

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

J. RANDOLPH BECKER, CHAIRMAN
RICHARD L. SEEDEL
DAVID G. SHEFFIELD

LENORE R. MAHONEY
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TELEPHONE
(781) 431-1019 EXT. 2208

ROBERT W. LEVY, VICE CHAIRMAN
WALTER B. ADAMS
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ZBA 2019-49
Petition of Town of Wellesley School Department
405 School Street (Sprague Field)

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WELLESLEY MA 02454
2019 JUN -6 P 3:19

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 16, 2019, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Town of Wellesley School Department requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for a major construction project to reconstruct four tennis courts at Sprague Field, at 405 School Street, with a reconstructed court base, new sports surface asphalt and paint, new tennis posts and nets, replacement court signage, new chain link fence, stormwater system upgrades and associated landscaping improvements. The four tennis courts will be re-orientated by rotating them 90 degrees, resulting in a slight increase in impervious area. The property is located in a 10,000 square foot Single Residence District.

On April 2, 2019, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing was David Hickey, Town Engineer, who said that the project involves tennis court reconstruction at Sprague Field. He said that the Department of Public Works (DPW) has done a few rounds of repairs but issues with the paving continue to be problematic, to the point that the Middle School stopped using the courts. He said that the Community Preservation Committee (CPC) approved funds for the project at town meeting.

Mr. Hickey said that issues discussed at the Design Review Board (DRB) meeting resulted in small changes relating to accessibility of the path as well as bolstering the landscape plan.

Mr. Hickey said that the plan is to totally reclaim the existing tennis courts, pulverize the pavement, re-compact and build a new base, put in two new layers of pavement, new paint, new fencing, and all of the pieces that go with tennis play. He said that the project will reorient the courts to as close as they can get to an east-west alignment to minimize sun interference. He said that the courts will be a little longer and more narrow. He said that they will remove a concrete block shed that is used for storage for the Middle School and replace it with a container.

Mr. Hickey said that there is an existing buffer between the Sprague Complex and Highland Road, going toward Linden Street. He said that they will hold that corner and push things into Sprague Field.

Mr. Hickey said that there is a catch basin that is not too far away and is adequate to handle the flow. He said that because it will be clean water, they can put trench drains on each side to catch the storm water and run it through infiltrations to keep the base well drained. He said that they will be able to capture all small storms, take some burden off the stormwater systems downstream and improve the water quality. He said that water testing included in the submittal substantiate the design.

Mr. Hickey said that there will be a lot going on at Sprague Field this year. He said that they are queuing up the turf field replacement piece to begin in June and be done in early August. He said that the projects may overlap. He said that they would like to get this project started at the beginning of August and expect that it will involve six to eight weeks of construction. He said that if it extends into the school year, they will coordinate with the school.

A Board member said that on Sheet 4 of 9 there is a detail of a ball stop at either end of the courts and at the fence that divides the courts. He said that his experience working with college and university tennis courts is that they usually do not have square corners. He asked if any consideration was given to angling the four exterior corners of the fencing, which would relieve a little bit of the grading issue at the corner. Mr. Hickey said that all of the grading challenges were in the corners. He said that it seems like an easy change for them to make.

A Board member discussed the door swings in the center fence. He said that door could be a danger to the players if it hangs out. He said that the doors to enter the courts should swing out rather than in to prevent players on the courts running into the edge of a door if it is not closed. He said that otherwise they may want to have the door in the far corners. Mr. Hickey said that the fence separating the courts will probably be locked because it used by DPW for maintenance work.

A Board member asked about regrading at the north corner. He confirmed that there will be no retaining walls there. Mr. Hickey said that they looked at doing the sidewalk in different ways but did not like the idea of a wall beside the sidewalk or a small one beside the court. He said that, given the use here, the preference is to avoid walls.

A Board member confirmed that the bituminous driveway will stay in its current location.

A Board member asked about seating areas external to the courts. Mr. Hickey said that there are no plans for that now but they put an area of extra bituminous at the main entrance that can accommodate a bench. He said that if there is a call for a bench in the future, DPW can purchase and install it in a location that is determined to be best.

A Board member asked about drainage on the courts. Mr. Hickey said that the courts are moderately pitched, going on a plane from one end to the other, not in all directions. He said that it follows the land. He said that there is a cut off trench at the end with a perforated underdrain that goes to the drainage system.

A Board member asked about the process for cutting and patching to make all of the surface the same again. Mr. Hickey said that they will be remixing what was once the foundation for the tennis courts. He said that they will also be going into an area that used to be loam, where it will be important to excavate down for a good gravel base underneath. He said that there will be some surplus because the court area

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going in the easterly direction will be reclaimed and brought in. He said that they expect to bring in 160 yards of import. He said that there will be loam coming out and gravel going in that may be remixed. He said that the tennis court surface will not be cut and patch.

A Board member confirmed that there will be no lighting.

The Chairman said that the project documents state that this project will be outside an Activity and Use Limitation (AUL). He asked about vibrations from breaking up pavement and heavy vehicles coming in. Mr. Hickey said that the AUL is eight to ten years old and has mixed trash under it. He said that they reviewed the AUL and testing early in the review for this project. He said that the documents that guide what can and cannot be done did not have stipulations for work near, above it or vibrating it. He said that for DPW it was a matter of reviewing it and making sure that the work is outside of the AUL. He said that any work done inside the AUL would have to be done under the guidance of a licensed professional.

The Chairman said that the question on pile driving in the Development Prospectus was answered affirmatively. He confirmed that action will not be taking place.

The Chairman said that there is an inconsistency in the submittal about increase in impervious surface. He said that the overview talks about a 498 square foot increase. Mr. Hickey said that there may have been versions of the plans that got them to no net increase but those plans were not updated.

A Board member asked if the plane of the courts will slope towards the recharge area. Mr. Hickey said that the plane will go the other way toward Linden Street. He said that it will be very flat with trench drains on both sides. He said that the trench drain on the uphill side is there to pick up any groundwater or anything that might be detrimental to the subsurface.

