

(Continued from Application Form III. Description of Proposed Work)

Project Goals:

The construction of the Scarborough Pond crossing is intended to:

- Eliminate golf cart related traffic on the stone arch bridge thus reestablishing pedestrian only traffic
- Realign golf cart paths to reduce wear and tear on the 16th and 17th golf holes and achieve a significant net reduction in the total length of cart paths in this vicinity.
- Eliminate delays caused by the circulation conflicts and bottlenecks that occurs at the stone arch bridge.
- Reduce safety hazards (players proceeding from the 17th tee to the 17th fairway now must reverse their direction and cross in front of the 16th green, cross the historic stone arch bridge, then cross the 16th golf fairway to access the 17th fairway and green. This circulation pattern puts players on both sides of the pond in the direct path of approaching golf shots from the 16th fairway.

Project Specifics:

The project involves the construction of a cart boardwalk at Scarborough Pond, several short legs of asphalt cart path, limited grading, removal of redundant cart path sections, and turf reestablishment. The precedent for cart paths is well established throughout the golf course.

The Scarborough Pond crossing is achieved by the construction of a mostly wooden boardwalk structure. The structure's alignment meanders and dips in elevation at the center. The boardwalk is 150' in length x 8' in total width, with a 6' clear usable width for carts and pedestrians.

Specifications include:

- Wood beams, stringers, decking and curbing
- Rail system that includes wood posts (10-foot on center) with horizontal stainless-steel cables
- Helical steel piles and lateral supports
- Concrete abutments (both buried)

Design Aesthetic:

As custodian of the critically important landscapes that make up Franklin Park, the BPRD has sought to strike the proper aesthetic balance in the design of the Scarborough Crossing. The aesthetic qualities are described as follows:

- The low-profile cart boardwalk with cable rail system is intended to minimize visual disruption to the landscape and be visually distinct from the historic stone arch bridge that dates to the construction of the park.
- The design of the cart boardwalk itself is intended to be attractive and compatible with the naturalistic pond, meadow and woodland landscape that surrounds.

Photos:



Location of the proposed cart boardwalk crossing. 17th back tee is immediately to the right in the photo and 17th front tee, fairway and green are across the pond. 16th golf hole is to the left in the photo. The cart boardwalk would extend from just to the right of the yellow stake in the foreground to the left of the black stake across the pond near the forward tee.



Looking the reverse direction, with the 17th back tee located across the pond and the 16th golf hole located to the right in the photo. The proposed cart boardwalk crossing would connect from about the wooden post in foreground to the right of the back tee across the pond.



The iconic stone arch bridge. The new cart boardwalk will eliminate golf cart related traffic from this bridge and reestablish the historic bridge to pedestrian only traffic.



Fall view showing the project area. The stone arch bridge is located approximately 200' to the left (or west) of the 17th back tee.

