



Town of Arlington, Massachusetts

ROBBINS FARM FIELD RENOVATIONS & UPGRADES

61 Eastern Ave.
Arlington, Massachusetts

TOWN OF ARLINGTON, MASSACHUSETTS

ADAM W. CHAPDELAIN
TOWN MANAGER
TOWN OF ARLINGTON
730 MASSACHUSETTS AVE
ARLINGTON, MASSACHUSETTS, 02476
PHONE: 781-316-3010



MASTER PLAN RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

ISSUED FOR BID

Locus Map



APPROXIMATE PROJECT
LIMITS

ROBBINS FARM FIELD

APRIL 25, 2017
Prepared By



85 Devonshire St, 3rd Floor, Boston, MA 02109
(617) 412-4480 (800) Sampson
www.westonandsampson.com
Project Manager: Cheri Ruane X7201

SHEET INDEX

C0.00.....	COVER
L1.00.....	EXISTING CONDITIONS PLAN
L2.00.....	SITE PREPARATION & DEMOLITION PLAN
L3.00.....	LAYOUT & MATERIALS PLAN
L3.01.....	LAYOUT & MATERIALS ENLARGEMENT PLANS
L4.00.....	GRADING, DRAINAGE & UTILITIES PLAN
L4.01.....	GRADING, DRAINAGE & UTILITIES ENLARGEMENT PLANS
L6.00-6.04.....	CONSTRUCTION DETAILS
I1.01.....	IRRIGATION PLAN
I2.01.....	IRRIGATION DETAILS
E1.00.....	ELECTRICAL PLAN

LEGEND

- LIMIT OF WORK
- GAS LINE
- X-X- CHAIN LINK FENCE
- OHW --- OVERHEAD WIRE
- S --- S --- SEWER LINE
- W --- W --- WATER LINE
- D --- D --- STORM DRAIN LINE
- T --- T --- WOOD GUARDRAIL
- TELEPHONE LINE
- RETAINING WALL
- SIGNAL POLE
- HYDRANT
- DRILL HOLE
- STONE/CONC. BOUND
- TELEPHONE MANHOLE
- SEWER MANHOLE
- BENCHMARK
- DRAINAGE MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- SIGN
- TP3 --- TEST PIT



GENERAL NOTES

1. FIELD SURVEY PERFORMED BY WESTON & SAMPSON INC., PEABODY, MA IN DECEMBER 2016. ANY QUANTITIES SHOWN ON THE PLANS ARE FOR BIDDING PURPOSES ONLY. ALL BIDDERS ARE REQUIRED TO INSPECT THE PROJECT SITE IN ITS ENTIRETY PRIOR TO SUBMITTING THEIR BID, AND BECOME FAMILIAR WITH ALL CONDITIONS AS THEY MAY AFFECT THEIR BID. CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING THE CONSTRUCTION.
2. UTILITIES SHOWN HEREON ARE COMPILED FROM SURFACE FEATURES, PAINT MARKINGS AND AVAILABLE RECORD INFORMATION. WESTON & SAMPSON DOES NOT WARRANT THE LOCATION OR EXISTENCE OF SAID UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L. CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT (888) 344-7233 NO LESS THAN 72 HOURS, (EXCLUSIVE OF WEEKENDS AND HOLIDAYS), PRIOR TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF EXCAVATION AND DEMOLITION REQUIRED TO RECEIVE SITE IMPROVEMENTS.
4. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, EXISTING CONDITIONS TO REMAIN, TEMPORARY CONSTRUCTION, PERMANENT CONSTRUCTION AND WORK OF ADJACENT CONTRACTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING. ITEMS ENCOUNTERED IN AREAS OF EXCAVATION THAT ARE NOT INDICATED ON THE DRAWINGS, BUT ARE VISIBLE ON SURFACE, SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
5. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON 'AS-BUILT' DRAWINGS.
6. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS OUTSIDE THE PROJECT LIMITS, SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT HIS EMPLOYEES, AS WELL AS PUBLIC USERS FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD USING ALL NECESSARY SAFEGUARDS, INCLUDING BUT NOT LIMITED TO, THE ERECTION OF TEMPORARY WALKS, STRUCTURES, PROTECTIVE BARRIERS, COVERING, OR FENCES AS NEEDED.
8. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH THE NAME OF THE OSHA "COMPETENT PERSON" PRIOR TO CONSTRUCTION.
9. FILLING OF EXCAVATED AREAS SHALL NOT TAKE PLACE WITHOUT THE PRESENCE OR PERMISSION OF THE OWNER'S REPRESENTATIVE.
10. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. NO STOCKPILING OF MATERIAL, EQUIPMENT OR VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN THE DRIP LINE OF TREES TO REMAIN. NO GUIDES SHALL BE ATTACHED TO ANY TREE TO REMAIN. WHEN NECESSARY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.
11. NO FILLING SHALL OCCUR AROUND EXISTING TREES TO REMAIN WITHOUT THE APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
12. ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS, SOIL, SEDIMENT, AND FOREIGN MATERIAL AND OPERATIONAL THROUGHOUT THE LIFE OF THE CONTRACT. REMOVE ALL SOIL, SEDIMENT, DEBRIS AND FOREIGN MATERIAL FROM ALL DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO, DRAINAGE INLETS, MANHOLES AND CATCH BASINS WITHIN THE LIMIT OF WORK AND DRAINAGE STRUCTURES OUTSIDE THE LIMIT OF WORK THAT ARE IMPACTED BY THE WORK FOR THE ENTIRE DURATION OF CONSTRUCTION.
13. CONTRACTOR'S STAGING AREA MUST BE WITHIN THE LIMIT OF WORK AND IN AREAS APPROVED BY OWNER. ANY OTHER AREAS THAT THE CONTRACTOR MAY WISH TO USE FOR STAGING MUST BE COORDINATED WITH THE OWNER.
14. THE CONTRACTOR SHALL KEEP ALL STREETS AND WALKS THAT ARE NOT RESTRICTED FROM PUBLIC USE DURING CONSTRUCTION BROOM CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION.
15. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
16. SEE WRITTEN SPECIFICATIONS FOR HOURS OF CONSTRUCTION OPERATIONS, HOURS AND DAYS OF WORK SUBJECT TO CHANGE BASED ON EVENTS SCHEDULED FOR THE TOWN OF ARLINGTON.
17. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL DEVELOP A PEDESTRIAN MANAGEMENT PLAN THAT INDICATES ALTERNATIVE DIRECTIONS OF PEDESTRIAN TRAFFIC WHERE IMPACTED DURING CONSTRUCTION ACTIVITIES.
18. CONTRACTOR SHALL EMPLOY SPECIAL CARE IN SCHEDULING CONSTRUCTION SO AS TO MINIMIZE DISRUPTION TO SURROUNDING ACCESSIBLE, PEDESTRIAN AND VEHICULAR TRAFFIC.

OTHER:

19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SWPPP/NOI REPORTING REQUIREMENTS DURING THE ENTIRETY OF CONSTRUCTION.
20. ANY PERMITTING FEES REQUIRED DURING THE COURSE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
21. CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING AND COSTS OF ANY REQUIRED POLICE DETAILS FOR EASTERN AVENUE, SITE DELIVERIES AND PEDESTRIAN MANAGEMENT.

Project:

TOWN OF ARLINGTON, MA



ROBBINS FARM FIELD
RENOVATIONS &
UPGRADES

Weston & Sampson

85 Devonshire Street,
3rd Floor, Boston, MA 02109
617.412.4480 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

Seal:

Issued For:

ISSUED FOR BID

Scale: 1" = 40'-0"

Date: APRIL 25, 2017

Drawn By: CC, EB

Reviewed By: BK, CR

Approved By: CR

W&S Project No: 2160843

W&S File No:

Drawing Title:

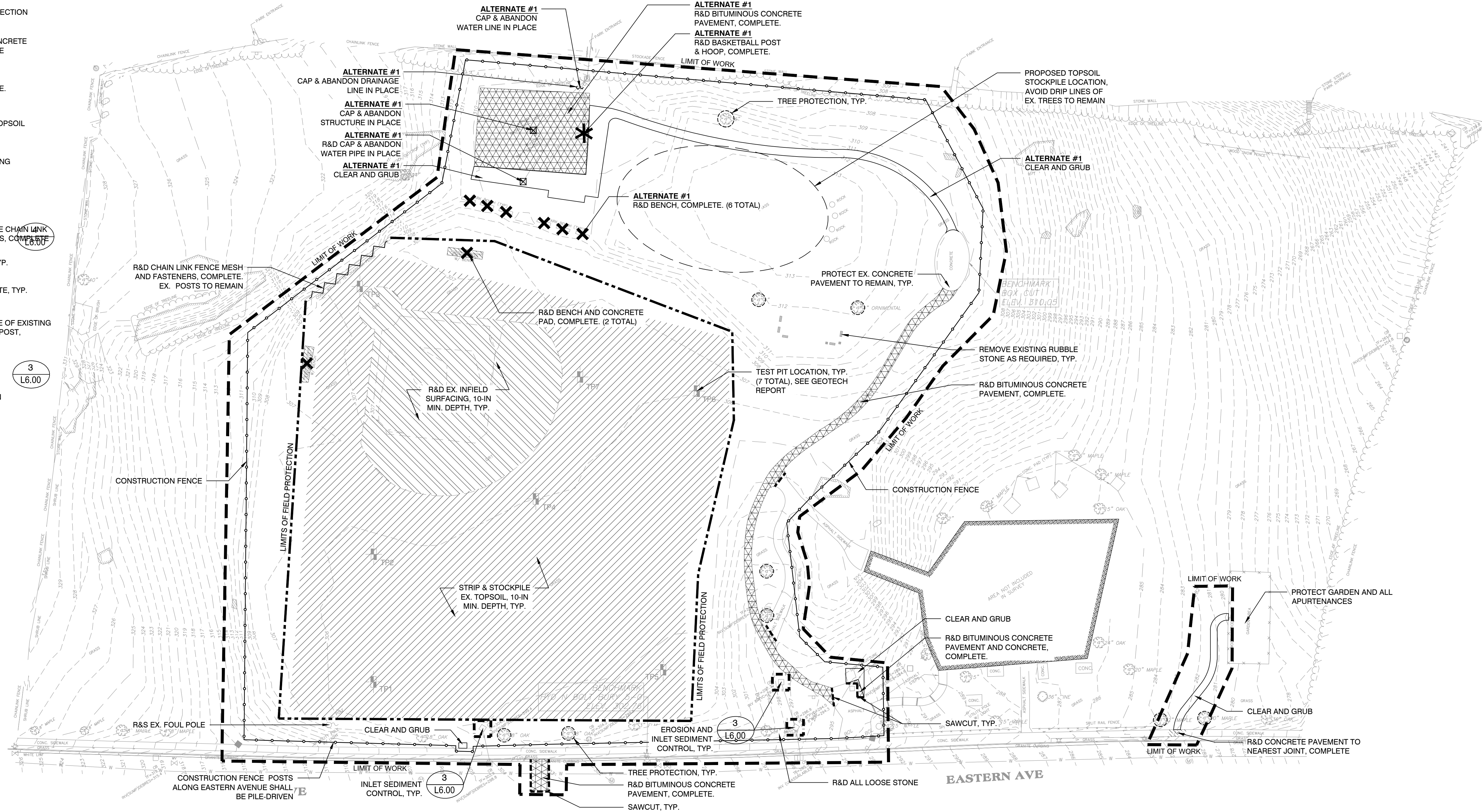
EXISTING
CONDITIONS PLAN

Sheet Number:

L1.00

LEGEND

- LIMIT OF WORK
- - - - - LIMITS OF FIELD PROTECTION
- [Hatched Box] R&D BITUMINOUS CONCRETE PAVEMENT, COMPLETE
- [Hatched Box] R&D CONCRETE PAVEMENT, COMPLETE
- [Hatched Box] STRIP & STOCKPILE TOPSOIL
- [Hatched Box] R&D INFIELD SURFACING
- SAW CUT
- [Wavy Line] REMOVE AND DISPOSE CHAIN LINK FENCE MESH AND FASTENERS, COMPLETE
- [Circle with X] TREE PROTECTION, TYP.
- [X] R&D BENCH, COMPLETE, TYP.
- [Star] REMOVE AND DISPOSE OF EXISTING BASKETBALL HOOP & POST, COMPLETE
- [Dashed Box] PROPOSED TOPSOIL STOCKPILE LOCATION (3 L6.00)
- [Dashed Box] INLET SEDIMENTATION CONTROL



DEMOLITION & SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE CONTRACTOR MUST NOTIFY THE OWNER OF ANY WORK TO BE COMPLETED WITHIN THE RIGHT OF WAY AT LEAST FORTY-EIGHT HOURS PRIOR TO COMMENCING WORK.
3. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
4. UNLESS SPECIFICALLY NOTED TO BE REMOVED AND STOCKPILED (R&S) OR REUSED AND RELOCATED (R&R), ALL SITE FEATURES CALLED TO BE REMOVED AND DISPOSED (R&D) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
5. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
6. THE CONTRACTOR SHALL PROVIDE 6' HT CONSTRUCTION FENCE PLACED AT LIMIT OF WORK AND AROUND THE PLAYING FIELD UNTIL END OF ESTABLISHMENT PERIOD.
7. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

8. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER'S REPRESENTATIVE, TO REUSE EXISTING PAVEMENT BASE COURSE IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
9. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
10. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE AS INDICATED ON PLANS WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS. THE CONTRACTOR SHALL CONFIRM THAT THE SOIL IS SUITABLE FOR REUSE.
11. LOAM BORROW/TOPSOIL EXCAVATED AND DESIGNATED FOR REUSE AS ROOTZONE MIX SHALL BE SCREENED AND BLENDED WITH SUITABLE AMENDMENT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS. ALL EXCESS TOPSOIL EXCAVATED SHALL BE PROPERLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
12. AFTER EXCAVATION THE CONTRACTOR SHALL REMOVE ALL EXPOSED STONE IN THE SUBBASE MATERIAL AND CREATE A SUITABLE CONDITION FOR THE PLACEMENT OF ROOTZONE MIX.
13. THE SUBBASE SHALL BE FINE GRADED TO MATCH THE PROPOSED FINISH GRADE PRIOR TO THE PLACEMENT OF ROOTZONE MIX.
14. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING TURF AND UNDERBRUSH BY HAND AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.
15. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. PROTECT PAVEMENT TO REMAIN. CONTRACTOR TO TAKE ALL PRECAUTIONS AND MEASURES REQUIRED TO PREVENT DAMAGE AS A RESULT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REPAIR DAMAGED PAVEMENT AT NO COST TO THE OWNER.
17. SPECIAL CARE SHALL BE TAKEN TO PROTECT ALL ASPECTS OF THE COMMUNITY GARDEN TO REMAIN.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION. REFER TO SPECIFICATIONS AND DETAILS FOR TYPE OF EROSION AND SEDIMENT CONTROL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL MEET ALL OF THE STATE OF MASSACHUSETTS D.E.P. AND THE TOWN OF ARLINGTON ORDINANCE REGULATIONS FOR SEDIMENT AND EROSION CONTROL.
4. EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
5. ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT OF WORK SHALL BE PROTECTED WITH FILTER FABRIC DURING THE ENTIRE DURATION OF CONSTRUCTION. EACH STRUCTURE SHALL BE CLEANED AND CLEARED.
6. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
7. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC/Private ROADS. CONTRACTOR SHALL PROVIDE A WASHOUT AREA ON SITE.

Project:

TOWN OF ARLINGTON, MA



ROBBINS FARM FIELD RENOVATIONS & UPGRADES

Weston & Sampson

85 Devonshire Street,
3rd Floor, Boston, MA 02109
617.412.4480 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

Seal:

Issued For:

ISSUED FOR BID

Scale: 1" = 40'-0"

Date: APRIL 25, 2017

Drawn By: CC, EB

Reviewed By: BK, CR

Approved By: CR

W&S Project No: 2160843

W&S File No:


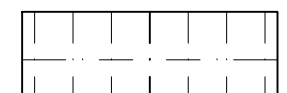


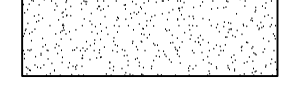
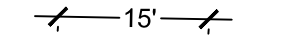
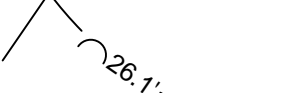
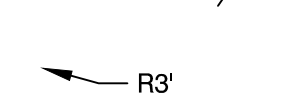
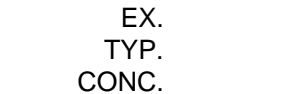
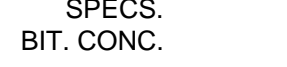
Drawing Title:

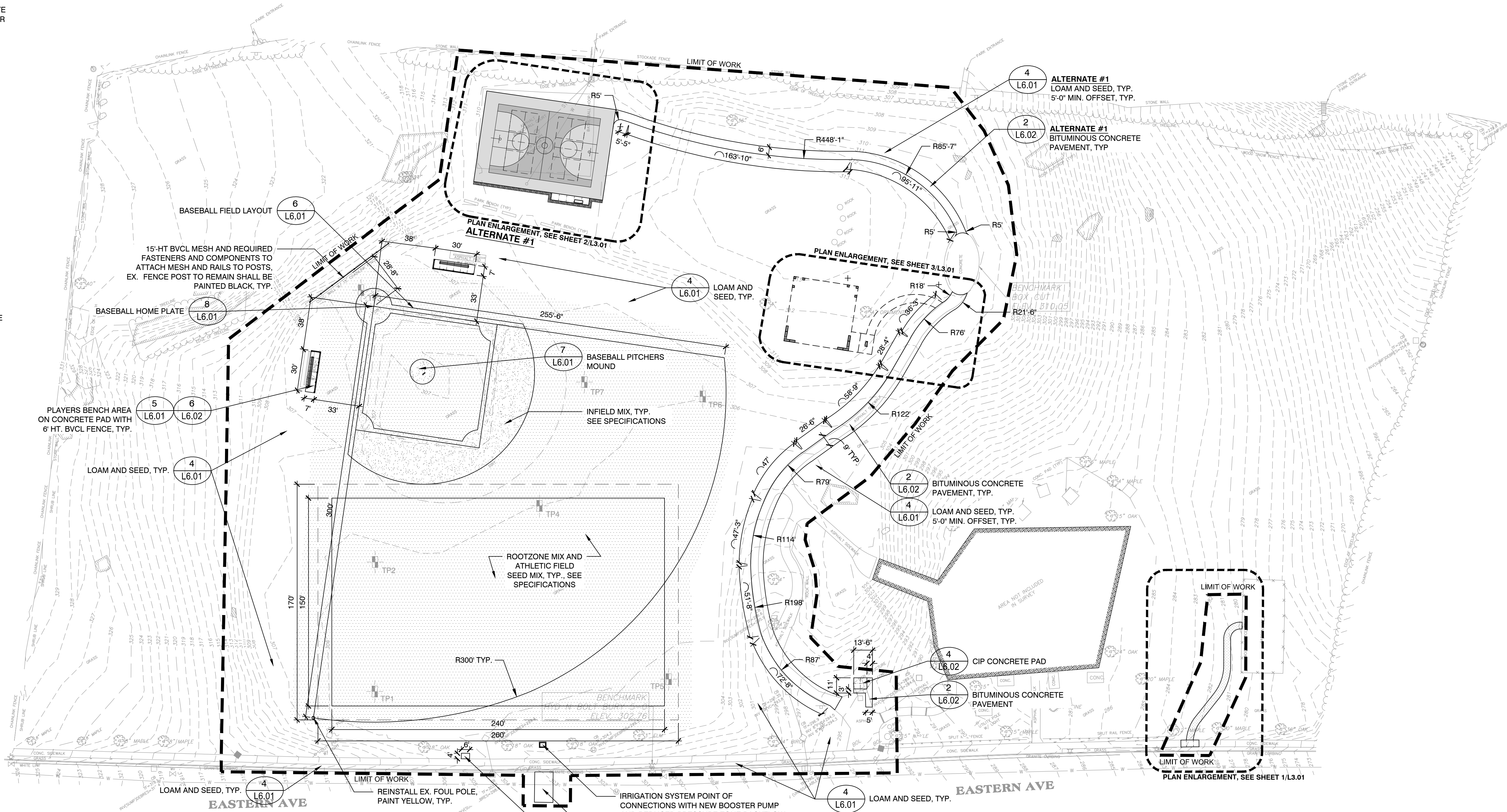
SITE PREPARATION & DEMOLITION PLAN

Sheet Number:

L2.00

LEGEND

-  LIMIT OF WORK
-  CONCRETE PAVEMENT
-  BITUMINOUS CONCRETE PAVEMENT WITH COLOR SEALCOAT
-  ROOTZONE MIX
-  INFIELD MIX
-  TYP. DIMENSION
-  TYP. ARC DIMENSION
-  RADIUS DIMENSION
-  EX. TYP. CONC. SPECS. BIT. CONC.
-  EXISTING TYPICAL CONCRETE SPECIFICATIONS BITUMINOUS CONCRETE




LAYOUT & MATERIALS NOTES

1. COORDINATE ALL LAYOUT ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, GRADING AND UTILITIES OPERATIONS ENCOMPASSED BY THIS CONTRACT. SET, PROTECT AND REPLACE REFERENCE STAKES 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 "THE 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 LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED AND AT NO ADDITIONAL COST TO THE OWNER.
5. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT AND MATERIALS PLAN.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
7. THE DEPTH OF LOAM BORROW FOR ALL PROPOSED LAWN AREAS SHALL BE 6" MINIMUM. ALL DISTURBED AREAS SHALL BE RESTORED WITH LOAM AND SEED UNLESS OTHERWISE NOTED

- IRRIGATION SYSTEM POINT OF CONNECTIONS WITH NEW BOOSTER PUMP AND REDUCED PRESSURE ZONE BACKFLOW PREVENTER. SEE IRRIGATION PLANS
- REPAIR BITUMINOUS CONCRETE IN ROADWAY TO MATCH EXISTING.
- CONCRETE PAD FLUSH WITH EXISTING SIDEWALK

Project:
TOWN OF ARLINGTON, MA



ROBBINS FARM FIELD RENOVATIONS & UPGRADES

Weston & Sampson
85 Devonshire Street,
3rd Floor, Boston, MA 02109
617.412.4480 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

