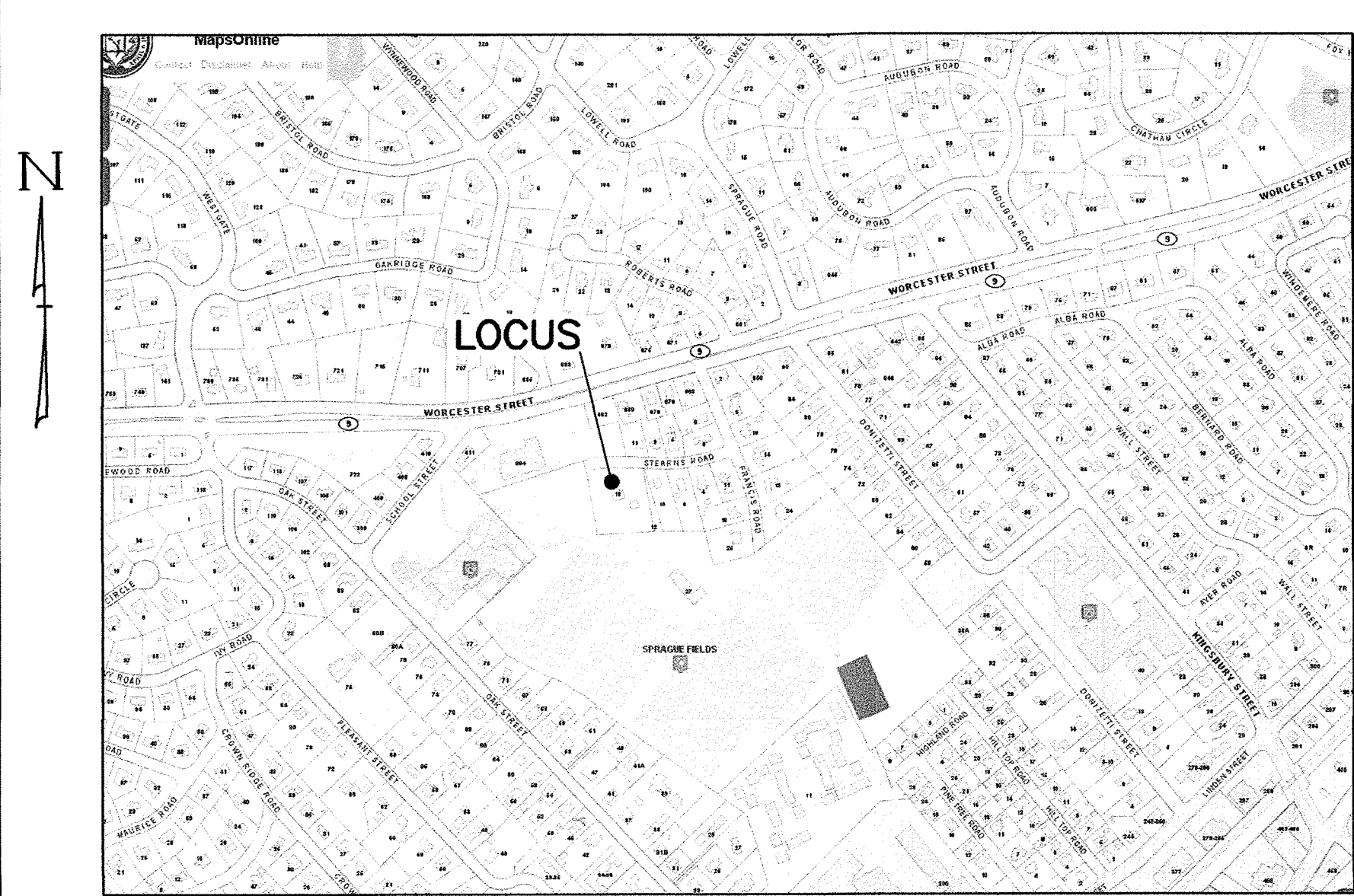


ZONING TABLE		
ZONE	SINGLE FAMILY DISTRICTS (R10)	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED/PROVIDED
FRONT YARD SETBACK	30 ft	48.6± ft
SIDE YARD SETBACK	20 ft	20.5± ft
REAR YARD SETBACK	20 ft	23.1± ft
MIN. FRONTAGE	60 ft	200.00 ft
MIN. LOT AREA	10,000 ft²	44,578 ft²
MAX. BUILDING HEIGHT	45 ft	48.9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

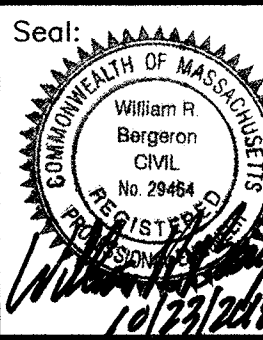
SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
LAYOUT PLAN	C1
GRADING PLAN	C2
UTILITY PLAN	C3
EROSION PLAN	C4
PHOTOMETRIC PLAN	C5
FIRE ACCESS PLAN	C6
UTILITY DETAIL SHEET	C7
UTILITY DETAIL SHEET	C8
SITE DETAIL SHEET	C9
EROSION DETAIL SHEET	C10
EXISTING CONDITIONS	
PLAN OF LAND	

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
Joy Derenzo
43 Charles Street
Needham, MA 02494

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Design By: WRB
Drawn By: EBL
Checked By: WRB
Project File: WEL-0012
Comp. No: WEL11
☐ Issued For Permit
☒ Issued For Review
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☒ Not For Construction

No.	Revision	Date	Town Comments
10			
9			
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Scale: 1"=20'
0' 10' 20' 40'

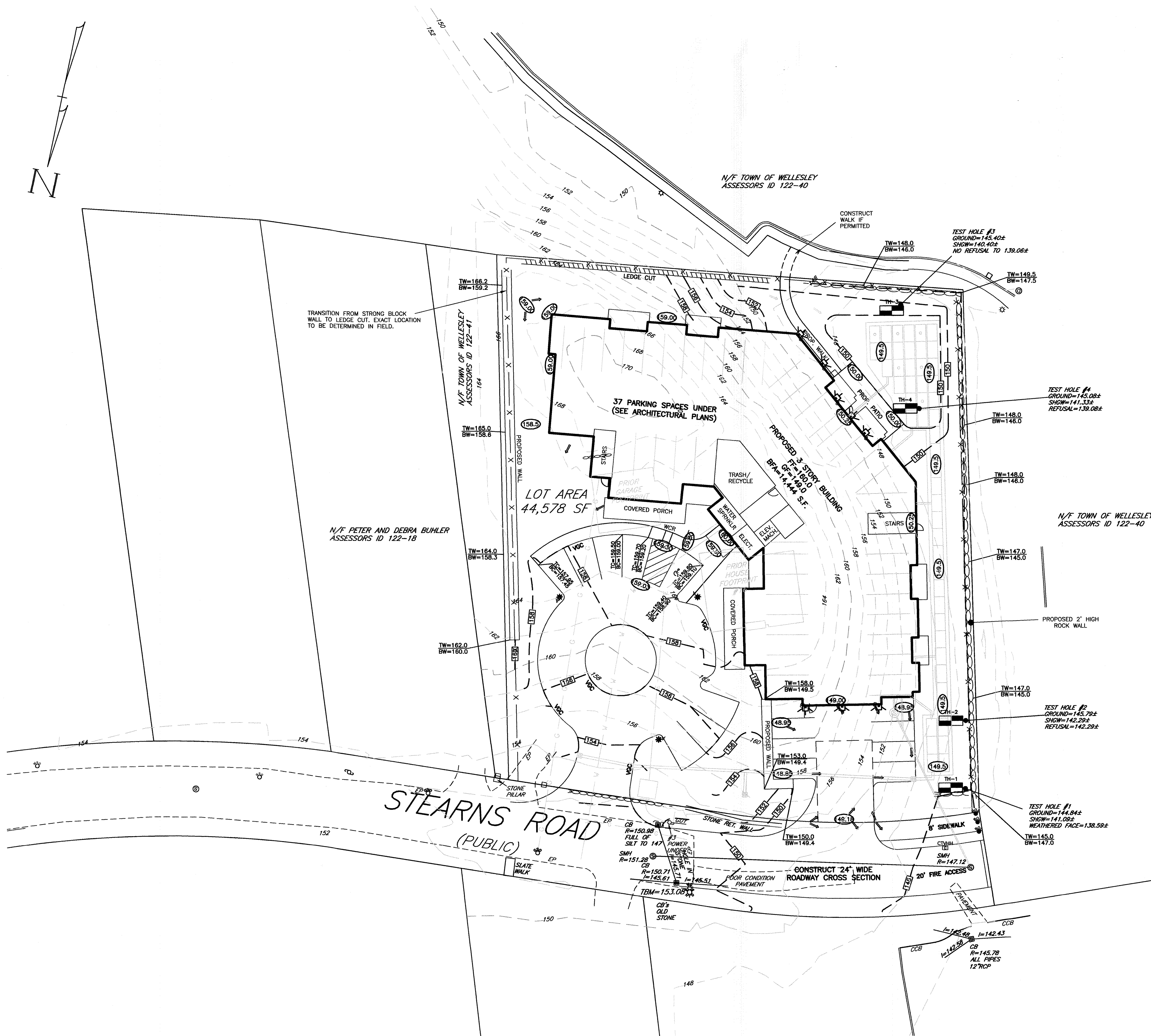
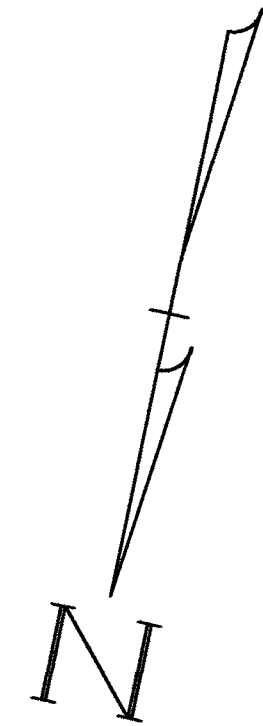
Date: January 12, 2018

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

Drawing No.:
C1

SHEET 1 OF 10

N:\well11\SP - 06stearns02.dwg, 10/22/2018 8:59:44 AM, EBL



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Joy Derenzo
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Checked By: WRB
Project File: WEL-0012
Comp. No: WEL11
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No.	Revision	Date
10		
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Scale: 1"=20'
0' 10' 20' 40'

Date: January 12, 2018

Drawing Title:

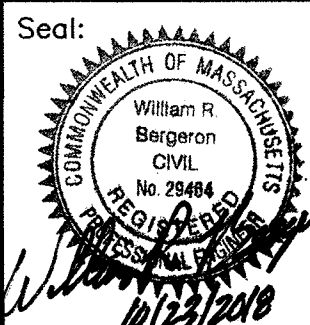
GRADING PLAN
#16 STEARNS ROAD
WELLESLEY, MASS.

Drawing No.:

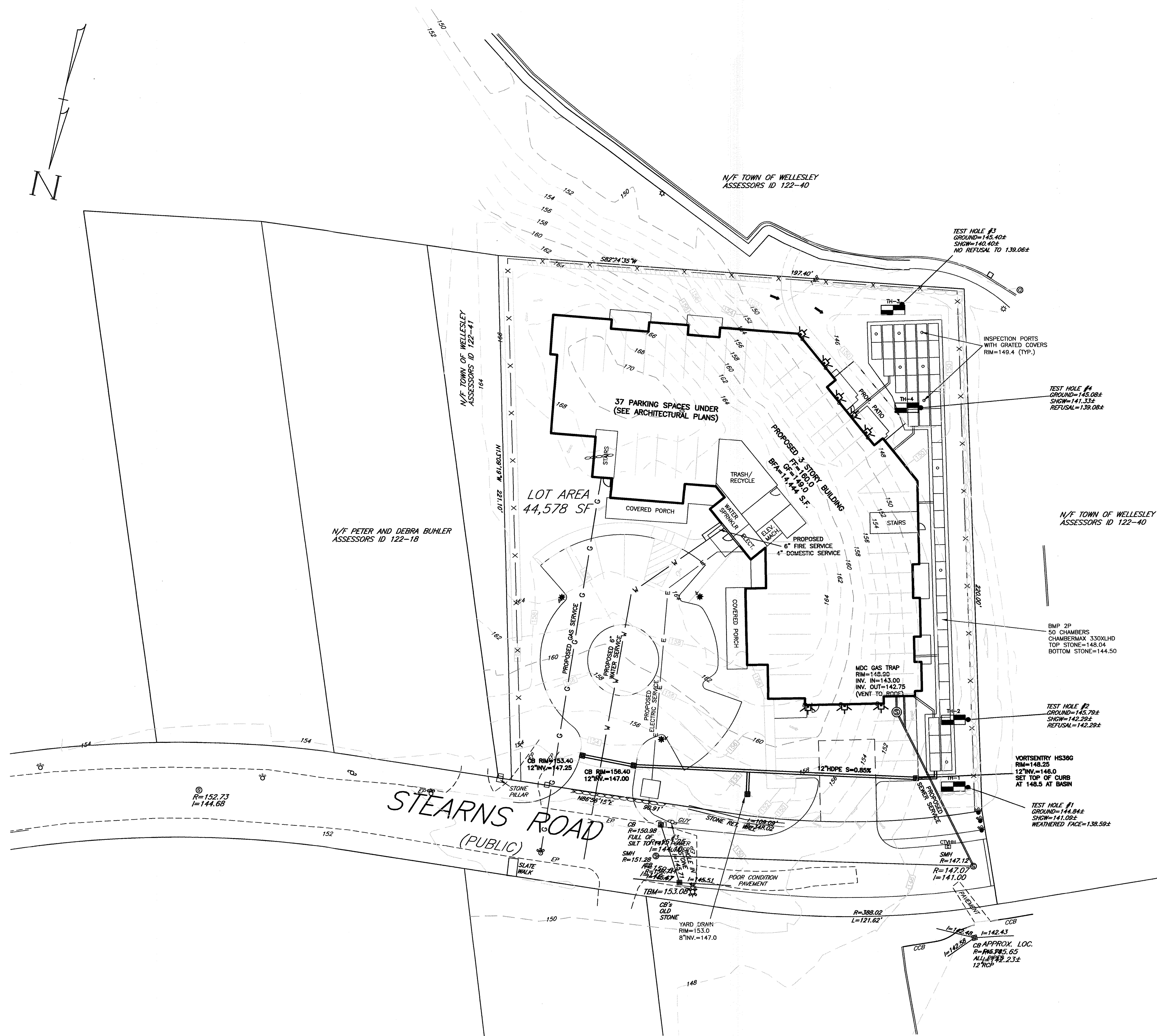
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SHEET 2 OF 10

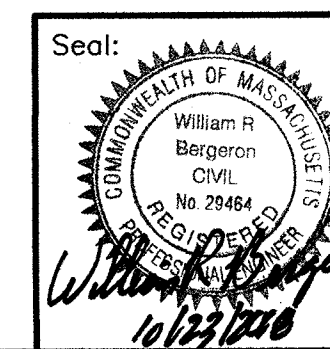
LOCUS:
J. DERENZO & ASSOCIATES, LLC
ASSESSORS ID 122-19



N:\wet1\SP-16stearns2.dwg, 10/22/2018 8:59:49 AM, EBL



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



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Drawn By: EBL
Checked By: WRB
Project File: WEL-0012
Comp. No: WEL11

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No.	Revision	Date
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No.		

Scale: 1"=20'

0'

10'

20'

40'

Date: January 12, 2018

UTILITY PLAN

#16 STEARNS ROAD
WELLESLEY, MASS.

