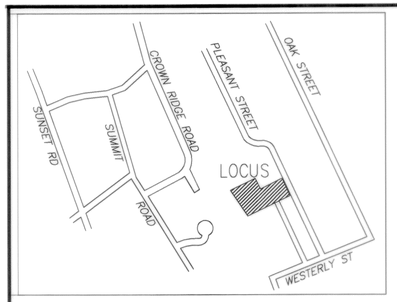


LOCUS MAP
(NOT TO SCALE)

FOR REGISTRY USE

PLEASANT (PUBLIC – 40' WIDE) STREET

CBDH(FND) LEANING

CBDH(FND)

[TIE] 39.98' S 65° 16' 43" W

[TIE] 39.57' S 65° 00' 00" W

MON(TBS)

S 25° 00' 00" E 120.00'

S 25° 00' 00" E 100.28'

LC PLAN 15683-A

N 65° 00' 00" E 150.00'

96.50' S 65° 00' 00" W

MAP 123, LOT 20
16 PLEASANT STREET
N/F
WADE A. & MARIANNE M. SMITH
BOOK 10824 PAGE 533

MAP 136, LOT 17 A–K
26–34 PLEASANT STREET
N/F
PLEASANT RIDGE CONDOMINIUMS
BOOK 12578 PAGE 219

IROD(FND) LEARY ROAD (PAPER)

SBDH(FND) LEANING

MON(TBS) S 25° 00' 00" E 70.00' IROD(FND) LEANING

[TIE] 174.86' (CALC) [PLAN] 175.34' 97.24'

IROD(FND)

N 65° 00' 00" E 78.09'

199.32' S 65° 00' 00" W

0.19'

SBDH(FND) LEANING 0.73'

MAP 123, LOT 15
21 WESTERLY STREET
N/F
CRESTWOOD TOWNHOUSE CONDOMINIUM
BOOK 6264 PAGE 169

ASSESSORS LOTS 96, 97, & 98
48,510± SQ FT
1.114 ACRES

CB(FND) [TIE] 80.43' N 25° 17' 23" W

SBDH(FND) N 33° 53' 27" W [TIE] 30.37'

MON(TBS) N 33° 49' 52" W 192.28'

SB(FND) SB(FND) [TIE] S 33° 45' 29" E 17.45'

MAP 136, LOT 38D
12 HIGH MEADOW CIRCLE
N/F
ROBERT & ANNE MEARS
BOOK 24322 PAGE 126

MAP 130, LOT 38
15 HIGH MEADOW CIRCLE
N/F
DAVID & LAUREN MURPHY
BOOK 13604 PAGE 540

LEGEND:

□ CB(FND)	CONCRETE BOUND FOUND
■ SBDH(FND)	STONE BOUND/DRILL HOLE FOUND
○ IROD(FND)	IRON ROD FOUND
■ SB(FND)	STONE BOUND FOUND
● MON(TBS)	MONUMENT TO BE SET

PLAN REFERENCES

L.C. PLAN 15683–A
L.C. PLAN 15683–E
L.C. PLAN 7058–L
L.C. PLAN 7058–Z
L.C. PLAN 5003–L

PLAN 1086 OF 1951
DEED BOOK 1371 PG 47
PLAN 84 OF 1950
PLAN 1047 OF 1988
PLAN 1195 OF 1988

DEED REFERENCES

DEED BK 13609 PAGE 17
DEED BK 12904 PAGE 340

ASSESSORS REFERENCE:

MAP: 136 LOTS: 96, 97 & 98

PREPARED FOR:

JULIANI LABADINI PROPERTY LLC
1 HOLLIS STREET, SUITE 207
WELLESLEY, MA 02482

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Richard W. Reid Jr.
RICHARD W. REID, JR.
MA REG. P.L.S. NO. 46861
01-08-14
DATE

COMMONWEALTH OF MASSACHUSETTS
RICHARD W. REID, JR.
NO. 46861
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

IN

WELLESLEY, MASSACHUSETTS
(NORFOLK COUNTY)

OWNED BY:

ROBERT V. & ELIN PALTRINERI

22 PLEASANT STREET
WELLESLEY, MA 02482

PREPARED BY:

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 480–0225 FAX NO.: (508) 485–1937

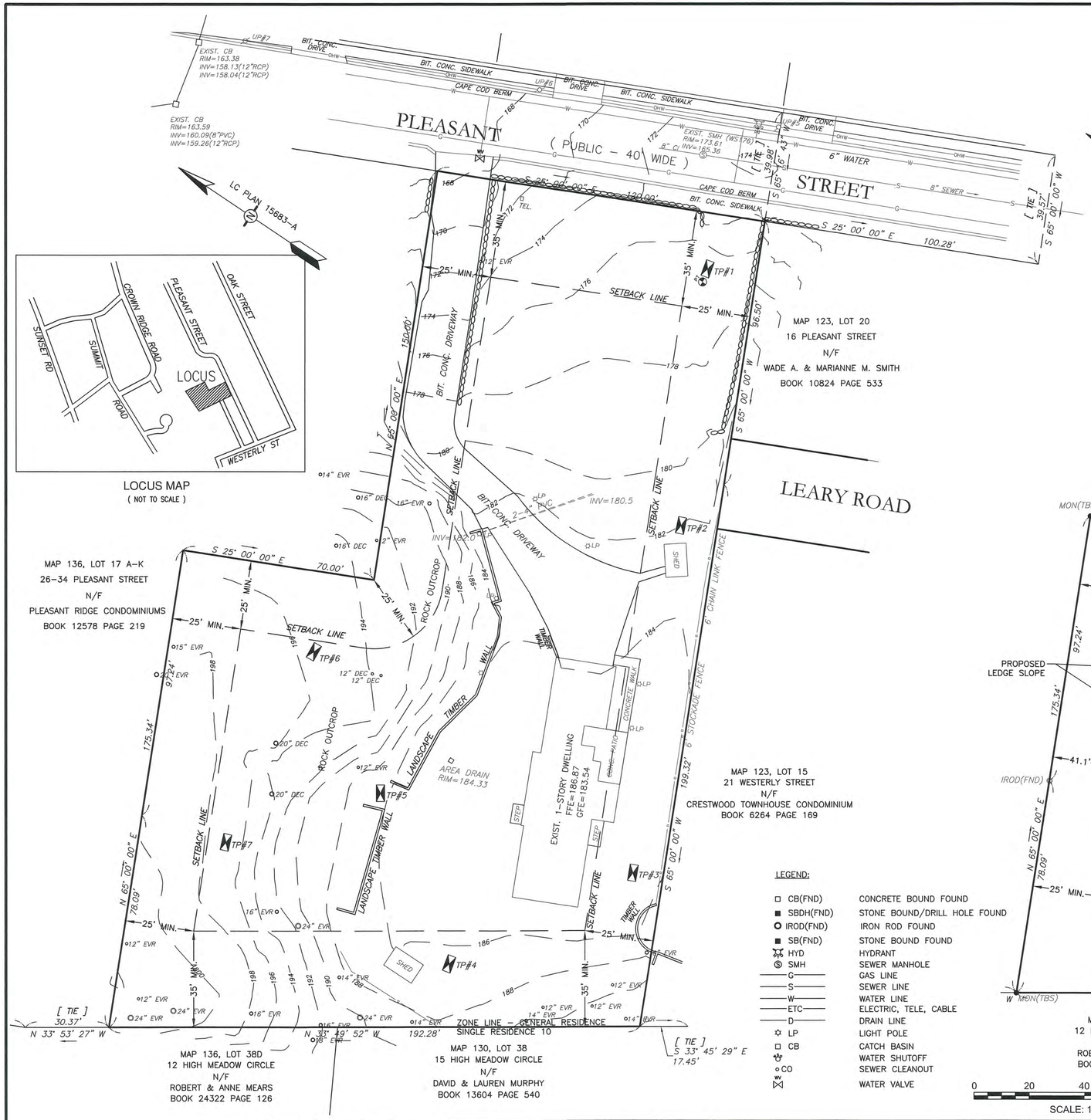
SCALE: 1 INCH = 20 FEET
0 20 40 80
SCALE: 1" = 20'

