

# THE COTTAGES AT WANDERING POND

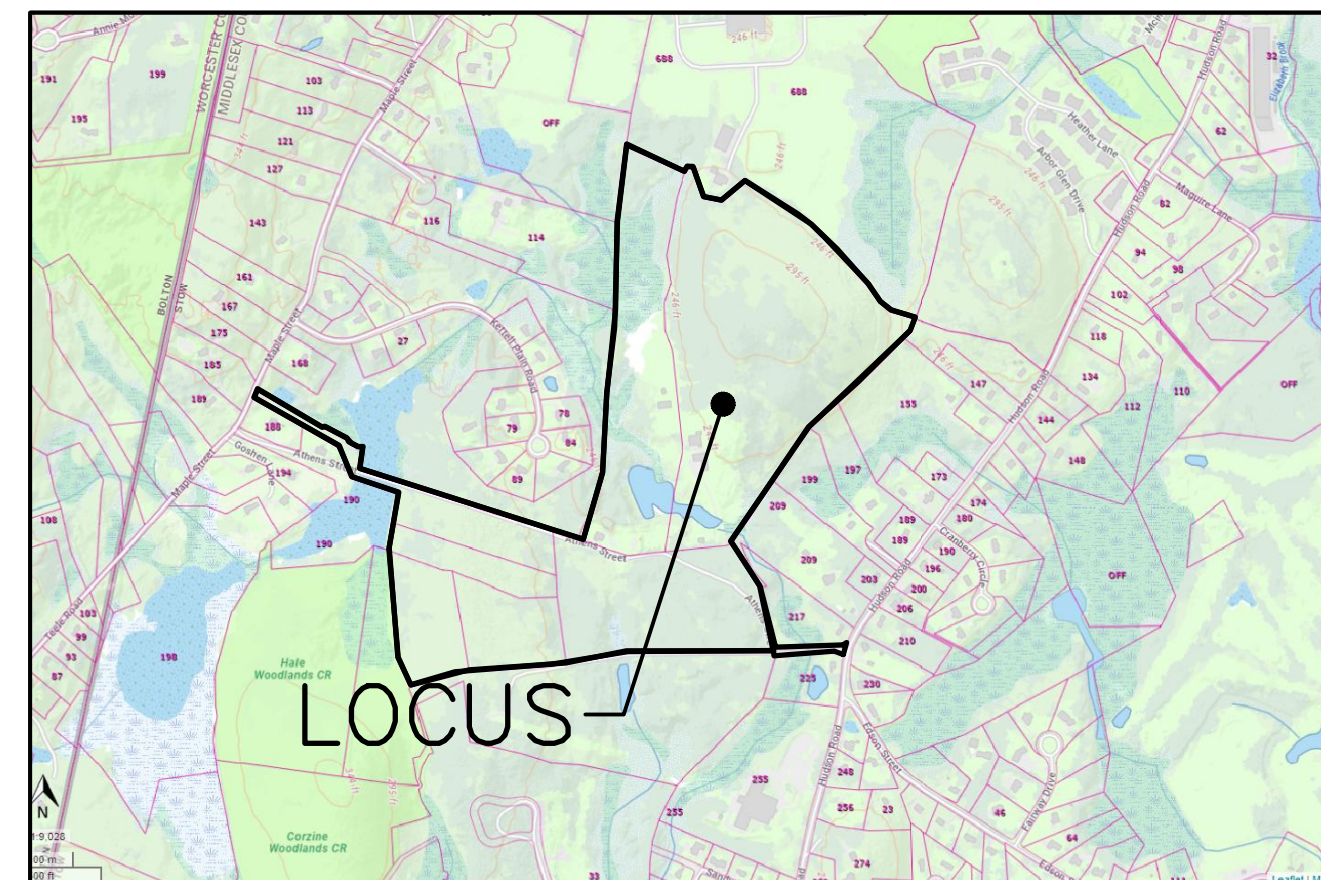
## AN ACTIVE ADULT NEIGHBORHOOD

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

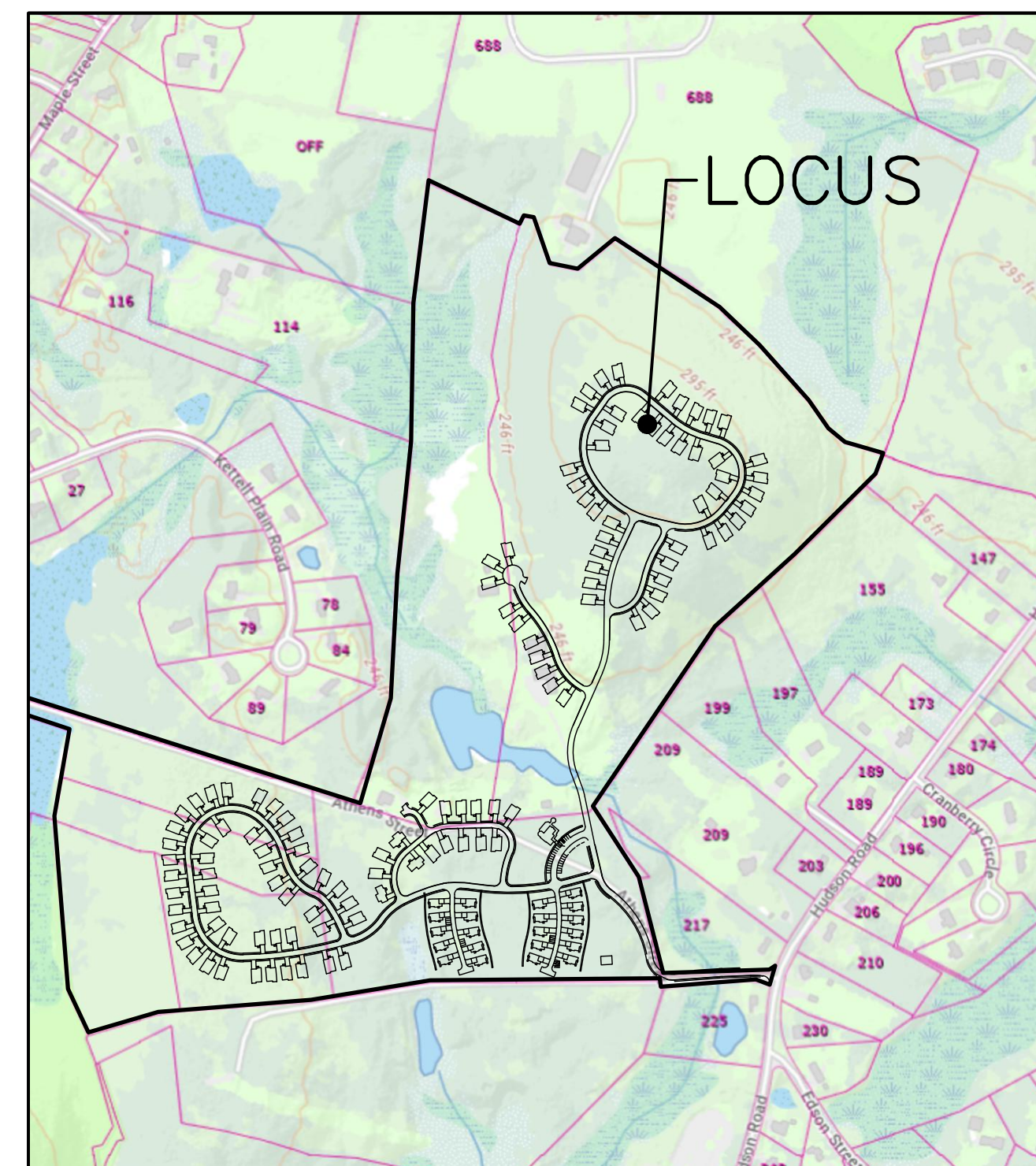
JUNE 30, 2022

### PLAN INDEX

SHEET 1	COVER SHEET
SHEET 2-7	RECORD PLAN
SHEET 8-14	EXISTING CONDITION PLAN
SHEET 15	MASTER PLAN
SHEET 16-21	SITE DEVELOPMENT
SHEET 22-25	EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 26-37	PLAN AND PROFILE
SHEET 38-46	CONSTRUCTION DETAILS



**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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

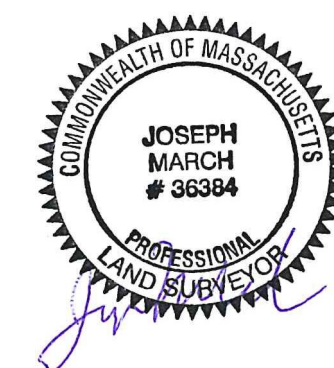
\_\_\_\_\_

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.

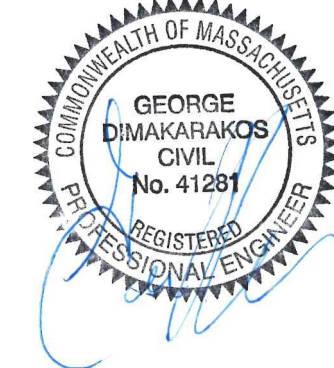
DATE \_\_\_\_\_

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



#### SURVEYOR/ENGINEER

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



#### 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

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 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 \_\_\_\_\_

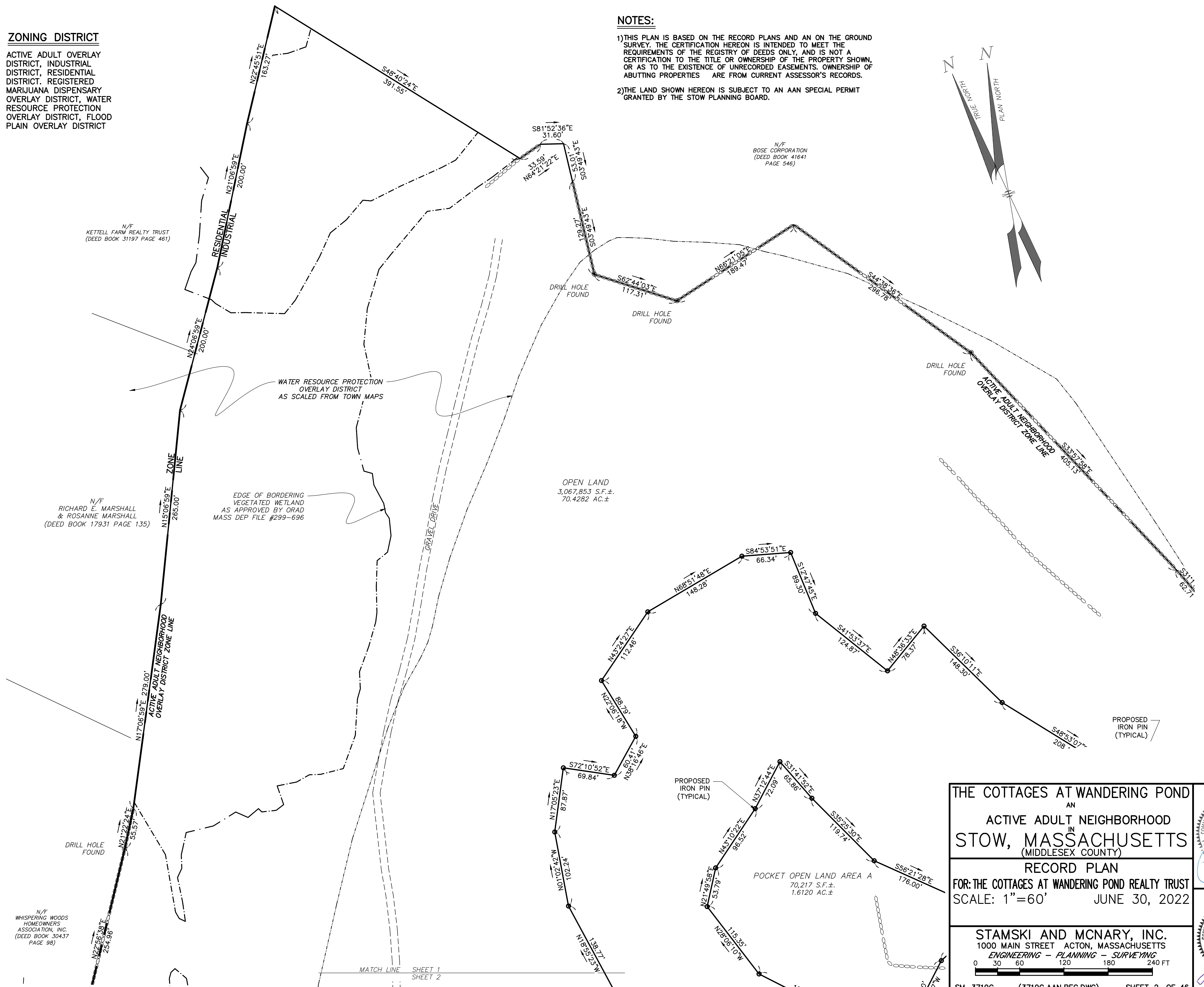
REGISTERED PROFESSIONAL LAND SURVEYOR \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

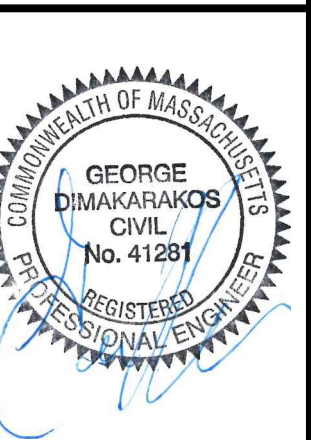


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
RECORD PLAN

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

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

SM-3719C (3719C.AAN.REC.DWG) SHEET 2 OF 46





**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

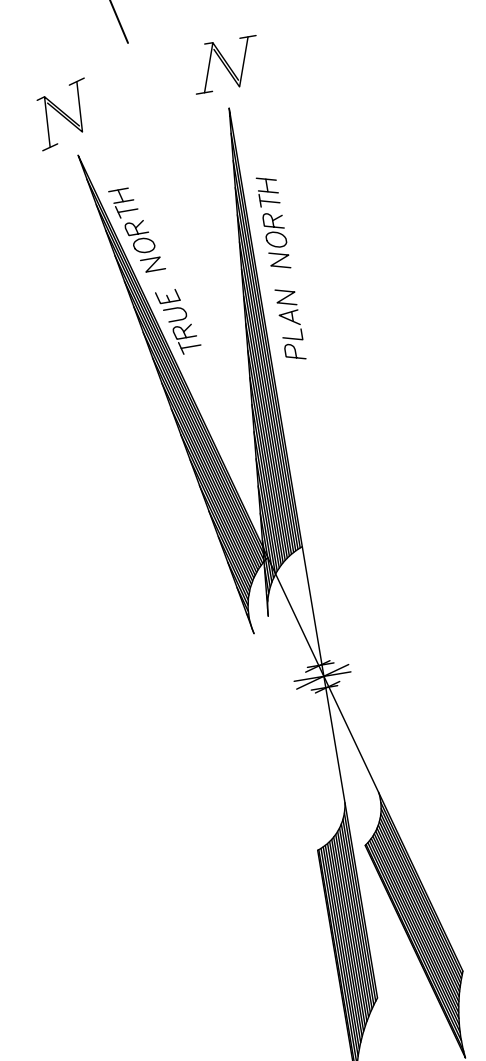
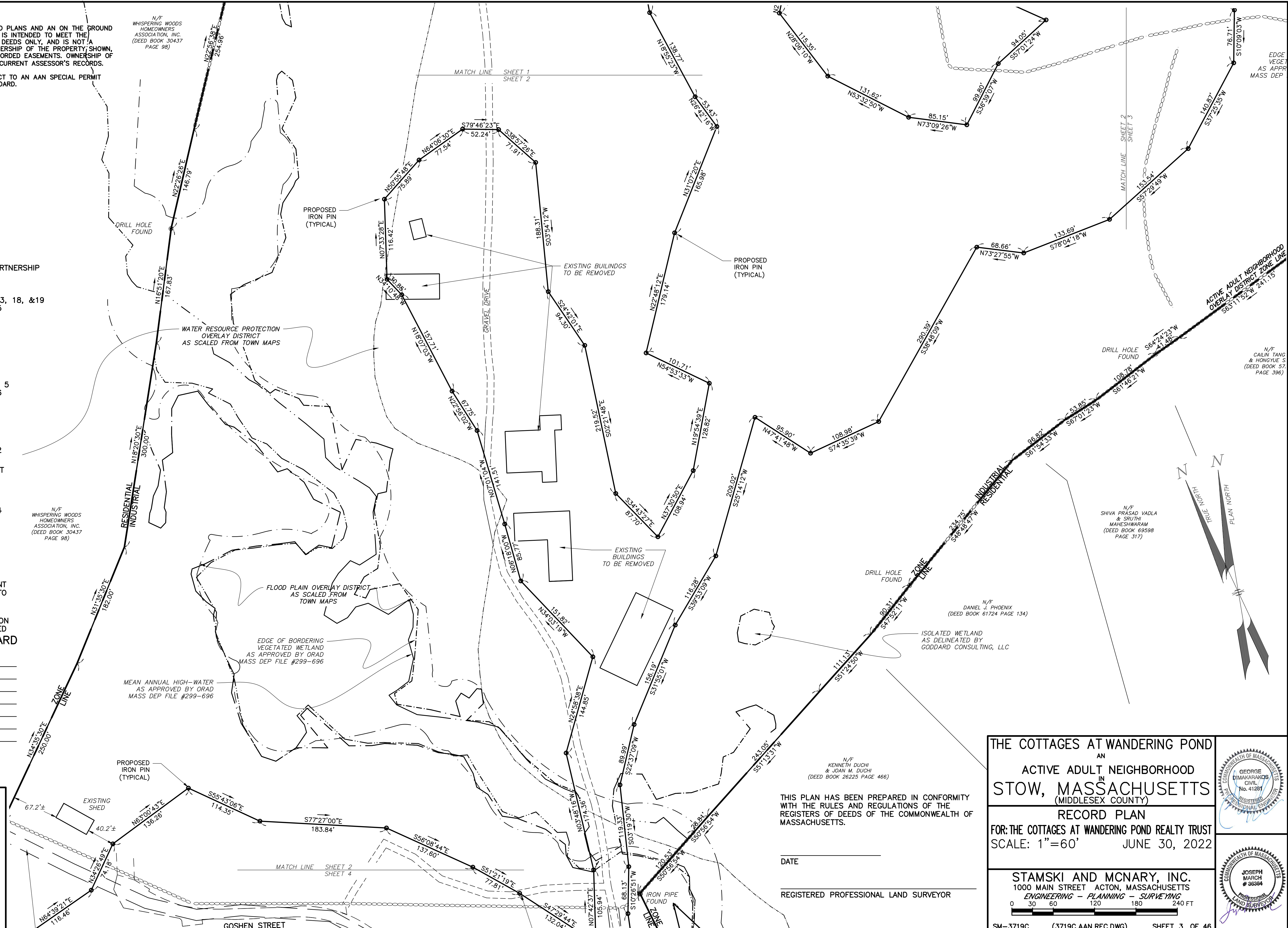
ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

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

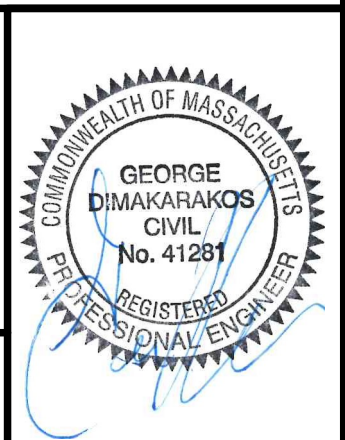
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

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

DATE \_\_\_\_\_



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



N/F  
KENNETH DUCHI  
& JOAN M. DUCHI  
(DEED BOOK 26225 PAGE 466)

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

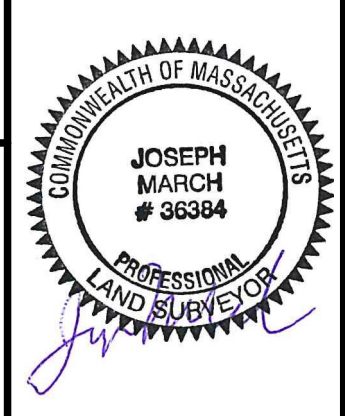
DATE \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR

**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 3 OF 46





**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  
3,067,853 S.F.±  
70.4282 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

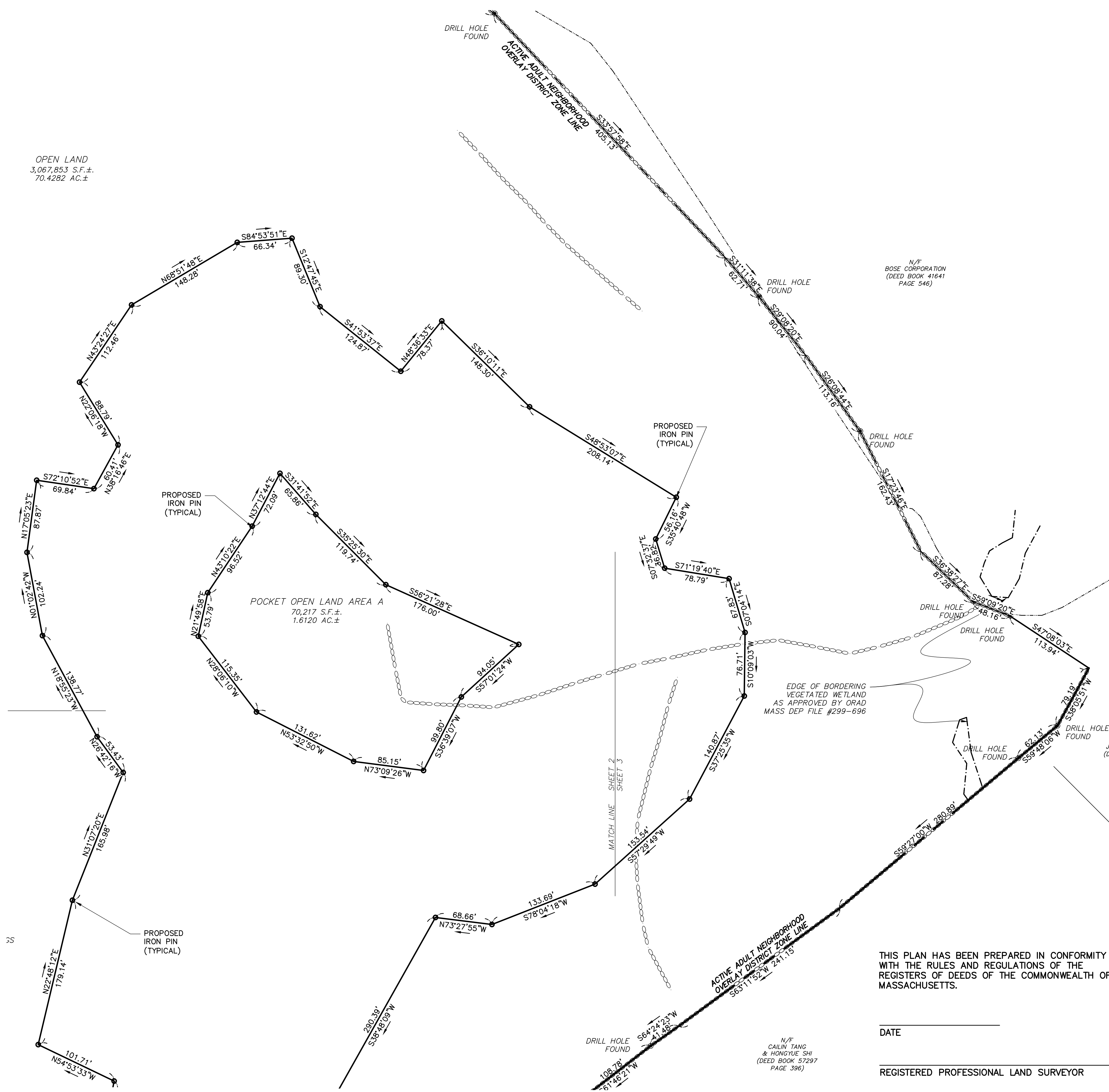
ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

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**

DATE



**NOTES:**

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

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

DATE

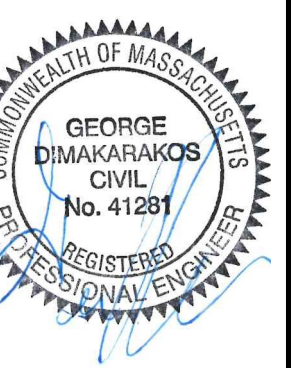
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

0 30 60 120 180 240 FT









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.

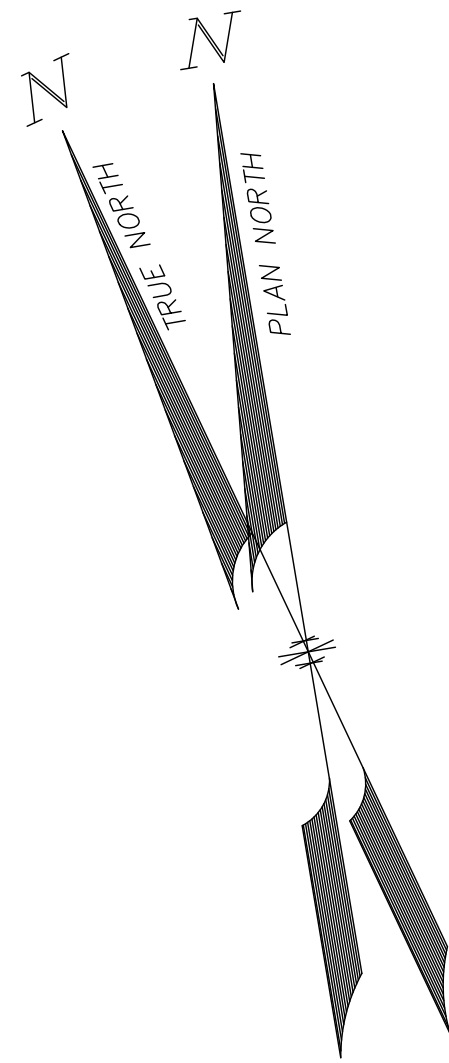
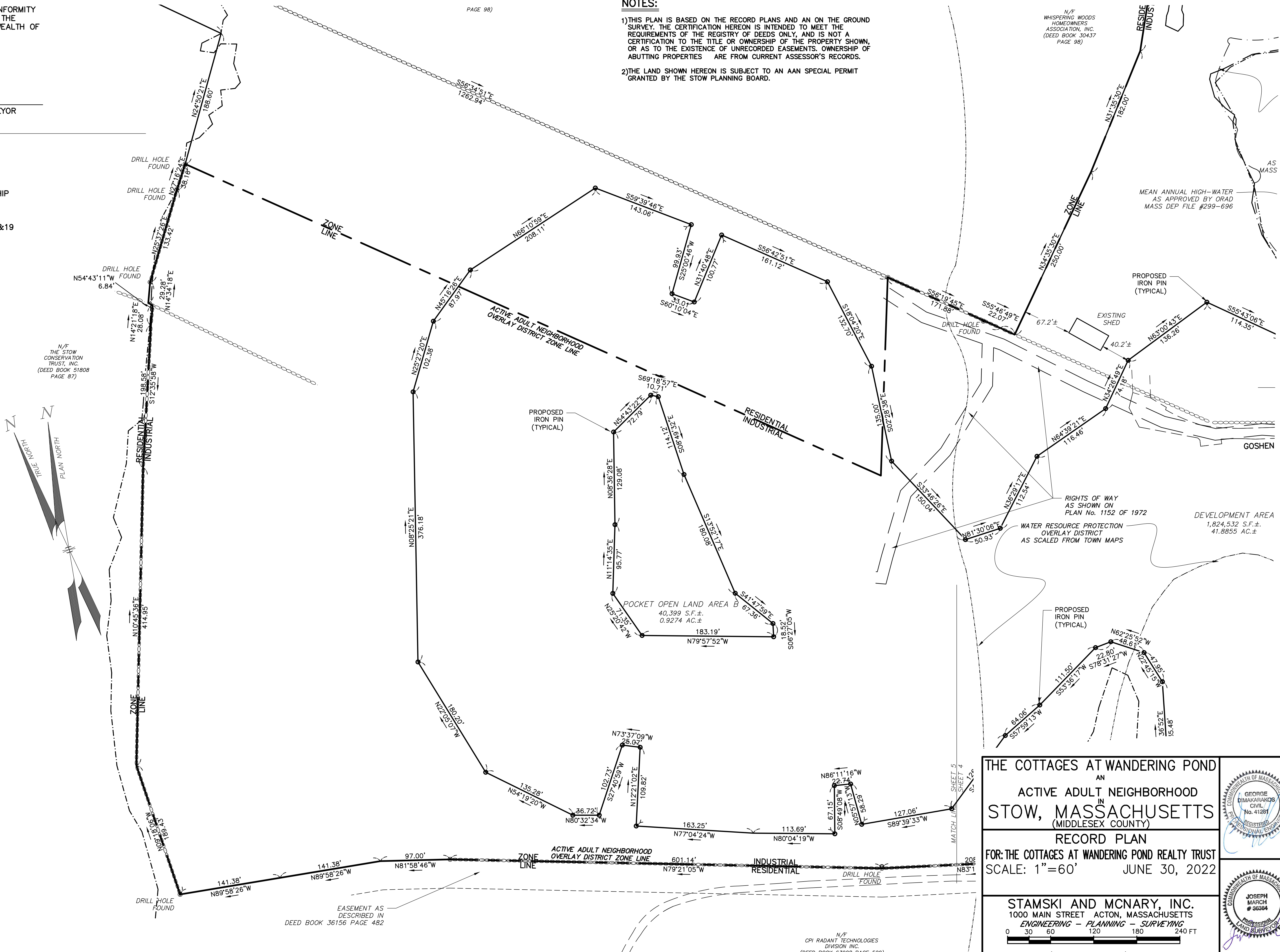
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
**STOW PLANNING BOARD**

DATE \_\_\_\_\_

PAGE 98)

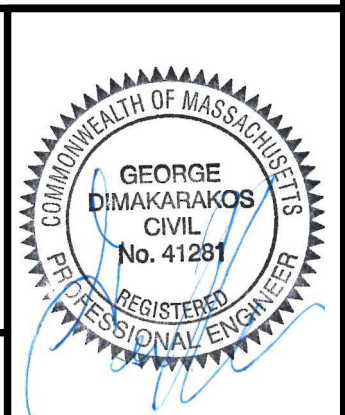
**NOTES:**

- 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 ADJUTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.
- 2) THE LAND SHOWN HEREON IS SUBJECT TO AN AAN SPECIAL PERMIT GRANTED BY THE STOW PLANNING BOARD.



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

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
SM-3719C (3719C.AAN.REC.DWG) SHEET 6 OF 46



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



**RECORD OWNER**

EFMC ASSOCIATES LIMITED PARTNERSHIP  
36 PARMENTER ROAD  
HUDSON, MA

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

GOSHEN LANE REALTY TRUST  
148 PARK STREET  
NORTH READING, MA

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

GREYSTONE PAINTING CORP.  
21 WELLINGTON AVENUE  
HUDSON, MA

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

ATHENS STREET REALTY TRUST  
142 CHESTNUT STREET  
BOSTON, MA

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

**ZONING DISTRICT**

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

**APPLICANT**

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

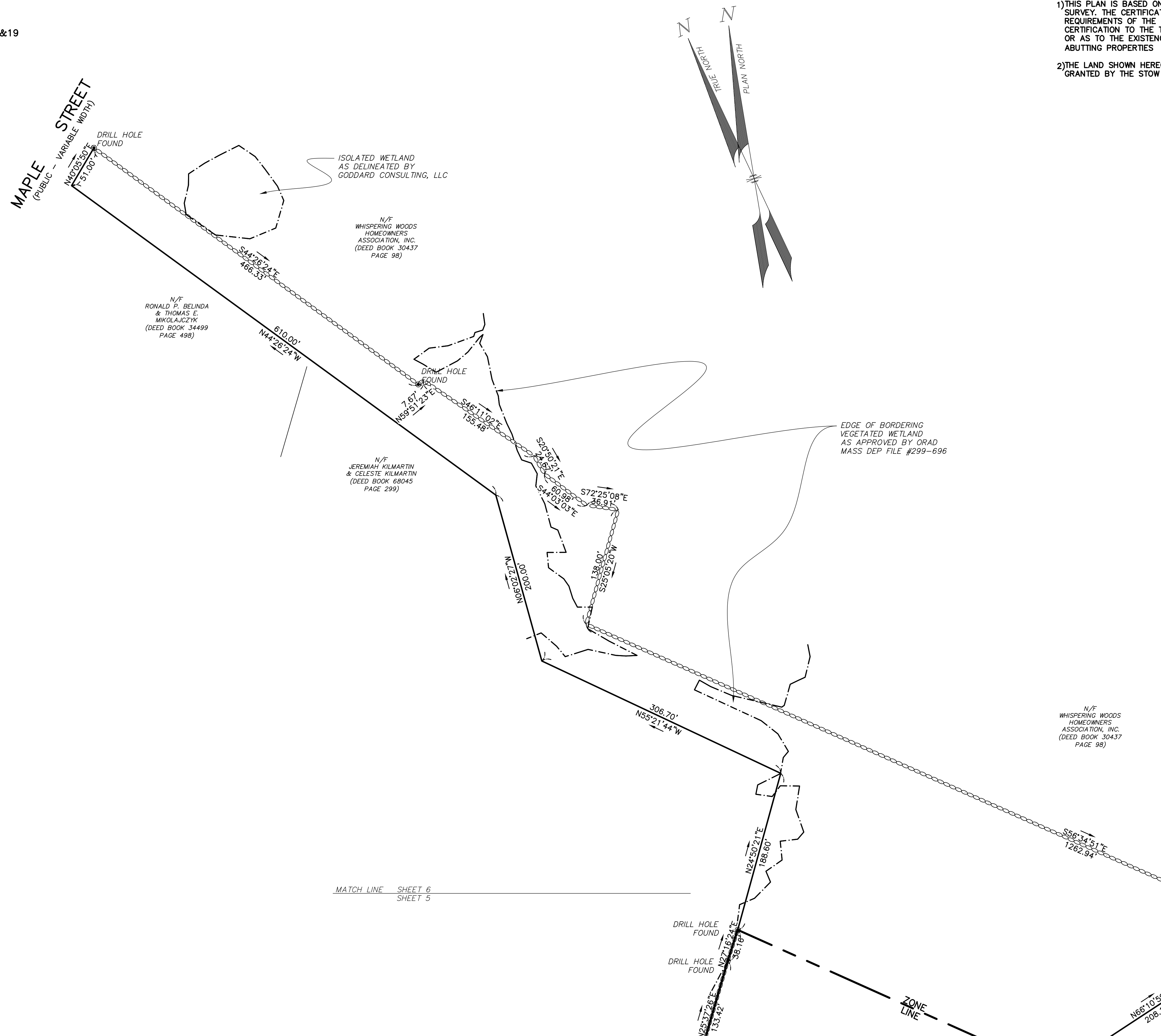
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

STOW PLANNING BOARD

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

DATE



**NOTES:**

- 1) THIS PLAN IS BASED ON THE RECORD PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ADJUTING 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

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

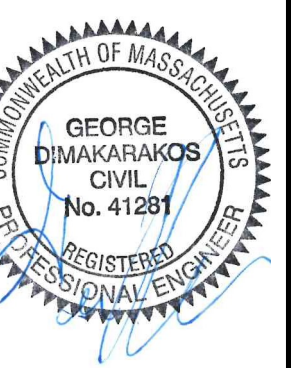
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

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

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 46





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

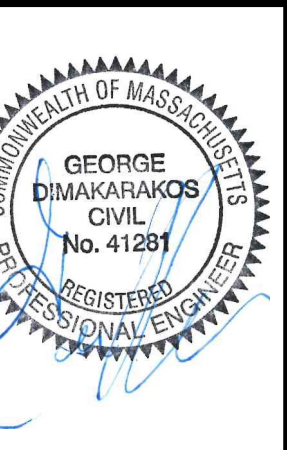
**DATUM**

NAVD OF 1988



THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EXISTING CONDITIONS  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=150' JUNE 30, 2022

STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING  
 0 75 150 300 450 600 FT  
 SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 8 OF 46





**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

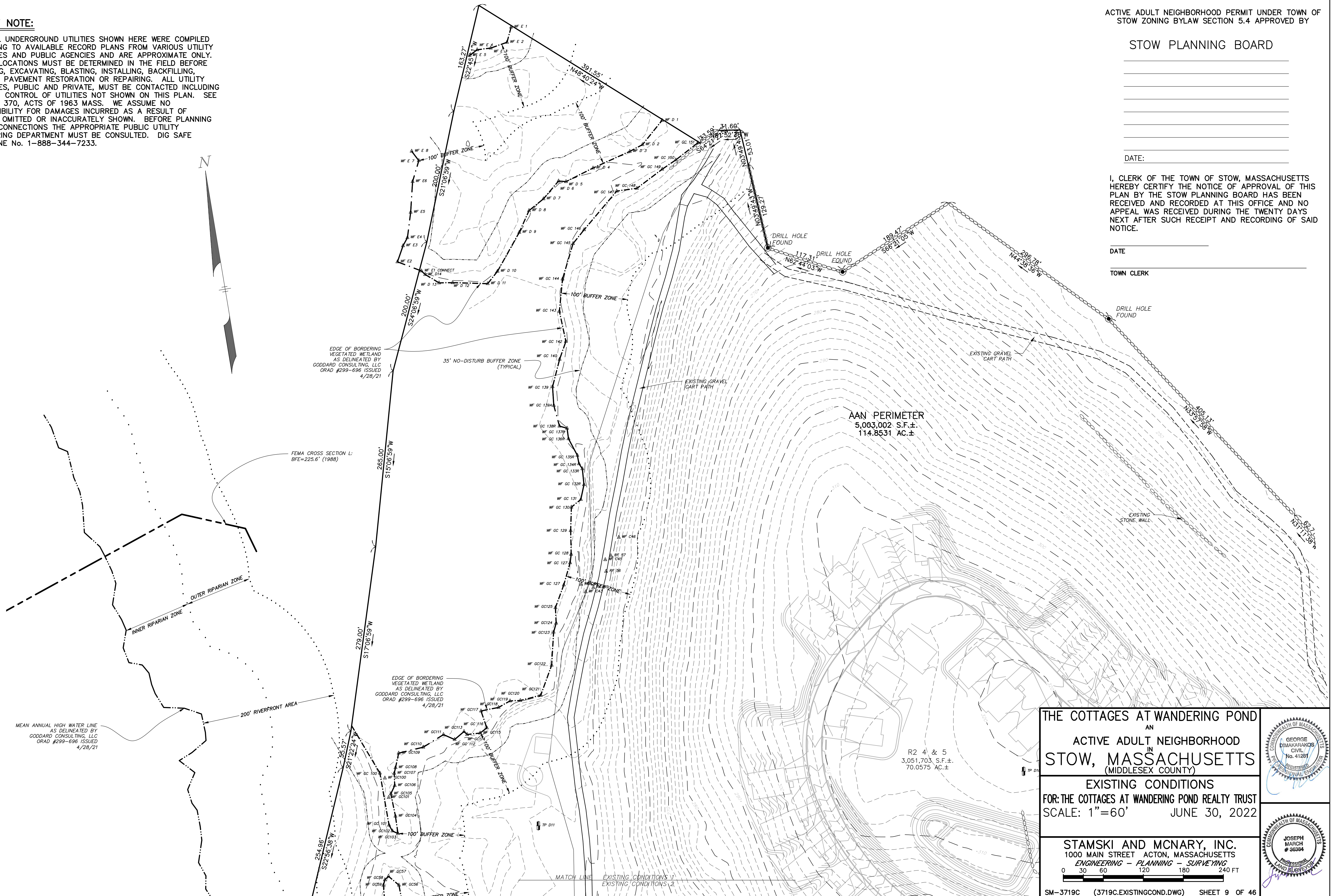
**STOW PLANNING BOARD**

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.

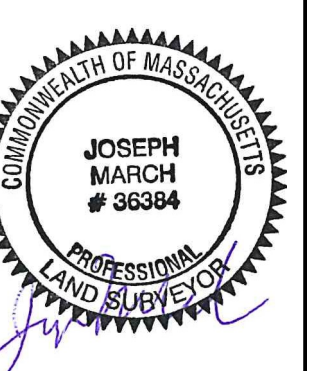
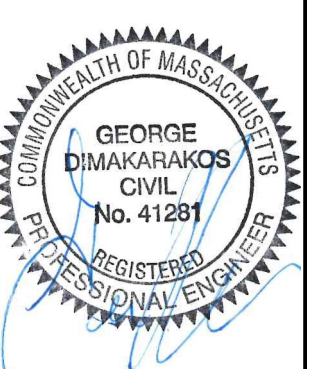
DATE \_\_\_\_\_

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

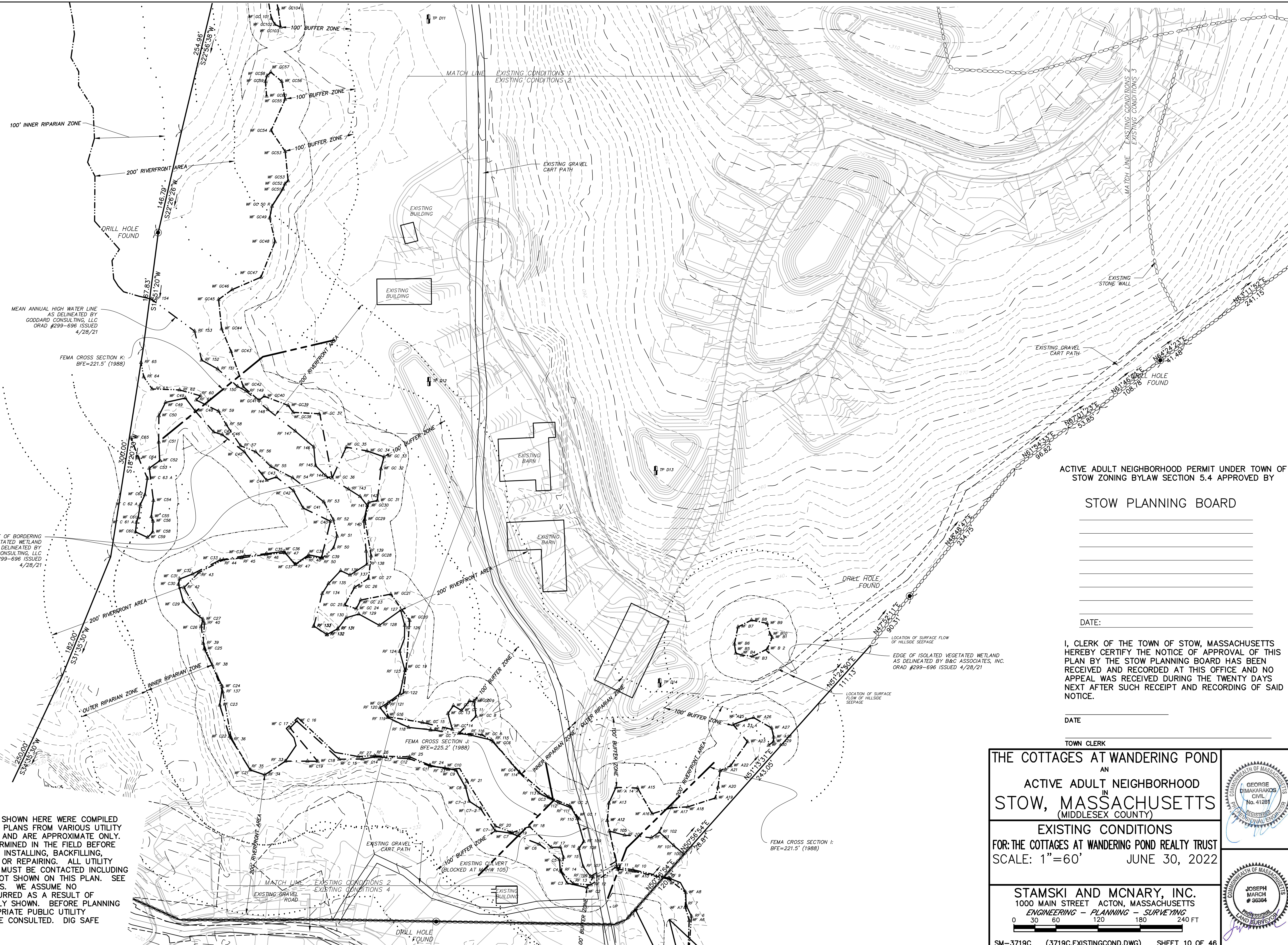
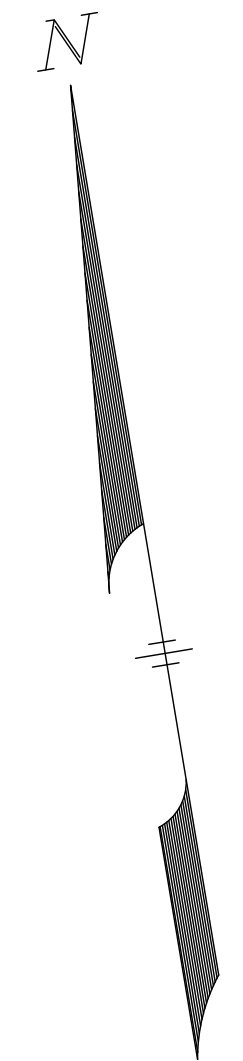


THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EXISTING CONDITIONS  
 FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=60' JUNE 30, 2022

STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING  
 0 30 60 120 180 240 FT  
 SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 9 OF 46







**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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

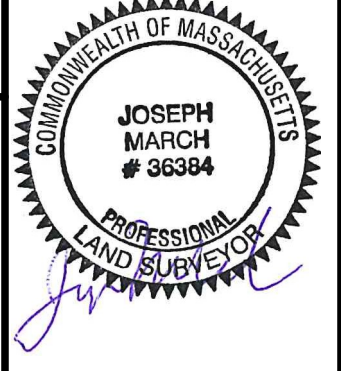
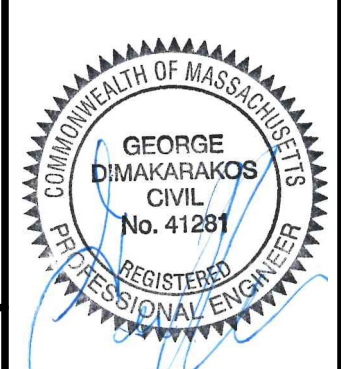
DATE: \_\_\_\_\_

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.

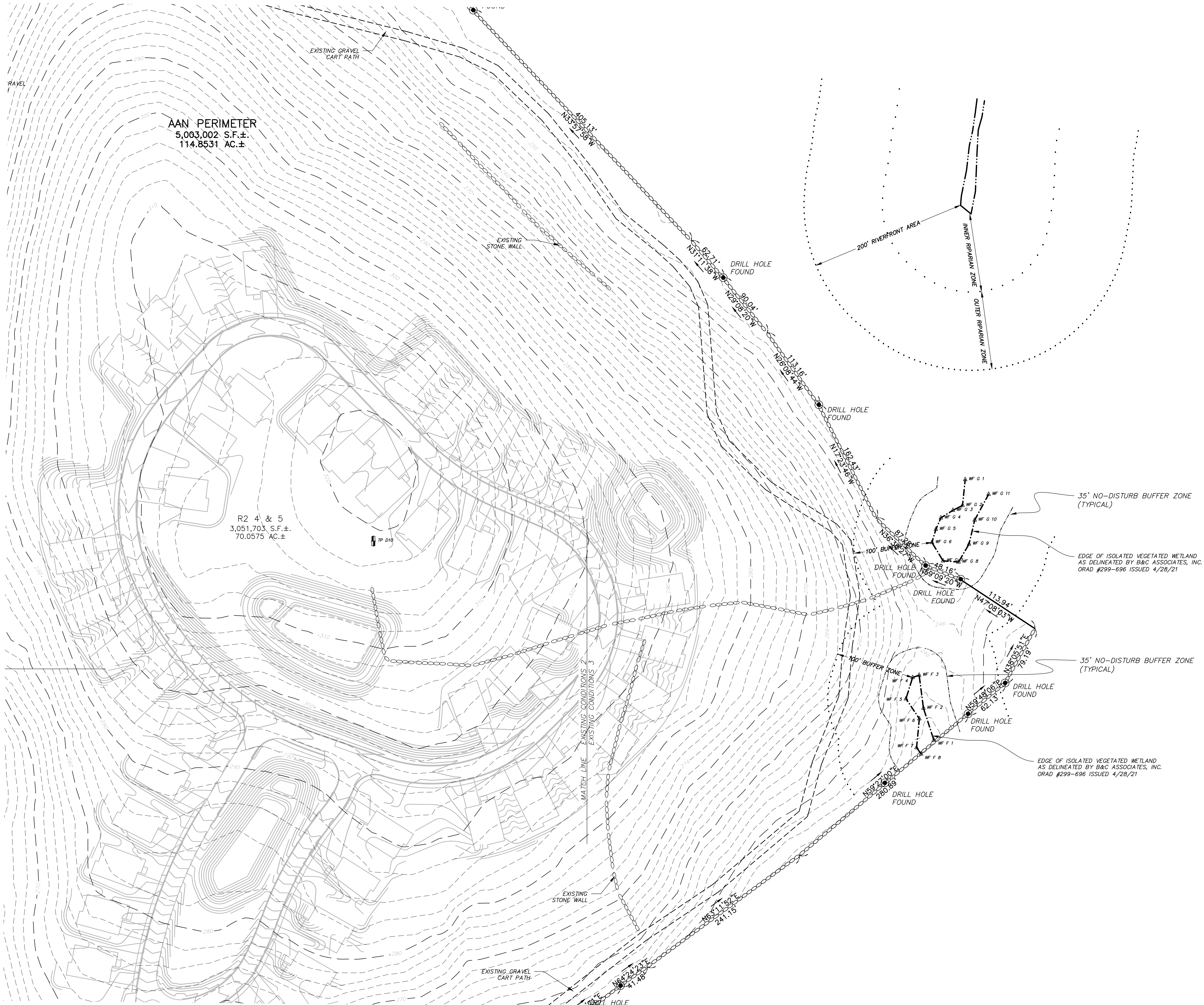
DATE \_\_\_\_\_  
 TOWN CLERK \_\_\_\_\_

THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EXISTING CONDITIONS  
 FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=60' JUNE 30, 2022

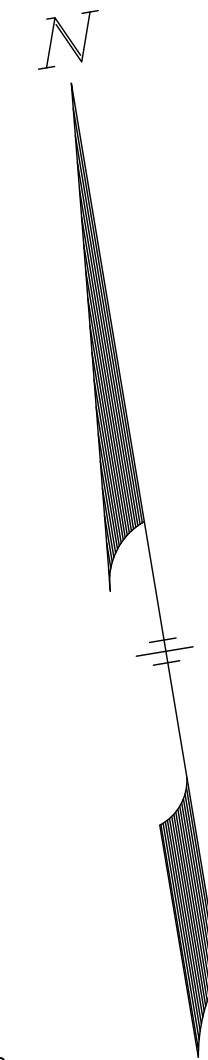
STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING  
 0 30 60 120 180 240 FT  
 SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 10 OF 46







**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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

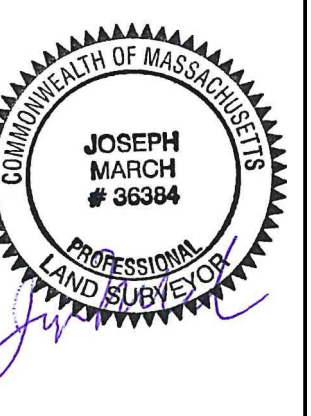
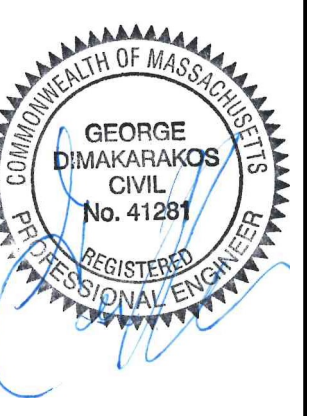
DATE \_\_\_\_\_

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

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

EXISTING CONDITIONS  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=60' JUNE 30, 2022

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





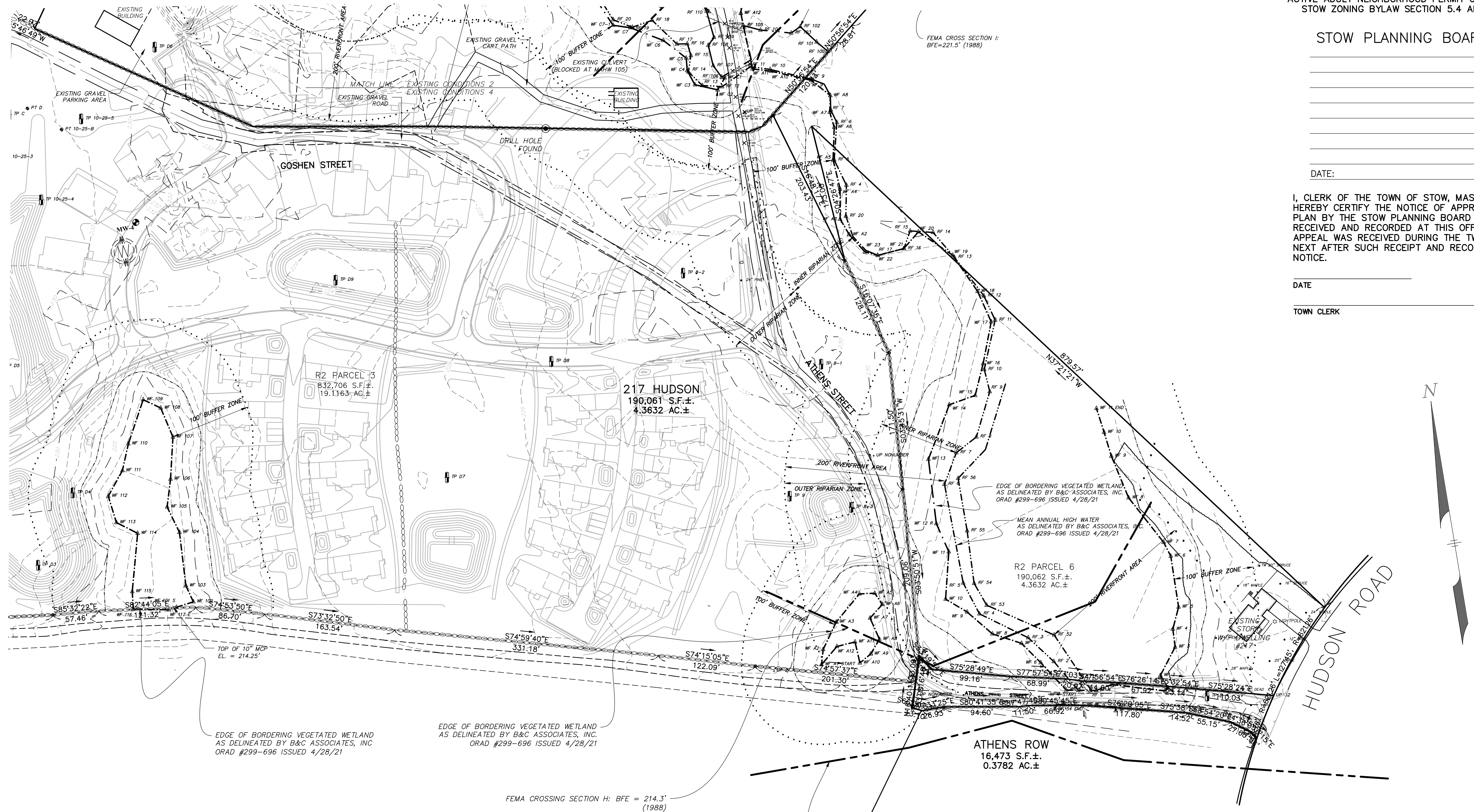
STOW PLANNING BOARD

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



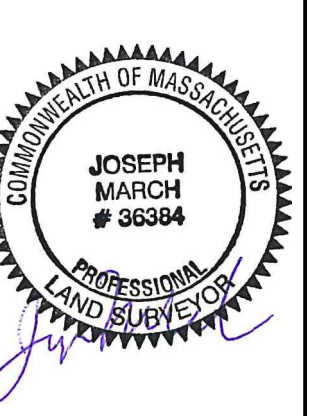
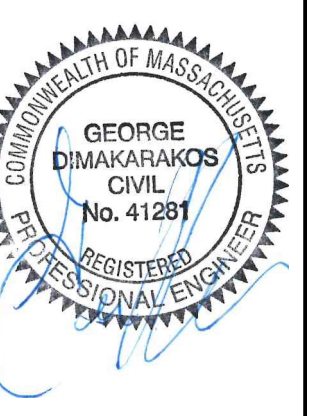
UTILITY NOTE:

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.

