

PLANNING BOARD

TOWN OF WAYLAND PLANNING BOARD SPENCER CIRCLE DEFINITIVE SUBDIVISION DECISION OF APPROVAL WITH CONDITIONS

Date: June 23, 2000

This is to certify that at the Wayland Planning Board meeting held on May 23, 2000, the Board considered the following definitive subdivision:

Applicant: Heritage Properties, Vincent D. Gately, President

Owner of Property: Joan and Linda Spencer

Subject Premises: 267 Main Street

Map: 47B **Lot:** 61 and 62

Lot Size: 4.15 acres

Zoning District(s):

- Residential 20, Minimum 20,000 square feet, and 120 feet of frontage
- Aquifer Protection District

Requested Action: Approval of the submitted five (5) lot definitive subdivision application; Lot 1 to consist of 20,199 square feet, Lot 2 to consist of 25,366 square feet, Lot 3 to consist of 24,954 square feet, Lot 4 to consist of 57,322 square feet, and Lot 5 to consist of 22,644 square feet, and retain the proposed drainage easement.

Planning Board Members Voting on Application in Question: George Ives, Chairman; Gretchen Schuler, Vice-Chair; David Todd; Maureen A. Cavanaugh; and Joseph McGrail.

General Information and Decision: The application was received by the Clerk's Office on September 8, 1999. The application was not considered to be complete until January 14, 2000. The public hearing began on November 16, 1999, and continued on December 7, 1999, January 4, 2000, January 18, 2000, February 3, 2000, and closed on February 15, 2000 at which time a decision to disapprove the application for subdivision was made by a 4 to 0 vote with one abstention, David Todd. The Board voted to disapprove the application due to the failure to meet the sight distance standards required from the proposed road along Main Street. The Board informed the applicant at the public hearing and through its consultant that the sight distance along Main Street of 300 feet from the subdivision road has not been met and that the Board measures sight distance using the customary practice as described in Paul Marchionda's letter of February 11, 2000. Sight distance is a critical safety issue, thus, necessary to a successful subdivision plan.

Further the Board agreed to accept a resubmission at any time provided that the re-submission is substantially the same as this application with a compliant sight distance of 300 feet south along Main Street. Said re-submission also must include additional design of the overflow drainage system as recommended by Paul Marchionda and referenced in Trowbridge letter to the Board of Health, dated January 18, 2000, with all aspects of the re-submission subject to review by Marchionda and review by and approval of the Planning Board.

The subdivision plan was resubmitted March 2, 2000 and a public hearing was held April 18, 2000. The hearing was continued to May 2, 2000. As a result of discussion regarding site distance, a site visit was arranged for May 11, 2000 and the Planning Board hired VHB to conduct an independent site distance assessment. The public hearing was continued to May 23, 2000. VHB concluded that the proposed development met the 300 feet site distance requirement in accordance with Town Regulations. The hearing was closed on May 23, 2000 at which time a decision to approve with conditions the application for subdivision was made by a 4 to 0 vote with one abstention, David Todd.

I. Subdivision plan submitted for approval

1. Entitled - Definitive Subdivision Plan of "Spencer Circle" in Wayland, Massachusetts.
2. Survey Prepared by – Joseph J. Tauper, No. 31728.
3. Engineering Prepared by – William J. Cundiff, No. 39037, ENCON, 68 Windsor Ridge Drive, Whitinsville, Massachusetts, 01588.
4. Dated – August 6, 1999, with revisions on October 25, 1999, December 3, 1999, December 23, 1999, and January 13, 2000, the final revision showing a reduction to five lots.
5. Comprised of six (6) sheets as follows
 - a. Sheet 1 of 6 - "Existing Conditions Plan"
 - b. Sheet 2 of 6 - "Proposed Lot Configuration"
 - c. Sheet 3 of 6 - "Proposed Road Grading and Alignment"
 - d. Sheet 4 of 6 - "Storm Drainage and Utility Plan"
 - e. Sheet 5 of 6 - "Roadway Profile and Details"
 - f. Sheet 6 of 6 - "Miscellaneous Details"
6. Proposed Street Name – Spencer Circle

NOTE: All of the plans, reports, documents and other material submitted in support of the both applications are incorporated into this decision and shall be considered, part of the submission.

