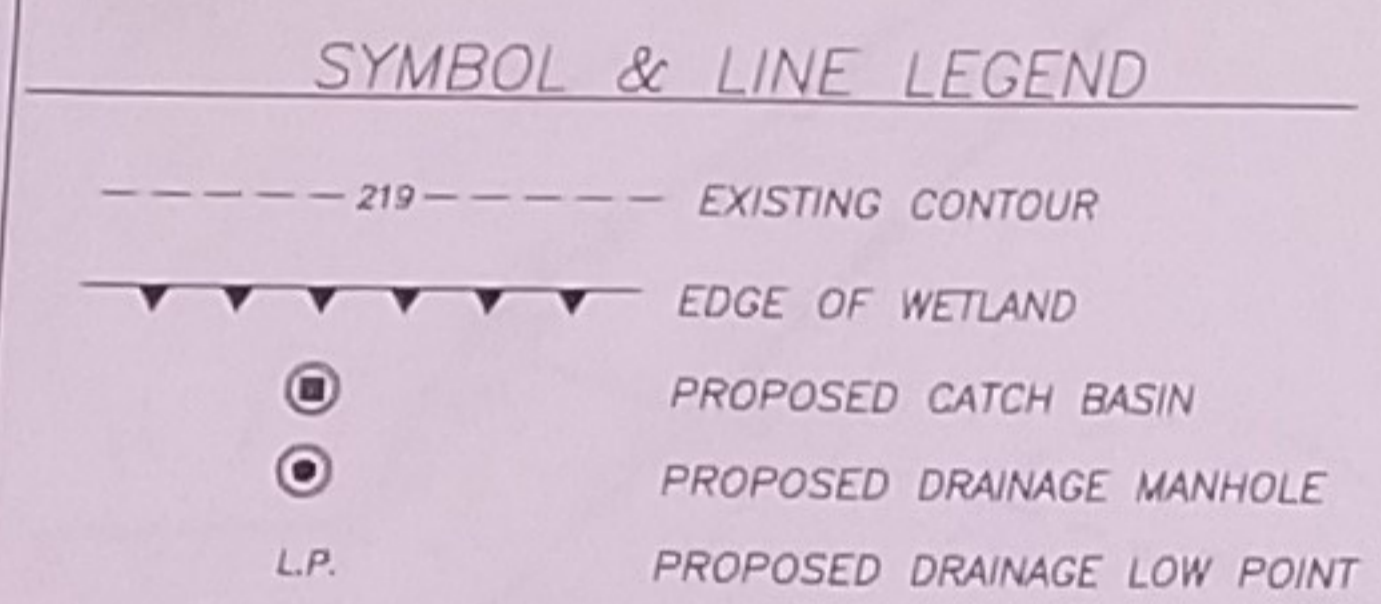
- NOTES**
1. THE RECORD OWNER OF THE SUBJECT PARCEL IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 1032 PAGE 300.
  2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON TOWN OF SHUTESBURY GIS APPROXIMATE PROPERTY LINES SHOWN HEREON.
  3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES 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 PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF SHUTESBURY WEB GIS MAPPING.
  9. SUBJECT PARCEL IS SPLIT ZONED RR/FC 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 2501280054 & 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                    | 10,000 FT <sup>2</sup> | LOT 1 332 ACRES ±, LOT 2 424 ACRES ± |
| FRONTAGE                | 250 FT                 | LOT 1 374.4 ±, LOT 2 375.4 ±         |
| WIDTH                   | 35 FT                  |                                      |
| FRONT YARD              | 35 FT                  |                                      |
| REAR YARD               | 35 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 1 374.4 ±, LOT 2 375.4 ±         |
| WIDTH                   | 35 FT                   |                                      |
| FRONT YARD              | 35 FT                   |                                      |
| REAR YARD               | 35 FT                   |                                      |
| HEIGHT (MAX)            | 35 FT                   |                                      |
| BUILDING COVERAGE (MAX) | 20,000 FT <sup>2</sup>  |                                      |