Drawing Title:

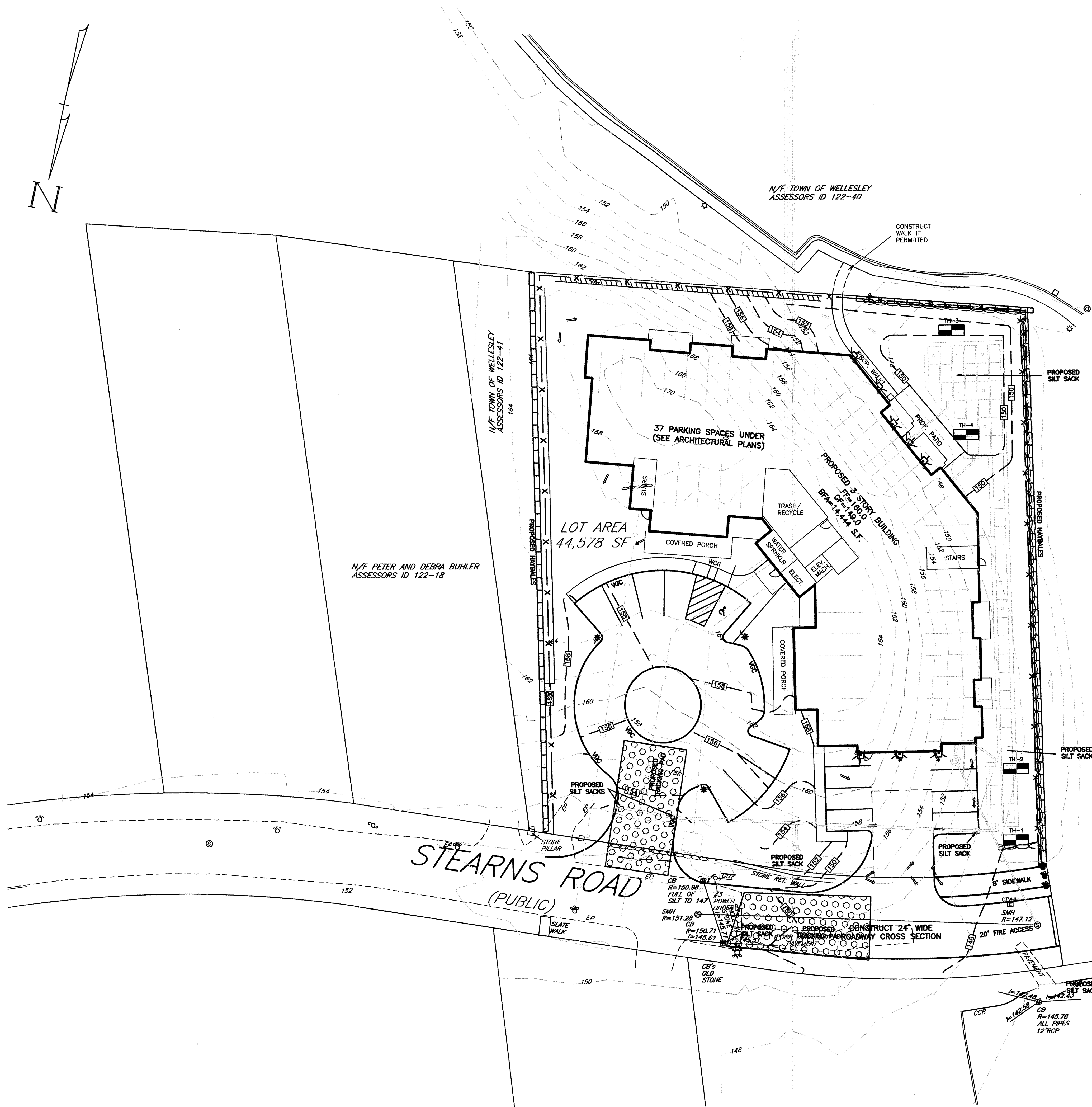
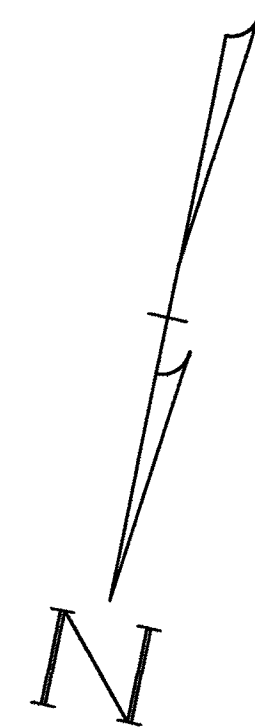
UTILITY PLAN

Drawing No.:

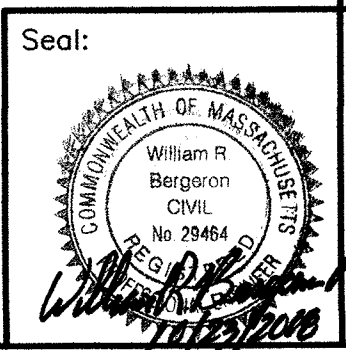
C3

SHEET 3 OF 10

N:\wet11\SP-16stearns2.dwg, 10/22/2018 8:59:54 AM, EBL



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



Prepared For:

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16 Stearns Road LLC
Joy Derenzo
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Design By: WRB
Drawn By: EBL
Checked By: WRB
Project File: WEL-0012
Comp. No: WEL11

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☐ Issued For Construction
☒ Not For Construction

No.	Date	Revision
10	10-19-2018	
9	7-6-2018	
8	7-6-2018	
7	7-6-2018	
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1	7-6-2018	

Scale: 1"=20'

0' 10' 20' 40'

Date: January 12, 2018

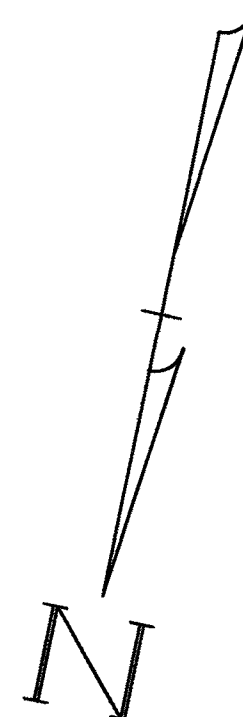
Drawing Title:

EROSION CONTROL PLAN
#16 STEARNS ROAD
WELLESLEY, MASS.

Drawing No.:

C4

SHEET 4 OF 10



A Hodos W881AT3H0175HE
Hodos Photometric Lab test report no. TR02-707
lamp(s) W175A
candelas (ft²) 27,3681-17134,IES
1 lamp(s) per luminaire 13500 initial lumens per lamp
Light Loss Factor = 0.850, watts per luminaire = 175
mounting height = 10 ft
number locations = 3, number luminaires = 3
lw all locations = 0.5

B WAC Lighting DS-WD06-F27S-WT
WAC Lighting test report no. WAC Lighting
lamp(s) DS-WD06-F27S-WT
candelas (ft²) 25,000-27,3681-17134,IES
2 lamp(s) per luminaire 2676 initial lumens per lamp
Light Loss Factor = 0.850, watts per luminaire = 84
Outreach (from mounting area to photometric center) = 8 ft
mounting height = 9 ft
number locations = 7, number luminaires = 7
lw all locations = 0.6

Target Point Set
3690 points at 2'-0" on 5ft by 5ft
HORIZONTAL FOOTCANDLES
Average 0.3
Maximum 28.9
Minimum 0.0
AvgMin N/A
MaxMin N/A
Coeff Var 4.56
Uniform N/A

WALL PACK LUMINAIRES TO BE HINKLEY LIGHTING, MODEL "HARBOR"
OR APPROVED EQUAL. PHOTOMETRIC DATA FROM MANUFACTURER
ARE UNAVAILABLE. ACTUAL PHOTOMETRICS SHOWN ARE APPROXIMATE
ONLY AND REPRESENT A 42 WATT LED, TYPE III DISTRIBUTION WITH
8" MOUNTING HEIGHT.

WALL PACK LUMINAIRES TO BE HINKLEY LIGHTING, MODEL "HARBOR"
OR APPROVED EQUAL. PHOTOMETRIC DATA FROM MANUFACTURER
ARE UNAVAILABLE. ACTUAL PHOTOMETRICS SHOWN ARE APPROXIMATE
ONLY AND REPRESENT A 42 WATT LED, TYPE III DISTRIBUTION WITH
8" MOUNTING HEIGHT.

Prepared For:

Applicant:

Prepared By:

Design By: WRB
Drawn By: EBL
Checked By: WRB
Project File: WEL-0012
Comp. No: WEL11
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Town Comments
Submittal
Building Footprint
Revision

Scale: 1"=20'

0' 10' 20' 40'

Date: January 12, 2018

PHOTOMETRICS PLAN

#16 STEARNS ROAD

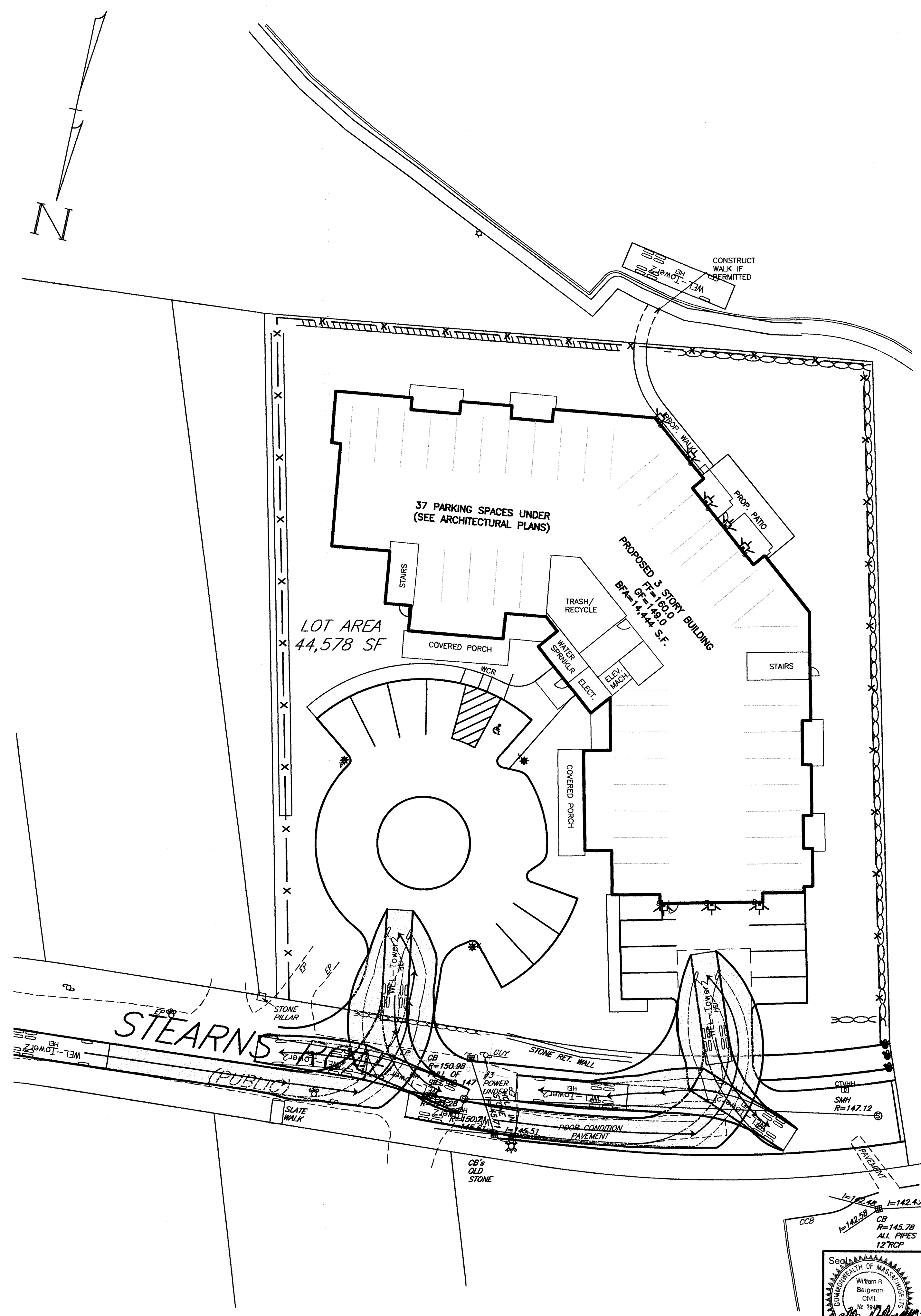
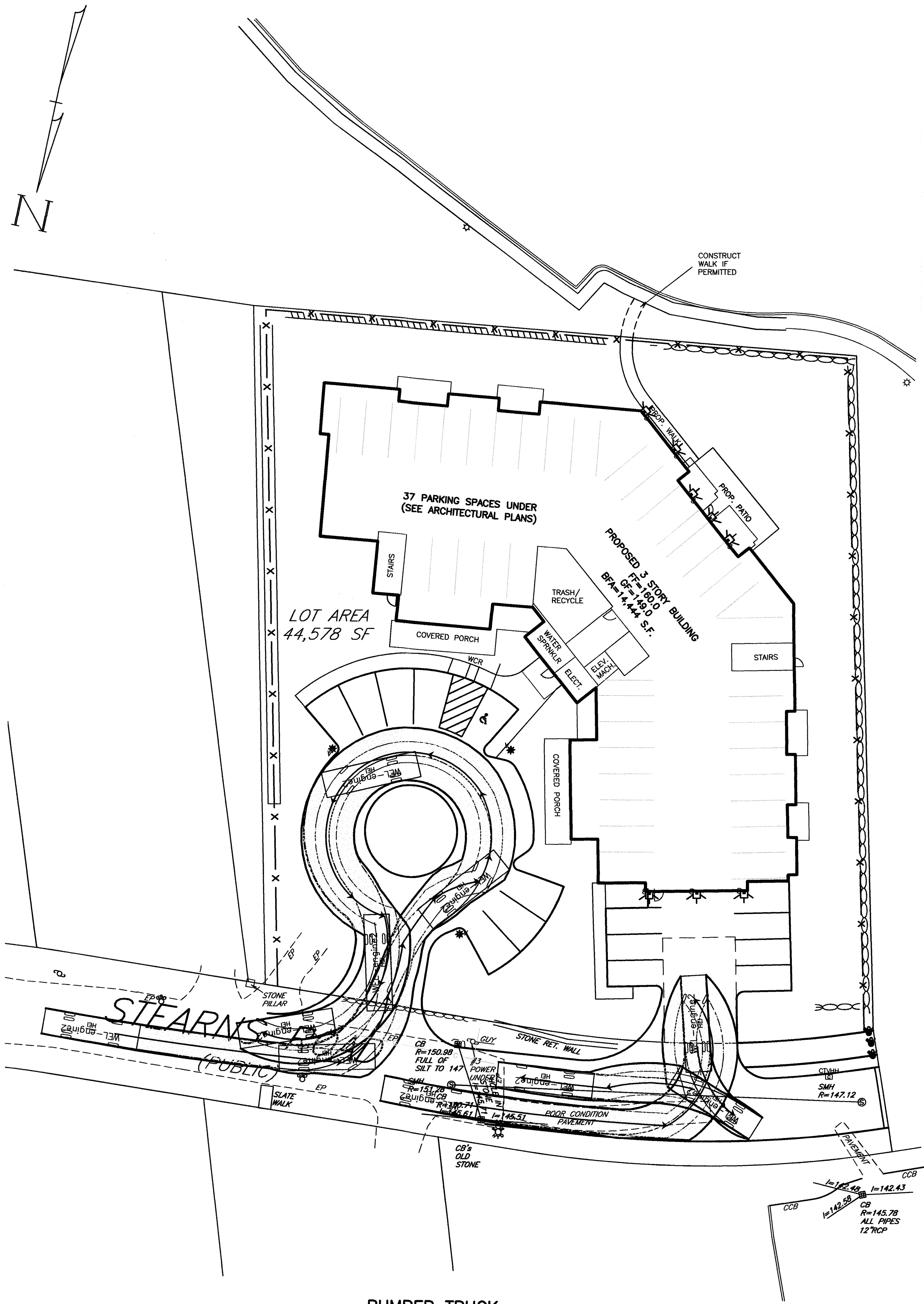
WELLESLEY, MASS.

