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

NOTE

WETLANDS LINE OBTAINED FROM PLANS ACCOMPANYING ORDER OF CONDITIONS FOR D.E.P. FILE NUMBER 85778.

N

1940 STATE LAYOUT – GREAT ROAD

LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR
- TREELINE
- EXISTING TREE
- STONEWALL
- LEDGE OUTCROP
- BORDERING VEGETATED WETLANDS
- SOIL DIVIDE LINE
- WF F8 WET FLAG
- D.H. DRILL HOLE
- I.P. IRON PIN
- MW MONITOR WELL
- N/F NOW OR FORMERLY
- LP LIGHT POLE
- SH SPRINKLER HEAD
- CV IRRIGATION CONTROL VALVE

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

APPROVED BY:

TOWN OF ACTON
PLANNING BOARD

DATE

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

NATURAL FEATURES AND EXISTING CONDITIONS PLAN

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

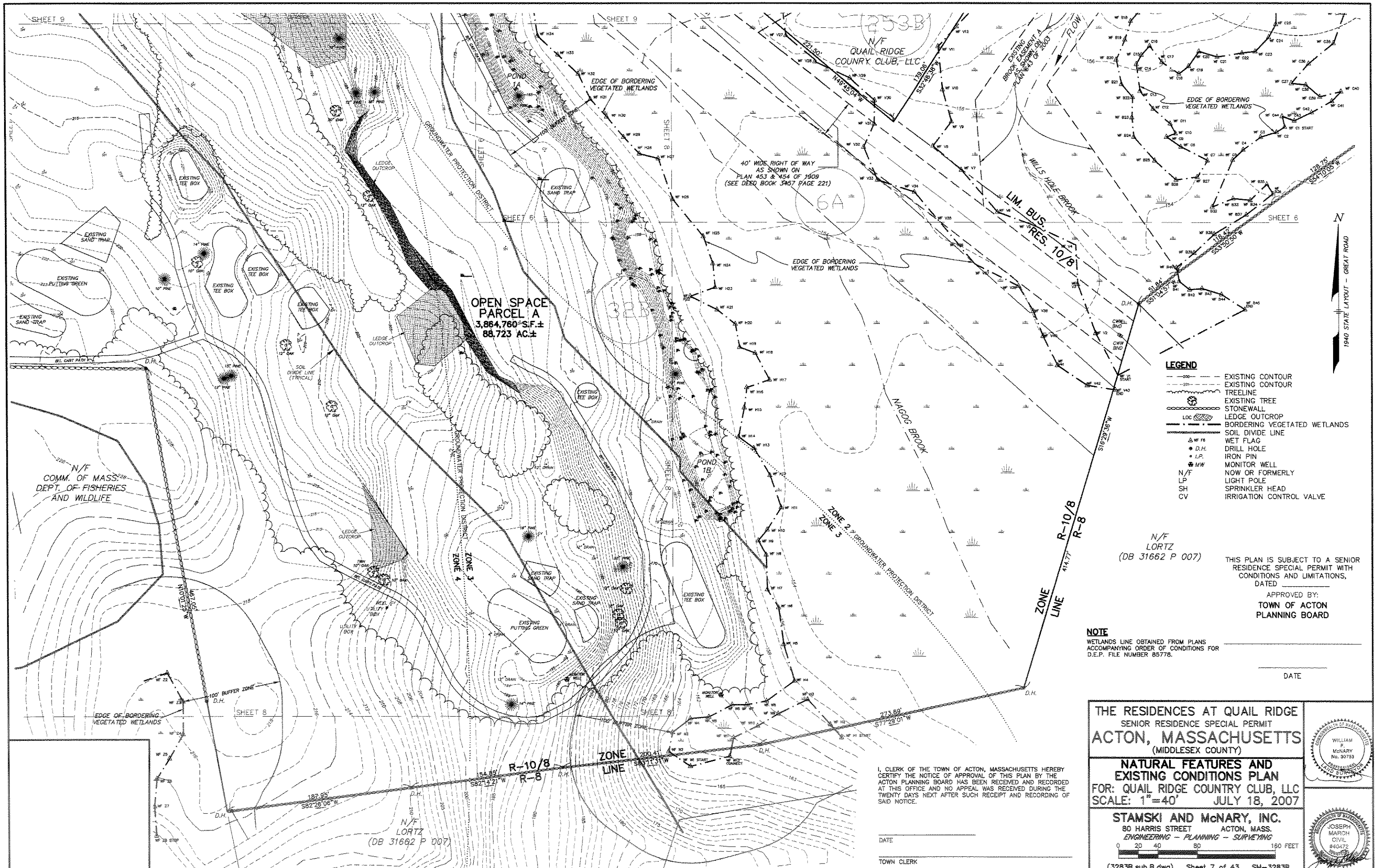
STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 160 FEET