II. INFORMATION SUBMITTED ON BEHALF OF THE “HERITAGE PROPERTIES SUBDIVISION”

1. Reports and other technical material relevant to the definitive subdivision application:

- Definitive subdivision plan, prepared by ENCON dated August 6, 1999, with Revision #1 dated October 25, 1999, Revision #2 dated December 3, 1999, Revision #3 dated December 23, 1999, and Revision #4 dated January 13, 2000 and stamped received January 14, 2000 [Final revision showing a five lot subdivision.];
- Planning Board Staff Report, prepared by the Town Planner, and dated November 16, 1999, December 7, 1999, January 18, 2000, and February 3, 2000.
- Definitive Subdivision Plan for Spencer Circle Wayland, Massachusetts prepared by ENCON Engineers & Contractors, Inc. dated August 24, 1999, including application and supporting materials for road construction and drainage design, and other information relevant to application.
- Definitive Subdivision Plan for Spencer Circle, Wayland Massachusetts Revisions to Drainage, Stormwater Management, and Waste Water Management Design, prepared by ENCON, Engineers and Contractors, Inc. and dated December 29, 1999.; (Revised per November 9, 1999 Letter).
- Two Plans dated February 4, 2000 titled “Proposed Intersection Alignment, Spencer Circle Definitive Subdivision” and “Main Street Profile, Spencer Circle Definitive Subdivision”

2. Documents including application and minutes regarding the definitive subdivision application:

- Form “C” – Application for Approval of Definitive Plan, dated August 24, 1999, and stamped received by the Town Clerk on September 8, 1999, at 2:04 PM;
- Form “D” – Designer’s Certificate, dated August 20, 1999;
- Form “F” – Certified List of Abutters, dated August 16 1999;
- Form “K” – Board of Health Receipt for Definitive Subdivision Plan, dated August 30, 1999;
- Form “O” – Environmental Data Form, dated August 24, 1999
- Planning Board Meeting minutes of February 3, 2000;
- Planning Board Meeting minutes of January 18, 2000;
- Planning Board Meeting minutes December 7, 1999;
- Planning Board Meeting minutes of November 16, 1999
- Land Use Technical Review Committee minutes of February 2, 2000

3. Documents including memos, letters, reviews and others information regarding the definitive subdivision application.

- Faxed memo dated May 23, 2000 from Jack Lydon with VHB regarding site distance analysis.
- Memo dated February 11, 2000, from Paul Marchionda, P.E. to the Planning Board Members, concerning his review of "Proposed Intersection Alignment Plan" and "Main Street Profile Plan" in consideration of road alignment and sight distances;
- Handwritten memo dated February 3, 2000 from Brian Lafferty extending the decision date to February 23, 2000,
- Memo dated February 3, 2000, from the Board of Health to the Planning Board reporting receipt of ENCON drainage design response to initial review by Board of Health consultant, Trowbridge Engineering,
- Memo dated February 2, 2000, from Fire Chief Murphy to the Planning Board regarding Spencer Circle,
- Memo dated January 19, 2000 from Edward Pimentel, Town Planner to Judith St. Croix, Town Clerk deeming the Spencer Circle Subdivision complete,
- Letter dated January 18, 2000 from Trowbridge Engineering Company to the Board of Health reviewing drainage calculations for Spencer Circle Subdivision,
- Memo dated January 14, 2000, from the Town Planner to Conservation Administrator, Water Superintendent, Highway Director, and Director of Public Health distributing new subdivision plans showing five lots.
- Memo dated January 3, 2000 from Edward Pimentel, Town Planner to Carol Gumbart, Conservation Administrator, Don Hollender, Water Superintendent, Tom Duhani, Highway Director submitting revised Spencer Circle subdivision plans for review.
- Memo dated December 30, 1999 from Town Planner to Planning Board informing members of reduction from six lots to five lots,
- Faxed memo dated December 30, 1999 from Heritage Properties to Wayland Planning Board requesting continuance of hearing in order to submit new plans reducing subdivision from six to five lots,
- Faxed memo dated December 30, 1999 from Paul Marchionda to Edward Pimentel confirming receipt of new plans and confirming cancellation of appearance meeting on January 4, 1999.
- Fax dated December 15, 1999, from Brian Lafferty to Town's fax number showing underscored sections of the Subdivision Control Law,
- Memo dated December 7, 1999 from Town Planner to Conservation Administrator, Fire Chief, Water Superintendent, Highway Director, Director of Public Health forwarding revised subdivision plan,
- Memo dated December 7, 1999, from Brian Lafferty of Heritage Properties to the Wayland Planning Board asking for a continuance of scheduled hearing and a request to extend the decision date to February 9, 2000.
- Memo dated December 1, 1999, from Carol Gumbart, Conservation Commission to Ed Pimentel, Town Planner issuing the Conservation Commission's comments about the Spencer Circle Definitive Subdivision,
- Letter dated November 29, 1999, from John Inferreri of 261 Main Street to the Planning Board reiterating his concerns about the proposed subdivision,

