

NOTES:

1. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED IN MARCH OF 2020.
2. THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH PREDATE THIS ENDORSEMENT.
3. NO DECISIONS OF THE ZONING BOARD OF APPEALS PERTAINING TO THE LOCUS TRACTS WERE FOUND ON RECORD.
4. ANY FURTHER DEVELOPMENT OR DIVISION OF LAND, WHICH WILL RESULT IN THE CREATION OF A TOTAL OF SIX (6) OR MORE DWELLING UNITS ON THE PROPERTY SHOWN ON THIS PLAN, SHALL REQUIRE A SPECIAL PERMIT FROM THE PLANNING BOARD IN ACCORDANCE WITH SECTION 8.9 (INCLUSION OF AFFORDABLE HOUSING) OF THE ZONING BYLAW.
5. THE LAND OUTSIDE THE PROPOSED ANR SHALL NOT BE CONSIDERED AS PART OF THIS ENDORSEMENT.
6. WETLAND RESOURCE AREAS WERE FIELD DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC IN 2018. ALL ALTERATIONS WITHIN 100' OF WETLANDS OR 200' OF A RIVER OR PERENNIAL STREAM REQUIRE A VALID ORDER OF CONDITIONS FROM THE CONSERVATION COMMISSION OR MASS DEP.
7. A PORTION OF THE SITE IS LOCATED WITHIN FEMA ZONE AE PER FIRM 25017C0342F & 25017C0344F EFFECTIVE 7/7/2014. 100 YEAR FLOOD PLAIN (ZONE AE) ESTABLISHED BY SURVEY OF BASE FLOOD ELEVATION.
8. ABUTTING WELLS AND SEPTIC SYSTEMS ARE SHOWN BASED UPON BOARD OF HEALTH RECORDS.
9. 150' DIAMETER CIRCLE FOR AREA SUITABLE FOR BUILDINGS ON LOT 1 IS SHOWN PER ZONING BYLAW 4.3.2.3.
10. 150' DIAMETER CIRCLE FOR AREA SUITABLE FOR BUILDINGS ON LOT 2 IS SHOWN PER ZONING BYLAW 6.1.3.1.
11. FLOOD PLAIN OVERLAY DISTRICT IS SHOWN BASED UPON ELEVATION IN ACCORDANCE WITH ZONING BYLAW 2.3.9.
12. IN ACCORDANCE WITH ZONING BYLAW 4.3.2.1 LOT 2 HAS GREATER THAN 50% OF THE MINIMUM REQUIRED AREA WHICH IS NOT NOT IN A WETLAND OR FLOOD PLAIN DISTRICT (90,000 SF MIN REQUIRED, 97,803 SF PROVIDED).
13. LOT 2 EXCEEDS THE HAMMERHEAD MINIMUM LOT AREA REQUIREMENT OF 180,000 SF SHOULD AREA 10' BEYOND THE EDGE OF WATER BE EXCLUDED FROM LOT AREA (194,379 SF - 11,625 SF = 182,754 SF).

RECORD OWNER:  
DARYL B. & JULIE W. McKAY  
57 BARTON ROAD  
STOW, MA  
APPLICANT  
DARYL B. & JULIE W. McKAY  
57 BARTON ROAD  
STOW, MA  
DEED REFERENCE:  
BK. 63014 PG. 479  
PLAN REFERENCES:  
PLAN 1600 OF 1972

ASSESSORS MAP: U-1 53

ZONING DISTRICT:  
RESIDENTIAL & RESIDENTIAL CONSERVATION  
THE INTENT OF THIS PLAN IS TO CREATE LOTS 1 & 2.

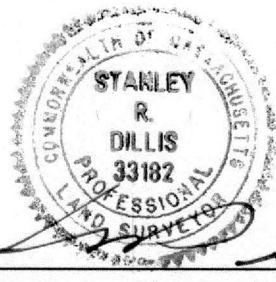
PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION PURSUANT TO THE DEFINITION CONTAINED IN G.L. C.41, S.81-L AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE, OR THAT IT COMPLIES WITH THE STOW ZONING BYLAW, RULES AND REGULATIONS GOVERNING WASTEWATER DISPOSAL, WETLANDS PROTECTION OR ANY GENERAL BYLAW IN THE TOWN OF STOW.

