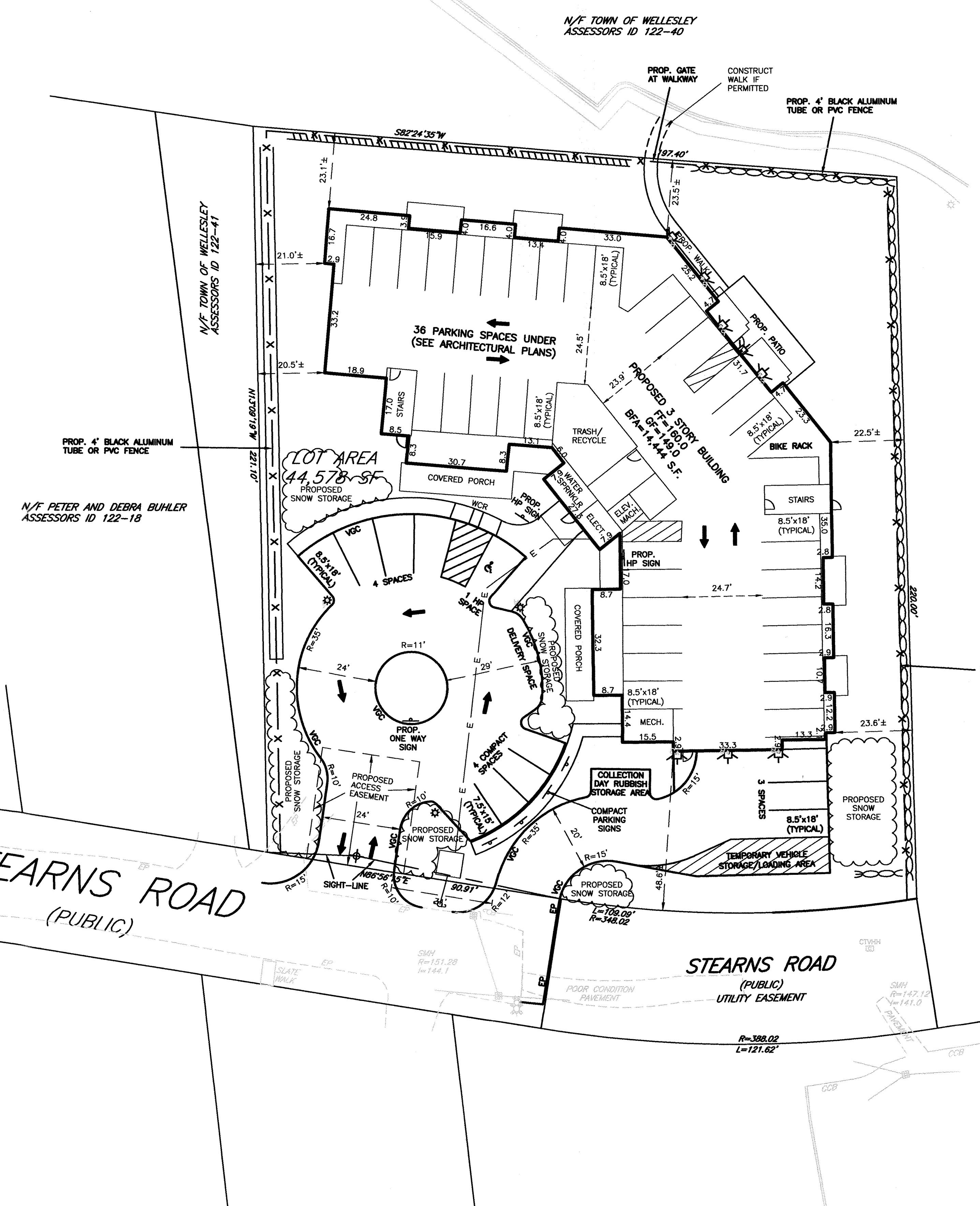


LEGEND

EXISTING FEATURES	
CONTOUR	152
EDGE OF PAVEMENT	EP
CAPE COD BERM	CCB
GAS SHUT OFF	
SEWER MANHOLE	
CATCH BASIN	
WATER GATE	
FIRE HYDRANT	
UTILITY POLE	
CABLE TV HANHOLE	CTVHH
PROPOSED FEATURES	
CONTOUR	156
VERTICAL GRANITE CURB	VGC
EDGE OF PAVEMENT	EP
FENCE	X
SPOT GRADE	49.0
SIGN	
CLEAN OUT	8
UNDERGROUND UTILITIES	
GAS	G
WATER	W
ELECTRIC	E
ABBREVIATIONS	
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:

- 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).
- SEE DETAIL SHEETS FOR MORE DETAILED INFORMATION.
- ANY ASBESTOS FOUND ON SITE TO BE HANDLED IN ACCORDANCE WITH 310 CMR 7.15.
- AREA TO BE REPAVED IS TO BE DONE IN CONFORMANCE WITH THE TOWN OF WELLESLEY CONSTRUCTION STANDARDS.
- STEARNS ROAD AND FRANCIS ROAD TO BE SWEEP AS NECESSARY.

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 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
 Jay D'erenzo, Inc.
 43 Charles Street
 Needham, MA 02494
 Hayes Engineering, Inc.
 603 Salem Street
 Wrentham, MA 01860
 Ph: 781.246.7986
 Fax: 781.246.7986
 www.hayeseng.com

Prepared By:

Hayes

SHEET INDEX

PLAN TITLE	SHEET DESIGNATION
AYOUT 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.

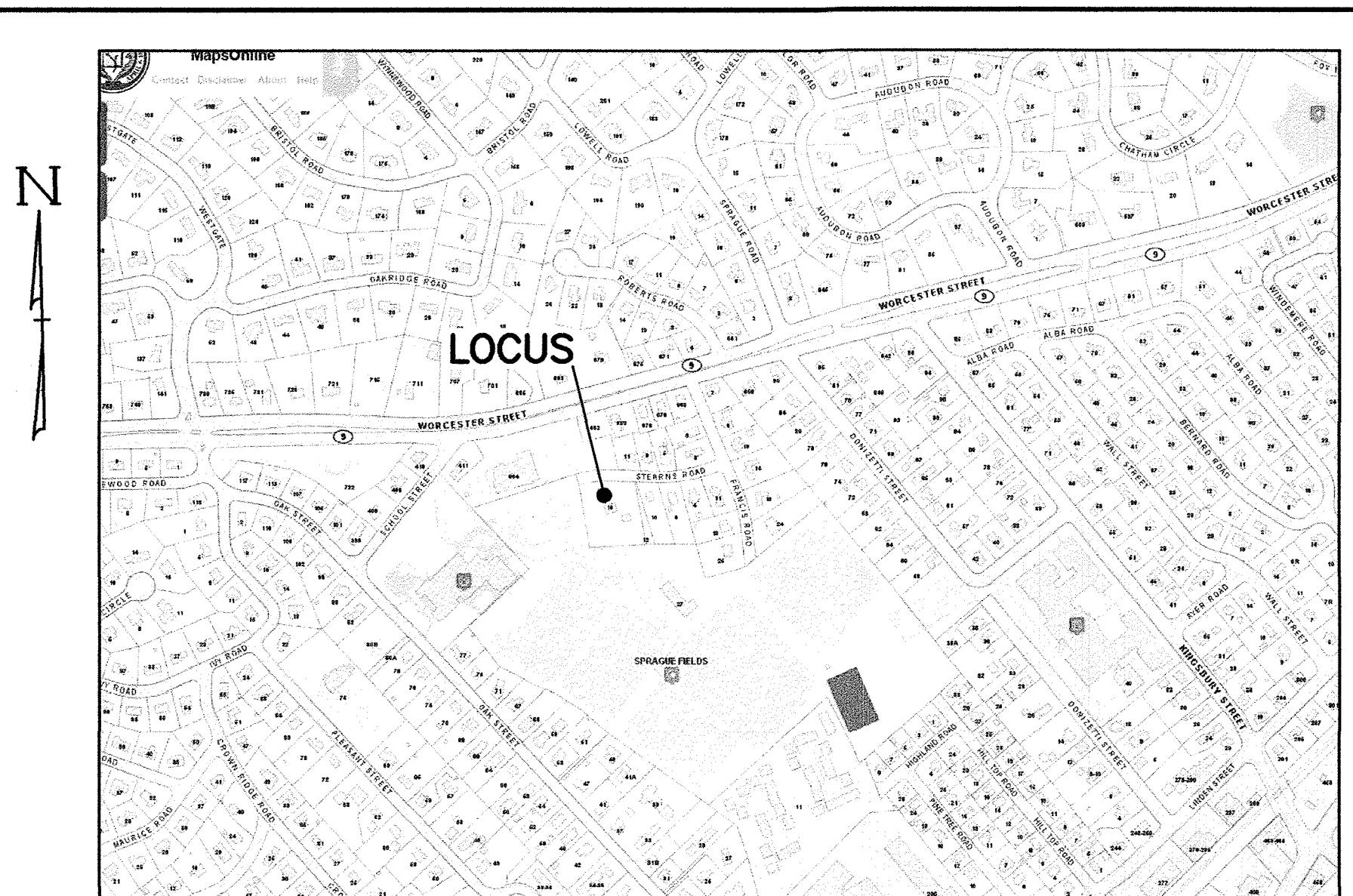
PARKING TABLE

GARAGE UNDER SPACES = 35
GARAGE ACCESSIBLE SPACES = 1
SURFACE SPACES = 11
SURFACE ACCESSIBLE SPACES = 1
TOTAL SPACES PROVIDED = 48

3-7-2019	VHB Comments
2-20-2018	Sight Line
12-21-2018	Town Comments
12-11-2018	Drive Locations
12-7-2018	Entrance Drive
10-19-2018	Town Comments
7-6-2018	Submittal
4-3-2018	Town Comments
2-15-2018	Building Height
Date	Revision

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

N/F TOWN OF WELLESLEY ASSESSORS ID 122-40



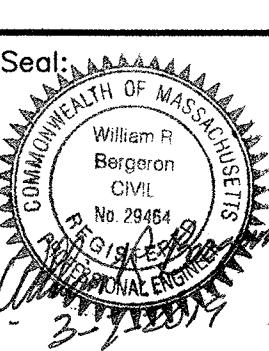
LOCUS
SCALE: 1" = 20'
0' 10' 20' 40'

DATE: January 12, 2018

LAYOUT PLAN

Drawing Title:

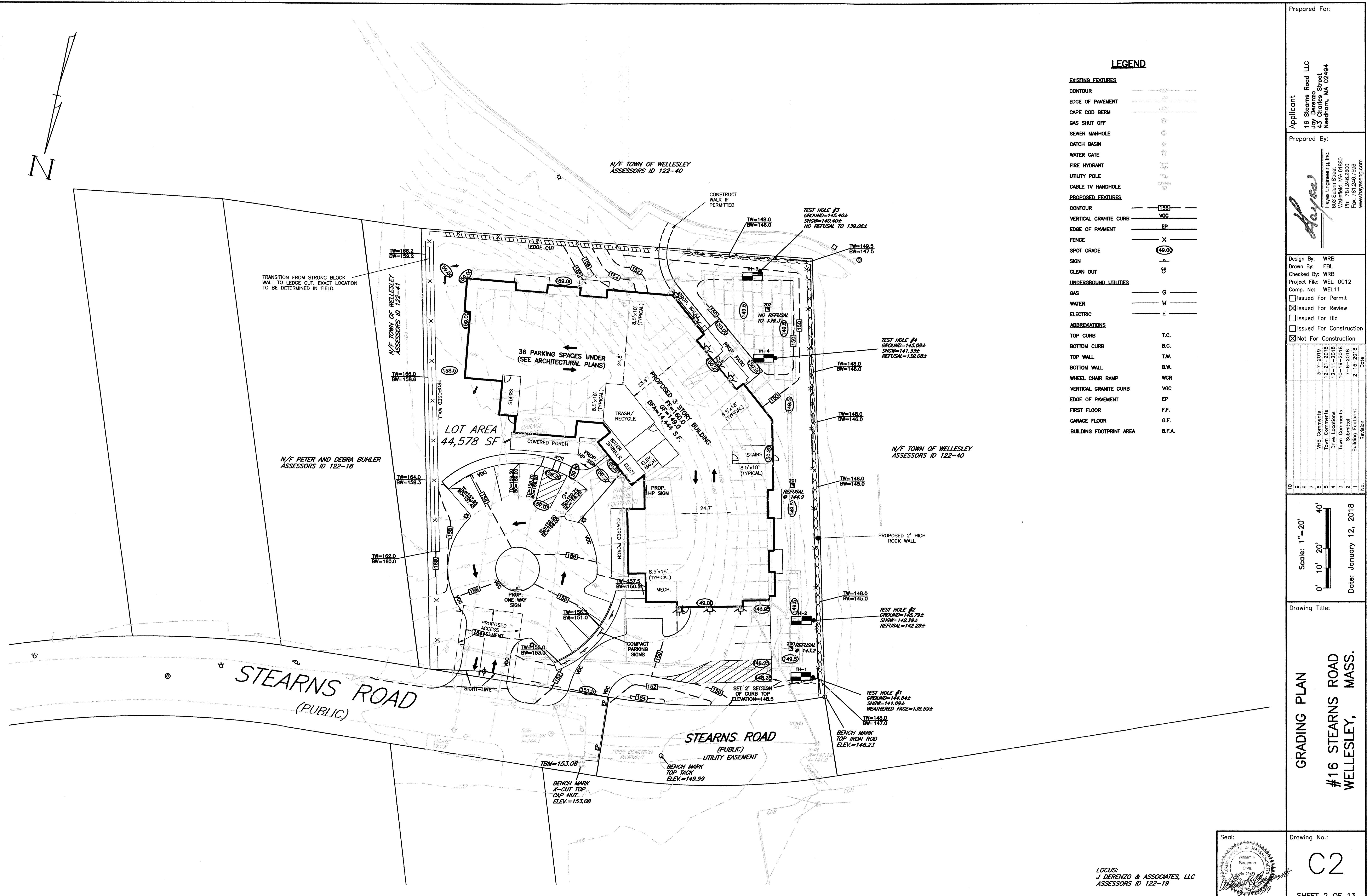
#16 STEARNS ROAD
WELLESLEY, MASS.