A Board member said that the Design Review Board (DRB) suggested some additional white spruce. Mr. Hickey said that the original plan had six proposed trees. He said that two small trees have to come down. He said that the plans that were submitted to the Board should show 11 trees, which was in response to what the DRB proposed. He said that Cricket Vlass, Town Landscape Planner, had some follow up discussions with staff at the Planning Board about species and concerns about what would grow best there. He said that he was pretty sure that the message got back to the Planning Board and they were okay with the changes.

There was no one present at the public hearing who wished to speak to the petition.

Submittals from the Applicant

- Table of Contents
- Application for Site Plan Approval
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Project Overview
- Stormwater Management
- Site Utilities

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- Figures
 - Figure 1 - Locus Map
 - Figure 2 - Aerial Map
 - Figure 3 - NRCS Soil Map and Report
 - Figure 4 - Flood Insurance Rate Map
 - Figure 5 - Site Circulation Sketch
 - Figure 6 - Existing Watershed Plan
 - Figure 7 - Proposed Watershed Plan
- Appendices
 - Appendix 1 – Geotechnical Information
 - Appendix 2 – Construction Management Plan
 - Appendix 3 – Hydrology Calculations
 - Appendix 4 – Stormwater Operation & Maintenance Plan & Long Term Pollution Prevention Plan
 - Appendix 5 – Abutters List and Map
 - Appendix 6 – Cut and Fill Calculations Plan
 - Appendix 7 – Project Plan Sheets 1-9 (reduced size)

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sheet 1 of 9	Cover Sheet	March 2019	Town of Wellesley Department of Public Works Engineering Division	
Sheet 2 of 9	Existing conditions Plan and Survey Control	3/12/19	David J. Hickey, Jr., P.E.	4/1/19
Sheet 3 of 9	Site Preparation Plan	3/12/19	David J. Hickey, Jr., P.E.	4/1/19
Sheet 4 of 9	Layout and Materials Plan	3/12/19	David J. Hickey, Jr., P.E.	4/1/19
Sheet 5 of 9	Grading and Drainage Plan	3/12/19	David J. Hickey, Jr., P.E.	4/1/19
Sheet 6 of 9	Planting Plan	3/12/19	David J. Hickey, Jr., P.E.	4/1/19
Sheet 7 of 9	Plot Plan	3/12/19	David J. Hickey, Jr., P.E.	4/1/19
Sheet 8 of 9	Construction Details	3/12/19	David J. Hickey, Jr., P.E.	4/1/19
Sheet 9 of 9	Construction Details	3/12/19	David J. Hickey, Jr., P.E.	4/1/19

On April 25, 2019, Deputy Chief Mortarelli, Wellesley Fire Department, reviewed the project and submitted comments.

On April 2, 2019 and May 6, 2019, Gerard Bruno, Senior Civil Engineer, DPW Engineering Division submitted comments regarding the proposed project.

On March 28, 2019, the Design Review Board reviewed the project and voted unanimously to approve the project, subject to recommendations.

On May 8, 2019, the Planning Board reviewed the project and submitted recommendations.

DECISION

The Board voted unanimously to approve the Site Plan Approval, subject to compliance with the recommendations of the Design Review Board and the conditions listed below. The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

CONDITIONS

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on May 16, 2019. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.

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4. The Applicant will maintain a website and telephone number during the duration of site construction activities, to provide access to the most current scheduled activities.

Design Conditions

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

6. The Applicant shall implement its Traffic Management and Construction Management Plan as specified in its submittal dated February, 2019, titled, Construction Management Plan, prepared by Wellesley DPW.
7. The Applicant shall only allow construction traffic to enter and exit the project site via a temporary construction entrance to be located off Calvin Road at the Calvin Road parking lot. Under no circumstances shall the tennis court project site be accessed by Highland Road, Hilltop Road, Donizetti Street, Francis Road or School Street.
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9, Worcester Street (west bound from I-95) to the turnaround onto Kingsbury Street. Traffic will then turn onto Calvin Road then Calvin Road Parking Lot, and access to the Sprague Field tennis court project site. Departure from the project site will be via Calvin Street, turning left onto Kingsbury Street, and Right onto Route 9, Worcester Street, towards I-95.
9. During the period of construction, all construction equipment and materials deliveries shall be coordinated with any construction concurrently being implemented on the Sprague Fields.
10. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 am and no later than 4:00 pm. Construction may be performed on the Site Monday through Friday commencing not earlier than 7:00 am and completing not later than 4:00 pm and on Saturdays commencing not earlier than 9:00 am and completing not later than 4:00 pm. There shall be no work on Sundays.

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11. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked at the Calvin Road Parking Lot, on Kingsbury Street, Highland Road, Hilltop Road, Donizetti Street, Francis Road, School Street, or any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
12. A copy of the final Stormwater Pollution Prevention Plan shall be submitted to the Town Engineer for review and comment prior to construction.
13. During the loading, unloading, or movement of any construction materials, vehicles, construction equipment or machines, to or from the fenced construction site a flag person(s) under the direction for the contractor shall lead and direct the moving materials, vehicles, or equipment across Sprague Field between the construction site and Calvin Road.

Use Conditions

14. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" as currently in effect.
15. The Applicant shall provide to the Town Engineer inspectional and maintenance logs of the new Stormwater Management System, as stated in the Sprague Field - Tennis Court Replacement Project Storm Water Run Off Analysis and O & M Plan, dated March 5, 2019.

