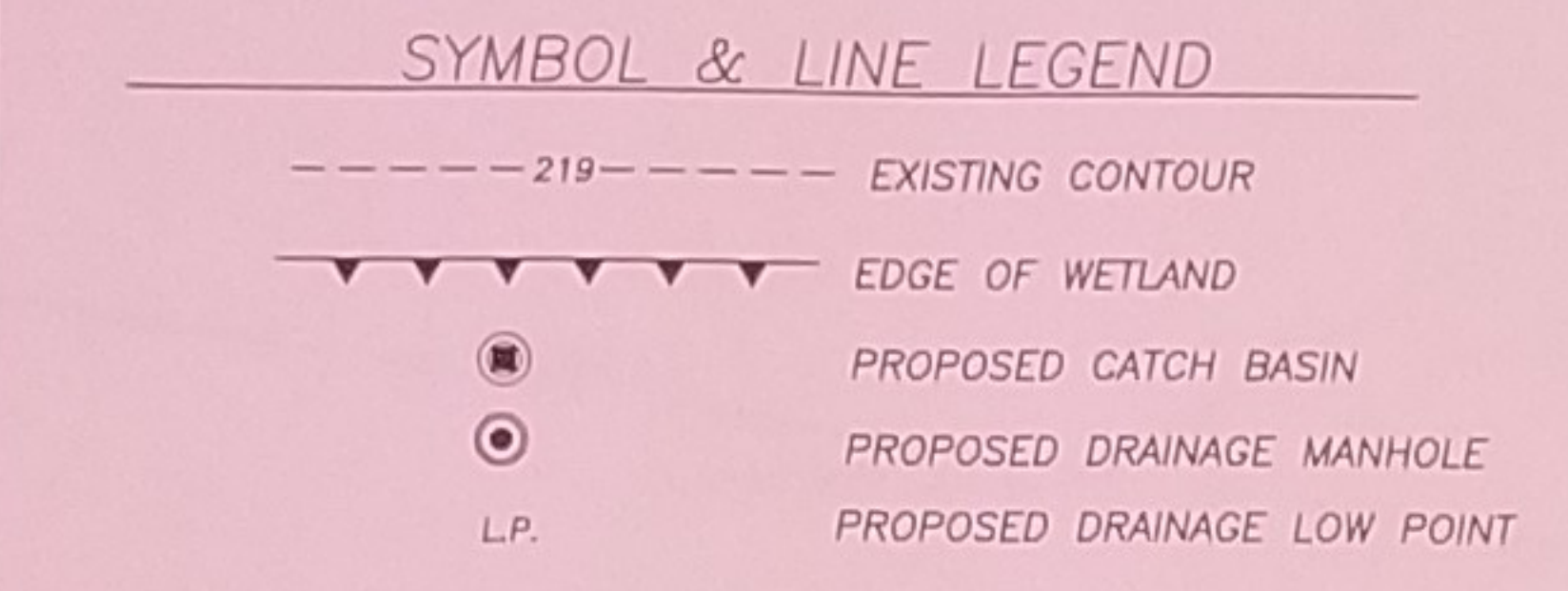


- NOTES**
1. THE RECORD OWNER OF THE SUBJECT PARCEL IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 975 PAGE 459, BOOK 996 PAGE 447, BOOK 1770 PAGE 67 BOOK 1853 PAGE 30 AND BOOK 6153 PAGE 328.
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON TOWN OF SHUTESBURY GIS. APPROXIMATE PROPERTY 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 ± 234 ACRES PER TOWN OF SHUTESBURY PROPERTY RECORD CARD, ACCORD.
 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 2501280005A & 2501280010A - EFFECTIVE DATE: 06/18/1980.
 11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.



