

Town of Sudbury

Community Preservation Committee

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

cpc@sudbury.ma.us

www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Applicant:

Submission Date:

Group or Committee Affiliation (if any):

Applicant Address:

Purpose (please select all that apply):

Open Space & Recreation

Community Housing

Historic Resource

Applicant Email & Phone Number:

Project Manager Email & Phone Number:

Project Name:

Project Description:

Costs:

| Fiscal Year | Total Project Cost | CPC Funds Requested | Other Funding Sources (Amount and Source) |
|--------------|--------------------|---------------------|---|
| 2024 | | | |
| 2025 | | | |
| 2026 | | | |
| 2027 | | | |
| 2028 | | | |
| Total | | | |

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

For Community Preservation Committee Use:

Form Received On: _____

Project Presented to CPC On: _____

Reviewed By: _____

Determination: _____

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

- 1) Each project request must be submitted to the Community Preservation Committee using the Project Submission Form as a cover sheet. Applications should be submitted in five (5) multiple copies and as an electronic PDF file.
- 2) Requests must include a statement of need and be documented with appropriate supporting information. The use of maps, visual aids, and other supplemental information is encouraged.
- 3) Obtain written proposals, estimates, quotes, and such other evidence to document project scope and cost.
- 4) If the request is part of a multi-year project, include the total project cost and allocations.
- 5) Describe the endorsement, support, or other recommendations, if any, by other Town Boards, Committees, Commissions, and Departments.
- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost, and status of completion.
- 7) For Applicants that have multiple project requests, please prioritize projects.
- 8) Requests must be received by **12:30 PM, Friday, October 7, 2022** to be considered for recommendation at the May 2023 Annual Town Meeting.
- 9) Applicants must be present at a Community Preservation Committee meeting to answer questions. The Community Preservation Committee meeting schedule has been announced and is posted on the Town's website.

Please keep in mind there are legal limitations on the use of Community Preservation Act funds. Additional information on the Community Preservation Act and the Community Preservation Committee can be found on the Town's website at www.sudbury.ma.us, under Committees. The Community Preservation Committee can be reached by email at cpc@sudbury.ma.us. If you are in doubt about your project's eligibility after consulting these resources, you are encouraged to submit an application so the Community Preservation Committee can determine eligibility.

Please submit the Project Submission Form and accompanying documentation to:

Ryan Poteat, Community Preservation Coordinator
c/o Planning and Community Development Department
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
PoteatR@sudbury.ma.us

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

General Criteria

The Sudbury Community Preservation Committee will give preference to proposals that address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the Town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receive endorsement by other municipal boards, committees, commissions, or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation, and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality, feasibility, urgency;
- Demonstrate that the project can be implemented expeditiously and within budget;
- Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Preserve or utilize currently owned Town assets.

Category Specific Criteria

Open Space proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Sudbury; or
 - preserve habitat for threatened or endangered species of plants or animals;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan.

Recreation proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property;
- Maximize the utility of land already owned by Sudbury (e.g. school property); and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Conform to the Town's Housing Production Plan;
- Promote a socioeconomic environment that encourages a diversity of income;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; and
- Give priority to local residents, Town employees, and participants in the Sudbury METCO program.

Historic Resource proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore, and/or rehabilitate historic, cultural, architectural, or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore, and/or rehabilitate the historical function of a property or site;
- Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.

Frank Feeley Field Park Improvements

Statement of Need:

The Frank Feeley Field is home to town tennis courts, as well as several softball fields and a baseball field. There is (1) 90 Ft lighted baseball diamond with a press box, bleachers, concession area and restrooms; (3) 60 Ft softball diamonds on two field levels and (6) tennis courts.

The softball diamonds have several safety issues regarding lack of protection from foul balls and the sun. Further, the swamp-like conditions on the two lower fields limit utilization during the key playing season. Due to encroaching steep slopes between fields and extensive water run-off from the parking lot and upper field, attempts to provide permanent benches fail due to shifting grounds.

Sudbury Girls Softball (SGS) is requesting funding for field improvements for the softball fields at Feeley Fields to provide a safe environment for the girls and adults softball to play. Our primary concern is safety for the children. The following request for funding focuses on immediate safety needs of the three softball fields at Feeley. Future funding requests also noted in this document, seek to address substantial usability issues at the lower two Feeley fields.

Phase I – Address Safety Issues Concerns (Bidding Phase I Late Winter/Spring) work to begin summer 2023

The girls' softball fields in Sudbury do not have protective dugouts which is common in all other ball fields in Sudbury, to shield the players from foul balls, overthrows and peak sun. SGS is requesting funds for the construction of dugouts for Upper Feeley and Feeley #1 softball diamonds.

Second, due to the close proximity of the tennis courts to the field at Upper Feeley, foul balls are frequently hit onto the tennis courts or the area where children, spectators and families are sitting or standing during games. The lack of protection from foul balls is creating a dangerous environment. SGS is requesting funding to construct a protective netting on the first base side of Upper Feeley softball diamond to provide spectator and tennis player protection. It should be noted that when the citizens of Sudbury are playing tennis, their backs are to the softball field, so there is little warning as a hard-hit foul ball flies into the court. We have been lucky to date that a spectator or a resident of Sudbury playing tennis while a softball game or practice takes place has not had a significant injury due to a stray flying softball.

Third, the SGS batting cage sits in the Feeley Field parking lot which has a steady flow of cars coming in and out of the area. SGS is requesting funding to build a

Timber guardrail to provide a barrier between the batting cage and the parking lot for the SGS players who practice frequently in the SGS batting cage.

This Phase I request will provide substantive safety improvements to (2) primary softball diamonds, Upper Feeley and Feeley #1, as well as the key practice area around the batting cage.

An additional component of the Phase 1 request is for CPC funds to contribute towards the design costs associated with all the field improvements. Design costs will include accounting for the significant water issues at Lower Feeley fields and how to level the slope to manage drainage utilizing retaining wall(s) and other methods to manage the water flow. The design will accommodate the current accessibility issues that exist.

Phases II Updated

SGS would like the Committee to consider future funding to complete the key repairs to bring all three of the Feeley softball diamonds up to the standards of other town fields.

In future phases, SGS feels it is critical to address the swamp-like conditions at the Feeley #1 and #2 softball diamonds. Due to Upper Feeley and parking lot run-off, combined with generally wet conditions in lower Feeley, large parts of the outfield, as well as, the third base line and bench area at Feeley #1 and the first base line and bench area at Feeley #2 are unusable for weeks at a time due to swamp conditions. There have been wet springs where SGS could not use all of their fields until the middle of June, when the season is almost over. The puddles create hazards for the players and coaches and are a breeding ground for insects and mosquitos due to the stagnant water. Stagnant water increases the threat of mosquitoes who may carry disease such as Eastern Equine Encephalitis (EEE), West Nile, etc. It is critical to minimize areas of stagnant water at these softball fields.

Due to the challenging location of Feeley #2 with little access for construction equipment, SGS believes construction of dugouts at Feeley #2 should be done at a later juncture (Phase II) because of the potential field disruption by the construction.

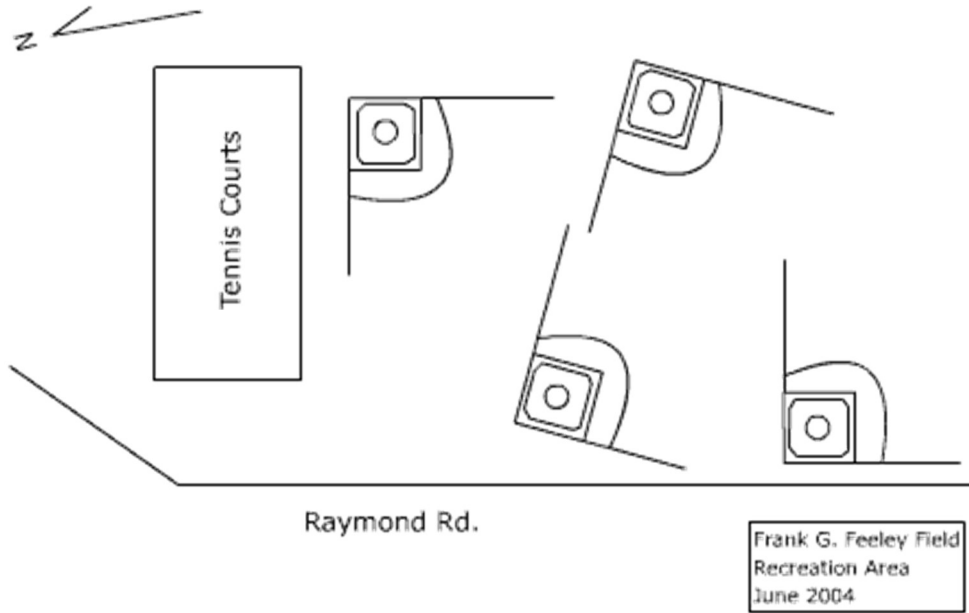
Phase II is extremely critical, but the most disruptive phase of SGS's request which would be the water remediation work that is needed on both lower Feeley diamonds #1 and #2. Installing interceptor drain to capture the Upper Feeley water run-off combined with a network of field drainage piping would enable SGS and other interested groups and families the ability to enjoy fully functioning softball fields all year round, including the wet season. Due to the disruption, SGS feels this project should be done in a separate phase and the critical safety projects serve as first priority.

SGS has seen a continued growth in girl/family participation. SGS has expanded its age groups and has programs throughout the year ranging from kindergarten through high school. In addition, the work over the past decade that SGS has done building interest and participation in town is showing results at the high-school level.

With the continued growth in participation, SGS needs all three Feeley softball diamonds available and fully operational during all three seasons Spring, Summer and Fall.

SGS respectfully requests consideration by the Committee to support the design and development of the Feeley softball field improvements funded by the Community Preservation Act funds.

Feeley Field Map



<https://www.bing.com/maps?v=2&cp=42.35655%7E-71.42033&style=o&lvl=1&tilt=-90&dir=0&alt=-1000&scene=2874195&rtp=null%7Enull&wa=wsignin1.0>

Community Preservation Committee General Criteria

- Eligibility for Community Preservation Act (CPA) funding

This project is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation.

Improvement project meets the Recreation category of CPA eligibility since it is rehabilitating the surface of an outdoor recreational facility on property dedicated to outdoor activity. The Frank Feeley Field improvements would increase use of these recreational areas, serving the general public (available to all residents), and expands the use to allow all access to all area of the fields.

- Endorsements by other municipal boards or departments

The Frank Feeley Field Park is endorsed by the following Municipal Boards, Committees, Departments, and community organizations:

- Parks & Recreation Commission
 - Parks & Recreation Department
 - Public Works Department
 - Parks and Grounds Department
 - Sudbury Youth Girls Softball
 - Sudbury Adult Ladies Softball
 - Sudbury Men's Softball League
- Saves resources that would otherwise be threatened and/or serve a currently under-served population:

Our goal is to have a similar structure as the boys' baseball fields providing safety and shelter from stray balls. To date, we are not aware of any capital funds being slated for the improvement of the fields for softball. This request for funding is to keep this vibrant softball community strong with quality fields that may be equal or similar to the fields used by the baseball community.

- Either serve more than one CPA purpose (especially in linking open space, recreation, and community housing) or demonstrate why serving multiple needs is not feasible.

- **Demonstrate practicality, feasibility, urgency**

The safety of the players, bystanders and citizens of Sudbury who use the tennis courts continues to be a pressing concern. Sudbury Girls Softball is a thriving community. SGS provide a forum for girls in Sudbury to learn a great team sport, develop confidence and athleticism. The instruction provided for girls K-9 has led to successful seasons at Curtis Middle School and Lincoln Sudbury high school. SGS and Sudbury Women's Softball need Feeley Fields to continue to practice and play softball in a safe environment. Without much needed improvements, SGS will continue to underutilize Feeley fields due to the unsafe and wet conditions.

- **Demonstrate that the project can be implemented expeditiously and within budget.**

Funding at the May 2023 ATM will enable the project to be bid on during 2023-2024 season with an anticipated construction commencement early Spring 2024 or sooner.

Park & Recreation Dept. has been working with Warner Larson Landscape Architects to break down the project into sections based on scope of work. These costs reflect realistic costs also factoring in markups for contingency, general conditions, overhead, profit and 2 years escalation. We are basing our budget numbers on recent prevailing-wages projects that factor in more durable dugout construction and accessibility. The more sections that are done at one time may lead to design/mobilization savings.

Phase 2: Includes safety needs for Lower Feeley 2, ADA, drainage and irrigation for the lower Feeley fields \$899,668

| Feeley Field Sudbury - Phase-2 - Renovation Cost Estimate | | | | | |
|--|----------|------|-------------|----------------|----------------------------|
| 9/30/2022 | | | | | |
| Field area | | sf | 120,000 | | |
| Description | Quantity | Unit | Unit Cost | Estimated Cost | |
| SITE PREPARATION & DEMOLITION | | | | | |
| Site mobilization | 1 | ls | \$10,000.00 | \$10,000.00 | |
| Site construction fence | 1,200 | lf | \$12.00 | \$14,400.00 | |
| Site Construction gate & construction entrance | 1 | loc | \$5,000.00 | \$5,000.00 | |
| erosion control wattles | 1,200 | lf | \$6.00 | \$7,200.00 | |
| remove and dispose of benches | 2 | ea | \$500.00 | \$1,000.00 | |
| prep skinned infield for re-surfacing (2 fields) | 17,000 | sf | \$0.15 | \$2,550.00 | |
| deep core areate lawn, R&D of cores | 100,000 | sf | \$0.45 | \$45,000.00 | |
| | | | | \$85,150.00 | SITE PREP DEMO SUBTOTAL |
| EARTHWORK AND SOIL PROFILE | | | | | |
| sand top dressing | 309 | cy | \$55.00 | \$16,975.31 | |
| 50mm drainage system (@20' OC) | 3,500 | lf | \$18.00 | \$63,000.00 | |
| 8" collector pipe | 420 | lf | \$65.00 | \$27,300.00 | |

| | | | | | |
|--|---------|----|-------------------------------|---------------------|---------------------------|
| outlet structure | 1 | ea | \$4,500.00 | \$4,500.00 | |
| install sand slits (@ 12" OC) | 100,000 | sf | \$0.55 | \$55,000.00 | |
| skinned infield top dressing/resurfacing | 17,000 | sf | \$1.25 | \$21,250.00 | |
| | | | | \$188,025.31 | EARTHWORK SUBTOTAL |
| | | | | | |
| SITE IMPROVEMENTS | | | | | |
| Bit Conc, 4" Thick | 2,000 | sf | \$4.00 | \$8,000.00 | |
| Concrete team areas, 6" Thick | 500 | sf | \$12.00 | \$6,000.00 | |
| Concrete bleacher areas, 4" Thick | 500 | sf | \$12.00 | \$6,000.00 | |
| infiltration stone (infiltration trench) | 100 | cy | \$52.00 | \$5,200.00 | |
| 4" corrugated underdrain pipe | 125 | lf | \$40.00 | \$5,000.00 | |
| irrigation - spray heads and valves | 100,000 | sf | \$1.25 | \$125,000.00 | |
| irrigation - connection point/supply line | 350 | lf | \$20.00 | \$7,000.00 | |
| irrigation - controller | 1 | ls | \$5,000.00 | \$5,000.00 | |
| over seed field (slice seed install) | 100,000 | ls | \$0.35 | \$35,000.00 | |
| general lawn seed on disturbed areas | 1 | ls | \$2,500.00 | \$2,500.00 | |
| new CLF | 50 | lf | \$70.00 | \$3,500.00 | |
| retaining wall | 120 | lf | \$225.00 | \$27,000.00 | |
| Polyboard 2-tier bench (Sportsfield Specialties) | 4 | ea | \$3,500.00 | \$14,000.00 | |
| Gameshade Dugout (Sportsfield Specialties) | 2 | ea | \$19,500.00 | \$39,000.00 | |
| Structural Eng Stamp (Sportsfield Specialties) | 1 | ea | \$2,200.00 | \$2,200.00 | |
| Shipping (Sportsfield Specialties) | 1 | ea | \$2,500.00 | \$2,500.00 | |
| softball bases and plate | 1 | ls | \$7,500.00 | \$7,500.00 | |
| bleachers (for both field #1 and Field #2) | 2 | ea | \$10,000.00 | \$20,000.00 | |
| bleachers - shipping and assembly/install | 2 | ea | \$2,500.00 | \$5,000.00 | |
| | | | | \$325,400.00 | SITE IMPROVEMENT SUBTOTAL |
| | | | | | |
| | | | | | |
| | | | Total Site Development | \$598,575.31 | |

Feeley Field Sudbury - Phase-2 -Renovation Cost Estimate

9/30/2022

| Description | Field area | sf | 120,000 | |
|--|------------|------|-------------|---------------------|
| | Quantity | Unit | Unit Cost | Estimated Cost |
| SITE PREPARATION & DEMOLITION | | | | |
| Site mobilization | 1 | ls | \$10,000.00 | \$10,000.00 |
| Site construction fence | 1,200 | lf | \$12.00 | \$14,400.00 |
| Site Construction gate & construction entrance | 1 | loc | \$5,000.00 | \$5,000.00 |
| erosion control wattles | 1,200 | lf | \$6.00 | \$7,200.00 |
| remove and dispose of benches | 2 | ea | \$500.00 | \$1,000.00 |
| prep skinned infield for re-surfacing (2 fields) | 17,000 | sf | \$0.15 | \$2,550.00 |
| deep core areate lawn, R&D of cores | 100,000 | sf | \$0.45 | \$45,000.00 |
| | | | | \$85,150.00 |
| EARTHWORK AND SOIL PROFILE | | | | |
| sand top dressing | 309 | cy | \$55.00 | \$16,975.31 |
| 50mm drainage system (@20' OC) | 3,500 | lf | \$18.00 | \$63,000.00 |
| 8" collector pipe | 420 | lf | \$65.00 | \$27,300.00 |
| outlet structure | 1 | ea | \$4,500.00 | \$4,500.00 |
| install sand slits (@ 12" OC) | 100,000 | sf | \$0.55 | \$55,000.00 |
| skinned infield top dressing/resurfacing | 17,000 | sf | \$1.25 | \$21,250.00 |
| | | | | \$188,025.31 |
| SITE IMPROVEMENTS | | | | |
| Bit Conc, 4" Thick | 2,000 | sf | \$4.00 | \$8,000.00 |
| Concrete team areas, 6" Thick | 500 | sf | \$12.00 | \$6,000.00 |
| Concrete bleacher areas, 4" Thick | 500 | sf | \$12.00 | \$6,000.00 |
| infiltration stone (infiltration trench) | 100 | cy | \$52.00 | \$5,200.00 |
| 4" corrugated underdrain pipe | 125 | lf | \$40.00 | \$5,000.00 |
| irrigation - spray heads and valves | 100,000 | sf | \$1.25 | \$125,000.00 |
| irrigation - connection point/supply line | 350 | lf | \$20.00 | \$7,000.00 |
| irrigation - controller | 1 | ls | \$5,000.00 | \$5,000.00 |
| over seed field (slice seed install) | 100,000 | ls | \$0.35 | \$35,000.00 |
| general lawn seed on disturbed areas | 1 | ls | \$2,500.00 | \$2,500.00 |
| new CLF | 50 | lf | \$70.00 | \$3,500.00 |
| retaining wall | 120 | lf | \$225.00 | \$27,000.00 |
| Polyboard 2-tier bench (Sportsfield Specialties) | 4 | ea | \$3,500.00 | \$14,000.00 |
| Gameshade Dugout (Sportsfield Specialties) | 2 | ea | \$19,500.00 | \$39,000.00 |
| Structural Eng Stamp (Sportsfield Specialties) | 1 | ea | \$2,200.00 | \$2,200.00 |
| Shipping (Sportsfield Specialties) | 1 | ea | \$2,500.00 | \$2,500.00 |
| softball bases and plate | 1 | ls | \$7,500.00 | \$7,500.00 |
| bleachers (for both field #1 and Field #2) | 2 | ea | \$10,000.00 | \$20,000.00 |
| bleachers - shipping and assembly/install | 2 | ea | \$2,500.00 | \$5,000.00 |
| | | | | \$325,400.00 |

**Total Site
Development \$598,575.3**

| SUMMARY | | | |
|--|-------|-----------|----------------|
| TOTAL TRADE COST | | \$ | 598,575 |
| PRICE ESCALATION CONTINGENCY TO START | 7.5% | \$ | 44,893 |
| DESIGN CONTINGENCY | 2.5% | \$ | 14,964 |
| SUB-TOTAL | | \$ | 658,433 |
| GC OH&P | 12.5% | \$ | 82,304 |
| CONSTRUCTION CONTINGENCY | 10.0% | \$ | 74,074 |
| TOTAL OF ALL CONSTRUCTION | | \$ | 814,811 |

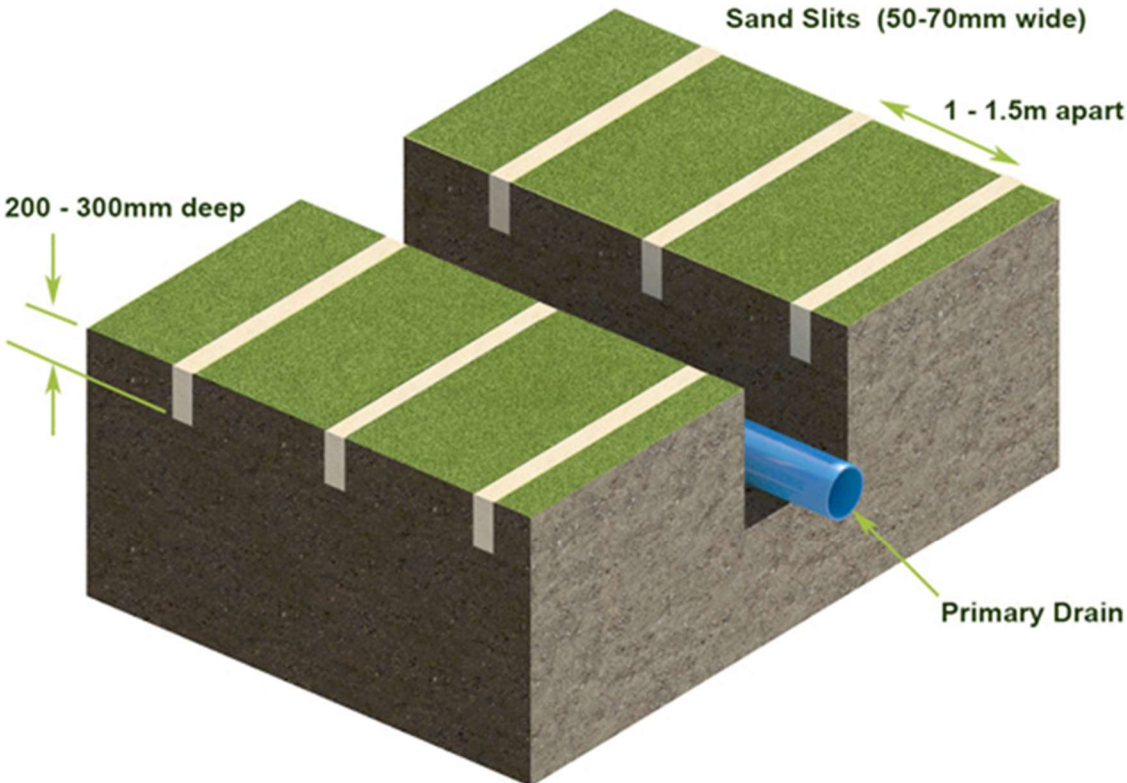
| | | | |
|---|--------|-----------|---------------|
| Design Fees (Thru project completion) | | | |
| Warner Larson Site Design | 10% | \$ | 59,858 |
| Warner Larson Permitting | budget | \$ | 15,000 |
| Civil Engineer for Permitting (included above) | | | |
| Irrigation Design | budget | \$ | 10,000 |
| TOTAL OF ALL DESIGNER FEES | | \$ | 84,858 |

| | |
|--------------------------------------|-------------------|
| TOTAL OF ALL COMPLETE PROJECT | \$ 899,668 |
|--------------------------------------|-------------------|





Secondary Drainage Network - Sand Slits





Demonstrate that project alternatives and alternative funding mechanisms have been fully explored.