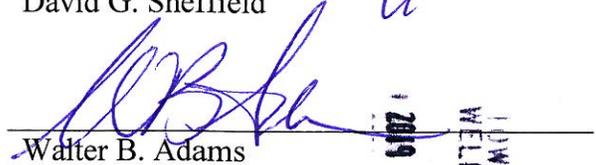
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ZBA 2019-49
Petition of Town of Wellesley School
Department
405 School Street (Sprague Field)

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Chairman


David G. Sheffield


Walter B. Adams

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ZBA 2019-49
Applicant Town of Wellesley School Department
Address 405 School Street (Sprague Field)

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

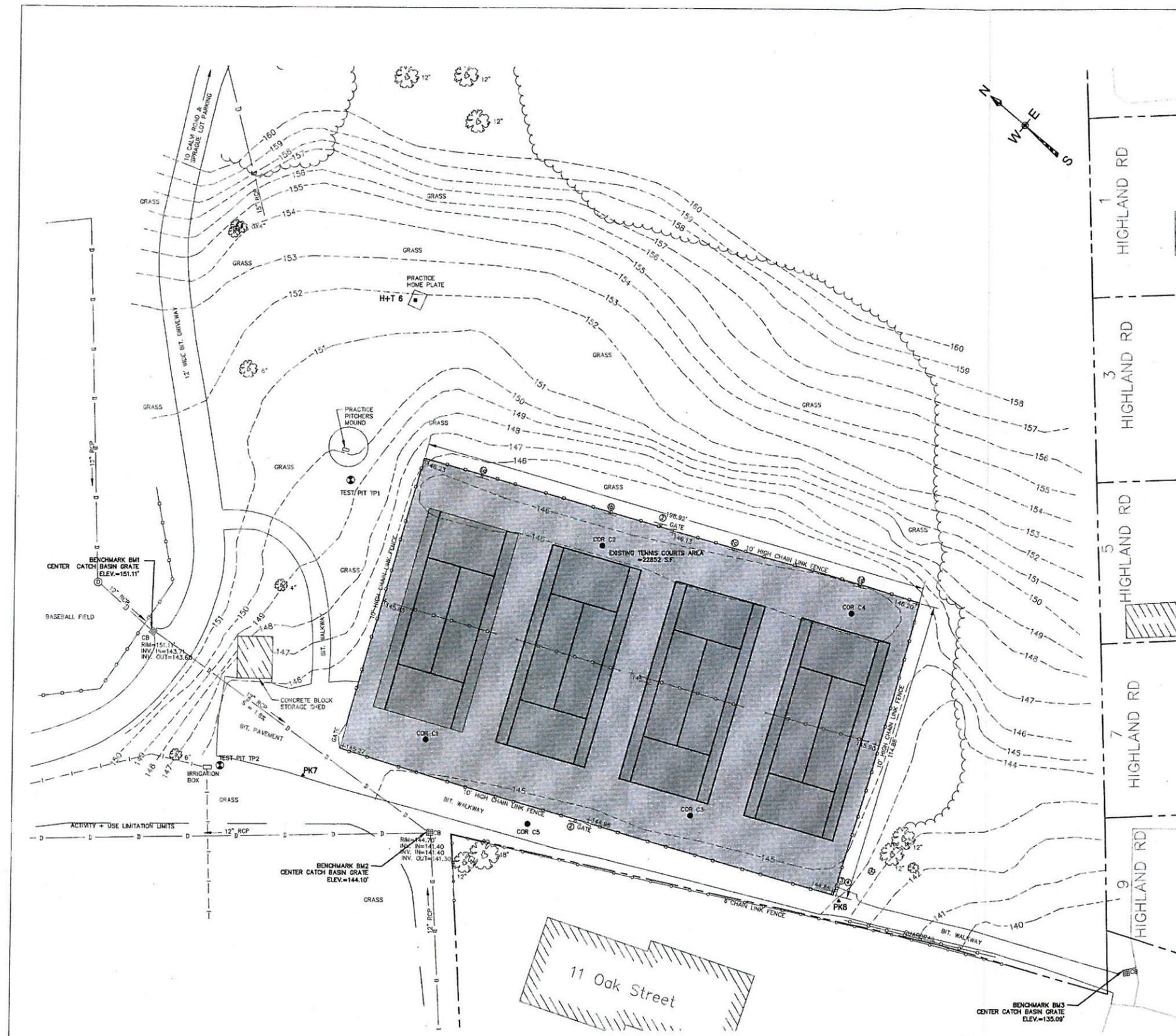
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



SIGNS LEGEND:

NO.	TYPE	DESCRIPTION	QUANTITY
1a	-	COURT 1	1
1b	-	COURT 2	1
1c	-	COURT 3	1
1d	-	COURT 4	1
2	-	Sign of Wellesley Sprague Field Tennis Courts	2
3	-	Sign of Tennis Courts	1
4	-	Sign of Tennis Courts	1

TRAVERSE POINTS DATA

POINT NO.	NORTHING	EASTING	ELEVATION
H+T6	2935784.546'	712335.439'	151.726'
PK7	2935701.995'	712170.454'	145.505'
PK8	2935512.126'	712266.259'	143.873'

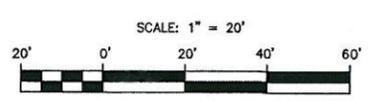
PAVEMENT CORES DATA

CORE NO.	THICKNESS	DATE PERFORMED
C1	4"	12/10/2018
C2	4"	12/10/2018
C3	6"	12/12/2018
C4	4"	12/12/2018
C5	5"	12/10/2018

TEST PITS DATA

TEST PIT NO.	DEPTH	SOIL HORIZON / LAYER	SOIL MATRIX: COLOR MOIST (MUNSELL)	PEDOXIMORPHIC FEATURES			SOIL TEXTURE (USDA)	COARSE FRAGMENTS % BY VOLUME		SOIL STRUCTURE	SOIL CONSISTENCE (MOIST)	OTHER
				DEPTH	COLOR	PERCENT		GRAVEL	COBBLES & STONES			
TP1	10"	Ap	10YR 3/2	-	-	-	LOAMY SAND	-	-	GRANULAR	VERY FRIABLE	-
	30"	Bw	7.5Y 5/4	-	-	-	LOAMY SAND	70%	30%	MASSIVE	VERY FRIABLE	-
	87"	C	10Y 6/4	-	-	-	LOAMY SAND	70%	30%	MASSIVE	VERY FRIABLE	-
ADDITIONAL NOTES: SOILS ARE GRAVELLY, LOAMY SAND, WEATHERED B LAYER MOST LIKELY ALL FILL												
TP2	12"	FILL	10Y 3/2	-	-	-	LOAMY SAND	-	-	GRANULAR	VERY FRIABLE	-
	43"	FILL	7.5Y 5/4	-	-	-	LOAMY SAND	60%	40%	MASSIVE	FRIABLE	-
	53"	Ap	10Y 3/2	-	-	-	LOAMY SAND	-	-	GRANULAR	VERY FRIABLE	-
	90"	B	7.5Y 5/4	-	-	-	LOAMY SAND	70%	30%	MASSIVE	FRIABLE	-
ADDITIONAL NOTES: THE TEST PIT HAS APPROXIMATELY 4'-6" OF FILL AT A TOTAL DEPTH OF 7.5' WITH NO GROUNDWATER												

