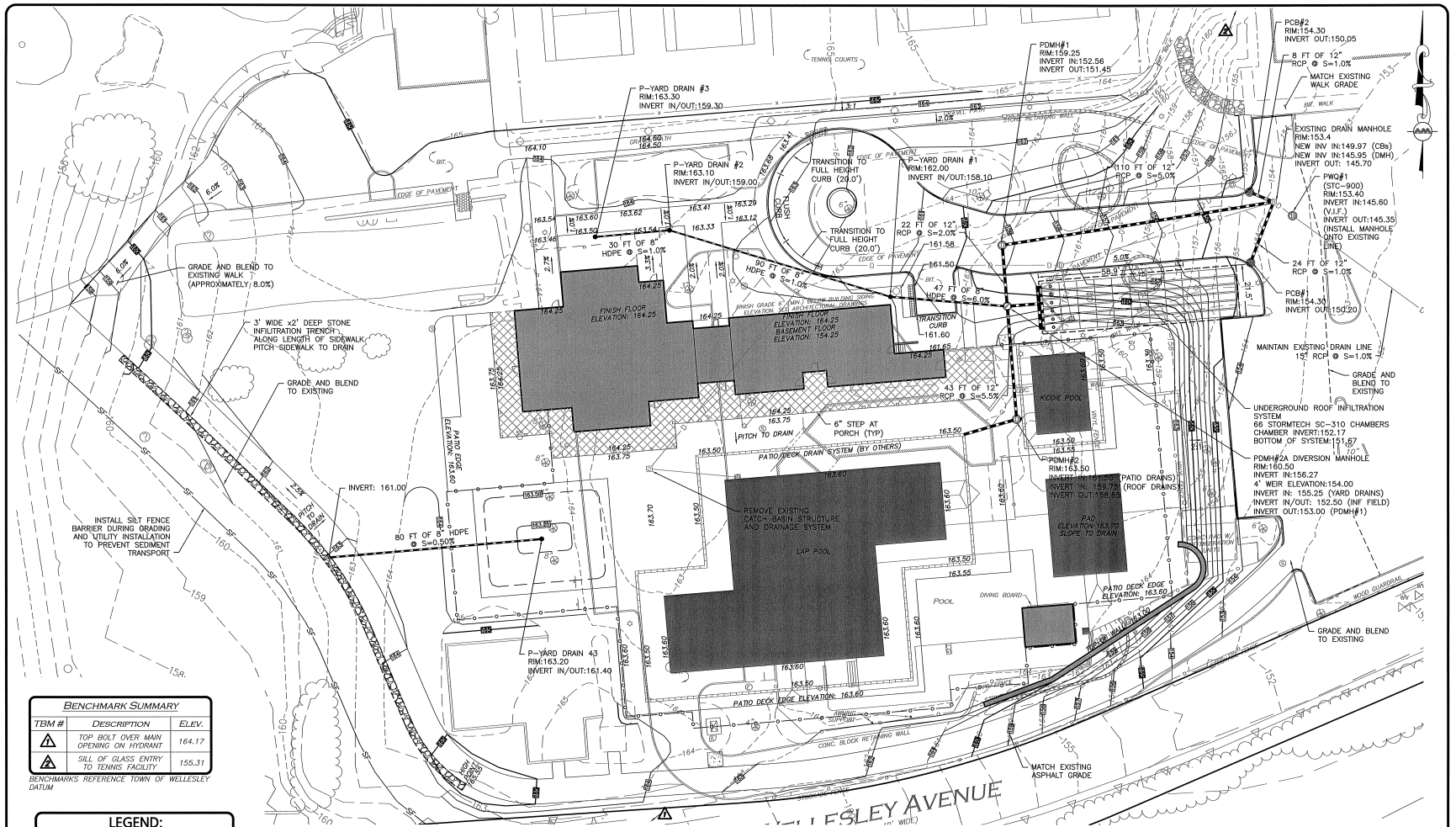

BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
1	TOP BOLT OVER MAIN OPENING ON HYDRANT	164.17
2	SILL OF GLASS ENTRY TO TENNIS FACILITY	155.31

BENCHMARKS REFERENCE TOWN OF WELLESLEY DATUM

LEGEND:

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN – DOUBLE GRATE
- FLARED END SECTION
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 10' CONTOUR (150)
- 2' CONTOUR (128)
- SPOT GRADE (×128)
- TOP OF BERM
- DETENTION BASIN
- SAW-CUT LINE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- UNDERDRAIN

GRADING AND DRAINAGE NOTES

1. EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY ALLEN AND MAJOR ASSOCIATES INC. OF WOBURN MA ON OR BETWEEN NOVEMBER 6, 2012 AND NOVEMBER 16, 2012 AND RECORD INFORMATION PROVIDED BY THE CLIENT.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. STORM PIPE SHALL BE REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. INSTALLED WITH A MINIMUM DEPTH OF COVER OF 36".
5. PROPOSED GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM DRAIN MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH TOWN SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AND APPROVED BY OWNER'S REPRESENTATIVE.
11. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS. CONTRACTOR MAY ELECT TO RESUSE EXISTING STRUCTURES IF DEEMED STRUCTURALLY SOUND.
12. DURING CONSTRUCTION CATCH BASIN INLETS SHALL BE PROTECTED FROM THE TRANSPORT OF SEDIMENT INTO THE CLOSED DRAINAGE SYSTEM BY THE USE OF HAYBALES AT CATCH BASINS OR INSTALLED SILT SACKS. ALTERNATIVE METHODS MAY BE USED SUBJECT TO OWNER OR ENGINEER APPROVAL.
13. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
14. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BASE SURVEY AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
15. CONTRACTOR TO NOTIFY CLIENT IN WRITING IF ANY DISCREPANCIES ARE FOUND BEFORE ACTING ON ANY RESOLUTION.
16. 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 TOWN REGULATIONS AND PLANS.
17. ALL NEW ROOF DRAINAGE PIPES SHALL BE PVC, SIZED AS NOTED ON THE PLANS, TURNED UP ABOVE GRADE AND BE TERMINATED WITH A FITTING SPECIFICALLY DESIGNED TO RECEIVE A RECTANGULAR DOWNSPOUT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL DRAINAGE STRUCTURES ON SITE PRIOR TO COMPLETION OF PROJECT. THIS INCLUDES FLUSHING ALL DRAIN PIPES AND CLEANING ALL MANHOLES AND CATCH BASIN SUMPS OF ALL SEDIMENT AND DEBRIS.
19. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONCRETE STRUCTURES FOR BUOYANCY PRIOR TO FABRICATION. THE CONTRACTOR SHALL TAKE MEASURES TO GUARANTEE STRUCTURES DO NOT FLOAT WHEN FULLY SUBMERGED DUE TO GROUNDWATER OR OTHER INUNDATION.
20. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
21. WHERE THE SITE GRADING ABUTS THE ROADWAY, THE GUTTER LINE IS TO BE MAINTAINED ON THE MAIN ROADWAY.
22. ACCESSIBLE PARKING AREA MUST NOT EXCEED 2.0% IN ANY DIRECTION TO INSURE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ADA ACCESSIBLE PATHS CAN NOT EXCEED 5.0% RUNNING SLOPE WITH A 2% CROSS SLOPE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1910

PHILIP L. CORDISCO
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:	GRADING
DESIGNED BY:	PLC	CHECKED BY:	PLC

PREPARED BY:

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DRAWING TITLE:	SHEET No.
PROPOSED GRADING AND DRAINAGE PLAN	C-3

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