

# THE COTTAGES AT WANDERING POND

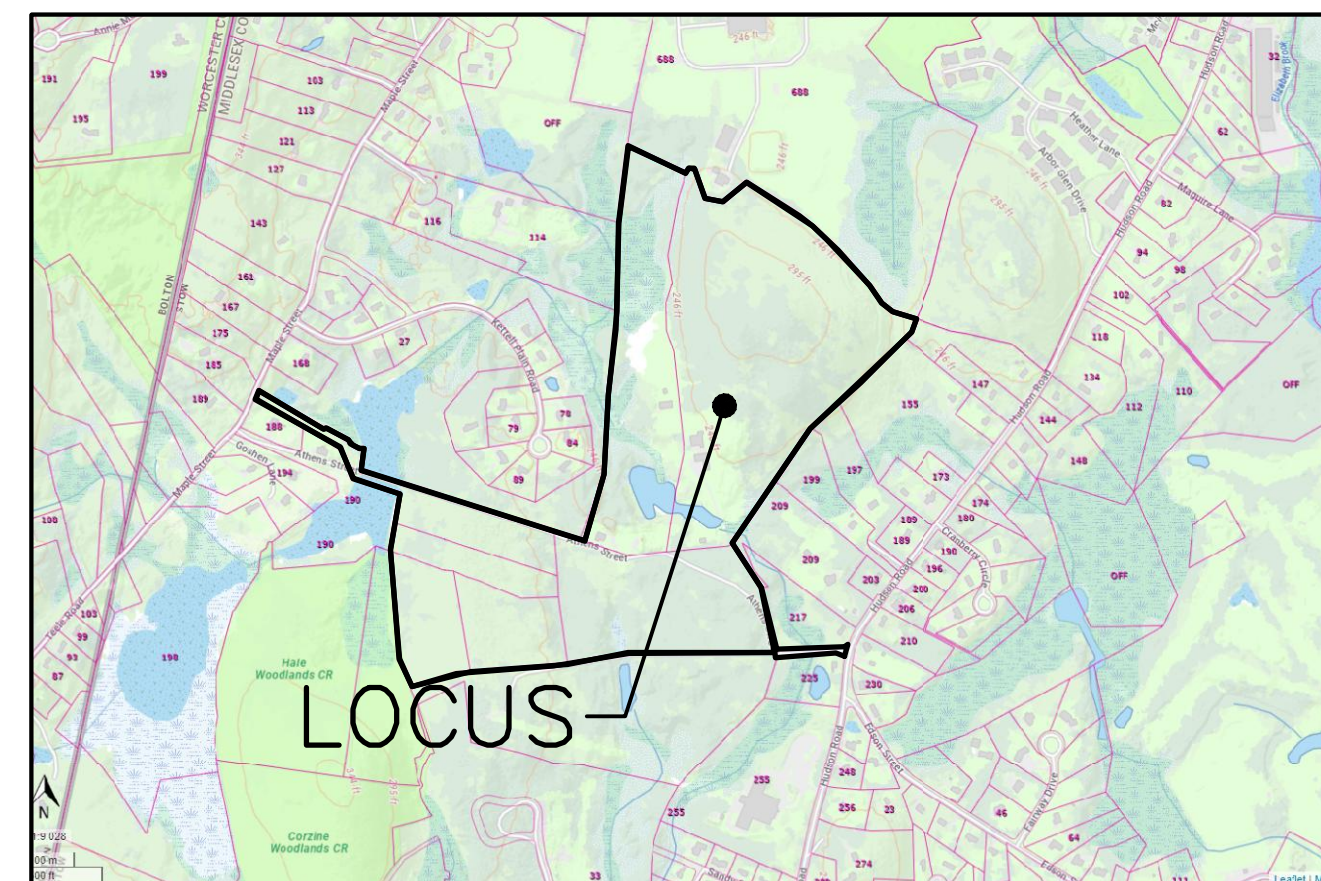
## AN ACTIVE ADULT NEIGHBORHOOD

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

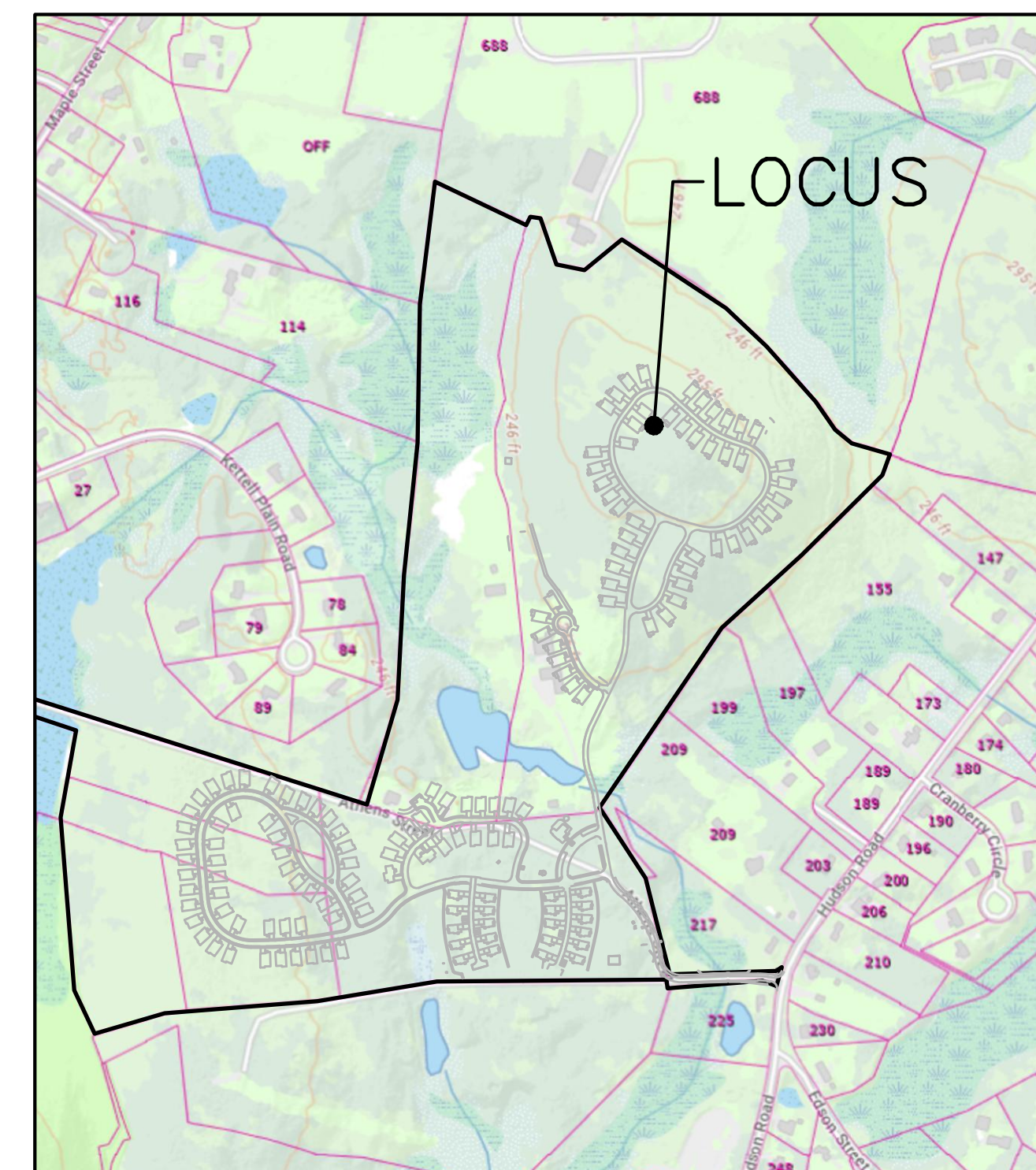
JUNE 29, 2022  
REVISED: OCTOBER 26, 2022

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**LOCUS MAP**  
SCALE: 1"=1200'



**LAYOUT MAP**  
SCALE: 1"=600'

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

STOW PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_

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

DATE

TOWN CLERK

### SURVEYOR/ENGINEER

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET  
ACTON, MA 01720

### DATUM

NAVD OF 1988

### REFERENCE

MIDDLESEX REGISTRY OF DEEDS  
NORTH DISTRICT  
DEED BOOK 32202 PAGE 299  
DEED BOOK 73006 PAGE 574  
DEED BOOK 73077 PAGE 274  
DEED BOOK 64918 PAGE 352

### RECORD OWNER

EFMC ASSOCIATES LIMITED  
PARTNERSHIP  
35 PARMENTER ROAD,  
HUDSON, MA 01749

GOSHEN LANE REALTY  
TRUST  
148 PARK STREET,  
NORTH READING, MA 01864

ATHENS STREET, LLC  
148 PARK STREET,  
NORTH READING, MA 01864

GREYSTONE PAINTING CORP.  
21 WELLINGTON AVENUE,  
HUDSON, MA 01749

### ZONING DISTRICT

INDUSTRIAL DISTRICT,  
ACTIVE ADULT OVERLAY  
DISTRICT, WETLANDS/FLOOD  
HAZARD OVERLAY DISTRICT

### APPLICANT

GOSHEN LANE REALTY TRUST  
148 PARK STREET  
NORTH READING, MA 01864

**APPLICANT**

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

**RECORD OWNER**

EFMC ASSOCIATES LIMITED PARTNERSHIP  
36 PARMENTER ROAD  
HUDSON, MA

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

GOSHEN LANE REALTY TRUST  
148 PARK STREET  
NORTH READING, MA

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

GREYSTONE PAINTING CORP.  
21 WELLINGTON AVENUE  
HUDSON, MA

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

ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

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

**ZONING DISTRICT**

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

**NOTES:**

- 1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.
- 2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

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

DATE \_\_\_\_\_

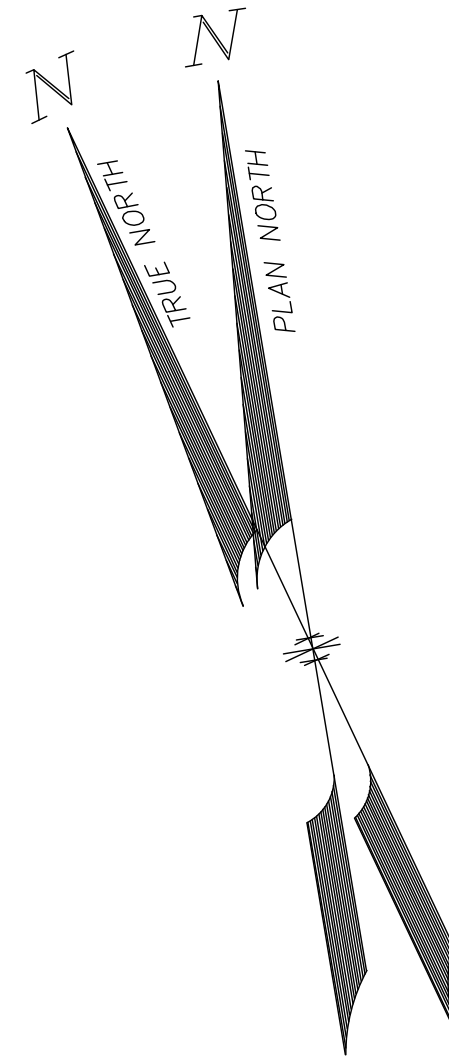
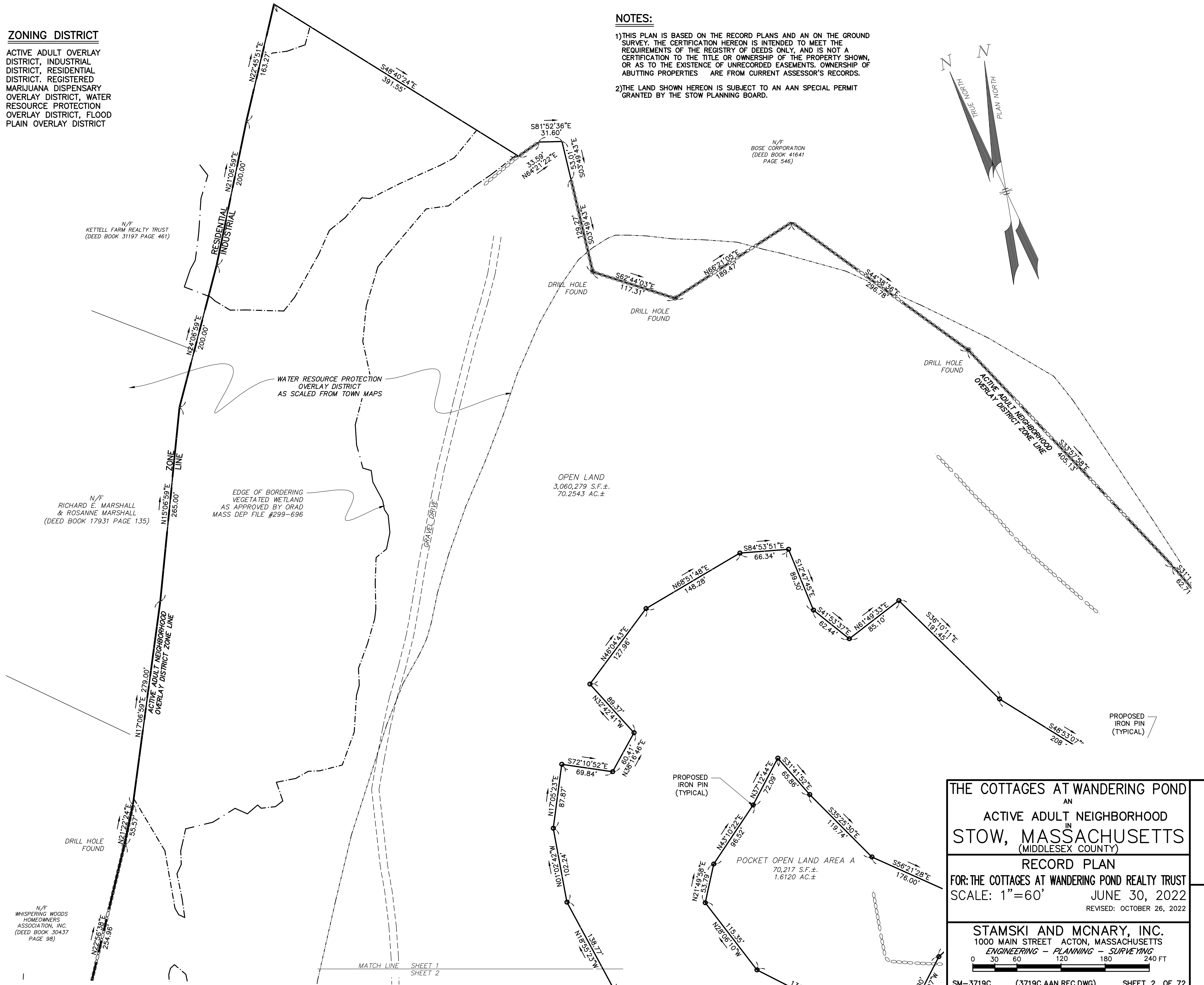
REGISTERED PROFESSIONAL LAND SURVEYOR \_\_\_\_\_

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

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
**STOW PLANNING BOARD**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE \_\_\_\_\_



PROPOSED IRON PIN (TYPICAL)

THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
RECORD PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60'  
JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 30 60 120 180 240 FT  
SM-3719C (3719C.AAN.REC.DWG) SHEET 2 OF 72

MATCH LINE SHEET 1 SHEET 2

**NOTES:**

- THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ADJUTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.
- THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.

**ZONING DISTRICT**

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

**APPLICANT**

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

**RECORD OWNER**

EFMC ASSOCIATES LIMITED PARTNERSHIP  
36 PARMENTER ROAD  
HUDSON, MA

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

GOSHEN LANE REALTY TRUST  
148 PARK STREET  
NORTH READING, MA

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

GREYSTONE PAINTING CORP.  
21 WELLINGTON AVENUE  
HUDSON, MA

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

ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

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

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

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
**STOW PLANNING BOARD**

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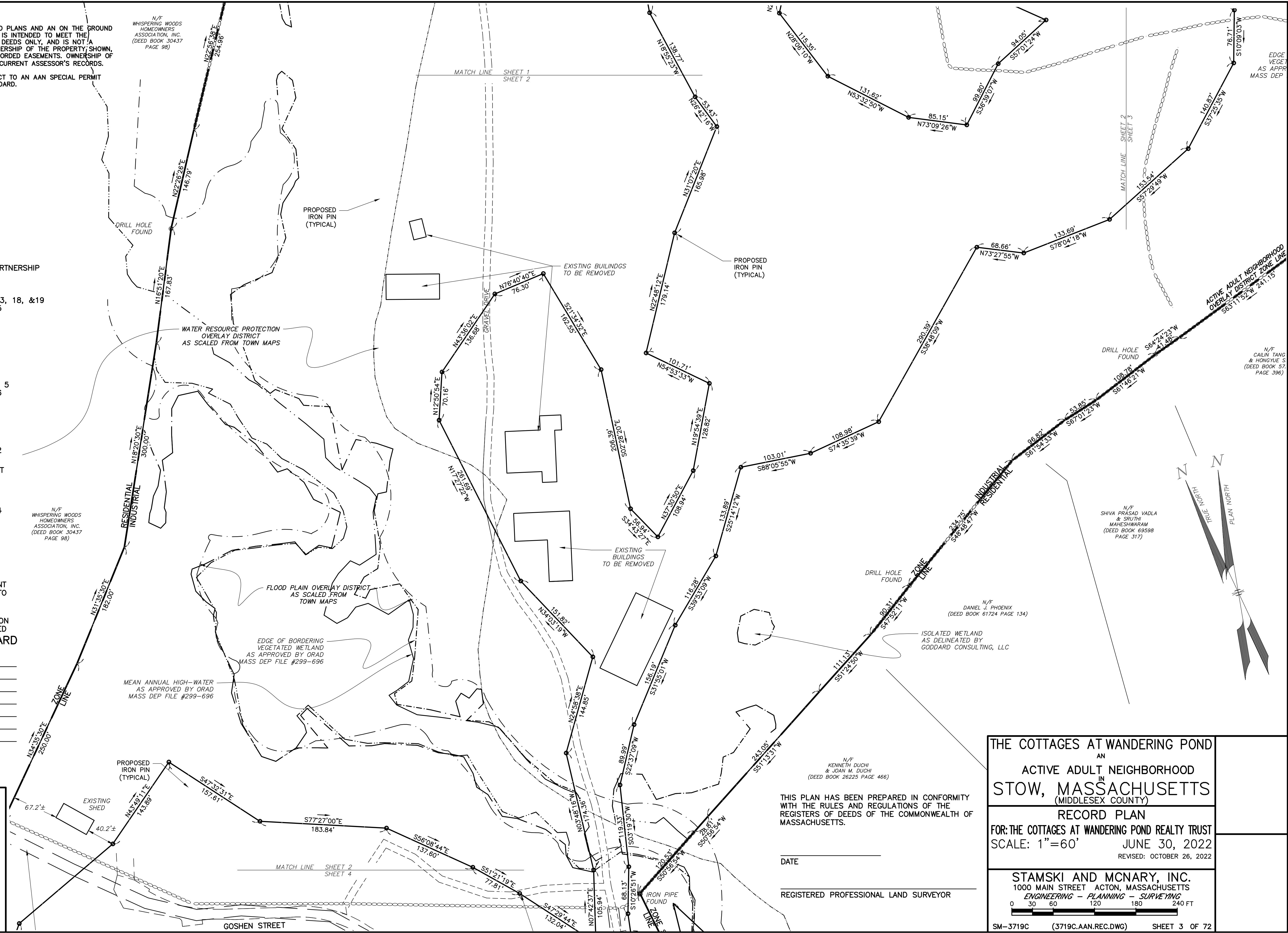
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DATE



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

DATE \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR

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

**RECORD PLAN**  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60'  
JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

SM-3719C (3719C.AAN.REC.DWG) SHEET 3 OF 72

**ZONING DISTRICT**

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

**APPLICANT**

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

OPEN LAND  
3,060,279 S.F.±  
70.2543 AC.±

**RECORD OWNER**

EFMC ASSOCIATES LIMITED PARTNERSHIP  
36 PARMENTER ROAD  
HUDSON, MA

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

GOSHEN LANE REALTY TRUST  
148 PARK STREET  
NORTH READING, MA

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

GREYSTONE PAINTING CORP.  
21 WELLINGTON AVENUE  
HUDSON, MA

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

ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

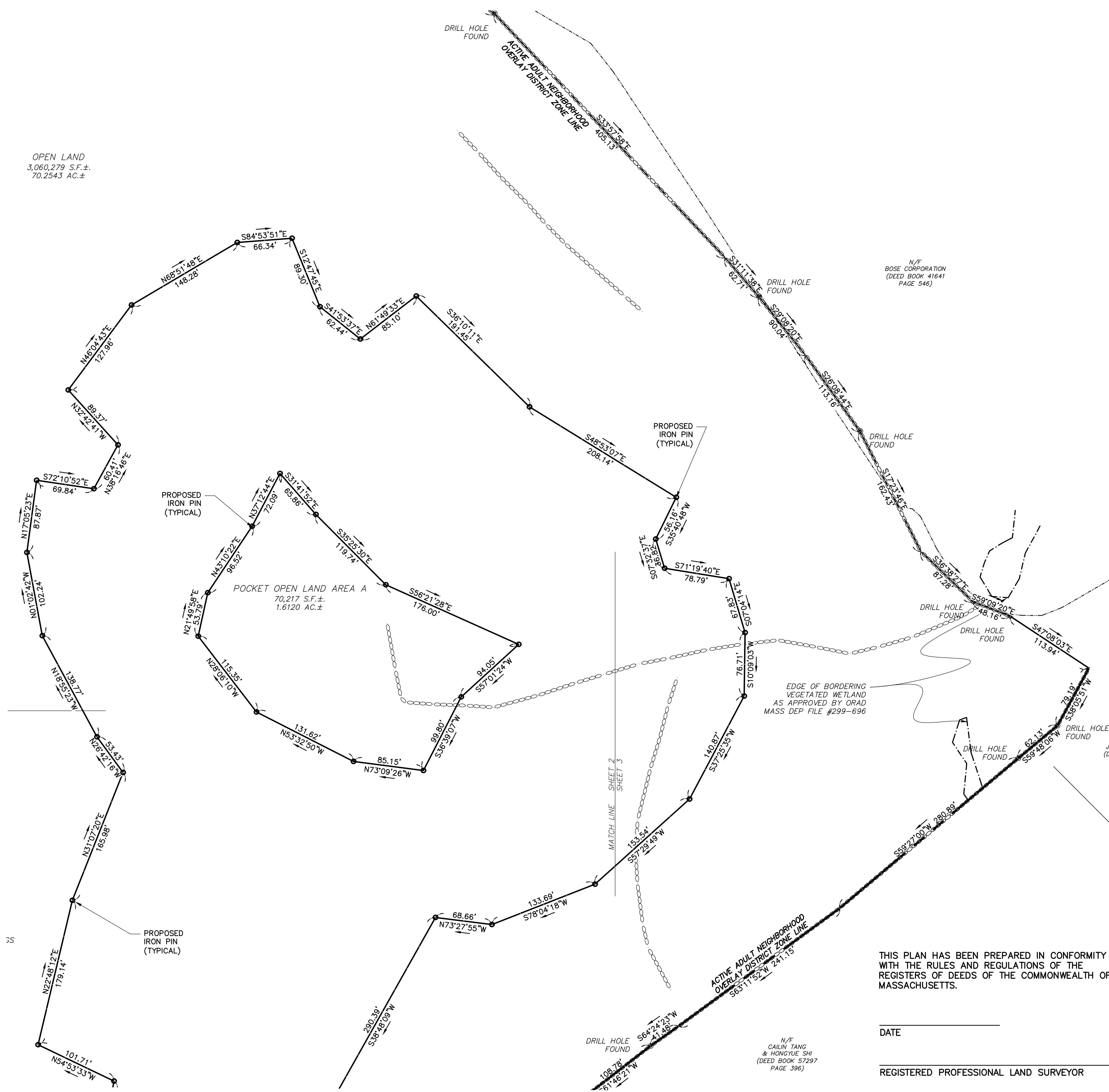
TOWN MAP R2 PARCEL 6  
DEED BOOK 73077 PAGE 274  
PLAN No. 98 OF 1947

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

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
**STOW PLANNING BOARD**

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\_\_\_\_\_

DATE



**NOTES:**

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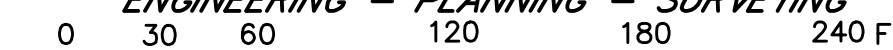
DATE

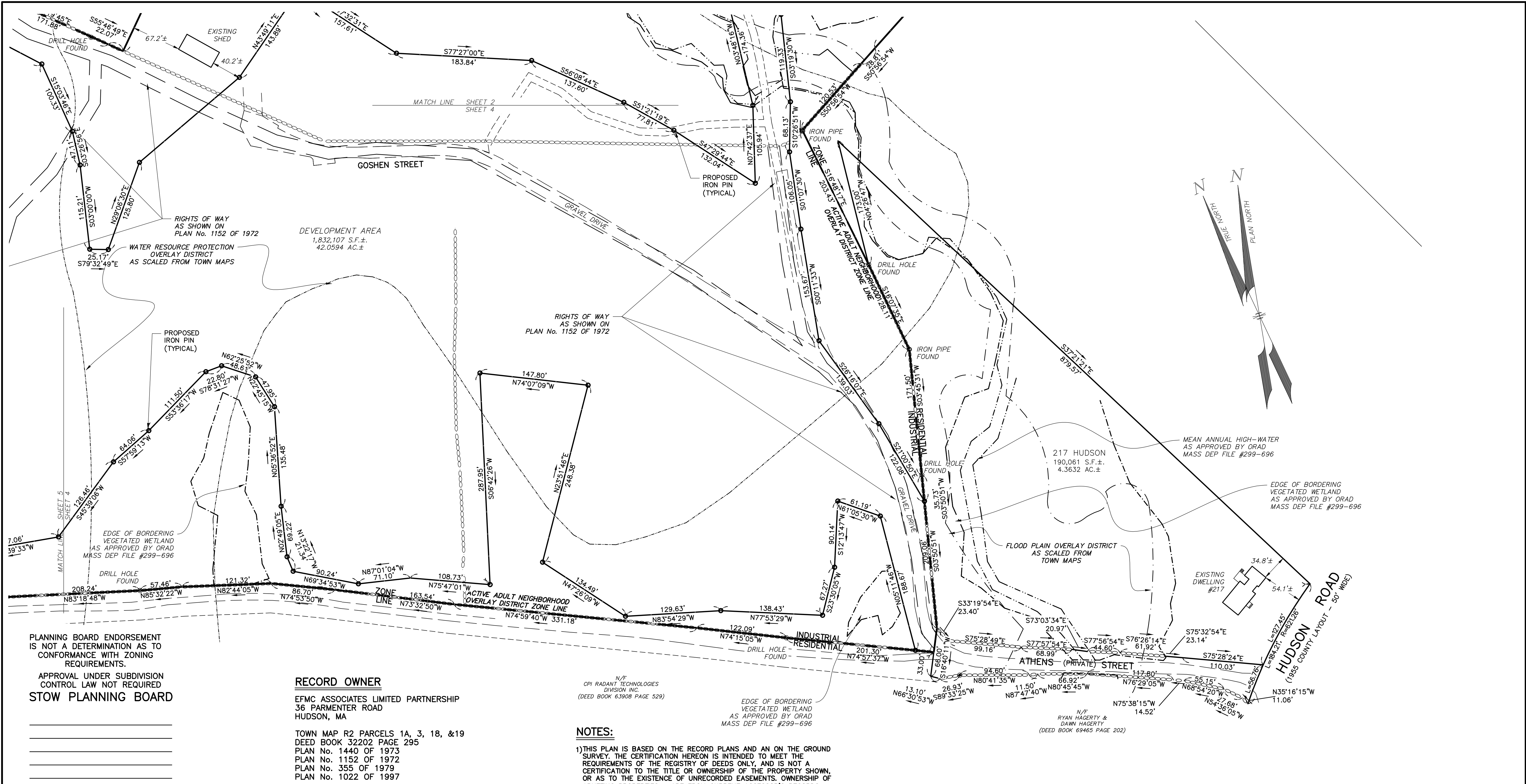
REGISTERED PROFESSIONAL LAND SURVEYOR

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

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60'  
JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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





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

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
**STOW PLANNING BOARD**

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 \_\_\_\_\_  
 DATE

**RECORD OWNER**  
 EPMC ASSOCIATES LIMITED PARTNERSHIP  
 36 PARMENTER ROAD  
 HUDSON, MA

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

GOSHEN LANE REALTY TRUST  
 148 PARK STREET  
 NORTH READING, MA

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

GREYSTONE PAINTING CORP.  
 21 WELLINGTON AVENUE  
 HUDSON, MA

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

ATHENS STREET REALTY TRUST  
 142 CHESTNUT STREET  
 BOSTON, MA

N/F  
 OPI RADANT TECHNOLOGIES  
 DIVISION INC.  
 (DEED BOOK 63908 PAGE 529)

**NOTES:**

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

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

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

\_\_\_\_\_  
 DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**THE COTTAGES AT WANDERING POND**  
 AN  
**ACTIVE ADULT NEIGHBORHOOD**  
**STOW, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)  
**RECORD PLAN**  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=60' JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022

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

0 30 60 120 180 240 FT

SM-3719C (3719C.AAN.REC.DWG) SHEET 5 OF 72

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

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCH LINE SHEET 6 SHEET 5

RECORD OWNER

EFMC ASSOCIATES LIMITED PARTNERSHIP  
36 PARMENTER ROAD  
HUDSON, MA

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

GOSHEN LANE REALTY TRUST  
148 PARK STREET  
NORTH READING, MA

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

GREYSTONE PAINTING CORP.  
21 WELLINGTON AVENUE  
HUDSON, MA

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

ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

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

ZONING DISTRICT

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

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

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

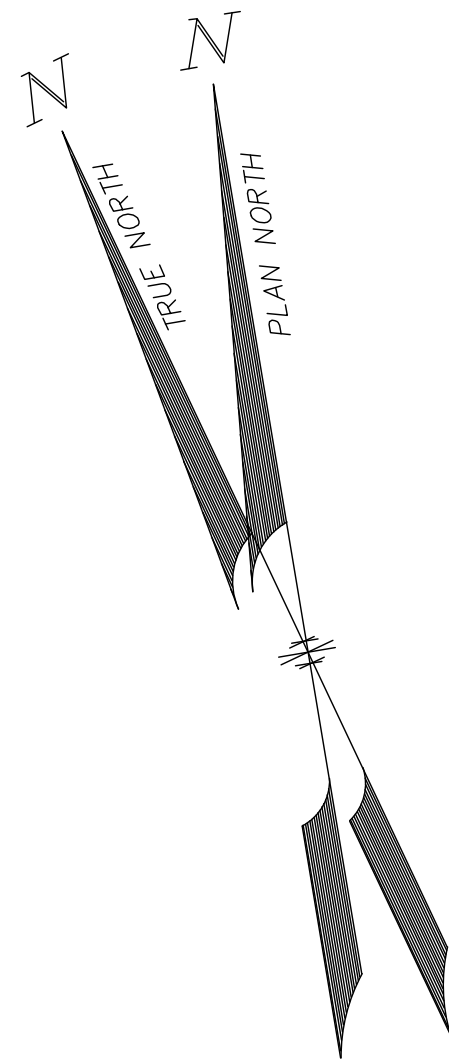
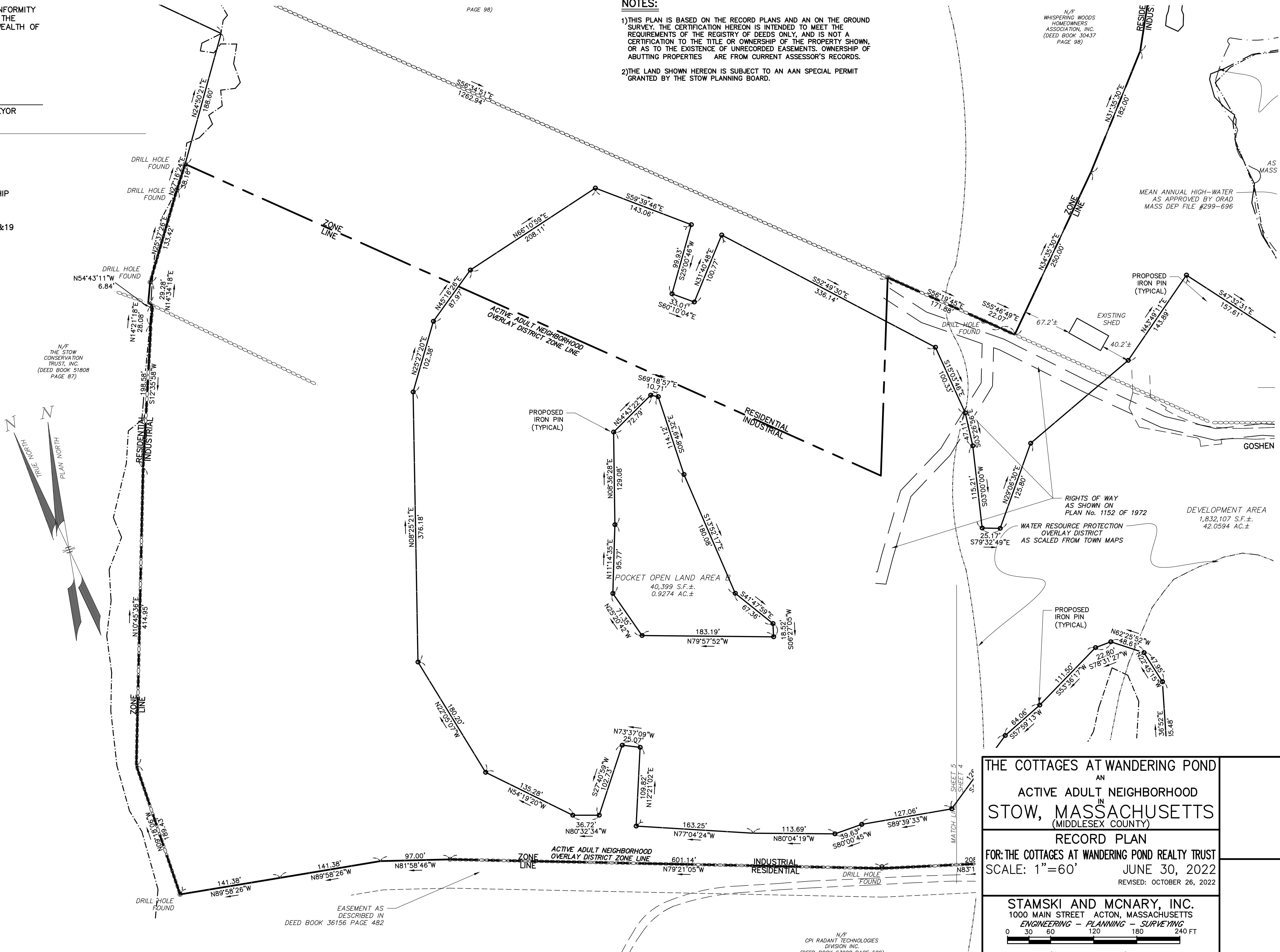
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
STOW PLANNING BOARD

DATE

PAGE 98)

NOTES:

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THE COTTAGES AT WANDERING POND AN ACTIVE ADULT NEIGHBORHOOD IN STOW, MASSACHUSETTS (MIDDLESEX COUNTY) RECORD PLAN FOR: THE COTTAGES AT WANDERING POND REALTY TRUST SCALE: 1"=60' JUNE 30, 2022 REVISED: OCTOBER 26, 2022 STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING SM-3719C (3719C.AAN.REC.DWG) SHEET 6 OF 72

**RECORD OWNER**

EFMC ASSOCIATES LIMITED PARTNERSHIP  
36 PARMENTER ROAD  
HUDSON, MA

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

GOSHEN LANE REALTY TRUST  
148 PARK STREET  
NORTH READING, MA

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

GREYSTONE PAINTING CORP.  
21 WELLINGTON AVENUE  
HUDSON, MA

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

ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

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

**ZONING DISTRICT**

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

**APPLICANT**

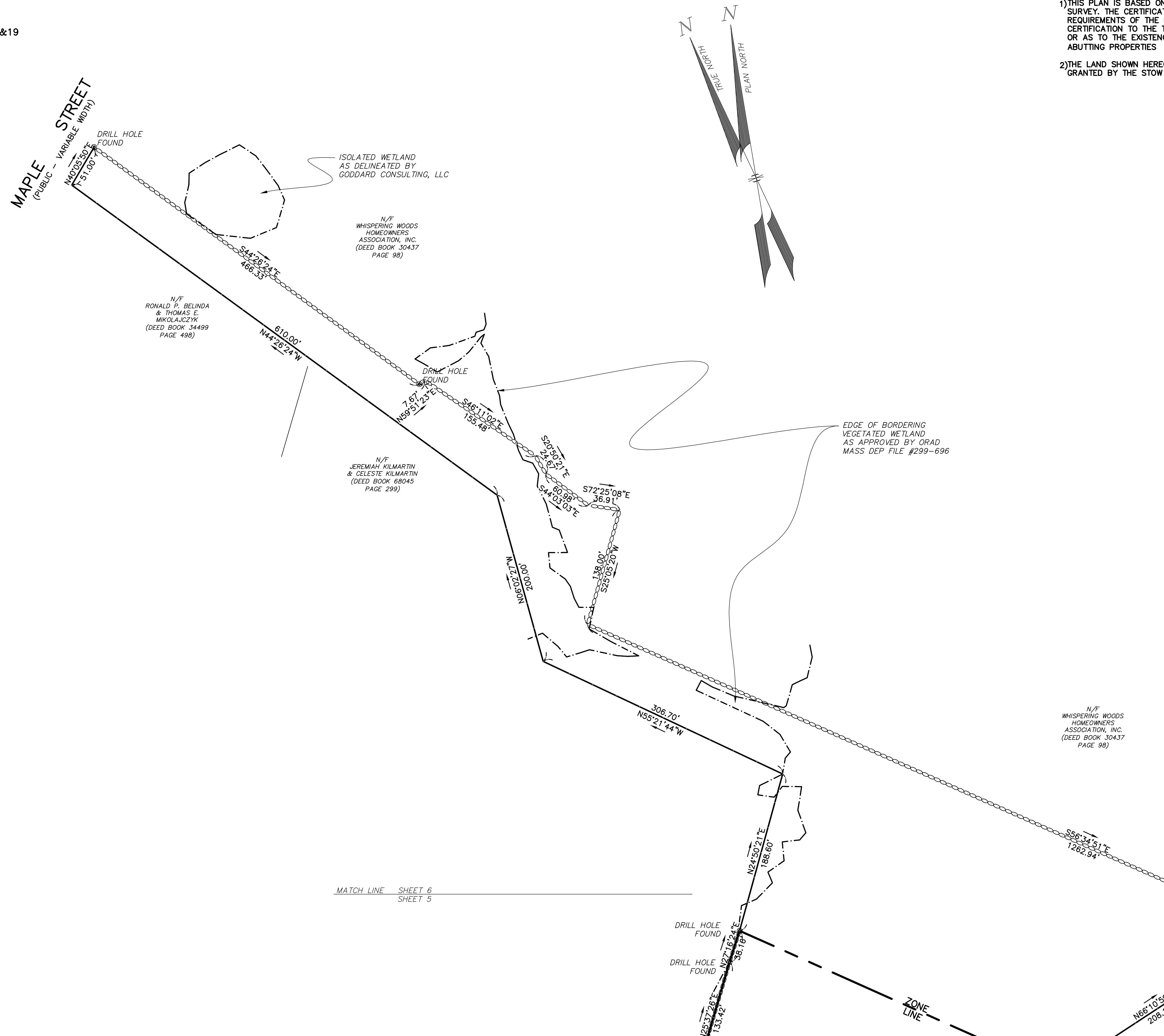
THE COTTAGES AT WANDERING POND REALTY TRUST  
148 PARK STREET  
NORTH READING, MA

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

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
**STOW PLANNING BOARD**

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE



**NOTES:**

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

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

N/F WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC. (DEED BOOK 30437 PAGE 98)

MATCH LINE SHEET 6 SHEET 5

THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
RECORD PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022  
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 30 60 120 180 240 FT  
SM-3719C (3719C.AAN.REC.DWG) SHEET 7 OF 72

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

STOW PLANNING BOARD

DATE:

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

DATE

TOWN CLERK

N

EXISTING CONDITIONS SHEET 1

EXISTING CONDITIONS SHEET 2

EXISTING CONDITIONS SHEET 3

EXISTING CONDITIONS SHEET 11

EXISTING CONDITIONS SHEET 5

EXISTING CONDITIONS SHEET 4

EXISTING CONDITIONS SHEET 10

EXISTING CONDITIONS SHEET 6

EXISTING CONDITIONS SHEET 9

EXISTING CONDITIONS SHEET 8

EXISTING CONDITIONS SHEET 7

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

R2 4 & 5  
3,051,713 S.F.±  
70.0576 AC.±

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

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

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

R2 PARCEL 1A  
286,831 S.F.±  
6.5618 AC.±

R2 PARCEL 3  
832,756 S.F.±  
19.1163 AC.±

217 HUDSC  
490,064 S.F.±  
11.2632 AC.±

R2 PARCEL 6  
90,062 S.F.±  
2.0632 AC.±

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

EXISTING CONDITIONS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=150' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

0 75 150 300 450 600 FT

DATUM  
NAVD OF 1988

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 8 OF 72



STOW PLANNING BOARD

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DATE: \_\_\_\_\_

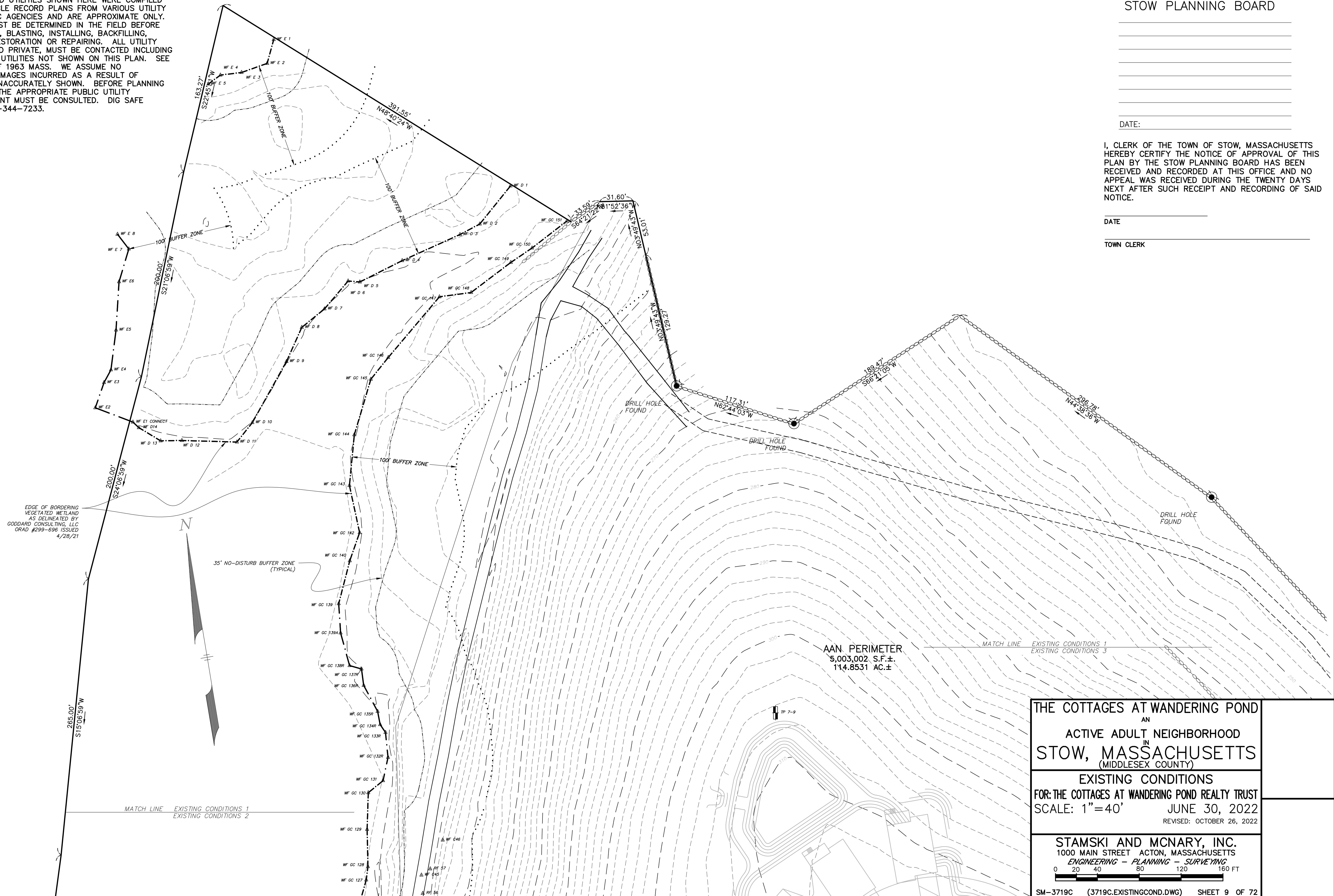
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

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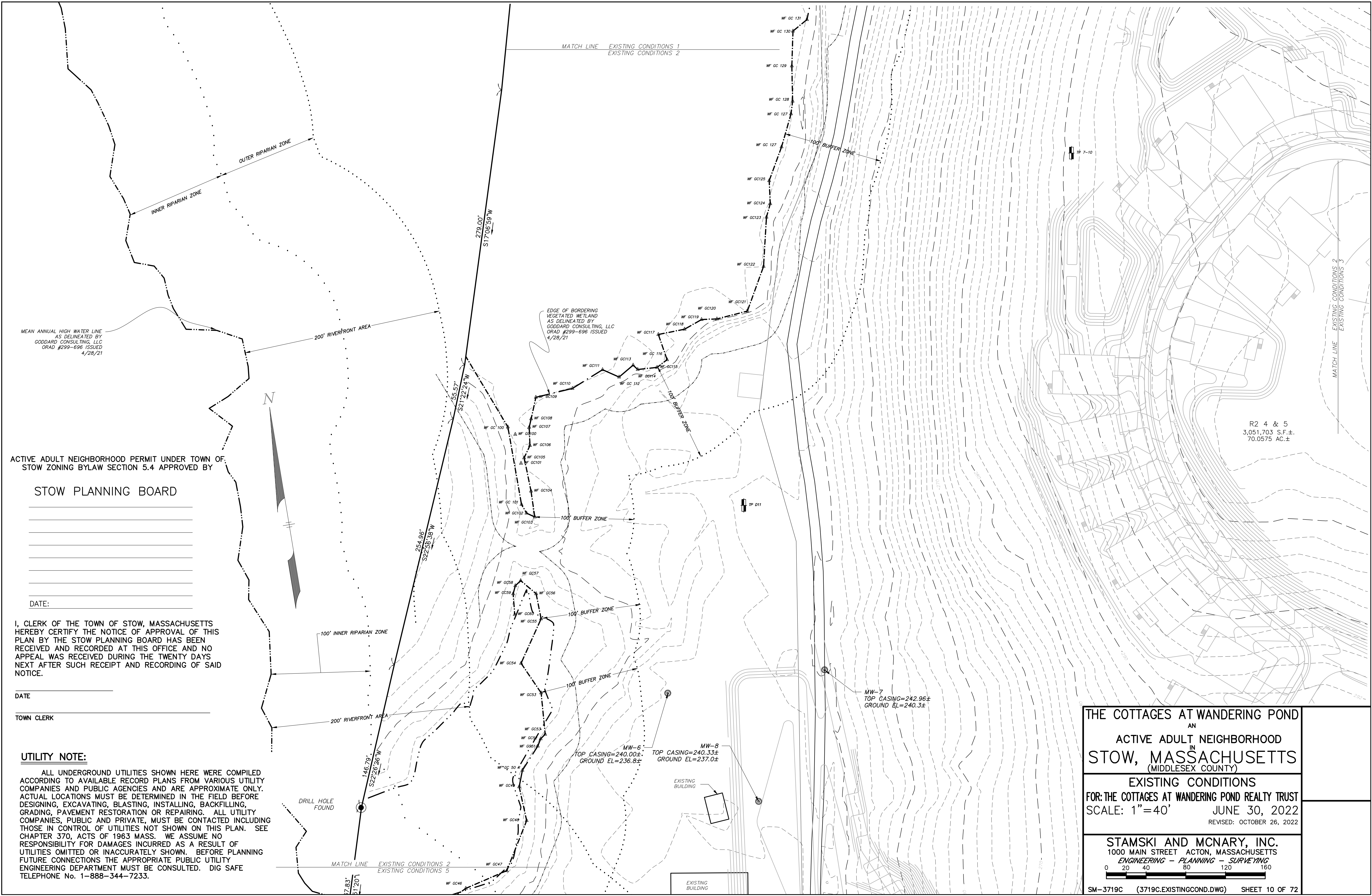


**THE COTTAGES AT WANDERING POND**  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
**STOW, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

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

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

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 9 OF 72



MEAN ANNUAL HIGH WATER LINE  
AS DELINEATED BY  
GODDARD CONSULTING, LLC  
ORD #299-696 ISSUED  
4/28/21

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

STOW PLANNING BOARD

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TELEPHONE No. 1-888-344-7233.

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

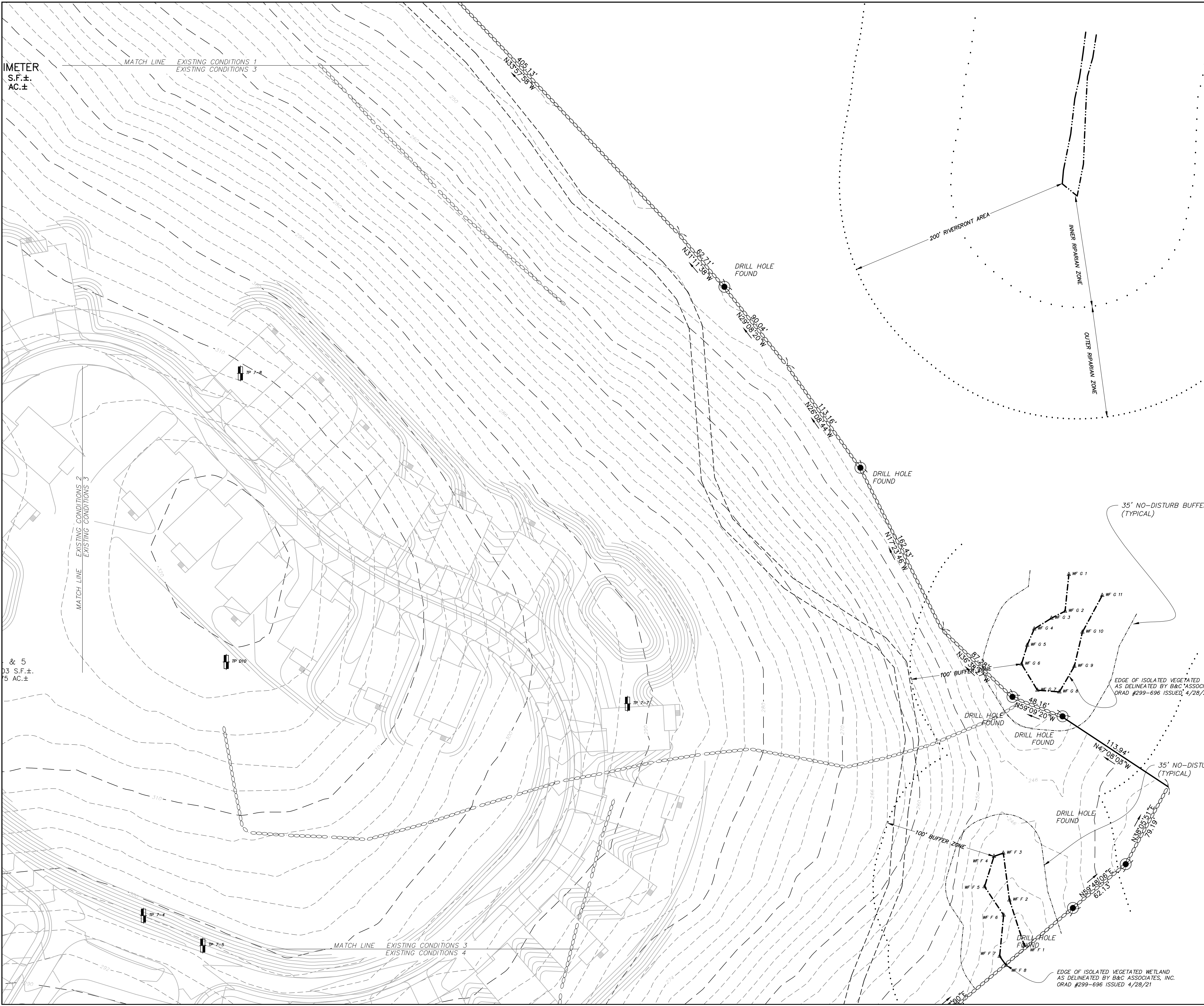
**THE COTTAGES AT WANDERING POND**  
AN  
**ACTIVE ADULT NEIGHBORHOOD**  
IN  
**STOW, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
**EXISTING CONDITIONS**  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
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**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

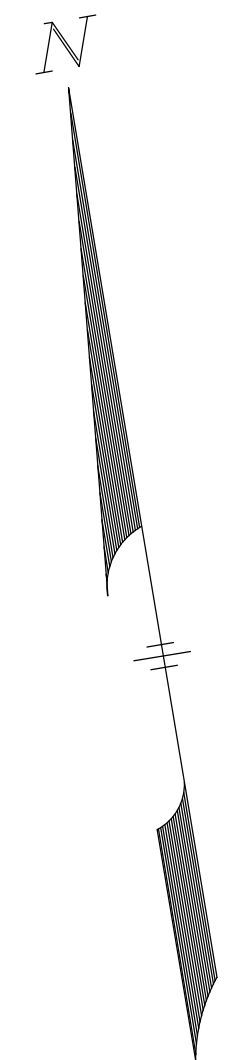
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SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 10 OF 72

METER  
S.F.±  
AC.±



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

STOW PLANNING BOARD

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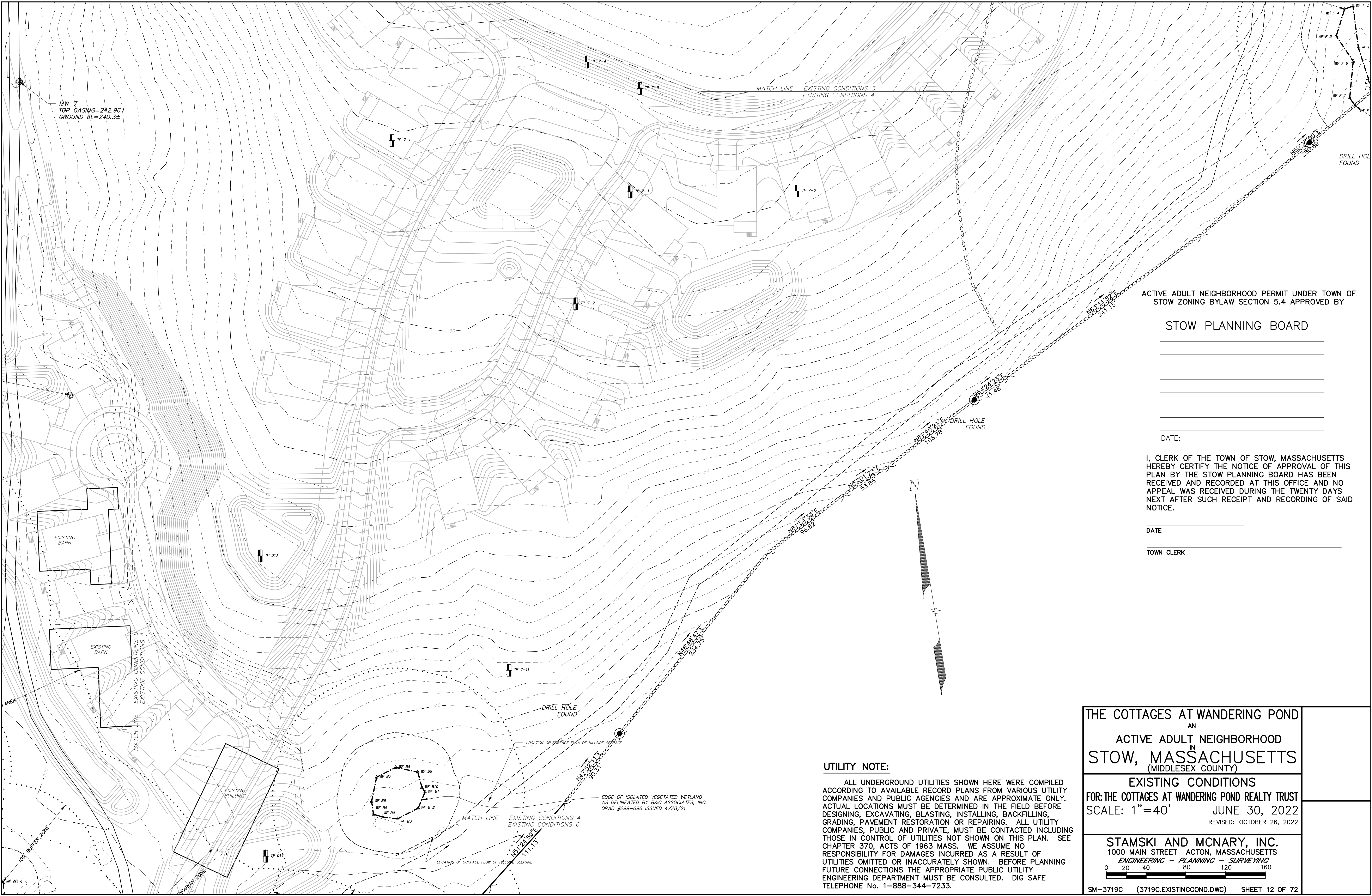
TOWN CLERK

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

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

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





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

MATCH LINE  
EXISTING CONDITIONS 3  
EXISTING CONDITIONS 4

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

STOW PLANNING BOARD

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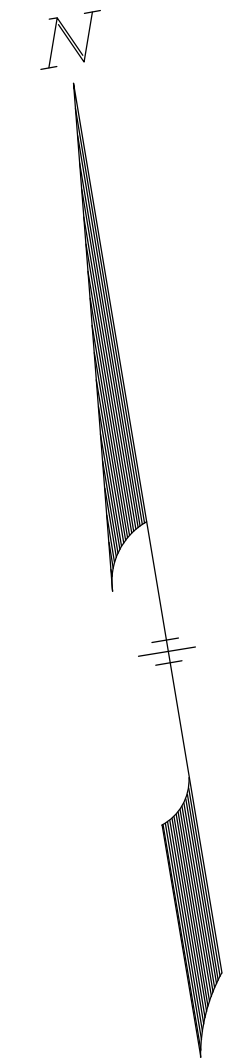
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THE COTTAGES AT WANDERING POND  
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STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

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

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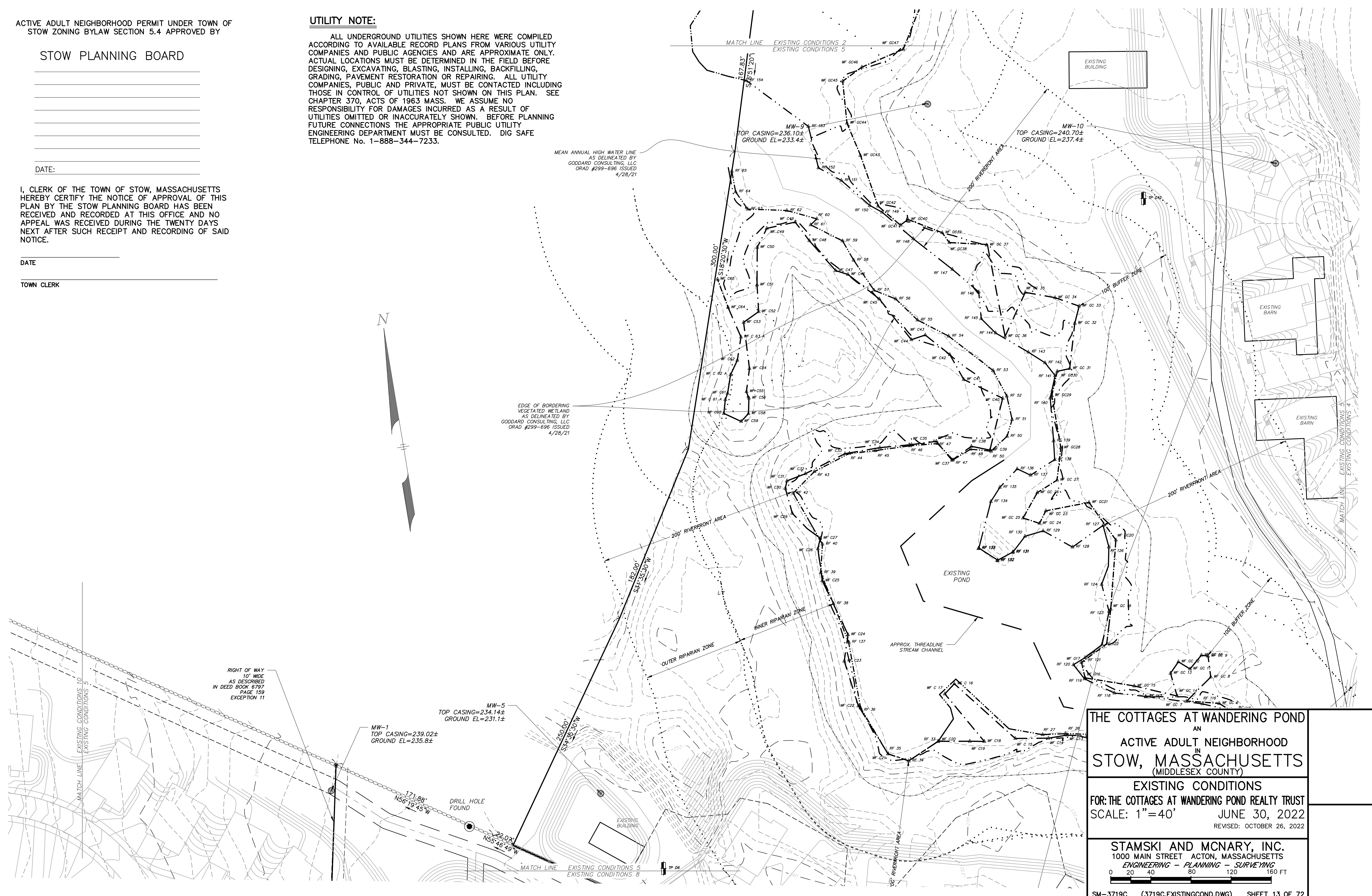
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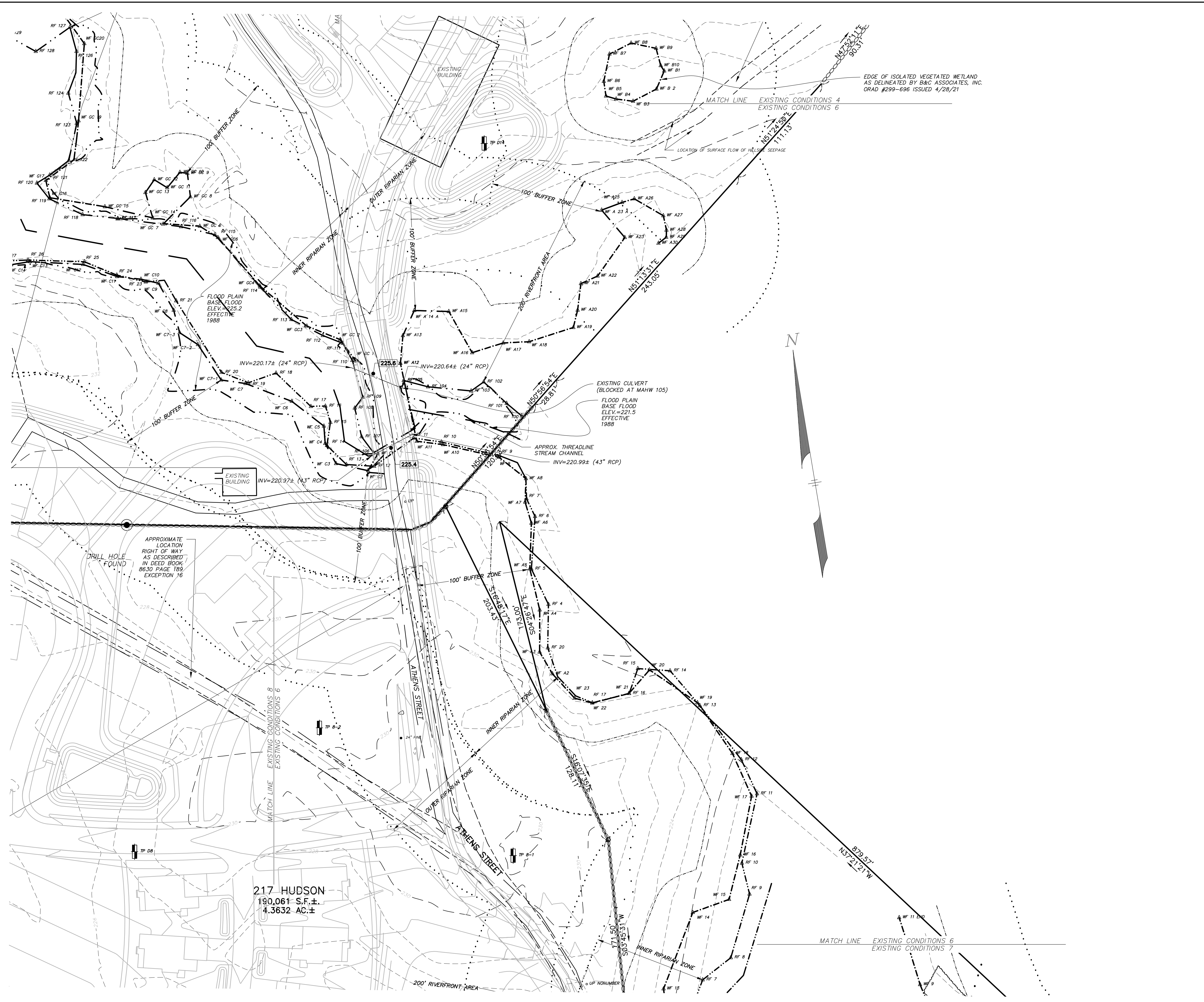
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EXISTING CONDITIONS  
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SCALE: 1"=40'  
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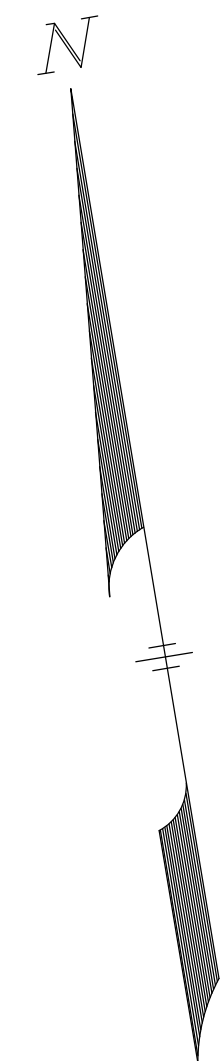
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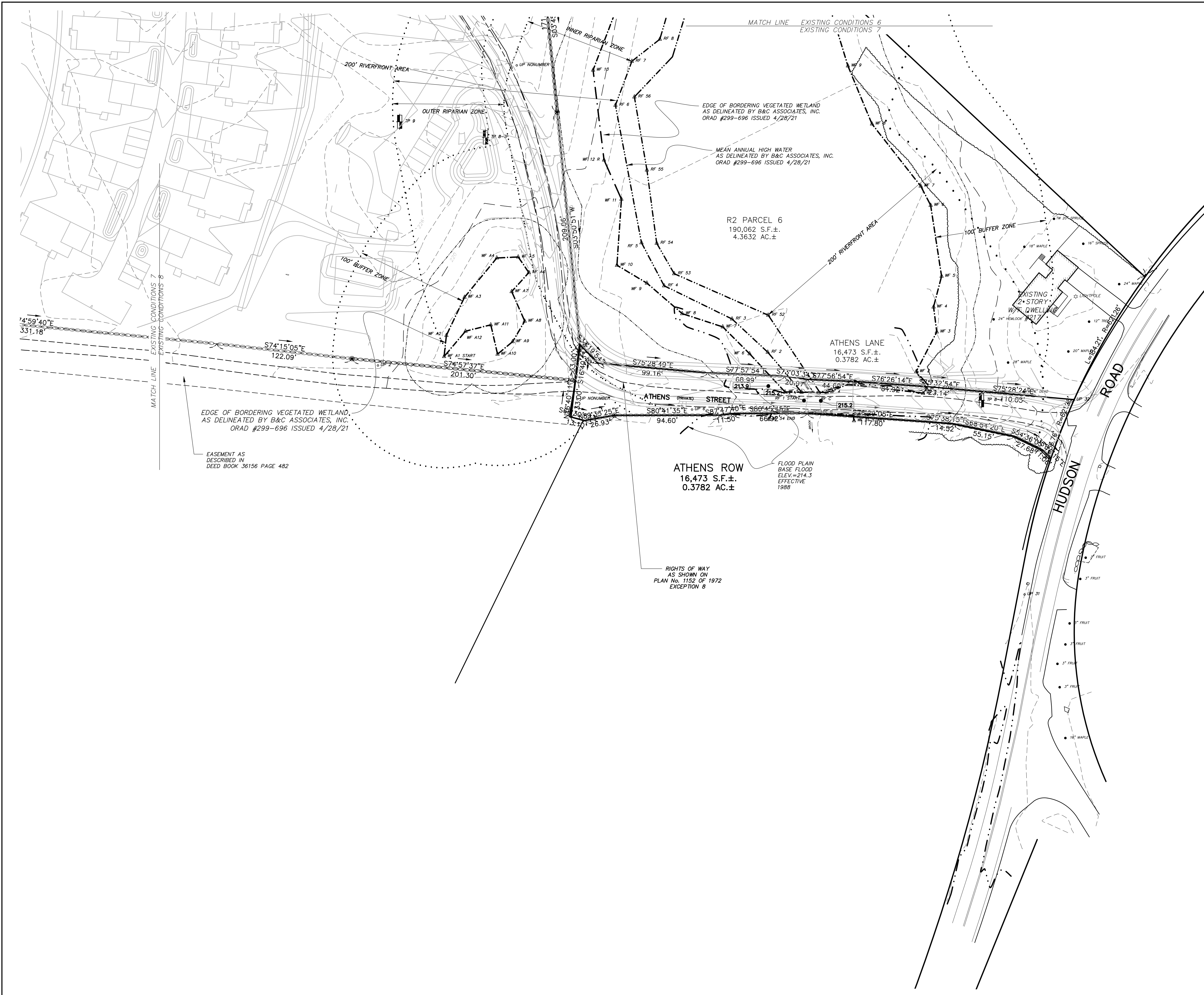
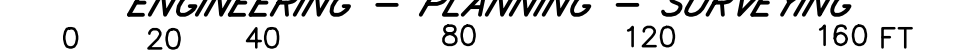
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ENGINEERING - PLANNING - SURVEYING



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

ATHENS LANE  
16,473 S.F.±  
0.3782 AC.±

ATHENS ROW  
16,473 S.F.±  
0.3782 AC.±

FLOOD PLAIN  
BASE FLOOD  
ELEV.=214.3  
EFFECTIVE  
1988

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

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

EASEMENT AS  
DESCRIBED IN  
DEED BOOK 36156 PAGE 482

MATCH LINE EXISTING CONDITIONS 6  
EXISTING CONDITIONS 7

MATCH LINE EXISTING CONDITIONS 7  
EXISTING CONDITIONS 8

14°59'40"E  
331.18'

S74°15'05"E  
122.09'

S74°57'37"E  
201.30'

S80°41'35"E  
94.60'

S67°47'40"E  
11.50'

S66°45'15"E  
66.92'

S75°28'49"E  
99.16'

S77°57'54"E  
201.07'

S73°03'34"E  
213.9'

S77°56'54"E  
215.2'

S76°26'14"E  
215.2'

S79°32'54"E  
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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

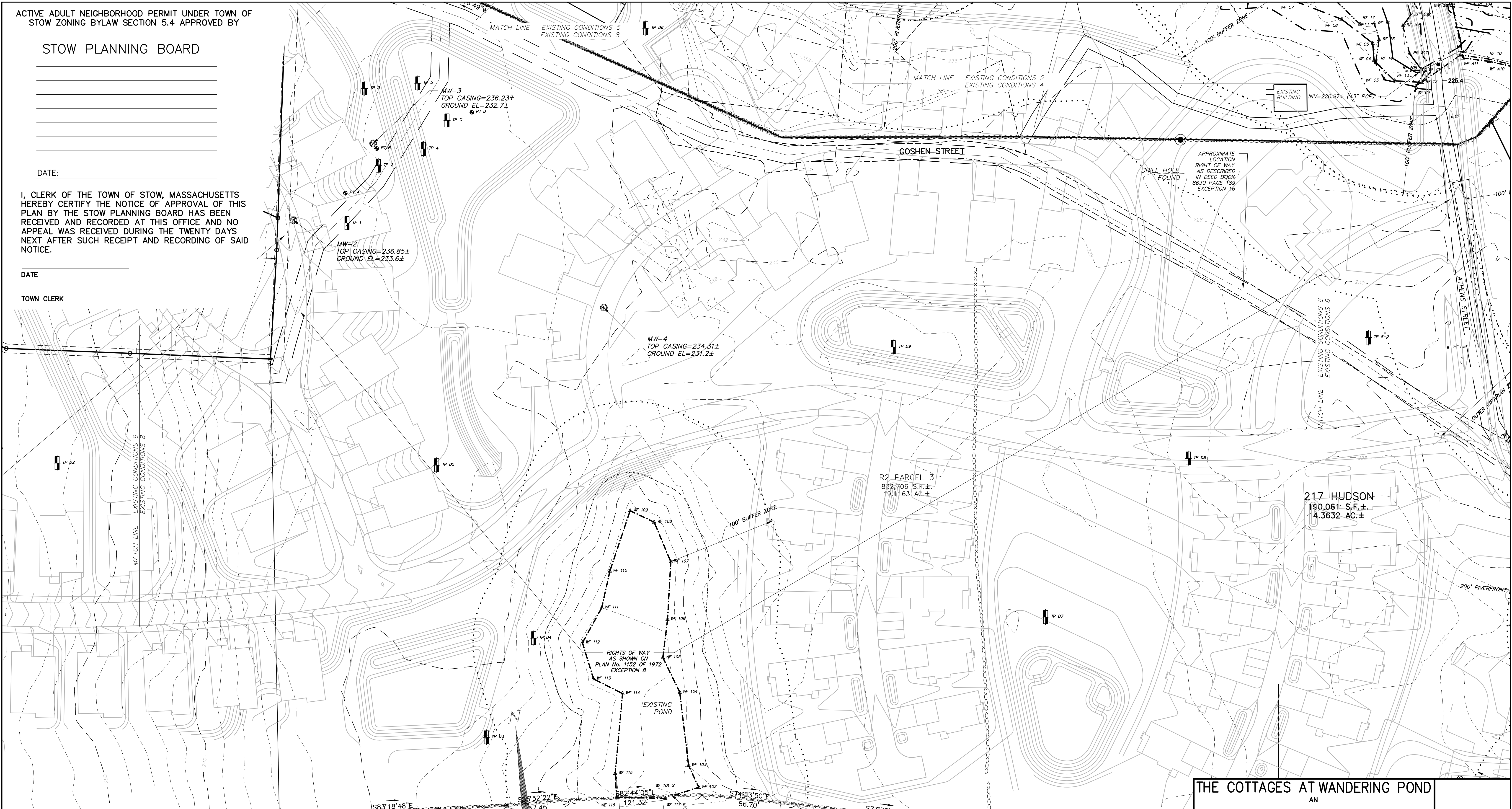
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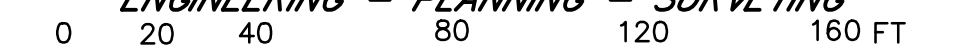
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THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

