II.B.

Planning Department

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

MEMORANDUM

To: Planning Board ***Date:*** February 4, 2005

From: Roland Bartl, AICP, Town Planner RB

Subject: **QRCC – Red-line Change**

Quail Ridge Country Club has asked for a red-line change of the approved plan to modify the maintenance building and surrounding parking. The proposed change from a two-story to a single-story building lowers cost, but requires the relocation of 10 parking spaces. In addition, the revisions show the relocation of 26 valet parking spaces from the lower tennis court to the upper tennis court. See attached plan sheets:

- As approved – copies of approved plan sheets as denoted.
- As proposed – "valet parking sketch plan" last revised Jan. 27, 2005.

We have reviewed the proposed plan changes and recommend approval with the following conditions:

1. Recharge roof run-off from the maintenance building directly into the ground. (The change to a single story building reduces building square-footage, but increases the building footprint, and with it the impervious coverage and potential run-off. Recharging roof runoff ensures that the site's drainage system does not get overcharged.)
2. Add perimeter landscaping designation at the sides of the relocated parking lots to comply with ZBL section 6.7.6. Landscaping materials should be equivalent to those on the originally approved plan.
3. Submit revised red-line plan for Planning Department records.

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Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720 Telephone: (978) 263-6166 Fax: (978) 264-4049

TO: Roland Bartl

FROM: Jennifer Shea

DATE: 01/27/05

RE: Request – Red Line Change

As per your discussion with Fred Given, please accept this memorandum as a request for a red-line change to the Quail Ridge Country Club Site Plan.

In order to enhance the aesthetics of the site, the Golf Cart Storage Building has been redesigned to provide for a lower profile. The previous design was a 2-story, 11,722+/- square foot building. The new design is a single-story, 10,000 +/- square foot building. In addition the ten parking spaces abutting the building have been relocated next to the tennis courts.

If you require any further information please let me know.

As always thank you for your assiatance in this matter and we look forward to hearing from you after the February 8th meeting.

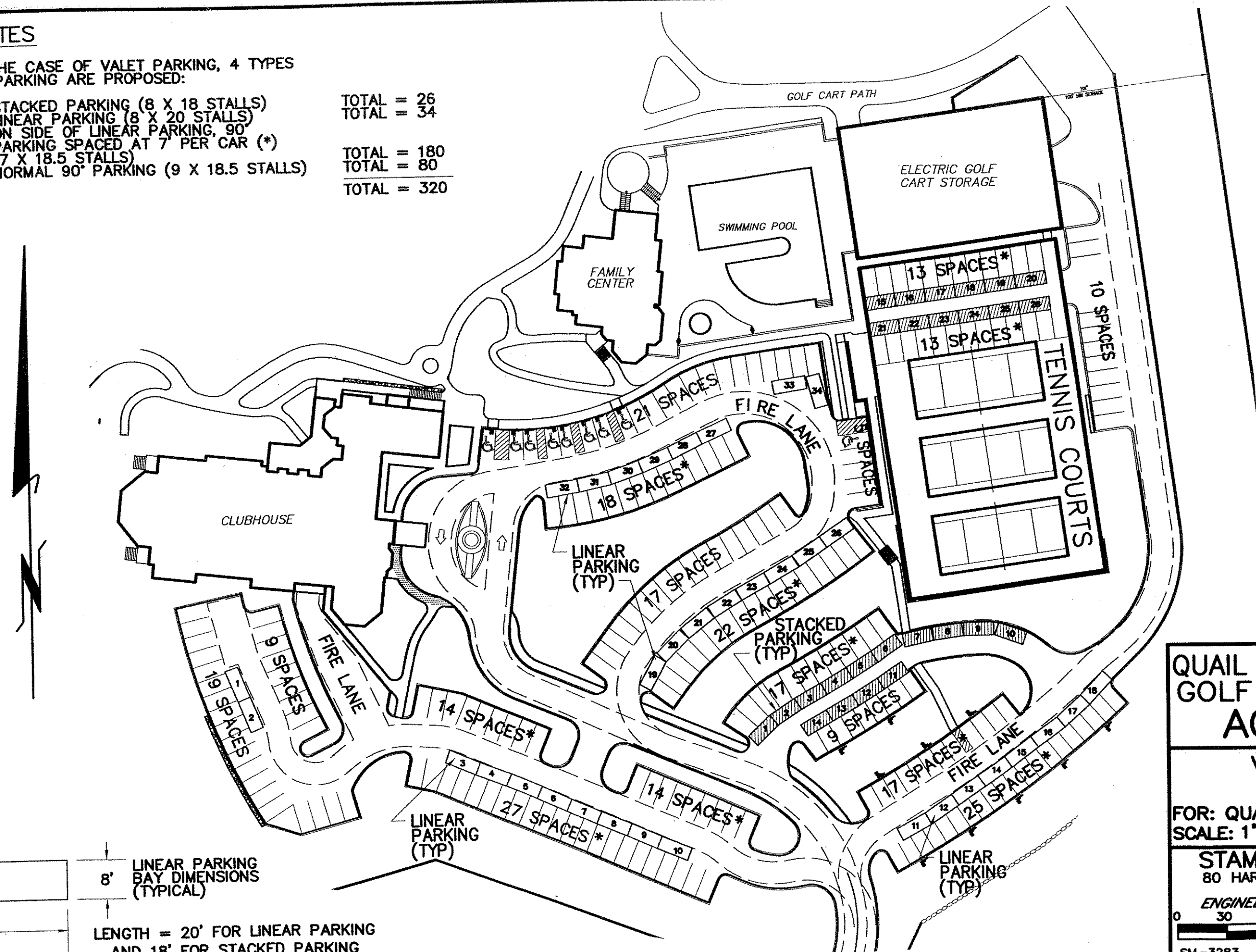
Enclosed:
QRCC Golf Course Site Plan: Valet Parking Sketch Plan dated 1/27/05

