

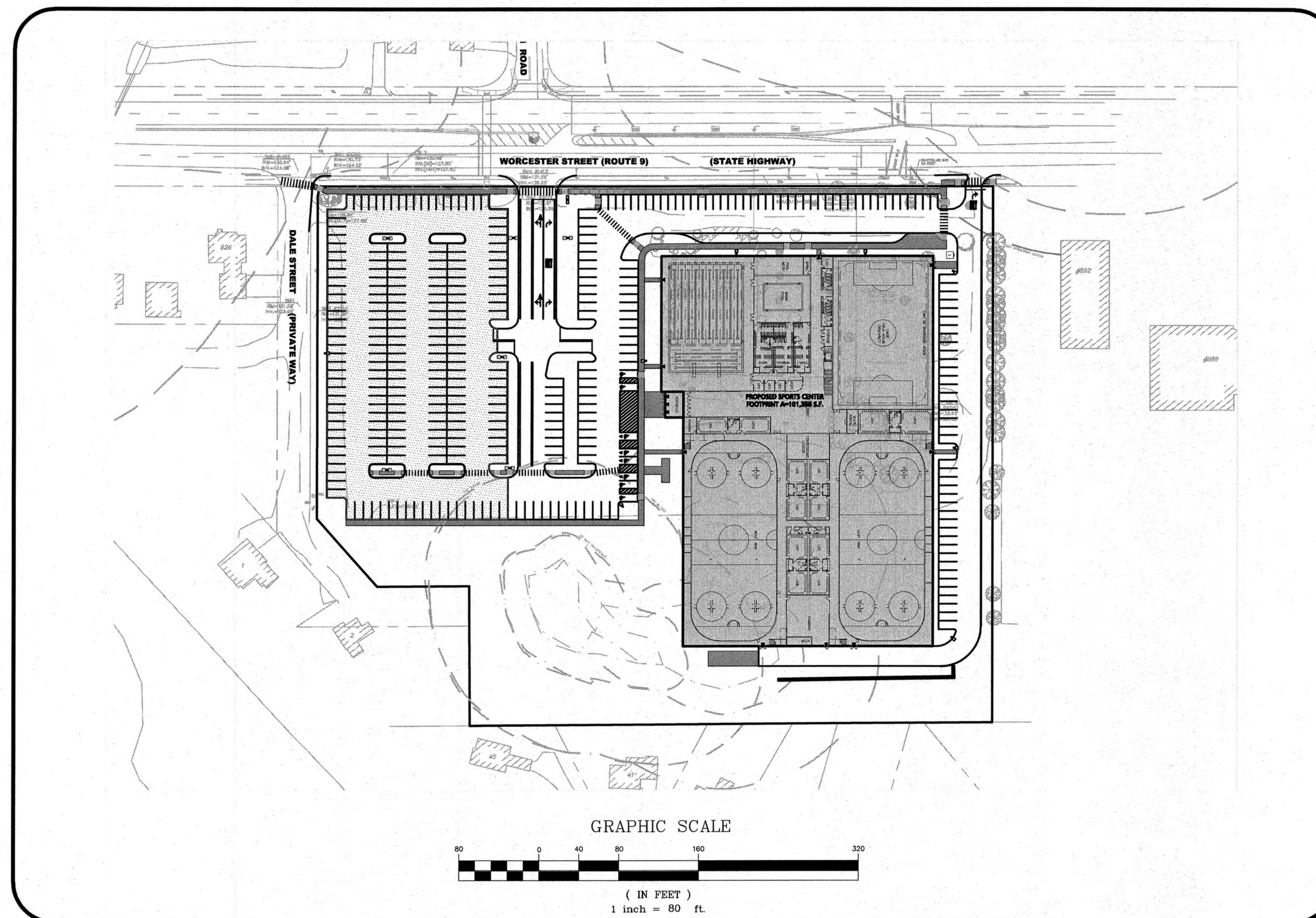
SITE DEVELOPMENT PLANS FOR WELLESLEY SPORTS CENTER 900 WORCESTER STREET WELLESLEY , MA

APPLICANT:
WELLESLEY SPORTS CENTER, LLC
41 NORTH ROAD, SUITE 203
BEDFORD, MA 01730

SITE ENGINEERS/LAND SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
10 MAIN STREET
LAKEVILLE, MA 02347

TRAFFIC ENGINEER:
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

ARCHITECT:
DACON CORPORATION
16 HURON DRIVE
NATICK, MA 01760



LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED
EXISTING CONDITIONS		2-1-2013
LAYOUT AND MATERIALS	C-1	4-12-2017
GRADING AND DRAINAGE	C-2	4-12-2017
UTILITIES	C-3	4-12-2017

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE, MA 02347-1674
TEL: (508) 928-1010
FAX: (508) 928-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

