

Chessia Consulting Services LLC



February 16, 2021

Ms. Emily Wentworth
Senior Planner
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: Partial As-Built Review
Red Tail Lane (aka Crane Drive)
Definitive Subdivision

Dear Ms. Wentworth:

In response to your request, Chessia Consulting Services, LLC has reviewed the As-Built Plan prepared by Morse Engineering Co. Inc. The data reviewed included the following information:

Plans entitled

- “Definitive Subdivision Modification Plan of Land “Crane Drive” formerly “Red Tail Lane” Hingham, Mass” dated July 20, 2017, 3rd Modification plan date of 10/7/2020 prepared by Morse Engineering Co, Inc. consisting of 7 sheets. (Plans)
- “Crane Drive Definitive Subdivision Hingham, Massachusetts Roadway As-Built Plan” dated 12/7/2020 last revised 1/18/2021 prepared by Morse Engineering Co, Inc. (As-Built)

This project has been substantially constructed at this time. Due to snow conditions, it is not feasible to observe all of the constructed features at this time. As there are some issues that need to be addressed on the plans I have listed those issues in this letter and will visit the site to observe conditions when the site is snow free. I note that the project was approved prior to the 2018 revision to the Subdivision Rules and Regulations. I used the 2014 version of the Rules and Regulations.

General Comments:

1. The storm sewer pipe between DMH 3, DMH 4 and the isolator row into the Cultec system is not located in the drainage easement. Either the Applicant should submit a modification or field change to relocate the easement to encompass the pipes or relocate the pipes.
2. The landscape berm and small low area approved for runoff from the rear of the lot has not been indicated on the plans and does not appear to have been constructed. This work should be completed as it was required to conform to stormwater requirements.
3. Pipes connecting the roof to the subsurface drywell systems should be indicated.
4. CB 4 has not been installed.
5. The inverts for DMH 2 have not been identified. The plans indicate that the manhole is buried. This cover should be brought to grade and the inverts determined.
6. There appears to be a typo on the invert out of the Stormceptor as it would not be 6 feet lower than the invert in.
7. DMH 3, DMH 4 and DMH 5 have been installed in different location so the inverts do not match. The pipe slope between the Stormceptor and DMH 3 appears to be flatter than the minimum approved slope on the plans assuming that the invert is a typo of 131.02 (As-built) versus 137.13 (Plan). Using an invert of 137.02 results in a 0.002 ft/ft slope where 0.01 was approved. Either the pipe should be installed correctly or calculations demonstrating that the slope is sufficient should be provided and a field change or plan modification requested.
8. There is a larger paved area between the garage and workshop than approved. This may affect overall runoff conditions.
9. The plans should specify which trees are “street trees” as indicated on the approved plans. There are in excess of the required trees and they appear to be a

C Definitive Plan

(16) As-Built Plans

1. The plans have the required Registry of Deeds note and the plans are stamped as required.
2. The required block for use by the Registry of Deeds is included on the plans.
3. The plans indicate metes and bounds for the roadway.
4. The required signature lines for the Planning Board under this section are on the plans. I note that it is not proposed to put the roadway up for acceptance so it may not be required to have a signature line for the Selectmen or Town Clerk. I defer this issue to the Board.
5. Easements are indicated as required. As noted, a section of drainage pipe is not in the easement.
6. Map and Block information is not indicated on the subdivision lot as required. The lot Owner and abutting data is on the plans.
7. It does not appear that any of the land on the locus is registered.

8. The plan does not include a legend as required.
9. The Certification should be completed by the Engineer in addition to the Land Surveyor.

I appreciate the opportunity to assist the Planning Board on this project and hope that this information is sufficient for your needs. This report is for the Hingham Planning Board and associated Hingham land use agencies only and provides no engineering, planning or other advice that may be relied upon by any party or agency other than the Town of Hingham. I would be pleased to meet with the Board or the design engineer to discuss this project at your convenience. If you have any questions please do not hesitate to contact me.

Very truly yours,
Chessia Consulting Services, LLC

John C. Chessia, P.E.
JCC/jcc