DATE: JANUARY 8, 2014

WML/RWR	RWR	WML	RWR
FIELD	CALC	DRAWN	CHECK

DWG FILE: 3417 81-X 01082014.dwg 81–X

PROJECT NO. 3417



LEGEND:

□ CB(FND)	CONCRETE BOUND FOUND
■ SBDH(FND)	STONE BOUND/DRILL HOLE FOUND
O IROD(FND)	IRON ROD FOUND
■ SB(FND)	STONE BOUND FOUND
HYD	HYDRANT
SMH	SEWER MANHOLE
G	GAS LINE
S	SEWER LINE
W	WATER LINE
ETC	ELECTRIC, TELE, CABLE
D	DRAIN LINE
LP	LIGHT POLE
CB	CATCH BASIN
	WATER SHUTOFF
CO	SEWER CLEANOUT
WV	WATER VALVE

PARKING SCHEDULE:
TOTAL REQUIRED = 2 x 6 UNITS = 12 SPACES

2 SPACES IN EACH GARAGE = 12 SPACES
ADDITIONAL PARKING = 7 SPACES
TOTAL PROPOSED= 19 SPACES

ZONING:
GENERAL RESIDENCE DISTRICT
SETBACKS:
FRONT YARD= 30 FT.
SIDE YARD= 20 FT.
REAR YARD= 18 FT.
MAXIMUM HEIGHT= 36 FT.
MAXIMUM LOT COVERAGE= 0.20 OR 2,500 S.F.

FOR TOWNHOUSE OF THREE OR MORE UNITS:

	REQUIRED	PROPOSED
DENSITY:	7,000 S.F./UNIT	8,085 S.F./UNIT
MINIMUM AREA	21,000 S.F.	48,510 S.F.
MINIMUM FRONTAGE	120 FT	120 FT (EXISTING)
MINIMUM OPEN SPACE	65%(31,531 S.F.)	31,565 S.F.
MAXI. BLDG. COVERAGE	20%(9,702 S.F.)	8,500 S.F.
MAXI. BLDG. HEIGHT	40 FT	40 FT
MIN. BLDG. SEPARATION	30 FT	33 FT

SETBACKS:

FRONT=35 FT	46.0 FT
SIDE=25 FT	26.3 FT
SIDE=35 FT(ABUTTING SINGLE RESIDENCE ZONING)	
REAR=25 FT	36.3 FT
REAR=35 FT(ABUTTING SINGLE RESIDENCE ZONING)	
MINIMUM AND MAXIMUM UNITS IN A ROW=3–6	3

ASSESSORS REFERENCE:
MAP: 136 LOTS: 96, 97 & 98

0 20 40 80
SCALE: 1" = 20'

EXISTING CONDITIONS

PROPOSED LAYOUT

RECORD OWNER: ROBERT V. & ELIN PALTRINERI
22 PLEASANT STREET
WELLESLEY, MA 02482

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REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
2	9/26/14	REVISED WALL & DRAWING SHEETS NUMBERS	WML	PSB	WML
1	9/18/14	PLANNING COMMENTS	PSB	WML	PSB
0	9/5/14	ISSUED FOR PERMITTING	PSB	PSB	PSB

