



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

Est. 1972

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May 25, 2016

Joseph Laydon  
Town Planner  
Grafton Municipal Center  
30 Providence Road  
Grafton, MA 01519

**Subject: Brookmeadow Village  
As-Built Plan, Road Acceptance Plan and Legal Description Review**

**RECEIVED**

**MAY 27 2016**

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Dear Joe:

We have reviewed the letter issued by Jeffrey Walsh, P.E. regarding the plans and documents submitted in conjunction with our application for a Certificate of Completeness for Taft Mill Road and Brookmeadow Lane located in the Brookmeadow Village subdivision. The following response follows the format of the review letter with our comments in bold.

### **As-Built Plan Review**

1. Based upon information presented on the as-built plans and our visual observations during the construction phase of the project, it appears that the project was constructed substantially in accordance with the approved plans and approved modifications.

#### **G & H Response: We agree**

2. A north arrow must be provided on the as-built plans.

#### **G & H Response: Plans have been revised to address comment.**

3. The note pertaining to the Town meeting date refers to Pratt Street; Pratt Street must be deleted.

#### **G & H Response: Plans have been revised to address comment.**

4. The plans must include the locations of the main line of the electric, telephone, and cable conduits. (SR&R §3.3.11.2.e)

#### **G & H Response: Plans have been revised to address comment.**

5. The plans must include the locations of the subdrains that were installed along the edges of the road. (SR&R §3.3.11.2.e)

#### **G & H Response: Plans have been revised to address comment.**

6. The locations of water valves must be shown on the plans. (SR&R §3.3.11.2.e)

**G & H Response: Plans have been revised to address comment.**

7. On Sheet 1, the property line/easement line separating Drainage Easement #2 from land n/f Burrill is missing.

**G & H Response: Plans have been revised to address comment.**

8. On Sheet 1, there is text covering the invert elevations on the WQMH located on the west side of Brookmeadow Ln (Sta. 0+25). The plans must be revised so that all invert elevations are legible.

**G & H Response: Plans have been revised to address comment.**

9. On Sheet 1, the outlet pipe diameter was shown as 18-inch at the Brookmeadow Lane Station 2+36 manhole whereas the pipe was labeled as 12-inch diameter elsewhere on the plans and profiles.

**G & H Response: Plans have been revised to address comment.**

10. The sewer manhole invert elevations were provided on the profile sheets but not on the as-built sheets (plan views). We understand that the sewer system is being reviewed by the Grafton Sewer Department. We don't have an issue with the elevations being on the profile sheets as long as that's also acceptable to the Grafton Sewer Department.

**G & H Response: Plans have been revised to address comment.**

11. On Sheet 2, the drain manhole invert elevations (at Sta. 12+85 on Taft Mill Road) were cut off from the viewport. The plans must be revised to include the inverts for this drain manhole.

**G & H Response: Plans have been revised to address comment.**

12. On Sheet 3 in Drainage Basin #1 (Drainage Easement #4) at the drain manhole just prior to the outlet, both inlets were labeled as 8-inch in size. It appears that one inlet should be 8-inch in size and the other inlet should be 18-inch in size.

**G & H Response: Plans have been revised to address comment**

13. On Sheet 3 in Drainage Basin #2 (Drainage Easement #3) at the drain manhole just prior to the outlet, the rim elevation of 418.43 appears to be a typographic error. The plans must be revised so that all rim elevations are correct.

**G & H Response: Plans have been revised to address comment**

14. On Sheet 4, at the catch basin on the west side of Taft Mill Road (Sta. 20+50) the leader is not pointing to the catch basin. The plans must be revised so the leader is pointing to the appropriate catch basin.

**G & H Response: Plans have been revised to address comment**

15. The road's base lines were not shown on Sheets 1 and 3.

**G & H Response: Plans have been revised to address comment**

16. The rim and inlet elevations shown on the profile view for the drain manhole at Sta. 4+89 on Brookmeadow lane do not appear to be correct. The elevations need to be rechecked and revised accordingly.

**G & H Response: Plans have been revised to address comment**

17. The main line inlet and outlet elevations listed for the drain manhole at Sta. 14+55 on Brookmeadow Lane on the plan view sheet are not consistent with those listed on the profile sheet. The information must be consistent.

**G & H Response: Plans have been revised to address comment**

18. The slope shown on the Brookmeadow Lane profile view sheet is incorrect between DMH 4+89 and DMH 7+35.

**G & H Response: Plans have been revised to address comment**

19. The pipe on Taft Mill Road between the drain manhole at Sta. 5+39 and Sta. 6+50 is shown as a 24-inch pipe on the profile view and as an 18-inch pipe on the plan view. The information must be consistent.

