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

PROPOSED SILTATION BARRIER

MATCHLINE SHEET 22

MATCHLINE SHEET 23

MATCHLINE SHEET 24

STORMWATER DETENTION BASIN 11 W/ WATER QUALITY SWALE

STORMWATER DETENTION BASIN 12 W/ WATER QUALITY SWALE

STORMWATER DETENTION BASIN 13

PROPOSED CARTPATH

EXISTING CARTPATH TBR

PROPOSED INV.=211.10

PROPOSED INV.=211.00

PROPOSED SUBDRAIN (TYP.)

PROPOSED WOODEN GUARDRAIL

EDGE OF BORDERING VEGETATED WETLANDS

APPROX. LOCATION OF CONCORD WATERLINE

PARKLAND LANE

QUAIL RIDGE DRIVE

PROPOSED FOUNDATION DRAIN (TYP.)

PROPOSED FOUNDATION DRAIN MANHOLE

PROPOSED ROOF DRAIN DRYWELL CULTEC CHAMBER MODEL 100 (A1 TYP.) (SEE DETAIL)

EXISTING CONTROL VALVE (TYP.)

PROPOSED CHECK VALVE (TYP.)

PROPOSED CROSSWALK (TYP.)

PAVED PATH TO BE REMOVED

FOR CROSSING DETAILS SEE SHEET 28 & SHEET 39

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 STORMCEPTOR 2400

PROPOSED OPEN BOTTOM CULVERT 35'SPAN X 10' H

PROPOSED WETLAND REPLICATION AREA = 9820 S.F.

PROPOSED WETLAND RESTORATION AREAS

PROPOSED (6) CULTEC CHAMBER MODEL 150 (SEE DETAIL)

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

EXISTING CART PATH TO BE REMOVED

EXISTING PAVING TO BE REMOVED (TYPICAL)

8" RCP L=20', S=0.01

MEAN ANNUAL HIGH WATER LINE

200' RIVERFRONT AREA

FLOOD PLAIN

ZONE LINE

R=10'

LOT 1

COMMON LAND OPEN SPACE PARCEL A

NAGOG BROOK

FLOW

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
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
	EDGE OF ZONE A / ZONE B
F.F.	FIRST FLOOR
B.F.	BASEMENT FLOOR
G.F.	GARAGE FLOOR

GENERAL NOTES:

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

REVISION	DATE	
3	NOV. 14, 2008	PB REVIEW
4	JAN. 16, 2009	PB PERMIT

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 rev4.dwg) Sheet 21 of 44 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 REGISTERED PROFESSIONAL ENGINEER