G:\Eng\0_PROJECTS\SPRAGUE FIELD TENNIS COURTS\DRAWINGS\EXISTING CONDITIONS.DWG



- NOTES:**
- BENCHMARKS AND ELEVATIONS SHOWN ON THE PLAN ARE ON THE TOWN OF WELLESLEY VERTICAL DATUM AND WERE OBTAINED FROM SURVEY BY TOWN OF WELLESLEY DPW ENGINEERING DIVISION IN AUGUST 2018. HORIZONTAL DATUM USED FOR SURVEY IS BASED ON NAVD 88.
 - CORES BY WELLESLEY DPW HIGHWAY DIVISION.
 - TEST PITS BY WELLESLEY DPW HIGHWAY DIVISION 12/10/18 -12/12/18. SEE SPECIFICATIONS.

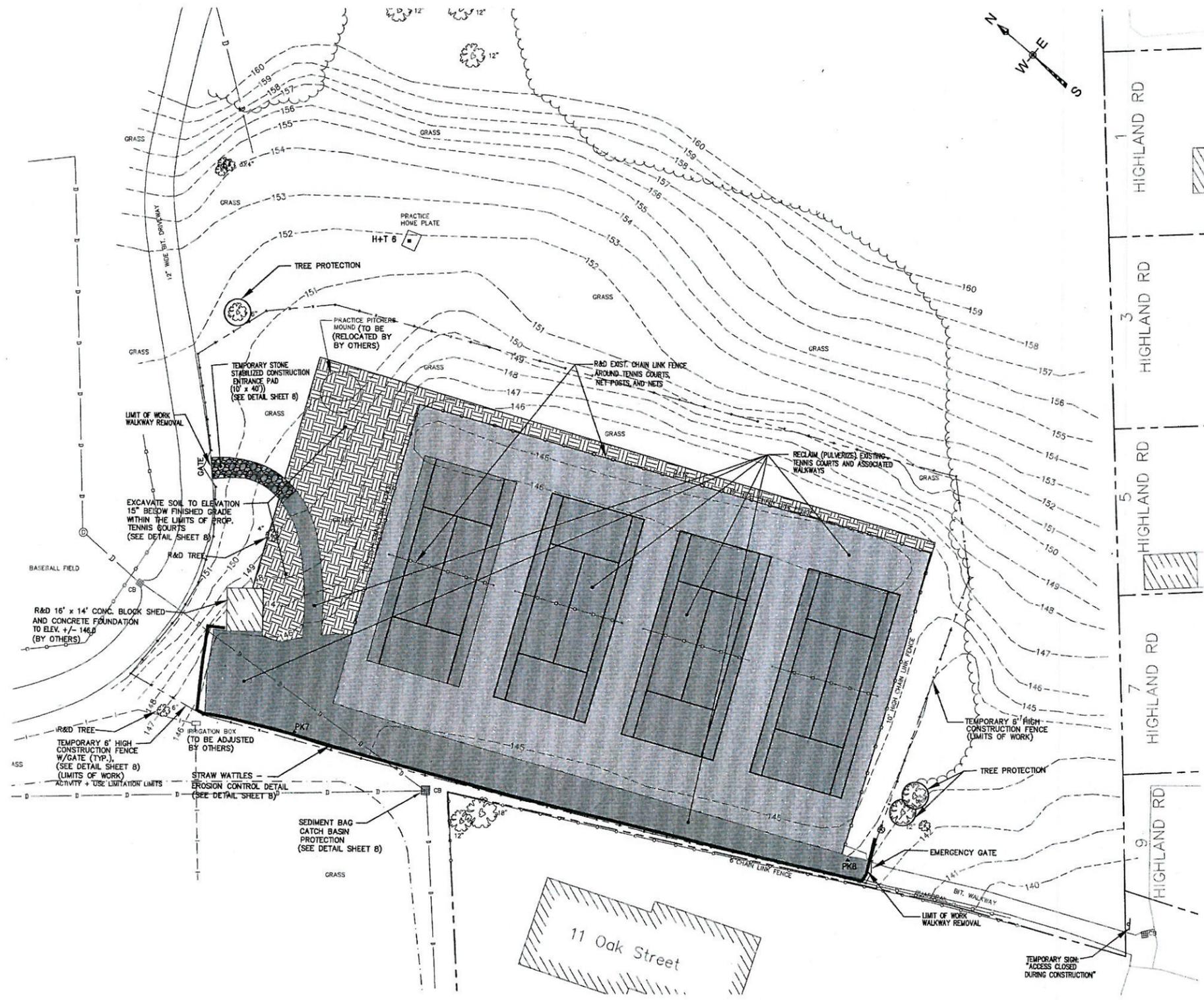
REVISION	DATE	MADE BY	CHECKED BY	DESCRIPTION
1	04/01/19	ALD	DRS	DPW REVIEW COMMENTS

DESIGNED BY: _____ DATE: 03/12/2019
 DRAWN BY: A.L.D. SCALE: AS NOTED
 CHECKED BY: D.R.S.
 APPROVED BY: _____ DATE: 4/1/19
 DAVID J. HICKEY, P.E. TOWN ENGINEER

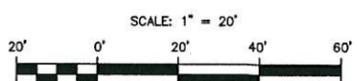
SPRAGUE FIELD TENNIS COURTS REPLACEMENT PROJECT EXISTING CONDITIONS PLAN AND SURVEY CONTROL