(3283B.sub.B.dwg) Sheet 6 of 43 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL No. 47272 REGISTERED PROFESSIONAL ENGINEER



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

APPROVED BY:

TOWN OF ACTON PLANNING BOARD

NOTE

WETLANDS LINE OBTAINED FROM PLANS ACCOMPANYING ORDER OF CONDITIONS FOR D.E.P. FILE NUMBER 85778.

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DATE

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_____

DATE

_____

TOWN CLERK

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

NATURAL FEATURES AND EXISTING CONDITIONS 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 80 160 FEET

(3283B.sub.B.dwg) Sheet 7 of 43 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 REGISTERED PROFESSIONAL ENGINEER

N

1940 STATE LAYOUT - GREAT ROAD

SHEET 9

SHEET 8

N/F
TOWN OF ACTON
(DB 16619 P 567)

ZONE LINE R-10/8 ARC

OPEN SPACE
PARCEL A
3,864,760 S.F.±
88.723 AC.±

EXISTING TEE BOX

EXISTING SAND TRAP

EXISTING PUTTING GREEN

VHB-2 (TESTING)

VHB-1 (TESTING)

SHEET 7

SHEET 9

SHEET 6

SHEET 7

SHEET 9

ZONE 3
ZONE 2

GROUNDWATER PROTECTION DISTRICT

NAGOG BROOK

POND 1A

EDGE OF BORDERING VEGETATED WETLANDS

100' BUFFER ZONE

LEDGE OUTCROP

SOIL DIVIDE LINE (TYPICAL)

ARC ZONE LINE R-10/8

ZONE R-10/8 LINE R-8

541.01'
N88°56'22"W

N/F
TOWN OF ACTON

N/F
COMM. OF MASS.
DEPT. OF FISHERIES
AND WILDLIFE

N/F
COMM. OF MASS.
DEPT. OF FISHERIES
AND WILDLIFE

N07°08'24"W
467.08'

103B

1830

32B

NOTE

WETLANDS LINE OBTAINED FROM PLANS ACCOMPANYING ORDER OF CONDITIONS FOR D.E.P. FILE NUMBER 85778.

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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

LEGEND

200	EXISTING CONTOUR
225	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LOC	LEDGE OUTCROP
	BORDERING VEGETATED WETLANDS
	SOIL DIVIDE LINE
WF F8	WET FLAG
D.H.	DRILL HOLE
I.P.	IRON PIN
MW	MONITOR WELL
N/F	NOW OR FORMERLY
LP	LIGHT POLE
SH	SPRINKLER HEAD
CV	IRRIGATION CONTROL VALVE

