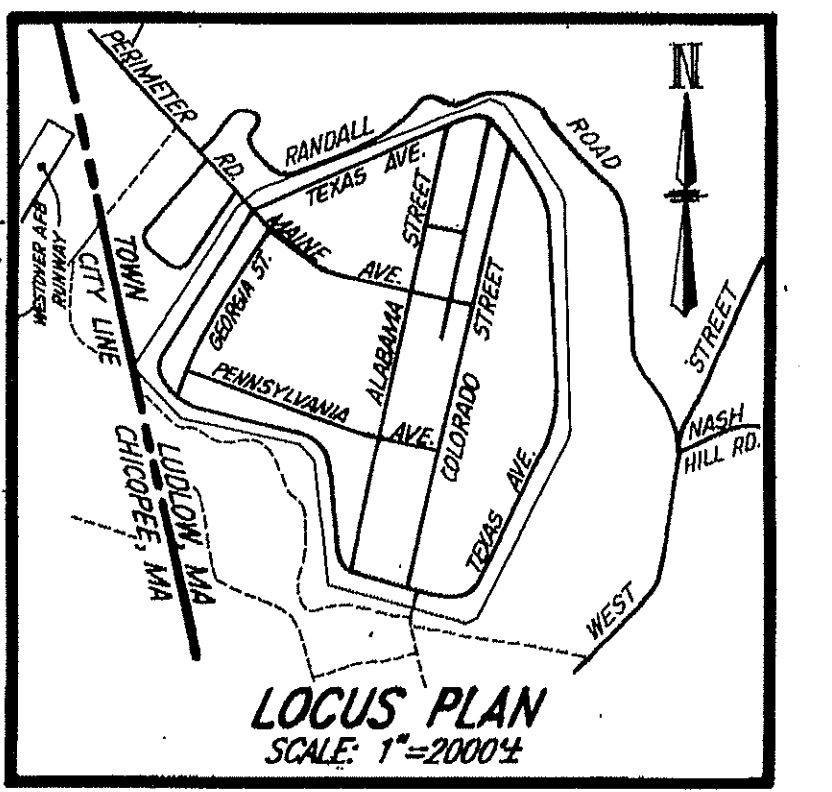


NORTH ARROW IS BASED ON U.S. ARMY CORPS OF ENGINEERS GRID.

CHICOPEE, MA. CITY LINE (APPROX.)  
LUDLOW, MA. TOWN LINE (LOC.)

- REFERENCE PLANS:**
- "PLAN OF LOTS PREPARED FOR COMMONWEALTH OF MASSACHUSETTS, HAMPDEN COUNTY JAIL & HOUSE OF CORRECTION, LUDLOW, MASSACHUSETTS" SCALE: 1"=200', DATED APRIL 20, 1990 LAST REVISED SEPT. 24, 1990 BY THIS OFFICE.
  - "PLAN OF LAND - FOR WESTOVER METROPOLITAN - DEVELOPMENT CORPORATION." SCALE: 1"=400' DATED JANUARY 13, 1976 AND LAST REVISED DECEMBER 10, 1976 BY PHARMER ENGINEERING CORP. H.C.R.D. PLAN BK. 168 PG. 118.
  - "PLAN OF LAND IN THE TOWN OF - LUDLOW, MASS. HAMPDEN COUNTY AND - THE CITY OF CHICOPEE, MASS., HAMPDEN COUNTY - OWNED BY - WESTOVER METROPOLITAN DEVELOPMENT CORP. - WESTOVER AIR FORCE BASE - CHICOPEE, MASS. 01022." SCALE: 1"=400' DATED AUG. 17, 1976 AND LAST REVISED AUG. 24, 1976 DRAWN BY DONALD B. FAIRBAIRN H.C.R.D. PLAN BK. 167 PG. 124.
  - "PLAN OF EASEMENTS - PREPARED FOR MASSACHUSETTS MUNICIPAL - WHOLESALE ELECTRIC CO." SCALE: 1"=200' AND 1"=60', SHEETS 1 & 2 OF 2 DATED FEB. 25, 1977 BY PHARMER ENG. CORP. H.C.R.D. PLAN BK. 168 PG. 122.
  - "PLAN OF LAND IN LUDLOW, MASSACHUSETTS - STREET ACCEPTANCE PLAN FOR - RANDALL & PERIMETER ROADS." SCALE: 1"=100' DATED NOV. 27, 1985 BY PHARMER ENGINEERING CORPORATION. TOWN OF LUDLOW ENGINEERING DEPARTMENT FILE NO. 2-17.
  - "STONY BROOK ENERGY CENTER, M.M.W.E.C. PHASE 1 PROJECT - SITE PLAN." SCALE AS NOTED, DATED MARCH 10, 1978 AND LAST REVISED MAY 31, 1984. AKA BETCHEL COMPANY JOB NO. 12235, DRAWING NO. C-002.

- NOTES:**
- OWNER OF RECORD OF LOT 4-2 IS M.M.W.E.C. P.O. BOX 426, LUDLOW, MA 01056. DEED REF. IS BK. 4391 PG. 116 (II) DATED MAR. 1, 1977 IN THE H.C.R.D. PARCEL 4-2 IS SUBJECT TO RIGHTS OF WAY & EASEMENTS ON RECORD, IF ANY.
  - BOUNDARY INFORMATION AS SHOWN IS BASED ENTIRELY ON THE REFERENCE PLANS CITED HEREON & IS NOT THE RESULT OF A PRECISE FIELD SURVEY BY THIS OFFICE.
  - GRAPHIC LOCATION OF FACILITIES, ROADWAYS & STRUCTURES AS SHOWN ARE DEVELOPED FROM REF. PLAN NO. 6 CITED HEREON & ARE NOT THE RESULT OF A FIELD SURVEY BY THIS OFFICE. OFFSET DISTANCES SHOWN FROM PROPERTY LINES TO STRUCTURES WERE DETERMINED BY SCALING & ARE APPROXIMATE ONLY.
  - GRAPHIC LOCATION OF EASEMENTS SHOWN ARE DEVELOPED FROM REF. PLAN NO. 3 CITED HEREON & ARE NOT THE RESULT OF A FIELD SURVEY BY THIS OFFICE OR INTENDED TO DEPICT ALL EASEMENTS OF RECORDS.
  - TOTAL AREA OF THE SITE 362.875 ACRES.
  - 4-2 DENOTES TAX MAP PAGE & PARCEL NUMBER.
  - PROPOSED UTILITY EASEMENT IS FOR THE BENEFIT OF LOTS 4-2-1 & 4-2-2 OVER LOT 4-2.
  - PARCEL 4-2-2 & THE PROPOSED UTILITY EASEMENT ALONG MAINE AVENUE, COLORADO STREET & GEORGIA STREET ARE SUBJECT TO A LAND TAKING BY THE COMMONWEALTH OF MASSACHUSETTS.



