

# 2018

## WAYLAND TOWN-WIDE RECREATION FACILITIES STRATEGIC PLAN

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WAYLAND RECREATION DEPARTMENT AND RECREATION COMMISSION

Weston & Sampson<sup>SM</sup>

January 2018

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## 1. EXECUTIVE SUMMARY

Working on behalf of the Town of Wayland Recreation Department and Recreation Commission, Weston & Sampson is providing this **2018 Wayland Town-wide Recreation Facilities Strategic Plan**. This **Strategic Plan** is the culmination and advancement of previous efforts, including the 2016 Open Space and Recreation Plan Update; its focus is on recommendations for critical passive and active recreation facility improvements, putting forth a comprehensive approach and timeline for implementation.

The Strategic Plan contains four main areas of consideration:

- A. Assessment of Critical Needs
- B. Identification of Sites for Recreation Improvements
- C. Recreation Facility Improvement Initiatives in Process
- D. Recommended Recreation Facility Capital Improvements

To thoroughly assess critical needs, five specific tasks were undertaken:

1. The Town's investment in numerous studies and reports generated over the past decade was leveraged with data updated as needed;
2. Field usage information was synthesized to help both address and prioritize needs;
3. The outcomes from previous robust public engagement processes were considered;
4. On-site facility assessments were made; and
5. Gaps in service were identified.

Communications with the Town of Wayland Recreation Department and Recreation Commission throughout this process were the keystone of this **2018 Wayland Town-wide Recreation Facilities Strategic Plan** undertaking. We wish to express our appreciation.

We invite you to review the larger document that follows, and to actively participate in the endeavor to provide improved recreation opportunities for all residents of the Town of Wayland.

## 2. INTRODUCTION

The Town of Wayland, through its Recreation Department and Recreation Commission, builds upon the 2016 Open Space and Recreation Plan Update process with the following **2018 Wayland Town-wide Recreation Facilities Strategic Plan**. This Strategic Plan establishes a specific approach and timeline for implementing critical recreation facility improvements, both passive and active. The properties being considered include parks, schoolyards, conservation lands, other town properties, and certain other lands that might be suitable for recreation purposes.

While the Recreation Department and Recreation Commission have led the strategic planning effort, the strategies set forth below will directly benefit the School Department, Conservation Commission, Department of Public Works, other departments, committees, commissions, and Wayland residents.

The following two charts identify the various properties being considered.

### Active Recreation Properties:

TOWN PARK PROPERTIES	TOWN SCHOOL PROPERTIES
Alpine Field	Wayland High School
Riverview Field	Wayland Middle School
Cochituate Field	Claypit Hill School
Hannah Williams Playground	Loker School
Town Beach	Happy Hollow School
Oxbow Meadows	
Loker Conservation + Recreation Area	

### Passive Recreation Properties:

TOWN CONSERVATION LANDS
Trout Brook
Upper Mill Brook
Lower Mill Brook
Rowan Hill
Pine Brook
Reeves Hill
Greenways
Turkey Hill
Wayland Hills
Cow Common
Dudley Brook
Lower Snake Brook
Pod Meadow
Heard Farm
Sedge Meadow
Castle Hill

### 3. ASSESSMENT OF CRITICAL NEEDS

This Strategic Plan document leverages the significant amount of information compiled through numerous master plans and feasibility studies Wayland has developed in the recent past. This information includes the following:

2017 Wayland High School Master Plan  
 2017 Wayland Real Asset Committee Long-Term  
 2016 Wayland Open Space and Recreation Plan Update  
 2014 Wayland Town-Wide and School Athletic Fields Master Plan – Executive Summary  
 2010 Wayland School Athletic Fields Master Plan  
 2010 Wayland Town-Wide Athletic Fields Master Plan  
 Other relevant reports, studies and documents

The intent is to utilize the information contained in these documents, with data being updated as appropriate.

The assessment and prioritization of needs was derived from the synthesis of field usage data (i.e., the 2010 Athletic Fields Master Plans and 2017 department data). Other efforts incorporated a robust public engagement process (i.e., the 2016 Wayland Open Space and Recreation Plan) while working with the Recreation Department and Recreation Commission. Collectively, these documents identified town needs based on what was heard and what was observed; gaps in service were identified as well.

Based on the information provided above, in on-site facility assessments, and during conversations with the Recreation Department and Recreation Commission, the following list identifies **critical** issues related to active recreation facilities and open spaces in Wayland:

- A shortage of playing fields leads to overuse, less-than-desirable playing conditions, and scheduling frustrations throughout the system.
- Several play structures are aging and approaching the end of their lifecycle.
- The play surfacing at playgrounds does not provide reliable ADA compliance. Comprised of engineered wood fiber mulch, this surfacing is highly dependent on sufficient maintenance; if not maintained, a playground's accessibility is reduced.
- Accessibility to and inclusivity are limited due to the shortage of intension pathways and inconsistent ADA compliant surfacing of facilities and amenities.

#### 3.a. OVERUSE OF NATURAL TURF FIELDS

The majority of fields in Wayland are significantly overutilized when compared to the recommended maximum industry average for natural turf fields, as highlighted on the following chart. This overuse is a leading factor in the deteriorating conditions at several properties. The industry standard range for recommended hours of usage is between 400 and 600 hours per year for higher-performing, constructed natural turf fields. This recommended range identifies the typical limits while still being able to maintain a viable stand of grass. It is important to note that turf viability is highly dependent on the quality of maintenance provided.

The following table compares the hours of field usage in 2014 and 2017 against the middle range of recommended hours of usage for higher-performing natural turf fields.

Wayland Recreation Field Usage Statistics 2017			
Existing Facility	2014 hours	2017 Hours <sup>1</sup>	Recommended Hours
<b>Middle School</b>			
Back Soccer	414.2	1004	500
Front LAX	1217	918	500
Baseball	178.6	769.5	500
Softball	190.6	497	500
<b>Wayland High School</b>			
Field Hockey	105	939	500
JV Football/Practice	331.8	1101	500
Wet Field	577.8	1166	500
Bennet	549.6	1039	500
Varsity Baseball	543.4	1245	500
JV Baseball	510.8	1011	500
Softball	443.6	1065	500
Synthetic Turf	unknown	2151	n/a
<b>Alpine</b>			
Soccer	1540.8	873.5	500
<b>Town Building<sup>2</sup></b>			
Baseball	232.6	573	500
Soccer	1693.8	635.5	500
<b>Claypit<sup>3</sup></b>			
Field 1	628	846	500
Field 2	628	846	500
Field 3	628	846	500
Field 4	628	846	500
Field 5	628	846	500
Field 6	628	846	500
Field 7	628	846	500
Softball	210	260	500
<b>Cochituate</b>			
Softball 1	691.4	1435	500
Softball 2	699.4	1435	500
<b>Happy Hollow</b>			
Softball	33	287	500
<b>Riverview</b>			
Baseball	245.2	556	500

Note:

1. RED indicates a natural turf field was used beyond the recommended 400-600 hours per year range.
2. The hourly usage reflected above deducts known reservations that went unused.
3. Town Building soccer field was under renovation in the Fall of 2017.
4. The hours for the Claypit School site is the average of all 7 rectangular fields, typically reserved as one site.

