

**LOCUS PLAN**  
1"=1,500 FT.±

- NOTES:**
- EXISTING CONDITIONS INFORMATION SHOWN WAS COMPILED FROM MASSGIS AND SHOULD BE CONSIDERED APPROXIMATE.
  - PORTIONS OF THIS PARCEL ARE LOCATED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN. SUBJECT TO THE 100 YEAR FLOOD (SOURCE: F.I.R.M. 25017C0342F) ELEVATION=189.
  - THE PROJECT SITE DOES NOT CONTAIN ANY ESTIMATED HABITATS, PRIORITY HABITATS, OR CERTIFIED VERNAL POOLS BASED ON A REVIEW OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 13TH EDITION, AND MASS GIS ONLINE MAPPING TOOL.
  - DEED REFERENCE: DEED BOOK 71944, PAGE 326
  - ASSESSORS REFERENCE: MAP U01 LOT 0270
  - ALL ELEVATIONS REFER TO NAVD 1988
  - THE WELL SERVING THE EXISTING HOUSE IS IN THE BASEMENT

NOT FOR CONSTRUCTION  
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

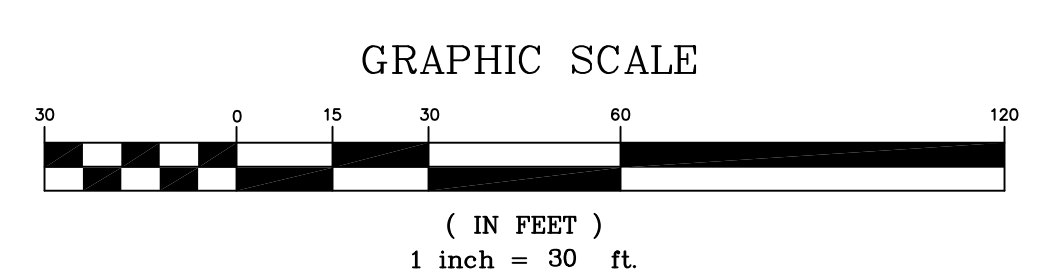
No.	Date	Revision
5.	1/27/21	Plan Revisions
4.	12/29/20	Plan Revisions
3.	08/12/20	Plan Revisions
2.	08/07/20	Plan Revisions
1.	07/01/20	Plan Revisions



Drawn By: lcg    Designed By: lcg    Checked By: \_\_\_\_\_

**ZONING SUMMARY:**  
DISTRICT: RESIDENTIAL

DIMENSIONAL REQUIREMENTS:	REQUIRED:	EXISTING:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	65,340 SF.	12,045 SF.	12,045 SF.	N
MIN. FRONTAGE:	200 FT.	59.98 FT.	59.98 FT.	N
MIN. FRONT YARD:	30 FT.	17.6 FT.	19 FT.	N
MIN. SIDE YARD:	25 FT.	11.4 FT.	10.8 FT.	N
MIN. REAR YARD:	40 FT.	4.68 FT.(pond)	16.6 FT.(pond)	N
MIN. OPEN SPACE:	10%	16.1%	16.7%	Y



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Project Name  
**74 Pine Point Road  
Stow, MA**

Sheet Title  
**ZBA Exhibit**

Job No: 231  
File Name: 231-CPG01  
Date: August 7, 2020  
Scale: 1"=30'