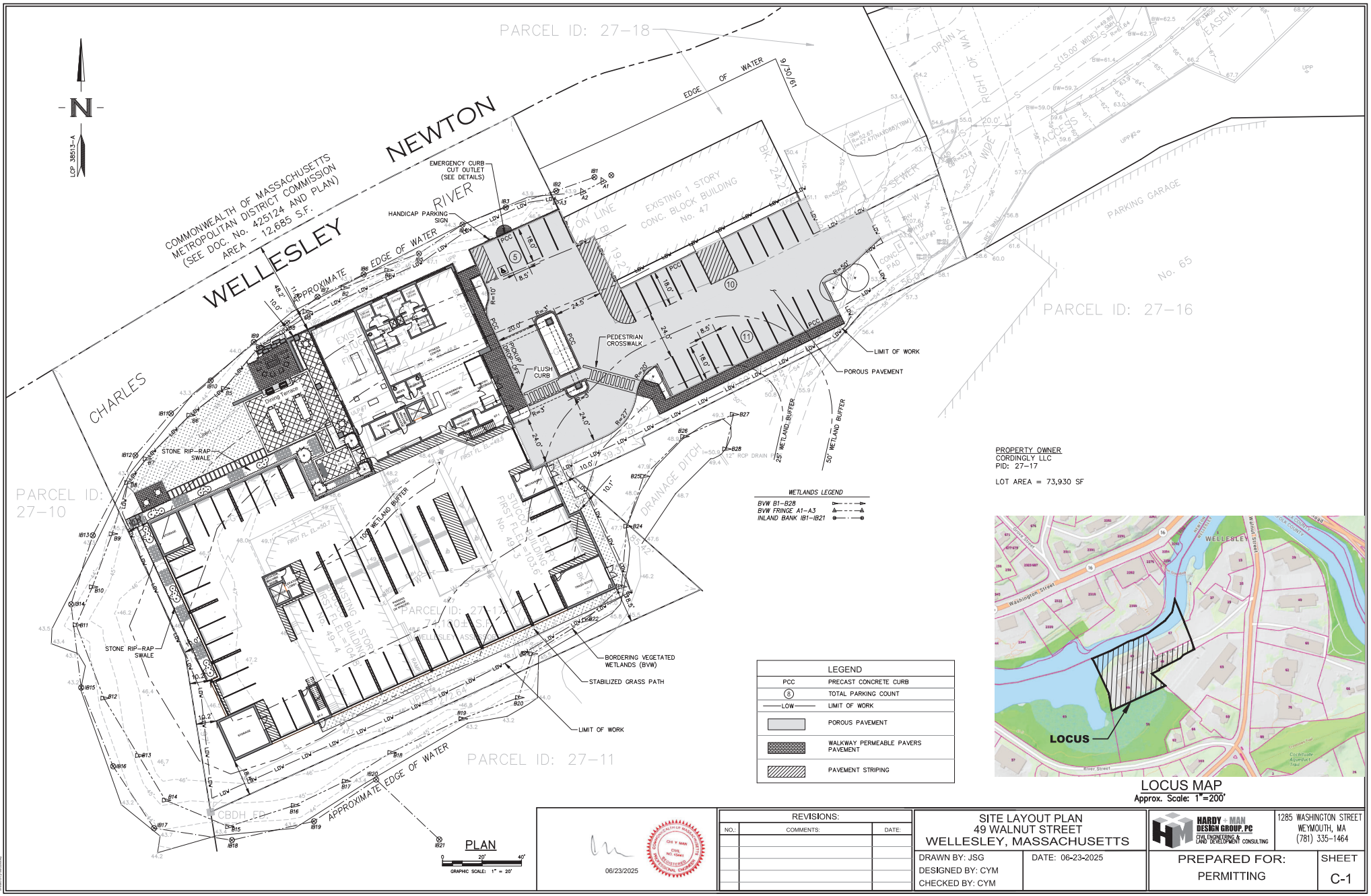


PLAN

0 20' 40'

