

LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
∩	TREE
∩	TREE STUMP
⊕	SHRUBS/FLOWERS
⊖	SIGN
○	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
∩	WATER VALVE
∩	HYDRANT
∩	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X...	SPOT GRADE
---	TOP OF WALL
---	BOTTOM OF WALL
---	EXISTING BUILDING
---	RETAINING WALL
---	STONE WALL
---	FENCE
---	TREE LINE
---	SEWER LINE
---	DRAIN LINE
---	WATER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD WIRES
---	CONTOUR LINE (MUR)
---	CONTOUR LINE (MIR)

NOTES:
 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 08/13/2020.
 2. DEED REFERENCE: BOOK 36945, PAGE 397.
 3. PLAN REFERENCE: BOOK 344, PAGE 1572
 4. PLAN REFERENCE: PLAN NUMBER 492 OF 1888, NORFOLK COUNTY DISTRICT REGISTRY OF DEEDS
 5. ZONING DISTRICT: SINGLE-RESIDENCE 10
 6. THIS PLAN IS NOT INTENDED TO BE RECORDED.

7. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2002-00098E, COMMUNITY NUMBER 250255, PANEL NUMBER 0098E, DATED 07/17/2012.

8. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

9. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

10. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING DEPARTMENT. DESIGN AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

11. THE ELEVATIONS SHOWN ARE BASED ON TOWN OF WELLESLEY DATUM.

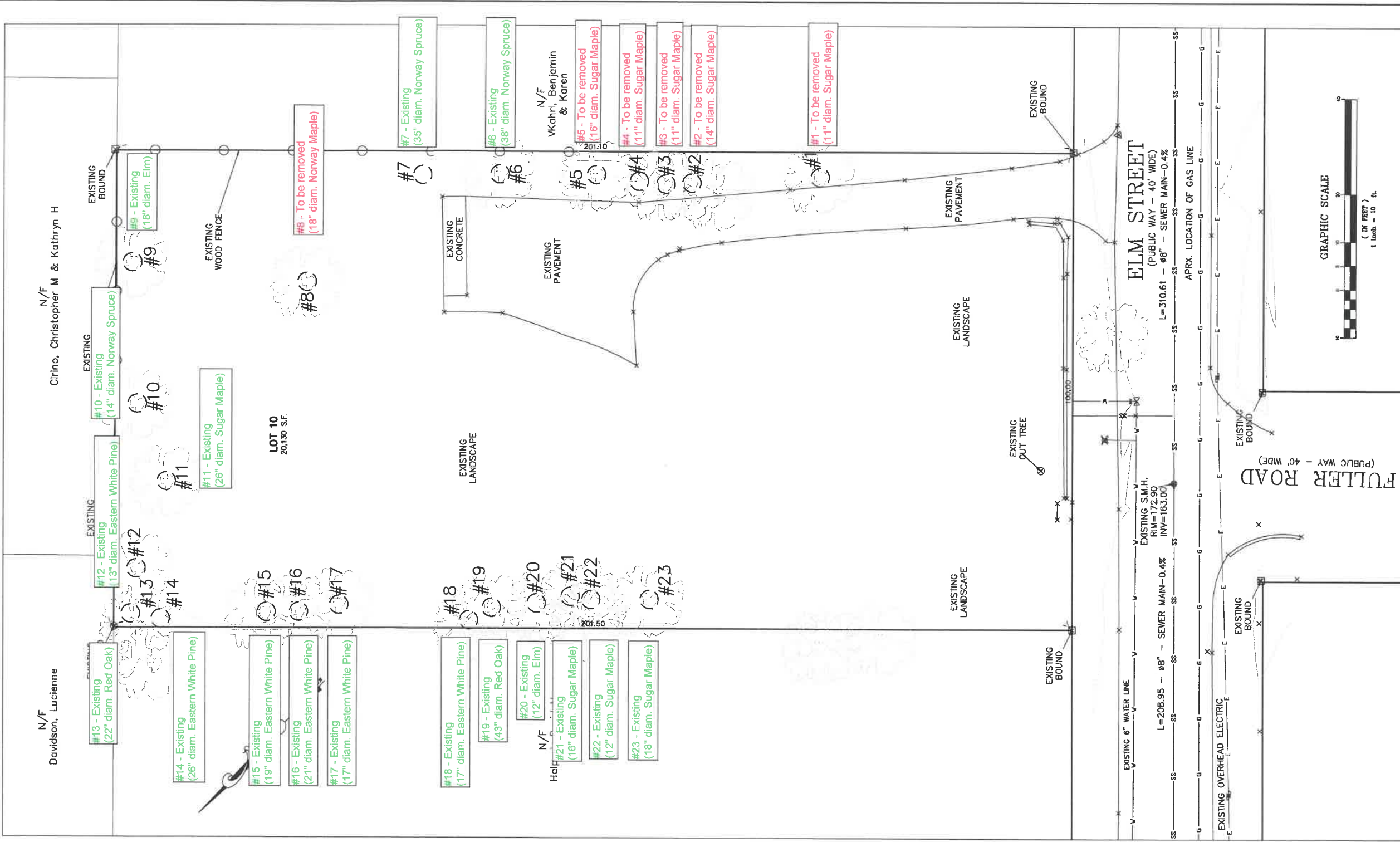
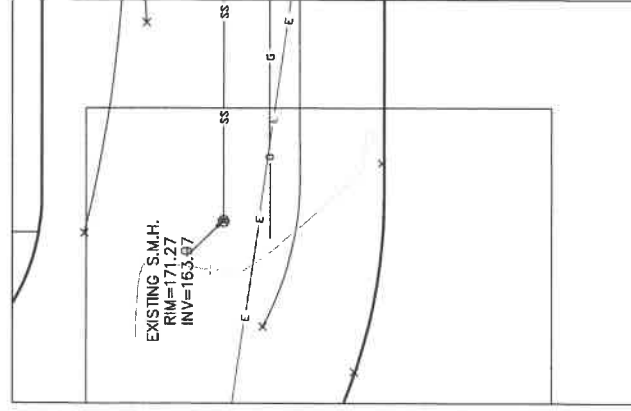
12. ZONING INFORMATION: SR-10 (SINGLE RESIDENCE-10), LOT WAS RECORDED BEFORE 24 JANUARY 1985

