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)	16 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 (155,546 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 (89.3%)**
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

GENERAL NOTES:

1) UNITS SHALL HAVE INDIVIDUAL TRASH RECEPTACLES, WHICH SHALL BE EMPTIED VIA A CURB SIDE PICK UP SERVICE.
2) ADDITIONAL GENERAL NOTES ARE PROVIDED ON DETAIL SHEET # 43.

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.

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DATE

_____
TOWN CLERK

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

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____

_____
DATE

N

R-8 ZONE LINE R-10/8

LOT 1

COMMON LAND OPEN SPACE PARCEL A

QUAIL RIDGE DRIVE

BENTGRASS PATH

COMMON DRIVEWAY

EDGE OF BORDERING VEGETATED WETLANDS

PROPOSED SILTATION BARRIER

PROPOSED INFILTRATION TRENCH (2'WX2'D)

PROPOSED CHECK VALVE (TYP.)

PROPOSED (14) CULTEC CHAMBER MODEL 150 (SEE DETAIL)

PROPOSED ROOF DRAIN DRYWELL CULTEC CHAMBER MODEL 100 (TYP.) (SEE DETAIL)

EXISTING PLANTING GREEN (TO BE REMOVED)

APPROX. LOCATION OF RELOCATED PATH

EXISTING FOOT PATH

MATCHLINE SHEET 12

MATCHLINE SHEET 15

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR
- DMH22 PROPOSED DRAIN MANHOLE
- CB15 PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN AND MANHOLE
- SMH15 PROPOSED SEWER MANHOLE
- PROPOSED SEWER MAIN/SERVICE
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED UNDERGROUND ELECTRIC, CABLE, TELEPHONE LINE
- PROPOSED TRANSFORMER BOX
- EXISTING OVERHEAD WIRES
- UP 103 EXISTING UTILITY POLE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED GUARDRAIL
- PROPOSED FOUNDATION DRAIN
- F.E. FLARED END
- EDGE OF BORDERING VEGETATIVE WETLAND
- 100' BUFFER ZONE
- WF-5 WETLAND FLAG
- EDGE OF VERNAL POOL
- VERNAL POOL 100' BUFFER ZONE
- FLOOD PLAIN

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

SITE DEVELOPMENT PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=40' JULY 18, 2007

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

0 20 40 80 120

(3283B Grade.dwg) Sheet 20 of 43 SM-3283B

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 30788 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 REGISTERED PROFESSIONAL ENGINEER

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

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APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____

_____
DATE

N

LOT 1

COMMON LAND
OPEN SPACE
PARCEL A

DARKLAND LANE

GREENSIDE LANE

QUAIL RIDGE DRIVE

ZONE LINE R-10/8

MATCHLINE SHEET 15

MATCHLINE SHEET 17

EDGE OF BORDERING VEGETATED WETLANDS

PROPOSED SILTATION BARRIER

STORMWATER BASIN 1

STORMWATER BASIN 2

PROPOSED TOTAL WETLAND FILL AREA = 3470 S.F.

PROPOSED MODULAR BLOCK RETAINING WALL L=290' (TOW= 1.5' ABOVE CL ROAD)

PROPOSED MODULAR BLOCK RETAINING WALL L=376' (TOW= 1.5' ABOVE CL ROAD)

PROPOSED (2) CULTEC CHAMBER MODEL 150 (SEE DETAIL)

PROPOSED (3) CULTEC CHAMBER MODEL 150 (SEE DETAIL)

PROPOSED TEN CULTEC CHAMBER MODEL 150 (SEE DETAIL)

PROPOSED WETLAND RESTORATION AREA

PROPOSED WETLAND REPLICATION AREA = 9820 S.F.