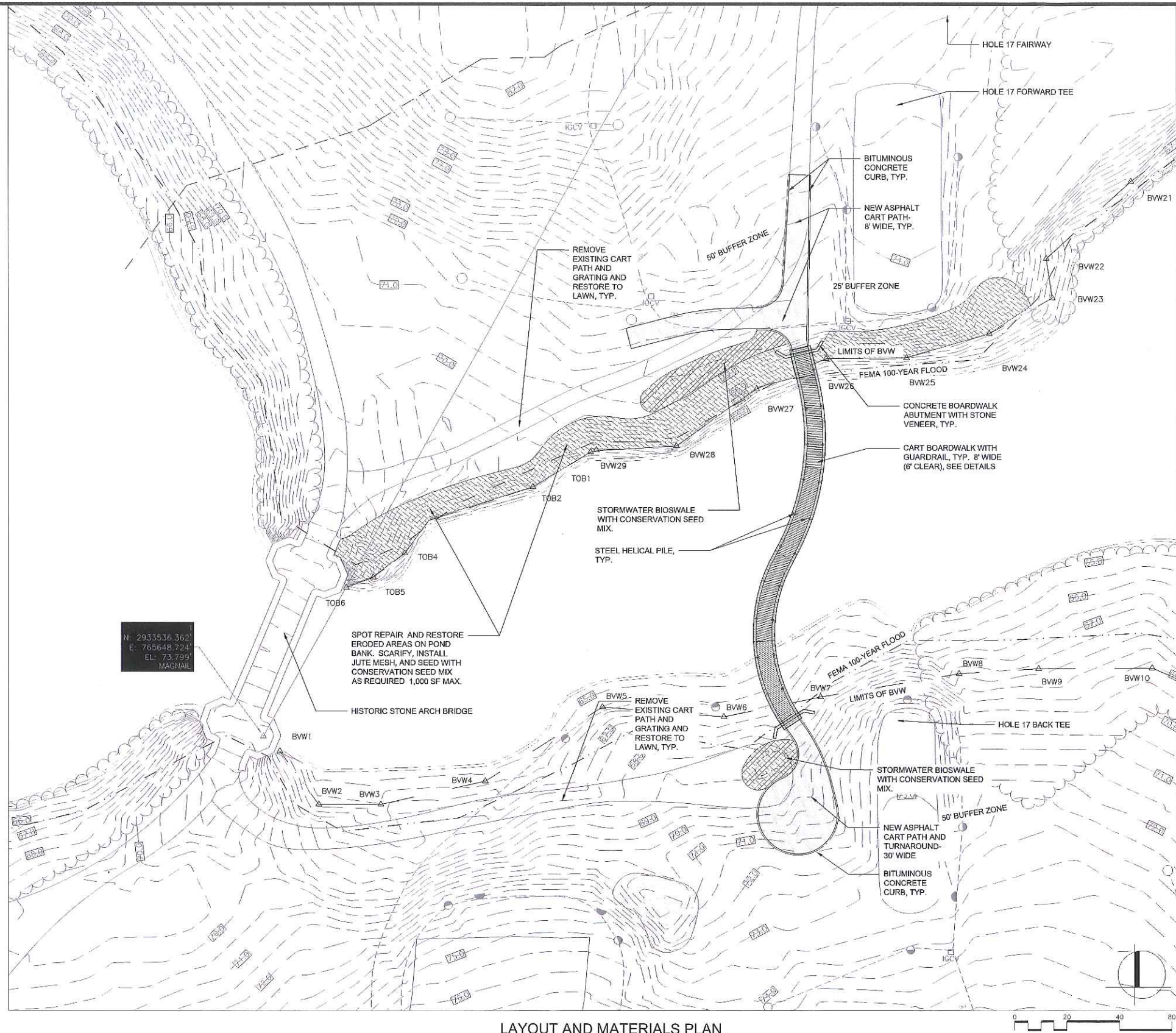
Perspective Renderings



View of the proposed cart boardwalk from historic stone arch bridge.



View of the proposed cart boardwalk from the 17th back tee.



LAYOUT AND MATERIALS PLAN



Prepared By:
Weston & Sampson
 85 Devonshire Street, 3rd Floor
 Boston, MA 02109
 (617) 412-4480 1 (800) Sampson
 www.westonandsampson.com

Consultant
 Project No. 2160078

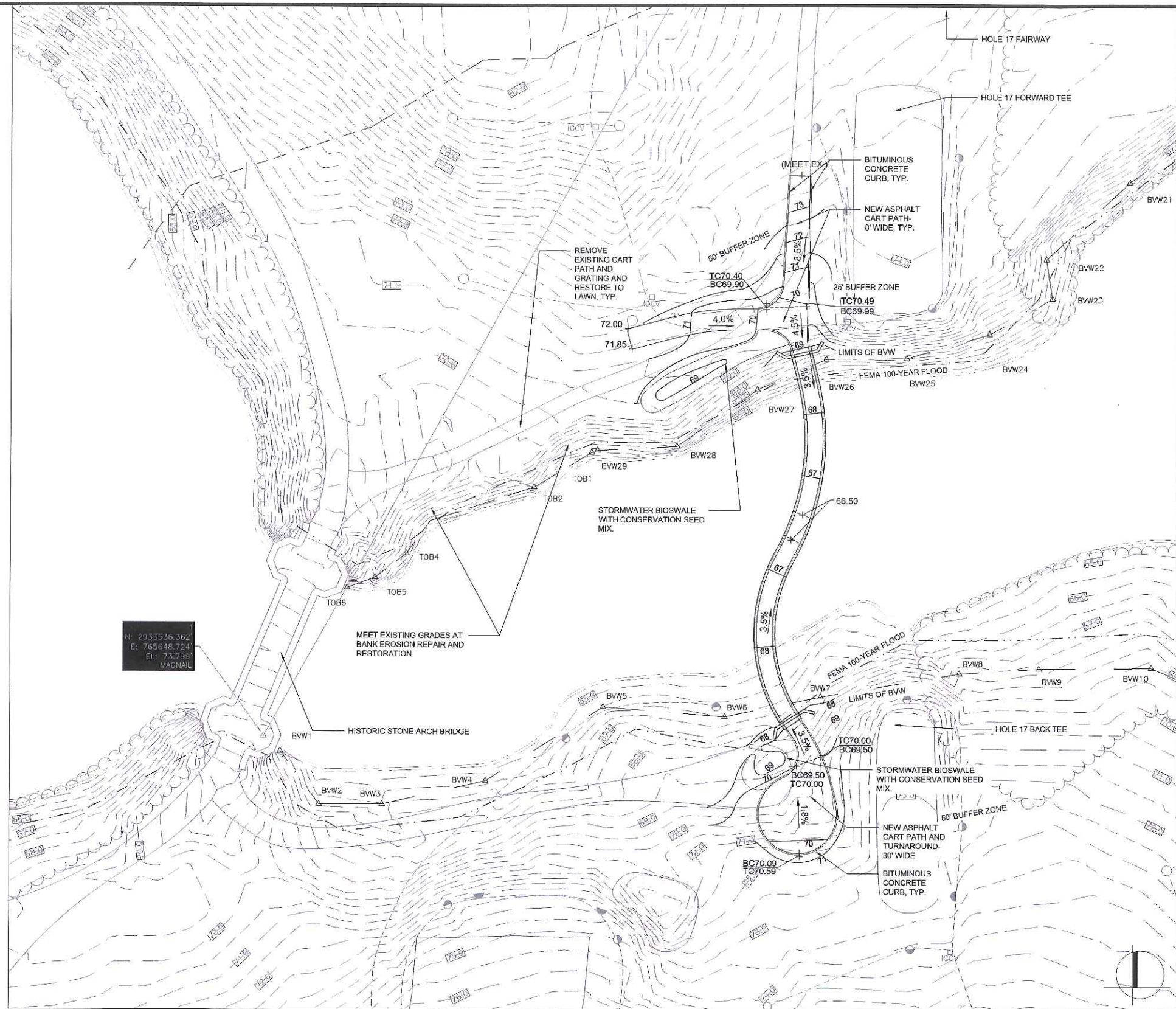
No.	Date	Revision
1	10.24.17	LANDMARKS COMMISSION SUBMISSION