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

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





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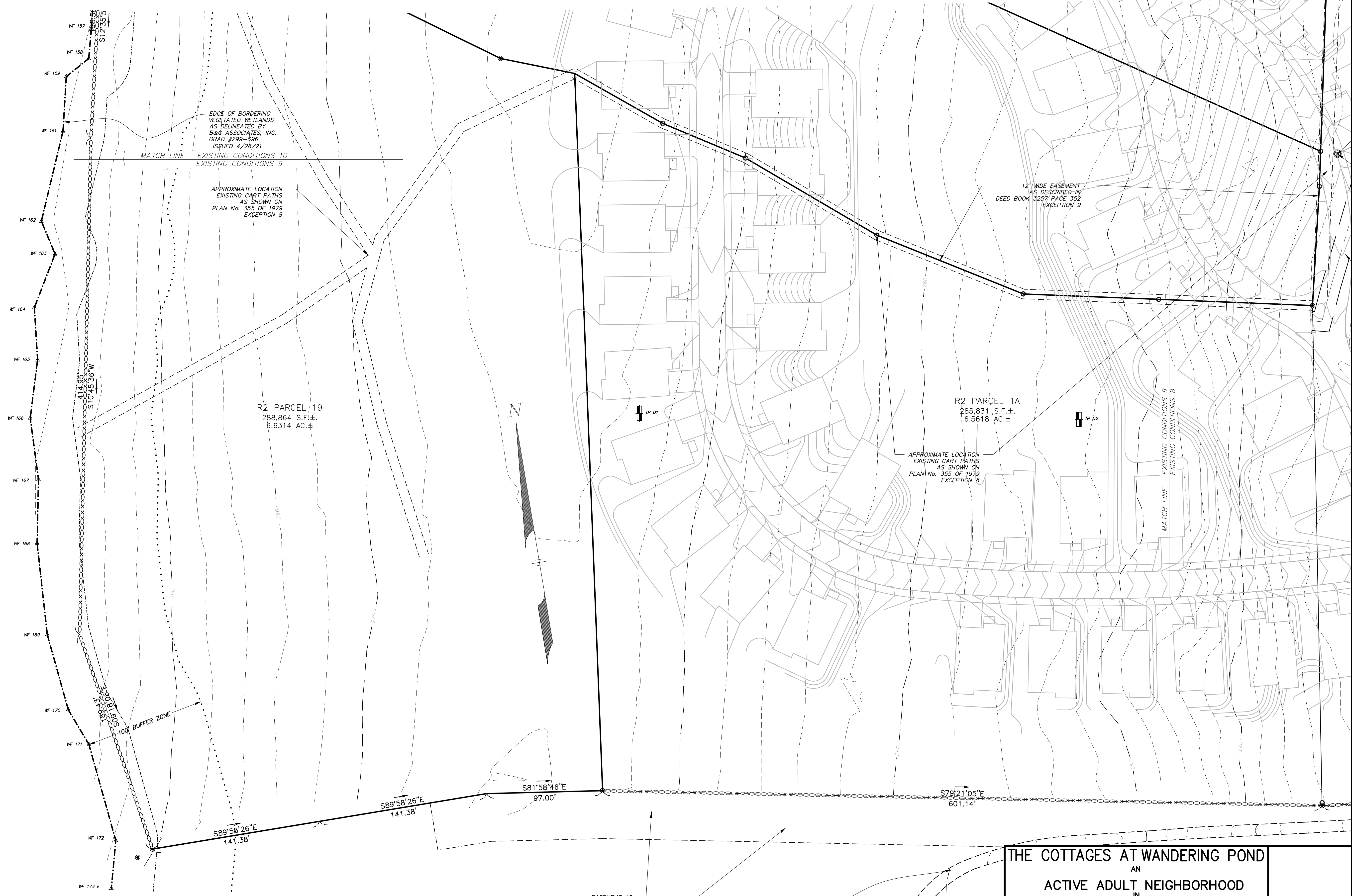
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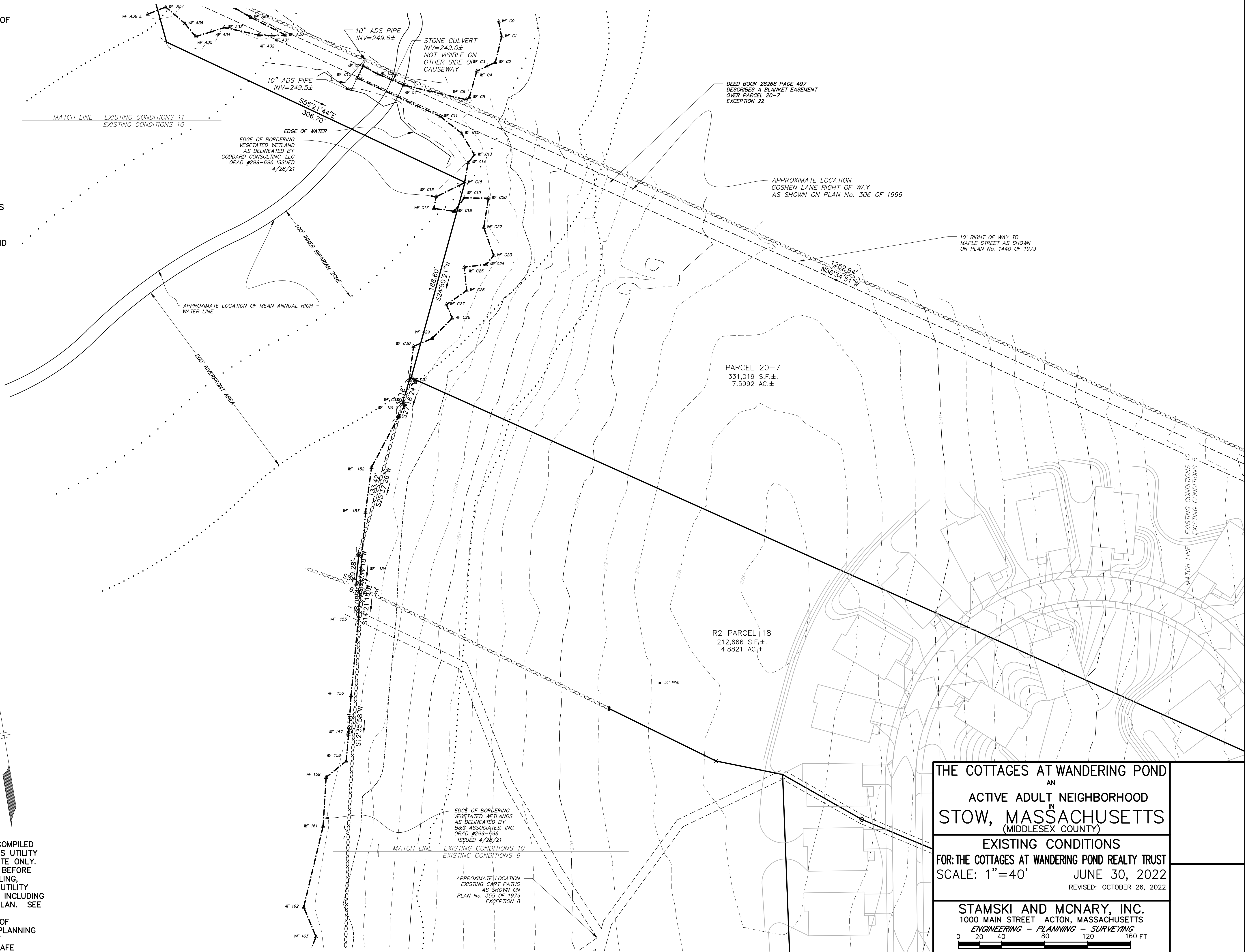
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DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_



**UTILITY NOTE:**

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

THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EXISTING CONDITIONS  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=40' JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022  
 STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING  
 0 20 40 80 120 160 FT  
 SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 18 OF 72

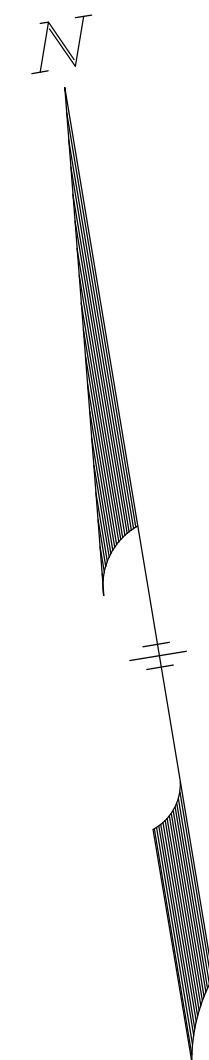
STOW PLANNING BOARD

DATE:

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

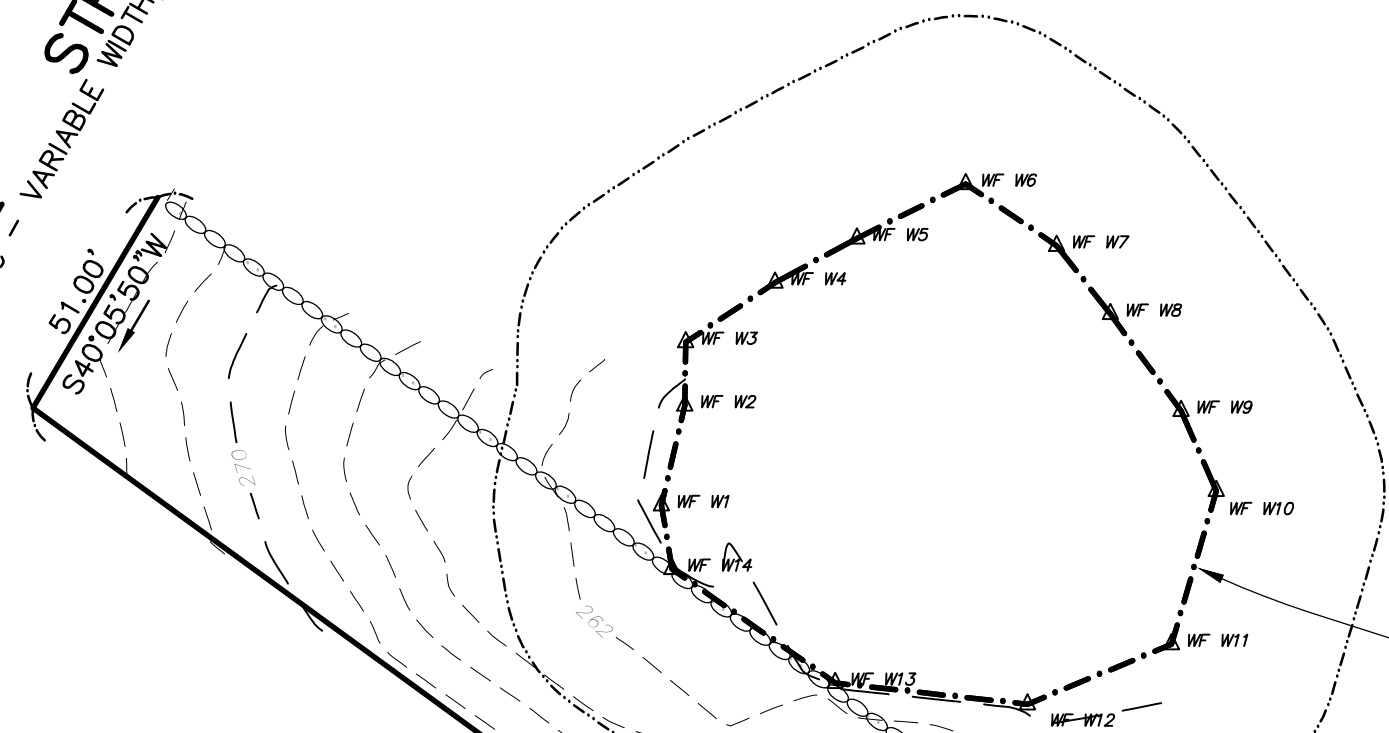
DATE

TOWN CLERK



MAPLE STREET  
(PUBLIC - VARIABLE WIDTH)

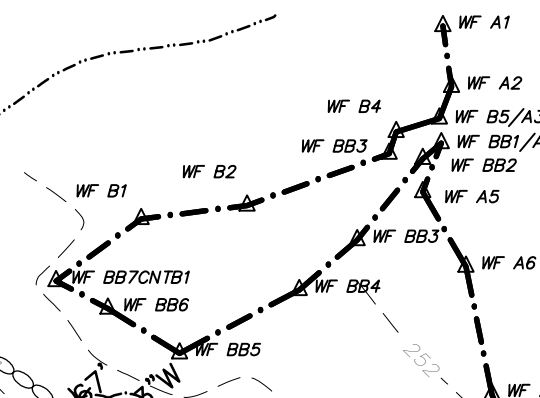
57.00'  
S47°05'30"W



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

160.30'  
N44°20'24"W

S44°26'24"E  
610.00'



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

55.48'  
N46°41'02"W

200.00'  
S72°02'20"E

3.12  
S25°02'20"E

138.00'

36.91'  
N72°25'08"W

80.98'  
N44°03'03"W

24.95'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

MATCH LINE EXISTING CONDITIONS 11 EXISTING CONDITIONS 10

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

EDGE OF WATER

S55°21'44"E  
306.70'

10" ADS PIPE  
INV=249.6±

STONE CULVERT  
INV=249.0±  
NOT VISIBLE ON OTHER SIDE OF CAUSEWAY

10" ADS PIPE  
INV=249.5±

**UTILITY NOTE:**  
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THE COTTAGES AT WANDERING POND AN ACTIVE ADULT NEIGHBORHOOD IN STOW, MASSACHUSETTS (MIDDLESEX COUNTY)	
EXISTING CONDITIONS FOR: THE COTTAGES AT WANDERING POND REALTY TRUST SCALE: 1"=40' JUNE 30, 2022 REVISED: OCTOBER 26, 2022	
STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING	
SM-3719C	(3719C.EXISTINGCOND.DWG) SHEET 19 OF 72

STOW PLANNING BOARD

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\_\_\_\_\_

DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

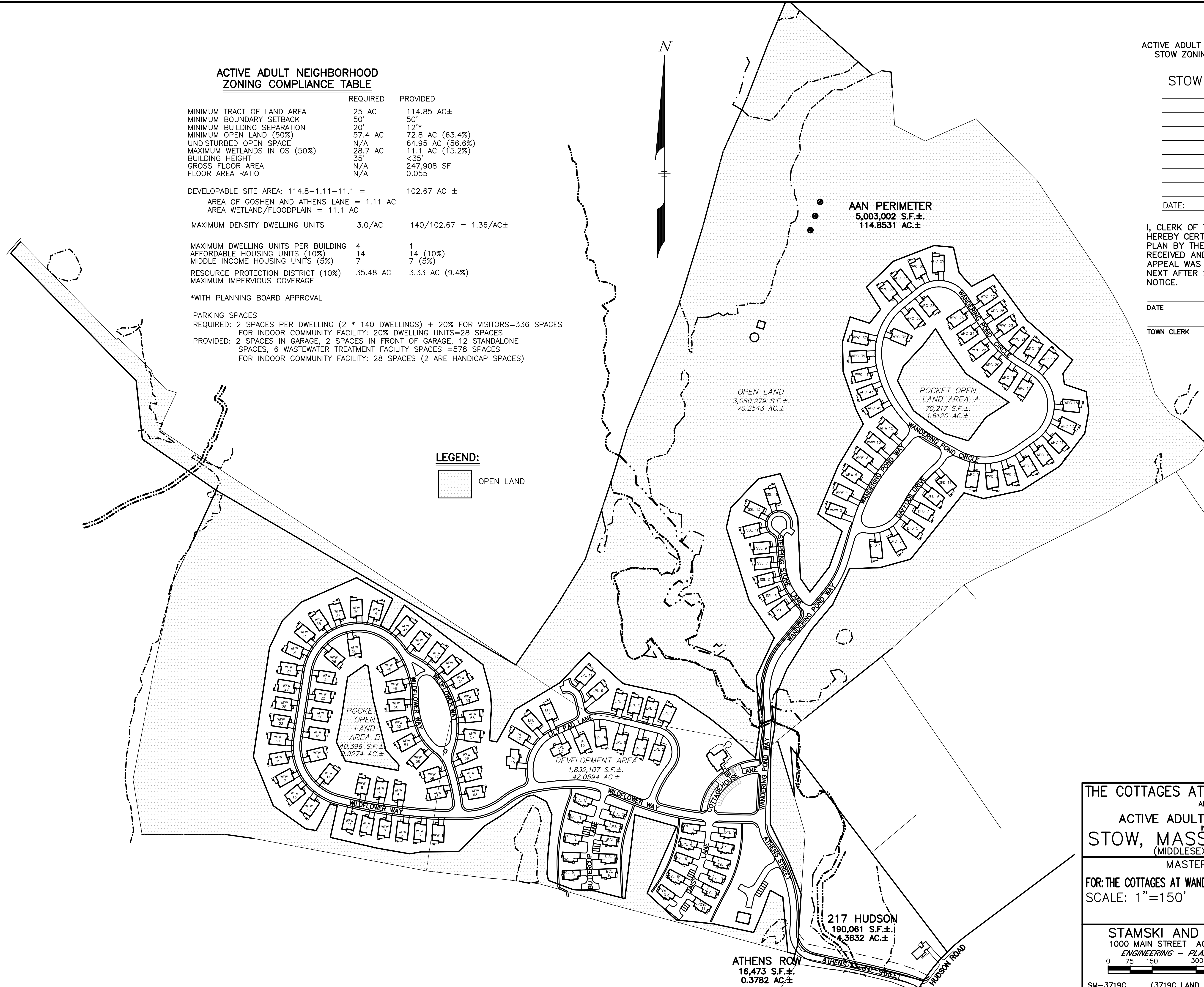
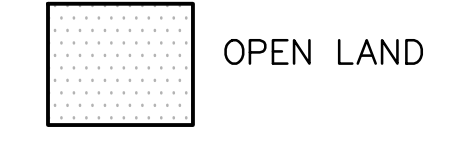
**ACTIVE ADULT NEIGHBORHOOD ZONING COMPLIANCE TABLE**

	REQUIRED	PROVIDED
MINIMUM TRACT OF LAND AREA	25 AC	114.85 AC±
MINIMUM BOUNDARY SETBACK	50'	50'
MINIMUM BUILDING SEPARATION	20'	12'*
MINIMUM OPEN LAND (50%)	57.4 AC	72.8 AC (63.4%)
UNDISTURBED OPEN SPACE	N/A	64.95 AC (56.6%)
MAXIMUM WETLANDS IN OS (50%)	28.7 AC	11.1 AC (15.2%)
BUILDING HEIGHT	35'	<35'
GROSS FLOOR AREA	N/A	247,908 SF
FLOOR AREA RATIO	N/A	0.055
DEVELOPABLE SITE AREA: 114.8-1.11-11.1 =		102.67 AC ±
AREA OF GOSHEN AND ATHENS LANE = 1.11 AC		
AREA WETLAND/FLOODPLAIN = 11.1 AC		
MAXIMUM DENSITY DWELLING UNITS	3.0/AC	140/102.67 = 1.36/AC±
MAXIMUM DWELLING UNITS PER BUILDING	4	1
AFFORDABLE HOUSING UNITS (10%)	14	14 (10%)
MIDDLE INCOME HOUSING UNITS (5%)	7	7 (5%)
RESOURCE PROTECTION DISTRICT (10%)	35.48 AC	3.33 AC (9.4%)
MAXIMUM IMPERVIOUS COVERAGE		

\*WITH PLANNING BOARD APPROVAL

**PARKING SPACES**  
 REQUIRED: 2 SPACES PER DWELLING (2 \* 140 DWELLINGS) + 20% FOR VISITORS=336 SPACES  
 FOR INDOOR COMMUNITY FACILITY: 20% DWELLING UNITS=28 SPACES  
 PROVIDED: 2 SPACES IN GARAGE, 2 SPACES IN FRONT OF GARAGE, 12 STANDALONE SPACES, 6 WASTEWATER TREATMENT FACILITY SPACES =578 SPACES  
 FOR INDOOR COMMUNITY FACILITY: 28 SPACES (2 ARE HANDICAP SPACES)

**LEGEND:**



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

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=150' JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022

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

SM-3719C (3719C LAND USE.DWG) SHEET 20 OF 72

**LEGEND:**

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

**DATUM**

NAVD OF 1988

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

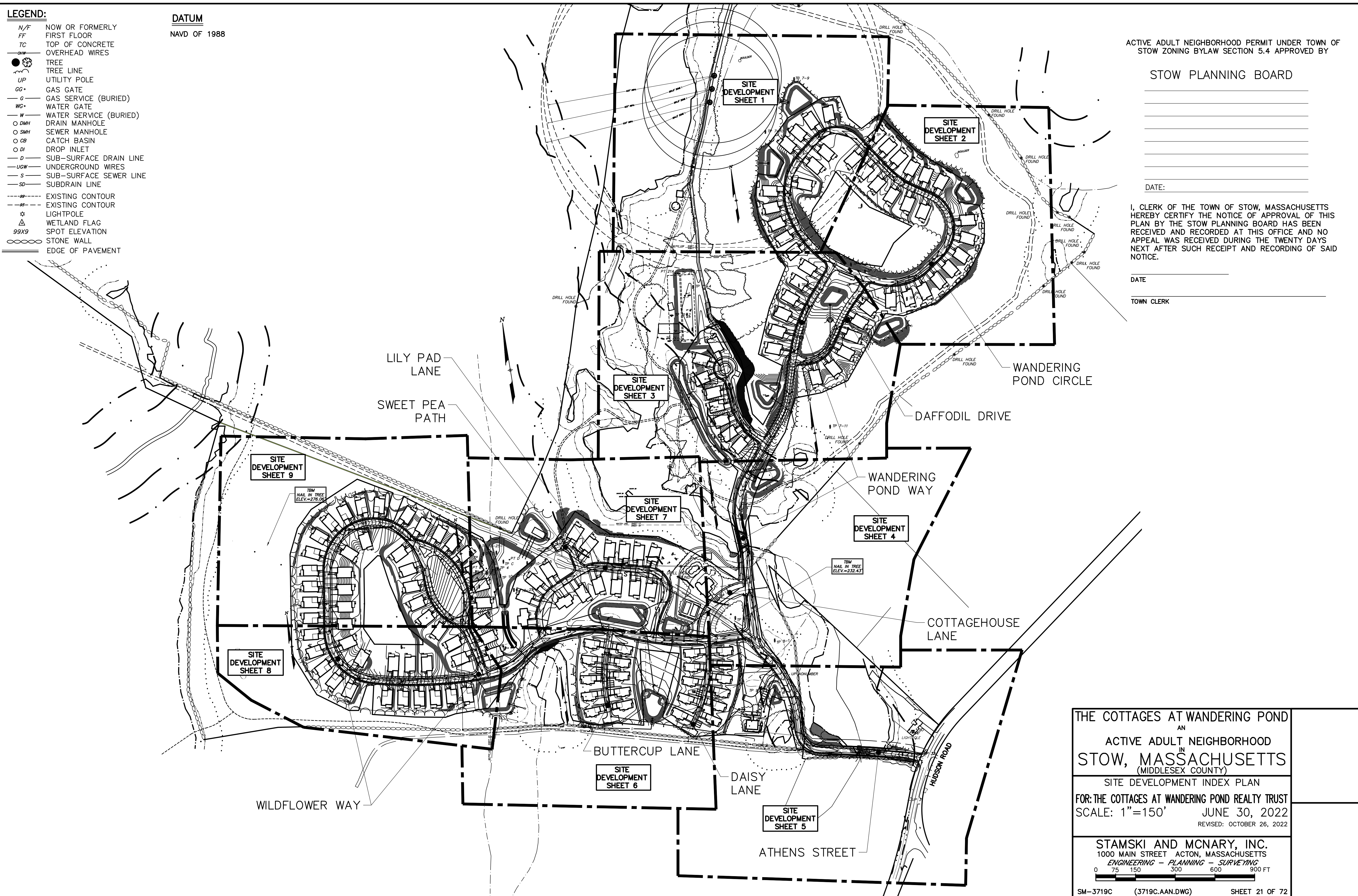
STOW PLANNING BOARD

DATE:

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

DATE

TOWN CLERK



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
SITE DEVELOPMENT INDEX PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=150' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

0 75 150 300 600 900 FT

SM-3719C (3719C.AAN.DWG) SHEET 21 OF 72

STOW PLANNING BOARD

DATE:

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DATE

TOWN CLERK

LEGEND:

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

DATUM

NAVD OF 1988



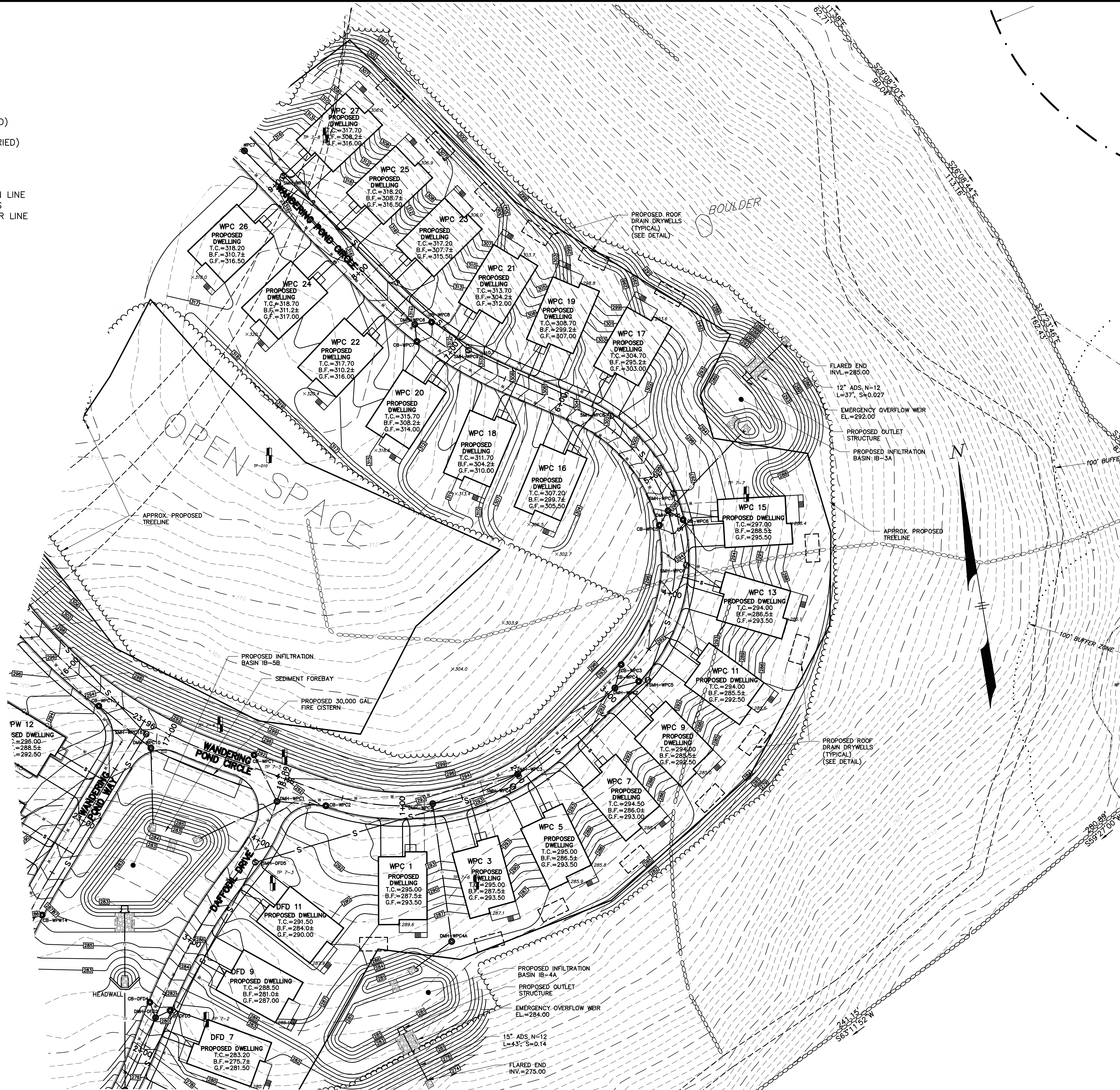
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
SITE DEVELOPMENT PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022  
STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 22 OF 72

**LEGEND:**

- N/F NOW OR FORMERLY
- FF FIRST FLOOR
- TC TOP OF CONCRETE
- OHV OVERHEAD WIRES
- TREE
- ~ TREE LINE
- UP UTILITY POLE
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- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT

**DATUM**

NAVD OF 1988



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

STOW PLANNING BOARD

DATE: \_\_\_\_\_

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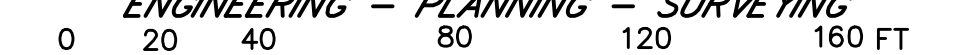
DATE \_\_\_\_\_

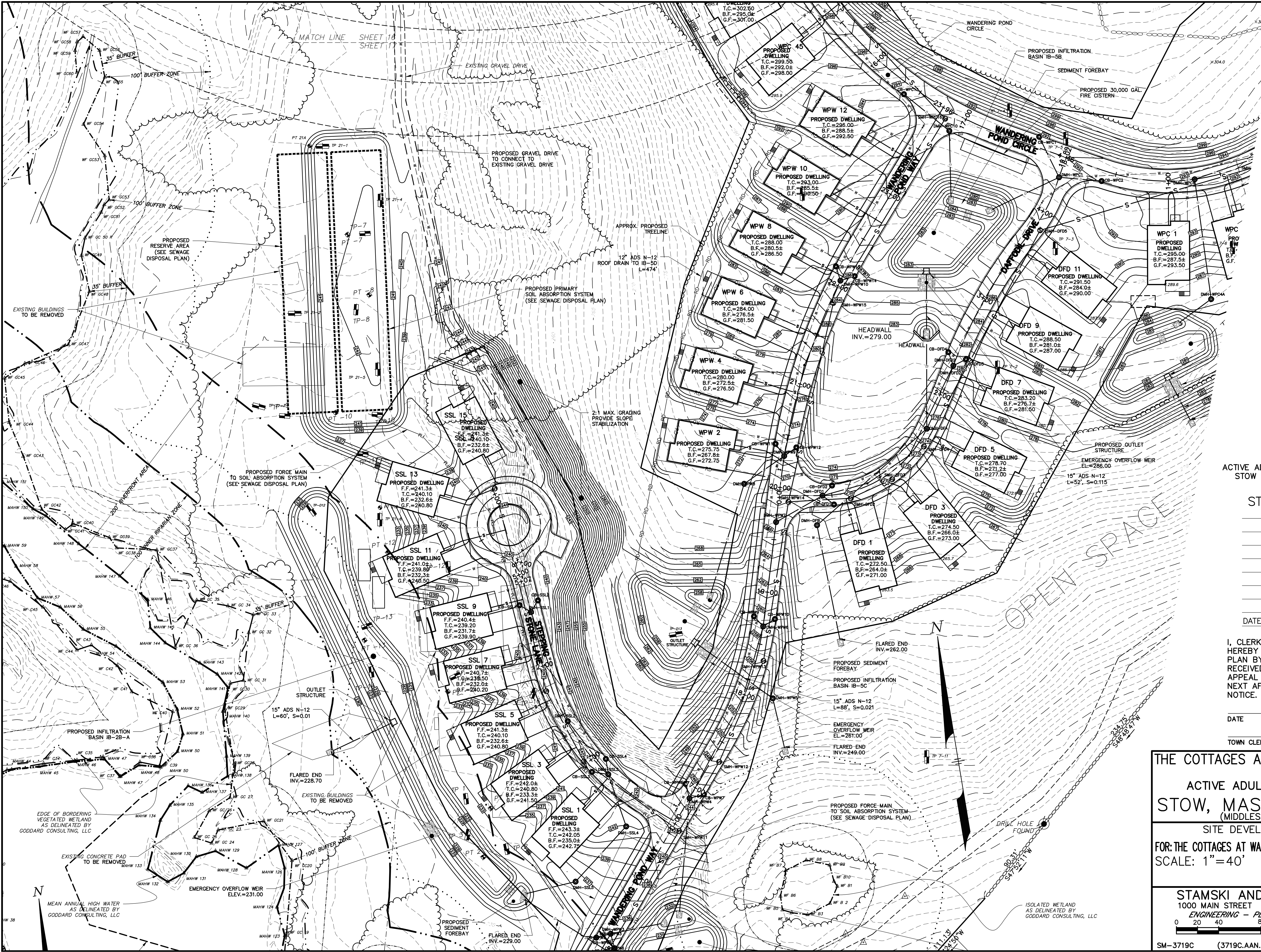
TOWN CLERK \_\_\_\_\_

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

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

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





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  - 99X9 SPOT ELEVATION
  - ○ ○ ○ ○ STONE WALL
  - EDGE OF PAVEMENT

**DATUM**  
NAVD OF 1988

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

STOW PLANNING BOARD

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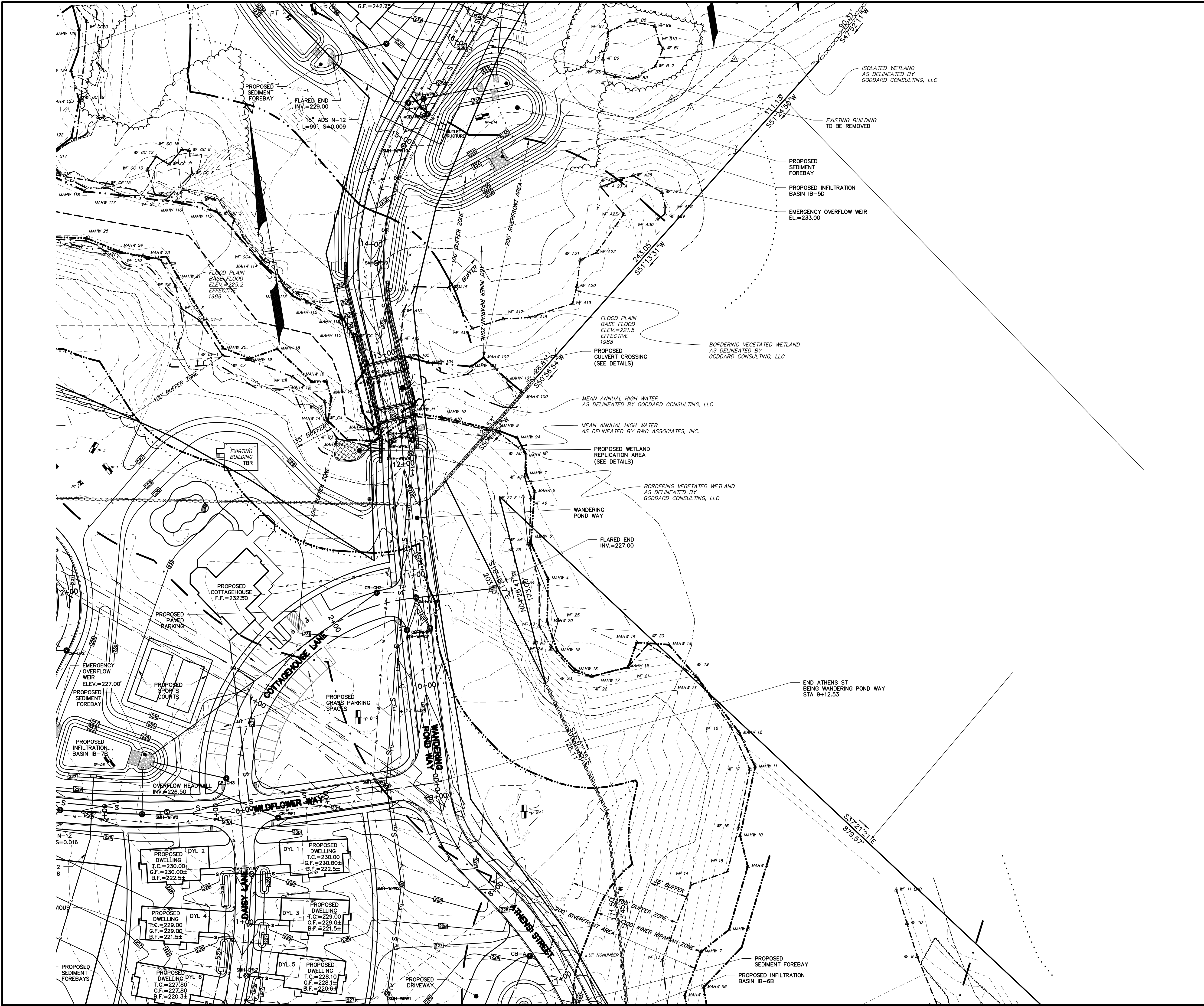
**THE COTTAGES AT WANDERING POND**  
AN  
**ACTIVE ADULT NEIGHBORHOOD**  
**STOW, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
SITE DEVELOPMENT PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 24 OF 72





- LEGEND:**
- N/F NOW OR FORMERLY
  - FF FIRST FLOOR
  - TC TOP OF CONCRETE
  - OHV OVERHEAD WIRES
  - TREE
  - TL TREE LINE
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  - ☆ LIGHTPOLE
  - △ WETLAND FLAG
  - 99X9 SPOT ELEVATION
  - STONE WALL
  - ===== EDGE OF PAVEMENT

**DATUM**  
NAVD OF 1988

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

STOW PLANNING BOARD

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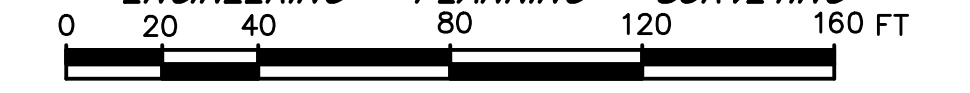
TOWN CLERK

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

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
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STAMSKI AND MCNARY, INC.  
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ENGINEERING - PLANNING - SURVEYING



STOW PLANNING BOARD

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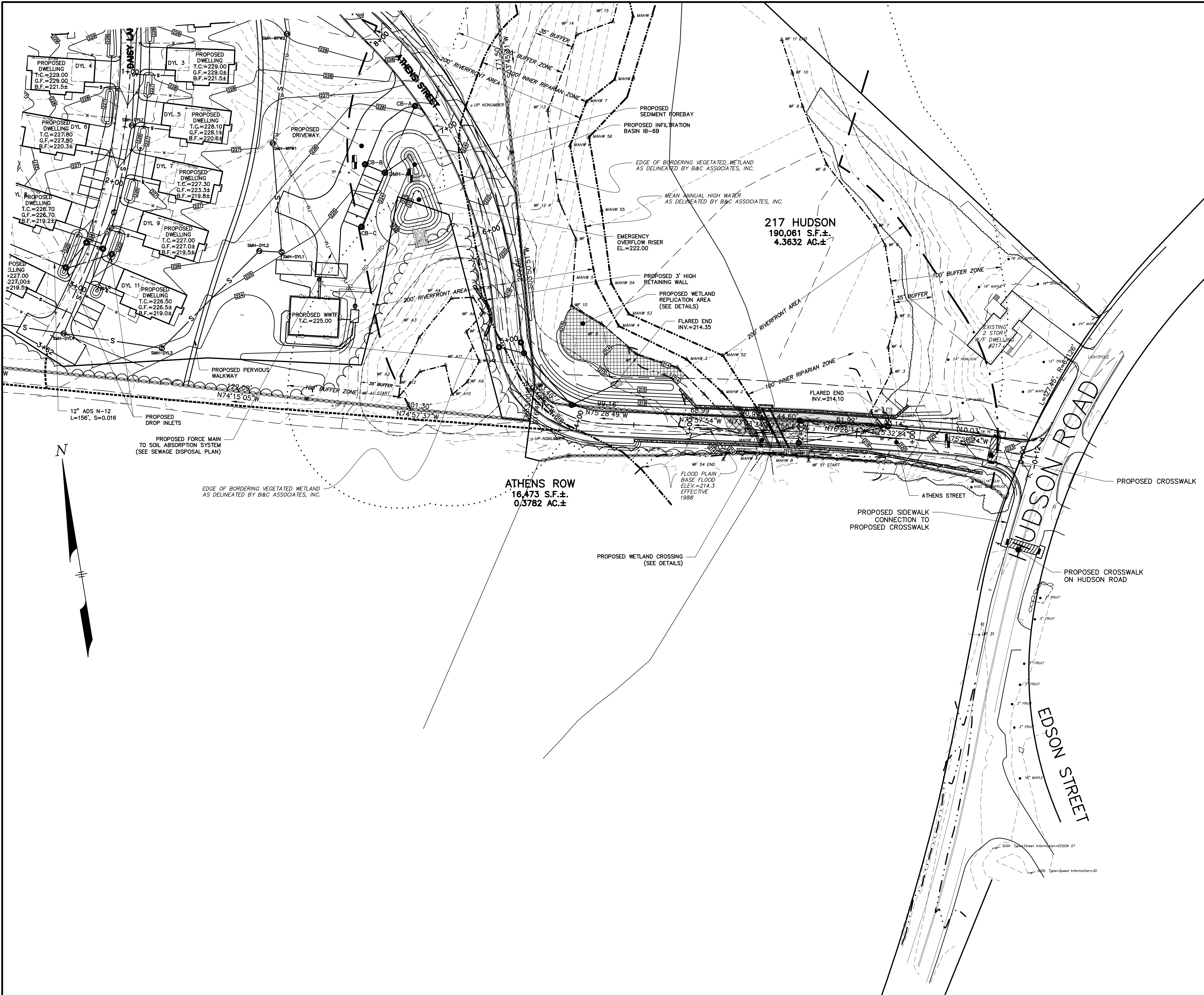
TOWN CLERK

LEGEND:

- N/F NOW OR FORMERLY
- FF FIRST FLOOR
- TC TOP OF CONCRETE
- OVERHEAD WIRES
- TREE
- TREE LINE
- UTILITY POLE
- UP
- GG\* GAS GATE
- G GAS SERVICE (BURIED)
- WG\* WATER GATE
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- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

DATUM

NAVD OF 1988



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

ATHENS ROW  
16,473 S.F.±  
0.3782 AC.±

THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
SITE DEVELOPMENT PLAN  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022  
STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 26 OF 72

STOW PLANNING BOARD

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

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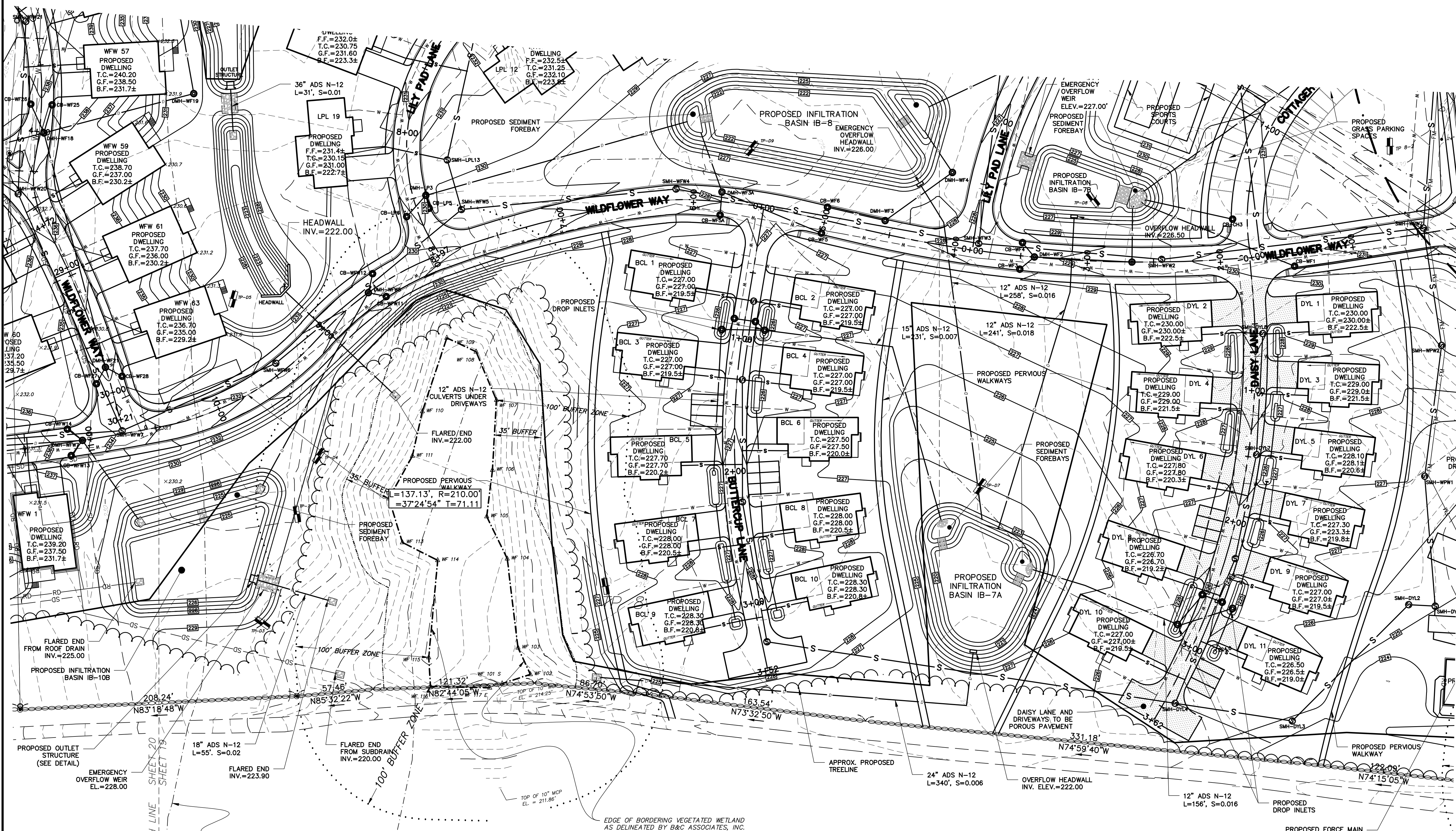
TOWN CLERK \_\_\_\_\_

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- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT
- ▨ PROPOSED POROUS PAVEMENT

DATUM

NAVD OF 1988



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
SITE DEVELOPMENT PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
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STAMSKI AND MCNARY, INC.  
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ENGINEERING - PLANNING - SURVEYING  
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SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 27 OF 72

STOW PLANNING BOARD

DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

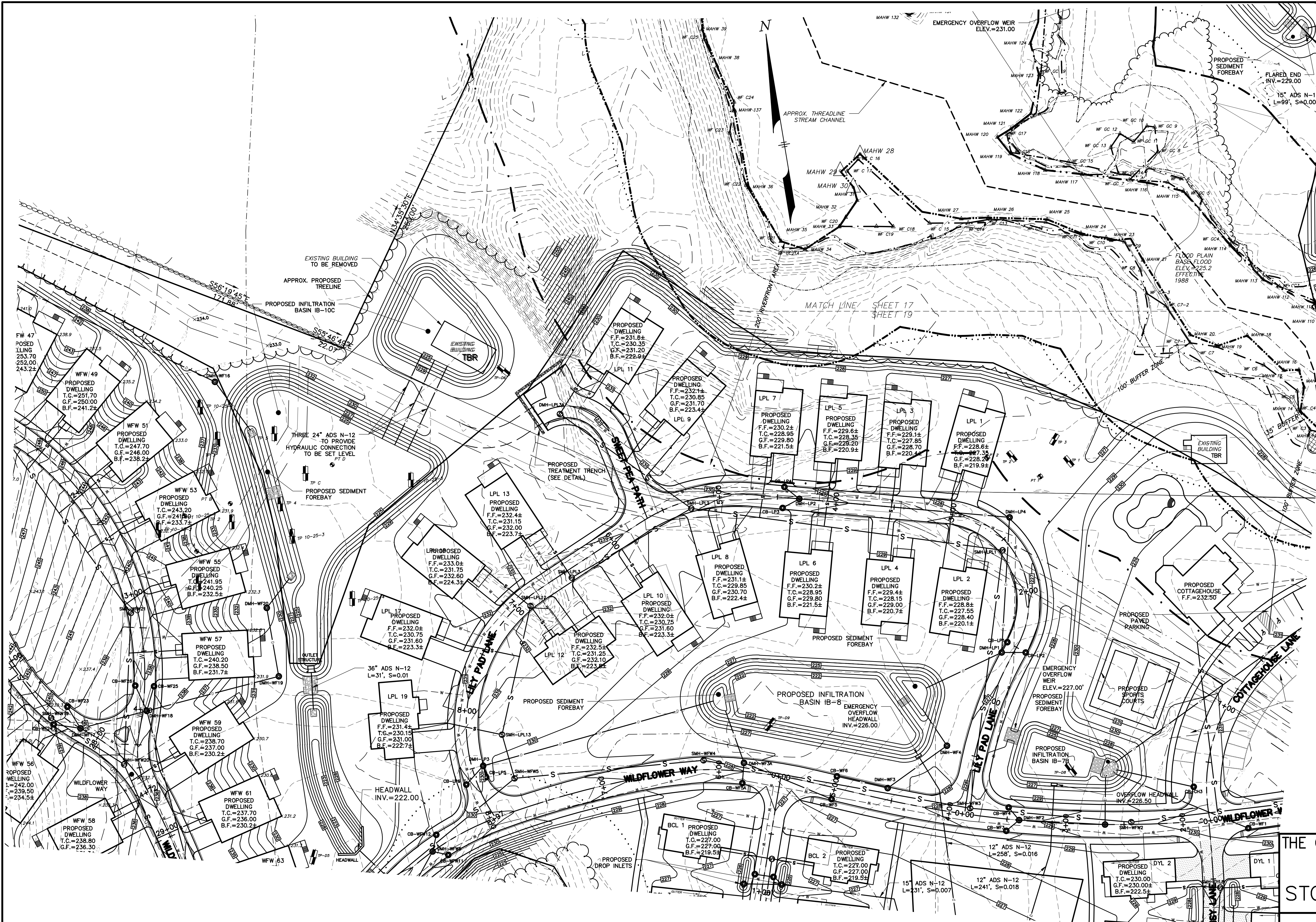
TOWN CLERK \_\_\_\_\_

LEGEND:

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

DATUM

NAVD OF 1988



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

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

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



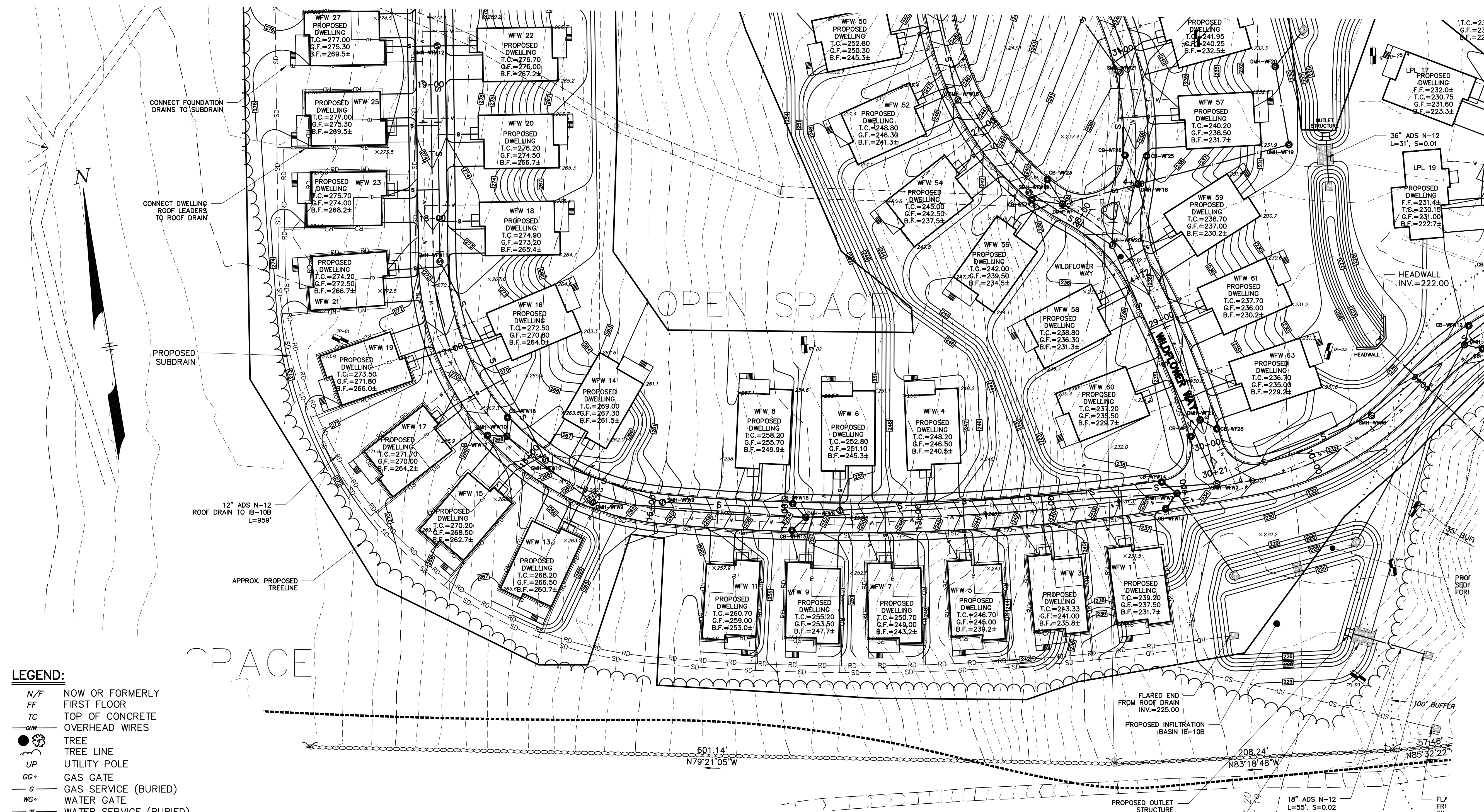
STOW PLANNING BOARD

DATE:

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

DATE

TOWN CLERK



- LEGEND:**
- N/F NOW OR FORMERLY
  - FF FIRST FLOOR
  - TC TOP OF CONCRETE
  - OHV OVERHEAD WIRES
  - TREE
  - TREE LINE
  - UP UTILITY POLE
  - GG\* GAS GATE
  - G GAS SERVICE (BURIED)
  - WG\* WATER GATE
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  - SMH SEWER MANHOLE
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  - UGW UNDERGROUND WIRES
  - S SUB-SURFACE SEWER LINE
  - SD SUBDRAIN LINE
  - FD FOUNDATION DRAIN
  - EXISTING CONTOUR
  - EXISTING CONTOUR
  - ☆ LIGHTPOLE
  - △ WETLAND FLAG
  - 99X9 SPOT ELEVATION
  - STONE WALL
  - EDGE OF PAVEMENT

DATUM  
NAVD OF 1988

**THE COTTAGES AT WANDERING POND**  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
SITE DEVELOPMENT PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022  
**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.2B.DWG) SHEET 29 OF 72

STOW PLANNING BOARD

DATE:

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

DATE

TOWN CLERK

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- TC TOP OF CONCRETE
- OWH OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG+ GAS GATE
- G GAS SERVICE (BURIED)
- WG+ WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- D SUB-SURFACE DRAIN LINE
- UGW UNDERGROUND WIRES
- S SUB-SURFACE SEWER LINE
- SD SUBDRAIN LINE
- FD FOUNDATION DRAIN
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ★ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT

DATUM

NAVD OF 1988

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

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

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

0 20 40 80 120 160 FT

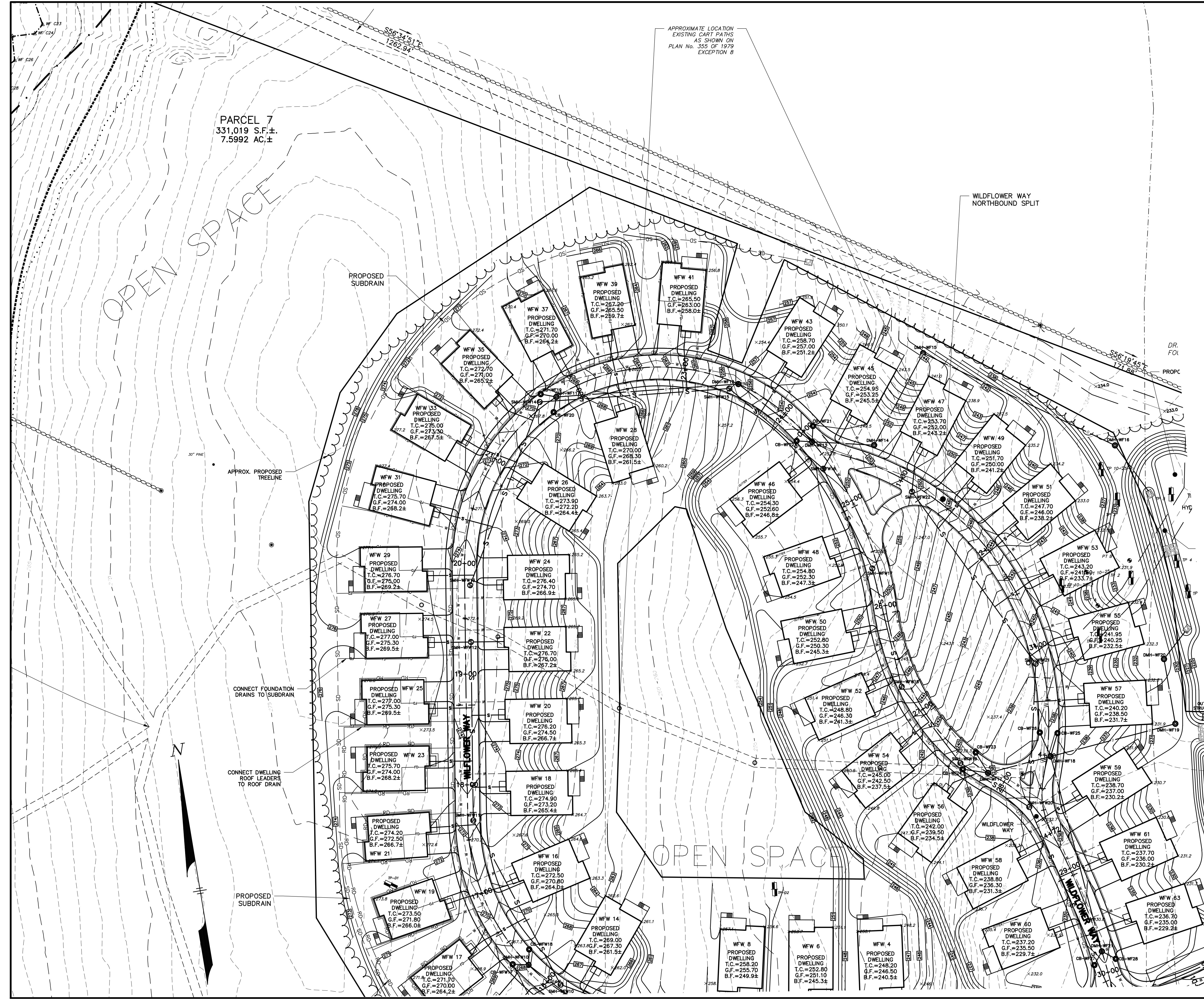
PARCEL 7  
331,019 S.F.±  
7.5992 AC.±

APPROXIMATE LOCATION  
EXISTING CART PATHS  
AS SHOWN ON  
PLAN No. 355 OF 1979  
EXCEPTION 8

WILDFLOWER WAY  
NORTHBOUND SPLIT

OPEN SPACE

OPEN SPACE



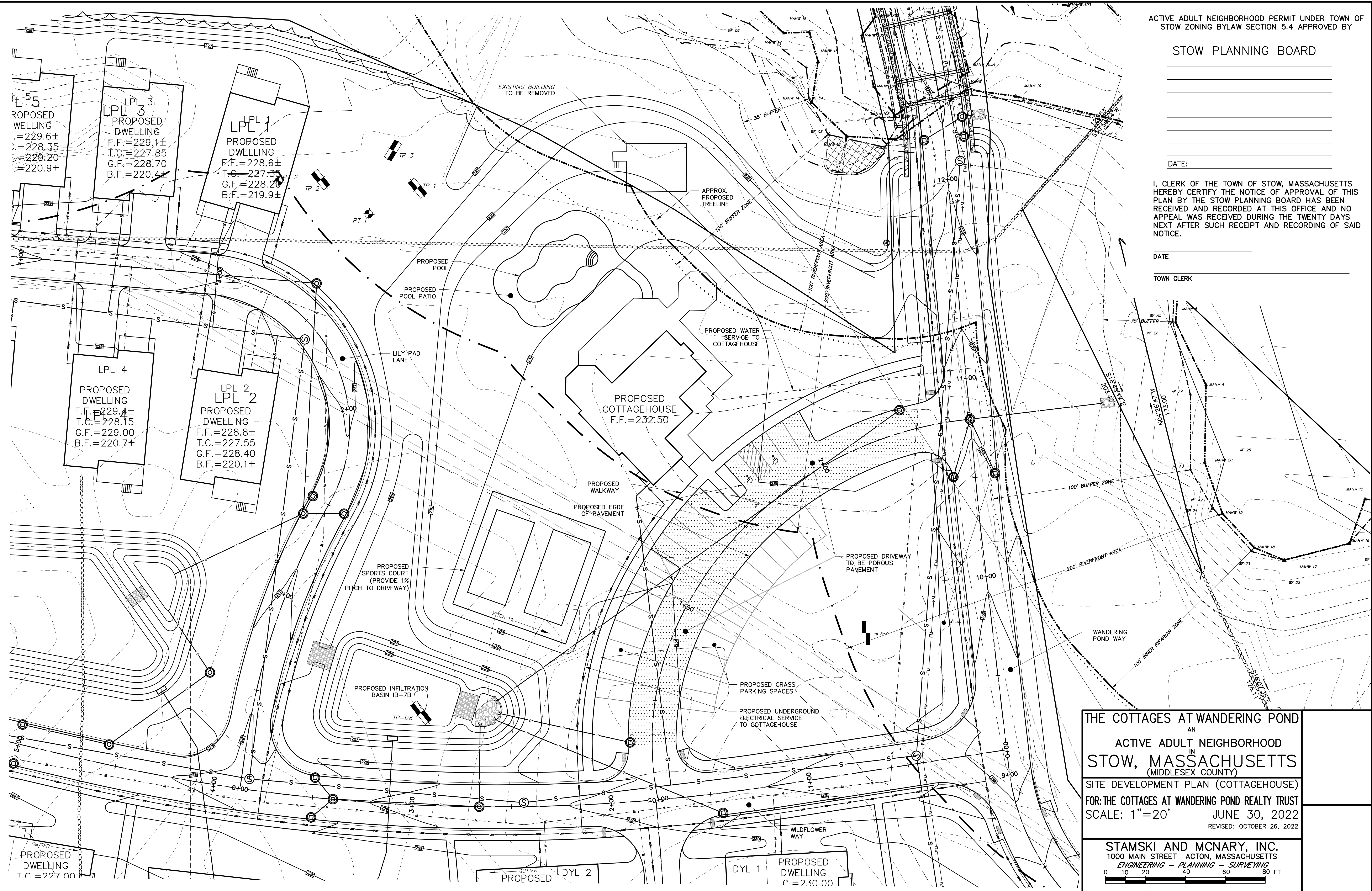
STOW PLANNING BOARD

DATE:

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DATE

TOWN CLERK



THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 SITE DEVELOPMENT PLAN (COTTAGEHOUSE)  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=20'  
 JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022

STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING  
 0 10 20 40 60 80 FT  
 SM-3719C (3719C.AAN.DWG) SHEET 31 OF 72

**LEGEND:**

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

**CONSTRUCTION PHASING**

- PHASE I, THE GARDEN:
- A. CONSTRUCTION WILL BEGIN WITH THE CLEARING OF LAND FOR ATHENS LANE, THE WASTEWATER TREATMENT FACILITY, DAISY LANE, AND LAND FOLLOWING THE WATER MAIN FROM DAISY LANE TO THE WELLS. NEXT, WELLS SHALL BE DRILLED ON THE HILLSIDE AND LAYOUT OF THE WATER MAIN IN WANDERING POND WAY UP TO DAISY LANE WILL BE COMPLETED. THE WASTEWATER TREATMENT FACILITY WILL BE CONSTRUCTED IN ITS ENTIRETY INCLUDING THE LEACHING FIELD LOCATED NORTH OF STEPPING STONE LANE. THE SEWER MAIN WILL BE BUILT FROM THE FACILITY TO DAISY LANE.
  - B. CONSTRUCT ATHENS STREET FROM STA. 0+00 TO STA. 9+50 AND THE FIRST STREAM CROSSING. WILDFLOWER WAY WILL THEN BE BUILT FROM STA. 0+00 TO STA. 2+00. CONSTRUCT 11 DWELLINGS ALONG DAISY LANE AND COMMENCE FINAL GRADING OF THE CLEARED AREAS SPECIFIED IN PHASE 1A.
- PHASE II, THE GREEN:
- CLEAR AND CONSTRUCT WILDFLOWER WAY FROM STA. 2+00 TO STA. 8+50 AND THE ENTIRETY OF BUTTERCUP LANE. CLEARING SHALL EXTEND TO THE DEVELOPED AREAS TO THE EAST AND WEST OF BUTTERCUP LANE. CONSTRUCT 10 DWELLINGS AND COMMENCE FINAL GRADING OF CLEARED AREAS.
- PHASE III, THE MEADOW:
- CLEAR AND CONSTRUCT THE ENTIRETY OF LILY PAD LANE INCLUDING ACTIVE BASINS. BEGIN CLEARING AND GRADING OF SWEET PEA PATH UP TO THE GAZEBO LOCATED NORTHWEST OF THE STREAM. CONSTRUCT 18 DWELLINGS ALONG LILY PAD LANE AND SWEET PEA PATH. COMPLETE FINAL GRADING OF CLEARED AREAS.
- PHASE IV, THE COUNTRYSIDE:
- CLEAR THE LAND FOR THE REMAINDER OF WILDFLOWER WAY INCLUDING THE LOCATIONS OF BASINS IN THIS AREA. CONSTRUCT WILDFLOWER WAY FROM STA. 8+50 TO STA. 30+21 AND CONSTRUCT 50 DWELLINGS ALONG ROAD. COMMENCE FINAL GRADING OF THE CLEARED AREA. CLEAR THE COTTAGEHOUSE AREA INCLUDING COTTAGEHOUSE LANE AND ITS ASSOCIATED AMENITY AREAS. CONSTRUCT THE ROAD AND THE COTTAGEHOUSE FOR USE OF THE COMPLETED NEIGHBORHOODS.
- PHASE V, THE WATER'S EDGE:
- CLEAR AND COMPLETE THE CONSTRUCTION OF ATHENS STREET CONTINUING TO STA. 17+00 ON WANDERING POND WAY AND THE ENTIRETY OF STEPPING STONE WAY. CONSTRUCT THE SECOND STREAM CROSSING ON WANDERING POND WAY. BUILD 8 DWELLINGS ON STEPPING STONE WAY. COMMENCE FINAL GRADING AND CONSTRUCTION OF BASINS ALONG THE NEWLY DEVELOPED ROADWAYS.
- PHASE VI, THE HILLSIDE:
- BEGIN FINAL CLEARING OF THE DEVELOPED AREAS ASSOCIATED WITH THE REMAINDER OF WANDERING POND WAY, DAFFODIL DRIVE, AND WANDERING POND CIRCLE. CONSTRUCT ROADWAY AND 44 DWELLINGS. COMMENCE FINAL GRADING AND CONSTRUCTION OF REMAINING BASINS. COMPLETE THE FOOTPATH BEGINNING AT SWEET PEA PATH.

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

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

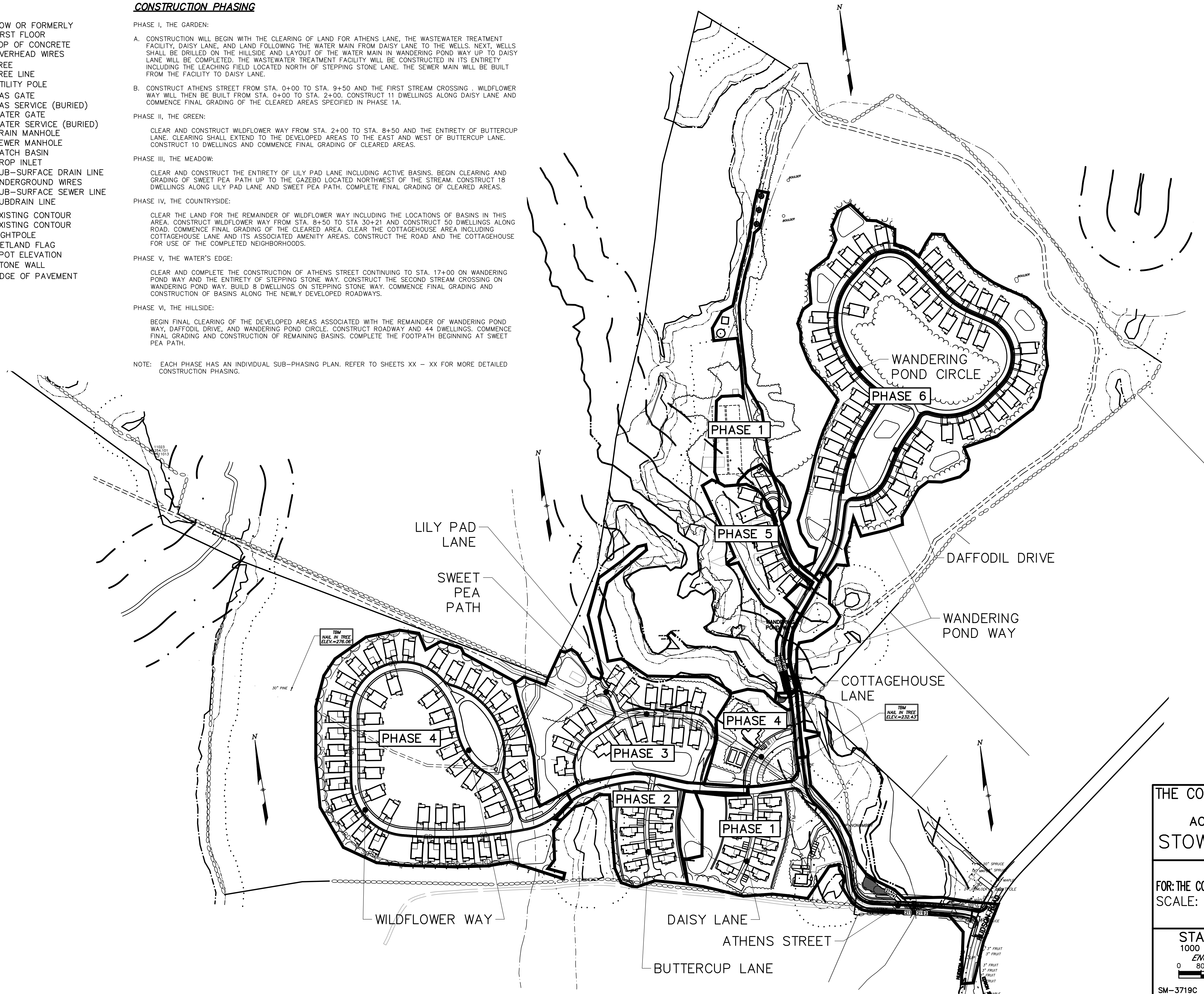
STOW PLANNING BOARD

DATE: \_\_\_\_\_

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DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_



<p>THE COTTAGES AT WANDERING POND AN ACTIVE ADULT NEIGHBORHOOD STOW, MASSACHUSETTS (MIDDLESEX COUNTY)</p>
<p>MASTER PHASING PLAN</p>
<p>FOR: THE COTTAGES AT WANDERING POND REALTY TRUST SCALE: 1"=160'      JUNE 30, 2022 REVISED: OCTOBER 26, 2022</p>
<p>STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING</p>
<p>SM-3719C      (3719C.AAN.DWG)      SHEET 32 OF 72</p>



**LEGEND:**

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

**PLAN VIEW:**

SCALE: 1"=40'

**PHASE 1: THE GARDEN**

PHASE 1A.

1. PLACE SILTATION BARRIER FOR PHASE 1 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE TO ACCESS SITE FROM HUDSON ROAD.
3. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
4. CLEAR AND GRUB AREA OF PHASE 1, STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
5. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
6. INSTALL TEMPORARY SEDIMENT BASINS 1-5, 20, 21, & 23 AND EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
7. DRILL WELLS EAST OF WANDERING POND CIRCLE.
8. INSTALL WATER MAIN FROM WELLS TO DAISY LANE.
9. CONSTRUCT WASTEWATER TREATMENT PLANT AND INSTALL THE LEACH FIELD. LAY SEWER MAIN PIPING FOR DAISY LANE TO WASTEWATER FACILITY AND THE PRESSURIZED EFFLUENT LINE FROM WASTEWATER FACILITY TO LEACHING FIELD.

PHASE 1B.

1. CONSTRUCT STREAM CROSSING 1. (SEE SITE DEVELOPMENT AND DETAIL SHEETS)
2. INSTALL REMAINING UTILITIES FOR THE DEVELOPMENT OF DAISY LANE.
3. INSTALL DRAINAGE LINES, CATCH BASINS, AND MANHOLES FOR PHASE 1.
4. CONSTRUCT ROAD, CURBING, AND SIDEWALKS ON ATHENS STREET FROM STA. 0+00 TO STA. 9+50, WILDFLOWER WAY FROM STA. 0+00 TO STA. 2+00, AND THE ENTIRETY OF DAISY LANE.
5. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS ALONG DAISY LANE.
6. CONSTRUCT INFILTRATION BASINS IB-6B AND IB-7A AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS.
7. COMMENCE FINAL GRADING OF ATHENS LANE, WILDFLOWER WAY, DAISY LANE, AND WASTEWATER TREATMENT AREAS.

