

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

EXISTING CONDITIONS SHEET 11

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

EXISTING CONDITIONS SHEET 12

EXISTING CONDITIONS SHEET 13

R2 4 & 5  
3,051,703 S.F.±  
70.0576 AC.±

EXISTING CONDITIONS SHEET 21

EXISTING CONDITIONS SHEET 15

EXISTING CONDITIONS SHEET 14

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

EXISTING CONDITIONS SHEET 20

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

EXISTING CONDITIONS SHEET 16

R2 PARCEL 9  
288,864 S.F.±  
6.6314 AC.±

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

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

217 HUDSON  
190,061 S.F.±  
4.3632 AC.±

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

DATUM

NAVD OF 1988

EXISTING CONDITIONS SHEET 19

EXISTING CONDITIONS SHEET 18

EXISTING CONDITIONS SHEET 17

THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
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: JULY 6, 2023

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

0 75 150 300 450 600 FT

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 10 OF 75

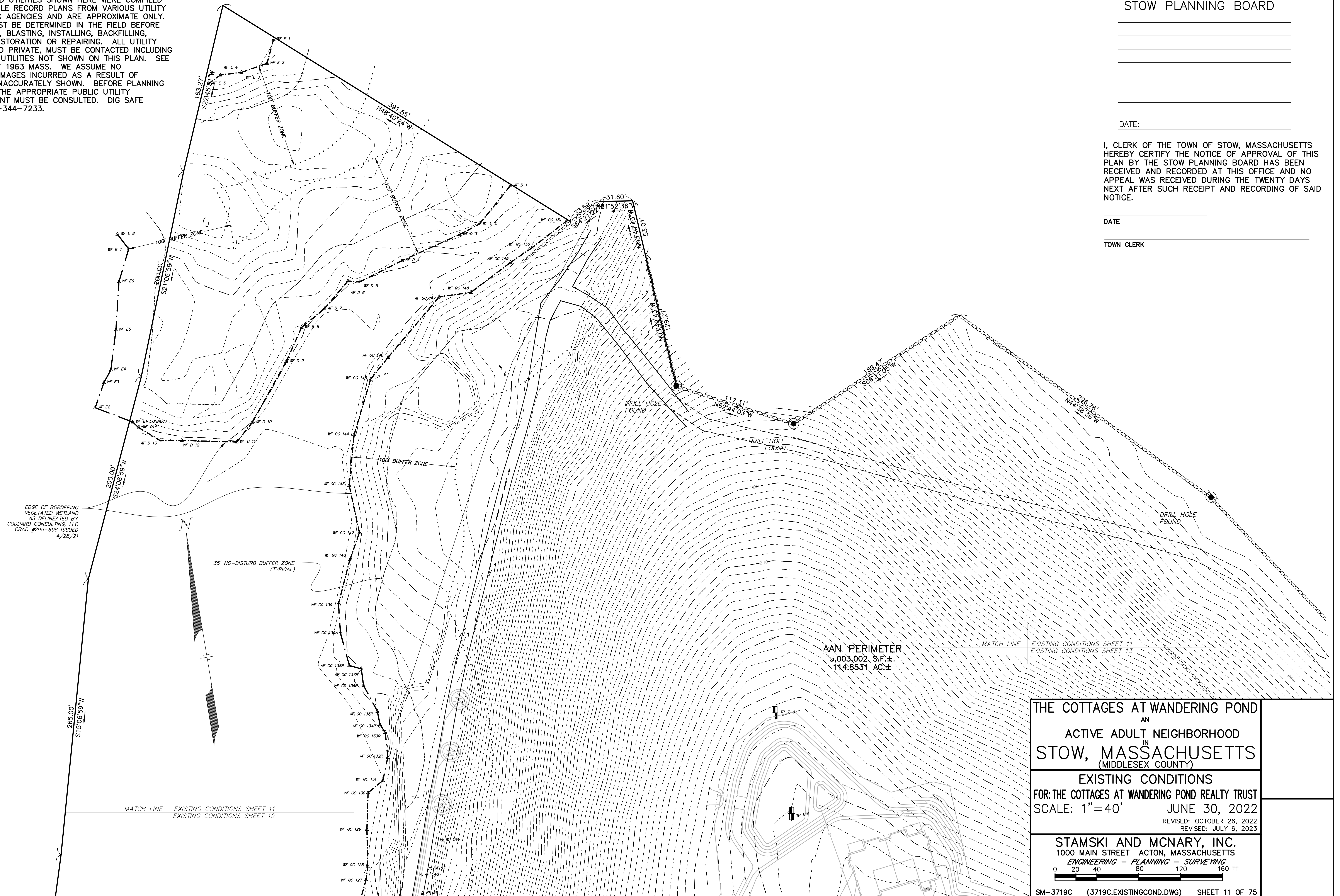


UTILITY NOTE:

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

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

ENGINEERING = PLANNING = SURVEYING

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 11 OF 75



MATCH LINE EXISTING CONDITIONS SHEET 11  
EXISTING CONDITIONS SHEET 12

OUTER RIPARIAN ZONE  
INNER RIPARIAN ZONE  
MEAN ANNUAL HIGH WATER LINE  
AS DELINEATED BY  
GODDARD CONSULTING, LLC  
ORAD #299-696 ISSUED  
4/28/21  
200' RIVERFRONT AREA

N

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FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY  
ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE  
TELEPHONE No. 1-888-344-7233.