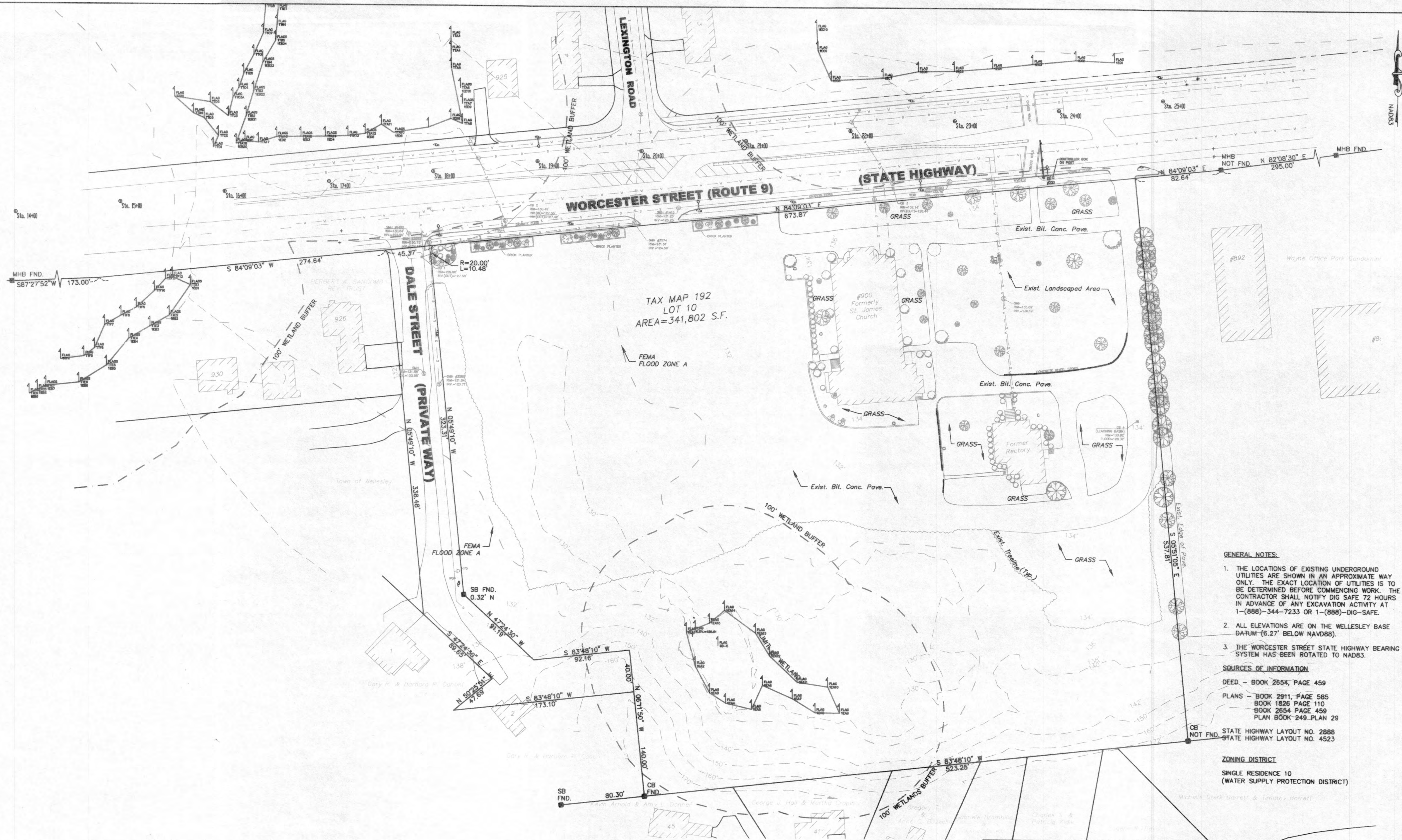
Copyright © 2017 Allen & Major Associates, Inc.
All Rights Reserved



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

**ISSUED FOR PROJECT OF
SIGNIFICANT IMPACT**

APRIL 12, 2017



- GENERAL NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE EXACT LOCATION OF UTILITIES IS TO BE DETERMINED BEFORE COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY DIG SAFE 72 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY AT 1-(888)-344-7233 OR 1-(888)-DIG-SAFE.
 2. ALL ELEVATIONS ARE ON THE WELLESLEY BASE DATUM (6.27' BELOW NAVD88).
 3. THE WORCESTER STREET STATE HIGHWAY BEARING SYSTEM HAS BEEN ROTATED TO NAD83.