PROPOSED OMEGA BRIDGE 24'SPAN X 10'H

PROPOSED STORMCEPTOR 2400

CULVERT-1 W/ HEADWALL-1

EXISTING CART PATH

NAGOG BROOK

FLOW

FLOOD PLAIN

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR
- DMH22 PROPOSED DRAIN MANHOLE
- CB15 PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN AND MANHOLE
- SMH15 PROPOSED SEWER MANHOLE
- S PROPOSED SEWER MAIN/SERVICE
- W PROPOSED WATER SERVICE
- WS EXISTING WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EL,T,CTV PROPOSED UNDERGROUND ELECTRIC, CABLE, TELEPHONE LINE
- PROPOSED TRANSFORMER BOX
- OHW EXISTING OVERHEAD WIRES
- UP 103 EXISTING UTILITY POLE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED GUARDRAIL
- PROPOSED FOUNDATION DRAIN
- F.E. FLARED END
- EDGE OF BORDERING VEGETATIVE WETLAND
- 100' BUFFER ZONE
- WF-5 WETLAND FLAG
- EDGE OF VERNAL POOL
- VERNAL POOL 100' BUFFER ZONE
- FLOOD PLAIN

GENERAL NOTES:

SEE SITE DEVELOPMENT SHEET #20 FOR LAND USE DATA AND GENERAL NOTES.

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=40' JULY 18, 2007

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

0 20 40 80 120

COMMONWEALTH OF MASSACHUSETTS
WILLIAM F. McNARY No. 30759
REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH CIVIL #40472
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

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TOWN CLERK

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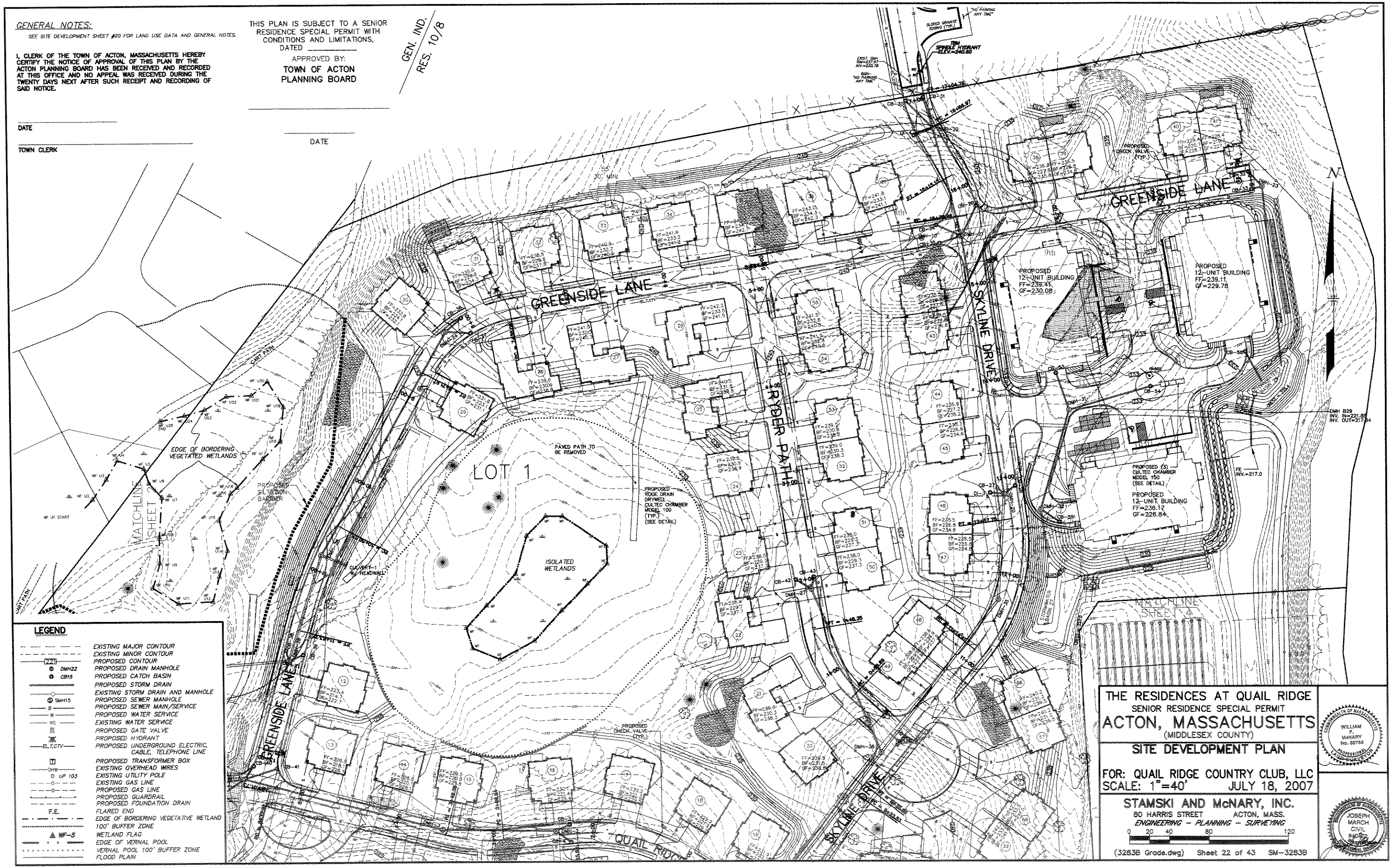
APPROVED BY:

TOWN OF ACTON PLANNING BOARD

DATE

GEN. IND. RES. 10/8



THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC

SCALE: 1"=40' JULY 18, 2007

STAMSKI AND McNARY, INC.

80 HARRIS STREET ACTON, MASS.

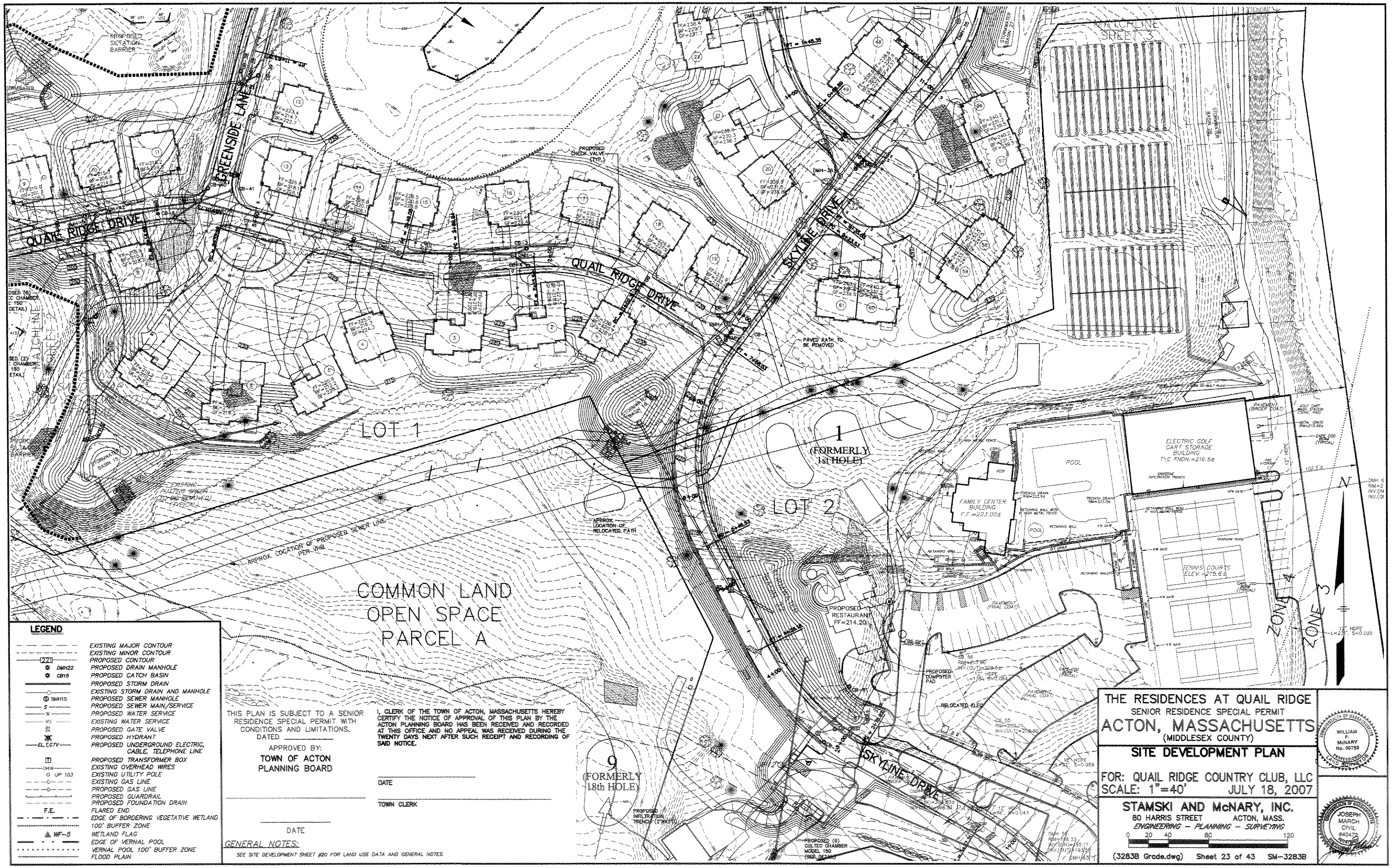
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120