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

SHEET: 2 of 9



- SITE PREPARATION NOTES:**
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY WELLESLEY DPW ENGINEERING DIVISION DATED AUGUST 24, 2018.
 - WITHIN THE LIMITS OF THE WORK AS NOTED ON THE SITE PREPARATION PLAN, REMOVE AND DISPOSE ALL BIT. CONC. PAVEMENT, TREE, CHAIN LINK FENCE SECTIONS, CHAIN LINK FENCE POSTS, RAILS, GATES, FABRIC, CONCRETE FOOTINGS UNLESS OTHERWISE NOTED.
 - THE TOWN ENGINEER SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE TOWN ENGINEER PRIOR TO STARTING WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
 - ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR EFFORTS OF THE DEMOLITION WITH ALL TRADES.
 - THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
 - THE CONTRACTOR SHALL MAINTAIN OR ADJUST NEW FINISH GRADE AS NECESSARY. ALL UTILITY SITE STRUCTURES SUCH AS MANHOLES, CATCHBASINS, ETC. FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE TOWN ENGINEER.
 - PRACTICE PITCHERS MOUND WILL BE RELOCATED BY OTHERS.
 - IRRIGATION SPRINKLER BOX TO BE RELOCATED BY OTHERS.
 - CONCRETE BLOCK SHED (16'x14') TO BE DEMOLISHED AND REMOVED BY OTHERS.
 - LOCATION OF METAL STORAGE CONTAINER TO BE DETERMINED BY MIDDLE SCHOOL ADMINISTRATION BEFORE CONSTRUCTION STARTS (TO REPLACE BLOCK STORAGE BUILDING TO BE DEMOLISHED BY OTHERS).



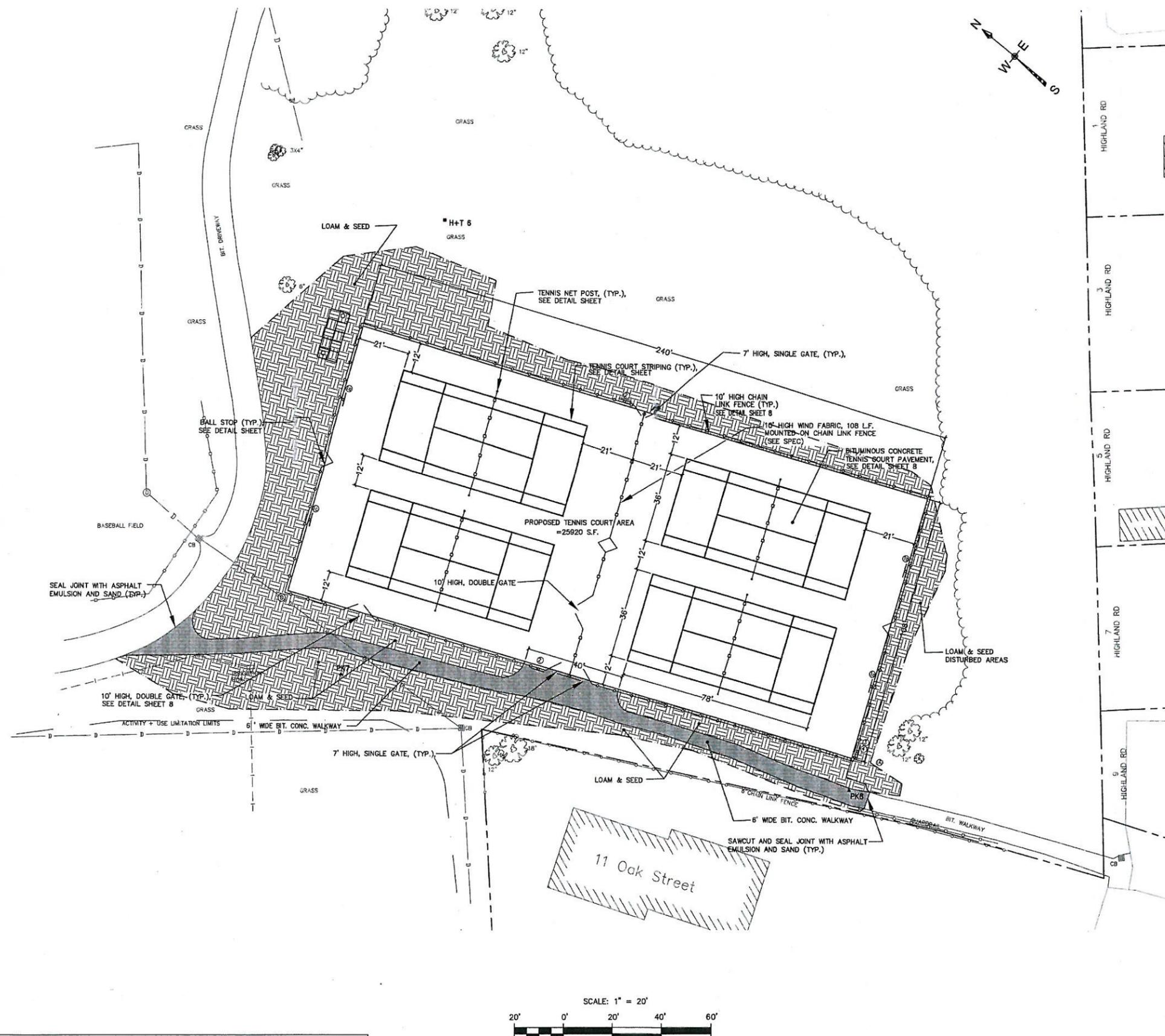
REVISION	DATE	MADE BY	CHECKED BY	DATE	DESCRIPTION
1	04/01/19	ALD	DRS		DPW REVIEW COMMENTS

DESIGNED BY: _____ DATE: 03/12/2019
 DRAWN BY: A.L.D. SCALE: AS NOTED
 CHECKED BY: D.R.S.
 APPROVED BY: *David J. Hickey* DATE: 4/4/19
 DAVID J. HICKEY, P.E., TOWN ENGINEER