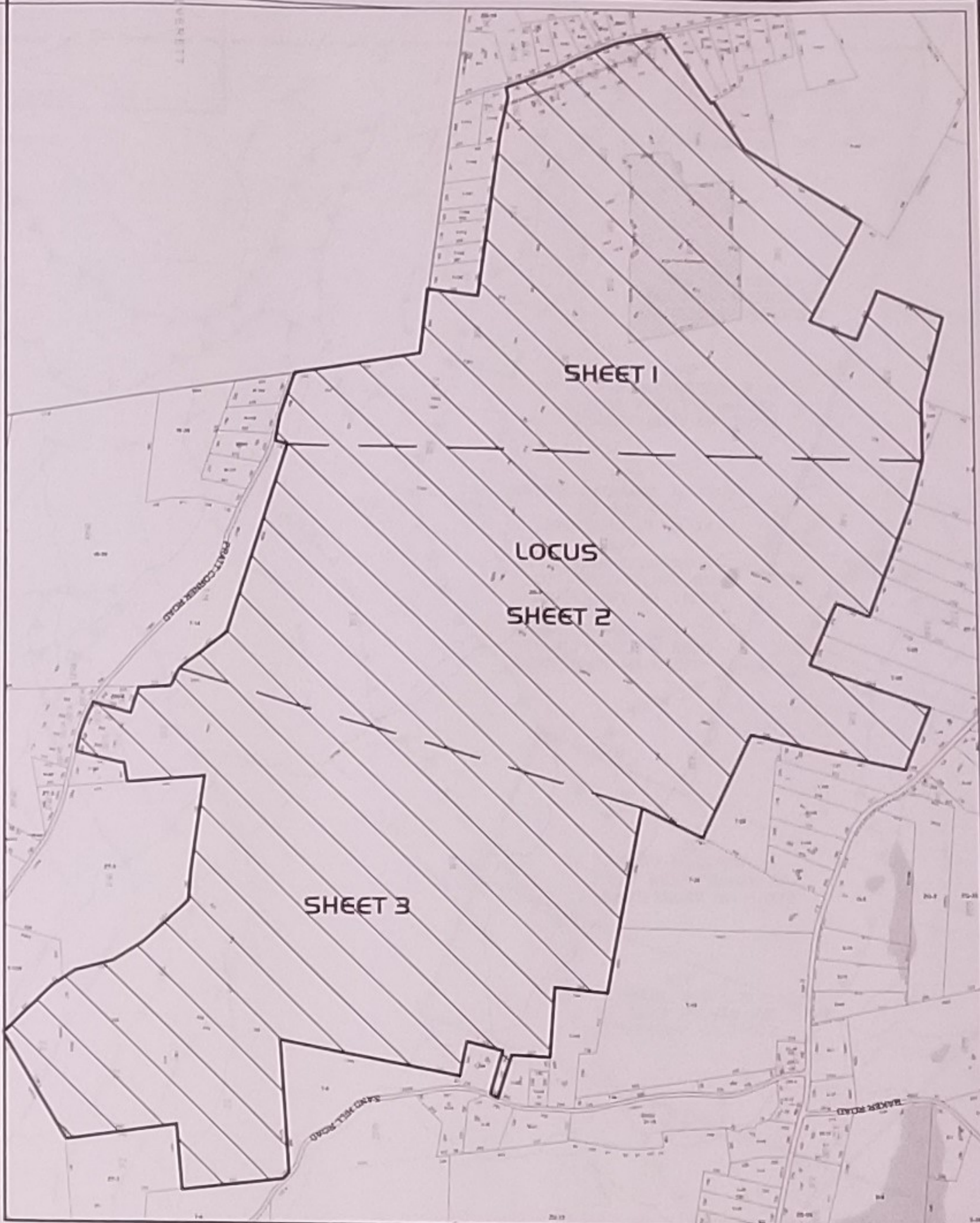
**DEAN BROOK PRELIMINARY SUBDIVISION**

**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

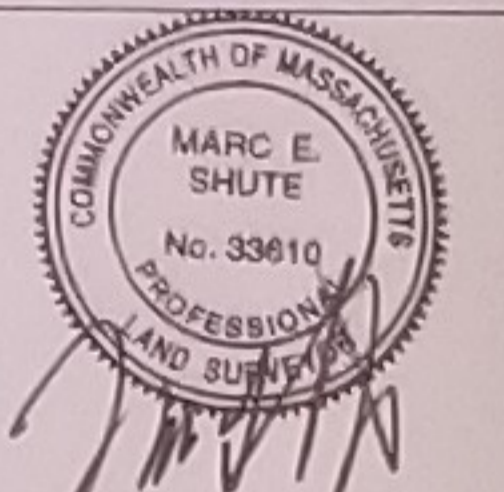
**SURVEYOR:** MARC E. SHUTE PLS No. 33610  
40 SCHOOL STREET  
WESTFIELD MA 01085  
PHONE NUMBER: 413-568-0985

**ENGINEER:** 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:**  
AMP Energy c/o Lee Morrison  
1550 Wewatta St  
Denver, CO 80202

