E.U.A. 14

N/F
RHODES FAMILY TRUST
(DB 28421 P 218)

N/F
ACORN PARK
REALTY TRUST
(DB 24897 P 458)

N/F
ACORN PARK
REALTY TRUST
(DB 24897 P 458)

N/F
SOULIOTIS

N/F
MONCRIEFF

N/F
PURDOM

N/F
CRING

N/F
WONN

N/F
OFORI

N/F
TOWN OF CONCORD
WATER WORKS

N/F
TOWN OF CONCORD
WATER WORKS

EXISTING
BUILDING

R-8 ZONE
R-10/8 LINE

ZONE
R-10/8 LINE

GI

GI

N43°53'34"E
61.00'

N31°41'05"W
95.78'

N57°45'43"W

D.H.

0.55'

N31°41'05"W
95.78'

N57°45'43"W

N37°46'05"E
46.05'

N37°46'05"E
46.05'

N37°31'12"E
58.19'

N37°31'12"E
58.19'

N41°23'20"E
72.41'

N41°23'20"E
72.41'

N65°41'18"E
43.00

S76°14'17"E
32.01'

N65°41'18"E
43.00

N65°45'16"E
78.78

S19°43'35"E
41.74'

S19°43'35"E
41.74'

PARCEL C

438.20'
S00°37'54"W

ZONE R-10/8

LINE GI

PARCEL C

HAZELNUT STREET

40' WIDE RIGHT OF WAY
AS SHOWN ON
PLAN 453 & 454 OF 1909
(SEE DEED BOOK 3457 PAGE 221)

322.70'
N39°29'56"W

NAGOG BROOK

SHEET 15

SHEET M

SHEET M

SHEET 14

N86°14'21"E
628.82'

S00°32'22"W
182.01'

100' BUFFER ZONE

100' BUFFER ZONE

40' WIDE EASEMENT

EDGE OF BORDERING
VEGETATED WETLANDS

EASEMENT X

SOIL
DIVIDE LINE
(TYPICAL)

EXISTING
TEE BOX

EXISTING
TEE BOX

EXISTING
TEE BOX

EXISTING
TEE BOX

EXISTING
SAND TRAP

EXISTING
PUTTING GREEN

CONCRETE
HEADWALL

CONCRETE
HEADWALL

METAL GATE

CIV. MANH.

CIV. MANH.

CIV. VERT.

GUARD RAIL

WATER
MANHOLE

LOT 1
2,451,910 S.F.±
56.288 AC.±

D.H.