**SPRAGUE FIELD TENNIS COURTS
REPLACEMENT PROJECT
SITE PREPARATION PLAN**

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

SHEET:
3 of 9



- LAYOUT AND MATERIAL NOTES:**
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY WELLESLEY DPW ENGINEERING DIVISION DATED AUGUST 24, 2018.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
 - CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDINGS AND PRIOR TO CONSTRUCTION.
 - ALL DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE TOWN ENGINEER FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
 - ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WELLESLEY AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT).
 - ACCESSIBLE WALKWAYS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
 - COURTS COLORS TO BE GREEN WITH PERIMETER AROUND COURTS TO BE RED. COLORS TO SELECTED BY TOWN FROM COLOR CHIP SAMPLES SUBMITTED BY CONTRACTOR.

PROPOSED SIGNS LEGEND:

NO.	TYPE	DESCRIPTION	DIMENSIONS	QUANTITY
1a	-	COURT 1	12'W X 18'L	1
1b	-	COURT 2	12'W X 18'L	1
1c	-	COURT 3	12'W X 18'L	1
1d	-	COURT 4	12'W X 18'L	1
2	-	Town of Wellesley Sprague Field Tennis Court Facility	24'W X 36'L	2
3	-	NO PARKING	12'W X 18'L	1
4	-	NO PARKING	12'W X 18'L	1

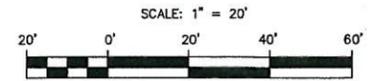
- PROPOSED SIGNS NOTES:**
- LETTERING STYLE AND COLOR OF SIGNS TO BE APPROVED BY PROPER LOCAL AUTHORITIES AND TOWN ENGINEER. COLORS TO MATCH EXISTING SIGN COLORS.
 - SIGNS TO BE MOUNTED ON CHAIN LINK FENCE. SEE DETAIL SHEET 8.

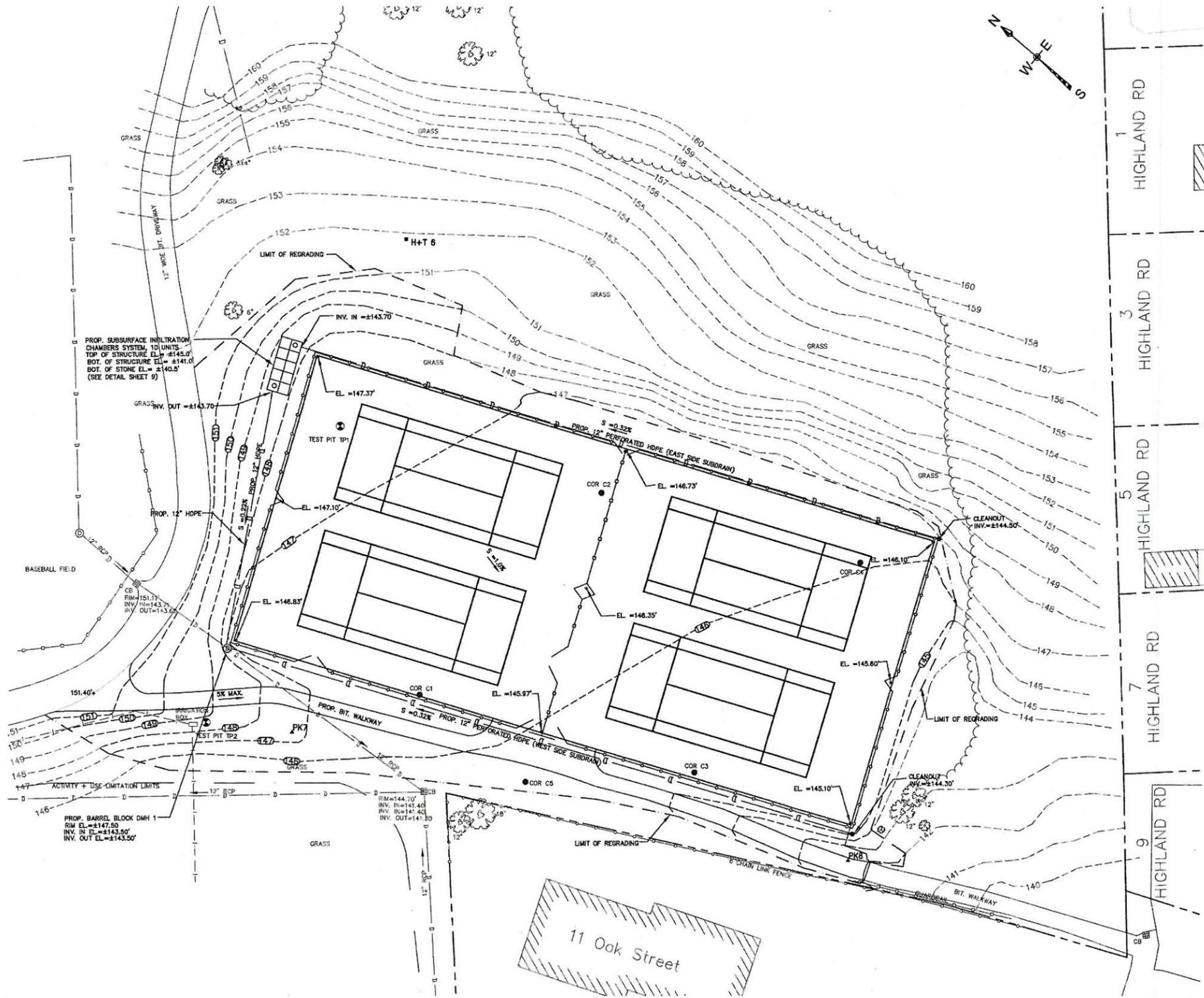
1					04/01/19					ALD					DRS					DPW REVIEW COMMENTS				
DESIGNED BY:		DATE:		DRAWN BY:		SCALE:		CHECKED BY:		DATE:		APPROVED BY:		DATE:		TOWN ENGINEER		DATE:		TOWN ENGINEER		DATE:		
A.L.D.		03/12/2019		A.L.D.		AS NOTED		D.R.S.		4/4/19		DAVID J. HICKEY, P.E.		4/4/19		DAVID J. HICKEY, P.E.		4/4/19		DAVID J. HICKEY, P.E.		4/4/19		