EDGE OF BORDERING  
VEGETATED WETLAND  
AS DELINEATED BY  
GODDARD CONSULTING, LLC  
ORAD #299-696 ISSUED  
4/28/21

100' BUFFER ZONE

EXISTING BUILDING

EXISTING BUILDING

TP 7-05-7  
PT 7-05-7  
TP 7-05-8  
PT 7-05-8

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

MW-6  
TOP CASING=240.00±  
GROUND EL=236.8±

MW-8  
TOP CASING=240.33±  
GROUND EL=237.0±

MATCH LINE EXISTING CONDITIONS SHEET 12  
EXISTING CONDITIONS SHEET 14

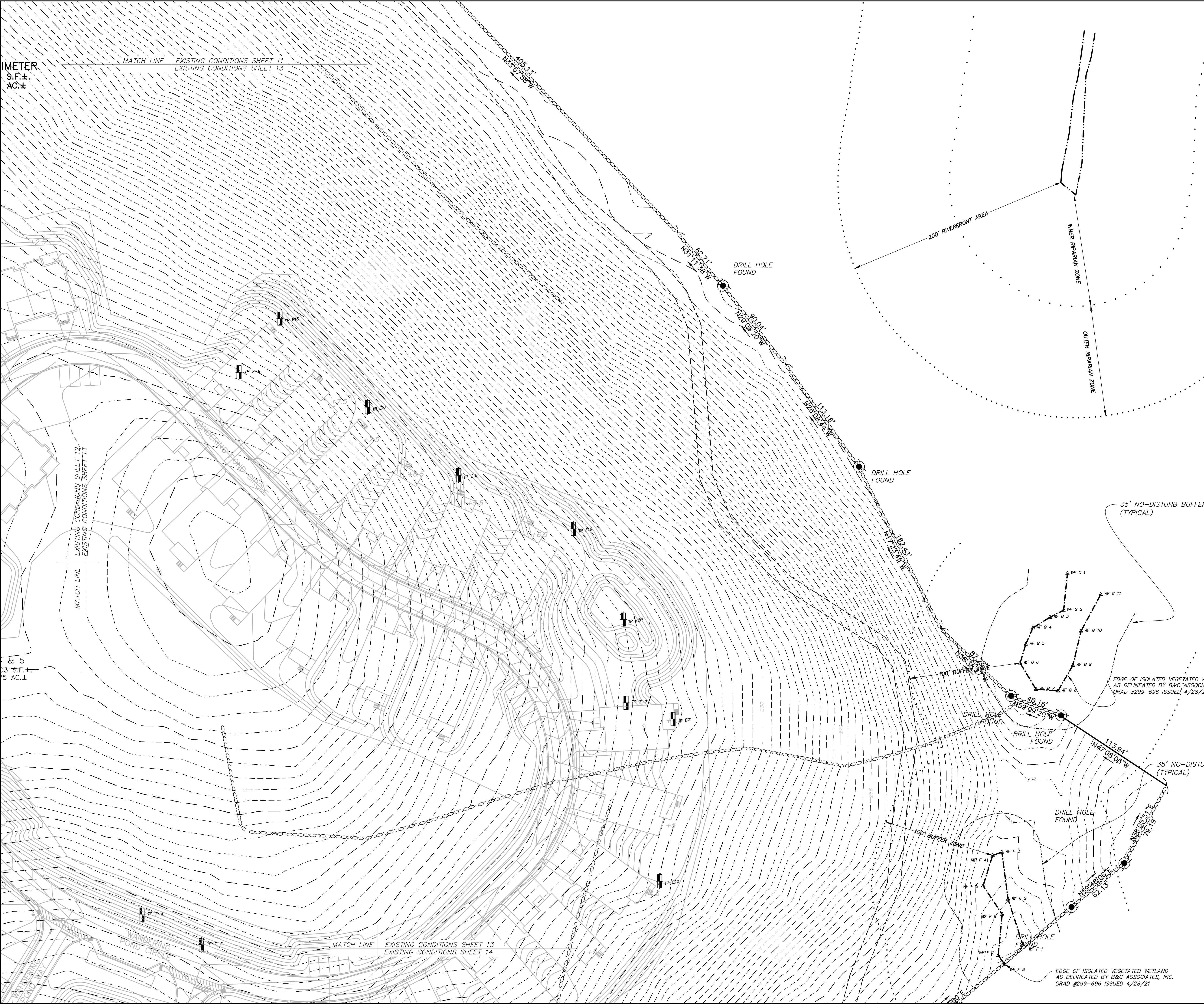
R2-4 & 5  
3,051,703 S.F.±  
70.0575 AC.±

MATCH LINE EXISTING CONDITIONS SHEET 12  
EXISTING CONDITIONS SHEET 13

THE COTTAGES AT WANDERING POND  
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IN  
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EXISTING CONDITIONS  
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SCALE: 1"=40'  
JUNE 30, 2022  
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1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 12 OF 75

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 12 OF 75





UTILITY NOTE:

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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