FOR REGISTRY USE ONLY

06809

Hamden County Registry of Deeds  
 Rec'd 4-23-1991 at 11:53 A.M.  
 Recorded in Book of Plans 375 Page 88  
 Attest: *Donald E. O'Neil* Registrar

PLANNING BOARD APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

*[Handwritten signatures and initials]*

8-59 MASSACHUSETTS MUNICIPAL WHOLESALE ELECTRIC CO. 4391/116(III) 3/1/77

"I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."



PLAN OF LOTS & EASEMENTS  
 PREPARED FOR  
 (owner) COMMONWEALTH OF MASSACHUSETTS  
**HAMPDEN COUNTY JAIL & HOUSE OF CORRECTION**  
 LUDLOW, MASSACHUSETTS  
 SCALE: 1"=200'  
 JAN. 11, 1990



GRAPHIC SCALE (FEET)

THOMAS F. MORAN INC.  
 29 Army Road  
 Milford, MA 01850  
 (603) 673-9556

surveys  
civil engineers  
land planners

REV.	DATE	DESCRIPTION	C/O	DR	CK

76049.00-4 D SD

SHEET 1 OF 1



SEE SHEET NO. 4

COLORADO

**LEGEND**

- SB □ STONE BOUND
- CLF — CHAIN LINK FENCE
- FND FOUND
- ☆ LIGHT POLE
- UP UTILITY POLE
- CMP CORRUGATED METAL PIPE
- CBN CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- EOP EDGE OF PAVEMENT
- GP GATE POST
- SIGN
- OHW OVERHEAD WIRES
- 2-3• WETLAND FLAGS
- 123 X STREAM FLAGS
- LIMIT OF WETLANDS
- LIMIT OF INTERMITTENT STREAM BANK
- - - 25' LOCAL NO-DISTURB ZONE
- - - 100' WETLAND BUFFER

**GENERAL NOTES:**

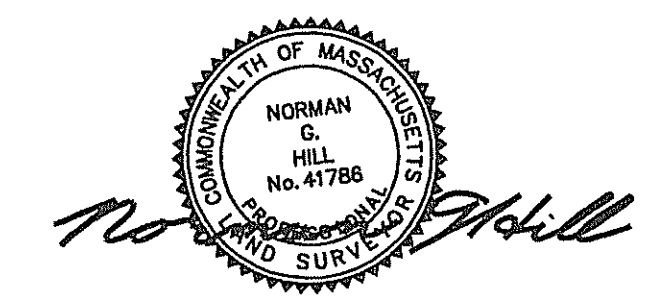
1. LOT SUMMARY  
MAP LOT OWNERS  
4 2 MASSACHUSETTS MUNICIPAL WHOLESALE ELECTRIC CO.
2. DEED REFERENCE: BK. 4391 PG. 116
3. HAMPDEN COUNTY REGISTRY OF DEEDS DISTRICT
4. LAND IS ZONED: INDUSTRIAL C
5. PROPERTY LINES SHOWN AREA COMPILED FROM EITHER FIELD SURVEY INFORMATION OR AVAILABLE PLANS AND DEEDS OF RECORD.
6. ELEVATIONS BASED ON NAVD88
7. PLAN REFERENCE: BK. 275 PG. 88

**UTILITY NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND COMPILED FROM PROPOSED PLAN INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BEFORE DESIGN AND CONSTRUCTION PLEASE CALL "DIG SAFE" AT 1-888-344-7233.

