

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

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

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

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
- GAS LINE
- S SEWER LINE
- W WATER LINE
- ETC ELECTRIC, TELE, CABLE
- D DRAIN LINE
- ▽ LP LIGHT POLE
- CB CATCH BASIN
- ⊕ CO WATER SHUTOFF
- ⊕ W VALVE SEWER CLEANOUT
- ⊕ W VALVE WATER VALVE
- ⊕ AC AIR CONDITIONING



PARKING SCHEDULE:
TOTAL REQUIRED = 2 x 6 UNITS = 12 SPACES
2 SPACES INSIDE EACH UNIT = 12 SPACES
2 SPACES OUTSIDE EACH UNIT = 12 SPACES
TOTAL PROPOSED = 24 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.)	31,568 S.F.
MAXI. BLDG. COVERAGE	20%(9,702 S.F.)	19.9%(9,630 S.F.)
MAXI. BLDG. HEIGHT	40 FT	40 FT
MIN. BLDG. SEPARATION	30 FT	30.5 FT

SETBACKS:
FRONT = 35 FT 42.3 FT
SIDE = 25 FT 25.3 FT
SIDE = 35 FT (ABUTTING SINGLE RESIDENCE ZONING)
REAR = 25 FT 37.4 FT
REAR = 35 FT (ABUTTING SINGLE RESIDENCE ZONING)
MINIMUM AND MAXIMUM UNITS IN A ROW = 3-6 3

EXISTING CONDITIONS

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REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
4	11/26/14	REVISED BUILDINGS & PAVED AREAS	WML	PSB	WML
3	11/3/14	DPW COMMENTS	WML	PSB	WML
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

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

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

SCALE: 1" = 20'

DATE: SEPT. 5, 2014

SHEET: 1 OF 4

PLAN NO.: 3417 SITE PLAN/DWG EXIST - LAYOUT

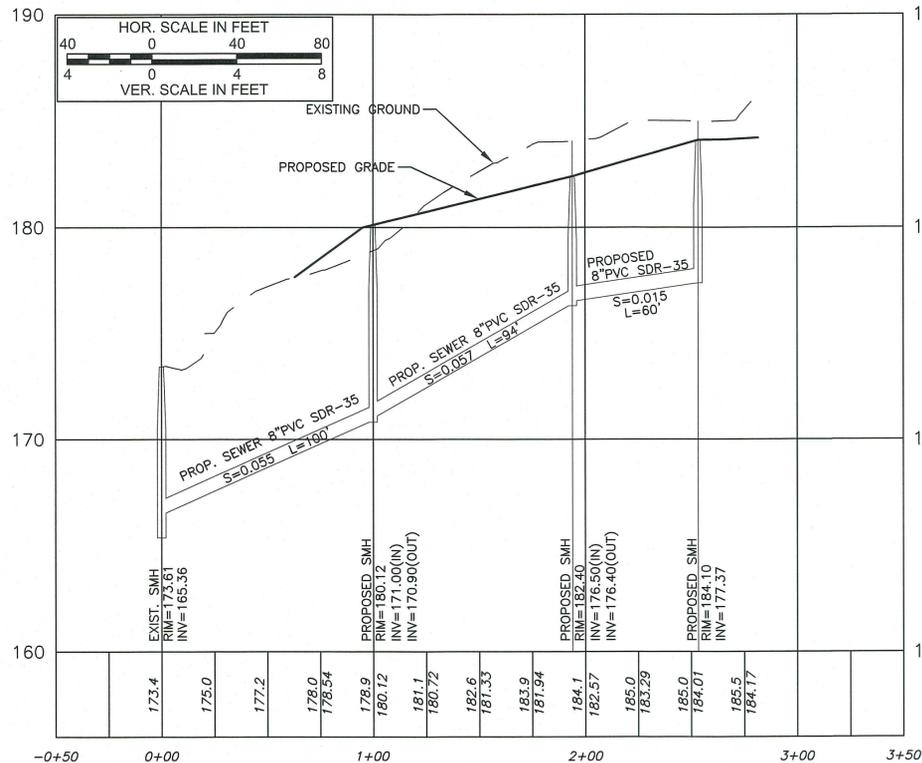
PROJECT TITLE: RESIDENTIAL DEVELOPMENT
22-1,2,3 & 24-1,2,3 PLEASANT STREET
WELLESLEY, MASSACHUSETTS

