

ZONING TABLE

ZONE	SINGLE FAMILY DISTRICTS (R10)	
	DIMENSIONAL CONTROLS	REQUIRED/ALLOWED
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 ft ²	44,578 ft ²
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.

Prepared For:
 16 Stearns Road LLC
 43 Charles Street
 Needham, MA 02494
 Applicant
 Hayes Engineering, Inc.
 603 Salem Street
 Wellesley, MA 02481
 Ph: 781.246.2500
 Fax: 781.246.7396
 www.hayeseng.com

Prepared By:

Hayes
 Hayes Engineering, Inc.
 603 Salem Street
 Wellesley, MA 02481
 Ph: 781.246.7396
 www.hayeseng.com

SHEET INDEX

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

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

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

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

10-19-2018
 1-6-2018
 4-5-2018
 2-15-2018
 Date

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

10
 9
 8
 7
 6
 5
 4
 3
 2
 1
 Town Comments
 Submittal
 Building Height
 Footprint
 Revision

10-19-2018
 1-6-2018
 4-5-2018
 2-15-2018
 Date

LOCUS MAP

SCALE: 1" = 500'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

0' 10' 20' 40'

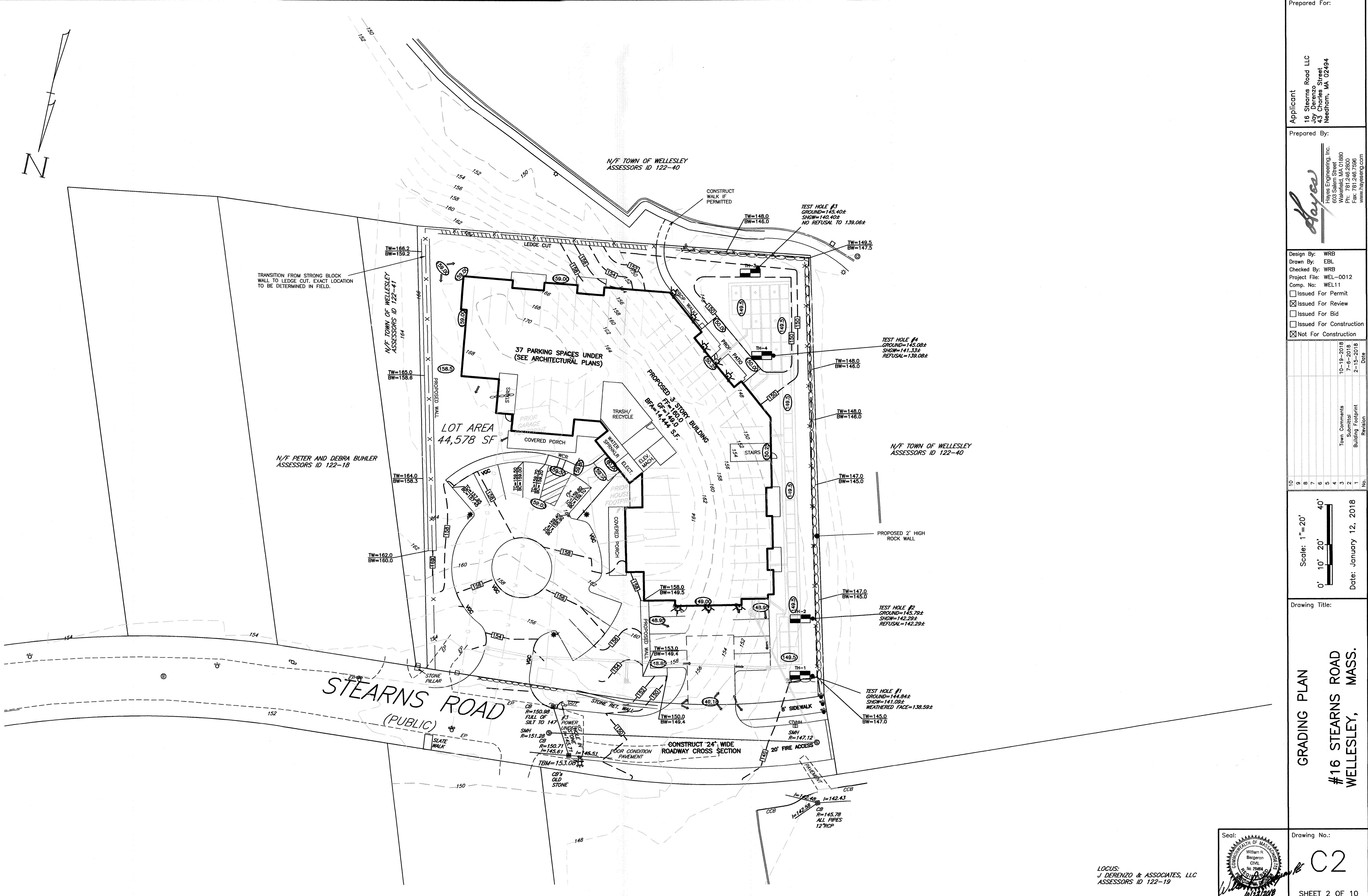
0' 10' 20' 40'