SEE SHEET NO. 2



**EXISTING CONDITIONS PLAN  
COLORADO STREET  
AND TEXAS DRIVE  
LUDLOW, MA**

PREPARED FOR:  
**TRC**  
650 SUFFOLK STREET  
LOWELL, MA 01854

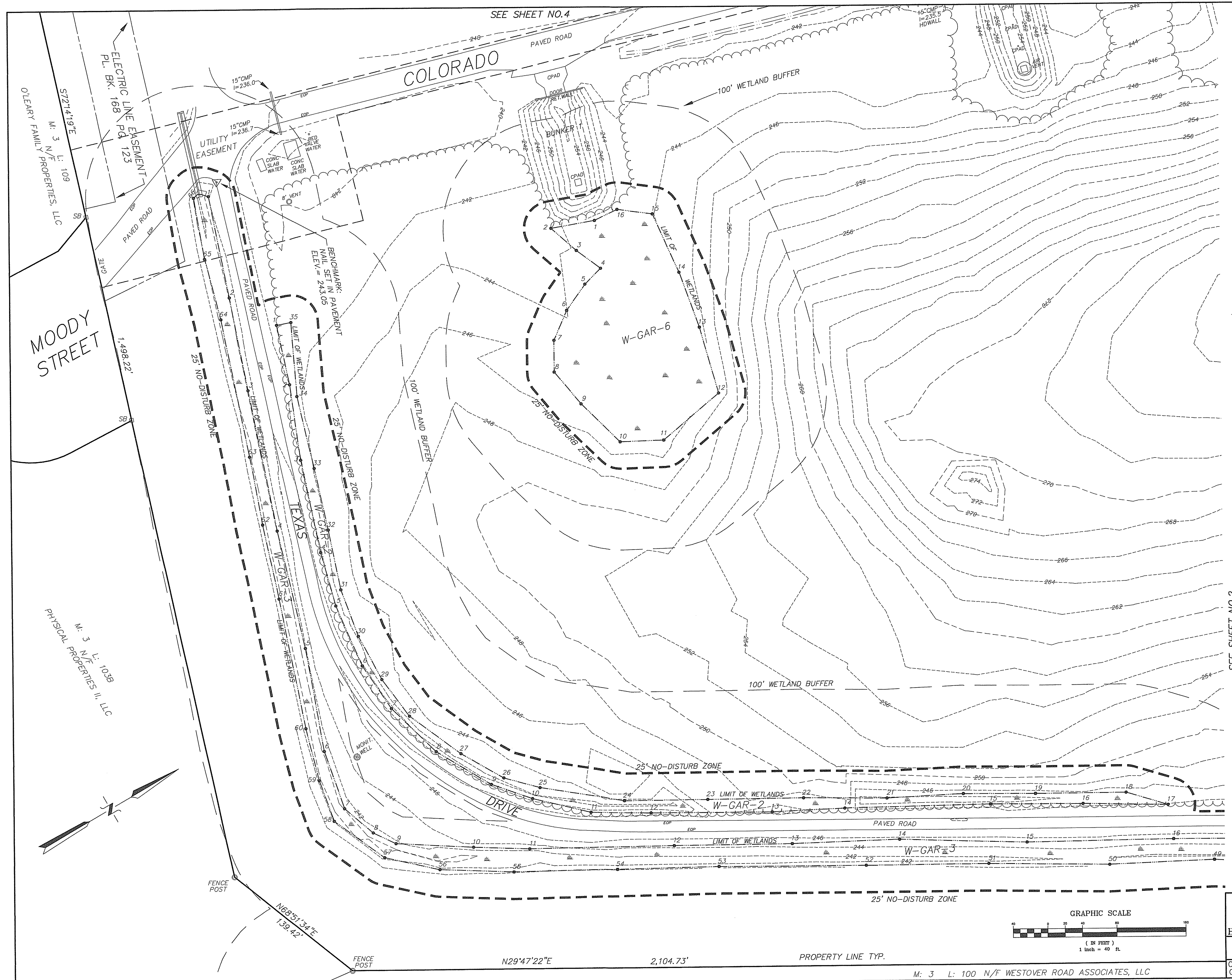
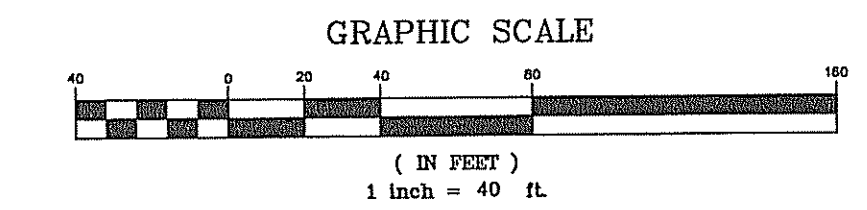
**LAND PLANNING, INC.**

HANSON: 1115 MAIN STREET 02341 (781) 294-4144

BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 966-4130

N. GRAFTON: 214 WORCESTER ST. 01536 (508) 839-9526

CALCS. JOB NO. G.R.R. P-3620	DWG NAME. P3620-EXIST-40	DATE 6/9/2021	SHEET NO. 1 OF 6
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O'LEARY FAMILY PROPERTIES, LLC  
M: 3 N/F L: 109  
S72°14'19"E

MOODY STREET  
1,498.22'

PHYSICAL PROPERTIES II, LLC  
M: 3 N/F L: 103B

FENCE POST

N68°51'34"E  
139.42'

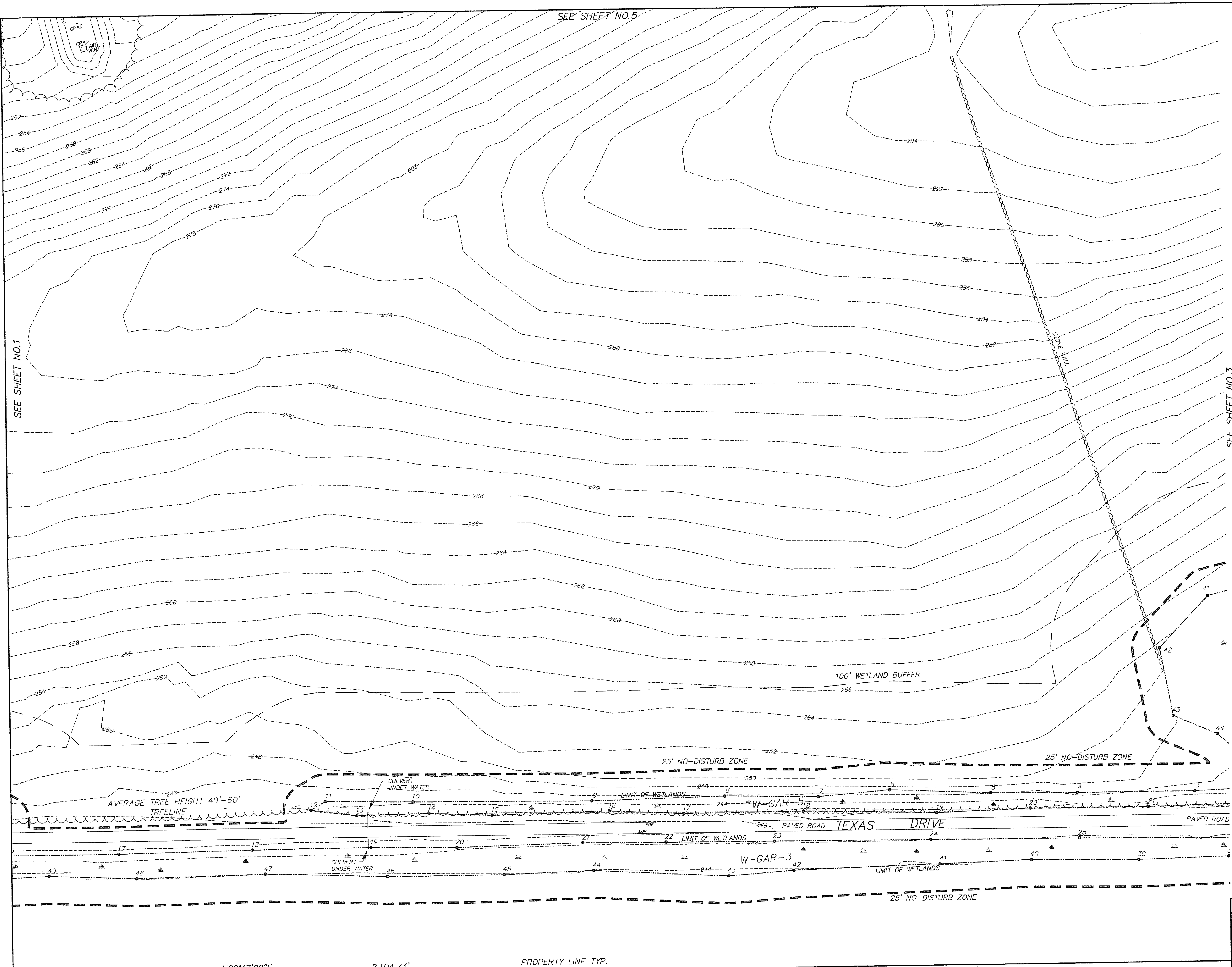
FENCE POST

N29°47'22"E

2,104.73'