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

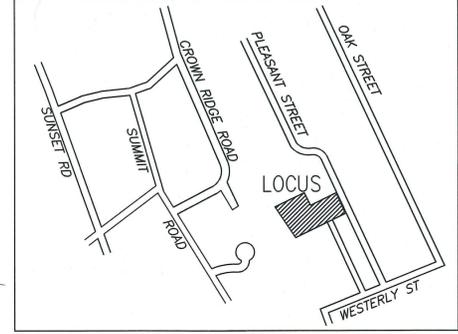
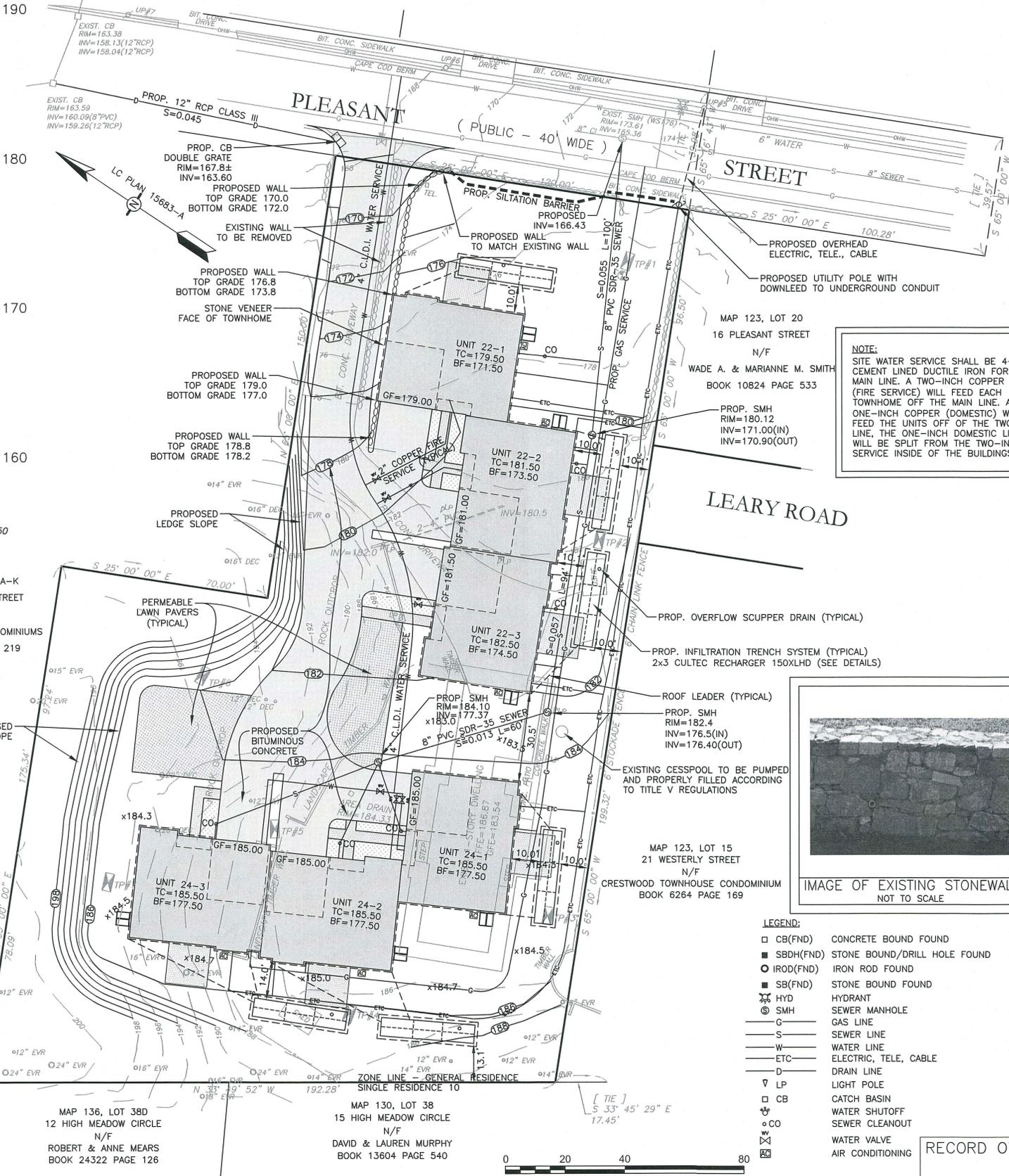
SHEET NO.: 1

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PROPOSED SEWER



LOCUS MAP (NOT TO SCALE)

NOTE:
 SITE WATER SERVICE SHALL BE 4-INCH CEMENT LINED DUCTILE IRON FOR THE MAIN LINE. A TWO-INCH COPPER LINE (FIRE SERVICE) WILL FEED EACH TOWNHOME OFF THE MAIN LINE. A ONE-INCH COPPER (DOMESTIC) WILL FEED THE UNITS OFF OF THE TWO-INCH LINE. THE ONE-INCH DOMESTIC LINE WILL BE SPLIT FROM THE TWO-INCH FIRE SERVICE INSIDE OF THE BUILDINGS.