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

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

STOW PLANNING BOARD

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DATE: \_\_\_\_\_

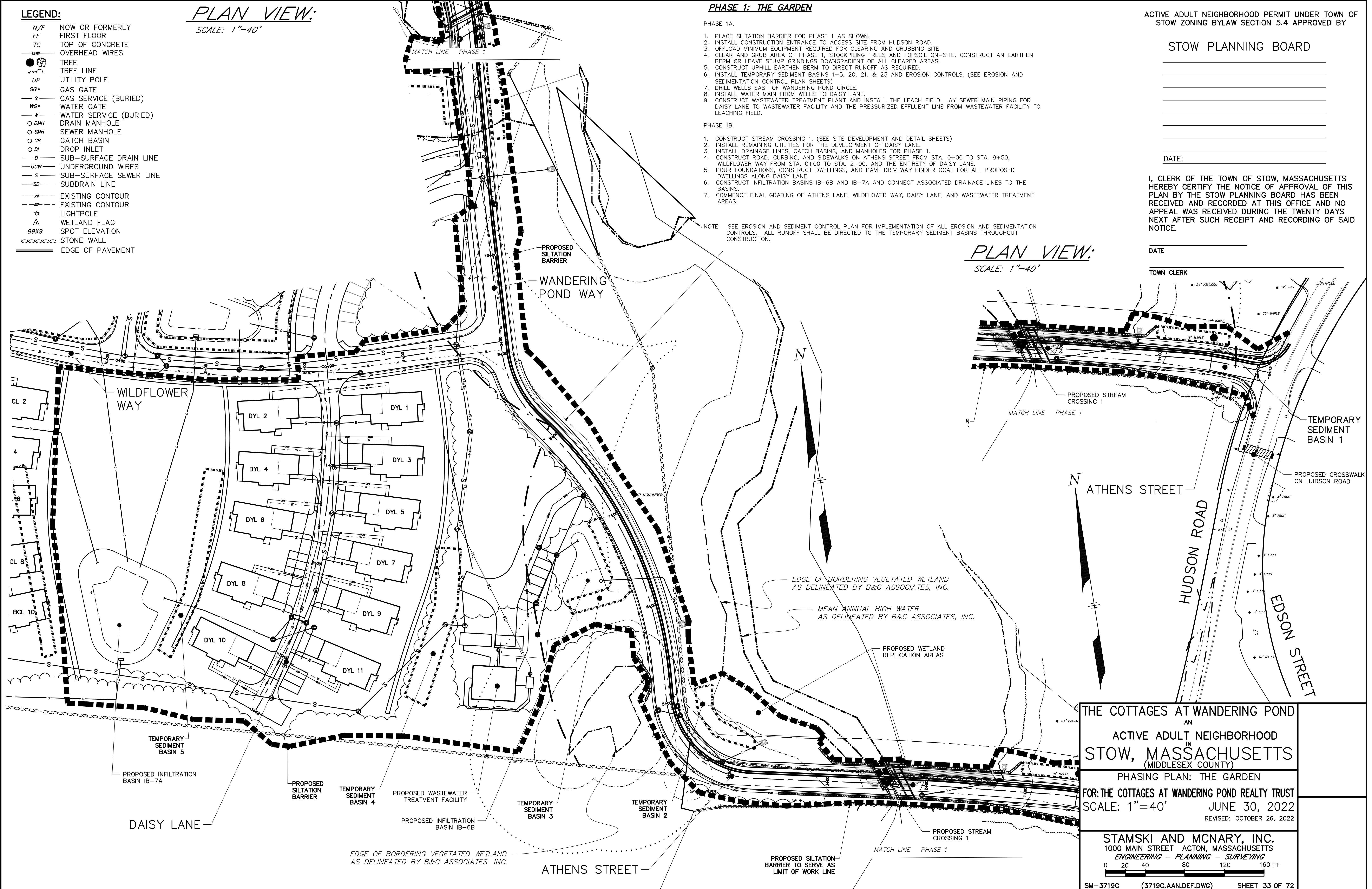
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DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

**PLAN VIEW:**

SCALE: 1"=40'



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PHASING PLAN: THE GARDEN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

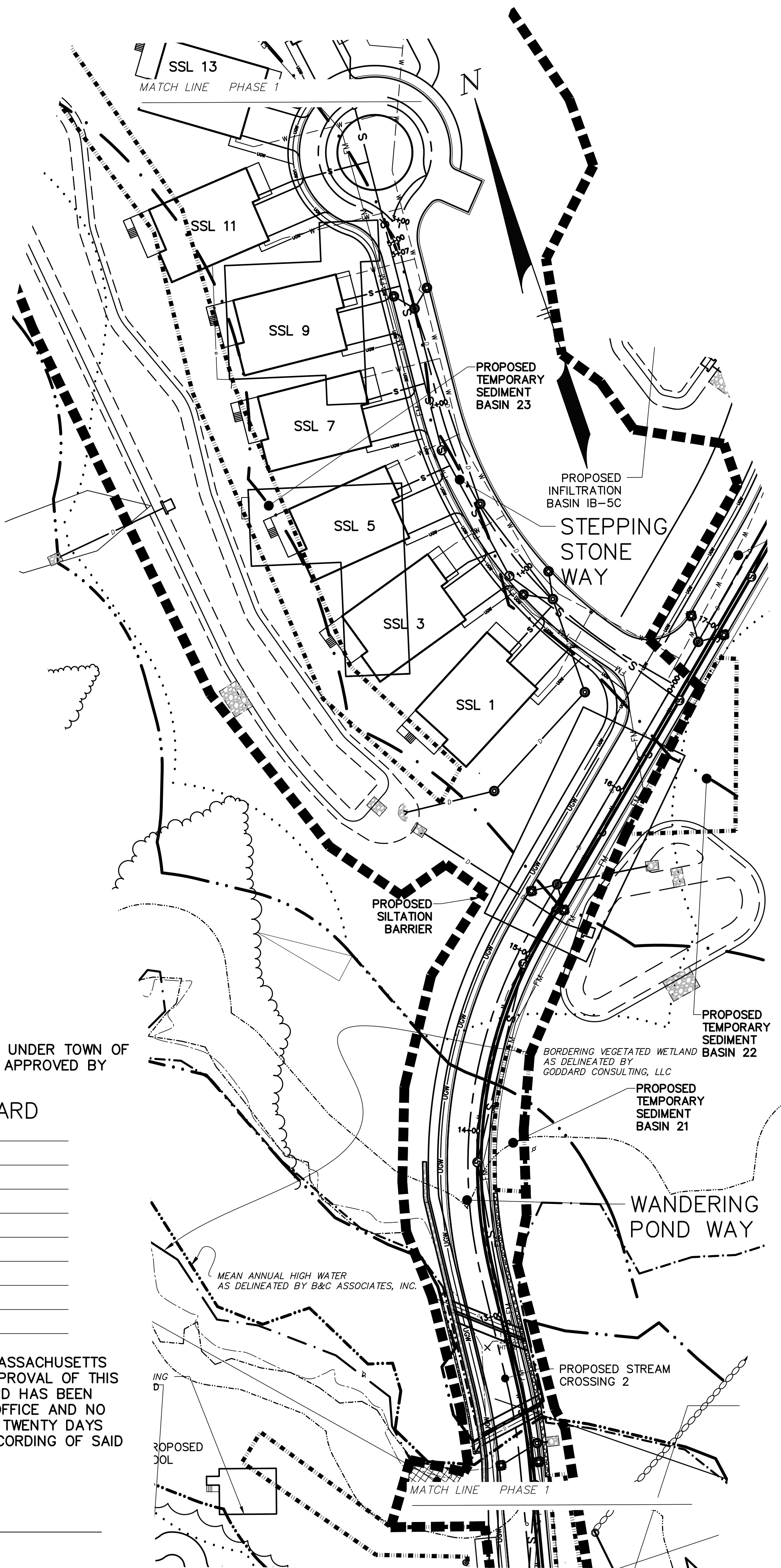
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.DWG) SHEET 33 OF 72

**LEGEND:**

- N/F NOW OR FORMERLY
- FF FIRST FLOOR
- TC TOP OF CONCRETE
- OHV OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG+ GAS GATE
- G GAS SERVICE (BURIED)
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- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT

**PLAN VIEW:**

SCALE: 1"=40'

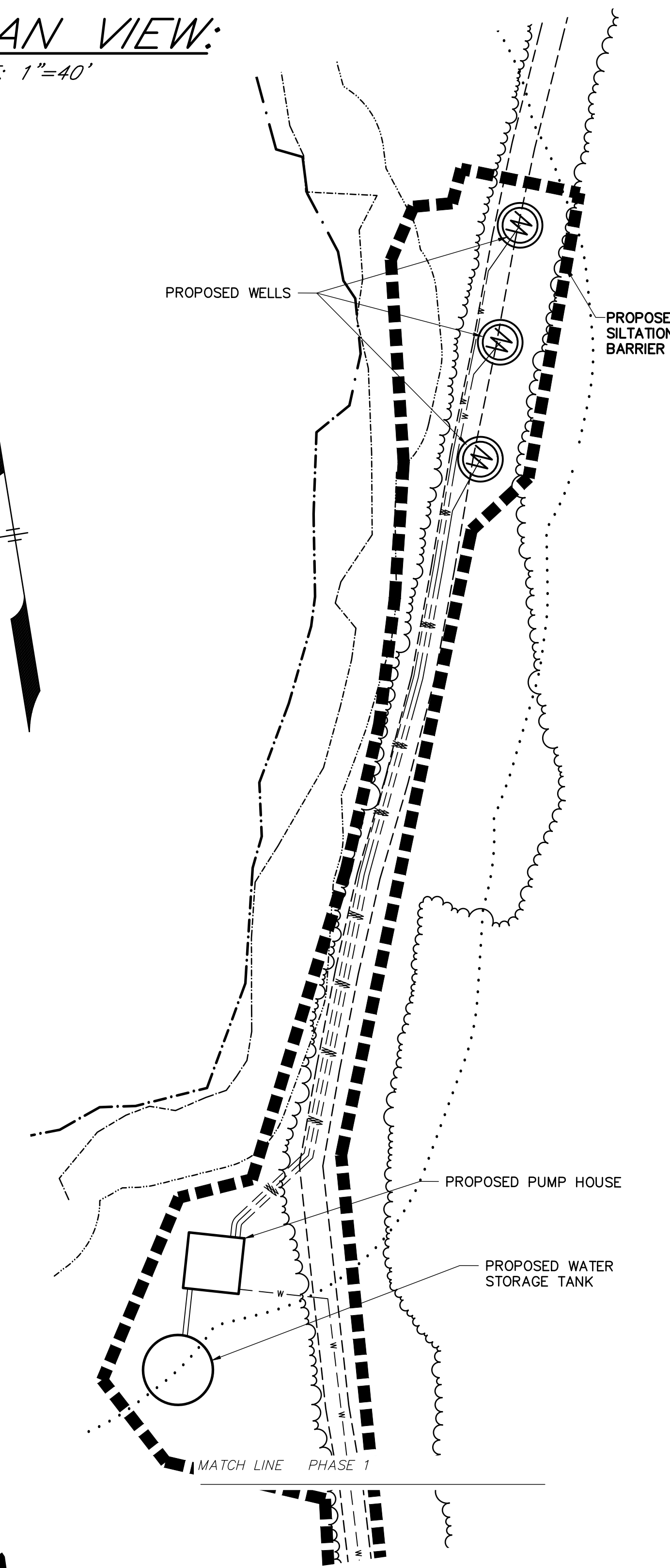
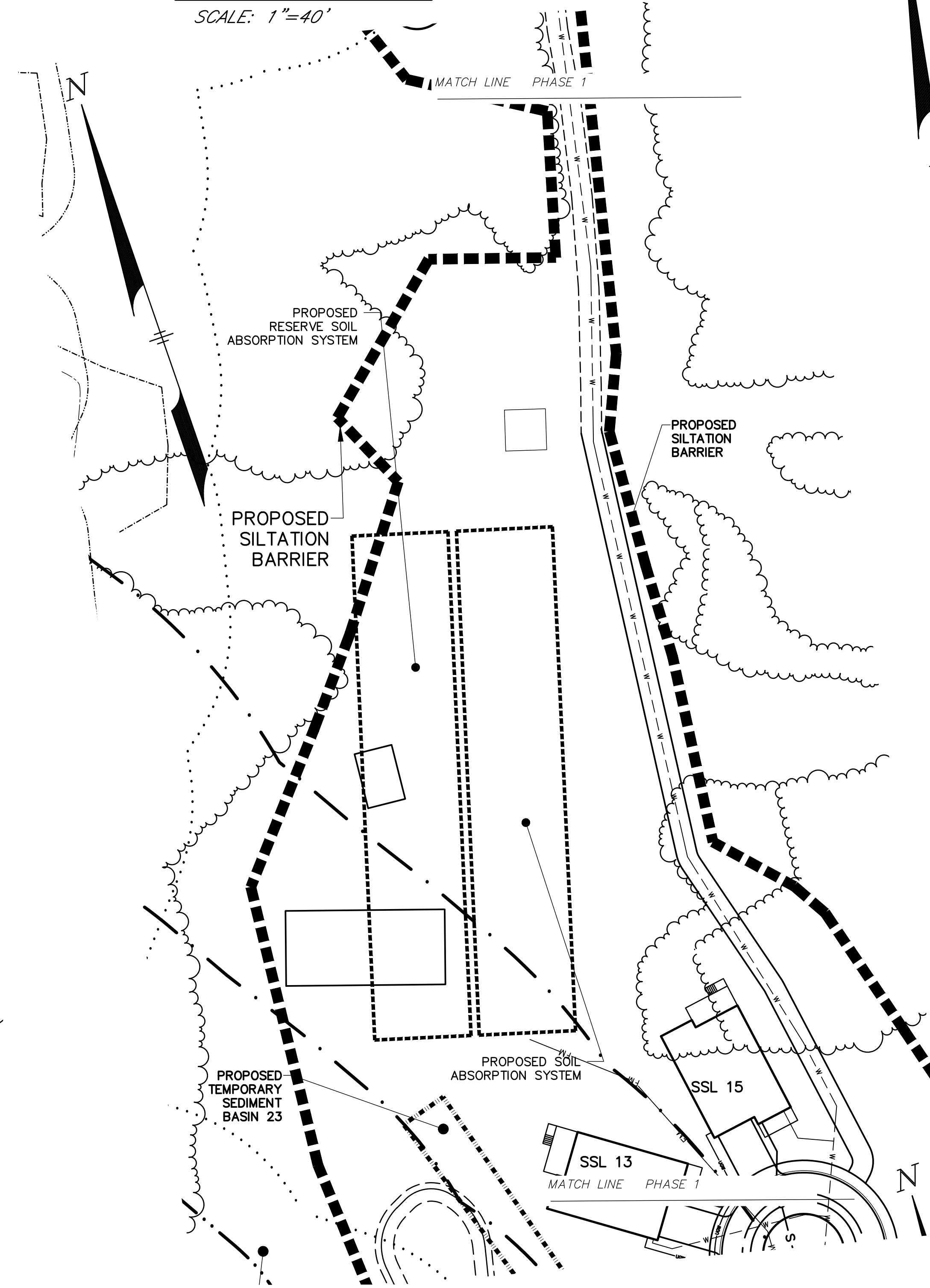


**PLAN VIEW:**

SCALE: 1"=40'

**PLAN VIEW:**

SCALE: 1"=40'



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

STOW PLANNING BOARD

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\_\_\_\_\_

DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

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

PHASING PLAN: THE GARDEN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

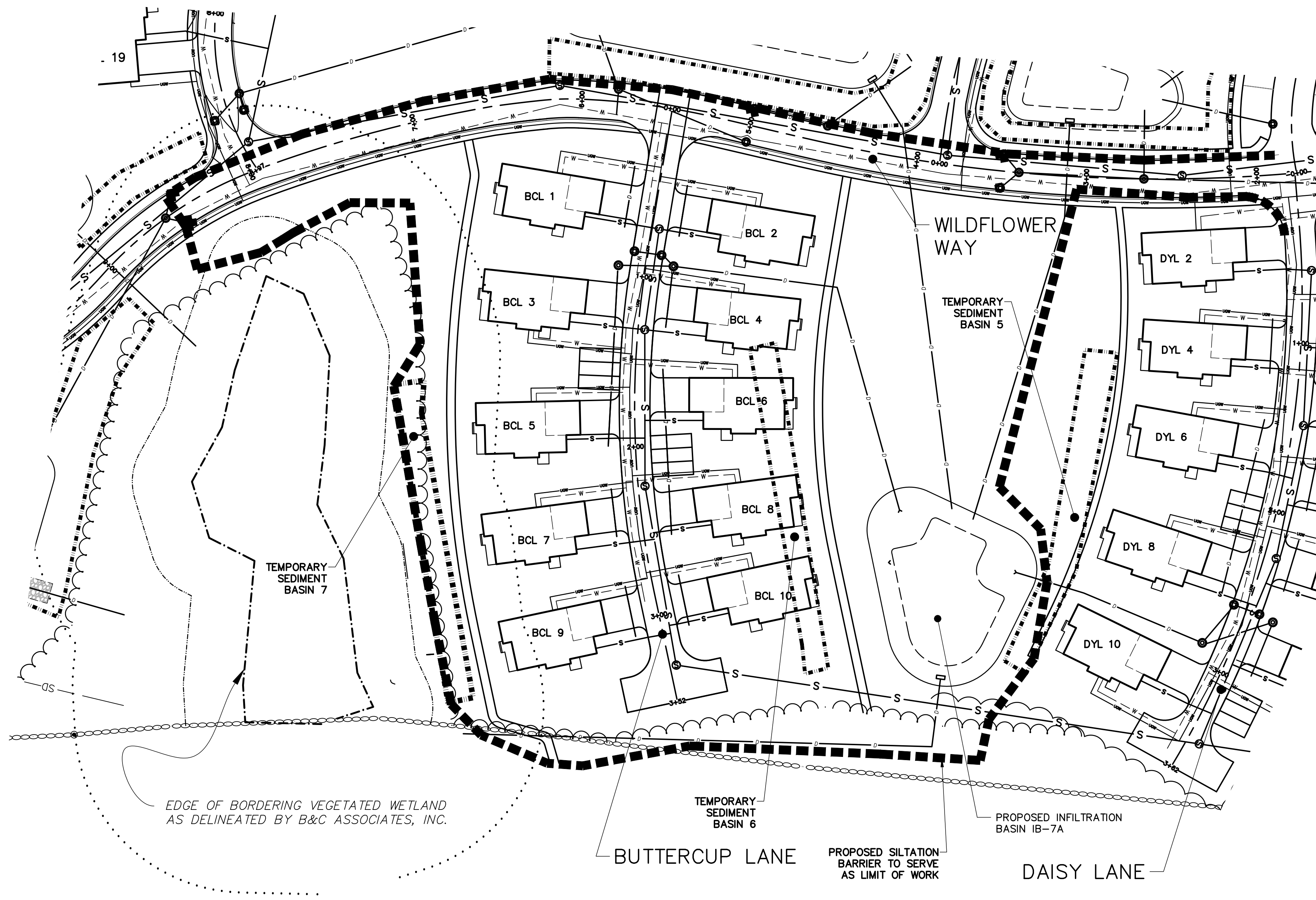
0 20 40 80 120 160 FT

**LEGEND:**

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

**PLAN VIEW:**

SCALE: 1"=40'



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

STOW PLANNING BOARD

\_\_\_\_\_

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TOWN CLERK

**PHASE 2: THE GREEN**

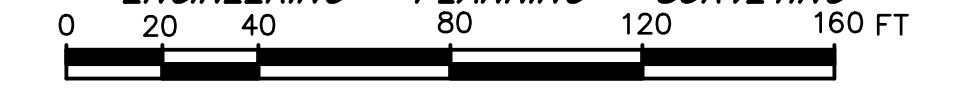
- PHASE 2.
1. PLACE SILTATION BARRIER FOR PHASE 2 AS SHOWN.
  2. INSTALL CONSTRUCTION ENTRANCE TO ACCESS SITE FROM WILDFLOWER WAY.
  3. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
  4. CLEAR AND GRUB AREA OF PHASE 2, STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM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

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

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

PHASING PLAN: THE GREEN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

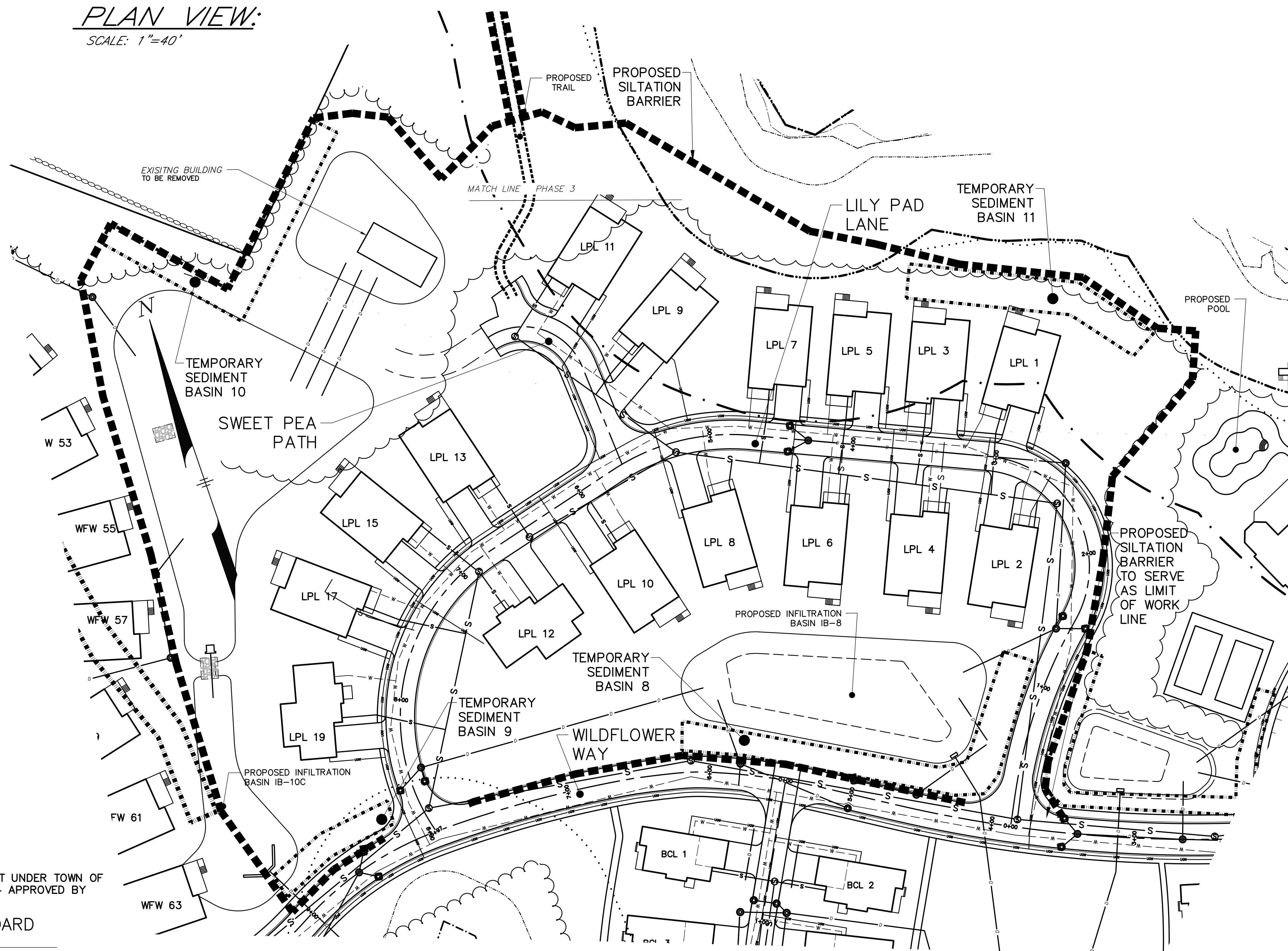
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING



- LEGEND:**
- N/F NOW OR FORMERLY
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  - WG+ WATER GATE
  - W WATER SERVICE (BURIED)
  - DMH DRAIN MANHOLE
  - SMH SEWER MANHOLE
  - CB CATCH BASIN
  - DI DROP INLET
  - D SUB-SURFACE DRAIN LINE
  - UGW UNDERGROUND WIRES
  - S SUB-SURFACE SEWER LINE
  - SD SUBDRAIN LINE
  - EXISTING CONTOUR
  - - - EXISTING CONTOUR
  - ☆ LIGHTPOLE
  - △ WETLAND FLAG
  - 99X9 SPOT ELEVATION
  - ○ ○ ○ ○ STONE WALL
  - EDGE OF PAVEMENT

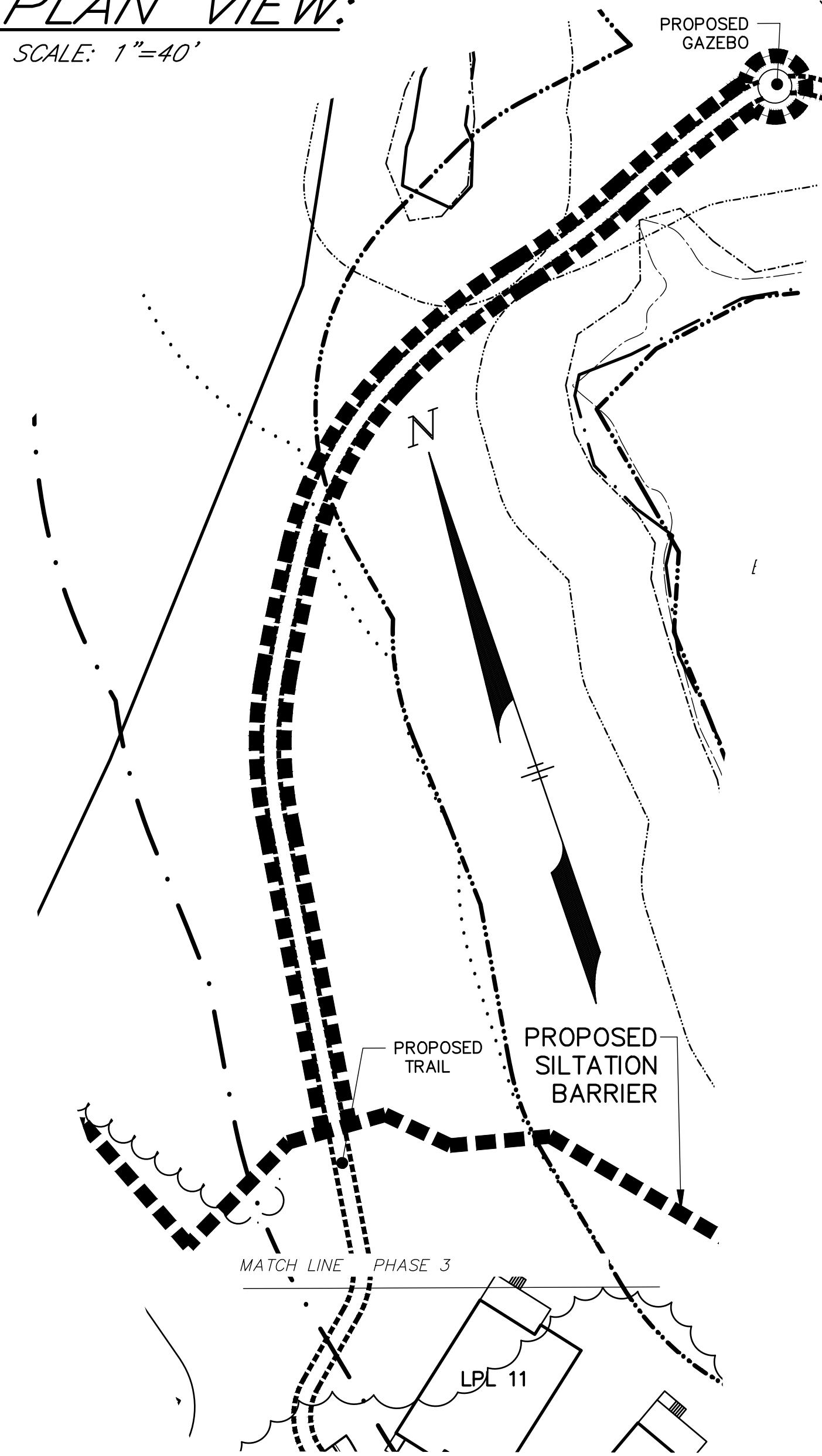
**PLAN VIEW:**

SCALE: 1"=40'



**PLAN VIEW:**

SCALE: 1"=40'



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

STOW PLANNING BOARD

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DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

**PHASE 3: THE MEADOW**

PHASE 3.

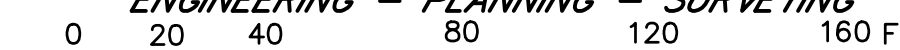
1. PLACE SILTING BARRIER FOR PHASE 3 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCES TO ACCESS SITE FROM WILDFLOWER WAY.
3. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
4. CLEAR AND GRUB AREA OF PHASE 3, STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
5. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
6. INSTALL TEMPORARY SEDIMENT BASINS 8-11 AND EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
7. INSTALL WATER, SEWER, AND ELECTRIC LINES FOR THE DEVELOPMENT OF LILY PAD LANE.
8. INSTALL DRAINAGE LINES, CATCH BASINS, AND MANHOLES FOR PHASE 3.
9. CONSTRUCT ROAD, CURBING, AND SIDEWALKS FOR LILY PAD LANE.
10. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS ALONG LILY PAD LANE.
11. CONSTRUCT INFILTRATION BASINS IB-8 AND IB-10C AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS.
12. COMMENCE FINAL GRADING OF LILY PAD LANE AREAS.

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

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

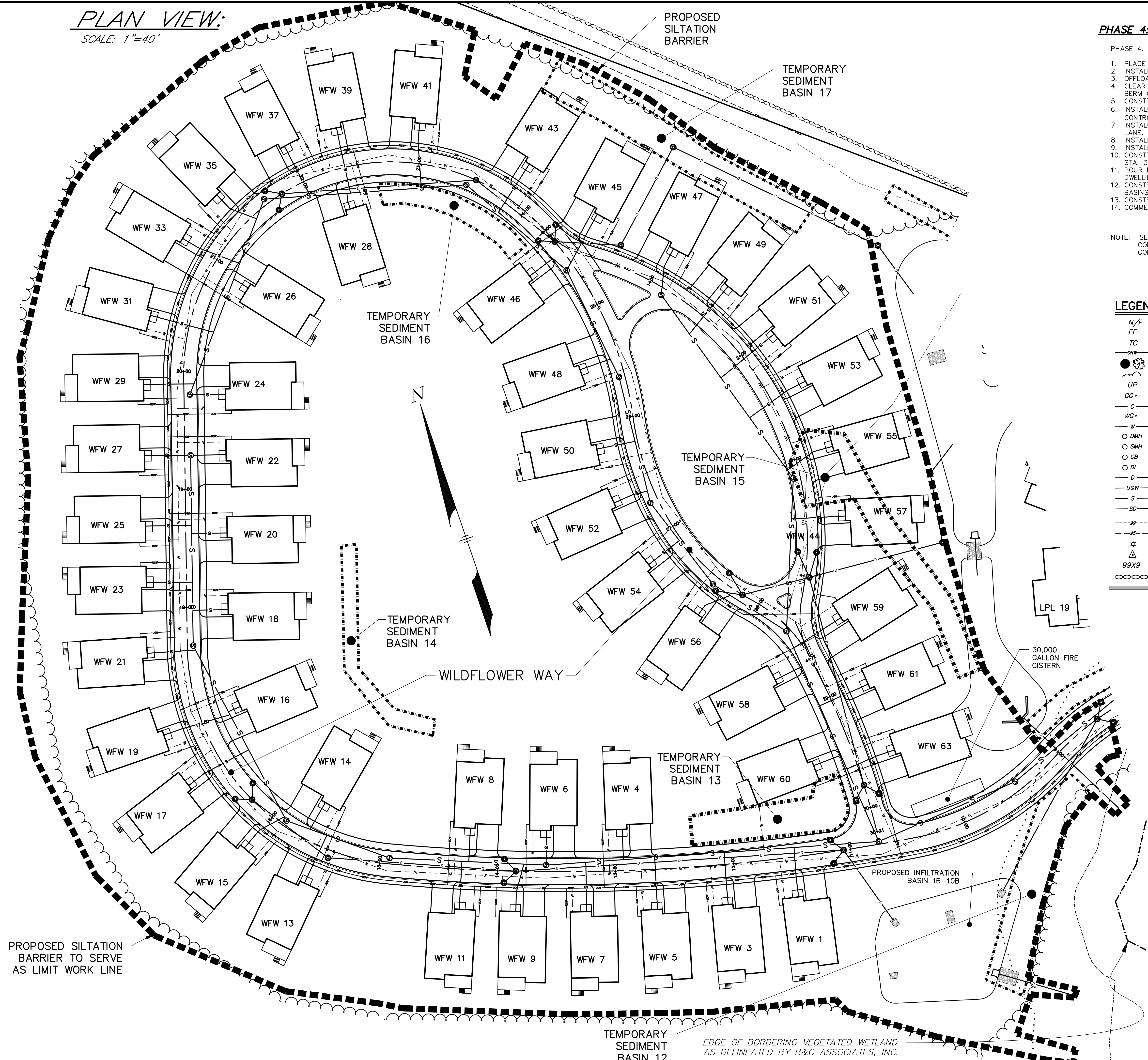
PHASING PLAN: THE MEADOW  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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



**PLAN VIEW:**

SCALE: 1"=40'



**PHASE 4: THE COUNTRYSIDE**

PHASE 4.

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

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

**LEGEND:**

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

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

STOW PLANNING BOARD

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DATE: \_\_\_\_\_

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DATE \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_

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

PHASING PLAN: THE COUNTRYSIDE  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40'      JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

0 20 40 80 120 160 FT

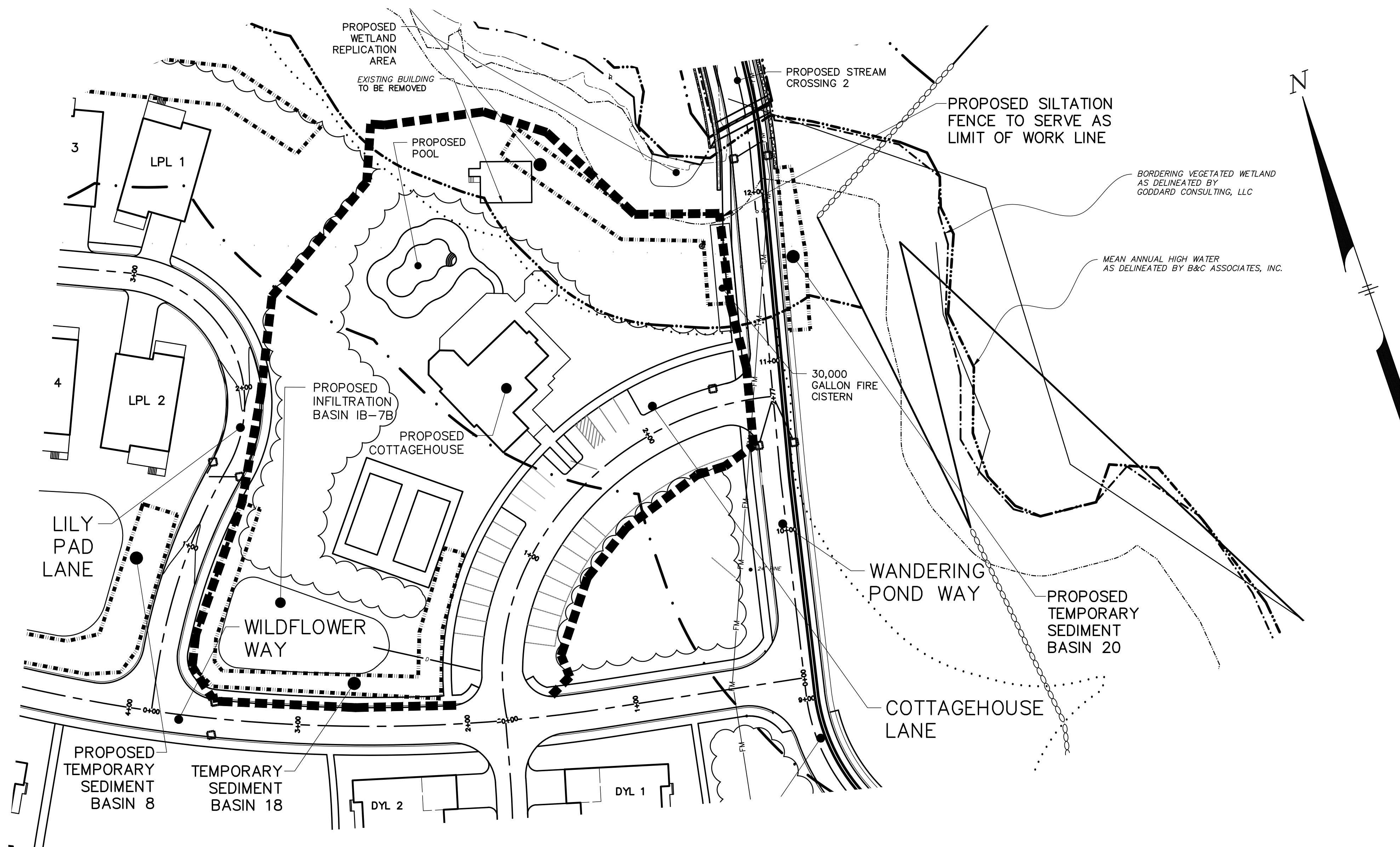
SM-3719C (3719C.AAN.DEF.DWG) SHEET 37 OF 72

PROPOSED SILTATION BARRIER TO SERVE AS LIMIT WORK LINE

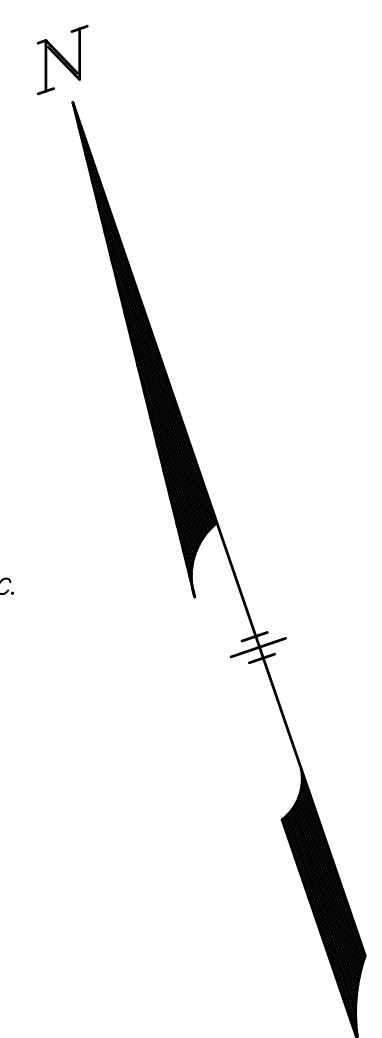
EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES, INC.

**PLAN VIEW:**

SCALE: 1"=40'



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



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

STOW PLANNING BOARD

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DATE: \_\_\_\_\_

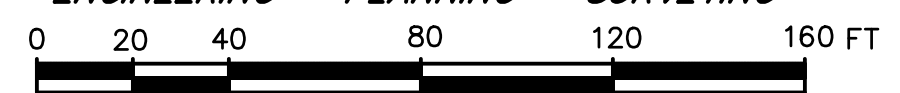
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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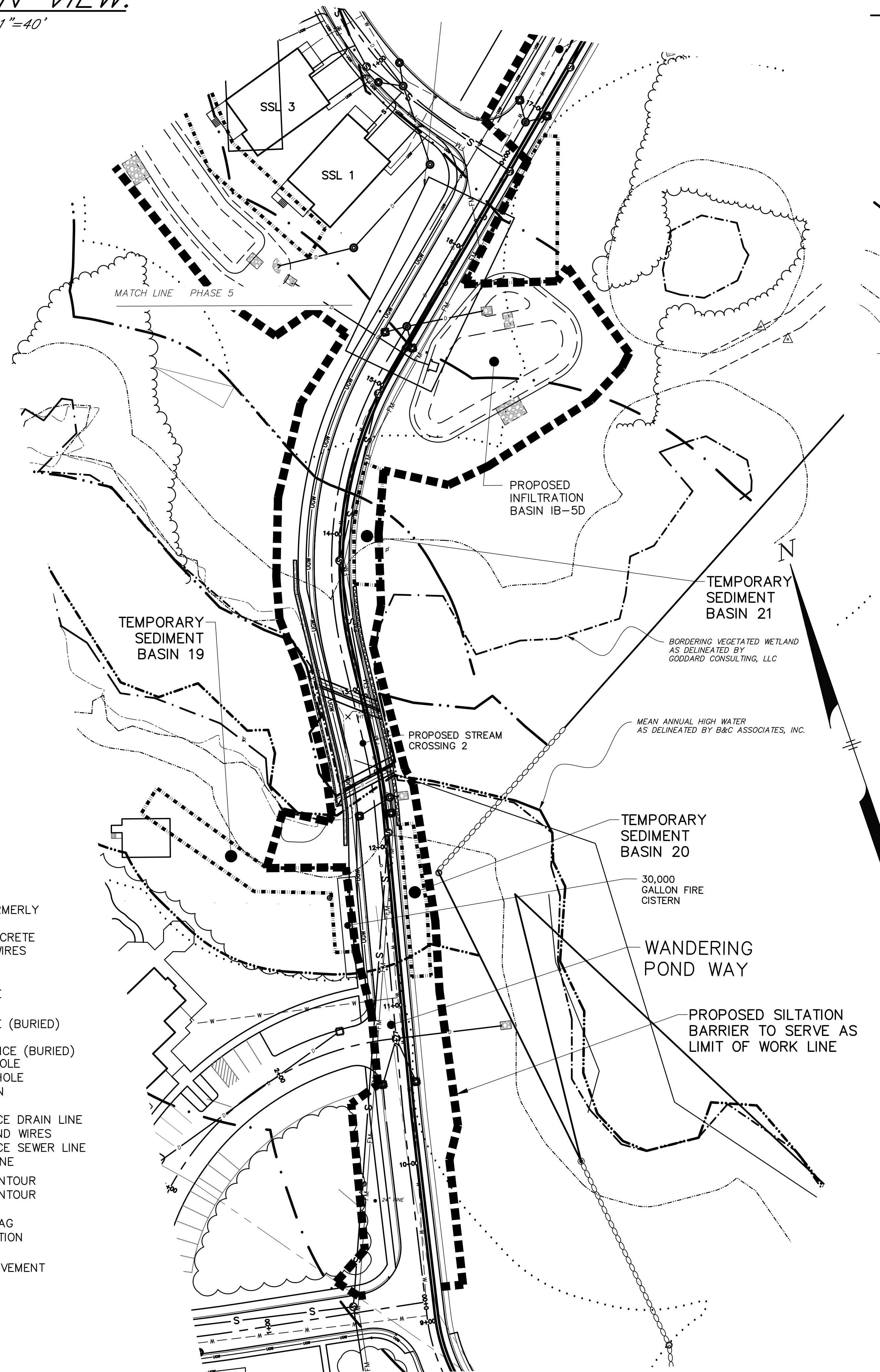
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PHASING PLAN: THE COUNTRYSIDE  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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



**PLAN VIEW:**

SCALE: 1"=40'

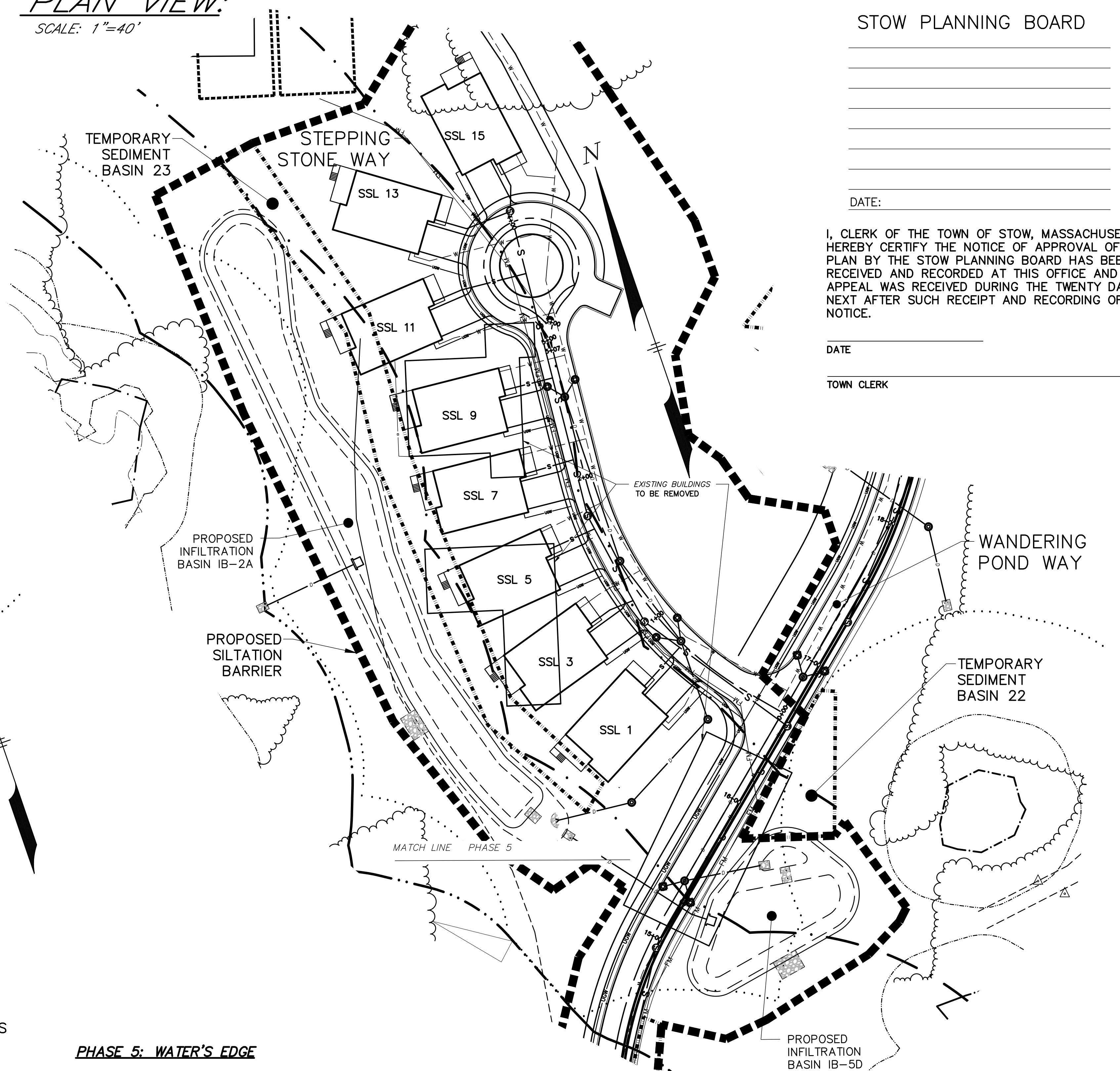


**LEGEND:**

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

**PLAN VIEW:**

SCALE: 1"=40'



**PHASE 5: WATER'S EDGE**

PHASE 5:

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

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

STOW PLANNING BOARD

DATE: \_\_\_\_\_

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TOWN CLERK \_\_\_\_\_

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

PHASING PLAN: WATER'S EDGE  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

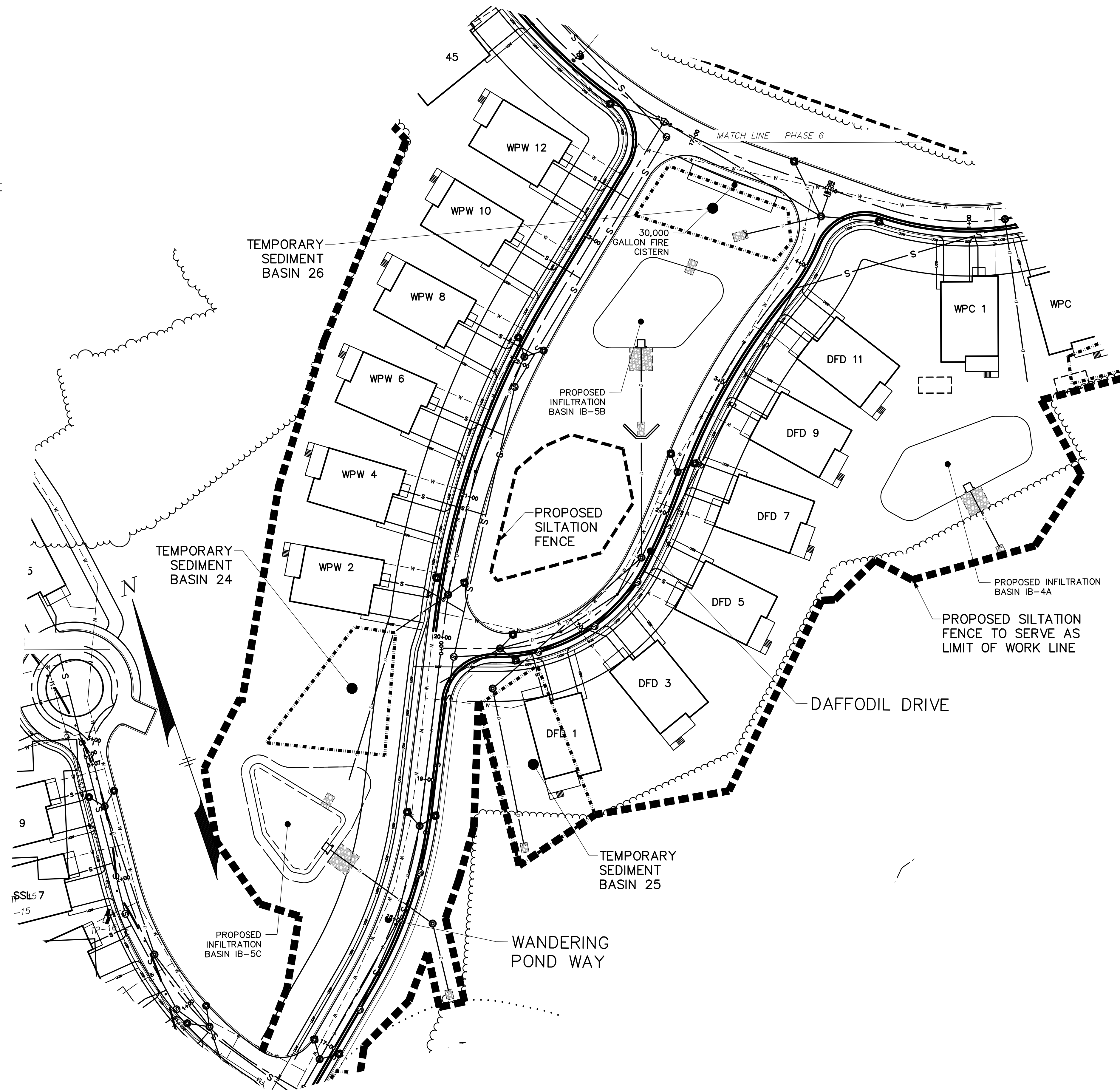
0 20 40 80 120 160 FT

**LEGEND:**

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

**PLAN VIEW:**

SCALE: 1"=40'



**PHASE 6: THE HILLSIDE**

PHASE 6.

1. PLACE SILTATION BARRIER FOR PHASE 6 AS SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE TO ACCESS SITE FROM WANDERING POND WAY.
3. OFFLOAD MINIMUM EQUIPMENT REQUIRED FOR CLEARING AND GRUBBING SITE.
4. CLEAR AND GRUB AREA OF PHASE 6 STOCKPILING TREES AND TOPSOIL ON-SITE. CONSTRUCT AN EARTHEN BERM OR LEAVE STUMP GRINDINGS DOWNGRADIENT OF ALL CLEARED AREAS.
5. CONSTRUCT UPHILL EARTHEN BERM TO DIRECT RUNOFF AS REQUIRED.
6. INSTALL TEMPORARY SEDIMENT BASINS 24-31 AND REMAINING EROSION CONTROLS. (SEE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS)
7. INSTALL WATER, SEWER, AND ELECTRIC LINES FOR THE DEVELOPMENT OF WANDERING POND WAY, DAFFODIL DRIVE, & WANDERING POND CIRCLE.
8. INSTALL DRAINAGE LINES, CATCH BASINS, MANHOLES, AND ROOF DRYWELLS FOR PHASE 6.
9. INSTALL 30,000 GAL. FIRE CISTERN LOCATED TEMPORARY SEDIMENT BASIN 26.
10. CONSTRUCT ROAD, CURBING, AND SIDEWALKS ON WANDERING POND WAY FROM STA. 17+00 TO STA. 17+00, THE ENTIRETY OF DAFFODIL DRIVE, AND THE ENTIRETY OF WANDERING POND CIRCLE.
11. POUR FOUNDATIONS, CONSTRUCT DWELLINGS, AND PAVE DRIVEWAY BINDER COAT FOR ALL PROPOSED DWELLINGS REMAINING IN THE PROJECT.
12. CONSTRUCT INFILTRATION BASINS IB-4C, IB-4A, IB-5B, IB-3A, IB-2A1, & IB-2A2 AND CONNECT ASSOCIATED DRAINAGE LINES TO THE BASINS. COMMENCE FINAL GRADING OF WANDERING POND WAY, DAFFODIL DRIVE, AND WANDERING POND CIRCLE AREAS.

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

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

STOW PLANNING BOARD

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TOWN CLERK

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

PHASING 6: THE HILLSIDE  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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



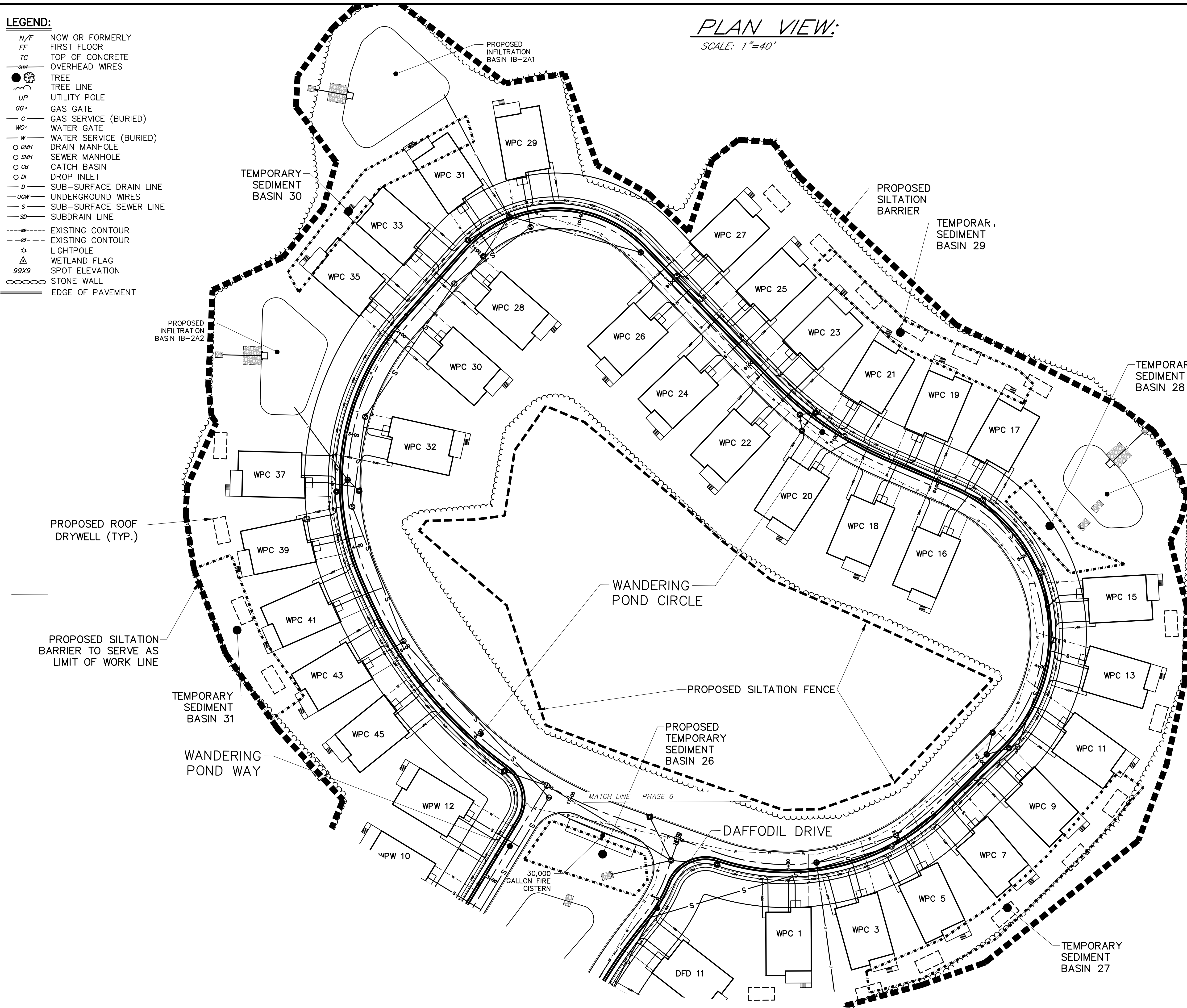


**LEGEND:**

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

**PLAN VIEW:**

SCALE: 1"=40'



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

STOW PLANNING BOARD

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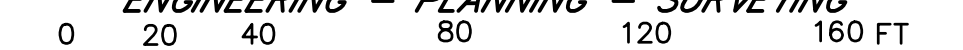
DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

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

PHASING 6: THE HILLSIDE  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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



**UTILITY NOTE:**

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

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

STOW PLANNING BOARD

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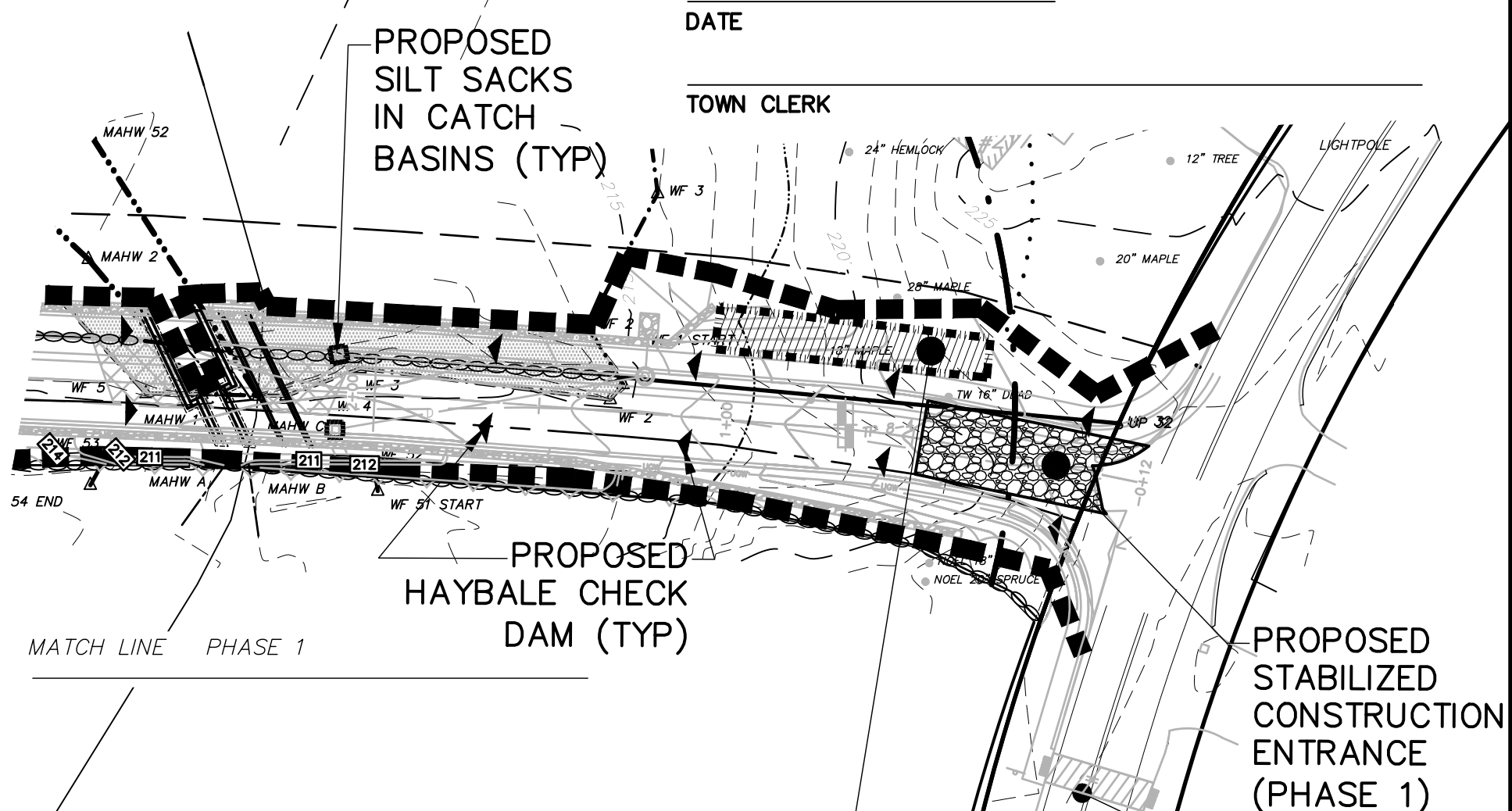
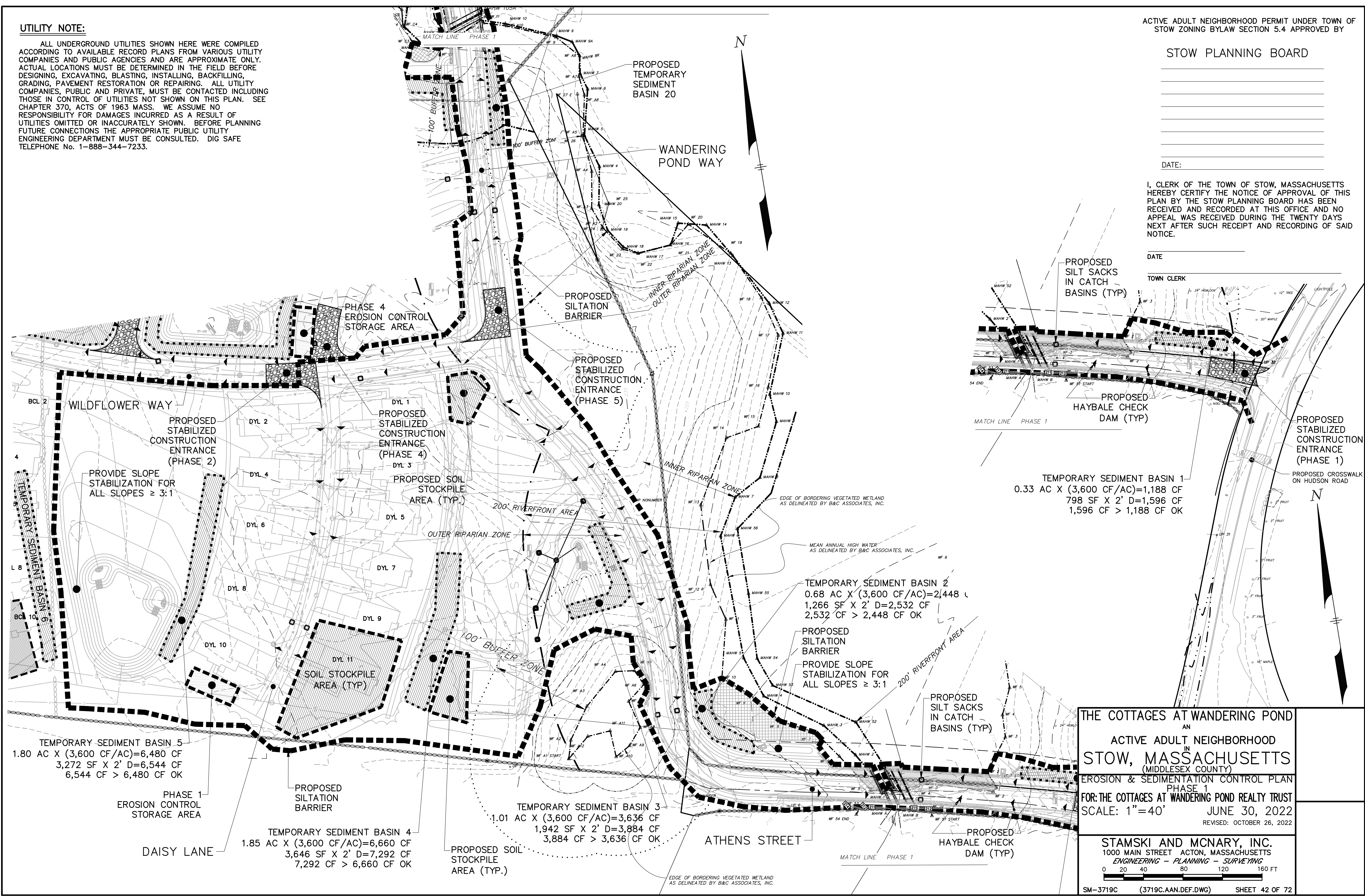
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DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_



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

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

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

TEMPORARY SEDIMENT BASIN 5  
 1.80 AC X (3,600 CF/AC)=6,480 CF  
 3,272 SF X 2' D=6,544 CF  
 6,544 CF > 6,480 CF OK

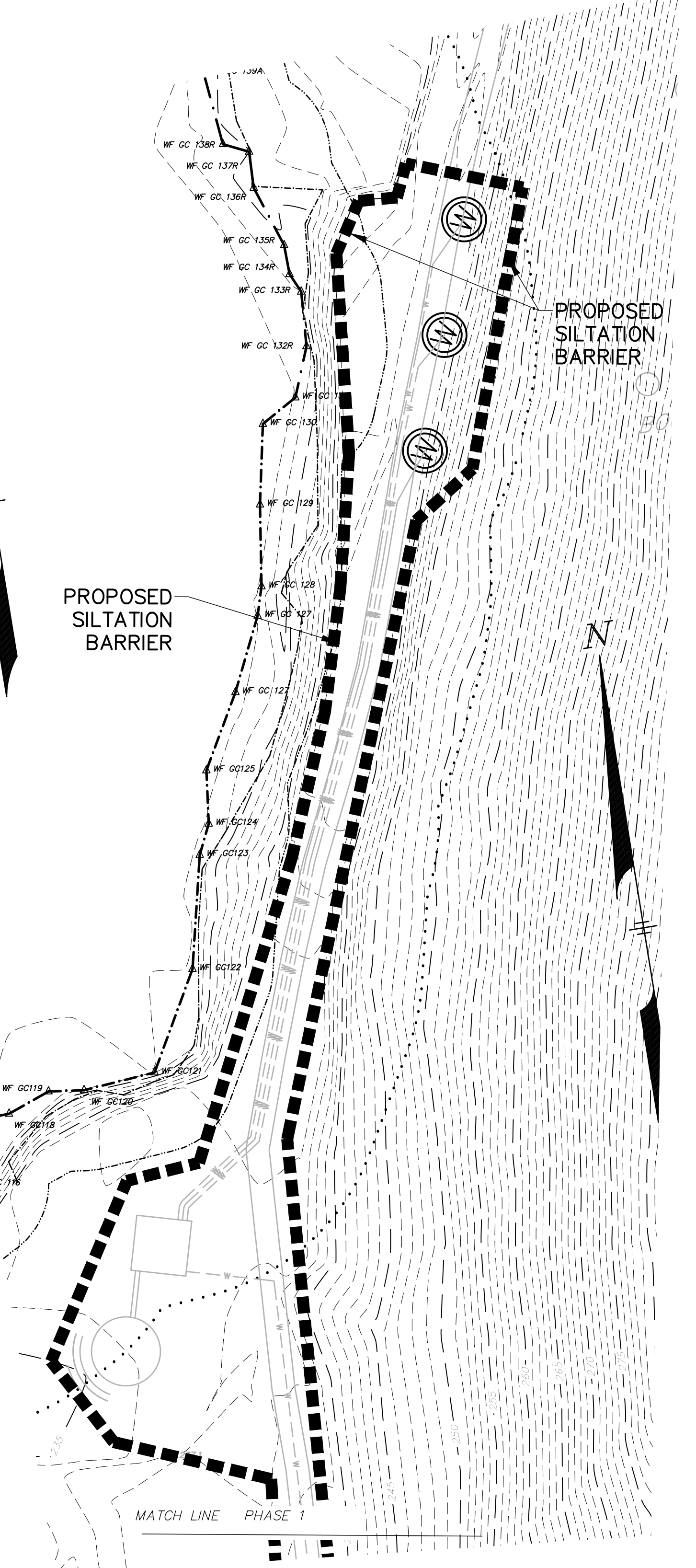
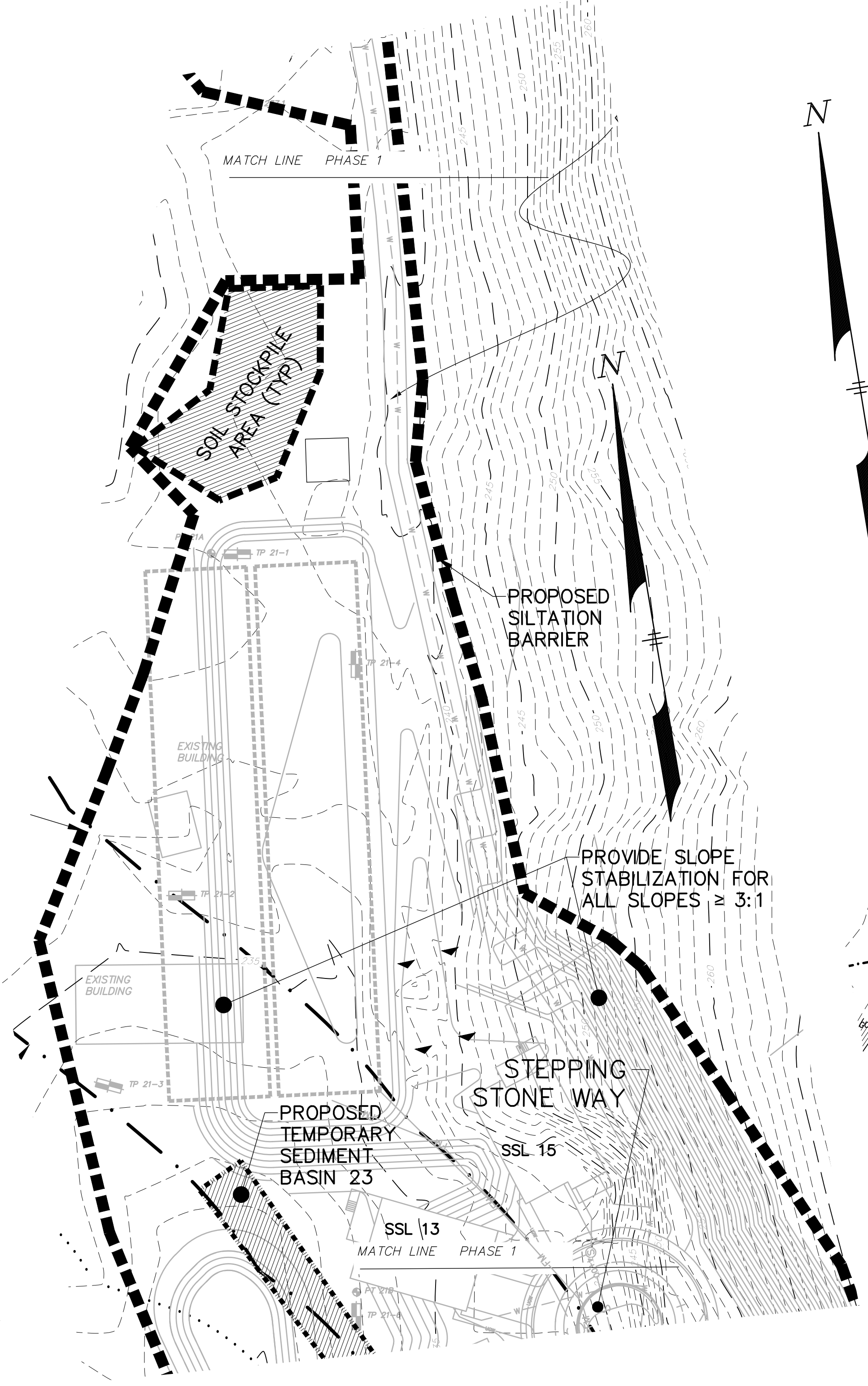
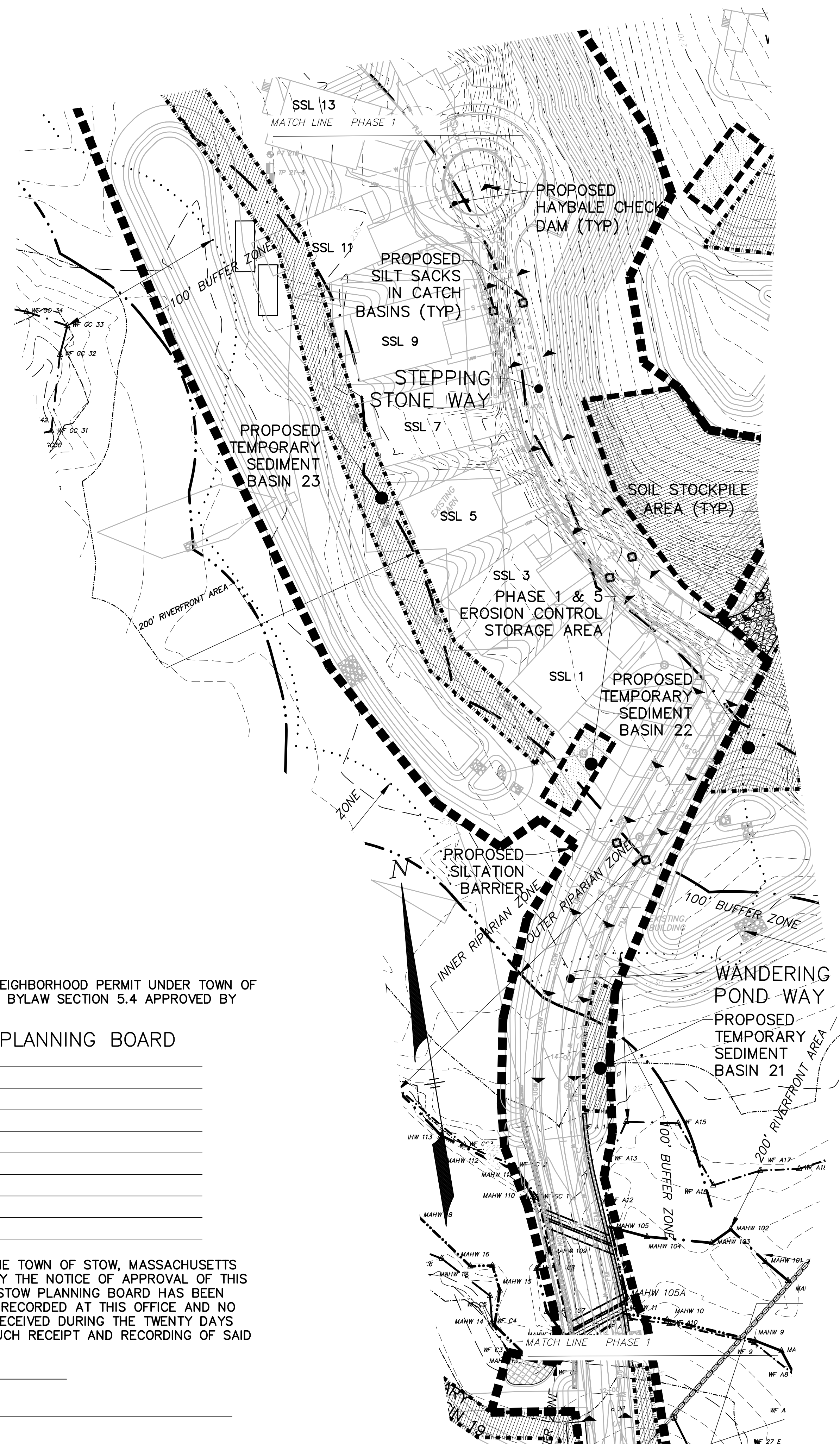
TEMPORARY SEDIMENT BASIN 4  
 1.85 AC X (3,600 CF/AC)=6,660 CF  
 3,646 SF X 2' D=7,292 CF  
 7,292 CF > 6,660 CF OK

THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EROSION & SEDIMENTATION CONTROL PLAN  
 PHASE 1  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=40' JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022

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

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.DWG) SHEET 42 OF 72



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

STOW PLANNING BOARD

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\_\_\_\_\_

DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

**UTILITY NOTE:**

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

EROSION & SEDIMENTATION CONTROL PLAN  
PHASE 1  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.DWG) SHEET 43 OF 72

STOW PLANNING BOARD

DATE:

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DATE

TOWN CLERK

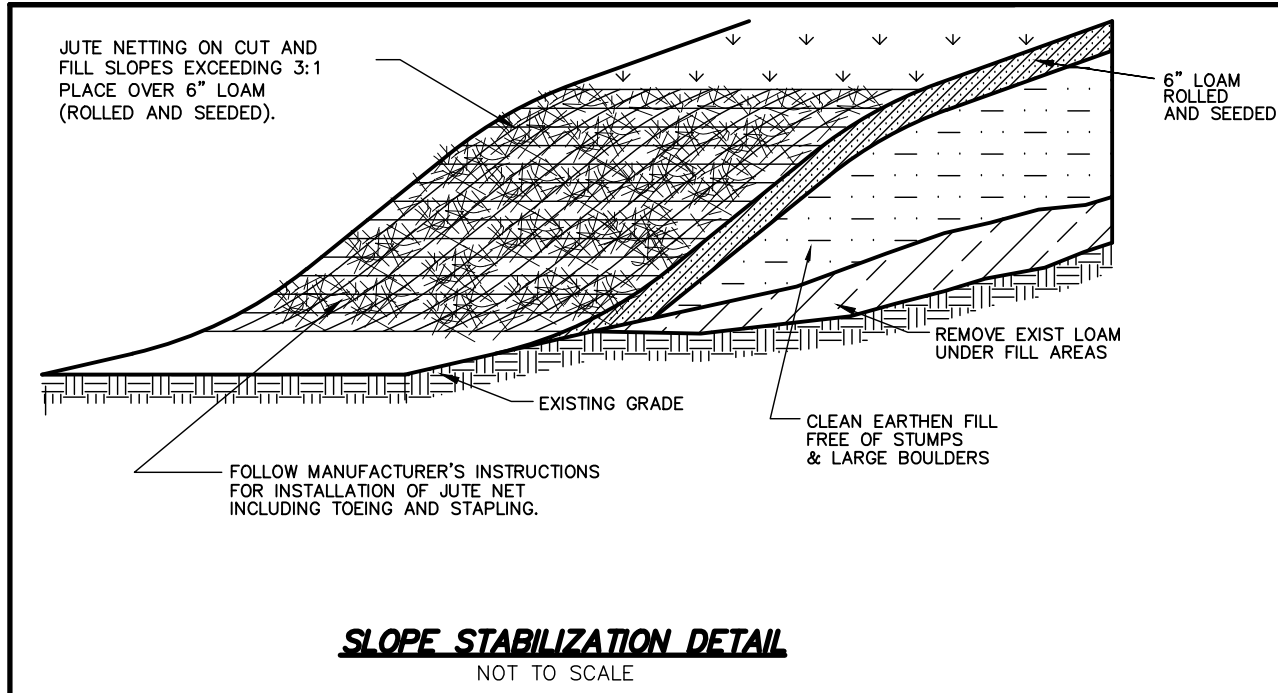
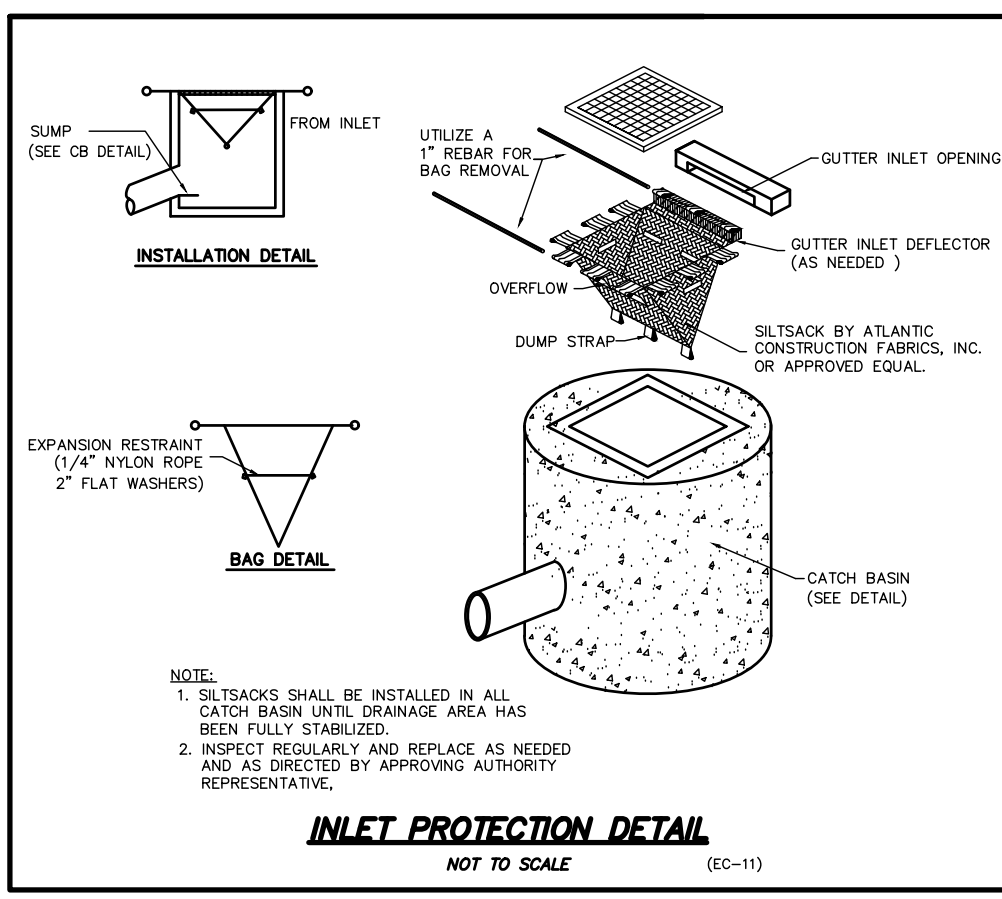
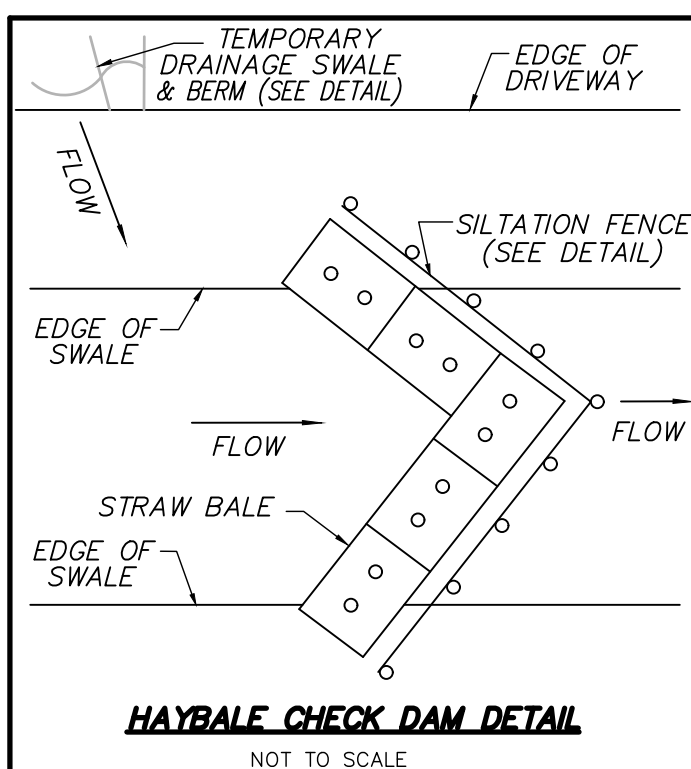
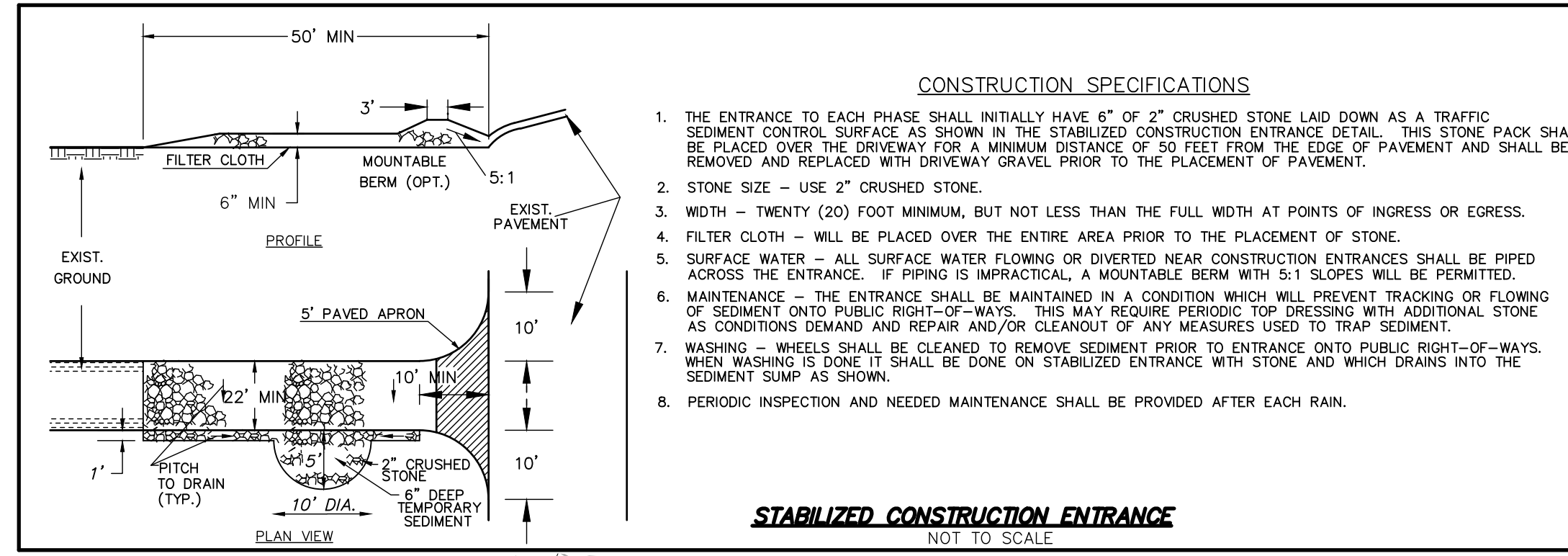
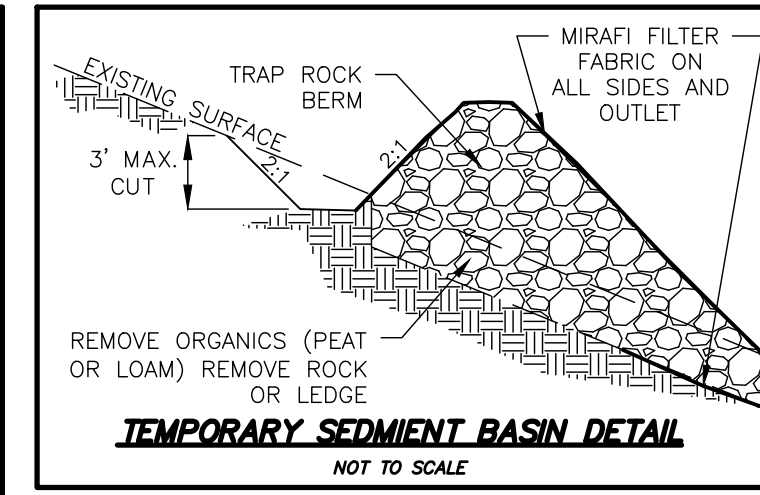
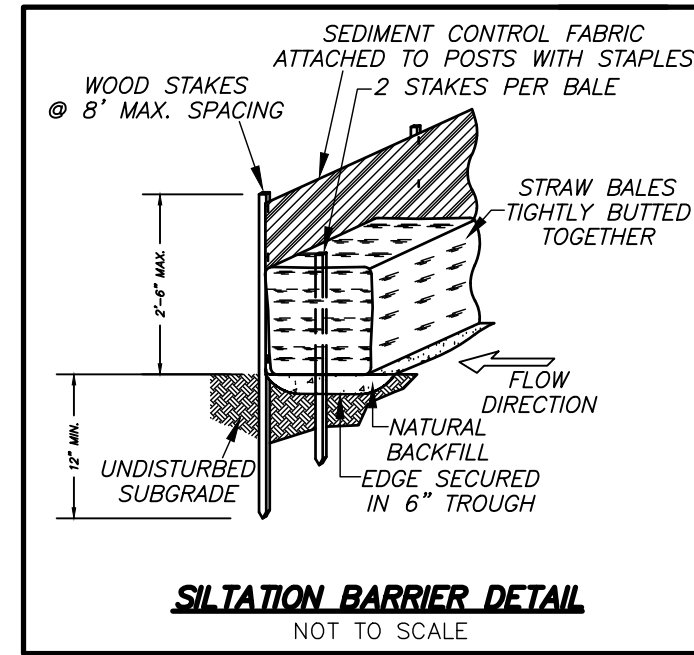
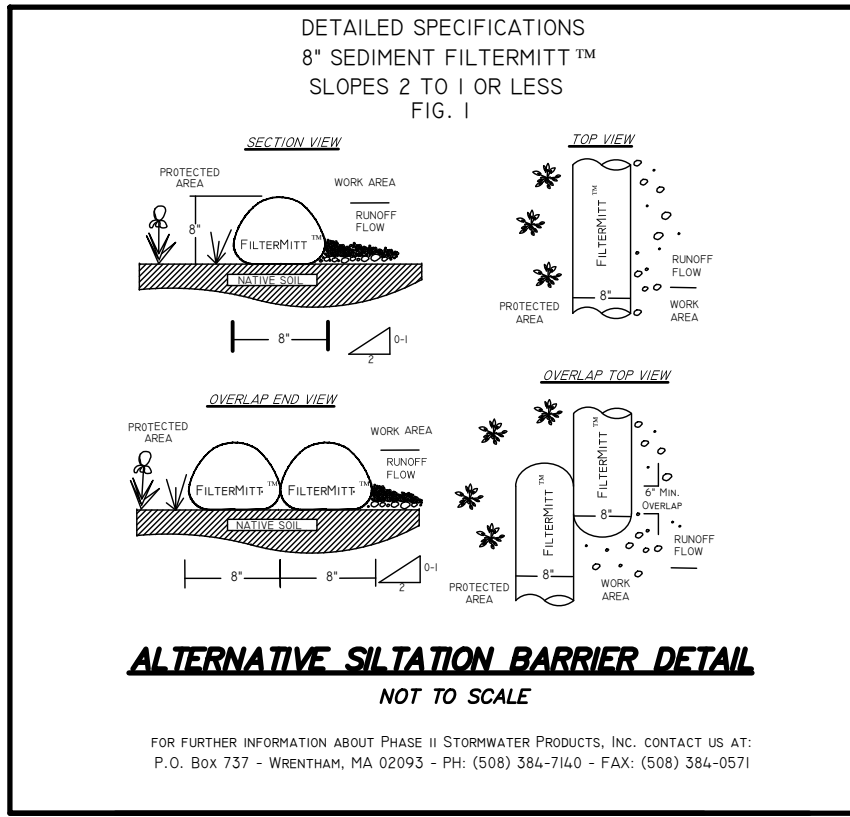
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THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

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

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.DWG) SHEET 44 OF 72



**EROSION AND SEDIMENTATION CONTROL NOTES**

- THE LIMIT OF WORK LINE SHALL BE CLEARLY MARKED IN THE FIELD BY FIELD SURVEY PRIOR TO CONSTRUCTION WITHIN DESIGNATED AREA. LIMIT OF WORK LINE SHALL NOT EXCEED THE LINE SHOWN.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED FOR EACH PHASE PRIOR TO ANY CONSTRUCTION ON THE SITE. CONTRACTOR IS ENCOURAGED TO USE "FILTERMITT" IN LIEU OF STRAW BALE/SILTATION BARRIER. JUTE NETTING OR HYDRO SEEDING WITH A BONDED FIBER MATRIX SHALL BE USED ON STEEP SLOPES.
- DURING DEVELOPMENT AND CONSTRUCTION, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
- LAND SHALL BE DEVELOPED IN INCREMENTS OF WORKABLE SIZE WHICH CAN BE COMPLETED DURING A SINGLE CONSTRUCTION SEASON. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING, DEVELOPMENT, AND CONSTRUCTION. OPERATIONS CONTROL MEASURES SUCH AS HYDROSEEDING, BERMS, INTERCEPTION DITCHES, TERRACES, AND SEDIMENT TRAPS SHALL BE PUT INTO EFFECT PRIOR TO THE COMMENCEMENT OF EACH INCREMENT OF THE DEVELOPMENT/CONSTRUCTION PROCESS.
- THE CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES, WHEN INTENSE RAINFALL IS PREDICTED. THE CONTRACTOR'S REPRESENTATIVE SHALL INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. AREAS WHERE CONSTRUCTION IS ADJACENT TO THE EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST TWICE PER WEEK. AREAS WITH SITES THAT HAVE BEEN FINALLY STABILIZED MUST BE INSPECTED AT LEAST ONCE A MONTH.
- STOCK PILES SHALL BE SET BACK A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT. ALL STOCK PILES SHALL BE CONTAINED WITH SILT FENCES OR STRAW BALES TO PREVENT EROSION FROM ENTERING THE STREET DRAINAGE. NPDES PERMITS REQUIRE THE STOCKPILES TO BE STABILIZED WITH SEED OR MULCH IF NOT BEING USED WITHIN 21 DAYS. SOIL STOCK PILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED WITH TARPULIN SHEETS. STOCKPILES SHALL AVOID ALL SOIL ABSORPTION AREAS.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A ONE FOOT HIGH BY TWO FOOT WIDE EARTHEN BERM ALONG THE EDGES OF THE ROAD TO DIVERT RUNOFF TO SEDIMENT BASINS. STRAW BALES MAY BE UTILIZED TO DIVERT RUNOFF FROM THE ROAD LOW POINTS TO THE SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE DRAINAGE SYSTEM IS INSTALLED (SEE EARTHEN BERM DETAIL).
- ALL CATCH BASIN AND MANHOLE RIMS SHALL BE COVERED WITH SILT SACK DURING CONSTRUCTION. CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE. SEE INLET PROTECTION DETAIL.
- ALL CATCH BASIN SUMPS AND DRAINAGE BASINS SHALL BE CLEANED DURING AND FOLLOWING CONSTRUCTION. THEREAFTER REFER TO THE STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN.
- SEDIMENT BASINS (DEBRIS BASINS, DE-SILTING BASINS, OR SILT TRAPS) SHALL BE INSTALLED IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE DEVELOPMENT PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING FROM UNDERGOING DEVELOPMENT. SEDIMENT BASINS SHALL BE INSTALLED OUTSIDE OF INFILTRATION PORTION OF INFILTRATION BASINS AND PROPOSED SEPTIC LEACHING AREAS.
- THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT, OR DEBRIS WHICH ERODES FROM THE SITE ONTO ANY PUBLIC STREET OR PRIVATE PROPERTY, AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES AND DITCHES.

