THE COTTAGES AT WANDERING POND

AN ACTIVE ADULT NEIGHBORHOOD

ATHENS STREET, MAP R02, PARCELS 1A, 3, 4, 5,18, 19, 20-7

STOW, MASSACHUSETTS

JUNE 29, 2022
REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

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ACTIVE ADULT NEIGHBORHOOD
UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4
APPROVED BY

STOW PLANNING BOARD

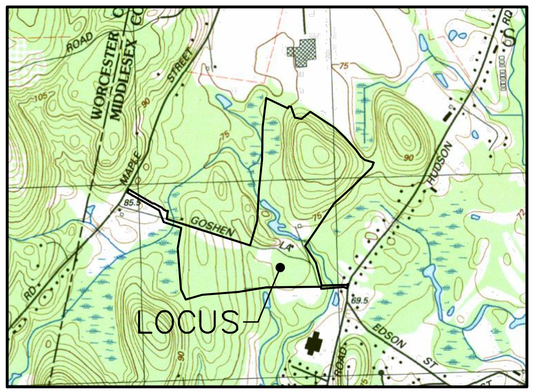
APPROVAL DATE:

ENDORSEMENT DATE:

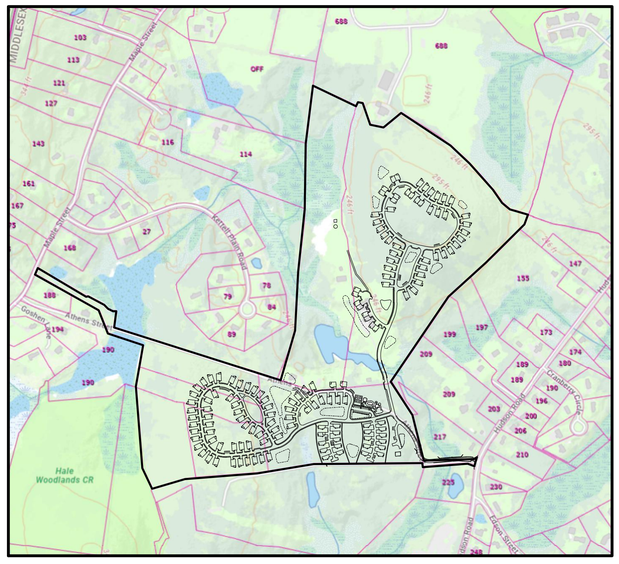
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK



LOCUS MAP
SCALE: 1"=1200'



LAYOUT MAP
SCALE: 1"=600'

SURVEYOR/ENGINEER

STAMSKI AND MCNARY, INC.
1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263–8585

APPLICANT

COTTAGES AT WANDERING POND
REALTY TRUST
148 PARK STREET
NORTH READING, MA 01864

RECORD OWNER

COTTAGES AT WANDERING POND
REALTY TRUST
148 PARK STREET
NORTH READING, MA 01864

ZONING DISTRICT

INDUSTRIAL DISTRICT,
RESIDENTIAL DISTRICT,
ACTIVE ADULT OVERLAY
DISTRICT, REGISTERED
MARIJUANA DISPENSARY
OVERLAY DISTRICT,
WETLANDS/FLOOD HAZARD
OVERLAY DISTRICT, WATER
RESOURCE PROTECTION
OVERLAY DISTRICT

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 81337 PAGE 263
DEED BOOK 81211 PAGE 323
DEED BOOK 80506 PAGE 79

DATUM

NAVD OF 1988

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20–7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD OWNER PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=200' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 100 200 400 600 800 FT

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20-7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

ZONING DISTRICT

ACTIVE ADULT OVERLAY DISTRICT, INDUSTRIAL DISTRICT, RESIDENTIAL DISTRICT. REGISTERED MARIJUANA DISPENSARY OVERLAY DISTRICT, WATER RESOURCE PROTECTION OVERLAY DISTRICT, FLOOD PLAIN OVERLAY DISTRICT

APPLICANT

THE COTTAGES AT WANDERING POND REALTY TRUST
148 PARK STREET
NORTH READING, MA

NOTES:

1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

RECORD PLAN SHEET 4

RECORD PLAN SHEET 6

RECORD PLAN SHEET 9

MAPLE STREET (PUBLIC - VARIABLE WIDTH)

GOSHEN LANE (PRIVATE - AS SHOWN ON PLAN 306 OF 1996)

RECORD PLAN SHEET 5

RECORD PLAN SHEET 8

RECORD PLAN SHEET 7

HUDSON ROAD (1935 COUNTY LAYOUT - 50' WIDE)

ATHENS STREET

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____
DATE

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

STOW PLANNING BOARD

_____

_____
DATE

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN: KEY SHEET

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=150' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

APPLICANT

THE COTTAGES AT WANDERING
POND REALTY TRUST
148 PARK STREET
NORTH READING, MA

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20-7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

ZONING DISTRICT

ACTIVE ADULT OVERLAY DISTRICT, INDUSTRIAL DISTRICT, RESIDENTIAL DISTRICT. REGISTERED MARIJUANA DISPENSARY OVERLAY DISTRICT, WATER RESOURCE PROTECTION OVERLAY DISTRICT, FLOOD PLAIN OVERLAY DISTRICT

NOTES:

1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____
DATE

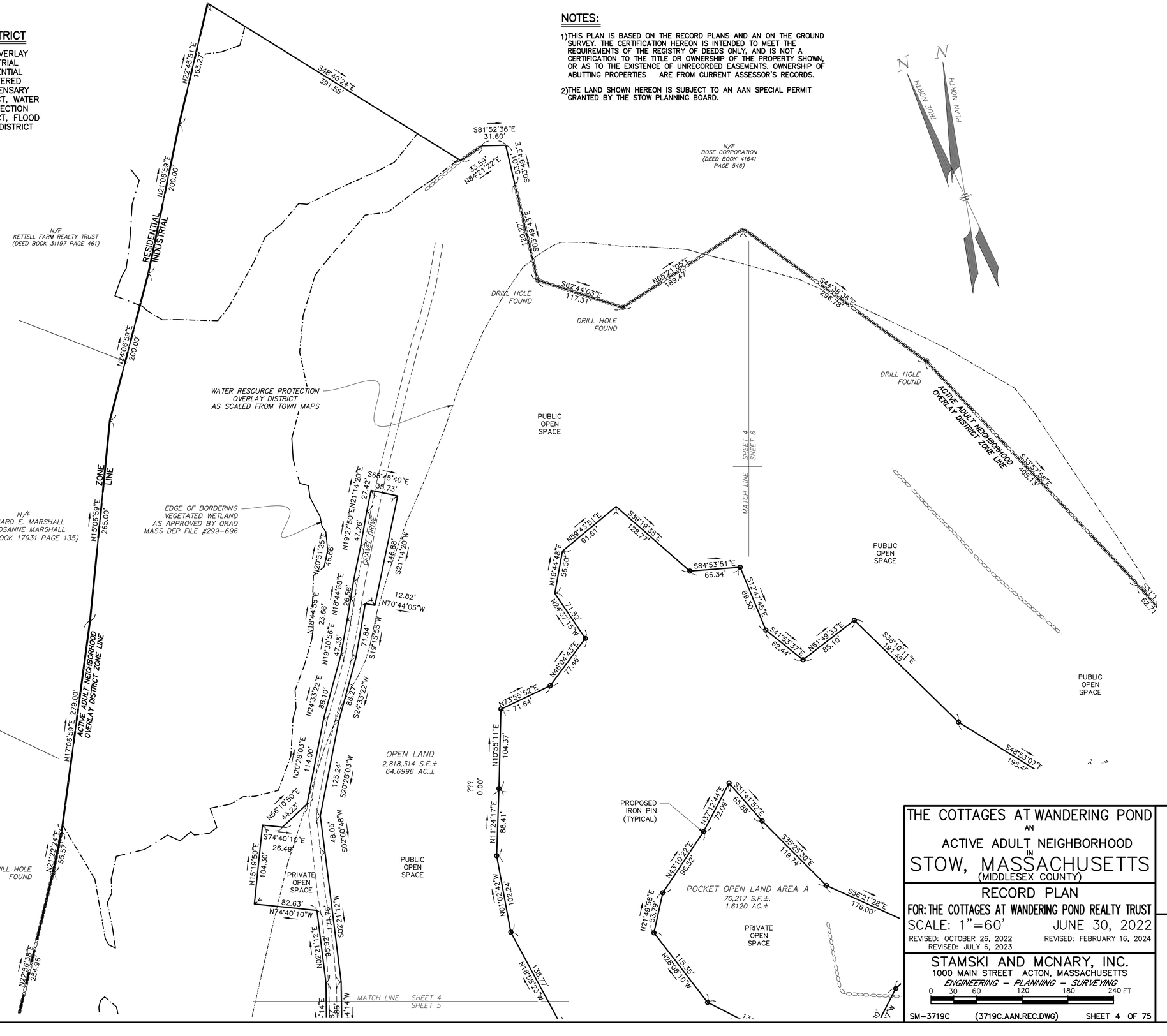
_____
REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

STOW PLANNING BOARD

_____
DATE



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=60' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

SM-3719C (3719C.AAN.REC.DWG) SHEET 4 OF 75

NOTES:

1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

ZONING DISTRICT

ACTIVE ADULT OVERLAY
DISTRICT, INDUSTRIAL
DISTRICT, RESIDENTIAL
DISTRICT. REGISTERED
MARIJUANA DISPENSARY
OVERLAY DISTRICT, WATER
RESOURCE PROTECTION
OVERLAY DISTRICT, FLOOD
PLAIN OVERLAY DISTRICT

APPLICANT

THE COTTAGES AT WANDERING
POND REALTY TRUST
148 PARK STREET
NORTH READING, MA

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20-7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

STOW PLANNING BOARD

_____

DATE

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____

DATE

_____

REGISTERED PROFESSIONAL LAND SURVEYOR

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=60' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

SM-3719C (3719C.AAN.REC.DWG) SHEET 5 OF 75

ZONING DISTRICT

ACTIVE ADULT OVERLAY DISTRICT, INDUSTRIAL DISTRICT, RESIDENTIAL DISTRICT. REGISTERED MARIJUANA DISPENSARY OVERLAY DISTRICT, WATER RESOURCE PROTECTION OVERLAY DISTRICT, FLOOD PLAIN OVERLAY DISTRICT

APPLICANT

THE COTTAGES AT WANDERING POND REALTY TRUST
148 PARK STREET
NORTH READING, MA

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20-7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

STOW PLANNING BOARD

_____

_____

_____

_____

_____

_____

_____

DATE

NOTES:

1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

PUBLIC OPEN SPACE

SHEET 4
SHEET 6
MATCH LINE

DRILL HOLE FOUND

ACTIVE ADULT NEIGHBORHOOD OVERLAY DISTRICT ZONE LINE

S31°57'58"E 405.13'

S31°11'38"E 62.71'

DRILL HOLE FOUND

N/F BOSE CORPORATION (DEED BOOK 41641 PAGE 546)

S29°08'20"E 90.04'

S26°08'44"E 113.76'

DRILL HOLE FOUND

S27°24'46"E 162.43'

S36°38'27"E 87.28'

S59°09'20"E 48.16'

DRILL HOLE FOUND

DRILL HOLE FOUND

S47°08'03"E 113.94'

S38°05'51"W 79.19'

DRILL HOLE FOUND

DRILL HOLE FOUND

S59°48'06"W 62.13'

N/F JOHN H. HALPERN (DEED BOOK 39957 PAGE 578)

S59°27'00"W 280.89'

ACTIVE ADULT NEIGHBORHOOD OVERLAY DISTRICT ZONE LINE

S63°11'52"W 241.15'

S64°24'23"W 41.48'

DRILL HOLE FOUND

N/F CAILIN TANG & HONGYUE SHI (DEED BOOK 57297 PAGE 396)

S61°46'21"W 108.73'

S39°19'36"E 128.77'

S84°53'51"E 66.34'

S12°47'45"E 89.30'

S41°53'37"E 62.44'

N61°49'53"E 85.10'

S46°10'11"E 191.45'

S48°53'07"E 195.40'

N59°43'51"E 91.61'

N19°44'48"E 56.50'

N24°37'15"W 71.52'

N46°04'43"E 77.46'

N73°55'52"E 71.64'

N10°55'11"E 104.37'

N11°24'17"E 88.41'

N01°07'42"W 102.24'

N18°55'23"W 138.77'

N28°42'16"W 33.43'

N31°07'20"E 185.98'

N22°48'12"E 179.14'

PROPOSED IRON PIN (TYPICAL)

PROPOSED IRON PIN (TYPICAL)

N37°12'44"E 72.09'

S31°41'52"E 65.86'

S35°25'30"E 119.74'

S56°21'28"E 176.00'

N43°10'22"E 96.52'

N21°49'58"E 53.79'

POCKET OPEN LAND AREA A
70,217 S.F.±.
1.6120 AC.±

PRIVATE OPEN SPACE

115.35' N28°06'10"W

131.62' N53°32'50"W

85.15' N73°09'26"W

89.80' S36°39'07"W

84.05' S57°01'24"W

39.27' S56°15'39"W

N33°44'27"W 66.94'

N22°01'59"W 80.82'

N67°58'01"E 45.91'

S07°04'14"E 57.48'

S10°09'03"W 76.71'

EDGE OF BORDERING VEGETATED WETLAND AS APPROVED BY ORAD MASS DEP FILE #299-696

S37°25'35"W 140.87'

S57°29'49"W 153.54'

S78°04'18"W 110.87'

S04°15'21"E 91.85'

N51°11'51"W 72.84'

S71°54'27"W 124.26'

SHEET 5
SHEET 6
MATCH LINE

PUBLIC OPEN SPACE

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____

DATE

_____

REGISTERED PROFESSIONAL LAND SURVEYOR

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

RECORD PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=60' JUNE 30, 2022

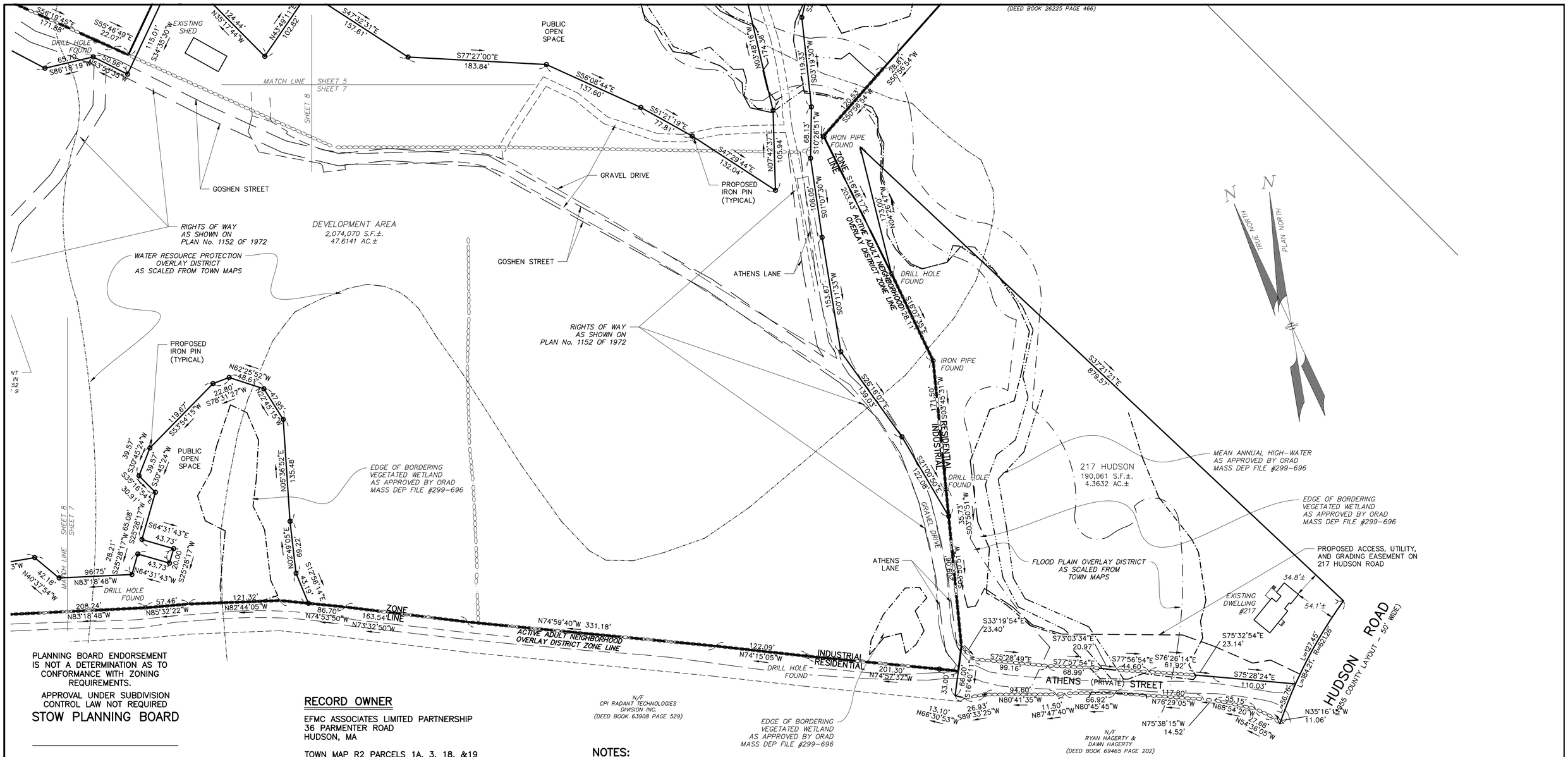
REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

SM-3719C (3719C.AAN.REC.DWG) SHEET 6 OF 75



PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

STOW PLANNING BOARD

_____

_____

DATE

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20-7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

NOTES:

1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

ZONING DISTRICT

ACTIVE ADULT OVERLAY DISTRICT, INDUSTRIAL DISTRICT, RESIDENTIAL DISTRICT. REGISTERED MARIJUANA DISPENSARY OVERLAY DISTRICT, WATER RESOURCE PROTECTION OVERLAY DISTRICT, FLOOD PLAIN OVERLAY DISTRICT

APPLICANT

THE COTTAGES AT WANDERING POND REALTY TRUST
148 PARK STREET
NORTH READING, MA

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____

DATE

_____

REGISTERED PROFESSIONAL LAND SURVEYOR

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

RECORD PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=60' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

SM-3719C (3719C.AAN.REC.DWG) SHEET 7 OF 75

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____
DATE

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20-7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

ZONING DISTRICT

ACTIVE ADULT OVERLAY DISTRICT, INDUSTRIAL DISTRICT, RESIDENTIAL DISTRICT. REGISTERED MARIJUANA DISPENSARY OVERLAY DISTRICT, WATER RESOURCE PROTECTION OVERLAY DISTRICT, FLOOD PLAIN OVERLAY DISTRICT

APPLICANT

THE COTTAGES AT WANDERING POND REALTY TRUST
148 PARK STREET
NORTH READING, MA

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

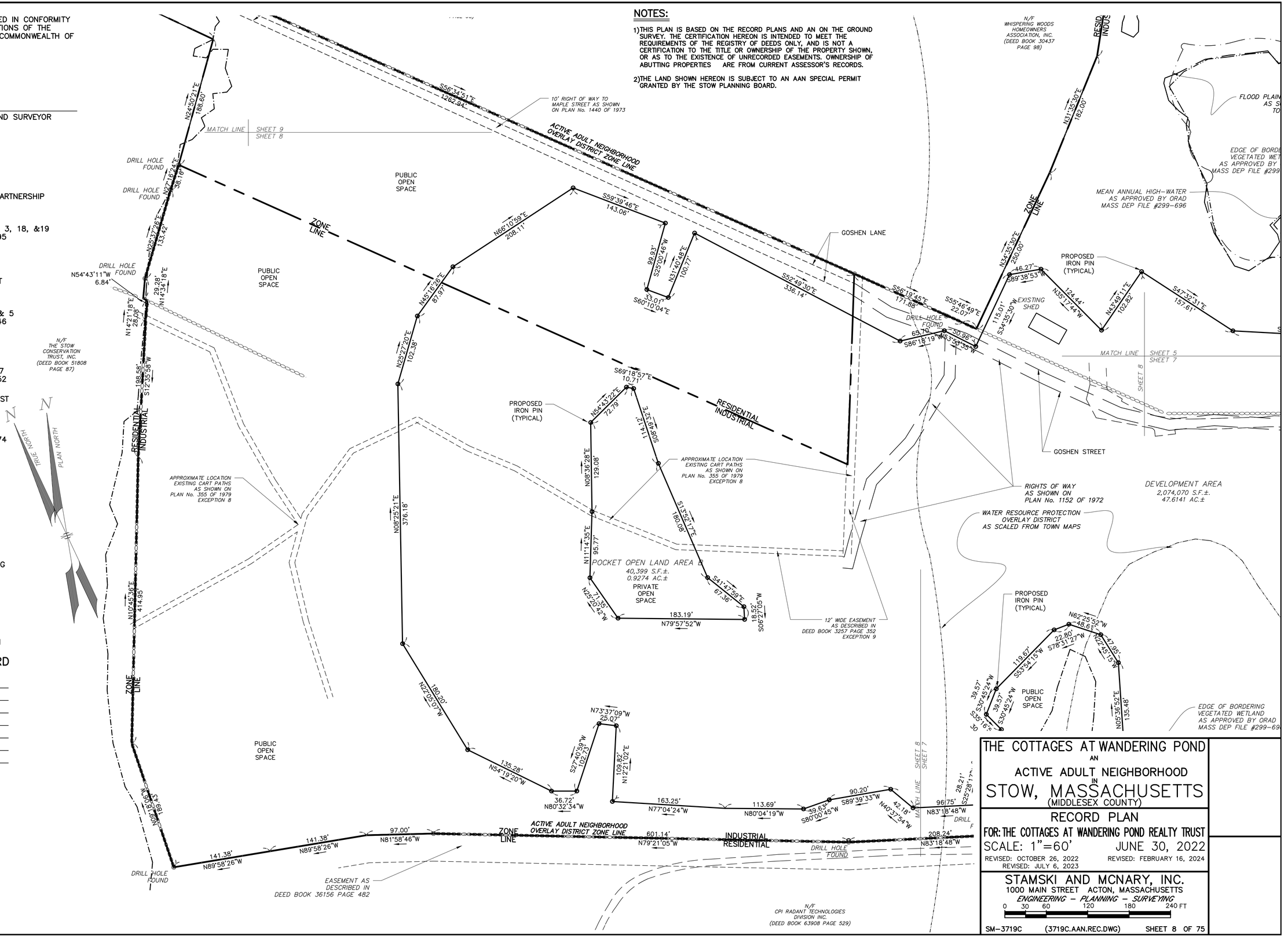
STOW PLANNING BOARD

_____
DATE

NOTES:

1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=60' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

SM-3719C (3719C.AAN.REC.DWG) SHEET 8 OF 75

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP
36 PARMENTER ROAD
HUDSON, MA

TOWN MAP R2 PARCELS 1A, 3, 18, &19
DEED BOOK 32202 PAGE 295
PLAN No. 1440 OF 1973
PLAN No. 1152 OF 1972
PLAN No. 355 OF 1979
PLAN No. 1022 OF 1997

GOSHEN LANE REALTY TRUST
148 PARK STREET
NORTH READING, MA

TOWN MAP R2 PARCELS 4 & 5
DEED BOOK 73006 PAGE 546

GREYSTONE PAINTING CORP.
21 WELLINGTON AVENUE
HUDSON, MA

TOWN MAP R2 PARCEL 20-7
DEED BOOK 64918 PAGE 352
PLAN No. 306 OF 1996

ATHENS STREET REALTY TRUST
142 CHESTNUT STREET
BOSTON, MA

TOWN MAP R2 PARCEL 6
DEED BOOK 73077 PAGE 274
PLAN No. 98 OF 1947

ZONING DISTRICT

ACTIVE ADULT OVERLAY DISTRICT, INDUSTRIAL DISTRICT, RESIDENTIAL DISTRICT. REGISTERED MARIJUANA DISPENSARY OVERLAY DISTRICT, WATER RESOURCE PROTECTION OVERLAY DISTRICT, FLOOD PLAIN OVERLAY DISTRICT

APPLICANT

THE COTTAGES AT WANDERING POND REALTY TRUST
148 PARK STREET
NORTH READING, MA

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

STOW PLANNING BOARD

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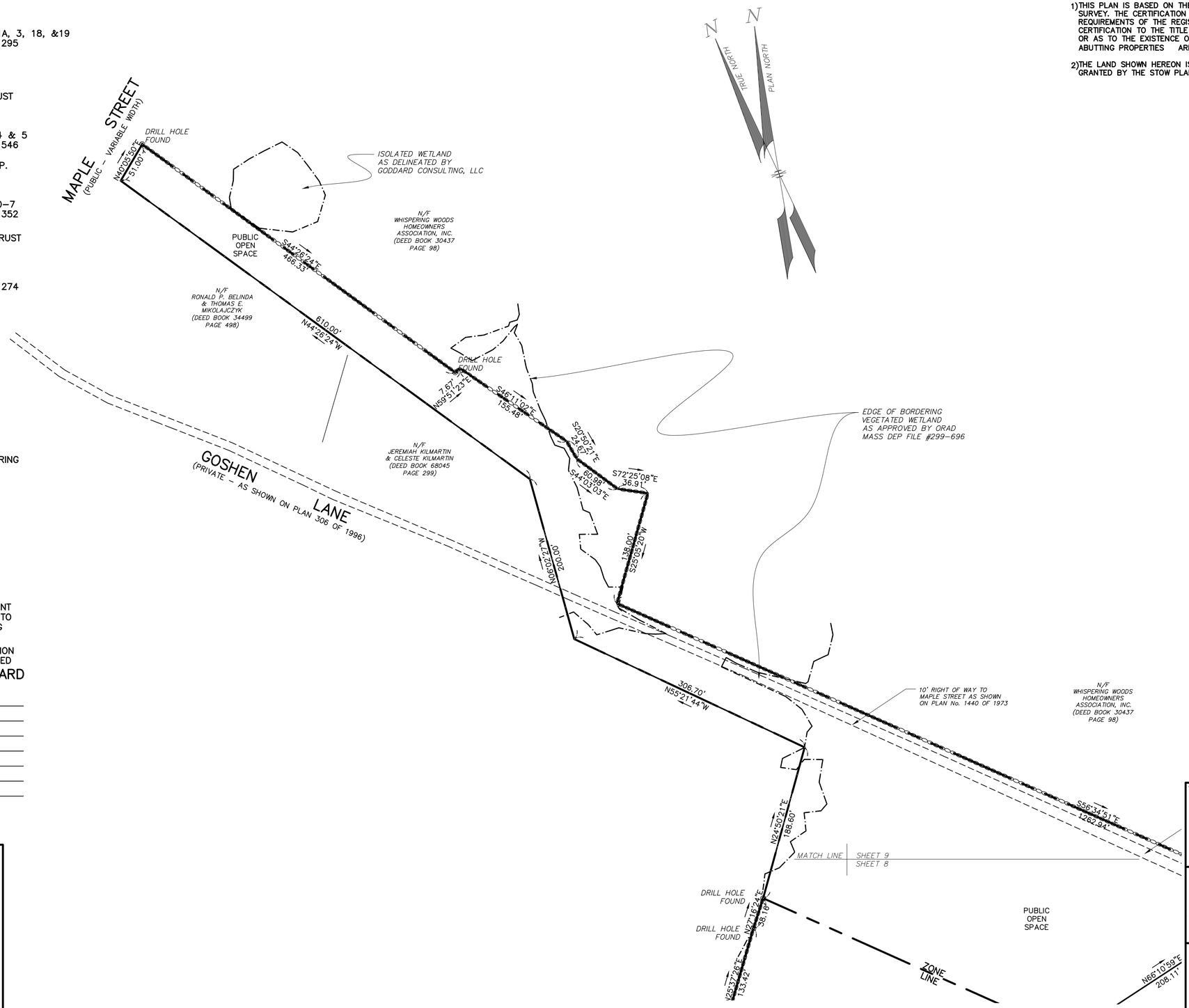
DATE



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2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____

DATE

_____

REGISTERED PROFESSIONAL LAND SURVEYOR

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=60' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

SM-3719C (3719C.AAN.REC.DWG) SHEET 9 OF 75

EXISTING CONDITIONS SHEET 11

EXISTING CONDITIONS SHEET 12

EXISTING CONDITIONS SHEET 13

EXISTING CONDITIONS SHEET 14

EXISTING CONDITIONS SHEET 15

EXISTING CONDITIONS SHEET 16

EXISTING CONDITIONS SHEET 17

EXISTING CONDITIONS SHEET 18

EXISTING CONDITIONS SHEET 19

EXISTING CONDITIONS SHEET 20

EXISTING CONDITIONS SHEET 21

N

AAN PERIMETER
5,003,002 S.F.±.
114.8531 AC.±

R2 4 & 5
3,051,703 S.F.±.
70.0575 AC.±

PARCEL 20-7
331,019 S.F.±.
7.5992 AC.±

R2 PARCEL 18
212,666 S.F.±.
4.8821 AC.±

R2 PARCEL 19
288,864 S.F.±.
6.6314 AC.±

R2 PARCEL 1A
285,831 S.F.±.
6.5618 AC.±

R2 PARCEL 3
832,706 S.F.±.
19.1163 AC.±

217 HUDSON
190,061 S.F.±.
4.3632 AC.±

R2 PARCEL 6
190,062 S.F.±.
4.3632 AC.±

ATHENS LANE

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

DATUM

NAVD OF 1988

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=150' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 75 150 300 450 600 FT

UTILITY NOTE:

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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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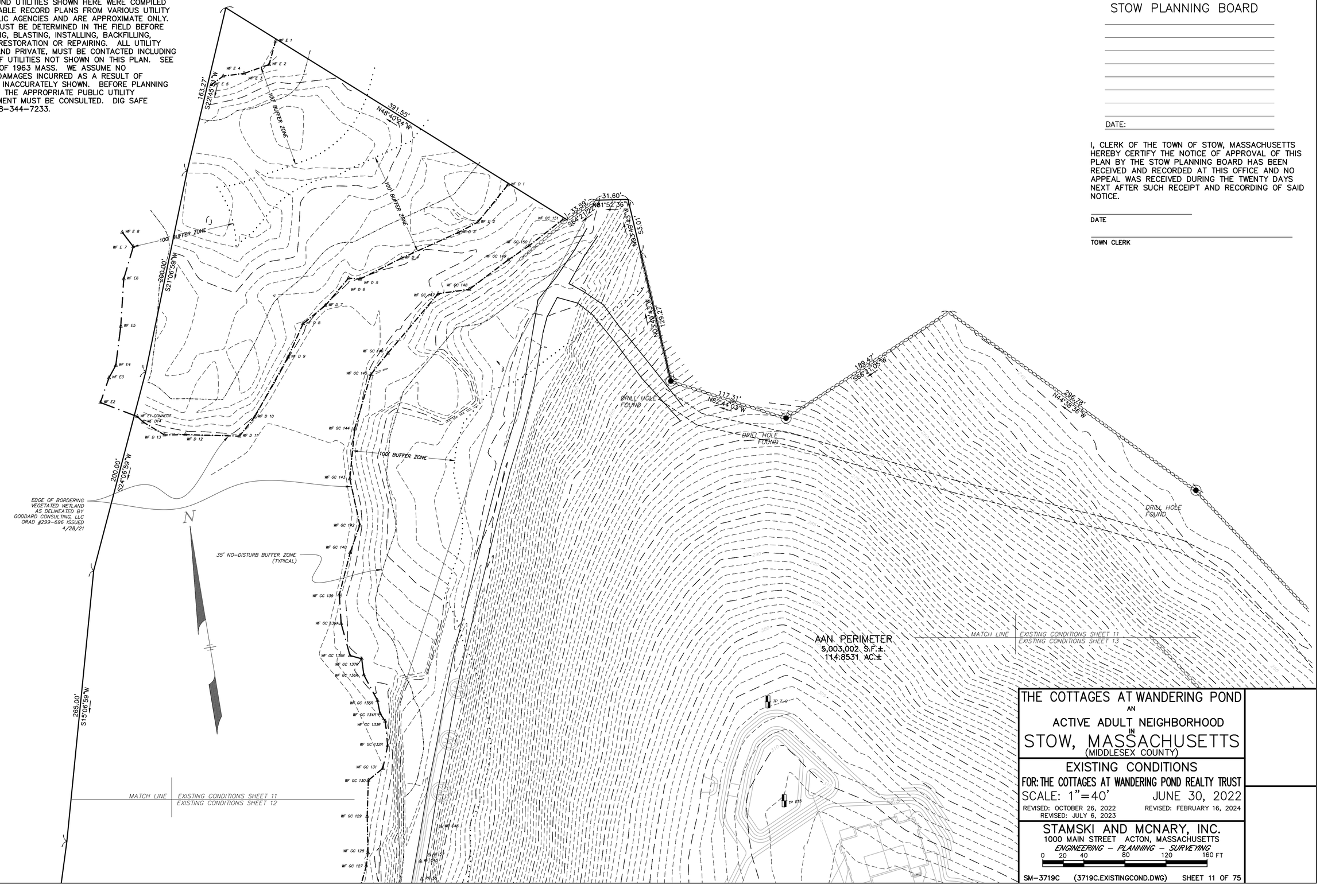
TOWN CLERK



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

EXISTING CONDITIONS

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160

IMETER
S.F.±
AC.±

MATCH LINE — EXISTING CONDITIONS SHEET 11 / EXISTING CONDITIONS SHEET 13

405.13'
N35°21'58"W

82.71'
N31°11'36"W

DRILL HOLE FOUND

90.04'
N29°08'40"W

113.16'
N28°08'14"W

DRILL HOLE FOUND

TP E16
TP E17
TP E18
TP E19
TP E20
TP E21
TP E22
TP 7-4
TP 7-5
TP 7-7
TP 7-8

MATCH LINE — EXISTING CONDITIONS SHEET 12 / EXISTING CONDITIONS SHEET 13

& 5
03 S.F.±
75 AC.±

WANDERING POND CIRCLE

MATCH LINE — EXISTING CONDITIONS SHEET 13 / EXISTING CONDITIONS SHEET 14

35' NO-DISTURB BUFFER ZONE (TYPICAL)

152.43'
N17°23'46"W

100' BUFFER ZONE

WF G 1
WF G 2
WF G 3
WF G 4
WF G 5
WF G 6
WF G 7
WF G 8
WF G 9
WF G 10
WF G 11

EDGE OF ISOLATED VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC. ORAD #299-696 ISSUED 4/28/21

57.28'
N36°38'28"W

48.16'
N59°09'20"W

DRILL HOLE FOUND

DRILL HOLE FOUND

113.94'
N47°08'08"W

35' NO-DISTURB BUFFER ZONE (TYPICAL)

DRILL HOLE FOUND

100' BUFFER ZONE

WF F 1
WF F 2
WF F 3
WF F 4
WF F 5
WF F 6
WF F 7
WF F 8

N38°05'17"E
79.19'

N59°09'20"W
62.13'

DRILL HOLE FOUND

EDGE OF ISOLATED VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC. ORAD #299-696 ISSUED 4/28/21

200' RIVERFRONT AREA

INNER RIPARIAN ZONE

OUTER RIPARIAN ZONE

N

UTILITY NOTE:

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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160

MATCH LINE EXISTING CONDITIONS SHEET 12
EXISTING CONDITIONS SHEET 14

MATCH LINE EXISTING CONDITIONS SHEET 13
EXISTING CONDITIONS SHEET 14

MW-7
TOP CASING=242.96±
GROUND EL=240.3±

WANDERING POND CIRCLE

WANDERING POND WAY

TP 7-1
TP 7-2
TP 7-3
TP 7-4
TP 7-5
TP 7-6
TP 7-11
TP E9
TP E10
TP E22
TP E23
TP E24
TP 5-02-1
TP 5-02-2
TP 5-02-3
TP 7-05-2
TP 7-05-15
TP 7-05-18
TP 5
TP 6
TP 7
TP 8
TP 9
TP 10
TP 11
TP 12
TP 13
TP 14
TP 15
TP 16
TP 17
TP 18

EXISTING BARN
EXISTIN BARN
EXISTING BUILDING
PORCH (TYP.)
DECK (TYP.)
AREA

MATCH LINE EXISTING CONDITIONS SHEET 15
EXISTING CONDITIONS SHEET 14

MATCH LINE EXISTING CONDITIONS SHEET 14
EXISTING CONDITIONS SHEET 16

DRILL HOLE FOUND

N63°11'52"E
241.76'

N63°11'52"E
280.89'

N66°25'21"E
41.48'

N61°45'21"E
106.78'

N67°01'23"E
53.86'

N61°54'33"E
96.82'

N45°45'41"E
234.73'

N47°55'11"E
90.31'

N51°24'59"E
111.13'

LOCATION OF SURFACE FLOW OF HILLSIDE SEEPAGE

EDGE OF ISOLATED VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC. ORAD #299-696 ISSUED 4/28/21

WF B1
WF B2
WF B3
WF B4
WF B5
WF B6
WF B7
WF B8
WF B9
WF B10

100' BUFFER ZONE
RIPARIAN ZONE

N

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160

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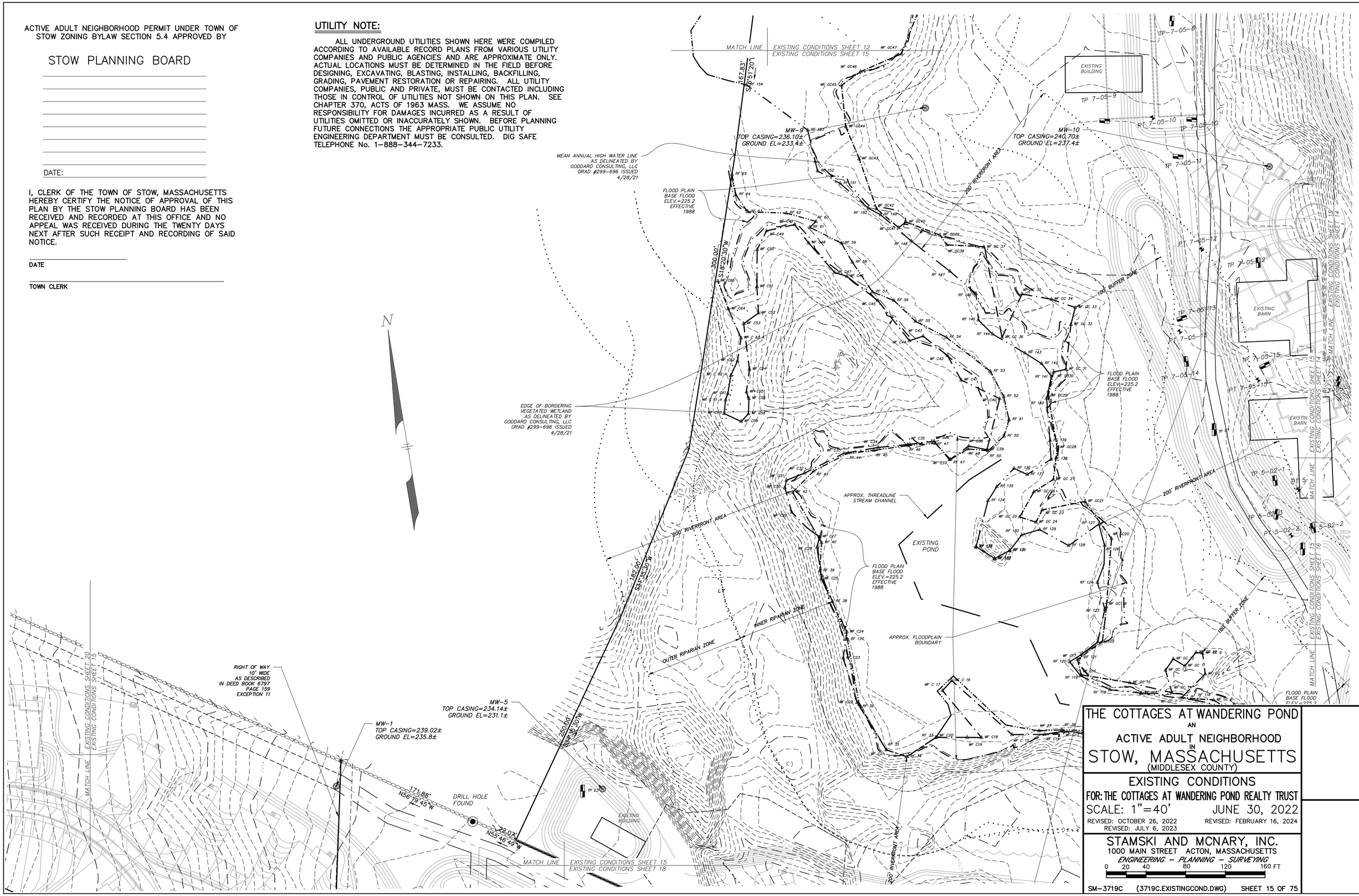

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

EXISTING CONDITIONS

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STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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THE COTTAGES AT WANDERING POND
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STOW, MASSACHUSETTS
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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 16 OF 75

MATCH LINE EXISTING CONDITIONS SHEET 16
EXISTING CONDITIONS SHEET 17

MATCH LINE EXISTING CONDITIONS SHEET 18
EXISTING CONDITIONS SHEET 17

200' RIVERFRONT AREA

OUTER RIPARIAN ZONE

INNER RIPARIAN ZONE

100' BUFFER ZONE

EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC. ORAD #299-696 ISSUED 4/28/21

MEAN ANNUAL HIGH WATER AS DELINEATED BY B&C ASSOCIATES, INC. ORAD #299-696 ISSUED 4/28/21

217 HUDSON
190,061 S.F.±.
4.3632 AC.±

R2 PARCEL 6
190,062 S.F.±.
4.3632 AC.±

FLOOD PLAIN BASE FLOOD ELEV.=214.3 EFFECTIVE 1988

EXISTING 2-STORY WOOD DWELLING

ATHENS LANE
16,473 S.F.±.
0.3782 AC.±

ATHENS (PRIVATE) STREET

HUDSON ROAD

EASEMENT AS DESCRIBED IN DEED BOOK 36156 PAGE 482

RIGHTS OF WAY AS SHOWN ON PLAN No. 1152 OF 1972 EXCEPTION 8

ATHENS ROW
16,473 S.F.±.
0.3782 AC.±

N

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

N

MATCH LINE EXISTING CONDITIONS SHEET 15
EXISTING CONDITIONS SHEET 18

MW-3
TOP CASING=236.23±
GROUND EL=232.7±

MW-2
TOP CASING=236.85±
GROUND EL=233.6±

MW-4
TOP CASING=234.31±
GROUND EL=231.2±

200' RIVERFRONT

100' BUFFER ZONE

GOSHEN STREET

EXISTING BUILDING
INV=220.97± (12" RCP)

DRILL HOLE FOUND

APPROXIMATE LOCATION RIGHT OF WAY AS DESCRIBED IN DEED BOOK 8630 PAGE 189 EXCEPTION 16

ATHENS LANE

MATCH LINE EXISTING CONDITIONS SHEET 18
EXISTING CONDITIONS SHEET 16

MATCH LINE EXISTING CONDITIONS SHEET 19
EXISTING CONDITIONS SHEET 18

MATCH LINE EXISTING CONDITIONS SHEET 18
EXISTING CONDITIONS SHEET 17

R2 PARCEL 3
832,706 S.F.±
19.1163 AC.±

INFILTRATION BASIN 7B (IB-7B)

INFILTRATION BASIN 7A (IB-7A)

INFILTRATION BASIN 10B (IB-10B)

EXISTING POND

BUTTERCUP LANE

RIGHTS OF WAY AS SHOWN ON PLAN No. 1152 OF 1972 EXCEPTION 8

S83°18'48"E
208.24'

S85°32'22"E
57.46'

S82°44'05"E
121.32'

S74°53'50"E
86.70'

S73°32'50"E
163.54'

S74°59'40"E
331.18'

TOP OF 10" MCP
EL. = 214.25'

EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC ORAD #299-696 ISSUED 4/28/21

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

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FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 18 OF 75

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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DATE: __________________________

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DATE

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TOWN CLERK

N
WF 157
WF 158
WF 159
WF 161
WF 162
WF 163
WF 164
WF 165
WF 166
WF 167
WF 168
WF 169
WF 170
WF 171
WF 172
WF 173 E
S12°35'5
414.95'
S10°45'36"W
189.43'
S09°18'06"E
100' BUFFER ZONE
EDGE OF BORDERING VEGETATED WETLANDS AS DELINEATED BY B&C ASSOCIATES, INC. ORAD #299-696 ISSUED 4/28/21
MATCH LINE
EXISTING CONDITIONS SHEET 20
EXISTING CONDITIONS SHEET 19
APPROXIMATE LOCATION EXISTING CART PATHS AS SHOWN ON PLAN No. 355 OF 1979 EXCEPTION 8
270
260
250
240
R2 PARCEL 19
288,864 S.F.±.
6.6314 AC.±
R2 PARCEL 1A
285,831 S.F.±.
6.5618 AC.±
APPROXIMATE LOCATION EXISTING CART PATHS AS SHOWN ON PLAN No. 355 OF 1979 EXCEPTION 8
12' WIDE EASEMENT AS DESCRIBED IN DEED BOOK 3257 PAGE 352 EXCEPTION 9
APPROXIMATE LOCATION EXISTING CART PATHS AS SHOWN ON PLAN No. 355 OF 1979 EXCEPTION 8
MATCH LINE
EXISTING CONDITIONS SHEET 19
EXISTING CONDITIONS SHEET 18
S89°58'26"E
141.38'
S89°58'26"E
141.38'
S81°58'46"E
97.00'
S79°21'05"E
601.14'
EASEMENT AS DESCRIBED IN DEED BOOK 36156 PAGE 482
DIRT ROAD EASEMENT
PLAN No. 1099 OF 1941 SHOWS AN "OLD TOWN ROAD" ALONG THE SOUTHERLY BOUNDARY OF PARCEL 1A AND PARCEL 19

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ENGINEERING – PLANNING – SURVEYING
0 20 40 80 120 160 FT

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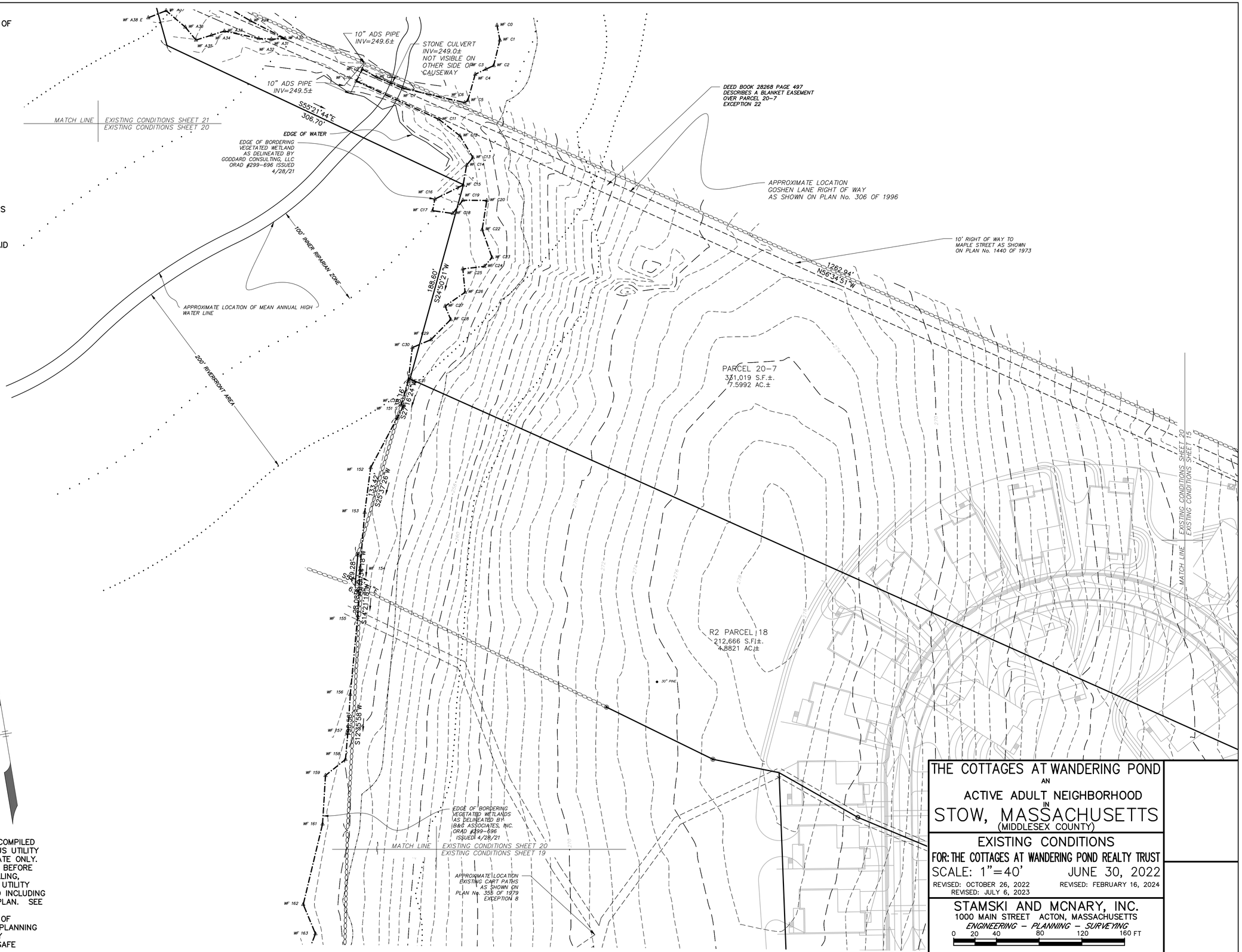

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ACTIVE ADULT NEIGHBORHOOD

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STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

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ENGINEERING - PLANNING - SURVEYING