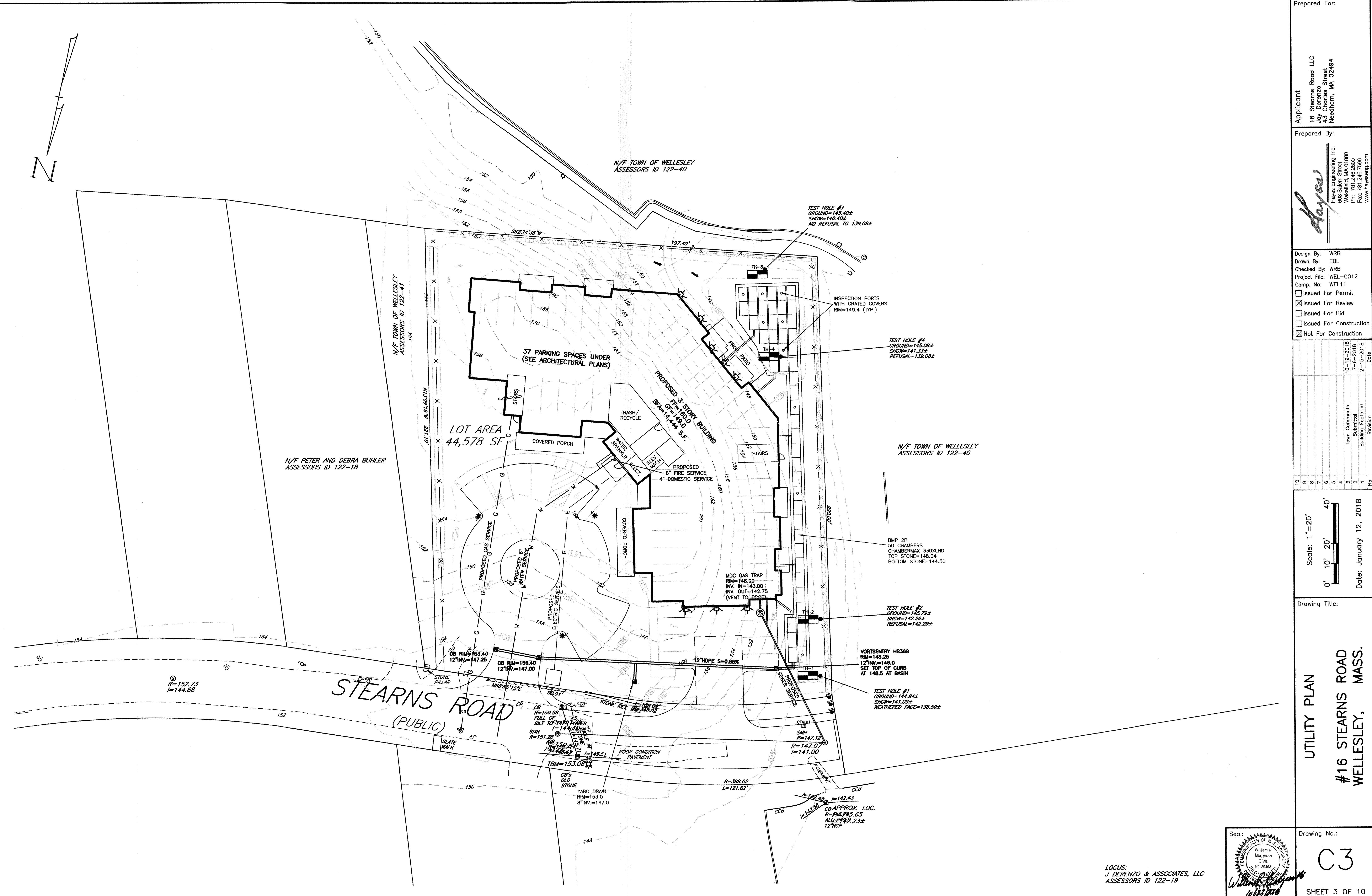
0' 10' 20' 40'

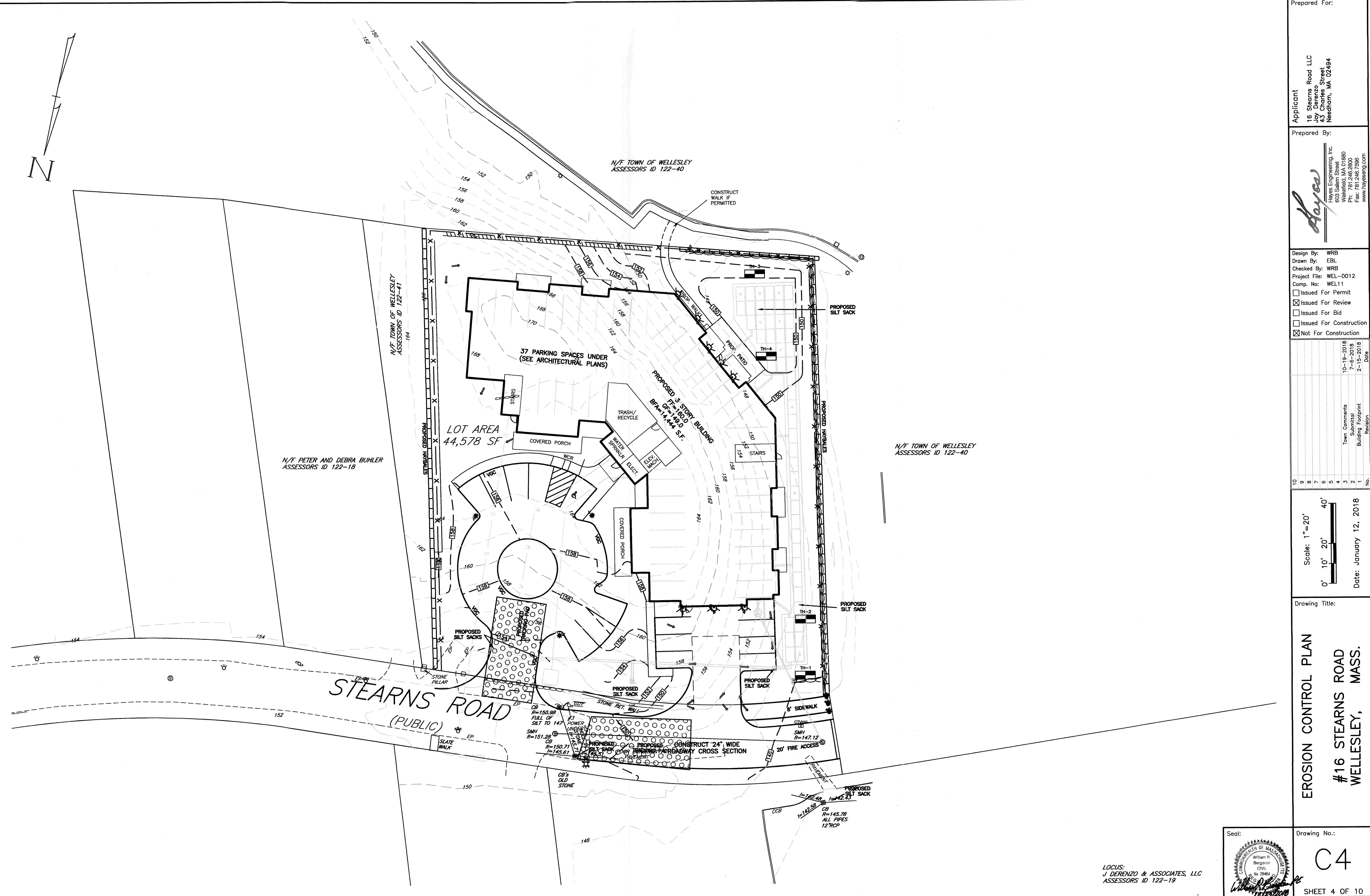
0' 10' 20' 40'