NOTES

IN THE CASE OF VALET PARKING, 4 TYPES OF PARKING ARE PROPOSED:

1. STACKED PARKING (8 X 18 STALLS) — TOTAL = 26
2. LINEAR PARKING (8 X 20 STALLS) — TOTAL = 34
3. ON SIDE OF LINEAR PARKING, 90° PARKING SPACED AT 7' PER CAR (*) (7 X 18.5 STALLS) — TOTAL = 180
4. NORMAL 90° PARKING (9 X 18.5 STALLS) — TOTAL = 80

TOTAL = 320



REV: JAN. 27, 2005
REV: MAY 11, 2004

QUAIL RIDGE COUNTRY CLUB GOLF COURSE SITE PLAN
ACTON, MASS.

VALET PARKING SKETCH PLAN

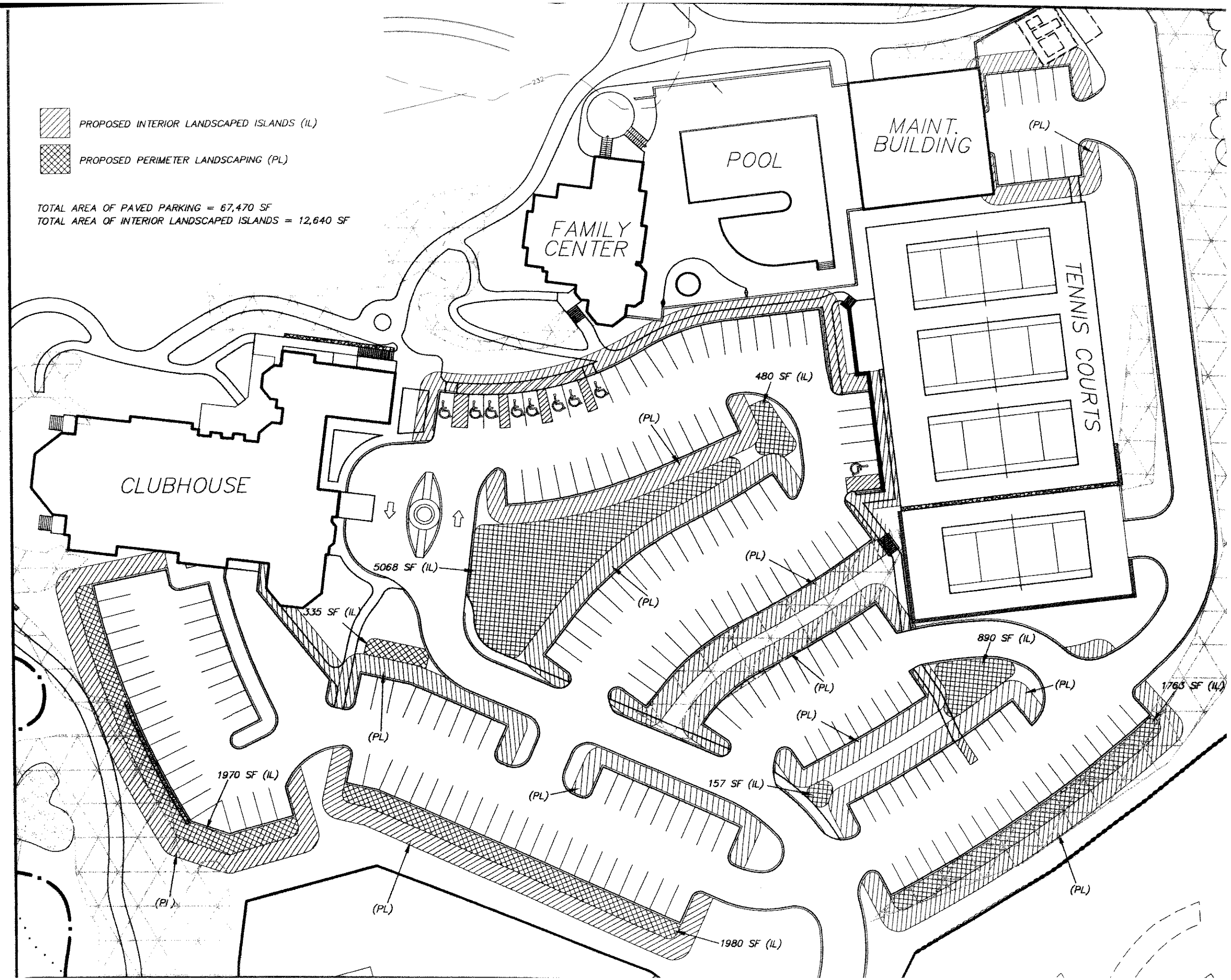
FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=60' DATE: AUGUST 15, 2003