*EXISTING BUILDING ALIGNMENT NOTES:

Where, within a distance of 500 feet, three or more dwellings are set back more than 30 feet from the property line, the front setback of all affected dwellings, including the property for which relief is requested.

EXISTING BUILDING ALIGNMENT CALCULATION:

- #37 ELM STREET, FRONT YARD SETBACK = 35.2'
- #35 ELM STREET, FRONT YARD SETBACK = 36.8'
- #27 ELM STREET, FRONT YARD SETBACK = 57.5'
- #23 ELM STREET, FRONT YARD SETBACK = 39.4'
- #21 ELM STREET, FRONT YARD SETBACK = 37.0'
- #19 ELM STREET, FRONT YARD SETBACK = 35.1'
- #11 ELM STREET, FRONT YARD SETBACK = 40.5'



ZONING LEGEND	
ZONING DISTRICT: SINGLE-RESIDENCE 10	
REQUIRED	EXISTING
MIN. LOT AREA	10,000 S.F.
MIN. LOT FRONTAGE	60'
MIN. YARD FRONT	30'
MIN. YARD REAR	20'
MAX. LOT COV.	25%
MAX. BLDG. HEIGHT	45'
MAX. STORIES	3

SCALE	1"=10'
DATE	4/26/2021
SHEET	
PLAN NO.	31 ELM STREET
CLIENT	WELLESLEY MASSACHUSETTS
DRAWN BY	
CHKD BY	
APP BY	

EXISTING CONDITIONS TREE PLAN

PETER NOLAN & ASSOCIATES LLC
 LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
 80 JEWETT STREET, SUITE 2, NEWTON MA 02459
 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5891
 EMAIL: pnolan@pnasurveyors.com