GRAPHIC SCALE: 1" = 20'

WETLANDS LEGEND

BVW B1–B28	
BVW FRINGE A1–A3	
INLAND BANK IB1–IB21	

PROPERTY OWNER
CORDINGLY LLC
PID: 27-17

LOT AREA = 73,930 SF

LEGEND	
PCC	PRECAST CONCRETE CURB
(8)	TOTAL PARKING COUNT
LOW	LIMIT OF WORK
	POROUS PAVEMENT
	WALKWAY PERMEABLE PAVERS PAVEMENT
	PAVEMENT STRIPING

LOCUS MAP
Approx. Scale: 1"=200'

06/23/2025

REVISIONS:		
NO.:	COMMENTS:	DATE:

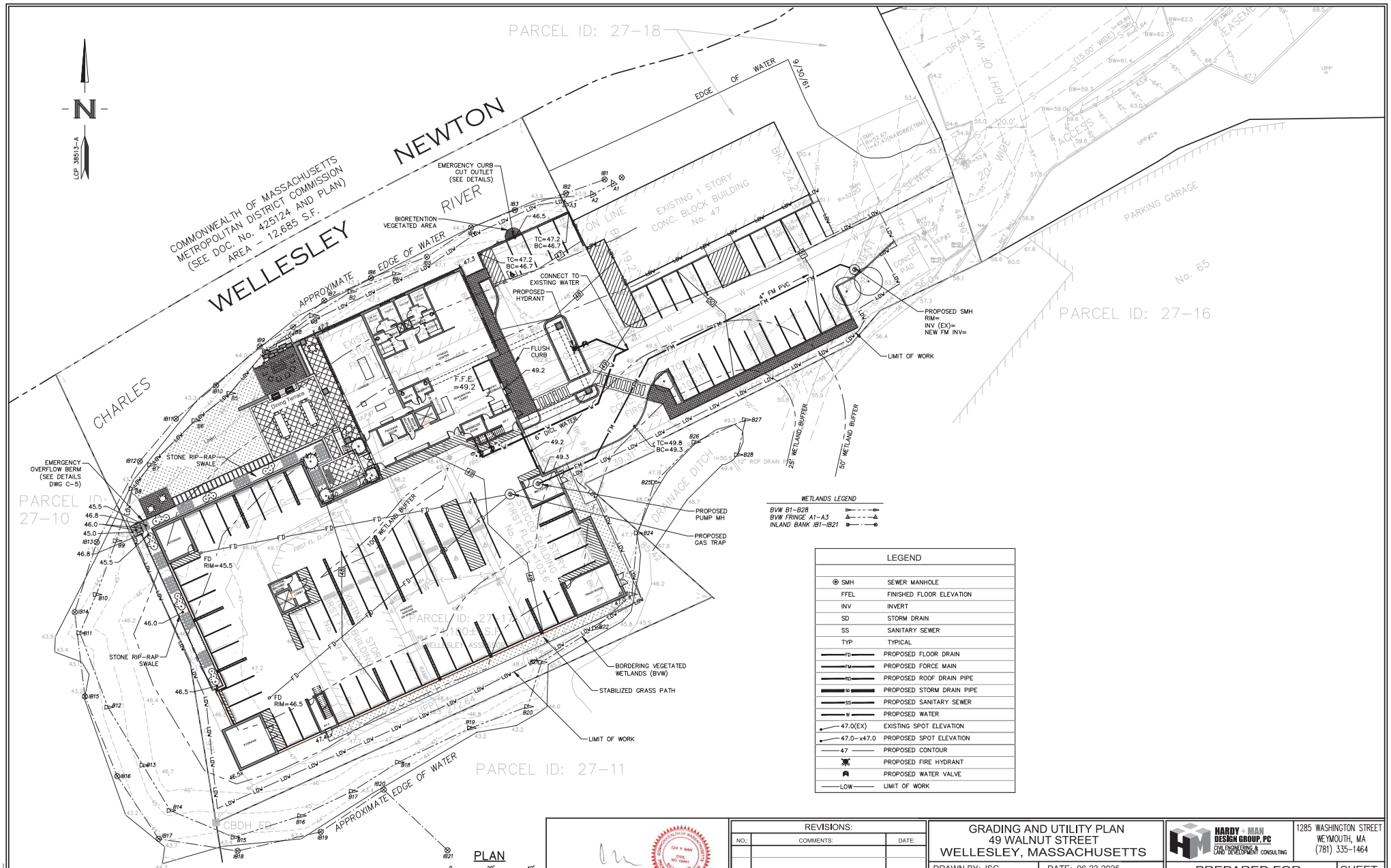
SITE LAYOUT PLAN
49 WALNUT STREET
WELLESLEY, MASSACHUSETTS

DRAWN BY: JSG
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 06-23-2025

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
PERMITTING

SHEET
C-1



LEGEND	
SMH	SEWER MANHOLE
FFEL	FINISHED FLOOR ELEVATION
