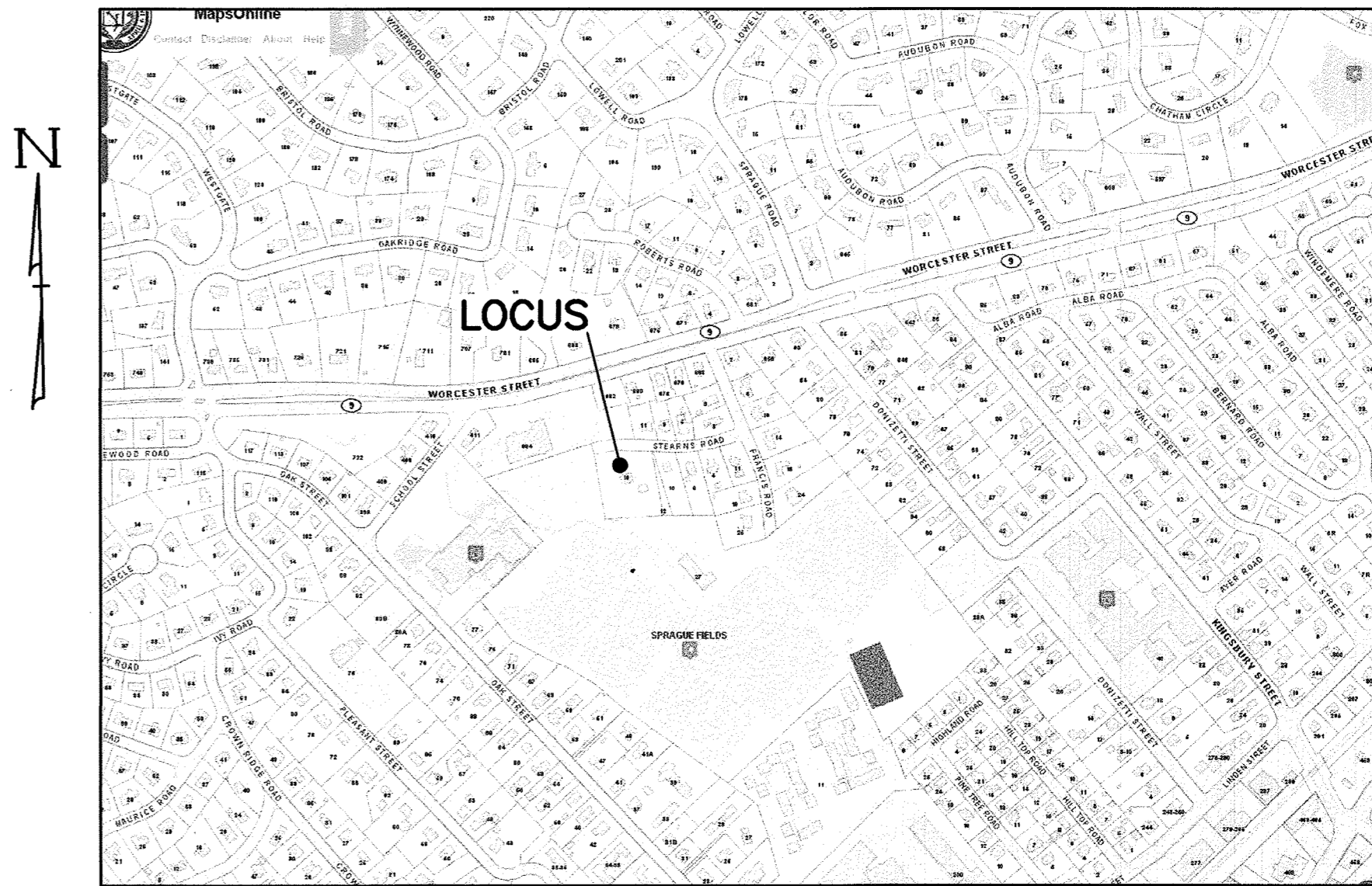


ZONING TABLE		
ZONE	SINGLE FAMILY DISTRICTS (R10)	
	REQUIRED/ALLOWED	PROPOSED/PROVIDED
FRONT YARD SETBACK	30 ft	48.6± ft
SIDE YARD SETBACK	20 ft	20.5± ft
REAR YARD SETBACK	20 ft	23.1± ft
MIN. FRONTAGE	60 ft	200.00 ft
MIN. LOT AREA	10,000 ft²	44,578 ft²
MAX. BUILDING HEIGHT	45 ft	48.9 ft
MAX. NUMBER OF STORIES	3	3
MAX. BLDG. LOT COVERAGE	6,687 S.F.	14,819 S.F.

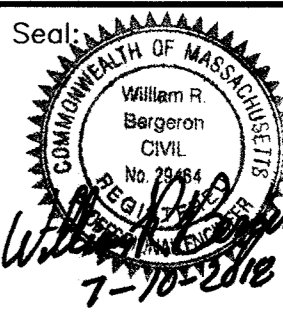
SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
LAYOUT PLAN	C1
GRADING PLAN	C2
UTILITY PLAN	C3
EROSION PLAN	C4
PHOTOMETRIC PLAN	C5
FIRE ACCESS PLAN	C6
UTILITY DETAIL SHEET	C7
UTILITY DETAIL SHEET	C8
SITE DETAIL SHEET	C9
EROSION DETAIL SHEET	C10
EXISTING CONDITIONS	
PLAN OF LAND	

EXISTING CONDITIONS AND PLAN OF LAND BY FIELD RESOURCES, INC. BOTH DATED JULY 19, 2017.

PARKING TABLE	
GARAGE UNDER SPACES =	36
GARAGE ACCESSIBLE SPACES =	1
SURFACE SPACES =	13
SURFACE ACCESSIBLE SPACES =	1
TOTAL SPACES PROVIDED =	51



LOCUS MAP  
SCALE: 1"=500'±  
SOURCE: WELLESLEY GIS



Prepared For:  
Applicant: 16 Stearns Road LLC  
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Drawn By: EBL  
Checked By: WRB  
Project File: WEL-0012  
Comp. No: WEL11  
☐ Issued For Permit  
☒ Issued For Review  
☐ Issued For Bid  
☐ Issued For Construction  
☒ Not For Construction

No.	Date	Revision
10		
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Scale: 1"=20'  
0' 10' 20' 40'  
Date: January 12, 2018

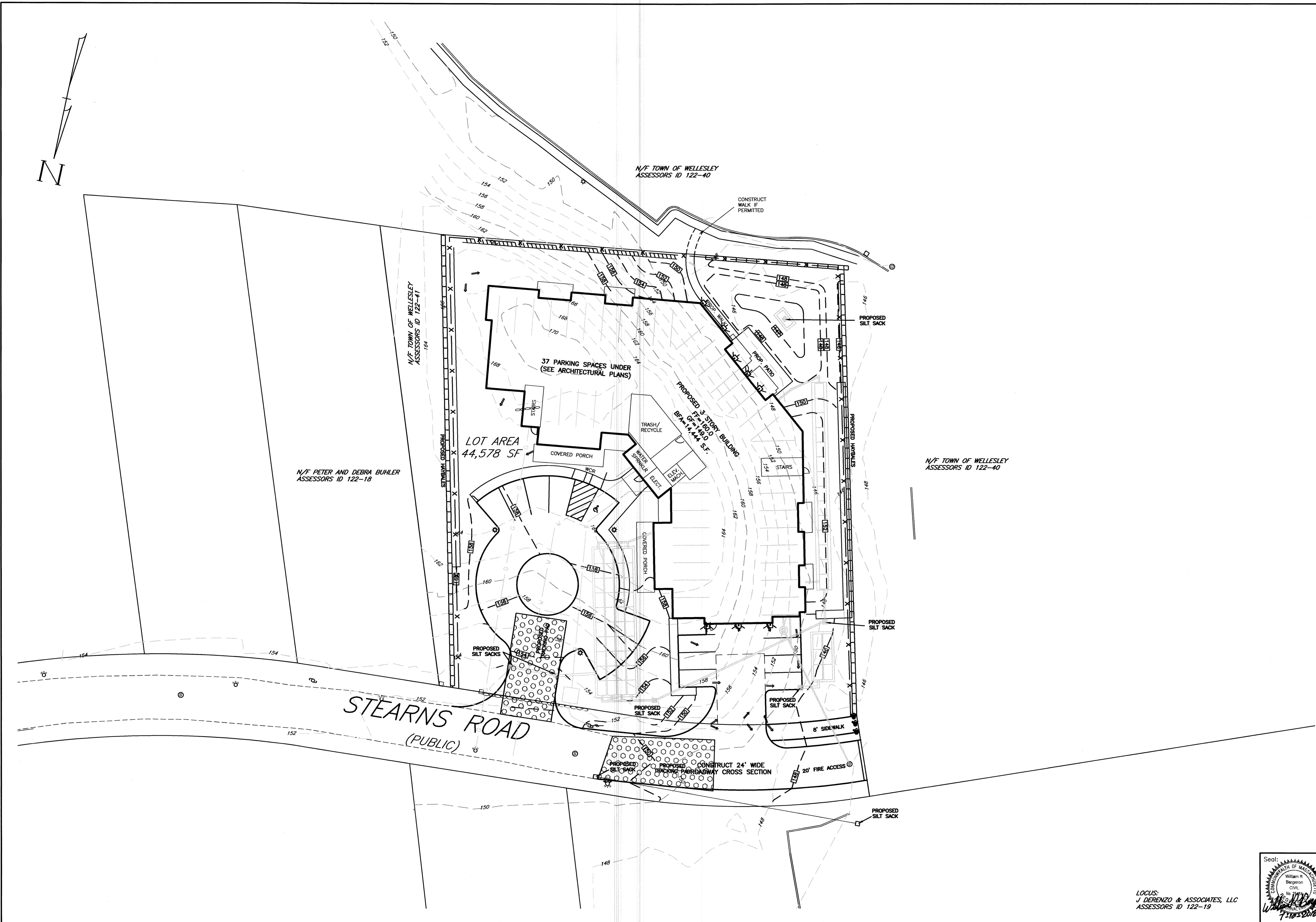
Drawing Title:  
LAYOUT PLAN  
#16 STEARNS ROAD  
WELLESLEY, MASS.

Drawing No.:  
C1  
SHEET 1 OF 10





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Checked By: WRB  
Project File: WEL-0012  
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Date: January 12, 2018

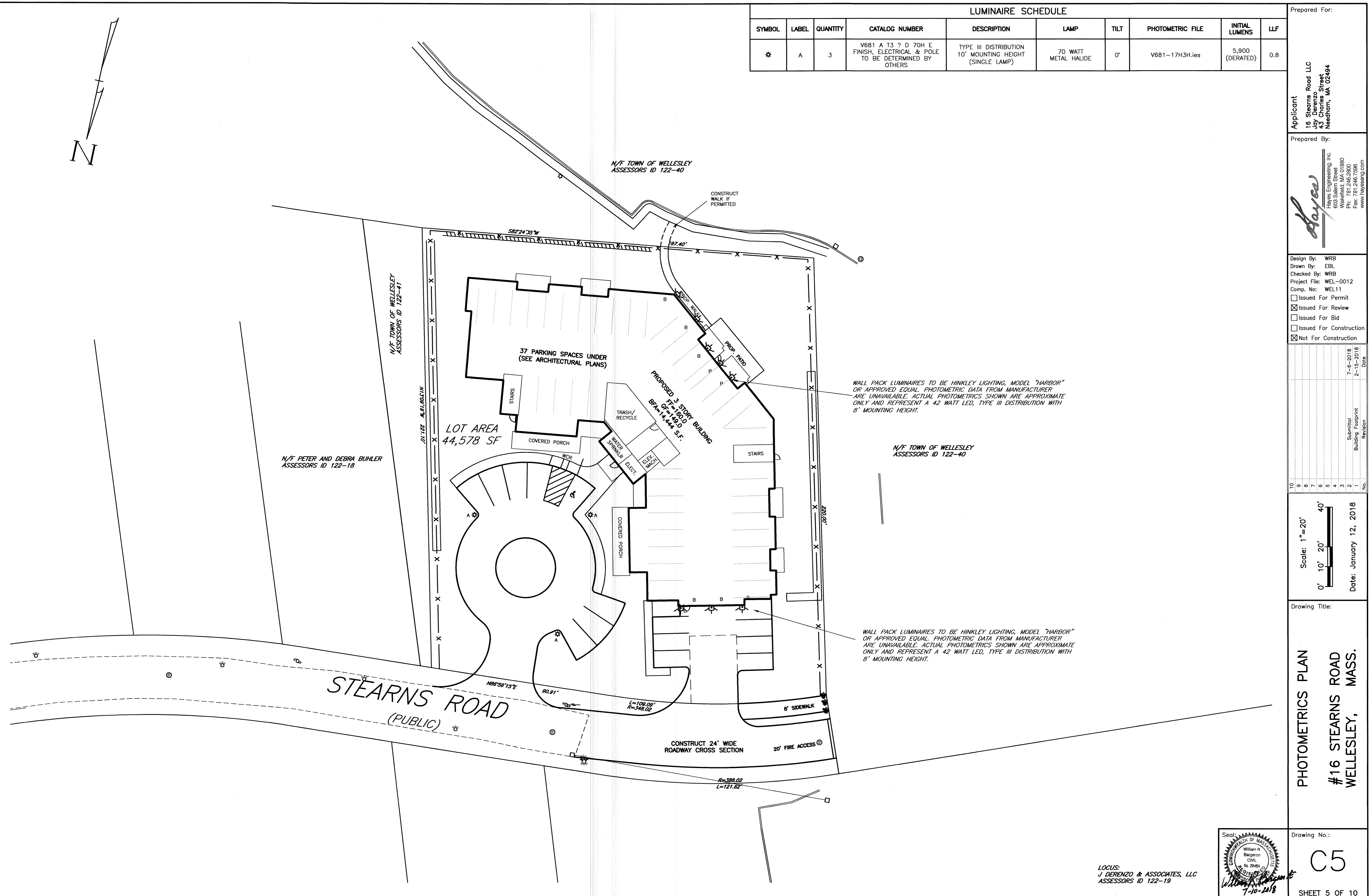
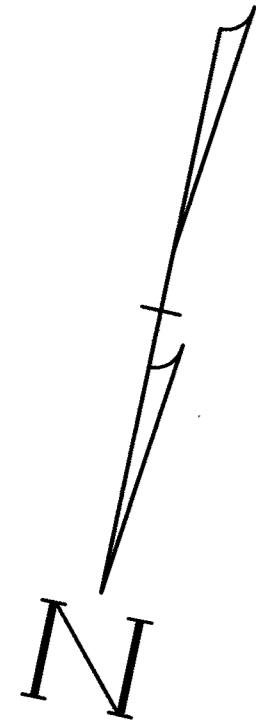
EROSION CONTROL PLAN

#16 STEARNS ROAD  
WELLESLEY, MASS.