12. VELOCITY CHECK DAMS - STRAW BALES WILL BE USED AROUND THE CATCH BASINS ON THE PROPOSED ROAD TO PROTECT THEM FROM THE ERODING SOILS AND PROVIDE A CHECK DAM\* TO SLOW THE RUNOFF DURING THE CONSTRUCTION. THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS\* IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW:

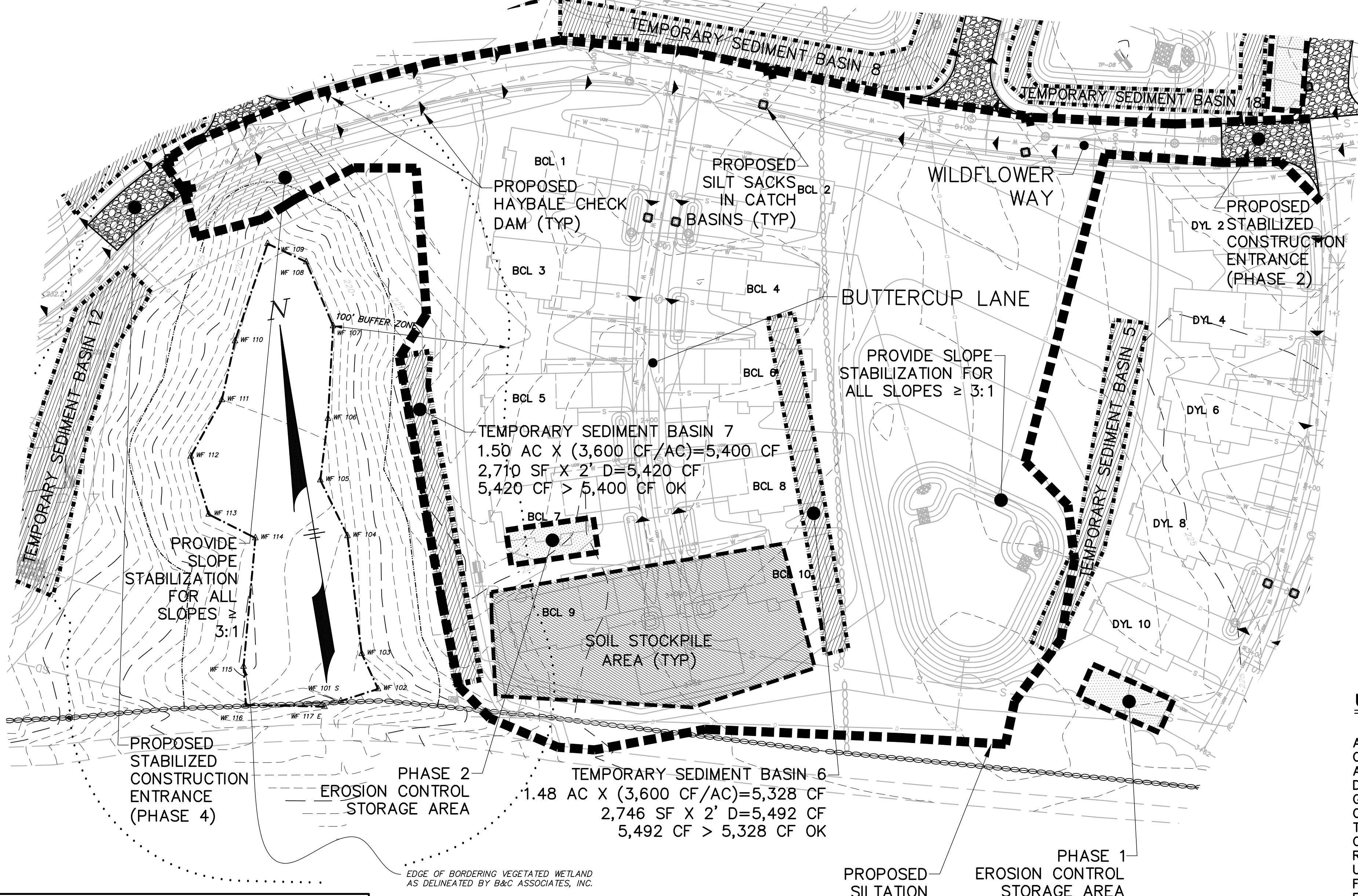
GRADE OF THE ROAD	INTERVALS BETWEEN CHECKDAMS
LESS THAN 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

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

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

\*CHECK DAMS IN UNPAVED DRIVES AND UN-VEGETATED OR UNPAVED GRADED CHANNELS SHALL BE CONSTRUCTED OF STAKED STRAW BALES OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE BOARD. THE CHECK DAMS SHALL BE INSTALLED AT THE END OF EACH WORKING DAY AND IN THE EVENT OF RAINFALL BEING PREDICTED, THE STRAW BALES SHOULD BE SECURELY STAKED TO PREVENT OVERTURNING, FLOATATION, OR DISPLACEMENT. THEY SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. ALSO, A VELOCITY CHECK DAM SHALL BE PROVIDED ALONG THE ENTRANCE OF THE LOT TO PROTECT THE PUBLIC STREETS AND ADJACENT PROPERTIES FROM THE HAZARDS OF EROSION. ALL CHECK DAMS SHALL BE CLEANED OF DEBRIS AND SILT PERIODICALLY.

- ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" LOAM AND SEEDING DURING THE GROWING SEASON (MARCH THROUGH MAY AND AUGUST TO OCTOBER 15) OR COVERED WITH A HAY MULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1 AND JUNE AND JULY). PERMANENT SEEDING MAY BE DONE IN PEAK SUMMER MONTHS WITH PROPER MULCHING AND WATERING.
- DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE STOCK-PILED ON-SITE, INCLUDING BUT NOT LIMITED TO CRUSHED STONE, STRAW BALES, SILT FENCE AND EROSION CONTROL MATS.
- THE SEDIMENT SHALL BE REMOVED BEHIND ALL STRAW BALES AND SILT FENCES IF DEPTH EXCEEDS 6". SEDIMENT SHALL BE REMOVED TO OUTSIDE THE BUFFER ZONE OF THE WETLANDS WHERE APPLICABLE.
- THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.
- REMOVAL OF EXISTING VEGETATION SHALL BE WITHIN THE LIMIT OF WORK AREA.
- ALL EXCESS SOIL SHALL REMAIN ON-SITE IN AREAS TO BE DESIGNATED BY THE OWNER.
- DISTURBED SOIL RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
- ALL DRAINAGE RIMS SHALL BE FUNCTIONAL AT BINDER GRADE.
- SAND BAGS SHALL BE USED IN PLACE OF VELOCITY CHECK DAMS WHEN ROADS ARE AT BINDER GRADE.



STOW PLANNING BOARD

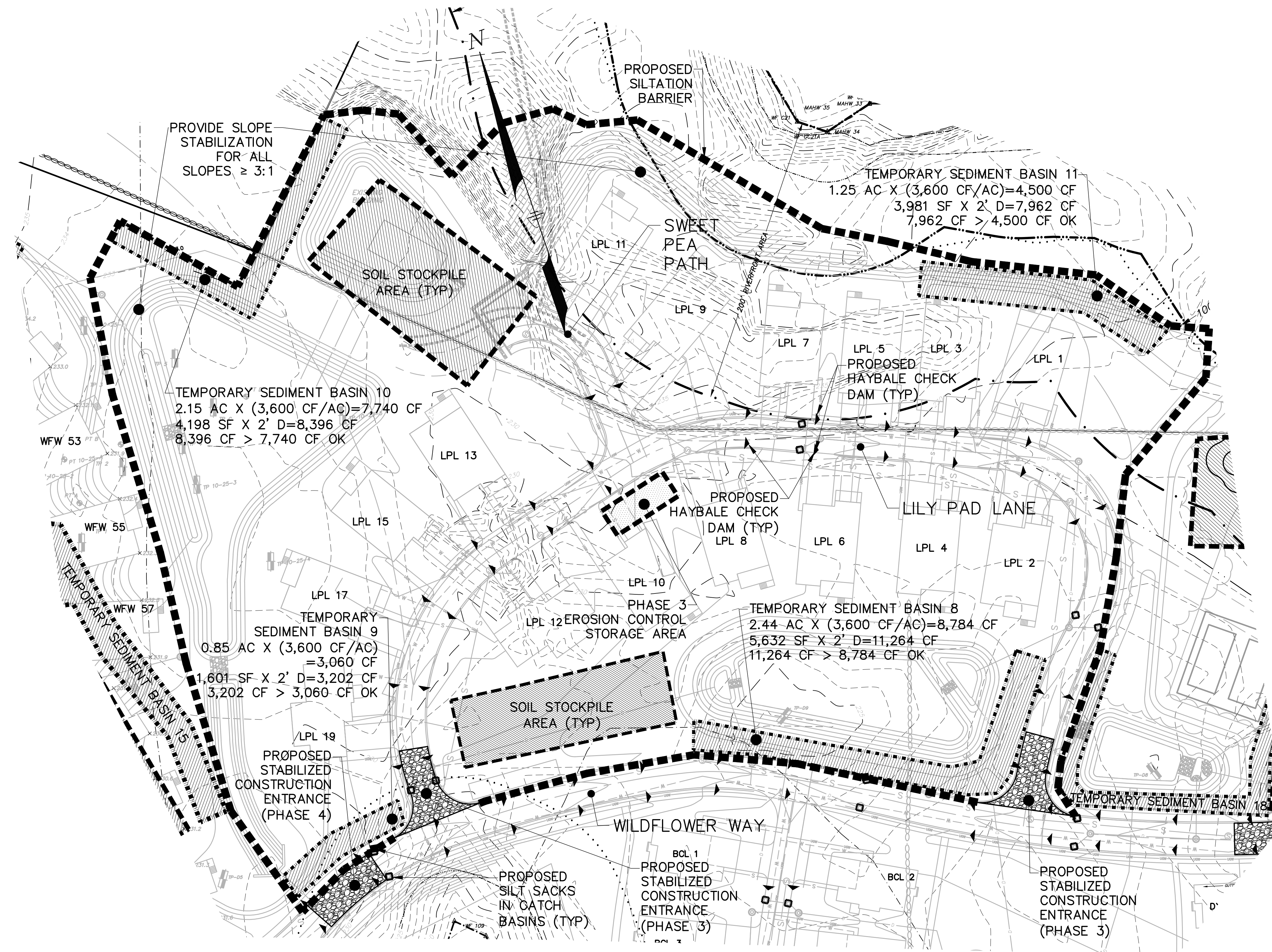
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DATE: \_\_\_\_\_

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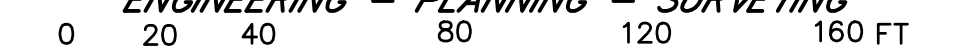


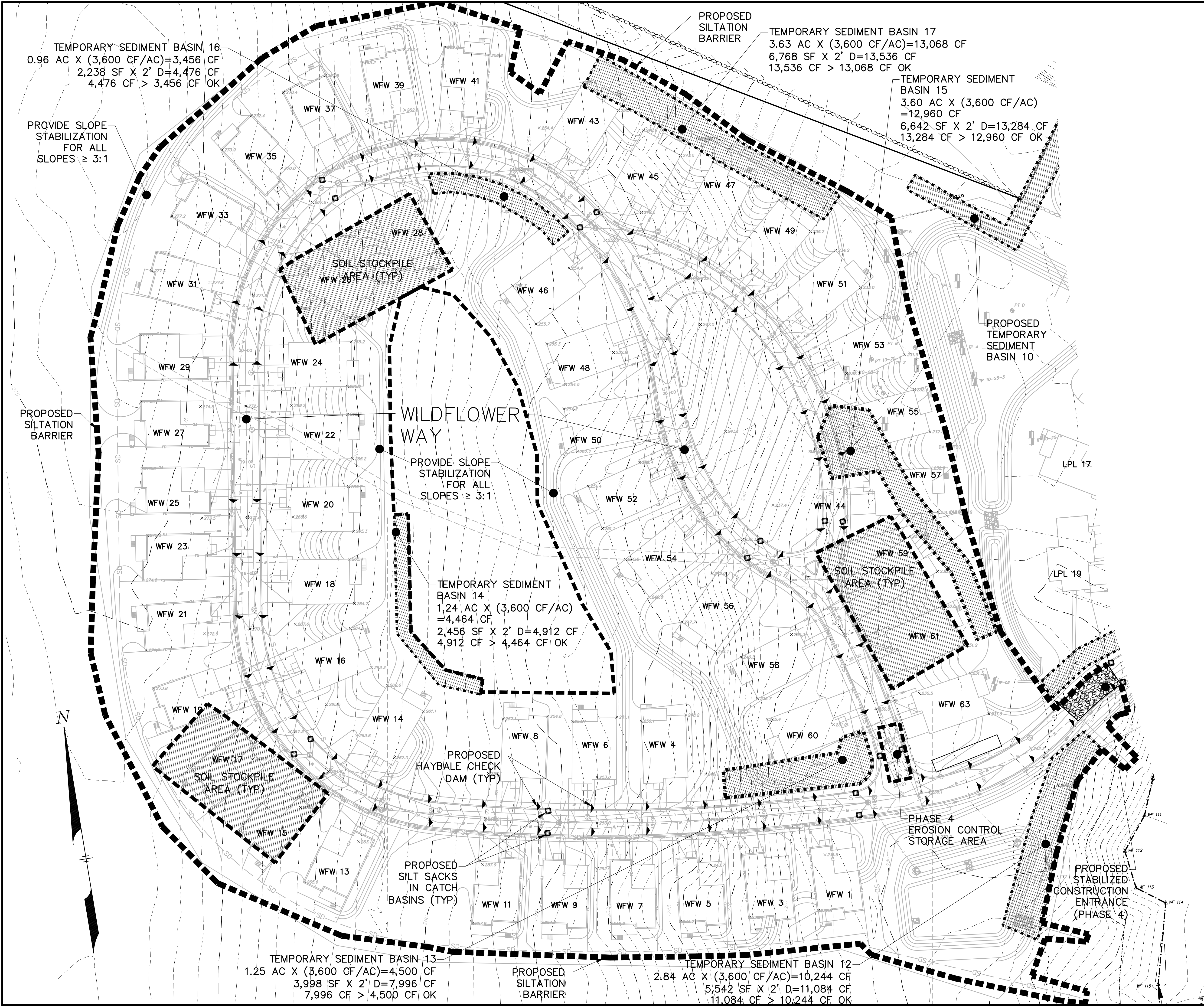
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THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EROSION & SEDIMENTATION CONTROL PLAN  
 PHASE 3  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=40' JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022

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





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

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

TEMPORARY SEDIMENT BASIN 15  
 3.60 AC X (3,600 CF/AC)  
 =12,960 CF  
 6,642 SF X 2' D=13,284 CF  
 13,284 CF > 12,960 CF OK

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

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

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

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

STOW PLANNING BOARD

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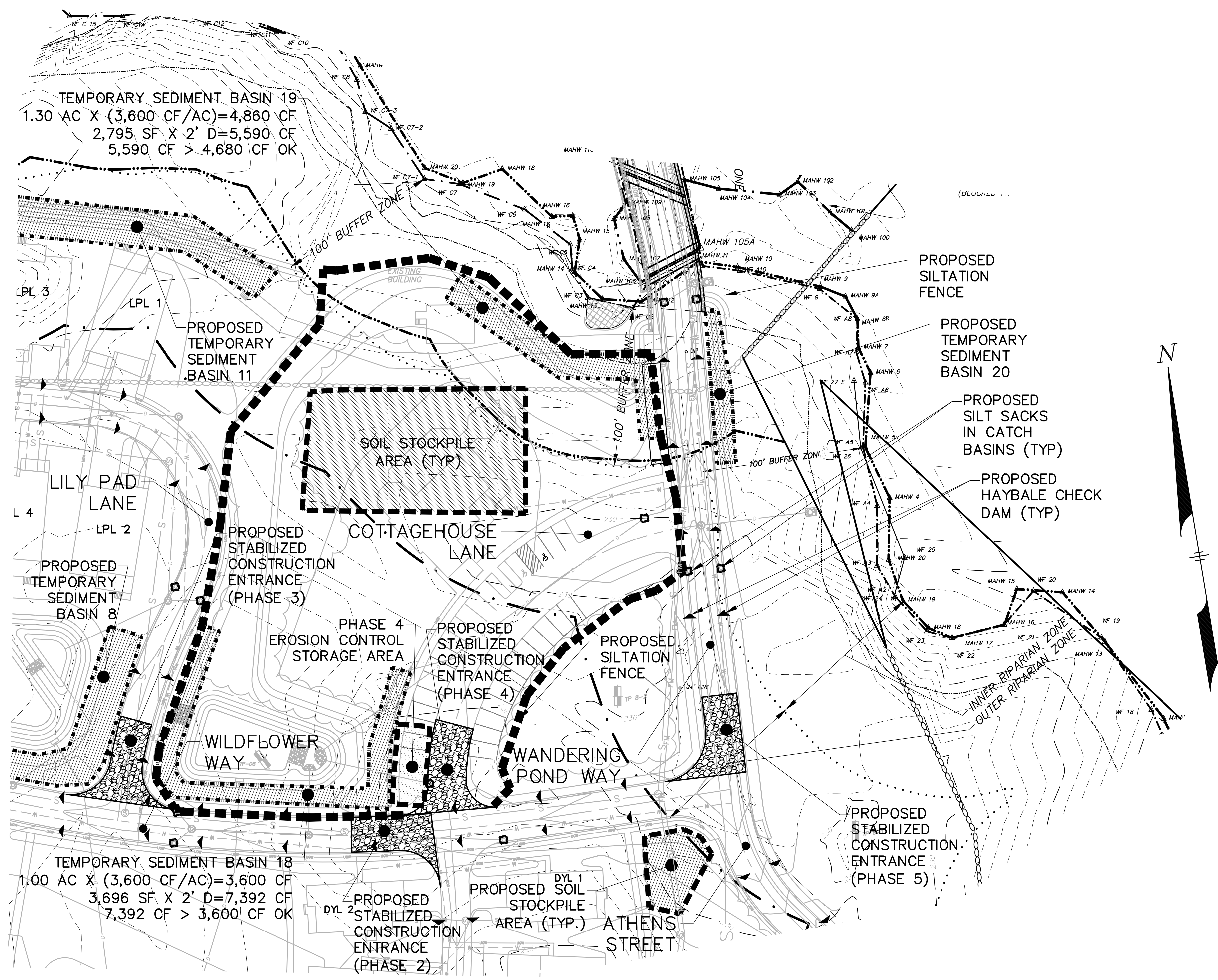
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THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EROSION & SEDIMENTATION CONTROL PLAN  
 PHASE 4  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=40' JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022

STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING  
 0 20 40 80 120 160 FT  
 SM-3719C (3719C.AAN.DEF.DWG) SHEET 46 OF 72



TEMPORARY SEDIMENT BASIN 19  
 1.30 AC X (3,600 CF/AC)=4,860 CF  
 2,795 SF X 2' D=5,590 CF  
 5,590 CF > 4,680 CF OK

TEMPORARY SEDIMENT BASIN 18  
 1.00 AC X (3,600 CF/AC)=3,600 CF  
 3,696 SF X 2' D=7,392 CF  
 7,392 CF > 3,600 CF OK

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

STOW PLANNING BOARD

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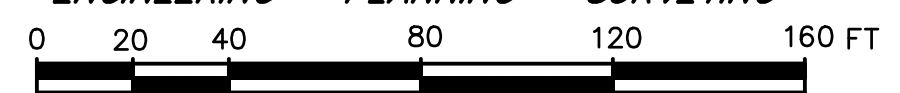
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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

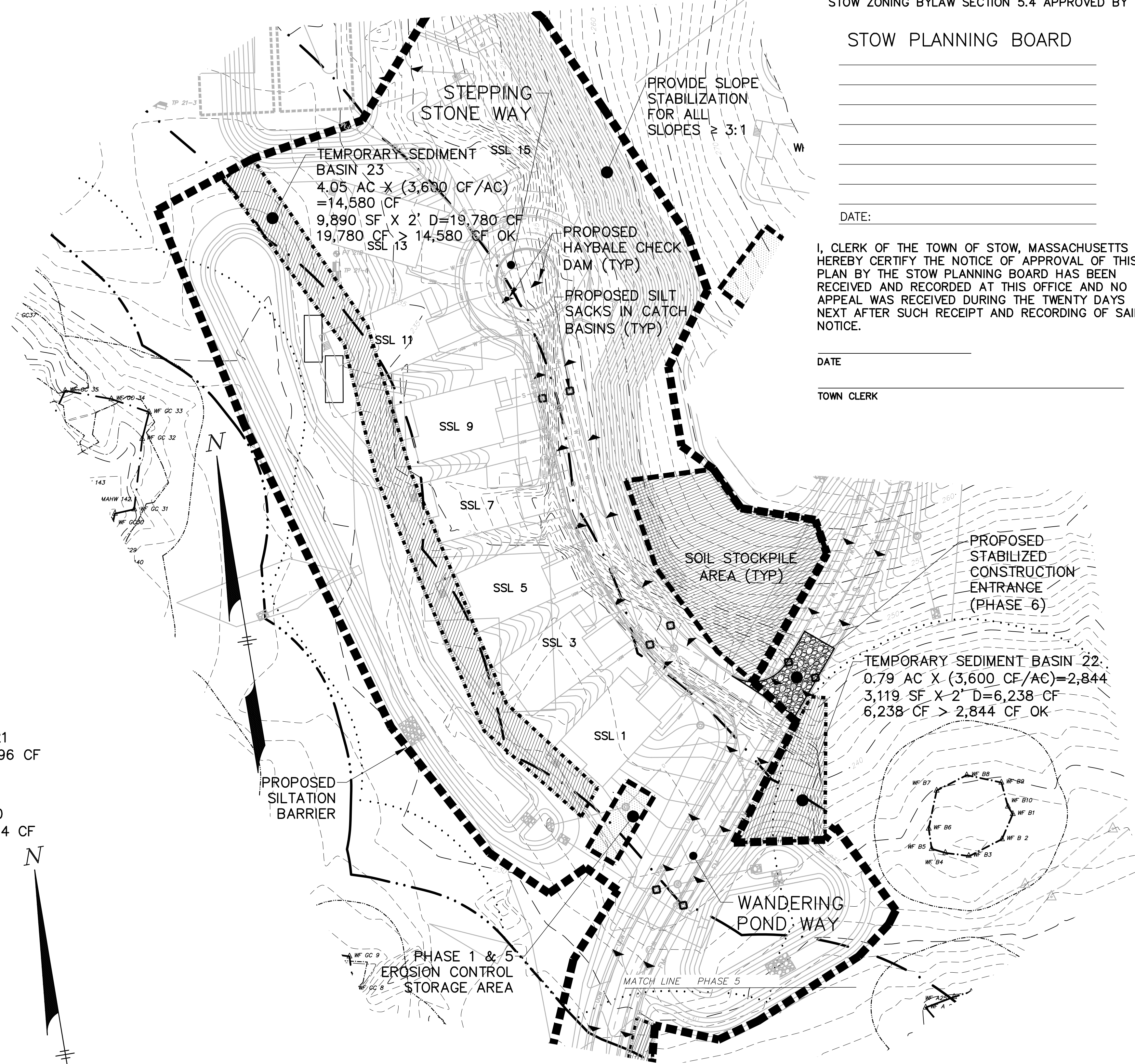
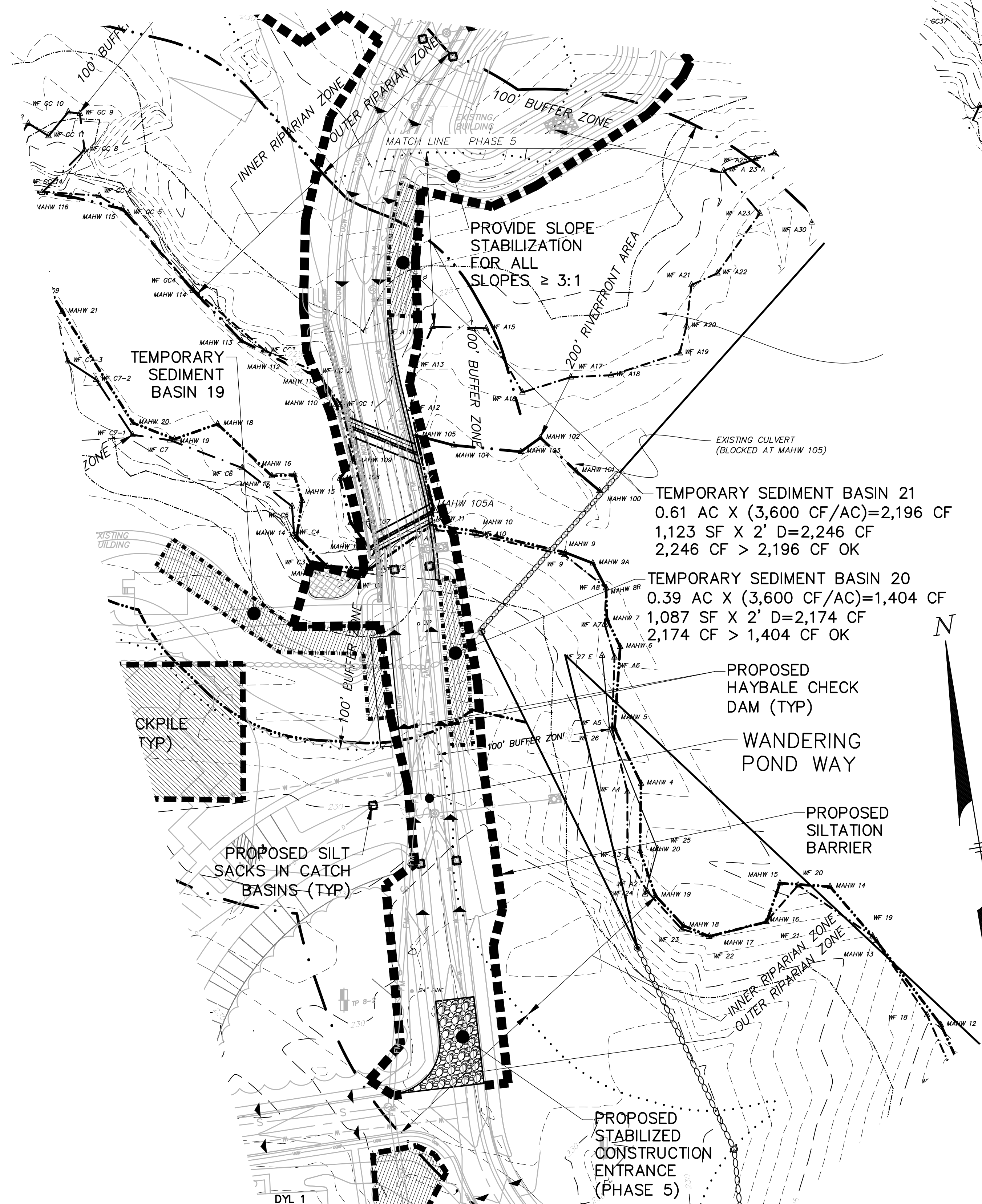
STOW PLANNING BOARD

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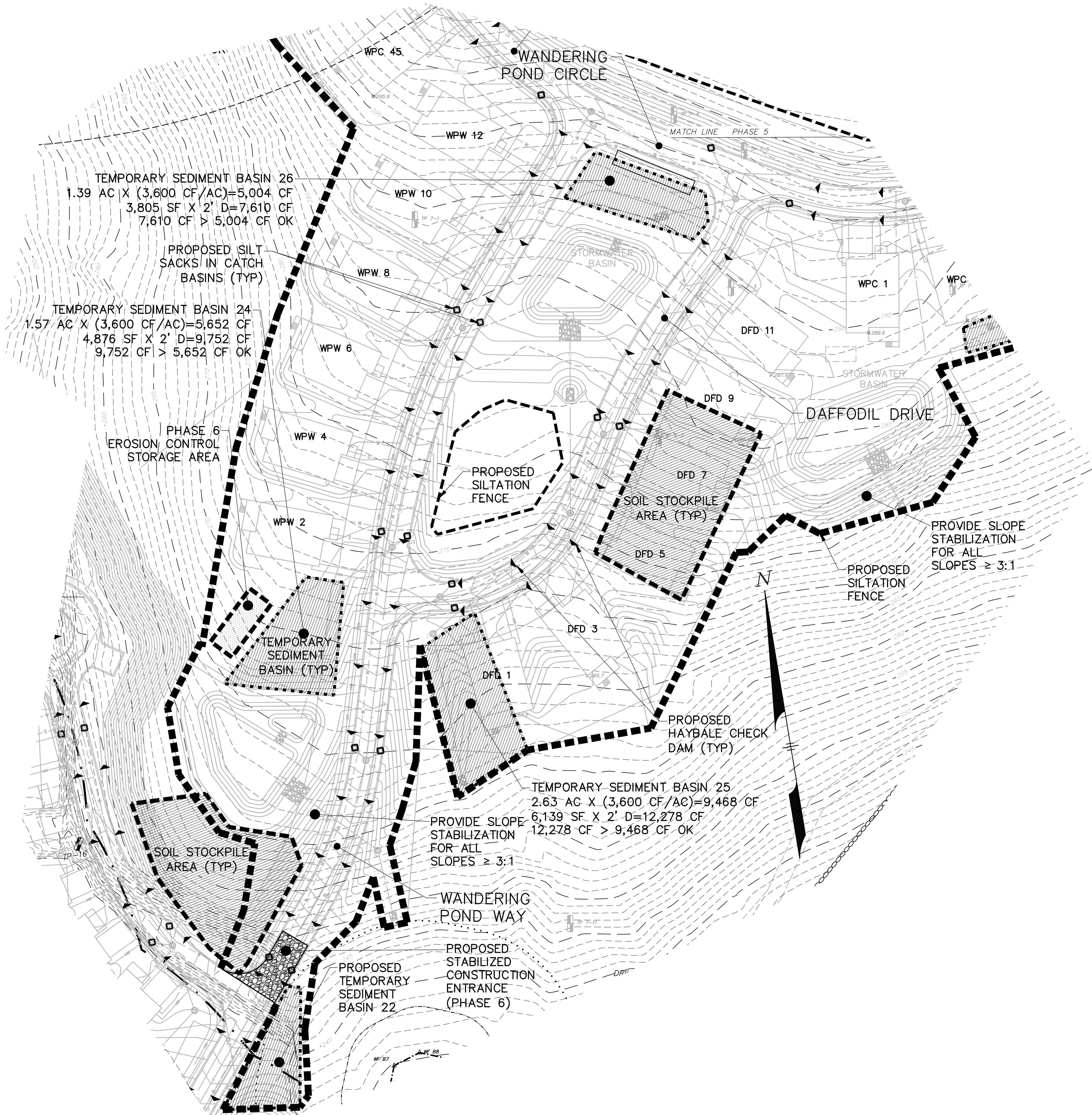
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 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EROSION & SEDIMENTATION CONTROL PLAN  
 PHASE 5  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=40' JUNE 30, 2022  
 REVISED: OCTOBER 26, 2022

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

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.DWG) SHEET 48 OF 72





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

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

STOW PLANNING BOARD

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DATE:

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

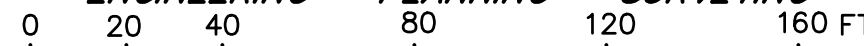
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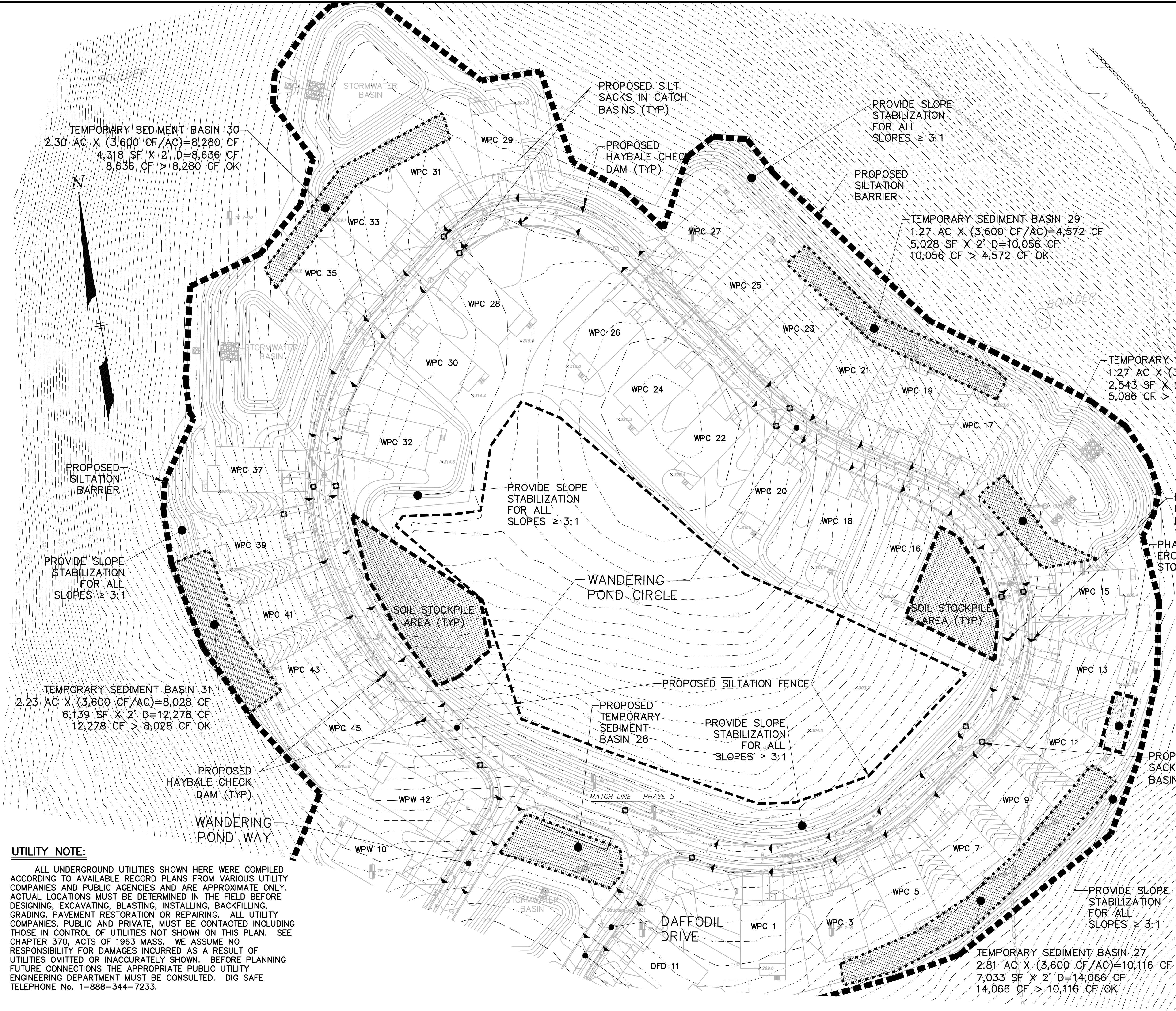
TOWN CLERK

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

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

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





TEMPORARY SEDIMENT BASIN 30  
 2.30 AC X (3,600 CF/AC)=8,280 CF  
 4,318 SF X 2' D=8,636 CF  
 8,636 CF > 8,280 CF OK

TEMPORARY SEDIMENT BASIN 29  
 1.27 AC X (3,600 CF/AC)=4,572 CF  
 5,028 SF X 2' D=10,056 CF  
 10,056 CF > 4,572 CF OK

TEMPORARY SEDIMENT BASIN 28  
 1.27 AC X (3,600 CF/AC)=4,572 CF  
 2,543 SF X 2' D=5,086 CF  
 5,086 CF > 4,572 CF OK

TEMPORARY SEDIMENT BASIN 31  
 2.23 AC X (3,600 CF/AC)=8,028 CF  
 6,139 SF X 2' D=12,278 CF  
 12,278 CF > 8,028 CF OK

TEMPORARY SEDIMENT BASIN 27  
 2.81 AC X (3,600 CF/AC)=10,116 CF  
 7,033 SF X 2' D=14,066 CF  
 14,066 CF > 10,116 CF OK

**UTILITY NOTE:**  
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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

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\_\_\_\_\_

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\_\_\_\_\_

DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_  
 TOWN CLERK \_\_\_\_\_

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

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

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

STOW PLANNING BOARD

DATE: \_\_\_\_\_

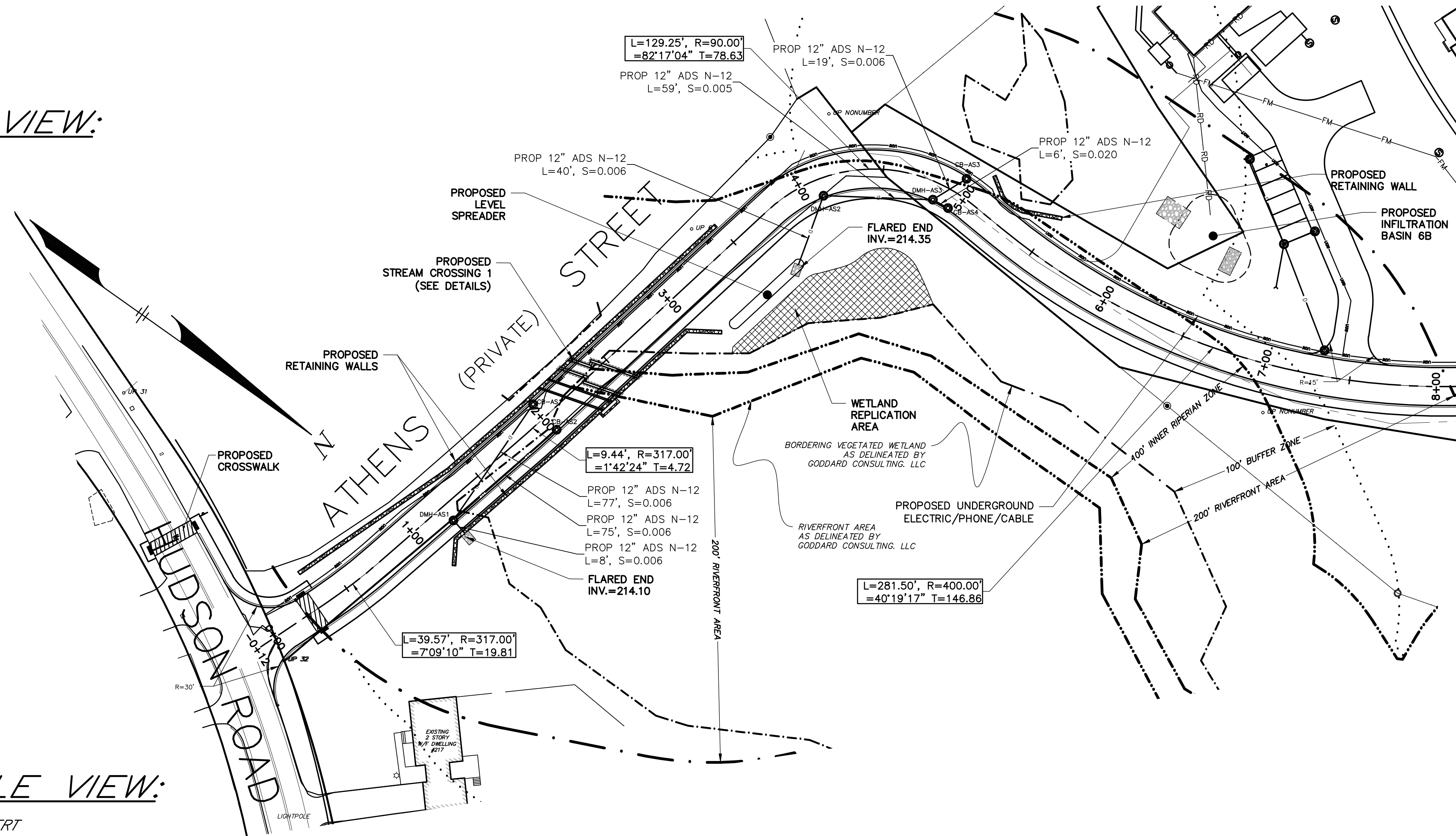
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

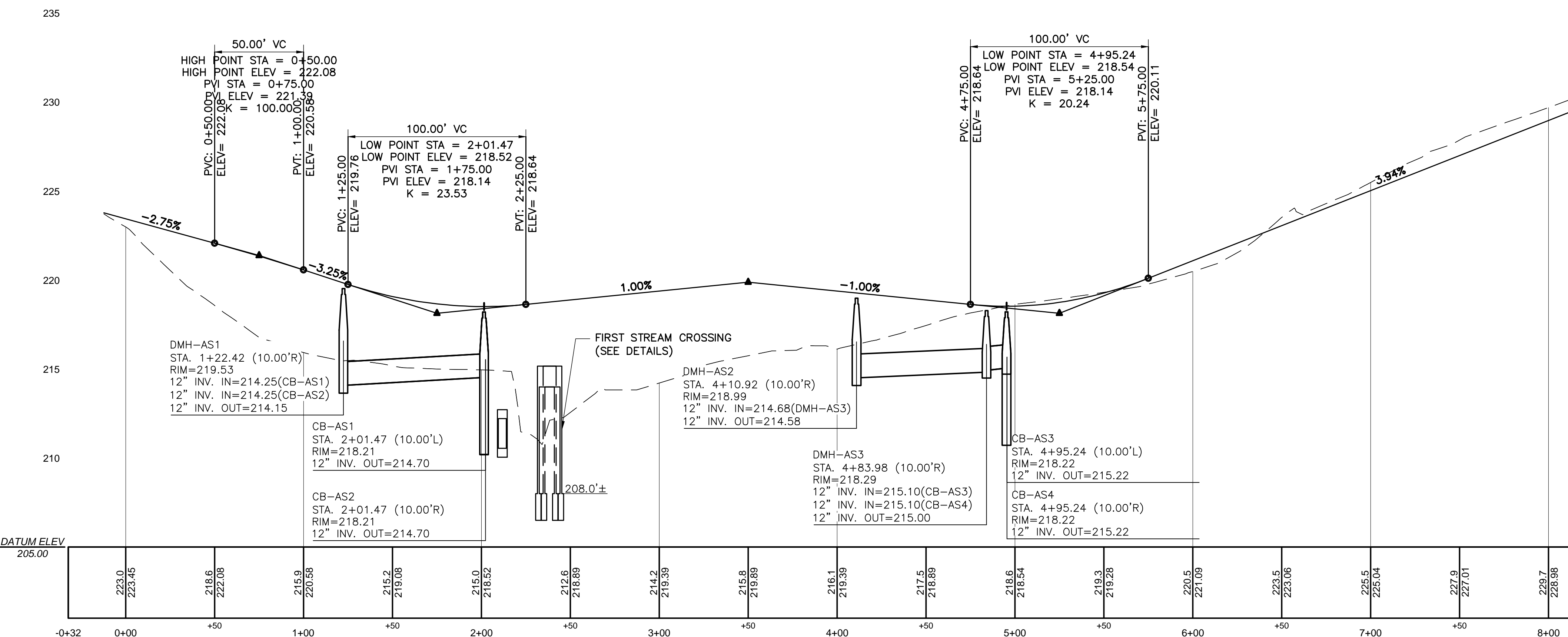
PLAN VIEW:

SCALE: 1"=40'



PROFILE VIEW:

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



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
ATHENS STREET (STA 0+00 - 8+00)  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: AS SHOWN JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

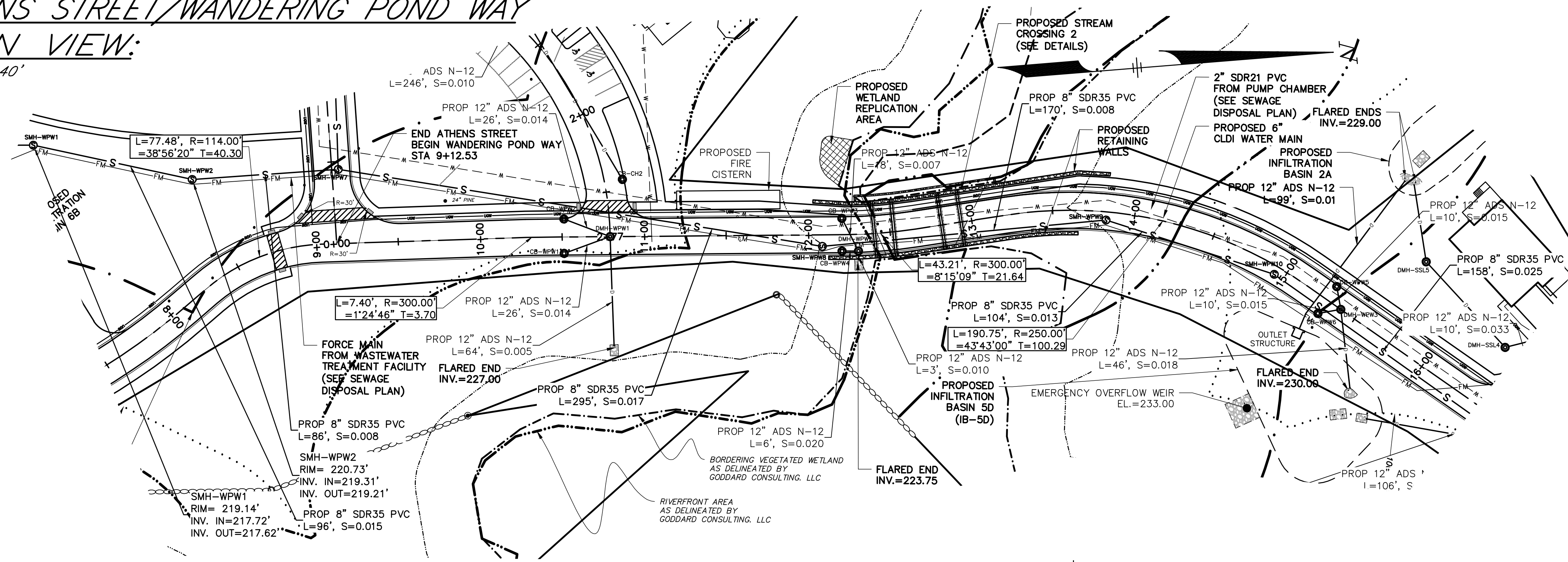
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING



# ATHENS STREET/WANDERING POND WAY

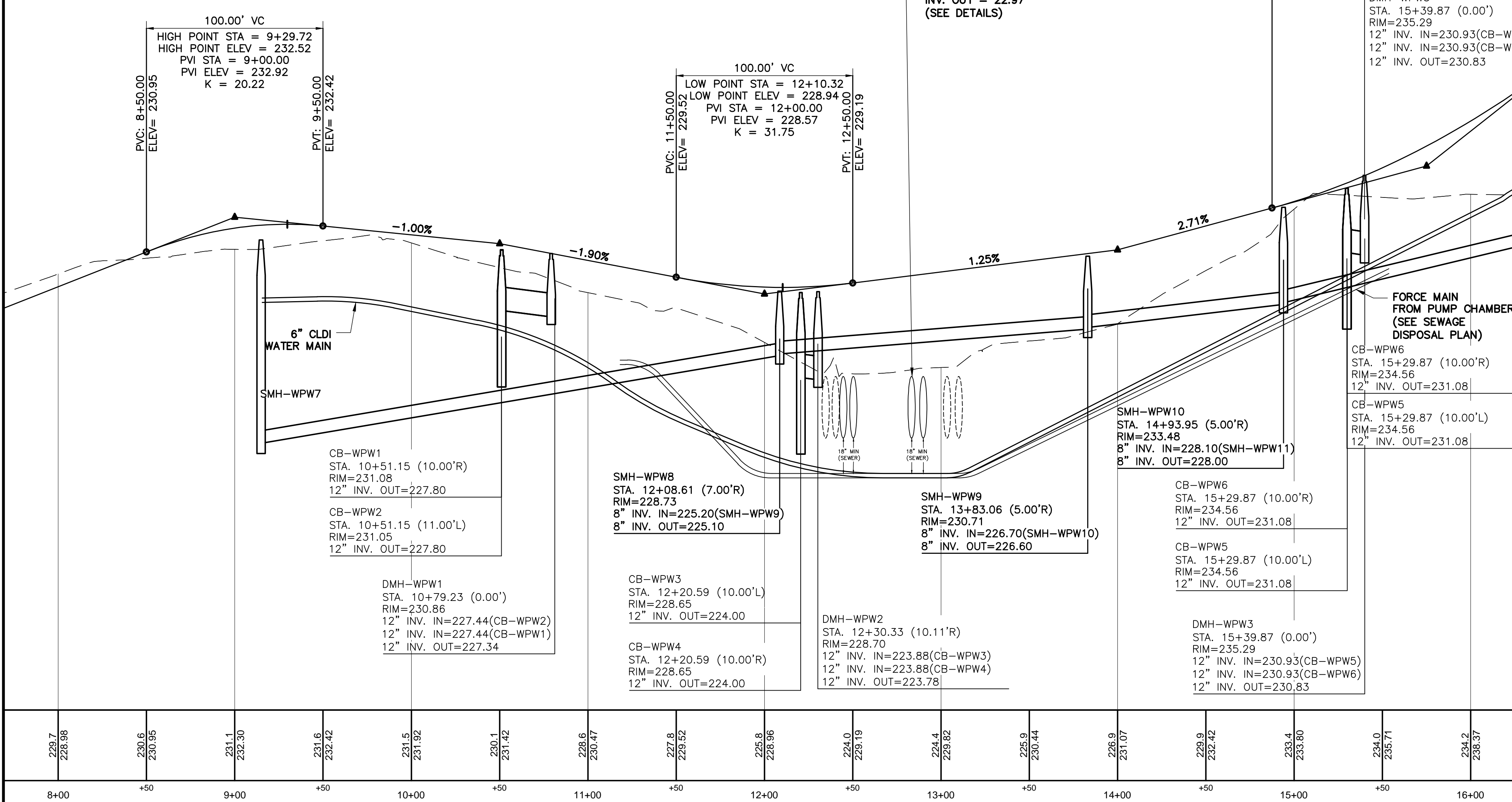
## PLAN VIEW:

SCALE: 1"=40'



## PLAN VIEW:

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



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

STOW PLANNING BOARD

DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

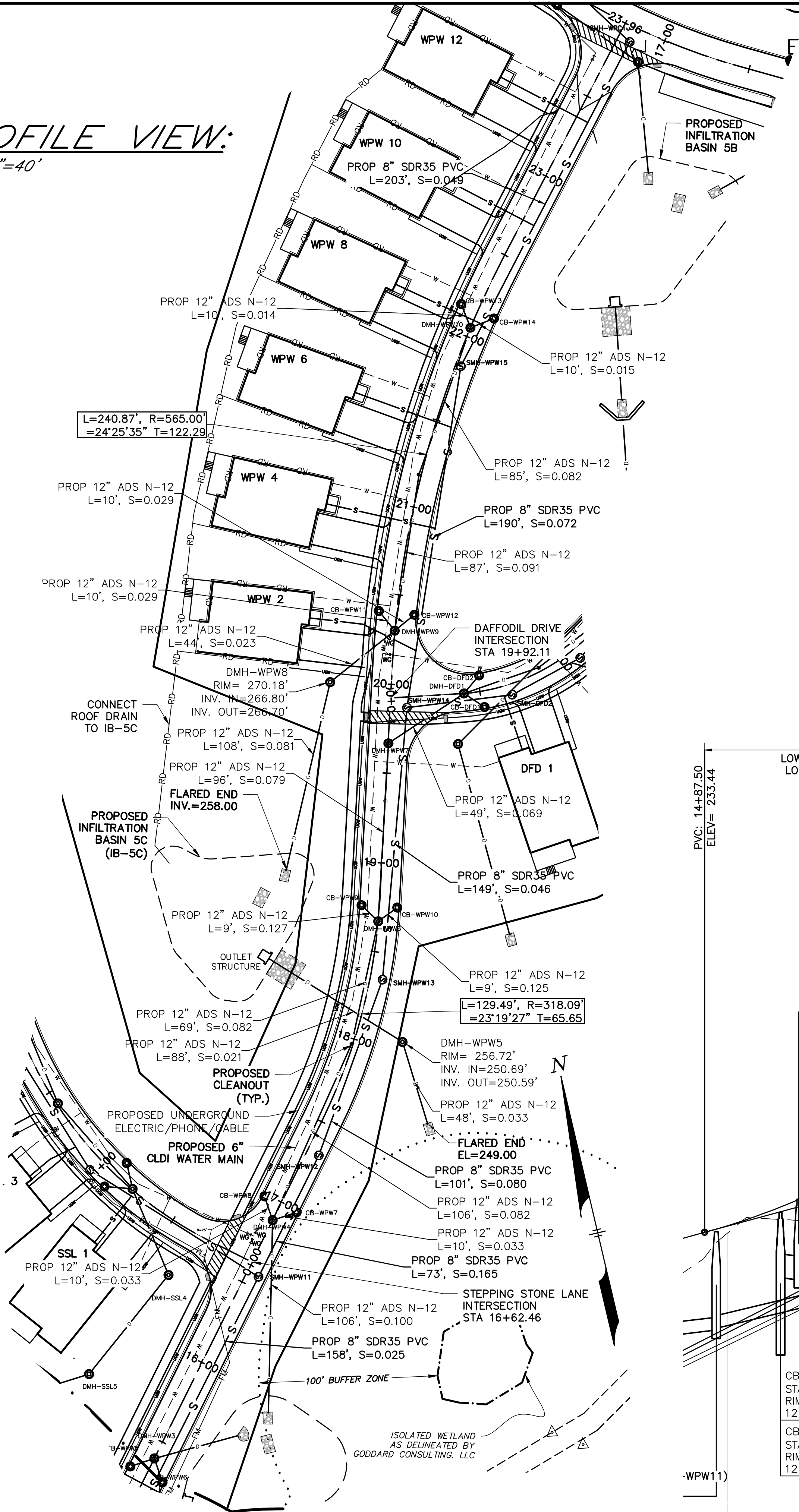
TOWN CLERK \_\_\_\_\_

THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
ATHENS STREET/WANDERING POND WAY (STA 8+00 - 16+00)  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

0 20 40 80 120 160 FT

**PROFILE VIEW:**  
SCALE: 1"=40'



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

STOW PLANNING BOARD

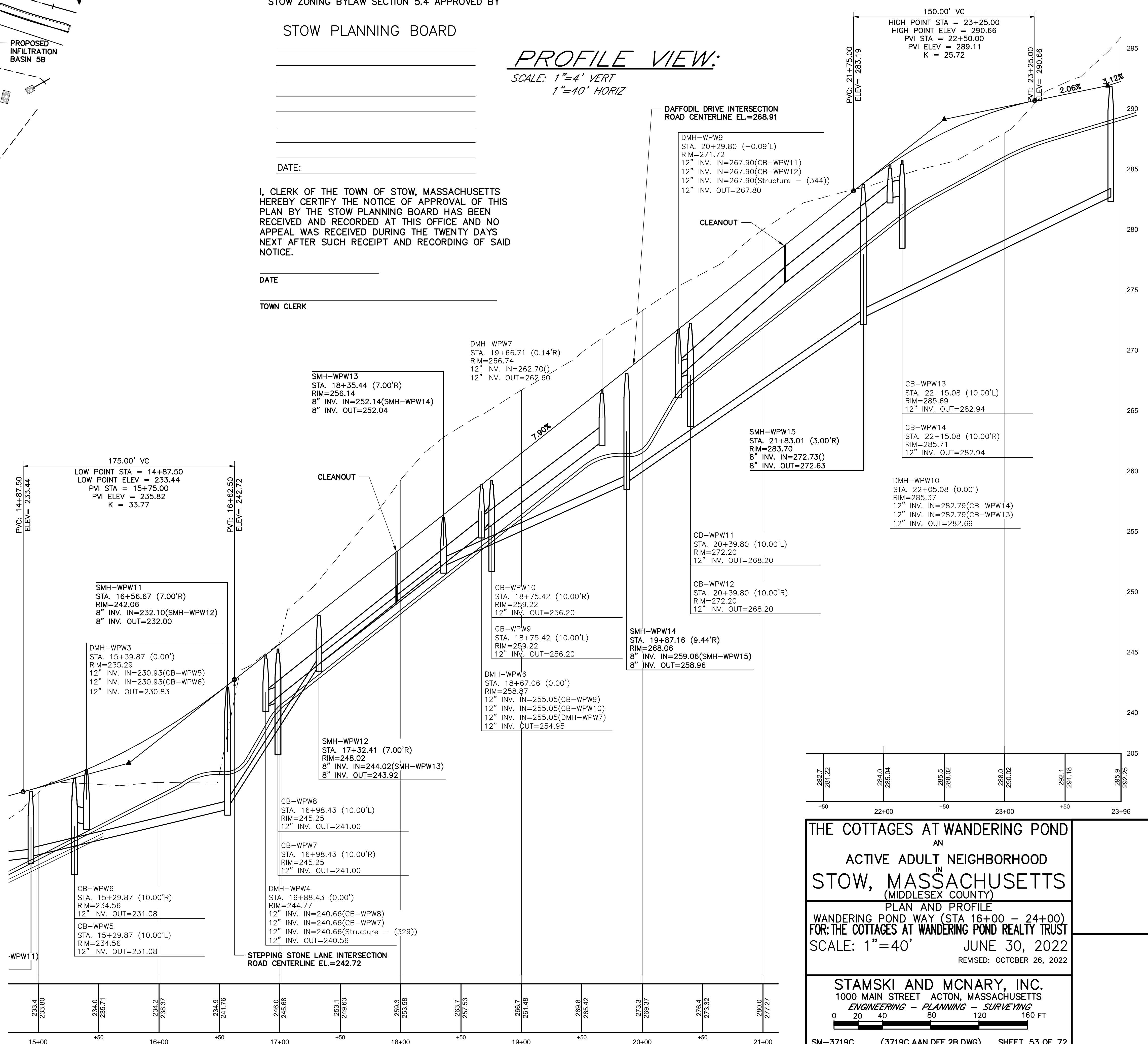
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\_\_\_\_\_  
DATE: \_\_\_\_\_

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DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ

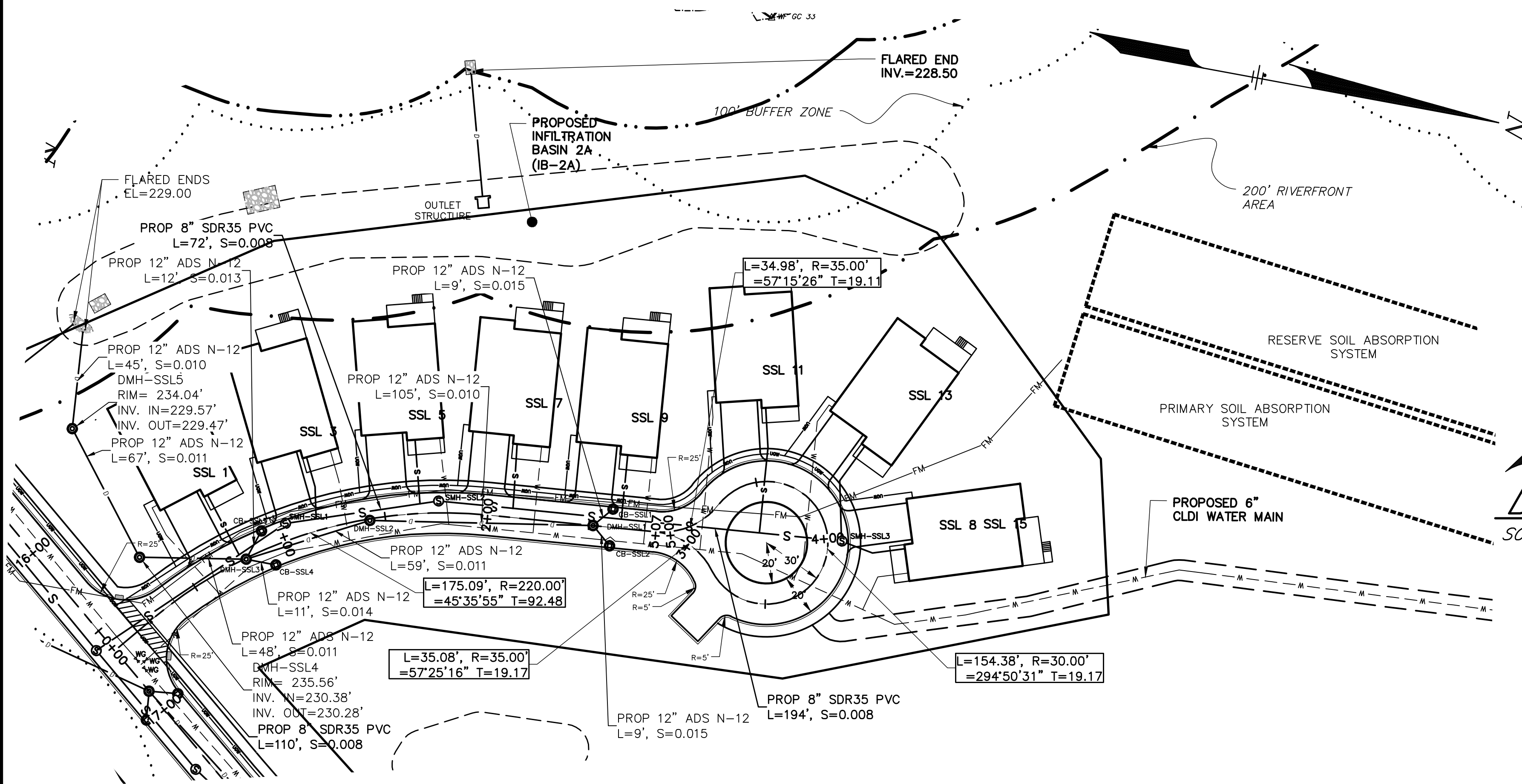


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WANDERING POND WAY (STA 16+00 - 24+00)  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

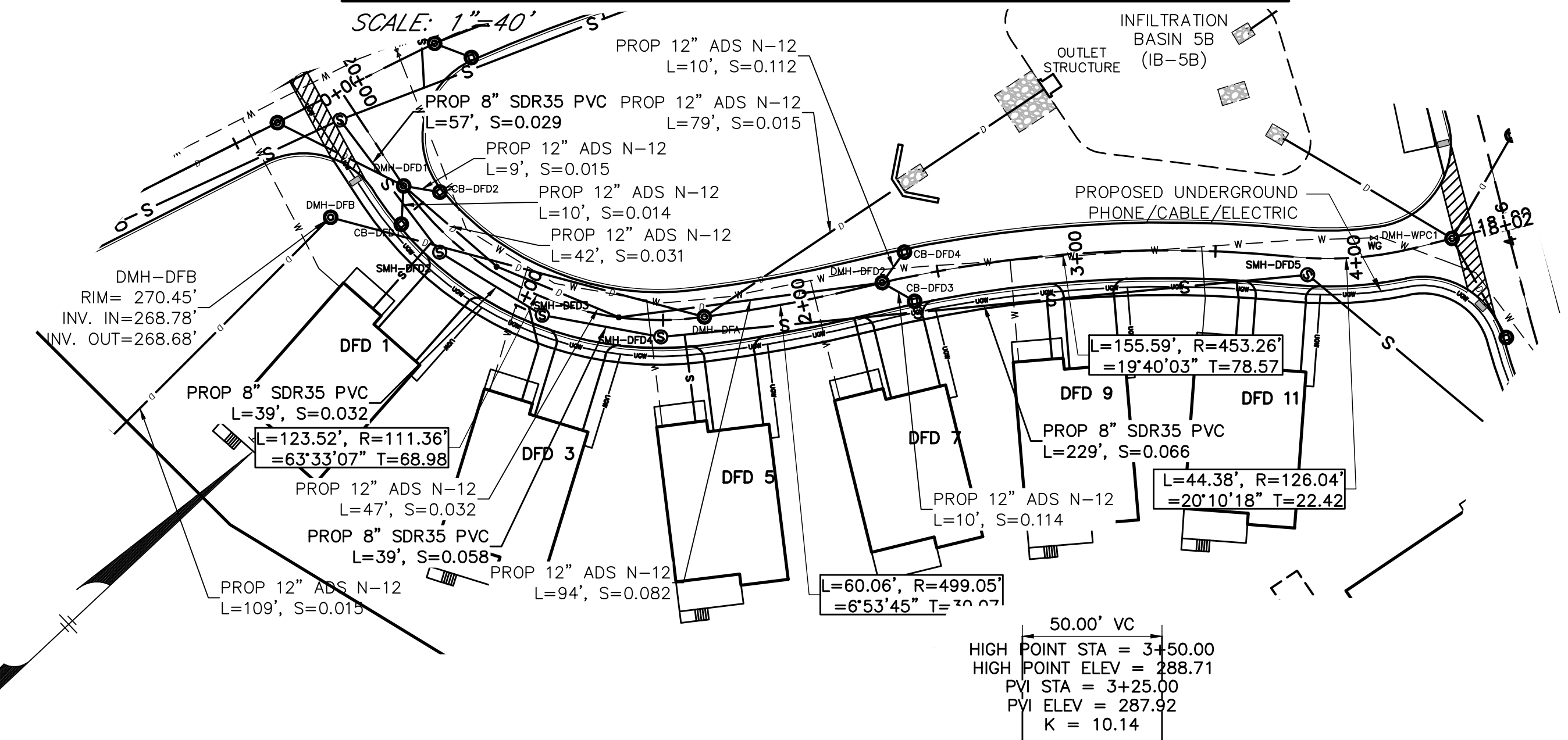
# STEPPING STONE LANE PLAN VIEW:

SCALE: 1"=40'



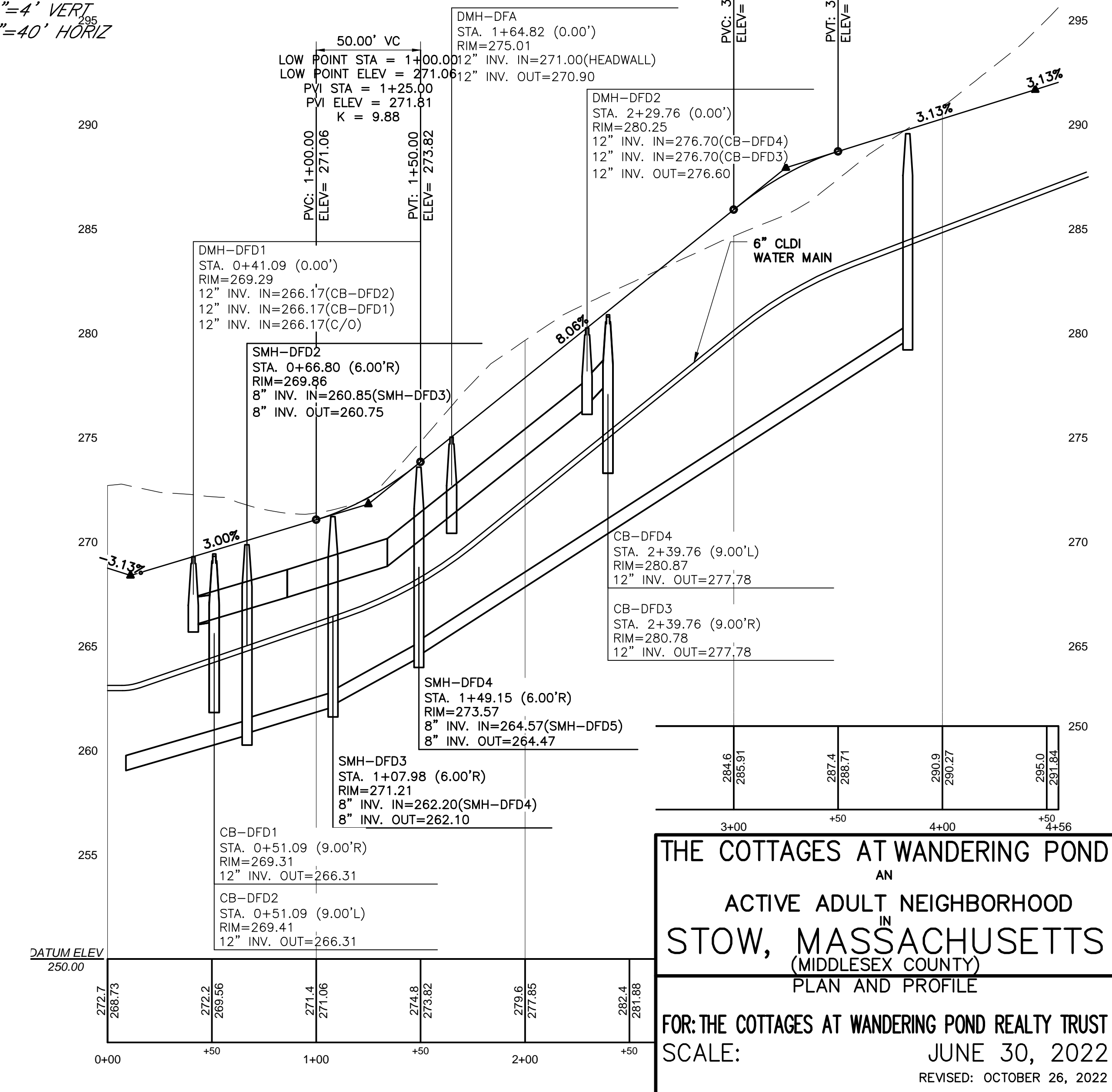
# DAFFODIL DRIVE PLAN VIEW:

SCALE: 1"=40'



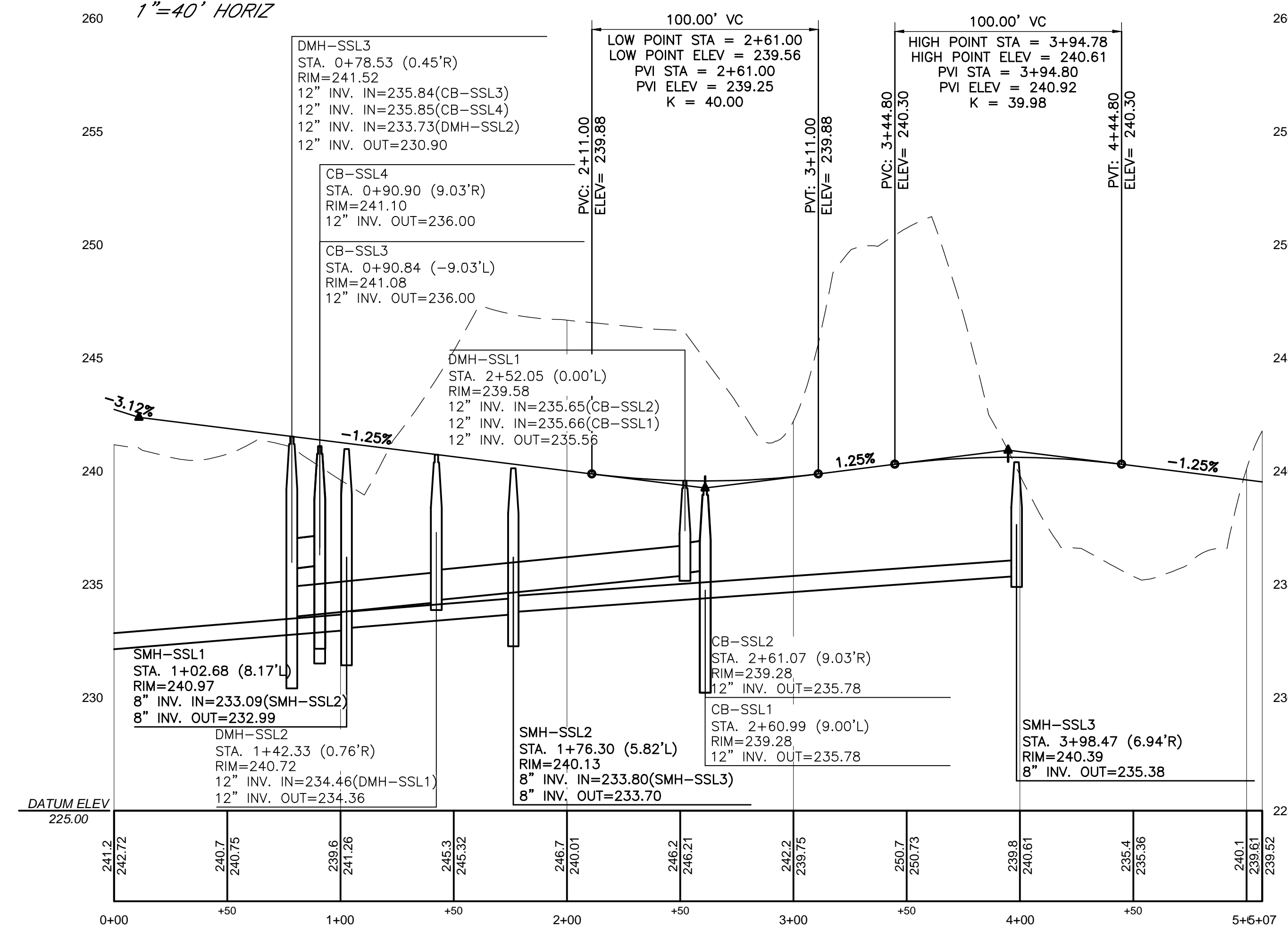
# DAFFODIL DRIVE PROFILE VIEW:

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



# STEPPING STONE LANE PROFILE VIEW:

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



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

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

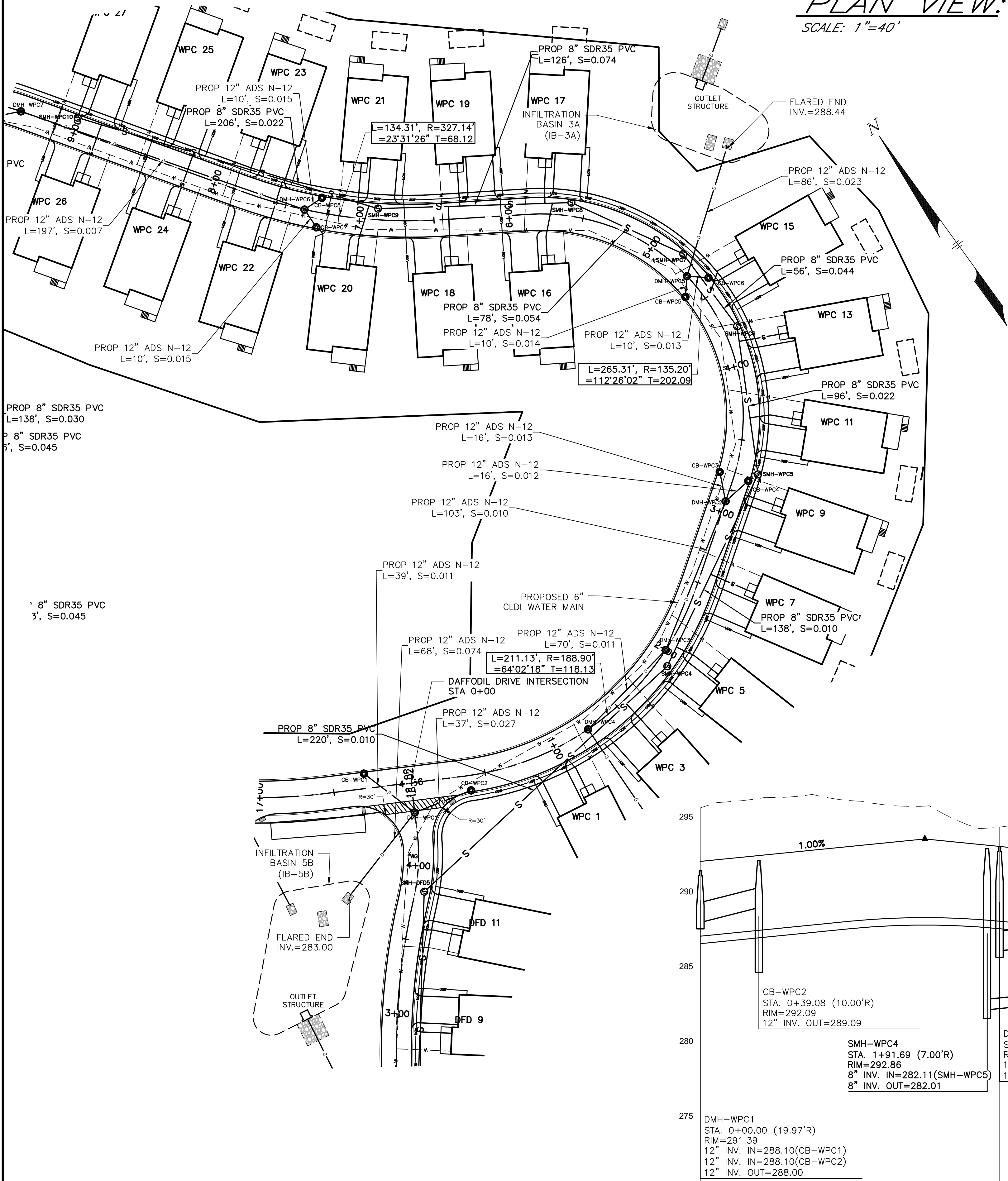
STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.DWG) SHEET 54 OF 72

# WANDERING POND CIRCLE PLAN VIEW:

SCALE: 1"=40'



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

STOW PLANNING BOARD

DATE: \_\_\_\_\_

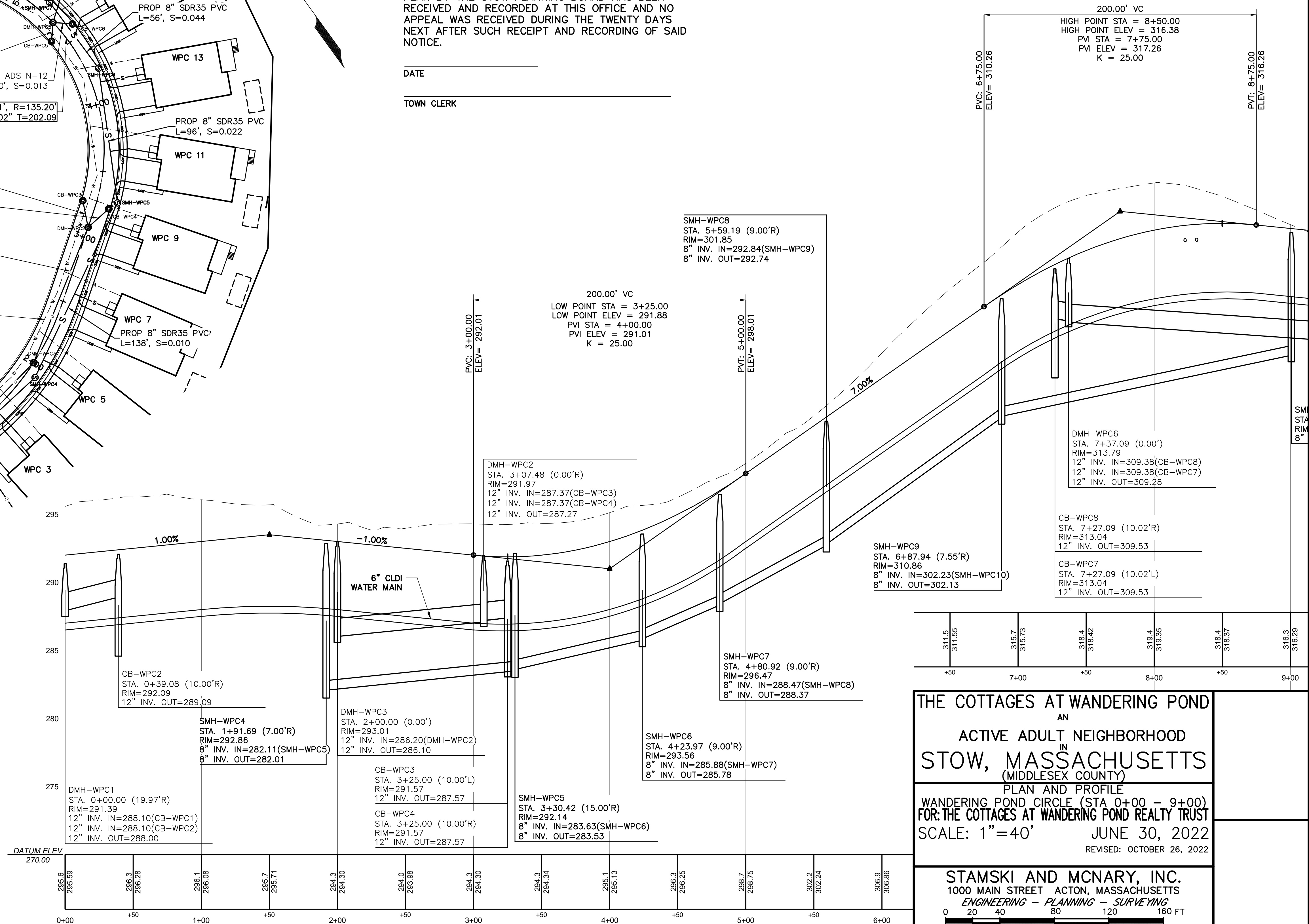
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DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

# WANDERING POND CIRCLE PROFILE VIEW:

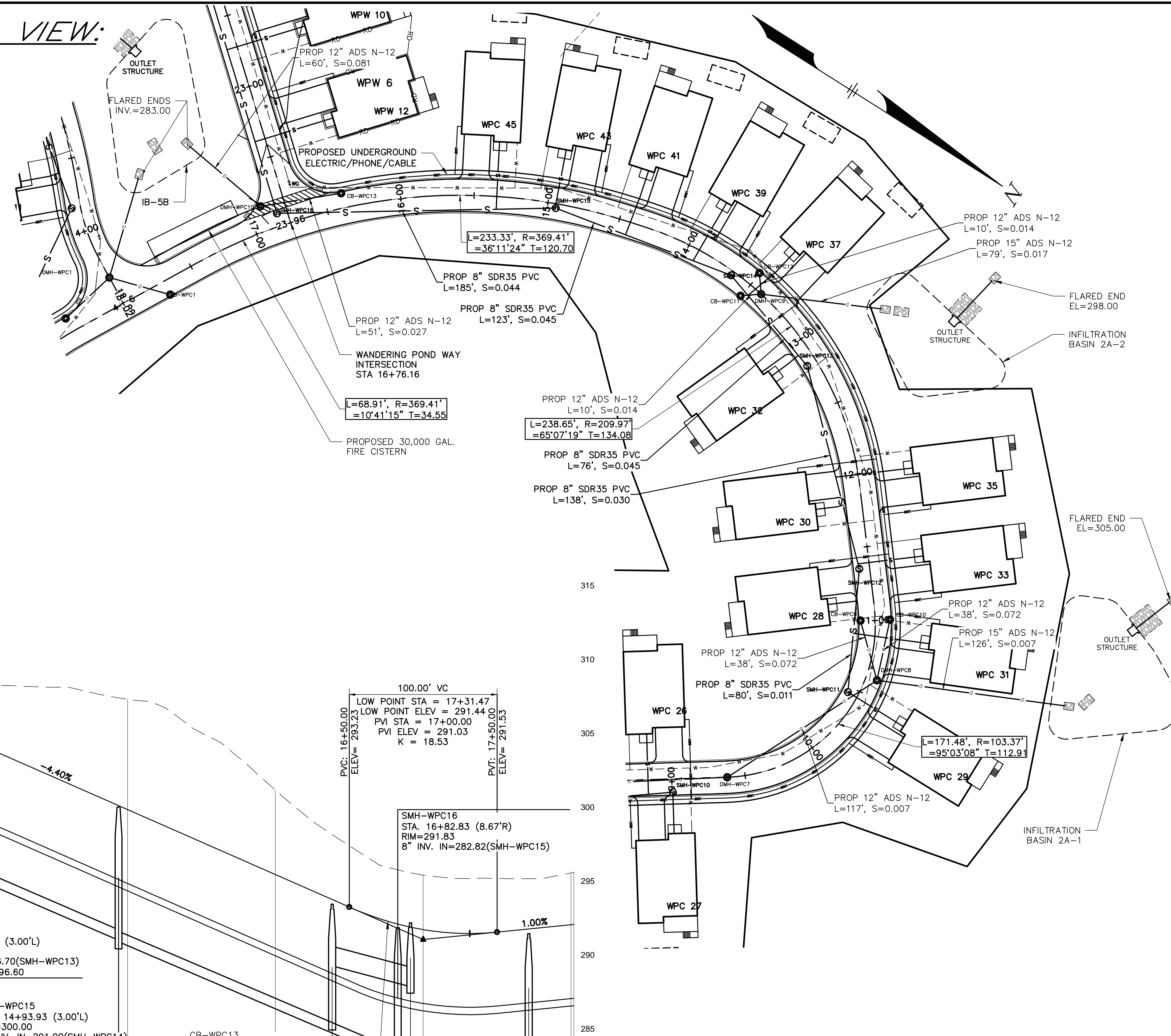
SCALE: 1"=4' VERT  
1"=40' HORIZ



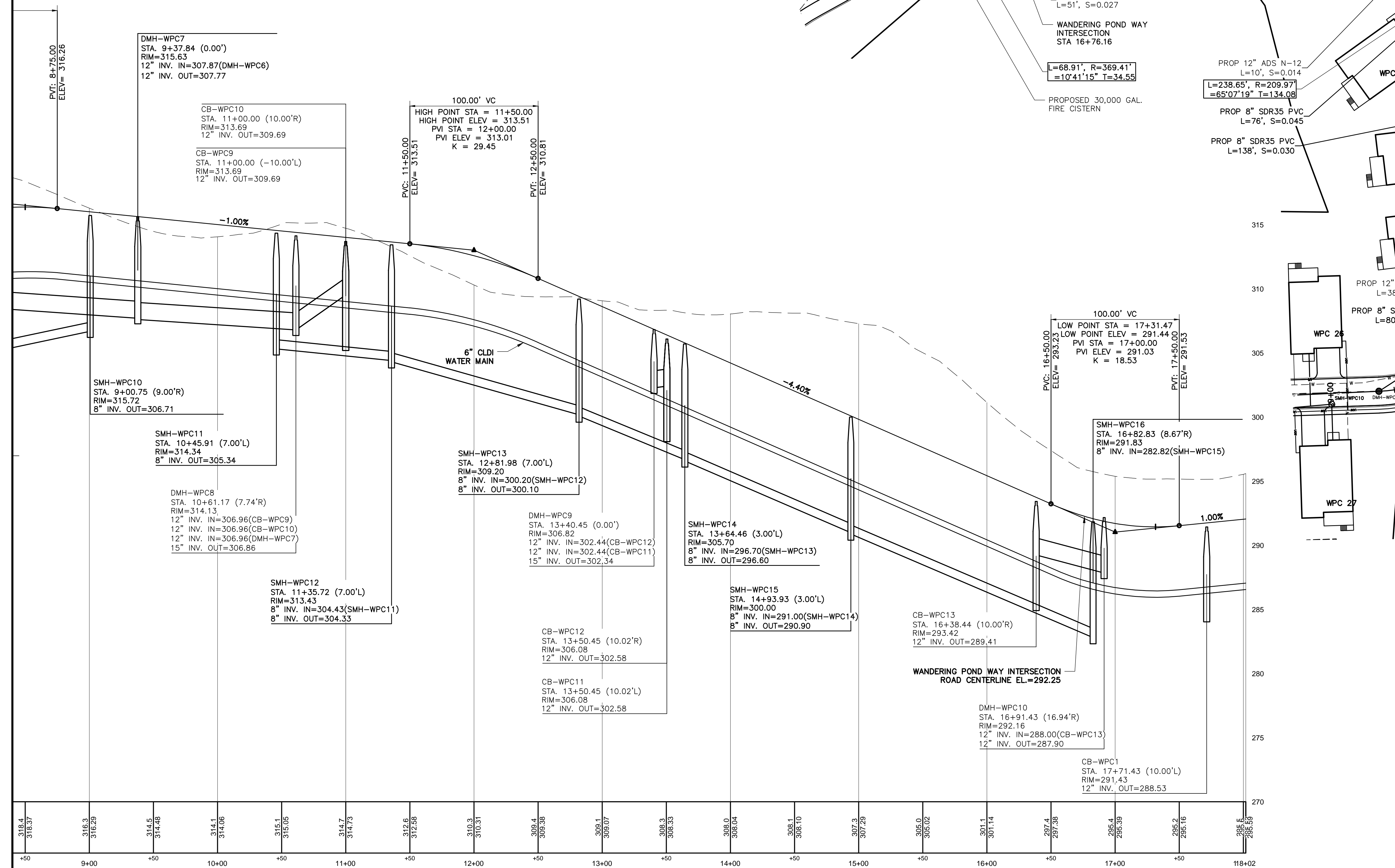
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WANDERING POND CIRCLE (STA 0+00 - 9+00)  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

**PLAN VIEW:**  
SCALE: 1"=40'



**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WANDERING POND CIRCLE (STA 9+00 - 18+02)  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

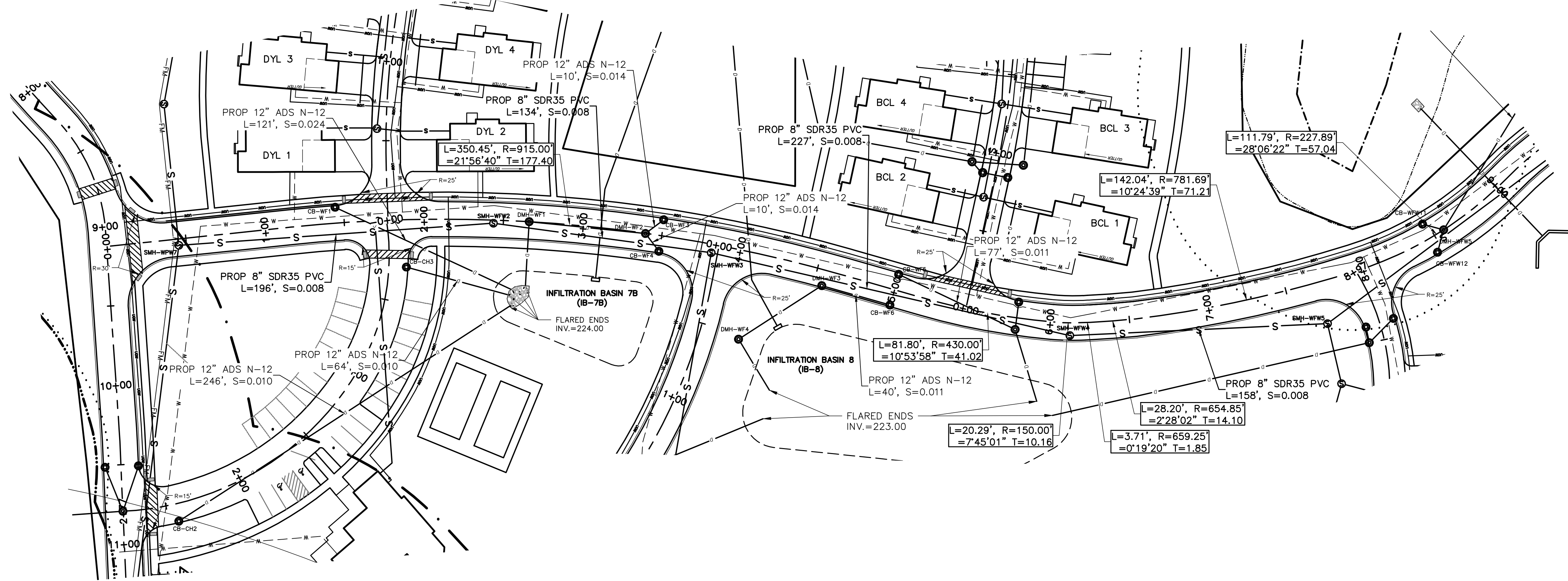
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SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 56 OF 72



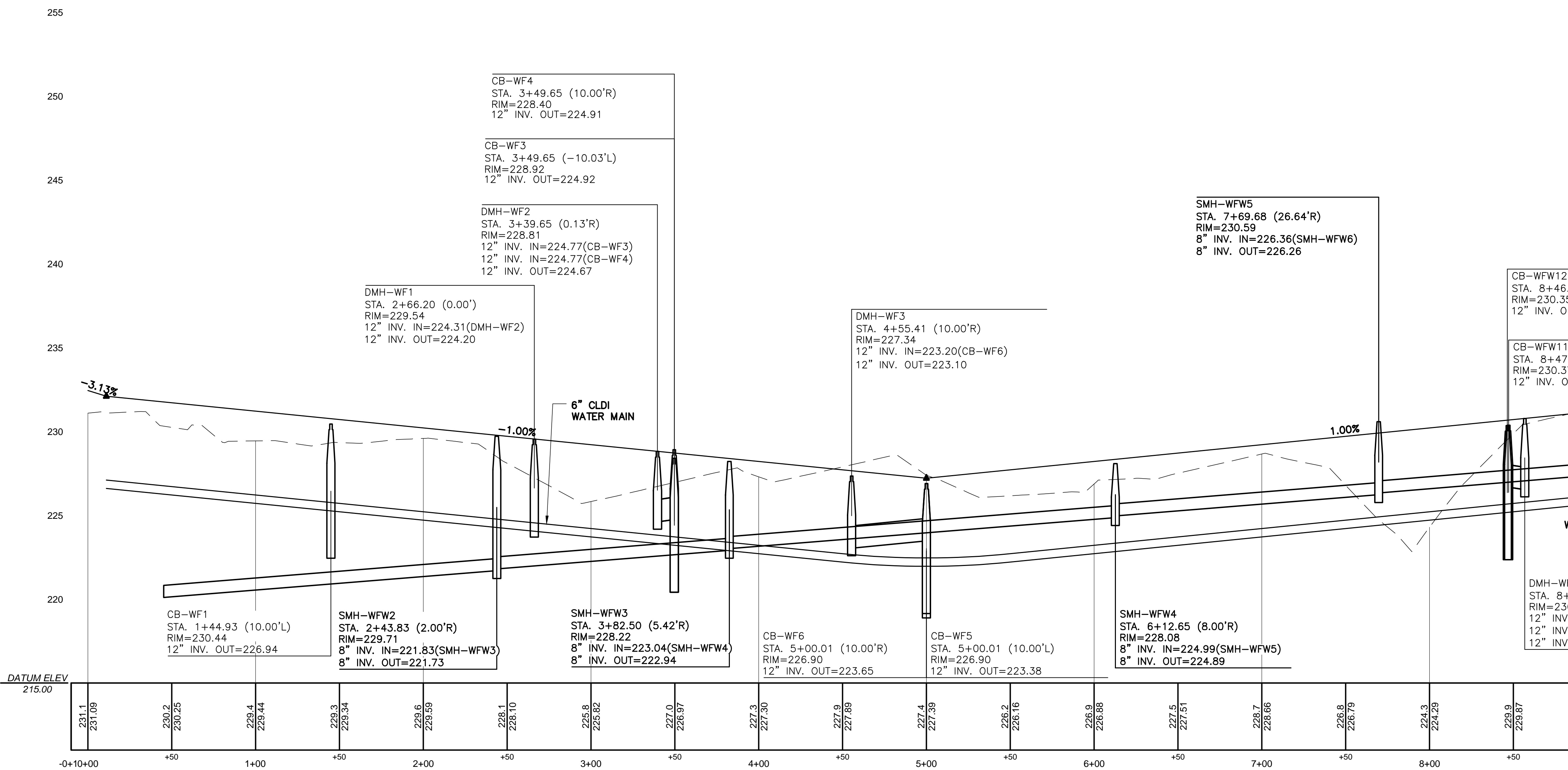
**PLAN VIEW:**

SCALE: 1"=40'



**PROFILE VIEW:**

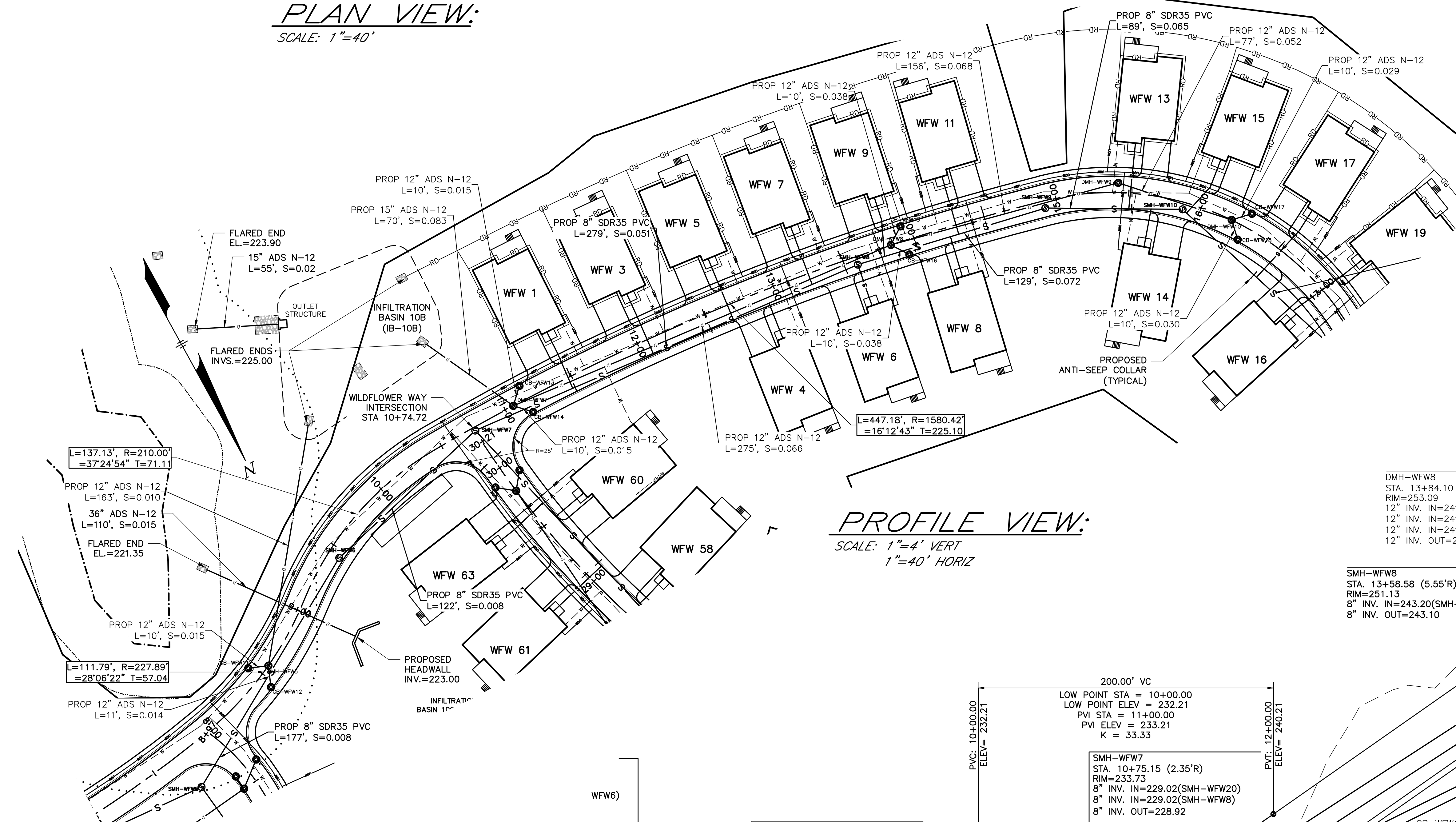
SCALE: 1"=4' VERT  
1"=40' HORIZ



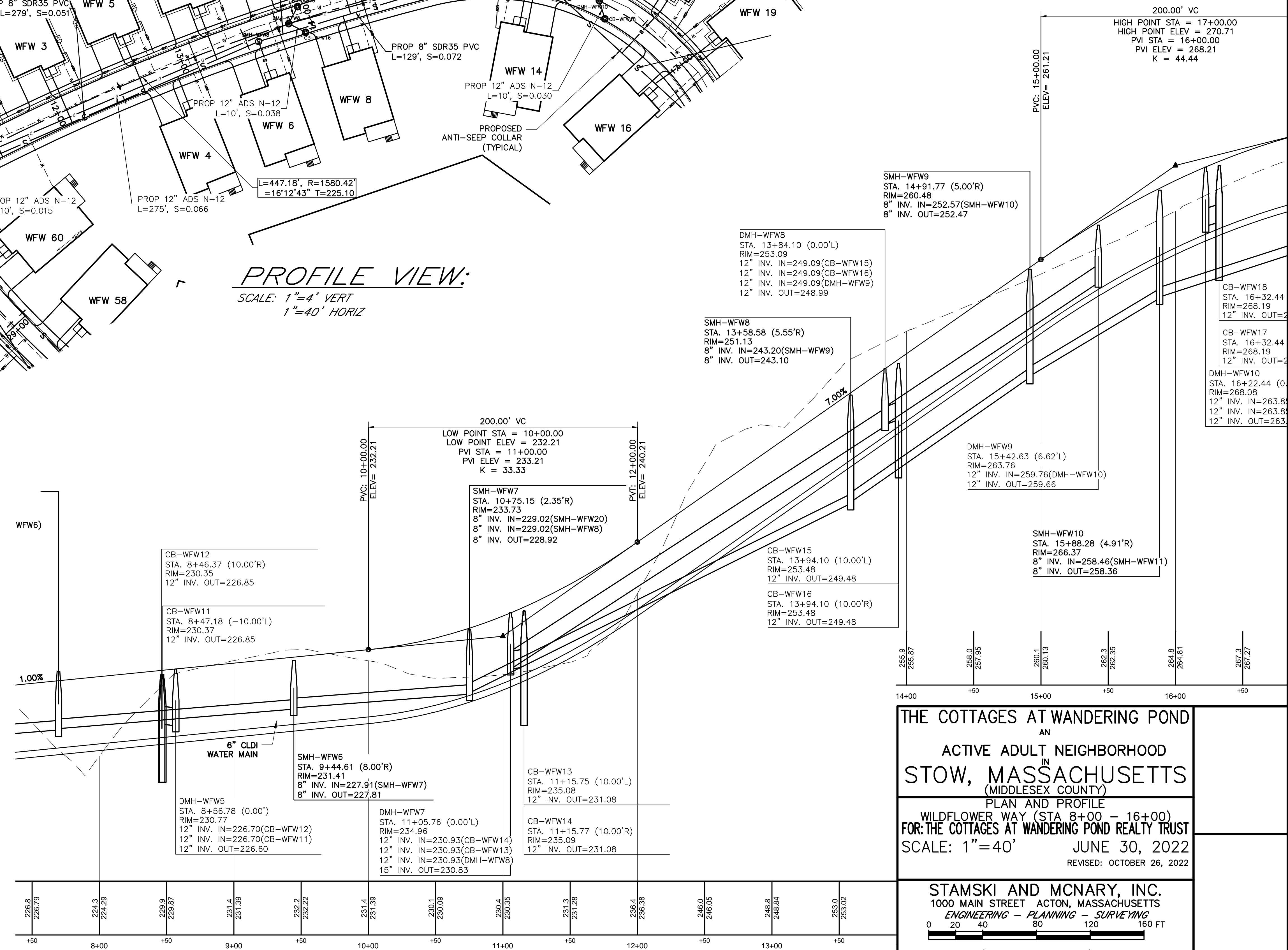
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WILDFLOWER WAY (STA 0+00 - 8+00)  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

**PLAN VIEW:**  
SCALE: 1"=40'



**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ

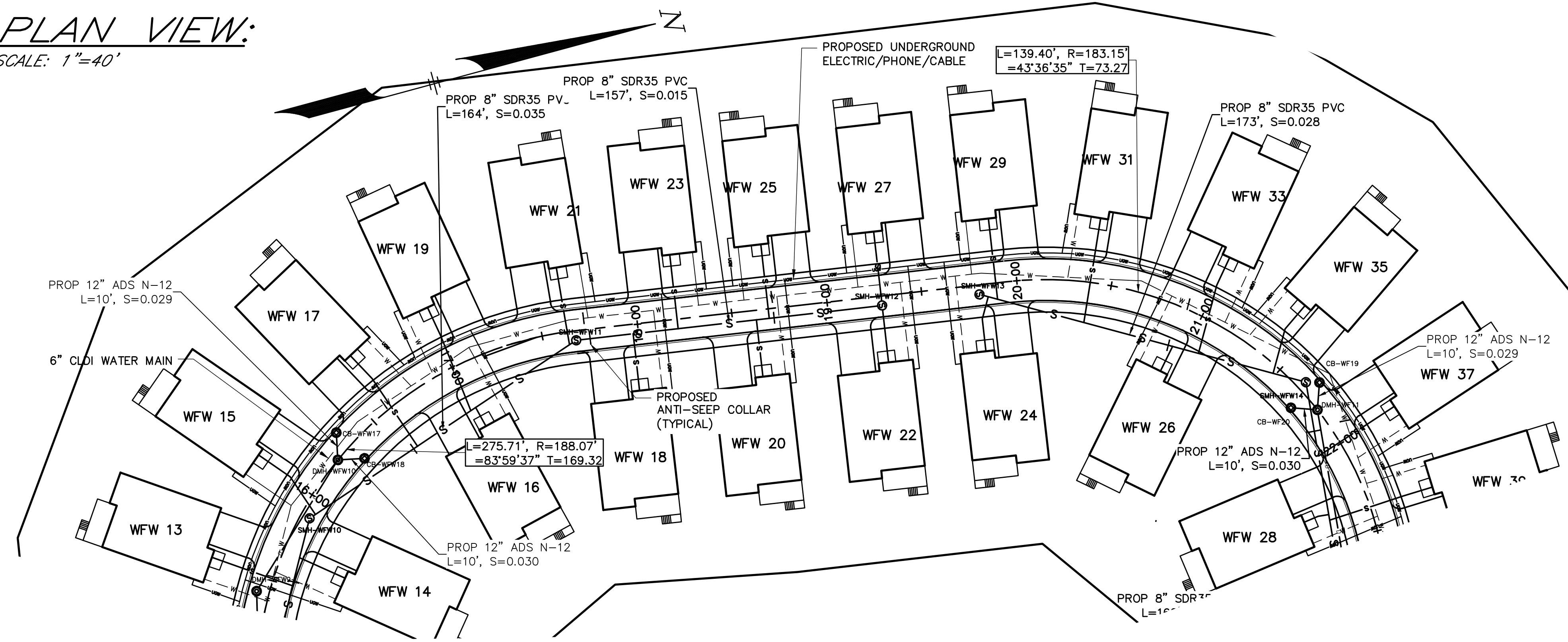


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WILDFLOWER WAY (STA 8+00 - 16+00)  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 58 OF 72

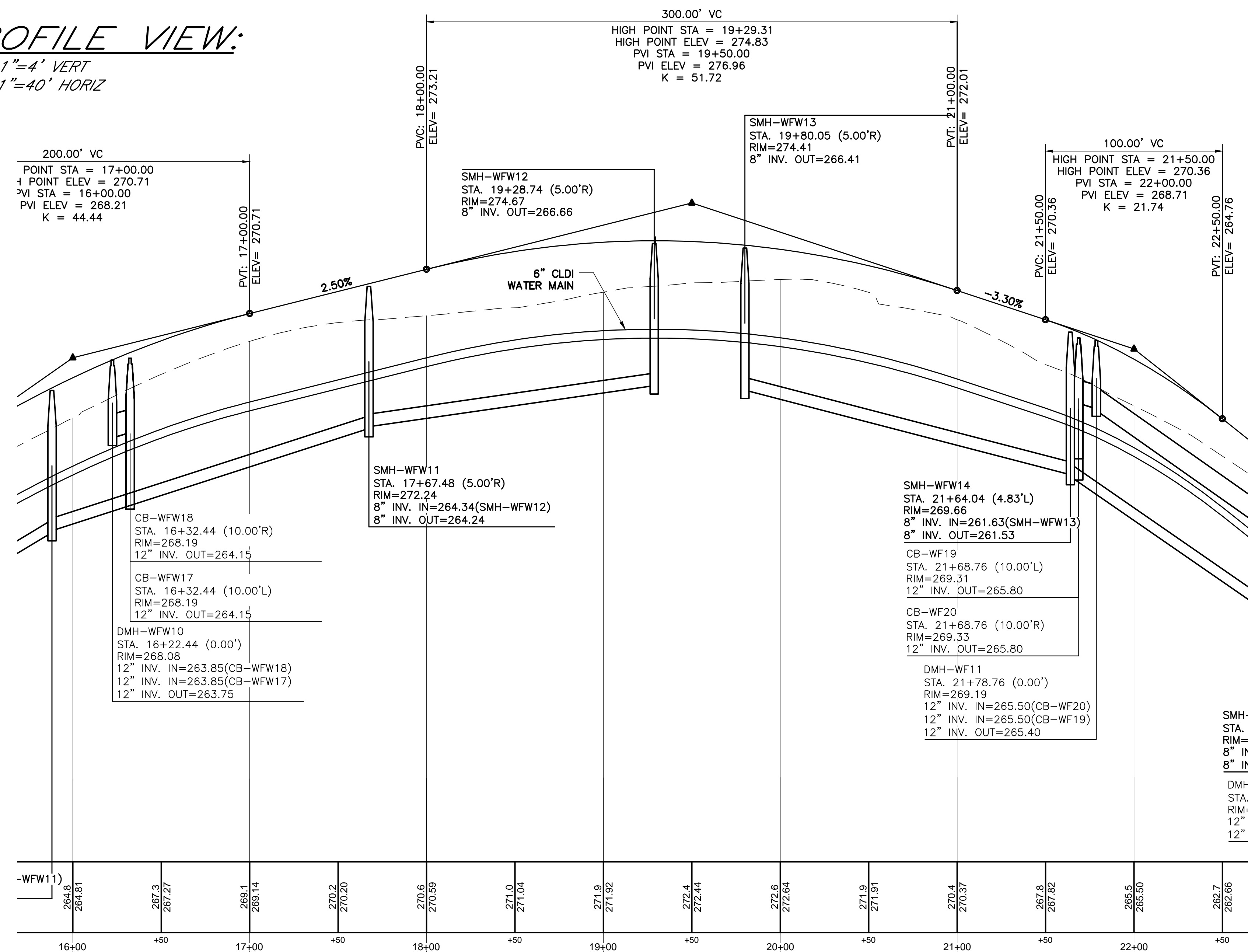
**PLAN VIEW:**

SCALE: 1"=40'



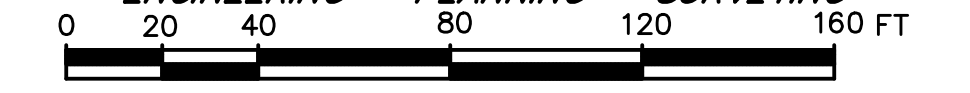
**PROFILE VIEW:**

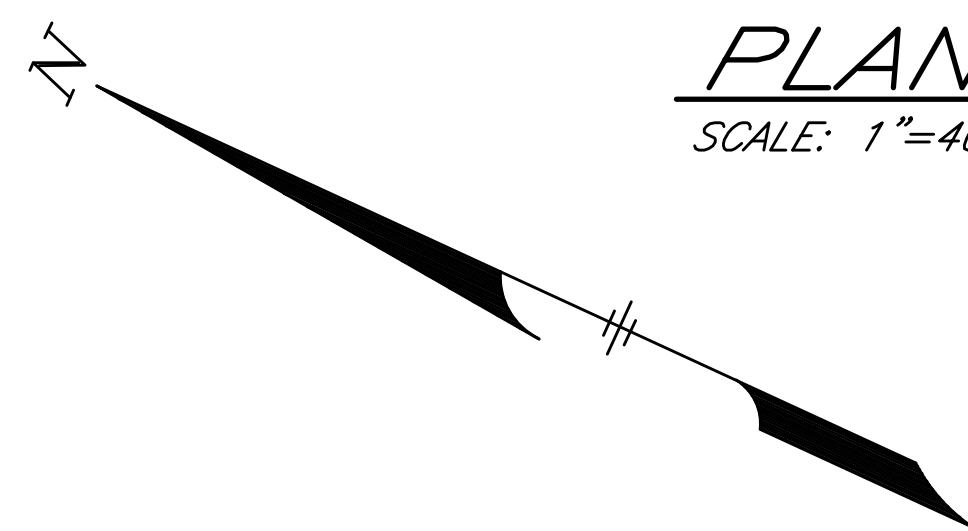
SCALE: 1"=4' VERT  
1"=40' HORIZ



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WILDFLOWER WAY (STA 16+00 - 22+00)  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

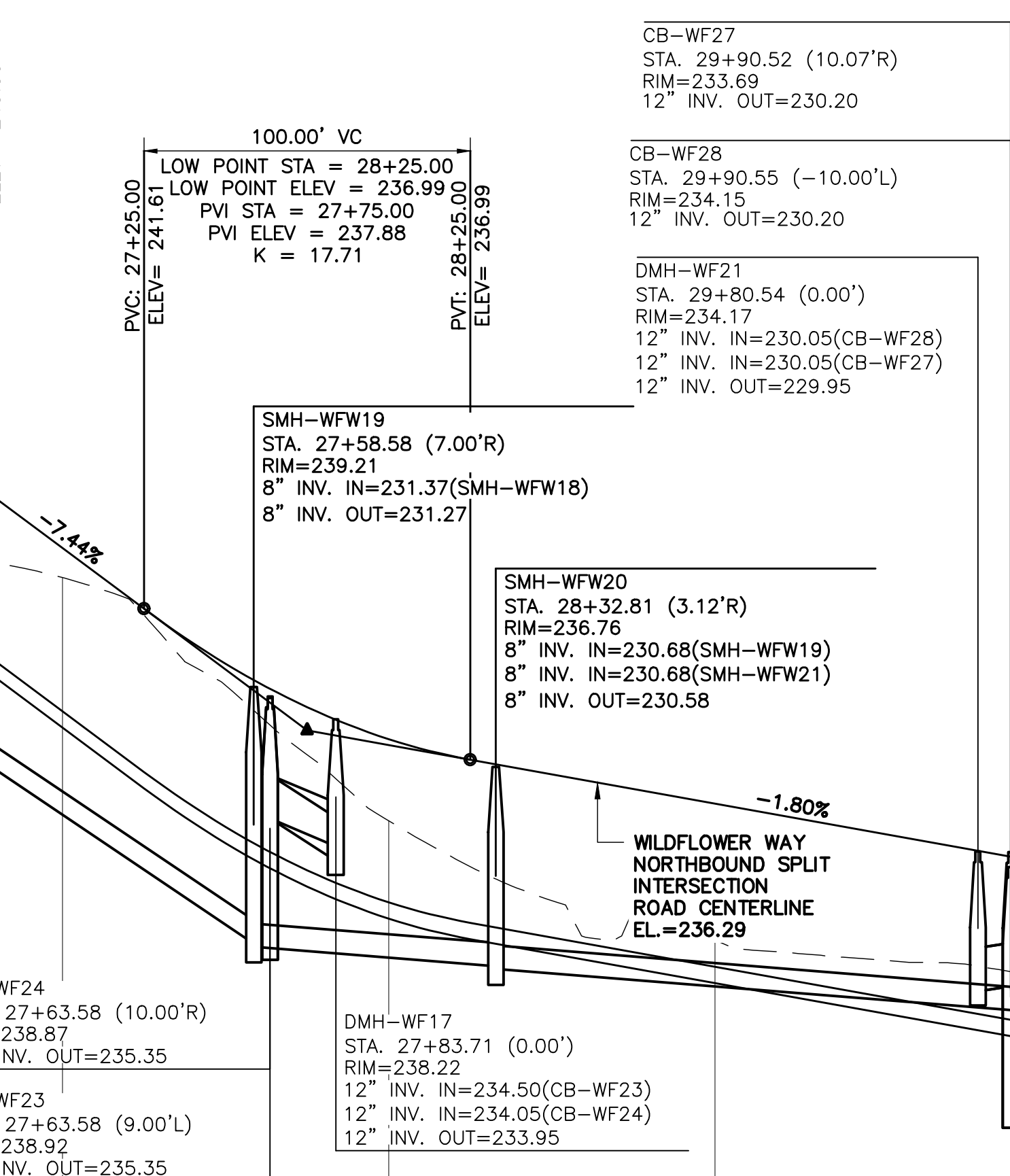
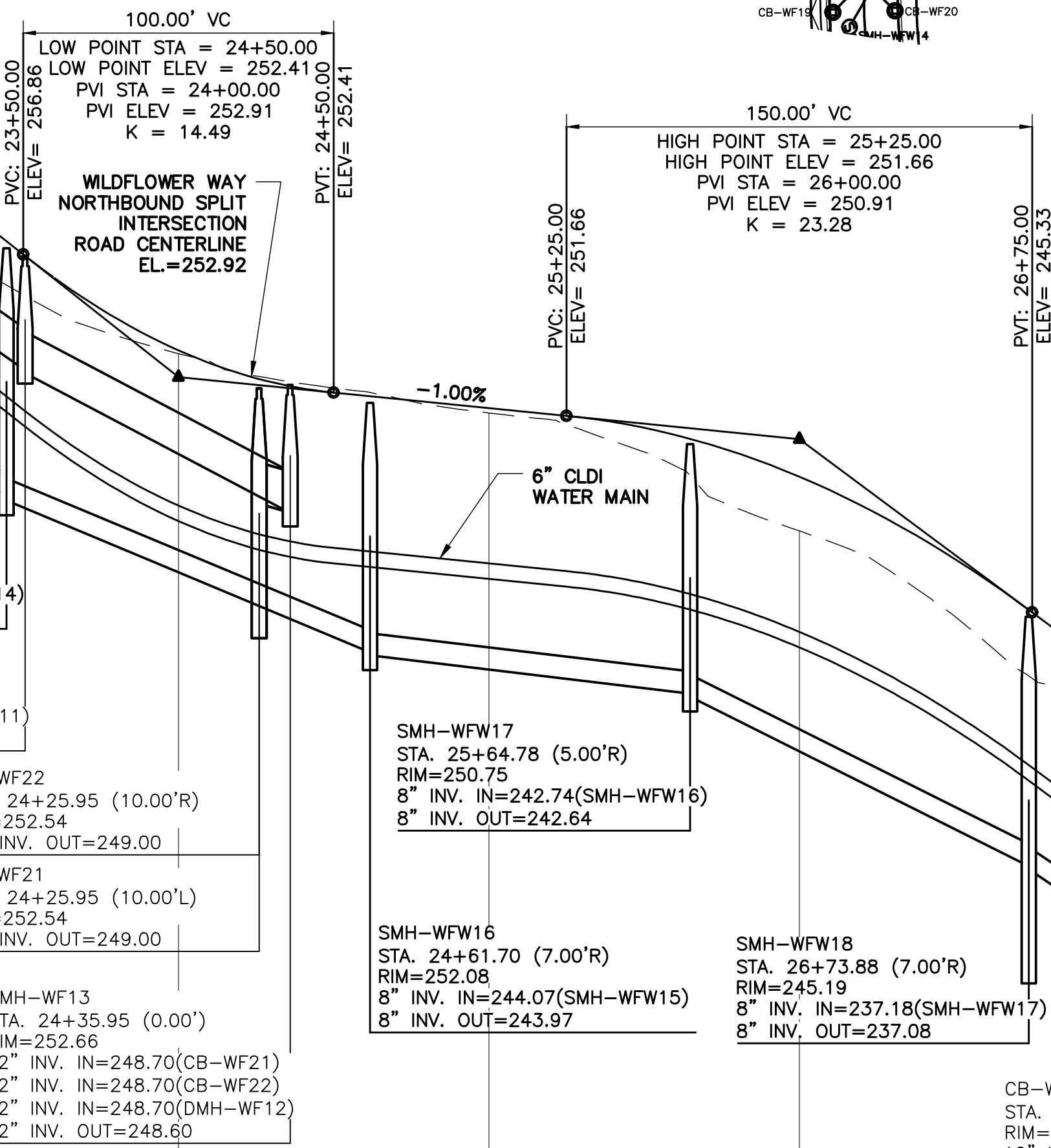
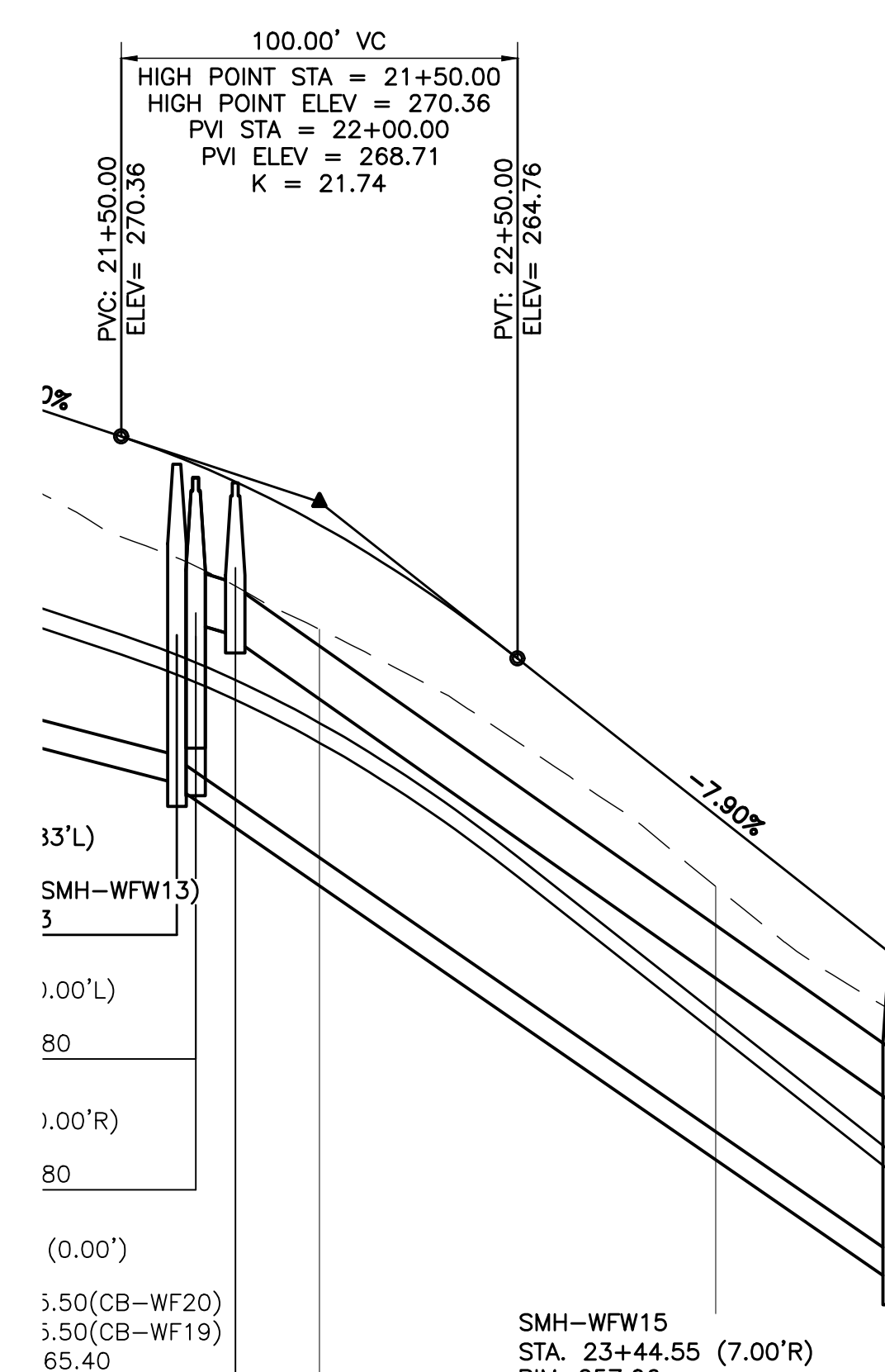
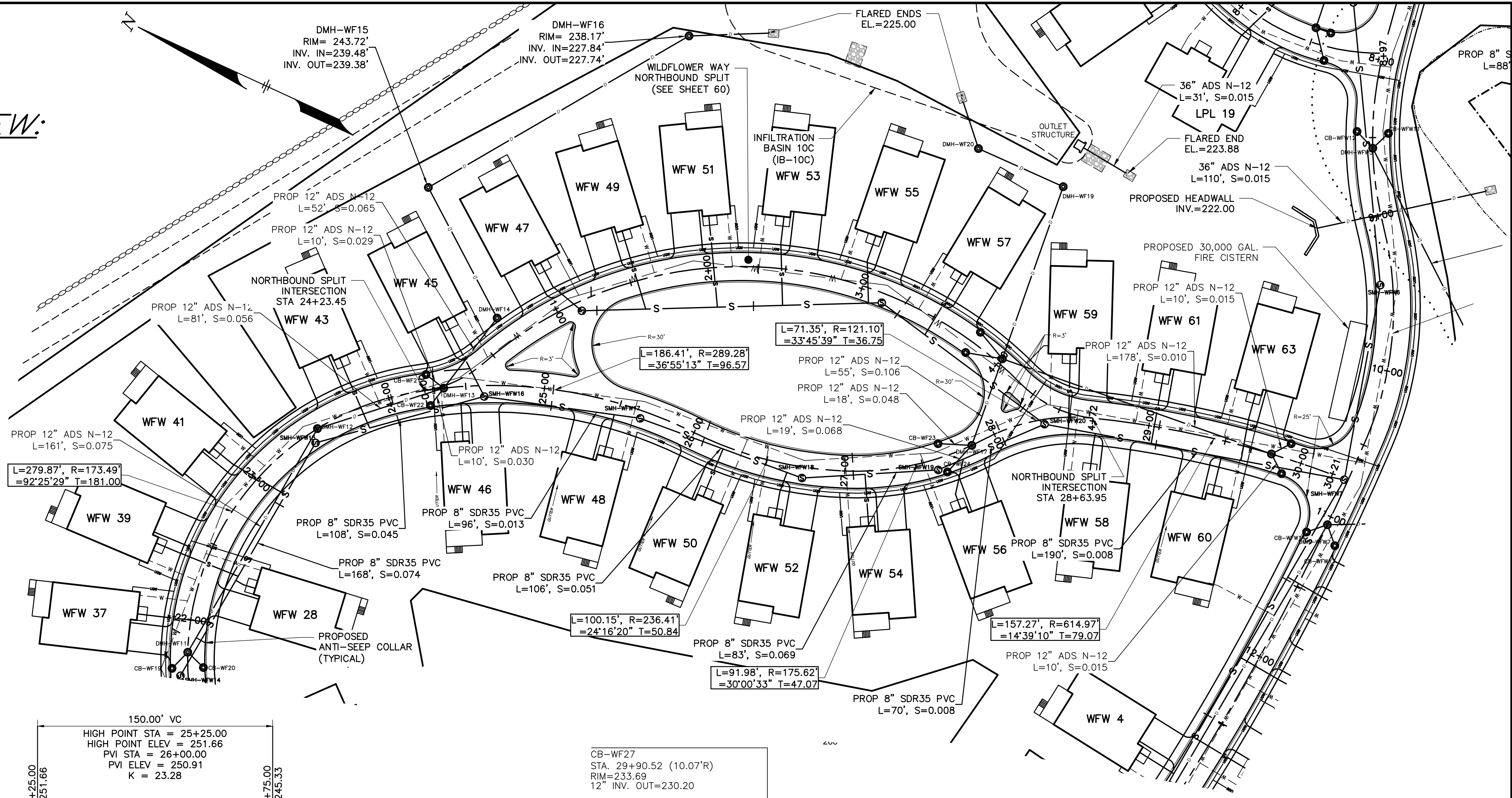
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING





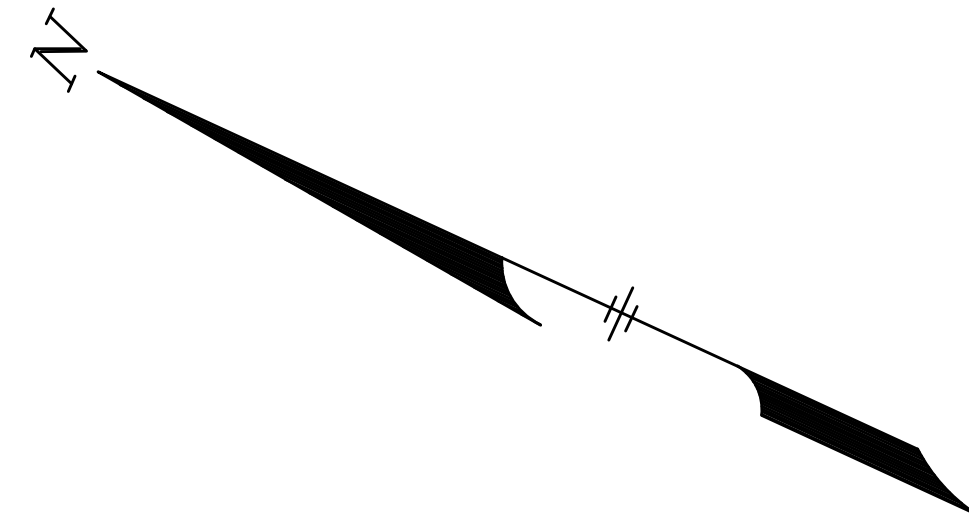
**PLAN VIEW:**  
SCALE: 1"=40'

**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ

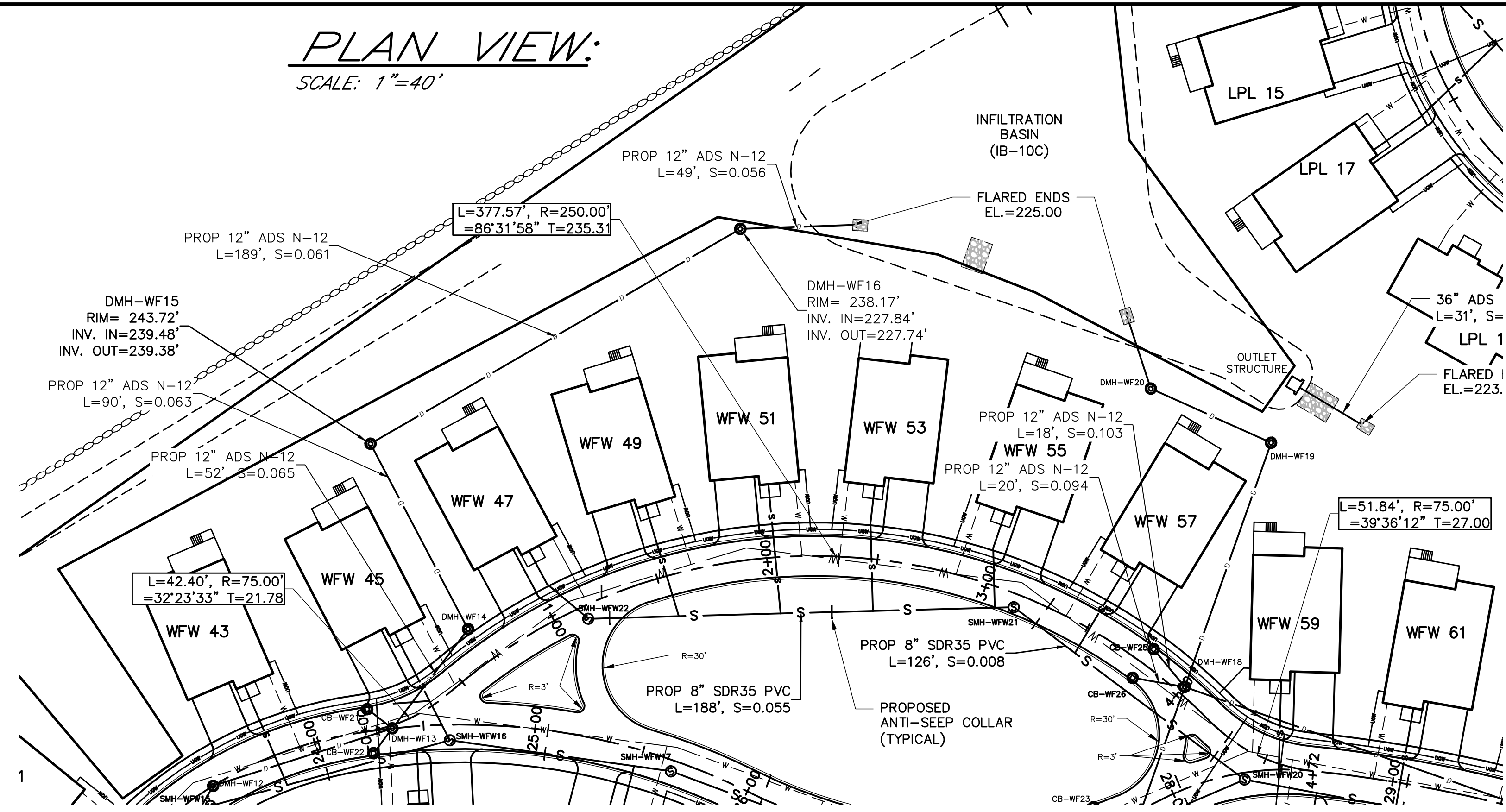


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WILDFLOWER WAY (STA 22+00 - 30+32)  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

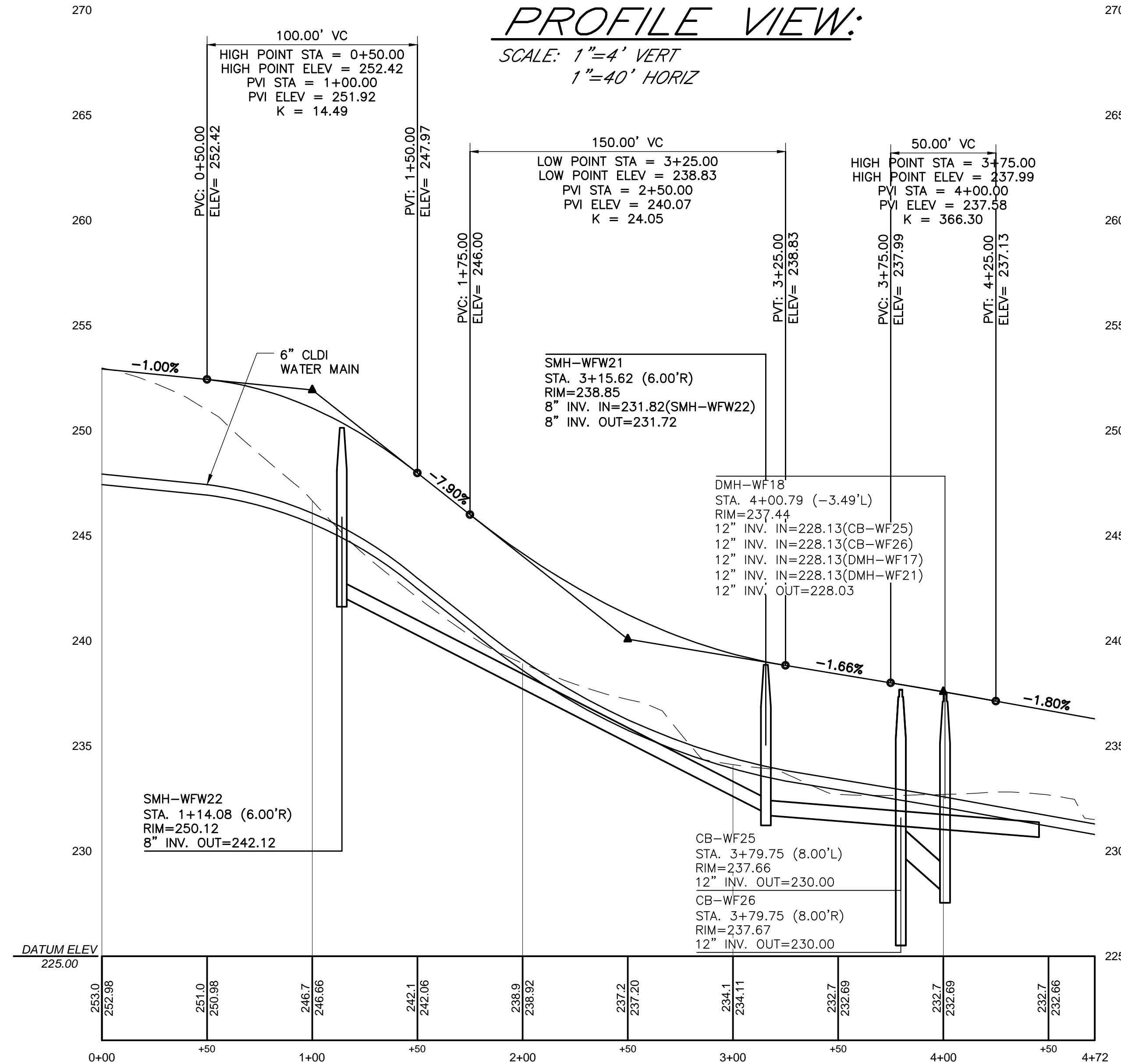
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 60 OF 72



**PLAN VIEW:**  
SCALE: 1"=40'



**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WILDFLOWER WAY NORTHBOUND SPLIT  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

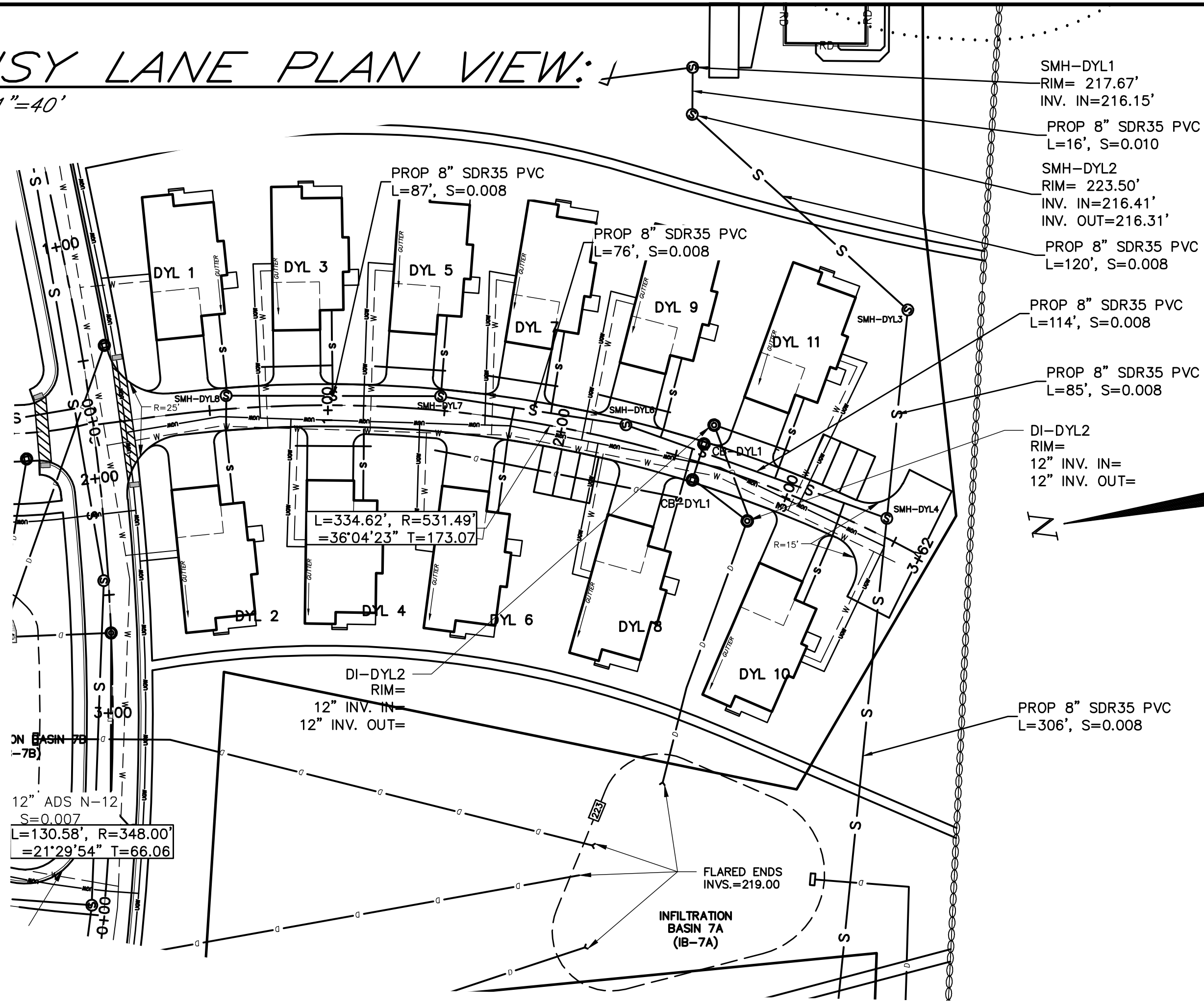
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STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

SM-3719C (3719C.AAN.DEF.DWG) SHEET 61 OF 72

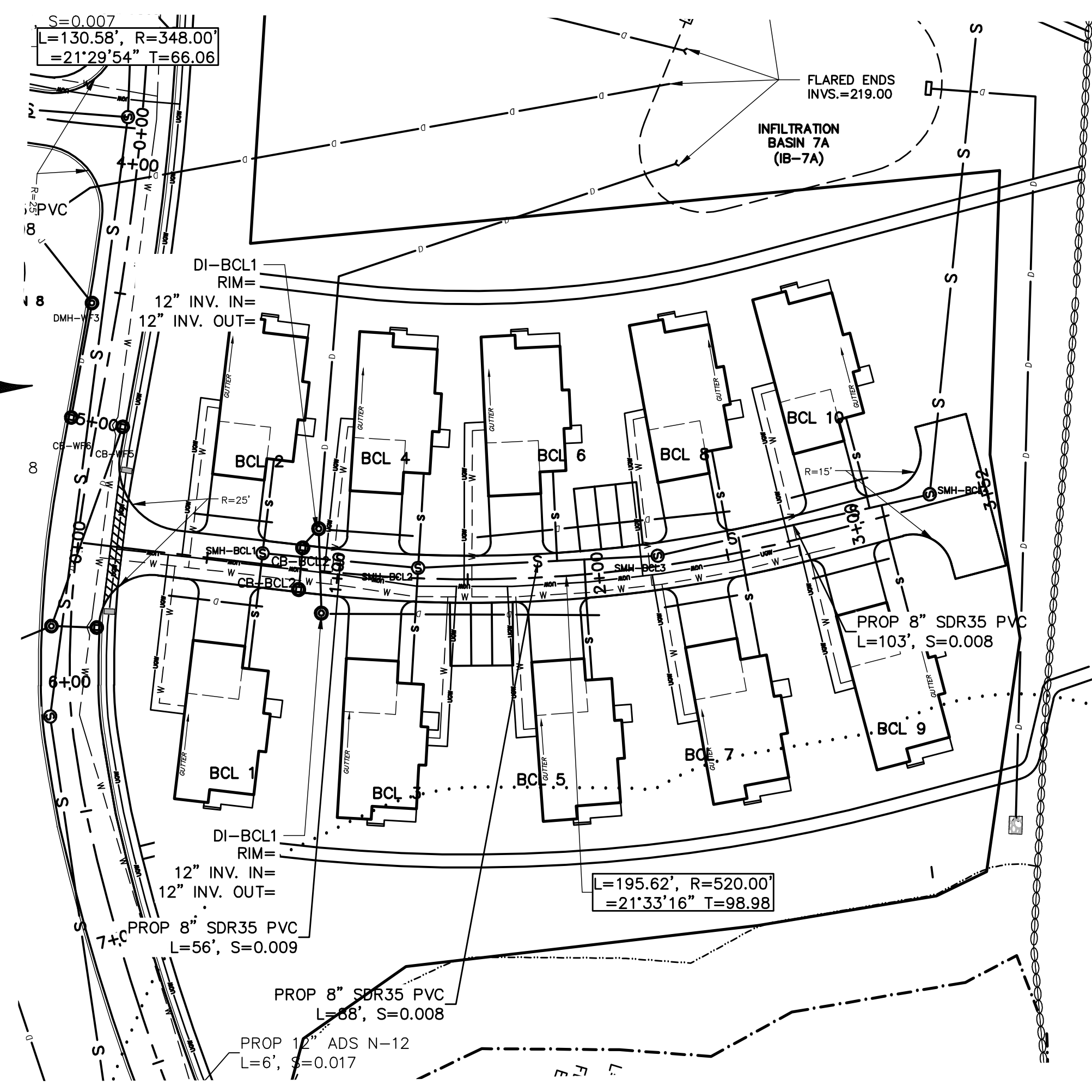
**DAISY LANE PLAN VIEW:**

SCALE: 1"=40'



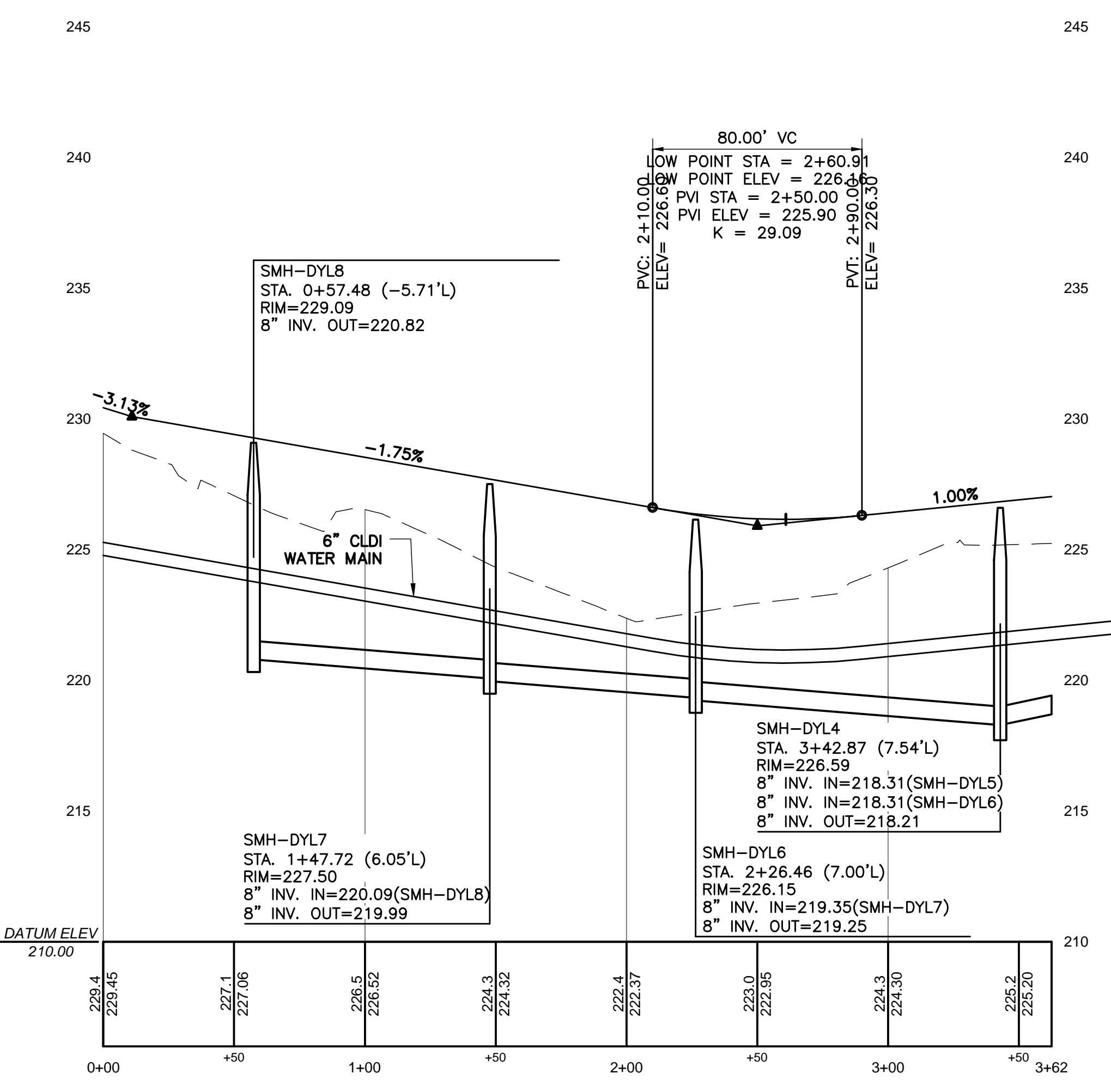
**BUTTERCUP LANE PLAN VIEW:**

SCALE: 1"=40'