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER
9-26-14

DRAWING TITLE: EXISTING CONDITIONS & LAYOUT & MATERIALS LOTS 96, 97, & 98

PROJECT TITLE: RESIDENTIAL DEVELOPMENT
22 PLEASANT STREET
WELLESLEY, MASSACHUSETTS

SHEET NO.: 1

PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA

PREPARED BY: Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

SCALE:	DATE:	SHEET:	PLAN NO.:
1" = 20'	SEPT. 5, 2014	1 OF 6	3417 SITE PLAN.DWG EXIST -LAYOUT

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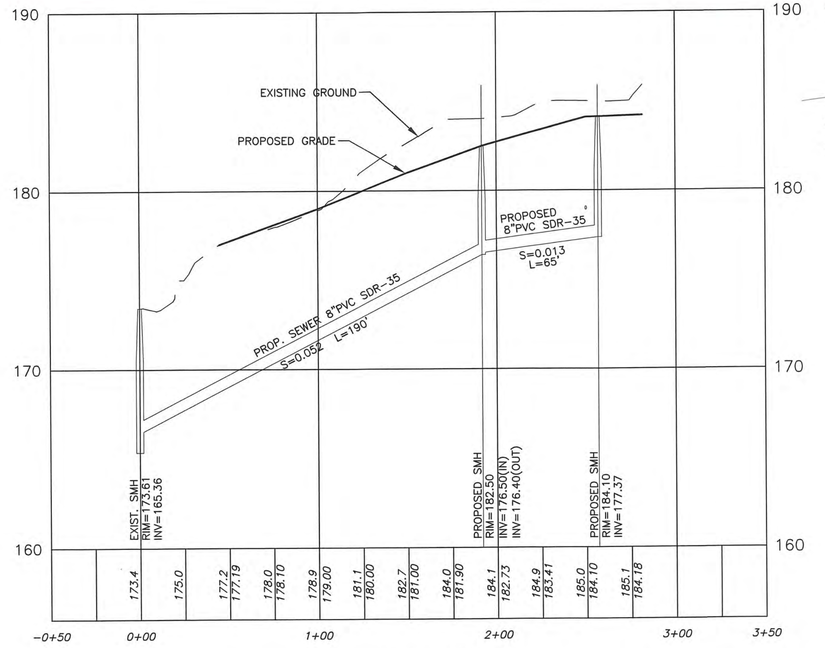
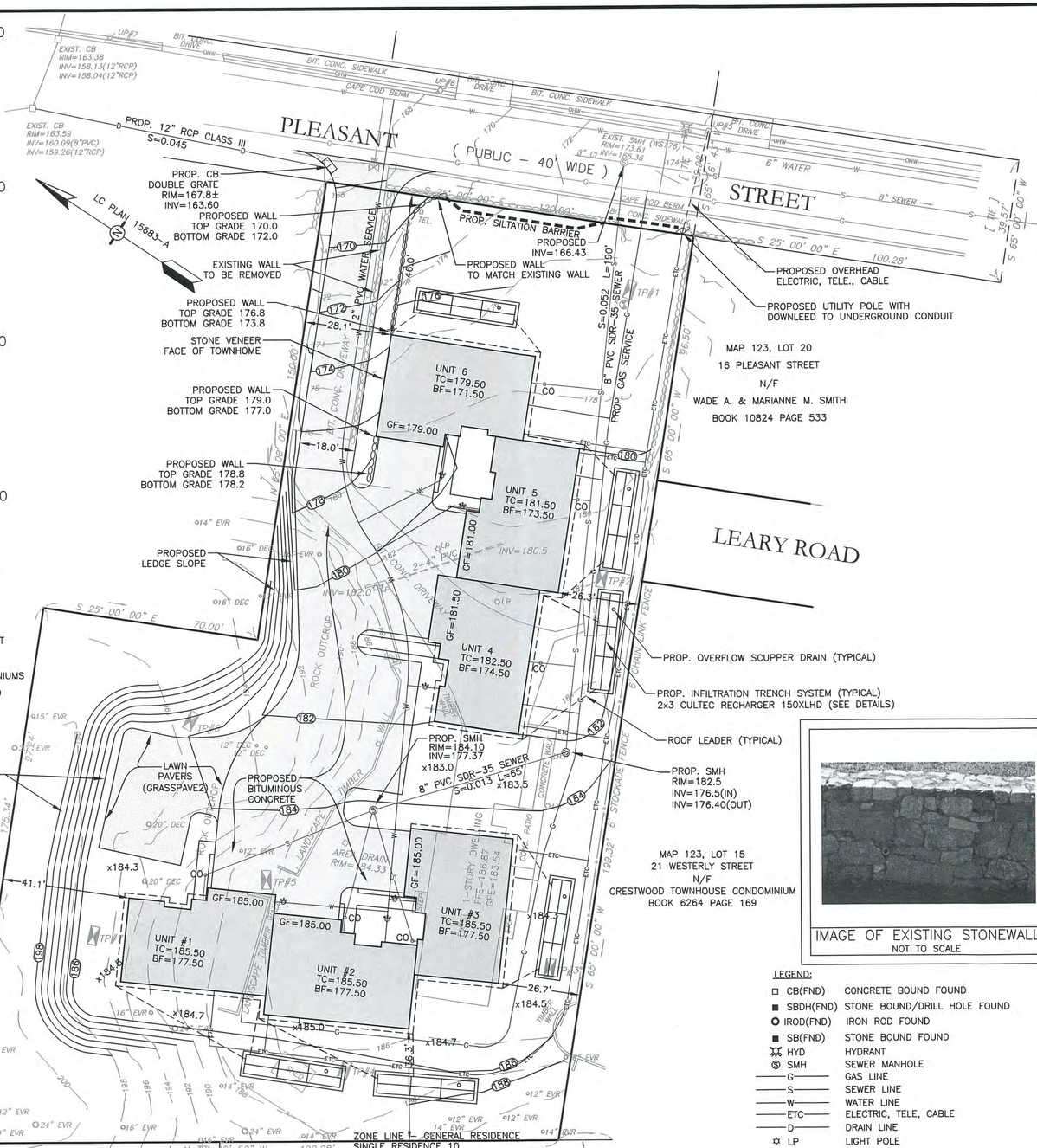
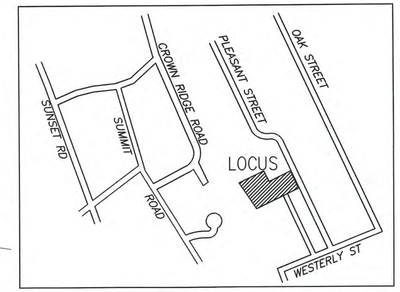


PROPOSED SEWER

HOR. SCALE IN FEET
40 0 40 80
VER. SCALE IN FEET
4 0 4 8



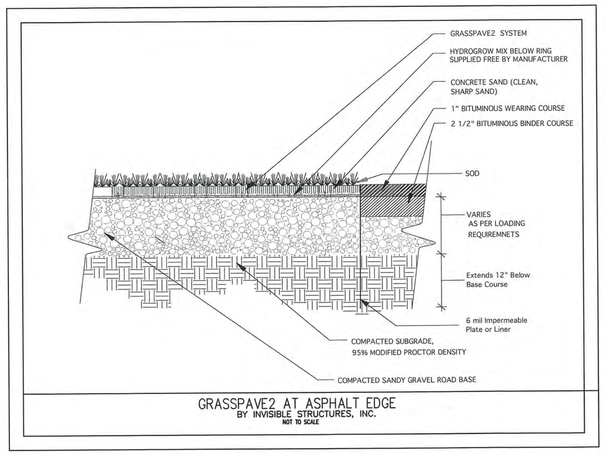


LOCUS MAP
(NOT TO SCALE)

ZONING:
GENERAL RESIDENCE DISTRICT
SETBACKS:
FRONT YARD= 30 FT.
SIDE YARD= 20 FT.
REAR YARD= 18 FT.
MAXIMUM HEIGHT= 36 FT.
MAXIMUM LOT COVERAGE= 0.20 OR 2,500 S.F.