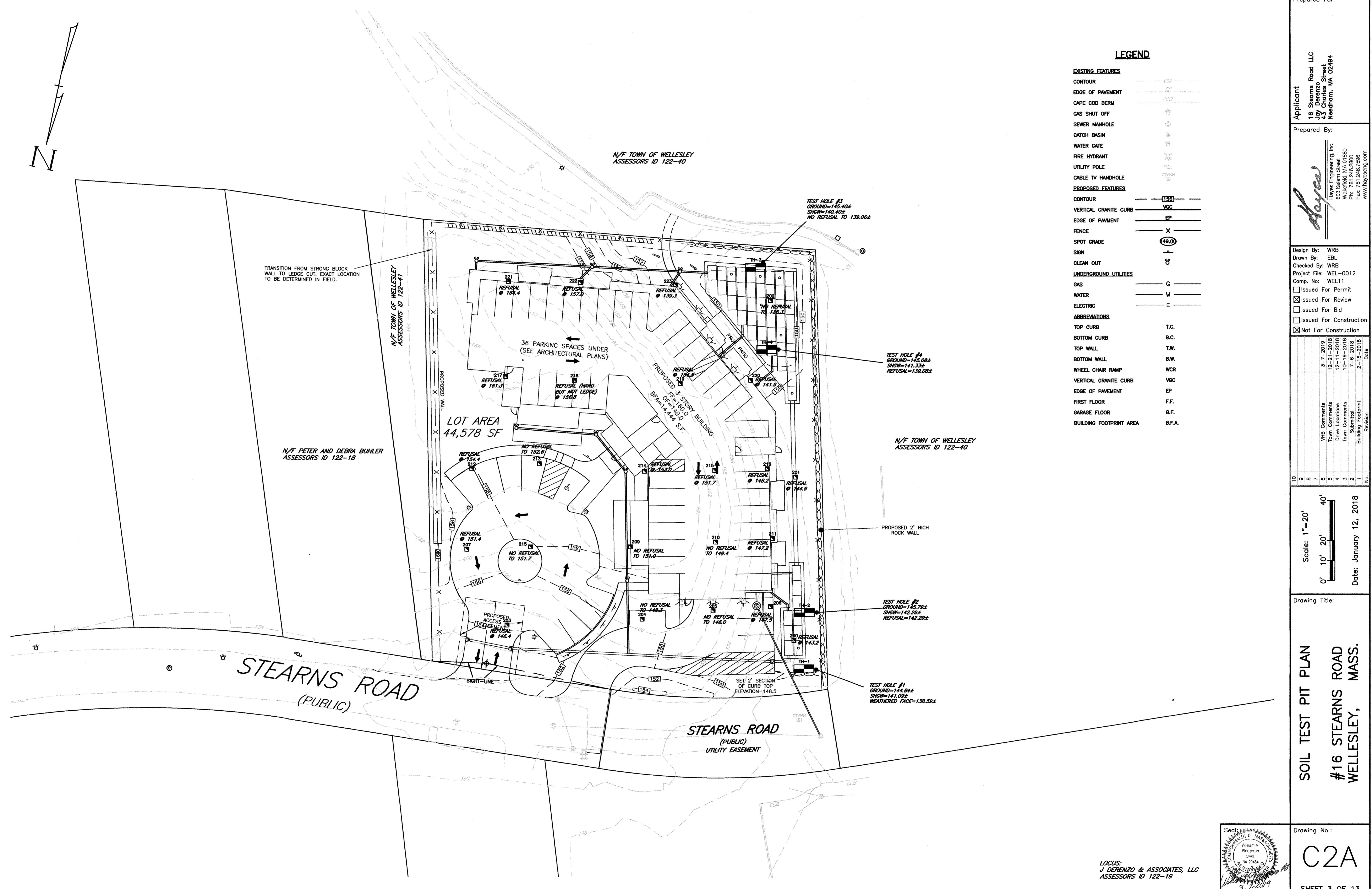


Drawing No.:

C1

SHEET 1 OF 13





Applicant
16 Stearns Road LLC
Jay Derenzo
43 Charles 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

Date	2-15-2018	7-6-2018	10-19-2018	12-11-2018	12-21-2018	3-7-2019	Events
							ons
							ents
							print

Comments

VHB Town Drive Town S Buildi

Scale: 1" = 20'

0' 10' 20' 40'

— 1 —

SOIL TEST PIT PLAN
#16 STEARNS ROAD
WELLESLEY, MASS.

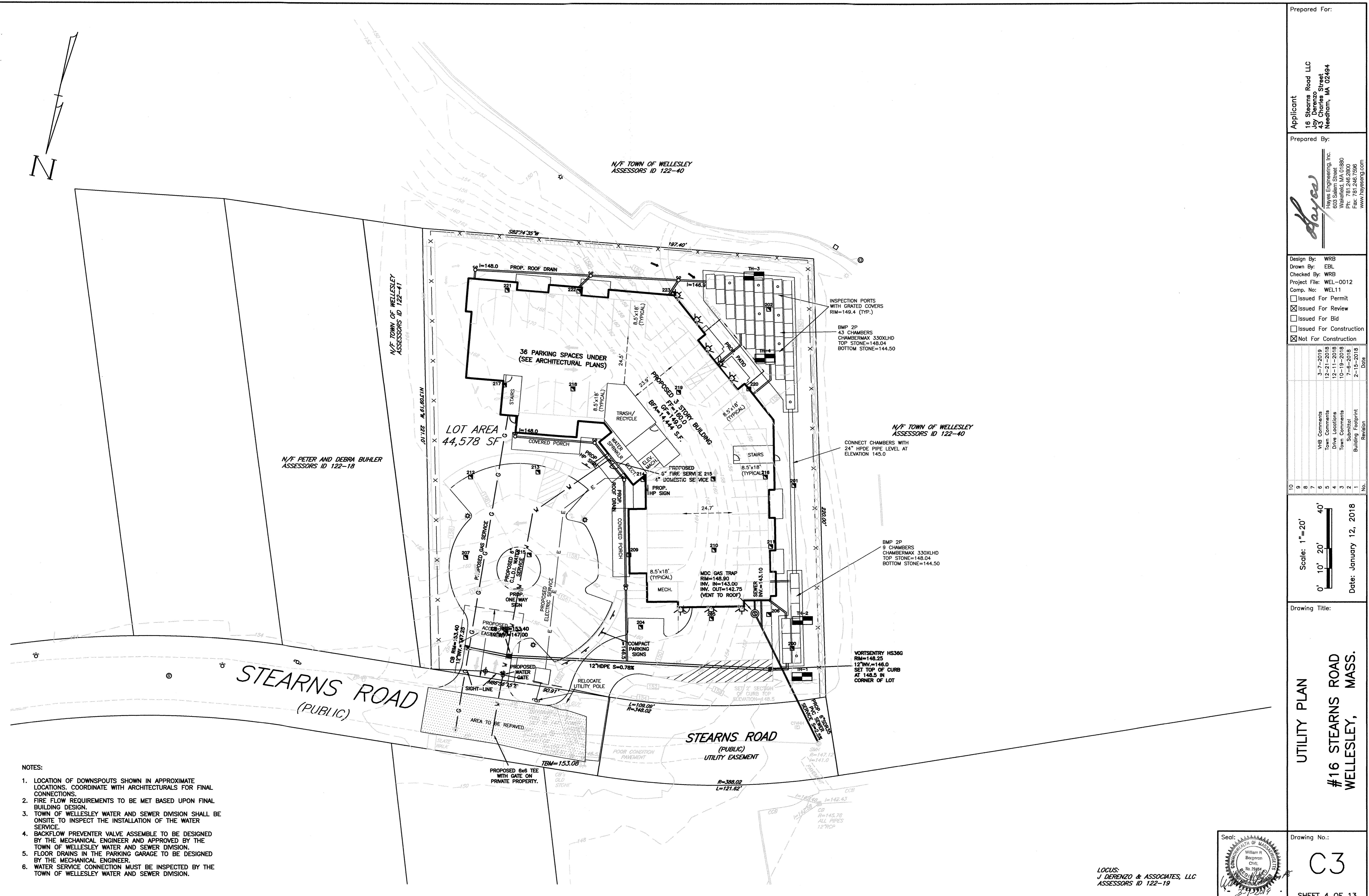
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Drawing No.: C2A

SHEET 3 OF 13

SHEET 3 OF 15

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



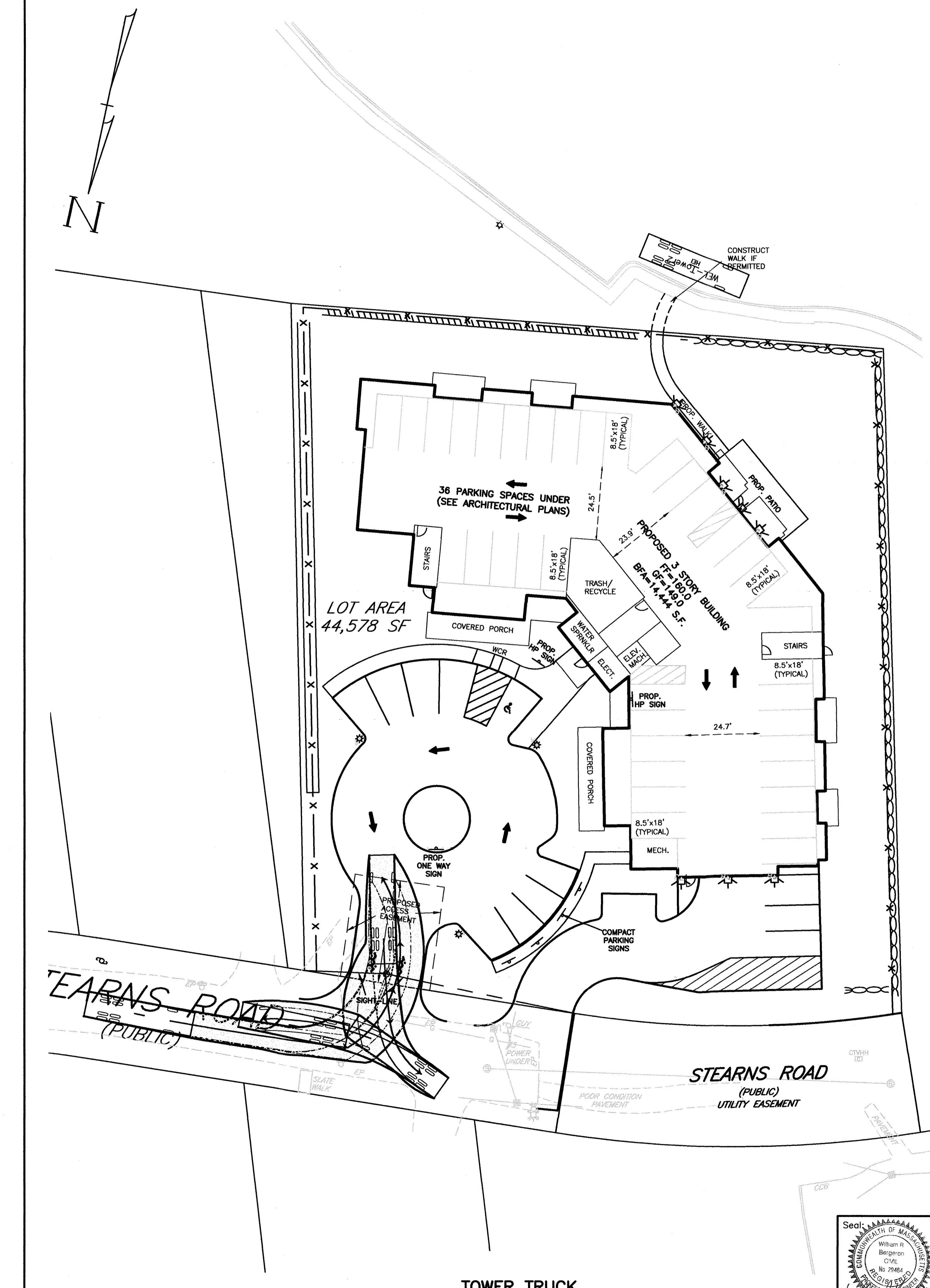
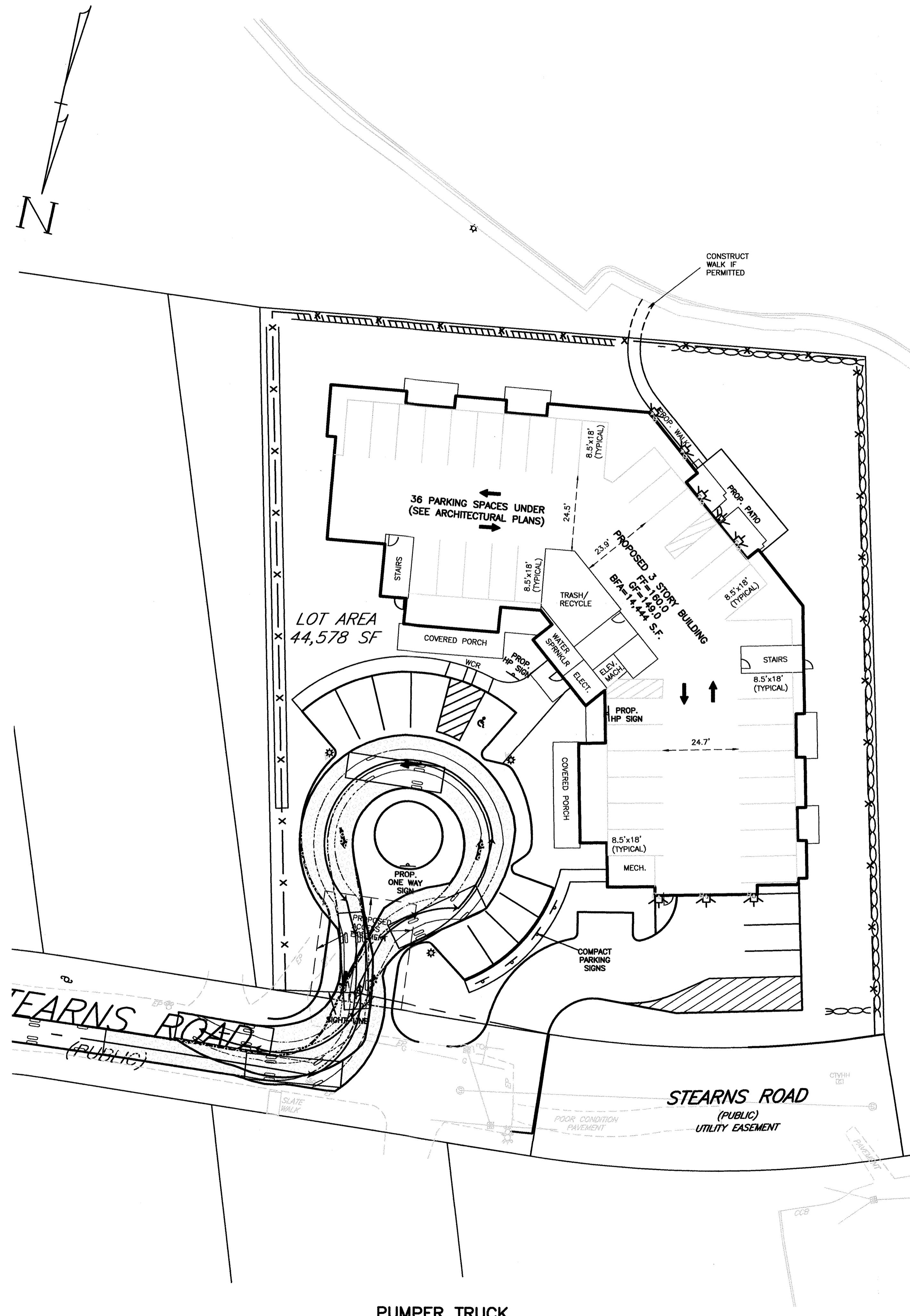
NOTES

1. LOCATION OF DOWNSPOUTS SHOWN IN APPROXIMATE LOCATIONS. COORDINATE WITH ARCHITECTURALS FOR FINAL CONNECTIONS.
2. FIRE FLOW REQUIREMENTS TO BE MET BASED UPON FINAL BUILDING DESIGN.
3. TOWN OF WELLESLEY WATER AND SEWER DIVISION SHALL BE ONSITE TO INSPECT THE INSTALLATION OF THE WATER SERVICE.
4. BACKFLOW PREVENTER VALVE ASSEMBLE TO BE DESIGNED BY THE MECHANICAL ENGINEER AND APPROVED BY THE TOWN OF WELLESLEY WATER AND SEWER DIVISION.
5. FLOOR DRAINS IN THE PARKING GARAGE TO BE DESIGNED BY THE MECHANICAL ENGINEER.
6. WATER SERVICE CONNECTION MUST BE INSPECTED BY THE TOWN OF WELLESLEY WATER AND SEWER DIVISION.