Seal:

COMMONWEALTH OF MASSACHUSETTS
William P. Bergeron
CIVIL
No. 29484
1/12/2018

Drawing No.: C5

SHEET 5 OF 10



Prepared For:

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

Drawing Title:

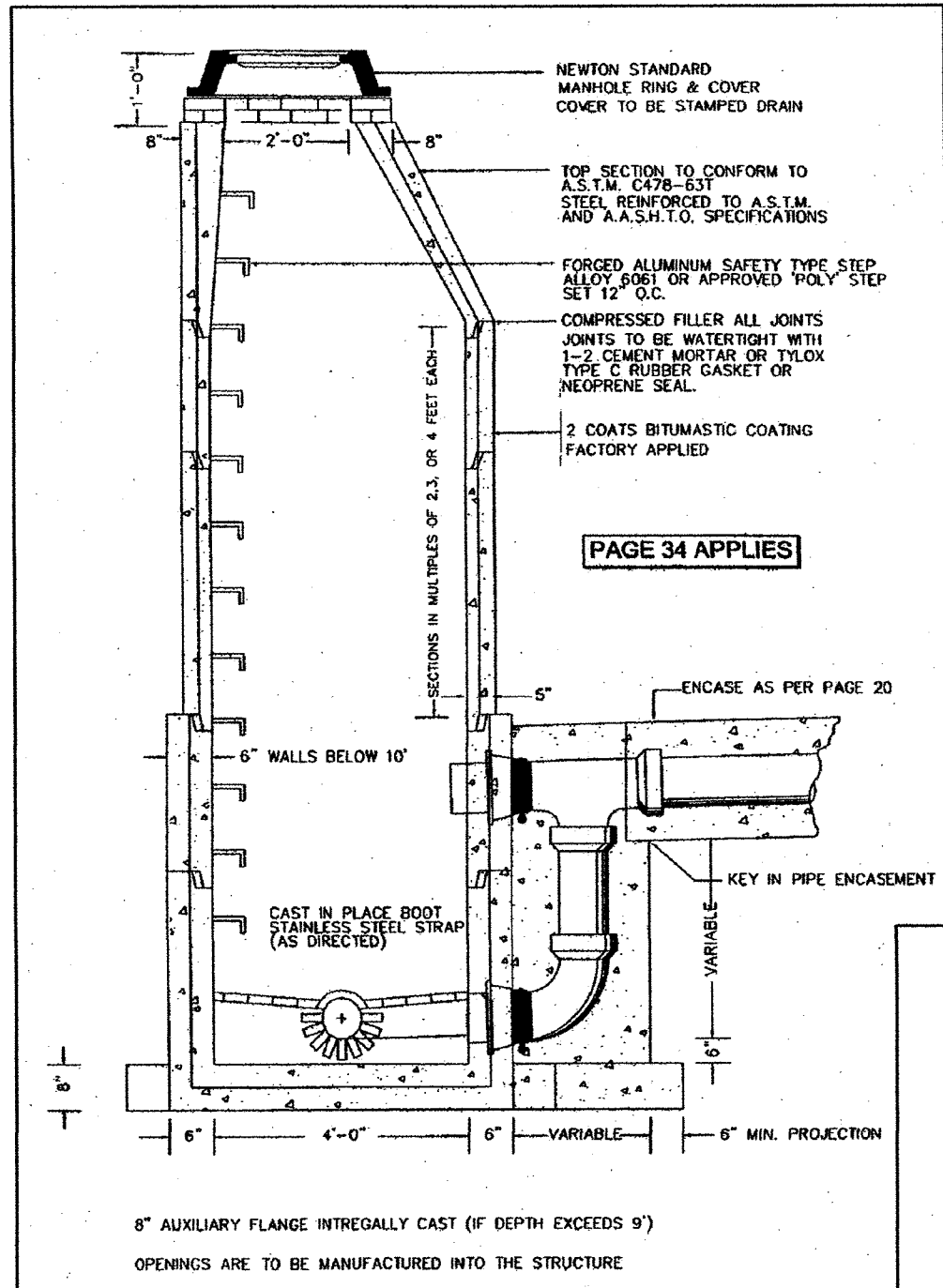
FIRE VEHICLE ACCESS PLAN
#16 STEARNS ROAD
WELLESLEY, MASS.

Drawing No.:

C6

SHEET 6 OF 10

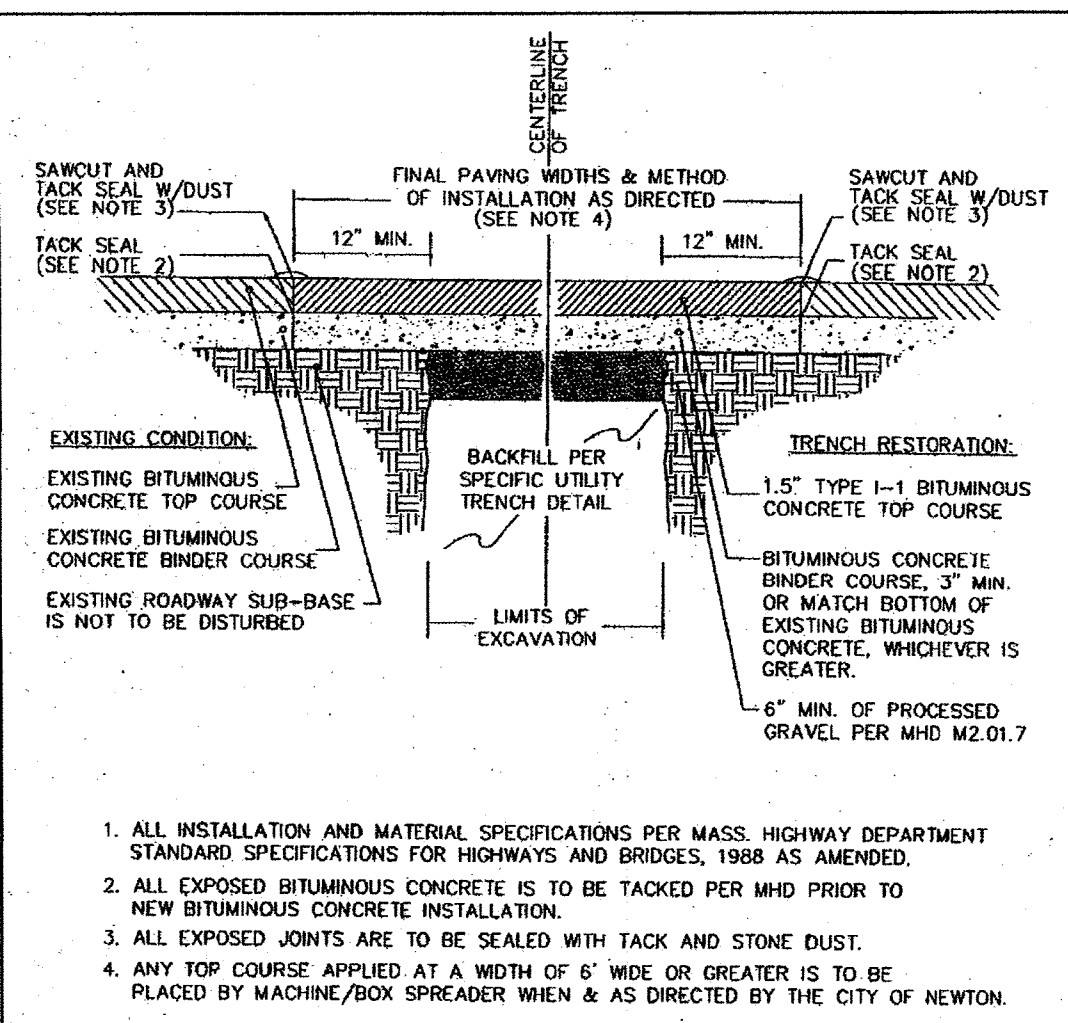
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[PAGE 34 APPLIES]

SEWER MANHOLE

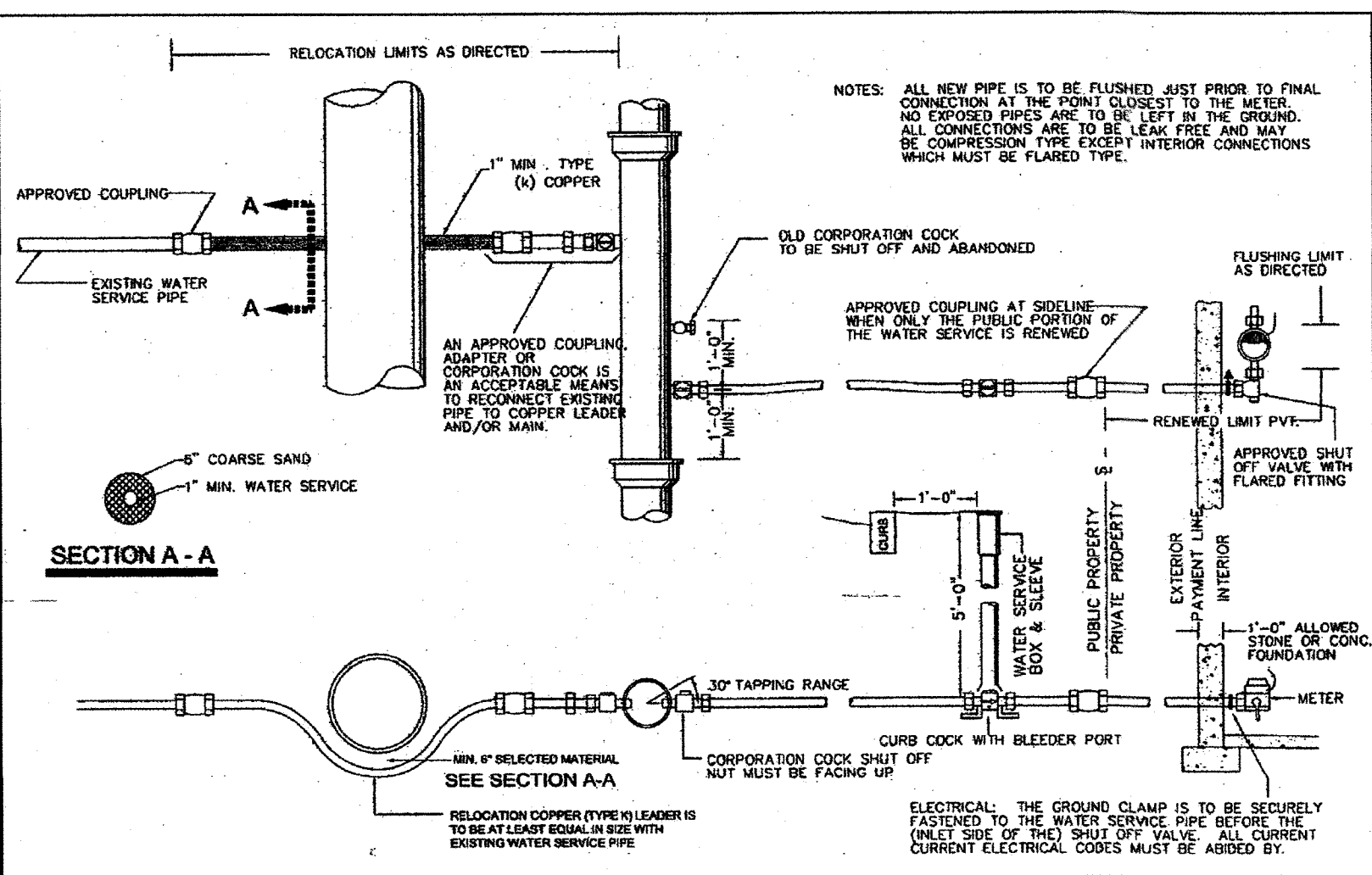
NOT TO SCALE



1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS. HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.

