



SOUTHBOROUGH ATHLETIC MASTER PLAN STUDY

PREPARED FOR:

The Town of Southborough

MARCH 2017






REVISED NOVEMBER 2017

PREPARED BY:

Pare Corporation
Birchwood Design Group



TABLE OF CONTENTS

		Letter of introduction.....	3
		Acknowledgments.....	4
	Section 1	Vision Statement/Goals.....	5-7
	Section 2	Project Background.....	8-17
	Section 3	Existing Conditions Analysis.....	18-108
	Section 4	Indoor Facilities Analysis	109-121
	Section 5	Recommendations/Prioritization Schedule.....	122-147
		- Field A Kallander Field	
		- Field B Liberty Estates Field	
		- Field C 9/11 Memorial Field	
		- Field D Lundblad Field	
		- Field E Fay Memorial Field	
		- Field F Choate Field	
		- Field G Trottier School	
		- Field H Neary School	
		- Field I Finn School	

INTRODUCTION

The Town of Southborough is located in the Eastern portion of the State on Massachusetts, approximately 30 miles west of Boston. The Town was established in 1727, and is part of Worcester County. It has an area of 15.7 square miles, and an estimated population of approximately 10,000 with a population density of 620 people per square mile. Southborough has public school system from Kindergarten through 12th grade, separated into six individual schools. The schools are Mary E. Finn Elementary School (Kindergarten and 1st grade), Albert S. Woodward Memorial School (grades 2 and 3), Margaret A. Neary Elementary School (Grades 5 and 6), P. Brent Trottier Middle School (Grades 7 and 8), Algonquin Regional High School, and Assabet Valley Regional Technical High School. Approximately 32% of the population is under the age of 18, making the school athletic programs and fields an extremely important aspect of the community. Not only are the school athletic programs extremely valuable, but there are also many public youth and adult leagues that are run and use the public fields.

Pare Corporation (Pare), along with Birchwood Design Group were retained by the Town of Southborough to develop an assessment of the recreational facilities. This report discusses the facility needs and opportunities to improve existing natural and synthetic turf fields that are to remain. The report also discusses converting natural fields to synthetic turf and expanding facilities with additional fields or indoor gyms. This is what we will refer to as the Master Plan. This is important in evaluating the needs, cost, usage and life of the fields and facilities.

Additionally, a demand assessment analyzing the facilities' programming has been conducted to address the activity of the fields and further evaluate the order of demand for improvements. Based on findings and further coordination with the user groups, conceptual design options along with opinions of probable cost were developed. The information evaluated to develop a clear picture of existing conditions includes but is not limited to availability and access to parking, general site constraints, site accessibility, condition of existing facilities, turf surface quality and age, desired pedestrian routes, availability of drainage and utilities, sub-surface soil conditions, wetland resource areas and expansion of facilities.

Acknowledgments

Recreation Commission:

Doreen Ferguson - Recreation Director

Craig Nicholson

Brian Shifrin

Sean Cronin

Kristin LaVault

Dave Candela

Youth Sports Organizations:

Southborough Youth Soccer – Jared Bouzan

Southborough Youth Baseball – Paul Secrist, Brian Salvi

Southborough Youth Lacrosse – Jim Hegarty, Ric Carreras

Southborough Youth Basketball – Mark Zides

Southborough Board of Selectmen:

Daniel L. Kolenda – Chairman

Brian E. Shea – Vice Chairman

Lisa M. Braccio – Member

Bonnie J. Phaneuf – Member

Southborough is a community that has provided places for athletic programs for all ages and interests. The community has long invested in places for residents to both recreate and participate in athletics. The ability to provide athletic facilities to meet the community's needs and perform at a safe level for all ages enriches the sense of community, contributes to physical and mental health, and develops good sportsmanship.

GOALS

Goal #1: Provide an evaluation of the existing facilities in the community and provide recommendations for improvement.

Goal #2: Develop a list of priorities and cost estimates for the improvements of town fields.

Goal #3: Assess the current needs and uses of the existing fields through a use study and project the needs for fields over the next ten years.

Goal#4: Evaluate current maintenance practices and programs and develop a Field Use Program and Policies Report.

The following represent key findings and issues summarized by the BDG/Pare Team.

1. The field design standards are not consistent among the many fields within the town of Southborough.
 - While the maintenance of these fields is reasonable and their observed conditions were average to fair, they lack reasonable amenities to support the type of play desired or occurring on the fields. Fields lack amenities such as restrooms, parking, field lighting, irrigation, drainage, player and spectator protection fences and or netting.
2. Current design of most fields can not support the demand for use.
 - There are 4 engineered athletic fields including 1 synthetic turf field that this in need of replacement. Engineered fields can support a higher level of usage because they are designed to meet industry standards including, drainage, soil and turf composition and overall supporting amenities.
 - There are 14 non engineered fields. The non engineered fields are not as productive due to poor drainage, soil compaction, lack of irrigation and turf type. Non engineered fields have not been designed to industry standards for athletic fields, often times these fields are graded and seeded and sometimes they occur in general open space which creates additional stress on the recreation system. Non engineered fields do not present the same value as engineered fields because the fields are constantly having problems managing turf cover, they are requiring more resources and they need to be over-seeded constantly.
3. Several issues affect current and future field capacity in Southborough including the following:
 - Scheduling: There is a lack of in-depth understanding of scheduling of the fields. Organizations block time as a whole instead of by team, by age group, by practice or by game. The scheduling is not overlaid with current maintenance practices.
 - The town does not have an adopted policy that supports the level of play and design field maintenance conditions by field type.
 - Field size and level of service are the biggest culprits that we heard from the small groups. Currently more than three quarters of the fields in Southborough (88%) of the base fields are multi-use fields by means of overlay fields (i.e. Soccer field using a Softball outfield). This effectively reduces the capacity of each base field to support its primary sport by having to share time and space with another sport. The only full size facility that can accommodate multiple full size sports is 911 Field and it is in need of full replacement and its true potential is not realized without athletic lighting because the hours are limited.
 - Another concern becomes proximity of fields making for unsafe play. Where fields overlap or are in close proximity they lack the appropriate safety protection fences or netting to conduct practices side by side simultaneously. This creates further complications with the field system and is not understood by the current scheduling practices.
 - There is tremendous demand for fields by the most active age group (10-18) and there is an extremely low inventory. Because this age group is under served ,organizations have begun to seek other means to provide safe and quality facilities to its users, outside the town resources.
4. Future Needs:
 - Additional capacity is required to meet demand. There was no exploration of property acquisition or availability as part of this master plan. Other alternatives were recommended to provide a more enjoyable safe experience. Those recommendations include converting fields to synthetic turf, upgrading infrastructure of non-engineered fields to industry standards, relocating and reorganizing fields to better accommodate larger field sizes, organizing more user groups and safer surfaces. Lighting also increases capacity without the need to purchase additional space. See tables on pages 103-108. The town specifically lacks appropriate full size multipurpose fields for the 10-18+yr old age group and demand shows approximately 2-3 additional full size fields are needed to support current and future programming.
 - Scheduling software
 - Life cyle management plans. These should include maintenance and replacement of fields and surfaces as well as amenities such as equipment, lighting, bleachers and buildings.

Recommended Field Sizes By Age Level

Youth Softball 6-12	55' basepath		150-175' outfield fence
Womens Fast pitch Softball 12-up	60' basepath		185'-225' outfield fence
Adult Softball 13-up	60' Basepath		225-250' outfield fence
Little League (50-70') Baseball 6-12	50-70' Basepath	38',46',48' mounds	200'-250' outfield fence
Teen/Adult (90') Baseball 13-up	90' Basepath	60'6" mound	225' corners 360-400' center
Regulation Soccer 12-up	185x285' min.		
Junior Soccer 6-11	105'x180'		
Flag Football 7-11	90'x210'		
Lacrosse/Field Hockey 8-18	180'-330'		
Regulation Football 12-18	160'x360'		

Athletic Field Service Level for Engineered Fields
High

Must have irrigation and subdrainage under surface of play
1-1.5% slope

- 95% turf coverage at the start of every season
- 80% turf coverage after play begins
- 5% weed infestation
- 0% bare area at the start of every season
- 10- 15% bare and weak areas will be acceptable after play begins

Medium

Must have irrigation and perimeter drainage
1-2% slope

- 80% turf coverage at the start of every season
- 65% turf coverage after play begins
- 20% weed infestation
- 5% bare area at the start of every season
- 15% bare and weak areas will be acceptable after play begins

Low

Must have irrigation
1-2.5% slope

- 60% turf coverage at the start of every season and after play begins
- 50% turf coverage after play begins
- 35% weed infestation
- 5% bare area at the start of every season
- 20% bare area will be acceptable after play begins

HISTORY OF ATHLETICS IN SOUTHBOROUGH



FIELD A: ●
KALLANDER FIELD

FIELD B: ●
LIBERTY ESTATES FIELD

FIELD C: ●
9/11 MEMORIAL FIELD
SYNTHETIC TURF

FIELD D: ●
LUNDBLAD FIELD

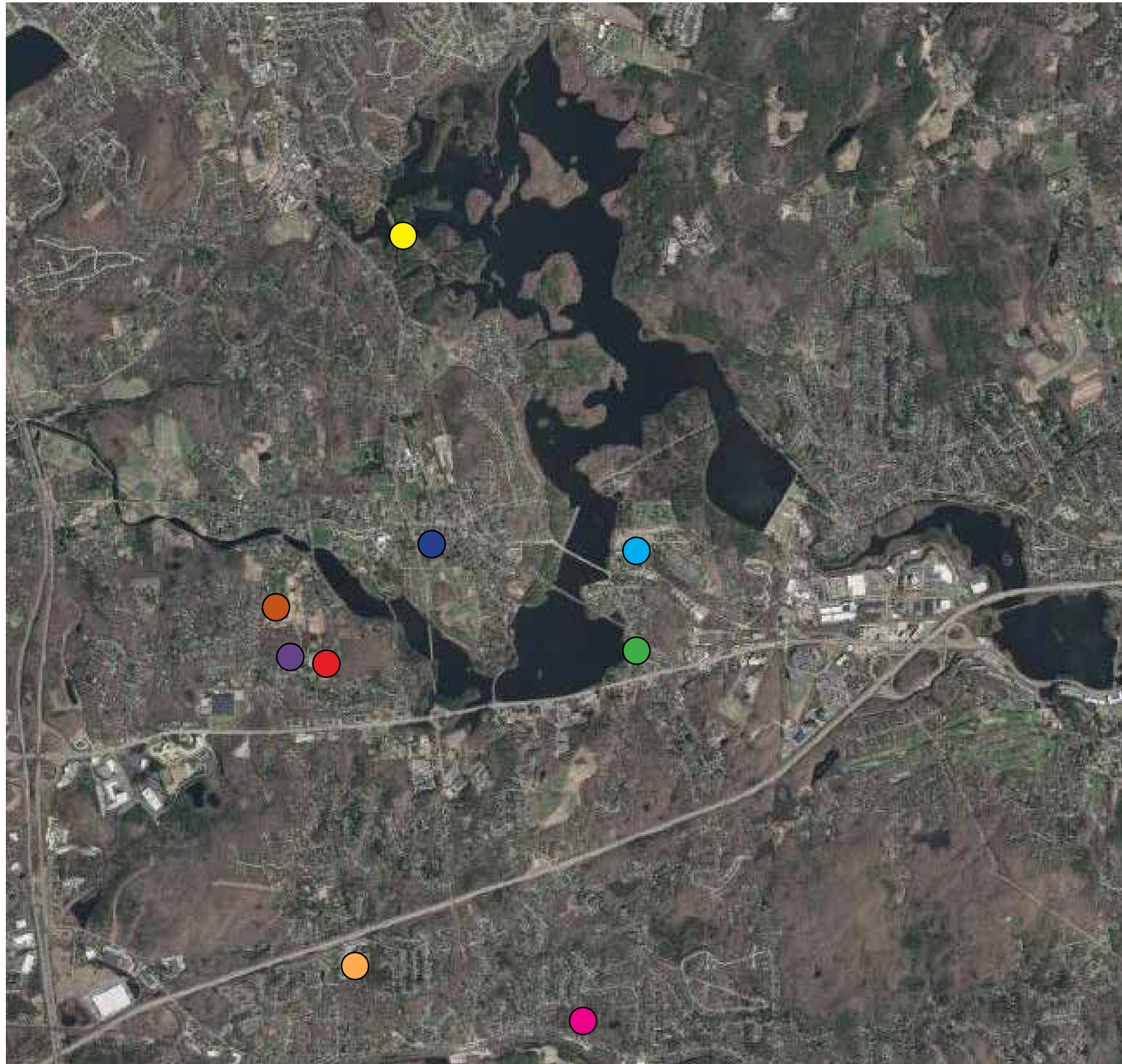
FIELD E: ●
FAY MEMORIAL FIELD

FIELD F: ●
CHOATE FIELD
WOODWARD SCHOOL

FIELD G: ●
TROTIER SCHOOL
TRACK AND MULTI-PUR-
POSE FIELD

FIELD H: ●
NEARY SCHOOL

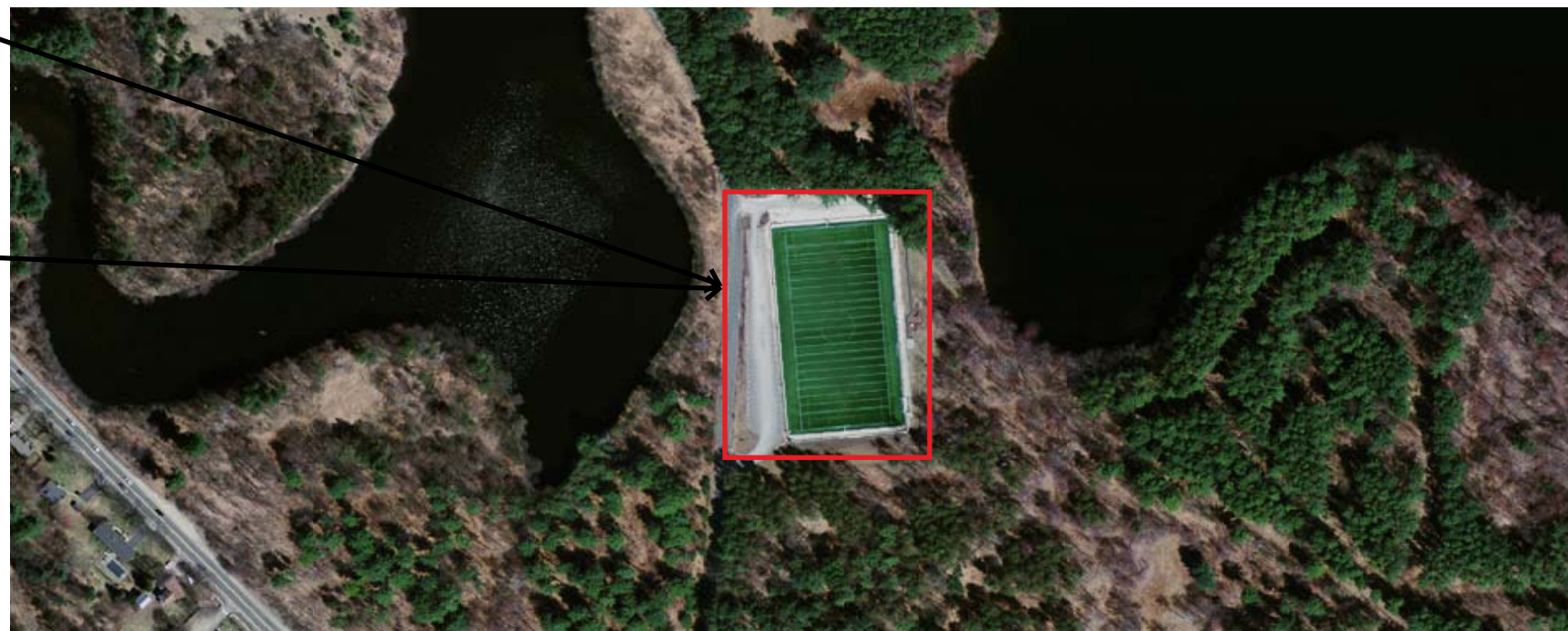
FIELD I: ●
MOONEY FIELDS
FINN SCHOOL



SOUTHBOROUGH ATHLETIC MASTER PLAN



FIELD C:
9/11 MEMORIAL FIELD
SYNTHETIC TURF



FIELD I:
MOONEY FIELDS
FINN SCHOOL



FIELD B:
LIBERTY ESTATES FIELD



FIELD G:
TROTTER SCHOOL
TRACK/FIELD



FIELD F:
CHOATE FIELD
WOODWARD SCHOOL



FIELD A:
KALLANDER FIELD



FIELD H:
DEPIETRI FIELD
NEARY SCHOOL



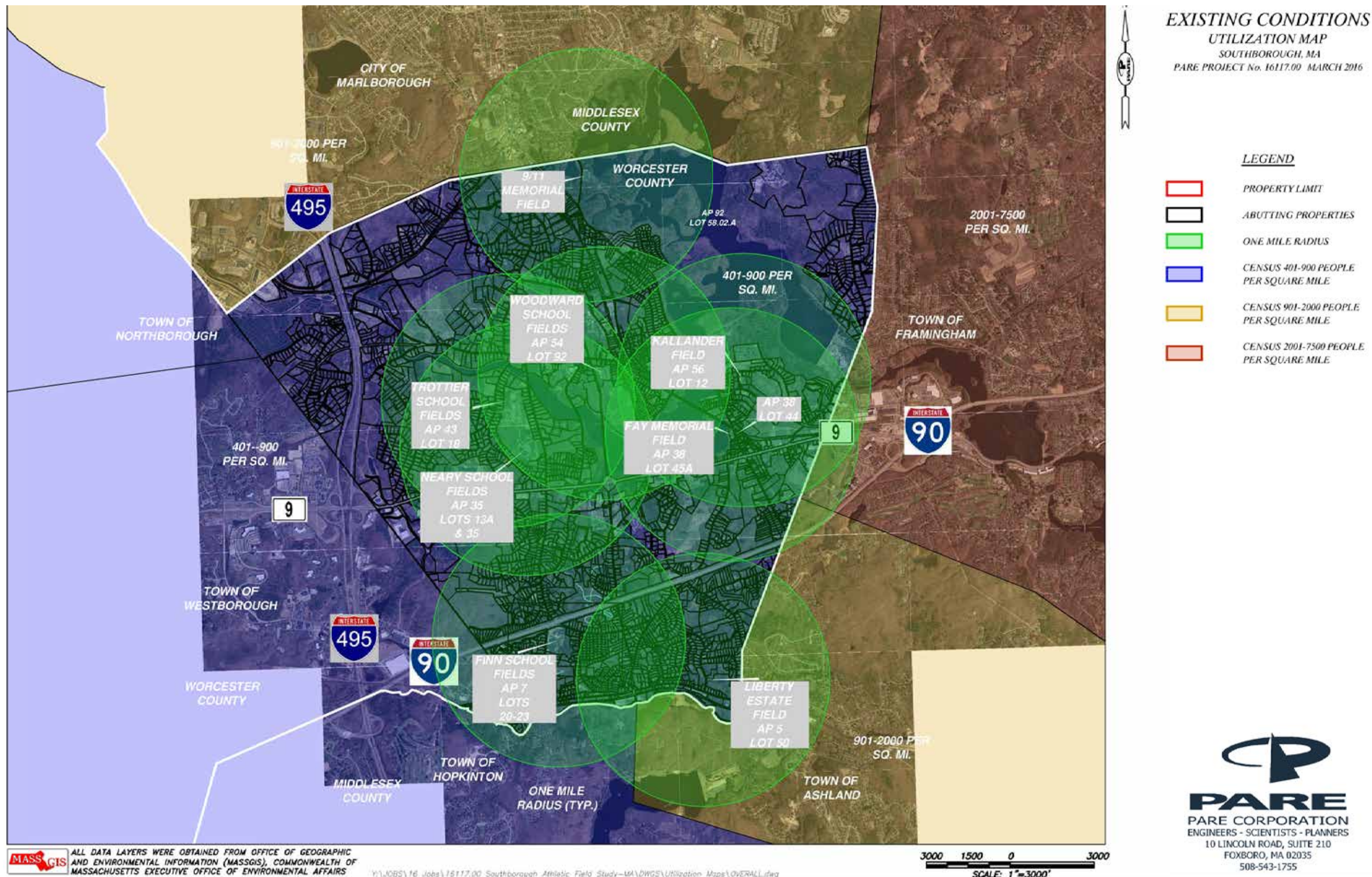
FIELD D:
LUNDBLAD FIELD



FIELD E:
FAY MEMORIAL
FIELD



SOUTHBOROUGH ATHLETIC MASTER PLAN



SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD A:
KALLANDER FIELD



Kallander Field is a natural turf multi-use athletic field located on Kallander Drive. The field was not painted at the time of the field investigation, and aerials also do not show any markings. The site is bounded to the north by residential properties, the east and south by woods, beyond which are more residential properties, and the west by Kallander Drive and residential properties. Existing conditions maps show the site as having a total area of 2.63 acres.