Drawing No.: C3

SHEET 4 OF 13





Prepared For:
 16 Stearns Road LLC
 Joy Dezenzo
 43 Charles Street
 Needham, MA 02494

Applicant:
 Hayes Engineering, Inc.
 Hayes Engineering, Inc.
 603 Salem Street
 Waltham, MA 02452
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Prepared By:
 Hayes

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

3-7-2019	3-7-2019
12-21-2018	12-11-2018
10-19-2018	10-19-2018
7-6-2018	7-6-2018
2-15-2018	2-15-2018
Revision	

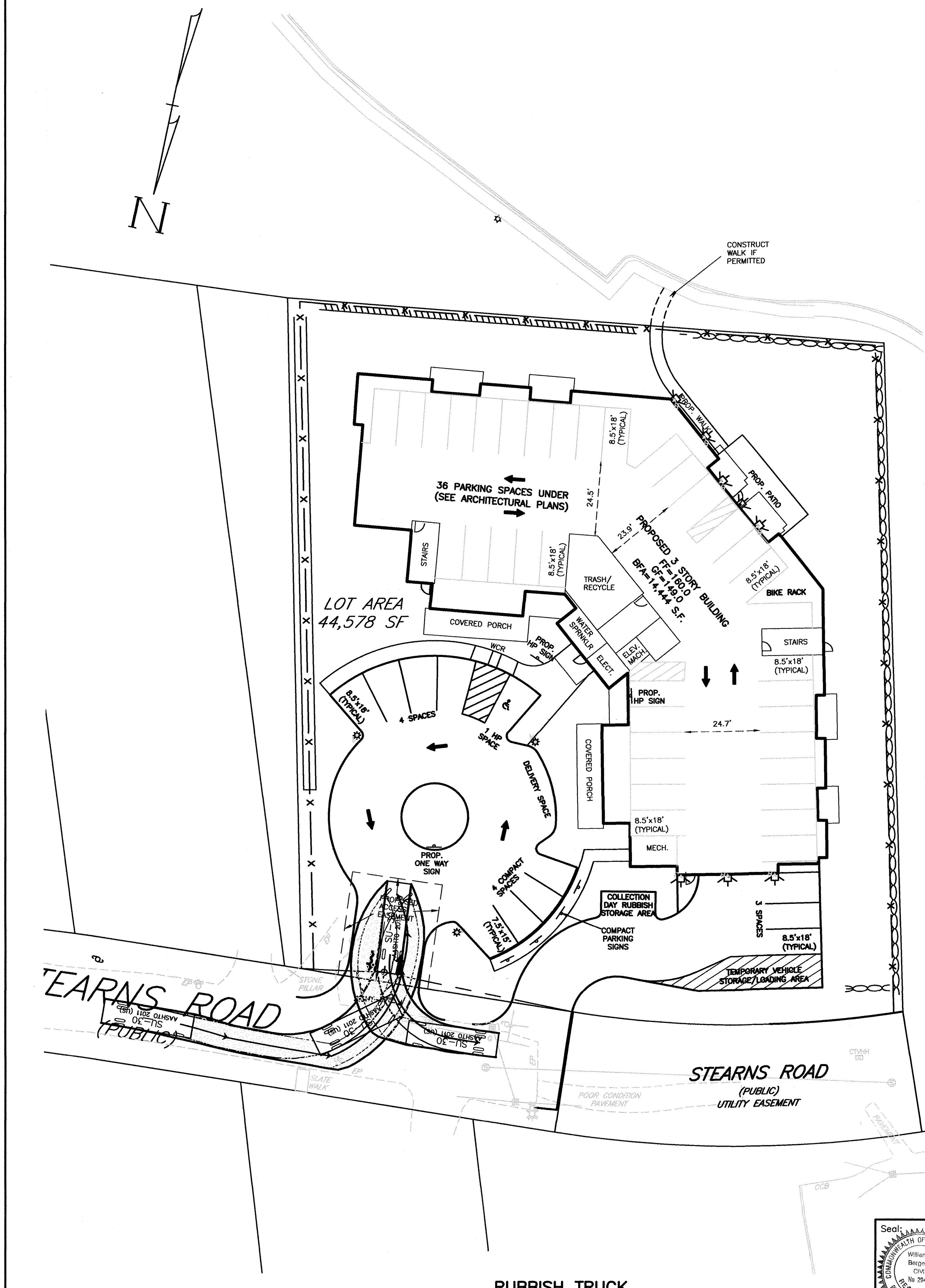
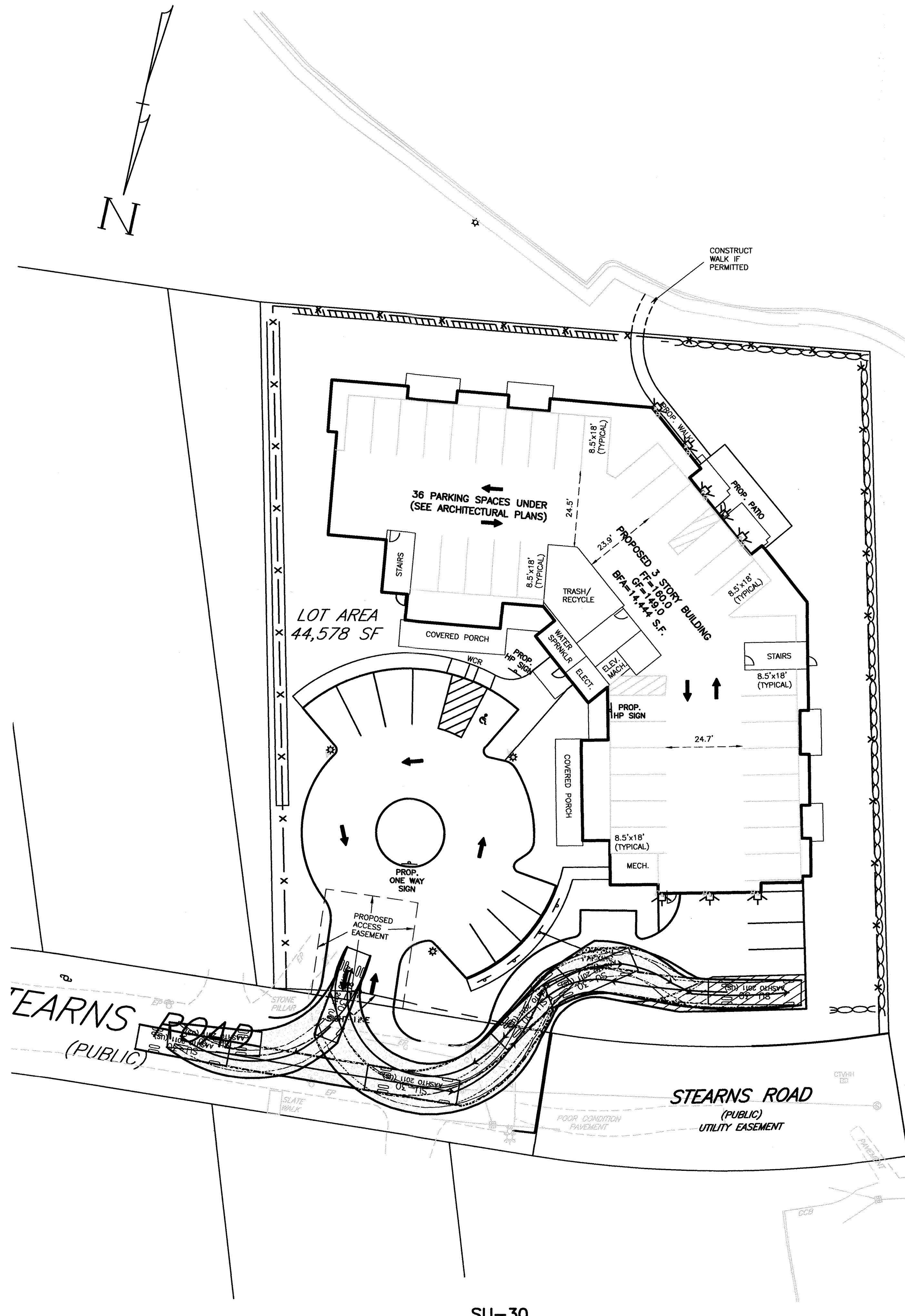
FIRE VEHICLE ACCESS PLAN
 #16 STEARN'S ROAD
 WELLESLEY, MASS.
 Drawing Title: Drawing No.: C6A
 Date: January 12, 2018

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

Drawing No.: C6A
 Sheet: 7 of 13

Seal: MASSACHUSETTS
 William R. Bergeron
 CIVL No. 29464
 REG'D PROFESSIONAL ENGINEER
 3-7-2019

N:\well1\SP-1\stearns5.dwg 3/7/2019 9:54:59 AM, EBL



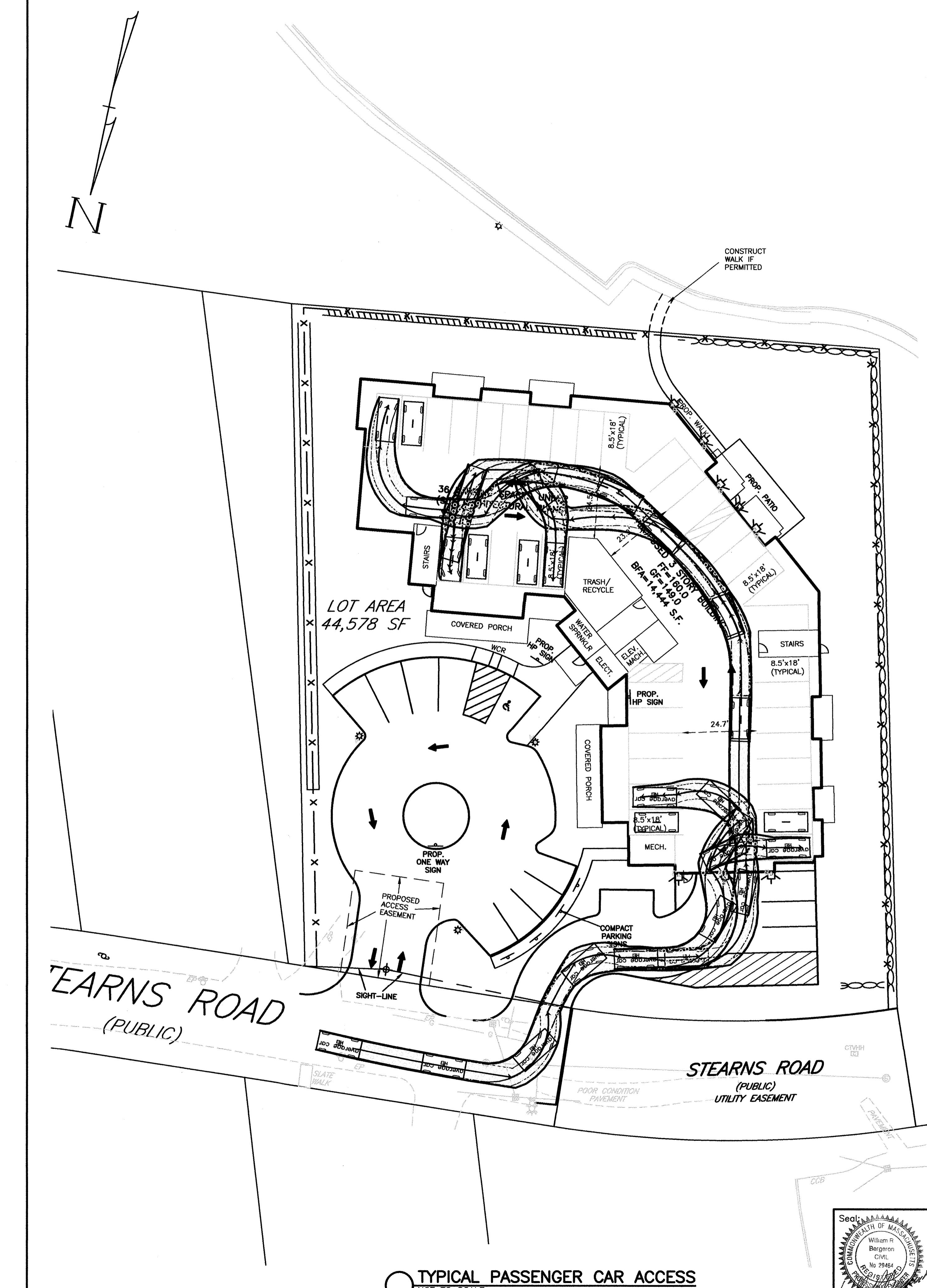
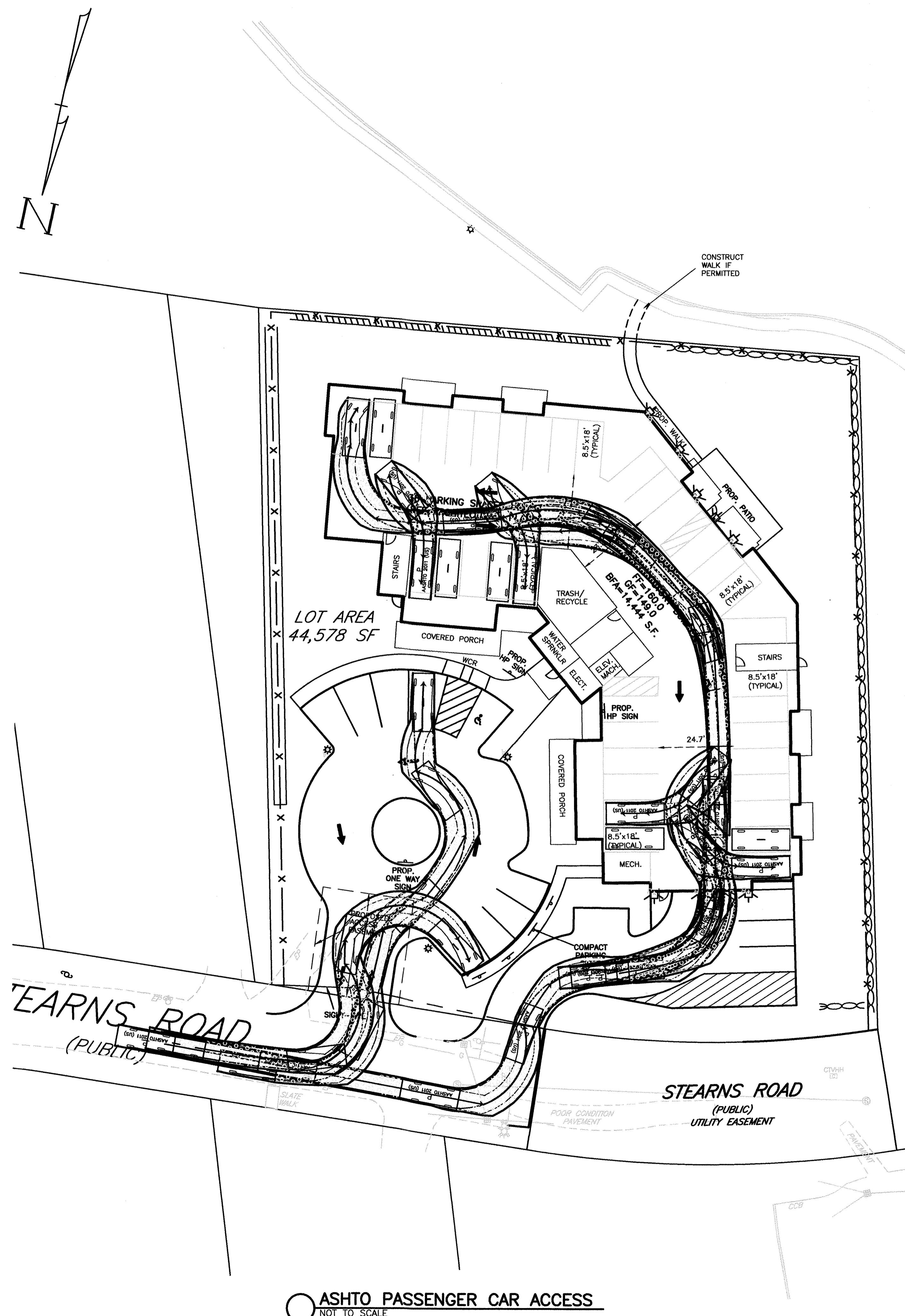
Prepared For:																																					
Applicant		16 Stearns Road LLC Jay Derenzo 43 Charles Street Needham, MA 02494																																			
Prepared By:		 <hr/> Hayes Engineering, Inc. 603 Salem Street Wakefield, MA 01880 Ph: 781.246.2800 Fax: 781.246.7596 www.hayeseng.com																																			
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>No.</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2-15-2018</td> <td>Building Footprint</td> </tr> <tr> <td>2</td> <td>7-6-2018</td> <td>Submittal</td> </tr> <tr> <td>3</td> <td>10-19-2018</td> <td>Town Comments</td> </tr> <tr> <td>4</td> <td>12-11-2018</td> <td>Drive Locations</td> </tr> <tr> <td>5</td> <td>12-21-2018</td> <td>Town Comments</td> </tr> <tr> <td>6</td> <td>2-20-2019</td> <td>SU-30 Exit</td> </tr> <tr> <td>7</td> <td>3-7-2019</td> <td>VHB Comments</td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> </tbody> </table>					No.	Date	Revision	1	2-15-2018	Building Footprint	2	7-6-2018	Submittal	3	10-19-2018	Town Comments	4	12-11-2018	Drive Locations	5	12-21-2018	Town Comments	6	2-20-2019	SU-30 Exit	7	3-7-2019	VHB Comments	8			9			10		
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Scale: 1" = 20'