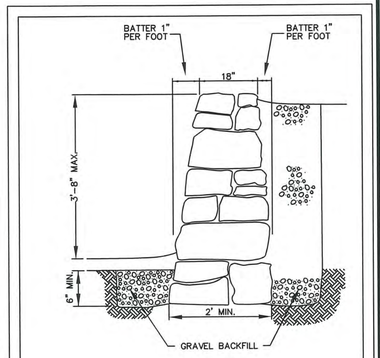
FOR TOWNHOUSE OF THREE OR MORE UNITS:

	REQUIRED	PROPOSED
DENSITY:	7,000 S.F./UNIT	8,085 S.F./UNIT
MINIMUM AREA	21,000 S.F.	48,510 S.F.
MINIMUM FRONTAGE	120 FT	120 FT (EXISTING)
MINIMUM OPEN SPACE	65%(31,531 S.F.)	31,565 S.F.
MAXI. BLDG. COVERAGE	20%(9,702 S.F.)	8,500 S.F.
MAXI. BLDG. HEIGHT	40 FT	40 FT
MIN. BLDG. SEPARATION	30 FT	33 FT
SETBACKS:		
FRONT=35 FT		46.0 FT
SIDE=25 FT		26.3 FT
SIDE=35 FT(ABUTTING SINGLE RESIDENCE ZONING)		
REAR=25 FT		36.3 FT
REAR=35 FT(ABUTTING SINGLE RESIDENCE ZONING)		
MINIMUM AND MAXIMUM UNITS IN A ROW=3-6		3



GRASSPAVE2 AT ASPHALT EDGE
BY INVISIBLE STRUCTURES, INC.
NOT TO SCALE

IMAGE OF EXISTING STONEWALL
NOT TO SCALE



STONE WALL DETAIL
NOT TO SCALE
DWG & DET0151

LEGEND:
- CB(FND) CONCRETE BOUND FOUND
- SBDH(FND) STONE BOUND/DRILL HOLE FOUND
- IROD(FND) IRON ROD FOUND
- SB(FND) STONE BOUND FOUND
- HYD HYDRANT
- SMH SEWER MANHOLE
- G GAS LINE
- S SEWER LINE
- W WATER LINE
- ETC ELECTRIC, TELE, CABLE
- D DRAIN LINE
- LP LIGHT POLE
- CB CATCH BASIN
- WATER SHUTOFF
- CO SEWER CLEANOUT
- WATER VALVE

ASSESSORS REFERENCE:
MAP: 136 LOTS: 96, 97 & 98

RECORD OWNER: ROBERT V. & ELIN PALTRINERI
22 PLEASANT STREET
WELLESLEY, MA 02482

REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
2	9/26/14	REVISED WALL & DRAWING SHEETS NUMBERS	WML	PSB	WML
1	9/18/14	PLANNING COMMENTS	PSB	WML	PSB
0	9/5/14	ISSUED FOR PERMITTING	PSB	PSB	PSB

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 52327
REGISTERED PROFESSIONAL ENGINEER
9/26/14

DRAWING TITLE: GRADING & UTILITIES
LOTS 96, 97, & 98

PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA

SCALE: 1" = 20' | DATE: SEPT. 5, 2014 | SHEET: 2 OF 6 | PLAN NO.: 3417 SITE PLAN.DWG GRADING-UTILITIES

PROJECT TITLE:
RESIDENTIAL DEVELOPMENT
22 PLEASANT STREET
WELLESLEY, MASSACHUSETTS

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

SHEET NO.: 2

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STORMWATER WATERSHED PLAN

0 40 100 160

SCALE: 1" = 40'

SOIL TESTS PERFORMED BY: PETER BEMIS, SOIL EVALUATOR ON AUGUST 27, 2014. PETER BEMIS PASSED THE SOIL EVALUATOR EXAMINATION APPROVED BY DEP IN NOVEMBER 1994 AND HAS CERTIFIED THAT HIS ANALYSIS WAS PERFORMED CONSISTENT WITH 310 CMR 15.017.

DEEP HOLE TP#1 — ELEV. 176.7

	GROUND	
0-9"	A	175.95
22"	Bw	174.87
36"	STONEY	173.70
80" C	LOAMY SAND 2.5Y5/3	170.03

MOTTLING: NOT FOUND
PERCOLATION TEST: 7 MPI
SOIL CLASS: CLASS II

DEEP HOLE TP#2 — ELEV. 182.00

	GROUND	
0-16"	A & Bw	180.67
16"	STONEY	180.67
60" C	LOAMY SAND 2.5Y5/3	177.00

MOTTLING: 60" (96.20)
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS II

DEEP HOLE TP#3 — ELEV. 185.50

	GROUND	
0-30"	A & Bw	183.00
76" C	LOAMY SAND 2.5Y5/3	179.17

MOTTLING: NOT FOUND
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS II

DEEP HOLE TP#4 — ELEV. 186.50

	GROUND	
0-30"	A & Bw	184.00
60" C	LOAMY SAND 2.5Y5/3	181.50

MOTTLING: NOT FOUND
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS II

DEEP HOLE TP#5 — ELEV. 186.50

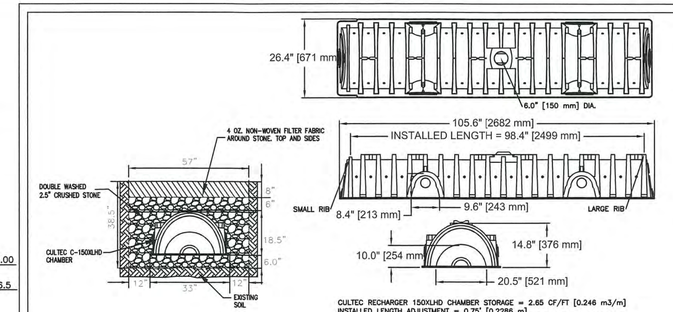
	GROUND	
0- 32"	A & Bw	183.83
32"	STONEY	183.83
53" C	LOAMY SAND 2.5Y5/3 REFUSAL	182.08

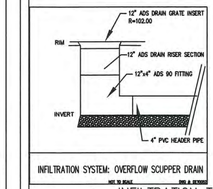
MOTTLING: 60" (96.20)
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS II

DEEP HOLE TP#6 – TP#7 — ELEV. 195.50 – 197.00

	GROUND	
0-6"	A & Bw	195.00 – 196.5
24" C	LOAMY SAND 2.5Y5/3 REFUSAL	193.50 – 195.00

MOTTLING: NOT FOUND
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS II





NOTE:
EACH SUBSURFACE INFILTRATION SYSTEM SHALL CONSIST OF TWO ROWS OF THREE CULTEC RECHARGER 150XLHD UNITS, BUTTED AGAINST EACH OTHER, AND SURROUNDED BY ONE FOOT OF DOUBLE WASH CLEAN STONE. (8' x 33.5').