FIELD B:
LIBERTY ESTATES FIELD



Liberty Estates Field is a natural turf, multi-use, athletic field located on the southern end of Liberty Drive. The field was not painted at the time of the field investigation, but aerials show that the field has been used for soccer. The site is bound on all sides by residential properties, and on the east by Liberty Drive. The field is located in the north east corner of the property along Liberty drive, while the southern half of the property is currently a wooded area containing wetlands. Existing conditions maps show the site as having a total area of 4.46 acres.

FIELD C:
9/11 MEMORIAL SYNTHETIC TURF FIELD



9/11 Memorial Field is a synthetic turf multi-use athletic field located on Acre Bridge Road. The field is painted for use for a variety of sports including but not limited to soccer and football at the time of the field investigation. Aerials show football and soccer markings. The field is bounded to the north, east, and south by woods containing wetlands and surface waters. The site is bound to the west by Acre Bridge Road. Existing conditions maps show the site as having a total area of 1492 acres. The field itself is on a 4.5 acre portion of the site leased to the town by the DCR.

FIELD D:
LUNDBLAD FIELD



The John A. Lundblad Memorial Field is a natural turf soccer field located at the entrance of the Margaret A. Neary School. The field was not painted at the time of the field investigation, but aerials show that the site has been painted with 2 soccer fields. The site is bound on the east by Parkerville Road, to the west by wetlands bordering Margaret A. Neary School, to the north by the school's access road, and to the south by residential property. Existing conditions maps show the lot containing the field as about 4.55 acres. Of note, the field appears to be significantly newer than other fields at Margaret A. Neary School, and includes amenities such as irrigation and accessible pathways.

FIELD E: FAY MEMORIAL FIELD



Fay Memorial Park is a natural turf baseball field, basketball court and playground located on Central Street. The field was not well maintained at the time of the site visit, although baseball is not in season. The site is bounded to the north by train tracks, the east by Central Street, the south by Winter Street and residential properties, and the west by woodlands containing surface waters. Existing conditions maps show the site as having a total area of 2.85 acres.

FIELD F: CHOATE FIELD/WOODWARD SCHOOL



Woodward School has several field areas, all of which are natural turf. The school features a softball field, basketball court, playground area, and several multi-use fields. The fields were not painted for any designated use at the time of the visit. However, aerials show markings for soccer, though field sizes are unknown. The site is bounded to the north and east by residential properties, the south by a commercial property, and the west by Cordaville Road. Existing conditions maps show the site as having a total area of 11.65 acres.

FIELD G:
TROTTIER SCHOOL



Trotter School has two fields, a natural turf softball field and a synthetic track with an interior natural turf field. The field interior to the track was not painted at the time of the site visit, although aials do show markings for a lacrosse field. The fields associated with this site are constrained to the north and west by residential properties, the west by wetlands and the south by the school building. The existing conditions maps show the site as having a total area of 85.36 acres.

FIELD H:
NEARY SCHOOL



Located at 53 Parkerville Road, The Margaret A Neary School serves 4th and 5th graders in the town of Southborough. The school has a substantial set of sporting fields, including a softball field, three tennis courts, an arrangement of different sized soccer fields, a basketball court, and a volleyball court. The school has a large wetland between it and the P Brent Trotter Middle School, which is located further up the access road of the school. Existing conditions GIS maps show the lot, which contains both schools, as having a total area of 85.36 acres

FIELD I:
MOONEY FIELDS/FINN SCHOOL



Located at the corner of Parkerville Road and Richards Road, The Mary E Finn School serves preschool, kindergarten, and 1st graders in the town of Southborough. The school has a substantial set of athletic fields, including 3 baseball fields and two softball fields, two tennis courts, and a soccer field. Aerials show that the field has been used for soccer. The southern half of the lot is currently a wooded area containing wetlands. Existing conditions maps show the lot as having a total area of 20.24 acres.

FIELD A:
NATURAL TURF SOCCER FIELD



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
	X
	X
X	
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- Dense woodland to east and south east of the field
- Large slope on east side going up from the field

Is there a formalized maintenance plan in place for the facility?

- Aerated 4-5 times/year, Irrigated and fertilized
- Sand-based field / owner mentioned top dressing with organics
- Turf appears to have a disease or insect problem in the central east portion of the field

Are there maintenance records available?

N/A

Describe the proximity and type of field abutters. Annotate plan or map if available.

- Located in a residential neighborhood with houses to the north, west, and south.

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- With woodland to the southeast and east, a planted buffer is to the south and north west. Slightly raised from the road level with an upland hill on the east side.

Provide narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

- The slope on the east side has overspill and erosion of soil and gravel onto the field. Several trees have been planted in line at the south west corner to improve the view and act as a sound barrier to Boston Road, which has regular traffic as observed on the site visit. Surrounding woods do not infringe on the site.

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Soccer
- Town league soccer
 - Southborough Youth Soccer League

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- Soccer field is capable of fitting the minimum full size field recommended by the US Youth Soccer Association (300x150) 11v11 ages 14 and up
- Full size soccer field measuring 300’ x 170’
 - Smaller sized soccer field for younger league

List deficiencies and recommendations for each field:

- Soccer
- Control erosion on east side of field.

D. Playing Surface

Type of Surface:

- Soccer
- Natural turf

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

- Soccer
- Turf was in good condition overall with some dead spots toward the center of the field possibly to do over-use or disease/insects.

If there is a skinned infield, what is its condition?

N/A

What is the condition of line striping/field marking?

- Inspected during off season with remnants of previous seasons lines.

E. Irrigation

Is irrigation available?

- Yes

Was the system available to be evaluated while in operation?

- No

Is coverage adequate?

N/A

Condition of heads, valves, back flow prevention?

- One irrigation head was found and was in poor condition.

Is the zoning of the system adequate?

N/A

Suggested Improvements:

None

F. Drainage

Is Drainage formalized and visible?

Soccer

- There is a drainage swale around the perimeter of the field with catch basins at the northwest and southwest corners
- The catch basins are approximately 5' above grade and have a small hole at grade with the base of the swale to collect run off. Catch basins are designed for infiltration of storm water through the swale with a small hole at the bottom that chokes the flow of water and an over flow at the top for larger rain events

Does it correlate with accepted industry practice and signatures?

- The drainage swale has been completely filled with sediment along the east side of the field such that it is flush with the field along the steep hill. During the rain event, as stormwater drained down the hill it caused erosion on the hill and carried significant amounts of sediment onto the field.

F. Electrical

Is electrical service adequate for the loads on-site?

N/A

Are there any safety or reliability issues with the electrical service?

No

G. Field Lighting

Is lighting available?

- No

Describe type, make, model, age:

N/A

Is lighting coverage adequate for the field?

N/A

Describe the controls for the lighting system:

N/A

Does available lighting provide adequate security:

N/A

Suggested Improvements:

N/A

H. Fencing

Describe type and condition of fencing:

- No fencing on field
- Guardrail along east side of site along slope down to the road

Suggested Improvements:

- Possible guardrail along swale which extends along parking lot.

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber

N/A

- Bases and Home Plate

N/A

- Scoreboards

N/A

- Backstop

N/A

- Dug outs

N/A

- P.A. System

N/A

- Bleachers

N/A

- Players Benches

N/A

- Goals/goal posts

Two youth size soccer goals

- Foul Poles

N/A

- Removable ball stop

N/A

- Flag pole

N/A

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.

N/A

Describe the condition of electrical service at buildings and other freestanding structures:

N/A

Provide a summary of the condition of HVAC equipment, if any:

N/A

Suggested Improvements:

N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- Shade trees planted along road with coniferous buffer on south property line

Are there safety concerns due to overgrown vegetation?

No.

Are there any trees or other vegetation which impede proper functioning of the facility?

No

Recommendations?

None

L. Parking Lots

Is parking adequate to serve the facility?

- Presumed adequate. Gravel lot with paved entrance.

Condition of pavement at parking areas:

- Okay, could be regraded

Condition of pavement at walkways

- Good condition with minor repairs.

Do parking lots have adequate drainage?

- Yes ,with some ponding during heavy rain events

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- No

Suggested Improvements:

- Guardrail along trench

M. ADA Compliance

Does the facility comply with ADA regulations?

Provide narrative and annotate plan.

- Ramp to field from parking lot may not be appropriate for ADA access.
- No hard surface walkway to field

N. Overall Appearance of Field

Describe the overall appearance of the field

Nice open space field with a drainage system and adequate parking. Erosion on east side of field is a concern, along with proper ADA access. The primary deficiency is the deteriorated drainage swale causing sediment to collect on the east side of the field.

O. Additional Comments

The site is in fair condition and should have high priority for drainage remediation and field maintenance and be considered for upgrades to expand potential uses of the field. No room for expansion on site.



SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD A:
NATURAL TURF FIELD



DRAINAGE SWALE



DRAINAGE SWALE



FIELD LOOKING SOUTH EAST



FIELD LOOKING NORTH EAST



OVER SPILL ON EAST SIDE



PARKING LOT



UNDER DRAIN



EAST SIDE LOOKING NORTH



MANHOLE AT BASE OF SLOPE



IRRIGATION HEAD



RAISED CATCH BASIN



RIP RAP

SOUTHBOROUGH ATHLETIC MASTER PLAN



MASSGIS
ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

100 50 0 100
SCALE: 1"=100'



EXISTING CONDITIONS
KALLANDER FIELD
KALLANDER DRIVE SOUTHBOROUGH, MA
PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK

PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035
508-543-1755

FIELD B:
NATURAL TURF PRACTICE FIELD



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
	X
	X
	X
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- Wetlands are located to the west of the field
- Mixed forest to East and West, and South.
- Underground stream extends to Northeast end of site

Is there a formalized maintenance plan in place for the facility?

- Not irrigated, aerated and fertilized

Are there maintenance records available?

- Yes

Describe the proximity and type of field abutters. Annotate plan or map if available.

- One residence is located directly North of the field.
- One residence resides to the west separated by natural woodland.

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- Located at the beginning of residential neighborhood, but mostly surrounded by natural woodland. Road has low traffic.

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

- Field is approximately 2-3 feet above grade of the road with wetlands and natural woodland surrounding the site area.

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Practice Field Only
- Youth Soccer

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

Maximum field size is approximately 150’x 285’ and supports 8v8 and ages 12 and under

List deficiencies and recommendations for each field:

- Ponding in Northwest corner of the field

D. Playing Surface

Type of Surface:

- Natural turf grass

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

- The turf was in good condition with minimal dead spots or weeds
- Seemed to be well irrigated
- No signs of over-use
- Drainage was fair with one wet spot on northwest corner of site

If there is a skinned infield, what is its condition?

N/A

What is the condition of line striping/field marking?

- Off-season at time of visit with no lines shown

E. Irrigation

Is irrigation available?

No

Was the system available to be evaluated while in operation?

No

Is coverage adequate?

N/A

Condition of heads, valves, back flow prevention?

N/A

Is the zoning of the system adequate?

N/A

Suggested Improvements:

None

Is the zoning of the system adequate?
N/A
Suggested Improvements:
• None

F. Drainage

Is Drainage formalized and visible?
Soccer
•Two catch basins are located on Liberty Road adjacent to the site
Does it correlate with accepted industry practice and signatures?
N/A

F. Electrical

Is electrical service adequate for the loads on-site?
N/A
Are there any safety or reliability issues with the electrical service?
• No

G. Field Lighting

Is lighting available?
• No
Describe type, make, model, age:
N/A
Is lighting coverage adequate for the field?
N/A

Describe the controls for the lighting system:
N/A
Does available lighting provide adequate security:
N/A
Suggested Improvements:
N/A

H. Fencing

Describe type and condition of fencing:
Soccer
• No fencing on site other than fencing on the north end of the site separates the field from the abutting single family residence. The fencing is a 2’ high white pvc fence, likely owned by the abutters.
Suggested Improvements:
Possible 4’ black vinyl chain link fence around the site

I. Field Equipment

Note if item is present on-site and the condition:
• Pitchers mound and rubber
N/A
• Bases and Home Plate
N/A
• Scoreboards
N/A
• Backstop
N/A

- Dug outs
N/A
- P.A. System
N/A
- Bleachers
N/A
- Players Benches
N/A
- Goals/goal posts
N/A
- Foul Poles
N/A
- Removable ball stop
N/A
- Flag pole
N/A

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.
N/A

Describe the condition of electrical service at buildings and other freestanding structures:
N/A

Provide a summary of the condition of HVAC equipment, if any:
N/A

Suggested Improvements:
N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- Wood line extends from south of site along the west side. Forest across the street on the east side. Some buffer planting along residence to the north.

Are there safety concerns due to overgrown vegetation?

- No

Are there any trees or other vegetation which impede proper functioning of the facility?

- No, some fallen trees along wood line, but not onto field area

Recommendations?

- Minor tree trimming and removal of dead vegetation.

L. Parking Lots

Is parking adequate to serve the facility?

- No formal parking lots. Assumed on street parking for practices.

Condition of pavement at parking areas:
N/A

Condition of pavement at walkways

- Bituminous path through neighborhood in fair condition.

Do parking lots have adequate drainage?
N/A

Are there safety concerns with the functioning of the parking lots?

- No ADA parking, on street parking exposes motorists to traffic

Are the parking lots adequately lit?
N/A

Suggested Improvements:

- Small amount of parking where available

M. ADA Compliance

Does the facility comply with ADA regulations?

Provide narrative and annotate plan.

- No ADA parking
- No ADA access to field from walkway/road

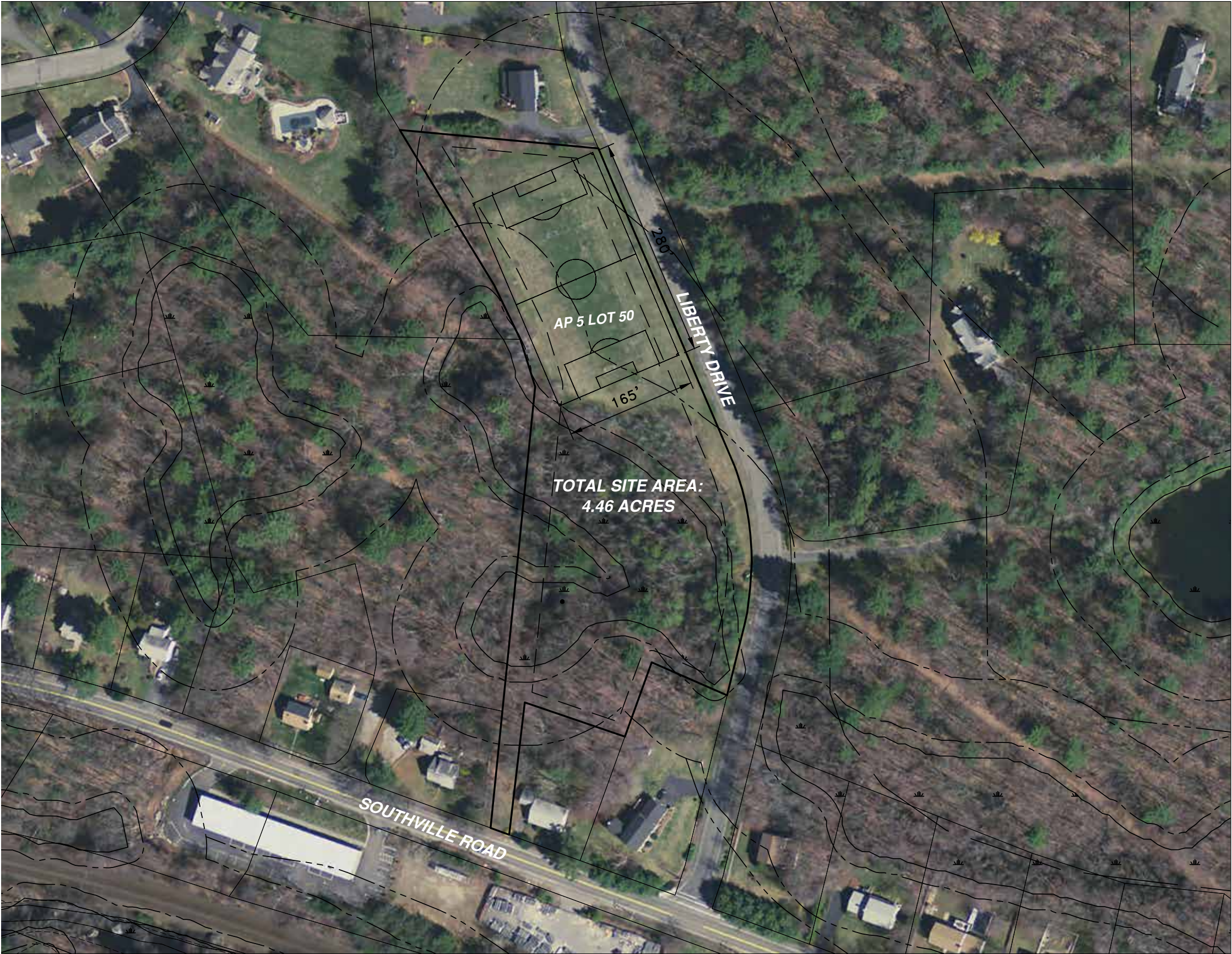
N. Overall Appearance of Field

Describe the overall appearance of the field

Nice open space with good well maintained turf with room for U12 or 8v8 size soccer field. No parking, ADA access is a concern. Lack of site features such as lighting, seating, parking, drainage, irrigation etc. which limits use of field.

O. Additional Comments

No parking, all equipment is temporary and removed during off-season. Nature path across the street provides connection from other end of the neighborhood.



EXISTING CONDITIONS
LIBERTY ESTATES FIELD
LIBERTY ROAD SOUTHBOROUGH, MA
PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFEE
- 200-FOOT RIVERBANK
- POTENTIAL VERNAL POOL

FIELD B
NATURAL TURF OPEN SPACE



FIELD LOOKING NORTH



STREET/WALKWAY
ADJACENT TO FIELD



PATH CONNECTION
ACROSS THE STREET



LOOKING WEST FROM
ROAD



FIELD LOOKING NORTH
WEST



WETLAND TO WEST OF
SITE



DRAINAGE BASINS ON
LIBERTY DRIVE



PUDDLING AT NORTH
END



EXISTING CONDITIONS
LIBERTY ESTATES FIELD
 LIBERTY ROAD SOUTHBOROUGH, MA
 PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK
- POTENTIAL VERNAL POOL



ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS



SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD C:
MULTI-USE SYNTHETIC FIELD



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
X	
	X
X	
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- Reservoir is located to the East and West and North of the field.
- Pine forest to North and south with mixed forest to East and West.
- Located in a conservation area

Is there a formalized maintenance plan in place for the facility?

- Maintained once a year

Are there maintenance records available?

- Yes

Describe the proximity and type of field abutters. Annotate plan or map if available.

- There are no residential properties in the area

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- The site is surrounded by a mature forest (Pine) along with a deciduous/mixed forest creating a sound buffer. The location is also in close proximity with the Sudbury Reservoir. There are no significant grade changes on the field. Grade drops off into the reservoir.

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

- Open space is very limited as the forest line is within 50 feet of the field on east and south with parking on the north and west side.

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Southborough Youth Soccer League
- High School Football (Football to be removed)
- High School Varsity Soccer Girls/Boys
- High School Lacrosse Varsity Girls/Boys
- Adult Recreational Leagues
- Northborough Southborough Youth Lacrosse Association
- Kangaroo Clinic Field Hockey Skills Camp

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- The field measures: 180’ Wide x 360’ length
- Capable of supporting full size fields for football, soccer, field hockey and boys and girls lacrosse



List deficiencies and recommendations for each field:

- Field is approximately 12 years old with aging synthetic turf
- Damage to fencing from fallen Pine tree
- Deficiencies in turf
- Frost heaving on south side of field

D. Playing Surface

Type of Surface:

- Evergreen Synthetic Turf Field: Two inch slit film field with crumb rubber and glued seams

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

- The turf surface is shredding which is typical of a turf of this age.
- Infill appears low in areas.
- There have been drainage issues along the west side of the field where the field continues to flood during rain events.
- The turf is becoming unglued.

If there is a skinned infield, what is its condition?

N/A

What is the condition of line striping/field marking?

- Lines appeared to be correct.

E. Irrigation

Is irrigation available?

Yes

Was the system available to be evaluated while in operation?

No

Is coverage adequate?

N/A

Condition of heads, valves, back flow prevention?

N/A

Is the zoning of the system adequate?

N/A

Suggested Improvements:

None

F. Drainage

Is Drainage formalized and visible?

- Sub-grade turf drainage system according to record drawings

Does it correlate with accepted industry practice and signatures?

N/A

F. Electrical

Is electrical service adequate for the loads on-site?

N/A

Are there any safety or reliability issues with the electrical service?

- No

G. Field Lighting

Is lighting available?

- No

Describe type, make, model, age:

N/A

Is lighting coverage adequate for the field?

N/A

Describe the controls for the lighting system:

N/A

Does available lighting provide adequate security:

N/A

Suggested Improvements: N/A

H. Fencing

Describe type and condition of fencing:

- 4’ black vinyl chain link fence surrounds exterior of the field. There are damaged sections from falling trees on the north side. There are two double gates leading from the parking lot. There are five openings in the fence with a bollards for pedestrian entrance
- Informal stone wall along road

Suggested Improvements:

- Replace broken fence. Netting is suggested along parking lot along with taller fencing.

