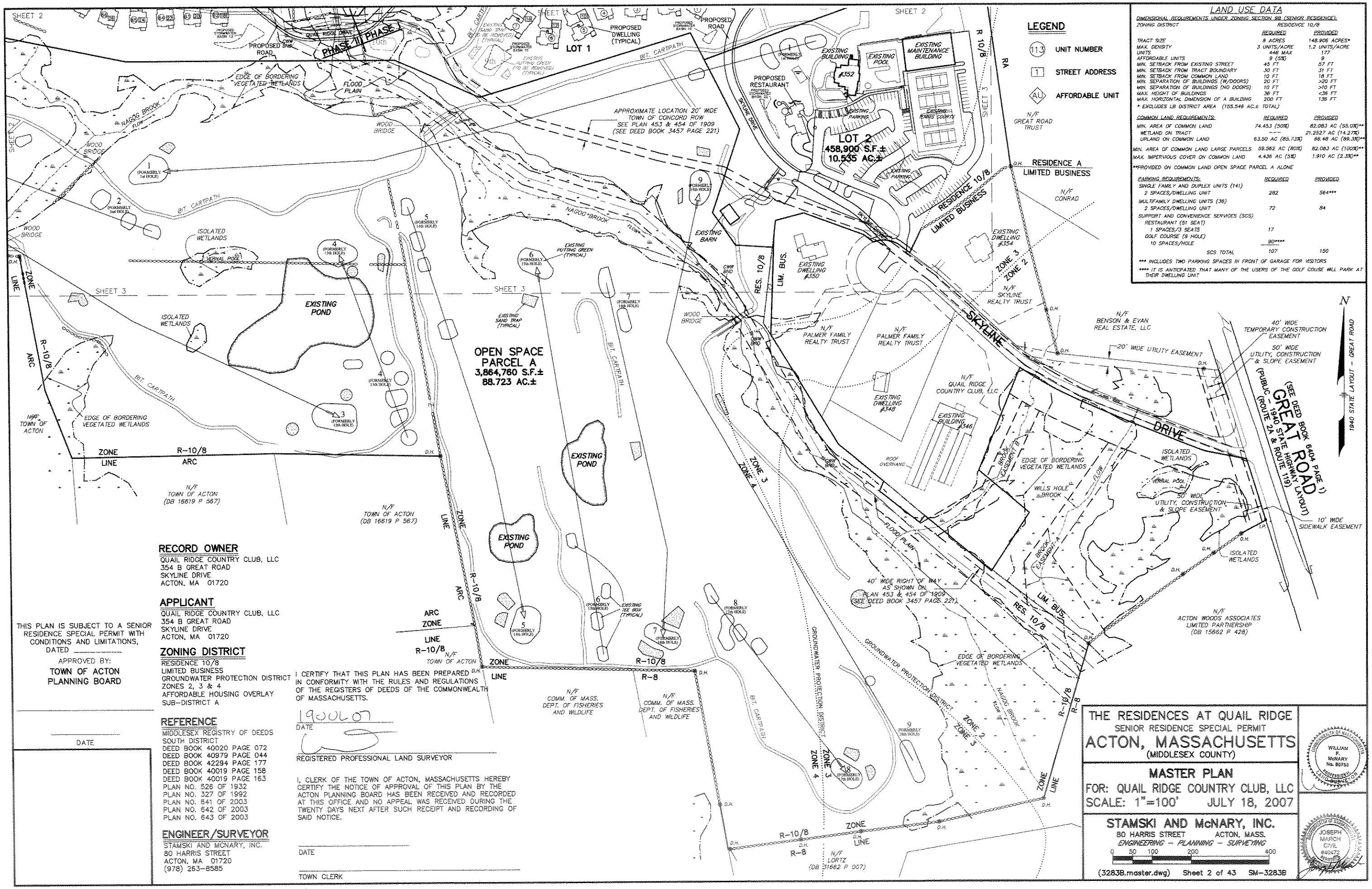

LAND USE DATA

DIMENSIONAL REQUIREMENTS UNDER ZONING SECTION 9B (SENIOR RESIDENCE):

ZONING DISTRICT	RESIDENCE 10/8	
	REQUIRED	PROVIDED
TRACT SIZE	8 ACRES	148.906 ACRES*
MAX. DENSITY	3 UNITS/ACRE	1.2 UNITS/ACRE
UNITS	446 MAX	177
AFFORDABLE UNITS	9 (5%)	9
MIN. SETBACK FROM EXISTING STREET	45 FT	57 FT
MIN. SETBACK FROM TRACT BOUNDARY	30 FT	31 FT
MIN. SETBACK FROM COMMON LAND	10 FT	18 FT
MIN. SEPARATION OF BUILDINGS (W/DOORS)	20 FT	>20 FT
MIN. SEPARATION OF BUILDINGS (NO DOORS)	10 FT	>10 FT
MAX. HEIGHT OF BUILDINGS	36 FT	<36 FT
MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT	136 FT

