

MATCHLINE "A" (SEE SHEET 2)

PROPOSED LOT 1

PROPOSED LOT 2  
CONTAINS: 201,385 S.F.  
OR 4.623 AC.

PROPOSED PARCEL "A"  
CONTAINS: 4,013,383 S.F.  
OR 92.135 AC.

MAP D-4  
LOTS 4, 9  
N/F LANDS OF PULTE HOMES  
HOMES OF NEW ENGLAND, LLC  
BK. 58183, PG. 303

MAP D-4  
LOT 18-1  
N/F LANDS OF  
DAVID P. &  
JANE E. CONRAD  
BK. 45147, PG. 599

MAP D-4  
LOT 39  
N/F LANDS OF  
GLORIA PALMER  
REVOCABLE TRUST  
BK. 54188, PG. 135

MAP D-4  
LOT 17-1  
N/F LANDS OF  
PALMER  
FAMILY TRUST

MAP D-4  
LOT 17  
N/F LANDS OF  
QUAIL RIDGE  
COUNTRY  
CLUB, LLC

MAP D-4  
LOT 28-1  
N/F LANDS OF  
PETER R. &  
NANCY A. WURMAN  
BK. 49995, PG. 408

MAP D-4  
LOT 28-1  
N/F LANDS OF  
PETER R. &  
NANCY A. WURMAN  
BK. 49995, PG. 408

MAP D-4  
LOT 4

MAP D-4  
LOT 9

MAP D-4  
LOT 15  
N/F LANDS OF  
TOWN OF ACTON  
BK. 16619, PG. 567

MAP D-4  
LOT 22  
N/F LANDS OF  
TOWN OF ACTON  
(DEED NOT FOUND)

MAP D-4  
LOT 23  
N/F LANDS OF  
COMMONWEALTH  
OF MASSACHUSETTS  
(DEED NOT FOUND)

MAP D-4  
LOT 24  
N/F LANDS OF  
COMMONWEALTH  
OF MASSACHUSETTS  
(DEED NOT FOUND)

LEGEND

- GRAPHICAL FLOOD LIMIT PER REF. #2
- EDGE OF WETLAND
- DHF DRILL HOLE FOUND
- SBF STONE BOUND FOUND
- STONE BOUND FOUND
- CWW CONCORD WATER WORKS
- MON MONUMENT
- ZONING DISTRICT LINE

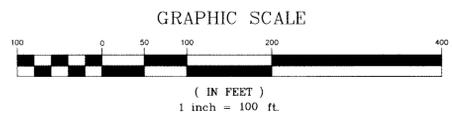
APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED  
TOWN OF ACTON PLANNING BOARD

*Roland Bartle*

DATE *April 24, 2012*

THE PLANNING BOARD'S ENDORSEMENT OF  
THE PLAN AS NOT REQUIRING APPROVAL  
UNDER THE SUBDIVISION CONTROL LAW IS  
NOT A DETERMINATION AS TO THE  
CONFORMANCE WITH THE TOWN OF ACTON  
ZONING BYLAW AND REGULATIONS.

SEE SHEET 3 FOR NOTES AND REFERENCES



GREAT ROAD  
(K.A. ROUTE 2A & ROUTE 119)  
(PUBLIC - 1940 STATE HIGHWAY LAYOUT)

MAIN STREET  
(40' WIDE)



FOR REGISTRY USE ONLY

LINE TABLE

LINE	BEARING	LENGTH
L1	N37°31'21"E	59.19'
L2	N37°46'05"E	46.05'
L3	N41°23'20"E	72.41'
L4	N65°41'18"E	43.00'
L5	S76°14'11"W	32.01'
L6	N63°45'16"E	78.78'
L7	S19°14'32"E	77.74'
L8	S00°32'22"W	19.52'
L9	S00°54'39"W	20.99'
L10	S00°55'33"W	32.64'
L11	S00°54'01"W	46.77'
L12	S09°50'12"W	55.96'
L13	S17°37'02"E	115.00'
L14	S08°52'31"E	89.06'
L15	S28°21'29"E	73.32' (83.4' DEED)
L16	S38°06'44"E	34.47' (29.2' DEED)
L17	S09°25'32"E	18.00' (16' DEED)
L18	S18°32'15"E	82.54'
L19	S02°44'57"E	54.87'
L20	S01°26'06"W	38.26'
L21	S07°59'10"W	72.78'
L22	S13°47'30"W	58.79'
L23	S76°47'16"W	19.51'
L24	S50°13'52"W	108.00'
L25	S52°26'11"W	67.43'
L26	S58°46'34"W	44.74'
L27	S25°32'43"W	65.45'
L28	N52°21'40"W	29.66'