### 3.b. WATER SOURCING STRATEGIES FOR IRRIGATION SYSTEMS

Irrigation systems are critical to maintaining a high quality natural turf field and good playing conditions, particularly during the drier summer months of July and August. In Wayland, both the deteriorating conditions of grass fields and the amount of overuse is exacerbated by the lack of irrigation systems. If a natural turf field continues to be used during hot, dry periods (without sufficient watering), significant damage to the turf may result. Whenever fields in Wayland are renovated, it is important that the budget includes sufficient amounts for investigating the appropriate water source, and designing and installing the irrigation system. Design fees for these systems can range between \$10,000 and \$15,000 depending on the size and complexity of the system.

Determining the best strategy for sourcing water for irrigation is site specific and depends on several variables. Important factors to be considered include available infrastructure, subsurface conditions, water needs, level of maintenance, and appropriate capital investment. For example, some higher quality natural grass fields are designed with a very high sand content and an extensive drainage system. Since they are designed to drain very rapidly, these fields require a very stringent watering schedule, which has the potential to result in higher irrigation costs. Consequently, if watering is missed during hot, dry periods, significant damage to the natural grass turf may result. This damage may require additional expenses to restore the turf.

There are three primary water source options in Wayland: 1) tapping a nearby water main to provide potable water; 2) drilling a well and pumping groundwater; and 3) using a storm water catchment and storage system to re-use captured water through a pump system. Most sites would likely require a combination of these approaches. Each type of water source will bring different system needs, as well as regulations that need to be followed. Additionally, proper water pressure is essential to the operation of the irrigation system; athletic field sprinkler heads usually operate best at 60 to 80 pounds per square inch.

In summary,

- 1) Tapping a water main. If a water main is nearby, this is often the simplest solution for sourcing water. Since this source provides potable water, no filtering is needed prior to being applied on the field. The static water pressure will be from the town's water main. If testing reveals insufficient water pressure, options to increase pressure include increasing the number of irrigation heads and "zones" (a grouping of irrigation heads that run at the same time), or installing a booster pump. A booster pump is frequently more expensive than adding additional heads and zones. A concern with this system is that it is subject to the direct cost of the water being supplied.

*Costs of tapping a water main can range from \$5,000 to \$15,000 (not including other features required in the irrigation system).*

- 2) Drilling a well. A well provides an on-site water source, but the viability and cost implications are subject to subsurface conditions and the depth required to reach the groundwater table. Irrigation wells often pump water to a storage system to help alleviate the shortage of water during droughts. Depending on the quality of water being pumped, a filtering system may be required to clean the water prior to being applied on the field. A concern with this system is that it draws from the same low water source during drought conditions. Therefore, a back-up source is usually recommended.

*Costs of investigating and drilling an irrigation well can range from \$5,000 to \$40,000, with a subsurface storage system ranging from \$15,000 to \$200,000 depending on the volume of storage desired (not including other features required in the irrigation system).*

- 3) Storm water catchment and re-use. Catching storm water and storing it underground typically relies on collecting rainwater from a roof or parking lot. In Wayland, this type of system is more feasible near schools which have a sizable roof and/or parking area. These systems require a heavier-duty filtering system due to the prevalence of dirt, debris, chemicals, oils, and animal waste found in parking lots and on roofs. A concern with this system is that it tends to "run dry" by late summer and does not get replenished during drought conditions. Therefore, a back-up source is usually recommended.



*Costs of storm water catchment systems (including subsurface storage) can vary greatly depending on existing infrastructure, and can range from \$25,000 to \$250,000 depending on how the water is being collected and the volume of storage desired (not including other features required in the irrigation system).*

Using a combination of these water source options might be the most appropriate depending on the specifics of the site, the performance desired, and the budget available.

Maintenance on irrigation systems is a must. Irrigation heads need to be cleaned to ensure proper watering patterns are maintained for uniformity. Valves and filters will need to be checked for debris. Annual winterization is required. Depending on water sources and equipment, more frequent maintenance may be required.

#### **4. IDENTIFICATION OF SITES FOR RECREATION IMPROVEMENTS**

In order to address the shortage of fields (multi-purpose, baseball, and softball) given the limited number of suitable properties currently available and the prevalence of environmentally sensitive areas, the Town of Wayland needs to be creative with its improvements. This includes taking advantage of properties with a designation for active recreation, relocating/reorienting existing facilities to maximize field footprints or add new footprints where possible, and pursuing sites adjacent to conservation properties to incorporate passive recreation improvements. The Recreation Commission and Recreation Department are also seeking to identify conservation properties to implement targeted improvements (trail heads, trails, signage, etc.) to improve the passive recreation pursuits of Wayland residents.

Additionally, the town needs to address the aging equipment of its playgrounds town-wide before conditions become unsafe. This strategic plan report identifies the playgrounds most in need and not located on school property.

#### **5. RECREATION FACILITY IMPROVEMENT INITIATIVES IN PROCESS**

Currently, the town has momentum addressing some of its recreation needs; several projects are currently in various stages of design and/or construction including:

- Wayland High School Field Improvements
- Loker Conservation and Recreation
- Oxbow Meadows
- Town Building Field

Understanding the status of these projects, including the timing of when these improved assets would be back in operation, is essential to evaluating the town's critical needs and outlining future recreation facility capital improvements.

At the end of 2017, the town initiated the design process for improvements to existing assets at the high school and for a new multi-purpose rectangular field at Loker Conservation and Recreation. Construction on these two sites is expected to begin in 2018 and be completed in 2019. Oxbow Meadows is set for construction to commence in 2018 pending some administrative efforts between the town and adjacent neighbors. The construction of Town Building Field was completed in the fall of 2017 and will be back in operation in 2018 after the spring grow-in period.

See Appendix for plans of improvement initiatives in process.

#### 5.a. RECOMMENDED RECREATION FACILITY CAPITAL IMPROVEMENTS

The sites recommended for improvement provide the most relief from the overuse of existing facilities and alleviate deteriorating conditions at recreation properties where user safety could become a concern. The individual sites, below, are in chronological order of implementation as outlined in the 10-Year Capital Plan at the end of this section.

## ALPINE FIELD BASEBALL, MULTI-USE FIELD AND PLAYGROUND

### Basic Site Description

This property is located on Alpine Road near a residential area and abuts the heavily wooded Castle Hill Conservation Area. A linear parking lot is situated near the playground and the rectangular field, and is beginning to show wear. No spaces have a handicap designation. An ADA accessible asphalt pathway leads to the playground, but the brick threshold does not meet code. The playground features a 2-5 play structure and a 5-12 play structure; both elements were installed in 1999.



A four-foot height galvanized chain link fence forms the perimeter of the playground, which is covered with wood mulch contained by plastic Tuff Timber edging. A picnic area with three tables is situated in a small grove of trees adjacent to the playground area. A porta-potty and trash and recycling receptacles are located nearby.

A rectangular field measuring 330' x 210' has striping and goals for soccer; it appears to be in fair condition, although grading is somewhat irregular. In-ground irrigation boxes are present. The field has two aluminum team benches and spectator bleachers, all in good condition; however, they are not ADA accessible.

