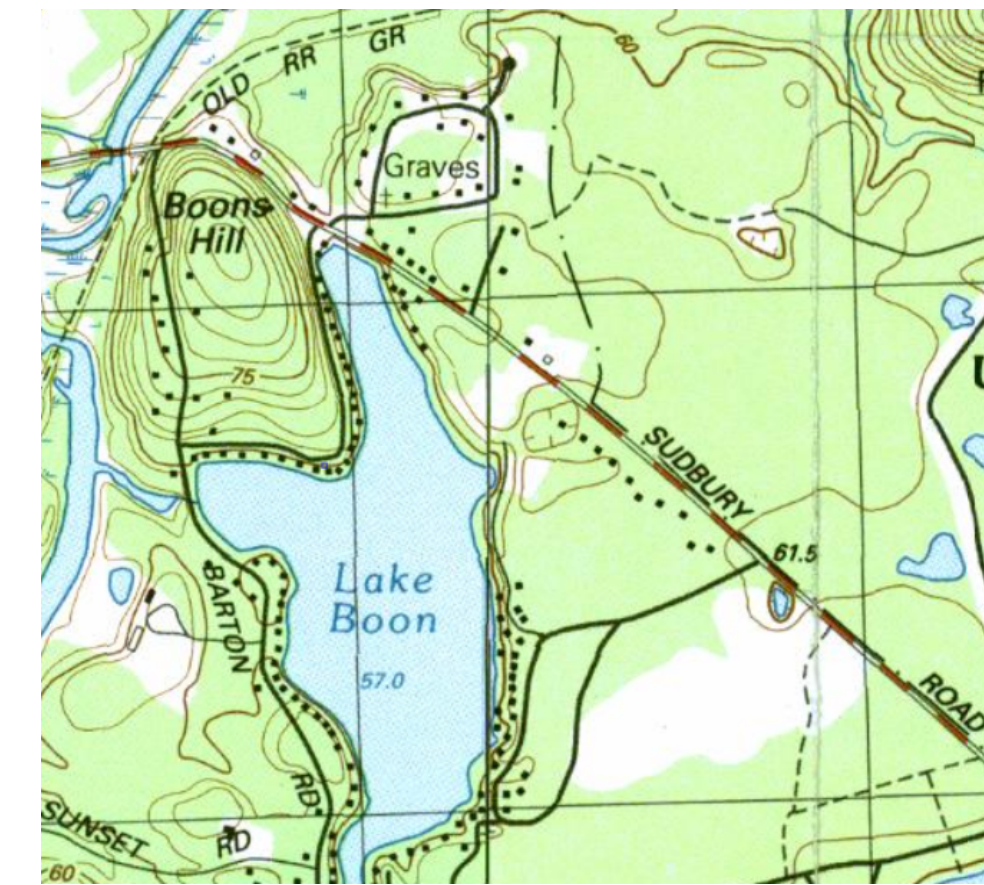


ZONING SUMMARY:

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. | 17.6 FT. | N |
| MIN. SIDE YARD: | 25 FT. | 11.4 FT. | 11.4 FT. | N |
| MIN. REAR YARD: | 40 FT. | 4.68 FT.(pond) | 14.1 FT.(pond) | N |
| MIN. OPEN SPACE: | 10% | 17.2% | 19.8% | Y |



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

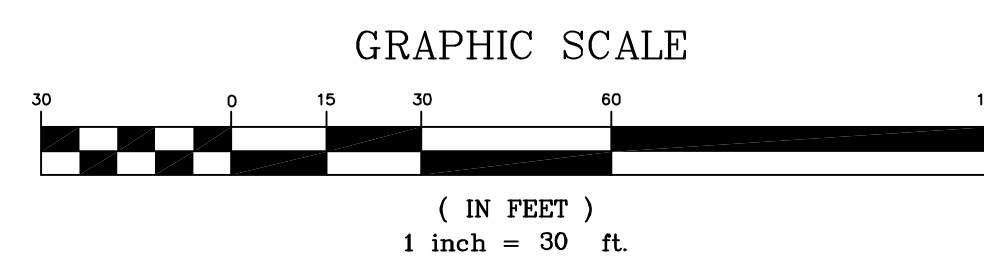
NOT FOR CONSTRUCTION

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 |
|-----|----------|----------------|
| 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: _____



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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'