

ZONING TABLE		
SINGLE FAMILY DISTRICTS (R10)		
S	REQUIRED/ALLOWED	PROPOSED/PROVIDED
	30 ft	48.6± ft
	20 ft	20.5± ft
	20 ft	23.1± ft
	60 ft	200.00 ft
	10,000 ft ²	44,578 ft ²
	45 ft	48.9 ft
ES	3	3
GE	6,687 S.F.	14,819 S.F.

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

Hayes
Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596

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awn By: EBL
ecked By: WRB
ject File: WEL-0012
mp. No: WEL11
| Issued For Permit
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SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
LAYOUT PLAN	C1
GRADING PLAN	C2
SOIL TEST PIT PLAN	C2A
UTILITY PLAN	C3
EROSION PLAN	C4
PHOTOMETRIC PLAN	C5
FIRE ACCESS PLAN	C6A, C6B, & C6C
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

ARAGE UNDER SPACES = 35

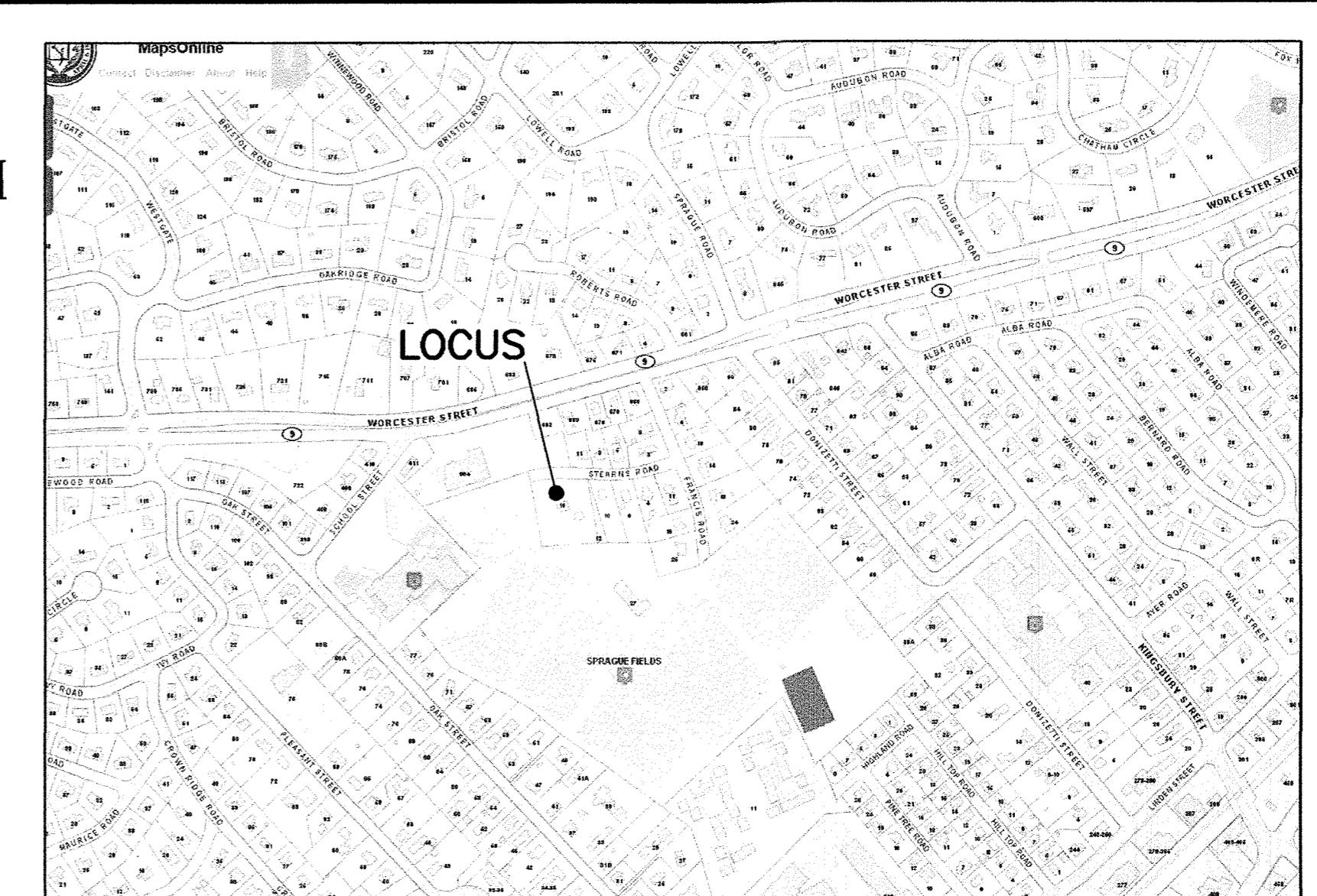
ARAGE ACCESSIBLE SPACES = 1

URFACE SPACES = 13

URFACE ACCESSIBLE SPACES = 1

TOTAL SPACES PROVIDED = 50

OCUS:
DERENZO & ASSOCIATES, LLC
SSESSORS ID 122-19



LOCUS MAP

Section 1: Title

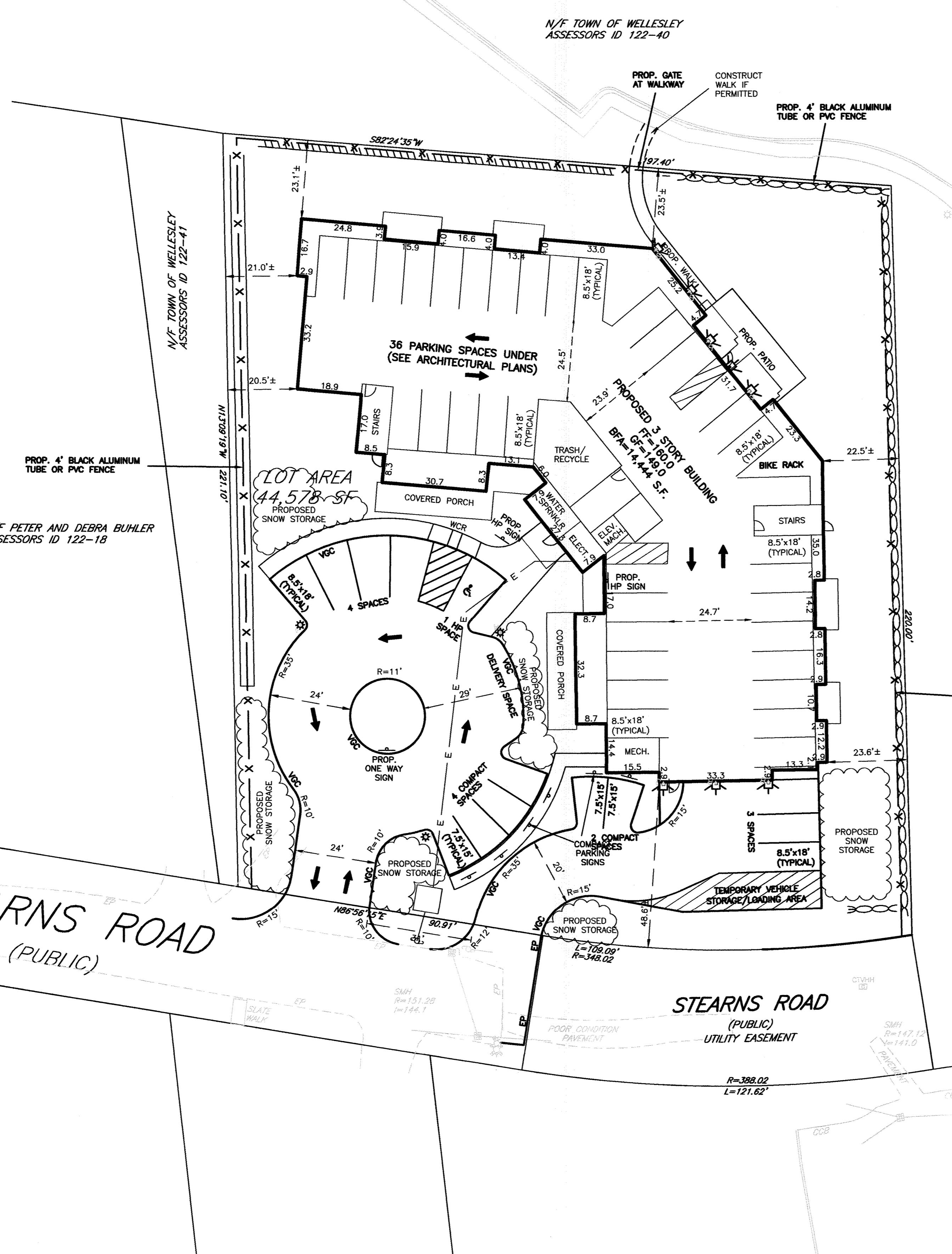
6 STEARNS ROAD, —LESLEY, MASS.

#1
WEI

C1

LEGEND

<u>EXISTING FEATURES</u>	
CONTOUR	152
EDGE OF PAVEMENT	EP
CAPE COD BERM	OCS
GAS SHUT OFF	GO
SEWER MANHOLE	SM
CATCH BASIN	CB
WATER GATE	WG
FIRE HYDRANT	FH
UTILITY POLE	UP
CABLE TV HANDHOLE	CTVHH
<u>PROPOSED FEATURES</u>	
CONTOUR	156
VERTICAL GRANITE CURB	VGC
EDGE OF PAVMENT	EP
FENCE	X
SPOT GRADE	49.00
SIGN	—
CLEAN OUT	GO
<u>UNDERGROUND UTILITIES</u>	
GAS	G
WATER	W
ELECTRIC	E
<u>ABBREVIATIONS</u>	
TOP CURB	T.C.
BOTTOM CURB	B.C.
TOP WALL	T.W.
BOTTOM WALL	B.W.
WHEEL CHAIR RAMP	WCR
VERTICAL GRANITE CURB	VGC
EDGE OF PAVEMENT	EP
FIRST FLOOR	F.F.
GARAGE FLOOR	G.F.
BUILDING FOOTPRINT AREA	B.F.A.



NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE STANDARDS OF THE MANUAL OF UNIFORM TRAFFIC CONTROLS (MUTCD).
2. SEE DETAIL SHEETS FOR MORE DETAILED INFORMATION.
3. ANY ASBESTOS FOUND ON SITE TO BE HANDLED IN ACCORDANCE WITH 310 CMR 7.15.
4. AREA TO BE REPAVED IS TO BE DONE IN CONFORMANCE WITH THE TOWN OF WELLESLEY CONSTRUCTION STANDARDS.
5. STEARNS ROAD AND FRANCIS ROAD TO BE SWEPT AS INDICATED ON

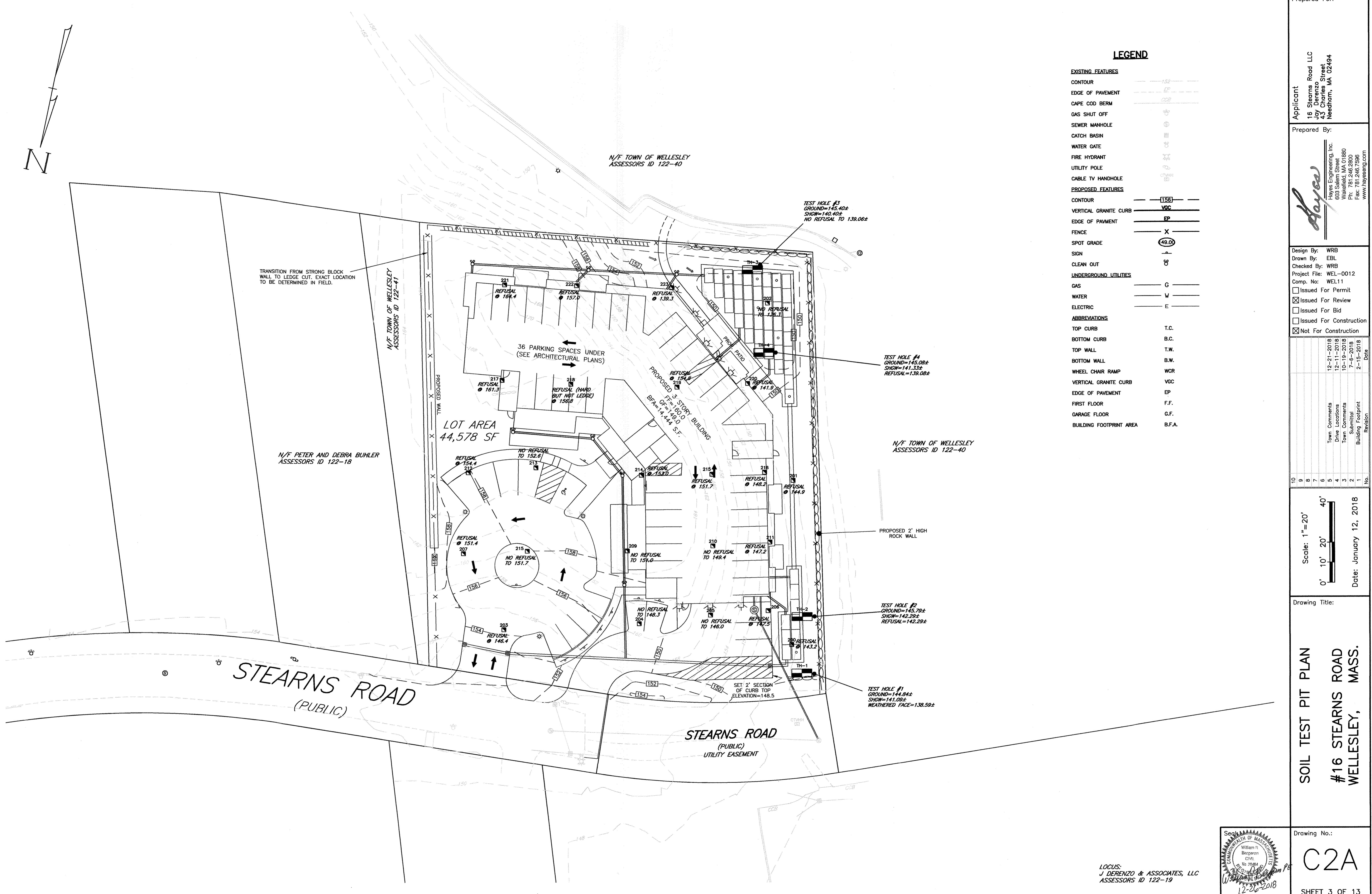


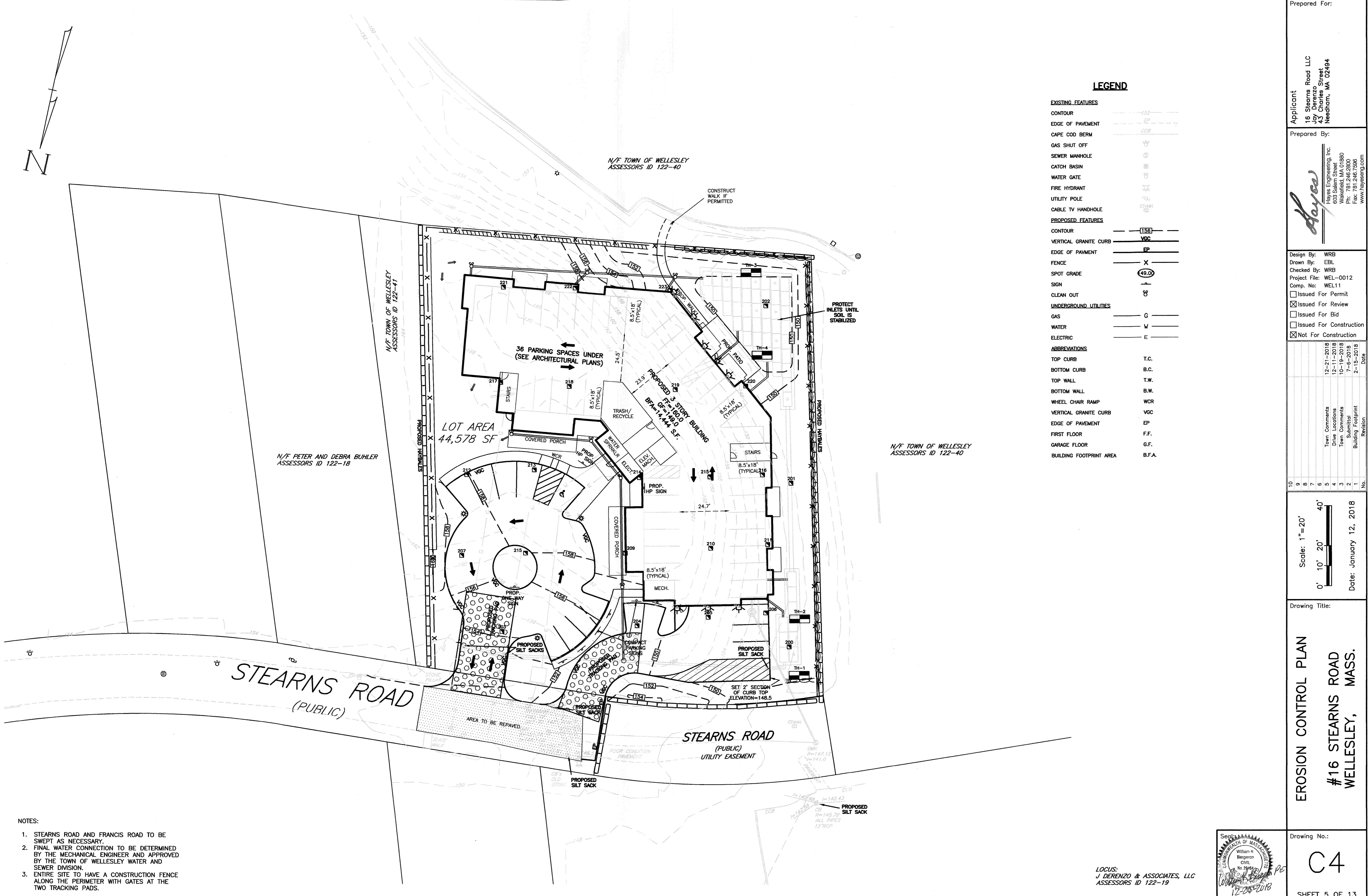
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GRADING PLAN