Project Name:
William J. Devine Golf Course Cart Boardwalk at Scarborough Pond

BPRD Project No.	
Date	10/24/2017
Scale	AS SHOWN
Drawn	BR/NS
Checked	ERB

Sheet Name:
LAYOUT AND MATERIALS PLAN

Sheet No.:
L1



GRADING AND DRAINAGE PLAN



Prepared By:
Weston & Sampson
 85 Devonshire Street, 3rd Floor
 Boston, MA 02109
 (617) 412-4480 1 (800) Sampson
 www.westonandsampson.com

Consultant Project No. 2160078

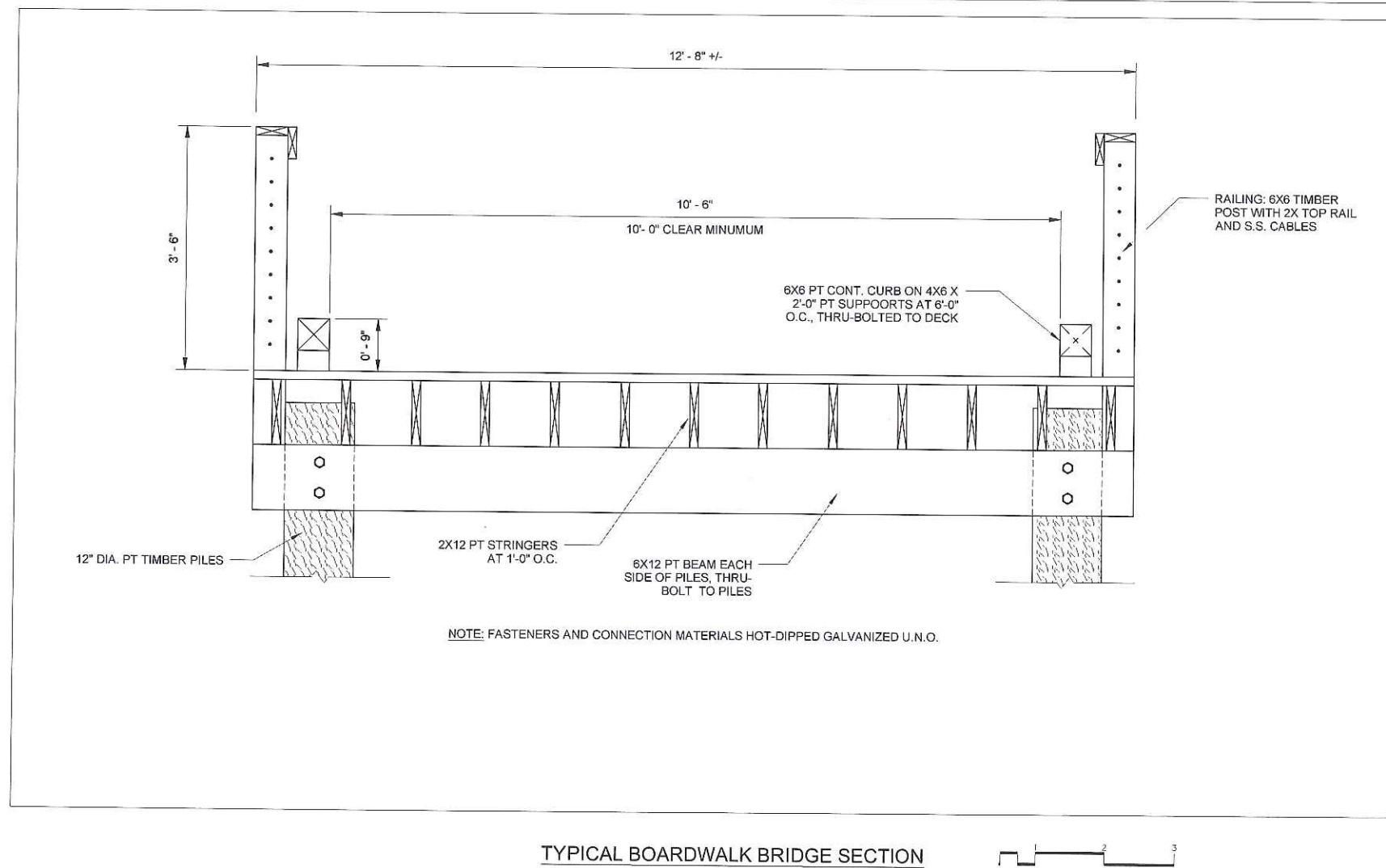
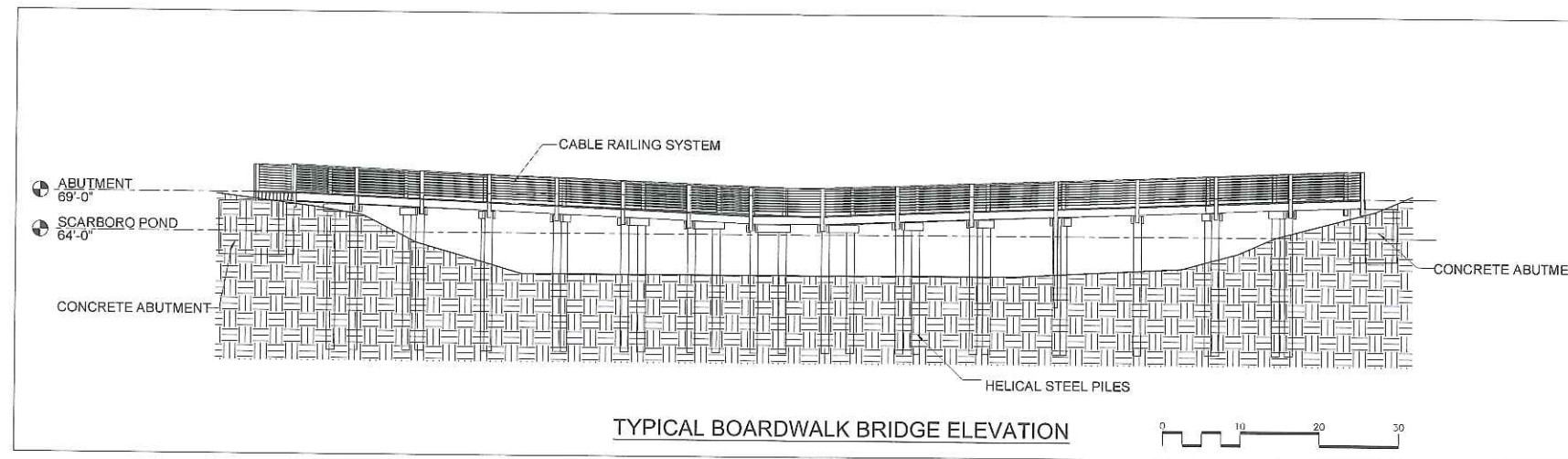
No.	Date	Revision
1	10.24.17	LANDMARKS COMMISSION SUBMISSION