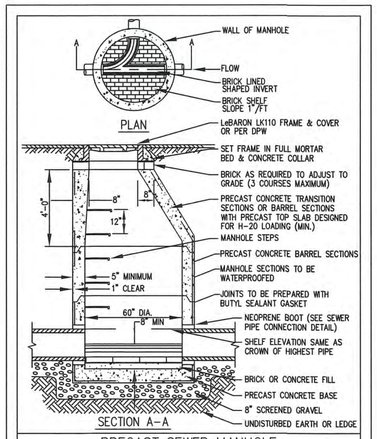
THE INSPECTION PORT SHALL BE EXTENDED TO GRADE AND HAVE A REMOVABLE COVER AT SURFACE GRADE.

(SEE DETAIL FOR OVERFLOW SCUPPER)

INFILTRATION DETAILS

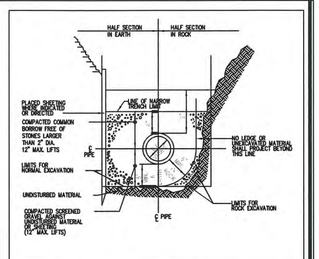
INFILTRATION UNIT #	#1	#2	#3	#4	#5	#6
SURFACE GRADE	186.40	186.10	184.20	181.00	180.30	176.00
CHAMBER BOTTOM	183.30	183.00	181.10	177.90	177.20	172.90
ROOF LEADER INLET	183.68	183.38	181.48	178.28	177.58	173.28

INFILTRATION TRENCH SYSTEM (CULTEC RECHARGER C150XLHD CHAMBERS) NOT TO SCALE

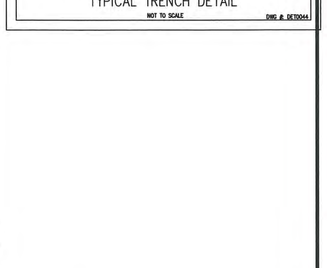


PRECAST SEWER MANHOLE
NOT TO SCALE DWG #: DET0100

UNREINFORCED RETAINING WALL
NOT TO SCALE DWG #: DET0057C



TYPICAL TRENCH DETAIL
NOT TO SCALE DWG #: DET0044



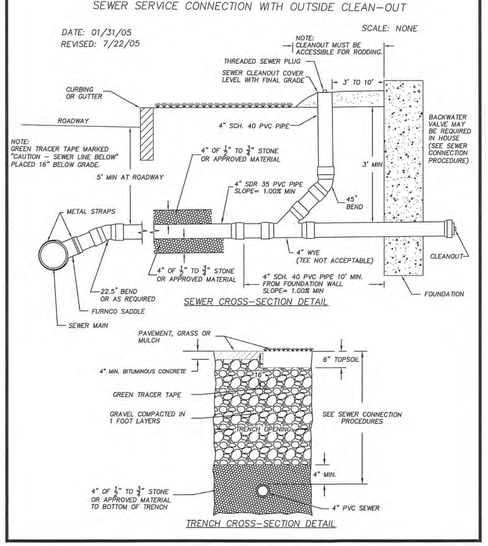
FOUNDATION DRAIN
NOT TO SCALE DWG #: DET0021

TOWN OF WELLESLEY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

2B

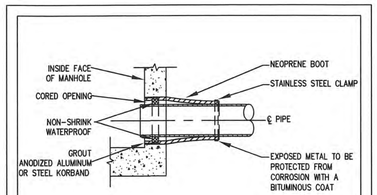
SEWER SERVICE CONNECTION WITH OUTSIDE CLEAN-OUT

DATE: 01/31/05
REVISED: 7/22/05
SCALE: NONE

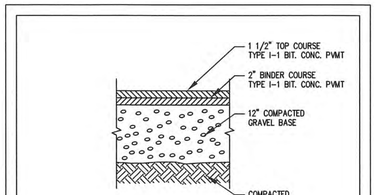


SEWER CROSS-SECTION DETAIL

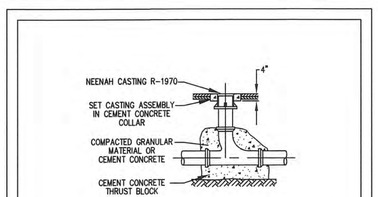
TRENCH CROSS-SECTION DETAIL



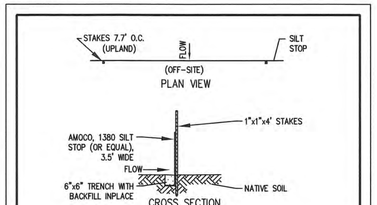
SEWER PIPE CONNECTION DETAIL WITH NEOPRENE BOOT
NOT TO SCALE DWG #: DET0015



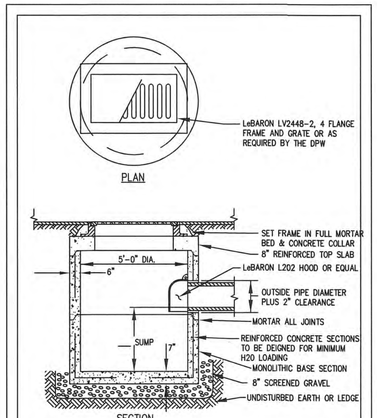
STANDARD BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE DWG #: DET0006



SEWER CLEANOUT DETAIL
NOT TO SCALE DWG #: DET0094



SILTATION BARRIER
NOT TO SCALE DWG #: DET0100



DOUBLE GRATE CATCH BASIN
NOT TO SCALE DWG #: DET0059

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1	9/18/14	PLANNING COMMENTS	PSB	WML	PSB
0	9/5/14	ISSUED FOR PERMITTING	PSB	PSB	PSB

