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.

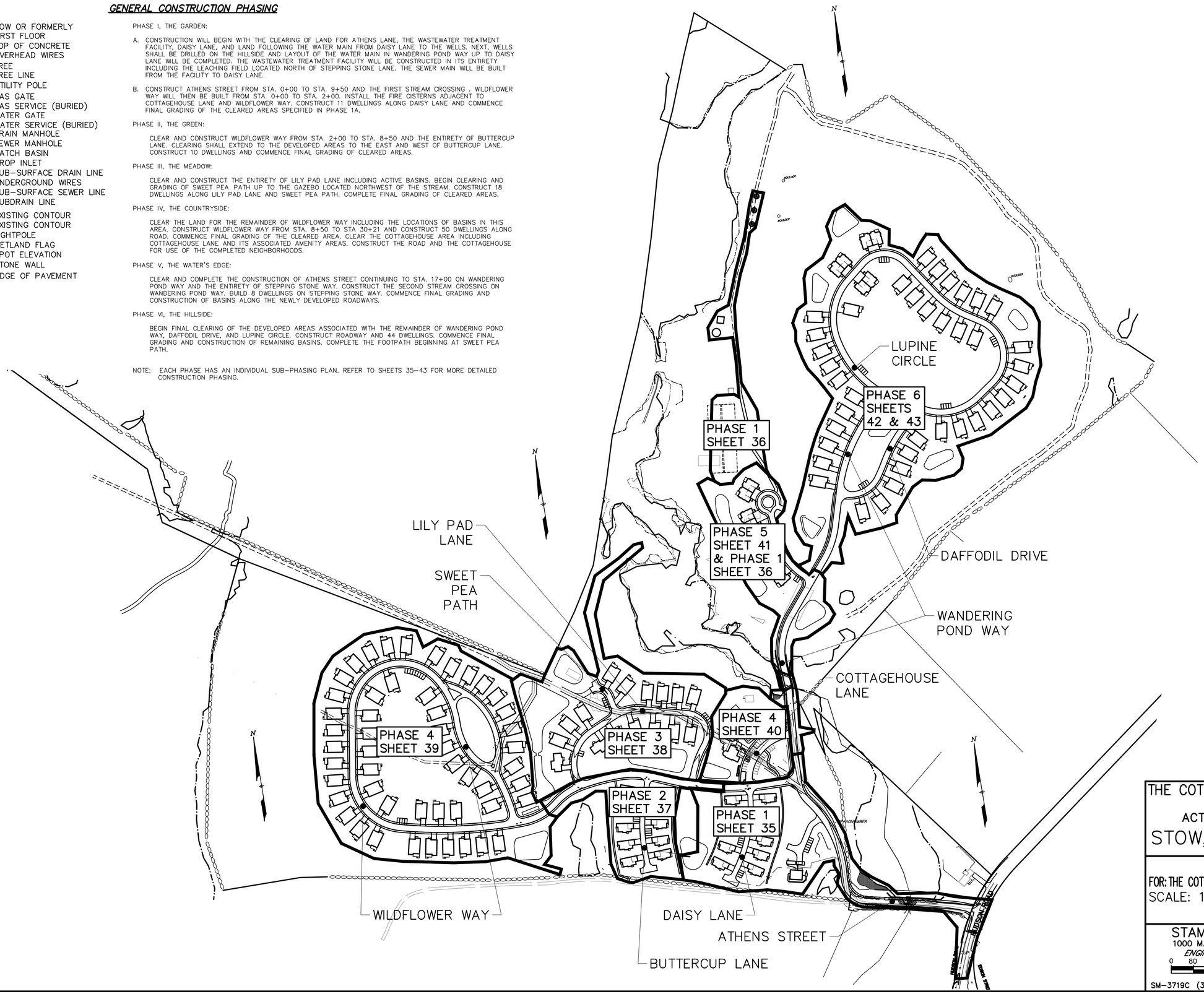
PHASE V, THE WATER'S EDGE:

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: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 80 160 320 480 640 FT

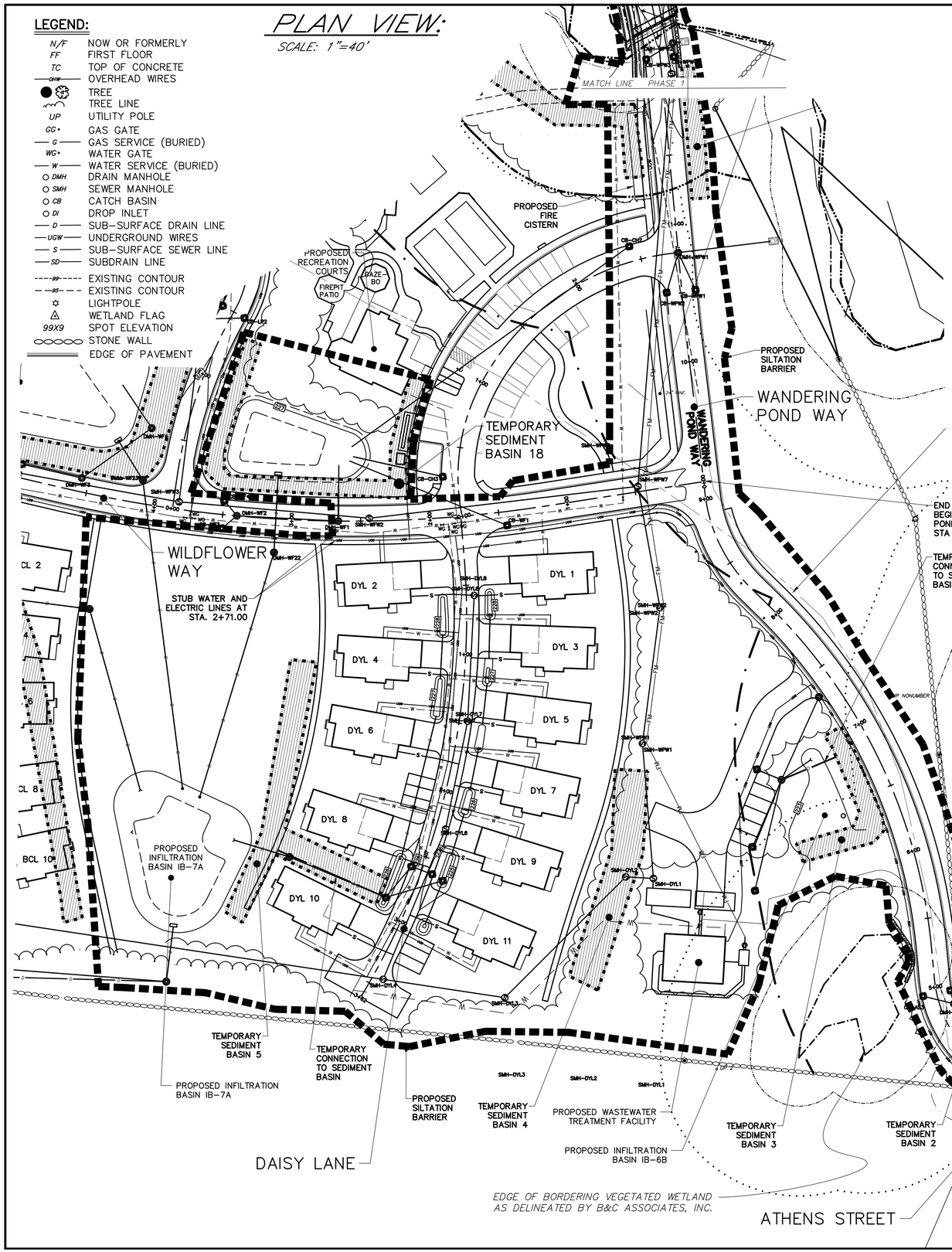
SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 34 OF 75