Seal:  
  
Seal: William R. Bergeron  
Civil  
No. 23945  
State of Massachusetts  
7-10-2018

Drawing No.:  
C4

SHEET 4 OF 10



LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QUANTITY	CATALOG NUMBER	DESCRIPTION	LAMP	TILT	PHOTOMETRIC FILE	INITIAL LUMENS	LLF
*	A	3	V681 A T3 ? D 70H E FINISH, ELECTRICAL & POLE TO BE DETERMINED BY OTHERS	TYPE III DISTRIBUTION 10' MOUNTING HEIGHT (SINGLE LAMP)	70 WATT METAL HALIDE	0°	V681-17H3H.ies	5,900 (DERATED)	0.8

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Design By: WRB  
Drawn By: EBL  
Checked By: WRB  
Project File: WEL-0012  
Comp. No: WEL11  
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No.	Revision	Submitted	Date
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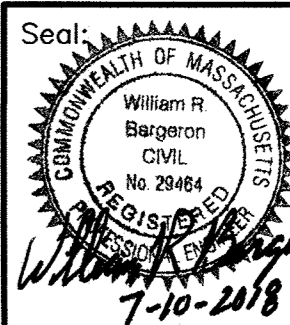
Date: January 12, 2018

Drawing Title:  
**PHOTOMETRICS PLAN**  
**#16 STEARNS ROAD**  
**WELLESLEY, MASS.**

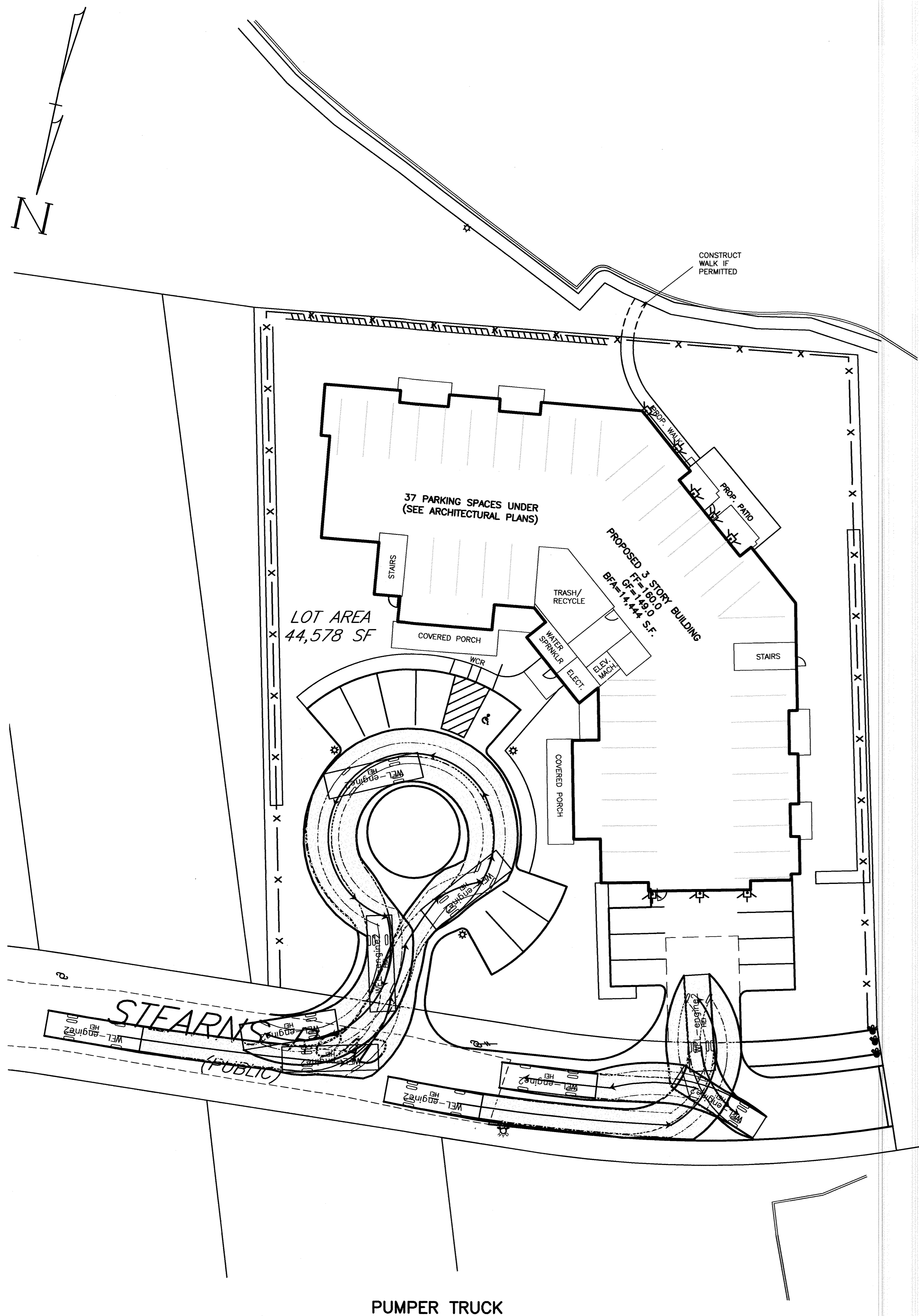
Drawing No.:  
**C5**

SHEET 5 OF 10

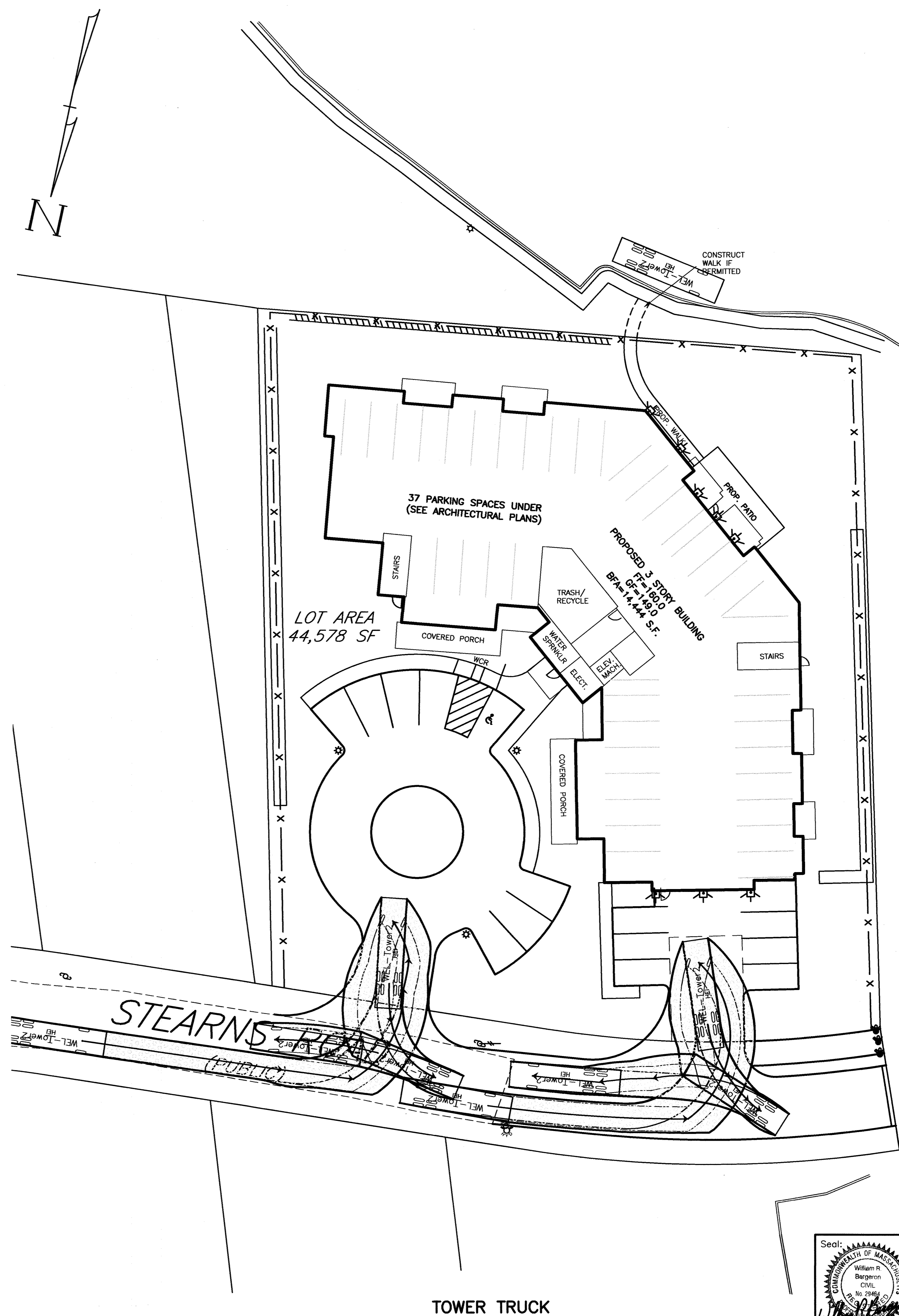
LOCUS:  
J DERENZO & ASSOCIATES, LLC  
ASSESSORS ID 122-19



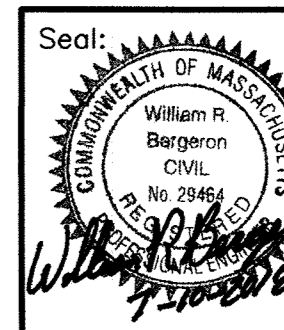
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PUMPER TRUCK



TOWER TRUCK



Applicant  
16 Stearns Road LLC  
Joy Derenzo  
43 Charles Street  
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Prepared By:  
*Hayes*  
Hayes Engineering, Inc.  
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Design By: WRB  
Drawn By: EBL  
Checked By: WRB  
Project File: WEL-0012  
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No.	Revision	Submittal	By	Date
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Scale: 1"=20'

0' 10' 20' 40'