CURVE DATA

C1 = R=70.00' L=19.52' Δ=15°58'42"	CHB=N75°55'33"W CHD=19.46'
C2 = R=70.00' L=21.76' Δ=17°48'52"	CHB=N61°15'34"W CHD=21.68'
C3 = R=70.00' L=21.76' Δ=17°48'52"	CHB=N61°16'06"W CHD=21.68'
C4 = R=612.50' L=300.84' Δ=28°08'29"	CHB=N33°59'04"W CHD=297.82'
C5 = R=579.50' L=259.66' Δ=25°40'22"	CHB=S31°07'46"E CHD=257.49'
C6 = R=130.50' L=37.83' Δ=16°36'38"	CHB=S26°35'54"E CHD=37.70'

LOCUS MAP  
© 2008 DeLorme, Street Atlas USA



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN  
CONFORMITY WITH RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. NO NEW RIGHT  
OF WAY LINES ARE BEING CREATED BY THIS PLAN AND THE RIGHT  
OF WAY LINES SHOWN ARE AS EXISTING AND ARE NOT CHANGED OR  
ALTERED IN ANY WAY BY THIS PLAN.



NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED  
WITH RAISED IMPRESSION OR BLUE INK SEAL.  
*A. John Lloyd*  
**A. JOHN LLOYD**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #38385

DATE *4/19/12*

FIELD DATE	MAY 2011
FIELD BOOK NO.	CP11-03
FIELD BOOK PG.	4-10
FIELD CREW	R.S./C.S.
DRAWN	J.P.
REVIEWED	R.G.B.

PLAN OF LAND IN THE TOWN OF  
ACTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PREPARED FOR: PULTE HOMES OF NEW ENGLAND, LLC  
115 FLANDERS ROAD, SUITE 200  
WESTBOROUGH, MASSACHUSETTS

	<b>CONTROL POINT ASSOCIATES, INC.</b> 352 TUNPIKE ROAD, UNIT 201 SOUTHBOROUGH, MA 01772 508.948.3000 • 508.948.3003 FAX	WARREN, NJ 908.668.0099 CHALFONT, PA 215.712.9800
APPROVED:	A.J.L.	DATE: 4-19-12
SCALE:	1"=100'	FILE NO.: CM11003JANR
DWG. NO.:	1 OF 3	



