

Minor Modification to the Special Permit Amendment

***FOR
THE
“RESIDENCES AT QUAIL RIDGE”***

***354B Great Road, Skyline Drive
Town of Acton, Massachusetts
Middlesex County***

Prepared for:

Pulte Homes of New England, LLC
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Prepared by:

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October 6, 2011

BEPC #W111022



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Acton Planning Board
472 Main Street
Acton, MA 01720

RE: Request for Amendment to Special Permit Decision 08-02
The Residences at Quail Ridge
354B Great Road, Skyline Drive
Acton, Massachusetts 01720

Dear Members of the Board:

On behalf of the Applicant, Pulte Homes of New England, LLC ("Pulte Homes") and the Property Owner, QR Properties, LLC, we formally request a Minor Site Plan Modification to the "Special Permit Decision 08-02, The Residence at Quail Ridge, Senior Residence Special Permit, February 12, 2008"; the "Supplemental Decision 08-02, The Residence at Quail Ridge, Senior Residence Special Permit, October 14, 2008" and the "Amendment #1 of Decision 08-02, The Residence at Quail Ridge, Senior Residence Special Permit, August 2, 2011".

The development will require additional septic leaching fields to accommodate the flows from the proposed housing units. In order to accommodate this new system, the proposed restaurant has been eliminated and Skyline Drive has been modified from Sta. 10+50 to Sta. 18+38. In addition, due to this new alignment, the proposed roadway names have been modified. Skyline Drive will now run through the entire development connecting Great Road to Hazelnut Drive. The small connecting road from Skyline Drive north to Palmer Lane will now be named Quail Ridge Drive. Attached you will find revised Master Site Plans A & B which detail the proposed modifications to the development. As well as an exhibit entitled "Skyline Drive Relocation Plan" comparing the proposed with the previously approved layout.

Enclosed you will find 2 copies of the Minor Site Plan Modification request in addition to the electronic files previously submitted to you. We request that the Board review and approve the enclosed information as a Minor Site Plan Modification to the Special Permit. Should the Board have any questions or comments prior to a scheduled public hearing, please do not hesitate contacting the Applicant, Pulte Homes (Mark Mastroianni, Project Manager), at 508-621-0876. Likewise, you may also contact us, Bohler Engineering at 508-480-9900.

Very truly yours,

BOHLER ENGINEERING

James Bernardino, PE

Attachments

cc: Mark Mastroianni - Pulte Homes of New England

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Skyline Drive Relocation Plan

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I. AMENDMENT REQUEST TO ACCOMMODATE NEW SEPTIC SYSTEM

a. Modification To Roadway Layout

The location and geometry of Skyline Drive has been modified between stations 10+50 and 18+38 (see Exhibit E). The road was moved approximately 150 feet to the north and east in order to provide room for an additional septic leaching field. The net result is a 57.8' decrease in the overall length of Skyline Drive. All of the modified roadway geometry meets the Subdivision Rules and Regulations.

This proposal also requires the relocation of the proposed detention basin #22 located on Skyline Drive. A relocated basin of the same size and character will be installed just south east of the existing golf cart barn located on the east side of Skyline Drive (see Skyline Relocation Plan for location). There will be no change to the development's proposed stormwater attenuation or infiltration rates or volumes.

Skyline Drive will now run into Quail Ridge Drive rather than intersect it at a ninety degree angle. Due to this new alignment the proposed roadway names have been modified. Skyline Drive will now run through the entire development connecting Great Road to Hazelnut Drive. The small connecting road from Skyline Drive north to Palmer Lane will now be named Quail Ridge Drive.

In addition, the previously proposed restaurant has been removed from the plans in order to accommodate the realignment of Skyline Drive and the construction of the new leaching field.

b. Special Permit Amendment Fee Calculations

Filing fees are based upon a \$2,000 base fee plus \$5 per linear foot of proposed roadway alteration

Base Filing Fee		\$2,000.00
Skyline Drive relocation between 10+50 and 18+38	Reduction of 57.8 linear feet	<u>\$289.00</u>
Total Filing Fee		\$2,289.00