SOURCES OF INFORMATION

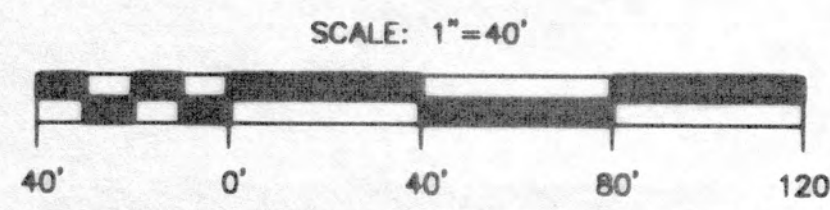
DEED - BOOK 2654, PAGE 459

PLANS - BOOK 2911, PAGE 585
 BOOK 1826 PAGE 110
 BOOK 2654 PAGE 459
 PLAN BOOK 249, PLAN 29

STATE HIGHWAY LAYOUT NO. 2888
 STATE HIGHWAY LAYOUT NO. 4523

ZONING DISTRICT

SINGLE RESIDENCE 10
 (WATER SUPPLY PROTECTION DISTRICT)



REVISION	DATE	MADE BY	CHECKED BY	DESCRIPTION
DESIGNED BY: D.J.H.	DATE: 2/1/2013			
DRAWN BY: J.V.H.	SCALE: AS NOTED			
CHECKED BY:				
APPROVED BY:	DATE: 4/12/13			
DAVID J. HICKEY, JR., P.E.				

EXISTING CONDITIONS PLAN

900 WORCESTER STREET
 WELLESLEY, MA

TOWN OF WELLESLEY
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 20 MUNICIPAL WAY, WELLESLEY, MA 02481

DALE STREET
(PRIVATE WAY)

WORCESTER STREET (ROUTE 9)
(STATE HIGHWAY)

PROPOSED SPORTS CENTER
FOOTPRINT A=101,356 S.F.

LEGEND:

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
POROUS PAVEMENT	
BUILDING ARCHITECTURE	
BUILDING INTERIOR WALLS	
CURB	
RETAINING WALL	
PARKING STRIPING	
ROADWAY STRIPING	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
SETBACK LINE	
PARKING COUNT	
COMPACT PARKING STALL	
TREE LINE	
TRANSFORMER	
VERTICAL GRANITE CURB	VGC
MONOLITHIC CONCRETE CURB	MCC
PRECAST CONCRETE CURB	PCC
CAPE COD BERM	CCB
SITE LIGHTING	

ZONING CHART SINGLE FAMILY RESIDENCE (SR-10) COMMERCIAL RECREATION OVERLAY DISTRICT

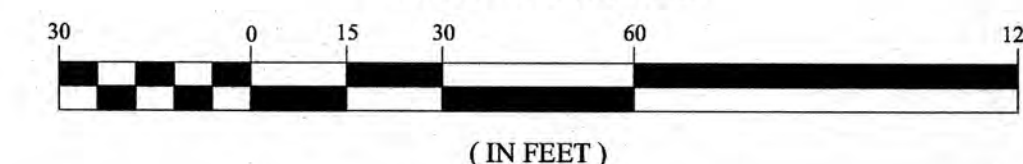
ITEM	REQUIRED	PROPOSED
FRONT YARD SETBACK (MIN)	30'	70'
SIDE YARD SETBACK (MIN)	20'/50'	60'
REAR YARD SETBACK (MIN)	40'/50'	76.9'
MAXIMUM HEIGHT	60'	NA
MINIMUM LOT AREA	5 AC	7.8 AC
MINIMUM OPEN SPACE	30%	33.09%
LANDSCAPE BUFFER	5'	7.5'
PARKING 1 SPACE PER 3 SEATS (PROPOSED 1050 SEATS)	350	355

*20' EXCEPT WHEN ABUTTING A LOT LOCATED IN THE CONSERVATION DISTRICT OR SINGLE RESIDENCE DISTRICT, THE SIDE YARD SHALL NOT BE LESS THAN 50'
**40' EXCEPT WHEN ABUTTING A LOT LOCATED IN THE CONSERVATION DISTRICT OR SINGLE RESIDENCE DISTRICT, THE REAR YARD SHALL NOT BE LESS THAN 50'

OPEN SPACE SURFACE RATIO AREA

ITEM	UNIT
LOT AREA	341,802 S.F.
BUILDING FOOTPRINT	101,356 S.F.
PAVEMENT (PARKING, DRIVEWAY)	127,339 S.F.
TOTAL IMPERVIOUS AREA	228,695 S.F.
IMPERVIOUS COVERAGE	66.91%
SIDEWALK / BIKE PAD	10,613 S.F.
DUMPSTER / MECHANICAL PADS	757 S.F.
LANDSCAPE / WETLAND AREA	101,737 S.F.
TOTAL OPEN SPACE AREA	113,107 S.F.
OPEN SPACE COVERAGE	33.09%

GRAPHIC SCALE



ISSUED FOR PROJECT OF
SIGNIFICANT IMPACT
APRIL 12, 2017



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION
APPLICANT/OWNER:
WELLESLEY SPORTS CENTER, LLC
41 NORTH ROAD, SUITE 203
BEDFORD, MA 01730

PROJECT:
WELLESLEY SPORTS CENTER
900 WORCESTER STREET
WELLESLEY, MA

PROJECT NO. 2329-01 DATE: 04-12-17
SCALE: 1"=30' DWG. NAME: C2329-01
DESIGNED BY: PGM CHECKED BY: PLC

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.
civil & structural engineering • landscape architecture
environmental consulting • landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE, MA 02347-1674
TEL: (508) 923-1010
FAX: (508) 923-6309