LOCUS MAP  
© 2008 DeLorme, Street Atlas USA

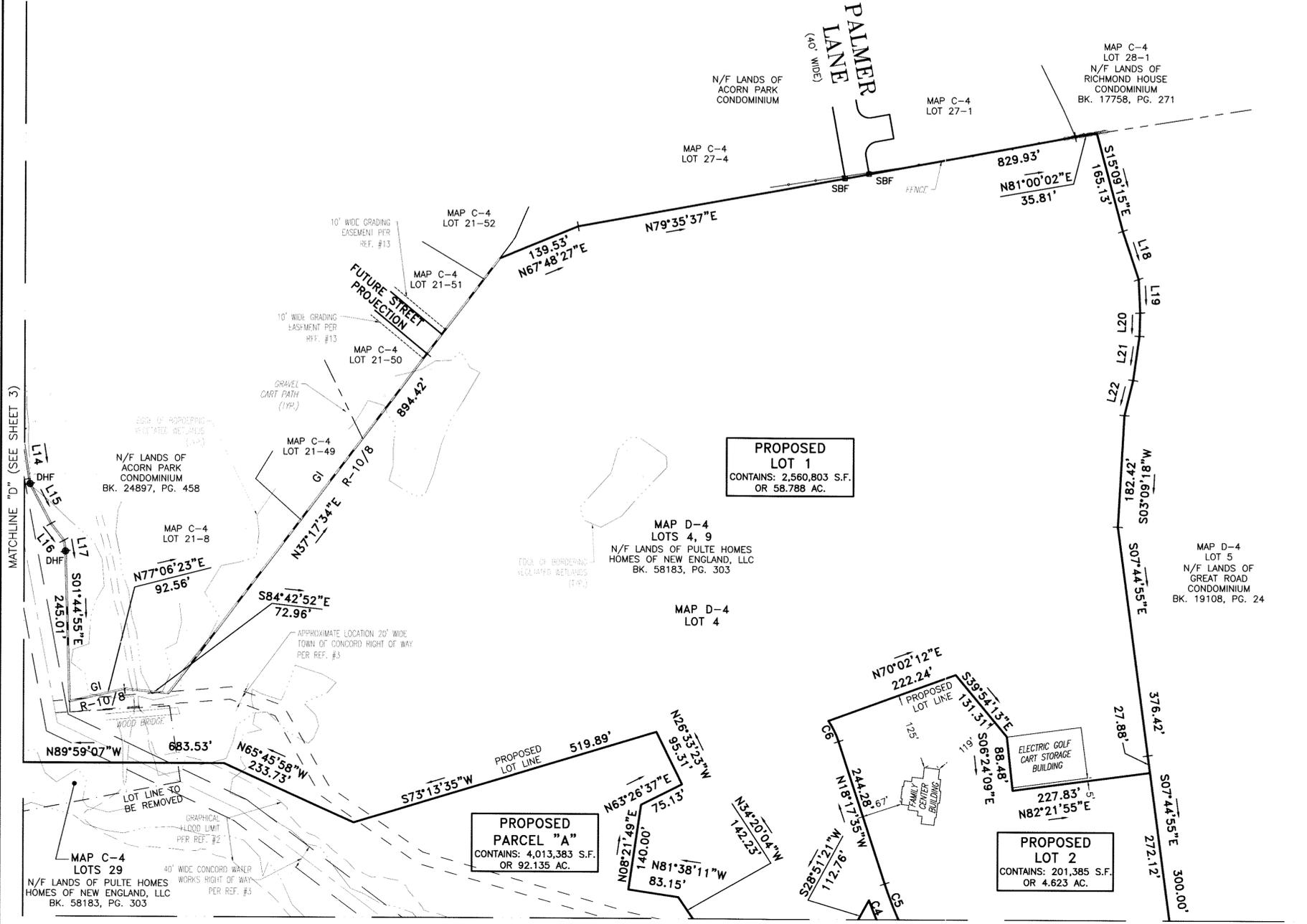
**LEGEND**

- GRAPHICAL FLOOD LIMIT PER REF. #2
- EDGE OF WETLAND
- DHF DRILL HOLE FOUND
- SBF STONE BOUND FOUND
- STONE BOUND FOUND
- CWW CONCORD WATER WORKS
- MON MONUMENT