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber
- Bases and Home Plate
- Scoreboards
- Backstop

N/A

N/A

N/A

N/A

- Dug outs
- N/A
- P.A. System
- N/A
- Bleachers
- One portable aluminum bleacher
- Players Benches
- Yes-portable
- Goals/goal posts
- Lacrosse goals , Single stem Football Uprights, two soccer goals
- Foul Poles
- N/A
- Removable ball stop
- N/A
- Flag pole
- N/A

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.

None

Describe the condition of electrical service at buildings and other freestanding structures:

N/A

Provide a summary of the condition of HVAC equipment, if any:

N/A

Suggested Improvements:

N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- Wood-line in back of site is Pine forest. The under-story is typical of New England Wet-lands. Generally in good condition but, could use some maintenance trimming. Some formal planting around 911 memorial.

Are there safety concerns due to overgrown vegetation?

- No, other than some damage to the fencing from falling vegetation.

Are there any trees or other vegetation which impede proper functioning of the facility?

- No

Recommendations?

- Minor tree trimming and removal of dead vegetation.

L. Parking Lots

Is parking adequate to serve the facility?

- Presumed adequate.

Condition of pavement at parking areas:

- There is a gravel, L shaped parking lot on the north and west side of the field with granite curbing and is in good condition. Some pot holes and ponding was observed. Granite curb is not pointed with mortar. Parking spaces have concrete curb stops secured with steel rods.

Condition of pavement at walkways

- Okay, 5’ stone dust path to bleachers

Do parking lots have adequate drainage?

- Yes, drains to north of site, not formalized

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- No lighting

Suggested Improvements:

- Grading or resurfacing of lot with some minor repairs
- Lighting

M. ADA Compliance

Does the facility comply with ADA regulations?

Provide narrative and annotate plan.

- There are ADA compliant parking spaces servicing the facility.
- There is a area leading to the field from the parking lot and from the field to the bleachers where the slope of the walks are over the allowable ADA compliant 5%.

N. Overall Appearance of Field

Describe the overall appearance of the field

The field is in it's 12th year and is in need of replacement. Turf is showing signs of worn fabric and loose seems.

O. Additional Comments

Siting of the field provides a nice natural setting being surrounded by a reservoir and forest.

Relatively new, but aging facility with some recent improvements to ADA parking.

Memorial at center of field dedicated to 911 with stone/plaque. Potential for site improvements with the addition of amenities such as a scoreboard, lighting, netting, additional seating and a flagpole. Location of the field may create barriers for expansion.

FIELD C:
SYNTHETIC TURF MULTI-USE FIELD



PARKING LOT



PARKING LOT



PARKING LOT



PARKING LOT



WALKWAY TO
BLEACHERS



BLEACHERS



9/11 MEMORIAL



MEMORIAL PLAQUE



SUDBURY
RESERVOIR SIGN



FENCE OPENING
WITH BOLLARD



4' DOUBLE GATE



SOCCER GOAL



FACILITY RULES



FOOTBALL GOAL
POST



TEAR IN
TURF FABRIC

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD C:
SYNTHETIC TURF MULTI-USE FIELD



TEAR IN
TURF FABRIC



NORTH END OF
FIELD



4' SINGLE GATE AT
NORTH END OF FIELD



EAST SIDE OF FIELD
LOOKING SOUTH



STORED
LACROSSE GOALS



NO PETS SIGN



PARKING ON SOUTH SIDE



ON SITE SEATING



CURBING ON GRAVEL
PARKING LOT



ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

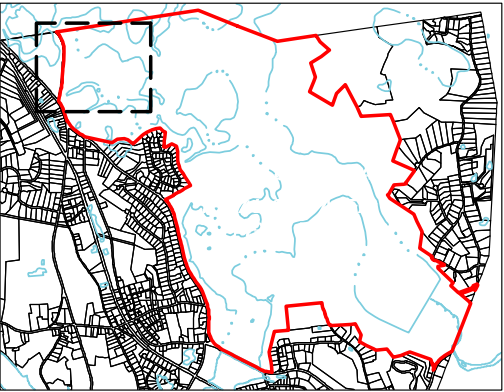
250 125 0 250
SCALE: 1"=250'



EXISTING CONDITIONS
911 MEMORIAL FIELD
ACRE BRIDGE ROAD SOUTHBOROUGH, MA
PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

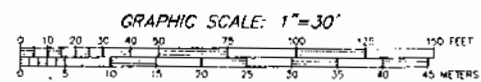
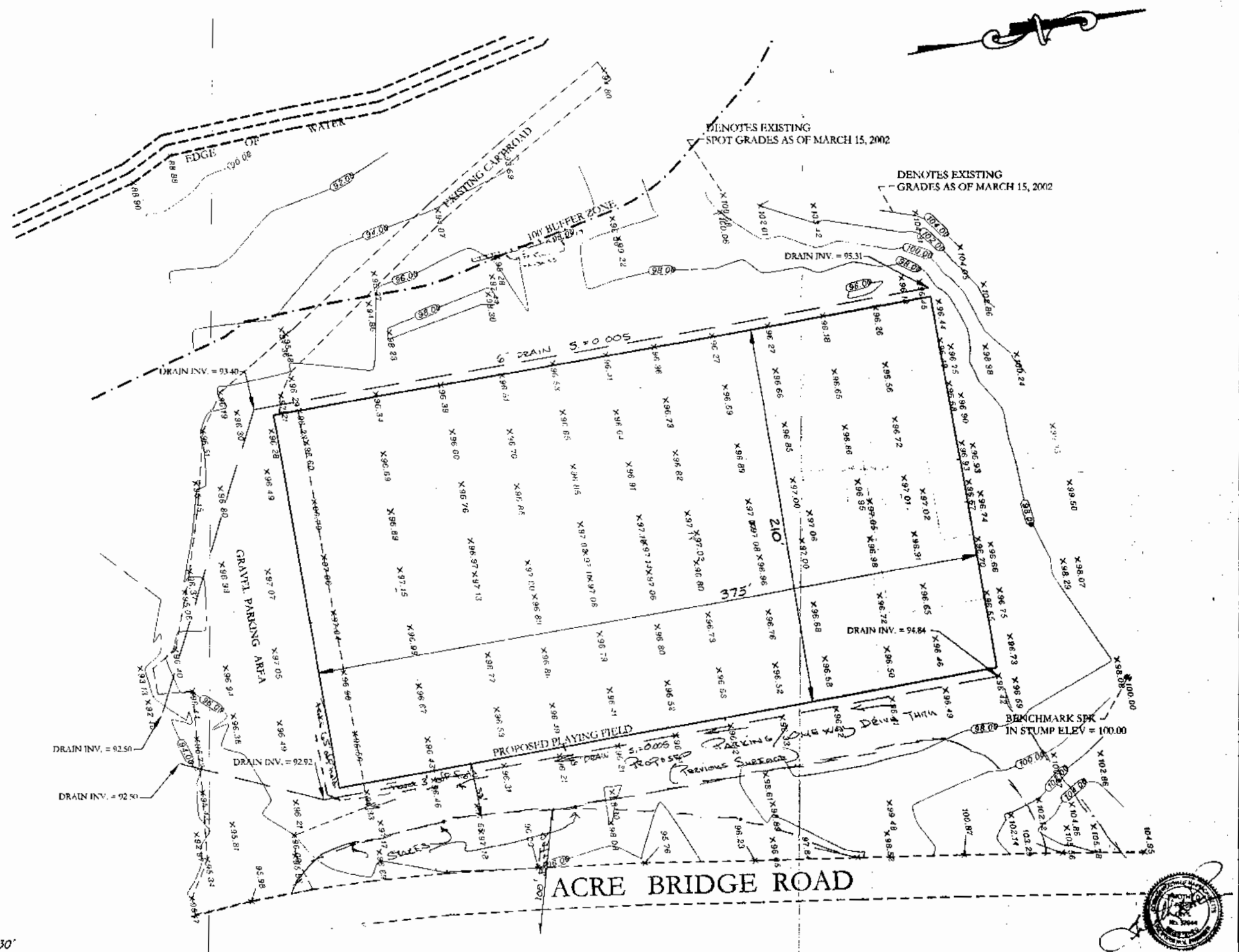
- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK
- POTENTIAL VERNAL POOL




KEY PLAN
SCALE: 1"=5,000'

PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035
508-543-1755

SOUTHBOROUGH ATHLETIC MASTER PLAN



TOPOGRAPHIC SURVEY BY McMANUS EXCAVATING CO.

 <p>CONNORSTONE AN N.E.I. COMPANY CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 276 WEST MAIN STREET NORTHBOROUGH, MASSACHUSETTS 01532</p>	DESIGNED BY: TDP	<p>SITE PLAN OF ACRE BRIDGE ROAD BALL FIELD IN SOUTHBOROUGH, MASSACHUSETTS</p>	<p>REVISIONS DATE: MAR. 22 2002</p>
	CHECKED BY: MJS		
	COMPUTED BY: TDP		
	FIELD SURVEY: WF		
	DRAWN BY: TDP		
	SCALE: 1" = 30'		
SHEET 1 OF 2			

FIELD D:
NATURAL TURF MULTI-USE FIELDS



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
	X
	X
	X
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- Wetland are located to the west of the fields
- Field was built on a former landfill

Is there a formalized maintenance plan in place for the facility?

- Irrigated, Aerated 3-5 times/year, fertilized 3-5 times/year, soil testing once/year

Are there maintenance records available?

N/A

Describe the proximity and type of field abutters. Annotate plan or map if available.

- Residences are located to the east and south of the field

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- Woodland across the street to the east with a large slope down to the wetlands on the west side of the site.

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

- Field is raised above all surrounding areas. Large slope to the west which leads to a wetland.

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Soccer
- Southborough Youth Soccer League

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- Soccer
- Full size soccer field measuring 330’ x 175’
 - Additional smaller sized soccer field for younger league

List deficiencies and recommendations for each field:

- None

D. Playing Surface

Type of Surface:

- Soccer
- Natural turf

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

- Soccer
- Turf was in good condition overall with some dead spots toward the center of the field possibly to do over-use. It was observed by coaches that the landfill membrane under the turf is exposed on playing surface.

If there is a skinned infield, what is its condition?

N/A

What is the condition of line striping/field marking?

- Inspected during off season with no lines

E. Irrigation

Is irrigation available?

Yes

Was the system available to be evaluated while in operation?

No

Is coverage adequate?

N/A

Condition of heads, valves, back flow prevention?

N/A

Is the zoning of the system adequate?

N/A

Suggested Improvements:

- None

F. Drainage

Is Drainage formalized and visible?

Soccer

- Field is crowned with drainage to wetlands

Does it correlate with accepted industry practice and signatures?

- Yes

F. Electrical

Is electrical service adequate for the loads on-site?

No

Are there any safety or reliability issues with the electrical service?

No

G. Field Lighting

Is lighting available?

No

Describe type, make, model, age:

N/A

Is lighting coverage adequate for the field?

N/A

Describe the controls for the lighting system:

N/A

Does available lighting provide adequate security:

N/A

Suggested Improvements:

N/A

H. Fencing

Describe type and condition of fencing:

Soccer

- 5’ Chain link fence extending along the east and west side of the field with openings at north an south ends

Suggested Improvements:

- None

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber

N/A

- Bases and Home Plate

N/A

- Scoreboards

N/A

- Backstop

N/A

- Dug outs

N/A

- P.A. System

N/A

- Bleachers

N/A

- Players Benches

N/A

- Goals/goal posts

N/A

- Foul Poles

N/A

- Removable ball stop

N/A

- Flag pole

N/A

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.

N/A

Describe the condition of electrical service at buildings and other freestanding structures:

N/A

Provide a summary of the condition of HVAC equipment, if any:

N/A

Suggested Improvements:

N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- Buffer planting along north and south

Are there safety concerns due to overgrown vegetation?

- No.

Are there any trees or other vegetation which impede proper functioning of the facility?

- No

Recommendations?

- None

L. Parking Lots

Is parking adequate to serve the facility?

- Yes, away from site

Condition of pavement at parking areas:

- Okay, could be resurfaced

Condition of pavement at walkways

- Good condition with minor repairs.

Do parking lots have adequate drainage?

- Yes

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- No

Do parking lots have adequate drainage?

- Yes

Are there safety concerns with the functioning of the parking lots?

- Located away from field

Suggested Improvements:

- Closer parking

M. ADA Compliance

Does the facility comply with ADA regulations?

Provide narrative and annotate plan.

- ADA parking is located on site
- ADA walkway leads to field on south side

N. Overall Appearance of Field

Describe the overall appearance of the field

The field is in very good condition overall. Gas release pipes around field from former landfill are somewhat of an eye sore. ADA parking and access seems adequate. The turf is in good condition with minor weeds.

O. Additional Comments

A water fountain is located next to Parkerville Road.



FIELD D:
NATURAL TURF FIELD



FIELD MEMORIAL PLAQUE



MEMORIAL BENCH



DRAIN AT WALKWAY



WATER FOUNTAIN & IRRIGATION BOXES



EAST SIDE OF FIELD



WET SPOT ON FIELD



IRRIGATION BOX



LOOKING WEST



LOOKING SOUTH



LOOKING NORTH



BITUMINOUS PATH ON PARKERVILLE RD



BUFFER PLANTING TO NORTH

SOUTHBOROUGH ATHLETIC MASTER PLAN



EXISTING CONDITIONS
LUNBLAD FIELD
 53 PARKERVILLE ROAD SOUTHBOROUGH, MA
 PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK
- POTENTIAL VERNAL POOL

MASS GIS ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

100 50 0 100
 SCALE: 1"=100'

PARE
 PARE CORPORATION
 ENGINEERS - SCIENTISTS - PLANNERS
 10 LINCOLN ROAD, SUITE 210
 FOXBORO, MA 02035
 508-543-1755

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD E:
NATURAL TURF MULTI-USE FIELD/PLAYGROUND



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
X	
	X
	X
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- Adjacent to Sudbury Reservoir
- Grade drop at baseball field from road
- Playground is within the 100’ wetland buffer

Is there a formalized maintenance plan in place for the facility?

N/A

Are there maintenance records available?

N/A

Describe the proximity and type of field abutters. Annotate plan or map if available.

- Residences are located to the south of the field
- Train tracks to the north of the site
- Some residential/commercial across Central St. to the east of the site

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- View of the Sudbury Reservoir with a woodland buffer in between. Planted trees and shrubs are in good shape and provide shade, aesthetics for park
- 4-6’ grade change provides a visual buffer from Central St.

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

N/A

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Soccer
- Youth Recreation Baseball
- Southborough Tee-Ball
- Southborough Little League

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

Soccer

- Youth size soccer field

Baseball

- Standard Little League field dimensions

List deficiencies and recommendations for each field:

- None

D. Playing Surface

Type of Surface:

- Natural turf/Infield Skin

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

Soccer

- Turf is in good condition overall, well maintained

If there is a skinned infield, what is its condition?

- Infield is slightly overgrown but fair condition

What is the condition of line striping/field marking?

- Inspected during off season with no lines

E. Irrigation

Is irrigation available?

N/A

Was the system available to be evaluated while in operation?

No

Is coverage adequate?

N/A

Condition of heads, valves, back flow prevention?

N/A

Is the zoning of the system adequate?

N/A

Suggested Improvements:

- None

F. Drainage

Is Drainage formalized and visible?

Soccer/Baseball

- No drainage in field
- Significant ponding on field/walkway
- Drainage pipe outlet at the northeast corner of the site is causing erosion

Does it correlate with accepted industry practice and signatures?

- No

F. Electrical

Is electrical service adequate for the loads on-site?

- No

Are there any safety or reliability issues with the electrical service?

- No

G. Field Lighting

Is lighting available?

- None

Describe type, make, model, age:

N/A

Is lighting coverage adequate for the field?

N/A

Describe the controls for the lighting system:

N/A

Does available lighting provide adequate security:

N/A

Suggested Improvements:

N/A

H. Fencing

Describe type and condition of fencing:

- Galvanized 4’ chain link fence around the west and north
- Black vinyl 4’ chain link fence around youth playground
- Metal guardrail on east side along Central Rd with pedestrian entrance from road and south side along Winter St.
- Retained wall along slope on east side

Suggested Improvements:

- Replace backstop for baseball field is undersized at approximately 12’.
- Playground and basketball court on site is scheduled to be redesigned
- Stone dust path around field to be paved

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber

Yes

- Bases and Home Plate

Yes

- Scoreboards

N/A

- Backstop

Yes

- Dug outs

Open air

- P.A. System

N/A

- Bleachers

Portable aluminum bleachers (1)

- Players Benches

Wooden benches

- Goals/goal posts

N/A

- Foul Poles

N/A

- Removable ball stop

N/A

- Flag pole

Yes

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.

- Storage shed in good shape

Describe the condition of electrical service at buildings and other freestanding structures:

N/A

Provide a summary of the condition of HVAC equipment, if any:

N/A

Suggested Improvements:

N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- Shade trees and shrubs around playground area with some buffer planting behind backstop

Are there safety concerns due to overgrown vegetation?

No.

Are there any trees or other vegetation which impede proper functioning of the facility?

- Fallen trees on fence along west side of field

Recommendations?

- Minor trimming along buffer planting

L. Parking Lots

Is parking adequate to serve the facility?

Yes

Condition of pavement at parking areas:

- Parking lot across street is gravel

Condition of pavement at walkways

- Fair condition with minor repairs, overgrown spots

Do parking lots have adequate drainage?

- Yes

Are there safety concerns with the functioning of the parking lots?

- Yes, street parking could make the driver vulnerable to traffic. Additional parking across the street creates mandatory crossing of Central St with medium traffic volume.

Are the parking lots adequately lit?

- No

Do parking lots have adequate drainage?

- Yes

Suggested Improvements:

- Pave parking lot (Parking lot to be moved)

M. ADA Compliance

Does the facility comply with ADA regulations?

Provide narrative and annotate plan.

- ADA parking is located on site
- ADA walkway leads to field on south side

N. Overall Appearance of Field

Describe the overall appearance of the field

- Good field, obvious gas release pipes around field from former landfill
- ADA seems adequate with the rest of parking away from site

O. Additional Comments

- Bituminous walkway around field
- Playground/basketball court with pavilion makes a nice park.
- Train tracks to north of site.



SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD E:
NATURAL TURF FIELD/PLAYGROUND



PLAYGROUND



PARK SEATING



4' BLACK VINYL CHAIN LINK



PAVILION



BIKE RACK



SLOPE ON EAST SIDE



PATH AROUND FIELD



BASEBALL INFIELD



PITCHERS MOUND



HOME PLATE



DUGOUTS



STORAGE SHED

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD E:
NATURAL TURF FIELD/PLAYGROUND



STONE DUST PATH



BUFFER PLANTING



CROSSWALK TO PARKING LOT



ON STREET PARKING



STAIRS FROM CENTRAL ST.



STAIRS FROM CENTRAL ST.



EMERGENCY VEHICLE ENTRANCE



SEATING AT RETAINING WALL
BEHIND BACKSTOP



BASEBALL BLEACHERS



PARK SIGN



PEDESTRIAN ACCESS



WOODEN STRUCTURE

SOUTHBOROUGH ATHLETIC MASTER PLAN



MASSGIS
ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC
AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF
MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

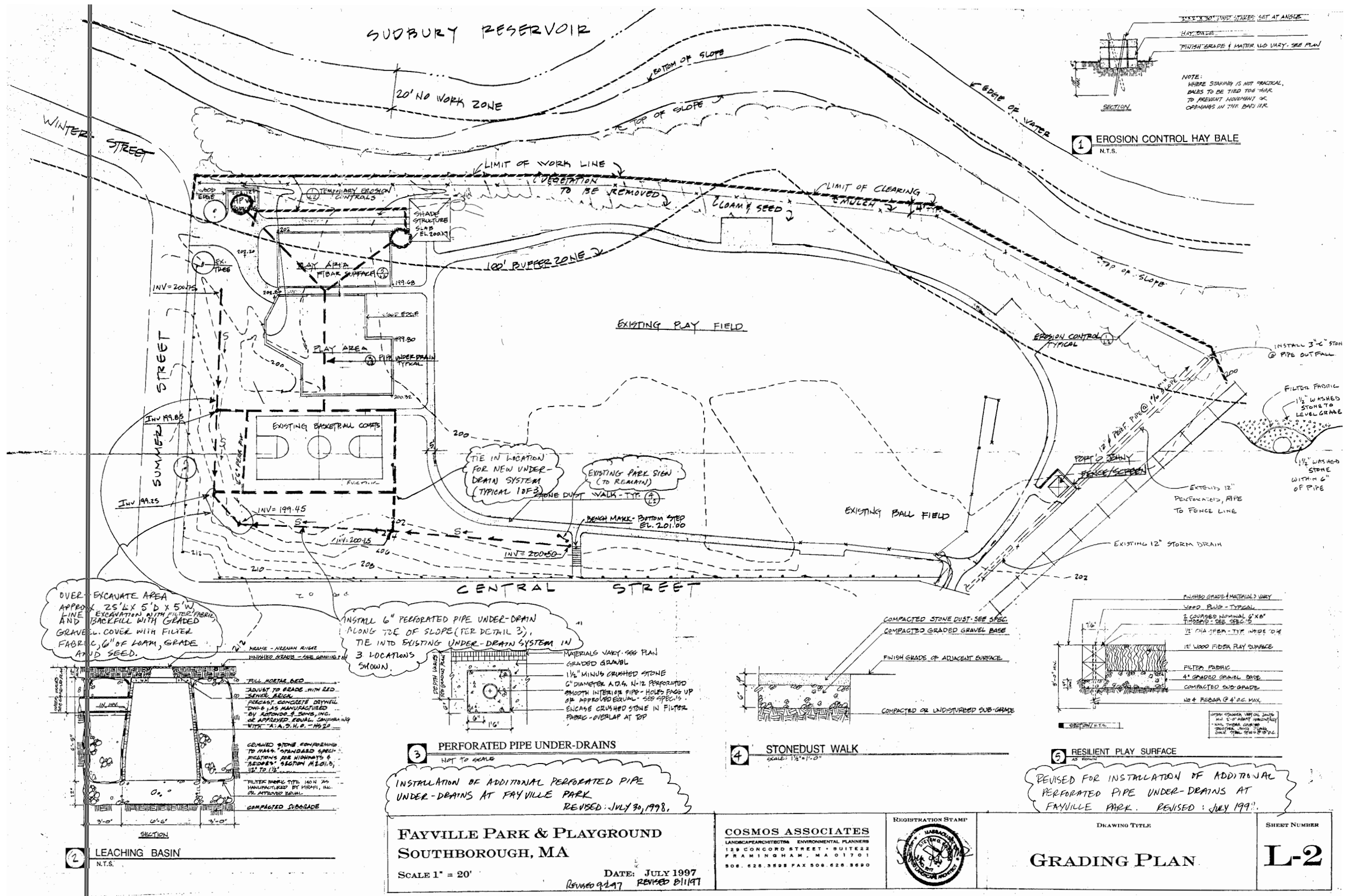
80 40 0 80
SCALE: 1"=80'

EXISTING CONDITIONS
FAY MEMORIAL PARK
40 CENTRAL STREET SOUTHBOROUGH, MA
PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK

PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035
508-543-1755



FIELD F:
NATURAL TURF MULTI-USE FIELD/PLAYGROUND



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
X	
	X
	X
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- No wetlands or water features on site

Is there a formalized maintenance plan in place for the facility?