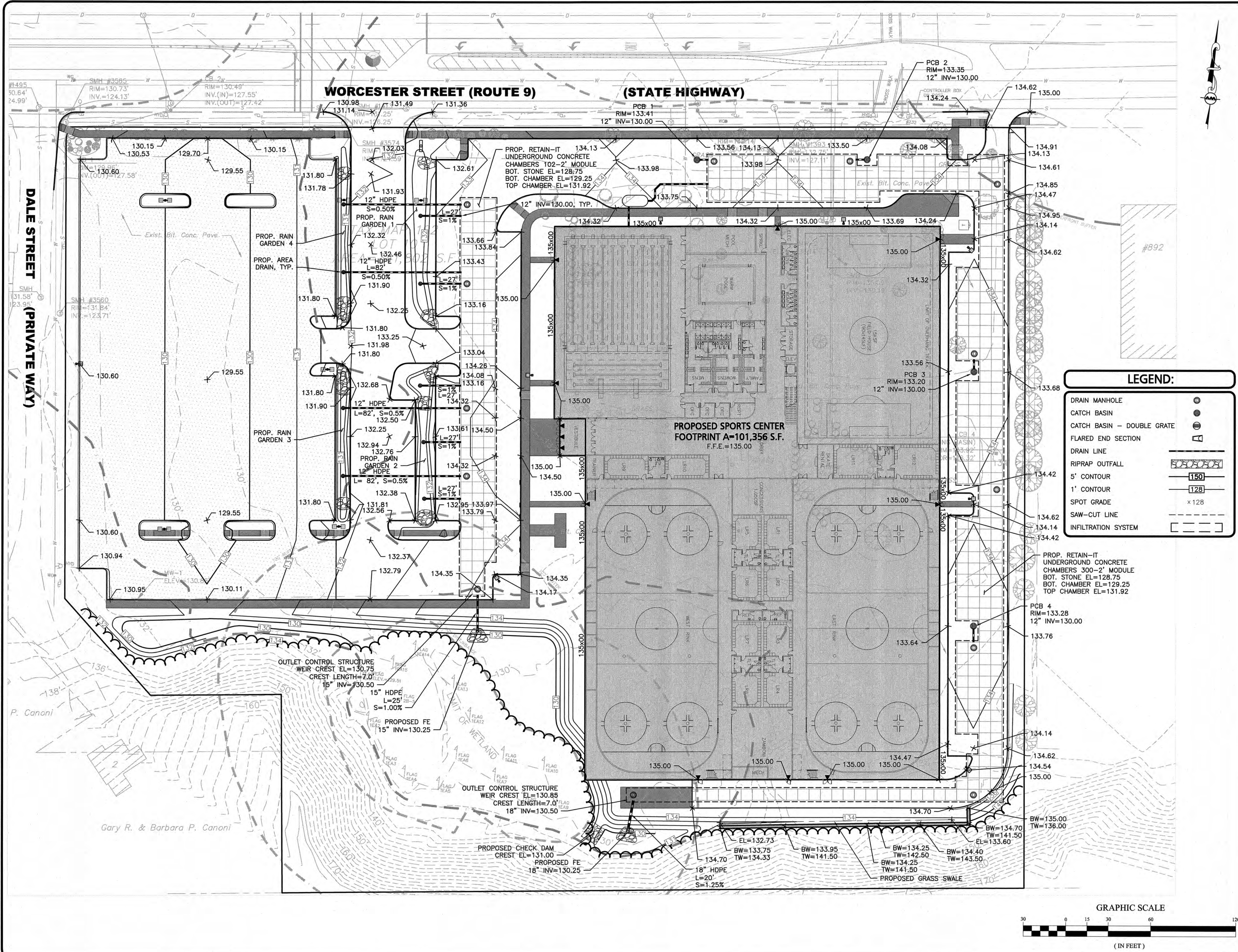
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

LAYOUT & MATERIALS
PLAN

C-1



ISSUED FOR PROJECT OF
SIGNIFICANT IMPACT
APRIL 12, 2017

PHILIP CORUJERO
CIVIL
No. 47863
PROFESSIONAL ENGINEER
4-12-17
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT/OWNER:
WELLESLEY SPORTS CENTER, LLC
41 NORTH ROAD, SUITE 203
BEDFORD, MA 01730