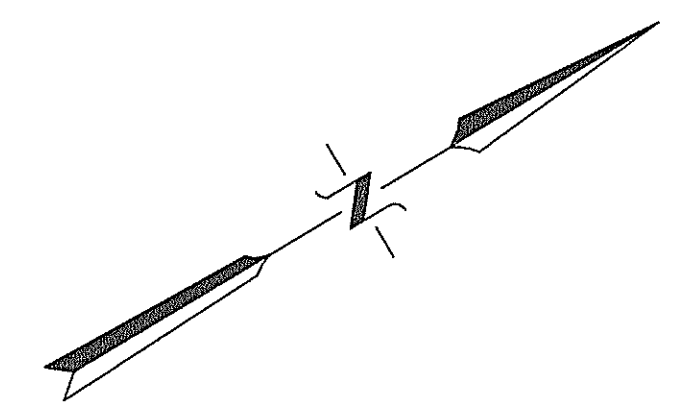
PROPERTY LINE TYP.

M: 3 L: 100 N/F WESTOVER ROAD ASSOCIATES, LLC



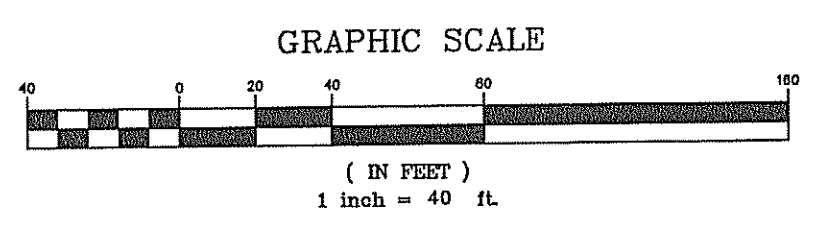
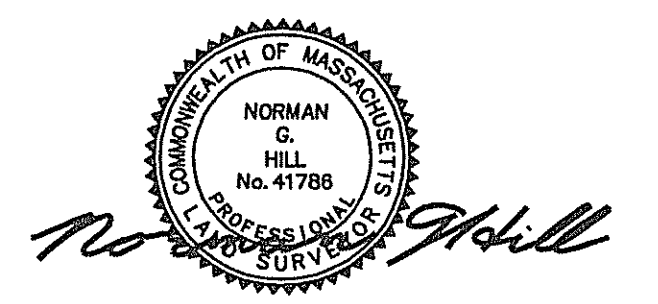
**LEGEND**

SB	STONE BOUND
CLF	CHAIN LINK FENCE
FND	FOUND
*	LIGHT POLE
UP	UTILITY POLE
CMP	CORRUGATED METAL PIPE
CBN	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT
GP	GATE POST
—	SIGN
OHW	OVERHEAD WIRES
2-3	WETLAND FLAGS
123 X	STREAM FLAGS
---	LIMIT OF WETLANDS
-.-.-	LIMIT OF INTERMITTENT STREAM BANK
---	25' LOCAL NO DISTURB ZONE
---	100' WETLAND BUFFER



**UTILITY NOTE:**  
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**EXISTING CONDITIONS PLAN  
 COLORADO STREET  
 AND TEXAS DRIVE  
 LUDLOW, MA**  
 PREPARED FOR:  
 TRC  
 650 SUFFOLK STREET  
 LOWELL, MA 01854

<b>LAND PLANNING, INC.</b>			
HANSON: 1115 MAIN STREET 02341 (781) 294-4144			
BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 966-4130			
N. GRAFTON: 214 WORCESTER ST. 01536 (508) 839-9526			
CALCS. G.R.R.	JOB NO. P-3620	DWG NAME. P3620-EXIST-40	DATE SHEET NO. 6/9/2021 2 OF 6

