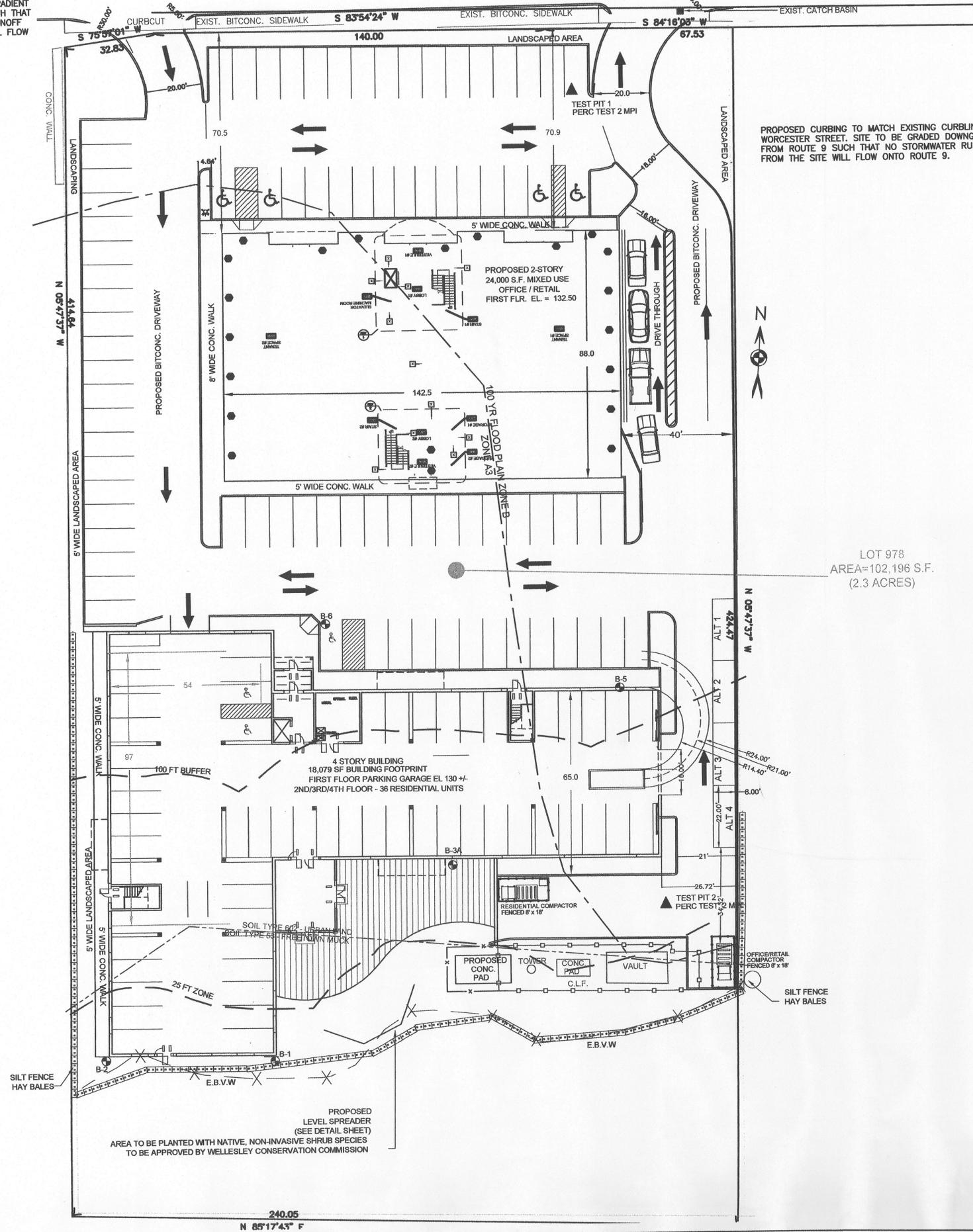


WORCESTER STREET

8X8X4 (STATE HIGHWAY VARIABLE WIDTH)
T.S.G.