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 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

DATE:

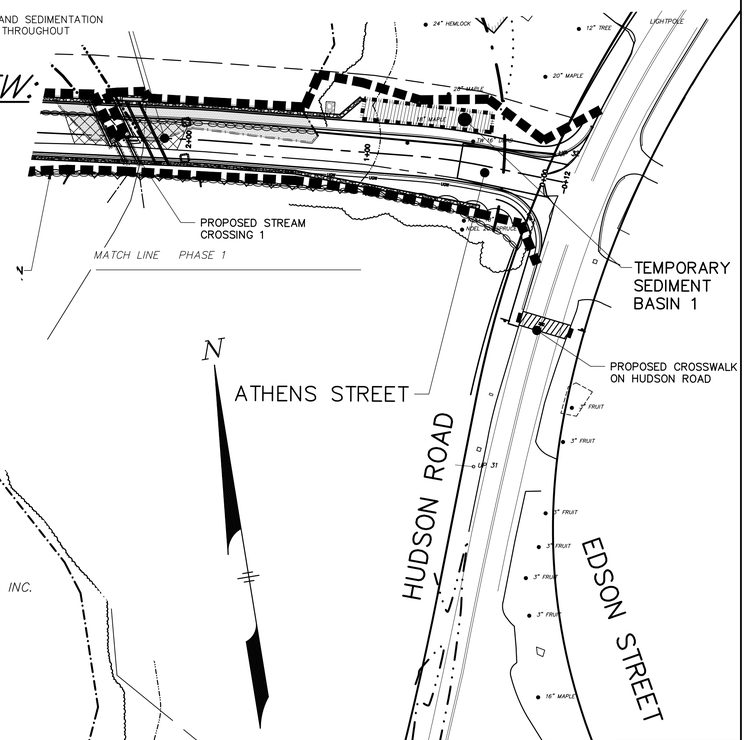
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

PLAN VIEW:

SCALE: 1"=40'



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: JULY 6, 2023

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

0 20 40 80 120 160 FT

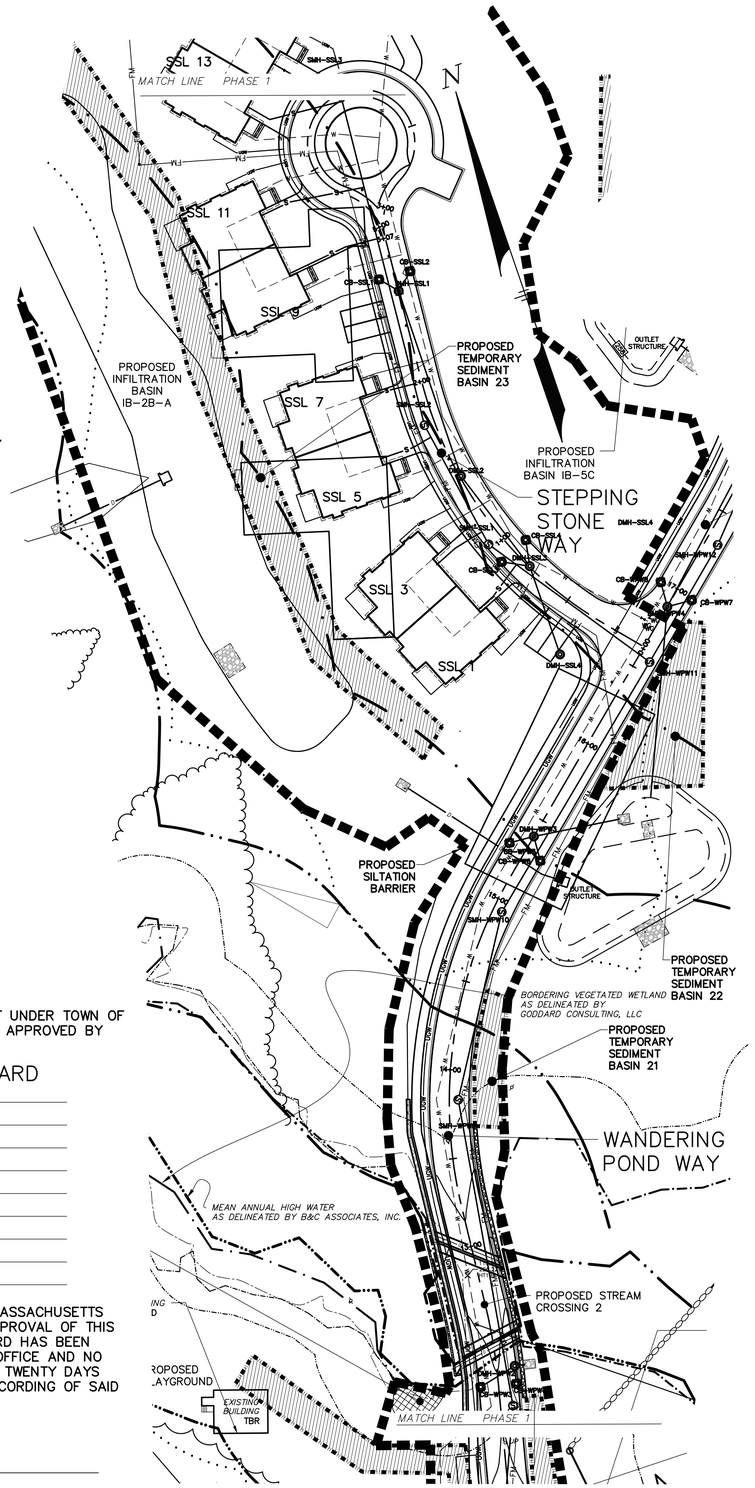
SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 35 OF 75