SPRAGUE FIELD TENNIS COURTS REPLACEMENT PROJECT LAYOUT AND MATERIALS PLAN

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

SHEET: 4 of 9





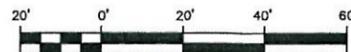
GRADING NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE FROM COURTS AND PLANTING BEDS.
4. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE OF PROPOSED WALKWAY SHALL NOT EXCEED 5%, UNLESS OTHERWISE NOTED.
6. ENSURE ALL EXISTING AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFIED UTILITY SERVICED.
7. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE TOWN ENGINEER OF ANY DISCREPANCIES.
8. THE CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
9. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
10. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES OF WALKWAYS, RAMPS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMUM ALLOWABLE GRADES. GRADES SHALL BE MEASURED AT TWO FEET INTERVALS. GROSS SLOPES ON ALL WALKS, PATH OF TRAVEL AND ACCESSIBLE ROUTES AS DEFINED IN 521 CMR SHALL NOT EXCEED 1.5%. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN 521 CMR.

PROP. SUBSURFACE INFILTRATION CHAMBERS SYSTEM, 10 UNITS
TOP OF STRUCTURE EL. = ±145.0'
BOT. OF STRUCTURE EL. = ±141.0'
BOT. OF STONE EL. = ±140.5'
(SEE DETAIL SHEET 9)

PROP. BARREL BLOCK DMH 1
RIM EL. = ±147.50'
INV. IN EL. = ±143.50'
INV. OUT EL. = ±143.50'

SCALE: 1" = 20'