- Letter dated November 16, 1999, from David Schofield, Health Agent, to Planning Board commenting on Board of Health review of potential supporting septic systems for the proposed lots,
 - Memo dated November 12, 1999 from Fire Chief Murphy to Ed Pimentel, Town Planner commenting on Site Plan for "Spencer Circle".
 - Letter dated November 9, 1999, from Paul Marchionda to Planning Board Members commenting on revised plans dated October 25, 1999 and revised Plan information dated October 22, 1999,
 - Memo dated November 4, 1999 from Edward Pimentel, Town Planner to Carol Gumbart, Conservation Administrator, Michael Murphy, Fire Chief, Steve Calichman, Director of Public Health, Don Hollender, Water Superintendent, Toma Duhani, Highway Director submitting revised subdivision plan asking for comments for November 16, 1999 hearing date.
 - Letter dated October 20, 1999, from Edward Pimentel to Vin Gately, President of Heritage Properties stating Public Hearing date and compliance with notification procedures.
 - Letter dated October 20, 1999, from Edward Pimentel to William J. Cundiff, PE stating Public Hearing date and compliance with notification procedures.
 - Letter dated October 20, 1999, from Edward Pimentel to Judith St. Croix, Town Clerk stating Public Hearing date and compliance with notification procedures and that the application was submitted to Clerk's office on September 8, 1999 is still incomplete.
-
- Letter dated September 30, 1999 from Edward Pimentel, AICP, Town Planner William J. Cundiff, PE regarding Bessie K. Spencer; Spencer Circle Subdivision as a reminder of the items missing from the submitted definitive subdivision plans and necessary to make the application complete.
 - Letter dated September 14, 1999 from Paul Marchionda to Wayland Board Members explaining his review of subdivision plans for Spencer Circle listing twenty-seven (27) items that need to be addressed.
 - Letter dated September 10, 1999 from Edward Pimentel, AICP, Town Planner to Paul Marchionda, PE regarding applicant's engineer's decision to wait for Mr. Marchionda's comments before revising plans.
 - Letter dated September 9, 1999 from Edward Pimentel, AICP, Town Planner to Paul Marchionda, PE directing him to proceed with review of plans for Spencer Circle Subdivision which is not complete but was received by the Town Clerk.
 - Letter dated August 30, 1999 from Edward Pimentel, AICP, Town Planner to William J. Cundiff, PE stating that application for Spencer Circle Subdivision is not complete and listing missing information.
 - Fax dated August 30, 1999 from Ed Pimentel to Paul Marchionda, PE requesting review of Spencer Circle Subdivision plans mailed 8/27/99.
 - Memo dated August 27, 1999 from Ed Pimentel, Town Planner to Daniel Bennett, Building Commissioner, Carol Gumbart, Conservation Administrator, Alfred Berry, Town Surveyor, Michael Murphy, Fire Chief, Don Hollender, Water Superintendent,

Toma Duhani, Highway Director, Molly Reed, Assistant Assessor, gerry Galvin, Police Chief submitting incomplete application for review.

- Letter dated August 27, 1999 from Ed Pimentel, Town Planner to Paul Marchionda, P.E. forwarding two copies of Spencer Circle Subdivision plans and associated material requesting review.
- Letter dated August 27, 1999 from Ed Pimentel, Town Planner to Steve Calichman, Director of Public Health forwarding plans for Spencer Circle Subdivision and information about Form "K".

III. WAIVERS REQUESTED AND REASONS FOR REQUEST

The applicant requested the following waivers from the Board's subdivision regulations:

1. Section III.B.3.P. - Required soil testing of individual septic disposal systems.

Applicant's Reasoning – Soil testing has been performed throughout the site. This testing provides a representation of the onsite soils. Final testing will be performed upon approval of the final lot configuration.

2. Section III.B.3.x. – Required federal, state and local permits to be received within seven days of the Definitive Plan submission.

Applicant's Reasoning – Final Permit Applications shall be submitted upon approval of the definitive subdivision plans.

3. Section III.B.4f and 4i- Required linestyles and colors on roadway profilement width of twenty-two (22) feet, however, the proposal is for twenty (20) feet

Applicant's Reasoning – A waiver of the line colors for pens is requested. Different linestyles will be used to distinguish different lines.

