WORCESTER STREET
(STATE HIGHWAY VARIABLE WIDTH)

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.

WEST ENTRANCE
SCALE: 1" = 10'

EAST EXIT
SCALE: 1" = 10'

PROPOSED 2-STORY
24,000 S.F. MIXED USE
OFFICE / RETAIL
FIRST FLR. EL. = 132.50

4 STORY BUILDING
18,079 SF BUILDING FOOTPRINT
FIRST FLOOR PARKING GARAGE EL 130 +/-
2ND/3RD/4TH FLOOR - 36 RESIDENTIAL UNITS

EXISTING 3 STORY
BUILDING
NO. 978

(3) INFILTRATOR CHAMBERS
INV.=127.00

STORMTRAP
DETENTION
(19.67x27.17)

(4) 6" ROOF DRAIN CONN.
PROPOSED INFILTRATOR

STC #2
(OR APPOVED EQUAL)
8" PVC OUTLETS
L=5'

PROPOSED FLARED END OUTLET
WRIP RAP (SEE DETAILS
AND ELEV. SCHEDULE)

PROPOSED
LEVEL SPREADER
(SEE DETAIL SHEET)
AREA TO BE PLANTED WITH NATIVE, NON-INVASIVE SHRUB SPECIES
TO BE APPROVED BY WELLESLEY CONSERVATION COMMISSION

EXIST. BUILDING TO BE RAZED

EXIST. PAVEMENT

EXIST BIT CURB TO BE REMOVED

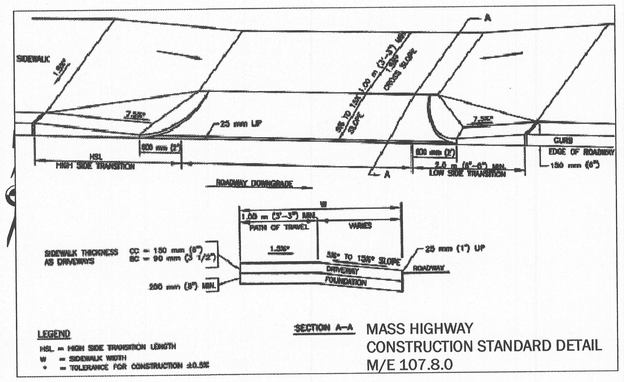
SILT FENCE HAY BALES

TOWN OF WELLESLEY UTILITY EASEMENT

TOWN OF WELLESLEY
15' WIDE
SEWER EASMENT

NOTE: THE MASS HIGHWAY BASELINE FOR ROUTE 9 IS NOT SHOWN IN THE PROPER LOCATION IN ORDER TO MAINTAIN VISUAL CONTINUITY AMONG THESE PLANS. ALL STATIONING AND OFFSETS WERE MEASURED FROM THE BASELINE IN IT'S ACTUAL LOCATION.

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.



MASS HIGHWAY
CONSTRUCTION STANDARD DETAIL
M/E 107.8.0

STC #1
OR
APPROVED EQUAL

STC #3
OR
APPROVED EQUAL

LOT 978
AREA=102,196 S.F.
(2.3 ACRES)

1) ALL DRAIN PIPES TO BE HDPE,RCP CLASS III OR EQUAL.
DRAIN PIPES WITH LESS THAN 12" COVER TO BE CLASS IV RCP

2) SEWER AND DRAIN PIPES WILL BE
DUCTILE IRON WHEN COVER IS LESS THAN
4 FT FOR DRAINS AND 5 FT FOR SEWER.