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

NATURAL FEATURES AND EXISTING CONDITIONS PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC

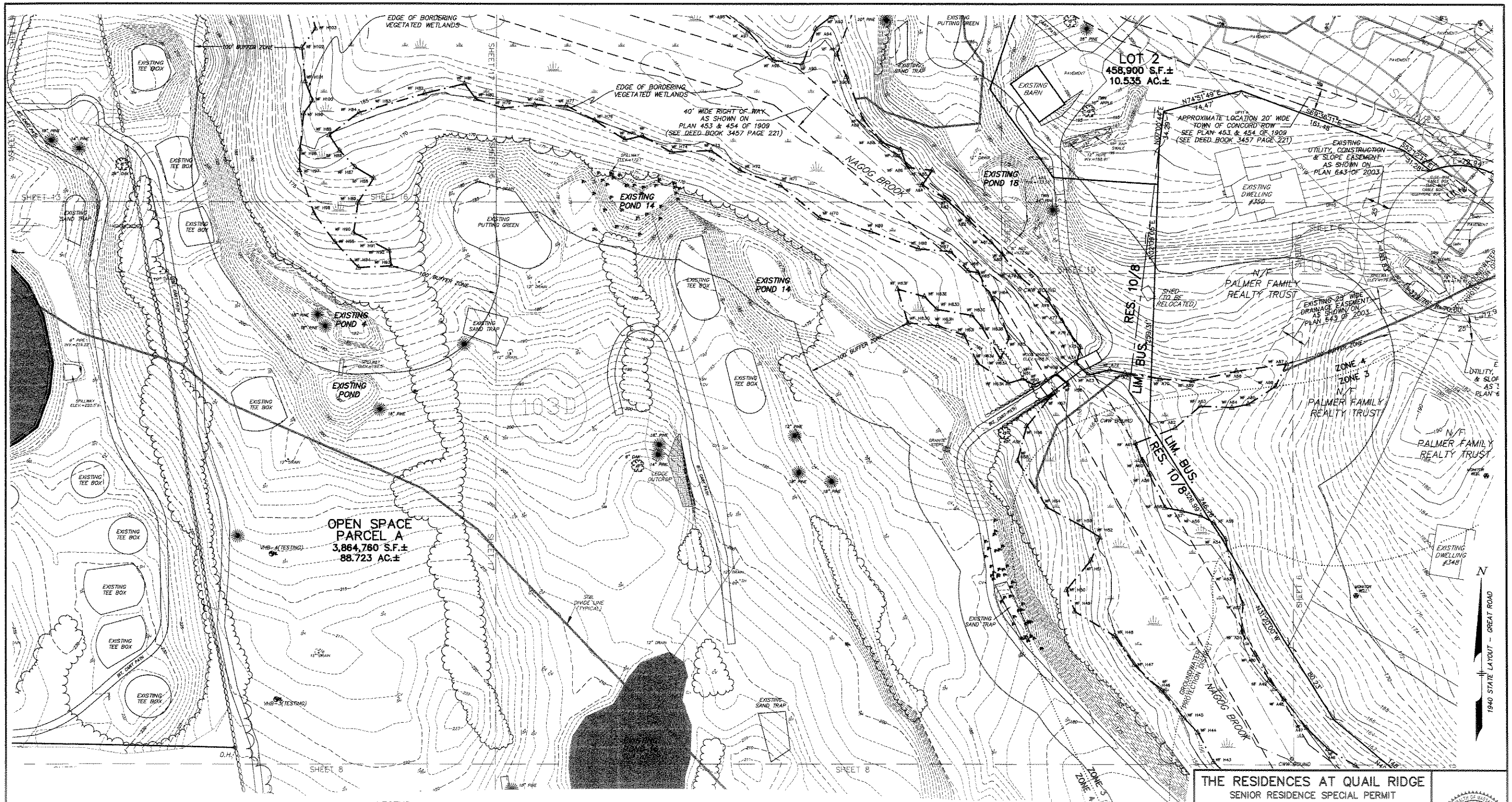
SCALE: 1"=40' JULY 18, 2007

COMMONWEALTH OF MASSACHUSETTS
WILLIAM F. McNARY No. 30793 REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH CIVIL #40522 REGISTERED PROFESSIONAL ENGINEER

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

0 20 40 80 160 FEET



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

APPROVED BY:

TOWN OF ACTON PLANNING BOARD

_____

_____

DATE

LEGEND

—200—	EXISTING CONTOUR
—201—	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LDC	LEDGE OUTCROP
	BORDERING VEGETATED WETLANDS
	SOIL DIVIDE LINE
WF FB	WET FLAG
D.H.	DRILL HOLE
I.P.	IRON PIN
MW	MONITOR WELL
N/F	NOW OR FORMERLY
LP	LIGHT POLE
SH	SPRINKLER HEAD
CV	IRRIGATION CONTROL VALVE

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

NOTE

WETLANDS LINE OBTAINED FROM PLANS ACCOMPANYING ORDER OF CONDITIONS FOR D.E.P. FILE NUMBER 85778.

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

NATURAL FEATURES AND EXISTING CONDITIONS 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 80 160 FEET

(3283B.sub.B.dwg) Sheet 9 of 43 SM-3283B

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

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

NOTE

WETLANDS LINE OBTAINED FROM PLANS ACCOMPANYING ORDER OF CONDITIONS FOR D.E.P. FILE NUMBER 85778.

LEGEND

—200—	EXISTING CONTOUR
—201—	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LOC	LEDGE OUTCROP
	BORDERING VEGETATED WETLANDS
	SOIL DIVIDE LINE
WF F6	WET FLAG
D.H.	DRILL HOLE
I.P.	IRON PIN
MW	MONITOR WELL
N/F	NOW OR FORMERLY
LP	LIGHT POLE
SH	SPRINKLER HEAD
CV	IRRIGATION CONTROL VALVE

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

APPROVED BY:

TOWN OF ACTON
PLANNING BOARD

DATE

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

NATURAL FEATURES AND EXISTING CONDITIONS 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 80 160 FEET

(3283B.sub.B.dwg) Sheet 10 of 43 SM-3283B

WILLIAM F. McNARY No. 30753 PROFESSIONAL LAND SURVEYOR

JOSEPH MARCH CIVIL 40472

N/F BURROUGHS

N/F RUSSELL

N/F ACORN PARK REALTY TRUST (DB 31917 P 180)

N/F GORE

SHEET 12

PALMER LANE

N/F ACORN PARK REALTY TRUST (DB 31917 P 180)

N/F RICHMOND HOUSE CONDOMINIUM (DB 17758 P 271)

TBM NAIL IN 18" PINE ELEV.=242.53'

TBM NAIL IN 18" PINE ELEV.=227.84'

N79°35'38"E 829.93'

N81°00'02"E 35.81'

S15°09'15"E 155.13'

S18°32'15"E 88.25'

S02°47'57"E 54.94'

S01°26'06"W 38.08'

S07°59'10"W 72.78'

S13°47'30"W 58.78'

S03°09'18"W 115.36'

N86°45'52"E 250.26'

182.42'

67.06'

N81°23'21"W 182.38'

SHEET 11

SHEET 10

SHEET 13

SHEET 15

SHEET 16

GREENSIDE LANE

SKYLINE DRIVE

RYDER PATH

EXISTING TEE BOX

EXISTING PUTTING GREEN

EXISTING SAND TRAP

LEDGE OUTCROP

SOIL DIVIDE LINE (TYPICAL)

ISOLATED WETLANDS

VERNAL POOL

100' BUFFER ZONE

103B

104C

LOT 1
2,451,910 S.F.±
56.288 AC.±

LOT 2
458,900 S.F.±
10.535 AC.±

N/F GREAT ROAD TRUST (DB 19108 P 024)

N

1940 STATE LAYOUT - GREAT ROAD

NOTE

WETLANDS LINE OBTAINED FROM PLANS ACCOMPANYING ORDER OF CONDITIONS FOR D.E.P. FILE NUMBER 85778.

LEGEND

--200--	EXISTING CONTOUR
--201--	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LOC	LEDGE OUTCROP
	BORDERING VEGETATED WETLANDS
	SOIL DIVIDE LINE
WF #5	WET FLAG
D.H.	DRILL HOLE
I.P.	IRON PIN
M.W.	MONITOR WELL
N/F	NOW OR FORMERLY
LP	LIGHT POLE
SH	SPRINKLER HEAD
CV	IRRIGATION CONTROL VALVE

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

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

APPROVED BY:

TOWN OF ACTON
PLANNING BOARD

DATE

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

NATURAL FEATURES AND EXISTING CONDITIONS PLAN

FOR: RESIDENCES AT QUAIL RIDGE, LLC
SCALE: 1"=40' JULY 18, 2007

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

0 20 40 80 160 FEET

WILLIAM F. McNARY No. 30753 PROFESSIONAL ENGINEER

JOSEPH MARCH CIVIL #40472 REGISTERED

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

APPROVED BY:

TOWN OF ACTON PLANNING BOARD

_____

_____

DATE

LEGEND

— 200 —	EXISTING CONTOUR
— 201 —	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LOC	LEDGE OUTCROP
	BORDERING VEGETATED WETLANDS
	SOIL DIVIDE LINE
WF FB	WET FLAG
D.H.	DRILL HOLE
I.P.	IRON PIN
MW	MONITOR WELL
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LP	LIGHT POLE
SH	SPRINKLER HEAD
CV	IRRIGATION CONTROL VALVE

