

April 18, 2022

RECEIVED TOWN CLERK
GRAFTON, MA

Zoning Board of Appeals
Town of Grafton
30 Providence Road
Grafton, MA 01519

2022 APR 19 AM 9:41



100 GROVE ST. | WORCESTER, MA 01605

RECEIVED

APR 19 2022

T 508-856-0321

F 508-856-0357

gravesengineering.com

Zoning Board of Appeals

**Subject: High Point Estates (Adams Road Trust)
Review of As-Built Plans and Acceptance Plans**

Dear Board Members:

We received the following plans on April 13, 2022 from the Grafton Zoning Board of Appeals office via email:

- Sheet 1 entitled As-Built Lot Layout, High Point Estates Subdivision, Grafton, Massachusetts dated December 15, 2016 and revised October 8, 2020, prepared by Patrick C. Garner Co., Inc.
- Sheet 2 entitled As-Built Roads, High Point Drive dated December 15, 2016 and revised October 8, 2020, prepared by Patrick C. Garner Co., Inc.
- Sheet 3 entitled As-Built Roads, High Point Drive dated December 15, 2016 and last revised May 1, 2020, prepared by Patrick C. Garner Co., Inc.
- Sheets 4 and 5 entitled As-Built Roads, High Point Drive dated December 15, 2016 and revised October 2, 2020, prepared by Patrick C. Garner Co., Inc.
- Sheets 6, 7, 8 and 9 entitled As-Built Profile, High Point Drive dated December 15, 2016 and last revised January 20, 2020, prepared by Patrick C. Garner Co., Inc.
- Sheet 10 entitled Detail Sheet, High Point Estates As-Built Plan, Adams Road, Grafton dated December 15, 2016 and last revised March 30, 2020, prepared by Patrick C. Garner Co., Inc.

Graves Engineering, Inc. (GEI) was requested to review the plans identified above to confirm they are the final version of each plan sheet previously submitted through 2020 when review of draft versions of these plans was underway.

Our comments follow:

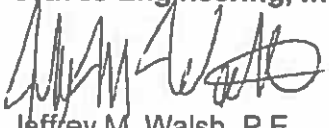
1. Sheets 3, 6, 7, 8, 9 and 10 are the latest versions of draft plans previously reviewed by GEI through 2020. The submittal of these plan sheets as part of the Request for Determination of Completeness is appropriate.
2. Sheets 1, 2, 4 and 5 are not the latest versions of draft plans previously reviewed by GEI through 2020. Marked-up copies of these sheets are attached to this letter and brief explanations of the inconsistencies are presented below.

x:\shared\projects\graftonzba\adamsrdtrust\highpoint\docs\construction\projectcloseout\gzba041822asbuiltaccept.doc

- a. Sheet 1 – The width of the drainage easement on Lot 48 that runs north-south is incorrect. Although the latest revision date in the title block is correct, four intermediate revisions dates are now missing.
- b. Sheets 2, 4, and 5 – Street trees and topography are missing from the roads. Although the latest revision dates in the title blocks are correct, intermediate revisions dates are now missing.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.