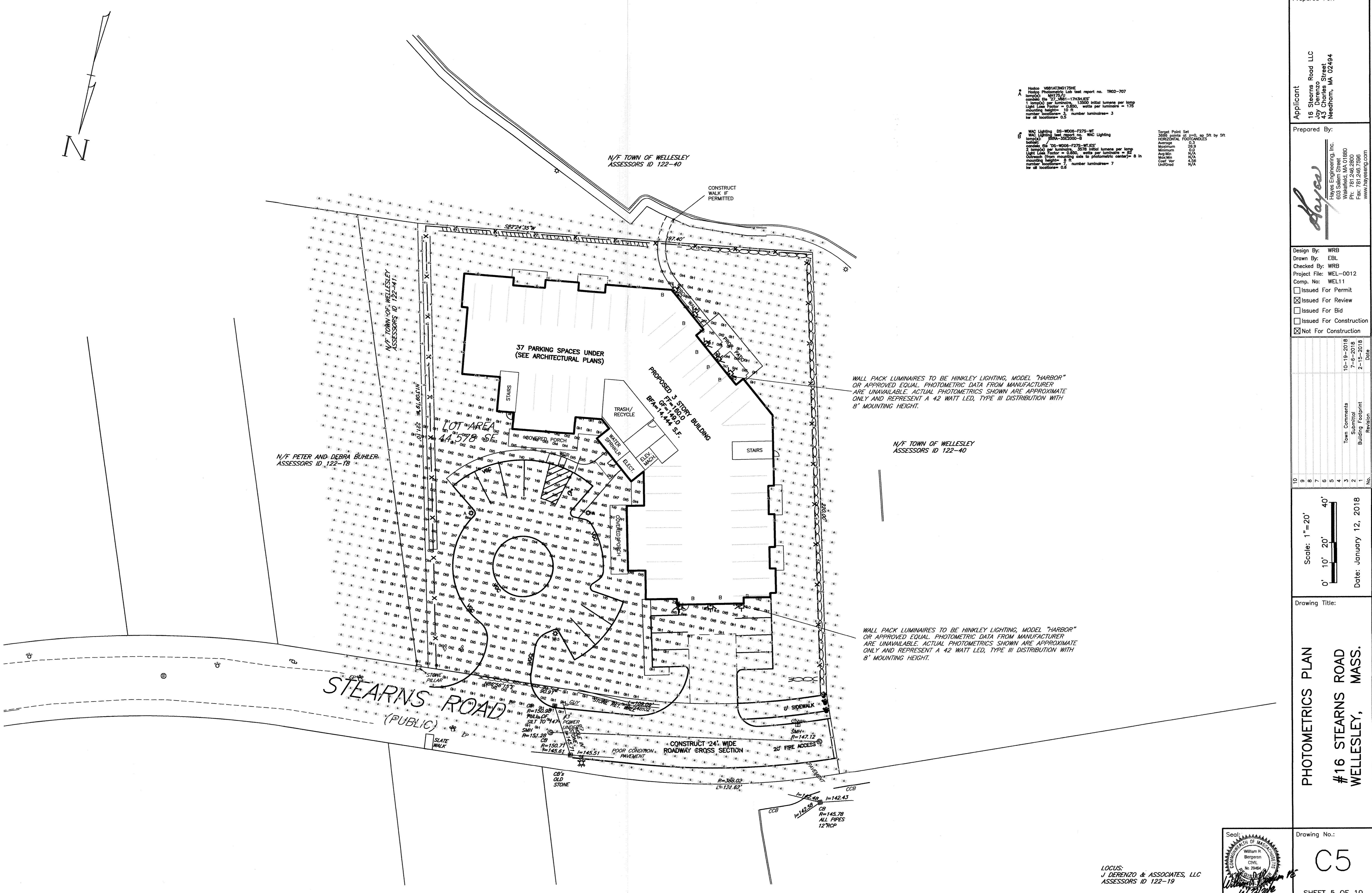
0' 10' 20' 40'