PROJECT:
WELLESLEY SPORTS CENTER
900 WORCESTER STREET
WELLESLEY, MA

PROJECT NO.	2329-01	DATE:	04-12-17
SCALE:	1"=30'	DWG. NAME:	C2329-01
DESIGNED BY:	PGM	CHECKED BY:	PLC

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

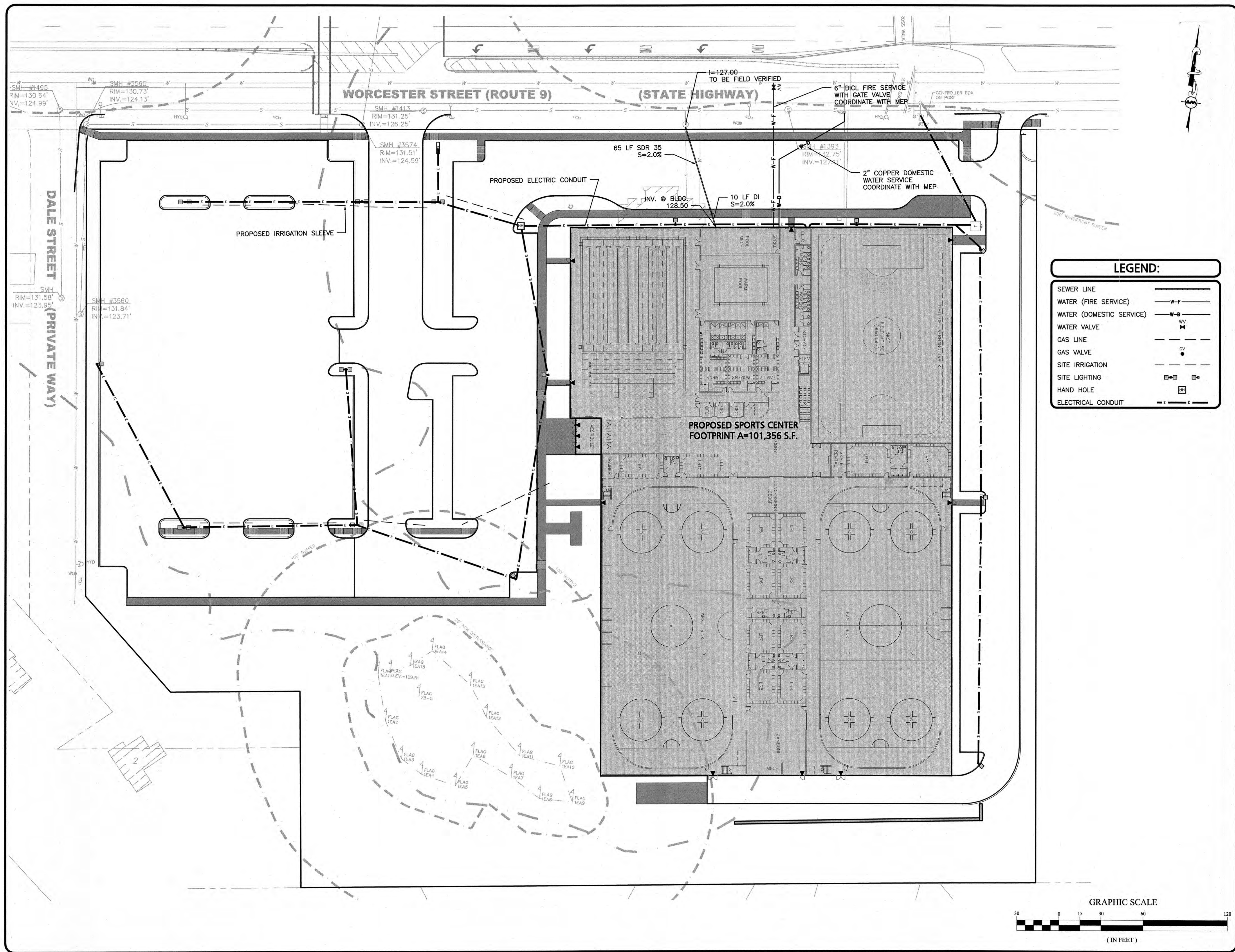
10 MAIN STREET
LAKEVILLE, MA 02347-1674
TEL: (508) 923-1010
FAX: (508) 923-6809

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT.
CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANT MAY BE
PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC
MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC
APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE
MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR
OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL
INDICATION OF THE DOCUMENT'S AUTHORITY ON THE MAGNETIC
MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND
SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF
ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET No.
GRADING & DRAINAGE PLAN	C-2

Copyright © 2017 Allen & Major Associates, Inc.
All Rights Reserved



ISSUED FOR PROJECT OF
SIGNIFICANT IMPACT
APRIL 12, 2017

PHILIP L. CORDIERO
CIVIL
No. 4488
PROFESSIONAL ENGINEER
04-12-17
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT/OWNER:
WELLESLEY SPORTS CENTER, LLC
41 NORTH ROAD, SUITE 203
BEDFORD, MA 01730