Date: January 12, 2018

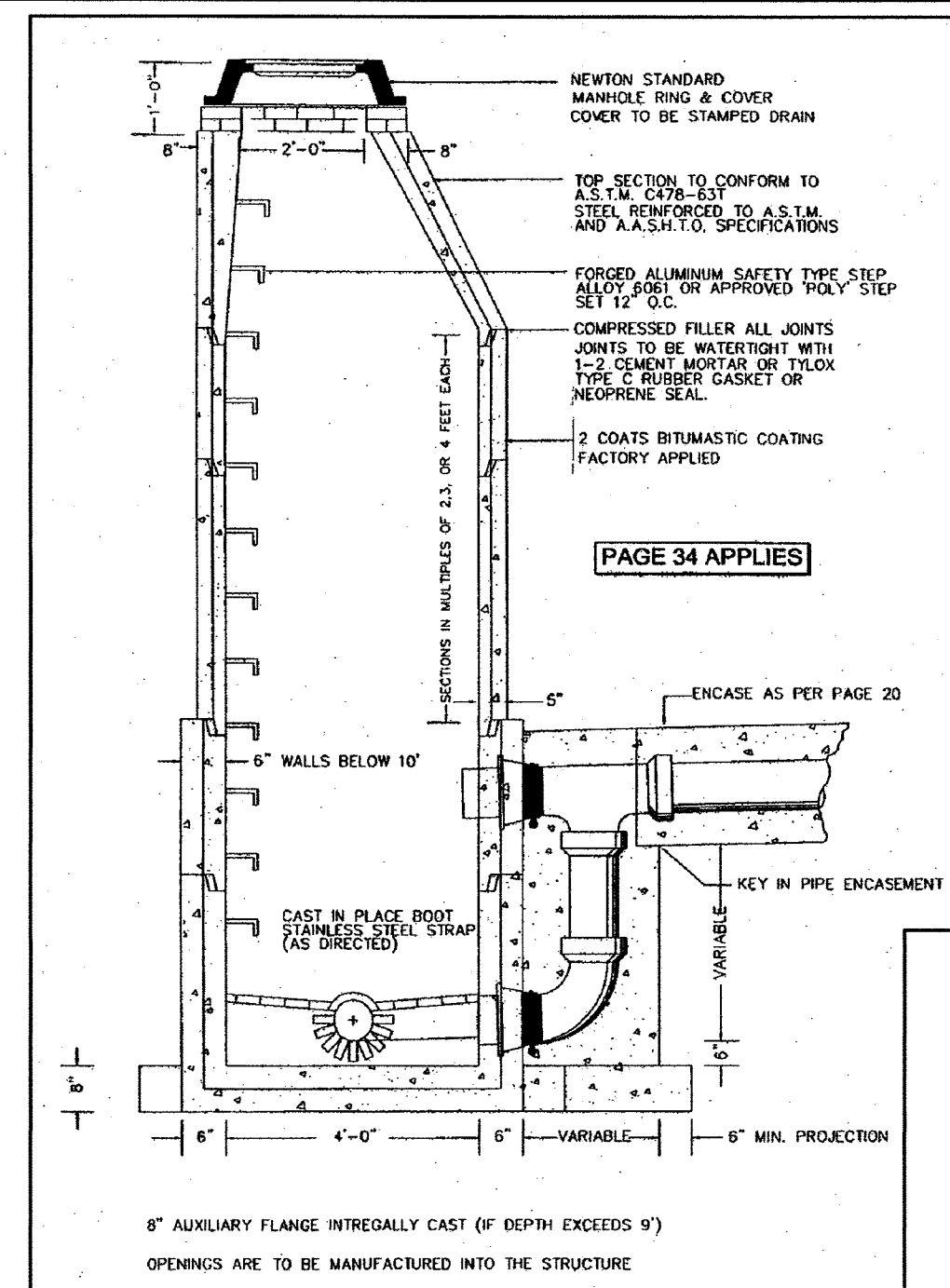
Drawing Title:

FIRE VEHICLE ACCESS PLAN  
#16 STEARNS ROAD  
WELLESLEY, MASS.

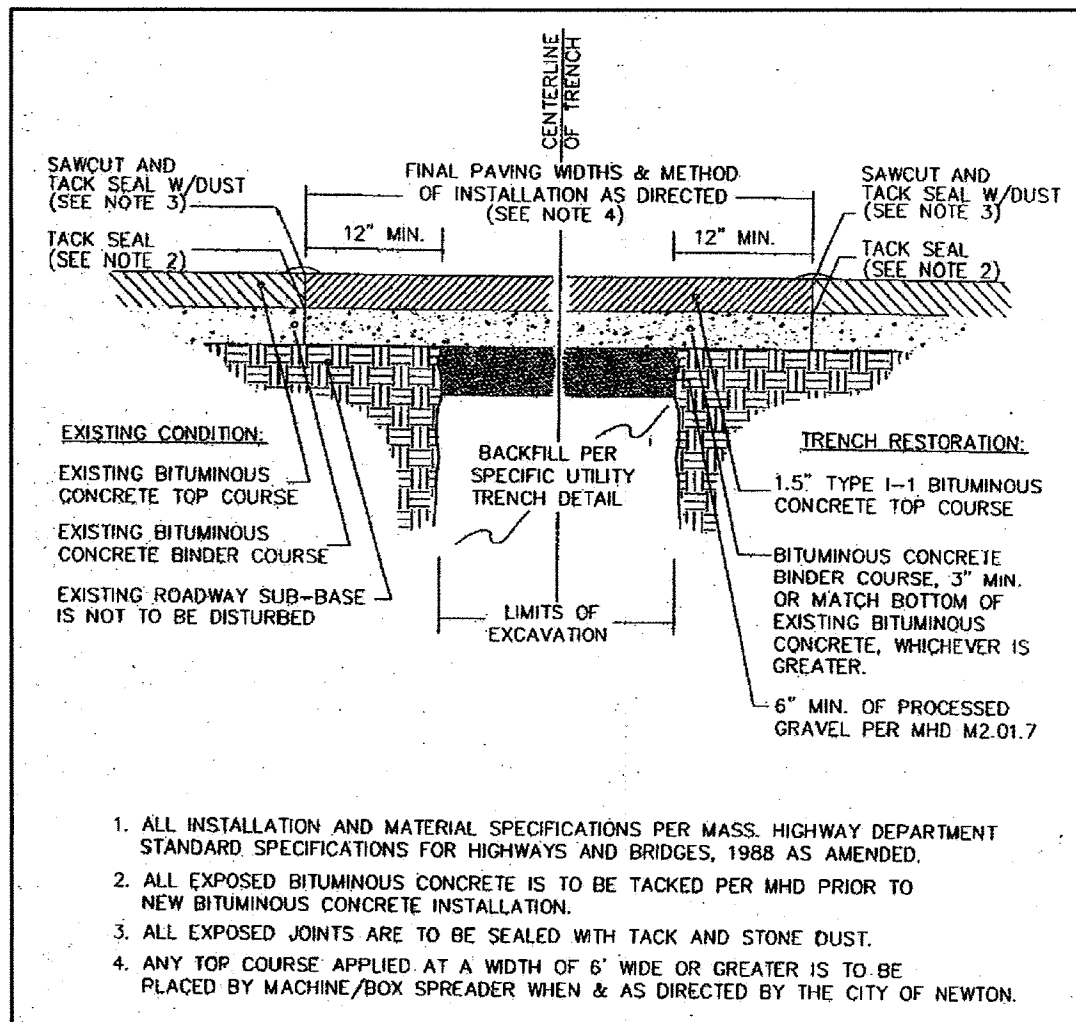
Drawing No.:

C6

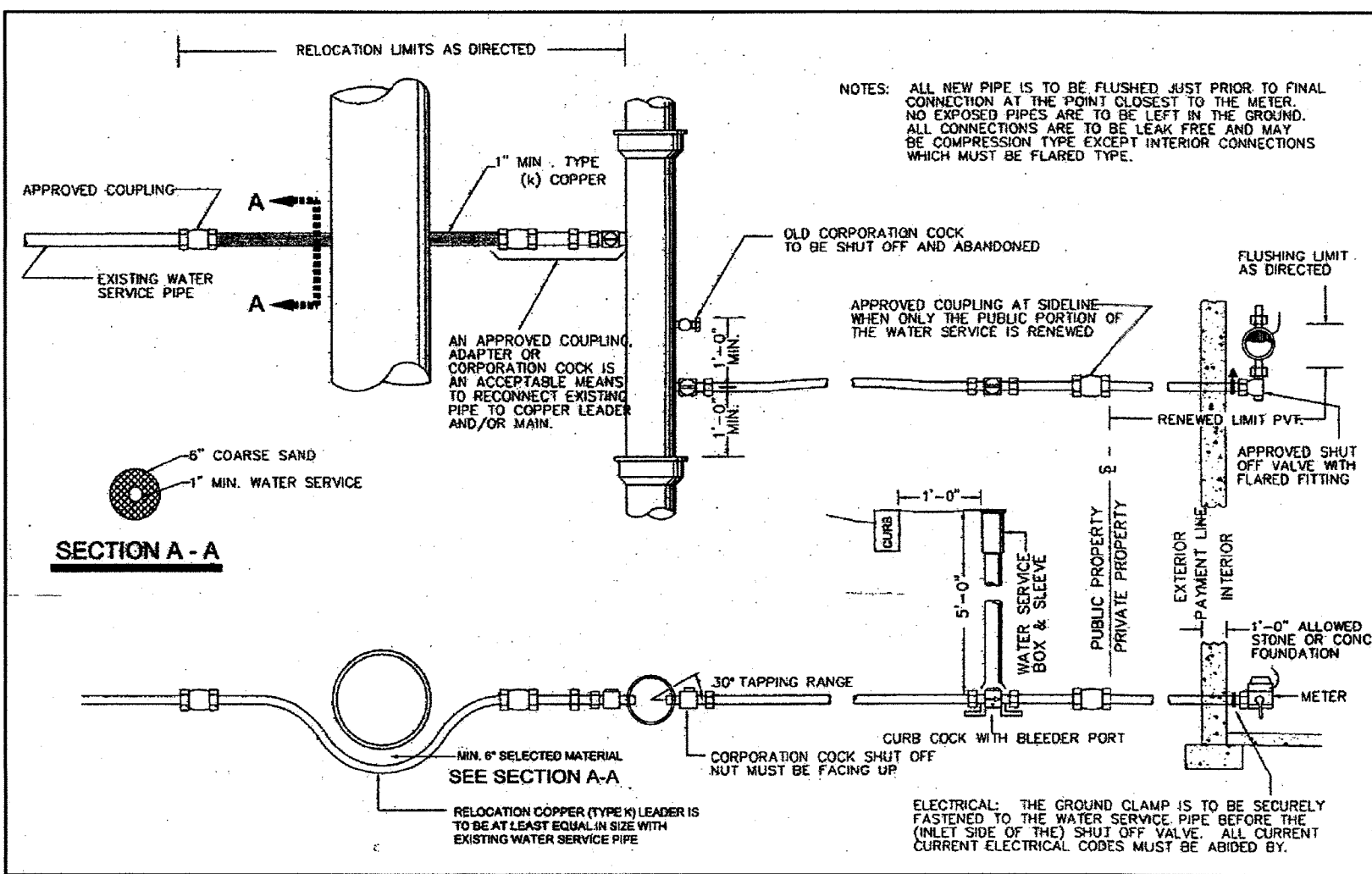
SHEET 6 OF 10



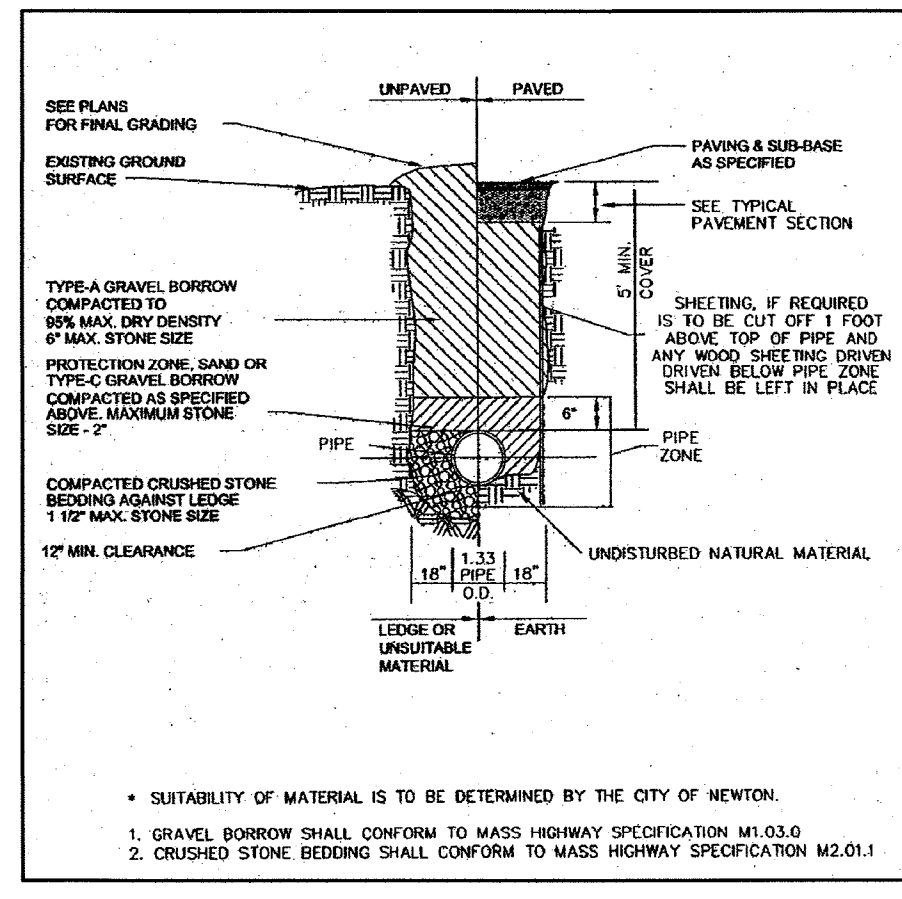
SEWER MANHOLE  
NOT TO SCALE



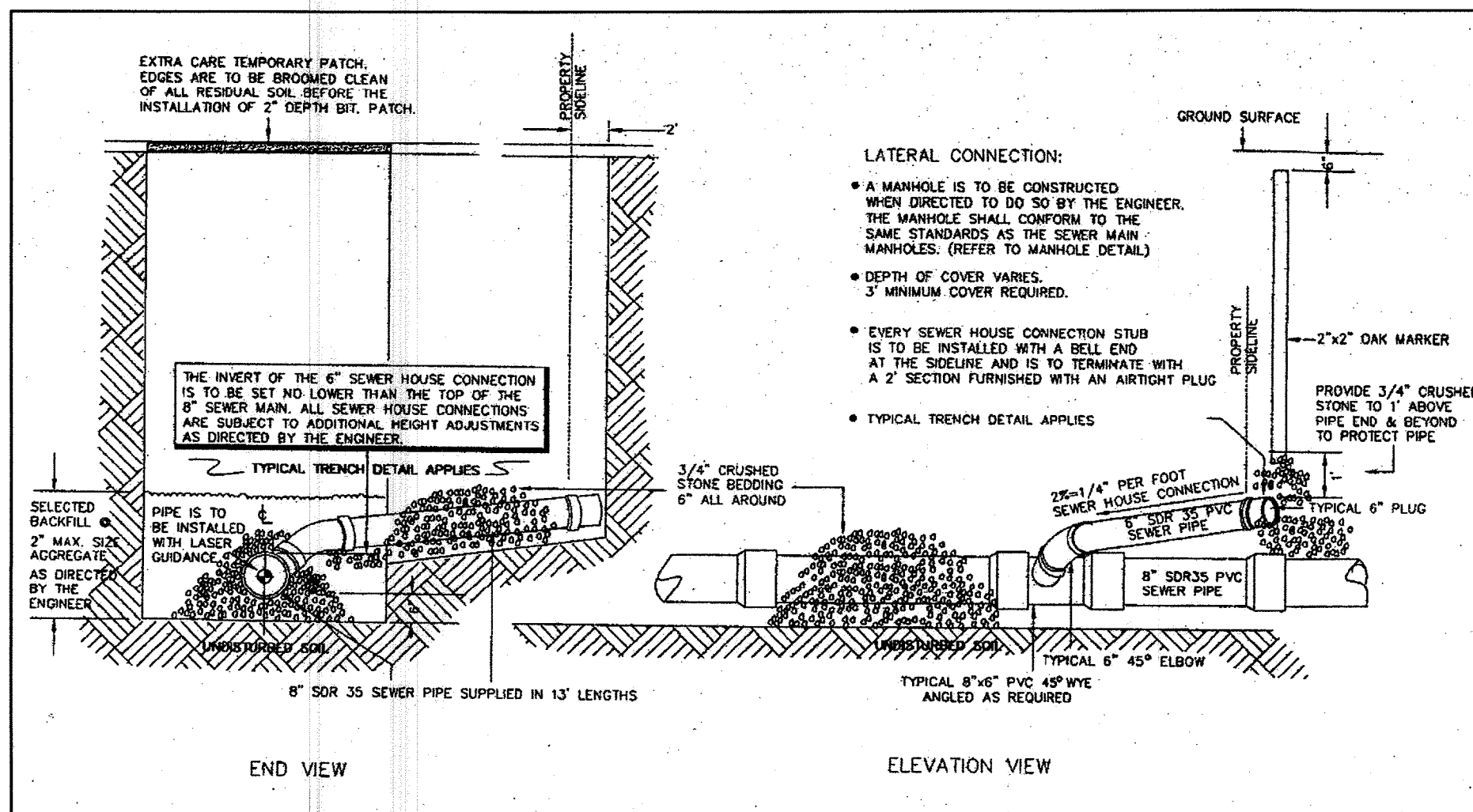
TRENCH REPAIR & PAVEMENT SECTION  
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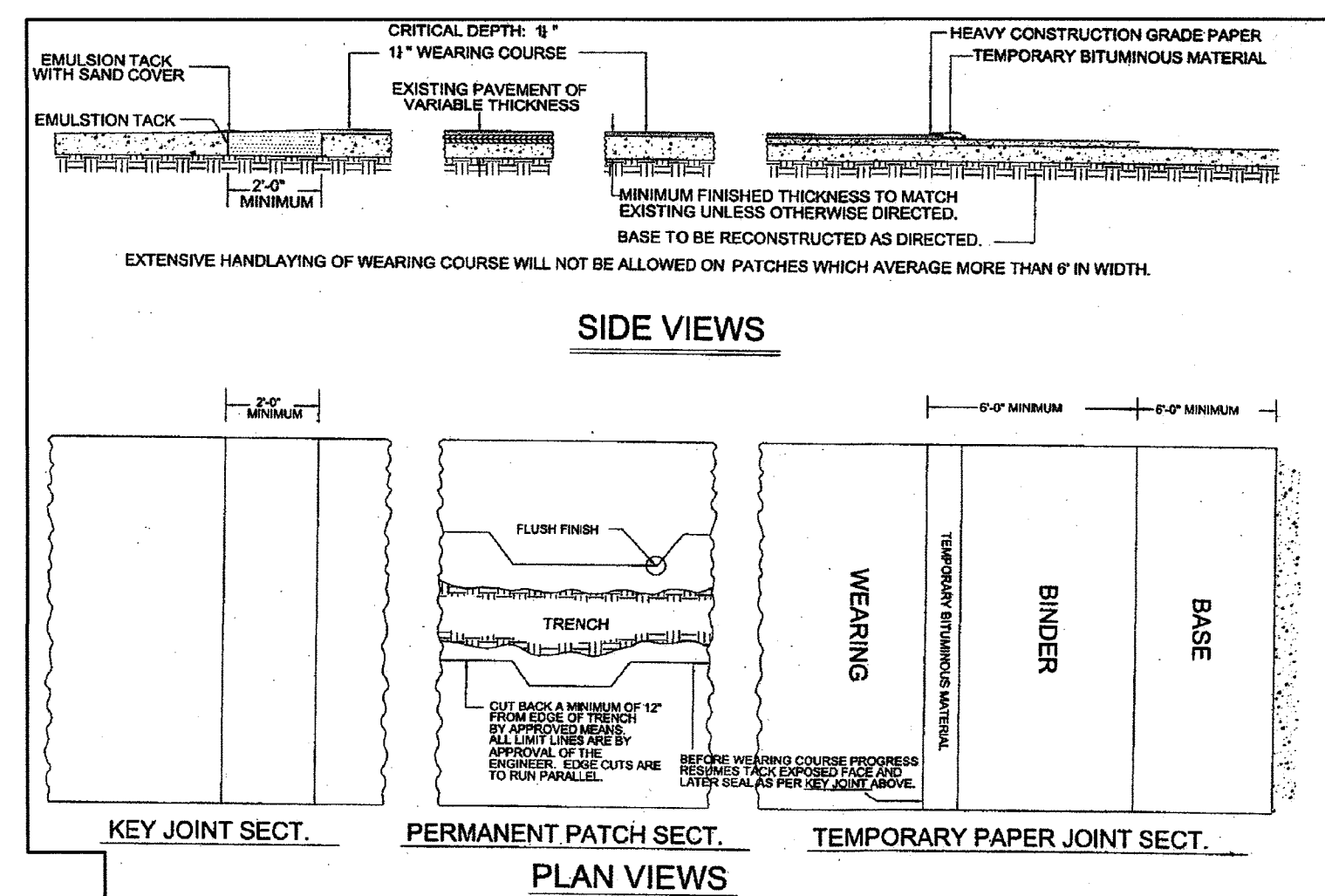
WATER SERVICE  
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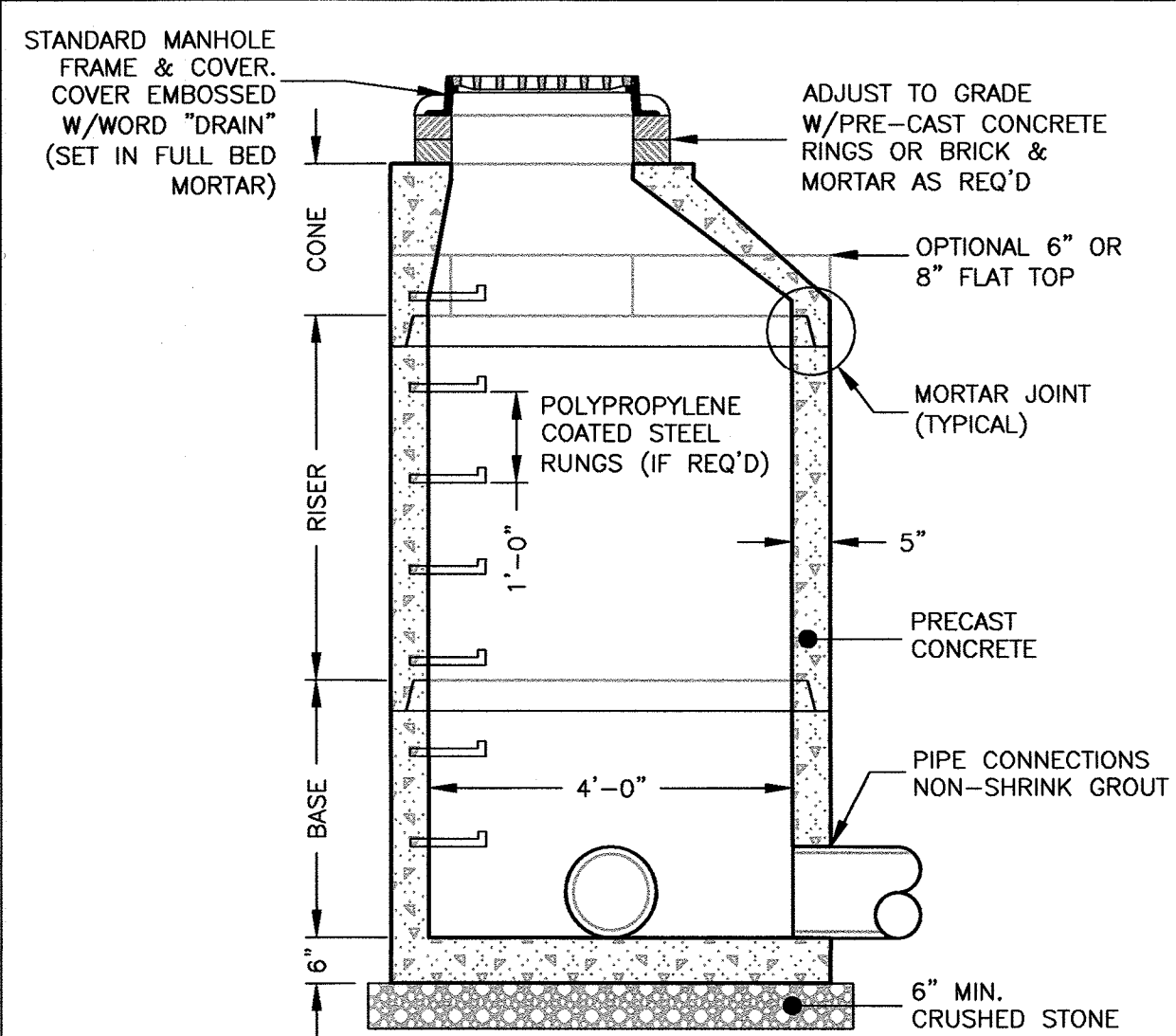
WATER TRENCH  
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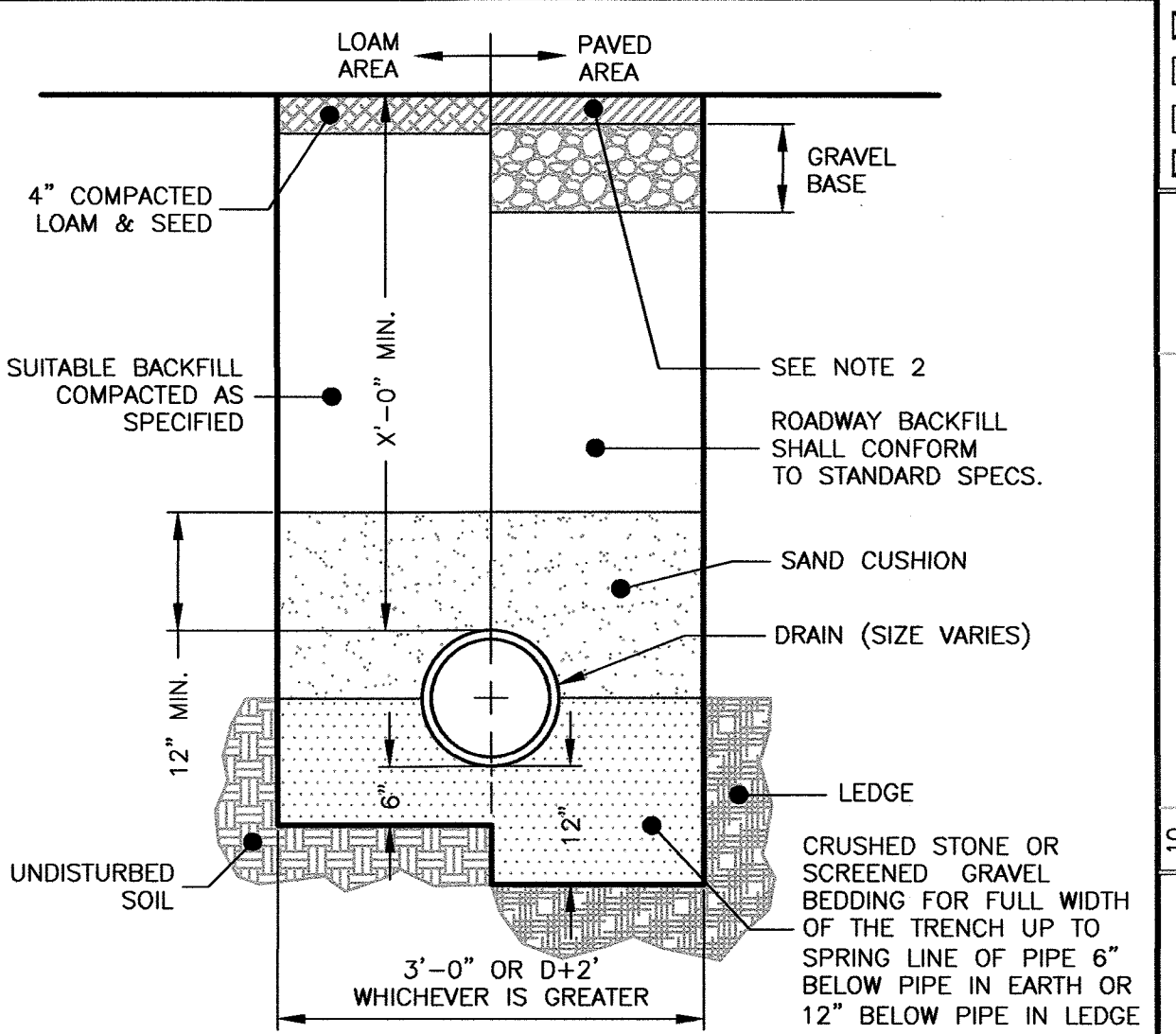
SEWER LATERAL  
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TRENCH REPAIR  
NOT TO SCALE