Project Name:
William J. Devine Golf Course Cart Boardwalk at Scarborough Pond

BPRD Project No.	
Date	10/24/2017
Scale	AS SHOWN
Drawn	BR/NS
Checked	ERB

Sheet Name:
GRADING AND DRAINAGE PLAN

Sheet No.:
L2



Prepared By:
Weston & Sampson
 85 Devonshire Street, 3rd Floor
 Boston, MA 02109
 (617) 412-4480 | (800) Sampson
 www.westonandsampson.com

Consultant Project No. 2160078

No.	Date	Revision
1	10.24.17	LANDMARKS COMMISSION SUBMISSION

Project Name:
William J. Devine Golf Course Cart Boardwalk at Scarborough Pond

BPRD Project No.	Date
	10/24/2017
Scale	AS SHOWN
Drawn	BR/NS
Checked	ERB

Sheet Name:
CART BOARDWALK DETAILS

Sheet No.:
L3

February 13, 2018

Todd Satter
City of Boston
Environment Department
Landmarks Commission
Boston City Hall Room 709
Boston, MA 02201

RE: William Devine Golf Course at Franklin Park
Subject: Cart Boardwalk Crossing of Scarborough Pond- Updated Plans

Dear Mr. Satter:

We are writing you to provide updated plan information for the proposed William J. Devine Golf Cart Boardwalk at Scarborough Pond project, which was originally submitted to your office on November 3, 2017. The plan changes were the result of additional updates required for the Notice of Intent filing with the Boston Conservation Commission as well as additional coordination with a separate Franklin Park pathway improvement project, also being undertaken by Boston Parks and Recreation. We are providing you the relevant plan sheets from the NOI filing for your review, with the specific design changes outlined below:

- Addition of Shrub Planting - Sheet L3.00
The revised Layout and Materials Plan show the addition of approximately 58 shrubs, located at the wall abutments for the proposed cart boardwalk. These plants are intended to screen the relatively small wall reveal (12"-30" of exposed face) at the bridge abutment. Using the Muddy River Restoration project as a guide, native plant species were selected and laid out to match historical intent, and blend seamlessly with the surrounding pond bank vegetation.
- Revisions to the "Stormwater Bioswale" - Sheet L3.00, Sheet L4.00, Sheet L501, Detail 4
As part of the Notice of Intent submission, and in coordination with the Franklin Park pathway improvement project, the "Stormwater Bioswale with Conservation Seed Mix" shown on Sheet L1 our original submission has been changed to a "Sand Filter Swale with Lawn Seed Mix". The intent of the sand filter swale is to capture and treat stormwater run-off from the impervious pathways. The sand filter swales will be located in areas that are currently mown lawn, and the layout and grading of these swales have changed to fit more subtly in to the existing topography.
- Addition of "Cobble Edge at Sand Filter" - L3.00, Sheet L501, Detail 4
A cobble edge was added where the sand filter swale interfaces with the bituminous concrete cart path. The cobble edge will help dissipate concentrated storm water flows, preventing erosion where run-off enters the sand filter swale. It also serves as a visual edge and tactile edge to help prevent golf carts from straying off the path. The cobble edge will be set in mortar, using salvaged puddingstone blocks to keep a consistent material palette with the surrounding historical context.

2018 FEB 14 PM 12:31
COB ENVIRONMENT DEPT
RECEIVED

LEGEND

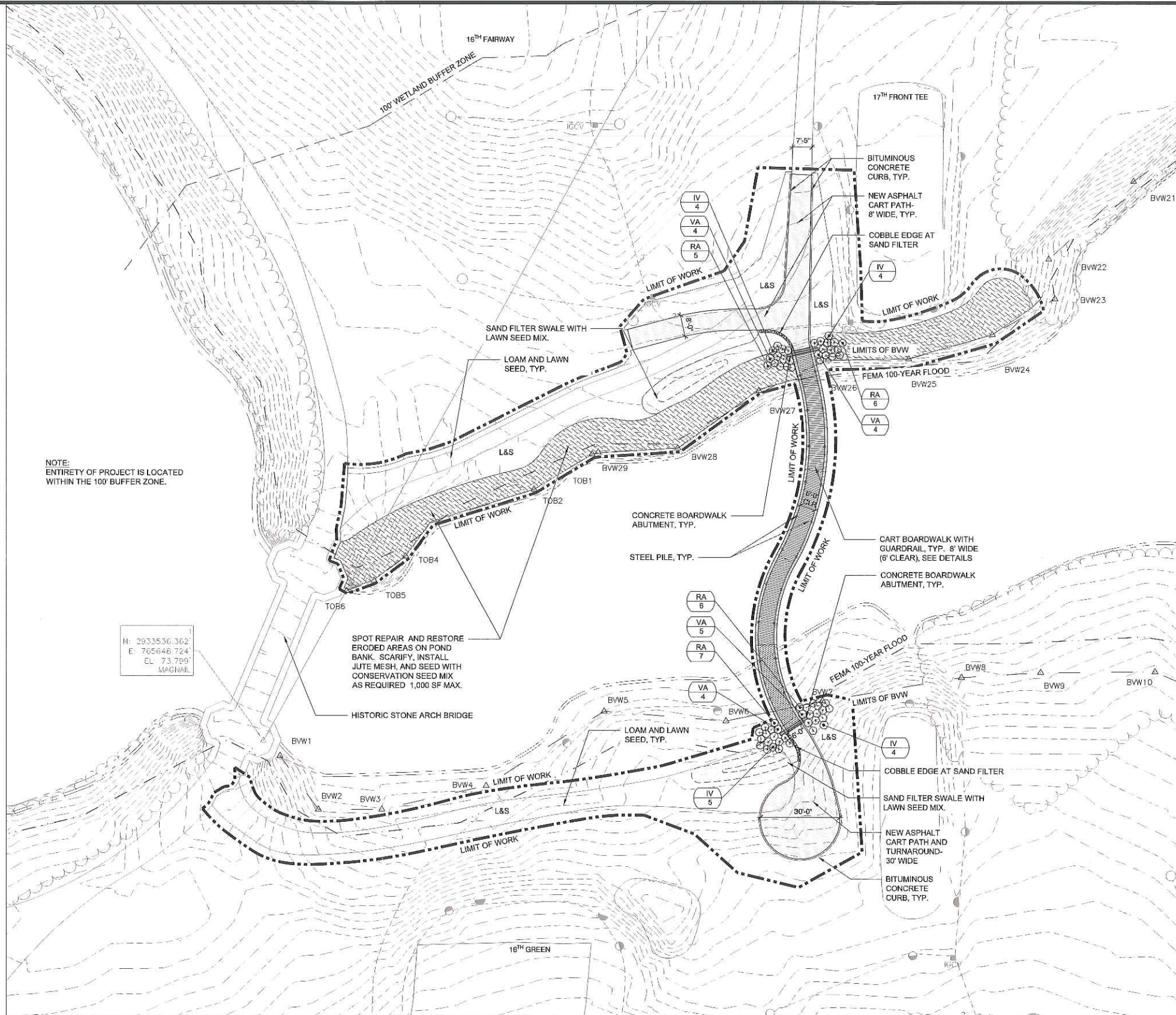
	LIMIT OF WORK
	LIMITS OF BVW
	FEMA 100-YEAR FLOOD
	100' WETLAND BUFFER ZONE
	EDGE OF WATER
	CART BOARDWALK WITH GUARDRAIL, TYP. 8' WIDE (6' CLEAR), SEE DETAILS
	SAND FILTER SWALE WITH LAWN SEED MIX
	SPOT REPAIR AND RESTORATION OF ERODED AREAS - 1,00SF TOTAL
	NEW ASPHALT CART PATH- 8' WIDE, TYP.
	LOAM AND LAWN SEED, TYP.
	SHRUB PLANTING, TYP.