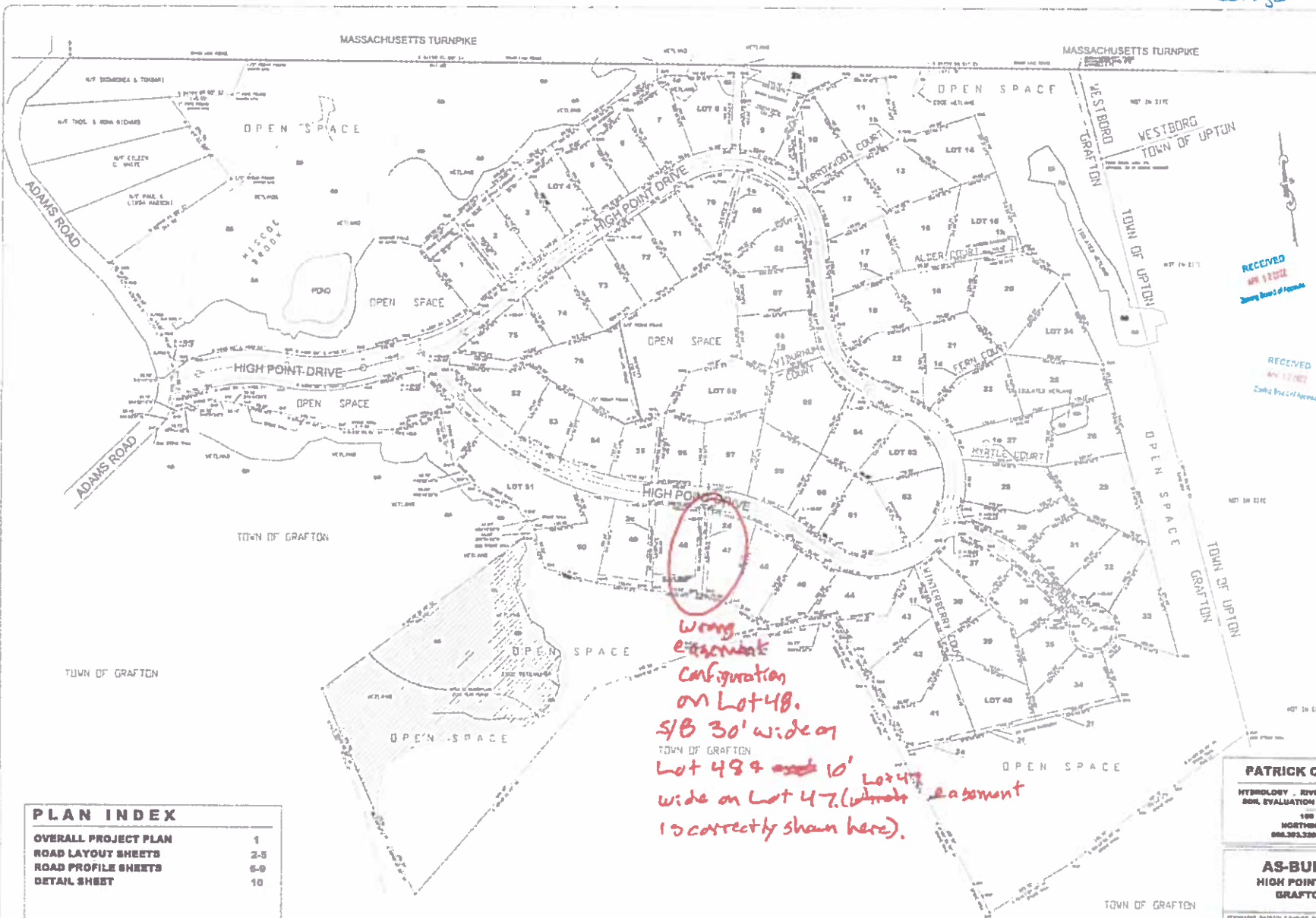


Jeffrey M. Walsh, P.E.
Principal

Attachment (Marked-up plan sheets 1, 2, 4 and 5)

Cc: Robert Berger, Grafton Building Inspector
Christopher McGoldrick, Grafton Town Planner
Patrick C. Garner Co.; Patrick C. Garner Co., Inc.
Peter Hingorani, Adams Road Company
Tim Barlow, Barlow Construction

Image 20220413_0001



PLAN INDEX	
OVERALL PROJECT PLAN	1
ROAD LAYOUT SHEETS	2-5
ROAD PROFILE SHEETS	6-9
DETAIL SHEET	10

Wrong easement configuration on Lot 48.
 5/8 30' wide on Lot 48 & 10' wide on Lot 47. (ultimate easement is correctly shown here).