A little league baseball field exists along Alpine Road and appears to get little use. It shares its outfield with the rectangular field and has a chain link backstop in fair to poor condition. Behind the backstop is an ADA accessible drinking fountain in good condition.

A trailhead for Castle Hill Conservation Area is located on the northeast side of the property.



## Recommended Improvements Plan



## Recommendations Summary

- Clear and regrade a portion of the wooded edge to the east and south side of the property.
- Reconstruct the little league infield.
- Replace backstop and team bench areas.
- Rotate multi-use rectangular field to create two (2) 195' x 330' field footprints.
- Install a new irrigation system with booster pump.
- Construct a paved, ADA-compliant perimeter pathway loop that also connects to the bleachers, seating areas, and trail head.
- Renovate and restripe existing parking area, and include handicap-designated parking spaces.
- Add a parking lot providing 54 additional parking spaces.
- Add a new sign marking the Castle Hill Conservation Area entrance, an information kiosk at trail head, and provide targeted trail improvements.
- Add a new picnic area near the entrance and playground.
- Renovate playground with new equipment and poured-in-place safety surfacing.
- Create a new property entrance with attractive signage, planting, and a fieldstone wall.

## Preliminary Budget Considerations

The following pre-design program preliminary cost estimate identifies the initial breakdown of costs associated with the proposed program. All costs are estimated based on Weston & Sampson's previous experience with similar projects.

Improvements to Alpine Field				
Draft Cost Estimate				
Wayland, MA				
2018				
	Quantity	Unit	Unit Price	Total
<b>1. Baseball and Rectangular Field - Natural Turf</b>				
Site Prep (protection of elements to remain, etc.)	1	LS	\$5,000	\$5,000
Temporary Construction Fence	695	LF	\$6	\$4,170
Remove and Dispose Backstop	1	LS	\$500	\$500
Erosion Control Device - Straw Wattles	1000	LF	\$5	\$5,000
Strip & Stockpile Topsoil (6" depth)	2925	CY	\$8	\$23,400
Miscellaneous Demolition	1	LS	\$10,000	\$10,000
Rough Grading (170000 sf)	18900	SY	\$3	\$56,700
Fine Grading (170000 sf)	18900	SY	\$2	\$37,800
Structural Drainage Stone (18" depth)	3700	CY	\$40	\$148,000
Catch Basin	2	EA	\$6,500	\$13,000
Drain Manhole	1	EA	\$6,500	\$6,500
12" HDPE Drain Pipe	240	LF	\$35	\$8,400
8" Collector Drain Pipe	1650	LF	\$30	\$49,500
Nyloplast Drain Inlets	8	EA	\$2,200	\$17,600
Irrigation (including booster pump)	1	LS	\$125,000	\$125,000
Infield Mix	150	CY	\$60	\$9,000
Rootzone Mix (8" depth)	3060	CY	\$65	\$198,900
Seed at Field	13800	SY	\$1	\$6,900
Player Benches	2	EA	\$1,500	\$3,000
CIP Concrete at Player Benches	75	SY	\$65	\$4,875
BVCL Fence at Player Benches (6-ft height)	80	LF	\$55	\$4,400
Backstop (15-ft height)	1	LS	\$25,000	\$25,000
Drinking Fountain w/ Bottle Filler	1	EA	\$6,000	\$6,000
Trash Receptacle	2	EA	\$1,200	\$2,400
<b>Subtotal</b>				<b>\$771,045</b>
<b>2. Loop Path and Entry</b>				
Fine Grading	9225	SY	\$2	\$18,450
Full-depth Asphalt Paving (3" depth) (3440 sf)	175	TON	\$180	\$31,500
Gravel Borrow Base at Asphalt Path (8" depth) (3340 sf)	225	CY	\$35	\$7,875
Concrete Pavement Entry Area	45	SY	\$85	\$3,825
Gravel Borrow Base at Entry Area (8" depth)	10	CY	\$35	\$350
Fieldstone Wall	25	LF	\$220	\$5,500
Signage	1	LS	\$5,000	\$5,000
<b>Subtotal</b>				<b>\$72,500</b>
<b>3. Parking Lot</b>				
Clearing and Grubbing	1	LS	\$7,500	\$7,500
Full-depth Asphalt Paving (4" depth) (16,700)	311	TON	\$180	\$55,980
Gravel Borrow Base at Asphalt Path (8" depth) (16700 sf)	408	CY	\$35	\$14,280
Granite Curb	680	LF	\$35	\$23,800
Full-depth Asphalt Paving (3" depth) (16,700)	35	TON	\$180	\$6,300
Striping	1	LS	\$1,000	\$1,000
<b>Subtotal</b>				<b>\$108,860</b>
<b>4. Trailhead + Trail Improvements</b>				
Information Kiosk	1	LS	\$5,000	\$5,000
Signage	1	LS	\$2,500	\$2,500
Trail Improvements	1	LS	\$8,000	\$8,000
<b>Subtotal</b>				<b>\$15,500</b>
<b>GRAND TOTAL</b>				
				<b>\$967,905</b>
15% Bonds, Insurance, Overhead, Profit				\$145,186
10% Contingency				\$96,791
Design & Engineering Costs				\$120,988
				<b>GRAND TOTAL \$1,330,869</b>
<b>5. Playground</b>				
Play Equipment	1	LS	\$125,000	\$125,000
Miscellaneous Demolition	1	LS	\$2,500	\$2,500
Rough Grading (3800 sf)	425	SY	\$3	\$1,275
Fine Grading (3800 sf)	425	SY	\$2	\$850
PIP Surfacing w/ 4" Rubber and 8" Base	3300	SF	\$25	\$82,500
Concrete Pavement (4" depth)	60	SY	\$85	\$5,100
Gravel Borrow Base	15	CY	\$35	\$525
Benches	4	EA	\$1,800	\$7,200
Picnic Tables	2	EA	\$2,500	\$5,000
Bike Racks	2	EA	\$900	\$1,800
<b>Subtotal</b>				<b>\$231,750</b>
15% Bonds, Insurance, Overhead, Profit				\$34,763
10% Contingency				\$23,175
Design & Engineering Costs				\$45,000
				<b>GRAND TOTAL \$334,688</b>