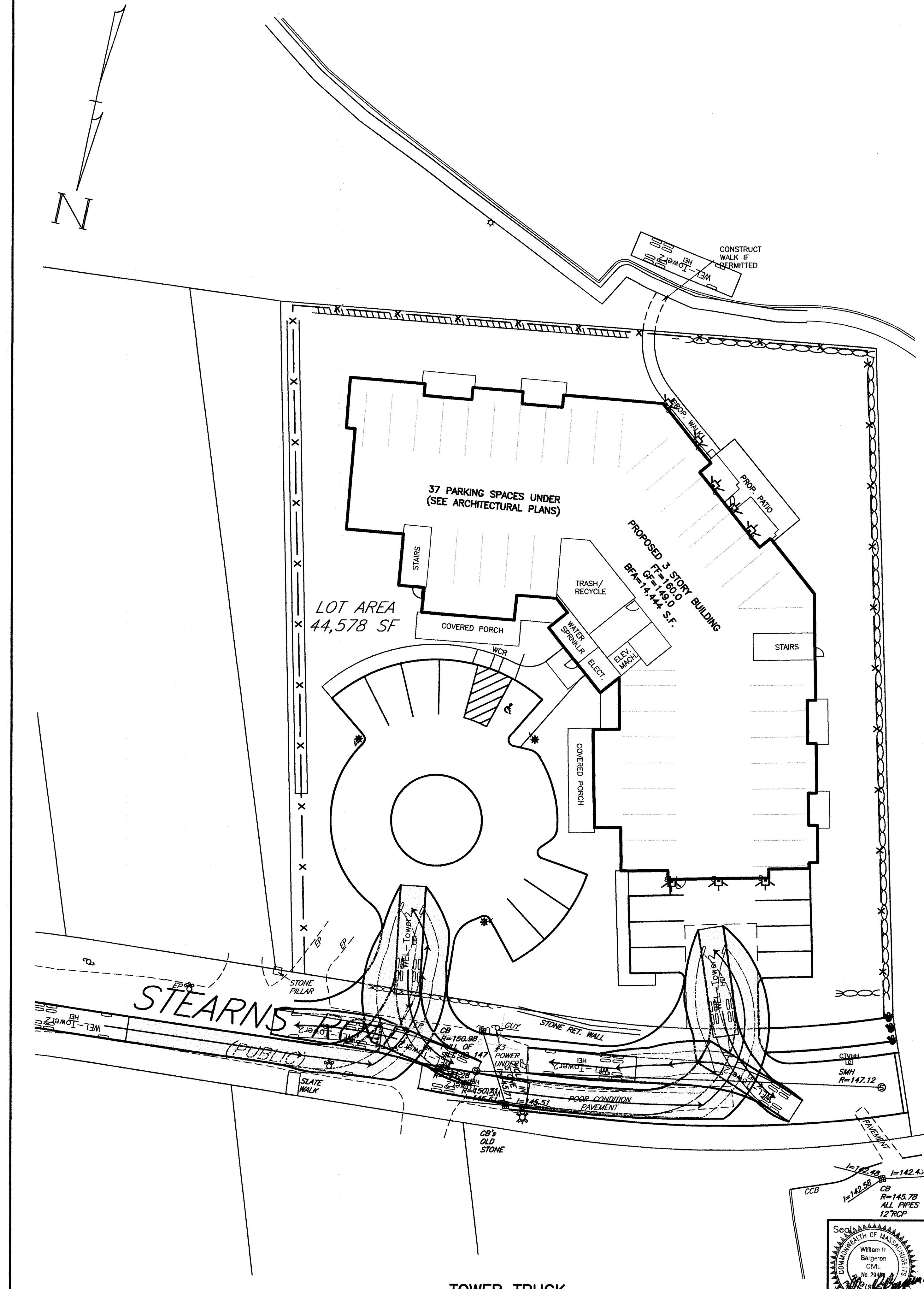
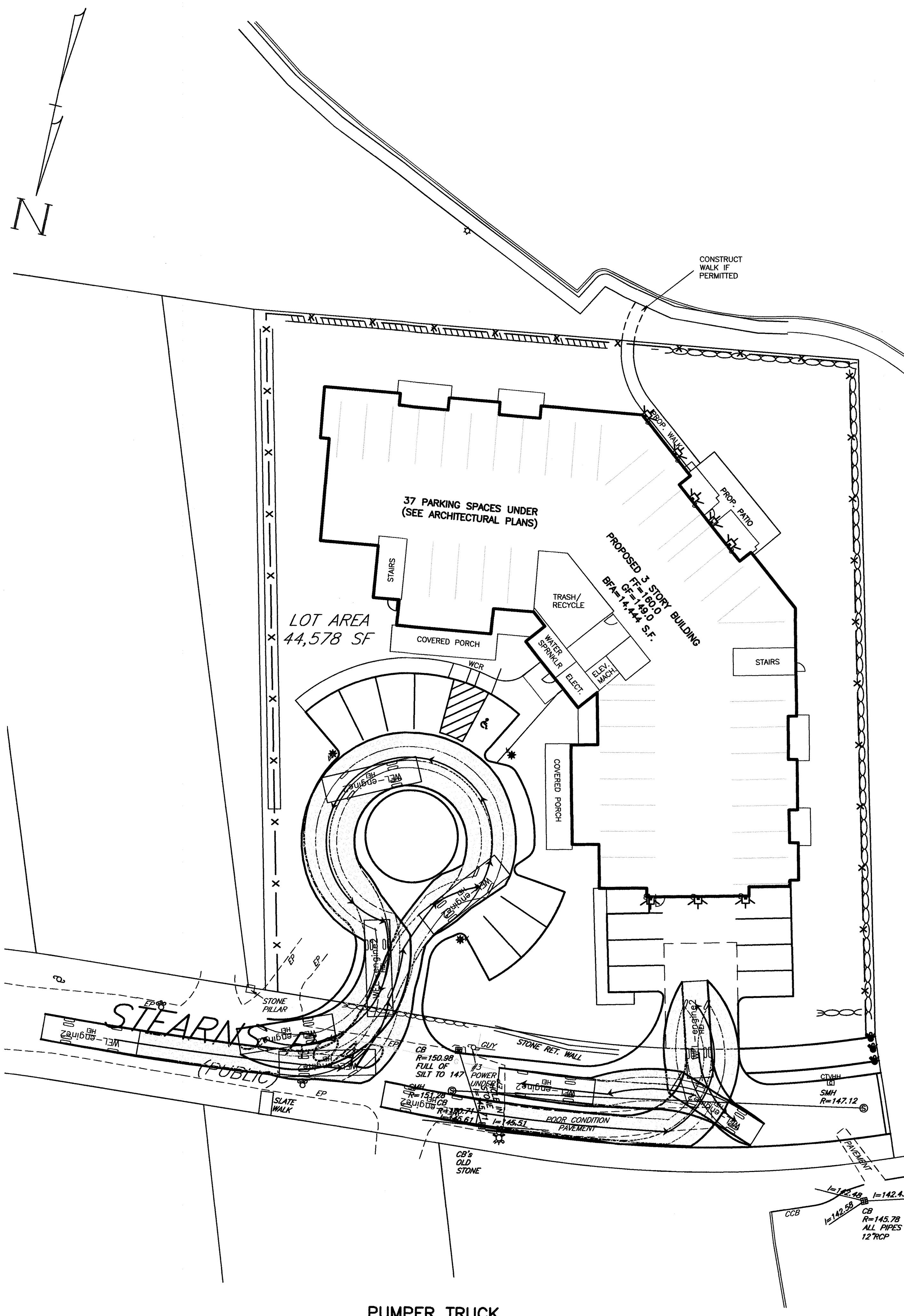
0' 10' 20' 40'











Prepared For:											
16 Stearns Road LLC Jay Derenzo 43 Charles Street Needham, MA 02494											
Prepared By:											
 <hr/> <hr/>											
Hayes Engineering, Inc. 603 Salem Street Wakefield, MA 01880 Ph: 781.246.2800 Fax: 781.246.7596 www.hayeseng.com											
Design By: WRB Drawn By: EBL Checked By: WRB Project File: WEL-0012 Comp. No: WEL11											
<input type="checkbox"/> Issued For Permit <input checked="" type="checkbox"/> Issued For Review <input type="checkbox"/> Issued For Bid <input type="checkbox"/> Issued For Construction <input checked="" type="checkbox"/> Not For Construction											
<table border="1"> <thead> <tr> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>10-19-2018</td> <td>10-19-2018</td> </tr> <tr> <td>7-6-2018</td> <td>7-6-2018</td> </tr> <tr> <td>2-15-2018</td> <td>2-15-2018</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>		Date	Revision	10-19-2018	10-19-2018	7-6-2018	7-6-2018	2-15-2018	2-15-2018		
Date	Revision										
10-19-2018	10-19-2018										
7-6-2018	7-6-2018										
2-15-2018	2-15-2018										