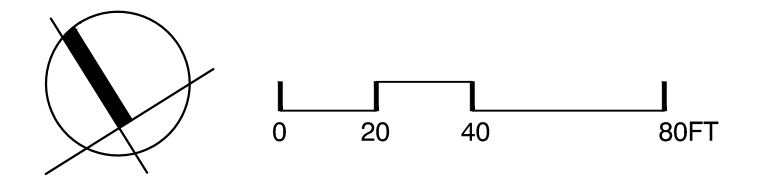
Seal:

Issued For:
ISSUED FOR BID

Scale: 1" = 40'-0"
Date: APRIL 25, 2017
Drawn By: CC, EB
Reviewed By: BK, CR
Approved By: CR
W&S Project No: 2160843
W&S File No:

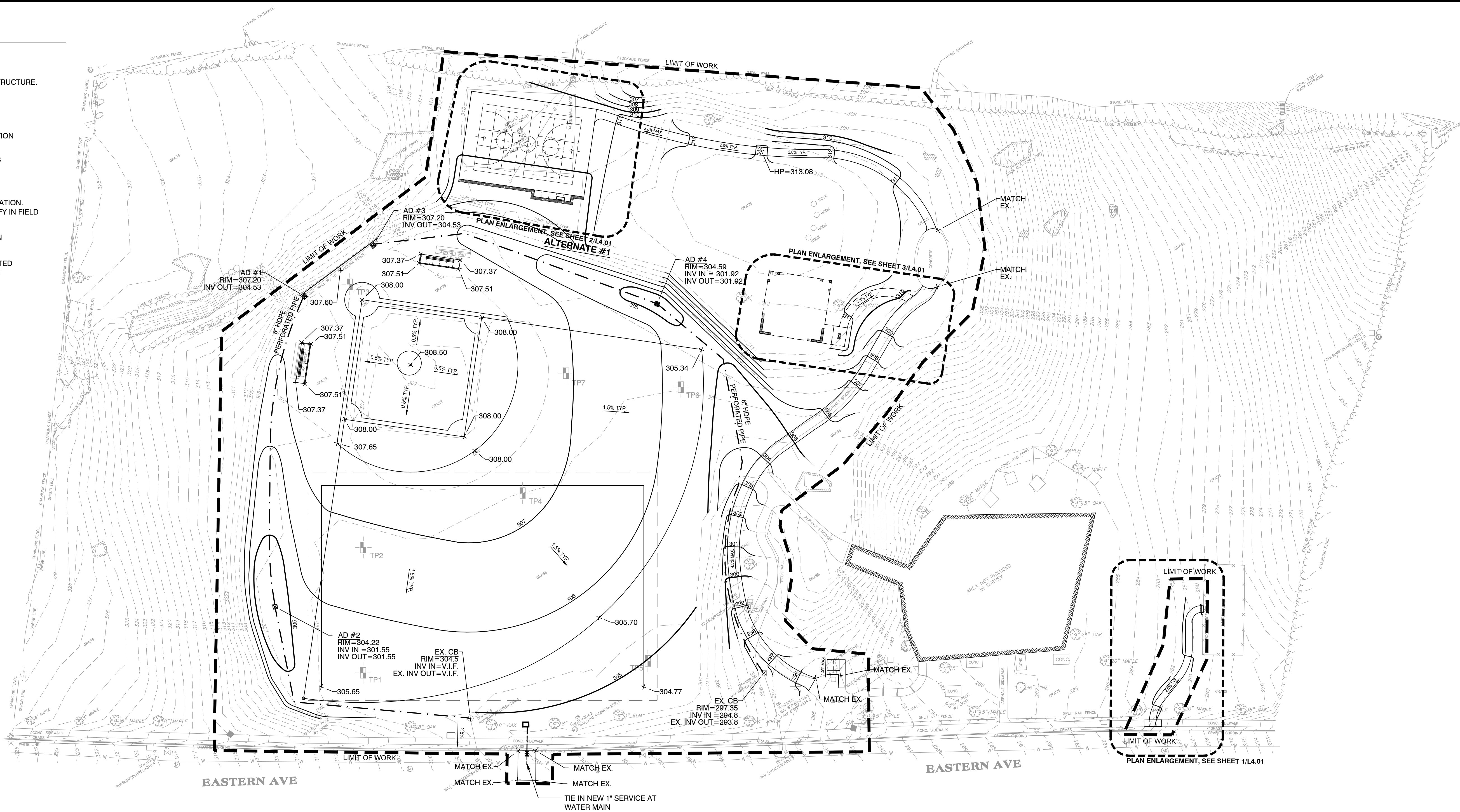
Drawing Title:
LAYOUT & MATERIALS PLAN

Sheet Number:
L3.00



LEGEND

- LIMIT OF WORK
- ⊕ EXISTING DRAINAGE STRUCTURE. SEE UTILITIES PLAN
- 12 --- EXISTING CONTOURS
- 95.10 --- EXISTING SPOT ELEVATION
- 14 --- PROPOSED CONTOURS
- 1.5% --- PROPOSED SLOPE
- 8.25 --- PROPOSED SPOT ELEVATION. CONTRACTOR TO VERIFY IN FIELD
- ⊠ PROPOSED AREA DRAIN
- 8" HDPE. --- 8" DIA. HDPE PERFORATED PERIMETER DRAIN PIPE



GRADING & DRAINAGE NOTES

1. ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF WATER, DRAINAGE AND/OR SEWER SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF ARLINGTON.
2. THE CONTRACTOR SHALL VERIFY ALL GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED SURFACE MEETS EXISTING SURFACE. BLEND THE TWO PAVEMENTS AND ELIMINATE ROUGH SPOTS AND ABRUPT GRADE CHANGES AND MEET LINE AND GRADE OF EXISTING CONDITIONS WITH NEW IMPROVEMENTS.
4. CONTRACTOR SHALL ENSURE ALL AREAS PROPERLY PITCH TO DRAIN, WITH NO SURFACE WATER PONDING OR PUDDLING.
5. ALL NEW WALKWAYS / ACCESS PATHS MUST CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT (ADA) AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) REGULATIONS. WALKWAYS SHALL MAINTAIN A CROSS PITCH OF NOT MORE THAN ONE AND A HALF (1.5%) PERCENT AND THE RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL) BETWEEN 1% MIN. AND 4.5% MAX. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE PRIOR TO CONTINUING WORK.
6. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
7. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/PRIVATE STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AND AT THE END OF THE PROJECT.
8. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
9. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
10. WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONTOURS.
11. RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND SEED (L&S) UNLESS OTHERWISE NOTED.
12. SEE EARTHWORK SECTION OF SPECIFICATIONS FOR EXCAVATION AND FILLING PROCEDURES.
13. **INVERTS FOR PROPOSED DRAINAGE STRUCTURES SHALL MATCH EXISTING. UPON COMPLETION OF VACUUM DRAINAGE LINE JETTING OPERATIONS, CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH EXISTING PIPE INVERT ELEVATIONS. UPON REVIEW, OWNER'S REPRESENTATIVE SHALL PROVIDE FINAL INVERT ELEVATIONS FOR PROPOSED DRAINAGE STRUCTURES.**

Project:
TOWN OF ARLINGTON, MA

ROBBINS FARM FIELD RENOVATIONS & UPGRADES

Weston & Sampson

85 Devonshire Street,
3rd Floor, Boston, MA 02109
617.412.4480 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

Seal:

Issued For:
ISSUED FOR BID

Scale: 1" = 40'-0"

Date: APRIL 25, 2017

Drawn By: CC, EB

Reviewed By: BK, CR

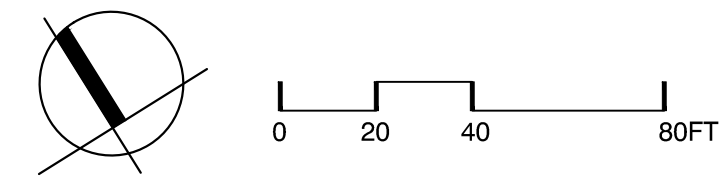
Approved By: CR

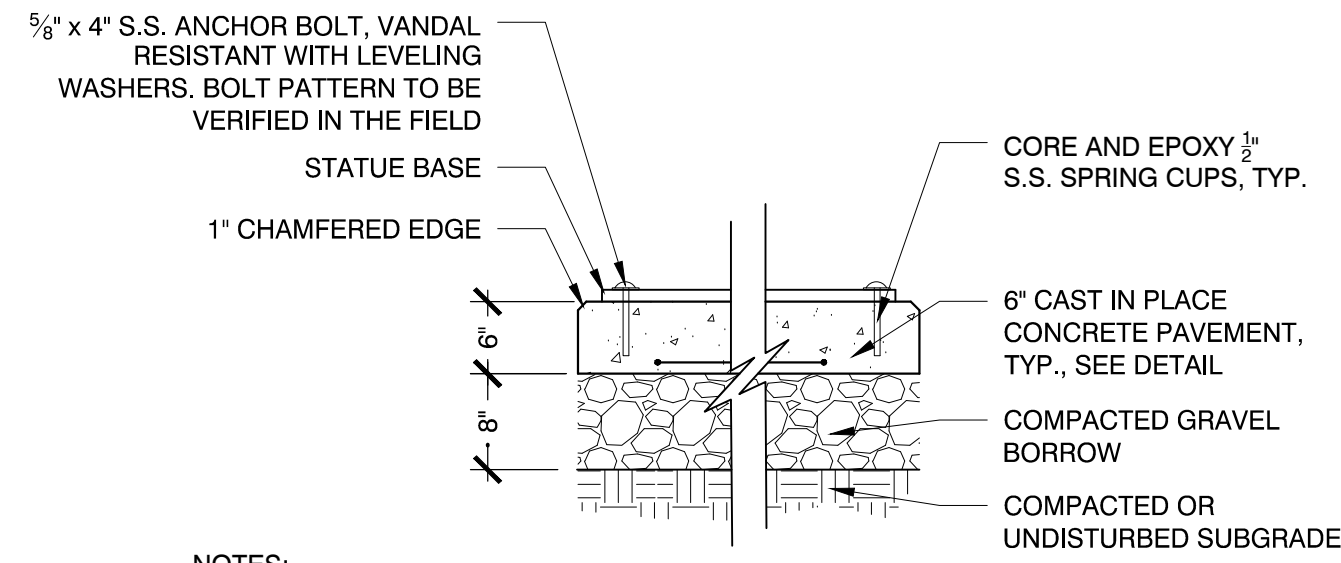
W&S Project No: 2160843

W&S File No:

Drawing Title:
GRADING, DRAINAGE & UTILITIES PLAN

Sheet Number:
L4.00

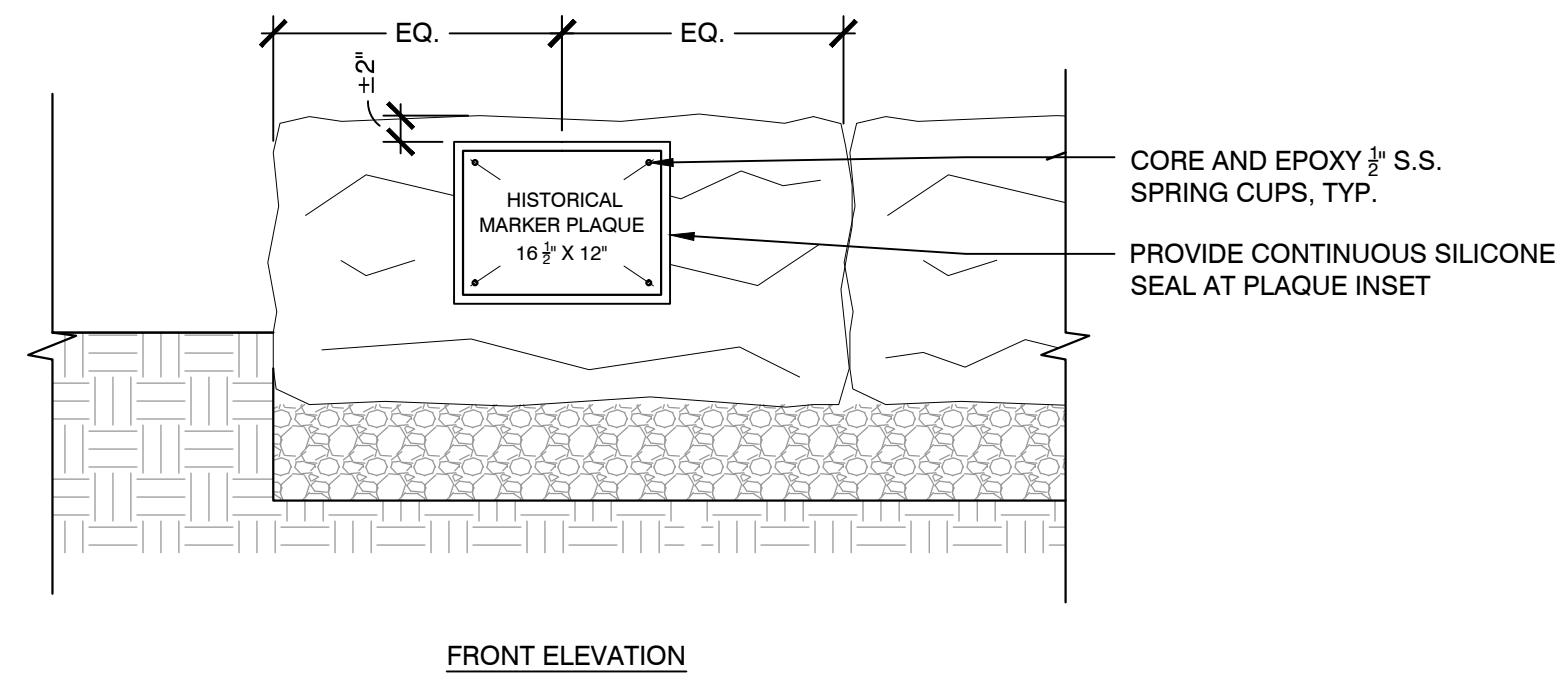




NOTES:

VERIFY EXACT SIZE & INSTALLATION DETAIL WITH AS-BUILT SCULPTURE & COORDINATE WITH ROBERT SHURE, SKYLIGHT STUDIOS, WOBURN, PREFERRED INSTALLER & WITH ANTHONY VOGEL, HISTORY PROJECT DESIGNER FOR FRIENDS OF ROBBINS FARM PARK.

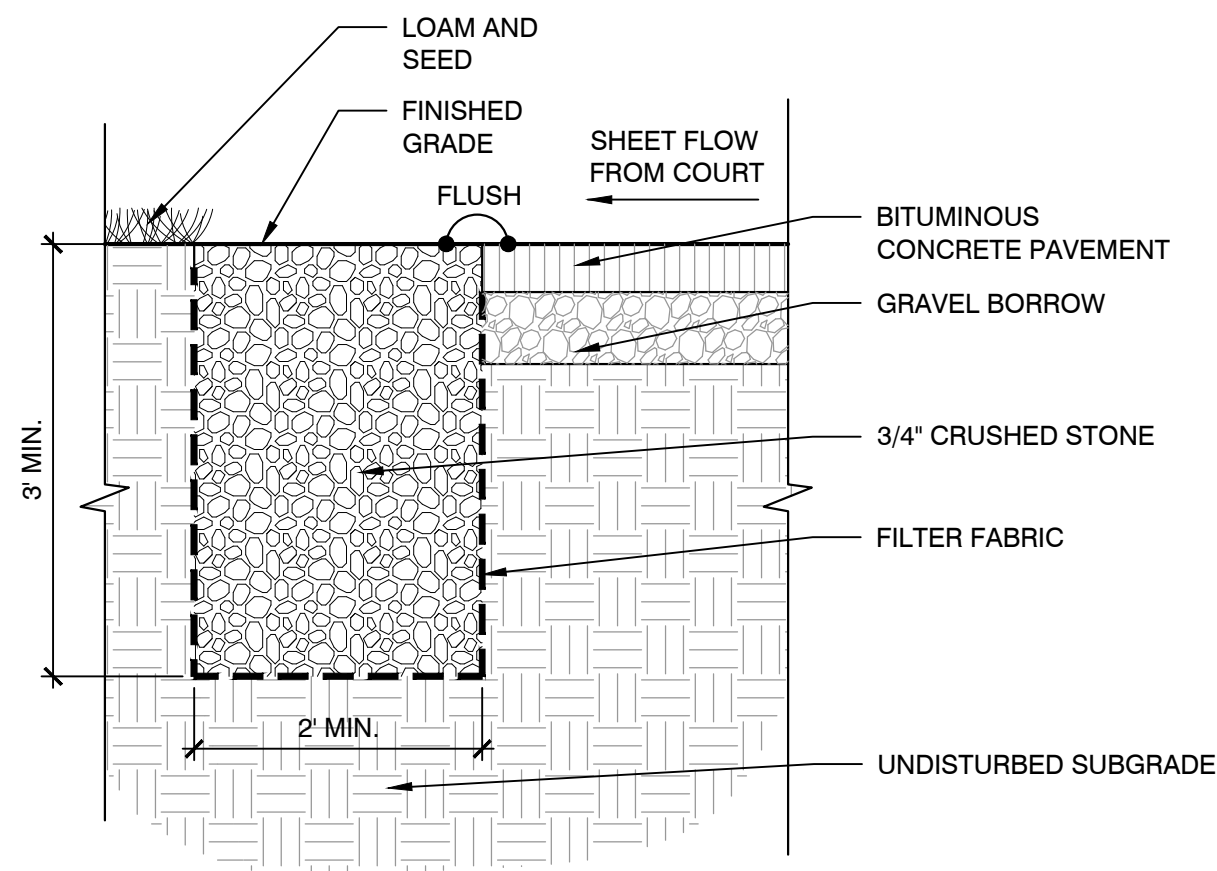
1 CONCRETE PAD AT DOG STATUE
SCALE: N.T.S.



NOTES:

1. PLAQUE TO BE PROVIDED BY FRIENDS OF ROBBINS FARM PARK. LOCATION OF PLAQUE TO BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL INSTALL PLAQUE WITH EPOXY ADHESIVE, LATAPOXY 310 OR APPROVED EQUAL
3. SILICONE SEALANT SHALL BE CLEAR IN COLOR OR MATCH THE STONE COLOR. FINAL COLOR TO BE SELECTED BY OWNER'S REPRESENTATIVE

2 CUSTOM BRONZE PLAQUE MARKER AT GRANITE BLOCK WALL SEATING
SCALE: N.T.S.



3 INFILTRATION TRENCH
SCALE: N.T.S.

Project:

TOWN OF ARLINGTON, MA



ROBBINS FARM FIELD
RENOVATIONS &
UPGRADES

Weston & Sampson

85 Devonshire Street,
3rd Floor, Boston, MA 02109
617.412.4480 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

Seal:

Issued For:

ISSUED FOR BID

Scale:

Date: APRIL 25, 2017

Drawn By: CC, EB

Reviewed By: BK, CR

Approved By: CR

W&S Project No: 2160843

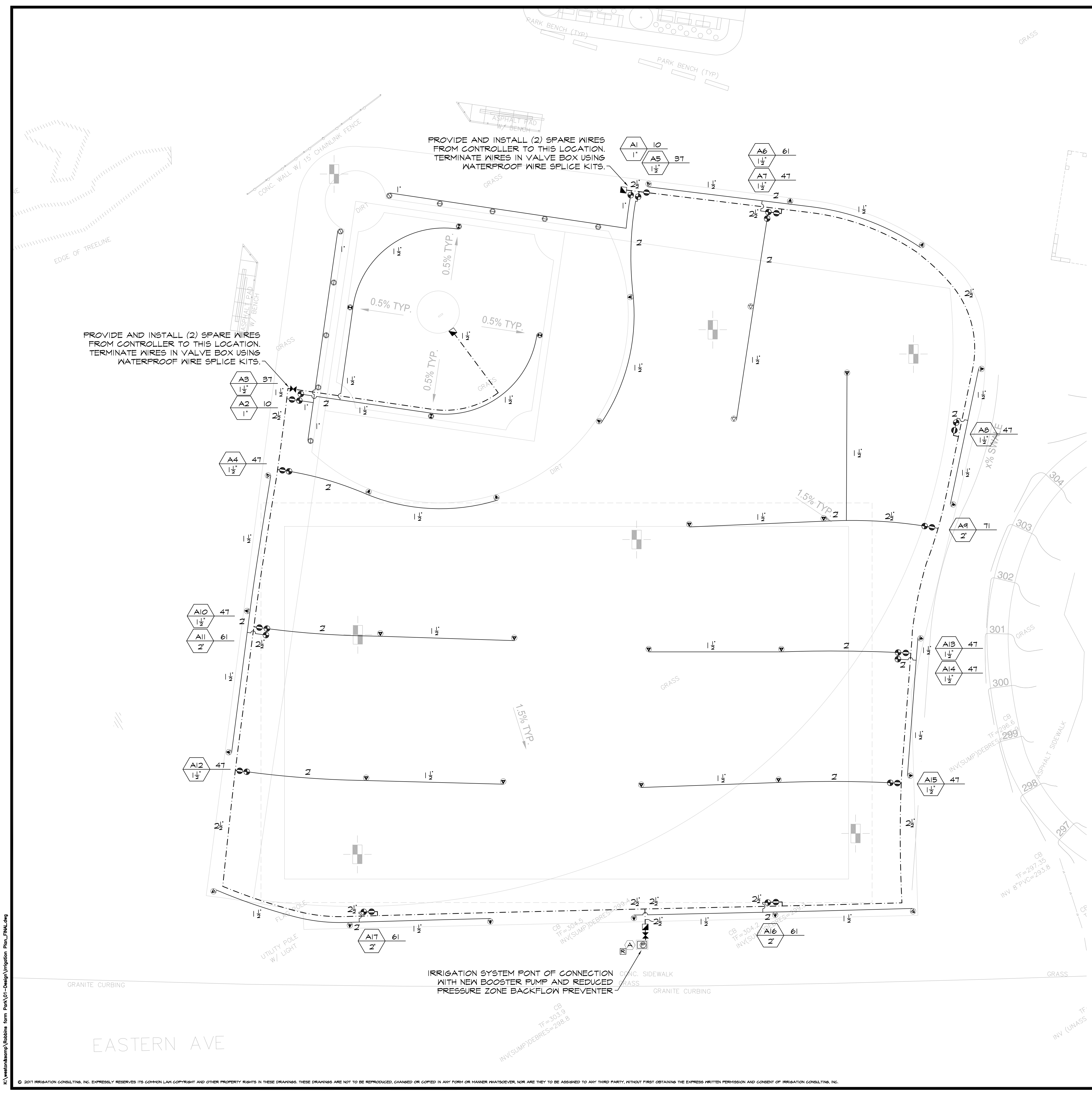
W&S File No:

Drawing Title:

CONSTRUCTION
DETAILS

Sheet Number:

L6.04

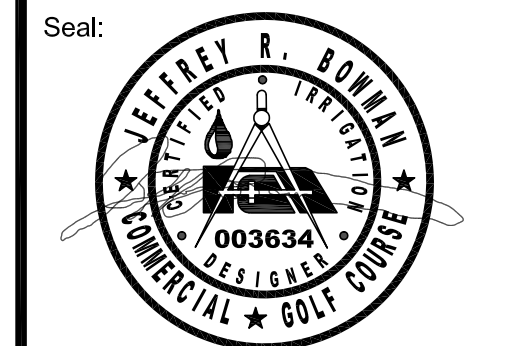


IRRIGATION LEGEND			
SYMBOL	PSI	SPACING	DESCRIPTION
	60	60'	LARGE ROTARY SPRINKLER WITH CHECK VALVE (STANDARD NOZZLES)
	60	50'	
	60	45'	
	50	25'	SMALL ROTARY SPRINKLER WITH CHECK VALVE (STANDARD NOZZLES)
	24 VOLT ELECTRIC ZONE VALVE (SEE VALVE DESIGNATOR FOR FLOW AND SIZES)		
	BRONZE ISOLATION GATE VALVE FOR CONTROL VALVES		
	ISOLATION GATE VALVE (MAINLINE SIZE)		
	1" QUICK COUPLING VALVE		
	CLASS-200 PVC LATERAL PIPING (SIZE AS INDICATED)		
	CLASS-200 PVC MAINLINE PIPING (SIZE AS INDICATED)		
	AUTOMATIC RAIN SENSOR		
	AUTOMATIC CONTROLLER		
	BOOSTER PUMP		
VALVE DESIGNATION:			
	STATION NO.		
	FLOW		
	VALVE SIZE		

- IRRIGATION NOTES**
- COORDINATE FINAL LOCATION OF ALL SPRINKLERS AND NOZZLE SELECTION WITH FINAL APPROVED FIELD LAYOUT.
 - ALL PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC, CONTRACTOR SHALL FIELD VERIFY.
 - ALL VALVES AND VALVE BOXES SHALL BE PLACED, 10-FEET MINIMUM FROM PLAYING SURFACE.
 - ALL CONTROL WIRE SHALL BE #14 GAUGE SINGLE STRAND, RED FOR ZONES, ALL COMMON WIRE SHALL BE #12 GAUGE SINGLE STRAND WHITE AND ALL SPARE WIRES, INSTALLED WHERE SHOWN, SHALL BE #14 GAUGE SINGLE STRAND BLUE.
 - QUICK COUPLING VALVES SHALL BE INSTALLED ON 1 INCH PVC SWING JOINTS WITH BRASS INSERTS AND STABILIZERS. (SEE DETAIL)
 - ALL SMALL ROTARY SPRINKLERS SHALL BE INSTALLED ON 3/4-INCH PVC PREFABRICATED UNITIZED SWING JOINT ASSEMBLIES WITH INTEGRAL O-RINGS. ALL LARGE ROTARY SPRINKLERS SHALL BE INSTALLED ON 1-INCH PVC PREFABRICATED UNITIZED SWING JOINT ASSEMBLIES WITH INTEGRAL O-RINGS.
 - IRRIGATION SYSTEM IS DESIGNED FOR SEPARATE WATER SUPPLY TO PROVIDE 71 GPM MAX FROM NEW 2 INCH DOMESTIC SERVICE. SYSTEM TO PRODUCE 10-PSI DYNAMIC PRESSURE AT IRRIGATION CONTRACTORS POINT OF CONNECTION IN LAWN AREA.
 - CONTRACTOR SHALL TEST DYNAMIC PRESSURE BEFORE STARTING WORK, REPORT ANY DEVIATION FROM PRESSURE REQUIRED TO OWNER'S REPRESENTATIVE BEFORE CONTINUING.
 - INSTALL CONTROLLER IN ENCLOSURE, GENERALLY WHERE SHOWN ON THE DRAWINGS, HARD WIRE TO 120 VOLT, DEDICATED 20 AMP CIRCUIT, POWER SUPPLY USING LICENSED ELECTRICIAN. ROUTE ALL ZONE AND SPARE WIRES TO CONTROLLER VIA CONDUIT THROUGH ENCLOSURE BASE.
 - INSTALL RAIN SENSOR ON OUTSIDE OF CONTROLLER ENCLOSURE. ROUTE RAIN SENSOR WIRING TO CONTROLLER THROUGH ENCLOSURE WALL.
 - ALL ABOVE GROUND WIRING, INSIDE AND OUTSIDE OF BUILDING, SHALL BE INSTALLED IN RIGID, METALLIC CONDUIT FOR VANDALISM PROTECTION.
 - COORDINATE LOCATION OF ALL EXISTING AND FUTURE UTILITIES ON SITE AND CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES BEFORE THE START OF WORK.
 - CONTRACTOR MUST SUBMIT SHOP PRODUCT DRAWINGS AS PER THE WRITTEN SPECIFICATIONS TO THE IRRIGATION CONSULTANT FOR APPROVAL PRIOR TO ORDERING MATERIAL AND BEGINNING WORK.
 - ANY AND ALL MATERIAL SUBSTITUTIONS WHICH VARY FROM THE SPECIFIED PRODUCTS MUST BE SUBMITTED TO THE IRRIGATION CONSULTANT FOR APPROVAL AS PART OF THE SUBMITTAL PROCESS.
 - ONCE APPROVED SUBMITTALS HAVE BEEN RETURNED TO THE CONTRACTOR, WORK MAY BEGIN. THE IRRIGATION CONSULTANT MUST BE NOTIFIED A MINIMUM OF 7-DAYS IN ADVANCE OF THE START OF WORK TO COORDINATE ON-SITE SUPERVISION AND ADMINISTRATION.
 - SEE IRRIGATION DETAILS AND SPECIFICATIONS SECTION 02810 FOR ADDITIONAL NECESSARY INFORMATION.

Revisions:

No.	Date	Description



Issued For:

Scale: AS SHOWN

Date: APRIL 25, 2017

Drawn By: GD, JB

Reviewed By: JB

Approved By: JB

W&S Project No: 2160843

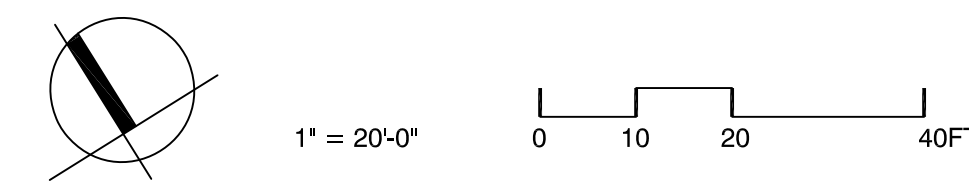
W&S File No:

Drawing Title:

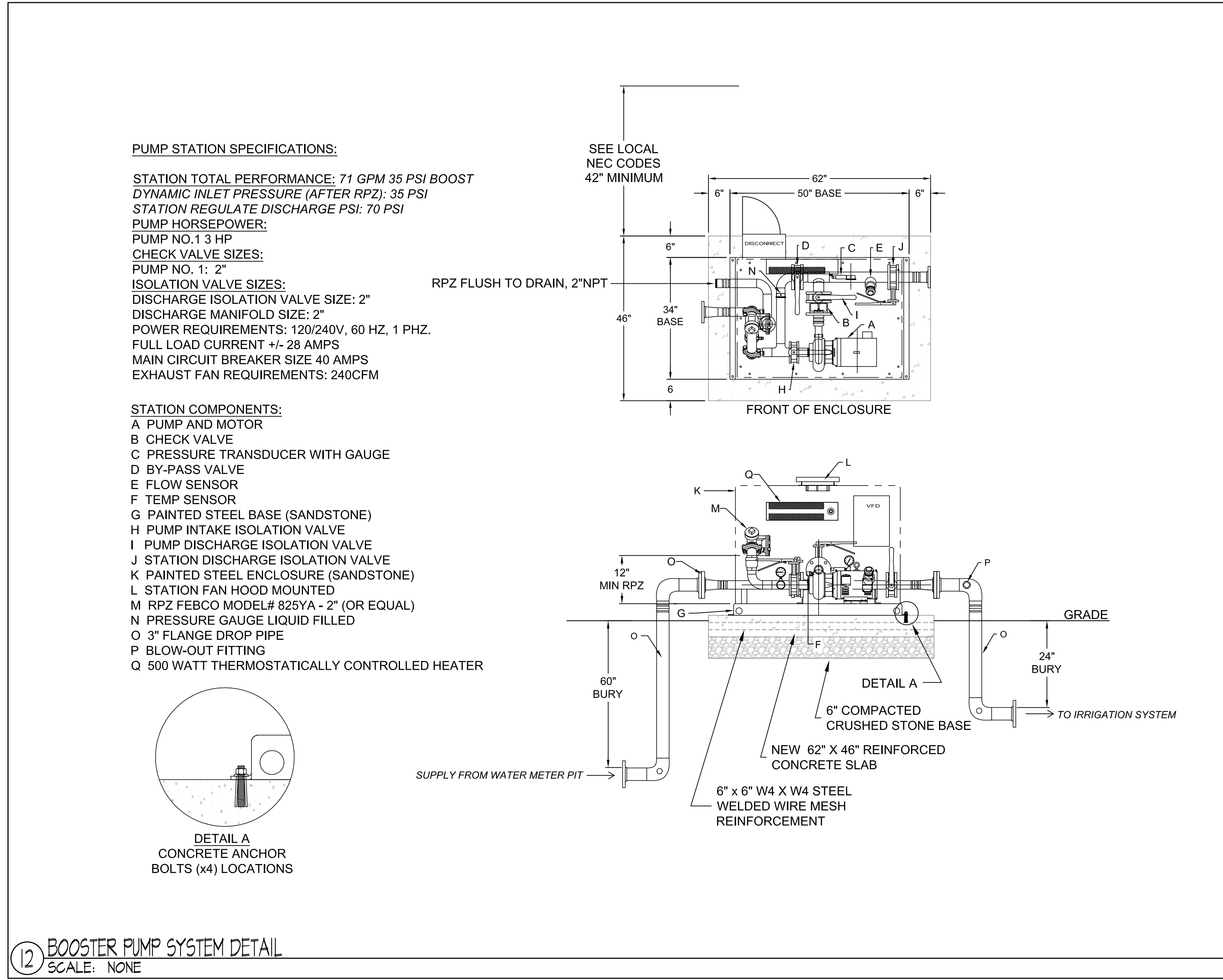
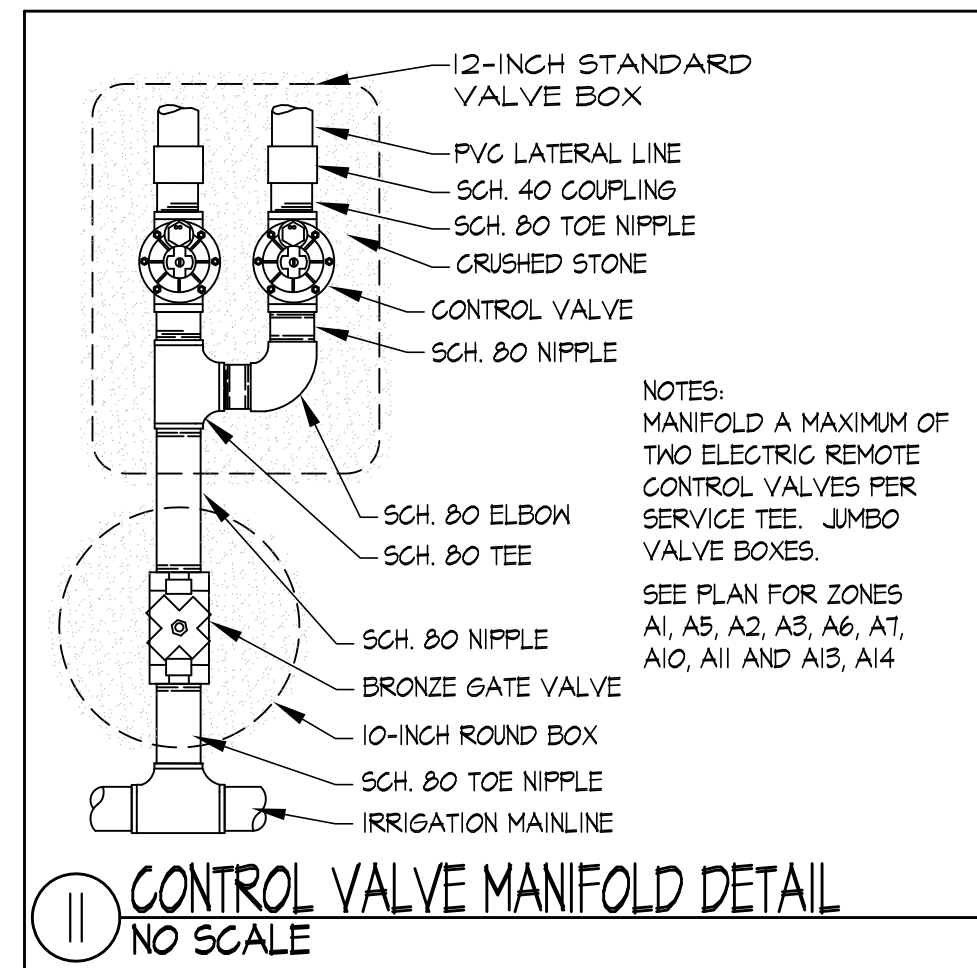
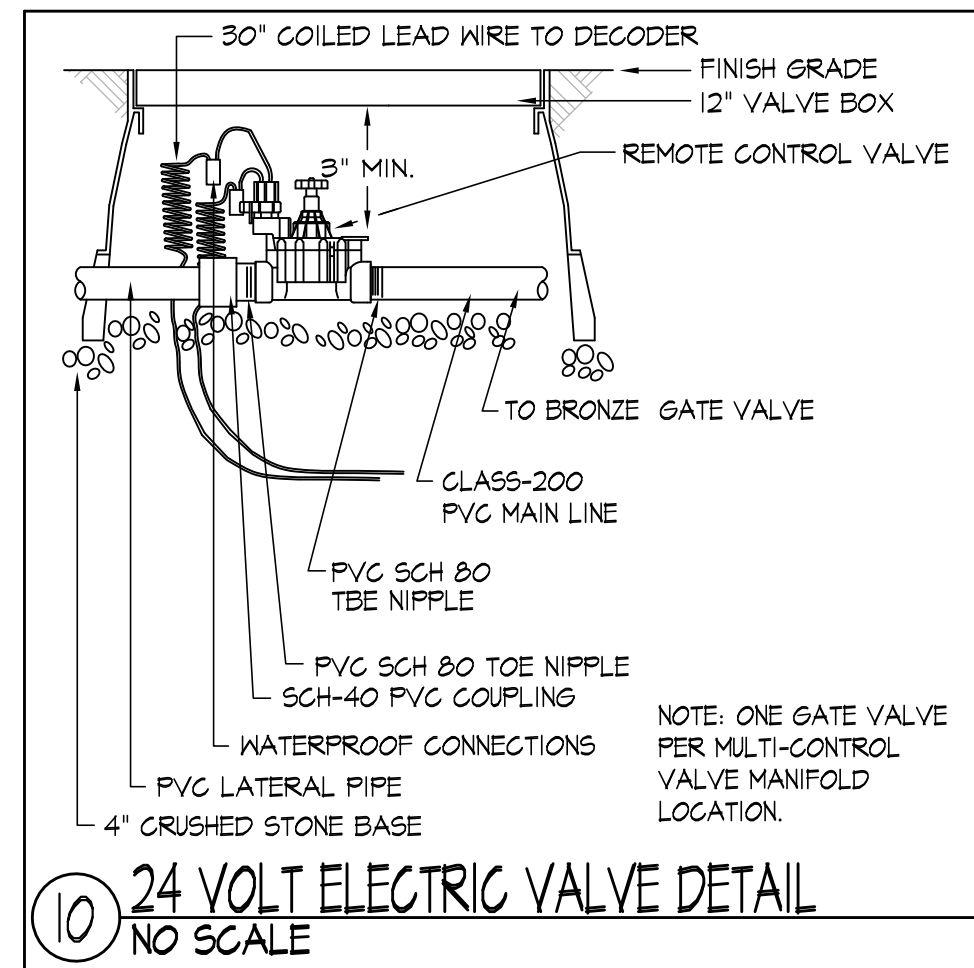
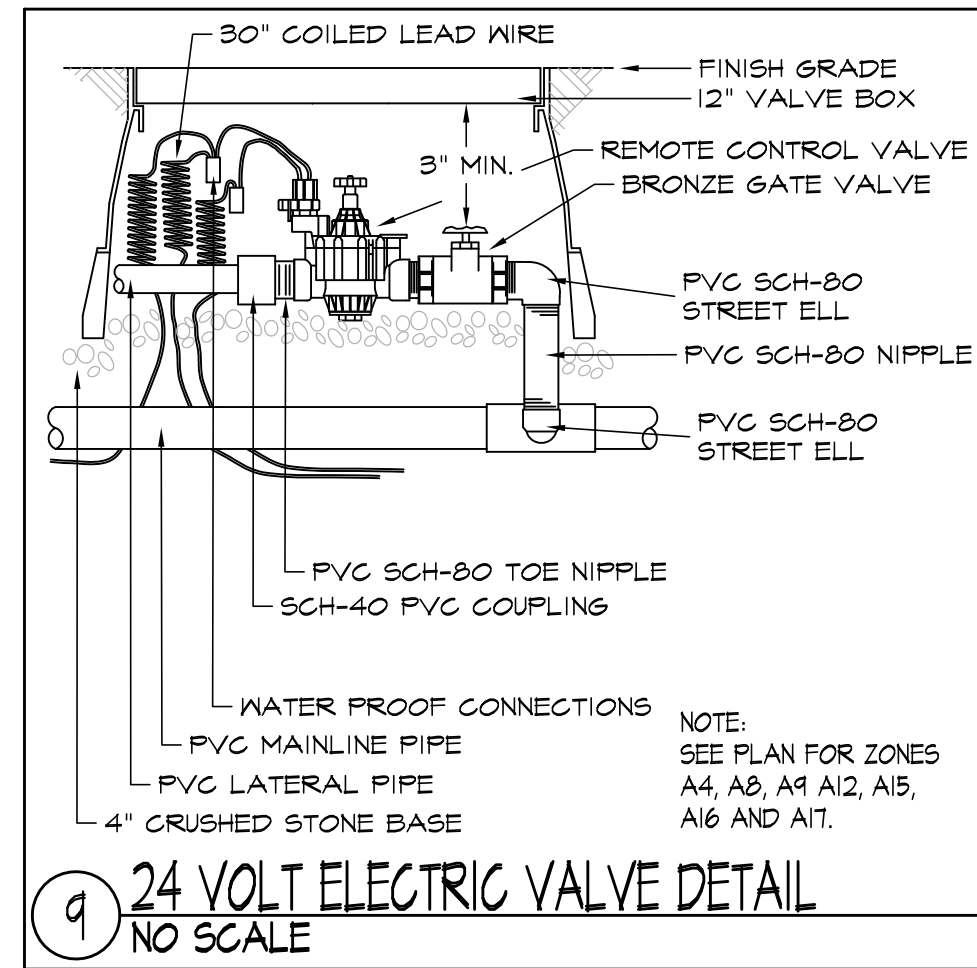
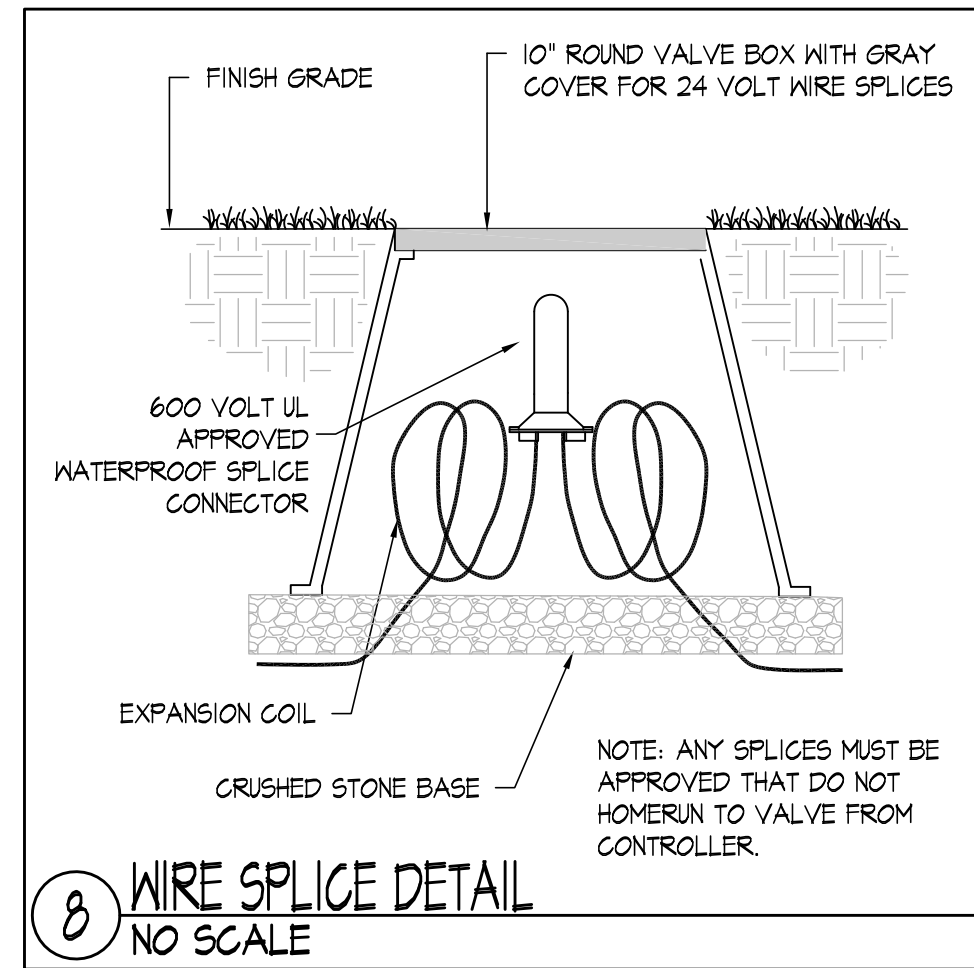
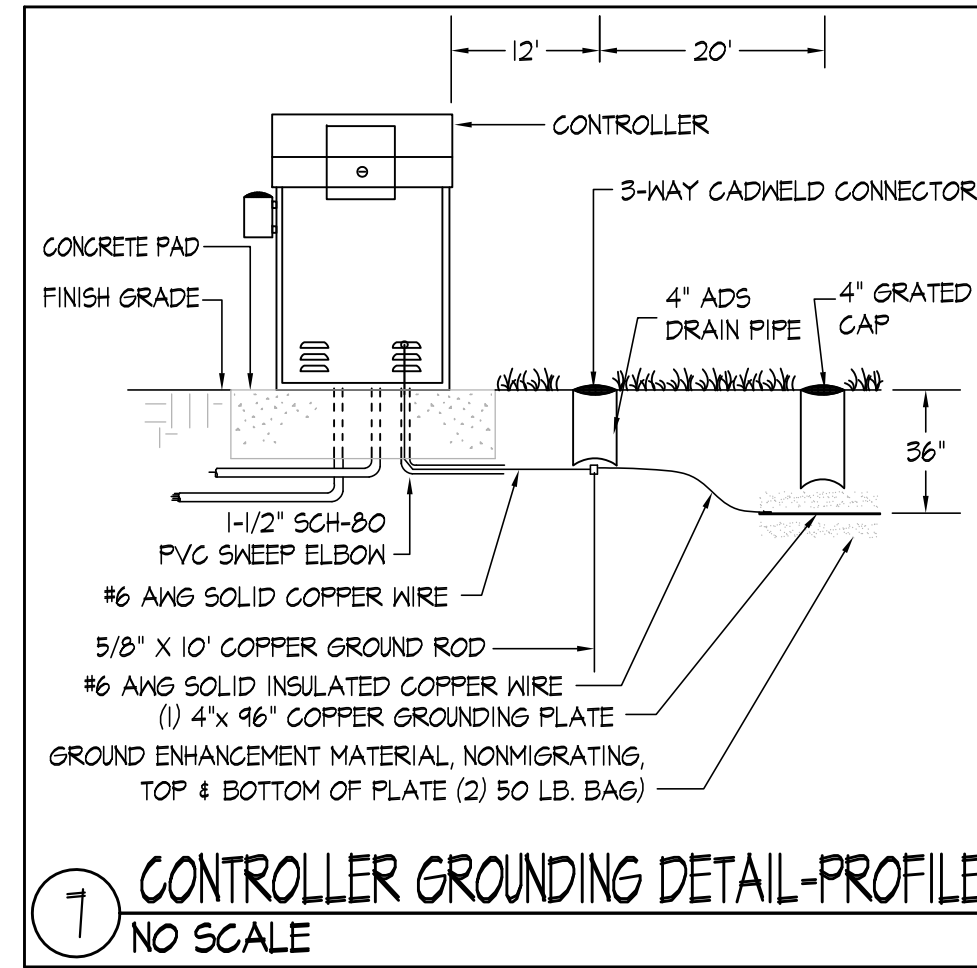
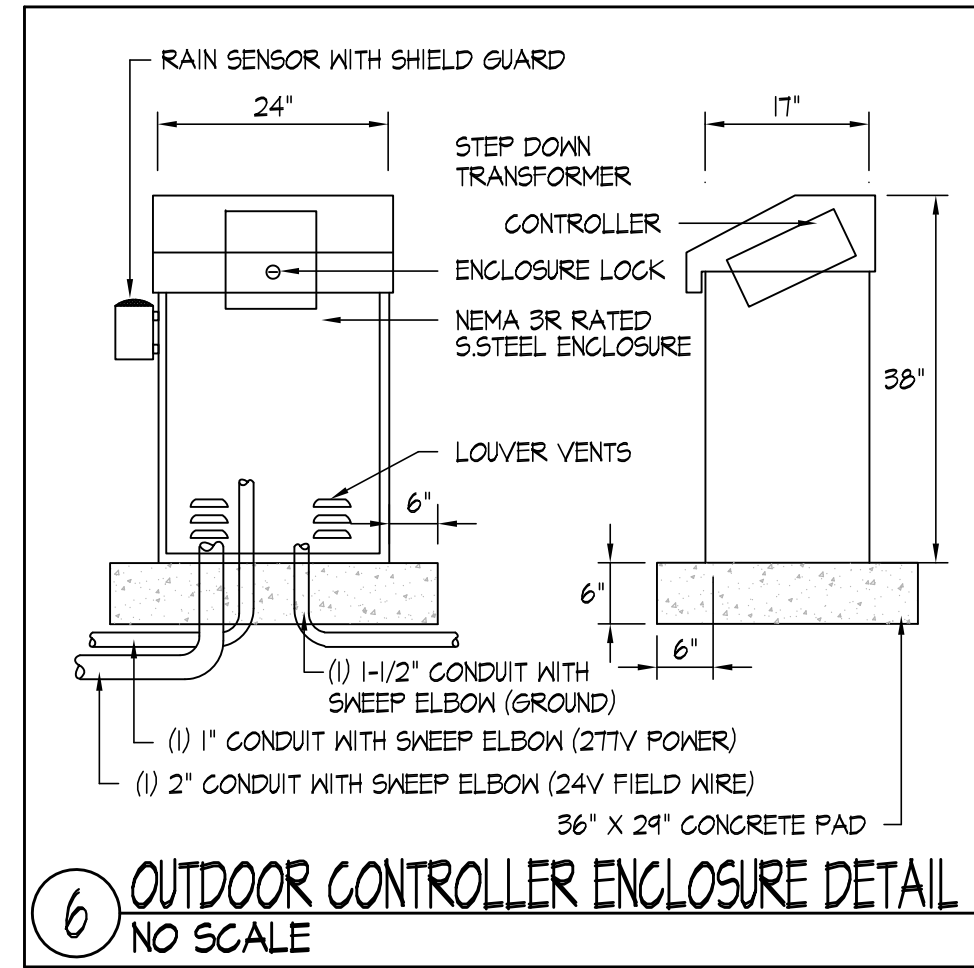