Drawing No.: C2

SHEET 2 OF 13

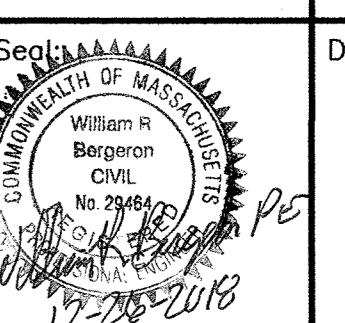




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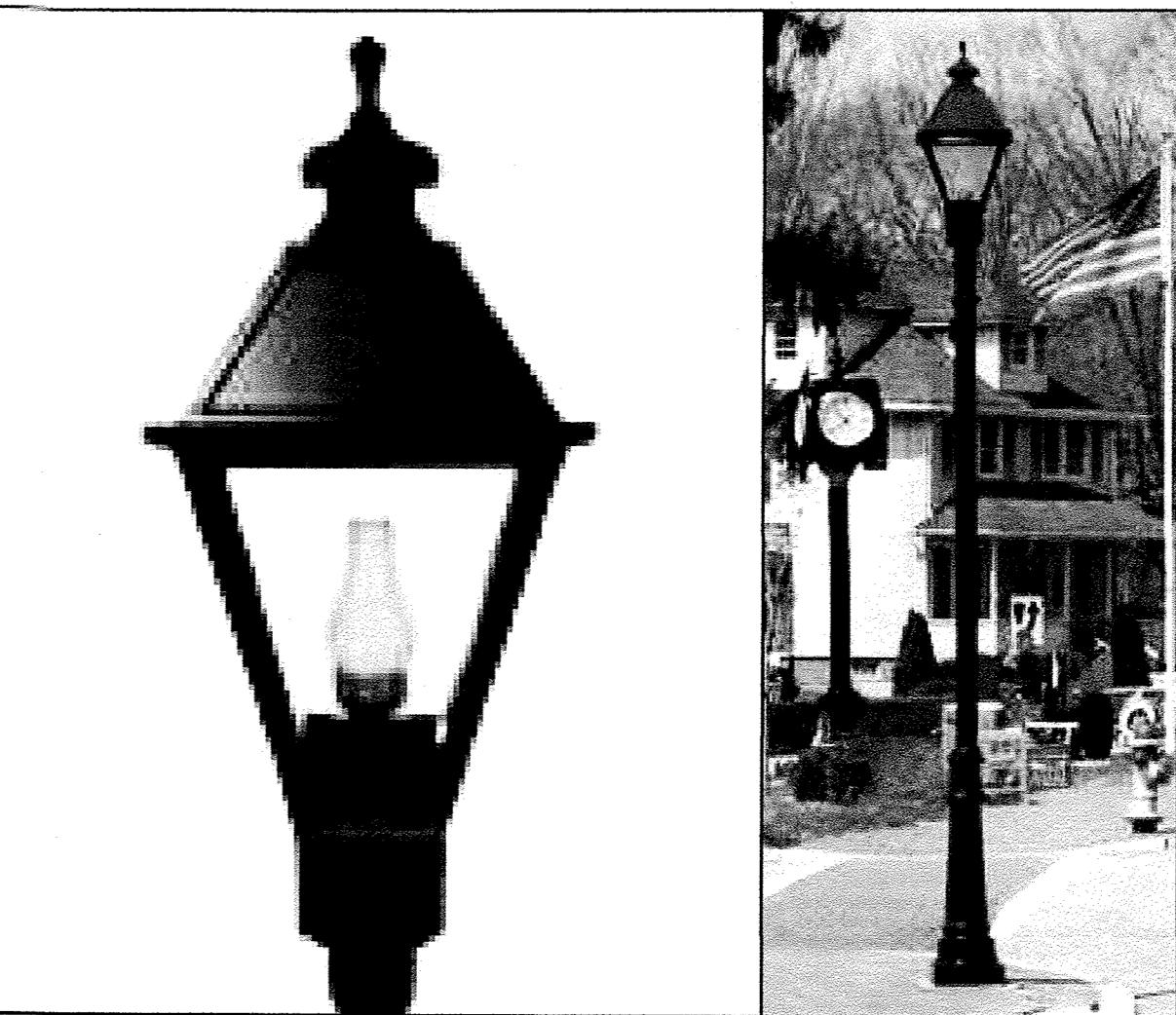
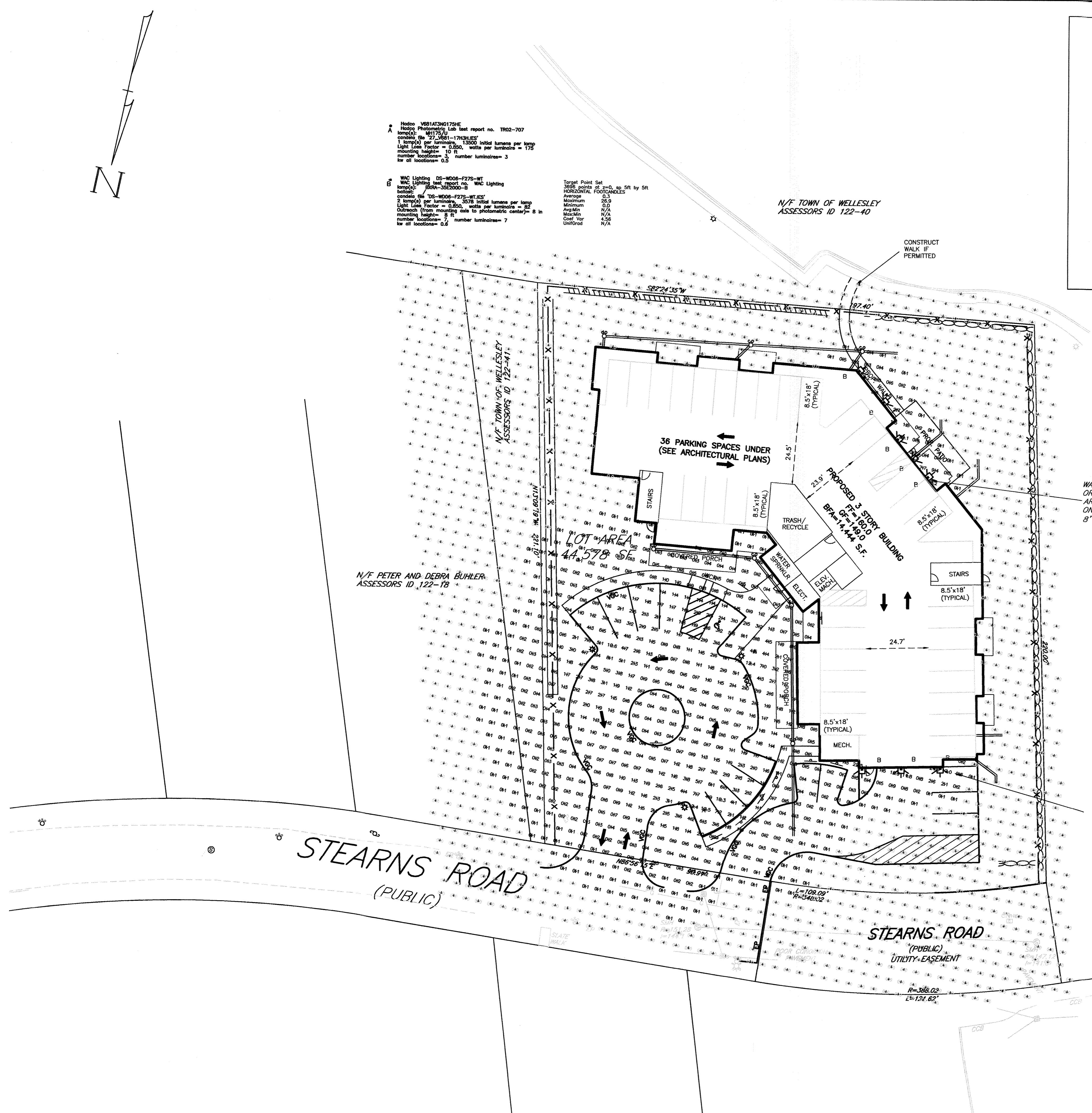
1. STEARNS ROAD AND FRANCIS ROAD TO BE SWEPT AS NECESSARY.
2. FINAL WATER CONNECTION TO BE DETERMINED BY THE MECHANICAL ENGINEER AND APPROVED BY THE TOWN OF WELLESLEY WATER AND SEWER DIVISION.
3. ENTIRE SITE TO HAVE A CONSTRUCTION FENCE ALONG THE PERIMETER WITH GATES AT THE TWO TRACKING PADS.

OCUS:
DERENZO & ASSOCIATES, LLC
SESSORS ID 122-10



1 2 3 4

dwning No.:



HINKLEY LIGHTING HARBOR WALL SCONCE

HADCO LIGHTING
BALTIMORE V681 POST TOP

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.

N/F TOWN OF WELLESLEY
ASSESSORS ID 122-40

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Applicant 16 Stearns Road LLC Jay Derenzo 43 Charles Street Needham, MA 02494																			
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Scale: 1"=20'

0' 10' 20' 40'

Date: January 12, 2018

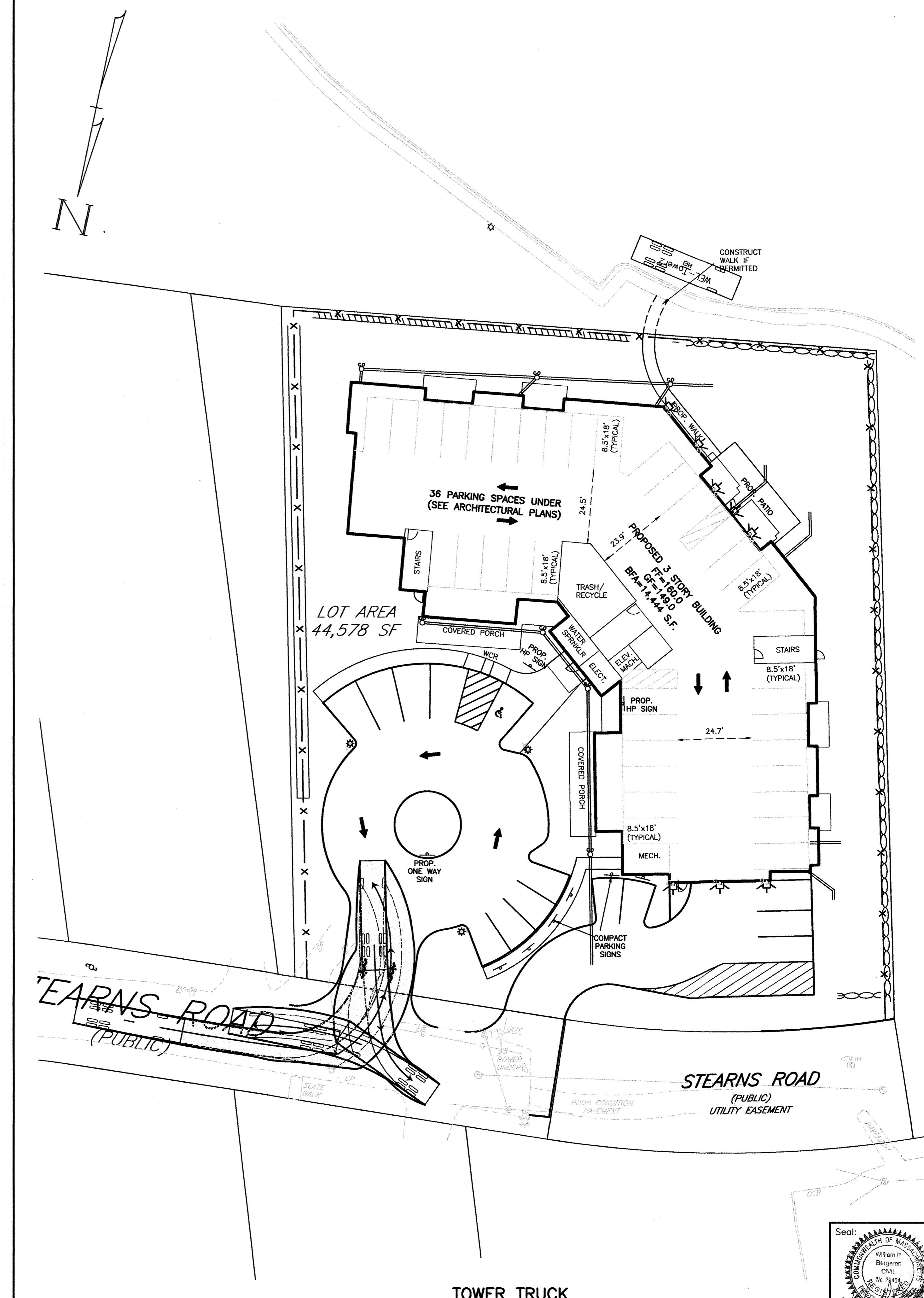
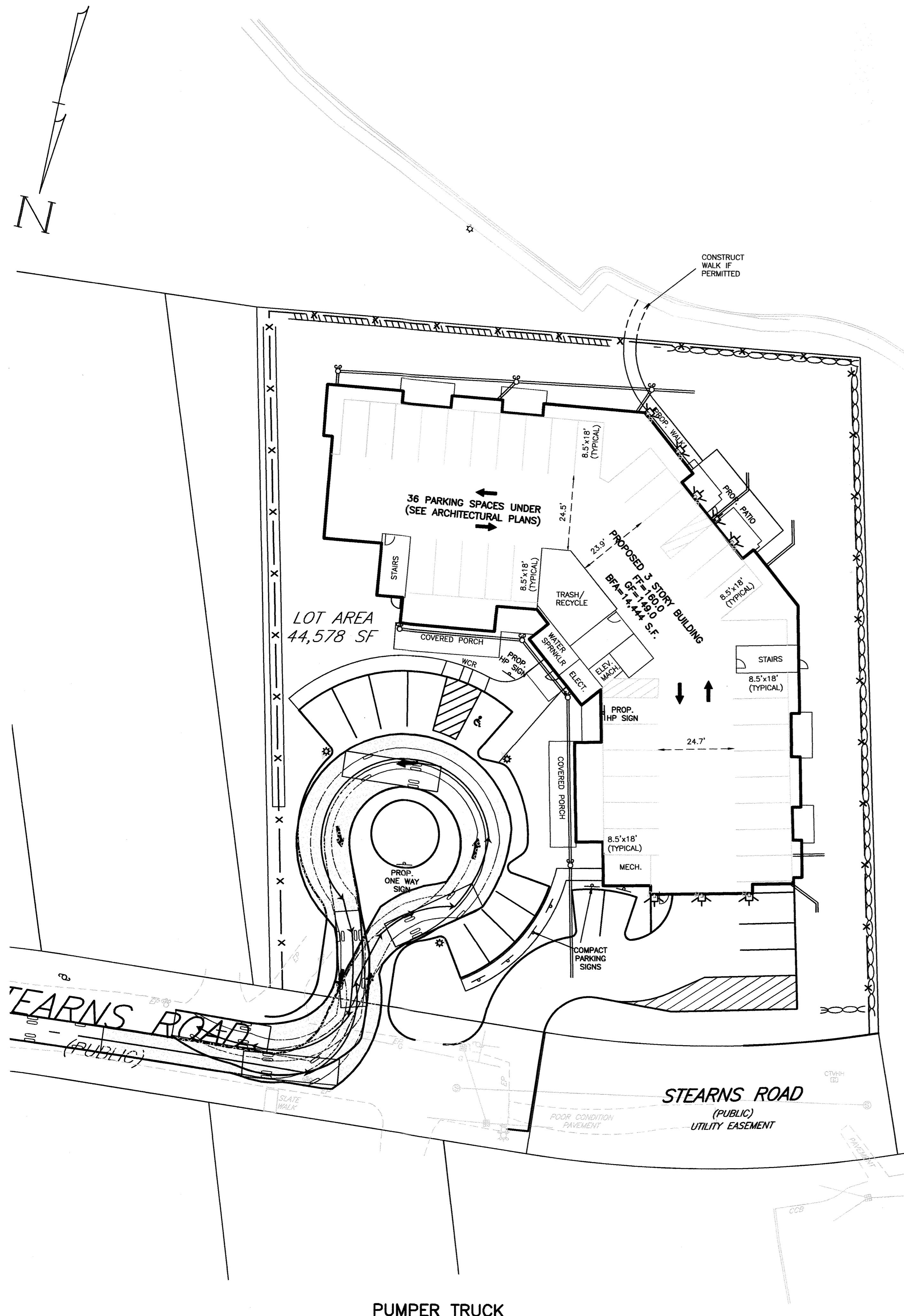
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PHOTOMETRICS PLAN
#16 STEARNS ROAD
WELLESLEY, MASS.

