Kim DelNigro

DEC 20 2006

From: gd@stamskiandmcnary.com
Sent: Wednesday, December 20, 2006 10:54 AM
To: Kim DelNigro
Cc: dring@nwdevelopment.com
Subject: QRCC agenda item

Kim,

Please schedule an informal discussion with the Planning Board to discuss a Senior Residence project, under Section 9B of the Zoning Bylaw, at the Quail Ridge Country Club Site. The project will consist of approximately 180 age restricted Senior Residence units and a 9 hole golf course in the open space. The facilities that have been constructed will be incorporated into the project in accordance with the requirments of the Zoning Bylaw.

The project and applicant name is "The Residences at Quail Ridge".

George Dimakarakos, P.E.
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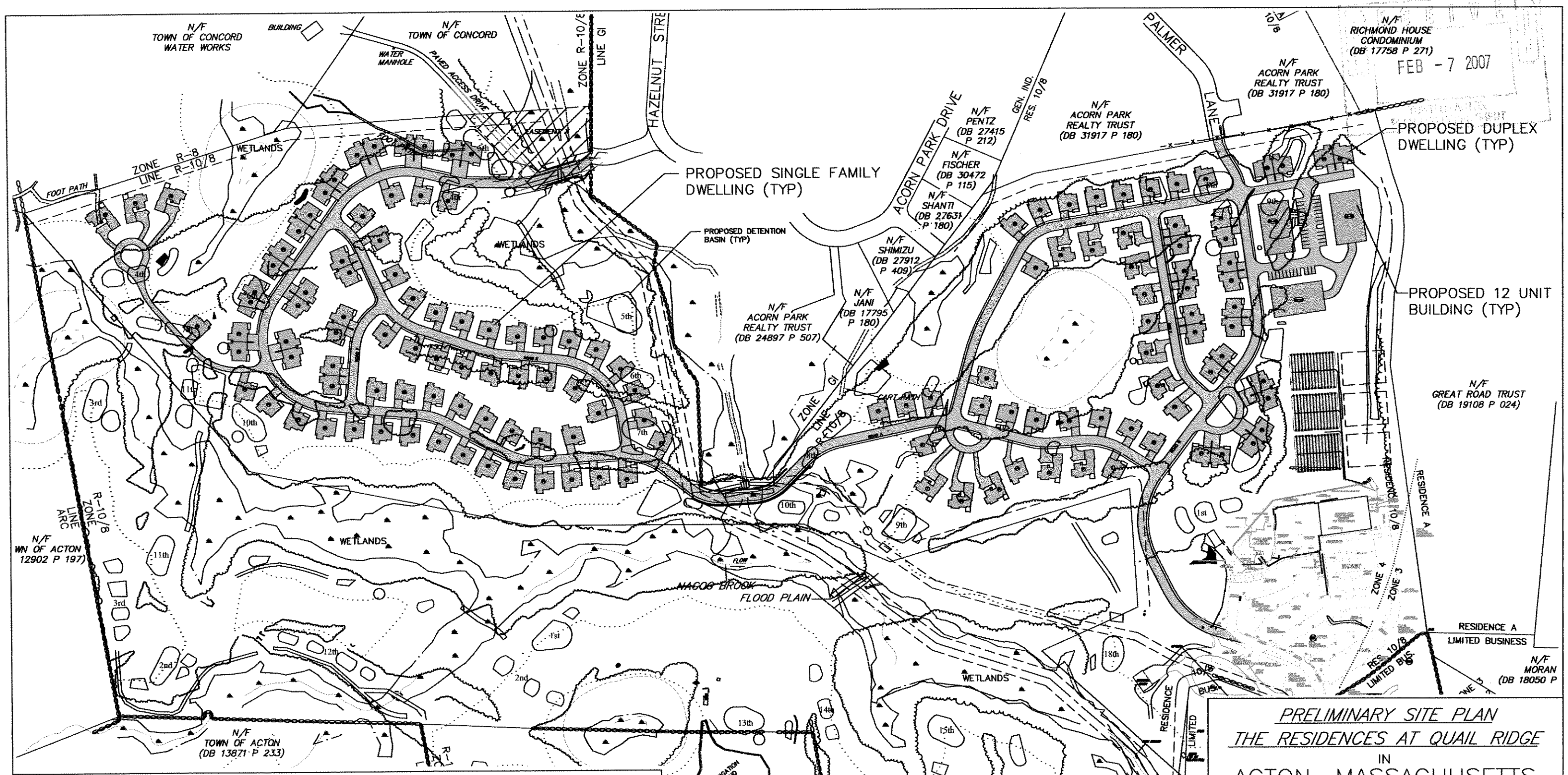

UNIT STYLE SUMMARY

PHASE 1

SINGLE FAMILY DWELLINGS		37 DWELLING UNITS
DUPLEX	12 BUILDINGS x 2 UNITS =	24 DWELLING UNITS
MULTIFAMILY (12 UNIT)	3 BUILDINGS x 12 UNITS =	36 DWELLING UNITS

PHASE 2

SINGLE FAMILY DWELLINGS		54 DWELLING UNITS
DUPLEX	13 BUILDINGS x 2 UNITS =	26 DWELLING UNITS
	TOTAL =	177 DWELLING UNITS

AFFORDABLE DWELLING UNITS = 9 (5.1%)

ZONING DISTRICT

RESIDENCE 10/8

ZONING COMPLIANCE TABLE

TRACT OF LAND AREA	8 ACRES MINIMUM	155.70 PROVIDED
MAXIMUM UNIT DENSITY	452 ALLOWED	177 PROPOSED
OPEN SPACE	77.85 ACRES MINIMUM	87.73 PROPOSED
OPEN SPACE UPLAND	65.39 ACRES MINIMUM	68.50 PROPOSED
AFFORDABLE UNITS	5% MINIMUM (8.85)	9 PROPOSED

PRELIMINARY SITE PLAN
THE RESIDENCES AT QUAIL RIDGE
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: THE RESIDENCES AT QUAIL RIDGE, LLC.

SCALE: 1"=240' DATE: FEBRUARY 7, 2007

STAMSKI AND McNARY, INC.

80 HARRIS STREET – ACTON, MASS.

ENGINEERING – PLANNING – SURVEYING

0 60 120 240 480 FEET

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