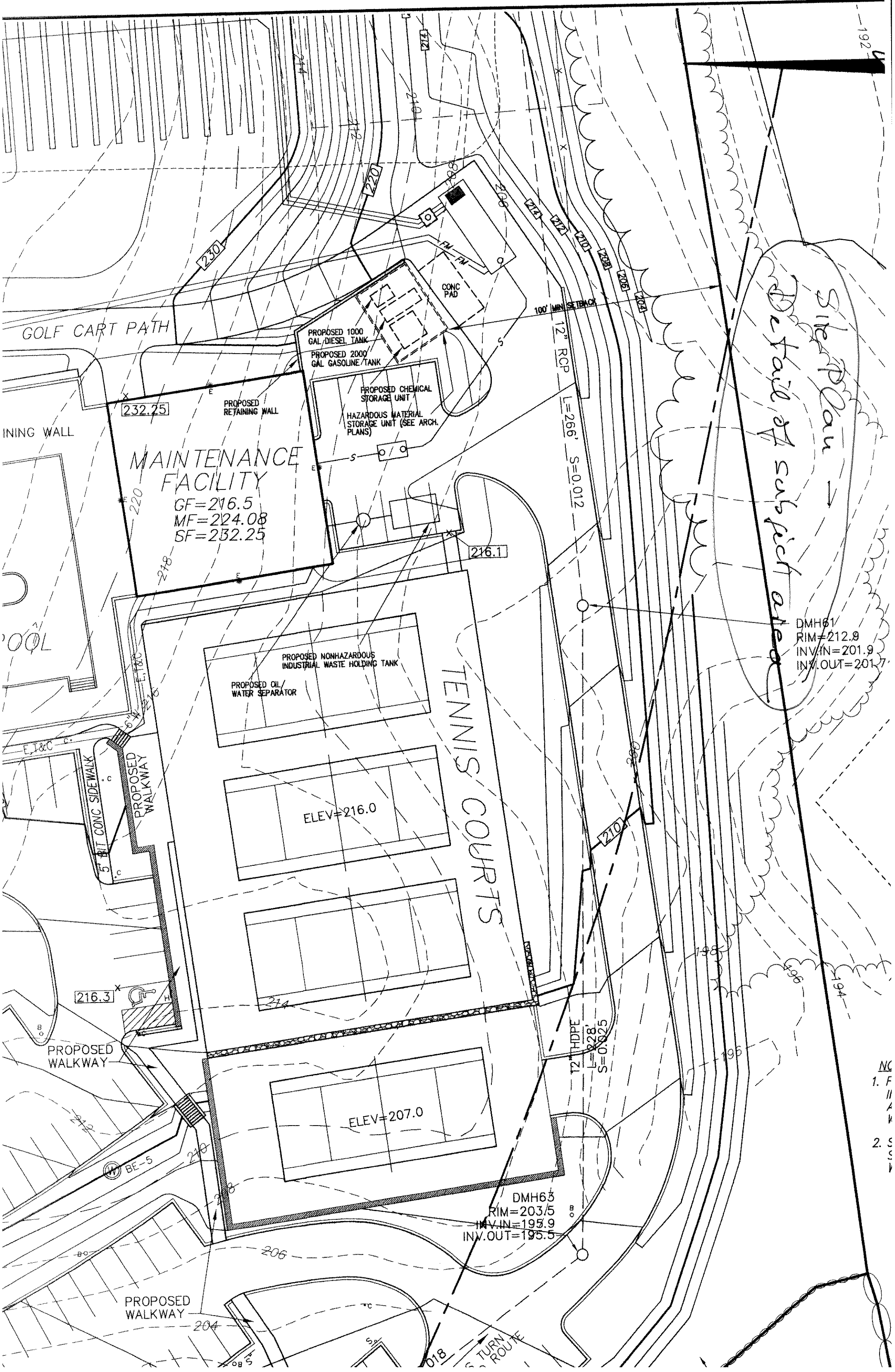
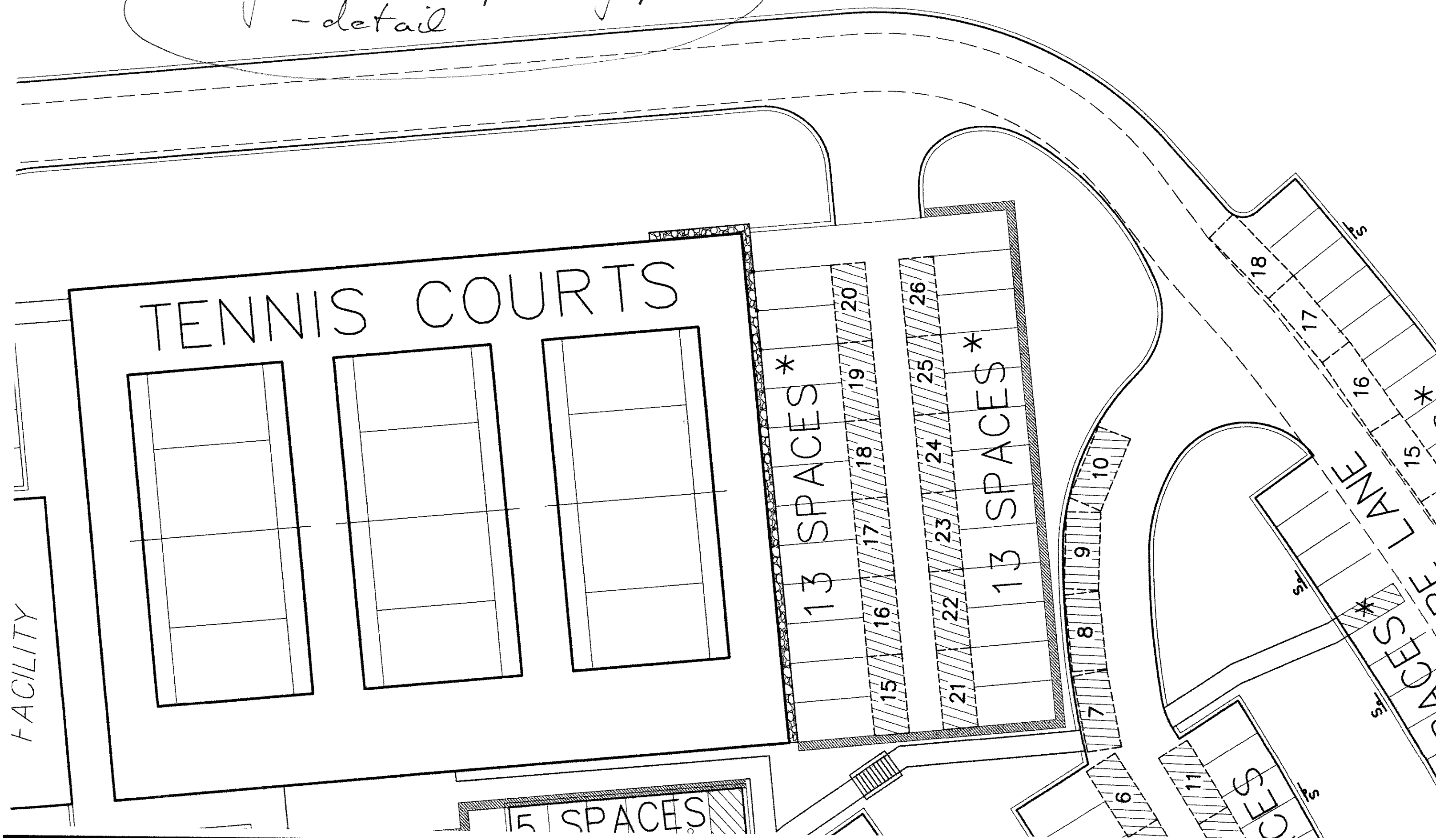
STAMSKI AND McNARY, INC.
80 HARRIS STREET — ACTON, MASS.
(978) 263-8585
ENGINEERING — PLANNING — SURVEYING

0 30 60 120 240 FEET

SM-3283 FILE:3283SP_D4.DWG

Club house site plan — overview




Site Plan
Detail of Subject area
GOLF CART PATH
PROPOSED 1000 GAL DIESEL TANK
PROPOSED 2000 GAL GASOLINE TANK
CONC PAD
100' MIN SETBACK
12" RCP
L=266' S=0.012
PROPOSED CHEMICAL STORAGE UNIT
HAZARDOUS MATERIAL STORAGE UNIT (SEE ARCH. PLANS)
PROPOSED RETAINING WALL
232.25
MAINTENANCE FACILITY
GF=216.5
MF=224.08
SF=232.25
216.1
DMH61
RIM=212.9
INV.IN=201.9
INV.OUT=201.7
PROPOSED NONHAZARDOUS INDUSTRIAL WASTE HOLDING TANK
PROPOSED OIL/ WATER SEPARATOR
TENNIS COURTS
ELEV=216.0
ELEV=207.0
5' BIT CONC SIDEWALK
PROPOSED WALKWAY
216.3
T2" HDPE
L=228'
S=0.025
BE-5
DMH63
RIM=203.5
INV.IN=195.9
INV.OUT=195.5
E,T&C

original valet parking plan
- detail