SGS is starting a fundraising campaign and has committed to contributing at least \$10,000. Park & Rec Commission may be able to allocate some funding towards the design or the project itself from other sources such as the money available in the Meadow Walk fund.

- **Produce an advantageous cost/benefit value**

This is a complex that is underused because of the drainage and safety concerns and with these improvements it would allow us to plan for the future needs of the SGS program vs looking for a new piece of land in town.

- **Leverage additional public and/or private value**

We will be using the resources of the DPW, Parks department as well as the Park & Recreation staff to help with this project.

- **Preserve or utilize currently owned town assets**

This is a Town owned asset in need of repair and upgrades based on safety and playability concerns.

Feeley Field Sudbury - Phase-2 -Renovation Cost Estimate

9/30/2022

| Description | Field area | sf | 120,000 | Estimated Cost | |
|--|------------|------|-------------|---------------------|---------------------------|
| | Quantity | Unit | Unit Cost | | |
| SITE PREPARATION & DEMOLITION | | | | | |
| Site mobilization | 1 | ls | \$10,000.00 | \$10,000.00 | |
| Site construction fence | 1,200 | lf | \$12.00 | \$14,400.00 | |
| Site Construction gate & construction entrance | 1 | loc | \$5,000.00 | \$5,000.00 | |
| erosion control wattles | 1,200 | lf | \$6.00 | \$7,200.00 | |
| remove and dispose of benches | 2 | ea | \$500.00 | \$1,000.00 | |
| prep skinned infield for re-surfacing (2 fields) | 17,000 | sf | \$0.15 | \$2,550.00 | |
| deep core areate lawn, R&D of cores | 100,000 | sf | \$0.45 | \$45,000.00 | |
| | | | | \$85,150.00 | SITE PREP DEMO SUBTOTAL |
| EARTHWORK AND SOIL PROFILE | | | | | |
| sand top dressing | 309 | cy | \$55.00 | \$16,975.31 | |
| 50mm drainage system (@20' OC) | 3,500 | lf | \$18.00 | \$63,000.00 | |
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| install sand slits (@ 12" OC) | 100,000 | sf | \$0.55 | \$55,000.00 | |
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| new CLF | 50 | lf | \$70.00 | \$3,500.00 | |
| retaining wall | 120 | lf | \$225.00 | \$27,000.00 | |
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| Gameshade Dugout (Sportsfield Specialties) | 2 | ea | \$19,500.00 | \$39,000.00 | |
| Structural Eng Stamp (Sportsfield Specialties) | 1 | ea | \$2,200.00 | \$2,200.00 | |
| Shipping (Sportsfield Specialties) | 1 | ea | \$2,500.00 | \$2,500.00 | |
| softball bases and plate | 1 | ls | \$7,500.00 | \$7,500.00 | |
| bleachers (for both field #1 and Field #2) | 2 | ea | \$10,000.00 | \$20,000.00 | |
| bleachers - shipping and assembly/install | 2 | ea | \$2,500.00 | \$5,000.00 | |
| | | | | \$325,400.00 | SITE IMPROVEMENT SUBTOTAL |

Total Site Development \$598,575.31

| SUMMARY | |
|---------------------------------------|-------------------|
| TOTAL TRADE COST | \$ 598,575 |
| PRICE ESCALATION CONTINGENCY TO START | 7.5% \$ 44,893 |
| DESIGN CONTINGENCY | 2.5% \$ 14,964 |
| SUB-TOTAL | \$ 658,433 |
| GC OH&P | 12.5% \$ 82,304 |
| CONSTRUCTION CONTINGENCY | 10.0% \$ 74,074 |
| TOTAL OF ALL CONSTRUCTION | \$ 814,811 |

| Design Fees (Thru project completion) | |
|--|------------------|
| Warner Larson Site Design | 10% \$ 59,858 |
| Warner Larson Permitting | budget \$ 15,000 |
| Civil Engineer for Permitting (included above) | |
| Irrigation Design | budget \$ 10,000 |
| TOTAL OF ALL DESIGNER FEES | \$ 84,858 |

TOTAL OF ALL COMPLETE PROJECT

\$ 899,668



Memorandum

Date: July 7, 2022
Recipient: Town of Sudbury Park & Recreation
Attention: Mr. Dennis Mannone
Copy To: Warner Larson Landscape Architects - Mr. Josh Millonig, LEED AP
Sender: Jonathan W. Patch, P.E.
Project: Frank Feeley Field Renovation; 200 Raymond Road; Sudbury, MA
Project No: 7435
Subject: Geotechnical Data Memorandum

Introduction

This memorandum presents the results of our subsurface exploration program for the above-referenced project site. Refer to the Project Location Plan, **Figure 1**, for the general site locus. This memorandum was prepared in accordance with our proposal for geotechnical engineering services dated January 13, 2022, and your subsequent authorization. These services are subject to the limitations contained herein.

Background

The project site fronts onto Raymond Road to the west and is bounded by residential property to the north, residential properties to the northeast, and Landham Brook and associated wetland areas to the south and southeast. Frank Feeley Field contains parking areas, six (6) tennis courts, three (3) softball fields, one (1) lighted baseball field, a press box, bleachers, concession area, and restrooms. A sloped grade change of approximately 12 feet separates the northern portion of the site (which is occupied by Upper Feeley Field, the tennis courts, and a paved parking area) from Feeley Softball Fields #1 & #2 in the central portion of the site.

It is understood that the project may include the addition of dugouts and spectator seating (concrete pad with surface mounted dugout canopy and free-standing bleachers) to Feeley Softball Field #1 while addressing water/runoff issues on the slope between the northern parking lot and Feeley Softball Fields #1 & #2. The project may also include the addition of dugouts to Upper Feeley Field and Feeley Softball Field #2 as well as drainage remediation of the outfields in Feeley Softball Fields #1 & #2.

Subsurface Explorations

A subsurface exploration program consisting of seven (7) test pit explorations was performed to obtain subsurface information to add in the design of the proposed



Memorandum

renovations. The test pits were performed with a mini-excavator on May 20, 2022, by the Sudbury Department of Public Works under contract to others and were observed by a McPhail field representative. Test pit logs are attached. Approximate locations of the explorations are indicated on the enclosed **Figure 2**, Subsurface Exploration Plan.

Soil and Groundwater Conditions

The soil classifications contained herein and on the subsurface exploration logs were determined using the modified MIT Soil Classification System which utilizes the following descriptive terms to describe the percentage of soil components:

| <i>Descriptive Term</i> | <i>Proportion of Total by Weight</i> |
|---|--|
| "Trace" | 0% to 10% |
| "Some" | 10% to 20% |
| Adjective (e.g., Sandy, Silty, Gravelly, Clayey) | 20% to 35% |
| "And" | 35% to 50% |
| "Mixture" | Soils containing three components of which comprise at least 25% of the total are classified as "A well-graded mixture of" |

Based on the subsurface explorations, our laboratory testing, and our general knowledge of the geology of the surrounding area, the following is a description of the generalized subsurface conditions across the site encountered from ground surface downward.

An approximate 0.5- to 2-foot thickness of topsoil was encountered at ground surface in each test pit, which consists of compact, dark brown to black, silty sand with trace gravel and roots. Grain size analyses of samples of the topsoil are presented in the enclosed **Figure 3**.

Underlying the topsoil, a natural alluvial deposit and/or a reworked alluvial fill was encountered in each test pit. In test pits TP-2, TP-6, and TP-7, the topsoil was underlain by a 2- to 3-foot thickness of reworked alluvial fill material which was observed to consist of compact, light brown to orange sand with some silt and trace gravel, varying to sandy silt with trace gravel. The natural alluvial deposit varies in consistency from a compact, light brown to tan to orange, fine to medium sand with some silt, to a sandy silt with trace gravel, and to a silt with trace clay, sand, and gravel. Grain size analyses of samples of the coarse, granular portion of the reworked alluvial fill and natural alluvial deposit are presented in the enclosed **Figure 4**, and grain size analyses of samples of the fine, cohesive portion of the natural alluvial deposit are presented in the enclosed **Figure 5**. The test pits were terminated in the alluvial deposit at depths varying from 4 to 7 feet below ground level.

Groundwater was not observed upon completion within test pits TP-1 through TP-5. Groundwater was observed in test pits TP-6 and TP-7 at depths of 5 and 3 feet, respectively, below the existing ground surface. Redoximorphic features including oxidation



Memorandum

and mottling, which may be indicative of the seasonal high groundwater level, were observed in test pits TP-3 through TP-7 at depths varying from about 2.3 to 4.5 feet below the existing grade. It is anticipated that groundwater levels across the project site may vary from those reported herein based on factors such as the level of water in Landham Brook, normal seasonal changes, runoff during or following periods of heavy precipitation, and alterations to existing drainage patterns.

Conclusions

Portions of the on-site soils contain a high percentage of fines (silt and clay size particles), making them relatively impervious. This likely results in surface water becoming trapped at shallow depths and causes standing water in the outfields of Feeley Softball Fields #1 and #2. It is understood that a perforated underdrainage piping system may be installed to improve the drainage of the fields.

Where needed, conventional soil-supported spread footing foundations are considered appropriate for the proposed site improvements.

Stockpiles of excavated soil intended for on-site reuse should be protected against increases in moisture content by securely covering the stockpiles at all times with 6 mil polyethylene for protection from precipitation and also as a dust mitigation measure. The placement and compaction of on-site soils should be completed during relatively dry and non-freezing conditions. If the earthwork operations are performed during a wet and/or cold period, it is anticipated that portions of the on-site soil will be unsuitable for re-use on site.

Final Comments

We trust that the above is sufficient for your present requirements. Should you have any questions concerning the geotechnical design recommendations presented herein, please do not hesitate to call us.

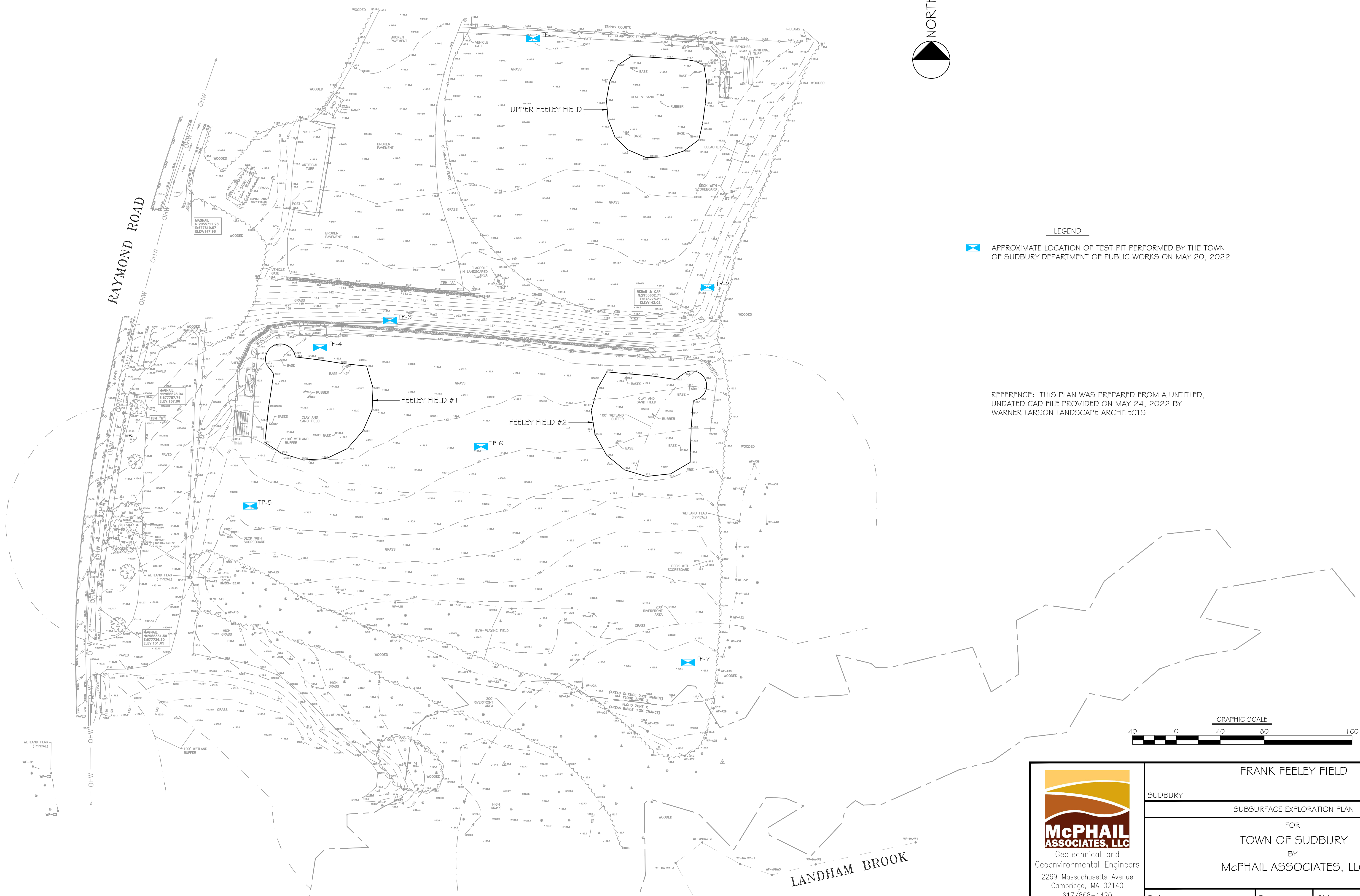
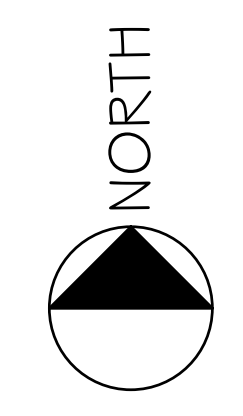
Attachments:

- Figure 1: Project Location Plan
- Figure 2: Subsurface Exploration Plan
- Figure 3: Grain Size Distributions – Topsoil
- Figure 4: Grain Size Distributions – Alluvial Deposit/Alluvial Fill
- Figure 5: Grain Size Distributions – Alluvial Deposit
- Test Pit Logs

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JWP/esh

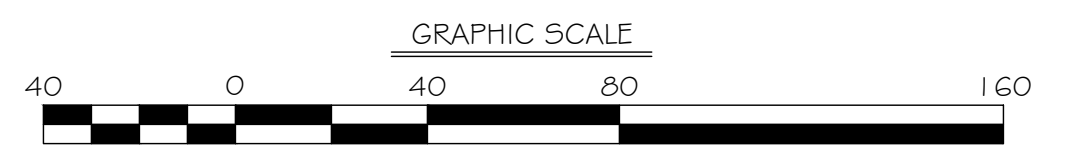
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LEGEND

☐ — APPROXIMATE LOCATION OF TEST PIT PERFORMED BY THE TOWN OF SUDBURY DEPARTMENT OF PUBLIC WORKS ON MAY 20, 2022

REFERENCE: THIS PLAN WAS PREPARED FROM A UNTITLED, UNDATED CAD FILE PROVIDED ON MAY 24, 2022 BY WARNER LARSON LANDSCAPE ARCHITECTS

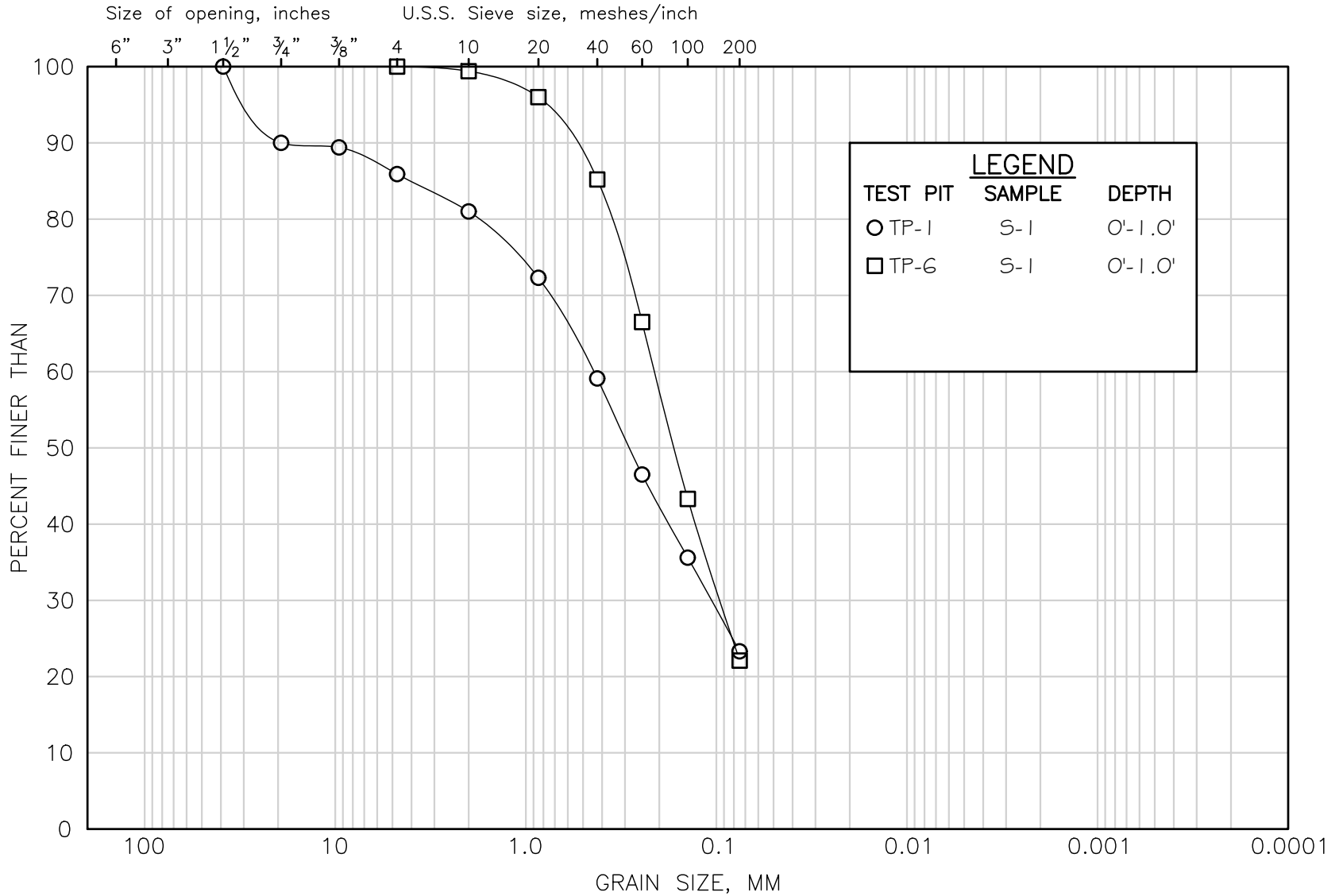



McPHAIL ASSOCIATES, LLC
 Geotechnical and Geoenvironmental Engineers
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617/868-1420
 617/868-1423 (Fax)
 www.mcphailgeo.com

| | |
|-----------------------------|---------------|
| FRANK FEELEY FIELD | |
| SUDBURY | MASSACHUSETTS |
| SUBSURFACE EXPLORATION PLAN | |
| FOR | |
| TOWN OF SUDBURY | |
| BY | |
| McPHAIL ASSOCIATES, LLC | |
| Date: JUNE 2022 | Dwn: F.G.P. |
| Project No: 7435 | Chkd: J.W.P. |
| Scale: 1" = 40' | |
| FIGURE 2 | |