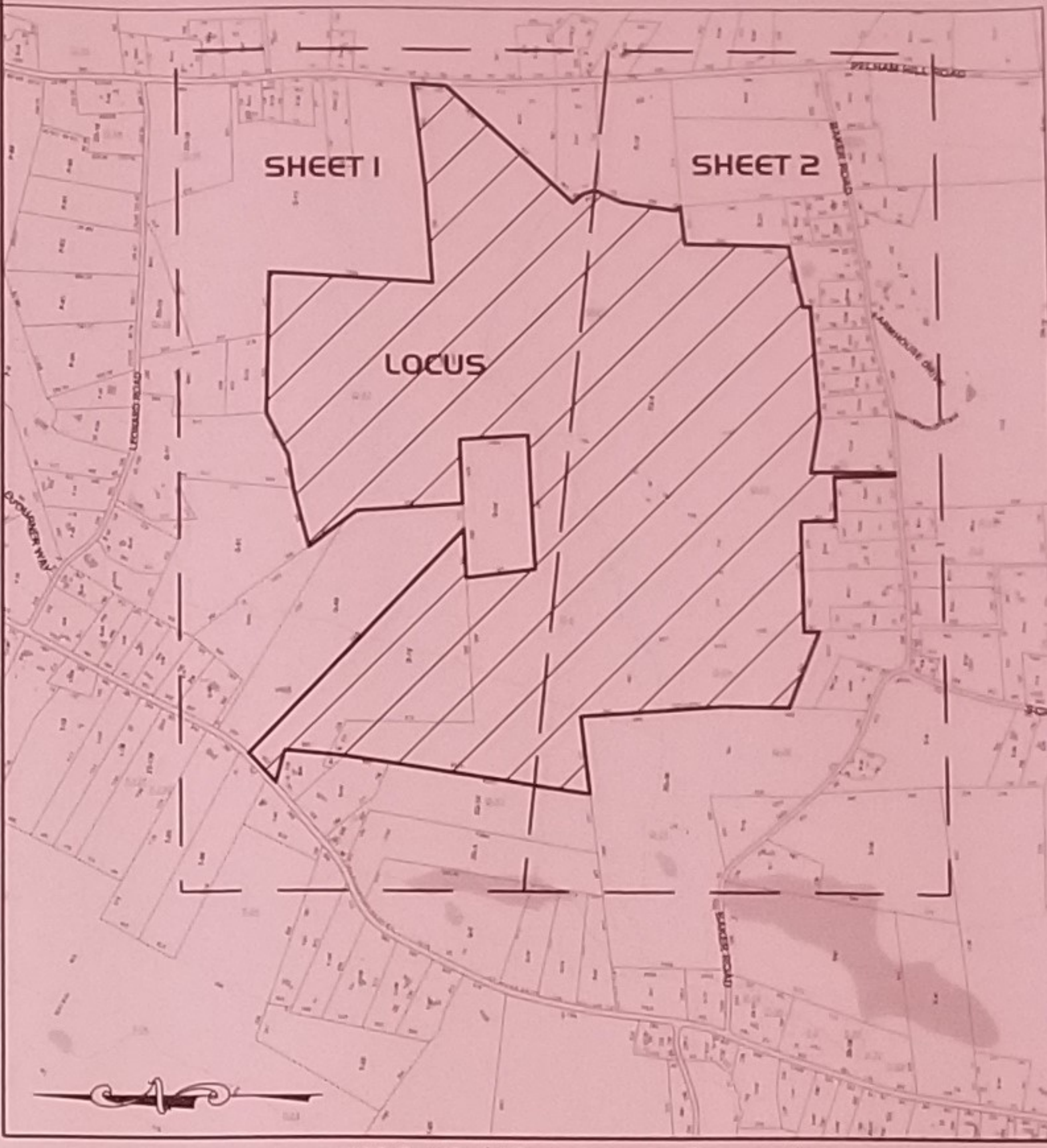
ZONING REVIEW - Roadside Residential (RR)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	90,000 FT ²	LOT 1 110 ACRES / LOT 2 224 ACRES
FRONTAGE	250 FT	LOT 1 363' ± / LOT 2 359' ±
WIDTH		
FRONT YARD	75 FT	
SIDE YARD	25 FT	
REAR YARD	25 FT	
HEIGHT (MAX)	35 FT	
BUILDING COVERAGE (MAX)	10,000 FT ²	