ZONING:
 GENERAL RESIDENCE DISTRICT

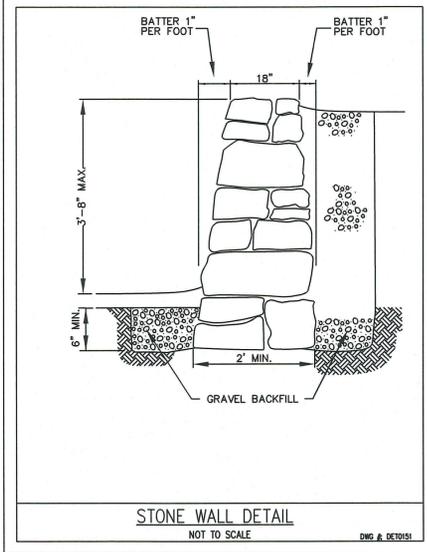
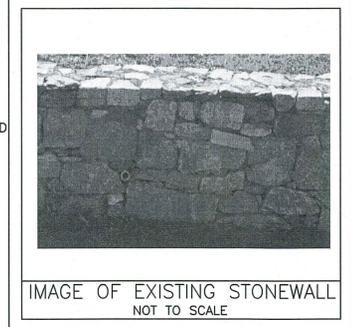
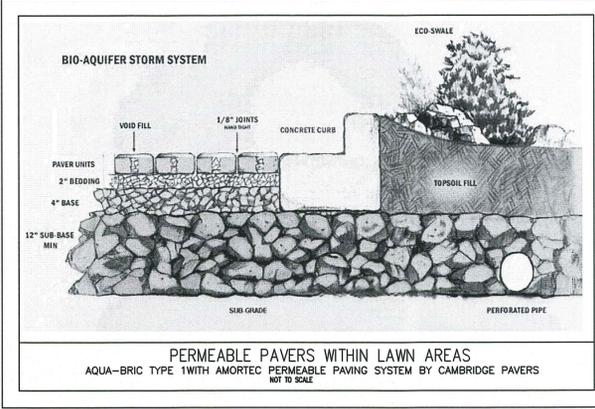
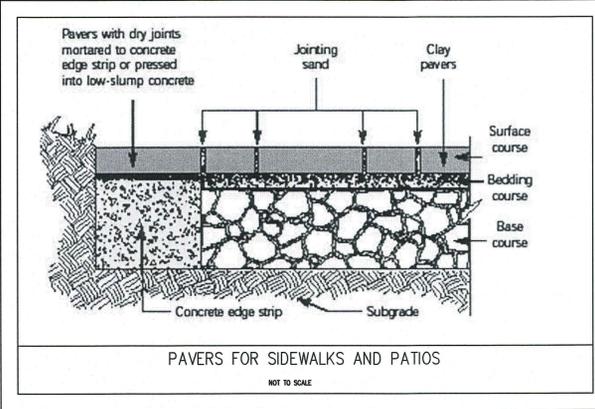
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MIN. BLDG. SEPARATION	30 FT	30.5 FT

SETBACKS:

FRONT=35 FT	42.3 FT
SIDE=25 FT	25.3 FT
SIDE=35 FT (ABUTTING SINGLE RESIDENCE ZONING)	
REAR=25 FT	37.4 FT
REAR=35 FT (ABUTTING SINGLE RESIDENCE ZONING)	
MINIMUM AND MAXIMUM UNITS IN A ROW=3-6	3



- LEGEND:**
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 - SBDH(FND) STONE BOUND/DRILL HOLE FOUND
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 - CB CATCH BASIN
 - ⊕ WWS WATER SHUTOFF
 - CO SEWER CLEANOUT
 - ⊕ WV WATER VALVE
 - ⊕ AC AIR CONDITIONING

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

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

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0	9/5/14	ISSUED FOR PERMITTING	PSB	PSB	PSB