	RIM	INVERT	DIA. (IN)	DIA. (FT)	COVER	# OUTLETS
CB #1	131.50	127.67	8.00	0.67	3.16	1
CB #2	130.90	127.53	12.00	1.00	2.37	1
CB #4	131.50	127.94	8.00	0.67	2.89	1
CB #5	130.00	127.45	12.00	1.00	1.55	1
CB #6	129.75	126.94	12.00	1.00	1.81	1
CB #7	129.55	127.38	8.00	0.67	1.50	1
DMH #1	131.30	127.58	8.00	0.67	3.05	1
DMH #2	131.10	127.42	12.00	1.00	2.68	1
DMH #3	130.25	127.00	12.00	1.00	2.25	1
DMH #3B	130.20	126.53	18.00	1.50	2.17	1
DMH #4	131.40	127.88	8.00	0.67	2.85	1
DMH #5	131.00	127.59	12.00	1.00	2.41	1
DMH #6	130.00	127.06	12.00	1.00	1.94	1
STC1 (450)	130.50	126.98	12.00	1.00	2.52	1
STC2 (450)	129.80	126.80	18.00	1.50	1.50	1
STC3 (450)	130.50	126.77	12.00	1.00	2.73	1

	RIM	INV. IN	INV. OUT
Roof Infiltrator	130.00	128.25	127.00
StormTRAP	130.00	126.50	127.13

APPROX. 100' & 200' RIPARIAN ZONE
FLOODPLAIN LINE
EXISTING LOT LINE
130 EXISTING GRADE MAJOR
129 EXISTING GRADE MINOR
PT# + ELEV DESC EXISTING SPOT GRADE
EXISTING BITCONC. TO BE REMOVED
EXISTING EASEMENT
OHW EXISTING ELECTRIC
EXISTING DRAIN LINE
EXISTING SEWER LINE
EXISTING WATER LINE
x x EXISTING FENCE
130 PROPOSED GRADE MAJOR
129 PROPOSED GRADE MINOR
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
CB#9 PROPOSED CATCHBASIN
DMH#10 PROPOSED DRAIN MANHOLE
EXIST. POLE EXISTING ELECTRIC POLE
E.M.H. PROPOSED ELECTRIC MANHOLE
PROPOSED TREE

APPROX. 200 FT RIPARIAN ZONE BASED ON MA-GIS

APPROX. 100 FT RIPARIAN ZONE

240.05
N 85°17'43" E

N 05°47'37" W 414.84

S 75°39'01" W 32.83

S 83°54'24" W 140.00

S 84°16'03" W 67.53

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 = 130.5
ZONE A = 125 FLOOD ELEVATION
FIRM 250255 00 05B SEPT. 5, 1979 NGVD 1929

STATE HIGHWAY LAYOUT BASED ON PLAN TITLED
"PLAN OF ROAD IN THE TOWN OF WELLESLEY
NORFOLK COUNTY" LAID OUT BY THE DEPARTMENT
OF PUBLIC WORKS" DATED JANUARY 2, 1957.
LAYOUT NO. 4523

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

Post-development peak runoff rates, rates of recharge of stormwater to groundwater and rates of removal of total suspended solids can be found in the Drainage Analysis dated July 18, 2006, revised 1/15/08 prepared for this project by Beals Associates, Inc.

POST DEVELOPMENT FLOOD STORAGE IS EQUAL OR GREATER THAN PRE-DEVELOPMENT STORAGE.
TOTAL CHANGE IN FLOOD STORAGE = 606 C.F. CUT

PROPERTY TO BE GRADED TO SLOPE AWAY FROM WORCESTER STREET. ALL STORMWATER FROM THIS PROPERTY SHALL BE HANDLED ON SITE. RUNOFF WILL NOT BE ADDED TO THE STORMWATER SYSTEM ALONG ROUTE 9.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Title:

978 WORCESTER STREET REDEVELOPMENT PROJECT

IN THE TOWN OF
WELLESLEY, MASSACHUSETTS

PROPOSED GRADING & DRAINAGE PLAN

DATE: JANUARY 15, 2008
SCALE: 1"=20'

REVISIONS:	DATE:
PER MASS HIGHWAY	2/6/08
Per Conservation Commission – Erosion Control	3.05.08
Per Engineering Department Comments	6.09.08
Site Plan Approval	8.20.08

PROJECT NUMBER: C-520
SHEET NUMBER: 6

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER J. CHADWICK
No. 41987
REGISTERED PROFESSIONAL ENGINEER

S:\Data\C-520 Wellesley\Autocad\Site Plan Submittal\PSI APP(rev 6-25-08).dwg, 8/19/2008 4:00:07 PM, \\rnaserver1\HP Designjet 4500ps HP-GL/2