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

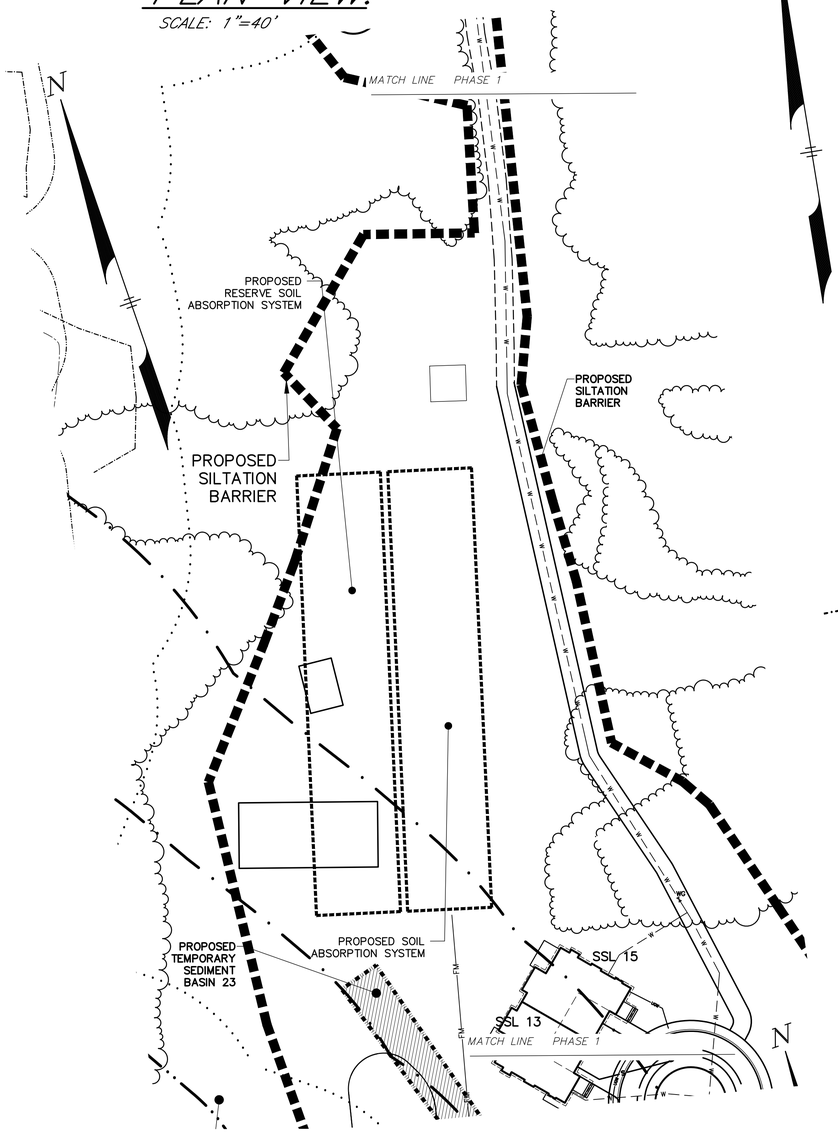
PLAN VIEW:

SCALE: 1"=40'



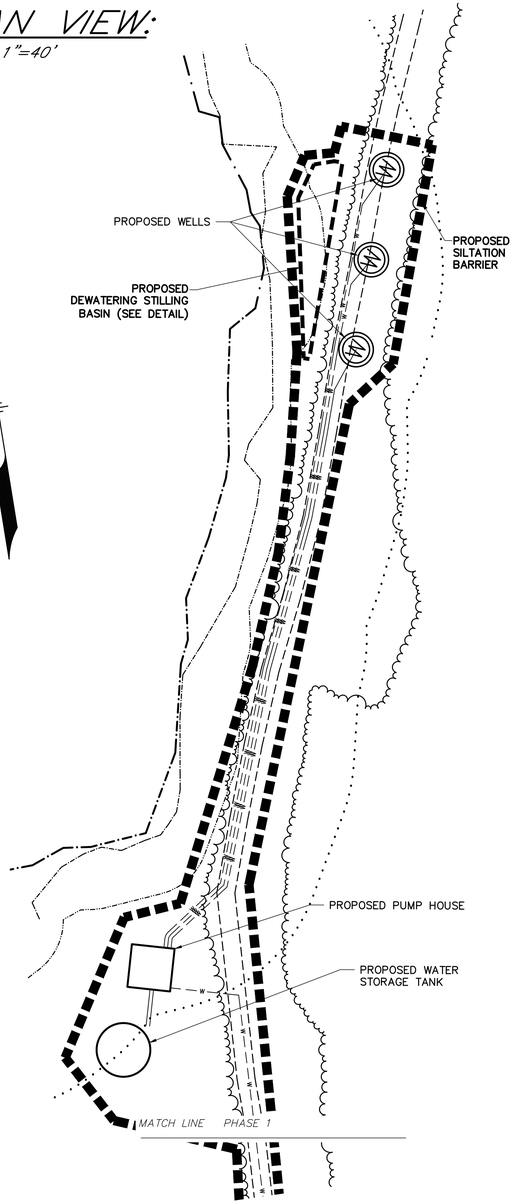
PLAN VIEW:

SCALE: 1"=40'



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

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: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