4. Section IVB.2_ - Requirement of 22-foot pavement width of subdivision road.

Applicants Reasoning – A waiver from the 22 foot minimum is requested. A Pavement Width of 20 feet is proposed to comply with Planning Board requests.

5. Section V.3. - Requirement of Type VA-4 Granite Curbs in specified areas.

Reasoning – Granite curbing with inlets will be provided at all catch basin locations along the road and at the curb radii at the subdivision entrance and at the cul-de-sac entrance, only. The granite curb will extend six feet beyond the points of curvature and points of tangency. Bituminous Cape Cod berms are proposed at all other locations.

6. Section VB.5c – Requirement of concrete block/masonry catch basins.

Applicant's Reasoning - A waiver from the masonry style manhole is requested. Pre-cast structures are proposed.

IV. STANDARD CONDITIONS

1. There shall be full compliance with all of the changes and revisions depicted on the final paper print plans plus all of the standard conditions cited herein; all of which shall appear on the final revised endorsed mylar plans. Failure to so comply shall be cause for rescission of this decision. All references to specific lots shall coincide with the designated numbers as shown on Sheet 1 of 1 - Definitive Plan, of the "Definitive Subdivision Plan of Spencer Circle", dated revised through March 2, 2000. The standard conditions of this decision are as follows:

- a. Planning Board approval is subject to the requirements and conditions of the Board of Health.
- b. If there is no appeal of this decision, the reproducible set of the subdivision plans shall be revised as required by this Approval (with Conditions and Modifications) and returned to the Planning Board within fifteen (15) calendar days after the

expiration of the appeal period and notification to the Planning Board by the Town Clerk that no appeal has been filed. If there is an appeal, the applicant shall consult with the Planning Board regarding the resolution of the appeal and relevant timetables. The revised reproducible plans shall be endorsed by the Planning Board, after it determines that they comply with this Approval (with Conditions and Modifications); and after receipt of two certified or bank checks made out to the Town of Wayland as follows: \$5,000 for the inspection fee deposit required by Section VI.D. of the "Subdivision Regulations;" and the balance of the review fee, if any, as required by Sections III.B.2.b.4) and 5).

- c. A properly executed Form I, Approval with Covenant Contract, or its equivalent shall be submitted in a form acceptable to the Planning Board.
- d. This Approval with Conditions and Modifications, the revised and endorsed plans, and the Form I, Approval with Covenant Contract, or its equivalent, if applicable, all properly executed, shall be recorded and registered, as appropriate, at the Middlesex South District Registry of Deeds within fifteen (15) calendar days after the revised plans are endorsed by the Planning Board; and within the same fifteen (15)-day period one reproducible set and ten (10) sets of blue line prints of the fully endorsed revised plans, plus a copy of the layout plan in electronic form (*.DXF File Format) suitable for use by the Town Surveyor, shall be returned to the Planning Board, together with documentation verifying

that said recording(s) have been completed, noting the specific location (referenced by deed book and page, etc.) where said document(s) and plans have been recorded, and the date of recording; all recording information shall be attached to said notification. Neither the entire subdivision, nor any portion thereof, to include any lot or lots, shall be sold or offered for sale until said notification occurs.

- e. Each and every owner or owners of the lots shall be jointly and severally responsible and liable for the costs of the maintenance, snow plowing, repairs and construction of Spencer Circle and all services the installation of which is required in connection with this approval, or which may be installed at any time, including, without limitation, maintenance, repair and reconstruction of roadways, water, sewer and drainage facilities and other utilities, as and whenever necessary, and including all actions of any kind or nature necessary or appropriate in order to maintain Spencer Circle in a good safe and passable condition, providing access from each lot in a public way, and to provide adequate services to said lots, all in accordance with these conditions. For purposes hereof, owner shall mean the record owner of the said lot or lots as of the date that maintenance, repair or reconstruction work as the case may be is begun. All such maintenance, etc. shall be done under the supervision of the appropriate Town department, and shall comply with and conform to all requirements of the Town of Wayland and other requirements imposed by law or governmental authority. The Town of Wayland

and its designees shall have the right to enter upon Spencer Circle for all purposes for which ways are used in the Town of Wayland. These conditions shall apply until the road is accepted as a public way.