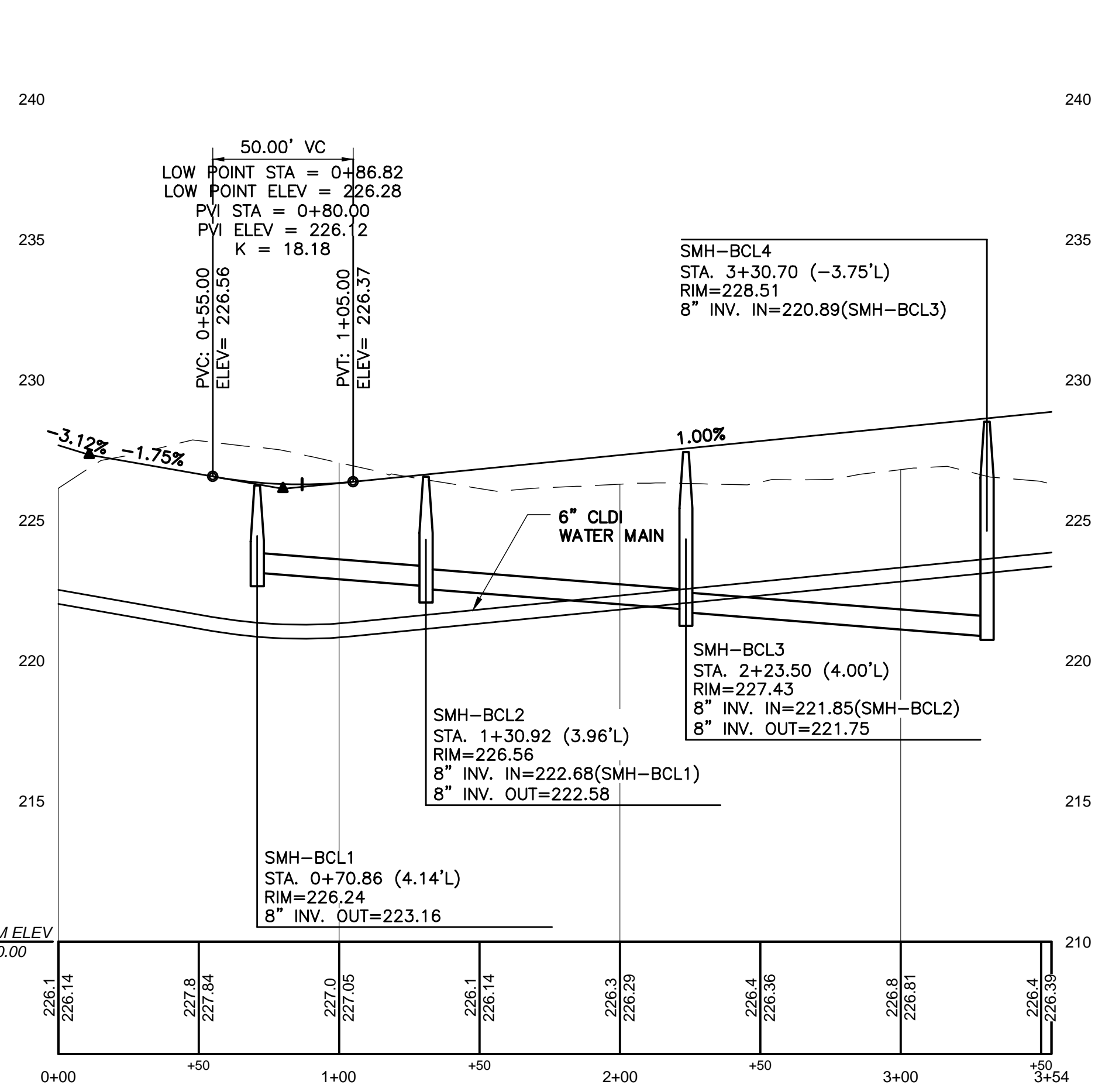
**DAISY LANE PROFILE VIEW:**

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



**BUTTERCUP LANE PROFILE VIEW:**

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



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

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

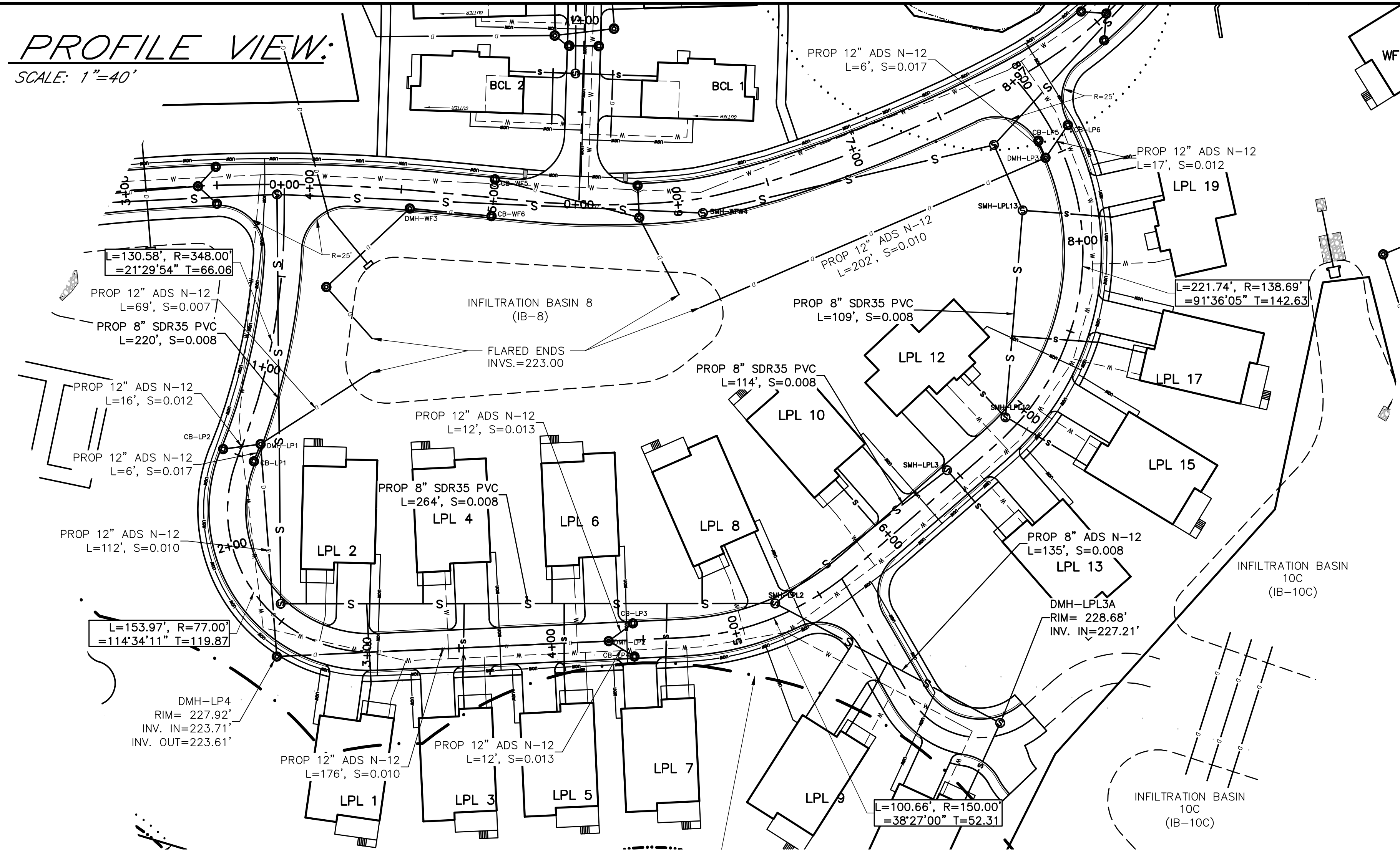
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.DWG) SHEET 62 OF 72

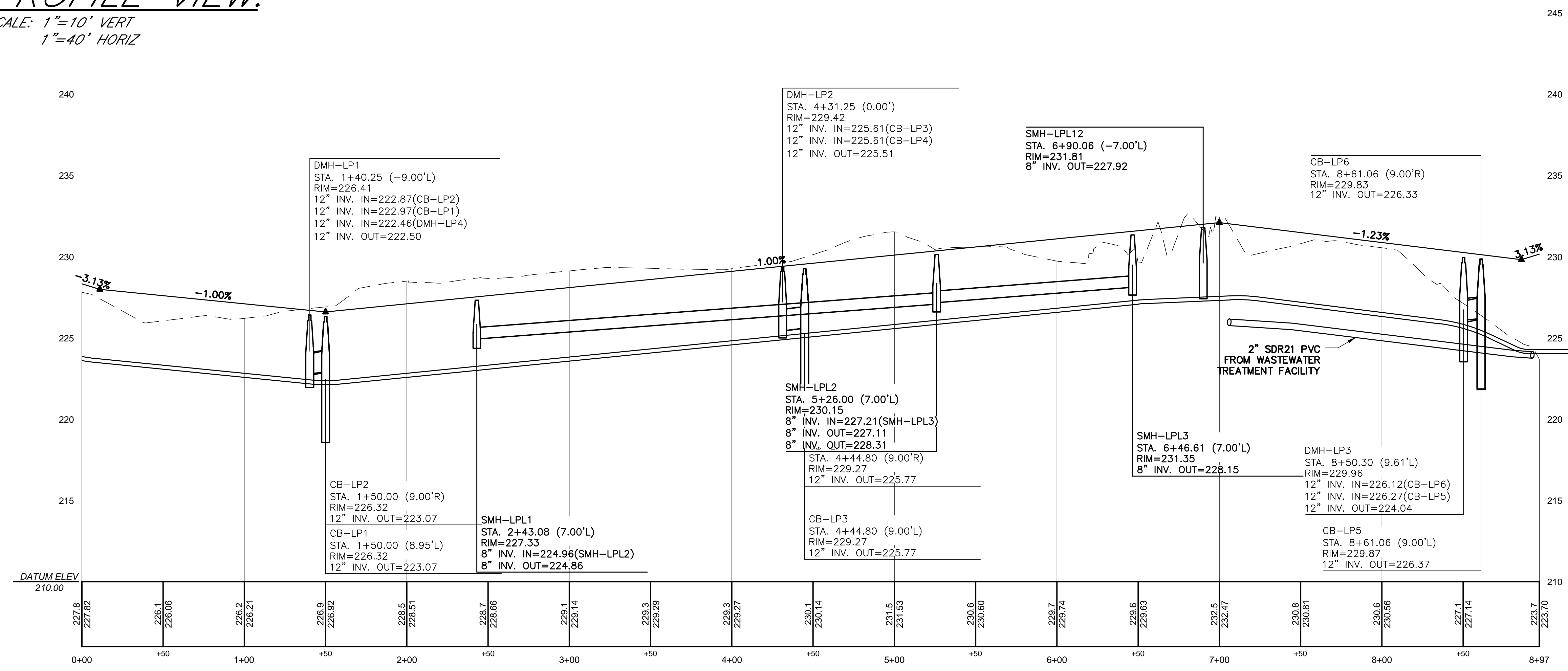
**PROFILE VIEW:**

SCALE: 1"=40'



**PROFILE VIEW:**

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

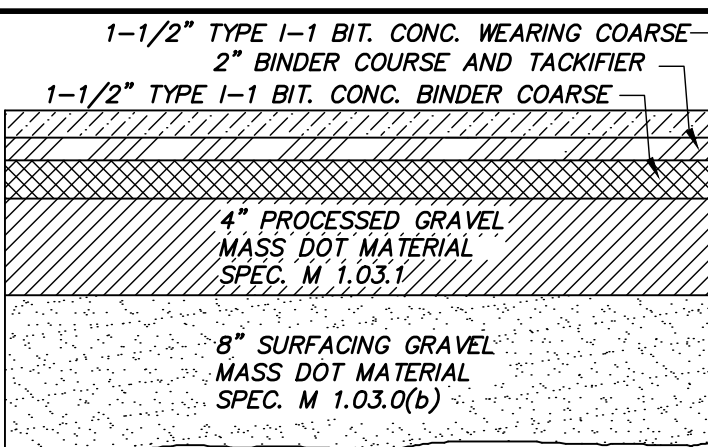
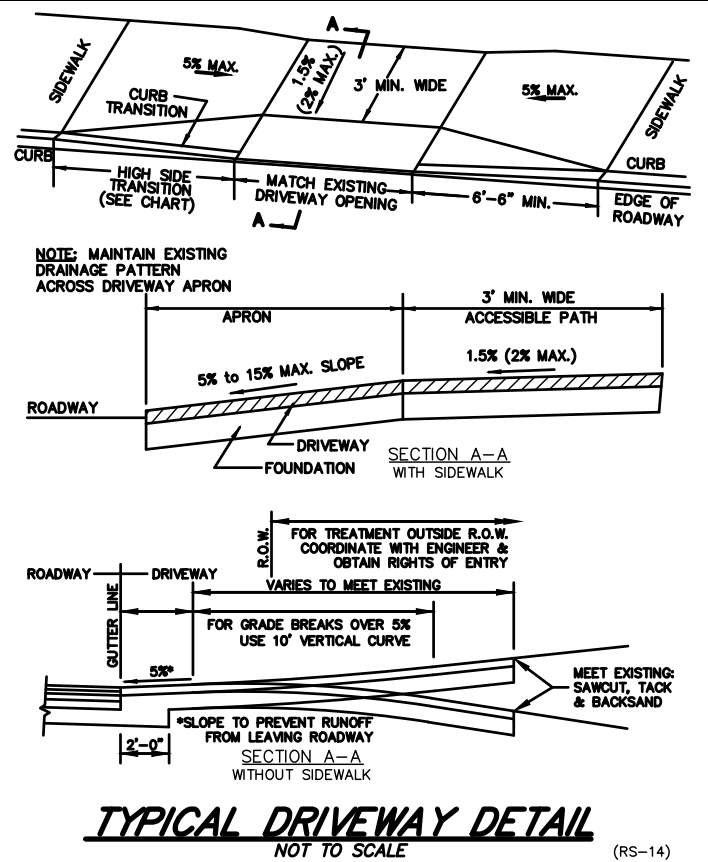


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
LILY PAD LANE  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 63 OF 72



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

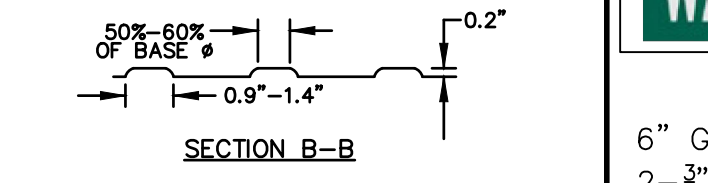
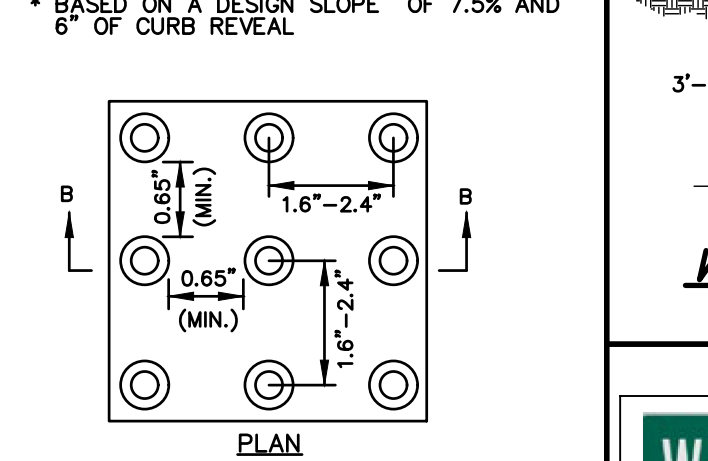
**PAVEMENT DETAIL**  
NOT TO SCALE

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

**TABLE OF TRANSITION LENGTHS**

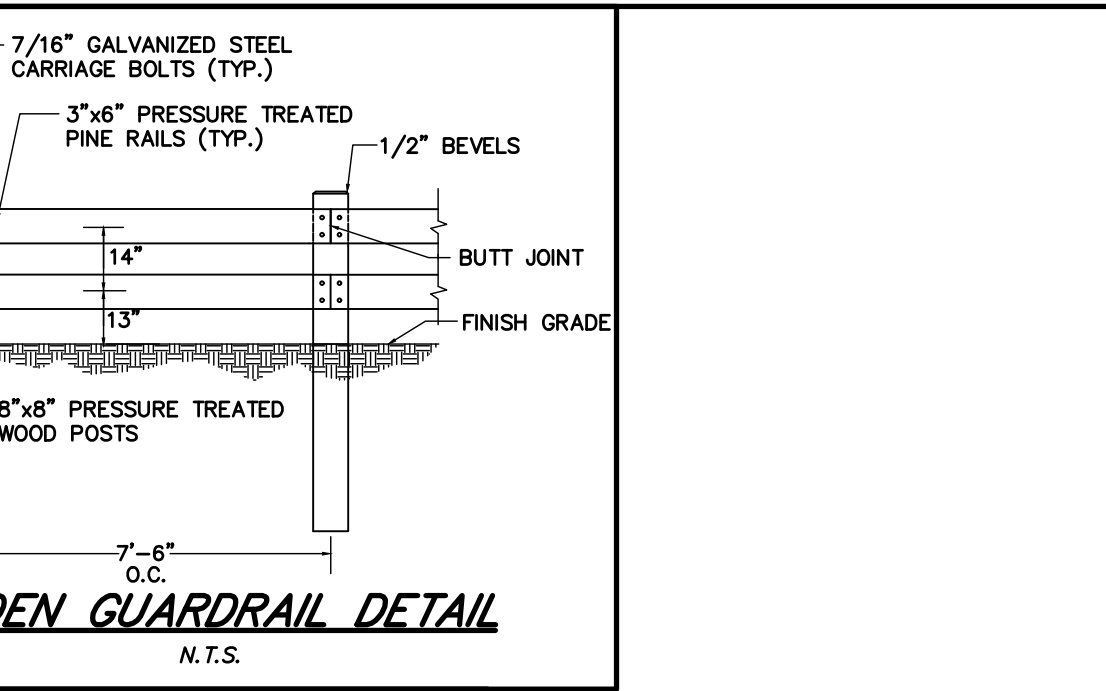
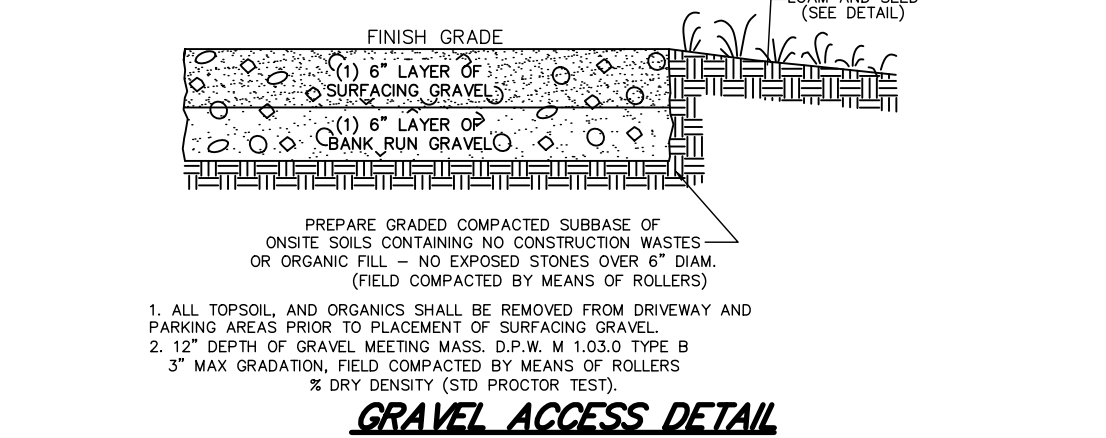
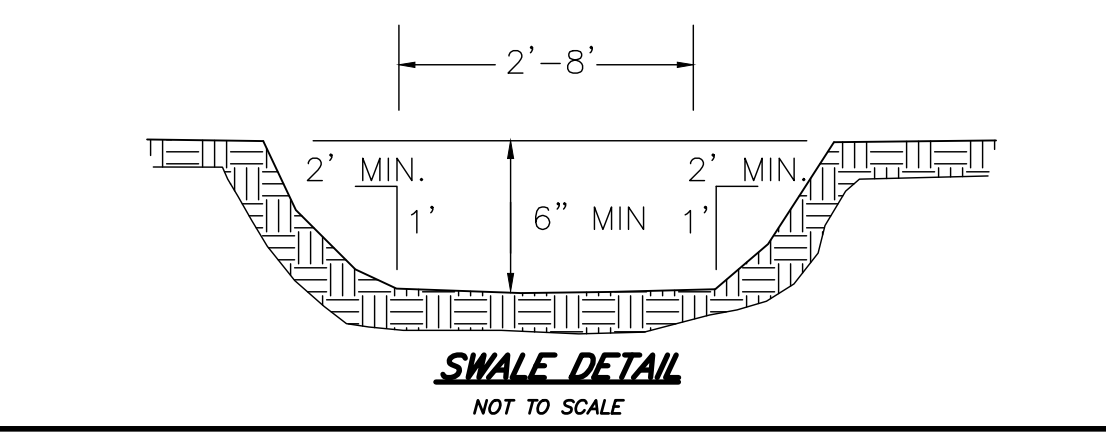
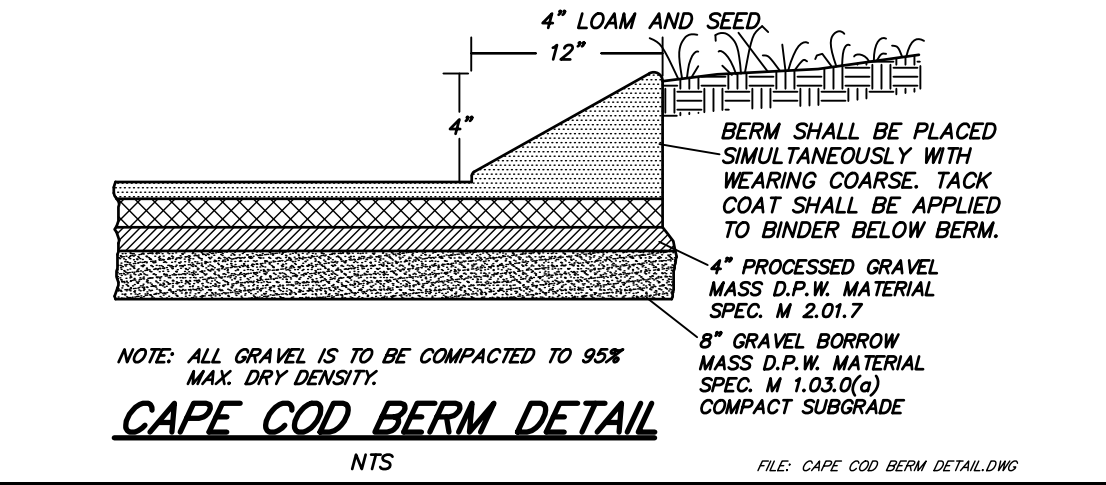
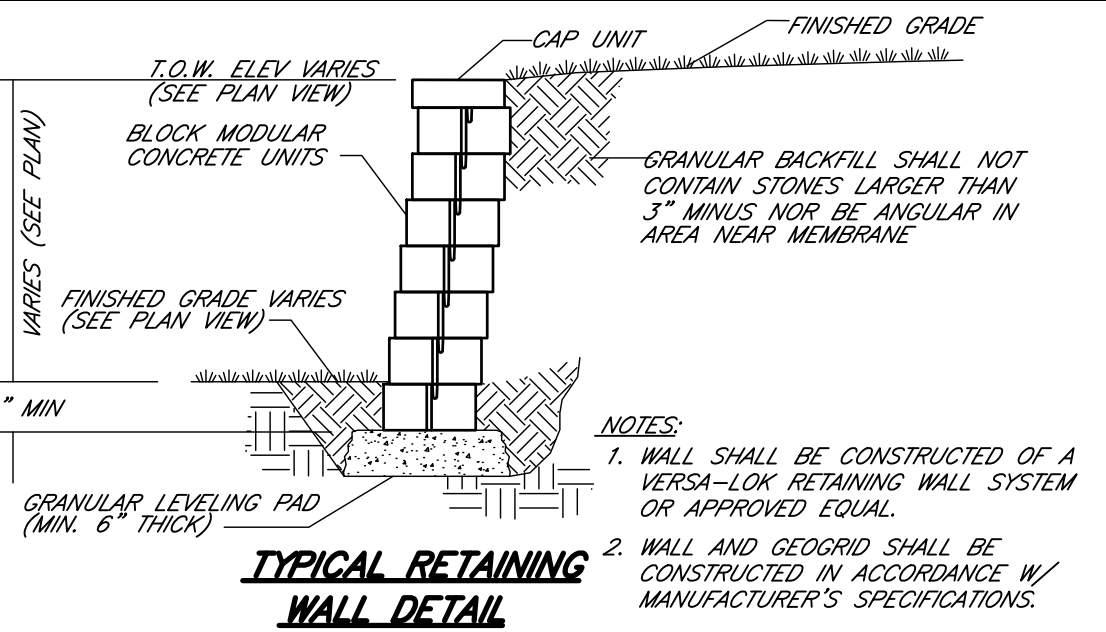
ROADWAY PROFILE GRADE (%)	HIGH SIDE TRANSITION LENGTH
0	6'-6"
>0-1	7'-8"
>1-2	9'-0"
>2-3	11'-0"
>3-4	14'-0"
>4	15'-0" (MAX.)

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



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

**DETECTABLE WARNING PANEL AND WHEELCHAIR RAMP DETAIL**  
NOT TO SCALE



**GENERAL NOTES**

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

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

**STOW PLANNING BOARD**

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DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

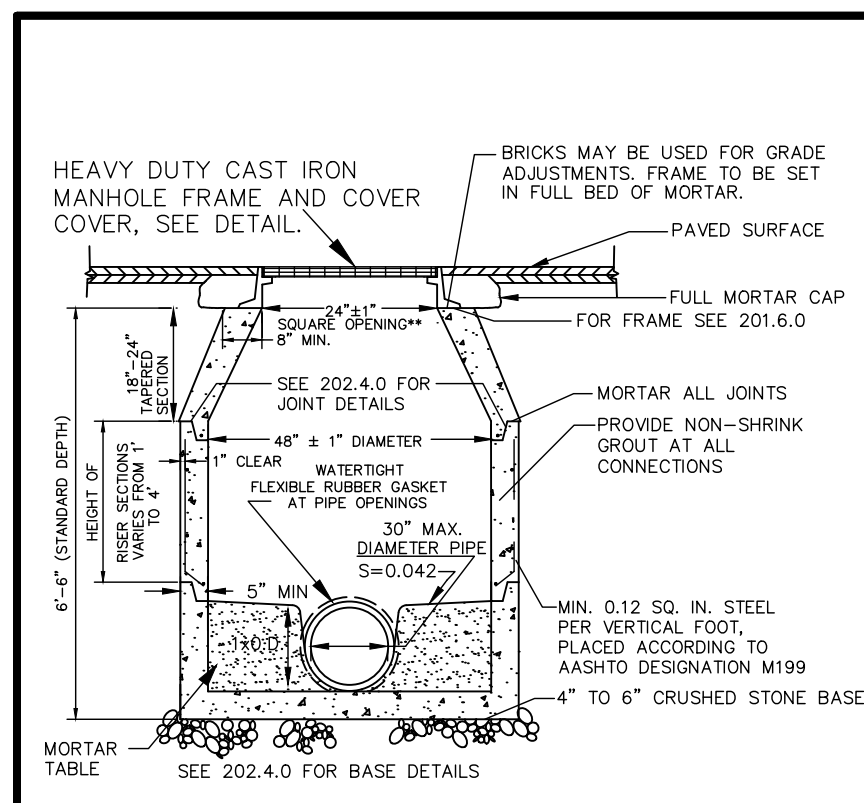
TOWN CLERK \_\_\_\_\_

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

DETAILS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: NTS JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

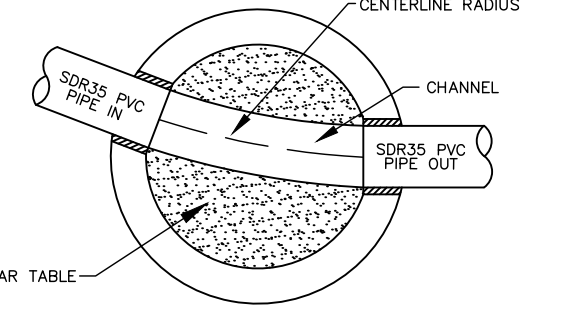
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING



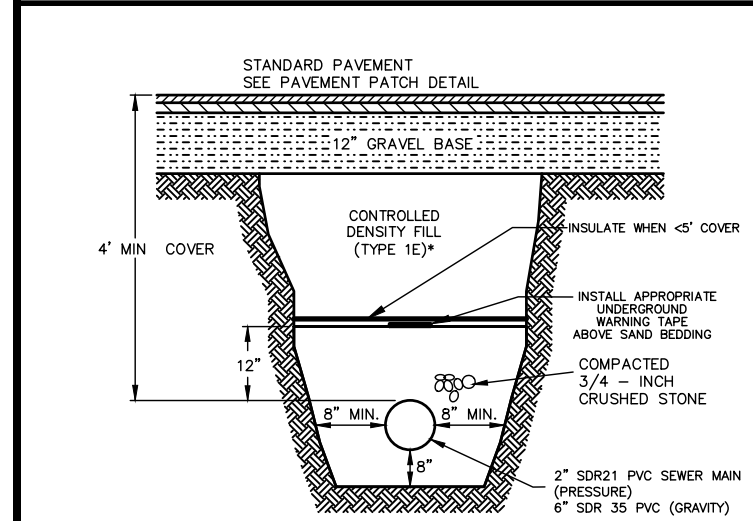


**PRECAST CONCRETE SEWER MANHOLE DETAIL**  
NOT TO SCALE

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

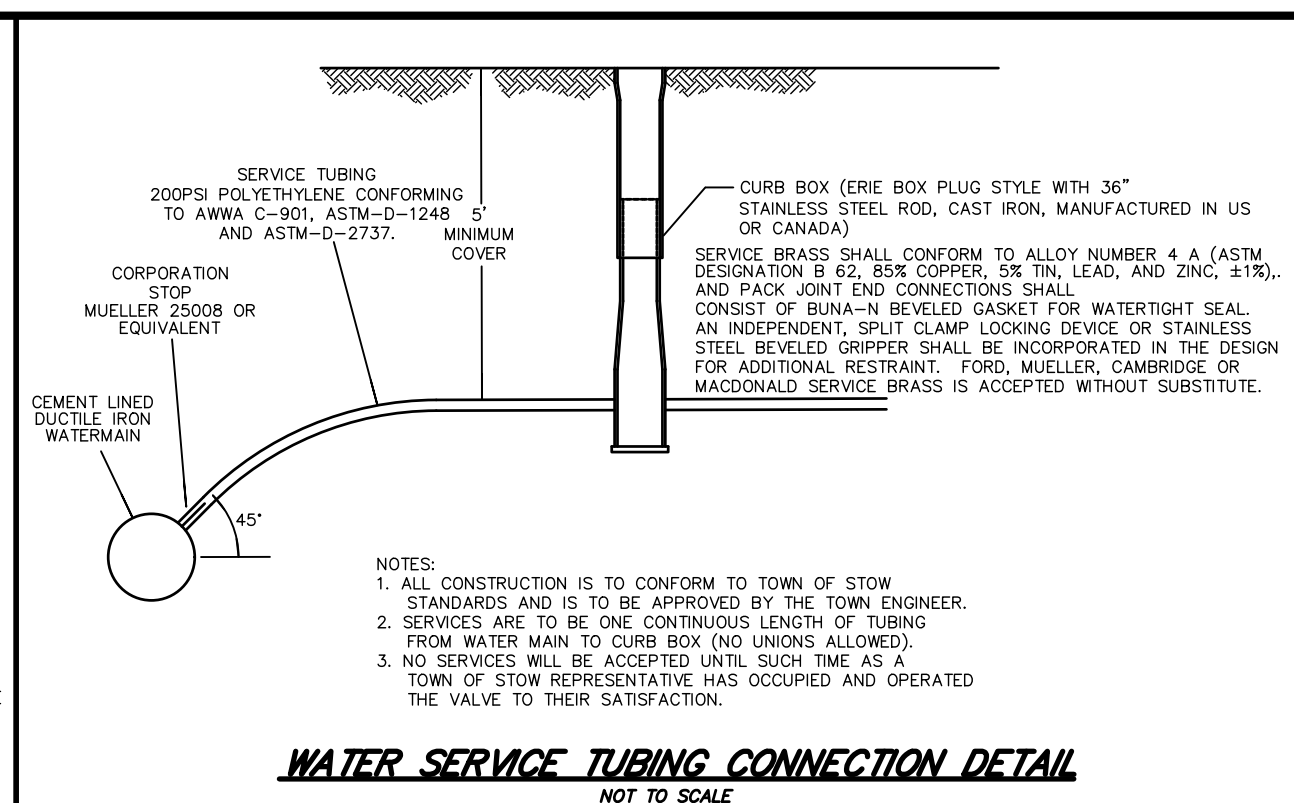


**SEWER MANHOLE MORTAR TABLE**  
NOT TO SCALE

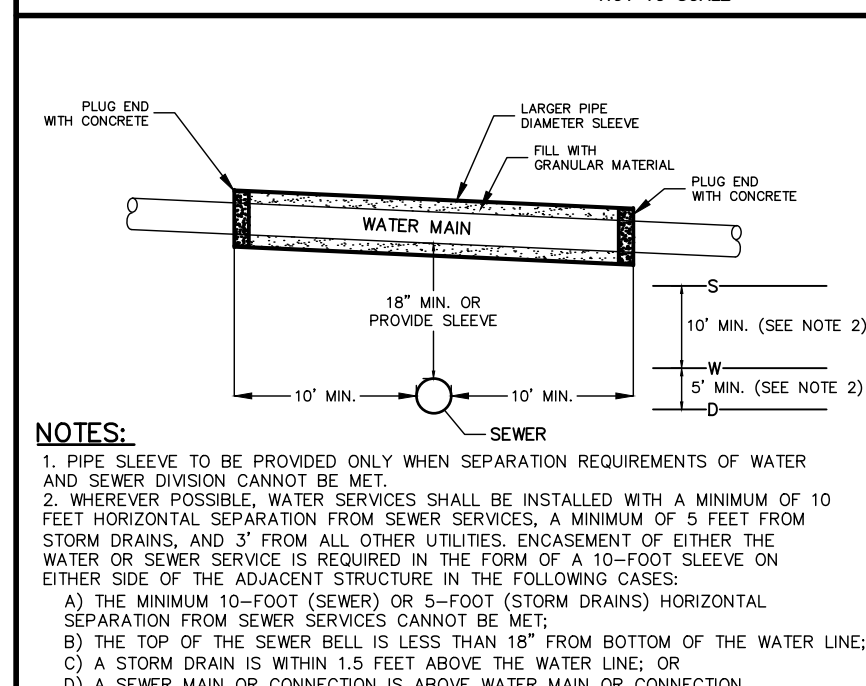


**SEWER TRENCH DETAIL**

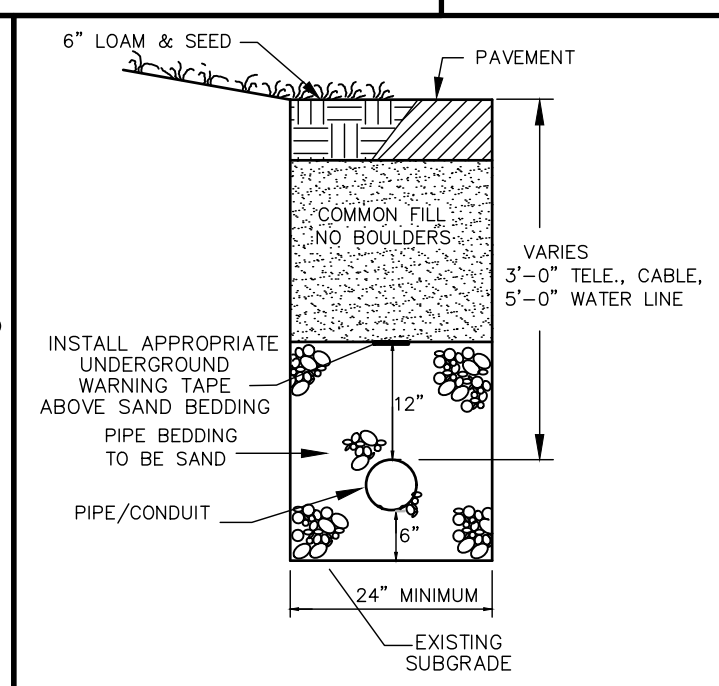
1. ALL SEWER LINES SHALL BE CONSTRUCTED USING WATER TIGHT MATERIALS AND CONSTRUCTION METHODS.
2. ALL WORK AND PAVEMENT REPAIR SHALL BE PERFORMED UNDER THE DIRECTION OF THE TOWN ENGINEER AND SEWER SUPERINTENDENT IN ACCORDANCE WITH TOWN STANDARDS.
3. AN "AS-BUILT" DRAWING OF THE INSTALLATION SHALL BE FURNISHED TO THE TOWN BEFORE SERVICE IS ESTABLISHED.
4. PAVEMENT PATCHING WILL OCCUR IN PUBLIC RIGHT OF WAY AND GRAVEL WILL BE LEFT IN PRIVATE PORTION OF WARDER STREET.
5. CONTROLLED DENSITY FILL, TYPE IIC, IS TO BE USED IN PUBLIC RIGHT OF WAY. ON PRIVATE PROPERTY, GENERAL BACKFILL MAY BE UTILIZED.



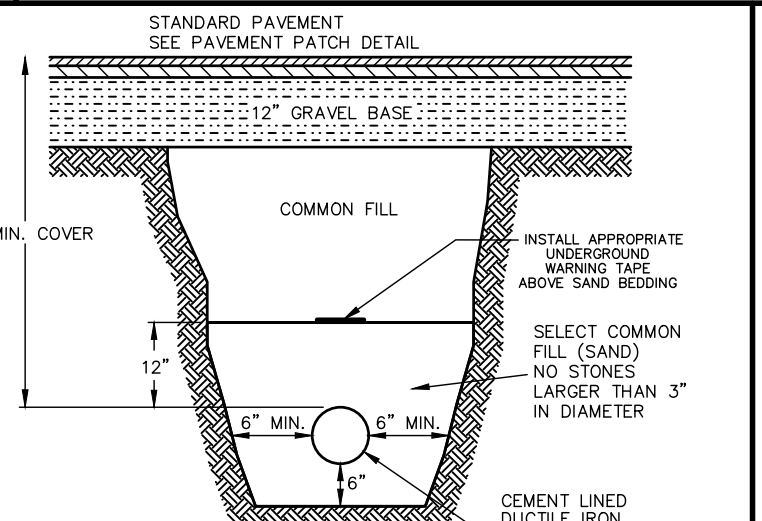
**WATER SERVICE TUBING CONNECTION DETAIL**  
NOT TO SCALE



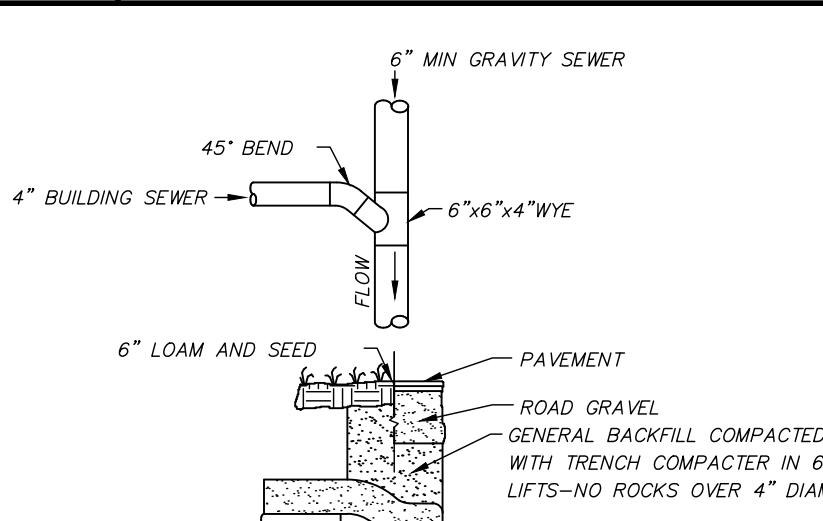
**WATER & SEWER CROSSING DETAIL**  
NOT TO SCALE



**PIPE TRENCH DETAIL**  
NOT TO SCALE

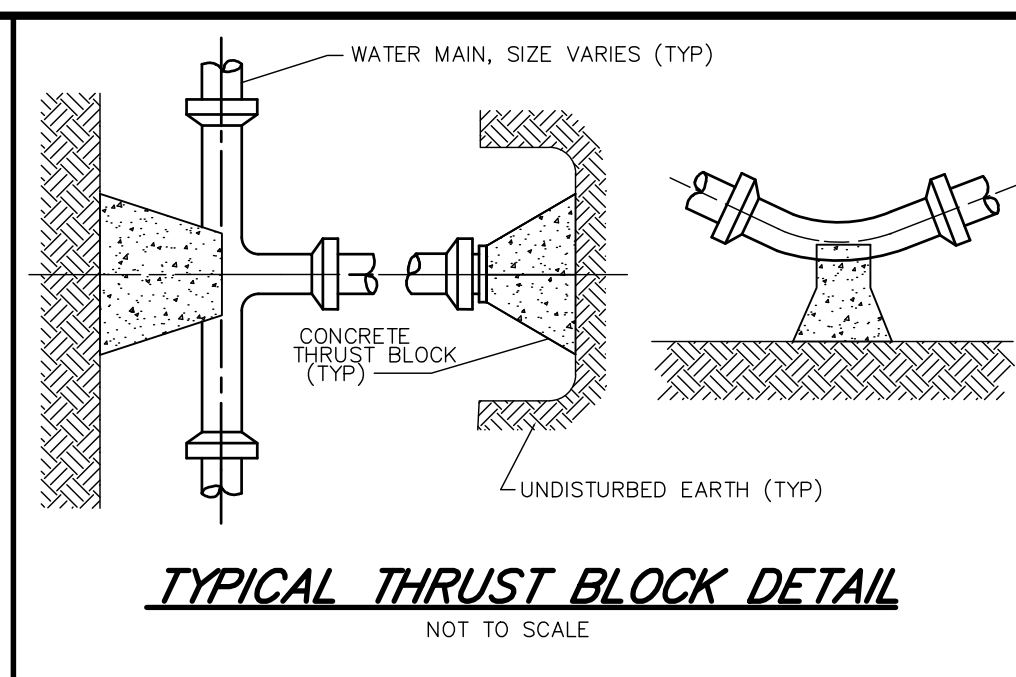


**WATER MAIN TRENCH DETAIL**

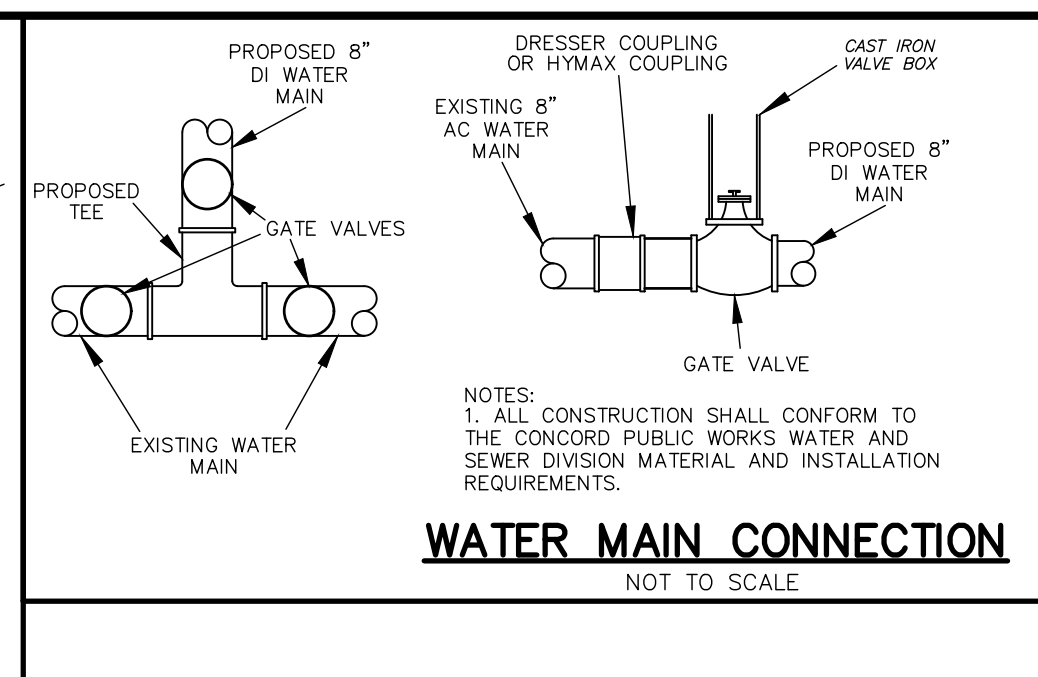


**TYPICAL SEWER CONNECTION**  
NOT TO SCALE

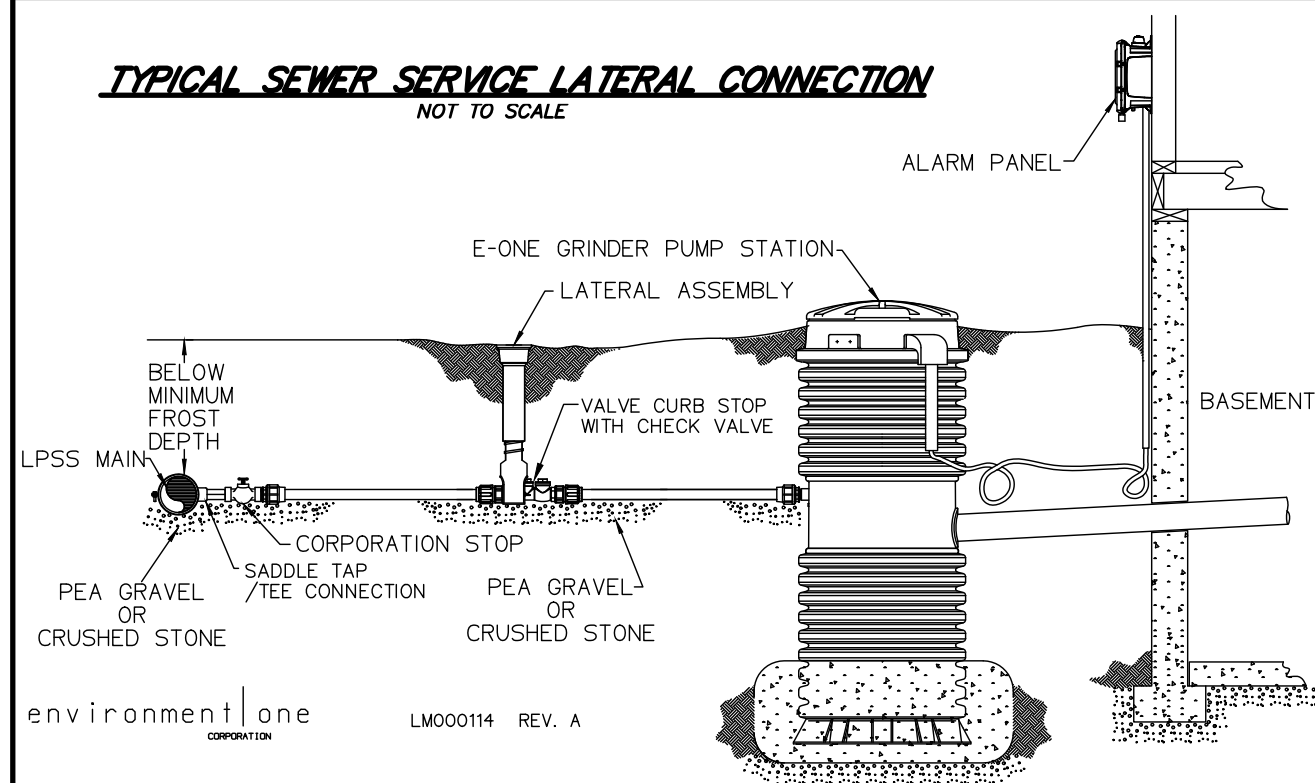
- NOTE: ALL PIPES AND FITTINGS 3/8"-3/4" PVC SEWER PIPE
- 1 - 6" SUCTION PIPE LOCATION (40" OFF SIDE OF TANK)
  - 2 - 6" BREATHER PIPE LOCATION (12" OFF SIDE OF TANK)
  - 3 - 4" FILLER PIPE LOCATION (12" OFF SIDE OF TANK)
  - 4 - ELECTRICAL PANEL LOCATION
  - 5 - MANHOLE LOCATION (RAISED 2" ABOVE SURFACE LEVEL)



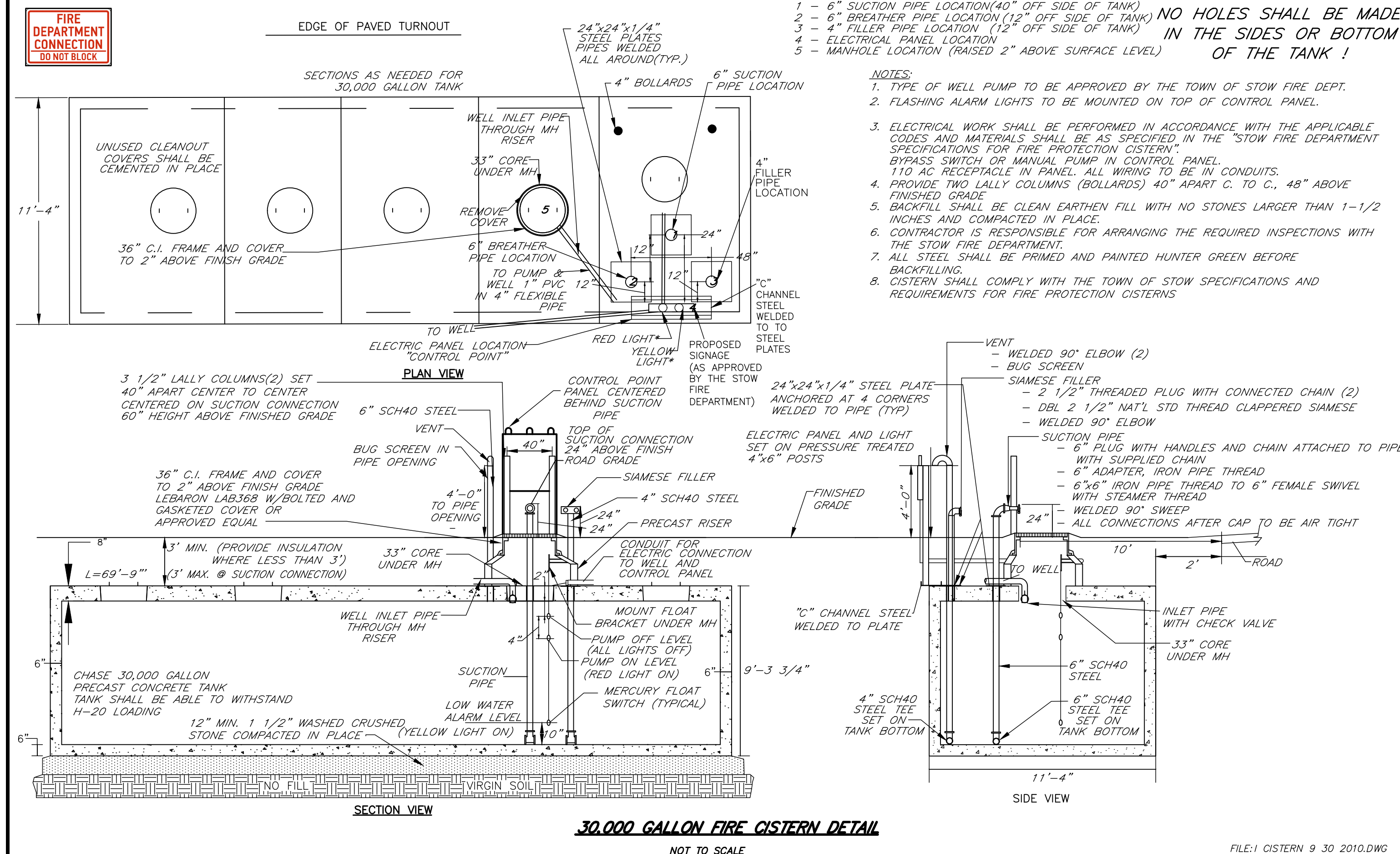
**TYPICAL THRUST BLOCK DETAIL**  
NOT TO SCALE



**WATER MAIN CONNECTION**  
NOT TO SCALE

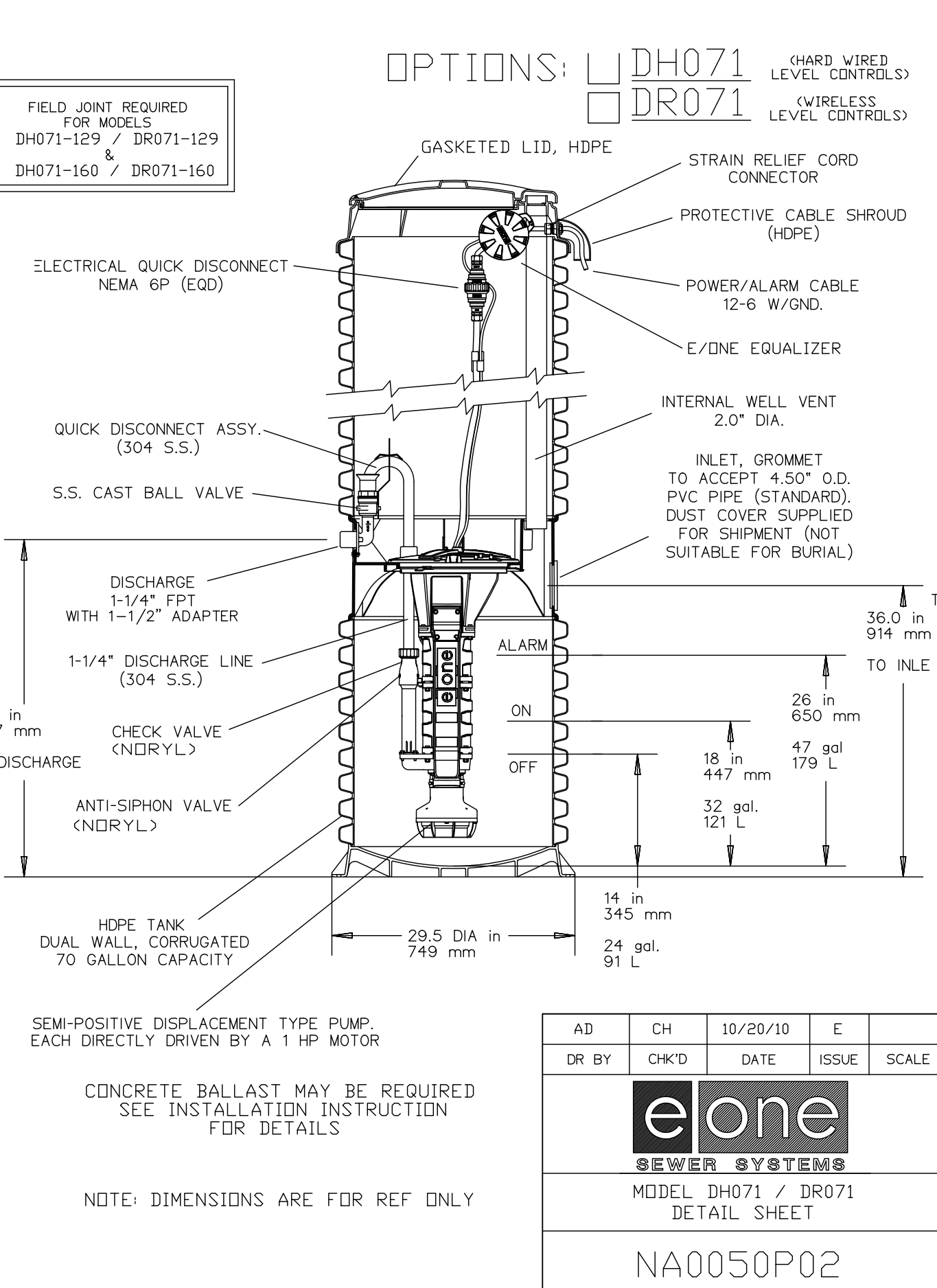


**TYPICAL SEWER SERVICE LATERAL CONNECTION**  
NOT TO SCALE



**30,000 GALLON FIRE CISTERN DETAIL**  
NOT TO SCALE

FILE: I CISTERN 9 30 2010.DWG



- FIELD JOINT REQUIRED FOR MODELS:
- DH071-129 / DR071-129
  - DH071-160 / DR071-160

OPTIONS:  DH071 (HARD WIRED LEVEL CONTROLS)  
 DR071 (WIRELESS LEVEL CONTROLS)

- NOTE: DIMENSIONS ARE FOR REF ONLY
- CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS
- |       |       |          |       |       |
|-------|-------|----------|-------|-------|
| AD    | CH    | 10/20/10 | E     |       |
| DR BY | CHK'D | DATE     | ISSUE | SCALE |
- eone**  
SEWER SYSTEMS
- MODEL: DH071 / DR071  
DETAIL SHEET
- NA0050P02

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

STOW PLANNING BOARD

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DATE: \_\_\_\_\_

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

DATE: \_\_\_\_\_

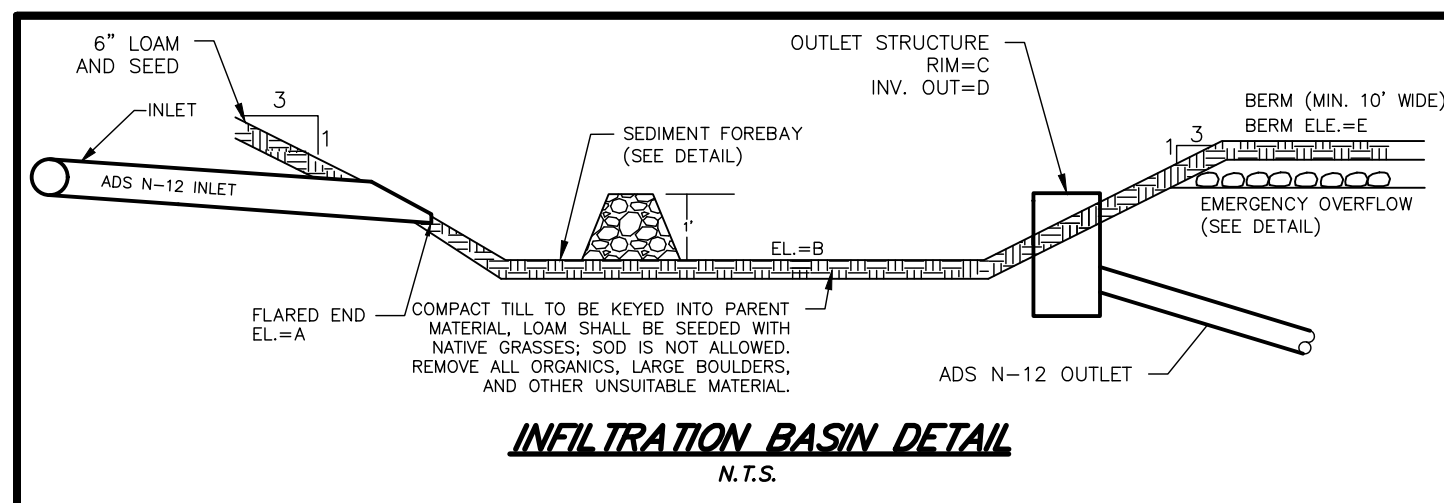
TOWN CLERK \_\_\_\_\_

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

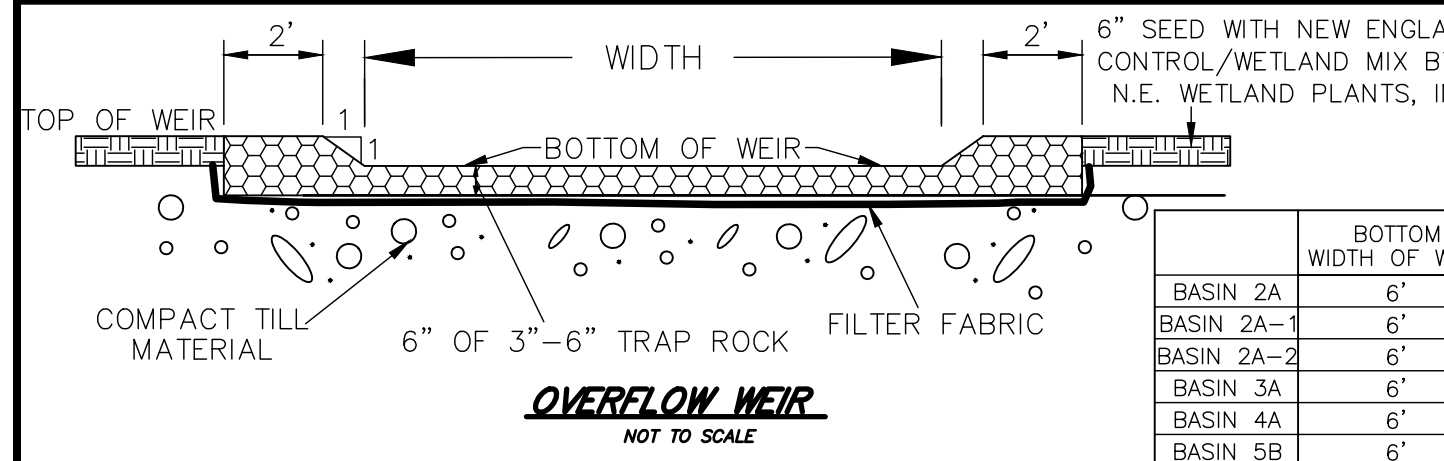
DETAILS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: NTS JUNE 30, 2022  
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STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