**Improvements to Alpine Field**

Draft Cost Estimate

Wayland, MA

2018

	Quantity	Unit	Unit Price	Total
<b>1. Baseball: Limited Renovations</b>				
Site Prep (protection of elements to remain, etc.)	1	LS	\$5,000	\$5,000
Construction Entrance Pad	1	LS	\$5,000	\$5,000
Temporary Construction Fence	632	LF	\$6	\$3,792
Remove and Dispose Backstop	1	LS	\$500	\$500
Erosion Control Device - Straw Wattles	200	LF	\$5	\$1,000
Strip & Dispose Infield Topsoil (10" depth)	250	CY	\$8	\$2,000
Tree Pruning	1	LS	\$5,000	\$5,000
Fine Grading	1000	SY	\$4	\$4,000
Infield Mix	75	CY	\$60	\$4,500
Loam at Infield (8" depth)	100	CY	\$30	\$3,000
Light Compaction Prior to Sodding	3900	SF	\$1	\$3,900
Sod at Infield (includes sod, installation, fine grading, grow-in, fertilization, aeration)	3100	SF	\$2	\$6,200
Loam and Seed Disturbed Areas	1	LS	\$2,500	\$2,500
Player Benches	2	EA	\$2,000	\$4,000
CIP Concrete at Player Benches	55	SY	\$65	\$3,575
BVCL Fence at Player Benches (6-ft height)	80	LF	\$65	\$5,200
Backstop (15-ft height)	1	LS	\$25,000	\$25,000
Foul Pole	2	EA	\$3,000	\$6,000
Field Accessories (bases, etc.)	1	EA	\$3,000	\$3,000
<b>Subtotal</b>				<b>\$93,167</b>
<b>GRAND TOTAL</b>				<b>\$93,167</b>
15% Bonds, Insurance, Overhead, Profit				\$13,975
10% Contingency				\$9,317
Design & Engineering Costs				\$12,000
			<b>GRAND TOTAL</b>	<b>\$128,459</b>

<b>2. Rectangular Field In-Place Renovation</b>				
Site Prep (protection of elements to remain, etc.)	1	LS	\$5,000	\$5,000
Construction Entrance Pad	1	LS	\$5,000	\$5,000
Temporary Construction Fence	1250	LF	\$6	\$7,500
Erosion Control Device - Straw Wattles	850	LF	\$5	\$4,250
Skim & Dispose Existing Turf	9150	SY	\$8	\$73,200
Miscellaneous Demolition (including existing irrigation system)	1	LS	\$2,500	\$2,500
Push Up and Stockpile Loam (10" depth)	2500	CY	\$8	\$20,000
Soil Amendments (2" depth)	510	CY	\$32	\$16,320
Bleccavation (10" - 12" depth)	9150	SY	\$4	\$36,600
Fine Grading	9150	SY	\$1	\$9,150
Light Compaction Prior to Seeding	9150	SY	\$1	\$9,150
Seeding	9150	SY	\$1	\$9,150
Automatic Irrigation System (piping, wiring, controls, valves, etc.) (No booster pump)	82250	SF	\$0.65	\$53,463
Backflow Preventer	1	LS	\$7,000.00	\$7,000
<b>Subtotal</b>				<b>\$258,283</b>
<b>GRAND TOTAL</b>				<b>\$258,283</b>
15% Bonds, Insurance, Overhead, Profit				\$38,742
10% Contingency				\$25,828
Design & Engineering Costs				\$35,000
			<b>GRAND TOTAL</b>	<b>\$357,853</b>

## COW COMMON TRAIL IMPROVEMENTS

### Basic Site Description

This property is located off Old Sudbury Road and opposite the North Cemetery. The gravel parking lot is in poor condition. This 65-acre site is a series of open fields and meadows filled with historical and archaeological value. Trails run along the edges of the fields. A lower field with its own entrance, cart path, and gardeners-only parking is home to the Community Gardens. A trail runs along the Sudbury River marsh and returns on boardwalks through a wooded Red Maple swamp to a small field adjacent to Bow Road. From there, the trail crosses the Community Garden cart path and continues to the main Parking area.



## Recommended Improvements Plan



### Recommendations Summary

- Renovate entry drives and both parking lot areas adjacent to Old Sudbury Road with compacted crush stone and handicap-designated spaces.
- Formalize trail head and renovate information kiosk.
- Add stabilized crushed stone pathway.
- Add stabilized trail surfacing (or flexi-pave) where necessary.
- Provide targeted trail improvements.

### Preliminary Budget Considerations

The following pre-design program preliminary cost estimate identifies the initial breakdown of costs associated with the proposed program. All costs are estimated based on Weston & Sampson's previous experience with similar projects.



<b>Improvements to Cow Common</b>				
Draft Cost Estimate				
Wayland, MA				
<b>2018</b>				
	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>1. Path/Trail + Improvements</b>				
Rough Grading (3500 sf)	390	SY	\$3	\$1,170
Fine Grading (13400 sf)	1490	SY	\$2	\$2,980
Stabilized Stonedust (4" depth)	1890	SY	\$20	\$37,800
Loam and Seeding	1	LS	\$750	\$750
Signage	1	LS	\$1,000	\$1,000
<b>Subtotal</b>				<b>\$43,700</b>
<b>1. Parking Areas</b>				
Fine Grading (7000 sf)	775	SY	\$2	\$1,550
Compacted Gravel Surfacing (8" depth) (7000 sf)	170	CY	\$35	\$5,950
Signage	1	LS	\$1,000	\$1,000
<b>Subtotal</b>				<b>\$8,500</b>
<b>GRAND TOTAL</b>				<b>\$52,200</b>
15% Bonds, Insurance, Overhead, Profit				\$7,830
10% Contingency				\$5,220
Design & Engineering Costs				\$20,000
<b>GRAND TOTAL</b>				<b>\$85,250</b>

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## CLAYPIT BASEBALL AND MULTI-USE FIELD

### Basic Site Description

The recreational facilities at the school are accessed from Adams Lane and are surrounded by the wooded edges of residential properties. Parking is available at the school; it accommodates 95 vehicles, including four handicap-designated spaces. This property contains seven rectangular fields striped for soccer. All the fields appear to be recently slice-seeded, with turf in fair condition except for areas of wear in front of the goals. Grading at the fields is satisfactory, though some irregularities were noted.



Two softball diamonds have 60' infields, stone dust along the baselines, and 10' backstops. In between the two diamonds is a rectangular turf field for soccer. A basketball court measuring 94' x 50' has an asphalt surface showing signs of wear and aging. Fencing in fair condition forms the perimeter on two sides. The posts and goals are in good condition.

A 2-5 play area contains wood mulch surfacing, a small play structure in fair condition, two tire swings, two swing bays with belts, an independent climbing structure, and a large sand box. Three metal picnic tables are located near the play area. A 5-12 play area contains wood mulch surfacing, a large play structure (installed in 1997 with three ADA accessible features) in fair condition, four tire swings, and three swing bays (with five belts and one handicap seat). One picnic table in poor condition is located near the play area.



## Recommended Improvements Plan



### Recommendations Summary

- Reconstruct the little league infield.
- Replace backstop and team bench areas.
- Clear and regrade a portion of the wooded area at the northeast corner of the property.
- Expand the multi-use rectangular field to 240' x 360'.
- Renovate turf areas with root zone mix.
- Add bleachers and seating area with accessible pathway.

### Preliminary Budget Considerations

The following pre-design program preliminary cost estimate identifies the initial breakdown of costs associated with the proposed program. All costs are estimated based on Weston & Sampson's previous experience with similar projects.

