



NORFOLK-RAM
ENGINEERING SOLUTIONS
FOR THE ENVIRONMENT

May 2, 2013

Town of Acton
Planning Board
472 Main Street
Acton, MA 01720

Attention: Mr. Scott Mutch

**RE: Special Permit for Reconstruction of Nonconforming Multifamily Dwelling
Planning Board Decision 01-06 for 419 Great Road, Acton, MA
Norfolk Project No. 1466.001.01**

Dear Mr. Mutch,

On behalf of the owner of the above-referenced property, Spring Hill at Acton, LLC ("Spring Hill") and Universal Management, LLC, as agent for Spring Hill, we are submitting this letter to accompany the enclosed photographs and plan entitled "As-built Reconstruction Site Plan" with the revision date of May 2, 2013. This plan has also been submitted to the Conservation Commission along with a request for a Certificate of Compliance to close the Order of Conditions.

The information shown on the As-built Reconstruction Site Plan was compiled from notes, swing-ties, and sketches provided by the contractor, Mr. Scott Burnham of Burnham Construction Company, Inc., during a site visit on May 1, 2013. No subsurface investigations or inspection during the installation of the underground utilities was performed by Norfolk Ram Group, LLC.

A Special Permit for the reconstruction of a nonconforming multifamily dwelling at 419 Great Road in Acton, MA was granted by Planning Board Decision 01-06. We have prepared the following comments regarding the Conditions of the Decision that pertain to our involvement on the building reconstruction project.

Pertaining to Condition 3.2.1 of the Special Permit, the enclosed As-built Reconstruction Site Plan shows that the site work, including the stormwater structures, stairs and handicap ramp, landscaped areas, walkways and utilities, was completed in substantial compliance with Conservation Commission's Order of Conditions and the plan entitled "Proposed Reconstruction Site Plan" prepared by Norfolk Ram Group, LLC and dated 06/20/2013. Slight modifications were made during construction; e.g., the location of utilities, layout of the mulched planting beds. These modifications are shown on the enclosed As-built Plan.

Pertaining to Conditions 3.2.6 and 3.2.12 and in an effort to improve drainage from the paved parking areas, a stormwater swale and stone stilling basin were designed to capture and treat

stormwater runoff from the paved parking areas. These stormwater structures were designed by Norfolk and permitted by the Conservation Commission (Order of Conditions, DEP File No 85-1093). The construction of these stormwater structures is complete, and the Applicant has submitted to the Conservation Commission a request for a Certificate of Compliance to close the Order of Conditions.

Pertaining to Condition 3.2.10, the enclosed As-built Plan shows the approximate location of the underground utilities and the water gate valves as provided by the contractor's swing-tie measurements and sketches. Per the contractor, the water line installation was inspected by the Acton Water Supply District.

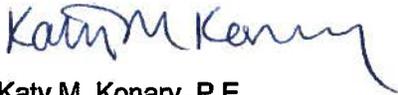
Pertaining to Condition 3.2.11, the sewer service to the building at 419 Great Road has been connected to the wastewater treatment facility which is permitted pursuant to Groundwater Discharge Permit No. 831-0.

Pertaining to Condition 3.2.13, the 3rd Extension of Decision 01-06 was recorded on May 7, 2009 at the Middlesex South Registry of Deeds in Book 52727 on Page 276. The original Decision was recorded in Book 33586 on Page 354.

Should you have any questions regarding the above-mentioned comments or the enclosed As-built Reconstruction Site Plan, please do not hesitate to contact me at 508-747-7900 x137.

Sincerely,

Norfolk Ram Group, LLC



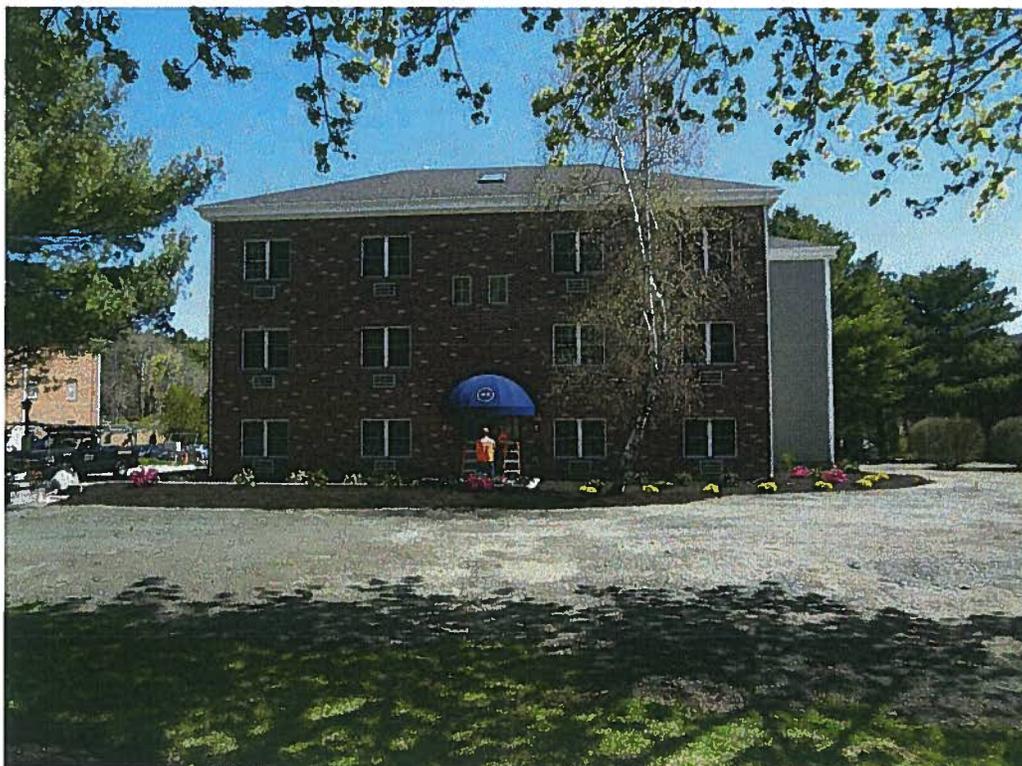
Katy M. Konary, P.E.