Drawing No.:

C5

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



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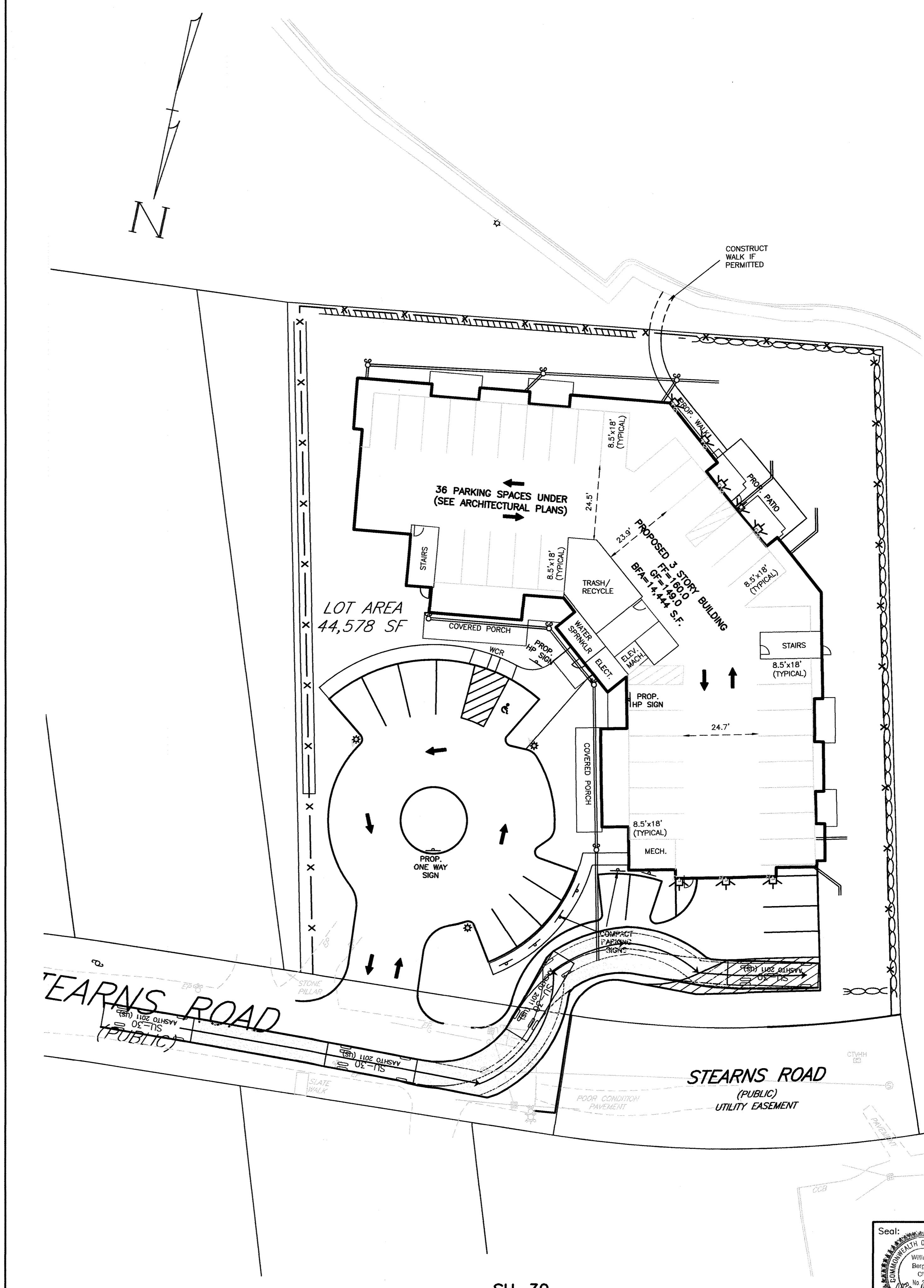
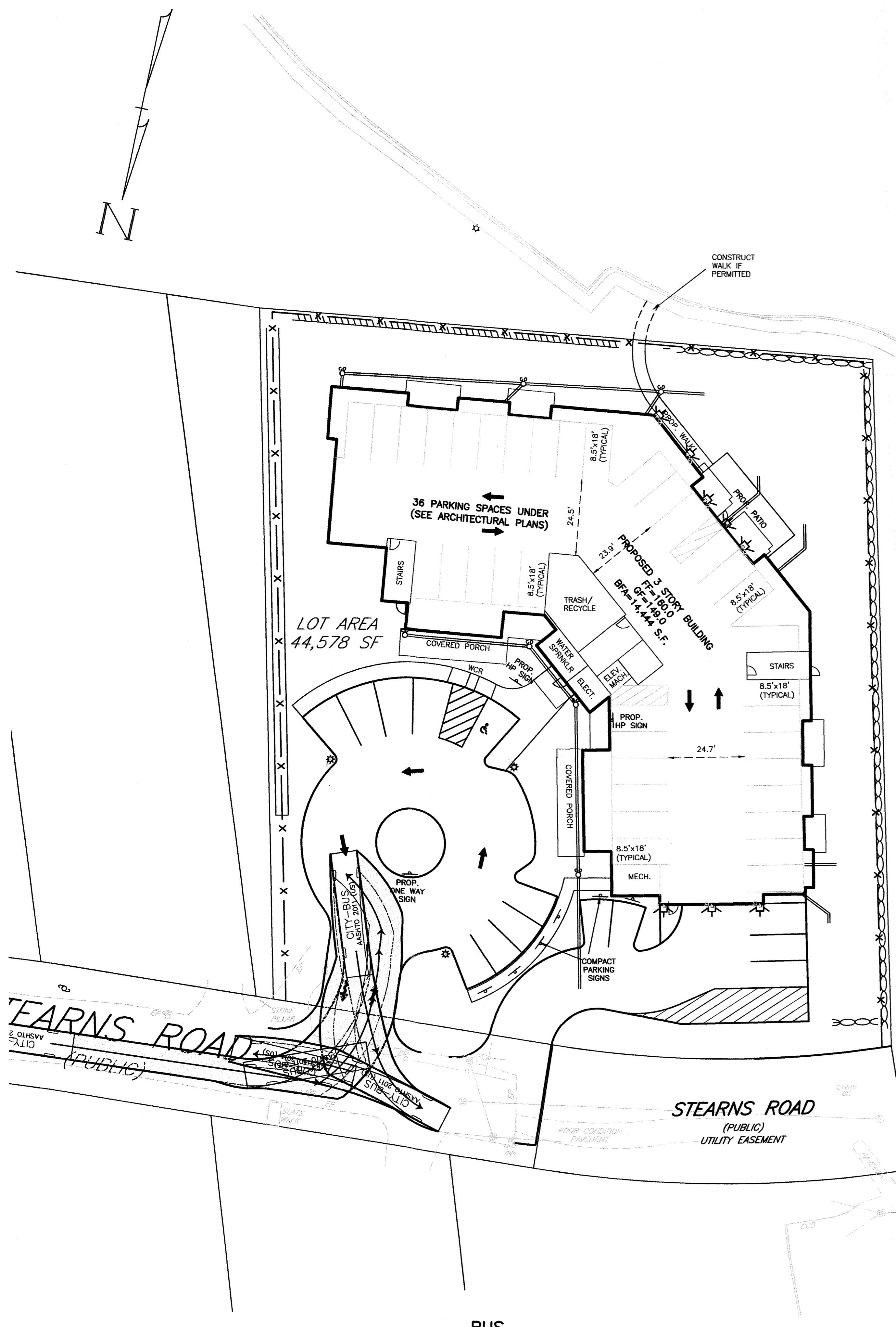
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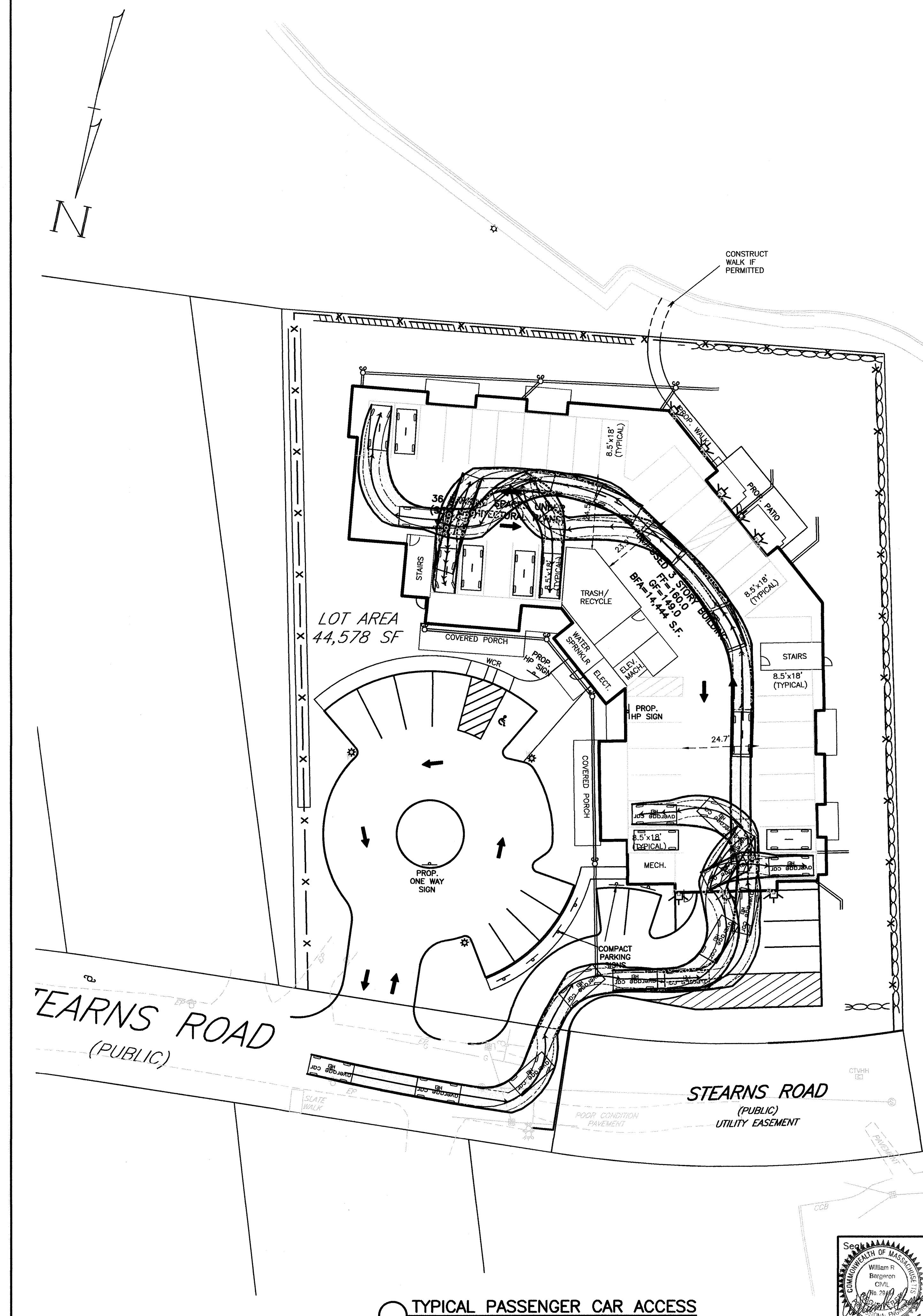
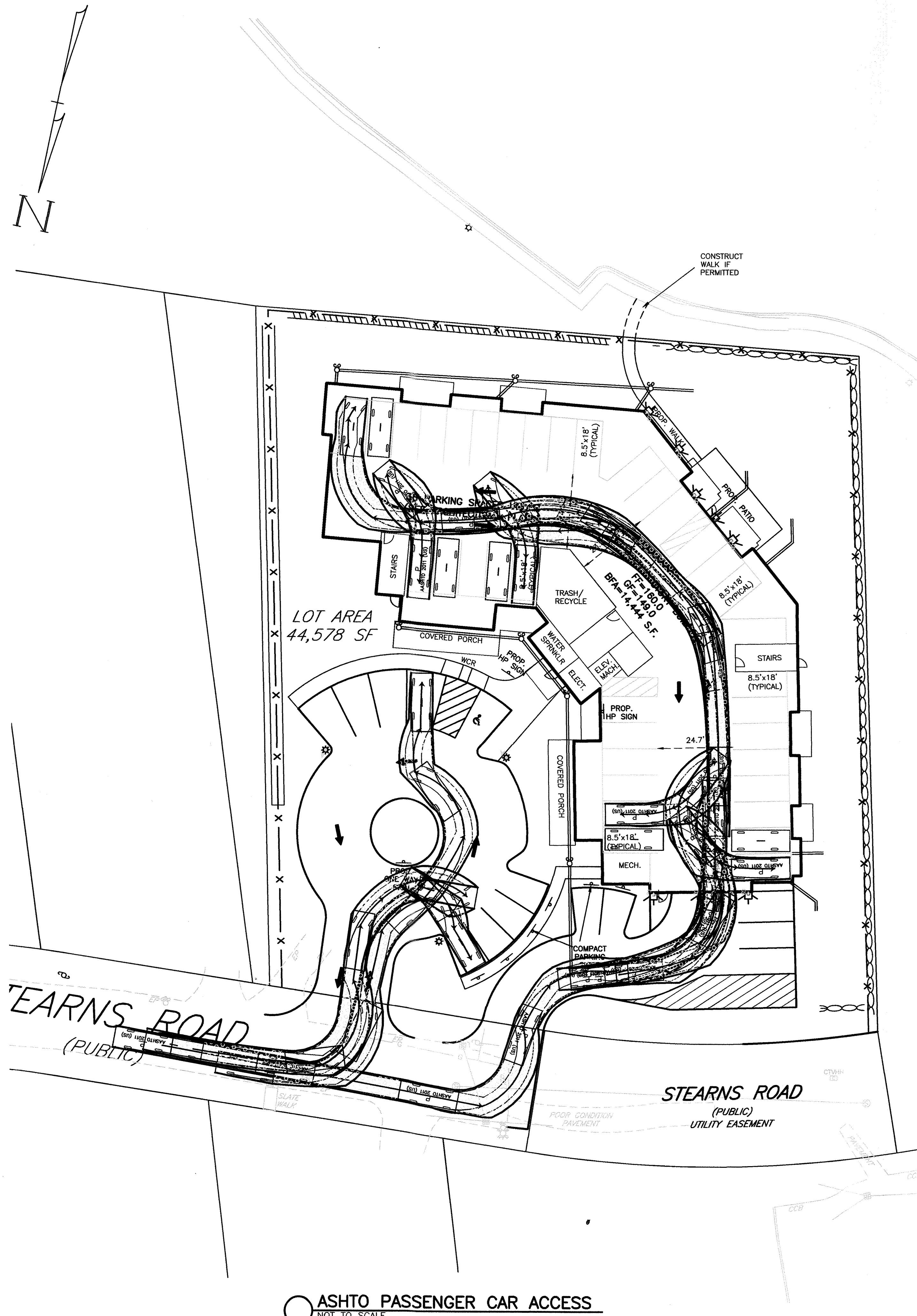
40'

