## RECORD OWNER

QUAIL RIDGE COUNTRY CLUB, LLC
354 B GREAT ROAD
SKYLINE DRIVE
ACTON, MA 01720

## REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 40020 PAGE 072
DEED BOOK 40979 PAGE 044
DEED BOOK 42294 PAGE 177
DEED BOOK 40019 PAGE 158
DEED BOOK 40019 PAGE 163
PLAN NO. 526 OF 1932
PLAN NO. 327 OF 1992
PLAN NO. 641 OF 2003
PLAN NO. 642 OF 2003
PLAN NO. 643 OF 2003

## ZONING DISTRICT

RESIDENCE 10/8
LIMITED BUSINESS
GROUNDWATER PROTECTION DISTRICT
ZONES 2, 3 & 4
AFFORDABLE HOUSING OVERLAY
SUB-DISTRICT A

## LEGEND

(113) UNIT NUMBER
[1] STREET ADDRESS
(AU) AFFORDABLE UNIT

## LAND USE DATA

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

| ZONING DISTRICT | REQUIRED | PROVIDED | PROPOSE PULTE LAYOUT |
|---|---|---|---|
| | RESIDENCE 10/8 | | |
| TRACT SIZE | 8 ACRES | 148.908 ACRES* | UNCHANGED |
| MAX. DENSITY | 3 UNITS/ACRE | 1.2 UNITS/ACRE | 1.03 UNITS/ACRE |
| UNITS | 446 MAX | 174 | 153 |
| AFFORDABLE UNITS | 9 (5%) | 9 | 8 (5%) |
| MIN. SETBACK FROM EXISTING STREET | 45 FT | 57 FT | >45 FT |
| MIN. SETBACK FROM TRACT BOUNDARY | 30 FT | 31 FT | >30 FT |
| MIN. SETBACK FROM COMMON LAND | 10 FT | 18 FT | >10 FT |
| MIN. SEPARATION OF BUILDINGS (W/DOORS) | 20 FT | >20 FT | UNCHANGED |
| MIN. SEPARATION OF BUILDINGS (NO DOORS) | 10 FT | >10 FT | UNCHANGED |
| MAX. HEIGHT OF BUILDINGS | 36 FT | <36 FT | UNCHANGED |
| MAX. HORIZONTAL DIMENSION OF A BUILDING | 200 FT | 136 FT | ±80 FT |