PROJECT:
WELLESLEY SPORTS CENTER
900 WORCESTER STREET
WELLESLEY, MA

PROJECT NO.	2329-01	DATE:	04-12-17
-------------	---------	-------	----------

SCALE:	1"=30'	DWG. NAME:	C2329-01
--------	--------	------------	----------

DESIGNED BY:	PGM	CHECKED BY:	PLC
--------------	-----	-------------	-----

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

10 MAIN STREET
LAKEVILLE, MA 02347-1674
TEL: (508) 928-1010
FAX: (508) 928-6809

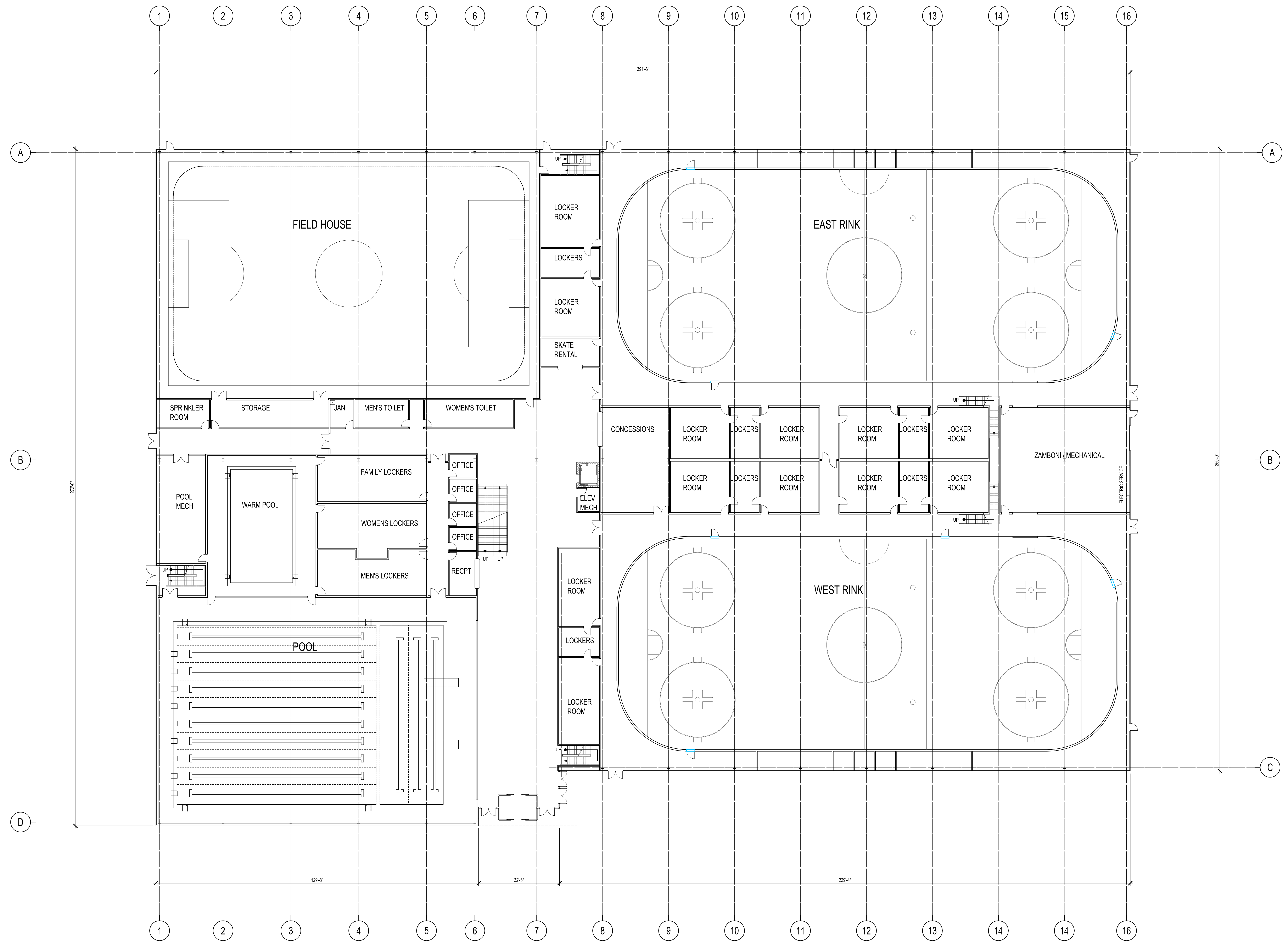
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

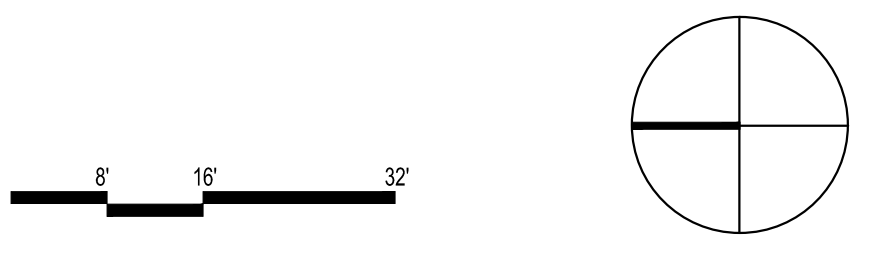
DRAWING TITLE:	SHEET No.
----------------	-----------