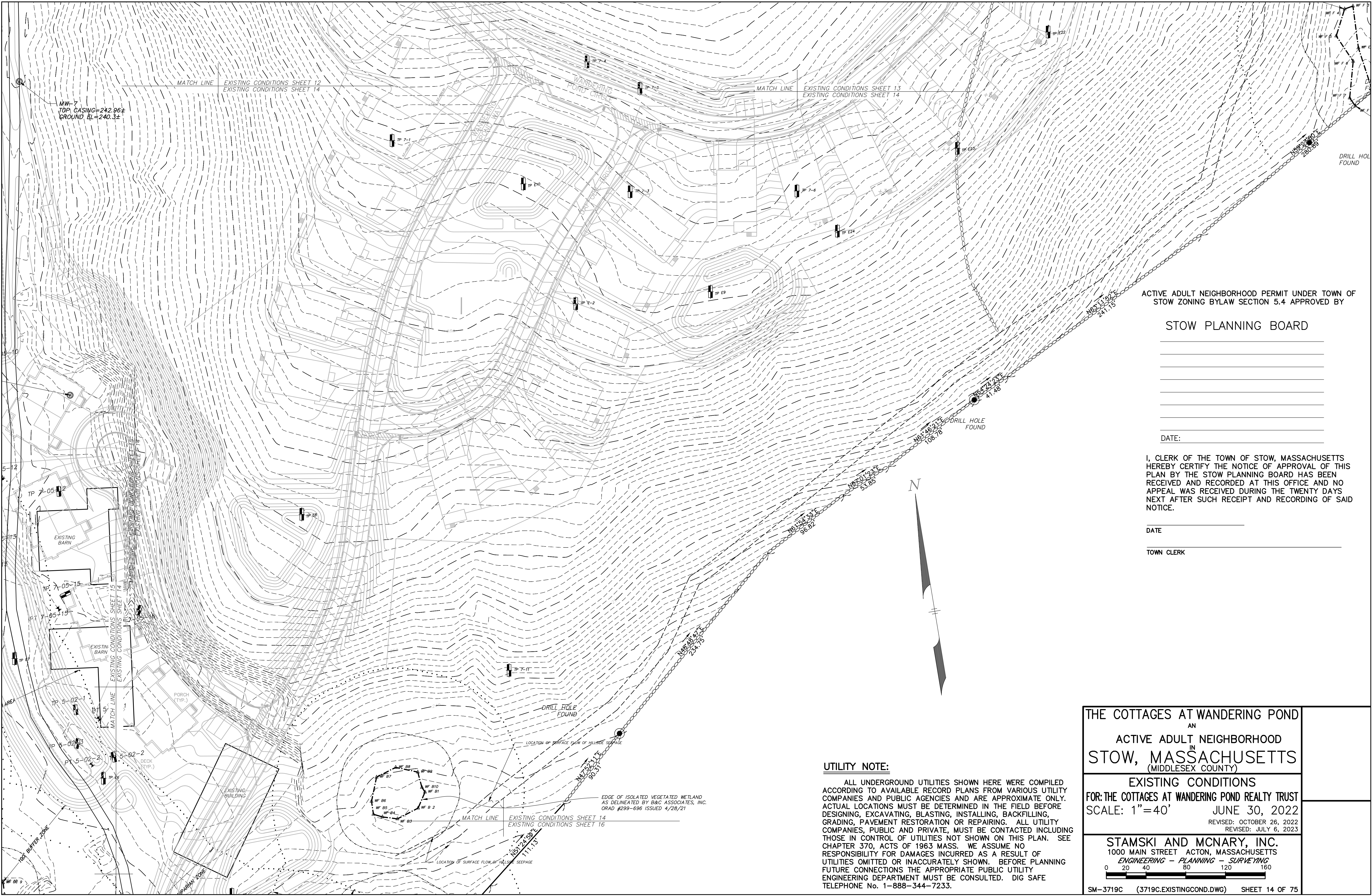
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STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 13 OF 75





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

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EXISTING CONDITIONS  
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SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 15 OF 75



STOW PLANNING BOARD

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EXISTING CONDITIONS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

0      20      40      80      120      160 FT

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



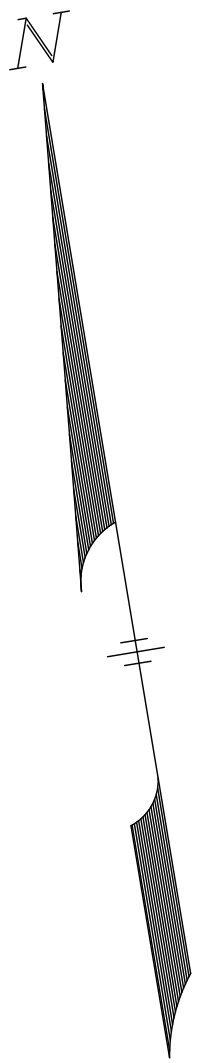
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ACTIVE ADULT NEIGHBORHOOD  
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STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT



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THE COTTAGES AT WANDERING POND

AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

EXISTING CONDITIONS  
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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.EXISTINGCOND.DWG) SHEET 18 OF 75