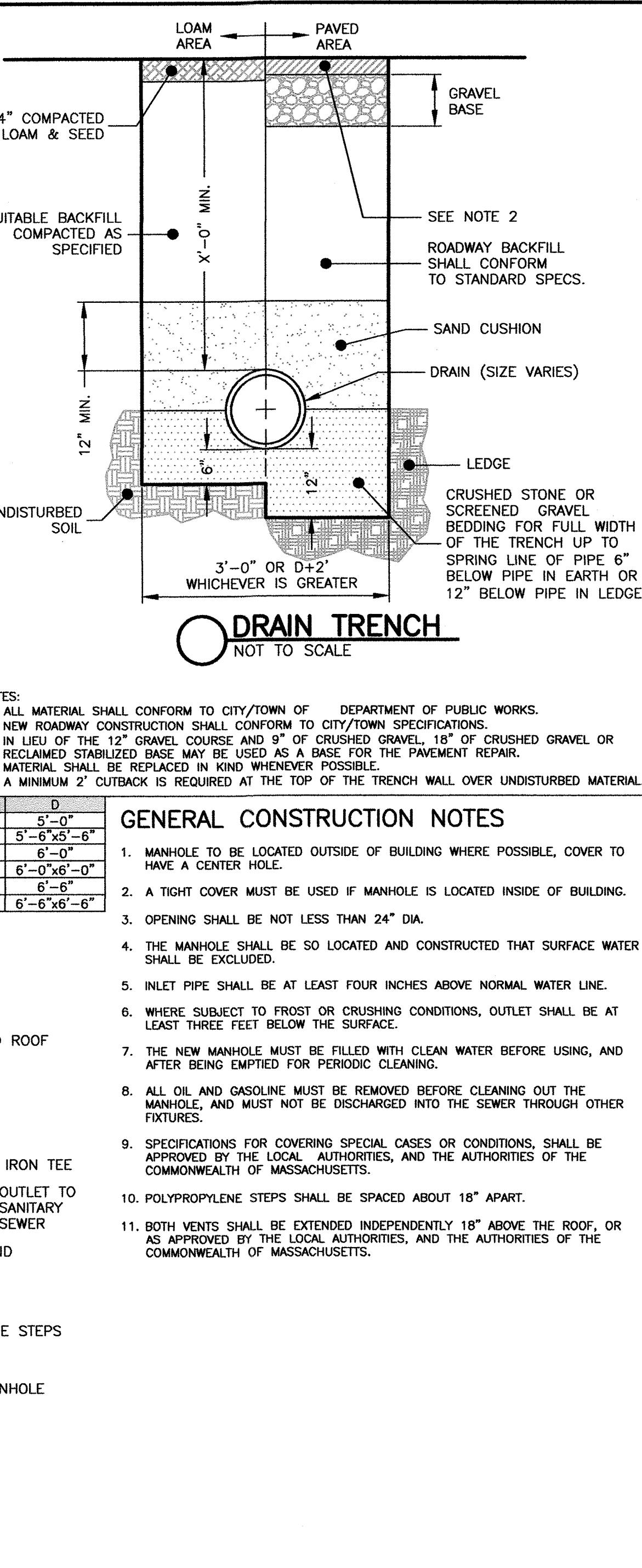
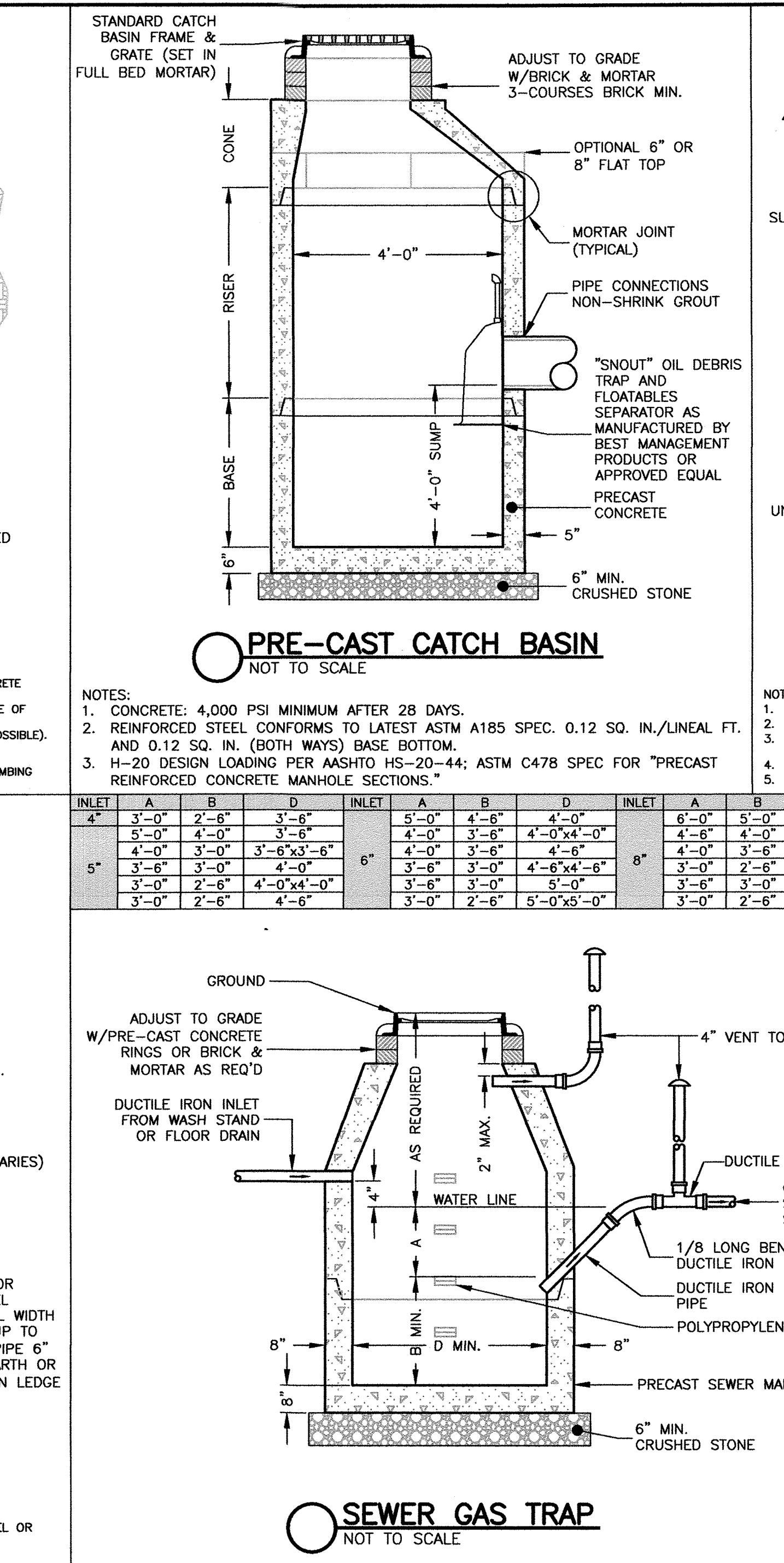
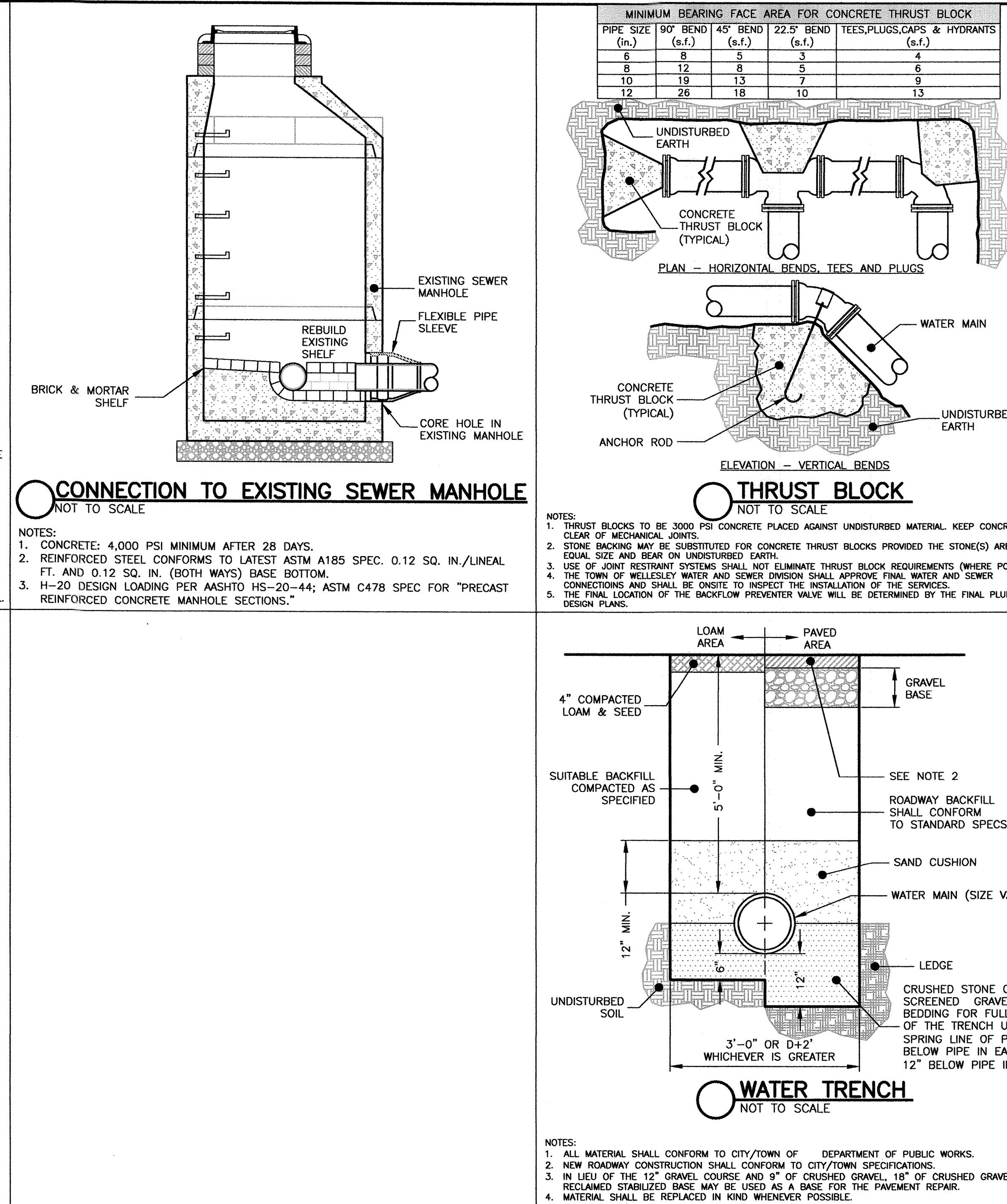
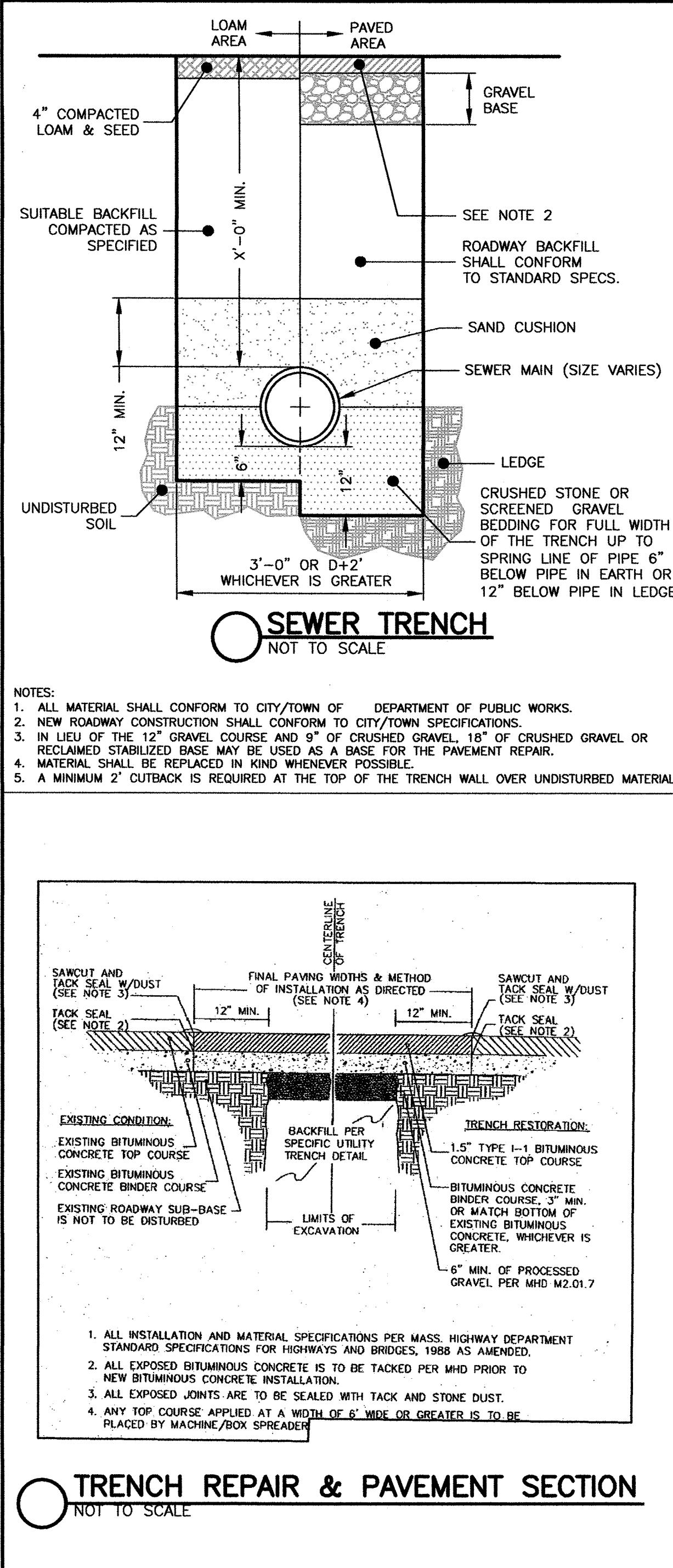
0' 10' 20' 40' 50'

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

Drawing No.:
C6B



Prepared For:	
<p>Applicant Hayes 16 Stearns Road LLC 351 Darenzio Street Needham, MA 02494</p>	
Prepared By:	
<p>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</p>	
<p>WRB 3-7-2019 Parking Space Access Comments Town Comments 12-21-2018 Drive Locations 12-11-2018 Town Comments 10-19-2018 Submittal 7-5-2018 Building Footprint 2-15-2018 Revision No.</p>	
Drawing Title:	
<p>FIRE VEHICLE ACCESS PLAN #16 STEARNS ROAD WELLESLEY, MASS. Date: January 12, 2018</p>	
Drawing No.:	
<p>C6C Seal: William R. Bergeron CIVL No 27485 REB 1919 3-7-2019</p>	
SHEET 9 OF 13	