- Irrigated

Are there maintenance records available?

N/A

Describe the proximity and type of field abutters. Annotate plan or map if available.

- Residences are located to the north of the field buffered by small woodland area
- Golf course is located to the south
- Commercial/Town property and a cemetery across Cordaville Rd to the west of the site

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- Road is in close proximity of the fields with a boulder wall along Cordaville Rd
- Field is open and visible from road and school to the east
- Slope along the north fields with 8-9' grade change

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

N/A

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Soccer
- Southborough Youth Soccer League

- Softball
- Adult league softball field

Southborough Little League

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- Soccer
- (3) Youth size soccer fields

- (1) Baseball/Softball field

List deficiencies and recommendations for each field:

D. Playing Surface

Type of Surface:

- Natural turf/Infield Skin

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

- Soccer
- Turf is in fair condition overall, goalie box wear, not able to rotate north field

If there is a skinned infield, what is its condition?

- Infield did not show overgrown areas but was not well graded with drainage issues and a slope off the back of the infield

What is the condition of line striping/field marking?

- Inspected during off season with no lines

E. Irrigation

Is irrigation available?

Yes

Was the system available to be evaluated while in operation?

No

Is coverage adequate?

N/A

Condition of heads, valves, back flow prevention?

N/A

Is the zoning of the system adequate?
N/A
Suggested Improvements:
None

F. Drainage

Is Drainage formalized and visible?

- Gravel strip at northern end of field for possible sub-drain
- Drainage pipe outlet at the northeast corner of the site
- One catch basin behind softball backstop
- Water rushes down the stairs in a rain even t and causes washout of the athletic fields
- Ponding was observed towards the middle of the site where two soccer fields meet

Does it correlate with accepted industry practice and signatures?
No

F. Electrical

Is electrical service adequate for the loads on-site?
Yes

Are there any safety or reliability issues with the electrical service?
No

G. Field Lighting

Is lighting available?

- Three different systems (New lighting to be installed for fields in fall of 2016)
- Existing field lights are older Musco lights, Parking lot has newer LED lights.
- Describe type, make, model, age:
- Three different systems (New lighting to be installed for fields in fall 2016)

Is lighting coverage adequate for the field?
• Fair to insufficient for night play of one soccer field and the softball field

Describe the controls for the lighting system:

- Boxes with lock in two locations

Does available lighting provide adequate security:
• Yes

Suggested Improvements:
• Formalize lighting with upgraded lights to make field playable in the evenings

H. Fencing

Describe type and condition of fencing:

- Stone wall along road
- Aging retaining wall extends from stone wall
- Softball backstop (12’)

Suggested Improvements:
• Netting along Cordaville Road along with buffer planting
• Enclose the outdoor basketball court which gets use nightly

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber
No
- Bases and Home Plate
No
- Scoreboards
Non-electrical manual for softball
- Backstop
Yes
- Dug outs
Fencing enclosed dugouts
- P.A. System
No
- Bleachers
Portable aluminum bleachers (1)
- Players Benches
Wooden benches
- Goals/goal posts
Soccer goals
- Foul Poles
Yes, small and undersized
- Removable ball stop
No
- Flag pole
Yes, at school

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.

- Storage shed in good shape
- Two newer 12’x12’ umbrella structures

Describe the condition of electrical service at buildings and other freestanding structures:

N/A

Provide a summary of the condition of HVAC equipment, if any:

N/A

Suggested Improvements:

N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- A few natural buffer trees along Cordaville Road along with natural woodland buffer to the south

Are there safety concerns due to overgrown vegetation?

- No.

Are there any trees or other vegetation which impede proper functioning of the facility?

- No

Recommendations?

- Minor trimming along buffer planting

L. Parking Lots

Is parking adequate to serve the facility?

- Yes

Condition of pavement at parking areas:

- Parking lot has minor cracking. Basketball court is located on parking lot

Condition of pavement at walkways

- Fair condition with minor repairs

Do parking lots have adequate drainage?

- Yes

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- Yes

Do parking lots have adequate drainage?

- Yes

Suggested Improvements:

- None

M. ADA Compliance

Does the facility comply with ADA regulations?

Provide narrative and annotate plan.

- ADA parking is located on site
- ADA walkway/ramp leads to lower parking lot/f softball field from school
- No ADA access from parking lot to soccer fields

N. Overall Appearance of Field

Describe the overall appearance of the field

- In general, the field appears to be in good condition. There is some exposed soil, and some minor ponding typical for grass fields, but in general the field appears to be well maintained in season. The lower parking lot is in fair condition. Immediate potential improvements include softball infield maintenance, ADA access to the bleachers, expansion of field equipment such as a football goal post, improvements to lighting, and improvements to drainage where there is erosion and ponding observed.

O. Additional Comments

- There is potential for improvements to the site, as discussed above. Expansion may be feasible through acquiring additional property. The site is in good condition and should have priority for minor improvements.



SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD F:
NATURAL TURF FIELD/SOFTBALL



SOCCER GOALS



RETAINING WALL



DRAINAGE



DRAIN OUTLET AT NORTHWEST CORNER



FIELD LIGHTING



FIELD LIGHTING



CONTROL BOXES



SCOREBOARD



WATER FOUNTAIN



STORAGE SHED



DUGOUTS



SOFTBALL INFIELD

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD E:
NATURAL TURF FIELD/PLAYGROUND



SOCCER BLEACHERS



SOUTH FIELD



DEAD SPOT ON FIELD



NORTH FIELD



BASKETBALL COURT



CONTROL BOXES



STAIRS FROM SCHOOL TO
LOWER PARKING



PLAYERS BENCH



ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

150 75 0 150
SCALE: 1"=150'

EXISTING CONDITIONS
ALBERT S. WOODWARD SCHOOL
28 CORDAVILLE ROAD SOUTHBOROUGH, MA
PARE PROJECT No. 16117.00 FEBRUARY 2016

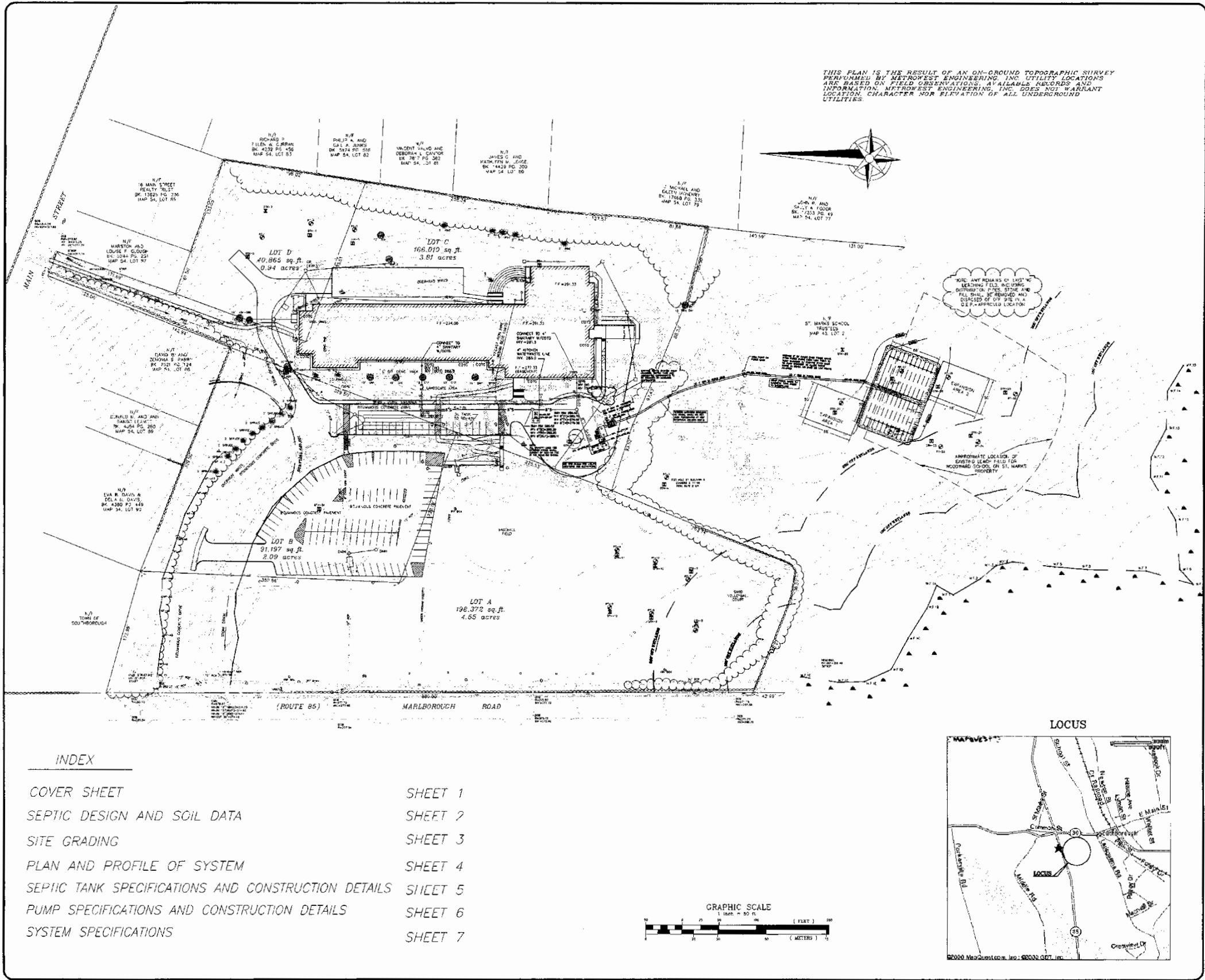
LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK



PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035
508-543-1755

SOUTHBOROUGH ATHLETIC MASTER PLAN



Revisions

No.	Date	Description

Prepared for:
TOWN OF SOUTHBOROUGH
28 CORDAVILLE ROAD
SOUTHBOROUGH, MA 01772

Property of:
TOWN OF SOUTHBOROUGH
28 CORDAVILLE ROAD
SOUTHBOROUGH, MA 01772

Prepared By:
MWE Civil Engineers & Land Surveyors
Metrowest Engineering, Inc.
75 Franklin Street
Weston, MA 01702
(508) 626-0353
Fax: (508) 675-8440

ROBERT A. GEMMID
No. 31967
Robert A. Gemmid, P.E. #31967
Date: 1/4/02

Project Title:
**WOODWARD SCHOOL
SEPTIC DISPOSAL
SYSTEM PLAN
28 CORDAVILLE ROAD
SOUTHBOROUGH, MASS.**

Sheet Title:
COVER SHEET

SCALE: 1" = 50'
DRAWN: ANP
CHECKED: RAG
FILE NAME: WOODWARD2.DWG
PROJECT: SB_C0022
ISSUE DATE: 02/26/02
JOB NO. SB_C0022

SHEET 1 OF 7

STREKALOVSKY & HOIT INC.
ARCHITECTS
51 NORTH ST. HINGHAM, MA 02043
TEL: (508) 749-4500 FAX: (508) 749-4575

THE NEW
WOODWARD ELEMENTARY SCHOOL
SOUTHBOROUGH, MASSACHUSETTS

METROWEST ENGINEERING DRAWINGS

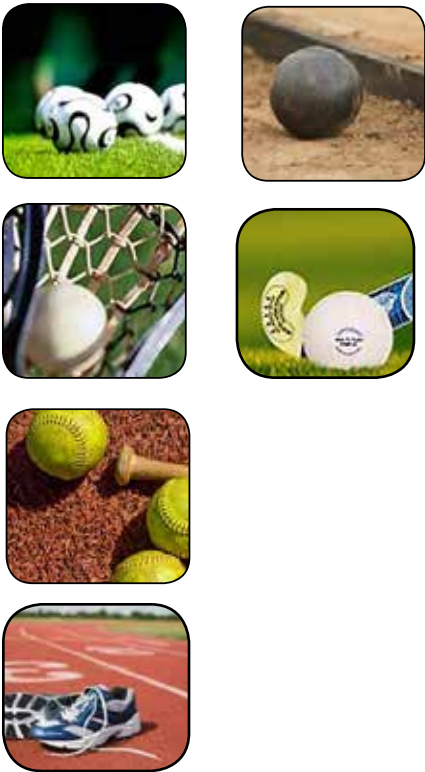
REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 15886
DATE: 02-26-02
SCALE:
DRAWN:
CHECK:
DRAWING NUMBER:
C.301

SECTION 3 - EXISTING CONDITIONS & ANALYSIS -CHOATE FIELD

FIELD G:
NATURAL TURF MULTI-USE FIELD/PLAYGROUND



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
X	
	X
	X
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- There are large wetlands located to the east of the site which are significantly lower than the fields
- A slope leading to the wetlands is located on the west side of the track
- A pond is located in the wetlands

Is there a formalized maintenance plan in place for the facility?

- Irrigated

Are there maintenance records available?

N/A

Describe the proximity and type of field abutters. Annotate plan or map if available.

- Located on a school property, school is located to the south of the fields
- Residences are located directly to the west and north of the site
- Wetlands to the east and school to the south

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- A grade change to the west along with natural woodland provides a buffer to the west
- Grade change and wetlands provide a buffer to the east

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

N/A

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

Soccer

- Youth Recreation

Softball

- Northborough-Southborough Softball

Track

- 6 lane track with 5 lane straight away (not full size)
- High jump, triple jump

- Lacrosse

- Trotter Field Hockey

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

Softball

- Historically a small baseball field that has been converted in the recent past (2013) to a softball field

Track

- Track is not full size or regulation due to the amount of lanes. 160' long jump

Youth Lacrosse

- 160'x100' on the track infield

List deficiencies and recommendations for each field:

- Latex track surface shows signs of wear and age (installed in 1998) as well as drainage issues
- Softball infield skin has a significant amount of weeds and looks unused in recent season

D. Playing Surface

Type of Surface:

- Natural turf
- Latex running track

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

Soccer

- Turf at softball/soccer fields are in good condition overall, some wet spots toward wetlands
- Track field is in good condition with minimal weeds

If there is a skinned infield, what is its condition?

- Yes sand/stone dust, weeds are a problem

What is the condition of line striping/field marking?

- Inspected during off season with no lines

E. Irrigation

Is irrigation available?

- Yes, entire site with an ADA accessible water fountain

Was the system available to be evaluated while in operation?

- No

Is coverage adequate?

Yes

Condition of heads, valves, back flow prevention?

- Good condition

Is the zoning of the system adequate?

N/A

Suggested Improvements:

- None

F. Drainage

Is Drainage formalized and visible?

- Four catch basins within the running track on each corner
- Another catch basin is located to the north of the field along the west side of the site
- Some ponding occurs along the edge of the track and the track infield

- Wet spots around fence between track and softball field

Does it correlate with accepted industry practice and signatures?

- No

F. Electrical

Is electrical service adequate for the loads on-site?

- No

Are there any safety or reliability issues with the electrical service?

- No

G. Field Lighting

Is lighting available?

- No lighting

Describe type, make, model, age:

N/A

Is lighting coverage adequate for the field?

N/A

Describe the controls for the lighting system:

NA

Does available lighting provide adequate security:

- No

Suggested Improvements:

NA

H. Fencing

Describe type and condition of fencing:

- 4’ black vinyl chain link fence with galvanized posts around site to south, west, east, north of track
- Two double gates to softball field, another at parking lot

Suggested Improvements:

- Snow plowing along fencing at parking lot, needs to be replaced
- Minor repair needed at fence to north of track

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber
No pitchers mound (softball rubber)
- Bases and Home Plate
Yes
- Scoreboards
No
- Backstop
Yes
- Dug outs
Fencing enclosed dugouts
- P.A. System
No
- Bleachers
Portable aluminum bleachers (1)
- Players Benches
Aluminum benches
- Goals/goal posts
Soccer goals/lacrosse goal
- Foul Poles
No
- Removable ball stop
No
- Flag pole
No

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.

- Storage shed in good condition at southeast corner of site near track

Describe the condition of electrical service at buildings and other freestanding structures:

N/A

Provide a summary of the condition of HVAC equipment, if any:

N/A

Suggested Improvements:

N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- Buffer planting along residences to west with shade tree planting to south along parking lot, in good condition

Are there safety concerns due to overgrown vegetation?

- No.

Are there any trees or other vegetation which impede proper functioning of the facility?

- No

Recommendations?

- Minor trimming along buffer planting

L. Parking Lots

Is parking adequate to serve the facility?

- Yes

Condition of pavement at parking areas:

- Parking lot has minor cracking. Basketball court is located on parking lot

Condition of pavement at walkways

- Fair condition with minor repairs

Do parking lots have adequate drainage?

- Yes

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- Yes

Do parking lots have adequate drainage?

- Yes

Suggested Improvements:

- None

M. ADA Compliance

Does the facility comply with ADA regulations?

- No, a bituminous access road extends from the entrance along the west side of the track to the fence at the softball field
- No ADA access to the softball field or track and field

Provide narrative and annotate plan.

N/A

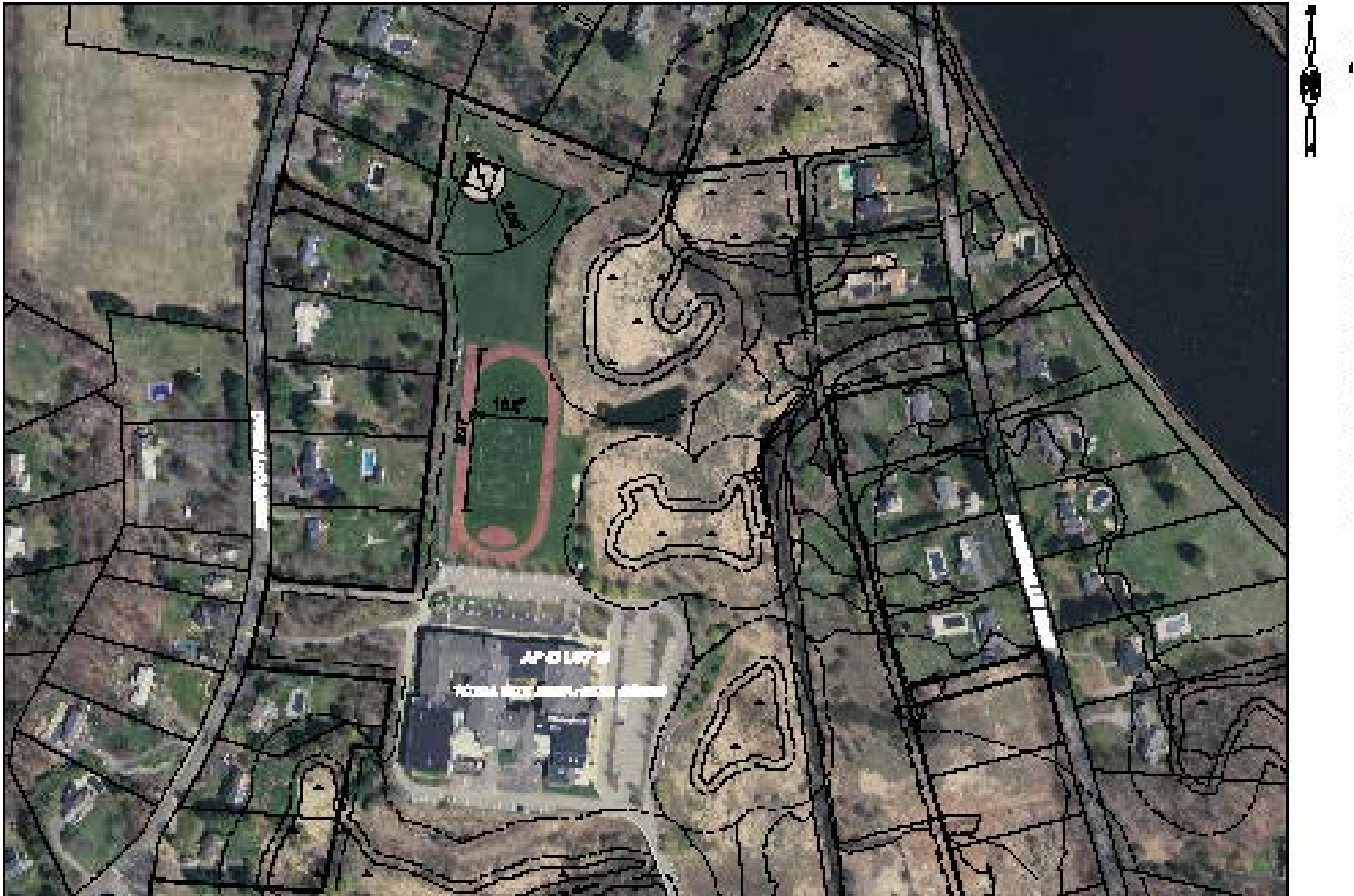
N. Overall Appearance of Field

Describe the overall appearance of the field

In general, the field appears to be in good condition. There is some exposed soil, and some minor ponding typical for grass fields with out a formal drainage, but in general the fields appears to be well maintained. The parking lot and accessible walkway is in good condition. Immediate potential improvements include softball infield maintenance, ADA access to the softball field bleachers, expansion of field equipment such as a score board, flag pole and field lighting, and improvements to drainage where there is erosion and ponding observed.