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_____

DATE

_____

TOWN CLERK

NOTE

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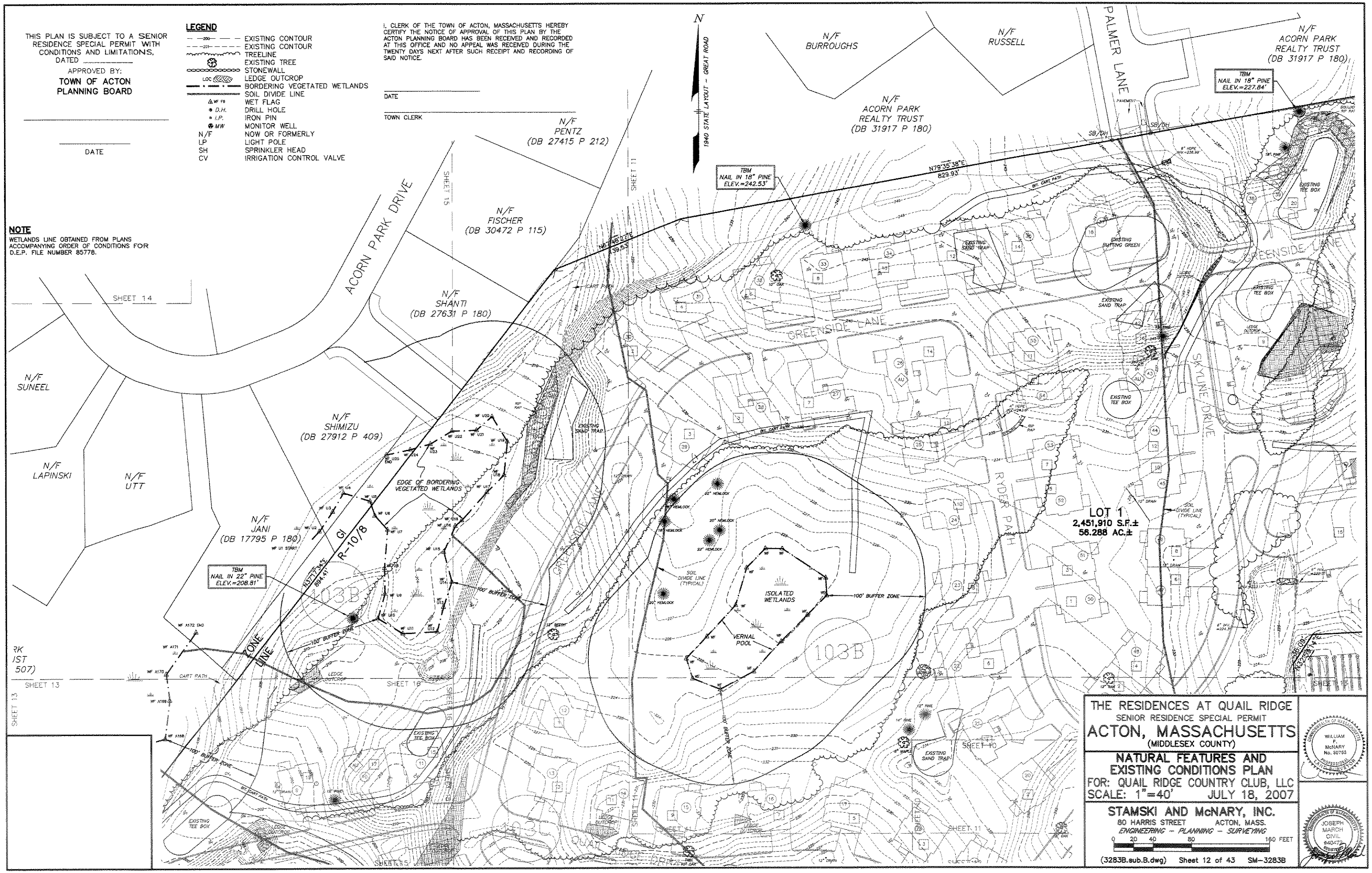

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

NATURAL FEATURES AND EXISTING CONDITIONS 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 80 160 FEET

(3283B.sub.B.dwg) Sheet 12 of 43 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 REGISTERED

LEGEND

—200—	EXISTING CONTOUR
—201—	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LOC	LEDGE OUTCROP
	BORDERING VEGETATED WETLANDS
	SOIL DIVIDE LINE
△WF F8	WET FLAG
● D.H.	DRILL HOLE
◦ I.P.	IRON PIN
⊕ MW	MONITOR WELL
N/F	NOW OR FORMERLY
LP	LIGHT POLE
SH	SPRINKLER HEAD
CV	IRRIGATION CONTROL VALVE

NOTE

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DATE

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APPROVED BY:

TOWN OF ACTON
PLANNING BOARD

DATE

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

NATURAL FEATURES AND EXISTING CONDITIONS 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 80 160 FEET

(3283B.sub.B.dwg) Sheet 13 of 43 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40422 REGISTERED