(3283B Grade.dwg) Sheet 22 of 43 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL PROFESSIONAL ENGINEER



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 228 PROPOSED CONTOUR
- DMH22 PROPOSED DRAIN MANHOLE
- CB15 PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN AND MANHOLE
- SMH15 PROPOSED SEWER MANHOLE
- S PROPOSED SEWER MAIN/SERVICE
- W PROPOSED WATER SERVICE
- WS EXISTING WATER SERVICE
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- PROPOSED HYDRANT
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- OHW EXISTING OVERHEAD WIRES
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- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED GUARDRAIL
- PROPOSED FOUNDATION DRAIN
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- EDGE OF BORDERING VEGETATIVE WETLAND
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- VERNAL POOL 100' BUFFER ZONE
- FLOOD PLAIN

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TOWN OF ACTON
PLANNING BOARD

_____
DATE

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TOWN CLERK

GENERAL NOTES:

SEE SITE DEVELOPMENT SHEET #20 FOR LAND USE DATA AND GENERAL NOTES.

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=40' JULY 18, 2007

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

0 20 40 80 120

(3283B Grade.dwg) Sheet 23 of 43 SM-3283B

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 30788 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 REGISTERED PROFESSIONAL ENGINEER

COMMON LAND
OPEN SPACE
PARCEL 1A

EDGE OF BORDERING VEGETATED WETLANDS

APPROX. LOCATION OF RELOCATED PATH

EXISTING SAND TRAP (TO BE REMOVED) (TYPICAL) TYP.

EDGE OF BORDERING VEGETATED WETLANDS

EXISTING PATHWAY BRIDGE

R-10/8 ZONE

BENTGRASS

QUAIL RIDGE DRIVE

MATCHLINE SHEET 4

STORMWATER BASIN 31

PARKLAND LANE

PROPOSED CHECK WALL (TYP.)

LOT 1

PROPOSED SILTATION BARRIER

MATCHLINE SHEET 5

COMMON LAND

EDGE OF BORDERING VEGETATED WETLANDS

3rd

EXISTING TEE BOX (TO BE REMOVED) (TYPICAL)

EXISTING PUTTING GREEN (TYPICAL)

3 (FORMERLY 12th HOLE)

EXISTING TEE BOX (TYPICAL)

EDGE OF BORDERING VEGETATED WETLANDS

N

GENERAL NOTES:

SEE SITE DEVELOPMENT SHEET #20 FOR LAND USE DATA AND GENERAL NOTES.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR
- DMH22 PROPOSED DRAIN MANHOLE
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PLANNING BOARD