MATERIALS NOTES

1. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES AND SHALL BE TREATED WITH AN RS-1 TACK COAT AND INFRARED LIGHT AT ALL POINTS OF CONNECTION AND ALL SAWCUT EDGES WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT PLAN.
2. THE DEPTH OF LOAM TOP SOIL FOR ALL RESTORED LAWN AREAS SHALL BE 6" MINIMUM. ALL DISTURBED AREAS SHALL BE RESTORED WITH LOAM AND SEED UNLESS OTHERWISE NOTED.
3. ALL REFERENCES TO LOAM AND SEED REFER TO HYDROMULCH SEEDED LAWN.

PLANT SCHEDULE

ABRV.	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
IV	17	WINTERBERRY HOLLY	ILEX VERTICILLATA 'RED SPRITE'	3 GAL. CONT	
RA	24	FRAGRANT SUMAC	RHUS AROMATICA	3 GAL. CONT	
VA	17	MAPLELEAF VIBURNUM	VIBURNUM ACERFOLIUM	3 GAL. CONT	



LAYOUT AND MATERIALS PLAN

<p>BOSTON PARKS AND RECREATION</p>	<p>Prepared By:</p> <p>Weston & Sampson</p> <p>85 Devonshire Street, 3rd Floor Boston, MA 02109 (617) 412-4480 1 (603) Sampson www.westonandsampson.com</p>		<p>No. 1</p> <p>Date 10.24.17</p> <p>Revision LANDMARKS COMMISSION SUBMISSION</p>	<p>Project Name:</p> <p>William J. Devine Golf Course Cart Boardwalk at Scarborough Pond</p>	<p>BPRD Project No.</p> <p>Date 02/07/2018</p> <p>Scale AS SHOWN</p> <p>Drawn BR/NS</p> <p>Checked ERB</p>	<p>Sheet Name:</p> <p>LAYOUT AND MATERIALS PLAN</p>	<p>Sheet No.:</p> <p>L300</p>
			<p>No. 2</p> <p>Date 02.07.18</p> <p>Revision N.O.I. SUBMISSION</p>	<p>Consultant Project No. 2160078</p>			