MCPHAIL ASSOCIATES, LLC

M.I.T. GRAIN SIZE SCALE



| | | | | | | | | |
|-------------|-------------|--------|------|-----------|--------|------|--------------|-----------|
| COBBLE SIZE | COARSE | MEDIUM | FINE | COARSE | MEDIUM | FINE | SILT SIZE | CLAY SIZE |
| | GRAVEL SIZE | | | SAND SIZE | | | FINE GRAINED | |

GRAIN SIZE DISTRIBUTION
TOPSOIL

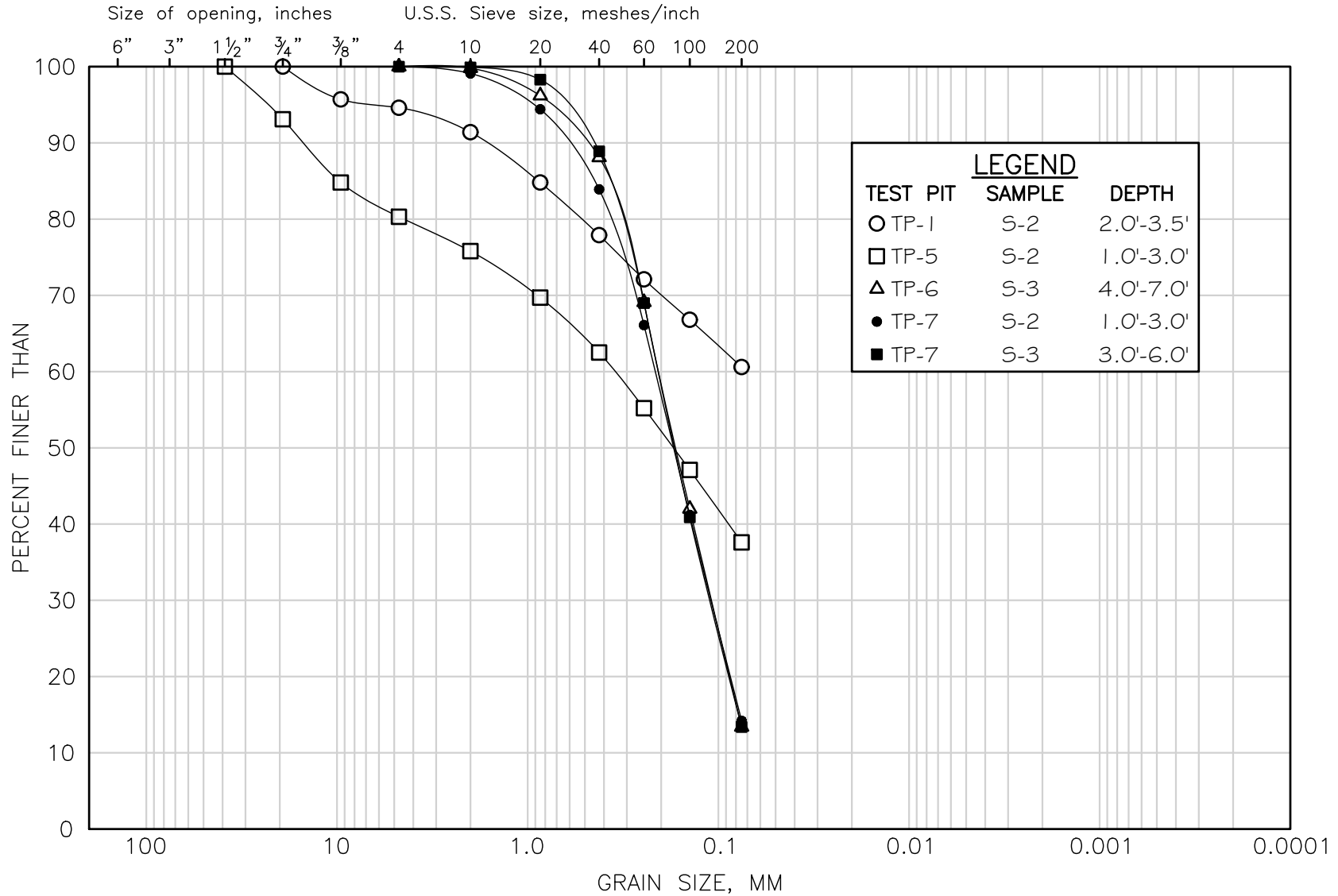
FIGURE 3

M.I.T. GRAIN SIZE SCALE

GRAIN SIZE DISTRIBUTION
ALLUVIAL DEPOSIT/ALLUVIAL FILL

FIGURE 4

McPHAIL ASSOCIATES, LLC

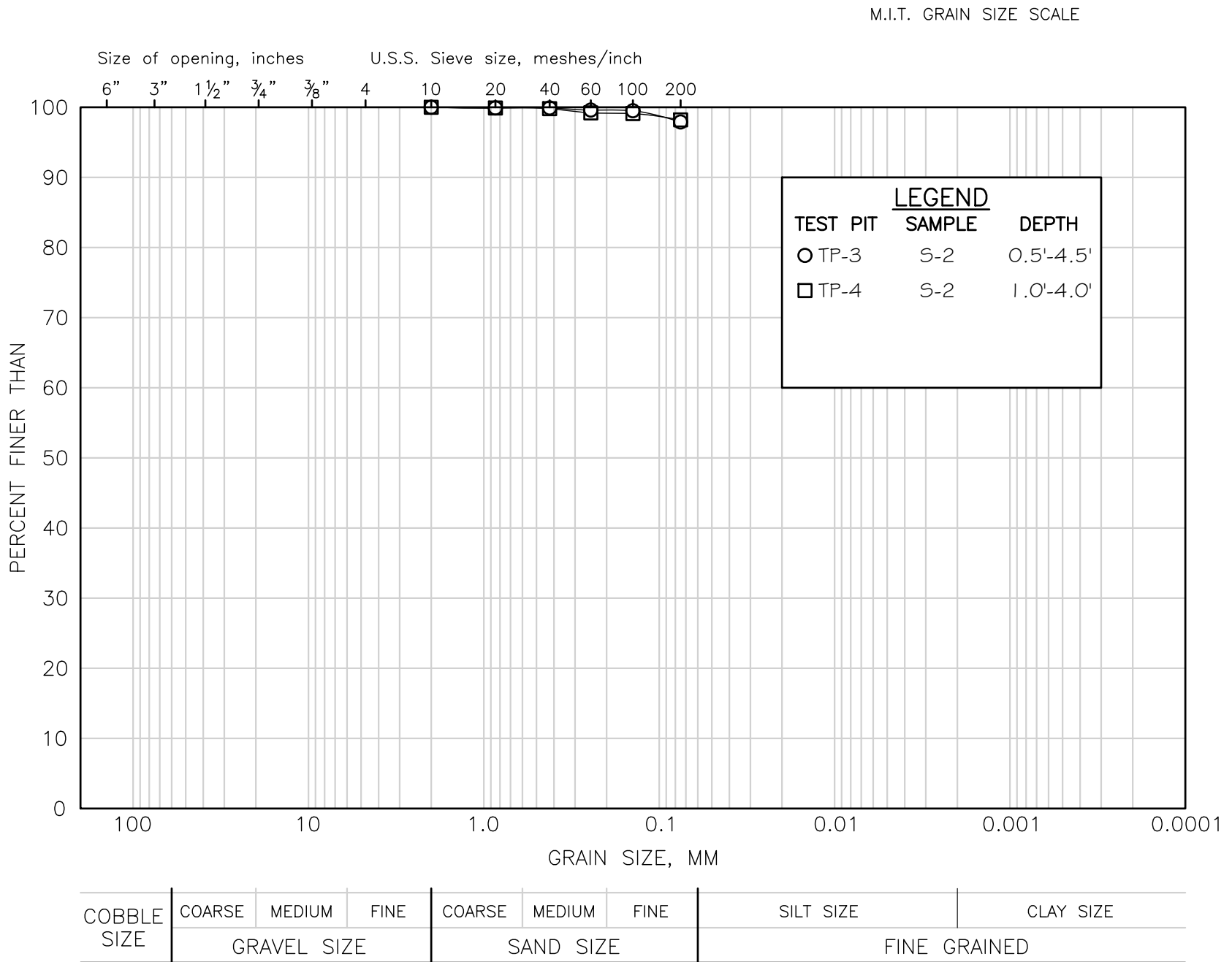


| | | | | | | | | |
|-------------|-------------|--------|------|-----------|--------|------|--------------|-----------|
| COBBLE SIZE | COARSE | MEDIUM | FINE | COARSE | MEDIUM | FINE | SILT SIZE | CLAY SIZE |
| | GRAVEL SIZE | | | SAND SIZE | | | FINE GRAINED | |

MCPHAIL ASSOCIATES, LLC

GRAIN SIZE DISTRIBUTION
ALLUVIAL DEPOSIT

FIGURE 5



JOB NO. 7435

DATE MAY 20, 2022

TEST PIT LOG

TEST PIT NO. 1

0 1 2 3 4 5 6 7 FT.

WEST ←

→ EAST

GROUND SURFACE

0

1

2

3

4

5

6

7

COMPACT, DARK BROWN, SILTY SAND,
SOME GRAVEL WITH ROOTS (TOPSOIL)

2.0

COMPACT, LIGHT BROWN TO
BROWN, SANDY SILT, TRACE
GRAVEL (ALLUVIAL DEPOSIT)

4.5

BOTTOM OF TEST PIT

DEPTH (FT.)

McPHAIL ASSOCIATES, LLC

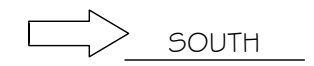
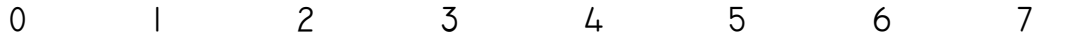
NOTE:
NO GROUNDWATER WAS OBSERVED IN OPEN
TEST PIT UPON COMPLETION OF EXCAVATION

JOB NO. 7435

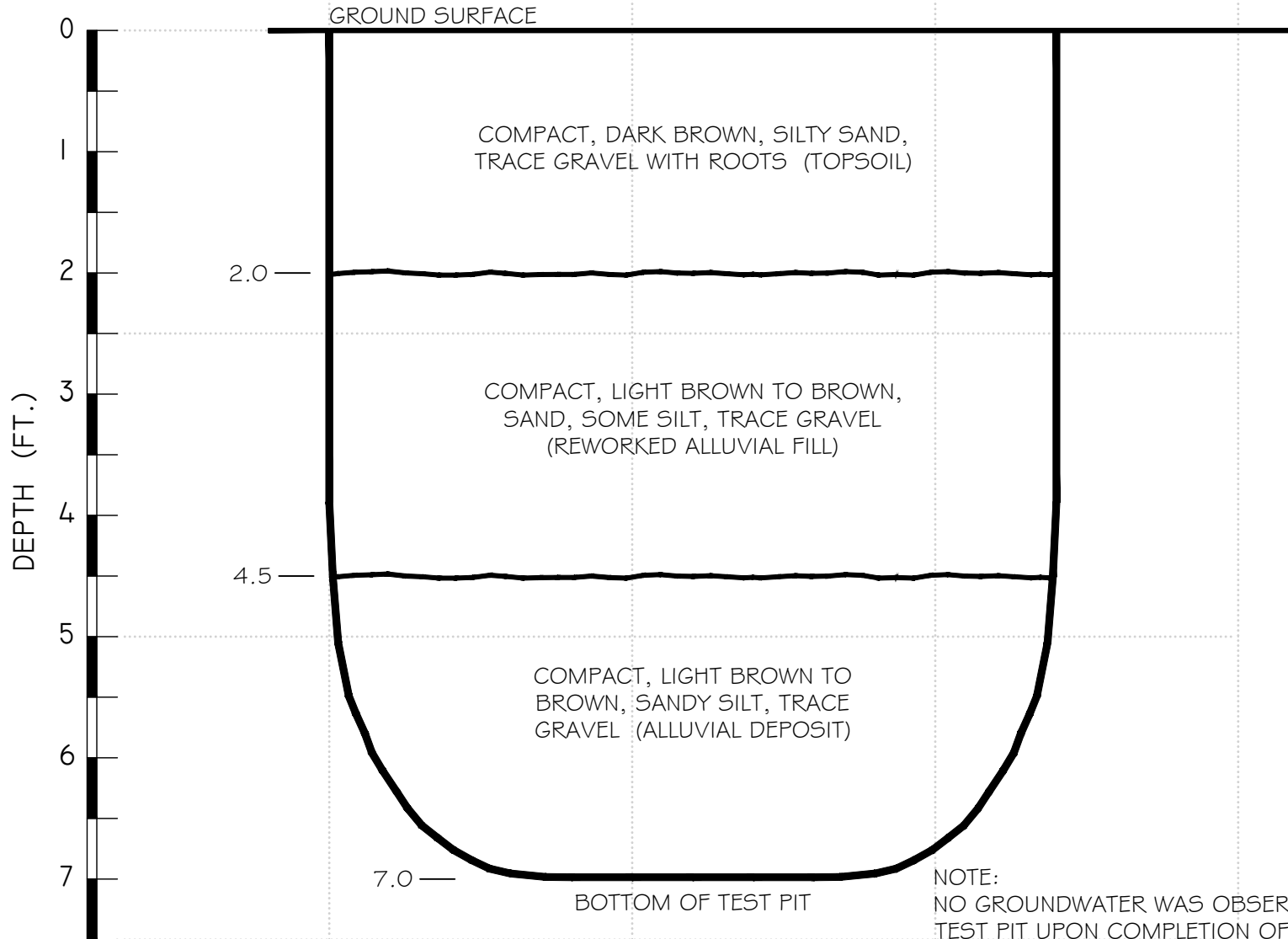
DATE MAY 20, 2022

TEST PIT LOG

TEST PIT NO. 2



McPHAIL ASSOCIATES, LLC



NOTE:
NO GROUNDWATER WAS OBSERVED IN OPEN
TEST PIT UPON COMPLETION OF EXCAVATION

JOB NO. 7435

DATE MAY 20, 2022

TEST PIT LOG

TEST PIT NO. 3

0 1 2 3 4 5 6 7 FT.

WEST ←

→ EAST

GROUND SURFACE

0.5 — COMPACT, DARK BROWN, SILTY SAND AND TRACE GRAVEL WITH ROOTS (TOPSOIL)

2 — COMPACT, LIGHT BROWN TO TAN, SILT, TRACE SAND AND CLAY (ALLUVIAL DEPOSIT)

4.8 — BOTTOM OF TEST PIT

0
1
2
3
4
5
6
7
DEPTH (FT.)

McPHAIL ASSOCIATES, LLC

NOTES:

- 1) NO GROUNDWATER WAS OBSERVED IN OPEN TEST PIT UPON COMPLETION OF EXCAVATION
- 2) REDOXIMORPHIC FEATURES, INCLUDING OXIDATION AND MOTTLING, WHICH MAY BE INDICATIVE OF SEASONAL HIGH GROUNDWATER LEVEL WAS OBSERVED IN TEST PIT AT A DEPTH OF 3.5 TO 4.5 FEET ON THE TEST PIT WALLS

JOB NO. 7435

DATE MAY 20, 2022

TEST PIT LOG

TEST PIT NO. 4

0 1 2 3 4 5 6 7 FT.

WEST ←

→ EAST

GROUND SURFACE

COMPACT, DARK BROWN, SILTY SAND,
TRACE GRAVEL WITH ROOTS (TOPSOIL)

1.0

COMPACT, LIGHT BROWN TO TAN,
SILT WITH TRACE GRAVEL, SAND
AND CLAY (ALLUVIAL DEPOSIT)

4.0

BOTTOM OF TEST PIT

DEPTH (FT.)

0
1
2
3
4
5
6
7

McPHAIL ASSOCIATES, LLC

NOTES:

- 1) NO GROUNDWATER WAS OBSERVED IN OPEN TEST PIT UPON COMPLETION OF EXCAVATION
- 2) REDOXIMORPHIC FEATURES, INCLUDING OXIDATION AND MOTTLING, WHICH MAY BE INDICATIVE OF SEASONAL HIGH GROUNDWATER LEVEL WAS OBSERVED IN TEST PIT AT A DEPTH OF 3.5 TO 4.5 FEET ON THE TEST PIT WALLS

JOB NO. 7435

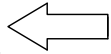
DATE MAY 20, 2022

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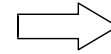
TEST PIT NO. 5



NORTH

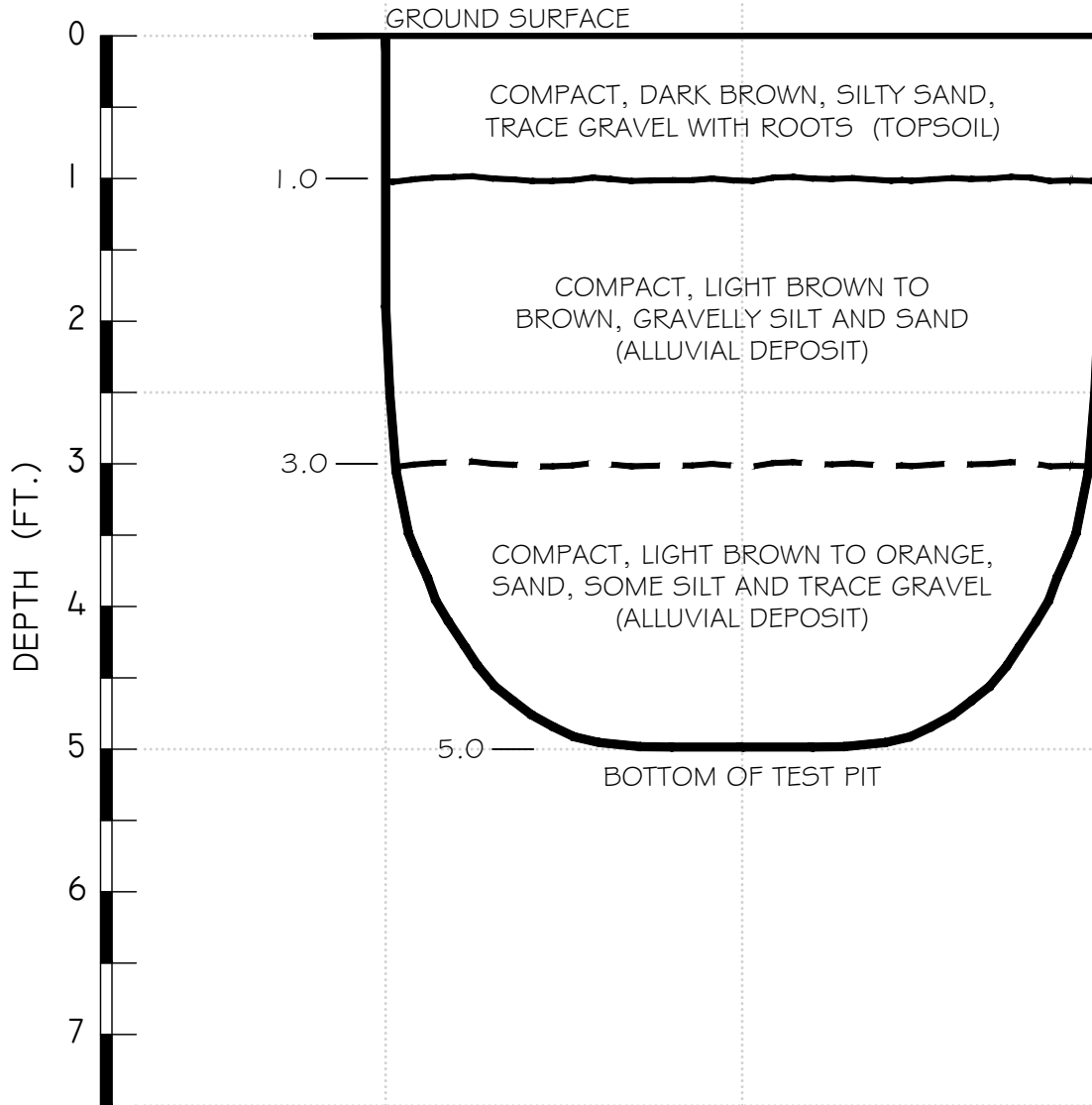


FT.