DATE

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=40' JULY 18, 2007

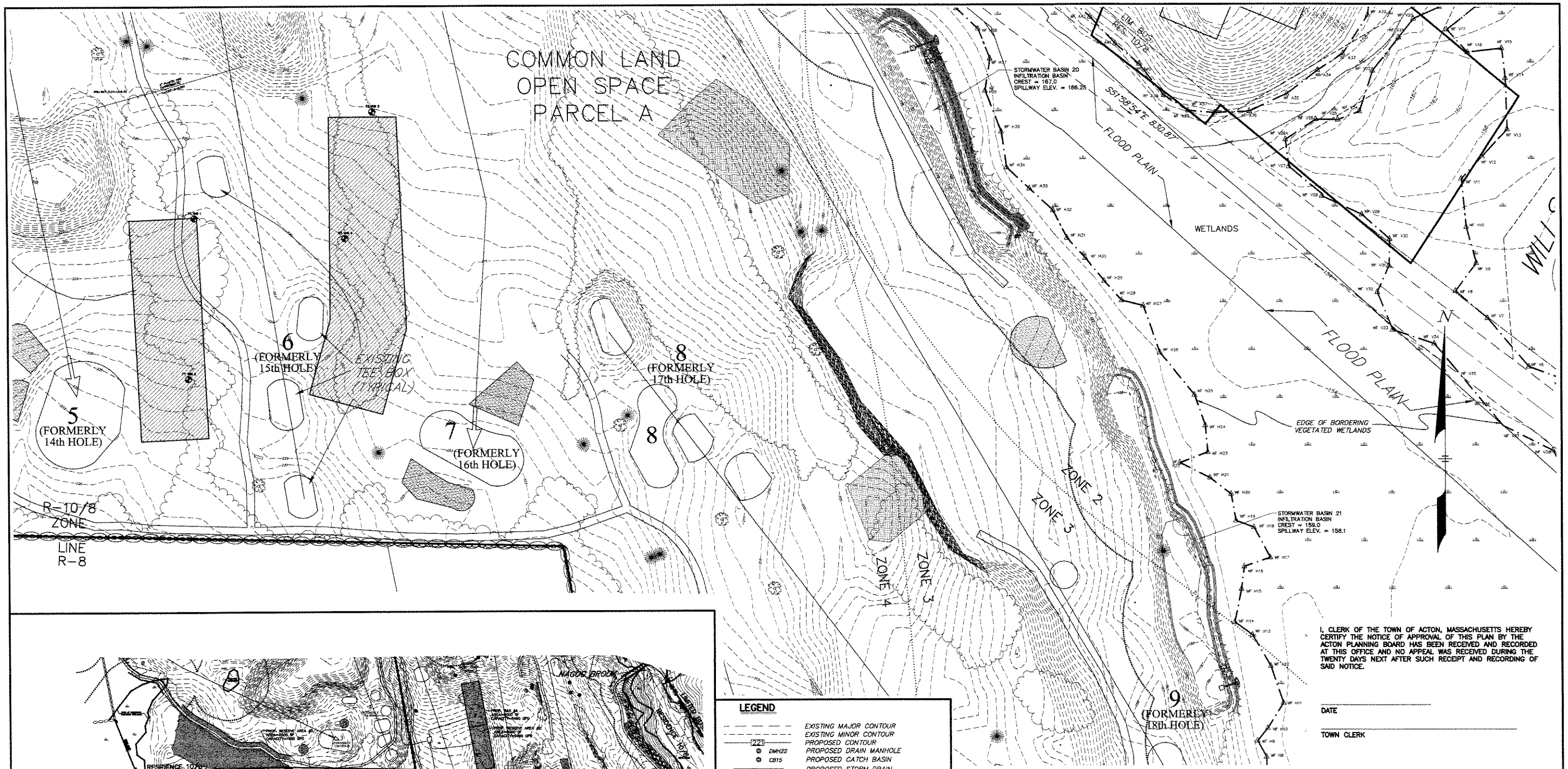
STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120