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

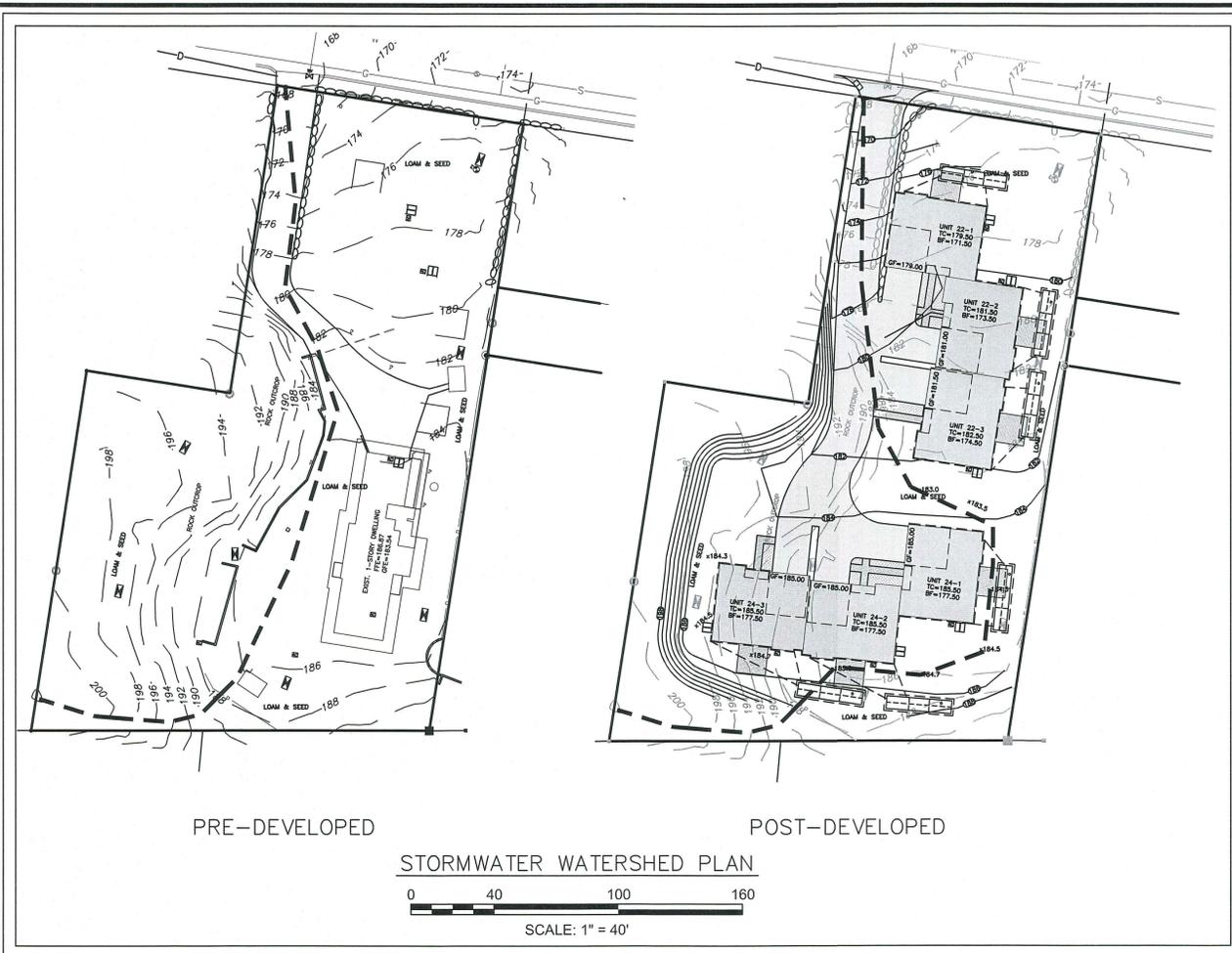
SHEET: 2 OF 5

PLAN NO.: 3417 SITE PLAN/DWG GRADING-UTILITIES

PROJECT TITLE: RESIDENTIAL DEVELOPMENT
 22-1,2,3 & 24-1,2,3 PLEASANT STREET
 WELLESLEY, MASSACHUSETTS

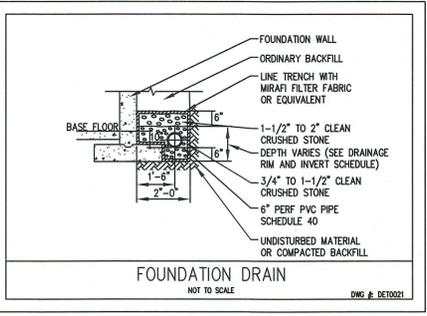
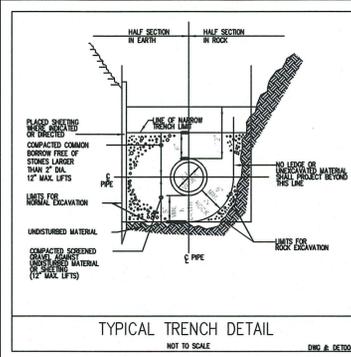
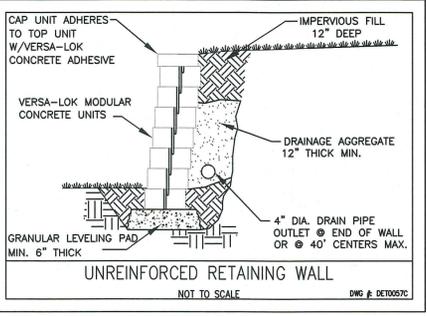