<b>Improvements to Claypit Fields</b>				
Draft Cost Estimate				
Wayland, MA				
<b>2018</b>				
	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>1. Baseball Field</b>				
Site Prep (protection of elements to remain, etc.)	1	LS	\$5,000	\$5,000
Temporary Construction Fence	500	LF	\$6	\$3,000
Remove and Dispose Backstop	1	LS	\$500	\$500
Strip & Stockpile Topsoil (6" depth)	745	CY	\$8	\$5,960
Miscellaneous Demolition	1	LS	\$5,000	\$5,000
Fine Grading (47500 sf)	5275	SY	\$2	\$10,550
Structural Drainage Stone (8" depth)	1170	CY	\$40	\$46,800
Catch Basin	1	EA	\$6,500	\$6,500
Drain Manhole	1	EA	\$6,500	\$6,500
12" HDPE Drain Pipe	250	LF	\$35	\$8,750
8" Collector Drain Pipe	780	LF	\$30	\$23,400
Nyloplast Drain Inlets	5	EA	\$2,200	\$11,000
Infield Mix	65	CY	\$60	\$3,900
Rootzone Mix (8" depth)	1000	CY	\$65	\$65,000
Seed at Field	4472	SY	\$1	\$2,236
Foul Pole	2	EA	\$4,000	\$8,000
Player Benches	2	EA	\$1,500	\$3,000
CIP Concrete at Player Benches	75	SY	\$65	\$4,875
BVCL Fence at Player Benches (6-ft height)	60	LF	\$55	\$3,300
Backstop (15-ft height)	1	LS	\$25,000	\$25,000
Trash Receptacle	1	EA	\$1,200	\$1,200
<b>Subtotal</b>				<b>\$249,471</b>
<b>2. Spectator Path and Bleachers</b>				
Grading	1	LS	\$750	\$750
Full-depth Asphalt Paving (3" depth) (750 sf)	14	TON	\$180	\$2,520
Gravel Borrow Base at Asphalt Path (8" depth) (750 sf)	18	CY	\$35	\$630
Concrete Pavement at Bleachers	22	SY	\$85	\$1,870
Gravel Borrow Base at Bleachers (8" depth)	5	CY	\$35	\$175
Bleachers	1	EA	\$5,000	\$5,000
<b>Subtotal</b>				<b>\$10,945</b>
<b>GRAND TOTAL</b>				<b>\$260,416</b>
15% Bonds, Insurance, Overhead, Profit				\$39,062
10% Contingency				\$26,042
Design & Engineering Costs				\$35,000
			<b>GRAND TOTAL</b>	<b>\$360,520</b>
<b>1. Rectangular Field</b>				
Site Prep (protection of elements to remain, etc.)	1	LS	\$5,000	\$5,000
Temporary Construction Fence	600	LF	\$6	\$3,600
Clear and Grub Wooded Edge (10650 sf)	1	LS	\$10,000	\$10,000
Strip & Stockpile Topsoil (6" depth)	1440	CY	\$8	\$11,520
Rough Grading (90250 sf)	10000	SY	\$3	\$30,000
Fine Grading (90250 sf)	10000	SY	\$2	\$20,000
Structural Drainage Stone (8" depth)	1425	CY	\$40	\$57,000
Catch Basin	1	EA	\$6,500	\$6,500
12" HDPE Drain Pipe	200	LF	\$35	\$7,000
8" Collector Drain Pipe	950	LF	\$30	\$28,500
Nyloplast Drain Inlets	4	EA	\$2,200	\$8,800
Rootzone Mix (8" depth)	2230	CY	\$65	\$144,950
Seed at Field	10000	SY	\$1	\$5,000
<b>Subtotal</b>				<b>\$337,870</b>
<b>GRAND TOTAL</b>				<b>\$337,870</b>
15% Bonds, Insurance, Overhead, Profit				\$50,681
10% Contingency				\$33,787
Design & Engineering Costs				\$45,000
			<b>GRAND TOTAL</b>	<b>\$467,338</b>

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## RIVERVIEW BASEBALL AND PLAYGROUND

### Basic Site Description

This property is located on Riverview Avenue in a residential area and is adjacent to the Wayland Rod & Gun Club. A parking lot with a wooden guardrail is situated at the end of the road. A small playground installed in 2013 has wood mulch surfacing throughout, and contains one swing bay (with two belts and one bucket) and a group spinner element. A number of large trees surrounds the play area, and provides good canopy coverage and ample shade. An informal parking area is located adjacent to the playground.



The turf at the little league baseball field is in poor to fair condition. It appears to have been recently slice seeded; however, the grading of the field is inconsistent, with low and high spots visible throughout. The infield mix is in fair condition, but the edge at the outfield is worn. Both the chain link fence around the field and the backstop are in fair condition, though the wooden team benches are warping and are in poor to fair condition. There is one three-row aluminum bleacher in fair condition. An ADA accessible water fountain in fair condition is located behind the baseball backstop.



## Recommended Improvements Plan



### Recommendations Summary

- Reconstruct the little league infield.
- Renovate the remaining turf with root zone mix.
- Replace outfield fence and backstop to little league regulation standards.
- Reconstruct and expand the parking lot with handicap-designated spaces.
- Construct an ADA-complaint pathway connecting the parking lot to playground, bleachers, and field.
- Renovate playground with new equipment, poured-in-place rubber surfacing, and picnic area.
- Construct a small parking area near the playground.

### Preliminary Budget Considerations

The following pre-design program preliminary cost estimate identifies the initial breakdown of costs associated with the proposed program. All costs are estimated based on Weston & Sampson's previous experience with similar projects.



<b>Improvements to Riverview Field</b>				
Draft Cost Estimate				
Wayland, MA				
<b>2018</b>				
	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>1. Baseball Field</b>				
Temporary Construction Fence	300	LF	\$6	\$1,800
Remove and Dispose Backstop and benches	1	LS	\$1,000	\$1,000
Erosion Control Device - Straw Wattles	500	LF	\$5	\$2,500
Strip & Stockpile Topsoil (6" depth)	740	CY	\$8	\$5,920
Fine Grading (45400 sf)	5044	SY	\$2	\$10,089
Infield Mix	65	CY	\$60	\$3,900
Rootzone Mix (8" depth)	1120	CY	\$65	\$72,800
Seed at Field	5044	SY	\$1	\$2,522
Foul Pole	2	EA	\$4,000	\$8,000
Player Benches	2	EA	\$1,500	\$3,000
CIP Concrete at Player Benches and Behind Backstop	140	SY	\$65	\$9,100
BVCL Fence at Outfield (4-ft height)	340	LF	\$50	\$17,000
BVCL Fence at Player Benches (6-ft height)	80	LF	\$55	\$4,400
Backstop (15-ft height)	1	LS	\$25,000	\$25,000
CIP Concrete at Portable Toilet (100 sf)	11	SY	\$65	\$722
Drinking Fountain w/ Bottle Filler	1	EA	\$6,000	\$6,000
Trash Receptacle	1	EA	\$1,200	\$1,200
<b>Subtotal</b>				<b>\$174,953</b>
<b>2. Path and Parking Lot</b>				
Rough Grading (7000 sf)	775	SY	\$3	\$2,325
Fine Grading (7000 sf)	775	SY	\$2	\$1,550
Full-depth Asphalt Paving (3" depth) (1800 sf)	35	TON	\$180	\$6,300
Gravel Borrow Base as Asphalt Path (8" depth) (1800 sf)	45	CY	\$35	\$1,575
Loam and Seeding	1	LS	\$750	\$750
Signage	1	LS	\$2,000	\$2,000
Full-depth Asphalt Paving (4" depth) (2200)	40	TON	\$180	\$7,200
Gravel Borrow Base as Asphalt Path (8" depth) (2200 sf)	54	CY	\$35	\$1,890
Granite Curb	120	LF	\$35	\$4,200
Striping	1	LS	\$500	\$500
<b>Subtotal</b>				<b>\$28,290</b>
<b>GRAND TOTAL</b>				
				<b>\$203,243</b>
15% Bonds, Insurance, Overhead, Profit				\$30,487
10% Contingency				\$20,324
Design & Engineering Costs				\$30,000
				<b>GRAND TOTAL</b>
				<b>\$284,054</b>
<b>3. Playground and Parking</b>				
Play Equipment	1	LS	\$115,000	\$115,000
Miscellaneous Demolition	1	LS	\$2,500	\$2,500
Rough Grading (8300 sf)	925	SY	\$3	\$2,775
Fine Grading (8300 sf)	925	SY	\$2	\$1,850
PIP Surfacing w/ 4" Rubber and 8" Base (2440 sf)	2240	SF	\$25	\$56,000
Concrete Pavement (4" depth)	80	SY	\$85	\$6,800
Gravel Borrow Base	20	CY	\$35	\$700
Benches	3	EA	\$1,800	\$5,400
Picnic Tables	3	EA	\$2,500	\$7,500
Bike Racks	1	EA	\$900	\$900
<b>Subtotal</b>				<b>\$199,425</b>
15% Bonds, Insurance, Overhead, Profit				\$29,914
10% Contingency				\$19,943
Design & Engineering Costs				\$30,000
				<b>GRAND TOTAL</b>
				<b>\$279,281</b>