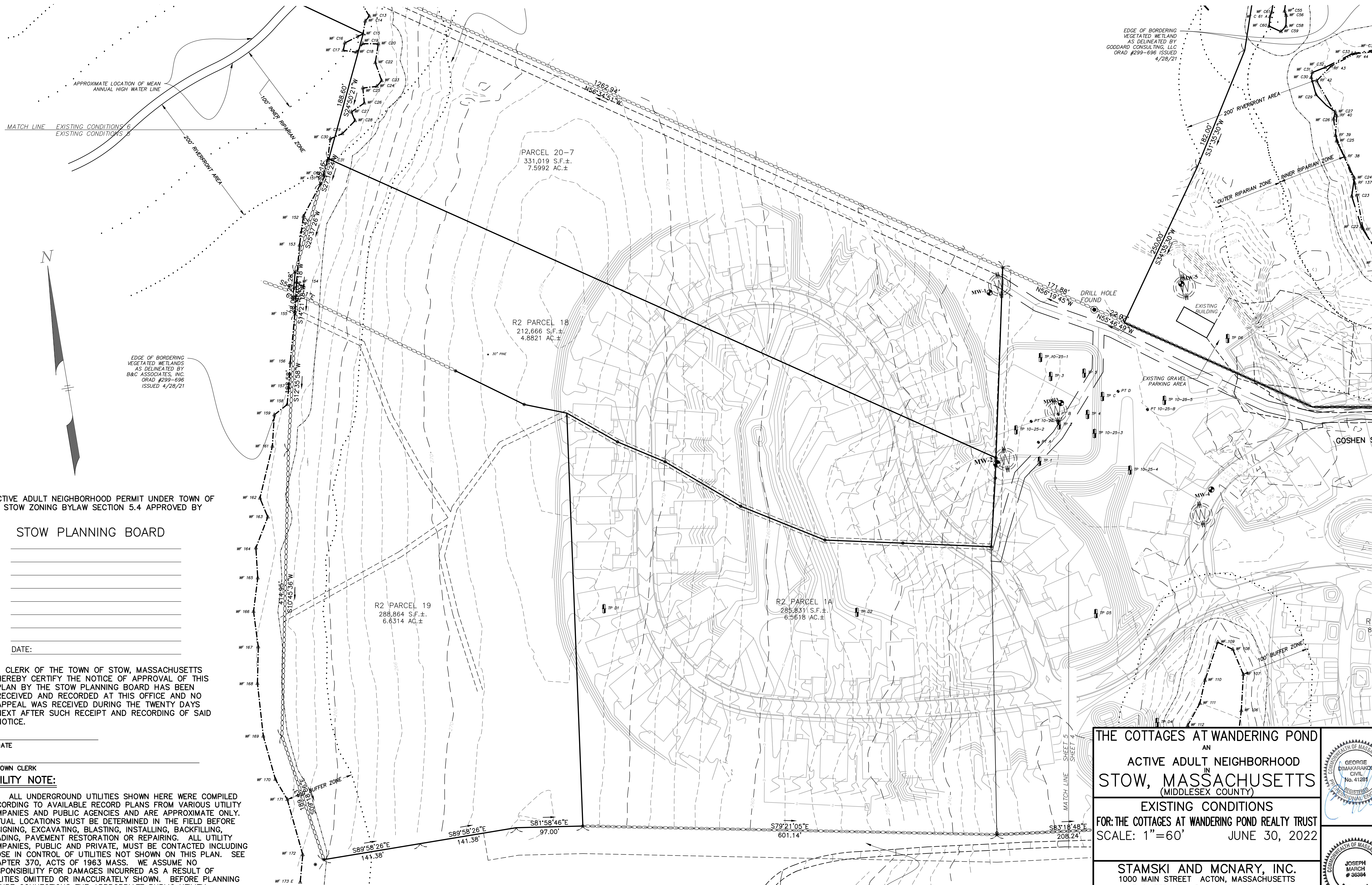
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

EXISTING CONDITIONS  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022

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



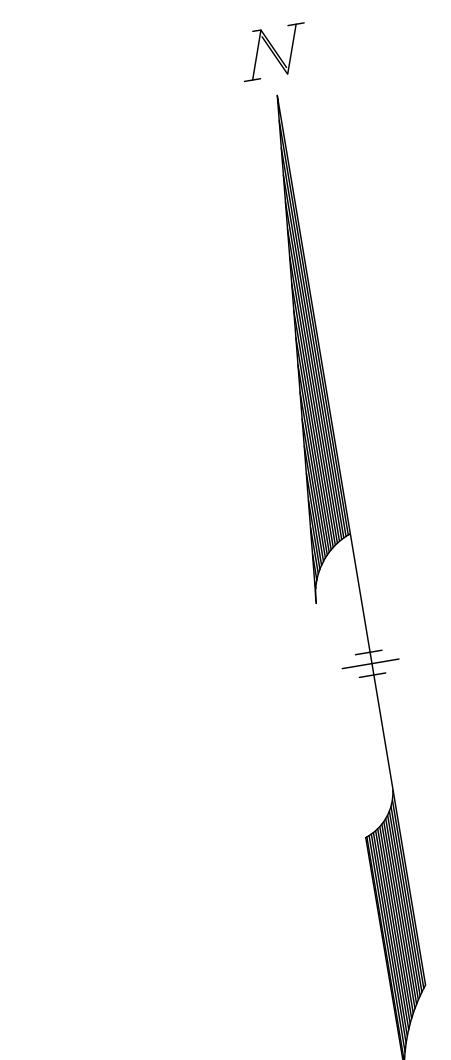




EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY GODDARD CONSULTING, LLC ORAD #299-696 ISSUED 4/28/21

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

APPROXIMATE LOCATION OF MEAN ANNUAL HIGH WATER LINE  
 100' INNER RIPARIAN ZONE  
 200' RIPARIAN AREA  
 MATCH LINE EXISTING CONDITIONS 6  
 EXISTING CONDITIONS 5



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

STOW PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

DATE \_\_\_\_\_

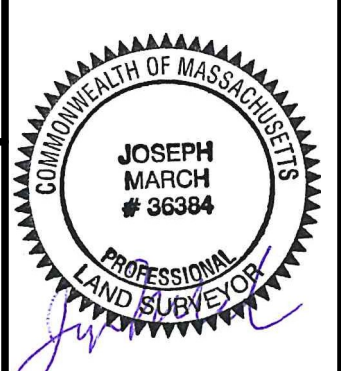
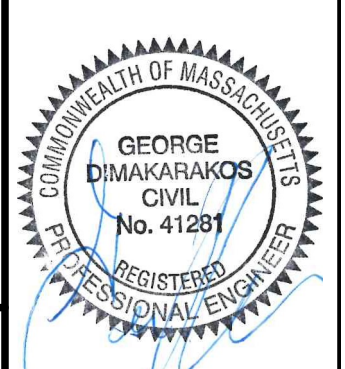
TOWN CLERK \_\_\_\_\_

**UTILITY NOTE:**

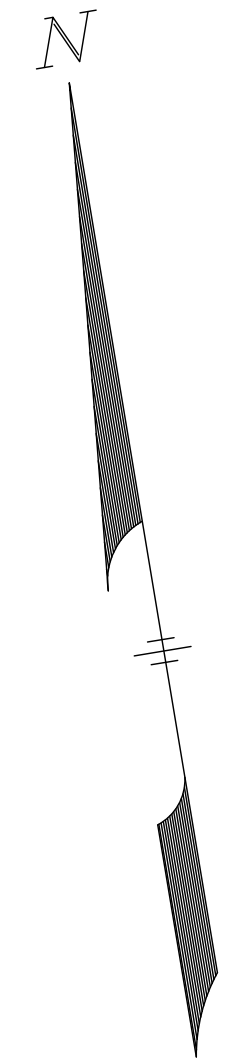
ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION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

THE COTTAGES AT WANDERING POND  
 AN  
 ACTIVE ADULT NEIGHBORHOOD  
 IN  
 STOW, MASSACHUSETTS  
 (MIDDLESEX COUNTY)  
 EXISTING CONDITIONS  
 FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=60' JUNE 30, 2022

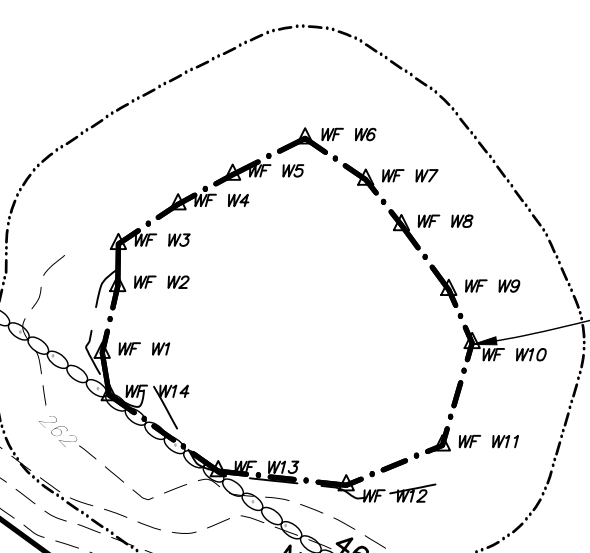
STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING



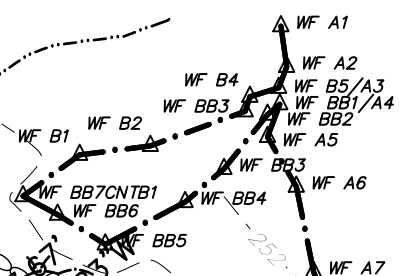




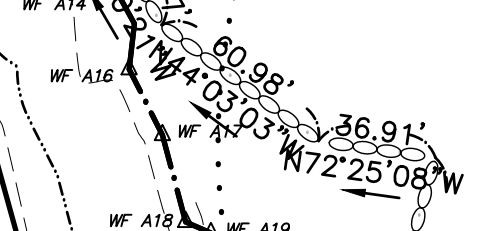
MAPLE STREET  
PUBLIC VARIABLE WIDTH  
57.00'  
140.00'  
190.00'



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



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



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

APPROXIMATE LOCATION OF MEAN ANNUAL HIGH WATER LINE

MATCH LINE EXISTING CONDITIONS 6 EXISTING CONDITIONS 5

200' RIVERFRONT AREA

100' INNER RIPARIAN ZONE

APPROXIMATE LOCATION GOSHEN LANE RIGHT OF WAY AS SHOWN ON PLAN No. 306 OF 1996

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

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

STOW PLANNING BOARD

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

DATE:

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

DATE

TOWN CLERK

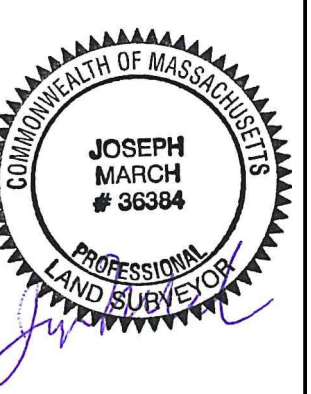
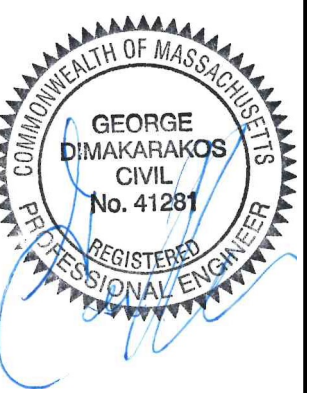
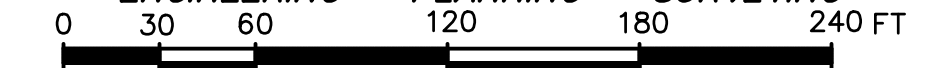
**UTILITY NOTE:**

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

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

EXISTING CONDITIONS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 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 \_\_\_\_\_

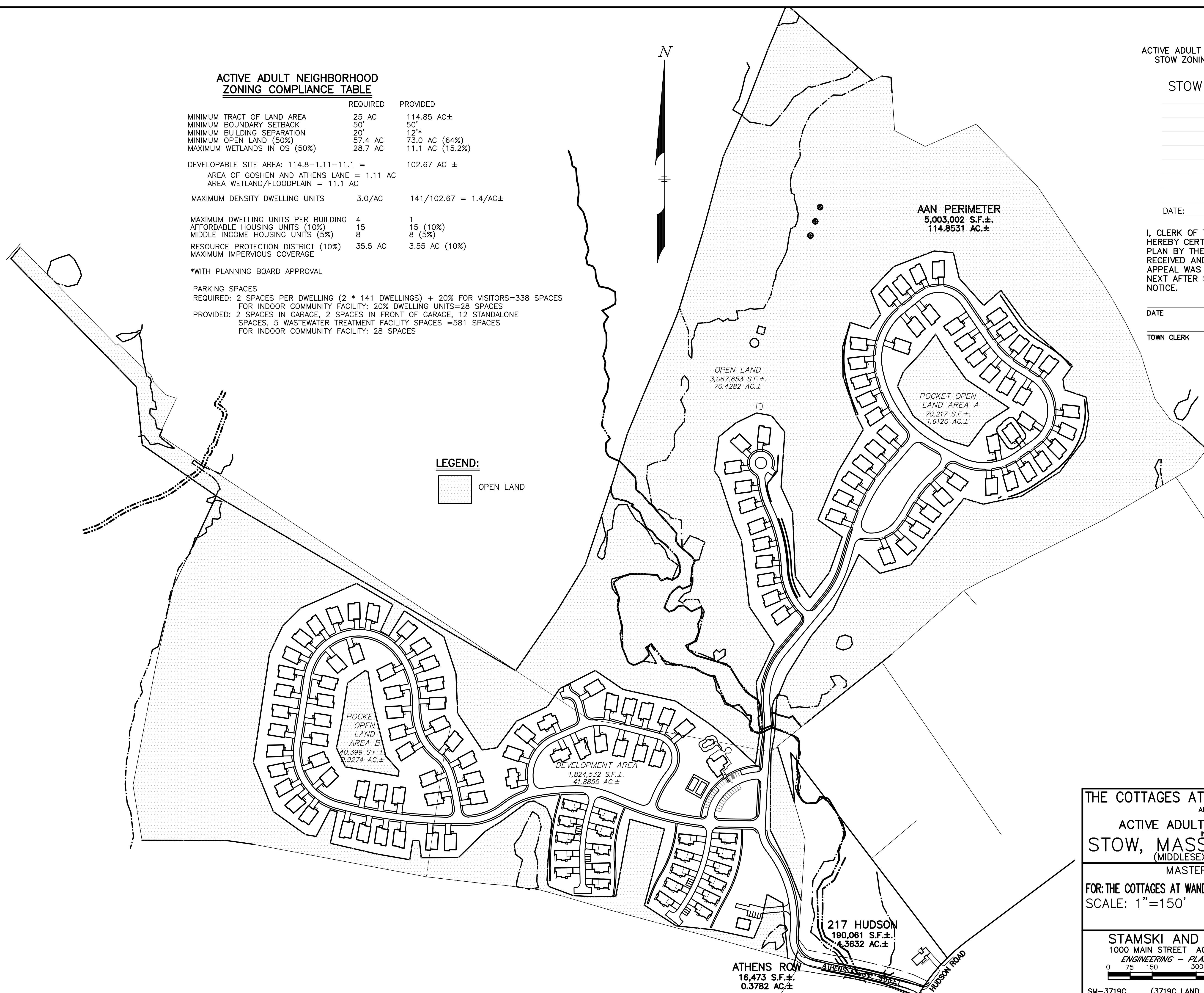
**ACTIVE ADULT NEIGHBORHOOD ZONING COMPLIANCE TABLE**

	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	73.0 AC (64%)
MAXIMUM WETLANDS IN OS (50%)	28.7 AC	11.1 AC (15.2%)
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	141/102.67 = 1.4/AC±
MAXIMUM DWELLING UNITS PER BUILDING	4	1
AFFORDABLE HOUSING UNITS (10%)	15	15 (10%)
MIDDLE INCOME HOUSING UNITS (5%)	8	8 (5%)
RESOURCE PROTECTION DISTRICT (10%)	35.5 AC	3.55 AC (10%)
MAXIMUM IMPERVIOUS COVERAGE		

\*WITH PLANNING BOARD APPROVAL

**PARKING SPACES**  
 REQUIRED: 2 SPACES PER DWELLING (2 \* 141 DWELLINGS) + 20% FOR VISITORS=338 SPACES  
 FOR INDOOR COMMUNITY FACILITY: 20% DWELLING UNITS=28 SPACES  
 PROVIDED: 2 SPACES IN GARAGE, 2 SPACES IN FRONT OF GARAGE, 12 STANDALONE SPACES, 5 WASTEWATER TREATMENT FACILITY SPACES =581 SPACES  
 FOR INDOOR COMMUNITY FACILITY: 28 SPACES

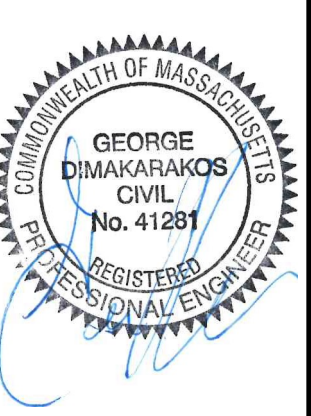
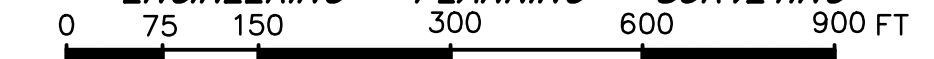
**LEGEND:**  
 OPEN LAND



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

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 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

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

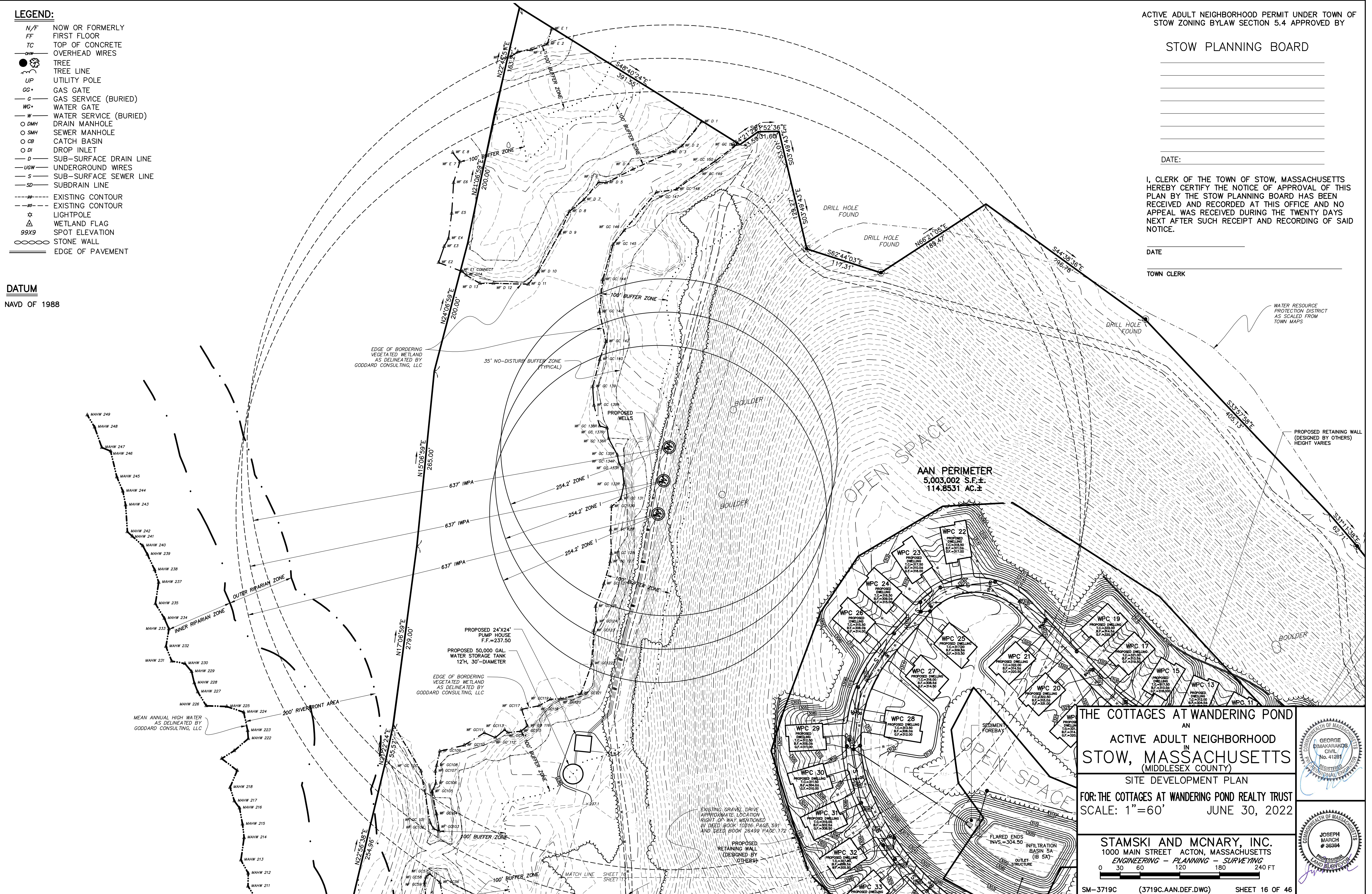
STOW PLANNING BOARD

DATE:

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

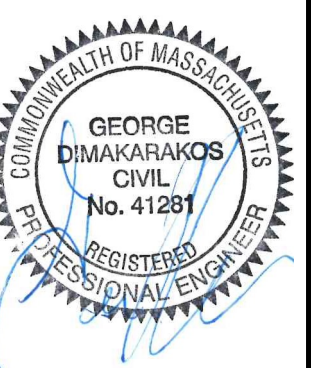
DATE

TOWN CLERK



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

STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING  
 0 30 60 120 180 240 FT  
 SM-3719C (3719C.AAN.DEF.DWG) SHEET 16 OF 46







**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

**DATUM**

NAVD OF 1988

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

**STOW PLANNING BOARD**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

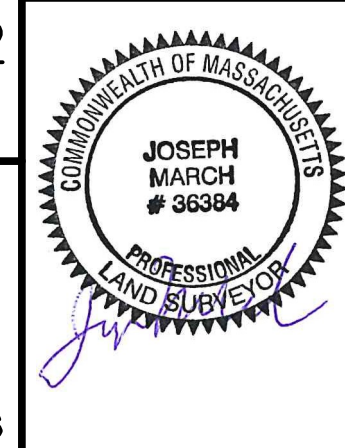
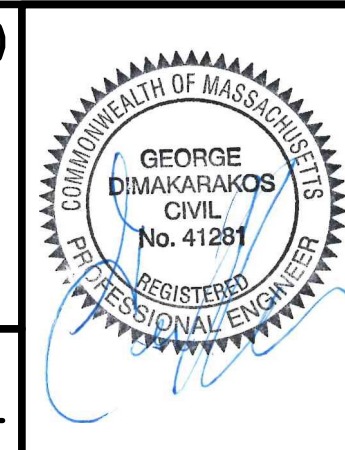
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_

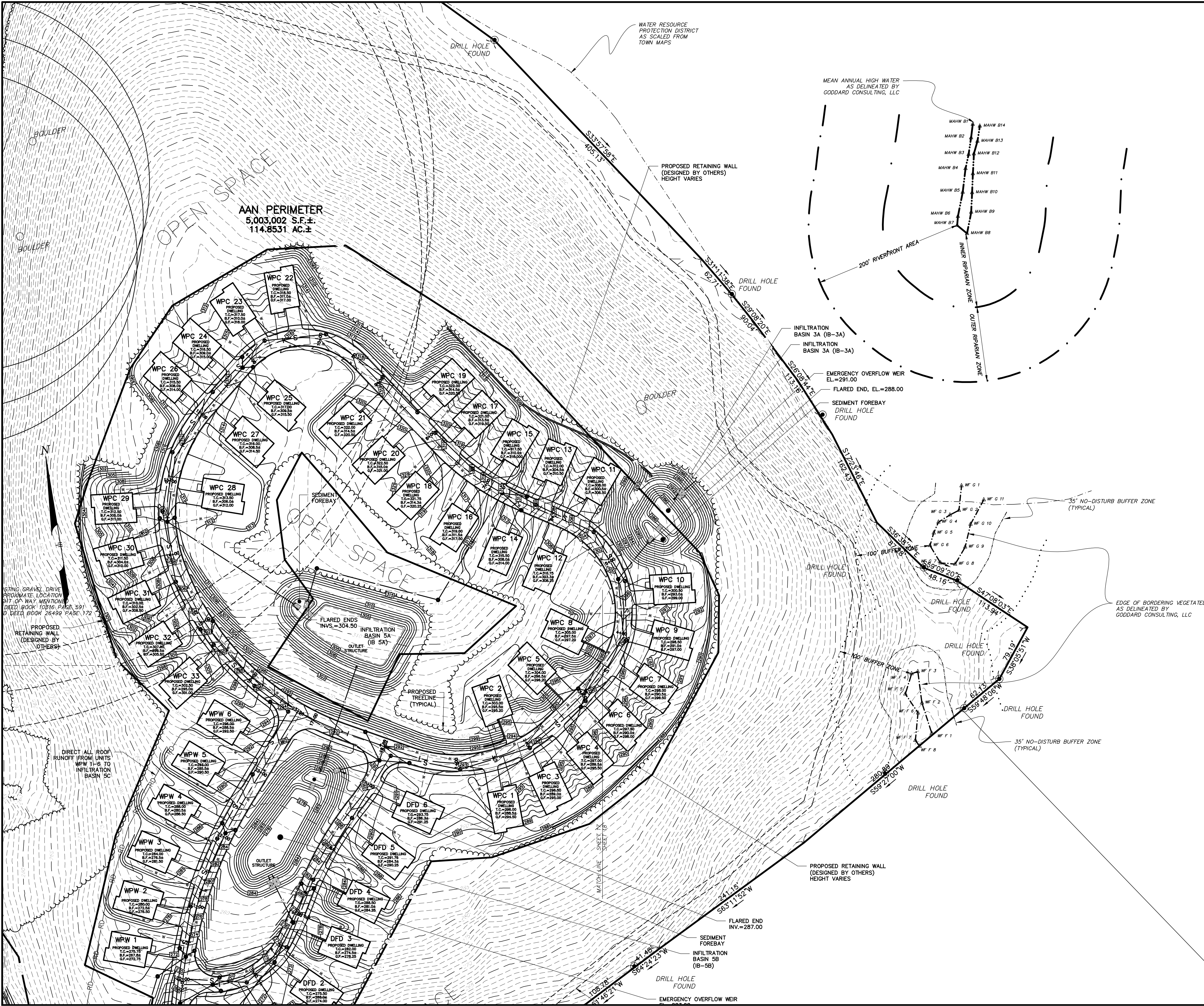
TOWN CLERK \_\_\_\_\_

**THE COTTAGES AT WANDERING POND**  
 AN  
**ACTIVE ADULT NEIGHBORHOOD**  
**STOW, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)  
 SITE DEVELOPMENT PLAN  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: 1"=60' JUNE 30, 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 OVERHEAD WIRES
  - 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
  - - - - - EXISTING CONTOUR
  - - - - - 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 \_\_\_\_\_

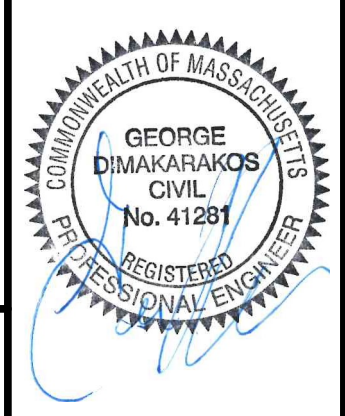
TOWN CLERK \_\_\_\_\_

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

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

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

SM-3719C (3719C.AAN.DEF.DWG) SHEET 18 OF 46





STOW PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

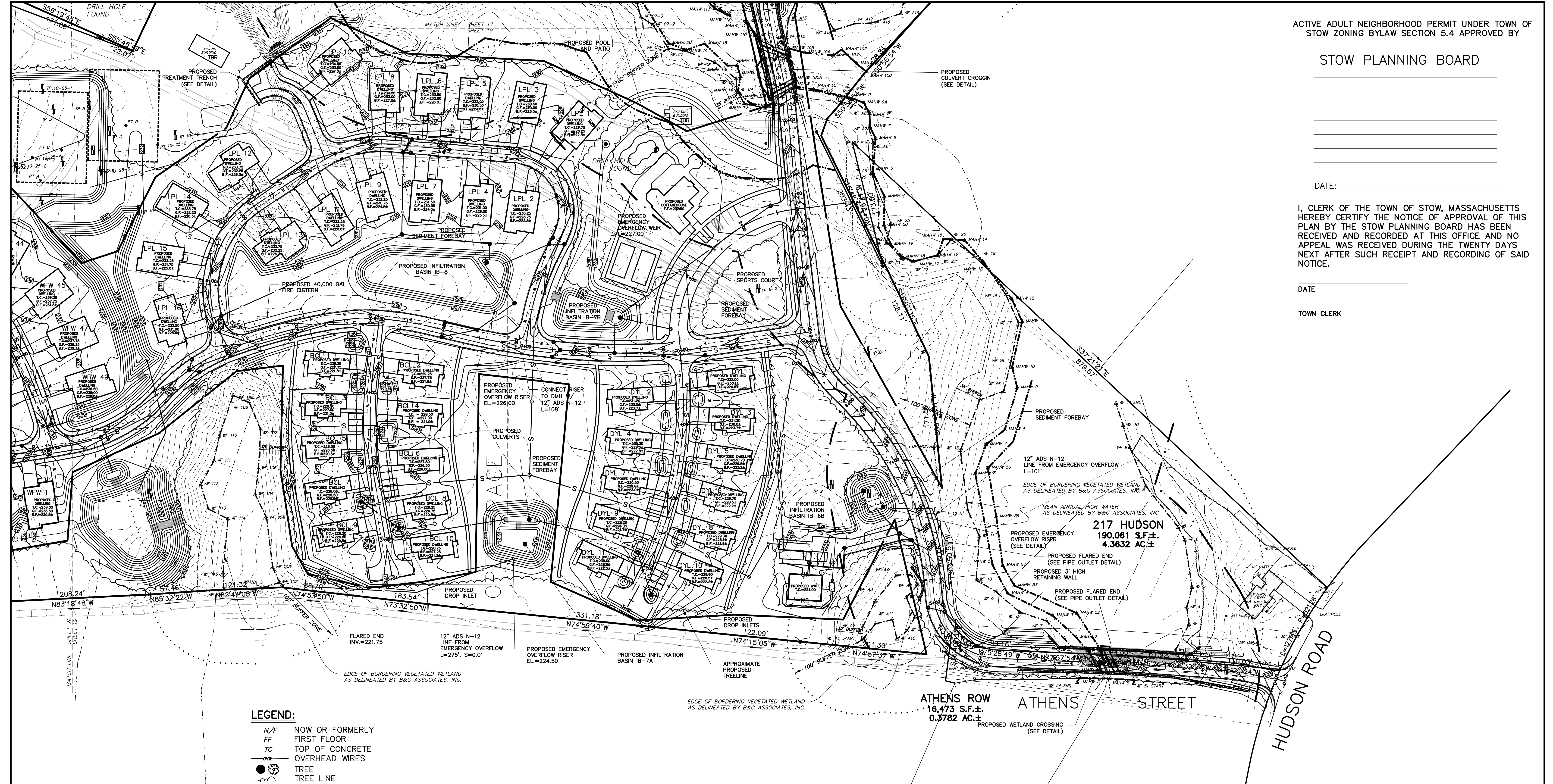
\_\_\_\_\_

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

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

ATHENS STREET

HUDSON ROAD

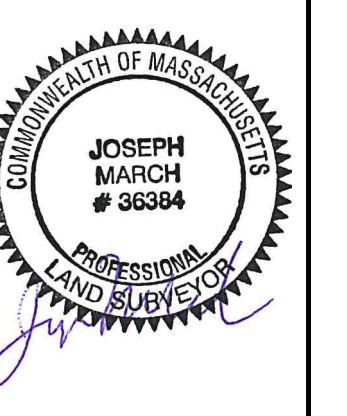
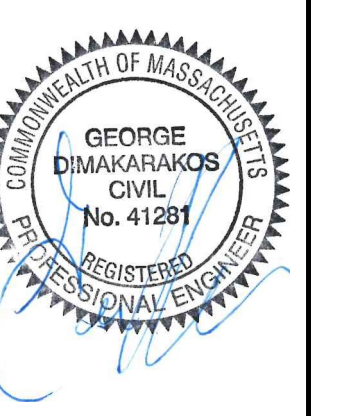
217 HUDSON  
190,061 S.F.±  
4.3632 AC.±

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"=60' JUNE 30, 2022

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

SM-3719C (3719C.AAN.DEF.DWG) SHEET 19 OF 46





MATCH LINE SHEET 21  
SHEET 20

**LEGEND:**

- N/F NOW OR FORMERLY
- FF FIRST FLOOR
- TC TOP OF CONCRETE
- OHV — OVERHEAD WIRES
- DATE 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

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

**STOW PLANNING BOARD**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

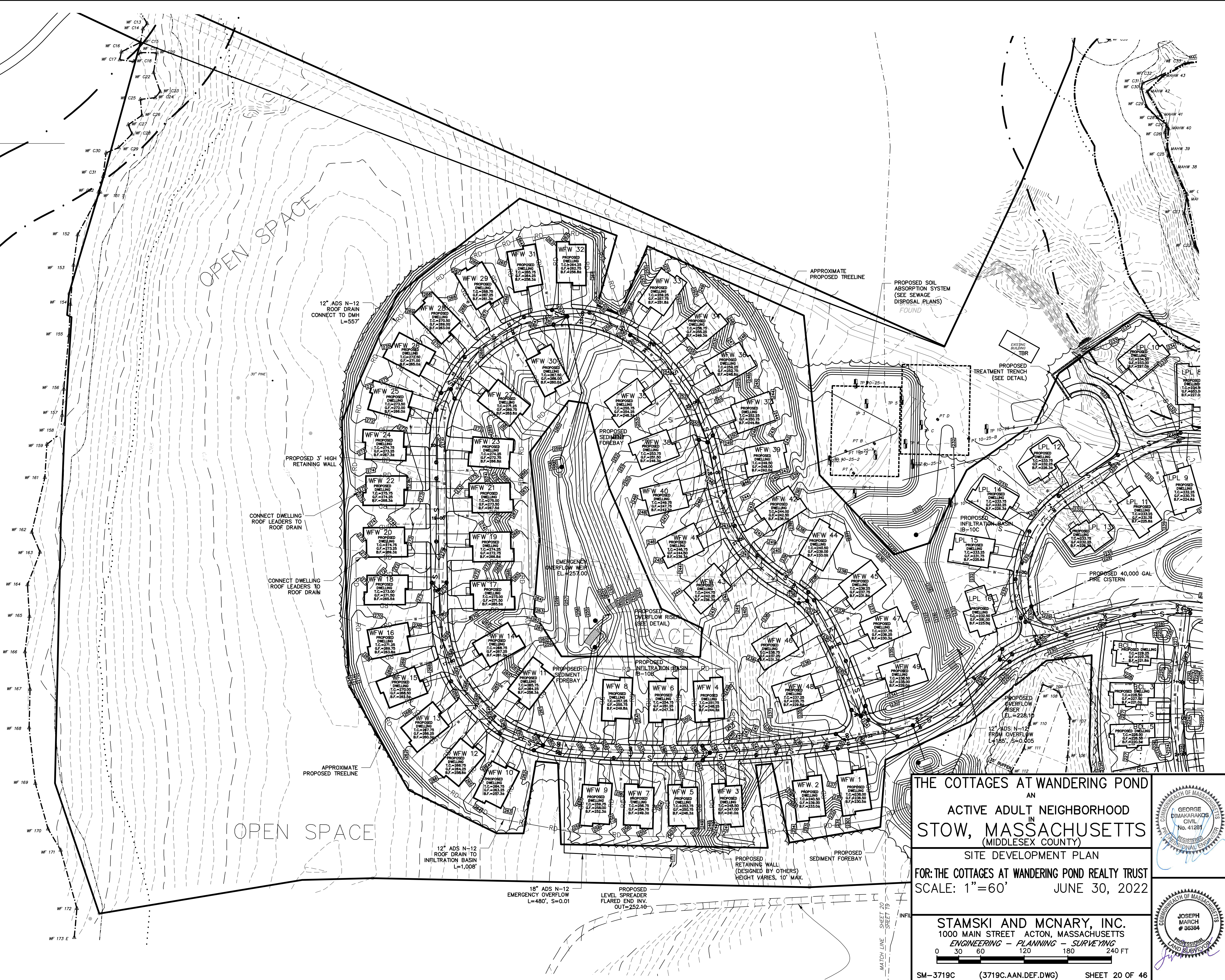
\_\_\_\_\_

\_\_\_\_\_

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

DATE \_\_\_\_\_

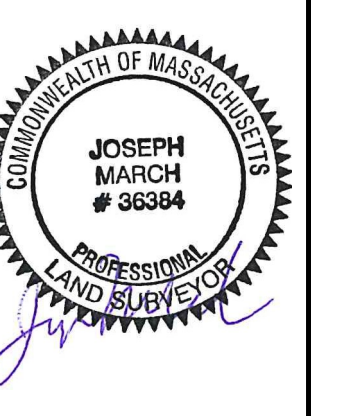
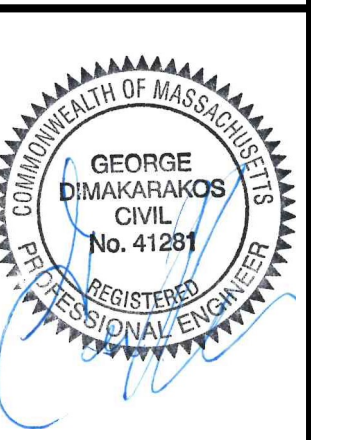
TOWN CLERK \_\_\_\_\_



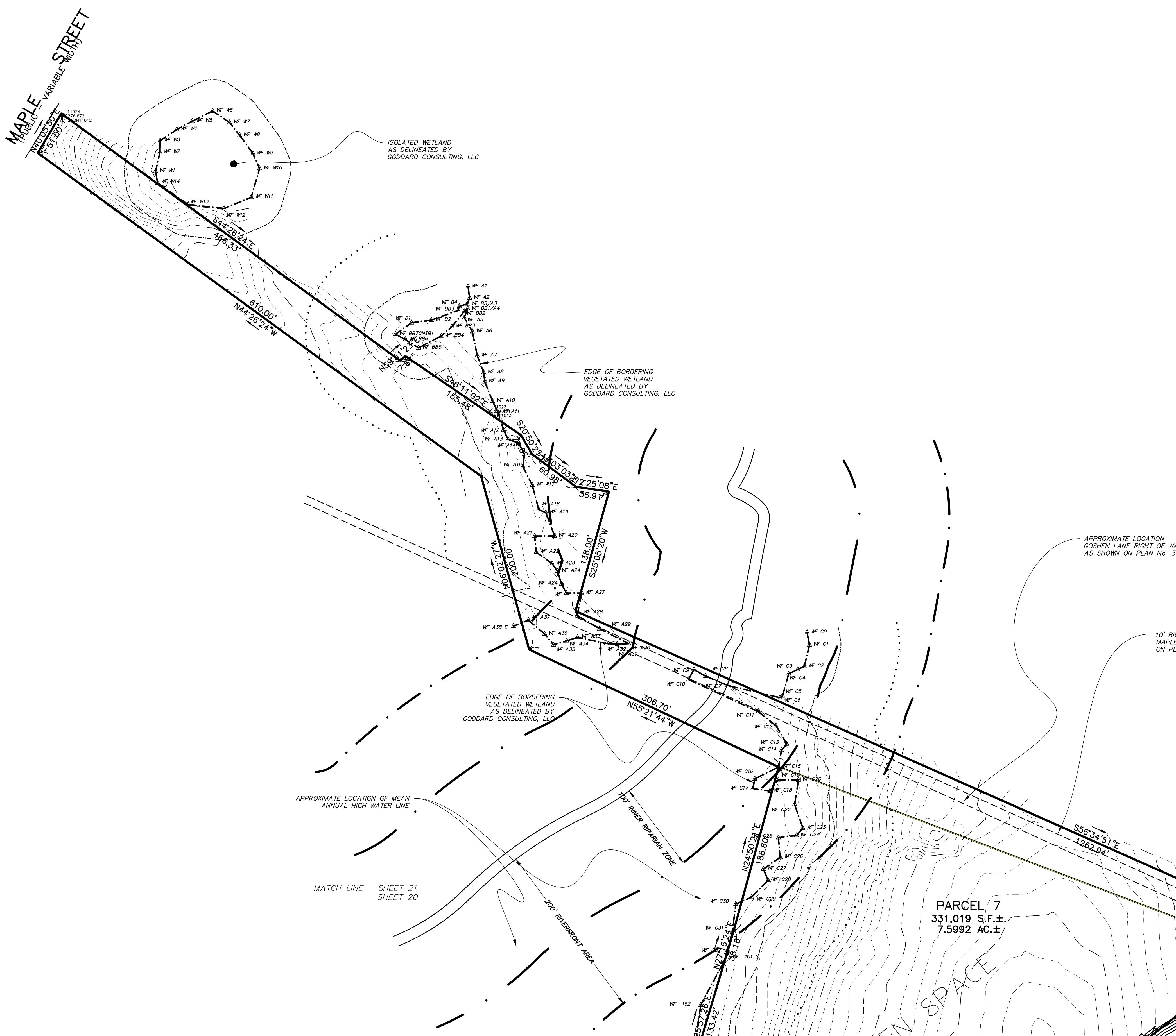
**THE COTTAGES AT WANDERING POND**  
AN  
**ACTIVE ADULT NEIGHBORHOOD**  
IN  
**STOW, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 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 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
- 88--- 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.

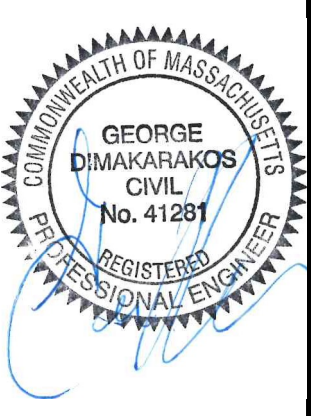
DATE \_\_\_\_\_

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

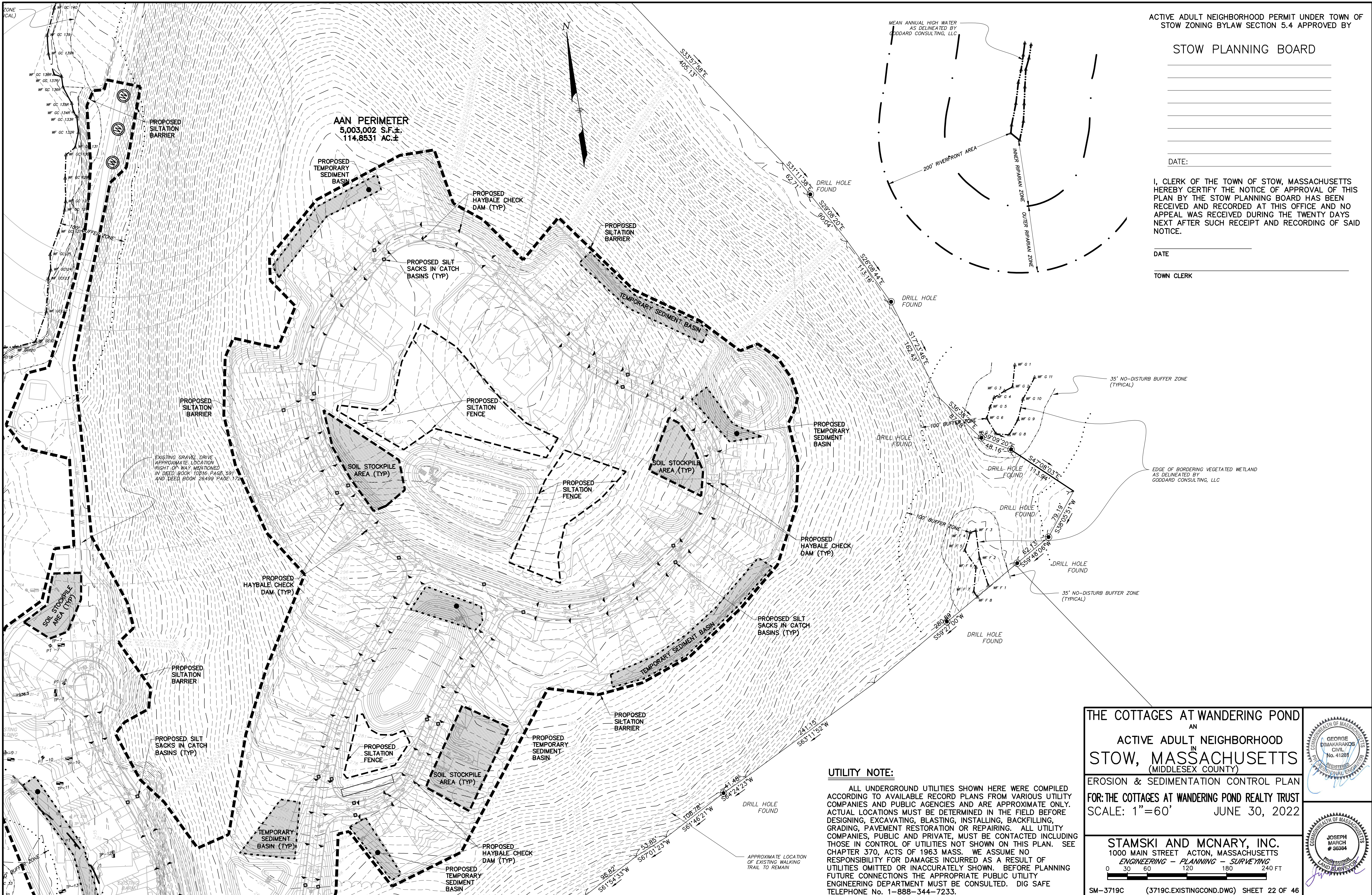
**THE COTTAGES AT WANDERING POND**  
AN  
**ACTIVE ADULT NEIGHBORHOOD**  
**STOW, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022

**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

STOW PLANNING BOARD

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

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

DATE \_\_\_\_\_

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

**UTILITY NOTE:**

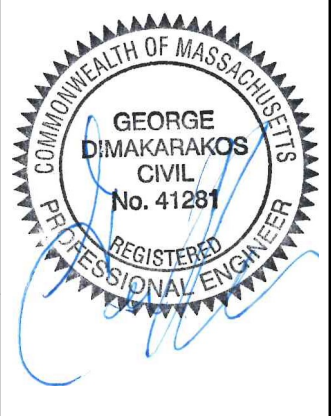
ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION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

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

EROSION & SEDIMENTATION CONTROL PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022

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

SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 22 OF 46





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

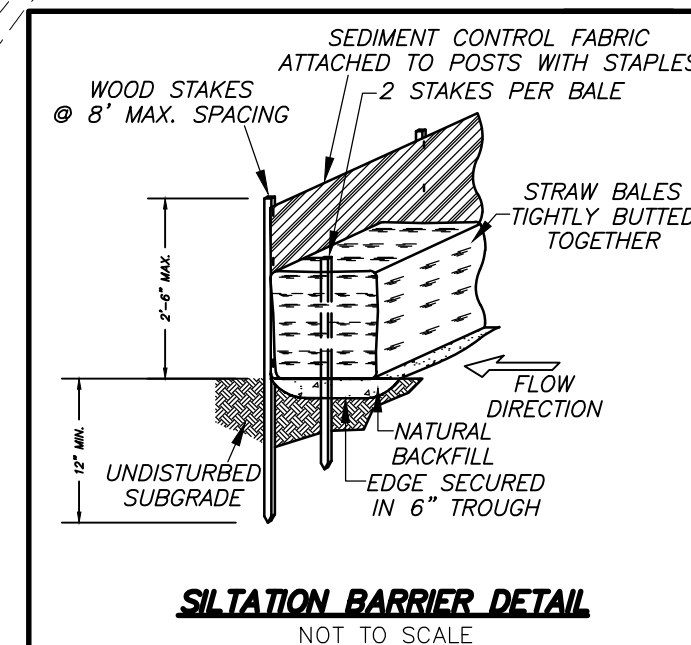
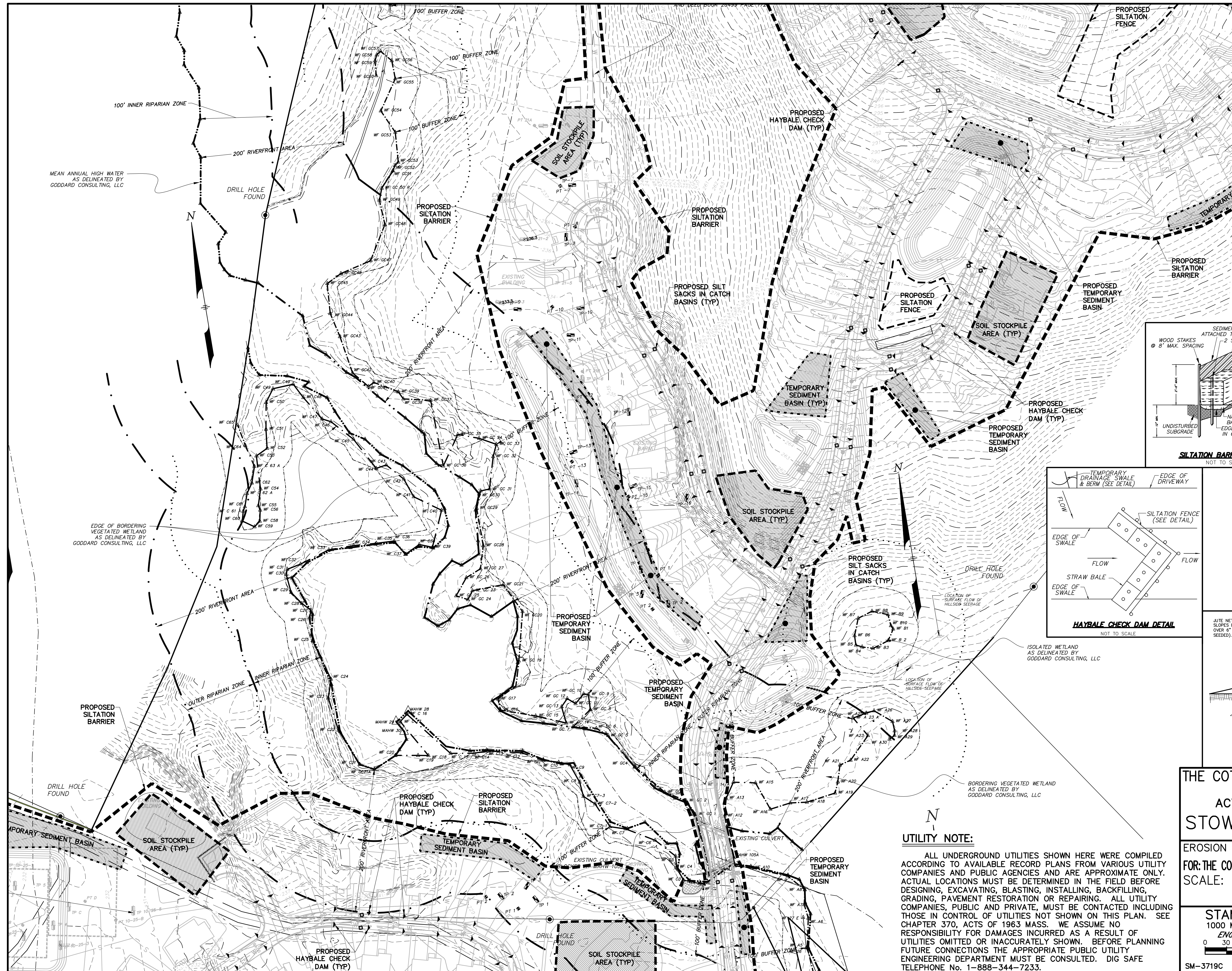
STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THAT 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.