N

1940 STATE LAYOUT - GREAT ROAD

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

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

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

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

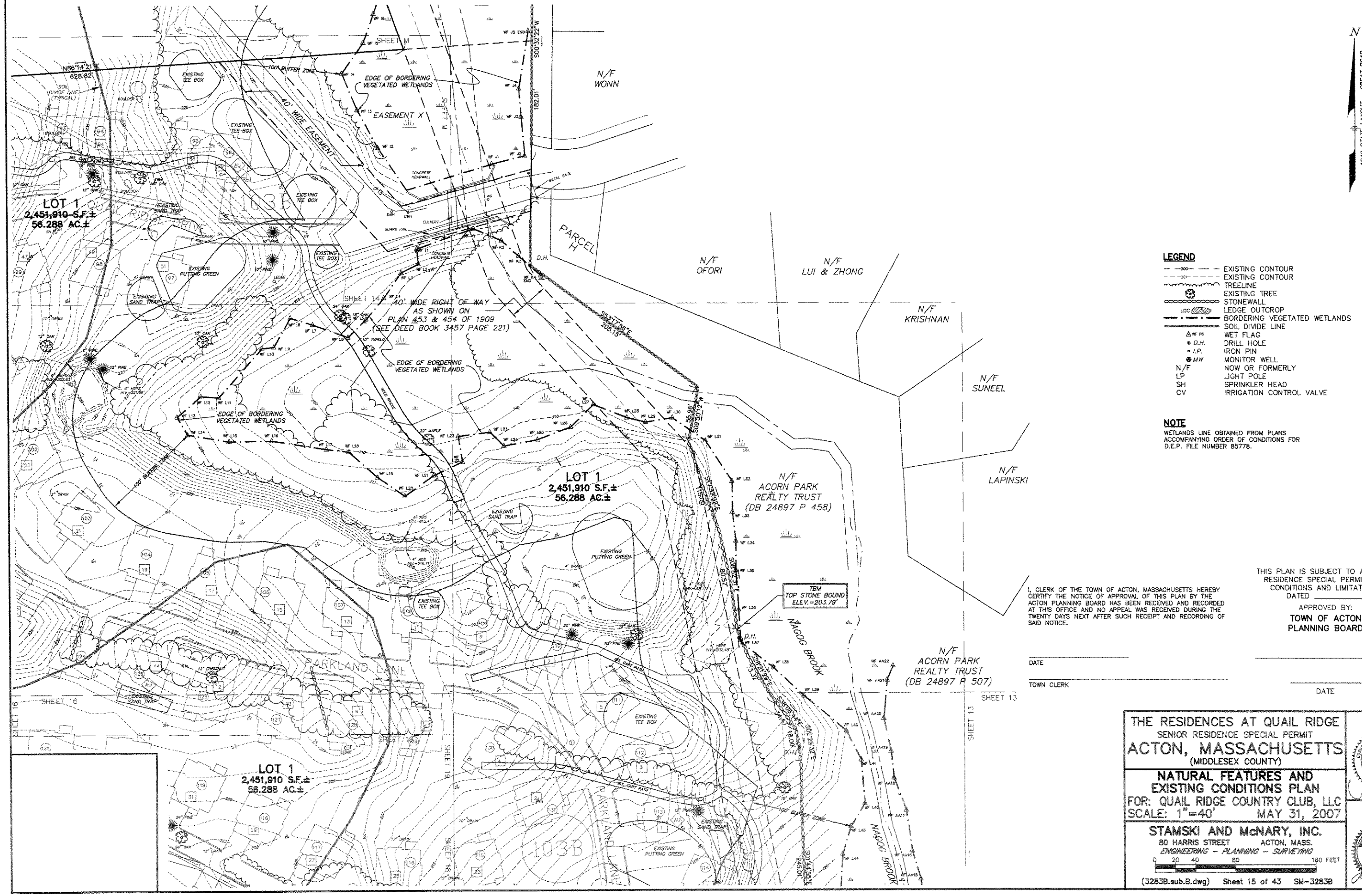
STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 160 FEET

(3283B.sub.B.dwg) Sheet 14 of 43 SM-3283B

COMMONWEALTH OF MASSACHUSETTS
WILLIAM F. McNARY
No. 30765
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
CIVIL
#40472
REGISTERED PROFESSIONAL ENGINEER



LEGEND

200	EXISTING CONTOUR
20	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LDG	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

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

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' MAY 31, 2007

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

0 20 40 80 160 FEET

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 39759 REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL No. 40047 REGISTERED PROFESSIONAL ENGINEER

N

1940 STATE LAYOUT – GREAT ROAD

LOT 1
2,451,910 S.F.±
56.288 AC.±

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

I, CLERK OF THE TOWN OF ACTON, MASS. HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AN 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
--200--	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