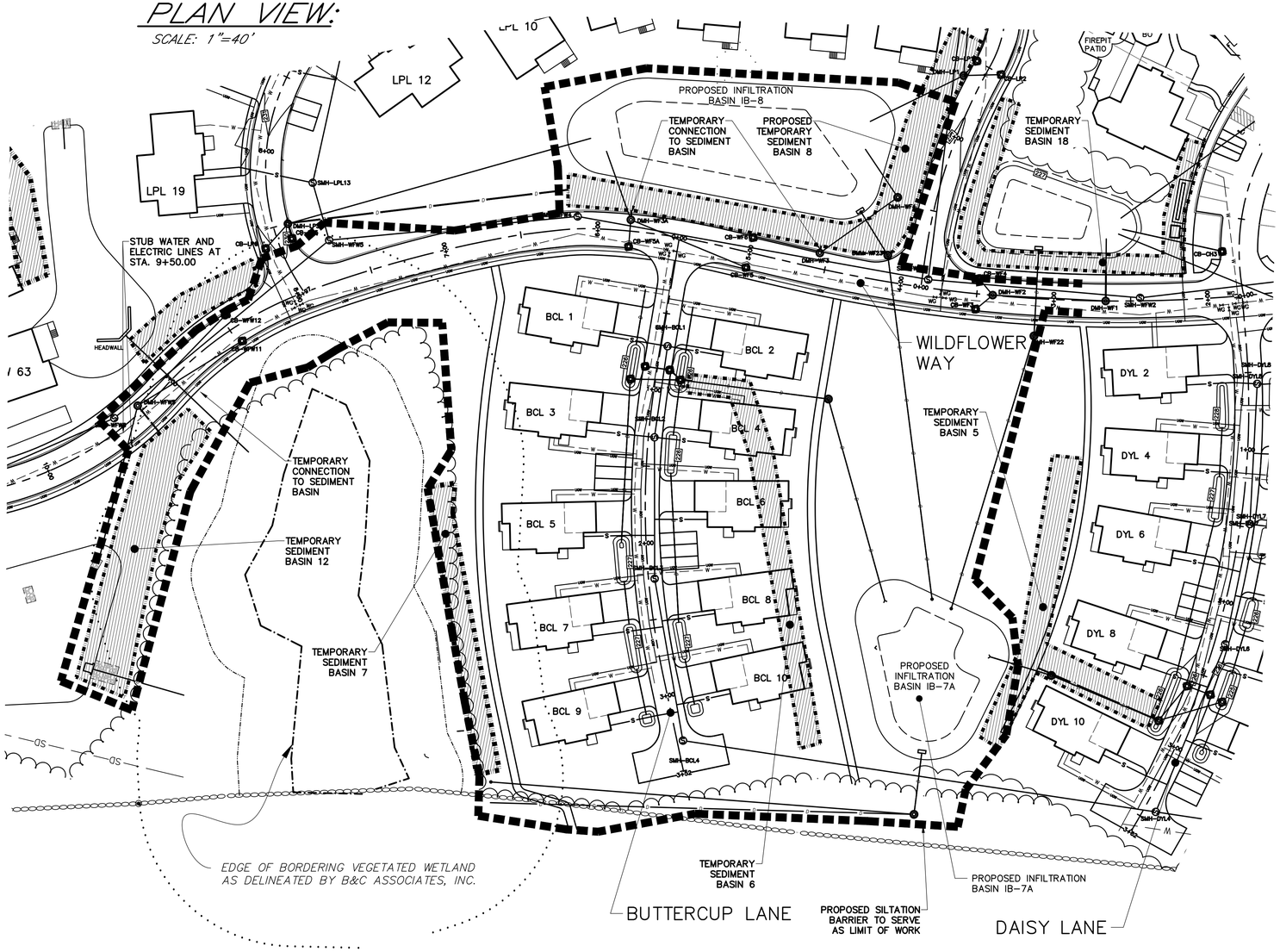
SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 36 OF 75

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'



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

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.

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: 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 37 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
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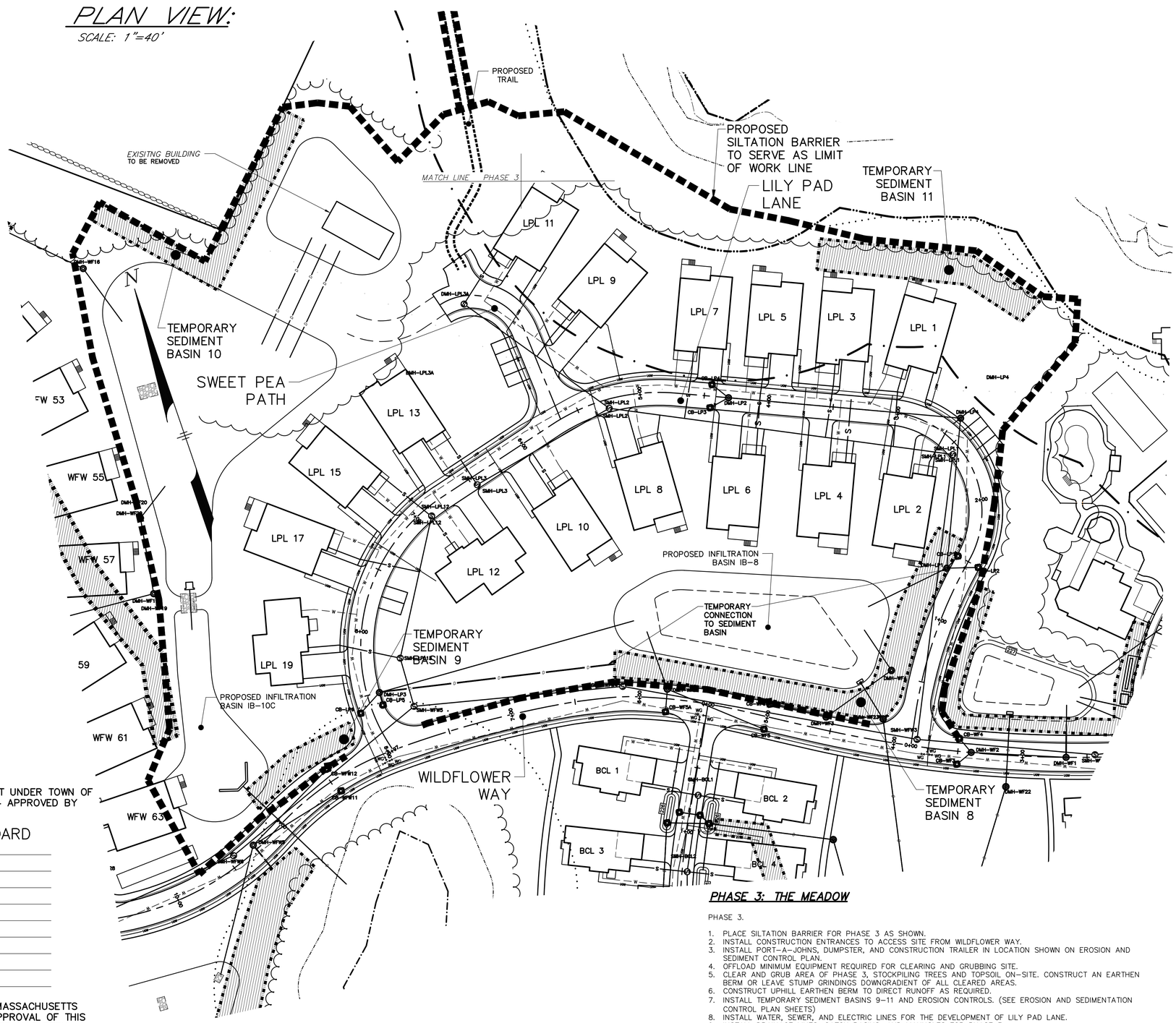
99	EXISTING CONTOUR
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

