




MEMORANDUM

TO: Jim Walsh, Town Planner
FROM: Andy G. Glines, PE 
DATE: January 14, 2020
RE: Kingsbury Hollow Subdivision

The Carver Operations & Maintenance Department has conducted a final inspection of the above referenced site and confirmed that all punch list items from the Memorandum issued on April 9, 2019 have since been addressed. Therefore, Fuss & O'Neill recommends acceptance of the subdivision roadway and release of the remaining bond amount.


The Operations & Maintenance Department has requested an as-built plan of the storm-drain system for their records, in order to coordinate maintenance and repairs.

Please call me at (800) 286-2469 ext. 4540 if you have any questions.

c: John Woods, Assistant Director, Town Operations & Maintenance Department
Christian Davenport, The Davenport Companies



MEMORANDUM

TO: Stephen Cole, Town Planner
FROM: Andy G. Glines, PE 
DATE: April 9, 2019
RE: Kingsbury Hollow Subdivision

Fuss & O'Neill conducted a site walk on April 5, 2019 to observe the general status of the subdivision and assist the Planning Board with establishing an amount to be established as surety for the remaining improvements. A representative from the developer (Christian Davenport) and the Town's Operations & Maintenance Department (John Woods) were also in attendance.

Listed below are the items we observed as incomplete, deficient, or deviate from the approved plans.

1. The stop sign at the intersection with Redtail Lane and Kestrel Way should be mounted 60 inches above the ground (**Photo 1**).
2. The bituminous concrete pavement strips between the sidewalk and the road at the intersection of Kestrel Way and Redtail Avenue should be removed and replaced with loam and seed. The sidewalk transition at these locations do not meet ADA standards. Since no crosswalk will be identified, ADA ramps are not required at this location (**Photo 2**).
3. The riprap at the outfall to the infiltration basin is undersized and has been displaced. An energy dissipator 20 feet long and 18-24 inches deep shall be constructed with riprap meeting National Stone Association R-5 gradation (i.e. $D_{50} = 10''$). Rill erosion downgradient of the outfall shall be filled with 2 inch diameter crushed stone (**Photo 3**).
4. As of this date, we have not been able to locate a copy of the approved Definitive Plans to determine whether the drainage system and other improvements have been installed in the location and elevation depicted on the approved plans. Although it should be noted that the drainage system has been operational for years with no complaints from residents or the Town's Operations & Maintenance Department.

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Photo 1: Stop sign at intersection of Redtail Lane and Kestrel Way



Photo 2: Sidewalk at intersection of Redtail Lane and Kestrel Way

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Photo 3: Outfall requiring riprap energy dissipator improvements



Photo 4: Redtail Lane and open space



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April 8, 2019
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Additional Comments and Recommendations

1. Davenport Companies shall provide a written statement to the Planning Board that the subdivision has been constructed in accordance with approved Definitive Plans and enclosures outlined in Section 6.11.1 of the Rules and Regulations Governing the Subdivision of Land.
 - a. BSC Group conducted weekly inspection reports during construction during 2007 and 2008.
 - b. Davenport Companies shall provide as-built plans in accordance with Section 6.11.5 of the Rules and Regulations Governing the Subdivision of Land.
2. John Woods inspected a couple drainage structures and determined that cleaning the sumps of the structures was not required at this time.
3. Fuss & O'Neill reiterated to John Woods that there are irrigation system components within the street rights-of way and are within one foot of the edge of the pavement for the roads, creating a risk of plow damage. John stated that he would inform his staff of this condition. Although there is a risk of damage to residential irrigation within the right-of-way, the subdivision has successfully been plowed by the Town for the last several winters without damaging irrigation systems.

Based on our observations at the site, and subject to the satisfactory completion of the above items, we recommend release of the surety on the subdivision.

Please call me at (800) 286-2469 ext. 4540 if you have any questions.

c: John Woods, Assistant Director, Town Operations & Maintenance Department
Christian Davenport, The Davenport Companies

RE: Carver - Kingsbury Hollow - Roadway Acceptance

Andrew Glines <AGlines@fando.com>

Tue 1/14/2020 9:57 AM

To: Jim Walsh <jim.walsh@carverma.gov>

Cc: Christian Davenport <cdavenport@thedavenportcompanies.com>; Woods, John <john.woods@carverma.gov>

📎 1 attachments (69 KB)

cev_Kingsbury acceptance memo_20200114.pdf;

Hello Jim (All),

I have attached our final memo for Kingsbury Hollow. After coordinating with John, I understand that all action items have been addressed, but he would like an as-built of the storm drainage system for the Town records if one is available. I have tried to reach out to Christian to discuss this, but haven't been able to connect with him (508-314-3291). It appears that outstanding invoices for the project will total about \$800.

Christian,

Please let us know if an as-built is available and reach out to Jim Walsh to discuss closing out the project.

Best,

Andy

Andy Glines, PE
Senior Civil Engineer

Fuss & O'Neill, Inc. | 317 Iron Horse Way, Suite 204 | Providence, RI 02908

401.861.3070 x4540 | aglines@fando.com

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From: Andrew Glines

Sent: Thursday, December 19, 2019 5:54 PM

To: 'Jim Walsh' <jim.walsh@carverma.gov>

Cc: 'Christian Davenport' <cdavenport@thedavenportcompanies.com>; 'john.woods@carverma.org' <john.woods@carverma.org>

Subject: Carver - Kingsbury Hollow - Roadway Acceptance

Hello Jim,

I conducted a site inspection for Kingsbury Hollow back in April. The developer (Christian Davenport) and John Woods joined me for the inspection, and I prepared the attached inspection report. Christian reached out and said that he would be seeking roadway acceptance from the Town, and wanted to close the project out. He sent some photos to verify that the remaining action items were complete.

Has he reached out to you to discuss this yet? Are you okay with us reviewing the submitted materials and preparing an approval recommendation letter? Is there any remaining funds within an escrow account for this project? I believe that we can coordinate with the developer/Town (previous coordination with Christian included), and prepare a final memo with a budget of \$500.

Best,

Andy

 Andy Glines, PE
Civil Engineer

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RE: Carver - Kingsbury Hollow - Roadway Acceptance

Woods, John <john.woods@carverma.gov>

Fri 1/3/2020 12:24 PM

To: Jim Walsh <jim.walsh@carverma.gov>; Andrew Glines <AGlines@fando.com>

Cc: Christian Davenport <cdavenport@thedavenportcompanies.com>

Jim, I went to Kingsbury Hollow today and I think everything looks fine to me. John

From: Jim Walsh <jim.walsh@carverma.gov>

Sent: Friday, January 3, 2020 11:06 AM

To: Andrew Glines <AGlines@fando.com>

Cc: Christian Davenport <cdavenport@thedavenportcompanies.com>; Woods, John <john.woods@carverma.gov>

Subject: Re: Carver - Kingsbury Hollow - Roadway Acceptance

Andy,

John Wood is going out today to look at the site and will send us an email on the status.

Jim

James W. Walsh, Director
Planning, Environmental and Permitting
Town of Carver
108 Main Street
Carver, MA 02330

Phone: 508-866-3405

Fax: 508-866-3430

Jim.Walsh@carverma.org

www.carverma.gov

From: Andrew Glines <AGlines@fando.com>

Sent: Thursday, December 19, 2019 5:53 PM

To: Jim Walsh <jim.walsh@carverma.gov>

Cc: Christian Davenport <cdavenport@thedavenportcompanies.com>; Woods, John <john.woods@carverma.gov>

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