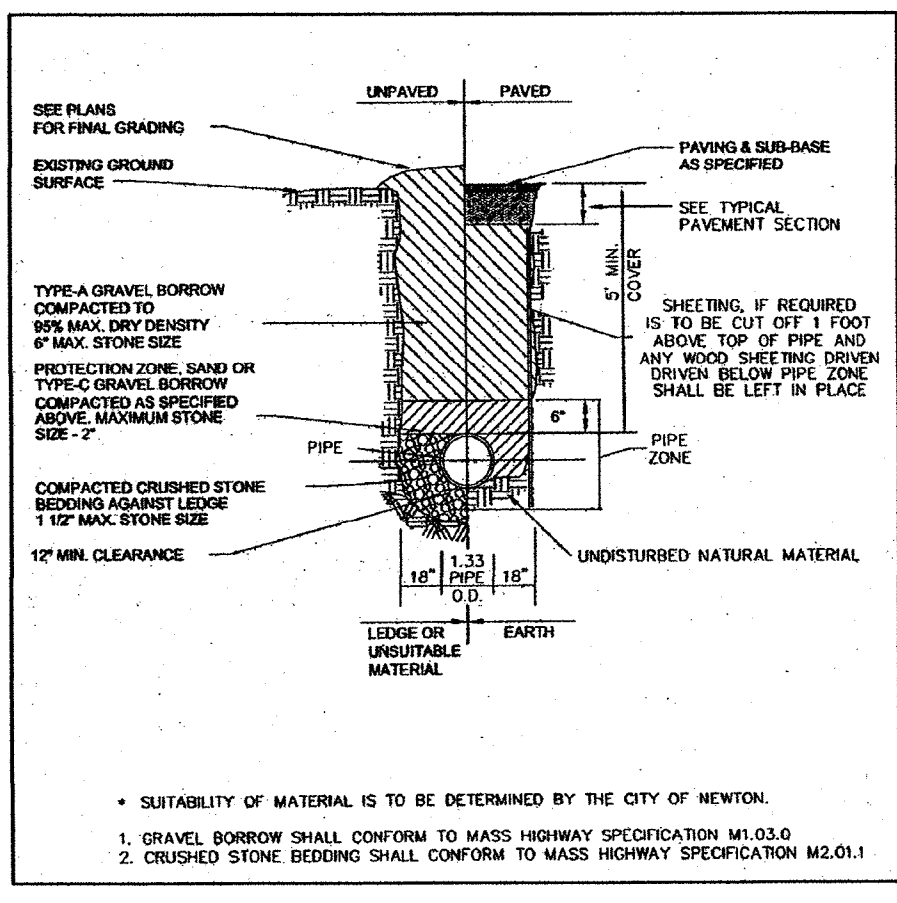
TRENCH REPAIR & PAVEMENT SECTION

NOT TO SCALE



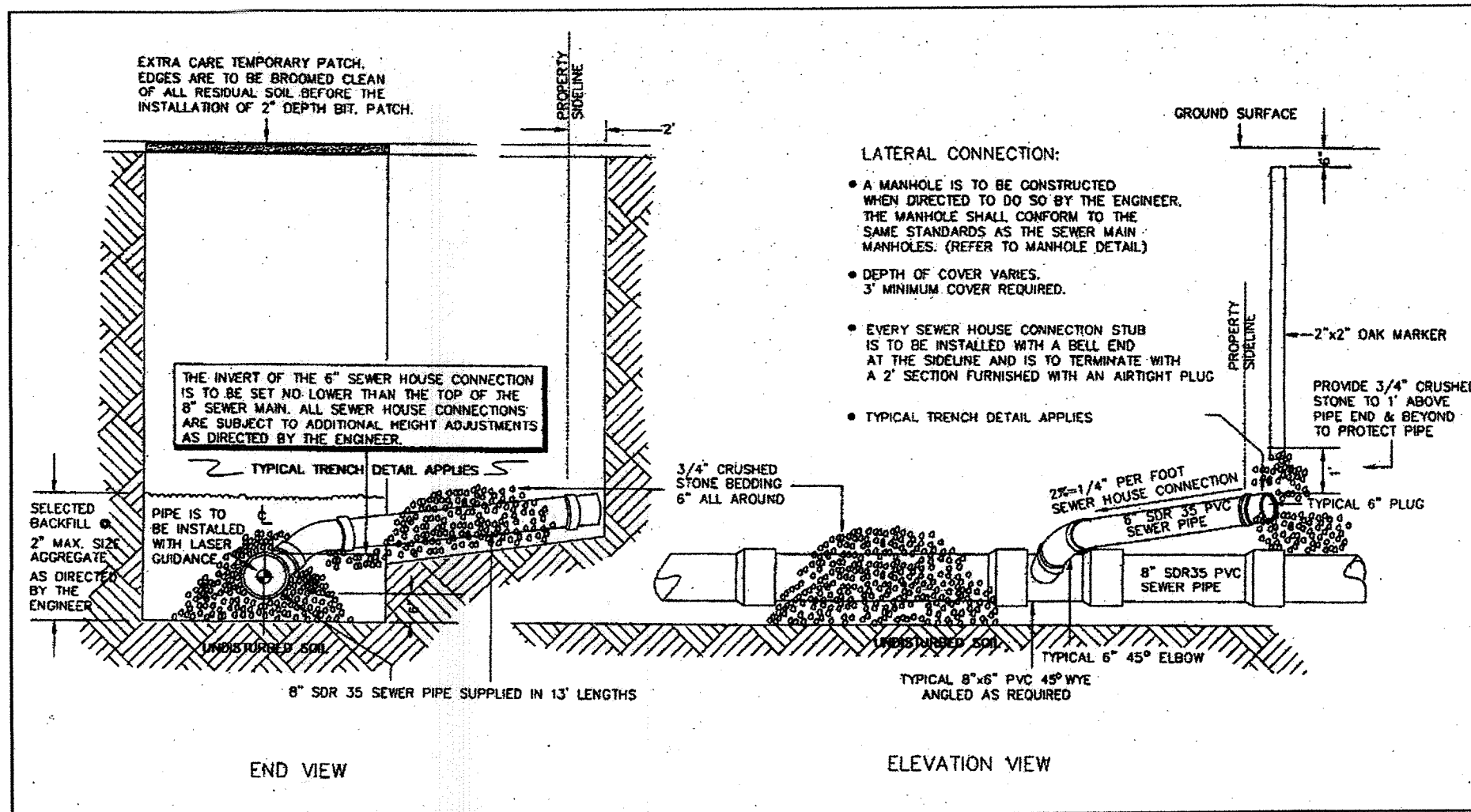
WATER SERVICE

NOT TO SCALE



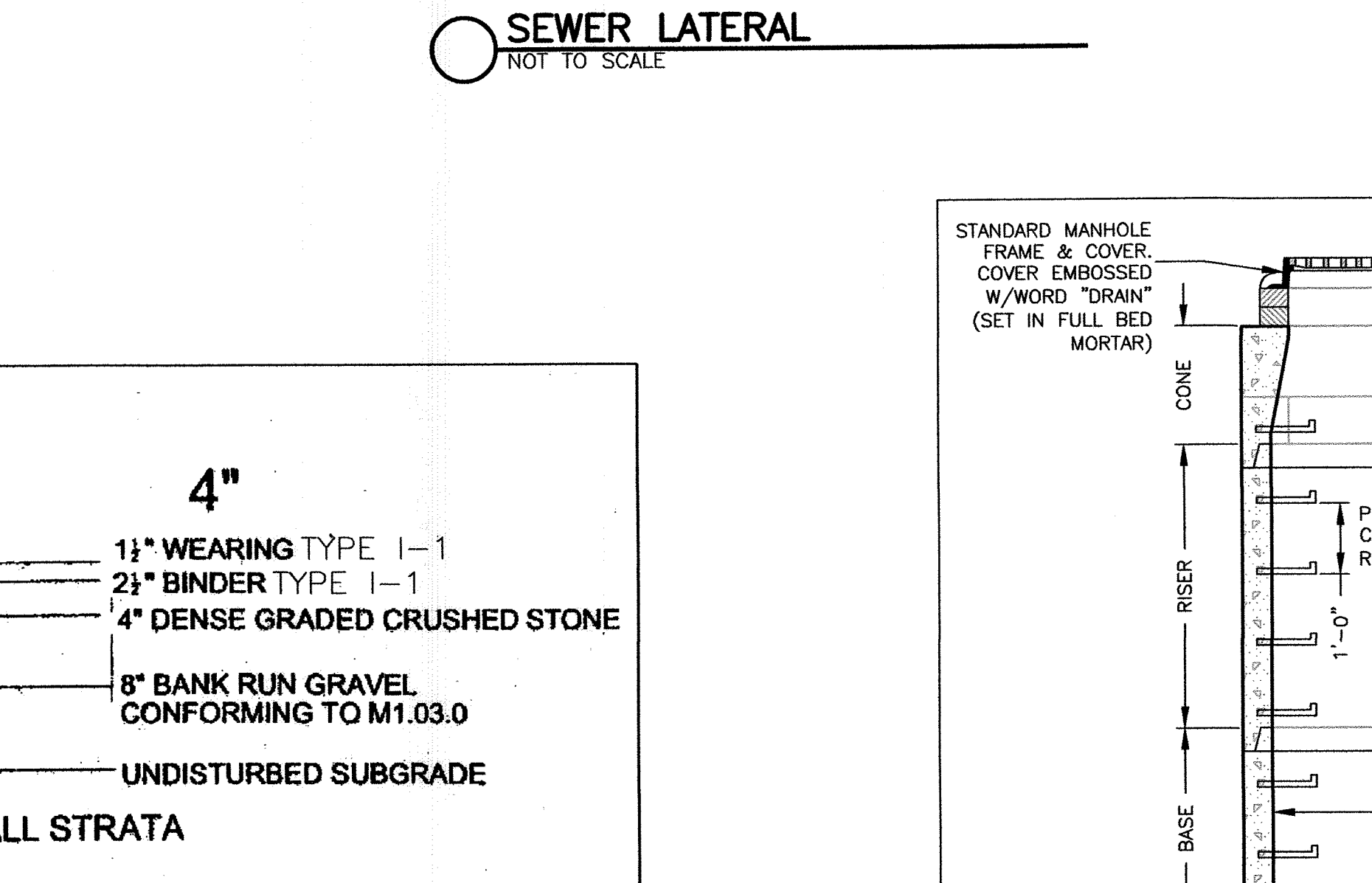
WATER TRENCH

NOT TO SCALE



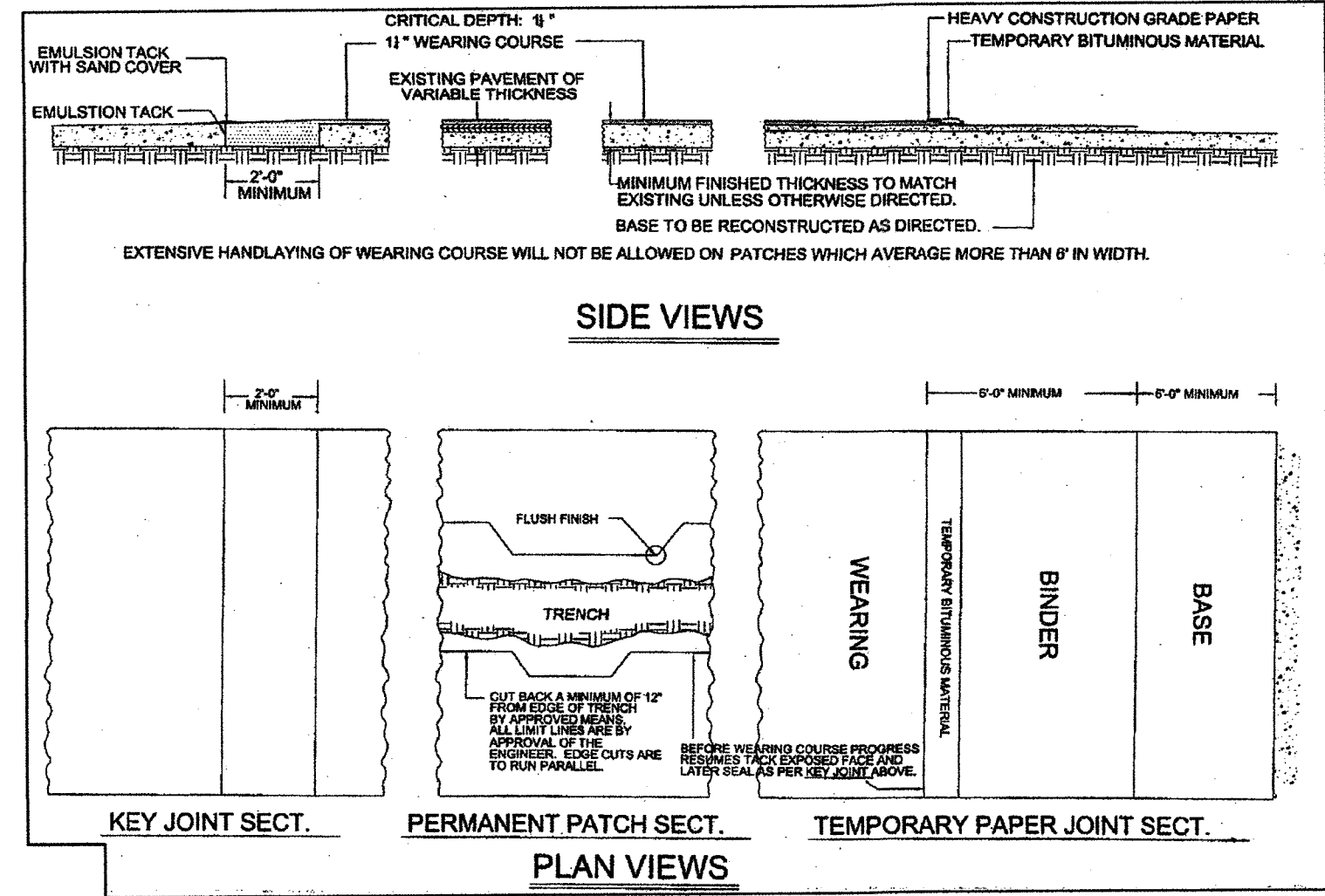
SEWER TRENCH

NOT TO SCALE



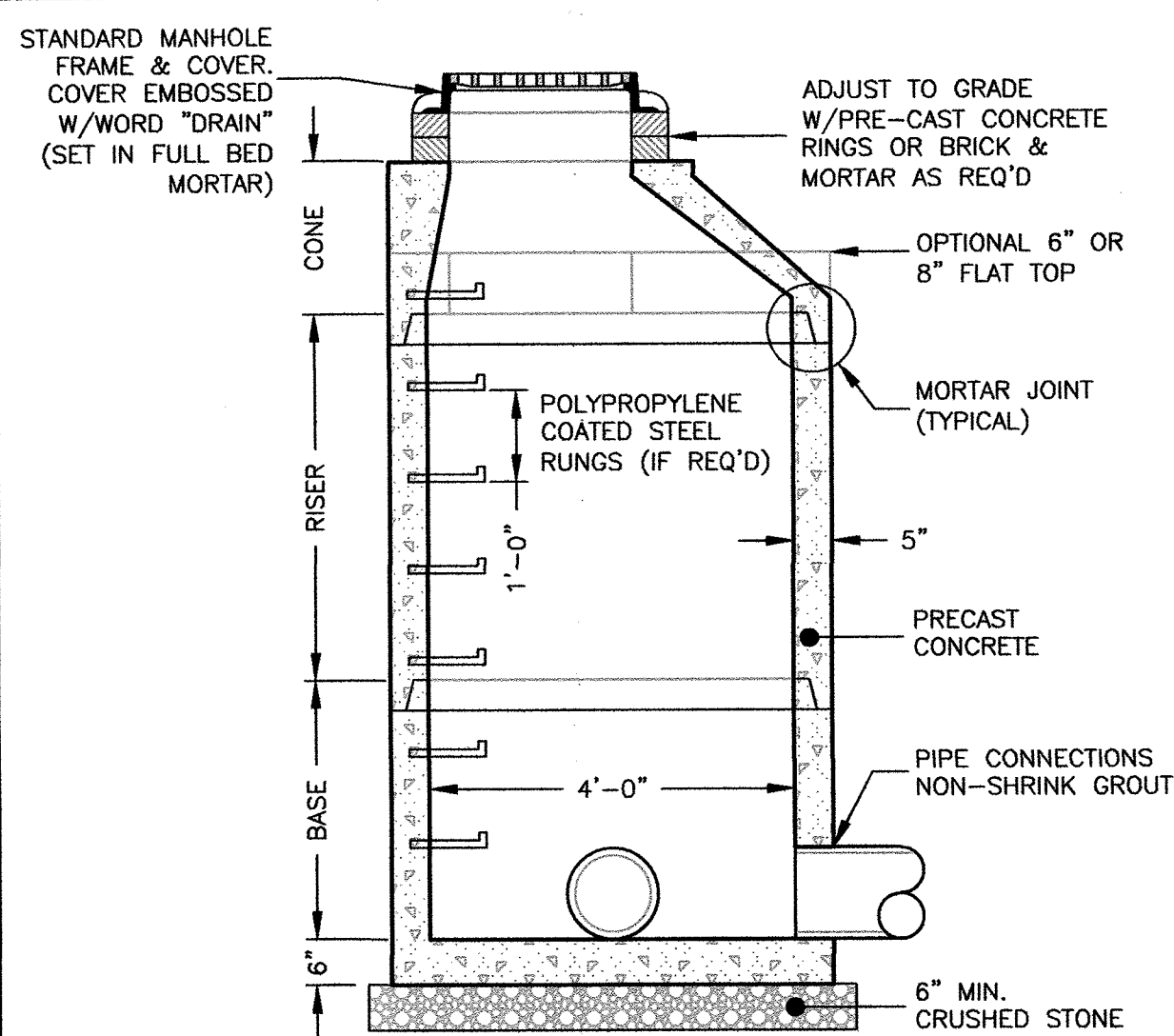
SEWER LATERAL

NOT TO SCALE



TRENCH REPAIR

NOT TO SCALE



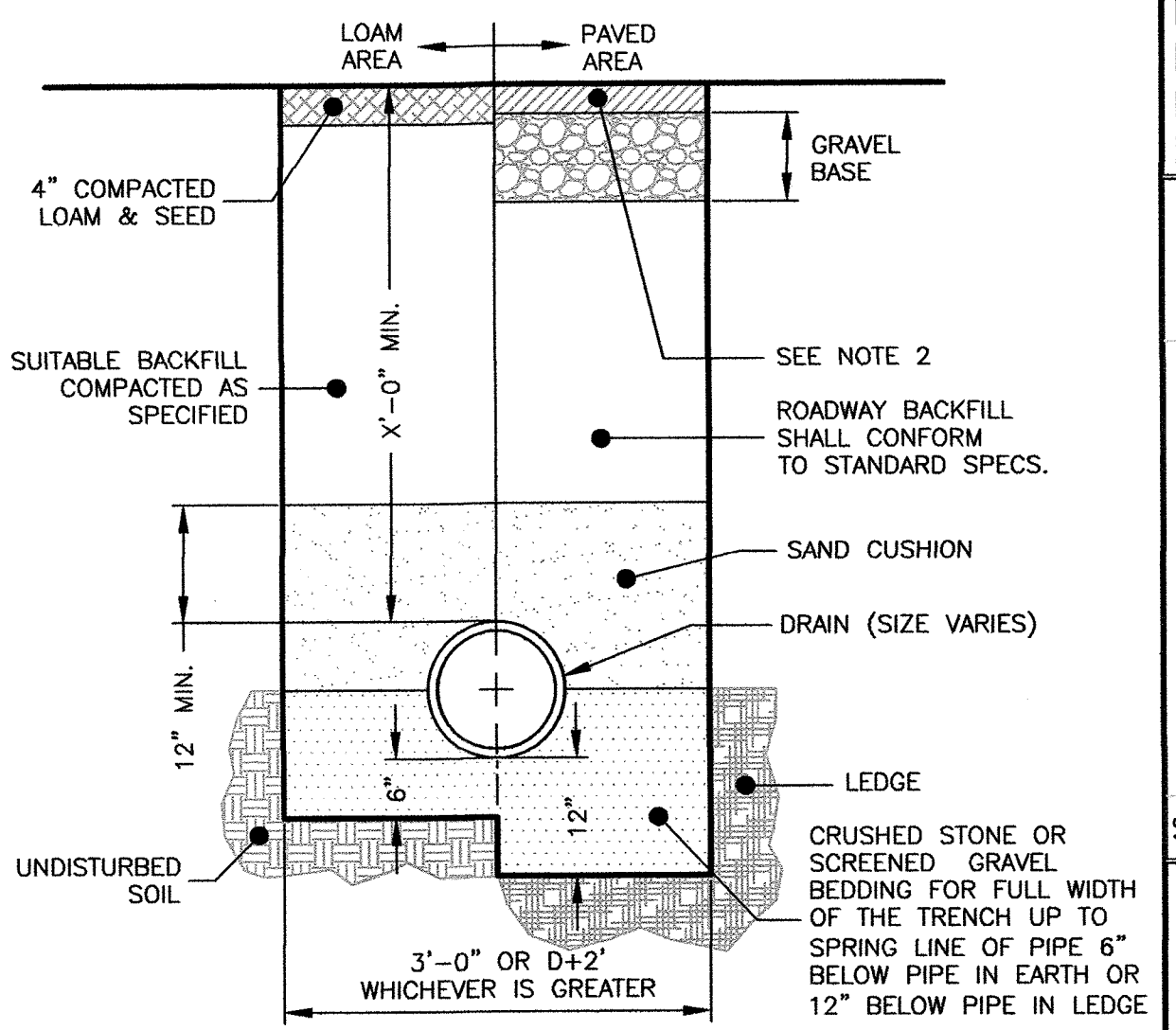
PRE-CAST DRAIN MANHOLE

NOT TO SCALE

NOTES:

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

INLET	A	B	C	D	INLET	A	B	C	D
4"	3'-0"	2'-6"	3'-6"	3'-6"	4"	3'-0"	2'-6"	3'-6"	3'-6"
5"	4'-0"	3'-0"	4'-6"	4'-6"	5"	4'-0"	3'-0"	4'-6"	4'-6"
6"	5'-0"	4'-0"	5'-6"	5'-6"	6"	5'-0"	4'-0"	5'-6"	5'-6"
8"	6'-0"	5'-0"	6'-6"	6'-6"	8"	6'-0"	5'-0"	6'-6"	6'-6"

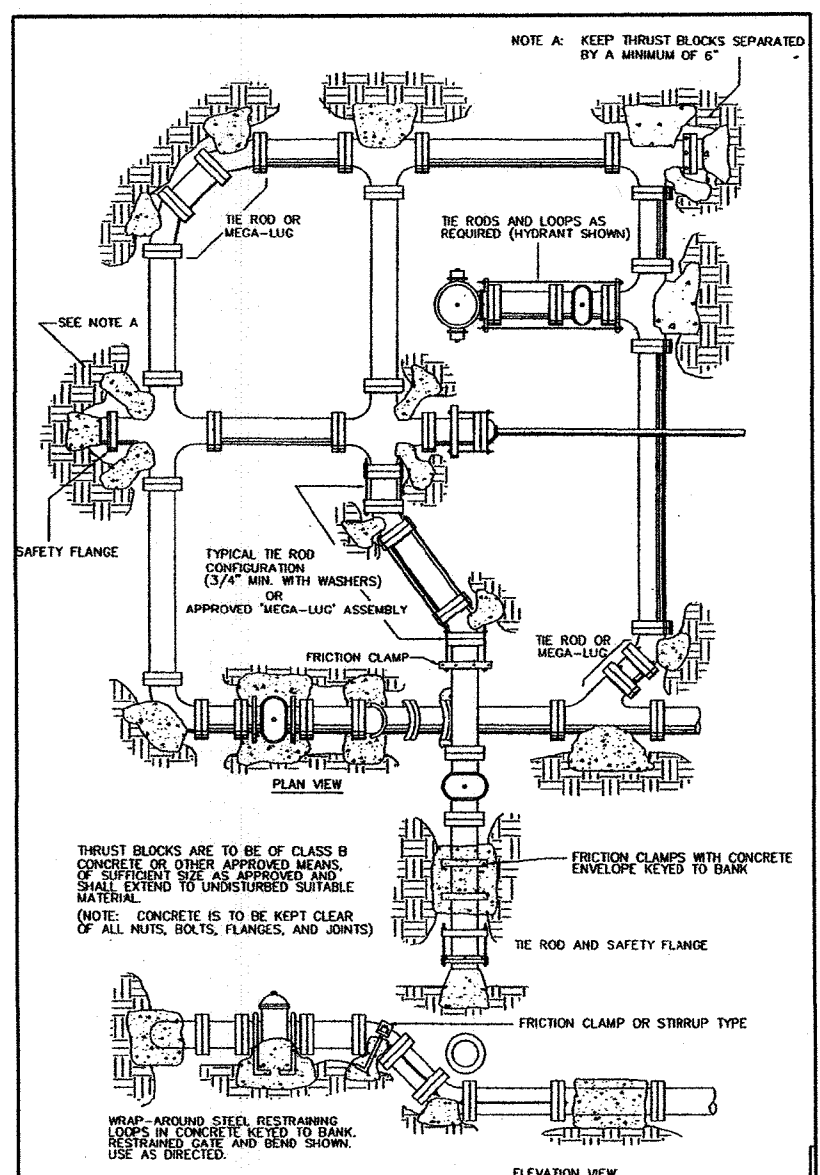


DRAIN TRENCH

NOT TO SCALE

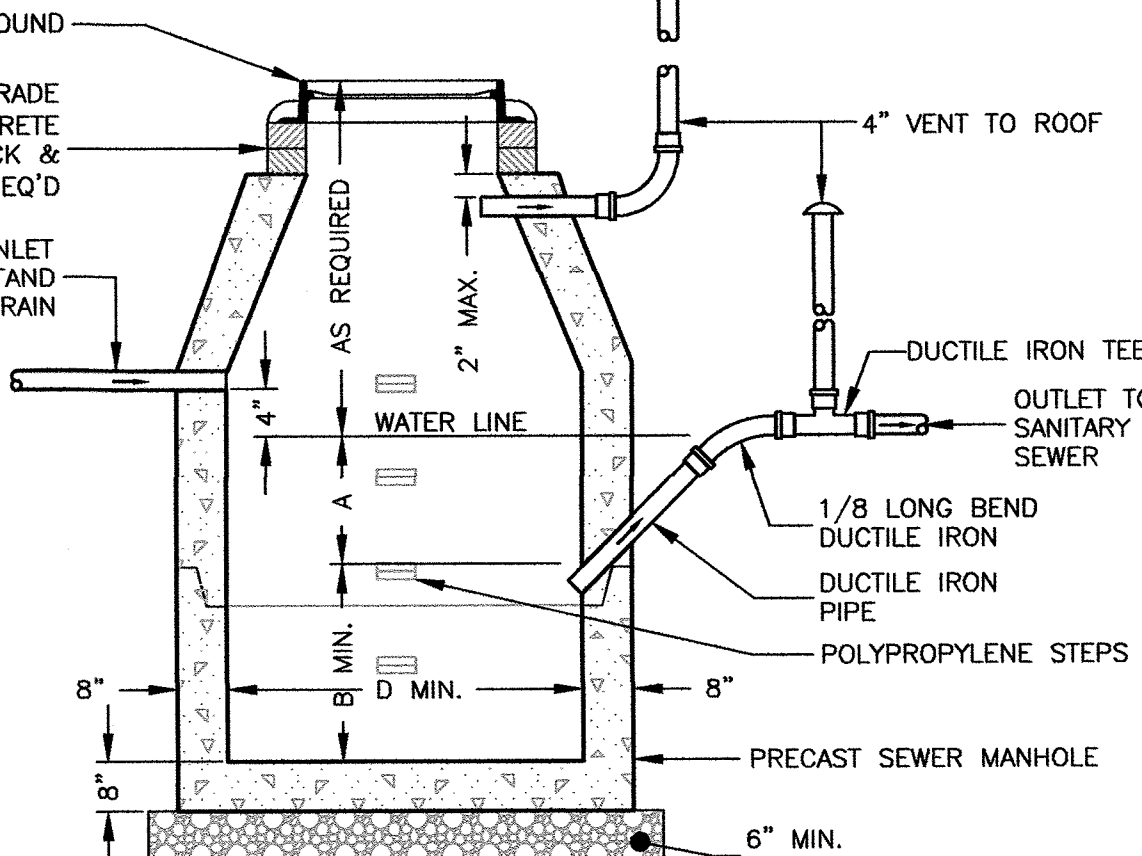
GENERAL CONSTRUCTION NOTES

1. MANHOLE TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.
2. A TIGHT COVER MUST BE USED IF MANHOLE IS LOCATED INSIDE OF BUILDING.
3. OPENING SHALL BE NOT LESS THAN 24" DIA.
4. THE MANHOLE SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.
5. INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
6. WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
7. THE NEW MANHOLE MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
8. ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE MANHOLE, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.
9. SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE COMMONWEALTH OF MASSACHUSETTS.
10. POLYPROPYLENE STEPS SHALL BE SPACED ABOUT 18" APART.
11. 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

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Project File: WEL-0012

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10-19-2018

7-6-2018

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7-6-2018

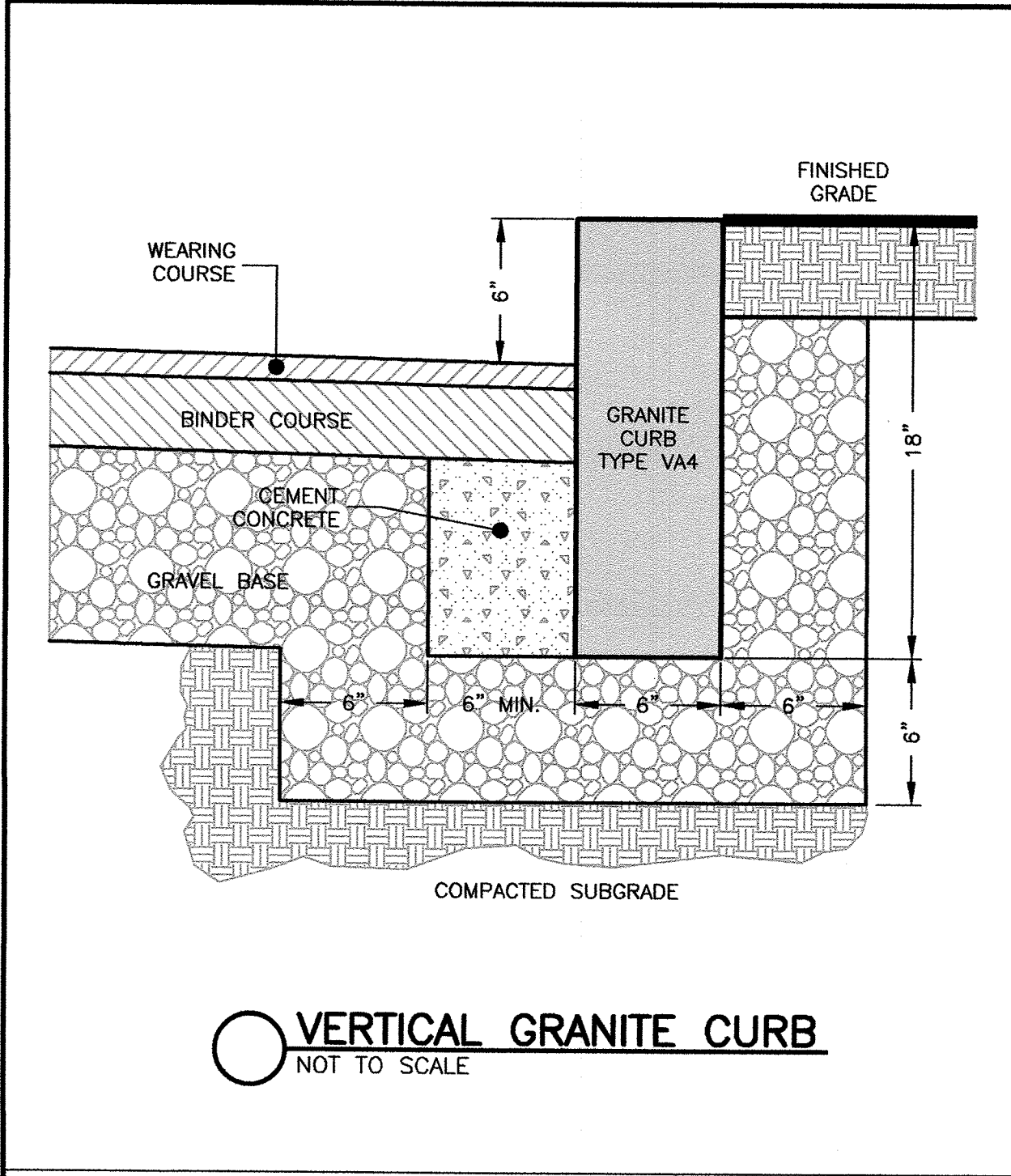
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10-19-2018

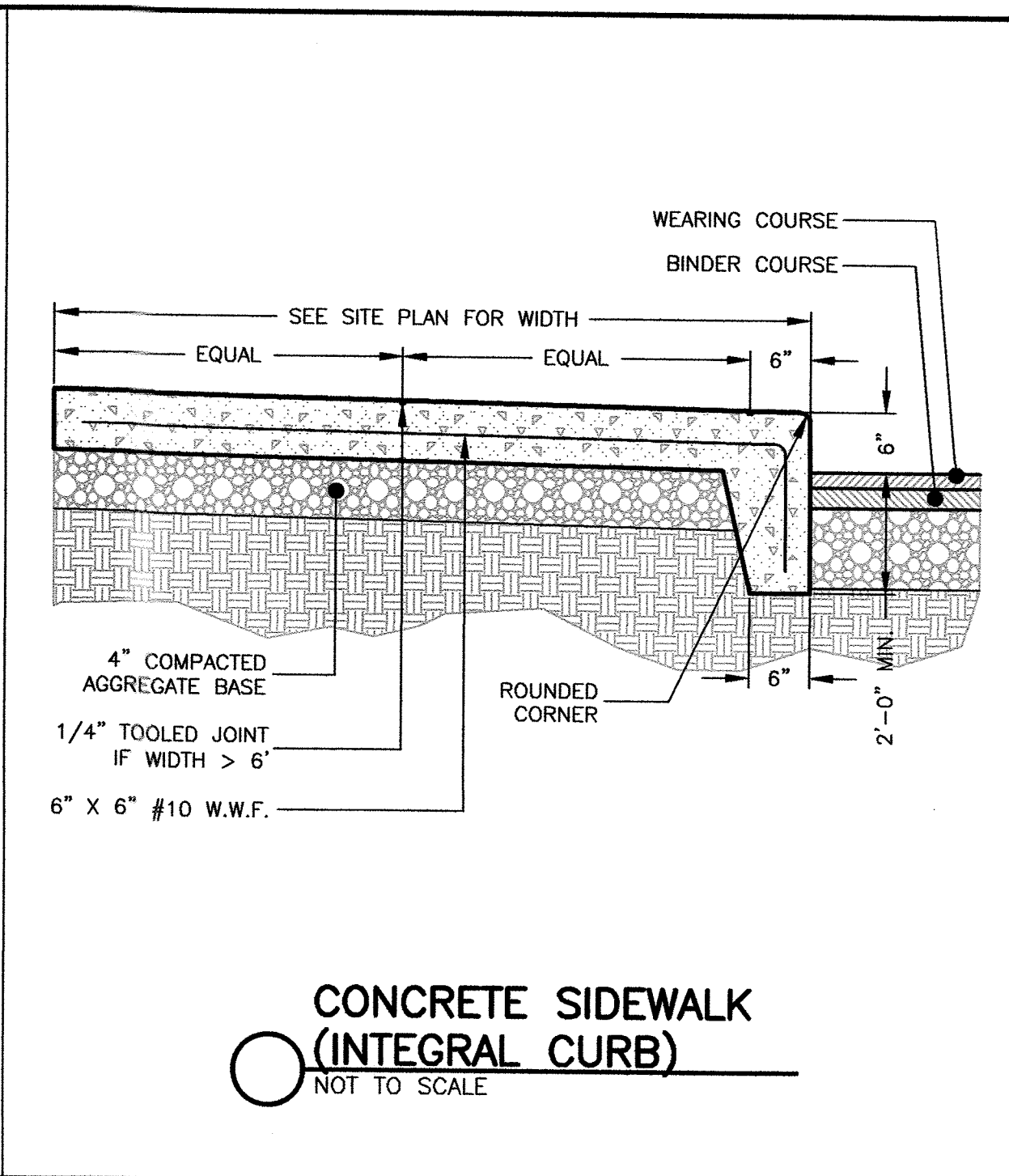
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2-15-2018