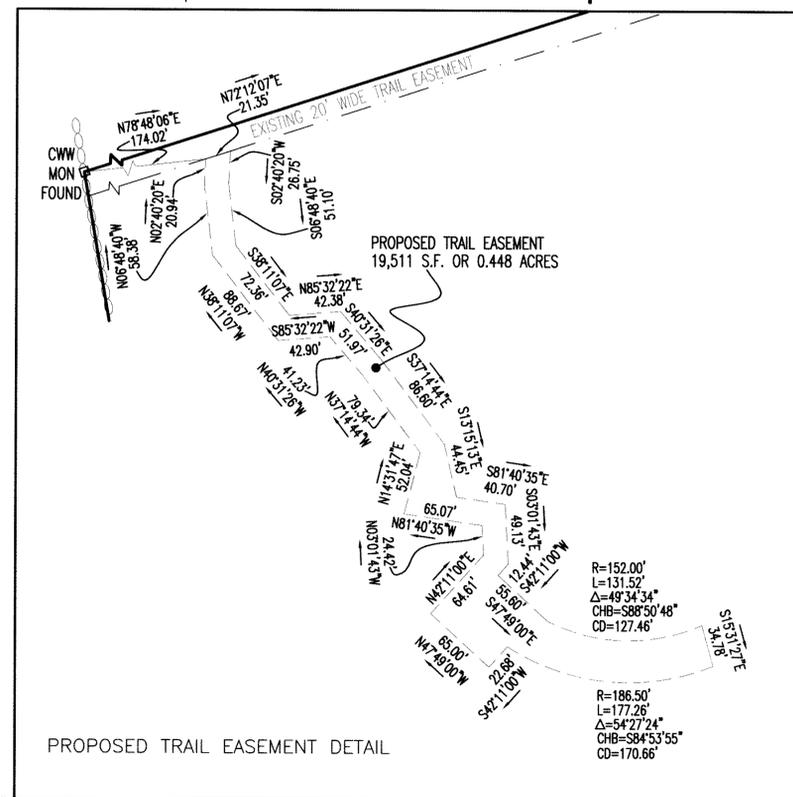
SEE SHEET 3 FOR NOTES AND REFERENCES

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.



MATCHLINE "C" (SEE SHEET 3)



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED BY THIS PLAN AND THE RIGHT OF WAY LINES SHOWN ARE AS EXISTING AND ARE NOT CHANGED OR ALTERED IN ANY WAY BY THIS PLAN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

*A. John Lloyd*  
**A. JOHN LLOYD**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #38385

DATE: 4/19/12

FIELD DATE	MAY 2011	<b>PLAN OF LAND IN THE TOWN OF ACTON, MASSACHUSETTS (MIDDLESEX COUNTY)</b> PREPARED FOR: PULTE HOMES OF NEW ENGLAND, LLC 115 FLANDERS ROAD, SUITE 200 WESTBOROUGH, MASSACHUSETTS
FIELD BOOK NO.	CP11-03	
FIELD BOOK PG.	4-10	<b>CONTROL POINT ASSOCIATES, INC.</b> WARREN, NJ 908.668.0099 CHALFONT, PA 215.712.9800
FIELD CREW	R.S./C.S.	
DRAWN:	J.P.	SCALE: 1"=100' FILE NO.: CM11003ANR DWG. NO.: 2 OF 3
REVIEWED:	R.G.B.	DATE: 4-19-12 APPROVED: A.J.L.

