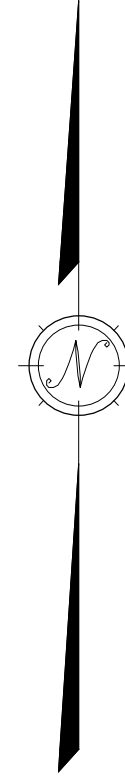


LOCUS MAP

SCALE: 1" = 1,500'



ZONING INFORMATION

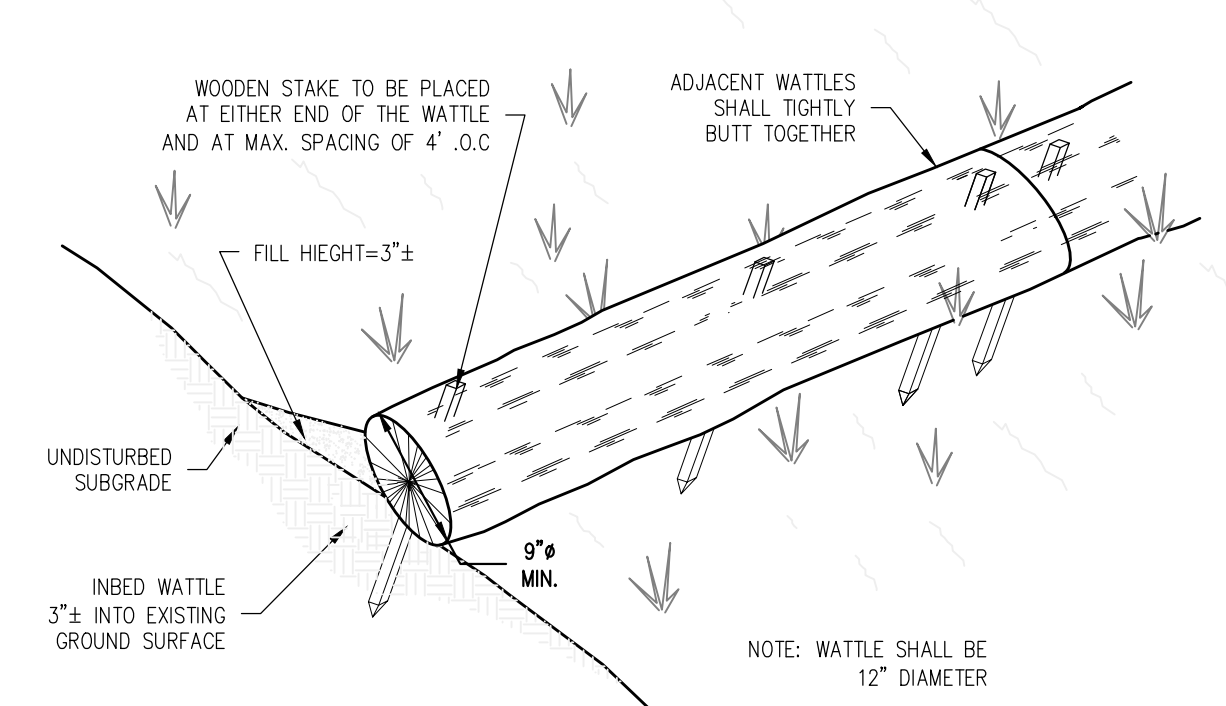
ZONING DISTRICT: RESIDENTIAL (R) DISTRICT RESIDENTIAL USE PROPOSED TWO BEDROOM, SINGLE-FAMILY RESIDENTIAL			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	65,340	10,411 SF	10,411 SF
MIN. LOT FRONTAGE (FT)	200'	60.1 FT	60.1 FT
MIN. FRONT SETBACK (FT)	30'	117.6 FT	56.3 FT
MIN. SIDE SETBACK (FT)	25'	8.1 FT	8.1 FT (SOUTHERN PL) 17.0 FT (NORTHERN PL)
MIN. REAR SETBACK (FT)	40'	16.5 FT	22.7 FT
FLOOR AREA RATIO	N/A	-	-
MINIMUM OPEN SPACE	10%	±65%	±33%

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. ELEVATIONS REFER TO ASSUMED DATUM.
2. PROPERTY LINE INFORMATION TAKEN FROM RECORDED PLAN ON FILE WITH THE S. MIDDLESEX REGISTRY OF DEEDS. PLAN BOOK: 1577 PAGE: 183
3. ANY DEVIATIONS FROM THE DESIGN PLAN MUST BE APPROVED IN WRITING BY DILLIS & ROY CIVIL DESIGN GROUP, INC.
4. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
5. REFER TO ARCHITECTURAL PLANS BY TUCK & TUCK ARCHITECTS FOR DETAILED HOUSE RENDERINGS.
6. THIS PLAN IS INTENDED TO ACCOMPANY A SPECIAL PERMIT FILING WITH THE STOW ZONING BOARD OF APPEALS.