SOUTH

McPHAIL ASSOCIATES, LLC



NOTES:

- 1) NO GROUNDWATER WAS OBSERVED IN OPEN TEST PIT UPON COMPLETION OF EXCAVATION
- 2) REDOXIMORPHIC FEATURES, INCLUDING OXIDATION AND MOTTLING, WHICH MAY BE INDICATIVE OF SEASONAL HIGH GROUNDWATER LEVEL WAS OBSERVED IN TEST PIT AT A DEPTH OF BETWEEN 4.0 TO 4.5 FEET ON THE TEST PIT WALLS

JOB NO. 7435

TEST PIT LOG

TEST PIT NO. 6

DATE MAY 20, 2022

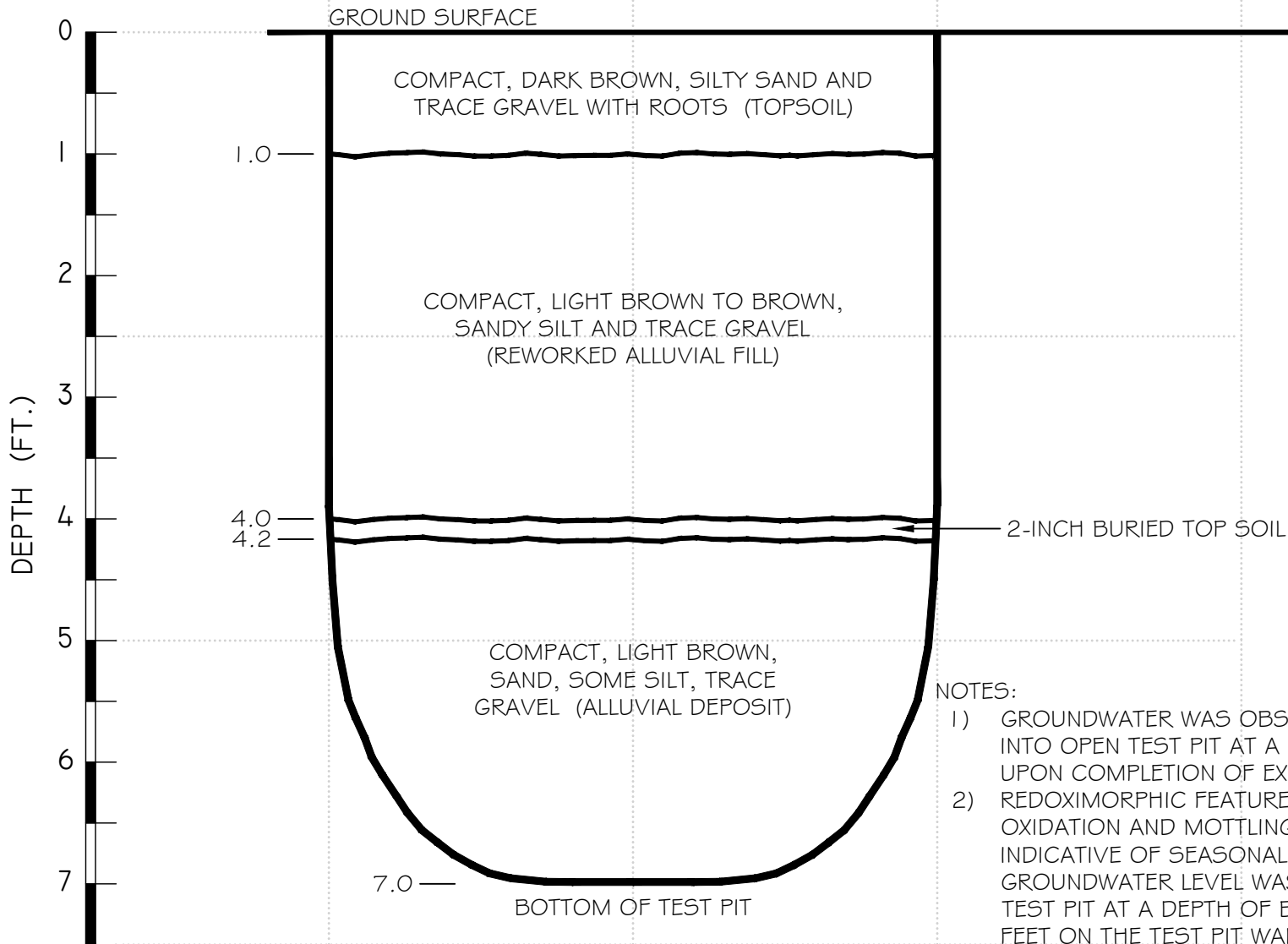


FT.

WEST ←

→ EAST

MCPHAIL ASSOCIATES, LLC



NOTES:

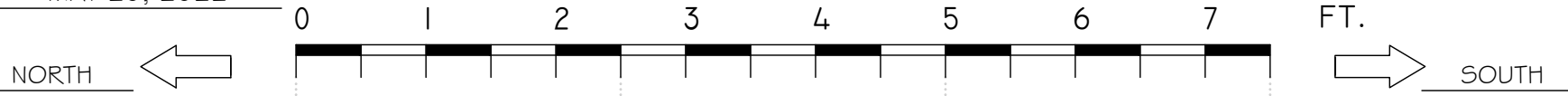
- 1) GROUNDWATER WAS OBSERVED TRICKLING INTO OPEN TEST PIT AT A DEPTH OF 5.0 FEET UPON COMPLETION OF EXCAVATION
- 2) REDOXIMORPHIC FEATURES, INCLUDING OXIDATION AND MOTTLING, WHICH MAY BE INDICATIVE OF SEASONAL HIGH GROUNDWATER LEVEL WAS OBSERVED IN TEST PIT AT A DEPTH OF BETWEEN 4.0 TO 4.5 FEET ON THE TEST PIT WALLS

JOB NO. 7435

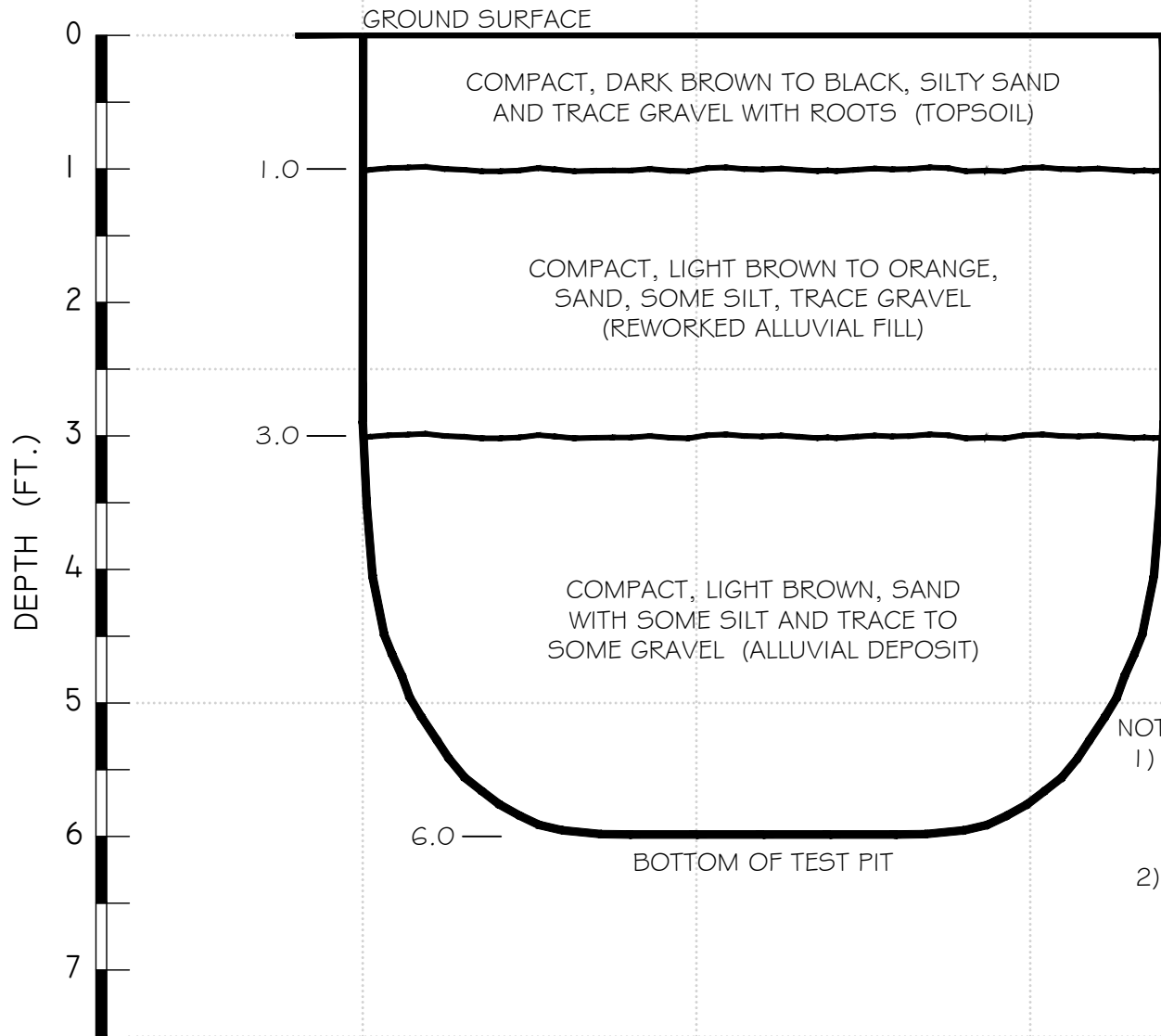
DATE MAY 20, 2022

TEST PIT LOG

TEST PIT NO. 7



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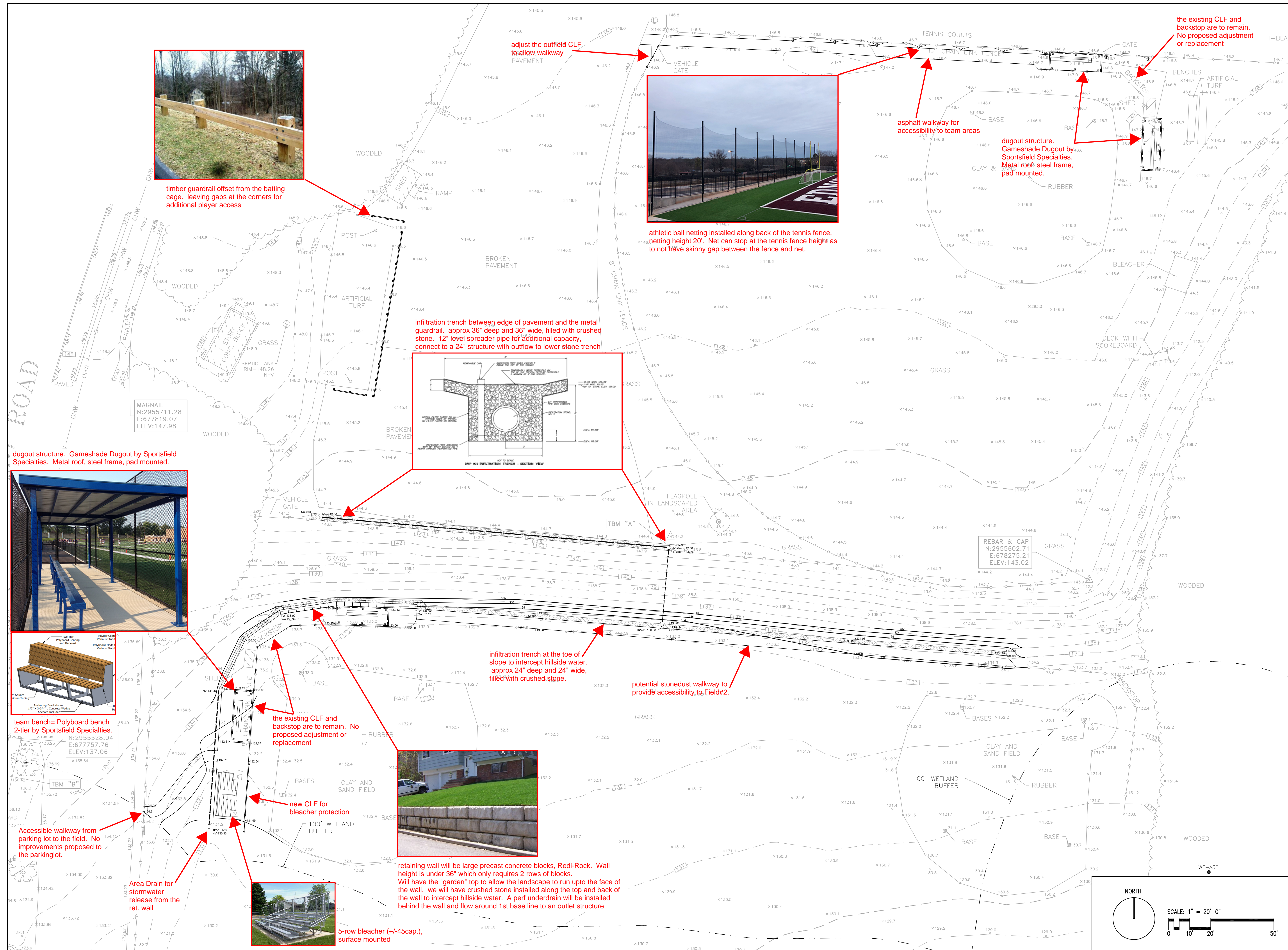


- NOTES:
- 1) GROUNDWATER WAS OBSERVED TRICKLING INTO OPEN TEST PIT AT A DEPTH OF 3.0 FEET UPON COMPLETION OF EXCAVATION
 - 2) REDOXIMORPHIC FEATURES, INCLUDING OXIDATION AND MOTTLING, WHICH MAY BE INDICATIVE OF SEASONAL HIGH GROUNDWATER LEVEL WAS OBSERVED IN TEST PIT AT A DEPTH OF BETWEEN 2.3 TO 2.7 FEET ON THE TEST PIT WALLS

**FRANK FEELEY
FIELD
RENOVATION**

MASSACHUSETTS

Reed
Land Surveying, Inc.
109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02447
(508) 923-1181 FAX: (508) 923-1191



REVISIONS

| NO. | DATE | DESCRIPTION |
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DATE: 2022-03-18
SCALE: 1"=20'-0"
JOB #: 22121
DRAWN BY: JDM
CHECKED BY: DW

**SITE LAYOUT
PLAN**

L-100

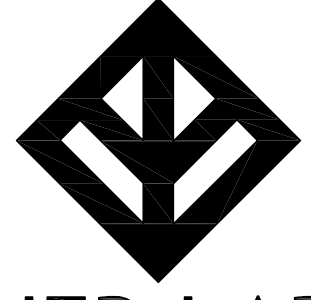
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FRANK FEELEY FIELDS IMPROVEMENT

Prepared For:

Town of Sudbury, Massachusetts
 Dennis Mannone, Park & Recreation Atkinson Pool Director

Prepared By:

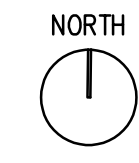
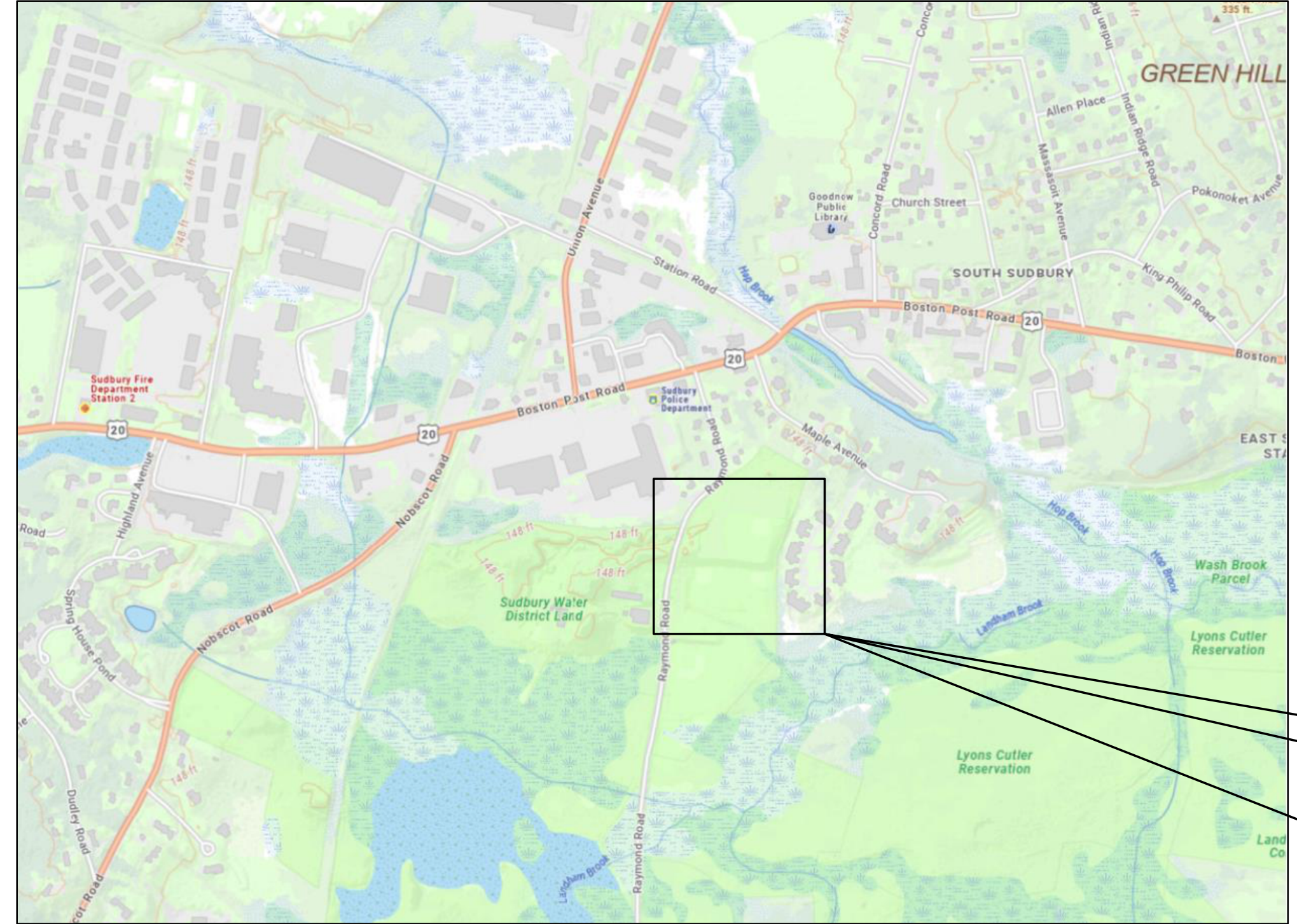


WARNER LARSON
 LANDSCAPE ARCHITECTS
 130 WEST BROADWAY, BOSTON MA 02127
 617.464.1440 warnerlarson.com

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 Land Surveying, Inc.