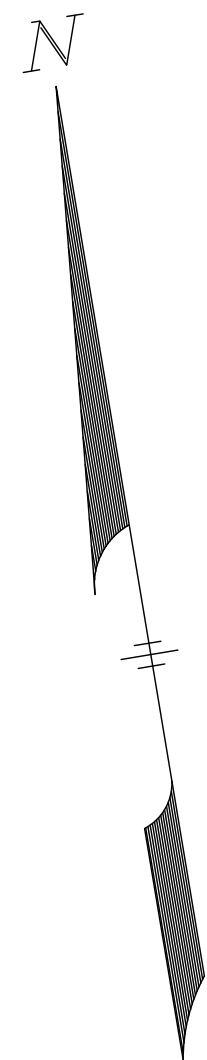
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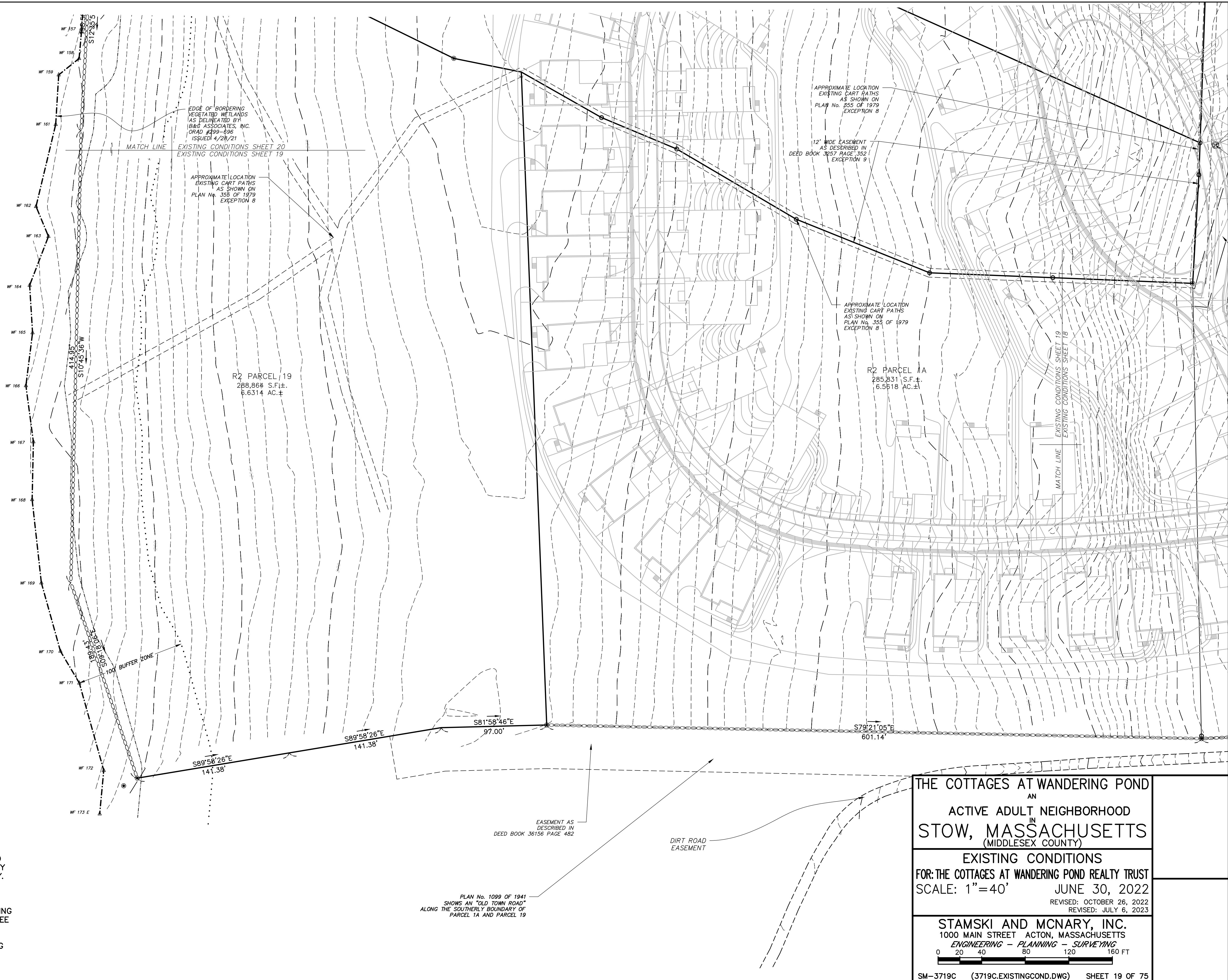
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