(3283B Grade.dwg) Sheet 24 of 43 SM-3283B

WILLIAM P. McNARY No. 30753 REGISTERED LAND SURVEYOR

JOSEPH MARCH CIVIL #40477 REGISTERED PROFESSIONAL ENGINEER



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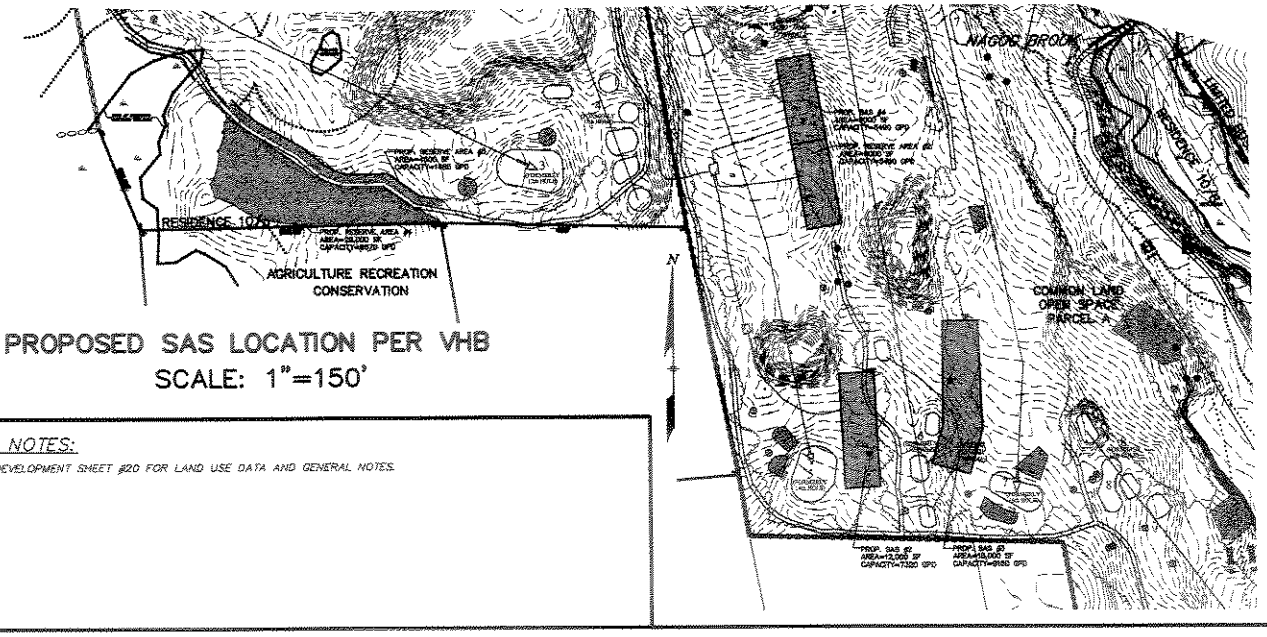

PROPOSED SAS LOCATION PER VHB
SCALE: 1"=150'

GENERAL NOTES:

SEE SITE DEVELOPMENT SHEET #20 FOR LAND USE DATA AND GENERAL NOTES.

LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
221	PROPOSED CONTOUR
DMH22	PROPOSED DRAIN MANHOLE
CB15	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN AND MANHOLE
SMH15	PROPOSED SEWER MANHOLE
S	PROPOSED SEWER MAIN/SERVICE
W	PROPOSED WATER SERVICE
WS	EXISTING WATER SERVICE
	PROPOSED GATE VALVE
	PROPOSED HYDRANT
EL,T,CTV	PROPOSED UNDERGROUND ELECTRIC, CABLE, TELEPHONE LINE
	PROPOSED TRANSFORMER BOX
OHW	EXISTING OVERHEAD WIRES
UP 103	EXISTING UTILITY POLE
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
	PROPOSED GUARDRAIL
	PROPOSED FOUNDATION DRAIN
F.E.	FLARED END
	EDGE OF BORDERING VEGETATIVE WETLAND
	100' BUFFER ZONE
WF-5	WETLAND FLAG
	EDGE OF VERNAL POOL
	VERNAL POOL 100' BUFFER ZONE
	FLOOD PLAIN

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

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THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

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SCALE: 1"=40' JULY 18, 2007

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

0 20 40 80 120

(3283B Grade.dwg) Sheet 25 of 43 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
CIVIL
#40479
REGISTERED PROFESSIONAL ENGINEER