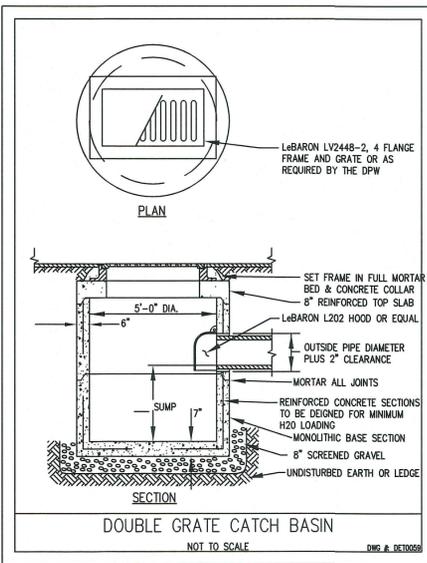
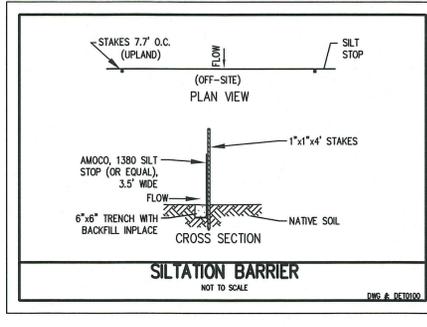
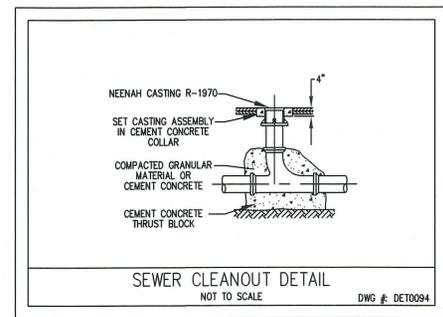
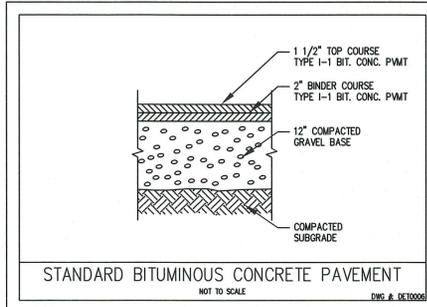
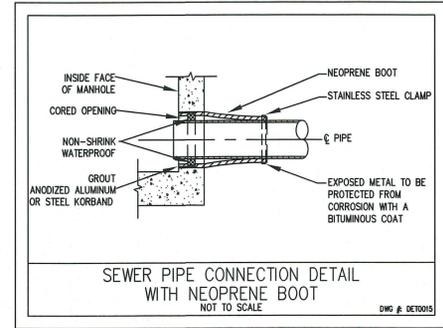
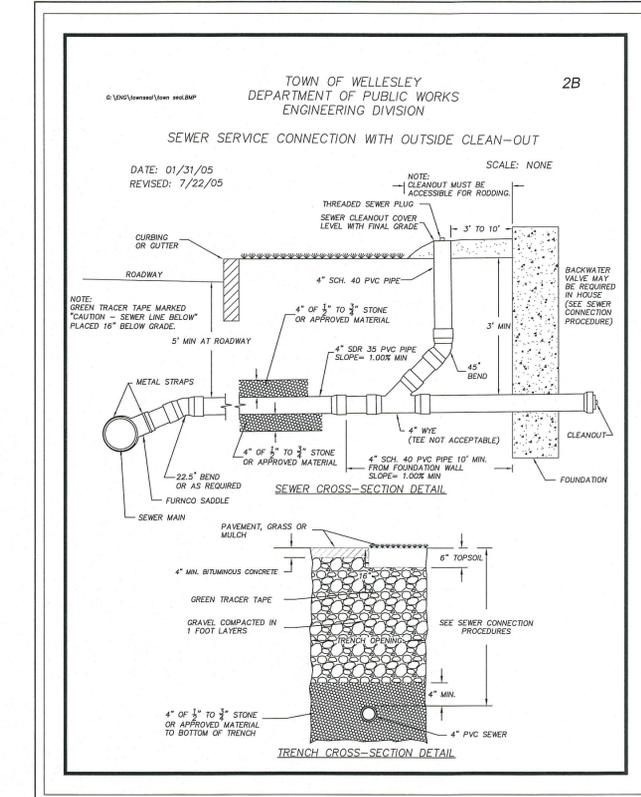
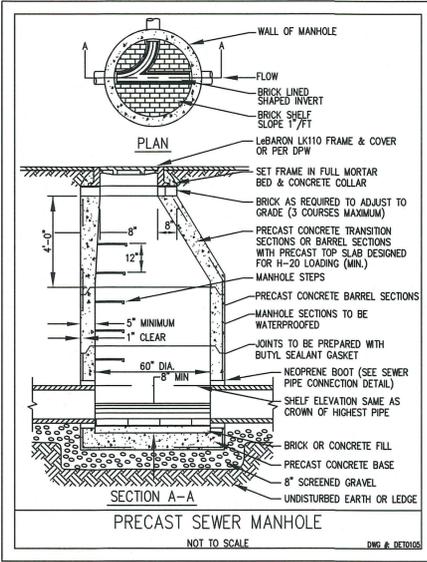
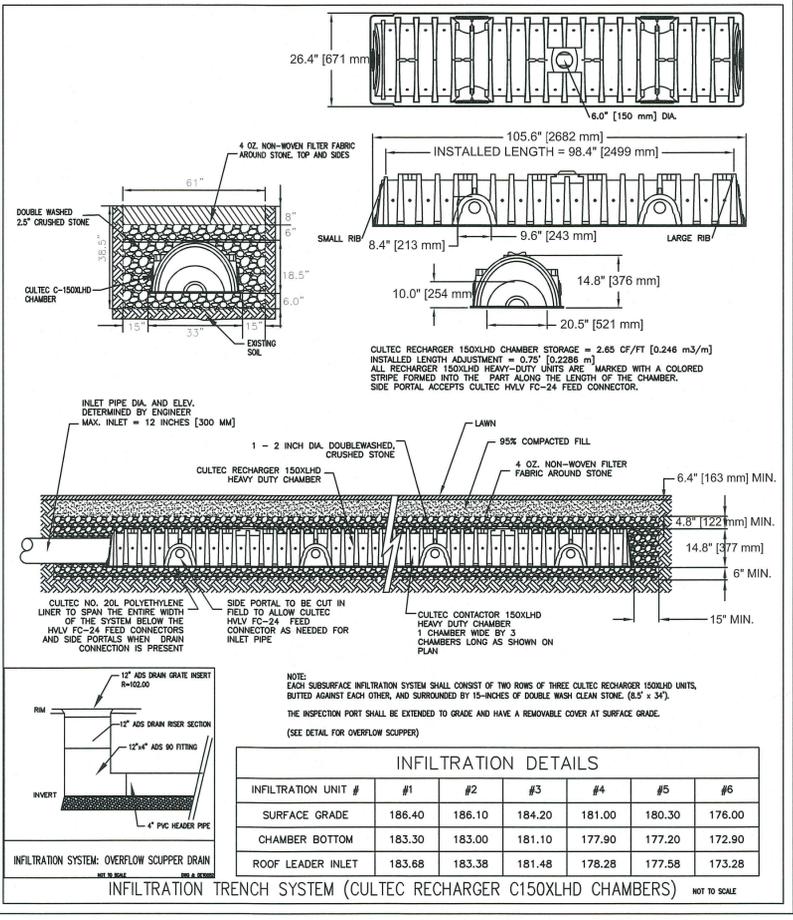
PREPARED BY: Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 (508) 480-0225