O. Additional Comments

N/A



FIELD G:
NATURAL TURF FIELD/SOFTBALL/TRACK



WATER FOUNTAIN



TRACK AND FIELD



PONDING ON TRACK



WEAR ON TRACK SURFACE



WEAR ON TRACK SURFACE



TRACK STRAIGHT AWAY



LONG JUMP/TRIPLE JUMP



IRRIGATION BOX



STORAGE SHED



CATCH BASIN AT TRACK



ACCESS ROAD



DOUBLE GATES

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD E:
NATURAL TURF FIELD/PLAYGROUND



IRRIGATION BOX



CATCH BASIN AT
SOCCER FIELD



WETLAND/POND



PLAYERS BENCH AT SOFTBALL



SOFTBALL BLEACHERS



SOFTBALL BACKSTOP



DISCONNECTED FENCE



OVERGROWN SOFTBALL
INFIELD



IRRIGATION BOX

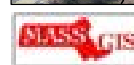


PARKING LOT

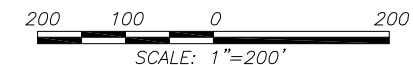


TROTTIER SCHOOL

SOUTHBOROUGH ATHLETIC MASTER PLAN



ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS



EXISTING CONDITIONS
P. BRENT TROTTER SCHOOL
 49 PARKERVILLE ROAD SOUTHBOROUGH, MA
 PARE PROJECT No. 16117.00 FEBRUARY 2016

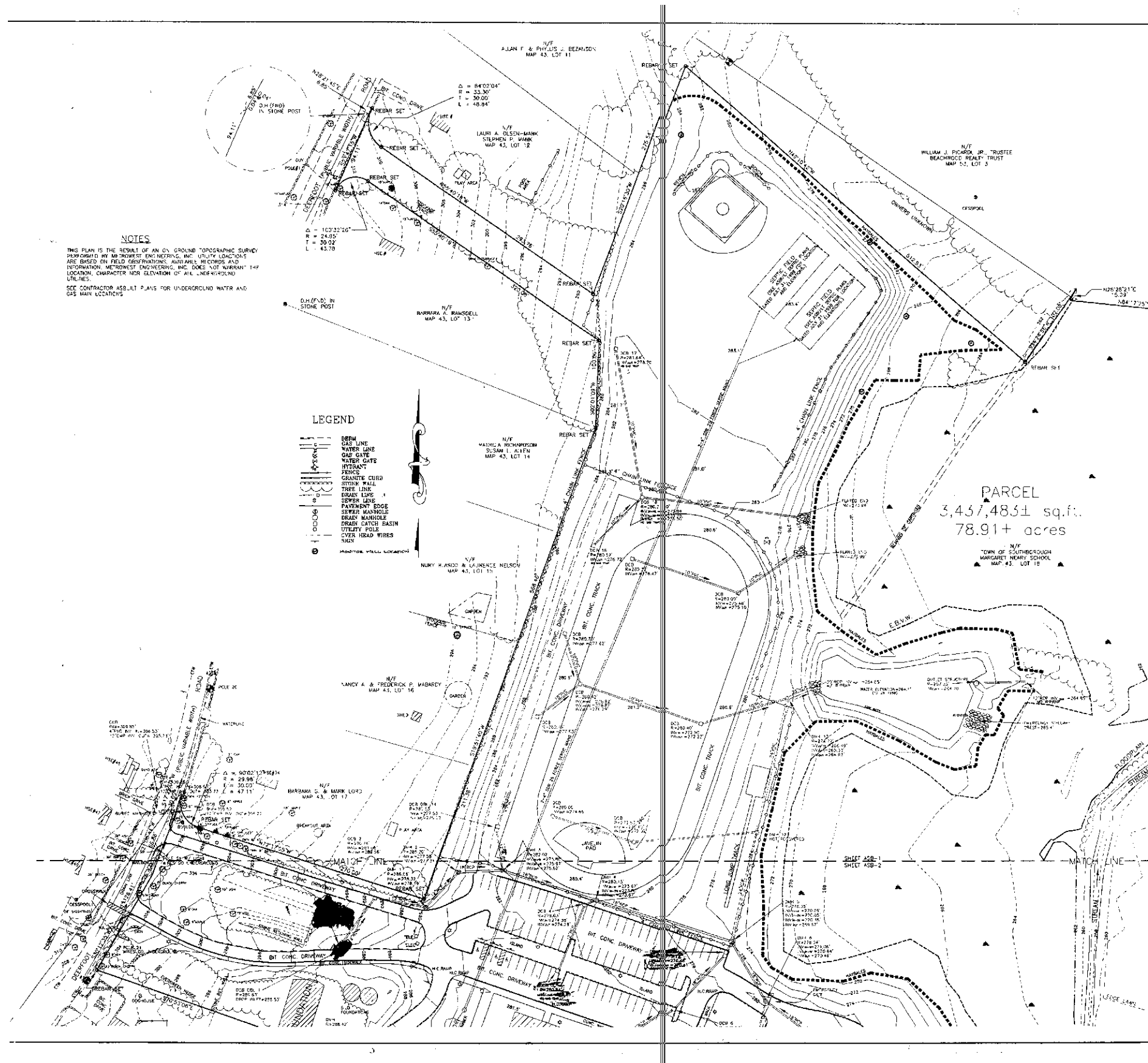
LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK

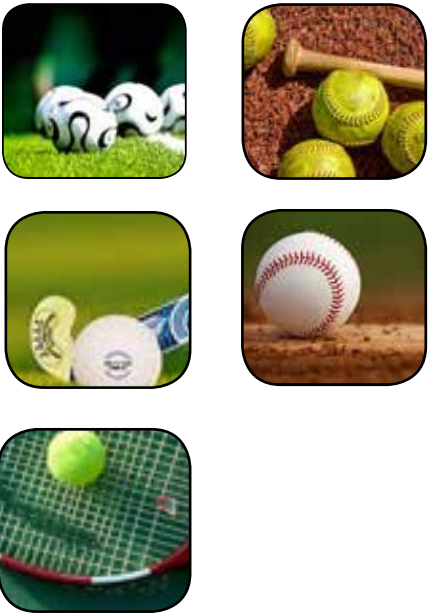


PARE
 PARE CORPORATION
 ENGINEERS - SCIENTISTS - PLANNERS
 10 LINCOLN ROAD, SUITE 210
 FOXBORO, MA 02035
 508-543-1755

SOUTHBOROUGH ATHLETIC MASTER PLAN



FIELD H:
NATURAL TURF PRACTICE FIELDS



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
X	
	X
	X
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- Wetlands are located to the north and southeast of the fields
- Mixed forest to northwest
- A stream runs from west to east along the boundary of the northern fields and wetlands, which eventually outlets into a pond directly north of the tennis court

Is there a formalized maintenance plan in place for the facility?

- Yes, aeration 3-4 times/ year and irrigated throughout

Are there maintenance records available?

- There were no formalized maintenance records provided.

Describe the proximity and type of field abutters. Annotate plan or map if available.

- Neary school lies to the south with a residential neighborhood to the southwest
- Additional residences lie directly to the south

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- The fields are buffered to the north by wooded area and wetlands. The fields and school are situated at the low point when compared to the surrounding area, with steep slopes (rise of 10-20 feet) running uphill away from the school to the east, south, and west. The easternmost field, which directly abuts Parkerville Road, sits at the top of this slope and does not have the same noise buffer the other fields do.

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

- The 100 and 200 foot wetland buffers extend onto all playing fields on site. There is a stream/ wetland adjacent to the softball and baseball fields situated northwest of Neary School
- Wetlands are present to the east and south of Neary School as well as to the North of the tennis courts

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Southborough Youth Soccer League
- Youth recreation softball
- Town recreation tennis

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- Eastern most field measures roughly 300'x175'
- The field to the east have practice baseball fields which are also used as 3 soccer fields
- The smaller field west of the tennis courts measures roughly 200'x100'
- Tennis courts measure roughly 150'x120' containing 3 playable courts

List deficiencies and recommendations for each field:

- Ponding in Northwest fields do to runoff from slope to west
- Turf shows signs of over-use, especially near playground
- Baseball fields are overgrown and are un used except for some practicing

D. Playing Surface

Type of Surface:

- Natural turf grass
- Typical tennis court surfacing

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

- The turf in fair condition with some over-use and wet spots
- Seemed to be well irrigated
- Tennis courts had drainage issues and cracking

If there is a skinned infield, what is its condition?

- Infields were overgrown with grass and weeds, specifically the western infields

What is the condition of line striping/field marking?

- Off-season at time of visit with no lines shown

E. Irrigation

Is irrigation available?

- Yes

Was the system available to be evaluated while in operation?

- No

Is coverage adequate?

- Yes

Condition of heads, valves, back flow prevention?

N/A

Is the zoning of the system adequate?

N/A

Suggested Improvements:

None

Is the zoning of the system adequate?

- Yes

Suggested Improvements:

- None

F. Drainage

Is Drainage formalized and visible?

- No

Does it correlate with accepted industry practice and signatures?

- There is some grading seen to allow water to drain into adjacent river off of northwest field
- Field to the west also drains into adjacent wetland
- Ponding is evident on northwest field

F. Electrical

Is electrical service adequate for the loads on-site?

- No

Are there any safety or reliability issues with the electrical service?

- No

G. Field Lighting

Is lighting available?

- No

Describe type, make, model, age:

N/A

Is lighting coverage adequate for the field?

N/A

Describe the controls for the lighting system:

N/A

Does available lighting provide adequate security:

N/A

Suggested Improvements:

N/A

H. Fencing

Describe type and condition of fencing:

Soccer

- On the eastern most fold stands a 5’ chain link fence which extends along the north and east side of the field

Softball

- Southeast side of the softball field has a 4’ black vinyl chain link fence extending from the backstop to the playground with (1) double gate

Tennis

- The three courts have a 10’ black vinyl chain link fence with 3 single gates
- There is a wooden board fence at a on site stream in bad condition

Suggested Improvements:

N/A

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber

N/A

- Bases and Home Plate

Rubber and bases at softball field

- Scoreboards

N/A

- Backstop

Baseball field to the west has a 18’ backstop in poor condition

Softball field has a 15’ backstop

- Dug outs

Softball and baseball have open air chain link dugouts

- P.A. System

N/A

- Bleachers

(1) portable aluminum bleacher at the softball field

- Players Benches

Wooden benches at baseball and softball in poor condition

- Goals/goal posts

Multiple soccer goals were on site varying in size in fair condition

- Foul Poles

N/A

- Removable ball stop

N/A

- Flag pole

(1) Flag on site is located at the school

J. Freestanding Structures

List the type and conditions of all freestanding buildings associated with the facility.

- A storage shed with a outdoor stage in located near the tennis courts/volleyball court
- Wooden platform for outdoor restrooms in good condition

Describe the condition of electrical service at buildings and other freestanding structures:

- The storage shed is in good condition

Provide a summary of the condition of HVAC equipment, if any:

N/A

Suggested Improvements:

N/A

K. Vegetation

Type and condition of site vegetation. Annotate plan or map.

- Natural woodline extends around the site with mixed deciduous/coniferous forests
- Pine buffer is located around he tennis courts
- Overgrown invasives are located around the river
- Allée of trees are in good condition lining the access road on site

Are there safety concerns due to overgrown vegetation?

- No

Are there any trees or other vegetation which impede proper functioning of the facility?

- The western fields have overgrown vegetation around the baseball backstop

Recommendations?

- Minor tree trimming and removal of dead vegetation.

L. Parking Lots

Is parking adequate to serve the facility?

- The combined parking of the school and additional parking near the tennis court provides adequate parking for sporting events

Condition of pavement at parking areas:

- Minor cracking is evident, in fair condition overall

Condition of pavement at walkways

- Bituminous walkway to the west is in poor condition
- Bituminous walkway from site entrance from Parkerville Road is in good condition with some damage at the boardwalk section
- Concrete walkways around the parking lot are in good condition

Do parking lots have adequate drainage?

- The majority of the parking lot drain into a series of catch basins in the parking lot. The southern portion of the parking lot has moderate ponding issues. The access road leading from the back of the school to the southern lot has severe ponding issues; orange cones and a wooden pallet have been placed in the area to deter traffic.

Are there safety concerns with the functioning of the parking lots?

- No ADA parking, on street parking exposes motorists to traffic

Are the parking lots adequately lit?

- Yes

Suggested Improvements:

- N/A

M. ADA Compliance

Does the facility comply with ADA regulations?

Provide narrative and annotate plan.

- ADA parking is available in the parking lot
- Insufficient ADA access from the parking lot to the fields with lack of ramps
- No ADA access to the bleachers at the softball field
- Walkways to the west and along the access road have questionable ADA compliance

N. Overall Appearance of Field

Describe the overall appearance of the field

The fields at Neary school are well maintained overall. There are two formally used baseball fields that are overgrown and are now used as space for soccer fields. Overuse of the fields appears around the soccer goals and adjacent to the school playground. A outdoor volleyball court is in good condition with netting. A pond is located north of the tennis courts and has access for ice skating.

O. Additional Comments

N/A



SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD H
NATURAL TURF OPEN SPACE



SOFTBALL FIELD



BLEACHERS AT SOFTBALL FIELD



SOFTBALL DUGOUTS



DOUBLE GATE AT SOFTBALL FIELD



SOFTBALL INFIELD



SOCCER GOALS



BASEBALL BACKSTOP



BASEBALL DUGOUTS



WESTERN SOCCER FIELDS



OVERGROWN BASEBALL
INFIELD



NORTHEAST SOCCER
FIELD



VOLLEYBALL COURT

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD H
NATURAL TURF OPEN SPACE



STORAGE SHED/STAGE



WOODEN FENCE AT RIVER



TENNIS COURTS



TENNIS SURFACE



CRACKING AT TENNIS
COURTS



PUDDLING AT TENNIS
COURTS



MEMORIAL BENCH



PARKING AT TENNIS
COURTS



ICE SKATING POND



DAMAGED BOARDWALK



EAST SOCCER FIELD



FENCING ALONG ACCESS
ROAD

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD H
NATURAL TURF OPEN SPACE



SCHOOL PARKING



WETLAND



SCHOOL PLAYGROUND



UNUSED LIGHTING



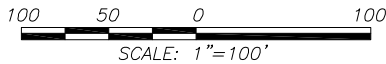
EXISTING CONDITIONS
MARGARET A. NEARY SCHOOL
 53 PARKERVILLE ROAD SOUTHBOROUGH, MA
 PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT**
- BUILDING SETBACKS**
- ABUTTING PROPERTIES**
- EASEMENT**
- PONDS & STREAMS**
- FEMA LINE**
- DEP WETLANDS**
- 20-FOOT NO DISTURBANCE**
- 100-FOOT WETLAND BUFFER**
- 200-FOOT RIVERBANK**
- **POTENTIAL VERNAL POOL**

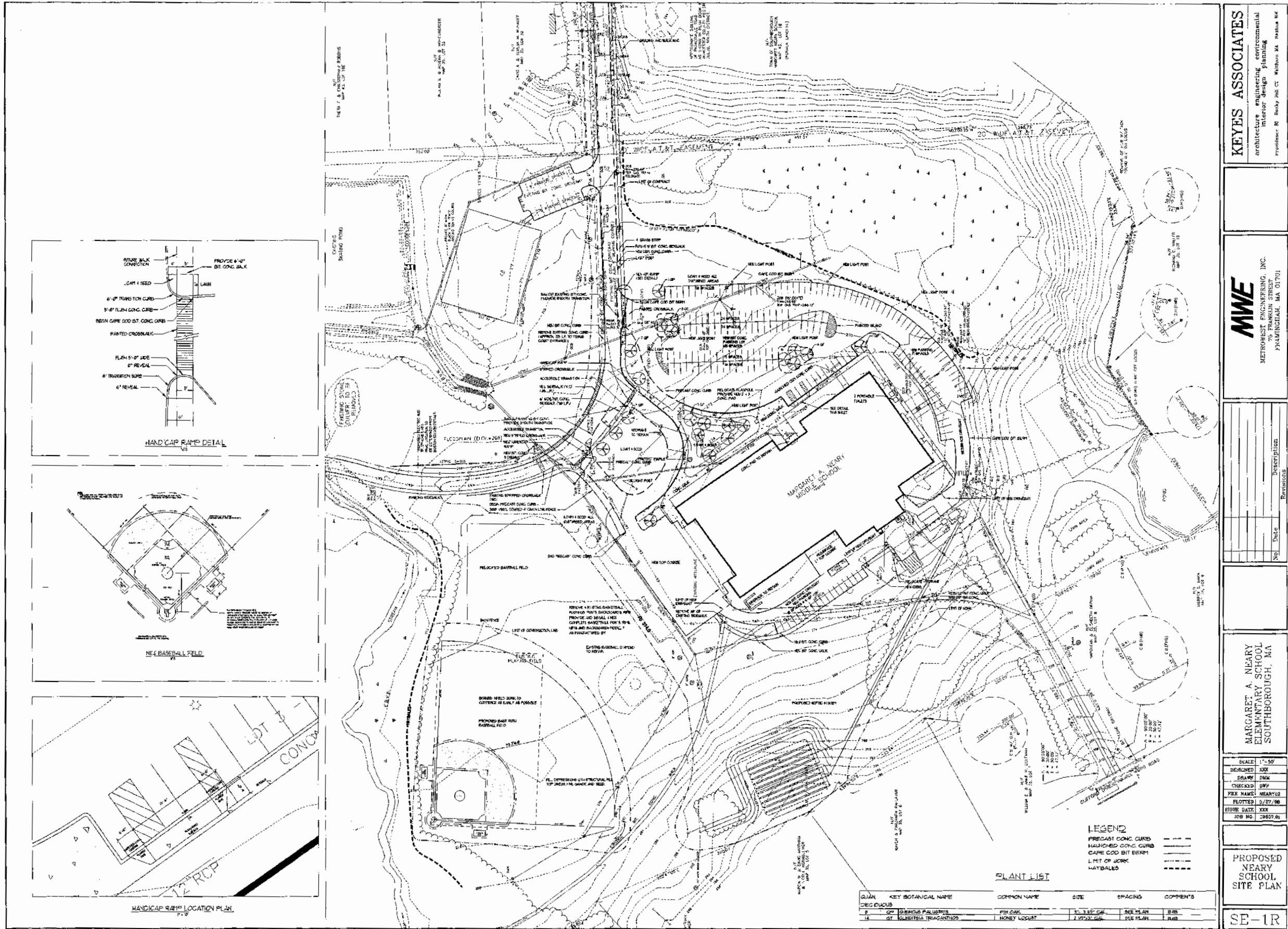


ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS



SOUTHBOROUGH ATHLETIC MASTER PLAN

SOUTHBOROUGH ATHLETIC MASTER PLAN



SECTION 3 - EXISTING CONDITIONS & ANALYSIS - NEARY SCHOOL

KEYES ASSOCIATES
architecture engineering environmental
interior design planning
1000 Main St. Southborough, MA 01771
Tel: 508/351-1111

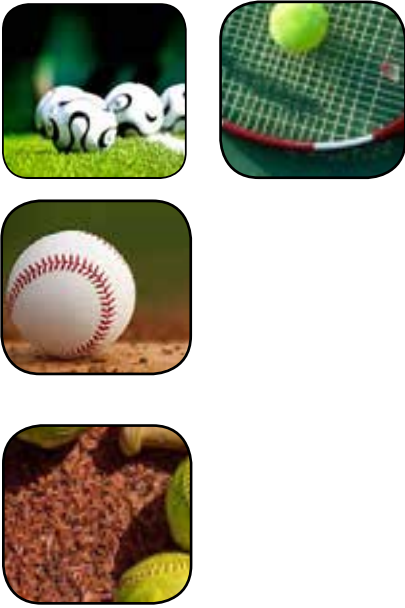
MWE
METROWEST ENGINEERING, INC.
1000 Main St. Southborough, MA 01771
Tel: 508/351-1111

MARGARET A. NEARY
ELEMENTARY SCHOOL
SOUTHBOROUGH, MA

SCALE: 1" = 30'
DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM
FILE NAME: NEARY02
PLOTTED: 5/27/90
ISSUE DATE: XXX
JOB NO.: 24807.01

PROPOSED
NEARY
SCHOOL
SITE PLAN

FIELD I:
NATURAL TURF FIELDS



A. Available Record Information

Design Plans and Specifications

As-Builts

Site Plan Sketches

Assessors Maps/Plot Plans

Aerial Photography

Flood Insurance Maps/USGS Maps

Town Utility Maps

Utility Plans

Other: _____

YES	NO
	X
X	
	X
	X
X	
X	
	X
	X

B. Environmental:

Describe the proximity of any wetlands, surface waters or other environmental features which impact field redevelopment, maintenance or improvement projects.