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

Prepared By:


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www.hayeseng.com

Design By: WRB
Drawn By: EBL
Checked By: WRB
Project File: WEL-0012
Comp. No: WEL11
 Issued For Permit

<input checked="" type="checkbox"/> Issued For Review															
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7-6-2018	7-6-2018														
2-15-2018	2-15-2018														
No Changes This Sheet	Revision														

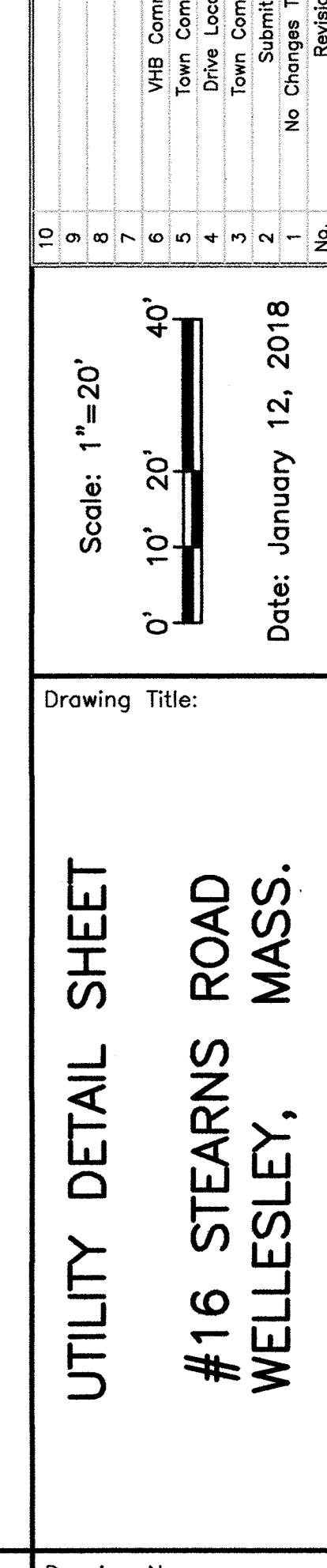
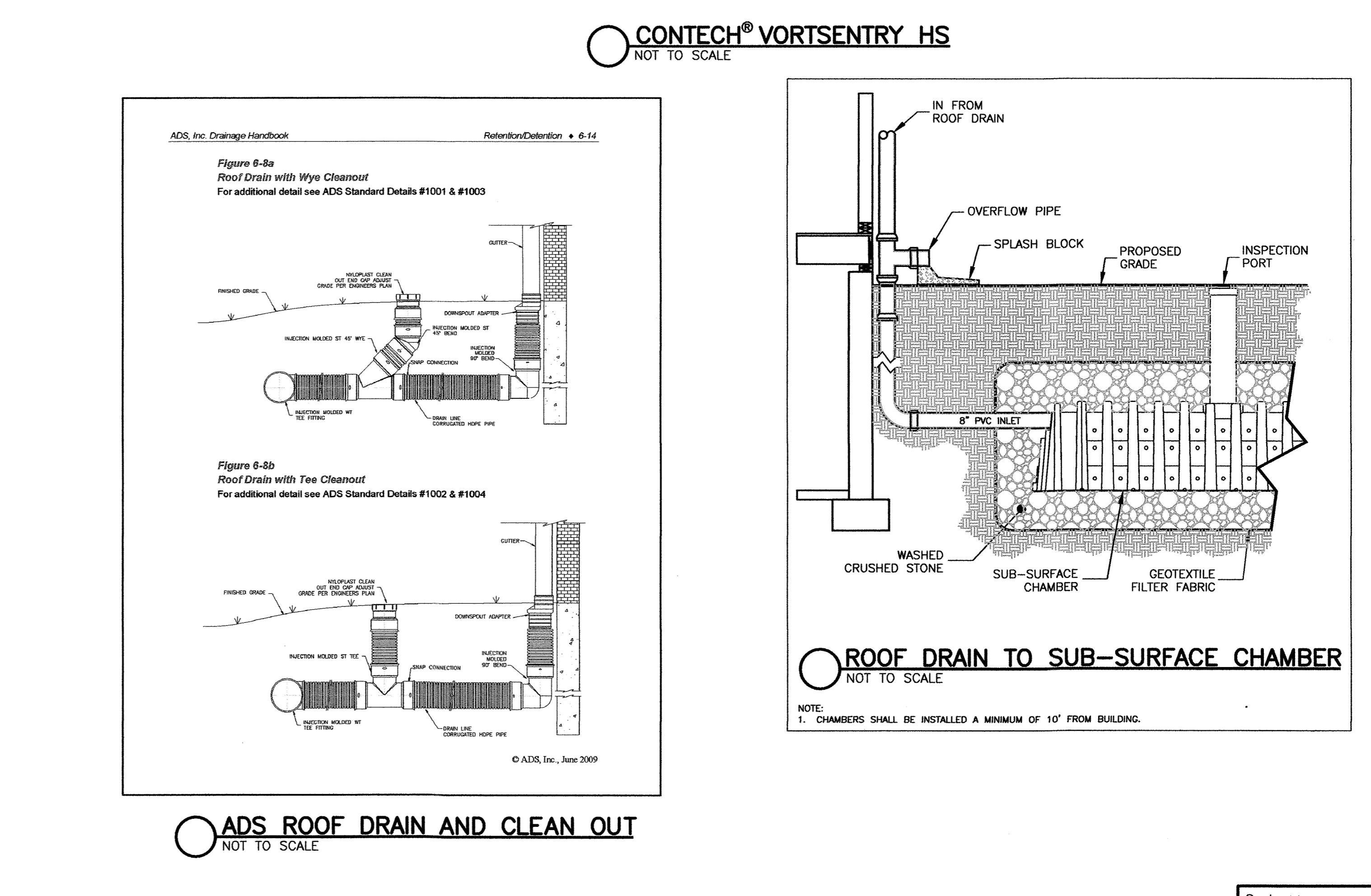
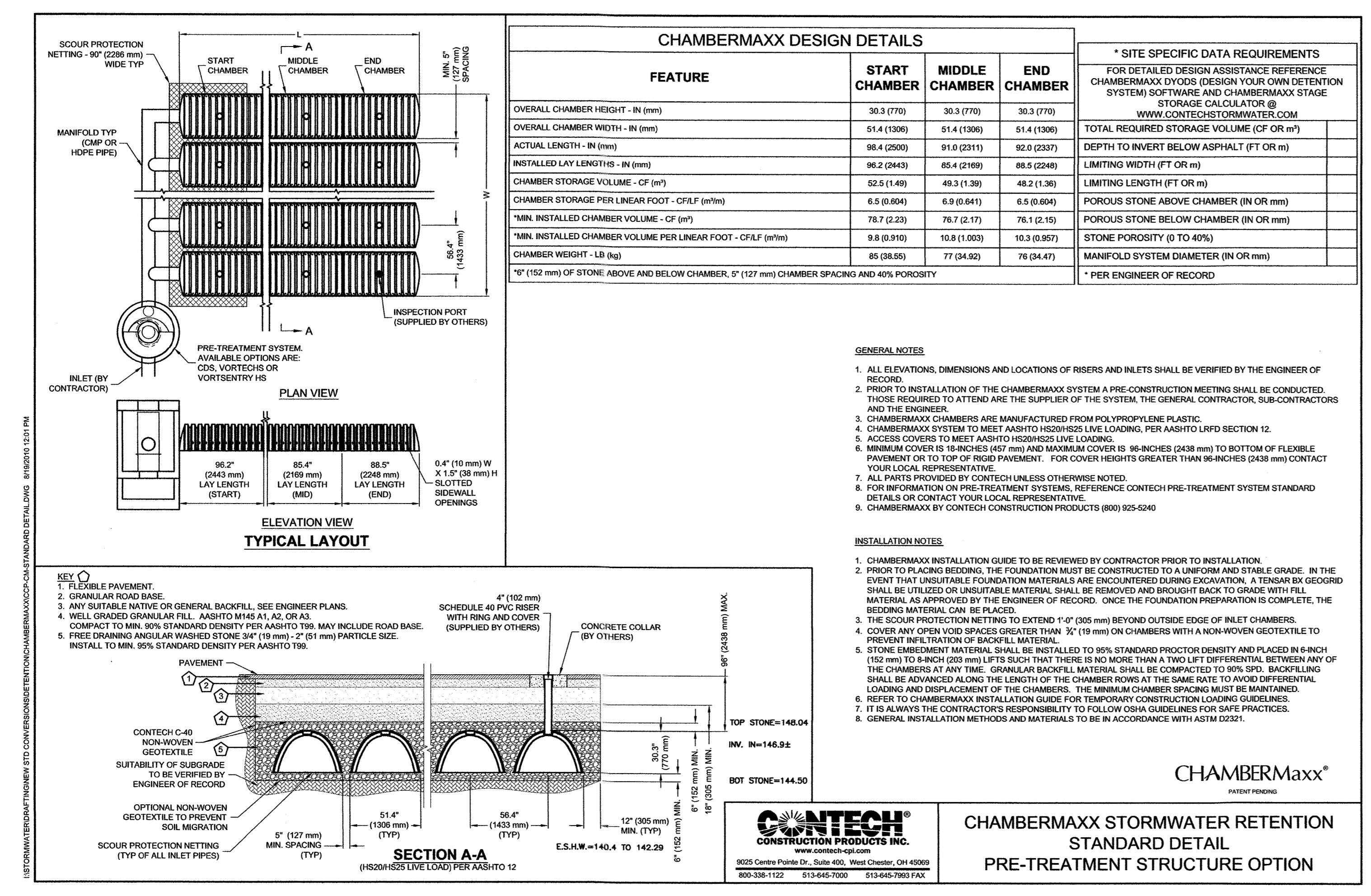
