ACTIVE ADULT NEIGHBORHOOD SITE PLAN

REGENCY AT STOW

TITLE SHEET

LAND SURVEYOR:

ZANCA LAND SURVEYING, INC.
16 GLEASONDALE ROAD, SUITE 1-2
STOW, MA 01775

LANDSCAPE ARCHITECT:

ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044

GENERAL NOTES/REFERENCES:

1. BASE MAPPING SHOWN ON THIS PLAN HAS BEEN PREPARED BY OTHERS THROUGH PHOTOGRAMATIC METHODS AND ON-THE-GROUND SURVEY. THIS WORK WAS PREPARED BY ESE CONSULTANTS, INC.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY ZANCA LAND SURVEYING, INC.
3. WETLAND DELINEATION AND TOP OF BANK DELINEATION'S WERE PERFORMED BY WETLAND SCIENTISTS FROM ROSS & ASSOCIATES, INC. ON APRIL 27 & 28 2006 WITH THE EXCEPTION OF WETLAND FLAGS 1DD THROUGH 4DD AND 1E THROUGH 9E WHICH WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ON JUNE 5, 2006. WETLAND FLAGS RE-ESTABLISHED IN FIELD IN AUGUST, 2015 BY ESE CONSULTANTS, INC.
4. WETLAND AND TOP OF BANK FLAGS WERE FIELD LOCATED BY ZANCA LAND SURVEYING, INC. IN MAY 2006 WITH THE EXCEPTION OF WETLAND FLAGS 1DD THROUGH 4DD AND 1E THROUGH 9E WHICH WERE LOCATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ON JUNE 9, 2006.
5. PROPERTY LINE INFORMATION WAS PREPARED BY ZANCA LAND SURVEYING, INC.
6. FLOOD PLAIN INFORMATION SHOWN ON THIS PLAN IS COMPILED INFORMATION FROM FIRM MAP COMMUNITY PANEL NUMBER 250216 0334 F, EFFECTIVE DATE, JULY 7, 2014 AND FROM THE TOWN OF STOW MAP ENTITLED "STOW WATER RESOURCE PROTECTION DISTRICT AND HYROGRAPHY" DATED MARCH 7, 1996.
7. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPLIED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.

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LOCUS MAP

SCALE: 1"=1,200'±

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

ZONING INFORMATION

ZONING DISTRICT: INDUSTRIAL/ACTIVE ADULT NEIGH. OVERLAY DISTRICT/WATER RESOURCE PROTECTION DISTRICT (~17.62 AC.)

DESCRIPTION	REQUIRED	PROVIDED
MIN. TRACT OF LAND AREA	25 AC.	~111.71 AC (±)
MIN. DEVELOPABLE AREA	22 AC.	~66 AC (±)
OPEN SPACE	40% (44.8 AC)	53.3% (59.52 AC)
MIN. FRONTAGE	NONE	1,265.23'
MIN. WIDTH	NONE	~888'
MIN. SIDE/REAR YARD	NONE	>50'
MIN. PROPERTY LINE SETBACK	50'	>50'
MIN. BLDG. SEPARATION	20'	>20'
MAX. BLDG. HEIGHT	35'	<35'
MAX. DENSITY (DEVELOPABLE AREA)	3 UNITS/AC.	1 UNITS/AC.
MAX. UNITS PER BLDG.	4	3
NO. SINGLE UNITS		39
NO. DUPLEX UNITS		6
NO TRIPLEX UNITS		5
TOTAL UNITS	66	66
AFFORDABLE UNITS	UNITS 17, 33, 62 & 65	
MIDDLE INCOME UNITS	UNITS 14, 32 & 61	

RECORD INFORMATION

RECORD OWNER:
MINUTE MAN REALTY CORPORATION
305 BOXBORO ROAD
STOW, MA 01775

DEED REFERENCE:
SEE SHEET R1 (RECORD PLAN)

PLAN REFERENCE:
UNKNOWN

ASSESSORS REFERENCE:
MAP: R-18 PARCEL: B-3A
MAP: R-18 PARCEL: B-2A

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
AS NOTED

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GREGORY

TITLE SHEET
REGENCY AT STOW - BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/16	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-TITLE
DRAWN BY: GSR	SHEET NO. 1
CHECKED BY: GSR	OF 35

PLAN 688 OF 1990

GENERAL NOTES/REFERENCES:

1. IRON RODS SHALL BE INSTALLED AT ALL VERTICES OF PARCEL B-3B AND AT THE CORNERS OF ALL LOTS ABUTTING THE OPEN SPACE PARCEL (OS-1) TO A HEIGHT OF SIX (6) TO TWELVE (12) INCHES ABOVE GROUND LEVEL, UNLESS OTHERWISE APPROVED BY THE CONSERVATION COMMISSION OR ITS AGENT.
2. THE OWNER OF THE OPEN SPACE LAND RETAINS THE ABILITY TO LOCATE PUBLIC USE TRAILS WITHIN THE OPEN SPACE BASED ON TOPOGRAPHY AND SITE CONDITIONS.

RESERVED FOR REGISTRY USE

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW
STOW PLANNING BOARD

DATE:

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

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

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

PROFESSIONAL LAND SURVEYOR — 11/2/16 DATE

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

DEED REFERENCES:
DEED BOOK 11124 PAGE 007

PLAN REFERENCES:

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

ASSESSORS MAP: R-18 PARCEL B-3A,B-2A

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

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

ZONING DISTRICT: INDUSTRIAL/ACTIVE ADULT NEIGH. OVERLAY DISTRICT/WATER RESOURCE PROTECTION DISTRICT (~15.4 AC.)		
DESCRIPTION	REQUIRED	PROVIDED
LOT SIZE	25 AC.	111.71 AC (±)
LOT COVERAGE	NONE	2.98%
OPEN SPACE	40%	53.2% (59.52 AC)
UNDISTURBED OPEN SPACE	NONE	52.2% (58.28 AC)
% WETLANDS	NONE	~25.92%
% FLOODPLAIN	NONE	~27.36%
DEVELOPABLE SITE AREA	22 AC.	~66 AC.
FRONT YARD	NONE	>50'
SIDE YARD	NONE	>50'
REAR YARD	NONE	>50'
MIN. ℄ SETBACK	50'	50'
BLDG. HEIGHT	35'	<35'

PREPARED BY:
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS
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BOLTON, MASSACHUSETTS 01740
PHONE: (978) 779-6091 FAX: (978) 779-0260
www.ddcdg.com

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

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

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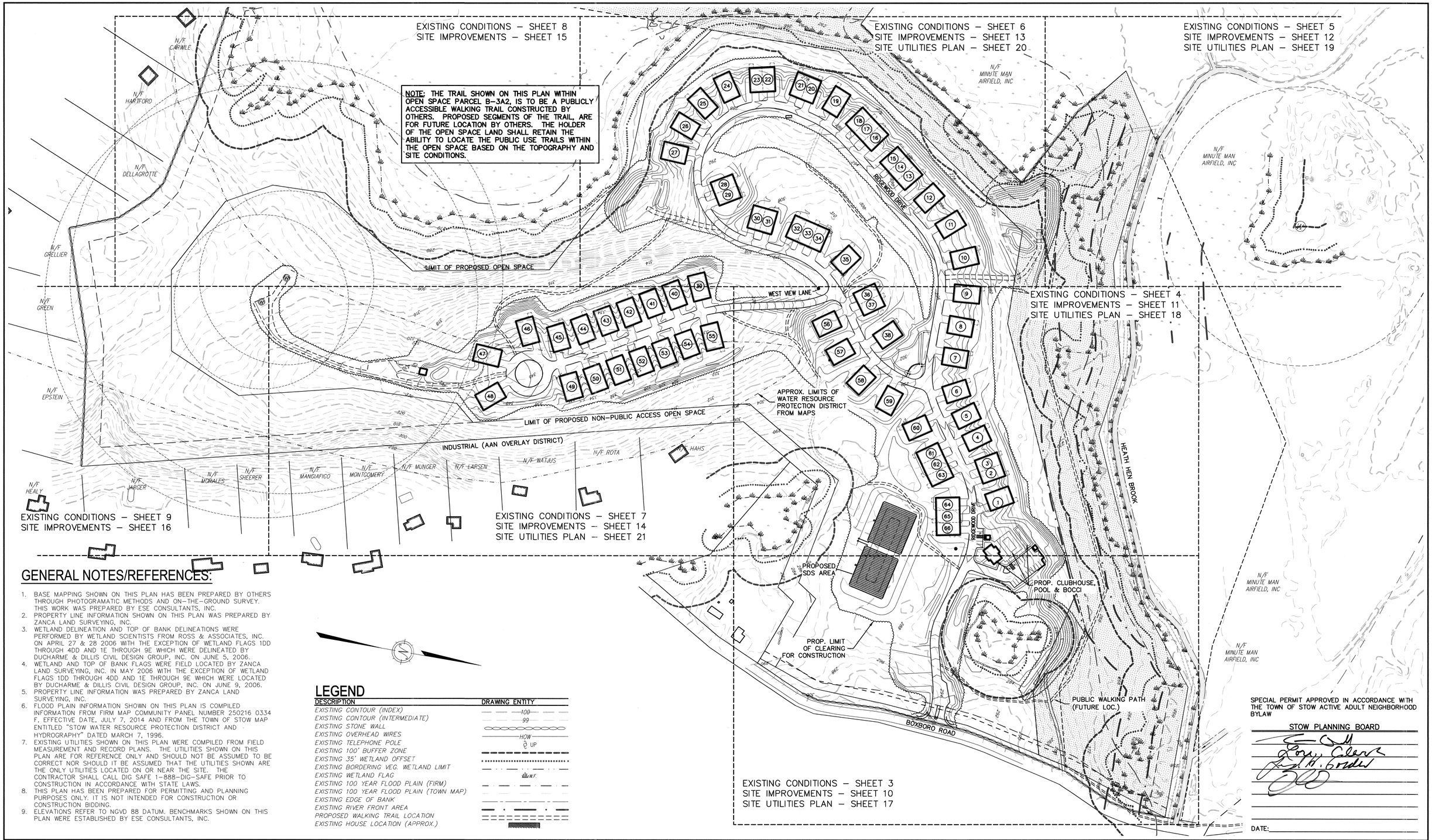
COMMONWEALTH OF MASSACHUSETTS — GREGORY S. ... — REGISTERED PROFESSIONAL ENGINEER — 11/2/16

RECORD PLAN
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-RECORD
DRAWN BY: GSR	SHEET NO. 1R OF 35
CHECKED BY: SRD	



GENERAL NOTES/REFERENCES:

1. BASE MAPPING SHOWN ON THIS PLAN HAS BEEN PREPARED BY OTHERS THROUGH PHOTOGRAMATIC METHODS AND ON-THE-GROUND SURVEY. THIS WORK WAS PREPARED BY ESE CONSULTANTS, INC.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY ZANCA LAND SURVEYING, INC.
3. WETLAND DELINEATION AND TOP OF BANK DELINEATIONS WERE PERFORMED BY WETLAND SCIENTISTS FROM ROSS & ASSOCIATES, INC. ON APRIL 27 & 28 2006 WITH THE EXCEPTION OF WETLAND FLAGS 1DD THROUGH 4DD AND 1E THROUGH 9E WHICH WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ON JUNE 5, 2006.
4. WETLAND AND TOP OF BANK FLAGS WERE FIELD LOCATED BY ZANCA LAND SURVEYING, INC. IN MAY 2006 WITH THE EXCEPTION OF WETLAND FLAGS 1DD THROUGH 4DD AND 1E THROUGH 9E WHICH WERE LOCATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ON JUNE 9, 2006.
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6. FLOOD PLAIN INFORMATION SHOWN ON THIS PLAN IS COMPILED INFORMATION FROM FIRM MAP COMMUNITY PANEL NUMBER 250216 0334 F, EFFECTIVE DATE, JULY 7, 2014 AND FROM THE TOWN OF STOW MAP ENTITLED "STOW WATER RESOURCE PROTECTION DISTRICT AND HYDROGRAPHY" DATED MARCH 7, 1996.
7. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
8. THIS PLAN HAS BEEN PREPARED FOR PERMITTING AND PLANNING PURPOSES ONLY. IT IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION BIDDING.
9. ELEVATIONS REFER TO NGVD 88 DATUM. BENCHMARKS SHOWN ON THIS PLAN WERE ESTABLISHED BY ESE CONSULTANTS, INC.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	HOW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	W.F.
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVER FRONT AREA	
PROPOSED WALKING TRAIL LOCATION	
EXISTING HOUSE LOCATION (APPROX.)	

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
120 0 60 120 240 480
1 in. = 120 ft.

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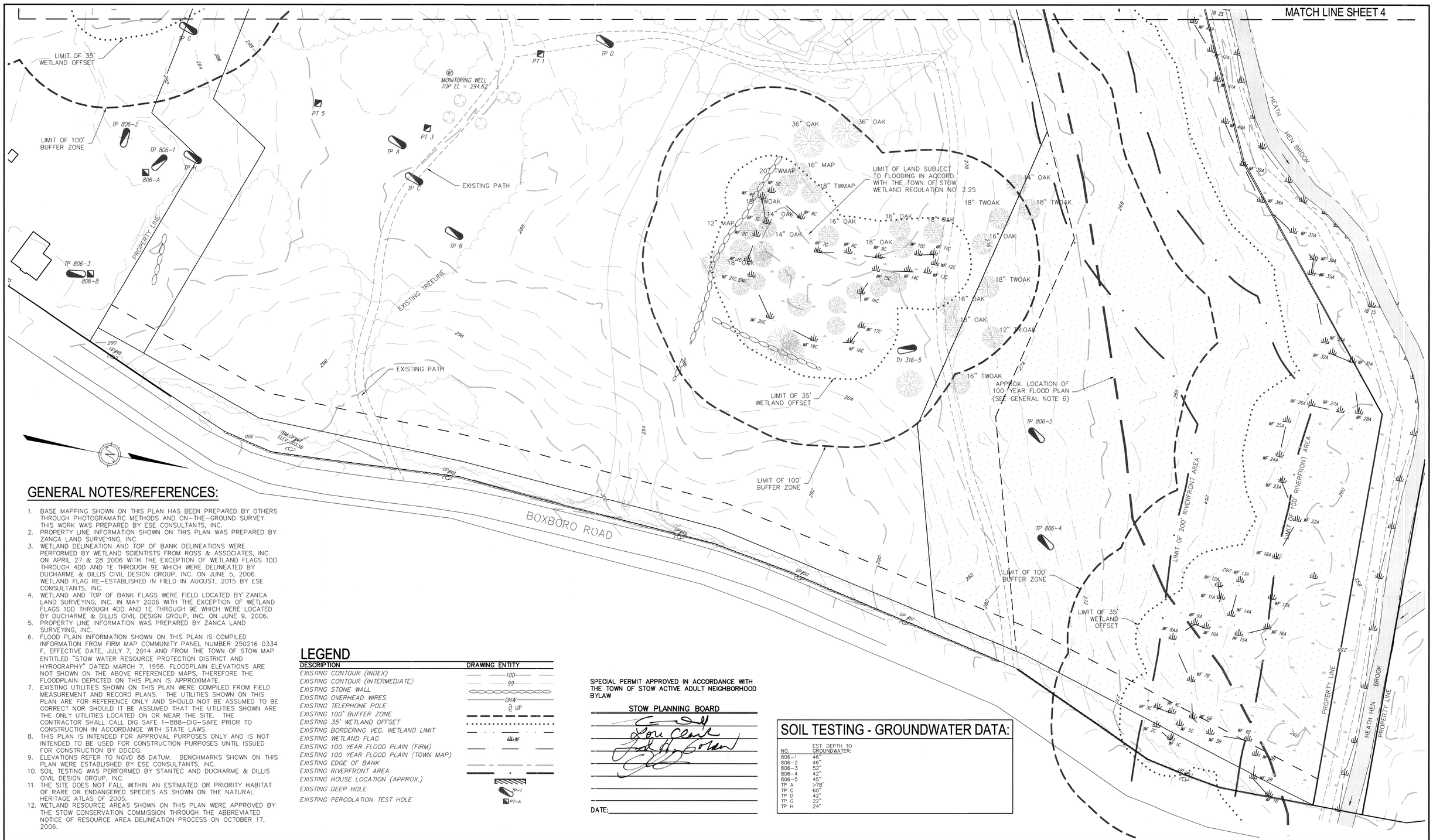
GREGORY SCOTT RUBIN CIVIL COMMONWEALTH OF MASSACHUSETTS 11/2/16

KEY SHEET
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-KEY
DRAWN BY: GSR	SHEET NO. 2 OF 35
CHECKED BY: GSR	



GENERAL NOTES/REFERENCES:

1. BASE MAPPING SHOWN ON THIS PLAN HAS BEEN PREPARED BY OTHERS THROUGH PHOTOGRAMATIC METHODS AND ON-THE-GROUND SURVEY. THIS WORK WAS PREPARED BY ESE CONSULTANTS, INC.
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3. WETLAND DELINEATION AND TOP OF BANK DELINEATIONS WERE PERFORMED BY WETLAND SCIENTISTS FROM ROSS & ASSOCIATES, INC. ON APRIL 27 & 28 2006 WITH THE EXCEPTION OF WETLAND FLAGS 1DD THROUGH 4DD AND 1E THROUGH 9E WHICH WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ON JUNE 5, 2006. WETLAND FLAG RE-ESTABLISHED IN FIELD IN AUGUST, 2015 BY ESE CONSULTANTS, INC.
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6. FLOOD PLAIN INFORMATION SHOWN ON THIS PLAN IS COMPILED INFORMATION FROM FIRM MAP COMMUNITY PANEL NUMBER 250216 0334 F, EFFECTIVE DATE, JULY 7, 2014 AND FROM THE TOWN OF STOW MAP ENTITLED "STOW WATER RESOURCE PROTECTION DISTRICT AND HYROGRAPHY" DATED MARCH 7, 1996. FLOODPLAIN ELEVATIONS ARE NOT SHOWN ON THE ABOVE REFERENCED MAPS, THEREFORE THE FLOODPLAIN DEPICTED ON THIS PLAN IS APPROXIMATE.
7. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
8. THIS PLAN IS INTENDED FOR APPROVAL PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY DDCDG.
9. ELEVATIONS REFER TO NGVD 88 DATUM. BENCHMARKS SHOWN ON THIS PLAN WERE ESTABLISHED BY ESE CONSULTANTS, INC.
10. SOIL TESTING WAS PERFORMED BY STANTEC AND DUCHARME & DILLIS CIVIL DESIGN GROUP, INC.
11. THE SITE DOES NOT FALL WITHIN AN ESTIMATED OR PRIORITY HABITAT OF RARE OR ENDANGERED SPECIES AS SHOWN ON THE NATURAL HERITAGE ATLAS OF 2005.
12. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE APPROVED BY THE STOW CONSERVATION COMMISSION THROUGH THE ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION PROCESS ON OCTOBER 17, 2006.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	TP-1
EXISTING PERCOLATION TEST HOLE	PT-A

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE: _____

SOIL TESTING - GROUNDWATER DATA:

NO.	EST. DEPTH TO GROUNDWATER:
806-1	46"
806-2	46"
806-3	52"
806-4	42"
806-5	45"
TP A	>78"
TP C	60"
TP D	42"
TP G	22"
TP H	24"

PREPARED BY:
DUCHARME & DILLIS
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APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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GREGORY J. ROY CIVIL 40... COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER
11/2/16

EXISTING CONDITIONS PLAN 1
REGENCY AT STOW - BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
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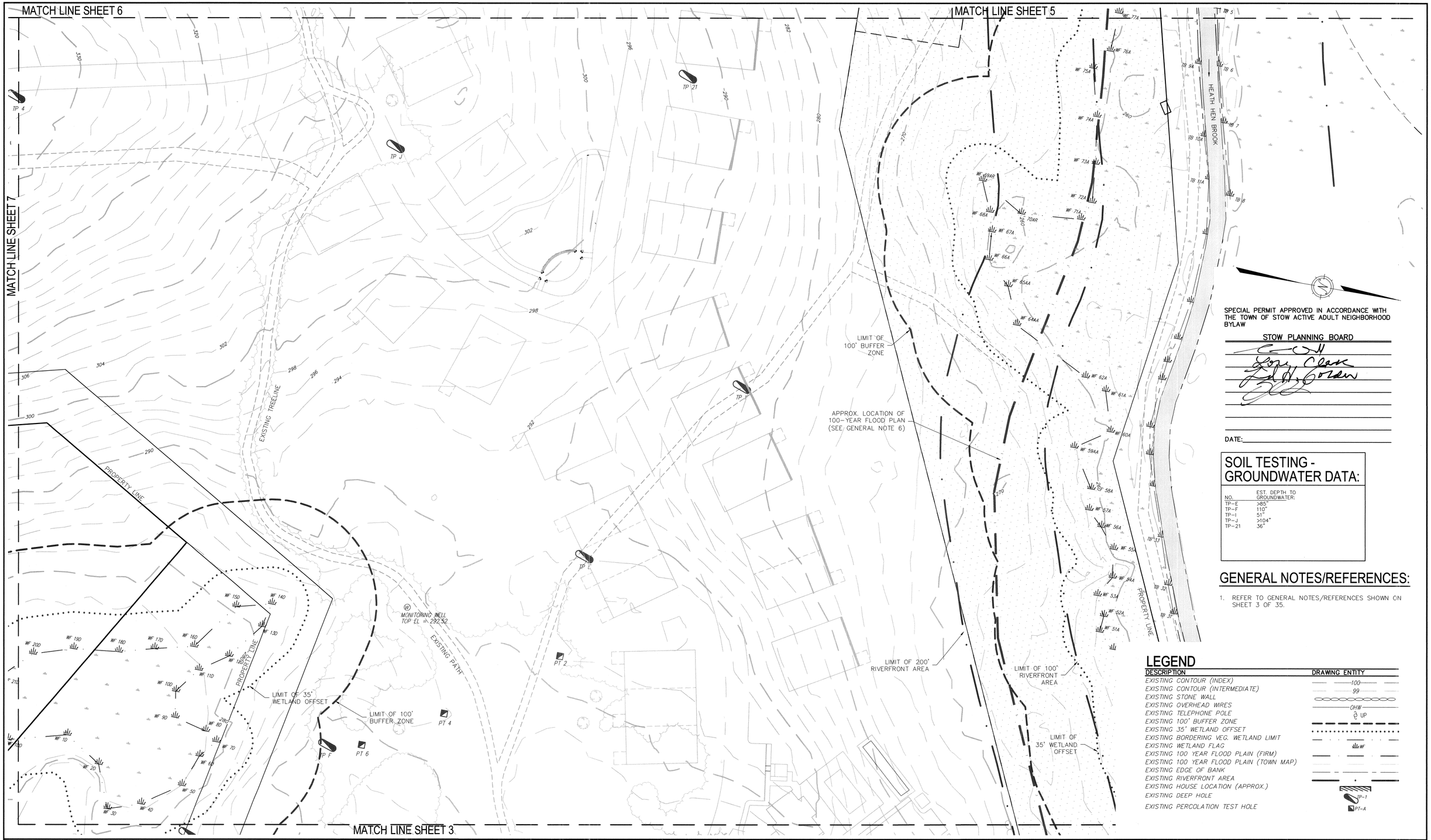
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EXIST
DRAWN BY: GSR	SHEET NO. 3 OF 35
CHECKED BY: GSR	



SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

Lori Clark

Ted N. Gordon

DATE:

SOIL TESTING - GROUNDWATER DATA:

NO.	EST. DEPTH TO GROUNDWATER:
TP-E	>85"
TP-F	110"
TP-I	51"
TP-J	>104"
TP-21	36"

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES SHOWN ON SHEET 3 OF 35.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	PT-1
EXISTING PERCOLATION TEST HOLE	PT-A

PREPARED BY:

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CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS
1092 MAIN STREET, P.O. BOX 428
BOLTON, MASSACHUSETTS 01740
PHONE: (978) 779-6091 FAX: (978) 779-0260
www.ddcdg.com

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS GREGORY S. ROY CIVIL No. 49010 REGISTERED PROFESSIONAL ENGINEER
11/2/16

EXISTING CONDITIONS PLAN 2
REGENCY AT STOW - BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EXIST
DRAWN BY: GSR	SHEET NO. 4 OF 35
CHECKED BY: GSR	

MATCH LINE SHEET 6

APPROX. LOCATION OF 100-YEAR FLOOD PLAN (SEE GENERAL NOTE 6)

LIMIT OF 100' RIVERFRONT AREA

LIMIT OF 35' WETLAND OFFSET

LIMIT OF 200' RIVERFRONT AREA

LIMIT OF 100' BUFFER ZONE

PROPERTY LINE

HEATH HEN BROOK

400' ZONE I RADIUS

PROPERTY LINE

LIMIT OF 100' RIVERFRONT AREA

LIMIT OF 200' RIVERFRONT AREA

N/F MINUTE MAN AIRFIELD, INC

LIMIT OF 100' BUFFER ZONE

EXISTING PUBLIC WATER SUPPLY WELL

LIMIT OF 35' WETLAND OFFSET

MATCH LINE SHEET 4

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE: _____

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES SHOWN ON SHEET 3 OF 35.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	TP-1
EXISTING PERCOLATION TEST HOLE	PT-A

PREPARED BY:

DUCHARME & DILLIS
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BOLTON, MASSACHUSETTS 01740
PHONE: (978) 779-6091 FAX: (978) 779-0260
www.ddcdg.com

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
No. 49161
REGISTERED PROFESSIONAL ENGINEER
11/2/16

EXISTING CONDITIONS PLAN 3
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EXIST
DRAWN BY: GSR	SHEET NO. 5 OF 35
CHECKED BY: GSR	

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES SHOWN ON SHEET 3 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	TP-1
EXISTING PERCOLATION TEST HOLE	PT-A

SOIL TESTING - GROUNDWATER DATA:

NO.	EST. DEPTH TO GROUNDWATER:	NO.	EST. DEPTH TO GROUNDWATER:
TP-1	64"	TP-20	>88"
TP-2	>102"	TP-22	55"
TP-3	>79"	TP-23	55"
TP-3A	>107"	TP-24	63"

APPROX. LOCATION OF 100-YEAR FLOOD PLAN (SEE GENERAL NOTE 6)

PROPERTY LINE

LIMIT OF 35' WETLAND OFFSET

LIMIT OF 100' BUFFER ZONE

MATCH LINE SHEET 8

MATCH LINE SHEET 5

MATCH LINE SHEET 7

MATCH LINE SHEET 4

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PHONE: (978) 779-6091 FAX: (978) 779-0260
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OWNER:
MINUTE MAN REALTY CORP.
305 BOXBORO ROAD
STOW, MA

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
CIVIL
No. 44
REGISTERED PROFESSIONAL ENGINEER
11/2/16

EXISTING CONDITIONS PLAN 4
REGENCY AT STOW - BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EXIST
DRAWN BY: GSR	SHEET NO. 6
CHECKED BY: GSR	OF 35

MATCH LINE SHEET 8

MATCH LINE SHEET 6

MATCH LINE SHEET 9

MATCH LINE SHEET 11

ZONE 1 RADIUS

ZONE 1 RADIUS

IWPA RADIUS

IWPA RADIUS

TP 4

TP 5

TP 99

TP 6

TP 7

PROPERTY LINE

N/F MANGIAFICO

N/F MONTGOMERY

N/F MUNGER

N/F LARSEN

N/F WATJUS

N/F ROTA

N/F

LIMIT OF 100' BUFFER ZONE

LIMIT OF 35' WETLAND OFFSET

WF 210

WF 190

WF 400

WF 300

WF 200

PROPERTY LINE

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	TP-1
EXISTING PERCOLATION TEST HOLE	PT-A

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES SHOWN ON SHEET 3 OF 35

SOIL TESTING - GROUNDWATER DATA:

NO.	EST. DEPTH TO GROUNDWATER:
TP-5	80"
TP-6	45"
TP-7	>108"
TP-99	28"

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BOLTON, MASSACHUSETTS 01740
PHONE: (978) 779-6091 FAX: (978) 779-0260
www.ddcdg.com

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY CIVIL NO. 49033 REGISTERED PROFESSIONAL ENGINEER
11/2/16

EXISTING CONDITIONS PLAN 5
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EXIST
DRAWN BY: GSR	SHEET NO. 7 OF 35
CHECKED BY: GSR	

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES SHOWN ON SHEET 3 OF 35.

SOIL TESTING - GROUNDWATER DATA:

NO.	EST. DEPTH TO GROUNDWATER:
TP-8	>150"
TP-10	134"
TP-11	115"
TP-12	31"
TP-25	>94"

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	P-1
EXISTING PERCOLATION TEST HOLE	PT-A

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE: _____

N/F CARWILE

N/F HARTFORD

N/F DELLAGROTTE

PROPERTY LINE

APPROX. LOCATION OF 100-YEAR FLOOD PLAIN (SEE GENERAL NOTE 6)

LIMIT OF 35' WETLAND OFFSET

LIMIT OF 100' BUFFER ZONE

TP 8, PT 8

TP 10, PT 10

TP 11

TP 12

TP 25

MATCH LINE SHEET 6

MATCH LINE SHEET 9

MATCH LINE SHEET 7

PREPARED BY:

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OWNER:
MINUTE MAN REALTY CORP.
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STOW, MA

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
NO. 49078
REGISTERED PROFESSIONAL ENGINEER
11/2/16

EXISTING CONDITIONS PLAN 6
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EXIST
DRAWN BY: GSR	SHEET NO. 8 OF 35
CHECKED BY: GSR	

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES SHOWN ON SHEET 3 OF 35.