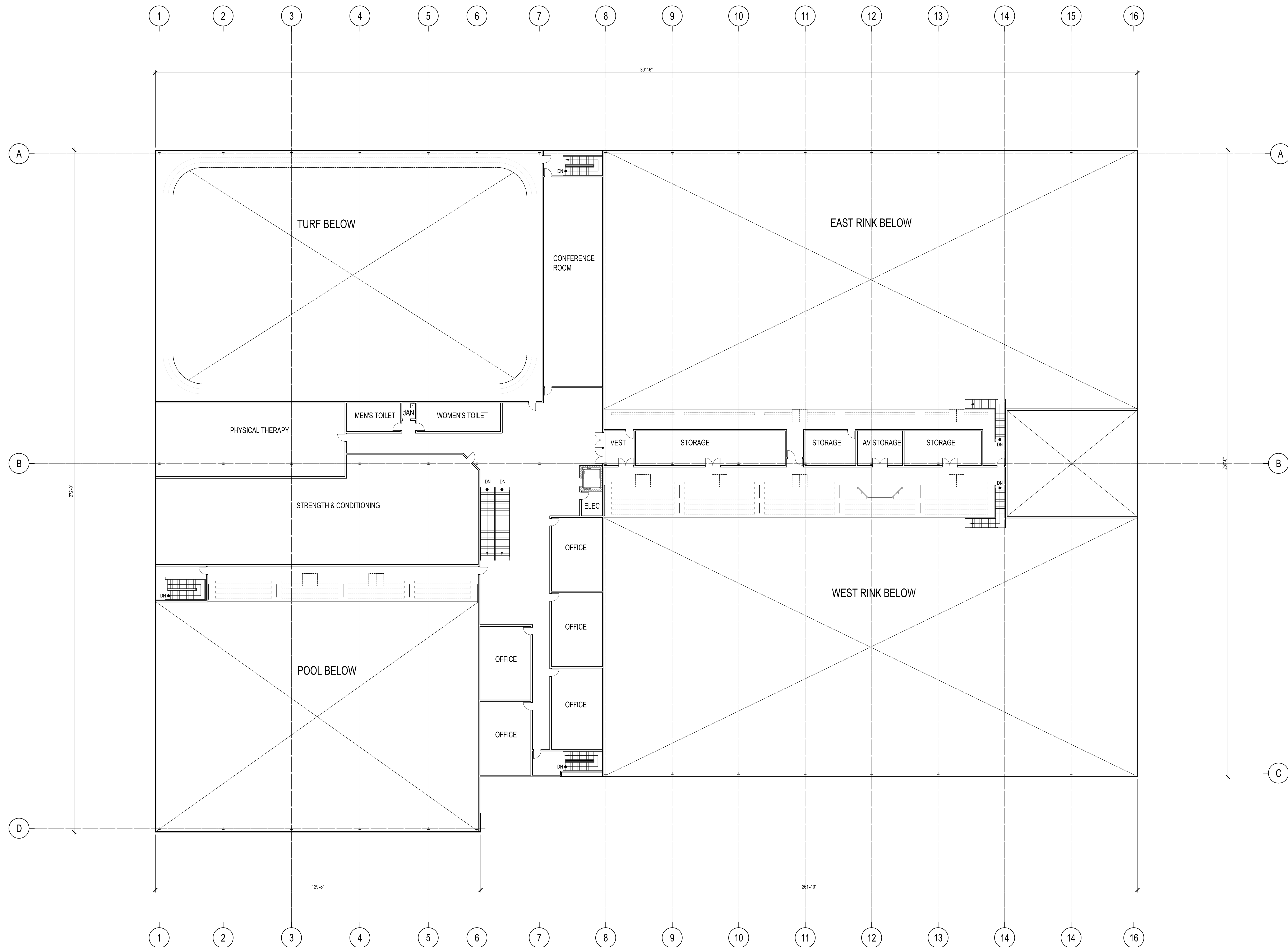
UTILITY PLAN	C-3
--------------	-----

Copyright © 2017 Allen & Major Associates, Inc.
All Rights Reserved

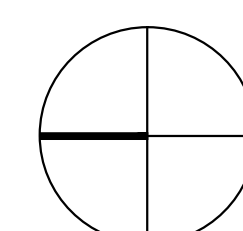
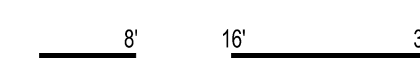


1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"