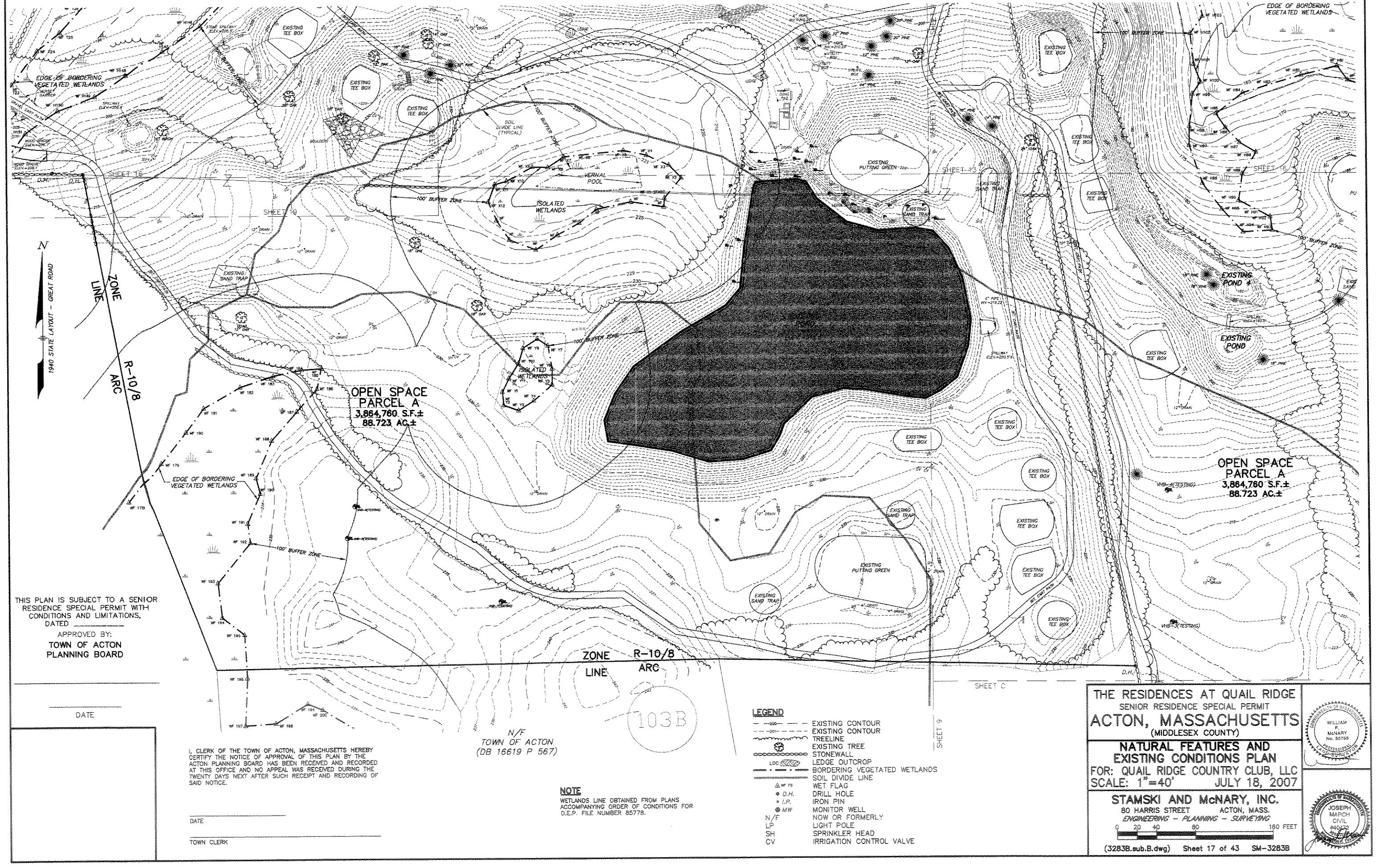
SCALE: 1"=40' JULY 18, 2007

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

0 20 40 80 160 FEET

WILLIAM McNARY No. 30753 PROFESSIONAL LAND SURVEYOR

JOSEPH MARCH CIVIL PROFESSIONAL ENGINEER



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

APPROVED BY:

TOWN OF ACTON
PLANNING BOARD

_____

DATE

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
---200---	EXISTING CONTOUR
	TREELINE
	EXISTING TREE
	STONEWALL
LDG	LEDGE OUTCROP
	BORDERING VEGETATED WETLANDS
	SOIL DIVIDE LINE
WF #6	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

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

0 20 40 80 160 FEET

(3283B.sub.B.dwg) Sheet 17 of 43 SM-3283B

WILLIAM F. McNARY No. 30793 REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH MARCH CIVIL #40472 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

_____

_____
DATE

LEGEND

—200—	EXISTING CONTOUR
—220—	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

NOTE

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

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_____
DATE

_____
TOWN CLERK

N/F
TOWN OF CONCORD
WATER WORKS

N86°14'21"E
628.62

N72°12'07"E
682.68

ZONE LINE

R-8

R-10/8

100' BUFFER ZONE

EDGE OF BORDERING VEGETATED WETLANDS

40' WIDE EASEMENT

EASEMENT X

LOT 1
2,451,910 S.F.±
56.288 AC.±

EXISTING TEE BOX

EXISTING SAND TRAP

EXISTING PUTTING GREEN

SOIL DIVIDE LINE (TYPICAL)

BOULDER

LEDGE OUTCROP

SHEET 18

SHEET 19

SHEET 16

SHEET A5

SHEET 14

40' WIDE RI
AS SHO
PLAN 453 &
(SEE DEED BOOK

EDGE OF BORI
VEGETATED WE

N/F
TOWN OF ACTON
(DB 12902 P 197)

N09°43'38"W
122.83

D.H.