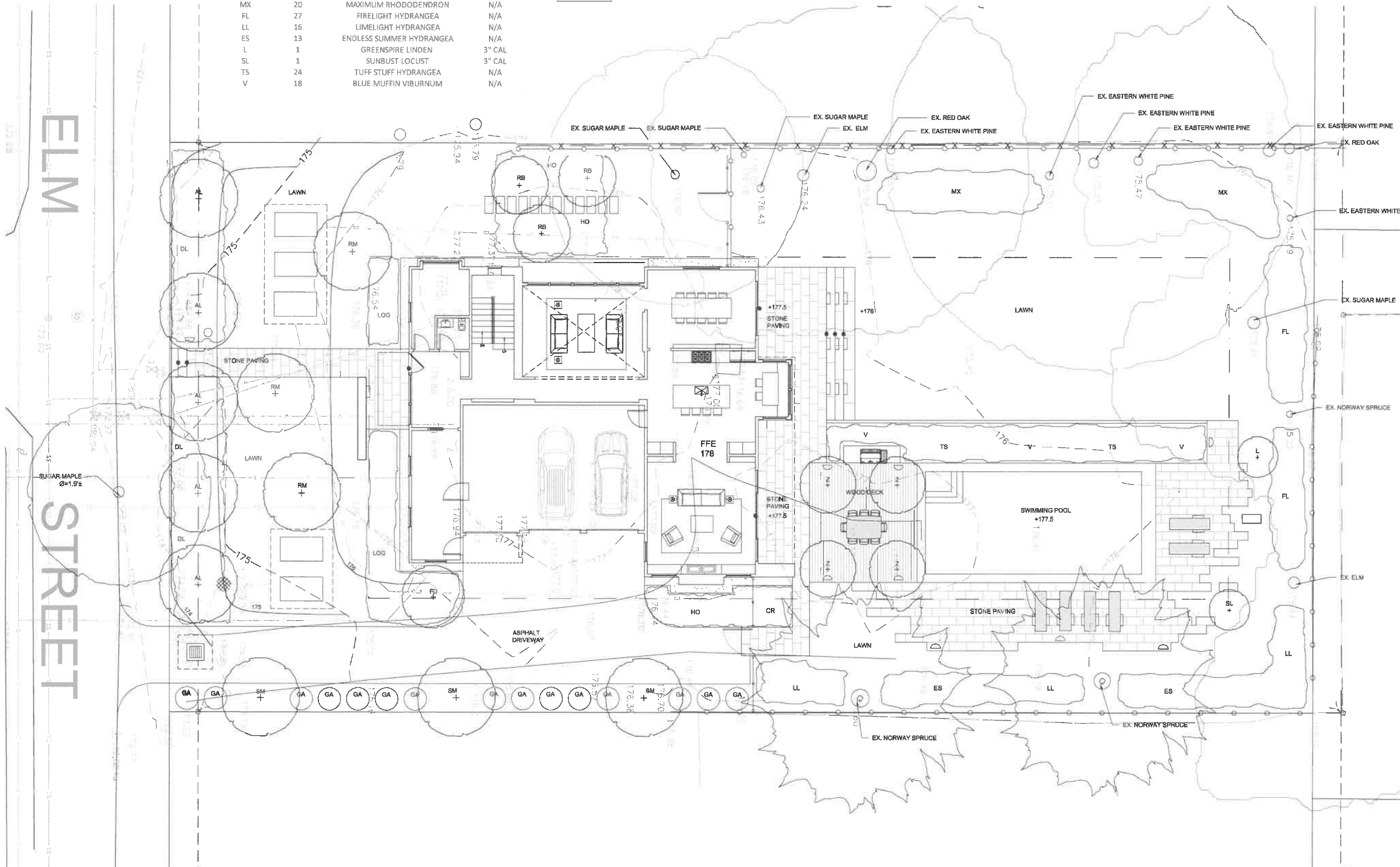
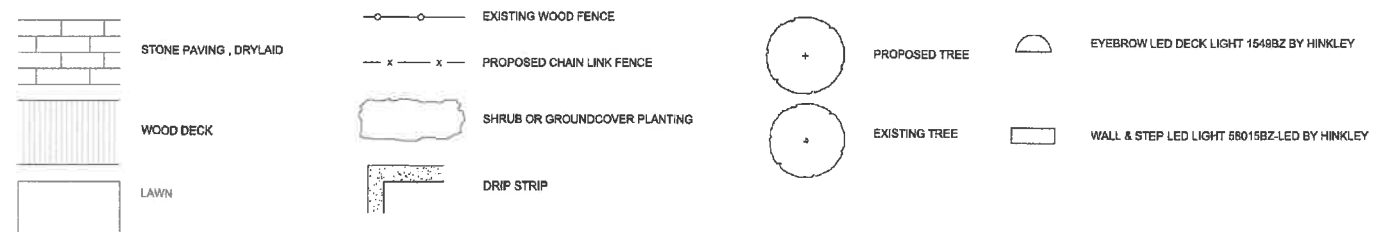
SHEET NO. **1**