- Wetlands are located to the southern edge of the site and to the east behind the tennis courts
- Mixed forest to south and east
- Stormwater treatment areas have been laid out along the northern and western edge of the site, adjacent to parking areas

Is there a formalized maintenance plan in place for the facility?

- Aeration 3-4 times/ year and irrigated throughout
- Fertilized 4-5 times/year
- Grass is mowed twice a week in Spring and Fall
- Little League infield maintenance is subcontracted through the youth baseball organization

Are there maintenance records available?

- There were no formalized maintenance records provided.

Describe the proximity and type of field abutters. Annotate plan or map if available.

- The field is bound to the north by Richards Road and the Massachusetts Turnpike, to the west by Parkerville Road, and to the east by single family properties on Richards Road and Atwood Street. The site is bound to the south by single family properties on Mooney Lane, Moore Road, and Atwood Street.

Provide narrative of view-sheds, noise buffers, condition of planting, etc. Annotate plan or map if available.

- The field is buffered to the south and east by the surrounding forest, and to the north by the school. The fields themselves are relatively flat, but the school is 5-8 feet higher in elevation than the fields. The forest on the east side of the site behind the wetland grades up 10 to 20 feet from the field.

Provide Narrative of any additional special environmental or natural features which could impact field operations. Annotate plan or map if available.

C. Geometry Evaluation:

List user groups and level of play for each: (i.e. Little league, high school, recreational)

- Southborough Little League
- Northborough-Southborough Softball
- Town recreation tennis
- Public Skate Park
- Southborough Youth Soccer League
- Southborough Extended Day

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- The main field measures roughly 675'x525', and the northeast baseball field measures roughly 150'x150'. The Little League fields within the main field each have an area of about 1.17 acres.

List deficiencies and recommendations for each field:

- Some ponding occurs on baseball infield
- The large baseball field has grading issues in right field behind first base in conflict with the soccer field
- Overall, fields are in good condition

D. Playing Surface

Type of Surface:

- Natural turf grass
- Typical tennis court surfacing

Condition of Surface, i.e. quality of turf, is there evidence of weeds and pests, is there damage from mis-use or over use, is it getting enough water, are there impacts from poor drainage:

- The turf in fair condition with some over-use and wet spots
- Seemed to be well irrigated
- Tennis courts had drainage issues and cracking

If there is a skinned infield, what is its condition?

- Infields are in good condition
- Infield mix on Finn 1, the Majors field and the 90' diamond is made up of sand,silt and clay

What is the condition of line striping/field marking?

- Off-season at time of visit with no lines shown

E. Irrigation

Is irrigation available?

Yes

Was the system available to be evaluated while in operation?

No

Is coverage adequate?

Yes

Condition of heads, valves, back flow prevention?

N/A

Is the zoning of the system adequate?

N/A

Suggested Improvements:

None

F. Drainage

Is Drainage formalized and visible?

- A significant basin has been constructed along the north and west edge of the site, which collects stormwater from the school’s parking lot. There were a pair of catch basins observed on the field, although it was unclear if they were connected to the basin or if they were dry wells. A swale is also visible on the baseball field to the Southeast

Does it correlate with accepted industry practice and signatures?

- Yes

F. Electrical

Is electrical service adequate for the loads on-site?

- There are electrical services to the concession stand and press box located behind the southern most Little League field and batting cages

Are there any safety or reliability issues with the electrical service?

No

G. Field Lighting

Is lighting available?

No

Describe type, make, model, age:

N/A

Is lighting coverage adequate for the field?

N/A

Describe the controls for the lighting system:

N/A

Does available lighting provide adequate security:

N/A

Suggested Improvements:

N/A

H. Fencing

Describe type and condition of fencing:

Baseball

- The Little League fields are surrounded by a 4’ galvanized chain link fence with yellow fence cap and 20-30’ backstops at all baseball fields, no outfield fence at 90’ diamond or the minors field

Softball (minors field)

- 20’ backstop with 6’ galvanized chain link fence extended to dugouts at southwest field and a 10’ backstop at the northeast field

Tennis/Skate Park

- A 10’ black vinyl chain link fence surrounds the tennis court and skate park with a 4’ black vinyl chain link fence surrounding the wetlands to the east

Suggested Improvements:

- Overall, fencing was in good shape larger backstops and additional fencing maybe necessary in the future

I. Field Equipment

Note if item is present on-site and the condition:

- Pitchers mound and rubber

Yes, at all baseball fields in good condition

- Bases and Home Plate

Yes, at all baseball fields in good condition

- Scoreboards

There is one on the southernmost Little League field (Majors Field)

- Backstop

- Dug outs
- Little league fields have covered dugouts with fencing, all other fields are open-air chain link
- P.A. System
- Southernmost Little League field (electric), one also at the large baseball field (manual)
- Bleachers
- (1) 50 seat aluminum bleacher at Northern Little League field, (1) 100 seat bleacher at southern Little League field, (1) 100 seat bleacher at south Softball field
- Players Benches
- Metal benches at all baseball/softball fields in good condition
- Goals/goal posts
- (2) soccer goals on southern end of site
- Foul Poles
- Foul poles on southern Little League field
- Removable ball stop
- N/A
- Flag pole
- Southern Little league field

J. Freestanding Structures

- List the type and conditions of all freestanding buildings associated with the facility.
- (3) Storage containers
- (1)Press box in good condition
- (1)Concession building in good condition
- (2)Batting cages with chain link fencing, synthetic turf in good condition
- (1)Shade structure in good condition
- Describe the condition of electrical service at buildings and other freestanding structures:
- Power seems adequate for all structures including a (240 3 phase) power at concession
- Provide a summary of the condition of HVAC equipment, if any:
- N/A
- Suggested Improvements:
- N/A

K. Vegetation

- Type and condition of site vegetation. Annotate plan or map.
- Natural woodland extends around the site to east and south with mixed deciduous/coniferous forests
 - Shade trees are planted along the parking lots in good condition

- Are there safety concerns due to overgrown vegetation?
- No
- Are there any trees or other vegetation which impede proper functioning of the facility?
- No
- Recommendations?
- None

L. Parking Lots

- Is parking adequate to serve the facility?
- The combined parking of the school and additional parking near the fields provide adequate parking for sporting events
- Condition of pavement at parking areas:
- Minor cracking is evident, in good condition overall
- Condition of pavement at walkways
- Stone dust path to concession building in good condition
 - New stone dust path is planned near tennis courts
- Do parking lots have adequate drainage?
- Drainage basin are located on western side of parking lot, some ponding visible
- Are there safety concerns with the functioning of the parking lots?
- None
- Are the parking lots adequately lit?
- Yes

Suggested Improvements:

- More curb cuts for walkways from parking lot to fields

M. ADA Compliance

Does the facility comply with ADA regulations?

- Yes, but not in all locations

Provide narrative and annotate plan.

- ADA parking is available in the parking lot
- Insufficient ADA access from the parking lot to the fields with lack of ramps/curb cuts
- No ADA access to the bleachers at the softball field or baseball field to southeast
- Walkways to the west and along the tennis courts have questionable ADA compliance

N. Overall Appearance of Field

Describe the overall appearance of the field

Overall appearance of field is in good condition. The turf is well kept with sufficient irrigation. Field equipment and structures are all in good condition. ADA access is a concern to reach all fields on site. No lighting on fields. Drainage, Improvements are planned at playground area. Large baseball field outfield in undersized with baseballs reaching adjacent little league field during play.

O. Additional Comments

N/A



SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD I
NATURAL TURF FIELDS



LITTLE LEAGUE DUG-
OUT AND NETTING



LITTLE LEAGUE BACKSTOP



LITTLE LEAGUE INFIELD



LITTLE LEAGUE OUTFIELD



ADA PARKING



PRESS BOX



BULLPEN



SOUTH LITTLE LEAGUE FIELD



DOUBLE GATE



SEATING AND BATTING
CAGE



CONCESSION BUILDING



BATTING CAGES

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD I
NATURAL TURF FIELDS



RECREATION BASEBALL
FIELD



PITCHERS MOUND



RECREATION BASEBALL
INFIELD



DUGOUTS



MANUAL SCOREBOARD



STORM INTAKE



SOCCER FIELD



SKATE PARK



TENNIS COURT



DISCONTINUED WALKWAY



GRADE CHANGE



WETLAND

SOUTHBOROUGH ATHLETIC MASTER PLAN

FIELD I
NATURAL TURF FIELDS



SHADE STRUCTURE



PLAYGROUND



RECEPTACLE



ELECTRICAL METER



STORAGE STRUCTURE/
BLEACHERS



BLEACHERS



SOCCER FIELD

SOUTHBOROUGH ATHLETIC MASTER PLAN



ALL DATA LAYERS WERE OBTAINED FROM OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

150 75 0 150
SCALE: 1"=150'

EXISTING CONDITIONS

MARY E. FINN SCHOOL
60 RICHARDS ROAD SOUTHBOROUGH, MA
PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASMENT
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER



PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035
508-543-1755

SOUTHBOROUGH ATHLETIC MASTER PLAN

102



Capacity

To quantify capacity for athletic facilities in Southborough, usage assumptions were made based on field type. The following items were considered for each season to calculate capacity

1. Field Size and Type- Field sizes and type correspond to its ability to support certain age groups and levels of play
2. Engineered vs. Non-Engineered vs. Synthetic Turf- Each field type has an average level of service that it can support per season
3. Number of field overlays or multiple uses- Capacity is lessened for each use and overlay of an athletic field
4. Length of the season- Assumes that events are distributed throughout a season

Field Construction Type	Recommended Primary Use	Recommended Number Weekly Events	Avg Hours of Use Weekly
Synthetic	Game	25	37.5
Engineered/Irrigated	Game	18	27
Engineered/non irrigated	Game/Practice	13	19.5
Non Engineered/Irrigated	Practice Low Level Games	12	18
Non Engineered/Non Irrigated	Practice Only	9	13.5

Demand

A number of factors were included in quantifying demand for athletic facilities in Southborough. The following items were considered as part of the calculations for demand.

1. Field Sports- Field sports is used in lieu of Field type which was used in calculating capacity. Field sports allows for a demand by age segment and sport type in order to apply this demand individually to multi-use and overlay fields as with capacity scheduling is responsible for simultaneous use and safe adjacencies
2. Participant Age- Age segments provided by Southborough Parks and Recreation
3. Population of Age segment served
4. Estimated percentage of growth

Season 1 Field Sport Participation

Field Type	Target Participant Age	Actual # Participants	# of Practices (est, duration 1.5 hrs)	# of Games (estimated duration 1.5 hrs)
Youth Softball	6 to 12	84 (N&S)	12	14
Adult Softball	13 to 50	80	0	192 hours
Youth Baseball (60')	6 to 12	295	195	165
Teen/Adult Baseball (90')	13 to 18	70	35	80
Regulation Soccer	12 and up	117	150	40
Junior Soccer	6 to 11	200	330	70
Lacrosse	8 to 18	0	0	0
Lacrosse - Girls	8 to 18	0	0	0
Field Hockey	8 to 18	0	0	0

Season 2 Field Sport Participation

Field Type	Target Participant Age	Actual # Participants	# of Practices (est, duration 1.5 hrs)	# of Games (estimated duration 1.5 hrs)
Youth Softball	6 to 12			
Adult Softball	13 to 50	80	0	144 hours
Youth Baseball (60')	6 to 12	25	20	40 hours of clinic/scrimmage
Teen/Adult Baseball (90')	13 to 18			
Regulation Soccer	12 and up	152	200	50
Junior Soccer	6 to 11	248	360	80
Lacrosse	8 to 18		312	156
Lacrosse - Girls	8 to 18	150	18	45
Field Hockey	8 to 18	0	0	0

Season 1 Athletic Field Demand

Field Type	Engineered	Non Engineered	Synthetic	Total	Secondary Field Overlays	Adjusted Field Equivalent	Estimated Event Capacity/Season 1	Demand (# of Events)	# of Additional Engineered Fields Required
60' Little League Baseball	2	1		3	Fay Memorial	2.5	610	378	-8.6
90' Baseball Fields	0	1	0	1	Finn	0.33	47	121	2.7
60' Softball Fields		4	0	4	Trottier, Neary, Woodward, Finn	1.5	280	27	-9.4
60' Adult Softball Fields	0	1	0	1	Woodward	0.33	47	134	3.2
Regulation Soccer Fields	0	0	1	1	911	0.33	124	200	2.8
Junior Soccer Fields (165'x300')	1	2	0	3	0	3	550	210	-12.6
U10 Soccer Fields (135'x180')		5	0	5	Neary, Lundblad, Trottier, Woodward	2.5	350	210	-5.2
Lacrosse			1	1	911	0.33	124	0	-4.6
Football			1	1	911	0.33	124	0	-4.6

The above chart shows athletic field demand by field sports for season 1 from March to August. The results of comparing the demand of field sports to the field type capacity tells a story that is very similar to what we heard from the small group interviews. The town lacks a full size baseball field, the current field is an overlay of a soccer field, the grading behind first and second base is unsafe and the field is too short to be played adjacent to other activities. Due to the overlay of soccer fields at Woodward school the adult softball field is unable to appropriately accommodate its level of activity. The town of Southborough is short multiple full size soccer fields. With only one field (911) able to accommodate the sport, participants are left to seek other opportunities for field space. As a result of fragmented open space and non-engineered athletic fields the town has an abundance of low level small soccer fields.

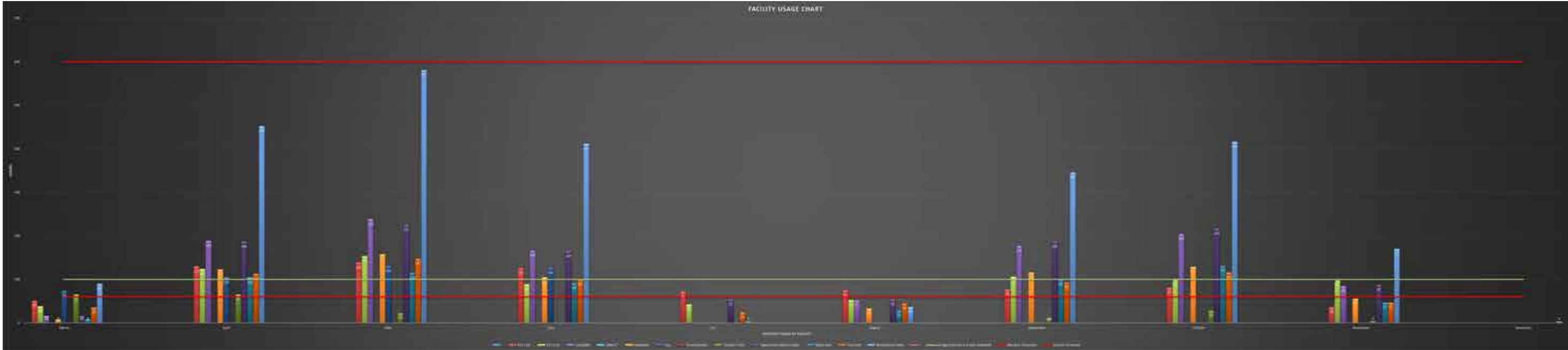
* Adjusted field equivalent is determined by evaluating the field type, the level of service and the amount overlays for each individual field.

* A negative number in the column of # of Additional Engineered Fields Required represents a surplus of fields during that given season.

Season 2 Athletic Field Demand

Field Type	Engineered	Non Engineered	Synthetic	Total	Secondary Field Overlays	Adjusted Field Equivalent	Estimated Event Capacity/Season 2	Demand (# of Events)	# of Additional Engineered Fields Required
60' Little League Baseball	2	1		3	Fay Memorial	2.5	610	40	-10.6
90' Baseball Fields	0	1	0	1	Finn	0.33	47	40	-0.1
60' Softball Fields		4	0	4	Trottier, Neary, Woodward, Finn	2	280	0	-5.2
60' Adult Softball Fields	0	1	0	1	Woodward	0.33	47	96	0.9
Regulation Soccer Fields	0	0	1	1	911	0.33	124	250	2.3
Junior Soccer Fields (165'x300')	1	2	0	3	0	3	550	220	-6.1
U10 Soccer Fields (135'x180')		5	0	5	Woodward	4	525	220	-5.6
Lacrosse			1	1	911	0.33	81	531	8.3
Football			1	1	911	na	81	0	-1.5

The chart showing demand of field sports in season 2 from September to December is much the same as season 1. Again we see a shortage of full size athletic fields. The demand for a lacrosse field is extreme. Currently there is not a field with appropriate amenities to support lacrosse. While 911 field can accommodate the field size the facility lacks appropriate safety fencing and netting to protect athletes and spectators.



Facility	March	April	May	June	July	August	September	October	November	December
Compton Field	43	82.5	80.5	52.5	22	9	2	18	9	
101 (H)	38	32	71	40.5	8	36.5	36.5	43	36.5	
101 (T)		34.5	58	49	6	25.5	34	26	18	
Lundblad	38	188	198	198	8	32	11.5	204	84	
Liberty		3.8	6/9	1/9			6/9	8/5	2/1	
Kalender	8	122	104.5	383.3		32.5	115	138.5	56	
Pu				130						
Field Hockey	79	528	9	975.5	174	76.5				
Football Field		31.38	8	37.8	12	33.38	4	10	82	40
Heavy and Light Fields	16	186	224.5	16.5	52.5	18.5	188	218	87	3.24
Heavy Soft	8	104	105.5	30	8	34	98.5	110	42	
Field Soft	34	112.5	143.5	97.5	24	28	93	98	42	188
Woodward Field	88	452	582.5	612.5	40.5	46.5	140	415.5		

This chart shows a depiction of field usage in Southborough. Data comes from individual organizations and the reservation system used by Southborough Recreation. With the exception of Lundblad, data is presumed to be accurate. The vertical axis to the left indicates hours. The horizontal axis at the bottom represents months. The chart shows each facility in a color coded bar.

What this graph tells us is that based on hours of use per month, most fields are at or above average use of 60 hrs per month and bordering if not exceeding the 80 hr per month threshold to keep the fields healthy. The recommendations in the following sections will provide options to improve the playing surface of fields getting lower use and options for lighting and synthetic turf where feasible to relieve or extend hours of use to accommodate those organizations currently seeking playing or practice time outside of the Southborough Recreation system.