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF ACTON PLANNING BOARD

*Roland Barke*

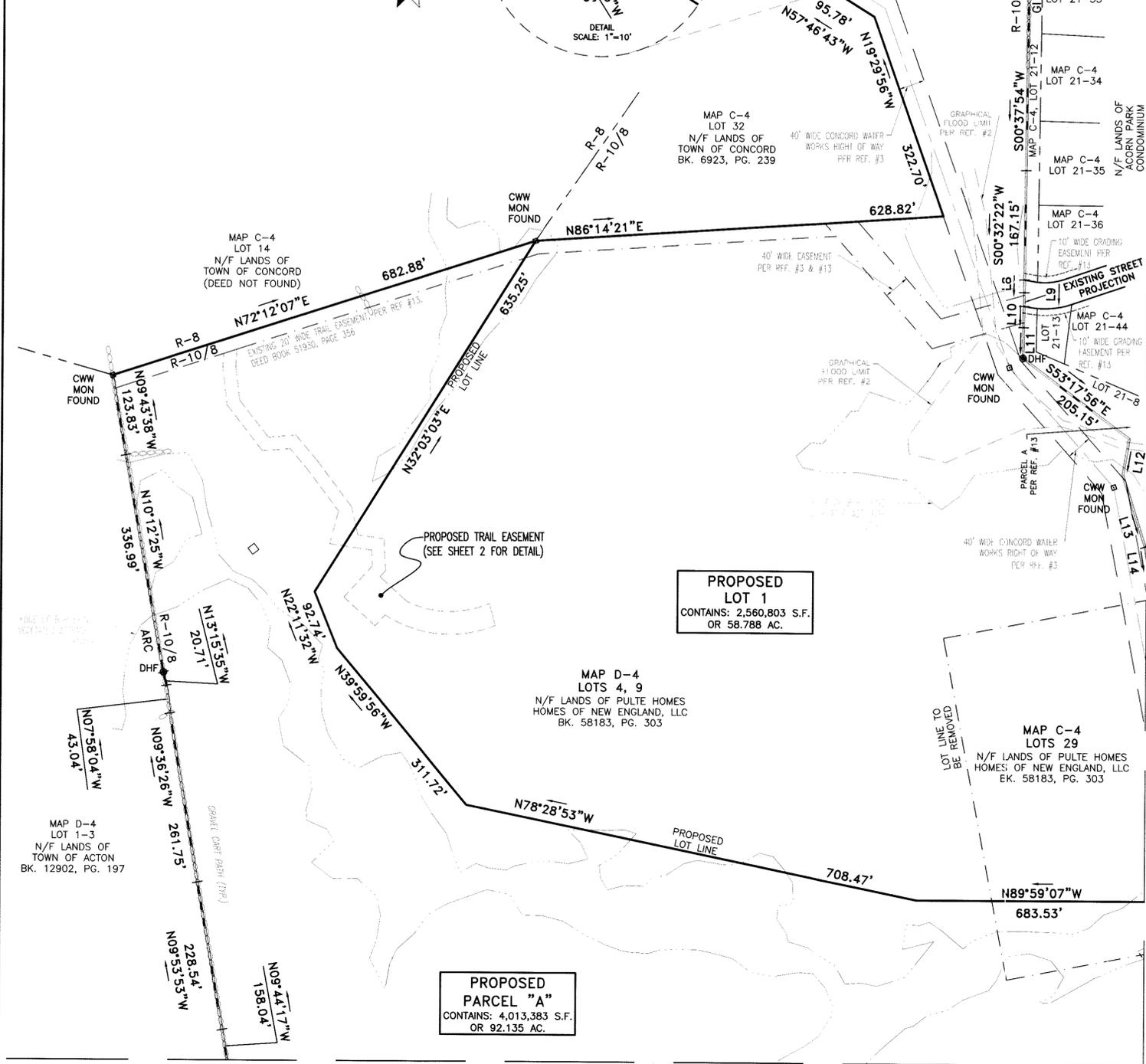
*April 24 2012*  
DATE

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF ACTON ZONING BYLAW AND REGULATIONS.

MATCHLINE "A" (SEE SHEET 1)



LOCUS MAP  
©2008 DeLorme, Street Atlas USA



**PROPOSED LOT 1**  
CONTAINS: 2,560,803 S.F.  
OR 58,788 AC.

**PROPOSED PARCEL "A"**  
CONTAINS: 4,013,383 S.F.  
OR 92,135 AC.

**NOTES:**

- LOCUS KNOWN AS LOT 29, MAP C-4 & LOTS 4, 9, MAP D-4, AS SHOWN ON THE TAX ASSESSOR'S MAP OF THE TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA: PROPOSED LOT 1 = 2,560,803 S.F. OR 58,788 AC. PROPOSED LOT 2 = 201,835 S.F. OR 4,623 AC. PROPOSED PARCEL "A" = 4,013,383 S.F. OR 92,135 AC. TOTAL = 6,775,621 S.F. OR 155,546 AC.
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS PREDOMINANTLY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY LOCATED IN FLOOD AREA ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER REF. #2.
- THE PURPOSE OF THIS PLAN IS TO CREATE PROPOSED LOT 1 & 2 AND PROPOSED PARCEL "A", FROM EXISTING LOTS 4 & 9, MAP D-4 & LOT 29, MAP C-4.
- ONLY SELECT PLANIMETRIC INFORMATION IS SHOWN.