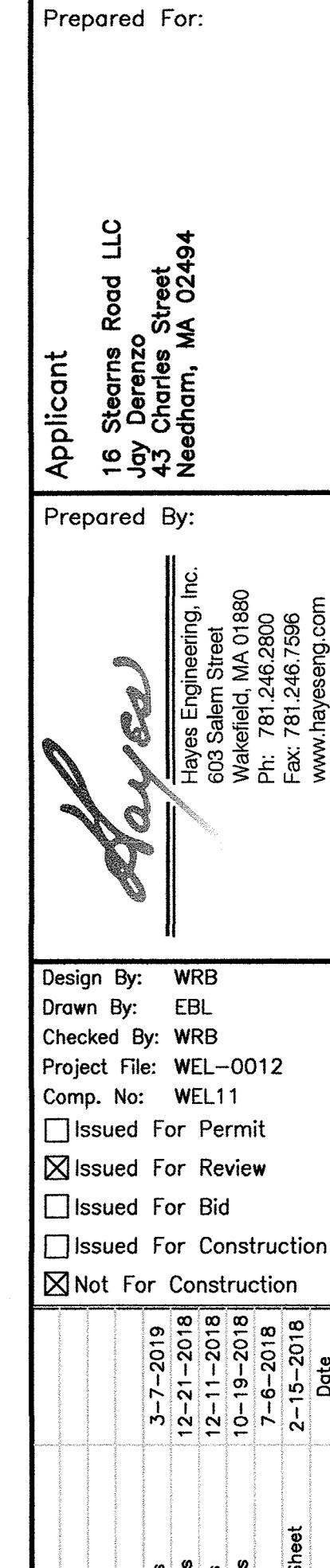
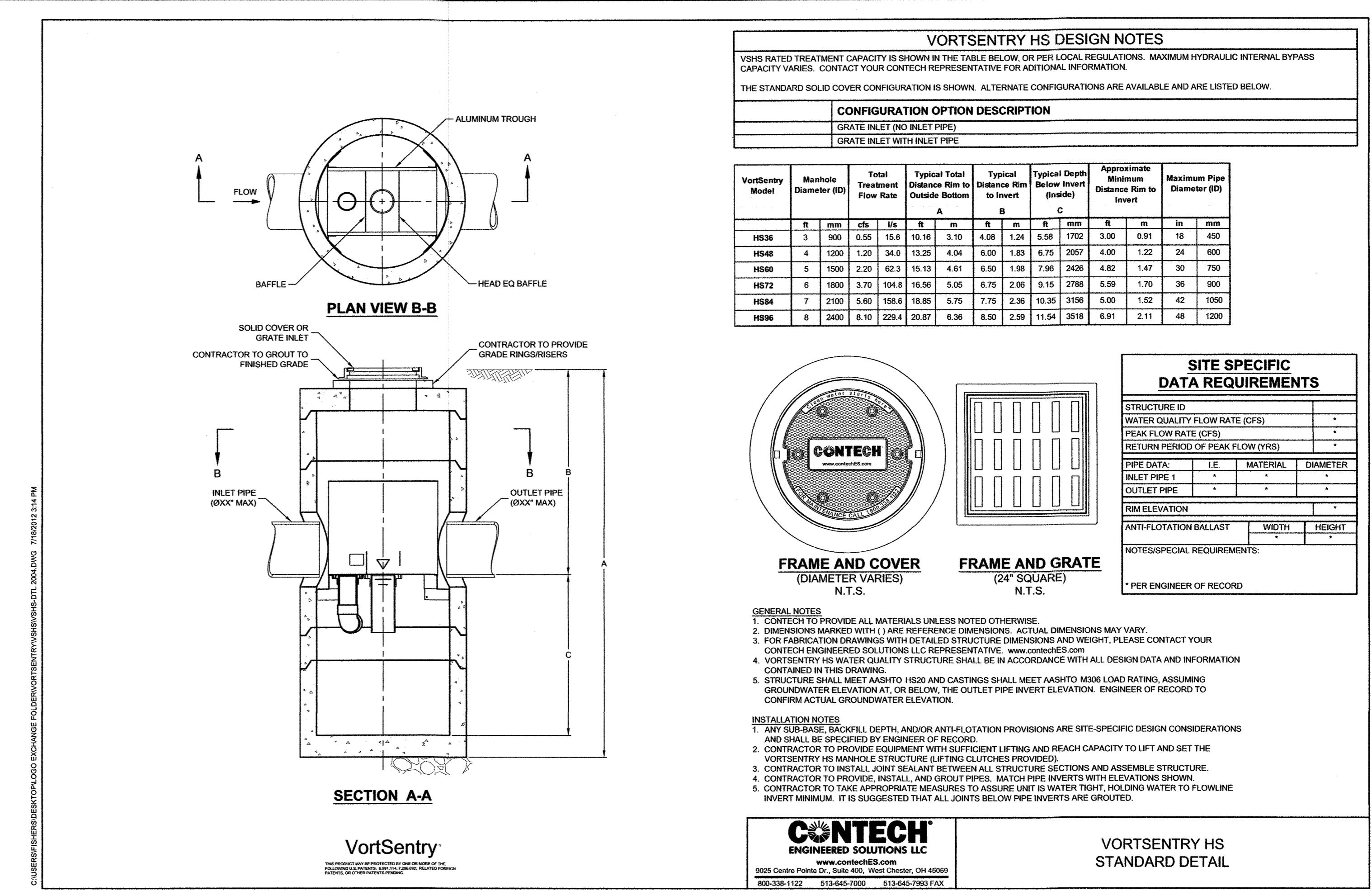
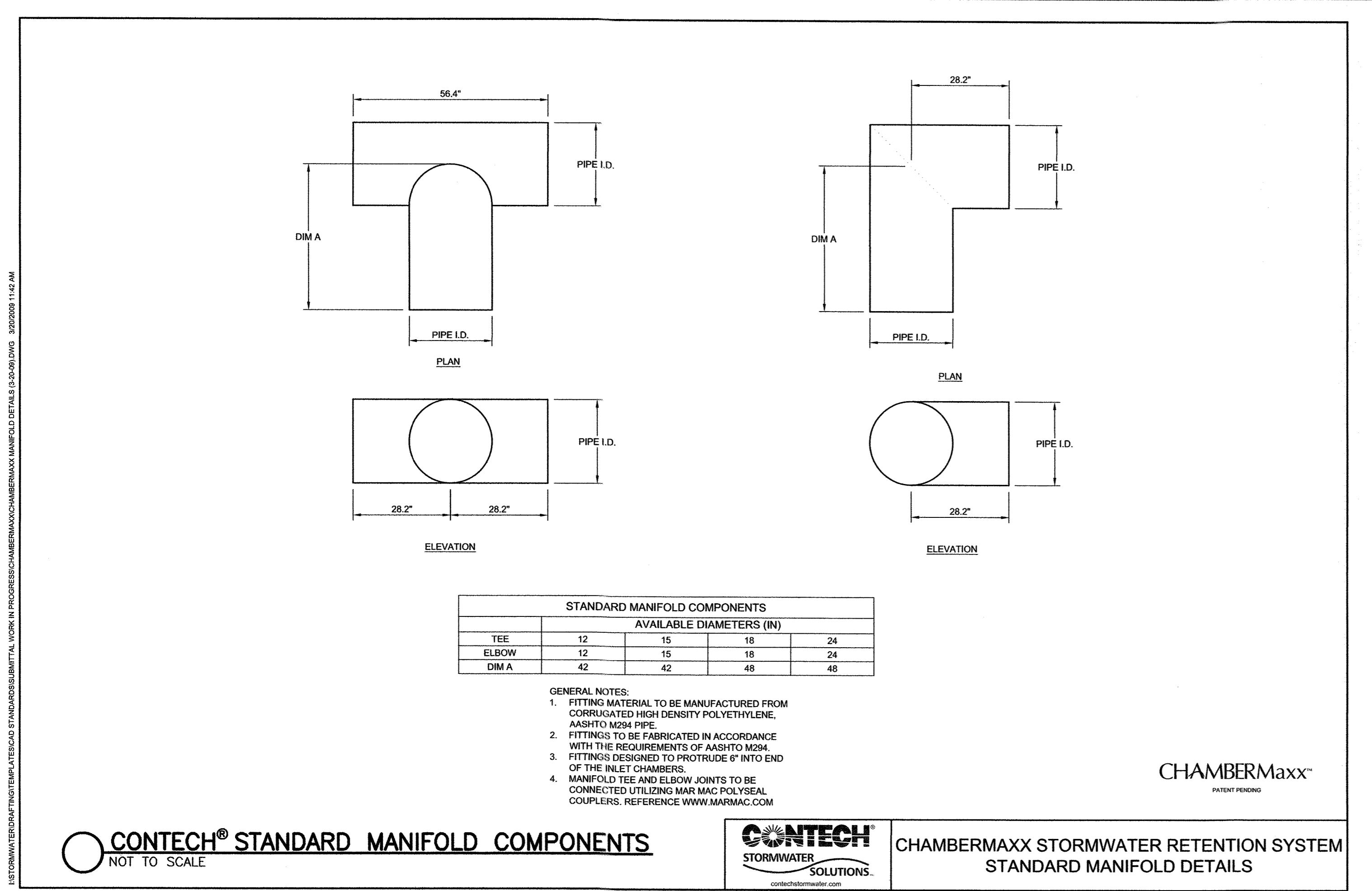
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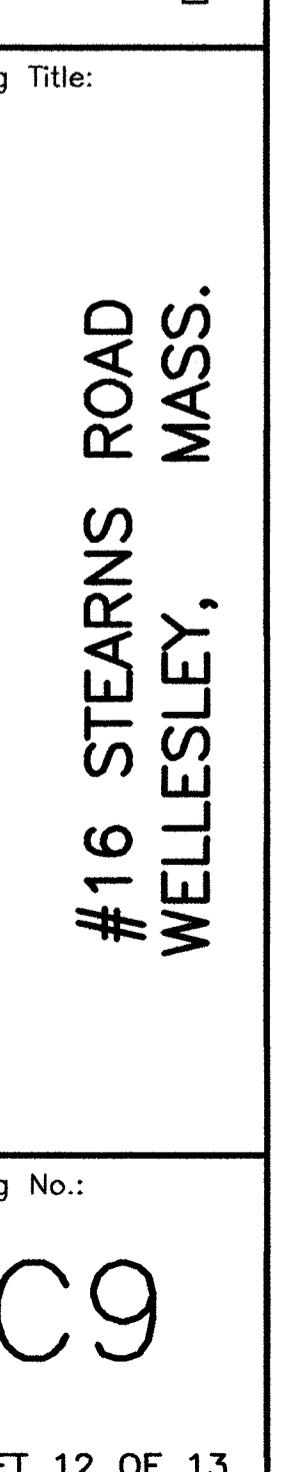
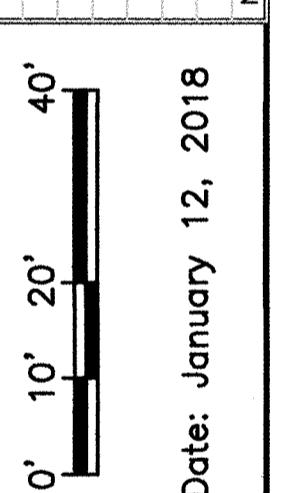
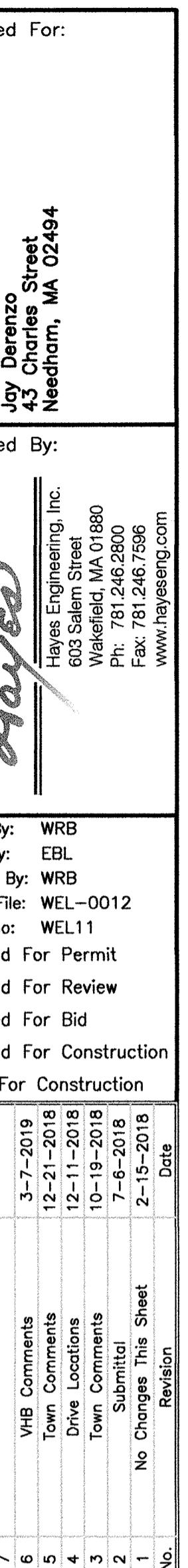
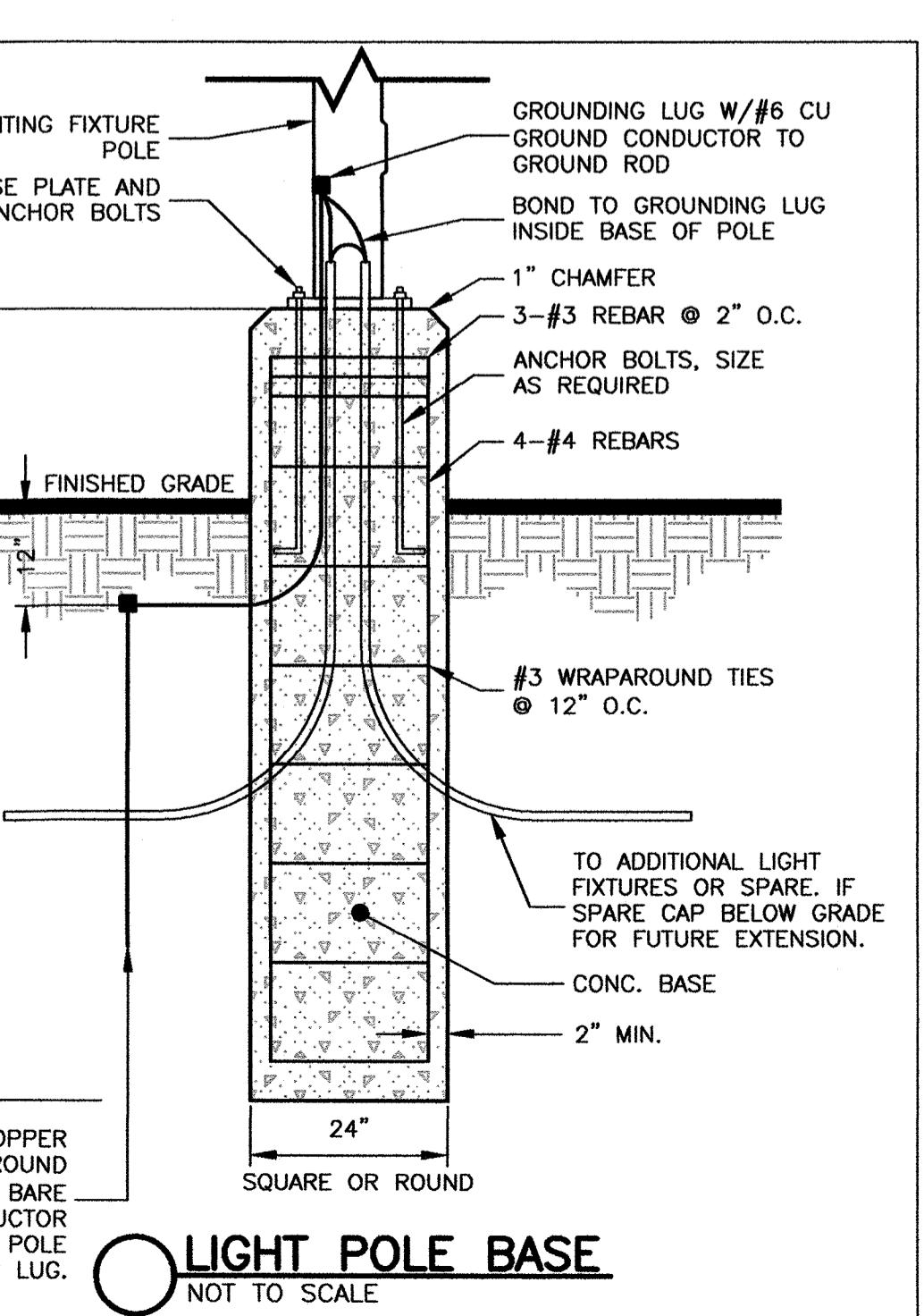
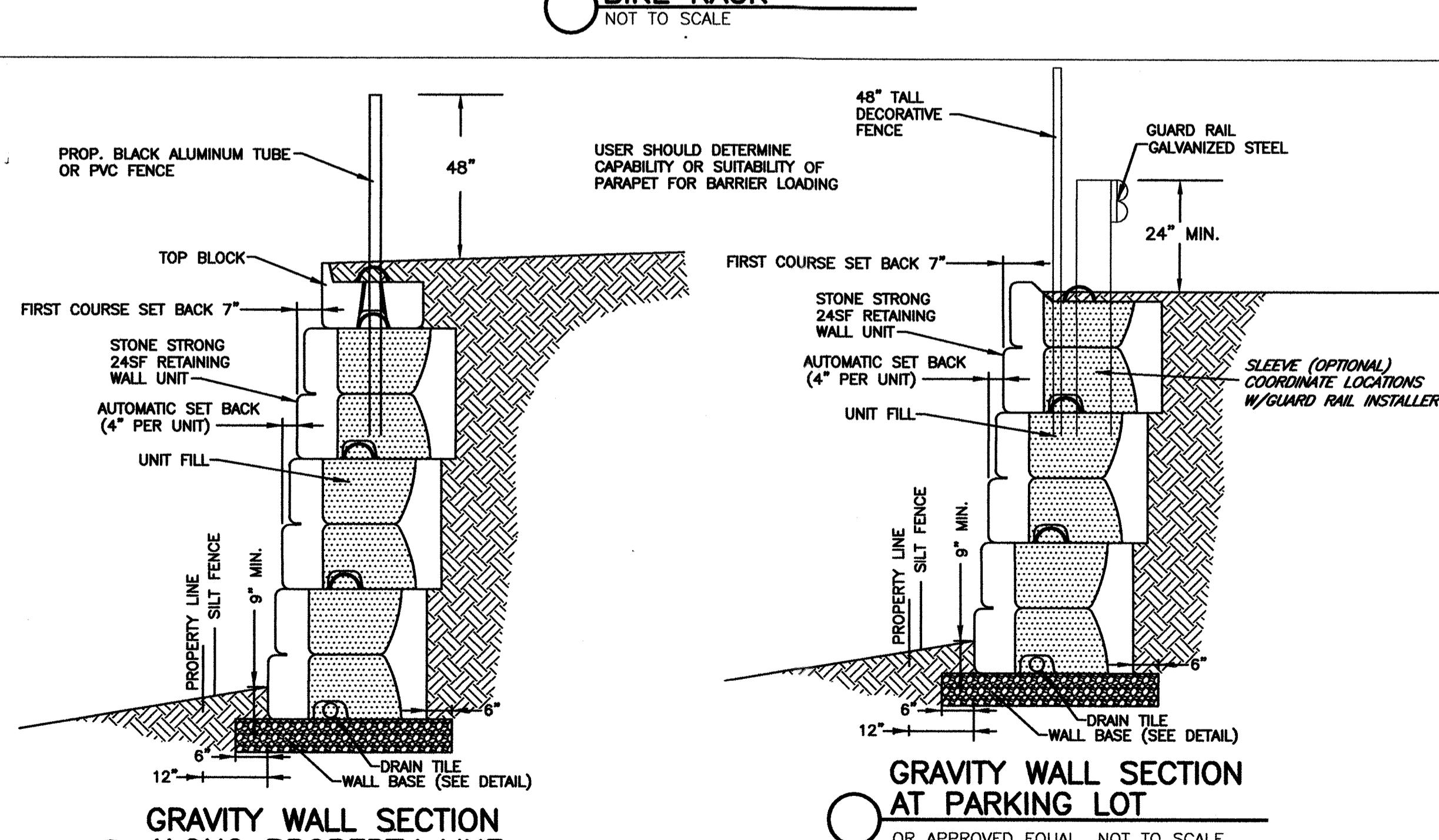
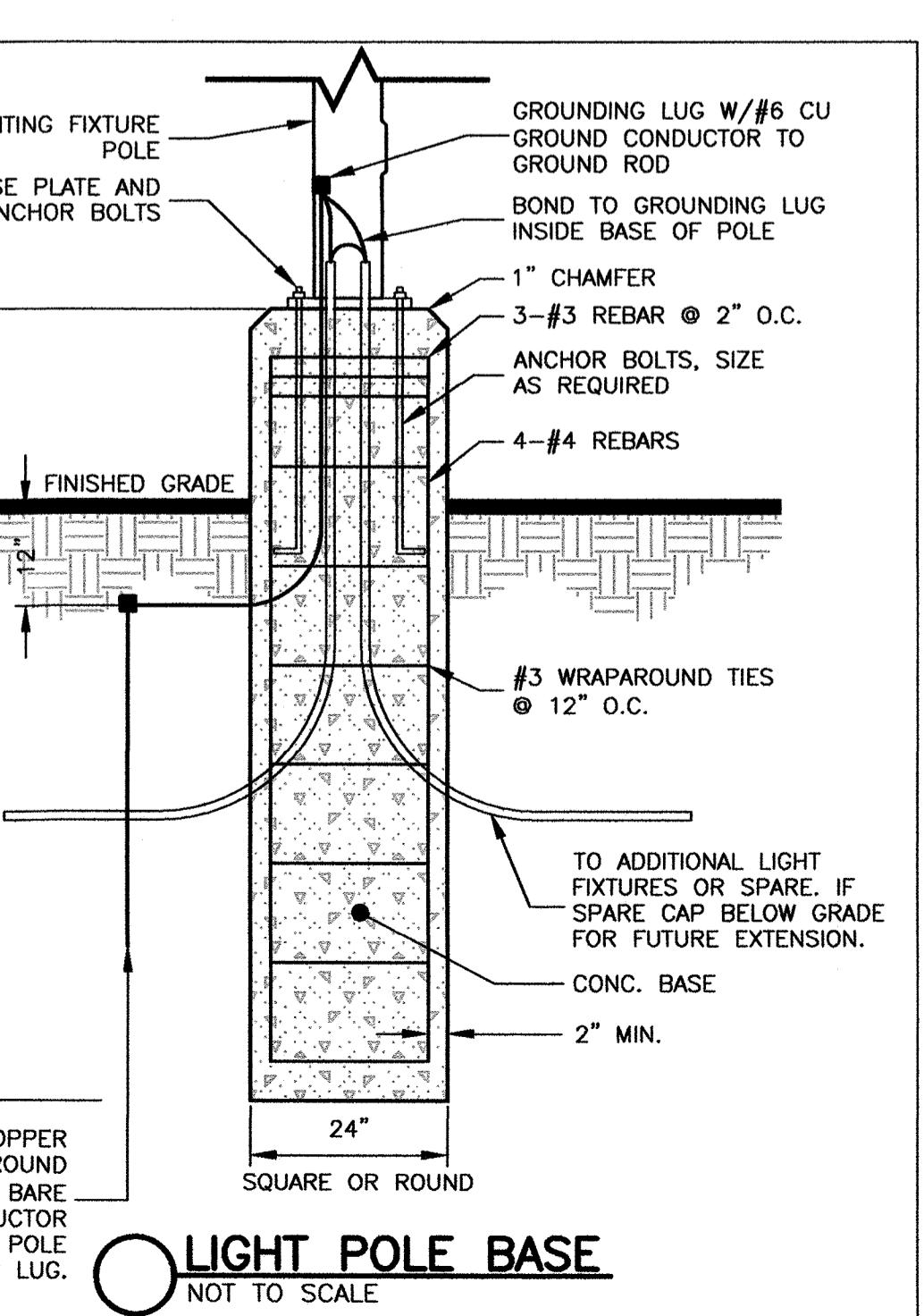
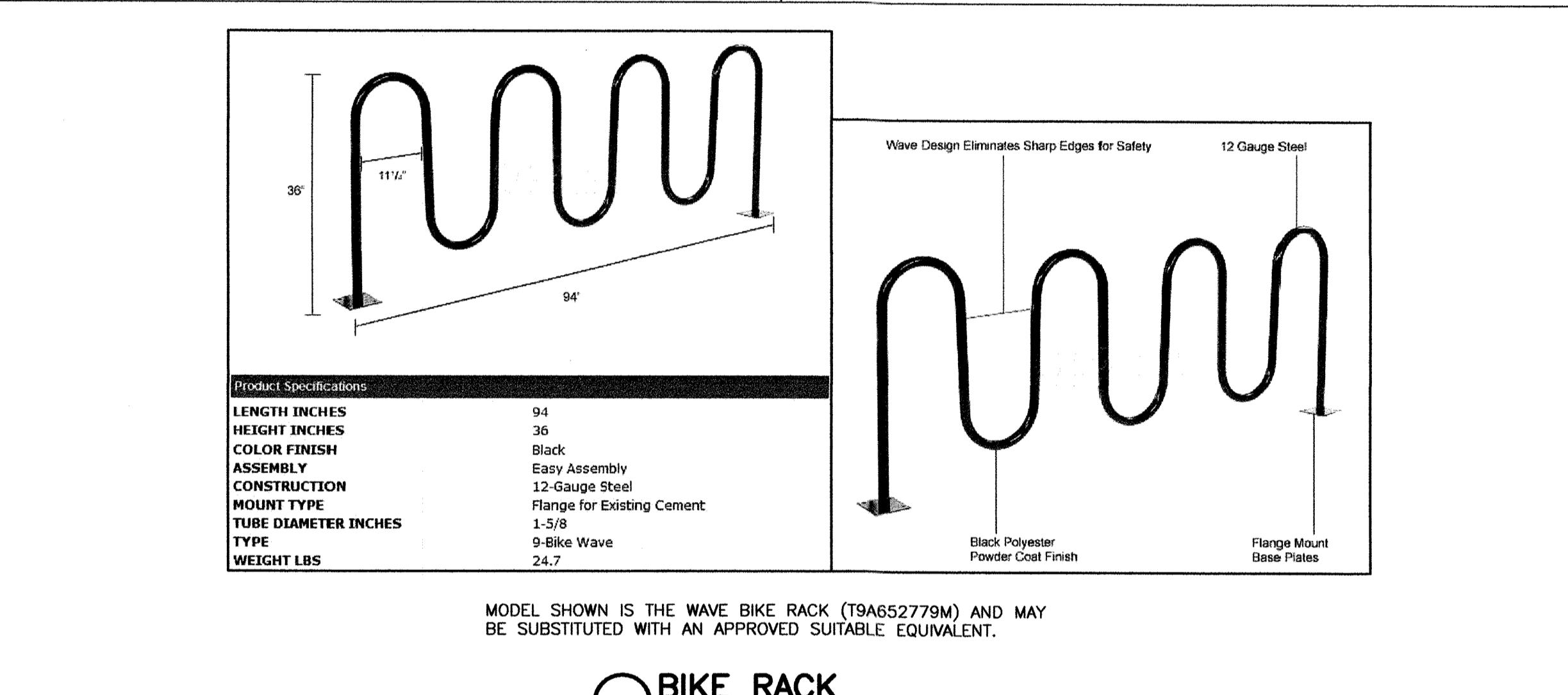
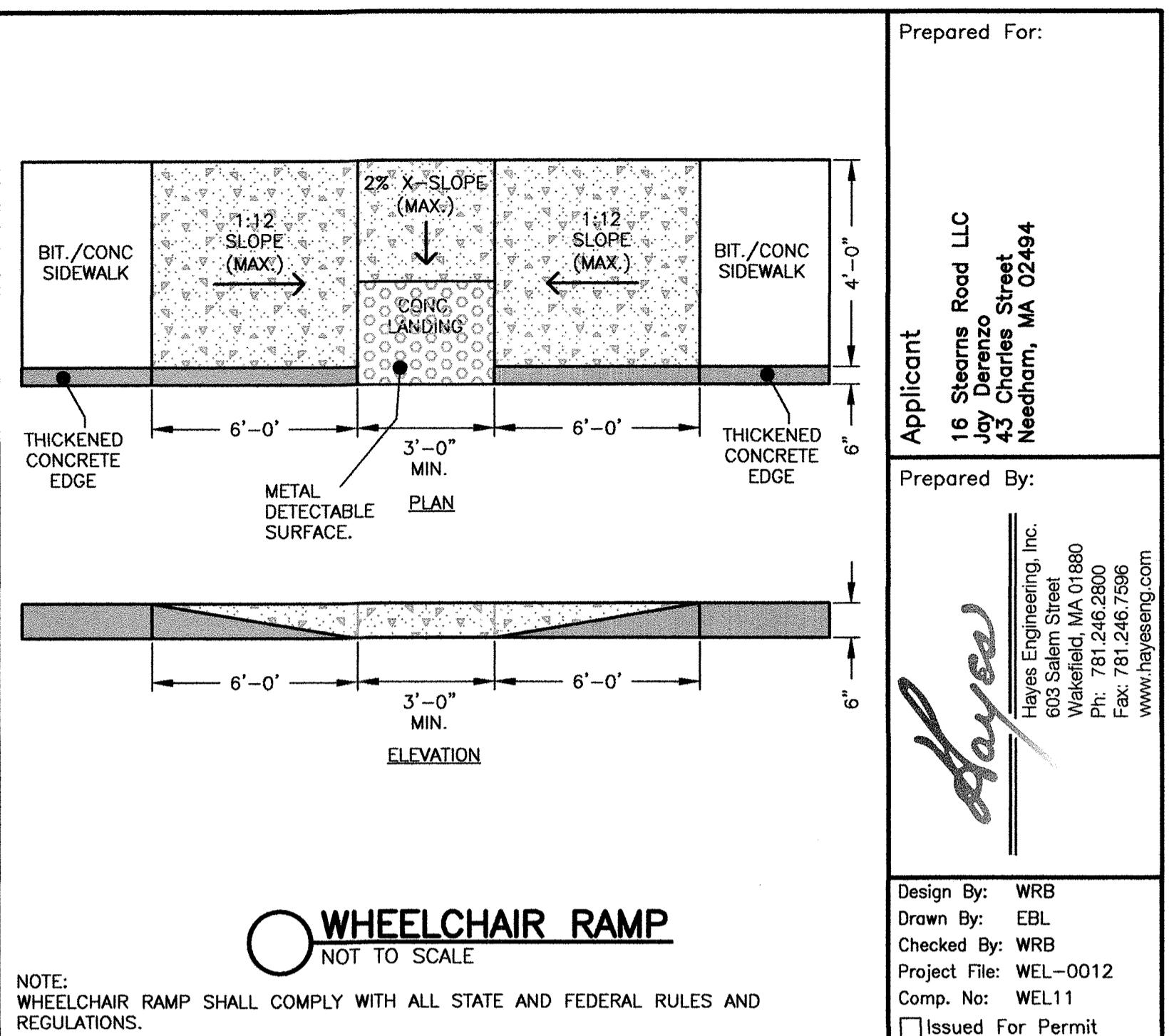
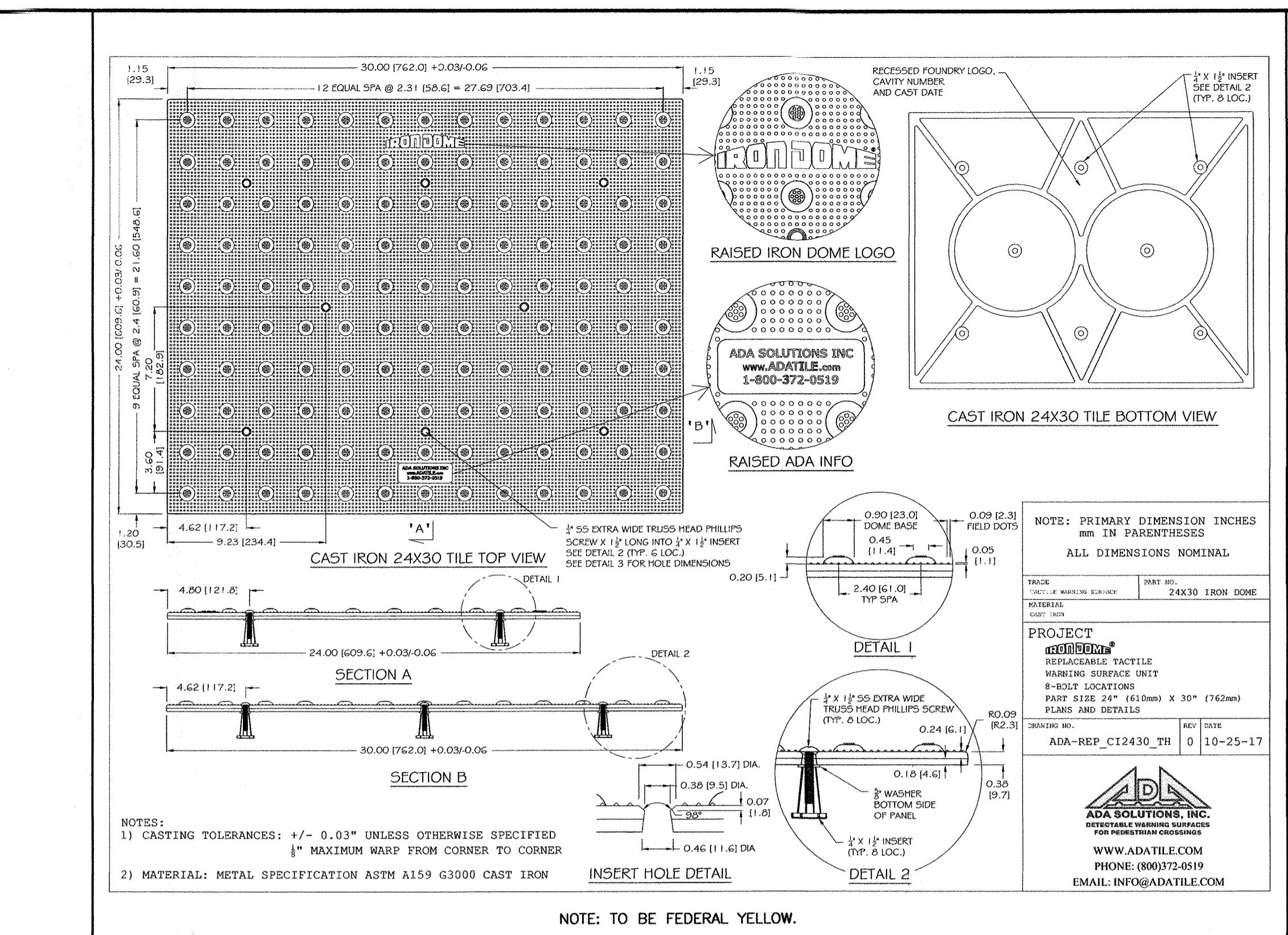
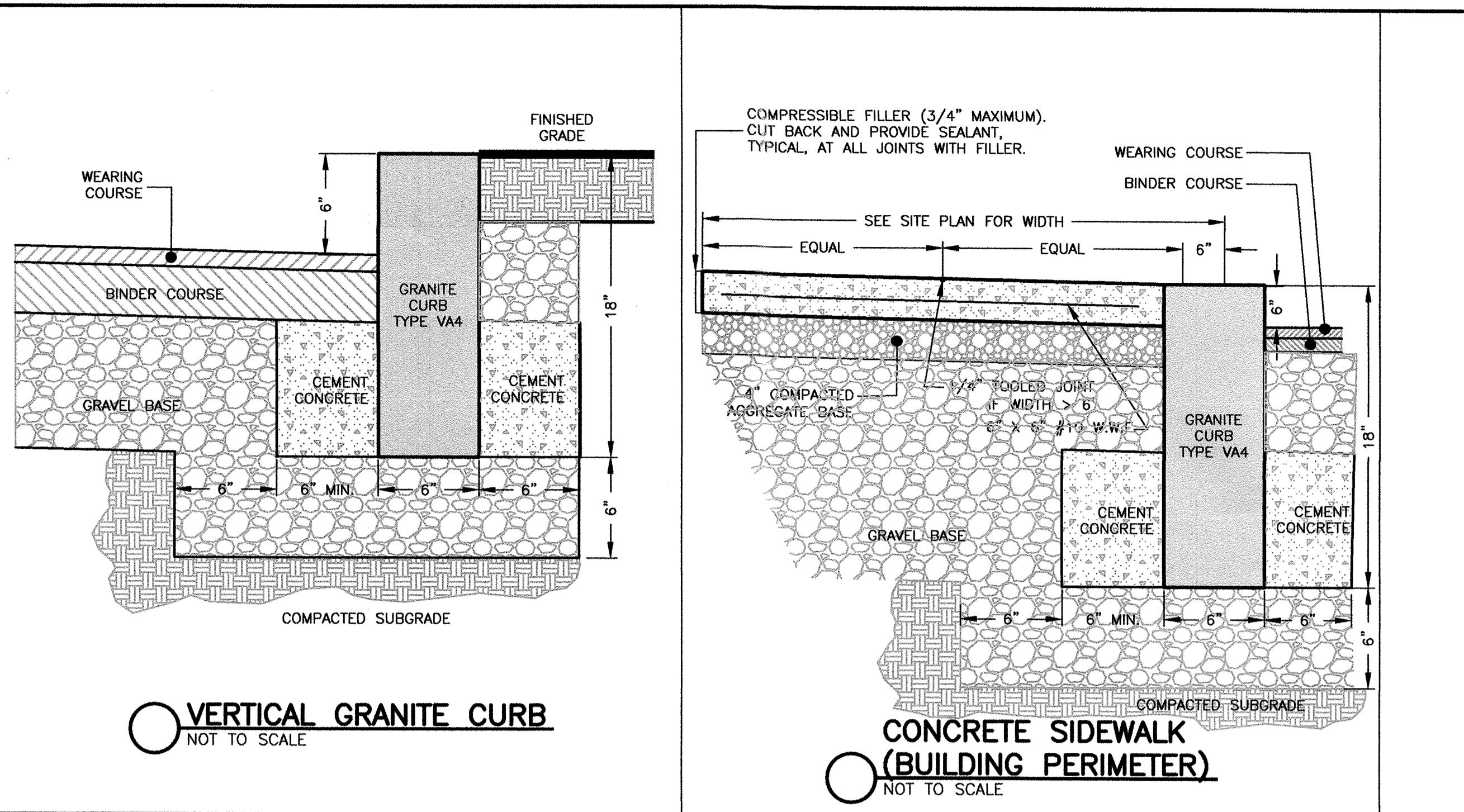