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## MIDDLE SCHOOL SOFTBALL AND MULTI-USE FIELD

### Basic Site Description

An access drive beside the middle school provides access to the recreation facilities. Informal parking is located along the third base line of the softball field. The infield mix of the softball field is in fair condition, but the outfield is in poor to fair condition. Grading of the outfield is irregular with a noticeable slope in left field. The outfield also serves as part of a rectangular field that measures 288' x 144'; it is striped for soccer and lacrosse.



The baseball field is in good condition in terms of layout, grading, infield mix, and outfield. The outfield also serves as part of the rectangular field described above; however, the fence and backstop are in poor to fair condition, with signs of corrosion. Protective netting (30' height) along the third base line is in fair condition. The team benches are in fair condition, but showing signs of wear.

A soccer field located to the south measures 325' x 185', and is in fair condition. The field appears to be well graded with a center crowned pitch.

Four small basketball court areas are located next to the school. The asphalt surfacing is in poor condition. The posts and goals are in fair condition.



## Recommended Improvements Plan



### Recommendations Summary

- Reconstruct the softball infield.
- Replace backstop and team bench areas.
- Renovate turf of both softball outfield and multi-use rectangular field with root zone mix.
- Install a new irrigation system with a booster pump to provide full turf coverage.
- Add bleachers and team benches.
- Reconstruct and expand the parking lot.

### Preliminary Budget Considerations

The following pre-design program preliminary cost estimate identifies the initial breakdown of costs associated with the proposed program. All costs are estimated based on Weston & Sampson's previous experience with similar projects.

<b>Improvements to Middle School Fields</b>					
Draft Cost Estimate					
Wayland, MA					
<b>2018</b>					
	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>	
<b>1. Baseball and Rectangular Field - Natural Turf</b>					
Site Prep (protection of elements to remain, etc.)	1	LS	\$5,000	\$5,000	
Temporary Construction Fence	1500	LF	\$6	\$9,000	
Erosion Control Device - Straw Wattles	1500	LF	\$5	\$7,500	
Miscellaneous Demolition	1	LS	\$15,000	\$15,000	
Rough Grading (162500 sf)	18000	SY	\$3	\$54,000	
Fine Grading (162500 sf)	18000	SY	\$2	\$36,000	
Structural Drainage Stone (18" depth)	3400	CY	\$40	\$136,000	
Catch Basin	2	EA	\$6,500	\$13,000	
Drain Manhole	1	EA	\$6,500	\$6,500	
12" HDPE Drain Pipe	250	LF	\$35	\$8,750	
8" Collector Drain Pipe	1500	LF	\$30	\$45,000	
Nyloplast Drain Inlets	8	EA	\$2,200	\$17,600	
Irrigation (including booster pump)	1	LS	\$125,000	\$125,000	
Infield Mix	150	CY	\$60	\$9,000	
Rootzone Mix (8" depth)	3060	CY	\$65	\$198,900	
Seed at Field	13800	SY	\$1	\$6,900	
Player Benches	2	EA	\$1,500	\$3,000	
CIP Concrete at Player Benches	75	SY	\$65	\$4,875	
BVCL Fence at Player Benches (6-ft height)	80	LF	\$55	\$4,400	
Backstop (15-ft height)	1	LS	\$25,000	\$25,000	
Drinking Fountain w/ Bottle Filler	1	EA	\$6,000	\$6,000	
Trash Receptacle	2	EA	\$1,200	\$2,400	
<b>Subtotal</b>					<b>\$738,825</b>
<b>GRAND TOTAL</b>					<b>\$738,825</b>
15% Bonds, Insurance, Overhead, Profit					\$110,824
10% Contingency					\$73,883
Design & Engineering Costs					\$100,000
				<b>GRAND TOTAL</b>	<b>\$1,023,531</b>

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## GREENWAYS MULTI-USE FIELD

### Basic Site Description

This is one of the larger properties of open space in Wayland. A parcel, approximately 10 acres within the larger Greenways Conservation property, is designated for active recreation purposes; however, a large part of this parcel contains dense woods. Parking is at the end of Green Way. Trails lead in two directions from the parking area. One, where the kiosk is located, runs to the Main Fields through a wooded area; the other runs through a different wooded area to the SVT-



owned North Field adjacent to the Sandy Burr Golf Course. There are worn vehicle tracks, indicating periodic use, leading from Green Way down to the upland area by the Sudbury River. Taken together, this 98-acre area encompasses several large open fields, wet meadows, the banks of the Sudbury River, and upland areas. The trails are mostly flat, with the exception of a few on municipal land to the south.



## Recommended Improvements Plan



## Recommendations Summary

- Limit field improvements to the existing open field area as to not disturb the wooded area.
- Improved entrance and pedestrian/vehicular access at the end of Green Way.
- Add crushed stone access drive and parking lot with handicap-designated parking at the open field area located to the east towards the Sudbury River (generally following the existing vehicle tracks).
- Add crushed stone pedestrian pathway from Green Way to the spectator seating area and on to the trails near adjacent to the Sudbury River.
- Construct a 240' x 360' multi-use field.
- Install spectator bleachers and team benches.
- Improved trail heads with information kiosks.
- Trail improvements.

## Preliminary Budget Considerations

The following pre-design program preliminary cost estimate identifies the initial breakdown of costs associated with the proposed program. All costs are estimated based on Weston & Sampson's previous experience with similar projects.