SOIL TESTING - GROUNDWATER DATA:

NO.	EST. DEPTH TO GROUNDWATER:
TP-9	135"
TP-26	123"
TP-27	69"

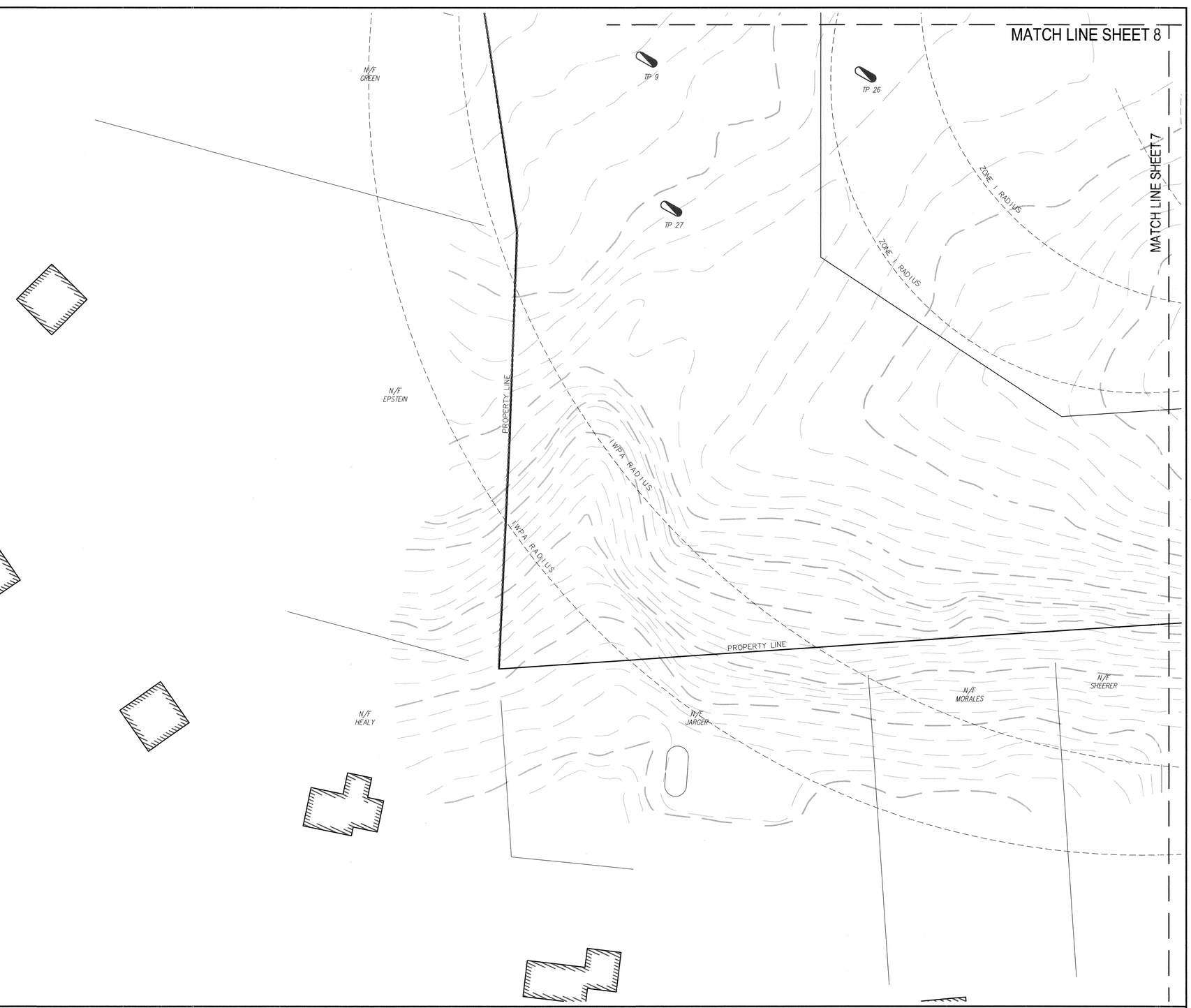
SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE: _____

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	P-1
EXISTING PERCOLATION TEST HOLE	PT-A



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STOW, MA

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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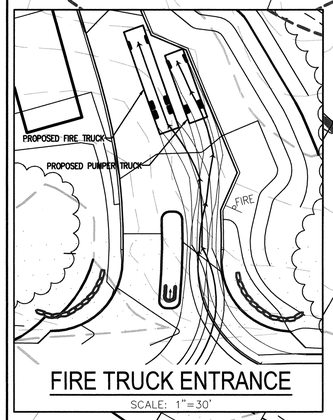
GREGORY J. ROY CIVIL COMMONWEALTH OF MASSACHUSETTS
11/2/16

EXISTING CONDITIONS PLAN 7
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

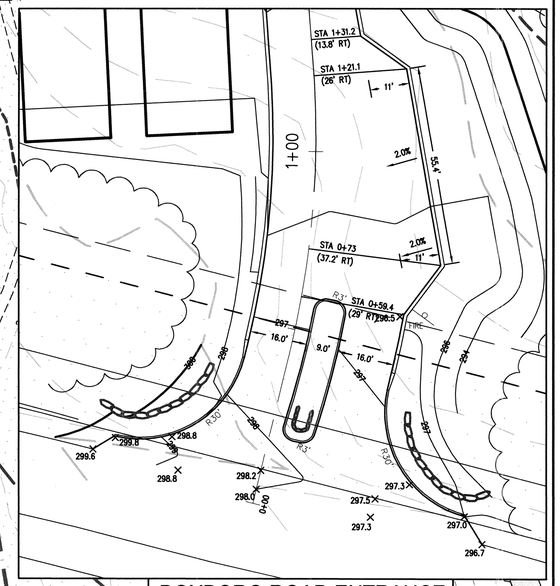
NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EXIST
DRAWN BY: GSR	SHEET NO. 9 OF 35
CHECKED BY: GSR	

MATCH LINE SHEET 11



FIRE TRUCK ENTRANCE
SCALE: 1"=30'



BOXBORO ROAD ENTRANCE
SCALE: 1"=20'

PROP. SDS AREA (DESIGN BY OTHERS)

LEFT SHOULDER TO BE 5-FEET WIDE AND MAINTAINED AS A GRASS WALKWAY (STA. 1+75 -- 4+10)

PROPOSED GUARD RAIL (SEE DETAIL)

RIDGEWOOD DRIVE

PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION (TYP.)

PROP. TEMP. PARKING AREA

PROP. CONST. TRAILER LOC.

PROP. SALES TRAILER LOC.

24.0'

STORMWATER DETENTION AREA #1. (SEE SITE UTILITIES PLAN FOR DETAILS.)

GRADE AROUND EXISTING TREES

LIMIT OF PROPOSED PUBLIC ACCESS OPEN SPACE

PROPOSED TURNOUT

PUBLIC WALKING TRAIL (FUTURE LOC. - NOT FOR CONSTRUCTION)

50' PROPERTY LINE OFFSET

PROPOSED STONE WALL

16.0' (TYP.)

PROPOSED VERTICAL GRANITE CURBING ON ISLAND (SEE DETAIL SHEET 34 OF 35)

PROP. WALKING TRAIL

PROPOSED DOUBLE-SIDED MONUMENT SIGN

PROP. 12' WIDE GRAVEL (OR APPROVED EQUAL) ACCESS ROAD (FOLLOW EXIST. CART ROAD)

VERTICAL GRANITE CURBING TO TERMINATE AT ROUNDING

INTERSECTION SIGHT DISTANCE 320.0'

PROPOSED SIDEWALK EASEMENT

LIMIT OF PROP. AVIGATION EASEMENT

BOXBORO ROAD

PROPOSED BAR GATE (SEE DETAIL) (COORDINATE KEY ACCESS WITH FIRE DEPARTMENT)

PLACE VERTICAL GRANITE CURBING ON ENTRANCE ROUNDINGS TO 8' PAST RADIUS END (SEE DETAIL SHEET 34 OF 35) GRANITE TO BE SET BACK 5' FROM THE EXISTING EDGE OF PAVEMENT

STOPPING SIGHT DISTANCE 300.0'

SITE INFORMATION TABLE:

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

DESCRIPTION	REQUIRED	PROVIDED
LOT SIZE	25 AC.	111.71 AC (±)
LOT COVERAGE	NONE	2.98%
OPEN SPACE	40%	55.9%
UNDISTURBED OPEN SPACE	NONE	54.8%
% WETLANDS	NONE	~25.92%
% FLOODPLAIN	NONE	~27.36%
DEVELOPABLE SITE AREA	22 AC.	~66 AC.
FRONT YARD	NONE	>50'
SIDE YARD	NONE	>50'
REAR YARD	NONE	>50'
MIN. ℄ SETBACK	50'	50'
BLDG. HEIGHT	35'	<35'
RUNOFF RATES (SEE DRAINAGE REPORT FOR DETAILS)		
2-YEAR	40.89 CFS	40.86 CFS
10-YEAR	104.59 CFS	101.60 CFS
25-YEAR	143.50 CFS	139.00 CFS
100-YEAR	206.01 CFS	204.60 CFS
PARKING	132	>132(EXCL. GAR.)
MIN. DEPTH TO GROUNDWATER = 22"		
GROSS FLOOR AREA	--	281,187 S.F.
FLOOR AREA RATIO	0.30	0.098

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	
EXISTING PERCOLATION TEST HOLE	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED FENCE	-X-X-X-X-X-
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	
PROPOSED LIGHT POLE	

SIGN KEY

THE FOLLOWING SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS," (MUTCD)

PROPOSED STOP SIGN	R1-1
PROPOSED STREET SIGN, W/ 4" LETTERING	D3-1
PROPOSED SPEED LIMIT SIGN	R2-1
PROPOSED "FIRE DEPT. WATER SUPPLY CISTERN - NO PARKING ANYTIME" SIGN	FIRE

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE: _____

SITE IMPROVEMENTS PLAN NOTES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 35.
2. SEE ROAD PROFILE PLANS FOR DRAINAGE AND SEWER PIPE INFORMATION.
3. SEE UTILITIES PLAN FOR WATER, SEWER, DRAINAGE, ELECTRICAL, TELEPHONE AND CABLE UTILITY INFORMATION.
4. SEE SHEET 1R OF 35 FOR OVERALL MAP OF OPEN SPACE.
5. SEE LANDSCAPING PLANS FOR LANDSCAPING DETAILS, AND LIGHTING.
6. SEE UTILITIES PLAN FOR FIRE CISTERN LOCATION.
7. PROPOSED SIGNAGE REFERS TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2003 EDITION.
8. SEE SHEET 34 OF 35 FOR TYPICAL ROAD CROSS SECTIONS.
9. BUILDING NUMBER SIGNS SHALL BE SIMILAR TO A STREET NAME SIGN DEPICTING THE BUILDING NUMBERS SERVED BY THE COMMON DRIVE WITH THE STREET NAME.
10. THERE SHALL BE NO MINING OF EXISTING MATERIAL BELOW THE PROPOSED DETENTION BASINS.
11. ALL FOUNDATION DRAINS TO BE GRAVITY UNLESS OTHERWISE INDICTED.
12. THE USE OF MATERIALS CONTAINING HAZARDOUS MATERIALS AS DEFINED BY THE STOW BYLAW IS FORBIDDEN.
13. THE LIMIT OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OF SITE CLEARING.
14. CATCHBASIN SUMPS AND STORMWATER BASINS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND ANNUALLY THEREAFTER.
15. ALL EXTERIOR CONSTRUCTION ACTIVITY AND HAULING OF EARTH TO OR FROM THE SITE SHALL BE ON WEEKDAYS (MONDAY THROUGH FRIDAY) BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M. AND ON SATURDAY BETWEEN THE HOURS OF 8:00 A.M. AND 12:00 P.M.
16. THERE SHALL BE NO HEAVY TRUCK TRAFFIC SERVICING THE CONSTRUCTION OF THE SITE USING PACKARD ROAD.
17. DRIVEWAYS TO BE 2 ½" OF CLASS I, TYPE 1 BITUMINOUS CONCRETE (1" WEARING OVER 1 ½" BINDER) INSTALLED OVER 6" OF BANK RUN GRAVEL PLUS 3" PROCESSED GRAVEL.
18. LOCATION OF DECKS FOR ALL UNITS TO BE ADJUSTED BASED ON CUSTOMER SELECTED OPTIONS.
19. TREE REMOVAL BEYOND LIMIT OF CLEARING TO BE FIELD MARKED AND APPROVED BY TOWN PLANNER
20. ALL UNITS TO BE MIN. 25' FROM TRAVELED WAY. CLUBHOUSE TO BE MIN. 20' FROM TRAVELED WAY.
21. CONTRACTOR SHALL NOTIFY THE TOWN REPRESENTATIVE PRIOR TO CLEARING TO WALK THE PROPOSED LIMIT OF CLEARING LINE AND IDENTIFY ANY DEAD OR DISEASED TREES TO BE REMOVED OUTSIDE OF THE LIMIT OF CLEARING.

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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GREGORY S. ROY CIVIL No. 49035 REGISTERED PROFESSIONAL ENGINEER
11/2/16

SITE IMPROVEMENTS PLAN 1
REGENCY AT STOW - BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-IMPROV
DRAWN BY: GSR	SHEET NO. 10 OF 35
CHECKED BY: GSR	

MATCH LINE SHEET 13

MATCH LINE SHEET 12

MATCH LINE SHEET 14

MATCH LINE SHEET 10

WEST VIEW LANE

PROPOSED IRRIGATION WELL (FINAL LOC. TO BE DETERMINED IN FIELD)

PROP. WALKING TRAIL

RIDGEWOOD DRIVE

EXIST. TRAIL

PROPOSED HANDICAPPED RAMP

PROPOSED VERTICAL GRANITE CURBING (SEE DETAIL SHEET 34 OF 35)

PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION (TYP.)

PROP. SDS AREA (DESIGN BY OTHERS)

PROPERTY LINE

LIMIT OF PROP. AVIGATION EASEMENT

LIMIT OF PROPOSED PUBLIC ACCESS OPEN SPACE

PROPOSED IRRIGATION WELL (FINAL LOC. TO BE DETERMINED IN FIELD)

PROPOSED POOL BUILDING & MAIL

PROP. BOCCI COURT

PROP. POOL

PROPOSED GUARD RAIL (SEE DETAIL)

20' MIN. (TYP.)

25' MIN. (TYP.)

OFFSET

T.W.=310.97 G.F.=310.30 B.F.=302.43 (36)

T.W.=309.63 G.F.=308.96 B.F.=301.09 (37)

T.W.=310.67 G.F.=310.00 B.F.=303.13 (56)

T.W.=304.47 G.F.=303.80 B.F.=293.93 (38)

T.W.=306.47 G.F.=305.80 B.F.=297.93 (57)

T.W.=302.57 G.F.=301.90 B.F.=293.03 (58)

T.W.=298.57 G.F.=297.90 B.F.=290.03 (59)

T.W.=295.77 G.F.=295.10 B.F.=287.23 (WALKOUT) (9)

T.W.=296.27 G.F.=295.60 B.F.=287.73 (WALKOUT) (8)

T.W.=295.87 G.F.=295.20 B.F.=287.33 (WALKOUT) (7)

T.W.=294.67 G.F.=294.00 B.F.=286.13 (WALKOUT) (6)

T.W.=293.17 G.F.=292.50 B.F.=285.63 (WALKOUT) (5)

T.W.=292.47 G.F.=291.80 B.F.=284.93 (WALKOUT) (4)

T.W.=291.74 G.F.=291.07 B.F.=283.20 (WALKOUT) (3)

T.W.=290.78 G.F.=290.25 B.F.=282.25 (WALKOUT) (1)

T.W.=292.87 G.F.=292.00 B.F.=284.13 (60)

T.W.=292.67 G.F.=292.00 B.F.=284.13 (61)

T.W.=292.00 G.F.=291.33 B.F.=283.46 (62)

T.W.=291.67 G.F.=291.00 B.F.=283.13 (64)

T.W.=291.00 G.F.=290.33 B.F.=282.46 (65)

T.W.=290.33 G.F.=289.66 B.F.=281.79 (66)

F.F.=289.60

INTERSECTION DETAIL

SCALE: 1"=20'

INTERSECTION DETAIL

SCALE: 1"=20'

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 35.

SITE IMPROVEMENTS PLAN NOTES:

1. REFER TO SITE IMPROVEMENTS PLAN NOTES ON SHEET 10 OF 35.
2. REFER TO SITE INFORMATION TABLE ON SHEET 10 OF 35.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	
EXISTING PERCOLATION TEST HOLE	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED FENCE	X X X X X
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	
PROPOSED LIGHT POLE	LP

SIGN KEY

THE FOLLOWING SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS." (MUTCD)

PROPOSED STOP SIGN	R1-1
PROPOSED STREET SIGN, W/ 4" LETTERING	D3-1
PROPOSED SPEED LIMIT SIGN	R2-1
PROPOSED "FIRE DEPT. WATER SUPPLY CISTERN – NO PARKING ANYTIME" SIGN	FIRE

PREPARED BY:

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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GREGORY S. ROY CIVIL NO. 49470 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
11/2/16

SITE IMPROVEMENTS PLAN 2
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-IMPROV
DRAWN BY: GSR	SHEET NO. 11 OF 35
CHECKED BY: GSR	

MATCH LINE SHEET 13

N/F
MINUTE MAN
AIRFIELD, INC

PROPERTY LINE

HEATH HEN BROOK

400' ZONE I RADIUS

PROPERTY LINE

EXISTING PUBLIC
WATER SUPPLY WELL

LIMIT OF PROPOSED PUBLIC ACCESS OPEN SPACE

EXIST. TRAIL

PUBLIC WALKING TRAIL
(FUTURE LOC. - NOT FOR
CONSTRUCTION)

MATCH LINE SHEET 11

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	
EXISTING PERCOLATION TEST HOLE	
PROPOSED CONTOUR (INDEX)	108
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED FENCE	X X X X X
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	
PROPOSED LIGHT POLE	

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 35.

SITE IMPROVEMENTS PLAN NOTES:

1. REFER TO SITE IMPROVEMENTS PLAN NOTES ON SHEET 10 OF 35.
2. REFER TO SITE INFORMATION TABLE ON SHEET 10 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

PREPARED BY:
DUCHARME & DILLIS
Civil Design Group, Inc.
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1092 MAIN STREET, P.O. BOX 428
BOLTON, MASSACHUSETTS 01740
PHONE: (978) 779-6091 FAX: (978) 779-0260
www.ddcdg.com

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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GREGORY S. LOVY
COMMONWEALTH OF MASSACHUSETTS
No. 49,363
REGISTERED PROFESSIONAL ENGINEER
11/2/16

SITE IMPROVEMENTS PLAN 3
REGENCY AT STOW - BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-IMPROV
DRAWN BY: GSR	SHEET NO. 12 OF 35
CHECKED BY: GSR	

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 35.

SITE IMPROVEMENTS PLAN NOTES:

1. REFER TO SITE IMPROVEMENTS PLAN NOTES ON SHEET 10 OF 35.
2. REFER TO SITE INFORMATION TABLE ON SHEET 10 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	
EXISTING PERCOLATION TEST HOLE	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED FENCE	X—X—X—X—X
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	
PROPOSED LIGHT POLE	

SIGN KEY

THE FOLLOWING SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS," (MUTCD)

PROPOSED STOP SIGN	R1-1
PROPOSED STREET SIGN, W/ 4" LETTERING	D3-1
PROPOSED SPEED LIMIT SIGN	R2-1
PROPOSED "FIRE DEPT. WATER SUPPLY CISTERN – NO PARKING ANYTIME" SIGN	FIRE

EXIST. TRAIL

LIMIT OF PROPOSED PUBLIC ACCESS OPEN SPACE

50' PROPERTY LINE OFFSET

PROPERTY LINE

LIMIT OF PROP. AYCATION EASEMENT

PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION (TYP.)

PROPOSED OPEN SPACE

RIDGEWOOD DRIVE

PUBLIC WALKING TRAIL (FUTURE LOC. – NOT FOR CONSTRUCTION)

STORMWATER DETENTION AREA #3. (SEE SITE UTILITIES PLAN FOR DETAILS.)

STORMWATER DETENTION AREA #2. (SEE SITE UTILITIES PLAN FOR DETAILS.)

PROP. 12' WIDE RECYCLED ASPHALT PRODUCT (OR APPROVED EQUAL) ACCESS ROAD (FOLLOW EXIST. CART ROAD)

PROP. 12' WIDE REINFORCED GRASS (SEE DETAIL) ACCESS ROAD

PROP. WALKING TRAIL

MATCH LINE SHEET 15

MATCH LINE SHEET 12

MATCH LINE SHEET 14

MATCH LINE SHEET 11

PREPARED BY:	OWNER:	SCALE:
DUCHARME & DILLIS Civil Design Group, Inc.	MINUTE MAN REALTY CORP. 305 BOXBORO ROAD STOW, MA	40 0 20 40 80 160
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS	APPLICANT: TOLL BROTHERS, INC. 134 FLANDERS ROAD, SUITE 275 WESTBOROUGH, MA 01581	1 in. = 40 ft.
1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740 PHONE: (978) 779-6091 FAX: (978) 779-0260 www.ddcdg.com		COPYRIGHT DUCHARME & DILLIS – CIVIL DESIGN GROUP, INC 2015

GREGORY S. ROY CIVIL 49033 REGISTERED PROFESSIONAL ENGINEER 11/2/16

SITE IMPROVEMENTS PLAN 4
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-IMPROV
DRAWN BY: GSR	SHEET NO. 13 OF 35
CHECKED BY: GSR	

MATCH LINE SHEET 15

MATCH LINE SHEET 16

MATCH LINE SHEET 13

MATCH LINE SHEET 11

PROP. WALKING TRAIL

WEST VIEW LANE

PROPOSED WATER BOOSTER STATION

GRAVEL ACCESS ROAD TO WELL

PROPOSED VERTICAL GRANITE CURBING ON ISLAND (SEE DETAIL SHEET 34 OF 35)

LIMIT OF PROP. NON-PUBLIC ACCESS OPEN SPACE

PROPOSED OPEN SPACE

PROPERTY LINE

50' PROPERTY LINE OFFSET

ZONE I RADIUS

ZONE II RADIUS

N/F MONTGOMERY

N/F MUNGER

N/F LARSEN

N/F WATJUS

N/F ROTA

N/F

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	
EXISTING PERCOLATION TEST HOLE	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED FENCE	
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	
PROPOSED LIGHT POLE	

SIGN KEY

THE FOLLOWING SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS," (MUTCD)

PROPOSED STOP SIGN	R1-1
PROPOSED STREET SIGN, W/ 4" LETTERING	D3-1
PROPOSED SPEED LIMIT SIGN	R2-1
PROPOSED "FIRE DEPT. WATER SUPPLY CISTERN – NO PARKING ANYTIME" SIGN	FIRE

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 35.

SITE IMPROVEMENTS PLAN NOTES:

1. REFER TO SITE IMPROVEMENTS PLAN NOTES ON SHEET 10 OF 35.
2. REFER TO SITE INFORMATION TABLE ON SHEET 10 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

PREPARED BY:

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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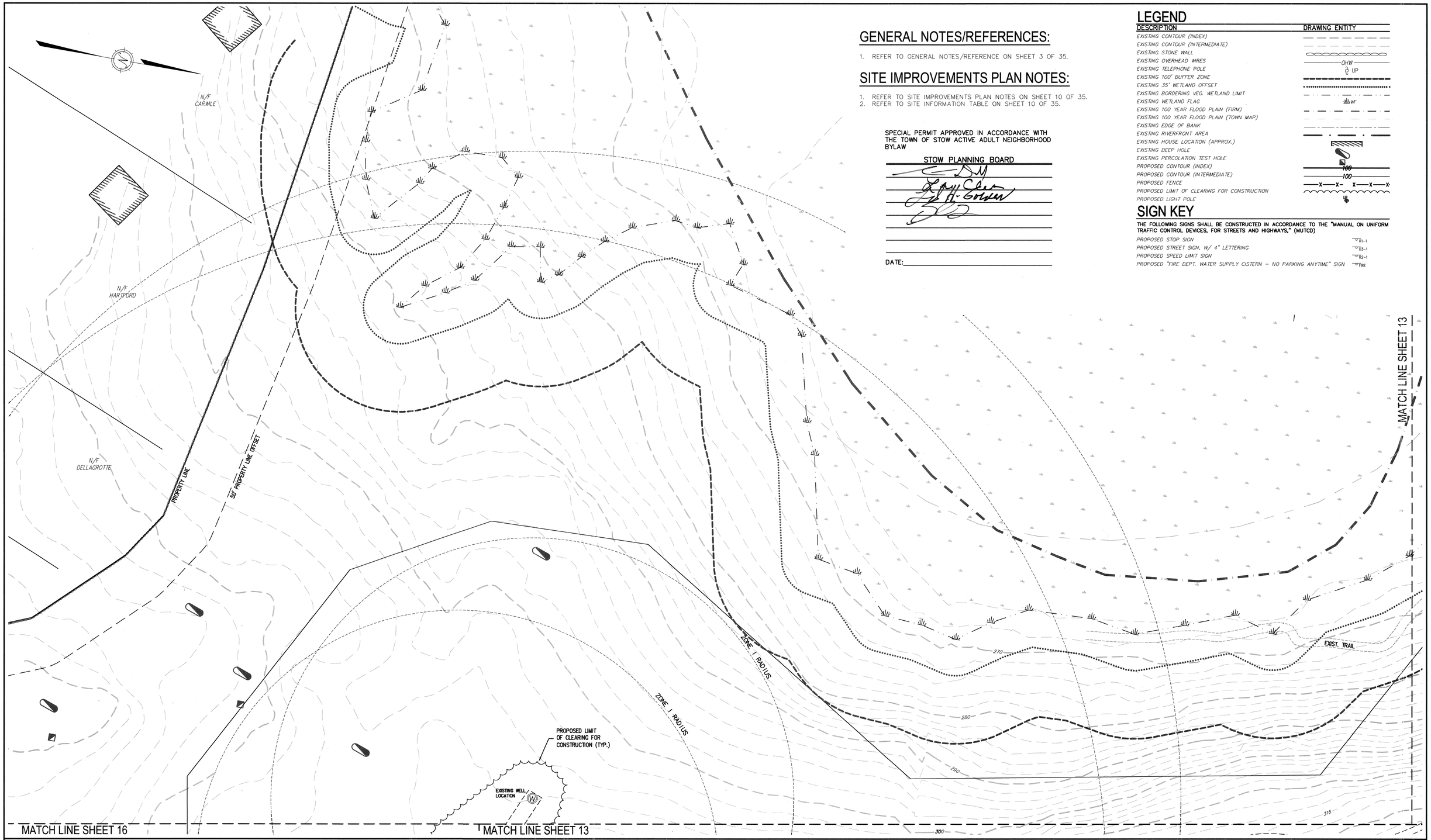
COMMONWEALTH OF MASSACHUSETTS GREGORY S. ROY CIVIL NO. 44... REGISTERED PROFESSIONAL ENGINEER 11/2/16

SITE IMPROVEMENTS PLAN 5
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-IMPROV
DRAWN BY: GSR	SHEET NO. 14 OF 35
CHECKED BY: GSR	



GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 35.

SITE IMPROVEMENTS PLAN NOTES:

1. REFER TO SITE IMPROVEMENTS PLAN NOTES ON SHEET 10 OF 35.
2. REFER TO SITE INFORMATION TABLE ON SHEET 10 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:_____

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	
EXISTING PERCOLATION TEST HOLE	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED FENCE	X—X—X—X—X
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	
PROPOSED LIGHT POLE	

SIGN KEY

THE FOLLOWING SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS," (MUTCD)

PROPOSED STOP SIGN	R1-1
PROPOSED STREET SIGN, W/ 4" LETTERING	D3-1
PROPOSED SPEED LIMIT SIGN	R2-1
PROPOSED "FIRE DEPT. WATER SUPPLY CISTERN – NO PARKING ANYTIME" SIGN	FIRE

PREPARED BY:
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS
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OWNER:
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305 BOXBORO ROAD
STOW, MA

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. JOY
CIVIL
NO. 49111
REGISTERED PROFESSIONAL ENGINEER
11/2/16

SITE IMPROVEMENTS PLAN 6
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-IMPROV
DRAWN BY: GSR	SHEET NO. 15 OF 35
CHECKED BY: GSR	

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE: _____

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 35.