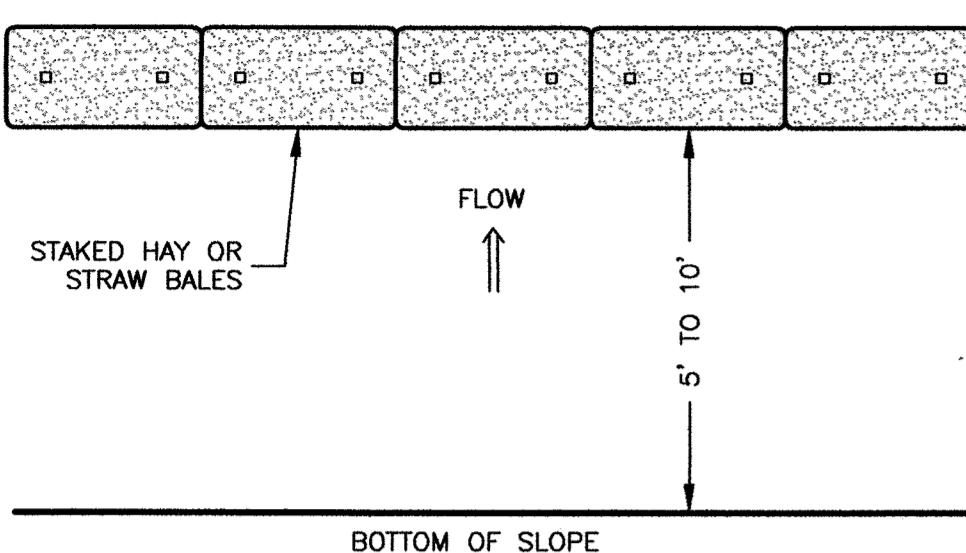
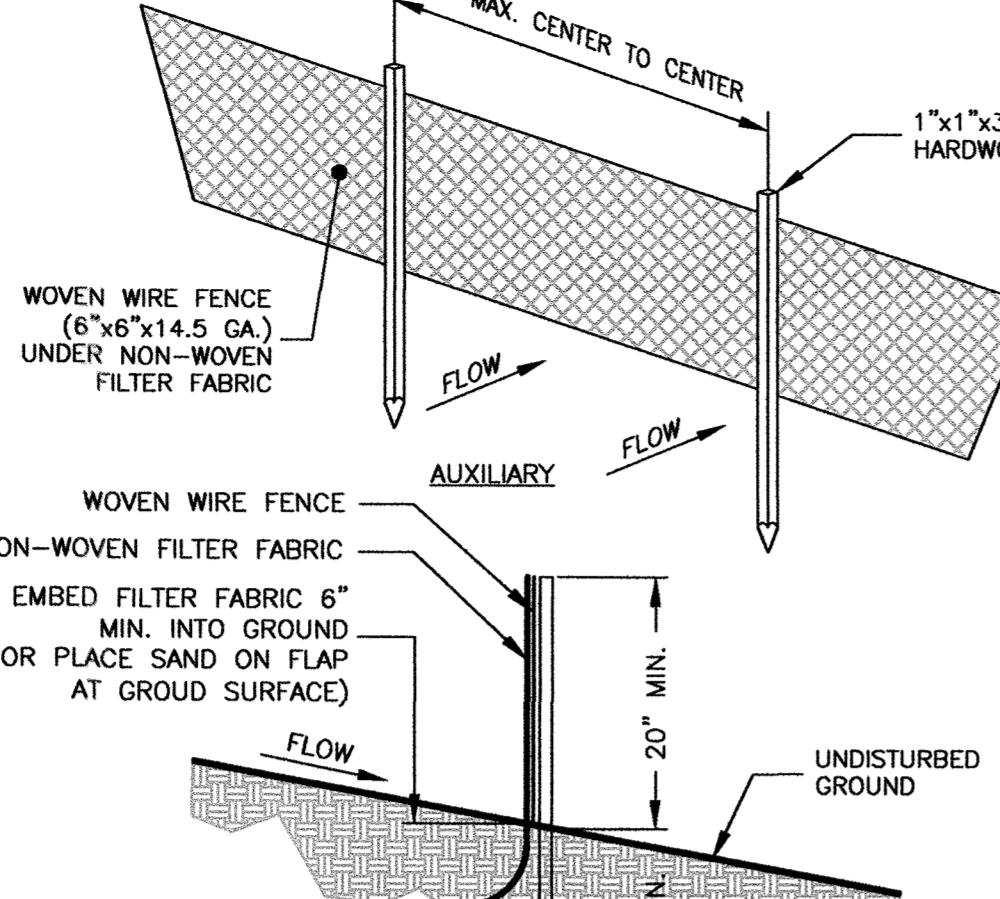
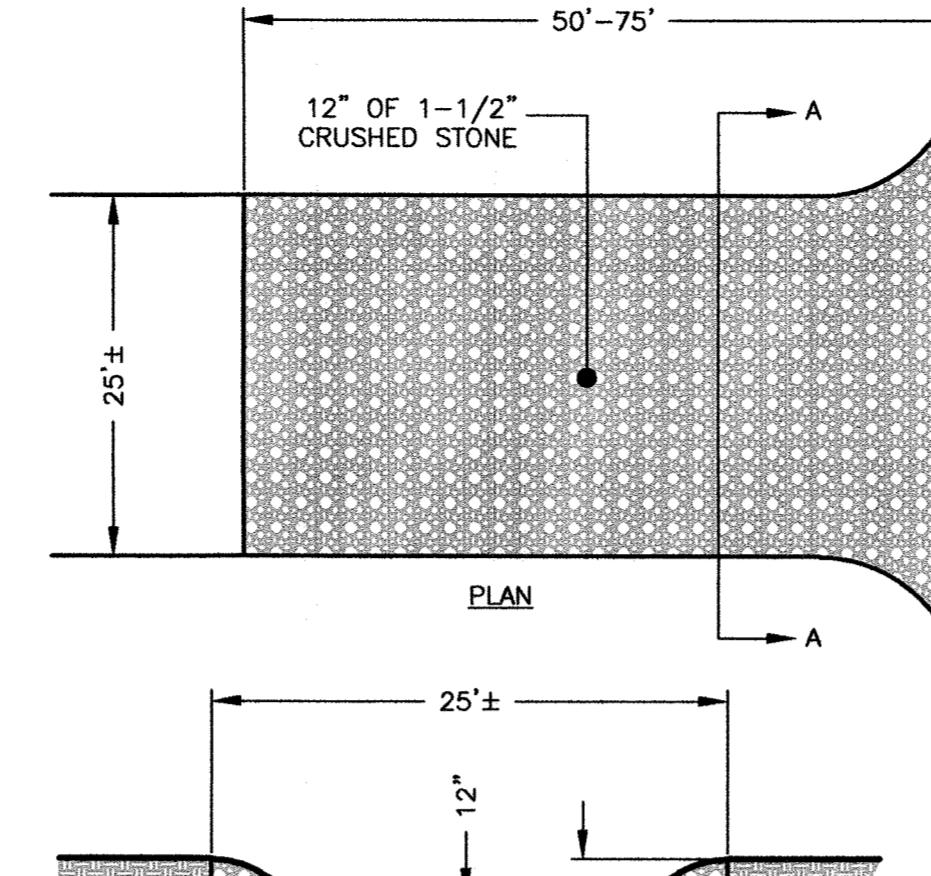
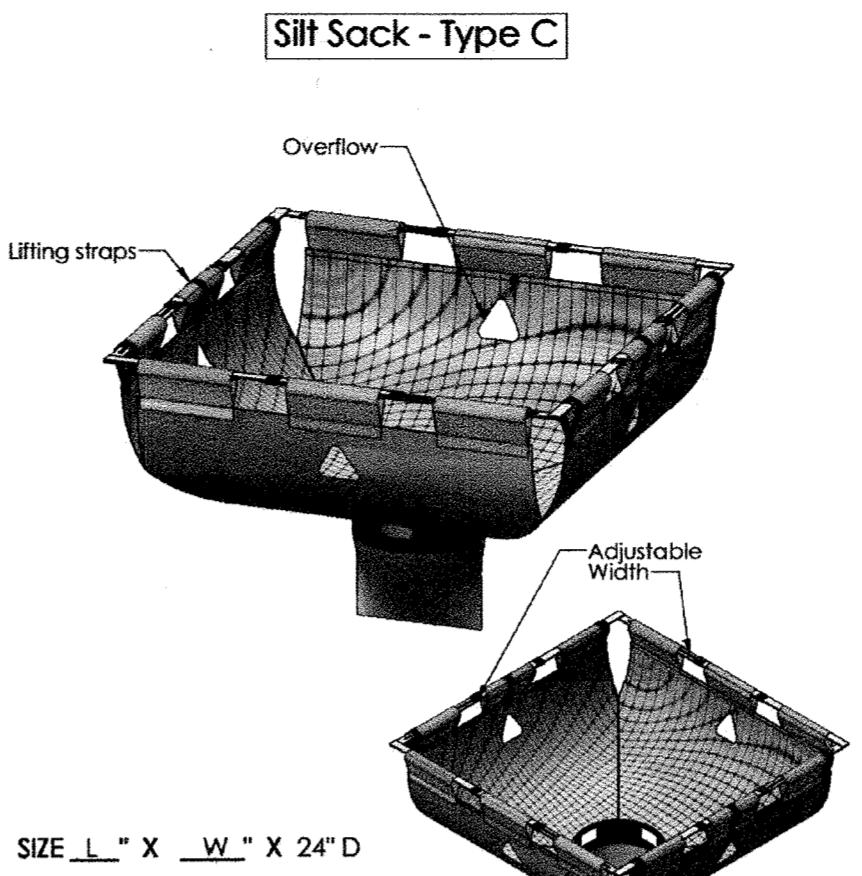
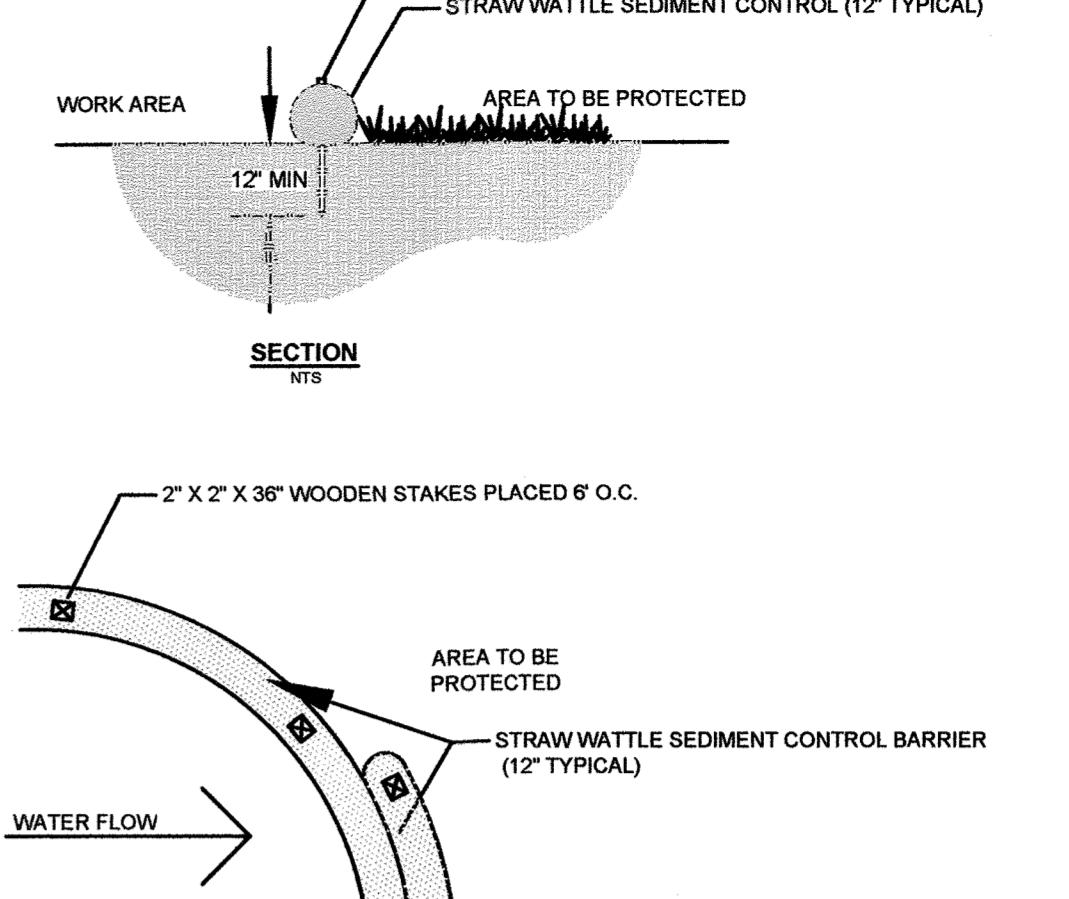
Date: January 12, 2018

