

As-Built Review



Architecture
Engineering
Planning
Land Surveying
Environmental
Services

April 9, 2019

Webster Planning Board
Webster Town Hall
350 Main Street
Webster, MA 01570
via e-mail

RE: Gladys E. Kelly Public Library, 2 Lake Street, Webster, Massachusetts

Board Members,

As requested, CME Associates, Inc. (CME) reviewed the following as-built plan:

- Item 1. Two (2) sheets entitled "As-Built Plan, Gladys E. Kelly Public Library, 2 Lake Street, Webster, Massachusetts 01570", dated December 11, 2018, revised January 17, 2019, prepared by BC Engineering & Survey, Inc.
- Item 2. Letter dated March 18, 2019, prepared by BC Engineering & Survey, Inc., "Subject: As Built Plan Peer Review Letter"

In response to our January 7, 2019 As-Built review letter, BC Engineering & Survey provided a revised As-Built plan as well as a response letter with written responses to each of CME's comments. We have reviewed these materials and found that each of our comments has been addressed except the following:

- The as-built information for the detention system outlet structure must be reviewed. The information provided does not match the approved plan set. The Contractor and Surveyor must coordinate to determine if this is an installation error or a survey error.
- The sidewalk ramp on the east side of the exiting driveway on Negus Street must be corrected to satisfy MA AAB and Webster requirements.

Sincerely,



Chuck Eaton, P.E., LEED-AP
Webster Town Engineer

cc via email: Ann Morgan, Webster Director of Planning & Economic Development
Ted Tetreault, Webster Building Commissioner
Alicia Monks, AIA, Daedalus Project, Inc.
Walter Varela, MOCC

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MAIN STREET (ROUTE 12)
(WIDTH VARIES - PUBLIC WAY)

LAKE STREET
(PUBLIC WAY)

STONE BND.
W/DH

CHURCH STREET
(53' WIDE PUBLIC WAY)

INHABITANTS OF THE TOWN OF WEBSTER
PARCEL "A"
AREA=85,311 OR 1.96 ACRES
PLAN BOOK 873, PLAN 91

INHABITANTS OF THE TOWN OF WEBSTER
PARCEL "B"
AREA=57,800 OR 1.33 ACRES
PLAN BOOK 873, PLAN 91
PLAN BOOK 905, PLAN 27

GLADYS E. KELLY
PUBLIC LIBRARY

CARL KALISZEWSKI TRUST
DEED BK. 42006, PG. 130

INHABITANTS OF THE
TOWN OF WEBSTER

ALFREDO AREVALO
DEED BK. 49959, PG. 369

NEGUS STREET
(33' WIDE PUBLIC WAY)

FIFTH AVENUE
(PUBLIC WAY)

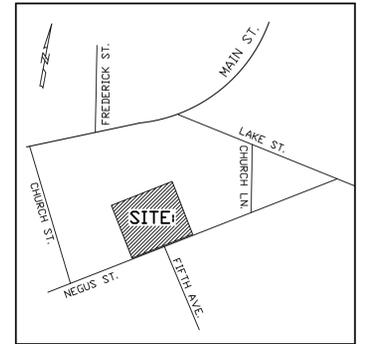
TEMPORARY BENCH MARK

TBM #1
CORNER CONCRETE
TRANSFORMER APRON
ELEV. = 100.00'

TBM #2
PK NAIL SET
IN SIDEWALK
ELEV. = 87.53'

NOTE: WEBSTER BASE ELEVATION IS 378.10 FEET
HIGHER THAN ASSUMED BASE ELEVATION
OF 100.00 FEET SHOWN ON THIS PLAN.

LOCUS MAP
NO SCALE



ZONING

ZONING DISTRICT: REDEVELOPMENT OVERLAY DISTRICT (ROD)
MIN. LOT AREA: NONE
MIN. LOT FRONTAGE: 50 FT.
MIN. LOT WIDTH: 50 FT.
MIN. FRONT YARD SETBACK: 10 FT.
MINIMUM SIDE AND REAR YARD SETBACKS FOR
LOTS ABUTTING A RESIDENTIAL DISTRICT, 25 FT.
AND FOR ALL OTHER LOTS NO MINIMUM YARD SETBACK.