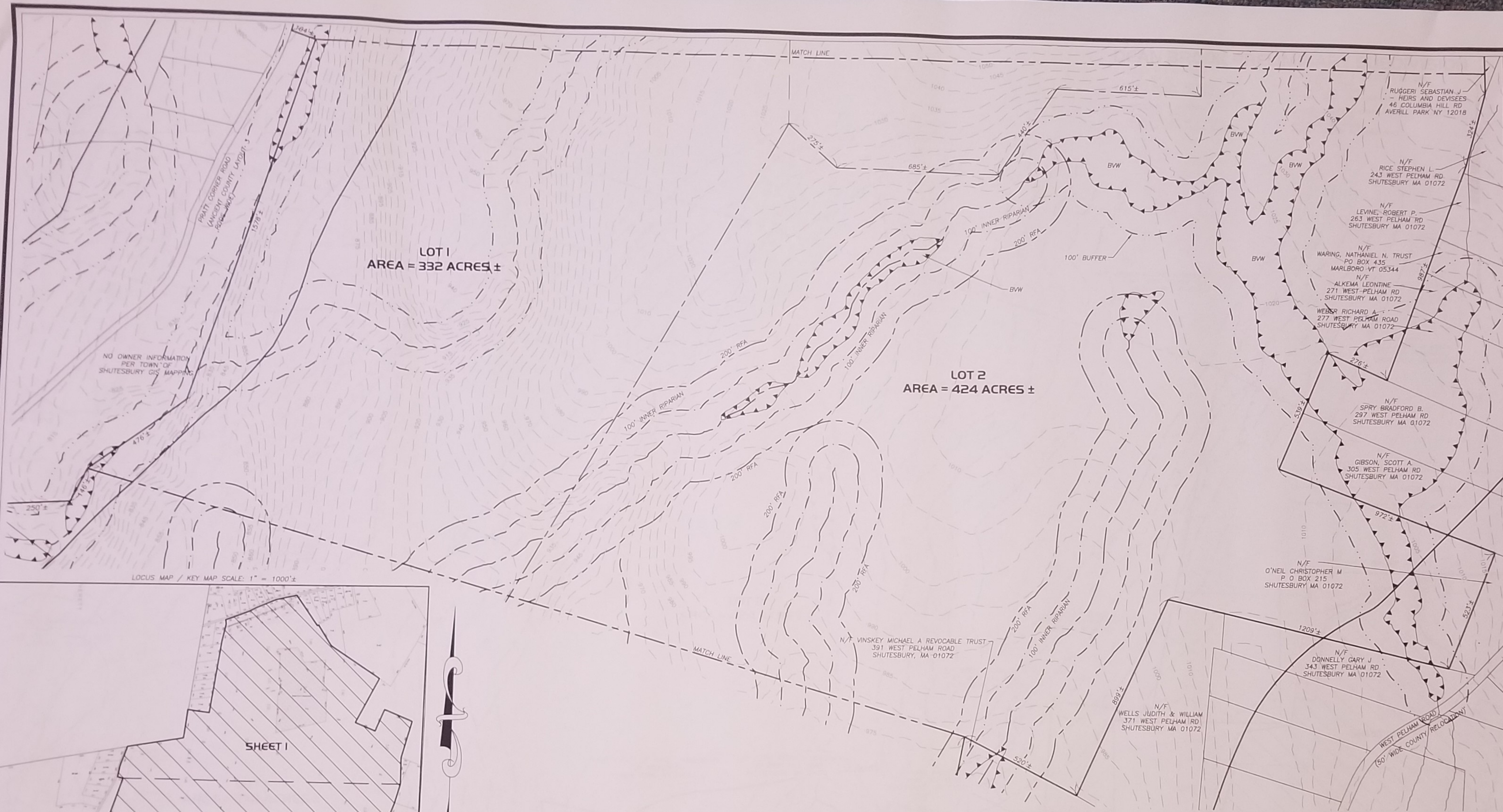
**ISSUANCE DATE:** June 24, 2020

| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |

**DRAFTED BY:** NML  