SHEET NO.: 2



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	GROUND	ELEV.	DEEP HOLE TP#2	GROUND	ELEV.	DEEP HOLE TP#3	GROUND	ELEV.
0-9"	A	175.95	0-16"	A & Bw	180.67	0-30"	A & Bw	183.00
22"	Bw	174.87	16"	STONEY	180.67			
36"	STONEY	173.70						
80" C	LOAMY SAND 2.5Y5/3	170.03	60" C	LOAMY SAND 2.5Y5/3	177.00	76" C	LOAMY SAND 2.5Y5/3	179.17
MOTTLING: NOT FOUND PERCOLATION TEST: 7 MPI SOIL CLASS: CLASS II			MOTTLING: 60" (96.20) PERCOLATION TEST: N.A. SOIL CLASS: CLASS II			MOTTLING: NOT FOUND PERCOLATION TEST: N.A. SOIL CLASS: CLASS II		
DEEP HOLE TP#4	GROUND	ELEV.	DEEP HOLE TP#5	GROUND	ELEV.	DEEP HOLE TP#6 - TP#7	GROUND	ELEV.
0-30"	A & Bw	184.00	0-32"	A & Bw	183.83	0-6"	A & Bw	195.00 - 196.5
			32"	STONEY	183.83			
60" C	LOAMY SAND 2.5Y5/3	181.50	53" C	LOAMY SAND 2.5Y5/3 REFUSAL	182.08	24" C	LOAMY SAND 2.5Y5/3 REFUSAL	193.50 - 195.00
MOTTLING: NOT FOUND PERCOLATION TEST: N.A. SOIL CLASS: CLASS II			MOTTLING: NOT FOUND PERCOLATION TEST: N.A. SOIL CLASS: CLASS II			MOTTLING: NOT FOUND PERCOLATION TEST: N.A. SOIL CLASS: CLASS II		