INV	INVERT
SD	STORM DRAIN
SS	SANITARY SEWER
TYP	TYPICAL
FD	PROPOSED FLOOR DRAIN
FM	PROPOSED FORCE MAIN
RD	PROPOSED ROOF DRAIN PIPE
SD	PROPOSED STORM DRAIN PIPE
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER
47.0(EX)	EXISTING SPOT ELEVATION
47.0-x47.0	PROPOSED SPOT ELEVATION
47	PROPOSED CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
LOW	LIMIT OF WORK

06/23/2025

REVISIONS:		
NO.:	COMMENTS:	DATE:

GRADING AND UTILITY PLAN
49 WALNUT STREET
WELLESLEY, MASSACHUSETTS

DRAWN BY: JSG
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 06-23-2025

HARDY + MAN DESIGN GROUP, PC
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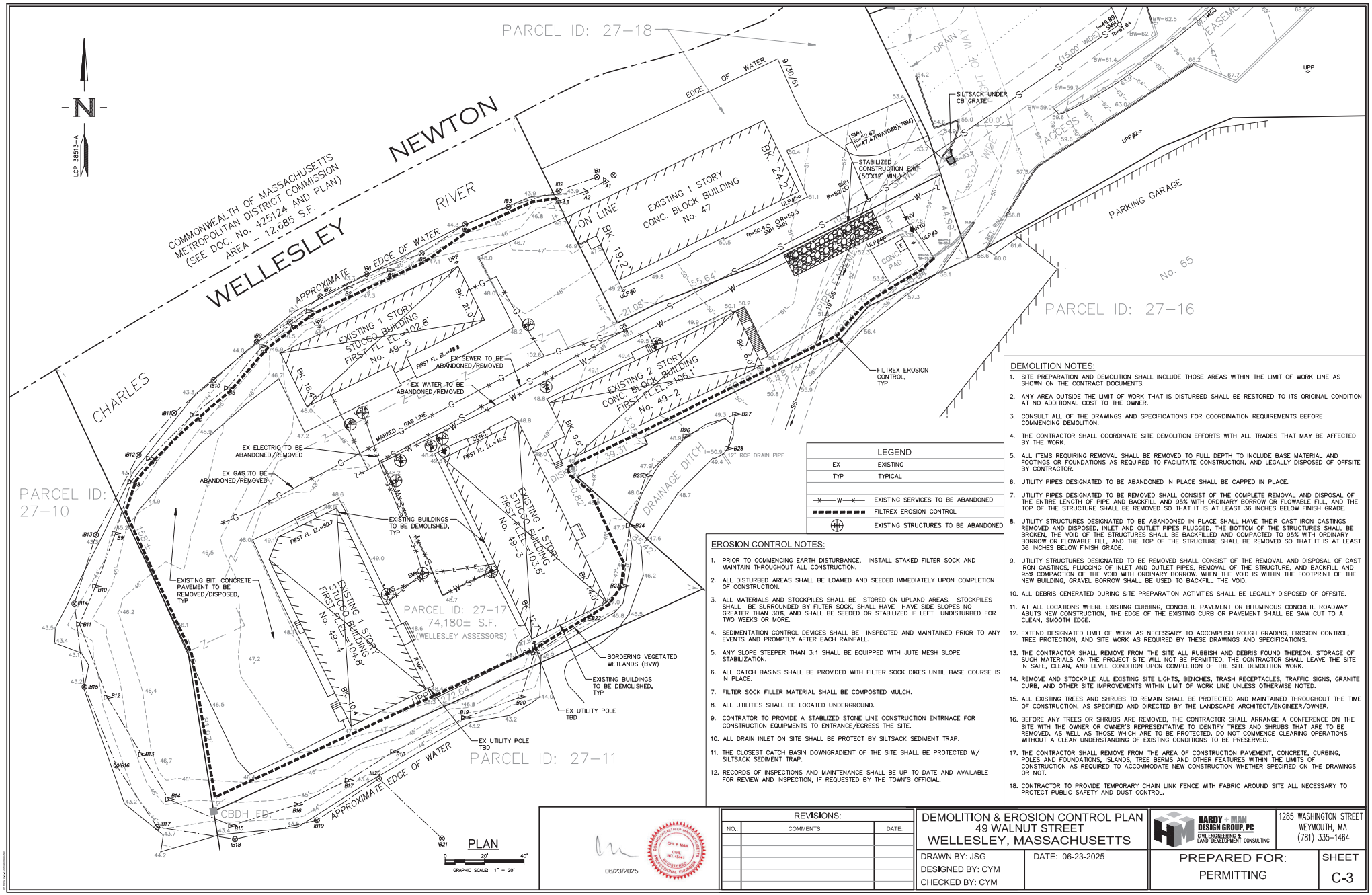
C-2