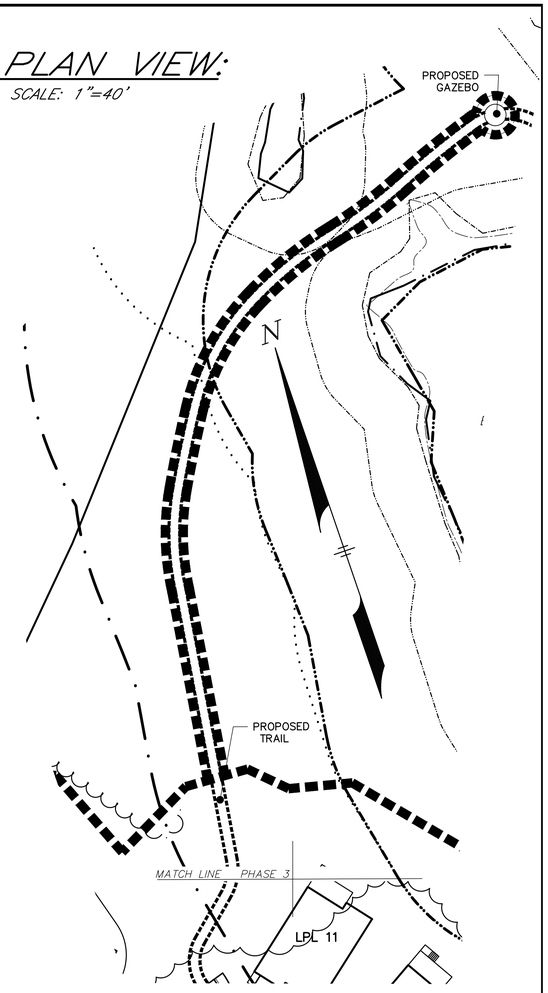
PLAN VIEW:

SCALE: 1"=40'



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

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.

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: JULY 6, 2023

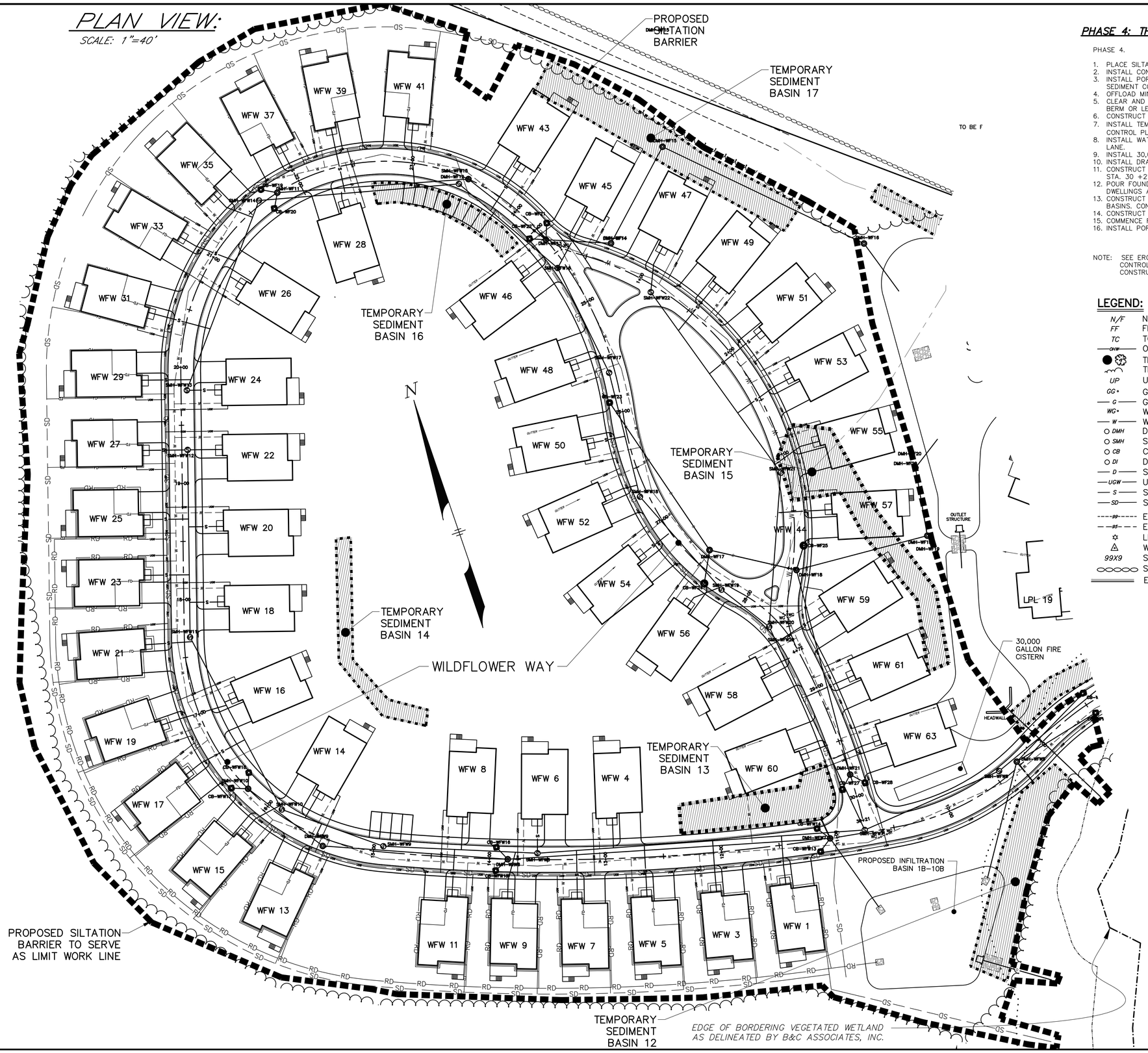
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 38 OF 75

PLAN VIEW:

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 IB-10B AND IB-7B AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS. CONNECT DRAINAGE LINES TO BASIN IB-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
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

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)