SITE IMPROVEMENTS PLAN NOTES:

1. REFER TO SITE IMPROVEMENTS PLAN NOTES ON SHEET 10 OF 35.
2. REFER TO SITE INFORMATION TABLE ON SHEET 10 OF 35.

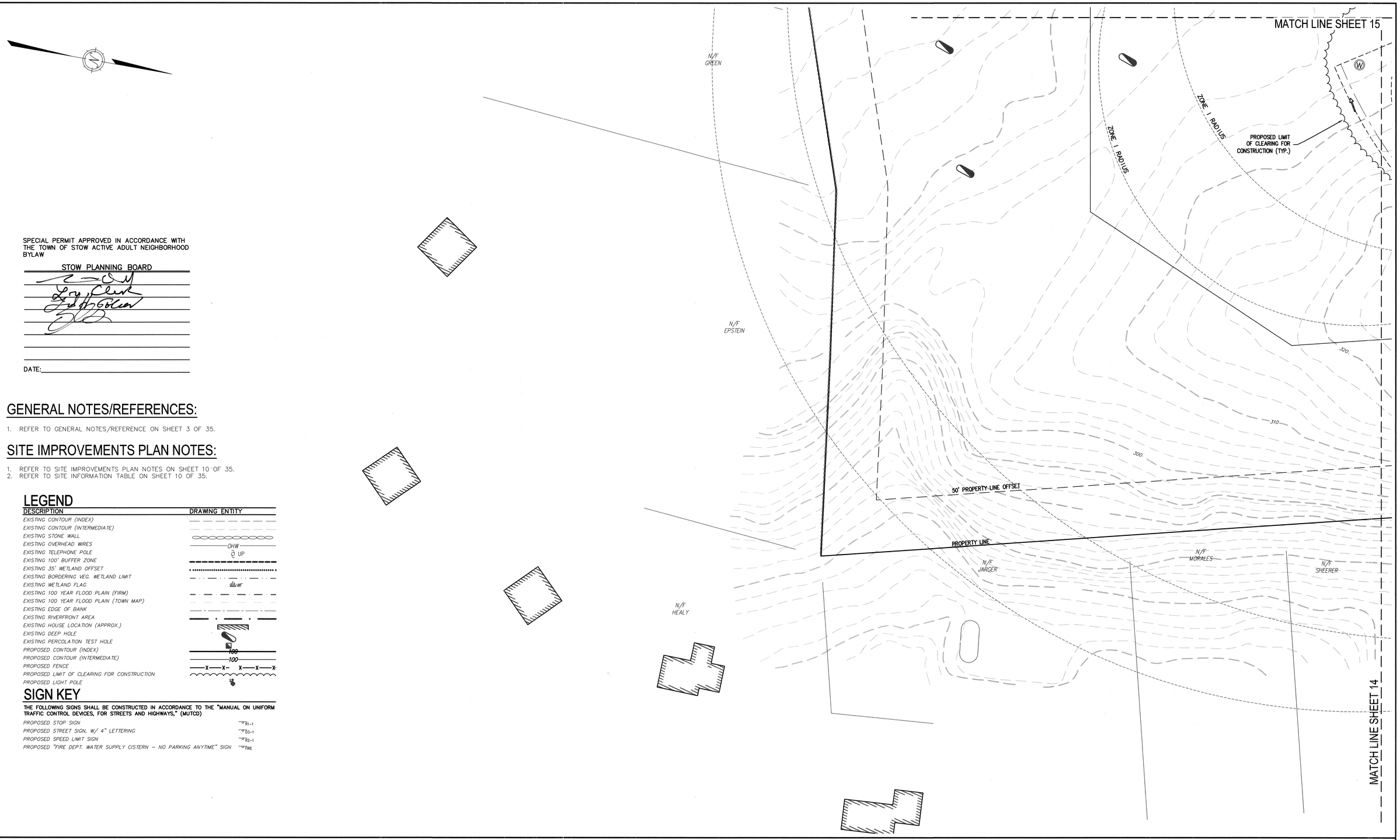
LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING HOUSE LOCATION (APPROX.)	
EXISTING DEEP HOLE	
EXISTING PERCOLATION TEST HOLE	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED FENCE	X—X—X—X—X
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	
PROPOSED LIGHT POLE	LP

SIGN KEY

THE FOLLOWING SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS," (MUTCD)

PROPOSED STOP SIGN	R1-1
PROPOSED STREET SIGN, W/ 4" LETTERING	D3-1
PROPOSED SPEED LIMIT SIGN	R2-1
PROPOSED "FIRE DEPT. WATER SUPPLY CISTERN — NO PARKING ANYTIME" SIGN	FIRE



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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
CIVIL
NO. 49
REGISTERED PROFESSIONAL ENGINEER
11/2/16

SITE IMPROVEMENTS PLAN 7
REGENCY AT STOW — BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-IMPROV
DRAWN BY: GSR	SHEET NO. 16 OF 35
CHECKED BY: GSR	

MATCH LINE SHEET 18

SITE UTILITIES PLAN NOTES:

1. THIS PLAN IS INTENDED FOR APPROVAL PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY DDCDG
2. WATER AND SEWER SHOWN ON THIS PLAN ARE FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. CONTRACTOR TO COORDINATE ALL ELECTRICAL, TELEPHONE AND CABLE UTILITY CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ALL ELECTRICAL, TELEPHONE AND CABLE CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITIES REQUIREMENTS AND SPECIFICATIONS.
4. ELECTRICAL, CABLE, AND TELEPHONE UTILITIES TO BE UNDERGROUND.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FIRE CISTERNS WITH THE STOW FIRE DEPARTMENT AND CONFORM TO THE "SPECIFICATIONS AND REQUIREMENTS FOR FIRE PROTECTION CISTERNS" DATED MAY 2001.
6. SEE ROAD PROFILE SHEETS FOR DRAINAGE PIPE INFORMATION.
7. MAINTAIN 10' HORIZONTAL SEPARATION (MIN.) BETWEEN WATER AND SEWER LINES.
8. MAINTAIN 18" CLEARANCE BETWEEN WATER AND SEWER LINES ON ALL CROSSING. DEFLECT WATER MAIN OVER OR UNDER SEWER AND DRAIN LINES AS REQUIRED FOR CONSTRUCTION. (SEE DETAIL SHEET 35 OF 35)
9. WATER MAIN, WATER SERVICES, SANITARY FORCE MAIN, AND SANITARY PRESSURE LATERAL LINES TO BE 5' DEEP (MIN.)
10. SEE SHEET 35 OF 35 FOR SANITARY SEWER LATERAL AND WATER SERVICE DETAILS.
11. WATER MAIN PIPE TO BE 4"ø C-900 PRESSURE PIPE. WATER SERVICES TO BE POLYETHYLENE TUBING RATED FOR 200 PSI. REFER TO DETAIL ON SHEET 35 FOR SIZE REQUIREMENTS.
12. GRAVITY SANITARY SEWER TO BE SDR 35. SEWER LATERALS TO BE 4"ø SDR-35.
13. DRAINAGE PIPE TO BE HDPE SIMILAR TO ADS N-12, UNLESS OTHERWISE SPECIFIED.
14. NOT USED
15. SEE SEPTIC SYSTEM PLANS PREPARED BY STANTEC FOR LEACHING FACILITY, SEPTIC TANKS AND PUMP CHAMBER DETAILS.
16. REFER TO WATER DISTRIBUTION SYSTEM PLANS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. FOR DETAILS RELATIVE TO THE PROPOSED BOOSTER STATION, STORAGE TANK AND DISTRIBUTION SYSTEM.
17. PLACE 2" RIGID INSULATION BETWEEN ALL SEWER AND DRAIN CROSSINGS.
18. ANTI-SEEP COLLARS SHALL BE PLACED ON SEWER AND DRAIN LINES IN THE LOCATIONS SPECIFIED IN THE TABLE ON SHEET 32.
19. CONTRACTOR TO PERFORM TEST PITS ON CROSS COUNTRY SEWER RUN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF HIGH GROUNDWATER OR LEDGE EXISTS.
20. ALL WATER SERVICES TO BE PLACED UNDER DRAIN TO MAINTAIN 5-FEET OF COVER (STA. 3+97 TO 10+27 AND 29+57 TO 33+43 ON RIDGEWOOD DRIVE AND 0+05 TO 5+75 FOR WEST VIEW LANE.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED LIMIT OF CLEARING	
PROPOSED WATER MAIN	W
PROPOSED WATER SERVICE	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	FM
PROPOSED PRESSURE SEWER SERVICE	
PROPOSED STORM DRAIN	
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED CATCHBASIN	CB-1
PROPOSED SEWER MANHOLE	SMH-1
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES ON SHEET 3 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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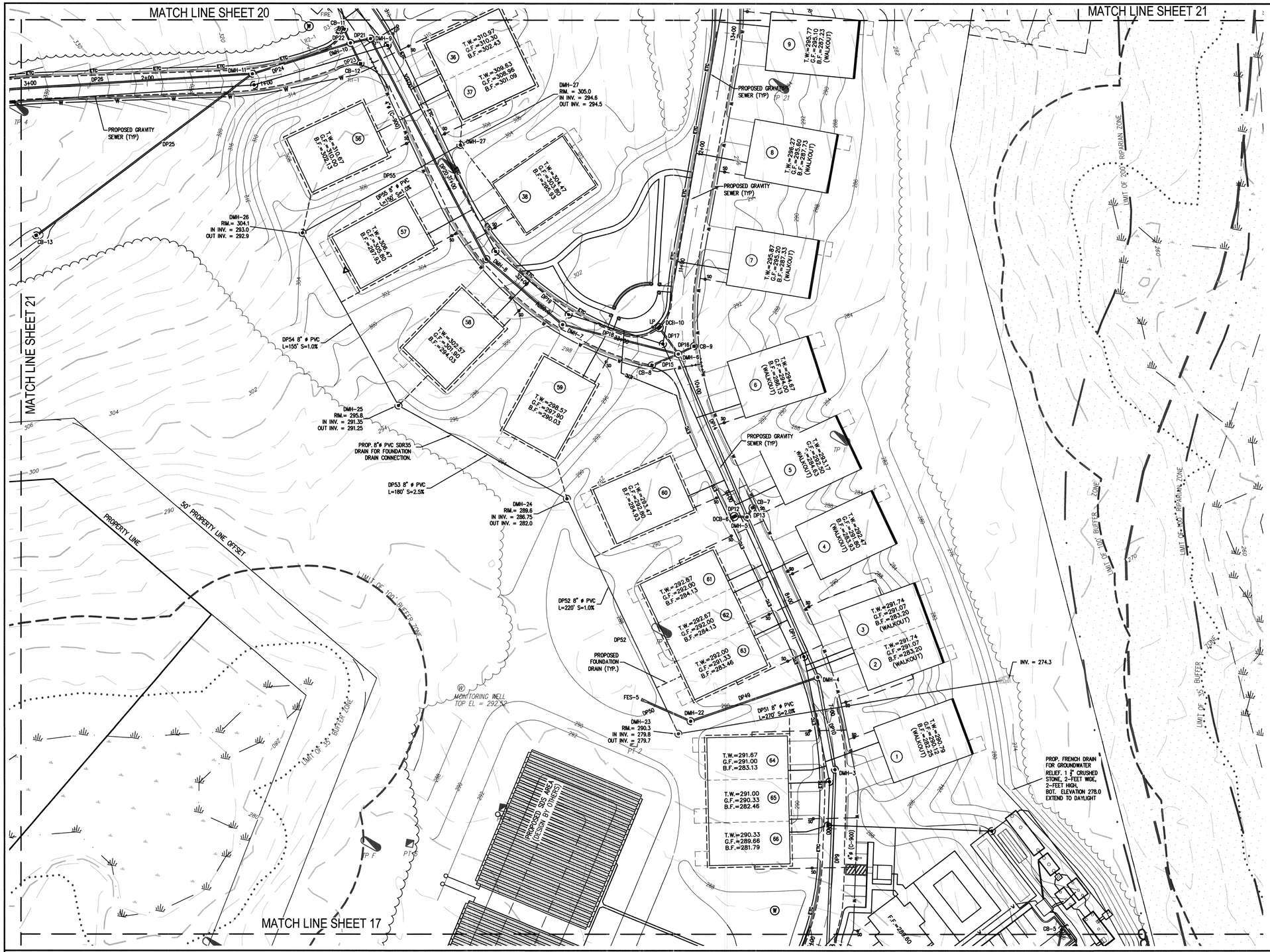
COMMONWEALTH OF MASSACHUSETTS
GREGORY S ROY
CIVIL
NO. 40...
REGISTERED PROFESSIONAL ENGINEER
11/2/16

SITE UTILITIES PLAN 1
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167
DESIGN BY: GSR	DRAWING NO. 4167-UTILITIES
DRAWN BY: PJW	SHEET NO. 17 OF 35
CHECKED BY: GGB	



SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

SITE UTILITIES PLAN NOTES:

1. REFER TO SITE UTILITIES PLAN NOTES ON SHEET 19 OF 35.

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES ON SHEET 3 OF 35.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED LIMIT OF CLEARING	
PROPOSED WATER MAIN	W W
PROPOSED WATER SERVICE	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	FM FM
PROPOSED PRESSURE SEWER SERVICE	
PROPOSED STORM DRAIN	
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED CATCHBASIN	CB-1
PROPOSED SEWER MANHOLE	SMH-1
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS GREGORY J. COY CIVIL No. 48... REGISTERED PROFESSIONAL ENGINEER 11/2/16

SITE UTILITIES PLAN 2
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167
DESIGN BY: GSR	DRAWING NO. 4167-UTILITIES
DRAWN BY: PJW	SHEET NO. 18 OF 35
CHECKED BY: GGB	

MATCH LINE SHEET 21

LIMIT OF 35' BUFFER ZONE

STORM WATER DETENTION POND #2
TOP OF POND BERM ELEV. = 270.0
(SEE SHEET 20 OF 35)

CONSTRUCT 3:1 SLOPE
(SEE SHEET 20 OF 35)

RESTORE POND SIDE SLOPES WITH 6" (MIN.) LOAM, FERTILIZE, SEED AND MULCH

RIPARIAN ZONE

LIMIT OF 200' RIPARIAN ZONE

LIMIT OF 100' RIPARIAN ZONE

PROPOSED LIMIT OF CLEARING

PROPERTY LINE

HEATH HEN BROOK

400' ZONE I RADIUS

PROPERTY LINE

N/F
MINUTE MAN
AIRFIELD, INC

EXISTING PUBLIC
WATER SUPPLY WELL

MATCH LINE SHEET 18

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED LIMIT OF CLEARING	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICE	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	FM FM
PROPOSED PRESSURE SEWER SERVICE	
PROPOSED STORM DRAIN	
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED CATCHBASIN	CB-1
PROPOSED SEWER MANHOLE	SMH-1
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	

SITE UTILITIES PLAN NOTES:

1. REFER TO SITE UTILITIES PLAN NOTES ON SHEET 19 OF 35.

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES ON SHEET 3 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:_____

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S ROY
11/2/16

SITE UTILITIES PLAN 3
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167
DESIGN BY: GSR	DRAWING NO. 4167–UTILITIES
DRAWN BY: PJW	SHEET NO. 19 OF 35
CHECKED BY: GGB	

SITE UTILITIES PLAN NOTES:

1. REFER TO SITE UTILITIES PLAN NOTES ON SHEET 19 OF 35.

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES ON SHEET 3 OF 35.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED LIMIT OF CLEARING	
PROPOSED WATER MAIN	W
PROPOSED WATER SERVICE	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	FM
PROPOSED PRESSURE SEWER SERVICE	
PROPOSED STORM DRAIN	
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED CATCHBASIN	CB-1
PROPOSED SEWER MANHOLE	SMH-1
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

MATCH LINE SHEET 19

MATCH LINE SHEET 21

MATCH LINE SHEET 18

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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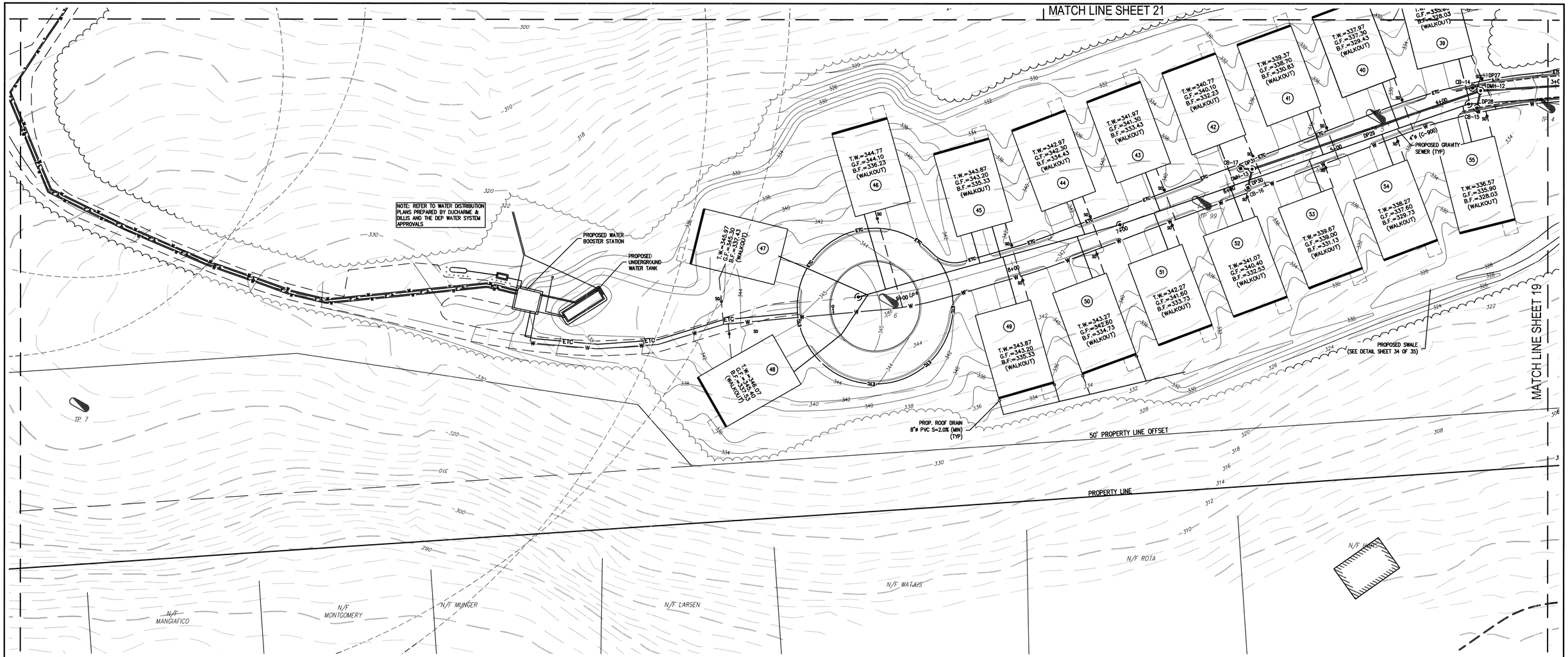
COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
CIVIL
11/2/16

SITE UTILITIES PLAN 4
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167
DESIGN BY: GSR	DRAWING NO. 4167–UTILITIES
DRAWN BY: PJW	SHEET NO. 20 OF 35
CHECKED BY: GGB	



LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	
EXISTING CONTOUR (INTERMEDIATE)	
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED LIMIT OF CLEARING	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICE	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	FM
PROPOSED PRESSURE SEWER SERVICE	
PROPOSED STORM DRAIN	
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED CATCHBASIN	CB-1
PROPOSED SEWER MANHOLE	SMH-1
PROPOSED LIMIT OF CLEARING FOR CONSTRUCTION	

SITE UTILITIES PLAN NOTES:

1. REFER TO SITE UTILITIES PLAN NOTES ON SHEET 19 OF 35.

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES ON SHEET 3 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:_____

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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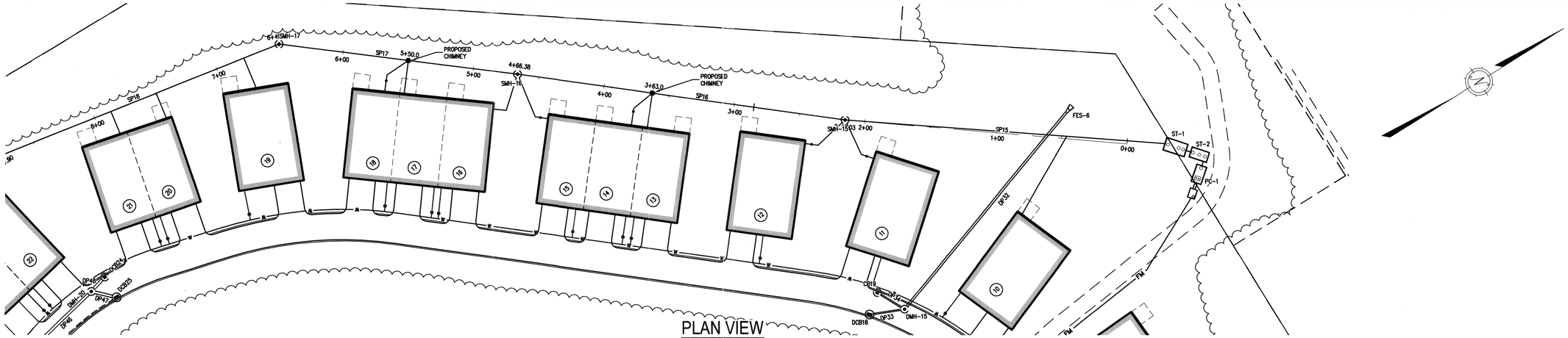
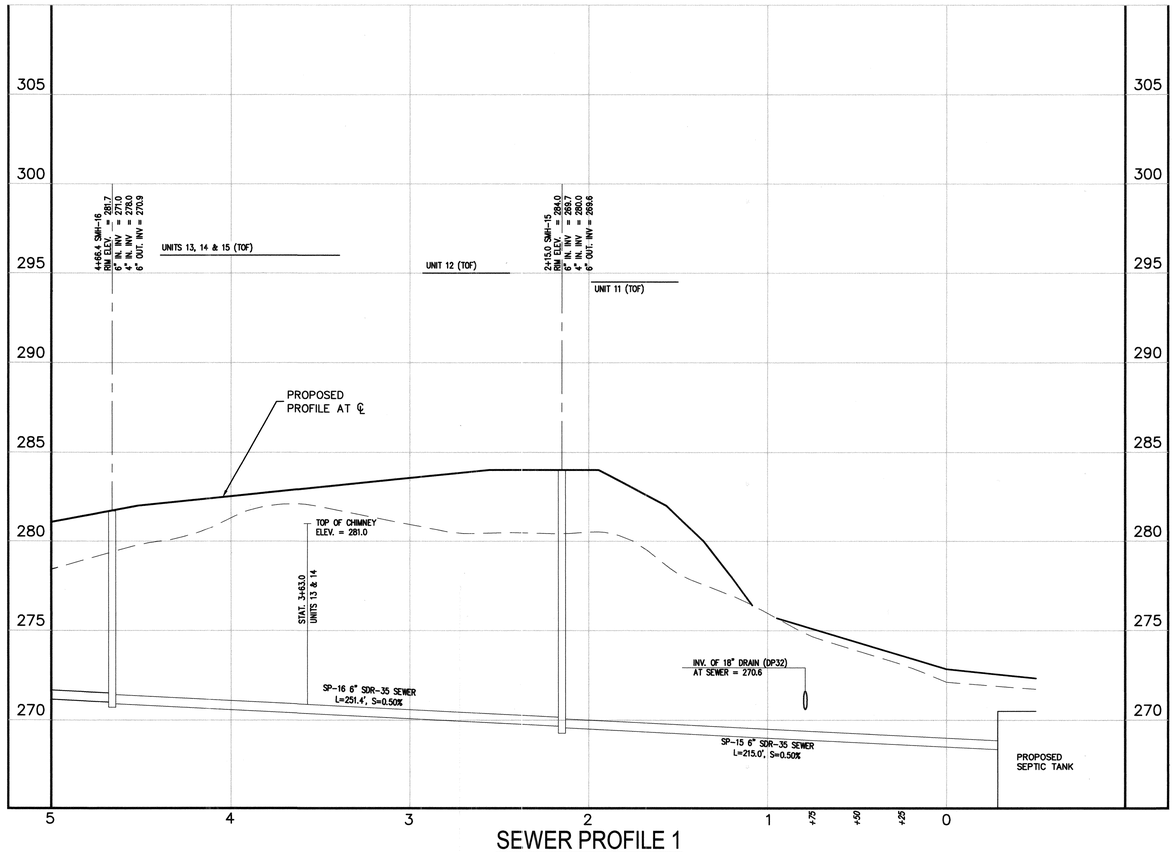
COMMONWEALTH OF MASSACHUSETTS GREGORY S. ROY No. 47141 REGISTERED PROFESSIONAL ENGINEER 11/2/16

SITE UTILITIES PLAN 5
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167
DESIGN BY: GSR	DRAWING NO. 4167–UTILITIES
DRAWN BY: PJW	SHEET NO. 21 OF 35
CHECKED BY: GGB	





SEWER PROFILE 1

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

DATE:

PREPARED BY:

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
40 0 20 40 80 160
1 in. = 40 ft.

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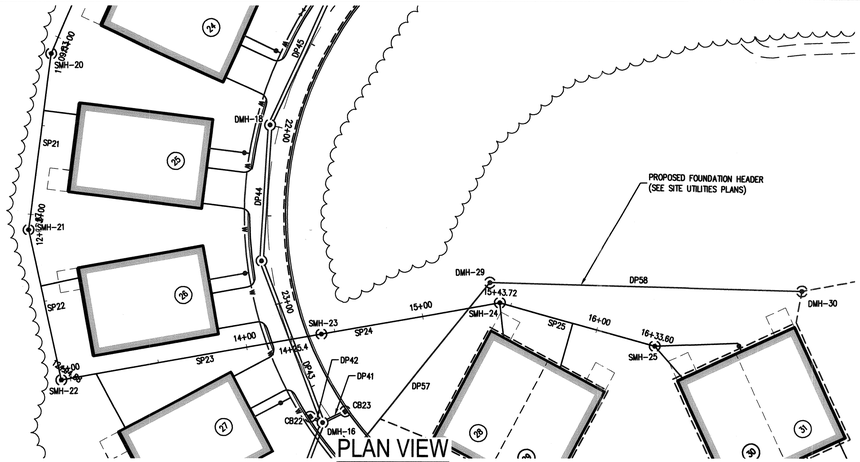
COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
CIVIL
NO. 48
REGISTERED PROFESSIONAL ENGINEER
11/2/16

SEWER PROFILE PLAN 1
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-PROFILE
DRAWN BY: JPL	SHEET NO. 22 OF 35
CHECKED BY: GSR	

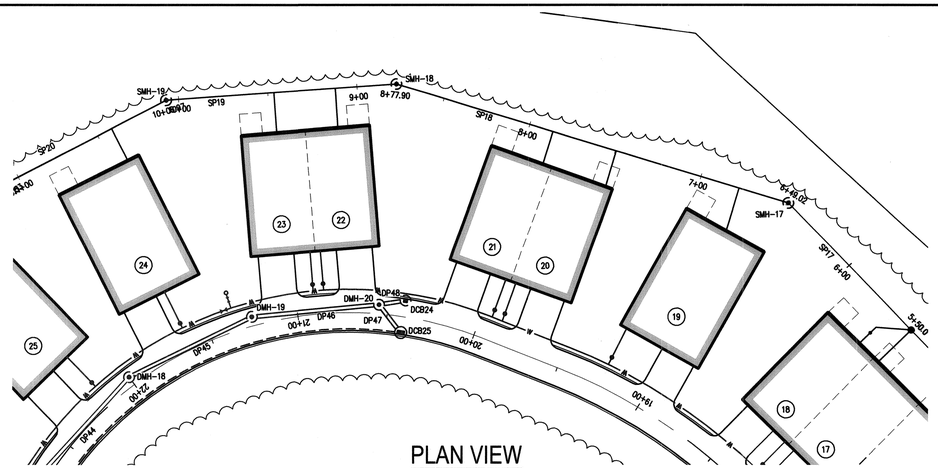


PLAN VIEW

SCALE: 1"=40'

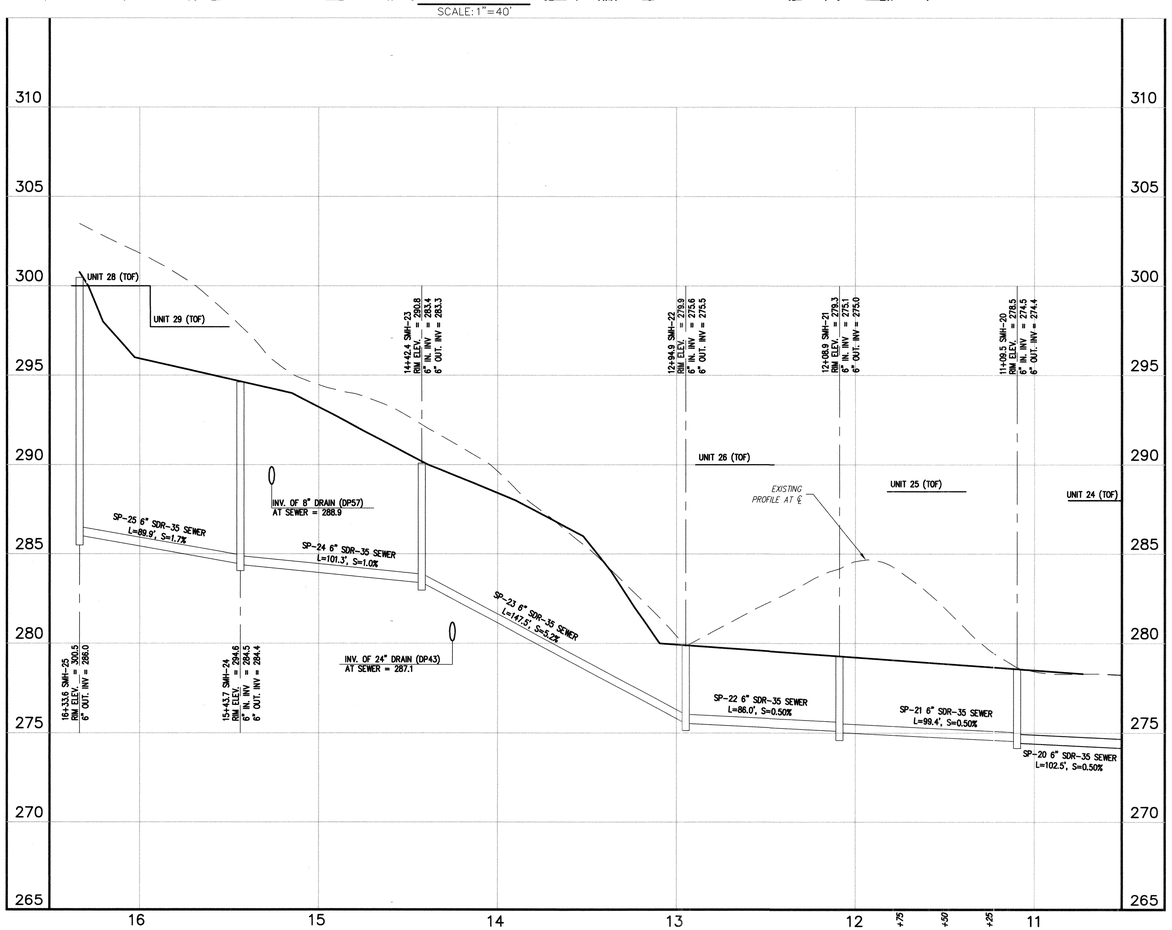
SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

DATE: _____

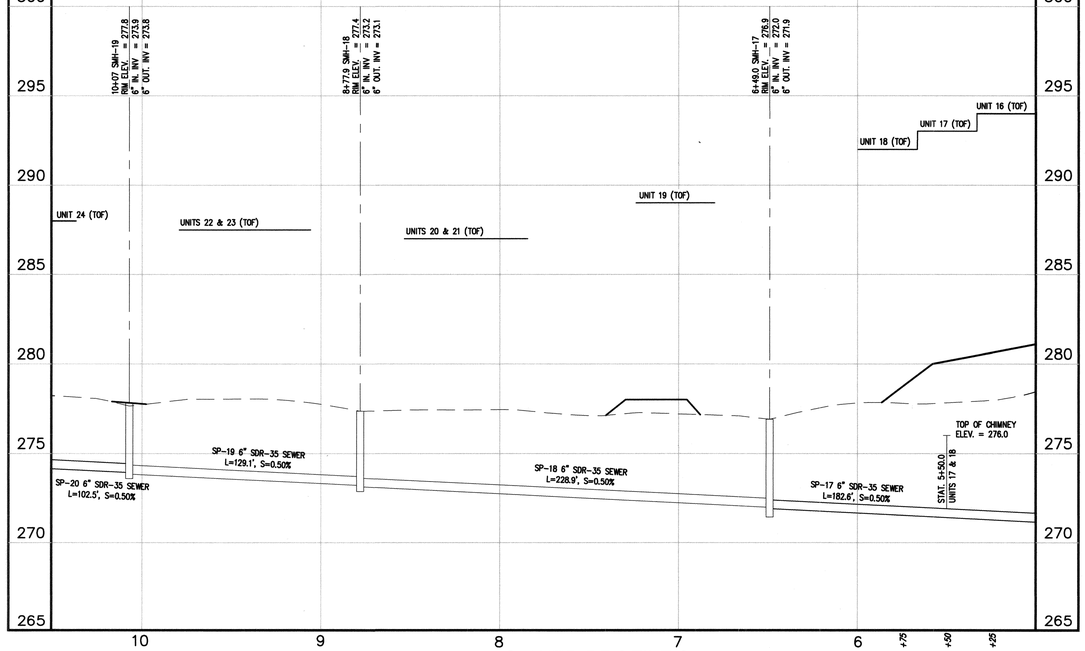


PLAN VIEW

SCALE: 1"=40'



SEWER PROFILE 3



SEWER PROFILE 2

PREPARED BY:

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
40 0 20 40 80 160
1 in. = 40 ft.