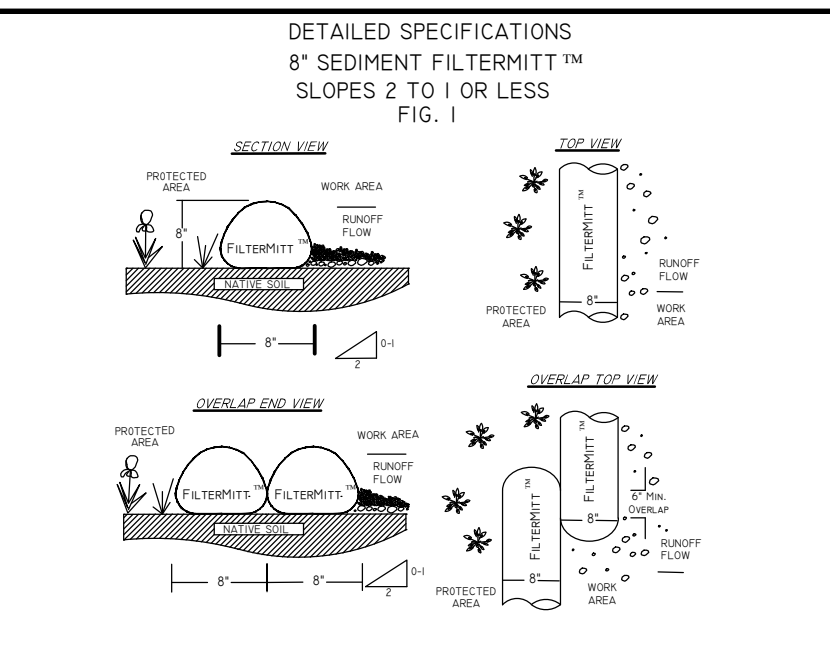
DATE

TOWN CLERK



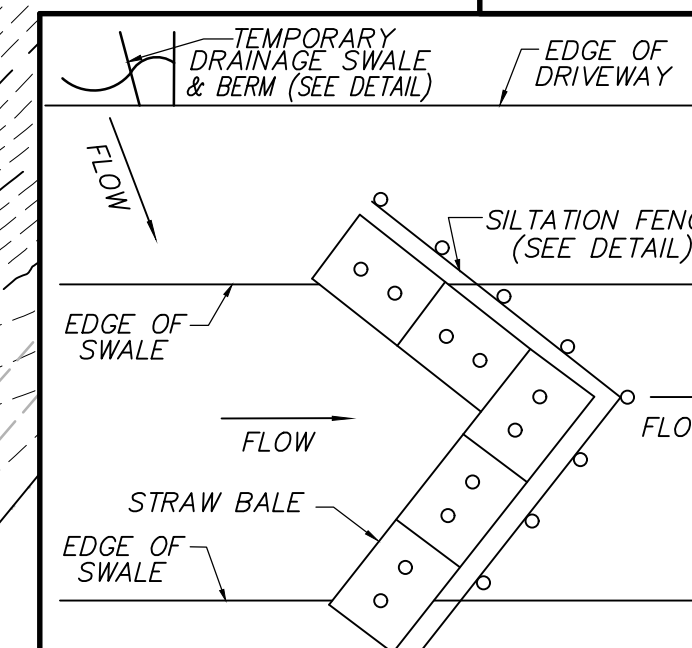
SILTATION BARRIER DETAIL

NOT TO SCALE



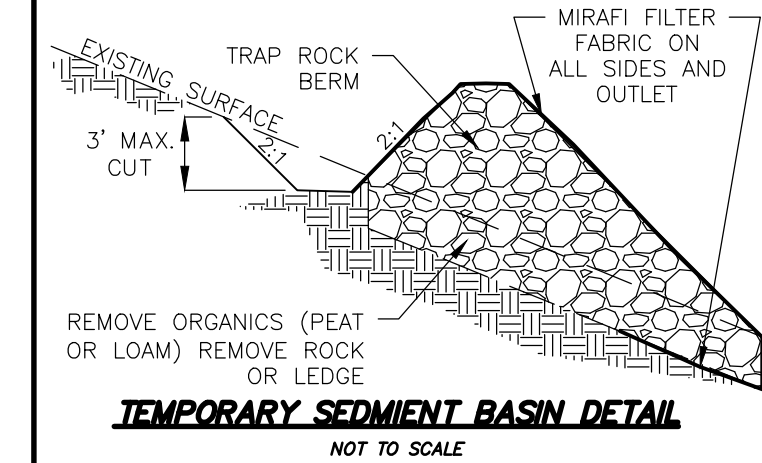
ALTERNATIVE SILTATION BARRIER DETAIL

NOT TO SCALE



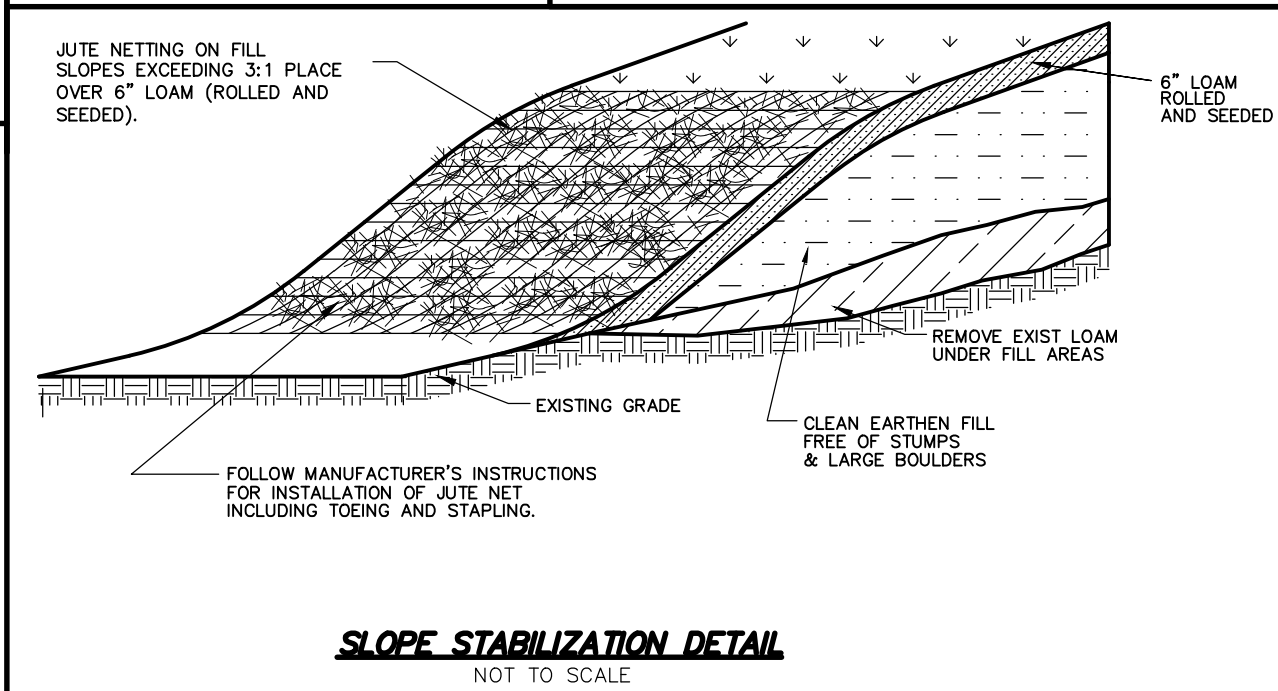
HAYBALE CHECK DAM DETAIL

NOT TO SCALE



TEMPORARY SEDIMENT BASIN DETAIL

NOT TO SCALE



SLOPE STABILIZATION DETAIL

NOT TO SCALE

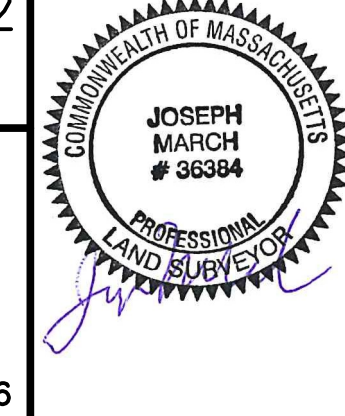
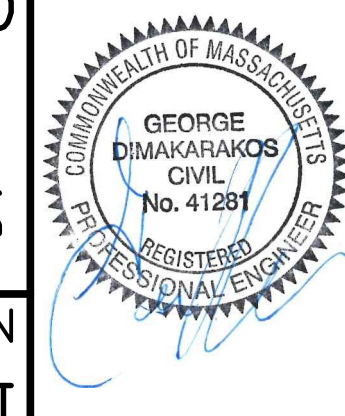
UTILITY NOTE:

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

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

EROSION & SEDIMENTATION CONTROL PLAN FOR THE COTTAGES AT WANDERING POND REALTY TRUST SCALE: 1"=60' JUNE 30, 2022

STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 23 OF 46





STOW PLANNING BOARD

DATE:

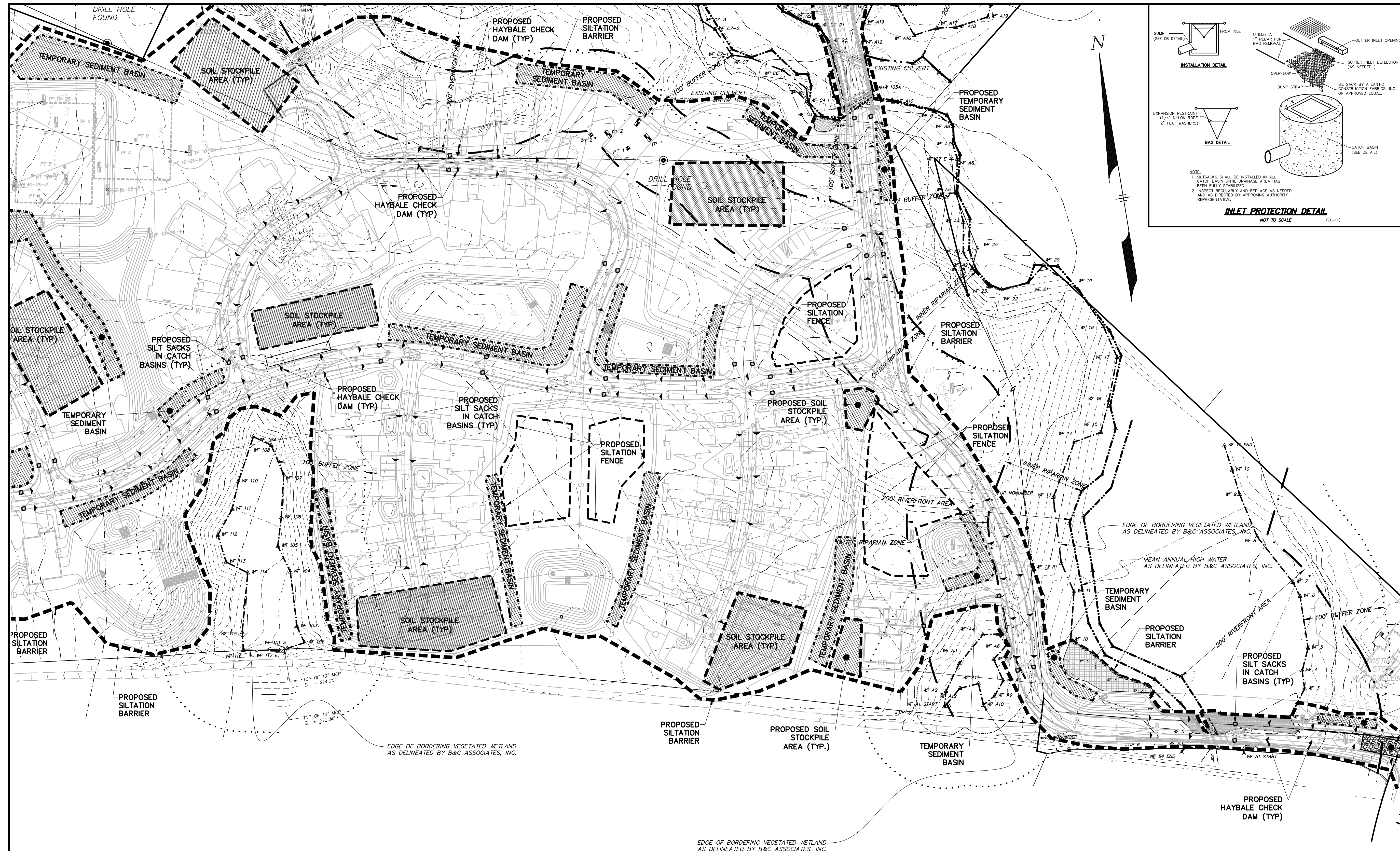
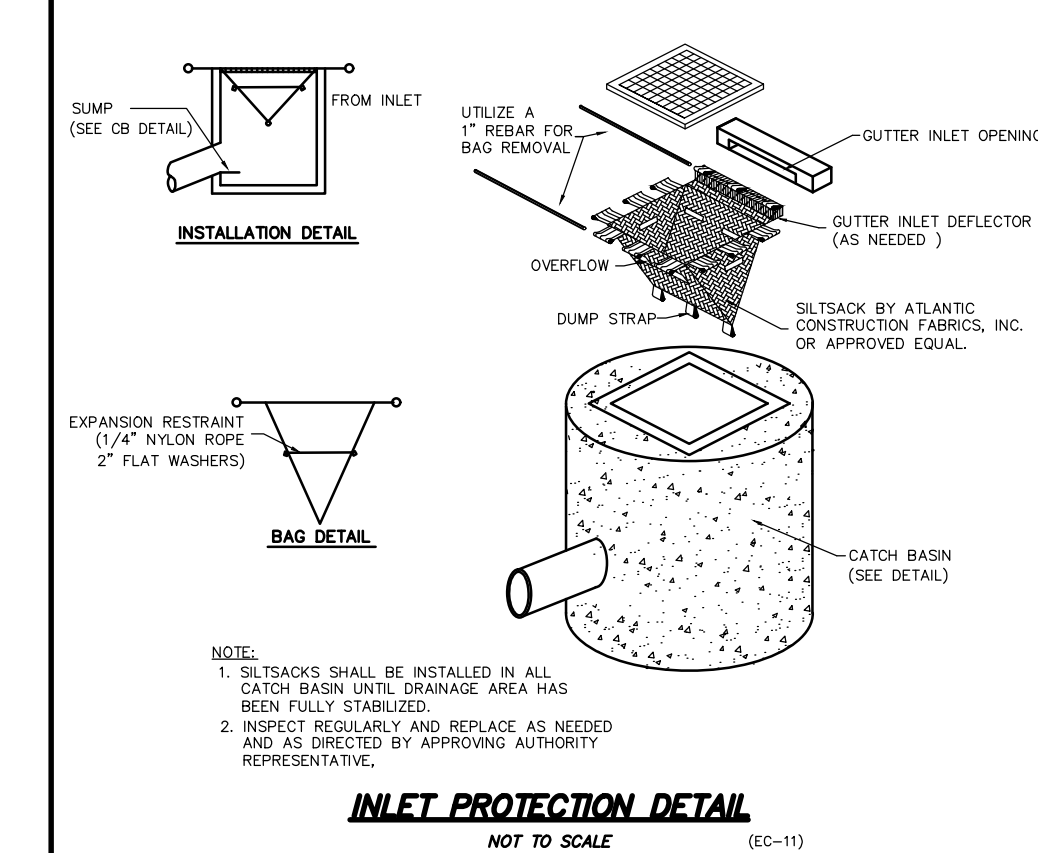
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

UTILITY NOTE:

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

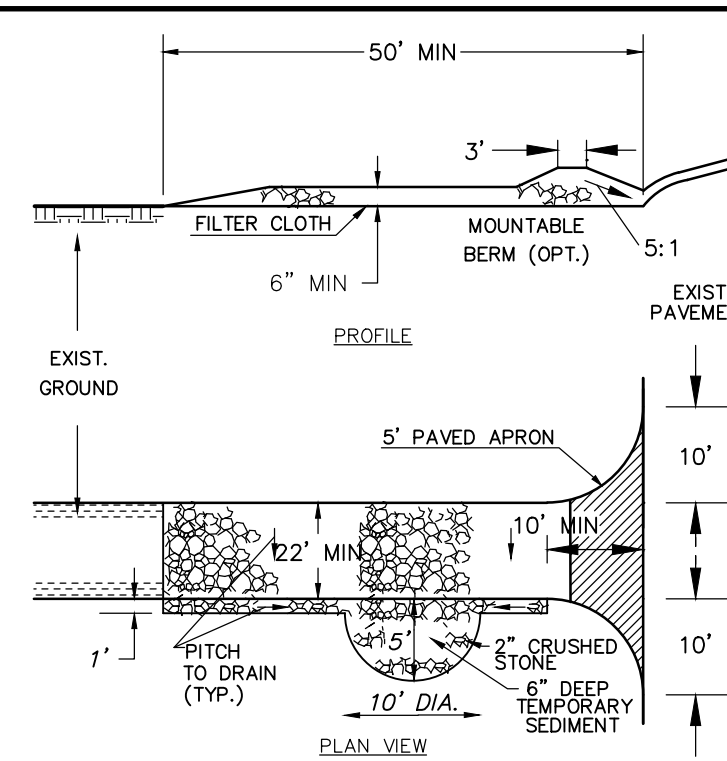


**EROSION AND SEDIMENTATION CONTROL NOTES**

1. THE LIMIT OF WORK LINE SHALL BE CLEARLY MARKED IN THE FIELD BY FIELD SURVEY PRIOR TO CONSTRUCTION WITHIN DESIGNATED AREA. LIMIT OF WORK LINE SHALL NOT EXCEED THE LINE SHOWN.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED FOR EACH PHASE PRIOR TO ANY CONSTRUCTION ON THE SITE. CONTRACTOR IS ENCOURAGED TO USE "FILTERMATT" IN LIEU OF STRAW BALE SILTATION BARRIER. LITE NETTING OR HYDRO SEEDING WITH A BONDED FIBER MATRIX SHALL BE USED ON STEEP SLOPES.
3. DURING DEVELOPMENT AND CONSTRUCTION, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
4. LAND SHALL BE DEVELOPED IN INCREMENTS OF WORKABLE SIZE WHICH CAN BE COMPLETED DURING A SINGLE CONSTRUCTION SEASON. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING, DEVELOPMENT, AND CONSTRUCTION. OPERATIONS CONTROL MEASURES, SUCH AS HYDROSEEDING, BERMS, INTERCEPTOR DITCHES, TERRACES, AND SEDIMENT TRAPS SHALL BE PUT INTO EFFECT PRIOR TO THE COMMENCEMENT OF EACH INCREMENT OF THE DEVELOPMENT/CONSTRUCTION PROCESS.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES, WHEN INTENSE RAINFALL IS PREDICTED. THE CONTRACTOR'S REPRESENTATIVE SHALL INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. AREAS WHERE CONSTRUCTION IS ADJACENT TO THE EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST TWICE PER WEEK. AREAS WITH SITES THAT HAVE BEEN FINALLY STABILIZED MUST BE INSPECTED AT LEAST ONCE A MONTH.
6. STOCK PILES SHALL BE SET BACK A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT. ALL STOCK PILES SHALL BE CONTAINED WITH SILT FENCES OR STRAW BALES TO PREVENT EROSION FROM ENTERING THE STREET DRAINAGE. WIPES 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.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A ONE FOOT HIGH BY TWO FOOT WIDE EARTHEN BERM ALONG THE EDGES OF THE ROAD TO DIVERT RUNOFF TO THE SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE DRAINAGE SYSTEM IS INSTALLED (SEE EARTHEN BERM DETAIL).
8. ALL CATCH BASIN AND DRAINAGE BASINS SHALL BE CLEANED DURING AND FOLLOWING 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.
9. 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.
10. SEDIMENT BASINS (DEBRIS, BASINS, DE-SILTING BASINS, OR SILT TRAPS) SHALL BE INSTALLED IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGH THE DEVELOPMENT PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING FROM LAND UNDERGOING DEVELOPMENT. SEDIMENT BASINS SHALL BE INSTALLED OUTSIDE OF INFILTRATION BASINS AND PROPOSED SEPTIC LEACHING AREAS.
11. THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, SILT, 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
13. 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.
14. DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE RESTORED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
15. 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.
16. 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.
17. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.
18. REMOVAL OF EXISTING VEGETATION SHALL BE WITHIN THE LIMIT OF WORK AREA.
19. ALL EXCESS SOIL SHALL REMAIN ON-SITE IN AREAS TO BE DESIGNATED BY THE OWNER.
20. DISTURBED SOIL RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.

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

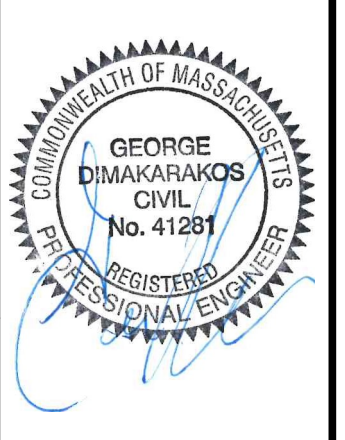


- CONSTRUCTION SPECIFICATIONS**
1. THE ENTRANCE TO EACH PHASE SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE DRIVEWAY FOR A MINIMUM DISTANCE OF 50 FEET FROM THE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

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

EROSION & SEDIMENTATION CONTROL PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
SM-3719C (3719C.EXISTINGCOND.DWG) SHEET 24 OF 46





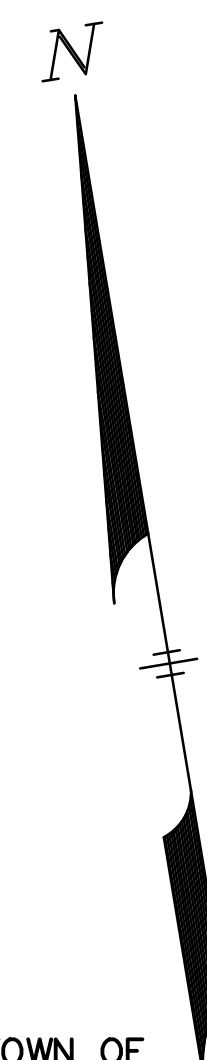
**UTILITY NOTE:**

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.

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

APPROXIMATE LOCATION OF MEAN ANNUAL HIGH WATER LINE

APPROXIMATE LOCATION EXISTING CART PATHS AS SHOWN ON PLAN No. 335 OF 1979 EXCEPTION B



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

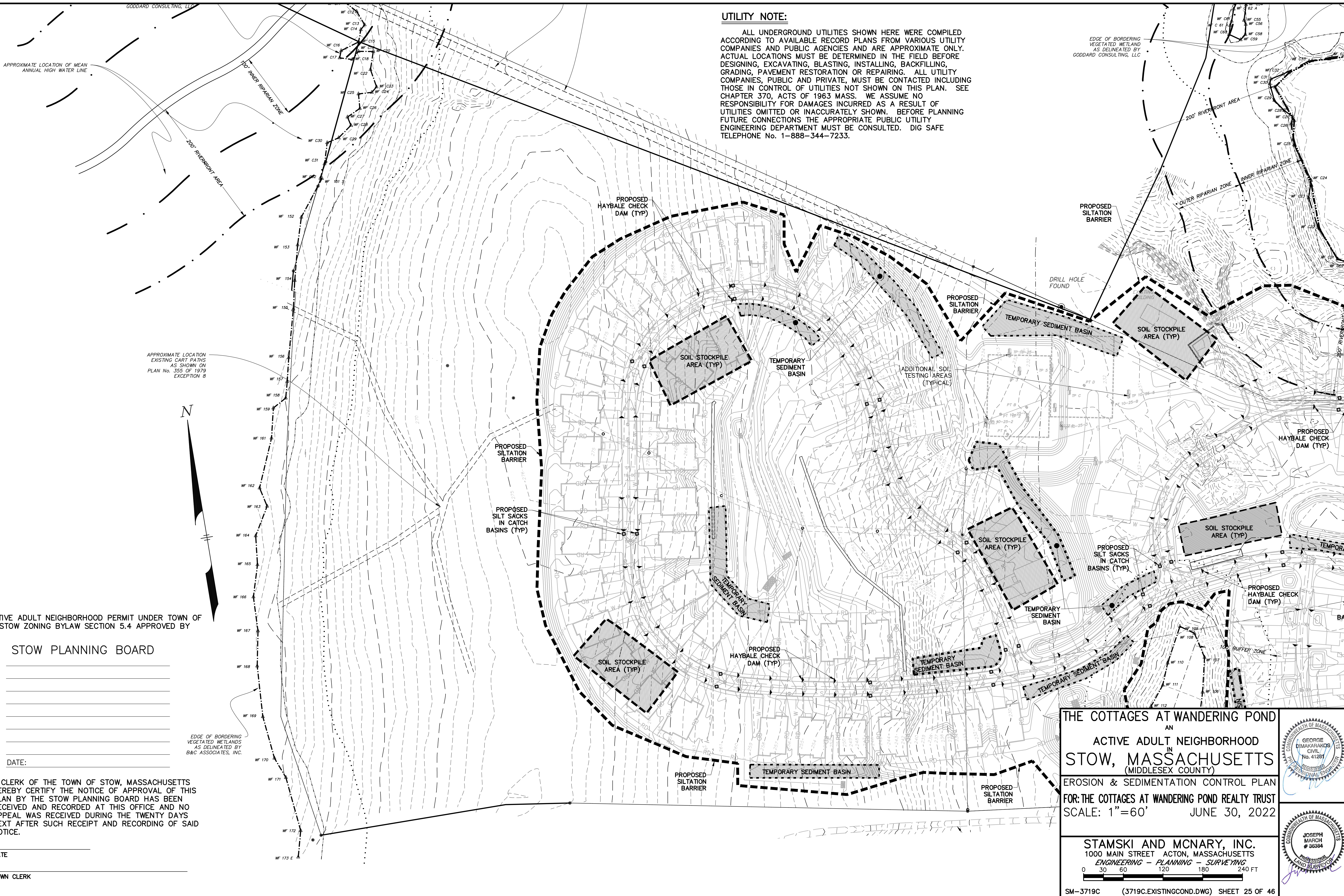
STOW PLANNING BOARD

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

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

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.

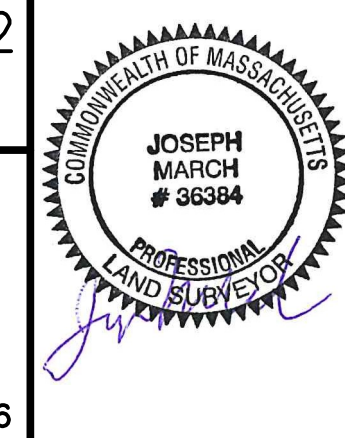
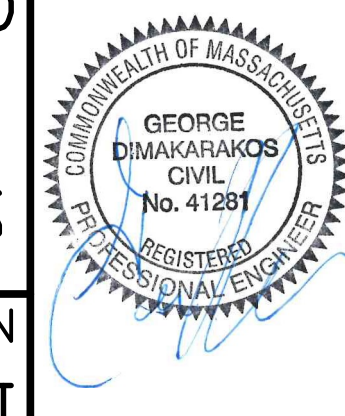
DATE \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_



THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
EROSION & SEDIMENTATION CONTROL PLAN  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022

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

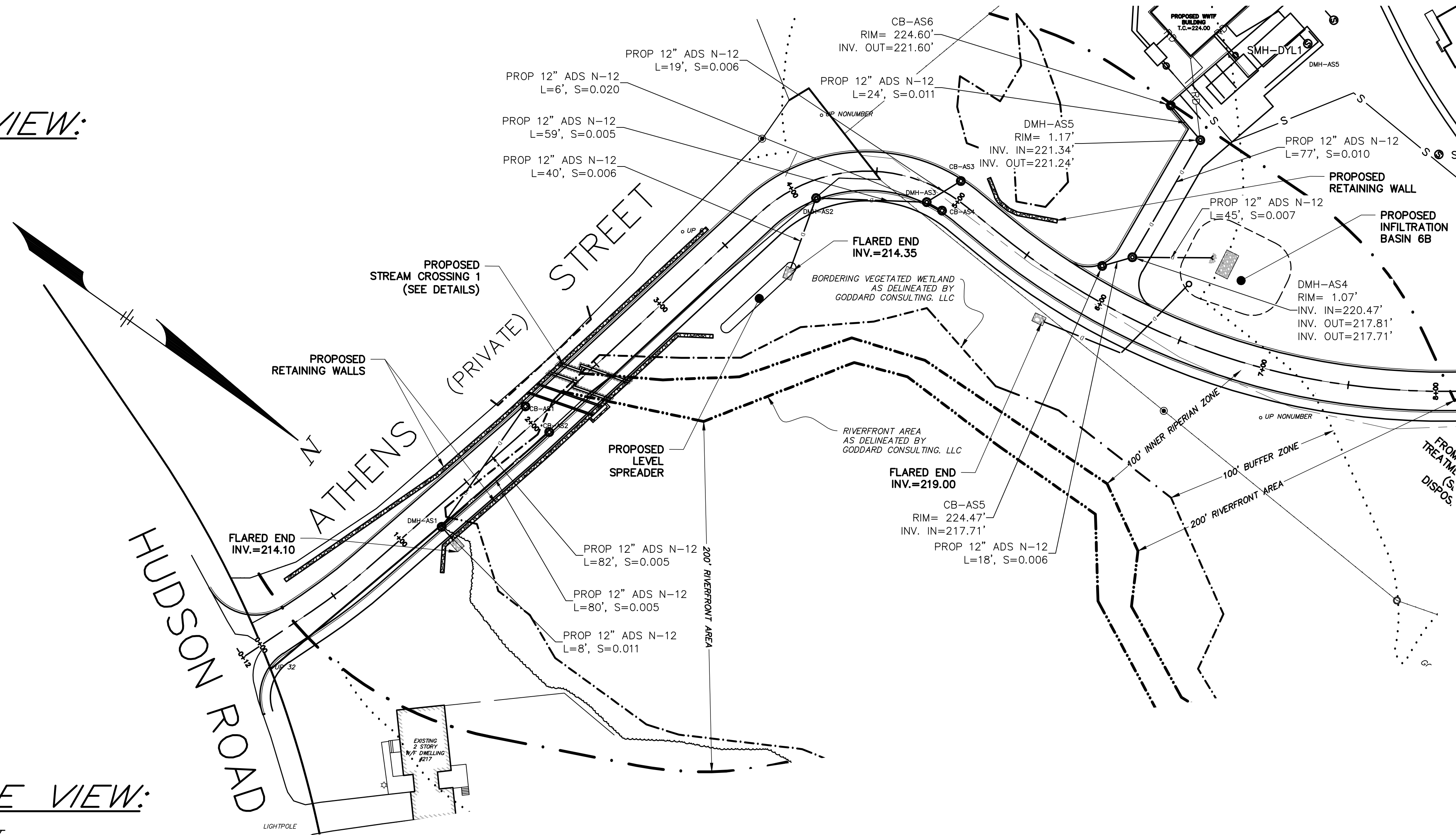
0 30 60 120 180 240 FT





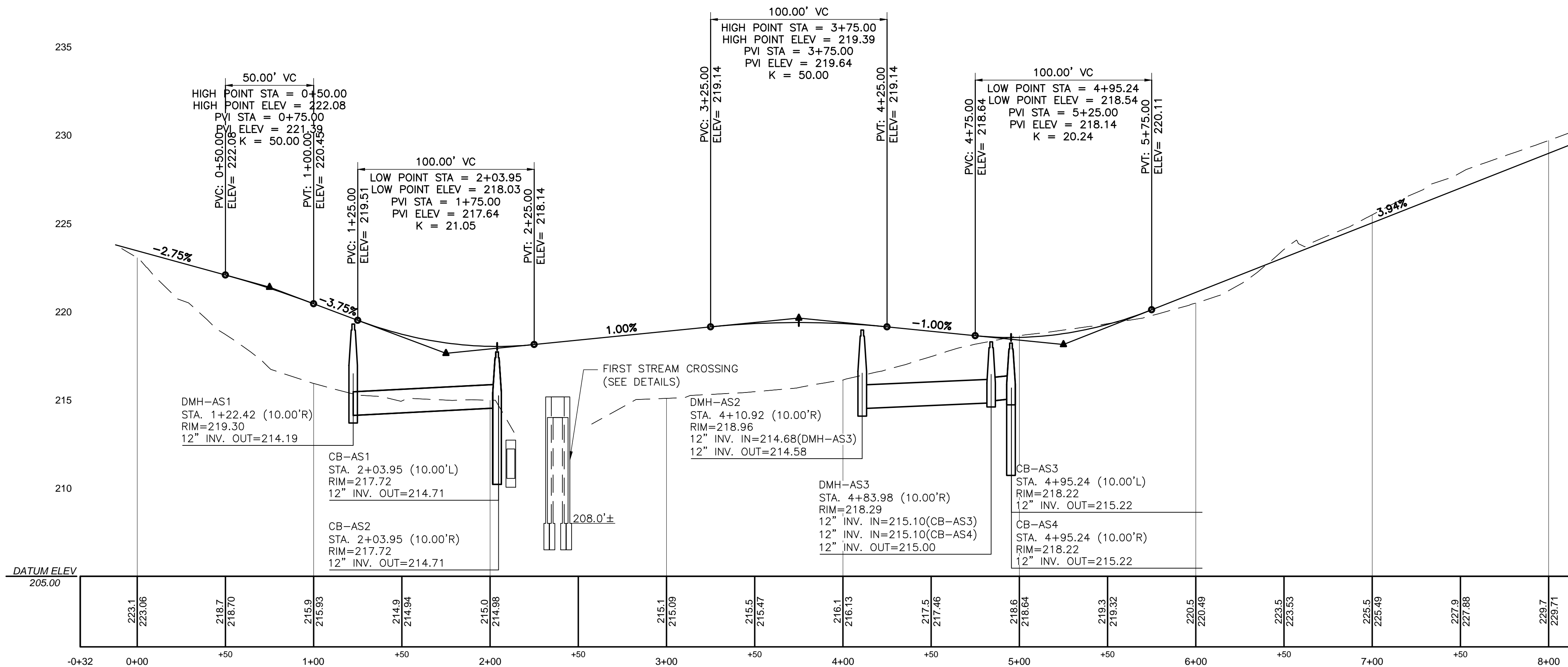
**PLAN VIEW:**

SCALE: 1"=40'



**PROFILE VIEW:**

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



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

STOW PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

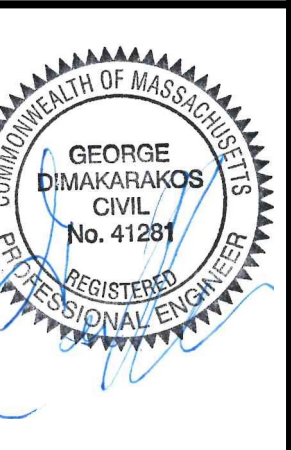
DATE: \_\_\_\_\_

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

DATE \_\_\_\_\_

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

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



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

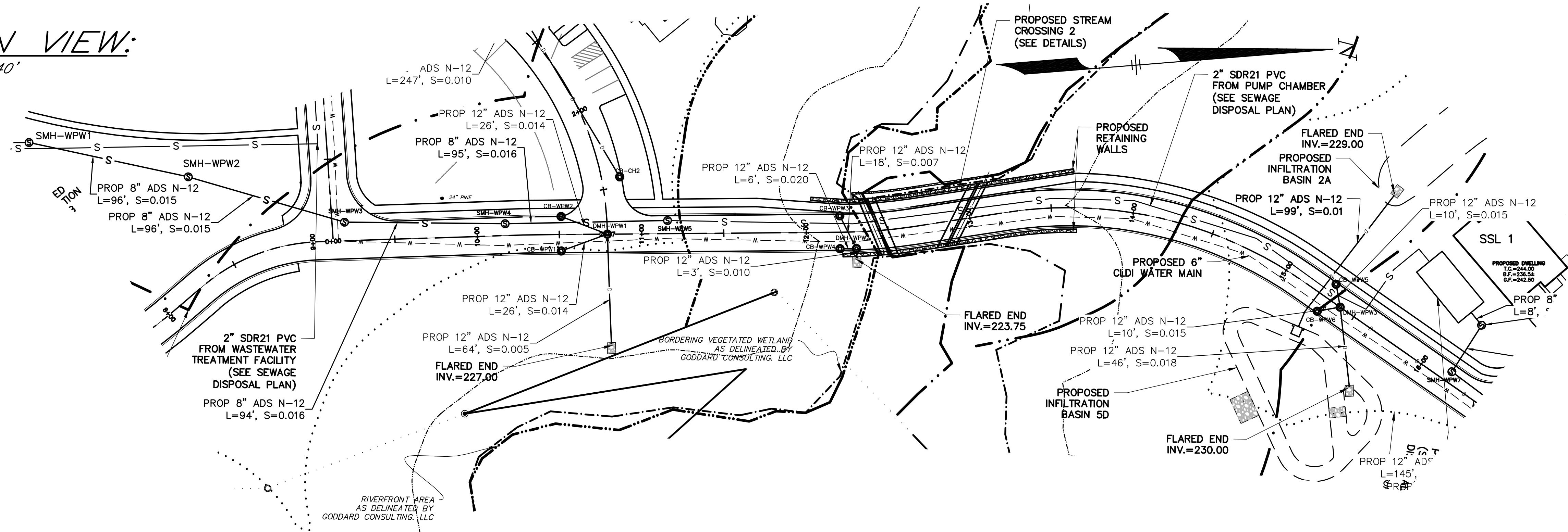
SM-3719C (3719C.AAN.DWG) SHEET 26 OF 46





**PLAN VIEW:**

SCALE: 1"=40'



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

STOW PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

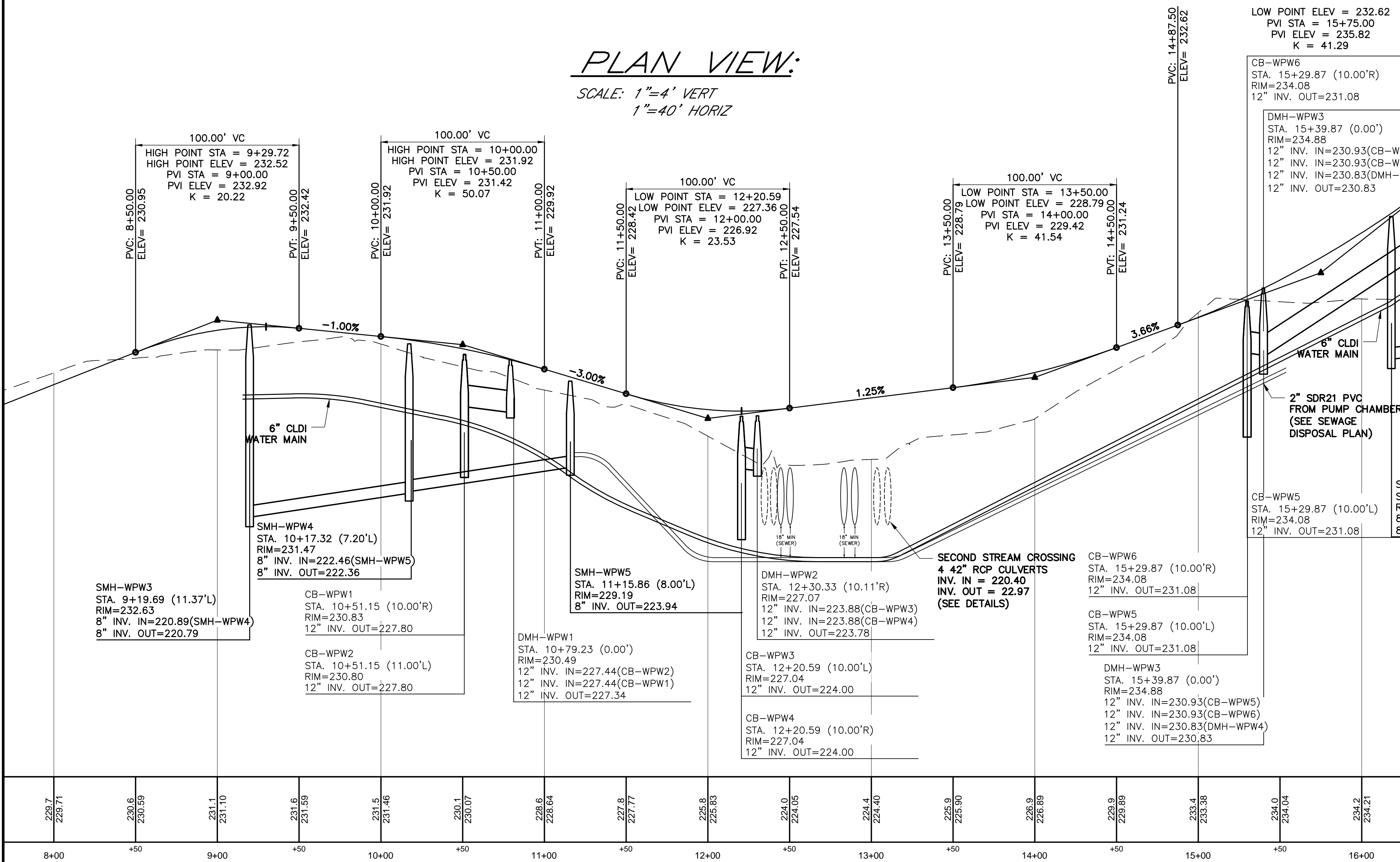
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_

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

**PLAN VIEW:**

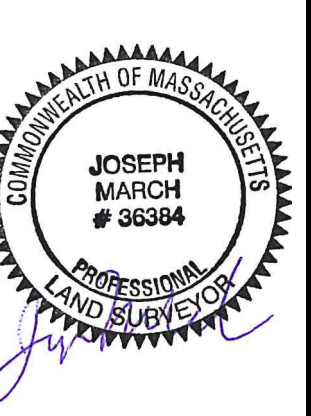
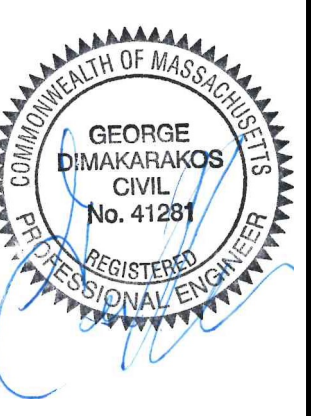
SCALE: 1"=4' VERT  
1"=40' HORIZ



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

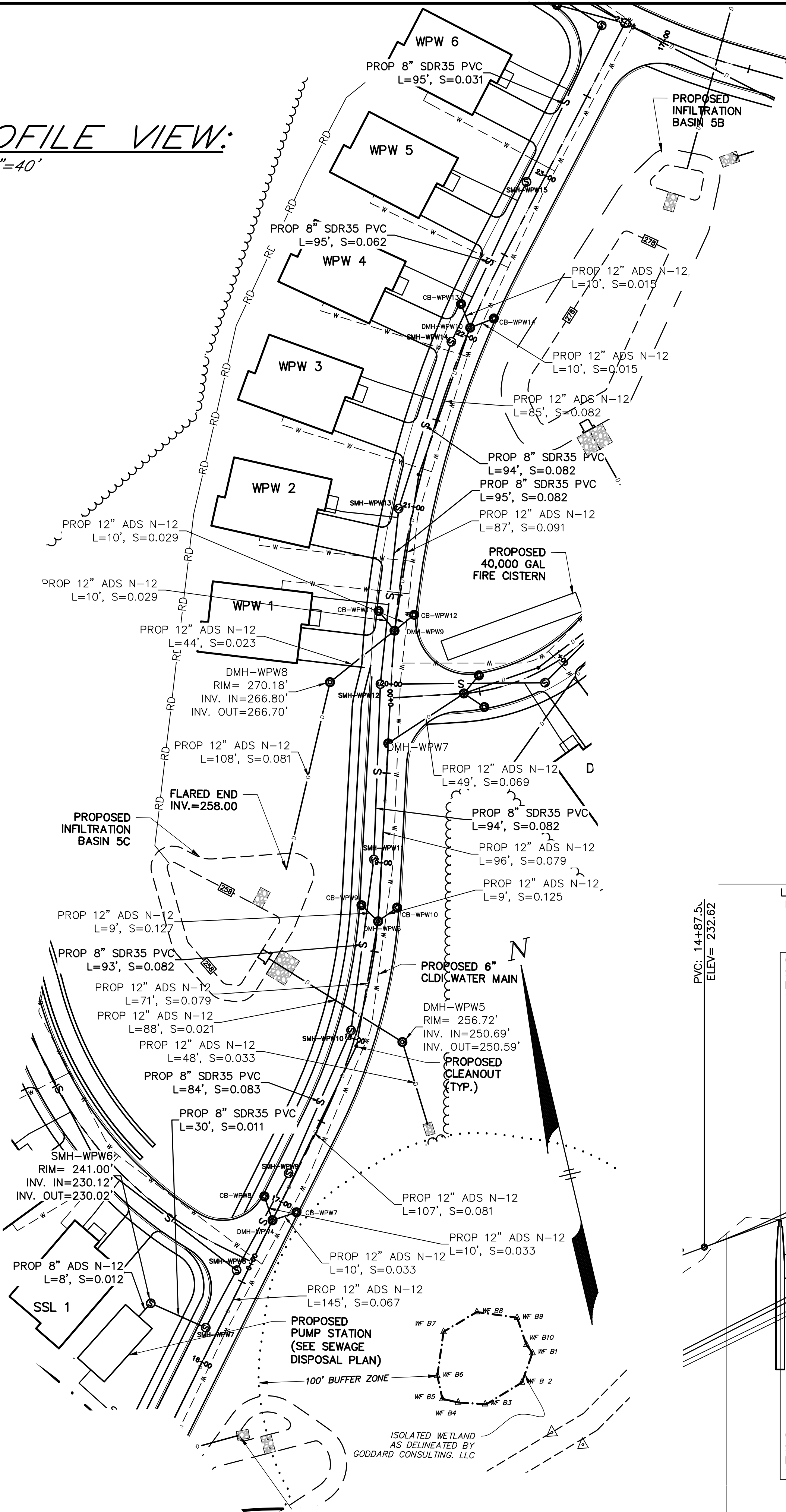
WANDERING POND WAY (STA 8+00 - 16+00)  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
SM-3719C (3719C.AAN.DEF.DWG) SHEET 27 OF 46





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



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

**STOW PLANNING BOARD**

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

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

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

SMH-WPW10  
STA. 18+03.96 (-3.32'L)  
RIM=253.79  
8" INV. IN=248.11(SMH-WPW11)  
8" INV. OUT=248.01

SMH-WPW9  
STA. 17+16.03 (-3.61'L)  
RIM=246.84  
8" INV. IN=241.12(SMH-WPW10)  
8" INV. OUT=241.02

CB-WPW7  
STA. 16+98.43 (10.00'R)  
RIM=245.25  
12" INV. OUT=241.00

175.00' VC  
LOW POINT STA = 14+87.50  
LOW POINT ELEV = 232.62  
PVI STA = 15+75.00  
PVI ELEV = 235.82  
K = 41.29

CB-WPW6  
STA. 15+29.87 (10.00'R)  
RIM=234.08  
12" INV. OUT=231.08

DMH-WPW3  
STA. 15+39.87 (0.00')  
RIM=234.88  
12" INV. IN=230.93(CB-WPW5)  
12" INV. IN=230.93(CB-WPW6)  
12" INV. IN=230.83(DMH-WPW4)  
12" INV. OUT=230.83

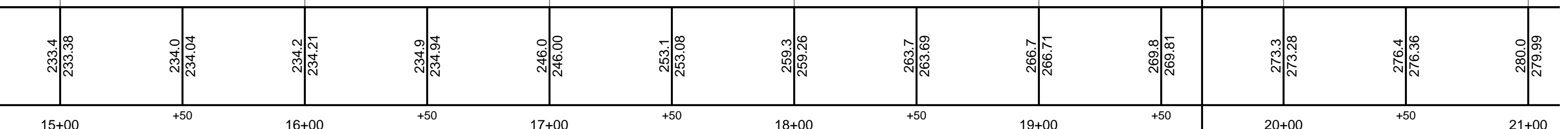
CB-WPW8  
STA. 16+98.43 (10.00'L)  
RIM=245.25  
12" INV. OUT=241.00

DMH-WPW4  
STA. 16+88.43 (0.00')  
RIM=244.77  
12" INV. IN=240.66(CB-WPW8)  
12" INV. IN=240.66(CB-WPW7)  
12" INV. IN=240.66(Structure - (329))  
12" INV. OUT=240.56

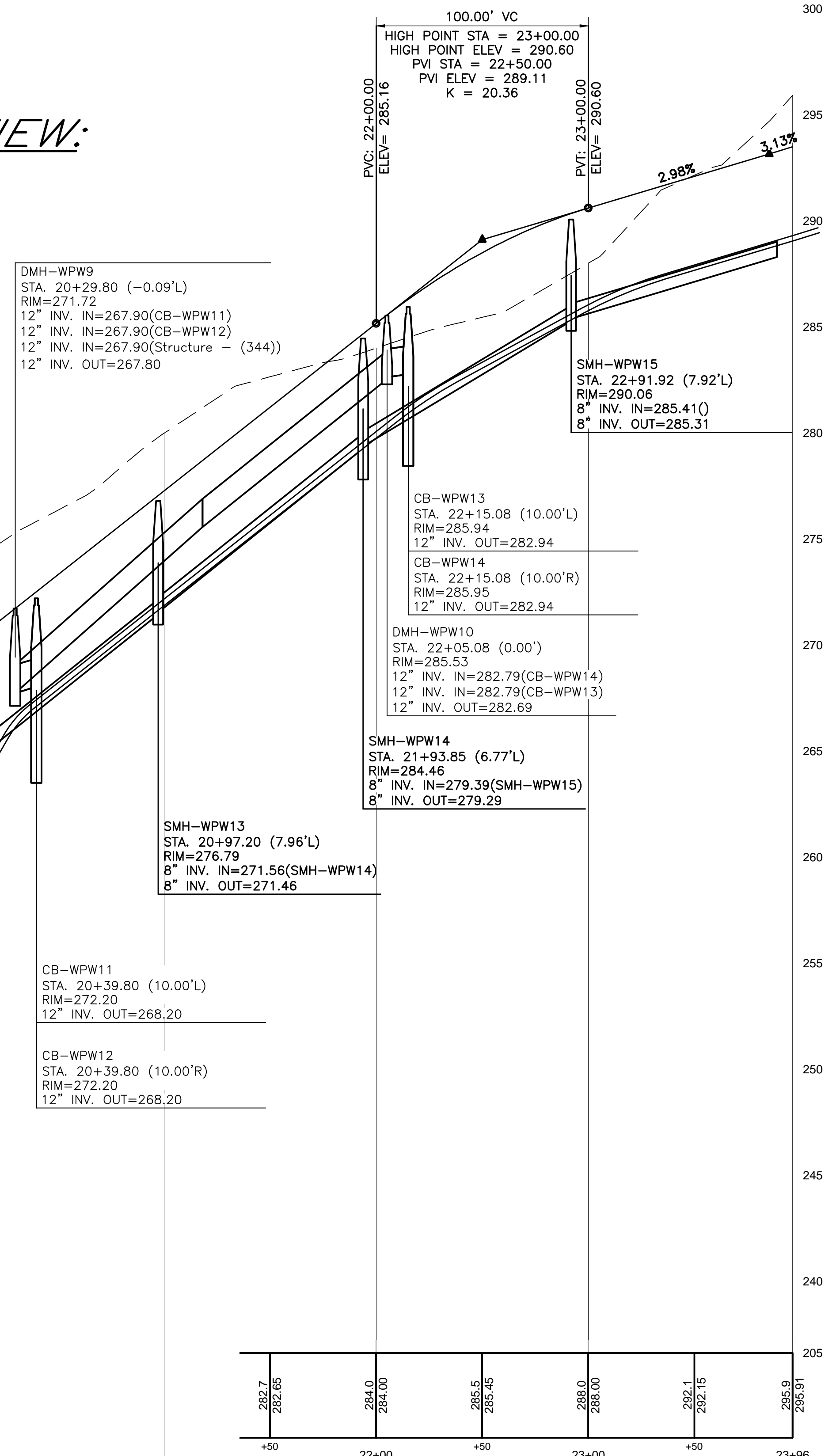
SMH-WPW8  
STA. 16+54.56 (5.58'L)  
RIM=241.93  
8" INV. IN=236.71(SMH-WPW9)  
8" INV. OUT=230.93

CB-WPW5  
STA. 15+29.87 (10.00'L)  
RIM=234.08  
12" INV. OUT=231.08

SMH-WPW7  
STA. 16+18.08 (6.75'L)  
RIM=239.26  
8" INV. IN=230.56(SMH-WPW8)  
8" INV. OUT=230.46

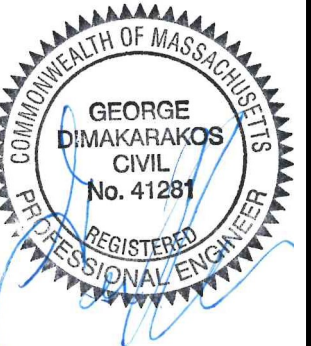


**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ



**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

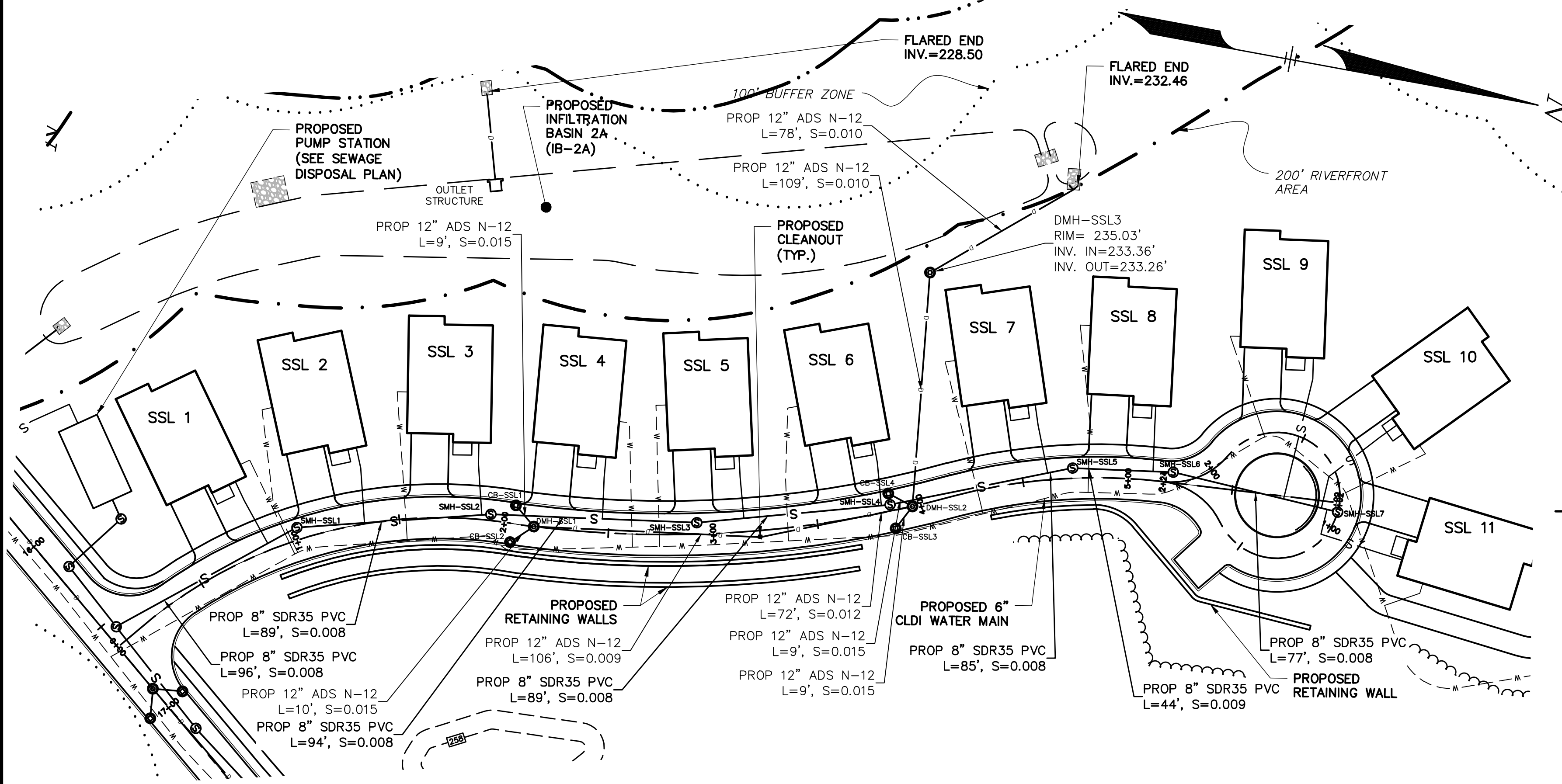
**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.DWG) SHEET 28 OF 46





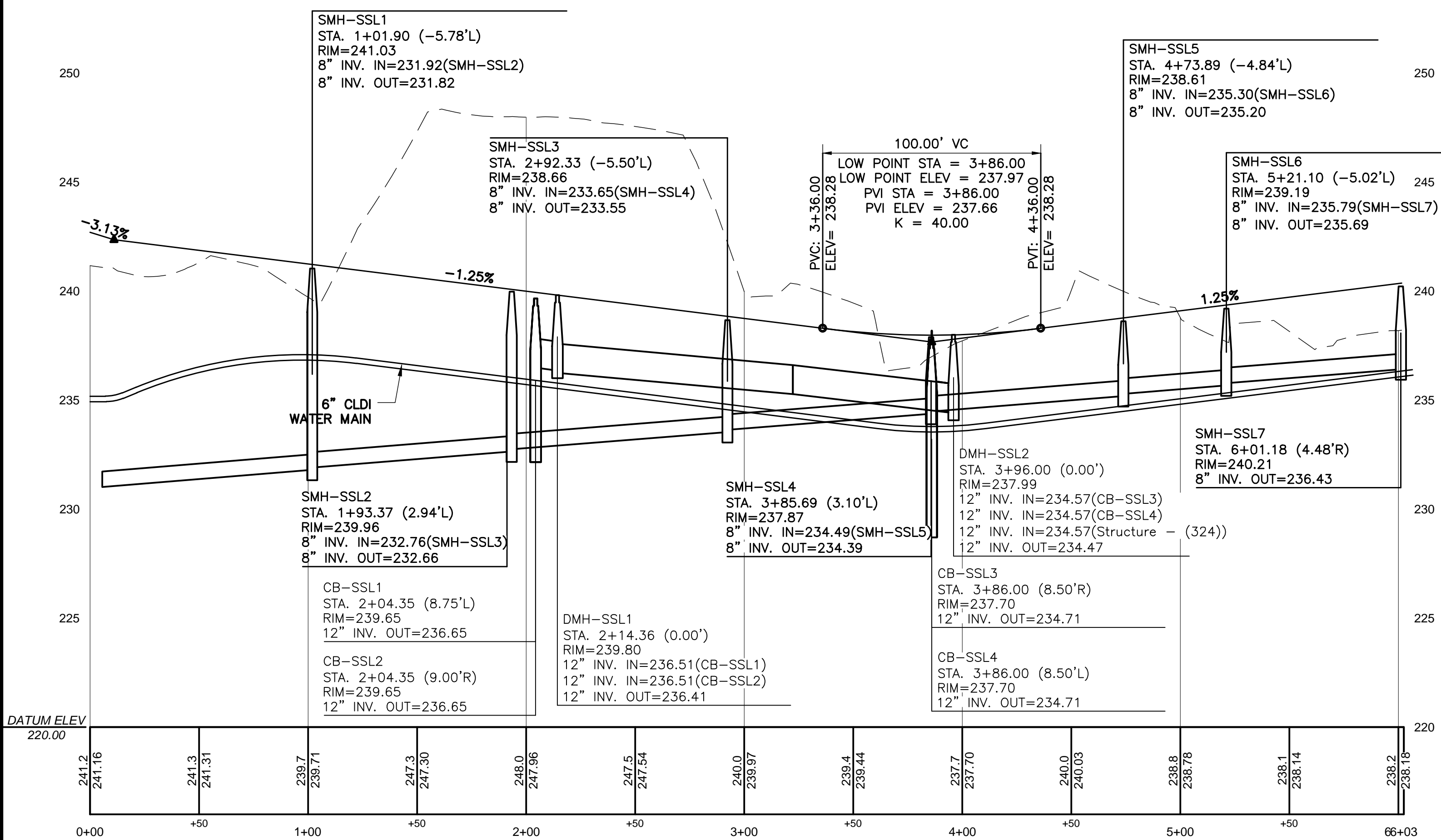
# STEPPING STONE LANE PLAN VIEW:

SCALE: 1"=40'



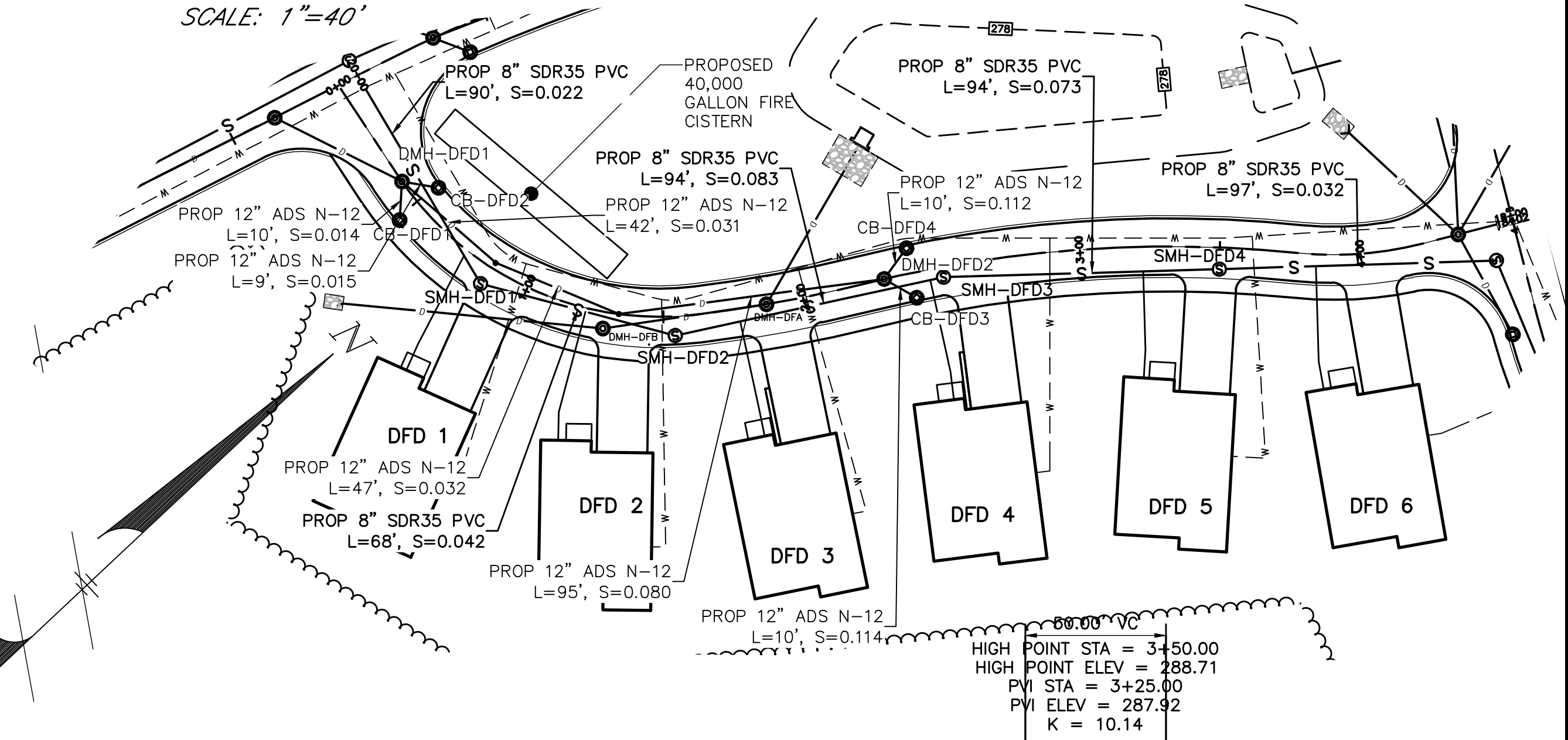
# STEPPING STONE LANE PROFILE VIEW:

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



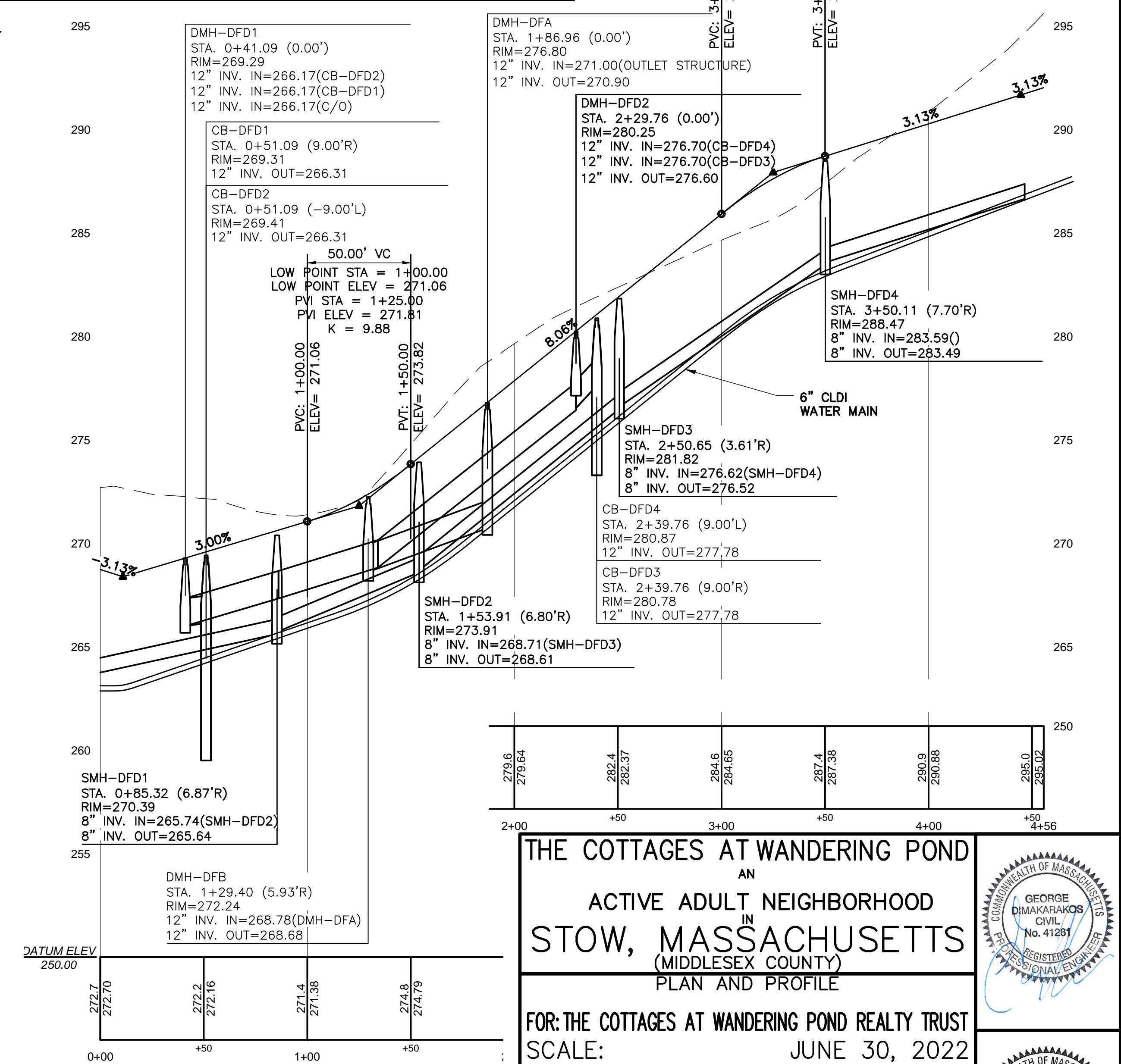
# DAFFODIL DRIVE PLAN VIEW:

SCALE: 1"=40'



# DAFFODIL DRIVE PROFILE VIEW:

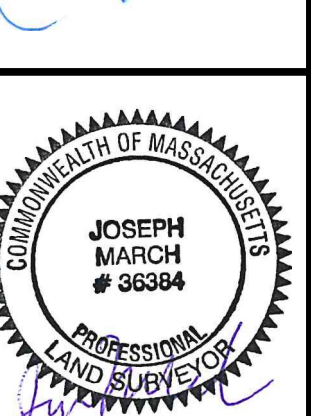
SCALE: 1"=4' VERT  
1"=40' HORIZ



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

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

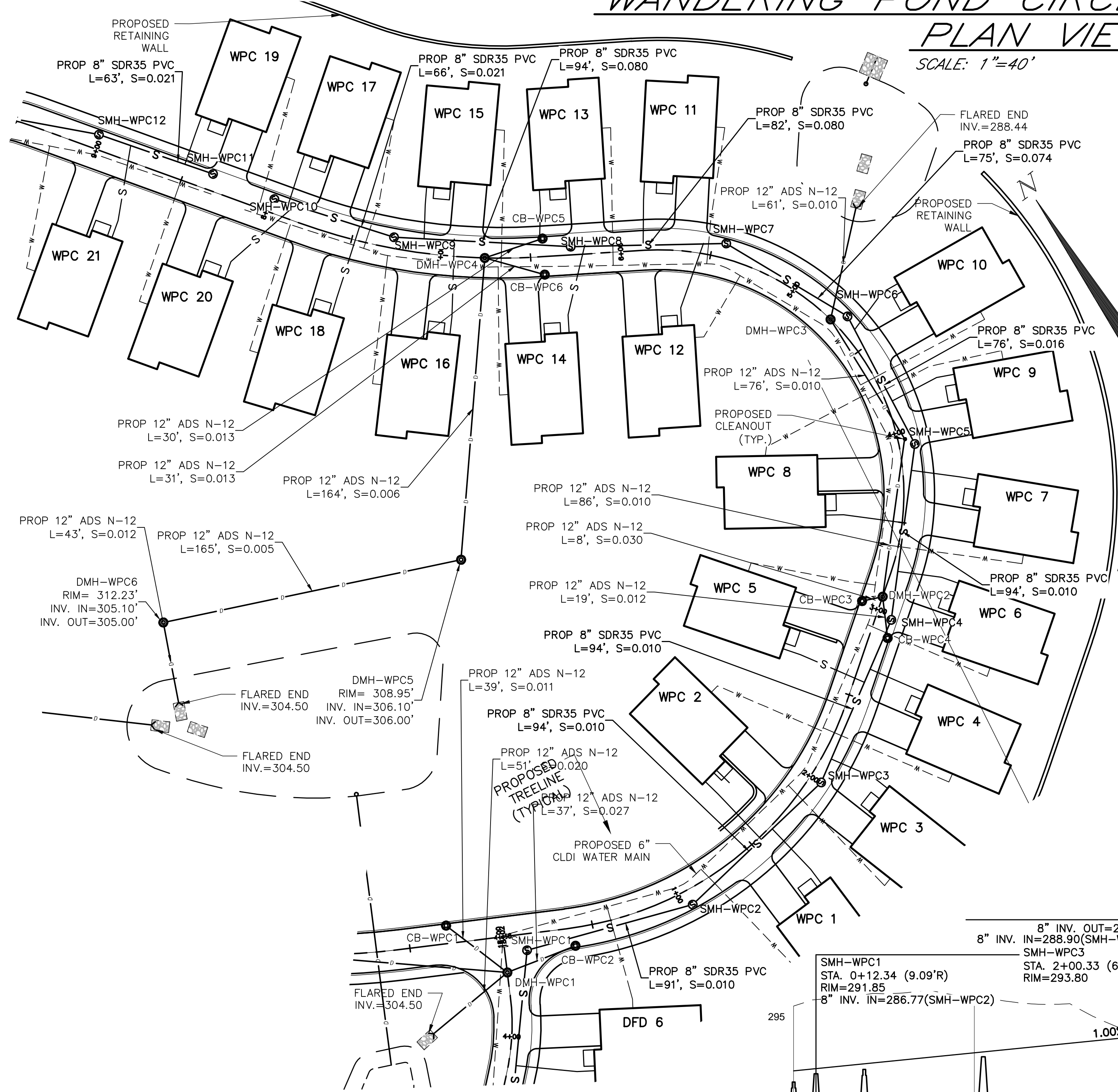
STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING





# 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: \_\_\_\_\_

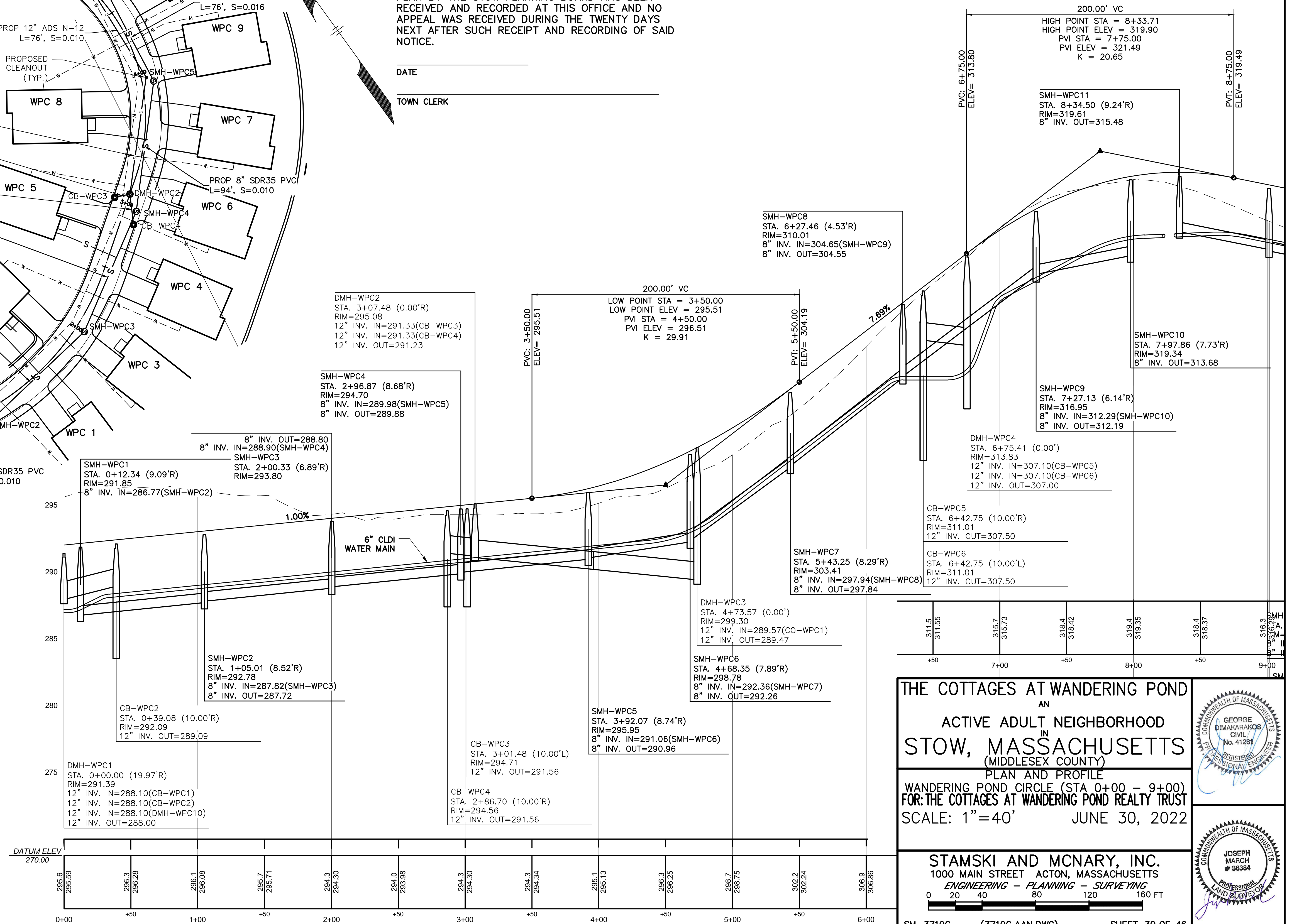
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

TOWN CLERK

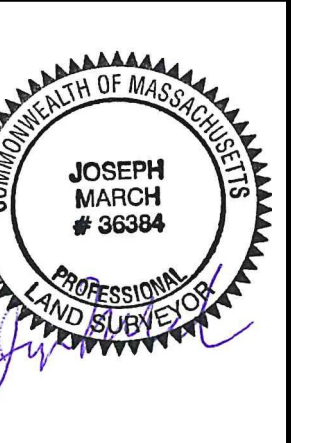
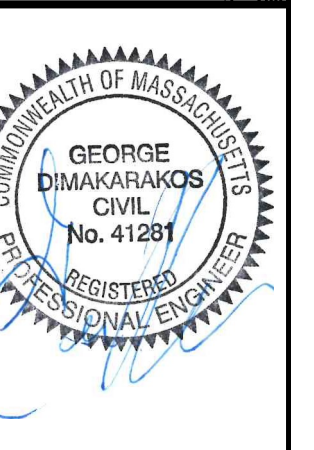
# WANDERING POND CIRCLE PROFILE VIEW:

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



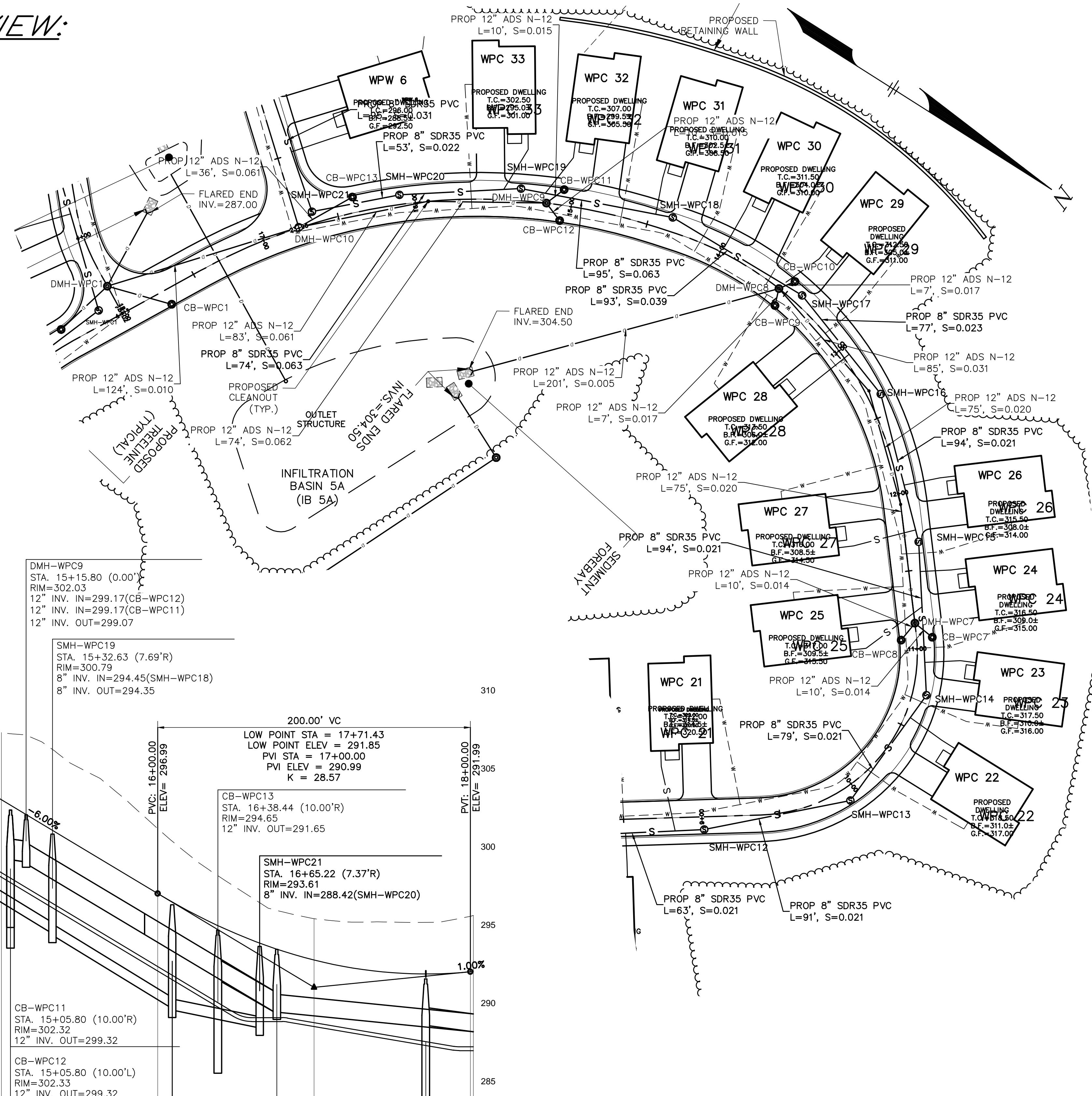
**THE COTTAGES AT WANDERING POND**  
AN  
**ACTIVE ADULT NEIGHBORHOOD**  
**STOW, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WANDERING POND CIRCLE (STA 0+00 - 9+00)  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40'      JUNE 30, 2022

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

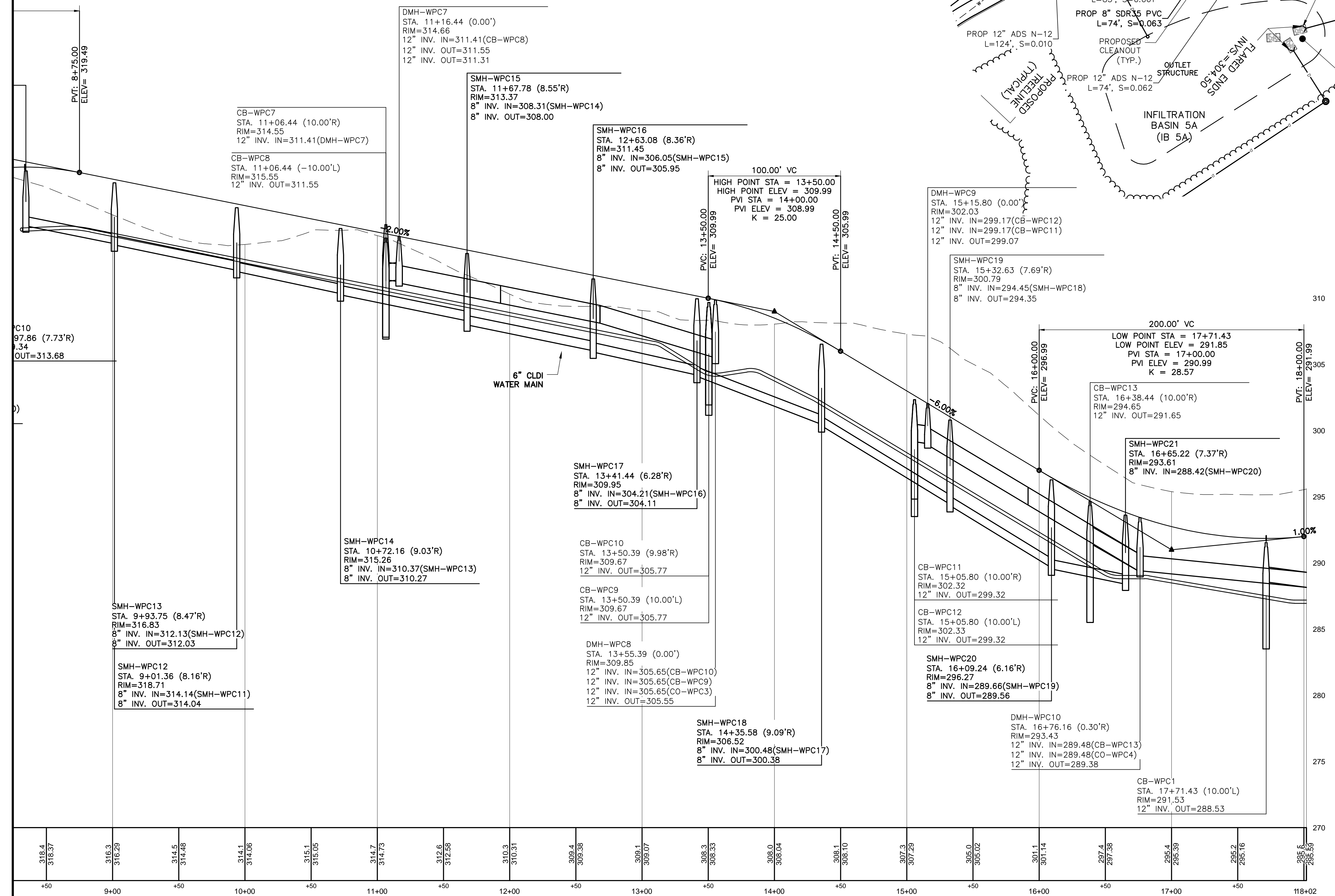




**PLAN VIEW:**  
SCALE: 1"=40'



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

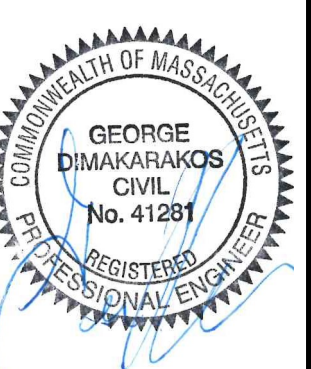


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WANDERING POND CIRCLE (STA 9+00 - 18+02)  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

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

0 20 40 80 120 160 FT

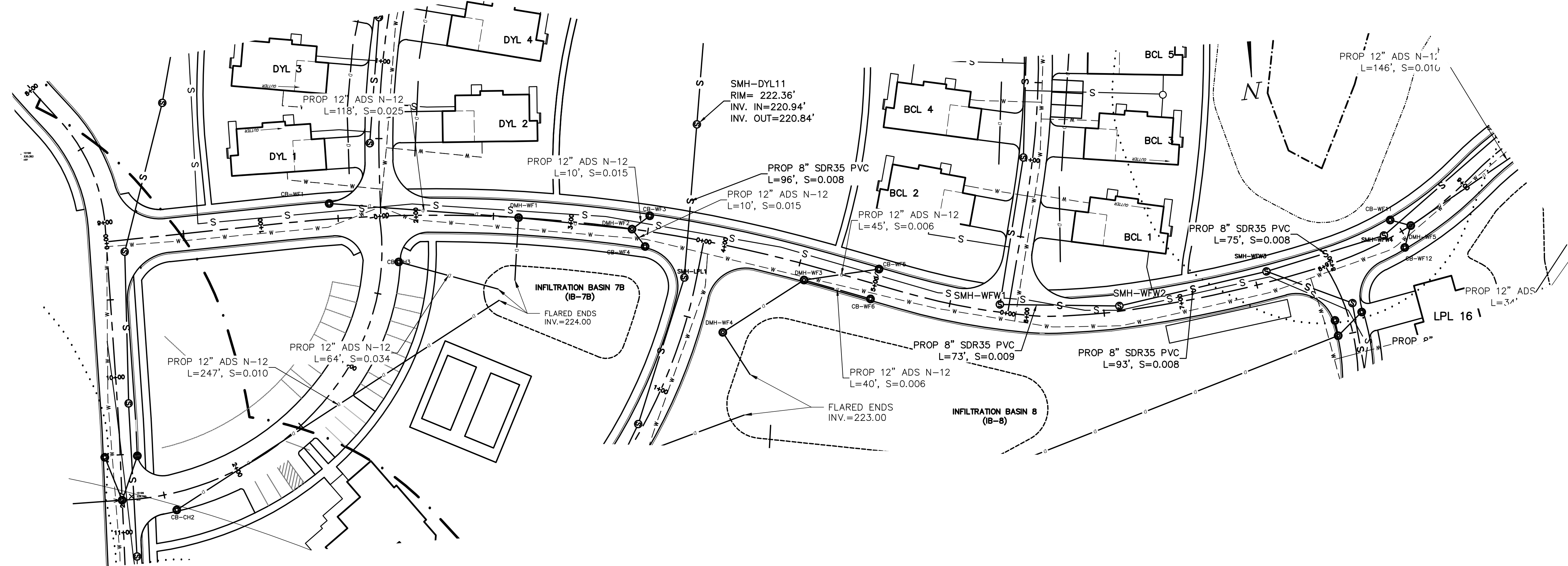
SM-3719C (3719C.AAN.DEF.DWG) SHEET 31 OF 46





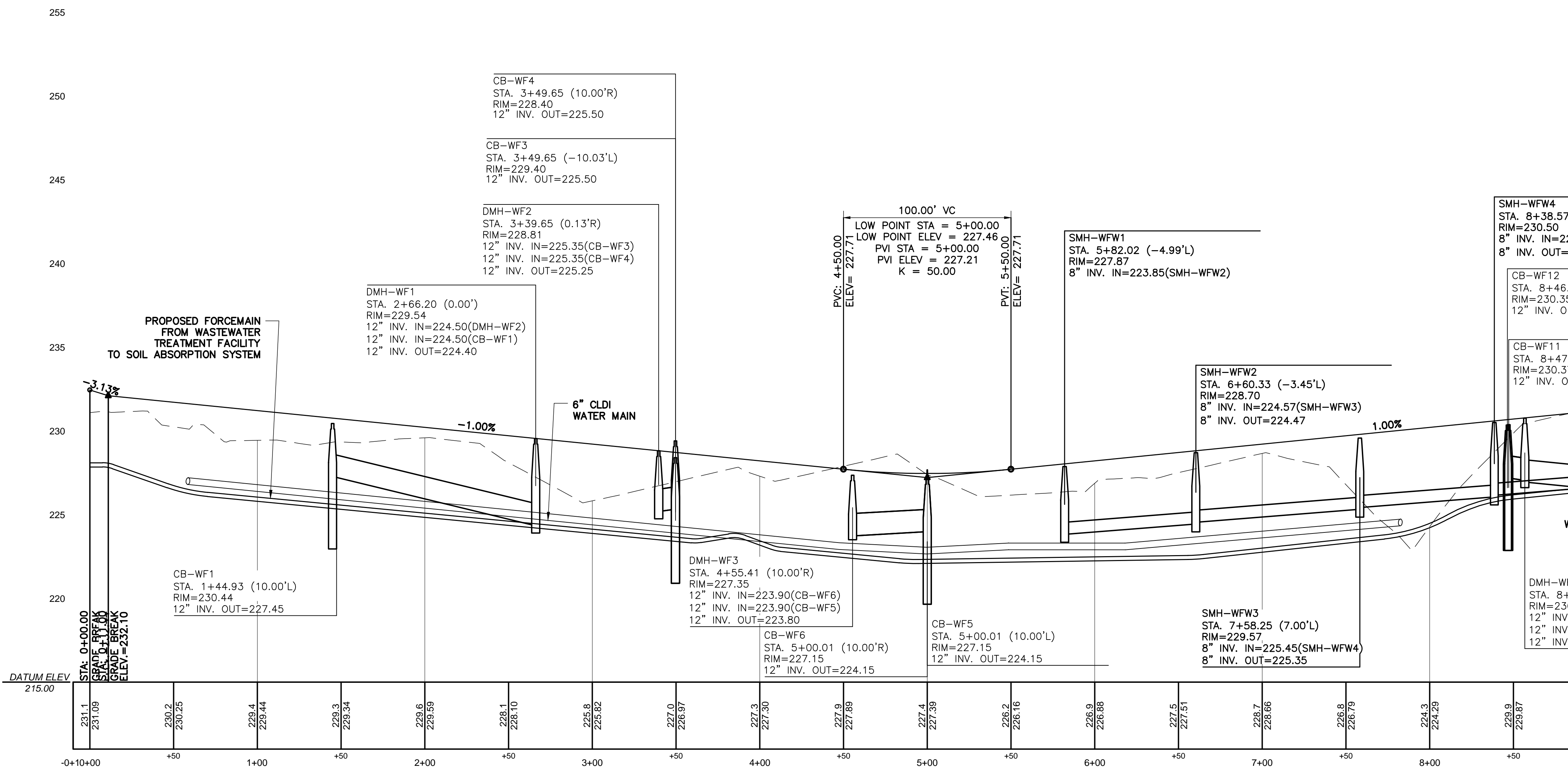
**PLAN VIEW:**

SCALE: 1"=40'



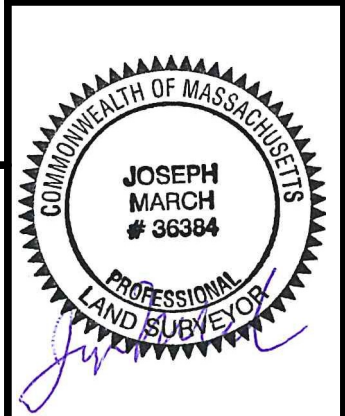
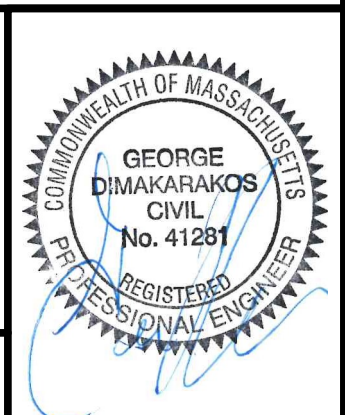
**PROFILE VIEW:**

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



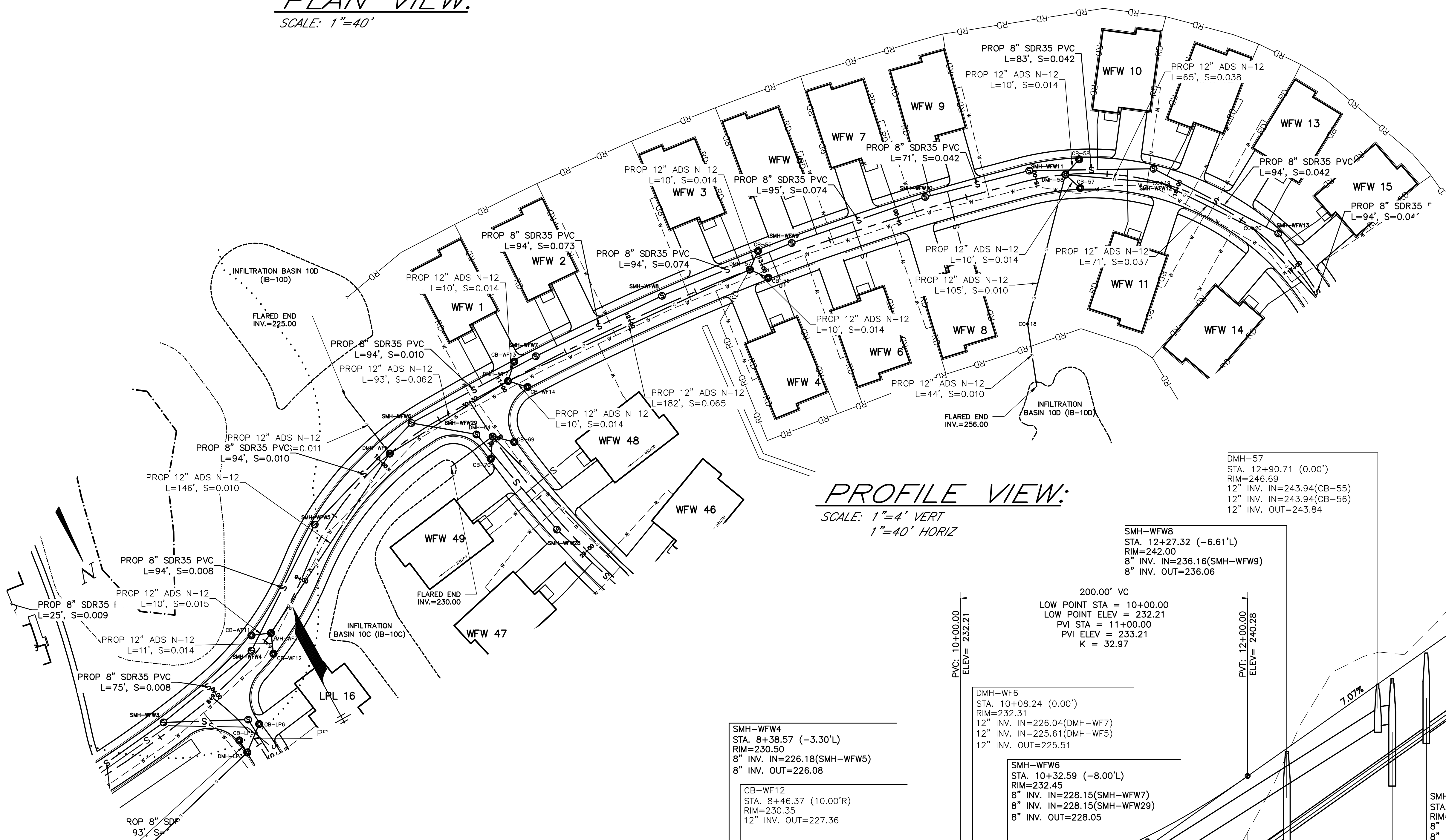
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
WILDFLOWER WAY (STA 0+00 - 8+00)  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
SM-3719C (3719C.AAN.DEF.DWG) SHEET 32 OF 46

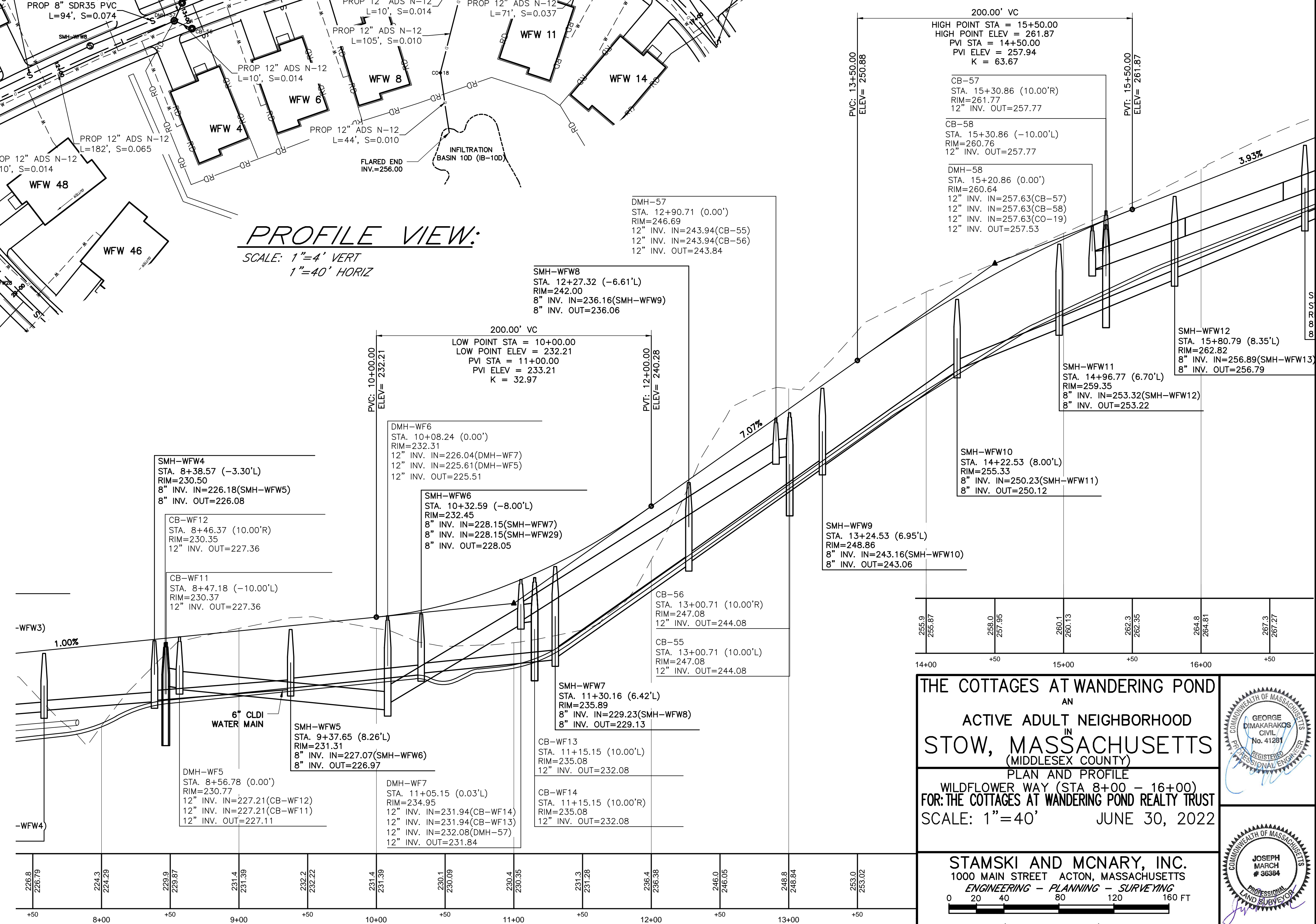




**PLAN VIEW:**  
SCALE: 1"=40'

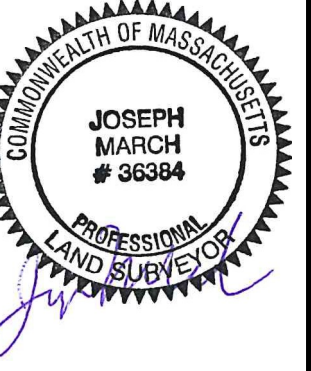
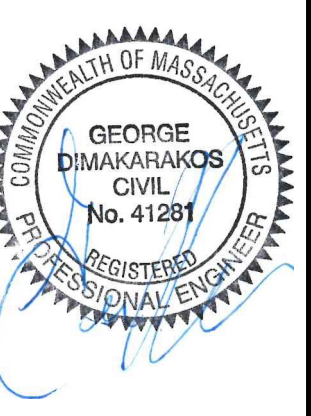


**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ



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

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 46





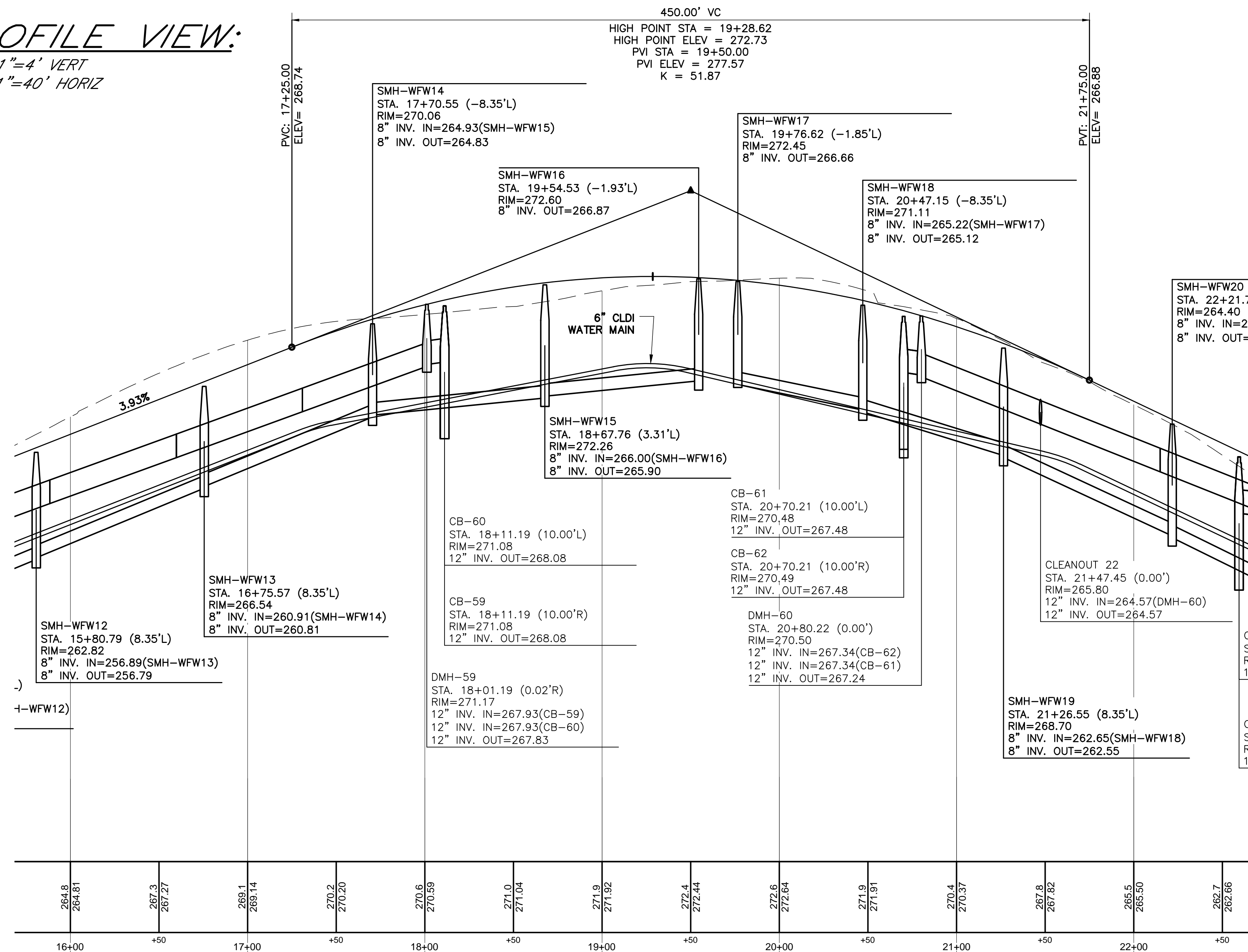
**PLAN VIEW:**

SCALE: 1"=40'



**PROFILE VIEW:**

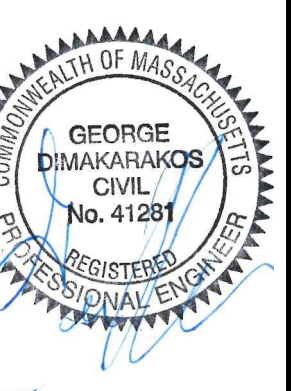
SCALE: 1"=4' VERT  
1"=40' HORIZ



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

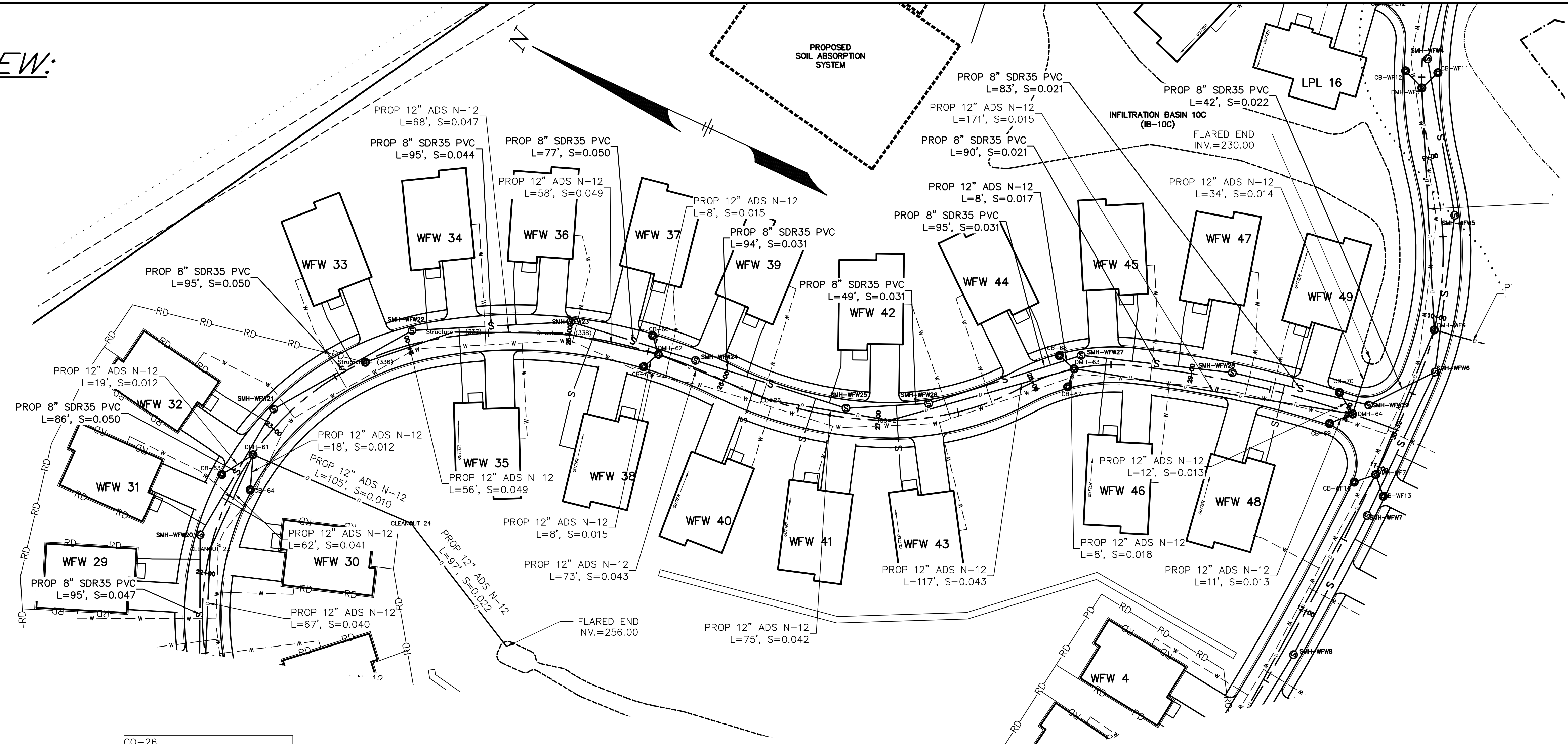
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

SM-3719C (3719C.AAN.DEF.DWG) SHEET 34 OF 46

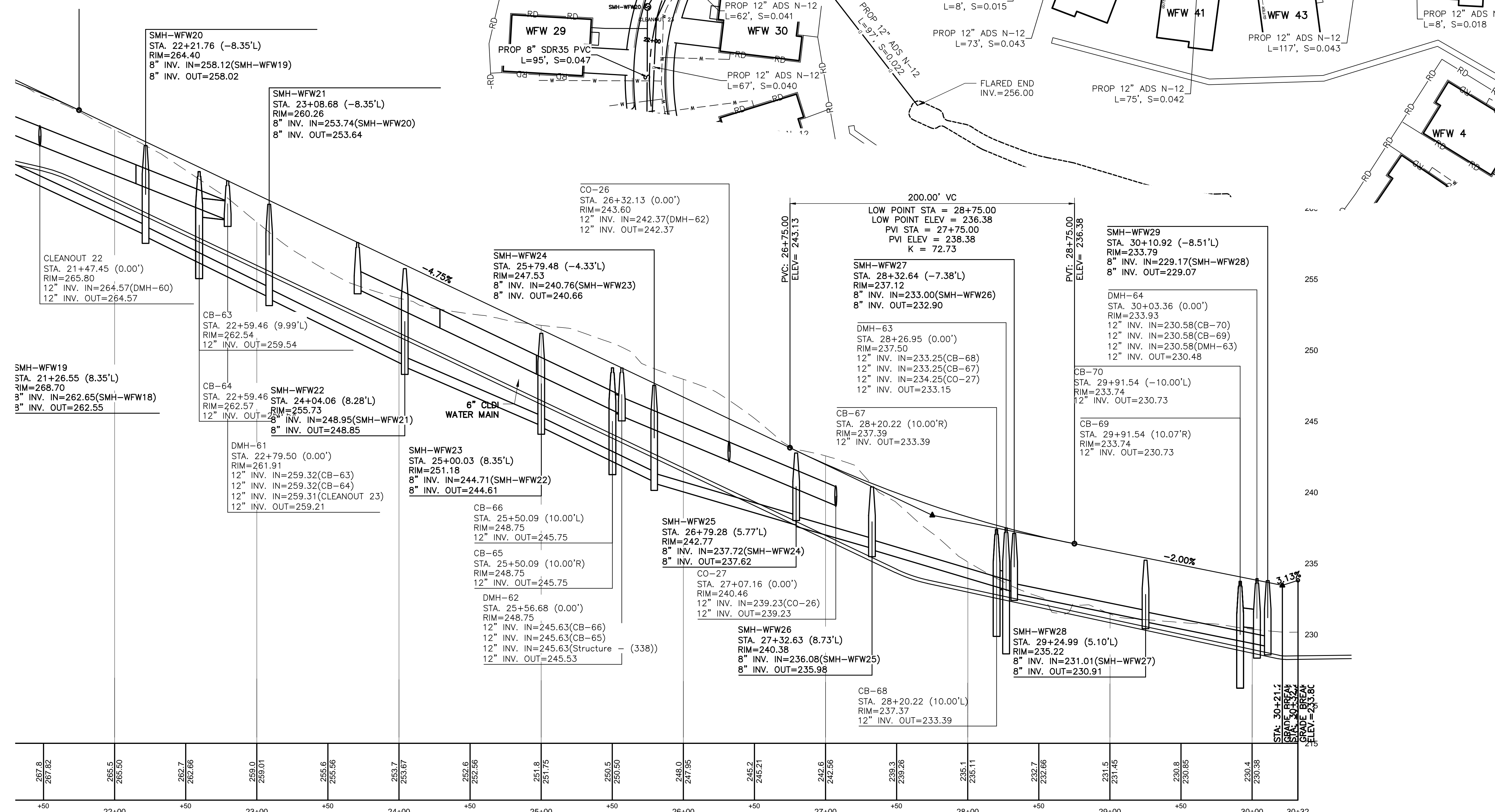




**PLAN VIEW:**  
SCALE: 1"=40'



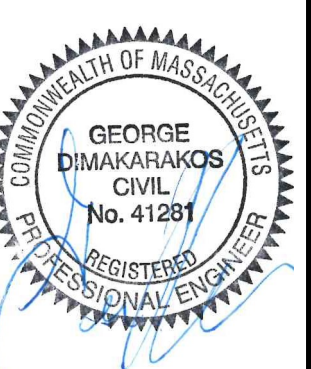
**PROFILE VIEW:**  
SCALE: 1"=4' VERT  
1"=40' HORIZ



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

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

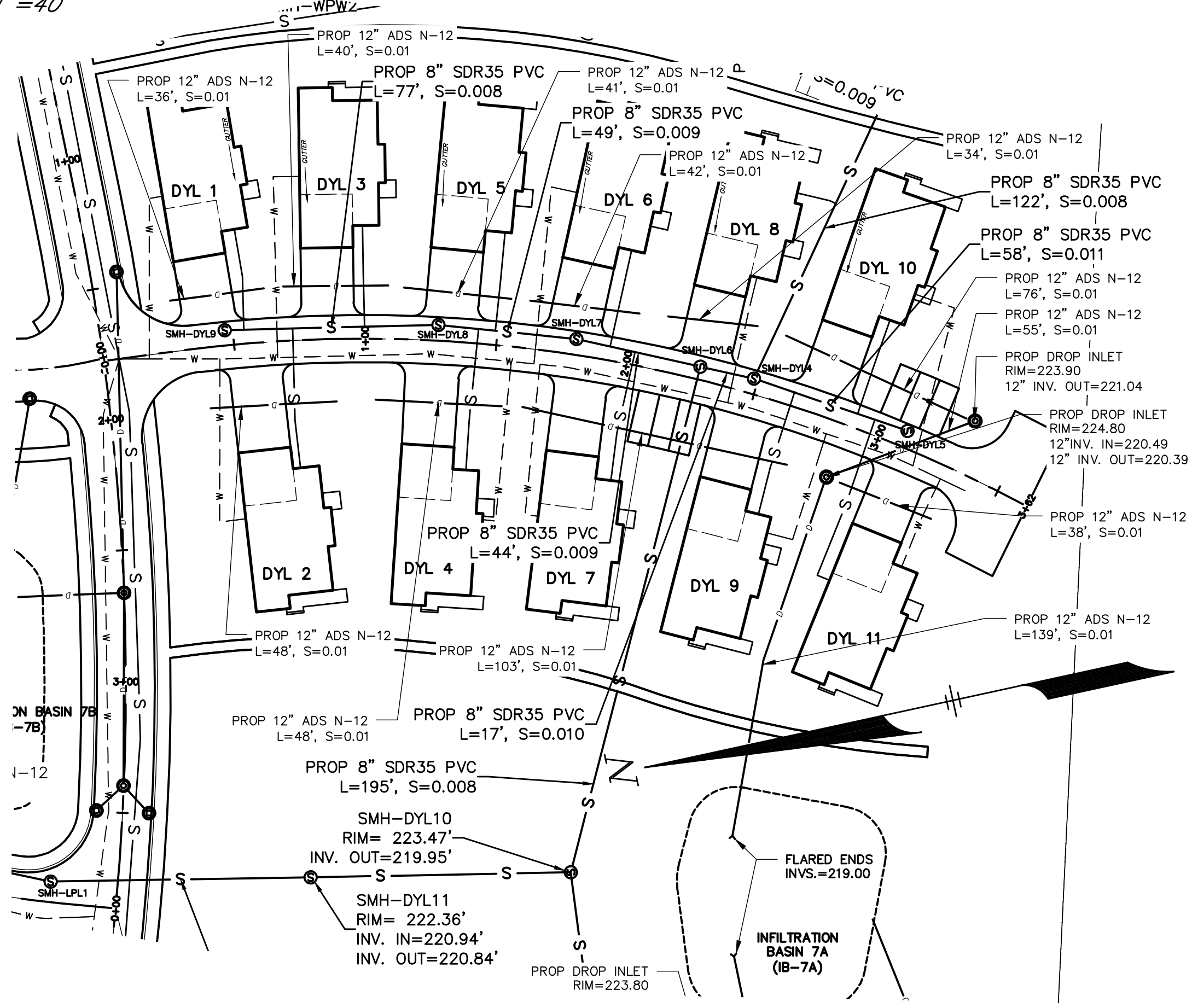
SM-3719C (3719C.AAN.DEF.DWG) SHEET 35 OF 46





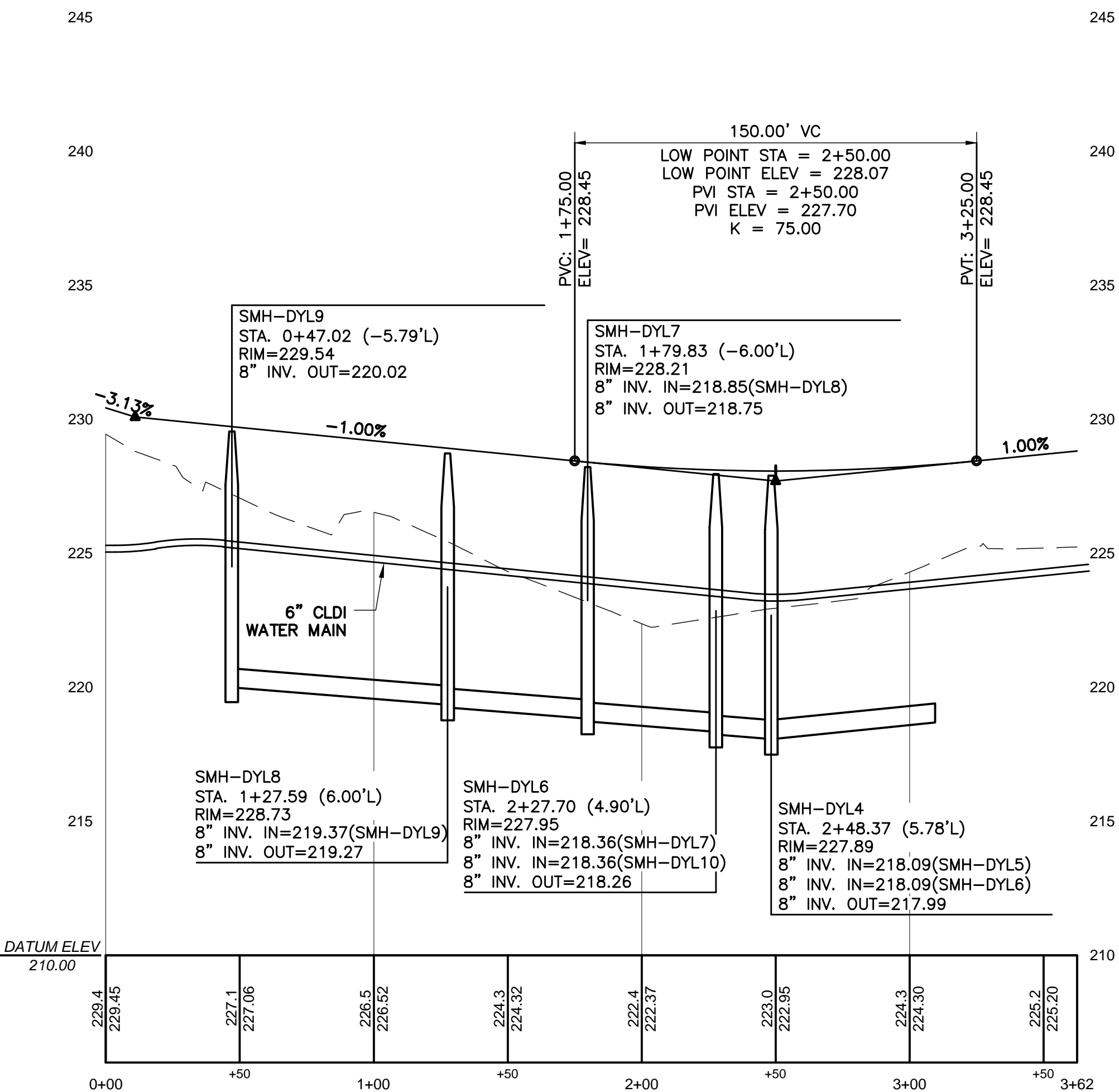
# DAISY LANE PLAN VIEW:

SCALE: 1"=40'



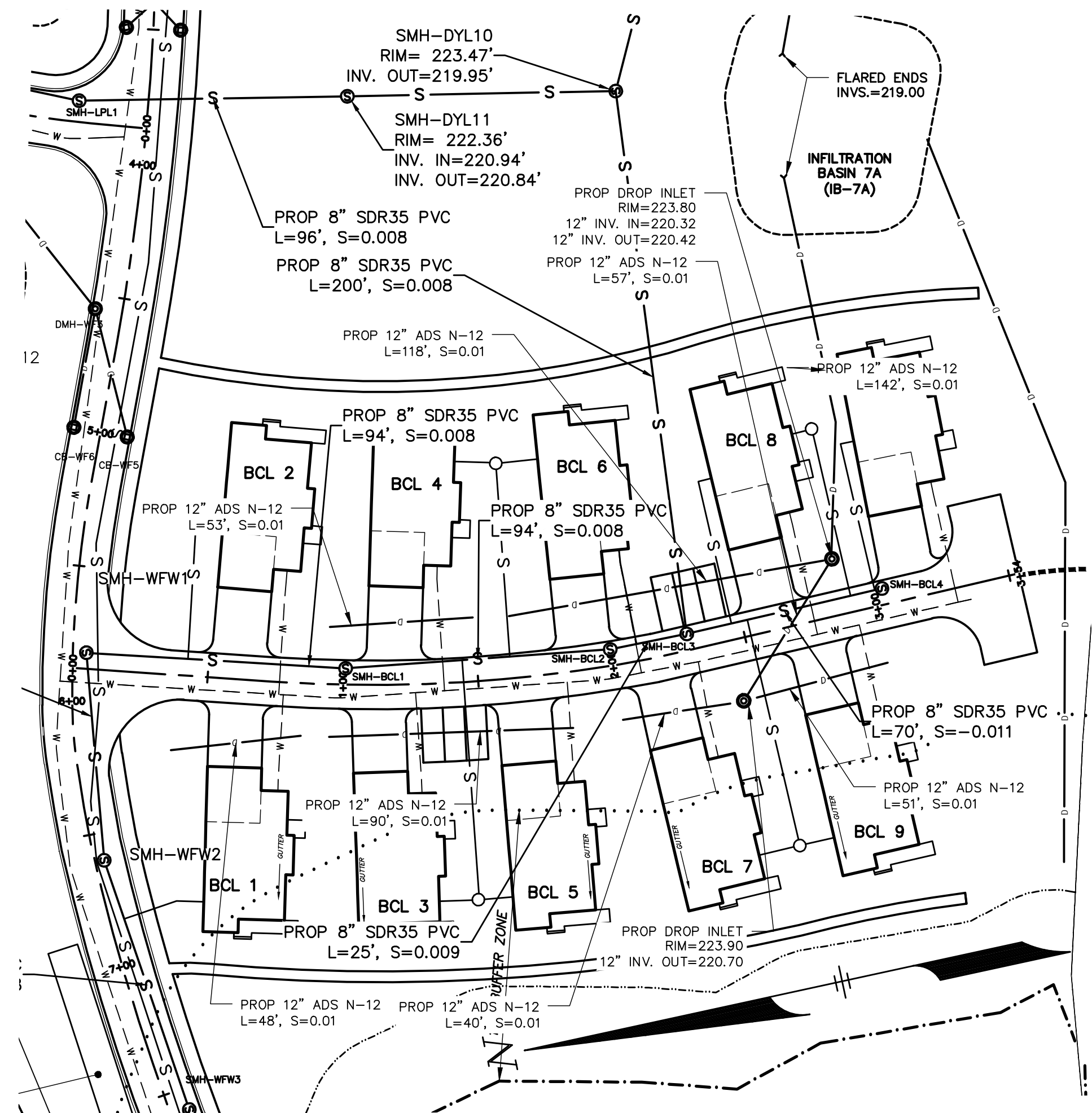
# DAISY LANE PROFILE VIEW:

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



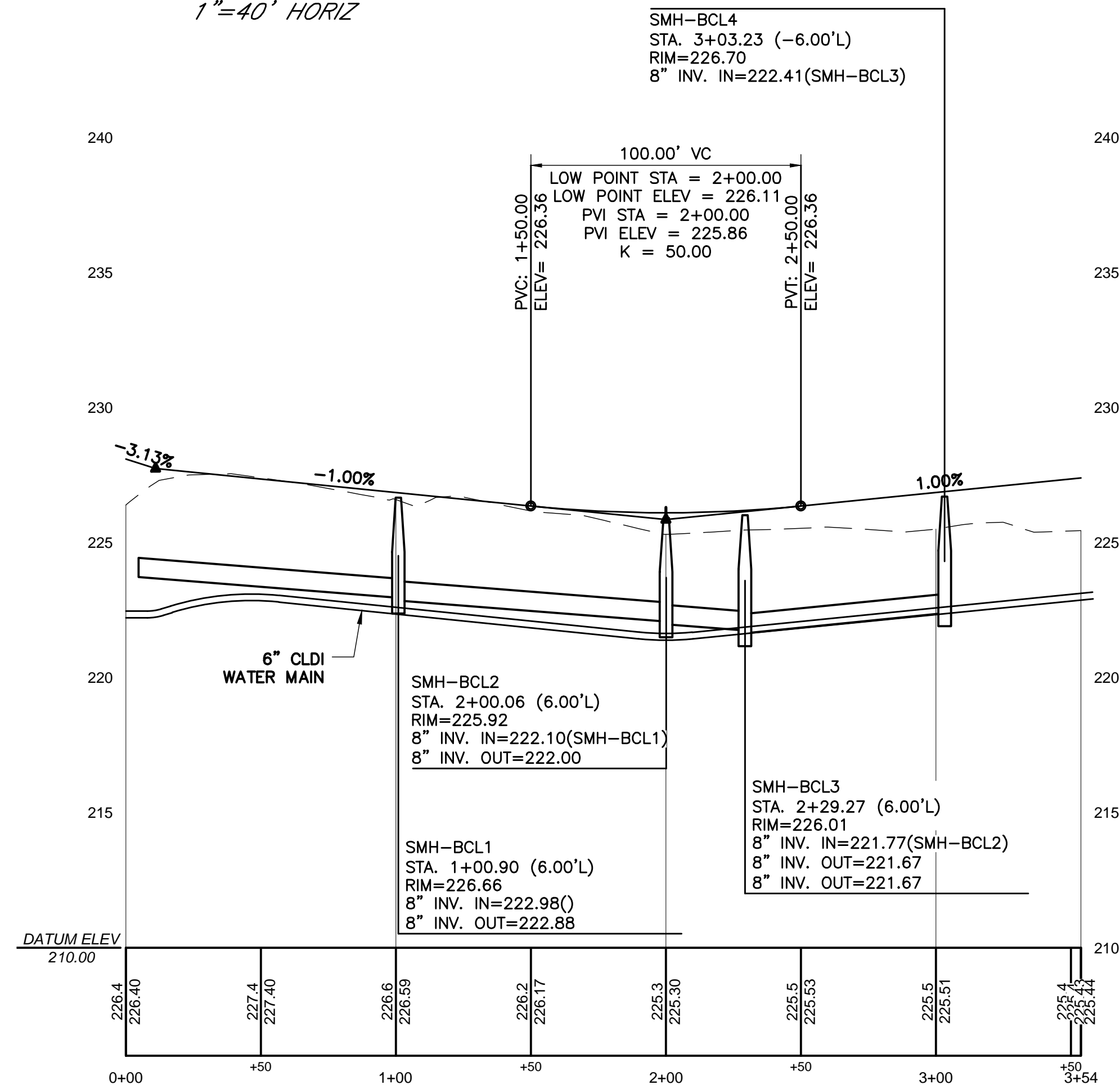
# BUTTERCUP LANE PLAN VIEW:

SCALE: 1"=40'



# BUTTERCUP LANE PROFILE VIEW:

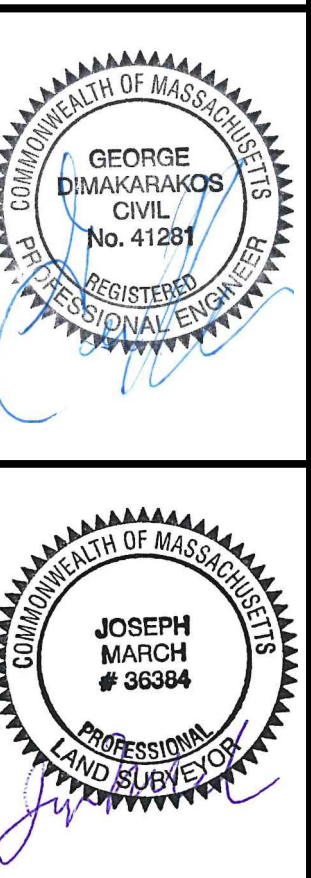
SCALE: 1"=4' VERT  
1"=40' HORIZ



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

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

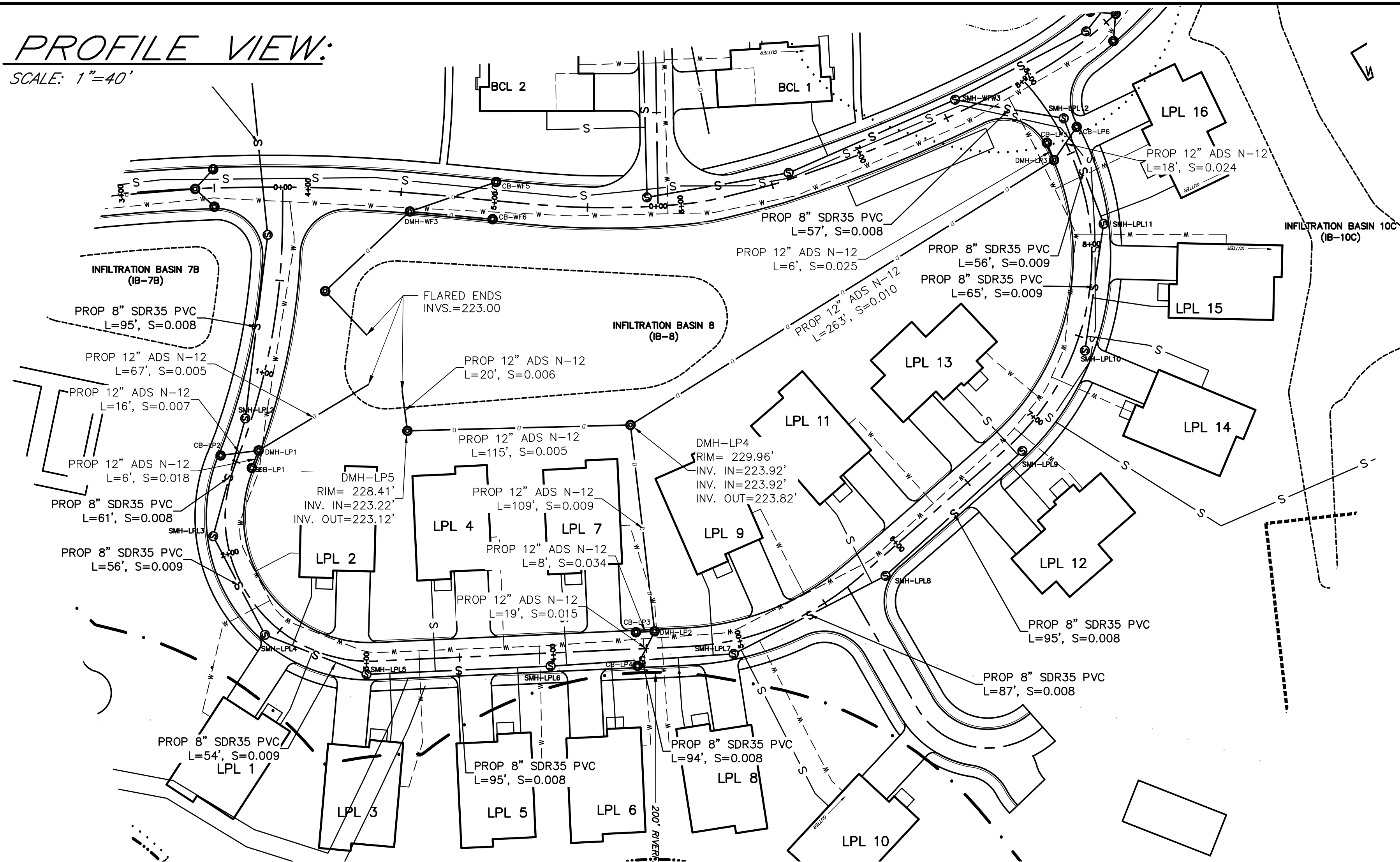
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING





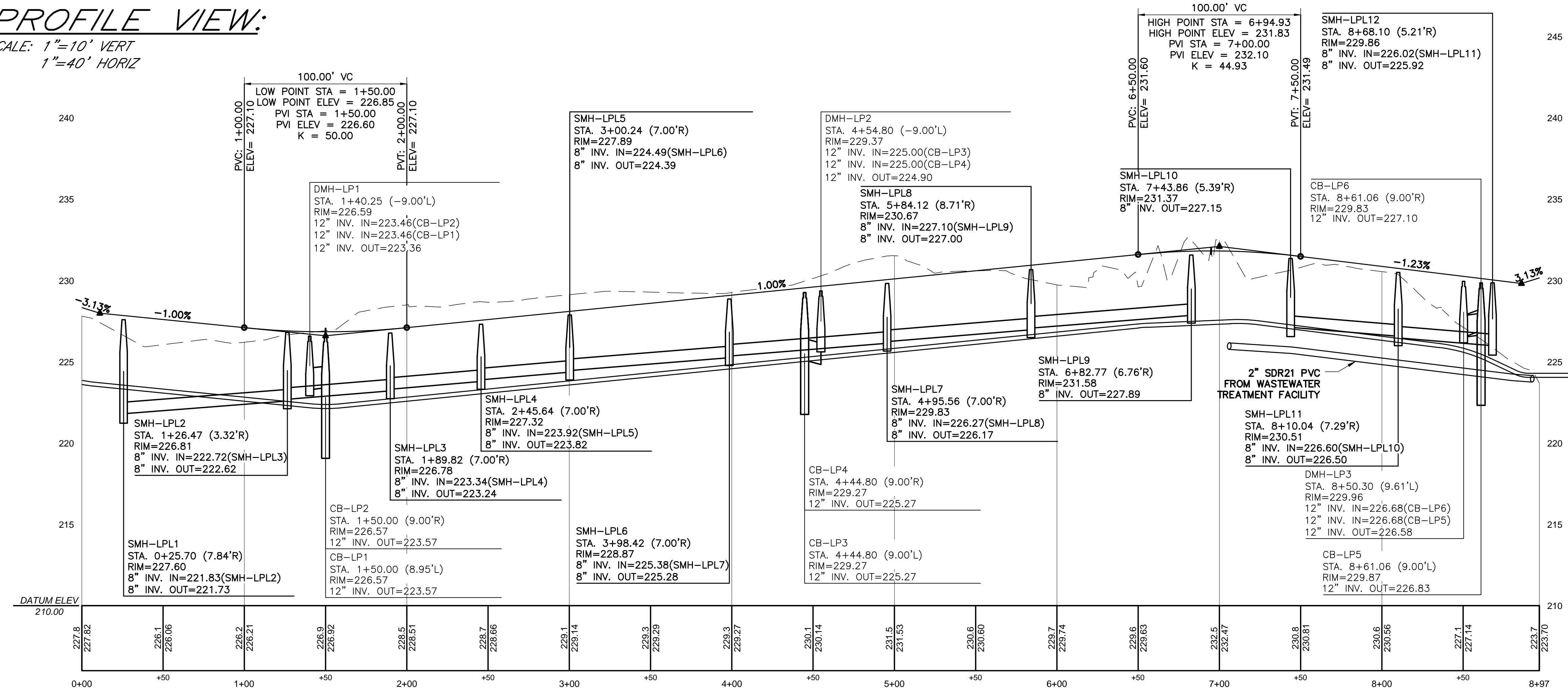
**PROFILE VIEW:**

SCALE: 1"=40'



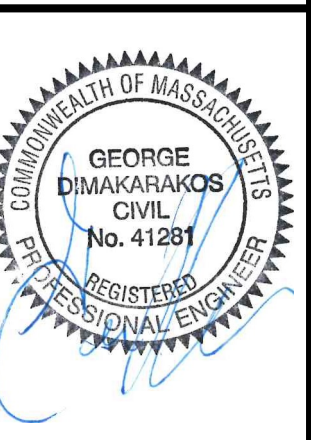
**PROFILE VIEW:**

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

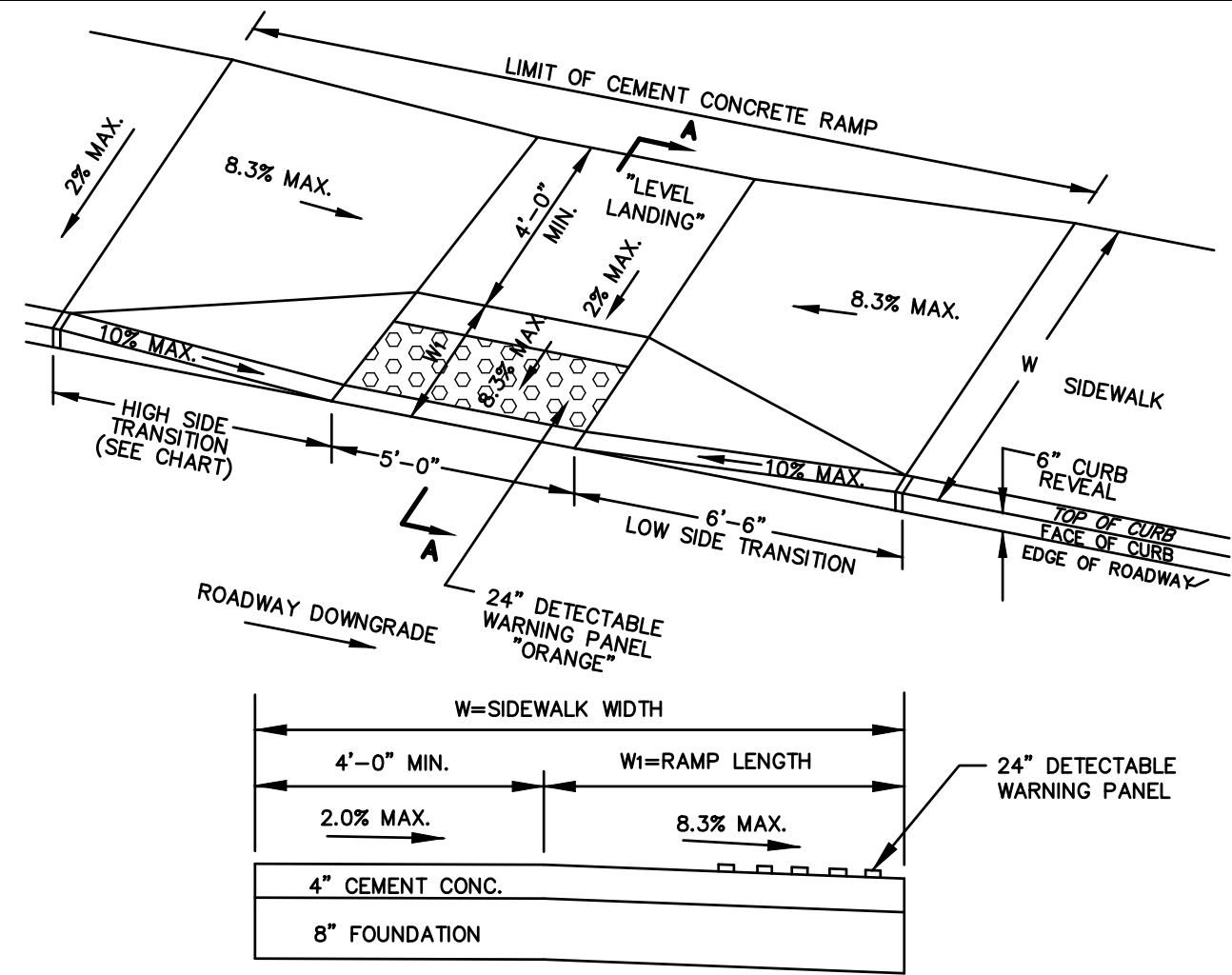


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PLAN AND PROFILE  
LILY PAD LANE  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

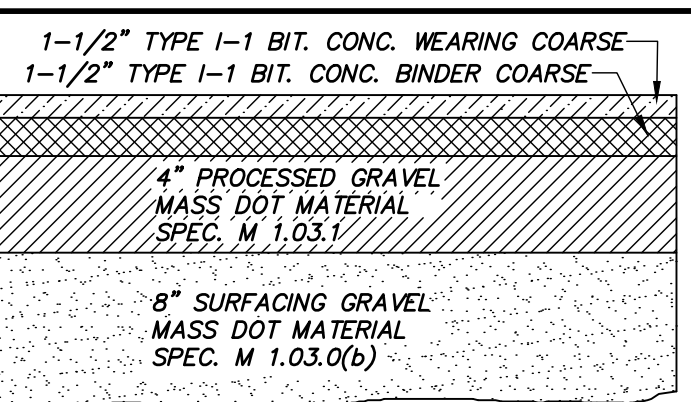
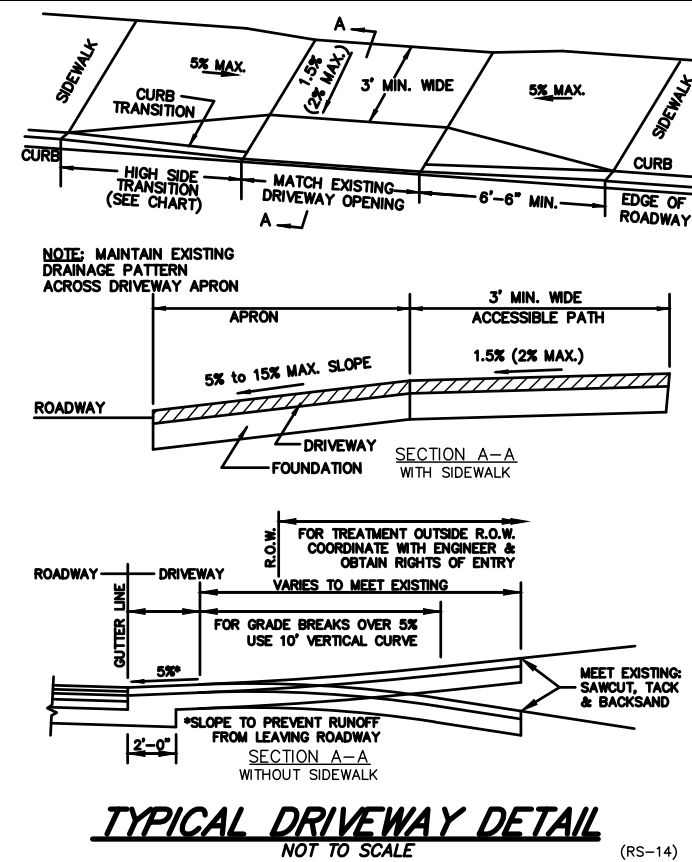
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.DWG) SHEET 37 OF 46





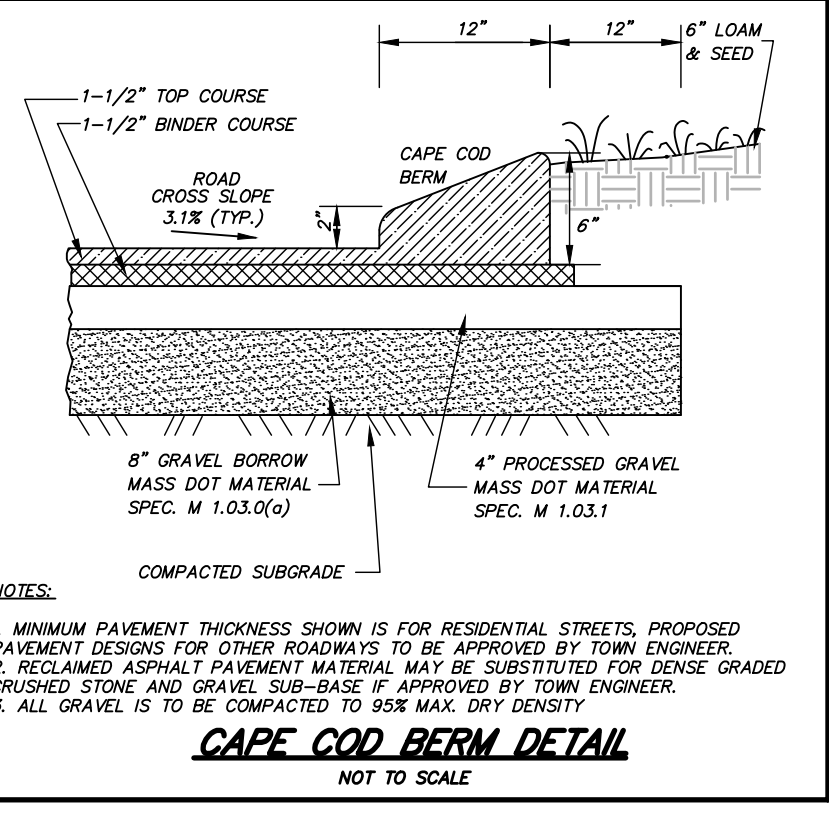


**LEGEND** SECTION A-A  
 W = SIDEWALK WIDTH (MIN. 5' EXCLUDING CURB)  
 W1 = PERPENDICULAR RAMP LENGTH  
**WHEELCHAIR RAMP TYPE A**  
 NOT TO SCALE (RS-10)



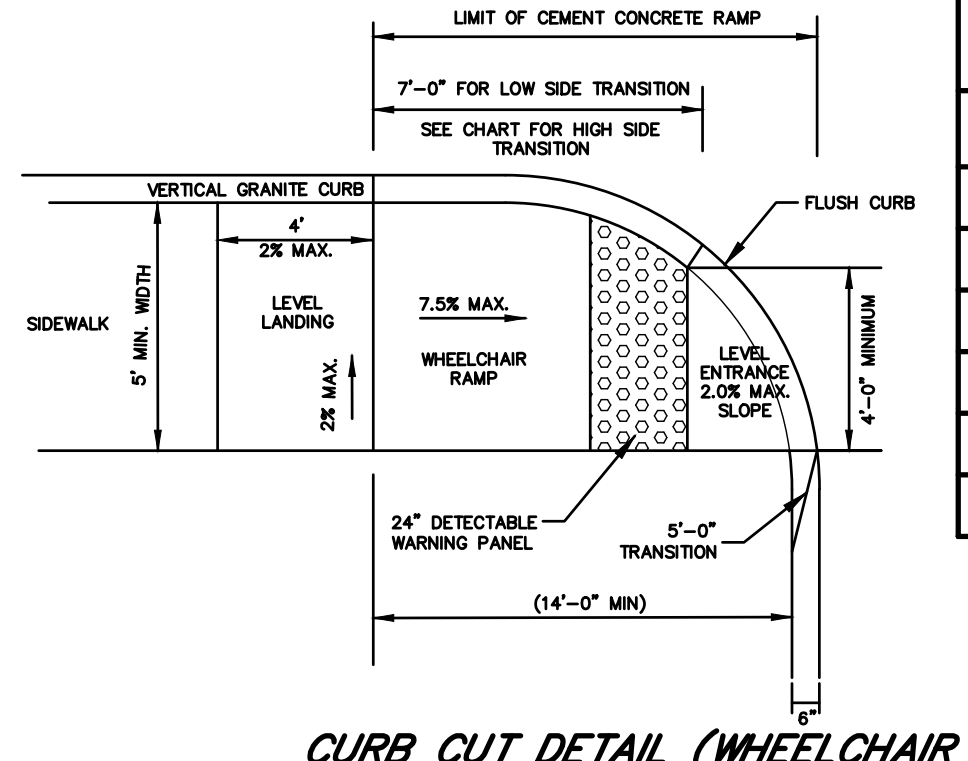
**NOTES**  
 1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.  
 2. AREA UNDER GRAVEL BASE COURSE TO BE FREE OF ORGANIC MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. DOT 1.03.c. 6" MAX. STONE.  
 3. GRAVEL SHALL EXTEND 6" BEYOND ALL EDGE OF PAVEMENT LOCATIONS MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. DOT 1.03.c. 6" MAX. STONE.

**PAVEMENT DETAIL**  
 NOT TO SCALE



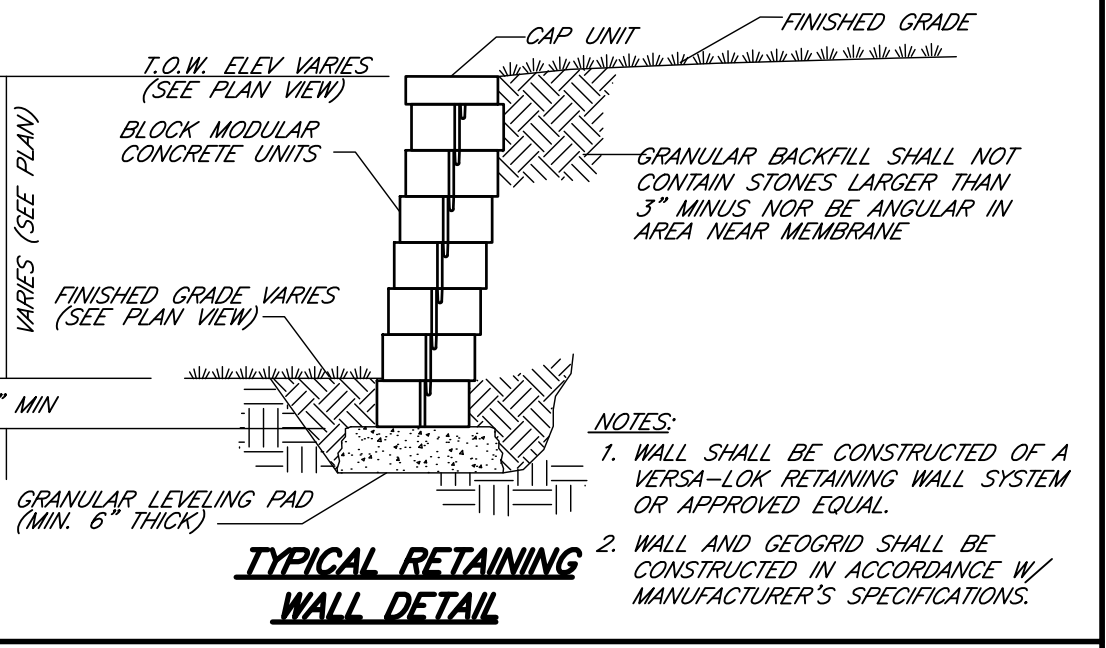
**CAPE COD BERM DETAIL**  
 NOT TO SCALE

- 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 UTILITY 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 (7 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 HUDSON ROAD 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.
  - WATER LINES THAT CROSS SEWER LINES SHALL BE ENCASED IN CONCRETE FOR 10 FEET ON EITHER SIDE OF THE CROSSING.
  - PERMIT SET NOT FOR CONSTRUCTION.



ROADWAY PROFILE GRADE	*HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" MAX

**CURB CUT DETAIL (WHEELCHAIR RAMP TYPE B)**  
 NOT TO SCALE (RS-10)

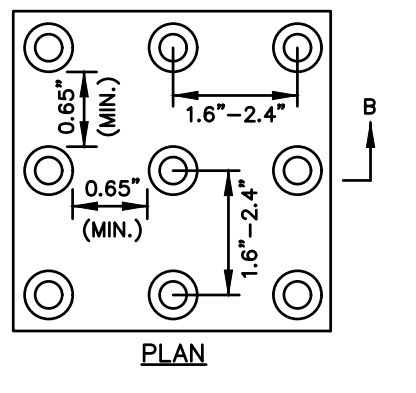


**NOTES**  
 1. ALL RAMPS TO BE CONSTRUCTED OF CEMENT CONCRETE.  
 2. ALL RAMPS TO HAVE DETECTABLE WARNING PANELS CONFORMING TO RS-13.  
 3. ALL RAMPS TO BE INSTALLED BASED ON THE LOCATION SHOWN ON THE PLANS.

**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.)

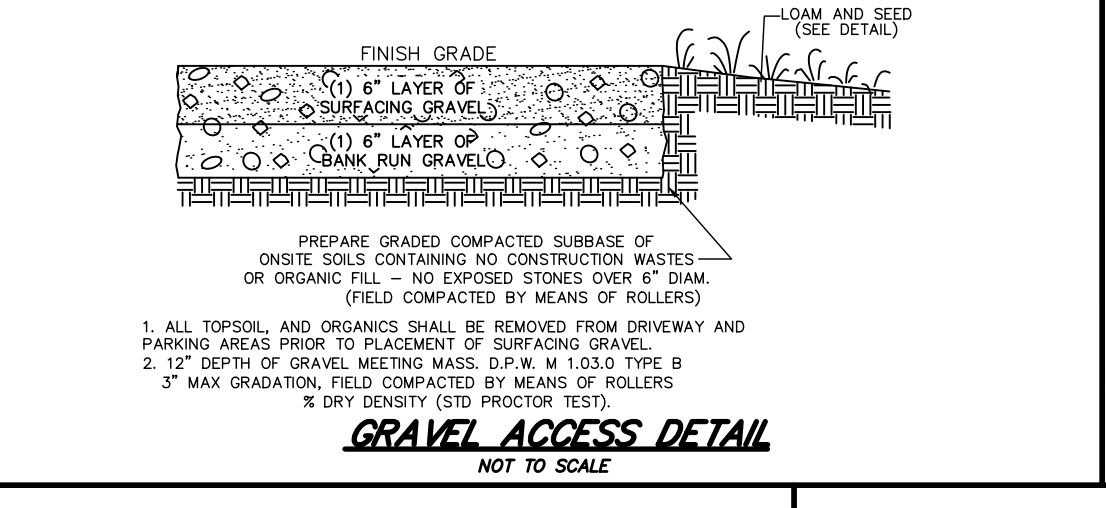
\* BASED ON A DESIGN SLOPE OF 7.5% AND 6" OF CURB REVEAL



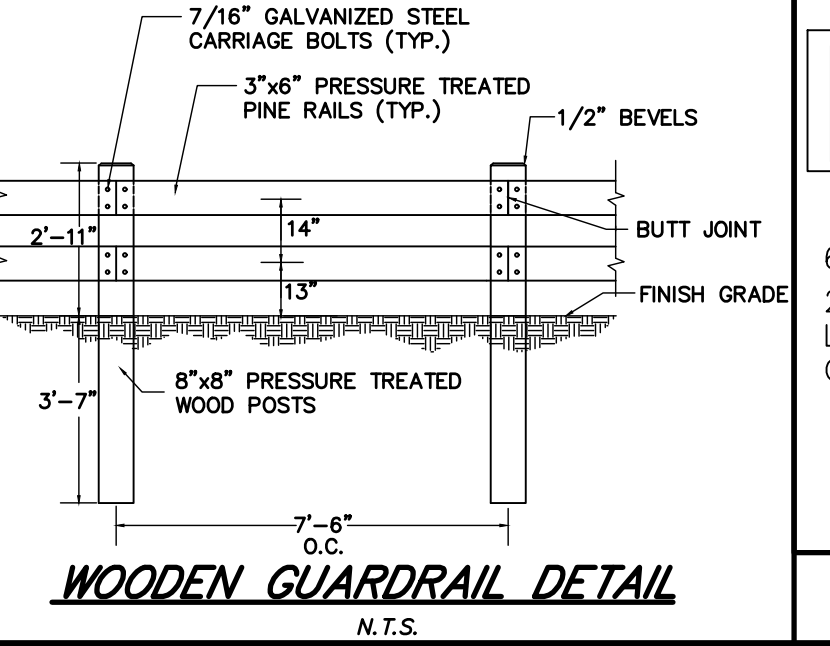
**SWALE DETAIL**  
 NOT TO SCALE

**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



**GRAVEL ACCESS DETAIL**  
 NOT TO SCALE



**WOODEN GUARDRAIL DETAIL**  
 N.T.S.

**WANDERING POND WAY**

6" GREEN METAL SIGN MOUNTED ON 2-1/2" GALVANIZED ROUND POST 10 FEET LONG SET 3 FEET INTO GROUND IN CONCRETE

**SIGN DETAIL**  
 NOT TO SCALE

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

STOW PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

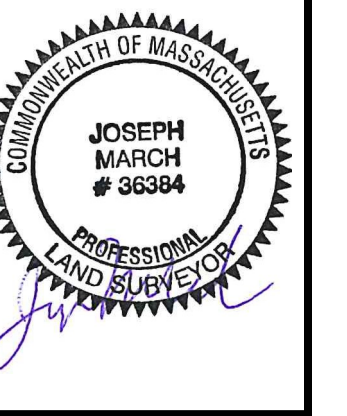
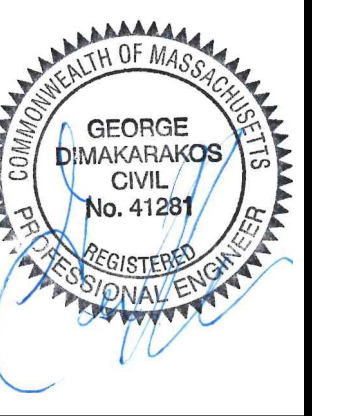
**THE COTTAGES AT WANDERING POND**  
 AN  
**ACTIVE ADULT NEIGHBORHOOD**  
 IN  
**STOW, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

**CONSTRUCTION DETAILS**  
 FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
 SCALE: NTS JUNE 30, 2022

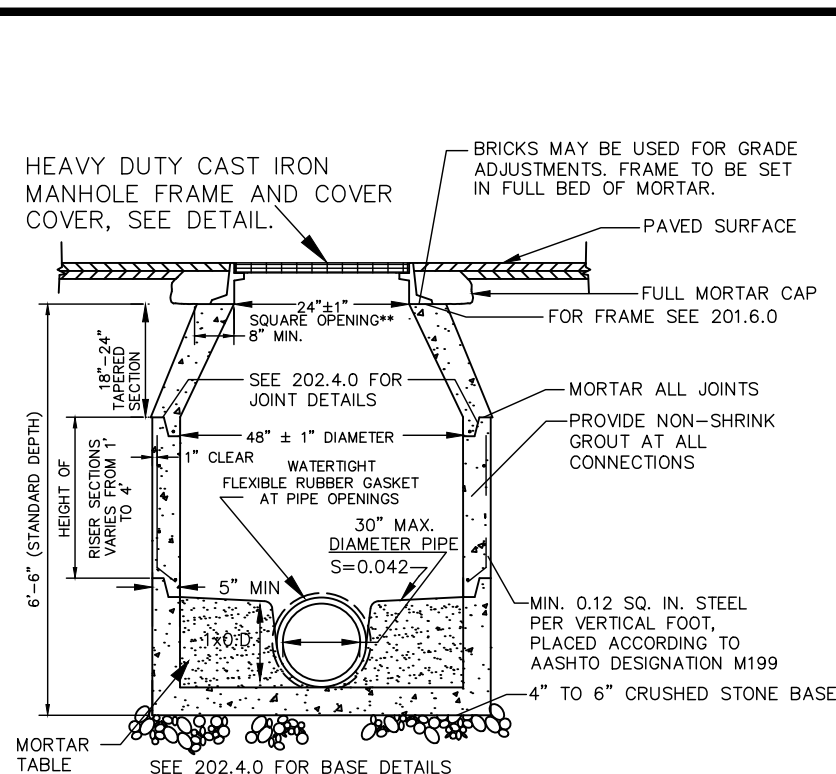
**STAMSKI AND McNARY, INC.**  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

SM-3719C (3719C.DETAILS.DWG) SHEET 38 OF 46

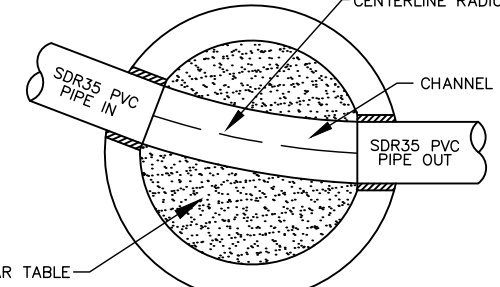




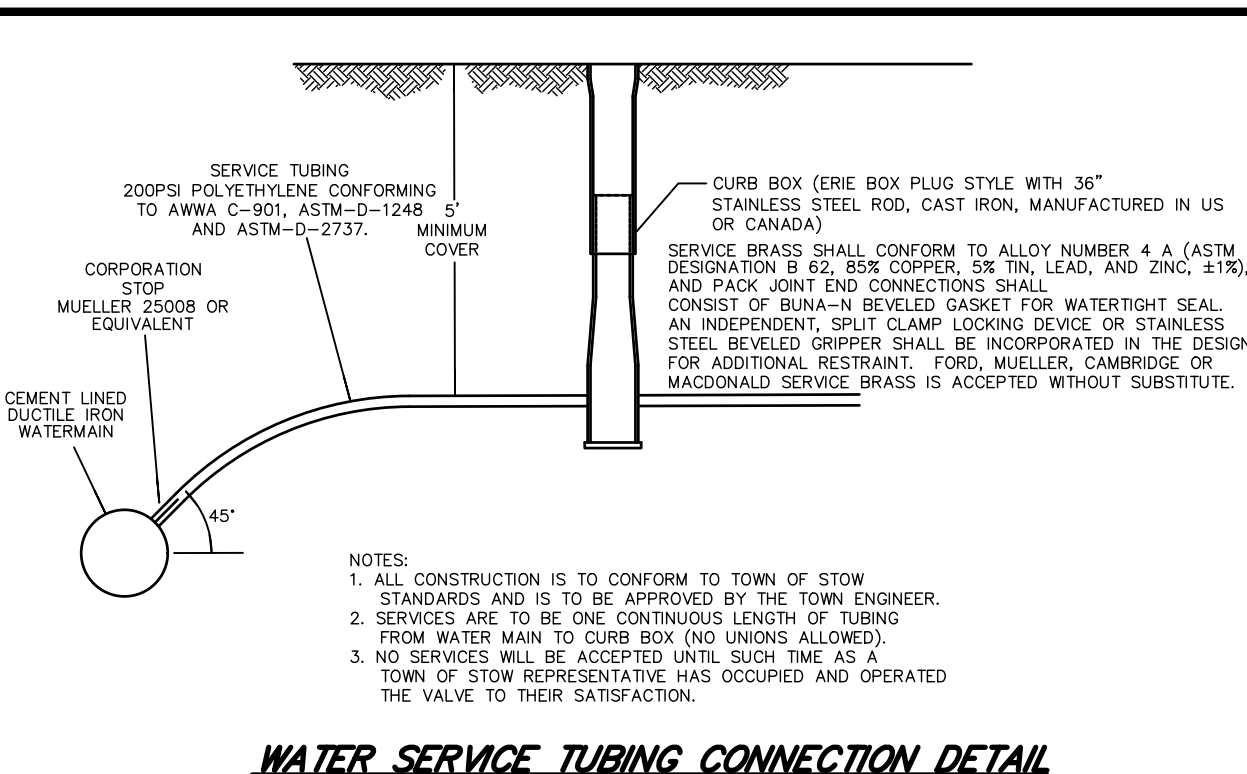


**PRECAST CONCRETE SEWER MANHOLE DETAIL**  
NOT TO SCALE

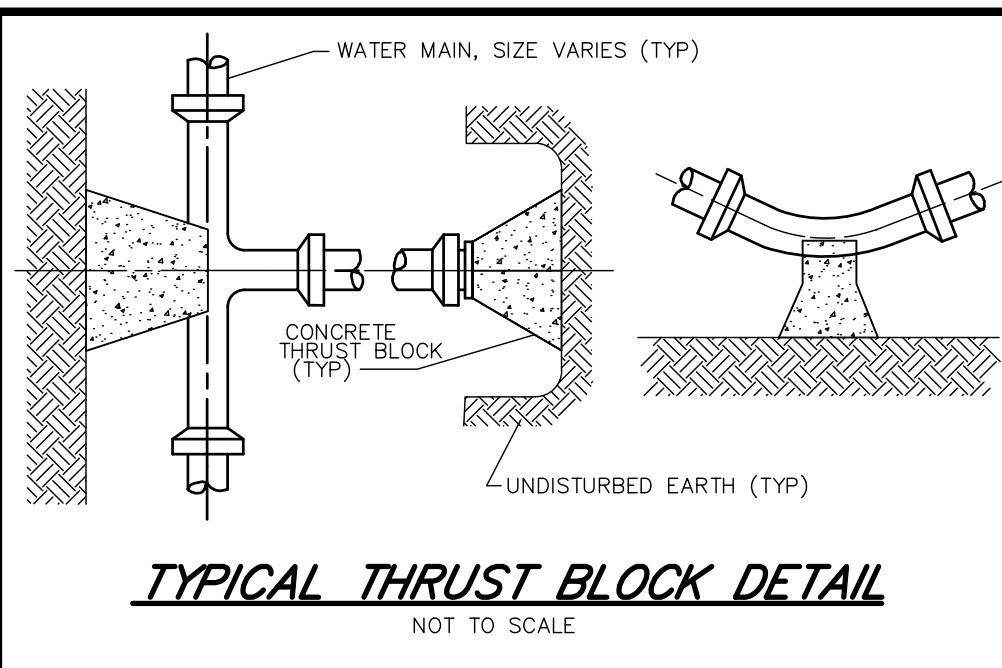
- NOTES:
1. MANHOLE TO CONFORM TO MASS. D.P.W. STANDARD 202.4.0.
  2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
  3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE SPECIFICATIONS.
  4. ALL SEWER MANHOLES SHALL BE CONSTRUCTED USING WATER-TIGHT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



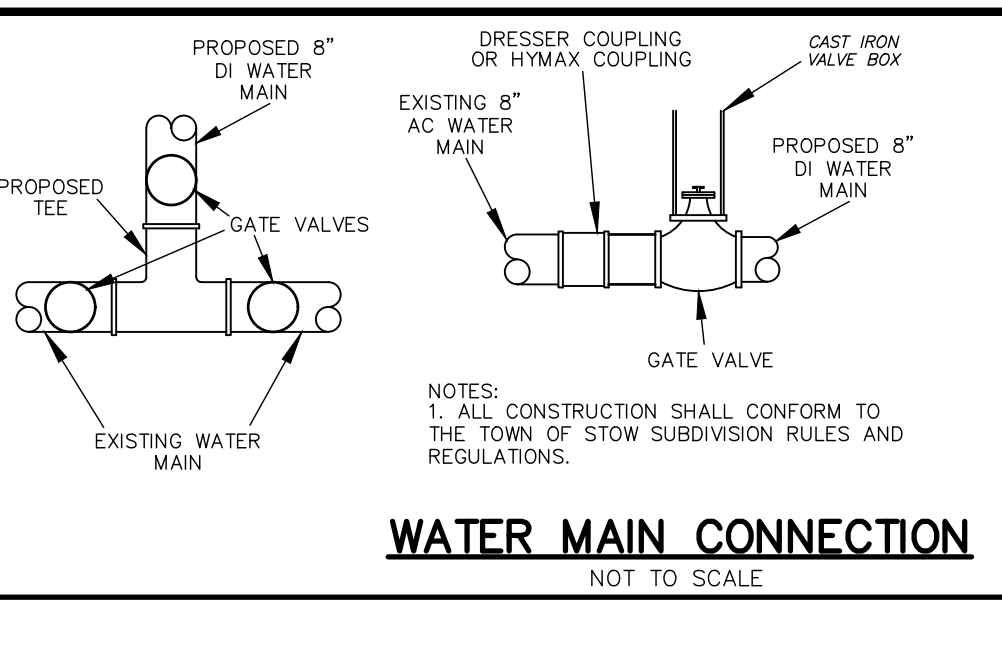
**SEWER MANHOLE MORTAR TABLE**  
NOT TO SCALE



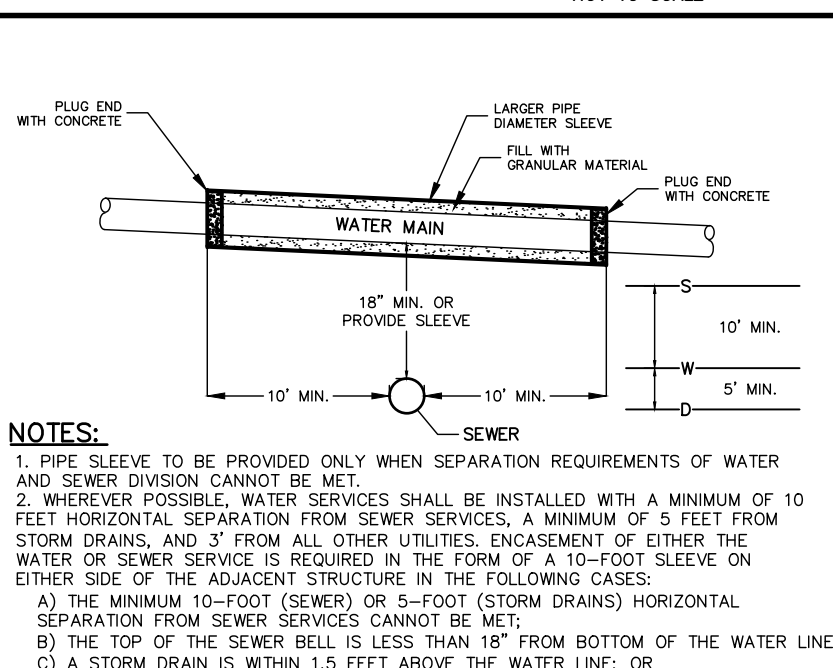
**WATER SERVICE TUBING CONNECTION DETAIL**  
NOT TO SCALE



**TYPICAL THRUST BLOCK DETAIL**  
NOT TO SCALE

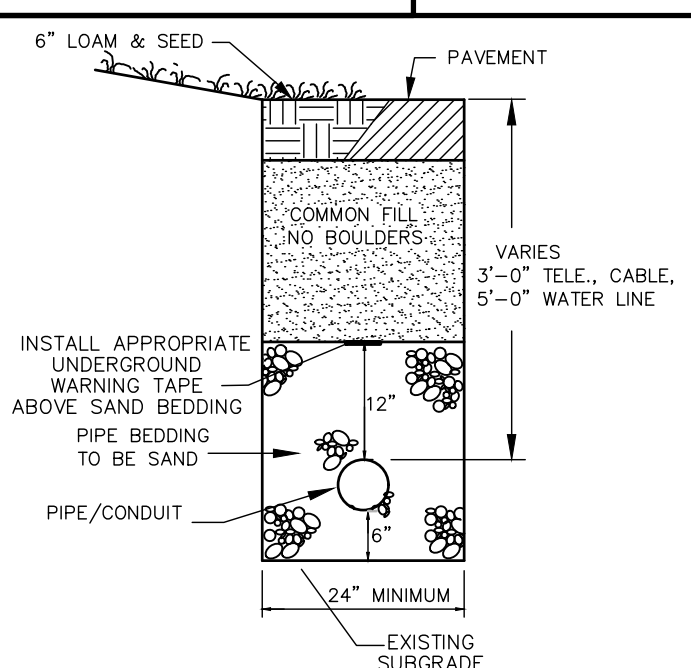


**WATER MAIN CONNECTION**  
NOT TO SCALE

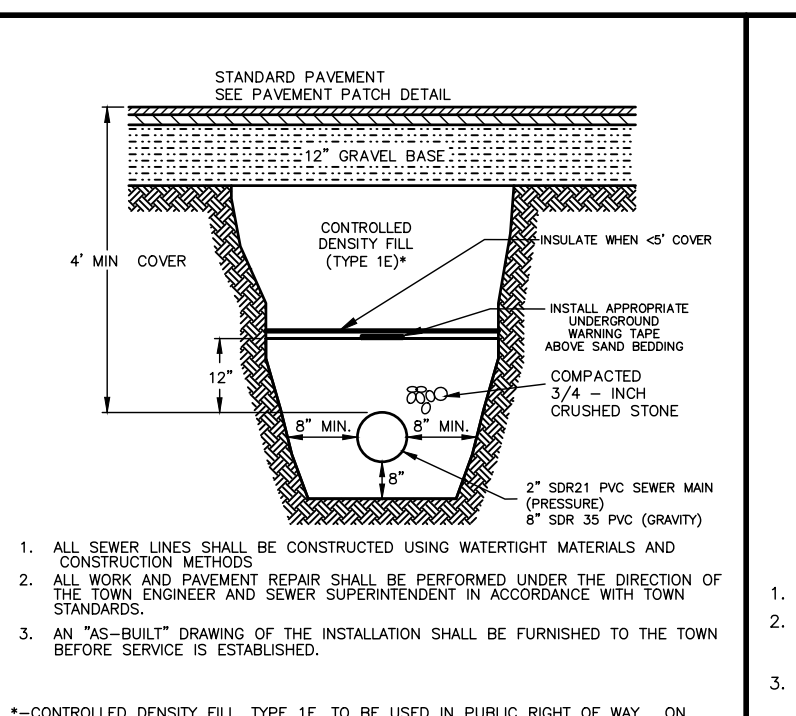


- NOTES:
1. PIPE SLEEVE TO BE PROVIDED ONLY WHEN SEPARATION REQUIREMENTS OF WATER AND SEWER DIVISION CANNOT BE MET.
  2. WHENEVER POSSIBLE, WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 10 FEET HORIZONTAL SEPARATION FROM SEWER SERVICES. A MINIMUM OF 5 FEET FROM STORM DRAINS, AND 3' FROM ALL OTHER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

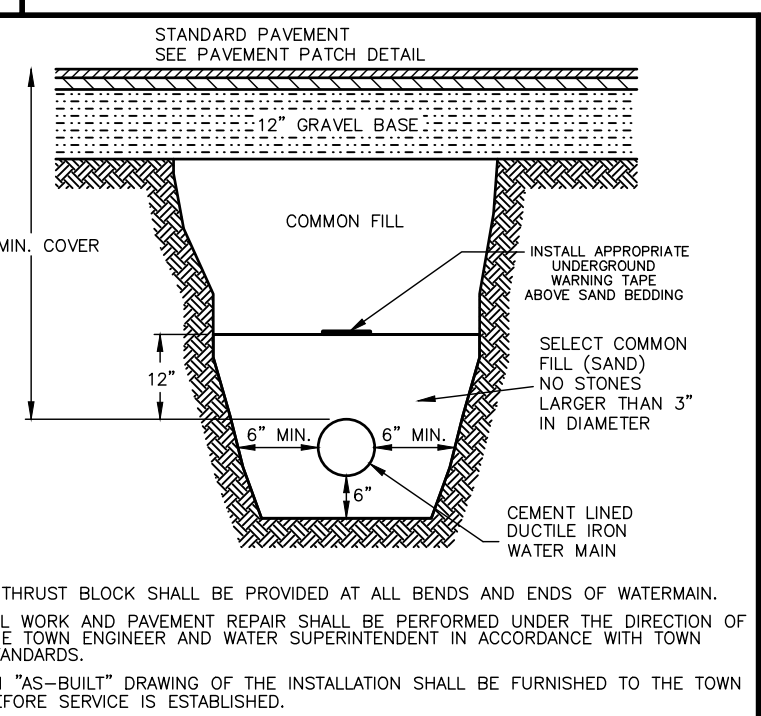
**WATER & SEWER CROSSING DETAIL**  
NOT TO SCALE