Finn-Mooney											
Event	March	April	May	June	July	Aug	Sep	Oct	Nov		
Shore Youth Baseball	526.0	792.0	975.5	906.0	759.5	4.0	72.0	82.0	44.0		

Trotter Track						
Event	April	May	June	Sep	Oct	Nov
NIS Girls Lacrosse	31.50	37.5	12			
Fay School	21	4.25				
TMS Special Olympics	10					
Program: Trotter Track & Field	5	18	9			
Program: Trotter Bubble Soccer	0	6.64	1.14			
Program: Trotter Cross Country	0	0	0	7	12	
Program: Trotter Flag Football	0	0	0	3.78	8.78	
nt. Marks	0	0	0	0	6.68	3.34
TOTAL	65.5	64.39	23.14	38.75	27.43	3.34

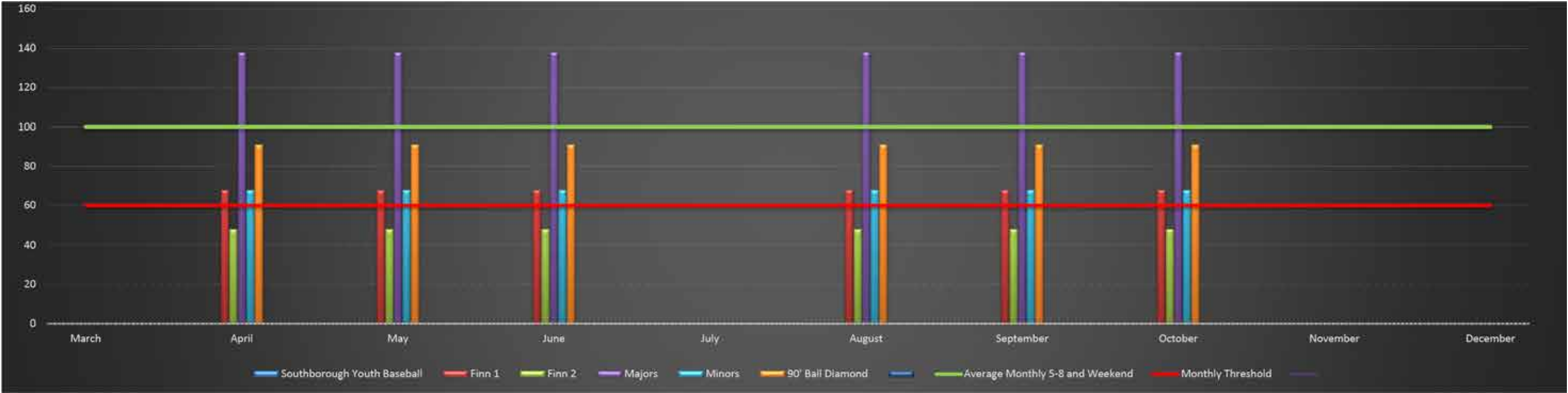
Neary and Depetri Fields											
Event	March	April	May	June	Aug	Sep	Oct	Nov			
SYSA Soccer	16.0	186.0	224.5	163.5	52.5	186.0	279.0	87.0			
NECC - Road Rate			16.0								

Neary Soil											
Event	March	April	May	June	July	Aug	Sep	Oct	Nov		
SYSA Soccer	8.0	104.0	119.5	90.0		28.0	98.5	111.0	47.0		
NECC - Road Rate			16.0								
Program: Anthony					8.0						
Program: Neary/ Trotter Quidditch								4.5	5.25		
Program: Neary Flag Football									4.5		

Finn Sod																	
Event	March		April		May		June		July		Aug		Sep		Oct		Nov
SYSA Soccer		94.0		111.5		142.5		97.5			28.0		93.0		109.0		47.0
ARHS Soccer League									24.0		16.0						
Program: Finn Soccer		1.0				4.0		5.0									
Program*															7.0		
*Come Fly a Drone, Rainy Day																	

Woodward Fields												
Event	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec		
Shore Youth Baseball	89.0	452.0	580.5	430.5	3.0	95.5	345.0	415.5	569.0	3.0		

636.0



SOUTHBOROUGH ATHLETIC MASTER PLAN



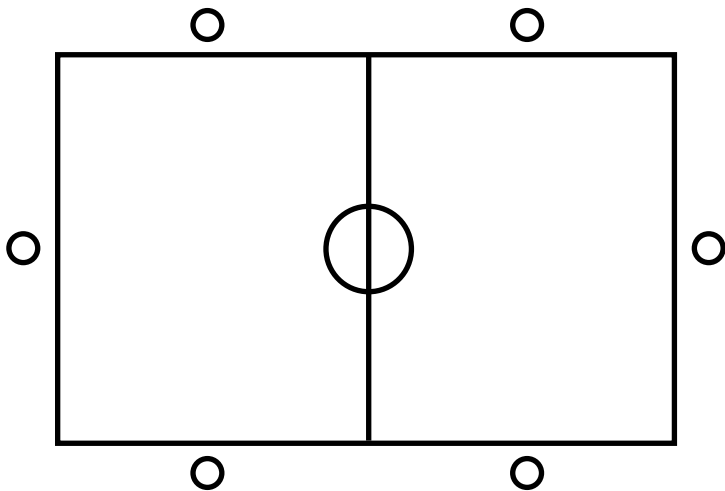
A. Geometry Evaluation:

List user groups and level of play for each: (i.e. high school, recreational)

- Elementary gym class
- Adult league basketball
- After school elementary programs
- Southborough Recreational Basketball

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- Full size basketball court with two smaller courts (6 hoops)



List deficiencies and recommendations for each gym:

- Not enough storage

B. Playing Surface

Type of Surface:

- Typical hardwood

Condition of Surface, i.e. quality of the court

- Court surface is in good condition

What is the condition court marking?

- Court markings are visible and in good condition

C. Gym Equipment

Note if item is present on-site and the condition:

- Court divider
- (6) Basketball hoops
- (2) Scoreboard
- (1) Indoor storage closet
- (1) Outdoor storage shed
- Bleachers

D. Parking Lots

Is parking adequate to serve the facility?

- Parking is adequate with the school parking lot with additional parking in the rear of the gym

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- Yes

Suggested Improvements:

- Additional storage

E. ADA Compliance

Does the facility comply with ADA regulations?

- Yes

Provide narrative and annotate plan.

N/A

F. Overall Appearance of Gym

Describe the overall appearance of the field

The gym is in good condition overall, the bleachers, basketball hoops and court are also in good condition. Storage is the main concern. Extended day program need scheduling time in the gym.

G. Additional Comments

N/A



COURT DIVIDER



INDOOR STORAGE



OUTDOOR HOOPS



OUTDOOR STORAGE



COURT 1



COURT 2



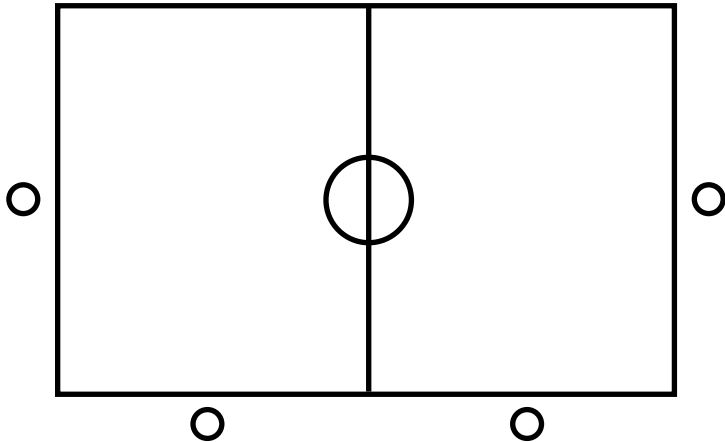
A. Geometry Evaluation:

List user groups and level of play for each: (i.e. high school, recreational)

- Elementary gym class
- After school elementary programs
- Southborough Senior Center walking Club

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- Practice size basketball court only (4 hoops)



List deficiencies and recommendations for each gym:

N/A

B. Playing Surface

Type of Surface:

- Typical hardwood

Condition of Surface, i.e. quality of the court

- Court surface is in good condition

What is the condition court marking?

- Court markings are visible and in good condition (practice only)

C. Gym Equipment

Note if item is present on-site and the condition:

- (4) Basketball hoops
- (1) Indoor storage closet
- (1) Outdoor storage shed
- Stage

D. Parking Lots

Is parking adequate to serve the facility?

- Parking is adequate with the school parking lot with additional parking in the rear of the gym

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- Yes

Suggested Improvements:

N/A

E. ADA Compliance

Does the facility comply with ADA regulations?

- Yes

Provide narrative and annotate plan.

N/A

F. Overall Appearance of Gym

Describe the overall appearance of the field

The gym is in good condition overall. No official games are played at this gym.

G. Additional Comments

N/A



COURT



COURT



GYM STAGE



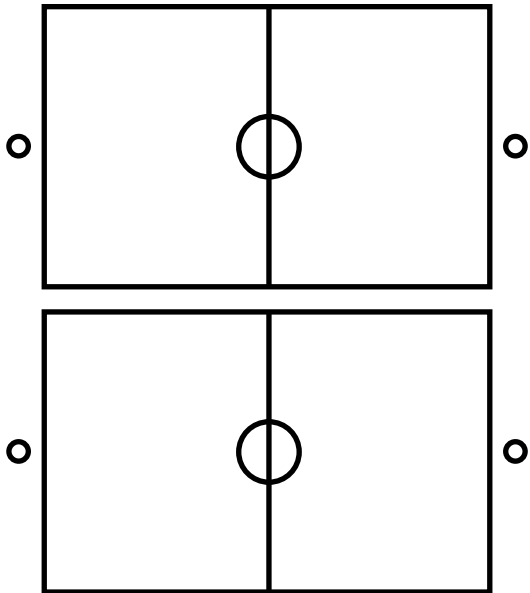
A. Geometry Evaluation:

List user groups and level of play for each: (i.e. high school, recreational)

- Elementary gym class
- After school elementary programs

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- (2) undersized gyms/courts with two hoops in each



List deficiencies and recommendations for each gym:

- Neary has two gyms separated by a permanent wall.
- Ceilings are lower than a standard gym
- Basketball courts are not full-size

B. Playing Surface

Type of Surface:

- Typical hardwood

Condition of Surface, i.e. quality of the court

- Court surface is in okay condition

What is the condition court marking?

- Court markings are poor and do not support regulation basketball

C. Gym Equipment

Note if item is present on-site and the condition:

- (4) Basketball hoops
- (1) Indoor storage closet
- Bleachers

D. Parking Lots

Is parking adequate to serve the facility?

- Parking is adequate with the school parking lot

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- Yes

Suggested Improvements:

N/A

E. ADA Compliance

Does the facility comply with ADA regulations?

- Yes

Provide narrative and annotate plan.

N/A

F. Overall Appearance of Gym

Describe the overall appearance of the field

The gym is in fair to poor condition with low ceilings, smaller gym dimensions, and insufficient amount of storage.

G. Additional Comments

N/A



COURT



COURT



GYM STORAGE



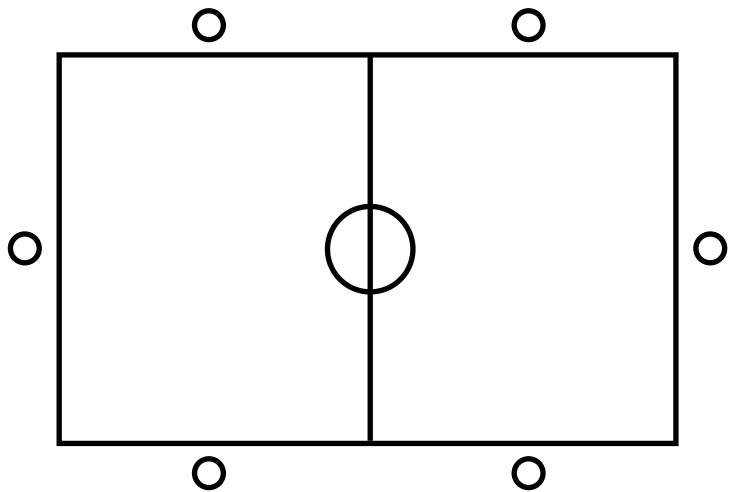
A. Geometry Evaluation:

List user groups and level of play for each: (i.e. high school, recreational)

- Middle School gym class
- After school programs
- Middle school basketball teams

Narrative of Geometry evaluation as it relates to user groups and level of play. Attach annotated plan or sketch showing dimensions of field.

- A full size basketball court with two smaller sizes courts



List deficiencies and recommendations for each gym:

N/A

B. Playing Surface

Type of Surface:

- Typical hardwood

Condition of Surface, i.e. quality of the court

- Court surface is in okay condition

What is the condition court marking?

- Court markings are poor and do not support regulation basketball

C. Gym Equipment

Note if item is present on-site and the condition:

- (6) Basketball hoops
- (2) Indoor storage closet
- Bleachers
- (2) Scoreboards

D. Parking Lots

Is parking adequate to serve the facility?

- Parking is adequate with the school parking lot

Are there safety concerns with the functioning of the parking lots?

- No

Are the parking lots adequately lit?

- Yes

Suggested Improvements:

N/A

E. ADA Compliance

Does the facility comply with ADA regulations?

- Yes

Provide narrative and annotate plan.

N/A

F. Overall Appearance of Gym

Describe the overall appearance of the field

The gym is in great condition overall with storage.

G. Additional Comments

N/A



COURT



OUTDOOR COURT

Indoor Gym Space Recommendations

This report evaluated the indoor facilities used by the Southborough Recreation programs and the local youth organizations for quality of the space, size of the space and appropriate accommodations for equipments necessary to facilitate the activities.

Overall, Southborough lacks enough indoor recreation space to support its current users. Currently all facilities are used to their fullest as appropriate for the level, age and size of the group. School programs and schedules take precedent sometimes making scheduling more difficult for youth programs. The school gyms as well as many private gyms have minimum time requirements which can often be too costly for recreation programs. Often resulting in cancellation. Summer use of gym space associated with the schools is limited based on available staff. Youth basketball is the largest user of indoor facilities using Neary, Woodward, Finn and Trottier. Some facilities are too small to support large groups or higher levels of play such as Neary and Woodward. Ultimately Southborough needs more indoor space to support community, youth and recreation organizations and activities. With an indoor space under the control of the recreation department the town could offer more programming and access to various user groups throughout the community.

Recommendations: The Town of Southborough go through an additional planning process to amend this report and to identify the best size and location for an indoor facility that supports the community. Items to consider include a needs assessment survey of the community to identify programs and spaces that maybe used as part of a community center.

Those items/spaces may or may not include the items/spaces listed below

Recreation Spaces

- Multi-Use Gymnasium dividable into to full size basketball courts
- Cardiovascular Equipment /Weight Room
- Fitness Assessment Room / Health Resource Room
- Aerobics/Dance Studio multi-use room
- Elevated Walk/Jog Track (11 laps to 1 mile)
- Aquatic Spaces
- Lap pool

Community Spaces

- Lobby /Community Living Room
- Community Hall (large divisible 3-room space with portable stage)
- Caterer's/Teaching Kitchen
- Multi-purpose/Arts-Crafts Classroom

Building Support Spaces

- Technology (nodes dispersed throughout facility)
- Locker Rooms
- Family /Special Needs Changing Rooms
- Recreation Dept. / Facility Administrative Offices

KALLANDER FIELD - FIELD A:
NATURAL TURF SOCCER FIELD



Kallander Field is generally in very good condition. At the time of site investigation, the field did have some diseased areas of grass that needed attention and those may close the field from use for a short amount of time. The facility functions mainly as a soccer field and is just short of being a high level playing surface because of its 280'x175' dimension. The field is also limited for other types of play like lacrosse due to the lack of netting. The field is not up to the most current level ADA requirements and any major improvements to the facility may require the facility to meet the current ADA code.

Kallander Field is a sand based playing surface, although construction documents are not available to determine the construction methods sand base vs. sand cap. Sand based fields require a significant amount of extra maintenance in order to keep them healthy, and generally they are considered the best of natural grass playing surfaces, especially for soccer.

The field should receive no more than 350 hrs of play in a year. Top dressing is extremely important and should be done with a USGA sand. It is important that sand based fields are not top dressed with organics because it could plug off field drainage. Maintenance should include the following and most of these practices are currently being done:

High Priority

- 1.0 Drainage
- 2.0 Erosion control on east side of the site
- 3.0 Sand based field maintenance practices

Low Priority

- 1.0 Additional Seating
- 2.0 Restrooms
- 3.0 Scoreboard
- 4.0 Parking Improvements

Medium Priority

Fencing/Netting

33 Mowings / Season

Aeration, 3 Times Per Year

Sand based Sod Replacement of Sidelines

Fertilizer @ 4.25 lbs N / year

Soil Amendments

Based on Soil Tests

Herbicide Applications

Herbicide as allowed by town per The Children and Families Protection Act

Pre-emergent Applications

Growth Regulator (Apr, May, Jun, Jul, Aug)

Primo or equal

Game Field Prep's

Paint

Over-Seeding

Seed

Water, 1 Acre Inch Per Week

Kallander field is not an ideal location for synthetic turf due to its limitations in size and proximity to residences. The same is the true for lighting the field.

Recommendations include: Improve surrounding hill side erosion. Installation of a 2” lateral drainage with sand seams, if this does not already exist. A scoreboard for game play. 20’ netting behind both end lines to serve as a ball stop system and improve the sites usability by more sports. Additional improvements to be considered by the town as budget allows include paving the parking areas, construction of restroom facilities and ADA access to the sidelines.

Opinion of Probable Cost
Woodward Design Group
Jan-19

Opinion of Probable Cost - Kallander Athletic Field

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Demolition				
Temporary Utilities	1	LS	\$5,000	\$5,000
Temporary Chainlink Fence	1800	LF	\$6	\$11,000
Grass Seed	2,000	LB	\$5	\$5,000
Strip Road	1	LS	\$5,000	\$5,000
Irrigation Pipe	1	LS	\$2,000	\$2,000
Erosion Protection	8	BA	\$500	\$5,000
Subtotal				\$32,500
Site Improvements				
Final Grading of Field	1	LS	\$10,000	\$10,000
Recover Grass Seed - 50000 of @ 2"				
Seed is of seed	280	CY	\$25	\$7,000
Seed based soil	1	acre	\$10,000	\$10,000
Irrigation relocation and expansion	1	LS	\$10,000	\$10,000
Field Drainage	1	LS	\$55,000	\$55,000
Grading outside playing surface	1	LS	\$1,000	\$1,000
Handicapped parking improvements	1	LS	\$12,000	\$12,000
Parking lot curbside	2	BT	\$25,000	\$50,000
Handicapped	2	BA	\$7,500	\$15,000
Subtotal				\$158,500
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$171,000
GENERAL CONDITIONS, BOND, CONTRACTOR ORRP				\$15,000
CONTINGENCY				\$5,000
TOTAL				\$220,000

LIBERTY ESTATES FIELD B:
NATURAL TURF PRACTICE FIELD



High Priority

- 1.0 Encourage practice and neighborhood use to relieve pressure of other fields
- 2.0 Additional Buffer planting for abutters
- 3.0 Field sub-drainage

Liberty Estates Field is a good sized open space in a residential area. The field should be considered lower priority for a number of reasons. It is not easily expandable in size due to its proximity to wetlands and residences. It has no ability to create a parking lot or any amenities such as restrooms. It is a great place to hold practices particularly for younger athletes. Maintenance practices include:

33 Mowings / Season

Aeration, 3 Times Per Year

Fertilizer @ 4.25 lbs N / year

Soil Amendments Based on Soil Tests

Herbicide Applications Herbicide

Pre-emergent Applications

Over-Seeding Seed

Water, 1 Acre Inch Per Week

Recommendations Include: Installation of 2" lateral sub-drainage with sand seams and an irrigation system.

911 MEMORIAL FIELD- FIELD C:
MULTI-USE SYNTHETIC FIELD



High Priority

- 1.0 Replace synthetic turf field
- 2.0 Athletic field lighting

Medium Priority

- 1.0 Parking
- 2.0 Fencing/Netting

Low Priority

- 1.0 Shelter/Restrooms
- 2.0 Additional Seating

911 Field is a synthetic turf multi-use field that is reaching the end of useful life. The field has substantial value to the Town as its only public synthetic turf field and it also hold a great deal of significance as it is a field memorializing the tragedies of 9/11/2001.

The field itself is in poor condition and in need of replacement. Due to its age and its use it will only continue to deteriorate creating an unsafe playing surface and increase the risk for injury to athletes.

Recommendations: It is recommended the town consider replacement of the field surface including all existing sub-base and drainage. If budget allows the town may want to consider the use of a pad and an alternative infill to sand and rubber. To improve safety of the field for both spectators and athletes the town should also consider 20’ netting behind both end-lines to capture loose balls, particularly a lacrosse ball which is hard and travels at a high velocity.

As allowed by DCR and agreeing parties to the lease of the land the town should also consider lighting of the field. Lighting the field extends the hours of play by almost double its current usage. If the town or any sporting organizations intend to use 911 Field as a game day field, an LED scoreboard should be considered as budget and lease agreement allow. Other recommendations including paving of the parking lot, new fencing and improved ADA access.

Maintenance practices for synthetic turf fields should include the following :

- Seam Repairs (by turf contractor over the warranted life of the turf)
- Apply Infill (1 time per year; by the turf contractor for the warranted life of the turf)
- Groom or Sweep Field (every 100 hrs of use)

911 Field is in need of replacement. At the time of this report it is understood that the town is in negotiations with DCR and other parties over the lease of the land and its future use. This report does not guarantee that all recommendations made will be acceptable by all parties but rather makes recommendations that create a safer more usable and accessible space for local athletes.

Opinion of Probable Cost - 911 Memorial Field

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Construction				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	2500	LF	\$6	\$15,000
Remove & Dispose Existing Synthetic Turf	83,497	BF	\$2	\$125,300
Fill Rock	1,500	LF	\$3	\$4,500
Subtotal				\$162,800
Site Improvements				
Base Grading of Synthetic Turf Field	1	LS	\$20,000	\$20,000
Synthetic Turf	87,516	BF	\$4.50	\$393,500
Football Soccer Goal Post	1	LS	\$35,000	\$35,000
Base and Finishing Stone Sideline	1	LS	\$120,000	\$120,000
PCC Field Curb	1,220	LF	\$25	\$30,500
Field Drainage	1	LS	\$60,000	\$60,000
Field Lighting	1	LS	\$360,000	\$360,000
Subtotal				\$1,018,400
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$1,172,200
GENERAL CONDITIONS, BOND, CONTRACTOR OVERLAP				\$117,220
CONTINGENCY				\$45,580
TOTAL				\$1,349,000

LUNDBLAD FIELD - FIELD D:
NATURAL TURF MULTI-USE FIELDS



High Priority

1.0 ADA Accessible walk

2.0 Seating

Atop a former landfill, Lundblad Field is a multi-use facility that is large enough to support multiple youth sized fields for soccer lacrosse and flag football. At some previous date the landfill was capped with an impervious barrier in order to be able to place soil, drainage, and irrigation, to create a recreation space. That impervious liner is starting to show through the surface, and the town should consider having an environmental consultant specializing in landfills investigate what needs to take place in order to bury that liner back below the playing surface. The site is a former landfill and because of this it is also subject to settlement over a long period of time. That settlement can create less than desirable playing surfaces for ball roll and cause fatigue for an athlete.