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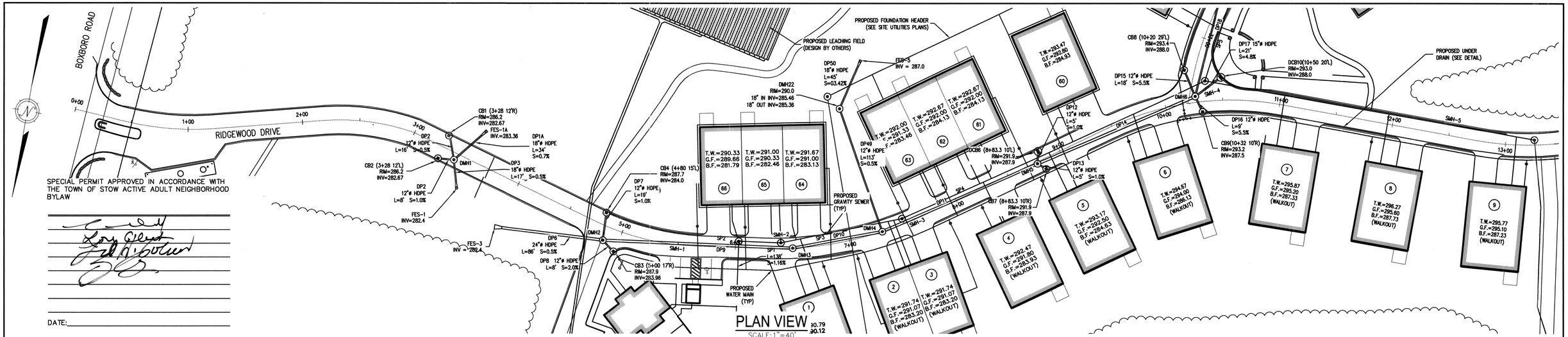
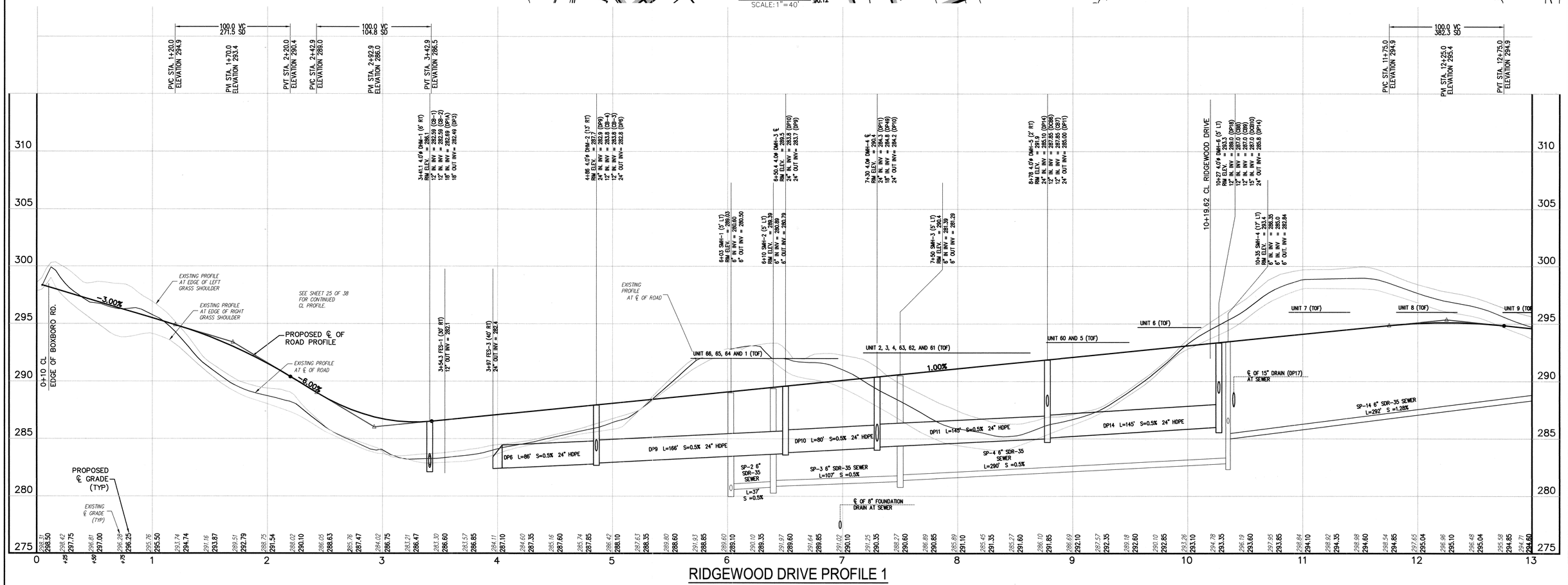
COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
No. 44
REGISTERED PROFESSIONAL ENGINEER
11/2/16

SEWER PROFILE PLAN 2
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-PROFILE
DRAWN BY: JPL	SHEET NO. 23 OF 35
CHECKED BY: GSR	





RIDGEWOOD DRIVE PROFILE 1

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
40 0 20 40 80 160
1 in. = 40 ft.

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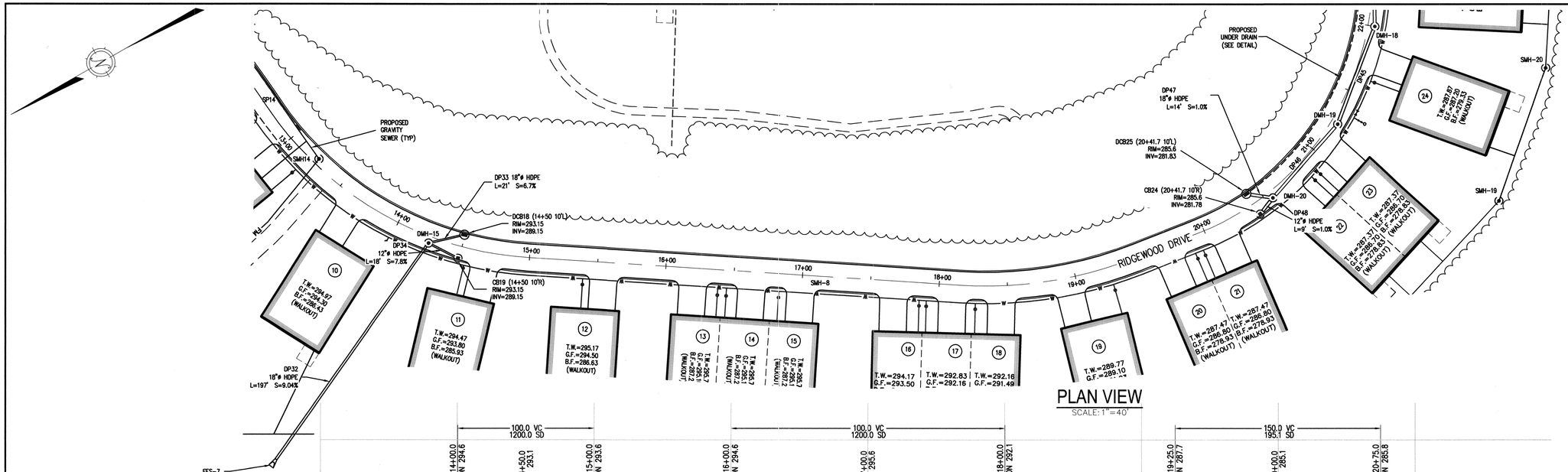
COMMONWEALTH OF MASSACHUSETTS GREGORY S. ROY CIVIL No. 46... REGISTERED PROFESSIONAL ENGINEER 11/2/16

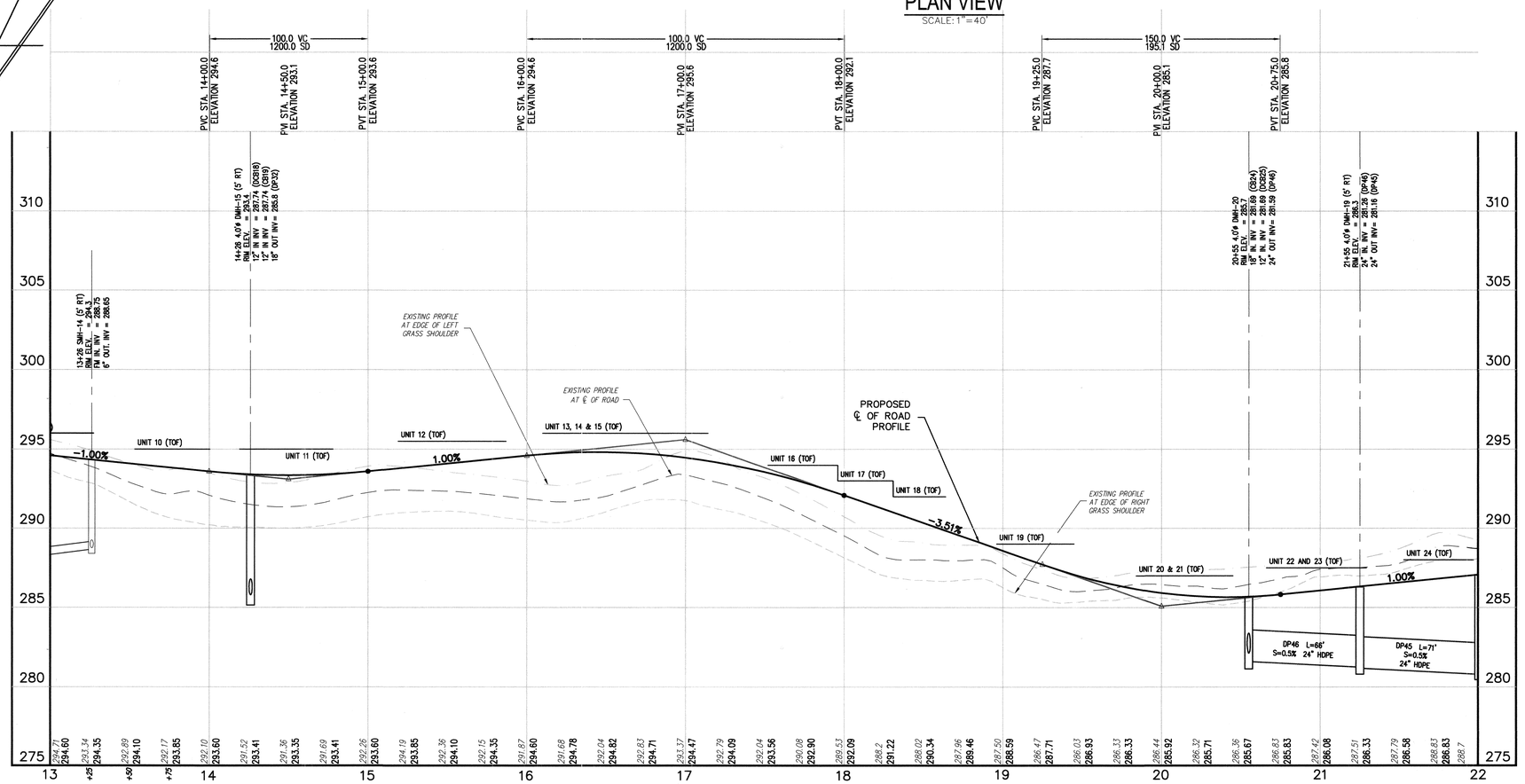
ROAD PROFILE PLAN 1
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: EAW	DRAWING NO. 4167T-PROFILE
DRAWN BY: JPL	SHEET NO. 24 OF 35
CHECKED BY: GSR	



PLAN VIEW
SCALE: 1"=40'



RIDGEWOOD DRIVE PROFILE 2

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

DATE: _____

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
40 0 20 40 80 160
1 in. = 40 ft.

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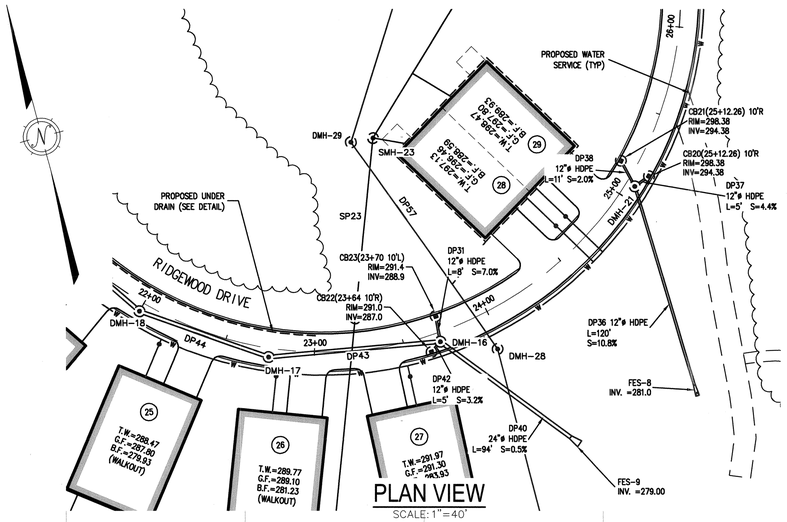
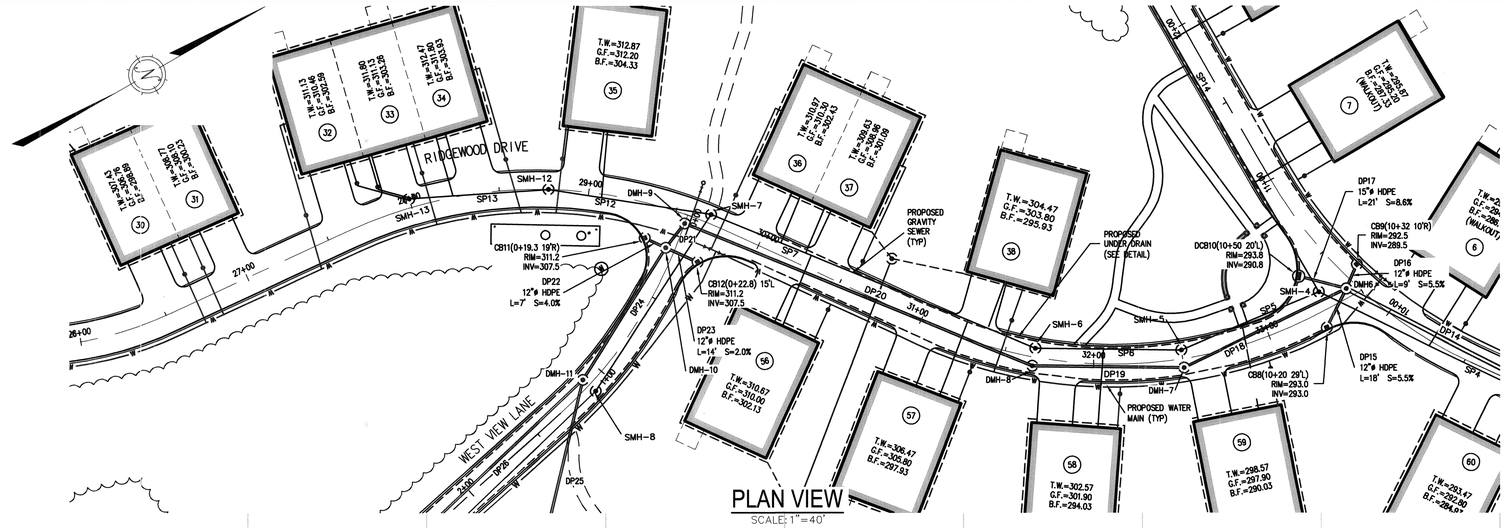
COMMONWEALTH OF MASSACHUSETTS GREGORY S. ROY 49 REGISTERED PROFESSIONAL ENGINEER
11/2/16

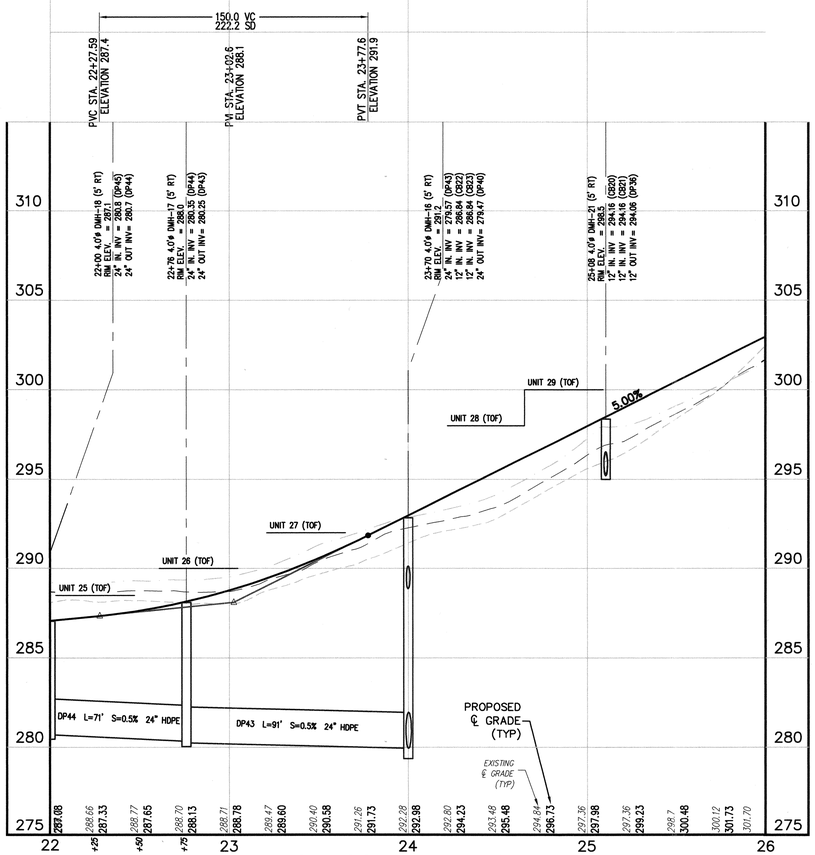
ROAD PROFILE PLAN 2
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

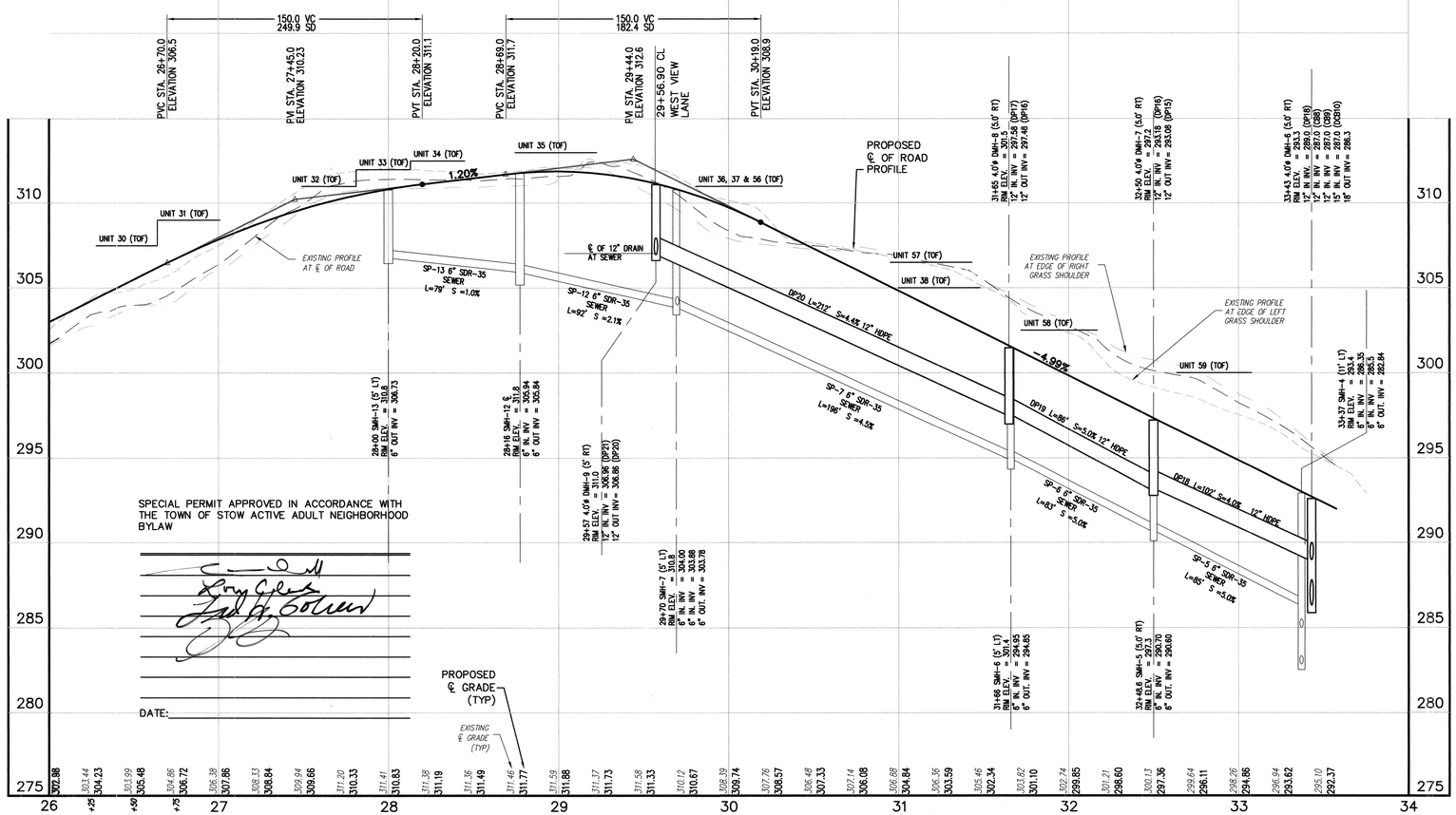
NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: EAW	DRAWING NO. 4167T-PROFILE
DRAWN BY: JPL	SHEET NO. 25 OF 35
CHECKED BY: GSR	









PREPARED BY:

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
40 0 20 40 80 160
1 in. = 40 ft.

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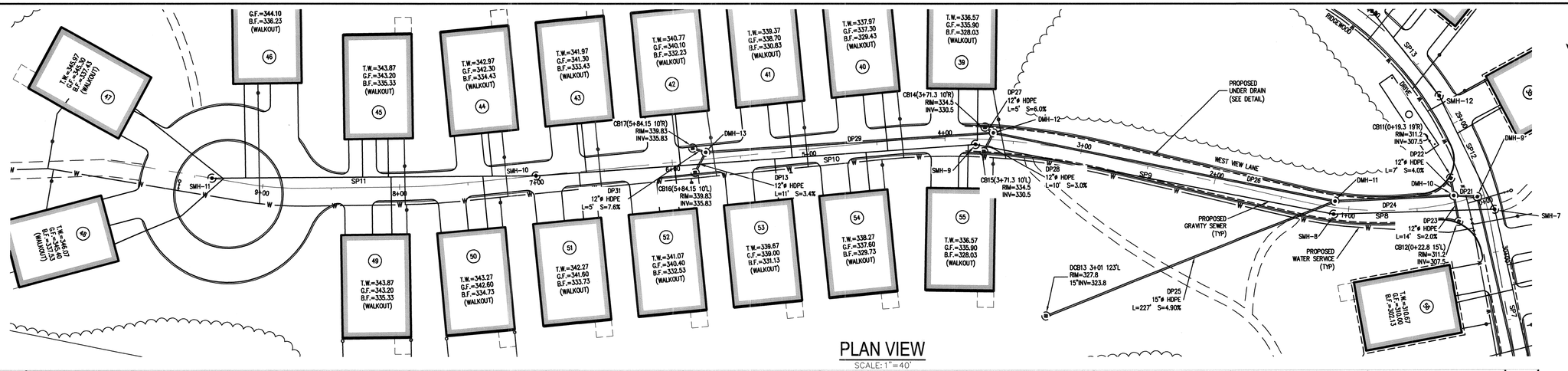
GREGORY S. ROY CIVIL No. 48 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
11/2/16

ROAD PROFILE PLAN 3
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

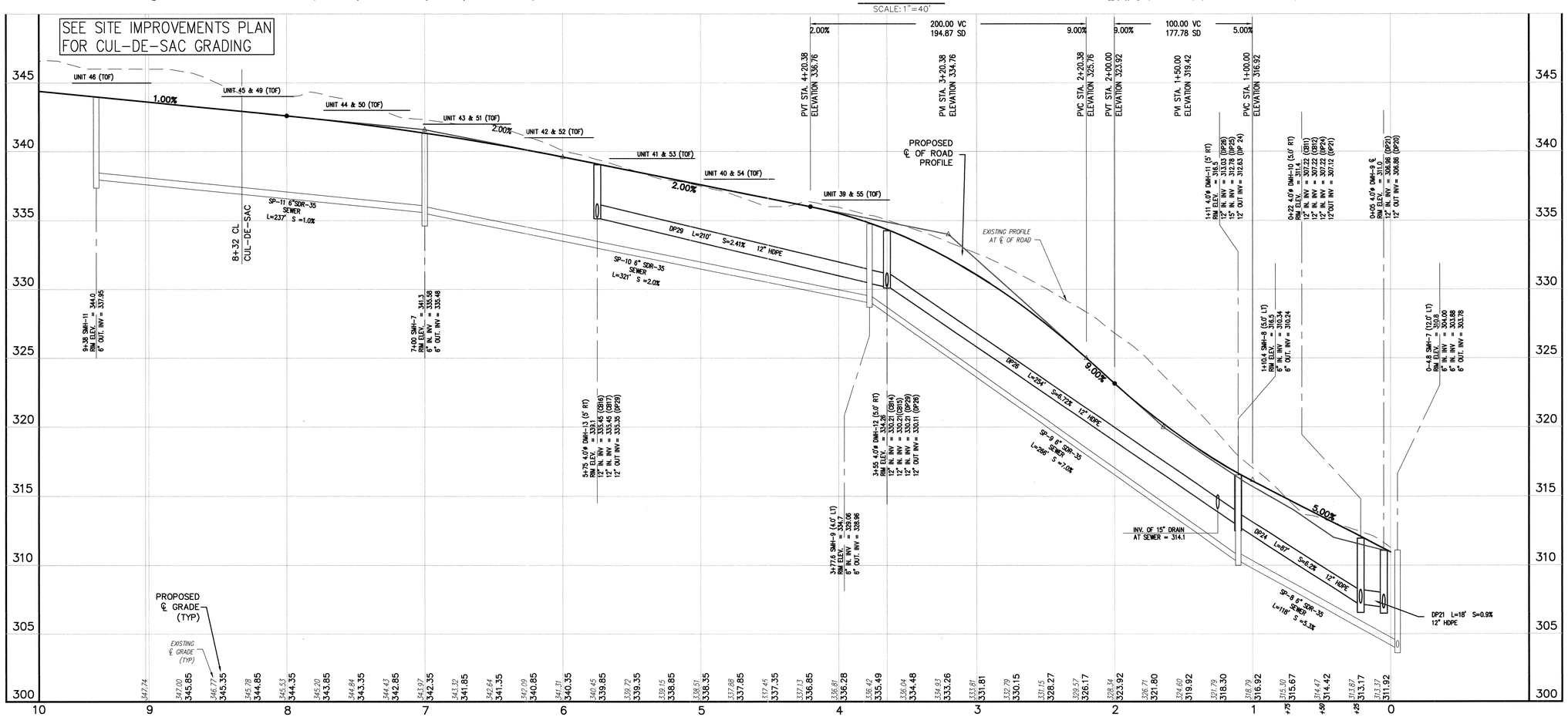
NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: EAW	DRAWING NO. 4167T-PROFILE
DRAWN BY: JPL	SHEET NO. 26 OF 35
CHECKED BY: GSR	



PLAN VIEW

SCALE: 1"=40'



WEST VIEW LANE PROFILE

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

DATE:

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
40 0 20 40 80 160
1 in. = 40 ft.

