N58°53'37"W 195.02

MATCH LINE SEE SHEET NO. 10

N54°52'34"W 196.03

CONSERVATION OPEN SPACE

EXCLUSIVE RESIDENTIAL USE 177,795 S.F.

N49°38'12"W 88.75

BOSTON & MAINE RAILROAD

N41°35'49"W 149.39

SEPTIC SYSTEM

SEPTIC SYSTEM

S37°07'17"E 180.00

SHEET NO. 39 MATCH LINE SHEET NO. 40

TRAIL

EXISTING

LOT N
AUDUBON HILL NORTH
CONDOMINIUM
1,235,084± S.F.
28.3536± ACRES

W 69°36'05" 278.8

EXCLUSIVE RESIDENTIAL USE/ CONSERVATION OPEN SPACE LINE

S 69°36'05" E 278.8

S 52°52'43" W 56.00

PHASE N-2

MATCH LINE SEE SHEET NO. 40

S 13°08'41" E 101.98

N 60°00'00" E 350.00

SEPTIC SYSTEM

S 40°00'00" E 250.00

N 50°02'03" W 238.18

S 52°52'43" W 135.00

N 57°00'00" E 180.00

CONSERVATION OPEN SPACE

S 02°00'00" E 182.00

N 45°43'30" W 245.00

N 32°00'00" E 139.16

LOT S
AUDUBON HILL SOUTH
CONDOMINIUM
1,739,835± S.F.
39.9411± ACRES

RESERVE AREA

RESERVE AREA

RESERVE AREA

RESERVE AREA

10.00' S 45°13'59" W

N 44°46'01" W 175.24

CONSERVATION OPEN SPACE

LOT N

N 37°00'59" W 181.66 142.62

S 27°00'00" E 455.65

EXCLUSIVE RESIDENTIAL USE/ CONSERVATION OPEN SPACE LINE

S 82°10'02" E 171.21

N 56°11'59" E 72.52

S 66°24'59" E 120.00

CONSERVATION OPEN SPACE

D.H. FOUND

169.17 N 75°57'43" E

39.04

N 46°57'58" W 159.59

138.63 N 66°00'24" E

N 65°47'46" E 280.98

LOT N

CONSERVATION OPEN SPACE

LOT S

418.03 N 83°59'27" E

690.81

272.77

TOWN OF ACTON

31.50 N 65°47'46" E

PHASE S-3

GARAGE

GARAGE

S 39°39'37" E 225.43

MATCH LINE SEE SHEET NO. 41

S 33°35'01" W 98.52

40 FT. WIDE ACCESS EASEMENT

EXCLUSIVE RESIDENTIAL USE 341,529 S.F.

256.23

481.82 N 87°44'12" E

225.59

N 09°29'33" W 81.95

GRAV. DRIVE

GRAVEL PARKING AREA (60'x75')

PROPOSED TRAIL

PROPOSED TRAIL

MATCH LINE SEE SHEET NO. 41

D.H. FOUND

68.50 S 88°50'42" E

N 05°44'01" W 371.23

GRAPHIC SCALE

0 5 10 20 30 METERS

0 20 40 80 120 FEET

REVISIONS:
6-1-88 ... NONE

N

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: 6/14/89

G. Counter Scattergood

Judith Hill

Gregg E. Hennigar Jr.

James Tarbell

Mary T. Grogan

Douglas Carnahan

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

COMMONWEALTH OF MASSACHUSETTS JOHN E. DUNPHY, JR. No. 22156 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS JOHN E. DUNPHY III 21341 REGISTERED PROFESSIONAL ENGINEER

John E. Dunphy III