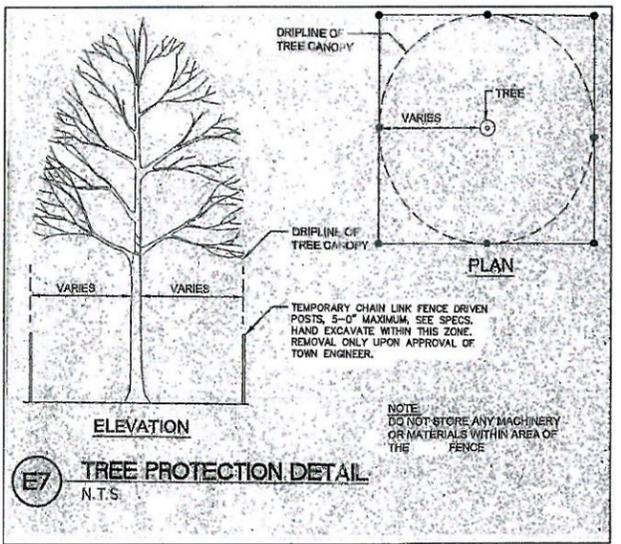
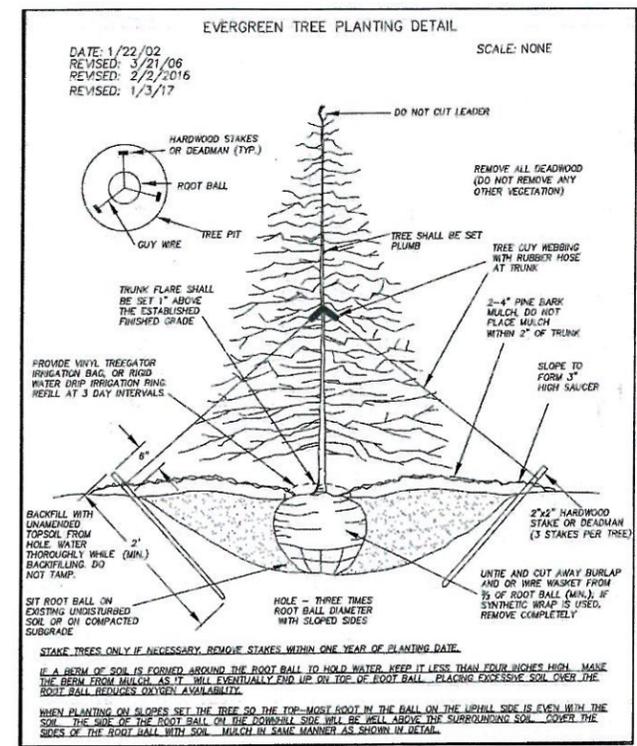
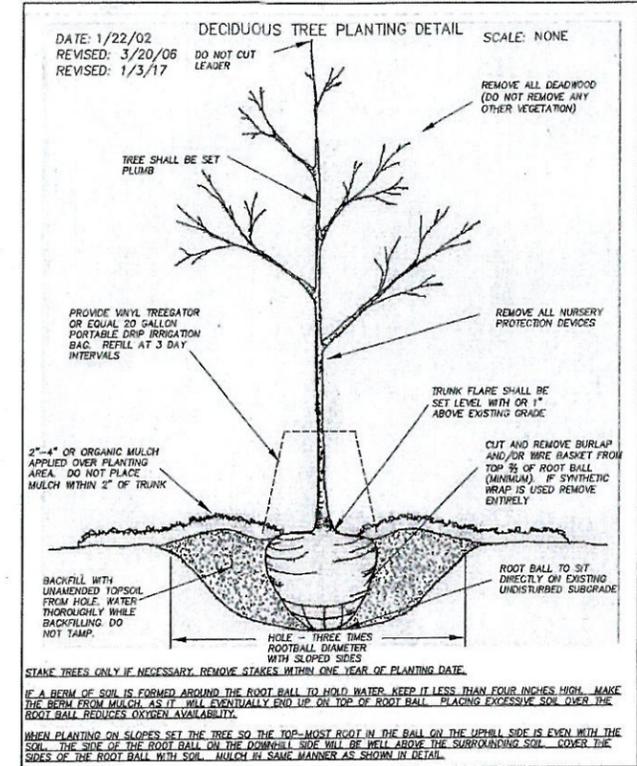
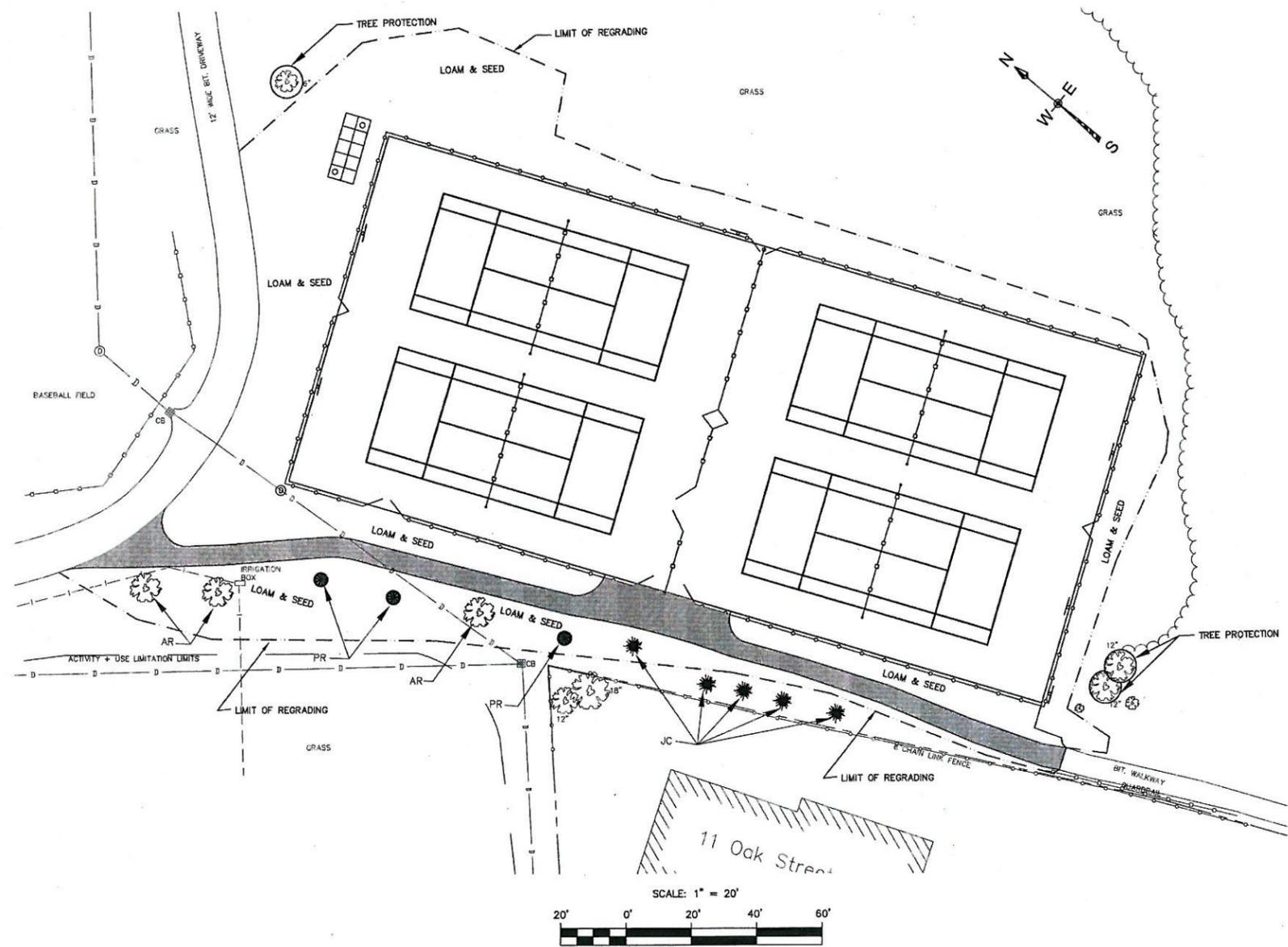


REVISION	DATE	MADE BY	CHECKED BY	DESCRIPTION
1	04/01/19	ALD	DRS	DPW REVIEW COMMENTS

DESIGNED BY: _____ DATE: 03/12/2019
 DRAWN BY: A.L.D. SCALE: AS NOTED
 CHECKED BY: D.R.S.
 APPROVED BY: _____ DATE: 4/4/19
 DAVID J. HICKEY, P.E., TOWN ENGINEER

**SPRAGUE FIELD TENNIS COURTS
REPLACEMENT PROJECT
GRADING AND DRAINAGE PLAN**

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



PLANT SCHEDULE

QUANTITY	TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE
3	AR	<i>Karpick Red Maple</i>	Acer Rubrum "Karpick"	B & B	2" DBH
3	PR	<i>Picea Glauca</i>	White Spruce	B & B	5' HEIGHT
5	JC	<i>Juniperus Chinensis "Fairview"</i>	Fairview Juniper	B & B	5-6' HEIGHT
TOTAL TREES: 11					

NOTE:
 "DBH" IS "DIAMETER AT BREAST HEIGHT".
 "B & B" IS "BALLED & BURLAP".

SPRAGUE FIELD TENNIS COURTS REPLACEMENT PROJECT PLANTING PLAN				
1	04/01/19	ALD	DRS	DPW REVIEW COMMENTS
REVISION	DATE	MADE BY	CHECKED BY	DESCRIPTION
DESIGNED BY:	DATE:		03/12/2019	
DRAWN BY: A.L.D.	SCALE:		AS NOTED	
CHECKED BY: D.R.S.	APPROVED BY:		DATE: 4/4/19	
DAVID J. HICKEY, P.E., TOWN ENGINEER		TOWN ENGINEER		
TOWN OF WELLESLEY DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 20 MUNICIPAL WAY, WELLESLEY, MA 02481				SHEET: 6 of 9