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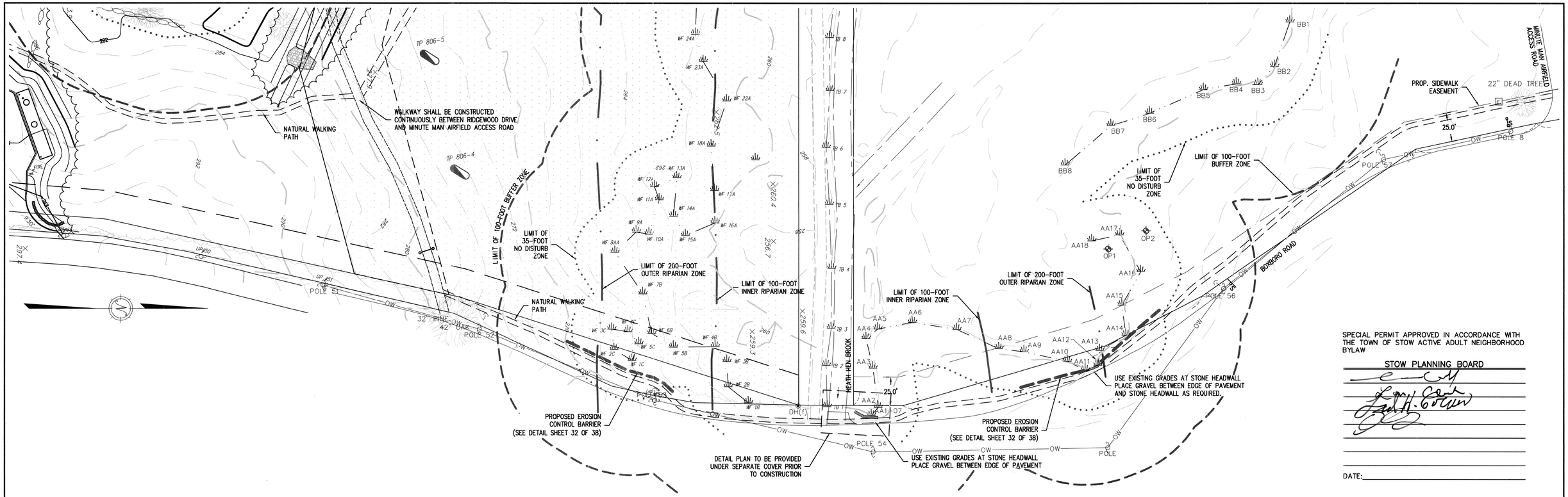
COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
No. 46...
REGISTERED PROFESSIONAL ENGINEER
11/2/16

ROAD PROFILE PLAN 4
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-PROFILE
DRAWN BY: JPL	SHEET NO. 27 OF 35
CHECKED BY: GSR	



SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE: _____

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCE ON SHEET 3 OF 38.

WALKING PATH PLAN NOTES:

1. THE PROPOSED WALKING PATH SHALL BE A NATURAL WALKING PATH.
2. VEGETATION AND OBSTRUCTIONS SHALL BE REMOVED FROM THE PATH AREA. THE LOCATION OF THE WALK SHALL BE ALTERED SLIGHTLY, AS REQUIRED, TO SAVE LARGE TREES. THE GRADE OF THE WALK SHALL BE AT EXISTING GRADE. WHERE NECESSARY, MINOR CUTS AND FILL SHALL BE MADE TO INSURE A CONSISTENT AND SAFE WALKING SURFACE. LARGER BRANCHES SHALL BE TRIMMED TO ACHIEVE 10' CLEARANCE.
3. WALKWAY SHALL BE CONSTRUCTED FROM RIDGEWOOD DRIVE CONTINUOUSLY TO THE MINUTE MAN AIRFIELD ACCESS ROAD. (APPROXIMATELY LENGTH = 1,580-FEET)

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
EXISTING OBSERVATION PIT	OP-1
PROPOSED LIMIT OF CLEARING	
EXISTING STONE HEADWALL	

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
40 0 20 40 80 160
1 in. = 40 ft.

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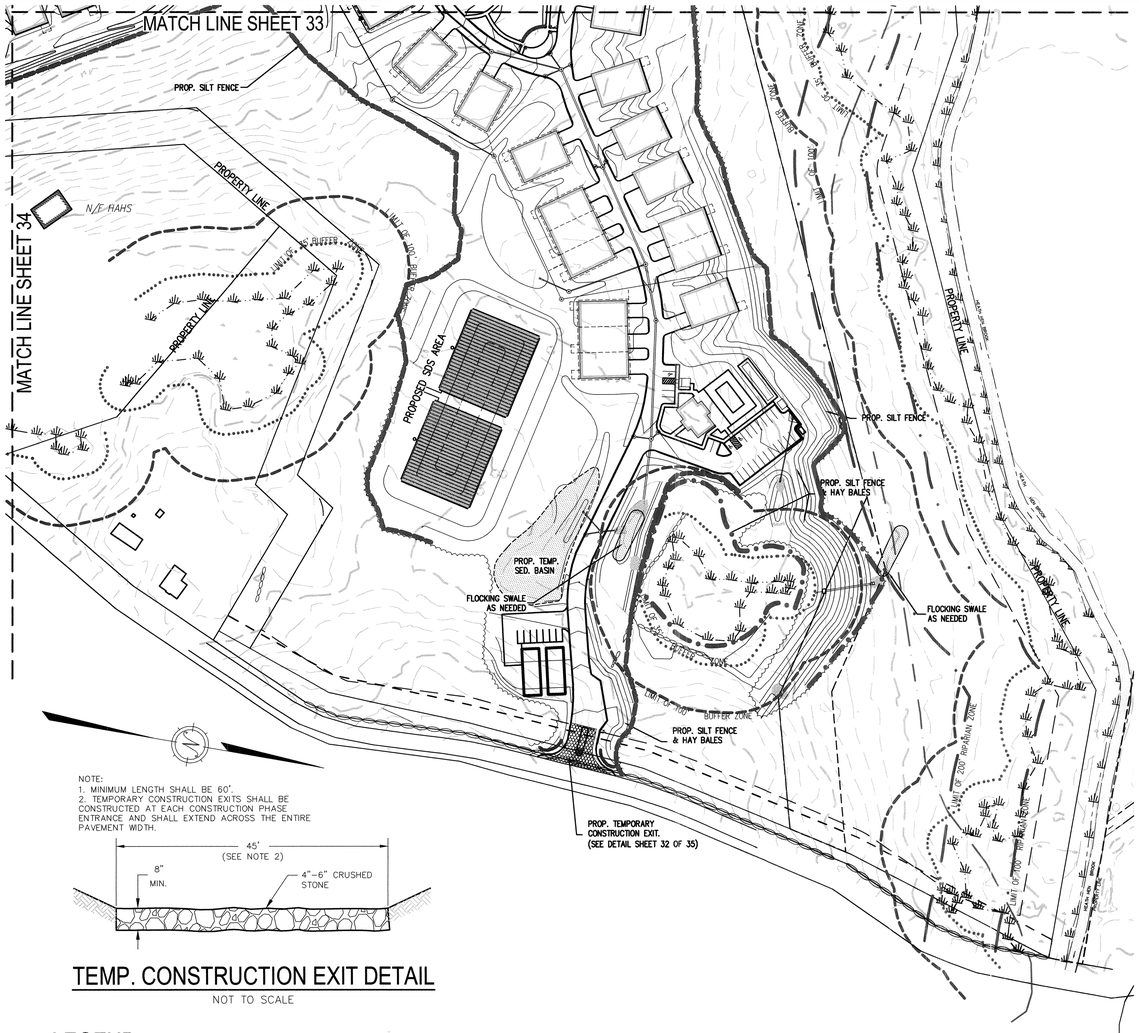
GREGORY S. COY CIVIL No. 46611 COMMONWEALTH OF MASSACHUSETTS
11/2/16

WALKING PATH PLAN
BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167
DESIGN BY: GSR	DRAWING NO. 4167-WLK
DRAWN BY: GSR	SHEET NO. 28 OF 35
CHECKED BY: GSR	


MATCH LINE SHEET 33
MATCH LINE SHEET 34
PROP. SILT FENCE
PROPERTY LINE
N/F MAHS
LIMIT OF 100' BUFFER ZONE
PROPOSED SDS AREA
PROP. SILT FENCE
PROP. SILT FENCE & HAY BALES
PROP. TEMP. SED. BASIN
FLOCKING SWALE AS NEEDED
FLOCKING SWALE AS NEEDED
PROP. SILT FENCE & HAY BALES
PROP. TEMPORARY CONSTRUCTION EXIT. (SEE DETAIL SHEET 32 OF 35)
LIMIT OF 200' RIVERFRONT ZONE
LIMIT OF 100' BUFFER ZONE
50' to top of slope BUFFER ZONE
PROP. SILT FENCE & HAY BALES
PROP. SILT FENCE & HAY BALES
PROP. SILT FENCE & HAY BALES

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:_____

EROSION CONTROL NOTES:

1. REFER TO EROSION CONTROL NOTES ON SHEET 29 OF 35.

GENERAL NOTES/REFERENCES:

1. REFER TO GENERAL NOTES/REFERENCES ON SHEET 3 OF 35.

LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED LIMIT OF CLEARING	
PROPOSED WATER MAIN	W
PROPOSED WATER SERVICE	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	FM
PROPOSED PRESSURE SEWER SERVICE	
PROPOSED STORMDRAIN	
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED CATCHBASIN	CB-1
PROPOSED SEWER MANHOLE	SMH-1

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
100 0 50 100 200 400
1 in. = 100 ft.

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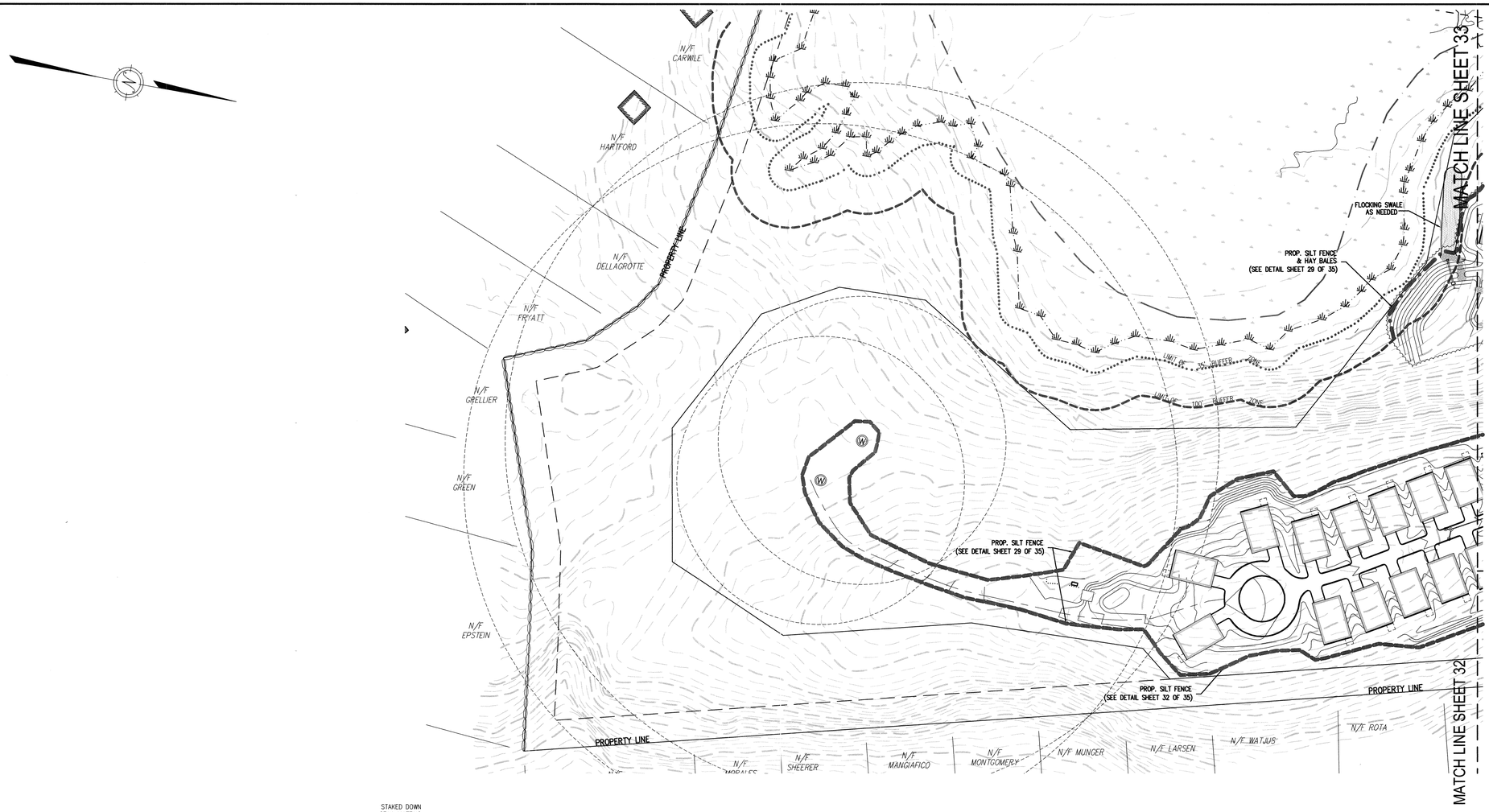
COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
No. 46071
REGISTERED PROFESSIONAL ENGINEER
4/12/16

EROSION & SEDIMENT CONTROL PLAN 2
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EROSION
DRAWN BY: GSR	SHEET NO. 30 OF 35
CHECKED BY: GSR	



LEGEND

DESCRIPTION	DRAWING ENTITY
EXISTING CONTOUR (INDEX)	100
EXISTING CONTOUR (INTERMEDIATE)	99
EXISTING STONE WALL	
EXISTING OVERHEAD WIRES	OHW
EXISTING TELEPHONE POLE	UP
EXISTING 100' BUFFER ZONE	
EXISTING 35' WETLAND OFFSET	
EXISTING BORDERING VEG. WETLAND LIMIT	
EXISTING WETLAND FLAG	WF
EXISTING 100 YEAR FLOOD PLAIN (FIRM)	
EXISTING 100 YEAR FLOOD PLAIN (TOWN MAP)	
EXISTING EDGE OF BANK	
EXISTING RIVERFRONT AREA	
PROPOSED CONTOUR (INDEX)	100
PROPOSED CONTOUR (INTERMEDIATE)	100
PROPOSED LIMIT OF CLEARING	
PROPOSED WATER MAIN	W
PROPOSED WATER SERVICE	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	FM
PROPOSED PRESSURE SEWER SERVICE	
PROPOSED STORMDRAIN	
PROPOSED DRAIN MANHOLE	DMH-1
PROPOSED CATCHBASIN	CB-1
PROPOSED SEWER MANHOLE	SMH-1

EROSION CONTROL NOTES:

1. REFER TO EROSION CONTROL NOTES ON SHEET 32 OF 35.

GENERAL NOTES/REFERENCES:

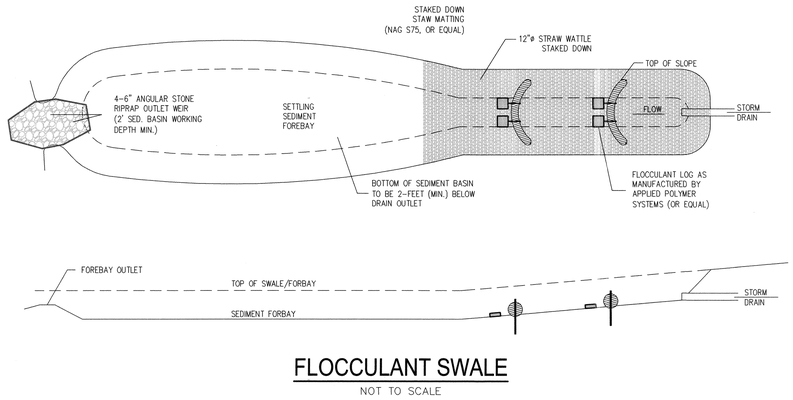
1. REFER TO GENERAL NOTES/REFERENCES ON SHEET 3 OF 35.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

Lori Ann Cohen
Judith Gorden

DATE:



FLOCCULANT SWALE

NOT TO SCALE

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
100 0 50 100 200 400
1 in. = 100 ft.

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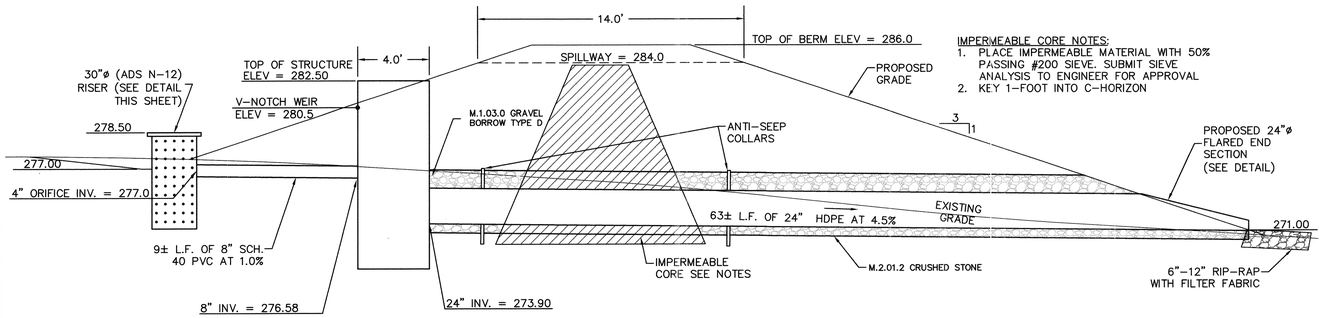
COMMONWEALTH OF MASSACHUSETTS
GREGORY S ROY
CIVIL
No. 40410
REGISTERED PROFESSIONAL ENGINEER
11/2/16

EROSION & SEDIMENT CONTROL PLAN 3
RIDGEWOOD – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

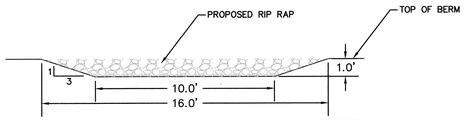
DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-EROSION
DRAWN BY: GSR	SHEET NO. 31 OF 35
CHECKED BY: GSR	



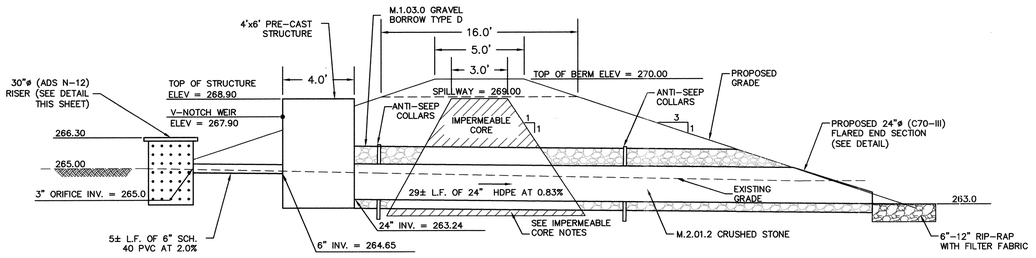
PROFILE
SCALE: 1"=4'

IMPERMEABLE CORE NOTES:
1. PLACE IMPERMEABLE MATERIAL WITH 50% PASSING #200 SIEVE. SUBMIT SIEVE ANALYSIS TO ENGINEER FOR APPROVAL
2. KEY 1-FOOT INTO C-HORIZON

POND #1 OUTLET STRUCTURE DETAIL
SCALE AS SHOWN

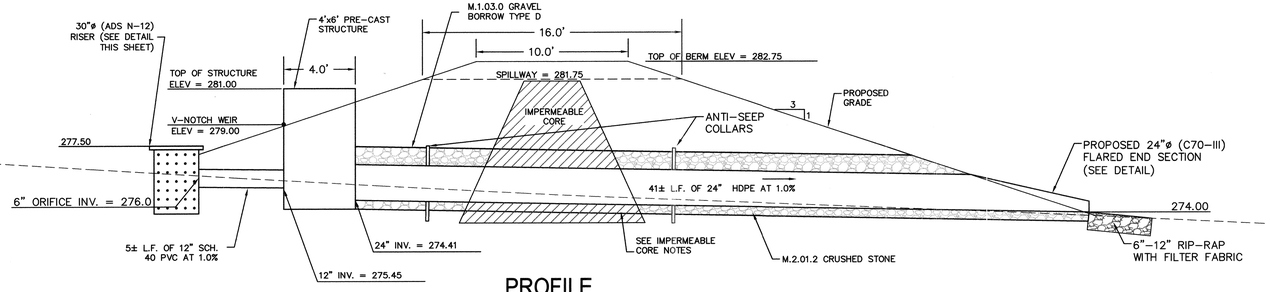


EMERGENCY SPILLWAY DETAIL
SCALE: 1"=4'



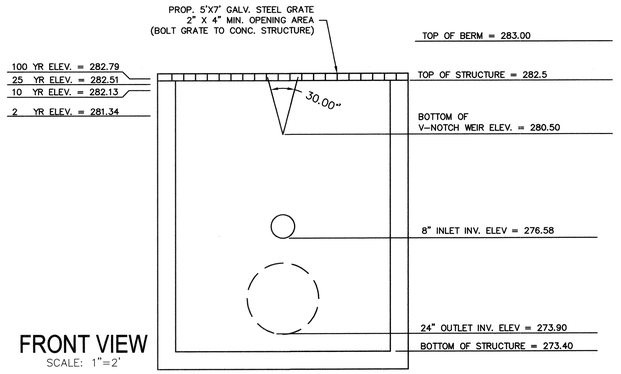
PROFILE
SCALE: 1"=4'

POND #2 OUTLET STRUCTURE DETAIL
SCALE AS SHOWN

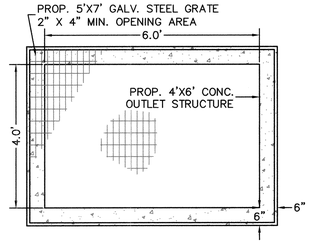


PROFILE
SCALE: 1"=4'

POND #3 OUTLET STRUCTURE DETAIL
SCALE AS SHOWN



FRONT VIEW
SCALE: 1"=2'



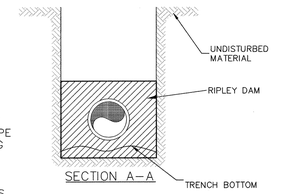
TYPICAL OUTLET STRUCTURE PLAN VIEW
SCALE: 1"=2'

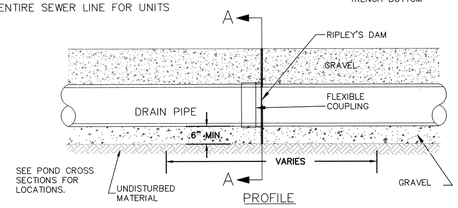
SEWER/DRAINAGE LINE LOCATIONS >5' DEEP			
SEWER LINE		DRAINAGE LINE	
STA. START	STA. END	STA. START	STA. END
5+50	7+05	5+50	7+00
9+88	13+26	9+93	10+27
28+68	33+37	21+55	23+70
CUL-DE-SAC		30+88	33+43
0+00	9+38	CUL-DE-SAC	
–	–	2+34	3+29

ANTI-SEEP COLLAR NOTES:

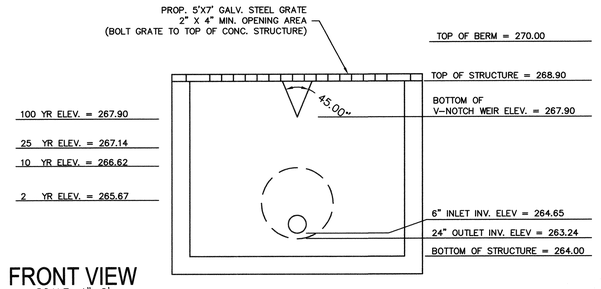
1. ANTI-SEEP COLLARS TO BE INSTALLED EVERY 100' ALONG SEWER AND DRAINAGE LINES IN LOCATIONS WHERE PROPOSED PIPE IS GREATER THAN 5 FEET BELOW EXISTING GRADE (SEE STATIONS IN TABLE).

2. ANTI-SEEP COLLARS TO BE INSTALLED ALONG THE ENTIRE SEWER LINE FOR UNITS 10-31.

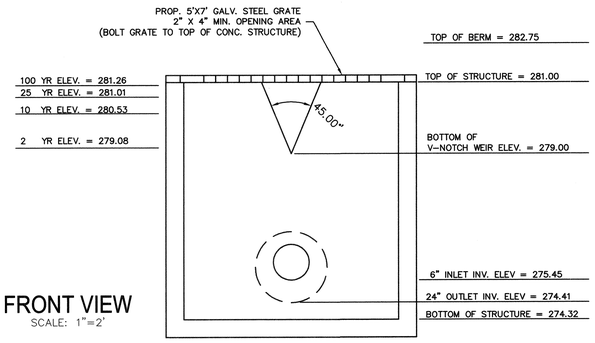




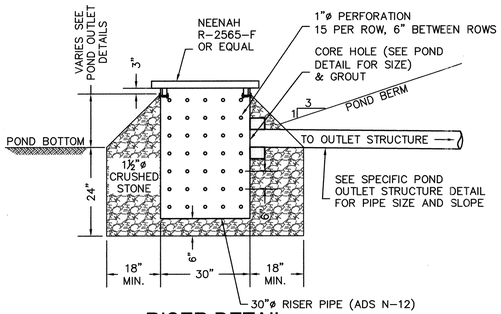
ANTI-SEEP COLLAR DETAIL
NOT TO SCALE



FRONT VIEW
SCALE: 1"=2'



FRONT VIEW
SCALE: 1"=2'



RISER DETAIL
SCALE: 1"=2'

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:_____

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
No. 49010
REGISTERED PROFESSIONAL ENGINEER
11/2/16

CONSTRUCTION DETAIL SHEET 1
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

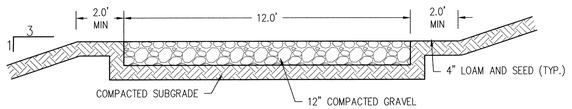
NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167-T
DESIGN BY: GSR	DRAWING NO. 4167T-DETAILS
DRAWN BY: GSR	SHEET NO. 32 OF 35
CHECKED BY: GSR	

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

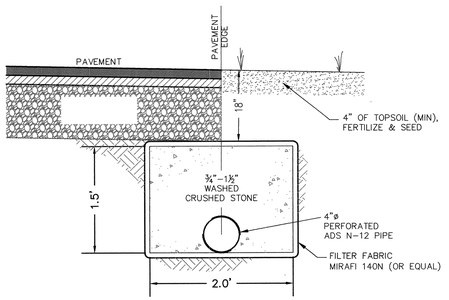
DATE:



NOTES:
1.) THE ACCESS DRIVES SHALL HAVE A MAXIMUM GRADE OF 15% TO ALLOW VEHICULAR ACCESS TO EACH BASIN

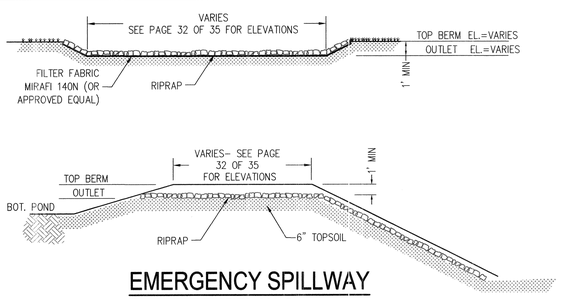
GRAVEL ACCESS DRIVE

NOT TO SCALE



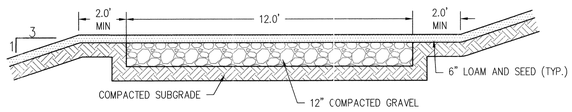
UNDER DRAIN

NOT TO SCALE



EMERGENCY SPILLWAY

NOT TO SCALE

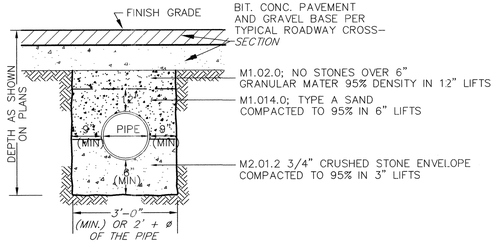


NOTES:
1.) THE ACCESS DRIVES SHALL HAVE A MAXIMUM GRADE OF 15% TO ALLOW VEHICULAR ACCESS TO EACH BASIN

2.) THE ACCESS DRIVE GRADING SHOWN ON THE TOPOGRAPHY AND GRADING PLANS IS BASED ON THE ANTICIPATED FINISHED GRADES ASSOCIATED WITH THE POST DEVELOPMENT DRAINAGE DIVIDE PLANS PROVIDED IN THE SUBDIVISION'S DRAINAGE REPORT. THESE GRADES MAY BE MODIFIED AS REQUIRED BASED ON THE FINAL LOT LAYOUT AND GRADING.