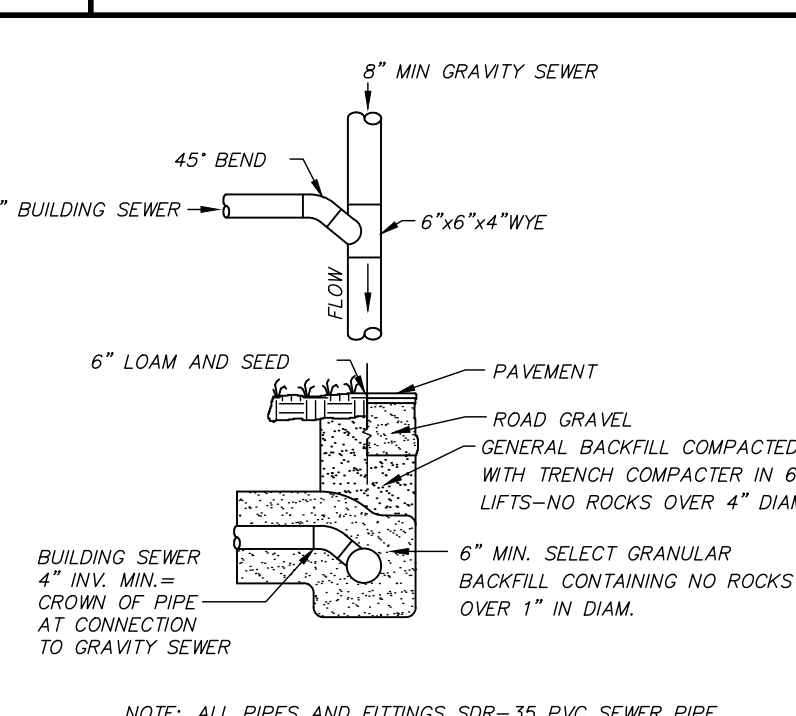
**PIPE TRENCH DETAIL**  
NOT TO SCALE



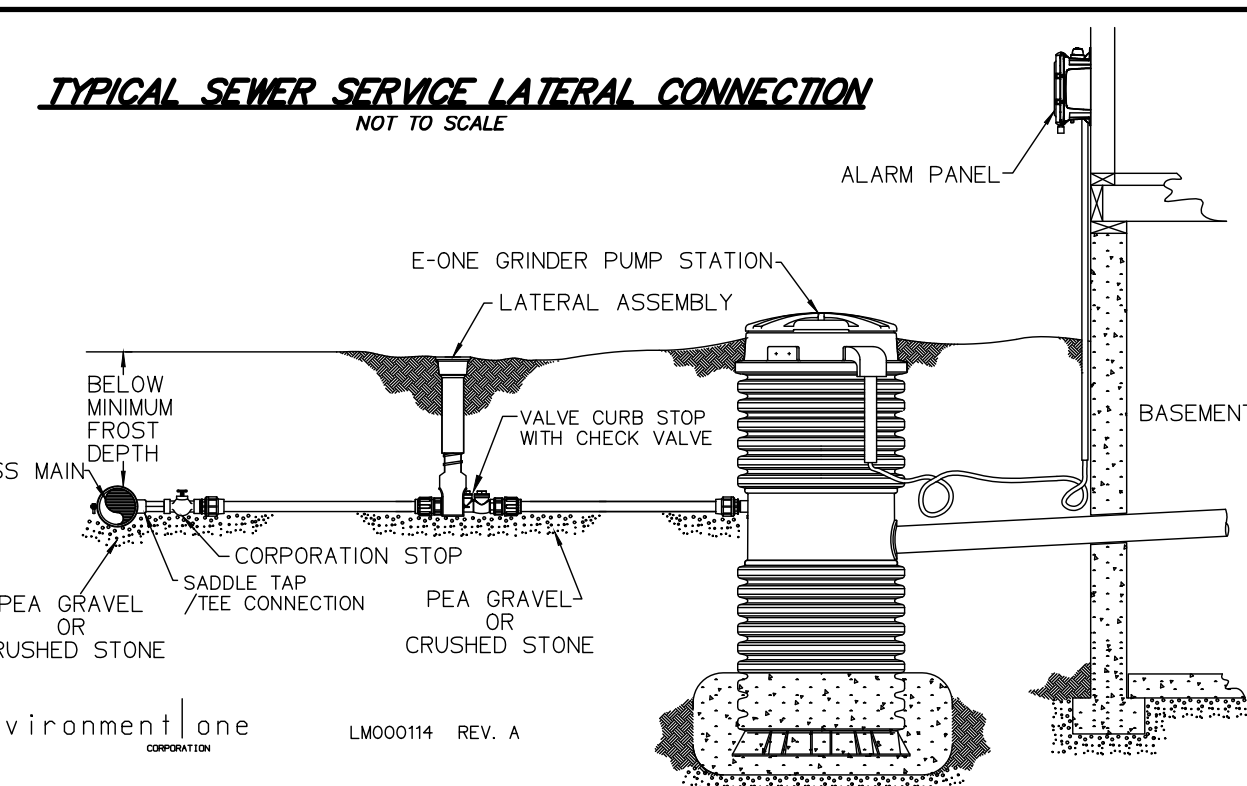
**SEWER TRENCH DETAIL**



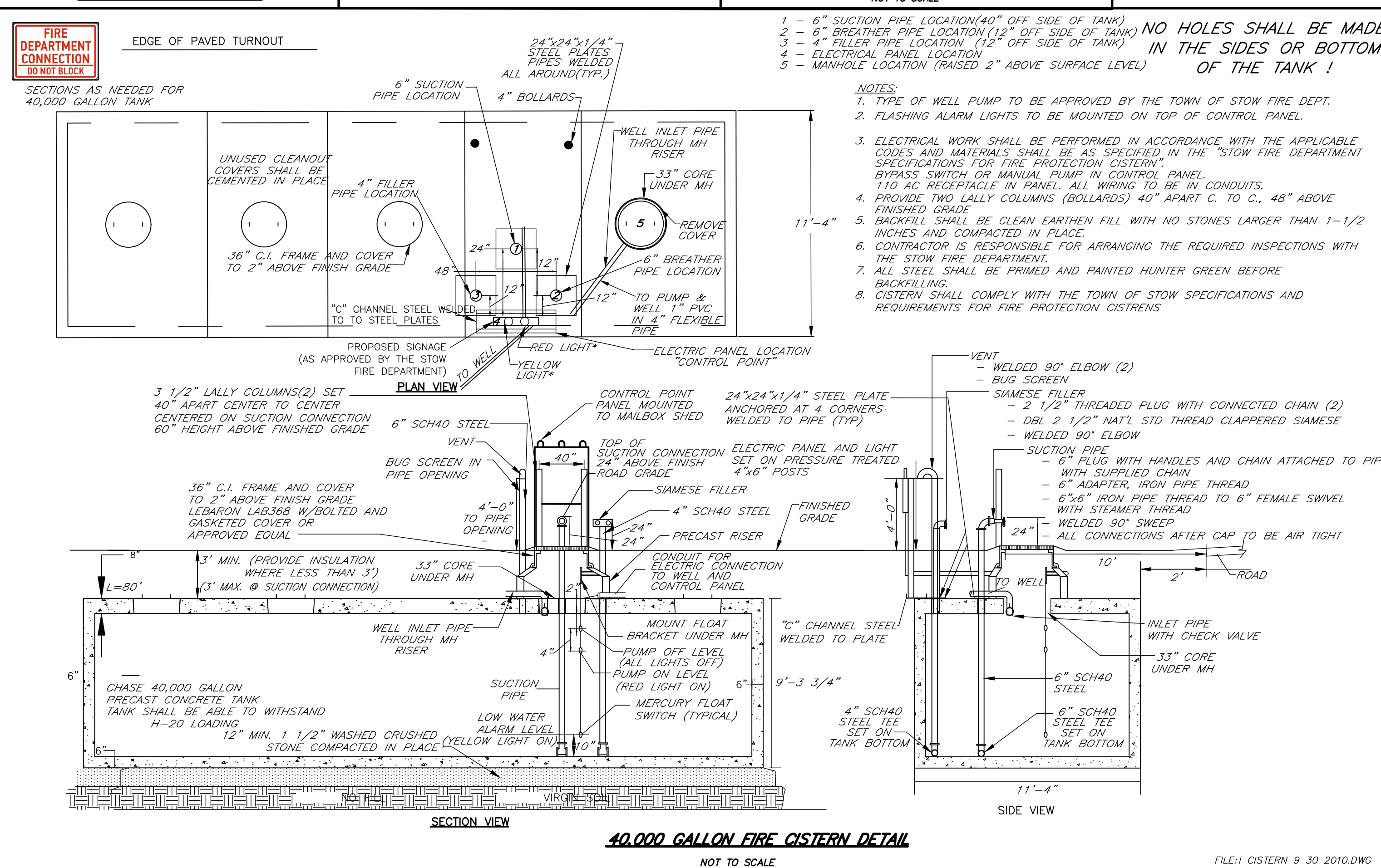
**WATER MAIN TRENCH DETAIL**



**TYPICAL SEWER CONNECTION**  
NOT TO SCALE

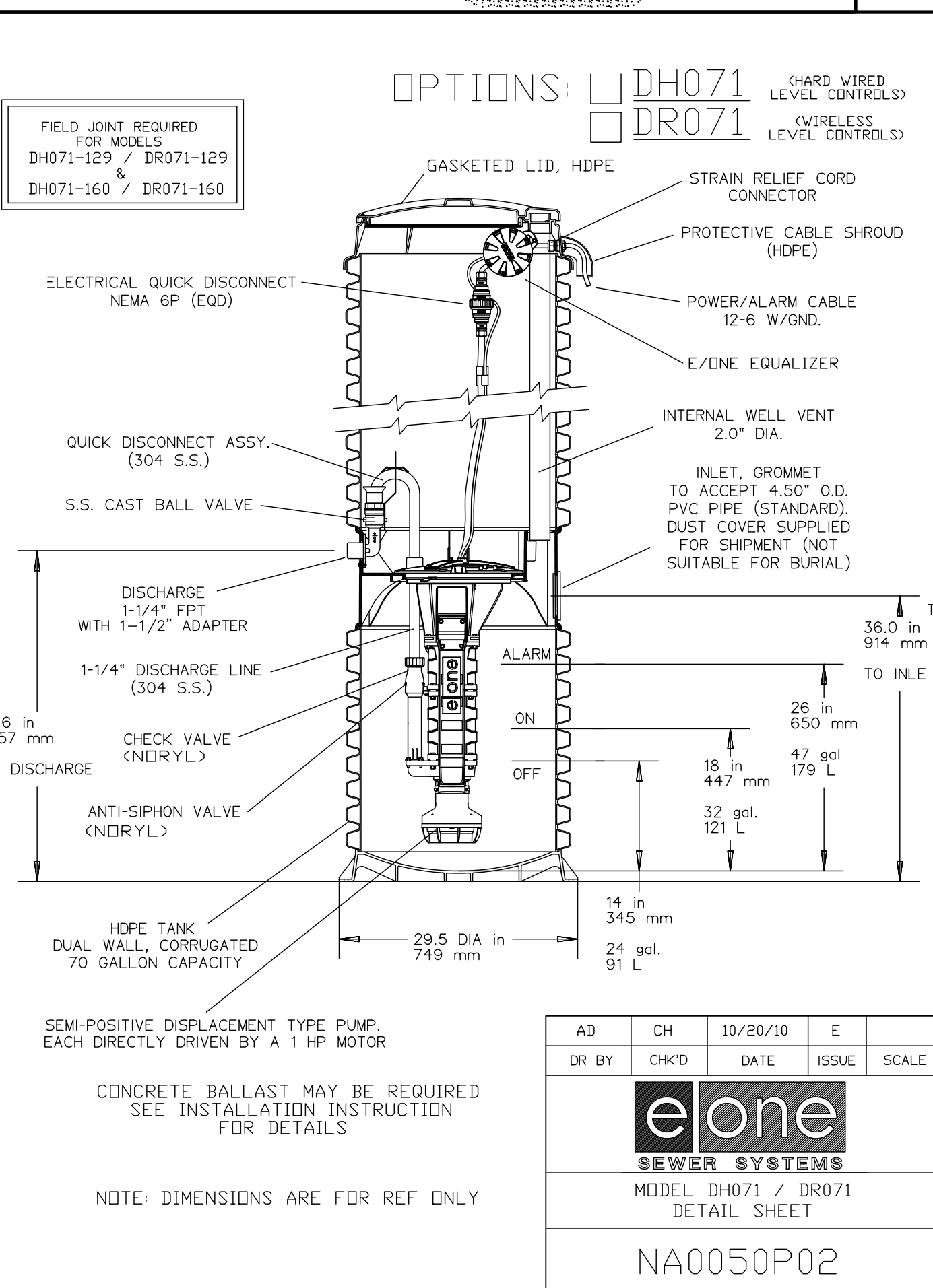


**TYPICAL SEWER SERVICE LATERAL CONNECTION**  
NOT TO SCALE



**40,000 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)

CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CH	10/20/10	E	
DR BY	CHK'D	DATE	ISSUE	SCALE
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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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)  
CONSTRUCTION DETAILS  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: NTS JUNE 30, 2022

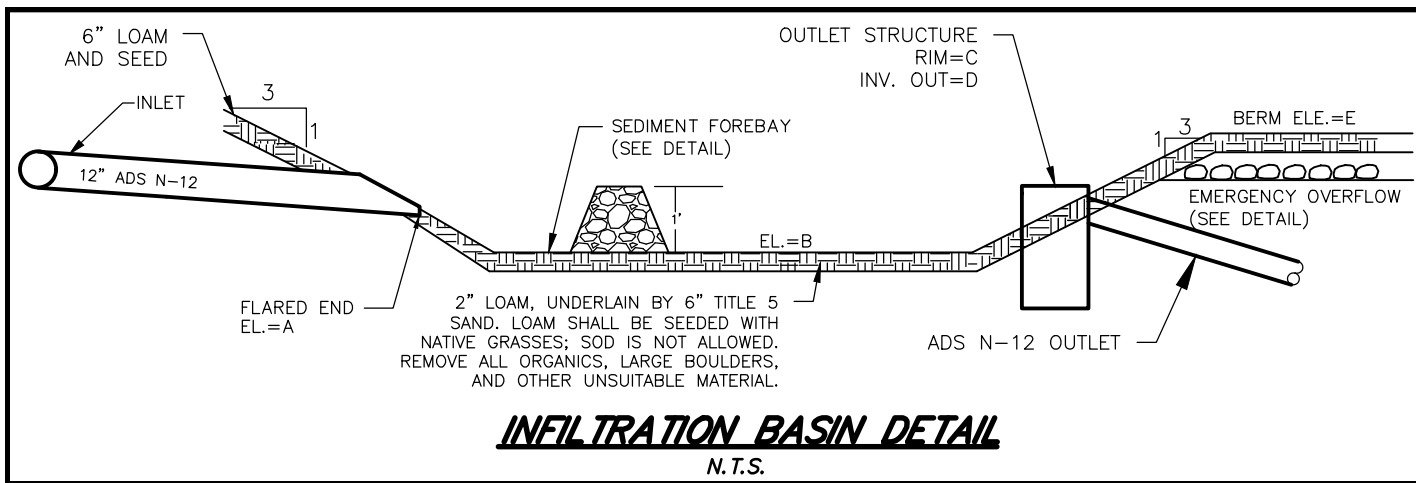
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

SM-3719C (3719C.DETAILS.DWG) SHEET 39 OF 46

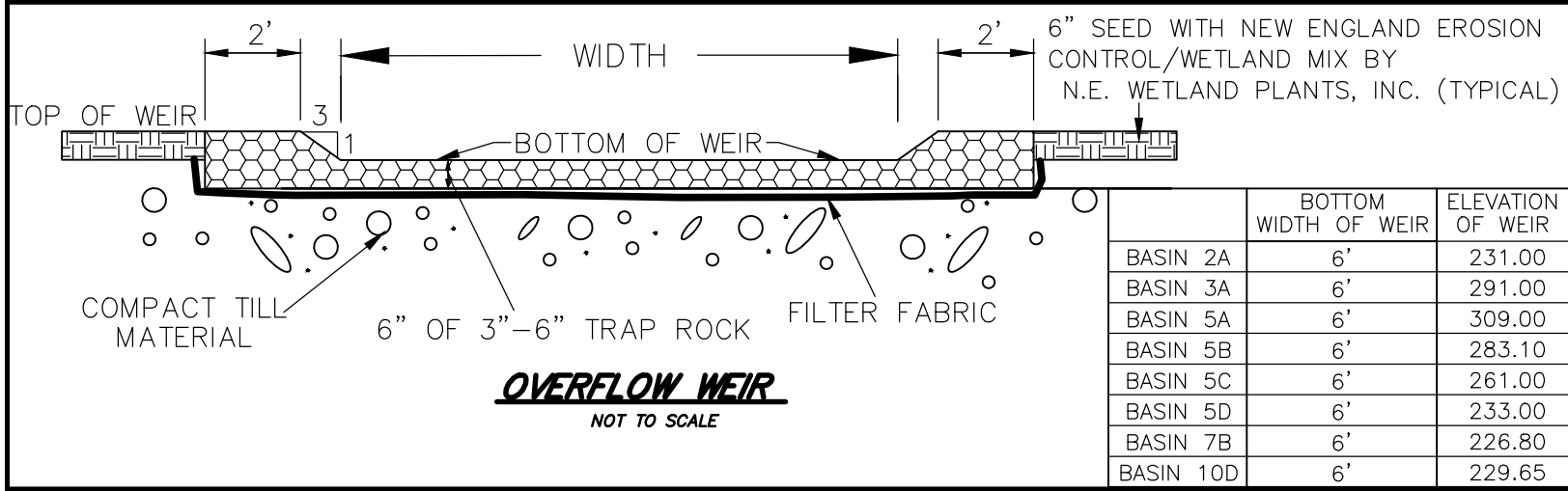
COMMONWEALTH OF MASSACHUSETTS  
GEORGE DIMAKAKAKIOS  
CIVIL  
No. 41281  
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS  
JOSEPH MARCH  
# 96394  
REGISTERED PROFESSIONAL LAND SURVEYOR

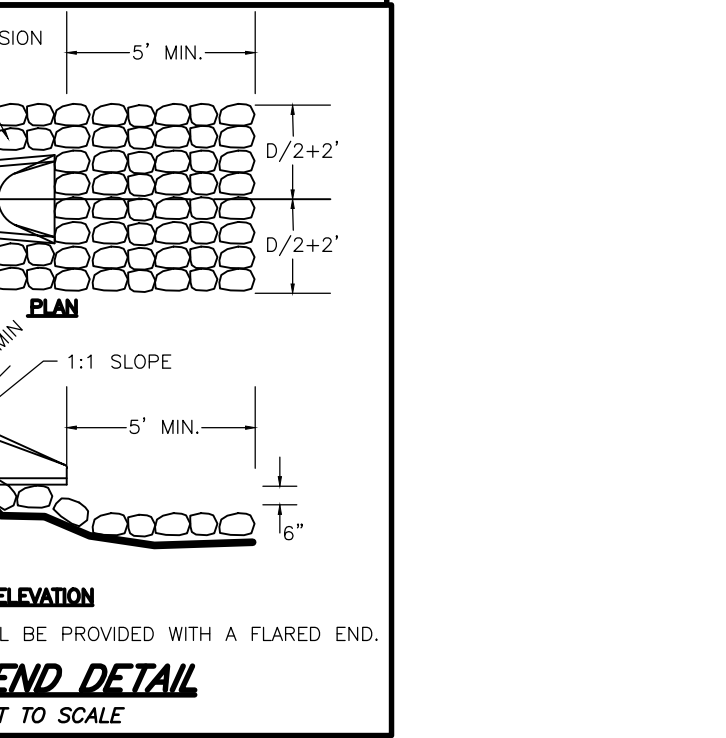
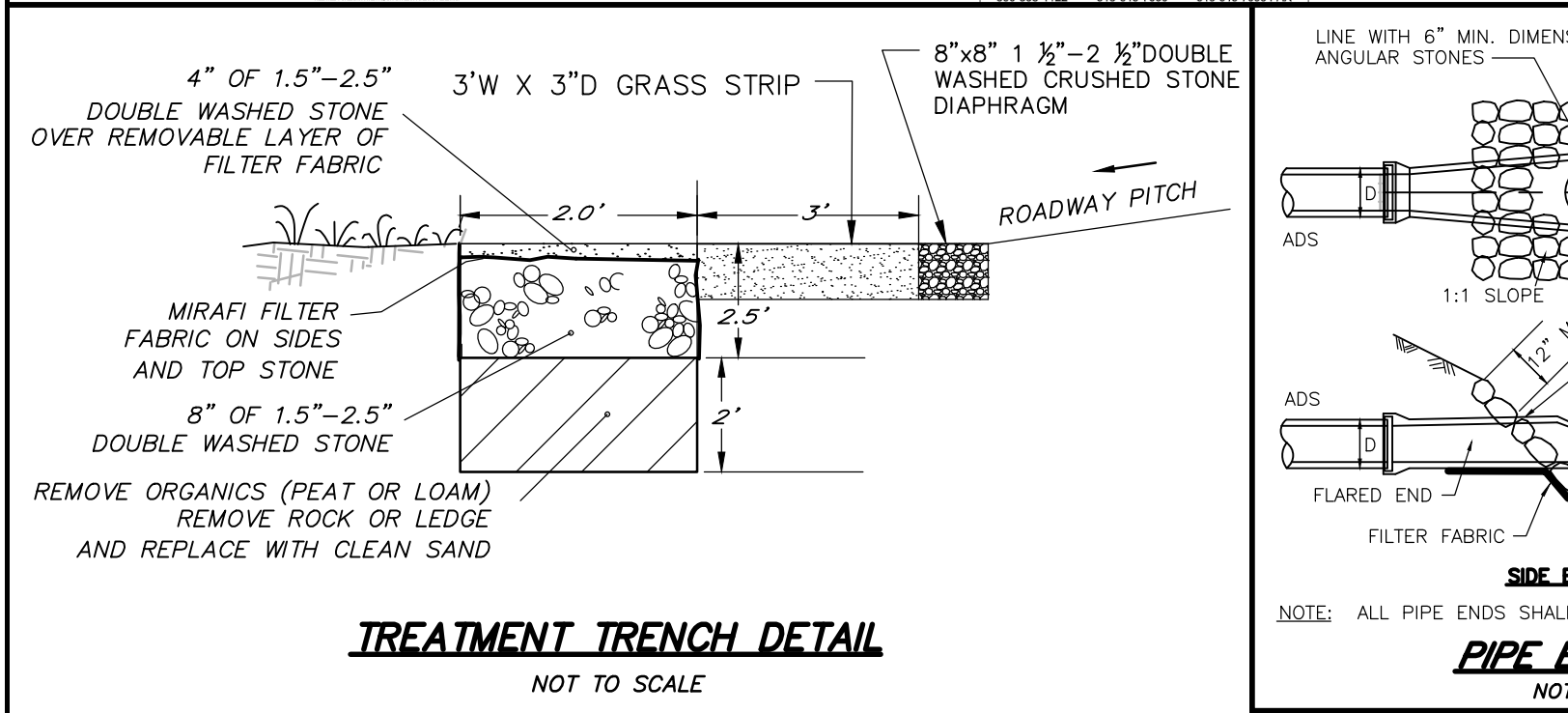
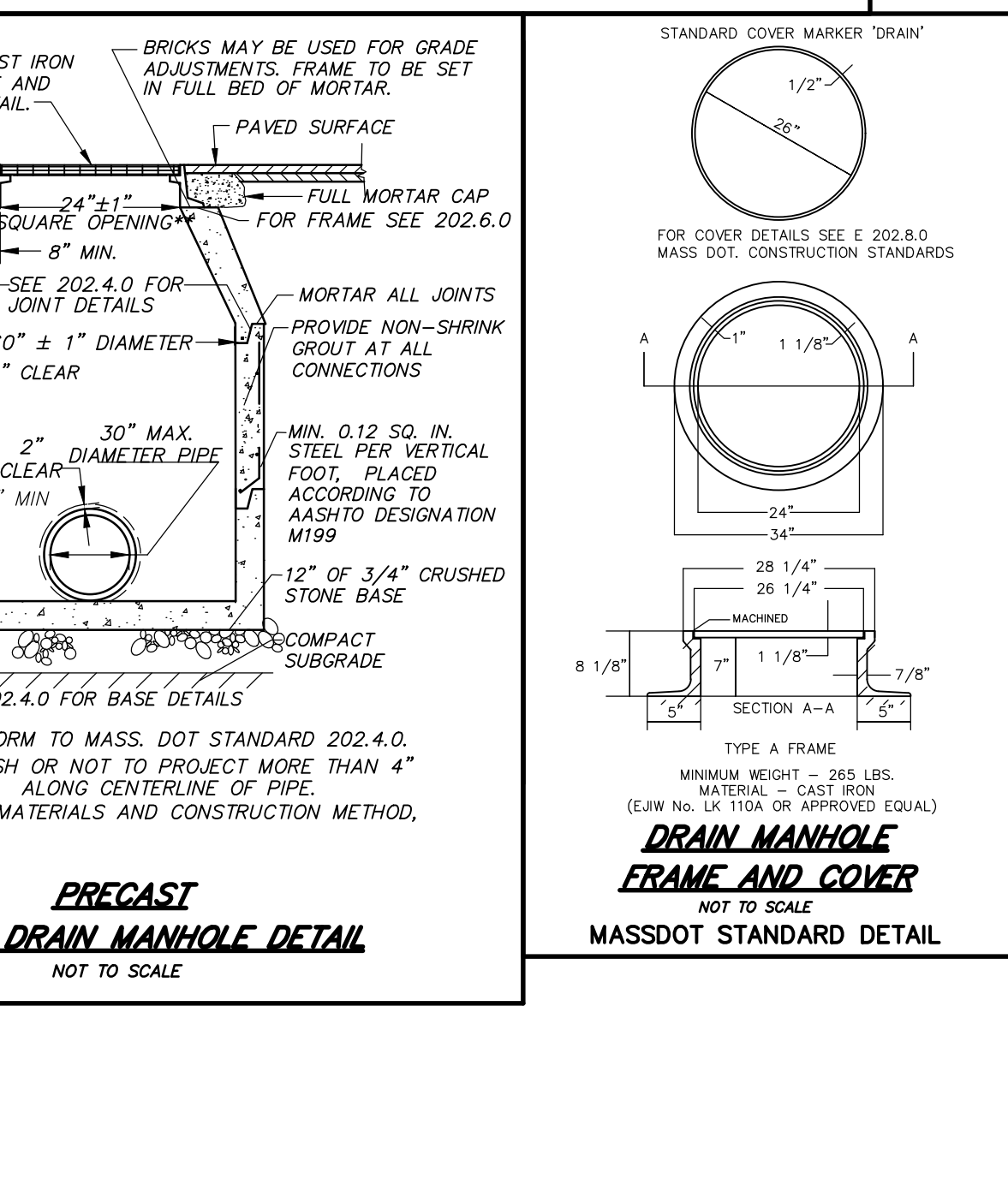
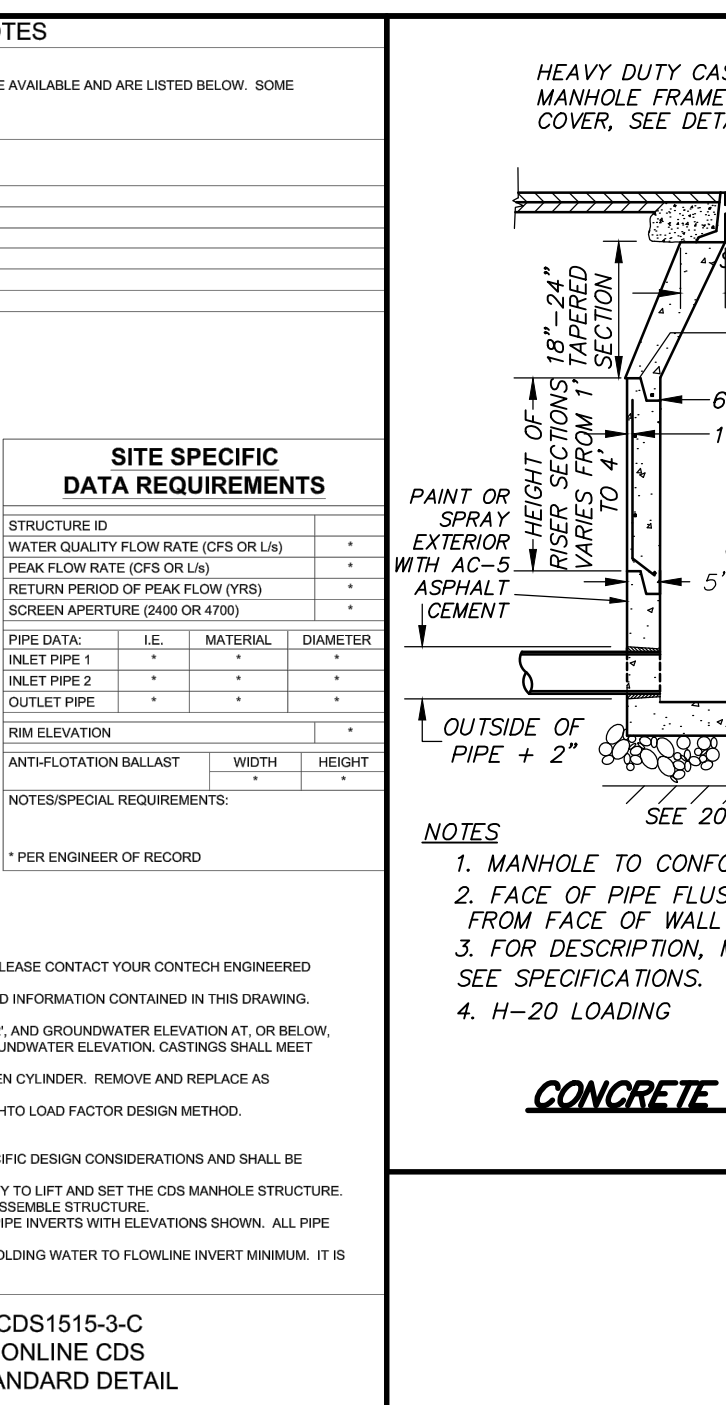
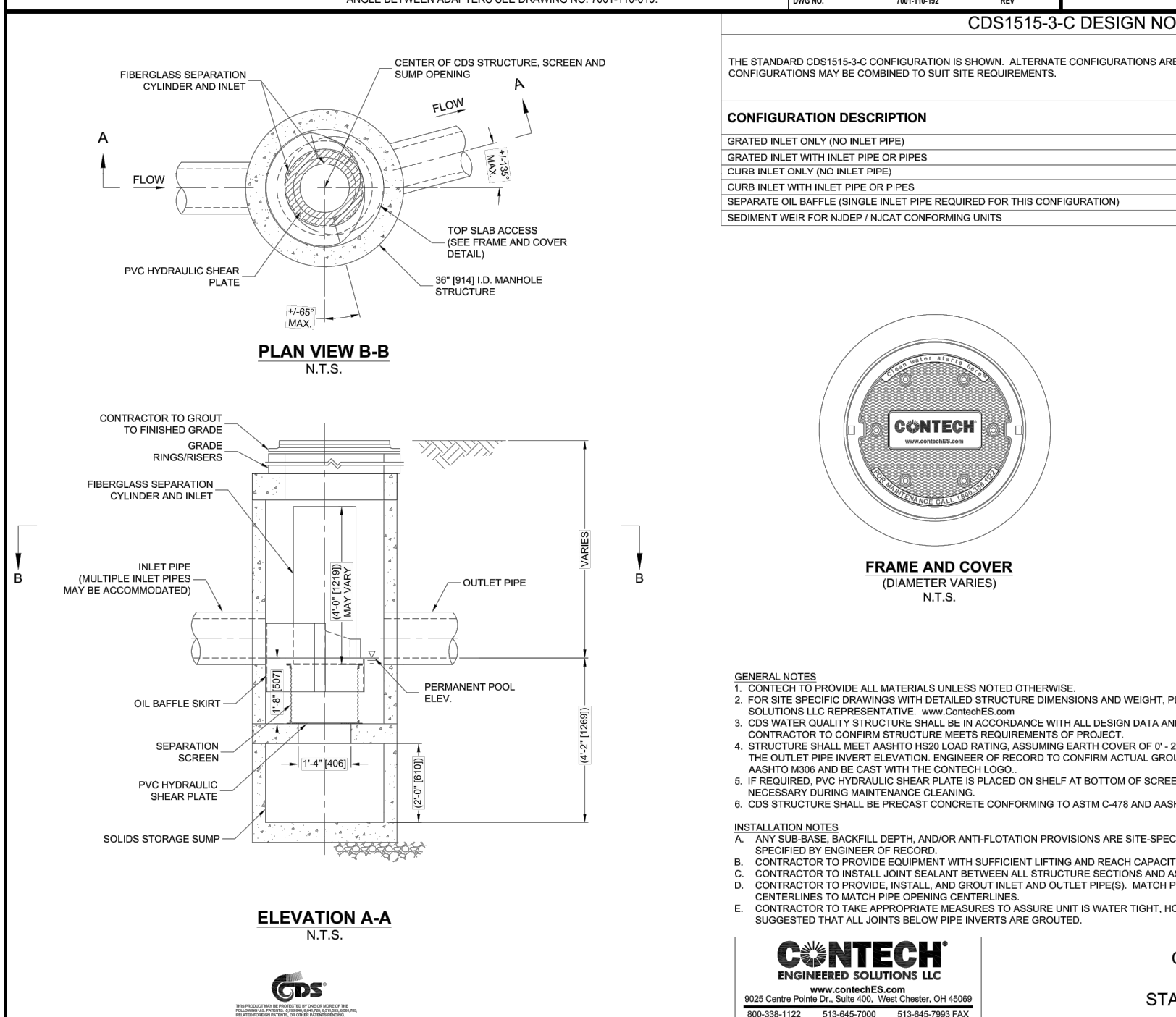
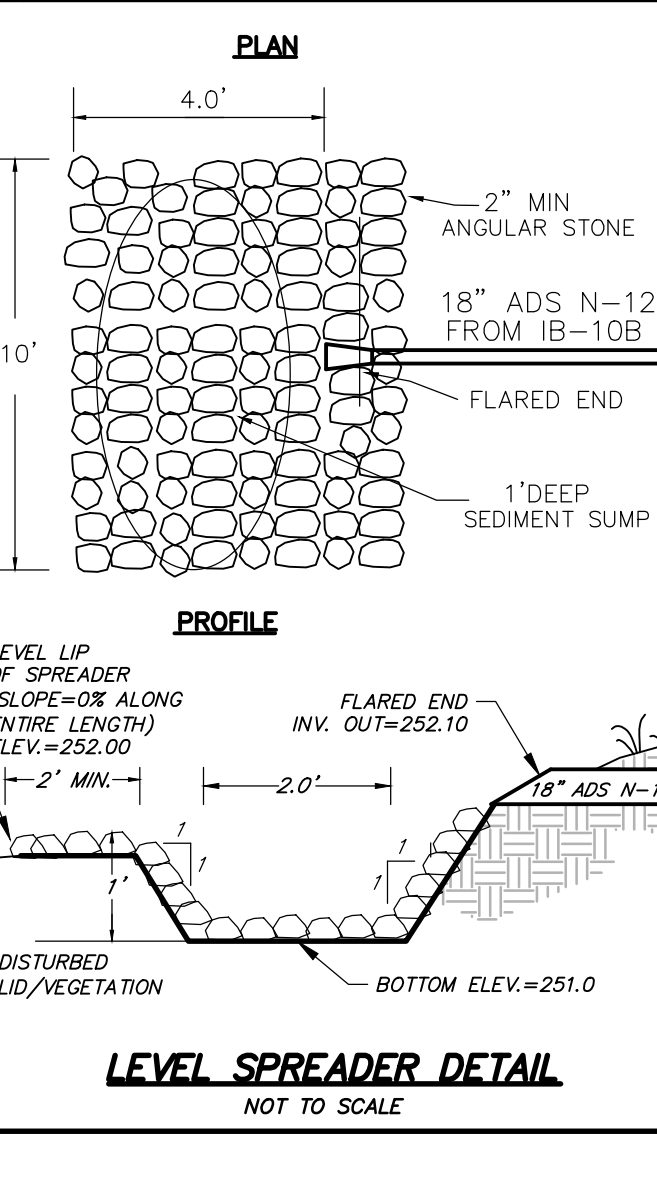
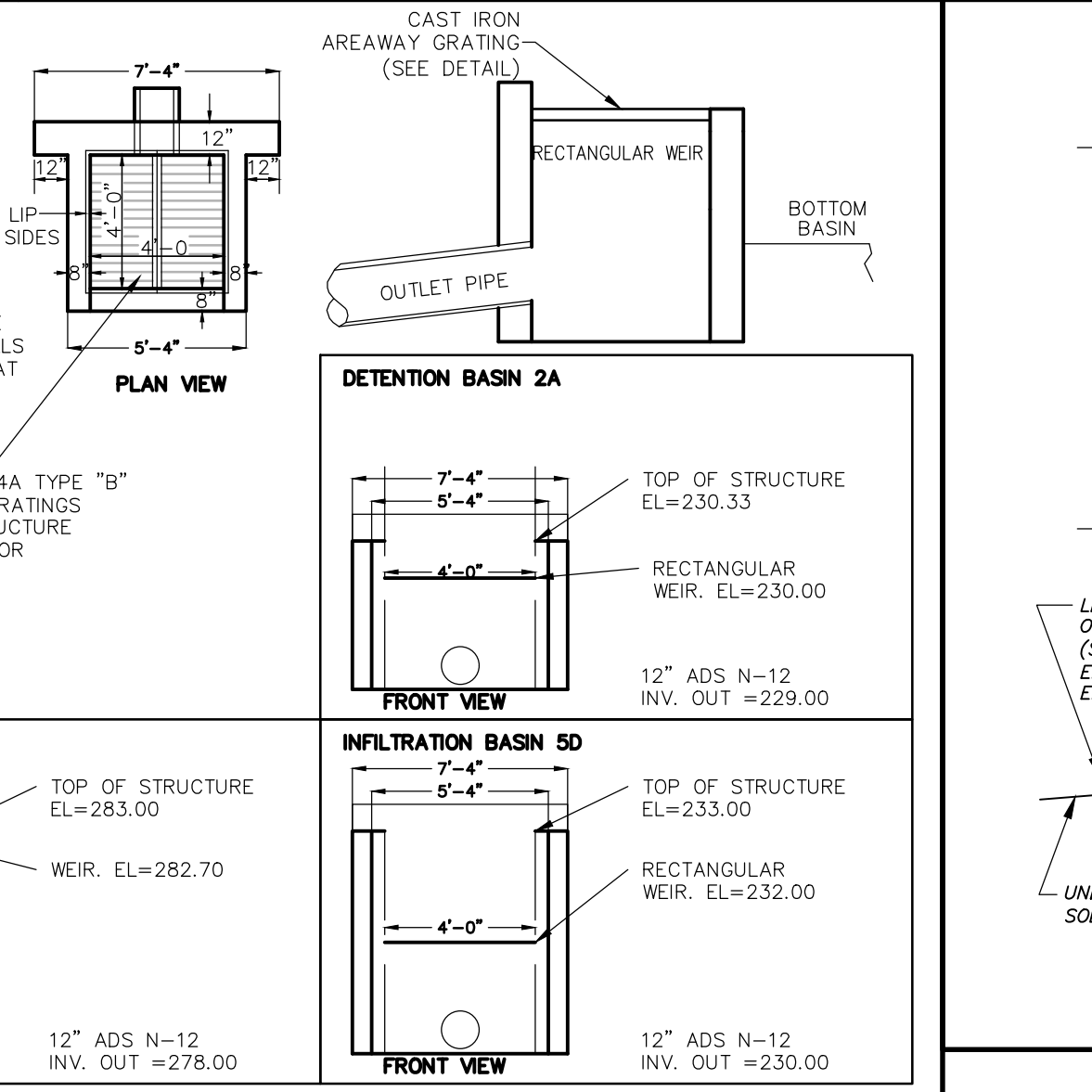
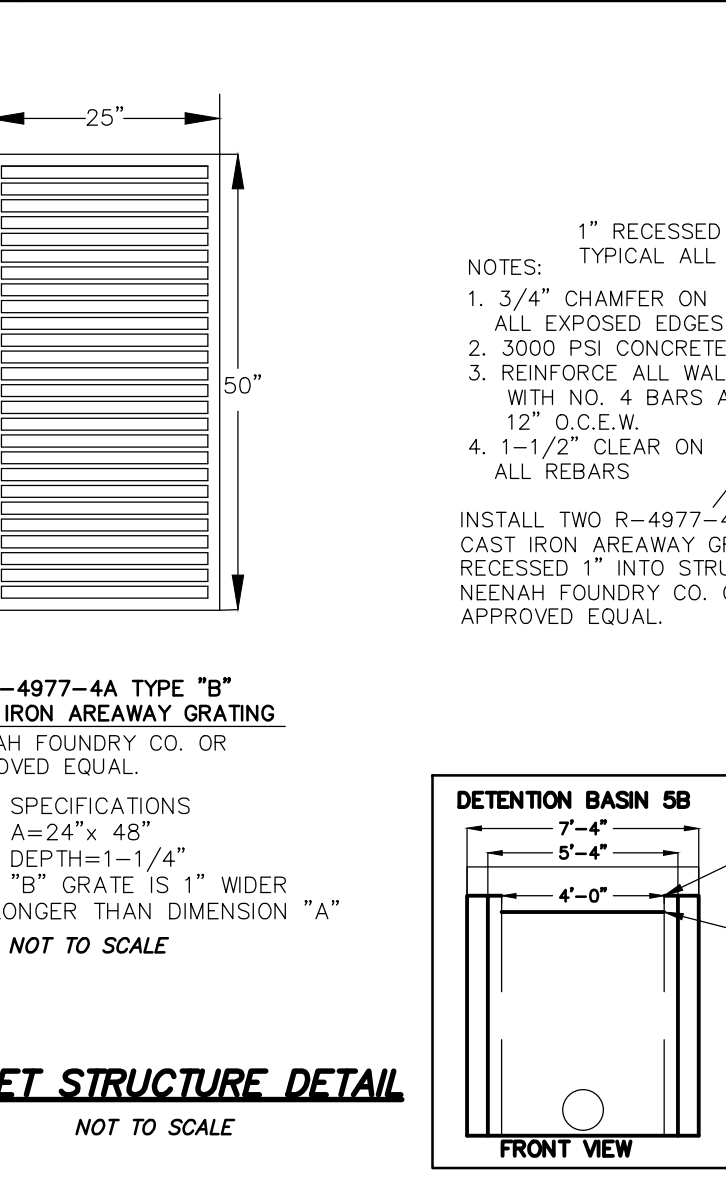
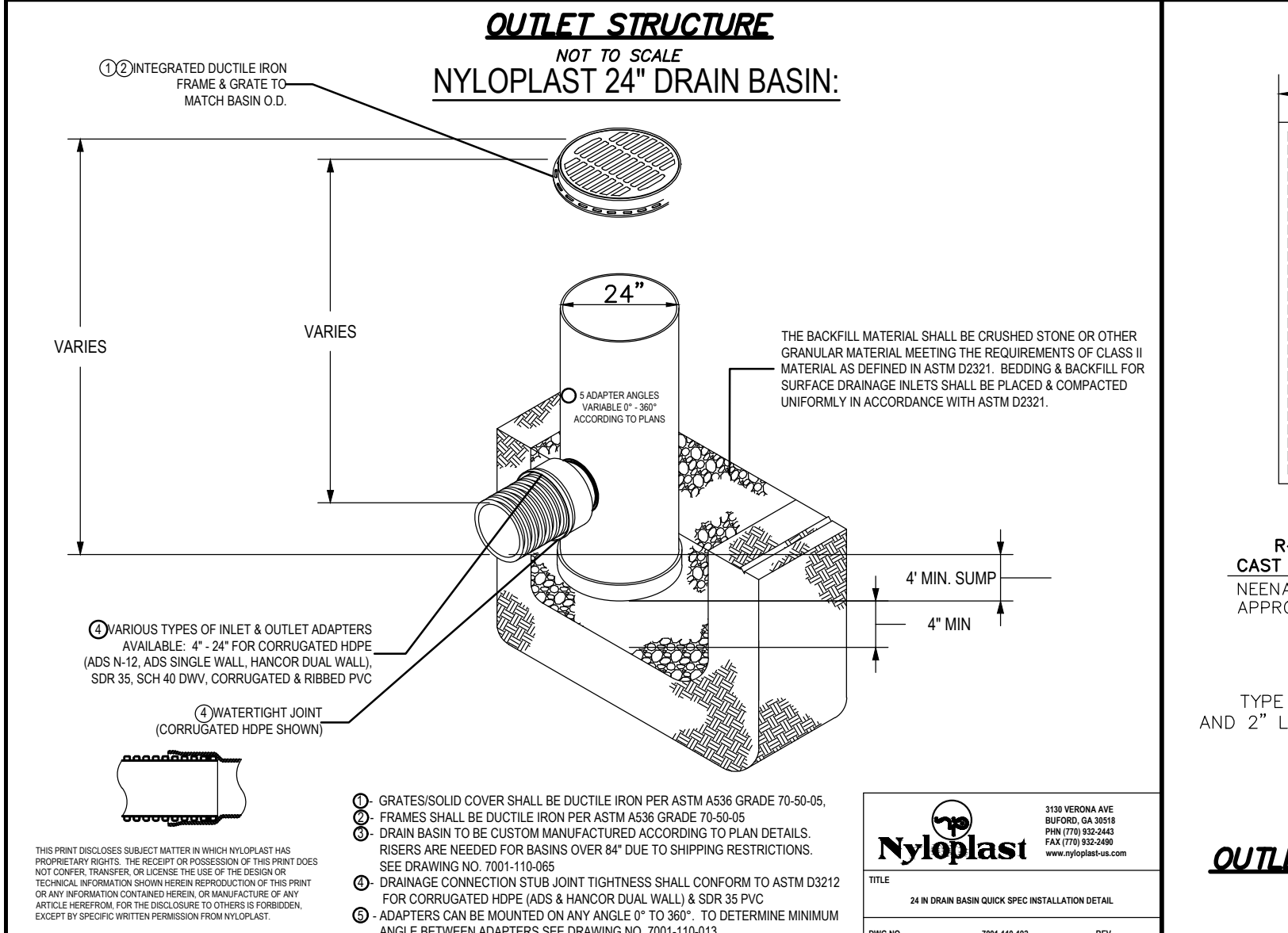
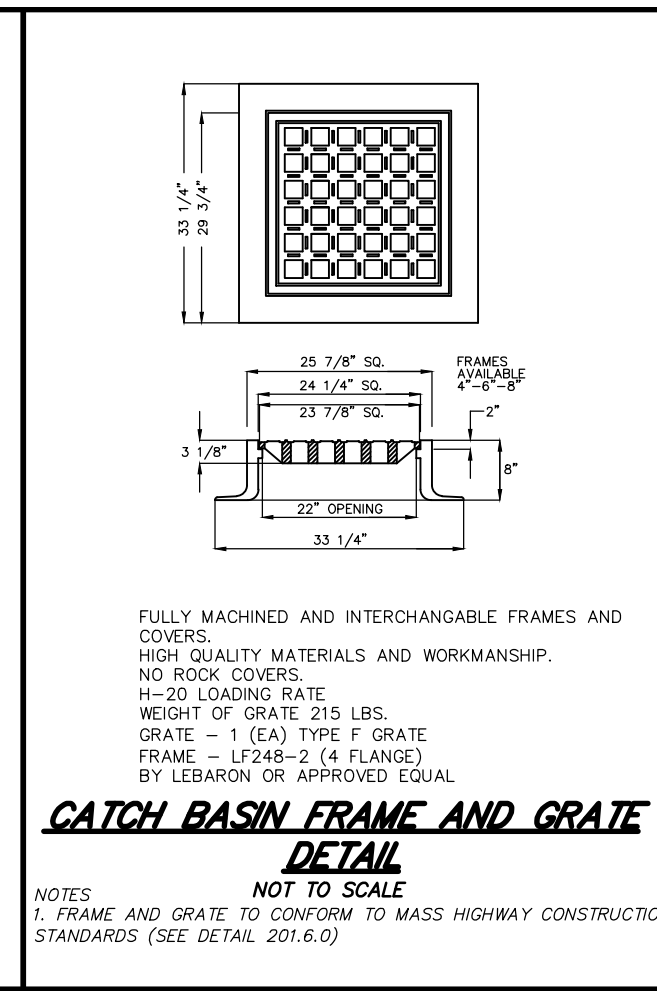
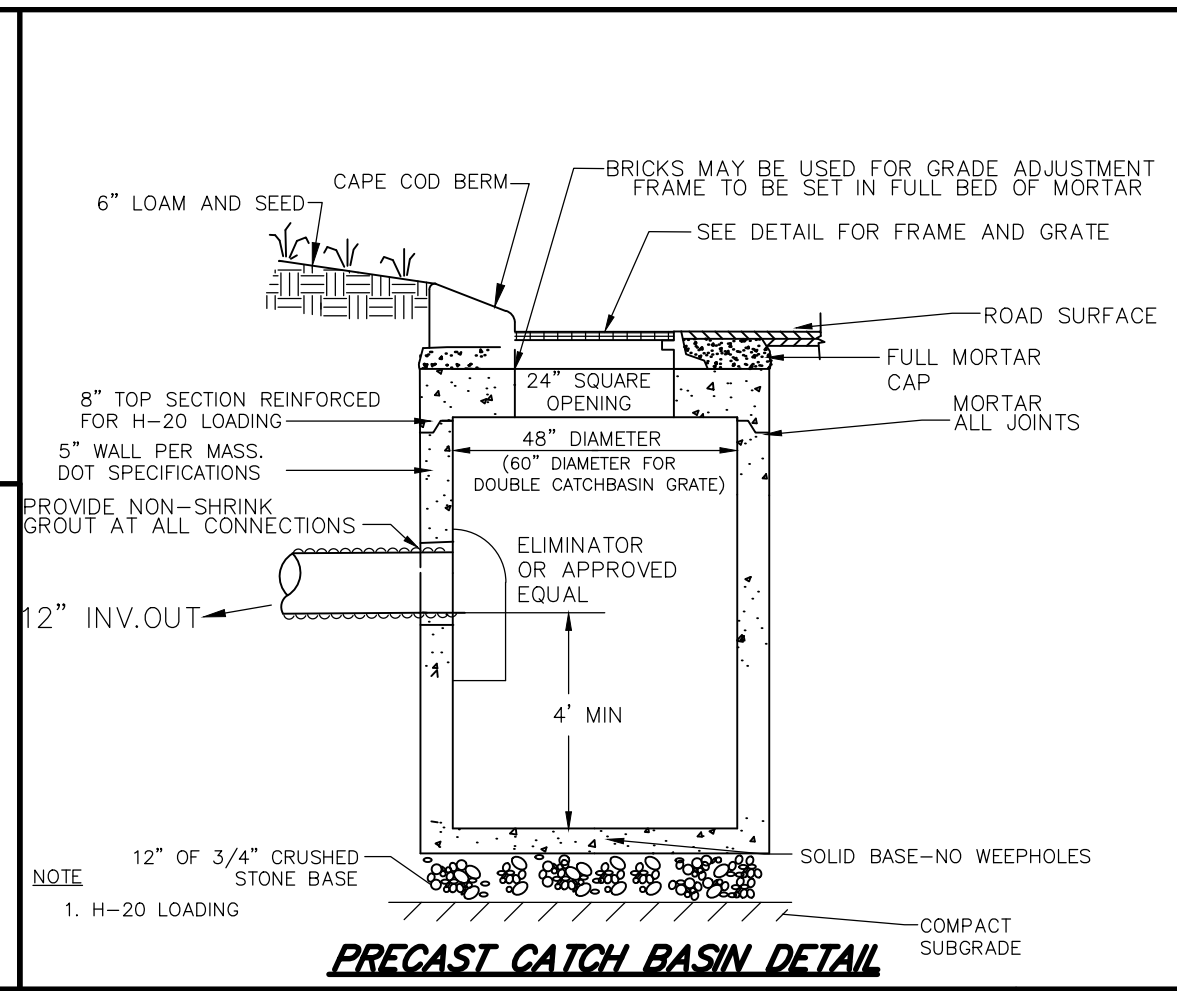




	A	B	OUTLET STRUCTURE	C	D	E
BASIN 2A	232.46	229.00	STACK WEIR	230.00	229.00	232.00
BASIN 3A	288.00	286.00	RISER	290.70	286.00	292.00
BASIN 5A	304.50	304.50	RISER	308.80	304.50	310.00
BASIN 5B	287.00	278.00	STACK WEIR	282.70	278.00	284.10
BASIN 5C	258.00	258.00	RISER	260.70	258.00	262.00
BASIN 5D	230.00	230.00	RECTANGULAR WEIR	232.00	230.00	234.00
BASIN 6B	217.40	217.40	EXFILTRATION	N/A	N/A	223.00
BASIN 7A	219.00	219.00	EXFILTRATION	N/A	N/A	226.00
BASIN 7B	224.00	224.00	EXFILTRATION	N/A	N/A	228.00
BASIN 8	223.00	223.00	EXFILTRATION	N/A	N/A	227.00
BASIN 10B	256.00	255.00	RISER	256.50	256.50	258.60
BASIN 10C	230.00	225.00	RISER	228.10	225.10	232.40
BASIN 10D	225.00	224.15	CRESTED WEIR	229.00	N/A	230.65



	BOTTOM WIDTH OF WEIR	ELEVATION OF WEIR
BASIN 2A	6"	231.00
BASIN 3A	6"	291.00
BASIN 5A	6"	309.00
BASIN 5B	6"	283.10
BASIN 5C	6"	261.00
BASIN 5D	6"	233.00
BASIN 7B	6"	226.80
BASIN 10D	6"	229.65



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

STOW PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

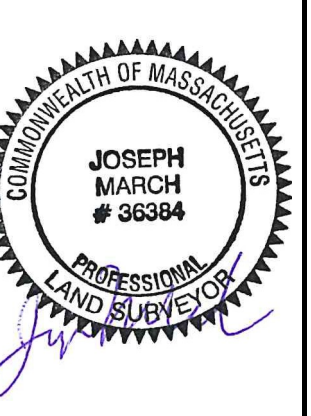
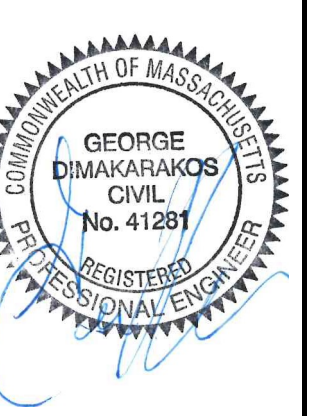
DATE \_\_\_\_\_

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

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

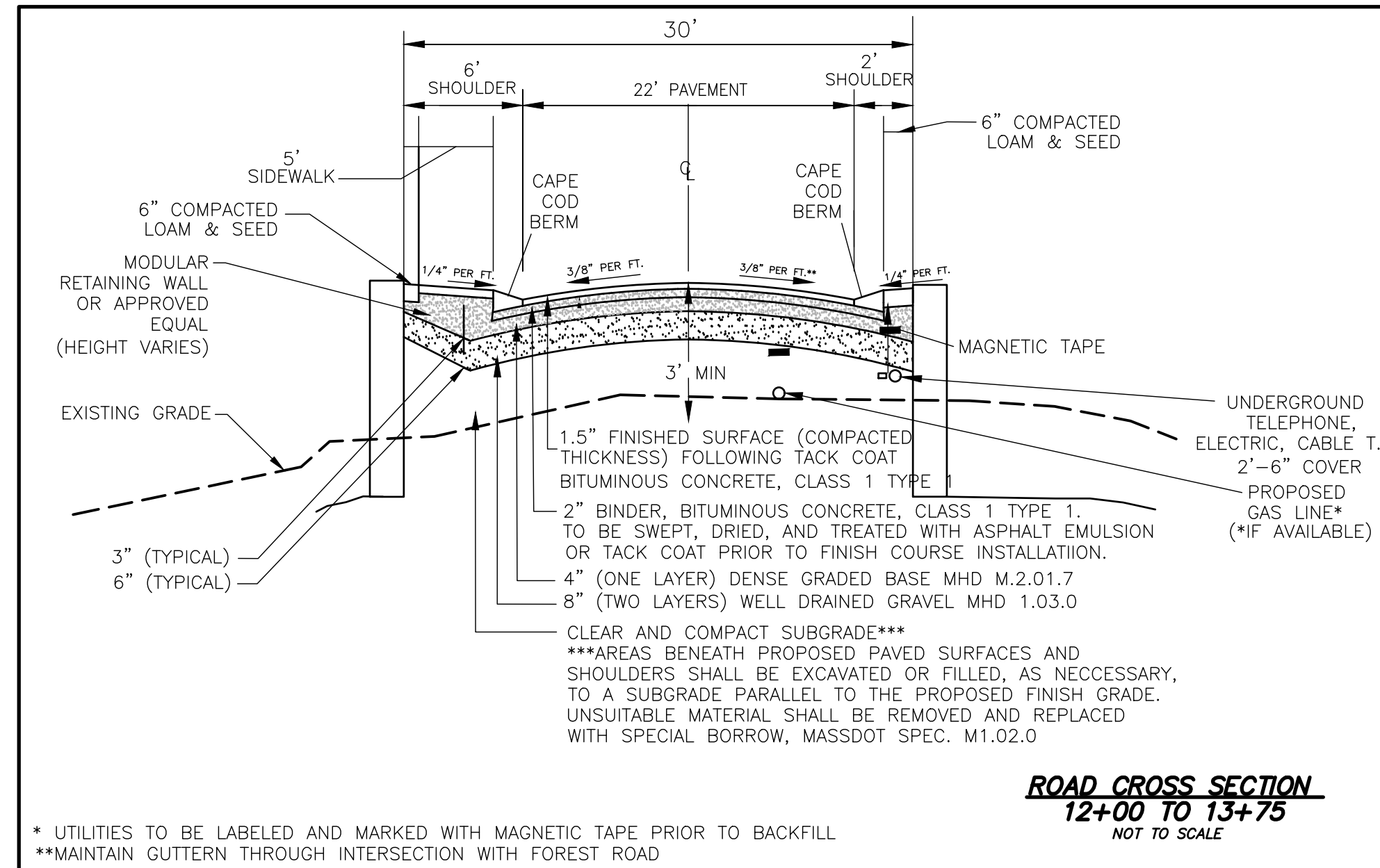
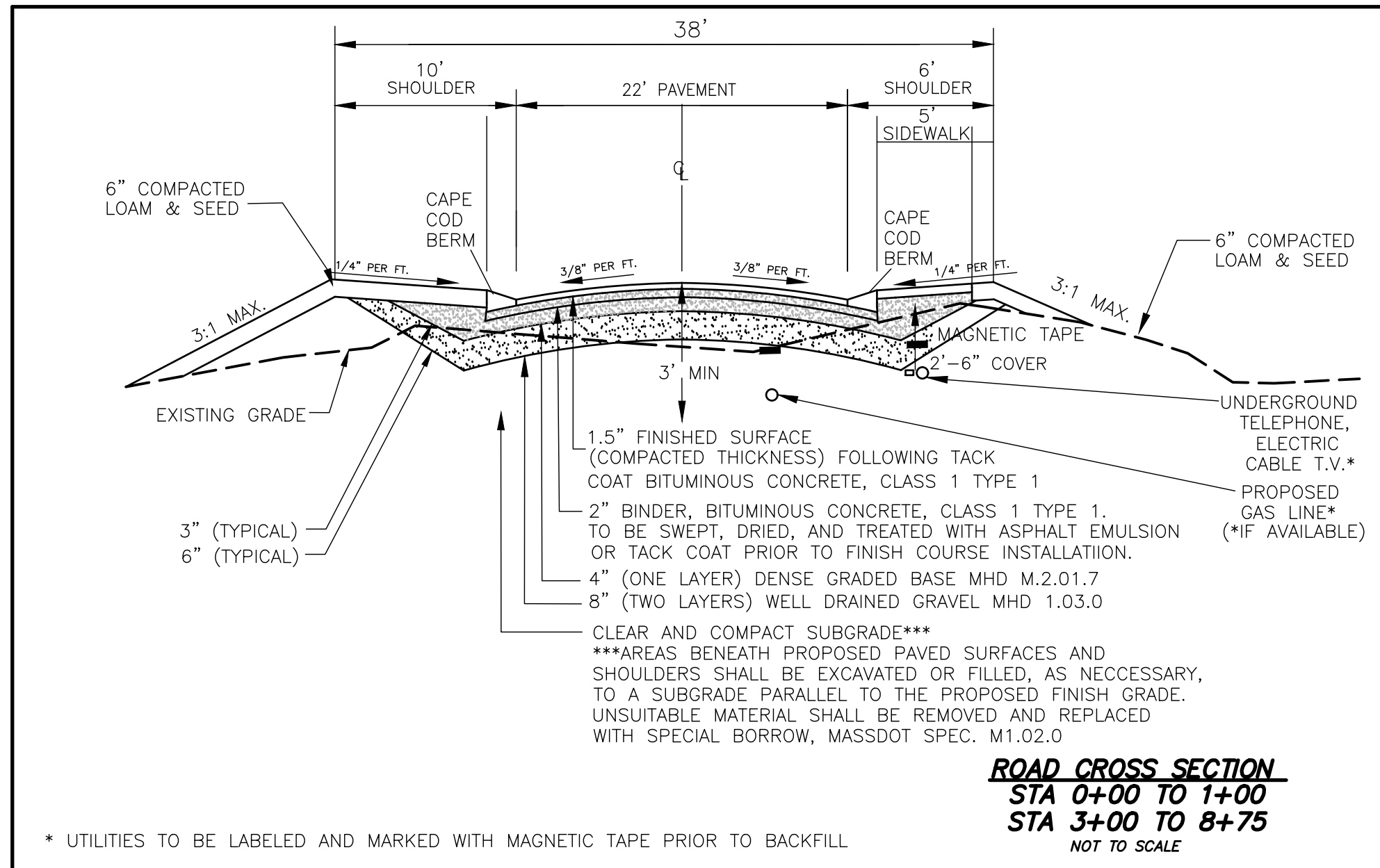
CONSTRUCTION DETAILS FOR THE COTTAGES AT WANDERING POND REALTY TRUST SCALE: NTS JUNE 30, 2022