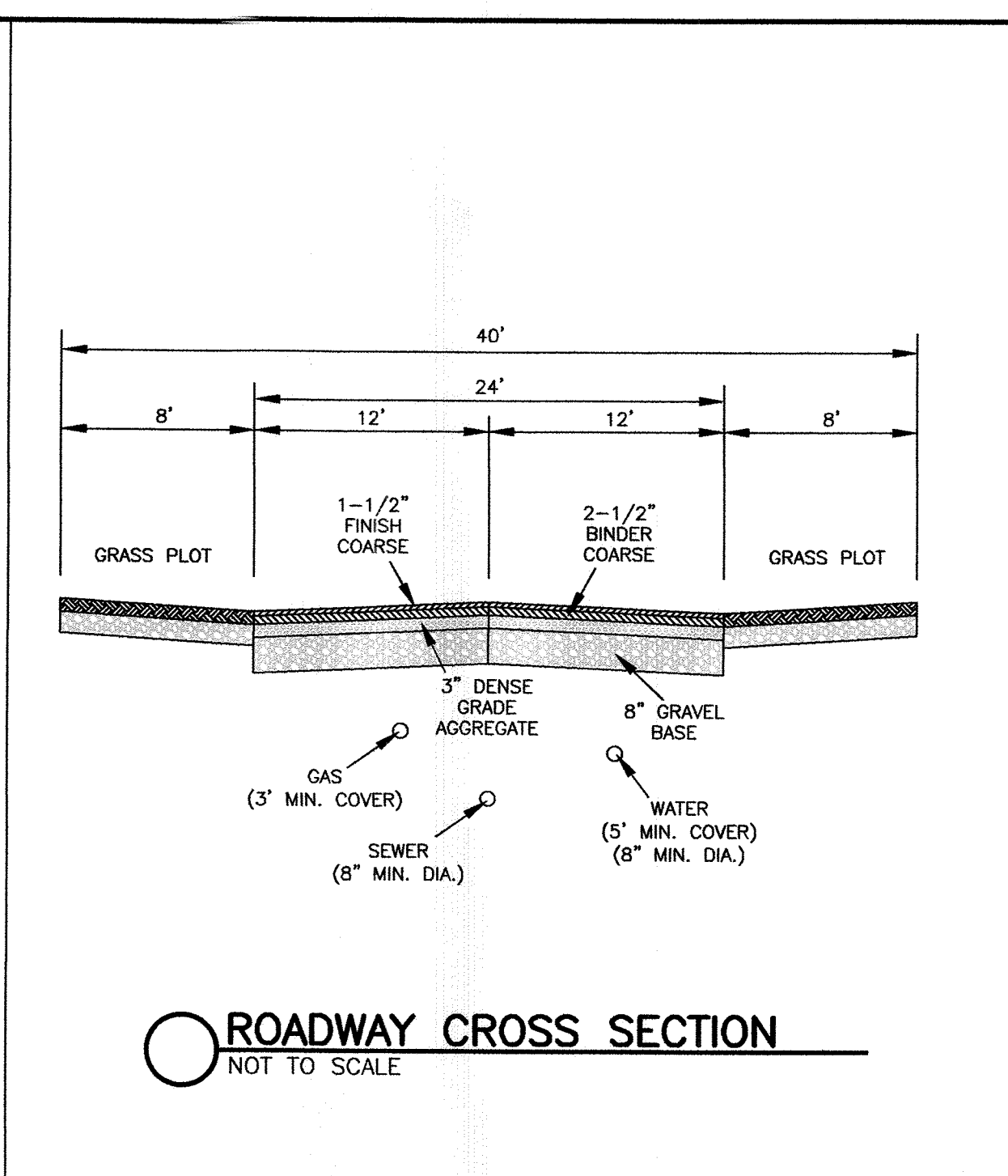
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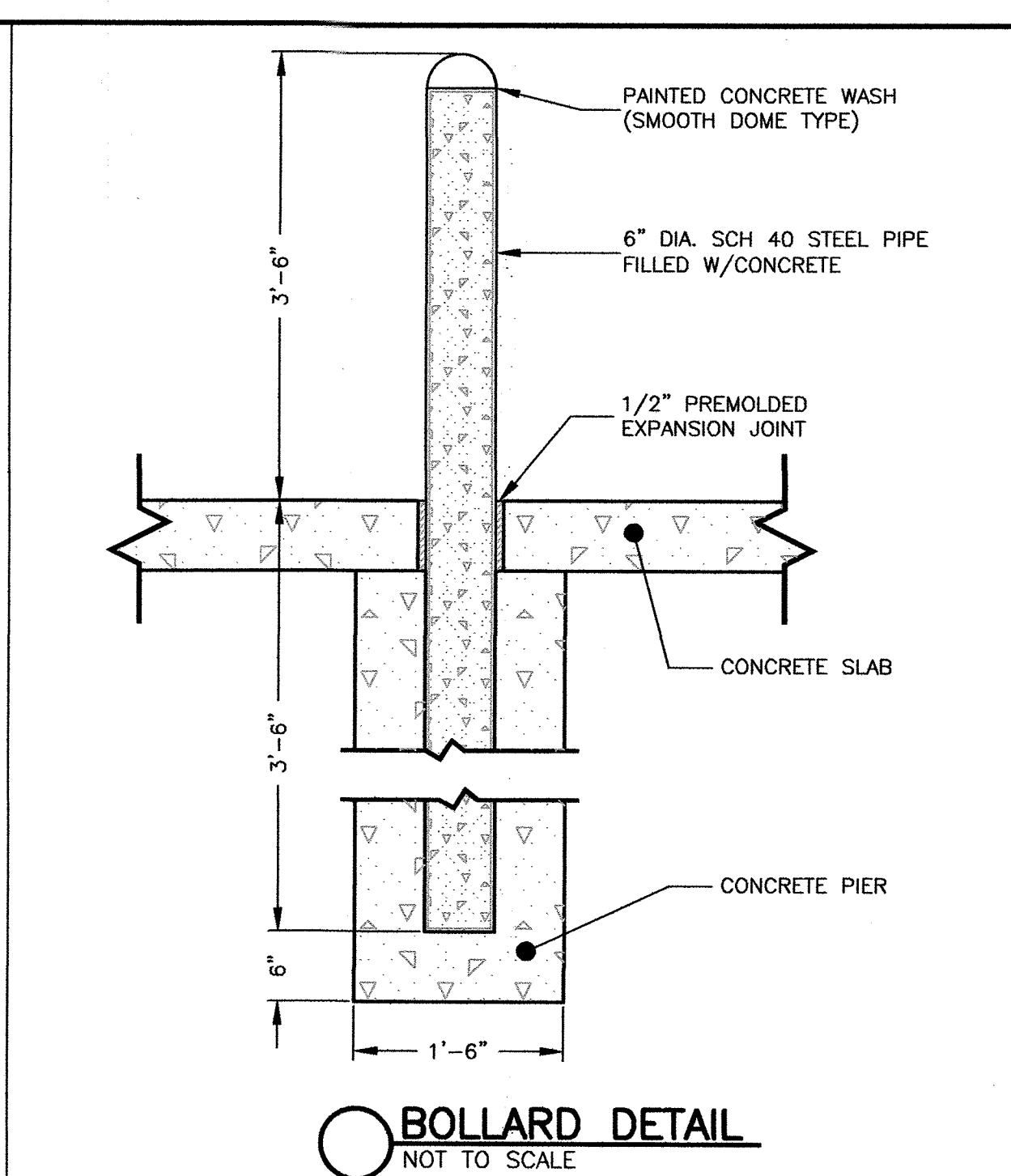
VERTICAL GRANITE CURB
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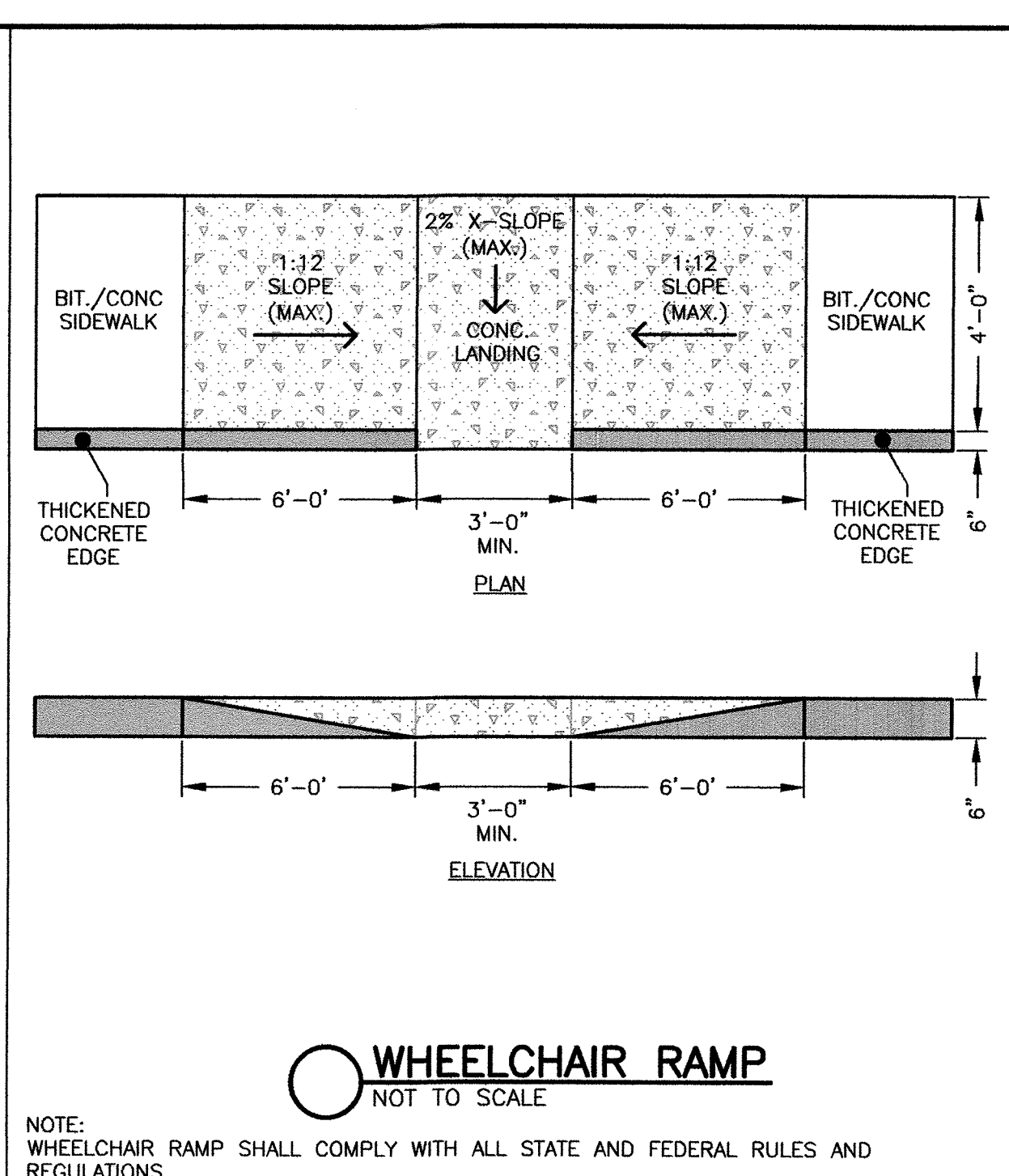
CONCRETE SIDEWALK
(INTEGRAL CURB)
NOT TO SCALE



