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ASE5180/18126

September 23, 2014

Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: 107-115 Great Road - SSPS 07/10/09-422
Wetherbee Plaza II - Minor Modification

Dear Board Members:

As requested by Leo Bertolami, this letter is to address the Zoning Enforcement Officer's September 22, 2014 email.

Our client made a request to construct a ramp to allow rental equipment with wheels or equipment loaded on dollies to be moved in and out of the building at 107 Great Road through a proposed door to be installed at end of the building facing away from Great Road.

Ramp Dimensions

The ramp is shown on the attached sketch plan and is to allow a reasonable transition from the existing bituminous concrete pavement to the buildings floor slab. The elevation difference between the driveway and floor slab ranges from 10 to 12 inches and the installation of a 5 foot long ramp will result in an average ramp grade of 18.5 percent

The ramp will be 10 feet wide to allow full access to the proposed 12 foot wide door to allow for full and safe access for the movement of equipment.

The five foot long ramp will not compromise the accessibility of the two, 9 foot wide parking spaces at this end of the building.

Drainage Calculations

The purpose of the stone filled trench is to store and recharge stormwater runoff from the area of the roof tributary to the gutter and downspouts at this end of the building. Runoff is transmitted to a perforated pipe contained in the trench. The trench was extended to the ground surface to allow runoff from large storm events to be discharged to the ground surface. The construction of the ramp over a portion of the trench will not compromise its capacity to store/recharge or discharge the collected runoff.

The proposed "cottage addition" to the "tower" resulted in a decrease in impervious area of 81 square feet and the proposed ramp will occupy 60 square feet of presently pervious area. As there will be no increase in impervious area there will be no increase in runoff. Accordingly, the need for drainage calculations is negated.

It should be noted that as the site has an area of 110,390 square feet, the 60 square feet of impervious area to be added by the ramp is 0.05 percent of the site.

Open Space Calculations

The reduction in impervious area resulting from the cottage addition and the increase in impervious area resulting from the construction of the ramp results in a decrease of impervious area at the site of 21 square feet. This results in a 0.02 percent increase in open space.

Parking Space Accessibility

As shown by the sketch plan a driveway width of 19'-3" is available at the ramp and allows for full access for the two 9' wide parking spaces at this end of the building.

Additional Information

As the Zoning Enforcement Officer's email did not provide a list of other information, documents, calculations, etc that might be necessary for Staff to review the project we cannot provide such information at this time, but will provide all information when requested.

Summary

The addition of a five foot long ramp at the rear of 107 Great Road when considered with the cottage addition subject to the requested Minor Modification to the site plan will not result in an increase in runoff or decrease in open space at Whetherbee Plaza II and the function of the stone filled trench will not be compromised.

On behalf of our client thank you for any considerations given to this matter.

Very truly yours,



Mark T. Donohoe, PE
for: Acton Survey & Engineering

cc: Leo Bertolami
Acton Planning Department



Acton Survey & Engineering

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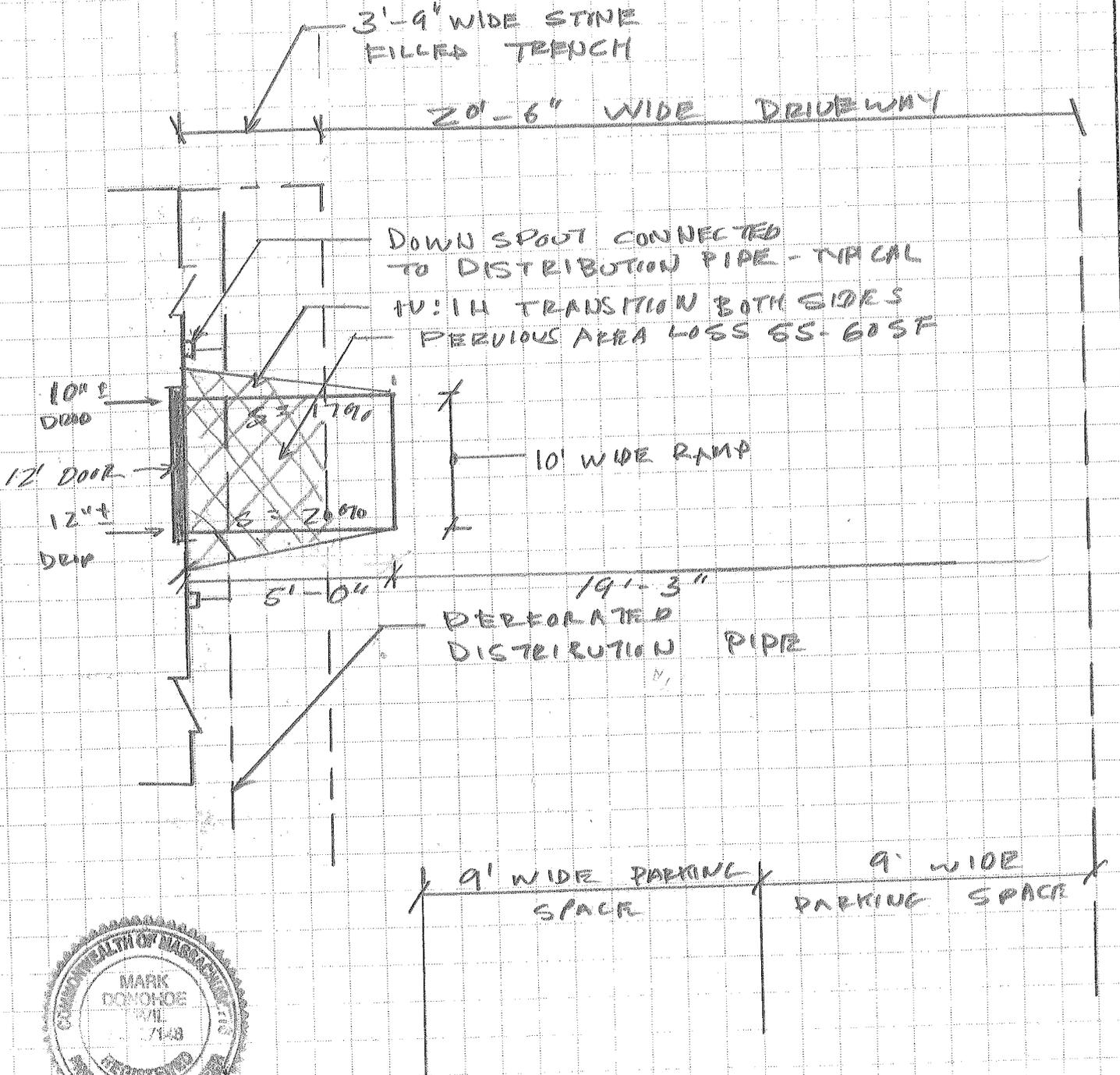
JOB WETHERER PLAZA II 5180

SHEET NO. 1 OF 1

CALCULATED BY MTO DATE 9.25.14

CHECKED BY _____ DATE _____

SCALE NOT TO SCALE



[Signature]
4.25.14

SKETCH PLAN OF PROPOSED EQUIPMENT RAMP

N.T.S.