STATE OF MASSACHUSETTS
 DEPARTMENT OF CONSTRUCTION
 DIVISION OF REGISTERED PROFESSIONALS
 REGISTERED PROFESSIONAL ENGINEER

RECEIVED
 APR 11 2022
 Zoning Board of Appeals



LALA ARMENTA FOR ENGINEER LLA
 31 FIELD VILLAGE ROAD, ACTON MA
 780 474 1722
 LAL.ARMENTA@GMAIL.COM
 E.C.P. 000421, EDD 0 0002

RECEIVED
 APR 12 2022
 Zoning Board of Appeals



Patrick C. Garner

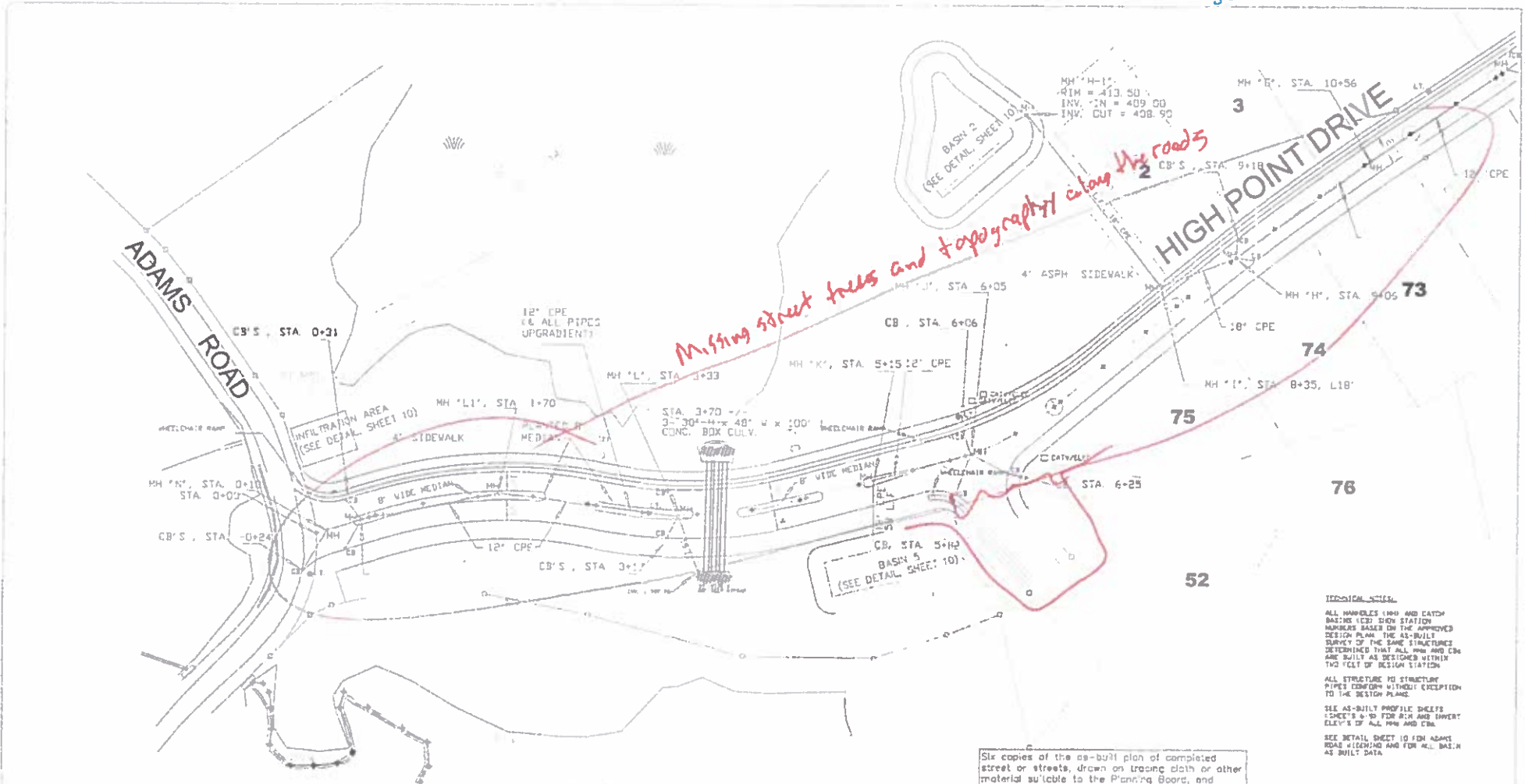
PATRICK C. GARNER CO., INC.
 HYDROLOGY · RIVER ANALYSIS · WETLAND SCIENCE
 SOIL EVALUATION · LAND SURVEYING · PLANNING
 100 WHITNEY STREET
 NORTHBOROUGH, MASS. 01532
 981.362.2200 www.pcgarnercorp.com