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

Drawing No.:
15 C6A
SHEET 7 OF 13



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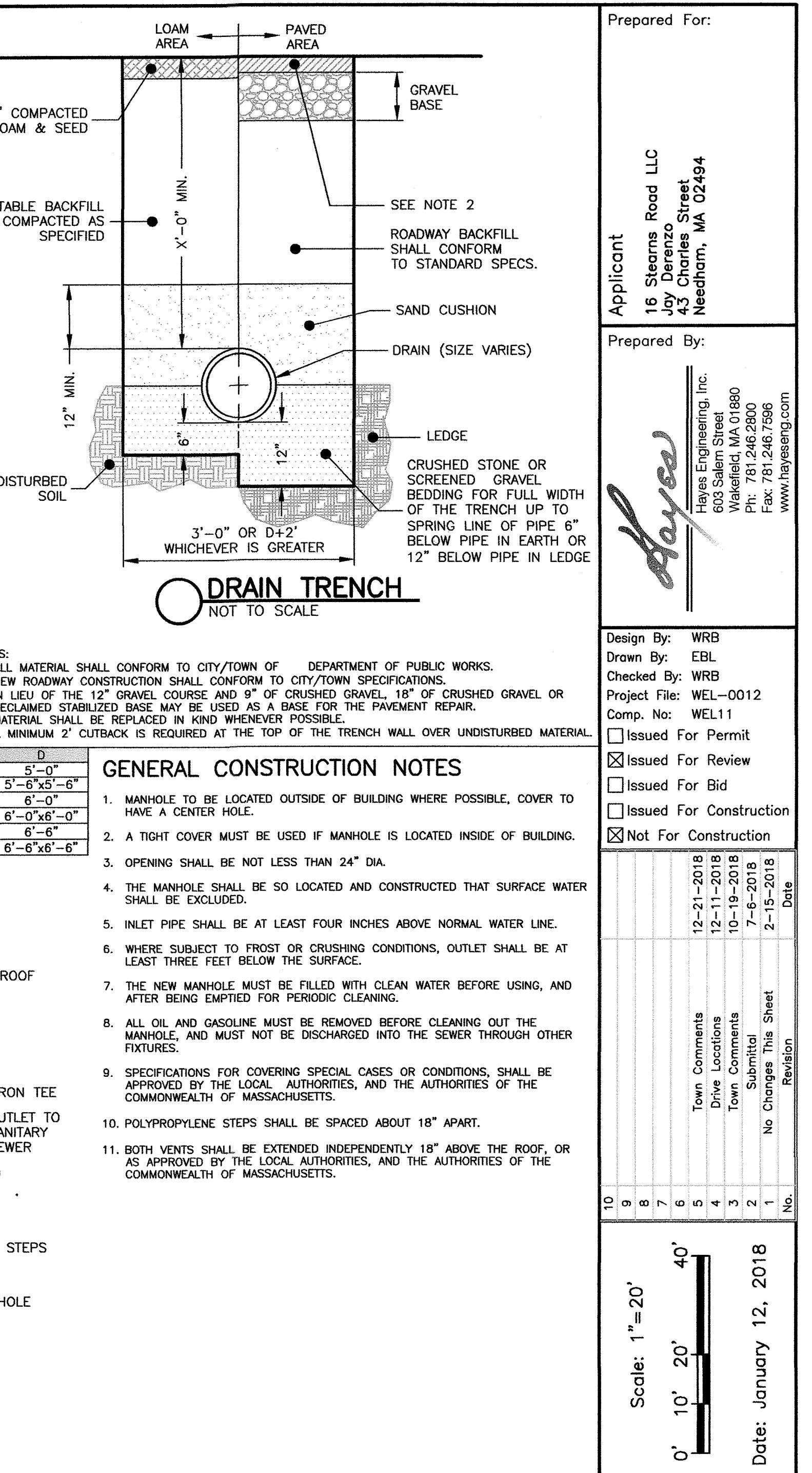
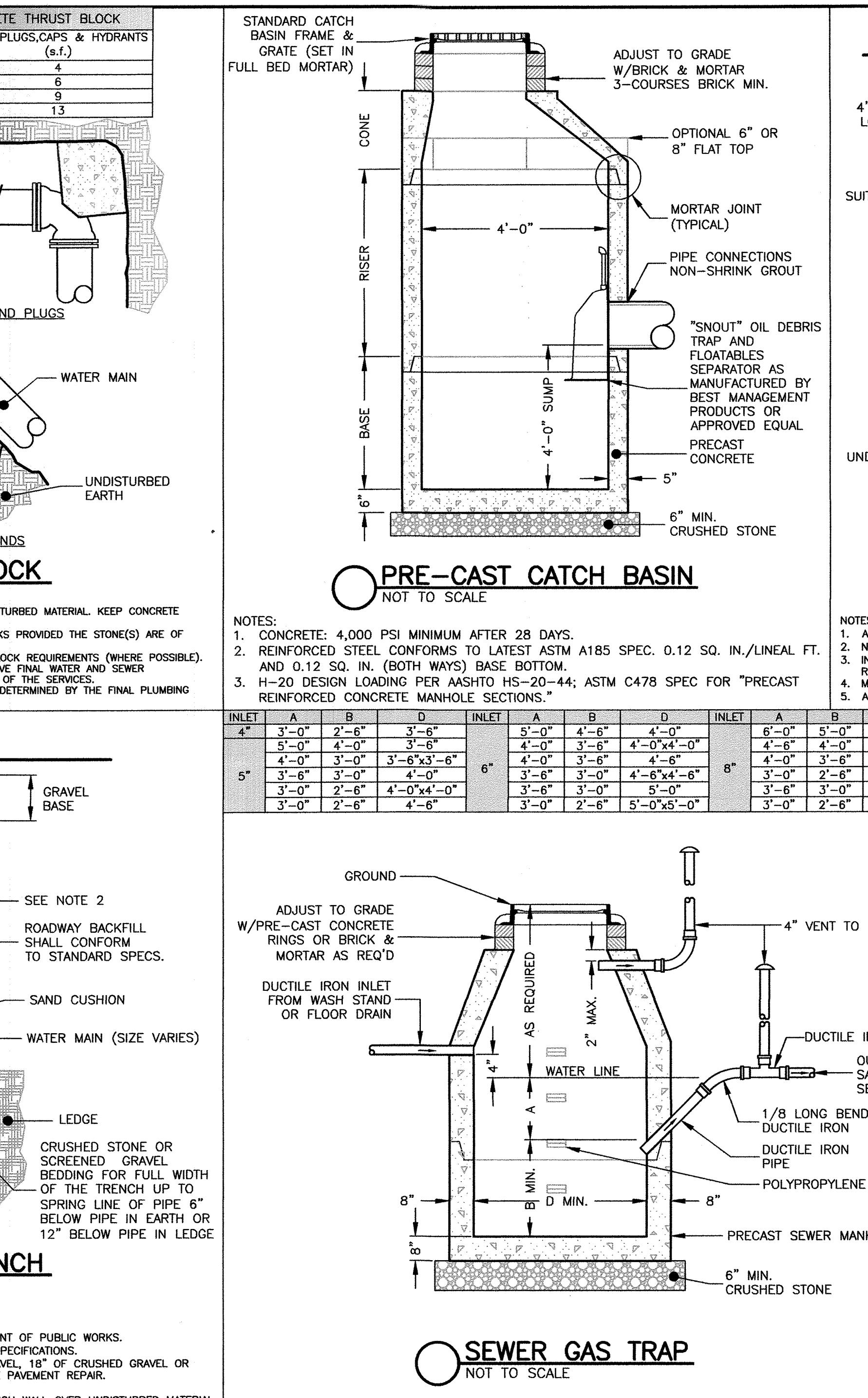
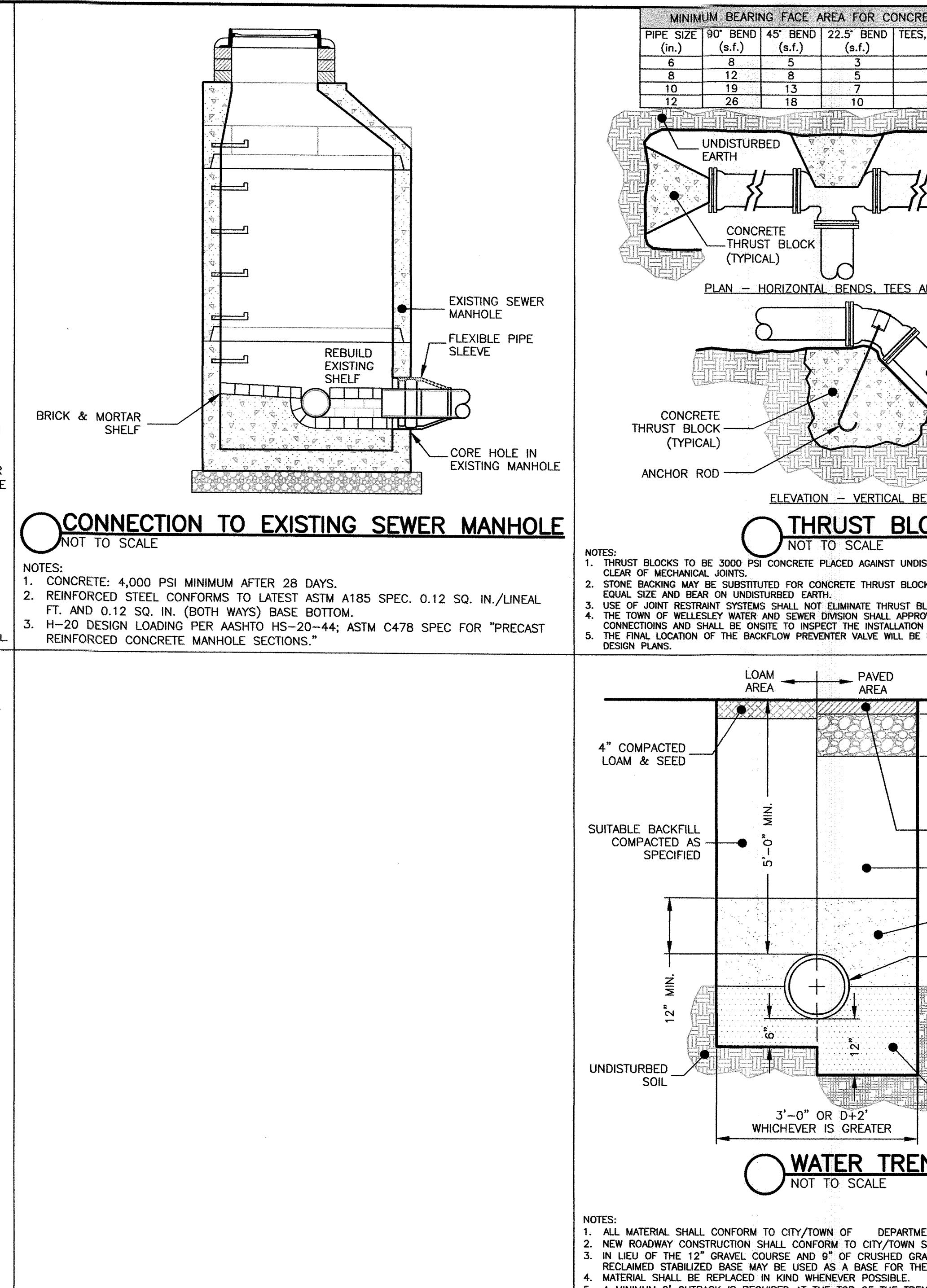
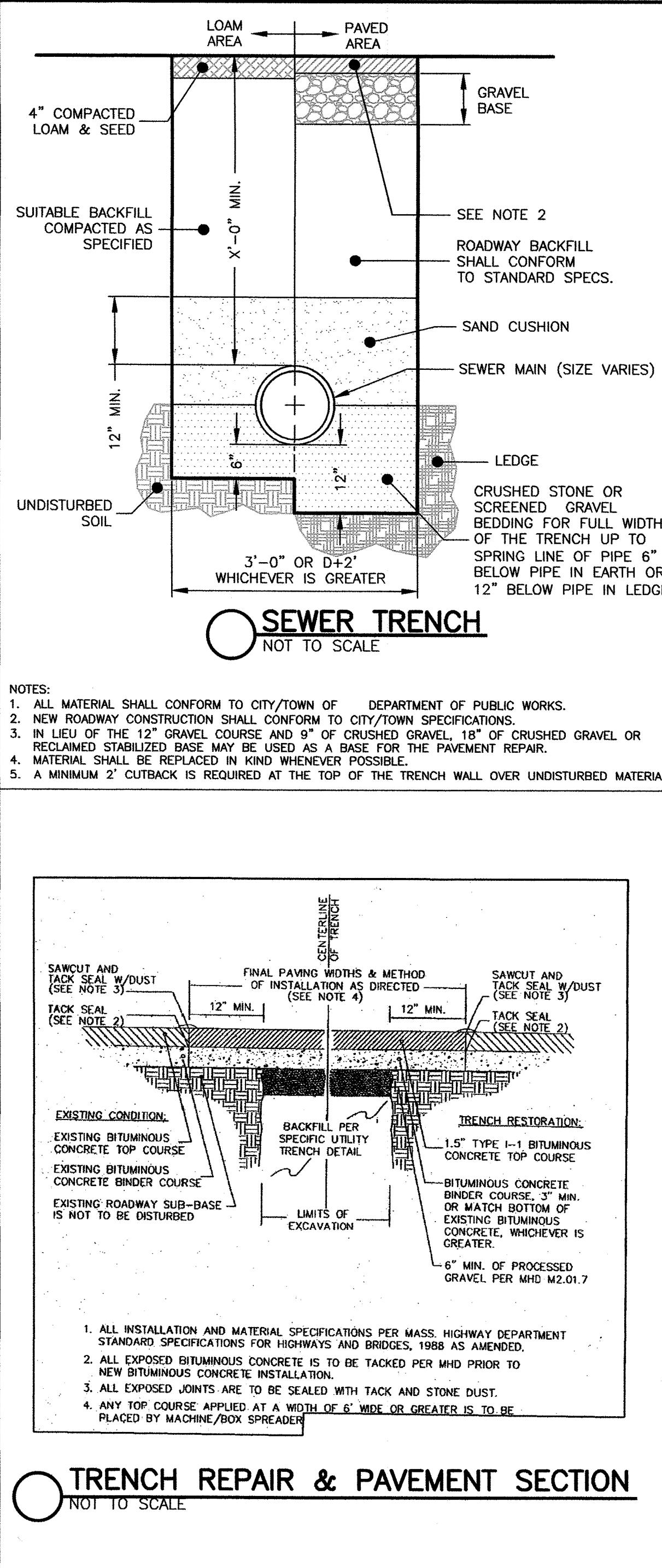
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Date: January 12, 2018

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FIRE VEHICLE ACCESS PLAN	
#16 STEARNS ROAD WELLESLEY, MASS.	
Drawing No.:	
C6C	
SHEET 9 OF 13	

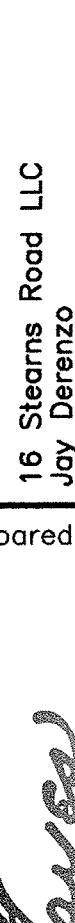
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C6C

SHEET 9 OF 13



Applicant
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Jay Derenzo
43 Charles Street
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2018 2018 2018 2018 2018 2018 2018

No	Changes	This Sheet	Submittal	Town Comments	Drive Locations	Town Comments	Comments	12-21-2	12-11-2	10-19-2	7-6-22	2-15-2	Date

Scale: $1'' = 20'$

0' 10' 20' 40'