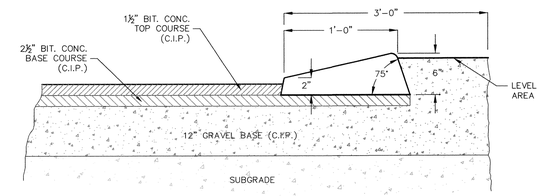
REINFORCED GRASS ACCESS DRIVE

NOT TO SCALE



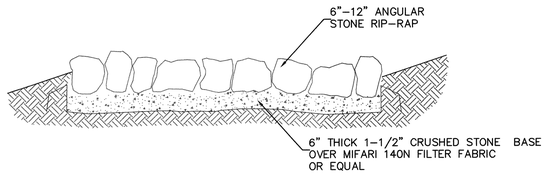
DRAIN PIPE TRENCH DETAIL

NOT TO SCALE



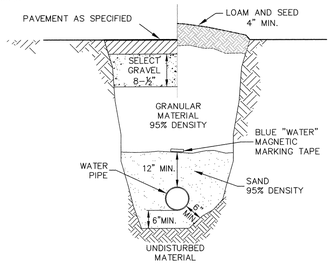
BITUMINOUS CONCRETE CURB DETAIL

NOT TO SCALE



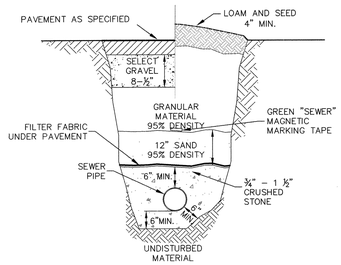
STONE RIP-RAP DETAIL

NOT TO SCALE



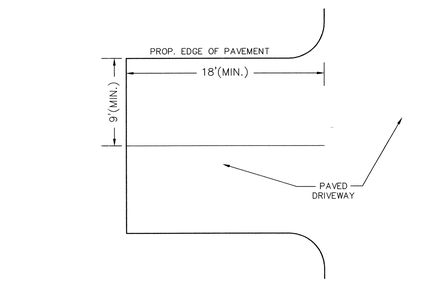
WATER MAIN IN TRENCH DETAIL

NOT TO SCALE



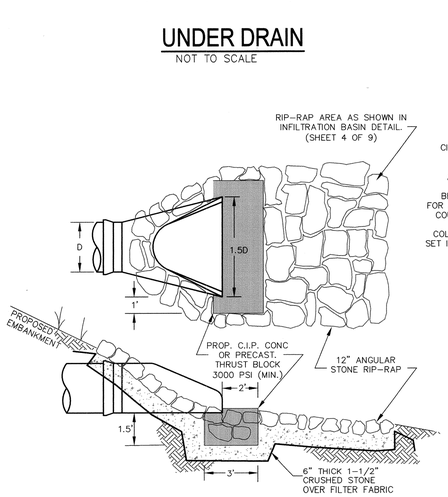
SEWER LINE TRENCH DETAIL

NO SCALE



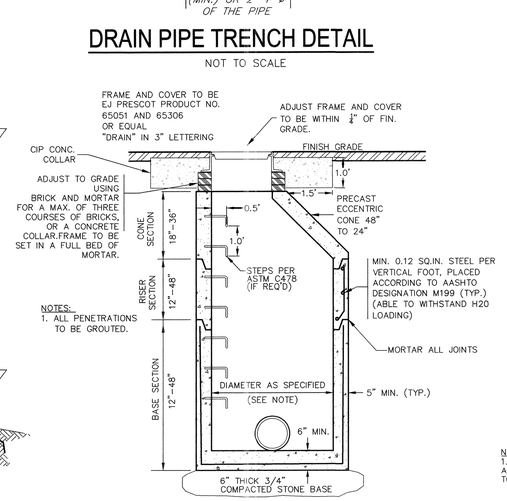
TYPICAL PARKING STALL

NO SCALE



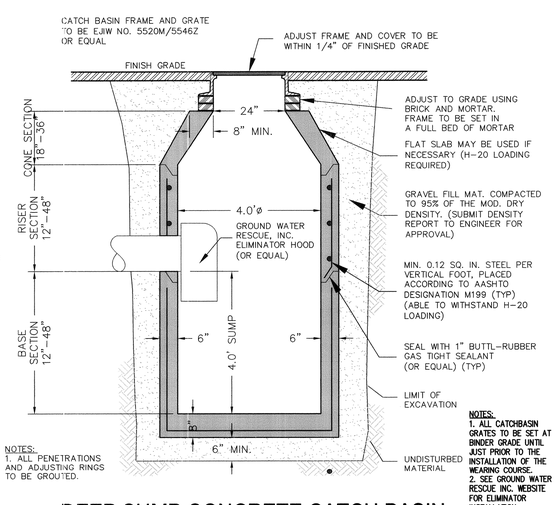
FLARED END SECTION

NOT TO SCALE



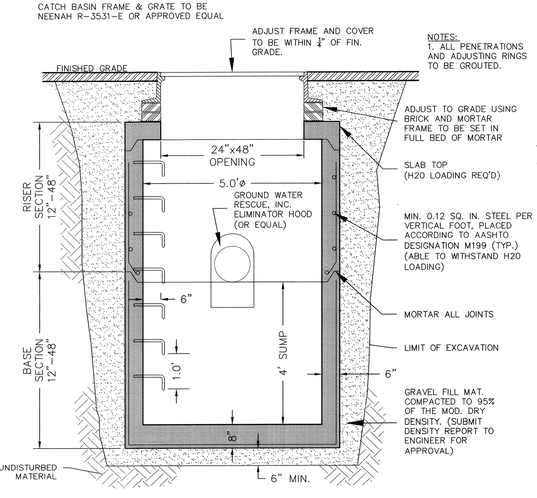
DRAIN MANHOLE DETAIL

NOT TO SCALE



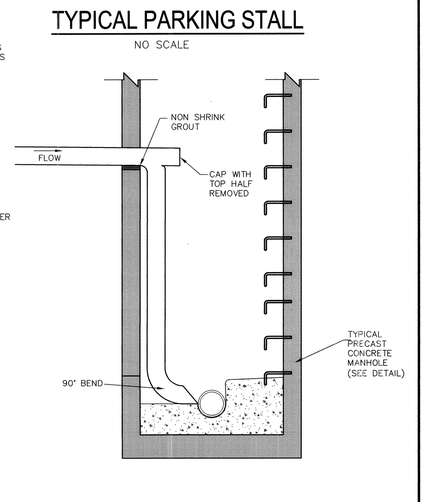
DEEP SUMP CONCRETE CATCH BASIN

NOT TO SCALE



DEEP SUMP CONC. DOUBLE CATCH BASIN

NOT TO SCALE



DROP SEWER MANHOLE DETAIL

NO SCALE

SEWER MANHOLE DETAIL

SCALE: 1" = 2'

PREPARED BY:

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Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS
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APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:

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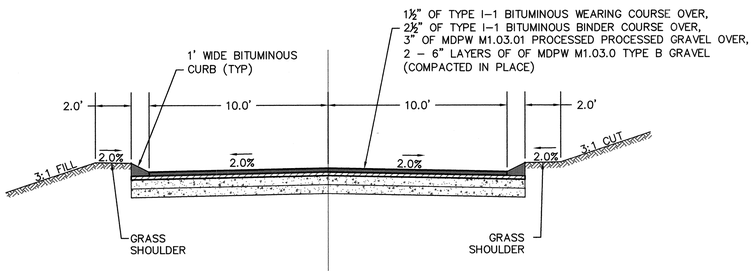
COMMONWEALTH OF MASSACHUSETTS
GREGORY S. JOY
No. 49212
REGISTERED PROFESSIONAL ENGINEER
11/2/16

CONSTRUCTION DETAIL SHEET 2
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

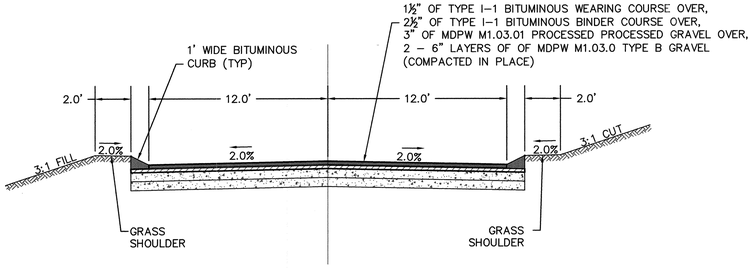
NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167–T
DESIGN BY: GSR	DRAWING NO. 4167T–DETAILS
DRAWN BY: GSR	SHEET NO. 33 OF 35
CHECKED BY: GSR	



TYPICAL 20' WIDE PAVEMENT CROSS-SECTION

RIDGWOOD DRIVE (4+33 – 33+58)
WEST VIEW LANE
NOT TO SCALE

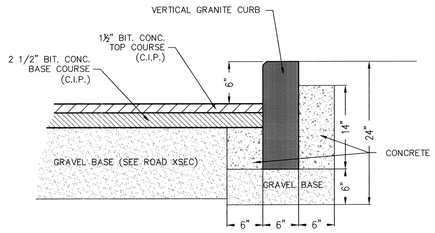


TYPICAL 24' WIDE PMNT. CROSS-SECTION (STA, 0+00 - 5+00)

RIDGEWOOD DRIVE BLVD
NOT TO SCALE

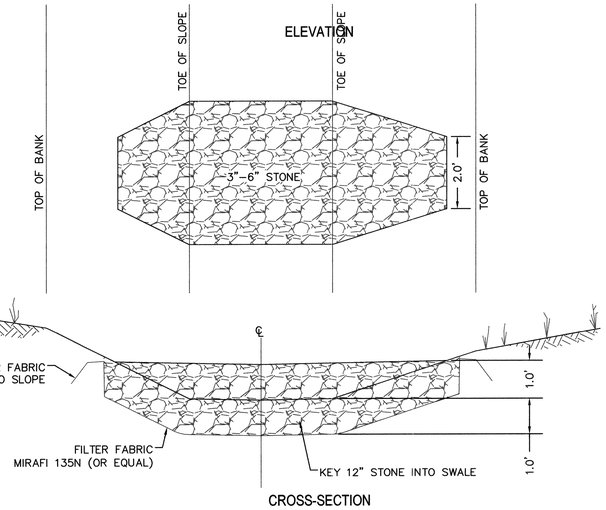
PAVING SPECIFICATIONS
IN ACCORDANCE TO SECTION 8.2 OF THE TOWN OF STOW SUBDIVISION RULES AND REGULATIONS

1. A BINDER COURSE OF CLASS I, TYPE 1, BITUMINOUS CONCRETE PAVEMENT WITH A ROLLED DEPTH OF TWO AND 1/2 INCHES (2½"), APPLIED IN TWO COURSES, SHALL BE INSTALLED OVER THE GRAVEL BASE.
2. THE BINDER COURSE SHALL BE EXPOSED TO ONE WINTER SEASON PRIOR TO THE APPLICATION OF THE WEARING SURFACE.
3. PRIOR TO INSTALLATION OF THE WEARING SURFACE, THE BINDER SHALL BE SWEPT CLEAN, DRIED IF NECESSARY, AND TREATED WITH AN ASPHALT EMULSION OR TACK COAT TO ENSURE A SATISFACTORY BOND BETWEEN PAVEMENT COURSES.
4. THE BINDER COURSE SHALL BE TREATED FOR THE FULL WIDTH OF THE ROADWAY WITH A WEARING SURFACE OF 1 1/2 INCHES OF CLASS I, TYPE 1, BITUMINOUS CONCRETE PAVEMENT APPLIED IN ONE COURSE.
5. IN ORDER TO MINIMIZE DAMAGE TO THE WEARING SURFACE, THE WEARING COURSE SHALL NOT BE APPLIED UNTIL ALL CONSTRUCTION ON LOTS SERVED BY THE SUBDIVISION STREETS IS IN THE OPINION OF THE BOARD COMPLETED OR SUBSTANTIALLY COMPLETED.



VERTICAL GRANITE CURB DETAIL

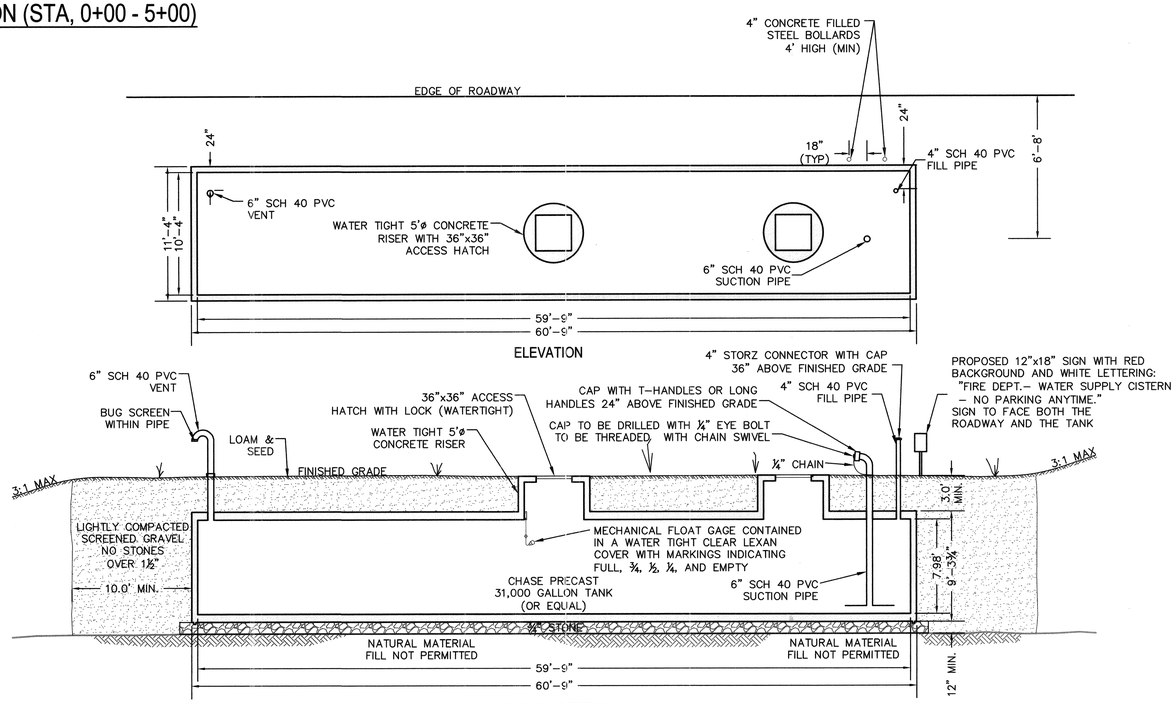
NOT TO SCALE



CHECK DAM DETAIL

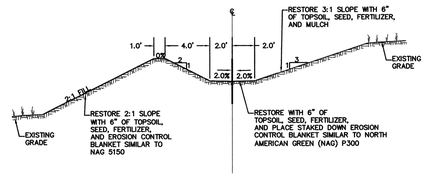
SCALE: 1"=2'

NOTES:
1. THE FIRE CISTERN SHALL BE A REINFORCED PRECAST CONCRETE STRUCTURE. CONSTRUCTION JOINTS AND OPENINGS SHALL BE SEALED WITH HYDRAULIC CEMENT OR OTHERWISE MADE WATERTIGHT. H20 LOADING REQUIRED.
2. NO HOLES SHALL BE MADE IN THE SIDES OR BOTTOM OF THE TANK; ALL CONNECTIONS SHALL GO THOUGH THE TOP OF THE TANK.
3. BOTTOM SUCTION LINE TO PUMPER CONNECTION SHALL NOT EXCEED 14' MAXIMUM.
4. ALL PIPING SHALL BE PRIMED AND PAINTED RED.
5. NO PLANTINGS OR OBSTRUCTIONS SHALL BE PERMITTED NEAR OR ON TOP OF THE TANK OR SUCTION PIPE.
6. AN INSPECTION OF THE INTERIOR OF THE TANK IS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO FILLING THE TANK WITH WATER. THE INSIDE OF THE TANK MUST BE CLEAN WITH NO SAND, DIRT, STONE OR OTHER DEBRIS. IN ADDITION, BACK FILLING CANNOT OCCUR UNTIL THE TANK HAS BEEN FILLED AND INSPECTED AFTER HOLDING WATER FOR A PERIOD OF ONE WEEK.
7. THE CISTERN AND ASSOCIATED PLUMBING SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE TOWN OF STOW.
8. OCCUPANCY PERMITS WILL BE ISSUED ONLY AFTER THE CISTERNS HAVE BEEN COMPLETED AND APPROVED BY THE FIRE CHIEF.
9. PRECAST CONCRETE SEGMENTS SHALL HAVE FACTORY INSTALLED GASKETS.



FIRE CISTERN

NOT TO SCALE



SWALE CROSS-SECTION

NOT TO SCALE

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:_____

PREPARED BY:
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS• LAND SURVEYORS• WETLAND CONSULTANTS
1092 MAIN STREET, P.O. BOX 428
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134 FLANDERS ROAD, SUITE 275
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SCALE:

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COMMONWEALTH OF MASSACHUSETTS
GREGORY S. ROY
CIVIL
No. 49
REGISTERED PROFESSIONAL ENGINEER
11/2/16

CONSTRUCTION DETAIL SHEET 3

REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

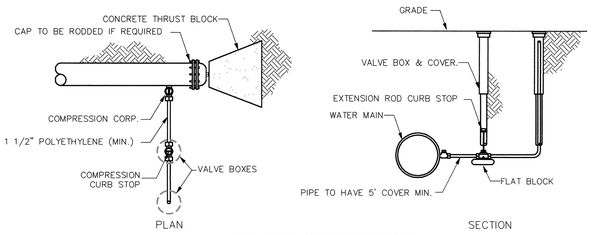
NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167–T
DESIGN BY: GSR	DRAWING NO. 4167T–DETAILS
DRAWN BY: GSR	SHEET NO. 34 OF 35
CHECKED BY: GSR	

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

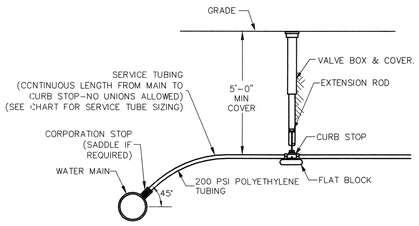
DATE:



BLOW-OFF DETAIL

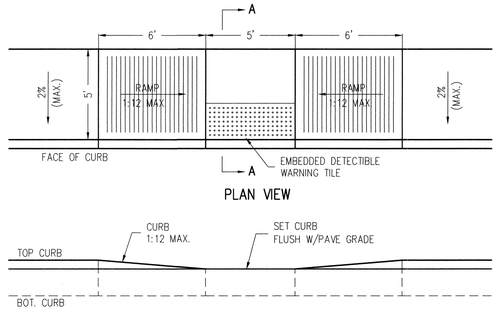
NOT TO SCALE

WATER SERVICE SIZING	
TOTAL LENGTH (MAIN TO UNIT)	WATER SERVICE SIZE
≤ 50 FT	1"
> 50 FT	1¼"

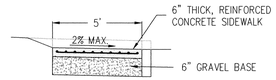


WATER SERVICE DETAIL

NOT TO SCALE

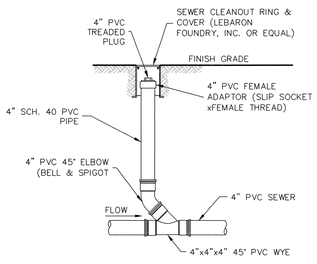


NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
2. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
3. DETECTIBLE WARNING TILES TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.



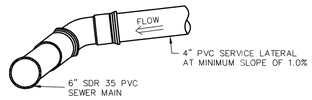
HANDICAPPED RAMP

SCALE: 1"=4'

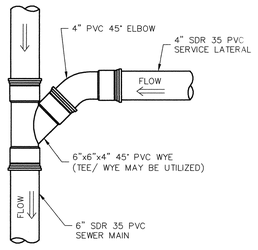


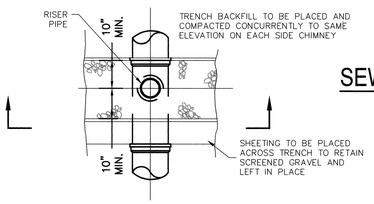
SEWER CLEANOUT DETAIL

NOT TO SCALE



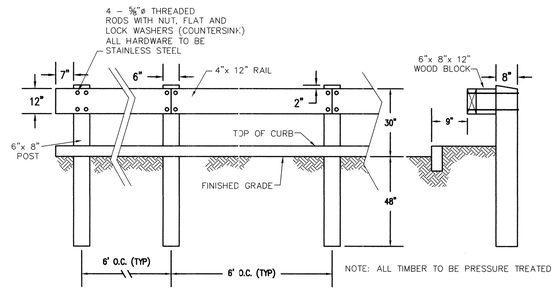
CROSS-SECTION





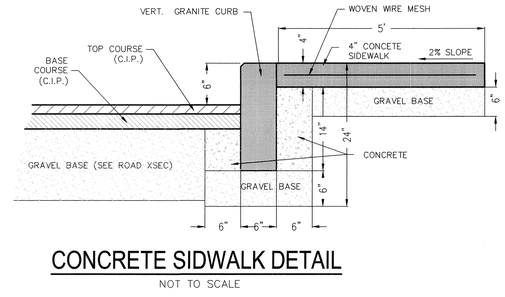
SEWER SERVICE CONNECTION

NO SCALE



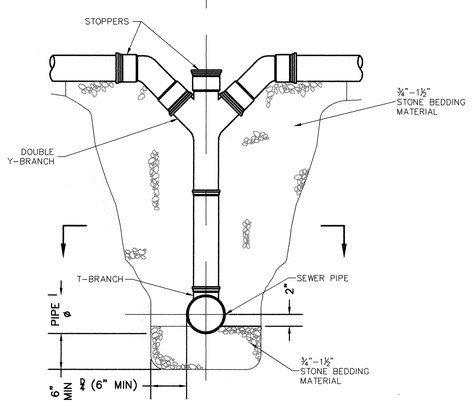
WOODEN GUARDRAIL DETAIL

NOT TO SCALE



CONCRETE SIDWALK DETAIL

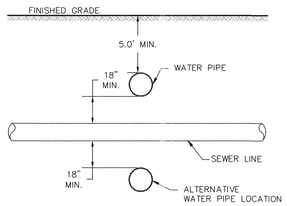
NOT TO SCALE



SEWER CHIMNEY

(FOR PVC PIPE)

NOT TO SCALE

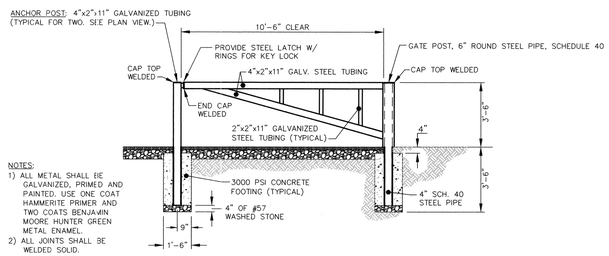


WATER AND SEWER LINE CROSSING

NOT TO SCALE

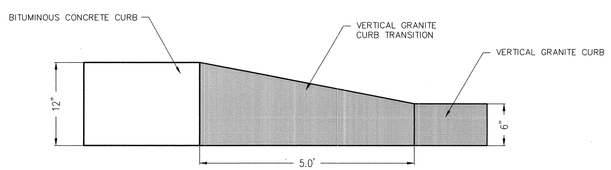
NOTE:

1. ADD SLEEVE AROUND PROPOSED WATER PIPE WHEN VERTICAL DISTANCE IS LESS THAN 18". SLEEVE IS TO EXTEND 10' HORIZONTALLY ON BOTH SIDES BEYOND THE SEWER CROSSING.



BAR GATE DETAIL

NOT TO SCALE



VERTICAL GRANITE CURB DETAIL

NOT TO SCALE

PREPARED BY:

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:

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COMMONWEALTH OF MASSACHUSETTS — GREGORY S. IVY — No. 46... — REGISTERED PROFESSIONAL ENGINEER — 11/2/16

CONSTRUCTION DETAIL SHEET 4

REGENCY AT STOW – BOXBORO ROAD

STOW, MASSACHUSETTS

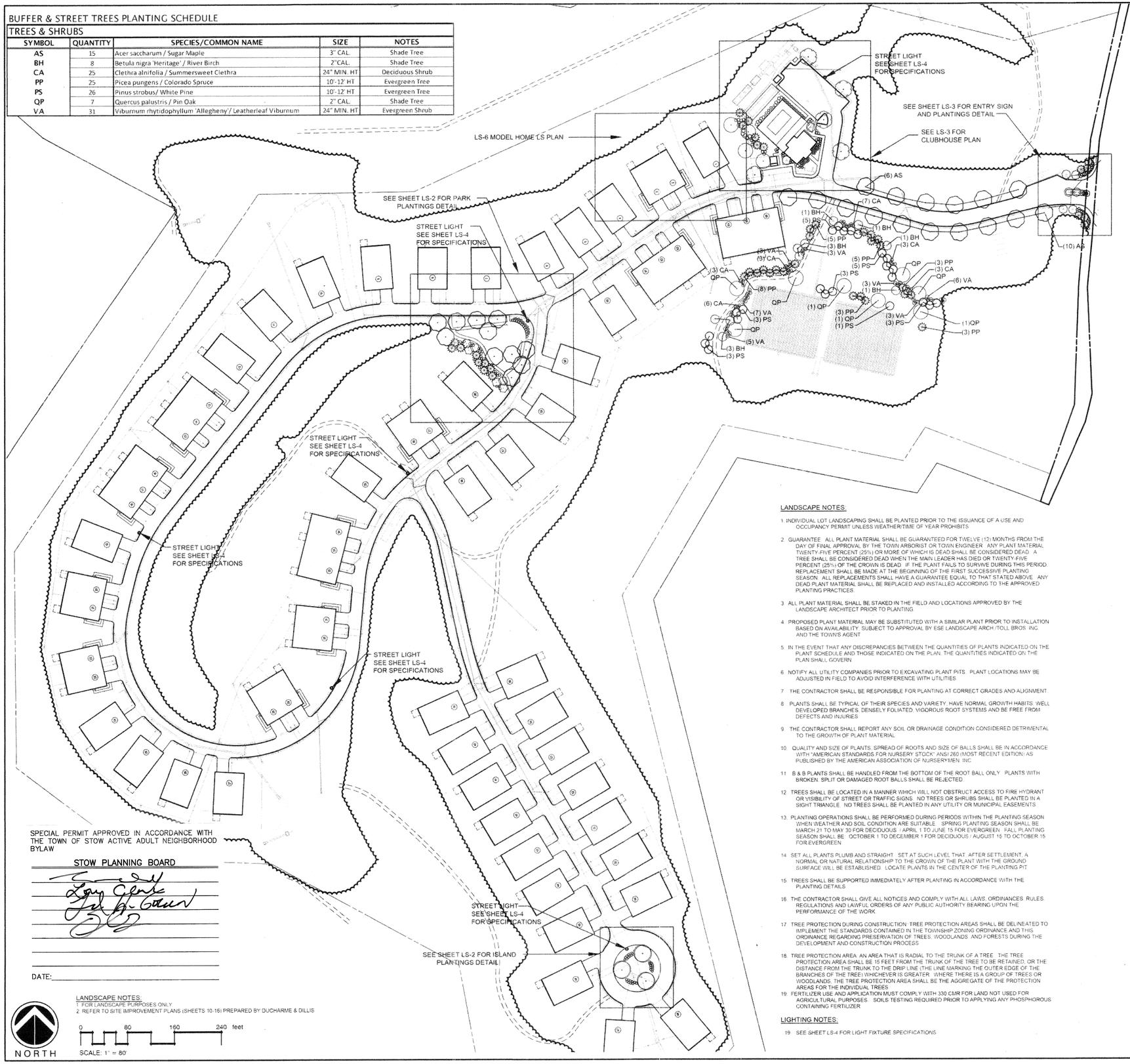
NO.	DATE	DESCRIPTION	BY
7.	7/31/15	REVISED BUILDING LOCATIONS	GSR
8.	8/21/15	REVISED PER COMMENTS	GSR
9.	7/08/16	LAYOUT REVISIONS PER WELL RELOCATION	JPL
10.	8/17/16	EDITS PER 8/17/16 REVIEW COMMENTS	JPL
11.	11/02/16	REVISED PER NOTICE OF DECISION DATED 11/1/2016	JPL

DATE: 8/17/16	JOB NO. 4167–T
DESIGN BY: GSR	DRAWING NO. 4167T–DETAILS
DRAWN BY: GSR	SHEET NO. 35
CHECKED BY: GSR	OF 35

BUFFER & STREET TREES PLANTING SCHEDULE

TREES & SHRUBS

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
AS	15	Acer saccharum / Sugar Maple	3" CAL.	Shade Tree
BH	8	Betula nigra 'Heritage' / River Birch	2"CAL.	Shade Tree
CA	25	Clethra alnifolia / Summersweet Clethra	24" MIN. HT	Deciduous Shrub
PP	25	Picea pungens / Colorado Spruce	10'-12' HT	Evergreen Tree
PS	26	Pinus strobus/ White Pine	10'-12' HT	Evergreen Tree
QP	7	Quercus palustris / Pin Oak	2" CAL.	Shade Tree
VA	31	Viburnum rhytidophyllum 'Allegheny' / Leatherleaf Viburnum	24" MIN. HT	Evergreen Shrub



SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

LANDSCAPE NOTES:
1. FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO SITE IMPROVEMENT PLANS (SHEETS 10-16) PREPARED BY DUCHARME & DILLIS

NORTH

0 80 160 240 feet

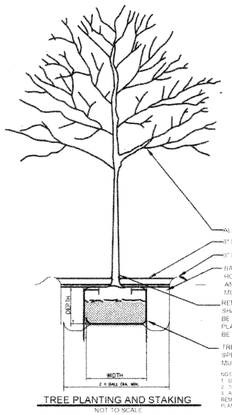
SCALE: 1" = 80'

LANDSCAPE NOTES:

1. INDIVIDUAL LOT LANDSCAPING SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT UNLESS WEATHER/TIME OF YEAR PROHIBITS.
2. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWN ARBORIST OR TOWN ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
3. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY ESE LANDSCAPE ARCH./TOLL BROS. INC. AND THE TOWN'S AGENT.
5. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
6. NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
8. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
9. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
10. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
11. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
12. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
13. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE MARCH 21 TO MAY 30 FOR DECIDUOUS / APRIL 1 TO JUNE 15 FOR EVERGREEN. FALL PLANTING SEASON SHALL BE: OCTOBER 1 TO DECEMBER 1 FOR DECIDUOUS / AUGUST 15 TO OCTOBER 15 FOR EVERGREEN.
14. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
16. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
17. TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE TOWNSHIP ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.
18. TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE TREE) WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.
19. FERTILIZER USE AND APPLICATION MUST COMPLY WITH 330 CMR FOR LAND NOT USED FOR AGRICULTURAL PURPOSES. SOILS TESTING REQUIRED PRIOR TO APPLYING ANY PHOSPHOROUS CONTAINING FERTILIZER.