REFERENCE - DEEDS - PLANS

RECORDED AT WORCESTER DISTRICT REGISTRY OF DEEDS
SUBJECT PARCEL: DEED BOOK 51954, PAGE 364
DEED BOOK 51954, PAGE 362
PLAN BOOK 598, PLAN 23
PLAN BOOK 414, PLAN 64
PLAN BOOK 873, PLAN 91

ASSESSORS

WEBSTER ASSESSORS INFORMATION
SUBJECT PARCEL: PARCEL 1-L-7-0 & 1-L-7-1

CIVIL ENGINEER

MICHAEL J. BURKE R. P. E.
LICENSE # 23374
DATE: / /

AS - BUILT PLAN
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2 LAKE STREET
WEBSTER, MASSACHUSETTS 01570

OWNED BY:

INHABITANTS OF THE TOWN OF WEBSTER
350 MAIN STREET
WEBSTER, MASSACHUSETTS 01570

PREPARED FOR:

M. O'CONNOR CONTRACTING, INC.
19 LEDGE HILL ROAD
WEST ROXBURY, MASSACHUSETTS 02132

NO.	DATE	REVISION
1	1/17/19	AS-BUILT REVIEW LETTER DATED 1/7/19
2		
3		
4		
5		

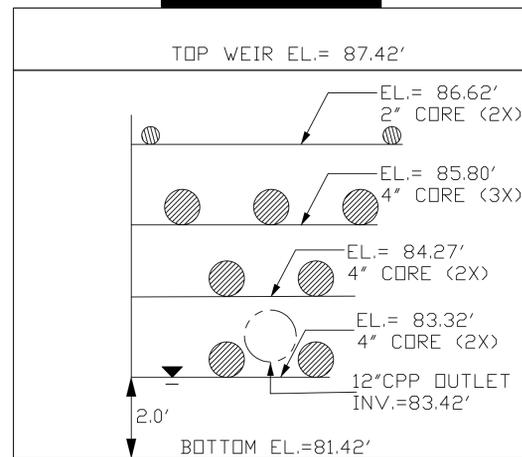
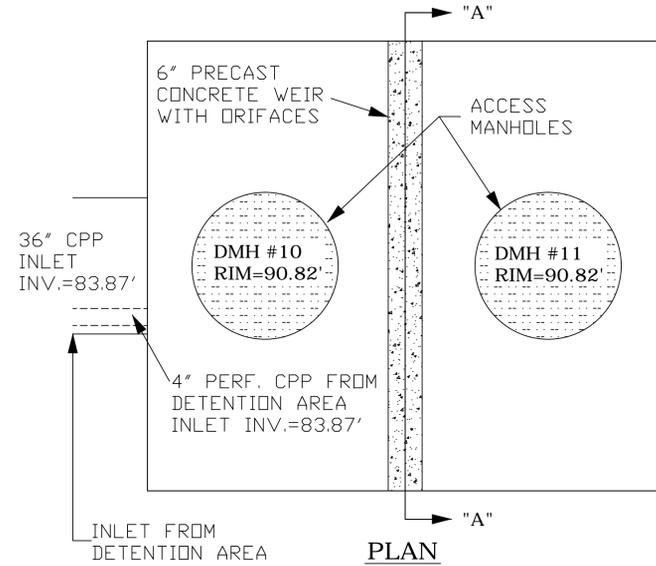


SCALE: 1" = 30' DATE: DECEMBER 11, 2018
JOB#: BC1032-18 WEBSTER LIBRARY

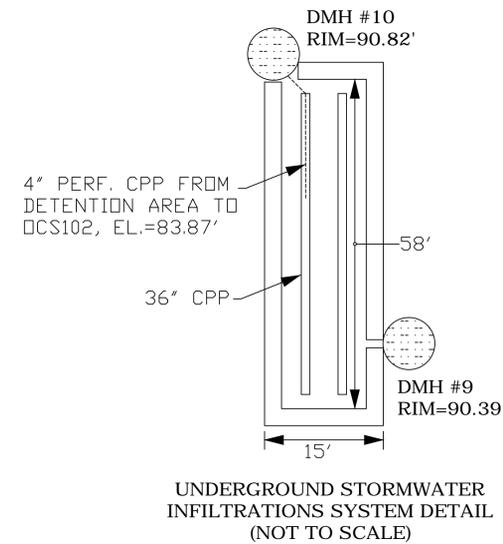
BC ENGINEERING & SURVEY INC.
CIVIL ENGINEERING - LAND SURVEYING
P.O. Box 466 Oxford Ma, 01540 Tel. (508) 949 - 2700

AS-BUILT RIMS & INVERTS:

STRUCTURE	RIM ELEV. (FT.)	INLET INV. (FT.)	OUTLET INV. (FT.)
DMH #1	92.52	8"CPP 89.22	89.12 12"CPP
DMH #2	91.84	8"CPP CB 88.30	
		12"CPP 89.04	88.22 12"CPP
DMH #3	92.42	8"CPP 89.00	
		12"CPP 88.00	87.95 12"CPP
DMH #4	93.63	12"CPP 87.48	87.31 12"CPP
DMH #5	91.86	12"CPP CB#2 87.96	
		12"CPP CB#3 87.86	
		12"CPP CB#4 87.33	
		12"CPP DMH#4 86.91	
		12"CPP STUB 87.11	86.91 12"CPP
DMH #6	92.27	12"CPP 86.69	
		BAFFEL 92.27	
DMH #7	92.28	WEIR 90.62	
DMH #8	92.24	WEIR 88.06	86.54
DMH #9	92.39	86.40	85.14
DMH #10	90.82	83.87	
		WEIR & CORES	
DMH #11	90.82	SEE DETAIL	83.42
DMH #12	86.04	82.04	81.94
DMH #13	83.25	80.00	79.89
DMH #14	92.64	89.03	88.78
CB #1	91.61	--	88.56 12"CPP
CB #2	92.00	--	88.90 12"CPP
CB #3	91.61	--	88.51 12"CPP
CB #4	92.01	--	87.81 12"CPP
CB #5	92.71	--	89.21 12"CPP
YARD DRAIN#6	93.03	--	90.13 12"CPP
SMH #1	93.22	6"PVC 86.50	86.40
SMH #2	92.28	8"PVC 85.10	85.00



SECTION "A" - "A"
OUTLET CONTROL STRUCTURE (OCS102)
AS-BUILT ELEVATION DETAIL
(NOT TO SCALE)



LEGEND

- SHRUBS
- TREE PLANTING
- UTILITY POLE
- GUY WIRE
- LIGHT BOLLARD
- YARD LIGHT
- OVERHEAD WIRES OHW
- WATER GATE
- GAS VALVE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- SEWER LINE
- WATER LINE
- GAS LINE
- DRAIN LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- TEMPORARY BENCH MARK
- HANDICAP PARKING SPACE
- ADA CURB RAMP
- TRANSFORMER PAD
- ELECTRIC HANDHOLE
- TRAFFIC SIGN
- COMMUNICATIONS PANEL
- ELECTRIC/TELEPHONE/CABLE
- UNDERGROUND ELECTRIC LINE

EXISTING PARKING SPACES:

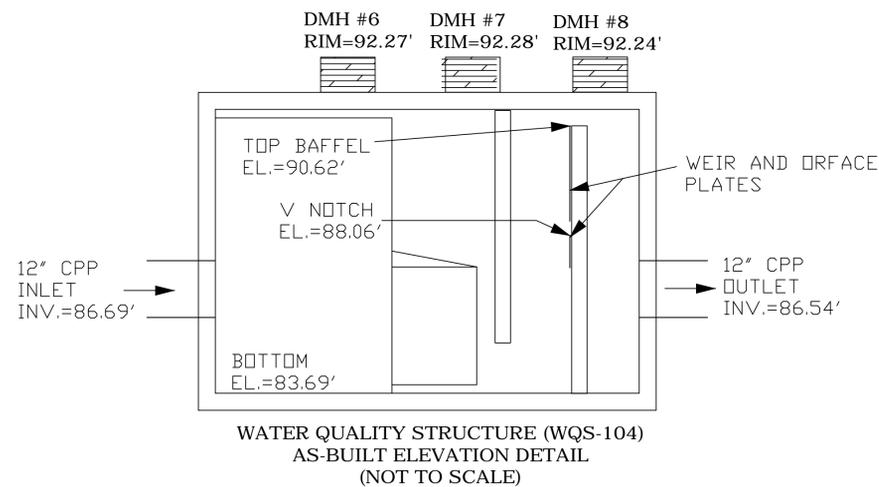
9'x19 HANDICAP SPACES	2
9x19' FULL SIZE SPACES	33
18'x38' TANDEM PARKING SPACES	4
TOTAL SPACES:	39

GENERAL NOTES:

EXISTING TOPOGRAPHY WAS OBTAINED FROM A FIELD SURVEY CONDUCTED ON JUNE 26, 27 & JULY 9, 2018, BY BC ENGINEERING & SURVEY INC.; ELEVATIONS REFER TO A PLAN ENTITLED "PLAN OF LAND IN WEBSTER, MA, PREPARED BY THE RUSSELL A. WHEATLEY CO., INC., DATED DECEMBER 2, 2015, SEE BENCHMARK LOCATED AS SHOWN ON PLAN(S).

PROPERTY LINE INFORMATION OBTAINED FROM A PLAN RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS PLAN BOOK 598, PLAN 23.

THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY, THE DESIGNER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN.