109 RHODE ISLAND ROAD, SUITE 4A
 LAKEVILLE, MASSACHUSETTS 02347
 (508) 923-1181 FAX, (508) 923-1191

Locus Map:



BID SET SEPTEMBER 19, 2022

Frank Feeley Fields
 200 Raymond Road
 Sudbury, Massachusetts

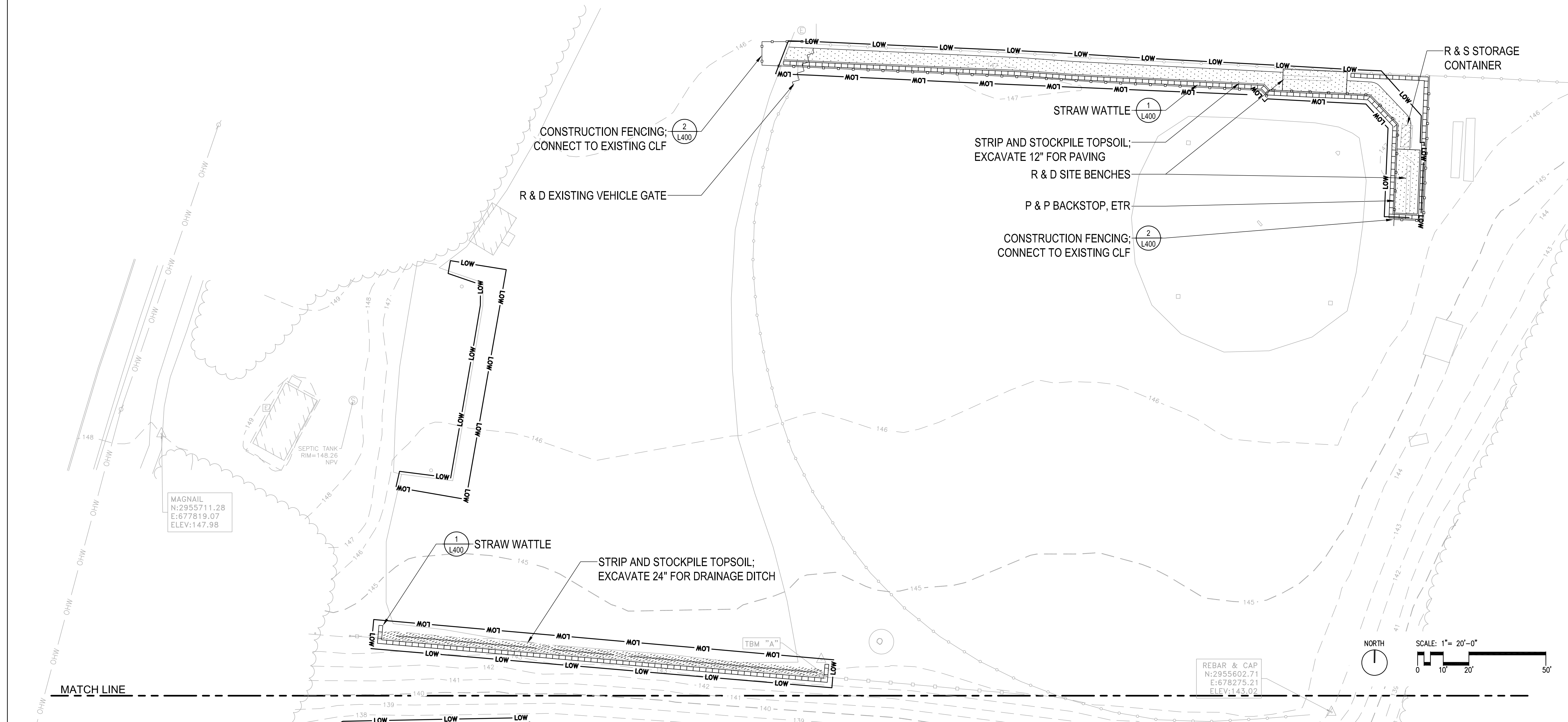
| Drawing Index | Date | Revised |
|-------------------------------------|------------|---------|
| L100 DEMO AND SITE PREPARATION PLAN | 09/19/2022 | |
| L101 DEMO AND SITE PREPARATION PLAN | 09/19/2022 | |
| L200 LAYOUT AND MATERIALS PLAN | 09/19/2022 | |
| L201 LAYOUT AND MATERIALS PLAN | 09/19/2022 | |
| L300 GRADING AND PLANTING PLAN | 09/19/2022 | |
| L301 GRADING AND PLANTING PLAN | 09/19/2022 | |
| L400 CONSTRUCTION DETAILS | 09/19/2022 | |
| L401 CONSTRUCTION DETAILS | 09/19/2022 | |

SITE PREPARATION NOTES:

- EXISTING CONDITIONS INFORMATION IS FROM A SURVEY PERFORMED BY REED LAND SURVEYING ON MARCH 14, 2022.
- CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, FOOTINGS, PAVEMENT, WALKS, WALLS, STAIRS, TREES, SHRUBS, ETC. NECESSARY TO COMPLETE THE WORK UNDER THIS CONTRACT. ALL ITEMS, INCLUDING BUT NOT LIMITED TO; STRUCTURES AND RELATED FOOTINGS, SITE AMENITIES, FENCES AND FENCE FOOTINGS LOCATED WITHIN THE LIMIT OF WORK LINE SHALL BE REMOVED AND LEGALLY DISPOSED OF UNLESS NOTED OTHERWISE.
- ITEMS TO BE SALVAGED SHALL BE STORED ON-SITE WITHIN CONSTRUCTION FENCING AND SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- SALVAGE ALL SITE SIGNAGE REQUIRED TO BE REMOVED BY THE WORK OF THIS PROJECT, AND PROVIDE TO OWNER'S REPRESENTATIVE. DISPOSE OF FOOTINGS AND DAMAGED POSTS. REINSTALL SALVAGED SIGNS WHERE DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD USING NEW APPROVED FENCE-MOUNTING HARDWARE, AND POSTS WHERE REQUIRED.
- CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-DIG-SAFE) AND VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO ROADS, WALKS, UTILITIES, SITE IMPROVEMENTS, EXISTING OR PROPOSED, DAMAGED BY THIS PROJECT.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE REGULATORY AGENCIES' REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN WITHIN THE LIMIT OF WORK.
- STRIP AND STOCKPILE ALL TOPSOIL ON SITE FOR AMENDMENT AND REUSE. ASSUME 6" OF TOPSOIL IS AVAILABLE FOR HARVESTING AT MAINTAINED LANDSCAPE AREAS.
- FURNISH AND INSTALL TEMPORARY CONSTRUCTION FENCING TO SECURE LIMIT OF WORK AREAS AND STORED MATERIALS AND EQUIPMENT FROM UNAUTHORIZED ACCESS. SEE CIVIL DWGS.
- ALL EXPOSED AREAS TO HAVE EROSION CONTROL PROTECTION.

LEGEND:

| | |
|---------------------------|---|
| — LOW — | LIMIT OF WORK LINE |
| R & D | REMOVE AND DISPOSE |
| P & P | PRESERVE AND PROTECT |
| R & S | REMOVE AND SALVAGE (OWNER TO PROVIDE LOCATION FOR SALVAGED ITEMS) |
| ETR | EXISTING TO REMAIN PRESERVE AND PROTECT |
| ~~~~~ | R & D FENCING |
| —○—○—○— | (2 / L400) CONSTRUCTION FENCING, APPROXIMATE LOC. |
| —□—□—□— | (1 / L400) STRAW WATTLE |
| [Dotted Pattern] | STRIP AND STOCKPILE TOPSOIL; EXCAVATE TO 12" |
| [Diagonal Line Pattern] | STRIP AND STOCKPILE TOPSOIL; EXCAVATE TO SPECIFIED DEPTH |
| [Horizontal Line Pattern] | STRIP AND STOCKPILE TOPSOIL |



**FRANK FEELEY
FIELD
RENOVATION**

SUDBURY,
MASSACHUSETTS

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Land Surveying, Inc.
109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02347
(508) 923-1181 FAX: (508) 923-1191

REVISIONS

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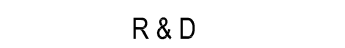
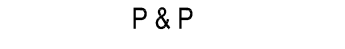
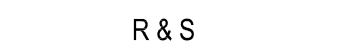

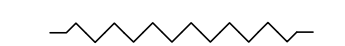
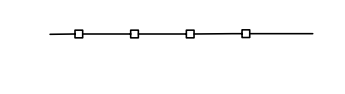
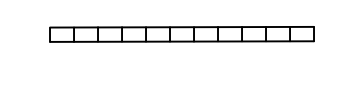
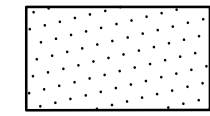
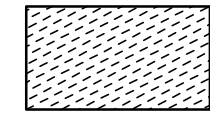
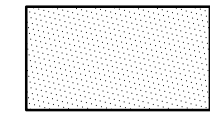
DATE: 2022-09-19
SCALE: 1"=20'-0"
JOB #: 22121
DRAWN BY: JDM
CHECKED BY: DW

**DEMO AND SITE
PREPARATION PLAN**

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SEE SHEET L100 FOR GENERAL NOTES

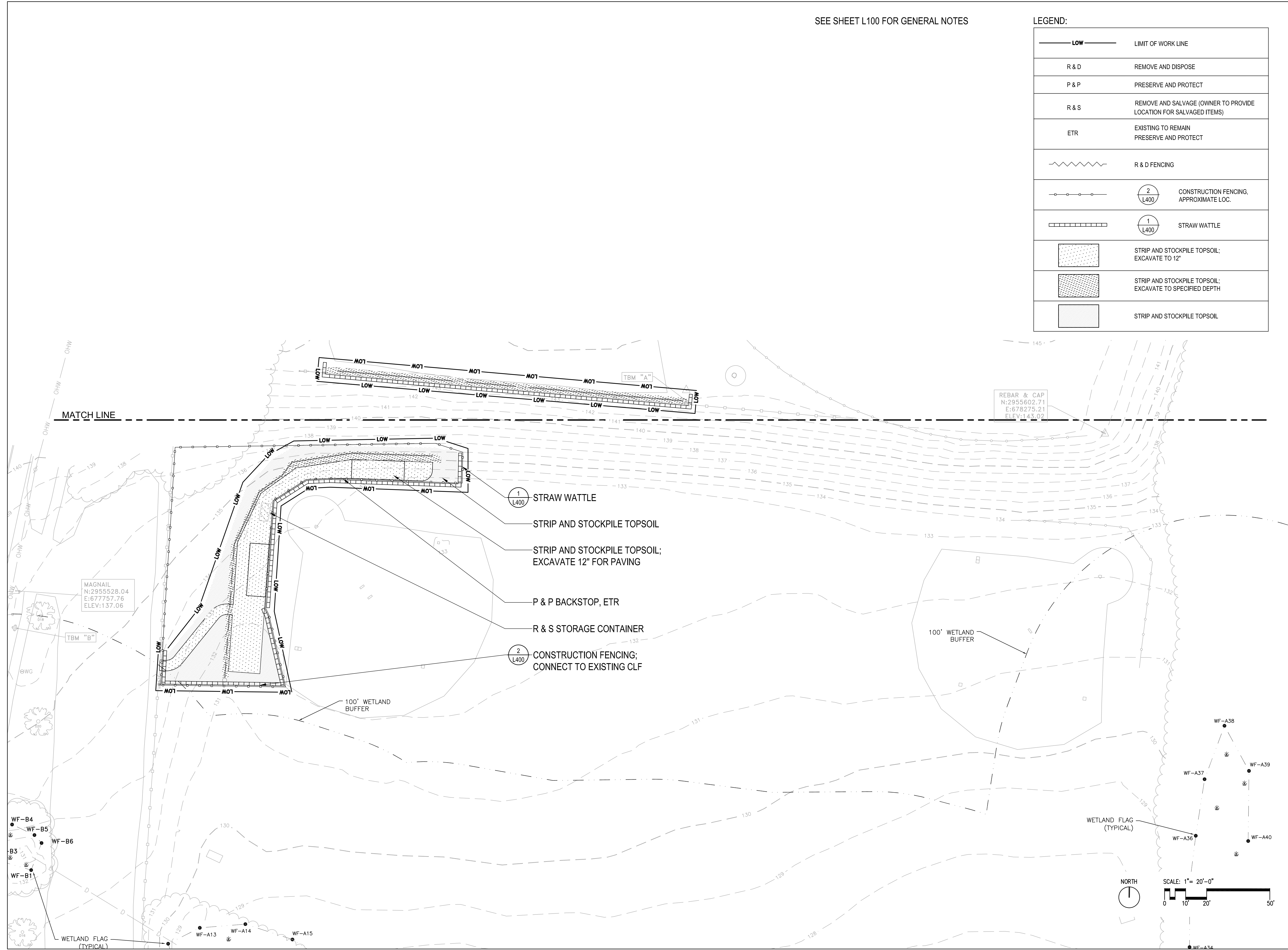
LEGEND:

| | | |
|---|---------------|---|
|  | LOW | LIMIT OF WORK LINE |
|  | R & D | REMOVE AND DISPOSE |
|  | P & P | PRESERVE AND PROTECT |
|  | R & S | REMOVE AND SALVAGE (OWNER TO PROVIDE LOCATION FOR SALVAGED ITEMS) |
|  | ETR | EXISTING TO REMAIN PRESERVE AND PROTECT |
|  | R & D FENCING | |
|  | 2 L400 | CONSTRUCTION FENCING, APPROXIMATE LOC. |
|  | 1 L400 | STRAW WATTLE |
|  | | STRIP AND STOCKPILE TOPSOIL; EXCAVATE TO 12" |
|  | | STRIP AND STOCKPILE TOPSOIL; EXCAVATE TO SPECIFIED DEPTH |
|  | | STRIP AND STOCKPILE TOPSOIL |

**FRANK FEELEY
FIELD
RENOVATION**

SUDBURY,
MASSACHUSETTS

Reed
Land Surveying, Inc.
109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02347
(508) 923-1181 FAX: (508) 923-1191



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**DEMO AND SITE
PREPARATION PLAN**

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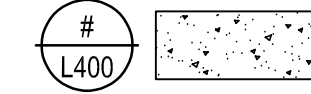
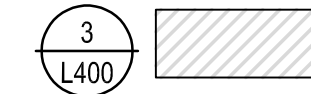
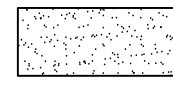


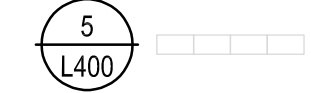
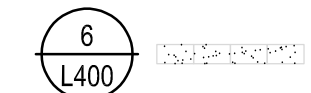
GENERAL NOTES:

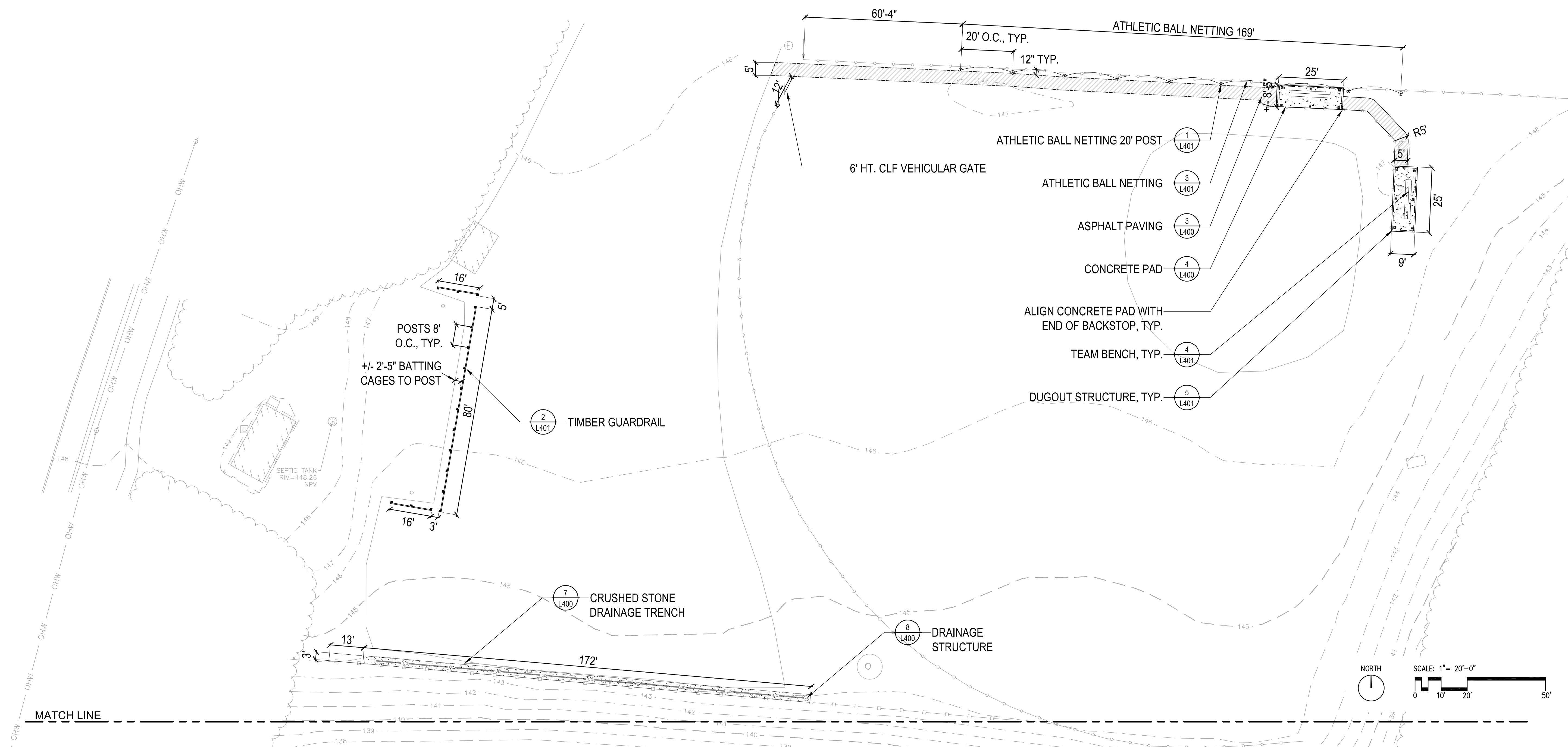
- EXISTING CONDITIONS INFORMATION IS FROM A SURVEY PERFORMED BY REED LAND SURVEYING ON MARCH 14, 2022.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING WORK.
- CONTRACTOR SHALL NOTIFY DIGSAFE 1-888-DIG-SAFE AND VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO ROADS, WALKS, UTILITIES, SITE IMPROVEMENTS, EXISTING OR PROPOSED, DAMAGED BY THIS PROJECT.

LAYOUT NOTES:

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
- THE DIMENSIONS SHOWN ON THE DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS FOR LIGHTS AND SIGNS ARE TO THE CENTERLINE OF THE OBJECT UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALKS AT 30' O.C. AND CONTROL JOINTS AT 10' O.C. AS PER SPECIFICATIONS, UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL CURVES SHALL BE SMOOTH, CONTINUOUS RADII. NO STRAIGHT SECTIONS OR ABRUPT TRANSITIONS.
- LIMIT OF WORK IS ON PROPERTY LINE WHEN NOT SHOWN.

LEGEND:

-  APPROXIMATE LIMIT OF WORK
-  CONCRETE PAVING
-  ASPHALT PAVING
-  CRUSHED STONE FILL
-  DRAIN LINE
-  UNDERDRAIN IN CRUSHED STONE FILL
-  RETAINING WALL WITH CAP
-  RETAINING WALL



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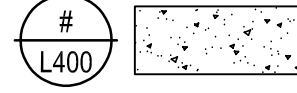

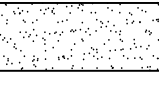


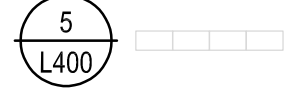
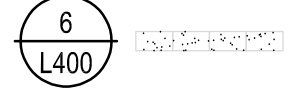
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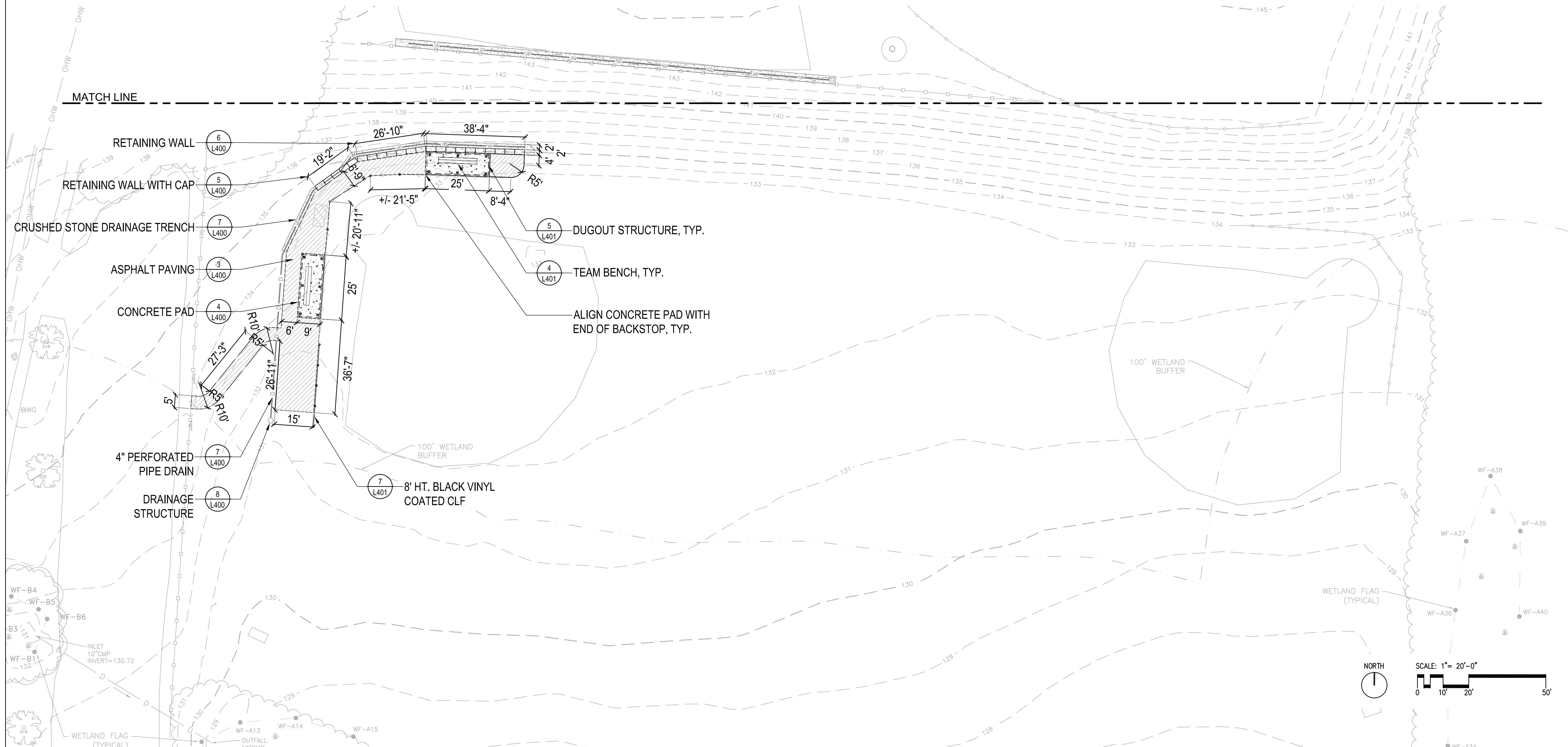
**LAYOUT AND
MATERIALS PLAN**

L200

SEE SHEET L200 FOR GENERAL NOTES

LEGEND:

-  APPROXIMATE LIMIT OF WORK
-  CONCRETE PAVING
-  ASPHALT PAVING
-  CRUSHED STONE FILL
-  DRAIN LINE
-  UNDERDRAIN IN CRUSHED STONE FILL
-  RETAINING WALL WITH CAP
-  RETAINING WALL



FRANK FEELEY
FIELD
RENOVATION

SUDBURY,
MASSACHUSETTS

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109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02347
(508) 923-1181 FAX: (508) 923-1191

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JOB #: 22121

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LAYOUT AND
MATERIALS PLAN

GRADING NOTES

- EXISTING CONDITIONS INFORMATION IS FROM A SURVEY PERFORMED BY REED LAND SURVEYING DATED MARCH 14, 2022.
- CONTRACTOR SHALL STAKE OUT ALL SITE IMPROVEMENTS BOTH HORIZONTALLY AND VERTICALLY IN THE FIELD, AND SUCH STAKEOUT TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- SPOT GRADES AND CONTOURS INDICATED ON THIS PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION.
- ALL CHANGES IN PAVEMENT MATERIALS SHALL BE FLUSH WITH EACH OTHER UNLESS OTHERWISE SHOWN.
- IF EXISTING TREE, UTILITIES OR STRUCTURES IMPEDE EXCAVATION ACTIVITIES IN ANY MANNER, CONTRACTOR SHALL INFORM THE ARCHITECT AND OWNER PRIOR TO CONTINUING WITH CONSTRUCTION ACTIVITIES.
- SLOPES SHALL NOT EXCEED 3:1 SLOPE EXCEPT AS SHOWN ON THE PLANS
- ALL PAVED WALKWAY AREAS, PLAZAS, CROSSWALKS, ACCESSIBLE PARKING SPACES, AND ASSOCIATED ACCESS AISLES AND ACCESSIBLE ROUTES SHALL BE GRADED SUCH THAT THEY ARE IN FULL COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS.

PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ANY AREAS DESIGNATED TO BE LAWN, OR OTHER SEED PLANTING MATERIAL ON THIS PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
- PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3:1V AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.
- ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK AND WHERE INDICATED ON THE DRAWINGS SHALL BE PRUNED IN ACCORDANCE WITH THE SPECIFICATIONS.

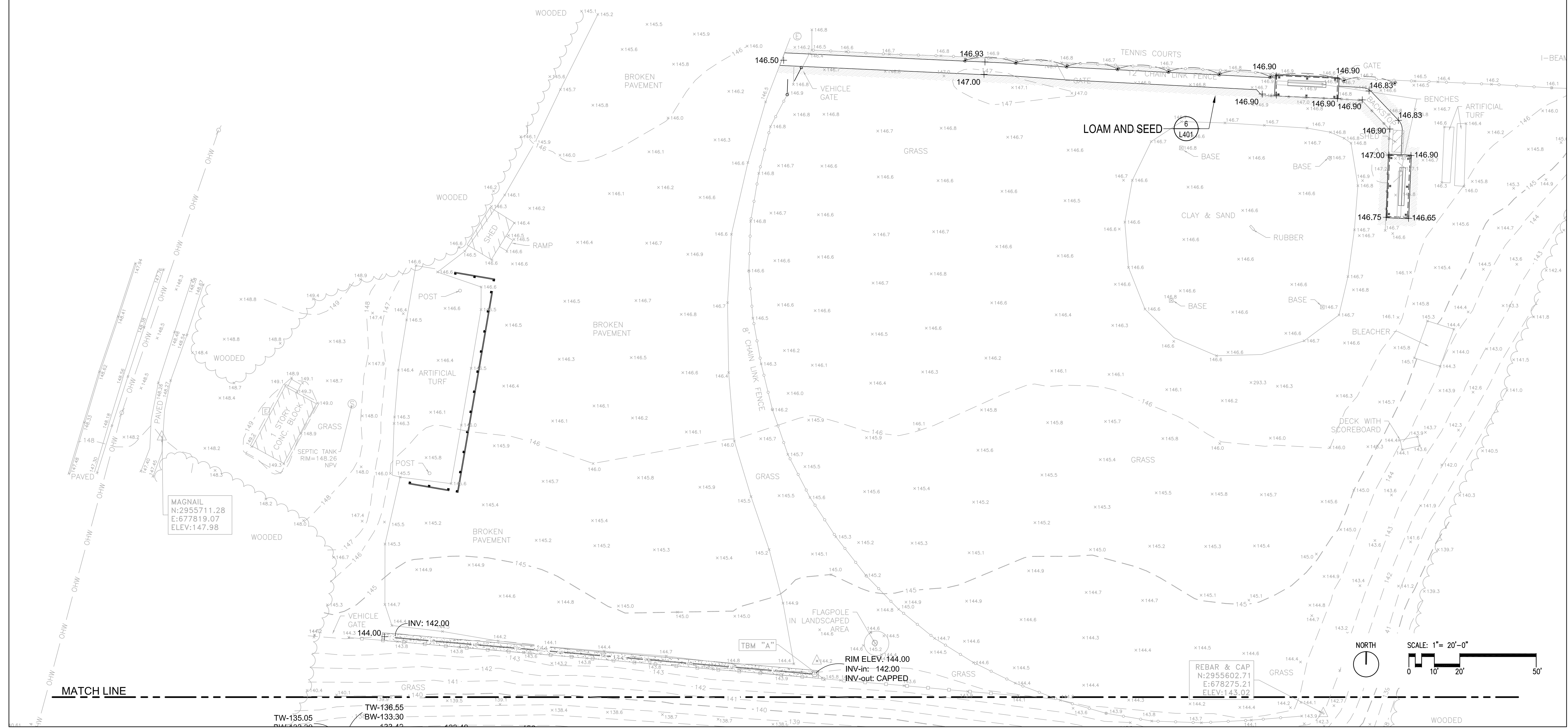
LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- TOP OF WALL
- BOTTOM OF WALL
- LOAM AND SEED

FRANK FEELEY
FIELD
RENOVATION

SUDBURY,
MASSACHUSETTS

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Land Surveying, Inc.
109 RHODE ISLAND ROAD, SUITE 4A
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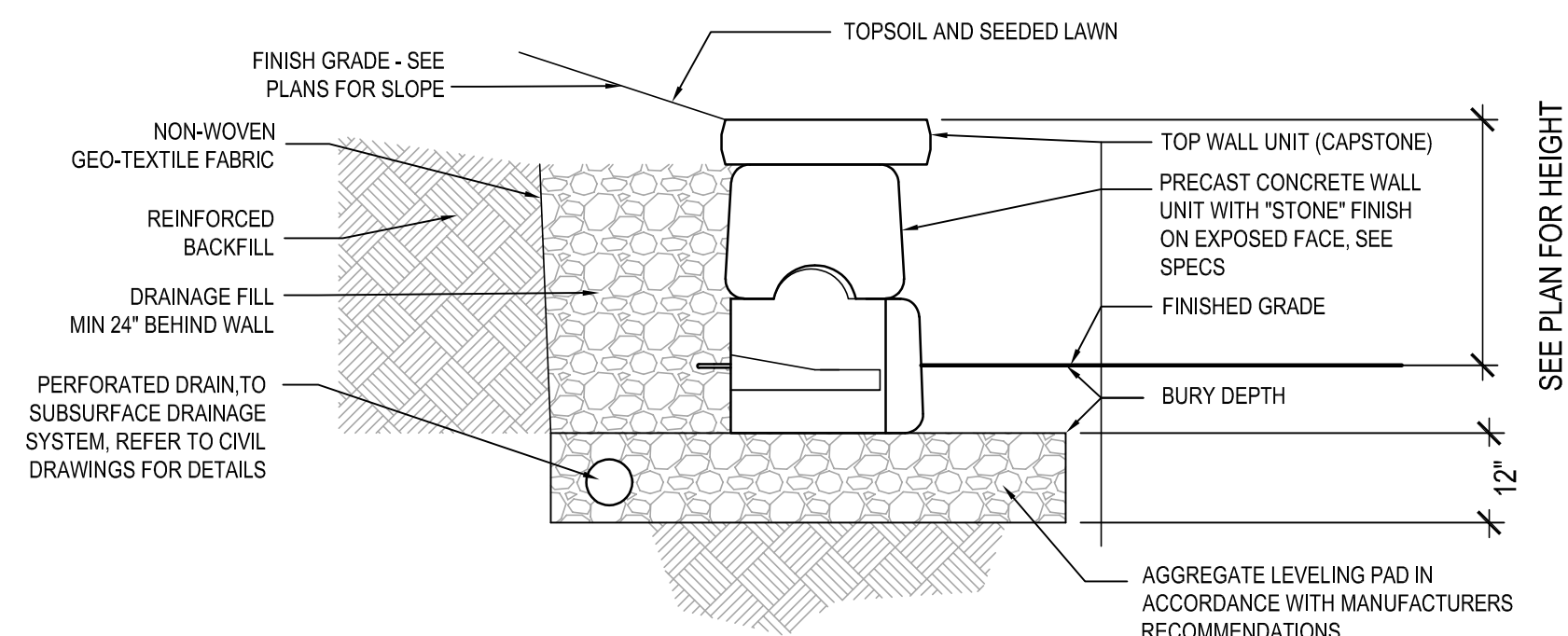
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GRADING AND
PLANTING PLAN

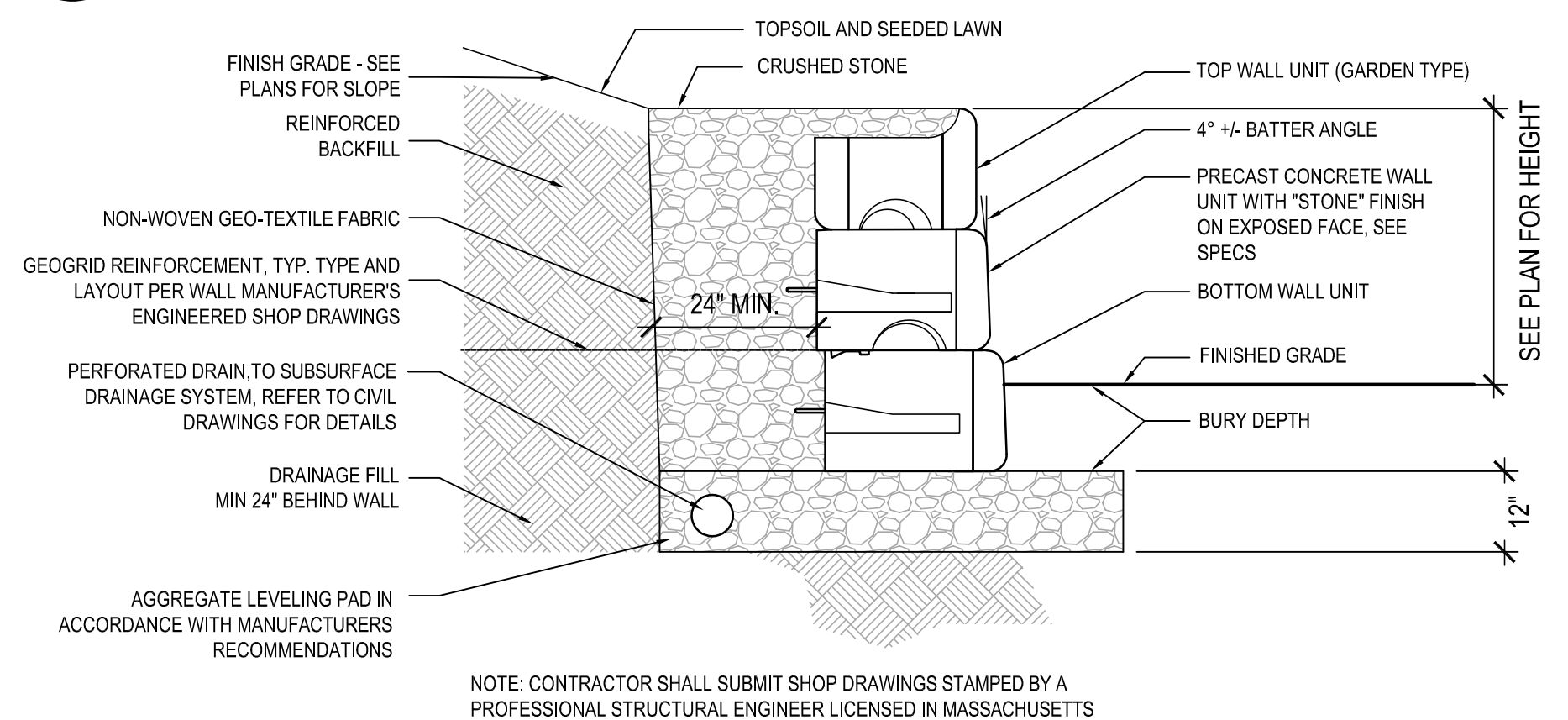
L300

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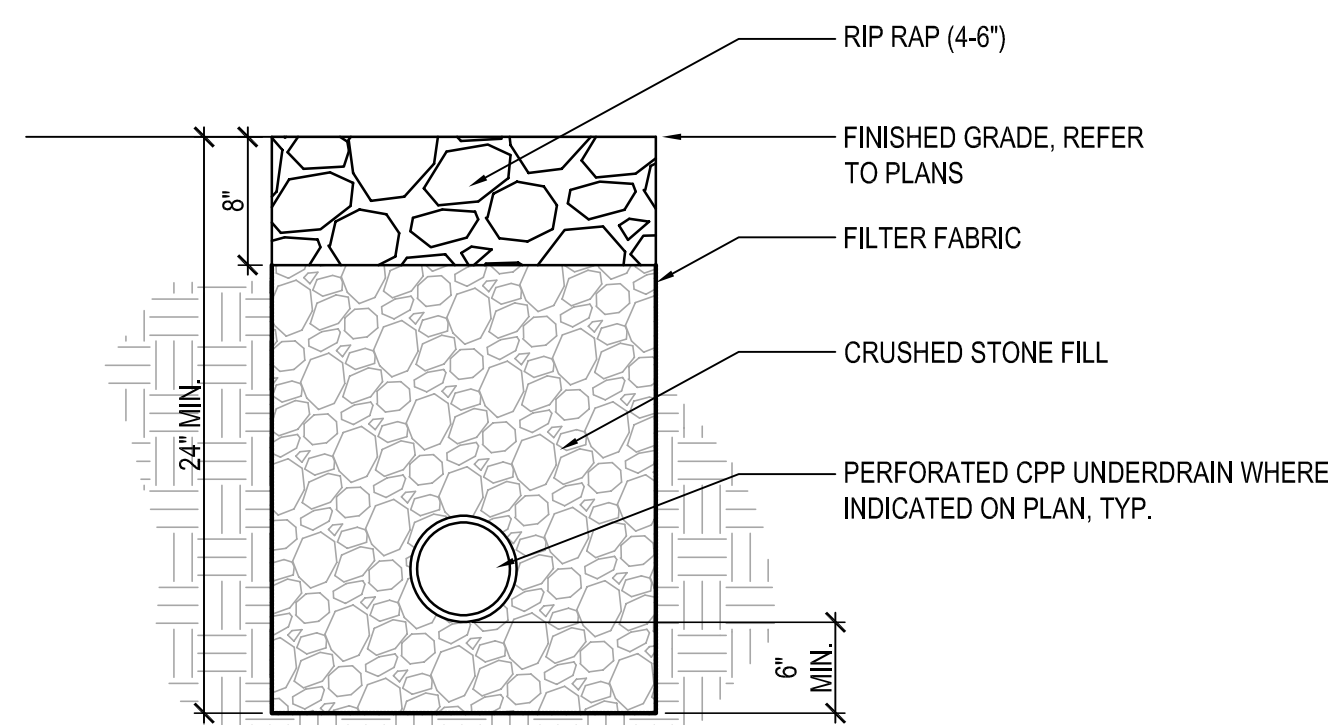
5 RETAINING WALL WITH SEATING

SCALE: 1/2" = 1'-0"



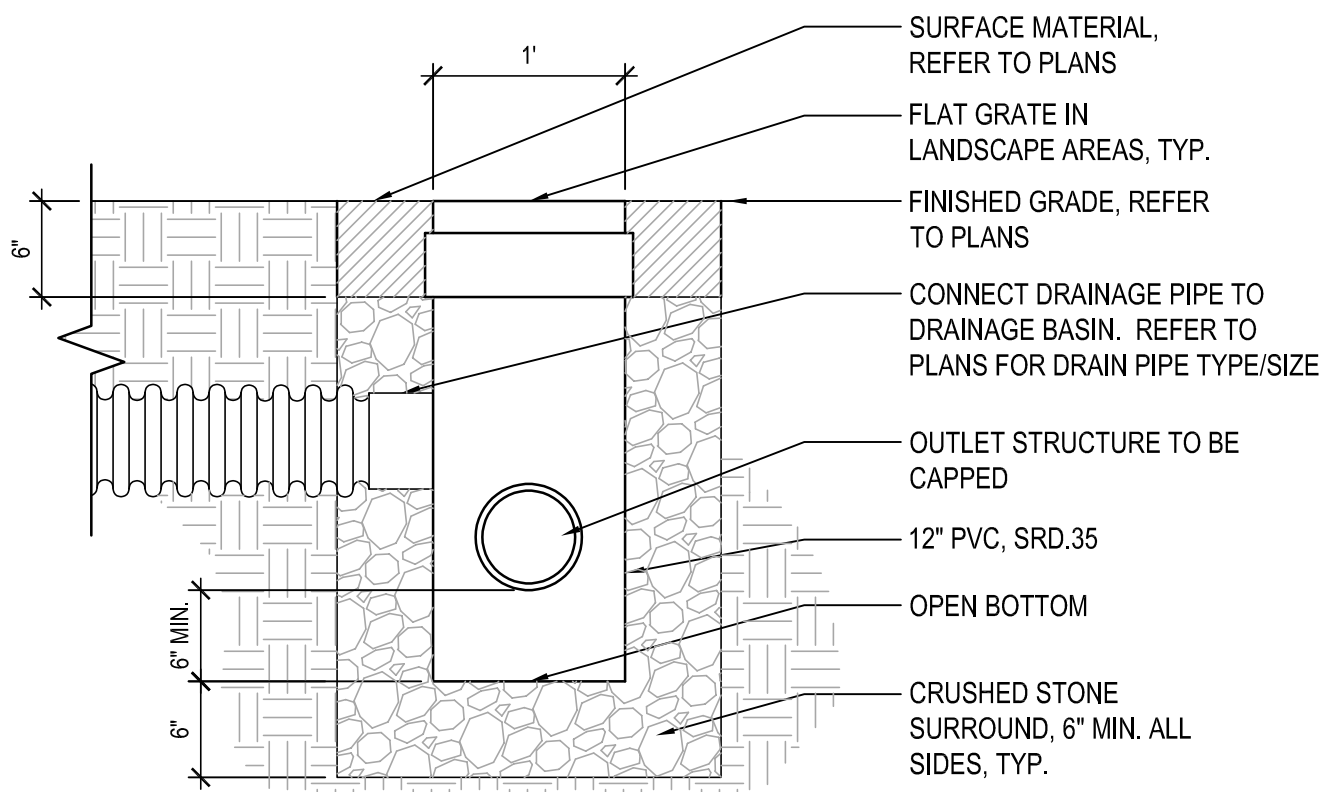
6 SEGMENTAL RETAINING WALL

SCALE: 1/2" = 1'-0"



7 DRAINAGE TRENCH

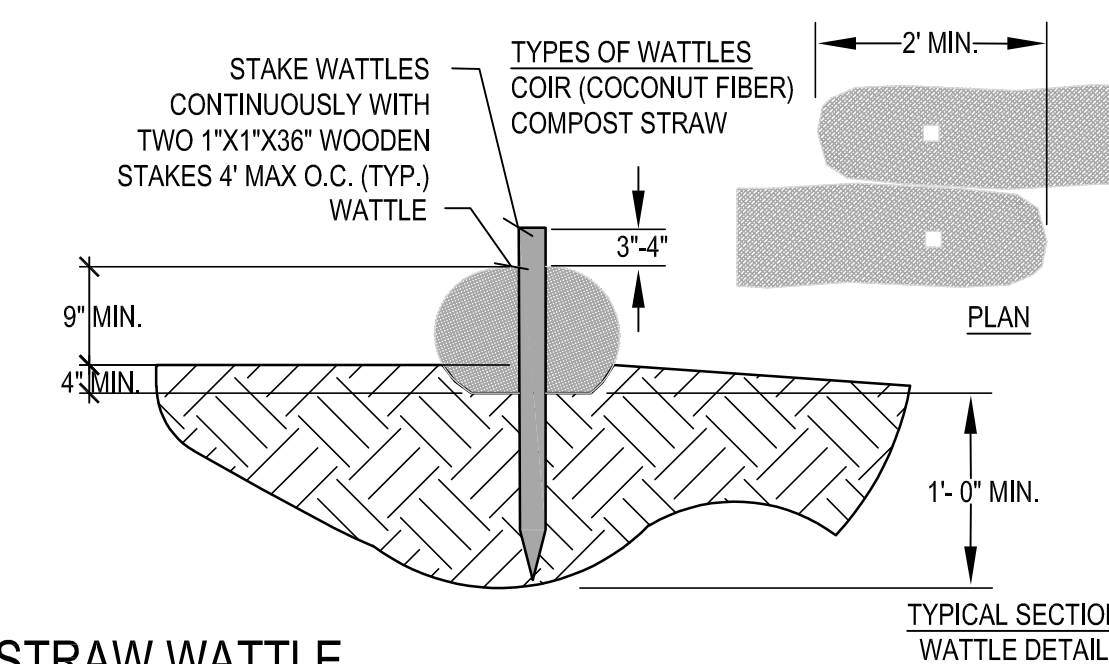
SCALE: 1" = 1'-0"



- NOTES:**
- GRATE AND FRAME SHALL BE MADE FROM DUCTILE IRON PER ASTM A536 GRADE 70-50-05 AND SHALL MEET H-10 LOADING
 - AREA DRAINS SHALL BE NYLOPLAST MODEL 2818AG MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED EQUAL.
 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLANS AND DETAILS
 - CASTING SHALL BE FURNISHED WITH BLACK PAINT.