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW  
**SCALE:** AS NOTED  
RLA PROJ. NUMBER: 200312

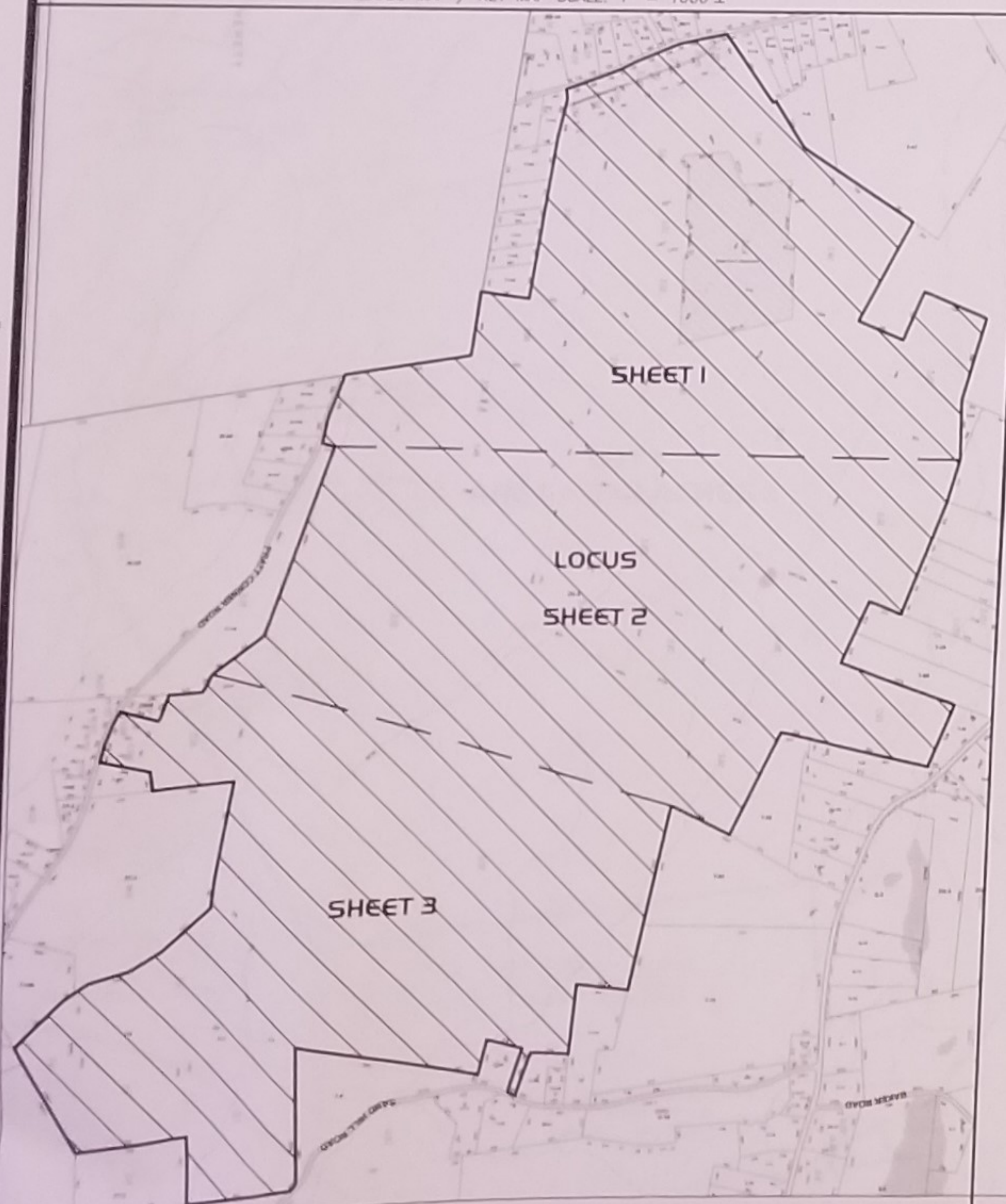
| DRAWING# | REV. |
|----------|------|
| Prelim   |      |