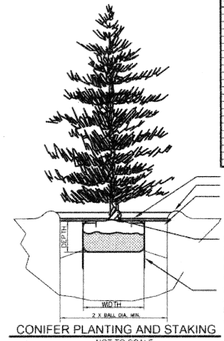
LIGHTING NOTES:

19. SEE SHEET LS-4 FOR LIGHT FIXTURE SPECIFICATIONS.



TREE PLANTING AND STAKING
NOT TO SCALE

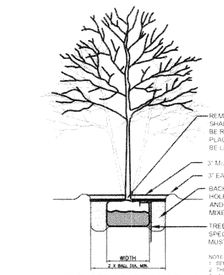
TYPE I & II SHADE TREES	
CALIPER	MIN. DIA. ROOTBALL
1/2 INCH	12 INCH
3/4 INCH	14 INCH
1 INCH	16 INCH
1 1/4 INCH	18 INCH
1 1/2 INCH	20 INCH
1 3/4 INCH	22 INCH
2 INCH	24 INCH
2 1/2 INCH	28 INCH
3 INCH	32 INCH
3 1/2 INCH	36 INCH
4 INCH	42 INCH
4 1/2 INCH	48 INCH
5 INCH	54 INCH
5 1/2 INCH	57 INCH
6 INCH	60 INCH
7 INCH	70 INCH
8 INCH	80 INCH



CONIFER PLANTING AND STAKING
NOT TO SCALE

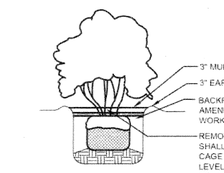
NOTE
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH
3. ALL NON BIODEGRADABLE PLANT WRAPPING AND ROPING TO BE REMOVED FROM PLANTS AND PROPERLY DISPOSED OF PRIOR TO PLANTING

TYPE I & II SPREADING &/OR COMPACT UPRIGHT		TYPE III PYRAMIDAL &/OR UPRIGHT		TYPE II COLUMNAR	
HEIGHT / CALIPER	MIN. DIA. BALL	HEIGHT / CALIPER	MIN. DIA. BALL	HEIGHT / CALIPER	MIN. DIA. BALL
3'-4'	16"	5'-6'	18"	5'-6'	16"
4'-5'	18"	6'-7'	20"	6'-7'	18"
5'-6'	20"	7'-8'	22"	7'-8'	20"
6'-7'	22"	8'-10'	24"	8'-10'	22"
7'-8'	24"	10'-12'	28"	10'-12'	24"
8'-9'	26"	12'-14'	32"	12'-14'	26"
9'-10'	28"	14'-16'	36"	14'-16'	28"
10'-12'	30"	16'-18'	40"	16'-18'	30"
12'-14'	36"	18'-20'	44"	18'-20'	32"
14'-16'	42"	20'-22'	48"	20'-22'	34"
16'-18'	48"	22'-24'	52"	22'-24'	36"
18'-20'	54"	24'-26'	56"	24'-26'	38"
20'-22'	60"	26'-28'	60"	26'-28'	40"
22'-24'	66"	28'-30'	64"	28'-30'	42"
		30'-32'	68"	30'-32'	44"
		32'-34'	72"	32'-34'	46"
		34'-36'	76"	34'-36'	48"
		36'-38'	80"	36'-38'	50"
		38'-40'	84"	38'-40'	52"



MULTI-STEM TREE PLANTING
NOT TO SCALE

NOTE
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH
3. ALL NON BIODEGRADABLE PLANT WRAPPING AND ROPING TO BE REMOVED FROM PLANTS AND PROPERLY DISPOSED OF PRIOR TO PLANTING



SHRUB PLANTING
NOT TO SCALE

NOTE
1. SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH
2. ALL NON BIODEGRADABLE PLANT WRAPPING AND ROPING TO BE REMOVED FROM PLANTS AND PROPERLY DISPOSED OF PRIOR TO PLANTING

SEAL

ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044
TEL: (215) 914-2050
FAX: (215) 293-5488

PLAN REVISIONS

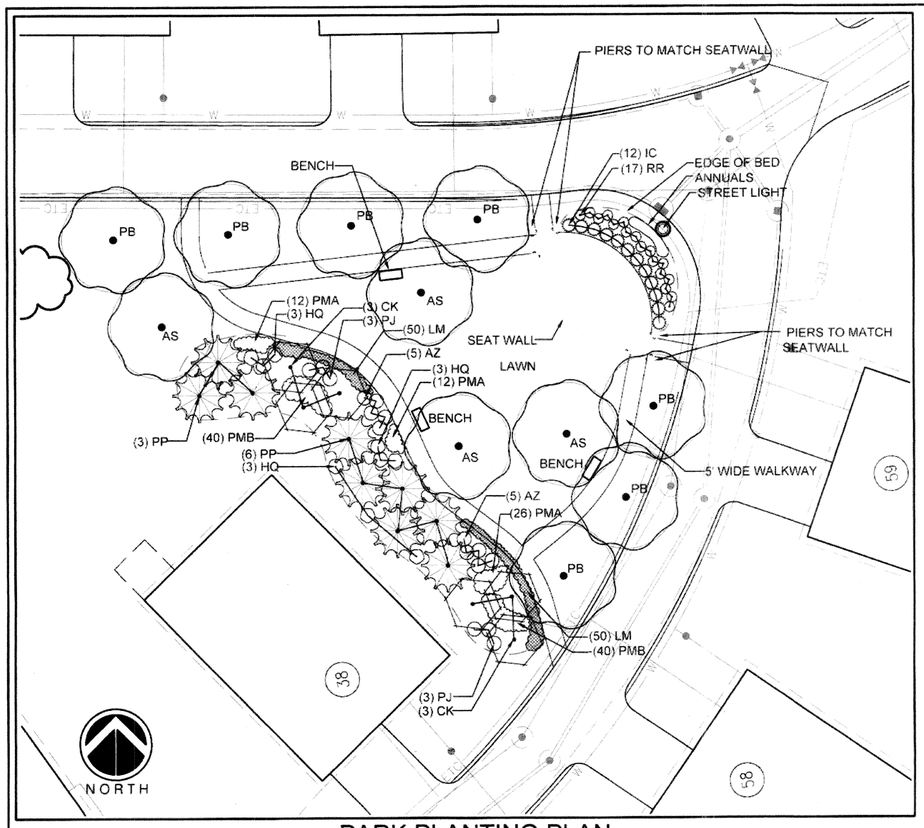
REV.	DATE	DESCRIPTION
1	8/19/16	PER TOWN REVIEW
2	8/31/16	PER TOWN REVIEW
3	11/2/16	PER TOWN REVIEW

PROJECT NAME:
REGENCY AT STOW

PROJECT LOCATION:
TOWN OF STOW, MIDDLESEX COUNTY, MA

SHEET TITLE:
LANDSCAPE & LIGHTING PLAN

DATE: 2016.08.08	SCALE: 1"=80'
DESIGN: EES	DRAWN: EES
JOB NO.: 3888	FILE NAME:
REF. NO.:	
SHEET NO.: LS-1	



PARK PLANTING PLAN
SCALE: 1"=20'

PARK PLANTING SCHEDULE

TREES & SHRUBS

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
AS	4	Acer saccharum / Sugar Maple	2" CAL	Shade Tree
PB	7	Platanus x acerifolia 'Bloodgood' / London Plan Tree	2" CAL	Shade Tree
PP	9	Picea pungens / Colorado Spruce	7'-8' HT	Evergreen Tree
CK	9	Cornus kousa 'Kousa Doggood'	7'-8' HT	Flowering Tree
AZ	10	Azalea 'Delaware Valley White' / Evergreen Azalea	24" MIN. HT	Evergreen Shrub
IC	13	Ilex crenata 'Compacta' / Dwarf Japanese Holly	24" MIN. HT	Evergreen Shrub
HQ	9	Hydrangea quercifolia 'Snow Queen' / Hydrangea	24" MIN. HT	Deciduous Shrub
PJ	6	Pieris japonica 'Mountain Fire' / Japanese Pieris	24" MIN. HT	Evergreen Shrub
RR	17	Rosa 'Knockout' / Rose	18" MIN. HT	Deciduous Shrub

PERENNIAL MIX A: SUN

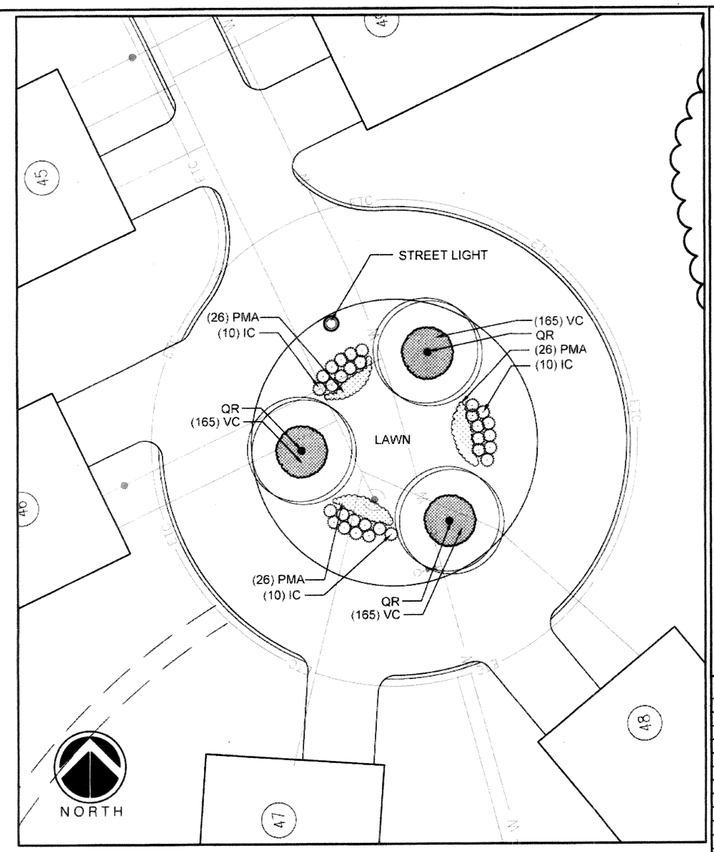
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
PMA	10	Coreopsis / Tickseed	1 GAL	Full Sun
	10	Chrysanthemum x superbum / 'Montauk' Daisy	1 GAL	Full Sun
	50	Hemerocallis / Daylily	1 GAL	Full Sun
	10	Phlox paniculata / Garden Phlox	1 GAL	Full Sun
	10	Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL	Full Sun
	10	Sedum 'Autumn Joy' / Stonecrop	1 GAL	Full Sun

PERENNIAL MIX B: SHADE

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
PMB	20	Astilbe / False spirea	1 GAL	Part Shade/Full Shade
	20	Fern	1 GAL	Part Shade/Full Shade
	20	Hosta	1 GAL	Part Shade/Full Shade
	20	Tiarella cordifolia / Foamflower	1 GAL	Part Shade/Full Shade

GROUNDCOVER

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
LM	300	Liriope muscari 'Big Blue' / Lilyturf	1 QT	Part Shade/Full Shade



ISLAND PLANTING PLAN
SCALE: 1"=20'

ISLAND PLANT SCHEDULE

TREES & SHRUBS

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
IC	30	Ilex crenata 'Compacta' / Dwarf Japanese Holly	24" MIN. HT.	Evergreen Shrub
QR	3	Quercus rubra / Red Oak	3" CAL	Shade Tree

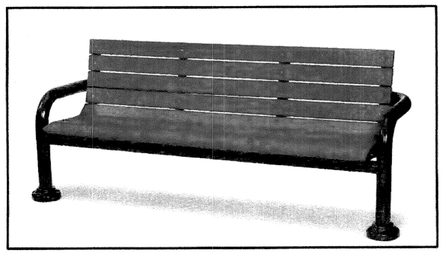
PERENNIAL MIX A: SUN

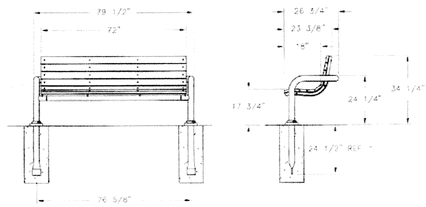
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
PMA	10	Coreopsis / Tickseed	1 GAL	Full Sun
	12	Chrysanthemum x superbum / 'Montauk' Daisy	1 GAL	Full Sun
	15	Hemerocallis / Daylily	1 GAL	Full Sun
	15	Phlox paniculata / Garden Phlox	1 GAL	Full Sun
	12	Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL	Full Sun
	15	Sedum 'Autumn Joy' / Stonecrop	1 GAL	Full Sun

*EACH PLANTING BED TO CONTAIN 20 PLANTS: 3 TICKSEED, 4 MUM, 5 DAYLILY, 3 PHLOX, 4 BLACK EYED SUSAN, 3 STONECROP

GROUNDCOVER

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
VC	495	Vinca minor 'LaGrave' / Bowles Periwinkle	FLAT	Part Shade/Full Shade





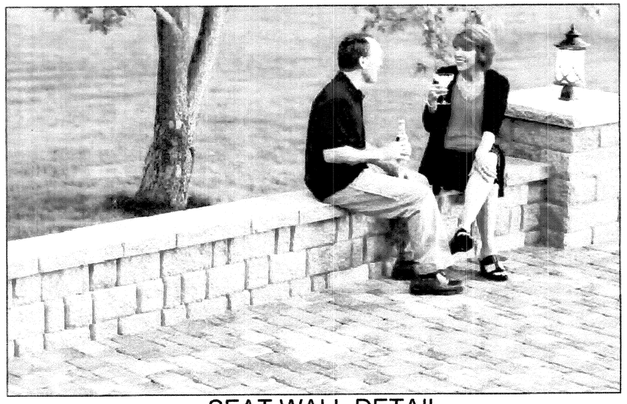
BENCH DETAIL
NOT TO SCALE

QUANTITY: 3
MANUFACTURER: WABASH VALLEY/ GREEN VALLEY
MODEL: 6' BENCH WITH BACK, IN GROUND GV430G
COLOR: CEDAR/BLACK
(OR APPROVED EQUAL)

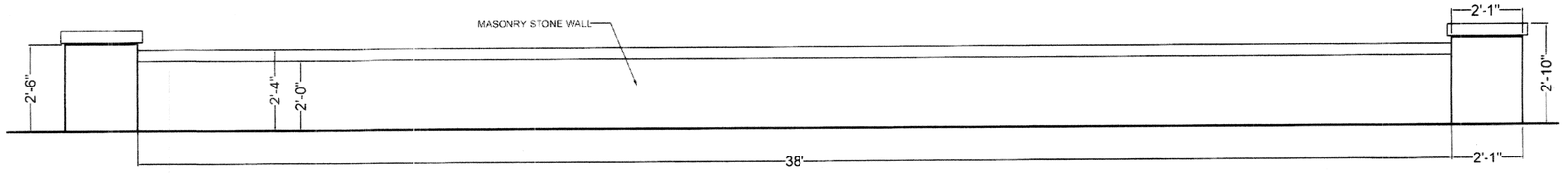
SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:



SEAT WALL DETAIL
NOT TO SCALE



SEAT WALL ELEVATION
SCALE: 1"=2'

LANDSCAPE NOTES:
1. SEE SHEET LS-3 FOR PLANTING DETAILS & SPECIFICATIONS
2. FOR LANDSCAPE PURPOSES ONLY
3. REFER TO SITE IMPROVEMENT PLANS (SHEETS 10-16) PREPARED BY: DUCHARME & DILLIS

SEAL

ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044
TEL: (215) 914-2050
FAX: (215) 293-5488

PLAN REVISIONS

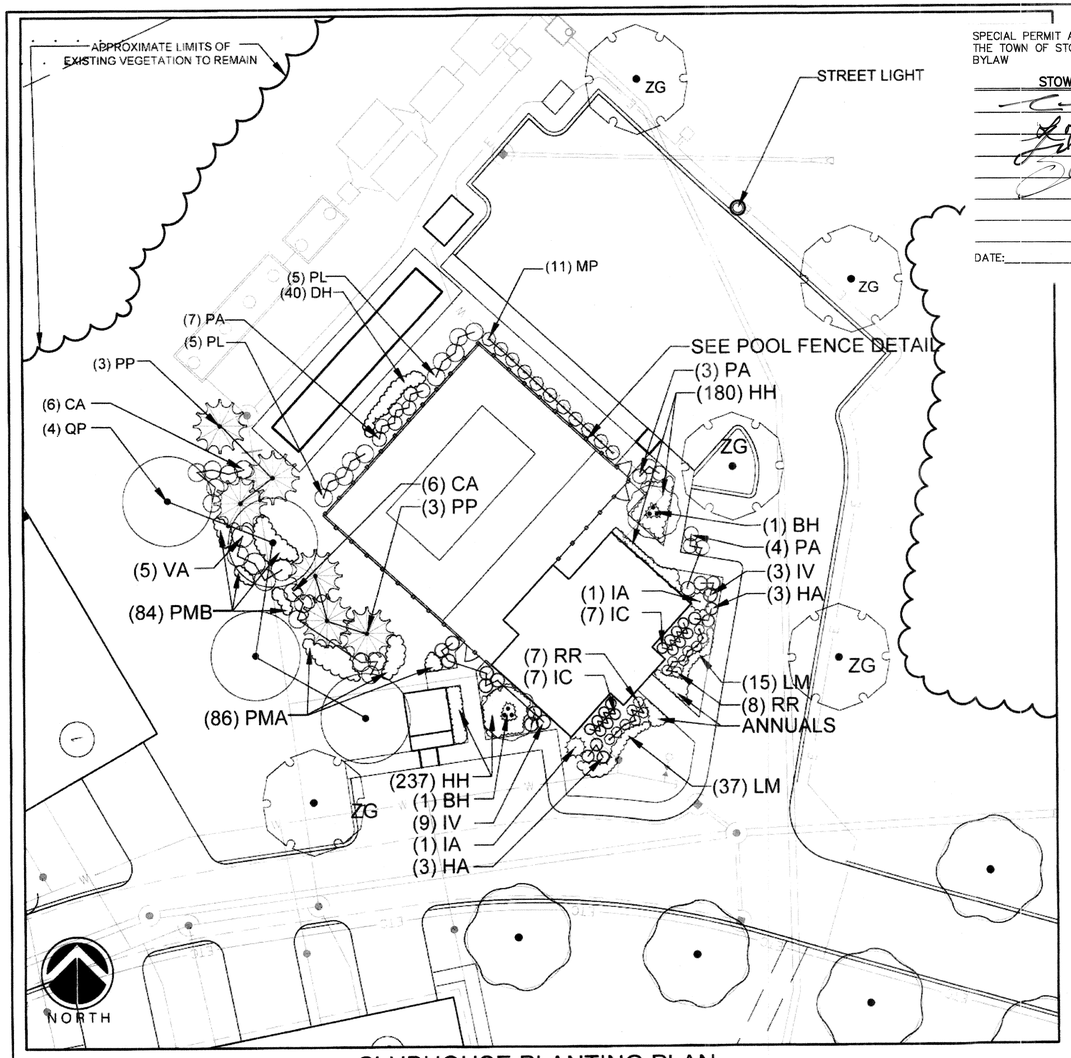
REV.	DATE	DESCRIPTION
1	8/19/16	PER TOWN REVIEW
2	8/31/16	PER TOWN REVIEW
3	11/17/16	PER TOWN REVIEW

PROJECT NAME:
REGENCY AT STOW

PROJECT LOCATION:
TOWN OF STOW,
MIDDLESEX COUNTY,
MA

SHEET TITLE:
LANDSCAPE PLAN

DATE: 2016.08.08
SCALE: AS NOTED
DESIGN: EES
DRAWN: EES
JOB NO.: 3888
FILE NAME:
REF. NO.:
SHEET NO.: LS-2



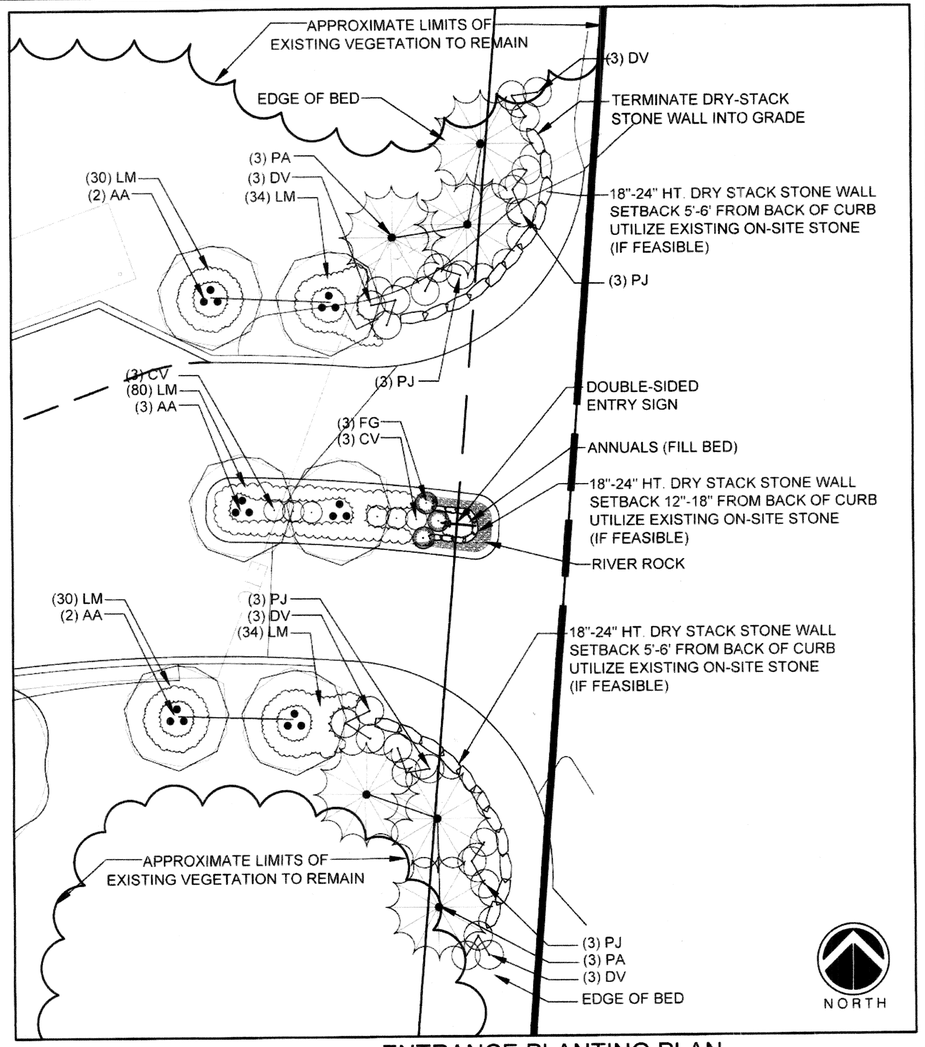
CLUBHOUSE PLANTING PLAN

SCALE: 1"=20'

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:



ENTRANCE PLANTING PLAN

SCALE: 1"=10'

CLUBHOUSE PLANTING SCHEDULE

TREES & SHRUBS

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE*	NOTES
BH	2	Betula nigra 'Heritage' / River Birch	7' B HT.	Ornamental Tree
CA	12	Clethra alnifolia / Summersweet Clethra	24" MIN. HT	Deciduous Shrub
IC	16	Ilex crenata 'Green Luster'	24" MIN. HT	Evergreen Shrub
IA	2	Ilex x aquipernyi 'Meschick' / Dragon Lady Holly	7' B HT	Evergreen Shrub
HA	9	Hydrangea arborescens 'Annabelle' / Hydrangea	24" MIN. HT	Deciduous Shrub
IV	12	Itea virginica 'Henry's Garnet' / Sweetspire	24" MIN. HT	Evergreen Shrub
MP	11	Myrica pensylvanica / Northern Bayberry	24" MIN. HT	Evergreen Shrub
PA	12	Pennisetum alopecuroides / Fountain Grass	24" MIN. HT	Grass
PL	10	Prunus laurocerasus 'Schipkaensis' / Laurel	24" MIN. HT	Evergreen Shrub
PP	6	Picea pungens/Colorado Spruce	7' B HT.	Evergreen Tree
QP	4	Quercus palustris/ Pin Oak	2" MIN. HT	Shade Tree
RR	15	Rosa x 'Knockout' / Rose	2" CAL	Deciduous Shrub
VA	5	Viburnum rhytidophyllum 'Allegheny'/ Leatherleaf Viburnum	24" MIN. HT	Evergreen Shrub
ZV	5	Zelkova serrata 'Green Vase' / Zelkova	2" CAL	Shade Tree

PERENNIAL MIX A: SUN

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
PMA	15	Coreopsis / Tickseed	1 GAL	Full Sun
	15	Chrysanthemum nipponicum / Montauk Daisy	1 GAL	Full Sun
	55	Hemerocallis / Daylily	1 GAL	Full Sun
	19	Phlox paniculata / Garden Phlox	1 GAL	Full Sun
	16	Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL	Full Sun
	15	Sedum 'Autumn Joy' / Stonecrop	1 GAL	Full Sun

PERENNIAL MIX B: SHADE

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
PMB	21	Astilbe / False spirea	1 GAL	Part Shade/Full Shade
	21	Fern	1 GAL	PS
	21	Hosta	1 GAL	Part Shade/Full Shade
	21	Tiarella cordifolia / Foamflower	1 GAL	Part Shade/Full Shade

GROUNDCOVER

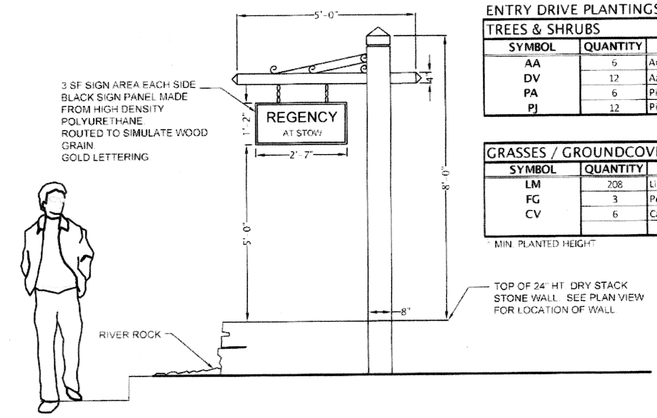
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
HH	417	Hedera helix 'Glacier' / English Ivy	FLAT	Part Shade/Full Shade
LM	92	Liriope muscari 'Glacier' / English Ivy	1 QT	Part Shade/Full Shade

*MIN. PLANTED HEIGHT

POOL FENCE

NOT TO SCALE

48" MIN. HT BACK ALUMINUM FENCE WITH SELF LATCHING SAFETY GATE(S). POOL FENCE SPECIFICATIONS AND INSTALLATION SHALL MEET REQUIREMENTS OF SECTION 780 CMR 120 M



COMMUNITY ENTRY SIGN

SCALE: 6"=1"

ENTRY DRIVE PLANTINGS

TREES & SHRUBS

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE *	NOTES
AA	6	Amelanchier arborea 'Autumn Brillance' / Serviceberry	10' HT. MIN.	Flowering Tree
DV	12	Azalea/ 'Delaware Valley White' Azalea	24" HT. MIN.	Evergreen Shrub
PA	6	Picea abies / Norway Spruce	12' HT. MIN.	Evergreen Tree
PJ	12	Pieris japonica 'Mountain Fire' / Japanese Pieris	24" HT MIN.	Evergreen Shrub

GRASSES / GROUNDCOVER / PERENNIALS

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
LM	208	Liriope muscari 'Big Blue' / Liriope	1 GAL	Part Shade/Full Shade
FG	3	Pennisetum alopecuroides / Fountaingrass	1 GAL	Full Sun
CV	6	Calluna Vulgaris 'Silver Knight' / Scots Heather	1 GAL	Full Sun/Part Shade

MIN. PLANTED HEIGHT

LANDSCAPE NOTES

1. SEE SHEET 1 OF 3 FOR PLANTING DETAILS & SPECIFICATIONS
2. FOR LANDSCAPE PURPOSES ONLY
3. REFER TO SITE IMPROVEMENT PLANS (SHEETS 10-16) PREPARED BY DUCHARME & DILLIS

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PLAN REVISIONS

REV.	DATE	DESCRIPTION
1	8/19/16	PER TOWN REVIEW
2	8/31/16	PER TOWN REVIEW
3	11/17/16	PER TOWN REVIEW

PROJECT NAME:
REGENCY AT STOW

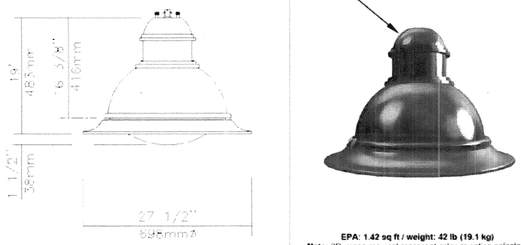
PROJECT LOCATION:
TOWN OF STOW, MIDDLESEX COUNTY, MA

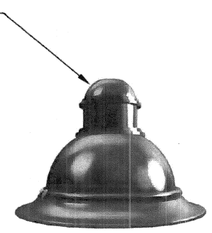
SHEET TITLE:
LANDSCAPE PLAN

DATE: 2016.08.08	SCALE: AS NOTED
DESIGN: EES	DRAWN: EES
JOB NO.: 3888	FILE NAME:
REF. NO.:	
SHEET NO.:	LS--3

Regency at Stow PENN16-86629 (78232)

COLOR TO BE BLACK.





EPA: 1.42 sq ft / weight: 42 lb (19.1 kg)
Note: 3D image may not represent color or option selected
Logos above include link, click to access

Qty **6** Luminaire **DMS50-55W32LED4K-R-LE3S-VOLT-BKTX**

Description of Components:

Hood: A die cast A360.1 aluminum dome complete with a cast-in technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Housing: In a round shape, this housing is made of cast 356 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 3/8-16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.

Light Engine: LEDgine composed of 5 main components: **Heat Sink / Lens / LED Module / Optical System / Driver** Electrical components are RoHS compliant.

Heat Sink: Heat Sink: Made of die cast A360 aluminum optimising the LEDs efficiency and life, complete with a cast in skirt and technical ring. Product does not use any cooling device with moving parts (only passive cooling device)

Lens: Made of soda-lime clear tempered glass curved lens, mechanically assembled and sealed onto the lower part of the heat sink.

LED Module: LED type Philips Lumileds LUXEON R. Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 75 Typical.

Optical System: (LE3S), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM-63. LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated.

Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. **Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I**, THD of 20% max. Maximum ambient operating temperature from -40F(-40C) to 130F(55C) degrees.

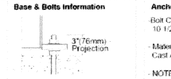
The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built-in driver surge protection of 2.5kV (min).

Surge Protector: Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

LUMINAIRE SPECIFICATIONS

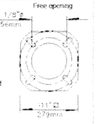
Regency at Stow PENN16-86629 (78232)

Base & Bolts Information



Comes with 4 steel anchor bolts, 3/4" X 17" + 3" J Type Bolts, 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base

Anchor Plate



Bolt Circle
10 1/2" (267mm)

- Material:
Cast Aluminum

- NOTE:
Bolt Circle Allowed
9" to 11"
228mm to 279mm

Qty **6** Pole **AM6U-10-BKTX**

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round extruded 6061-T6 aluminum tubing, having a 0.226" (5.7mm) wall thickness, welded to the pole base.

Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Base: Shall be made from a 6 5/8" (168mm) round extruded 6061-T6 aluminum tubing base having a 0.135" (3.4mm) wall thickness, welded to both the bottom and top of the anchor plate.

Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

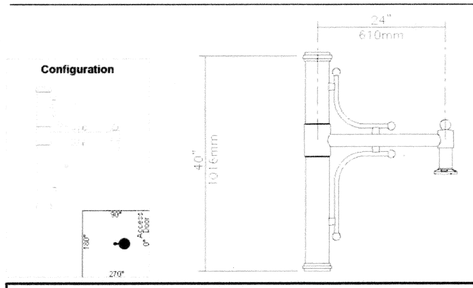
IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 30 lbs (13.6 kg)

POLE SPECIFICATIONS

Regency at Stow PENN16-86629 (78232)

Configuration



Qty **6** Bracket **MM-1A-R4-BKTX**

Description of Components:

Arm: Made from 2 3/8in. (60mm) outside diameter aluminum tubing, welded.