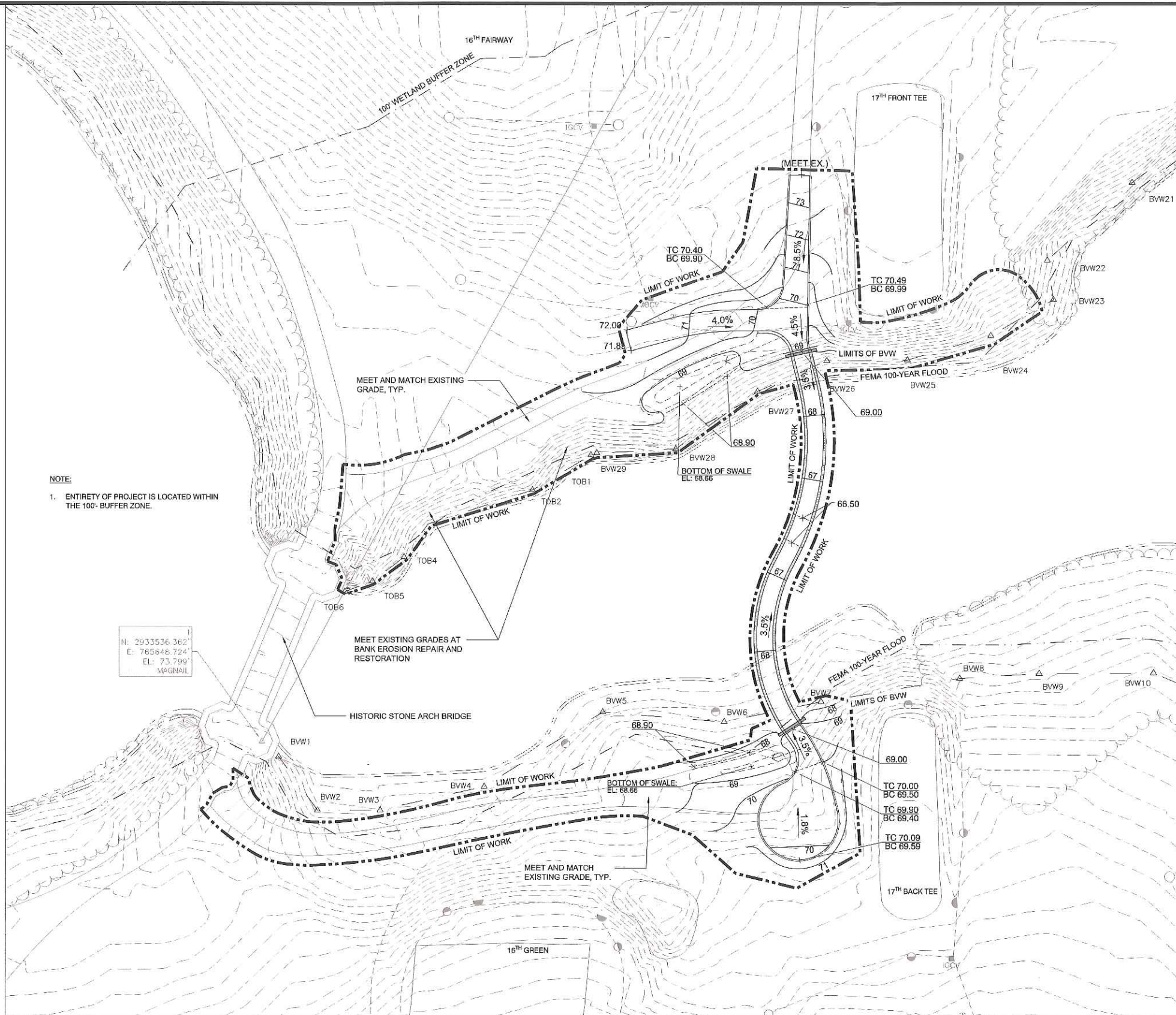
LEGEND

	LIMIT OF WORK
	LIMITS OF BVW
	FEMA 100-YEAR FLOOD
	100' WETLAND BUFFER ZONE
	EDGE OF WATER
	PROPOSED CONTOURS

GRADING & DRAINAGE NOTES

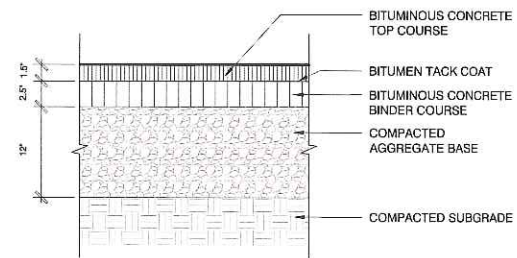
1. THE CONTRACTOR SHALL VERIFY ALL GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
2. ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED SURFACE MEETS EXISTING SURFACE, BLEND THE TWO PAVEMENTS AND ELIMINATE ROUGH SPOTS AND ABRUPT GRADE CHANGES AND MEET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

NOTE
1. ENTIRETY OF PROJECT IS LOCATED WITHIN THE 100' BUFFER ZONE.

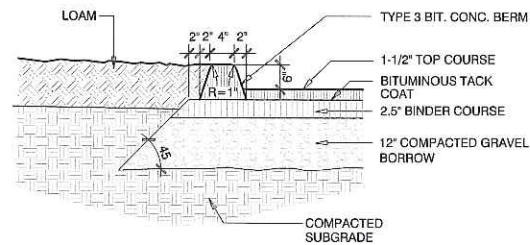


GRADING AND DRAINAGE PLAN

<p>BOSTON PARKS AND RECREATION</p>	<p>Prepared By: Weston & Sampson</p> <p>85 Devonshire Street, 3rd Floor Boston, MA 02109 (617) 412-4480 1 (800) Sampson www.westonsandsampson.com</p>		<table border="1"> <thead> <tr><th>No.</th><th>Date</th><th>Revision</th></tr> </thead> <tbody> <tr><td>1</td><td>10.24.17</td><td>LANDMARKS COMMISSION SUBMISSION</td></tr> <tr><td>2</td><td>02.07.18</td><td>N.O.I. SUBMISSION</td></tr> </tbody> </table>	No.	Date	Revision	1	10.24.17	LANDMARKS COMMISSION SUBMISSION	2	02.07.18	N.O.I. SUBMISSION	<p>Project Name: William J. Devine Golf Course Cart Boardwalk at Scarborough Pond</p>	<table border="1"> <thead> <tr><th>BPRD Project No.</th><th>Date</th></tr> </thead> <tbody> <tr><td></td><td>02/07/2018</td></tr> </tbody> </table> <p>Scale: AS SHOWN</p> <p>Drawn: BR/NS</p> <p>Checked: ERB</p>	BPRD Project No.	Date		02/07/2018	<p>Sheet Name: GRADING AND DRAINAGE PLAN</p>	<p>Sheet No.: L400</p>
	No.		Date	Revision																
1	10.24.17	LANDMARKS COMMISSION SUBMISSION																		
2	02.07.18	N.O.I. SUBMISSION																		
BPRD Project No.	Date																			
	02/07/2018																			
<p>Consultant Project No. 2160078</p>																				