**REFERENCES:**

- THE TAX ASSESSOR'S MAP OF THE TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAPS C-4, C-5, D-4 & D-5.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, (ALL JURISDICTIONS)," PANEL 243 OF 656, MAP NUMBER 25017C0243E, EFFECTIVE DATE: JUNE 4, 2010.
- SET OF PLANS ENTITLED "THE RESIDENCES AT QUAIL RIDGE, SENIOR RESIDENCE SPECIAL PERMIT, ACTON, MASSACHUSETTS," PREPARED BY STAMSKI AND McNARY, INC., DATED: JULY 18, 2007, REV. NOVEMBER 14, 2008.
- MAP ENTITLED "SKYLINE DRIVE, DEFINITIVE SUBDIVISION, ACTON, MASSACHUSETTS," PREPARED BY STAMSKI AND McNARY, INC., DATED: APRIL 14, 2003, REVISED ON JUNE 18, 2003, SHEET 1 THRU 4 OF 11, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON JULY 19, 2003 AS MAP #643 (1 THRU 4 OF 4) OF 2003 IN BK. 40020, PG. 23-26.
- MAP ENTITLED "PLAN OF LAND IN ACTON, MASS. OWNED BY: ELIZABETH TOWNE," PREPARED BY JOSEPH W. MOORE CO., INC., DATED: APRIL 19, 1969 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON NOVEMBER 21, 1969 AS MAP #1258 OF 1969 IN BK. 11769, PG. END.
- MAP ENTITLED "PLAN OF LAND IN ACTON, MASS (MIDDLESEX COUNTY), PREPARED FOR: MORAN," PREPARED BY STAMSKI AND McNARY, INC., DATED: NOVEMBER 3, 1986, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON APRIL 22, 1987 AS MAP #531 OF 1987 IN BK. 18050, PG. 500.
- MAP ENTITLED "PLAN OF LAND IN ACTON, MASS. OWNED BY: ESTATE OF WALDO LAPHAM," PREPARED BY R. D. NELSON, DATED: JUNE 2, 1980, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON OCTOBER 23, 1980 AS MAP #1299 OF 1980 IN BK. 14107, PG. 503.
- MAP ENTITLED "PLAN OF LAND IN ACTON, MASS. OWNED BY: ESTATE OF WALDO LAPHAM," PREPARED BY R. D. NELSON, DATED: DECEMBER 28, 1979 AND REVISED ON MARCH 27, 1980, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON OCTOBER 23, 1980 AS MAP #1298 OF 1980 IN BK. 14107, PG. 503.
- MAP ENTITLED "PLAN OF LAND IN ACTON OWNED BY ACTON CONSERVATION COMMISSION," PREPARED BY THE TOWN OF ACTON ENGINEERING DEPARTMENT, DATED: MARCH 20, 1980 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON SEPTEMBER 16, 1980 AS MAP #1099 OF 1980 IN BK. 14066, PG. 131.
- MAP ENTITLED "PLAN OF LAND IN ACTON, MASS. OWNED BY ROBERT S. & HELENA M. YOUNG," PREPARED BY ACTON SURVEY & ENGINEERING, INC., DATED: APRIL 17, 1975 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON DECEMBER 2, 1975 AS MAP #1278 OF 1975 IN BK. 12902, PG. 197.
- MAP ENTITLED "ACORN PARK, ACTON, MASSACHUSETTS, DEFINITIVE SUBDIVISION, PLANNED UNIT DEVELOPMENT" PREPARED BY STAMSKI AND McNARY, INC., DATED: JULY 28, 1993, REVISED ON NOVEMBER 27, 1993, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT ON JANUARY 12, 1994, AS MAP #27 (SHEETS 1-8) OF 1994 IN BK. 24159, PGS. 288 THROUGH 295.
- MAP ENTITLED "RECORD PLAN OF LAND ON GREAT ROAD IN ACTON, MASS.," PREPARED BY NOLAN ENGINEERING SERVICE, DATED: JUNE 12, 1976, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT AS MAP #891 OF 1978 IN BK. 13512, PG. 353.
- MAP ENTITLED "PLAN OF LAND IN ACTON, MASSACHUSETTS (MIDDLESEX COUNTY) FOR: QUAIL RIDGE COUNTRY CLUB, LLC," PREPARED BY STAMSKI AND McNARY, INC., DATED JULY 16, 2008 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT AS MAP #996 OF 2008.

**LINE TABLE**

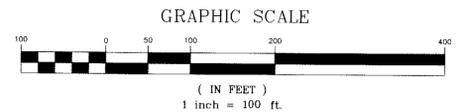
LINE	BEARING	LENGTH
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L2	N37°46'05"E	46.05'
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L17	S09°25'32"E	18.00' (16' DEED)
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L21	S07°59'10"W	72.78'
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L25	S52°26'11"W	67.43'
L26	S58°46'34"W	44.74'
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L28	N52°21'40"W	29.66'