<b>Improvements to Greenways Field</b>				
Draft Cost Estimate				
Wayland, MA				
<b>2018</b>				
	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>1. Rectangular Field</b>				
Site Prep (protection of elements to remain, etc.)	1	LS	\$20,000	\$20,000
Temporary Construction Fence	800	LF	\$6	\$4,800
Erosion Control Device - Straw Wattles	1000	LF	\$5	\$5,000
Strip & Remove Topsoil (12" depth)	3660	CY	\$15	\$54,900
Miscellaneous Demolition	1	LS	\$15,000	\$15,000
Rough Grading (98800 sf)	11000	SY	\$4	\$44,000
Fine Grading (98800 sf)	11000	SY	\$3	\$33,000
New Rootzone Mix (12" depth)	3660	CY	\$75	\$274,500
Seed at Field	11000	SY	\$1	\$11,000
Player Benches	2	EA	\$1,500	\$3,000
Spectator Bleachers	1	EA	\$5,000	\$5,000
Trash Receptacle	2	EA	\$1,200	\$2,400
<b>Subtotal</b>				<b>\$472,600</b>
<b>3. Access Drive, Parking Lot and Path</b>				
Site Prep and Clearing and Grubbing	1	LS	\$45,000	\$45,000
Rough Grading (27800 sf)	3100	SY	\$4	\$12,400
Fine Grading (34700 sf)	3900	SY	\$3	\$11,700
Improved Entrance	1	LS	\$40,000	\$40,000
Compacted Gravel Surfacing at Drive (8" depth) (27900 sf)	680	CY	\$35	\$23,800
Compacted Gravel Surfacing at Path (6" depth) (6800 sf)	125	CY	\$35	\$4,375
<b>Subtotal</b>				<b>\$137,275</b>
<b>4. Trailhead + Trail Improvements</b>				
Information Kiosk	2	LS	\$5,000	\$10,000
Signage	1	LS	\$5,000	\$5,000
Trail Improvements	1	LS	\$30,000	\$30,000
<b>Subtotal</b>				<b>\$45,000</b>
<b>GRAND TOTAL</b>				<b>\$654,875</b>
15% Bonds, Insurance, Overhead, Profit				\$98,231
20% Contingency				\$130,975
Design & Engineering Costs				\$100,000
			<b>GRAND TOTAL</b>	<b>\$984,081</b>

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## CHILDREN'S WAY PLAYGROUND

### Basic Site Description

This playground is located on the Town Building property, and is accessed by crossing the vehicular drive leading to the parking lot in the back. The play area contains wood mulch surfacing; a small 2-5 play structure in fair condition but beginning to show age and deterioration; a small canopy structure; one balance beam; two swing bays; a see-saw; one climber; and a small wooden storage shed. The perimeter fencing of the play area is in poor-to-fair condition.



## Recommended Improvements Plan



### Recommendations Summary

- Renovate playground with mini trike loop, new equipment, and poured-in-place surfacing.
- Relocate storage shed.
- Install new perimeter black vinyl chain link fencing.
- Add a new perimeter sidewalk.

### Preliminary Budget Considerations

The following pre-design program preliminary cost estimate identifies the initial breakdown of costs associated with the proposed program. All costs are estimated based on Weston & Sampson's previous experience with similar projects.

<b>Improvements to Children's Way Playground</b>				
Draft Cost Estimate				
Wayland, MA				
<b>2018</b>				
	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>1. Playground and Parking</b>				
Play Equipment	1	LS	\$100,000	\$100,000
Miscellaneous Demolition	1	LS	\$2,500	\$2,500
Fine Grading (6200 sf)	700	SY	\$2	\$1,400
PIP Surfacing w/ 4" Rubber and 8" Base (3660 sf)	3660	SF	\$25	\$91,500
Concrete Pavement (4" depth) (175 sf)	20	SY	\$85	\$1,700
Full-depth Asphalt Paving (4" depth) (2080 sf)	58	TON	\$180	\$10,440
Gravel Borrow Base @ pavement (2250 sf)	55	CY	\$35	\$1,925
8" Perforated Drainage Pipe	100	LF	\$30	\$3,000
8" Solid HDPE Drainage Pipe	40	LF	\$30	\$1,200
Catch Basin	1	LS	\$6,500	\$6,500
Subsurface Stormwater Chambers	1	LS	\$9,600	\$9,600
Granite Curb (sand play)	55	LF	\$35	\$1,925
Benches	2	EA	\$1,800	\$3,600
Picnic Tables	1	EA	\$2,500	\$2,500
<b>Subtotal</b>				<b>\$237,790</b>
15% Bonds, Insurance, Overhead, Profit				\$35,669
10% Contingency				\$23,779
Design & Engineering Costs				\$25,000
			<b>GRAND TOTAL</b>	<b>\$322,238</b>
<b>2. Playground and Parking</b>				
Play Equipment	1	LS	\$100,000	\$100,000
Miscellaneous Demolition	1	LS	\$2,500	\$2,500
Fine Grading (6200 sf)	700	SY	\$2	\$1,400
Engineered Wood Mulch (12" depth) (3660 sf)	135	CY	\$60	\$8,100
Concrete Pavement (4" depth) (175 sf)	20	SY	\$85	\$1,700
Full-depth Asphalt Paving (4" depth) (2080 sf)	58	TON	\$180	\$10,440
Gravel Borrow Base @ pavement (2250 sf)	55	CY	\$35	\$1,925
Granite Curb (sand play)	55	LF	\$35	\$1,925
Benches	2	EA	\$1,800	\$3,600
Picnic Tables	1	EA	\$2,500	\$2,500
<b>Subtotal</b>				<b>\$134,090</b>
15% Bonds, Insurance, Overhead, Profit				\$20,114
10% Contingency				\$13,409
Design & Engineering Costs				\$25,000
			<b>GRAND TOTAL</b>	<b>\$192,613</b>



## 7. APPENDIX







VARSITY  
BASEBALL

JUNIOR VARSITY  
BASEBALL

MULTI-PURPOSE  
ATHLETIC FIELD  
(MULTIPLE FIELD CONFIGURATIONS)

BLEACHERS  
&  
STORAGE

TRACK FIELD  
386' x 285'

VARSITY  
SOFTBALL

POTENTIAL PHASING  
OUT-OF-WET FIELD

VOLLEYBALL

TENNIS

BASKETBALL

POTENTIAL PHASING  
OUT-OF-WET FIELD

HAPPY HOLLOW WELL HEADS  
ZONE 1 EXTENTS





EARTHWORK LIMITS

8'-6" OFFSET FROM NDZ

NORTH POND

MULTI-PURPOSE ATHLETIC FIELD  
330' x 195'

PARKING AREA (52 SPACES)

ADA PARKING (2 SPACES)

PARKING AREA (6 SPACES)

RETAINING WALL

UPDATED ACCESS LANE

RICE ROAD

COMMONWEALTH ROAD

SCALE: 1" = 40'





DATE: 11/14/12

# PRACTICE SOCCER FIELD OXBOW MEADOWS

MARSHALL GRAY LANDSCAPE ARCHITECTS  
DATE: November 13 2012 SCALE: 1"=40'

