N

W E

S

LEGEND

- REGULAR UNIT
- AFFORDABLE HOUSING
- (1) STREET ADDRESS

HAZELNUT STREET

ACORN PARK DR.

SKYLINE DRIVE

PARKLAND LANE

20' WIDE TRAIL EASEMENT

FOOT PATH

30' PROPERTY LINE OFFSET/YARD SETBACK

EDGE OF BORDERING VEGETATED WETLANDS

VERNAL POOL

PROP. INFILTRATION BASIN #12

PROP. INFILTRATION BASIN #10

PROP. INFILTRATION BASIN #9

PROP. INFILTRATION BASIN #31

PROP. INFILTRATION BASIN #13

PROP. DETENTION BASIN #19

PROP. DETENTION BASIN #15

GATE

FLOOD PLAIN

LOT 1
2,304,406 SF±
52.9 AC.±

3' WIDE PATH EXTENSION

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

100 YEAR FLOOD PLAIN PER FEMA FIRM MAP PANEL #25017C0243E JUNE 4, 2010

N/F

R-8 ZONE LINE

R-10/8 ZONE LINE

GI ZONE LINE

ARC LINE

GRAVEL CART PATH

WOOD BRIDGE

PROP. MAIL HOUSE WITH (4) 9'x18' PARKING STALLS

COMMON LAND OPEN SPACE PARCEL A

ISOLATED WETLAND

200' RIVER FRONT AREA

100 50 25 0 100

1"= 100'

LAND USE DATA

DIMENSIONAL REQUIREMENTS UNDER ZONING SECTION 9B (SENIOR RESIDENCE):

ZONING DISTRICT: RESIDENCE 10/8

	REQUIRED	PROVIDED
TRACT SIZE	8 ACRES	148.906 AC *
MAX. DENSITY	3 UNITS/ACRE	1.03 UNITS/ACRE
UNITS	446 MAX	153
AFFORDABLE UNITS	9 (5%)	8 (5%)
MIN. SETBACK FROM EXISTING STREET	45 FT	>45 FT
MIN. SETBACK FROM TRACT BOUNDARY	30 FT	>30 FT
MIN. SETBACK FROM COMMON LAND	10 FT	>10 FT
MIN. SEPARATION OF BUILDINGS (W/DOORS)	20 FT	>20 FT
MIN. SEPARATION OF BUILDINGS (NO DOORS)	10 FT	>10 FT
MAX. HEIGHT OF BUILDINGS	36 FT	>36 FT
MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT	±80 FT

* EXCLUDES LB DISTRICT AREA (155.546 AC.± TOTAL)

COMMON LAND REQUIREMENTS:	REQUIRED	PROVIDED
MIN. AREA OF COMMON LAND	74.453 (50%)	85.469 AC. (57.0%)**
WETLAND ON TRACT	---	21.2527 AC (14.27%)
UPLAND ON COMMON LAND	63.50 AC (85.73%)	69.56 AC (93.4%)**
MIN. AREA OF COMMON LAND LARGE PARCELS	59.562 AC (80%)	85.469 AC. (100%)**
MAX. IMPERVIOUS COVER ON COMMON LAND	4.436 AC (5%)	1.978 AC (2.3%)**

**PROVIDED ON COMMON LAND OPEN SPACE PARCEL A ALONE

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
SINGLE FAMILY AND DUPLEX UNITS (153) 2 SPACES/DWELLING UNIT	306	4 SPACES/DWELLING UNITS
MULTIFAMILY DWELLING UNITS (36) 2 SPACES/DWELLING UNIT	72	N/A
SUPPORT AND CONVENIENCE SERVICES (SCS)		
GOLF COURSE (9 HOLE) 10 SPACES/HOLE	90****	UNCHANGED
SCS TOTAL	90	150

**** IT IS ANTICIPATED THAT MANY OF THE USERS OF THE GOLF COURSE WILL PARK AT THEIR DWELLING UNIT

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SURVEYORS
PROJECT MANAGERS
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REVISIONS

REV	DATE	COMMENT	BY
1	07-01-2011	CON. COMM. SUBMISSION	JAC/ CFD
2	08-21-2011	FOR ENGINEERING REVIEW	NRK
3	10-06-2011	REV. S.P. SUBMISSION	CFD
4			
5			
6			
7			
8			
9			

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	W111022
DRAWN BY:	CFD
CHECKED BY:	JAB/SPD
DATE:	05/23/2011
SCALE:	AS NOTED
CAD I.D.:	w111022ss3

PROJECT:

SITE PLAN

FOR

Pulte Homes

THE RESIDENCES AT QUAIL RIDGE

LOCATION OF SITE
354 B GREAT ROAD & SKYLINE DR.
TOWN OF ACTON
MIDDLESEX COUNTY, MA

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

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SHEET TITLE:
MASTER SITE PLAN "A"

SHEET NUMBER:
1
OF 3

REV 3 - 10/06/2011

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