

SEE DEEDS RECORDED IN MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
IN BOOK 18611 PAGE 437 AND BOOK 18611 PAGE 445.
SEE ALSO LAND COURT CERTIFICATE OF TITLE # 181329.
(DATE OF DOCUMENTS: OCTOBER 13, 1987.)

ACTON PLANNING BOARD

(SPECIAL PERMIT GRANTING AUTHORITY)

THE SPECIAL PERMIT FOR A PLANNED
CONSERVATION RESIDENTIAL COMMUNITY
UNDER SECTION 9 OF THE TOWN OF
ACTON ZONING BYLAW IS HEREBY
APPROVED.

DATE: 11/1/88
J. G. Britton
Don Hill
Wm. S. King
James J. Lee
Mary J. Briggs
Douglas Carvahan

OPEN SPACE:

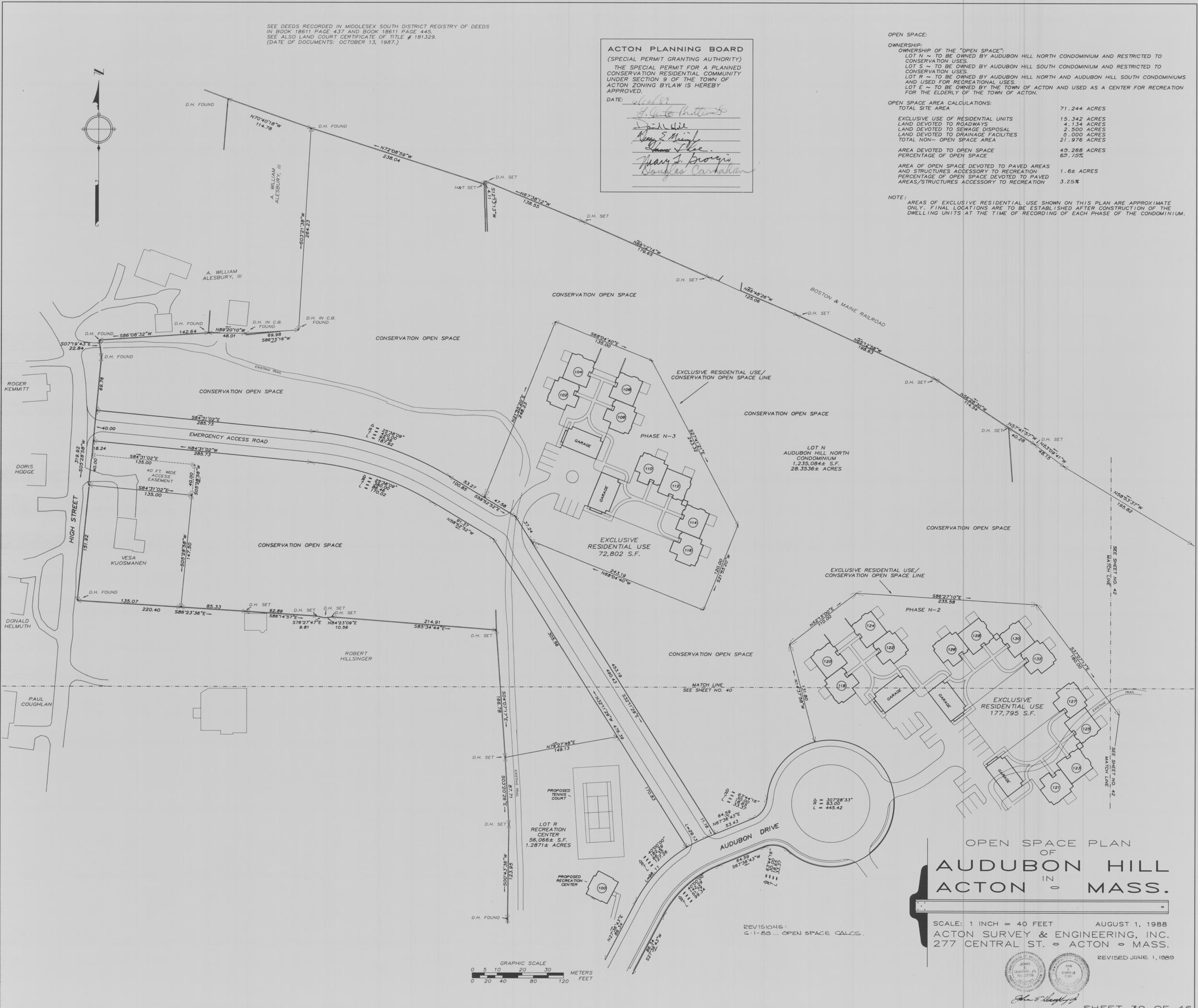
OWNERSHIP OF THE "OPEN SPACE":
LOT N ~ TO BE OWNED BY AUDUBON HILL NORTH CONDOMINIUM AND RESTRICTED TO CONSERVATION USES.
LOT S ~ TO BE OWNED BY AUDUBON HILL SOUTH CONDOMINIUM AND RESTRICTED TO CONSERVATION USES.
LOT R ~ TO BE OWNED BY AUDUBON HILL NORTH AND AUDUBON HILL SOUTH CONDOMINIUMS AND USED FOR RECREATIONAL USES.
LOT E ~ TO BE OWNED BY THE TOWN OF ACTON AND USED AS A CENTER FOR RECREATION FOR THE ELDERLY OF THE TOWN OF ACTON.

OPEN SPACE AREA CALCULATIONS:

TOTAL SITE AREA	71.244 ACRES
EXCLUSIVE USE OF RESIDENTIAL UNITS	15.342 ACRES
LAND DEVOTED TO ROADWAYS	4.134 ACRES
LAND DEVOTED TO SEWAGE DISPOSAL	2.500 ACRES
LAND DEVOTED TO DRAINAGE FACILITIES	0.000 ACRES
TOTAL NON-OPEN SPACE AREA	21.976 ACRES
AREA DEVOTED TO OPEN SPACE	49.268 ACRES
PERCENTAGE OF OPEN SPACE	69.15%

AREA OF OPEN SPACE DEVOTED TO PAVED AREAS AND STRUCTURES ACCESSORY TO RECREATION	1.6± ACRES
PERCENTAGE OF OPEN SPACE DEVOTED TO PAVED AREAS/STRUCTURES ACCESSORY TO RECREATION	3.25%

NOTE:
AREAS OF EXCLUSIVE RESIDENTIAL USE SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. FINAL LOCATIONS ARE TO BE ESTABLISHED AFTER CONSTRUCTION OF THE DWELLING UNITS AT THE TIME OF RECORDING OF EACH PHASE OF THE CONDOMINIUM.



OPEN SPACE PLAN
OF
AUDUBON HILL
IN
ACTON - MASS.

SCALE: 1 INCH = 40 FEET
AUGUST 1, 1988
ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. - ACTON - MASS.

REVISED JUNE 1, 1989