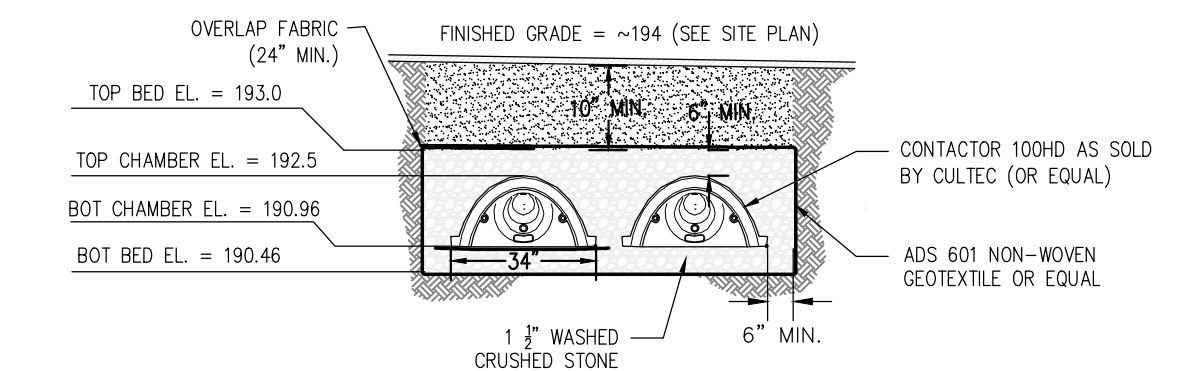
CONSTRUCTION NOTES:

1. FINISHED GRADING SHALL BE DONE IN ACCORDANCE WITH THE PLOT PLAN. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH A NATIVE GRASS MIXTURE.
2. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ANY TEMPORARY DISCONNECTIONS AND SERVICE CONNECTIONS.
3. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.