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

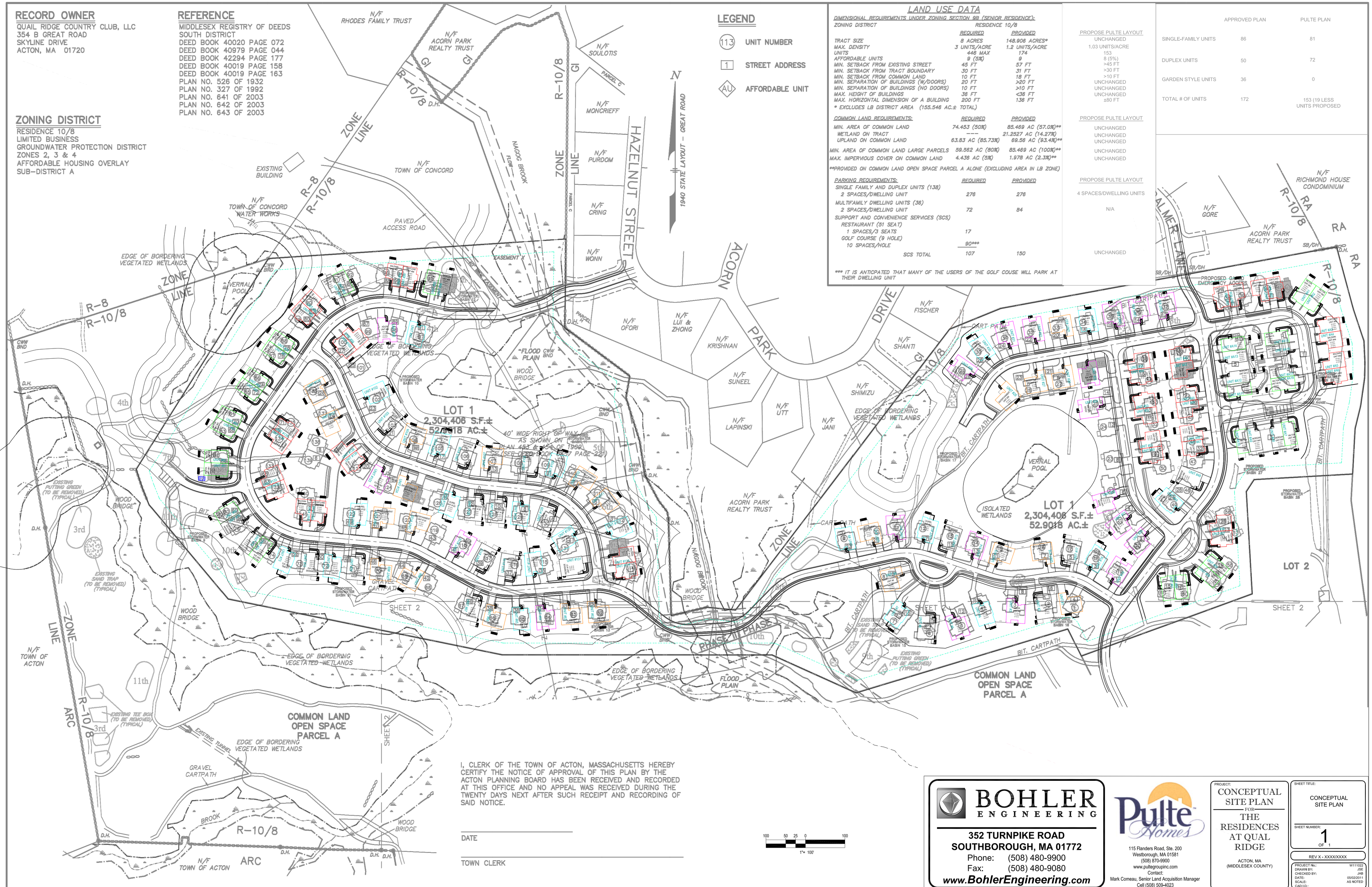
| COMMON LAND REQUIREMENTS: | REQUIRED | PROVIDED | PROPOSE PULTE LAYOUT |
|---|---|---|---|
| MIN. AREA OF COMMON LAND | 74.453 (50%) | 85.469 AC (57.0%)** | UNCHANGED |
| WETLAND ON TRACT | ---- | 21.2527 AC (14.27%) | UNCHANGED |
| UPLAND ON COMMON LAND | 63.83 AC (85.73%) | 69.56 AC (93.4%)** | UNCHANGED |
| MIN. AREA OF COMMON LAND LARGE PARCELS | 59.562 AC (80%) | 85.469 AC (100%)** | UNCHANGED |
| MAX. IMPERVIOUS COVER ON COMMON LAND | 4.436 AC (5%) | 1.978 AC (2.3%)** | UNCHANGED |

**PROVIDED ON COMMON LAND OPEN SPACE PARCEL A ALONE (EXCLUDING AREA IN LB ZONE)

| PARKING REQUIREMENTS: | REQUIRED | PROVIDED | PROPOSE PULTE LAYOUT |
|---|---|---|---|
| SINGLE FAMILY AND DUPLEX UNITS (138) | | | |
| 2 SPACES/DWELLING UNIT | 276 | 276 | 4 SPACES/DWELLING UNITS |
| MULTIFAMILY DWELLING UNITS (36) | | | |
| 2 SPACES/DWELLING UNIT | 72 | 84 | N/A |
| 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 | UNCHANGED |

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

| | APPROVED PLAN | PULTE PLAN |
|---|---|---|
| SINGLE-FAMILY UNITS | 86 | 81 |
| DUPLEX UNITS | 50 | 72 |
| GARDEN STYLE UNITS | 36 | 0 |
| TOTAL # OF UNITS | 172 | 153 (19 LESS UNITS PROPOSED |




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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Cell (508) 509-4023


PROJECT:
CONCEPTUAL SITE PLAN FOR THE RESIDENCES AT QUAL RIDGE
ACTON, MA
(MIDDLESEX COUNTY)

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
1 OF 1

REV X - XXXX/XXXX

| | |
|---|---|
| PROJECT No.: | W11022 |
| DRAWN BY: | JSE |
| CHECKED BY: | JAB |
| DATE: | 05/02/2011 |
| SCALE: | AS NOTED |
| CAD I.D.: | |