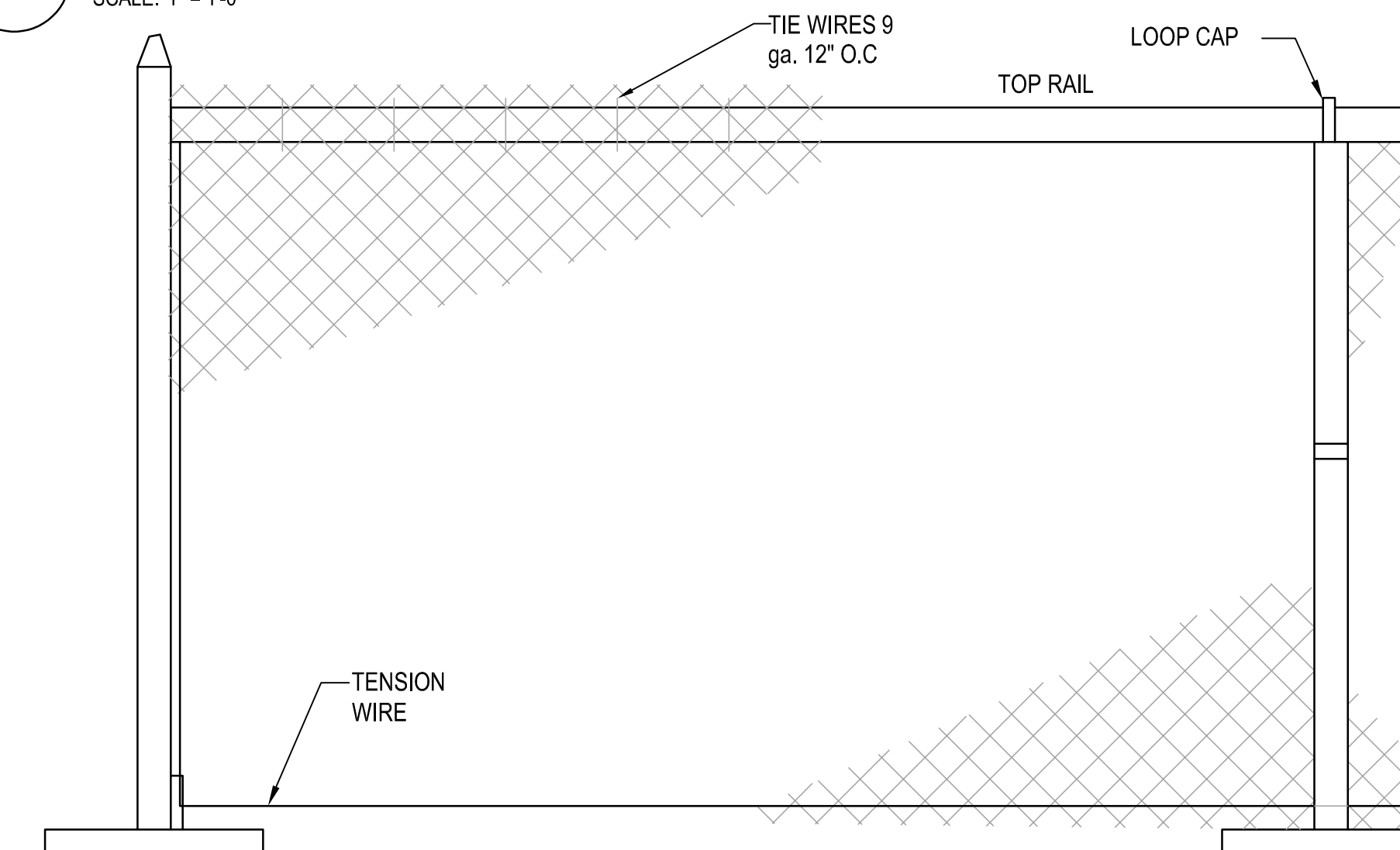
8 DRAINAGE STRUCTURE

SCALE: 1" = 1'-0"



1 STRAW WATTLE

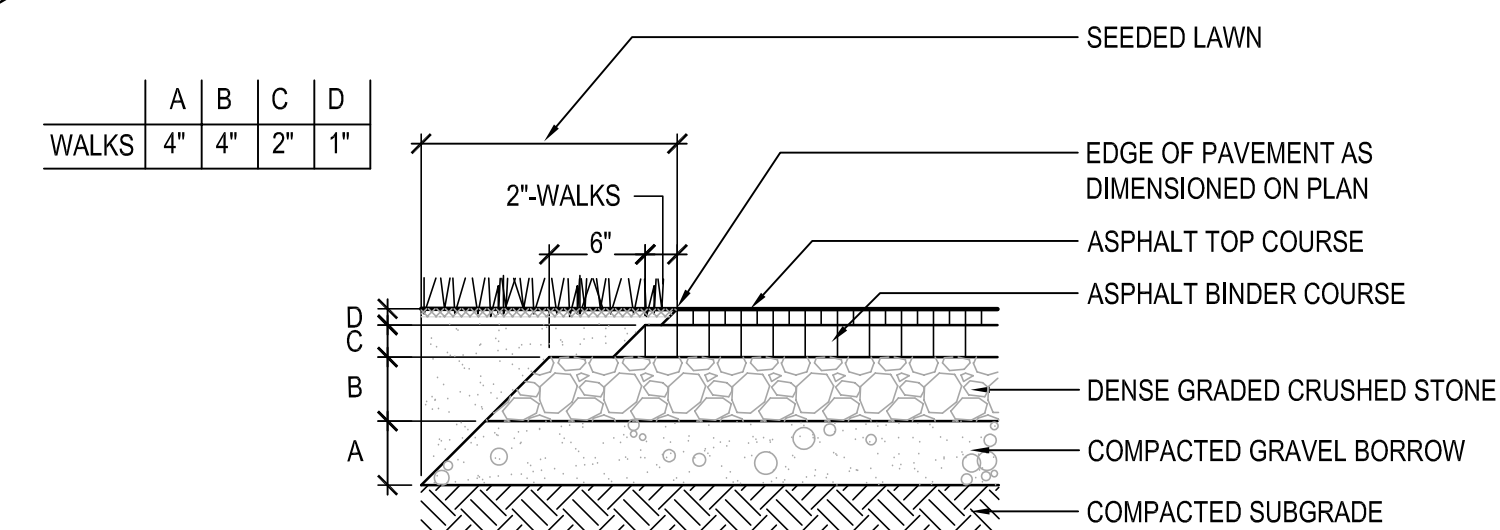
SCALE: 1" = 1'-0"



- NOTES:**
- FABRIC SHALL BE 0.148" GAUGE MIN. WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH. KNUCKLED SELVAGE TOP AND BOTTOM.
 - LINE POSTS SHALL BE 1.9" O.D. END OR CORNER POSTS SHALL BE 2.375" O.D.
 - THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.

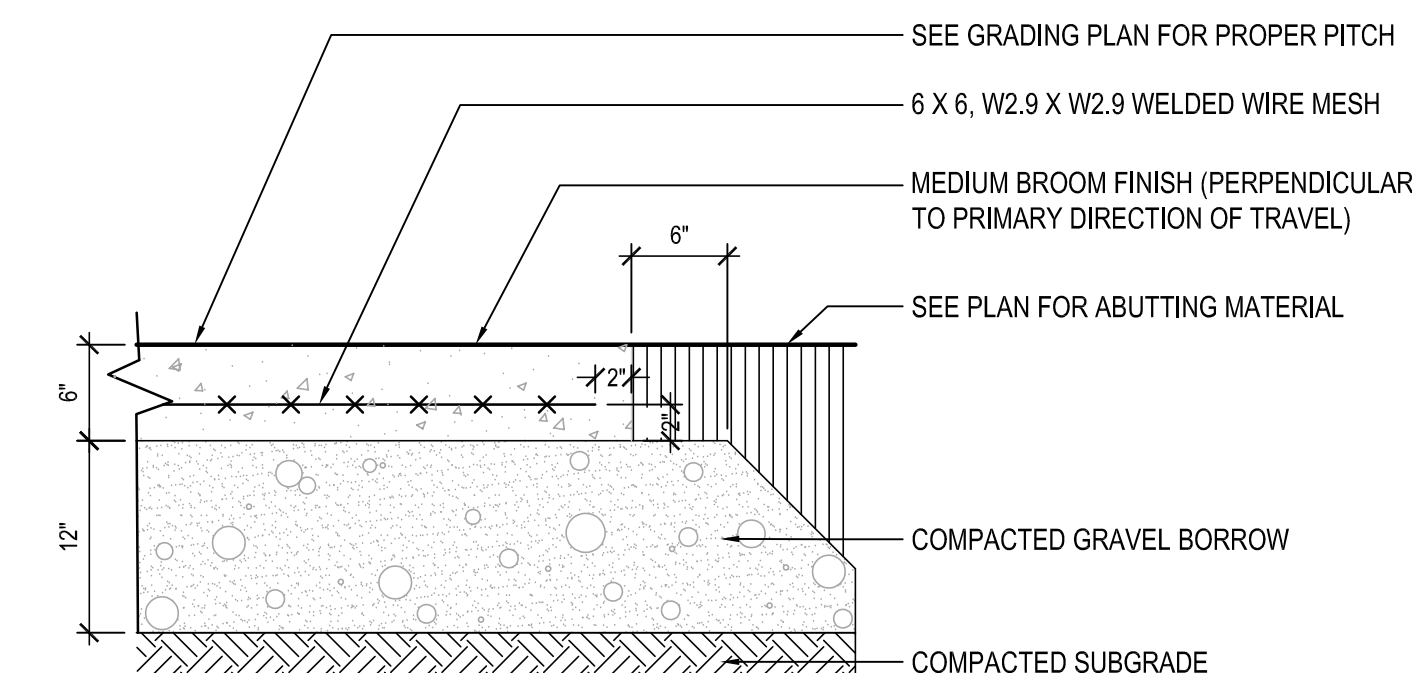
2 CONSTRUCTION FENCE

SCALE: 3/4" = 1'-0"



3 ASPHALT WALKWAY PAVING

SCALE: 1" = 1'-0"



- NOTES:**
- ALL JOINTS IN THE CONCRETE PAVING SHALL CONFORM WITH THE JOINT PATTERN SHOWN ON THE PLANS.
 - INSTALL EXPANSION JOINTS AT ALL FIXED OBJECTS AND AT A MAXIMUM OF 30' APART UNLESS SPACED MORE CLOSELY ON THE PLANS.

4 CONCRETE PAD

SCALE: 1" = 1'-0"

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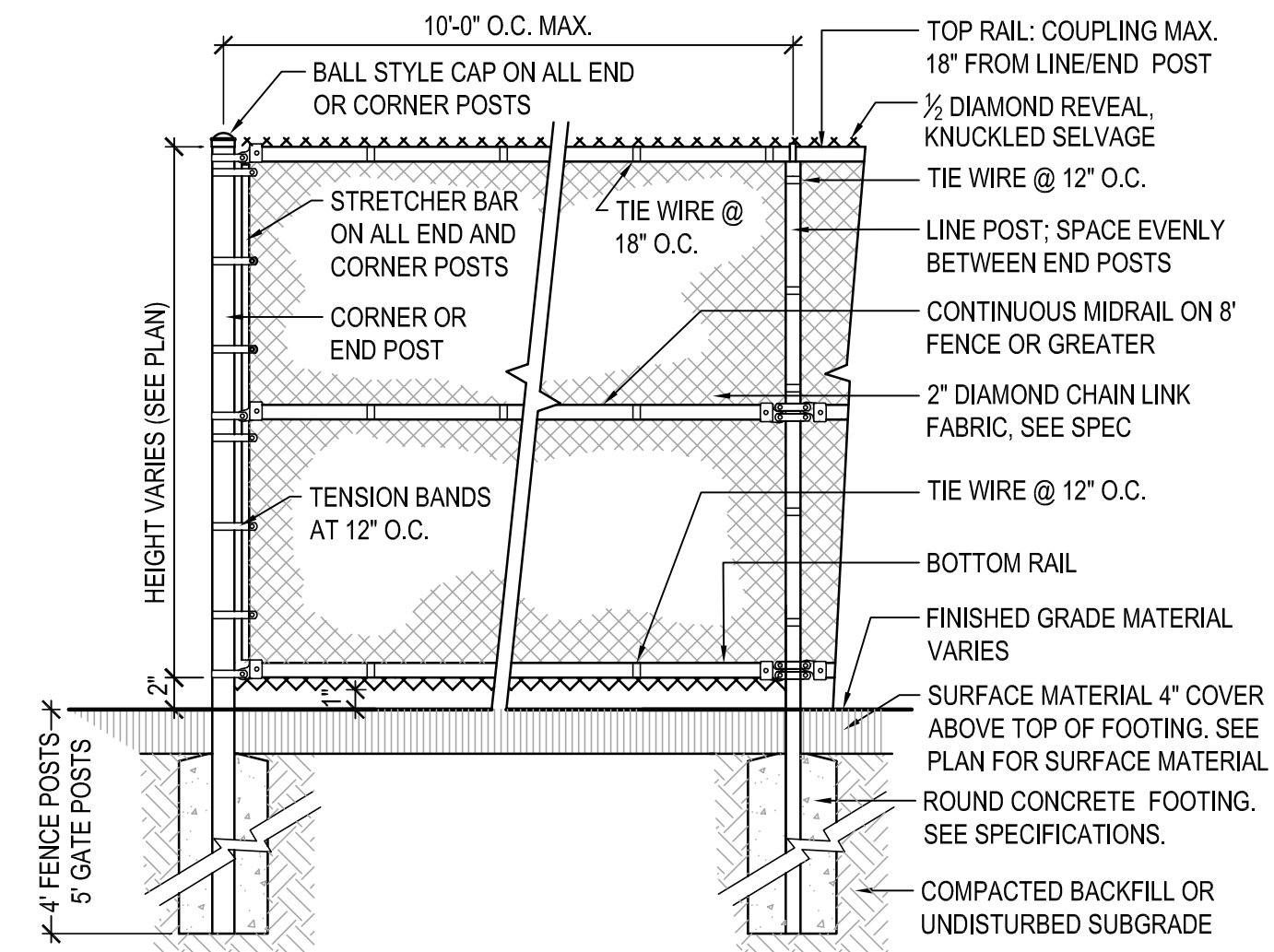
JOB #: 22121

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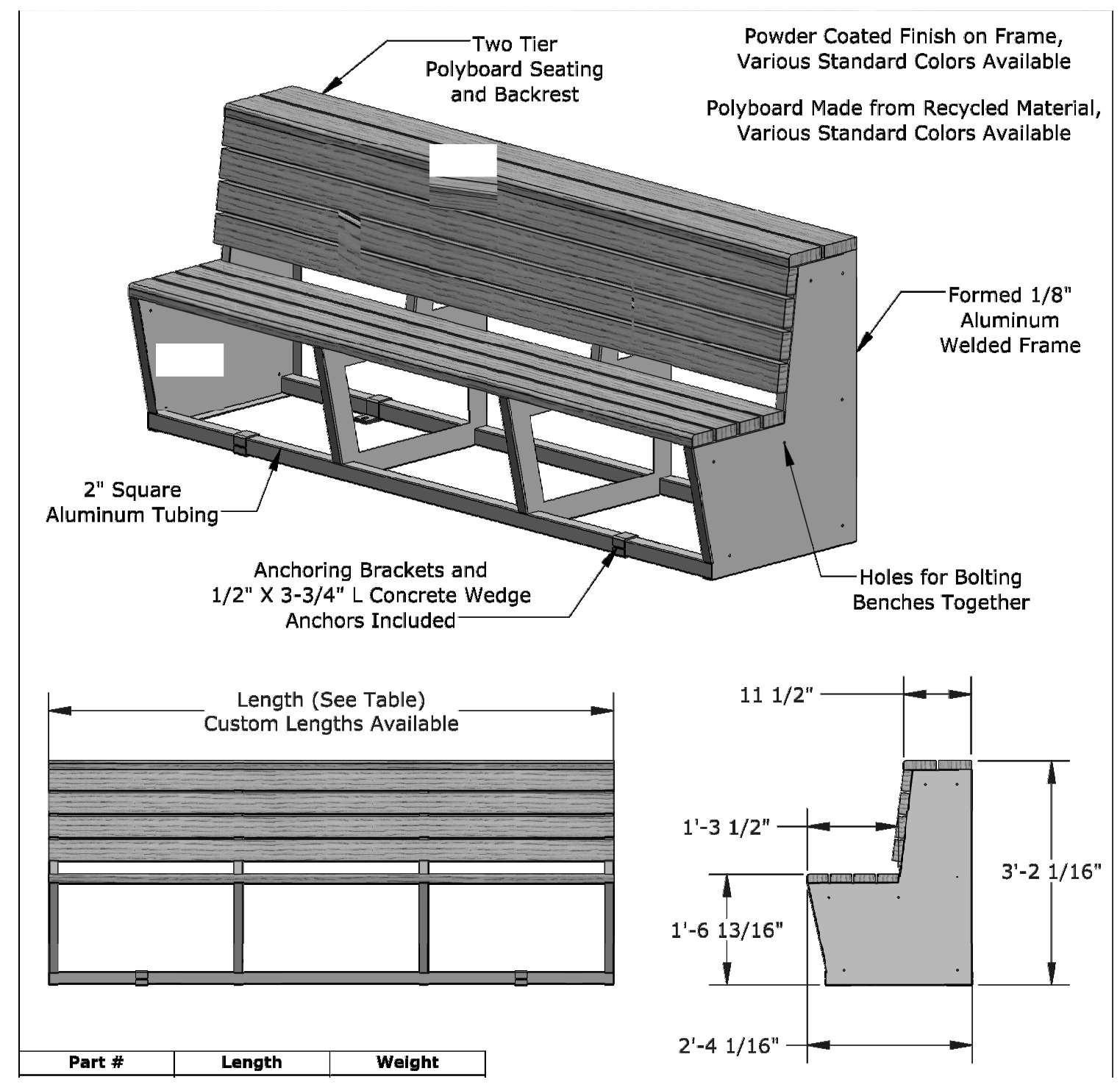
**CONSTRUCTION
DETAILS**

L400

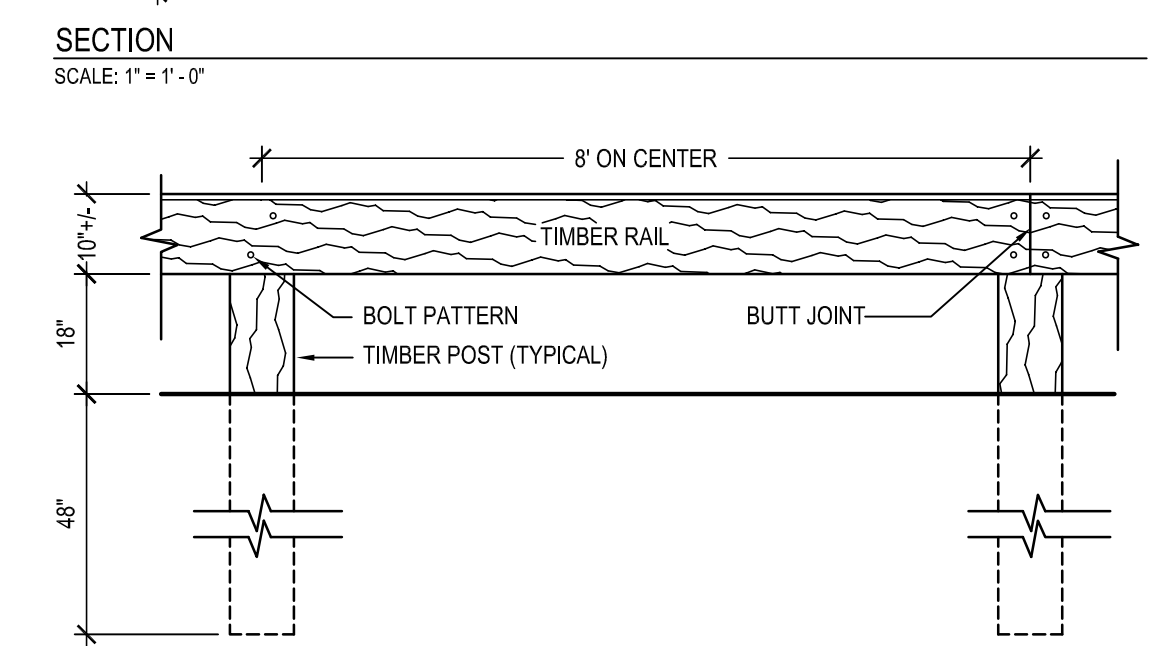
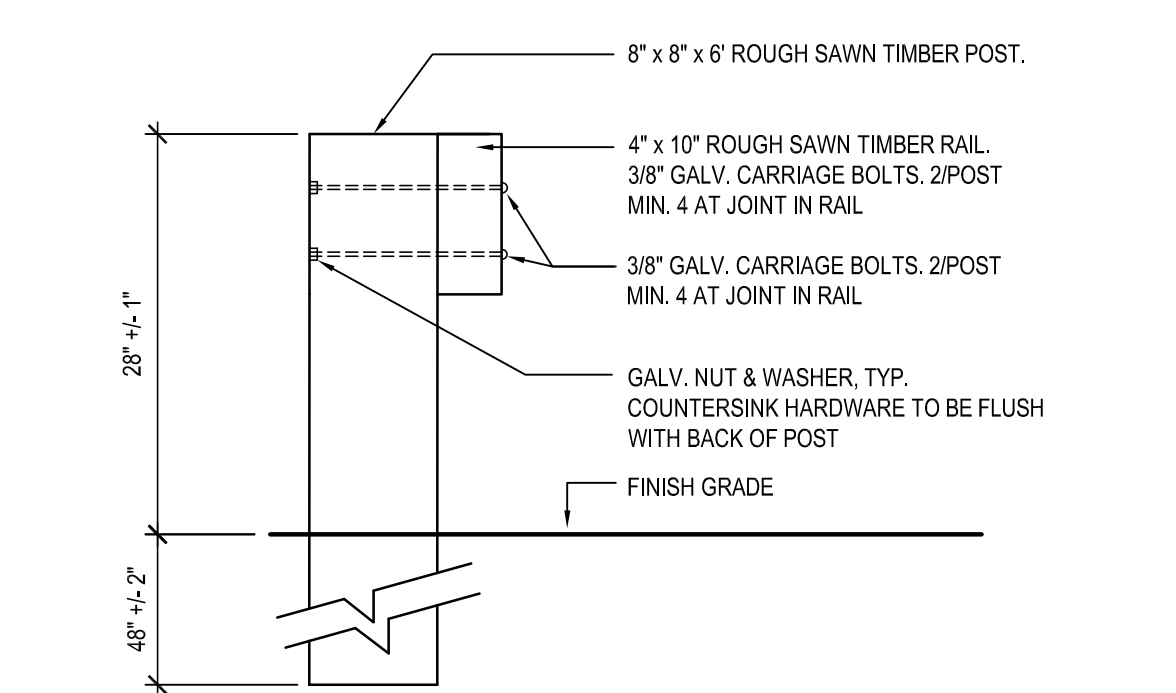


NOTES:
 1. REFER TO SPECIFICATIONS FOR MATERIAL REQUIREMENTS AND TRUSS RODS AT CORNER/END POSTS
 2. SLEEVE OVER EXISTING POSTS WHERE INDICATED ON PLAN.
 3. LOCATE FABRIC ON FIELD SIDE OF FENCE.