PHASING PLAN: THE COUNTRYSIDE

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

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

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

0 20 40 80 120 160 FT

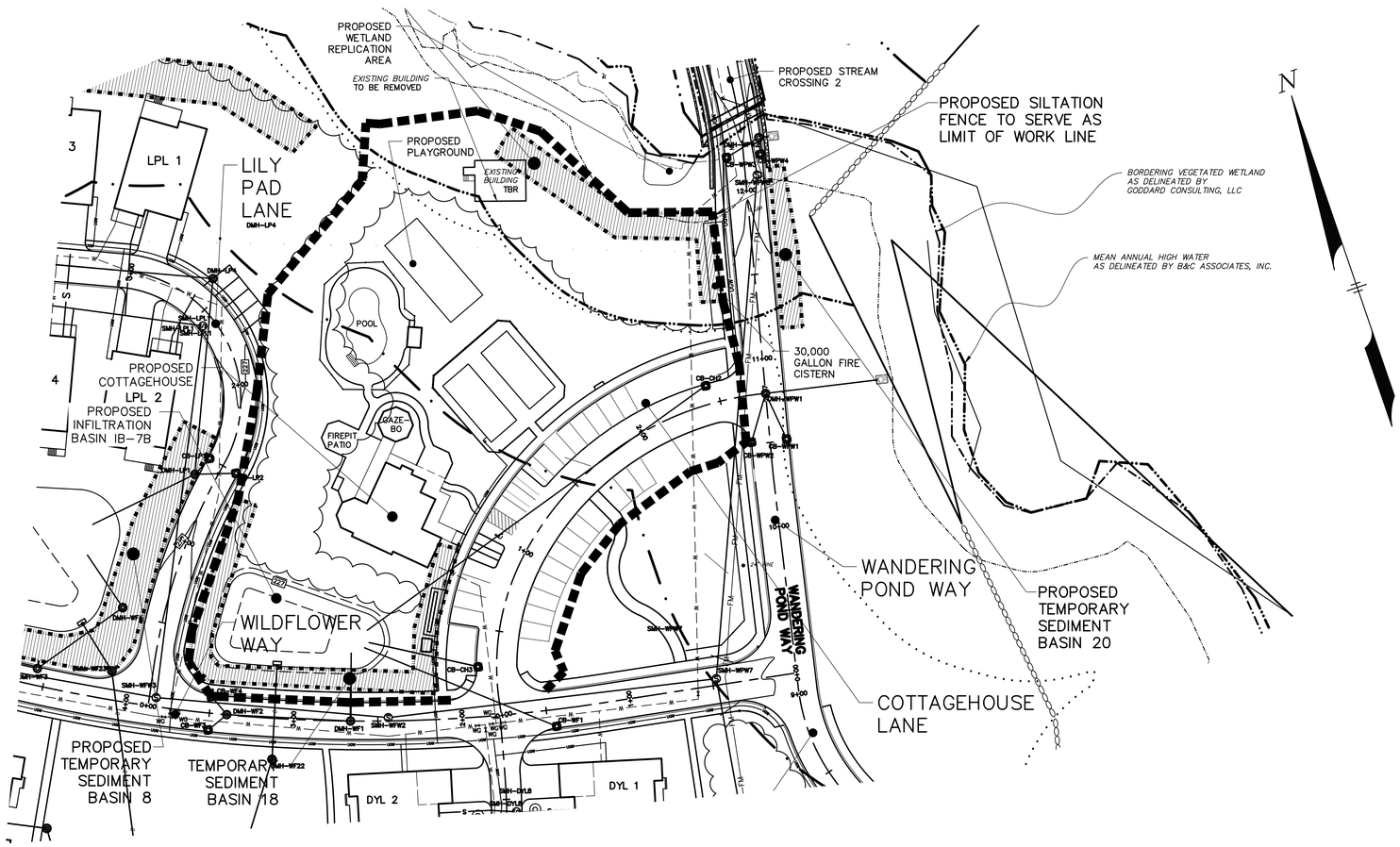
SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 39 OF 75

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'



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 COUNTRYSIDE

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

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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.AAN.DEF.3.PHASING.DWG) SHEET 40 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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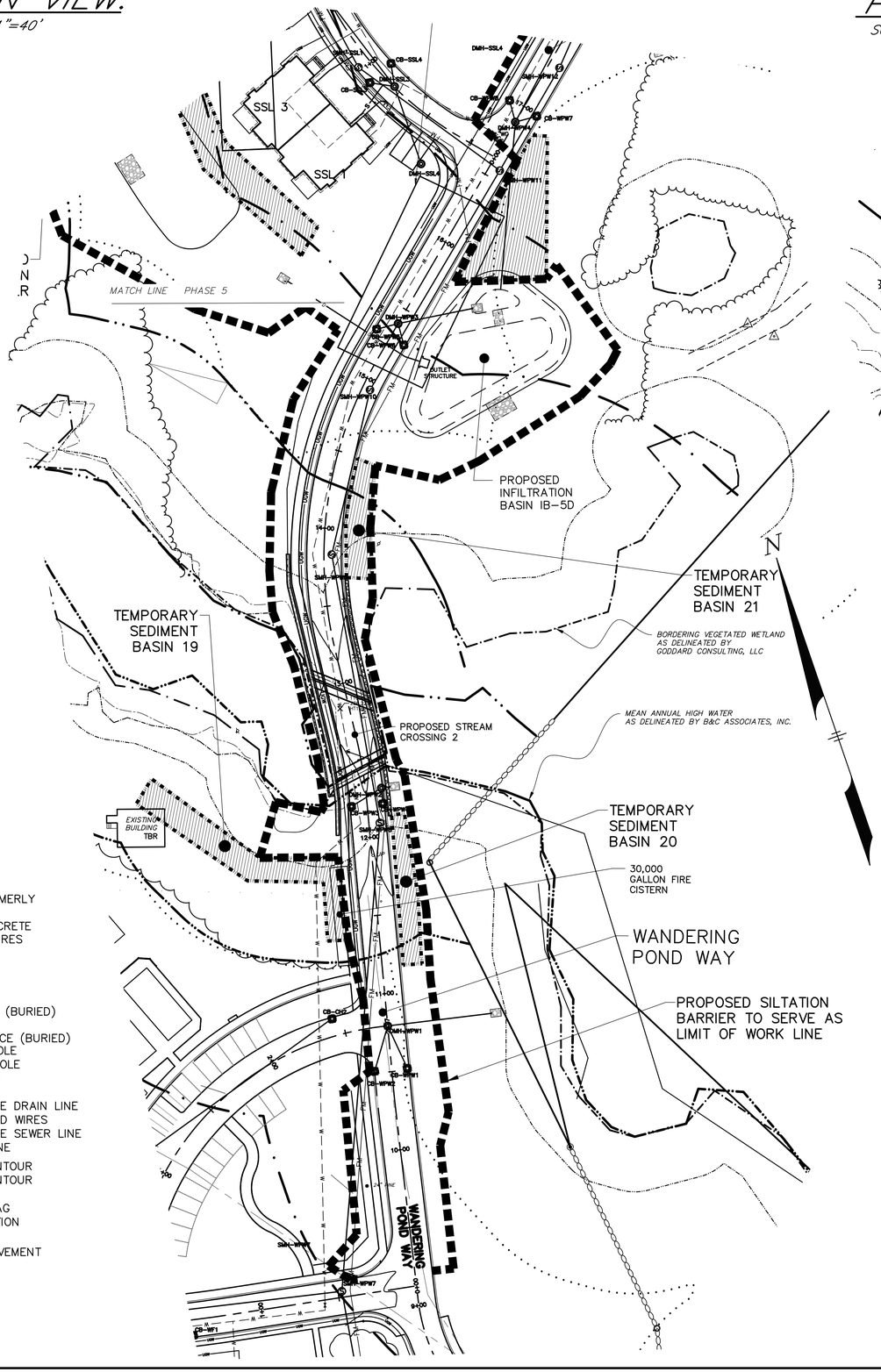
DATE