ZONING REVIEW - Forest Conservation (FC)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	435,600 FT ² *	LOT 1 110 ACRES / LOT 2 224 ACRES
FRONTAGE	250 FT	LOT 1 363' ± / LOT 2 359' ±
WIDTH		
FRONT YARD	75 FT	
SIDE YARD	25 FT	
REAR YARD	25 FT	
HEIGHT (MAX)	35 FT	
BUILDING COVERAGE (MAX)	20,000 FT ²	

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



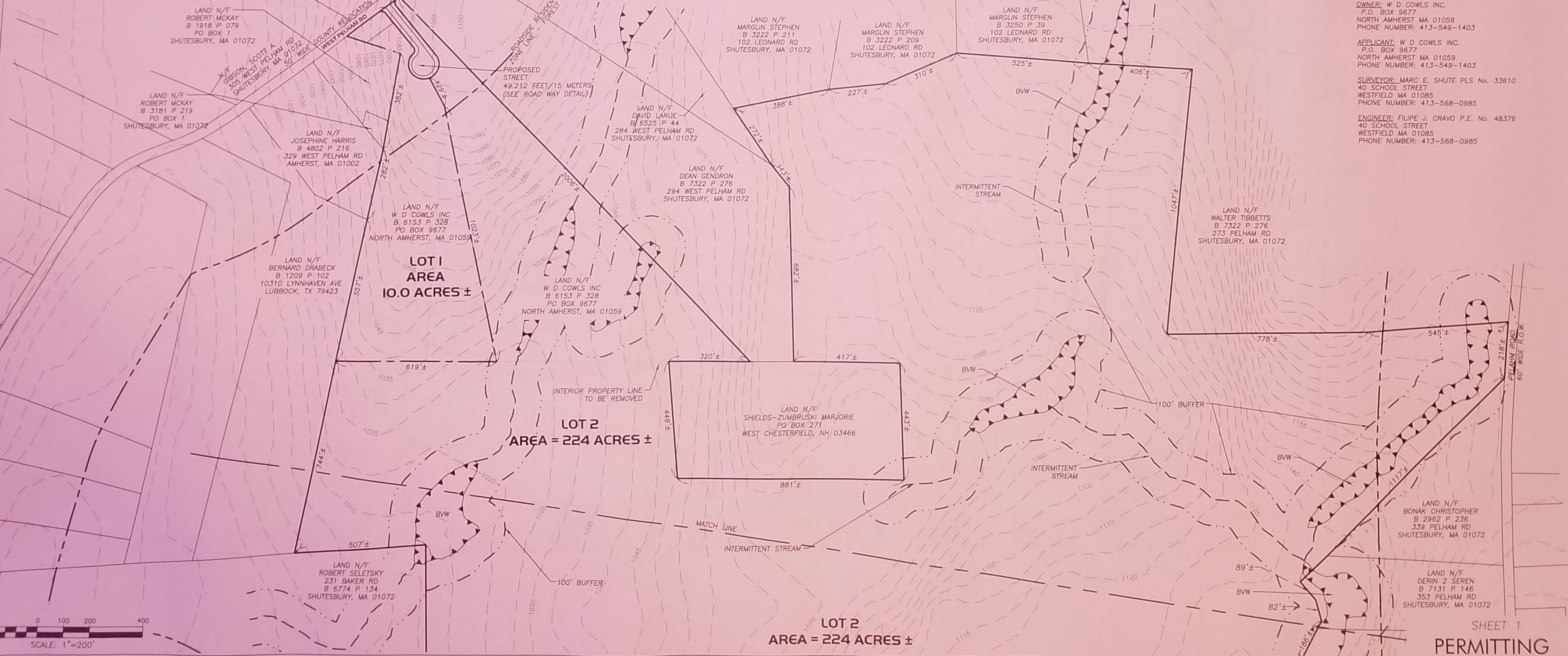
BAKER BROOK PRELIMINARY SUBDIVISION

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

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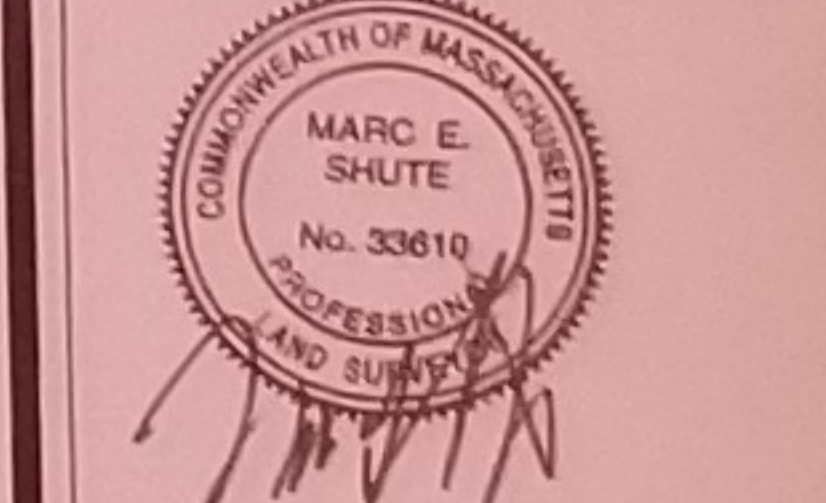
SURVEYOR: MARC E. SHUTE PLS No. 33610
40 SCHOOL STREET
WESTFIELD MA 01085
PHONE NUMBER: 413-568-0985

ENGINEER: FILIPE J. CRAVO P.E. No. 48376
40 SCHOOL STREET
WESTFIELD MA 01085
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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
riaaland.com