PRE-CAST DRAIN MANHOLE  
NOT TO SCALE



DRAIN TRENCH  
NOT TO SCALE

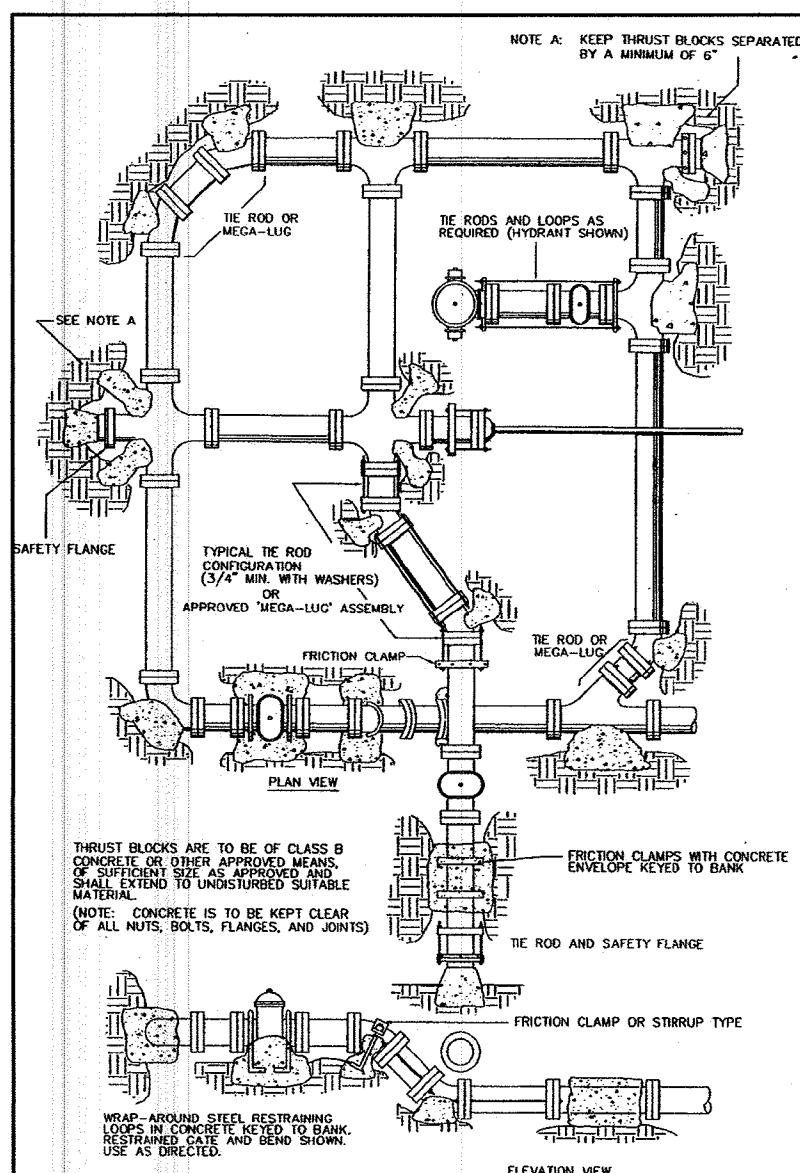
NOTES:

- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
- H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

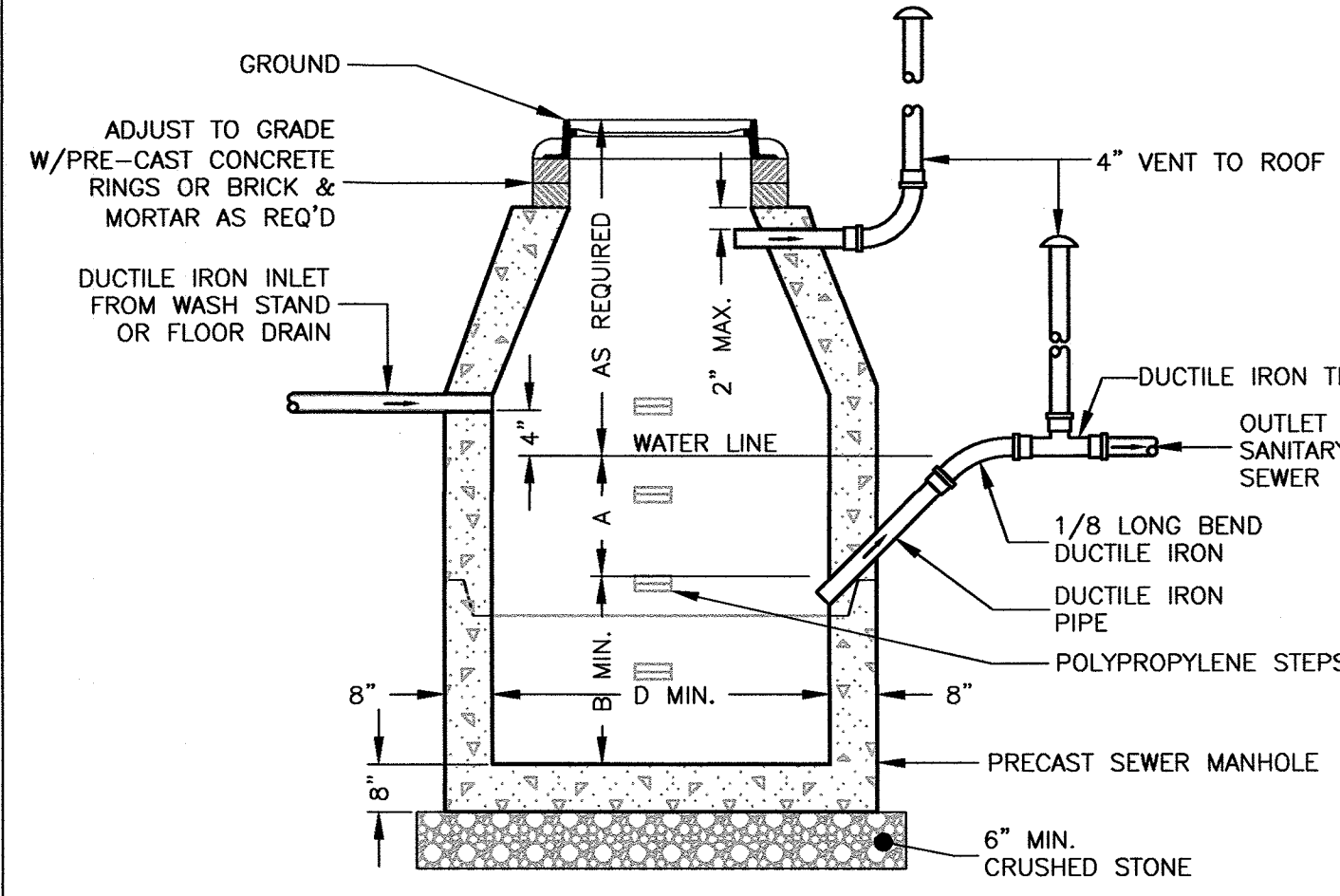
INLET	A			B			C			D		
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4"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"
6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"
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	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"
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8"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"
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	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	3'-6"

GENERAL CONSTRUCTION NOTES

- MANHOLE TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.
- A TIGHT COVER MUST BE USED IF MANHOLE IS LOCATED INSIDE OF BUILDING.
- OPENING SHALL BE NOT LESS THAN 24" DIA.
- THE MANHOLE SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.
- INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
- WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
- THE NEW MANHOLE MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
- ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE MANHOLE, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FITTINGS.
- SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE COMMONWEALTH OF MASSACHUSETTS.
- POLYPROPYLENE STEPS SHALL BE SPACED ABOUT 18" APART.
- BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE COMMONWEALTH OF MASSACHUSETTS.



THRUST BLOCKS  
NOT TO SCALE



SEWER GAS TRAP  
NOT TO SCALE

Prepared For:

16 Stearns Road LLC  
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Drawn By: EBL

Checked By: WRB

Project File: WEL-0012

Comp. No: WEL11

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Revision	Date	Submitted	No Changes	This Sheet
1	7-6-2018			
2	2-15-2018			
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Scale: 1"=20'  
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Date: January 12, 2018

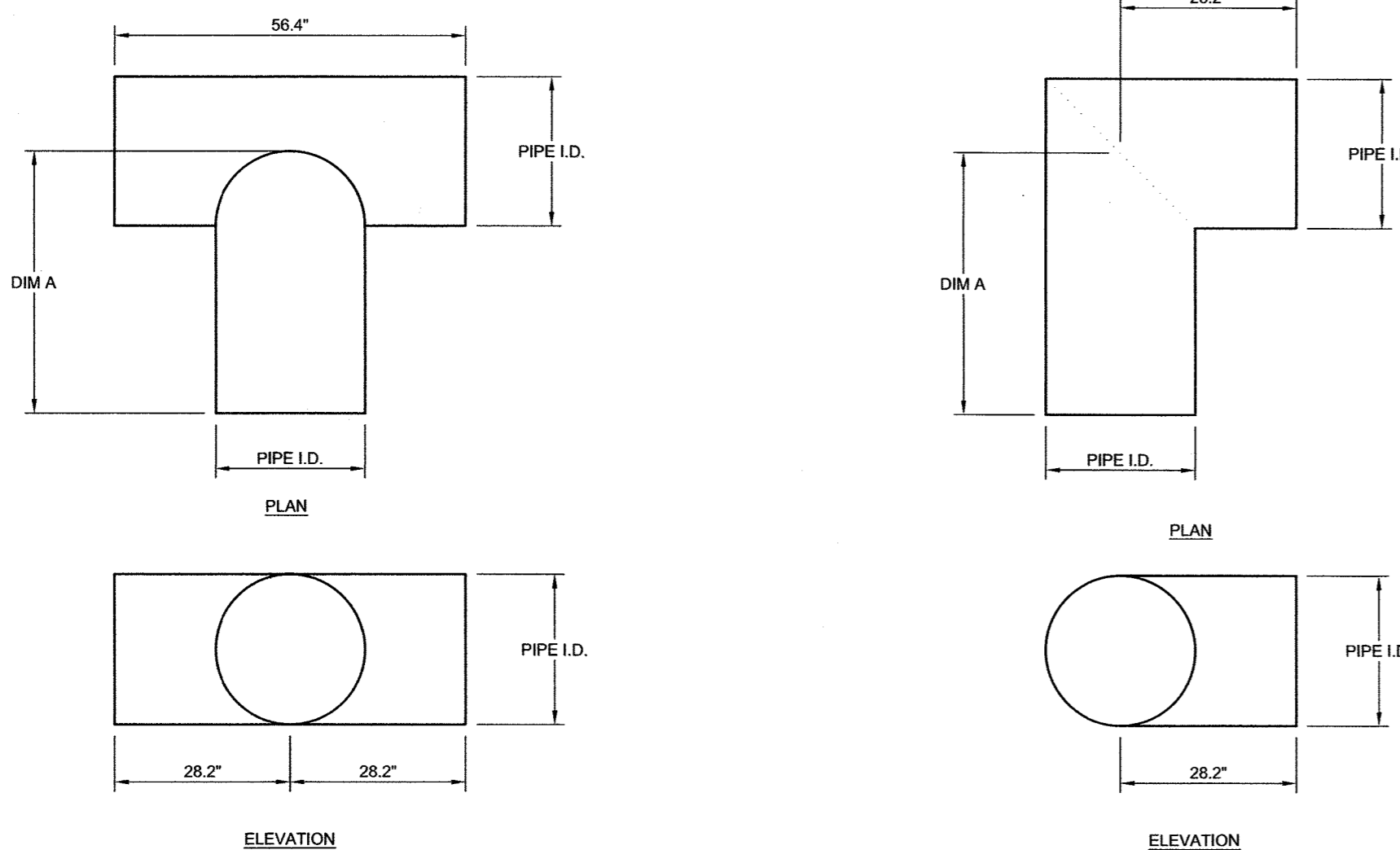
Drawing Title:

UTILITY DETAIL SHEET  
#16 STEARNS ROAD  
WELLESLEY, MASS.