Recommendations:

Consult an environmental professional specializing in landfills to investigate the exposed liner. Lundblad is a very flexible space because of its size.

As budget allows the town should consider a new surface for this field. Starting with laser grading the surface and either sodding or seeding as time allows. Irrigation and drainage should be maintained and if the field doesn't have sub-drainage, a system of 2" laterals with sand seams should be considered. The field may still move and settle and become noticeable over long periods of time, but due to the lack of available facilities this size in town it is recommended to continue to improve the surface when necessary to maintain a quality athletic facility.



SOUTHBOROUGH ATHLETIC MASTER PLAN

Opinion of Probable Cost - LUNDBLAD FIELDS

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Demolition				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	1800	LF	\$6	\$11,400
Membrane Repair (consult specialist)	1	LS	\$80,000	\$80,000
Silt Sock	1,000	LF	\$3	\$3,000
Subtotal				\$102,400
Site Improvements				
Fine Grading of Field	1	LS	\$25,000	\$25,000
6" Stone base- over membrane	10,190	cy	\$15	\$152,850
Natural Grass field - 184,000 sf @ 6"				
Haul in of topsoil	10,190	CY	\$25	\$254,750
Irrigation	1	LS	\$40,000	\$40,000
Field Drainage	1	LS	\$50,000	\$50,000
Seeding	4	Acre	\$3,000	\$12,000
Subtotal				\$535,400
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$637,800
GENERAL CONDITIONS, BOND, CONTRACTOR GUHP				\$53,700
CONTINGENCY				\$31,800
TOTAL				\$734,000

*Note these cost assume replacement of field surface to access the membrane
not all costs may be incurred consult a landfill specialist

FAY MEMORIAL - FIELD E:
NATURAL TURF MULTI-USE FIELD/PLAYGROUND



High Priority

- 1.0 Individual Park Master Plan
- 2.0 Playground/Shelter Structures

Medium Priority

- 1.0 Parking
- 2.0 Relocating Baseball Field

Low Priority

- 1.0 Trail Improvements

Fay Memorial Park is a small neighborhood park bordered by the Sudbury Reservoir. The park is currently undergoing a planning effort to update the park and replace certain components. There were several groups using the playground and walking the stone dust path at the time of the site inspection and the park seems to get heavy use. There is a small youth size baseball infield with a backstop and a large grass outfield surrounded by the stone dust path. Most parking occurs across the street and handicap accessibility is a challenge.

Recommendations: The park planning effort is believed to be focused on the park play components, equipment and structures which will be a great new asset to the community. As part of planning efforts the town may consider “Inclusive Playground Equipment” and multiple play spaces. The baseball field is under sized to accommodate much play after tee-ball. The infield was in need of repairs at the time of the site investigation and the backstop is small and close to a high volume roadway. As part of the planning efforts for Fay Memorial Park the town should consider relocating the baseball facility to the Mary Finn Elementary School, where other similar facilities are located. Baseball infields can be tough to maintain and having the facilities centrally located and in proximity one another allows the shared use of equipment and materials without extra transport.

In place of the small baseball field the town can fit a really nice sized youth soccer field 45yd x 60yd (u10 6v6). Improvements to the loop trail, such as distance markers and an improved surface are small improvements that make a dramatic difference in appearance and usability of the facilities. Fay Memorial has all necessary components to become the town's premier family park, with shelter, play equipment, seating, open space and a loop trail.



EXISTING CONDITIONS
FAY MEMORIAL PARK
40 CENTRAL STREET SOUTHBOROUGH, MA
PARE PROJECT No. 16117.00 FEBRUARY 2016

LEGEND

- PROPERTY LIMIT
- BUILDING SETBACKS
- ABUTTING PROPERTIES
- EASEMENT
- PONDS & STREAMS
- FEMA LINE
- DEP WETLANDS
- 20-FOOT NO DISTURBANCE
- 100-FOOT WETLAND BUFFER
- 200-FOOT RIVERBANK

Opinion of Probable Cost - Fay Memorial Park

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Demolition				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	1500	LF	\$6	\$9,000
Remove & Dispose baseball backstop	3,307	SY	\$9	\$28,200
Silt Sock	400	LF	\$3	\$1,200
Inlet Protection	4	EA	\$300	\$1,200
Subtotal				\$47,600
Site Improvements				
Fine Grading of Field	1	LS	\$10,000	\$10,000
Natural Grass field ~ @ 6"				
Haul in of topsoil	600	CY	\$25	\$15,000
Irrigation	1	LS	\$40,000	\$40,000
Field Drainage	1	LS	\$20,000	\$20,000
Stone Dust Path improvements	900	LF	\$15	\$13,500
Subtotal				\$98,500
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$146,100
GENERAL CONDITIONS, BOND, CONTRACTOR OH&P				\$14,610
CONTINGENCY				\$7,305
TOTAL				\$169,000

WOODWARD SCHOOL CHOATE FIELD - FIELD F:
NATURAL TURF MULTI-USE FIELD AND SOFTBALL FIELD



High Priority

- 1.0 Athletic Lights
- 2.0 Drainage

Medium Priority

- 1.0 Softball fencing
- 2.0 Restrooms

Low Priority

- 1.0 Scoreboard
- 2.0 Additional Seating

The general condition of the fields at Woodward school is very good. The basketball court is always busy, the soccer fields are the preferred place to practice and the softball field is full 5 nights a week. The major drawback is that neither soccer or softball can fit an ideal full size field in the sites current configuration.

Option A

Improving the drainage and infrastructure should be a priority for these highly used fields. The softball field is in need of a new infield regraded to properly to shed water and keep water from the hillside from affecting play. It is unknown what the drainage infrastructure is underneath the soccer fields but a 2” lateral sub-drain system with sand seams should be considered to remove water quickly from the playing surface. These improvements allow the facility to function much the same as it does today with improvements that may help after large rain events. The basketball court receives a lot of play and the town should consider enclosing the court with fencing that allows the sport to contain itself from other activities and greatly increases safety in the parking lot. The fields are adjacent to Cordaville Rd. and due to the smaller sized softball field and close proximity to the soccer fields the town should consider placing 20’ tall netting along portions of the site adjacent to Cordaville Rd.

Option B

While the site is a great practice facility under the lights for soccer, and a fun venue for adult softball neither sport can fit an ideal size playing field for its athletes. As budget allows in future planning the town should consider making Woodward School a complex of open space that allows for a full size soccer or lacrosse field along with smaller sized practice and youth fields under the lights. This would require relocating the softball field to Mary Finn Elementary School where similar facilities are located and the field can be utilized by more than just adult softball. Improvements should still include fencing of the basketball court and improved grading, drainage and irrigation for the entire site.



Opinion of Probable Cost - Woodward / Choate Athletic Fields

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Construction				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	2000	LF	\$6	\$12,000
Remove & Dispose Softball Backstop	1,307	SY	\$9	\$28,200
Soil Sort	2,000	LF	\$3	\$6,000
Inlet Protection	4	EA	\$300	\$1,200
Subtotal				\$55,400
Site Improvements				
Fine Grading of Turf Fields	1	LS	\$25,000	\$25,000
Haul in of Topsoil	2,518	CY	\$25	\$63,000
Additional Irrigation	1	LS	\$60,000	\$60,000
Field Drainage	1	LS	\$70,000	\$70,000
Seeding	3	Acre	\$3,000	\$9,400
Subtotal				\$227,400
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$282,800
GENERAL CONDITIONS, BOND, CONTRACTOR DRMP				\$28,200
CONTINGENCY				\$14,140
TOTAL				\$326,000

FIELD G:
NATURAL TURF FIELDS AND TRACK



Trotter School is centrally located and close to the Neary School and fields. The site has a synthetic running track and softball field. The synthetic track is nearing the end of its functional life and is showing some wear and age. The track is an odd size that does not meet any regulated track standards. The softball field sees very little use based on the survey conducted through the master plan and in follow up surveys organizations noted the site has poor drainage and that the infield needs some repairs.

Recommendations: The town should consider replacing the synthetic track. The track is not only showing its age, but is also a size that does not meet regulated track standards. It is recommended that the track be replaced with a full size 400m track. As budget and future improvements allow the town may also consider a synthetic turf multi-use field within the infield of the track. Increasing the size of the track allows for a larger field to be placed within the infield. A multi-use synthetic turf field can accommodate soccer, football, lacrosse and field hockey and a substantial amount of hours on the playing surface without damage. Other improvements and upgrades that maybe considered down the road with a synthetic turf field include lighting and a scoreboard.

Increasing the size of the field impacts the current softball field and open space. The current use of the softball field may not justify keeping such a maintenance intense surface so far away from other activities. As part the track replacement the town should consider removing the softball field and improving the fields grading drainage and infrastructure to support a smaller full size soccer field for practice and or larger tournament play.

High Priority

- 1.0 Synthetic turf
- 2.0 New track surface

Medium Priority

- 1.0 Athletic lights
- 2.0 Natural grass drainage/ grading

Low Priority

- 1.0 Restrooms
- 2.0 Additional seating



SOUTHBOROUGH ATHLETIC MASTER PLAN

Opinion of Probable Cost - Trotter Track and Fields

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Construction				
Temporary Utilities	1	LB	\$8,000	\$8,000
Temporary Chainlink Fence	2500	LF	\$6	\$15,000
Remove & Dispose Existing Track	1	LB	\$20,000	\$20,000
Ball Back	1,500	LF	\$3	\$4,500
Subtotal				\$47,500
Site Improvements				
Fine Grading of Synthetic Turf Field	1	LB	\$25,000	\$25,000
HMA with 6" Stone Base- D Areas and Long Jump	3,500	SY	\$32	\$114,500
Regrade Grass Field - 7000sf @ 6"				
Haul in of Topsoil	1,200	CY	\$25	\$30,000
Fine Grading Practice Field	1	LB	\$15,000	\$15,000
Irrigation	1	LB	\$40,000	\$40,000
Practice Field Drainage	1	LB	\$20,000	\$20,000
Seeding	2	Acres	\$3,000	\$6,000
Synthetic Turf	87,516	SF	\$4.25	\$372,000
Football Soccer Goal Post	1	LB	\$35,000	\$35,000
Track Surface	7,114	SY	\$50	\$355,700
Base and Finishing Stone Rubstone	1	LB	\$120,000	\$120,000
Shot Drain/Trench Drain	1,305	LF	\$60	\$78,300
PCC Field Curb	440	LF	\$25	\$11,000
Field Drainage	1	LB	\$50,000	\$50,000
Discus Hammer Cage	2	LB	\$25,000	\$50,000
Shotput	2	EA	\$7,500	\$15,000
Long Jump Runways and Pits	2	EA	\$8,000	\$16,000
Javelin Runway	1	EA	\$8,000	\$8,000
Subtotal				\$1,384,300
GRAND TOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$1,431,800
GENERAL CONDITIONS, BOND, CONTRACTOR O&M				\$141,200
CONTINGENCY				\$70,600
TOTAL				\$1,624,000

FIELD H:
NATURAL TURF PRACTICE FIELDS



Neary School has a large expanse of open space allowing for multiple programs to occur on site. It has great parking and is centrally located to town providing great access to the sites amenities. Previous construction documents show a former full size baseball field on site which has become over grown and looks to be in transition to a green space.

Recommendations: Neary School has some of the largest public open spaces in the town. The site can fit multiple varying sized soccer fields, it has tennis courts, volleyball and a softball field. The town currently lacks the space to have a full size 90’ baseball diamond as originally constructed on this site. Depending on budget, phasing and future planning/relocation of facilities the town may consider re-installing a full size 90’ baseball diamond to accommodate upper age levels and upper levels of play. The baseball field size would still allow a full size soccer field in the outfield for practice or even game play. The current 90’ baseball field at Mary Finn Elementary School is under size and grading in the field is unsafe for the athletes. The Softball field at Neary School may be able to be relocated depending on future plans for Mary Finn elementary allowing yet another open space for a smaller soccer field. As budget allows the town may also consider a larger size synthetic turf surface that could be used for both a full size baseball field and the accommodation for a full size soccer field in the outfield. The synthetic turf takes some hassle out of maintenance of a full size baseball infield and the surface also allows for play after in-climate weather for both baseball and soccer.

There is not enough known about the use the volleyball court but it looks to be used and well maintained. There is also not enough user information on the tennis courts, but they looked to be used on a regular basis. There is some significant cracking occurring in the surface and although it is not currently in the playing area the court should be replaced should the cracking spread to the playing surface where it may cause risk of injury to the athlete.

High Priority

- 1.0 ADA Accessible walk
- 2.0 Drainage

Medium Priority

- 1.0 Restrooms

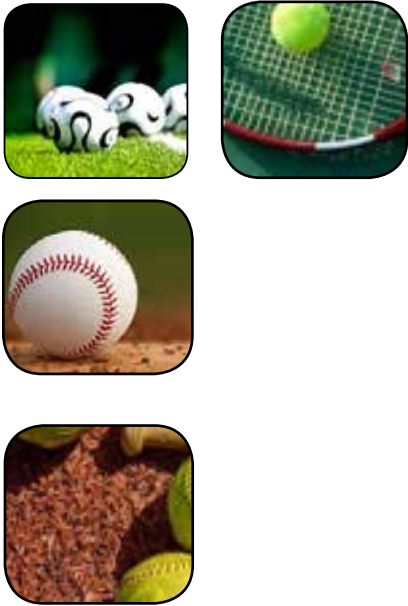


SOUTHBOROUGH ATHLETIC MASTER PLAN

Opinion of Probable Cost - Neary Athletic Fields

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Demolition				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	3000	LF	\$6	\$18,000
Remove & Dispose existing fence	1	LS	\$3,000	\$3,000
Silt Sock	2,000	LF	\$3	\$6,000
Subtotal				\$35,000
Site Improvements				
Fine Grading of Synthetic Turf Field	1	LS	\$25,000	\$25,000
Fine Grading Practice Field	1	LS	\$25,000	\$25,000
Revised Irrigation	1	LS	\$40,000	\$40,000
Regard practice fields	1	LS	\$20,000	\$20,000
Practice Field Drainage	1	LS	\$30,000	\$30,000
Seeding	3	Acre	\$3,000	\$9,000
Synthetic Turf	149,400	SF	\$4.25	\$635,300
Football Soccer Goal Post	1	LS	\$35,000	\$35,000
Backstop Fence	1	LS	\$40,000	\$40,000
Base and Finishing Stone Subbase	1	LS	\$165,000	\$165,000
Fencing	1,477	LF	\$60	\$88,700
PCC Field Curb	1,477	LF	\$25	\$37,000
Field Drainage	1	LS	\$65,000	\$65,000
Subtotal				\$1,215,400
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$1,250,400
GENERAL CONDITIONS, BOND, CONTRACTOR O&M				\$125,000
CONTINGENCY				\$62,500
TOTAL				\$1,438,000

FIELD I: Mary Finn School and Mooney Fields
NATURAL TURF FIELDS



High Priority

- 1.0 Drainage on all fields
- 2.0 Fencing for full size baseball field

Medium Priority

- 1.0 Lighting for Fields

Low Priority

- 1.0 Revise site layout

The first impressions of the fields at Finn School are impressive. Finn 1 and the Majors fields are maintained by the youth baseball organization and look well maintained for their amount of use. Overall the site feels like a baseball complex that has potential, but there are some areas where the site falls short and there are some safety and layout problems preventing it from being a premier facility.

In other recommendations for other facilities there were ball diamonds that received little use in their respective locations and the areas associated with them may have been suited better for other open space activities. Those recommendations indicated that Finn School may be an opportunity to relocate those facilities or their intended uses.

Centralizing baseball and softball into one location opens space for other activities and sports at the other facilities. It also centralizes a maintenance practice that is specific to these types of fields making it easier and more cost effective to maintain. Last it gives and identity to the facility that says “Here is where you go for baseball and softball in Southborough”.

Recommendations:

Relocate 90’ baseball diamond to Neary School and combine it with other activities to create a synthetic turf facility for baseball and a full size multi-use facility in the outfield. Relocate Fay Memorial Park ball diamond to Finn School and Relocate Softball fields at Trottier, Neary and Choate to Finn School. Finn School is also home to a soccer field, tennis courts and probably the biggest user the school itself.

The soccer field should be relocated along with the 90’ baseball infield, neither is graded properly for their specific sports and create potential safety issues. The playground associated with the school can be relocated to the current Finn 2 field along with a new basketball court. The school should continue to use open space for classroom and activity purposes as needed. The existing Tennis Courts see little use based on observation and their facilities may be better located for the public at another location.

Layout concepts are provided on the following pages. Option 1 shows two newly relocated diamonds capable supporting women’s fast pitch softball, 50’ and 70’ baseball and adult softball. The option leaves in place the Finn 1 diamond and Majors diamond. Option 2 is a pin wheel concept arranging all 4 diamonds around a central space that may be used for fans, a press box, concessions restrooms etc.

It should be noted that this area was mentioned as an emergency landing space which was unable to be verified in-depth at the time of the report. The recommendations do not take into account regulations or restrictions associated with the emergency landing area and such restriction should be investigated in further planning efforts.



SOUTHBOROUGH ATHLETIC MASTER PLAN



SOUTHBOROUGH ATHLETIC MASTER PLAN

Opinion of Probable Cost - Finn School Mooney Fields

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Construction				
Temporary Utilities	1	LG	\$8,000	\$8,000
Temporary Chainlink Fence	2500	LF	\$6	\$15,000
Remove & Dispose Asphalt Surface Tennis courts	150	SF	\$9	\$1,350
Gravel Backfill	2,000	LF	\$3	\$6,000
Initial Protection	5	EA	\$300	\$1,500
Subtotal				\$31,850
Site Improvements				
Rough Grading of Site	1	LG	\$25,000	\$25,000
Fine Grading of Field	1	LG	\$25,000	\$25,000
Fencing per field	650	LF	\$32	\$20,800
Initial Drain Field - 47716 sq ft @ 6"				
Head in at top end	500	CY	\$25	\$12,500
Initial Soil Amendments	1	LG	\$30,000	\$30,000
Ingraben	1	LG	\$40,000	\$40,000
Drainage	1	LG	\$25,000	\$25,000
Seeding per field	1	LG	\$3,000	\$3,000
Building Tracks	4	EA	\$5,000.00	\$20,000
Equipment, boxes, tool poles etc	1	EA	\$25,000	\$25,000
Construction	1	LG	\$25,000	\$25,000
Drainage	2	EA	\$20,000	\$40,000
Subtotal				\$308,800
24 Fields				\$4,228,200
Lighting of 2 Fields				\$200,000
Remove from landscape lighting				\$200,000
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$4,271,000
GENERAL CONDITIONS, BOND, CONTRACTOR O&M				\$227,100
CONTINGENCY				\$101,900
TOTAL				\$3,501,000

SHORT TERM	NEAR TERM	LONG TERM
<ul style="list-style-type: none"> DRAINAGE AT CHOATE SOCCER FIELDS (2" SAND SEAMS IN HERRING BONE PATTERN) GRADING OF CHOATE SOFTBALL INFIELD LIGHTING CHOATE DRAINAGE KALLANDER FIELD (2" LATERAL SAND SEAMS IN HERRING BONE PATTERN) BEGIN RELOCATION OF BASEBALL/SOFTBALL FIELDS TO FINN/MOONEY 1. START WITH REMOVAL AND RE-VEGETATION OF DIAMONDS AT NEARY AND TROTTIER INTO ONE DIAMOND AT FINN/MOONEY REPLACE 911 FIELD SYNTHETIC TURF, DRAINAGE AND NETTING AMEND CURRENT MASTER PLAN WITH PLAN FOR NEW COMMUNITY CENTER PARK UPDATES TO FAY MEMORIAL PARK 	<ul style="list-style-type: none"> PHASE II OF RELOCATION FINN/MOONEY FIELDS <ol style="list-style-type: none"> RELOCATE CHOATE SOFTBALL FIELD LIGHTING OF 2 DIAMONDS AT FINN/MOONEY RELOCATE 2 TENNIS COURTS TO NEARY RELOCATE 90' BASEBALL DIAMOND TO NEARY AND COMBINE WITH FULL SIZE SOCCER FIELD IN THE OUTFIELD (POSSIBLE SYNTHETIC TURF IN FUTURE) LIGHTING OF BASEBALL/SOCCER FIELD IF SYNTHETIC TURF OCCURS INVESTIGATION OF LANDFILL MEMBRANE AT LUNDBLAD. <ol style="list-style-type: none"> MAKE GRADING IMPROVEMENTS AS NECES-SARY. INSTALL DRAINAGE AND IRRIGATION UPGRADES 	<ul style="list-style-type: none"> CONSTRUCTION OF NEW A COMMUNITY CENTER NEW TRACK AND FIELD AT TROTTIER <ol style="list-style-type: none"> TRUE 400 M TRACK WITH SYNTHETIC TURF INFIELD ‘ LIGHTING OF TRACK AND FIELD INSTALL DRAINAGE AND IRRIGATION OF PRACTICE FIELDS INSTALL DRAINAGE AND IRRIGATION AT FAY MEMORIAL PARK INSTALL DRAINAGE AND IRRIGATION AT LIBERTY ESTATES