AS-BUILT LOT LAYOUT
 HIGH POINT ESTATES SUBDIVISION
 GRAFTON, MASSACHUSETTS

DESIGNER: PATRICK GARNER, 0000	SCALE: 1" = 100 FT.
DATE: 05-15-2018	PROJECT: No. 249-1-002
REVISIONS: OCT 8, 2020	SHEET: 5
	OF 10

Correct initial date & latest revision date. Missing 4 intermediate revision dates.

Image 20220413 0002



AS-BUILT ROADS, HIGH POINT DRIVE

SCALE 1" = 40 FEET HORIZ

Correct initial date and latest revision date.
 Missing 4 intermediate revision dates



LALA ASSOCIATES ENGINEERS LLC
 37 OLD VILLAGE ROAD, ACTON, MA
 TEL: 978 337 5252
 LALAEENGINEERS@GMAIL.COM
 LIC.# 40460-C (EXP. 6-30-22)

OWNER/APPLICANT:
 ADAMS ROAD TRUST
 81 GROUND JOY DRIVE
 THUNDERBOLT, MA 01770

IRREGULAR NOTES

ALL MANHOLES (MH) AND CATCH BASINS (CB) SHOW STATION NUMBERS BASED ON THE APPROVED DESIGN PLAN. THE AS-BUILT SURVEY OF THE SAME STRUCTURES DETERMINED THAT ALL MH AND CB ARE BUILT AS DESIGNED WITHIN TWO FEET OF DESIGN STATION.

ALL STRUCTURE TO STRUCTURE PIPE COMFORM WITHIN EXCEPTION TO THE DESIGN PLANS.

SEE AS-BUILT PROFILE SHEETS (SHEET'S 6-10 FOR RCH AND INVERT ELEV'S OF ALL MH AND CB).

SEE DETAIL SHEET 10 FOR ADAMS ROAD WALKING AND FOR ALL BASIN AS-BUILT DATA.