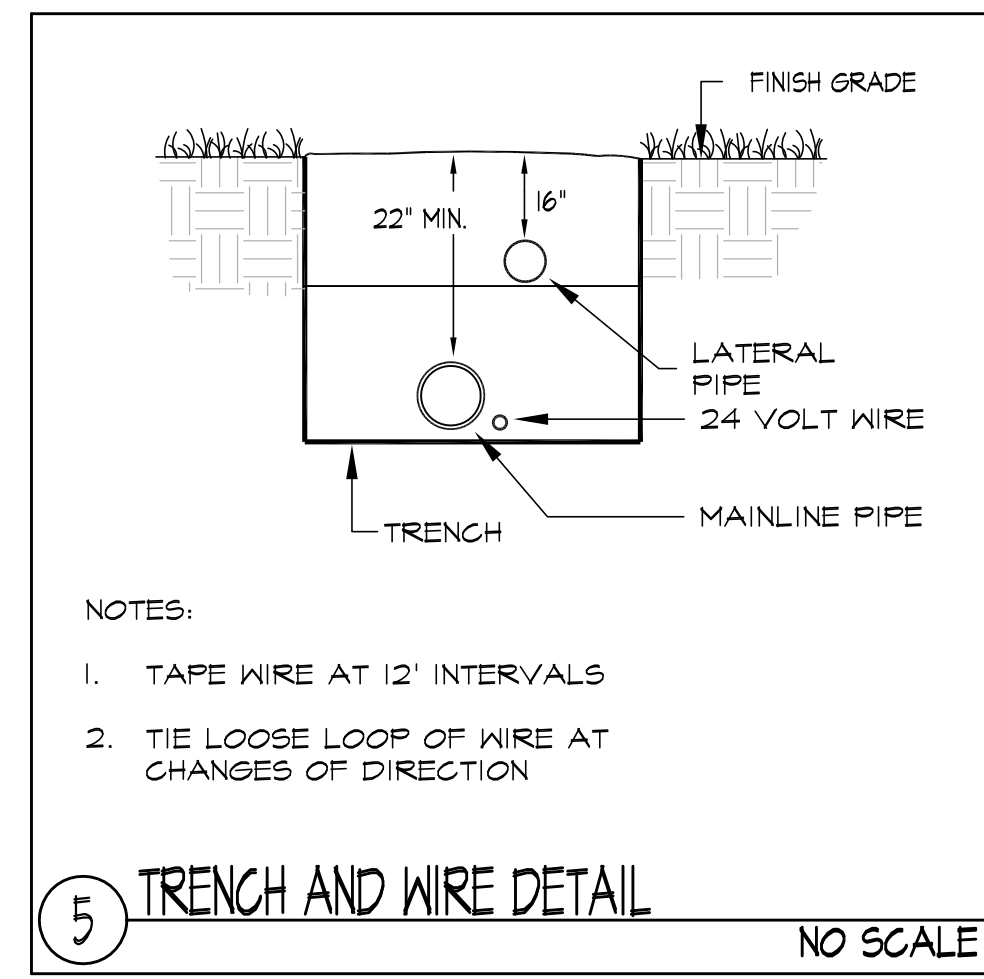
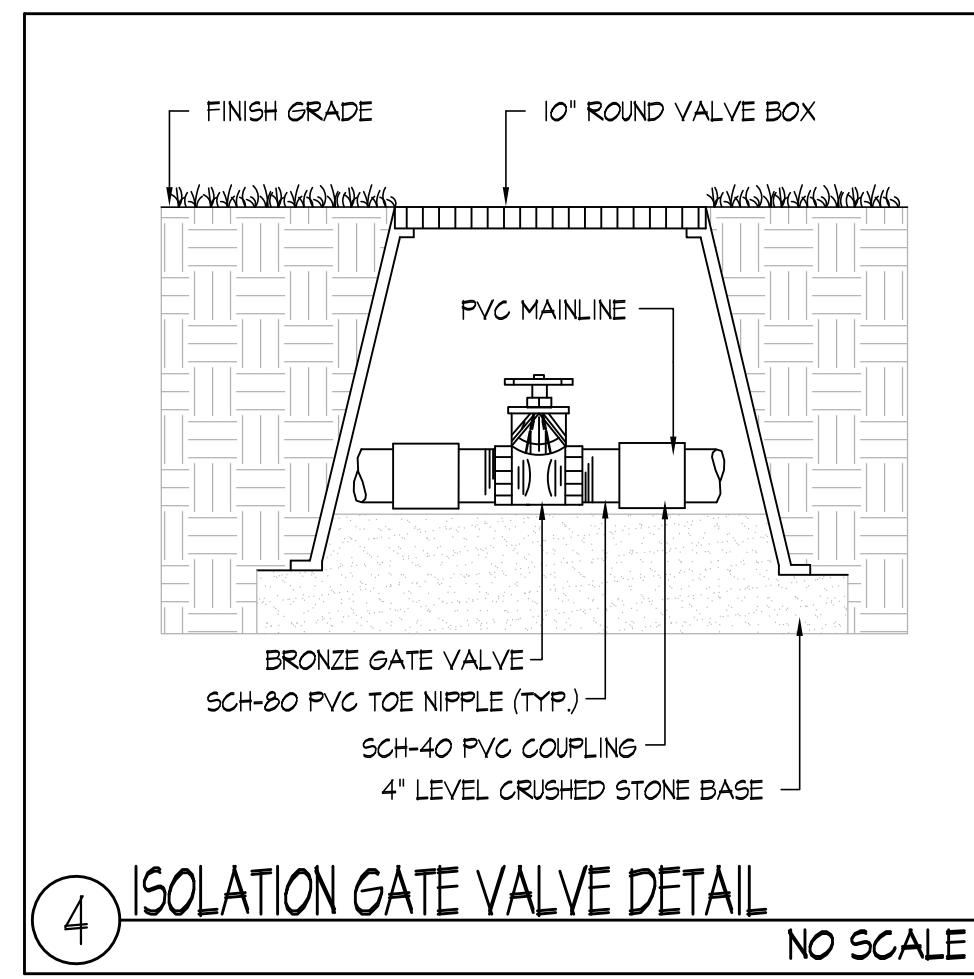
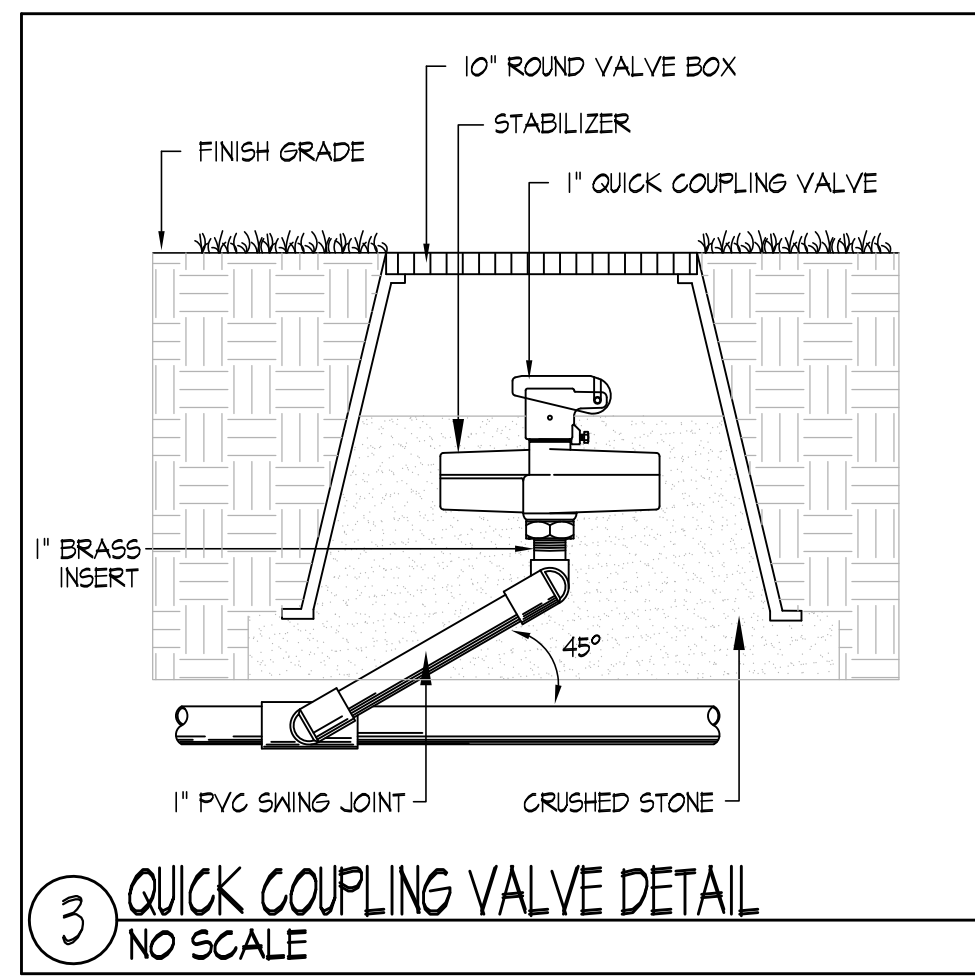
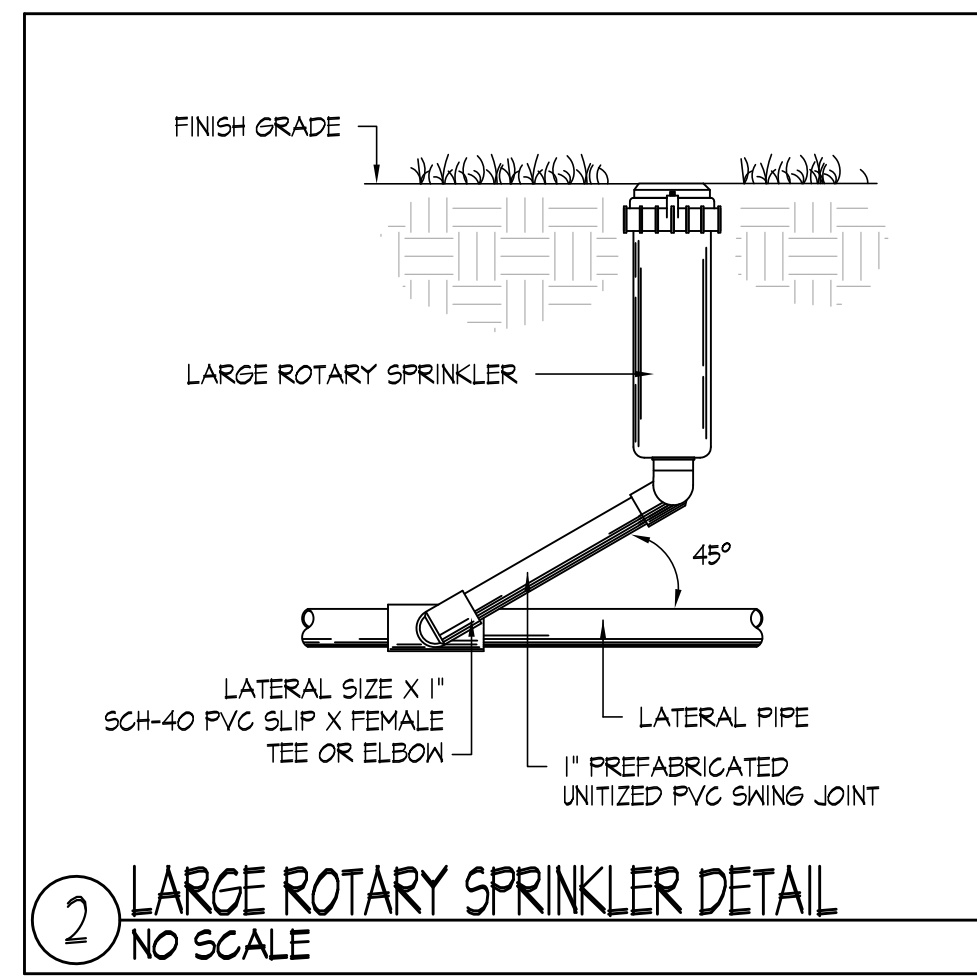
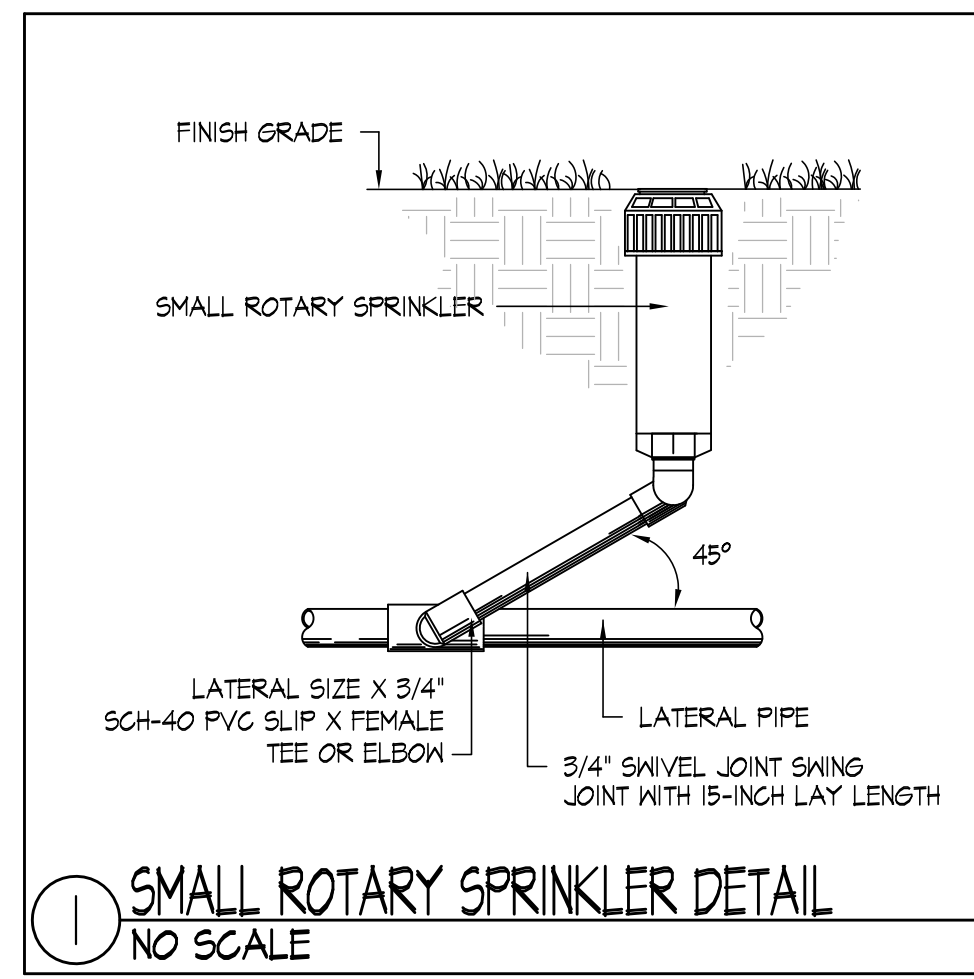
IRRIGATION PLAN

Sheet Number:

11.01

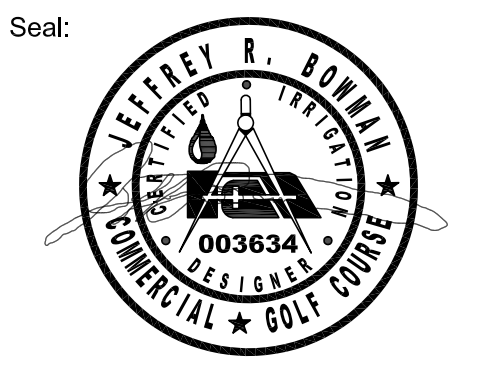


© 2011 IRRIGATION CONSULTING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF IRRIGATION CONSULTING, INC.



Revisions:

No.	Date	Description



Issued For:

Scale: N.T.S.

Date: APRIL 25, 2017

Drawn By: GD, JB

Reviewed By: JB

Approved By: JB

W&S Project No: 2160843

W&S File No:

