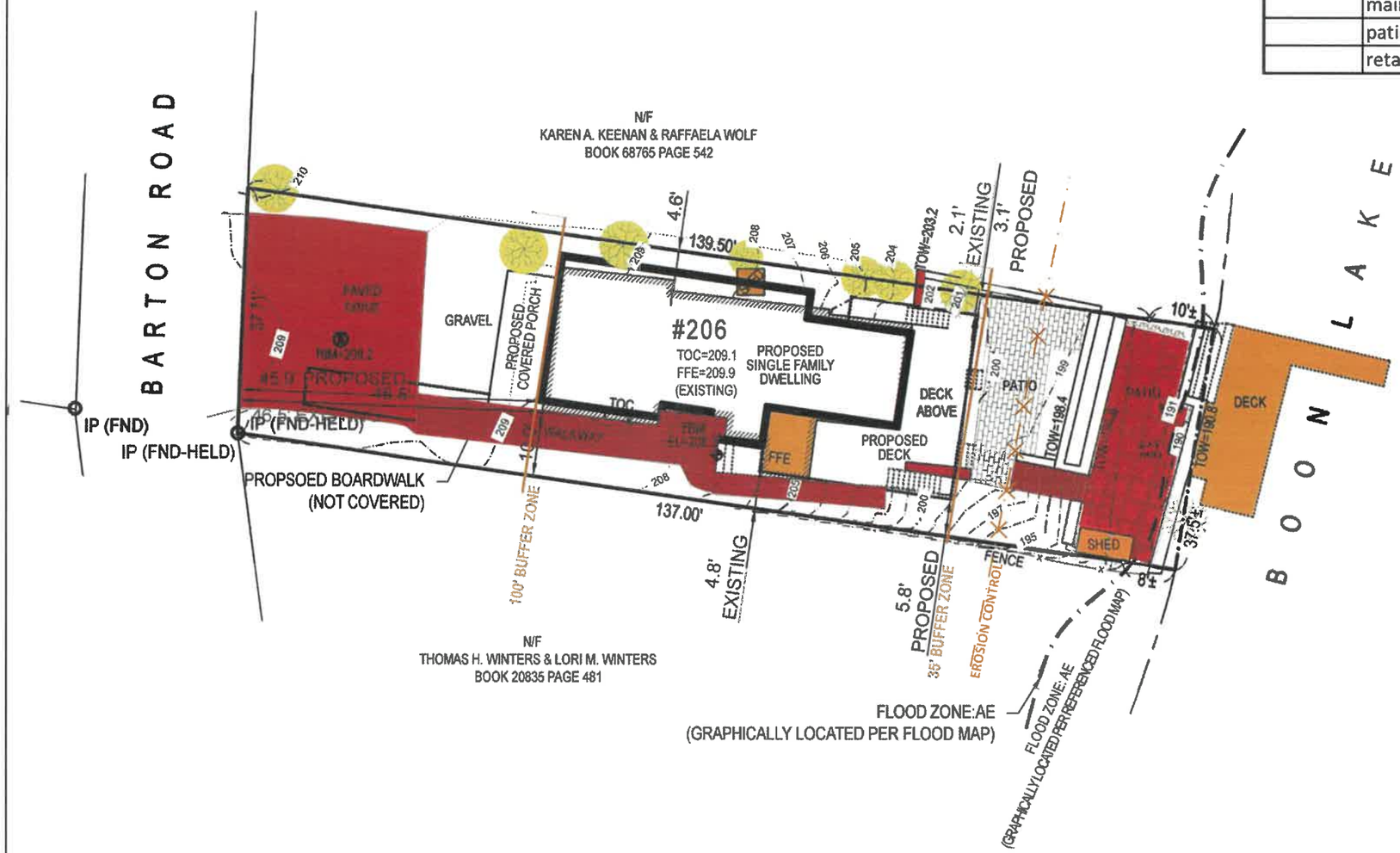
IMPERVIOUS SURFACE CALCULATIONS:

Exsiting Conditions:			
	Lot sqft:	Impervious sqft:	Percentage Impervious
TOTAL	5216.4	4016.89	**76.95%**
	bluestone pavers	300	
	asphault driveway	781.54	
	concrete stairs	75.85	
	walkway pavers	267.3	
	shed	33.11	
	main house roof	1667.22	
	patio pavers	319.22	
	retaining walls	153.54	