Scale: $1'' = 20'$

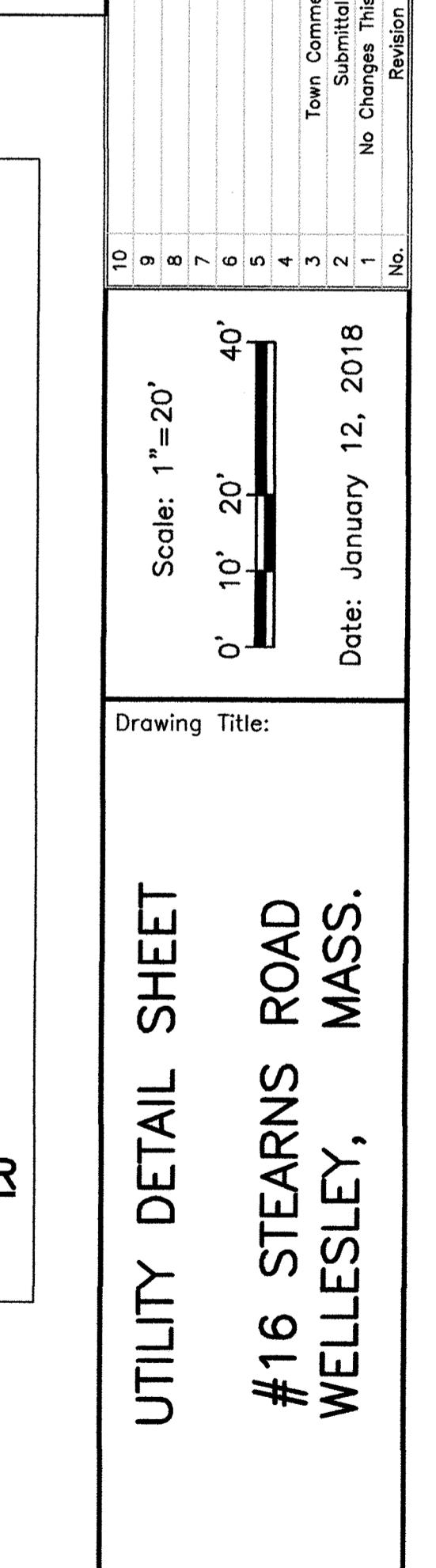
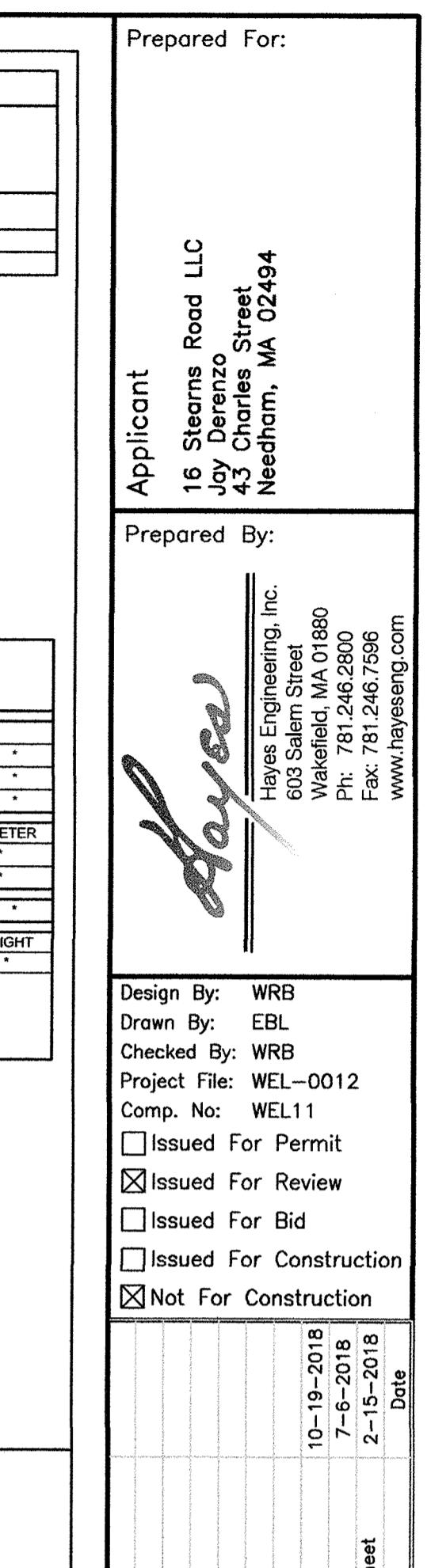