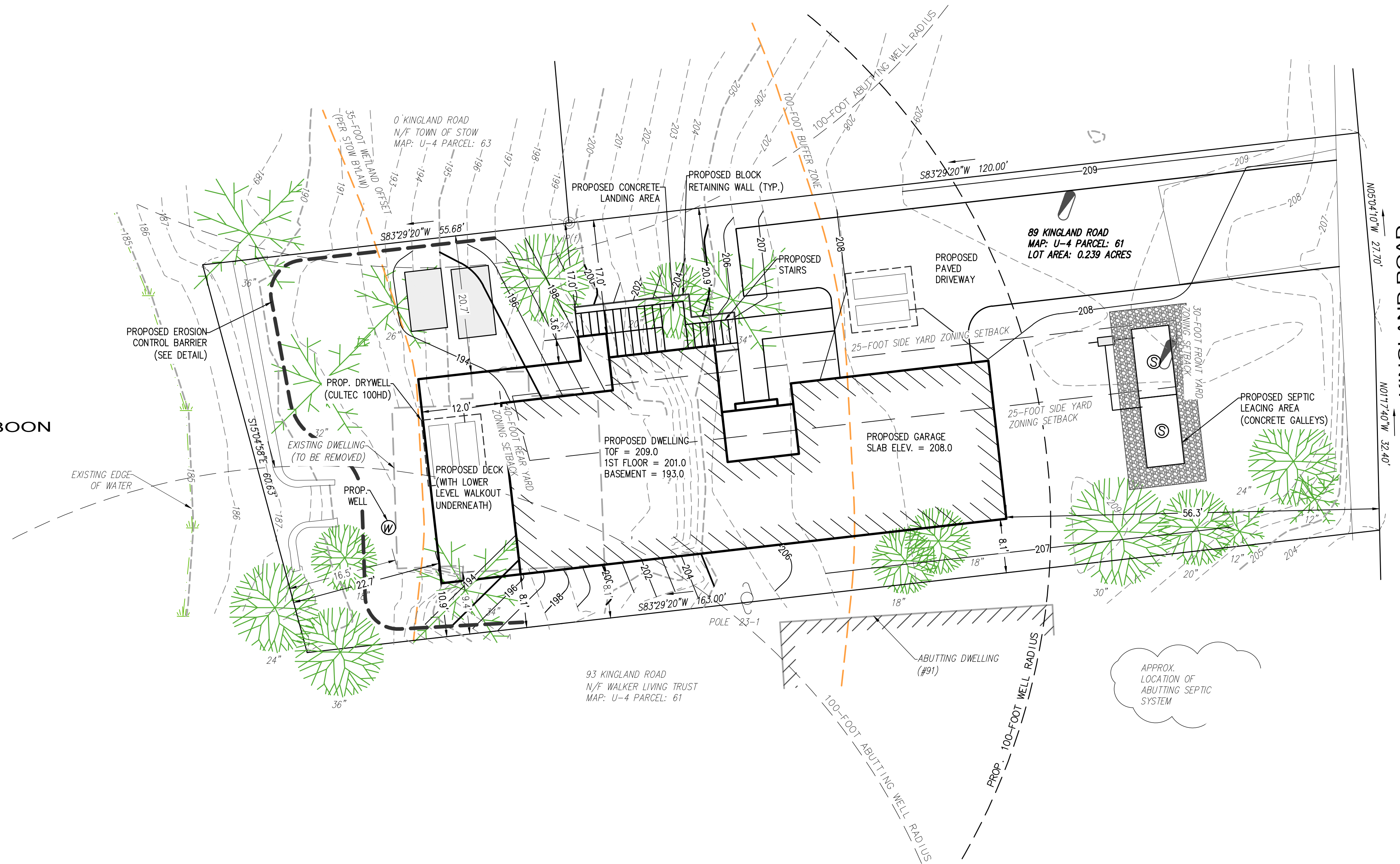
STRAW WATTLE DETAIL

NOT TO SCALE



PROPOSED DRYWELL DETAIL

NOT TO SCALE



LEGEND

DESCRIPTION	DRAWING ENTITY
DENOTES EXISTING CONTOUR (INDEX)	--- 100 ---
DENOTES EXISTING CONTOUR (INTERMEDIATE)	--- 99 ---
DENOTES PROPOSED CONTOUR (INDEX)	--- 100 ---
DENOTES PROPOSED CONTOUR (INTERMEDIATE)	--- 99 ---
DENOTES LIMIT OF EXCAVATION OF UNSUITABLE SOILS	--- 5' EXC. ---
DENOTES PROPOSED SEWER LINE	--- S ---
DENOTES PROPOSED WATER LINE	--- W ---
DENOTES PROPOSED UNDERGROUND UTILITIES	--- U ---
DENOTES PROPOSED BUILDING ENVELOPE	--- B ---
DENOTES PROPOSED CONCRETE SEPTIC TANK	--- ST-1 ---
DENOTES PROPOSED CONCRETE PUMP CHAMBER	--- PC-1 ---
DENOTES PROPOSED CONCRETE DISTRIBUTION BOX	--- DB-1 ---
DENOTES PROPOSED SEWER CLEANOUT	--- C.O. ---

PREPARED BY:

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

OWNER:

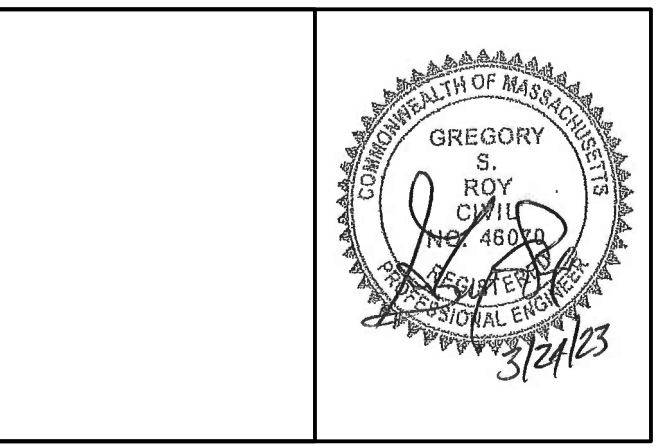
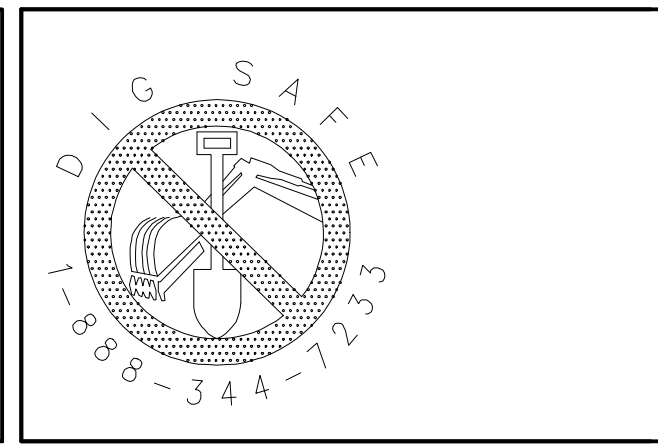
THOMAS PAYNE
89 KINGLAND ROAD
STOW, MASSACHUSETTS

APPLICANT:

THOMAS PAYNE
89 KINGLAND ROAD
STOW, MASSACHUSETTS

SCALE:

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DATE: 2/2/2023

DESIGN BY: RWP

DRAWN BY: RWP

CHECKED BY: GSR

ZBA PERMIT PLAN
89 KINGLAND ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
1.	3/24/2023	REVISED PER ZONING BOARD OF APPEALS COMMENTS	RWP

JOB NO. 7094

DRAWING NO. 7094-ZBA

SHEET NO. 1 OF 1