- PROPOSED AREA FOR INVASIVE PLANT MANAGEMENT & REMOVAL NEAR CONSTRUCTION
- PROPOSED AREA OF REMOVAL OF EXISTING IMPERMEABLE SURFACES: ASPHALT, PAVERS, BLUE STONE
- PROPOSED REMOVAL OF EXISTING STRUCTURES AND NON-CONFORMING DOCK



RECEIVED
JUN 15 2022
TOWN OF STOW
CONSERVATION COMMISSION

NORTH
W E
S

206 BARTON ROAD, STOW, MA

EXISTING CONDITIONS
LANDSCAPE MANAGEMENT PLANS
JUNE 15, 2022

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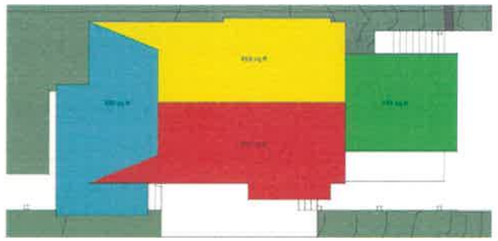


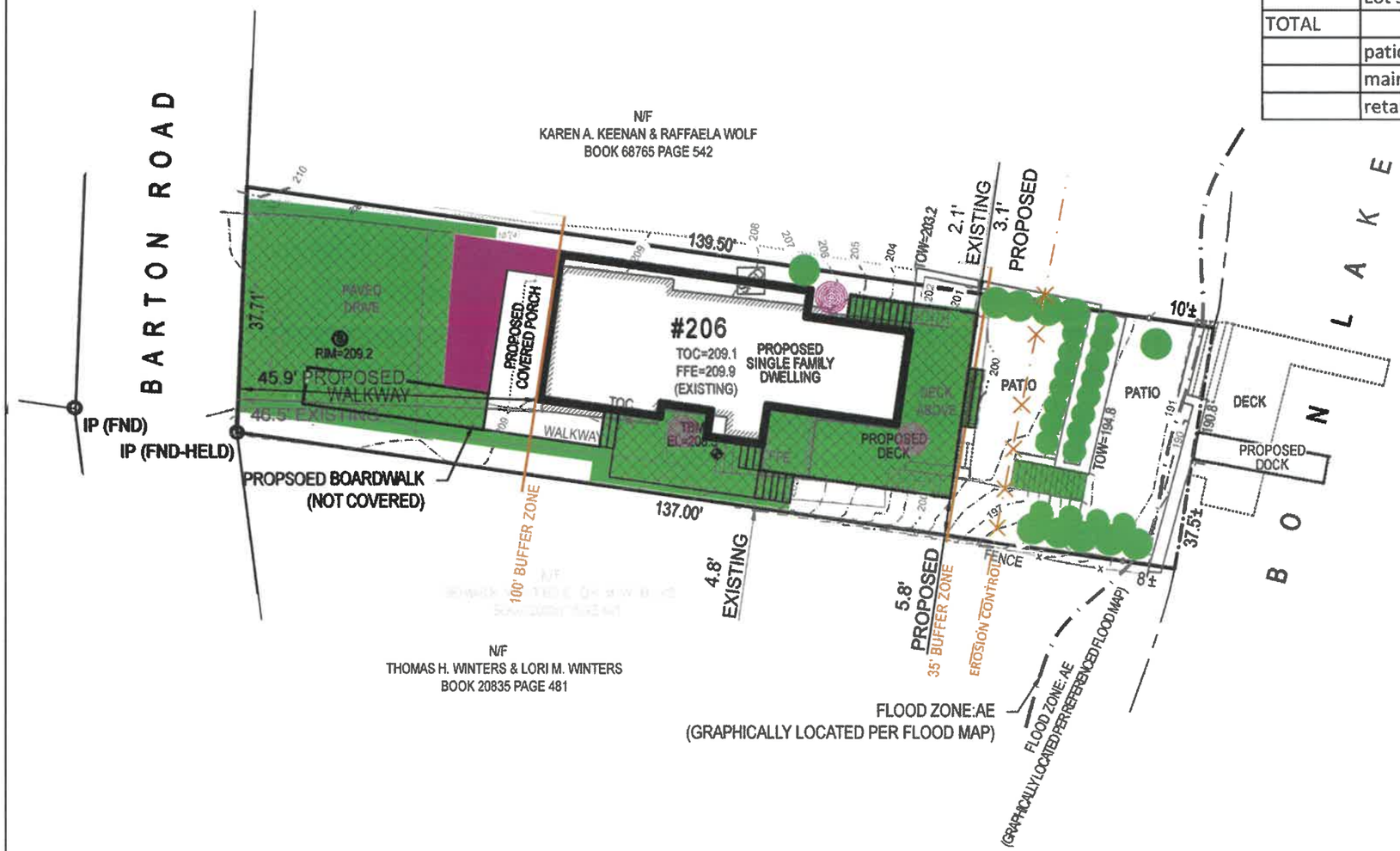
ROOF RUN-OFF CALCULATIONS PER MONTH:

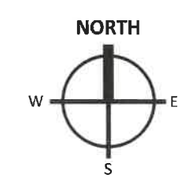
Roof	sqft	gallons per sqft	(loss/inefficiency)	x inches rainfall	# gallons/month
yellow	416	x .6	x .75	3.96" monthly avg.	741
red	440	x .6	x .75	3.96" monthly avg.	784
green	274	x .6	x .75	3.96" monthly avg.	488
blue	390	x .6	x .75	3.96" monthly avg.	695

IMPERVIOUS SURFACE CALCULATIONS:

Proposed Conditions			
	Lot sqft:	Impervious sqft:	Percentage Impervious
TOTAL	5216.4	1992.72	**38.17%**
	patio pavers	319.22	
	main house roof	1520	
	retaining walls	153.54	

- PROPOSED AREA FOR PLANTING NATIVE SPECIES
- PROPOSED PERMEABLE SURFACES
- PROPOSED RAIN GARDEN WITH NATIVE PLANTINGS
- RAIN WATER COLLECTION - UNDERGROUND WATER CISTERN





206 BARTON ROAD, STOW, MA

PROPOSED CONDITIONS

LANDSCAPE MANAGEMENT PLANS

JUNE 15, 2022

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BLUE STONE PATIO
EAST SIDE OF HOUSE

VIEW OF STONE STEPS TO DOCK LOOKING NORTH-WEST

VIEW OF STONE WALL LOOKING NORTH WEST

VIEW OF DOCK LOOKING SOUTH-WEST

206 BARTON ROAD, STOW, MA

EXISTING CONDITIONS

NOTICE OF INTENT
APRIL 18, 2022

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VIEW ALONG SOUTH FACADE LOOKING EAST