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





**WANDERING POND WAY CROSS SECTION DETAILS**



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

**STOW PLANNING BOARD**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

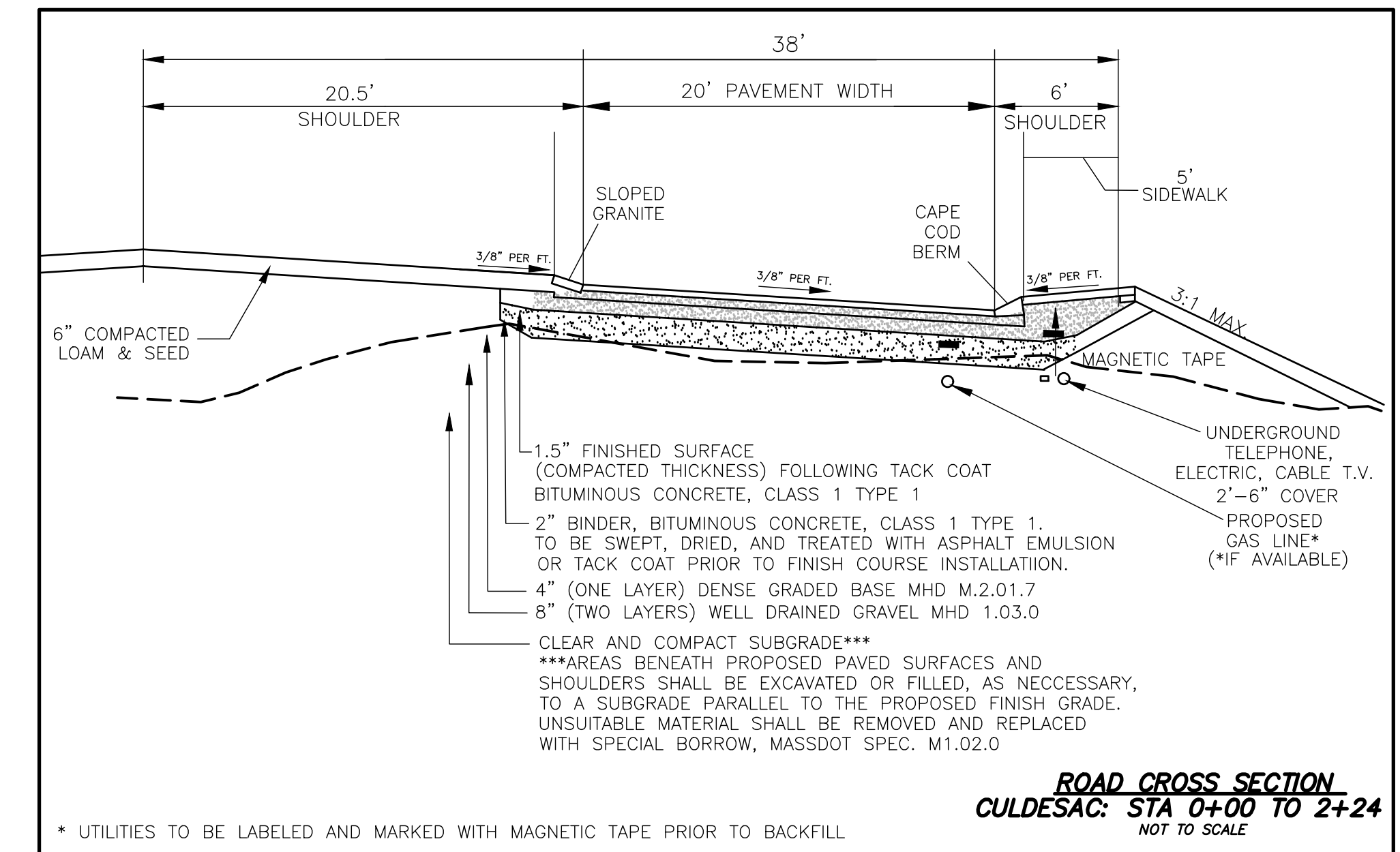
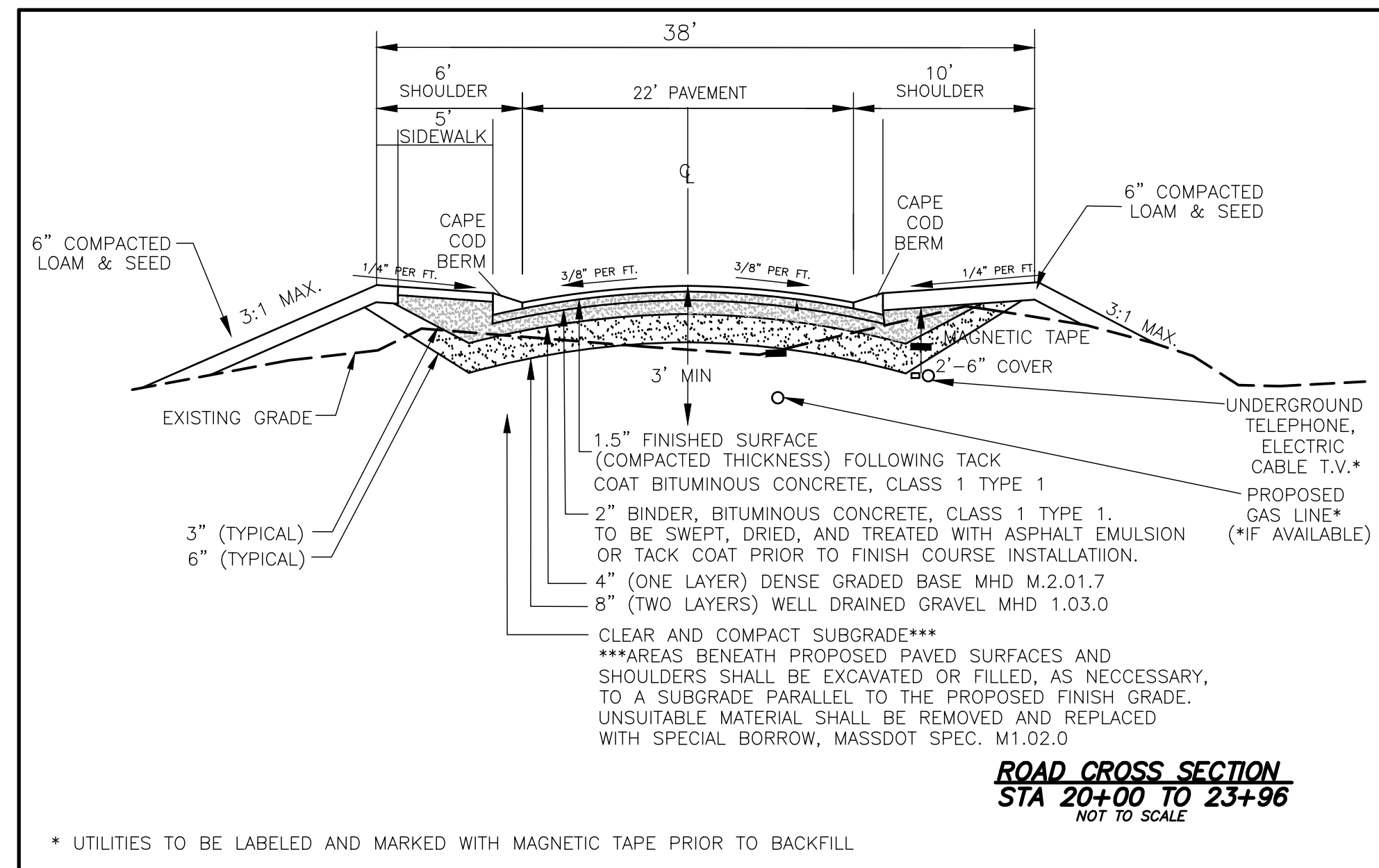
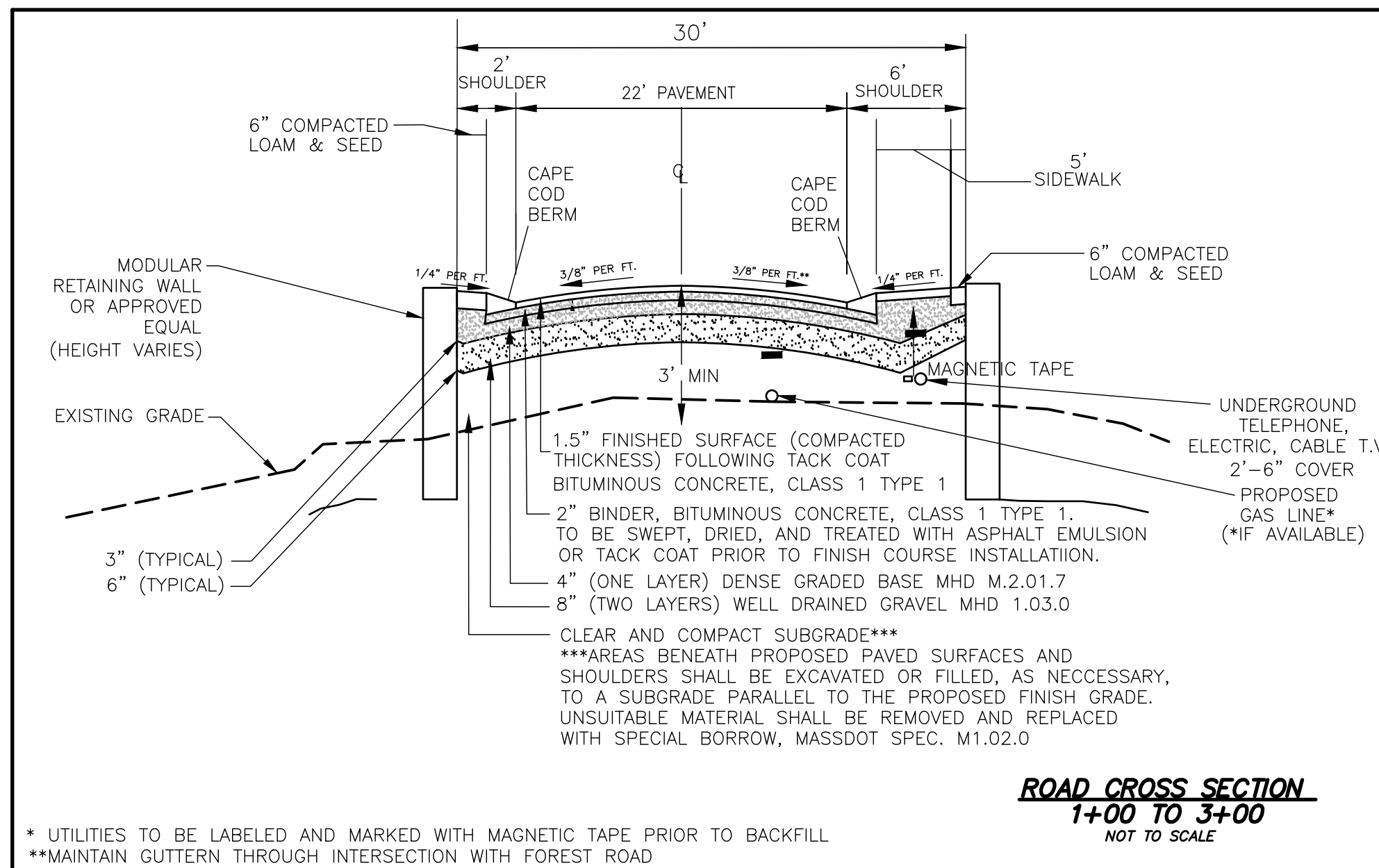
\_\_\_\_\_

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

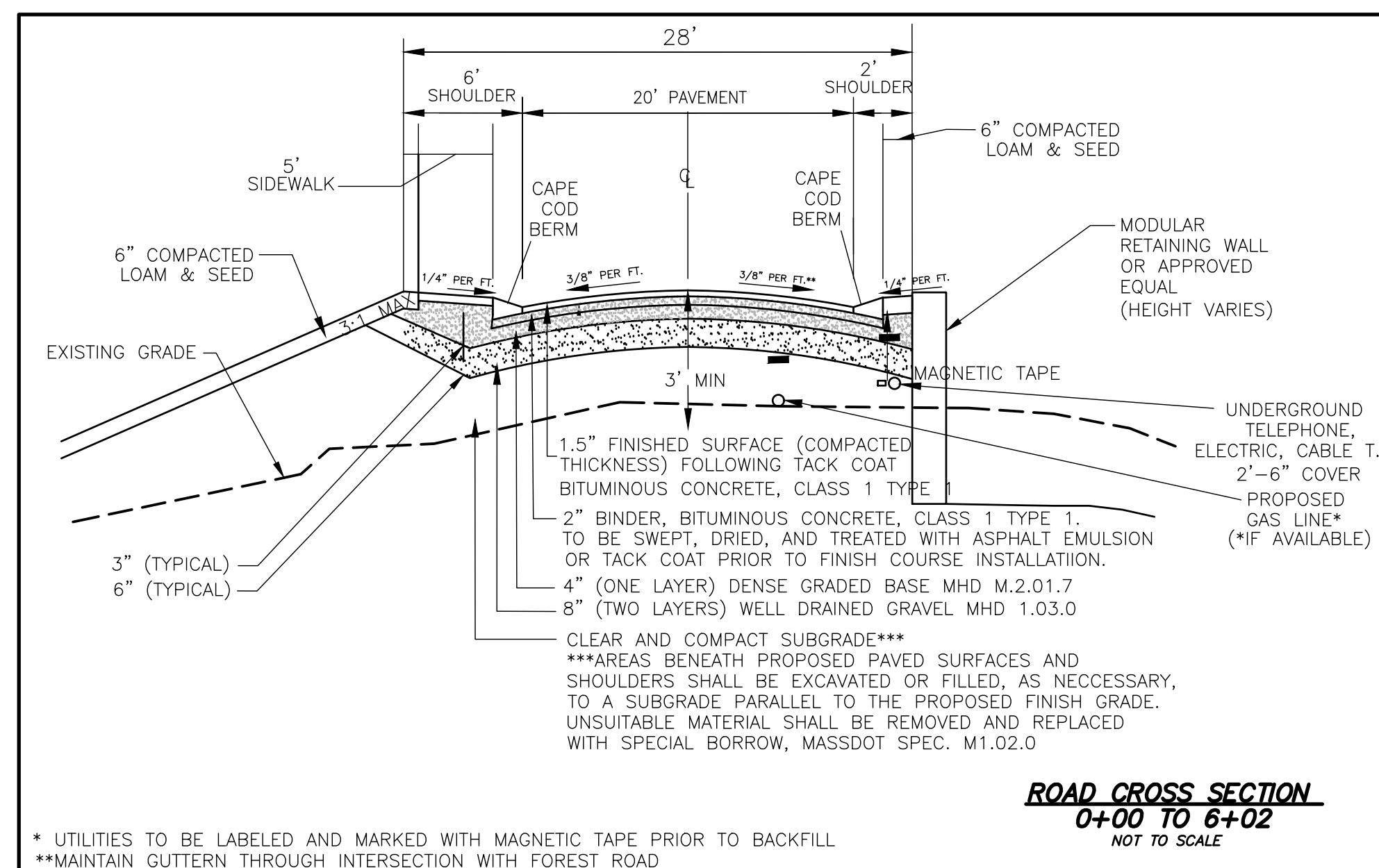
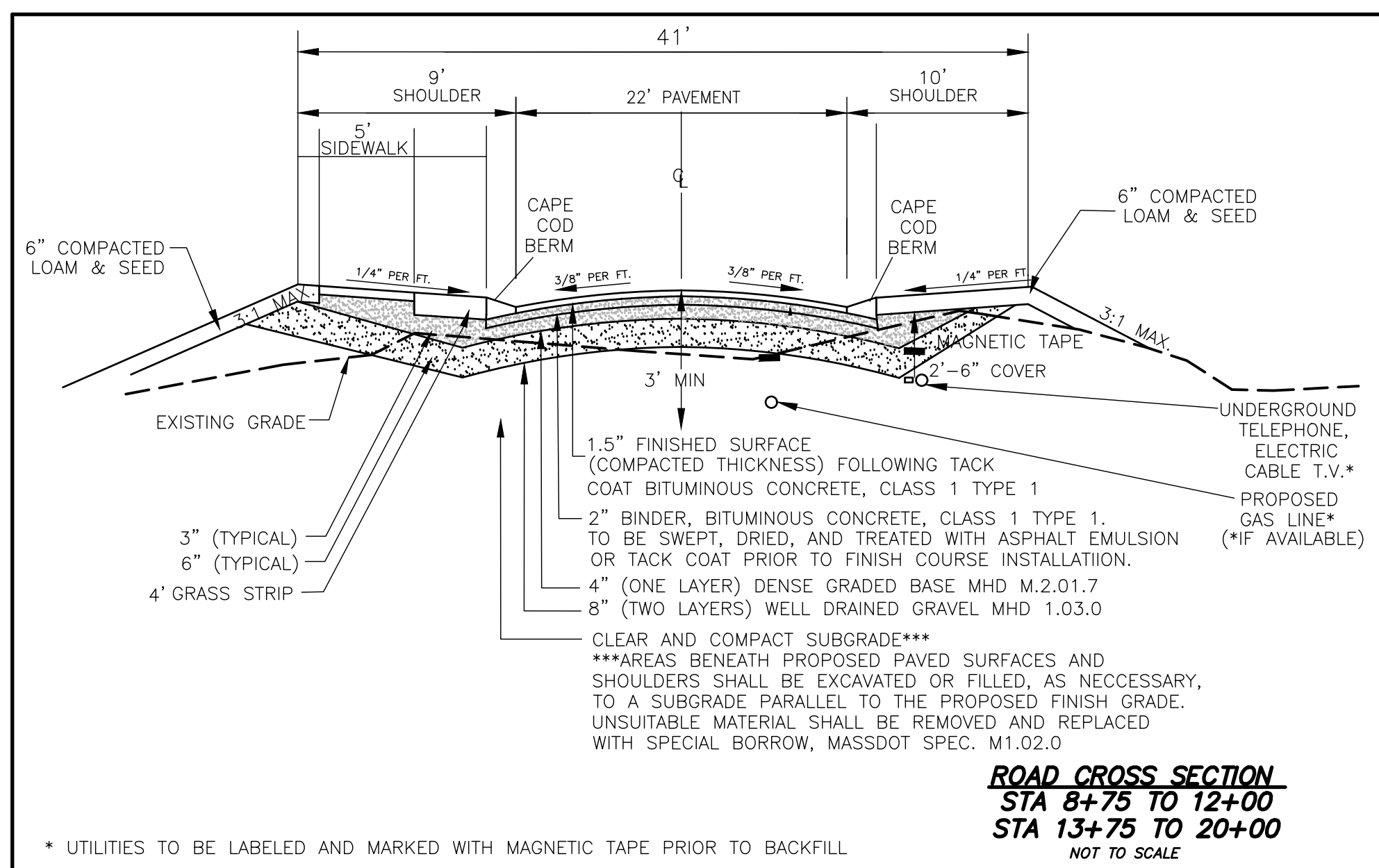
I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_

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



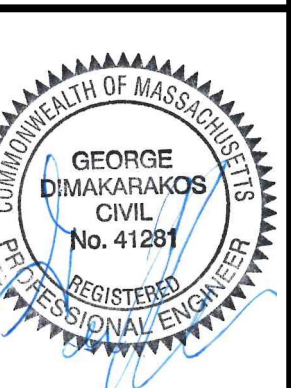
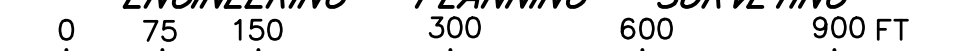
**STEPPING STONE LANE CROSS SECTION DETAIL**



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

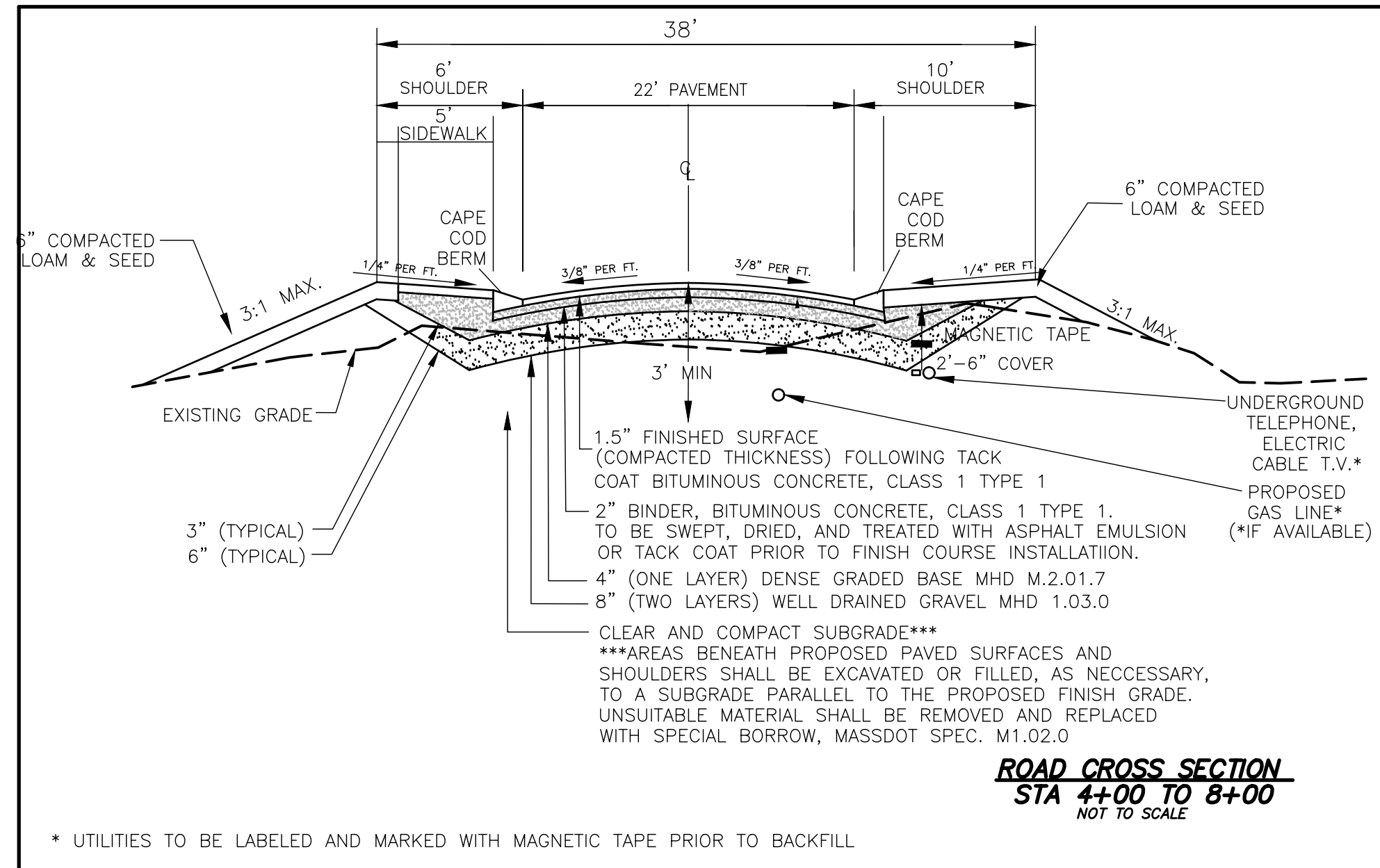
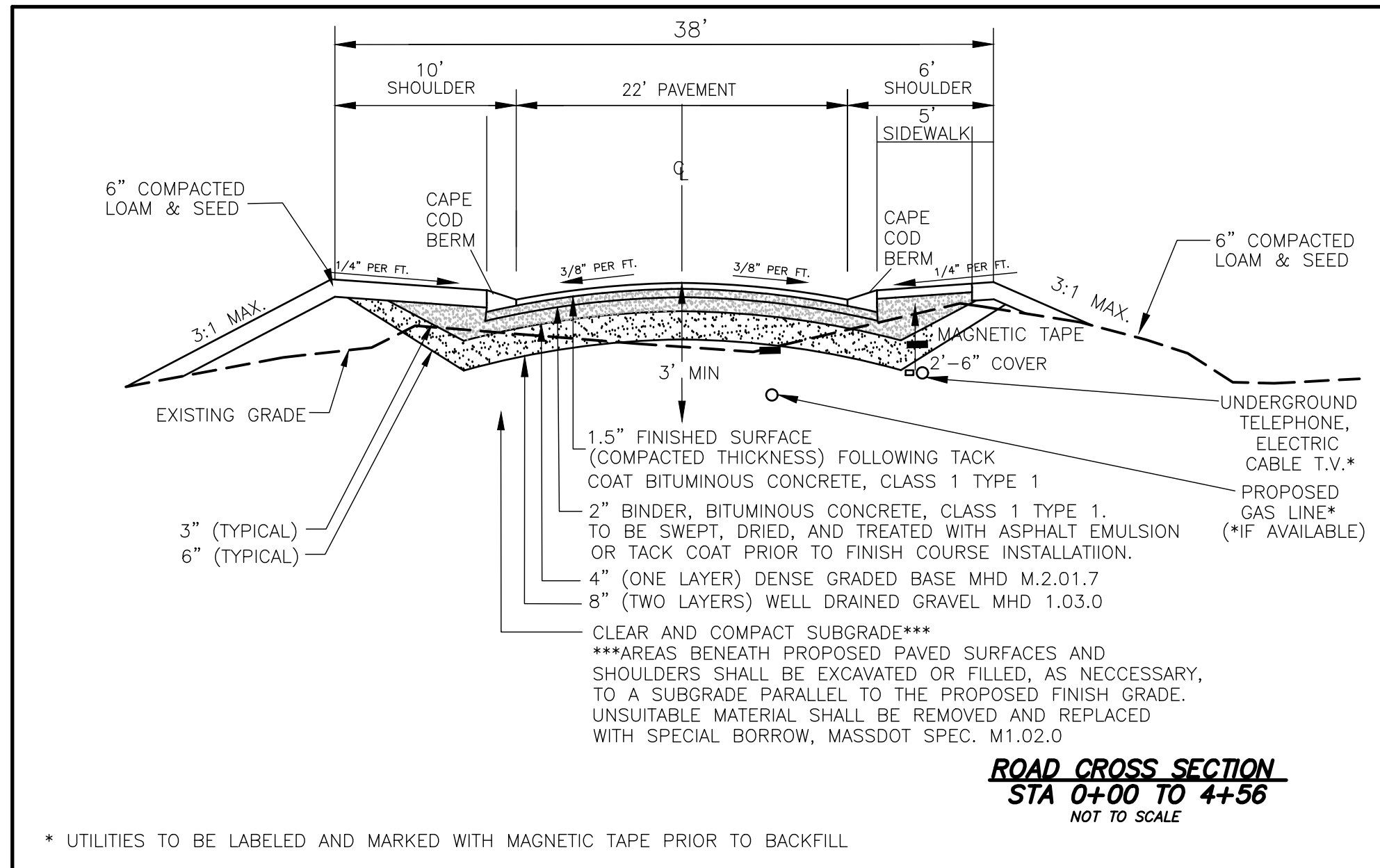
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: NTS JUNE 30, 2022

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

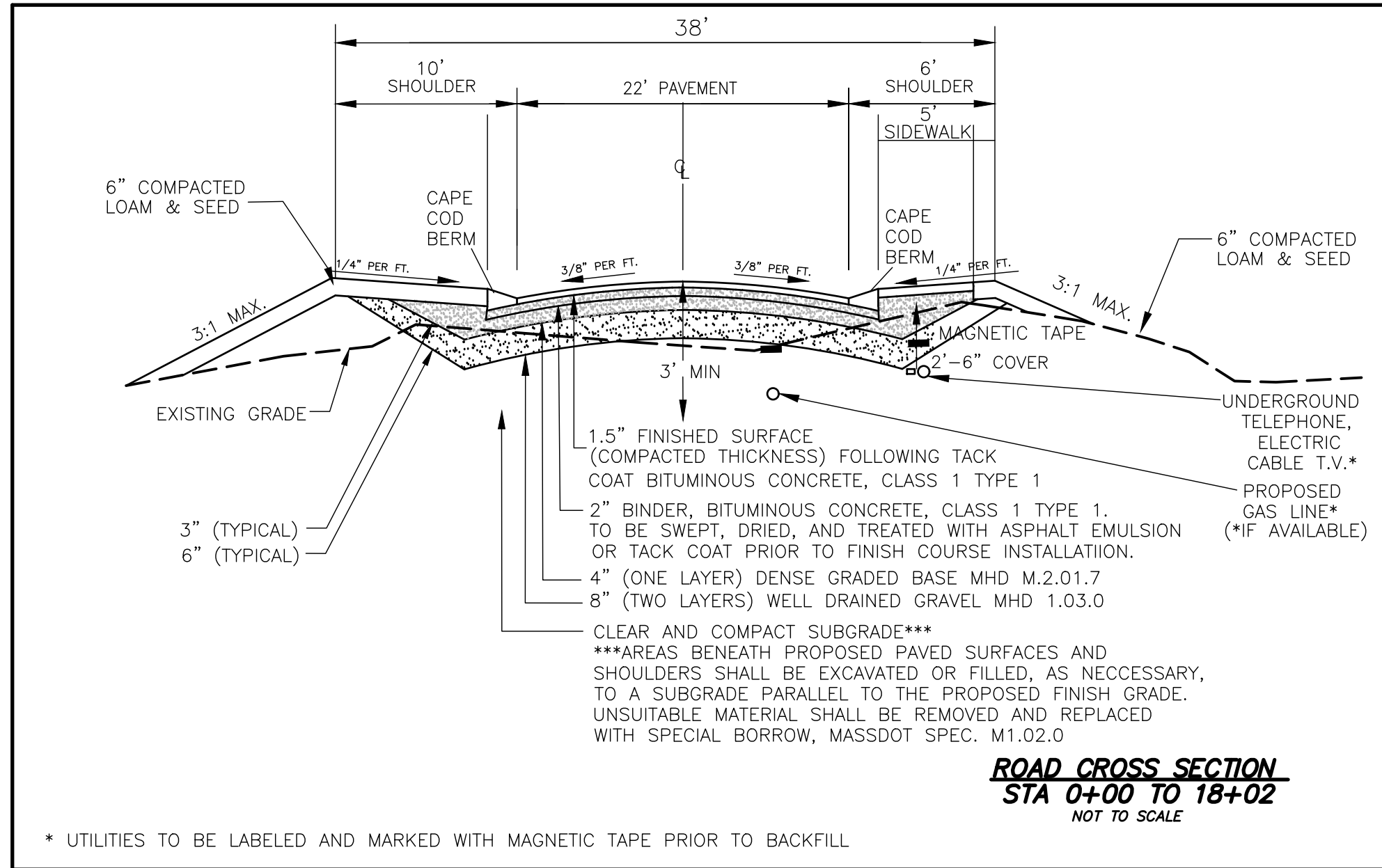




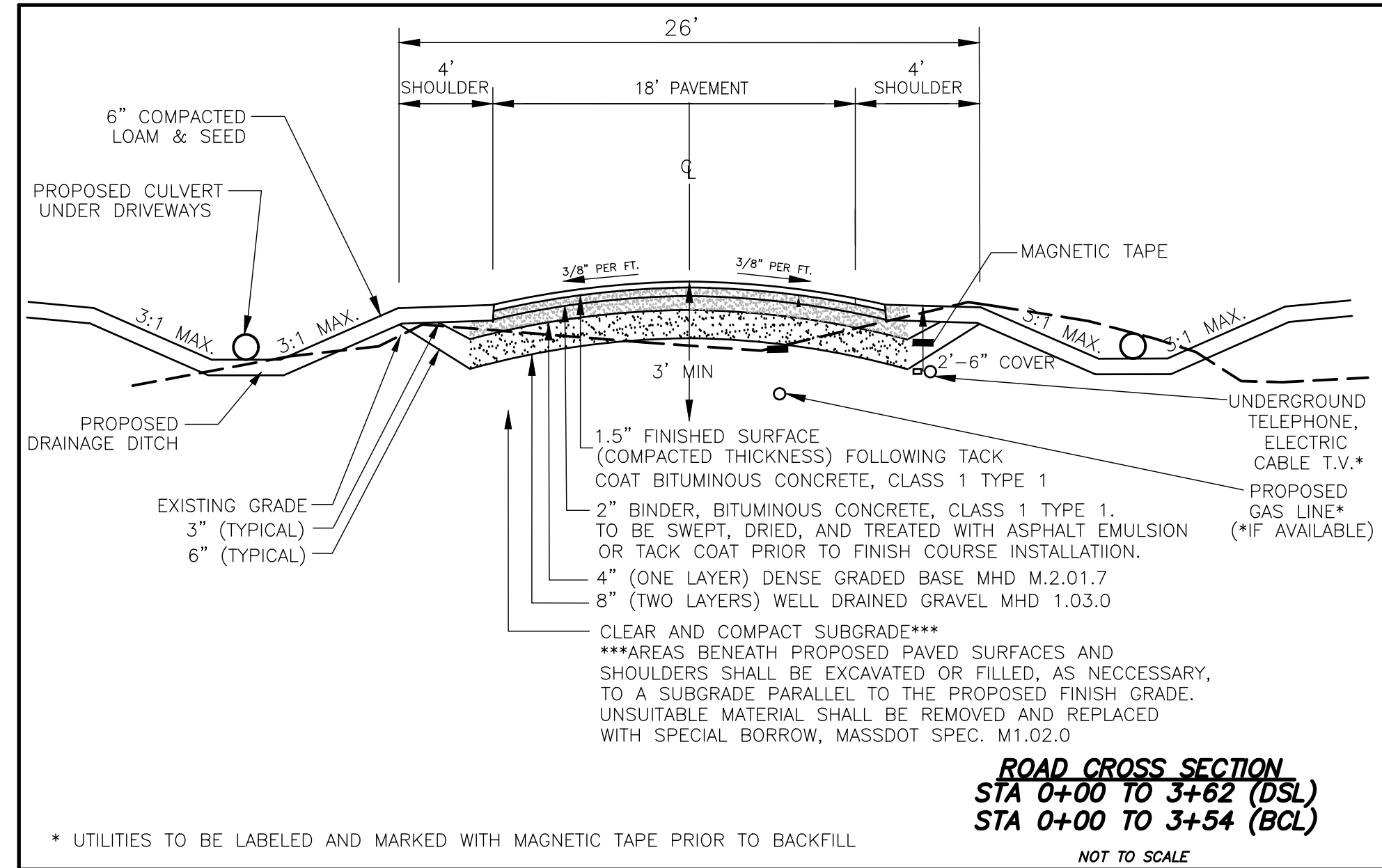
**DAFFODIL DRIVE CROSS SECTION DETAIL**



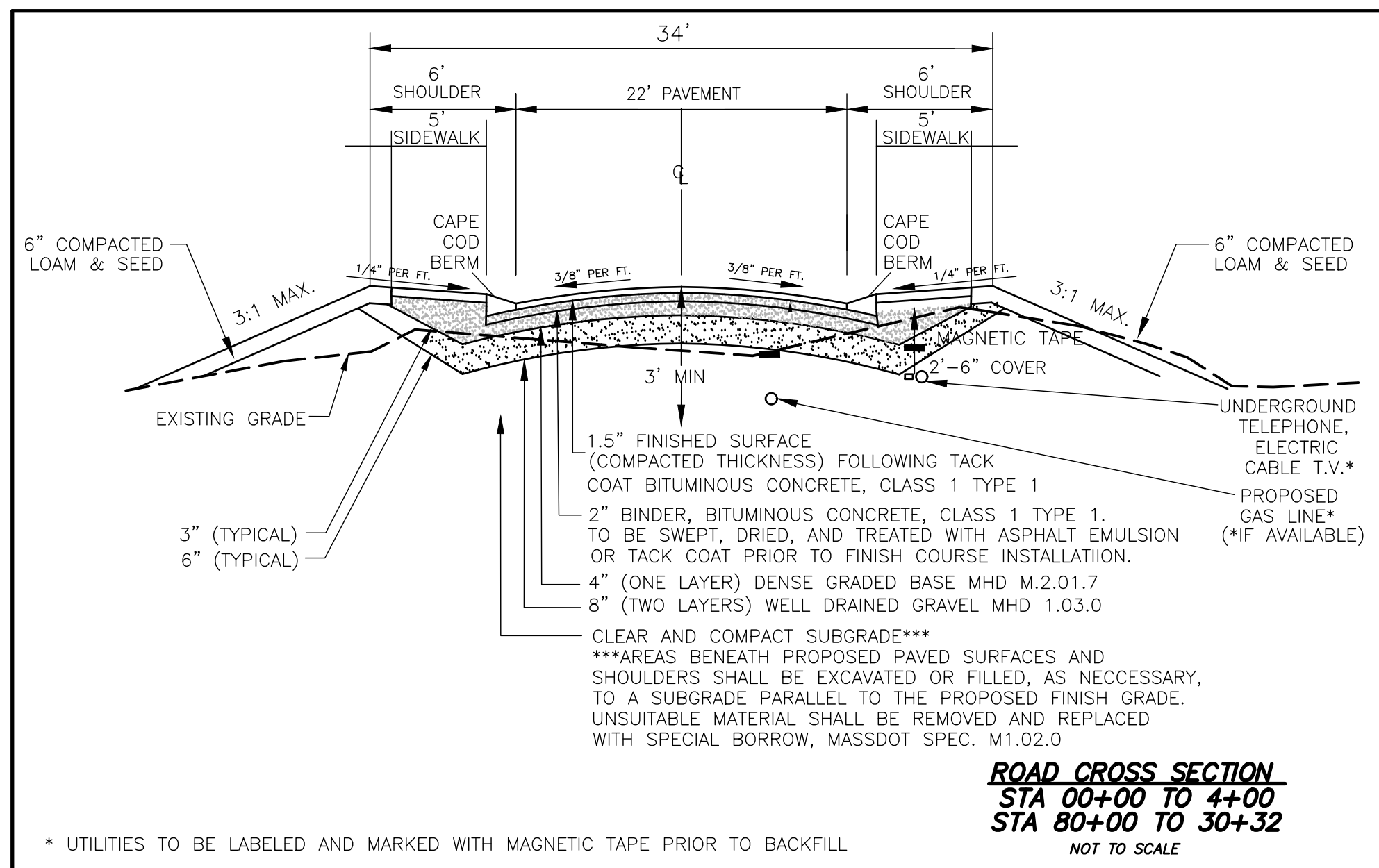
**WANDERING POND CIRCLE CROSS SECTION DETAIL**



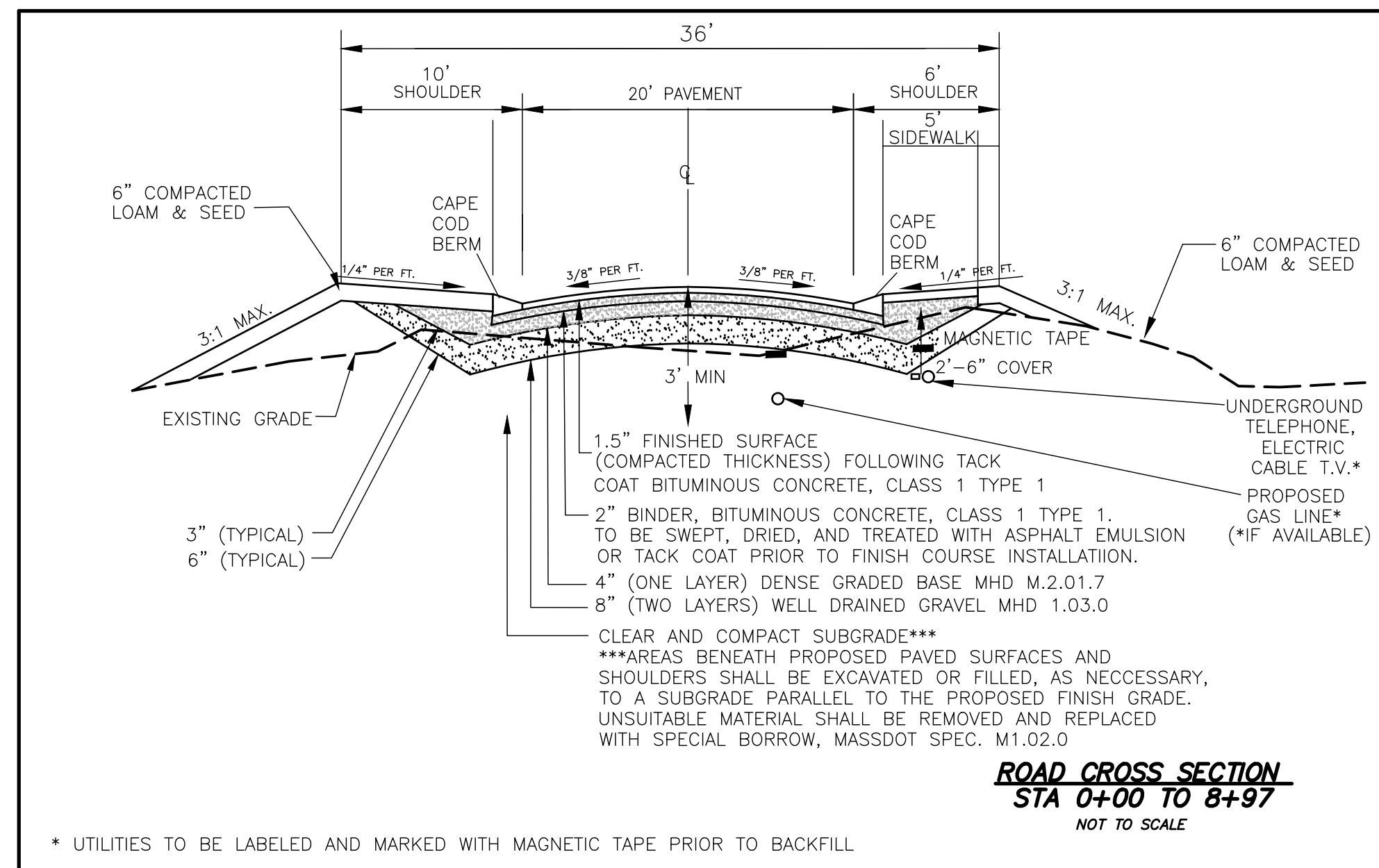
**DAISY LANE & BUTTERCUP LANE CROSS SECTION DETAIL**



**WILDFLOWER WAY CROSS SECTION DETAILS**



**LILY PAD LANE CROSS SECTION DETAIL**



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

STOW PLANNING BOARD

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

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

DATE \_\_\_\_\_

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

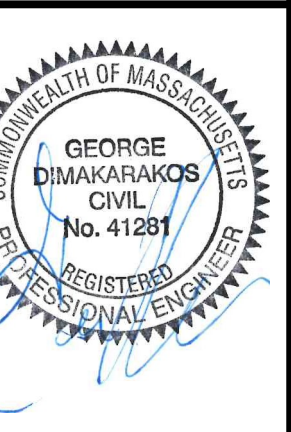
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
DETAILS

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

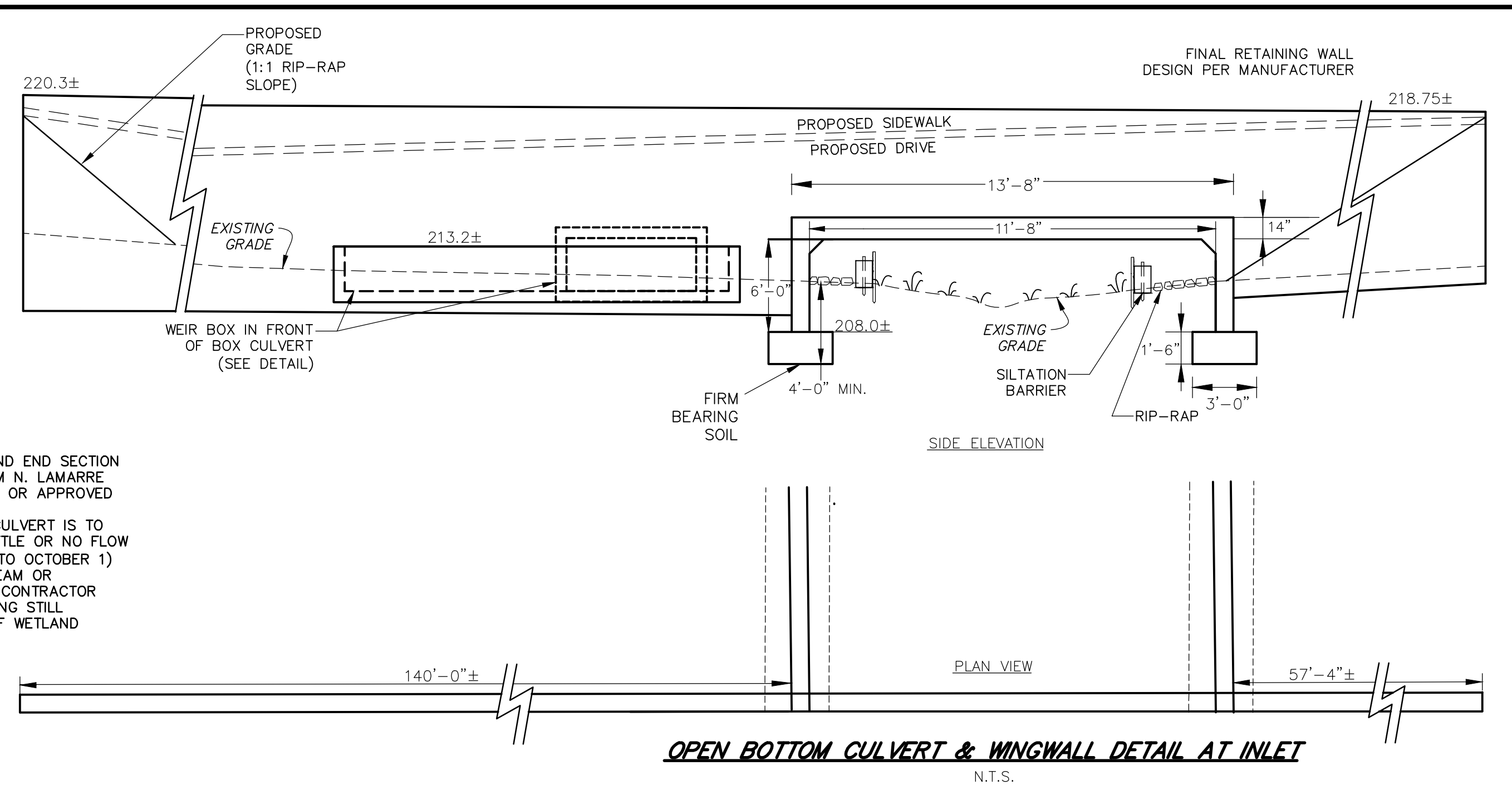
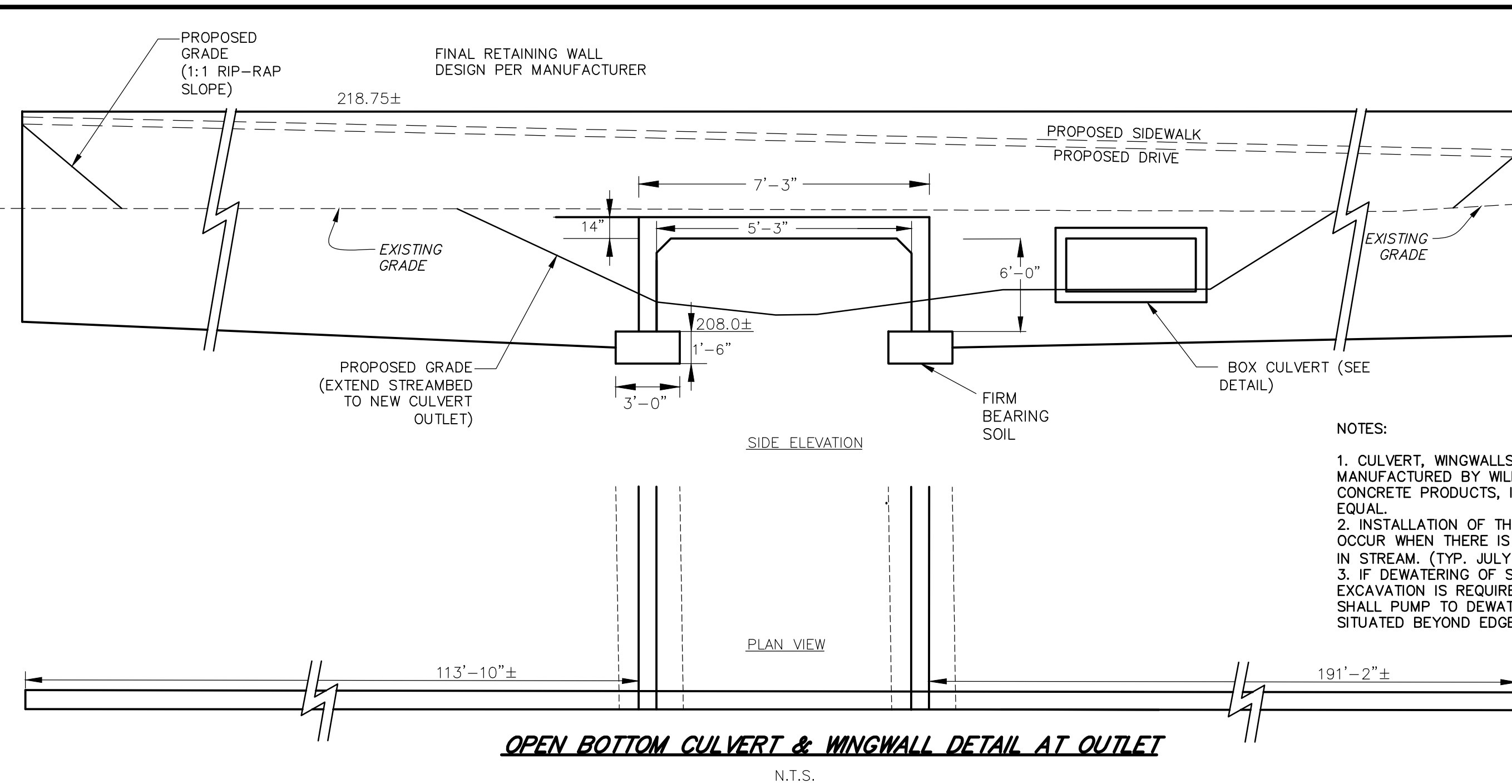
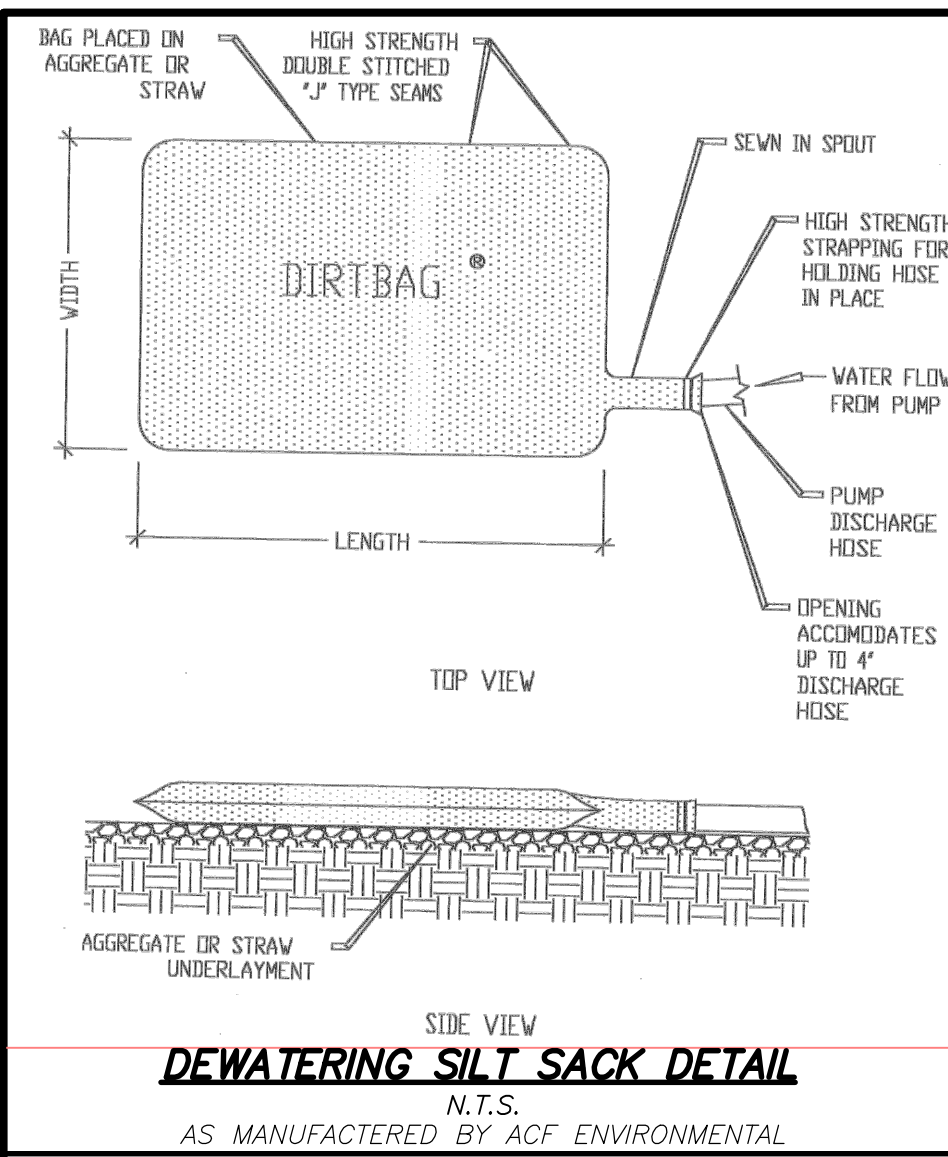
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 75 150 300 600 900 FT

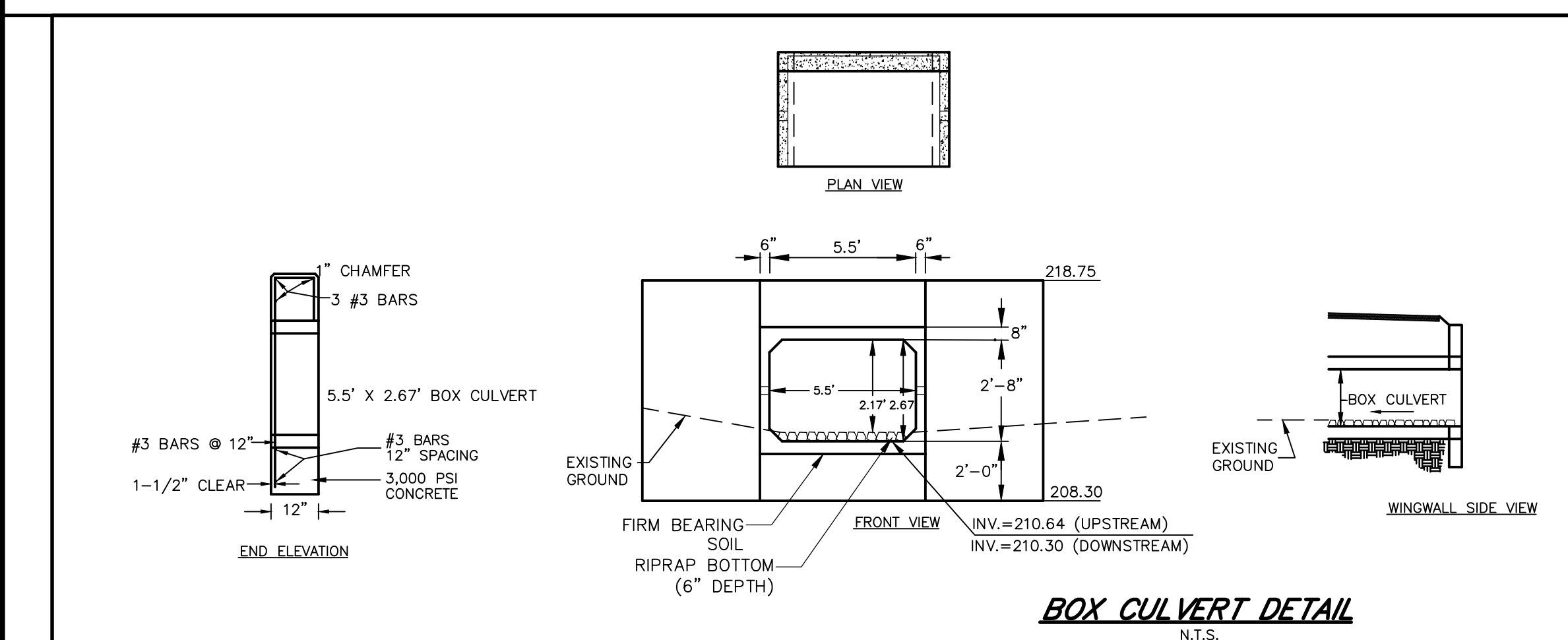
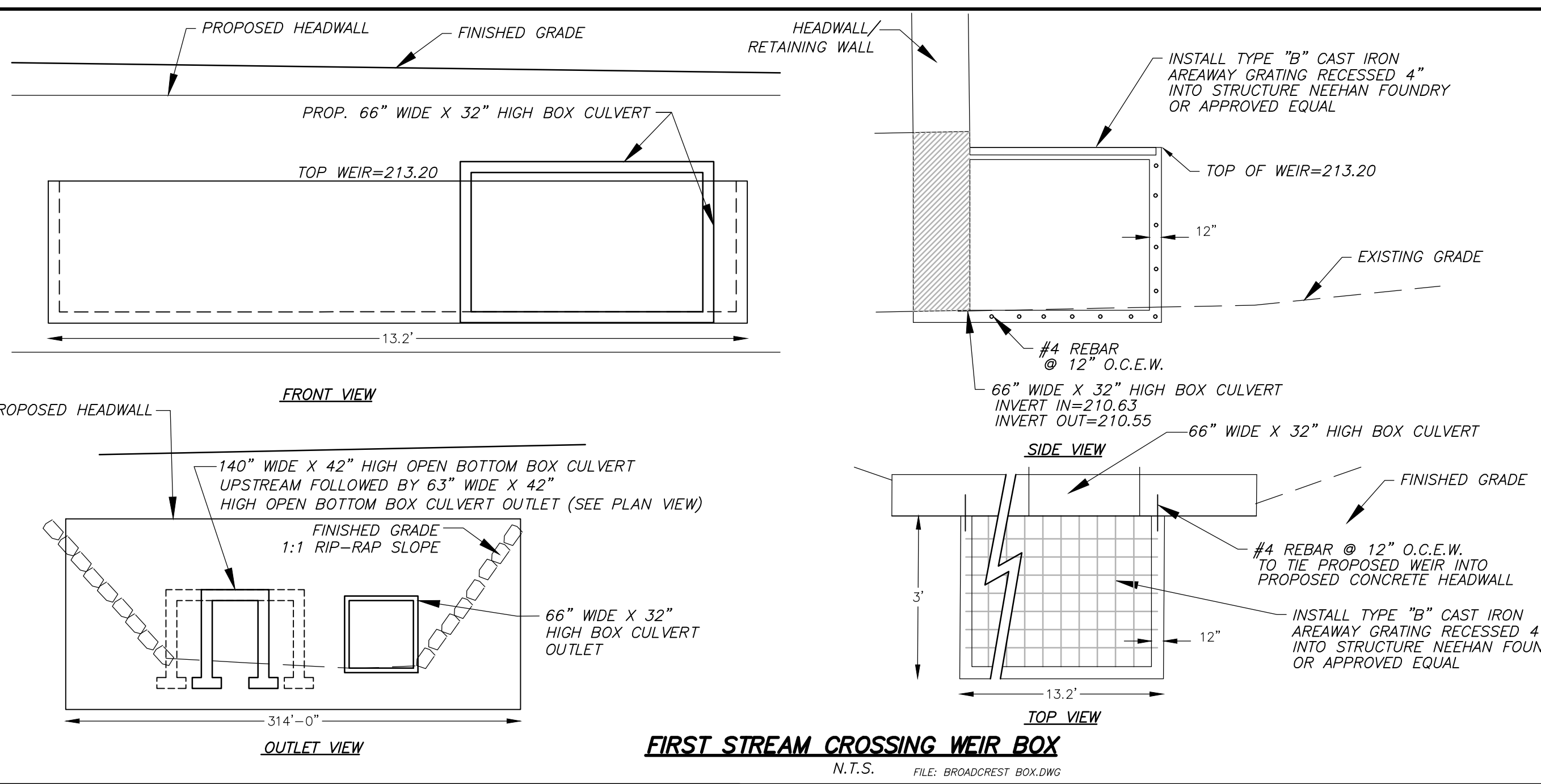
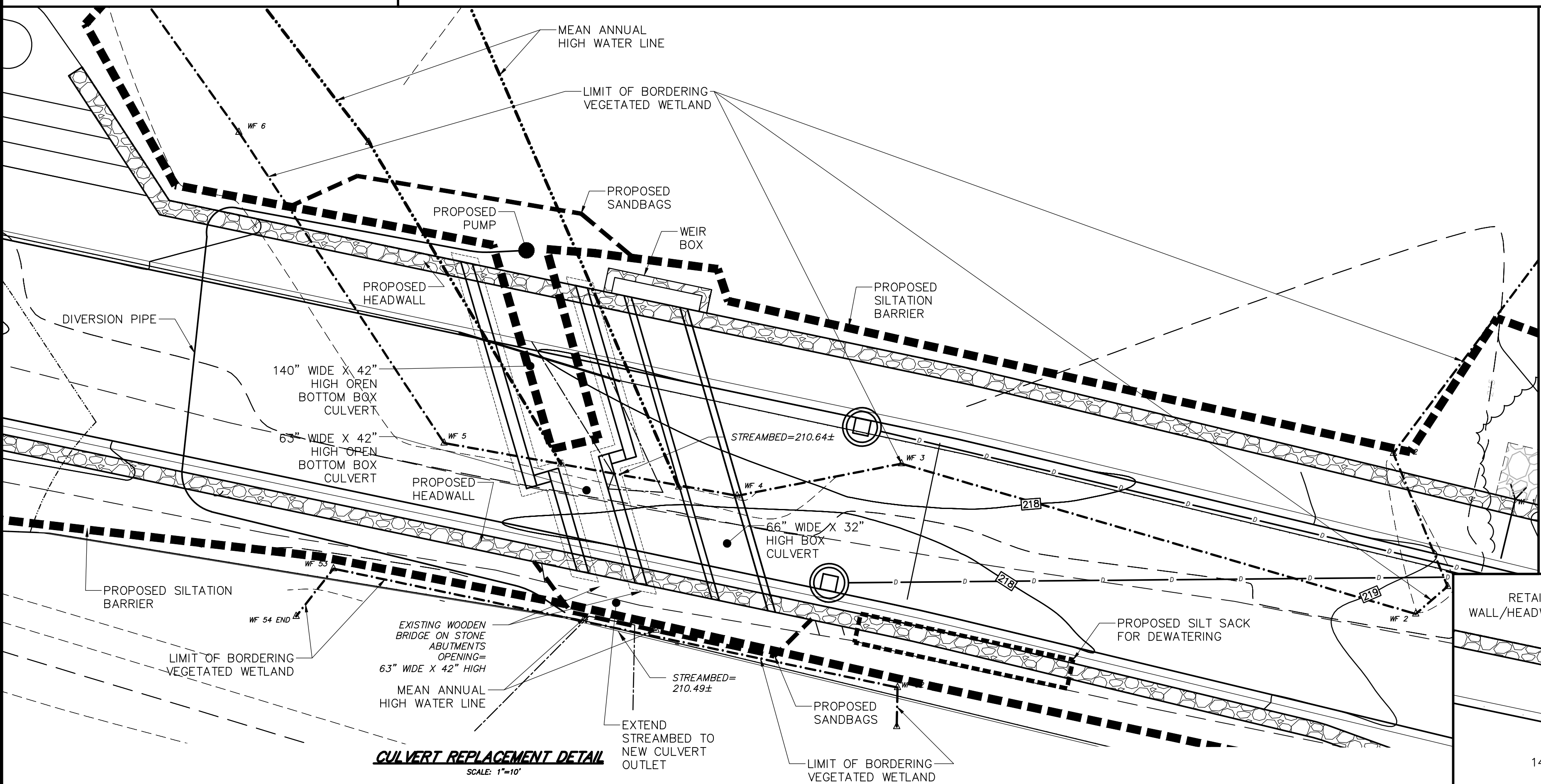
SM-3719C (3719C.AAN.DWG) SHEET 42 OF 46