EDGE OF BORDERING VEGETATED WETLANDS

N 85°58'
300.00' TIE

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

LOT 1
2,451,910 S.F.±
56.288 AC.±

100' BUFFER ZONE

1940 STATE LAYOUT - GREAT ROAD

HOLTZMAN DRIVE

QUAIL RIDGE DRIVE

PARKLAND LANE

GOLDEN GRASS CIRCLE

N

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

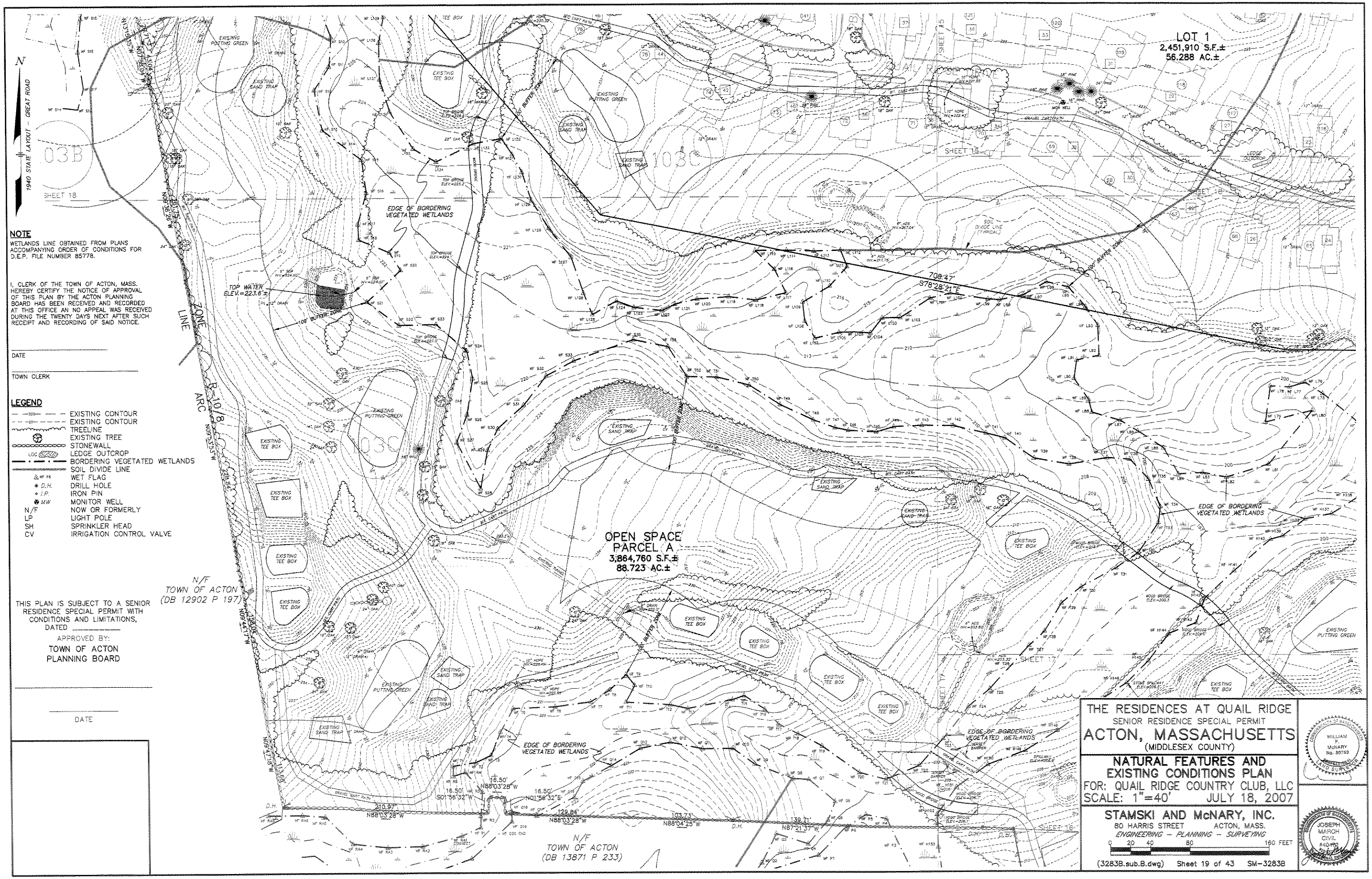
WILLIAM F. McNARY No. 30798 REGISTERED LAND SURVEYOR

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

0 20 40 80 160 FEET

JOSEPH MAROH CIVIL #40472 REGISTERED PROFESSIONAL ENGINEER

(3283B.sub.B.dwg) Sheet 18 of 43 SM-3283B



NOTE

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DATE

TOWN CLERK

LEGEND

- EXISTING CONTOUR
- 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 19 of 43 SM-3283B

WILLIAM F. McNARY No. 30759 LAND SURVEYOR

JOSEPH MARCH CIVIL