PRELIMINARY PLAN
Baker Rd/West Pelham Rd
Parcels Q-70 & ZQ-6
Shutesbury, MA



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

ISSUANCE DATE: June 24, 2020

REVISIONS:	DATE

DRAFTED BY: NML

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SCALE: AS NOTED

RLA PROJ. NUMBER: 300314

DRAWING#	REV.
PRELIM	

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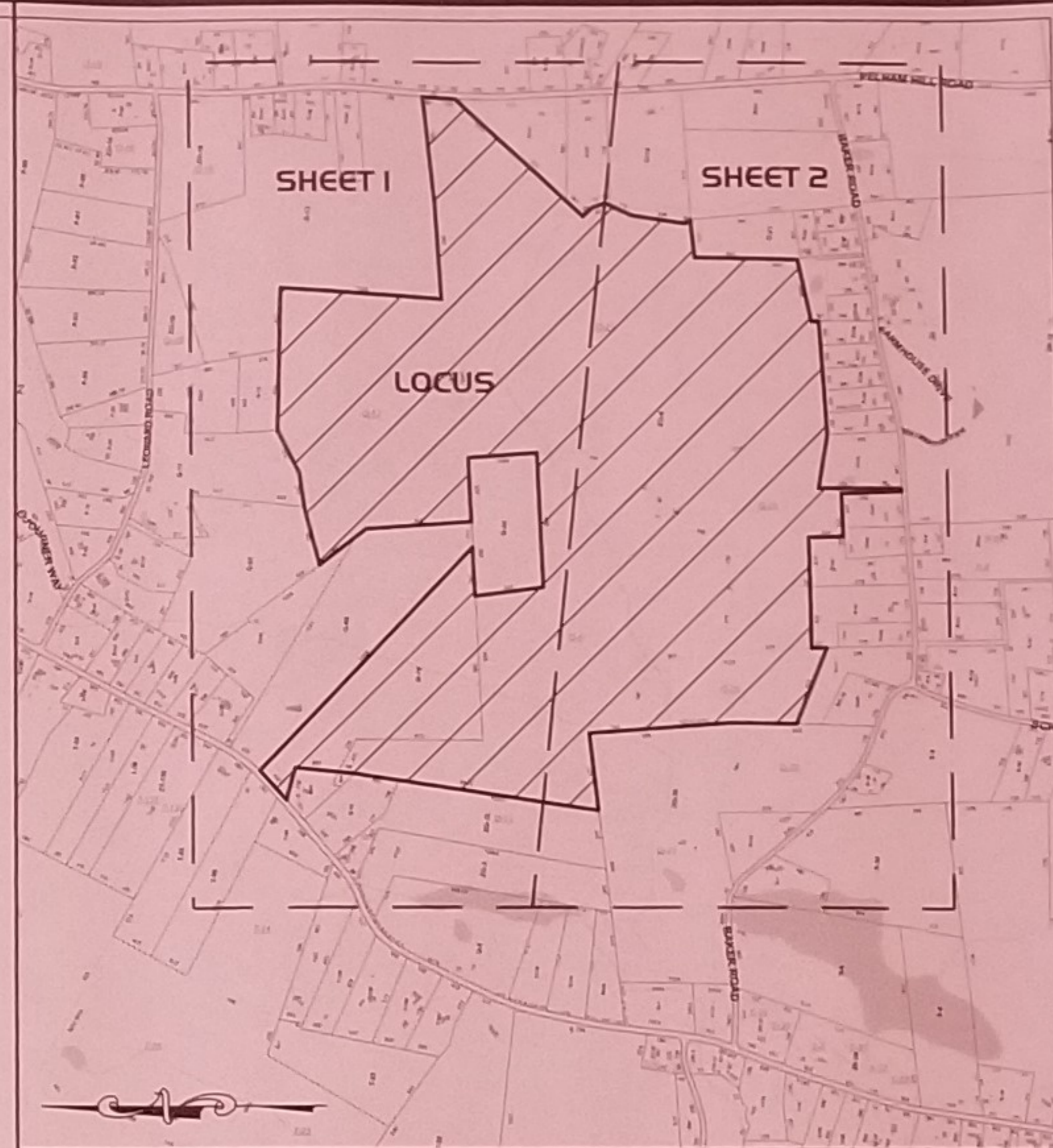
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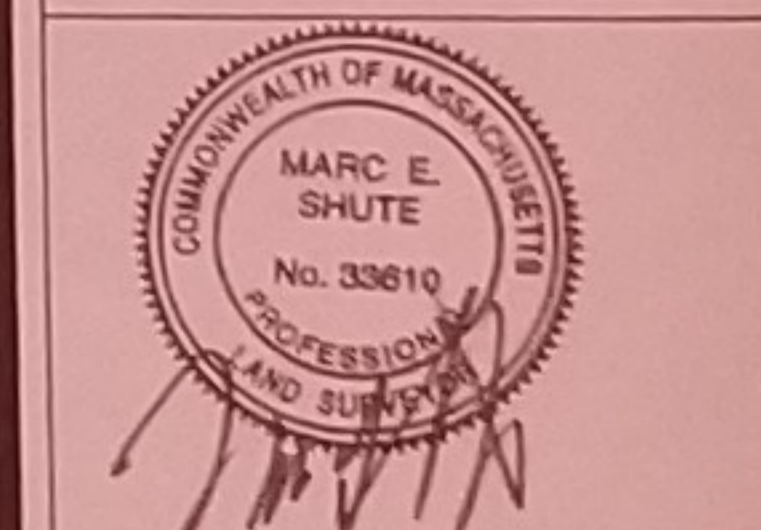
SYMBOL & LINE LEGEND

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



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