N29°47'22"E 2,104.73' PROPERTY LINE TYP. M: 3 L: 100 N/F WESTOVER ROAD ASSOCIATES, LLC

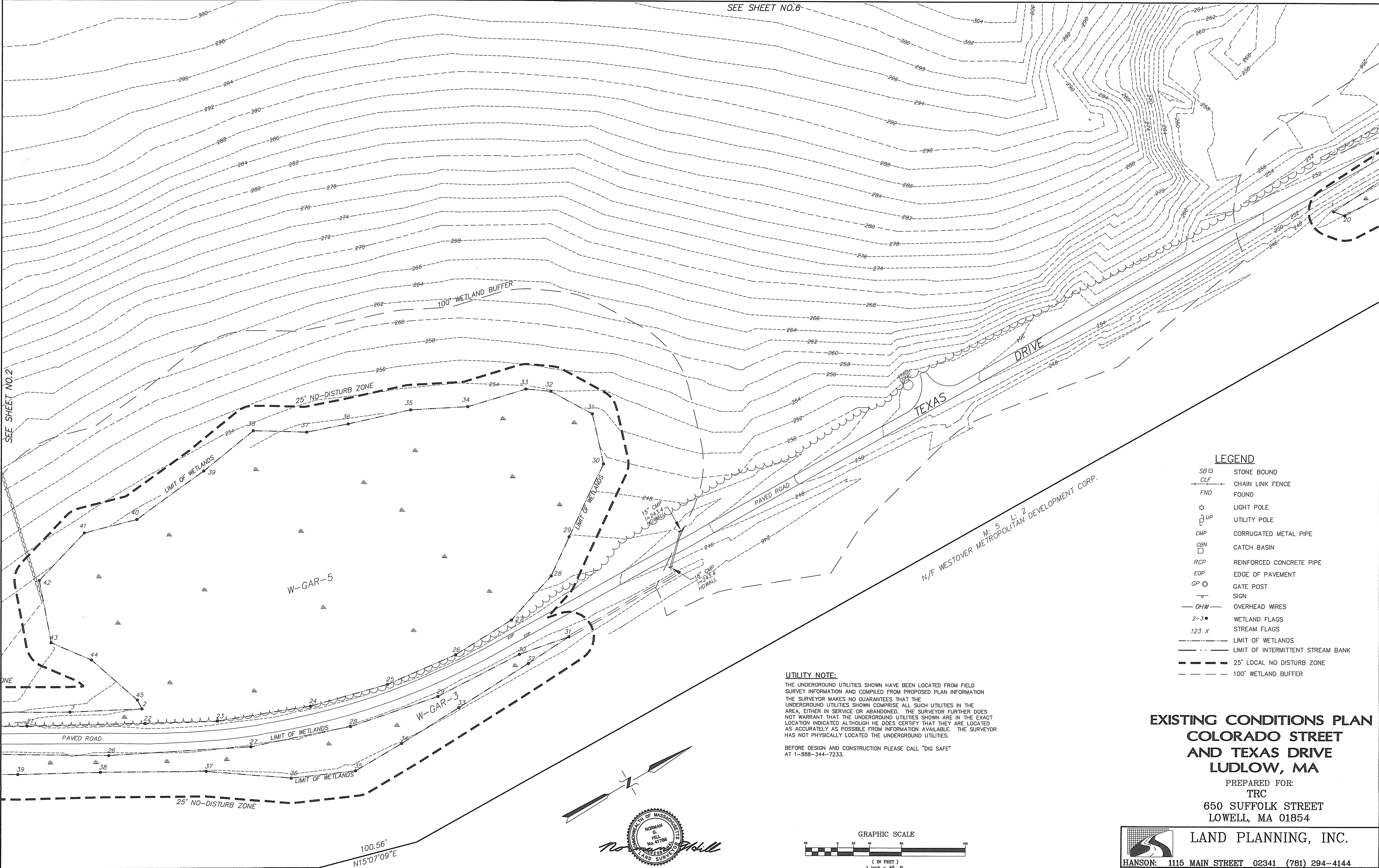
SEE SHEET NO.1

SEE SHEET NO.5

SEE SHEET NO.3



SEE SHEET NO.6



SEE SHEET NO.2

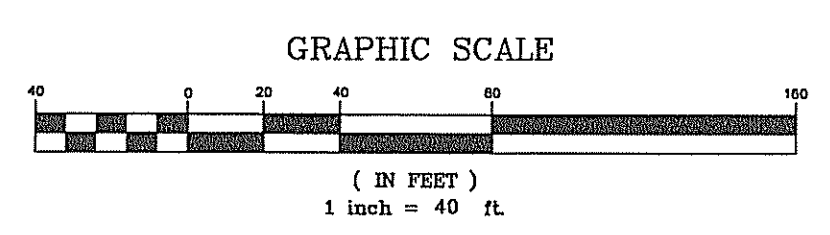
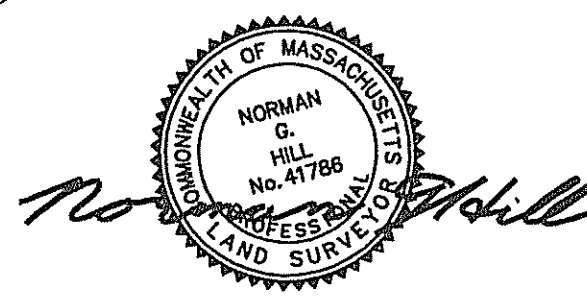
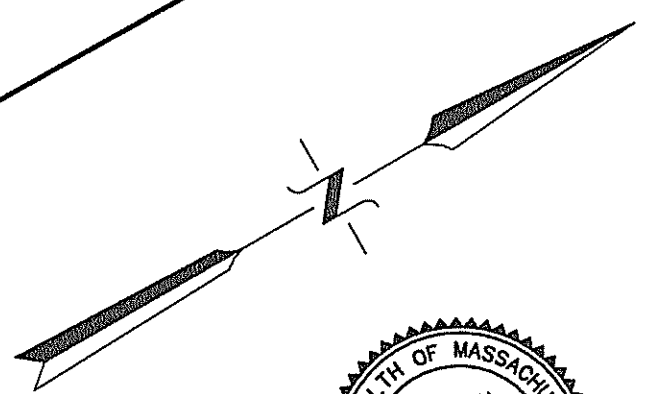
**LEGEND**

- SB □ STONE BOUND
- CLF ○ CHAIN LINK FENCE
- FND FOUND
- ☆ LIGHT POLE
- UP ○ UTILITY POLE
- CMP CORRUGATED METAL PIPE
- CBN CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- EOP EDGE OF PAVEMENT
- GP ○ GATE POST
- SIGN
- OHW OVERHEAD WIRES
- 2-3 • WETLAND FLAGS
- 123 X STREAM FLAGS
- LIMIT OF WETLANDS
- LIMIT OF INTERMITTENT STREAM BANK
- 25' LOCAL NO DISTURB ZONE
- 100' WETLAND BUFFER

**UTILITY NOTE:**

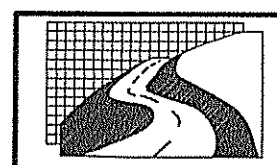
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**EXISTING CONDITIONS PLAN  
COLORADO STREET  
AND TEXAS DRIVE  
LUDLOW, MA**

PREPARED FOR:  
TRC  
650 SUFFOLK STREET  
LOWELL, MA 01854



**LAND PLANNING, INC.**

HANSON: 1115 MAIN STREET 02341 (781) 294-4144

BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 966-4130

N. GRAFTON: 214 WORCESTER ST. 01536 (508) 839-9526

CALCS. G.R.R.	JOB NO. P-3620	DWG NAME. P3620-EXIST-40	DATE 6/9/2021	SHEET NO. 3 OF 6
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M: 5 L: 2  
N/F WESTOVER METROPOLITAN DEVELOPMENT CORP.