S:\Projects\2020\200512 - Morrison - Pratt West Site - Shutesbury\Civil 3D\PRATT EAST PRELIM.dwg



NO OWNER INFORMATION PER TOWN OF SHUTESBURY GIS MAPPING

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 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 PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF SHUTESBURY WEB GIS MAPPING.
9. SUBJECT PARCEL IS SPLIT ZONED RR/FC 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 25012B0005A & 25012B0010A - EFFECTIVE DATE: 06/18/1980.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

**DEAN BROOK PRELIMINARY SUBDIVISION**

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

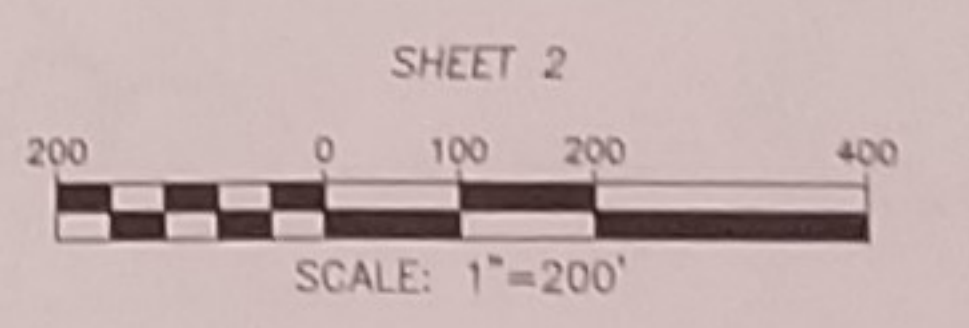
APPLICANT: W D COWLS INC.  
 P.O. BOX 9677  
 NORTH AMHERST MA 01059  
 PHONE NUMBER: 413-549-1403

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

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

**SYMBOL & LINE LEGEND**

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



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



PREPARED FOR:  
 AMP Energy c/o Lee Morrison  
 1550 Wewatta St  
 Denver, CO 80202

ISSUANCE DATE: June 24, 2020

| REVISIONS: | DATE: |
|------------|-------|
|            |       |
|            |       |
|            |       |
|            |       |

DRAFTED BY: NML  
 UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED  
 RLA PROJ. NUMBER: 200512  
 DRAWING# Prelim