Drawing No:

C7

SHEET 7 OF 10



TEE	AVAILABLE DIAMETERS (IN)			
	12	15	18	24
ELBOW	12	15	18	24
DIM A	42	42	48	48

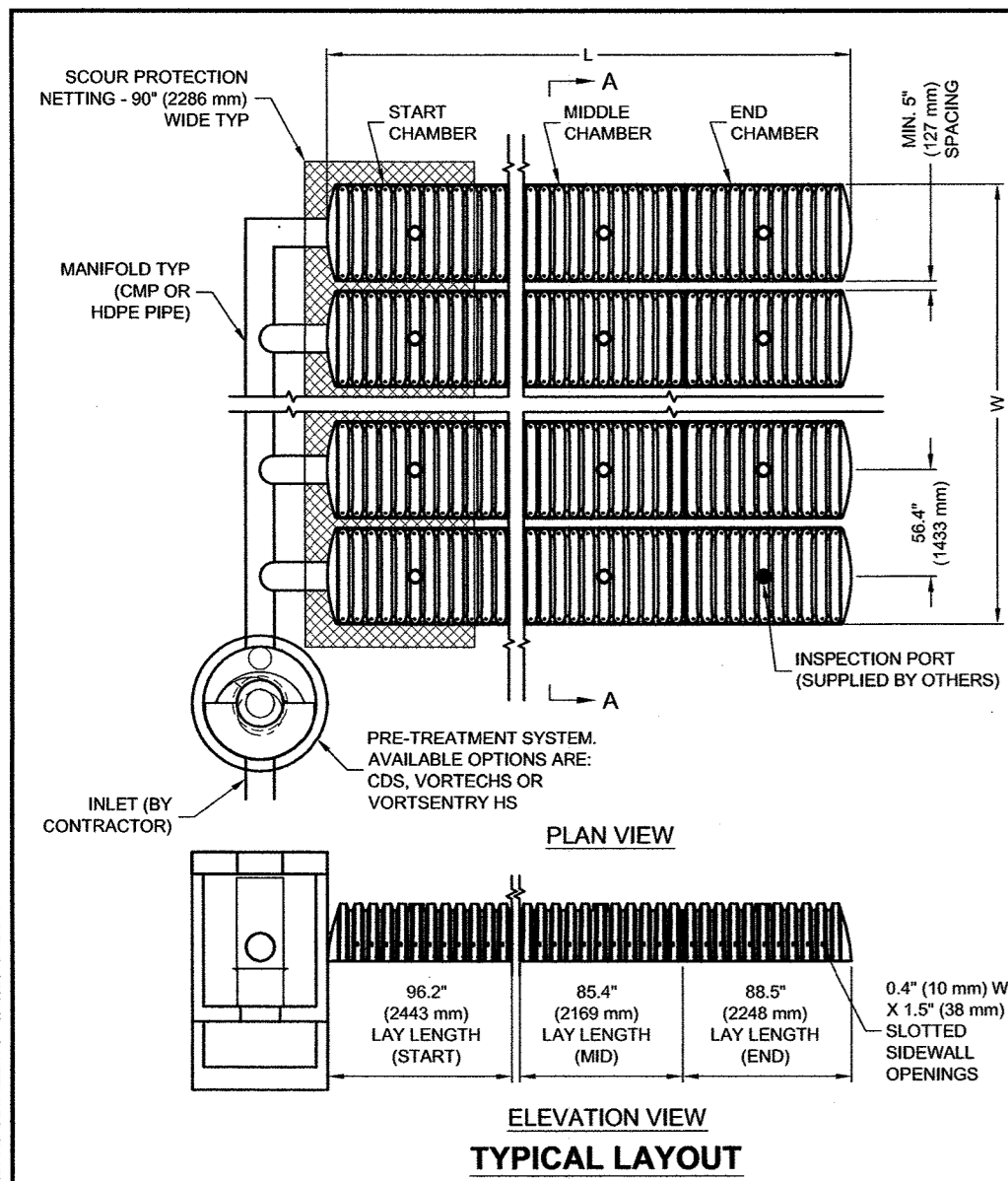
- GENERAL NOTES:
- FITTING MATERIAL TO BE MANUFACTURED FROM CORRUGATED HIGH DENSITY POLYETHYLENE, AASHTO M254 PIPE.
  - FITTINGS TO BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M254.
  - FITTINGS DESIGNED TO PROTRUDE 6" INTO END OF THE INLET CHAMBERS.
  - MANIFOLD TEE AND ELBOW JOINTS TO BE CONNECTED UTILIZING MAR MAC POLYSEAL COUPLERS. REFERENCE WWW.MARMAC.COM

CONTECH® STANDARD MANIFOLD COMPONENTS  
NOT TO SCALE



CHAMBERMAXX STORMWATER RETENTION SYSTEM  
STANDARD MANIFOLD DETAILS

CHAMBERMaxx®  
PATENT PENDING



FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - IN (mm)	30.3 (770)	30.3 (770)	30.3 (770)
OVERALL CHAMBER WIDTH - IN (mm)	51.4 (1306)	51.4 (1306)	51.4 (1306)
ACTUAL LENGTH - IN (mm)	98.4 (2500)	91.0 (2311)	92.0 (2337)
INSTALLED LAY LENGTHS - IN (mm)	96.2 (2443)	85.4 (2169)	88.5 (2246)
CHAMBER STORAGE VOLUME - CF (m³)	52.5 (1.49)	49.3 (1.39)	48.2 (1.36)
CHAMBER STORAGE PER LINEAR FOOT - CF/LF (m³/m)	6.5 (0.604)	6.9 (0.641)	6.5 (0.604)
*MIN. INSTALLED CHAMBER VOLUME - CF (m³)	76.7 (2.23)	76.7 (2.17)	76.1 (2.15)
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/LF (m³/m)	9.8 (0.910)	10.8 (1.003)	10.3 (0.957)
CHAMBER WEIGHT - LB (kg)	85 (38.55)	77 (34.92)	76 (34.47)

\*6" (152 mm) OF STONE ABOVE AND BELOW CHAMBER, 5" (127 mm) CHAMBER SPACING AND 40% POROSITY

- \* SITE SPECIFIC DATA REQUIREMENTS
- FOR DETAILED DESIGN ASSISTANCE REFERENCE CHAMBERMAXX DIVISIONS (DESIGN YOUR OWN DETENTION SYSTEM) SOFTWARE AND CHAMBERMAXX STAGE STORAGE CALCULATOR @ WWW.CONTECHSTORMWATER.COM
- TOTAL REQUIRED STORAGE VOLUME (CF OR m³)
- DEPTH TO INVERT BELOW ASPHALT (FT OR m)
- LIMITING WIDTH (FT OR m)
- POROUS STONE ABOVE CHAMBER (IN OR mm)
- POROUS STONE BELOW CHAMBER (IN OR mm)
- STONE POROSITY (0 TO 40%)
- MANIFOLD SYSTEM DIAMETER (IN OR mm)
- \* PER ENGINEER OF RECORD

#### GENERAL NOTES

- ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
- PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
- CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
- CHAMBERMAXX SYSTEM TO MEET AASHTO H2015S25 LIVE LOADING. PER AASHTO LRFD SECTION 12.
- ACCESS COVERS MUST MEET AASHTO H2015S25 LIVE LOADING.
- MINIMUM COVER IS 18-INCHES (457 mm) AND MAXIMUM COVER IS 96-INCHES (2438 mm) TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES (2438 mm) CONTACT YOUR LOCAL REPRESENTATIVE.
- ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
- FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL REPRESENTATIVE.
- CHAMBERMAXX BY CONTECH CONSTRUCTION PRODUCTS (800) 925-5240

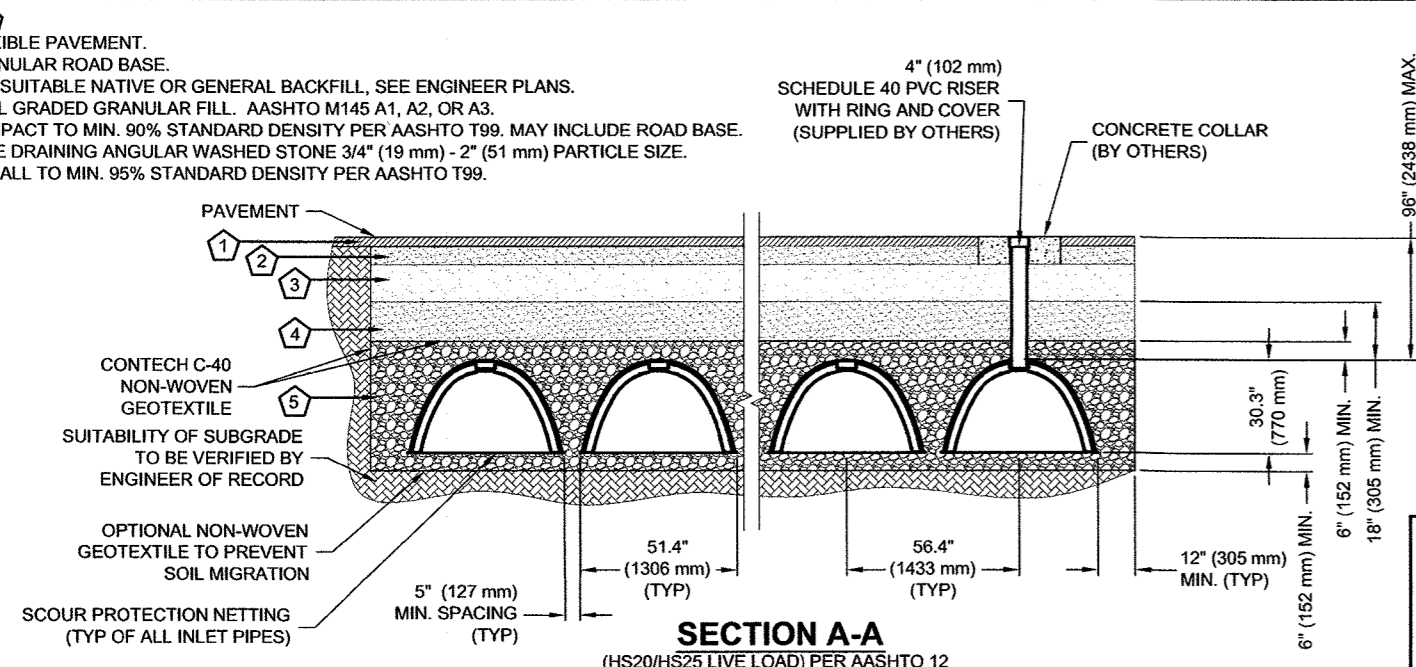
#### INSTALLATION NOTES

- CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
- PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A TENSAR BK GEOTEXTILE SHALL BE UTILIZED OR UNSUITABLE MATERIALS SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
- THE SCOUR PROTECTION NETTING TO EXTEND 1'4" (305 mm) BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
- COVER ANY OPEN VOID SPACES GREATER THAN 3" (75 mm) ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
- STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (152 mm) TO 8-INCH (203 mm) LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% PRO. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
- REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
- IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
- GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