ROADWAY CROSS SECTION
NOT TO SCALE

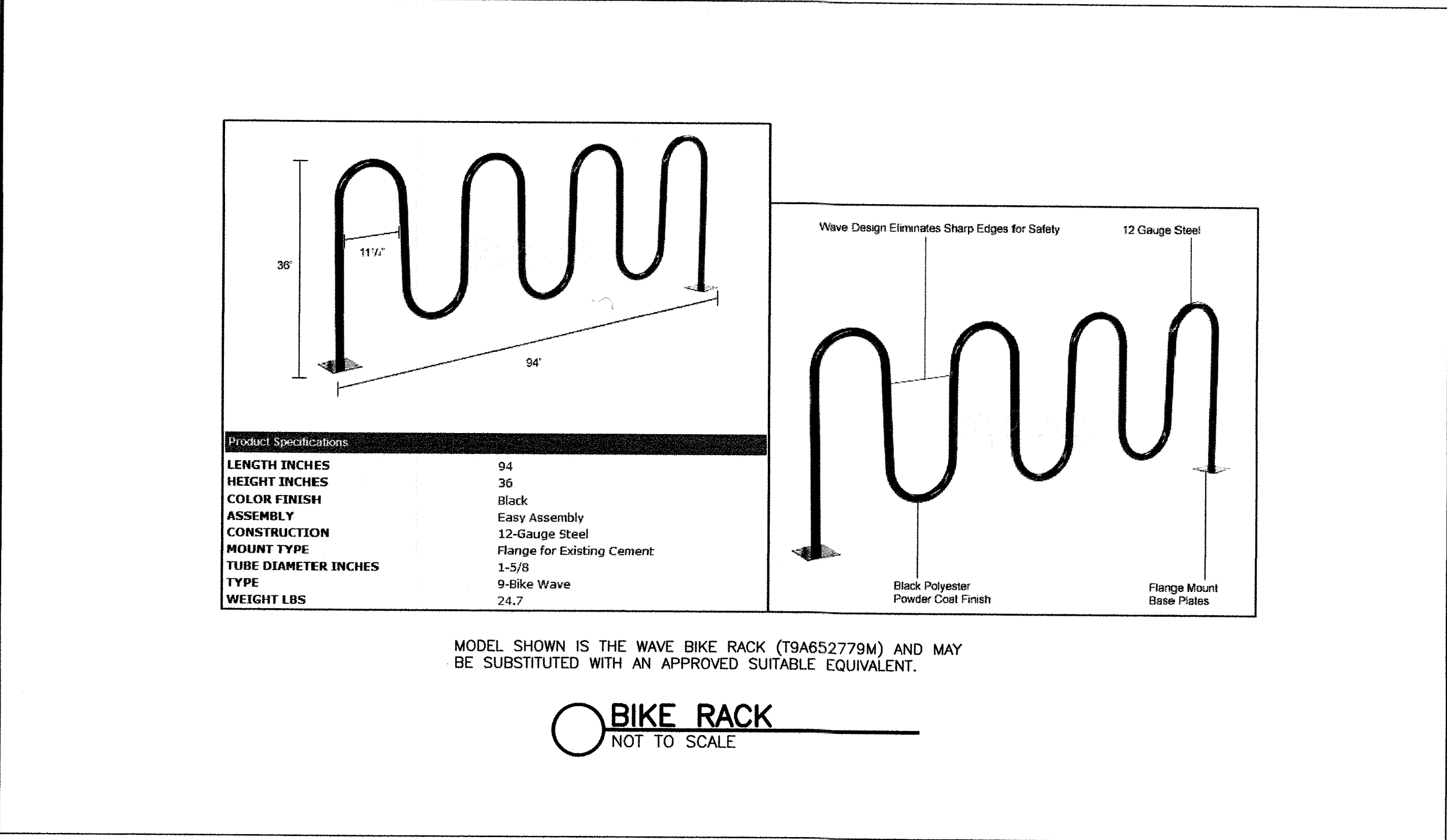


BOLLARD DETAIL
NOT TO SCALE



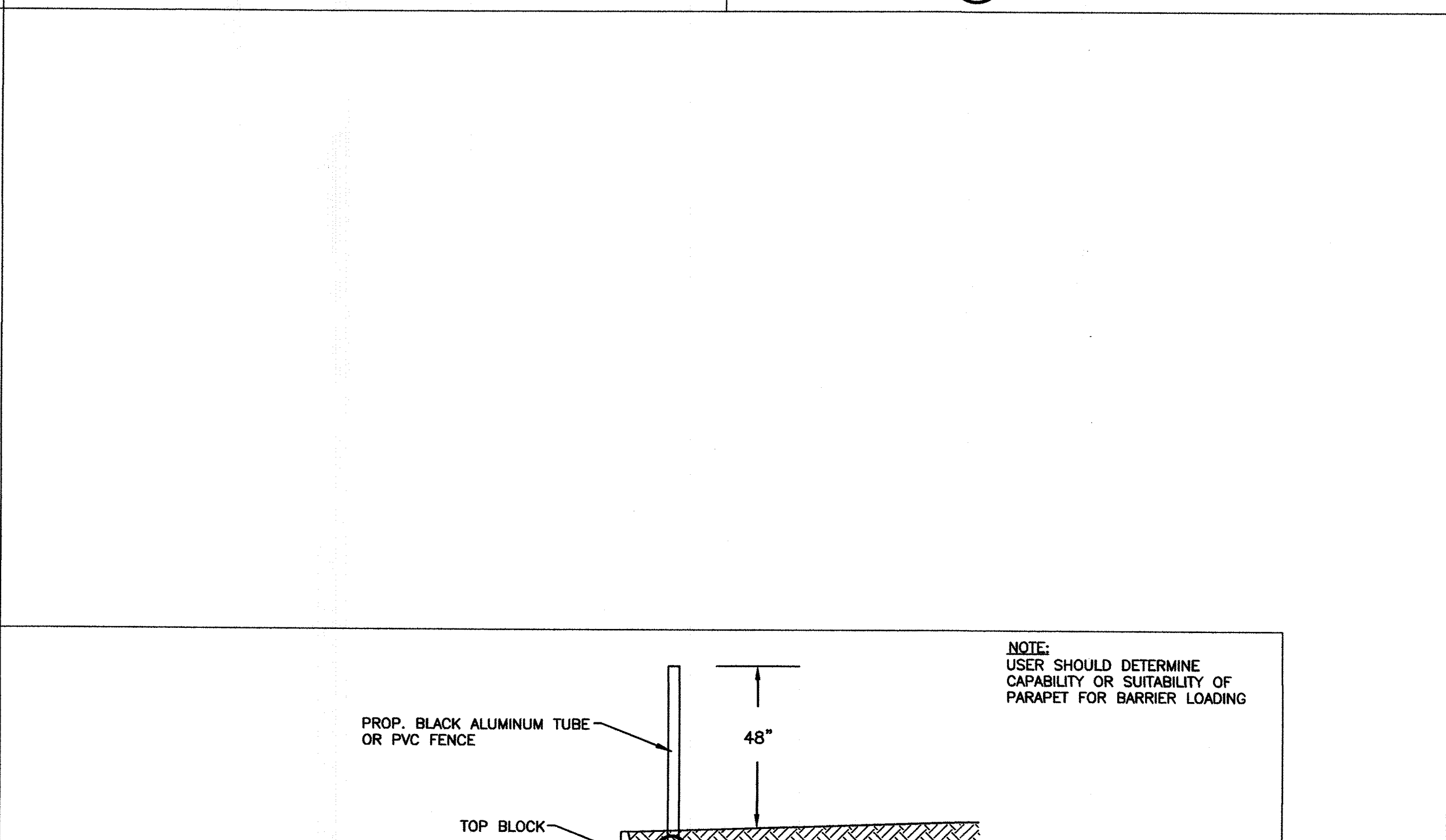
WHEELCHAIR RAMP
NOT TO SCALE

NOTE: WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

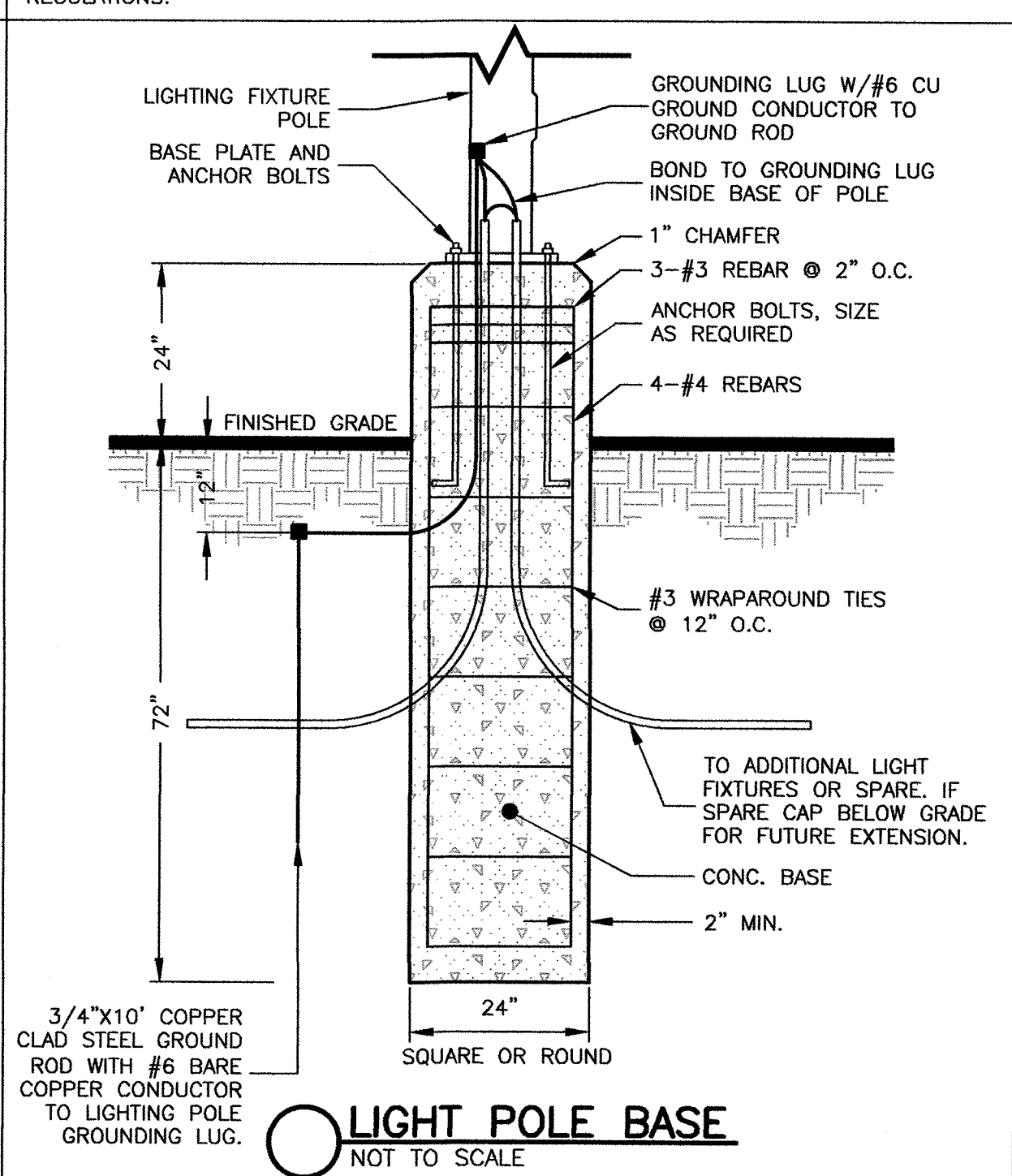


MODEL SHOWN IS THE WAVE BIKE RACK (T9A652779M) AND MAY BE SUBSTITUTED WITH AN APPROVED SUITABLE EQUIVALENT.

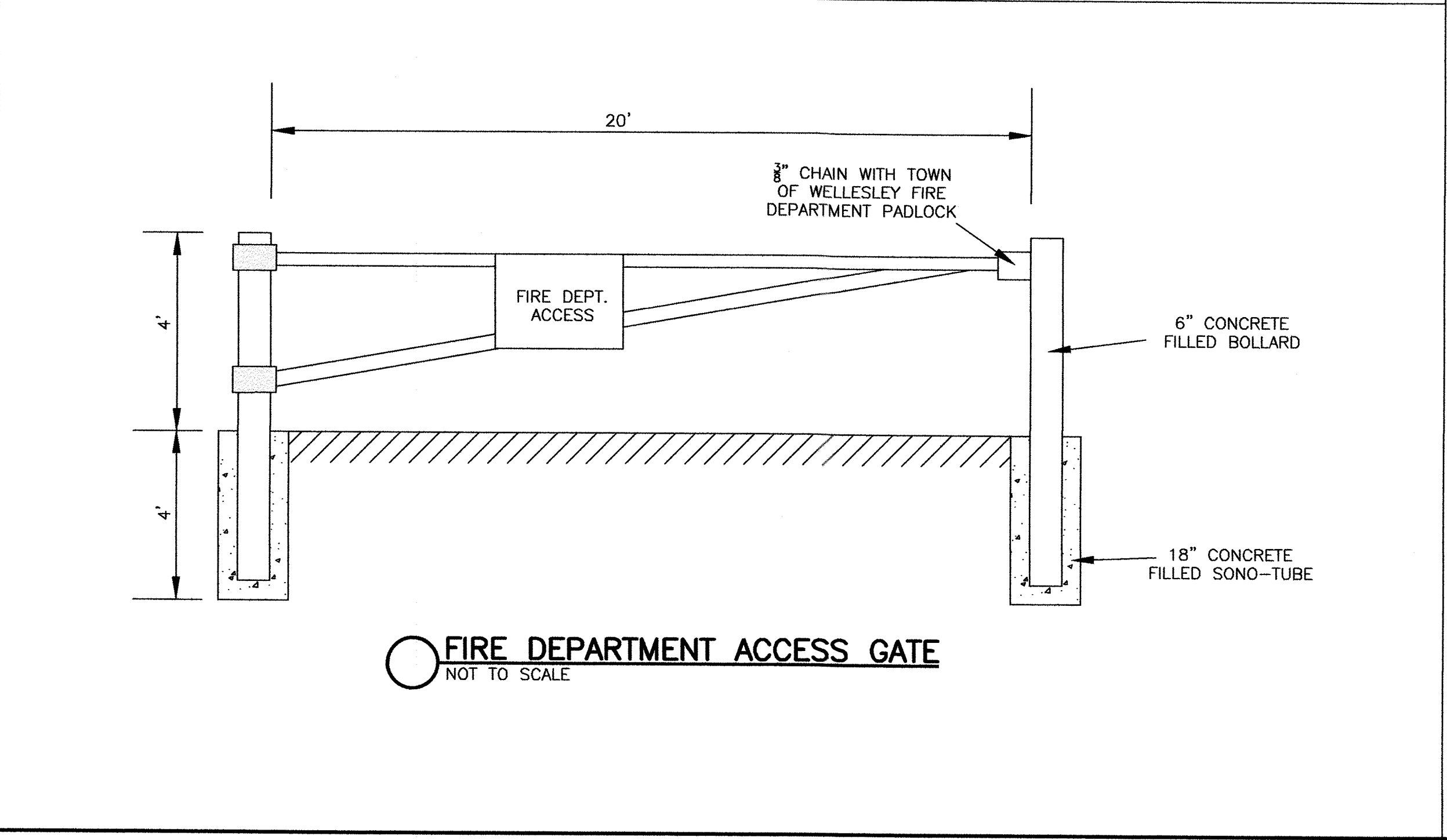
BIKE RACK
NOT TO SCALE



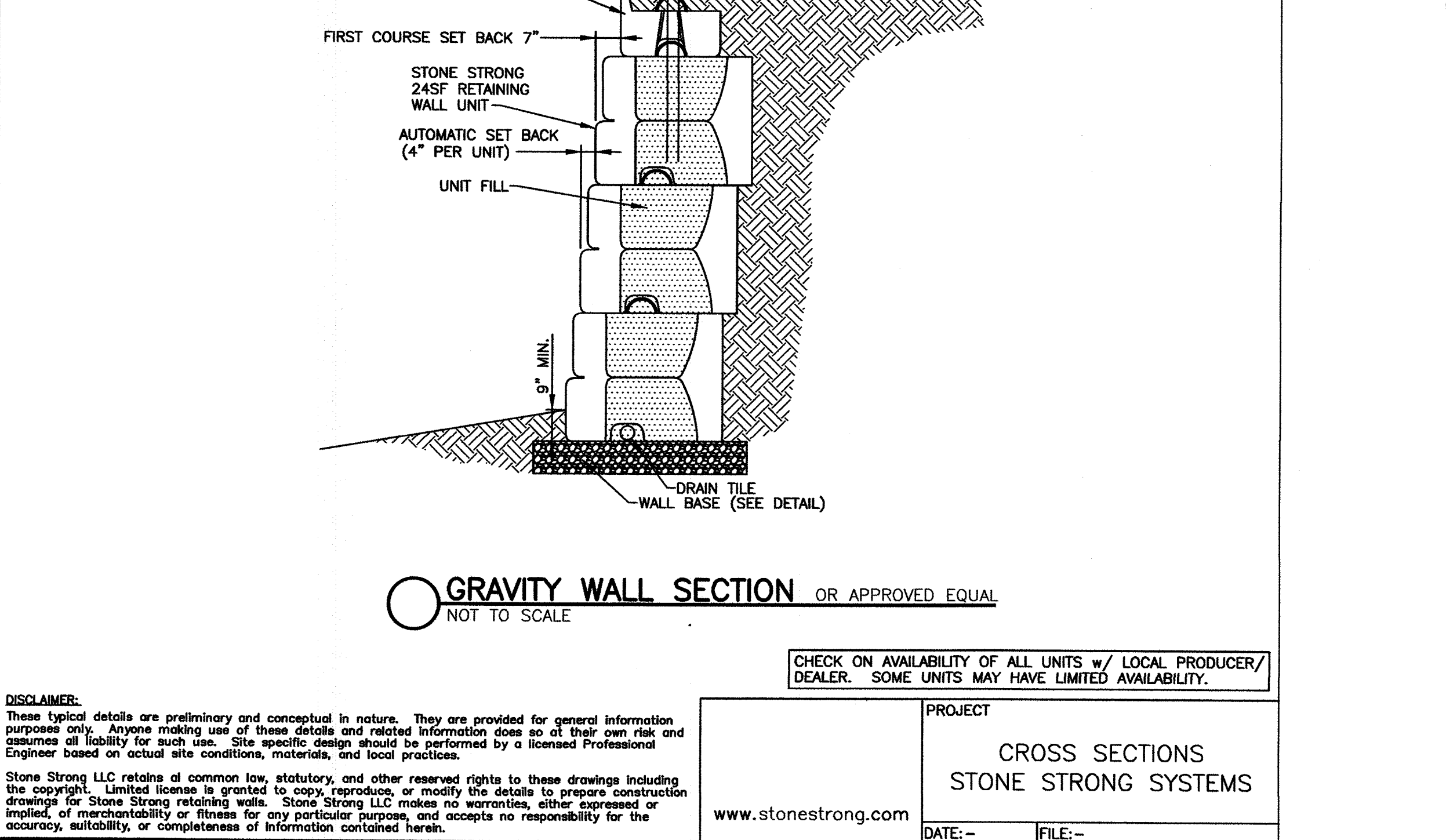
GRAVITY WALL SECTION OR APPROVED EQUAL
NOT TO SCALE



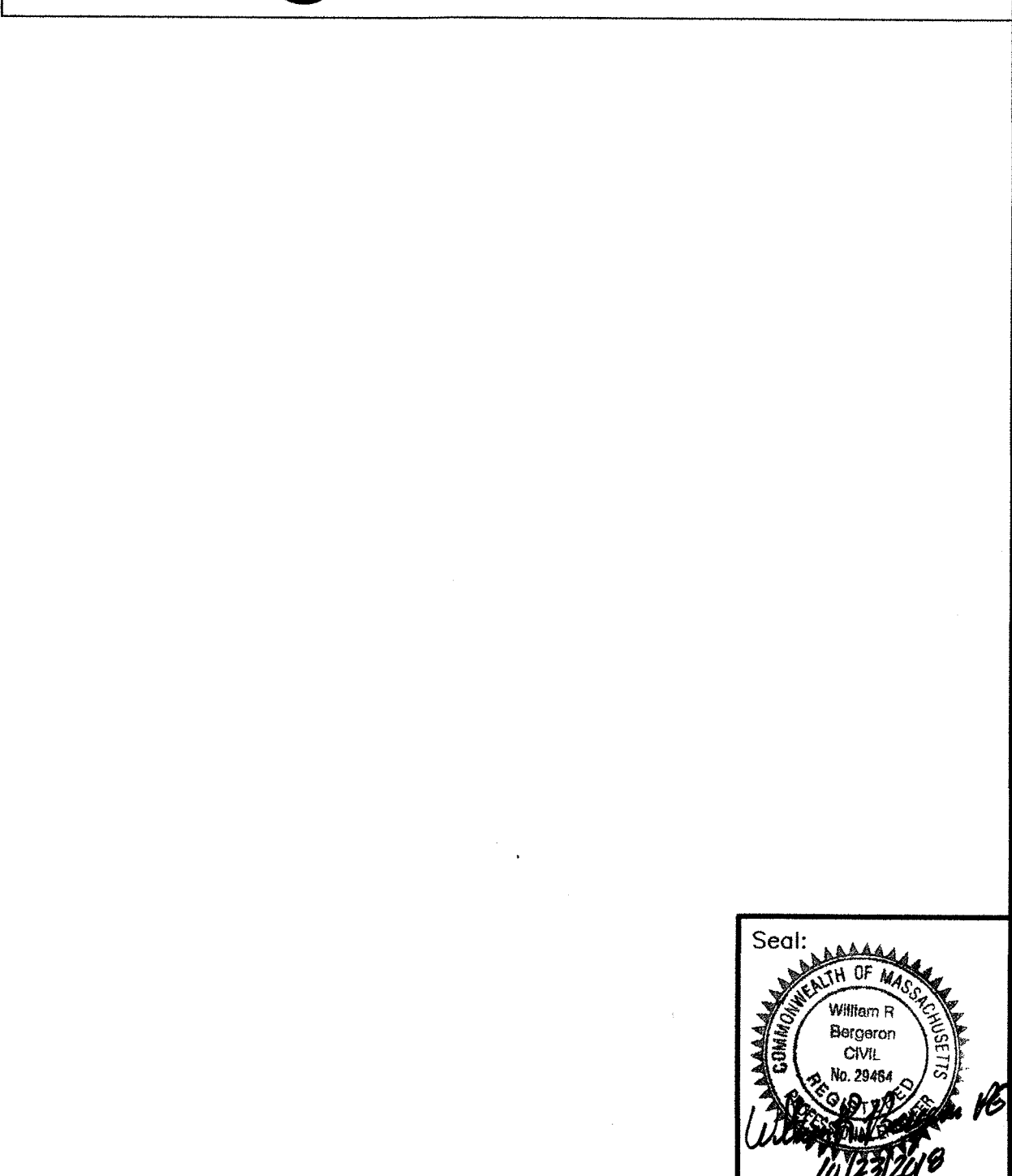
LIGHT POLE BASE
NOT TO SCALE



FIRE DEPARTMENT ACCESS GATE
NOT TO SCALE



GRAVITY WALL SECTION OR APPROVED EQUAL
NOT TO SCALE



LIGHT POLE BASE
NOT TO SCALE

Prepared For:
Applicant: 16 Stearns Road LLC
16 Stearns Road LLC
Jody Charles Street
Needham, MA 02494