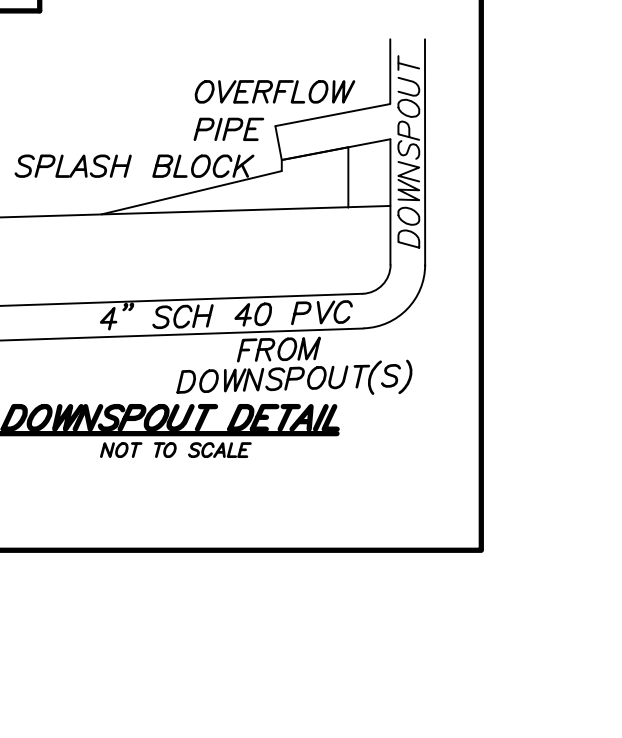
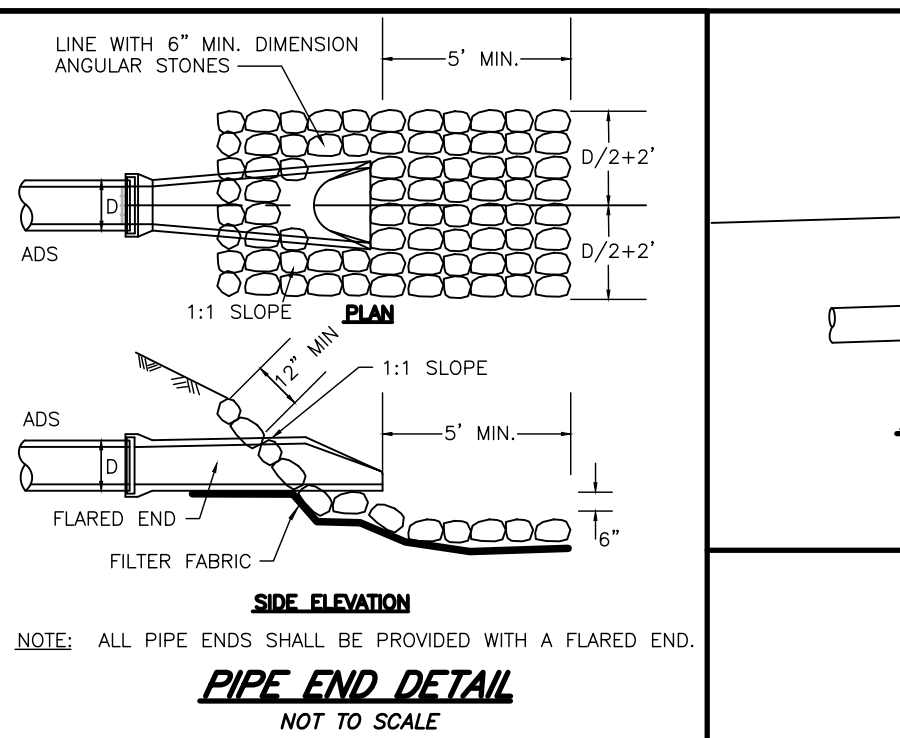
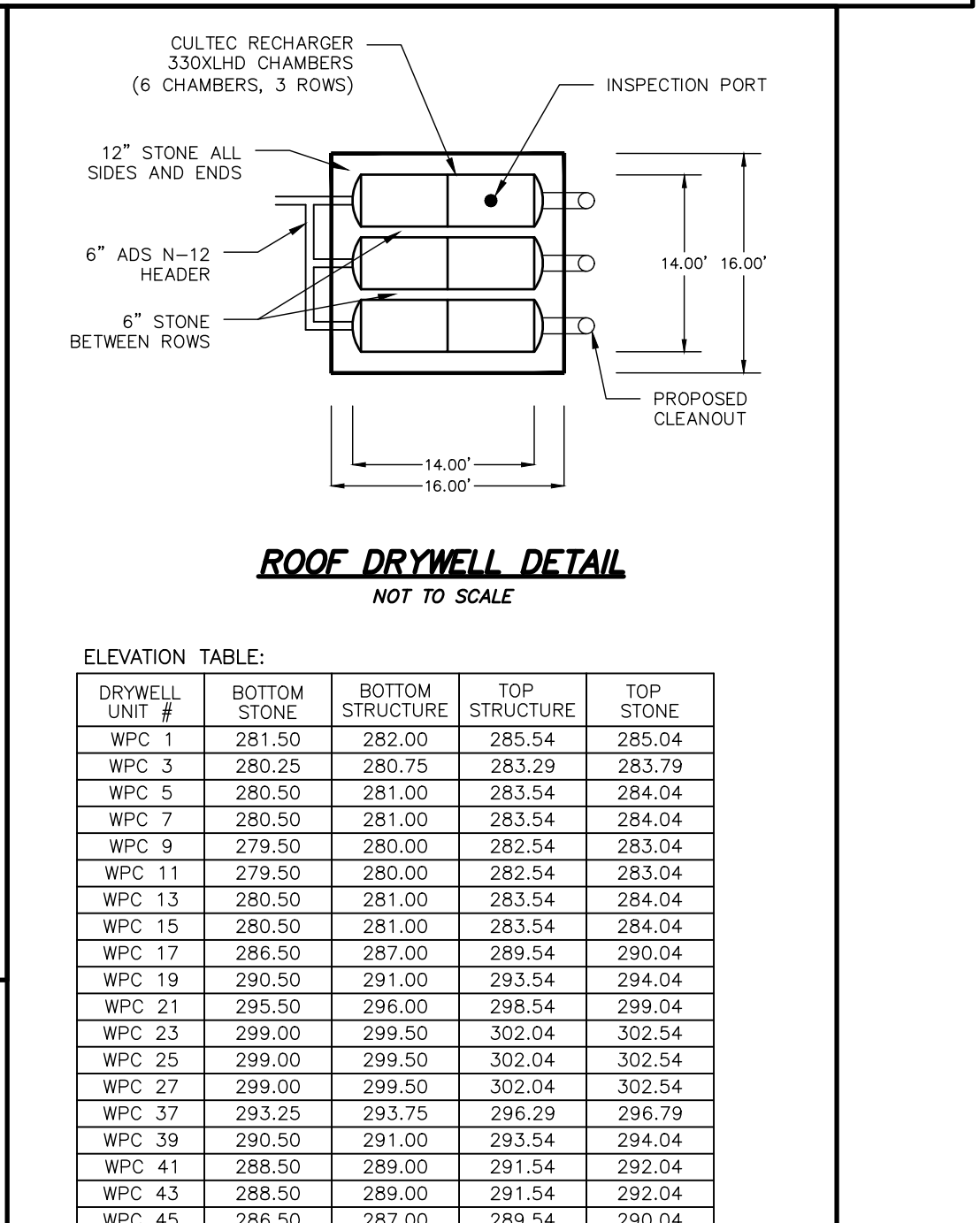
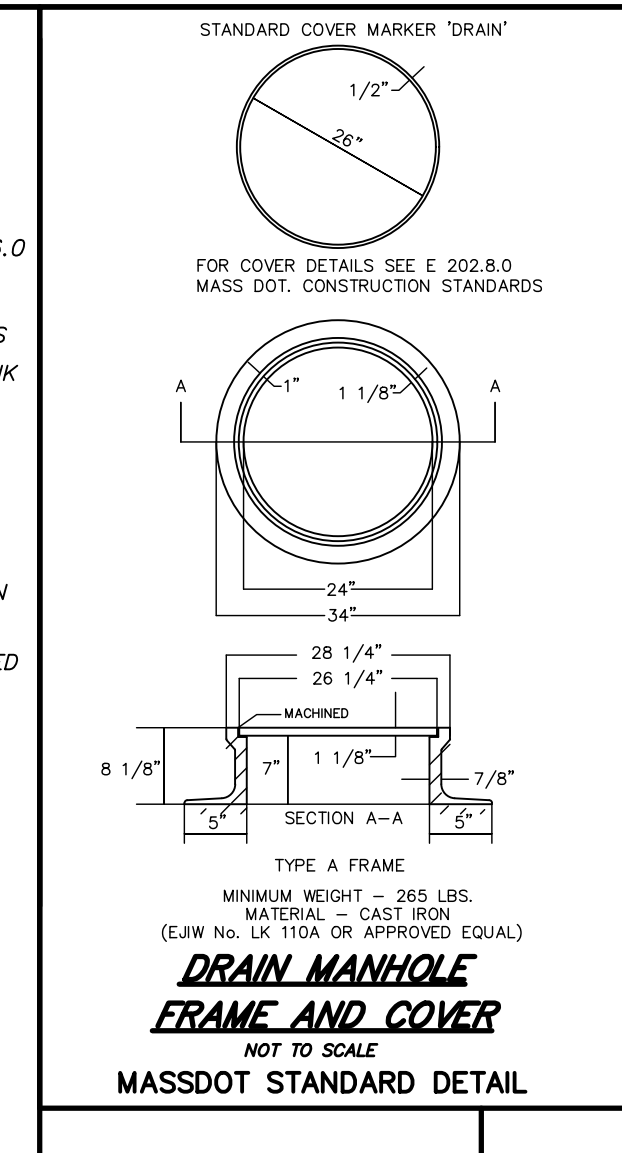
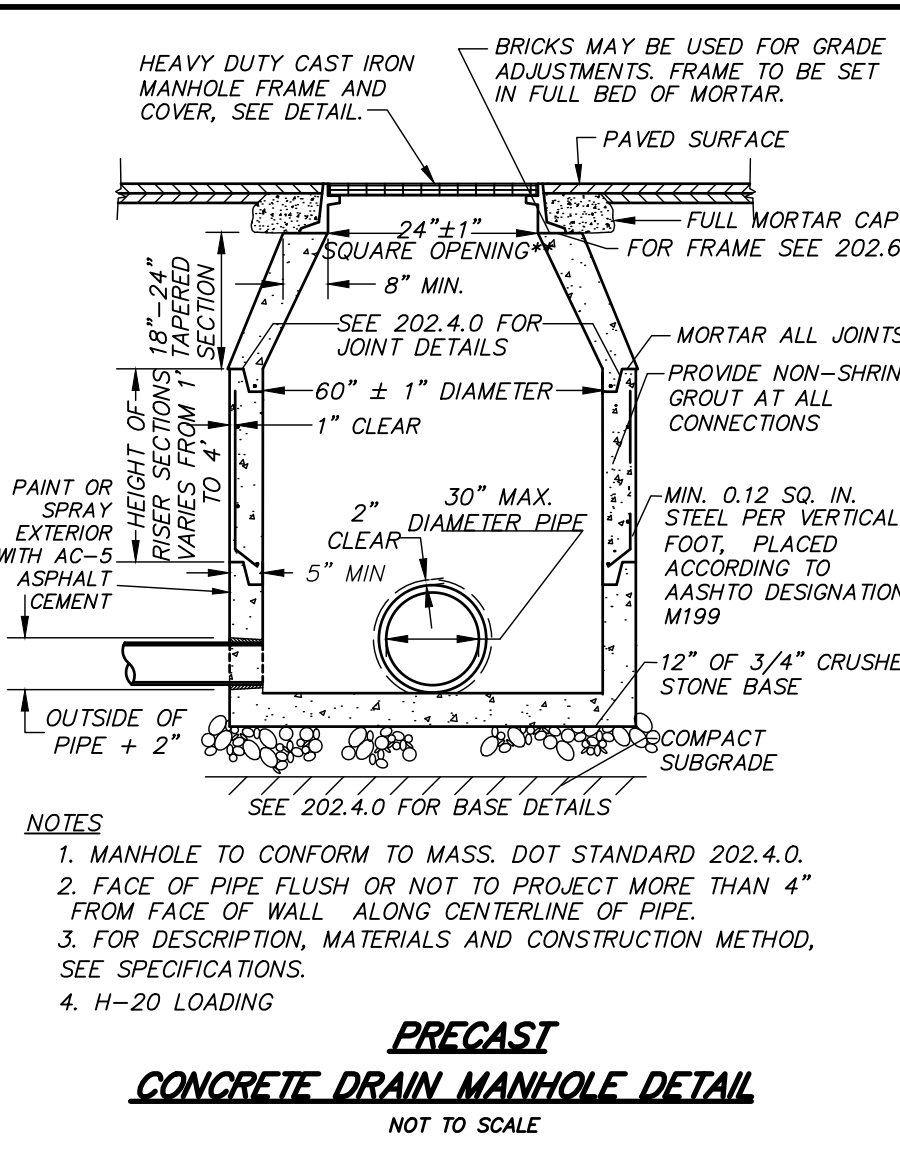
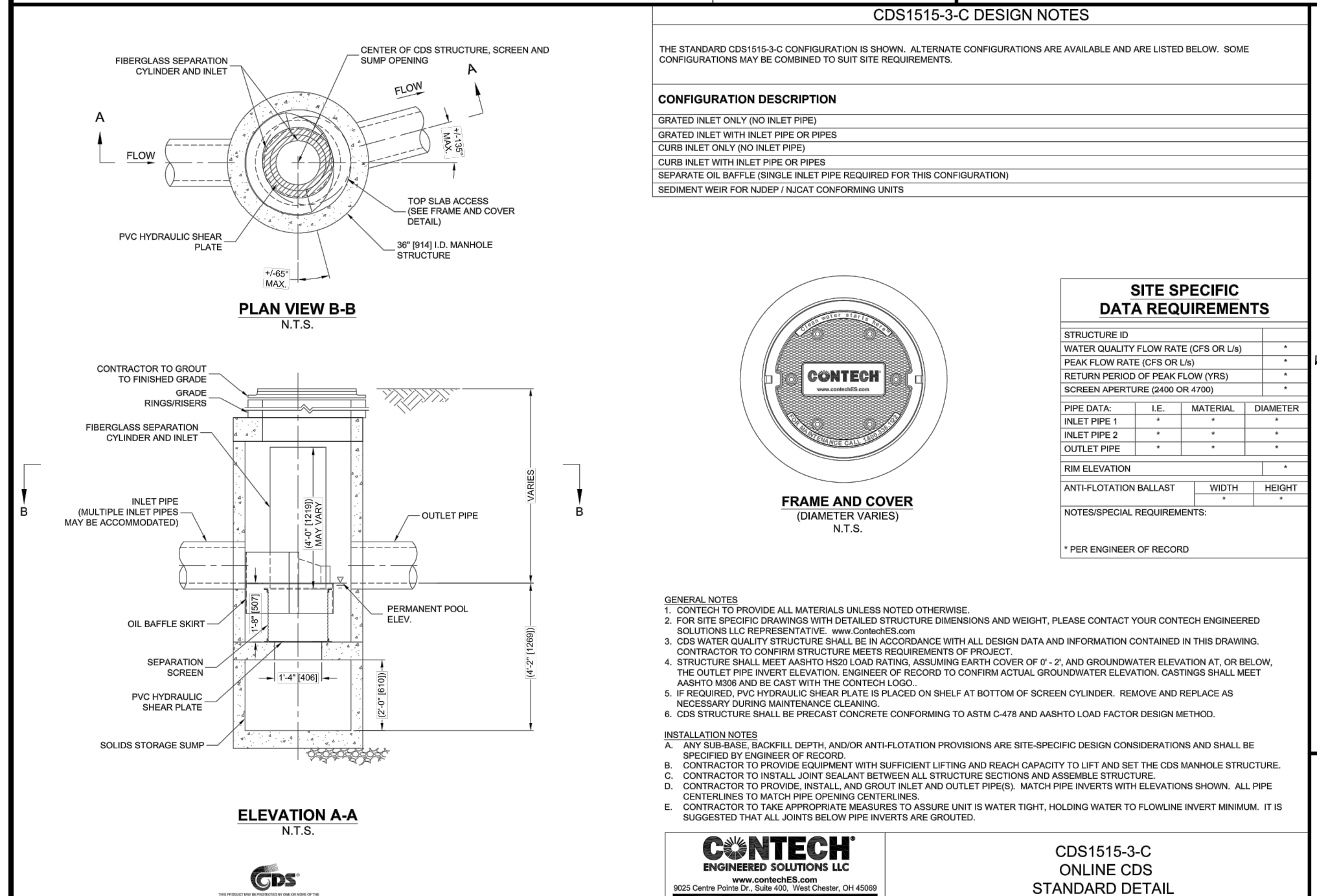
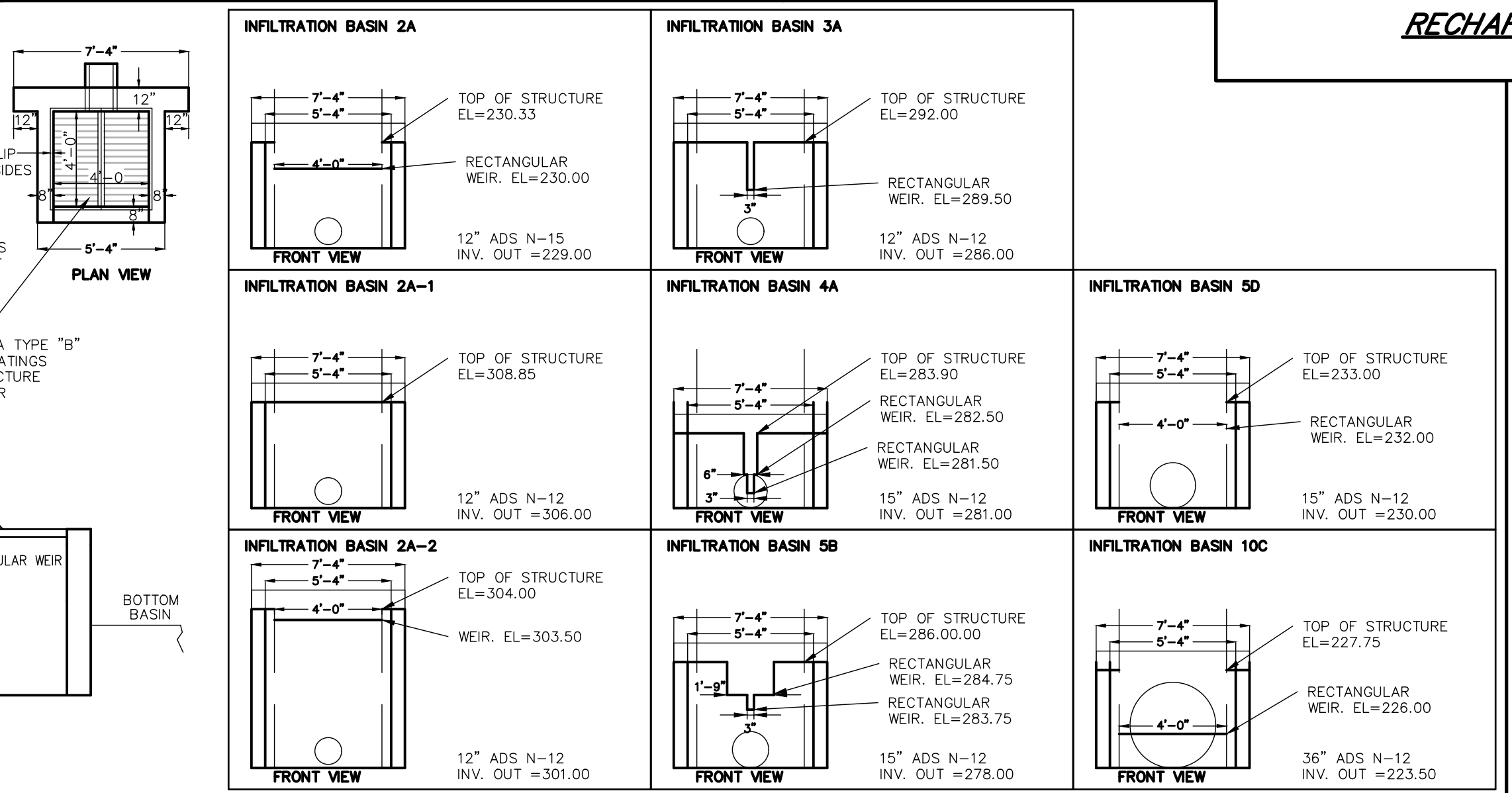
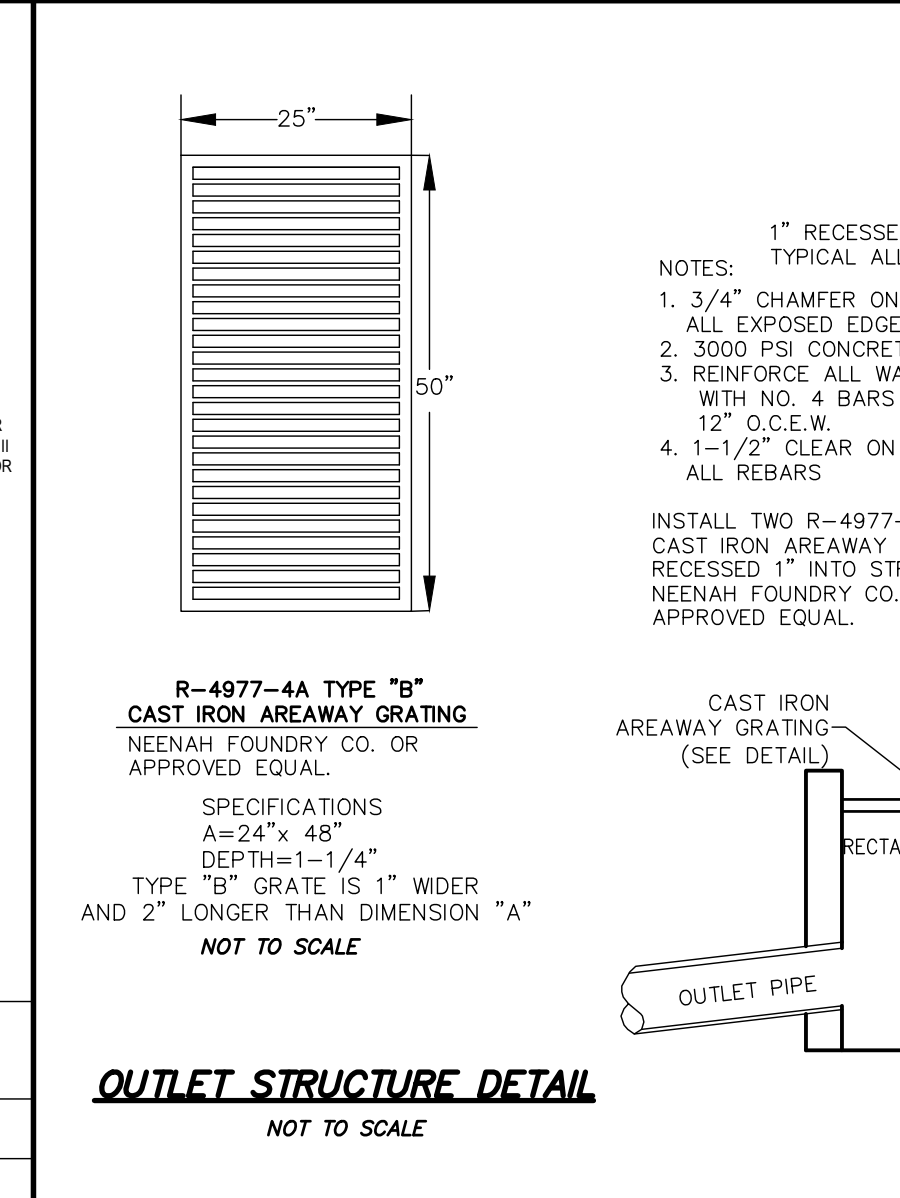
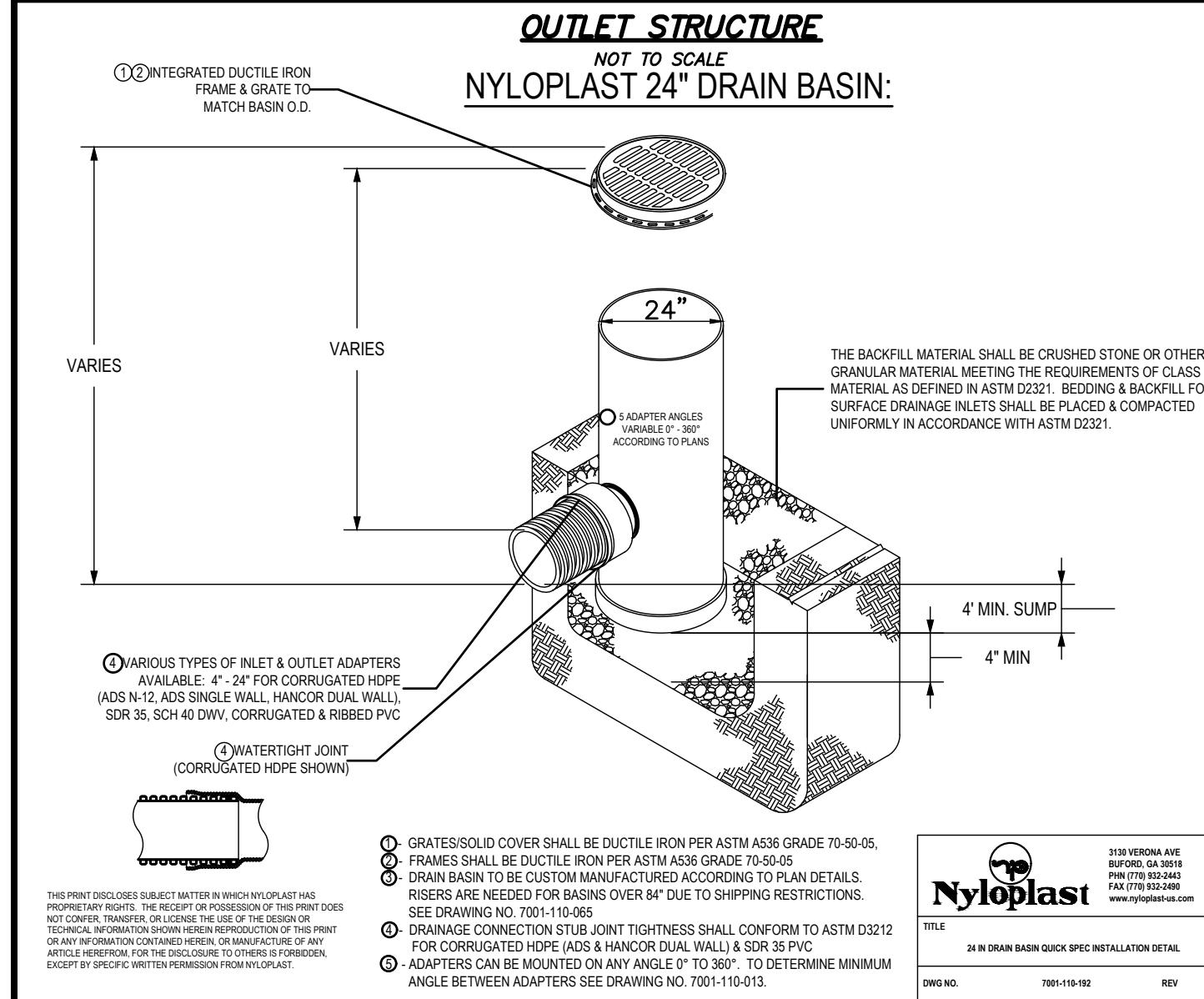
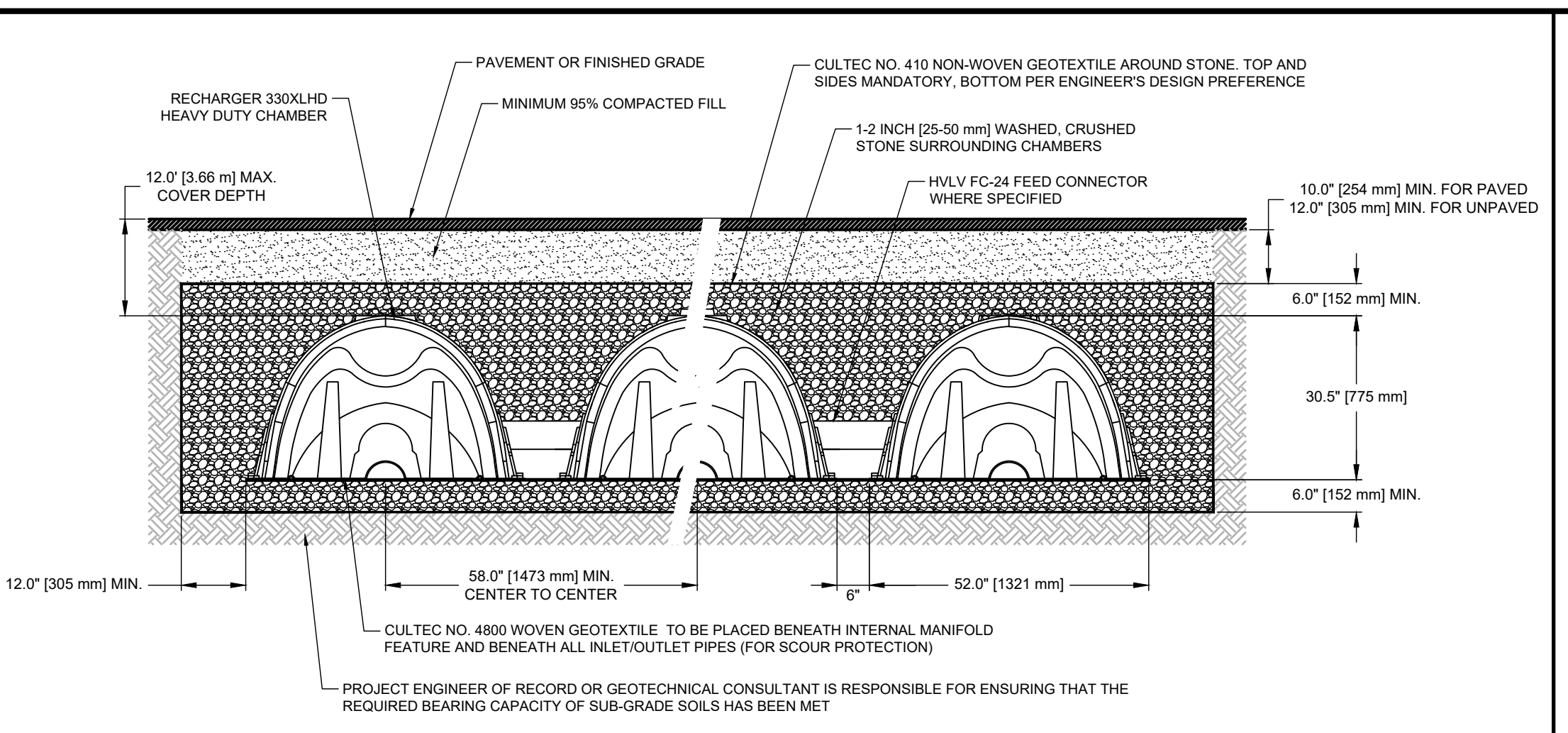
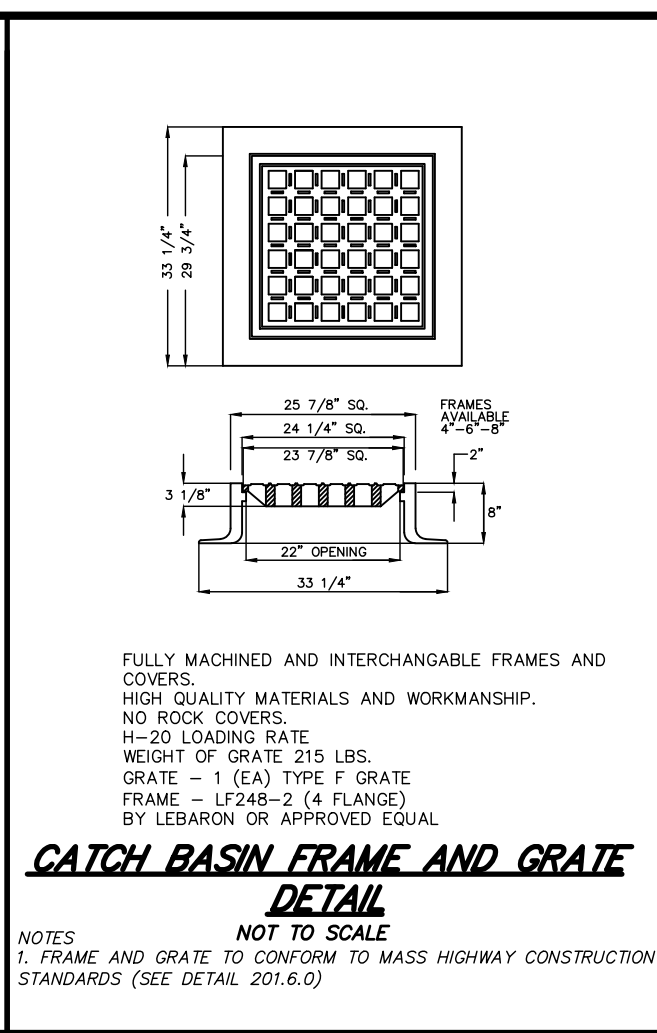
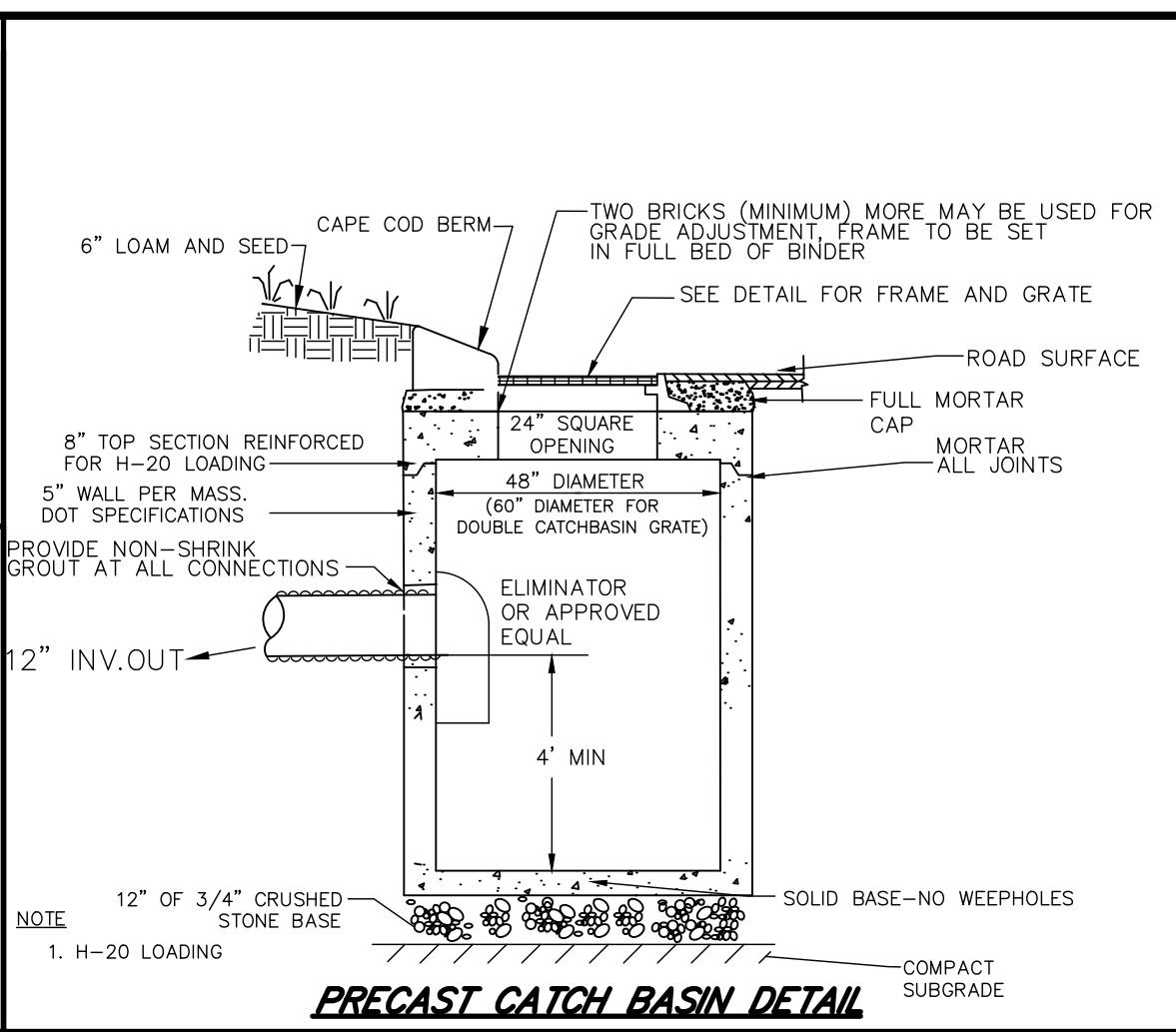
SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 65 OF 72



	A	B	OUTLET STRUCTURE	C	D	E
BASIN 2A	229.00	229.00	STACK WEIR	230.00	229.00	232.00
BASIN 2A-1	306.00	306.00	STACK WEIR	308.85	306.00	310.00
BASIN 2A-2	301.00	301.00	STACK WEIR	303.50	301.00	305.00
BASIN 3A	289.00	289.00	STACK WEIR	289.50	286.00	293.00
BASIN 4A	281.00	281.00	STACK WEIR	281.50	281.00	285.00
BASIN 5B	283.00	283.00	STACK WEIR	283.75	278.00	287.00
BASIN 5C	258.00	258.00	RISER	260.70	258.00	262.00
BASIN 5D	230.00	230.00	STACK WEIR	232.00	230.00	234.00
BASIN 6B	221.00	219.00	EXFILTRATION	N/A	N/A	223.00
BASIN 7A	219.00	219.00	EXFILTRATION	N/A	N/A	225.00
BASIN 7B	224.00	224.00	EXFILTRATION	N/A	N/A	228.00
BASIN 8	222.00	222.00	EXFILTRATION	N/A	N/A	227.00
BASIN 10B	225.00	225.00	ORIFICE	226.75	225.00	229.00
BASIN 10C	225.00	225.00	STACK WEIR	226.00	223.50	229.00



	BOTTOM WIDTH OF WEIR	ELEVATION OF WEIR	BOTTOM WIDTH OF WEIR	ELEVATION OF WEIR	
BASIN 2A	6'	231.00	BASIN 5C	6'	261.00
BASIN 2A-1	6'	309.00	BASIN 5D	6'	233.00
BASIN 2A-2	6'	304.00	BASIN 6B	6'	222.00
BASIN 3A	6'	292.00	BASIN 7B	6'	227.00
BASIN 4A	6'	284.00	BASIN 10B	6'	228.00
BASIN 5B	6'	286.00	BASIN 10C	6'	228.00



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

STOW PLANNING BOARD

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DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

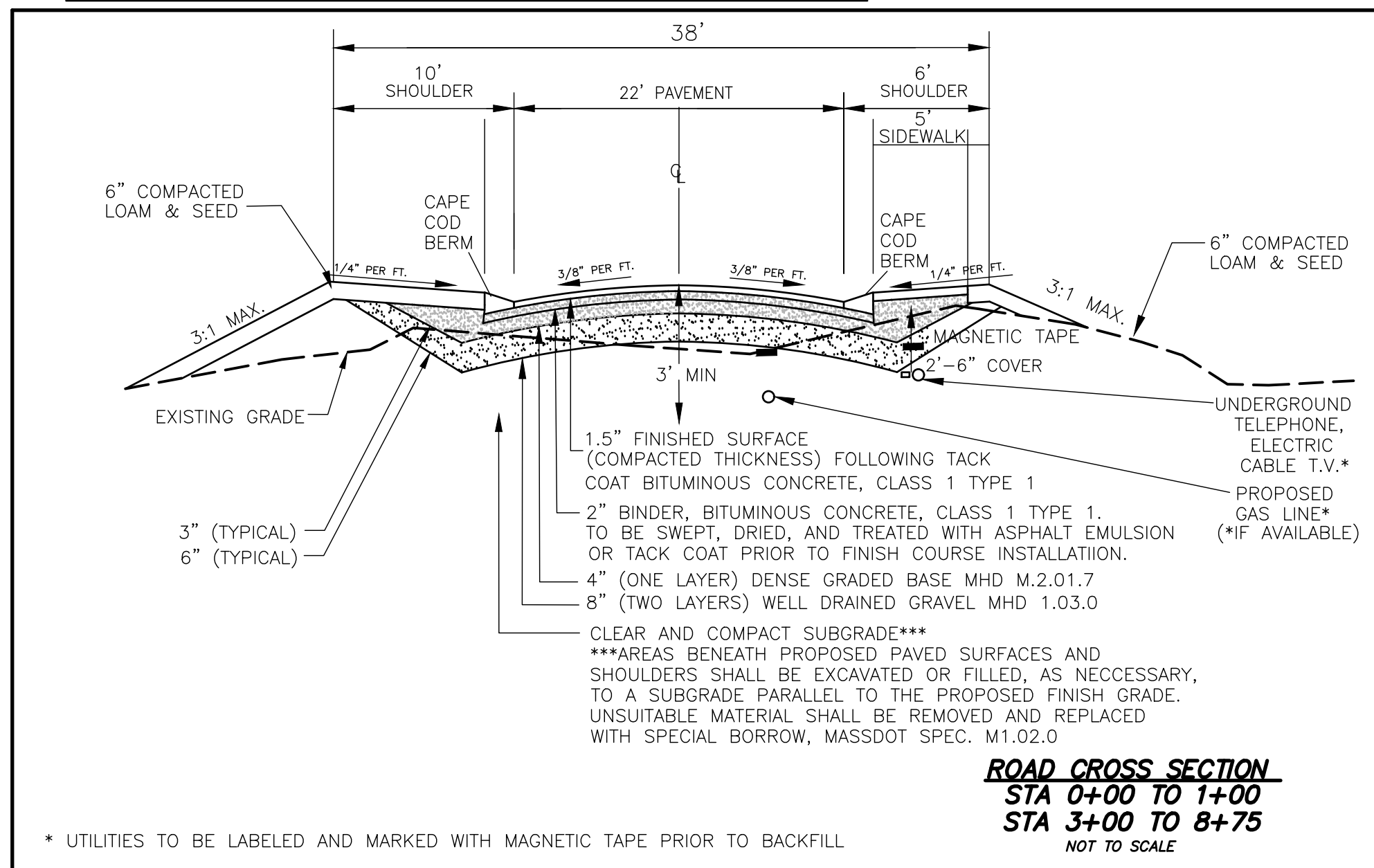
TOWN CLERK \_\_\_\_\_

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

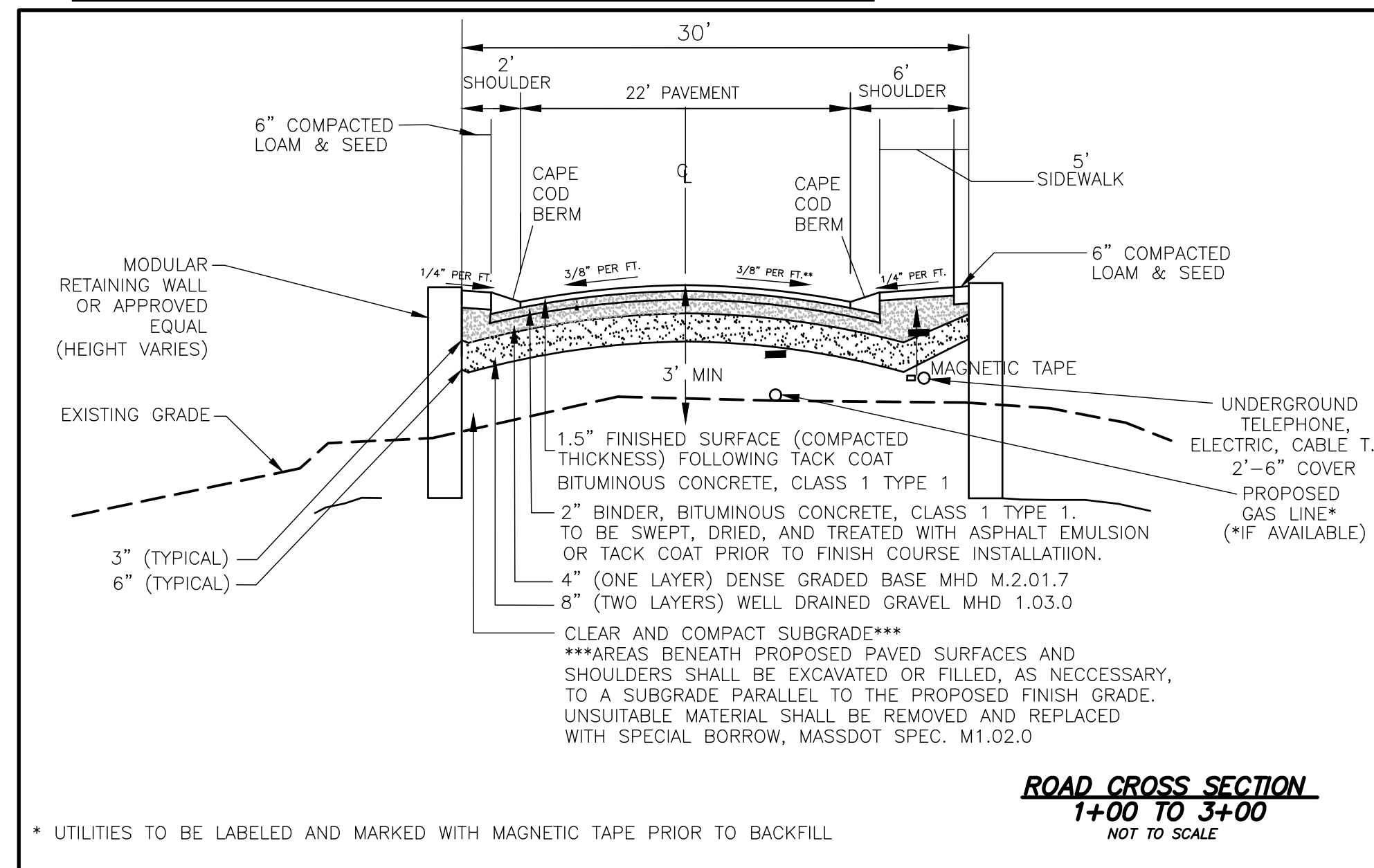
DETAILS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: NTS JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

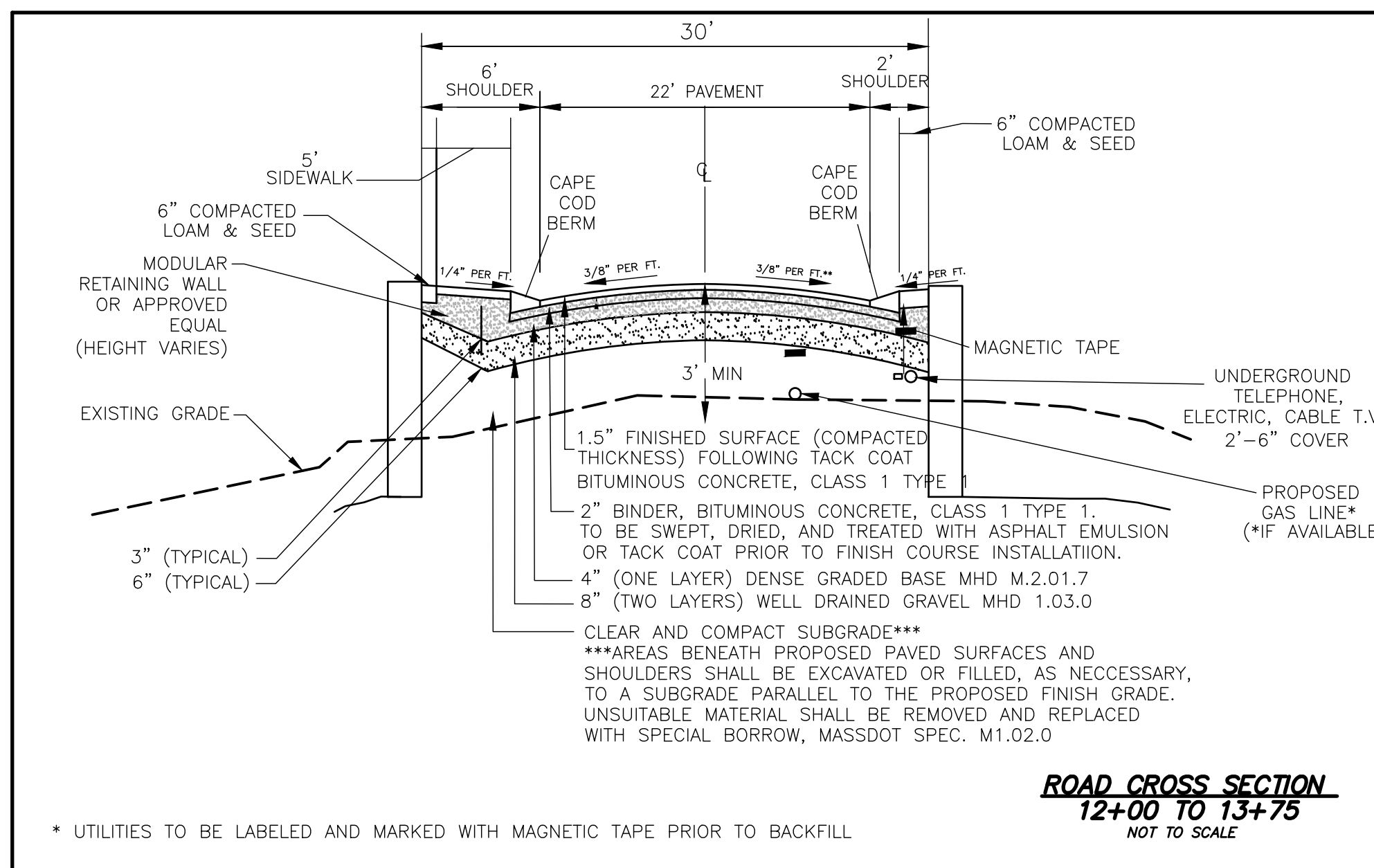
**ATHENS LANE CROSS SECTION DETAIL 1**



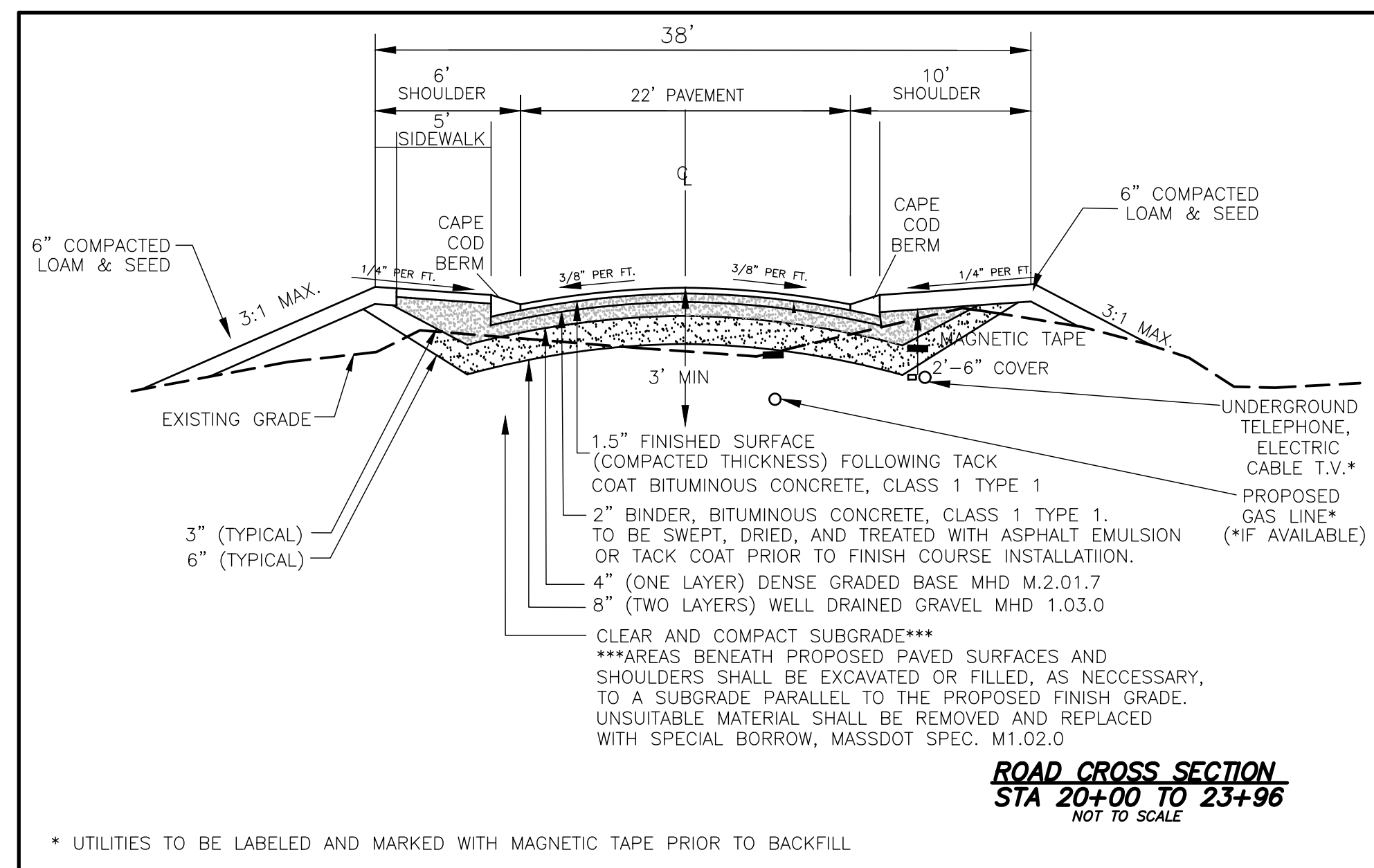
**ATHENS LANE CROSS SECTION DETAIL 2**



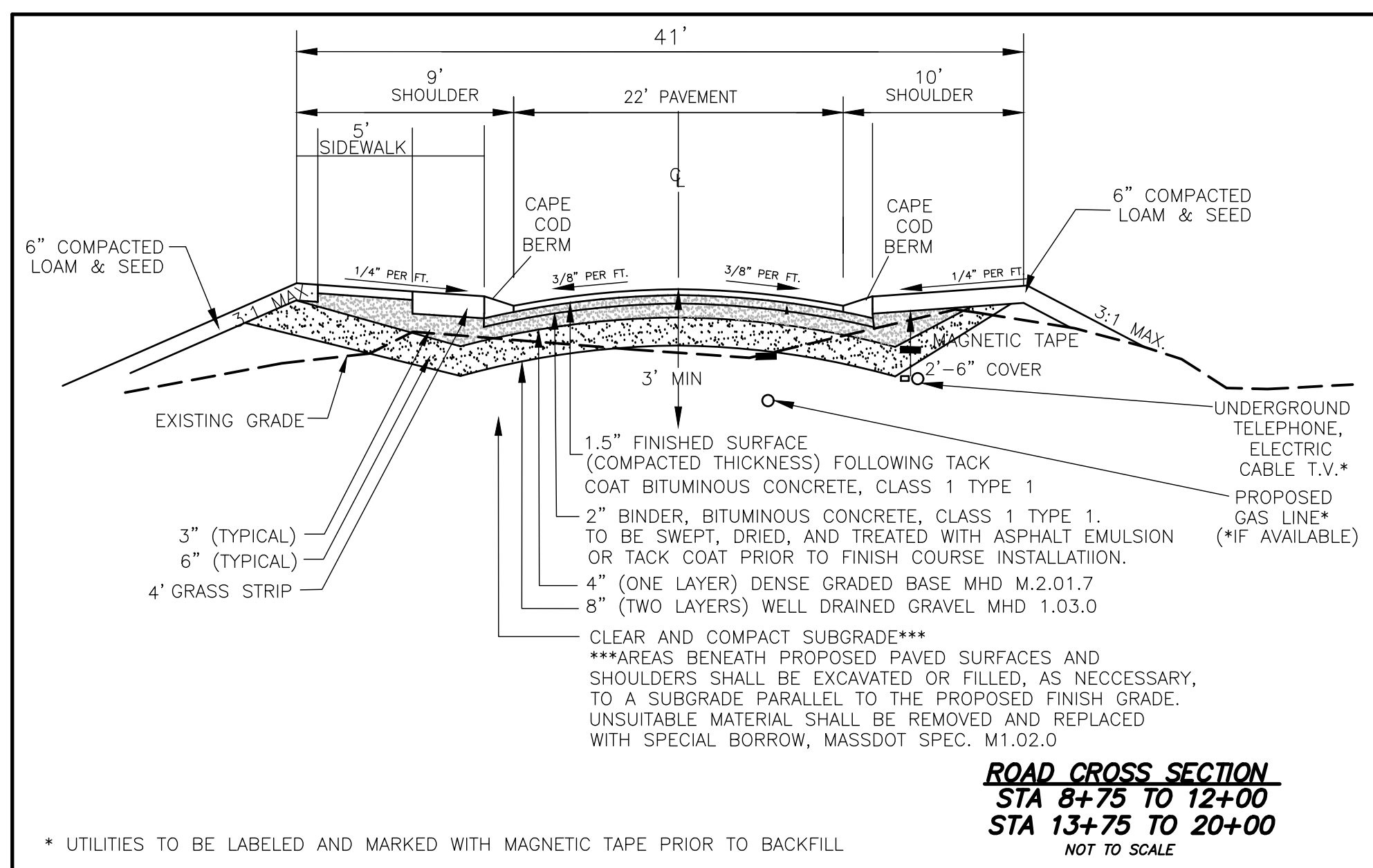
**WANDERING POND WAY CROSS SECTION DETAIL 1**



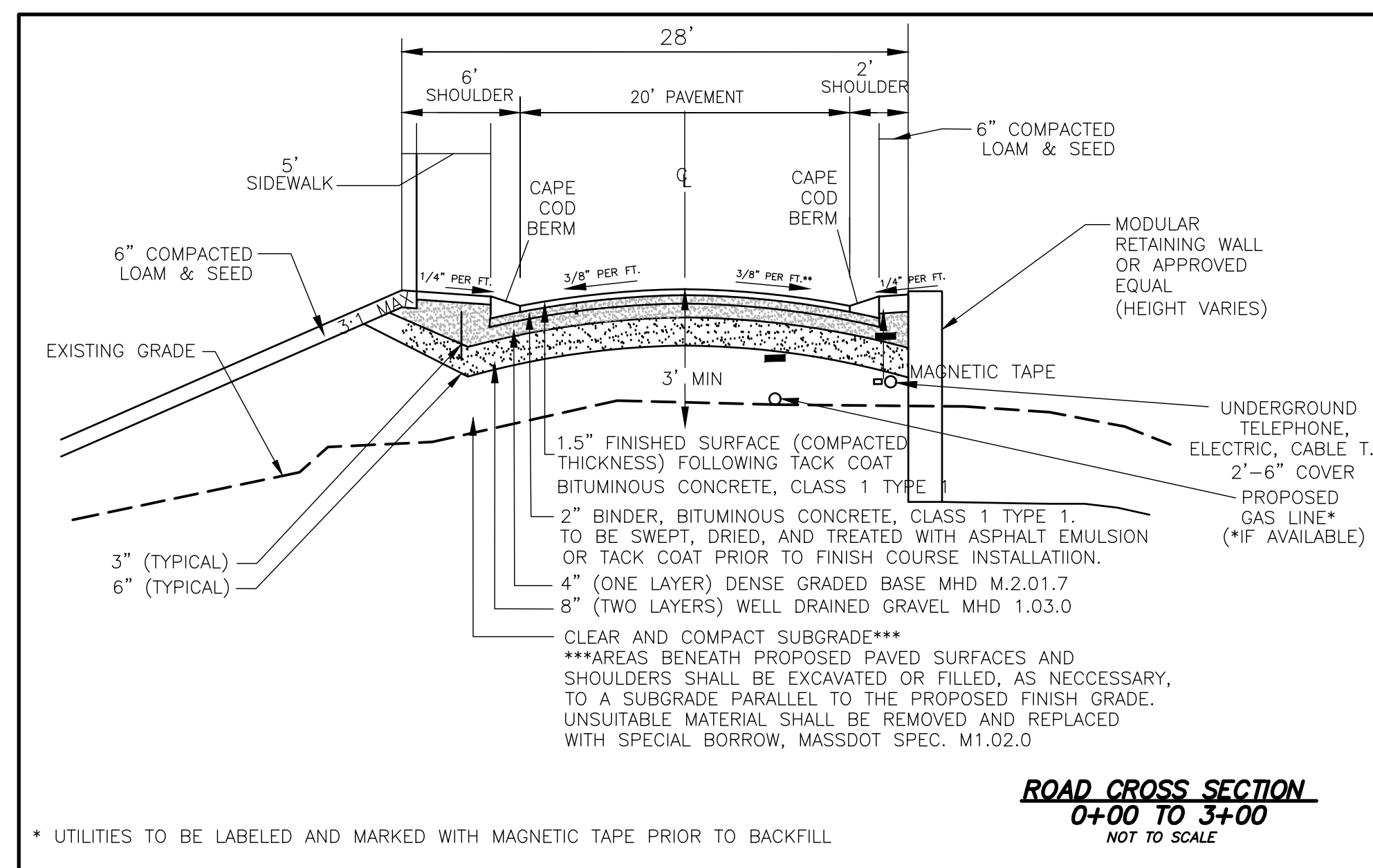
**WANDERING POND WAY CROSS SECTION DETAIL 3**



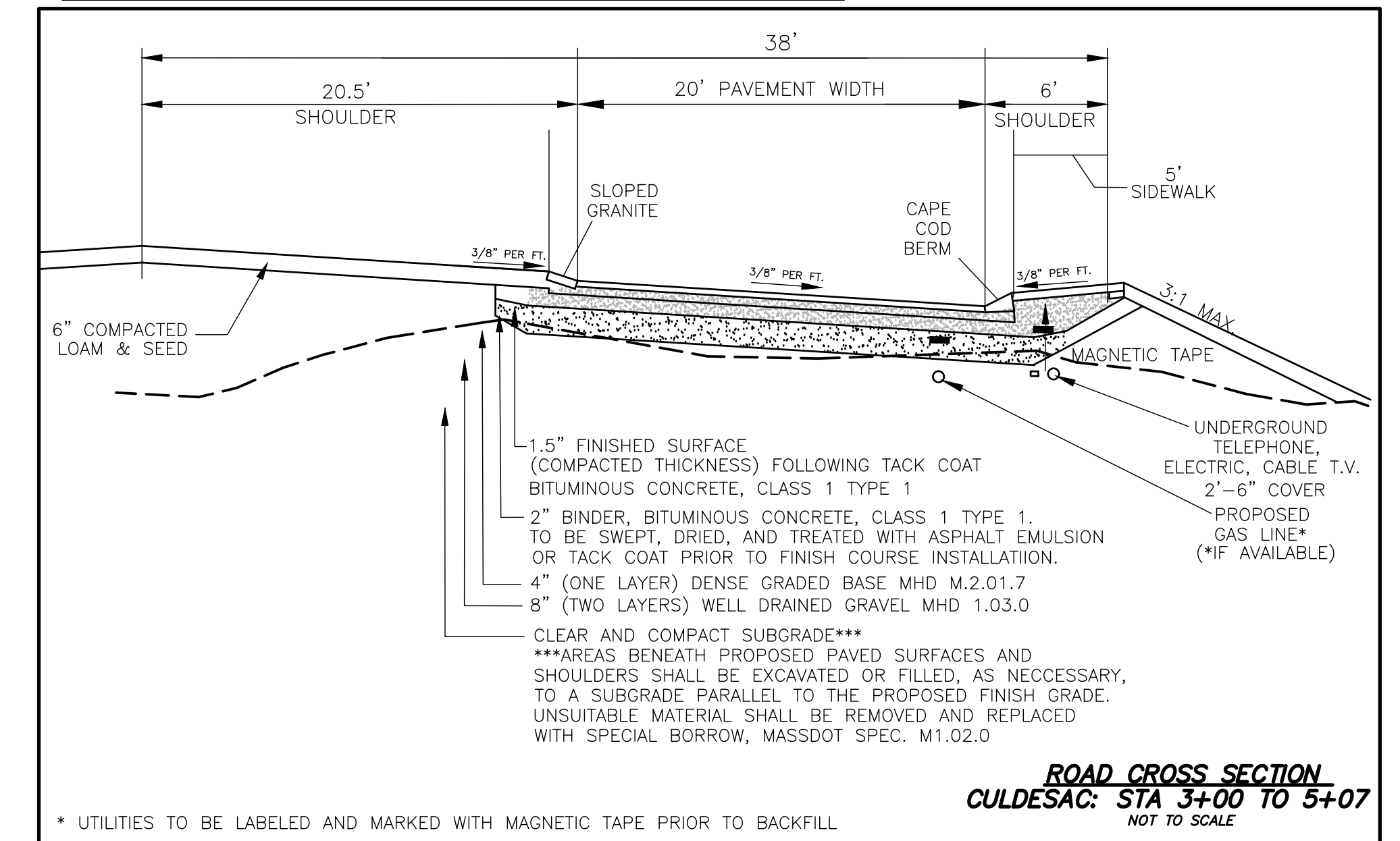
**WANDERING POND WAY CROSS SECTION DETAIL 2**



**STEPPING STONE LANE CROSS SECTION DETAIL 2**



**STEPPING STONE LANE CROSS SECTION DETAIL 1**



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

**STOW PLANNING BOARD**

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DATE: \_\_\_\_\_

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DATE \_\_\_\_\_

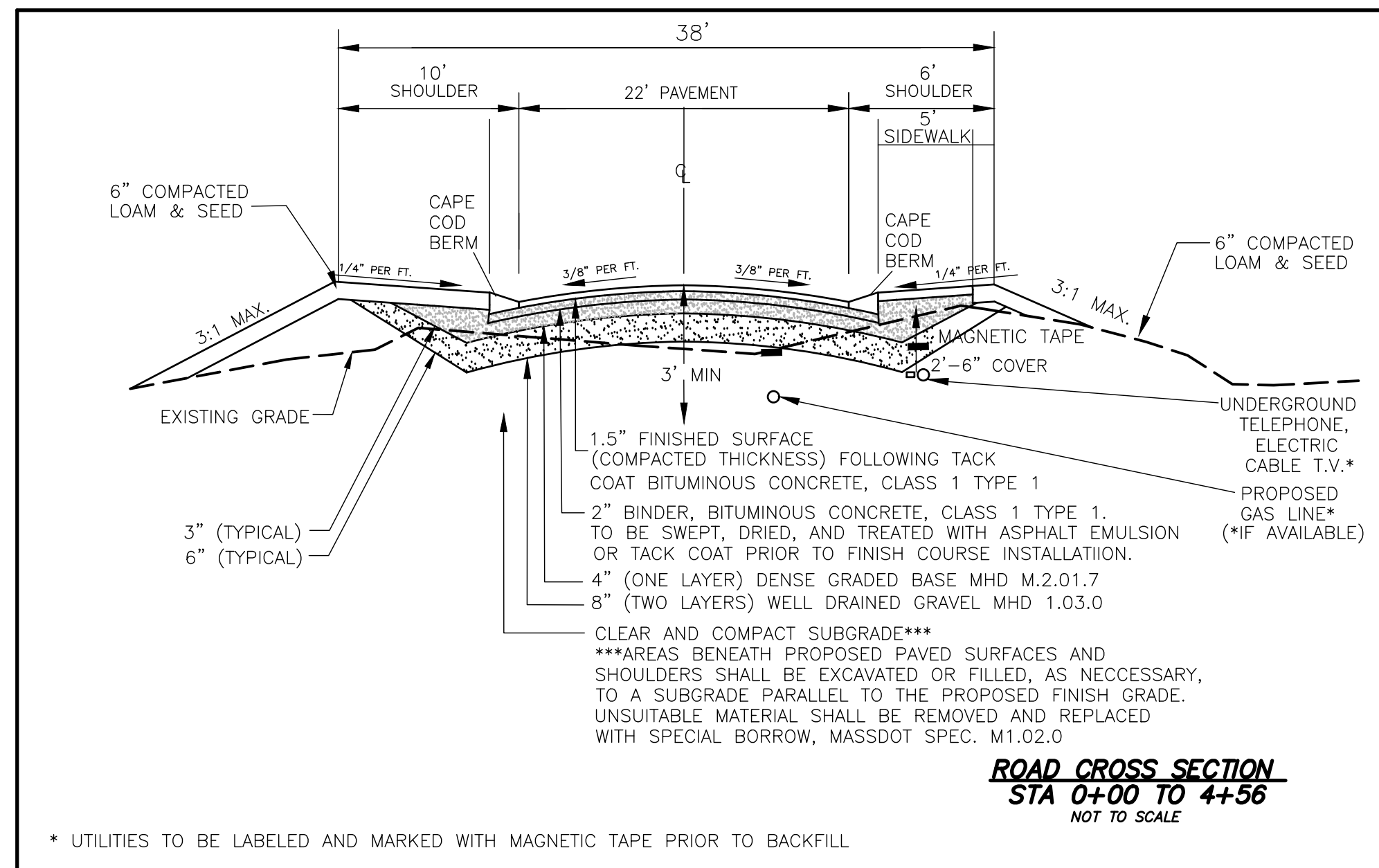
TOWN CLERK \_\_\_\_\_

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

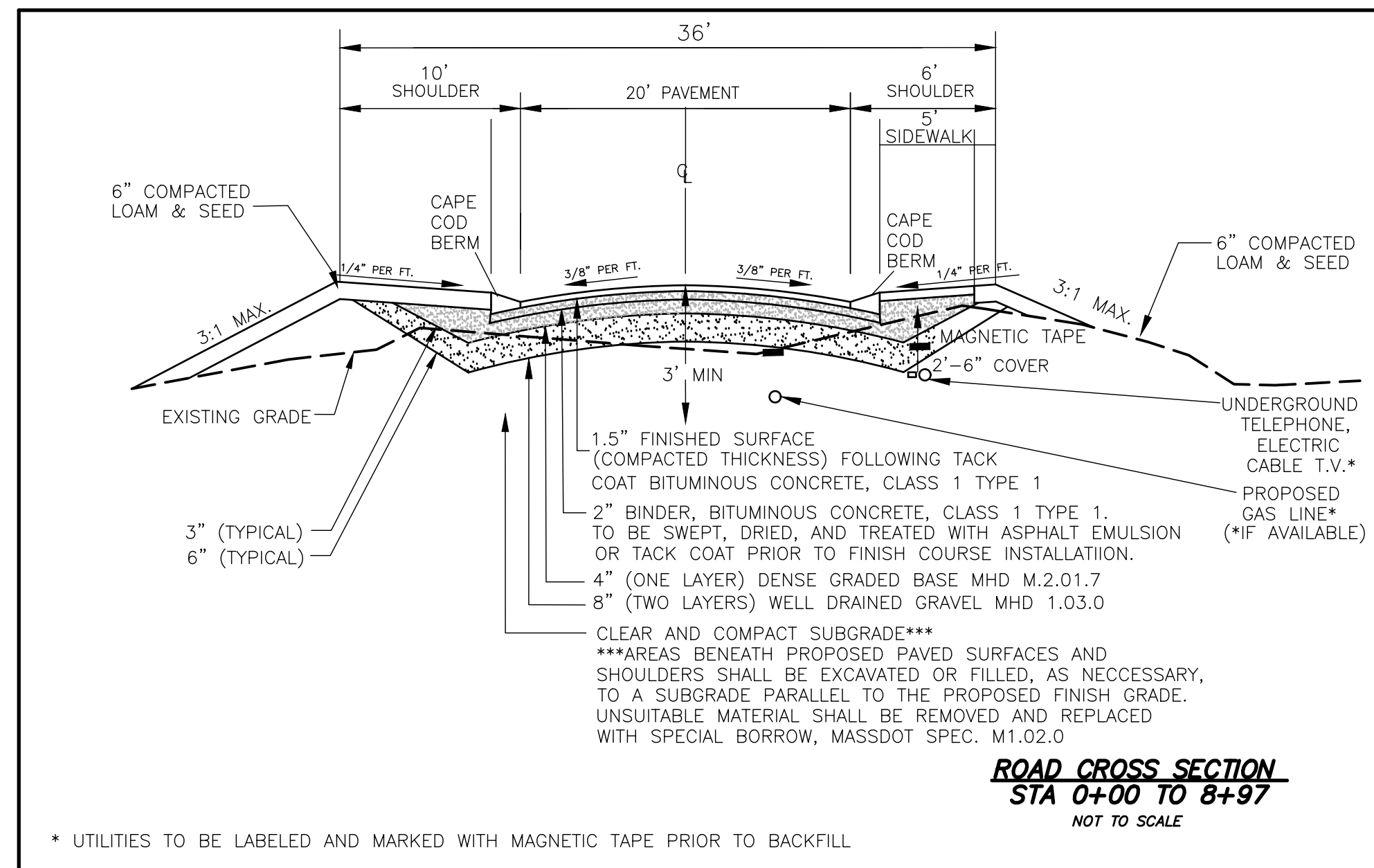
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: AS SHOWN JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

**DAFFODIL DRIVE CROSS SECTION DETAIL**



**LILY PAD LANE CROSS SECTION DETAIL**



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

STOW PLANNING BOARD

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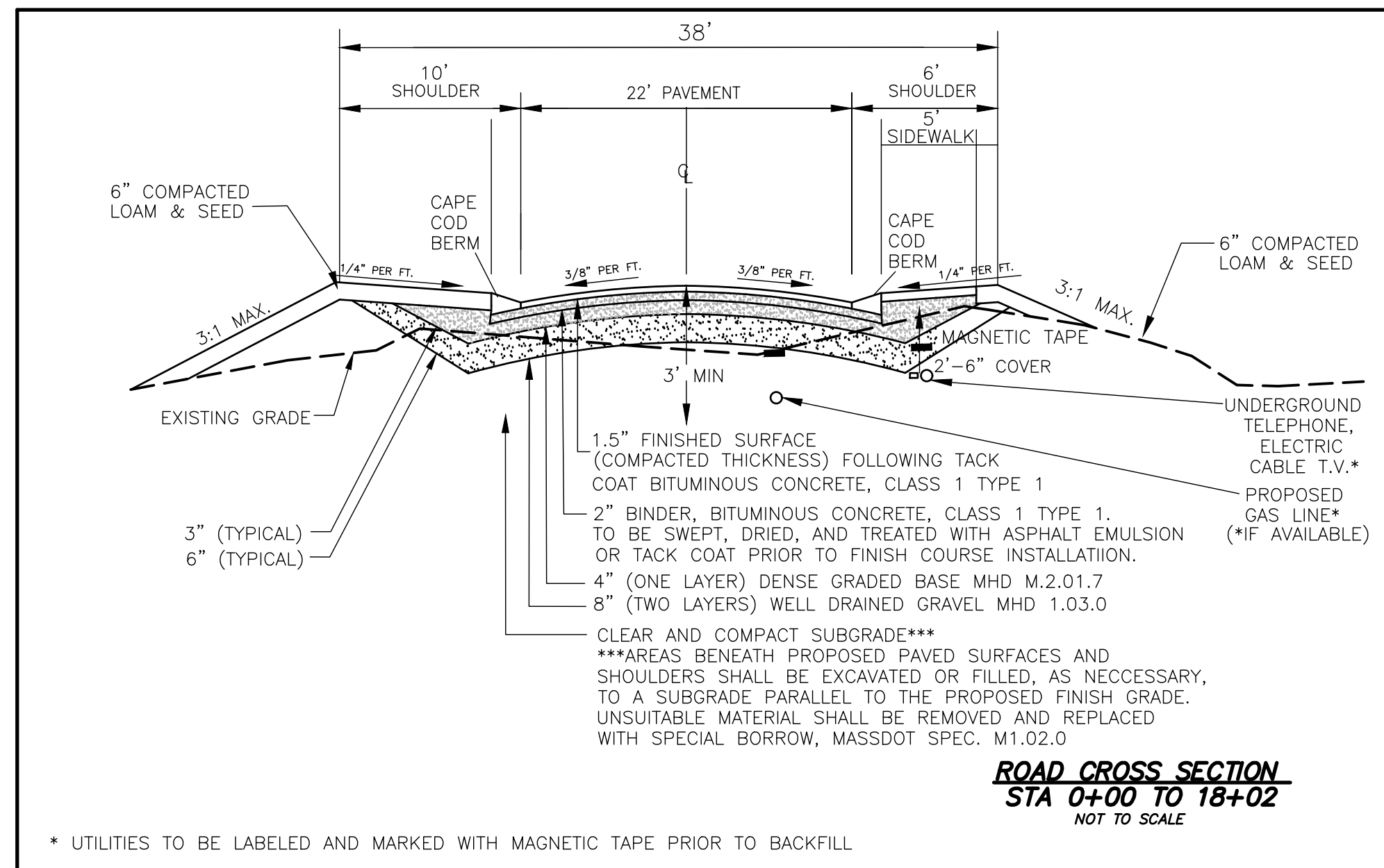
DATE: \_\_\_\_\_

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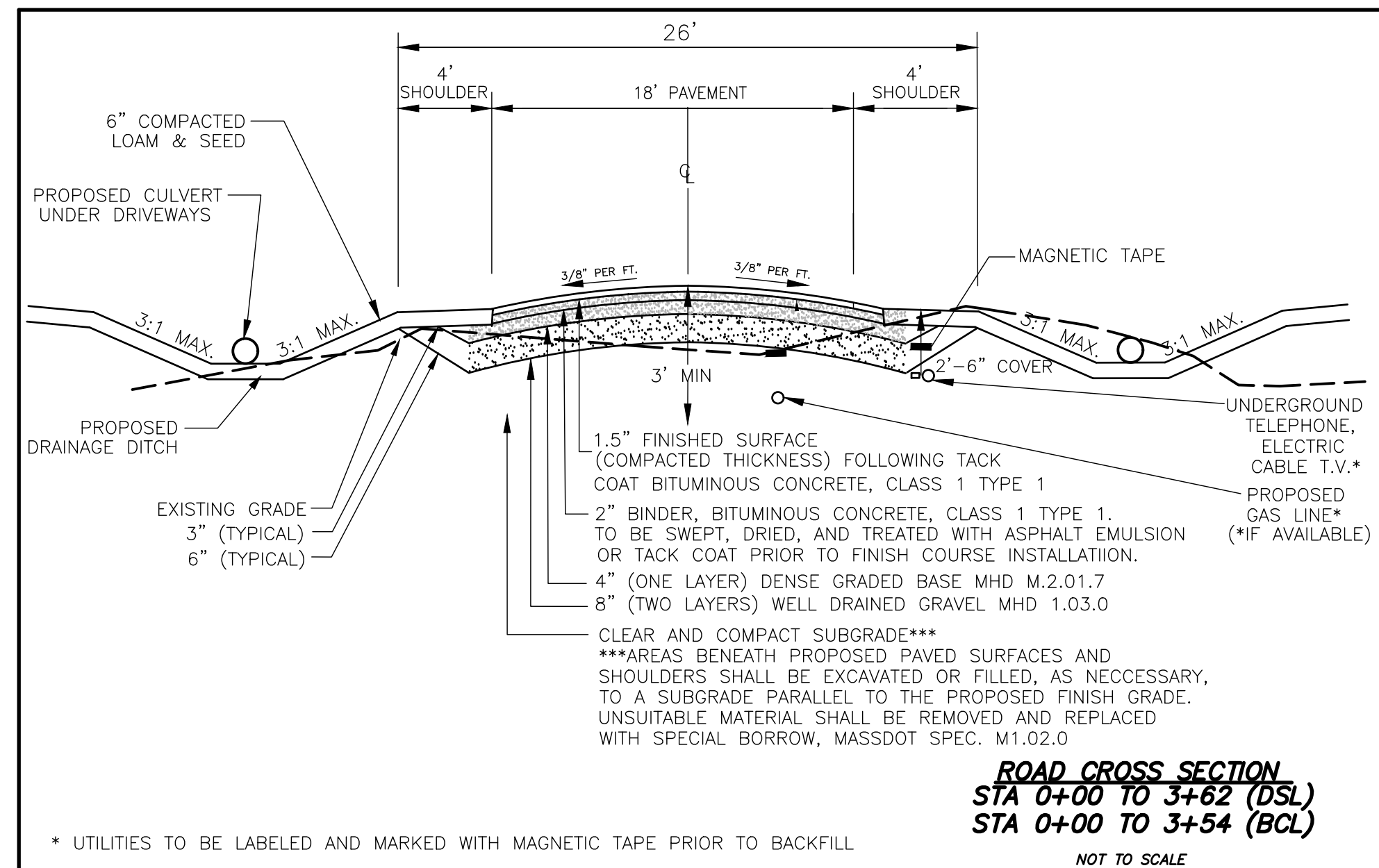
DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

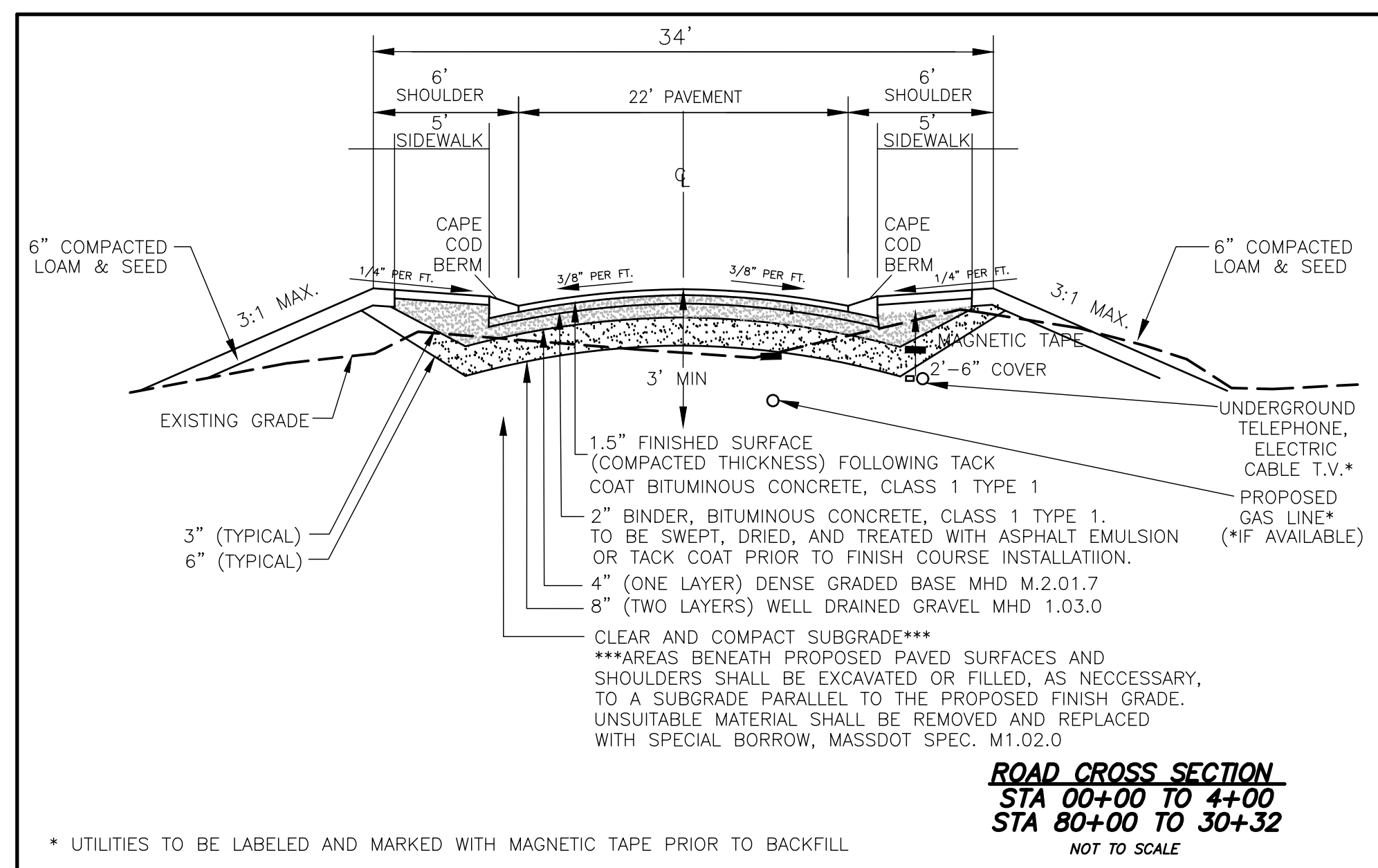
**WANDERING POND CIRCLE CROSS SECTION DETAIL**



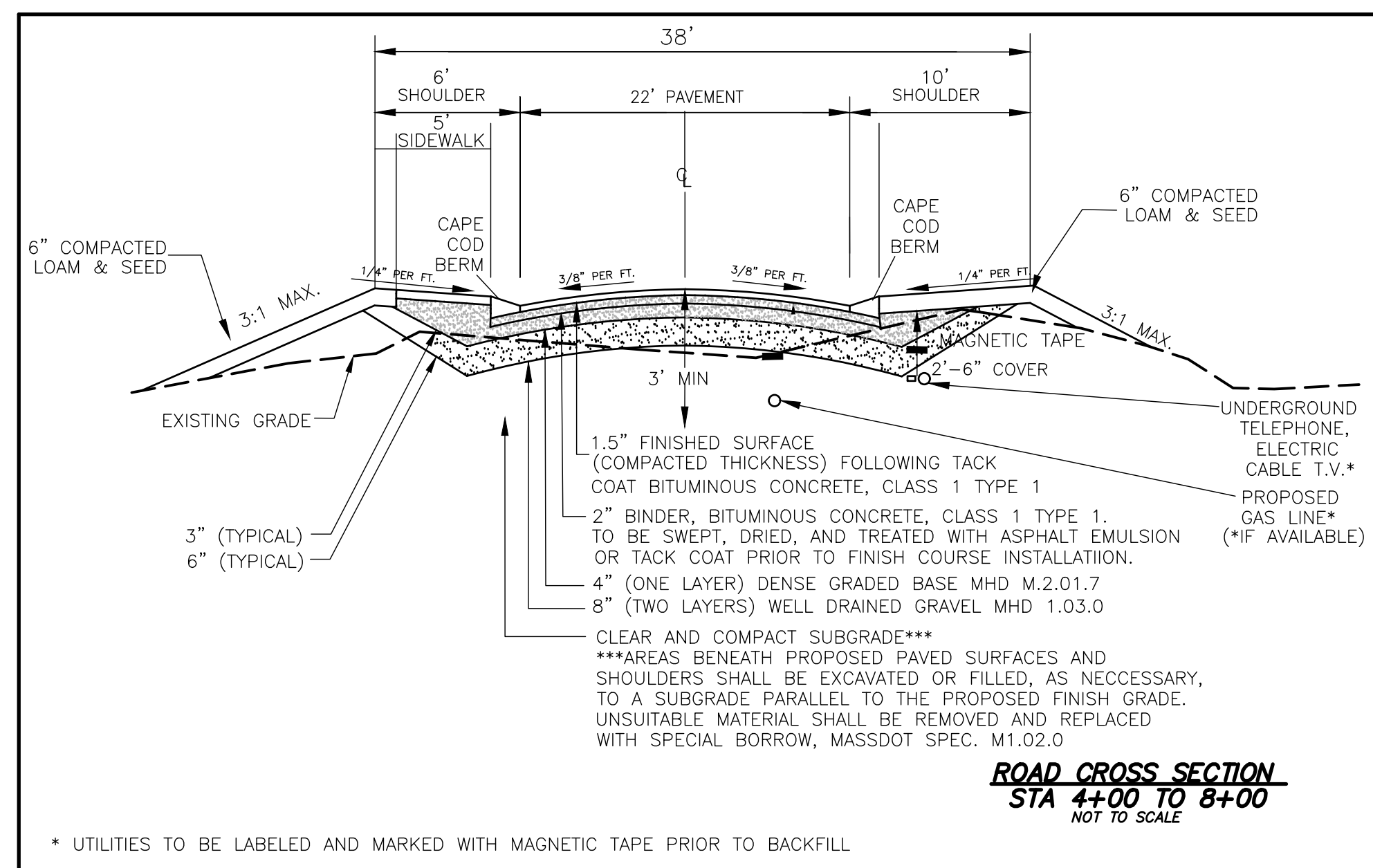
**DAISY LANE & BUTTERCUP LANE CROSS SECTION DETAIL**