7 CHAIN LINK FENCE
 SCALE: 1/2" = 1'-0"

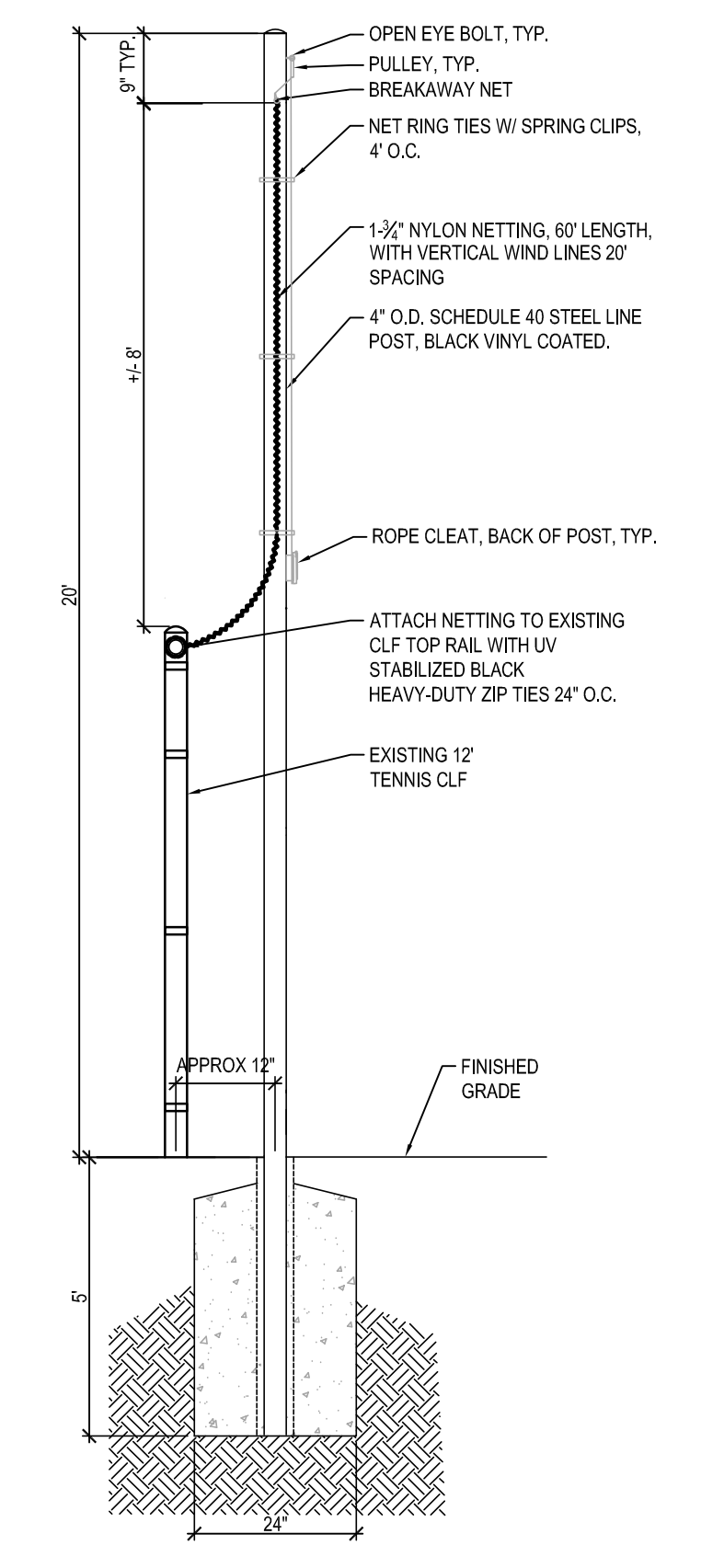


4 TEAM BENCH
 SCALE: NTS

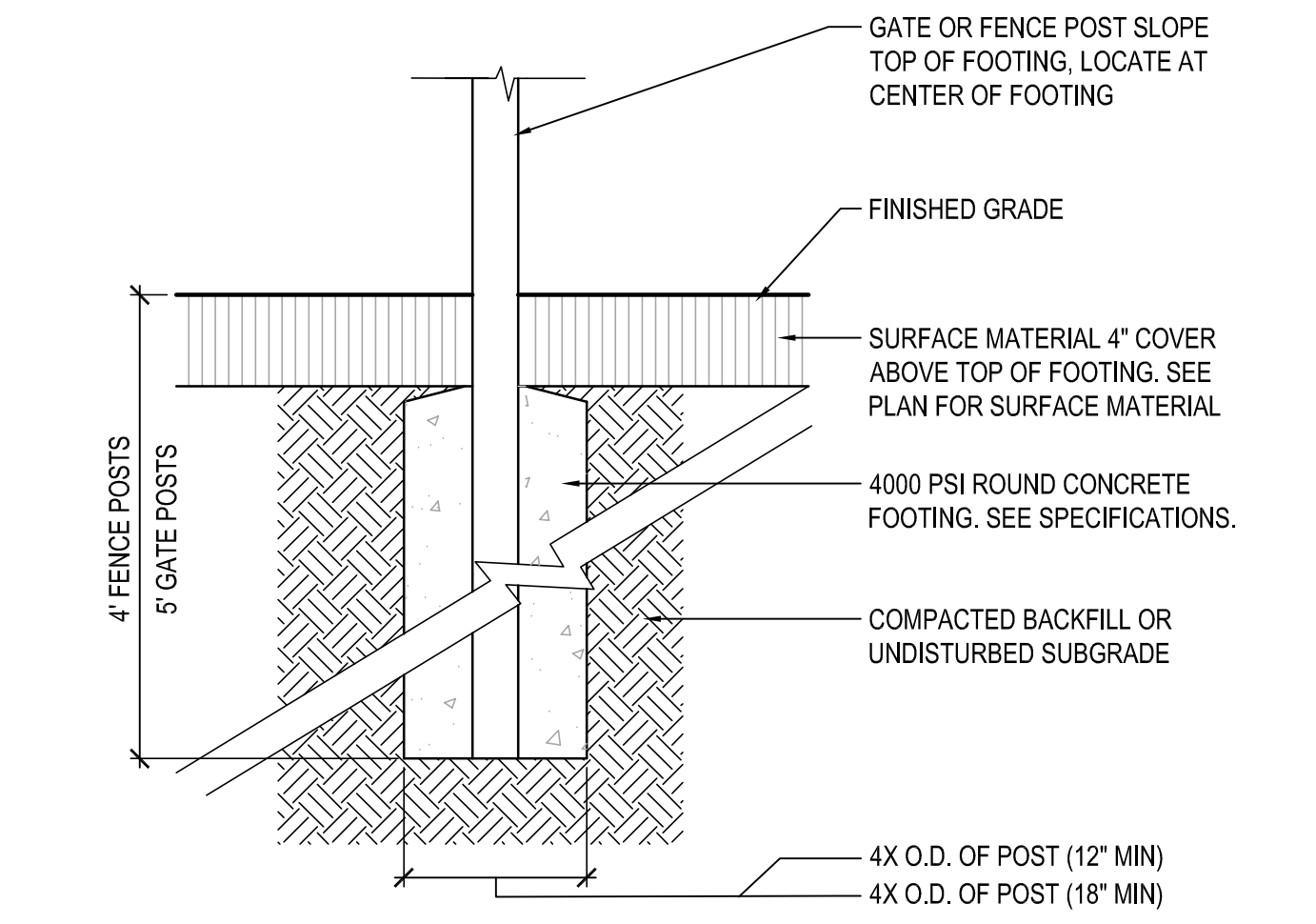


NOTES:
 1. LINE OF POSTS SHALL BE INSTALLED STRAIGHT AND TRUE TO ALIGNMENT SHOWN ON PLAN.
 2. ALL POSTS SHALL BE INSTALLED PLUMB AND ALL RAILS SHALL BE PARALLEL TO FINISH GRADE.
 3. TIMBER RAIL LENGTHS SHALL BE 16'
 4. TIMBER POSTS AND RAILS SHALL BE ROUGH SAWN P.T. SOUTHERN YELLOW PINE, CLEAR HEARTWOOD FREE OF DEFECTS.
 5. SEE SPECIFICATIONS.

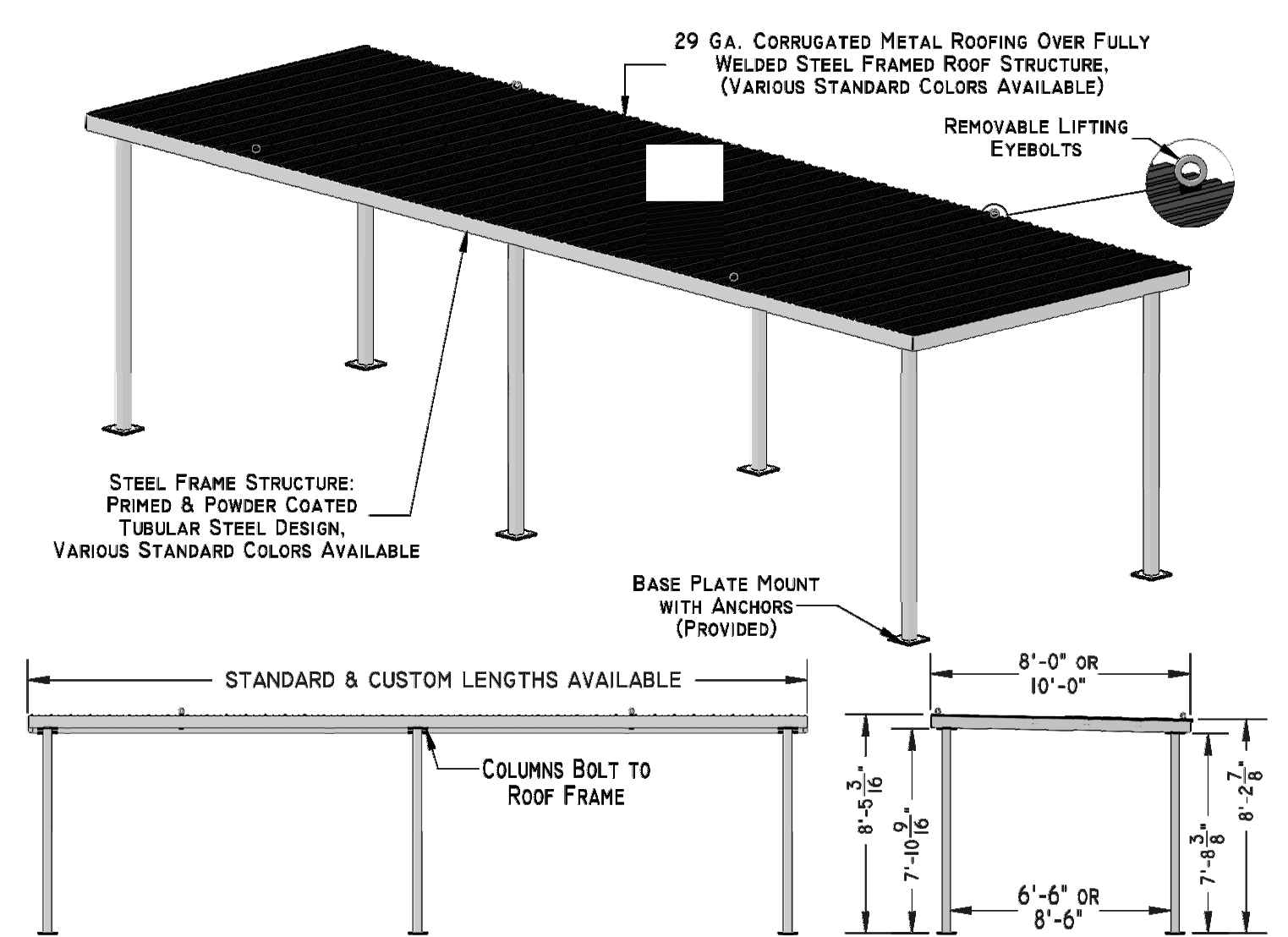
2 TIMBER GUIDERAIL
 SCALE: 1" = 1'-0"



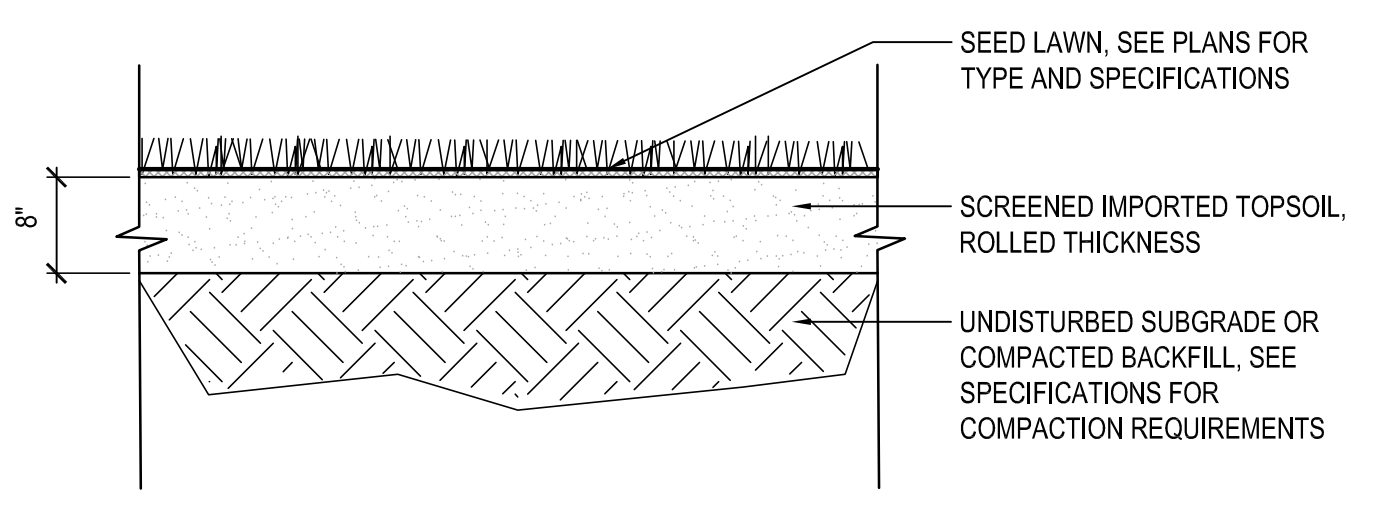
1 SPORTS NETTING ATTACHED TO CLF
 SCALE: 1/2" = 1'-0"



8 CHAIN LINK FENCE FOOTING
 SCALE: 1" = 1'-0"

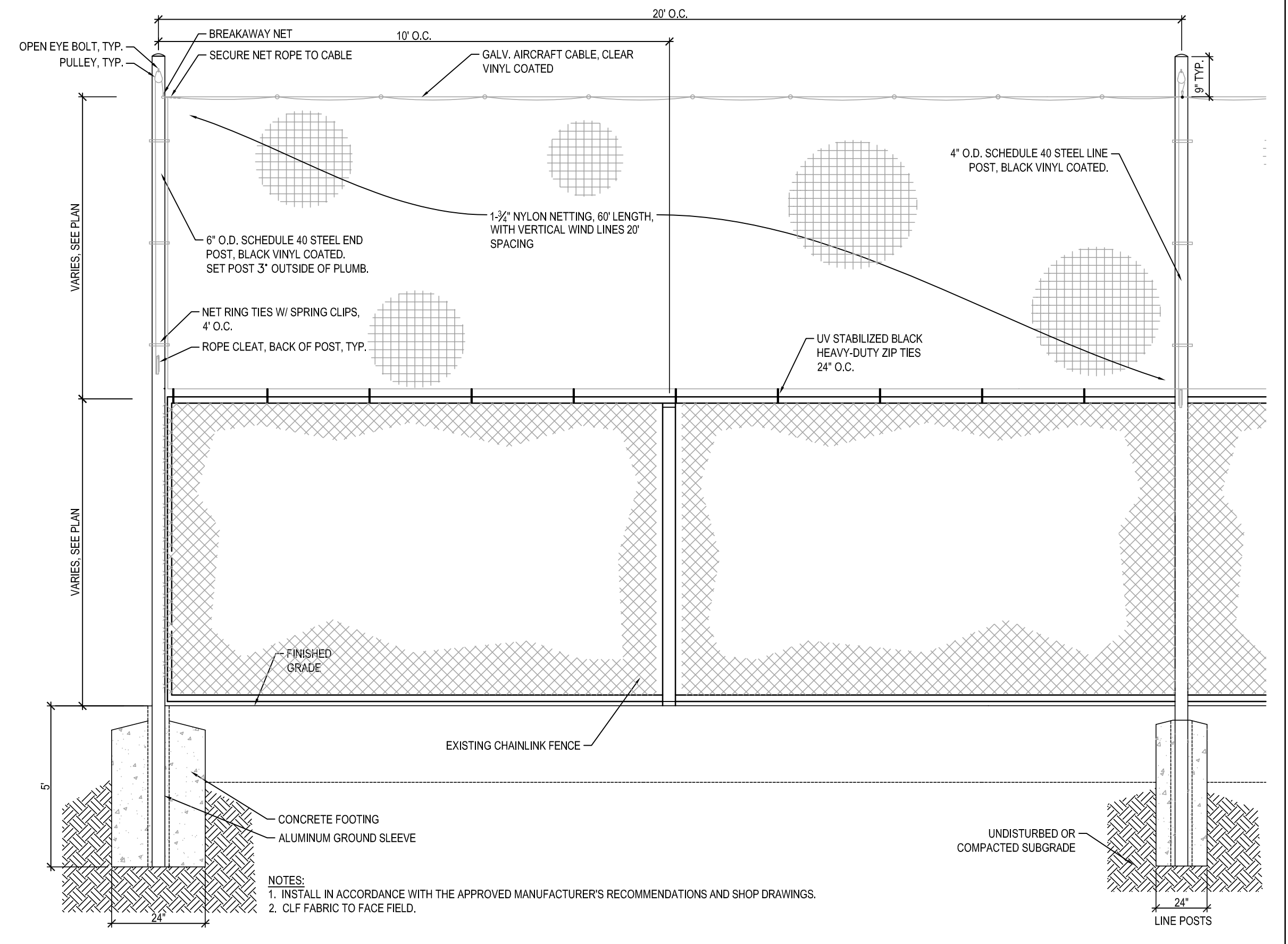


5 DUGOUT STRUCTURE
 SCALE: NTS



NOTE:
 IF SEEDING OPERATIONS ARE COMPLETED TOO LATE IN THE FALL FOR ADEQUATE GERMINATION AND GROWTH OF GRASS, THEN MAINTENANCE SHALL CONTINUE INTO THE FOLLOWING SPRING, OR UNTIL FINAL ACCEPTANCE, AT NO COST TO THE OWNER.

6 SOD
 SCALE: 1/2" = 1'-0"



3 BALL NETTING FENCE
 SCALE: 1/2" = 1'-0"

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