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

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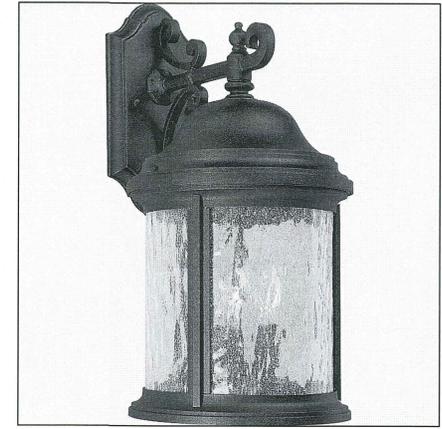
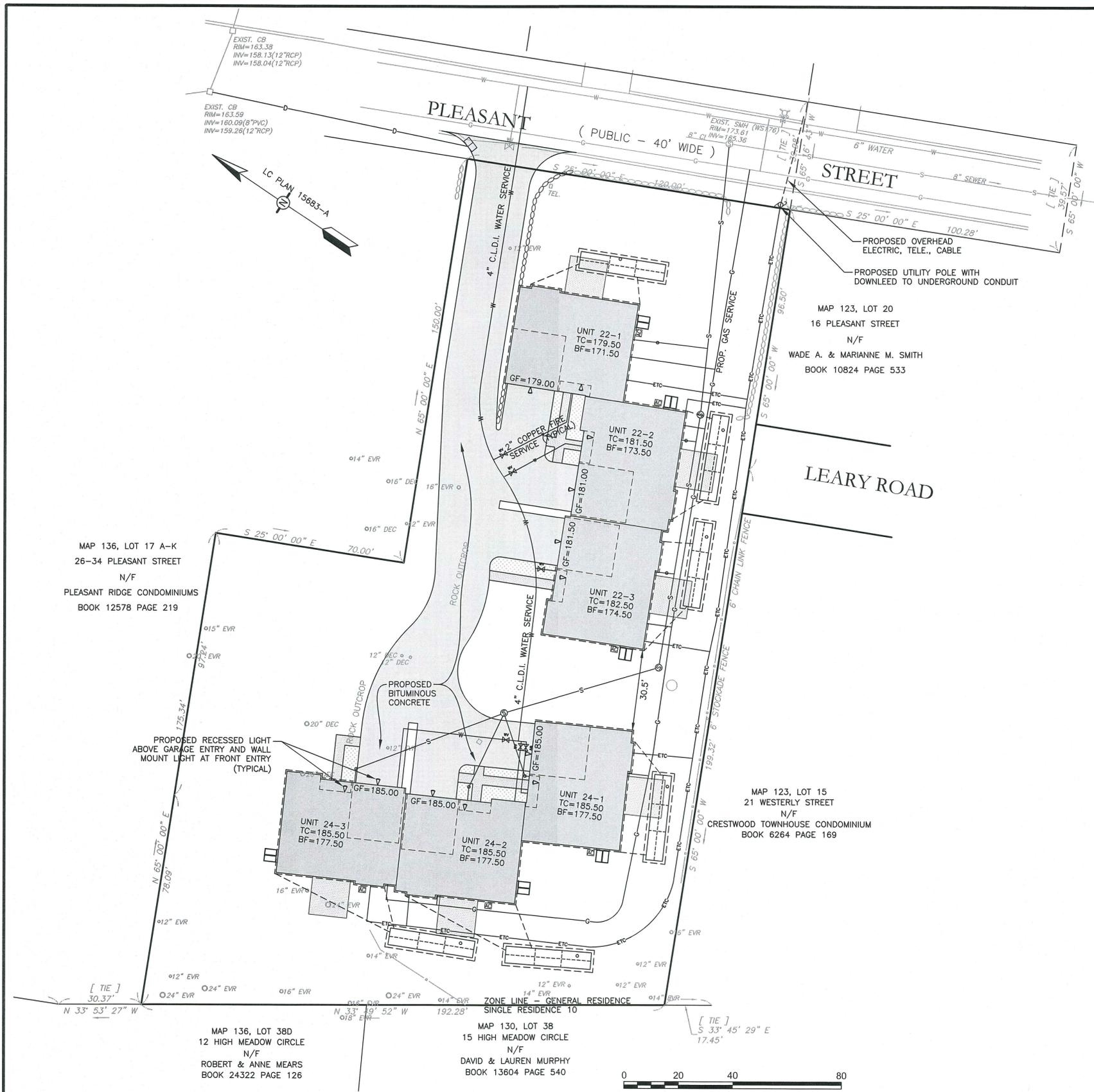
REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
4	11/26/14	REVISED BUILDINGS & PAVED AREAS			
3	11/3/14	DPW COMMENTS	WML	PSB	WML
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1	9/18/14	PLANNING COMMENTS	PSB	WML	PSB
0	9/5/14	ISSUED FOR PERMITTING	PSB	PSB	PSB



DRAWING TITLE: DETAILS
PROJECT TITLE: RESIDENTIAL DEVELOPMENT
LOTS 96, 97, & 98
PREPARED FOR: CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD
SOUTHBOROUGH, MA
SCALE: 1" = 20'
DATE: SEPT. 5, 2014
SHEET: 3 OF 5
PLAN NO.: 3417 SITE PLAN.DWG

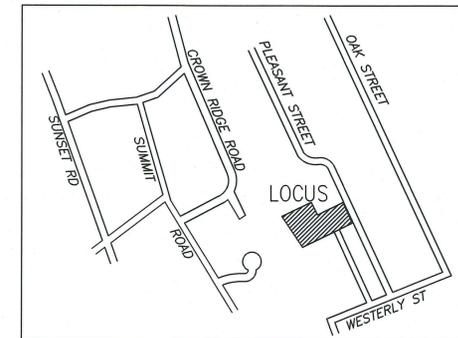
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32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

SHEET NO.: 3



WALL MOUNT LIGHT
AT FRONT DOOR ENTRY
P-5876 BY PROGRESS LIGHTING
26-WATT MAX.

RECESSED CEILING MOUNT LIGHT
OVER GARAGE ENTRY
P-8071 BY PROGRESS LIGHTING
12-WATT LED



LOCUS MAP
(NOT TO SCALE)

- LEGEND:
- CB(FND) CONCRETE BOUND FOUND
 - SBDH(FND) STONE BOUND/DRILL HOLE FOUND
 - IROD(FND) IRON ROD FOUND
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 - ⊕ WWS WATER SHUTOFF
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 - ⊗ WATER VALVE

ELECTRICAL DATA P-8071-26/30K-110-5182

Input Voltage: 120V
Input Frequency: 60 Hz
Input Current: 0.10A
Input Power: 12W
Constant Current Output: 100mA
Power Factor: 0.90
THD: $+20\%$
Dist. Rating: IEC, ENEC