**WILDFLOWER WAY CROSS SECTION DETAILS 1**



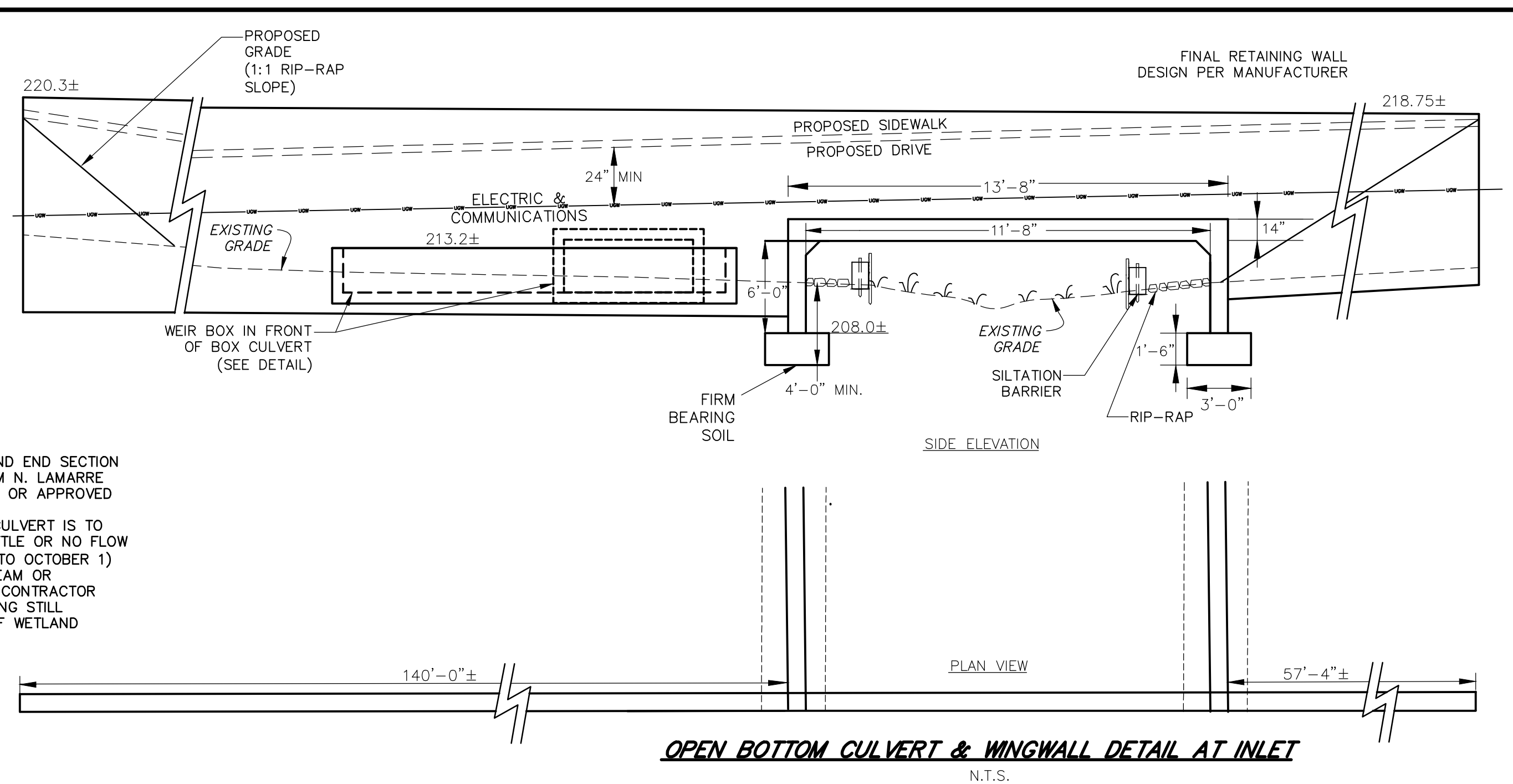
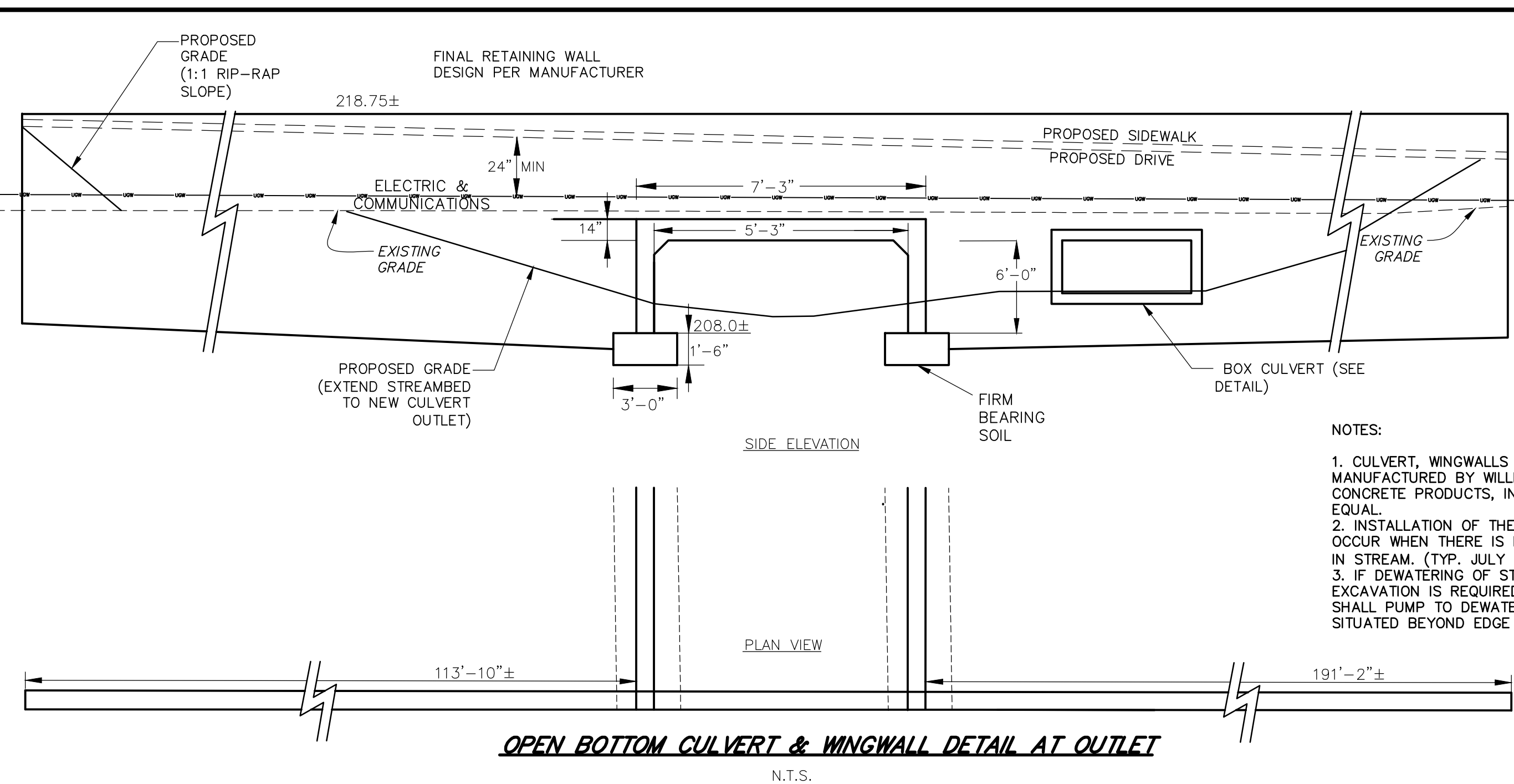
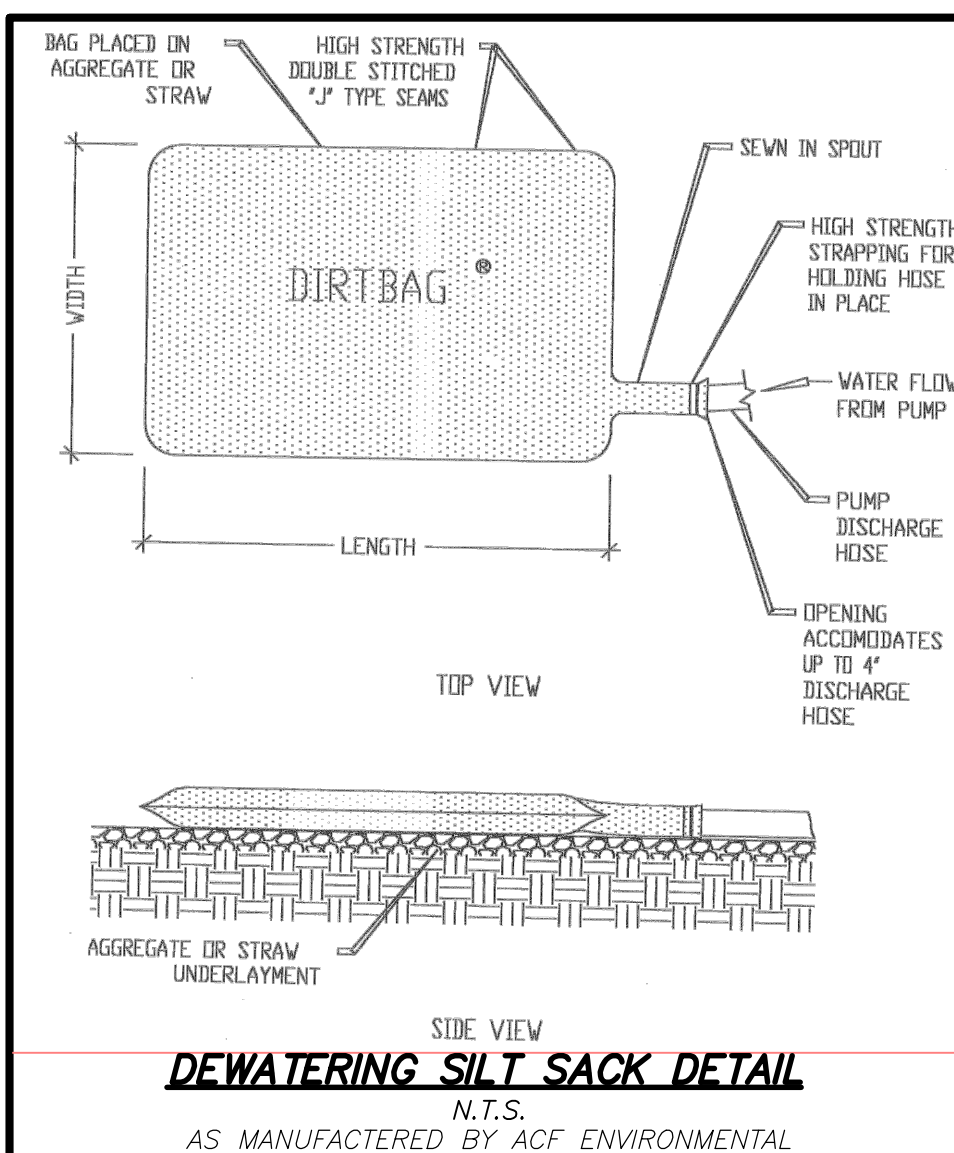
**WILDFLOWER WAY CROSS SECTION DETAILS 2**



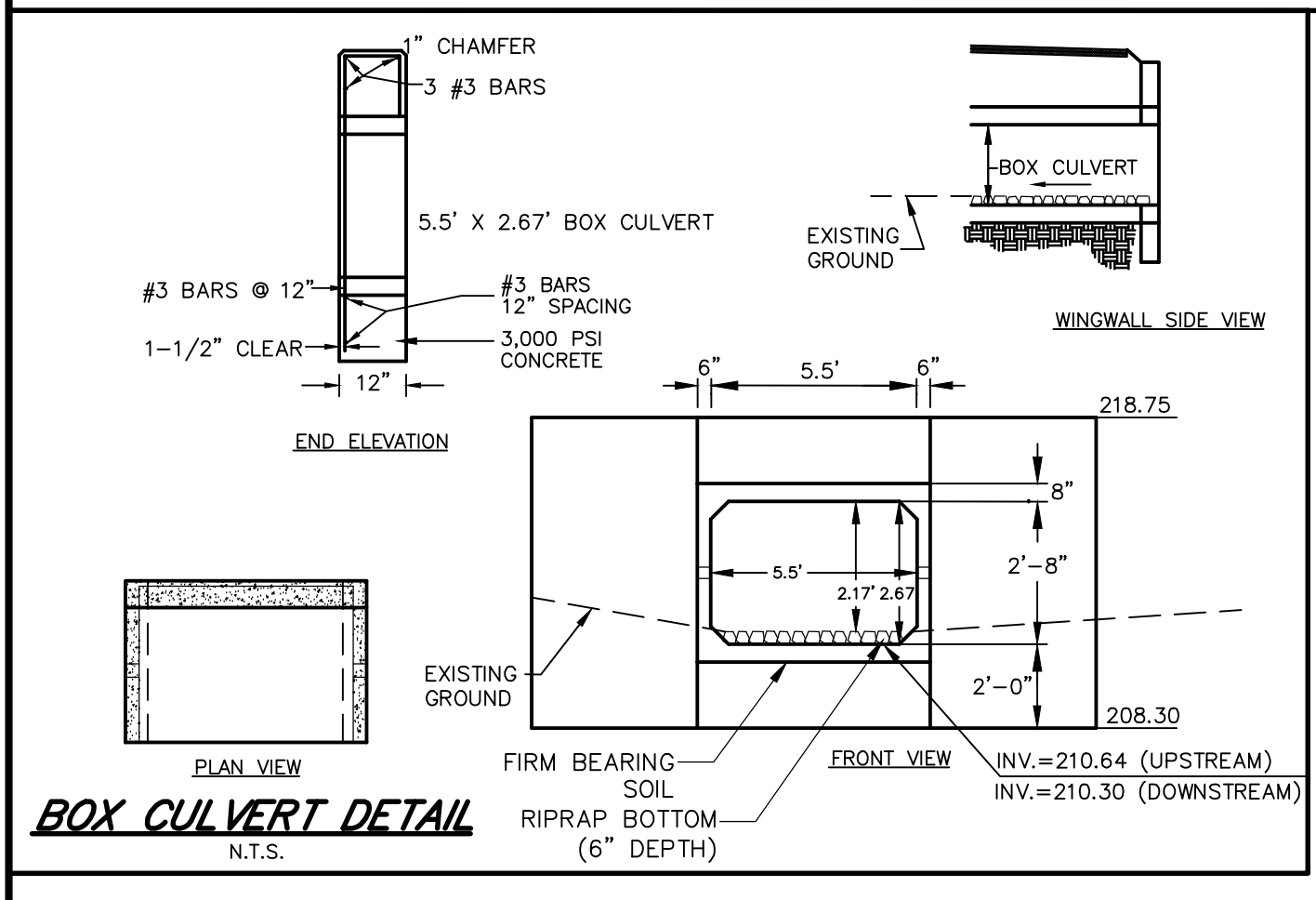
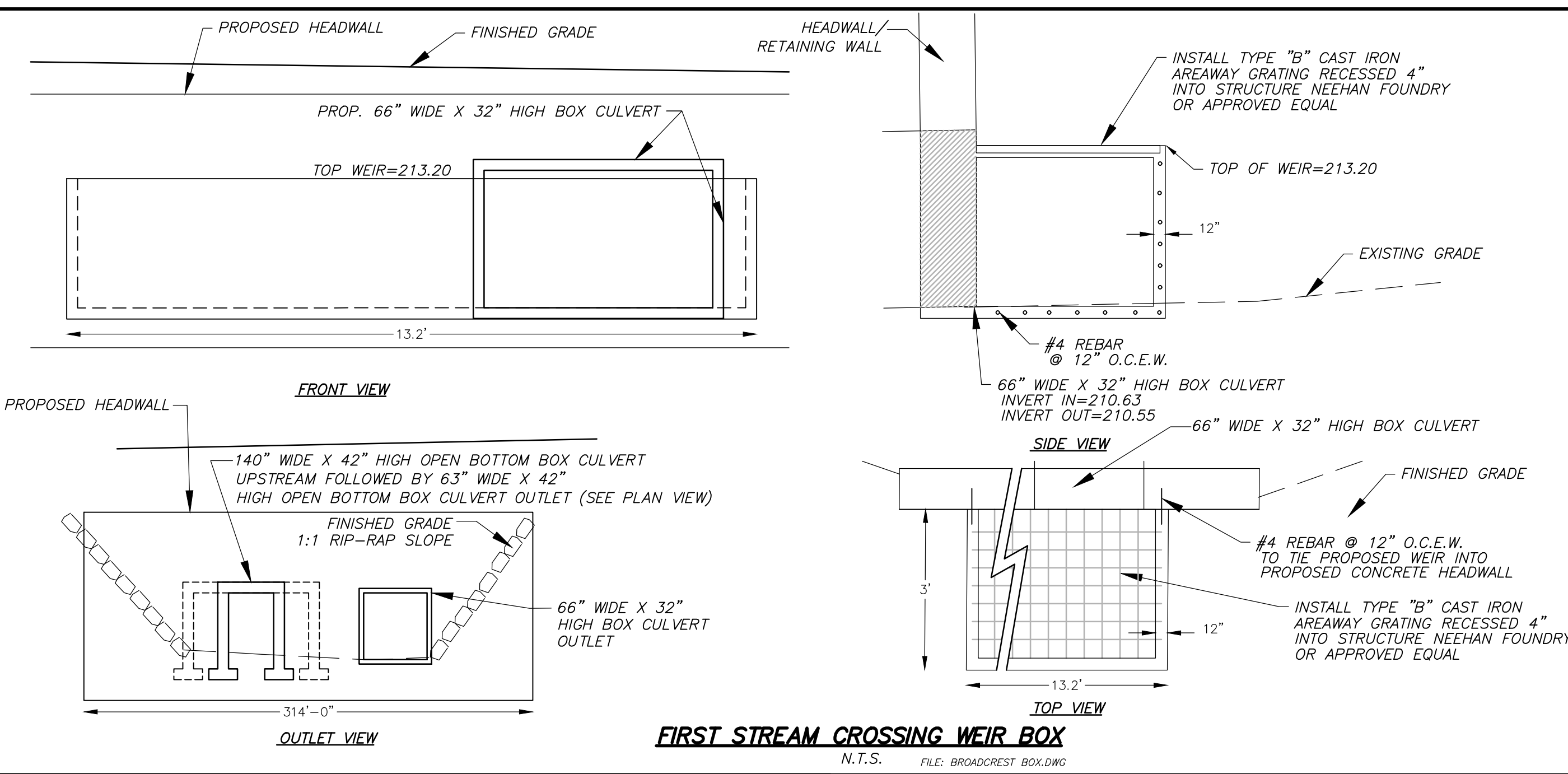
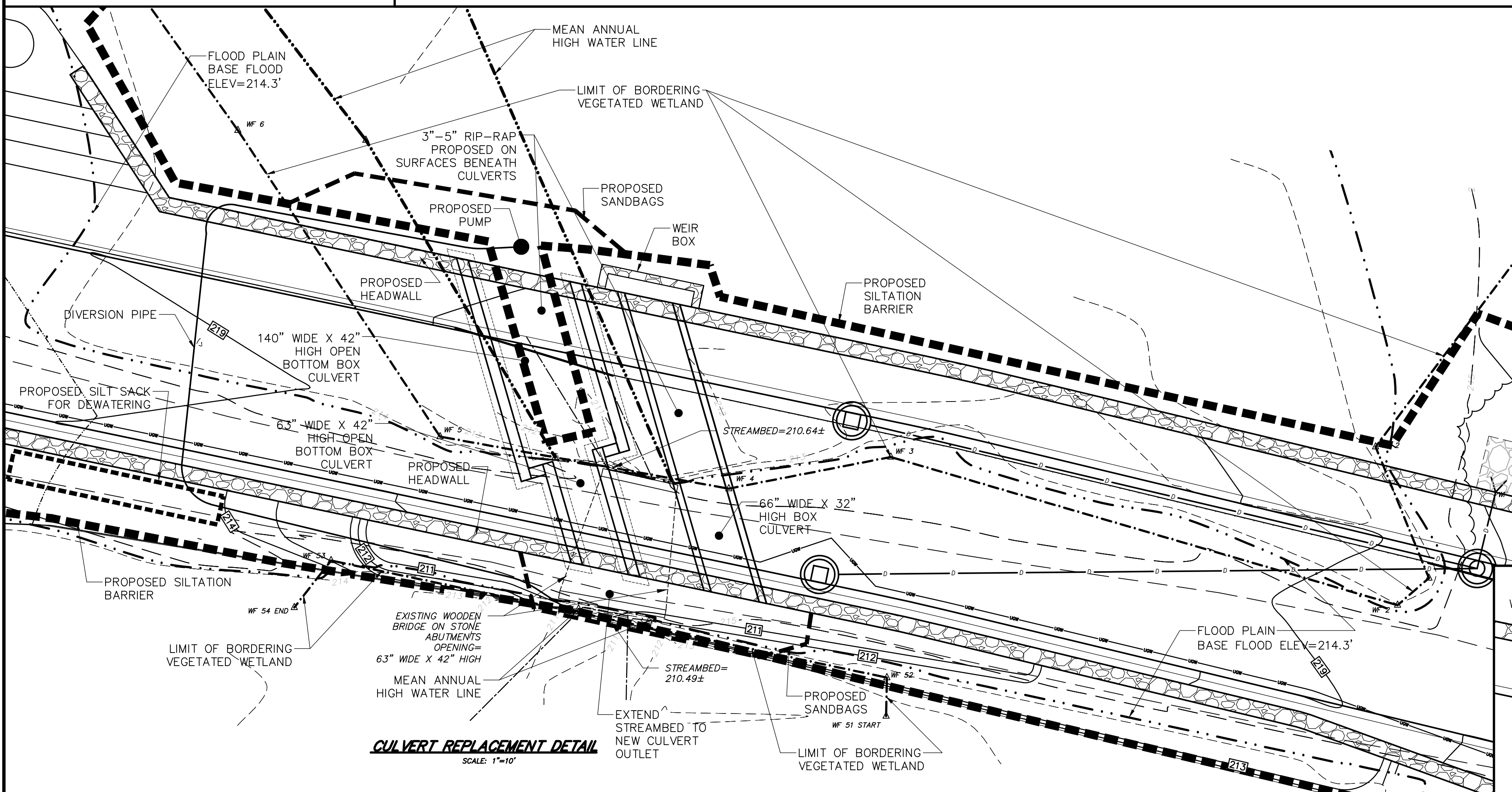
THE COTTAGES AT WANDERING POND  
AN  
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STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
DETAILS

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: NTS JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

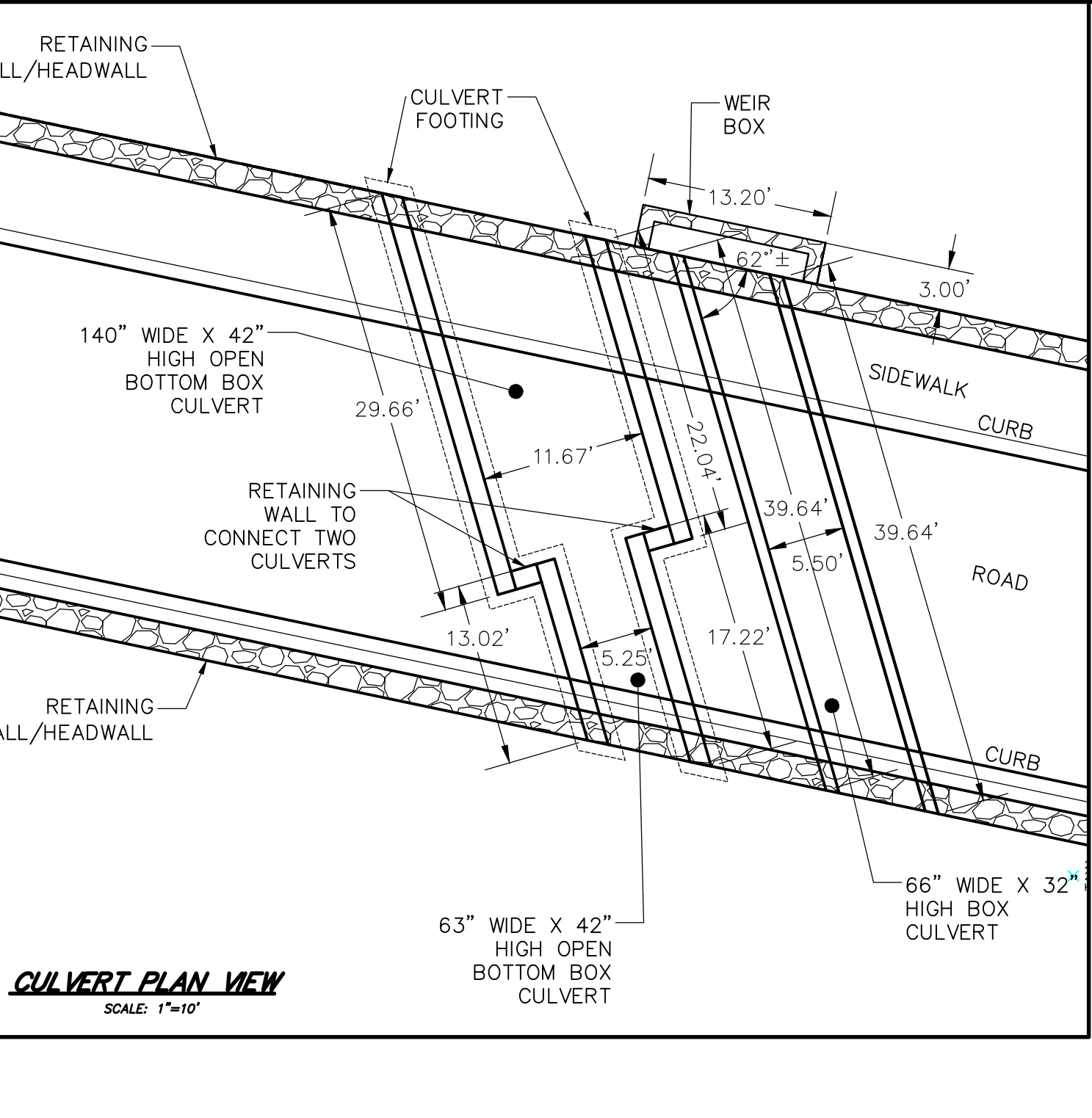
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING



- NOTES:
1. CULVERT, WINGWALLS AND END SECTION MANUFACTURED BY WILLIAM N. LAMARRE CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
  2. INSTALLATION OF THE CULVERT IS TO OCCUR WHEN THERE IS LITTLE OR NO FLOW IN STREAM. (TYP. JULY 1 TO OCTOBER 1)
  3. IF DEWATERING OF STREAM OR EXCAVATION IS REQUIRED, CONTRACTOR SHALL PUMP TO DEWATERING STILL SITUATED BEYOND EDGE OF WETLAND



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

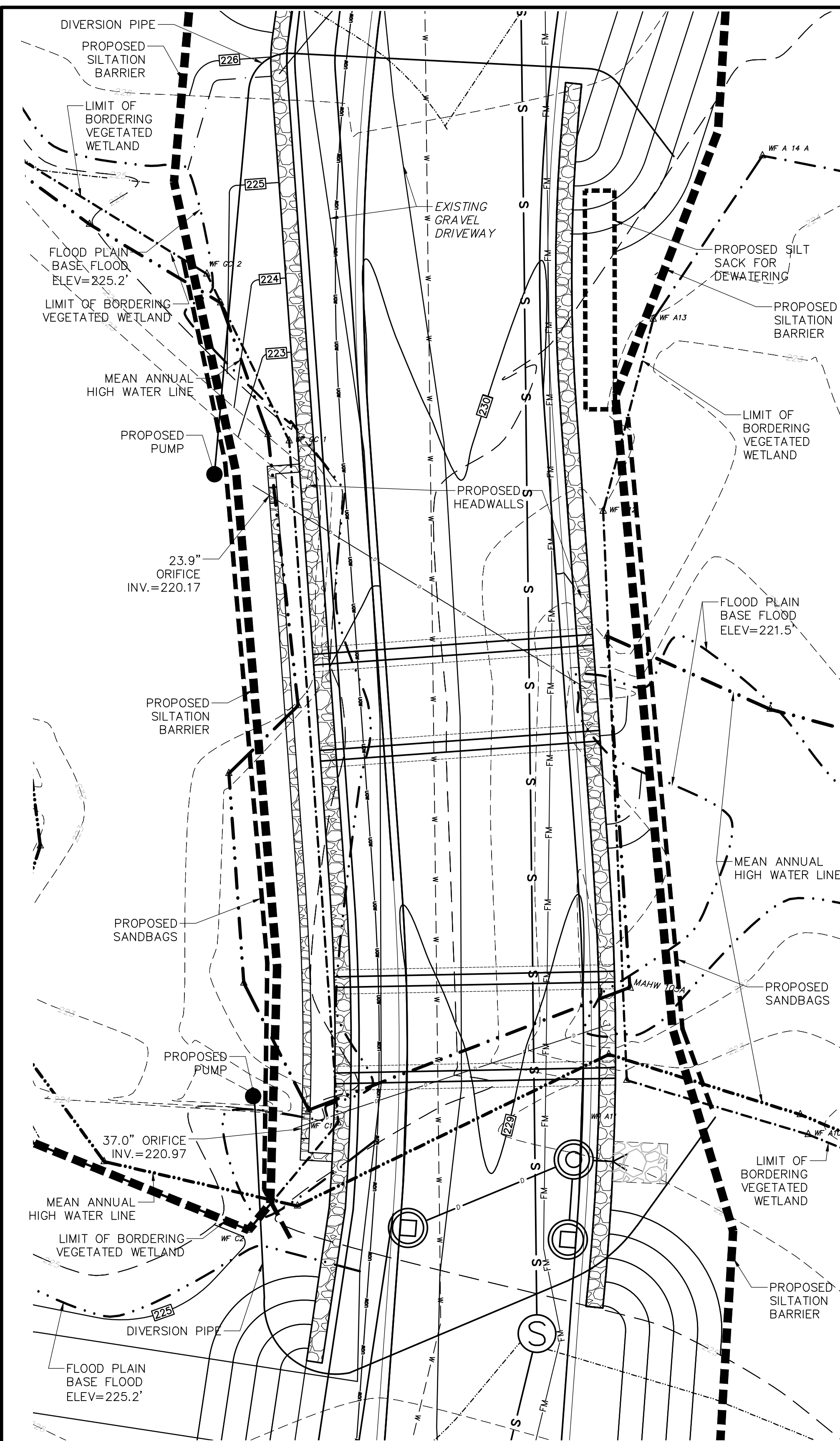


THE COTTAGES AT WANDERING POND  
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STOW, MASSACHUSETTS  
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DETAILS

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SCALE: 1"=10'  
JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

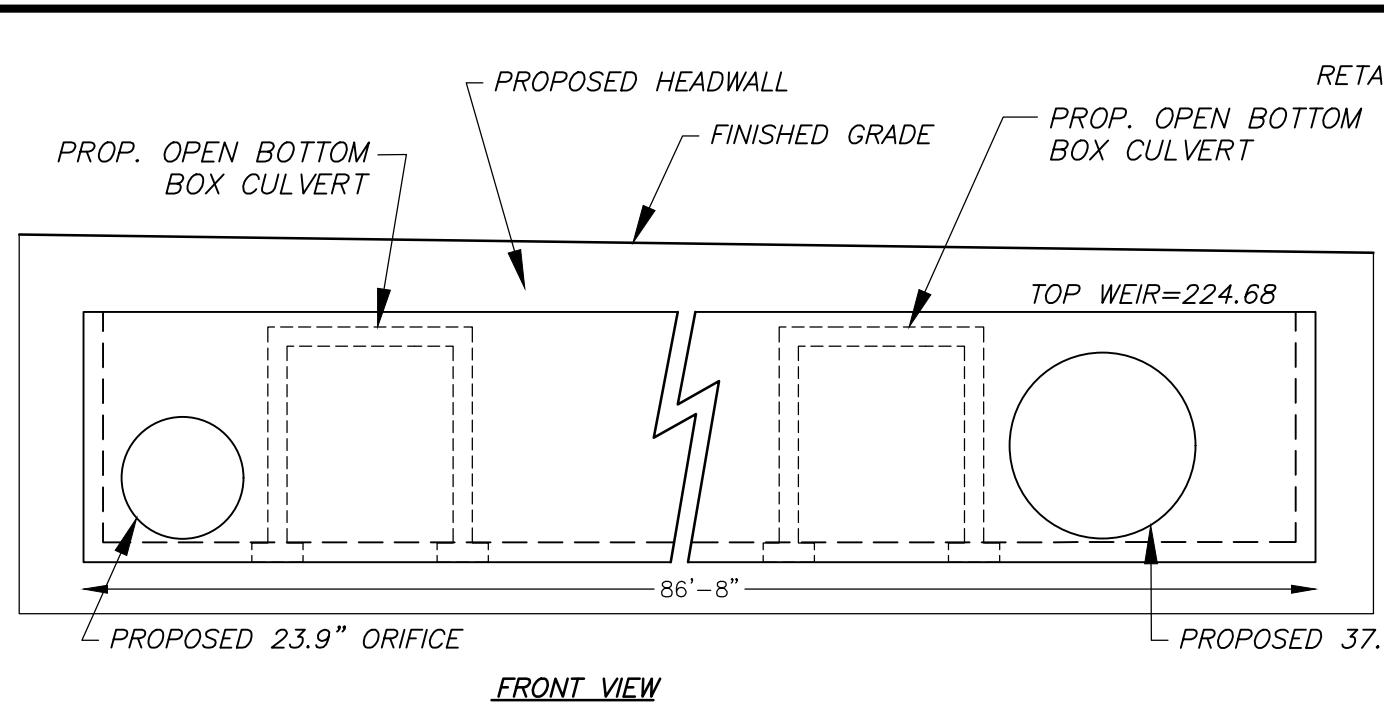
SM-3719C (3719C.STREAM CROSSING2.DWG) SHEET 69 OF 72



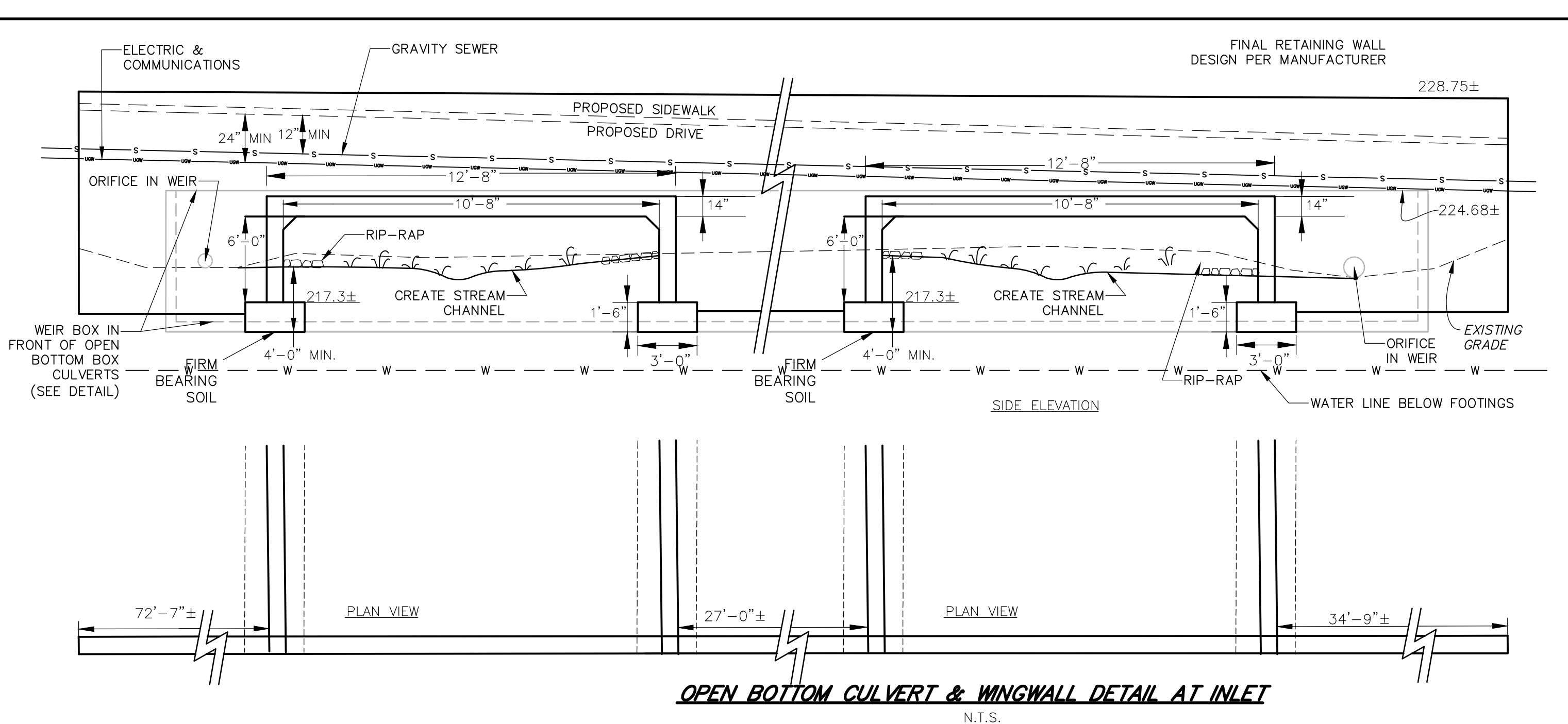
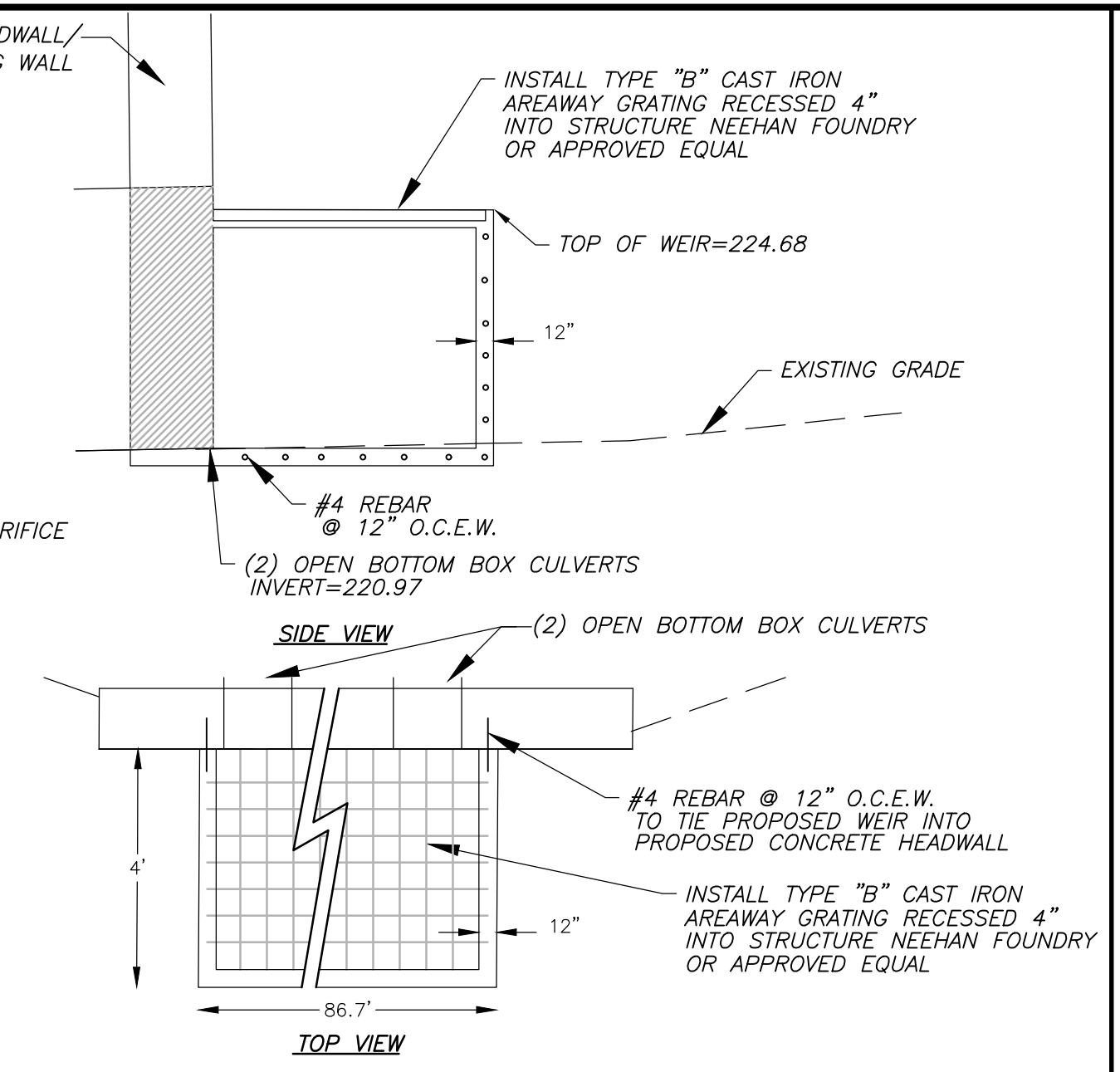
**CULVERT REPLACEMENT DETAIL**  
SCALE: 1"=10'

**CULVERT REPLACEMENT CONSTRUCTION SEQUENCE:**

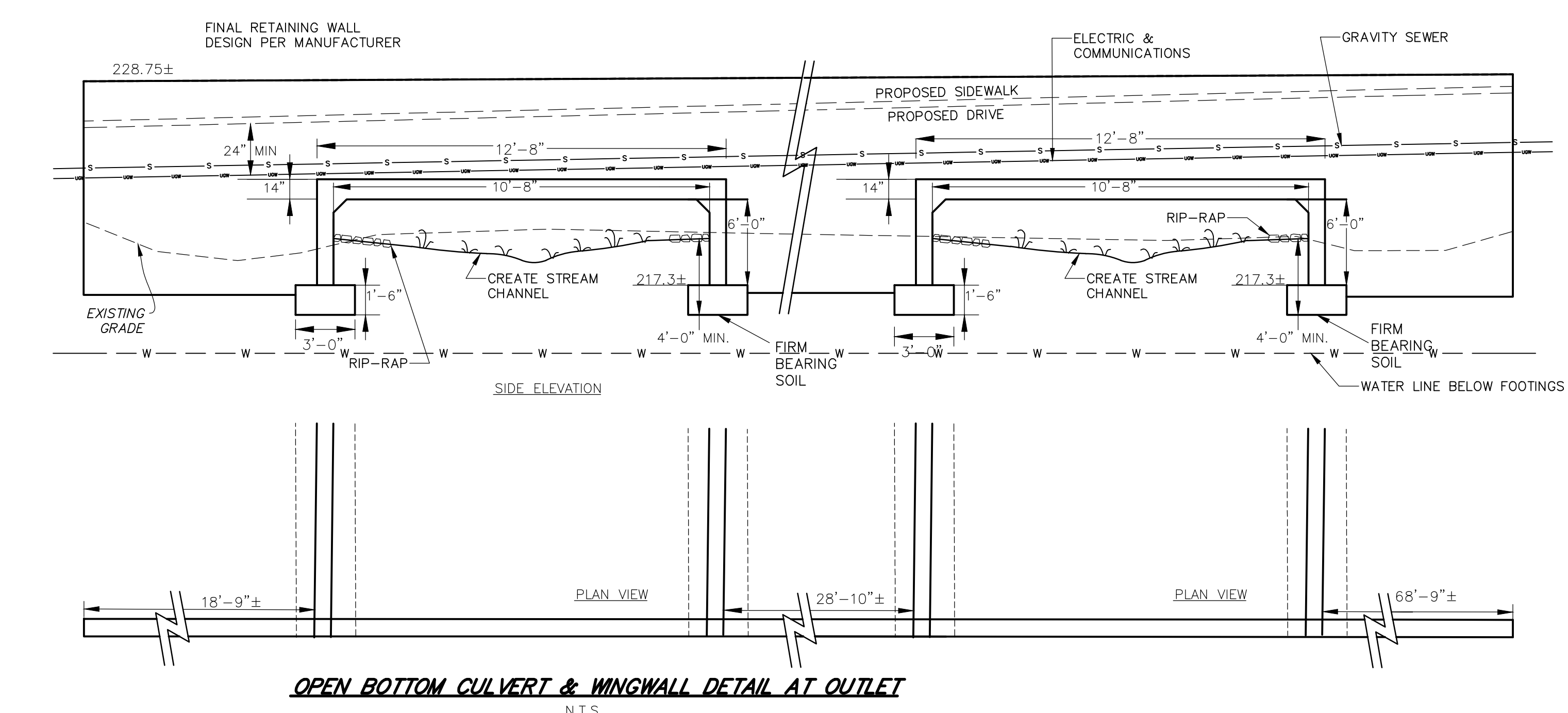
1. WORK SHALL NOT BE CONDUCTED DURING THE WET PERIOD, TYPICALLY MARCH 1 THROUGH MAY 1 UNLESS SPECIFIED IN WRITING BY THE CONSERVATION COMMISSION. WORK SHOULD BE CONDUCTED WHEN CROSSING IS AS DRY AS POSSIBLE.
2. SILTATION BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLAN SET.
3. SAND BAGS SHALL BE PLACED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



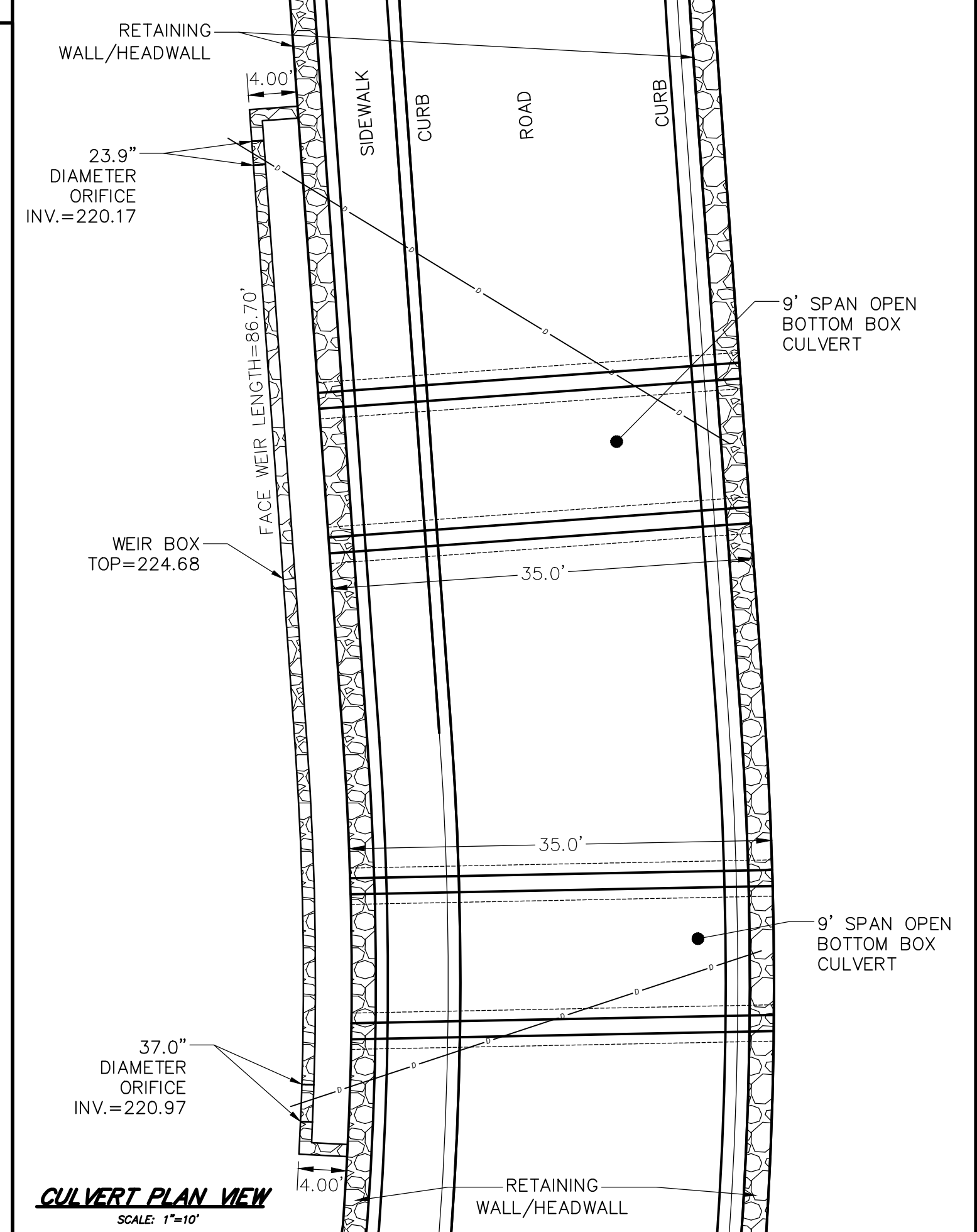
**SECOND STREAM CROSSING WEIR BOX**  
N.T.S. FILE: BROADCREST BOX.DWG



**OPEN BOTTOM CULVERT & WINGWALL DETAIL AT INLET**  
N.T.S.



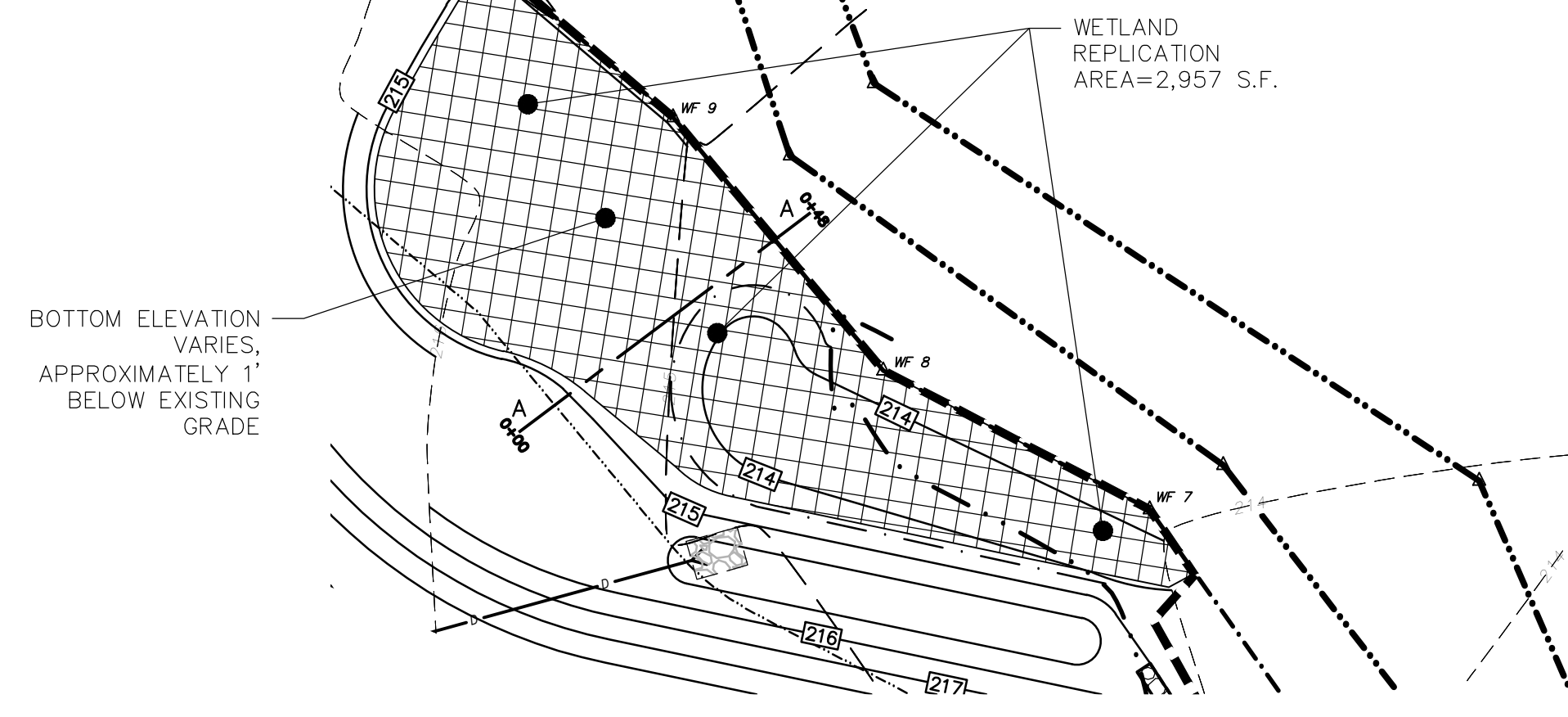
**OPEN BOTTOM CULVERT & WINGWALL DETAIL AT OUTLET**  
N.T.S.



**CULVERT PLAN VIEW**  
SCALE: 1"=10'

**THE COTTAGES AT WANDERING POND**  
AN  
**ACTIVE ADULT NEIGHBORHOOD**  
**STOW, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
DETAILS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022  
REVISED: OCTOBER 26, 2022  
**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 30 60 120 180 240 FT  
SM-3719C (3719C.STREAM CROSSING2.DWG) SHEET 70 OF 72

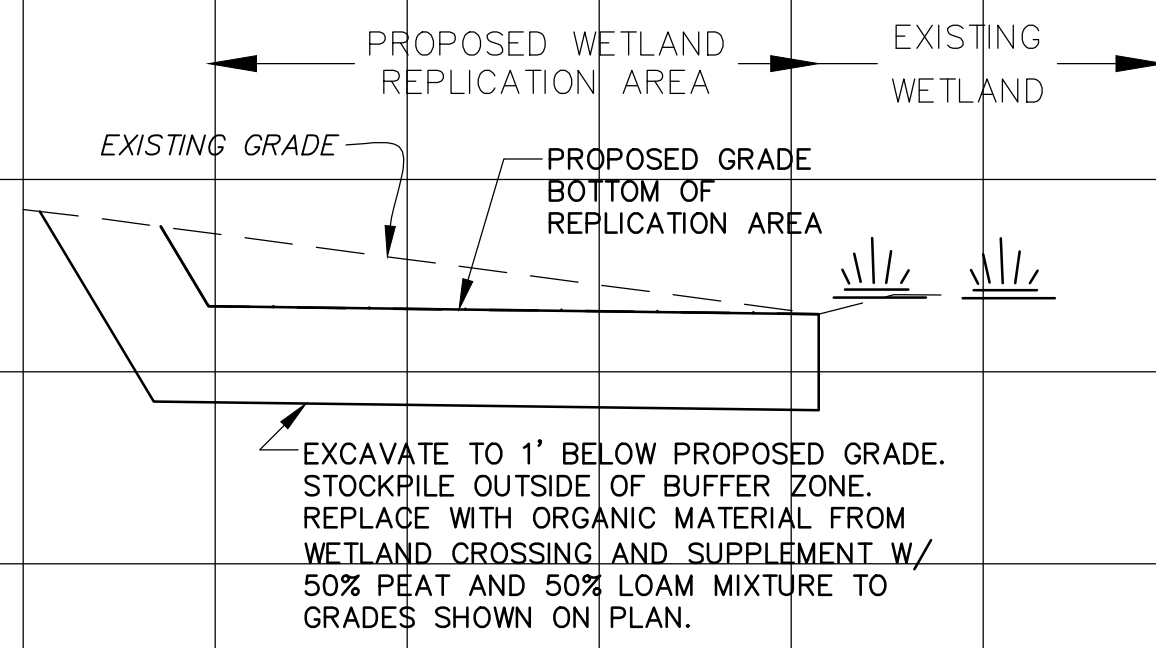
NOTE: FINAL GRADES IN REPLICATION AREA MAY BE MODIFIED IN FIELD BY WETLAND SPECIALIST



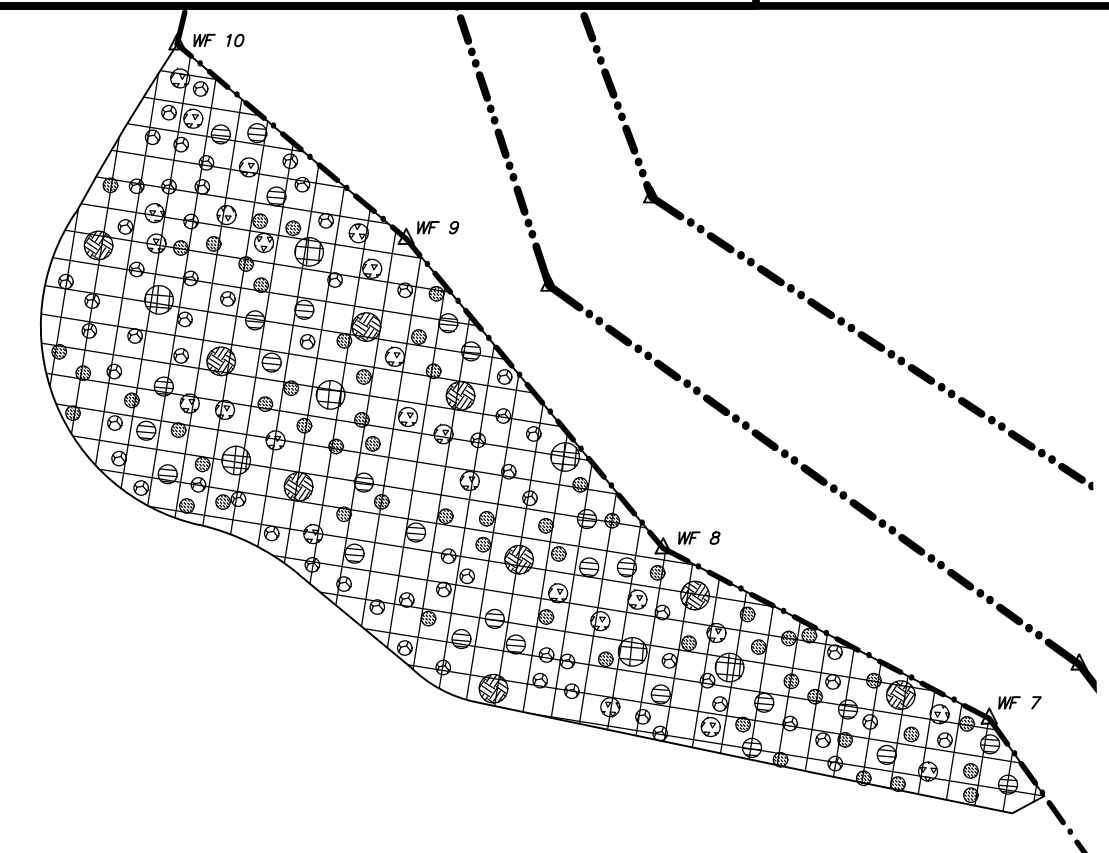
WETLAND REPLICATION AREA=2,957 S.F.

BOTTOM ELEVATION VARIES, APPROXIMATELY 1' BELOW EXISTING GRADE

PLAN VIEW: SCALE: 1" = 20'



WETLAND REPLICATION 1 CROSS SECTION A-A  
SCALE: 1" = 10' H., 1" = 4' V.

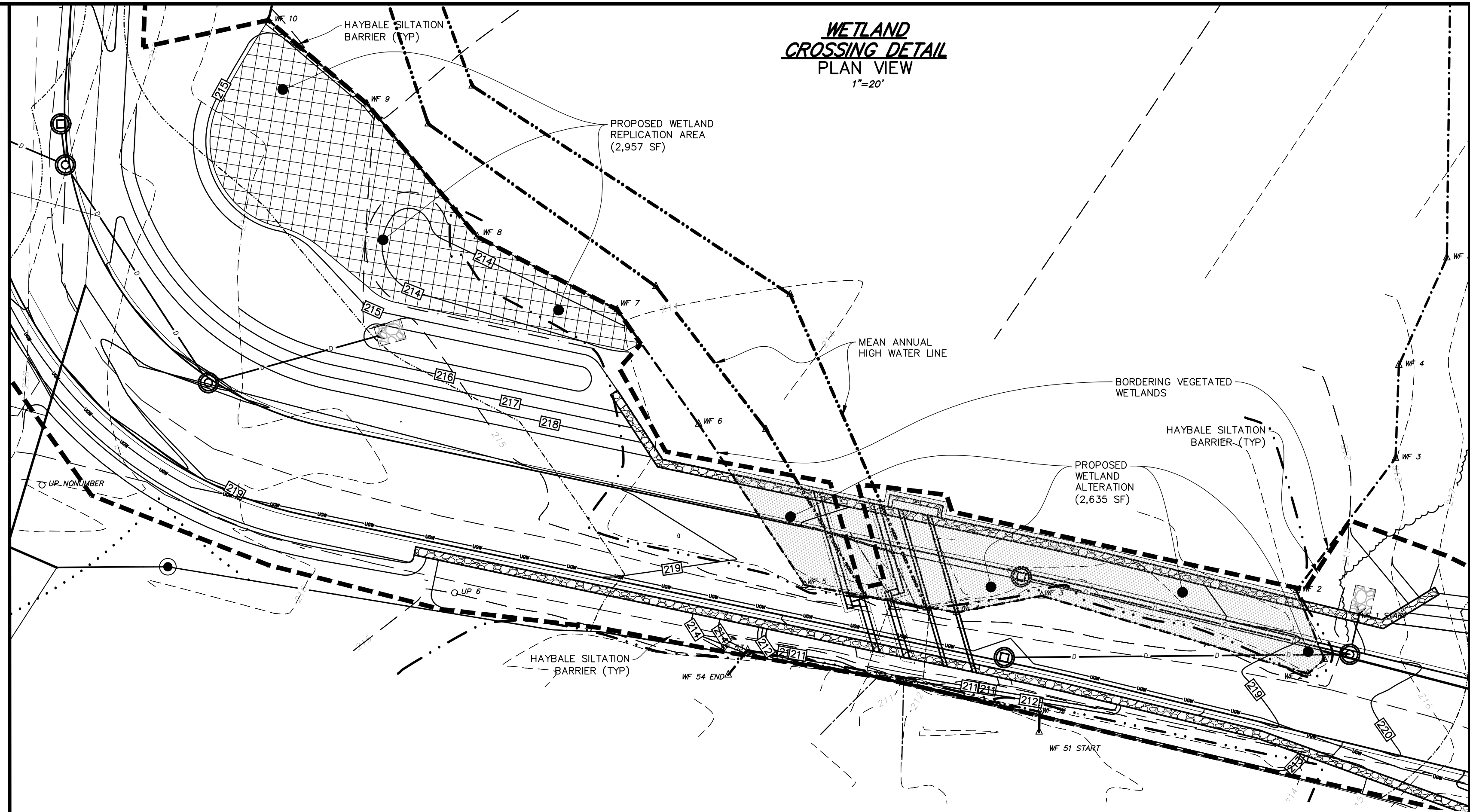


SCALE: 1" = 20'

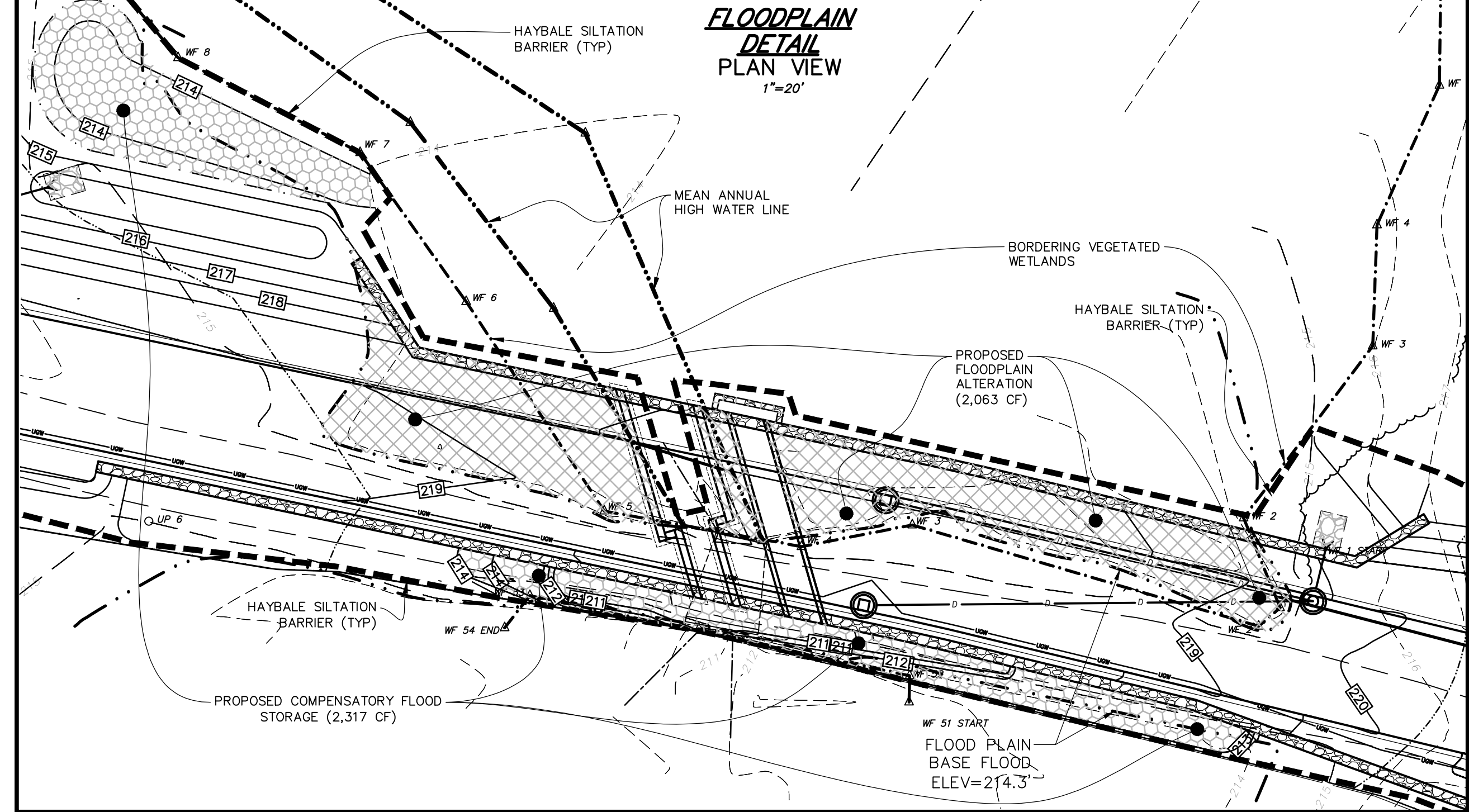
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CONDITION
TREES					
AR	ACER RUBRUM	RED MAPLE	8' HEIGHT	7	B & B
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	8' HEIGHT	9	B & B
SHRUBS					
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	36 INCH	27	CONT. GROWN
IV	ILEX VERTICILLATA	COMMON WINTERBERRY	36 INCH	25	CONT.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

WETLAND REPLICATION 1 SCHEMATIC

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



WETLAND CROSSING DETAIL PLAN VIEW  
1" = 20'

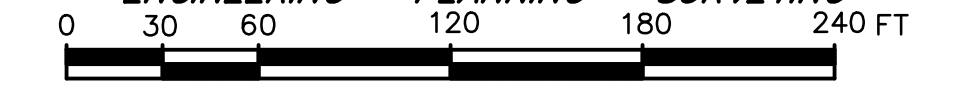


FLOODPLAIN DETAIL PLAN VIEW  
1" = 20'

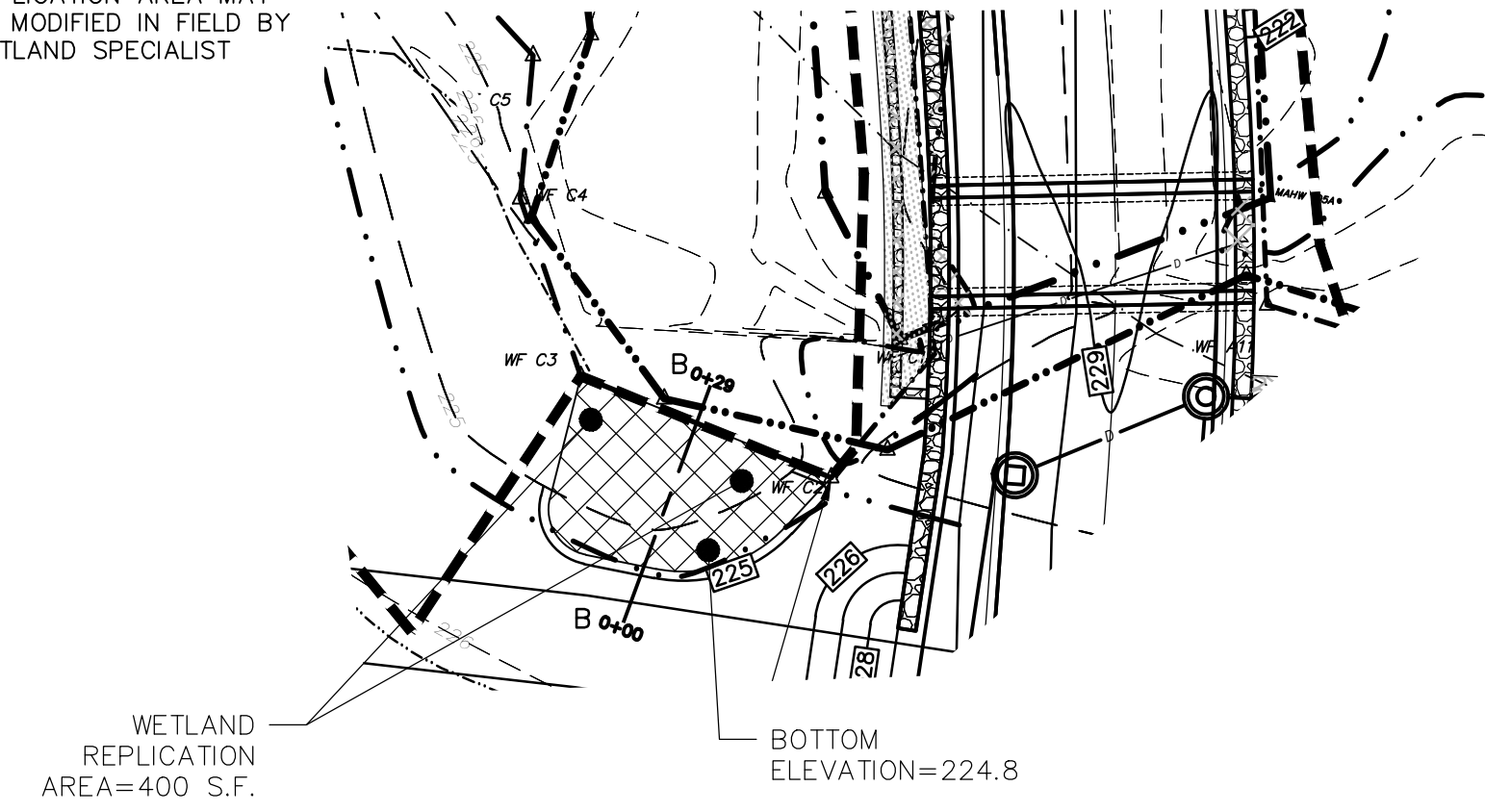
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DETAILS

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SCALE: AS SHOWN JUNE 30, 2022  
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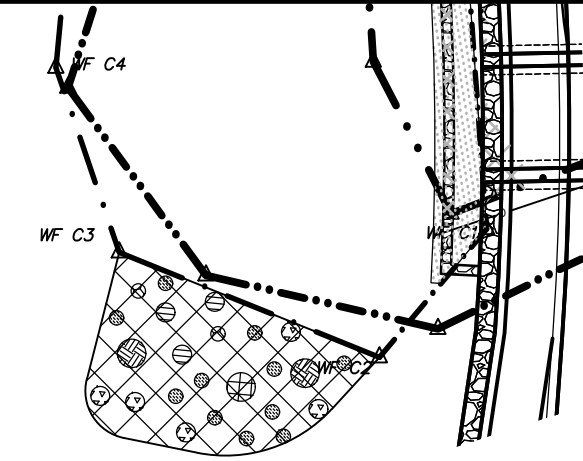
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING



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



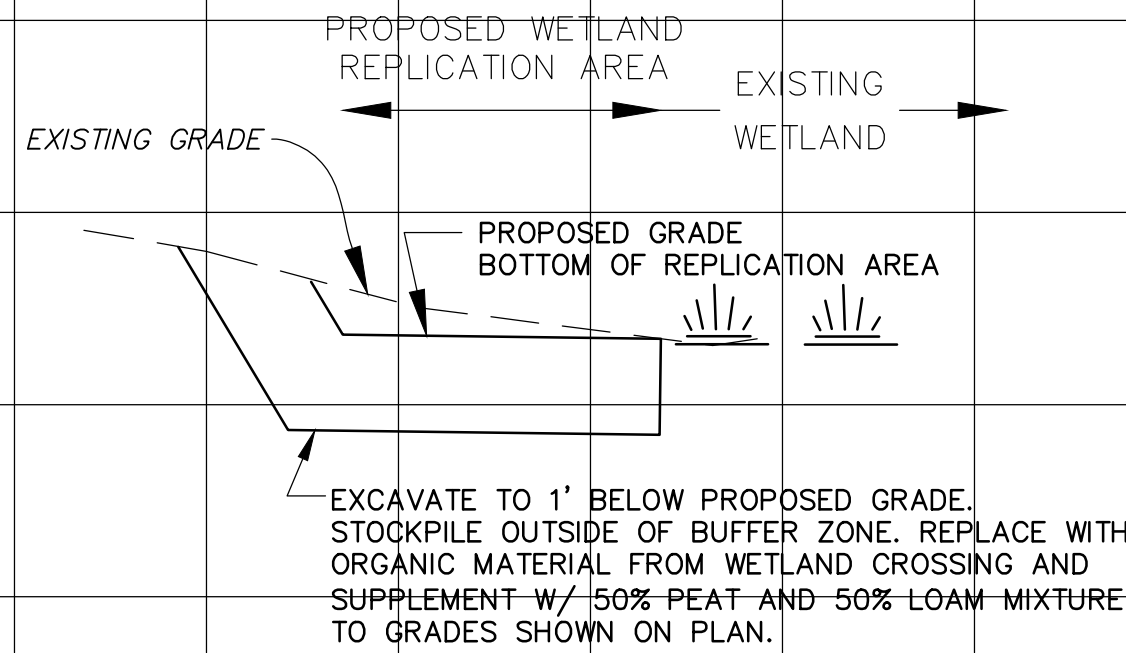
PLAN VIEW: SCALE: 1" = 20'



SCALE: 1" = 20'

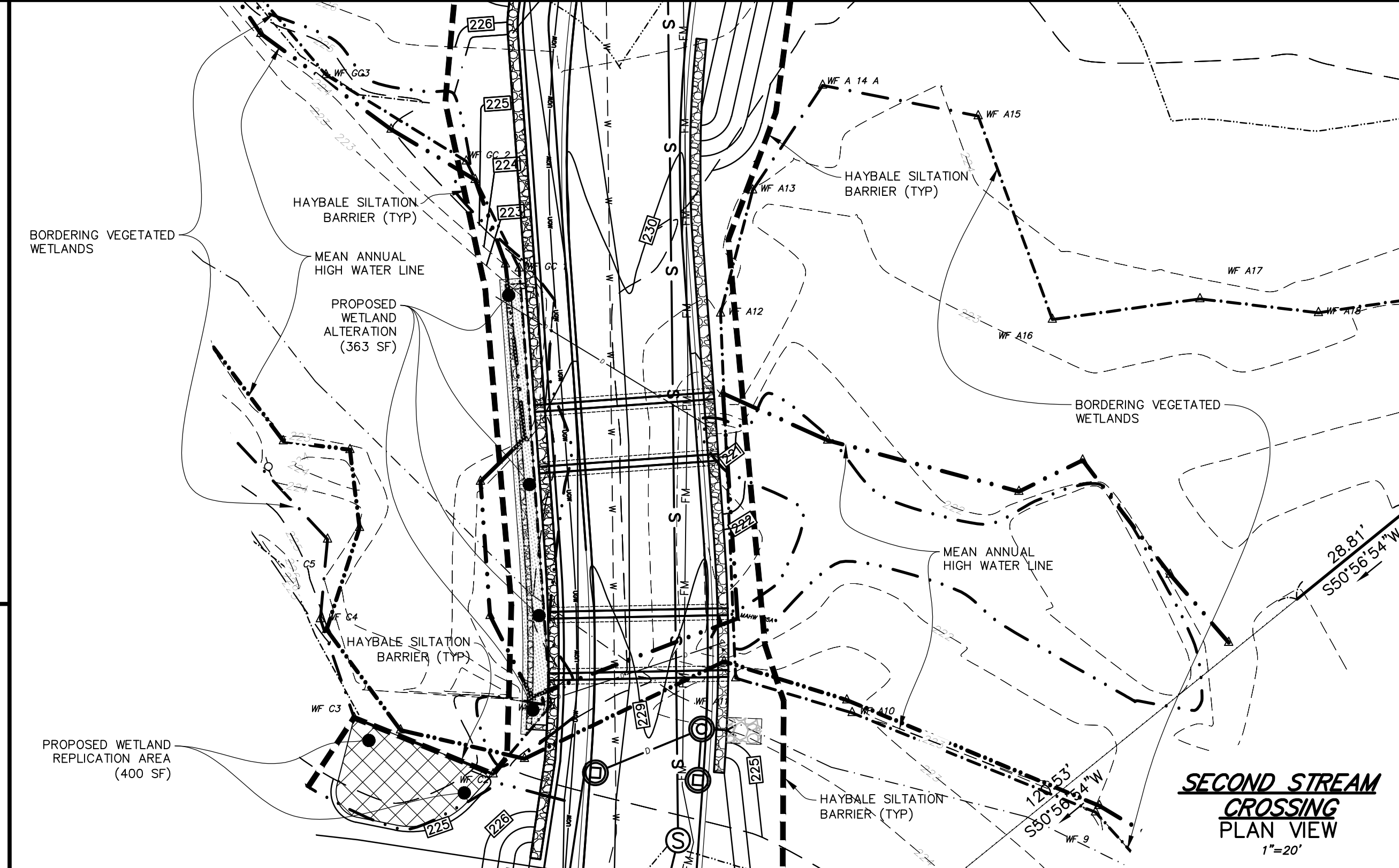
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CONDITION
TREES					
AR	ACER RUBRUM	RED MAPLE	8' HEIGHT	1	B & B
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	8' HEIGHT	2	B & B
SHRUBS					
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	36 INCH	3	CONT. GROWN
IV	ILEX VERTICILLATA	COMMON WINTERBERRY	36 INCH	5	CONT. GROWN
HERBACEOUS PLANTS					
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	GALLON	2	CONT. GROWN
OR	OSMUNDA REGALIS	ROYAL FERN	GALLON	11	CONT. GROWN

WETLAND REPLICATION 2 SCHEMATIC

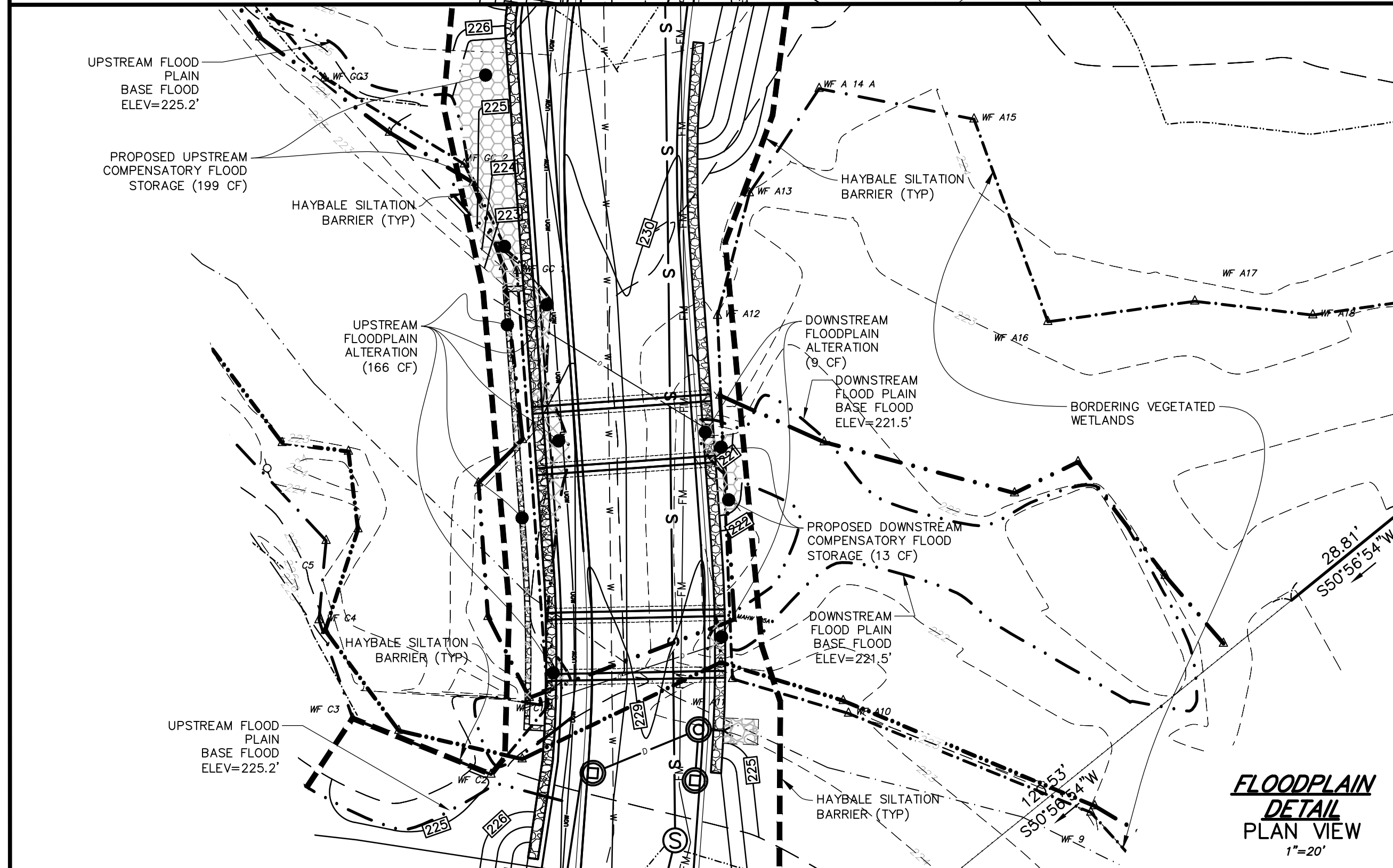


WETLAND REPLICATION 2 CROSS SECTION B-B

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



SECOND STREAM CROSSING PLAN VIEW  
1" = 20'



FLOODPLAIN DETAIL PLAN VIEW  
1" = 20'

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

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: AS SHOWN JUNE 30, 2022  
REVISED: OCTOBER 26, 2022

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