100.56'  
N15°07'09"E

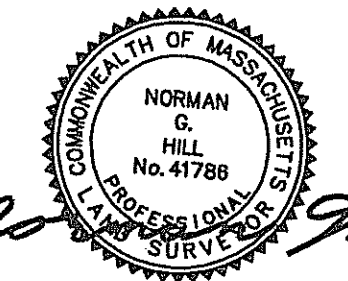
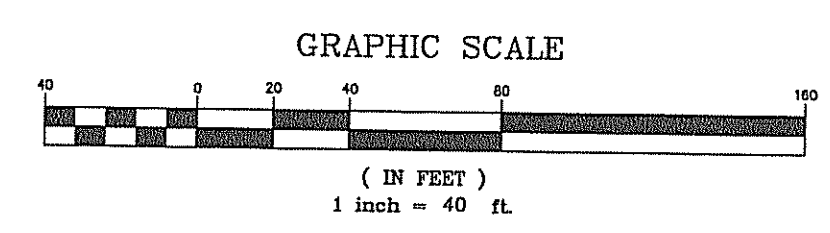
**LEGEND**

- SB STONE BOUND
- CLF CHAIN LINK FENCE
- FND FOUND
- ☆ LIGHT POLE
- UP UTILITY POLE
- CMP CORRUGATED METAL PIPE
- CBN CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- EOP EDGE OF PAVEMENT
- GP GATE POST
- SIG SIGN
- OHW OVERHEAD WIRES
- 2-3 • WETLAND FLAGS
- 123 X STREAM FLAGS
- LIMIT OF WETLANDS
- LIMIT OF INTERMITTENT STREAM BANK
- 25' LOCAL NO DISTURB ZONE
- 100' WETLAND BUFFER

**UTILITY NOTE:**

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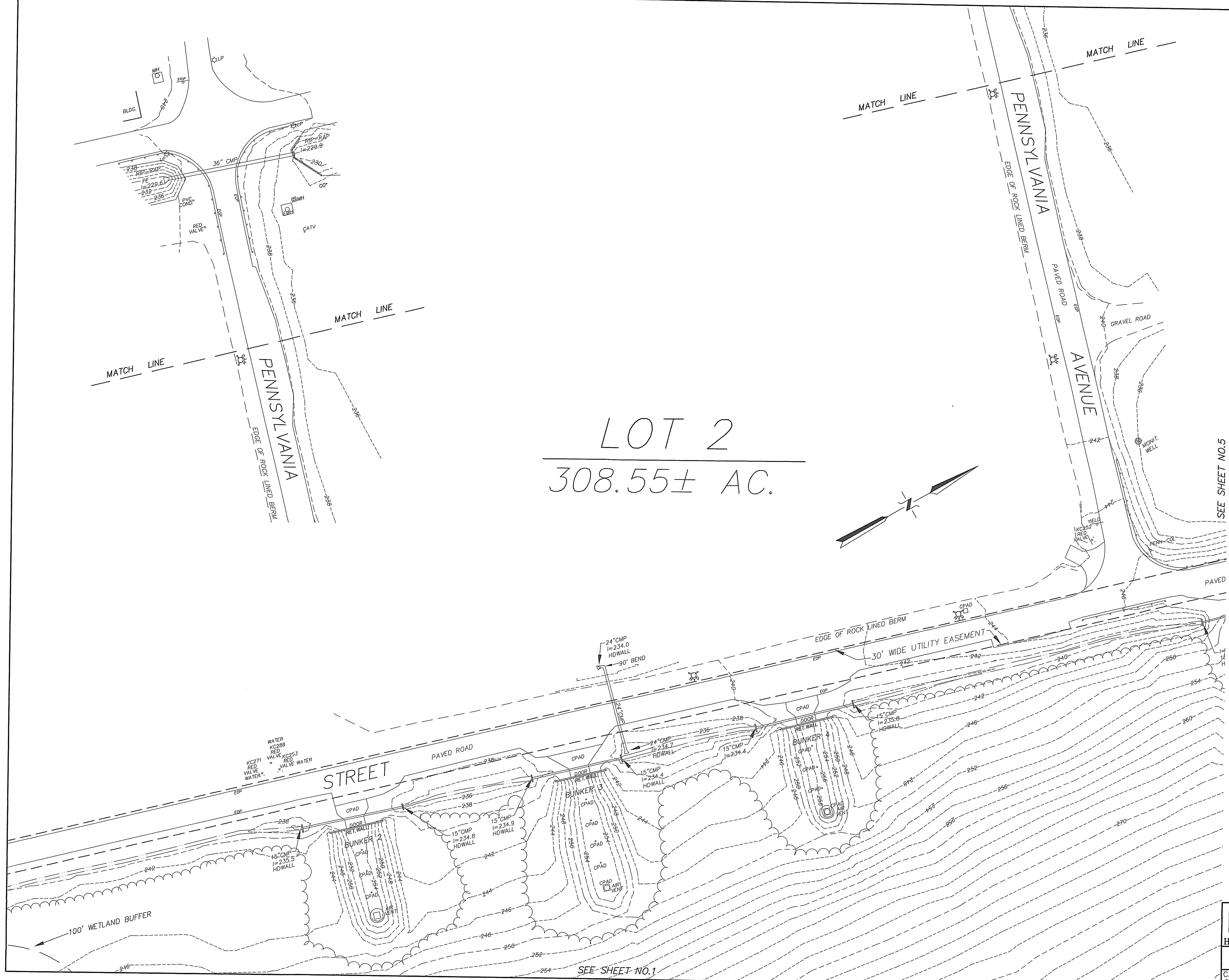
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**EXISTING CONDITIONS PLAN  
COLORADO STREET  
AND TEXAS DRIVE  
LUDLOW, MA**  
PREPARED FOR:  
TRC  
650 SUFFOLK STREET  
LOWELL, MA 01854

**LAND PLANNING, INC.**  
 HANSON: 1115 MAIN STREET 02341 (781) 294-4144  
 BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 966-4130  
 N. GRAFTON: 214 WORCESTER ST. 01536 (508) 839-9526  
 CALCS. JOB NO. DWG NAME. DATE SHEET NO.  
 G.R.R. P-3620 P3620-EXIST-40 6/9/2021 4 OF 6

LOT 2  
308.55± AC.



