



FIELD REPORT #1

Client:	Town of Wareham Planning and Community Development	Report Date:	March 25, 2024
Project:	Shell Point Place	A&M Project #:	3236-03
Location:	69 Great Neck Road	Contractor:	David Andrade
Weather:	Partly Cloudy	Temperature:	47 °F
Date of Site Visit:	March 25, 2024		
Time:	From: 11:00 AM		To: 11:55 PM
Present at Site:	Phil Cordeiro– A&M; David Andrade – Contractor/Owner		
Reported By:	Phil Cordeiro – A&M		

The following was noted:

Wareham Planning and Community Development,

On March 25, 2024 A&M conducted an inspection at the Shell Point Place subdivision. The primary purpose of the inspection was to review pavement cores of the roadway binder that had been taken by the owner as requested at the Planning Board meeting held on December 11, 2023.

At the meeting held on December 11, 2023, the owner requested the Planning Board to release the lots for general construction.

Prior field inspections were undertaken by Charles Rowley, P.E./P.L.S. on behalf of the Town of Wareham and are not noted herein. Binder placement was conducted within visual inspection of a representative of the Town of Wareham.

The applicant prepared three roadway cores at the recommendation of A&M at approximately stations 1+00, 2+50, and 5+00. A&M reviewed each core and the underlying gravel bedding. All three cores met the requirements for the minimum binder thickness of 2" HMA Type I-1 Binder in accordance with the record plans and the subdivision rules and regulations. A&M did not have the binder tested for adherence to the gradation specifications for binder but based on visual observations appeared consistent with prior experience. A&M reviewed the upper 6" of the gravel base, Type B, which also appeared consistent with the regulations and gradation without conducting an individual sieve test. A&M did not observe the lower 6" gravel borrow Type C base.

While onsite, A&M reviewed the bituminous cape cod berm curbing that was installed with the binder asphalt. The curbing was in accordance with the record plans with no deficiencies noted. It is common that berm curb may be damaged during construction of the homes. Any damaged curbing can be repaired with the installation of the wearing course of asphalt.

While reviewing the constructed condition and the information available on the project, A&M notes the following in conjunction with the criteria listed on Form N of the Subdivision Regulations :

1. No sidewalks have been installed to date.
2. Catch basins and drainage manholes have been installed for the stormwater collection system. No definitive as-built is in place to confirm the elevations or constructed inverts, but this is believed to have been previously reviewed by Mr. Rowley.
3. The system of leaching catch basins is installed, but no covers have been raised to finished grade.
4. The infiltration basin has been excavated but is not stabilized and requires the final installation of loam.
5. The outlet stone and flared ends have not been constructed as part of the stormwater basin.
6. The water quality unit for the stormwater treatment has not been installed.
7. Large sections of the stormwater basin had eroded during recent rainfall.
8. Roadway shoulders, etc. require grading and the application of loam.
9. No street trees, street signs or lights have been installed.
10. No right of way bounds have been installed.

In A&M's opinion, the binder course is installed in accordance with the plan and in a satisfactory manner.

Should the applicant request release of the covenant, a surety bond estimate should be prepared by the Owner/Owner's representative and submitted to the Planning Board for review and confirmation of value with contingency applied.

Representative photographs obtained during the site visit:



Photograph 1 – Roadway binder installation



Photograph 2 – In progress Stormwater basin with erosion



Photograph 3 – Roadway core (sta 2+50 +/-).



Photograph 4 – Roadway core (sta 2+50 +/-).



Photograph 5 – Roadway core (sta 5+00 +/-).



Photograph 6 – Roadway core (sta 5+00 +/-).



Photograph 7 – General state of Roadway, shoulders, etc.