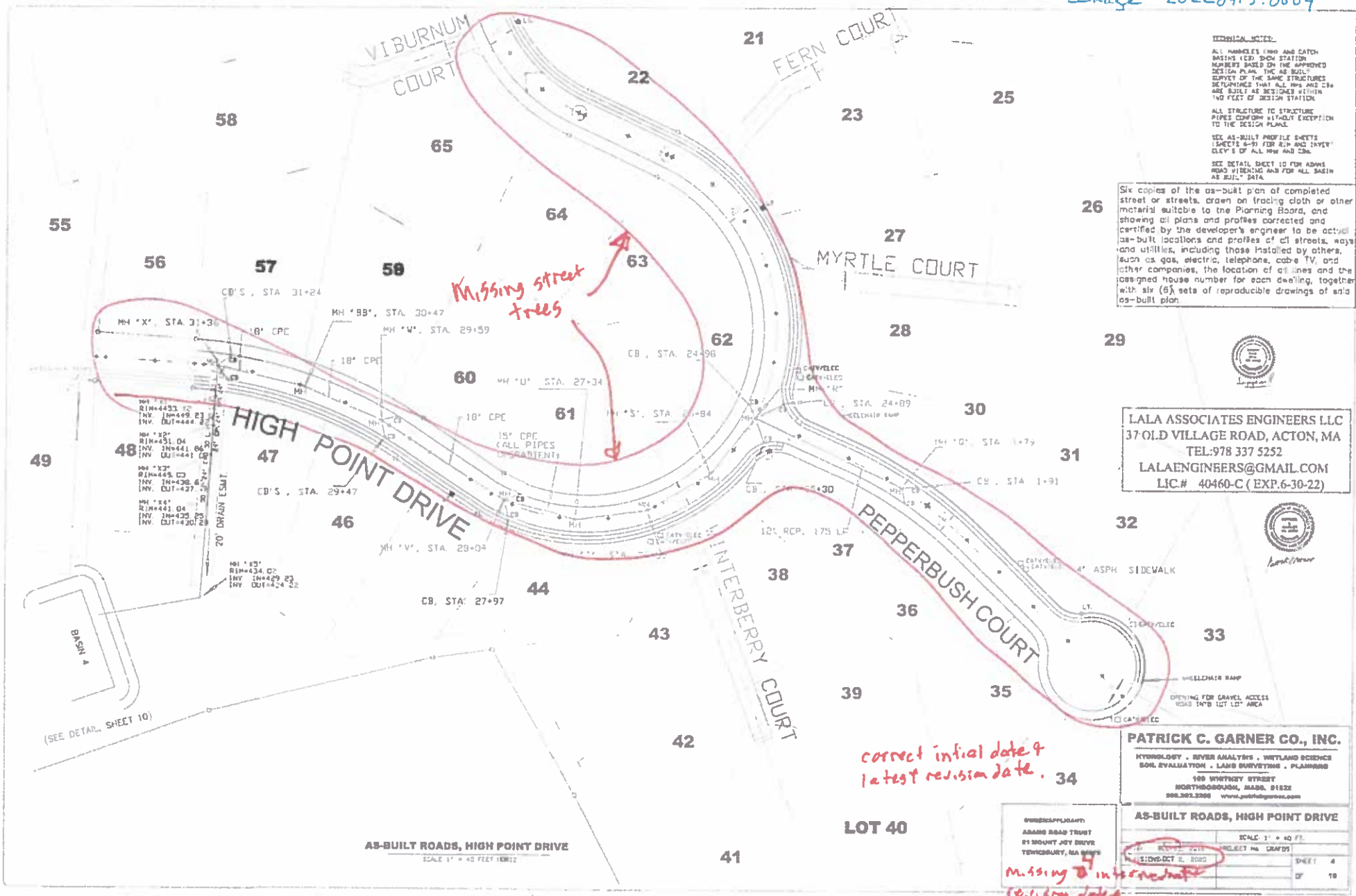
PATRICK C. GARNER CO., INC.

HYDROLOGY - RIVER ANALYSIS - WETLAND SCIENCE
 SOIL EVALUATION - LAND SURVEYING - PLANNING
 188 WHITNEY STREET
 NORTHBOROUGH, MASS. 01533
 988.383.2288 www.patrickcgarner.com

AS-BUILT ROADS, HIGH POINT DRIVE

SCALE: 1" = 40 FT	SHEET 3 OF 10
DATE: DEC 15, 2016 REVISION: OCT 8, 2020	

Image 20220413.0004



TECHNICAL NOTES:

ALL PARALLELS (100 AND CATCH BASINS) AND BOX STATION NUMBERS BASED ON THE APPROVED DESIGN PLAN. THE AS-BUILT SURVEY OF THE SAME STRUCTURES DETERMINES THAT ALL R/Ws AND C&G ARE BUILT AS NOTED WITHIN 1/20 FEET OF DESIGN STATION.

ALL STRUCTURE TO STRUCTURE PIPES CONFORM WITH EXCEPTION TO THE DESIGN PLANS.

SEE AS-BUILT PROFILE SHEETS (SHEETS 6-9) FOR R/W AND INVERT ELEV'S OF ALL R/W AND C&G.