Decorative Element: Made of cast 356 aluminum, welded.

Central Adaptor: Made of aluminum 6061-T6, 4 1/2" (114mm) outside diameter. Complete with a cast 356 aluminum fitter that **slip-fits 9" (229mm) over a 4" (102mm) outside diameter pole tenon.** Mechanically assembled using two sets of four set screws at 90 degrees around the bracket.

Bracket Weight: 22 lbs (10 kg)

BRACKET SPECIFICATIONS

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

LIGHTING NOTES:

1. SEE SHEET LS-1 FOR LOCATION OF LIGHT FIXTURES.
2. LUMINAIRE, BRACKET, AND POLE COLOR TO BE BLACK.

SEAL

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HORSHAM, PA 19044
TEL: (215) 914-2050
FAX: (215) 293-5488

PLAN REVISIONS

REV	DATE	DESCRIPTION
3	11/2/16	PER TOWN REVIEW

PROJECT NAME:
REGENCY AT STOW

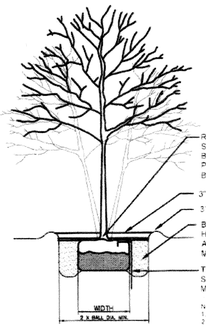
PROJECT LOCATION:
TOWN OF STOW, MIDDLESEX COUNTY, MA

SHEET TITLE:
LIGHTING DETAILS

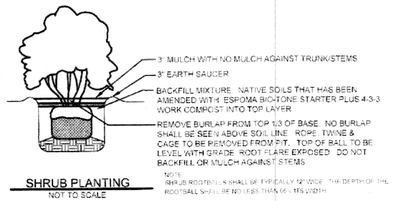
DATE: 2016.08.08	SCALE: AS NOTED
DESIGN: EES	DRAWN: EES
JOB NO.: 3888	FILE NAME:
REF. NO.:	
SHEET NO.: LS-4	

LANDSCAPE NOTES:

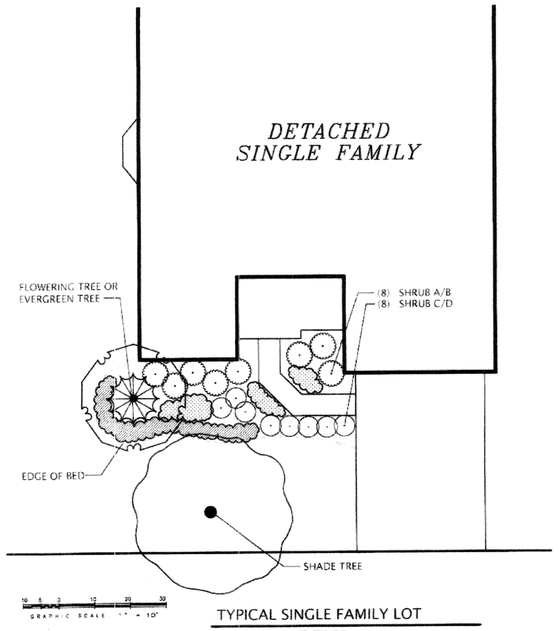
1. INDIVIDUAL LOT LANDSCAPING SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT UNLESS WEATHER/TIME OF YEAR PROHIBITS
2. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWN ARBORIST OR TOWN ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES
3. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY ESE LANDSCAPE ARCH./TOLL BROS. INC
5. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
6. NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT
8. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES
9. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL
10. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
11. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED
12. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
13. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE MARCH 21 TO MAY 20 FOR DECIDUOUS / APRIL 1 TO JUNE 15 FOR EVERGREEN. FALL PLANTING SEASON SHALL BE: OCTOBER 1 TO DECEMBER 1 FOR DECIDUOUS / AUGUST 15 TO OCTOBER 15 FOR EVERGREEN
14. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS
16. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.



MULTI-STEM TREE PLANTING
NOT TO SCALE

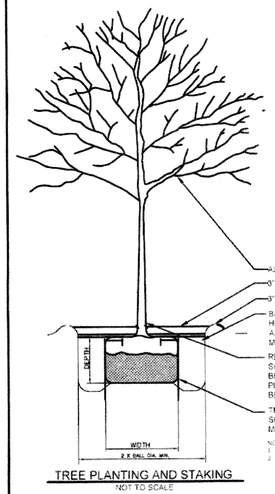


SHRUB PLANTING
NOT TO SCALE



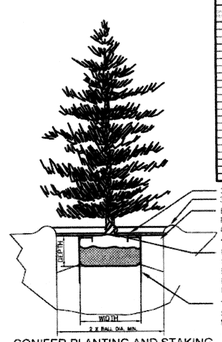
TYPICAL SINGLE FAMILY LOT

- (1) SHADE TREE
- (1) FLOWERING TREE OR EVERGREEN TREE
- (8) MEDIUM -LARGE SHRUBS (A/B)
- (8) SMALL SHRUBS (C/D)
- (26) PERENNIALS
- (60) GROUNDCOVERS



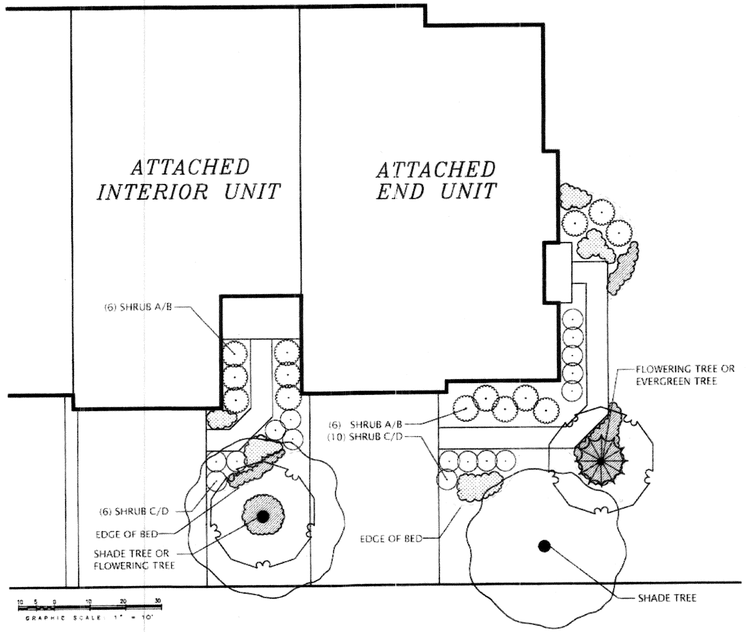
TREE PLANTING AND STAKING
NOT TO SCALE

TYPE I & II SHADE TREES	
CALIPER	MIN. DIA ROOTBALL
1/2 INCH	12 INCH
3/4 INCH	14 INCH
1 INCH	16 INCH
1 1/4 INCH	18 INCH
1 1/2 INCH	20 INCH
1 3/4 INCH	22 INCH
2 INCH	24 INCH
2 1/2 INCH	28 INCH
3 INCH	32 INCH
3 1/2 INCH	38 INCH
4 INCH	42 INCH
4 1/2 INCH	48 INCH
5 INCH	54 INCH
5 1/2 INCH	57 INCH
6 INCH	60 INCH
7 INCH	70 INCH
8 INCH	80 INCH



CONIFER PLANTING AND STAKING
NOT TO SCALE

TYPE III & IV SPREADING SPROD COMPACT/UPRIGHT		TYPE III & IV PYRAMIDAL BROAD UPRIGHT		TYPE III COLUMNAR	
HEIGHT	MIN. DIA BALL	HEIGHT	MIN. DIA BALL	HEIGHT	MIN. DIA BALL
2'-3'	12"	4'-5'	12"	4'-5'	12"
3'-4'	14"	5'-6'	14"	5'-6'	14"
4'-5'	16"	6'-7'	16"	6'-7'	16"
5'-6'	18"	7'-8'	18"	7'-8'	18"
6'-7'	20"	8'-10'	20"	8'-10'	20"
7'-8'	22"	10'-12'	22"	10'-12'	22"
8'-9'	24"	12'-14'	24"	12'-14'	24"
9'-10'	28"	14'-16'	28"	14'-16'	28"
10'-12'	32"	16'-18'	32"	16'-18'	32"
12'-14'	36"	18'-20'	36"	18'-20'	36"
		20'-22'	42"		
		22'-24'	48"		
		24'-26'	54"		
		26'-28'	60"		
		28'-30'	66"		



TYPICAL ATTACHED INTERIOR UNIT

- (1) SHADE TREE OR FLOWERING TREE
- (6) MEDIUM -LARGE SHRUBS (A/B)
- (6) SMALL SHRUBS (C/D)
- (13) PERENNIALS
- (30) GROUNDCOVERS

TYPICAL ATTACHED END UNIT

- (1) SHADE TREE OR FLOWERING TREE
- (1) FLOWERING TREE OR EVERGREEN TREE
- (8) MEDIUM -LARGE SHRUBS (A/B)
- (10) SMALL SHRUBS (C/D)
- (18) PERENNIALS
- (50) GROUNDCOVERS

SHADE/FLOWERING TREES

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Acer rubrum / Red Maple	2" CAL.	Shade Tree
		Acer saccharum / Sugar Maple	2" CAL.	Shade Tree
		Amelanchier laevis / Allegheny Serviceberry	7'-8' HT	Flowering Tree/Multi-Stem
		Betula Nigra 'Heritage' / Heritage River Birch	7'-8' HT	Flowering Tree/Multi-Stem
		Cercis canadensis / Eastern Redbud	7'-8' HT	Flowering Tree
		Gleditisia triacanthos 'inermis' / Thornless Honey Locust	2" CAL.	Shade Tree
		Cornus kousa / Kousa Dogwood	7'-8' HT	Flowering Tree
		Prunus cerasifera 'Thundercloud' / Purple Leaf Plum	7'-8' HT	Flowering Tree
		Prunus subhirtella 'Autumnalis' / Higan Cherry	7'-8' HT	Flowering Tree

EVERGREEN TREE

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Ilex x aquipernyi 'Meschick' / Dragon Lady Holly	5'-6' HT	
		Juniperus chinensis 'Blue Point' or 'Spartan'/ Juniper	5'-6' HT	
		Picea glauca 'Conica' or 'Fat Albert' / Dwarf Alberta Spruce	5'-6' HT	
		Thuja occidentalis 'Nigra' / Arborvitae	5'-6' HT	

LARGE-MEDIUM SHRUB A (DECIDIOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Azalea varieties / Decidious Azalea	36" MIN. HT.	Full Sun/Part Shade
		Clethra alnifolia 'Ruby Spice'/ Summersweet Clethra	36" MIN. HT.	Full Sun/Part Shade
		Hydrangea macrophylla 'Endless Summer' TM / Hydrangea	36" MIN. HT.	Full Sun/Part Shade
		Hydrangea quercifolia / Oakleaf Hydrangea	36" MIN. HT.	Full Sun/Part Shade
		Physocarpus opulifolius 'Summer Wine' or 'Coppertina' /Ninebark	36" MIN. HT.	Full Sun/Part Shade
		Rosa rugosa 'Radtko' / Double Knock Out Rose	36" MIN. HT.	Full Sun
		Weigela florida / Compact Variety	36" MIN. HT.	Full Sun/Part Shade

LARGE-MEDIUM SHRUB B (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Azalea varieties / Evergreen Azalea		Full Sun/Part Shade
		Ilex crenata 'Compacta / Japanese Holly	24" MIN. HT.	Full Sun/Part Shade
		Daphne x burkwoodii 'Carol Mackie' / Daphne	24" MIN. HT.	Full Sun/Part Shade
		Ilex glabra 'Densa' or 'Shamrock' / Inkberry	24" MIN. HT.	Full Sun/Full Shade
		Ilex x 'Mesog' / China Boy & China Girl Holly	24" MIN. HT.	Full Sun/Full Shade
		Pieris japonica 'Compacta' / Japanese Andromeda	24" MIN. HT.	Full Sun/Full Shade
		Prunus laurocerasus 'Otto Luyken' / Cherry Laurel	24" MIN. HT.	Full Sun/Part Shade

SMALL SHRUB C (DECIDIOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Caryopteris 'Blue Mist' or 'Dark Knight' / Dwarf Bluebeard	18" MIN. HT.	Full Sun
		Itea virginia 'Little Henry' / Dwarf Virginia Sweetspire	18" MIN. HT.	Full Sun/Full Shade
		Hypericum x 'Hydcote' / St. John's Wort	18" MIN. HT.	Full Sun/Part Shade
		Nandina domestica 'Firepower' / Nandina	18" MIN. HT.	Full Sun/Full Shade

SMALL SHRUB D (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Ilex glabra 'Compacta' / Compact Inkberry	18" MIN. HT.	Full Sun/Full Shade
		Thuja occidentalis 'Hetz Midget' / Arborvitae	18" MIN. HT.	Full Sun/Part Shade
		Thuja occidentalis 'Bobozam' / Arborvitae	18" MIN. HT.	Full Sun/Part Shade

PERENNIAL MIX A: FULL SUN SELECT 2-4 SPECIES

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Coreopsis / Tickseed	1 GAL.	Full Sun
		Chrysanthemum nipponicum / Montauk Daisy	1 GAL.	Full Sun
		Hemerocalis / Daylily	1 GAL.	Full Sun
		Phlox paniculata / Garden Phlox	1 GAL.	Full Sun
		Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL.	Full Sun
		Sedum 'Autumn Joy' / Stonecrop	1 GAL.	Full Sun

PERENNIAL MIX B: SHADE SELECT 2-4 SPECIES

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Astible / Falsespirea	1 GAL.	Part Shade/Full Shade
		Fern	1 GAL.	Part Shade/Full Shade
		Hosta	1 GAL.	Part Shade/Full Shade
		Tiarella cordifolia / Foamflower	1 GAL.	Part Shade/Full Shade

GROUNDCOVER SELECT ONE SPECIES ONLY

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Galium odoratum / Sweet Woodruff	1 QT.	Part Shade/Full Shade
		Liriope muscari 'Big Blue' / Liriope	1 QT.	Part Shade/Full Shade
		Pachysandra terminalis / Japanese Spurge	1 QT.	Part Shade/Full Shade
		Phlox subulata / Creeping Phlox	1 QT.	Full Sun
		Vinca minor / Periwinkle	1 QT.	Full Sun/Full Shade

NOTES:

1. LAYOUT OF PLANTING BED IS CONCEPTUAL. MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (IE. SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
2. SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT GARDEN.
3. QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

LANDSCAPE NOTES:
1. FOR LANDSCAPE PURPOSES ONLY
2. REFER TO SITE IMPROVEMENT PLANS (SHEETS 10-16) PREPARED BY DUCHARME & DILLIS

SEAL

ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044
TEL: (215) 914-2050
FAX: (215) 293-5488

PLAN REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NAME:
REGENCY AT STOW

PROJECT LOCATION:
TOWN OF STOW, MIDDLESEX COUNTY, MA

SHEET TITLE:
TYPICAL UNIT LANDSCAPE PLAN

DATE: 2016.08.19	SCALE: AS NOTED
DESIGN: EES	DRAWN: EES
JOB NO.: 3888	FILE NAME: UNIT-LS
REF. NO.:	
SHEET NO.: LS-5	

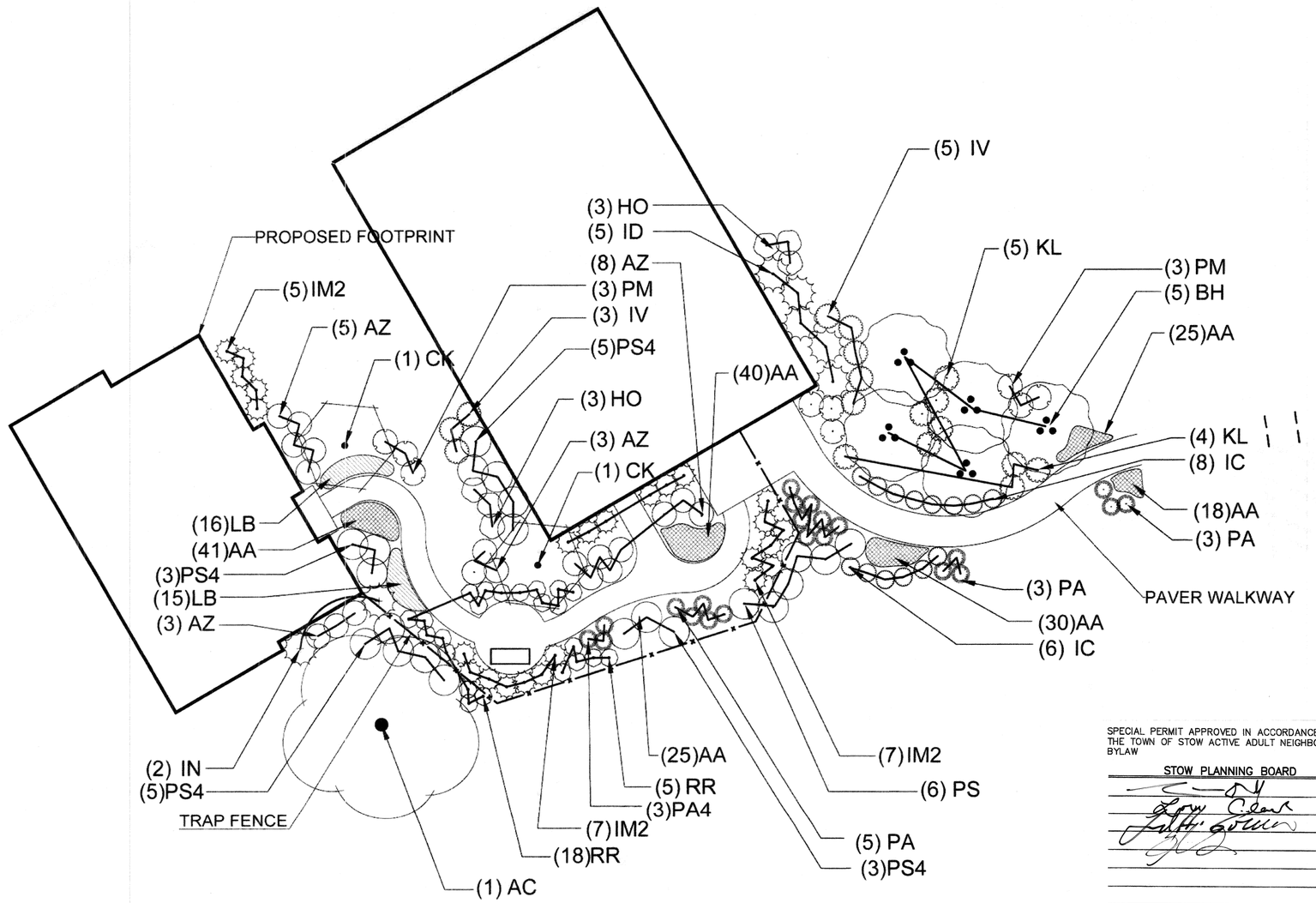
MODEL HOME PLANTING SCHEDULE

TREES & SHRUBS

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	CONT.
BH	5	Betula nigra 'Heritage' / Heritage River Birch	14'-16' HT.	B & B
CK	2	Cornus kousa/ Kousa Dogwood	10'-12' HT.	B & B
IN	2	Ilex x 'Nellie R Stevens'/ Nellie Stevens Holly	8'-10' HT.	B & B
AC	1	Aesculus x carnea 'Briotii'/ Briotti Horsechestnut	2.5" Cal.	B & B
AZ	21	Azalea girard hybrid 'Girard's Fuchsia'/ Girard Azalea	24" MIN. HT	5 Gal.
IC	14	Ilex crenata x 'Helleri'/ Japanese Holly	18" MIN. HT	3 Gal.
HO	6	Hydrangea quercifolia 'Snow Queen'/Hydrangea	24" MIN. HT	5 Gal.
ID	5	Ilex aulpennyi 'Dragon Lady'/ 'Dragon Lady' Holly	36" MIN. HT	5 Gal.
IM2	25	Ilex x meserveae/ Meserve Holly	18" MIN. HT.	3 Gal.
IV	8	Itea virginica 'Henry's Garnet'/ 'Henry's Garnet' Sweetspire	24" MIN. HT	3 Gal.
KL	7	Kalmia latifolia/ Mountain Laurel	30" MIN. HT	5 Gal.
PA4	16	Pennisetum alopecuroides 'Hameln'/ 'Hameln' Fountain Gras	18" MIN. HT	3 Gal.
PM	6	Pieris japonica 'Mountain Fire / Mountain Fire Andromeda	36" MIN. HT	5 Gal.
PS4	26	Prunus laurocerasus 'Schipkaensis / Schipka Laurel	36" MIN. HT	7 Gal.
RR	23	Rosa rugosa x 'Knock-out'/ 'Knock-out' Rose	24" MIN. HT.	3 Gal.

ANNUAL & PERENNIAL MIX

SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
AA	319	Seasonal Annual Mix	8" Pot	12" O.C.
LB	47	Liriope muscari 'Big Blue'/ Big Blue Lilyturf	1 QT.	18" O.C.



SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

LANDSCAPE NOTES
1. FOR LANDSCAPE PURPOSES ONLY
2. REFER TO SITE IMPROVEMENT PLANS (SHEETS 10-16) PREPARED BY DUCHARME & DILLIS
3. REFER TO SHEET LS-1 FOR LANDSCAPE DETAILS

SEAL

ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044
TEL: (215) 914-2050
FAX: (215) 293-5488

PLAN REVISIONS

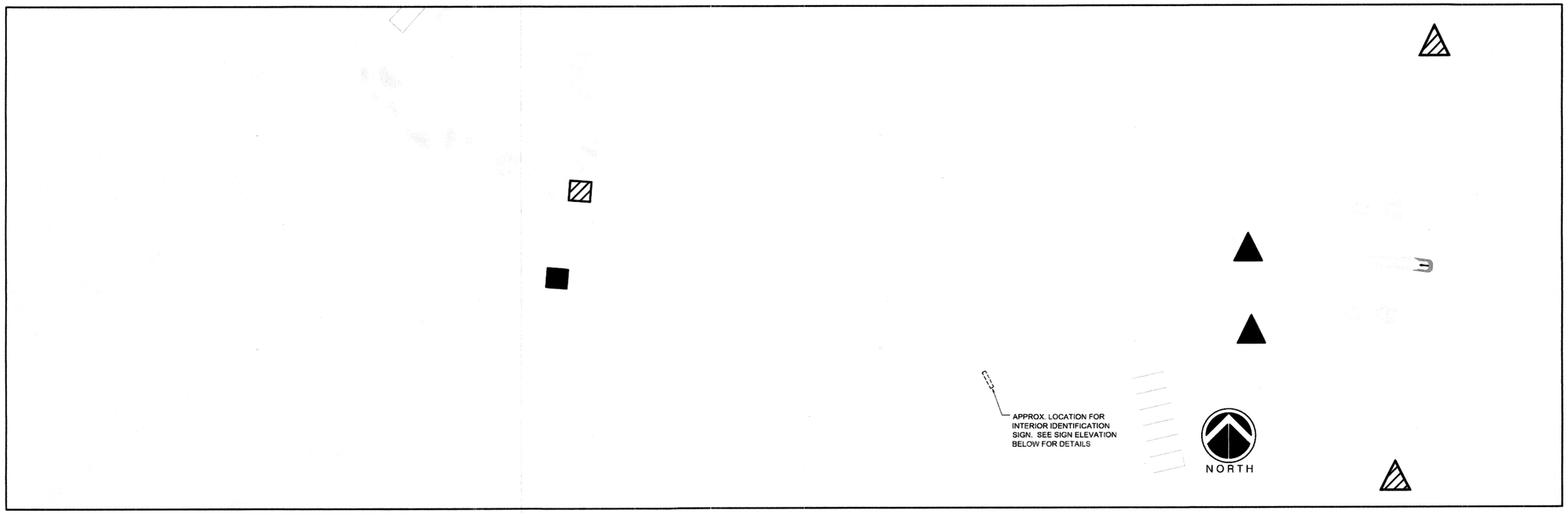
REV	DATE	DESCRIPTION

PROJECT NAME:
REGENCY AT STOW

PROJECT LOCATION:
TOWN OF STOW, MIDDLESEX COUNTY, MA

SHEET TITLE:
MODEL HOME PARK LANDSCAPE PLAN

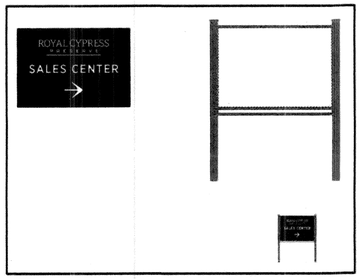
DATE: 2016.08.30	SCALE: 1"=10'
DESIGN: EES	DRAWN: EES
JOB NO.: 3888	FILE NAME:
REF. NO.:	
SHEET NO.: LS-6	



TEMPORARY SIGN LOCATION PLAN

SCALE: 1"=30'

▲ WELCOME SIGN (2)

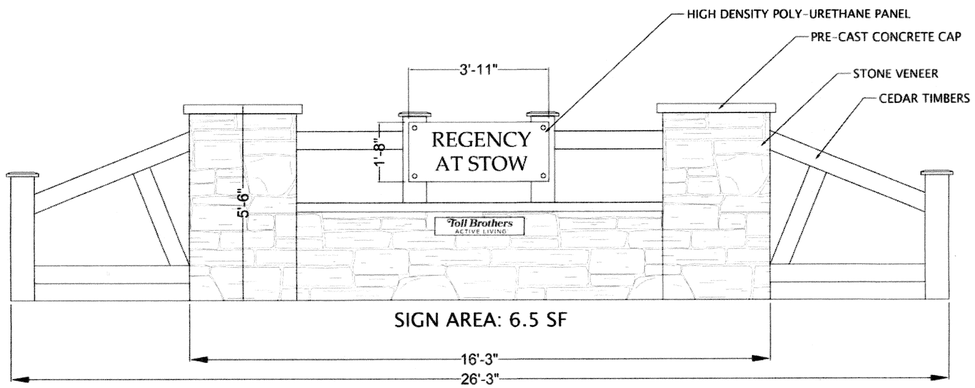


■ SALES DIRECTIONAL (1)

▨ FUTURE CLUBHOUSE (1)

◬ NOW OPEN (2)

**ALL SIGNS TO CONFORM TO STOW SIGN BY LAW.



INTERIOR SIGN ELEVATION

SCALE: 1"=2'

SPECIAL PERMIT APPROVED IN ACCORDANCE WITH THE TOWN OF STOW ACTIVE ADULT NEIGHBORHOOD BYLAW

STOW PLANNING BOARD

DATE:

SEAL

ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044
TEL: (215) 914-2050
FAX: (215) 293-5488

PLAN REVISIONS

REV.	DATE	DESCRIPTION
1	11/2/16	PER TOWN REVIEW
2	12/2/16	PER TOWN REVIEW

PROJECT NAME: REGENCY AT STOW

PROJECT LOCATION: TOWN OF STOW, MIDDLESEX COUNTY, MA

SHEET TITLE: TEMPORARY SIGNAGE AND MARKETING PLAN

DATE: 2016.08.08	SCALE: AS NOTED
DESIGN: EES	DRAWN: EES
JOB NO.: 3888	FILE NAME:
REF. NO.:	
SHEET NO.: LS-7	

RESERVED FOR REGISTRY USE

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
STOW PLANNING BOARD

DATE:

LIGHTING NOTES:

1. LIGHT STRUCTURE LOCATIONS SHOWN ON PLAN ARE NOT EXACT. SEE ELECTRICAL PLANS PREPARED BY TOLL ARCHITECTURE FOR EXACT LOCATIONS.
2. MAXIMUM LUMENS PER ACRE BASED ON STOW ZONING BYLAW SECTION 3.8.1.5.1.

UNIT #	STYLE	FRONT	LUMENS	REAR	LUMENS	GARAGE	LUMENS
1	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
2	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
3	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
4	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
5	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
6	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
7	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
8	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
9	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
10	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
11	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
12	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
13	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
14	Town	P5831-31	1,200	P5604-31	1,200	P5846-31	720
15	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
16	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
17	Town	P5831-31	1,200	P5604-31	1,200	P5846-31	720
18	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
19	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
20	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
21	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
22	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
23	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
24	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
25	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
26	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
27	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
28	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
29	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
30	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
31	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
32	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
33	Town	P5831-31	1,200	P5604-31	1,200	P5846-31	720
34	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
35	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
36	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
37	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
38	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
39	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
40	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
41	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
42	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
43	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
44	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
45	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
46	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
47	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
48	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
49	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
50	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
51	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
52	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
53	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
54	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
55	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
56	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
57	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
58	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
59	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
60	Single	P5758-31	1,200	P5604-31	1,200	P5758-31	1,200
61	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
62	Town	P5831-31	1,200	P5604-31	1,200	P5846-31	720
63	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
64	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
65	Town	P5831-31	1,200	P5604-31	1,200	P5846-31	720
66	Town	P5831-31	1,200	P5604-31	1,200	P5846-31(2)	1,440
SUM:			79,200		79,200		82,080

CLUBHOUSE LUMENS SCHEDULE (INCLUDING MAILBOXES)			
Light	Quantity	Lumens	Total Lumens
P6011-31 (A&B)	5	1,800	9,000
P87 LED Recessed	5	1,200	6,000

STREET LIGHTING SCHEDULE			
Light	Quantity	Lumens	Total Lumens
DMS50	6	5,553	33,318

TOTAL LUMENS ON SITE:	288,798
TOTAL SITE AREA (ACRES):	111.73
LUMES/ACRE:	2,584.78
MAX LUMENS/ACRE:	25,000

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

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

APPLICANT:
TOLL BROTHERS, INC.
134 FLANDERS ROAD, SUITE 275
WESTBOROUGH, MA 01581

SCALE:
80 0 40 80 160 320
1 in = 80 ft.

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GREGORY S. ROY CIVIL NO. 49078 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
11/2/16

LIGHTING PLAN
REGENCY AT STOW – BOXBORO ROAD
STOW, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

DATE: 11/2/16	JOB NO. 4167-T
DESIGN BY: JPL	DRAWING NO. 4167T-LIGHTING
DRAWN BY: JPL	SHEET NO. L-1
CHECKED BY: GSR	OF 35