TOWN CLERK

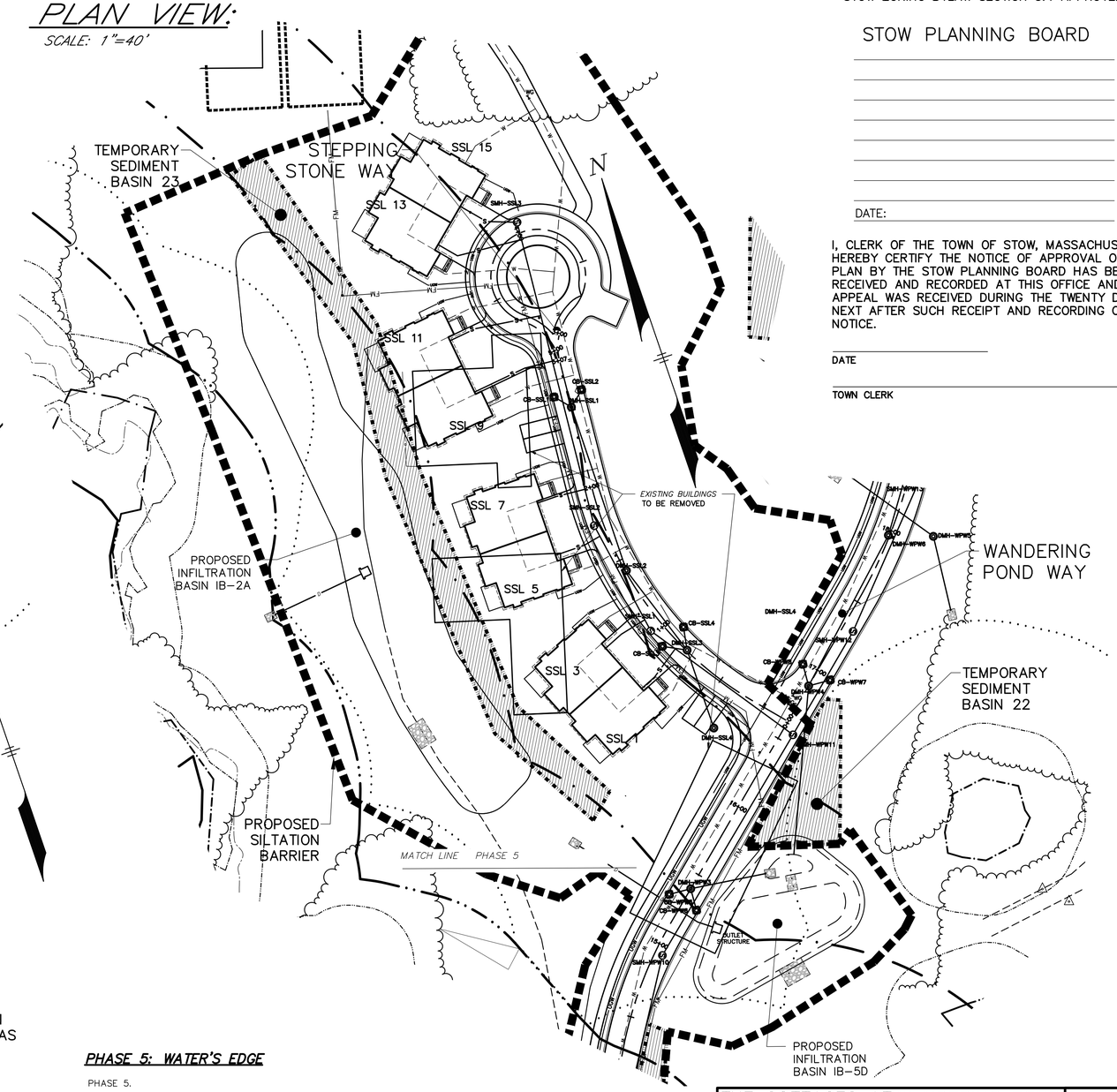
PLAN VIEW:

SCALE: 1"=40'



PLAN VIEW:

SCALE: 1"=40'