COMMONWEALTH OF MASSACHUSETTS
WALTER M. WEYNSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER
9-26-14

DRAWING TITLE: DETAILS
LOTS 96, 97, & 98

PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA

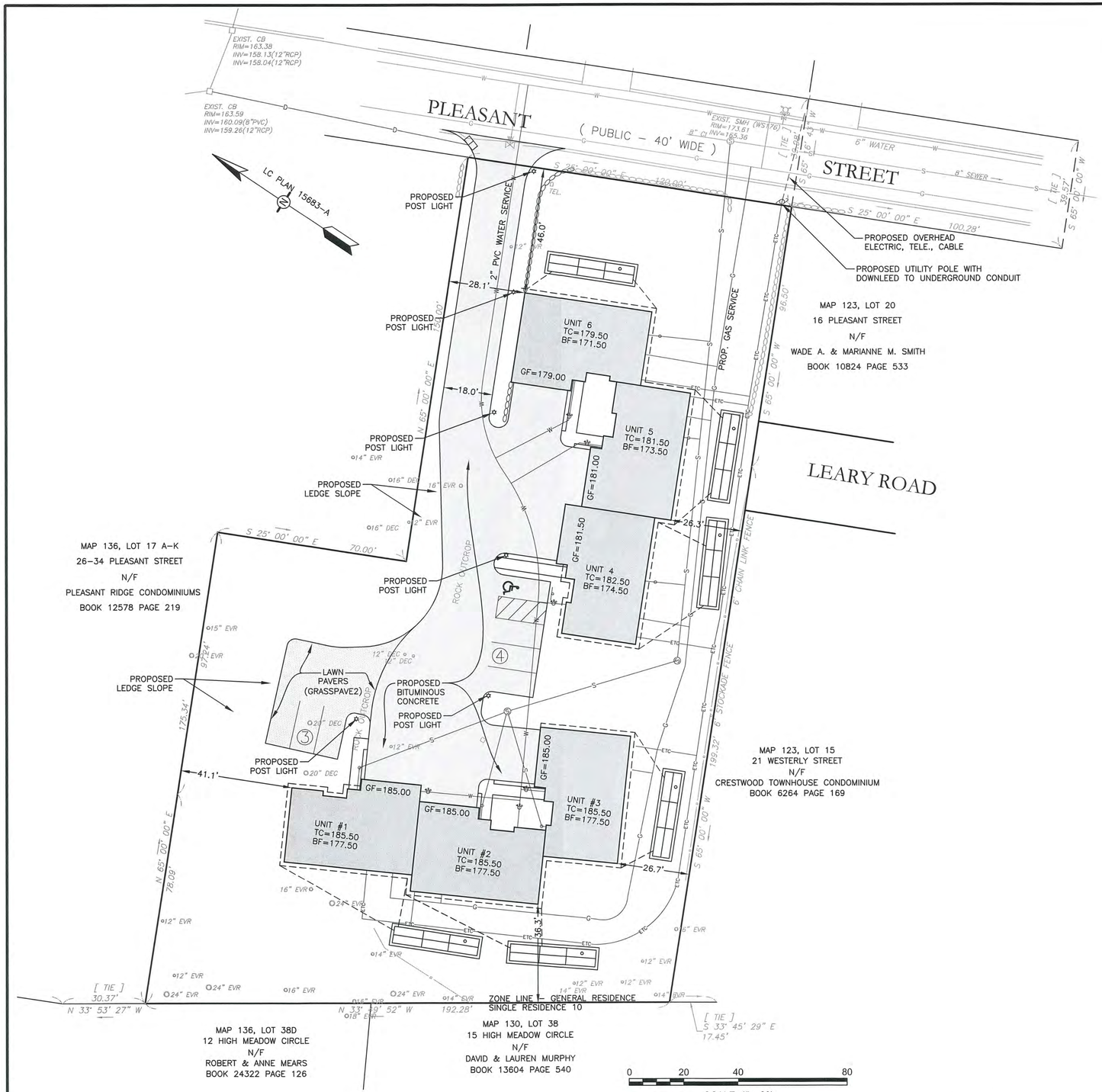
SCALE: 1" = 20' | DATE: SEPT. 5, 2014 | SHEET: 3 OF 6 | PLAN NO.: 3417 SITE PLAN.DWG DETAILS

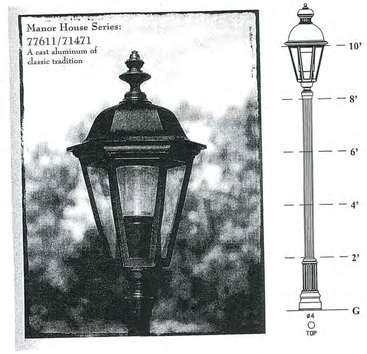
PROJECT TITLE: RESIDENTIAL DEVELOPMENT
22 PLEASANT STREET
WELLESLEY, MASSACHUSETTS

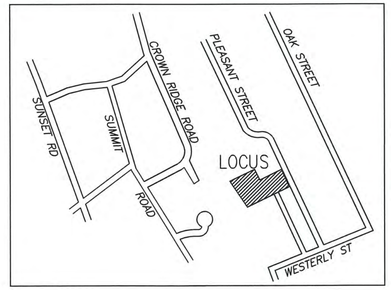
PREPARED BY: Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

SHEET NO.: 3

RECORD OWNER: ROBERT V. & ELIN PALTRINERI
22 PLEASANT STREET
WELLESLEY, MA 02482







LOCUS MAP
(NOT TO SCALE)

LEGEND:

□ CB(FND)	CONCRETE BOUND FOUND
■ SBDH(FND)	STONE BOUND/DRILL HOLE FOUND
O IROD(FND)	IRON ROD FOUND
■ SB(FND)	STONE BOUND FOUND
HYD	HYDRANT
(S) SMH	SEWER MANHOLE
G	GAS LINE
S	SEWER LINE
W	WATER LINE
ETC	ELECTRIC, TELE, CABLE
D	DRAIN LINE
LP	LIGHT POLE
□ CB	CATCH BASIN
	WATER SHUTOFF
○ CO	SEWER CLEANOUT
WV	WATER VALVE

ASSESSORS REFERENCE:
MAP: 136 LOTS: 96, 97 & 98

RECORD OWNER: ROBERT V. & ELIN PALTRINERI
22 PLEASANT STREET
WELLESLEY, MA 02482

REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
2	9/26/14	REVISED WALL & DRAWING SHEETS NUMBERS	WML	PSB	WML
1	9/18/14	PLANNING COMMENTS	PSB	WML	PSB
0	9/5/14	ISSUED FOR PERMITTING	PSB	PSB	WJF

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COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWICKI
CIVIL
No. 32337
REGISTERED PROFESSIONAL ENGINEER
9/26/14