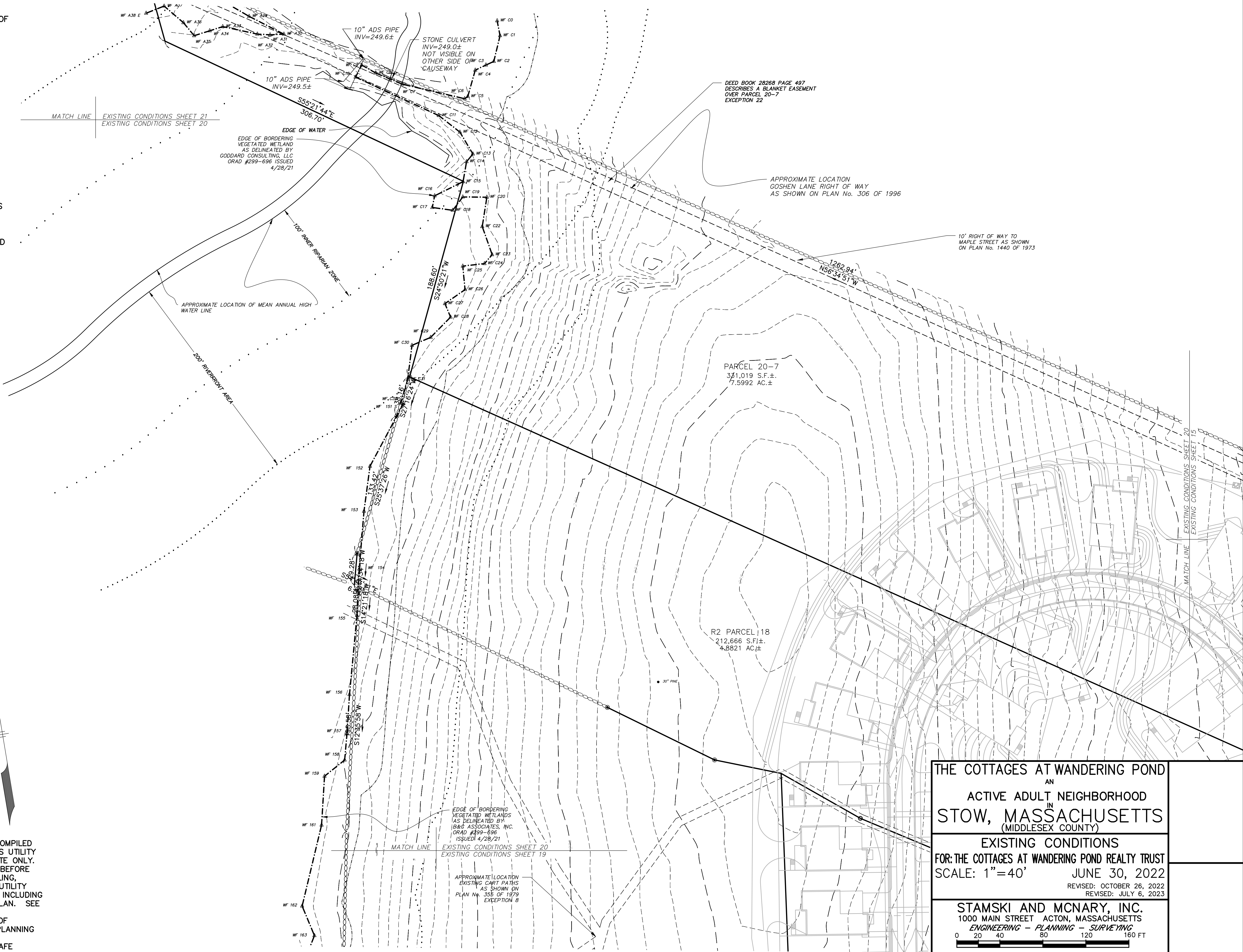
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THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

