



To: Harwich Planning Board

Date: 12/7/22

Memorandum

Project #: 15825.00

From: Stephen Rhoads, PE

Re: Bascom Hollow Subdivision  
Release of Security Request

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This memo details VHB's opinion on the requested release of security for full release of lots, submitted by the Applicant, Eastward Homes Business Trust, for the Bascom Hollow Subdivision. VHB has performed a site visit to review the submitted as-built plan submitted by the Applicant. We offer the following comments:

› Drainage System

- System #1 (Sta. 0+50, LT)
  - No frame and covers for the 4 leaching structures, or manhole located off the south side of the roadway could be located during the site visit. Suggest the Applicant verify that access covers are provided for the manhole and the next downstream leaching structure for inspections and maintenance purposes.
- System #2 (Sta. 5+50, LT & RT)
  - There are 2 covers labeled "sewer" and 1 cover labeled "water" over what appear to be drain manholes according to the as-built plan. Suggest these covers be replaced to label the correct utility
  - On the right (north) side of the road there is no evidence on the surface of any frame and covers to provide access to the leaching structures shown on the as-built
  - On the left (south) side of the road the area has been cleared, suggesting installation of the leaching structures here, however no frame and covers were observed. Additionally, the proposed cover for the structure (assumed a manhole) between the drain manhole in the roadway and the first leaching structure was not observed. It appears that it may have been covered with loam and seed as a slight indentation in the grass was observed in the vicinity of its location on the as-built.
  - On both sides of the road at drainage system #2 we suggest the Applicant verify the location of the leaching structures installed and verify that access covers are provided
- System #3 (Sta. 7+00, LT & RT)
  - On the right (north) side of the road there is no evidence on the surface of any frame and covers to provide access to the leaching structures shown on the as-built
  - On the left (south) side of the road there was 1 "drain" cover observed in the 2-structure system. This is assumed to provide access to the first leaching structure.
  - On both sides of the road at drainage system #3 we suggest that the Applicant verify the location of the leaching structures installed and verify that access covers are provided

› Sidewalk construction

- The sidewalk at the crossing of the driveway at Sta. 2+30 appears to have a cross slope greater than 2% which is not in compliance with ADA/Mass Architectural Access Board (AAB) regulations. Correction of this condition would require reconstruction of the sidewalk and driveway.

- The sidewalk in the vicinity of Sta. 5+50 appears to have a cross slope greater than 2% which is not in compliance with ADA/Mass Architectural Access Board (AAB) regulations.
- We suggest that if the Town has any intention of accepting Bascom Hollow as a public way in the future consideration be given to investigating the existing sidewalk grades via an instrument survey to determine the as-built cross slopes. The as-built plan contours do not provide enough detail to determine the cross slopes. Potential reconstruction of portions of the sidewalk & driveway to ensure ADA & Mass. AAB regulations are met may be required.

› Property/ROW bounds

- Bounds were checked during the site visit. The following bounds were not observed:
  - Sta. 0+60, RT (north side)
  - Sta. 1+05, RT
  - Sta. 3+00, LT and RT
  - Sta. 7+00, RT
  - Sta. 7+40, RT
  - Sta. 8+30, LT

Based on our review and site visit, the answers to the above questions will be required to determine the suitability of the work for release of security. The Town may also wish to consider the comments made on the sidewalk construction before granting a release of security.