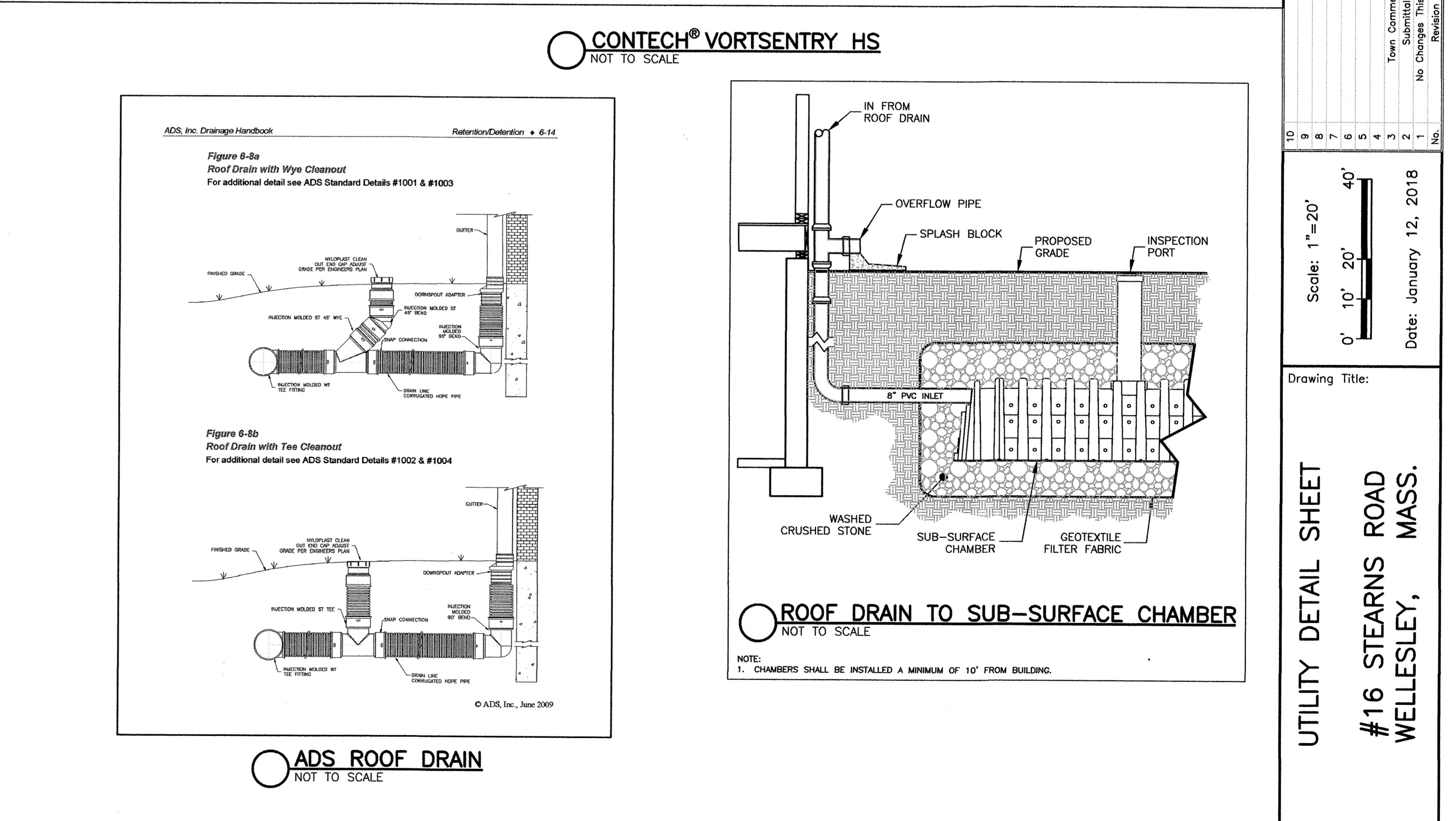
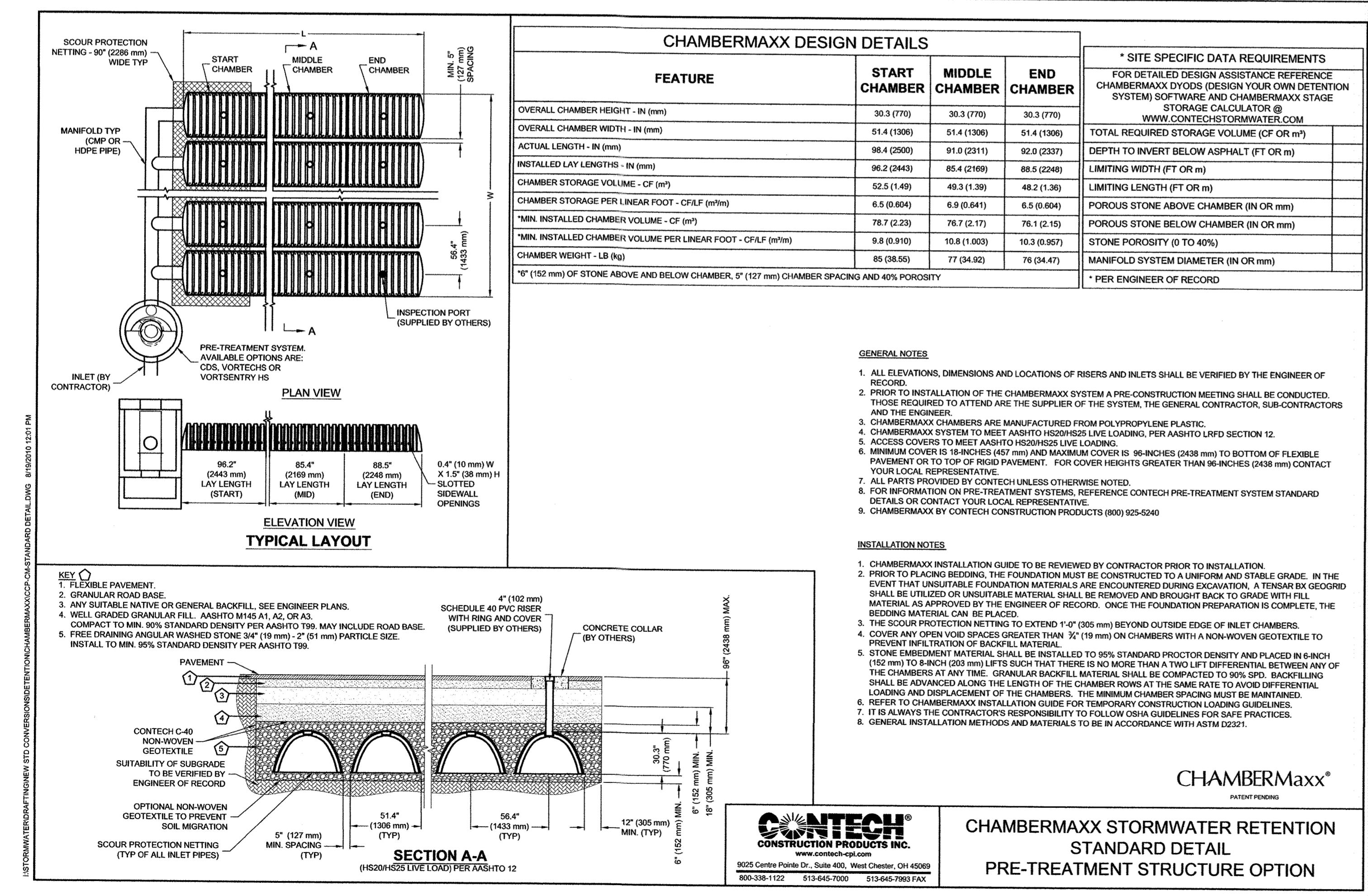