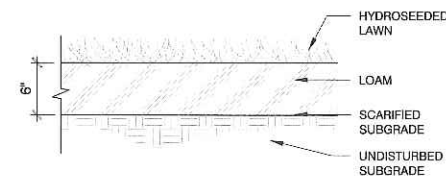


1 BITUMINOUS CONCRETE PAVING
SCALE: N.T.S.

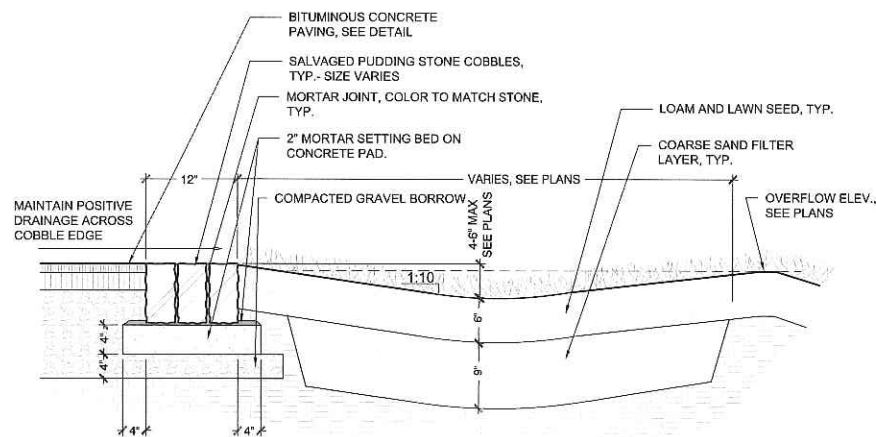


NOTE: SET BIT. CONC. BERM ON BINDER COURSE PRIOR TO INSTALLATION OF TOP COURSE

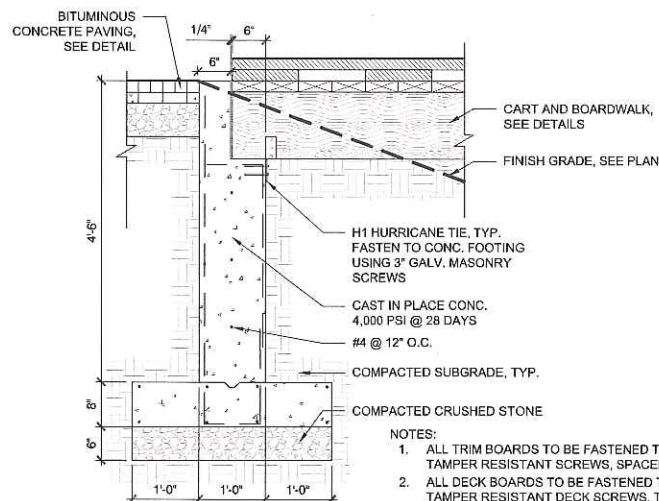
2 BITUMINOUS CONCRETE CURB
SCALE: N.T.S.



3 LOAM AND SEED
SCALE: N.T.S.



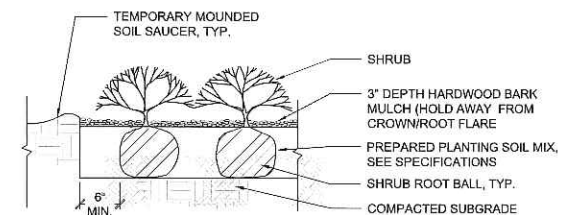
4 SAND FILTER WITH COBBLE EDGE
SCALE: N.T.S.



NOTES:

1. ALL TRIM BOARDS TO BE FASTENED TO DECK BOARDS WITH 3" SS. TAMPER RESISTANT SCREWS, SPACED 12" O.C.
2. ALL DECK BOARDS TO BE FASTENED TO PT. JOISTS USING 2 3/8" SS. TAMPER RESISTANT DECK SCREWS, TWO (2) SCREWS PER JOIST PER BOARD.
3. ALL PT. FRAMING TO BE FASTENED USING HEAVY DUTY GALV. HARDWARE AND FASTENERS.

5 BRIDGE FOOTING DETAIL
SCALE: N.T.S.



NOTE:

1. ALL MULCH MUST BE DARK IN COLOR. PROVIDE SAMPLE PRIOR TO INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.

5 SHRUB PLANTING
SCALE: N.T.S.



Prepared By:

Weston & Sampson

85 Devonshire Street, 3rd Floor
Boston, MA 02109
(617) 412-4800 1 (800) Sampson
www.westonandsampson.com

Consultant Project No. 2160078



No.	Date	Revision
1	10.24.17	LANDMARKS COMMISSION SUBMISSION
2	02.07.18	N.O.I. SUBMISSION

Project Name:

William J. Devine Golf Course Cart Boardwalk at Scarborough Pond

BPRD Project No.	
Date	02/07/2016
Scale	AS SHOWN
Drawn	BR/NS
Checked	ERB

Sheet Name:

CONSTRUCTION DETAILS

Sheet No.:

L501