WATER QUALITY STRUCTURE (WQS-104)
AS-BUILT ELEVATION DETAIL
(NOT TO SCALE)

ABBREVIATIONS:

TBM	TEMPORARY BENCH MARK
H.P.	HANDICAP RAMP
CONC.	CONCRETE
(TYP.)	TYPICAL
UP	UTILITY POLE
BIT. CONC.	BITUMINOUS CONCRETE
BND./DH	BOUND WITH DRILLHOLE
FF	FINISHED FLOOR
BC	BOTTOM OF CURB
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
RIM	RIM ELEVATION
CB	CATCH BASIN
CPP	CORRIGATED PLASTIC PIPE
DI	DUCTILE IRON PIPE

REFERENCE - DEEDS - PLANS

RECORDED AT WORCESTER DISTRICT REGISTRY OF DEEDS
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CIVIL ENGINEER

MICHAEL J. BURKE R. P. E.
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BC ENGINEERING & SURVEY, INC.

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PROPERTY LINES, SEPTIC DESIGNS & INSPECTIONS, LAND COURT DOCUMENTS

P. O. BOX 466 OXFORD, MASSACHUSETTS 01540 TEL. (508) 949-2700

March 18, 2019

Webster Planning Board
Webster Town Hall
350 Main Street
Webster, MA 01570

SITE: Gladys E. Kelly Public Library
2 Lake Street
Webster, MA 01570

SUBJECT: As-Built Plan Peer Review Letter
Dated: January 7, 2019

Dear Board Members:

On behalf of M. O'Connor Contracting, Inc., BC Engineering & Survey, Inc., has prepared this letter to address the comments in a letter from CME, dated January 7, 2019. In addition to the information contained herein, enclosed please find two (2) copies of the revised As-Built Plans, dated January 17, 2019. CME comments shown in Times New Roman, followed by our response shown in *Times New Roman italics*.

1.) The following information must be added to the As-Built Plans:

a. Location, limits, depth and pipe size of the underground detention system.

Response: Plan revised, elevations, and pipe sizes of the underground detention system shown on sheets 1 of 2 and details on sheet 2 of 2.

b. Sewer line location, sizing, and inverts from SMH#1 to Lake Street and inlet invert elevation of the manhole in Lake Street.

Response: Plan revised, see table sheet 2 of 2.

-
- c. Drain line location, size and inverts from DMH#12 to Main Street, including the connection manhole in the Lake Street sidewalk and the manhole in Main Street.

Response: Plan revised, see table sheet 2 of 2.

- d. Drain line information at the catch basin and manhole at the entrance from Lake Street.

Response: Plan revised, see table sheet 2 of 2.

- e. Water line information in Lake Street.

Response: Revised plan, see sheet 1 of 1

- f. Electrical/Communications conduit location.

Response: Revised plan, see sheet 1 of 1

- 2.) The invert elevations for SMH#1 provided on sheet 2 of the submitted as-built plans indicated that the flow is reversed within the manhole. These elevations should be verified by the surveyor certifying the as-built plan.

Response: The invert elevations for SMH#1 have been revised.

- 3.) The As-Built Plan must be certified by the surveyor.

Response: Plans have been certified by Michael J. Burke, R.P.E., copies provided to the Webster Planning Board.

- 4.) The General Notes on sheet 2 of 2 pertaining to construction and contractor instructions should be removed from the As-Built Plan.

Response: Revised plan, contractor instructions have been deleted see sheet 2 of 2.

- 5.) The 24" diameter yard drain and associated piping located west of the accessible parking is missing from the As-Built survey. The location, rim elevation, and invert elevations must be included. It appears this structure requires cleaning. Contractor must ensure that the entire drainage system is clean prior to final close-out of the project.

Response: Revised plan, yard drain location shown on sheet 1 of 1 and As-Built rim & invert elevations shown in table sheet 2 of 2.

- 6.) DMH #10 and #11 as labeled on the As-Built Plan is the meter structure from the detention system. The surveyor should review the inverts for the orifices and weir in this structure as they do not match the approved plan. Orifices should be reported with the number of orifices, diameter and invert.

Response: Revised plan, outlet control structure (OCS102) detail shown on sheet 2 of 2 including number, diameter and inverts.

7.) The sidewalk ramp on the east side of the existing driveway on Negus Street exceeds the Webster and AAB standards of 8% maximum slope.

Response: Item shall be addressed by M. O'Connor Contracting, Inc..

If you have any questions, or require additional information, please do not hesitate to contact me at my office.

Respectfully submitted,
Stephen Balcewicz
Project Engineer

cc via email: Walter Varela MOCC
Webster Planning Board