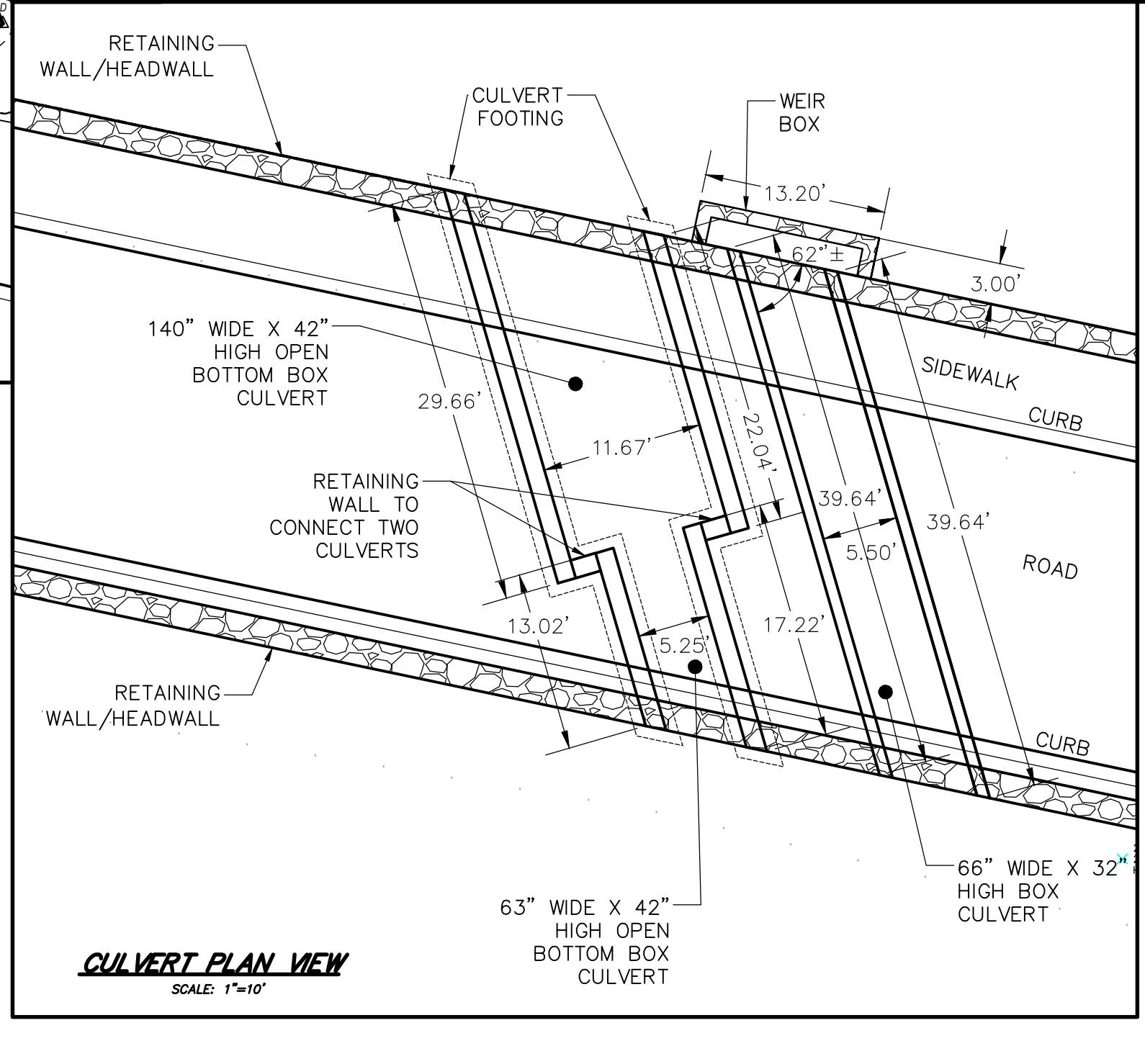


- NOTES:**
1. CULVERT, WINGWALLS AND END SECTION MANUFACTURED BY WILLIAM N. LAMARRE CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
  2. INSTALLATION OF THE CULVERT IS TO OCCUR WHEN THERE IS LITTLE OR NO FLOW IN STREAM. (TYP. JULY 1 TO OCTOBER 1)
  3. IF DEWATERING OF STREAM OR EXCAVATION IS REQUIRED, CONTRACTOR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



**CULVERT REPLACEMENT CONSTRUCTION SEQUENCE:**

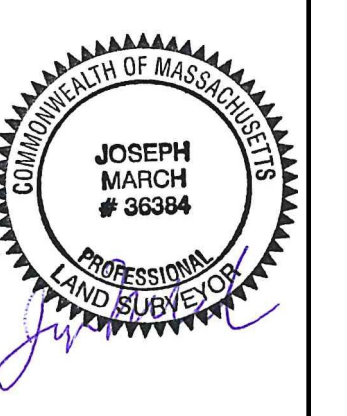
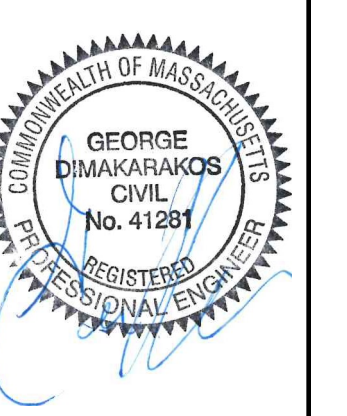
1. CONSTRUCTION SHALL COMMENCE ONLY DURING THE DRY SEASON (JULY 1 TO OCTOBER 1).
2. SILTATION BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLAN SET.
3. SAND BAGS SHALL BE PLACED TO RESTRICT THE FLOW OF WATER DURING CONSTRUCTION.
4. AN ADEQUATE PUMP SHALL BE INSTALLED UPSTREAM TO DIVERT THE FLOW FROM THE 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 BRIDGE 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.



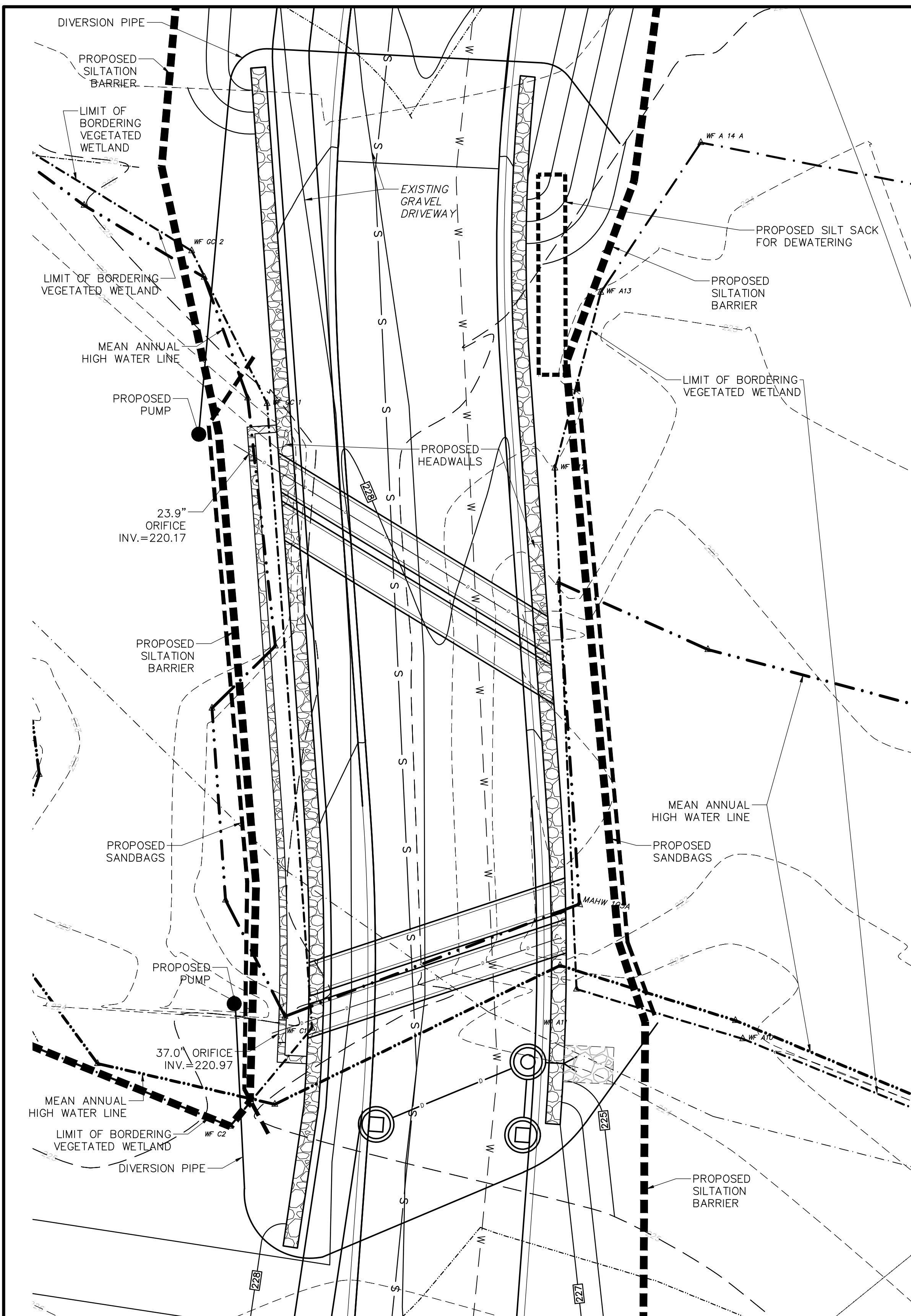
THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
DETAILS

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

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



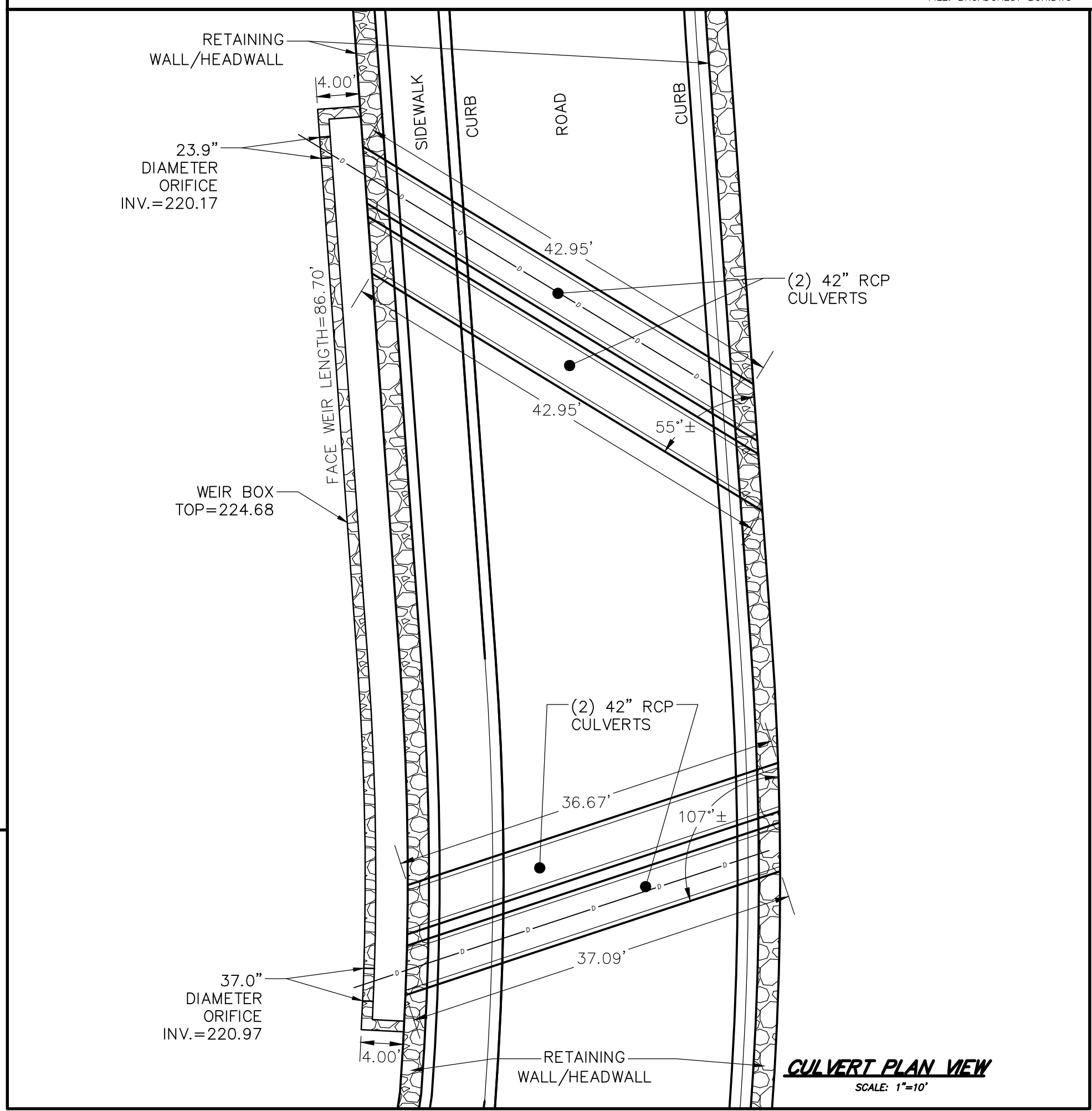
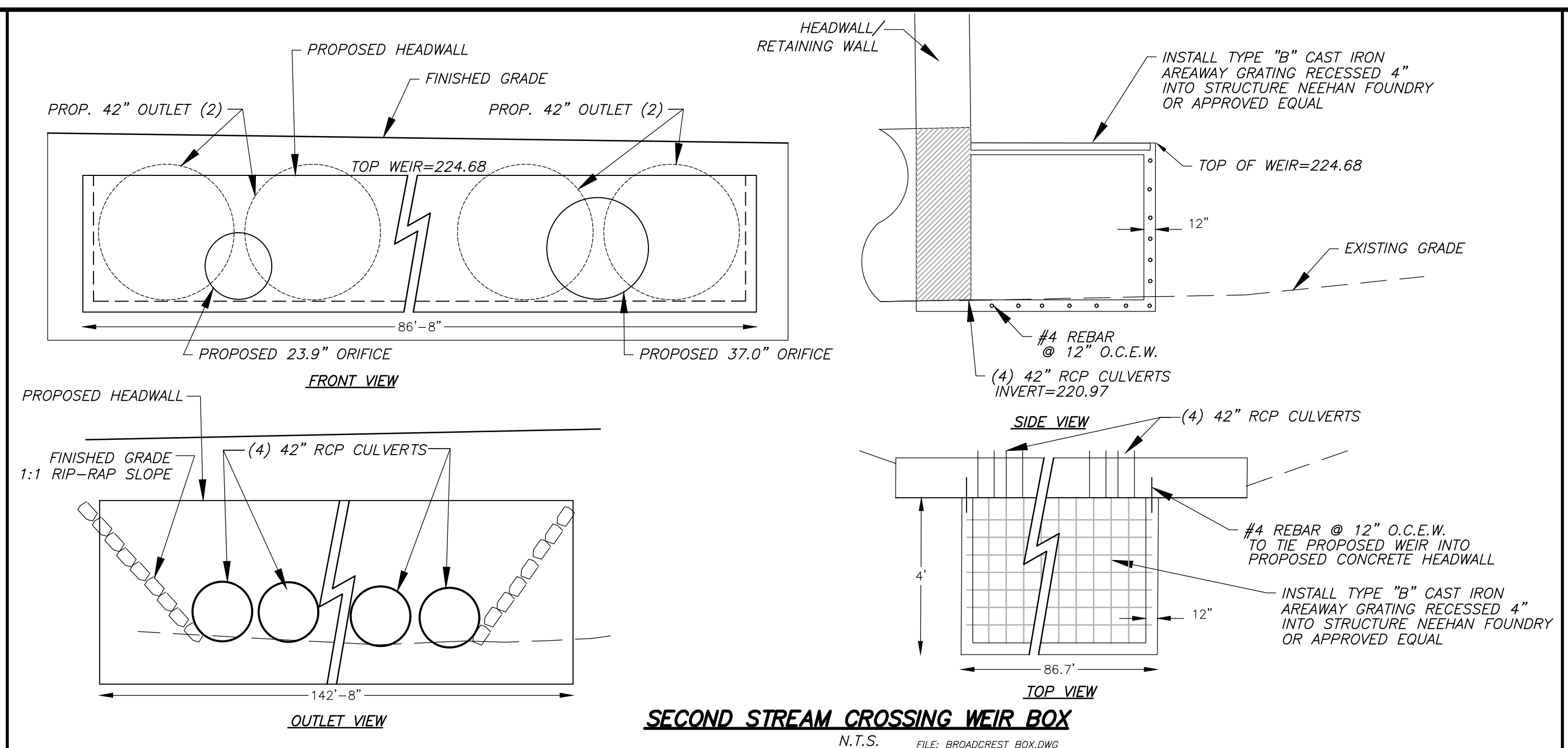
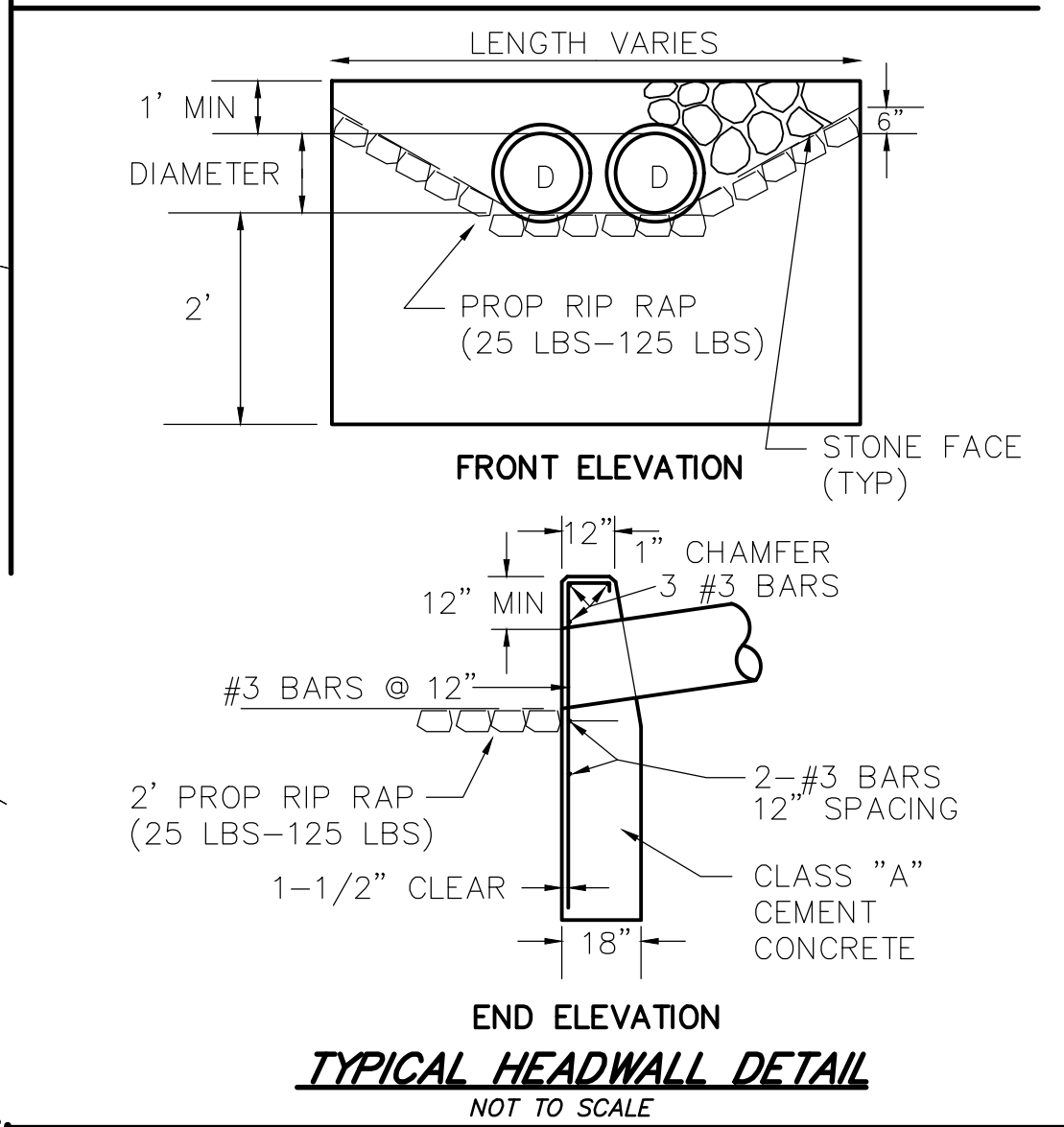




**CULVERT REPLACEMENT DETAIL**  
SCALE: 1"=10'

**CULVERT REPLACEMENT CONSTRUCTION SEQUENCE:**

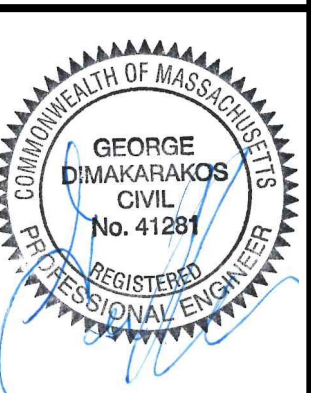
1. CONSTRUCTION SHALL COMMENCE ONLY DURING THE DRY SEASON (JULY 1 TO OCTOBER 1).
2. SILTATION BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLAN SET.
3. SAND BAGS SHALL BE PLACED TO RESTRICT THE FLOW OF WATER DURING CONSTRUCTION.
4. AN ADEQUATE PUMP SHALL BE INSTALLED UPSTREAM TO DIVERT THE FLOW FROM THE 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.



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

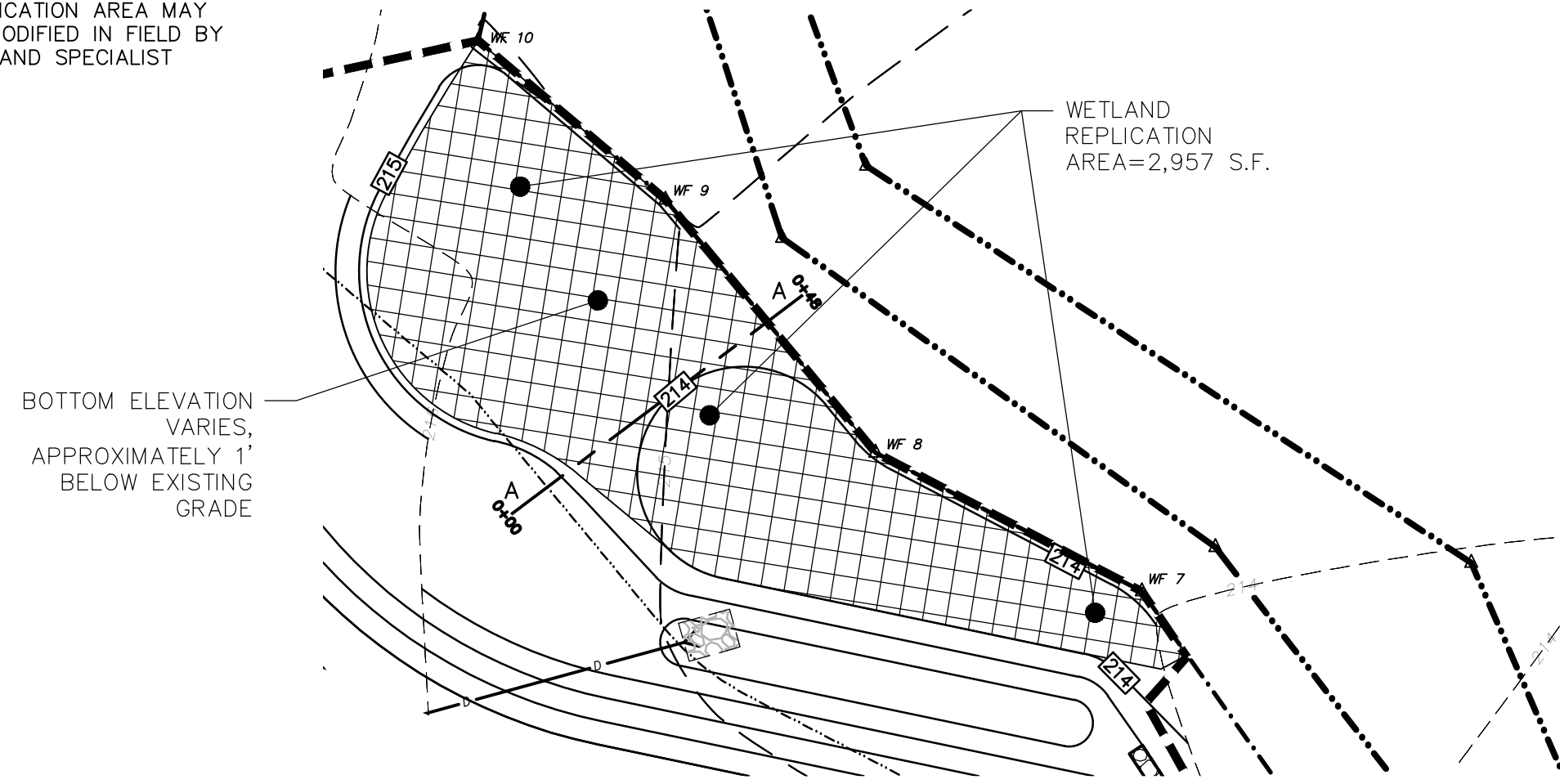
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=60' JUNE 30, 2022

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



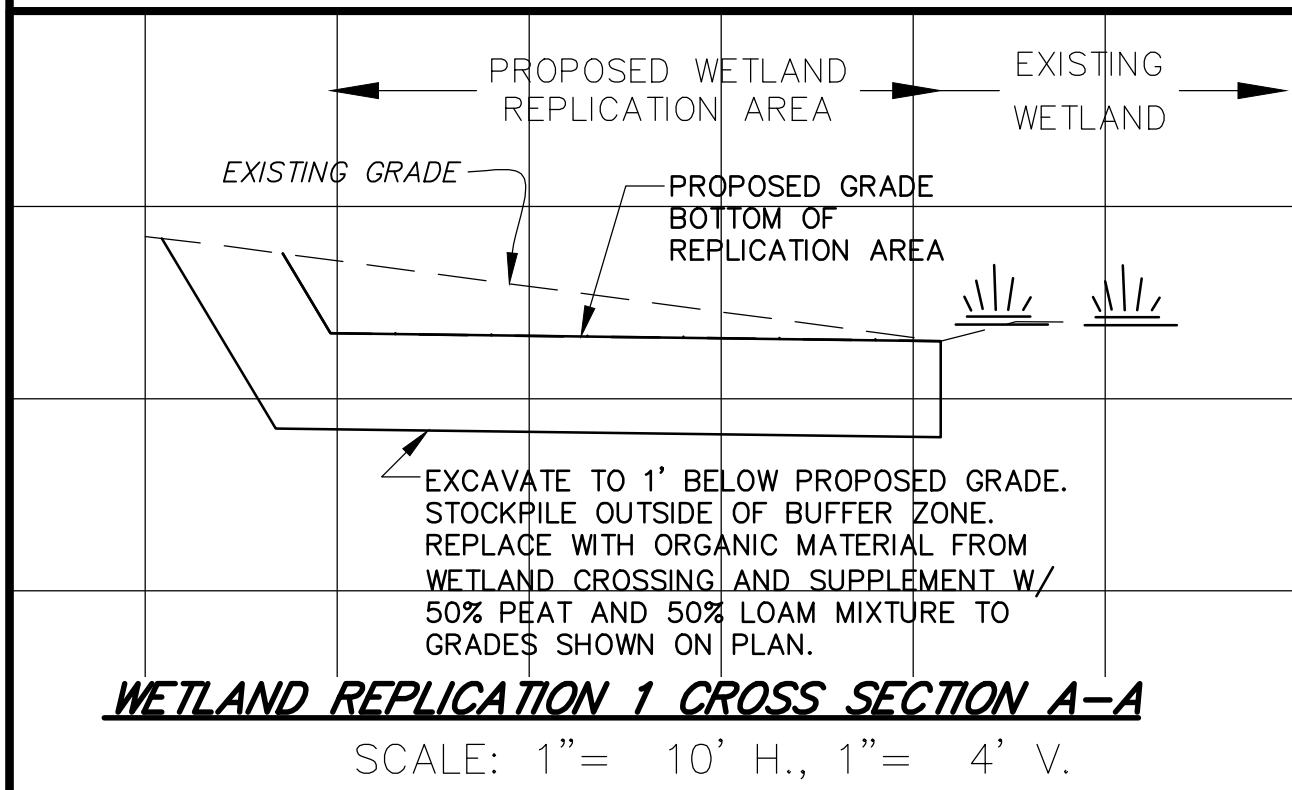
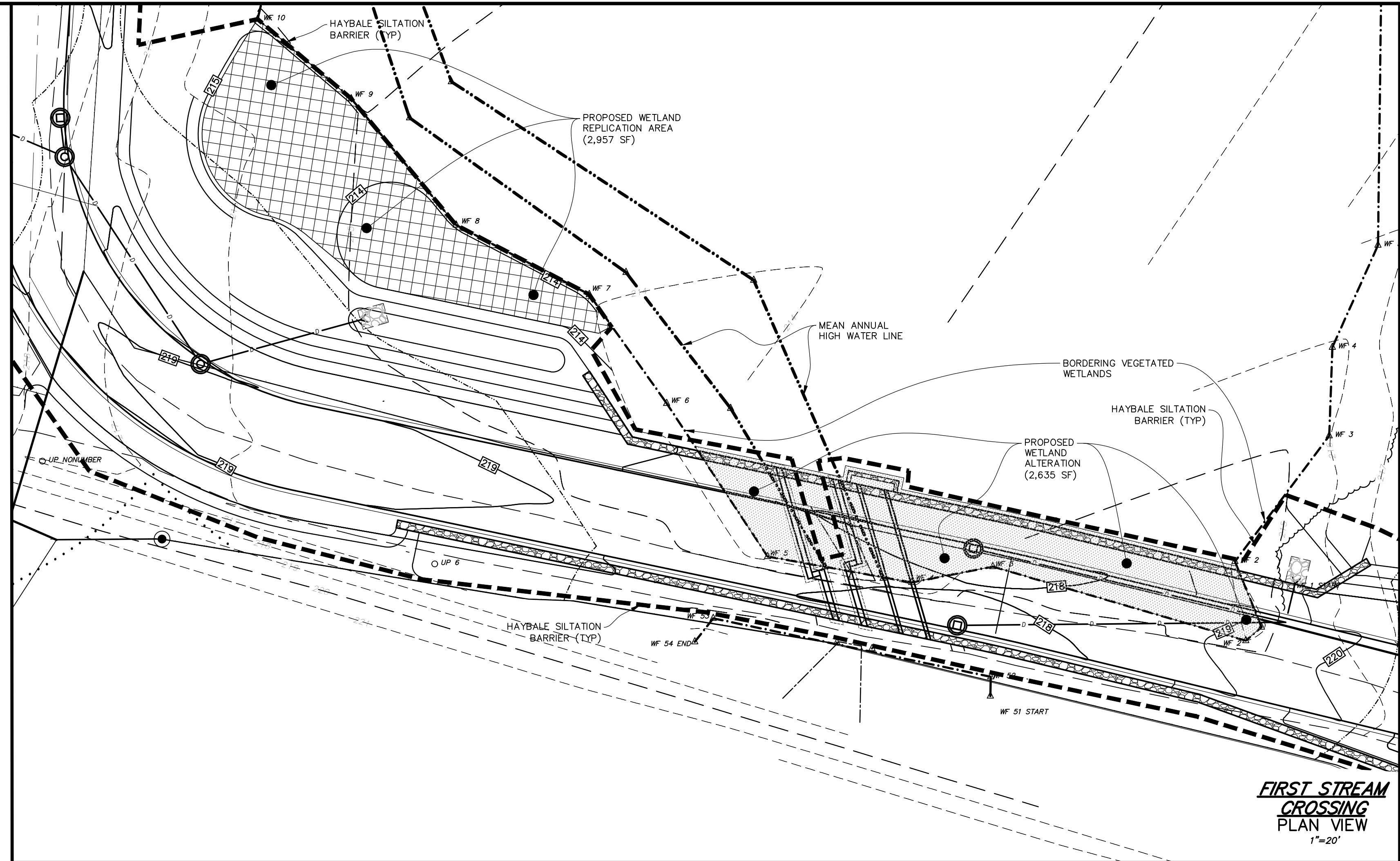


NOTE: FINAL GRADES IN REPLICATION AREA MAY BE MODIFIED IN FIELD BY WETLAND SPECIALIST



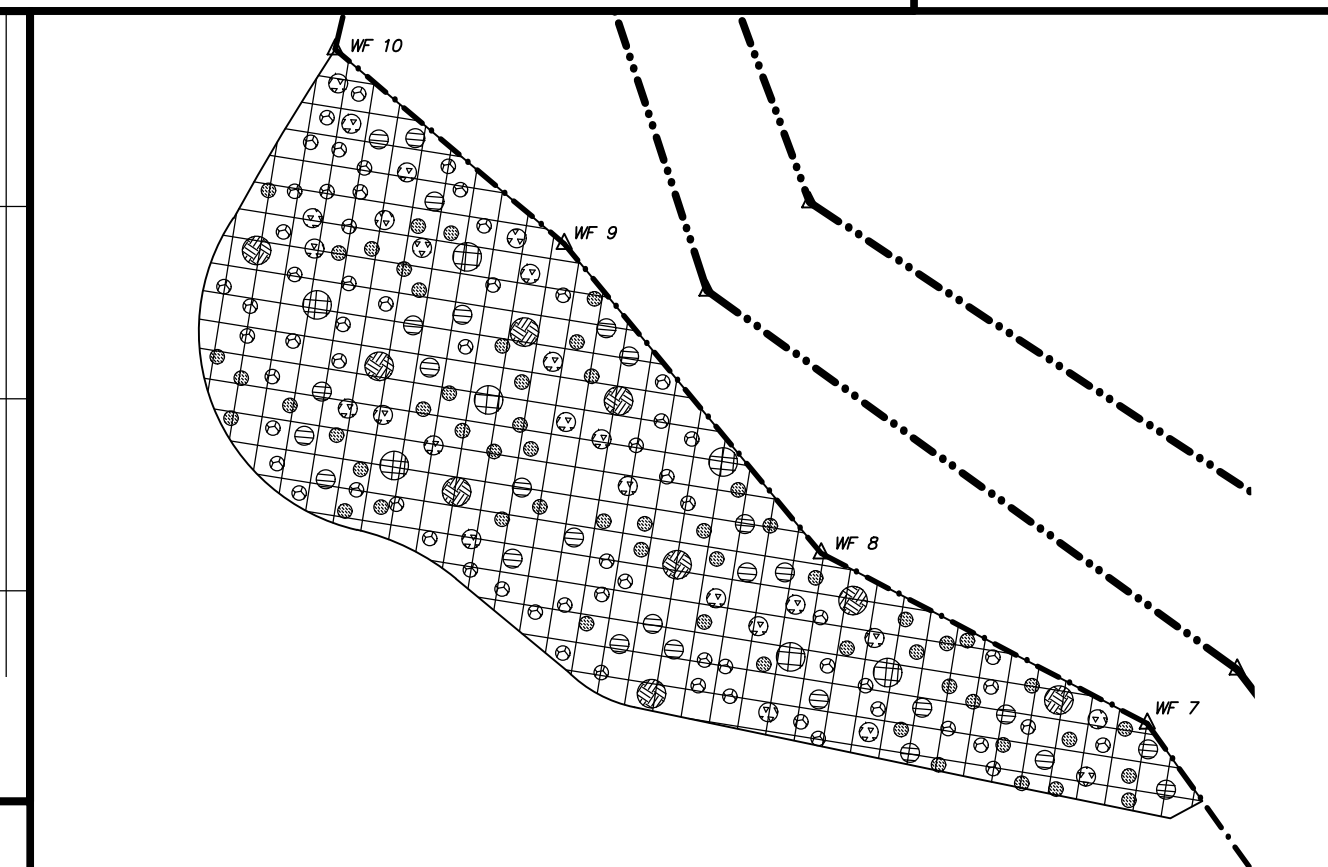
**EXCAVATION PROCEDURE/  
INSTALLATION OF TEMPORARY  
RIP RAP CROSSING IN WETLAND/BROOK**

1. STRIP AND STOCKPILE ORGANICS LAYER (15"±) FROM THE AREA OF TEMPORARY WETLANDS/ BROOK CROSSING. DO NOT REMOVE ROOTBALLS FROM SOIL. TAKE CARE TO SET ASIDE ANY NATIVE BUSHES WITH ROOTBALLS FOR REPLANTING AFTER COMPLETION.
2. INSTALL TEMPORARY 24" DIAM. (L=17') ADS N-12 CULVERT AT BROOK CROSSING FOR CONVEYANCE OF WATER.
3. INSTALL TEMPORARY RIP RAP IN AREA INDICATED ON THE PLAN. PLACE ROAD PLATE OVER RIP RAP.
4. CONSTRUCT FAR SIDE OPEN BOTTOM BOX CULVERT FOOTING.
5. INSTALL OPEN BOTTOM BOX CULVERT.
6. REMOVE TEMPORARY RIP RAP CROSSING.
7. REMOVE TEMPORARY CULVERT FROM BROOK CROSSING.
8. BACKFILL ORGANIC LAYER WITH STOCKPILED MATERIAL FROM STEP 1 WITHIN WETLAND/BROOK CROSSING.
9. RESTORE STREAMBED AND BANK TO MIMIC EXISTING BANK UNDER THE DIRECT SUPERVISION OF A WETLAND SCIENTIST.
10. REPLANT ANY BUSHES THAT WERE SET ASIDE. PLANT NATIVE FERNS ALONG EDGE OF TEMPORARILY DISTURBED WETLANDS. ALL PLANT SPECIES ID TAGS MUST REMAIN IN PLACE UNTIL REVIEWED BY THE CONSERVATION COMMISSION OR ITS AGENT.



**GENERAL 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. SET SILTATION BARRIER LINES IN THE LOCATIONS STAKED BY THE DESIGN ENGINEER.
- 3) REFER TO NOTES ON DETAIL FOR CONSTRUCTION OF WETLAND REPLICATION AREA.
- 4) CROSSING CONSTRUCTION SHALL BE CONDUCTED DURING LOW FLOW CONDITIONS.
- 5) IF NEEDED, DIVERT WATER BY SETTING SAND BAGS JUST UP GRADIENT AND DOWN GRADIENT OF PROPOSED CULVERT. 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 BWV.
- 6) 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".
- 7) INSTALL CULVERT AND HEADWALLS.
- 8) BACKFILL AND COMPACT CULVERT AND HEADWALLS.
- 9) PLACE AND COMPACT GENERAL FILL AND GRAVEL FILL FOR DRIVEWAY WITHIN WETLAND CROSSING TO THE GRADES SHOWN ON THE PLAN.
- 10) STABILIZE SLOPES IN WETLAND FILL AREA WITH 4" OF LOAM AND HYDROSEEDING.
- 11) INSTALL PROPOSED UNDERGROUND UTILITIES.
- 12) INSTALL ROAD SURFACE TO THE WIDTH SHOWN ON THE PLAN.
- 13) LOAM AND SEED ALL DISTURBED SURFACES WHICH HAVE NOT BEEN STABILIZED.
- 14) REMOVE SILTATION BARRIERS AFTER ALL VEGETATION IS ESTABLISHED AND THE APPROVING AUTHORITY HAS ISSUED A CERTIFICATE OF COMPLIANCE.



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

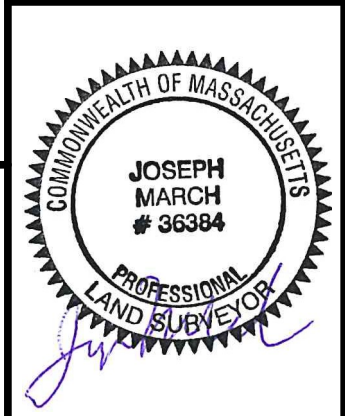
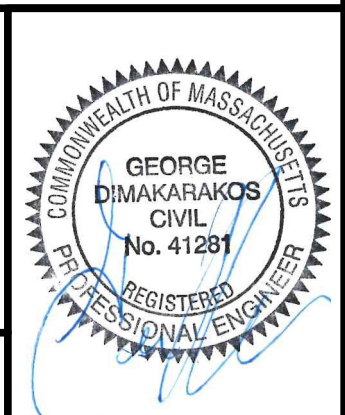
**PROCEDURE FOR CONSTRUCTION OF WETLAND REPLICATION AREA**

1. WORK SHALL NOT BE CONDUCTED DURING THE WET PERIOD, TYPICALLY MARCH 1 THROUGH MAY 1, UNLESS SPECIFIED IN WRITING BY THE CONSERVATION COMMISSION. WORK SHOULD BE CONDUCTED WHEN CROSSING IS AS DRY AS POSSIBLE.
2. INSTALL AND MAINTAIN FILTERMITS ON THE EDGE OF THE EXISTING WETLAND ADJACENT TO PROPOSED REPLICATION AREA AND ADJACENT TO THE PROPOSED ROAD CROSSING OF WETLAND.
3. EXCAVATE AND GRADE THE REPLICATION AREA TO A DEPTH OF APPROXIMATELY ONE FOOT BELOW THE GRADES SHOWN ON THE REPLICATION AREA PLAN.
4. EXCAVATION OF WETLAND AREA TO BE DISTURBED BY DRIVEWAY CONSTRUCTION SHALL OCCUR AFTER THE REPLICATION WETLAND HAS BEEN EXCAVATED TO SUBGRADE. THE TOPSOIL OR PEAT FROM THE FILL AREA SHALL BE TRANSFERRED DIRECTLY TO THE REPLICATION AREA. DO NOT REMOVE VEGETATION, SHRUBS, ROOTBALLS OR SMALL TREE STUMPS. TRIM VEGETATION TO MAKE IT WORKABLE. PLACE ALL ROOT CLUSTERS IN REPLICATION AREA. STOCKPILING OF MATERIAL WITH EROSION CONTROL SHALL BE ALLOWED ONLY TEMPORARILY. ADDITIONAL FILL REQUIRED TO BRING REPLICATION AREA TO GRADE SHALL BE COMPOSED OF A 50% PEAT AND 50% LOAM MIXTURE.
5. THE REPLICATION AREA SHOULD BE GRADED TO BE LEVEL WITH THE ADJACENT NATURAL WETLAND. HAND LEVELING AND RAKING SHALL BE USED TO AVOID SOIL COMPACTION. ANY BERMS RESULTING BETWEEN THE CREATED AND NATURAL WETLANDS SHOULD BE REMOVED TO ALLOW UNRESTRICTED HYDRAULIC CONNECTION.
6. REPLICATION AREA SHALL THEN BE PLANTED ACCORDING TO THE WETLAND REPLICATION SCHEMATIC. EXPOSED SOILS IN REPLICATION AREA SHALL THEN BE SEEDED WITH NEW ENGLAND WETMIX, BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUAL AT 1 LB/5000 SF.
7. SIDE SLOPES AT THE REPLICATION AREA SHALL NOT EXCEED A 2:1 SLOPE AND SHALL IMMEDIATELY BE LOADED AND SEED.
8. AFTER THE REPLICATION AREA HAS BEEN CONSTRUCTED, FILTERMITT SHALL BE PLACED BETWEEN THE REPLICATION AREA AND ANY DISTURBED UPLAND AREAS TO PREVENT SILTATION OF THE REPLICATION AREA.
9. IF AFTER ONE GROWING SEASON, WETLAND VEGETATION HAS NOT BECOME ESTABLISHED ON THE REPLICATION AREA FLOOR, A WETLANDS REPLICATION AREA PLANTING PLAN SHALL BE CARRIED OUT UNDER THE 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
10. 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.

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

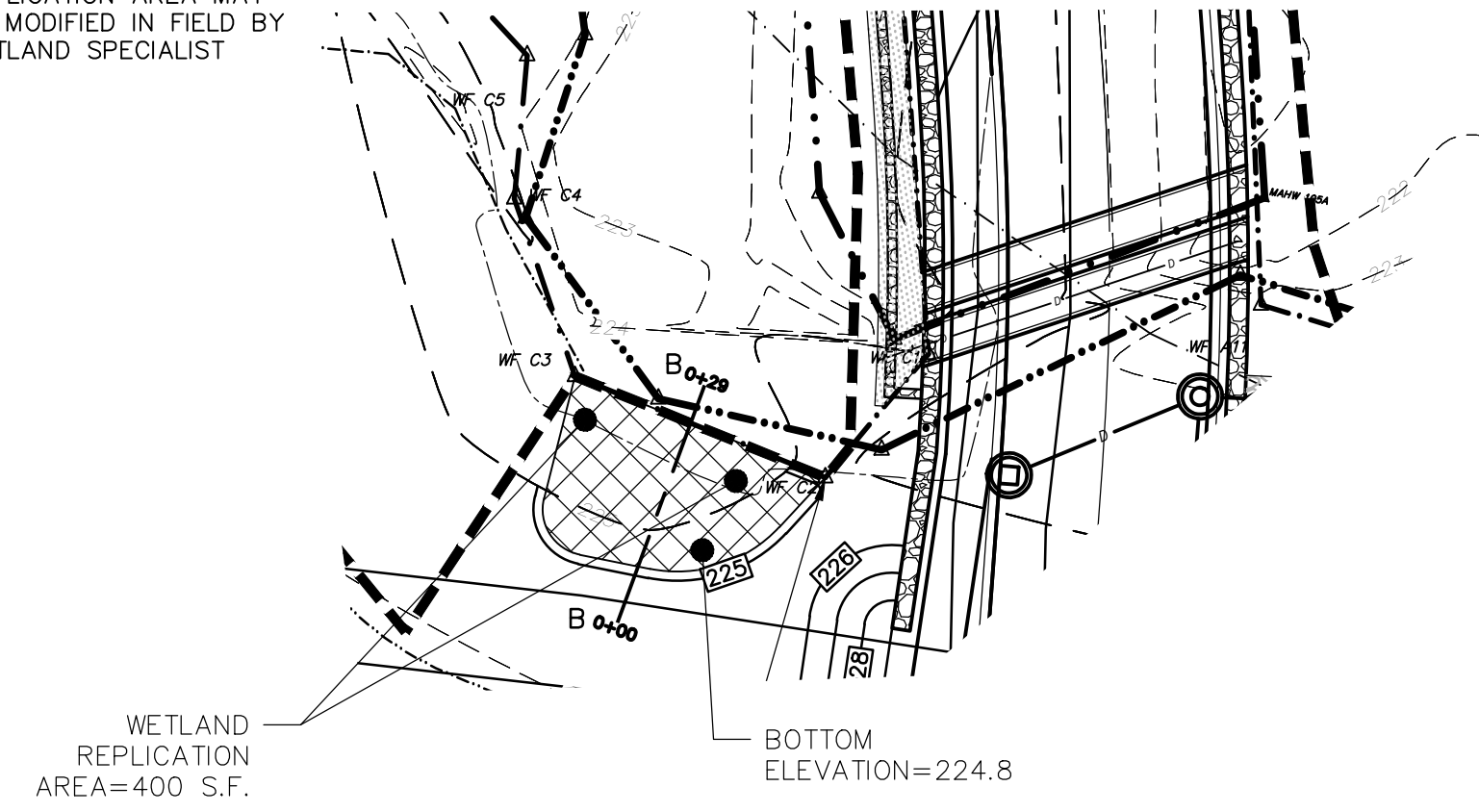
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: AS SHOWN JUNE 30, 2022

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

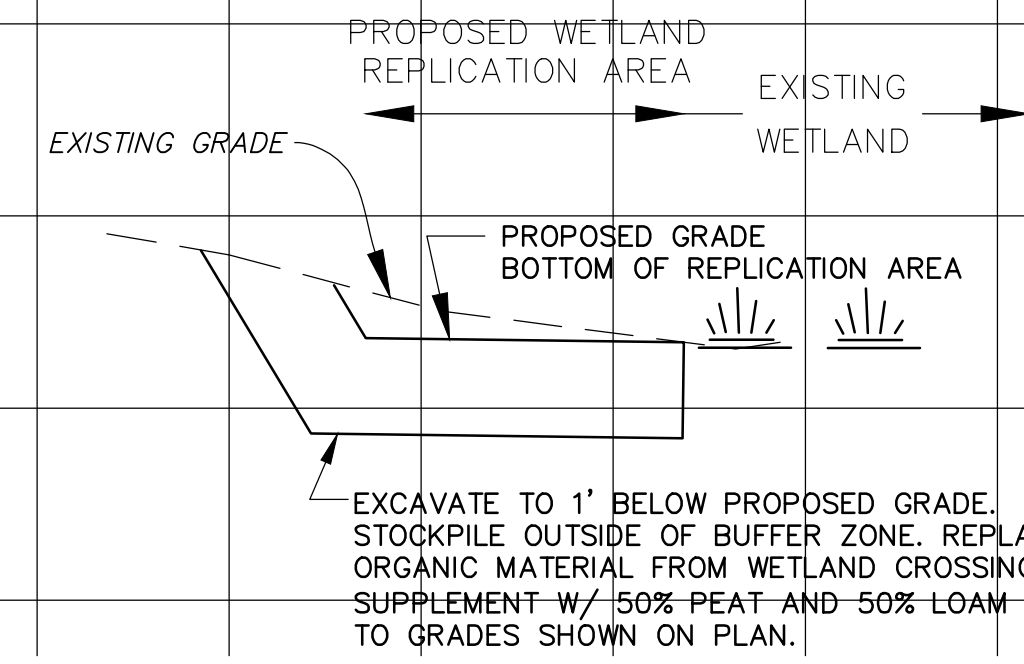




NOTE: FINAL GRADES IN REPLICATION AREA MAY BE MODIFIED IN FIELD BY WETLAND SPECIALIST

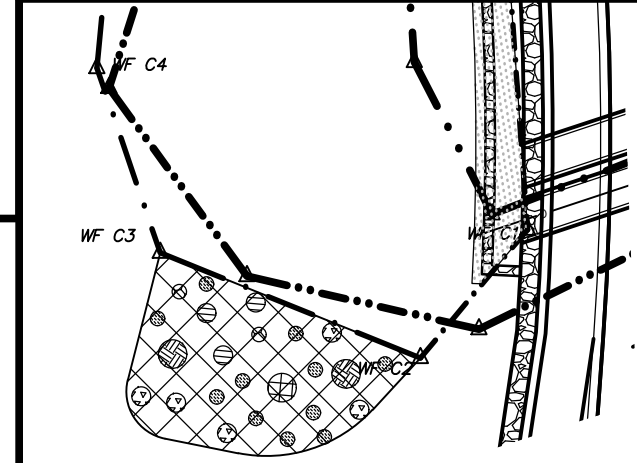


PLAN VIEW: SCALE: 1" = 20'



WETLAND REPLICATION 2 CROSS SECTION B-B

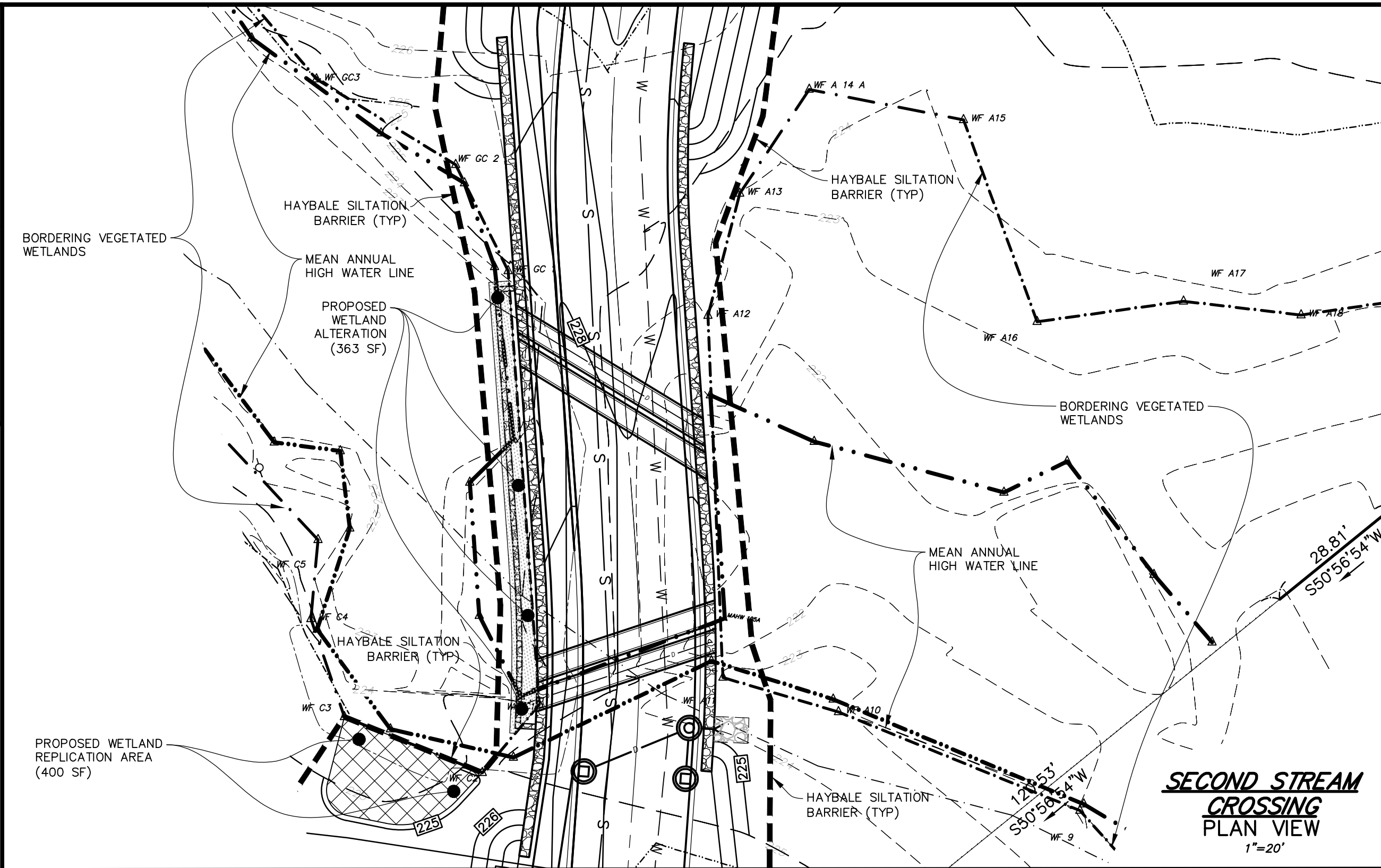
SCALE: 1" = 10' H., 1" = 4' V.



SCALE: 1" = 20'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CONDITION
TREES					
AR	ACER RUBRUM	RED MAPLE	8' HEIGHT	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



SECOND STREAM CROSSING 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

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

0 30 60 120 180 240 FT

SM-3719C (3719C.WETLANDREP.DWG) SHEET 46 OF 46