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Revision	Date	By	Notes
1	10-19-2018	Town Comments	Submitted
2	7-8-2018	Submitted	No Changes This Sheet
3	2-15-2018	Revision	

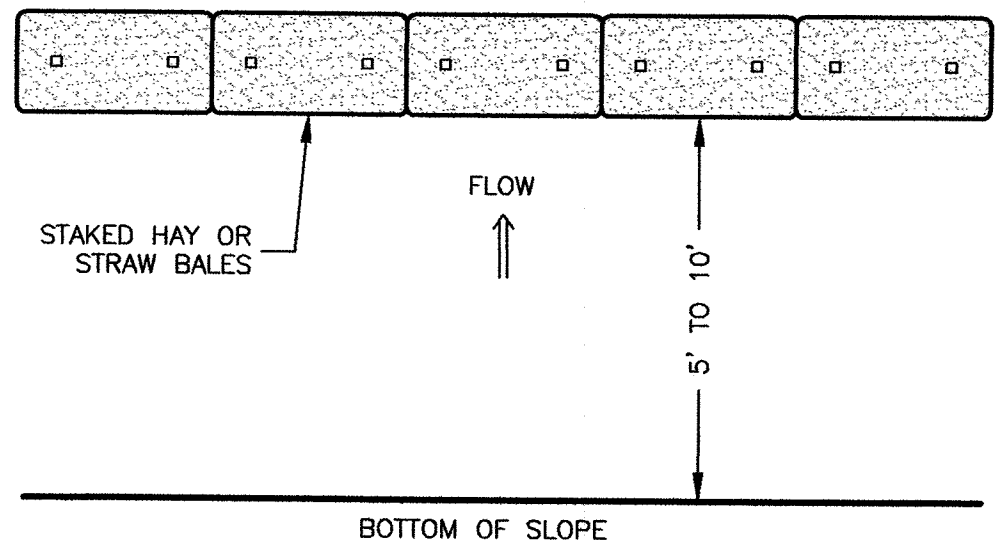
Scale: 1"=20'
0' 10' 20' 40'

Date: January 12, 2018

Drawing Title:
SITE DETAIL SHEET
#16 STEARNS ROAD
WELLESLEY, MASS.

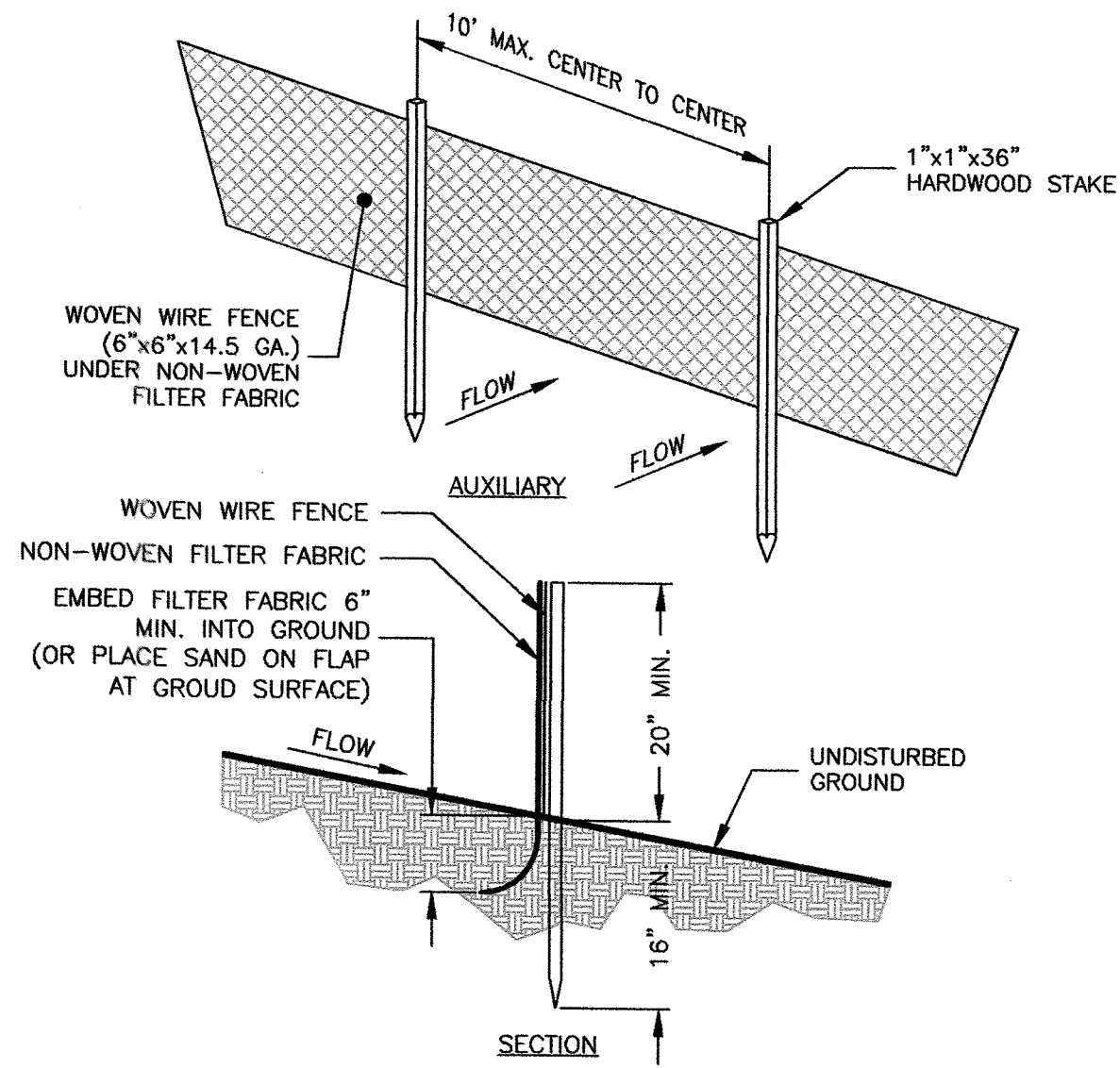
Drawing No.:
C9

SHEET 9 OF 10



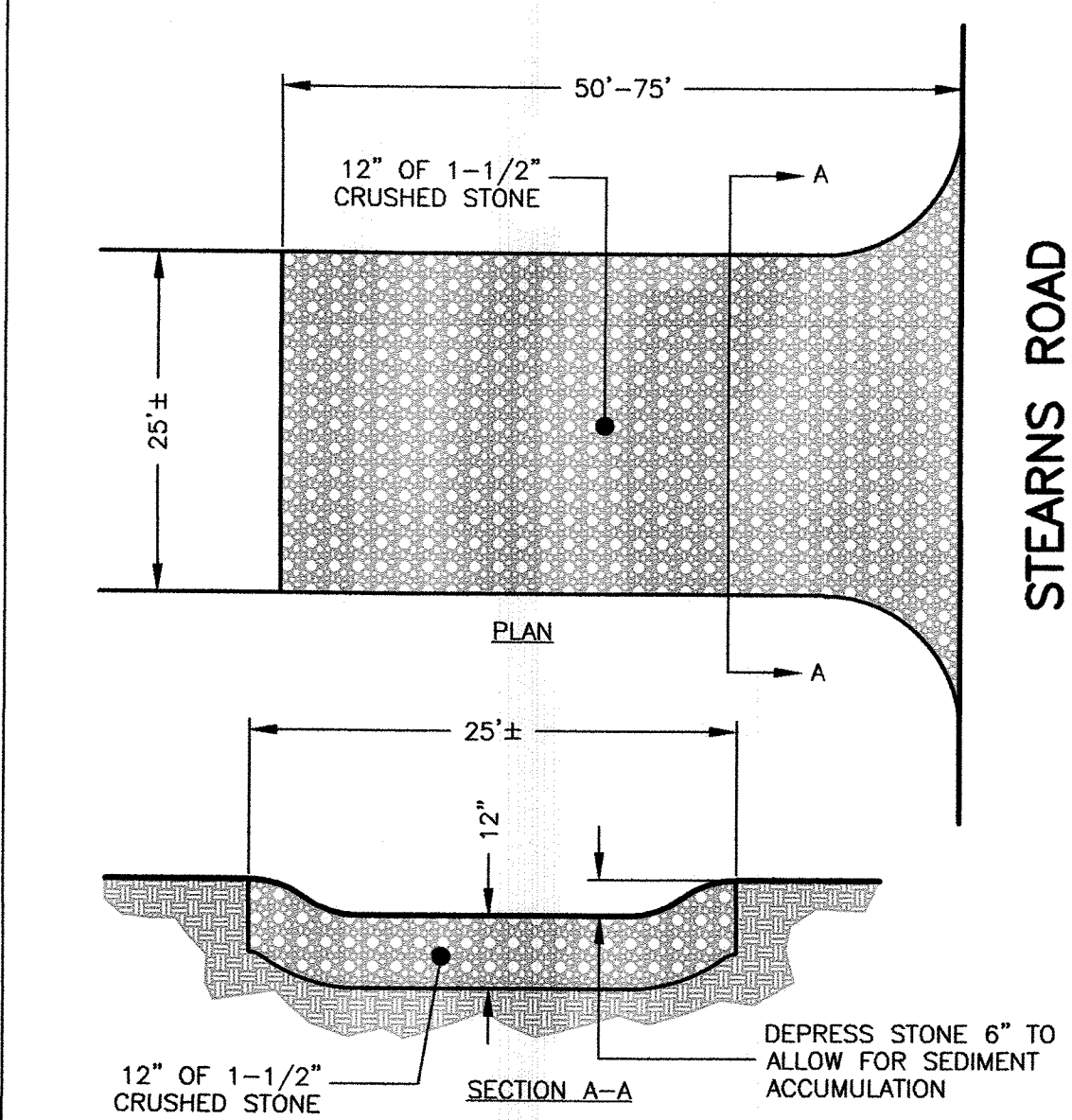
EROSION PROTECTION @ BOT. SLOPE
NOT TO SCALE

NOTE:
NORMAL USE AT BOTTOM OF FILL SLOPE



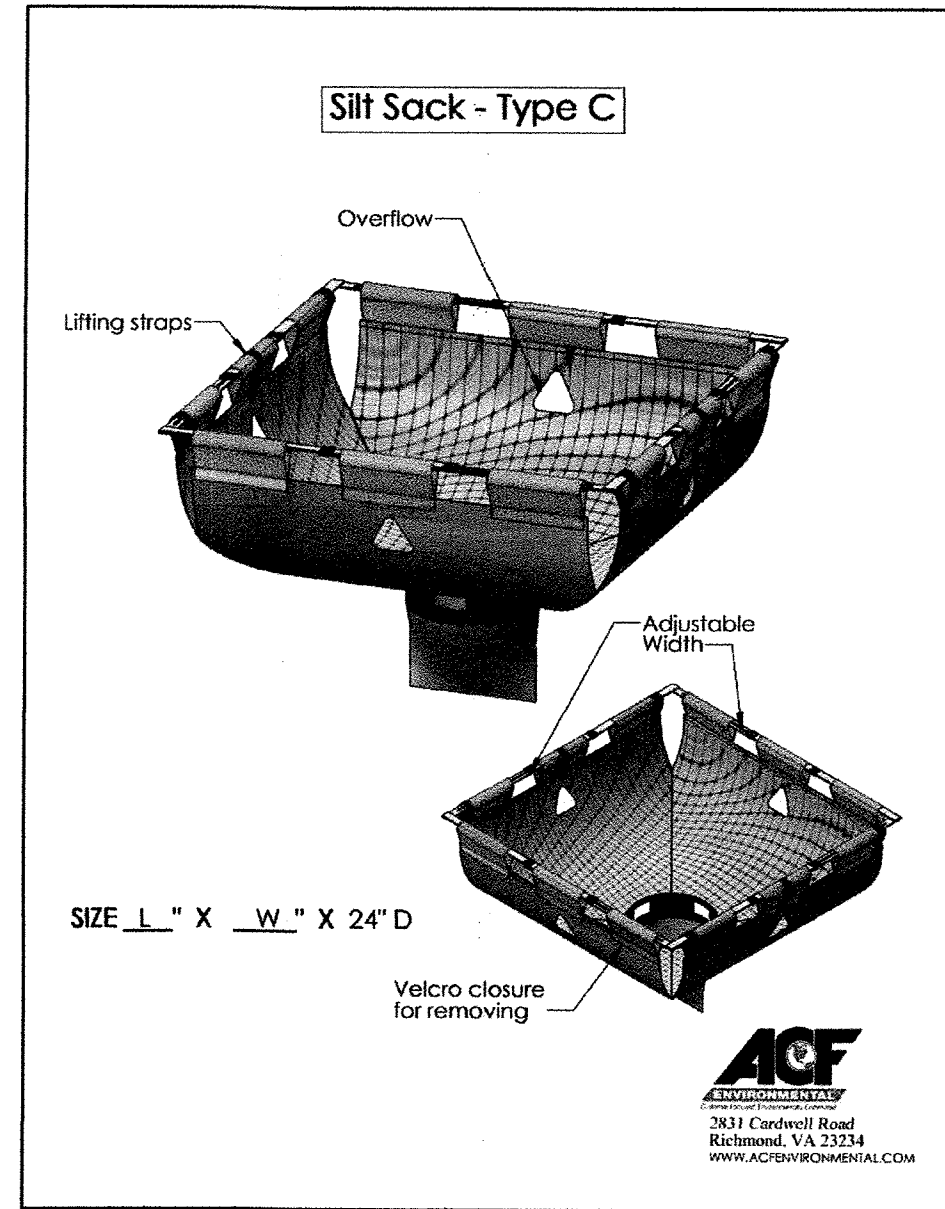
SILT FENCE
NOT TO SCALE

- 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

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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.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		
No.		

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

Drawing Title:

EROSION DETAIL SHEET
#16 STEARNS ROAD
WELLESLEY, MASS.

Drawing No.:

C10

SHEET 10 OF 10