NO.	DESCRIPTION	DATE
1	WORKSHEET	11/14/12
2	FIELD LAYOUT	11/14/12
3	PROPOSED PARKING	11/14/12



Jim Surver's Office  
Town of Wayland  
Massachusetts

DATE	BY
11/14/12	JMS
11/14/12	JMS
11/14/12	JMS





**Project:**  
TOWN BUILDING FIELD  
REFURBISHMENT



41 Cochichewick Road  
Westport, MA 01778

**Western@Seamless**  
85 Deaneville Street  
3rd Floor, Boston, MA 02109  
www.westernseamless.com

Revisions:	No.	Date	Description

<b>Consultants:</b>		
<b>Issued For:</b>		
<b>CONSTRUCTION DOCUMENTS</b>		
<b>Scale:</b>	August 12, 2017	
<b>Date:</b>	CC-EA	
<b>Drawn By:</b>	MM-DM	
<b>Reviewed By:</b>	MM-DM	
<b>Approved By:</b>	WSS Project No: 217079	
<b>WSS File No:</b>	WSS File No:	

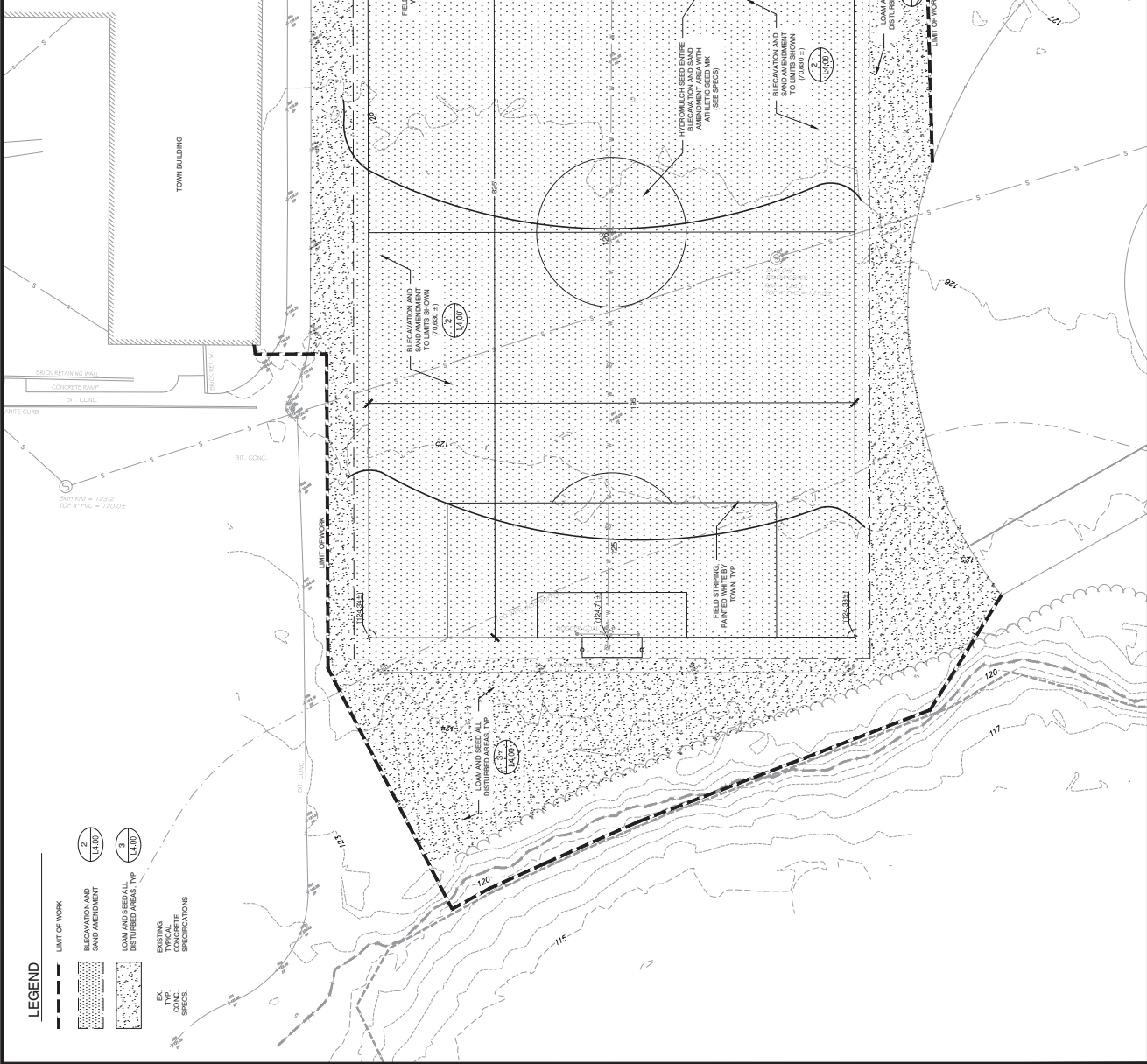
**Drawing Title:**  
LAYOUT, MATERIALS  
AND GRADING PLAN

**Sheet Number:**  
**L3.00**

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**LAYOUT & MATERIALS NOTES**

1. COORDINATE ALL LAYOUT ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, GRADING AND UTILITIES REPAIR. SET, PROTECT AND REPLACE REFERENCE SPARKS AS NECESSARY OR AS REQUIRED BY THE OWNER'S REPRESENTATIVE.
2. ALL WORK SHALL BE PERFORMED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED THAT THE WORK WILL BE PERFORMED "BY TOWN".
3. ALL LAYOUT LINES, OFFSETS, OR REFERENCES TO LOCATING OBJECTS ARE EITHER PARALLEL OR PERPENDICULAR UNLESS OTHERWISE DESIGNATED WITH ANGLE OFFSETS NOTED.
4. ALL PROPOSED SITE FEATURES SHALL BE LAY OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL PROPOSED GRADES SHALL BE FEATHERED TO MEET THE LINE AND GRADE OF EXISTING ADJACENT SURFACES.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENT OF ALL PROPOSED SITE IMPROVEMENTS.
8. THE DEPTH OF AWNERED ROOT ZONES MAY BE EXAVATION AND SAND AMENDMENT AREA SHALL BE BY MINIMUM. OTHER JMW OR OTHERWISE DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM LOAM AND SEED UNLESS OTHERWISE NOTED.
9. ALL REFERENCES TO LOAM AND SEED (AS REFER TO HYDROMULCH SEEDED LAWN AND FIELD SEE SPECIFICATIONS).
10. FOR INFORMATION REGARDING RECAVATION AND SOIL AMENDING FOR FULL DEPTH FIELD PENOVATION REFER TO SPECIFICATIONS 0210 AND 0211.



**LEGEND**

- LIMIT OF WORK
- - - RECAVATION AND SAND AMENDMENT
- - - HYDROMULCH SEED
- - - LOAM AND SEED ALL DISTURBED AREAS, TYP.
- - - EXISTING CONCRETE SPECIFICATIONS
- - - LIMIT GRAVING