Encl.: Photographs taken May 1, 2013
As-Built Reconstruction Site Plan, Norfolk Ram Group, LLC, revision date May 2, 2013

CC: Roland Bartl, Director of Acton Planning Board, 472 Main Street, Acton, MA 01720
Scott Burnham, Burnham Construction Co., Inc., P.O. Box 2642, S. Hamilton, MA 01982
Barbara Tyrrell, COO, Universal Management, 181 Wells Avenue, Newton, MA 02459
Stuart R. Levey, Manager, Spring Hill at Acton, LLC, 181 Wells Avenue, Newton, MA 02459



Rear of building 419 Great Road (north side)



Rear of building at 419 Great Road



Rear of building at 419 Great Road



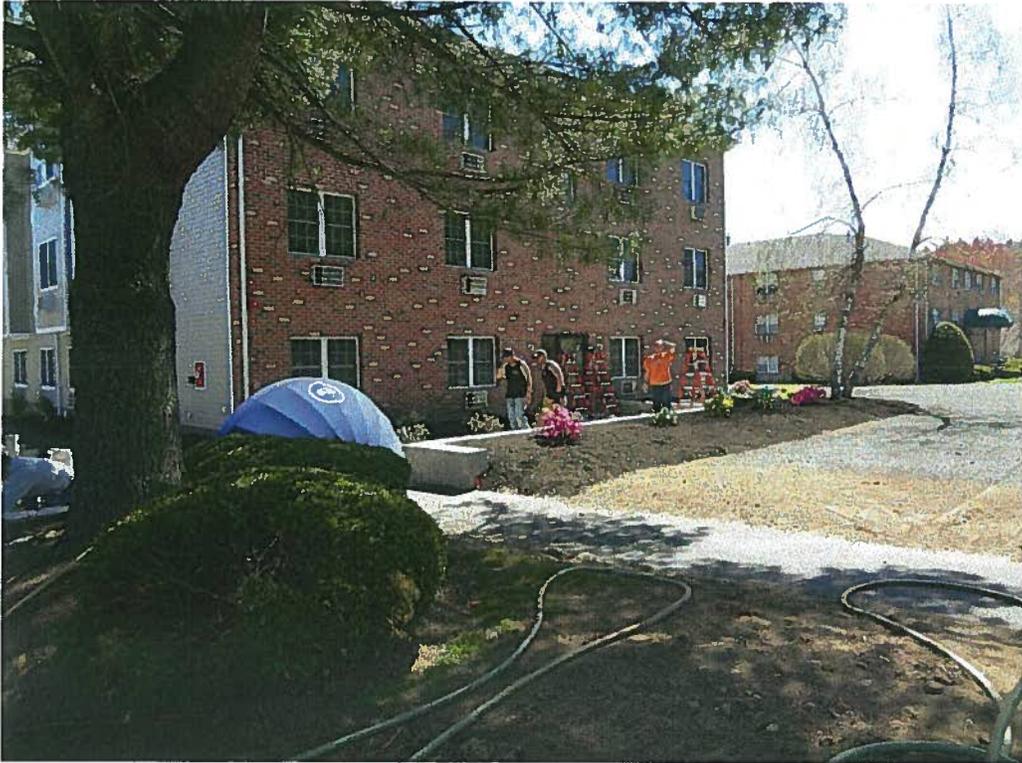
Rear of building at 419 Great Road
(pavement patch for water line work is visible)



Water quality swale – looking north to wetlands



Stone stilling basin (behind building at 411 Great Road)



Front of building at 419 Great Road (south side)



Front of building at 419 Great Road



Sidewalk to Great Road – looking south





East side of building at 419 Great Road



West side of building at 419 Great Road