DETAIL–A
LOT B–3A1
SCALE 1" = 100'

PARCEL B–3A1
116,330 S.F.±
2.67 AC ±
LOT SHAPE = 0.70

EXISTING SHED
EXISTING WELL
EXISTING DWELLING #218
150' DIA. CIRCLE
EXISTING SEPTIC AREA
EXISTING 19.5'

DETAIL–C
SCALE 1" = 50'

DETAIL–B
SCALE 1" = 80'

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING STONE WALL	
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
PROPOSED CONCRETE BOUND	CB

PLAN 688 OF 1990

PARCEL B–3A2
PUBLIC ACCESS OPEN SPACE & WELL EASEMENT
1,978,230 S.F.±
45.41 AC ±

PARCEL B–3A
2,888,028 S.F.±
66.30 AC ±
(INCLUDES NON–PUBLIC ACCESS OPEN SPACE)

NON–PUBLIC ACCESS OPEN SPACE
429,283 S.F.±
9.85 AC ±

NON–PUBLIC ACCESS OPEN SPACE
13,065 S.F.±

RIDGEWOOD DRIVE
WEST VIEW LANE
BOXBORO ROAD
(1941 COUNTY LAYOUT)
(A PUBLIC WAY)

ZONE LINE INDUSTRIAL WSF OVERLAY ACTIVE ADULT NEIGHBORHOOD OVERLAY
RESIDENTIAL
INDUSTRIAL

WETLANDS 2006
LIMIT OF FLOOD PLAIN FROM TOWN MAPS
WATER RESOURCE PROTECTION LIMITS FROM TOWN MAPS
ROAD CENTERLINE (typ)
PROPOSED SEWAGE DISPOSAL AREA
EXISTING DWELLING #218
25' WIDE SIDEWALK EASEMENT

N/F CHASE
N/F MALATESTA
N/F DOW
N/F BRADY
N/F HOWE
N/F YUAN
N/F CARWILE
N/F HARTFORD
N/F DELLAGROTTE
N/F GRELLIER
N/F GREEN
N/F EPSTEIN
N/F HEALY
N/F JARGER
N/F MORALES
N/F SHEERER
N/F MANGIAFICO
N/F MONTGOMERY
N/F MUNGER
N/F LARSEN
N/F WATJUS
N/F ROTA
N/F HAHS
N/F MINUTE MAN AIRFIELD, INC

RESERVED FOR REGISTRY USE

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW
STOW PLANNING BOARD

DATE:

THIS PLAN IS SUBJECT TO AN ANN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD WITH CONDITIONS AND LIMITATIONS CONTAINED IN SAID SPECIAL PERMIT.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS · STANLEY R. DILLIS No. 33182 · PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR DATE

RECORD OWNER:
MINUTE MAN REALTY CORP.
305 BOXBORO ROAD
STOW, MA.

DEED REFERENCES:
DEED BOOK 11124 PAGE 007

PLAN REFERENCES:

PLAN 771 OF 1998, BOOK 28848 PAGE 435
PLAN 956 OF 1991, BOOK 21586 PAGE 439
PLAN 688 OF 1990, BOOK 20708 PAGE 441
PLAN 813 OF 1979, BOOK 13746 PAGE END
PLAN 373 OF 1977, BOOK 13185 PAGE 263
PLAN 816 OF 1976, BOOK 13023 PAGE END
PLAN 1449 OF 1966, BOOK 11262 PAGE 532
PLAN 635 OF 1966, BOOK 11124 PAGE 7
PLAN 525 OF 1966, BOOK 11106 PAGE 496
PLAN 464 OF 1966, BOOK 11102 PAGE 180
LC CERT #168271, BOOK 971 PAGE 121 LC PL 41120A
COUNTY COMMISSIONERS 1941 LAYOUT OF A PORTION OF BOXBORO ROAD, BOOK 431 PLAN 44
PLAN OF LAND IN STOW, MA.
PREPARED FOR MINUTE MAN REALTY CORP.
BY INLAND SURVEY, INC. ZANCA LAND SURVEYING AT A SCALE OF 1"=200'
AND DATED AUGUST 9, 2006.

ASSESSORS MAP: R–18 PARCEL B–3A,B–2A

ZONING DISTRICT:
INDUSTRIAL
ACTIVE ADULT NEIGHBORHOOD OVERLAY DISTRICT
WSF OVERLAY DISTRICT

NOTE:
THIS PLAN IS NOT A RESULT OF AN ON THE GROUND SURVEY BY DDCDG. FOR BOUND AND RECORD INFORMATION SEE PLAN OF LAND IN STOW, MA. PREPARED FOR MINUTE MAN REALTY CORP. BY ZANCA LAND SURVEYING AT A SCALE OF 1"=200' AND DATED AUGUST 9, 2006.

ZONING DISTRICT: INDUSTRIAL/ACTIVE ADULT NEIGH. OVERLAY DISTRICT/WATER RESOURCE PROTECTION DISTRICT (~15.4 AC.)

DESCRIPTION	REQUIRED	PROVIDED
LOT SIZE	25 AC.	111.71 AC (±)
LOT COVERAGE	NONE	2.98%
OPEN SPACE	40%	49.8%
UNDISTURBED OPEN SPACE	NONE	46.5%
% WETLANDS	NONE	~25.92%
% FLOODPLAIN	NONE	~27.36%
DEVELOPABLE SITE AREA	22 AC.	~66 AC.
FRONT YARD	NONE	>50'
SIDE YARD	NONE	>50'
REAR YARD	NONE	>50'
MIN. R SETBACK	50'	50'
BLDG. HEIGHT	35'	<35'

PREPARED BY:
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS
1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740
PHONE: (978) 779–6091 FAX: (978) 779–0260
www.ddcdg.com

OWNER:
MINUTE MAN REALTY CORP.
305 BOXBORO ROAD
STOW, MA

APPLICANT:
RIDGEWOOD, LLC.
P.O. BOX 596
W. ACTON, MA

SCALE:
150 0 75 150 300 600
1 in. = 150 ft.

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COMMONWEALTH OF MASSACHUSETTS · GREGORY J. DUCHARME No. 38,129 · REGISTERED PROFESSIONAL ENGINEER
7/31/15

RECORD PLAN
RIDGEWOOD – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR

DATE: 6/27/06	JOB NO. 4167–T
DESIGN BY: GSR	DRAWING NO. 4167T–RECORD
DRAWN BY: GSR	SHEET NO. 1R OF 3R
CHECKED BY: SRD	