LAND USE DATA

DIMENSIONAL REQUIREMENTS UNDER ZONING SECTION 9B (SENIOR RESIDENCE):
ZONING DISTRICT — RESIDENCE 10/9

	REQUIRED	PROVIDED
TRACT SIZE	8 ACRES	148.906 ACRES*
MAX. DENSITY	3 UNITS/ACRE	1.2 UNITS/ACRE
UNITS	446 MAX	174
AFFORDABLE UNITS	9 (5%)	9
MIN. SETBACK FROM EXISTING STREET	45 FT	57 FT
MIN. SETBACK FROM TRACT BOUNDARY	30 FT	31 FT
MIN. SETBACK FROM COMMON LAND	10 FT	18 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	136 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 (EXCLUDES AREA IN LB ZONE)

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
SINGLE FAMILY AND DUPLEX UNITS (138)		
2 SPACES/DWELLING UNIT	276	276
MULTIFAMILY DWELLING UNITS (36)		
2 SPACES/DWELLING UNIT	72	84
SUPPORT AND CONVENIENCE SERVICES (SCS)		
RESTAURANT (51 SEAT)		
1 SPACES/3 SEATS	17	
GOLF COURSE (9 HOLE)		
10 SPACES/HOLE	90***	
SCS TOTAL	107	150

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

GENERAL NOTES:

1) UNITS SHALL HAVE INDIVIDUAL TRASH RECEPTACLES, WHICH SHALL BE EMPTIED VIA A CURB SIDE PICK UP SERVICE.
2) ADDITIONAL GENERAL NOTES ARE PROVIDED ON DETAIL SHEET # 40.

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

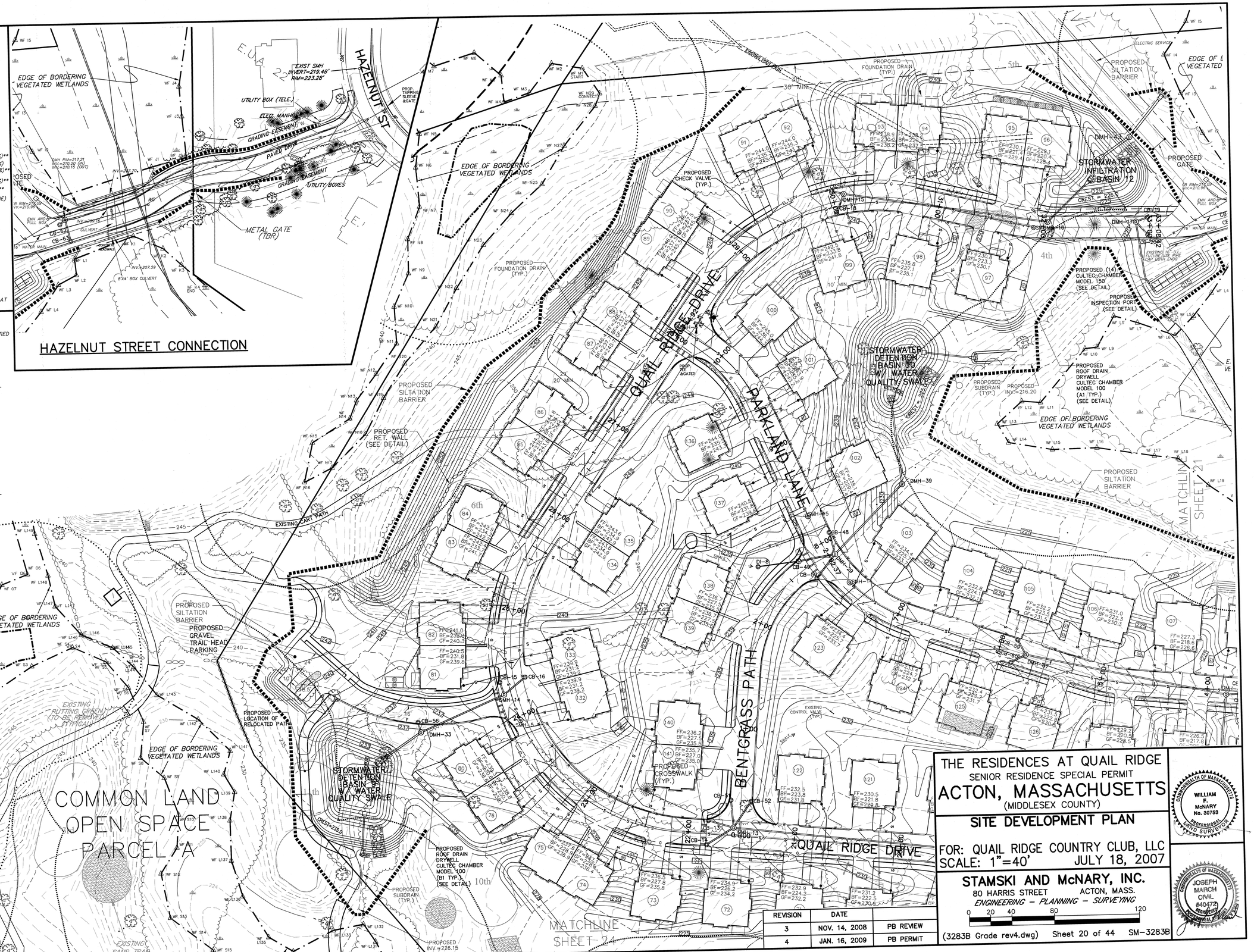
THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT WITH CONDITIONS AND LIMITATIONS, DATED _____

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____
DATE

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
T	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



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 20 of 44 SM-3283B

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

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 PROFESSIONAL ENGINEER