SEE SHEET NO.5

SEE SHEET NO.1



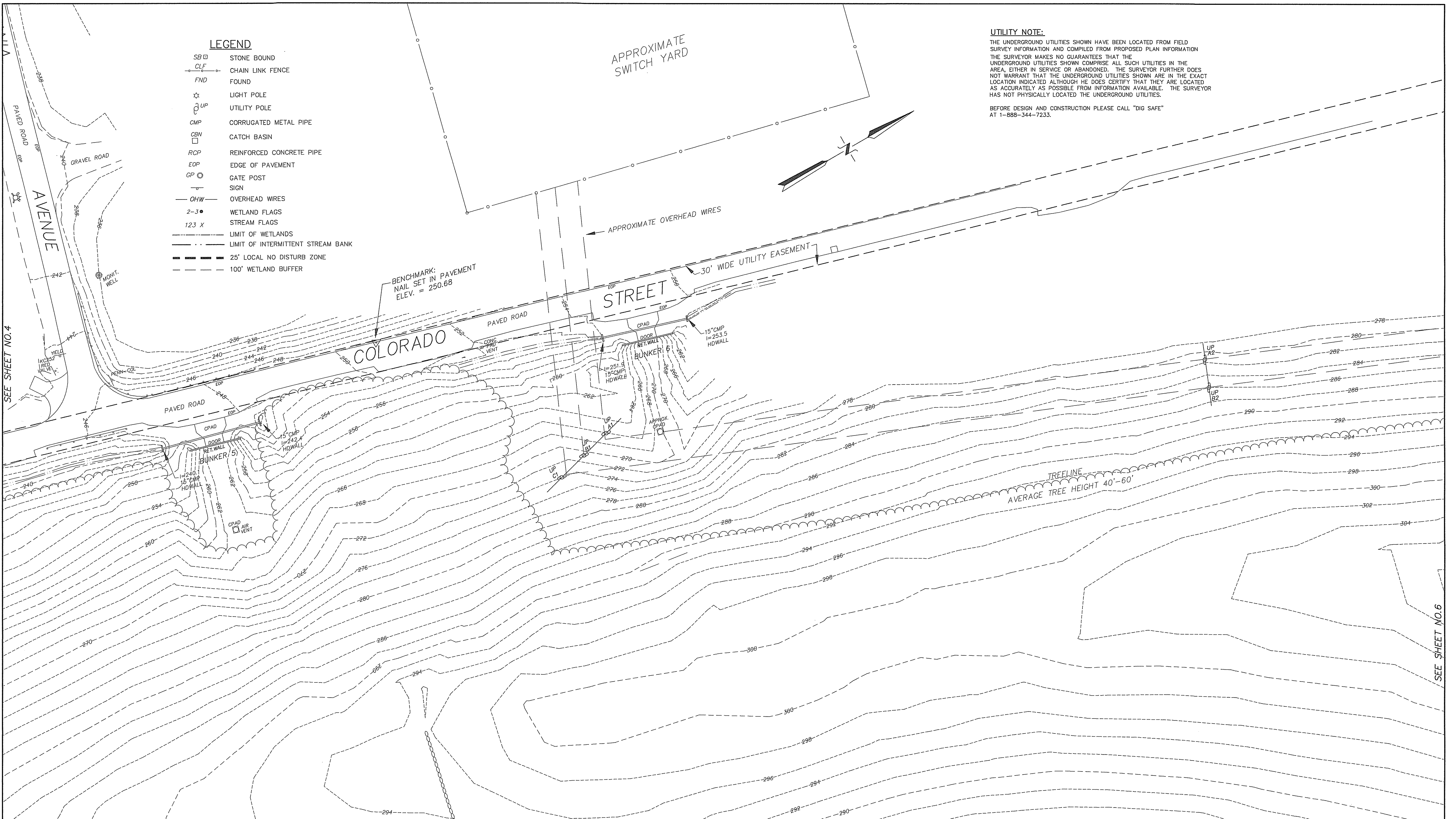
**LEGEND**

- SB □ STONE BOUND
- CLF — CHAIN LINK FENCE
- FND — FOUND
- ☆ LIGHT POLE
- UP ○ UTILITY POLE
- CMP — CORRUGATED METAL PIPE
- CBN □ CATCH BASIN
- RCP — REINFORCED CONCRETE PIPE
- EOP — EDGE OF PAVEMENT
- GP ○ GATE POST SIGN
- OHW — OVERHEAD WIRES
- 2-3 • WETLAND FLAGS
- 123 X STREAM FLAGS
- — — — — LIMIT OF WETLANDS
- · — · — · — — — — LIMIT OF INTERMITTENT STREAM BANK
- — — — — 25' LOCAL NO DISTURB ZONE
- - - - - 100' WETLAND BUFFER

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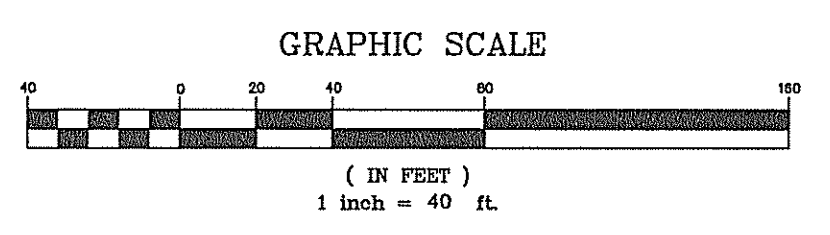
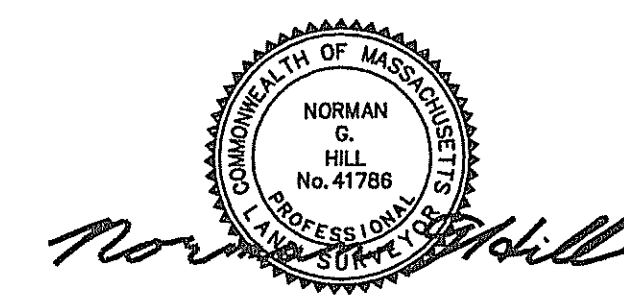
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SEE SHEET NO. 4