RESERVED FOR REGISTRY USE

APPROVAL NOT REQUIRED UNDER  
THE SUBDIVISION CONTROL LAW  
STOW PLANNING BOARD

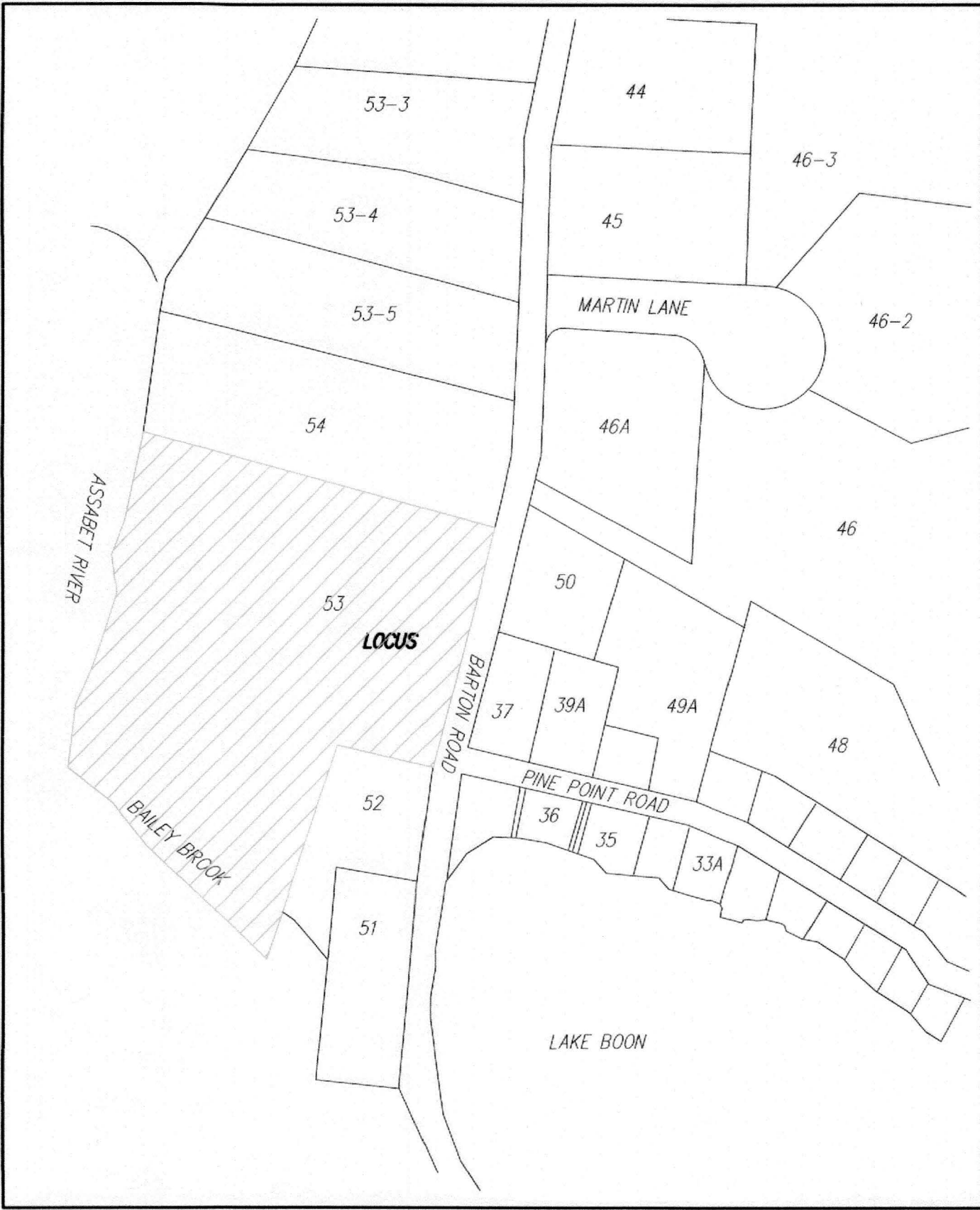
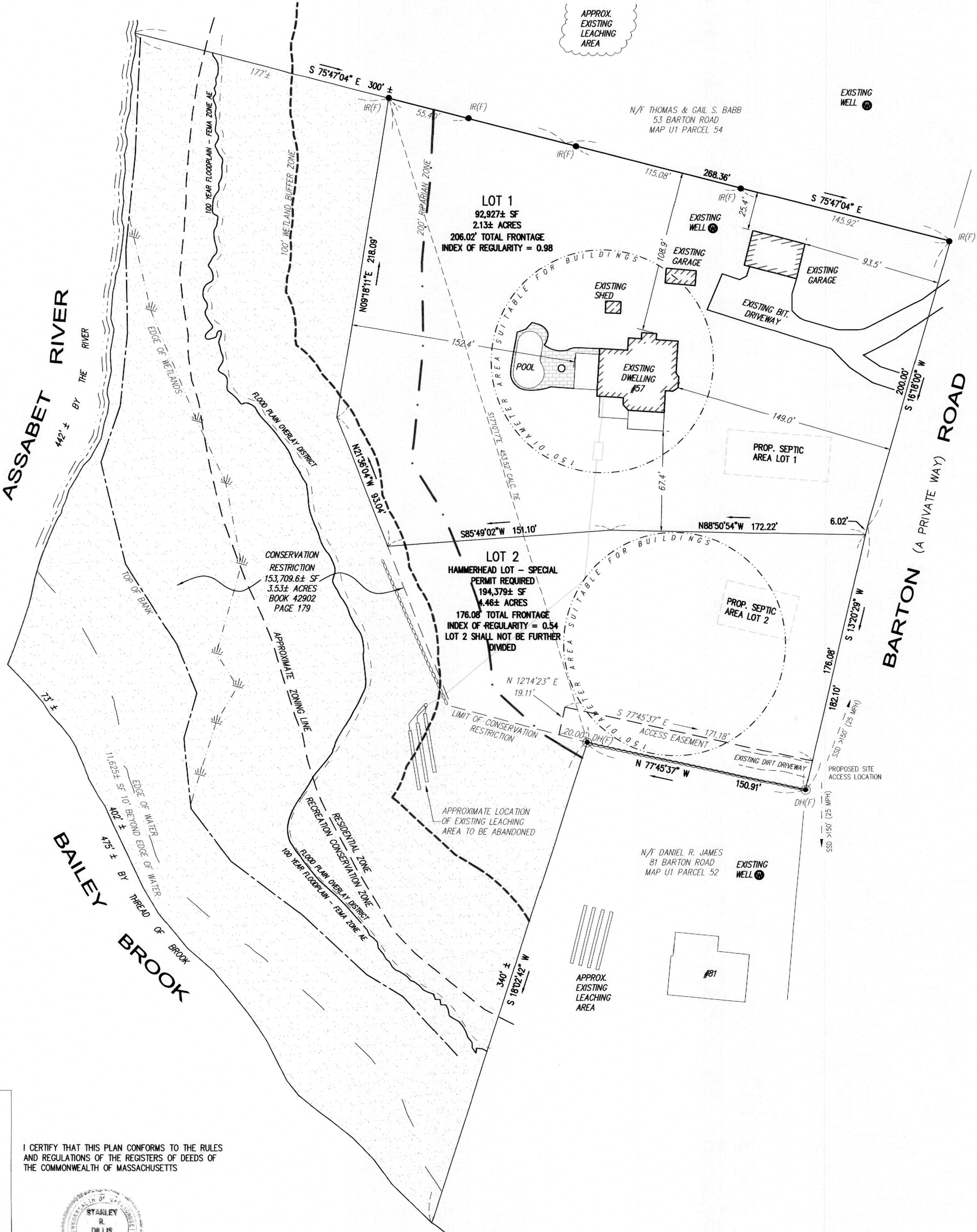
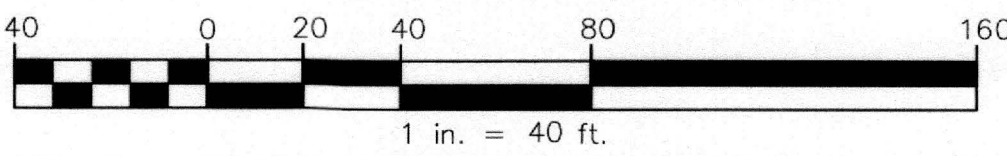
DATE:

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES  
AND REGULATIONS OF THE REGISTERS OF DEEDS OF  
THE COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR

1/4/22  
DATE



LOCUS MAP

STOW ASSESSOR MAP U1  
SCALE: 1" = 200'

RECEIVED

JAN 21 2022

TOWN OF STOW  
PLANNING BOARD

PLAN OF LAND IN  
STOW, MASSACHUSETTS

DATE: SEPTEMBER 8, 2021 REVISED: JANUARY 11, 2022	SCALE: 1 in. = 40 ft.
OWNER: DARYL B. & JULIE W. McKAY 57 BARTON ROAD STOW, MA	JOB NO. 2410-M
APPLICANT: DARYL B. & JULIE W. McKAY 57 BARTON ROAD STOW, MA	DWG. NO. 2410-M ANR

**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

1 MAIN STREET, SUITE #1 PHONE: 978-779-6091 FAX: 978-779-0260  
LUNENBURG, MASSACHUSETTS 01462 www.dillisandroy.com  
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LEGEND

IR(F) ● IRON ROD FOUND  
DH(F) ● DRILL HOLE FOUND