

STOW PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

RECORD OWNER:
 ASSESSORS MAP R-31 LOT 57
 144 RED ACRE ROAD
 STOW, MA 01773
 DEED BOOK 1947 PAGE 318

PLAN REFERENCES:
 1. PLAN No. 655 OF 1984
 2. PLAN No. 2444 OF 1983
 3. PLAN No. 433 OF 1984
 4. PLAN No. 308 OF 1976

ABBREVIATIONS:
 FISH - FIELD STONE BOUND W/POUNDRICE
 P - IRON PIPE

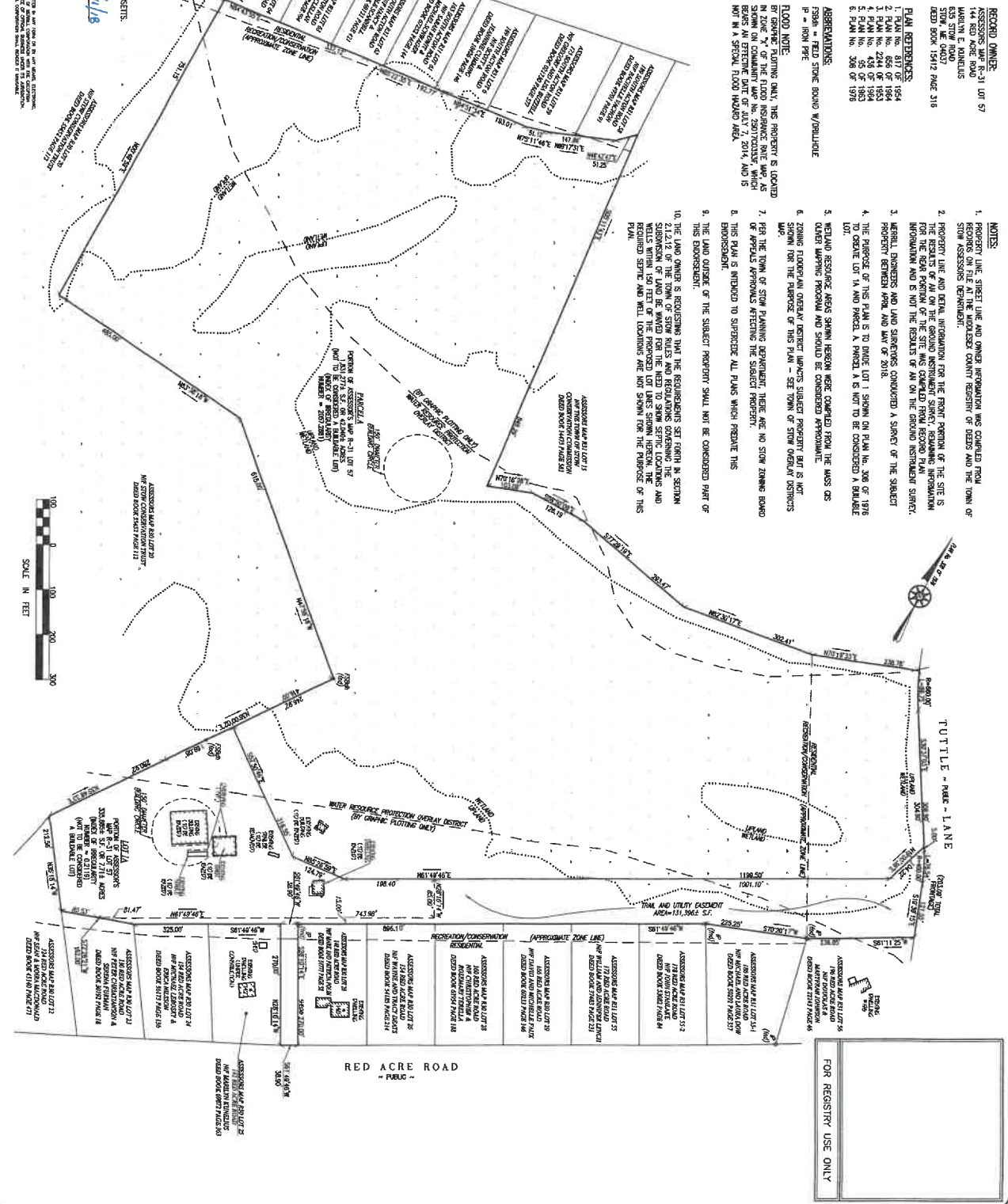
FLOOD NOTE:
 BY CHANGING FLOODING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP AS SHOWN ON COMMUNITY MAP No. 20770355A WHICH WAS ADOPTED BY THE BOARD OF SELECTMEN ON 12/27/2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING: RESIDENTIAL/CONSERVATION
 DISTRICT: RESIDENTIAL/CONSERVATION
 LOT AREA: 46,000 S.F.
 LOT FRONTAGE: 150 FT.
 MIN. SETBACK: 50 FT.
 MIN. REAR YARD: 100 FT.
 MIN. OPEN SPACE: 80%