Date: January 12, 2018

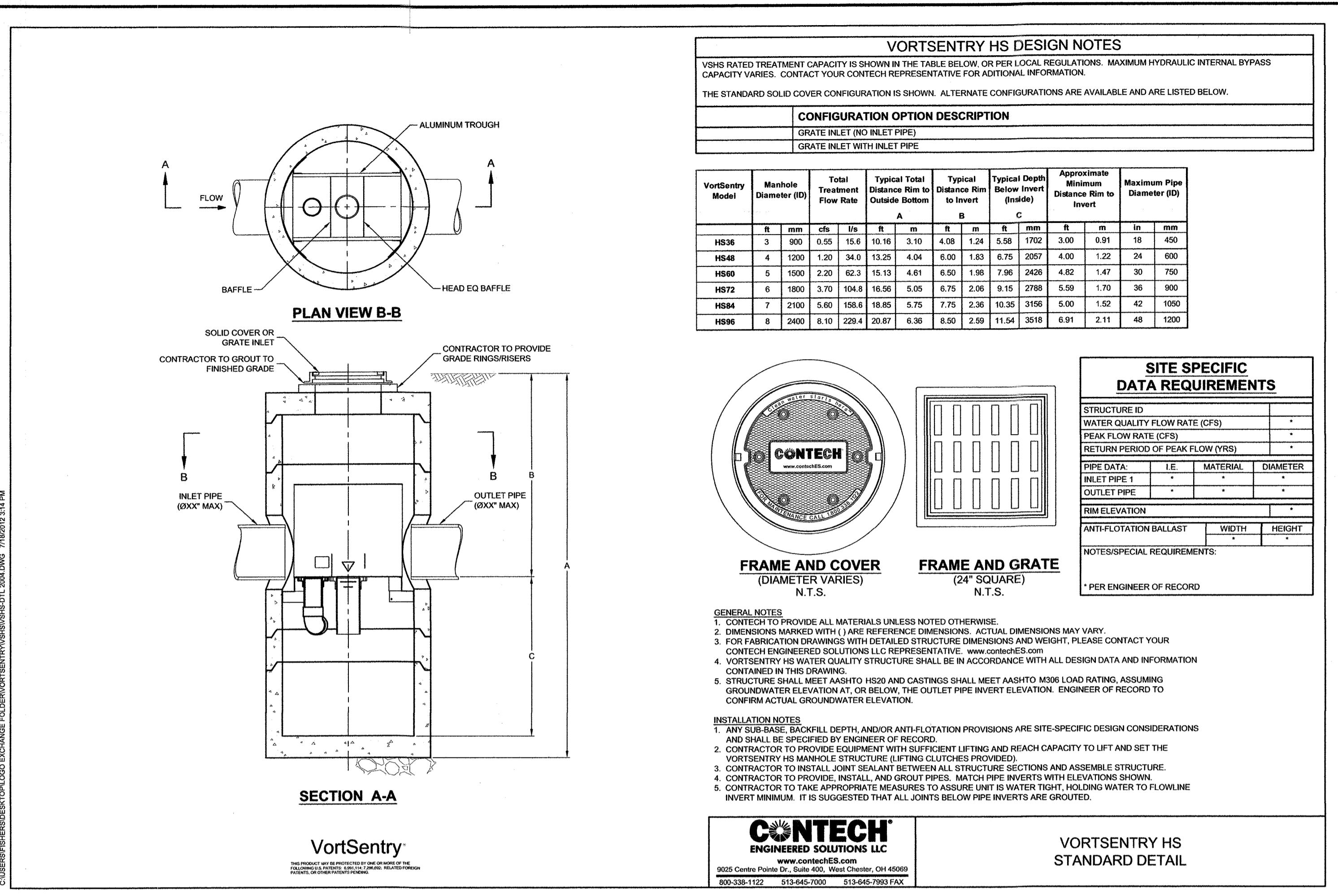
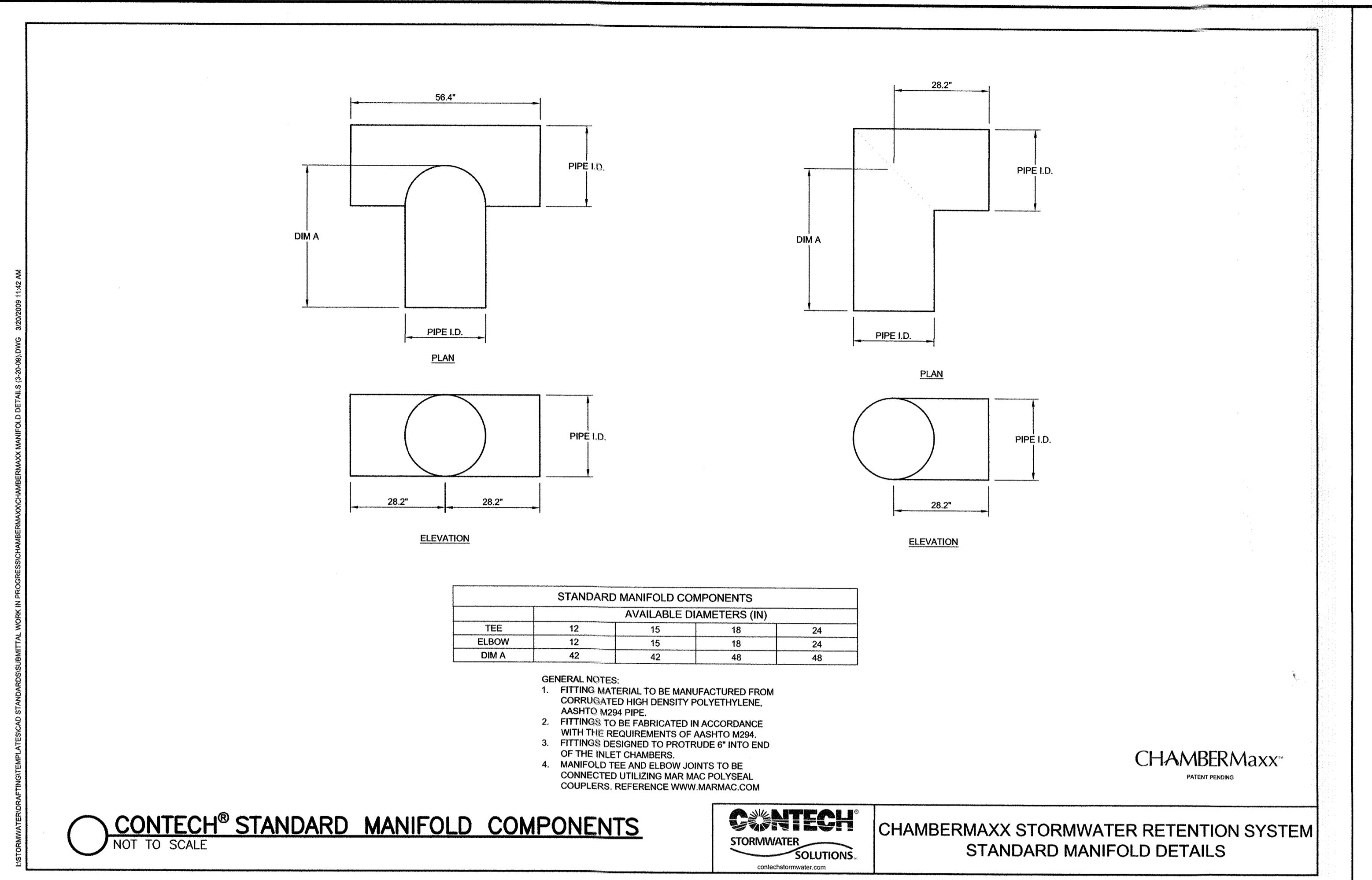
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Drawing Title:

UTILITY DETAIL SHEET
#16 STEARNS ROAD
WELLESLEY, MASS.

rawing No.: C7

SHEET 10 OF 15

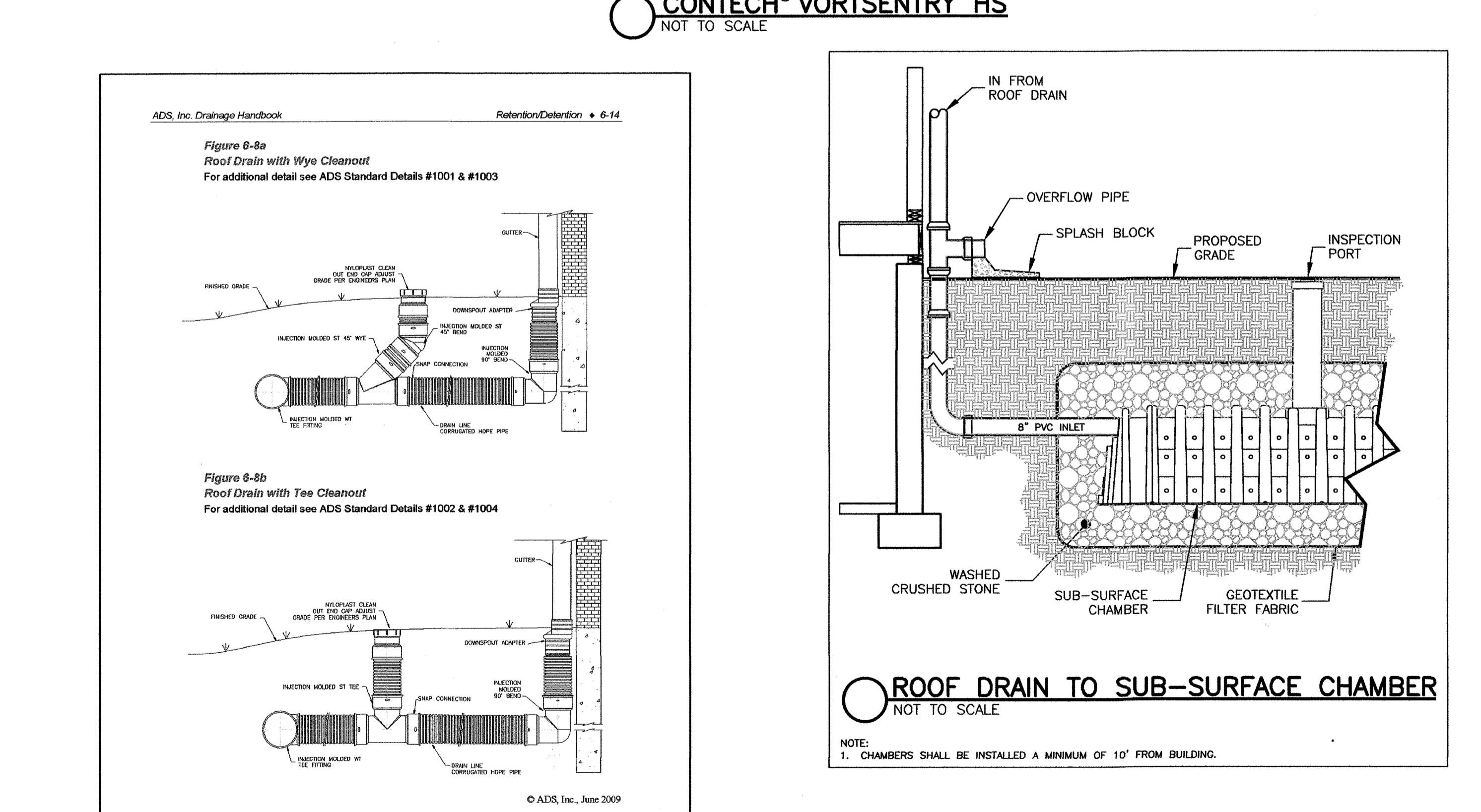
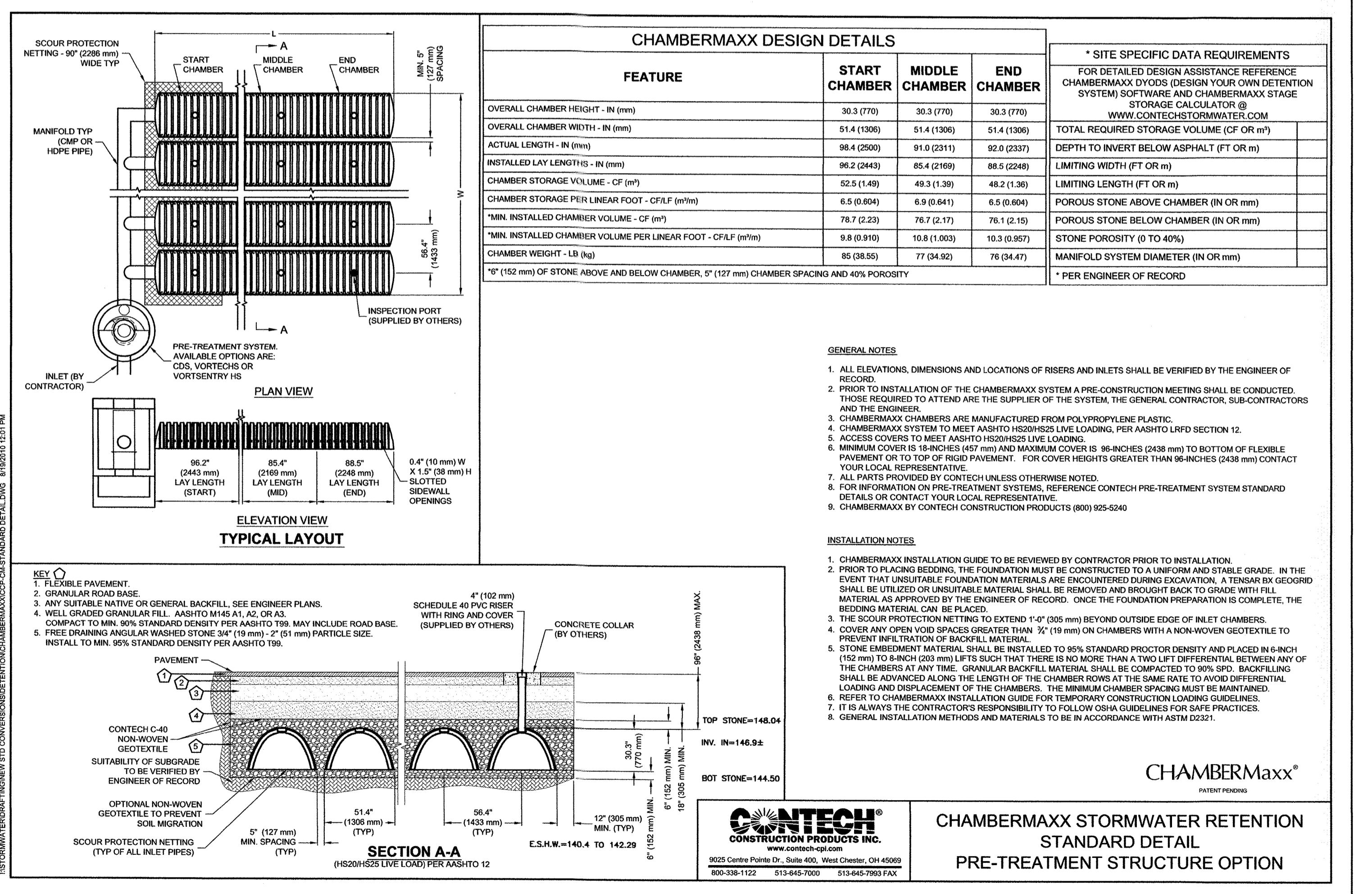