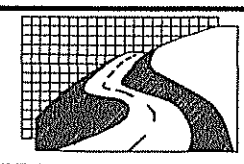
SEE SHEET NO. 6

SEE SHEET NO. 2



**EXISTING CONDITIONS PLAN  
COLORADO STREET  
AND TEXAS DRIVE  
LUDLOW, MA**

PREPARED FOR:  
TRC  
650 SUFFOLK STREET  
LOWELL, MA 01854

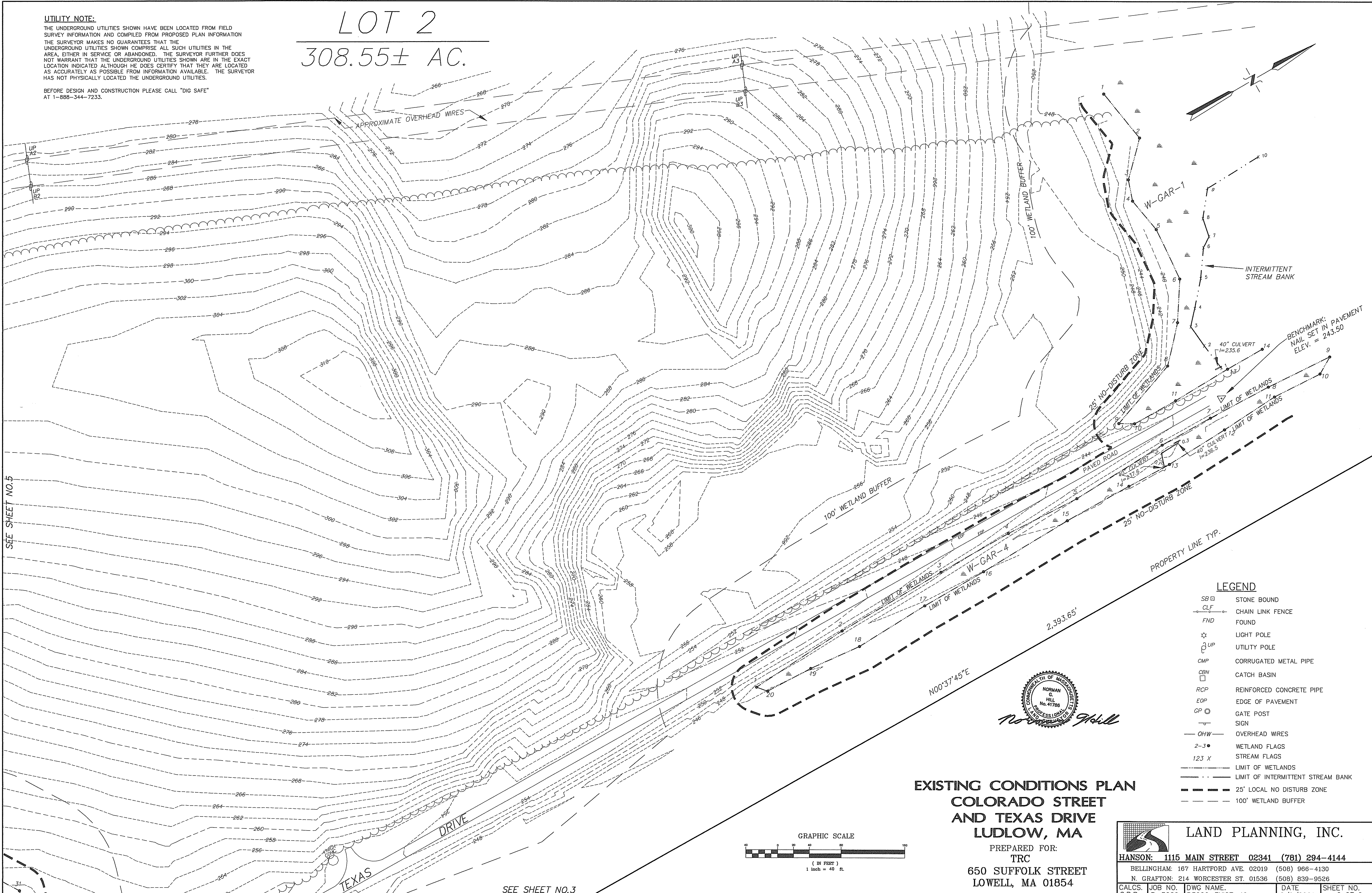
		<b>LAND PLANNING, INC.</b>		
		HANSON: 1115 MAIN STREET 02341 (781) 294-4144 BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 966-4130 N. GRAFTON: 214 WORCESTER ST. 01536 (508) 839-9526		
CALCS. G.R.R.	JOB NO. P-3620	DWG NAME. P3620-EXIST-40	DATE 6/9/2021	SHEET NO. 5 OF 6

**UTILITY NOTE:**

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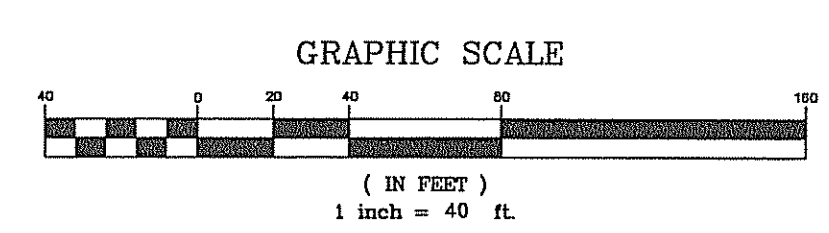
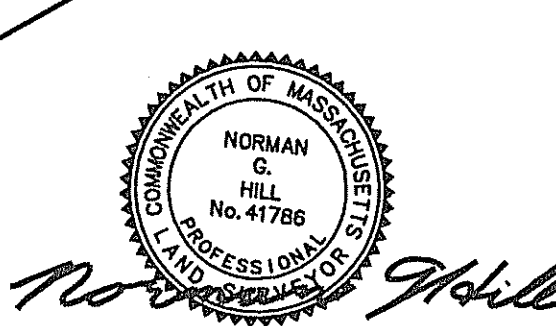
BEFORE DESIGN AND CONSTRUCTION PLEASE CALL "DIG SAFE" AT 1-888-344-7233.

LOT 2  
308.55± AC.



**LEGEND**

- SB □ STONE BOUND
- CLF ○ CHAIN LINK FENCE
- FND ○ FOUND
- ☆ LIGHT POLE
- UP ○ UTILITY POLE
- CMP ○ CORRUGATED METAL PIPE
- CBN □ CATCH BASIN
- RCP □ REINFORCED CONCRETE PIPE
- EOP ○ EDGE OF PAVEMENT
- GP ○ GATE POST
- SIGN
- OHW ○ OVERHEAD WIRES
- 2-3 ● WETLAND FLAGS
- 123 X STREAM FLAGS
- LIMIT OF WETLANDS
- LIMIT OF INTERMITTENT STREAM BANK
- 25' LOCAL NO DISTURB ZONE
- 100' WETLAND BUFFER



**EXISTING CONDITIONS PLAN  
COLORADO STREET  
AND TEXAS DRIVE  
LUDLOW, MA**

PREPARED FOR:  
TRC  
650 SUFFOLK STREET  
LOWELL, MA 01854

**LAND PLANNING, INC.**

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BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 966-4130  
N. GRAFTON: 214 WORCESTER ST. 01536 (508) 839-9526

CALCS. G.R.R.	JOB NO. P-3620	DWG NAME. P3620-EXIST-40	DATE 6/9/2021	SHEET NO. 6 OF 6
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