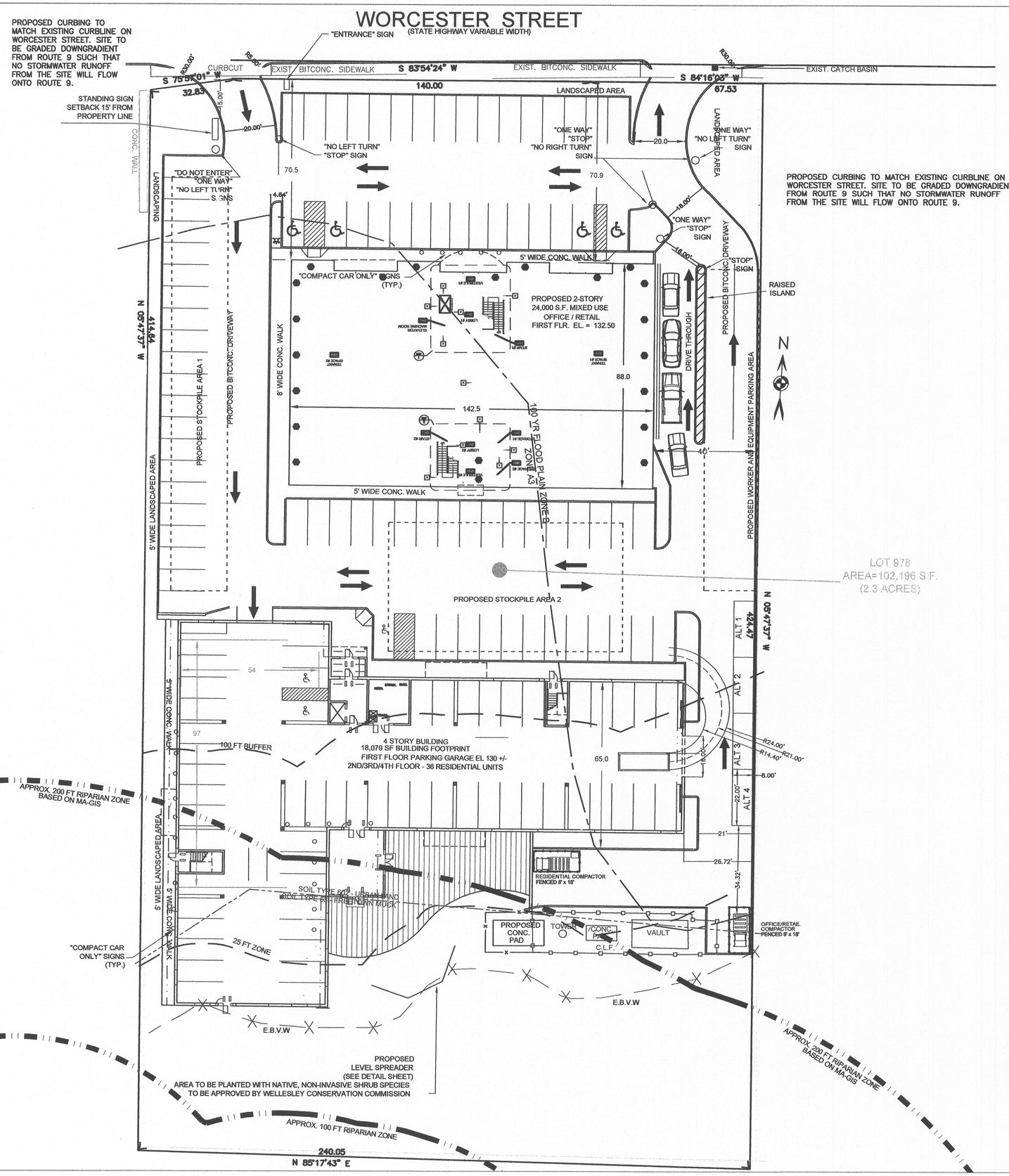

PROPOSED CURBING TO MATCH EXISTING CURBLINE ON WORCESTER STREET. SITE TO BE GRADED DOWNGRADIENT FROM ROUTE 9 SUCH THAT NO STORMWATER RUNOFF FROM THE SITE WILL FLOW ONTO ROUTE 9.

APPROX. 100' & 200' RIPARIAN ZONE
FLOODPLAIN LINE
EXISTING LOT LINE
130 EXISTING GRADE MAJOR
129 EXISTING GRADE MINOR
PT# / ELEV / DESC EXISTING SPOT GRADE
EXISTING BITCONC. TO BE REMOVED
EXISTING EASEMENT
EXISTING ELECTRIC
EXISTING DRAIN LINE
EXISTING SEWER LINE
EXISTING WATER LINE
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

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.

NOTES:

PARKING REQUIRED:
TOTAL SPACES = 113 SPACES (77 MIXED, 36 RESIDENTIAL)
30% MAX. COMPACT SPACES = 42 SPACES
HANDICAP SPACES = 5 REQUIRED

PROVIDED:
138 SPACES TOTAL
STANDARD 107 STANDARD (8.5' x 18')
COMPACT: 24 COMPACT (8' x 18')
HANDICAP = 7 : 6 STANDARD HC, 1 VAN HC SPACE

10% LANDSCAPING AREA REQUIRED
PARKING AREA = 25,721 SF
LANDSCAPED AREA = 2,572 SF REQUIRED, 9,901 SF PROVIDED

SEE ARCHITECTURAL PLANS FOR SIGN DETAIL

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

Title:

978 WORCESTER STREET REDEVELOPMENT PROJECT

IN THE TOWN OF
WELLESLEY, MASSACHUSETTS

PROPOSED SIGNAGE & PAVEMENT MARKINGS PLAN

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

REVISIONS:	DATE:
Per Conservation Commission – Erosion Control	3.05.08
Revised traffic flow	6.03.08
Site Plan Approval	8.20.08

PROJECT NUMBER: C-520
SHEET NUMBER: 5

COMMONWEALTH OF MASSACHUSETTS
Owen Cyder
No. 41027
PROFESSIONAL ENGINEER
8.20.08

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