DRAWING TITLE: LIGHTING
LOTS 96, 97, & 98

PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA

SCALE: 1" = 20' | DATE: SEPT. 5, 2014 | SHEET: 4 OF 6 | PLAN NO.: 3417 SITE PLAN.DWG LIGHTING

PROJECT TITLE: RESIDENTIAL DEVELOPMENT
22 PLEASANT STREET
WELLESLEY, MASSACHUSETTS

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

SHEET NO.: 4

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PLANT MATERIAL LIST – 22 PLEASANT ST, WELLESLEY, MA.						
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES						
AF	10	ABIES FRASERII	FRASER FIR	8 –10'	B&B	NATURAL SHAPE, UNSHEARED
PPG	13	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8 –10'	B&B	NATURAL SHAPE, UNSHEARED
DECIDUOUS AND ORNAMENTAL TREES						
BNC	5	BETULA N. 'HERITAGE'	HERITAGE RIVER BIRCH	10'–12'	B&B	(3) STEM TIGHT CLUMP SPECIMEN
AR	7	ACER RUBRUM	RED MAPLE	4 –4 1/2"	B&B	6' HIGH BRANCHING
LT	2	LIRIODENDRON TULIPIFERA	TULIP TREE	4 –4 1/2"	B&B	SPECIMEN
LS	3	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3 1/2–4"	B&B	6' HIGH BRANCHING
CK	4	CORNUS KOUSA	KOUSA DOGWOOD	7 –8'	B&B	SINGLE–STEM SPECIMEN
SHRUBS						
CS	12	CORNUS SERICEA 'ALLEMANS COMPACTA'	ALLEMANS COMPACT DOGWOOD	2 –2 1/2'	CAN	3 GAL.
FG	34	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 –2 1/2'	B&B	
RB	10	RHODODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHODODENDRON	2 –2 1/2'	B&B	
TE	85	TAXUS M. 'EVER–LOW'	EVER–LOW YEW	2 –2 1/2'	B&B	
VC	6	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	2 –2 1/2'	B&B	
BS	73	BUXUS SEMPERVIRENS 'NEWPORT BLUE'	NEWPORT BLUE BOXWOOD	2 –2 1/2'	B&B	
RA	22	RHODODENDRON 'ALBUM ELEGANS'	ELEGANT CATAWBA RHODY		B&B	
RC	10	RHODODENDRON 'CUNNINGHAM WHITE'	CUNNINGHAM'S WHITE RHODY	2 –2 1/2'	B&B	
RN	12	RHODODENDRON 'NOVA ZEMBLA'	NOVA ZEMBLA RHODY	2 –2 1/2'	B&B	
TC	31	TAXUS CUSPIDATA 'EMERALD SPREADER'	EMERALD SPREADER YEW	2 –2 1/2'	B&B	
HQ	10	HYDRANGEA P. 'QUICK FIRE'	QUICK FIRE HYDRANGEA	2 –2 1/2'	B&B	
PERENNIALS AND GROUNDCOVER						
HH	53	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLIES	1 GAL	GAL	YELLOW
IS	18	IRIS SIBERICA 'CAESAR'S BROTHER'	CAESAR'S BROTHERS IRIS	1 GAL	GAL	PURPLE
VM	27	VINCA MINOR	MYRTLE	#2	POT	

GRAPHIC LEGEND

- PROTECT EXISTING TREELINE / VEGETATION TO REMAIN, TYP.
- PROTECT EXISTING TREES TO REMAIN, TYP.
- EVERGREEN TREES (DRIP OR MIST HEAD IRRIGATION)
- DECIDUOUS SHADE TREES (DRIP OR MIST HEAD IRRIGATION)
- ORNAMENTAL & FLOWERING TREES (DRIP OR MIST HEAD IRRIGATION)
- EVERGREEN SHRUBS (DRIP OR MIST HEAD IRRIGATION)
- DECIDUOUS SHRUBS (DRIP OR MIST HEAD IRRIGATION)
- ORNAMENTAL GRASSES & PERENNIALS (DRIP OR MIST HEAD IRRIGATION)
- SEEDED LAWN (SPRAY–HEAD IRRIGATION)
- NATIVE NEW ENGLAND FIELDSTONE WALL
- EXISTING STONEWALL SYSTEM
- 4' HIGH WHITE VINYL PICKET FENCE
- PROPOSED POST LIGHT

LANDSCAPE NOTES;

LOAM DEPTHS SHALL BE AS FOLLOWS:
A. LAWN AREAS – 6" ROLLED THICKNESS
B. PLANT BEDS – 1 –0" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH.

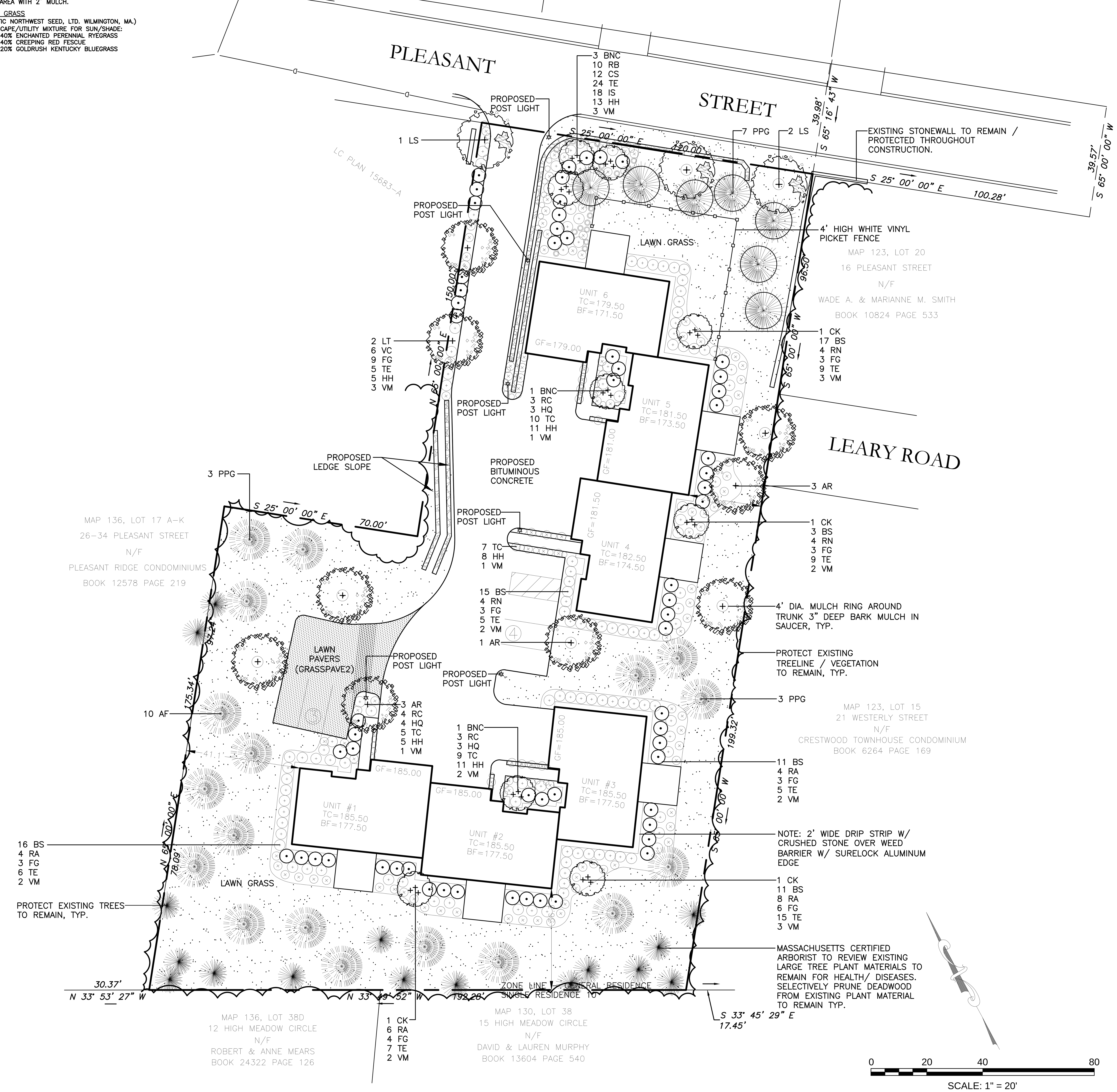
LAWN GRASS
(PACIFIC NORTHWEST SEED, LTD. WILMINGTON, MA.)
LANDSCAPE/UTILITY MIXTURE FOR SUN/SHADE:
40% ENCHANTED PERENNIAL RYEGRASS
40% CREEPING RED FESCUE
20% GOLDRUSH KENTUCKY BLUEGRASS