CONTRIC: RESIDENTIAL
 REQUIREMENTS:
 LOT AREA: 65,340 S.F.
 LOT FRONTAGE: 200 FT.
 MIN. SETBACK: 25 FT.
 MIN. REAR YARD: 40 FT.
 MIN. OPEN SPACE: 10%

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL SURVEYORS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 5/11/18
 SHANE W. BRENNER, P.L.S.



- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS OBTAINED FROM RECORDS ON FILE AT THE WORCESTER COUNTY REGISTER OF DEEDS AND THE TOWN OF STOW ASSESSORS DEPARTMENT.
 - PROPERTY LINE AND DEPTH INFORMATION FOR THE FRONT PORTION OF THE SITE IS THE RESULT OF A PLAIN ON THE GROUND INSTRUMENT SURVEY, REMAINING INFORMATION IS THE RESULT OF A PLAIN ON THE GROUND INSTRUMENT SURVEY.
 - MERRILL ENGINEERS AND LAND SURVEYORS CONDUCTED A SURVEY OF THE SUBJECT PROPERTY BETWEEN APRIL AND MAY OF 2018.
 - THE PURPOSE OF THIS PLAN IS TO MAKE LOT 1 SHOWN ON PLAN No. 308 OF 1976 TO OBTAIN LOT 1A AND PARCEL A, PARCEL A IS NOT TO BE CONSIDERED A BUILDABLE LOT.
 - WEAVALY RESOURCE AREA SHOWN HEREON WERE OBTAINED FROM THE MASS GIS PORTAL.
 - ZONING FLOODING OVERLAY IMPACTS SUBJECT PROPERTY BUT IS NOT SHOWN ON THIS PLAN.
 - SHOW THE PURPOSE OF THIS PLAN - SEE TOWN OF STOW WEAVALY DISTRICTS BY ORDER.
 - THE TOWN OF STOW PLANNING DEPARTMENT THERE ARE NO STOW ZONING BOARD APPEALS APPROVALS AFFECTING THE SUBJECT PROPERTY.
 - THIS PLAN IS INTENDED TO SUPERSEDE ALL PLANS WHICH PRECISE THIS EMBODIMENT.
 - THE LAND OUTSIDE OF THE SUBJECT PROPERTY SHALL NOT BE CONSIDERED PART OF THIS EMBODIMENT.
 - THE LAND OWNER IS REQUESTING THAT THE REQUIREMENTS SET FORTH IN SECTION 21.242 OF THE TOWN OF STOW RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND BE APPLIED TO THE SUBJECT PROPERTY. THE SETBACKS, REAR YARD AND WEALS WITHIN 150 FEET OF THE PROPOSED LOT LINES SHOWN HEREON, THE REQUIRED SETBACK AND WELL LOCATIONS ARE NOT SHOWN FOR THE PURPOSE OF THIS PLAN.

REVISIONS

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| DESIGNED BY: | BAI/LOC |
| CHECKED BY: | SMB |

PLAN OF LAND
 ASSESSORS MAP R-31 LOT 57
 144 RED ACRE ROAD
 STOW, MASSACHUSETTS

PREPARED FOR: TOWN OF STOW
 380 GREAT ROAD
 STOW, MA 01773

DATE: MAY 11, 2018
 SCALE: 1"=100'
 JOB NO: 18-099
 LAYER: REVISION

Merrill
 Engineers and Land Surveyors
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 825-9200
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
 WWW.MERRILLINC.COM

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