**G & H Response: Plans have been revised to address comment**

20. On the Taft Mill profile sheet at the drain manhole at Sta. 22+29, the upgradient pipe with a slope of 0.017 must be relabeled as 12-inch instead of 18-inch, the 18-inch pipe connected to the drain manhole at Sta. 22+44 must be shown, and the bottom of the manhole was drawn much higher than the outlet pipe elevation of 441.82

**G & H Response: Plans have been revised to address comment**

**Acceptance Plan Review**

21. On Sheet 1 the following bearings, lengths, radii of curvature, and/or central angles were inconsistent with the definitive plans: length (62.36) at Sta. 328+00 (Providence Road); lengths (32.01 and 114.59) at Sta. 0+00 (Brookmeadow Lane); length (32.18) and bearing (N46°48'49"W) at Sta. 0+25 (Brookmeadow Lane); length (213.07) at Sta. 1+60 (Brookmeadow Lane); central angle (4°24'02") at Sta. 2+60 (Brookmeadow Lane); length (173.34) and bearing (N44°48'23"W) at Sta. 2+75 (Brookmeadow Lane); length (25.04) and central angle (2°44'07") at Sta. 2+90 (Brookmeadow Lane); radius of curvature (474.42), length (90.60) and central angle (10°56'31") at Sta. 3+00 (Brookmeadow Lane); length (182.70) and bearing (S44°48'23"E) at Sta. 3+05 (Brookmeadow Lane); length (99.79) near Sta. 3+25 (Brookmeadow Lane); lengths (256.74 and 191.42), radius of curvature (524.42) and central angles (28°03'00" and 20°54'51") at Sta. 3+50 (Brookmeadow Lane); length (93.99) and central angle (11°21'02") at Sta. 4+00 (Brookmeadow Lane); lengths

(232.26, 47.97, and 76.18) and central angle (28°03'00") at Sta. 4+25 (Brookmeadow Lane); length (47.67) and central angle (5°45'27") at Sta. 4+50 (Brookmeadow Lane); length (3.42) at Sta. 4+90 (Brookmeadow Lane); length (199.96) at Sta. 5+80 (Brookmeadow Lane); length (199.96) and bearing (S19°55'53"W) at Sta. 6+00 (Brookmeadow Lane); length (387.79) at Sta. 7+40 (Brookmeadow Lane); and length (387.79) at Sta. 7+50 (Brookmeadow Lane). It appears these changes are the result of recalculations and minor adjustments to the layout. The surveyor should confirm if this is the case.

**G & H Response: During the preparation of the layout plans a mathematical error was found in the geometry of the road. That error has been corrected on the Brookmeadow Lane layout and corrective plans will also be filed with the Registry of Deeds.**

22. We understand that the project's open space parcels have already been conveyed to the Town of Grafton. Sheet 4 of the definitive plans included a 20 foot wide sight line easement on the open space parcels at the intersection of Taft Mill Road and Milford Road. Whereas at the Town now owns the parcels on which the easements are located, we trust that the Town has the right to maintain sight lines within these easement areas.

**G & H Response: We agree with comment.**

#### **Legal Descriptions**

23. Taft Mill Road – The 8<sup>th</sup> entry refers to "...De Raimés to a drill hole in a granite bound...". The point is actually an iron rod set in concrete; the legal description needs to reference the iron rod instead.

**G & H Response: The legal description has been revised to address comment**

24. Taft Mill Road – The 13<sup>th</sup> entry states that the parcel adjacent to Brookmeadow Lane belongs to Brookmeadow Village LLC. This lot is shown to be owned by n/f Kevin R. O'Donnell.

**G & H Response: The legal description has been revised to address comment**

25. Taft Mill Road – The bearing listed in the 27<sup>th</sup> entry (S82°11'08"E) is not consistent with the acceptance plans. The reference to east should instead be to west.

**G & H Response: The legal description has been revised to address comment**

26. Drainage Easement 1 – The area listed in the last entry (8.388 square feet) is not consistent with the acceptance plans. The decimal is a typographic error and needs to be replaced by a comma.

**G & H Response: The legal description has been revised to address comment**

27. Drain Easement 2 – The length listed in the 6<sup>th</sup> entry (182.70 feet) is not consistent with the acceptance plans.

**G & H Response: The legal description has been revised to address comment**

28. Drain Easement 4 – The 1<sup>st</sup> entry states that the parcel belongs to Eisenberg. The spelling of the owner's name is not consistent with Sheet 3 of the Acceptance Plans.

**G & H Response: The legal description has been revised to address comment**

We trust information is sufficient for your purposes. Please contact this office if you have any questions.

Sincerely,

**Guerriere & Halnon Inc.**

Normand T. Gamache Jr., P.L.S.

Cc: W. Greg Burrill; W.G.B. Construction