Number	Issue	Date

PLANTING LIST

Key	Qty	Type	Size
SM	3	SUGAR MAPLE	3" CAL
GA	15	GREEN GIANT ARBORVITAE	3" CAL
AL	5	AMERICAN LINDEN	3" CAL
RM	3	RED MAPLE	3" CAL
DL	120	MIXED REBLOOMING DAYLILY	N/A
FD	1	FLOWERING DOGWOOD	3" CAL
LOG	60	LOW ORNAMENTAL GRASS	N/A
RB	3	EASTERN REDBUD	3" CAL
HO	45	MIXED HOSTA	N/A
CR	8	CARPET ROSES	N/A
Z	4	GREEN VASE ZELKOVA	3" CAL
MX	20	MAXIMUM RHODODENDRON	N/A
FL	27	FIRELIGHT HYDRANGEA	N/A
LL	16	LIMELIGHT HYDRANGEA	N/A
ES	13	ENDLESS SUMMER HYDRANGEA	N/A
L	1	GREENSPIRE LINDEN	3" CAL
SL	1	SUNBUST LOCUST	3" CAL
TS	24	TUFF STUFF HYDRANGEA	N/A
V	18	BLUE MUFFIN VIBURNUM	N/A

LEGEND



STAMP:

SCALE: 1/4" = 1'-0"
DATE: 4/29/2021
DRAWN BY: XL
CHECKED BY:

PROJECT TITLE:
31 ELM STREET
 WELLESLEY, MA

DRAWING NAME:
LANDSCAPE PLAN

SHEET TITLE:
L1.0

31 Elm Tree plant tie out & landscape plantings - April 28, 2021

NEW PLANTINGS	Type	quantity	Trees size DBH	Total DBH
Sugar Maple		3	3	9
Green Giant Arborvitae		15	3	45
American Linden		5	3	15
Red Maple		3	3	9
Mixed Reblooming daylily		120	N/A	
Flowering Dogwood		1	3	3
Low ornamental Grass		16	N/A	
Eastern Redbud		3	3	9
Mixed Hosta		45	N/A	
Carpet Roses		8	N/A	
Green Vase Zelkova		4	3	12
Maimum Rhododendron		20	N/A	
Firelight Hydrangea		27	N/A	
Limelight Hydrangea		16	N/A	
Endless summer hydrangea		13	N/A	
Greenspire Linden		1	3	3
Sunbust Locust		1	3	3
Tuff stuff Hydrangea		24	N/A	
Blue Muffin Viburnum		18	N/A	
TOTAL DBH REPLACEMENT				108
Trees Being Removed		quantity	Trees size DBH	
#1 Sugar maple		1	11	
#2 sugar maple		1	14	
#3 sugar maple		1	11	
#4 Sugar Maple		1	11	
#5 sugar maple		1	16	
#8 Norway maple		1	18	
TOTAL			81	
Trees Being Retained		quantity	size DBH	
#6 Norway Spruce		1	38	
#7 Norway Spruce		1	35	
#9 Elm		1	18	
#10 Norway Spruce		1	14	
#11 Sugar Maple		1	26	
#12 Eastern White Pine		1	13	
#13 Red Oak		1	22	
#14 Eastern White Pine		1	26	
#15 Eastern White Pine		1	19	
#16 Eastern White Pine		1	21	
#17 Eastern White Pine		1	17	
#18 Eastern White Pine		1	17	
#19 Red Oak		1	43	
#20 Elm		1	12	
#21 Sugar Maple		1	16	
#22 Sugar Maple		1	12	
#23 Sugar Maple		1	23	
TOTAL			372	