* EXCLUDES LB DISTRICT AREA (155.548 AC.± TOTAL)

COMMON LAND REQUIREMENTS:	REQUIRED	PROVIDED
MIN. AREA OF COMMON LAND	74.453 (50%)	82.083 AC (55.0%)**
WETLAND ON TRACT	---	21.2527 AC (14.27%)
UPLAND ON COMMON LAND	63.50 AC (85.73%)	66.48 AC (89.33%)**
MIN. AREA OF COMMON LAND LARGE PARCELS	59.562 AC (80%)	82.083 AC (100%)**
MAX. IMPERVIOUS COVER ON COMMON LAND	4.436 AC (5%)	1.910 AC (2.3%)**

**PROVIDED ON COMMON LAND OPEN SPACE PARCEL A ALONE

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
SINGLE FAMILY AND DUPLEX UNITS (141)		
2 SPACES/DWELLING UNIT	282	564***
MULTIFAMILY DWELLING UNITS (36)		
2 SPACES/DWELLING UNIT	72	84
SUPPORT AND CONVENIENCE SERVICES (SCS)		
RESTAURANT (51 SEAT)		
1 SPACES/3 SEATS	17	
GOLF COURSE (9 HOLE)		
10 SPACES/HOLE	90****	
SCS TOTAL	107	150

*** INCLUDES TWO PARKING SPACES IN FRONT OF GARAGE FOR VISITORS

**** IT IS ANTICIPATED THAT MANY OF THE USERS OF THE GOLF COUSE WILL PARK AT THEIR DWELLING UNIT

LEGEND

- (113) UNIT NUMBER
- [1] STREET ADDRESS
- (AU) AFFORDABLE UNIT

RECORD OWNER

QUAIL RIDGE COUNTRY CLUB, LLC
354 B GREAT ROAD
SKYLINE DRIVE
ACTON, MA 01720

APPLICANT

QUAIL RIDGE COUNTRY CLUB, LLC
354 B GREAT ROAD
SKYLINE DRIVE
ACTON, MA 01720

ZONING DISTRICT

RESIDENCE 10/8
LIMITED BUSINESS
GROUNDWATER PROTECTION DISTRICT
ZONES 2, 3 & 4
AFFORDABLE HOUSING OVERLAY
SUB-DISTRICT A

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 40020 PAGE 072
DEED BOOK 40979 PAGE 044
DEED BOOK 42294 PAGE 177
DEED BOOK 40019 PAGE 158
DEED BOOK 40019 PAGE 163
PLAN NO. 526 OF 1932
PLAN NO. 327 OF 1992
PLAN NO. 641 OF 2003
PLAN NO. 642 OF 2003
PLAN NO. 643 OF 2003

ENGINEER/SURVEYOR

STAMSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MA 01720
(978) 263-8585

THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT WITH CONDITIONS AND LIMITATIONS, DATED _____

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____
DATE

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

19JUL07
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON 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 RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

MASTER PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=100' JULY 18, 2007

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 50 100 200 400

(3283B.master.dwg) Sheet 2 of 43 SM-3283B

COMMONWEALTH OF MASSACHUSETTS
WILLIAM F. McNARY No. 30753
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH CIVIL No. 040472
PROFESSIONAL ENGINEER

RECORD OWNER
QUAIL RIDGE COUNTRY CLUB, LLC
354 B GREAT ROAD
SKYLINE DRIVE
ACTON, MA 01720

APPLICANT
QUAIL RIDGE COUNTRY CLUB, LLC
354 B GREAT ROAD
SKYLINE DRIVE
ACTON, MA 01720

ZONING DISTRICT
RESIDENCE 10/8
LIMITED BUSINESS
GROUNDWATER PROTECTION DISTRICT
ZONES 2, 3 & 4
AFFORDABLE HOUSING OVERLAY
SUB-DISTRICT A

REFERENCE
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 40020 PAGE 072
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LEGEND
(113) UNIT NUMBER
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LAND USE DATA

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MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT	136 FT

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COMMON LAND REQUIREMENTS:	REQUIRED	PROVIDED
MIN. AREA OF COMMON LAND	74.453 (50%)	82.083 AC (55.0%)**
WETLAND ON TRACT	----	31.2527 AC (14.27%)
UPLAND ON COMMON LAND	63.50 AC (85.73%)	66.48 AC (89.3%)**
MIN. AREA OF COMMON LAND LARGE PARCELS	59.562 AC (80%)	82.083 AC (100%)**
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**PROVIDED ON COMMON LAND OPEN SPACE PARCEL A ALONE