LEGEND

EX	EXISTING
TYP	TYPICAL
—×—W—×—	EXISTING SERVICES TO BE ABANDONED
▬▬▬	FILTREX EROSION CONTROL
(MA)	EXISTING STRUCTURES TO BE ABANDONED

EROSION CONTROL NOTES:

1. PRIOR TO COMMENCING EARTH DISTURBANCE, INSTALL STAKED FILTER SOCK AND MAINTAIN THROUGHOUT ALL CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
3. ALL MATERIALS AND STOCKPILES SHALL BE STORED ON UPLAND AREAS. STOCKPILES SHALL BE SURROUNDED BY FILTER SOCK, SHALL HAVE HAVE SIDE SLOPES NO GREATER THAN 30%, AND SHALL BE SEEDED OR STABILIZED IF LEFT UNDISTURBED FOR TWO WEEKS OR MORE.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PRIOR TO ANY EVENTS AND PROMPTLY AFTER EACH RAINFALL.
5. ANY SLOPE STEEPER THAN 3:1 SHALL BE EQUIPPED WITH JUTE MESH SLOPE STABILIZATION.
6. ALL CATCH BASINS SHALL BE PROVIDED WITH FILTER SOCK DIKES UNTIL BASE COURSE IS IN PLACE.
7. FILTER SOCK FILLER MATERIAL SHALL BE COMPOSTED MULCH.
8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9. CONTRATOR TO PROVIDE A STABLIZED STONE LINE CONSTRUCTION ENTRNACE FOR CONSTRUCTION EQUIPMENTS TO ENTRANCE/EGRESS THE SITE.
10. ALL DRAIN INLET ON SITE SHALL BE PROTECT BY SILTSACK SEDIMENT TRAP.
11. THE CLOSEST CATCH BASIN DOWNGRADIENT OF THE SITE SHALL BE PROTECTED W/ SILTSACK SEDIMENT TRAP.
12. RECORDS OF INSPECTIONS AND MAINTENANCE SHALL BE UP TO DATE AND AVAILABLE FOR REVIEW AND INSPECTION, IF REQUESTED BY THE TOWN'S OFFICIAL.

