NOTES/REFERENCES:

A. GENERAL NOTES:

1. BASE MAPPING WAS PERFORMED BY DILLIS & ROY CIVIL DESIGN GROUP IN SEPTEMBER 2023
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON FIELD MEASUREMENT AND RECORD PLANS AND DEEDS.
3. ELEVATIONS REFER TO NGVD 88.
4. WETLAND LIMITS SHOWN ON THIS PLAN WERE DELINEATED BY DILLIS & ROY CIVIL DESIGN GROUP IN SEPTEMBER 2023.
5. 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.
6. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT HAS BEEN ISSUED FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL REFER TO THE ORDER OF CONDITIONS FOR THE PROJECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

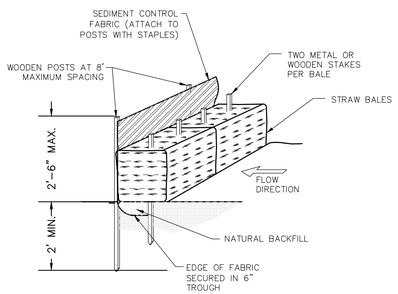
B. CONSTRUCTION NOTES:

1. GRADES SHOWN ON THIS PLAN REFER TO FINAL FINISHED GRADES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM OF 4" OF LOAM AND SEED (OR LANDSCAPED).
3. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY THE STOW CONSERVATION COMMISSION.

C. CONSTRUCTION SEQUENCE:

DURING THIS SEQUENCE ALL EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED. ALL DISTURBED AREAS SHALL BE STABILIZED BY SEEDING OR SODDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE. EROSION CONTROL BARRIERS SHALL BE REMOVED AFTER SLOP STABILIZATION IS COMPLETE.

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. REMOVE PORTIONS OF EXISTING PATIO & WALKWAYS TO BE REMOVED. MATERIALS TO BE REUSED ON SITE OR DISPOSED OF.
3. EXCAVATE TO SUBGRADE IN CUT SECTIONS; BRING FILL SECTIONS TO SUBGRADE USING EXCAVATED SOIL.
4. DEMOLISH PORTIONS OF THE EXISTING DWELLING REQUIRED FOR THE CONSTRUCTION OF THE NEW SCREENED PORCH.
5. CONSTRUCT NEW PORTIONS OF DWELLING.
6. CONSTRUCT NEW WALKWAYS.
7. FINALIZE GRADING, RESTORING DISTURBED AREAS WITH 4" LOAM & SEED OR LANDSCAPING.



SILTATION BARRIER

NOT TO SCALE

ZONING INFORMATION

ZONING DISTRICT: RESIDENTIAL ZONING DISTRICT
RESIDENTIAL USE PROPOSED
SINGLE-FAMILY RESIDENTIAL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	65,340 SF	20,000 SF	20,000 SF
MIN. LOT FRONTAGE (FT)	200 FT	N/A	N/A
MIN. FRONT SETBACK (FT)	30 FT	52.2 FT	51.9 FT
MIN. SIDE SETBACK (FT)	25 FT	11.8 FT	11.8 FT
MIN. REAR SETBACK (FT)	40 FT	32.9 FT	24.8 FT

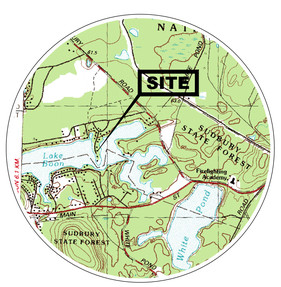
NOTES:
1. DIMENSIONS ARE TO THE PRINCIPAL STRUCTURE UNLESS NOTED

PROPOSED PLANTING SCHEDULE

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	SPACING:	QUANTITY:
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	18"-24" HIGH	AS SHOWN	6
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CALIPER	AS SHOWN	4
HV	HAMAMELIS VIRGINIANA	WITCH HAZEL	18-24" HEIGHT	AS SHOWN	8
AR	ACER RUBRUM	RED MAPLE	2" CALIPER	AS SHOWN	2

NOTES:

1. PROPOSED LANDSCAPED AREAS AND EXISTING FENCED AREA MAY BE SEEDED WITH EITHER FOAM FLOWER (TIARELLA CORDIFOLIA) OR GREEN & GOLD (CHRYSOGONUM VIRGINIANUM).
2. PROPOSED PLANTING LOCATIONS MAY VARY SLIGHTLY TO ACCOMMODATE SITE CONDITIONS AND FEATURES.
3. SIGNIFICANT ALTERATIONS TO THE SPECIES OF THE PROPOSED PLANTINGS SHALL BE APPROVED BY THE STOW CONSERVATION COMMISSION.



LOCUS MAP

SCALE: 1" = 1,500'

DILLIS & ROY CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
CORPORATE OFFICE:
1 MAIN STREET, SUITE 1
LUNENBURG, MA 01462
978-779-6091
www.dillisandroy.com
CONCORD OFFICE:
100 MAIN ST., SUITE 310
CONCORD, MA 01742

OWNER: WINONA WALL, 31 HALE ROAD, STOW, MA 01775

APPLICANT: WINONA WALL, 31 HALE ROAD, STOW, MA 01775

SCALE: 1 in. = 10 ft.

COMMONWEALTH OF MASSACHUSETTS — GREGORY S. ROY — CIVIL — No. 46[illegible] — REGISTERED PROFESSIONAL ENGINEER — 11/13/23

DATE: 11/3/23
DESIGN BY: RWP
DRAWN BY: RWP
CHECKED BY: GSR

NOTICE OF INTENT PLAN
31 HALE ROAD (M:U-5 P:15A)
STOW, MASSACHUSETTS 01775

NO.	DATE	DESCRIPTION	BY

JOB NO. 7781
DRAWING NO. 7781-NOI SITE PLAN
SHEET NO. 1 OF 1