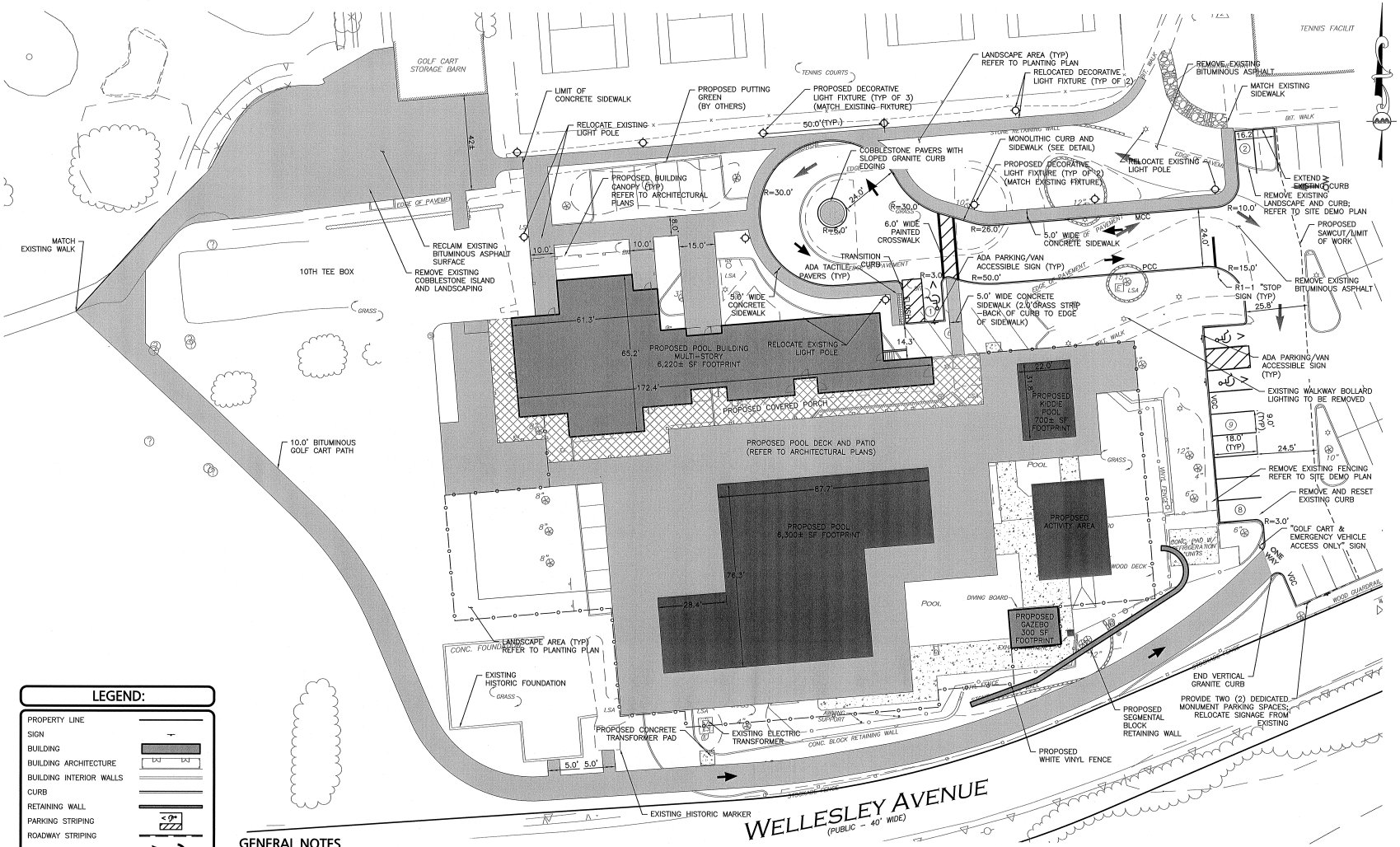

LEGEND:

- PROPERTY LINE
- SIGN
- BUILDING
- BUILDING ARCHITECTURE
- BUILDING INTERIOR WALLS
- CURB
- RETAINING WALL
- PARKING STRIPING
- ROADWAY STRIPING
- TRAFFIC ARROWS
- SIDEWALK
- ADA ACCESSIBLE RAMP
- ADA DET. WARNING SURFACE
- SNOW STORAGE
- SETBACK LINE
- PARKING COUNT
- WOOD GUARDRAIL
- DECORATIVE FENCE
- TREE LINE
- TRANSFORMER
- MONOLITHIC CONCRETE CURB (MCC)
- PRECAST CONCRETE CURB (PCC)
- VERTICAL GRANITE CURB (VCC)

GENERAL NOTES

1. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF WELLESLEY REGULATIONS AND ORDINANCES, AND O.S.H.A. STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS OF THE TOWN OF WELLESLEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND TOWN REGULATIONS AND/OR SPECIFICATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES, AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED ON THESE DRAWINGS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
6. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. ALL ISLANDS WITH CURB SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
8. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURBING MATERIAL SHALL BE AS NOTED WITH A 6" REVEAL UNLESS OTHERWISE NOTED.
9. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
10. EXISTING CONDITIONS ARE BASED ON THE SURVEY PREPARED BY ANDREWS SURVEY AND ENGINEERING AND SUPPLEMENTED BY AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES ON NOVEMBER 12, 2012. ALL DIMENSIONS SHOULD BE VERIFIED BY SITE CONTRACTOR PRIOR TO CONSTRUCTION.
11. HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE ARCHITECTURAL ACCESS BOARD OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY, THE AMERICANS WITH DISABILITIES ACT OR ANY AGENCY SUPERSEDING SUCH AGENCY.
12. ACCESSIBLE PARKING SPACES DESIGNATED WITH A "V" SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. 4.1.2.5B. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL STREET INTERSECTIONS AND DRIVEWAY APPROACHES.
13. ALL HANDICAP RAMPS SHALL BE POURED CEMENT CONCRETE. ALL HANDICAP RAMPS WHICH LEAD FROM A "SAFE" AREA TO A TRAVELED WAY SHALL HAVE AN INTEGRAL TRUNCATED DOME DETECTABLE WARNING SURFACE INSTALLED, PER ADA STANDARDS.
14. PLOWED SNOW SHALL BE STACKED IN UNUSED PARKING SPACES AND NOT VISUALLY IMPAIR SAFE TRAVEL OF VEHICULAR OR PEDESTRIAN MOVEMENTS. HIGHER EVENT SNOW FALLS, OR IF DESIGNATED AREAS ARE AT CAPACITY, SHALL REQUIRE THE SNOW TO BE REMOVED FROM THE SITE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1910

PHILIP L. CONCHERO CIVIL No. 41183 REGISTERED PROFESSIONAL ENGINEER

12-4-12

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV.	DATE	DESCRIPTION

APPLICANT\OWNER:

WELLESLEY COUNTRY CLUB
300 WELLESLEY AVE.
WELLESLEY, MA 02481

PROJECT:

WELLESLEY COUNTRY CLUB
PROPOSED POOL REPLACEMENT AND RENOVATION
WELLESLEY, MA

PROJECT NO.	1917-01	DATE:	DECEMBER 4, 2012
SCALE:	1"=20'	DWG. NAME:	LAYOUT
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

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environmental consulting ◆ landscape architecture
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DRAWING TITLE:	SHEET No.
PROPOSED LAYOUT AND MATERIALS PLAN	C-2

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