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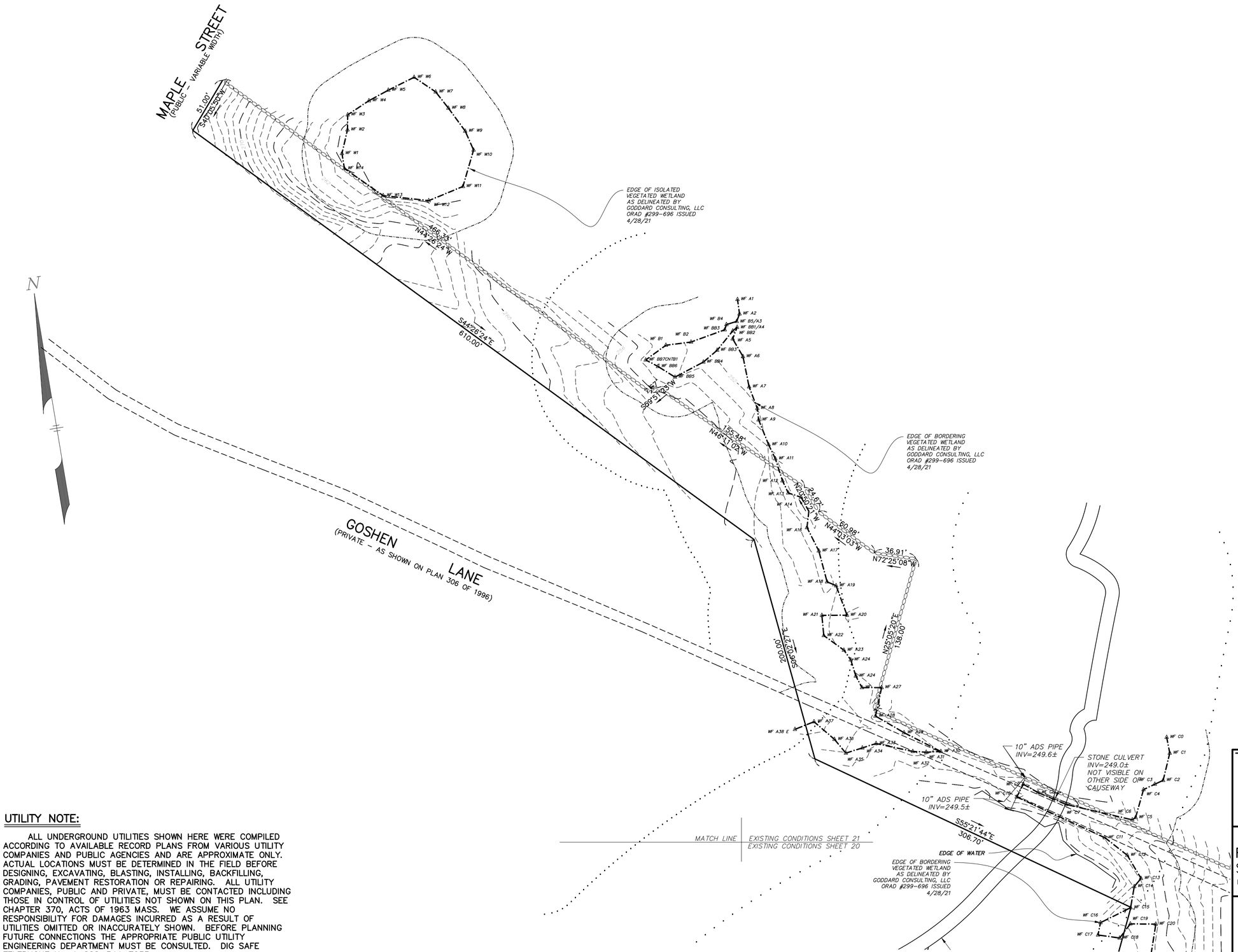

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1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD ZONING COMPLIANCE TABLE

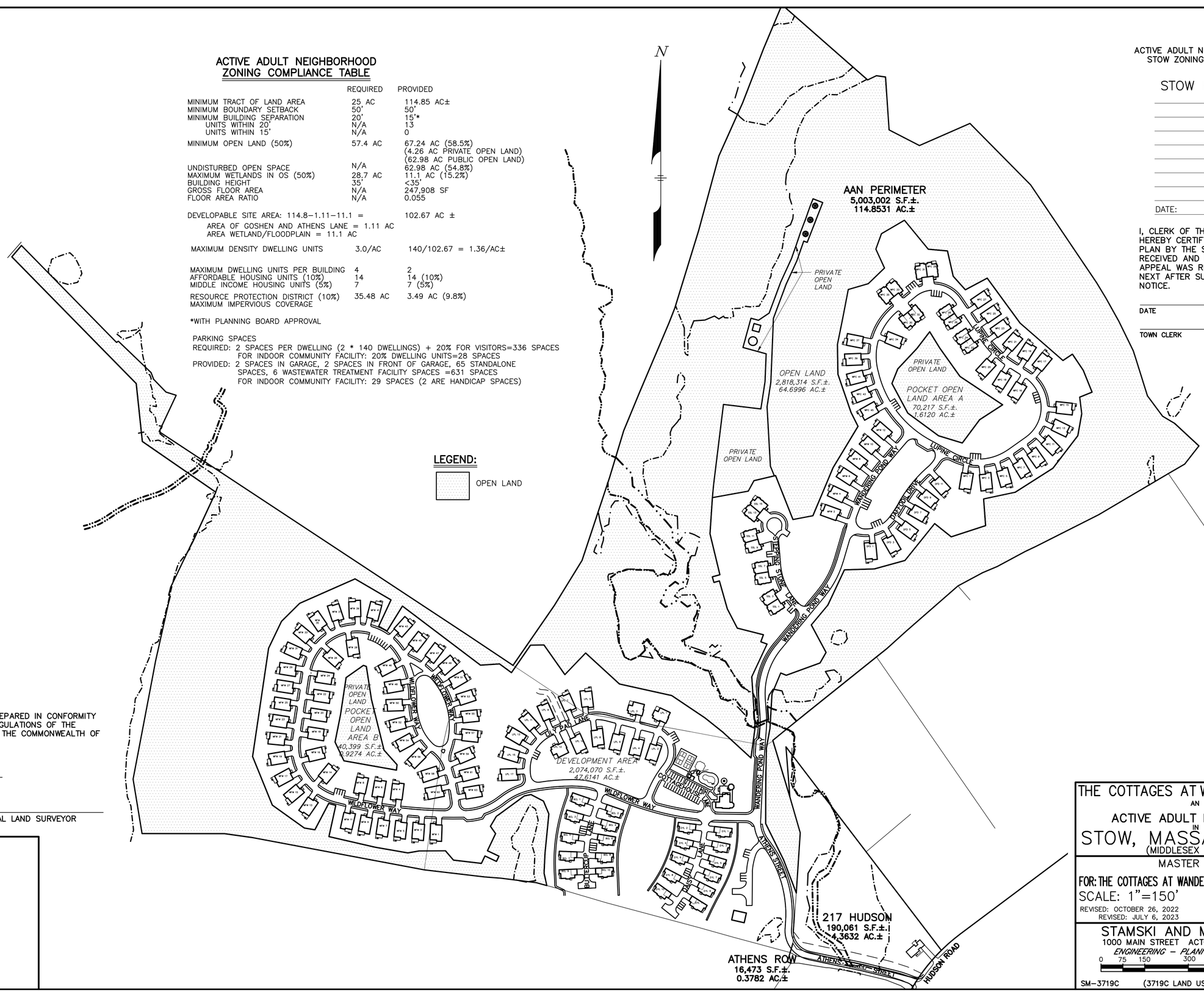
	REQUIRED	PROVIDED
MINIMUM TRACT OF LAND AREA	25 AC	114.85 AC±
MINIMUM BOUNDARY SETBACK	50'	50'
MINIMUM BUILDING SEPARATION	20'	15'*
UNITS WITHIN 20'	N/A	13
UNITS WITHIN 15'	N/A	0
MINIMUM OPEN LAND (50%)	57.4 AC	67.24 AC (58.5%) (4.26 AC PRIVATE OPEN LAND) (62.98 AC PUBLIC OPEN LAND)
UNDISTURBED OPEN SPACE	N/A	62.98 AC (54.8%)
MAXIMUM WETLANDS IN OS (50%)	28.7 AC	11.1 AC (15.2%)
BUILDING HEIGHT	35'	<35'
GROSS FLOOR AREA	N/A	247,908 SF
FLOOR AREA RATIO	N/A	0.055
DEVELOPABLE SITE AREA: 114.8−1.11−11.1 =		102.67 AC ±
AREA OF GOSHEN AND ATHENS LANE = 1.11 AC AREA WETLAND/FLOODPLAIN = 11.1 AC		
MAXIMUM DENSITY DWELLING UNITS	3.0/AC	140/102.67 = 1.36/AC±
MAXIMUM DWELLING UNITS PER BUILDING	4	2
AFFORDABLE HOUSING UNITS (10%)	14	14 (10%)
MIDDLE INCOME HOUSING UNITS (5%)	7	7 (5%)
RESOURCE PROTECTION DISTRICT (10%)	35.48 AC	3.49 AC (9.8%)
MAXIMUM IMPERVIOUS COVERAGE		

*WITH PLANNING BOARD APPROVAL

PARKING SPACES
REQUIRED: 2 SPACES PER DWELLING (2 * 140 DWELLINGS) + 20% FOR VISITORS=336 SPACES
FOR INDOOR COMMUNITY FACILITY: 20% DWELLING UNITS=28 SPACES
PROVIDED: 2 SPACES IN GARAGE, 2 SPACES IN FRONT OF GARAGE, 65 STANDALONE SPACES, 6 WASTEWATER TREATMENT FACILITY SPACES =631 SPACES
FOR INDOOR COMMUNITY FACILITY: 29 SPACES (2 ARE HANDICAP SPACES)

LEGEND:

OPEN LAND



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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TOWN CLERK

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

MASTER PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=150' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 75 150 300 600 900 FT

SM−3719C (3719C LAND USE.DWG) SHEET 22 OF 75

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG*	GAS GATE
G	GAS SERVICE (BURIED)
WG*	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

DATUM

NAVD OF 1988

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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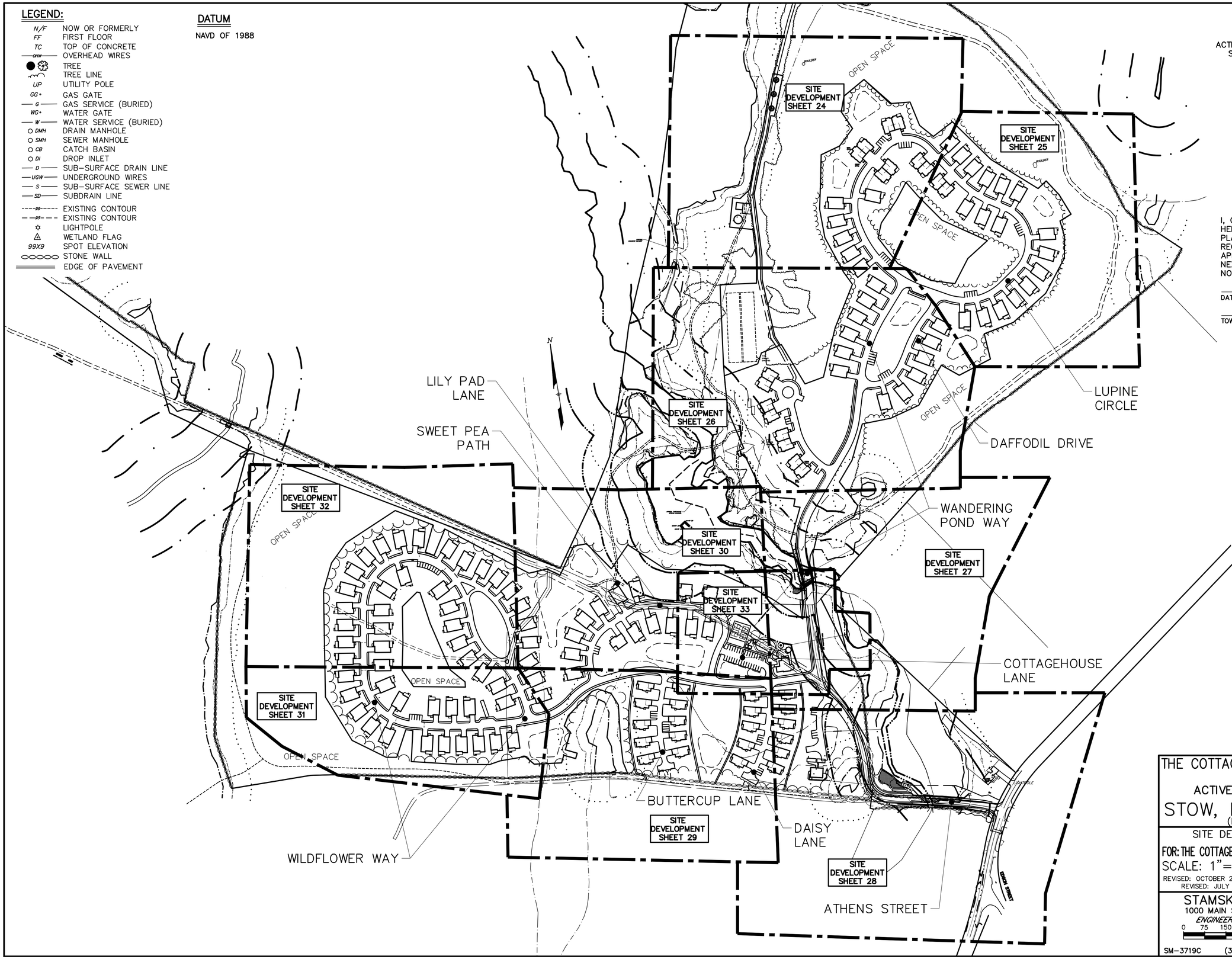

THE COTTAGES AT WANDERING POND
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ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
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SITE DEVELOPMENT INDEX PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

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ENGINEERING - PLANNING - SURVEYING

0 75 150 300 600 900 FT

SM-3719C (3719C.AAN.DWG) SHEET 23 OF 75

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LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG*	GAS GATE
G	GAS SERVICE (BURIED)
WG*	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
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99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
	LIGHTPOST

DATUM

NAVD OF 1988

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

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STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

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0 20 40 80 120 160 FT

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	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
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0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.DWG) SHEET 25 OF 75

MATCH LINE SHEET 24
SHEET 26

EXISTING GRAVEL DRIVE

PROPOSED GRAVEL DRIVE TO CONNECT TO EXISTING GRAVEL DRIVE

PROPOSED RESERVE AREA (SEE SEWAGE DISPOSAL PLAN)

EXISTING BUILDINGS TO BE REMOVED

PROPOSED FORCE MAIN TO SOIL ABSORPTION SYSTEM (SEE SEWAGE DISPOSAL PLAN)

FLARED END INV.=231.60

200' RIVERFRONT AREA

100' INNER RIPARIAN ZONE

100' BUFFER ZONE

35' BUFFER

PROPOSED INFILTRATION BASIN IB-2B-A

15" ADS N-12 L=58', S=0.059

OUTLET STRUCTURE

FLARED END INV.=228.70

EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY GODDARD CONSULTING, LLC

EXISTING CONCRETE PAD TO BE REMOVED

EMERGENCY OVERFLOW WEIR ELEV.=234.00

MEAN ANNUAL HIGH WATER AS DELINEATED BY GODDARD CONSULTING, LLC

PROPOSED SEDIMENT FOREBAY

FLARED END INV.=232.00

PROPOSED PRIMARY SOIL ABSORPTION SYSTEM (SEE SEWAGE DISPOSAL PLAN)

PROPOSED SUBDRAIN

APPROX. PROPOSED TREELINE

12" ADS N-12 ROOF DRAIN TO IB-5D L=474'

2:1 MAX. GRADING PROVIDE SLOPE STABILIZATION

PROPOSED PARKING PITCH TOWARD ROAD (TYP.)

PROPOSED BIKE RACKS

PROPOSED POST MOUNTED LIGHT FIXTURE

PROPOSED SUBDRAIN

PROPOSED PARKING (TYP.)

STEPPING STONE LANE

DECK (TYP.)

PORCH (TYP.)

WANDERING POND WAY

LUPINE CIRCLE

DAYTONA DRIVE

PROPOSED POST MOUNTED LIGHT FIXTURE

WANDERING POND CIRCLE

PROPOSED INFILTRATION BASIN IB-5B

SEDIMENT FOREBAY

PROPOSED 30,000 GAL FIRE CISTERN

PROPOSED COMBINATION STOP & STREET SIGN (TYP.)

PROPOSED STOP LINE (TYP.)

PROPOSED STOP-LINE (TYP.)

PROPOSED OUTLET STRUCTURE

HEADWALL INV.=279.00

HEADWALL

EMERGENCY OVERFLOW WEIR EL.=286.00

15" ADS N-12 L=52', S=0.115

PROPOSED INFILTRATION BASIN IB-5C

15" ADS N-12 L=88', S=0.021

EMERGENCY OVERFLOW WEIR EL.=267.00

FLARED END INV.=249.00

FLARED END INV.=262.00

PROPOSED FORCE MAIN TO SOIL ABSORPTION SYSTEM (SEE SEWAGE DISPOSAL PLAN)

DRILL HOLE FOUND

S23°17'51"W 233.75'

S47°52'11"W 90.31'

S48°40'47"W 111.15'

S34°30'W 234.50'

ISOLATED WETLAND AS DELINEATED BY GODDARD CONSULTING, LLC

OPEN SPACE

MATCH LINE SHEET 26
SHEET 27

WPW 45 PROPOSED DWELLING T.C.=299.50 B.F.=292.0± G.F.=298.00

WPW 12 PROPOSED DWELLING T.C.=295.00 B.F.=288.5± G.F.=292.50

WPW 10 PROPOSED DWELLING T.C.=293.00 B.F.=285.5± G.F.=290.50

WPW 8 PROPOSED DWELLING T.C.=288.50 B.F.=280.5± G.F.=286.50

WPW 6 PROPOSED DWELLING T.C.=284.00 B.F.=276.5± G.F.=281.50

WPW 4 PROPOSED DWELLING T.C.=280.00 B.F.=272.5± G.F.=276.50

WPW 2 PROPOSED DWELLING T.C.=275.75 B.F.=267.8± G.F.=272.75

WPC 1 PROPOSED DWELLING T.C.=295.00 B.F.=287.5± G.F.=293.50

DFD 11 PROPOSED DWELLING T.C.=291.50 B.F.=284.0± G.F.=290.00

DFD 9 PROPOSED DWELLING T.C.=288.50 B.F.=281.0± G.F.=287.00

DFD 7 PROPOSED DWELLING T.C.=283.20 B.F.=276.7± G.F.=281.50

DFD 5 PROPOSED DWELLING T.C.=278.70 B.F.=271.2± G.F.=277.00

DFD 3 PROPOSED DWELLING T.C.=274.50 B.F.=266.0± G.F.=273.00

DFD 1 PROPOSED DWELLING T.C.=272.50 B.F.=264.0± G.F.=271.00

SSL 15

SSL 13 PROPOSED DUPLEX F.F.=242.1± T.C.=241.60 G.F.=240.80

SSL 11

SSL 9 PROPOSED DUPLEX F.F.=242.5± T.C.=241.30 G.F.=240.50

SSL 7 PROPOSED DUPLEX F.F.=242.9± T.C.=241.70 G.F.=240.90

SSL 5

SSL 3 PROPOSED DUPLEX F.F.=244.0± T.C.=242.80 G.F.=242.00

SSL 1

239.47
239.24
239.57
239.34
241.48
241.69
241.71
241.92

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG	GAS GATE
G	GAS SERVICE (BURIED)
WG	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
	LIGHTPOST

DATUM

NAVD OF 1988

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

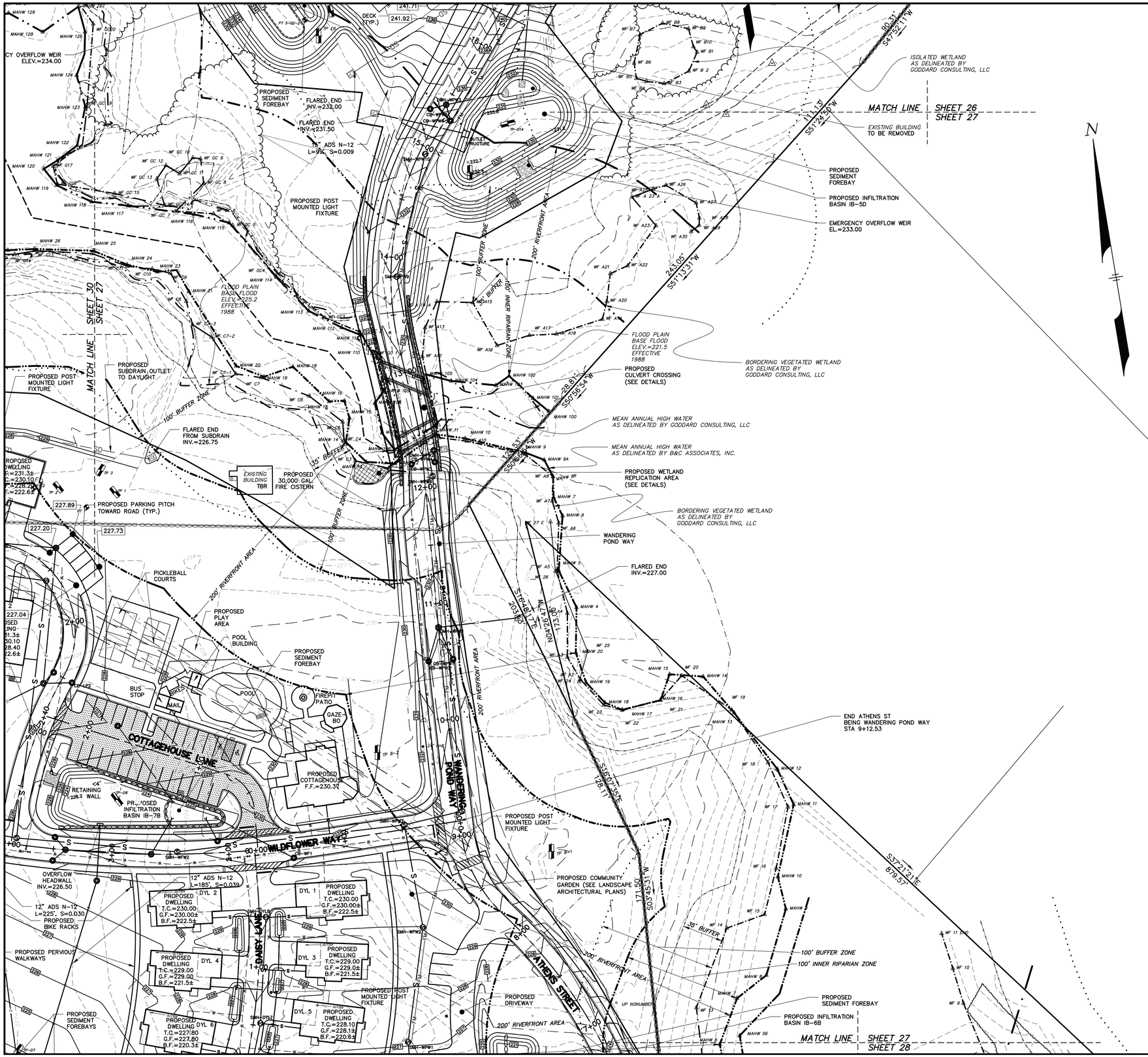
SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 26 OF 75



LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG*	GAS GATE
G	GAS SERVICE (BURIED)
WG*	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
	LIGHTPOST

DATUM

NAVD OF 1988

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 27 OF 75

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

DATUM

NAVD OF 1988

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG	GAS GATE
G	GAS SERVICE (BURIED)
WG	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

LEGEND:

- N/F NOW OR FORMERLY
- FF FIRST FLOOR
- TC TOP OF CONCRETE
- OHW OVERHEAD WIRES
- GATE TREE
- TREE LINE
- UP UTILITY POLE
- GG GAS GATE
- G GAS SERVICE (BURIED)
- WG WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- D SUB-SURFACE DRAIN LINE
- UGW UNDERGROUND WIRES
- S SUB-SURFACE SEWER LINE
- SD SUBDRAIN LINE
- 99 EXISTING CONTOUR
- 95 EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- 99X9 SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT
- PROPOSED POROUS PAVEMENT
- LIGHTPOST

DATUM

NAVD OF 1988

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023

REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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TOWN CLERK

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TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
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GG+	GAS GATE
G	GAS SERVICE (BURIED)
WG+	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
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S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
	LIGHTPOST

DATUM

NAVD OF 1988

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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SD	SUBDRAIN LINE
FD	FOUNDATION DRAIN
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95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
	LIGHTPOST

DATUM

NAVD OF 1988

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.2B.DWG) SHEET 31 OF 75

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

LEGEND:

N/F	NOW OR FORMERLY
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TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG*	GAS GATE
G	GAS SERVICE (BURIED)
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DMH	DRAIN MANHOLE
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D	SUB-SURFACE DRAIN LINE
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S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
FD	FOUNDATION DRAIN
99	EXISTING CONTOUR
95	EXISTING CONTOUR
☼	LIGHTPOLE
△	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

DATUM

NAVD OF 1988

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

PROPOSED DWELLING F.F.=231.8± T.C.=230.60 G.F.=228.70 B.F.=223.1±

PROPOSED DWELLING LPL 1 F.F.=231.3± T.C.=230.10 G.F.=228.20 B.F.=222.6±

EXISTING BUILDING TO BE REMOVED

APPROX. PROPOSED TREELINE

100' BUFFER ZONE

200' RIVERFRONT AREA

100' RIVERFRONT AREA

35' BUFFER

LILY PAD LANE

LPL 4 PROPOSED DWELLING F.F.=230.8± T.C.=229.60 G.F.=229.00 B.F.=222.1±

LPL 2 PROPOSED DWELLING F.F.=231.3± T.C.=230.10 G.F.=228.40 B.F.=222.6±

PROPOSED PLAYGROUND

PROPOSED POOL PATIO

PROPOSED POOL

PROPOSED BIKE RACK

PROPOSED PERVIOUS PAVEMENT (DOT HATCH)

PROPOSED CLUSTER MAILBOX UNIT

229.17 229.05 228.78 228.92 229.04 229.29 229.16 229.41

230.10 PROPOSED COTTAGEHOUSE F.F.=230.37

PROPOSED WATER AND SEWER SERVICES TO COTTAGEHOUSE

PROPOSED STOP LINE (TYP.)

PROPOSED WALKWAY

PROPOSED INFILTRATION BASIN IB-7B

PROPOSED <4' RETAINING WALL

WANDERING POND WAY

100' INNER RIPARIAN ZONE

WILDFLOWER WAY

PROPOSED COMBINATION STOP & STREET SIGN (TYP.)

PROPOSED DWELLING T.C.=227.00 G.F.=227.00 B.F.=219.5±

PROPOSED DYL 2

DYL 1 PROPOSED DWELLING T.C.=230.00

TP 1 TP 2 TP 3 PT 1 PT 2 TP-DB TP B-2

S16°38'32"E 203.47'

N07°26'47"W 175.00'

S16°07'45"E 128.11'

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN (COTTAGEHOUSE)

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=20' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

SM-3719C (3719C.AAN.DWG) SHEET 33 OF 75

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG*	GAS GATE
G	GAS SERVICE (BURIED)
WG*	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

GENERAL CONSTRUCTION PHASING

PHASE I, THE GARDEN:

A. CONSTRUCTION WILL BEGIN WITH THE CLEARING OF LAND FOR ATHENS LANE, THE WASTEWATER TREATMENT FACILITY, DAISY LANE, AND LAND FOLLOWING THE WATER MAIN FROM DAISY LANE TO THE WELLS. NEXT, WELLS SHALL BE DRILLED ON THE HILLSIDE AND LAYOUT OF THE WATER MAIN IN WANDERING POND WAY UP TO DAISY LANE WILL BE COMPLETED. THE WASTEWATER TREATMENT FACILITY WILL BE CONSTRUCTED IN ITS ENTIRETY INCLUDING THE LEACHING FIELD LOCATED NORTH OF STEPPING STONE LANE. THE SEWER MAIN WILL BE BUILT FROM THE FACILITY TO DAISY LANE.

B. CONSTRUCT ATHENS STREET FROM STA. 0+00 TO STA. 9+50 AND THE FIRST STREAM CROSSING . WILDFLOWER WAY WILL THEN BE BUILT FROM STA. 0+00 TO STA. 2+00. INSTALL THE FIRE CISTERNS ADJACENT TO COTTAGEHOUSE LANE AND WILDFLOWER WAY. CONSTRUCT 11 DWELLINGS ALONG DAISY LANE AND COMMENCE FINAL GRADING OF THE CLEARED AREAS SPECIFIED IN PHASE 1A.

PHASE II, THE GREEN:

CLEAR AND CONSTRUCT WILDFLOWER WAY FROM STA. 2+00 TO STA. 8+50 AND THE ENTIRETY OF BUTTERCUP LANE. CLEARING SHALL EXTEND TO THE DEVELOPED AREAS TO THE EAST AND WEST OF BUTTERCUP LANE. CONSTRUCT 10 DWELLINGS AND COMMENCE FINAL GRADING OF CLEARED AREAS.

PHASE III, THE MEADOW:

CLEAR AND CONSTRUCT THE ENTIRETY OF LILY PAD LANE INCLUDING ACTIVE BASINS. BEGIN CLEARING AND GRADING OF SWEET PEA PATH UP TO THE GAZEBO LOCATED NORTHWEST OF THE STREAM. CONSTRUCT 18 DWELLINGS ALONG LILY PAD LANE AND SWEET PEA PATH. COMPLETE FINAL GRADING OF CLEARED AREAS.

PHASE IV, THE COUNTRYSIDE:

CLEAR THE LAND FOR THE REMAINDER OF WILDFLOWER WAY INCLUDING THE LOCATIONS OF BASINS IN THIS AREA. CONSTRUCT WILDFLOWER WAY FROM STA. 8+50 TO STA 30+21 AND CONSTRUCT 50 DWELLINGS ALONG ROAD. COMMENCE FINAL GRADING OF THE CLEARED AREA. CLEAR THE COTTAGEHOUSE AREA INCLUDING COTTAGEHOUSE LANE AND ITS ASSOCIATED AMENITY AREAS. CONSTRUCT THE ROAD AND THE COTTAGEHOUSE FOR USE OF THE COMPLETED NEIGHBORHOODS.

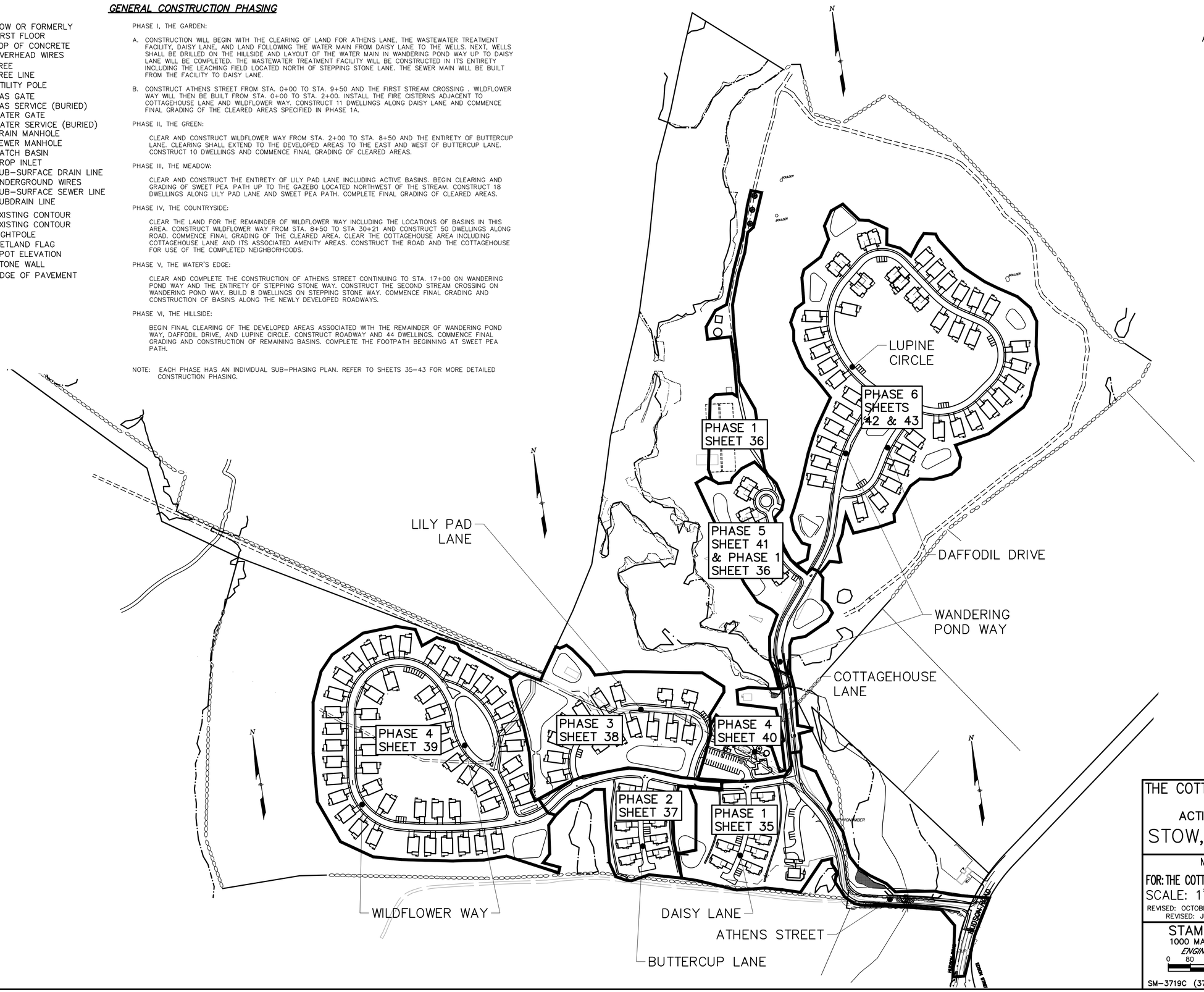
PHASE V, THE WATER'S EDGE:

CLEAR AND COMPLETE THE CONSTRUCTION OF ATHENS STREET CONTINUING TO STA. 17+00 ON WANDERING POND WAY AND THE ENTIRETY OF STEPPING STONE WAY. CONSTRUCT THE SECOND STREAM CROSSING ON WANDERING POND WAY. BUILD 8 DWELLINGS ON STEPPING STONE WAY. COMMENCE FINAL GRADING AND CONSTRUCTION OF BASINS ALONG THE NEWLY DEVELOPED ROADWAYS.

PHASE VI, THE HILLSIDE:

BEGIN FINAL CLEARING OF THE DEVELOPED AREAS ASSOCIATED WITH THE REMAINDER OF WANDERING POND WAY, DAFFODIL DRIVE, AND LUPINE CIRCLE. CONSTRUCT ROADWAY AND 44 DWELLINGS. COMMENCE FINAL GRADING AND CONSTRUCTION OF REMAINING BASINS. COMPLETE THE FOOTPATH BEGINNING AT SWEET PEA PATH.

NOTE: EACH PHASE HAS AN INDIVIDUAL SUB-PHASING PLAN. REFER TO SHEETS 35-43 FOR MORE DETAILED CONSTRUCTION PHASING.



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

MASTER PHASING PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=160' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 80 160 320 480 640 FT

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG•	GAS GATE
G	GAS SERVICE (BURIED)
WG•	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
98	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

PLAN VIEW:

SCALE: 1"=40'

MATCH LINE PHASE 1

PROPOSED RECREATION COURTS

PROPOSED PLAY AREA

POOL BUILDING

PROPOSED FIRE CISTERN

TEMPORARY SEDIMENT BASIN 18

TEMPORARY SEDIMENT BASIN 19

PROPOSED SILTATION BARRIER

WANDERING POND WAY

WILDFLOWER WAY

STUB WATER AND ELECTRIC LINES AT STA. 2+71.00

END ATHENS STREET
BEGIN WANDERING POND WAY
STA 9+12.53

DYL 1
DYL 2
DYL 3
DYL 4
DYL 5
DYL 6
DYL 7
DYL 8
DYL 9
DYL 10
DYL 11

PROPOSED INFILTRATION BASIN IB-7A

TEMPORARY SEDIMENT BASIN 5

TEMPORARY CONNECTION TO SEDIMENT BASIN

PROPOSED SILTATION BARRIER

TEMPORARY SEDIMENT BASIN 4

PROPOSED WASTEWATER TREATMENT FACILITY

PROPOSED INFILTRATION BASIN IB-6B

TEMPORARY SEDIMENT BASIN 3

TEMPORARY SEDIMENT BASIN 2

DAISY LANE

ATHENS STREET

EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC.

MEAN ANNUAL HIGH WATER AS DELINEATED BY B&C ASSOCIATES, INC.

PROPOSED WETLAND REPLICATION AREAS

PROPOSED STREAM CROSSING 1

PROPOSED SILTATION BARRIER TO SERVE AS LIMIT OF WORK LINE

MATCH LINE PHASE 1

PHASE 1: THE GARDEN

PHASE 1A.

1. PLACE SILTATION BARRIER FOR PHASE 1 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE TO ACCESS SITE FROM HUDSON ROAD.
3. CONSTRUCT STREAM CROSSINGS 1 & 2. (SEE SITE DEVELOPMENT AND DETAIL SHEETS). CONTRACTOR SHALL VERIFY CROSSINGS ARE SUITABLE FOR H20 LOADING AFTER INTENSE STORM EVENTS. EROSION SHALL BE ADDRESSED WITH BACKFILLING UNTIL CROSSING IS SUITABLE FOR CONSTRUCTION VEHICLE ACCESS.
4. INSTALL PORT-A-JOHNS, DUMPSTER, AND CONSTRUCTION TRAILER IN LOCATION SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
5. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
6. CLEAR AND GRUB AREA OF PHASE 1, STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
7. BRING THE ROAD TO ROUGH GRADE ON ATHENS STREET FROM STA. 0+00 TO STA. 9+50,WILDFLOWER WAY FROM STA. 0+00 TO STA. 2+71, THE ENTIRETY OF DAISY LANE, WANDERING POND WAY FROM STA. 9+12 TO 16+80, THE ENTIRETY OF STEPPING STONE LANE, AND THE PATH TO THE WELL AND LEACHING AREAS.
8. INSTALL TEMPORARY SEDIMENT BASINS 1-5, 18, 20, 21, & 23 AND EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
9. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF TO THE TEMPORARY SEDIMENT BASINS.
10. DRILL WELLS EAST OF WANDERING POND CIRCLE.
11. INSTALL WATER MAIN FROM WELLS TO DAISY LANE.
12. CONSTRUCT WASTEWATER TREATMENT PLANT AND INSTALL THE LEACH FIELD. INSTALL PRESSURIZED EFFLUENT LINE FROM WASTEWATER FACILITY TO LEACHING FIELD. LAY GRAVITY SEWER MAIN PIPING AND INSTALL MANHOLES FOR DAISY LANE TO WASTEWATER FACILITY, SEWER ON WILDFLOWER WAY UP TO SMH-WFW2, WANDERING POND WAY SMH-WPW1, 2, AND 7-11, AND SEWER NETWORK ON STEPPING STONE LANE. SEWER WILL END AT MANHOLES SMH-WFW2 AND SMH-WPW11 FOR THIS PHASE.

PHASE 1B.

1. INSTALL REMAINING UTILITIES FOR THE DEVELOPMENT OF DAISY LANE.
2. INSTALL DRAINAGE LINES, CATCH BASINS, AND MANHOLES FOR PHASE 1. TEMPORARILY DIRECT DRAINAGE OUTLETS TO THE TEMPORARY SEDIMENT BASINS UNTIL INFILTRATION BASINS IB-6B AND IB-7 HAVE BEEN CONSTRUCTED AND ARE FULLY FUNCTIONAL. SEE PLAN VIEW FOR TEMPORARY CONNECTION LOCATIONS.
3. CONSTRUCT ROAD, CURBING, AND SIDEWALKS ON ATHENS STREET FROM STA. 0+00 TO STA. 9+50, WILDFLOWER WAY FROM STA. 0+00 TO STA. 2+71, AND THE ENTIRETY OF DAISY LANE.
4. INSTALL FIRE CISTERN LOCATED ON WANDERING POND WAY.
4. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS ALONG DAISY LANE.
5. STUB END OF WATER AND ELECTRIC UTILITIES UNTIL FUTURE PHASES. WATER GATES SHALL BE CONSTRUCTED AT INTERSECTIONS.
6. CONSTRUCT INFILTRATION BASINS IB-6B AND IB-7A AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS.
7. COMMENCE FINAL GRADING OF ATHENS LANE, WILDFLOWER WAY, DAISY LANE, AND WASTEWATER TREATMENT AREAS.

NOTE: SEE EROSION AND SEDIMENT CONTROL PLAN FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENT BASINS THROUGHOUT CONSTRUCTION.

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

_____

_____

_____

_____

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_____

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____

DATE

_____

TOWN CLERK

PLAN VIEW:

SCALE: 1"=40'

MATCH LINE PHASE 1

PROPOSED STREAM CROSSING 1

TEMPORARY SEDIMENT BASIN 1

PROPOSED CROSSWALK ON HUDSON ROAD

ATHENS STREET

HUDSON ROAD

EDSON STREET

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PHASING PLAN: THE GARDEN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

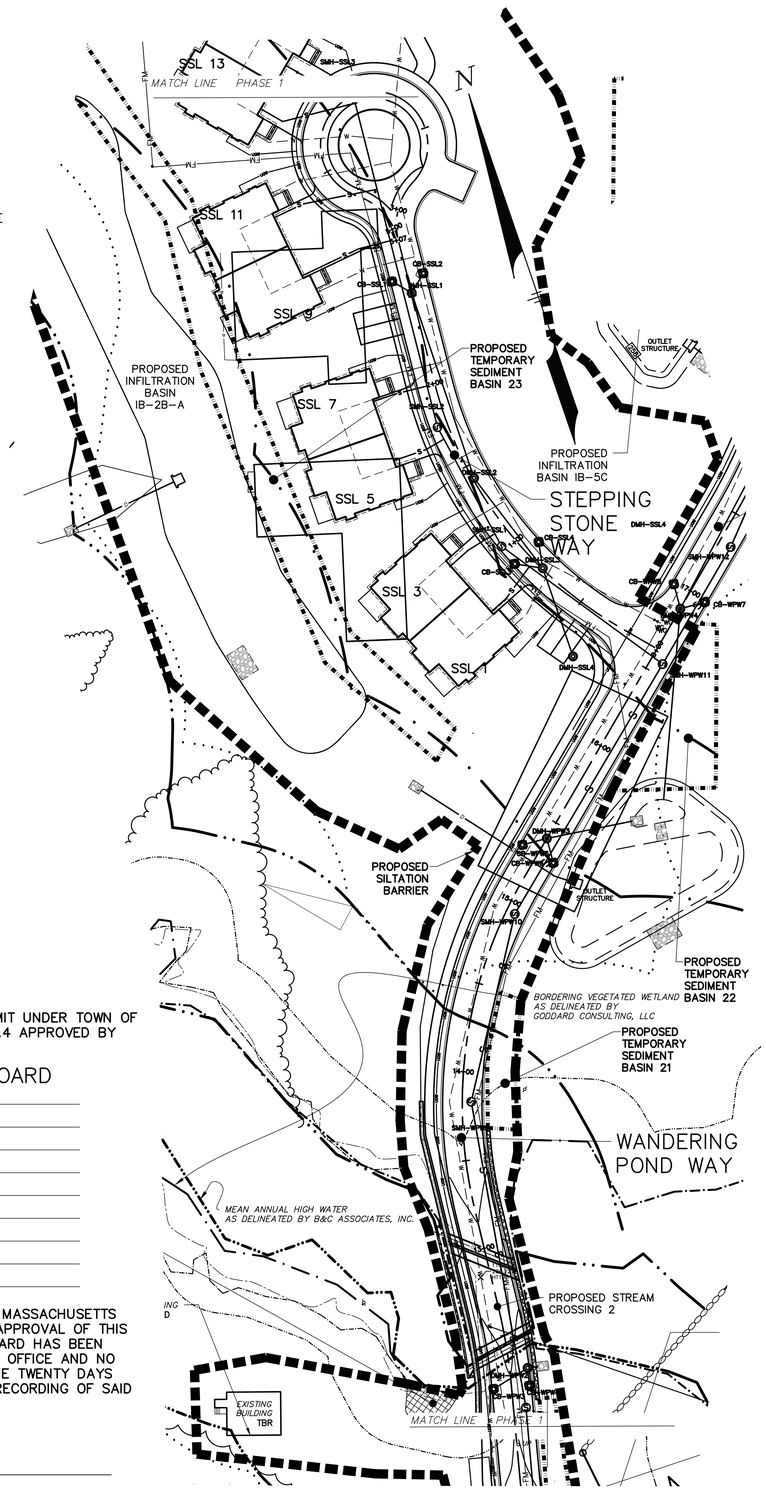
0 20 40 80 120 160 FT

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG•	GAS GATE
G	GAS SERVICE (BURIED)
WG•	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
☼	LIGHTPOLE
△	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

PLAN VIEW:

SCALE: 1"=40'



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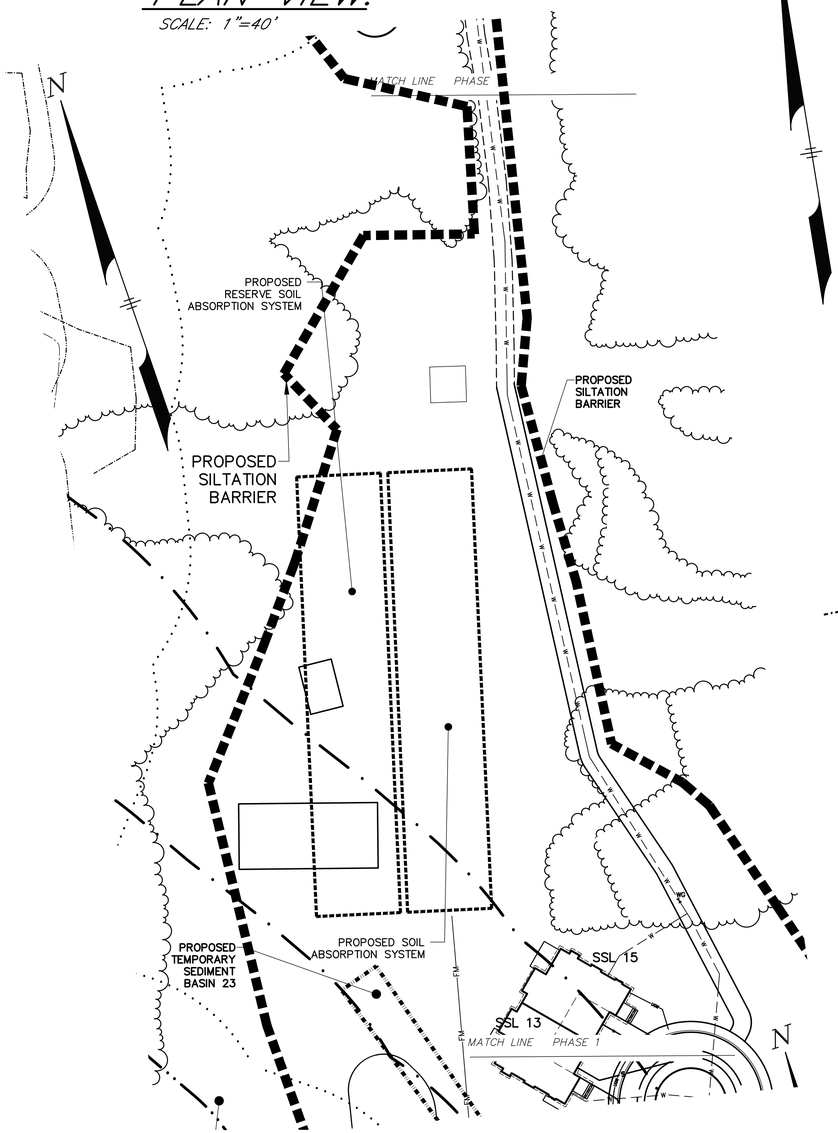

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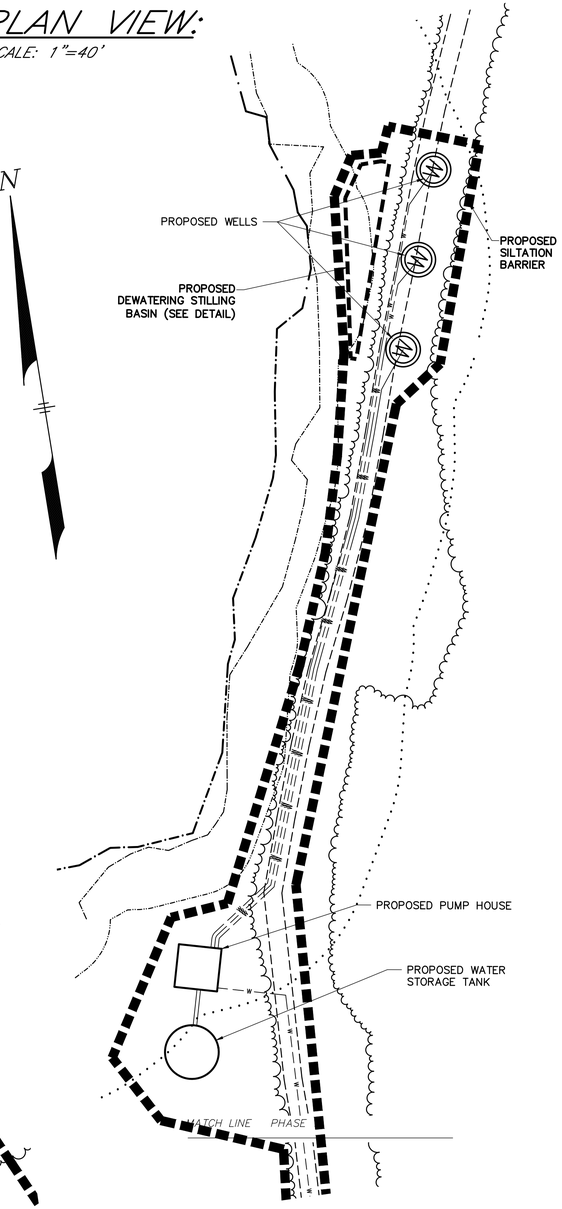

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PHASING PLAN: THE GARDEN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

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STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

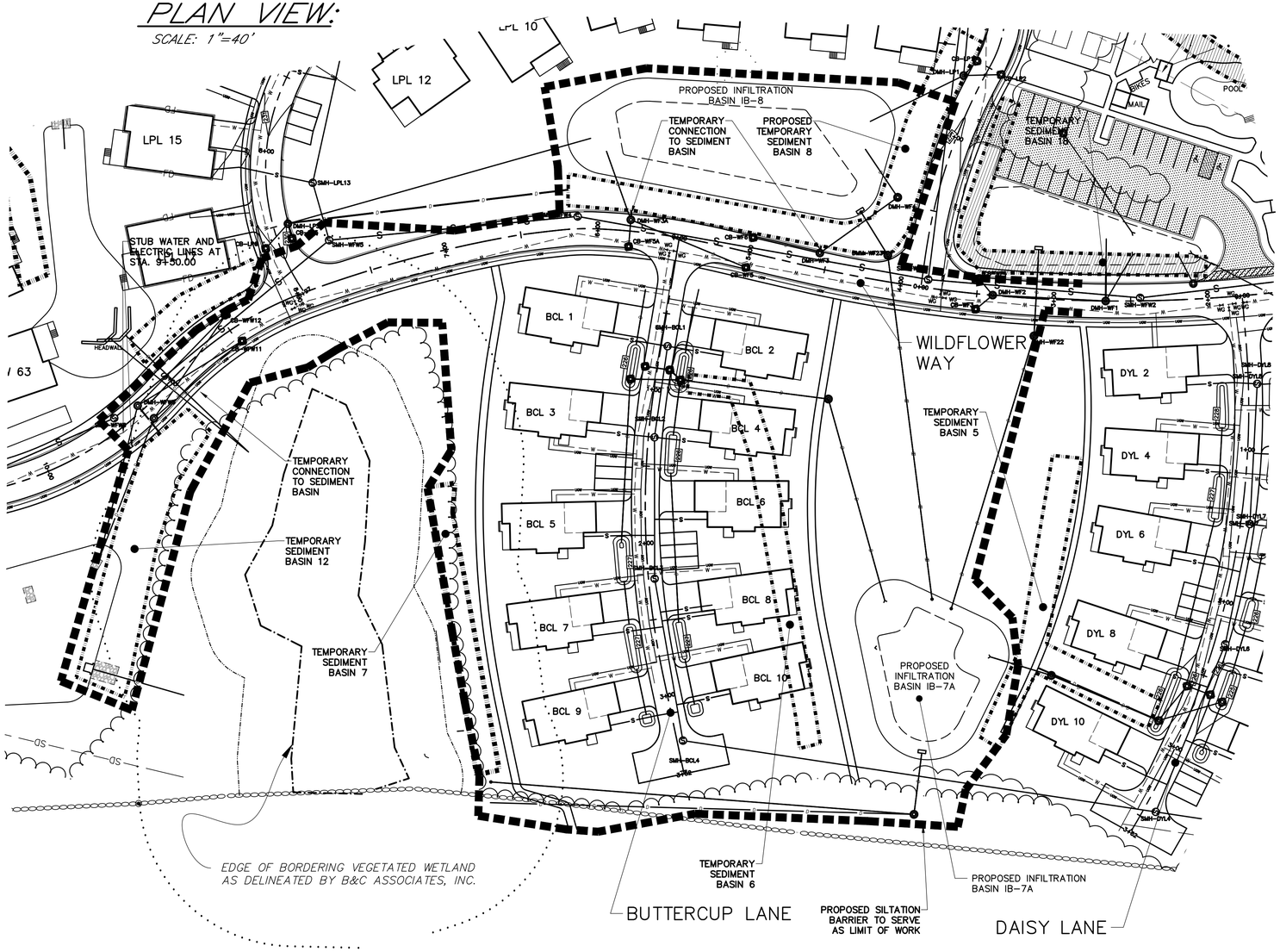
0 20 40 80 120 160 FT

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG+	GAS GATE
G	GAS SERVICE (BURIED)
WG+	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

PLAN VIEW:

SCALE: 1"=40'



PHASE 2: THE GREEN

PHASE 2.

1. PLACE SILTATION BARRIER FOR PHASE 2 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE TO ACCESS SITE FROM WILDFLOWER WAY.
3. INSTALL PORT-A-JOHNS, DUMPSTER, AND CONSTRUCTION TRAILER IN LOCATION SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
4. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
5. CLEAR AND GRUB AREA OF PHASE 2, STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
6. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
7. INSTALL TEMPORARY SEDIMENT BASINS 6, 7, 8, & 12 AND EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
8. INSTALL WATER, SEWER, AND ELECTRIC LINES FOR THE DEVELOPMENT OF BUTTERCUP LANE. SEWER ON WILDFLOWER WAY WILL END AT THE CONSTRUCTION OF SMH-WFW6. STUB END OF WATER AND ELECTRIC UTILITIES UNTIL FUTURE PHASES. WATER GATES SHALL BE CONSTRUCTED AT INTERSECTIONS.
9. INSTALL DRAINAGE LINES, CATCH BASINS, AND MANHOLES FOR PHASE 2.
10. CONSTRUCT OUTLET PIPE FOR INFILTRATION BASIN IB-10C AND STUB END AT HEADWALL UNTIL PHASE 3.
11. TEMPORARILY DIRECT DRAINAGE OUTLETS TO THE TEMPORARY SEDIMENT BASINS UNTIL INFILTRATION BASINS HAVE BEEN CONSTRUCTED AND ARE FULLY FUNCTIONAL. SEE PLAN VIEW FOR TEMPORARY CONNECTION LOCATIONS.
12. CONSTRUCT ROAD, CURBING, AND SIDEWALKS ON WILDFLOWER WAY FROM STA. 2+00 TO STA. 9+50 AND THE ENTIRETY OF BUTTERCUP LANE.
13. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS ALONG BUTTERCUP LANE.
14. COMMENCE FINAL GRADING OF WILDFLOWER WAY AND BUTTERCUP LANE AREAS.

NOTE: SEE EROSION AND SEDIMENT CONTROL PLAN FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENT BASINS THROUGHOUT CONSTRUCTION.

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PHASING PLAN: THE GREEN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

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STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING - PLANNING - SURVEYING

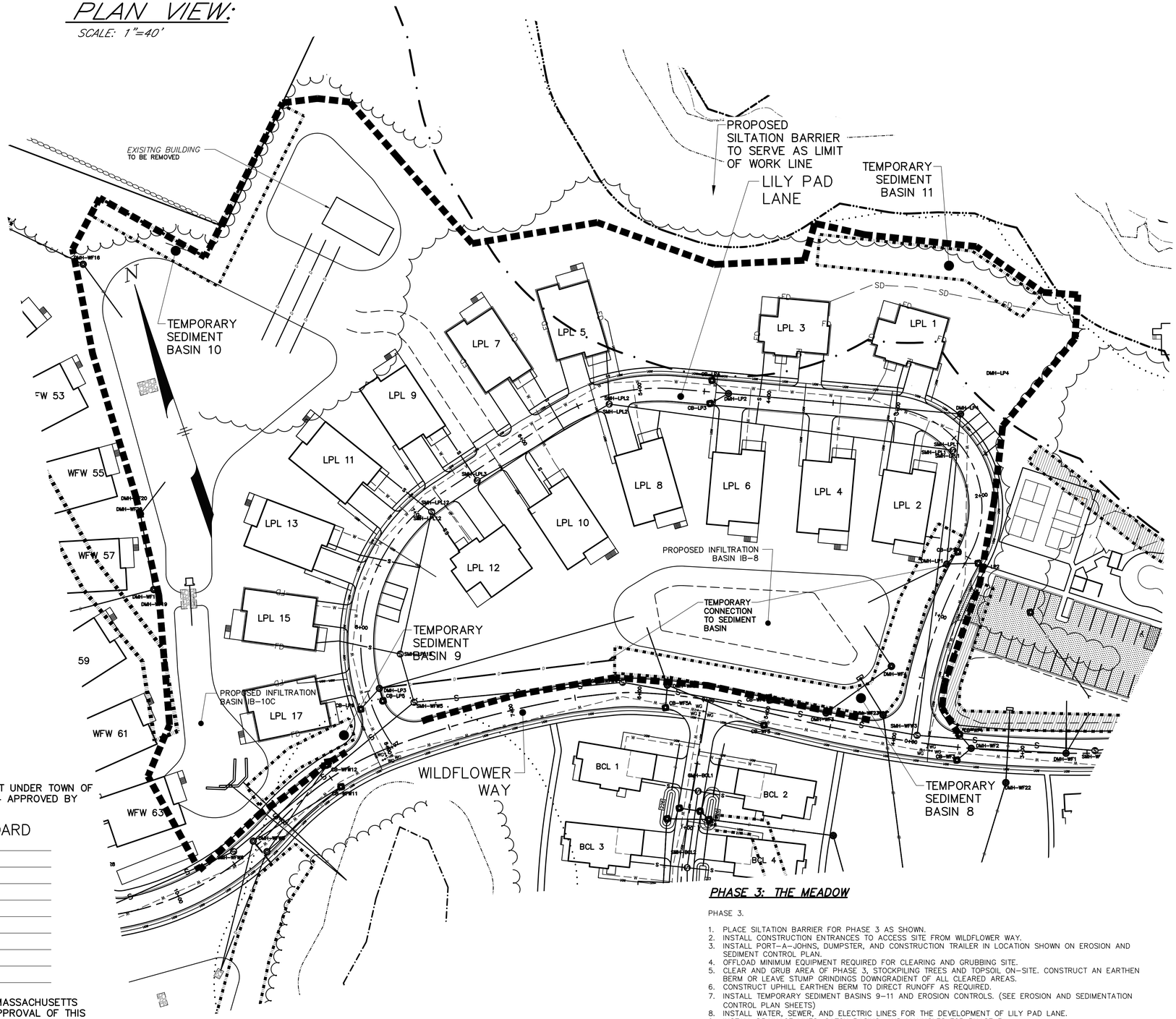
0 20 40 80 120 160 FT

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG•	GAS GATE
G	GAS SERVICE (BURIED)
WG•	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

PLAN VIEW:

SCALE: 1"=40'



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TOWN CLERK

PHASE 3: THE MEADOW

PHASE 3.

1. PLACE SILTATION BARRIER FOR PHASE 3 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCES TO ACCESS SITE FROM WILDFLOWER WAY.
3. INSTALL PORT-A-JOHNS, DUMPSTER, AND CONSTRUCTION TRAILER IN LOCATION SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
4. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
5. CLEAR AND GRUB AREA OF PHASE 3, STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
6. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
7. INSTALL TEMPORARY SEDIMENT BASINS 9-11 AND EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
8. INSTALL WATER, SEWER, AND ELECTRIC LINES FOR THE DEVELOPMENT OF LILY PAD LANE.
9. INSTALL DRAINAGE LINES, CATCH BASINS, AND MANHOLES FOR PHASE 3.
10. CONSTRUCT ROAD, CURBING, AND SIDEWALKS FOR LILY PAD LANE.
11. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS ALONG LILY PAD LANE.
12. STUB END OF WATER AND ELECTRIC UTILITIES UNTIL FUTURE PHASES. WATER GATES SHALL BE CONSTRUCTED AT INTERSECTIONS.
13. CONSTRUCT INFILTRATION BASINS IB-8 AND IB-10C AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS. COMPLETE THE CONSTRUCTION OF BASIN IB-10C HEADWALL AND OUTLET PIPE.
14. COMMENCE FINAL GRADING OF LILY PAD LANE AREAS.

NOTE: SEE EROSION AND SEDIMENT CONTROL PLAN FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENT BASINS THROUGHOUT CONSTRUCTION.

PLAN VIEW:

SCALE: 1"=40'

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PHASING PLAN: THE MEADOW

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

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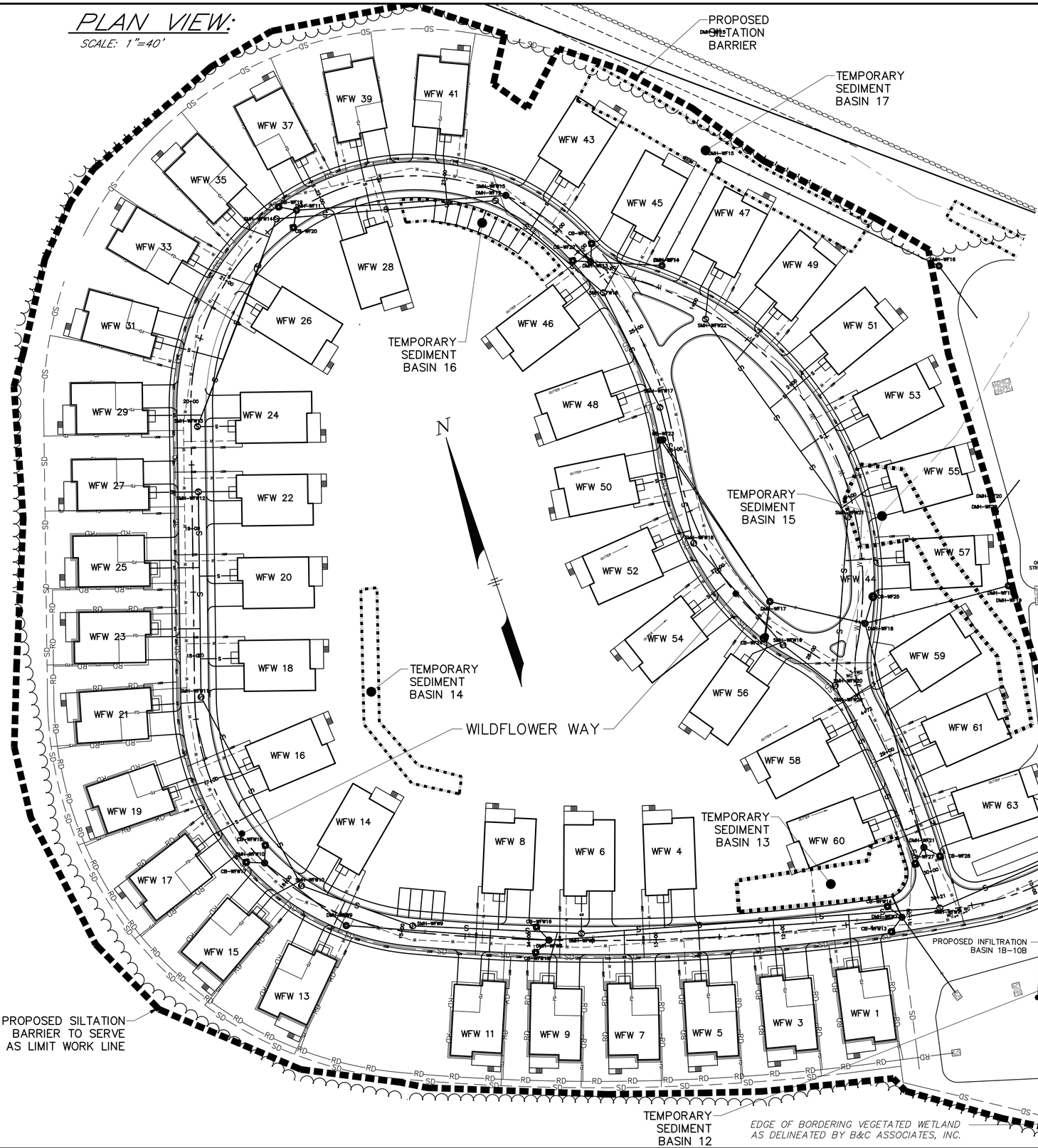
SCALE: 1"=40'



PHASE 4: THE COUNTRYSIDE

PHASE 4.

1. PLACE SILTATION BARRIER FOR PHASE 4 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCES TO ACCESS SITE FROM WILDFLOWER WAY.
3. INSTALL PORT–A–JOHNS, DUMPSTER, AND CONSTRUCTION TRAILER IN LOCATION SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
4. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
5. CLEAR AND GRUB AREA OF PHASE 4, STOCKPILING TREES AND TOPSOIL ON–SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
6. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
7. INSTALL TEMPORARY SEDIMENT BASINS 12–19 AND EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
8. INSTALL WATER, SEWER, AND ELECTRIC LINES FOR THE DEVELOPMENT OF WILDFLOWER WAY & COTTAGEHOUSE LANE.
9. INSTALL 30,000 GAL. FIRE CISTERN LOCATED BY UNIT WFW 63.
10. INSTALL DRAINAGE LINES, CATCH BASINS, AND MANHOLES FOR PHASE 4.
11. CONSTRUCT ROAD, CURBING, AND SIDEWALKS ON THE REMAINDER OF WILDFLOWER WAY FROM STA. 8+50 TO STA. 30 +21 AND THE ENTIRETY PF COTTAGEHOUSE LANE.
12. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS ALONG WILDFLOWER WAY AND THE COTTAGEHOUSE.
13. CONSTRUCT INFILTRATION BASINS 1B–10B AND 1B–7B AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS. CONNECT DRAINAGE LINES TO BASIN 1B–10C.
14. CONSTRUCT AMENITIES FOR COTTAGEHOUSE INCLUDING POOL, PLAY AREA, AND RECREATION COURTS.
15. COMMENCE FINAL GRADING OF WILDFLOWER WAY & COTTAGEHOUSE LANE AREAS.
16. INSTALL POROUS PAVEMENT AND GRASS PARKING AREAS AT COTTAGEHOUSE LANE.

NOTE: SEE EROSION AND SEDIMENT CONTROL PLAN FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENT BASINS THROUGHOUT CONSTRUCTION.

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG•	GAS GATE
G	GAS SERVICE (BURIED)
WG•	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
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	WETLAND FLAG
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	STONE WALL
	EDGE OF PAVEMENT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PHASING PLAN: THE COUNTRYSIDE

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
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1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

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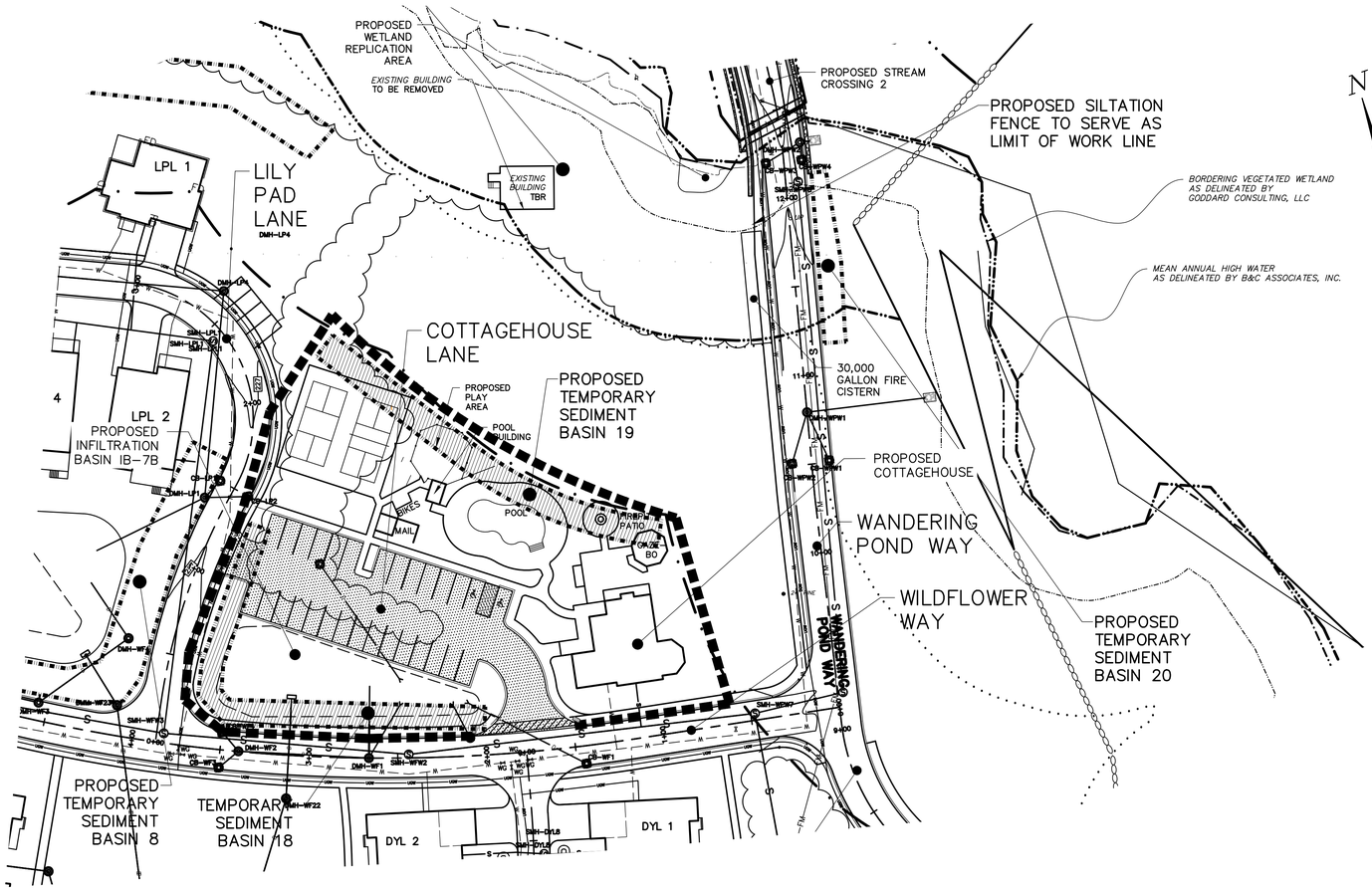

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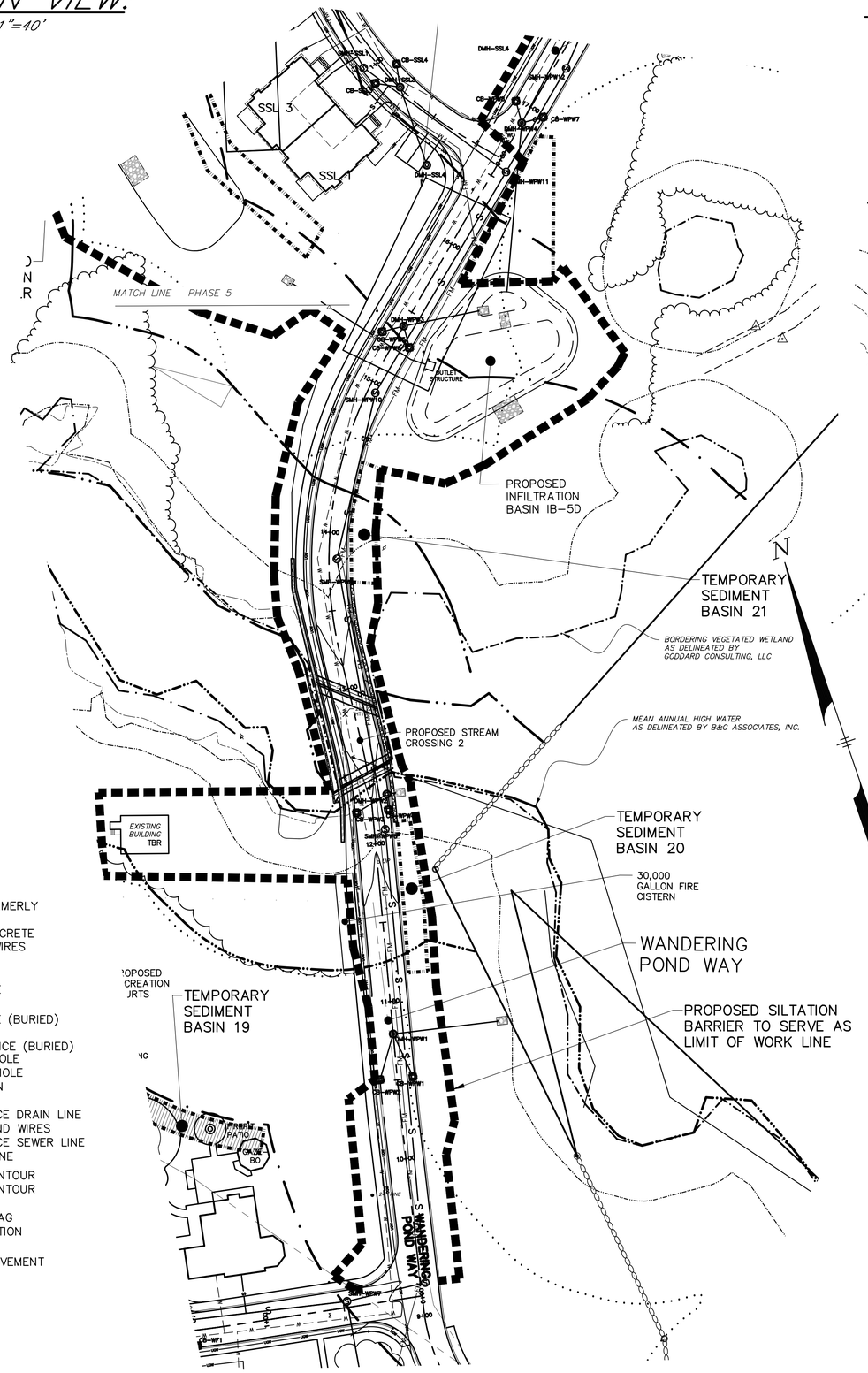
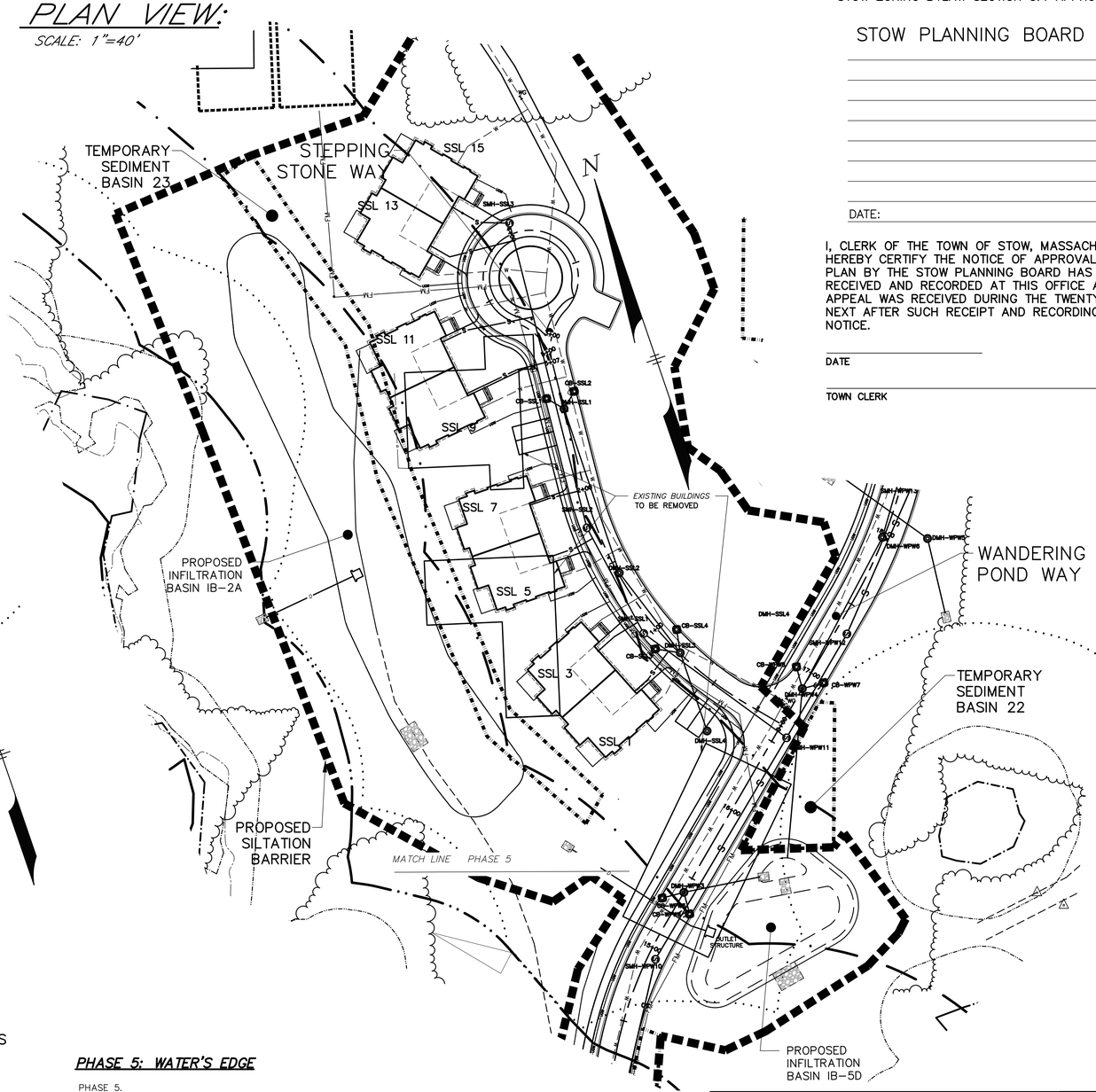


PLAN VIEW:

SCALE: 1"=40'



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG•	GAS GATE
G	GAS SERVICE (BURIED)
WG•	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

PHASE 5: WATER'S EDGE

PHASE 5.

1. PLACE SILTATION BARRIER FOR PHASE 5 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE TO ACCESS SITE FROM ATHENS STREET.
3. INSTALL PORT-A-JOHNS, DUMPSTER, AND CONSTRUCTION TRAILER IN LOCATION SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
4. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
5. CLEAR AND GRUB AREA OF PHASE 5, STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
6. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
7. INSTALL REMAINING EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
8. INSTALL WATER, SEWER, AND ELECTRIC LINES FOR THE DEVELOPMENT OF WANDERING POND WAY & STEPPING STONE LANE.
9. INSTALL DRAINAGE LINES, CATCH BASINS, AND MANHOLES FOR PHASE 5.
10. CONSTRUCT ROAD, CURBING, AND SIDEWALKS ON WANDERING POND WAY FROM STA. 9+50 TO STA. 17+00 AND THE ENTIRETY OF STEPPING STONE WAY.
11. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS ALONG STEPPING STONE WAY.
12. CONSTRUCT INFILTRATION BASINS IB-2A AND IB-5D AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS. COMMENCE FINAL GRADING OF WILDFLOWER WAY & COTTAGEHOUSE LANE AREAS.

NOTE: SEE EROSION AND SEDIMENT CONTROL PLAN FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENT BASINS THROUGHOUT CONSTRUCTION.

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PHASING PLAN: WATER'S EDGE

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

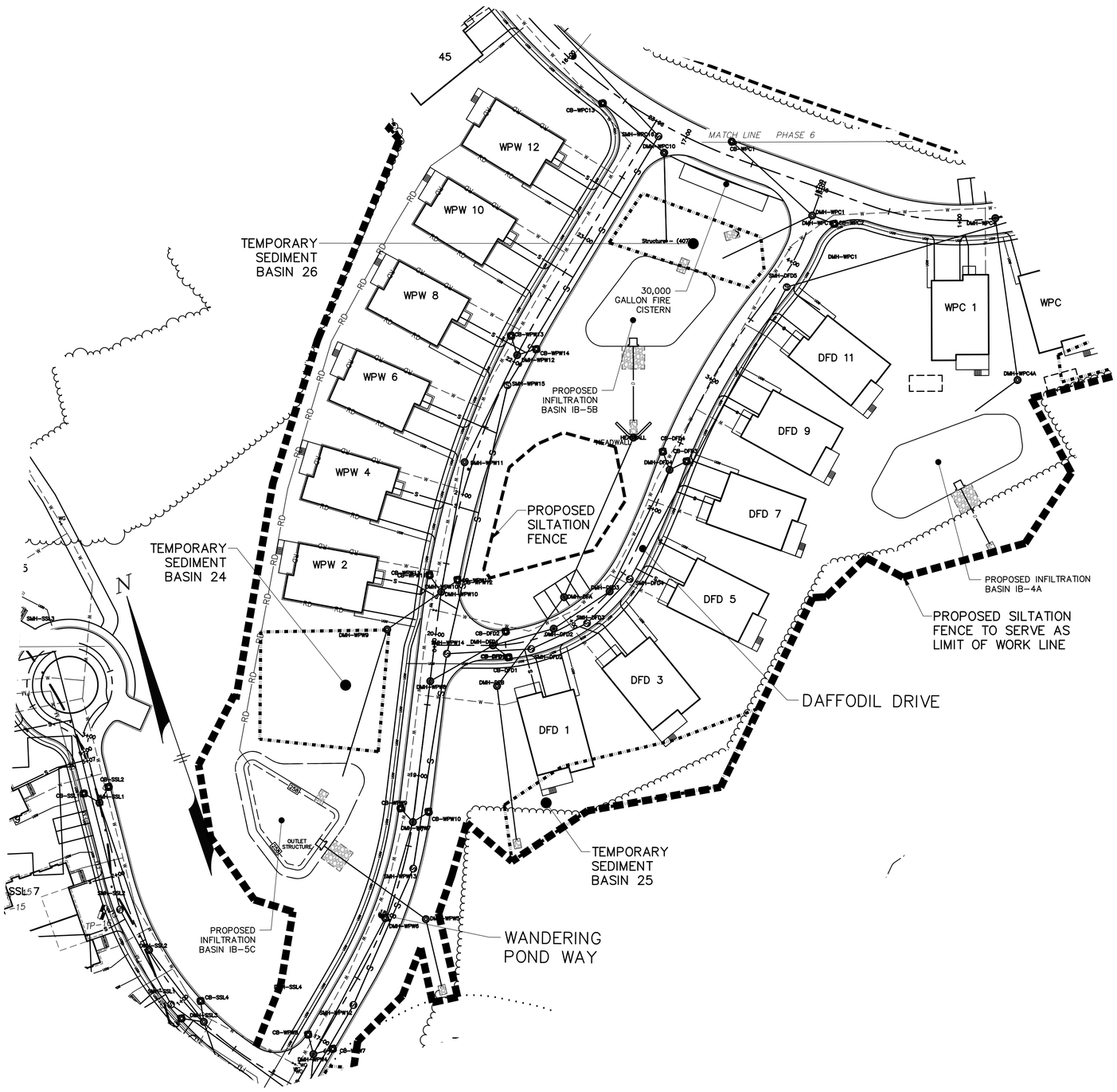
SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 41 OF 75

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG ▪	GAS GATE
G	GAS SERVICE (BURIED)
WG ▪	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
99	EXISTING CONTOUR
95	EXISTING CONTOUR
☼	LIGHTPOLE
◬	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

PLAN VIEW:

SCALE: 1"=40'



PHASE 6: THE HILLSIDE

PHASE 6.

1. PLACE SILTATION BARRIER FOR PHASE 6 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE TO ACCESS SITE FROM WANDERING POND WAY.
3. INSTALL PORT-A-JOHNS, DUMPSTER, AND CONSTRUCTION TRAILER IN LOCATION SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
4. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
5. CLEAR AND GRUB AREA OF PHASE 6 STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
6. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
7. INSTALL TEMPORARY SEDIMENT BASINS 24-32 AND REMAINING EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS) DIRECT ALL ROAD DRAINAGE TO TEMPORARY SEDIMENT BASINS UNTIL DRAINAGE STRUCTURES ARE FULLY FUNCTIONAL.
8. INSTALL WATER, SEWER, AND ELECTRIC LINES FOR THE DEVELOPMENT OF WANDERING POND WAY, DAFFODIL DRIVE, & LUPINE CIRCLE.
9. INSTALL DRAINAGE LINES, CATCH BASINS, MANHOLES, AND ROOF DRYWELLS FOR PHASE 6.
10. CONSTRUCT ROAD, CURBING, AND SIDEWALKS ON WANDERING POND WAY FROM STA. 17+00 TO STA. 17+00 , THE ENTIRETY OF DAFFODIL DRIVE, AND THE ENTIRETY OF LUPINE CIRCLE.
11. INSTALL 30,000 GAL. FIRE CISTERN LOCATED TEMPORARY SEDIMENT BASIN 26.
12. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS REMAINING IN THE PROJECT.
13. CONSTRUCT INFILTRATION BASINS IB-4C, IB-4A, IB-5B, IB-3A, IB-2A1, & IB-2A2 AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS. COMMENCE FINAL GRADING OF WANDERING POND WAY, DAFFODIL DRIVE, AND LUPINE CIRCLE AREAS.

NOTE: SEE EROSION AND SEDIMENT CONTROL PLAN FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENT BASINS THROUGHOUT CONSTRUCTION.

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PHASING 6: THE HILLSIDE

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

PLAN VIEW:

SCALE: 1"=40'

LEGEND:

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OHW	OVERHEAD WIRES
	TREE
	TREE LINE
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G	GAS SERVICE (BURIED)
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DMH	DRAIN MANHOLE
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99	EXISTING CONTOUR
95	EXISTING CONTOUR
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99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

PROPOSED INFILTRATION BASIN IB-2A1

TEMPORARY SEDIMENT BASIN 30

PROPOSED SILTATION BARRIER

TEMPORARY SEDIMENT BASIN 29

TEMPORARY SEDIMENT BASIN 28

PROPOSED INFILTRATION BASIN IB-3A

PROPOSED INFILTRATION BASIN IB-2A2

PROPOSED ROOF DRYWELL (TYP.)

PROPOSED SILTATION BARRIER TO SERVE AS LIMIT OF WORK LINE

TEMPORARY SEDIMENT BASIN 31

WANDERING POND WAY

TEMPORARY SEDIMENT BASIN 32

LUPINE CIRCLE

PROPOSED SILTATION FENCE

PROPOSED TEMPORARY SEDIMENT BASIN 26

DAFFODIL DRIVE

MATCH LINE PHASE 6

30,000 GALLON FIRE CISTERN

TEMPORARY SEDIMENT BASIN 27

WPC 1, WPC 3, WPC 5, WPC 7, WPC 9, WPC 11, WPC 13, WPC 15, WPC 16, WPC 18, WPC 20, WPC 22, WPC 24, WPC 26, WPC 28, WPC 30, WPC 32, WPC 34, WPC 37, WPC 39, WPC 41, WPC 43, WPC 45, WPC 17, WPC 19, WPC 21, WPC 23, WPC 25, WPC 27, WPC 29, WPC 31, WPC 33, WPC 35, WPW 10, WPW 12, DFD 11

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PHASING 6: THE HILLSIDE

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

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STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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TOWN CLERK

N

MATCH LINE PHASE 1

REMOVE BUILDING (PHASE 1)

TEMPORARY SEDIMENT BASIN (PHASE 4)

PROPOSED TEMPORARY SEDIMENT BASIN 20

WANDERING POND WAY

PROPOSED SILTATION BARRIER

PROPOSED STABILIZED CONSTRUCTION ENTRANCE (PHASE 5)

PROPOSED CONSTRUCTION DUMPSTERS

PROPOSED PORT-A-JOHN

PROPOSED CONSTRUCTION TRAILER

WILDFLOWER WAY

SOIL STOCKPILE AREA (TYP)

PROPOSED STABILIZED CONSTRUCTION ENTRANCE (PHASE 2)

PROPOSED STABILIZED CONSTRUCTION ENTRANCE (PHASE 4)

PHASE 1 EROSION CONTROL STORAGE AREA

DYL 1 DYL 2 DYL 3 DYL 4 DYL 5 DYL 6 DYL 7 DYL 8 DYL 9 DYL 10 DYL 11

BCL 2 BCL 10 L 8

TEMPORARY SEDIMENT BASIN 6

PROVIDE SLOPE STABILIZATION FOR ALL SLOPES ≥ 3:1

TEMPORARY SEDIMENT BASIN 5
1.80 AC X (3,600 CF/AC)=6,480 CF
4,895 SF X 2' D=9,790 CF
9,790 CF > 6,480 CF OK

PROPOSED SILTATION BARRIER

TEMPORARY SEDIMENT BASIN 4
1.85 AC X (3,600 CF/AC)=6,660 CF
3,646 SF X 2' D=7,292 CF
7,292 CF > 6,660 CF OK

DAISY LANE

PROPOSED SOIL STOCKPILE AREA (TYP.)

TEMPORARY SEDIMENT BASIN 3
1.01 AC X (3,600 CF/AC)=3,636 CF
1,942 SF X 2' D=3,884 CF
3,884 CF > 3,636 CF OK

ATHENS STREET

MATCH LINE PHASE 1

100' BUFFER ZONE
200' RIVERFRONT AREA
INNER RIPARIAN ZONE
OUTER RIPARIAN ZONE

EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC.

MEAN ANNUAL HIGH WATER AS DELINEATED BY B&C ASSOCIATES, INC.

TEMPORARY SEDIMENT BASIN 2
0.68 AC X (3,600 CF/AC)=2,448 CF
1,266 SF X 2' D=2,532 CF
2,532 CF > 2,448 CF OK

PROPOSED SILTATION BARRIER

PROVIDE SLOPE STABILIZATION FOR ALL SLOPES ≥ 3:1

PROPOSED SILT SACKS IN CATCH BASINS (TYP)

PROPOSED HAYBALE CHECK DAM (TYP)

PROPOSED SILT SACKS IN CATCH BASINS (TYP)

PROPOSED HAYBALE CHECK DAM (TYP)

TEMPORARY SEDIMENT BASIN 1
0.33 AC X (3,600 CF/AC)=1,188 CF
798 SF X 2' D=1,596 CF
1,596 CF > 1,188 CF OK

PROPOSED STABILIZED CONSTRUCTION ENTRANCE (PHASE 1)

PROPOSED CROSSWALK ON HUDSON ROAD

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN

PHASE 1

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

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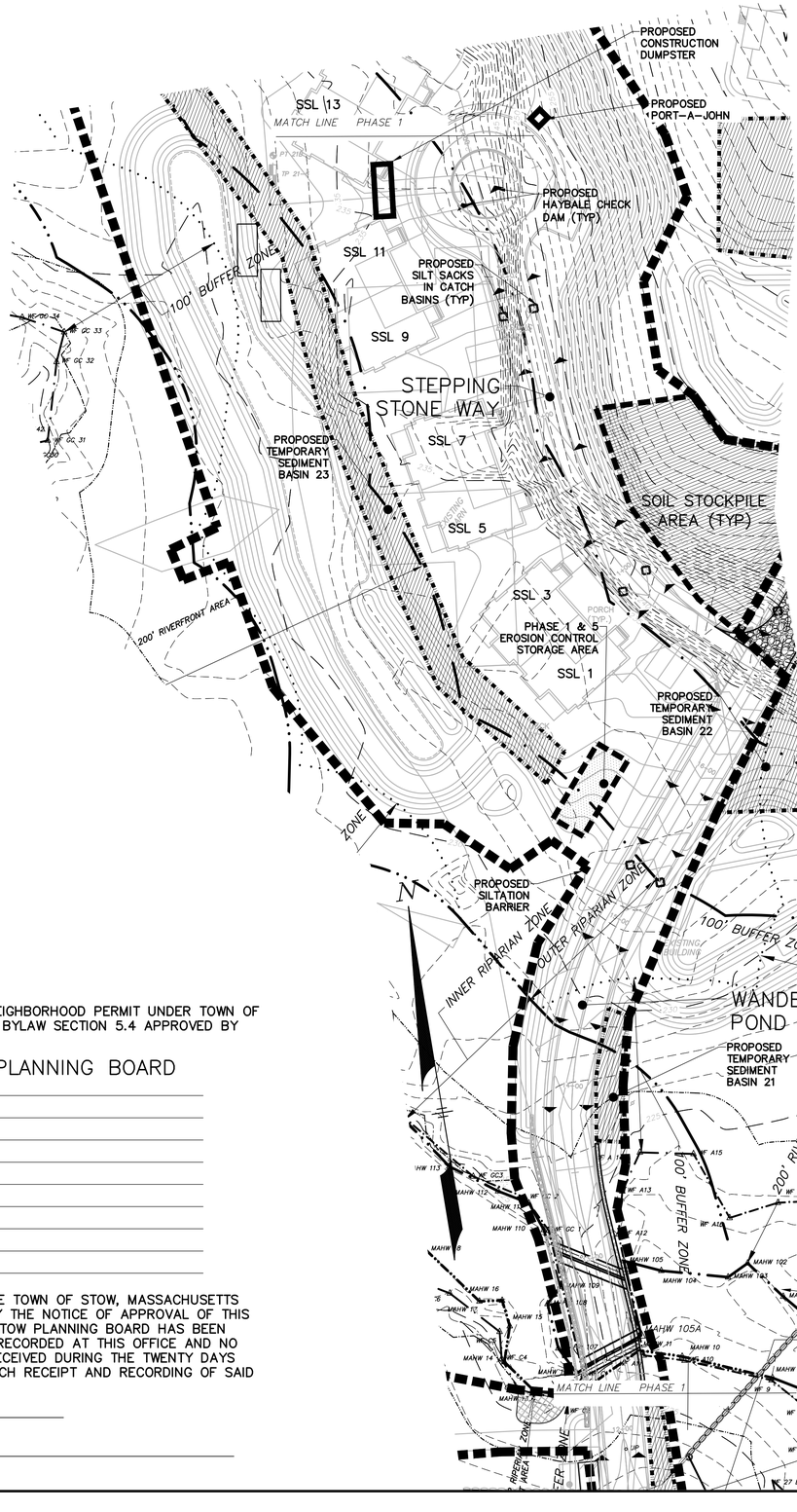

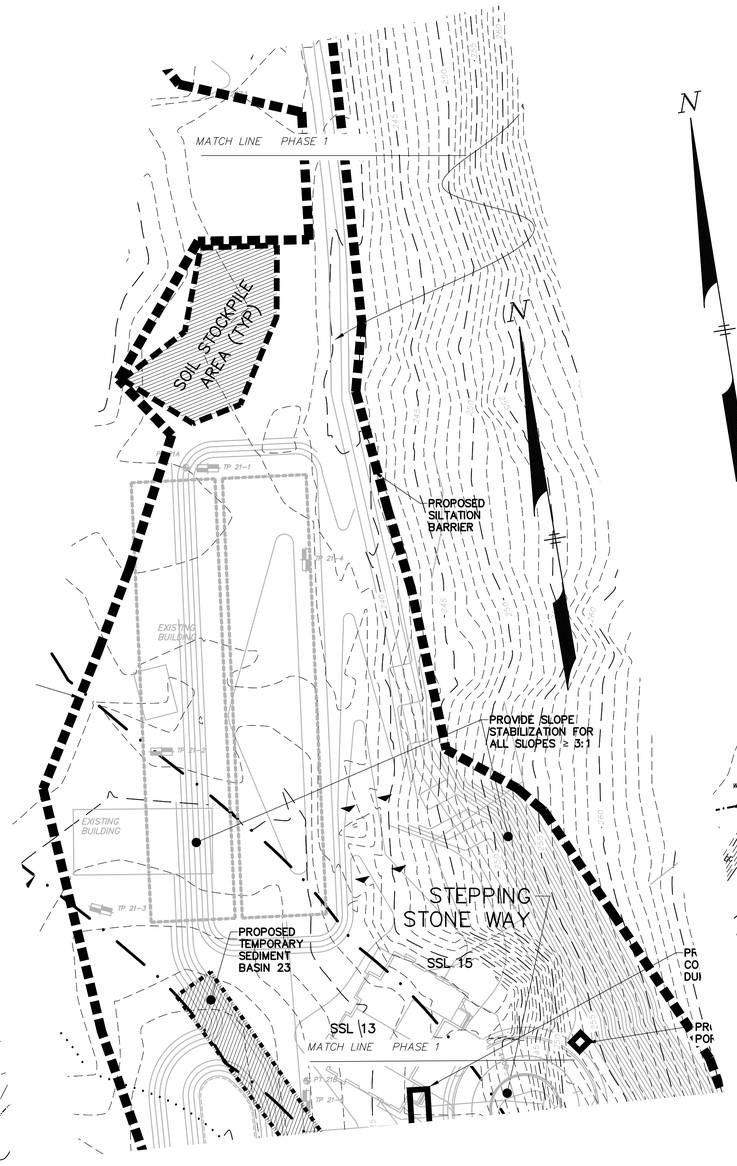

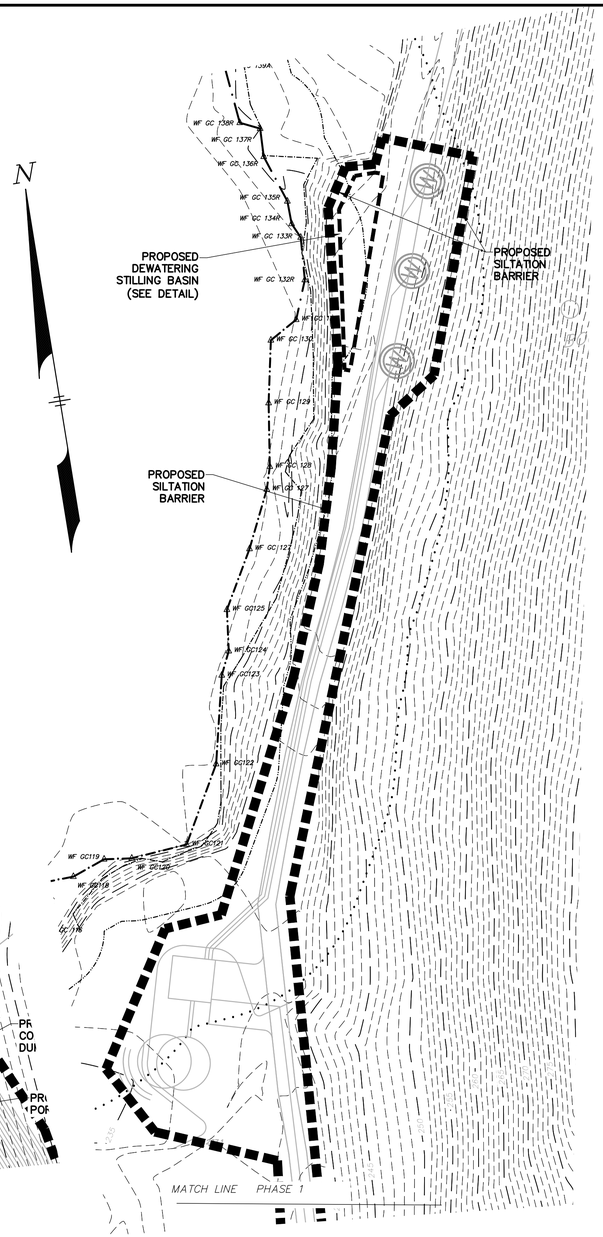

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_____
DATE

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TOWN CLERK

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THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
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EROSION & SEDIMENTATION CONTROL PLAN
PHASE 1
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST
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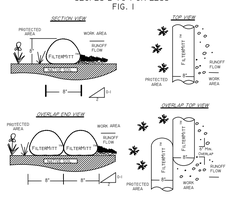
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

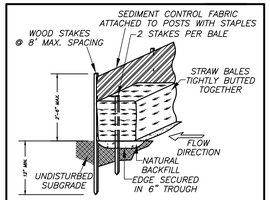
0 20 40 80 120 160 FT

DETAILED SPECIFICATIONS
8" SEDIMENT FILTERMITT™
SLOPES 2 TO 1 OR LESS
FIG. 1

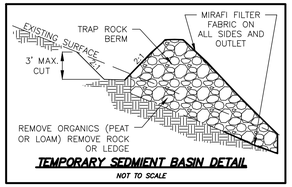


ALTERNATIVE SILTATION BARRIER DETAIL
NOT TO SCALE

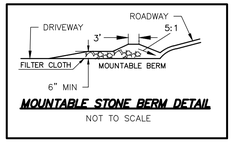
FOR FURTHER INFORMATION ABOUT PHASE II STORMWATER PRODUCTS, INC. CONTACT US AT:
P.O. Box 757 - WRENTHAM, MA 02093 - PH: (508) 384-7160 - FAX: (508) 384-0571



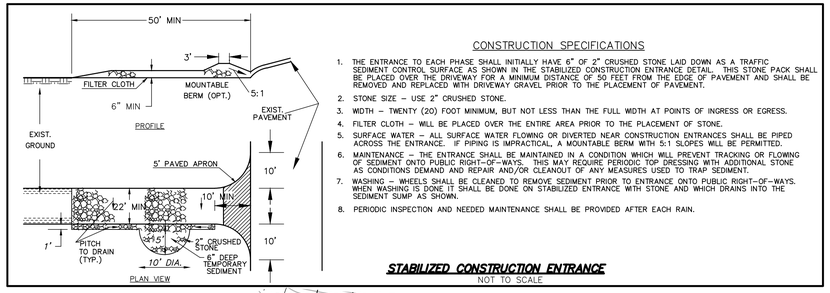
SILTATION BARRIER DETAIL
NOT TO SCALE



TEMPORARY SEDIMENT BASIN DETAIL
NOT TO SCALE



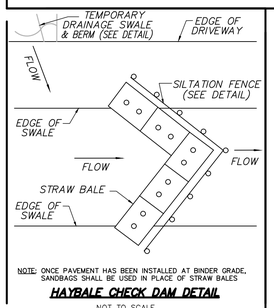
MOUNTABLE STONE BERM DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

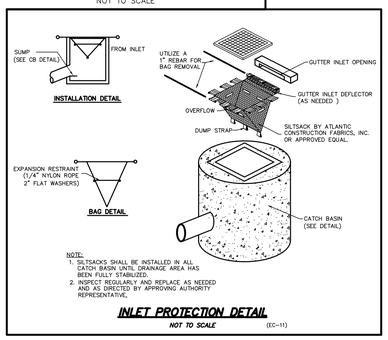
1. THE ENTRANCE TO EACH PHASE SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE DRIVEWAY FOR A MINIMUM DISTANCE OF 50 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH DRIVEWAY GRAVEL PRIOR TO THE PLACEMENT OF PAVEMENT.
2. STONE SIZE – USE 2" CRUSHED STONE.
3. WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS OF INGRESS OR EGRESS.
4. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED NEAR CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
7. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE IT SHALL BE DONE ON STABILIZED ENTRANCE WITH STONE AND WHICH DRAINS INTO THE SEDIMENT SUMP AS SHOWN.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



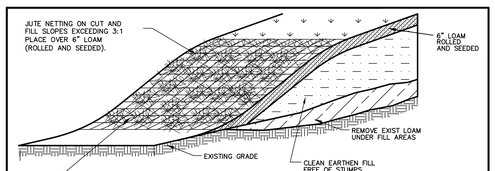
NOTE: ONCE PAVEMENT HAS BEEN INSTALLED AT BINDER GRADE, SANDBAGS SHALL BE USED IN PLACE OF STRAW BALES

HAYBALE CHECK DAM DETAIL
NOT TO SCALE

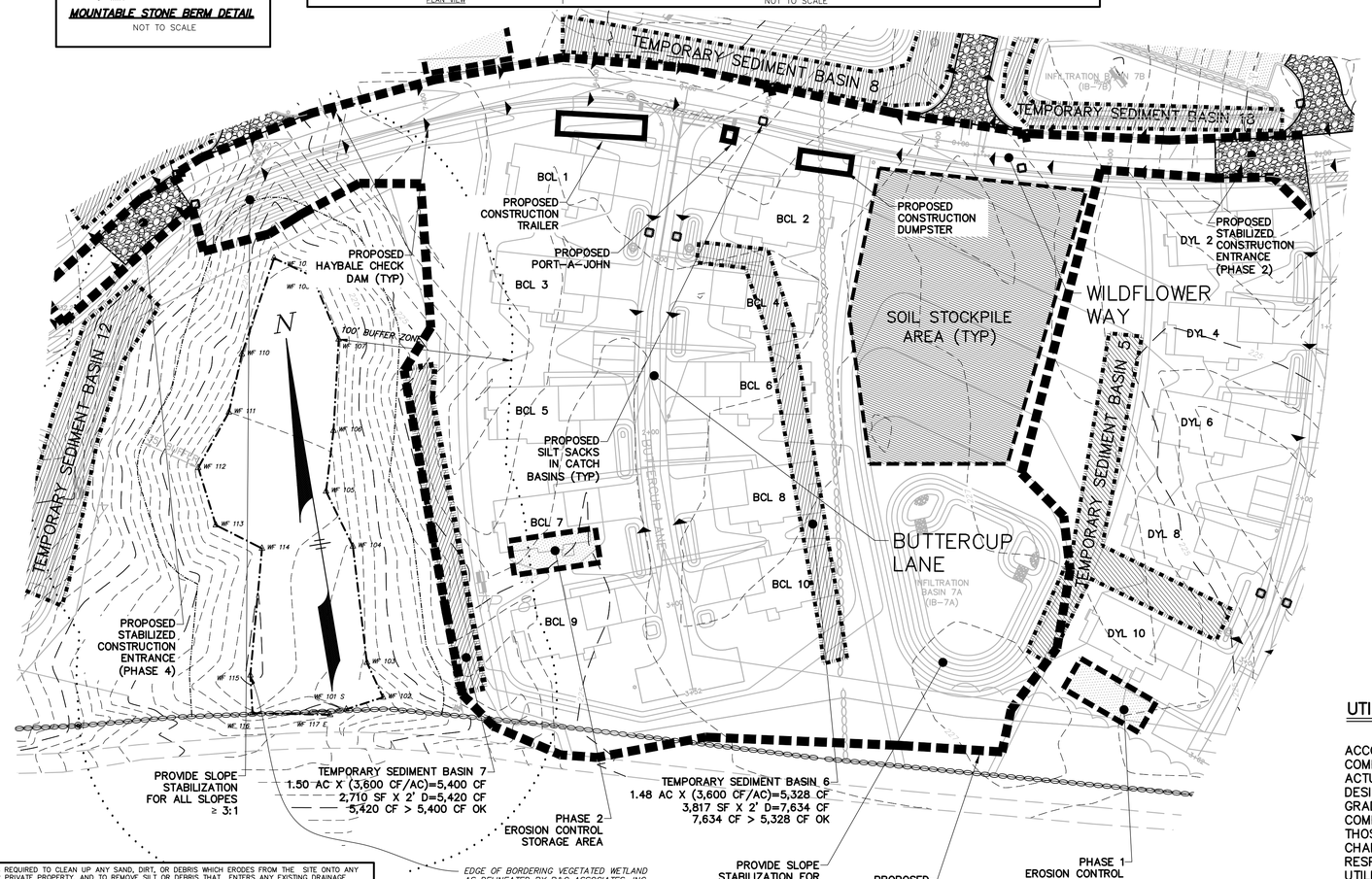


NOTE:
1. SILTSACKS SHALL BE INSTALLED IN ALL CATCH BASIN UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.
2. INSPECT REGULARLY AND REPLACE AS NEEDED AND AS DIRECTED BY APPROVING AUTHORITY REPRESENTATIVE.

INLET PROTECTION DETAIL
NOT TO SCALE (CC-11)



SLOPE STABILIZATION DETAIL
NOT TO SCALE



EROSION AND SEDIMENTATION CONTROL NOTES

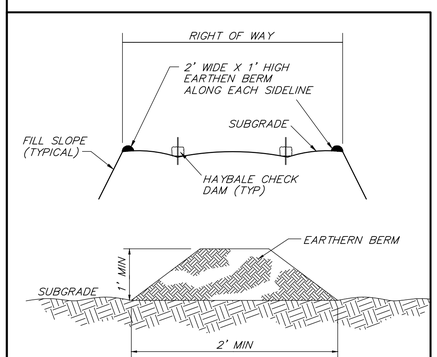
1. THE LIMIT OF WORK LINE SHALL BE CLEARLY MARKED IN THE FIELD BY FIELD SURVEY PRIOR TO CONSTRUCTION WITHIN DESIGNATED AREA. LIMIT OF WORK LINE SHALL NOT EXCEED THE LINE SHOWN.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED FOR EACH PHASE PRIOR TO ANY CONSTRUCTION ON THE SITE. CONTRACTOR IS ENCOURAGED TO USE "FILTERMITT" IN LIEU OF STRAW BALE/SILTATION BARRIER. JUTE NETTING OR HYDRO SEEDING WITH A BONDED FIBER MATRIX SHALL BE USED ON STEEP SLOPES.
3. DURING DEVELOPMENT AND CONSTRUCTION, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
4. LAND SHALL BE DEVELOPED IN INCREMENTS OF WORKABLE SIZE WHICH CAN BE COMPLETED DURING A SINGLE CONSTRUCTION SEASON. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING, DEVELOPMENT, AND CONSTRUCTION, OPERATIONS. CONTROL MEASURES SUCH AS HYDROSEEDING, INTERCEPTOR DITCHES, TERRACES, AND SEDIMENT TRAPS SHALL BE PUT INTO EFFECT PRIOR TO THE COMMENCEMENT OF EACH INCREMENT OF THE DEVELOPMENT/CONSTRUCTION PROCESS.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES, WHEN INTENSE RAINFALL IS PREDICTED, THE CONTRACTOR'S REPRESENTATIVE SHALL INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. AREAS WHERE CONSTRUCTION IS ADJACENT TO THE EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST TWICE PER WEEK. AREAS WITH SITES THAT HAVE BEEN FINALLY STABILIZED MUST BE INSPECTED AT LEAST ONCE A MONTH.
6. STOCK PILES SHALL BE SET BACK A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT. ALL STOCK PILES SHALL BE CONTAINED WITH SILT FENCING OR STRAW BALES TO PREVENT EROSION FROM ENTERING THE STREET DRAINAGE. NPDES PERMITS REQUIRE THE STOCKPILES TO BE STABILIZED WITH SEED OR MULCH IF NOT BEING USED WITHIN 21 DAYS. SOIL STOCK PILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED WITH TARPAULIN SHEETS. STOCKPILES SHALL AVOID ALL SOIL ABSORPTION AREAS.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A ONE FOOT HIGH BY TWO FOOT WIDE EARTHEN BERM ALONG THE EDGES OF THE ROAD TO DIVERT RUNOFF TO SEDIMENT BASINS. STRAW BALES MAY BE UTILIZED TO DIVERT RUNOFF FROM THE ROAD LOW POINTS TO THE SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE DRAINAGE SYSTEM IS INSTALLED (SEE EARTHEN BERM DETAIL.)
8. A MOUNTABLE STONE BERM (SEE DETAIL) SHALL BE INSTALLED FOR ANY STRETCH OF ROAD WHERE CONSTRUCTION VEHICLE PARKING IS ANTICIPATED AND AT PROPOSED DRIVEWAY OPENINGS. INSPECT BERM FREQUENTLY FOR EROSION AND SEDIMENT BUILD-UP AND PERFORM CORRECTIVE ACTIONS AS APPROPRIATE.
9. ALL CATCH BASIN AND MANHOLE RIMS SHALL BE COVERED WITH SILT SACK DURING CONSTRUCTION. CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE. CATCH BASINS SHALL REMAIN AT BINDER GRADE FOR NO MORE THAN 2 WEEKS PRIOR TO FINAL PAVING. SEE INLET PROTECTION DETAIL.
10. ALL CATCH BASIN SUMPS AND DRAINAGE BASINS SHALL BE CLEANED DURING AND FOLLOWING CONSTRUCTION. THEREAFTER REFER TO THE STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN.
11. SEDIMENT BASINS (DEBRIS, BASINS, DE-SILTING BASINS, OR SILT TRAPS) SHALL BE INSTALLED IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGH THE DEVELOPMENT PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING FROM LAND UNDERGOING DEVELOPMENT. SEDIMENT BASINS SHALL BE INSTALLED OUTSIDE OF INFILTRATION PORTION OF INFILTRATION BASINS AND PROPOSED SEPTIC LEACHING AREAS.
12. THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT, OR DEBRIS WHICH ERODES FROM THE SITE ONTO ANY PUBLIC STREET OR PRIVATE PROPERTY, AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES AND DITCHES.
13. VELOCITY CHECK DAMS – STRAW BALES WILL BE USED AROUND THE CATCH BASINS ON THE PROPOSED ROAD TO PROTECT THEM FROM THE ERODING SOILS AND PROVIDE A CHECK DAM* TO SLOW THE RUNOFF DURING THE CONSTRUCTION. THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS* IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW:

GRADE OF THE ROAD	INTERVALS BETWEEN CHECKDAMS
LESS THAN 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS* IN ALL UN-VEGETATED OR UNPAVED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF THE CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

*CHECK DAMS IN UNPAVED DRIVES AND UN-VEGETATED OR UNPAVED GRADED CHANNELS SHALL BE CONSTRUCTED OF STAKED STRAW BALES OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE BOARD. THE CHECK DAMS SHALL BE INSTALLED AT THE END OF EACH WORKING DAY, AND IN THE EVENT OF RAINFALL BEING PREDICTED. THE STRAW BALES SHOULD BE SECURELY STAKED TO PREVENT OVERTURNING, FLOATATION, OR DISPLACEMENT. THEY SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. ALSO, A VELOCITY CHECK DAM SHALL BE PROVIDED ALONG THE ENTRANCE OF THE LOT TO PROTECT THE PUBLIC STREETS AND ADJACENT PROPERTIES FROM THE HAZARDS OF EROSION. ALL CHECK DAMS SHALL BE CLEANED OF DEBRIS AND SILT PERIODICALLY.
14. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" LOAM AND SEEDED DURING THE GROWING SEASON (MARCH THROUGH MAY AND AUGUST TO OCTOBER 15) OR COVERED WITH A HAY MULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1 AND JUNE AND JULY). STUMP GRINDINGS MAY ALSO BE USED AS AN ALTERNATIVE TO HAY MULCH AND SHALL ALSO BE USED AS FILLER BETWEEN LOT DEVELOPMENT AND THE ROADWAY. PERMANENT SEEDING MAY BE DONE IN PEAK SUMMER MONTHS WITH PROPER MULCHING AND WATERING.
15. DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
16. ADDITIONAL EROSION CONTROL MEASURES SHALL BE STOCK-PILED ON-SITE, INCLUDING BUT NOT LIMITED TO CRUSHED STONE, STRAW BALES, SILT FENCE AND EROSION CONTROL MATS.
17. THE SEDIMENT SHALL BE REMOVED BEHIND ALL STRAW BALES AND SILT FENCES IF DEPTH EXCEEDS 6". SEDIMENT SHALL BE REMOVED TO OUTSIDE THE BUFFER ZONE OF THE WETLANDS WHERE APPLICABLE.
18. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.
19. REMOVAL OF EXISTING VEGETATION SHALL BE WITHIN THE LIMIT OF WORK AREA.
20. ALL EXCESS SOIL SHALL REMAIN ON-SITE IN AREAS TO BE DESIGNATED BY THE OWNER.
21. DISTURBED SOIL RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMENANTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
22. ALL DRAINAGE RIMS SHALL BE FUNCTIONAL AT BINDER GRADE.
23. SAND BAGS SHALL BE USED IN PLACE OF VELOCITY CHECK DAMS WHEN ROADS ARE AT BINDER GRADE.
24. FOLLOWING FINAL GRADING OF INDIVIDUAL UNITS, ALL DISTURBED AREAS SHALL BE IMMEDIATELY COVERED WITH LOAM AND SEED. SEEDED AREAS SHALL BE CLOSELY MONITORED UNTIL ADEQUATE GRASS OR VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR SHALL EVALUATE THE AREA FOR SIGNS OF EROSION AND TAKE THE APPROPRIATE CORRECTIVE ACTION.



EARTHEN BERM DETAIL
NOT TO SCALE

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

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THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN
PHASE 2
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST
SCALE: 1"=40' JUNE 30, 2022
REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.6.EROSION.DWG) SHEET 46 OF 75

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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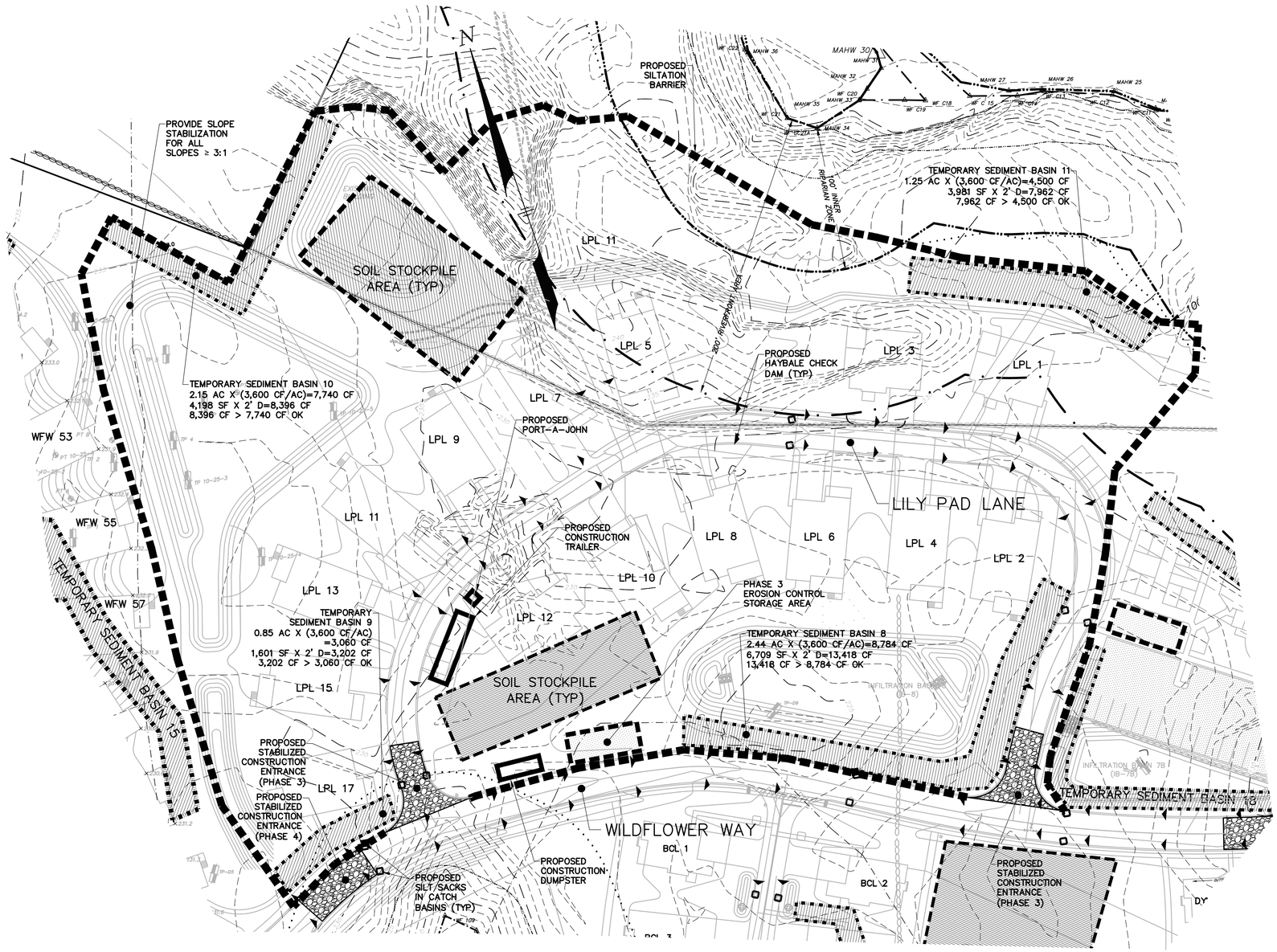
TOWN CLERK



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THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN

PHASE 3

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

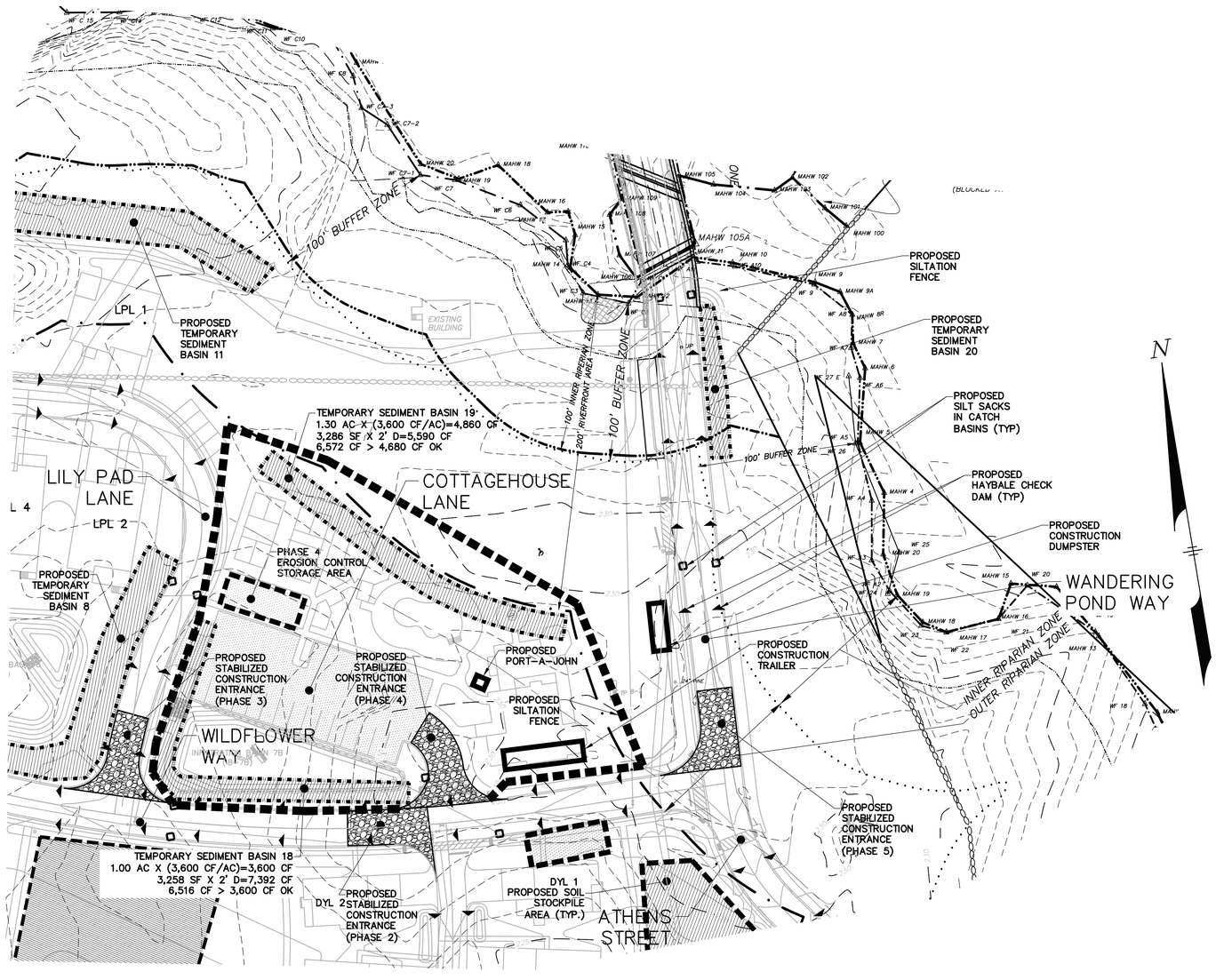
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN

PHASE 4

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

TEMPORARY SEDIMENT BASIN 16
0.96 AC X (3,600 CF/AC)=3,456 CF
2,238 SF X 2' D=4,476 CF
4,476 CF > 3,456 CF OK

PROPOSED SILTATION BARRIER

TEMPORARY SEDIMENT BASIN 17
3.63 AC X (3,600 CF/AC)=13,068 CF
6,768 SF X 2' D=13,536 CF
13,536 CF > 13,068 CF OK

TEMPORARY SEDIMENT BASIN 15
3.60 AC X (3,600 CF/AC)
=12,960 CF
6,567 SF X 2' D=13,134 CF
13,134 CF > 12,960 CF OK

PROVIDE SLOPE STABILIZATION FOR ALL SLOPES ≥ 3:1

WFW 39 WFW 41 WFW 37 WFW 43 WFW 35 WFW 45 WFW 47 WFW 33 WFW 28 WFW 49 WFW 31 WFW 46 WFW 51

SOIL STOCKPILE AREA (TYP)

PROPOSED TEMPORARY SEDIMENT BASIN 10

WFW 53 WFW 48 WFW 29 WFW 24 WFW 55 WFW 27 WFW 22 WFW 50 WFW 57 WFW 52 WFW 44 WFW 25 WFW 20 WFW 54 WFW 59 WFW 23 WFW 18 WFW 56 WFW 61 WFW 21 WFW 16 WFW 58 WFW 63 WFW 12 WFW 14 WFW 8 WFW 6 WFW 4 WFW 60 WFW 17 WFW 15 WFW 13 WFW 11 WFW 9 WFW 7 WFW 5 WFW 3 WFW 1

PROPOSED SILTATION BARRIER

WILDFLOWER WAY

PROVIDE SLOPE STABILIZATION FOR ALL SLOPES ≥ 3:1

TEMPORARY SEDIMENT BASIN 14
1.24 AC X (3,600 CF/AC)
=4,464 CF
2,456 SF X 2' D=4,912 CF
4,912 CF > 4,464 CF OK

SOIL STOCKPILE AREA (TYP)

SOIL STOCKPILE AREA (TYP)

PHASE 4 EROSION CONTROL STORAGE AREA

PROPOSED HAYBALE CHECK DAM (TYP)

PROPOSED SILT SACKS IN CATCH BASINS (TYP)

PROPOSED CONSTRUCTION TRAILER

PROPOSED CONSTRUCTION DUMPSTER

PROPOSED PORT-A-JOHN

PROPOSED STABILIZED CONSTRUCTION ENTRANCE (PHASE 4)

LPL 13 LPL 15 LPL 17

TEMPORARY SEDIMENT BASIN 13
1.25 AC X (3,600 CF/AC)=4,500 CF
3,998 SF X 2' D=7,996 CF
7,996 CF > 4,500 CF OK

PROPOSED SILTATION BARRIER

TEMPORARY SEDIMENT BASIN 12
2.84 AC X (3,600 CF/AC)=10,244 CF
5,542 SF X 2' D=11,084 CF
11,084 CF > 10,244 CF OK

N

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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN
PHASE 4
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST
SCALE: 1"=40' JUNE 30, 2022
REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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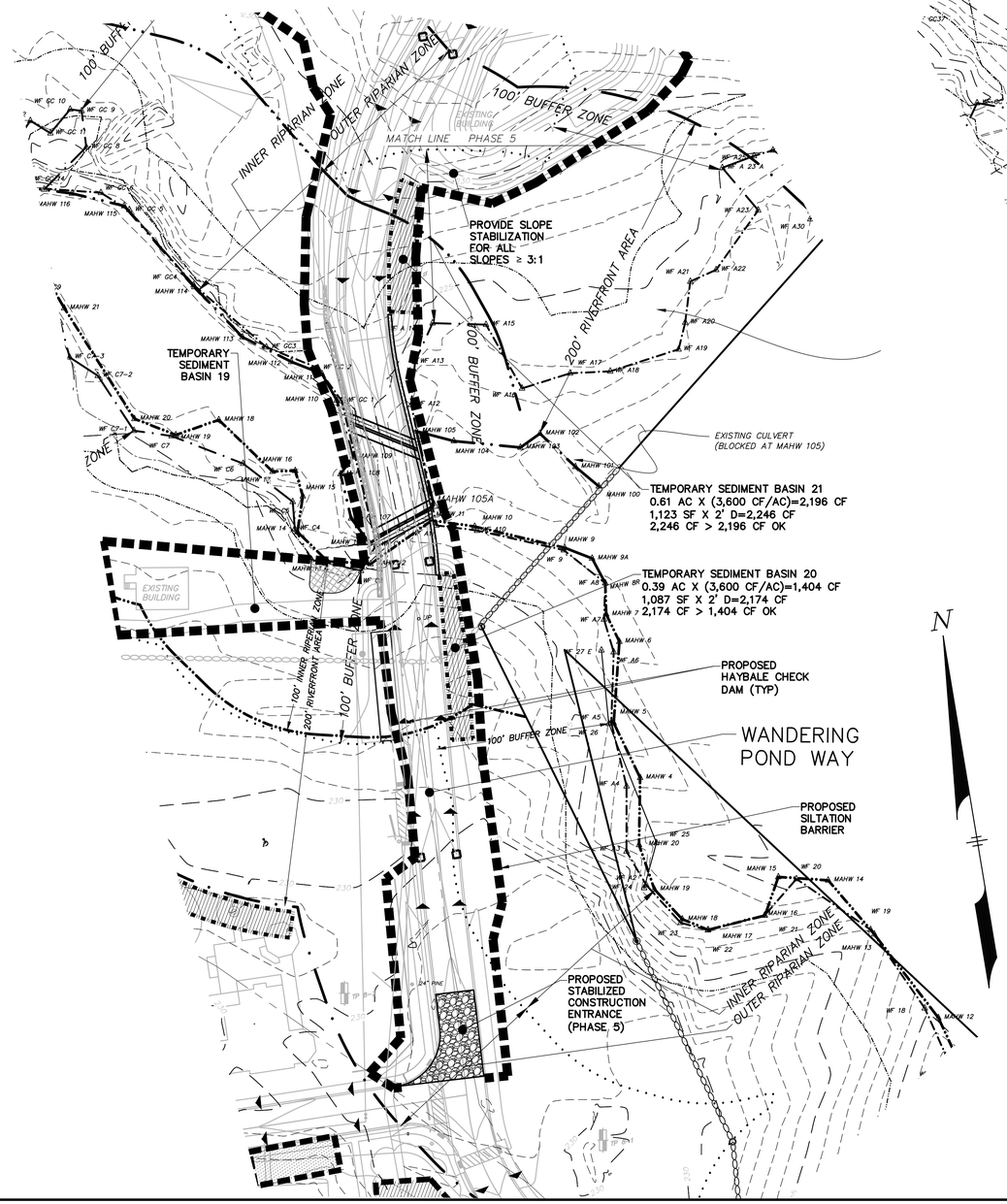
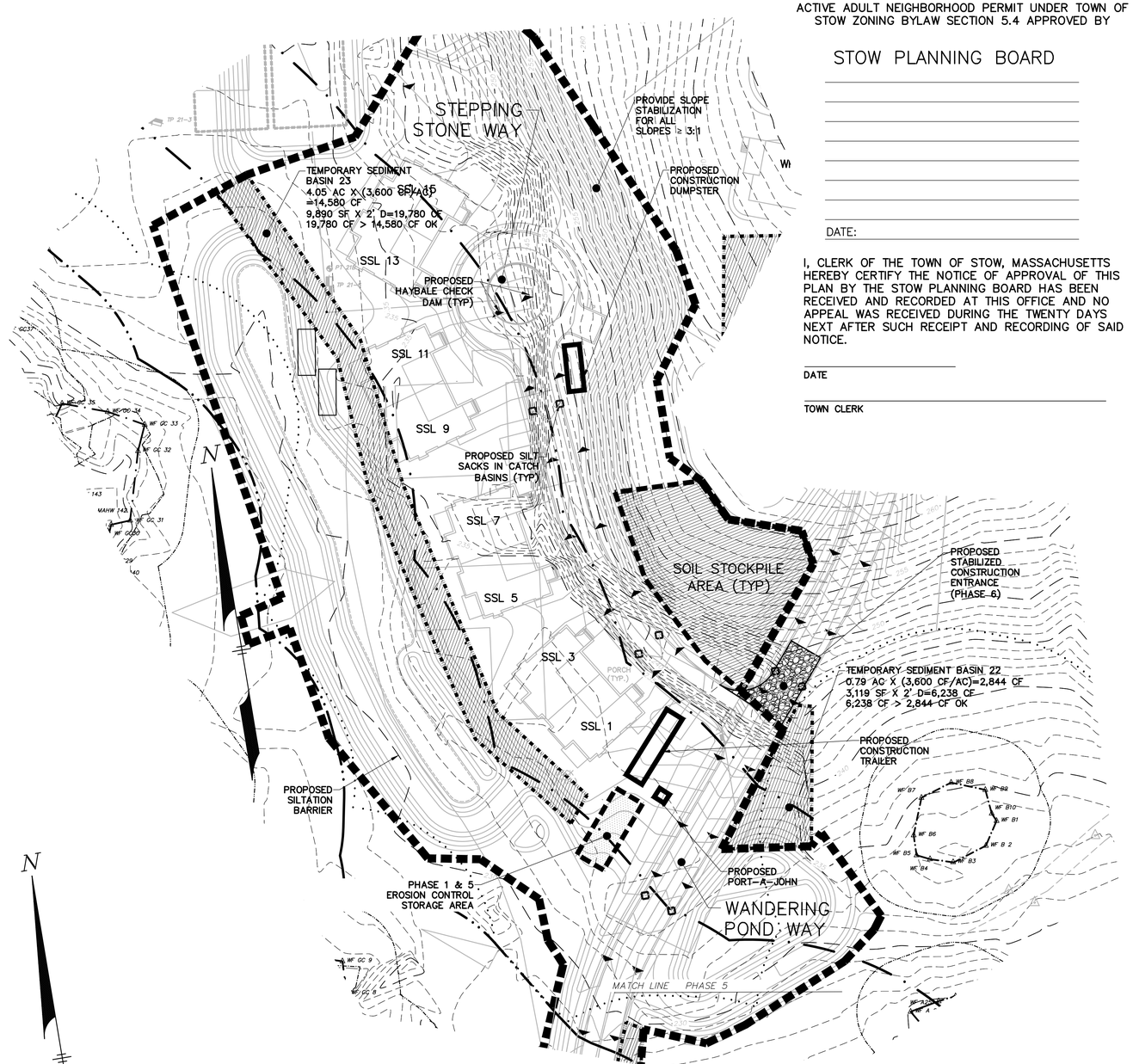




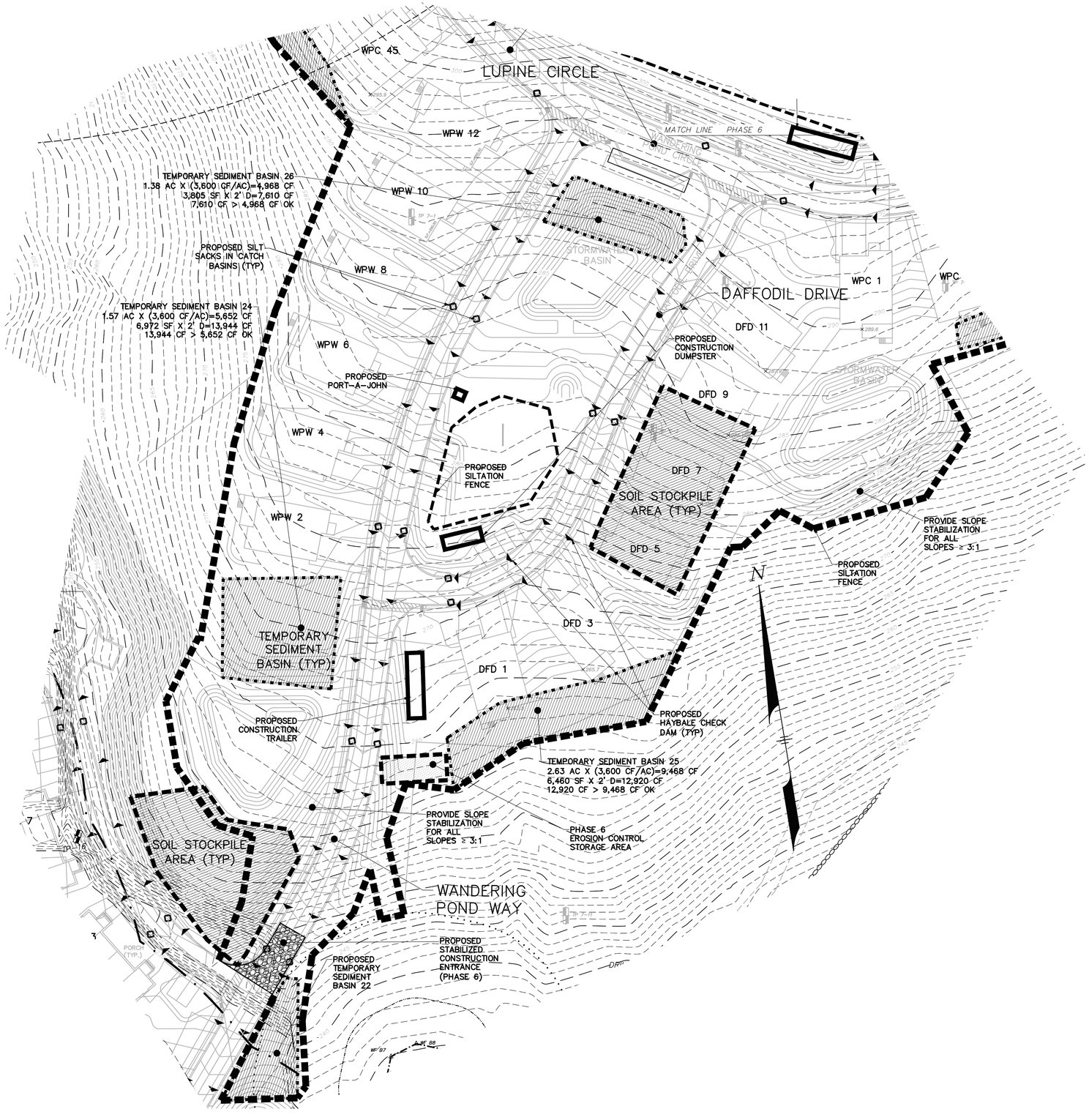
THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN
PHASE 5
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST
SCALE: 1"=40' JUNE 30, 2022
REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.6.EROSION.DWG) SHEET 50 OF 75



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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN
PHASE 6
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

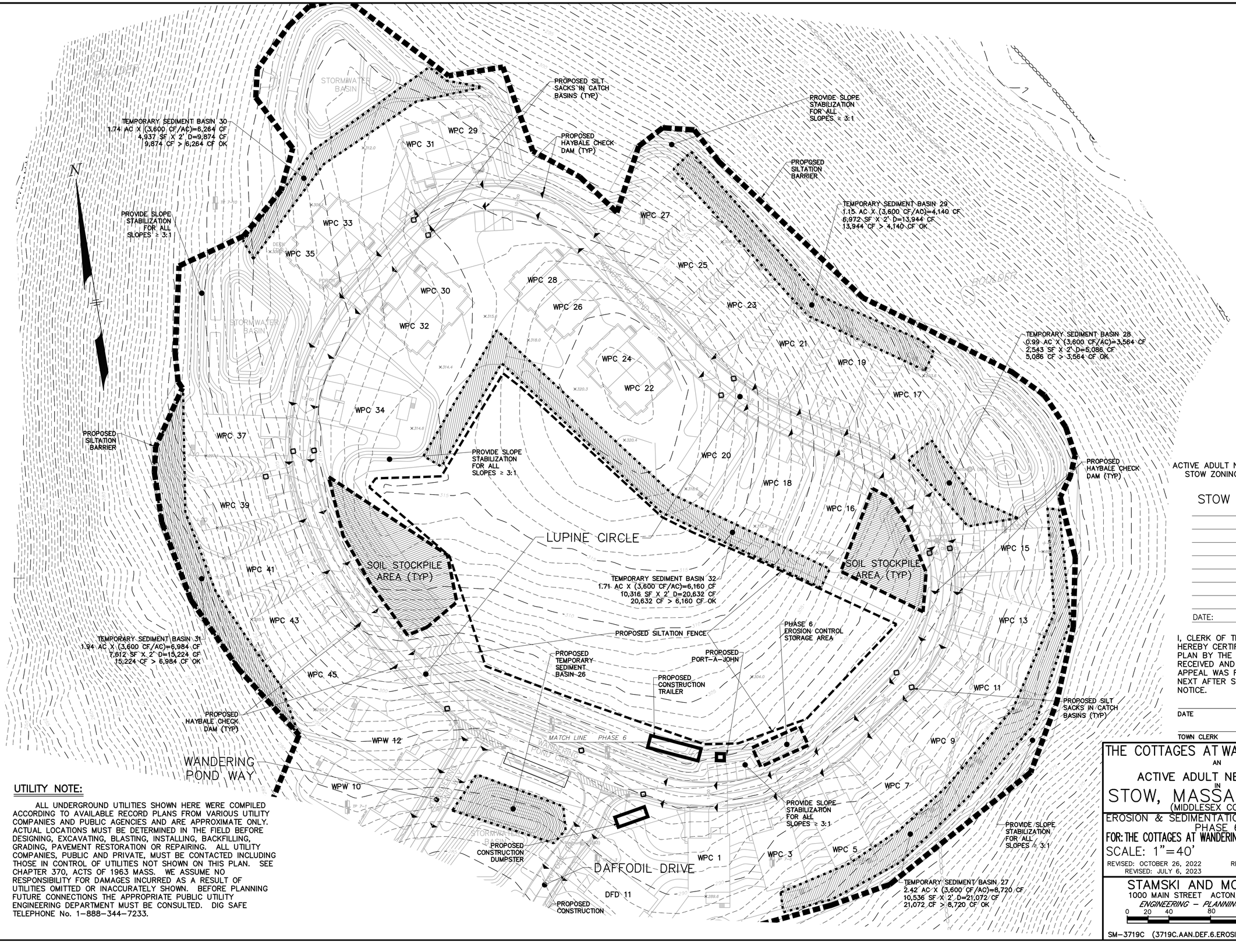
SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.6.EROSION.DWG) SHEET 51 OF 75



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN

PHASE 6

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

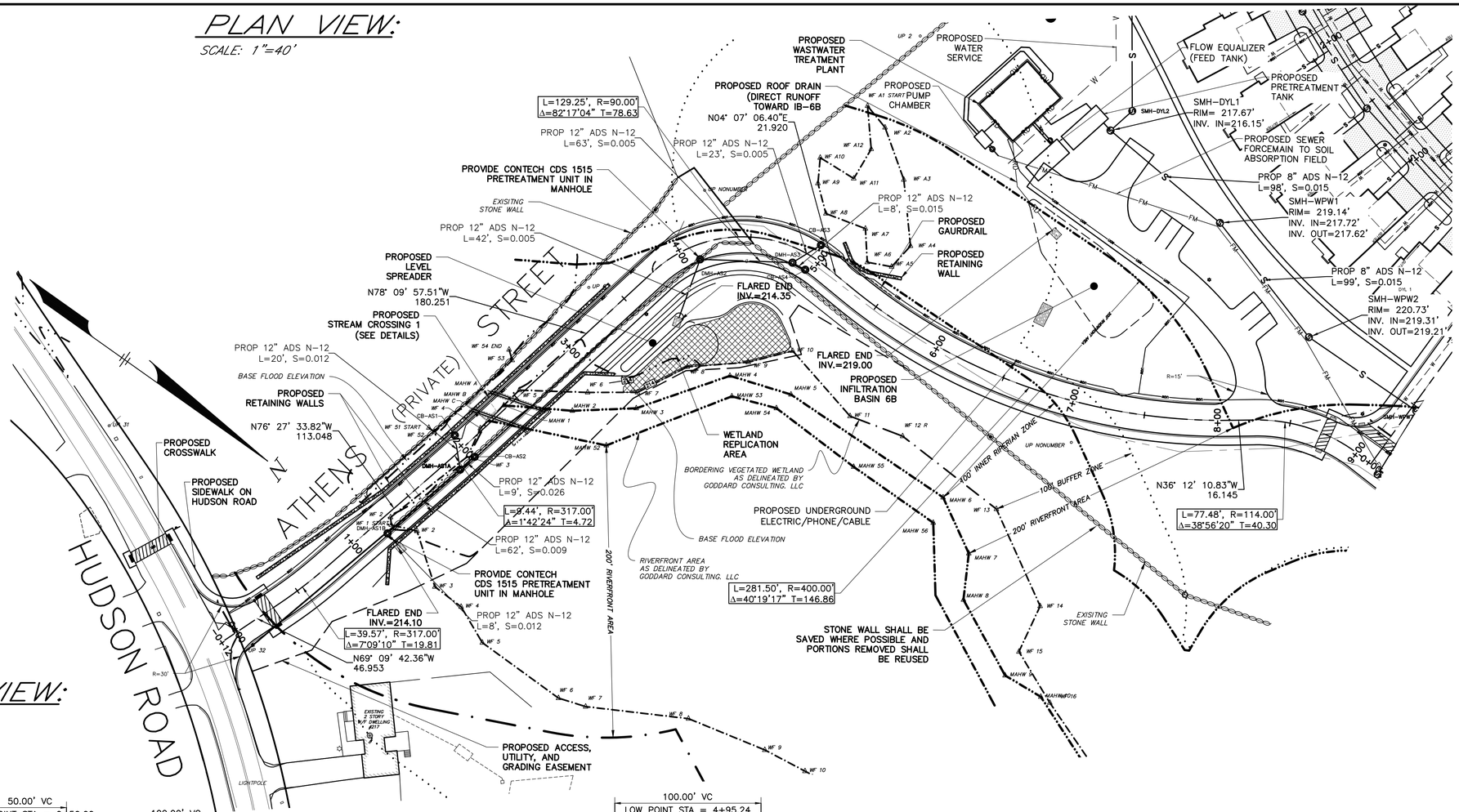
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

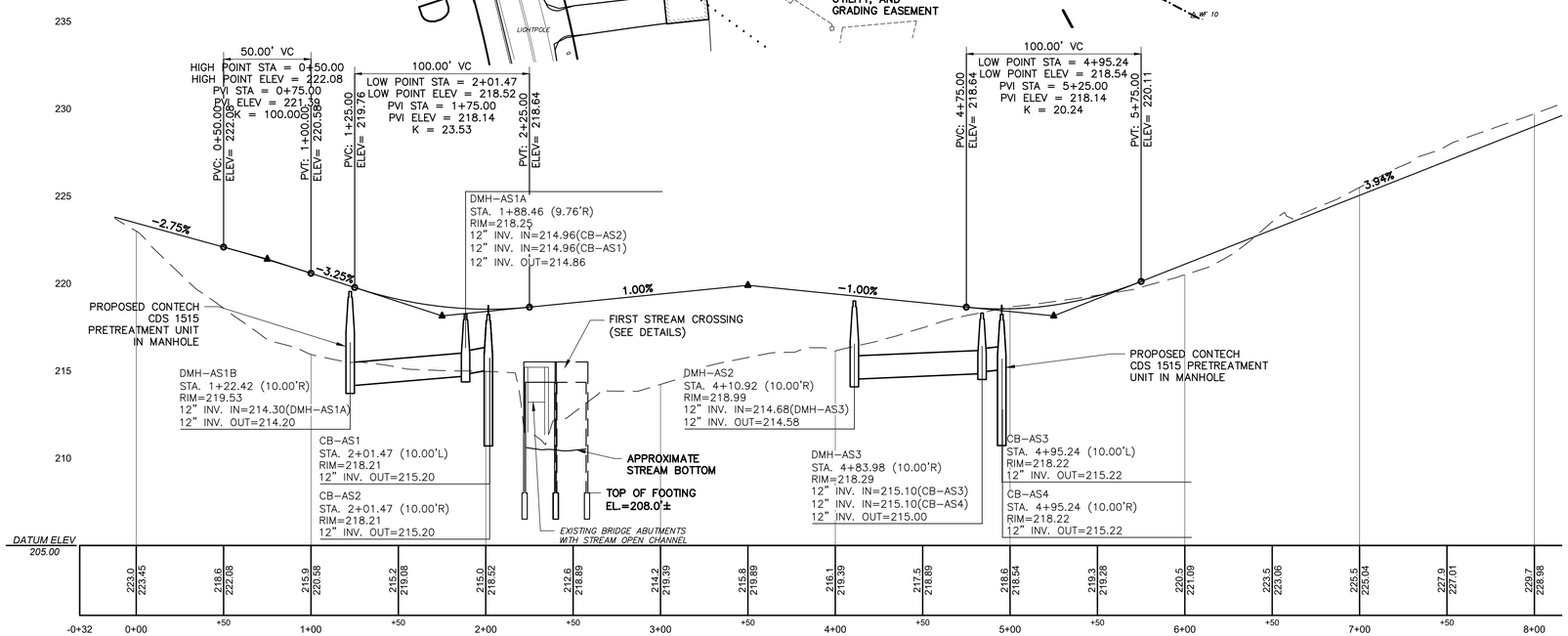
PLAN VIEW:

SCALE: 1"=40'



PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PLAN AND PROFILE
ATHENS STREET (STA 0+00 – 8+00)
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: AS SHOWN JUNE 30, 2022
REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

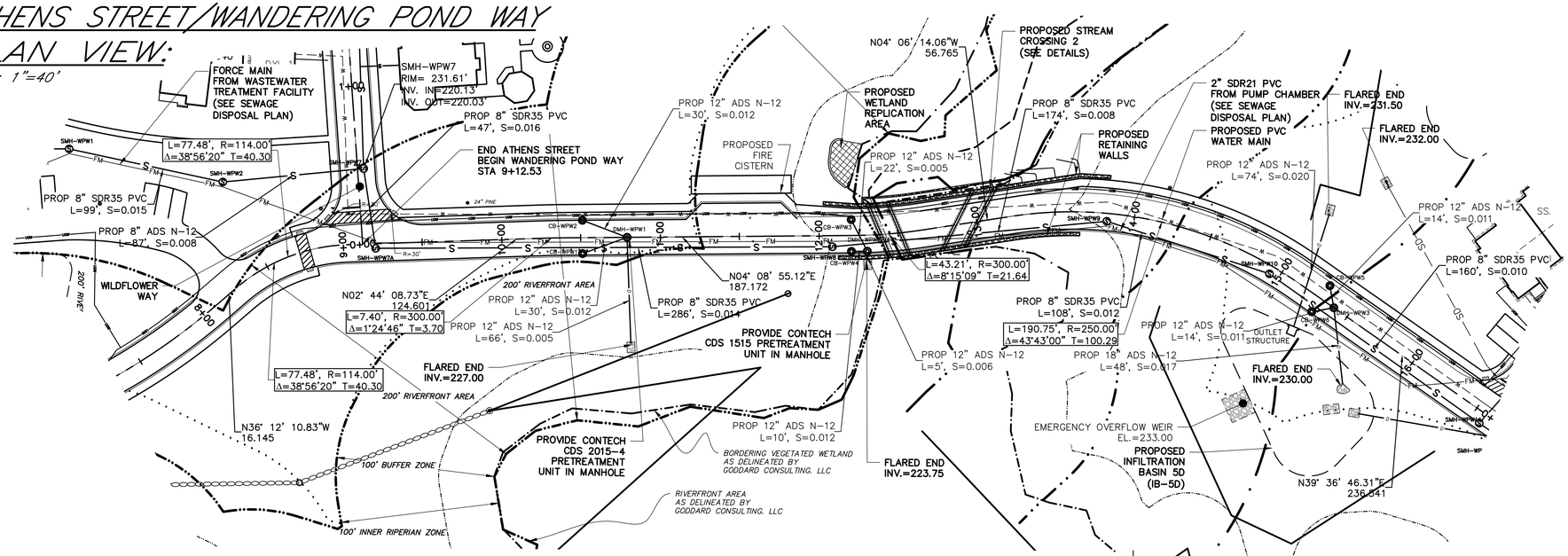
0 75 150 300 600 900 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 53 OF 75

ATHENS STREET/WANDERING POND WAY

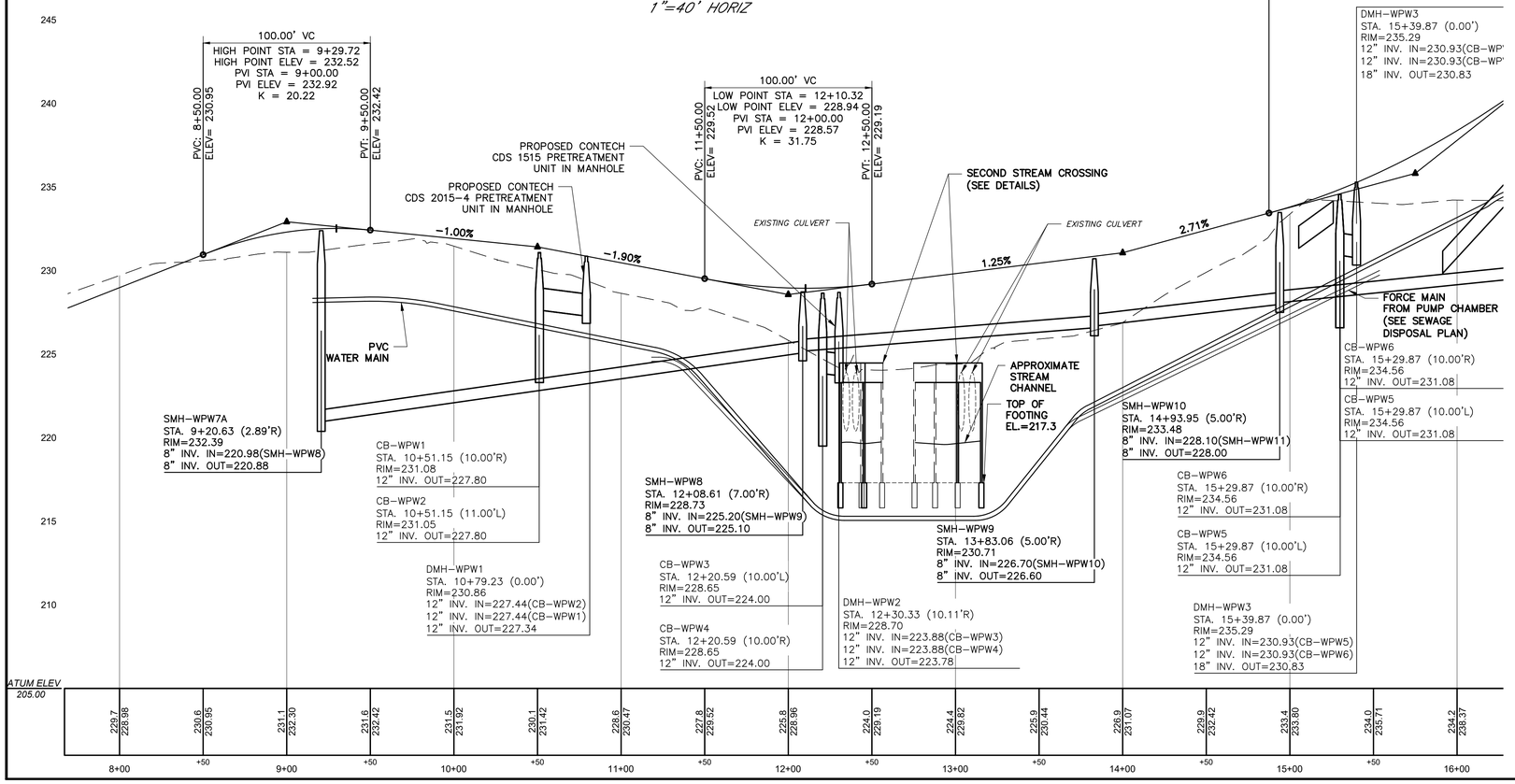
PLAN VIEW:

SCALE: 1"=40'



PLAN VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PLAN AND PROFILE
ATHENS STREET/WANDERING POND WAY (STA 8+00 – 16+00)
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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DATE: _____

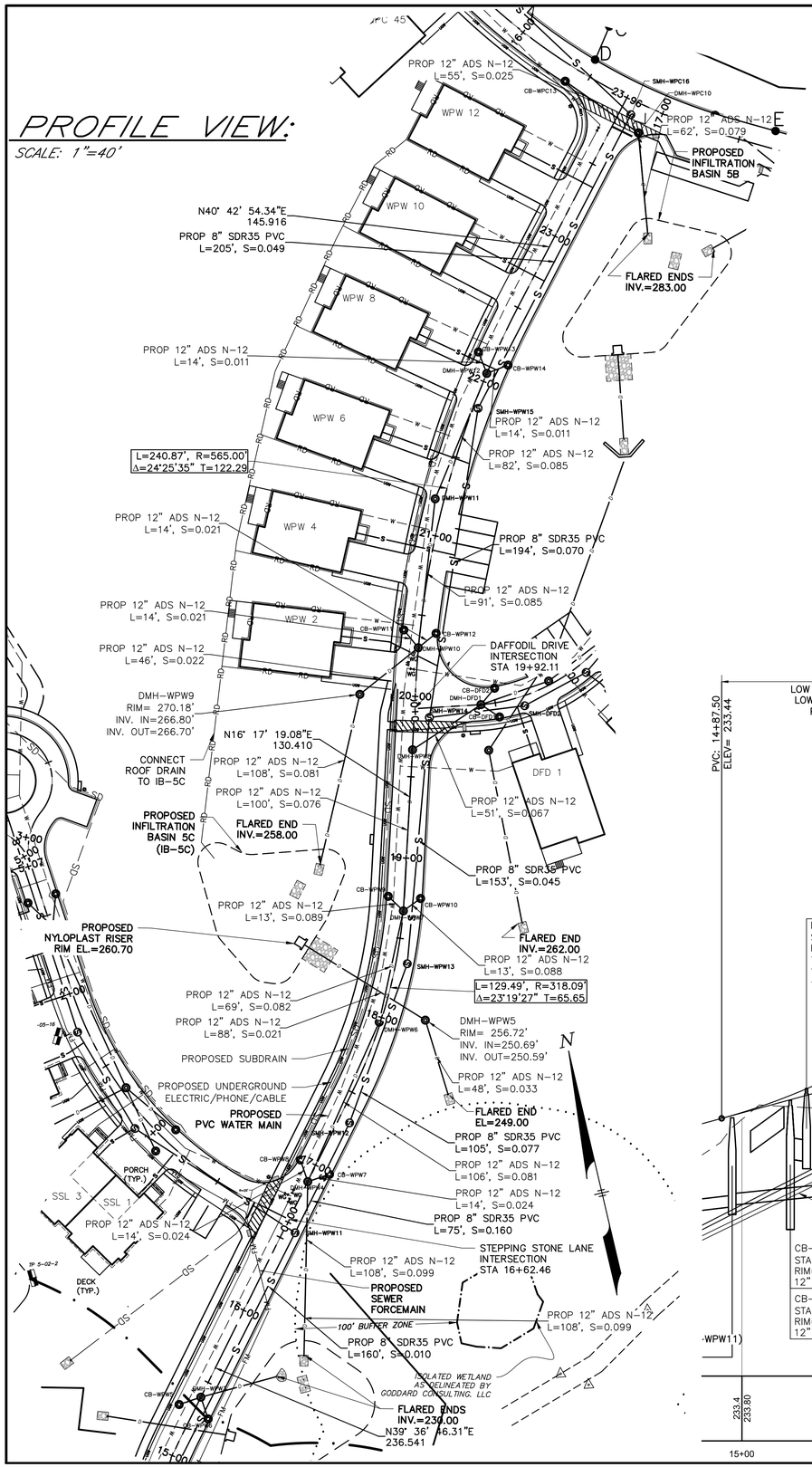
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
DATE

_____
TOWN CLERK

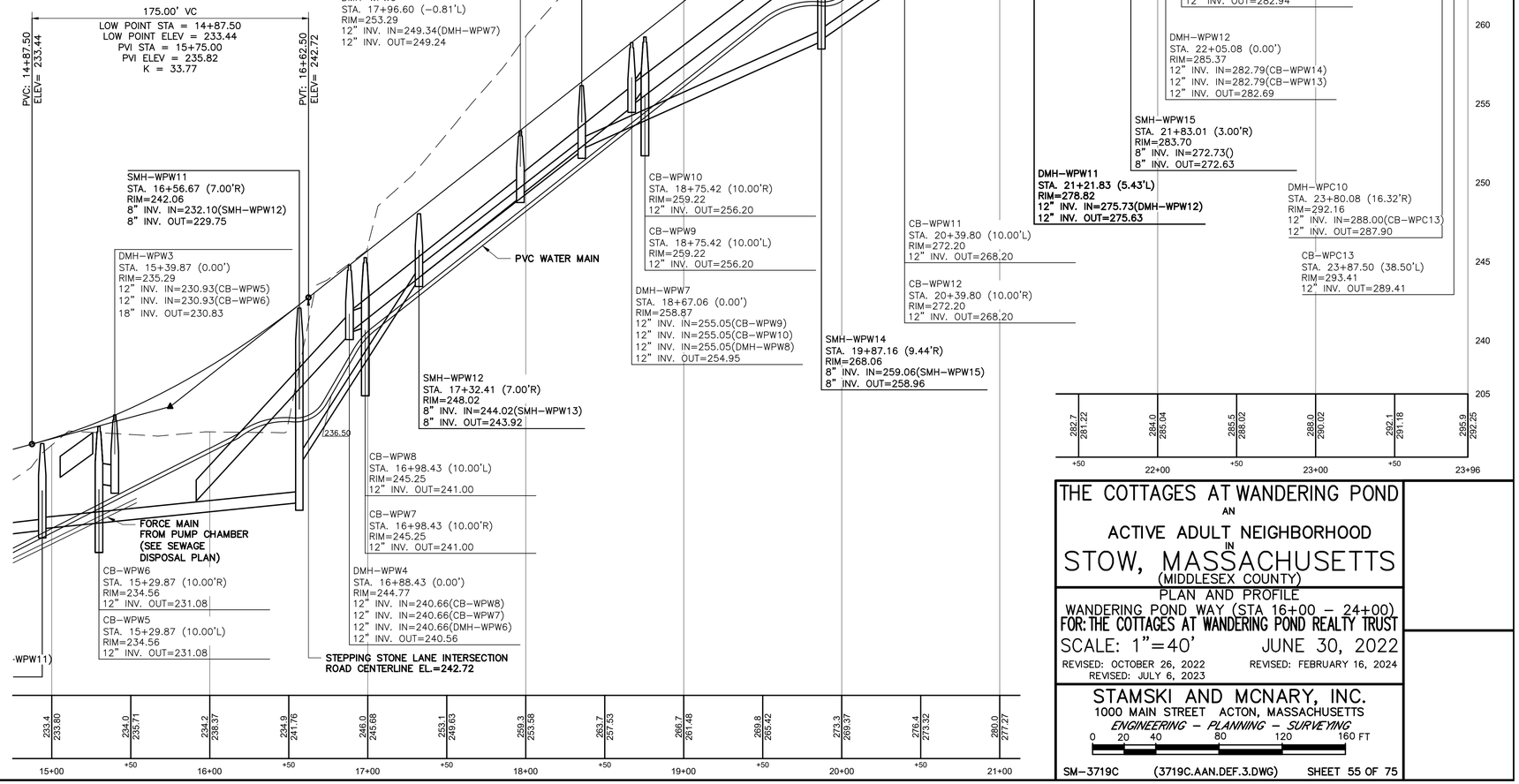
PROFILE VIEW:

SCALE: 1"=40'



PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PLAN AND PROFILE

WANDERING POND WAY (STA 16+00 – 24+00)

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.

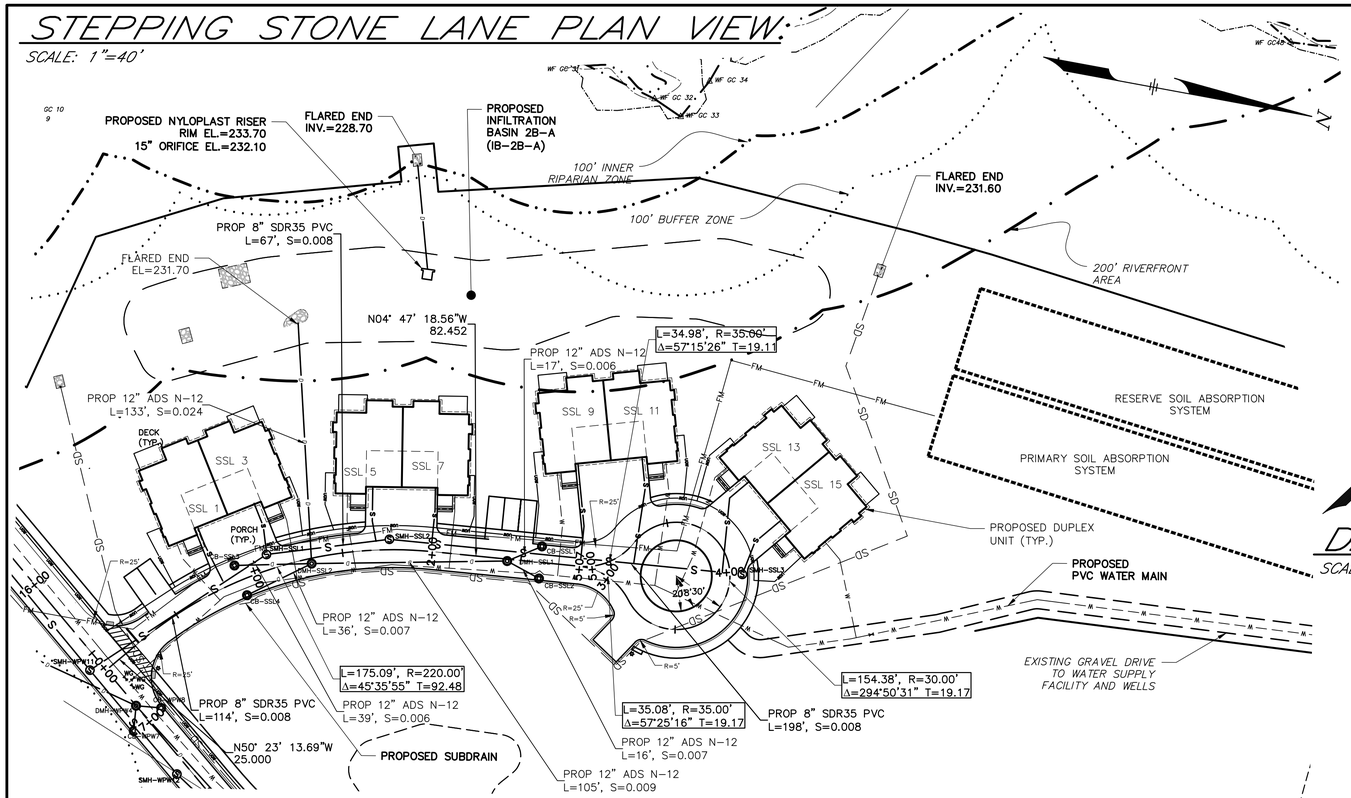
1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

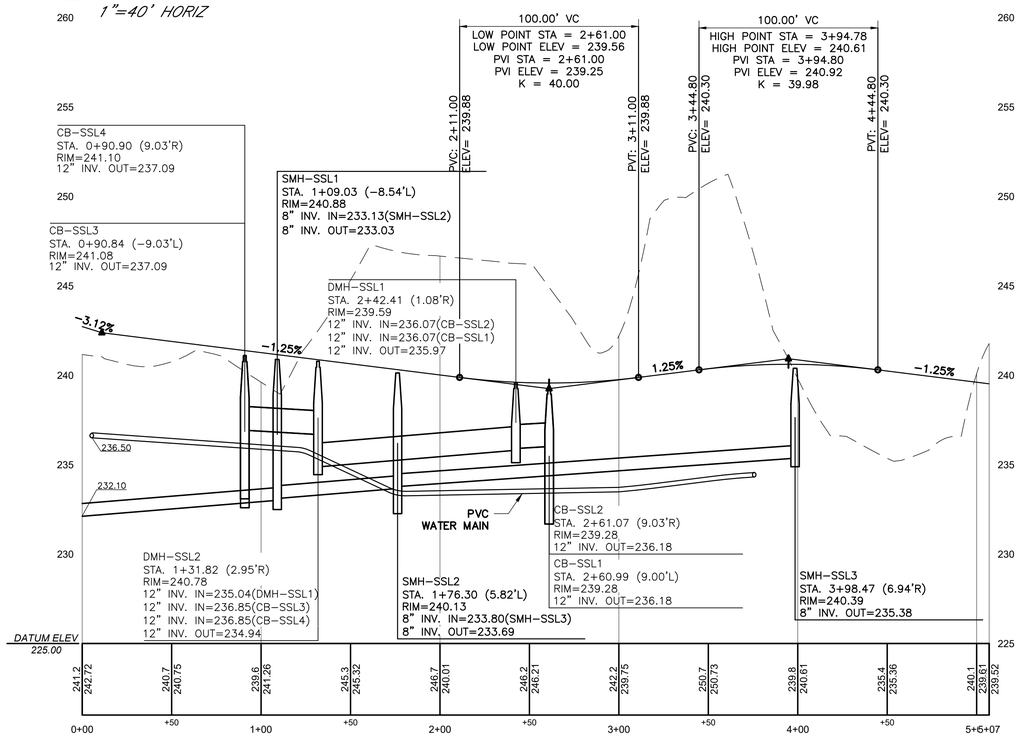
STEPPING STONE LANE PLAN VIEW:

SCALE: 1"=40'



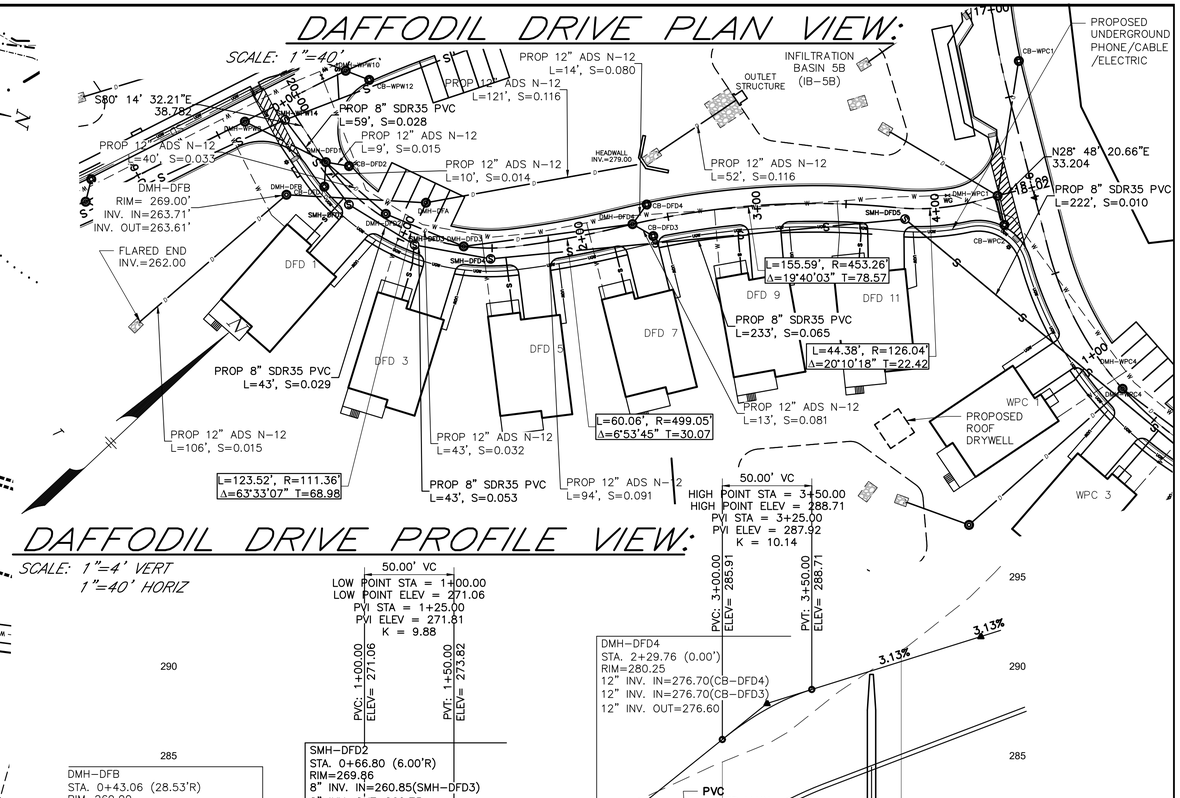
STEPPING STONE LANE PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



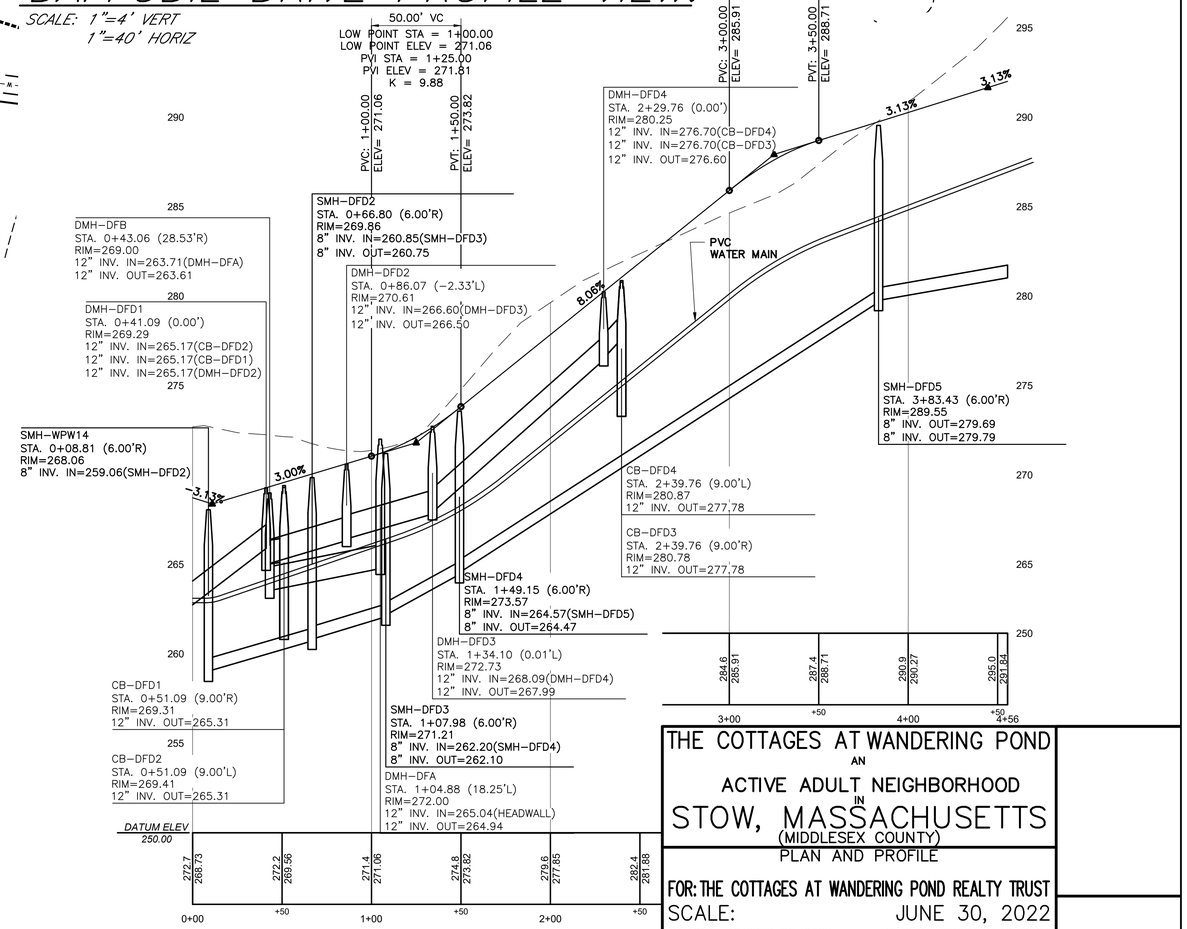
DAFFODIL DRIVE PLAN VIEW:

SCALE: 1"=40'



DAFFODIL DRIVE PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PLAN AND PROFILE

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE:

JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023

REVISED: FEBRUARY 16, 2024

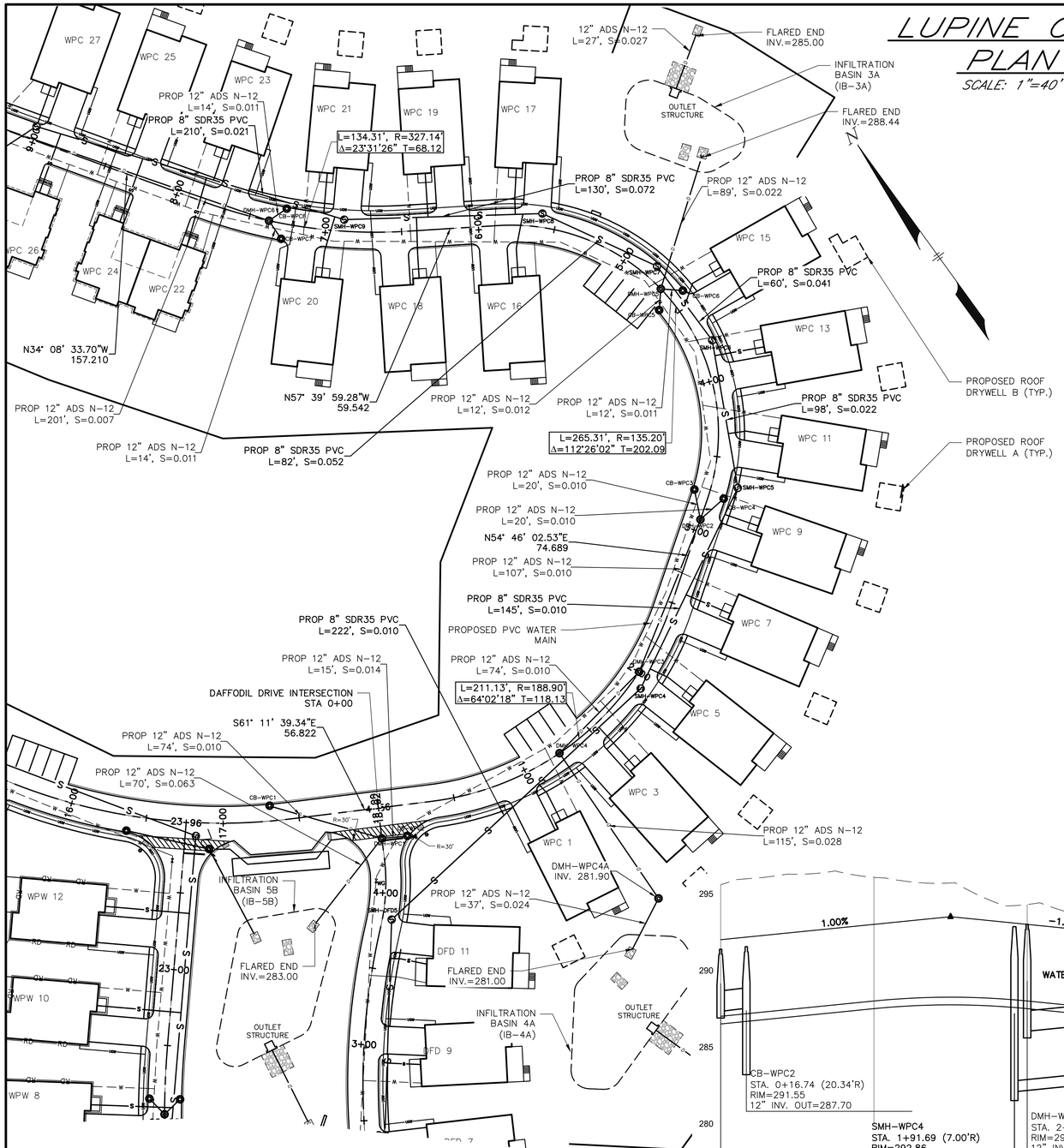
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 56 OF 75

LUPINE CIRCLE PLAN VIEW:

SCALE: 1"=40'



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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_____

DATE: _____

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____

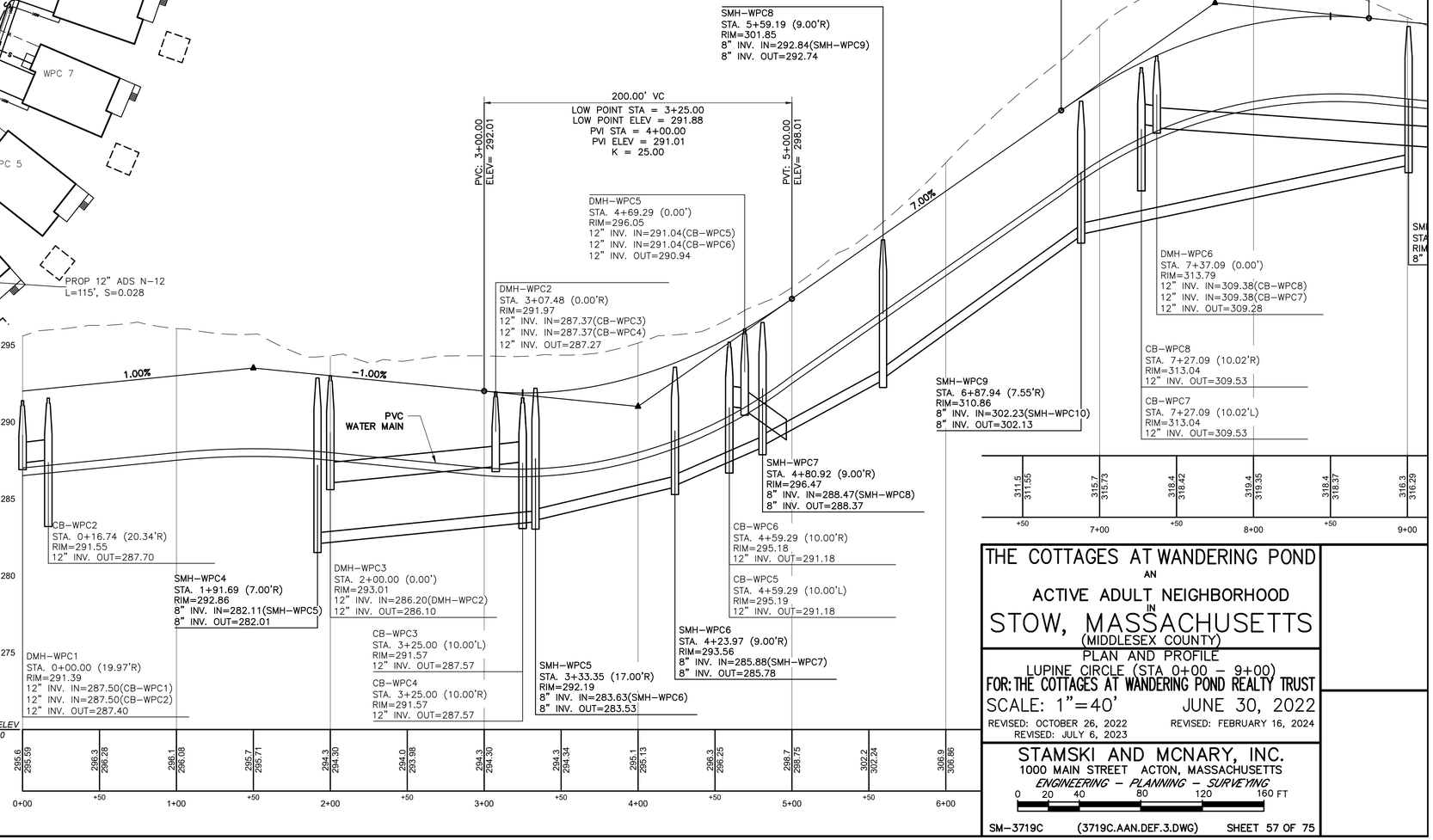
DATE

_____

TOWN CLERK

LUPINE CIRCLE PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PLAN AND PROFILE

LUPINE CIRCLE (STA 0+00 – 9+00)

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

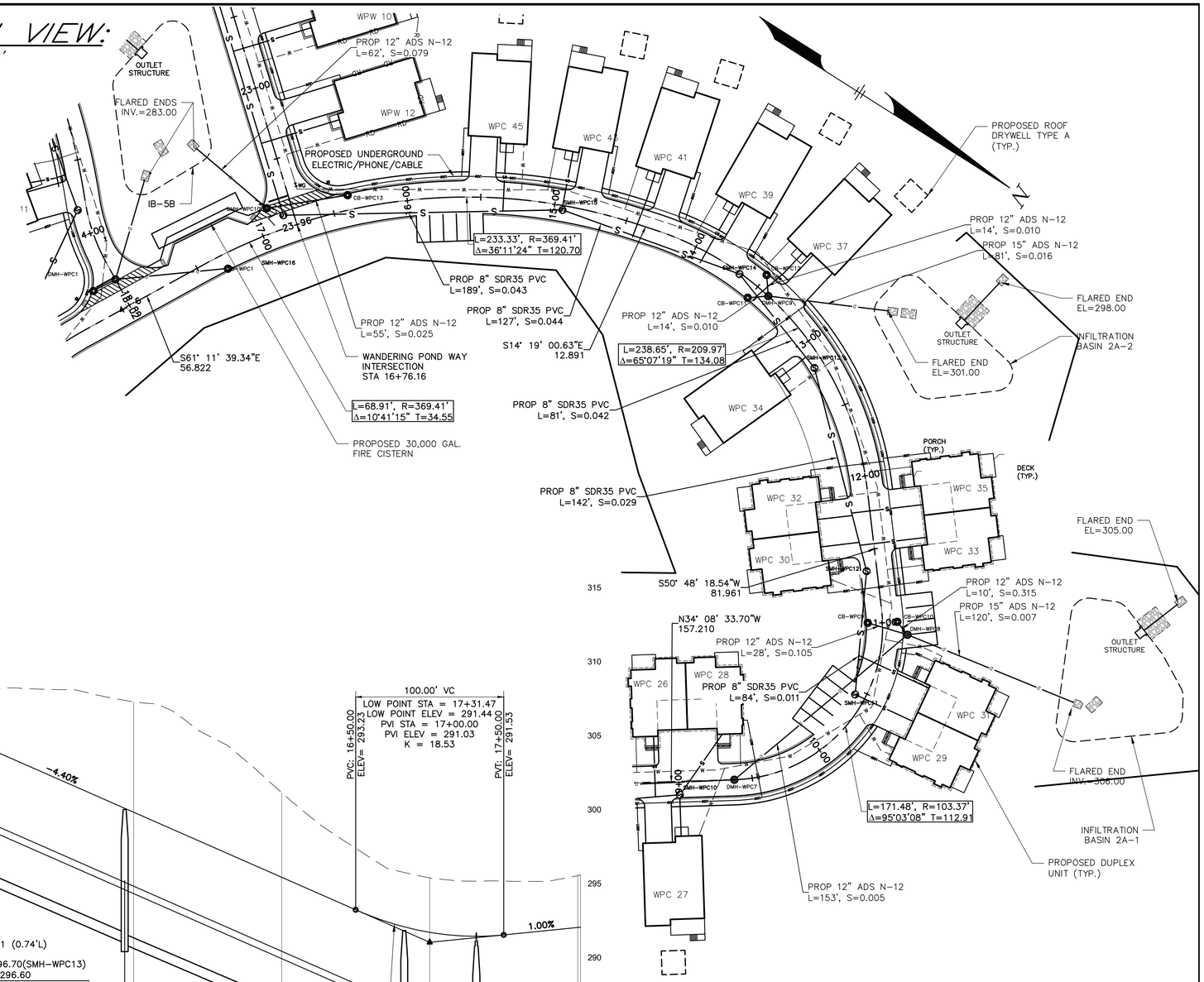
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 57 OF 75

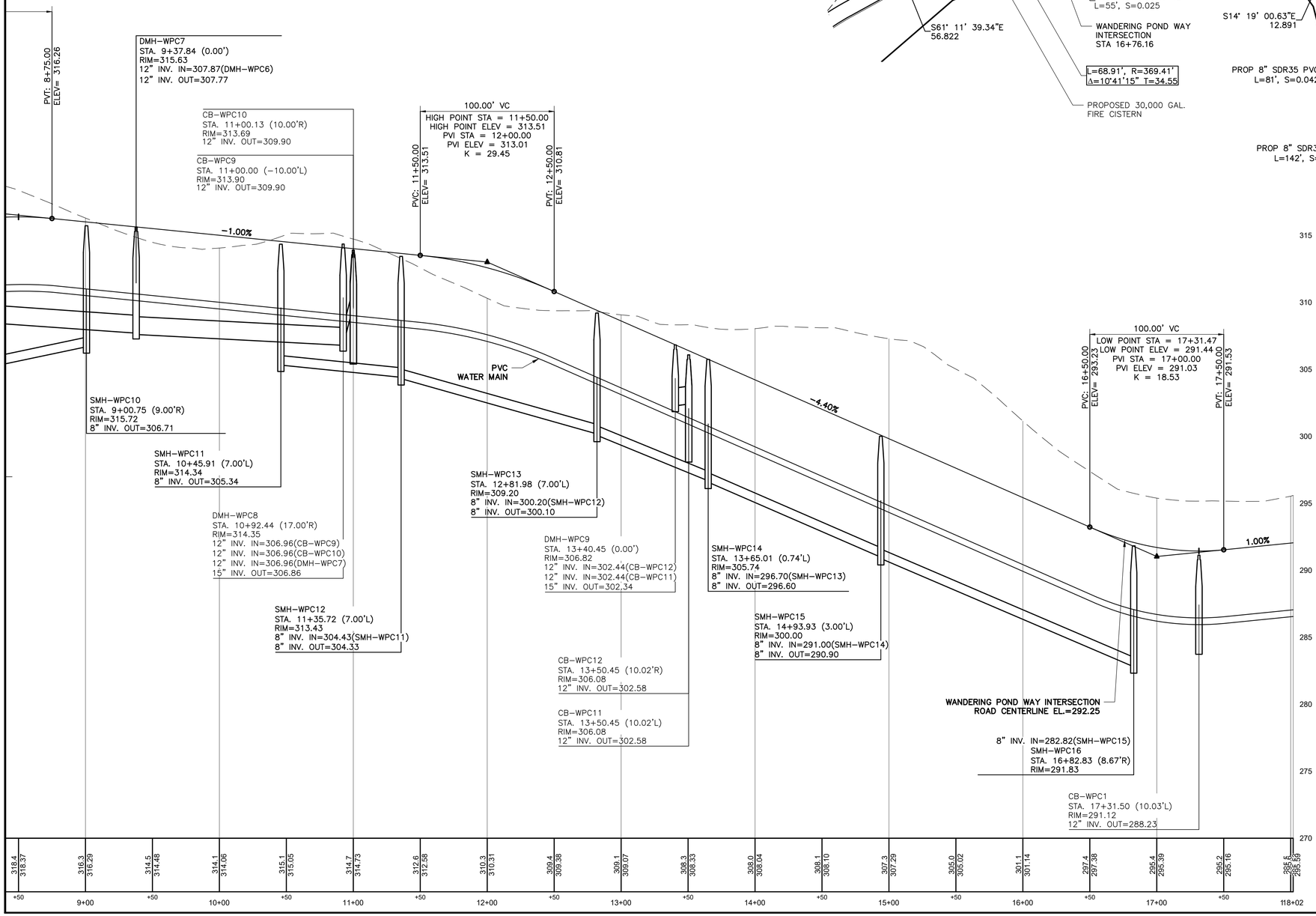
PLAN VIEW:

SCALE: 1"=40'



PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PLAN AND PROFILE
LUPINE CIRCLE (STA 9+00 – 18+02)
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

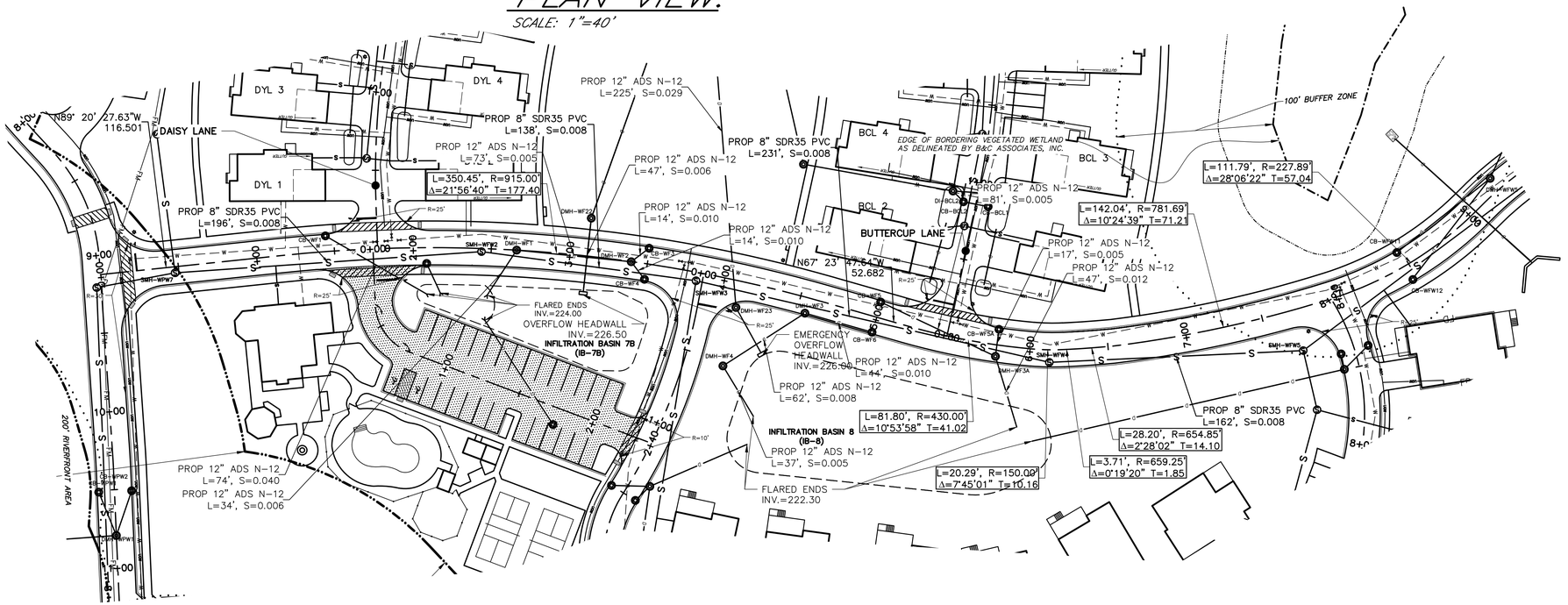
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 58 OF 75

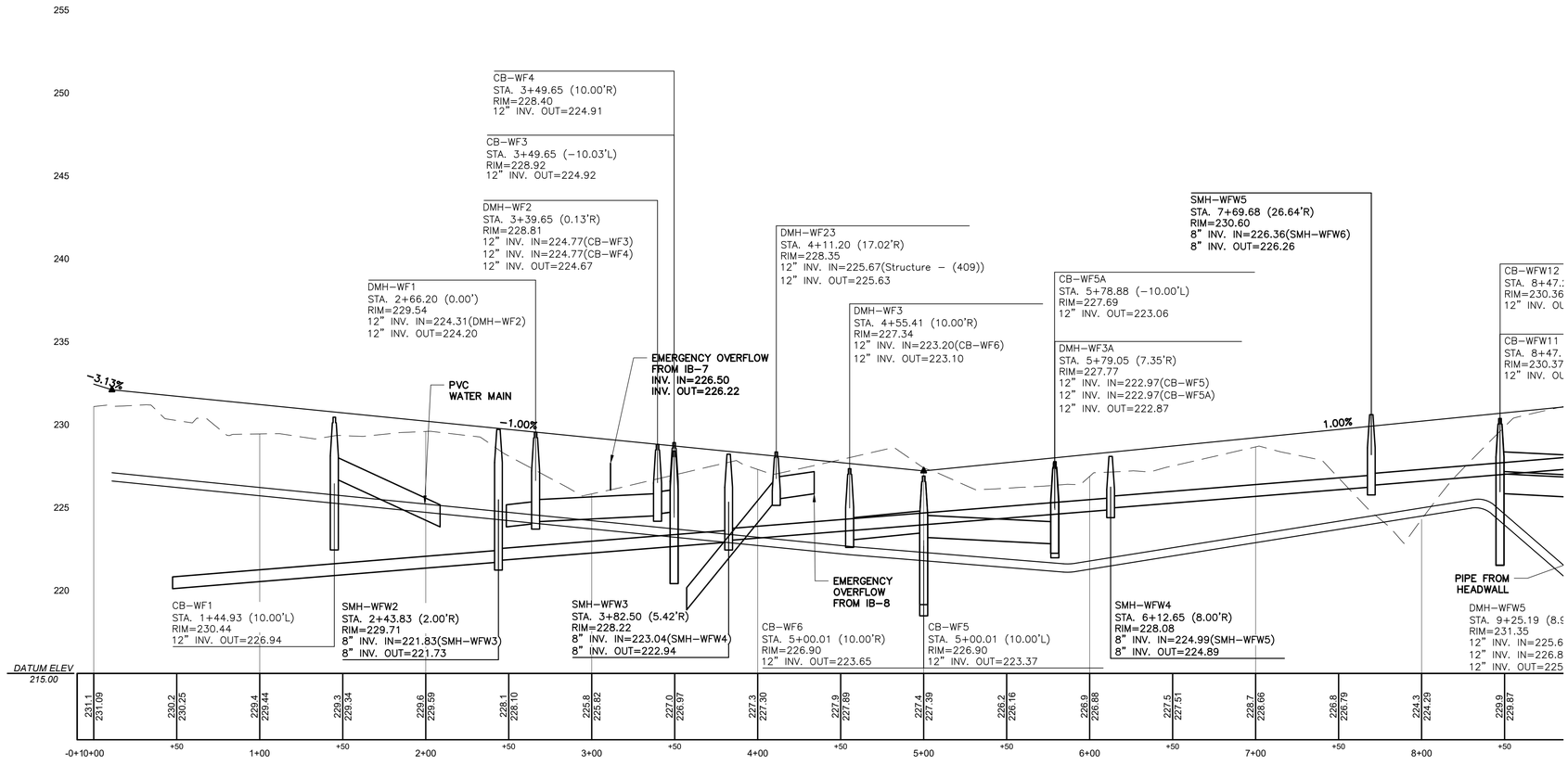
PLAN VIEW:

SCALE: 1"=40'



PROFILE VIEW:

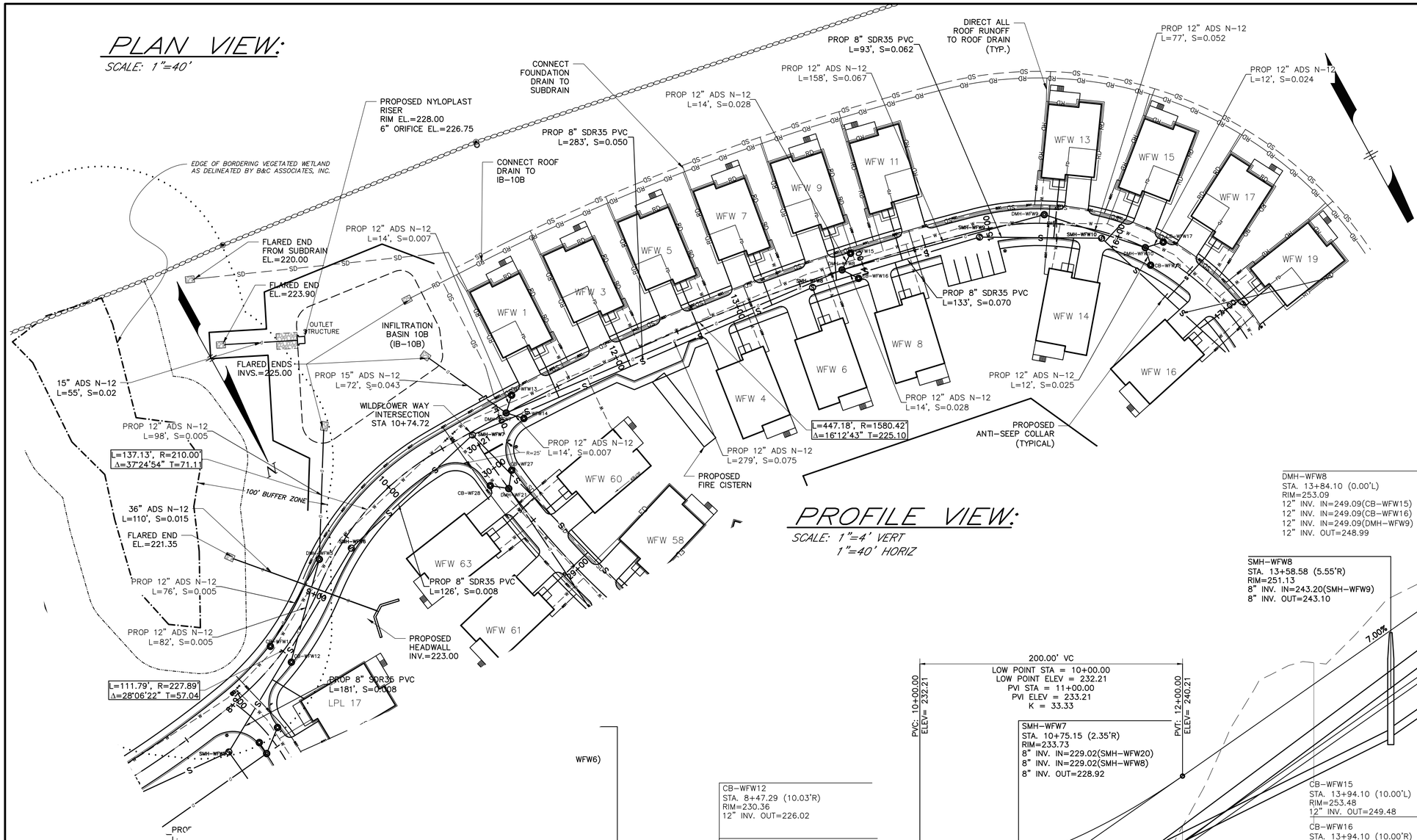
SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND AN ACTIVE ADULT NEIGHBORHOOD IN STOW, MASSACHUSETTS (MIDDLESEX COUNTY)	
PLAN AND PROFILE WILDFLOWER WAY (STA 0+00 - 8+00) FOR: THE COTTAGES AT WANDERING POND REALTY TRUST SCALE: 1"=40' JUNE 30, 2022 REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024 REVISED: JULY 6, 2023	
STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS *ENGINEERING - PLANNING - SURVEYING* 0 20 40 80 120 160 FT SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 59 OF 75	

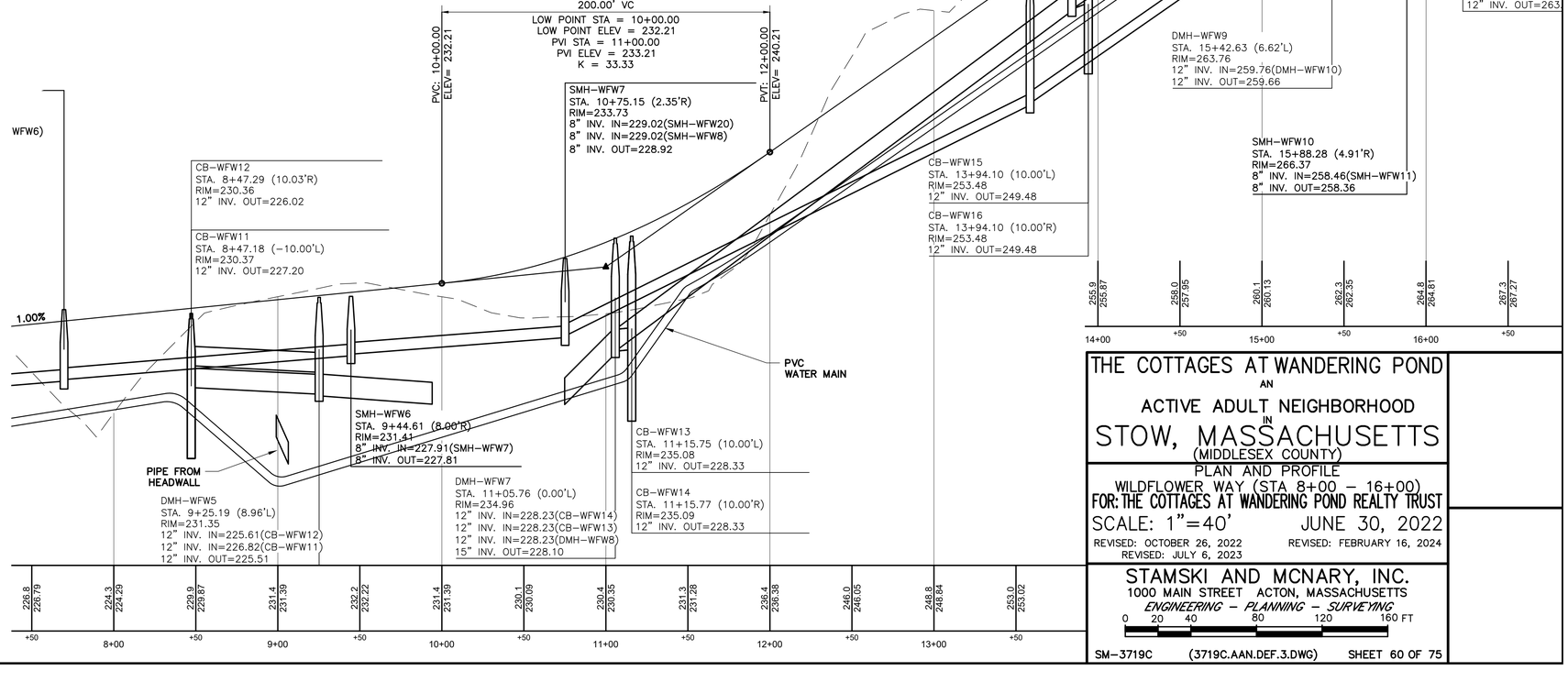
PLAN VIEW:

SCALE: 1"=40'



PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

PLAN AND PROFILE

WILDFLOWER WAY (STA 8+00 – 16+00)

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

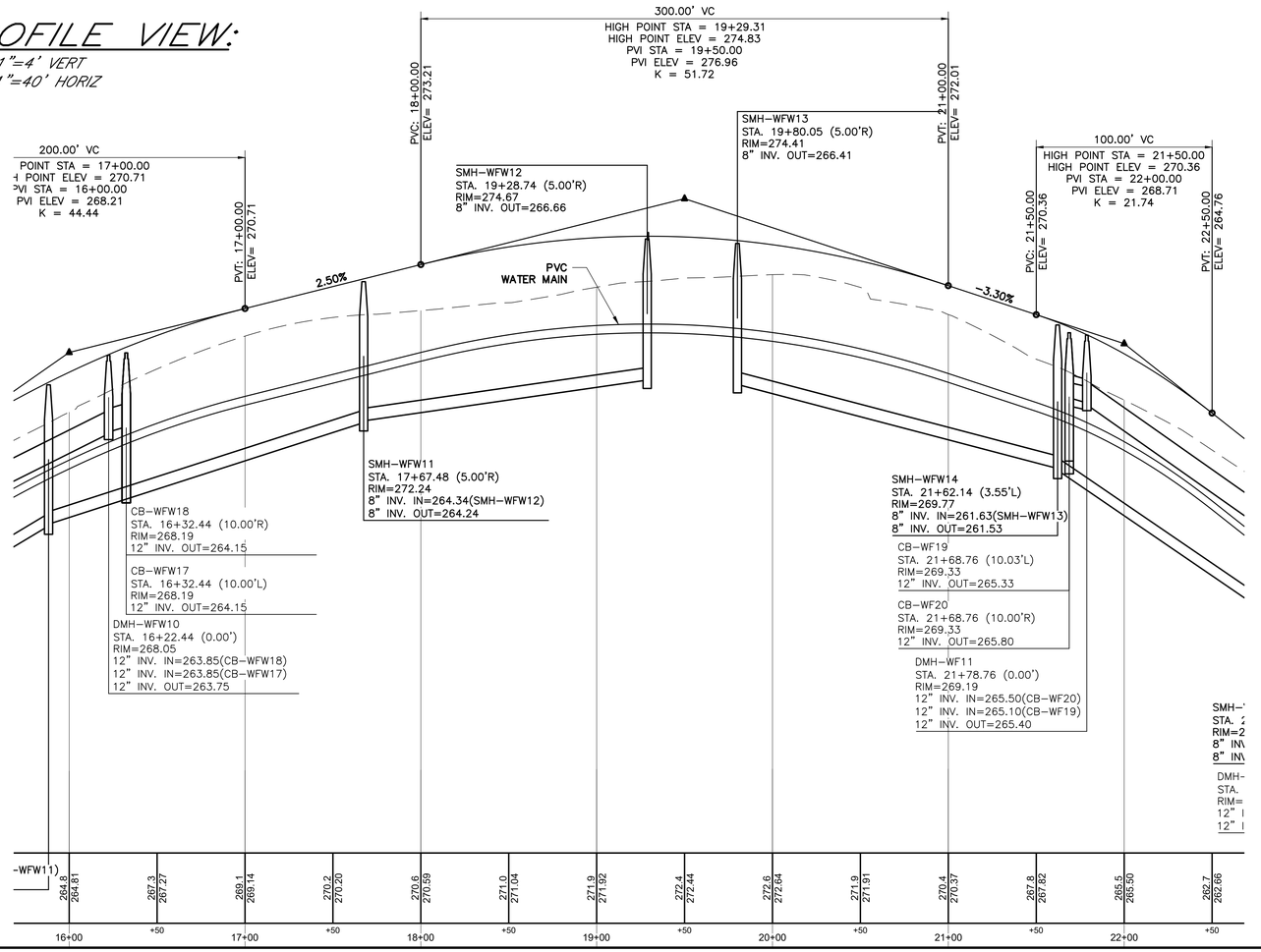
0 20 40 80 120 160 FT

PLAN VIEW:

SCALE: 1"=40'

PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PLAN AND PROFILE
WILDFLOWER WAY (STA 16+00 – 22+00)
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

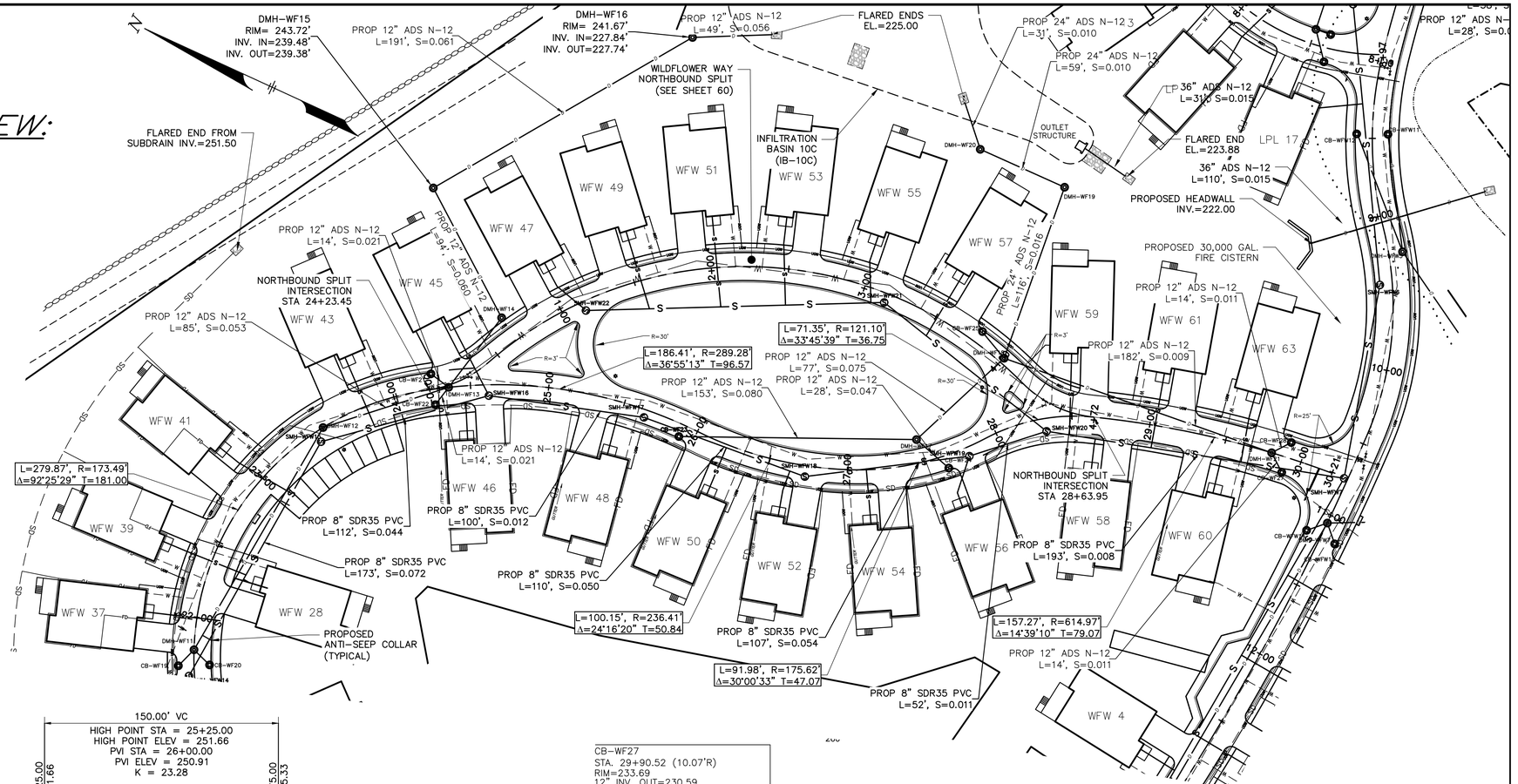
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 61 OF 75

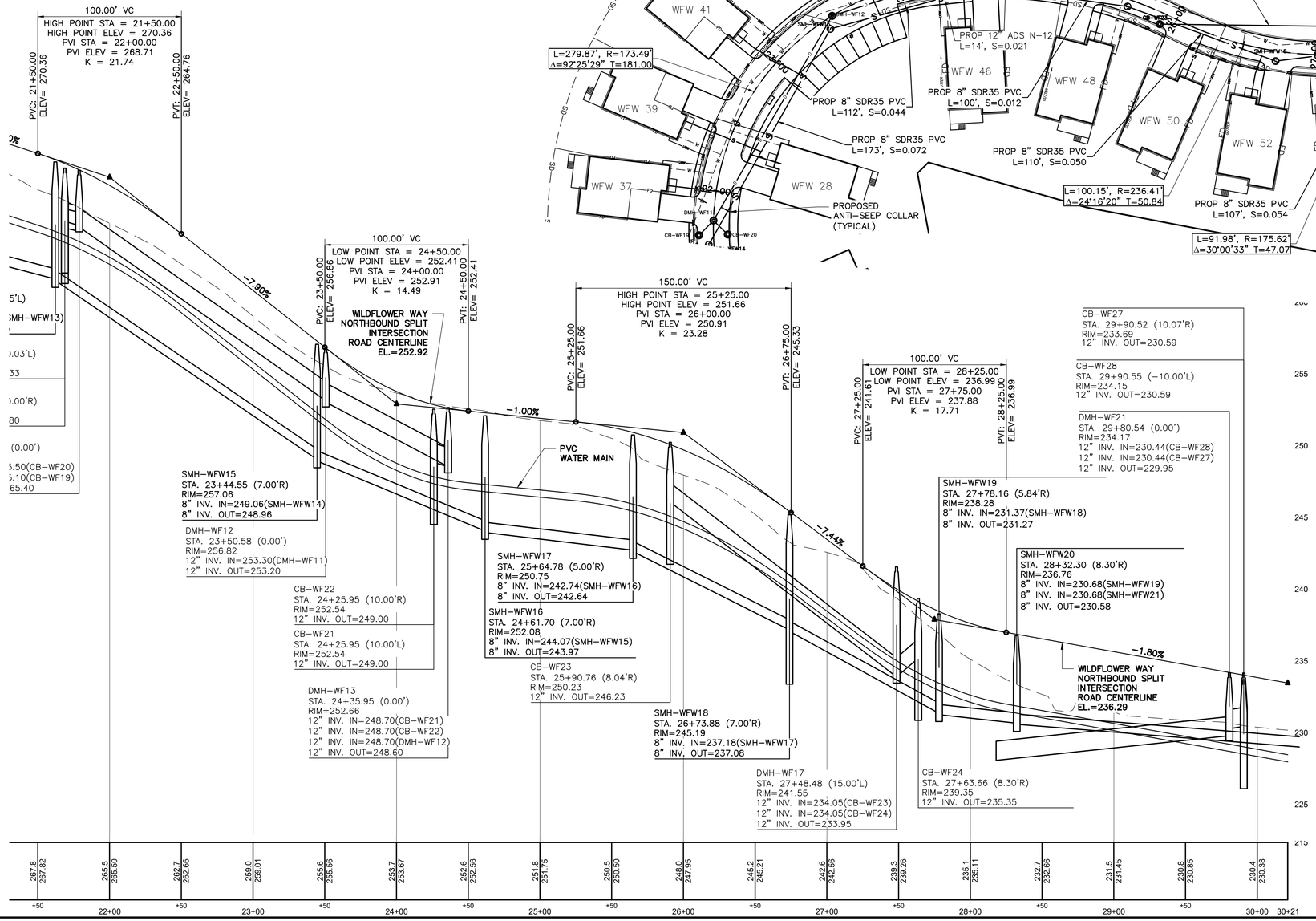
PLAN VIEW:

SCALE: 1"=40'



PROFILE VIEW:

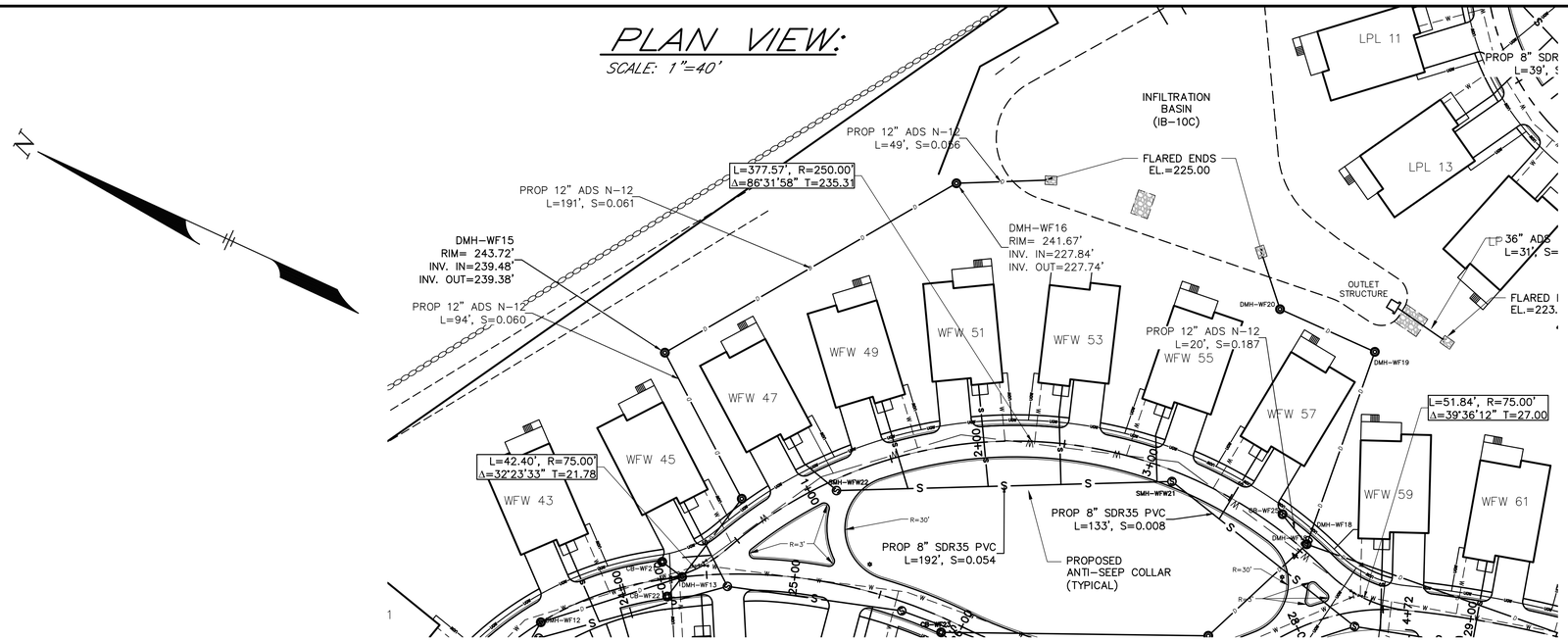
SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND AN ACTIVE ADULT NEIGHBORHOOD IN STOW, MASSACHUSETTS (MIDDLESEX COUNTY)	
PLAN AND PROFILE WILDFLOWER WAY (STA 22+00 – 30+32) FOR: THE COTTAGES AT WANDERING POND REALTY TRUST	
SCALE: 1"=40' JUNE 30, 2022 REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024 REVISED: JULY 6, 2023	
STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS *ENGINEERING – PLANNING – SURVEYING* 0 20 40 80 120 160 FT	
SM–3719C (3719C.AAN.DEF.3.DWG) SHEET 62 OF 75	

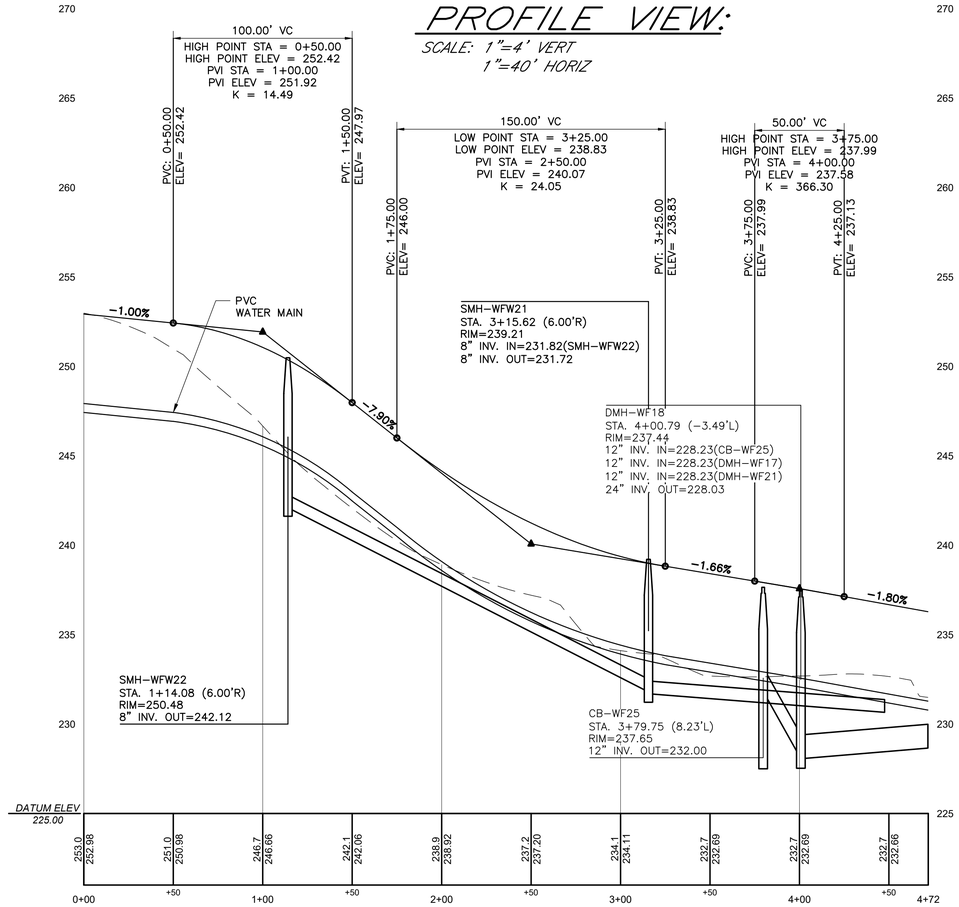
PLAN VIEW:

SCALE: 1"=40'



PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PLAN AND PROFILE
WILDFLOWER WAY NORTHBOUND SPLIT
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

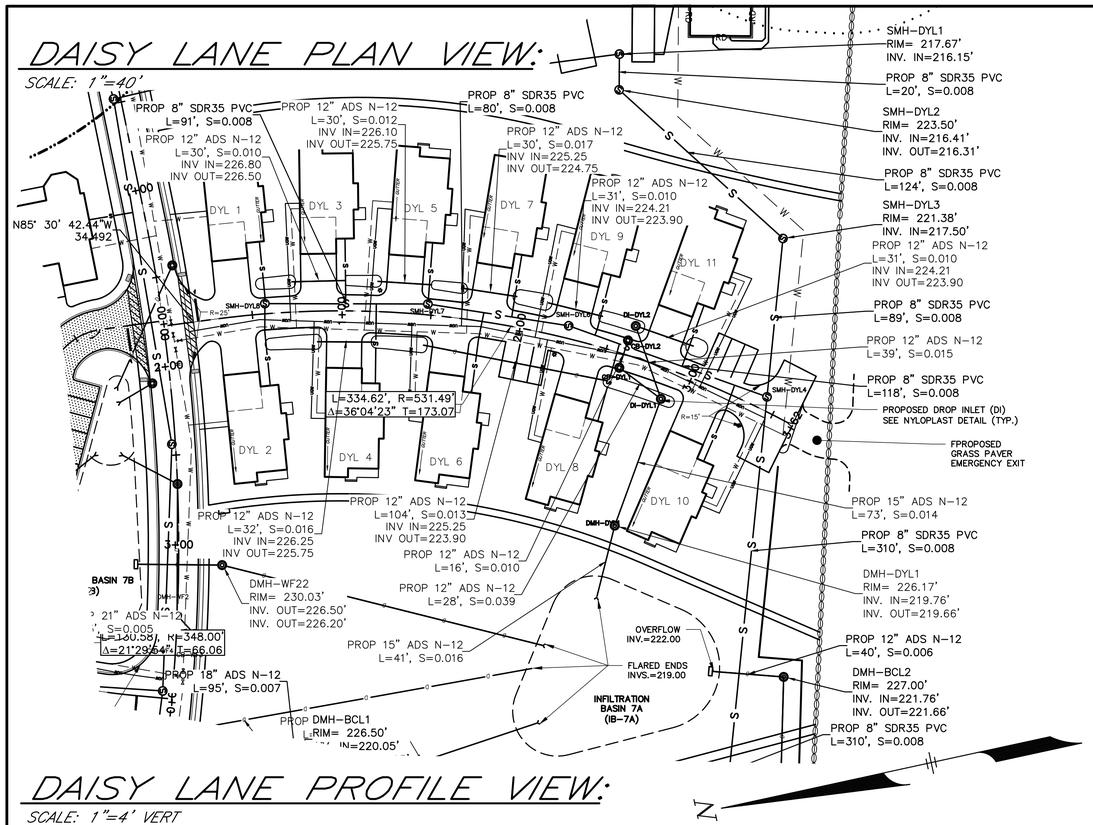
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 63 OF 75

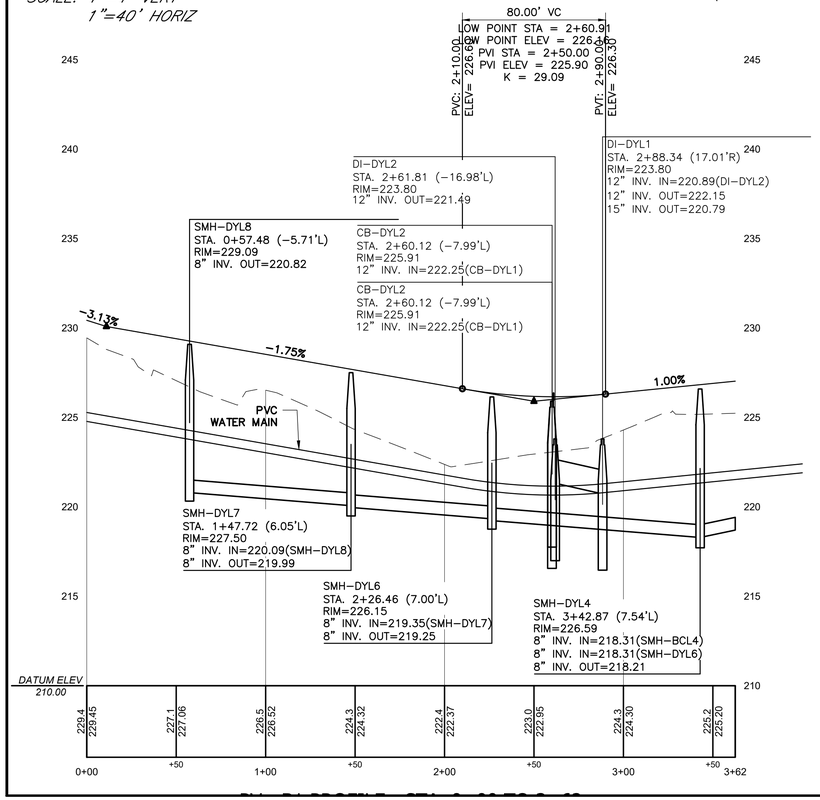
DAISY LANE PLAN VIEW:

SCALE: 1"=40'



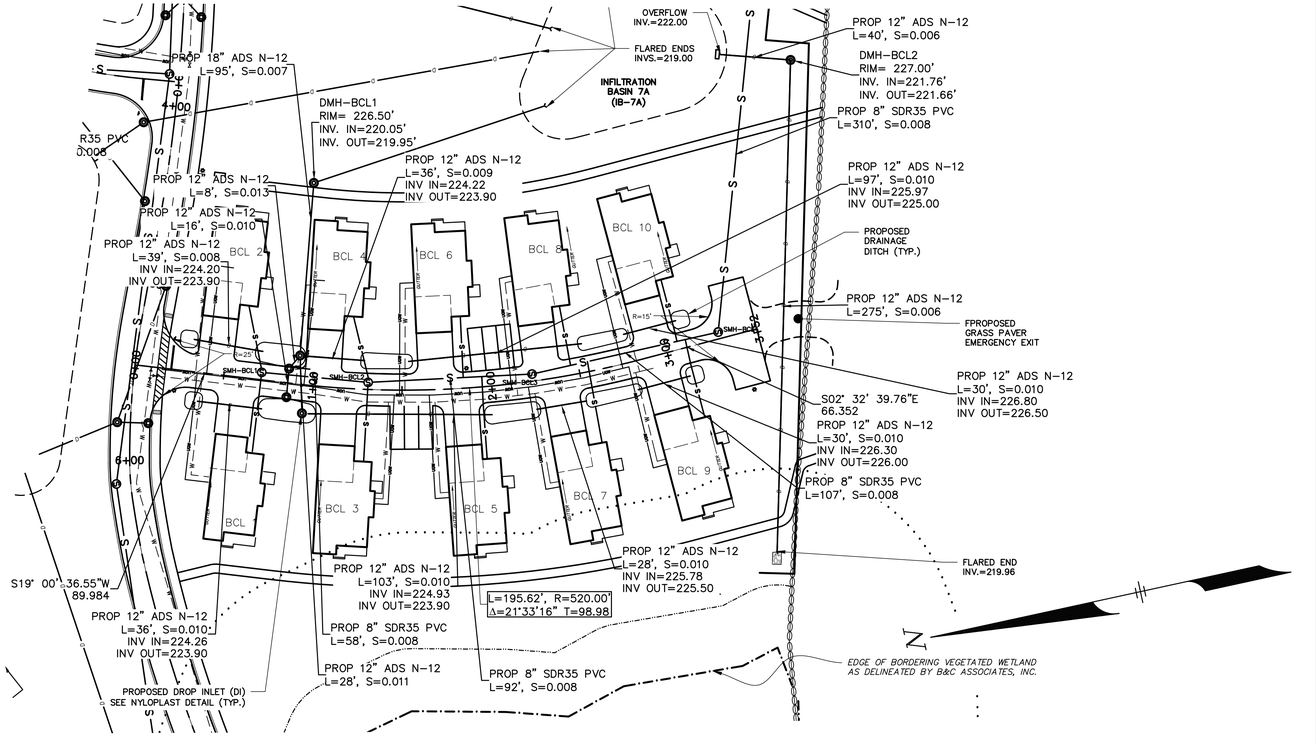
DAISY LANE PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



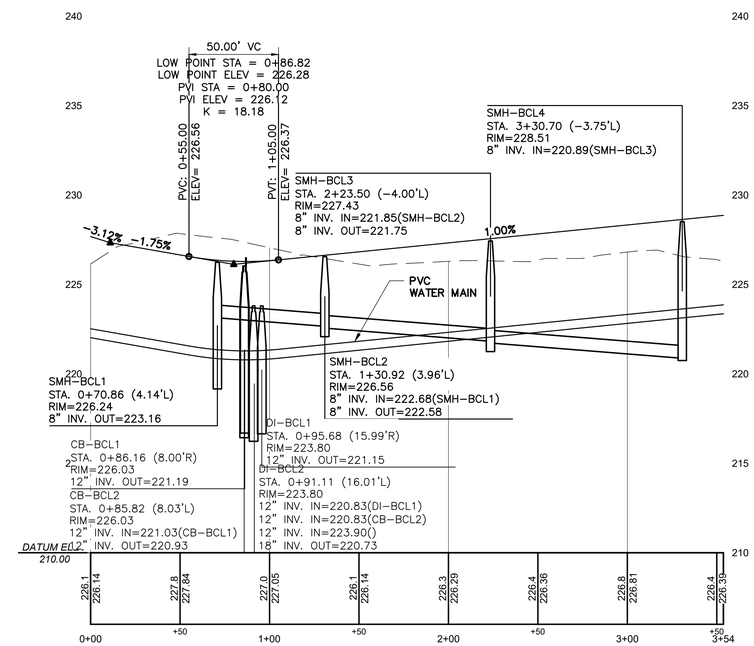
BUTTERCUP LANE PLAN VIEW:

SCALE: 1"=40'



BUTTERCUP LANE PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

ROAD PROFILES

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

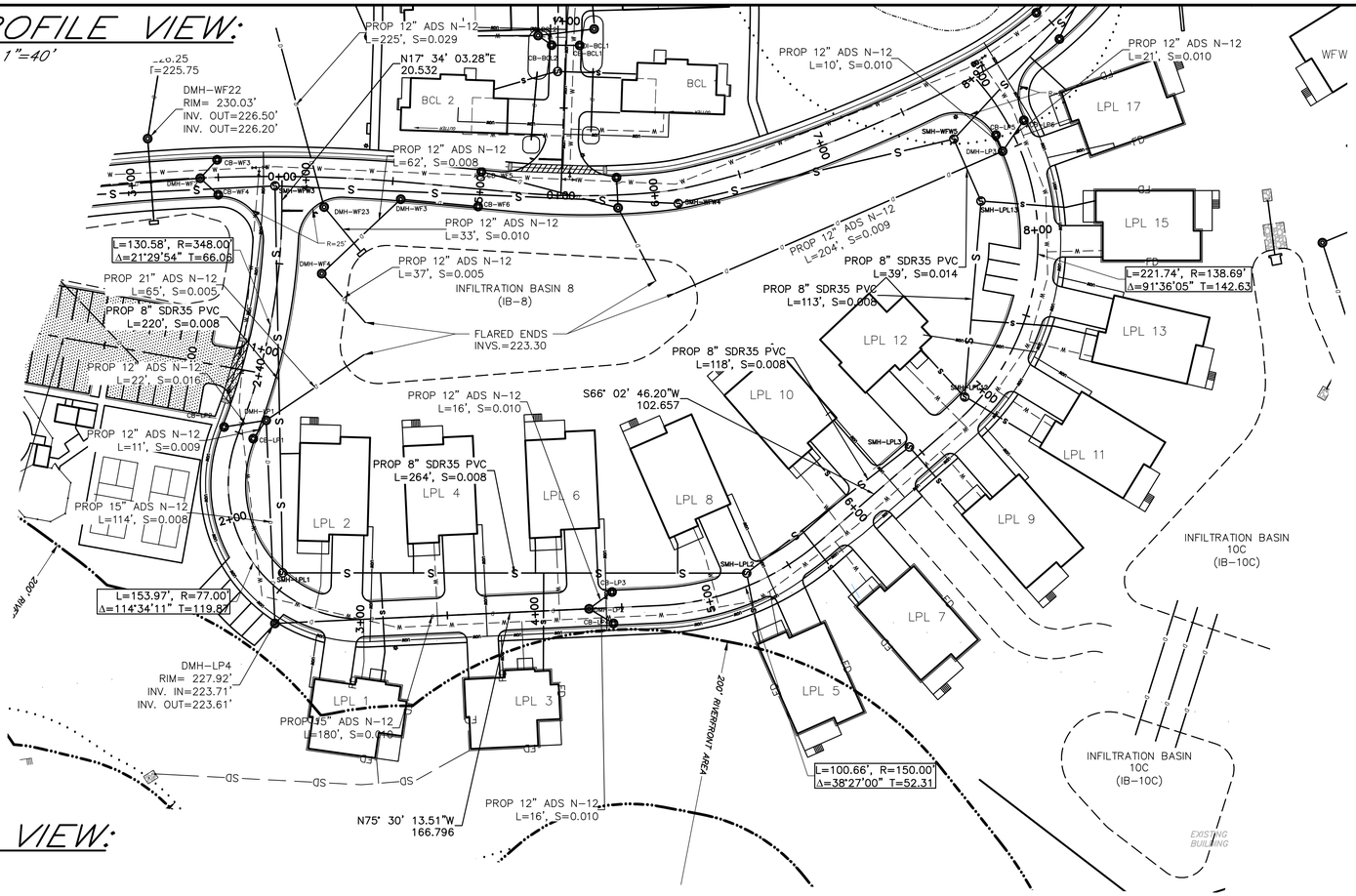
REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

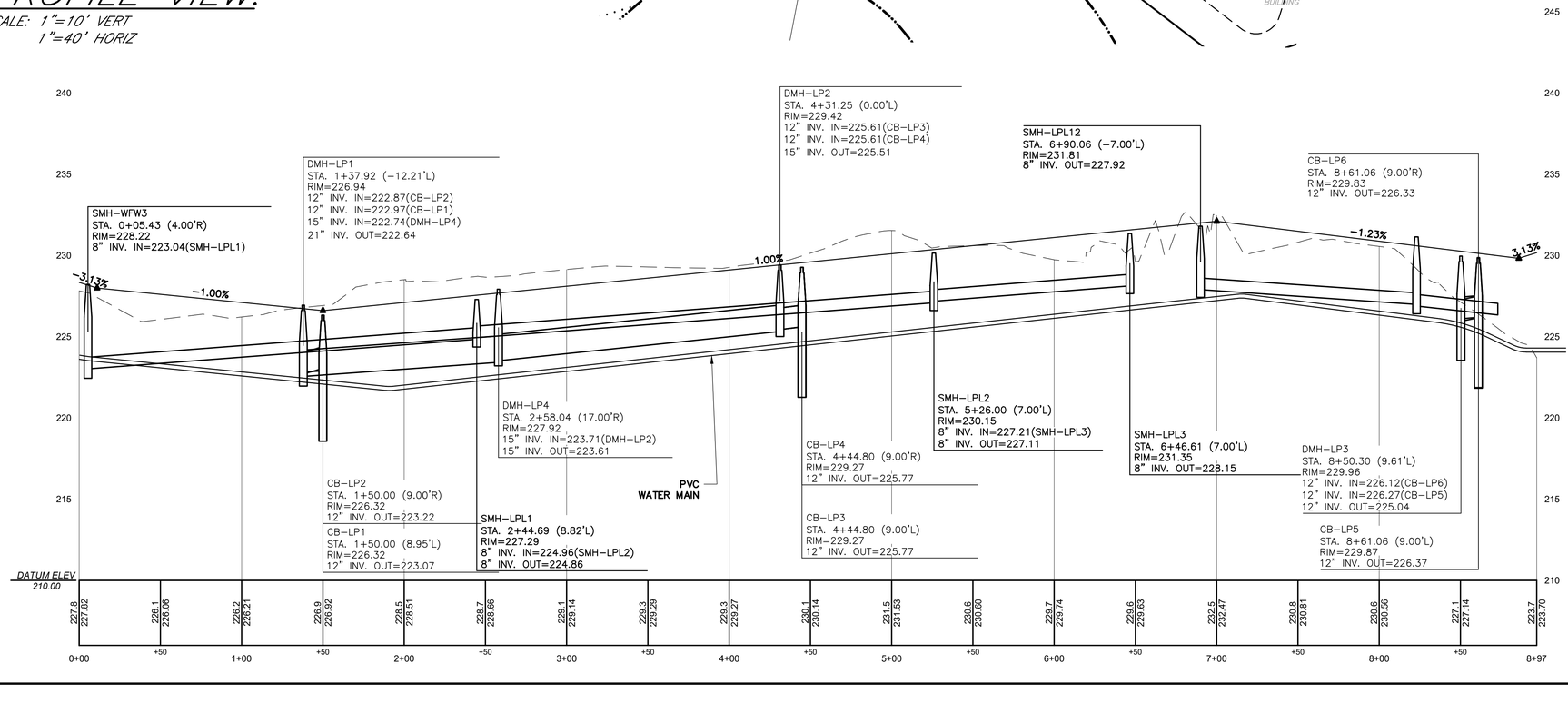
PROFILE VIEW:

SCALE: 1"=40'



PROFILE VIEW:

SCALE: 1"=10' VERT
1"=40' HORIZ



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

PLAN AND PROFILE
LILY PAD LANE
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

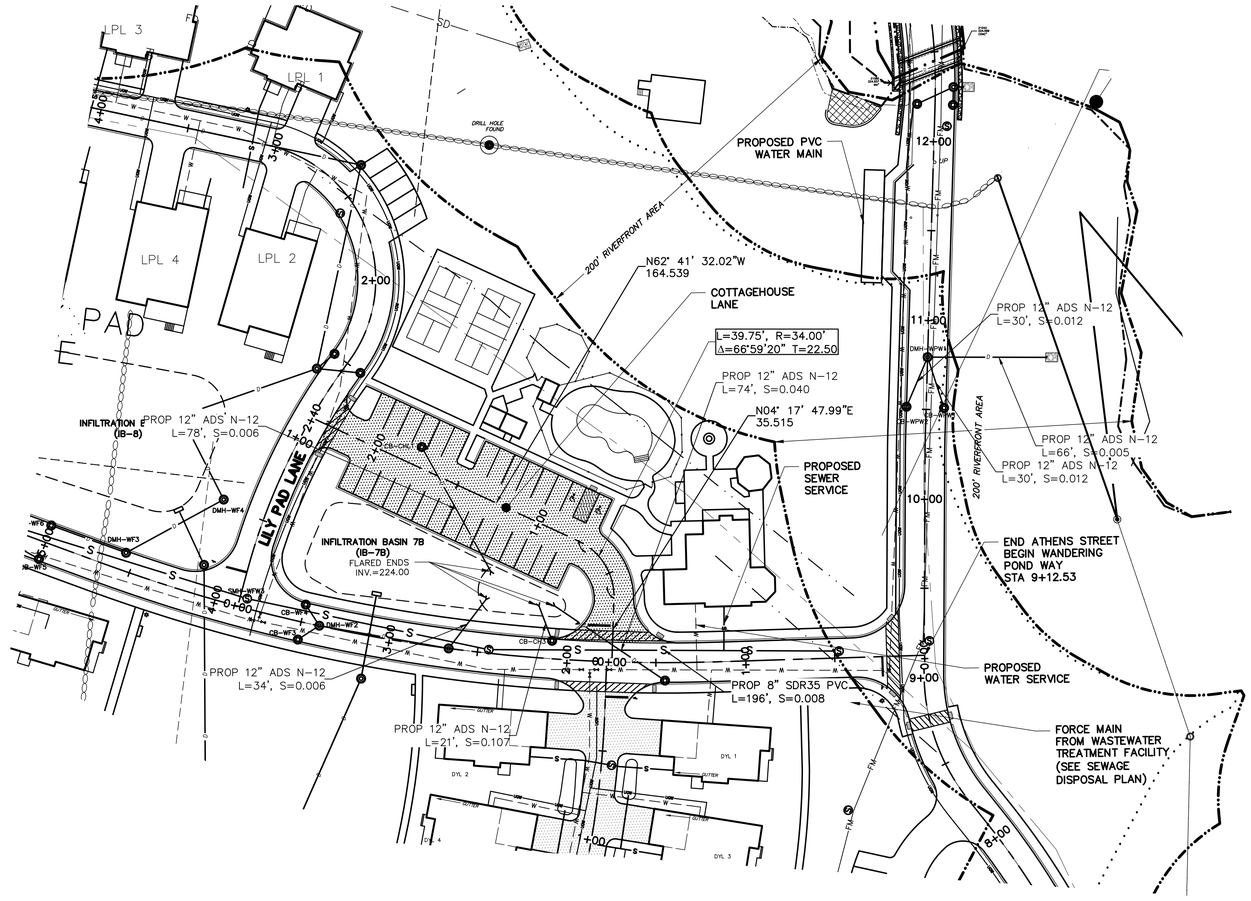
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 65 OF 75

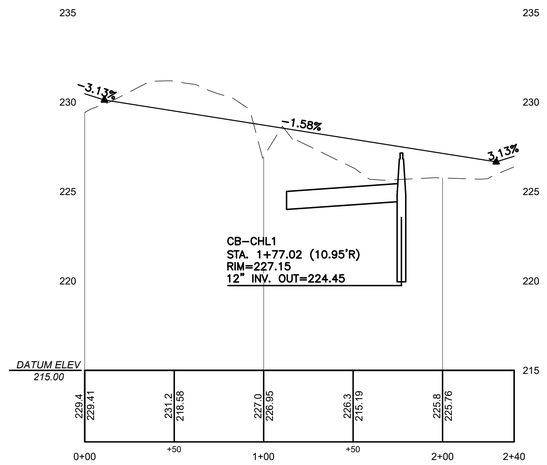
PLAN VIEW:

SCALE: 1"=40'

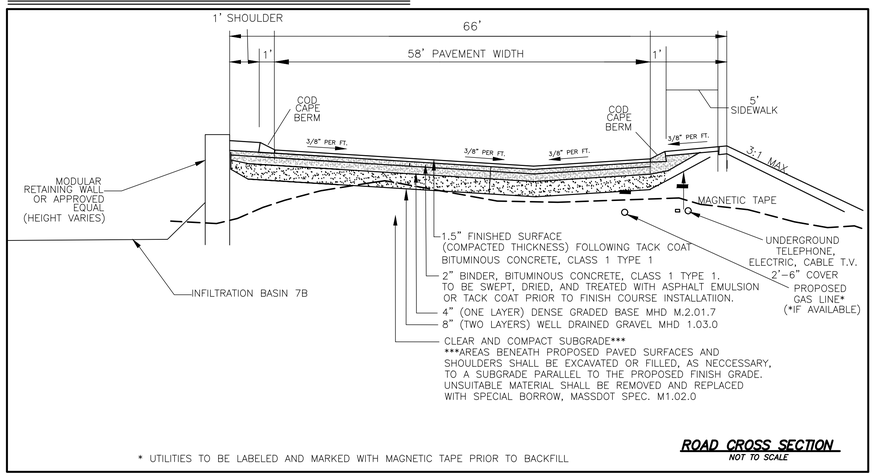


PROFILE VIEW:

SCALE: 1"=4' VERT
1"=40' HORIZ



COTTAGEHOUSE LANE CROSS SECTION DETAIL



ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

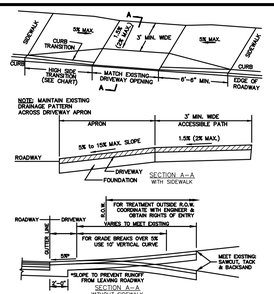
PLAN AND PROFILE
COTTAGE HOUSE LANE (STA 0+00 – 2+77)
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: AS SHOWN JUNE 30, 2022
REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

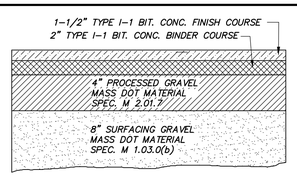
0 75 150 300 600 900 FT

SM-3719C (3719C.AAN.DEF.3.DWG) SHEET 66 OF 75



TYPICAL DRIVEWAY DETAIL

NOT TO SCALE (RS-14)



NOTES

1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
2. AREA UNDER GRAVEL BASE COURSE TO BE FREE OF ORGANIC MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. DOT 1.03.c. 6" MAX. STONE
3. GRAVEL SHALL EXTEND 6" BEYOND ALL EDGE OF PAVEMENT LOCATIONS. MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. DOT 1.03.c. 6" MAX. STONE
4. APPLY 2" BINDER COURSE AND TACKIFIER BETWEEN COURSES OF PAVEMENT. ALLOW BINDER TO GO THROUGH ONE WINTER PRIOR TO FINAL PAVEMENT.

PAVEMENT DETAIL

NOT TO SCALE

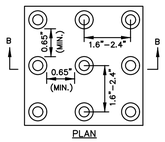
NOTES:

1. ALL RAMPS TO BE CONSTRUCTED OF CEMENT CONCRETE.
2. ALL RAMPS TO HAVE DETECTABLE WARNING PANELS CONFORMING TO RS-13.
3. ALL RAMPS TO BE INSTALLED BASED ON THE LOCATION SHOWN ON THE PLANS.

TABLE OF TRANSITION LENGTHS

ROADWAY PROFILE GRADE (%)	HIGH SIDE TRANSITION LENGTH
0	6'-6"
>0-1	7'-8"
>1-2	9'-0"
>2-3	11'-0"
>3-4	14'-0"
>4	15'-0" (MAX.)

* BASED ON A DESIGN SLOPE OF 7.5% AND 6" OF CURB REVEAL

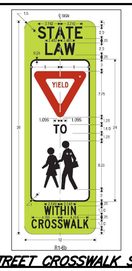


NOTE:

1. WARNING SURFACE SHALL CONTRAST VISUALLY WITH ORANGE COLOR ADJACENT WALKING SURFACES
2. DETECTABLE WARNING PANEL TO BE CAST IRON.

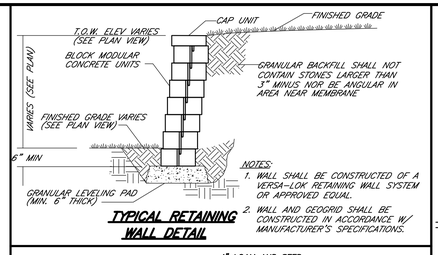
DETECTABLE WARNING PANEL AND WHEELCHAIR RAMP DETAIL

NOT TO SCALE (RS-12, RS-13)



IN-STREET CROSSWALK SIGN

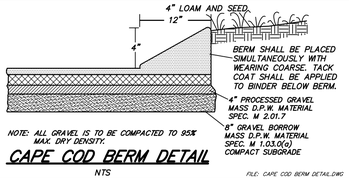
NOT TO SCALE



NOTES:

1. WALL SHALL BE CONSTRUCTED OF A VERSA-LOK RETAINING WALL SYSTEM OR APPROVED EQUAL
2. WALL AND FOOTING SHALL BE CONSTRUCTED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.

TYPICAL RETAINING WALL DETAIL

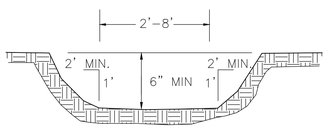


NOTE: ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.

CAPE COD BERM DETAIL

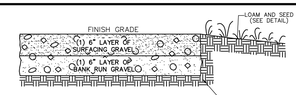
NTS

FILE: CAPE COD BERM DETAIL.DWG



SWALE DETAIL

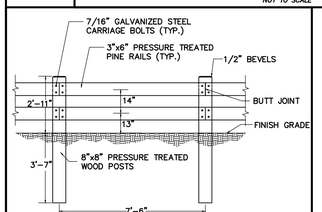
NOT TO SCALE



1. ALL TOPSOIL AND ORGANICS SHALL BE REMOVED FROM DRIVEWAY AND PARKING AREAS PRIOR TO PLACEMENT OF SURFACING GRAVEL.
2. 12" DEPTH OF GRAVEL MEETING MASS. D.P.W. M 1.03.0 TYPE B 3" MAX GRADATION, FIELD COMPACTED BY MEANS OF ROLLERS % DRY DENSITY (STD PROCTOR TEST).

GRAVEL ACCESS DETAIL

NOT TO SCALE



WOODEN GUARDRAIL DETAIL

N.T.S.

WANDERING POND WAY

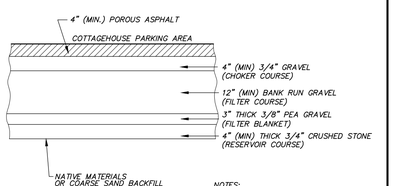
6" GREEN METAL SIGN MOUNTED ON 2–3" GALVANIZED ROUND POST 10 FEET LONG SET 3 FEET INTO GROUND IN CONCRETE

SIGN DETAIL

NOT TO SCALE

MAINTENANCE AND CLEANING:

1) MINIMIZE SALT USE DURING WINTER MONTHS. NO WINTER SANDING IS ALLOWED.
2) CLEAN THE SURFACE USING VACUUM SWEEPING MACHINES AT LEAST 2 TIMES PER YEAR.

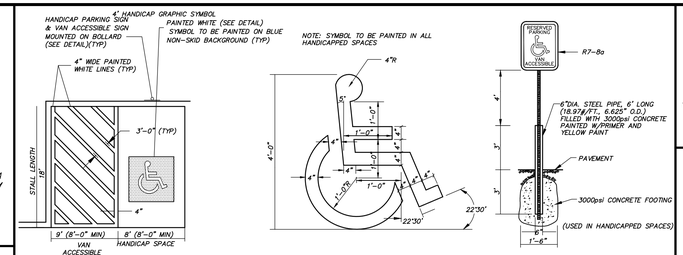


NOTES:

1. SEE PLAN FOR LOCATION

POROUS PAVEMENT DETAIL

NOT TO SCALE



STALL STRIPING

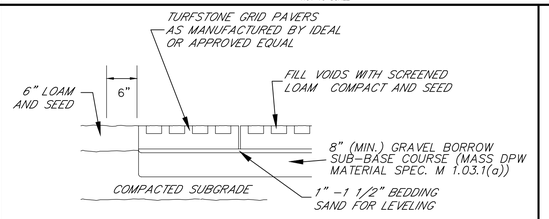
NOT TO SCALE

PAINTED HANDICAP SYMBOL

NOT TO SCALE

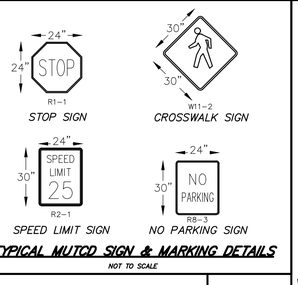
HANDICAP SIGN AND BOLLARD

NOT TO SCALE



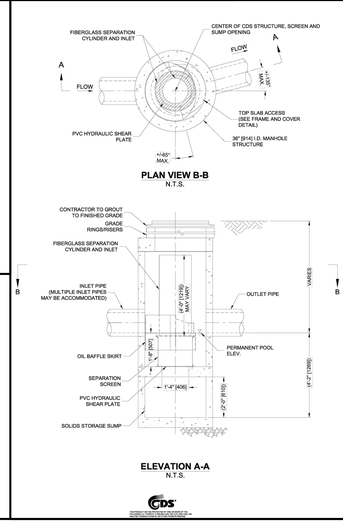
GRASS PAVER DETAIL

N.T.S.



TYPICAL MUTCD SIGN & MARKING DETAILS

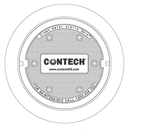
NOT TO SCALE



CDS1515 3-C DESIGN NOTES

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER (DIAMETER VARIES) N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
NOTES/SPECIAL REQUIREMENTS:	*		*

* PER ENGINEER OF RECORD

GENERAL NOTES

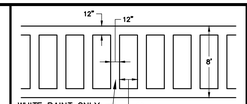
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO H520 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

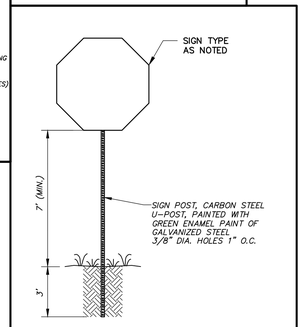
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL



CROSSWALK DETAIL

NOT TO SCALE



SIGN POST INSTALLATION DETAIL

NOT TO SCALE

GENERAL NOTES

1. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGE INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG-SAFE TELE. NO. (888) 344-7233.
2. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH SPECIFICATIONS OUTLINED IN THE TOWN OF STOW'S SUBDIVISION RULES AND REGULATIONS AND THE TOWN OF STOW'S ACTIVE ADULT NEIGHBORHOOD SPECIAL PERMIT RULES AND REGULATIONS
3. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION OR SITE CLEARING.
4. ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF STOW'S SUBDIVISION RULES AND REGULATIONS.
5. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
6. ALL DRAIN PIPES SHALL BE ADS N-12 UNLESS OTHERWISE SHOWN.
7. TRANSPORTATION OF FILL, EARTH, OR CONSTRUCTION DEBRIS TO OR FROM THE SITE SHALL BE RESTRICTED TO DAYTIME HOURS (9 AM TO 4 PM) MONDAY THROUGH FRIDAY.
8. TURNING RADII HAS BEEN DESIGNED TO ACCOMMODATE A SU-30 VEHICLE.
9. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
10. THE DEVELOPER IS RESPONSIBLE FOR CLEAN UP OF ANY SAND, DIRT OR DEBRIS WHICH ERODES FROM THE SITE ONTO FLETCHER COURT OR MAIN STREET AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING, BUT NOT LIMITED TO, CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES IMMEDIATELY UPON DISCOVERY.
11. LIMITS OF CLEARING SHOWN ON THE PLAN ARE NOT REQUIRED UNDER THE PLANNING BOARD'S APPROVAL. ANY TREE PLANTINGS OR LANDSCAPING SHOWN ON THE PLAN ARE NOT REQUIRED UNDER THE PLANNING BOARD'S APPROVAL EXCEPT TO THE EXTENT REQUIRED UNDER THE RULES.
12. NO PAVING SHALL TAKE PLACE AFTER NOVEMBER 15TH AND THE FINAL COURSE OF PAVEMENT SHALL BE PLACED AFTER THE BINDER HAS BEEN EXPOSED TO ONE WINTER SEASON. ALL PROPOSED PAVED SURFACES SHALL CONSIST OF 3" BITUMINOUS CONCRETE PAVING LAID IN TWO COURSES UNDERLAIN BY 12" OF GRAVEL (SEE PAVEMENT DETAIL).
13. ALL RIP-RAP TO BE 4-6" UNLESS OTHERWISE SPECIFIED.
14. ALL CONSTRUCTION ACTIVITY RELATED TO THIS PLANNING BOARD APPROVAL SHALL BE LIMITED TO THE HOURS OF: 7:00AM-5:00PM, MONDAY-FRIDAY; 8:00AM-5:00PM ON SATURDAYS; SUNDAYS AND HOLIDAYS: NO WORK PERMITTED.
15. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER A MINIMUM OF 24-HOURS PRIOR TO THE START OF SEWER INSTALLATION. THE CONTRACTOR SHALL COORDINATE WITH THE TOWN ENGINEER REGARDING SEWER PIPE INSPECTION PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM. THE PROPOSED LOW PRESSURE SEWER SHALL BE INSPECTED AND TESTED BY THE MANUFACTURER OR THEIR REPRESENTATIVE PRIOR TO BACKFILL. THE MANUFACTURER OR THEIR REPRESENTATIVE MUST SUBMIT A LETTER TO THE TOWN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN COMPLETED PER DESIGN PRIOR TO TOWN ACCEPTANCE.
16. THE CONTRACTOR SHALL PROVIDE 48-HOUR NOTIFICATION TO THE TOWN ENGINEER AND WASTEWATER TREATMENT PLANT OPERATOR PRIOR TO CONNECTING TO THE EXISTING SEWER IN MAIN STREET.
17. PERMIT SET NOT FOR CONSTRUCTION.

ACTIVE ADULT NEIGHBORHOOD SPECIAL PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

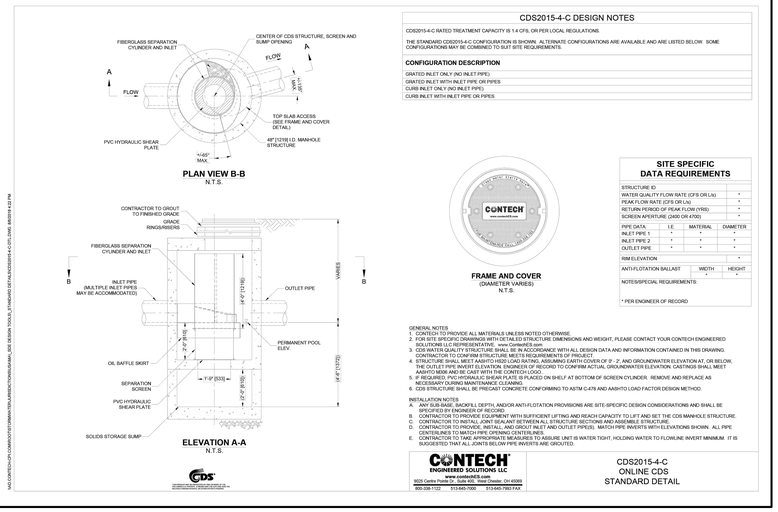
STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE CARLISLE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK



THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

DETAILS

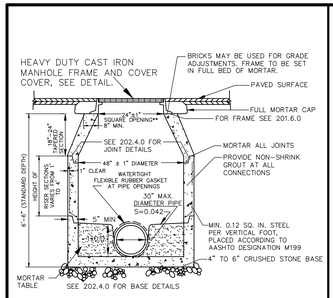
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: NTS JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

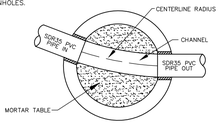
SM-3719C (3719C.EXISTINGCOND.DEF.3.DWG) SHEET 67 OF 75



PRECAST CONCRETE SEWER MANHOLE DETAIL

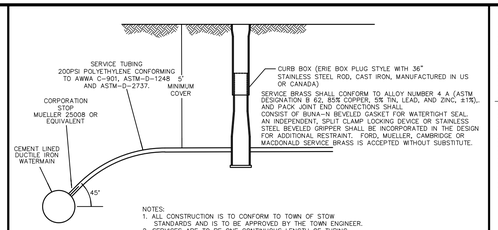
NOT TO SCALE

NOTES:
1. MANHOLE TO CONFORM TO MASS. D.P.W. STANDARD 202.4.0.
2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE SPECIFICATIONS.
4. ALL SEWER MANHOLES SHALL BE CONSTRUCTED USING WATERTIGHT CONSTRUCTION MATERIALS AND METHODS.
5. A BITUMINOUS COATING SHALL BE APPLIED TO THE OUTSIDES OF THE MANHOLES.



SEWER MANHOLE MORTAR TABLE

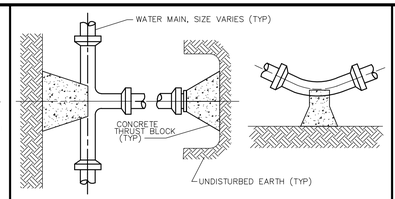
NOT TO SCALE



NOTES:
1. ALL CONSTRUCTION IS TO CONFORM TO TOWN OF STOW STANDARDS AND IS TO BE APPROVED BY THE TOWN ENGINEER.
2. SERVICES ARE TO BE ONE CONTINUOUS LENGTH OF TUBING FROM WATER MAIN TO CURB BOX (NO UNIONS ALLOWED).
3. NO SERVICES WILL BE ACCEPTED UNTIL SUCH TIME AS A TOWN OF STOW REPRESENTATIVE HAS OCCUPIED AND OPERATED THE VALVE TO THEIR SATISFACTION.

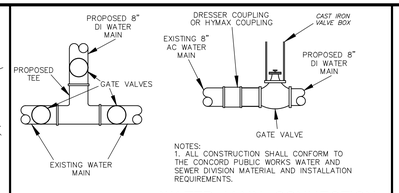
WATER SERVICE TUBING CONNECTION DETAIL

NOT TO SCALE



TYPICAL THRUST BLOCK DETAIL

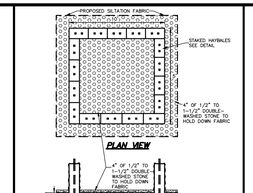
NOT TO SCALE



NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE CONCORD PUBLIC WORKS WATER AND SEWER DIVISION MATERIAL AND INSTALLATION REQUIREMENTS.

WATER MAIN CONNECTION

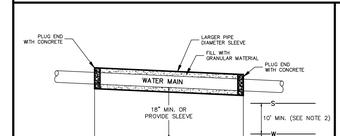
NOT TO SCALE



NOTES:
1. THE HAYBALES SHALL BE INSTALLED IN ACCORDANCE WITH THE HAYBALE SILTATION DETAIL PROVIDED ON THIS PLAN.
2. THE STILLING BASIN SHALL BE CLEANED OF SILT AS NECESSARY.

STILLING BASIN DETAIL

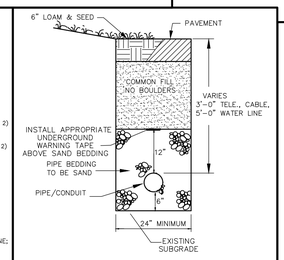
N.T.S.



NOTES:
1. PIPE SLEEVE TO BE PROVIDED ONLY WHEN SEPARATION REQUIREMENTS OF WATER AND SEWER DIVISION CANNOT BE MET.
2. WHEREVER POSSIBLE, WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 10 FEET HORIZONTAL SEPARATION FROM SEWER SERVICES. A MINIMUM OF 5 FEET FROM STORM DRAINS, AND 3' FROM ALL OTHER UTILITIES. ENCASEMENT OF EITHER THE WATER OR SEWER SERVICE IS REQUIRED IN THE FORM OF A 10-FOOT SLEEVE ON EITHER SIDE OF THE ADJACENT STRUCTURE IN THE FOLLOWING CASES:
   A) THE MINIMUM 10-FOOT (SEWER) OR 5-FOOT (STORM DRAINS) HORIZONTAL SEPARATION FROM SEWER SERVICES CANNOT BE MET;
   B) THE TOP OF THE SEWER BELL IS LESS THAN 18" FROM BOTTOM OF THE WATER LINE;
   C) A STORM DRAIN IS WITHIN 1.5 FEET ABOVE THE WATER LINE; OR
   D) A SEWER MAIN OR CONNECTION IS ABOVE WATER MAIN OR CONNECTION.
3. JOINTS OF BOTH PIPES SHALL BE LOCATED AS FAR AWAY AS POSSIBLE

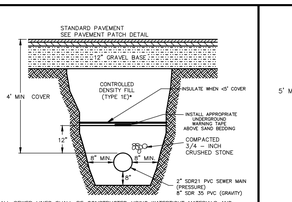
WATER & SEWER CROSSING DETAIL

NOT TO SCALE



PIPE TRENCH DETAIL

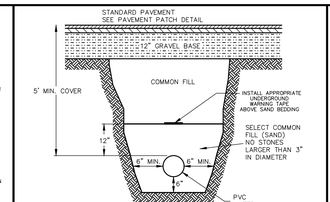
NOT TO SCALE



1. ALL SEWER LINES SHALL BE CONSTRUCTED USING WATERTIGHT MATERIALS AND CONSTRUCTION METHODS.
2. ALL WORK AND PAVEMENT REPAIR SHALL BE PERFORMED UNDER THE DIRECTION OF THE TOWN ENGINEER AND SEWER SUPERINTENDENT IN ACCORDANCE WITH TOWN STANDARDS.
3. AN "AS-BUILT" DRAWING OF THE INSTALLATION SHALL BE FURNISHED TO THE TOWN BEFORE SERVICE IS ESTABLISHED.
4. PAVEMENT PATCHING WILL OCCUR IN PUBLIC RIGHT OF WAY AND GRAVEL WILL BE LEFT IN PRIVATE PORTION OF WARNER STREET.

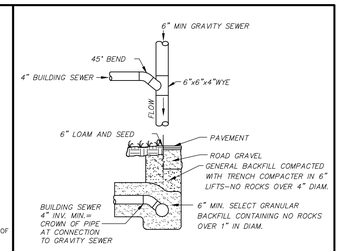
*-CONTROLLED DENSITY FILL: TYPE 1E, TO BE USED IN PUBLIC RIGHT OF WAY. ON PRIVATE PROPERTY, GENERAL BACKFILL MAY BE UTILIZED.

SEWER TRENCH DETAIL



1. A THRUST BLOCK SHALL BE PROVIDED AT ALL BENDS AND ENDS OF WATERMAIN.
2. ALL WORK AND PAVEMENT REPAIR SHALL BE PERFORMED UNDER THE DIRECTION OF THE TOWN ENGINEER AND WATER SUPERINTENDENT IN ACCORDANCE WITH TOWN STANDARDS.
3. AN "AS-BUILT" DRAWING OF THE INSTALLATION SHALL BE FURNISHED TO THE TOWN BEFORE SERVICE IS ESTABLISHED.
4. PAVEMENT PATCHING WILL OCCUR IN PUBLIC RIGHT OF WAY AND GRAVEL WILL BE LEFT IN PRIVATE PORTION OF WARNER STREET.

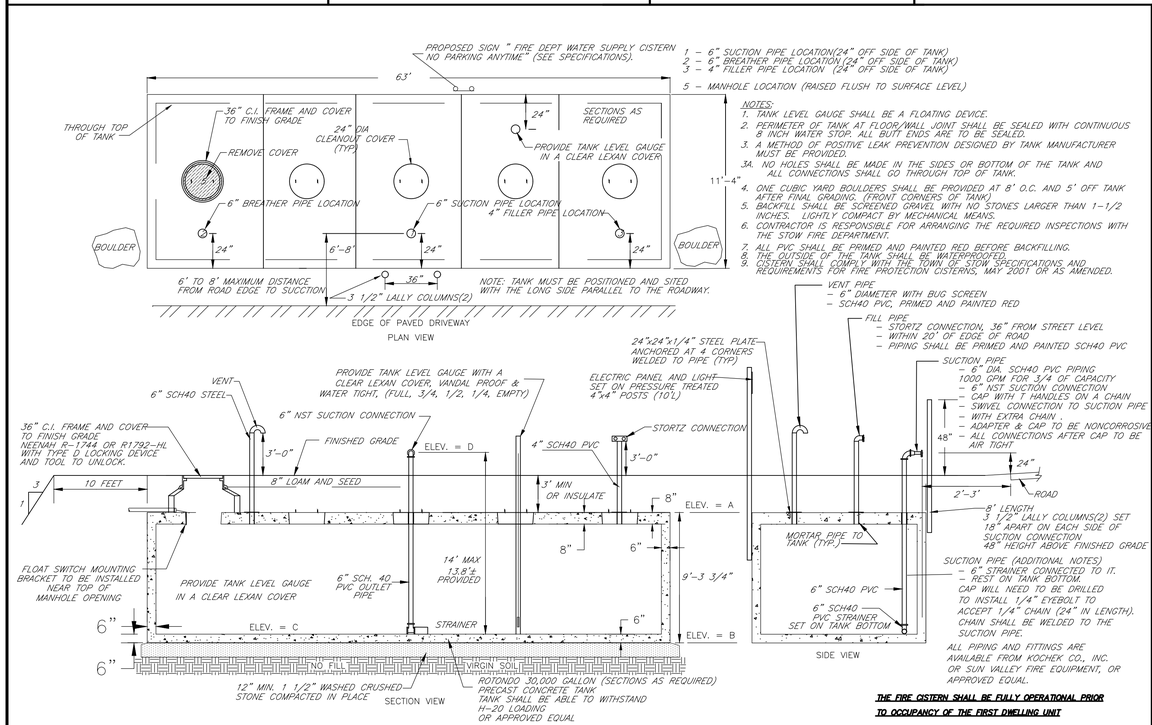
WATER MAIN TRENCH DETAIL



NOTE: ALL PIPES AND FITTINGS SDR-35 PVC SEWER PIPE

TYPICAL SEWER CONNECTION

NOT TO SCALE



THE FIRE CISTERN SHALL BE FULLY OPERATIONAL PRIOR TO OCCUPANCY OF THE FIRST DWELLING UNIT

NOTES:
1. TANK LEVEL GAUGE SHALL BE A FLOATING DEVICE.
2. PERIMETER OF TANK AT FLOOR/WALL JOINT SHALL BE SEALED WITH CONTINUOUS 9 INCH WATER STOP. ALL BUTT ENDS ARE TO BE SEALED.
3. A METHOD OF POSITIVE LEAK PREVENTION DESIGNED BY TANK MANUFACTURER MUST BE PROVIDED.
3A. NO HOLES SHALL BE MADE IN THE SIDES OR BOTTOM OF THE TANK AND ALL CONNECTIONS SHALL GO THROUGH TOP OF TANK.
4. ONE CUBIC YARD BOULDERS SHALL BE PROVIDED AT 8' O.C. AND 5' OFF TANK AFTER FINAL GRADING. (FRONT CORNERS OF TANK).
5. BACKFILL SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN 1-1/2 INCHES. LIGHTLY COMPACT BY MECHANICAL MEANS.
6. CONTRACTOR IS RESPONSIBLE FOR ARRANGING THE REQUIRED INSPECTIONS WITH THE STOW FIRE DEPARTMENT.
7. ALL PVC SHALL BE PRIMED AND PAINTED RED BEFORE BACKFILLING.
8. THE OUTSIDE OF THE TANK SHALL BE WATERPROOFED.
9. CISTERN SHALL COMPLY WITH THE TOWN OF STOW SPECIFICATIONS AND REQUIREMENTS FOR FIRE PROTECTION CISTERNS, MAY 2001 OR AS AMENDED.

FIRE CISTERN ON WANDERING POND WAY

ESHGW ELEV. = 225.30
A = 225.90
B = 216.59
C = 217.09
D = 230.89

BUOYANCY CALCULATIONS
TANK WEIGHT = 248,000 LBS
SOIL WEIGHT = 214,137 LBS (3'x11.33'x63'X100 LB/CF)
TOTAL WEIGHT = 462,137 LBS.
DISPLACED WATER = 383,494 LBS. (11.33x63'x(225.20–216.59)x62.4 LB/CF)
TOTAL WEIGHT = 462,137 LBS. > 383,494 LBS. (OK)

FIRE CISTERN ON WILDFLOWER WAY

ESHGW ELEV. = 220.50
A = 238.50
B = 229.19
C = 229.69
D = 243.48

BUOYANCY CALCULATIONS
TANK WEIGHT = 248,000 LBS
SOIL WEIGHT = 353,326 LBS (4.95'x11.33'x63'X100 LB/CF)
TOTAL WEIGHT = 601,326 LBS.
DISPLACED WATER = 205,332 LBS. (11.33x63'x(224.80–220.19)x62.4 LB/CF)
TOTAL WEIGHT = 462,137 LBS. > 205,332 LBS. (OK)

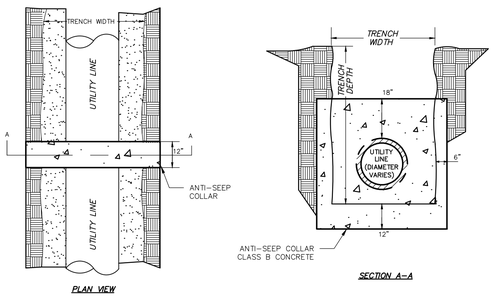
FIRE CISTERN ON LUPINE CIRCLE

ESHGW ELEV. = 286.40
A = 288.50
B = 279.19
C = 279.69
D = 293.49

BUOYANCY CALCULATIONS
TANK WEIGHT = 248,000 LBS
SOIL WEIGHT = 214,137 LBS (3'x11.33'x63'X100 LB/CF)
TOTAL WEIGHT = 462,137 LBS.
DISPLACED WATER = 321,127 LBS. (11.33x63'x(286.40–279.19)x62.4 LB/CF)
TOTAL WEIGHT = 462,137 LBS. > 321,127 LBS. (OK)

30,000 GALLON FIRE CISTERN DETAIL

N.T.S.



ANTI-SEEP COLLAR DETAIL

NOT TO SCALE

ACTIVE ADULT NEIGHBORHOOD SPECIAL PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE CARLISLE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

DETAILS

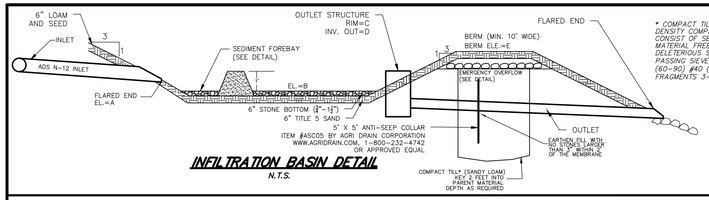
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: NTS JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

SM-3719C (3719C.EXISTINGCOND.DEF.3.DWG) SHEET 68 OF 75

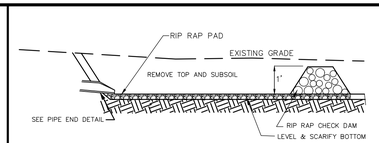


INFILTRATION BASIN DETAIL

N.T.S.

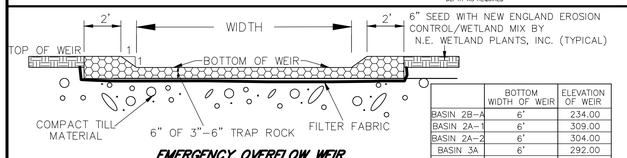
* COMPACT TILL – 95% MAXIMUM DRY DENSITY COMPACTION RATE. TILL SHALL CONSIST OF SELECT ON-SITE OR IMPORTED MATERIAL FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. PERCENT PASSING SIEVE NUMBER: #4 (65–95), #10 (60–90) #40 (45–75) #200 (20–60); FRAGMENTS 3–10 INCHES (0%–15%).

	A	B	OUTLET STRUTURE	C	D	E	ESHGWT
BASIN 2B-A	231.70	231.70	RISER (NYLOPLAST)	233.70	232.10	235.00	229.7
BASIN 2A1	306.00	306.00	STACK WEIR	308.85	306.00	310.00	303.4
BASIN 2A2	301.00	301.00	STACK WEIR	303.50	301.00	305.00	296.4
BASIN 3A	289.00	289.00	STACK WEIR	289.90	286.00	293.00	282.8
BASIN 4A	281.00	281.00	STACK WEIR	281.50	281.00	285.00	276.3
BASIN 5B	283.00	283.00	STACK WEIR	283.75	278.00	287.00	276.8
BASIN 5C	258.00	258.00	RISER (NYLOPLAST)	260.70	258.00	262.00	254.3
BASIN 5D	230.00	230.00	STACK WEIR	232.00	230.00	234.00	227.8
BASIN 6B	221.00	219.00	EXFILTRATION	N/A	N/A	224.00	215.4
BASIN 7A	219.00	219.00	EXFILTRATION	N/A	N/A	225.00	217.0
BASIN 7B	224.00	224.00	EXFILTRATION	N/A	N/A	228.00	214.1
BASIN 8	222.30	222.30	EXFILTRATION	N/A	N/A	227.00	220.3
BASIN 10B	225.00	225.00	RISER (NYLOPLAST)	226.75	225.00	229.00	222.0
BASIN 10C	225.00	225.00	STACK WEIR	227.90	223.50	229.00	223.0



SEDIMENT FOREBAY DETAIL

NOT TO SCALE

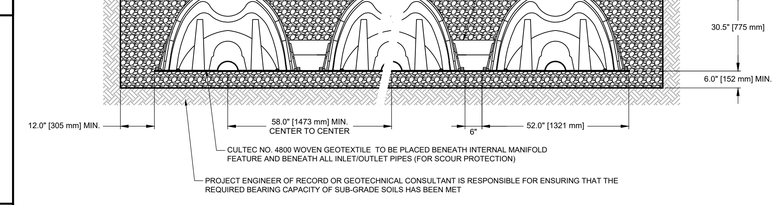


EMERGENCY OVERFLOW WEIR

NOT TO SCALE

	BOTTOM WIDTH OF WEIR	ELEVATION OF WEIR
BASIN 2B-A	6'	234.00
BASIN 2A-1	6'	309.00
BASIN 2A-2	6'	304.00
BASIN 3A	6'	292.00
BASIN 4A	6'	284.00
BASIN 5B	6'	286.00

	BOTTOM WIDTH OF WEIR	ELEVATION OF WEIR
BASIN 5C	6'	261.00
BASIN 5D	6'	233.00
BASIN 6B	6'	223.10
BASIN 7B	6'	227.00
BASIN 10B	6'	228.00
BASIN 10C	6'	228.00

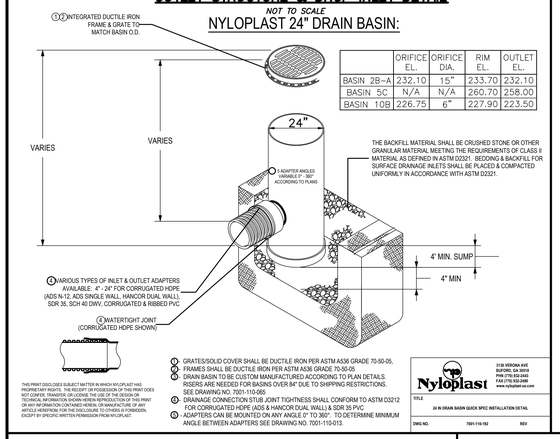


RECHARGER 330XLHD TYPICAL CROSS SECTION (SUBSURFACE CHAMBERS)

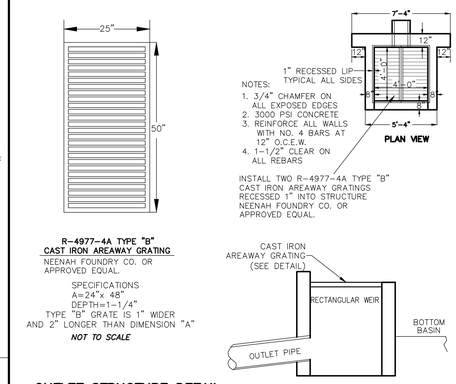
NOT TO SCALE

OUTLET STRUCTURE & DROP INLET DETAIL

NOT TO SCALE

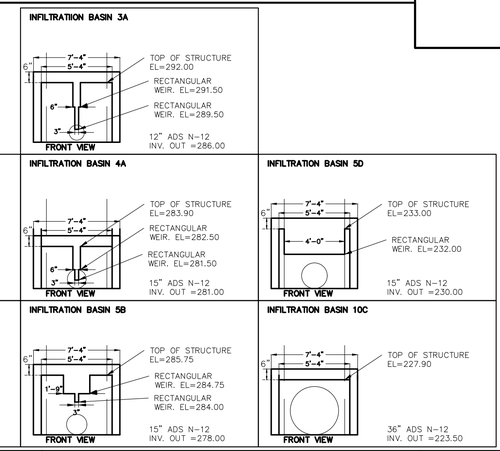


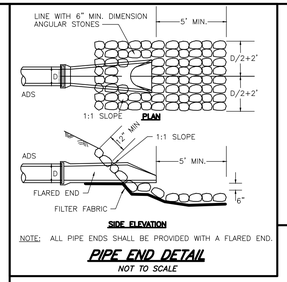
	ORIFICE EL.	ORIFICE DIA.	RIM EL.	OUTLET EL.
BASIN 2B-A	232.10	15"	233.70	232.10
BASIN 5C	N/A	N/A	260.70	258.00
BASIN 10B	226.75	6"	227.90	223.50



OUTLET STRUCTURE DETAIL

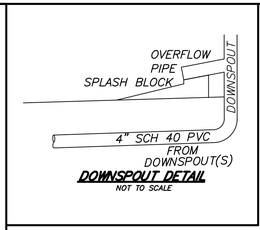
NOT TO SCALE





PIPE END DETAIL

NOT TO SCALE



DOWNSPOUT DETAIL

NOT TO SCALE

ACTIVE ADULT NEIGHBORHOOD SPECIAL PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

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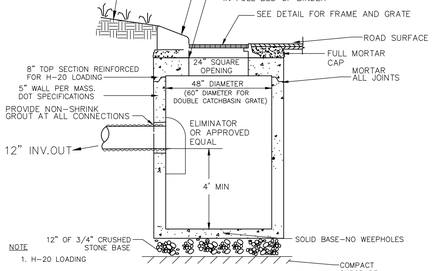
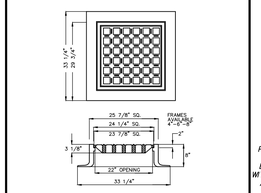
DATE

TOWN CLERK



PRECAST CATCH BASIN DETAIL

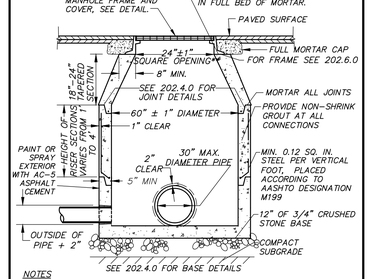


FULLY MACHINED AND INTERCHANGABLE FRAMES AND COVERS.
HIGH QUALITY MATERIALS AND WORKMANSHIP.
NO ROCK COVERS.
H-20 LOADING RATE
WEIGHT OF GRATE 215 LBS.
GRATE – 1 (EA.) TYPE F GRATE
FRAME – LF248-2 (4 FLANGE)
BY LEBARON OR APPROVED EQUAL

CATCH BASIN FRAME AND GRATE DETAIL

NOT TO SCALE

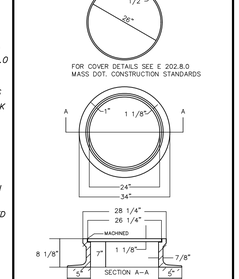
NOTES:
1. FRAME AND GRATE TO CONFORM TO MASS HIGHWAY CONSTRUCTION STANDARDS (SEE DETAIL 201.6.0)



NOTES
1. MANHOLE TO CONFORM TO MASS. DOT STANDARD 202.4.0.
2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE SPECIFICATIONS.
4. H-20 LOADING

PRECAST CONCRETE DRAIN MANHOLE DETAIL

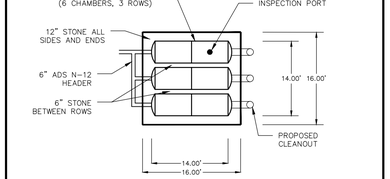
NOT TO SCALE



DRAIN MANHOLE FRAME AND COVER

NOT TO SCALE

MASSDOT STANDARD DETAIL

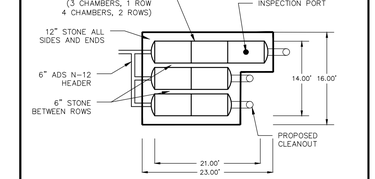


ROOF DRYWELL TYPE A DETAIL (LOAMY SAND)

NOT TO SCALE

ELEVATION TABLE:

DRYWELL UNIT #	BOTTOM STONE	BOTTOM STRUCTURE	TOP STRUCTURE	TOP STONE	ESHGWT
WPC 1	281.50	282.00	285.54	285.04	279.3
WPC 3	280.25	280.75	283.29	283.79	276.1
WPC 5	280.50	281.00	283.54	284.04	275.9
WPC 7	280.50	281.00	283.54	284.04	275.3
WPC 9	279.50	280.00	282.54	283.04	274.5
WPC 11	279.50	280.00	282.54	283.04	274.0
WPC 13	280.50	281.00	283.54	284.04	275.7
WPC 19	290.50	291.00	293.54	294.04	287.3
WPC 21	294.50	295.00	297.54	298.04	291.6
WPC 23	297.00	297.50	300.04	300.54	292.8
WPC 25	297.00	297.50	300.04	300.54	294.1
WPC 27	297.00	297.50	300.04	300.54	293.5
WPC 37	291.75	292.25	294.79	295.29	287.9
WPC 39	290.00	290.50	293.04	293.54	284.6
WPC 41	288.00	288.50	291.04	291.54	282.1
WPC 43	288.00	288.50	291.04	291.54	282.7
WPC 45	286.50	287.00	289.54	290.04	282.3

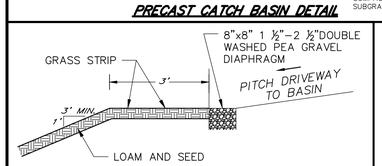


ROOF DRYWELL TYPE B DETAIL (SANDY LOAM)

NOT TO SCALE

ELEVATION TABLE:

DRYWELL UNIT #	BOTTOM STONE	BOTTOM STRUCTURE	TOP STRUCTURE	TOP STONE	ESHGWT
WPC 15	280.50	281.00	283.54	284.04	278.0
WPC 17	286.50	287.00	289.54	290.04	283.5



GRAVEL DIAPHRAGM AND GRASS STRIP DETAIL

NOT TO SCALE

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

DETAILS

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

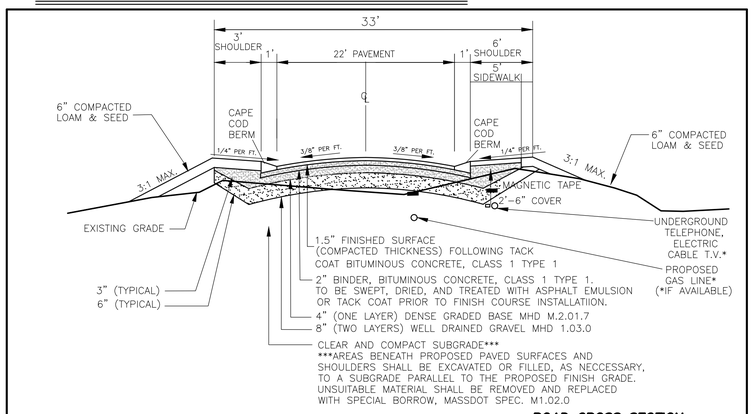
SCALE: NTS JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

SM-3719C (3719C.EXISTINGCOND.DEF.3.DWG) SHEET 69 OF 75

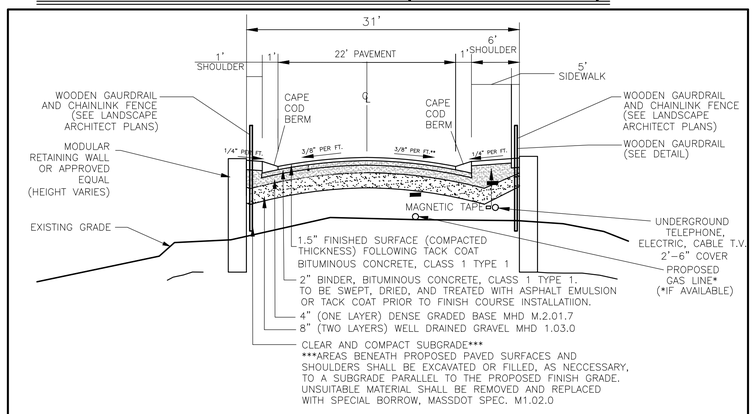
ATHENS LANE CROSS SECTION DETAIL 1



ROAD CROSS SECTION
STA 0+00 TO 1+00
STA 3+00 TO 8+75
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

ATHENS LANE CROSS SECTION DETAIL 2 (STREAM CROSSING 1)



ROAD CROSS SECTION
1+00 TO 3+00
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

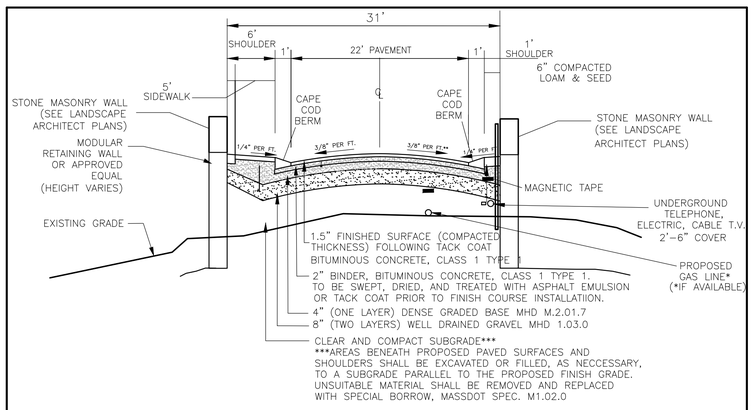
DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

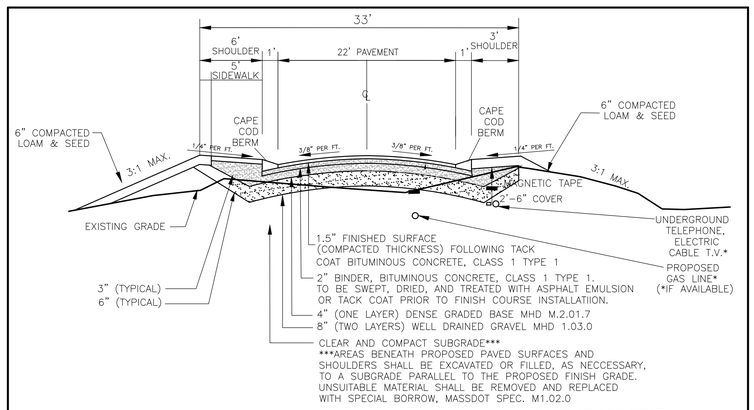
WANDERING POND WAY CROSS SECTION DETAIL 1 (STREAM CROSSING 2)



ROAD CROSS SECTION
12+00 TO 13+75
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

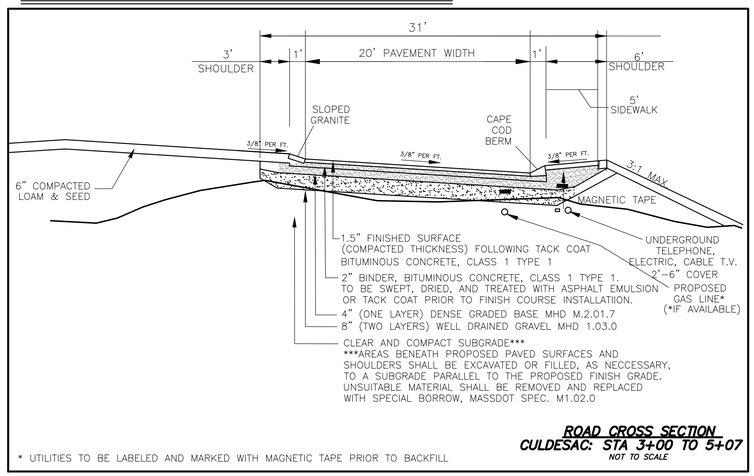
WANDERING POND WAY CROSS SECTION DETAIL 3



ROAD CROSS SECTION
STA 20+00 TO 23+96
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

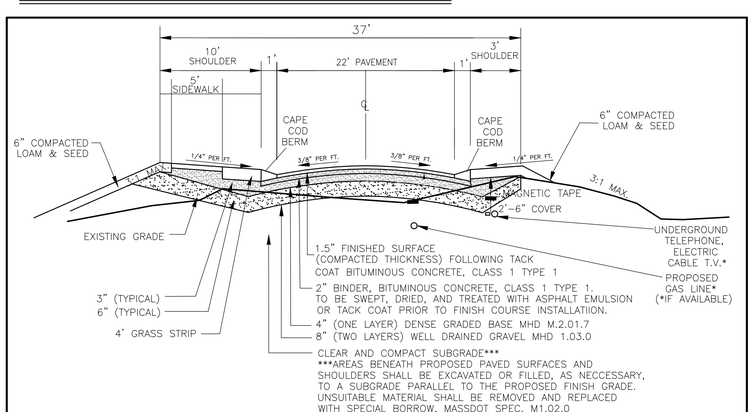
STEPPING STONE LANE CROSS SECTION DETAIL 1



ROAD CROSS SECTION
CULDESAC: STA 3+00 TO 5+07
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

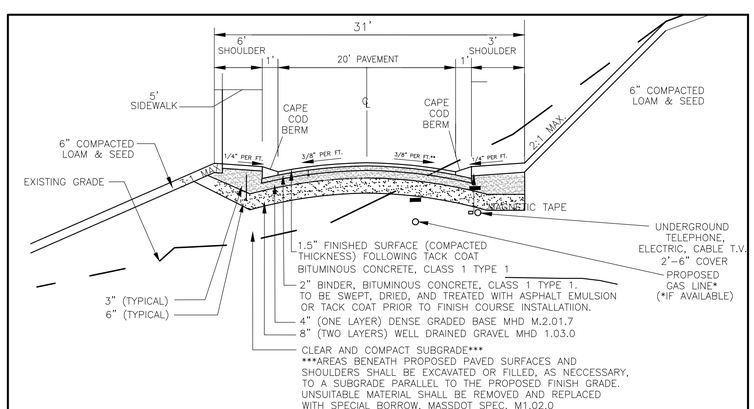
WANDERING POND WAY CROSS SECTION DETAIL 2



ROAD CROSS SECTION
STA 8+75 TO 12+00
STA 13+75 TO 20+00
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

STEPPING STONE LANE CROSS SECTION DETAIL 2



ROAD CROSS SECTION
0+00 TO 3+00
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

DETAILS

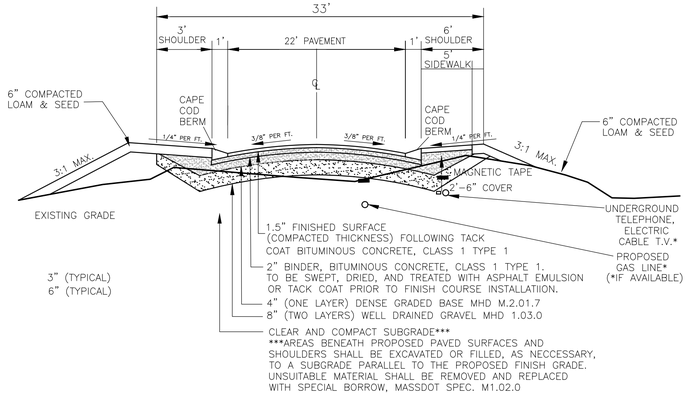
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: AS SHOWN JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