**CURVE DATA**

C1= R=70.00'	CHB=N75°55'33"W	CHD=19.46'
L=19.52'		
Δ=15°58'42"		
C2= R=70.00'	CHB=N61°15'34"W	CHD=21.68'
L=21.76'		
Δ=17°48'52"		
C3= R=70.00'	CHB=N61°16'06"W	CHD=21.68'
L=21.76'		
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C4= R=612.50'	CHB=N33°59'04"W	CHD=297.82'
L=300.84'		
Δ=28°08'29"		
C5= R=579.50'	CHB=S31°07'46"E	CHD=257.49'
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Δ=25°40'22"		
C6= R=130.50'	CHB=S26°35'54"E	CHD=37.70'
L=37.83'		
Δ=16°36'38"		

**LEGEND**

---	GRAPHICAL FLOOD LIMIT PER REF. #2
---	EDGE OF WETLAND
DHF	DRILL HOLE FOUND
SBF	STONE BOUND FOUND
○	STONE BOUND FOUND
CWW	CONCORD WATER WORKS
MON	MONUMENT



**FOR REGISTRY USE ONLY**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
TOWN OF ACTON PLANNING BOARD

*Roland Buie*

*April 24, 2012*  
DATE

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF ACTON ZONING BYLAW AND REGULATIONS.

**ZONING INFORMATION**  
ZONING DISTRICT (RESIDENCE 10/8)  
PER REF. #3, FOR REFERENCE ONLY.

ITEMS	REQUIRED
MIN LOT AREA	8 AC
MAX. DENSITY	3 UNITS/ACRE
UNITS	446 MAX
AFFORDABLE UNITS	8 (5%)
MIN. SETBACK FROM EXISTING STREET	45 FT
MIN. SETBACK FROM TRACT BOUNDARY	30 FT
MIN. SETBACK FROM COMMON LAND	10 FT
MIN. SEPARATION OF BUILDINGS (W/DOORS)	20 FT
MIN. SEPARATION OF BUILDINGS (NO DOORS)	10 FT
MAX. HEIGHT OF BUILDINGS	36 FT
MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT

PER TOWN OF ACTON ZONING BY-LAWS, SECTION 9B.2.3, WHERE THE PLANNING BOARD GRANTS A SPECIAL PERMIT FOR A SENIOR RESIDENCE, THE USE, DIMENSIONAL AND PARKING REQUIREMENTS APPLICABLE TO THE UNDERLYING ZONING DISTRICT SHALL NOT APPLY.

**SPECIAL PERMIT DECISION REFERENCE:**  
TOWN OF ACTON PLANNING BOARD SPECIAL PERMIT DECISION 08-02, THE RESIDENCE AT QUAIL RIDGE, SENIOR RESIDENCE SPECIAL PERMIT DATED FEBRUARY 12, 2008; SUPPLEMENTAL DECISION 08-02, THE RESIDENCE AT QUAIL RIDGE, SENIOR RESIDENCE SPECIAL PERMIT DATED OCTOBER 14, 2008 AND AMENDMENT #1 ON SUPPLEMENTAL DECISION 08-02 DATED SEPTEMBER 7, 2011.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED BY THIS PLAN AND THE RIGHT OF WAY LINES SHOWN ARE AS EXISTING AND ARE NOT CHANGED OR ALTERED IN ANY WAY BY THIS PLAN.

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*A. John Lloyd* 4/19/12 DATE  
**A. JOHN LLOYD**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #38385

FIELD DATE: MAY 2011  
FIELD BOOK NO: CP11-03  
FIELD BOOK PG: 4-10  
FIELD CREW: R.S./C.S.  
DRAWN: J.P.  
REVIEWED: R.G.B.  
APPROVED: A.J.L.  
DATE: 4-19-12  
SCALE: 1"=100'  
FILE NO: CM11003ANR  
DWC NO: 3 OF 3

**PLAN OF LAND IN THE TOWN OF ACTON, MASSACHUSETTS (MIDDLESEX COUNTY)**  
PREPARED FOR: PULTE HOMES OF NEW ENGLAND, LLC  
115 FLANDERS ROAD, SUITE 200  
WESTBOROUGH, MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
353 TURNPIKE ROAD, UNIT 201  
SOUTHBOROUGH, MA 01772  
508.948.3000 - 508.948.3003 FAX  
WARREN, NJ 908.688.0099  
CHALFONT, PA 215.712.9800