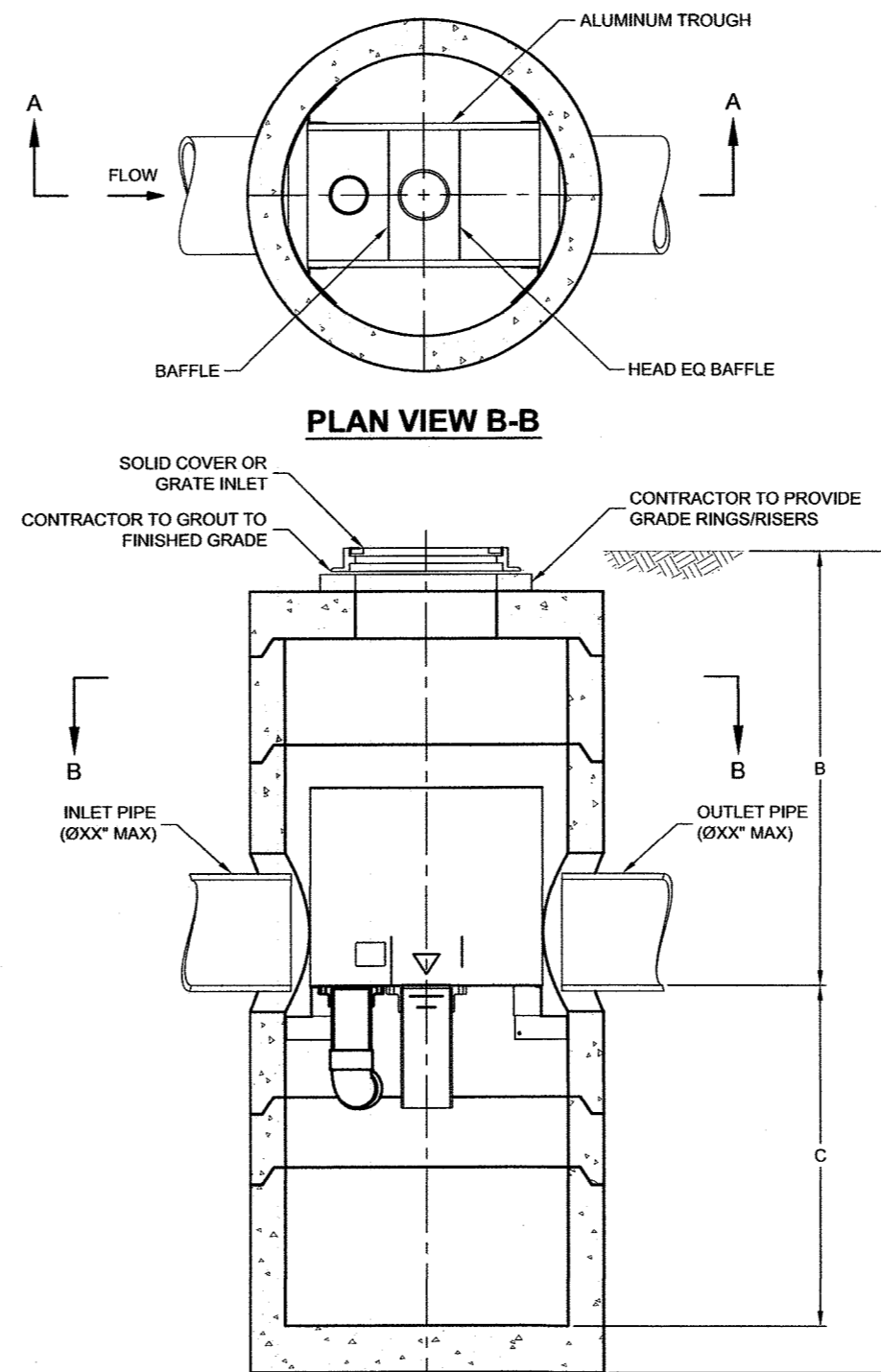
CHAMBERMaxx®  
PATENT PENDING



CHAMBERMAXX STORMWATER RETENTION  
STANDARD DETAIL  
PRE-TREATMENT STRUCTURE OPTION



CONTECH® CHAMBERMAXX 330XLHD  
NOT TO SCALE

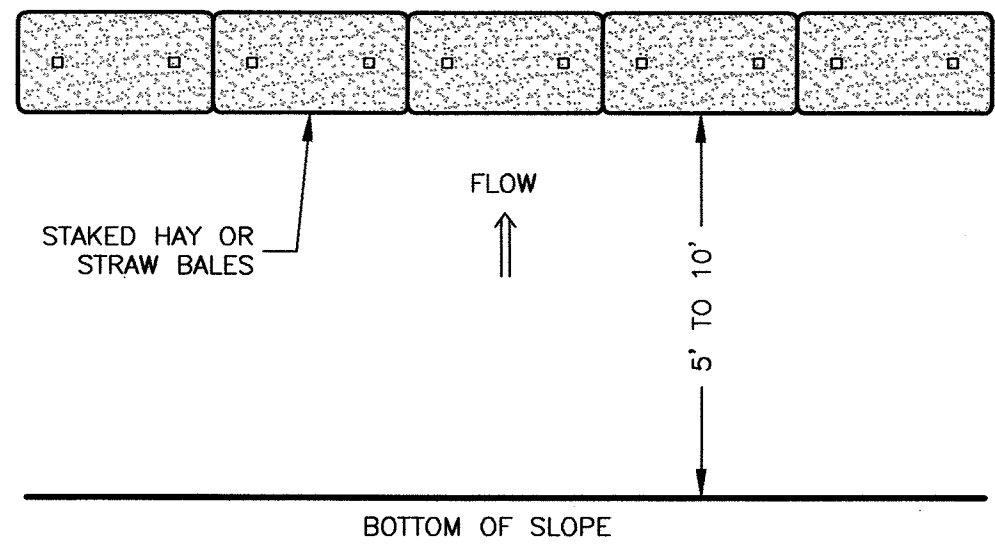


#### SECTION A-A

VortSentry®

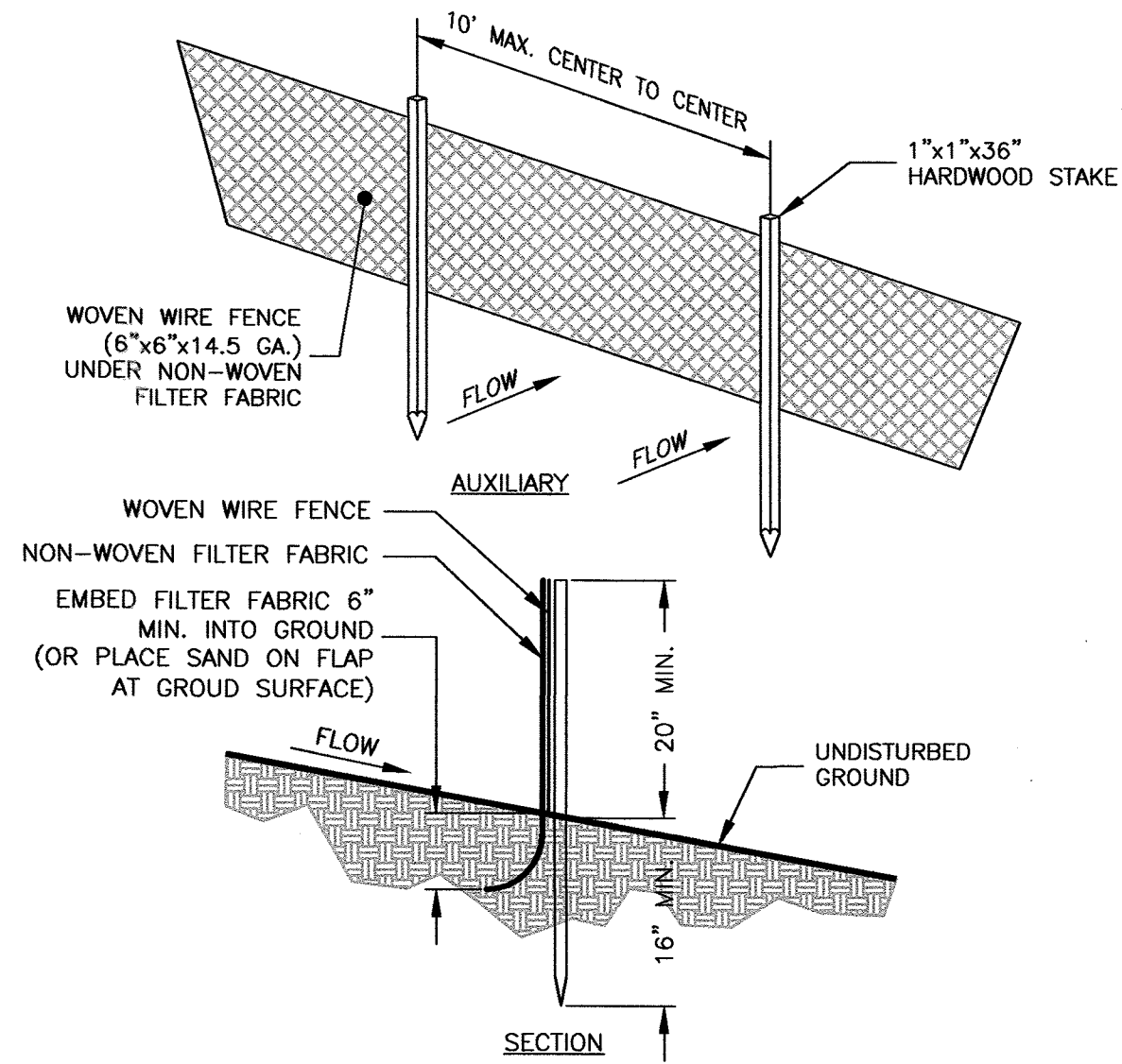
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: 6,882,400; 6,882,401; 6,882,402; 6,882,403; 6,882,404; 6,882,405; 6,882,406; 6,882,407; 6,882,408; 6,882,409; 6,882,410; 6,882,411; 6,882,412; 6,882,413; 6,882,414; 6,882,415; 6,882,416; 6,882,417; 6,882,418; 6,882,419; 6,882,420; 6,882,421; 6,882,422; 6,882,423; 6,882,424; 6,882,425; 6,882,426; 6,882,427; 6,882,428; 6,882,429; 6,882,430; 6,882,431; 6,882,432; 6,882,433; 6,882,434; 6,882,435; 6,882,436; 6,882,437; 6,882,438; 6,882,439; 6,882,440; 6,882,441; 6,882,442; 6,882,443; 6,882,444; 6,882,445; 6,882,446; 6,882,447; 6,882,448; 6,882,449; 6,882,450; 6,882,451; 6,882,452; 6,882,453; 6,882,454; 6,882,455; 6,882,456; 6,882,457; 6,882,458; 6,882,459; 6,882,460; 6,882,461; 6,882,462; 6,882,463; 6,882,464; 6,882,465; 6,882,466; 6,882,467; 6,882,468; 6,882,469; 6,882,470; 6,882,471; 6,882,472; 6,882,473; 6,882,474; 6,882,475; 6,882,476; 6,882,477; 6,882,478; 6,882,479; 6,882,480; 6,882,481; 6,882,482; 6,882,483; 6,882,484; 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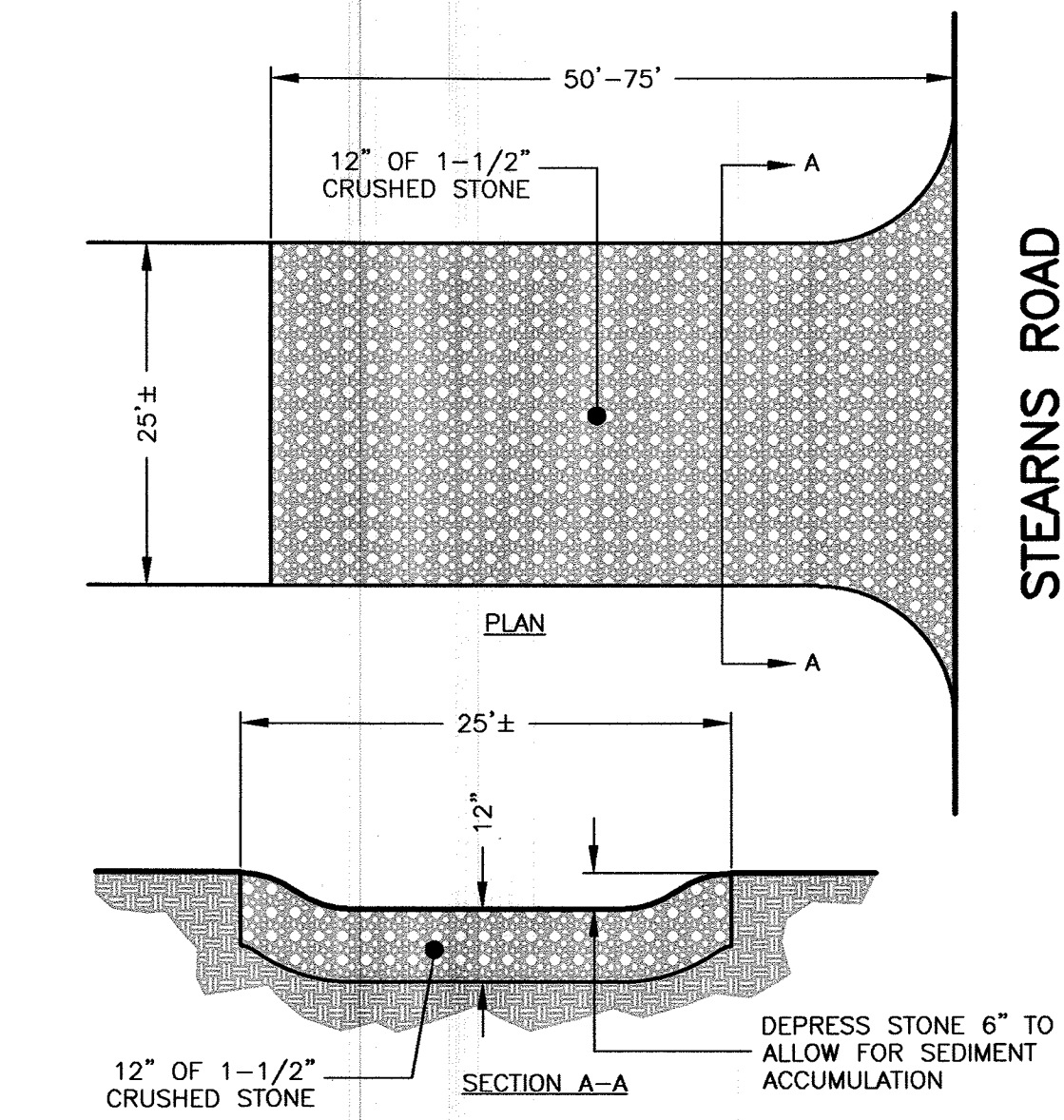
**EROSION PROTECTION @ BOT. SLOPE**  
NOT TO SCALE