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43 Charles Street
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6013 Saltonstall Street
Wakefield, MA 01880
Ph: 781.246.2000
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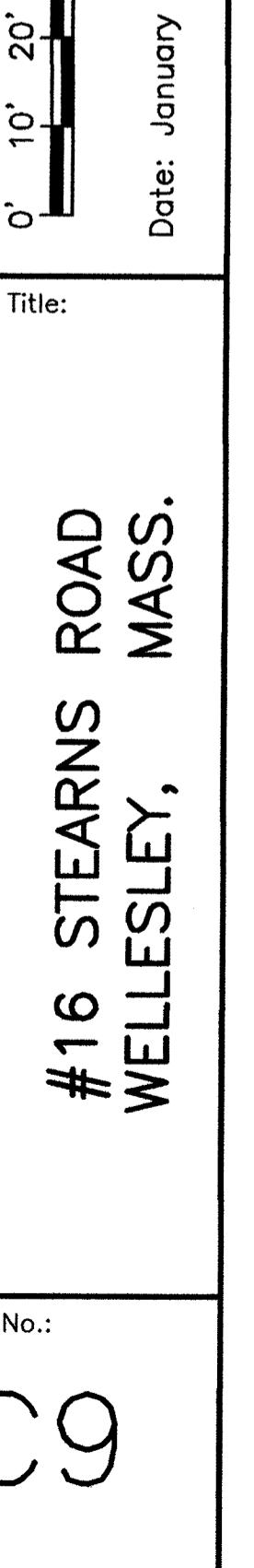
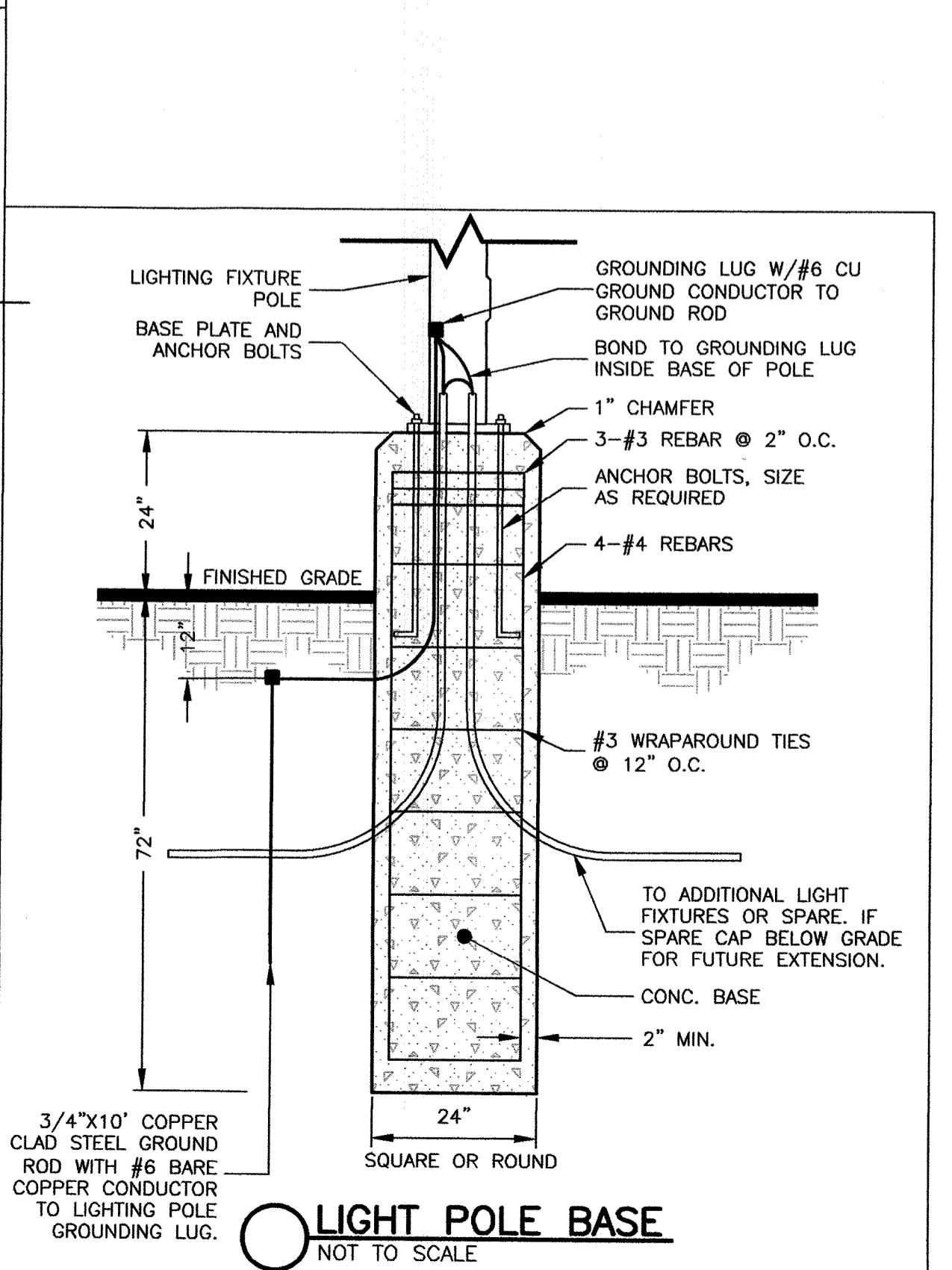
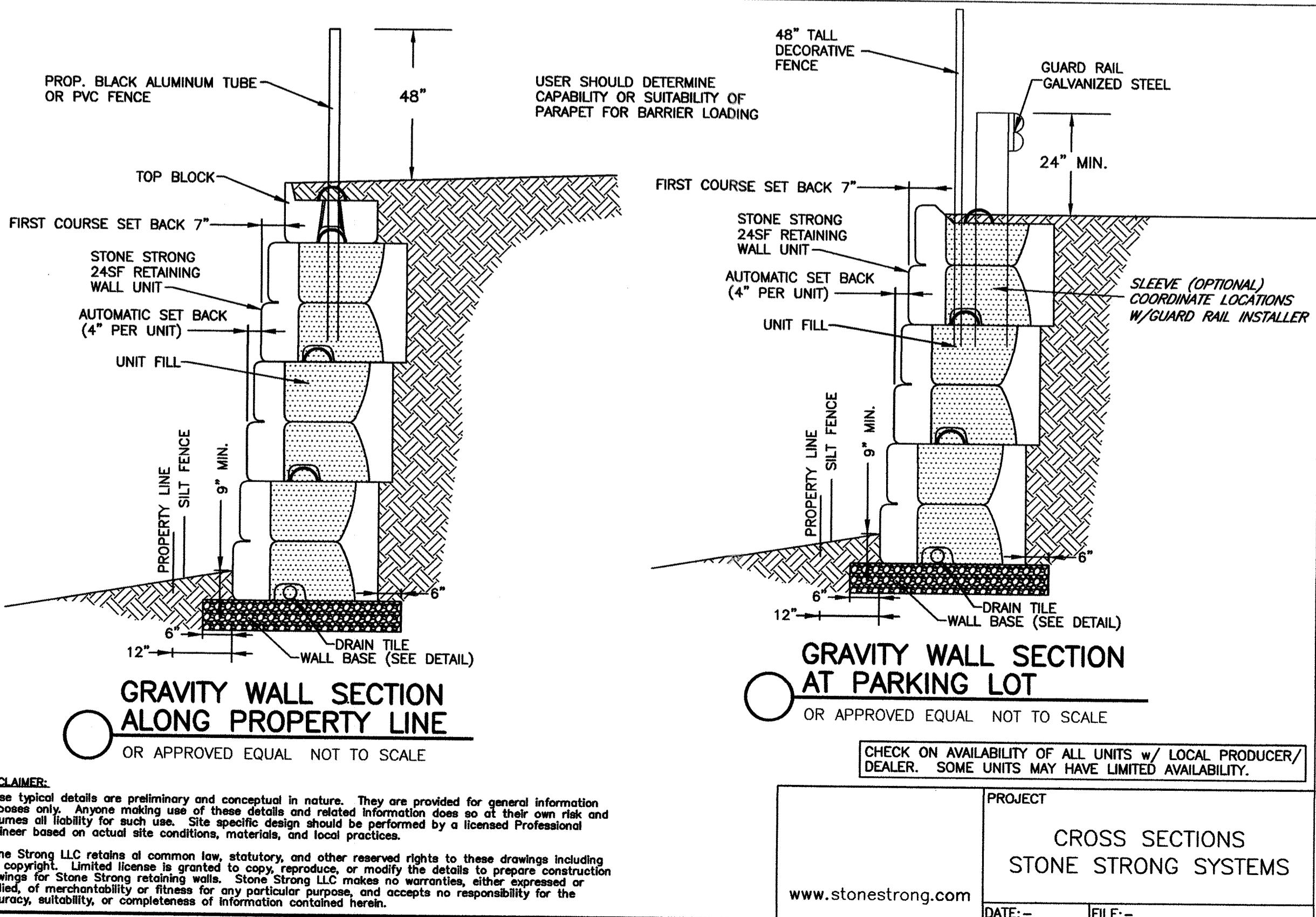
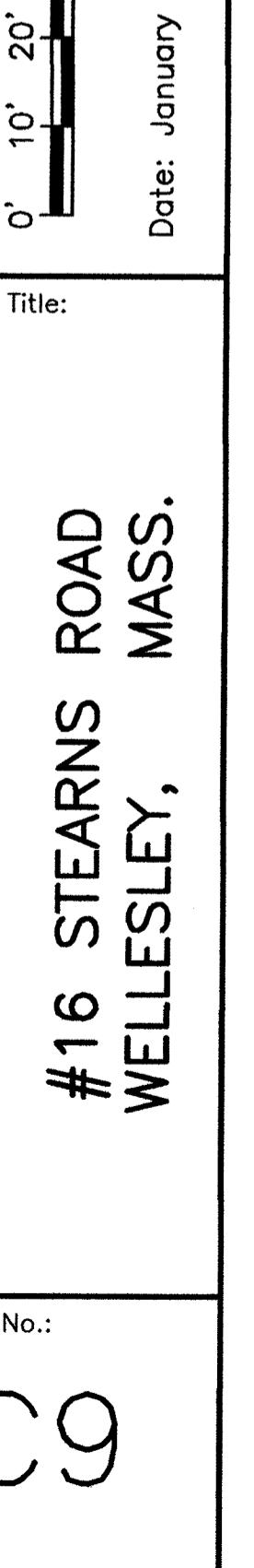
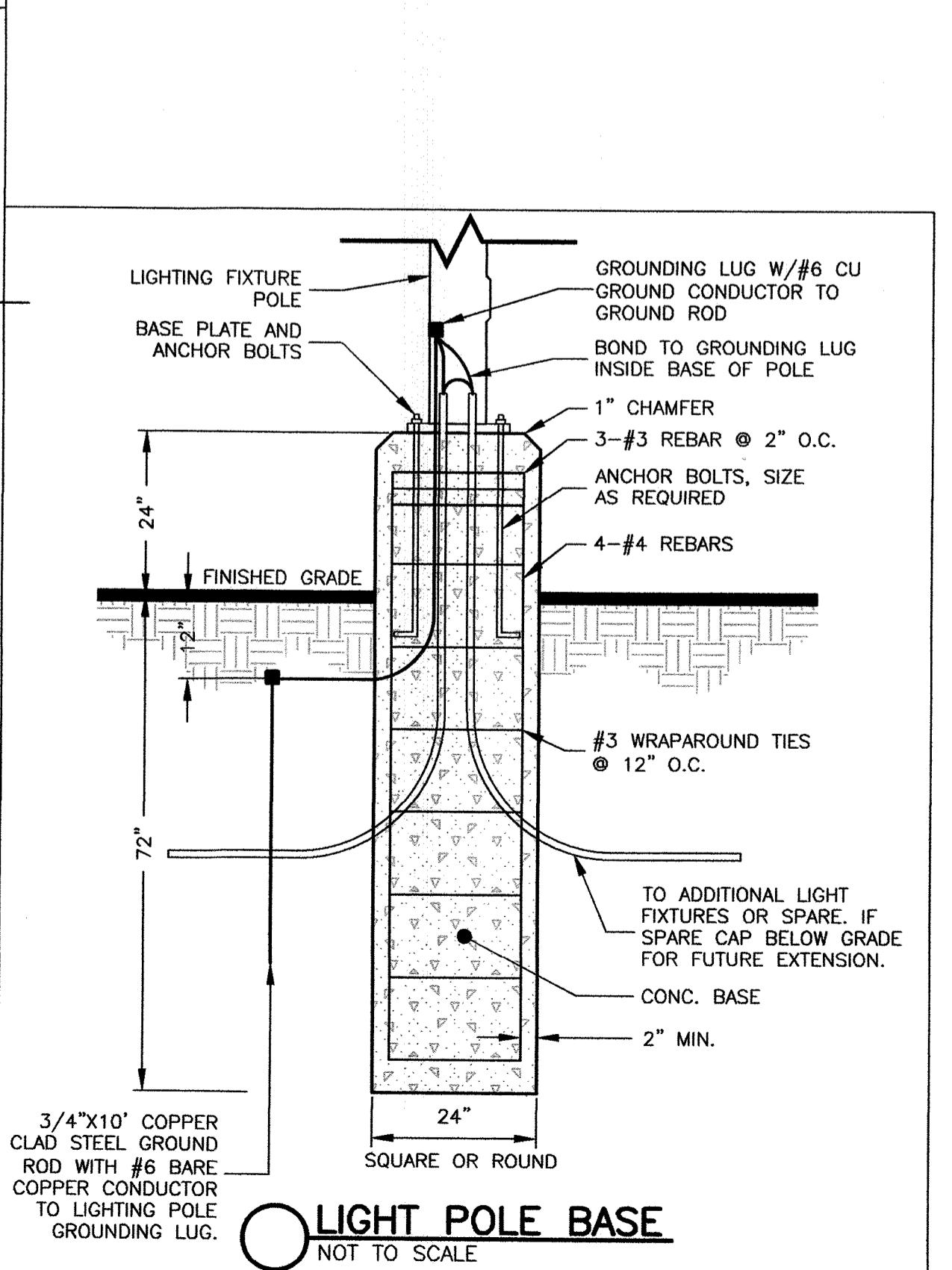
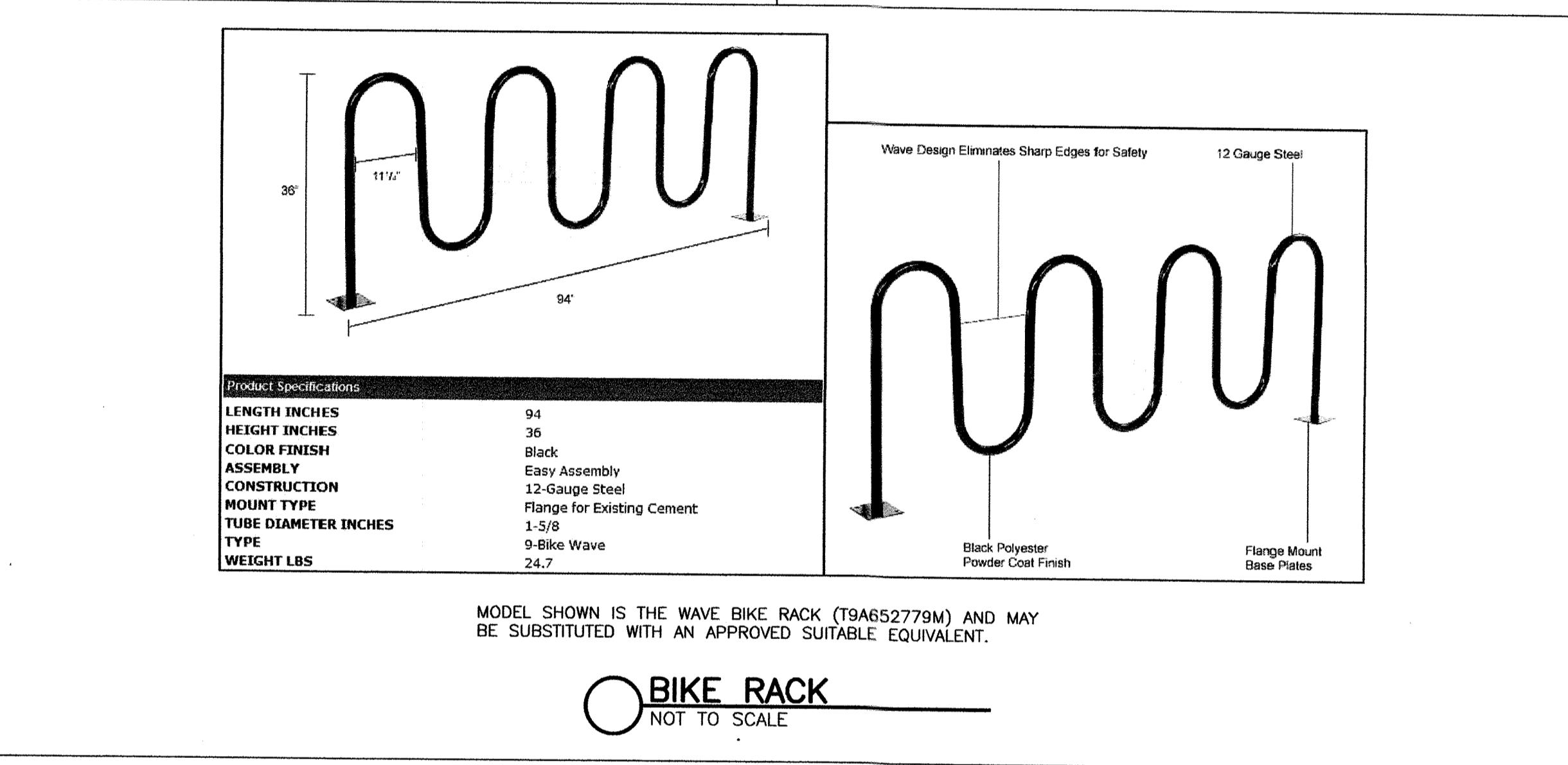
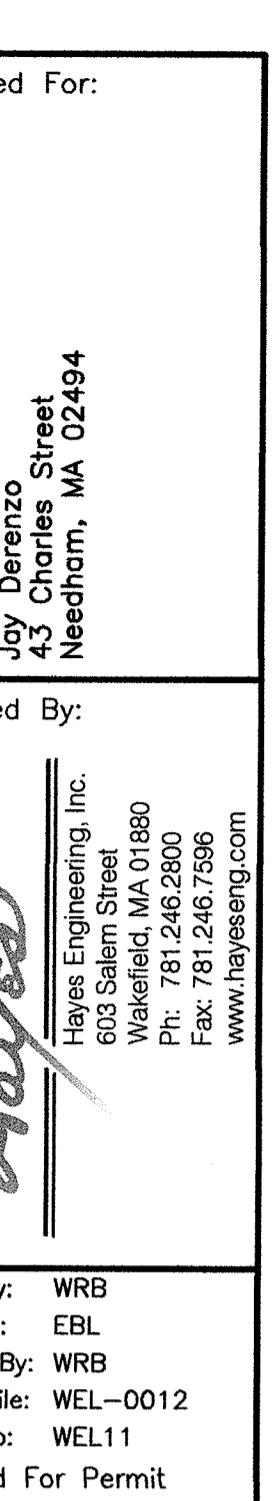
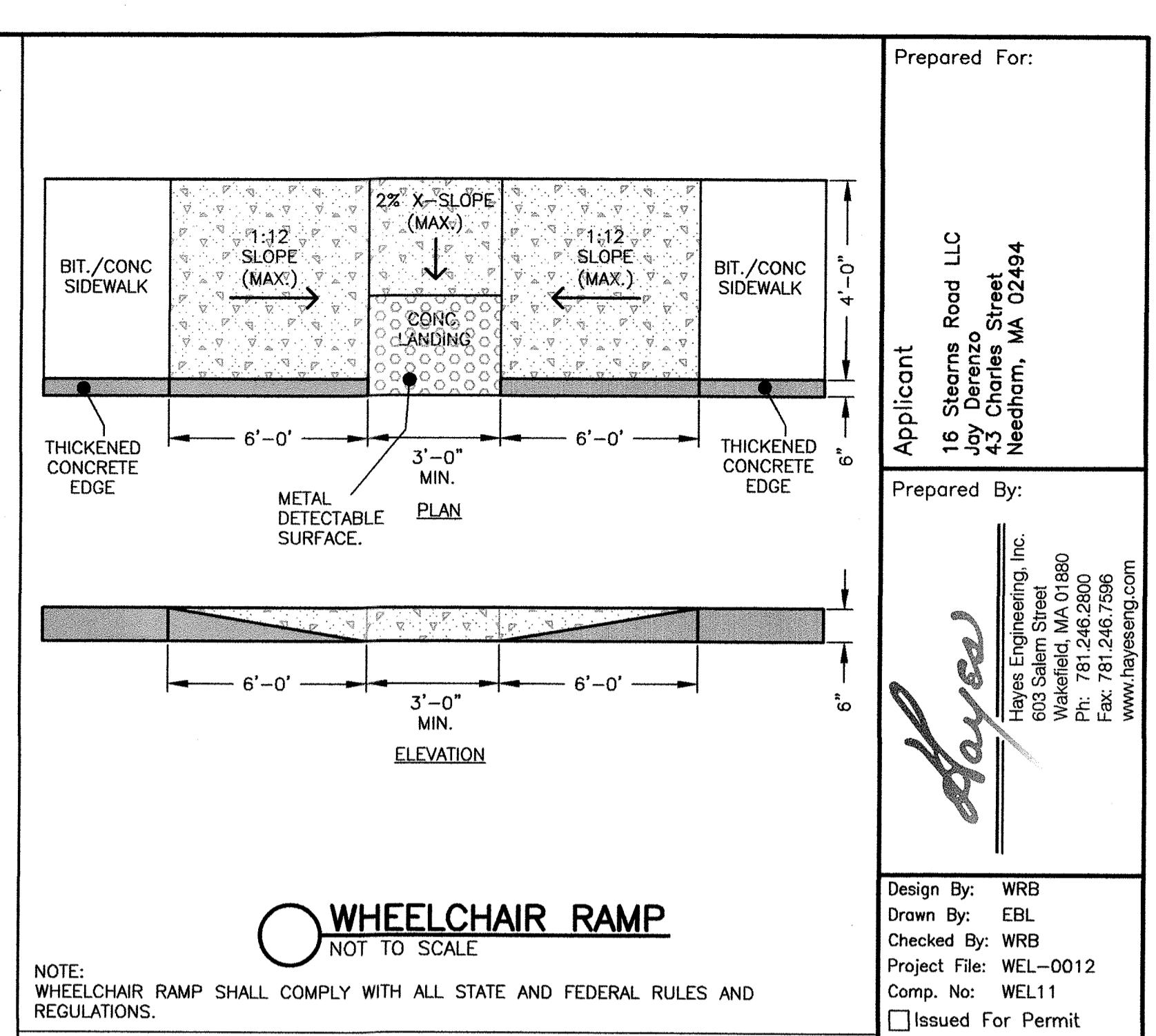
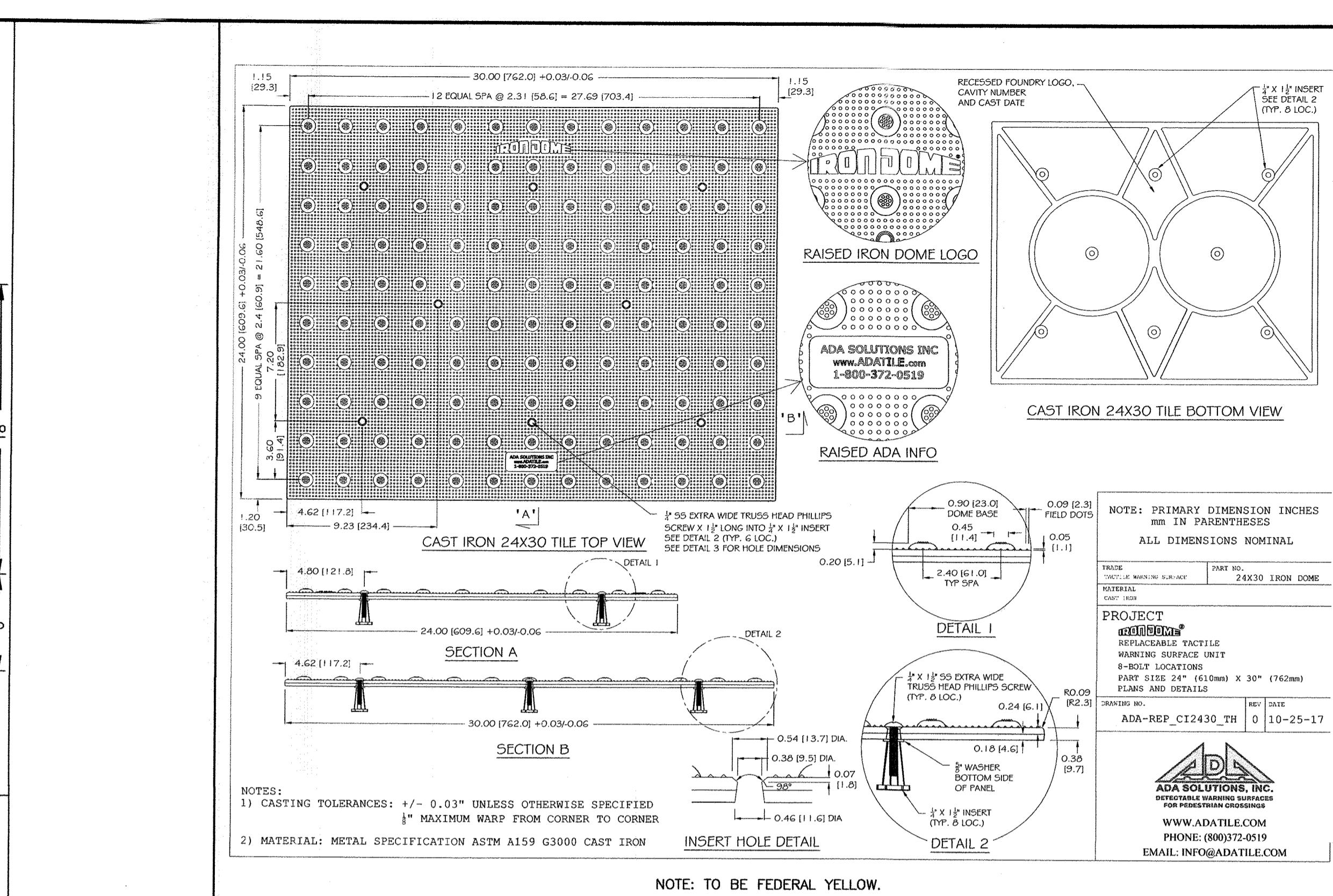
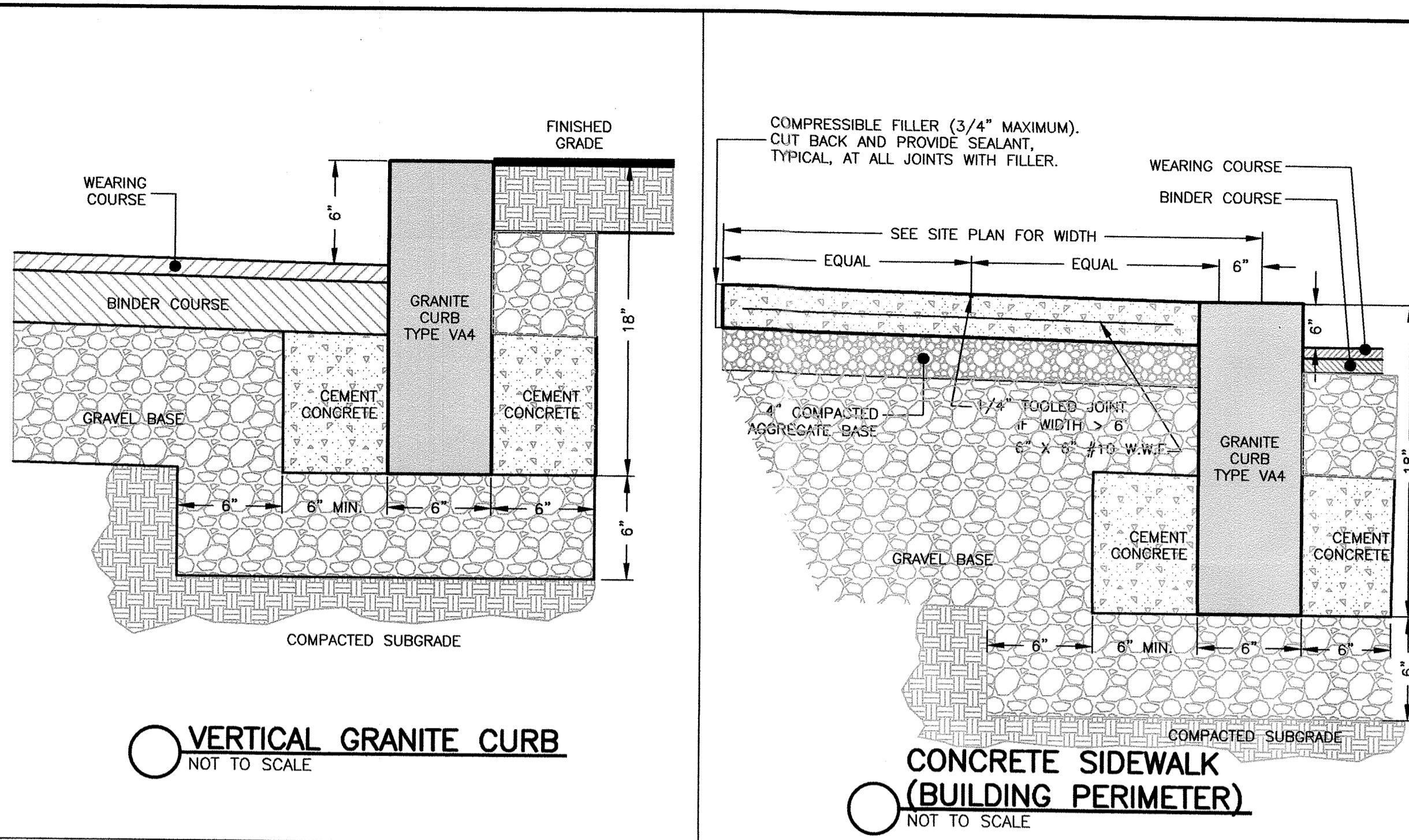
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 Issued For Construction
 Not For Construction