SEE DETAIL SHEET 10 FOR ABOVE ROAD SIDEWALK AND FOR ALL BASIN AS BUILT DATA.

Six copies of the as-built plan of completed street or streets, drawn on tracing cloth or other material suitable to the Planning Board, and showing all plans and profiles corrected and certified by the developer's engineer to be actual as-built locations and profiles of all streets, ways and utilities, including those installed by others, such as gas, electric, telephone, cable TV, and other companies, the location of all lines and the assigned house number for each dwelling, together with six (6) sets of reproducible drawings of said as-built plan.



LALA ASSOCIATES ENGINEERS L.L.C.
 37 OLD VILLAGE ROAD, ACTON, MA
 TEL: 978 337 5252
 LALAENGINEERS@GMAIL.COM
 LIC.# 40460-C (EXP. 6-30-22)

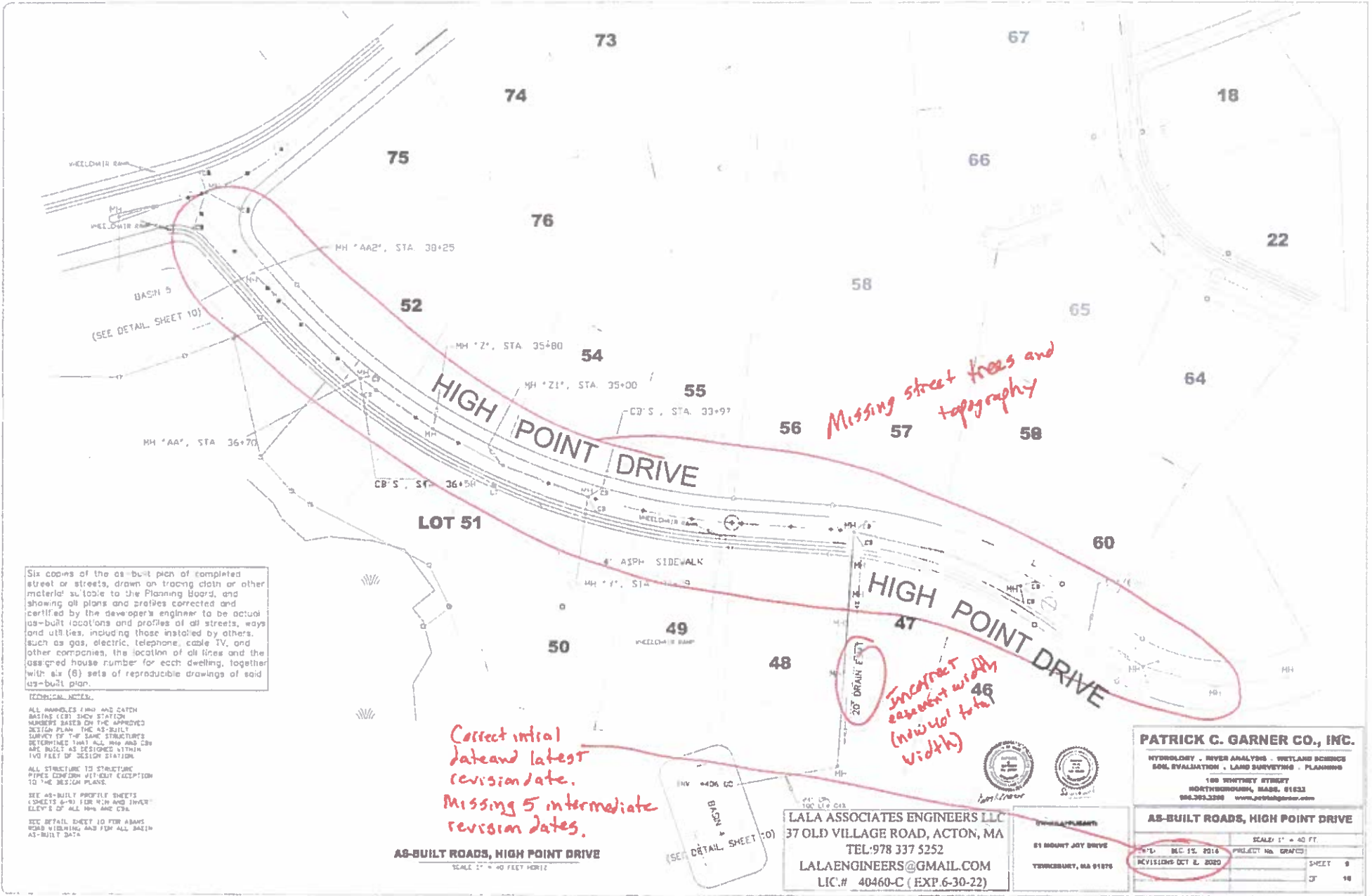


PATRICK C. GARNER CO., INC.
 HYDROLOGY - RIVER ANALYSIS - WETLAND SCIENCES
 SOIL EVALUATION - LAND SURVEYING - PLANNING
 100 WHITNEY STREET
 NORTHBOROUGH, MASS. 01522
 900.302.3300 www.patrickcgarner.com

OWNER/APPLICANT: ARABO ROAD TRUST 81 MOUNTAIN JOY DRIVE TOWNSBURY, MA 01463	SCALE: 1" = 40 FT. PROJECT NO. (CROSS) SHEET NO. (CROSS)
DATE: 08/11/2022	SHEET 4 OF 10

AS-BUILT ROADS, HIGH POINT DRIVE
 SCALE 1" = 40 FEET (10M)

LOT 40