NOTE:  
NORMAL USE AT BOTTOM OF FILL SLOPE



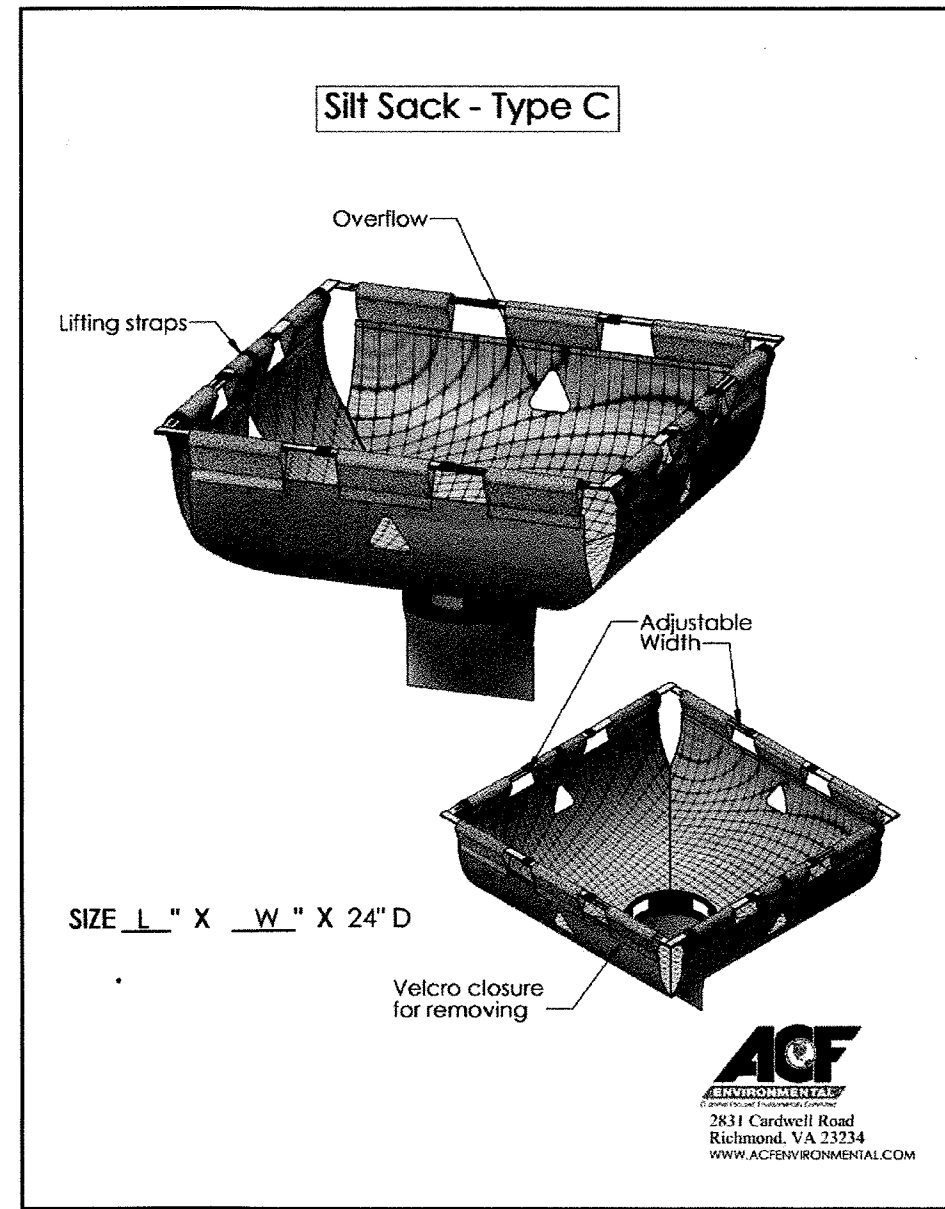
**SILT FENCE**  
NOT TO SCALE

- NOTES:
1. WOVEN WIRE FENCE (6"x6"x14.5 GA.) UNDER NON-WOVEN FILTER FABRIC TO BE USED AT ALL WETLAND CROSSINGS AND ALL AREAS WITHIN 25' OF THE WETLAND LINE. ALL OTHER LOCATIONS THE FILTER FABRIC TO BE UV RESISTANT POLYPROPYLENE WITH A MINIMUM WEIGHT OF 2.5 OZ./SY.
  2. USE MULTIPLE ROWS OF SILT FENCE FOR LONG STEEP SLOPES IF NECESSARY.



**TIRE TRACKING PAD**  
NOT TO SCALE

NOTE:  
PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY



**SILT SACK®**  
(OR APPROVED EQUAL)  
NOT TO SCALE

Prepared For:

Applicant  
16 Stearns Road LLC  
Joy Derenzo  
43 Charles Street  
Needham, MA 02494

Prepared By:

Hayes Engineering, Inc.  
603 Salem Street  
Waltham, MA 01880  
Ph: 617-246-2800  
Fax: 617-246-2800  
www.hayeseng.com

Design By: WRB

Drawn By: EBL

Checked By: WRB

Project File: WEL-0012

Comp. No: WEL11

☐ Issued For Permit

☒ Issued For Review

☐ Issued For Bid

☐ Issued For Construction

☒ Not For Construction

7-6-2018  
2-15-2018

10  
9  
8  
7  
6  
5  
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1  
No.

Summittal  
No Changes This Sheet  
Revision

Scale: 1"=20'  
0' 10' 20' 40'  
Date: January 12, 2018

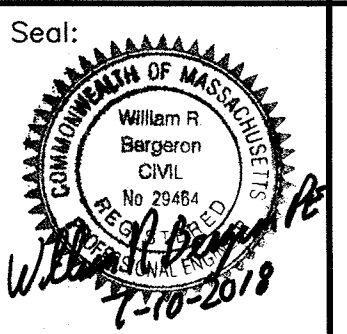
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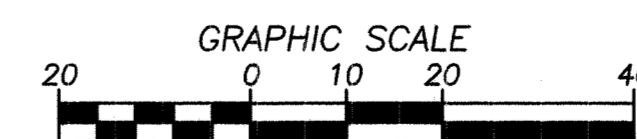
EROSION DETAIL SHEET  
#16 STEARNS ROAD  
WELLESLEY, MASS.

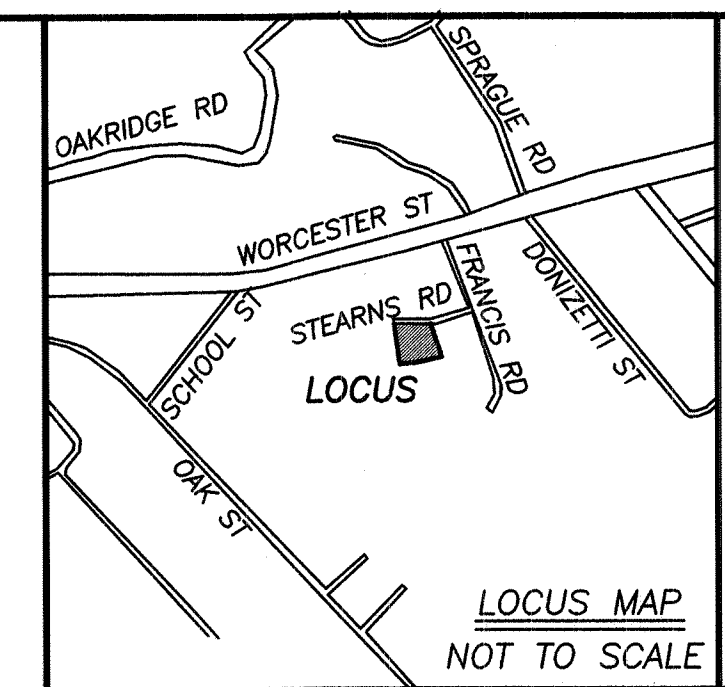
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C10

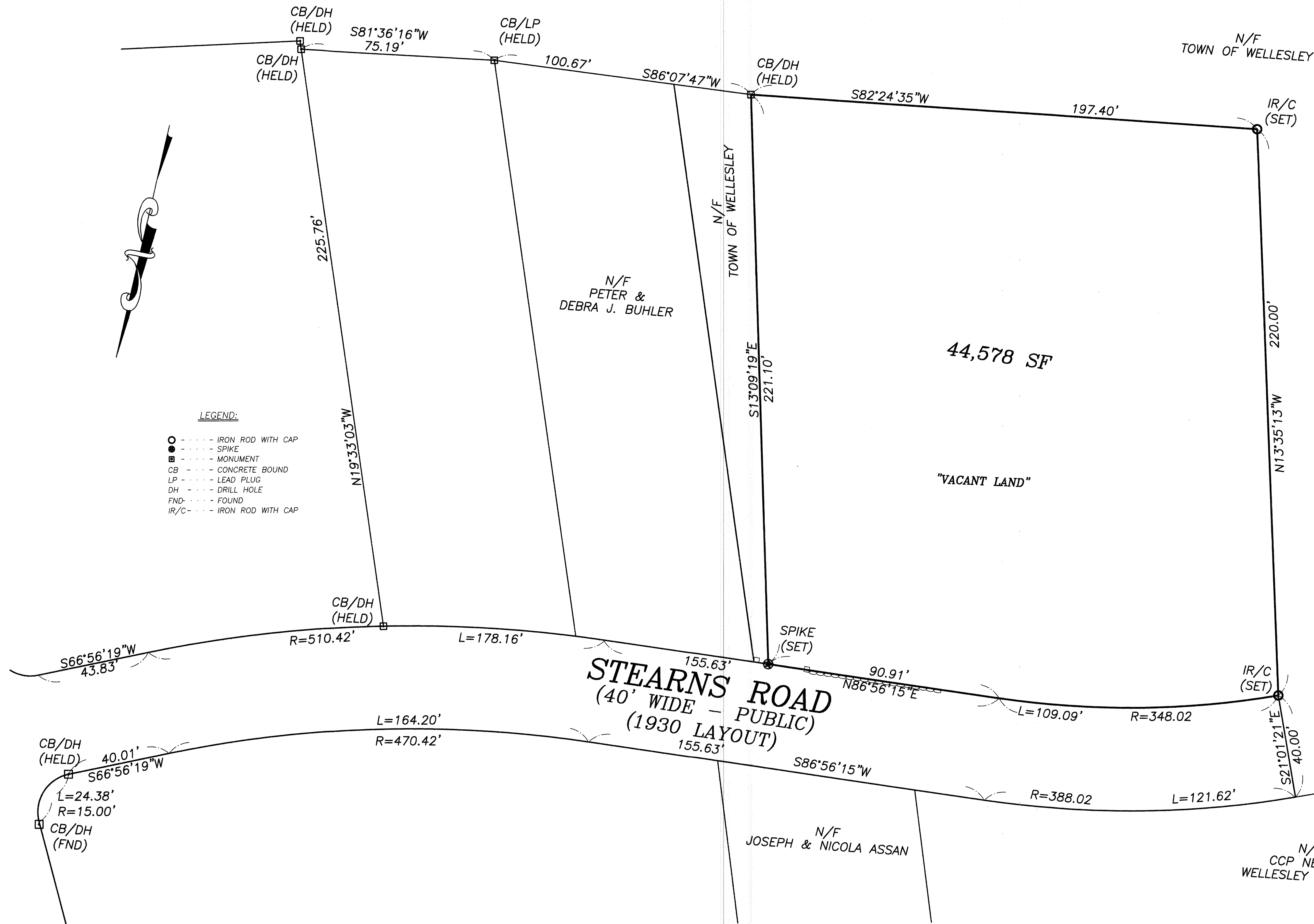
SHEET 10 OF 10







FOR REGISTRY USE ONLY



**LEGEND:**

- --- IRON ROD WITH CAP
- --- SPIKE
- --- MONUMENT
- CB --- CONCRETE BOUND
- LP --- LEAD PLUG
- DH --- DRILL HOLE
- FND --- FOUND
- IR/C --- IRON ROD WITH CAP

**REFERENCES:**

**PLANS:**

- DEED BOOK 1439 PAGE 138 (ABUTTER)
- DEED BOOK 1616 PAGE 259 (ABUTTER)
- DEED BOOK 1647 PAGE 420 (ABUTTER)
- DEED BOOK 1671 PAGE 617 (ABUTTER)
- PLAN 24 OF 1953 (ABUTTER)
- PLAN 1648 OF 1955 (ABUTTER)
- PLAN 836 OF 1964 (ABUTTER)
- PLAN 735 OF 1957 (EASEMENT)
- PLAN 291 OF 1930 (LAYOUT OF STEARNS)

**DEEDS:**

- BOOK 34272 PAGE 287 (LOCUS)
- BOOK 32163 PAGE 275 (ABUTTER)
- BOOK 11540 PAGE 82 (ABUTTER)
- BOOK 31450 PAGE 522 (ABUTTER)
- BOOK 33433 PAGE 331 (ABUTTER)

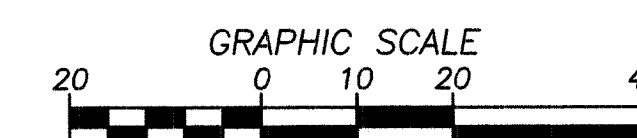
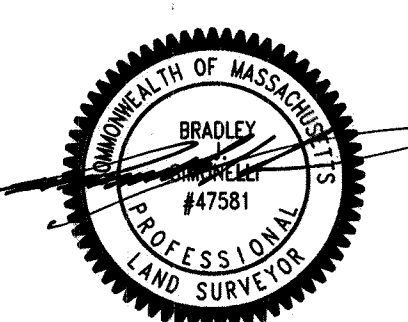
**UNRECORDED PLANS**

PLAN SET ENTITLED "SPRAGUE FIELDS REDEVELOPMENT, WELLESLEY, MA 02481" PREPARED BY GALE ENGINEERING DATED FEBRUARY 6, 2008.

**STEARNS ROAD**  
(40' WIDE - PUBLIC)  
(1930 LAYOUT)

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF 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.



JOB NO. 062-16
REVISD: JANUARY 12, 2018

**PLAN OF LAND**  
16 STEARNS ROAD  
**WELLESLEY, MASS.**

**Field Resources, Inc.**  
LAND SURVEYORS

JULY 19, 2017  
P.O. BOX 324  
AUBURN, MA  
508 832 4332  
fieldresources@hotmail.com

SCALE 1"=20'  
281 CHESTNUT ST.  
NEEDHAM, MA.  
781 444 5936