PROPOSED CURBING TO MATCH EXISTING CURBLINE ON WORCESTER STREET. SITE TO BE GRADED DOWNGRADIENT FROM ROUTE 9 SUCH THAT NO STORMWATER RUNOFF FROM THE SITE WILL FLOW ONTO ROUTE 9.

PROPOSED CURBING TO MATCH EXISTING CURBLINE ON WORCESTER STREET. SITE TO BE GRADED DOWNGRADIENT FROM ROUTE 9 SUCH THAT NO STORMWATER RUNOFF FROM THE SITE WILL FLOW ONTO ROUTE 9.



- APPROX. 100' & 200' RIPARIAN ZONE
- FLOODPLAIN LINE
- EXISTING LOT LINE
- 130 --- EXISTING GRADE MAJOR
- 129 --- EXISTING GRADE MINOR
- PT# --- EXISTING SPOT GRADE
- EXISTING BITCONC. TO BE REMOVED
- EXISTING EASEMENT
- OHW --- EXISTING ELECTRIC
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- x --- EXISTING FENCE
- 130 --- PROPOSED GRADE MAJOR
- 129 --- PROPOSED GRADE MINOR
- X E.B.V.W. --- ESTIMATED BORDERING VEGETATED WETLAND
- APPROX. 25' & 100' WETLAND BUFFER ZONE
- EROSION CONTROL/LIMIT OF WORK
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED DRAIN
- PROPOSED ELECTRIC
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- EXISTING ELECTRIC POLE
- PROPOSED ELECTRIC MANHOLE
- PROPOSED TREE

Prepared for:

DEAN BEHREND
WELLESLEY REALTY ASSOC.
P.O. BOX 81004
WELLESLEY, MASSACHUSETTS
02481

Prepared by:

BEALS ASSOCIATES INC.
98 NORTH WASHINGTON ST.
BOSTON
MASSACHUSETTS
02114
617 742-3554
617 742-0310

REFERENCES:

SITE PLAN 970-978 WORCESTER ST.
WELLESLEY, MA
NOV. 18, 2005
BY: FIELD RESOURCE INC.
AND CONSOLIDATED DESIGN GP. INC.

TOPOGRAPHIC PLAN
970-978 WORCESTER STREET
WELLESLEY, MA
JUN. 17, 2006
BY: ESSEX ENG. & SURVEY INC.
PO BOX 620622
NEWTON LOWER FALLS, MA 02462

BENCHMARK BASED ON TOWN OF WELLESLEY
SEWER DATUM 100 YEAR FLOOD PLAIN
ZONE A = 125 FLOOD ELEVATION
FIRM 250255 00 05B SEPT. 5, 1979 NGVD 1929

THIS PROJECT IS LOCATED IN THE TOWN OF WELLESLEY
WATER SUPPLY PROTECTION DISTRICT.

PROPOSED USES:

FRONT BUILDING
FIRST FLOOR: 1,800 SF COFFEE SHOP WITH DRIVE THROUGH
10,200 SF GENERAL RETAIL SPACE
SECOND FLOOR: 12,000 SF GENERAL OFFICE SPACE

REAR BUILDING
36 RESIDENTIAL CONDOMINIUM UNITS

GRAPHIC SCALE



Title:

978 WORCESTER STREET
REDEVELOPMENT PROJECT
IN THE TOWN OF
WELLESLEY, MASSACHUSETTS
PROPOSED SITE PLAN

DATE:	SCALE:
JANUARY 15, 2008	1"=20'
REVISIONS:	DATE:
Per Conservation Commission - Erosion Control	3.05.08
Per Fire Department - Hydrant, pipe sizes	4.08.08
Revised per Engineering Department	6.09.08
Site Plan Approval	8.20.08



PROJECT NUMBER: C-520 SHEET NUMBER: 2