- f. No proposal that Spencer Circle become a public way shall be presented to the Planning Board unless said proposal is for a street to be constructed to fully comply with the Planning Board's Subdivision Regulations in effect at the time such proposal is made, subject to duly approved waivers as provided by law and said regulations. This requirement shall be imposed through a restrictive covenant worded as stated herein. This restrictive covenant shall run with the land and be referenced in the title to each lot. If the Town of Wayland accepts Spencer Circle as a public way at any time, then the provisions hereof applicable to ownership and maintenance of Spencer Circle shall thereafter terminate.
- g. The respective owner or owners of the lots shall not use or permit use of Spencer Circle for any purpose other than ingress and egress from the lots by the residents of the lots and their guests and invitees, such use to be limited to pedestrian and private passenger vehicular traffic as is necessary from time to time in cases of emergency, delivery or customary and usual household services and equipment or in connection with the maintenance, repair or reconstruction of Spencer Circle and services installed thereon and thereunder. No owner or owners of any lot shall park or cause to be parked any motor vehicle on Spencer Circle in such a way as

to impede or obstruct the passage of pedestrian or vehicular traffic on Spencer Circle.

- h. Any and all maintenance, repair or reconstruction work performed on or to Spencer Circle or in connection with services installed thereon or thereunder by or at the direction of any owner or owners of the lots as provided herein shall be carried out so as to ensure that no fill material nor any products of excavation or erosion resulting from or arising in connection with such work shall be discharged into the storm drainage system or wetlands, and soil and other materials or debris shall be removed from the site only to the extent necessary in connection with such work and the construction of the subdivision.
- i. The construction of all ways and the installation of all associated municipal services shall be completed in accordance with the "Subdivision Regulations of the Planning Board" in effect on January 14, 2000, as conditioned and modified by the Planning Board in this Approval (with Conditions and Modifications) (January 14, 2000 being the date the definitive subdivision application was accepted as being complete).
- j. The construction of all ways and installation of all associated municipal services shall be completed within two (2) years from the date of this Approval (with Conditions and Modifications), unless a request for an extension thereof is filed

with, and approved by, the Planning Board. Failure to so complete the ways and municipal services shall be cause for rescission of this Approval (with Conditions and Modifications).

- k. At least one (1) week prior to construction of the right-of-way and associated utilities, the Planning Board, Highway Department, Conservation Commission, Board of Health, Fire Department, Water Department, Building Department, and Wayland's Engineering Consultant shall be notified in writing of the construction commencement date and schedule, so that pre-construction conferences between the developer, his engineers and contractors, and all involved town agencies can be scheduled to discuss construction schedules, standards, and compliance with Town regulations. The Planning Board or its agent must be contacted for the required inspections throughout the development of the project.
- l. The water distribution system shall be installed in accordance with the requirements of the Water Department. One (1) week's notice shall be given to the Water Department before work on the ground commences. Specific cross-section details will be determined at the time of construction. Upon completion of the work, the connections shall be chlorinated and pressure tested, one hundred fifty (150) pounds for thirty (30) minutes. Samples for coliform bacteria must pass state (DEP) standards before any connections are made.

- m. Prior to final release of the lots shown on the plans, or, if appropriate other security has already resulted in the release of said lots, prior to the release of said other remaining security, one reproducible copy, ten (10) blue line print copies, and an electronic copy (*.DXF File Format) of an "as built" plan shall be submitted to the Planning Board or its agent. Said "as built" plan shall be suitable for locating all subdivision improvements required by this decision, both above and below ground. Said plan shall include sufficient elevations so that the Town can verify that improvements will perform as designed and approved. Said plan shall clearly indicate all deviations from the approved subdivision plans. No deviations from the approved subdivision plans shall be allowed or commenced without prior written approval from the Planning Board or its agent. All such deviations shall be requested in writing, clearly citing justifications for said deviations.
- n. Prior to final release of the performance guarantee, any construction, drainage, trail, perimeter, and building envelope easements shall be approved by the Planning Board, and fully executed and recorded.
- o. All utility poles shall be removed, and all utilities shall be installed underground.
- p. The applicant agrees as a condition of approval (with conditions and modifications) that in any sale or transfer by the owner or any successor owner of the lots, the deed or other instrument shall refer to and incorporate by reference hereto all conditions set forth herein.
- q. No lot shall be further divided so as to create additional lots suitable for subdivision; that is, the subdivision is limited to 5 dwelling lots.

V. SPECIAL CONDITIONS/ WAIVERS GRANTED

The Planning Board has granted the following waivers as part of its approval.