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
SINGLE FAMILY AND DUPLEX UNITS (141)		
2 SPACES/DWELLING UNIT	282	564***
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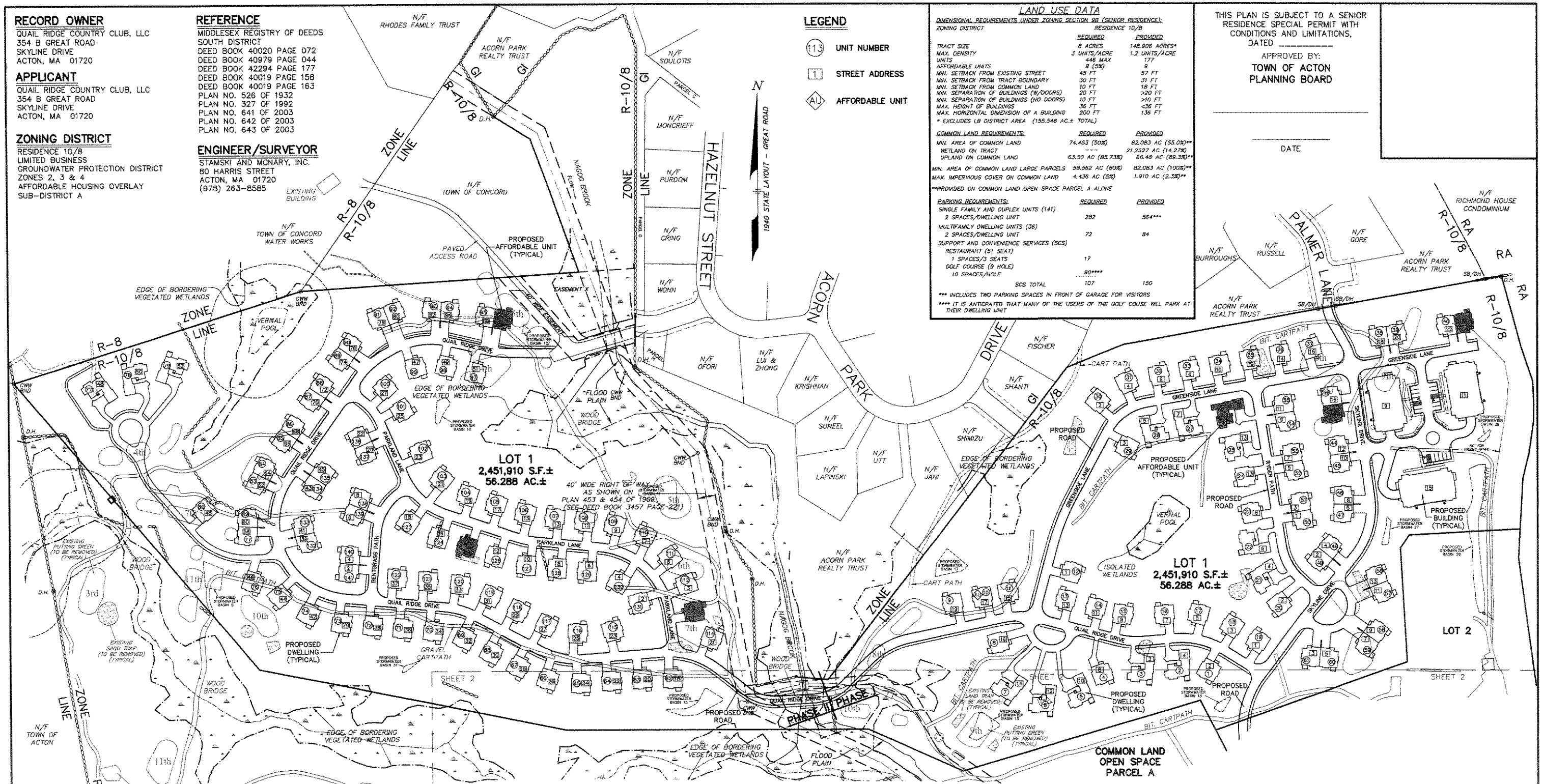
APPROVED BY:
TOWN OF ACTON PLANNING BOARD

_____
DATE



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DATE

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TOWN CLERK

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19 JUL 07
DATE

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

THE RESIDENCES AT QUAIL RIDGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

MASTER PLAN
FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=100' JULY 18, 2007

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING
0 50 100 200 400

(3283B.master.dwg) Sheet 3 of 43 SM-3283B

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 30763 PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL No. 40072