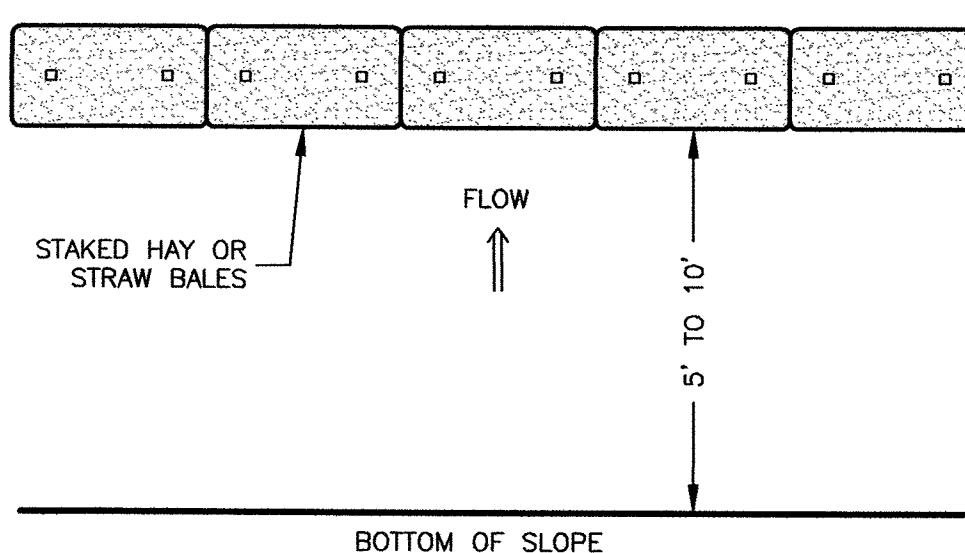
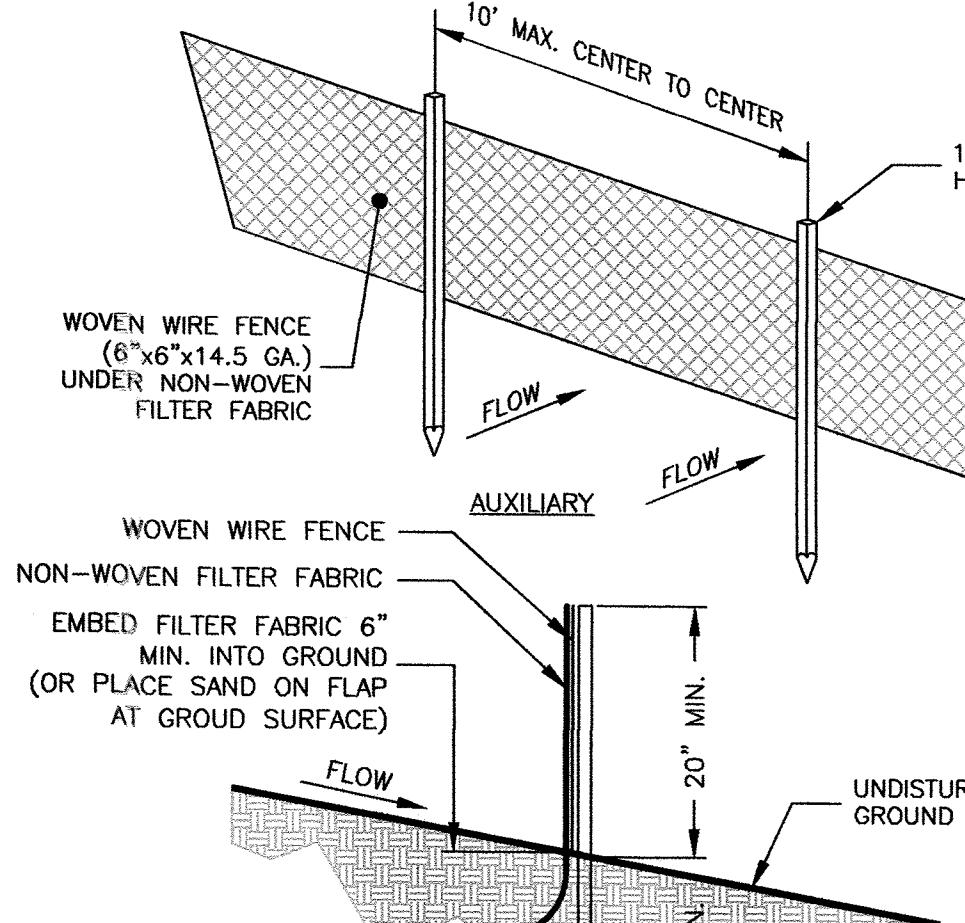
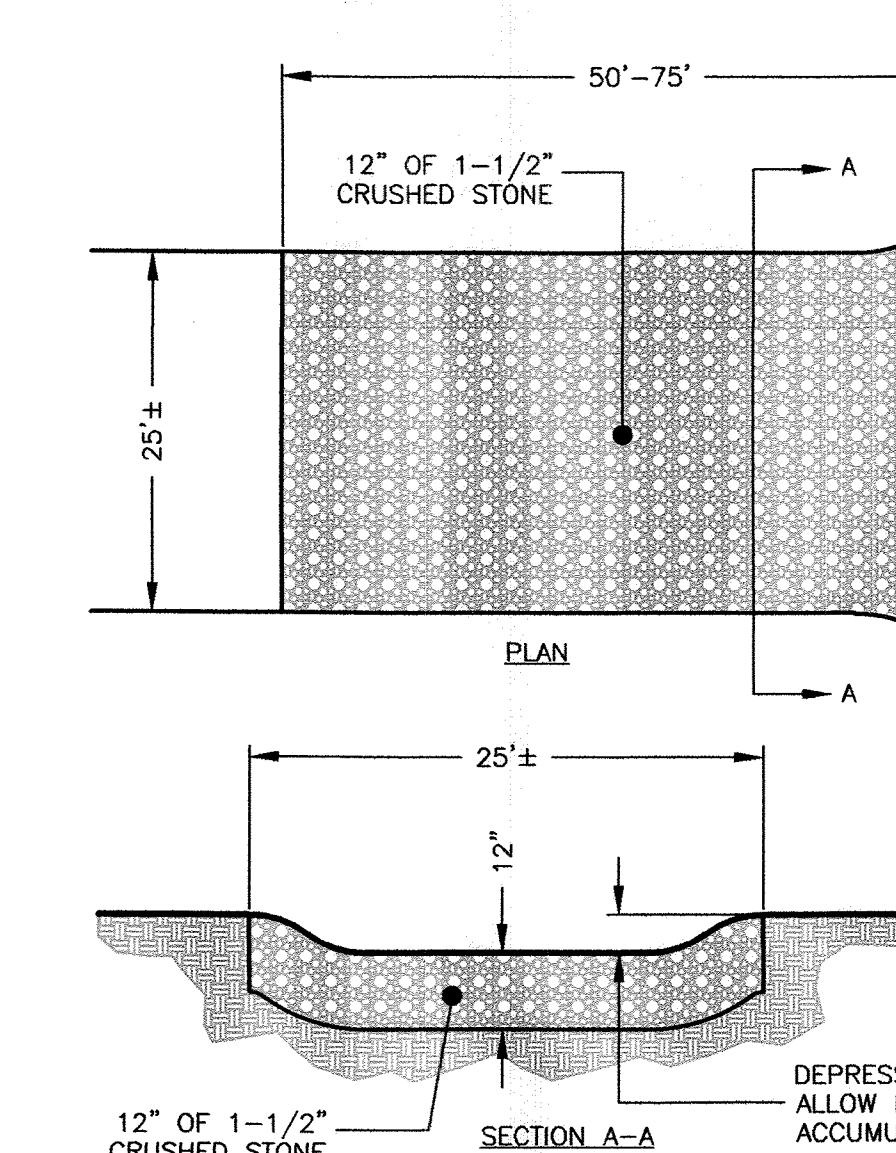
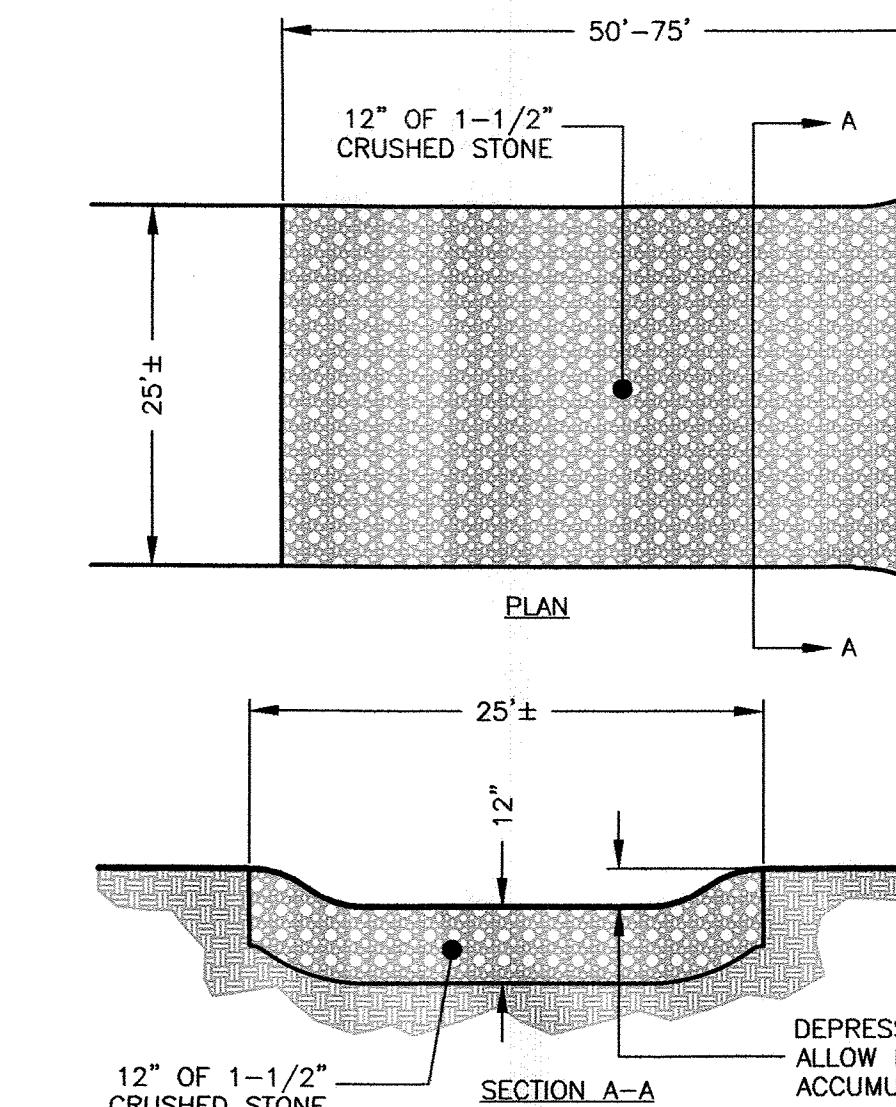
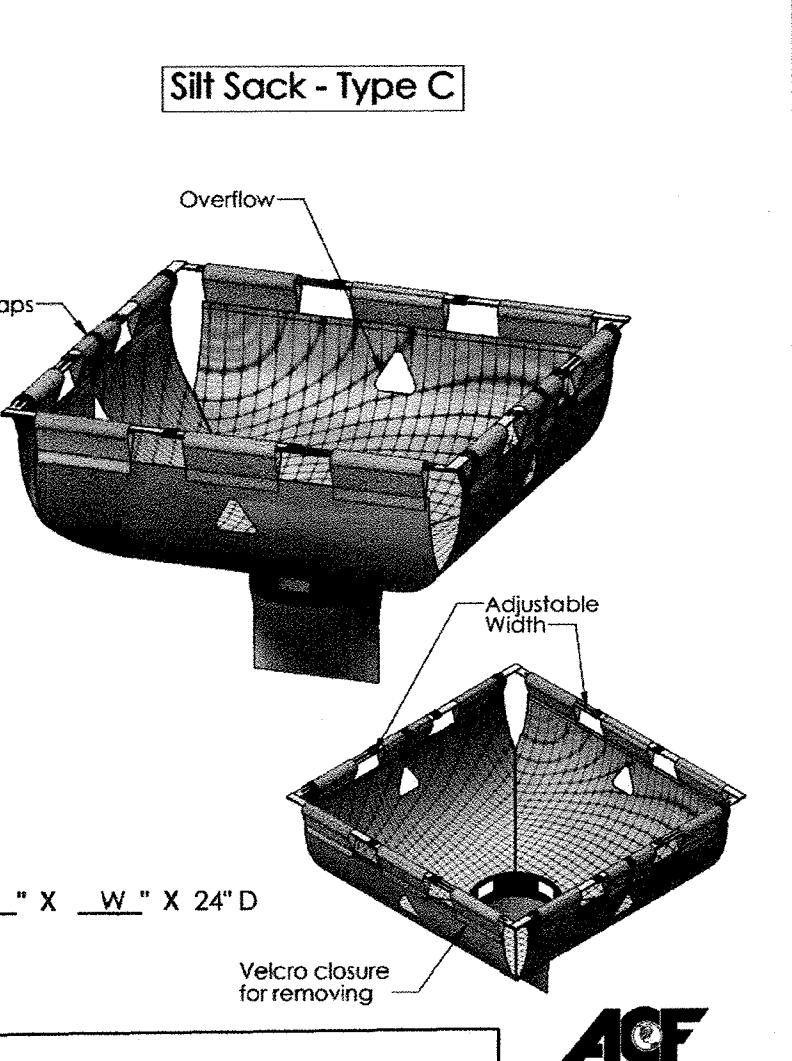
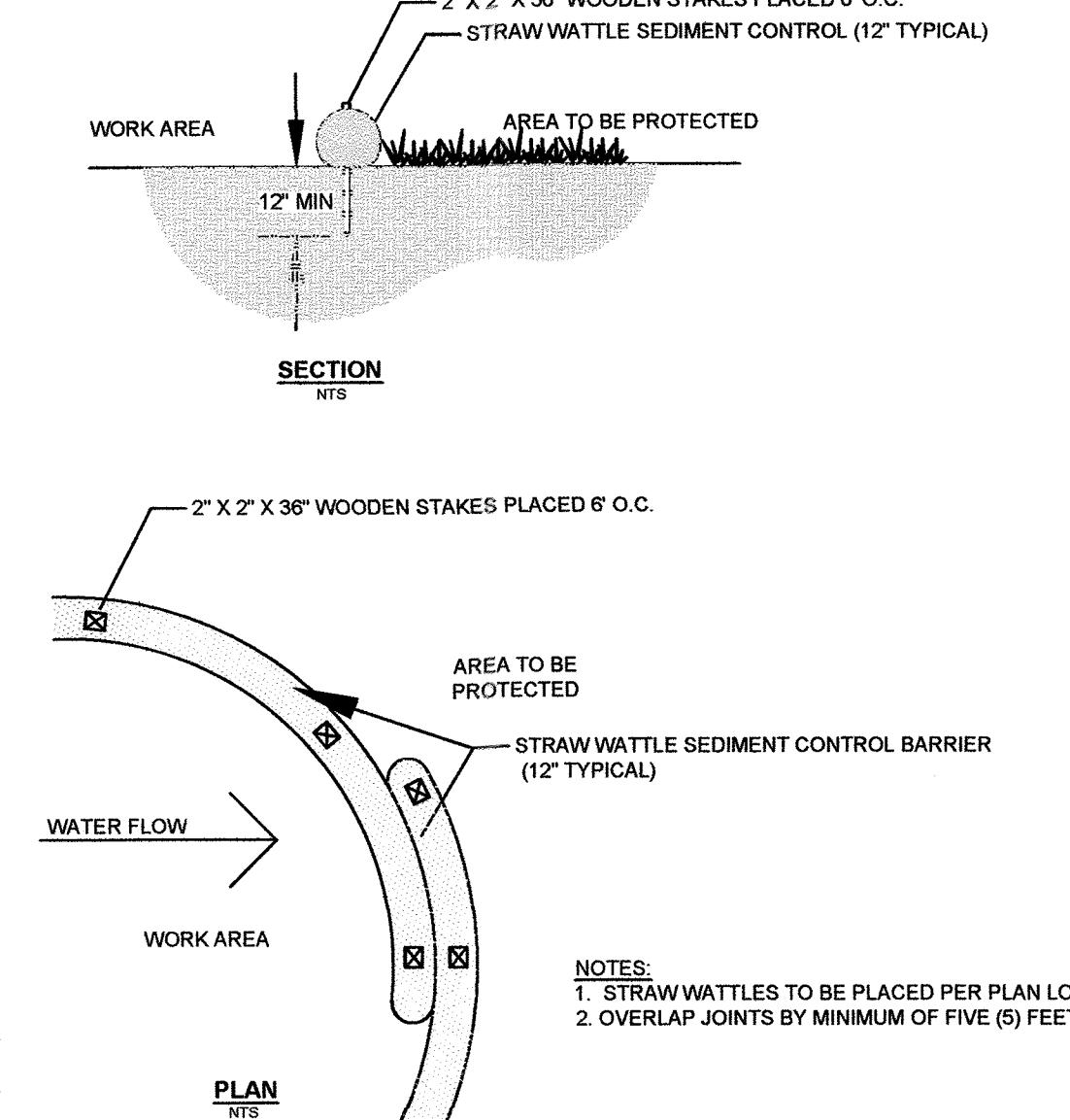
Date: 12-21-2018
12-11-2018
10-19-2018
7-5-2018
2-15-2018
Date