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: JULY 6, 2023

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

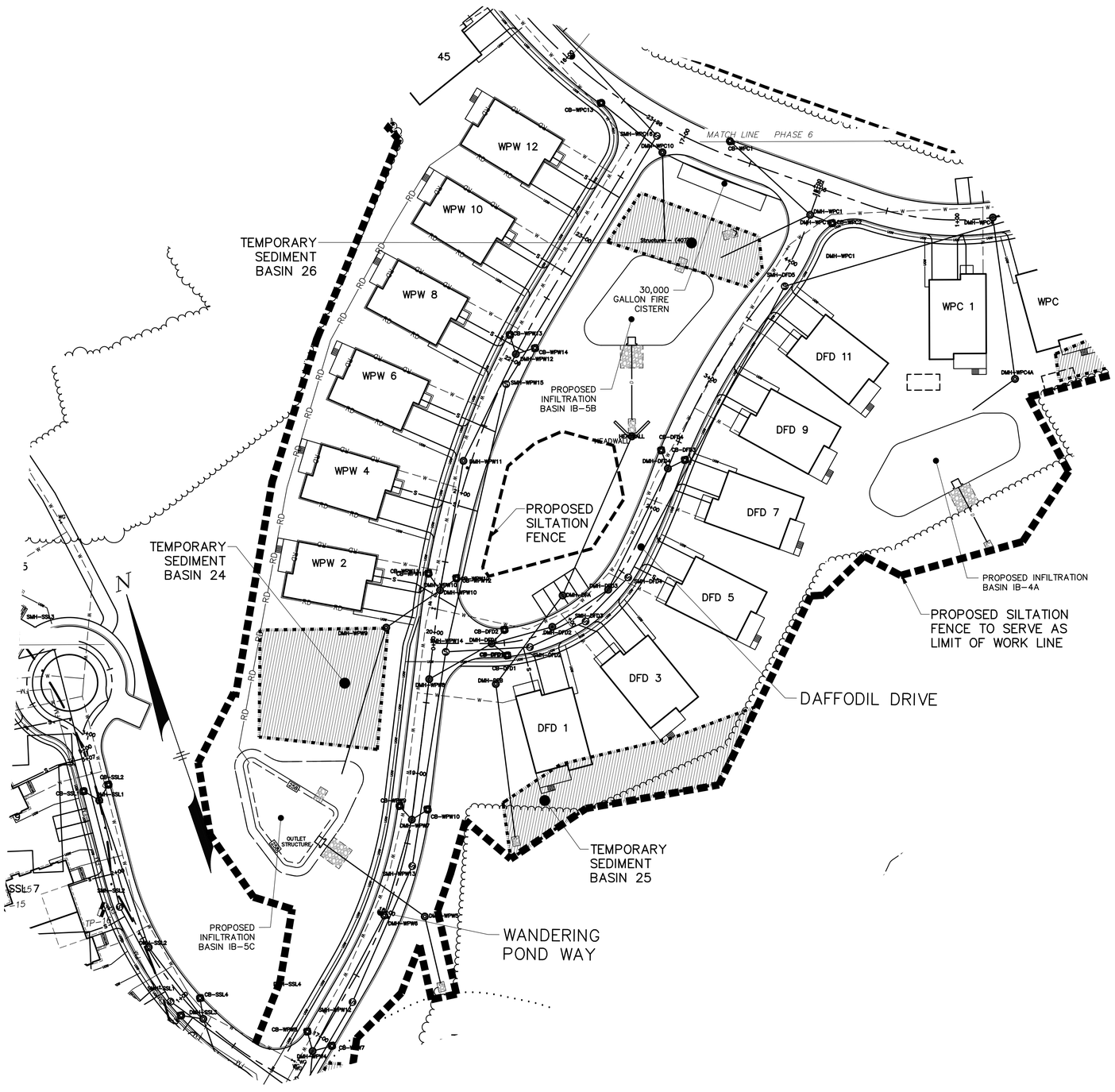
SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 41 OF 75

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

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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

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

0 20 40 80 120 160 FT

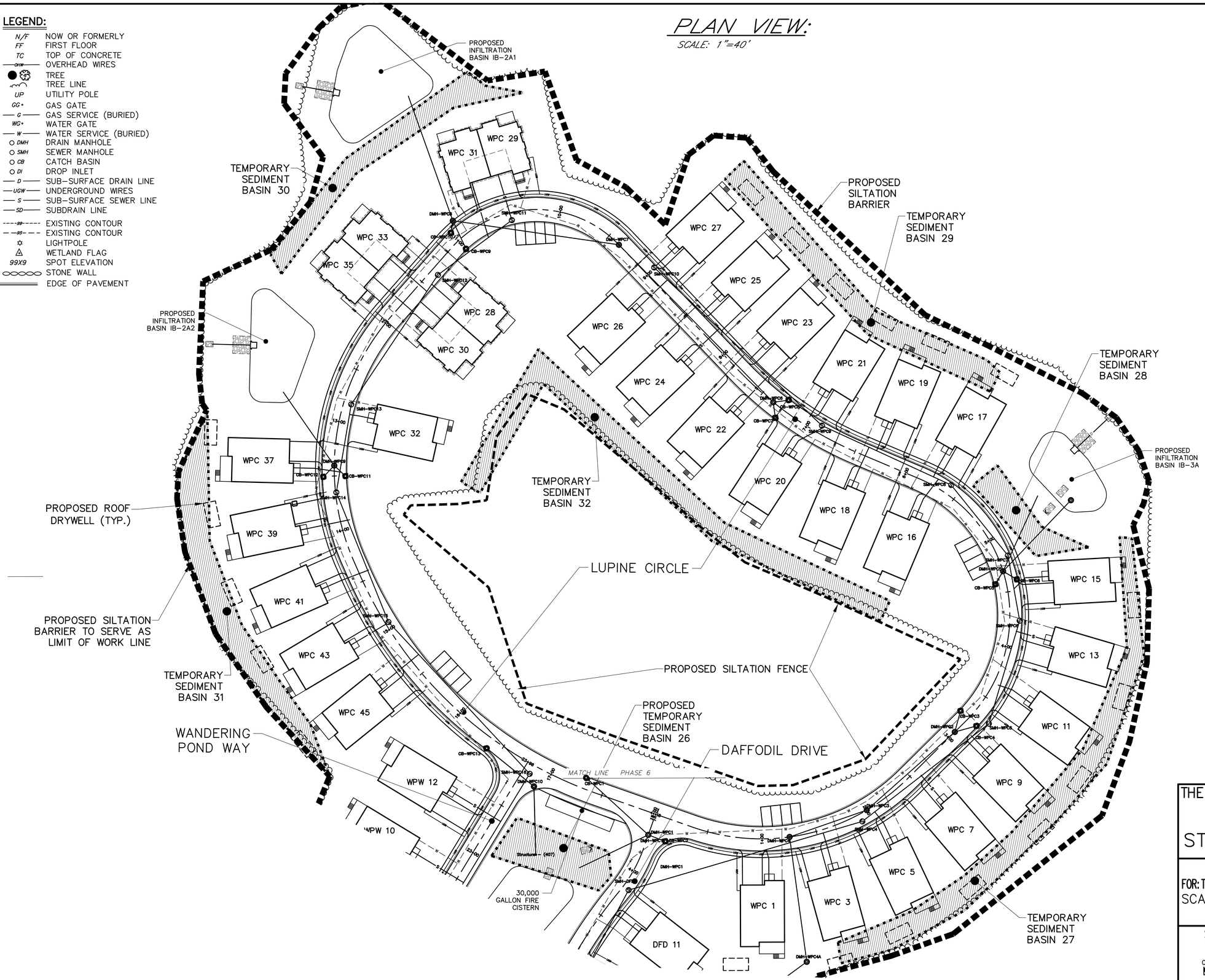
SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 42 OF 75

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'



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

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DATE

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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1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.3.PHASING.DWG) SHEET 43 OF 75