1 MEZZANINE PLAN
SCALE 1/16" = 1'-0"



WELLESLEY SPORTSPLEX
WELLESLEY, MA • 3910

NO	DATE	ISSUE
00	04.12.17	REVIEW

MEZZANINE
PLAN
SCHEME 2

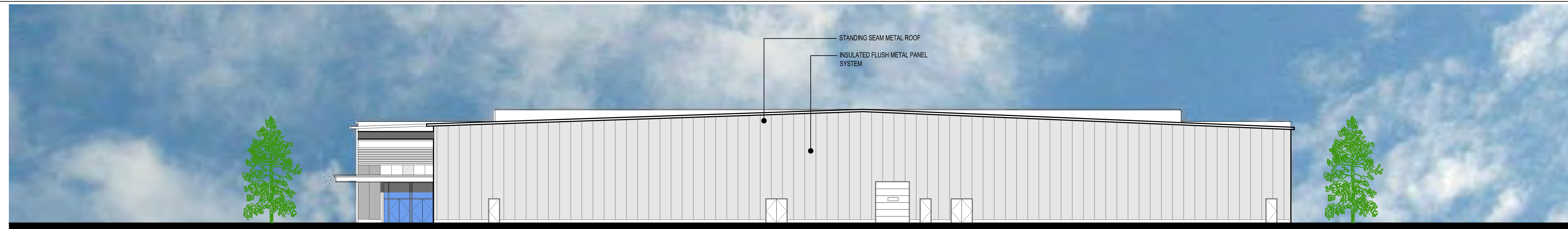
SD-3

SCALE: 1/16" = 1'-0"

DACON
Design/Build | Solution Driven

TOP OF ROOF EAVE
REF. ELEV. 127'-11 1/2"

FIN. FLOOR
REF. ELEV. 100'-0"



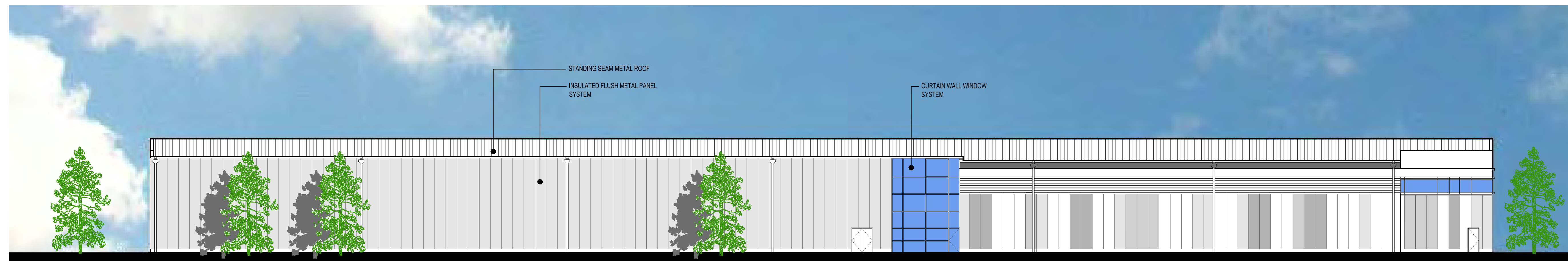
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

TOP OF ROOF EAVE
REF. ELEV. 127'-11 1/2"

FIN. FLOOR
REF. ELEV. 100'-0"

TOP OF ROOF EAVE
REF. ELEV. 128'-0"

FIN. FLOOR
REF. ELEV. 100'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

TOP OF ROOF EAVE
REF. ELEV. 128'-0"

FIN. FLOOR
REF. ELEV. 100'-0"

TOP OF ROOF
REF. ELEV. 128'-0"

FIN. FLOOR
REF. ELEV. 100'-0"



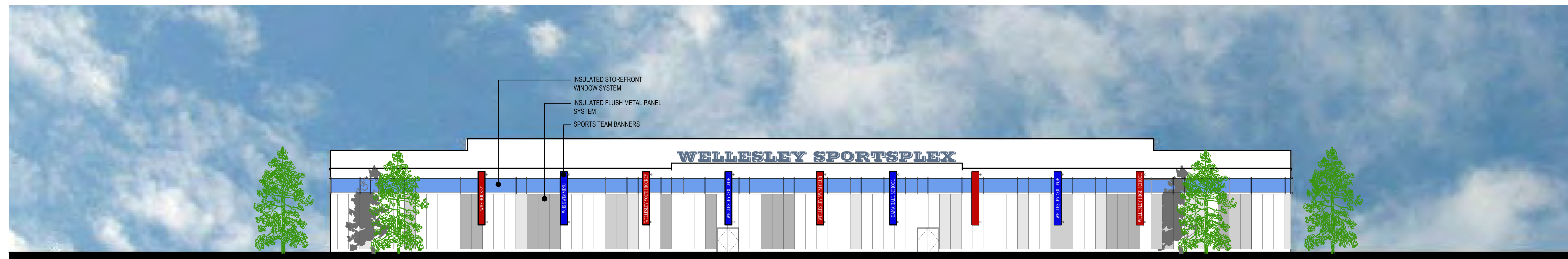
2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

TOP OF ROOF
REF. ELEV. 128'-0"

FIN. FLOOR
REF. ELEV. 100'-0"

TOP OF ROOF
REF. ELEV. 133'-2 1/2"

FIN. FLOOR
REF. ELEV. 100'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

TOP OF ROOF
REF. ELEV. 133'-2 1/2"

FIN. FLOOR
REF. ELEV. 100'-0"

8' 16' 32'