GENERAL NOTES:

1. CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING TO EXAMINE EXISTING CONDITIONS FOR THEMSELVES. CONTRACTOR TO FAMILIARIZE THEMSELVES W/ DEISGN DOCUMENTS NOTES & DETAILS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
2. CONTRACTOR SHALL NOTIFY / COORDINATE WITH THE TOWN OF WELLESLEY. PRIOR TO PLANT MATERIAL INSTALLATION.
3. CONTRACTOR SHALL COORDINATE WITH THE TOWN OF WELLESLEY.
4. PRIOR TO THE PRE–CONSTRUCTION MEETING THE CONTRACTOR SHALL CONTACT DIG SAFE @ 1–888–344–7233 TO HAVE THE EXISTING UTILITIES MARKED.
5. All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
6. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings. See specification.
7. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc. ANSI Z60.1–Current Edition.
8. All plants to be balled in burlap or container grown. No plastic burlap.
9. All plants to be approved by the Landscape Architect.
10. Stake location of all proposed plant material for approval of Landscape Architect prior to commencement of planting.
11. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
12. Heal all construction scars with naturalized grass, lawn or mulch as indicated by drawings and/ or as directed by Landscape Architect.
13. "Dry Roots" shall be added to all new tree planting pits. All new loam shall be tested and amended as stated in the loam report. Provided by loam supplier.
14. Landscape Contractor shall submit a watering schedule program for the (60) day maintenance period for review by the Landscape Architect & to Owner for all proposed plant material.
15. Protect existing plant material within construction limits. Provide watering program for all proposed plant material during construction.

GENERAL IRRIGATION NOTES:

1. The design/build irrigation sub–contractor shall provide a complete system for the irrigation areas shown on the plan, which includes new and existing transplanted plant materials. Shop drawings shall be provided at a suitable scale to illustrate that the designated plant materials will be irrigated by either spray heads, mist heads or drip irrigation tubing.
2. Irrigation to be coordinated with General Contractor to locate the necessary PVC sleeving to complete irrigation program.
3. All lawn areas shall be spray head irrigated. The heads shall be located for head to head coverage with absolutely no over spray onto the pavement.
4. All trees, shrubs and ground cover shall be drip irrigated / irrigated with shrub mist heads.
5. The irrigation layout and all of the components shall conform to the specifications. The specifications call for shop drawings to be submitted for approval, as well as conformance to the materials specified.
6. The Contractor shall be extremely careful during the installation process not to disturb new or existing plant materials. The Contractor is to coordinate his work with other sub–contractors. Sleeving under pavements must be available and in the proper location prior to paving.
7. The irrigation Contractor shall conform to any local codes or ordinances that may be required to complete the work.
8. This irrigation alternate shall include the cost of connecting to either the building water mains down stream of the back flow preventer of the irrigation well.
9. The irrigation contractor shall test water source for water quality including minerals that may cause staining of concrete and granite pavement and curbs.
10. Irrigation Contractor shall coordinate with the Town of Wellesley for irrigation requirements prior to shop drawing preparation.



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REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
1	9/18/14	PLANNING COMMENTS	WFF	WJF	WJF
0	9/5/14	ISSUED FOR PERMITTING	WFF	WJF	WJF

PREPARED BY:
WILLIAM FLEMING ASSOCIATES Incorporated
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PLANNING
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SUITE #3
STONEHAM, MA. 02180
T 781 438 3088
F 781 438 3611
E wfa@williamfleming.com

DRAWING TITLE: LANDSCAPE PLAN

LOTS 96, 97, & 98

PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA

SCALE:	DATE:	SHEET:	PLAN NO.:
1" = 20'	SEPT. 5, 2014	4 OF 4	TBD–3417 LAND–AETGGKLT.DWG LANDSCAPE–LIGHTING

PROJECT TITLE: RESIDENTIAL DEVELOPMENT
22 PLEASANT STREET
WELLESLEY, MASSACHUSETTS

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

SHEET NO.: 5

PLANT MATERIAL LIST – 22 PLEASANT ST, WELLESLEY, MA.

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
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TE	85	TAXUS M. "EVER–LOW"	EVER–LOW YEW	2 –2 1/2'	B&B	
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0	9/5/14	ISSUED FOR PERMITTING	WFF	WJF	WJF

PREPARED BY:
WILLIAM FLEMING ASSOCIATES
Incorporated
LANDSCAPE ARCHITECTURE
PLANNING
375 MAIN ST.
SUITE #3
STONEHAM, MA. 02180
T 781 438 3088
F 781 438 3611
E wfa@williamfleming.com

DRAWING TITLE: LANDSCAPE PLAN
LOTS 96, 97, & 98

PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA

SCALE: 1" = 20' | DATE: SEPT. 5, 2014 | SHEET: 4 OF 4 | PLAN NO.: TBD–3417 LAND–AETGGKLT.DWG LANDSCAPE–LIGHTING

PROJECT TITLE:
RESIDENTIAL DEVELOPMENT
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32 Turnpike Road
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