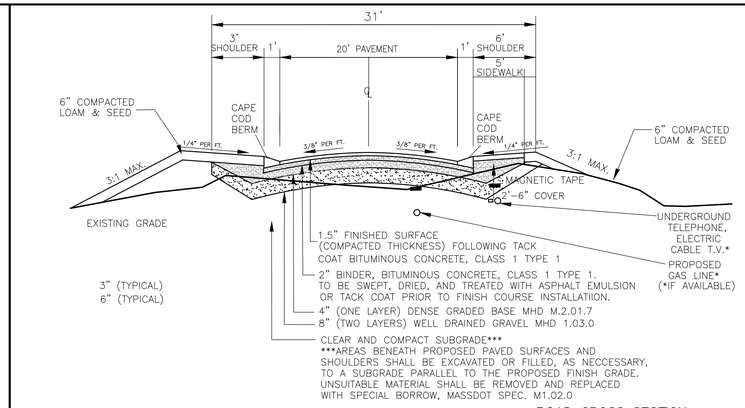
DAFFODIL DRIVE CROSS SECTION DETAIL



ROAD CROSS SECTION
STA 0+00 TO 4+56
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

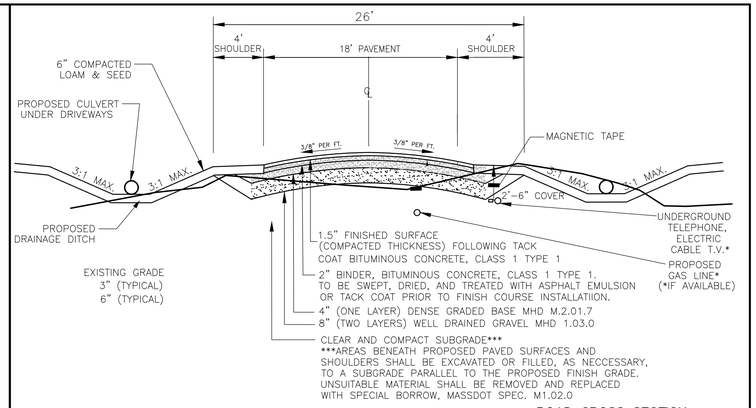
LILY PAD LANE CROSS SECTION DETAIL



ROAD CROSS SECTION
STA 0+00 TO 8+97
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

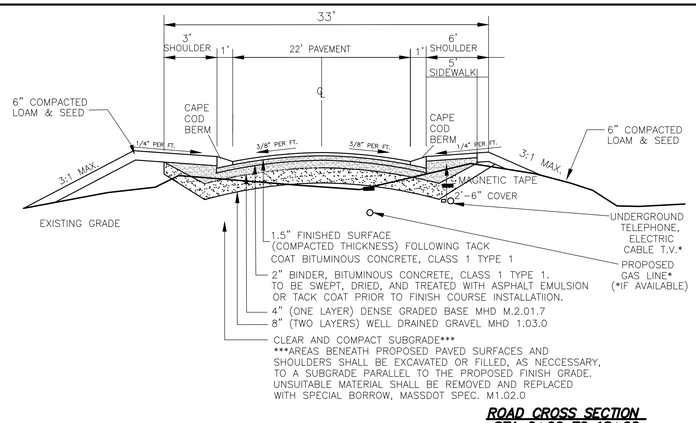
DAISY LANE & BUTTERCUP LANE CROSS SECTION DETAIL



ROAD CROSS SECTION
STA 0+00 TO 3+62 (DSL)
STA 0+00 TO 3+54 (BCL)
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

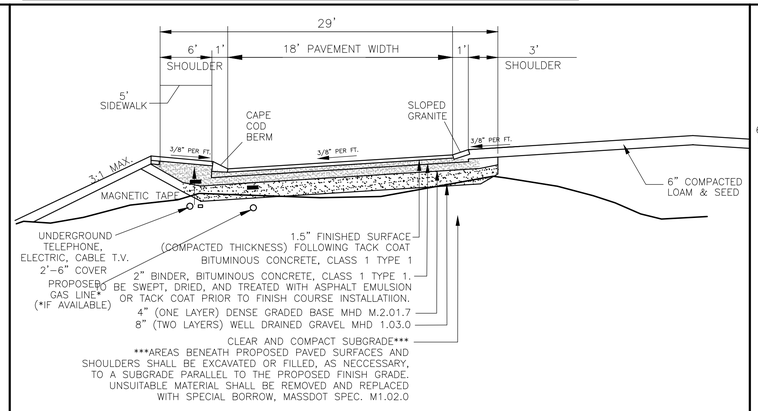
LUPINE CIRCLE CROSS SECTION DETAIL



ROAD CROSS SECTION
STA 0+00 TO 18+02
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

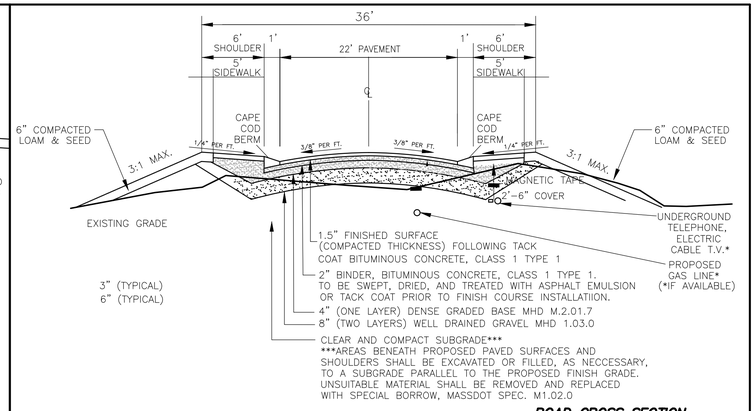
WILDFLOWER WAY NORTHBOUND SPLIT CROSS SECTION DETAIL



ROAD CROSS SECTION
STA 0+51 TO 4+28
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

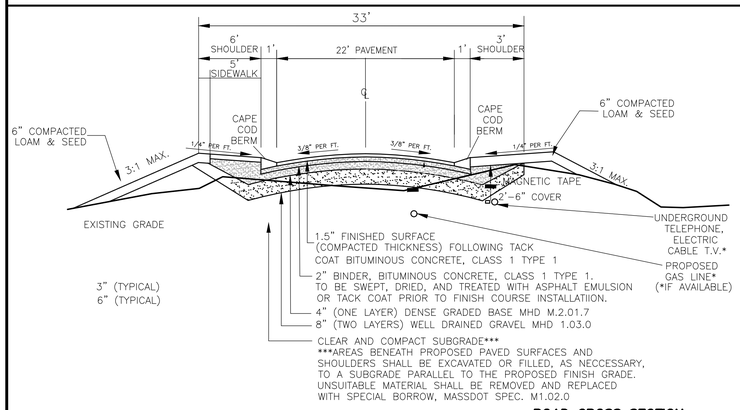
WILDFLOWER WAY CROSS SECTION DETAIL 1



ROAD CROSS SECTION
STA 00+00 TO 4+00
STA 8+00 TO 24+75
STA 28+21 TO 30+32
STA 0+00 TO 0+51 (NORTH SPLIT)
STA 4+28 TO 4+72 (NORTH SPLIT)
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

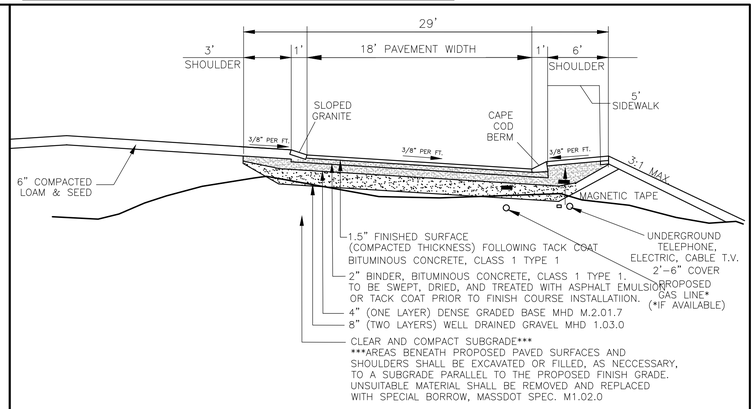
WILDFLOWER WAY CROSS SECTION DETAIL 2



ROAD CROSS SECTION
STA 4+00 TO 8+00
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

WILDFLOWER WAY CROSS SECTION DETAIL 3



ROAD CROSS SECTION
STA 24+75 TO 28+21
NOT TO SCALE

* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

_____

_____

_____

_____

_____

_____

_____

DATE: _____

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
DATE

_____
TOWN CLERK

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

DETAILS

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: NTS — JUNE 30, 2022

REVISED: OCTOBER 26, 2022
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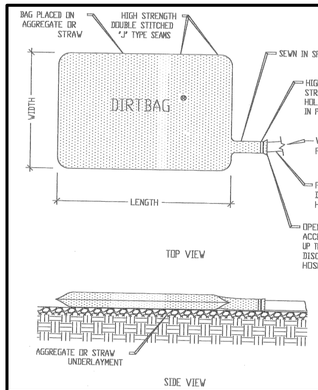
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

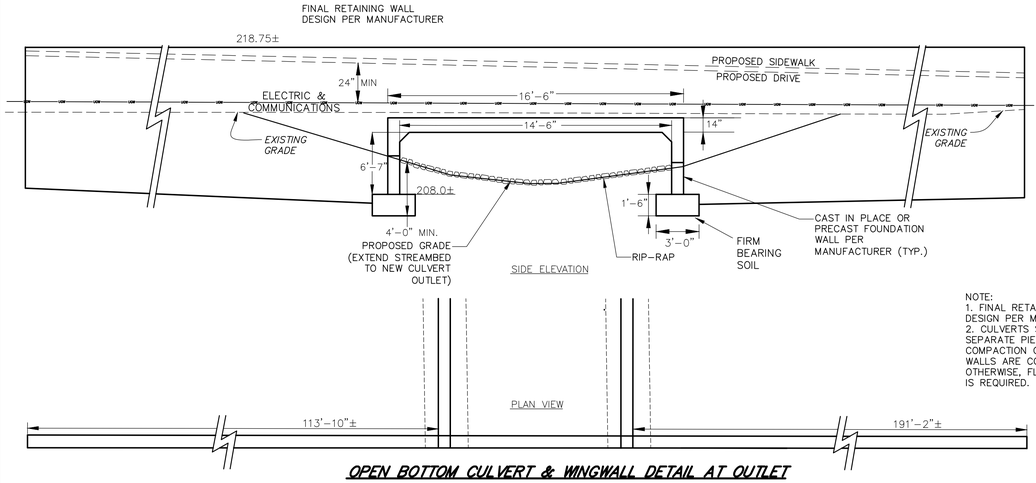
SM-3719C (3719C.ROAD.CROSS.3.DWG) SHEET 71 OF 75



DEWATERING SILT SACK DETAIL

N.T.S.

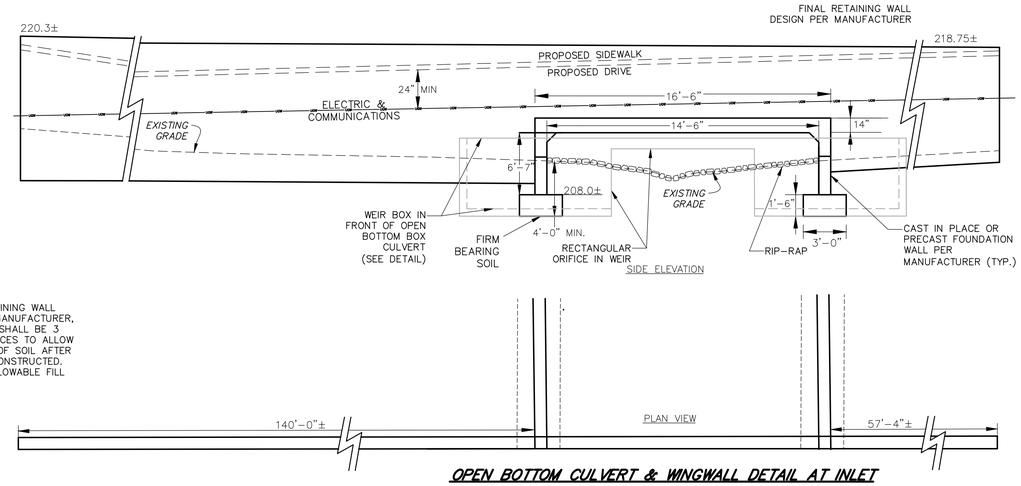
AS MANUFACTERED BY ACF ENVIRONMENTAL



OPEN BOTTOM CULVERT & WINGWALL DETAIL AT OUTLET

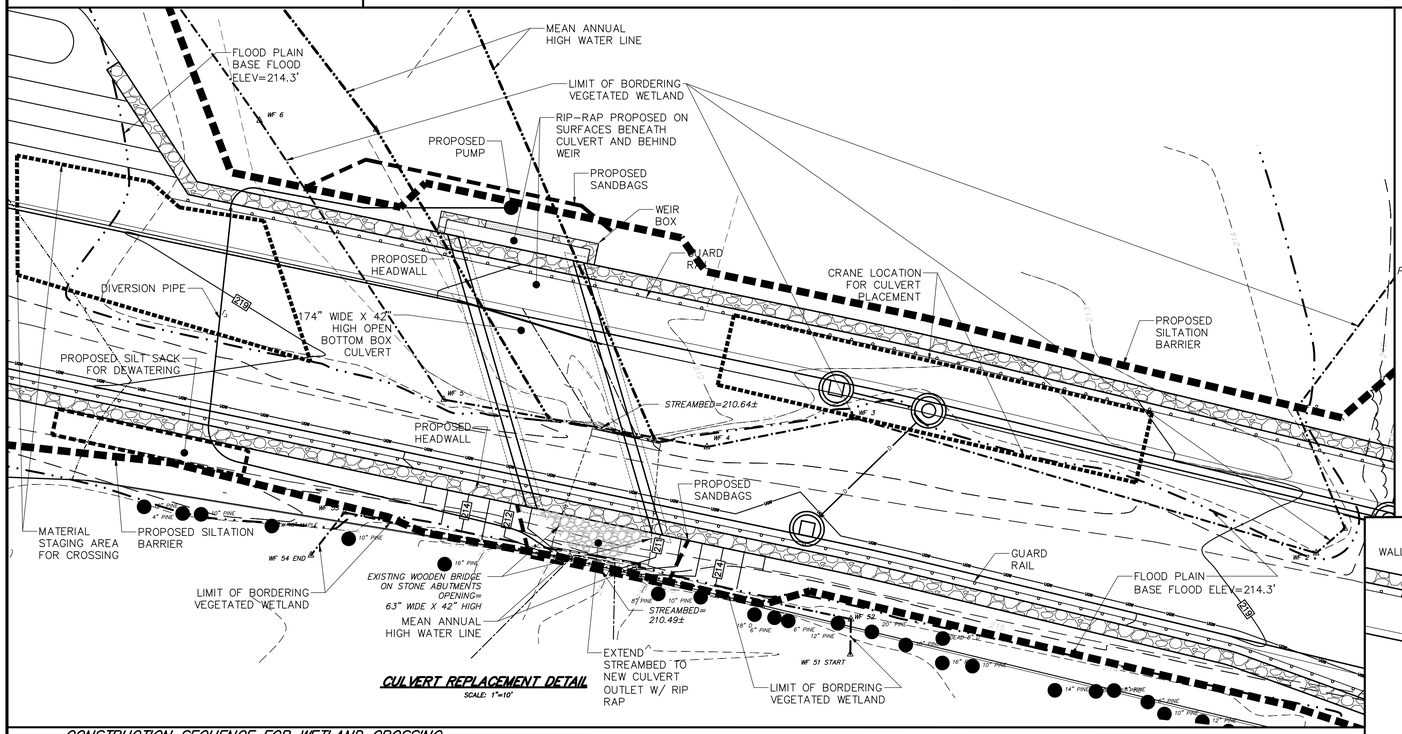
N.T.S.

NOTE:
1. FINAL RETAINING WALL DESIGN PER MANUFACTURER,
2. CULVERTS SHALL BE 3 SEPARATE PIECES TO ALLOW COMPACTION OF SOIL AFTER WALLS ARE CONSTRUCTED. OTHERWISE, FLOWABLE FILL IS REQUIRED.



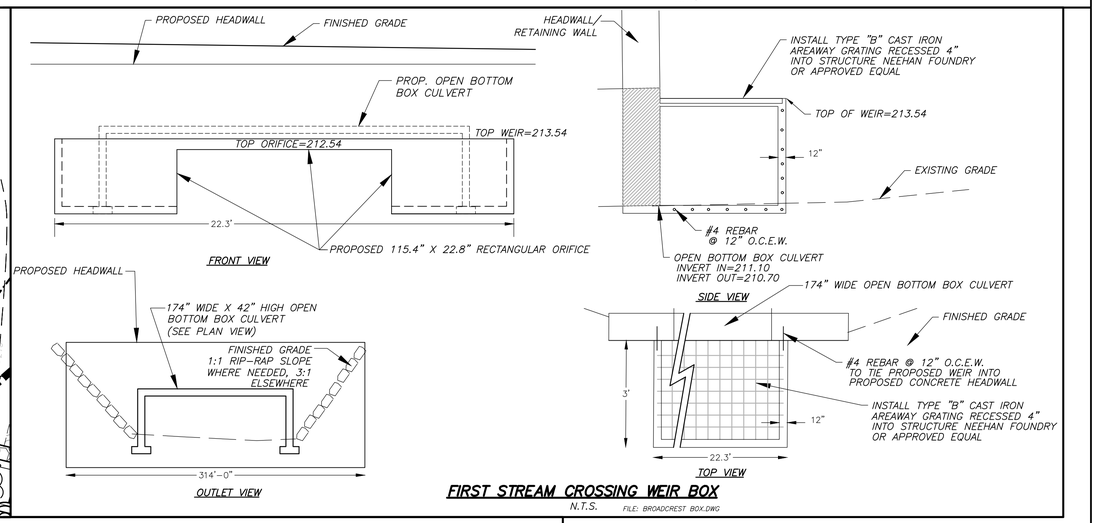
OPEN BOTTOM CULVERT & WINGWALL DETAIL AT INLET

N.T.S.



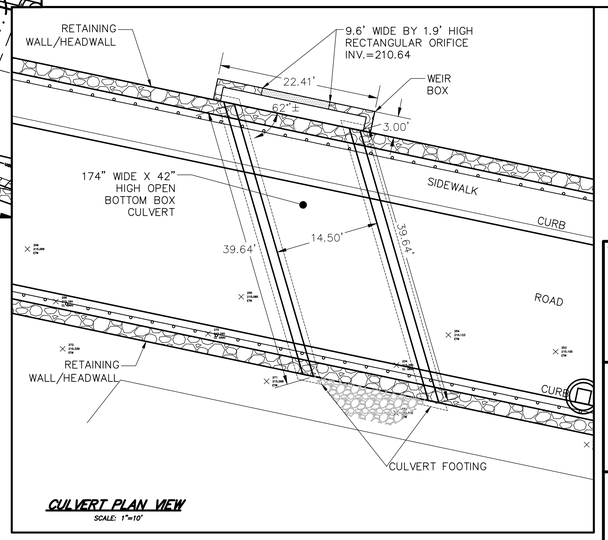
CULVERT REPLACEMENT DETAIL

SCALE: 1"=10'



FIRST STREAM CROSSING WEIR BOX

N.T.S. FILE: BROADCREST BOX.DWG



CULVERT PLAN VIEW

SCALE: 1"=10'

CONSTRUCTION SEQUENCE FOR WETLAND CROSSING

1) WORK SHALL NOT BE CONDUCTED DURING THE WET PERIOD, TYPICALLY MARCH 1 THROUGH MAY 1 UNLESS SPECIFIED IN WRITING BY THE CONSERVATION COMMISSION. WORK SHOULD BE CONDUCTED WHEN CROSSING IS AS DRY AS POSSIBLE.
2) INSTALL SILTATION BARRIER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AT ALL LOCATIONS SHOWN ON THE PLAN (STAKED BY THE DESIGN ENGINEER).
3) REFER TO NOTES ON DETAIL FOR CONSTRUCTION OF WETLAND REPLICATION AREA.
4) IF NEEDED, DIVERT WATER BY SETTING SAND BAGS JUST UP GRADIENT AND DOWN GRADIENT OF SILTATION BARRIER. CLEAN WATER MAY BE PUMPED FROM UP STREAM OF WORK AREA TO DOWN STREAM. DEWATERING FROM WORK AREA SHALL BE PUMPED TO A DEWATERING STILL LOCATED DOWN STREAM. DEWATERING STILL SHALL BE LOCATED IN UPLAND WITH NO DIRECT DISCHARGE TO BVW.
5) STRIP ORGANIC MATERIAL FROM AREA WITHIN WETLANDS CROSSING. MATERIAL SHALL BE USED IN THE REPLICATION AREA. INSTALL EROSION CONTROL AROUND SOIL STOCKPILE OF STRIPPED MATERIAL. COMPLETE WETLAND REPLICATION AREA IN COMPLIANCE WITH "WETLAND REPLICATION SCHEMATIC" AND "WETLAND REPLICATION CROSS SECTION A–A".
6) REMOVE EXISTING BRIDGE AND ABUTMENTS.
7) INSTALL CULVERT FOUNDATION.
8) INSTALL CULVERT WALLS, HEADWALLS, AND WEIR BOX.
9) PLACE 5"+ RIP–RAP IN AREAS BETWEEN CULVERT WALLS AND WEIR BOX.
10) BACKFILL AND COMPACT INTERIOR OF CULVERT.
11) INSTALL CULVERT TOP.
12) BACKFILL AND COMPACT CULVERT, HEADWALLS, AND WEIR BOX.
13) PLACE AND COMPACT GENERAL FILL AND GRAVEL FILL FOR DRIVEWAY WITHIN WETLAND CROSSING TO THE GRADES SHOWN ON THE PLAN.
14) STABILIZE SLOPES IN WETLAND FILL AREA WITH 4" OF LOAM AND HYDROSEEDING.
15) INSTALL PROPOSED UNDERGROUND UTILITIES.
16) INSTALL ROAD SURFACE TO THE WIDTH SHOWN ON THE PLAN.
17) LOAM AND SEED ALL DISTURBED SURFACES WHICH HAVE NOT BEEN STABILIZED.
18) REMOVE SILTATION BARRIERS AFTER ALL VEGETATION IS ESTABLISHED AND THE APPROVING AUTHORITY HAS ISSUED A CERTIFICATE OF COMPLIANCE.

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

DETAILS

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SCALE: 1"=10' JUNE 30, 2022

REVISED: OCTOBER 26, 2022 REVISED: FEBRUARY 16, 2024

REVISED: JULY 6, 2023

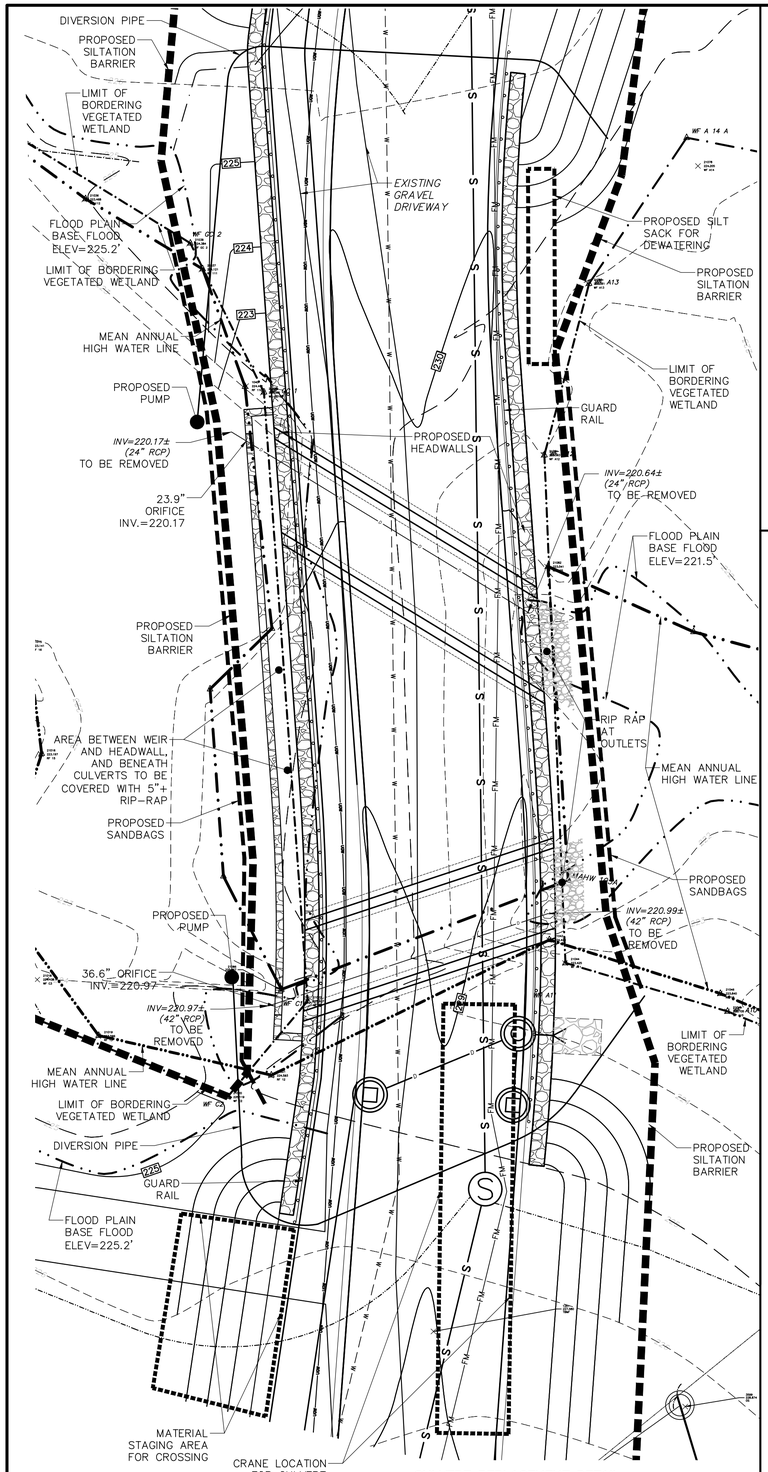
STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

0 5 10 20 30 40 FT

SM–3719C (3719C.STREAM CROSSING2.DWG) SHEET 72 OF 75

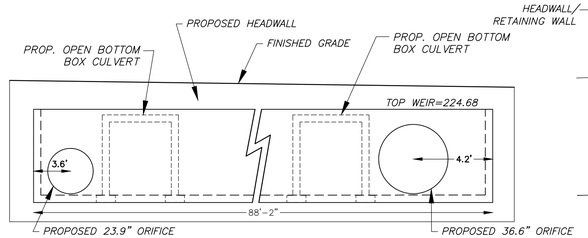


CULVERT REPLACEMENT DETAIL

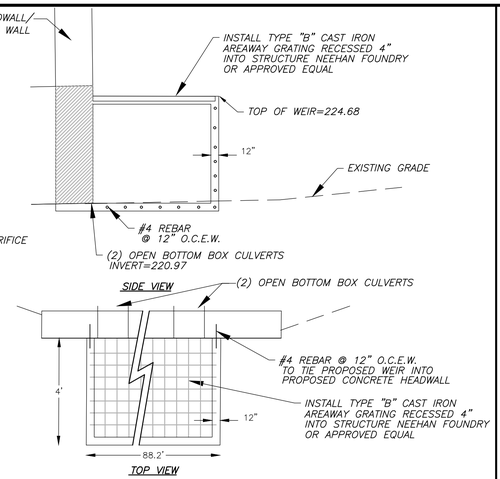
SCALE: 1"=10'

CULVERT REPLACEMENT CONSTRUCTION SEQUENCE:

1. WORK SHALL NOT BE CONDUCTED DURING THE WET PERIOD, TYPICALLY MARCH 1 THROUGH MAY 1 UNLESS SPECIFIED IN WRITING BY THE CONSERVATION COMMISSION. WORK SHOULD BE CONDUCTED WHEN CROSSING IS AS DRY AS POSSIBLE.
1. SILTATION BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLAN SET.
2. SAND BAGS SHALL BE PLACED TO RESTRICT THE FLOW OF WATER DURING CONSTRUCTION.
3. AN ADEQUATE PUMP SHALL BE INSTALLED UPSTREAM TO DIVERT THE FLOW FROM THE BROOK PAST THE AREA OF CONSTRUCTION.
4. THE CONSTRUCTION AREA SHALL BE DEWATERED AS REQUIRED AND PUMPED TO THE LOCATION OF THE SILT SACK AS SHOWN ON THE PLANS AND ADJUSTED AS NEEDED.
5. THE EXISTING CULVERTS AND STONES SHALL BE REMOVED AND REPLACED WITH THE PROPOSED HEADWALLS, WEIR BOX, AND CULVERT WALLS AS SPECIFIED.
6. 5"± RIP-RAP SHALL BE PLACED BETWEEN CULVERT WALLS.
7. INTERIOR OF CULVERT SHALL BE BACKFILLED AND COMPACTED.
7. CULVERT TOP SEGMENT SHALL BE INSTALLED.
8. CULVERTS SHALL BE BACKFILLED AND COMPACTED.
9. SANDBAGS SHALL BE REMOVED.
10. DISTURBED AREAS SHALL BE LOAMED AND SEEDED OR PAVED AS SHOWN ON THE PLAN.
11. SILTATION BARRIERS SHALL REMAIN UNTIL ALL SURFACES ARE STABILIZED AND REMOVED ONLY AFTER APPROVAL BY THE CONSERVATION COMMISSION OR AGENT.



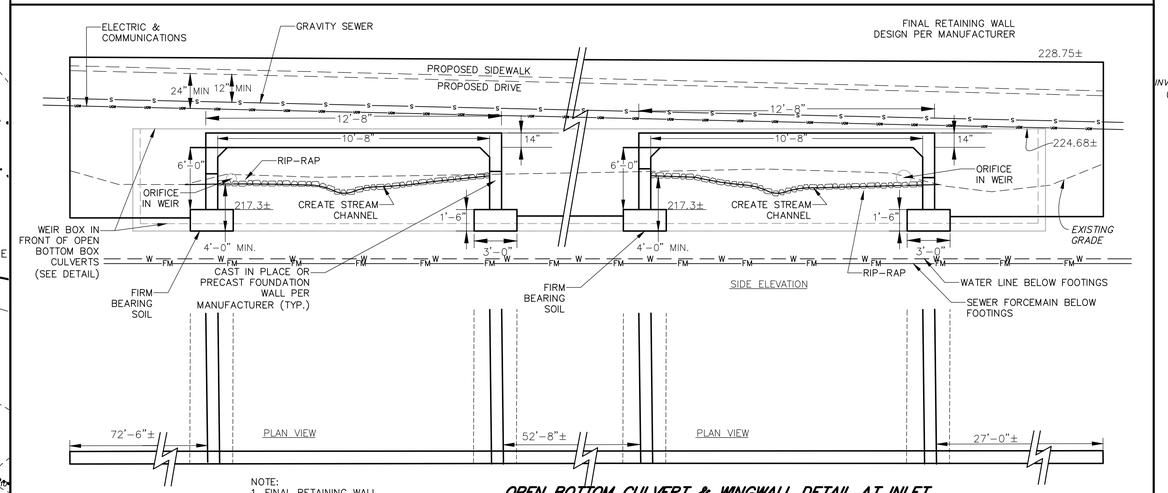
FRONT VIEW



TOP VIEW

SECOND STREAM CROSSING WEIR BOX

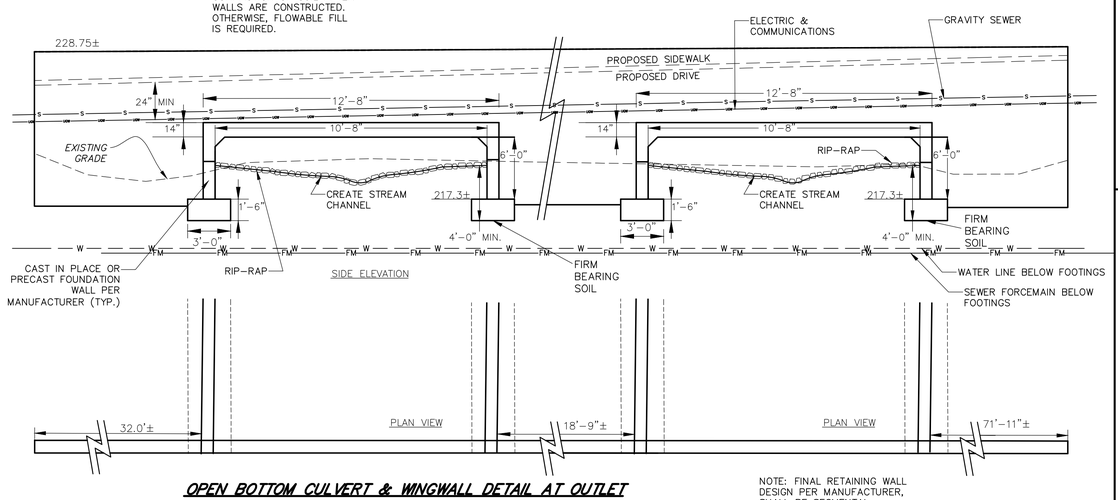
N.T.S. FILE: BROADCREST BOX.DWG



NOTE:
1. FINAL RETAINING WALL DESIGN PER MANUFACTURER, 2. CULVERTS SHALL BE 3 SEPARATE PIECES TO ALLOW COMPACTION OF SOIL AFTER WALLS ARE CONSTRUCTED. OTHERWISE, FLOWABLE FILL IS REQUIRED.

OPEN BOTTOM CULVERT & WINGWALL DETAIL AT INLET

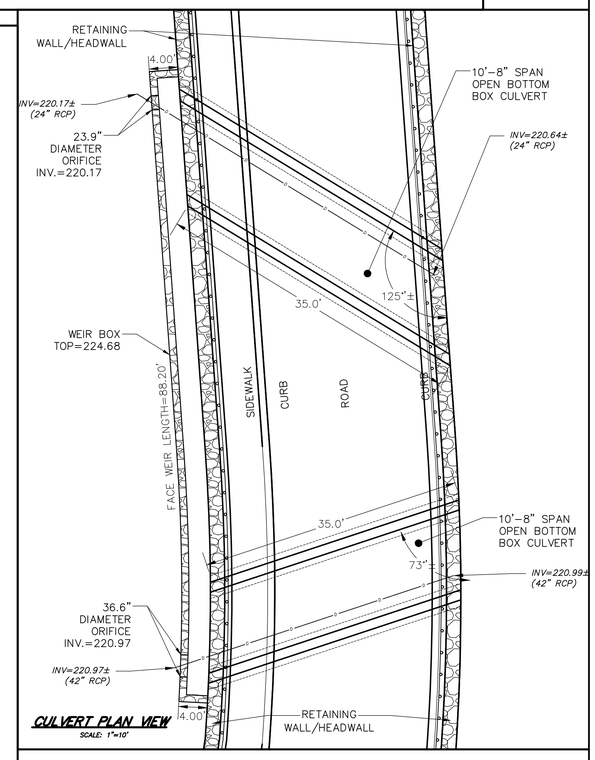
N.T.S.



OPEN BOTTOM CULVERT & WINGWALL DETAIL AT OUTLET

N.T.S.

NOTE: FINAL RETAINING WALL DESIGN PER MANUFACTURER, SHALL BE SEGMENTAL



CULVERT PLAN VIEW

SCALE: 1"=10'

THE COTTAGES AT WANDERING POND

AN

ACTIVE ADULT NEIGHBORHOOD

IN

STOW, MASSACHUSETTS

(MIDDLESEX COUNTY)

DETAILS

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

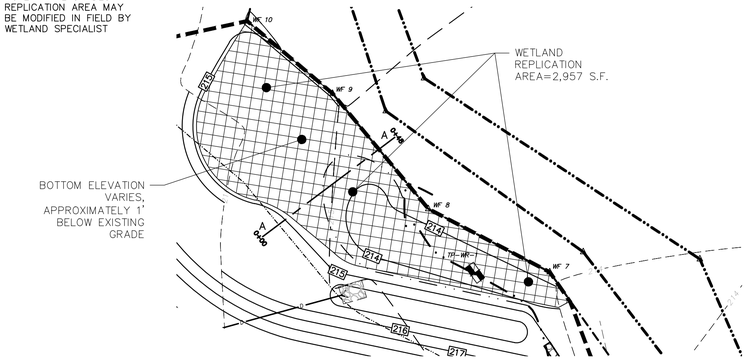
SCALE: 1"=10' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023
REVISED: FEBRUARY 16, 2024

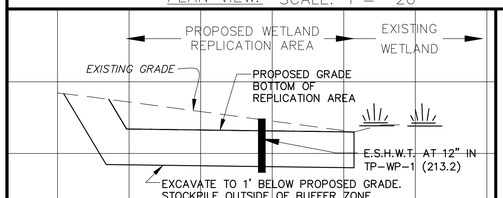
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

NOTE: FINAL GRADES IN REPLICATION AREA MAY BE MODIFIED IN FIELD BY WETLAND SPECIALIST



PLAN VIEW: SCALE: 1"= 20'

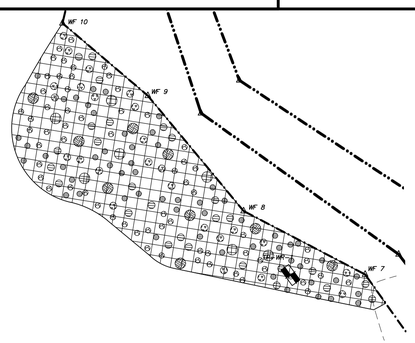


WETLAND REPLICATION 1 CROSS SECTION A-A

SCALE: 1"= 10' H., 1"= 4' V.

TP-WP-1 3/10/2023 214.20'
0-6" A SL 10YR 3/2 MASSIVE FRIABLE
6"-10" B LS 10YR 4/6 MASSIVE FRIABLE
10"-28" C LS 10YR 4/4 MASSIVE FRIABLE

MOTTLING OBS. @ 12"
NO G.W. OBS.
E.S.H.W.T.=12" (213.2)



SCALE: 1"= 20'

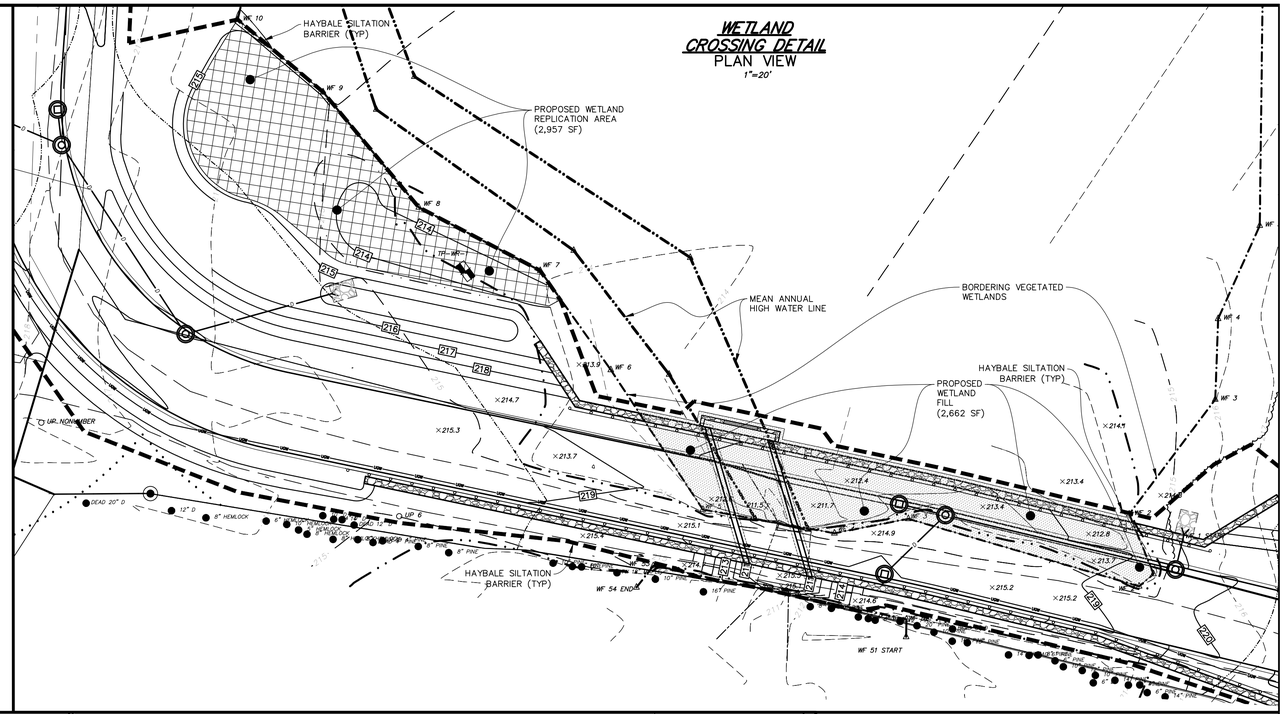
SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CONDITION
			TREES			
	AR	ACER RUBRUM	RED MAPLE	8' HEIGHT	7	B & B
	BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	8' HEIGHT	9	B & B
			SHRUBS			
	VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	36 INCH	27	CONT. GROWN
	IV	ILEX VERTICILLATA	COMMON WINTERBERRY	36 INCH	25	CONT. GROWN
			HERBACEOUS PLANTS			
	OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	GALLON	64	CONT. GROWN
	OR	OSMUNDA REGALIS	ROYAL FERN	GALLON	56	CONT. GROWN

WETLAND REPLICATION 1 SCHEMATIC

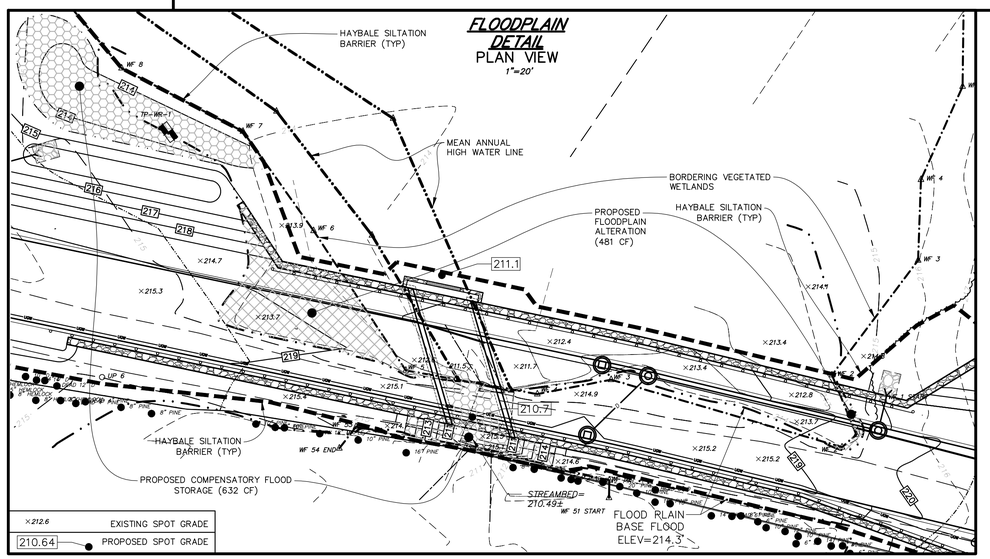
PROCEDURE FOR CONSTRUCTION OF WETLAND REPLICATION AREA

1. WORK SHALL NOT BE CONDUCTED DURING THE WET PERIOD, TYPICALLY MARCH 1 THROUGH MAY 1, UNLESS SPECIFIED IN WRITING BY THE CONSERVATION COMMISSION. WORK SHOULD BE CONDUCTED WHEN CROSSING IS AS DRY AS POSSIBLE.
2. INSTALL AND MAINTAIN FILTERMITT ON THE EDGE OF THE EXISTING WETLAND ADJACENT TO PROPOSED REPLICATION AREA AND ADJACENT TO THE PROPOSED ROAD CROSSING OF WETLAND.
3. EXCAVATE AND GRADE THE REPLICATION AREA TO A DEPTH OF APPROXIMATELY ONE FOOT BELOW THE FINAL GRADES SHOWN ON THE REPLICATION AREA PLAN.
4. EXCAVATION OF WETLAND AREA TO BE DISTURBED BY DRIVEWAY CONSTRUCTION SHALL OCCUR AFTER THE REPLICATION WETLAND HAS BEEN EXCAVATED TO SUBGRADE. THE TOPSOIL OR PEAT FROM THE FILL AREA SHALL BE TRANSFERRED DIRECTLY TO THE REPLICATION AREA. DO NOT REMOVE VEGETATION, SHRUBS, ROOTBALLS OR SMALL TREE STUMPS. TRIM VEGETATION TO MAKE IT WORKABLE, PLACE ALL ROOT CLUSTERS IN REPLICATION AREA. STOCKPILING OF MATERIAL WITH EROSION CONTROL SHALL BE ALLOWED ONLY TEMPORARILY. ADDITIONAL FILL REQUIRED TO BRING REPLICATION AREA TO GRADE SHALL BE COMPOSED OF A 50% PEAT AND 50% LOAM MIXTURE.
5. THE REPLICATION AREA SHOULD BE GRADED TO BE LEVEL WITH THE ADJACENT NATURAL WETLAND. HAND LEVELING AND RAKING SHALL BE USED TO AVOID SOIL COMPACTION. ANY BERMS RESULTING BETWEEN THE CREATED AND NATURAL WETLANDS SHOULD BE REMOVED TO ALLOW UNRESTRICTED HYDRAULIC CONNECTION.
6. REPLICATION AREA SHALL THEN BE PLANTED ACCORDING TO THE WETLAND REPLICATION SCHEMATIC. EXPOSED SOILS IN REPLICATION AREA SHALL THEN BE SEEDED WITH NEW ENGLAND WETMIX, BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUAL AT 1 LB/5000 SF.
7. SIDE SLOPES AT THE REPLICATION AREA SHALL NOT EXCEED A 2:1 SLOPE AND SHALL IMMEDIATELY BE LOAMED AND SEEDED.
8. AFTER THE REPLICATION AREA HAS BEEN CONSTRUCTED, FILTERMITT SHALL BE PLACED BETWEEN THE REPLICATION AREA AND ANY DISTURBED UPLAND AREAS TO PREVENT SILTATION OF THE REPLICATION AREA.
9. IF AFTER ONE GROWING SEASON, WETLAND VEGETATION HAS NOT BECOME ESTABLISHED ON THE REPLICATION AREA FLOOR, A WETLANDS REPLICATION AREA PLANTING PLAN SHALL BE CARRIED OUT UNDER THE SUPERVSION OF THE STOW CONSERVATION COMMISSION CONSISTING OF THE FOLLOWING :
   A) A 50% PEAT AND 50% LOAM MIXTURE SHALL BE HAND SPREAD THROUGHOUT REPLICATION AREAS TO LEVEL SURFACE.
   B) REPLICATION AREA PLANTINGS SHALL THEN BE SUPPLEMENTED WITH AN EQUAL DISTRIBUTION OF RED MAPLE SAPLINGS, HIGH BUSH BLUEBERRY, AND CINNAMON FERN, SET AT 5' RANDOM SPACING WHERE NEEDED.
   C) REPLICATION AREA SHALL THEN BE SEEDED WITH NEW ENGLAND WETMIX, BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUAL AT 1 LB/5000 SF OVER EXPOSED SOILS.
10. THE REPLICATION AREA (EITHER VEGETATED NATURALLY OR WITH COMMERCIALLY PURCHASED SUPPLEMENTS) SHALL BE INSPECTED AT THE END OF THE FIRST AND SECOND GROWING SEASONS. REPLANTING AND REPAIRS SHOULD BE SCHEDULED AS NEEDED TO PROVIDE ADEQUATE COVER. IF INVASIVES HAVE TAKEN HOLD IN THE REPLICATION AREA, AN INVASIVE REMOVAL PLAN SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION WITH A PLAN TO REMOVE AND VEGETATE WITH NATIVE PLANTS.

WETLAND CROSSING DETAIL
PLAN VIEW
1"=20'



FLOODPLAIN DETAIL
PLAN VIEW
1"=20'



FILLED FLOOD STORAGE VOLUME

ELEVATION	AREA (S.F.)	AVERAGE AREA (S.F.)	VOLUME (C.F.)	CUMULATIVE VOLUME (C.F.)
213.1	0	0	0	0
214	738	369	332.1	332.1
214.3	252	495	148.5	480.6
		TOTAL FLOOD STORAGE VOLUME (C.F.)		481

COMPENSATORY FLOOD STORAGE VOLUME

ELEVATION	AREA (S.F.)	AVERAGE AREA (S.F.)	VOLUME (C.F.)	CUMULATIVE VOLUME (C.F.)	INCREMENTAL COMPENSATORY STORAGE
213.1	0	0	0	0	N/A
214	944	472	424.8	425	128%
214.3	439	691.5	207.5	632	132%
		TOTAL FLOOD STORAGE VOLUME (C.F.)		632	132%

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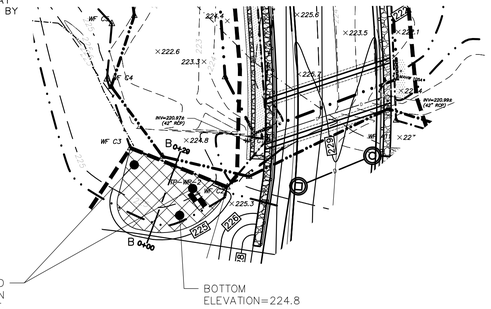
0 20 40 80 120 160 FT

SM-3719C (3719C WETLANDREP.DWG) SHEET 74 OF 75

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