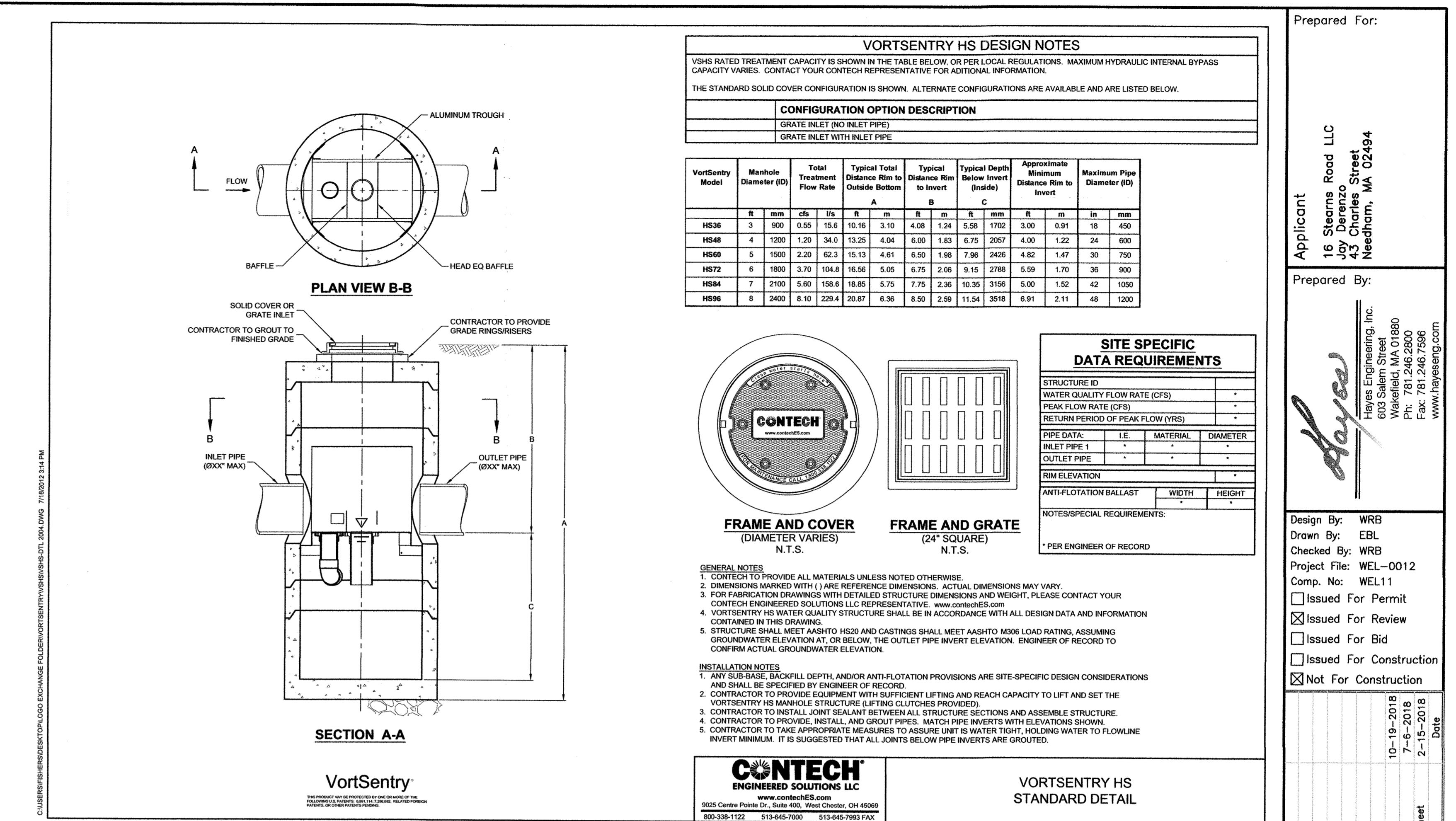
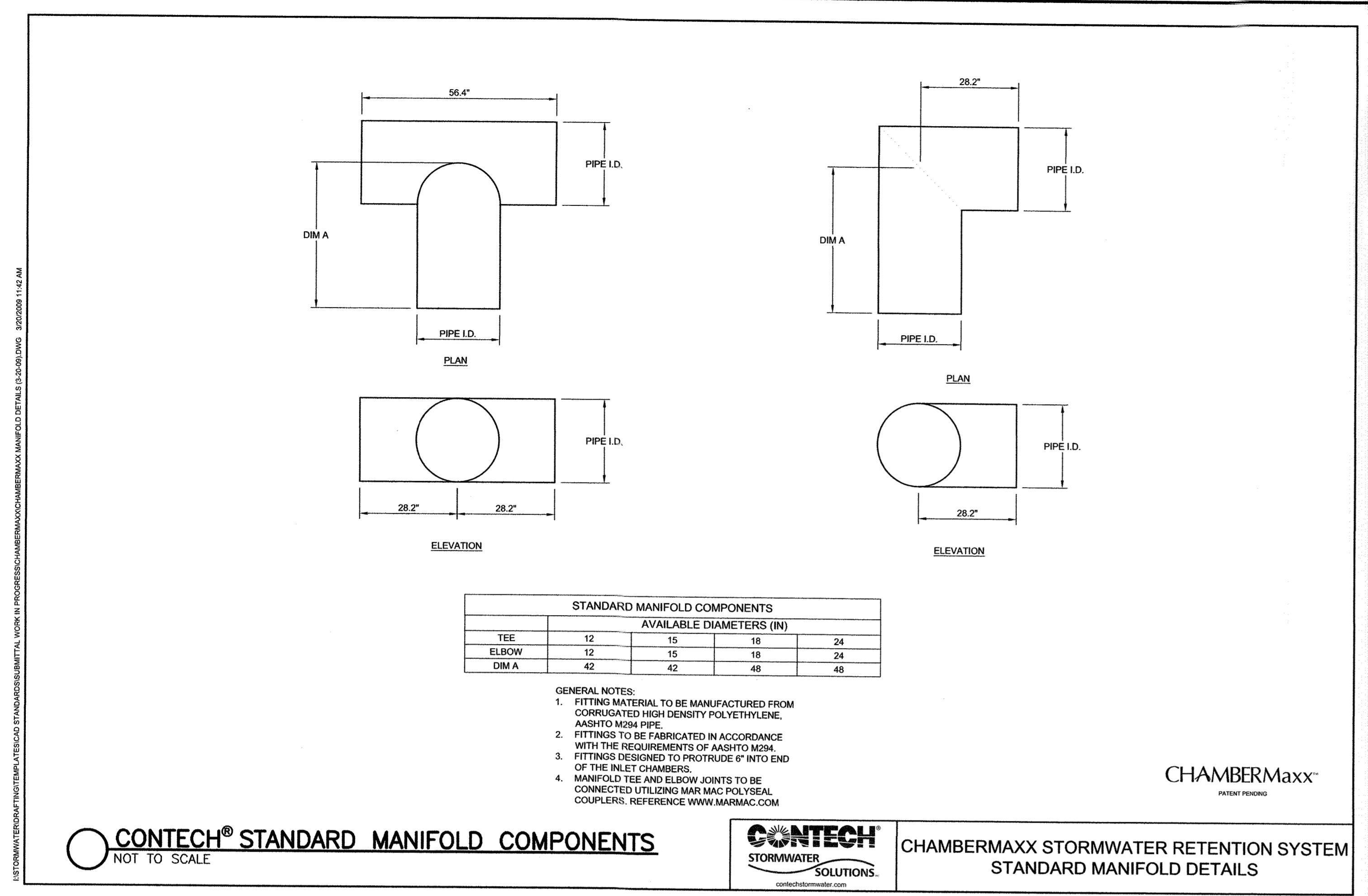
0' 10' 20' 40'

