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January 18, 2016

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JAN 21 2016

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FILE

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**Subject: Brookmeadow Village
Brookmeadow Lane 0+00 to 22+00+/- and Taft Mill Road
Construction Completeness Review**

APR 5 2016

PLANNING BOARD
GRAFTON, MA

Dear Joe:

As requested, Graves Engineering, Inc. (GEI) performed site visits through January 14, 2016 to evaluate construction completeness at a portion of the Brookmeadow Village residential subdivision located off Providence Road and Milford Road. Specifically, the portion of the subdivision consists of Brookmeadow Lane between Providence Road (station 0+00) and Taft Mill Road (station 22+00+/-), the entire length of Taft Mill Road, and Stormwater Basins #1, #2, #3 and #4. This letter addresses construction-related issues only. A separate review letter concerning the as-built plans, the acceptance plans and draft legal descriptions of the rights-of-way and easements will be issued under separate cover once those documents are submitted.

We understand that lot development is complete with the exception of Lots 57, 72, 73 and 74. The finish road pavement was placed on October 6, 2015. Other finish surfaces (i.e. loam and seed, riprap, etc.) have been placed.

A construction completeness site visit was attended by GEI, Town staff, the applicant and the contractor on January 14, 2016.

Our comments follow:

1. Based upon visual observations during our site visits, it appears that the project was constructed substantially in accordance with the approved plans and approved modifications.
2. The stormwater basins had recently been mowed and where necessary accumulated sediment had recently been removed from within the basins. Where necessary at the inlet to Basins #1 and #4, the drain lines had been flushed. Fences had recently been installed at the four stormwater basins. One set of gates had been installed; the remaining gates are to be installed soon.
3. The drain manholes had previously been opened and the manhole interiors checked; the interior features (ladder rungs, invert channel, brick-and-mortar work) were satisfactory.

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4. Right-of-way and easement bounds had been installed. Open space bounds for the entire project was essentially done, but there were a few bounds and drill holes still to be set as of January 12, 2016. It was reported to us that as of January 14 much of this remaining work had been completed.
5. Construction is essentially complete. Based upon discussions during the January 14, 2016 site visit, there are some minor items that need to be addressed, but it didn't seem to be unreasonable for the applicant to address these issues between now and the time of routine maintenance (e.g. street sweeping and catch basin cleaning) in spring 2016. Those minor items consist of the following:
 - a. Reinstall the stop sign/street name sign and pole at the intersection of Taft Mill Road and Brookmeadow Lane so that the pole is set in an anchor and there is at least six feet of clearance as measured from the bottom of the stop sign to the ground surface.
 - b. Remove and replace the cracked sidewalk panel(s) located on Brookmeadow Lane at the access driveway to Stormwater Basin #1 (at the intersection of Taft Mill Road).
 - c. Replace the cracked section of wooden guard rail (approximately ten feet long) on the west side of Taft Mill Road at the retaining wall (at station 4+00+/-).
 - d. Install the gates at the stormwater basins.
 - e. Finish the installation of the open space bounds and drill holes.
6. The developer is responsible for road maintenance (plowing, sanding, sweeping, catch basin and curb inlet cleaning, etc.) until the roads are accepted as public ways. Ongoing maintenance was excellent. The developer is also responsible for any necessary road and infrastructure repairs until the subdivision is accepted as a public way.

We trust this letter will address your review requirements. Please contact this office with any questions.

Very truly yours,
Graves Engineering, Inc.


Jeffrey M. Walsh, P.E.
Vice President

cc: David Crouse, Grafton DPW
Brian Szczurko; Grafton DPW
Grafton Conservation Commission
Greg Burrill, W.G.B. Construction
Norman Gamache, PLS; Guerriere & Halnon, Inc. ✓