Drawing Title: #16 STEARNS ROAD WELLESLEY, MASS.
Date: January 12, 2018

Drawing No.: C8
Drawing Date: 12-26-2018
Signature: William R. Bergeron
CIV. ENG. REG. NO. 13464
Seal: Commonwealth of Massachusetts
SHEET 11 OF 13



 <p>EROSION PROTECTION @ BOT. SLOPE NOT TO SCALE</p> <p>NOTE: NORMAL USE AT BOTTOM OF FILL SLOPE</p>	 <p>SILT FENCE NOT TO SCALE</p> <p>NOTES:</p> <ol style="list-style-type: none"> 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. 3. TO BE USED WHERE CLEARANCE IS LIMITED. 	 <p>TIRE TRACKING PAD NOT TO SCALE</p> <p>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.</p>	<p>STEARNS ROAD</p> 	 <p>Silt Sack - Type C</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. ANY AREA IMPACTED BY CONSTRUCTION TRACKING WILL HAVE SILTSACKS INSTALLED AS NEEDED. 2. EXTRA SILTATION CONTROL MATERIALS WILL BE STOCKPILED ON SITE FOR USE AS NEEDED. <p>SILT SACK® (OR APPROVED EQUAL) NOT TO SCALE</p>	 <p>STRAW WATTLE SEDIMENT CONTROL NOT TO SCALE</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. STRAWWATTERS TO BE PLACED PER PLAN LOCATIONS. 2. OVERLAP JOINTS BY MINIMUM OF FIVE (5) FEET. 	<p>Prepared For:</p> <p>Applicant: 16 Stearns Road LLC 16 Stearns Road Joy Dezenzo 43 Charles Street Needham, MA 02494</p> <p>Prepared By:</p> <p><i>Hayes</i> Hayes Engineering, Inc. 603 South Street Wellesley, MA 02480 Ph: 781.462.2100 Fax: 781.462.7390 www.hayeseng.com</p> <p>Design By: WRB Drawn By: EBL Checked By: WRB Project File: WEL-001 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</p>
<p>Scale: 1"=20' 0' 10' 20' 40'</p> <p>10 9 8 7 6 5 4 3 2 1</p> <p>12-21-2018 12-11-2018 10-19-2018 7-6-2018 2-15-2018</p> <p>Drive Comments Town Comments Town Comments No Changes this Sheet No. Revision</p> <p>Drawing Title: EROSION DETAIL SHEET #16 STEARNS ROAD WELLESLEY, MASS.</p> <p>Date: January 12, 2018</p>						<p>Seal: MASSACHUSETTS DEPARTMENT OF ENVIRONMENT William H. Bergeron CIVIL No. 27411 12-26-2018</p> <p>Drawing No.: C10</p> <p>SHEET 13 OF 13</p>