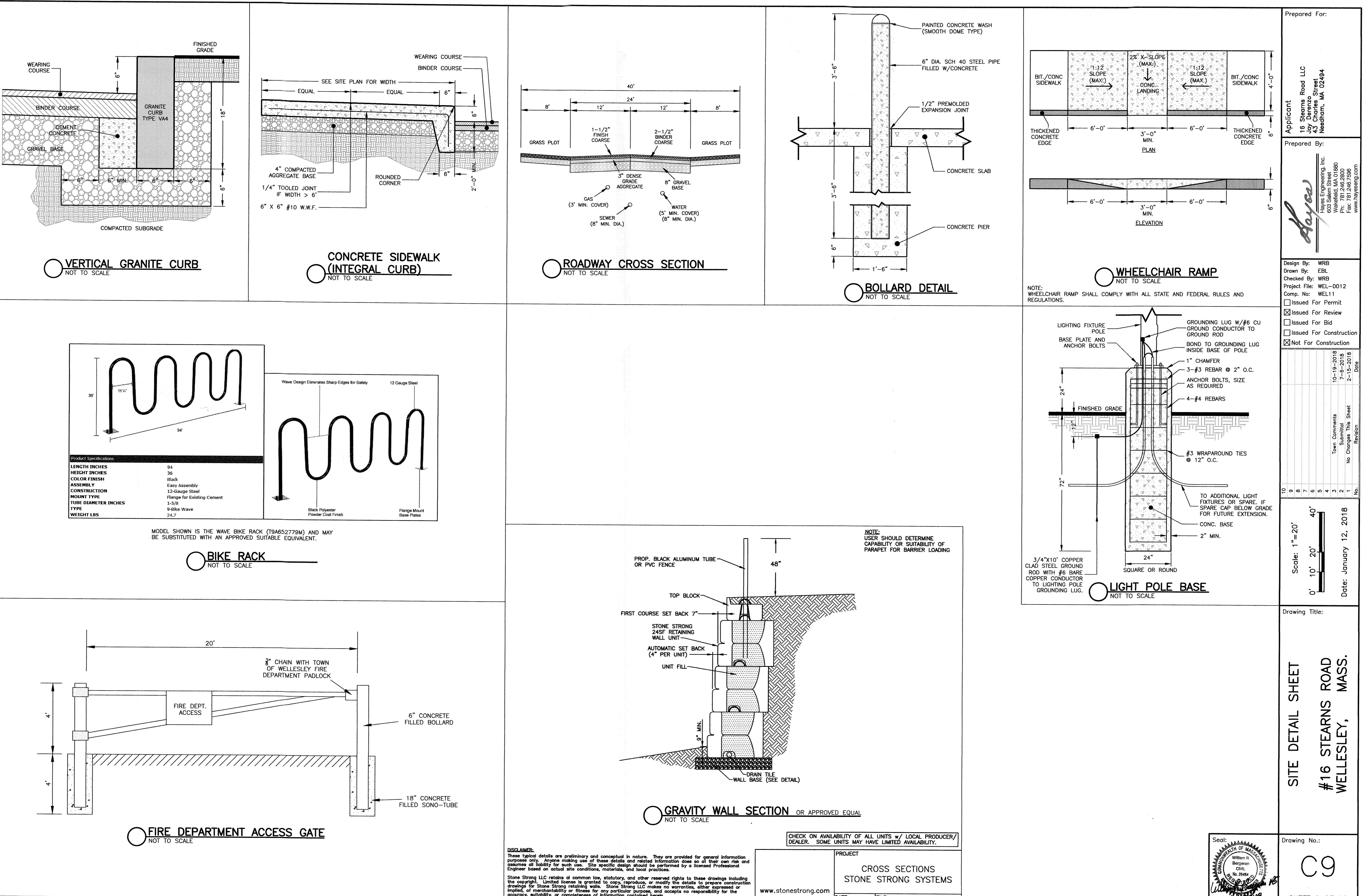
<div

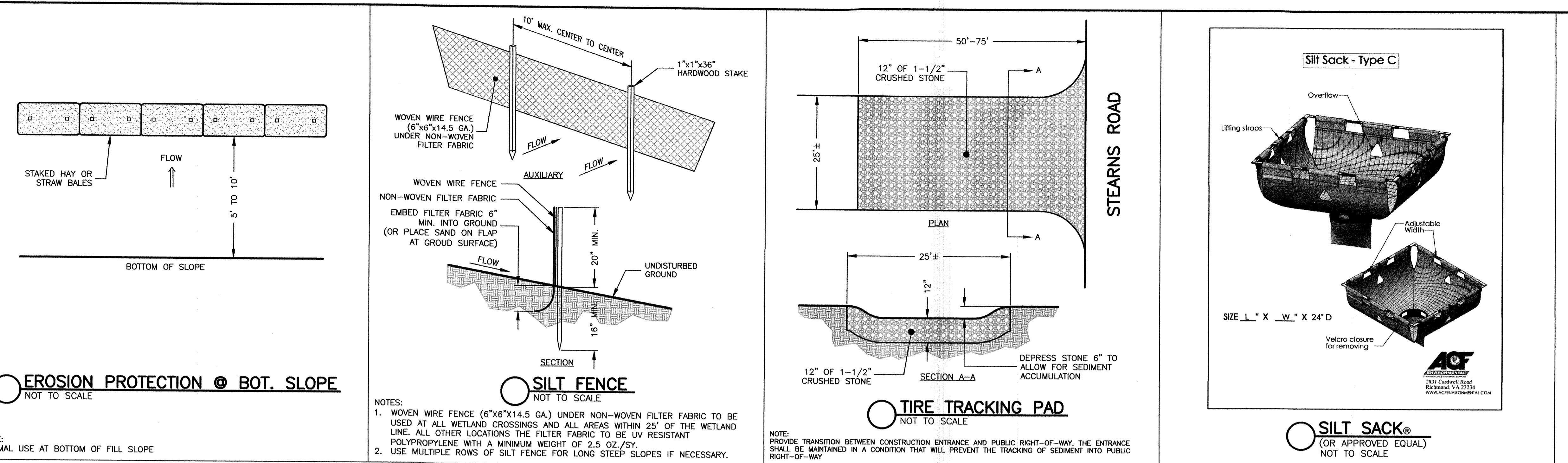
E VEHICLE ACCESS PLAN
#16 STEARNS ROAD
WELLESLEY, MASS.

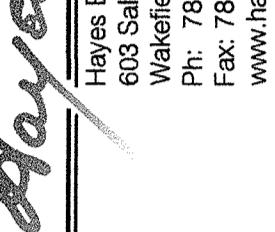
FIR

Drawing No.:







Prepared For:
Applicant
16 Stearns Road LLC
43 Chorles Street
Needham, MA 02494
Prepared By:


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

10-19-2018
7-6-2018
2-15-2018
Date
Review

Drawing Title:

Scale: 1" = 20'

0' 10' 20' 40'

10' 8' 6' 4' 2'

7' 5' 3' 1'

9' 7' 5' 3' 1'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6' 4' 2'

10' 8' 6'