Six copies of the as-built plan of completed street or streets, drawn on tracing cloth or other material suitable to the Planning Board, and showing all plans and profiles corrected and certified by the developer's engineer to be actual as-built (locations and profiles of all streets, ways and utilities, including those installed by others, such as gas, electric, telephone, cable TV, and other companies, the location of all lines and the assigned house number for each dwelling, together with six (6) sets of reproducible drawings of said as-built plan.

TECHNICAL NOTES:
 ALL MANHOLES (MH) AND CATCH BASINS (CB) SHOW STATION NUMBERS BASED ON THE APPROVED DESIGN PLAN. THE AS-BUILT SURVEY OF THE SAME STRUCTURES DETERMINES THAT ALL MH AND CB ARE BUILT AS DESIGNED WITHIN TWO FEET OF DESIGN STATION.
 ALL STRUCTURE TO STRUCTURE PIPES CONFORM WITHOUT EXCEPTION TO THE DESIGN PLANS.
 SEE AS-BUILT PROFILE SHEETS (SHEETS 6-9) FOR MIN AND MAXIMUM ELEVATIONS OF ALL MH AND CB.
 SEE DETAIL SHEET 10 FOR ABANS ROAD WIDENING AND FOR ALL BASIN AS-BUILT DATA.

AS-BUILT ROADS, HIGH POINT DRIVE
 SCALE: 1" = 40 FEET HORIZ

LALA ASSOCIATES ENGINEERS LLC
 37 OLD VILLAGE ROAD, ACTON, MA
 TEL: 978 337 5252
 LALAENGINEERS@GMAIL.COM
 LIC.# 40460-C (EXP. 6-30-22)



PATRICK C. GARNER CO., INC.
 HYDROLOGY - RIVER ANALYSIS - WETLAND SCIENCE
 SOIL EVALUATION - LAND SURVEYING - PLANNING
 100 WHITNEY STREET
 NORTHBOROUGH, MASS. 01533
 978.393.2399 www.pcgarnercorp.com

AS-BUILT ROADS, HIGH POINT DRIVE
 SCALE: 1" = 40 FT.
 DATE: DEC 15, 2016 PROJECT NO. 01603
 REVISIONS: OCT 8, 2020 SHEET 9 OF 10