VIEW FROM PATIO LOOKING WEST

VIEW ALONG NORTH FACADE LOOKING EAST

VIEW FROM BARTON ROAD LOOKING EAST

206 BARTON ROAD, STOW, MA

EXISTING CONDITIONS

NOTICE OF INTENT

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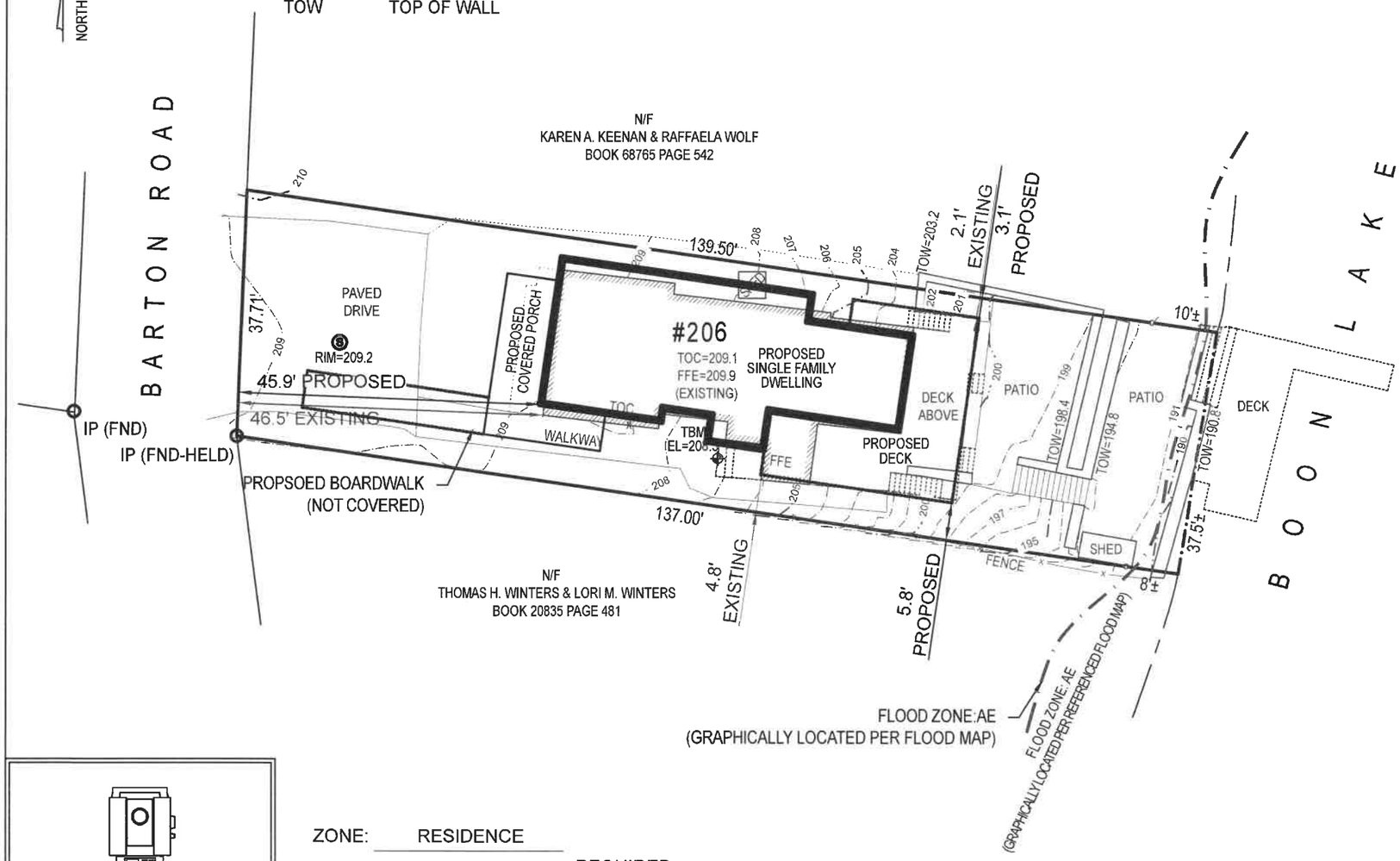
LEGEND

STK	STAKE
BND	BOUND
IP	IRON PIPE
—x—	FENCE
FND	FOUND
TYP	TYPICAL
TBM	TEMPORARY BENCHMARK
	SEWER MANHOLE
TOC	TOP OF CONCRETE
FFE	FIRST FLOOR ELEVATION
TOW	TOP OF WALL

RECORD OWNERS:

MAP U-2 PARCEL 29
MICHAEL LOMBARDI JR & PAIGE LOMBARDI
DEED BOOK 68894, PAGE 348
PLAN NO. 1119 OF 1930



NOTES

1. WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0344F, REVISED 07/07/2014.
2. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.

REFERENCES

1. PLAN NO. 1119 OF 1930
2. PLAN NO. 1500 OF 1952
3. PLAN NO. 1520 OF 1964
4. PLAN NO. 437 OF 2003
5. PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND 206 BARTON ROAD STOW, MASSACHUSETTS PREPARED FOR TIMOTHY HESS," DATED APRIL 15, 2021, PREPARED BY A.S. ELLIOTT ASSOCIATES.
6. PLAN ENTITLED "PROPOSED LOMBARDI RESIDENCE 206 BARTON ROAD, STOW, PERIMETER/FOOTPRINT PLAN," PREPARED BY STUDIO INSITU ARCHITECTS, INC., DATED MAY 2, 2022.

COMMONWEALTH OF MASSACHUSETTS
GEORGE EDWARD SMITH III
NO. 38718
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

DATE: May 2, 2022

NEW ENGLAND
LAND SURVEY, INC.

710 MAIN STREET
NORTH OXFORD, MA 01537
PHONE: (508) 987-0025

ZONE: RESIDENCE

	REQUIRED
MINIMUM FRONT SETBACK:	30'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	40'
MINIMUM FRONTAGE:	200'
MINIMUM LOT SIZE:	65,340 SF

20' 0' 20' 40'
SCALE: 1"=20'

PROPOSED PLAN OF LAND

PREPARED FOR: MICHAEL LOMBARDI JR & PAIGE LOMBARDI

206 BARTON ROAD
TOWN OF STOW,
SOUTHERN MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

SCALE: 1"=20'	DRAFT: DLM	FIELD: JP/GP	FILE: 22FS016