EXISTING CONDITIONS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40'  
JUNE 30, 2022  
REVISED: OCTOBER 26, 2022  
REVISED: JULY 6, 2023

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 20 OF 75



STOW PLANNING BOARD

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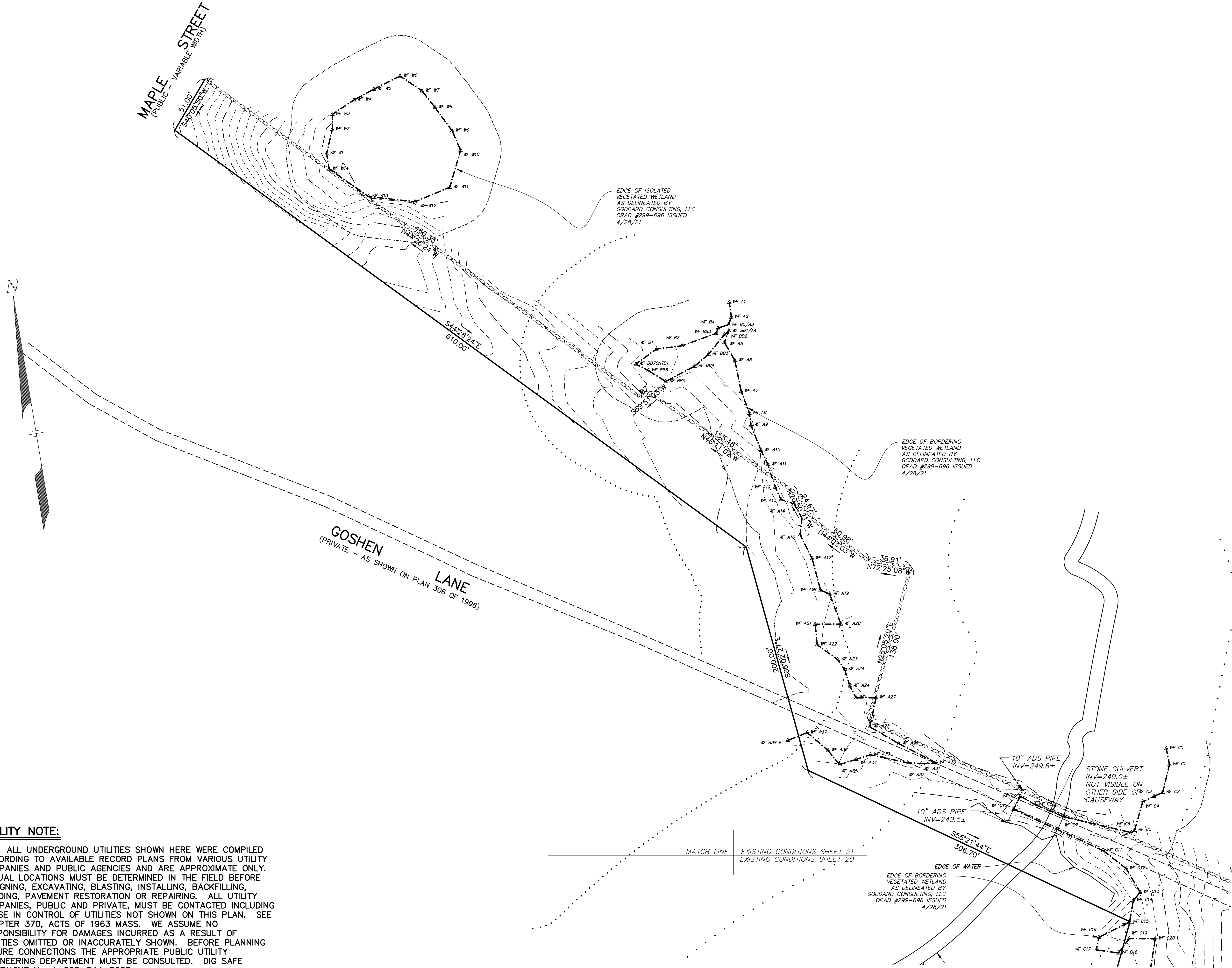
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