DEMOLITION NOTES:

1. SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE CONTRACT DOCUMENTS.
2. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
3. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
4. THE CONTRACTOR SHALL COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
5. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS REQUIRED TO FACILITATE CONSTRUCTION, AND LEGALLY DISPOSED OF OFFSITE BY CONTRACTOR.
6. UTILITY PIPES DESIGNATED TO BE ABANDONED IN PLACE SHALL BE CAPPED IN PLACE.
7. UTILITY PIPES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF THE ENTIRE LENGTH OF PIPE AND BACKFILL AND 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
8. UTILITY STRUCTURES DESIGNATED TO BE ABANDONED IN PLACE SHALL HAVE THEIR CAST IRON CASTINGS REMOVED AND DISPOSED, INLET AND OUTLET PIPES PLUGGED, THE BOTTOM OF THE STRUCTURES SHALL BE BROKEN, THE VOID OF THE STRUCTURES SHALL BE BACKFILLED AND COMPACTED TO 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
9. UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF CAST IRON CASTINGS, PLUGGING OF INLET AND OUTLET PIPES, REMOVAL OF THE STRUCTURE, AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
10. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFFSITE.
11. AT ALL LOCATIONS WHERE EXISTING CURBING, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
12. EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
14. REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURB, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
15. ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
16. BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
17. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.
18. CONTRACTOR TO PROVIDE TEMPORARY CHAIN LINK FENCE WITH FABRIC AROUND SITE ALL NECESSARY TO PROTECT PUBLIC SAFETY AND DUST CONTROL.

06/23/2025

CHI Y MAN
CIVIL
NO. 42643
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS:		
NO.:	COMMENTS:	DATE:

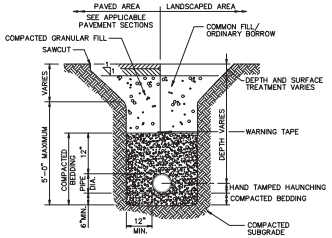
DEMOLITION & EROSION CONTROL PLAN
49 WALNUT STREET
WELLESLEY, MASSACHUSETTS

DRAWN BY: JSG
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 06-23-2025

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
PERMITTING

SHEET
C-3

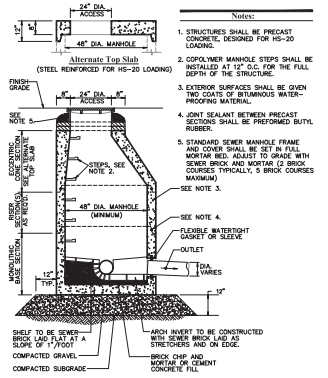


Notes:

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

UTILITY TRENCH

N.T.S.

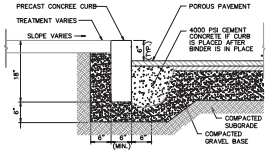


Notes:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

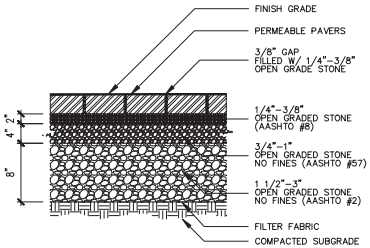
PRECAST CONCRETE SEWER MANHOLE (SMH)

N.T.S.



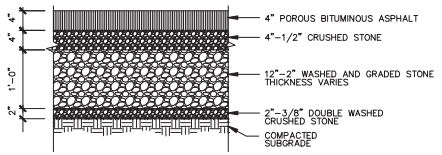
PRECAST CONCRETE CURB - PCC

N.T.S.



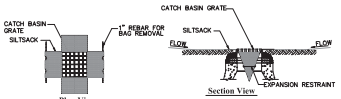
PERMEABLE/POROUS PAVERS AT WALKWAY

N.T.S.



POROUS BITUMINOUS PAVEMENT

N.T.S.