Operating Temperature: 0°C to 40°C
Damping: 10% to 40%
Overvoltage protection: Manual reset
*See Drawing Notes for more information

PERFORMANCE DATACHART

Beam Angle	Beam Diameter @ 30'	Beam Diameter @ 60'	Beam Diameter @ 90'	Beam Diameter @ 120'	Beam Diameter @ 150'	Beam Diameter @ 180'	Beam Diameter @ 210'	Beam Diameter @ 240'	Beam Diameter @ 270'	Beam Diameter @ 300'
10°	3.14	6.28	9.42	12.57	15.71	18.85	21.99	25.13	28.27	31.42
15°	3.14	4.71	6.28	7.85	9.42	10.99	12.57	14.14	15.71	17.28
20°	3.14	3.14	4.71	6.28	7.85	9.42	10.99	12.57	14.14	15.71
25°	3.14	2.36	3.14	3.93	4.71	5.49	6.28	7.06	7.85	8.63
30°	3.14	1.57	2.36	3.14	3.93	4.71	5.49	6.28	7.06	7.85

ZONAL LUMEN SUMMARY

Zone	Lumens	Percentage
1	433	44%
2	654	66%
3	937	95%
4	937	100%

COEFFICIENTS OF UTILIZATION

Zone	80%	70%	50%	30%
1	70	30	10	5
2	110	100	100	100
3	140	140	140	140
4	170	170	170	170

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

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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 5

PLAN NO.: 3417 SITE PLAN/DWG LIGHTING

PROJECT TITLE: RESIDENTIAL DEVELOPMENT
22-1,2,3 & 24-1,2,3 PLEASANT STREET
WELLESLEY, MASSACHUSETTS

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

SHEET NO.: 4

PLANT MATERIAL LIST - 22 PLEASANT ST, WELLESLEY, MA.						
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES						
AF	12	ABIES FRASERI	FRASER FIR	8-10'	B&B	NATURAL SHAPE, UNSHEARED
PPG	13	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8-10'	B&B	NATURAL SHAPE, UNSHEARED
TO	43	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	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 STYRACFLUA	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	13	CORNUS SERICEA 'ALLEMANS COMPACTA'	ALLEMANS COMPACT DOGWOOD	2-2 1/2"	CAN	3 GAL.
FG	35	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2-2 1/2"	B&B	
RB	10	RHOODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHOODENDRON	2-2 1/2"	B&B	
TE	88	TAXUS M. 'EVER-LOW'	EVER-LOW YEW	2-2 1/2"	B&B	
VC	7	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	2-2 1/2"	B&B	
BS	67	BUXUS SEMPERVIRENS 'NEWPORT BLUE'	NEWPORT BLUE BOXWOOD	2-2 1/2"	B&B	
RA	22	RHOODENDRON 'ALBUM ELEGANS'	ELEGANT CATAMBA RHODY	2-2 1/2"	B&B	
RC	4	RHOODENDRON 'CUNNINGHAM WHITE'	CUNNINGHAM'S WHITE RHODY	2-2 1/2"	B&B	
RN	12	RHOODENDRON 'NOVA ZEMBLA'	NOVA ZEMBLA RHODY	2-2 1/2"	B&B	
HQ	4	HYDRANGEA P. 'QUICK FIRE'	QUICK FIRE HYDRANGEA	2-2 1/2"	B&B	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER						
HH	21	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLIES	1 GAL.	GAL.	YELLOW
IS	20	IRIS SIBERICA 'CAESAR'S BROTHER'	CAESAR'S BROTHERS IRIS	1 GAL.	GAL.	PURPLE
VM	22	VINCA MINOR	MYRTLE	#2	POT	
HB	15	HELIOTROPICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	GAL.	
FO	28	FESTUCA OVINA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	1 GAL.	GAL.	
CA	26	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	#2	POT	

GRAPHIC LEGEND

- PROTECT EXISTING TREE LINE / 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

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/ DESIGN 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	11/26/14	REVISED LANDSCAPE, BUILDINGS & PAVED AREAS	WFF	WJF	WJF
1	9/18/14	PLANNING COMMENTS	WFF	WJF	WJF
0	9/5/14	ISSUED FOR PERMITTING	WFF	WJF	WJF



PREPARED BY:
WILLIAM FLEMING ASSOCIATES
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 SUITE #3
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 781-438-2088
 F 781-438-2011
 E wff@williamfleming.com

DRAWING TITLE:
LANDSCAPE PLAN
 LOTS 96, 97, & 98
 PREPARED FOR:
CAPITAL GROUP PROPERTIES
 259 TURNPIKE ROAD
 SOUTHBOURGH, MA
 SCALE: 1" = 20'
 DATE: SEPT. 5, 2014
 SHEET: 5 OF 5
 PLAN NO.: TBD-3417
 LAND-RETCKLTDWG
 LANDSCAPE-LIGHTING

PROJECT TITLE:
RESIDENTIAL DEVELOPMENT
 22 PLEASANT STREET
 WELLESLEY, MASSACHUSETTS
 PREPARED BY:
Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 (608) 480-0226

SHEET NO.:
5