- a) Granite curbing with inlets will be provided at all catch basin locations along the road and at the curb radii at the subdivision entrance and at the cul-de-sac entrance, only. The granite curb will extend six feet beyond the points of curvature and points of tangency. Bituminous Cape Cod berms are proposed at all other locations.
- b) Pavement width is approved to be reduced from 22 feet to 20 feet.
- c) The requirement for streetlights is waived, no streetlights shall be installed;
- d) Final soil testing for septic systems will be performed upon approval of the final lot configuration.
- e) A waiver from the masonry style manhole is granted. Pre-cast structures are permitted.

VI. FINAL REQUIREMENTS

The provisions of this decision shall be binding upon every owner or owners of each of the lots as shown on the plans, and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with said land in full force and effect for the benefit of and enforceable by the Town of Wayland. A revision date for the revised plans and professional registration stamp that reflects all changes, revisions, and modifications are to be applied to the final mylar plans.

George Ives, Chairman
Planning Board

Date signed:_____



Vanasse Hangen Brustlin, Inc.

101 Walnut Street
Post Office Box 9151
Watertown
Massachusetts 02471
617 924 1770

Memorandum

To: Joe Laydon
Wayland Planning Board
41 Cochituate Road
Wayland, MA 01778

Date: November 17, 2004

Project No.: 06629

From: Jack Lydon, P.E.

Re: Spencer Circle bond reduction request
No. 4

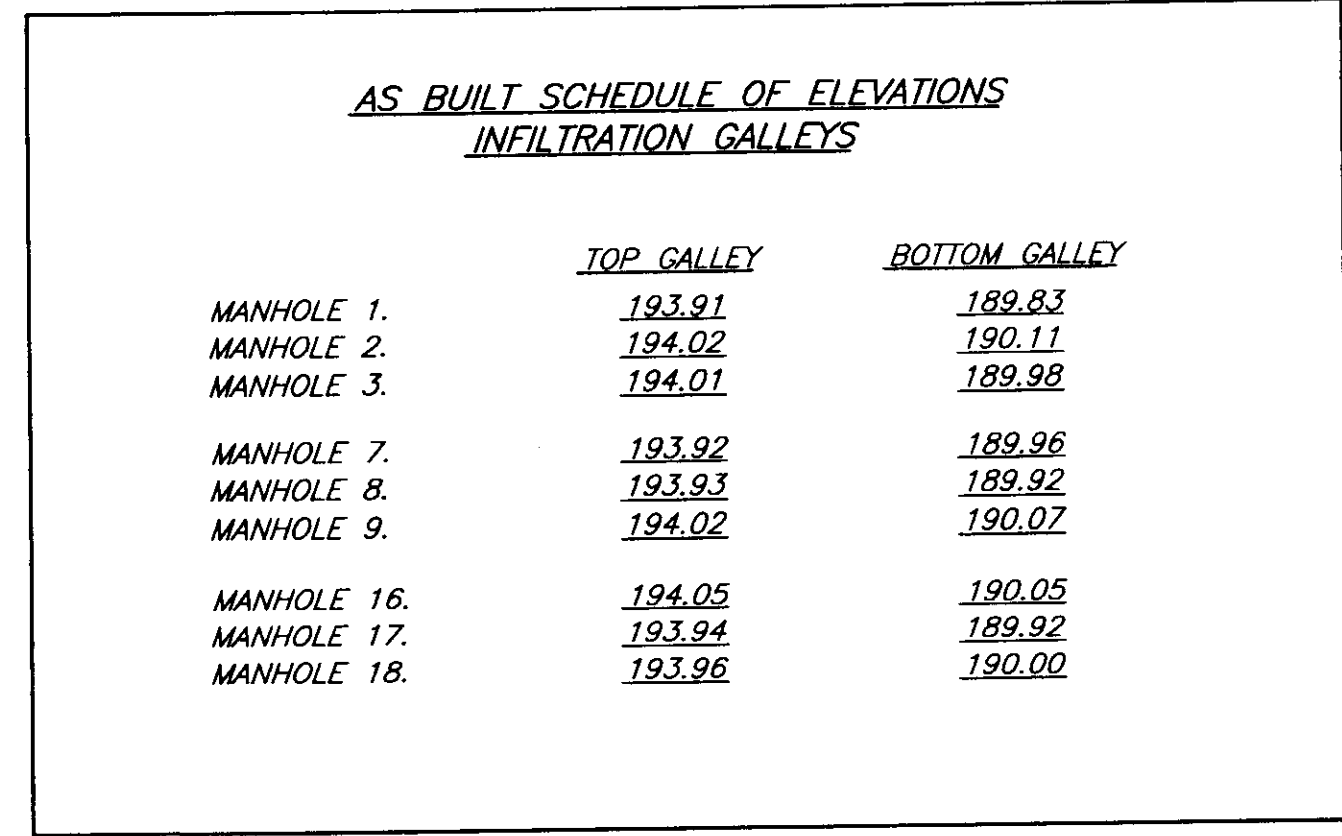
On October 14, 2001, a final inspection of Spencer Circle was done to verify that roadway construction of Spencer Circle had been completed. All "punch list" items from the July 15, 2003 memorandum (attached) were reviewed. At that time all items were completed with the following exceptions indicated on the October 14, 2004 daily construction report (attached).

Based on a phone conversation with Joe Laydon on 11/ 17/ 04, the following has occurred:

1. "As-Built" drawings have been submitted to the Town.
2. All eleven bounds have been verified.
3. Trees obstructing access for maintenance of the below ground drainage system will be removed.
4. Manhole castings have been adjusted flush with the roadway surface to meet the requirement of the highway director.

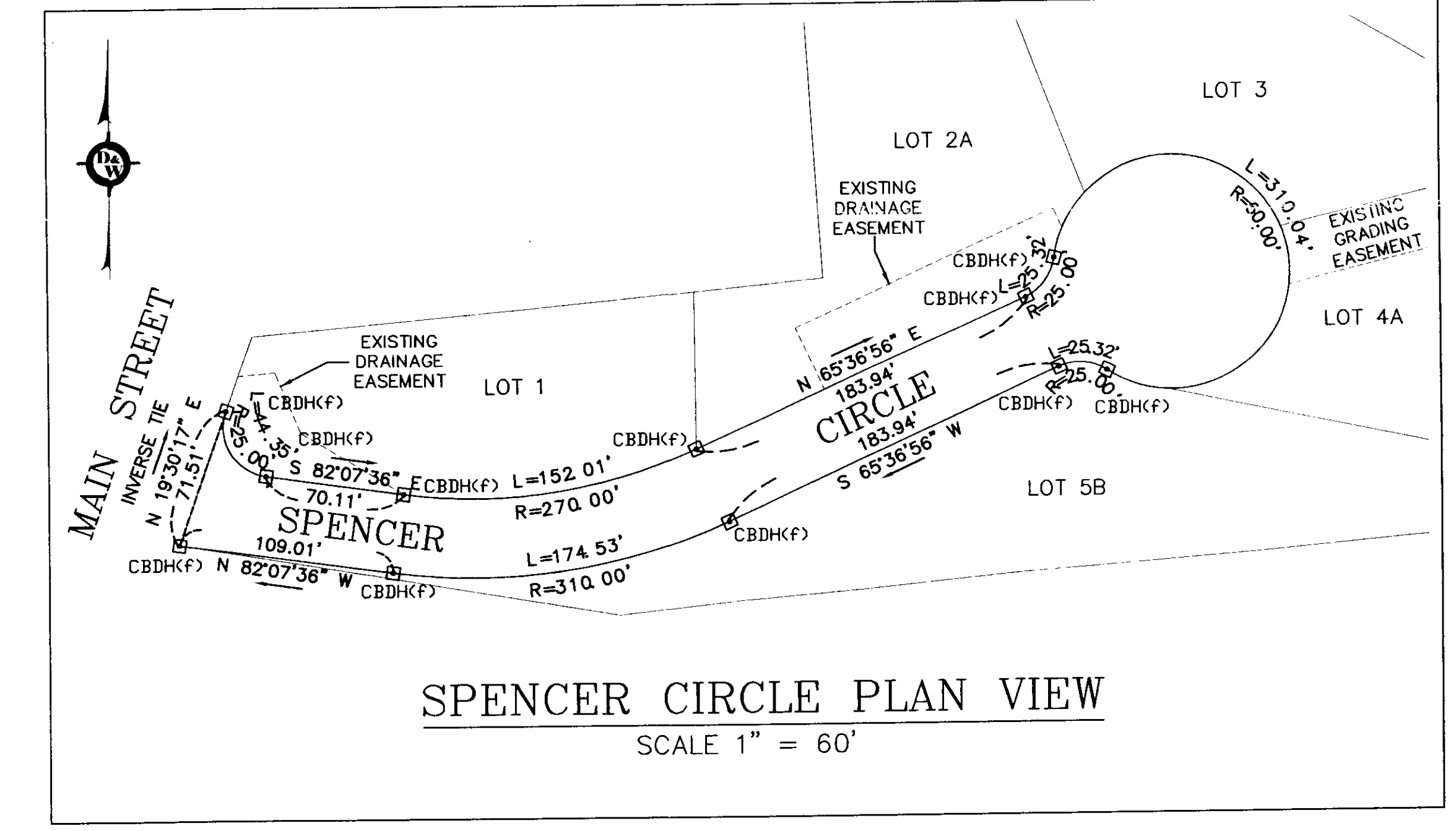
I concur that all roadway work items have been completed and recommend that the Board release remaining bond money to the developer.