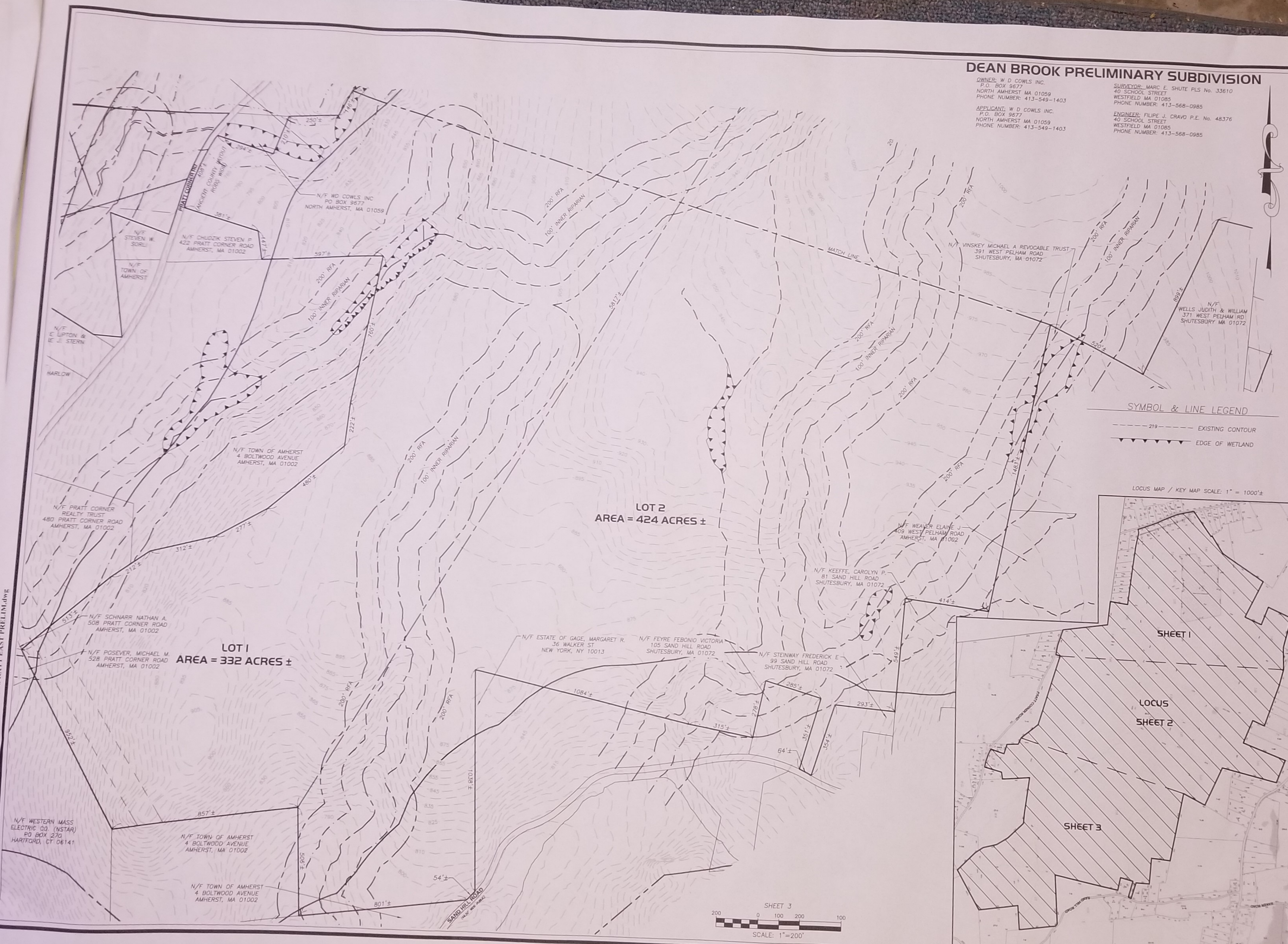
**DEAN BROOK PRELIMINARY SUBDIVISION**

OWNER: 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

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

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  
 rland.com

**PRELIMINARY PLAN**

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



PREPARED FOR:  
 AMP Energy c/o Lee Morrison  
 1550 Wewatta St  
 Denver, CO 80202

|                |               |
|----------------|---------------|
| ISSUANCE DATE: | June 24, 2020 |
| REVISIONS:     | DATE:         |
|                |               |
|                |               |
|                |               |
|                |               |

DRAFTED BY: NML  
 UNAUTHORIZED ALTERATION OF  
 THIS DOCUMENT IS A VIOLATION  
 OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED  
 RLA PROJ. NUMBER: 200313  
 DRAWING#

**Prelim**