No. 1

UTILITY DETAIL SHEET
#16 STEARNS ROAD
WELLESLEY, MASS.





 <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: 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>	 <p>STEARNS ROAD</p> <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>Silt Sack - Type C</p> <p>SILT SACK® (OR APPROVED EQUAL) NOT TO SCALE</p> <p>NOTES: 1. ANY AREA IMPACTED BY CONSTRUCTION TRACKING WILL HAVE SILTSACKS INSTALLED AS NEEDED. 2. EXTRA SEDIMENT CONTROL MATERIALS WILL BE STOCKPILED ON SITE FOR USE AS NEEDED.</p> <p>ACF Environmental 2011 Cuckoo Road Richmond, VA 23234 www.acfenvironmental.com</p>	 <p>STRAW WATTLE SEDIMENT CONTROL NOT TO SCALE</p> <p>NOTES: 1. STRAW WATTERS TO BE PLACED PER PLAN LOCATIONS. 2. OVERLAP JOINTS BY MINIMUM OF FIVE (5) FEET.</p>	<p>Prepared For:</p> <p>Applicant: 16 Stearns Road LLC 16 Stearns Road 43 Charles Street Needham, MA 02494</p> <p>Prepared By:</p> <p>Hayes Engineering, Inc. 610 Salton Street Wellesley, MA 02480 Ph: 781-246-2150 Fax: 781-246-7598 www.hayeseng.com</p>														
<p>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</p> <table border="1" data-bbox="6449 207 6794 2534"> <tr> <td>3-7-2019</td> <td>12-21-2018</td> </tr> <tr> <td>WRB Comments</td> <td>Town Comments</td> </tr> <tr> <td>6</td> <td>5</td> </tr> <tr> <td>7</td> <td>4</td> </tr> <tr> <td>8</td> <td>3</td> </tr> <tr> <td>9</td> <td>2</td> </tr> <tr> <td>10</td> <td>1</td> </tr> </table> <p>Drawing Title: EROSION DETAIL SHEET #16 STEARNS ROAD WELLESLEY, MASS.</p> <p>Date: January 12, 2018</p>					3-7-2019	12-21-2018	WRB Comments	Town Comments	6	5	7	4	8	3	9	2	10	1	<p>Revision No.</p>
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9	2																		
10	1																		
<p>Scale: 1" = 20'</p> <p>0' 10' 20' 40'</p> <p>Drawing No.: C10</p> <p>Seal: Commonwealth of Massachusetts William R. Bergeron CPR No. 29464 2-15-2018</p> <p>SHEET 13 OF 13</p>					<p>No.:</p>														