- 



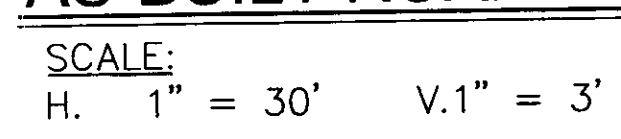
NOTES:


1.) SEE DESIGN PLAN REFERRED TO AS "STORM DRAINAGE & UTILITY PLAN
SPENCER CIRCLE, WAYLAND MASSACHUSETTS" FOR SPENCER CIRCLE DEFINITIVE
SUBDIVISION PLAN PREPARED FOR BESSIE K. SPENCER BY ENCON ENGINEERS &
CONTRACTORS, INC.

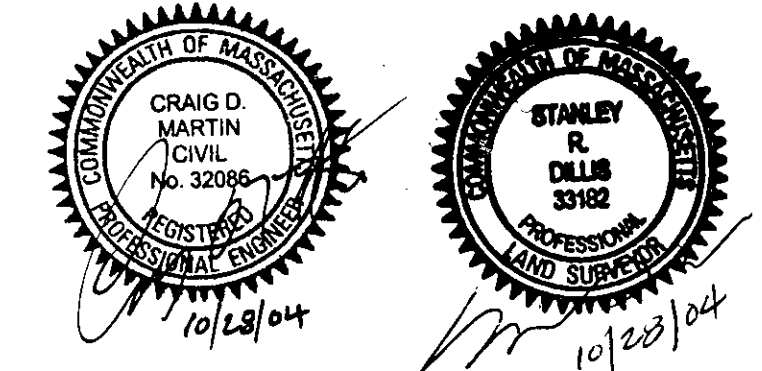


SPENCER CIRCLE PLAN VIEW

SCALE 1" = 60'



<p align="center">AS-BUILT SPENCER CIRCLE WAYLAND, MASSACHUSETTS</p>	
<p>PREPARED FOR: HERITAGE PROPERTIES P.O. BOX 267 WAYLAND, MA. 01778</p>	<p>DRAWING SCALE: 1" = 30' DATE: OCTOBER 25, 2004</p>
<p>DRAWN BY: JWF 10/25/04</p>	<div align="center">  </div>
<p>CHECKED BY: CDM 10/27/04</p>	<p align="center">1092 MAIN STREET, P.O.BOX 428, BOLTON, MA., 01740</p> <p align="center">COPYRIGHT DUCHARME & WHEELER, INC. 2004 SHEET 1 OF 1 J.N.3168</p>



Road Construction Cost Form

Spencer Circle

Est.

11/21/2016

Surface Area	Area	Cost per	Amounts	Total Cost
Width in ft	21			
Length in ft	680			
Culd a sac or Misc ft				
Total sq ft	14280			
Total Sq Yards	1587			
Reclamation				
Sq Yards @ \$1.70		\$2.25	1587	\$3,570.75
Milling				
Sq Yards @ \$2.75	0	\$2.75	0	\$0.00
Tack and Misc				\$0.00
Base/Binder	2"	\$52.00	179	\$9,308.00
Top Coarse	1.75"	\$56.00	157	\$8,792.00
Leveling Coarse		\$69.00		
65% or top				
Catchbasins		\$250.00	2	\$500.00
Manholes		\$250.00	2	\$500.00
Water Gates		\$90.00	1	\$90.00
Gas Gates		\$90.00	0	\$0.00
Berm	1300	\$74.00	33	\$2,442.00
Driveway Rd Apron ft		\$74.00	20	\$1,480.00
Police Details		\$50.00	48	\$2,400.00
Misc:				
Overtime		\$40.00	20	\$800.00
Sub total				\$29,882.75
Plus minus Cost Esc.		5.00%		\$1,500.00
Total Cost				\$32,182.75