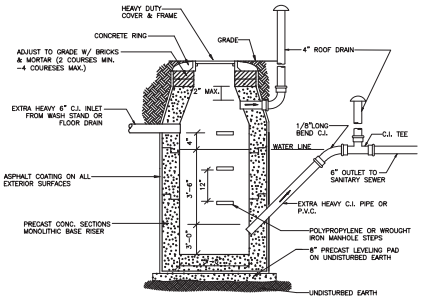


Notes:

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

SILTSACK SEDIMENT TRAP

N.T.S.



GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE,COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

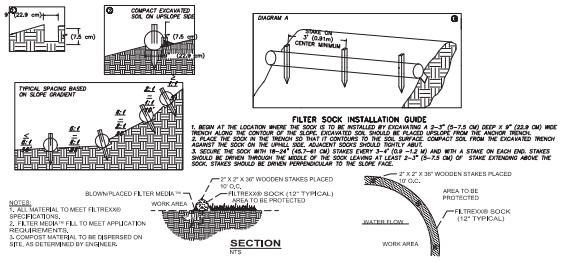
ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

BOTH VENTS SHALL BE EXTENED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES.

(Outlet pipe to be 45 degree angle)

GAS TRAP DETAIL

N.T.S.



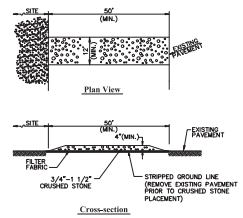
FILTER SOCK INSTALLATION GUIDE

1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2–3" (5–7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONFORMS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
3. SECURE THE SOCK WITH 18–24" (45.7–61 CM) STAKES EVERY 3–4' (0.9 –1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2–3" (5–7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREX EROSION CONTROL

N.T.S.



Notes:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WORK SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

STABILIZED CONSTRUCTION EXIT

N.T.S.

06/23/2025

COMMONWEALTH OF MASSACHUSETTS — CHI Y MAN — CIVIL NO. 43441 — REGISTERED PROFESSIONAL ENGINEER

REVISIONS:		
NO.:	COMMENTS:	DATE:

DETAILS PLAN - 1
49 WALNUT STREET
WELLESLEY, MASSACHUSETTS

DRAWN BY: JSG
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 06-23-2025

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
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(781) 335-1464

PREPARED FOR:
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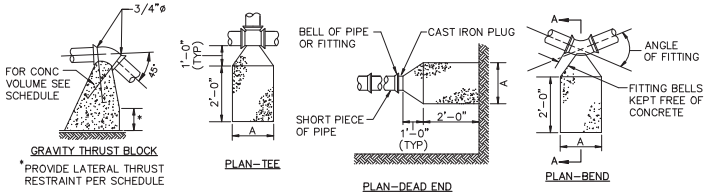
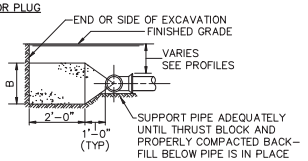
SHEET
C-4



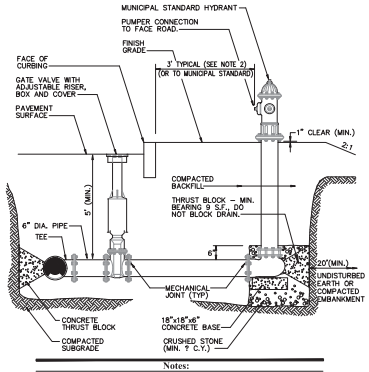
THRUST BLOCK SCHEDULE							
AREA REQUIRED BY TYPE OF FITTINGS (IN SQ. FT.)							
PIPE SIZE	END,TEE OR PLUG	1/4 BEND	1/8 BEND	1/16 BEND	1/32 BEND	*LATERAL RESTRAINT	CONC VOL.(CY)
6"	3.25	4.50	2.50	1.25	0.75	1.00	2.00
8"	5.50	8.00	4.25	2.25	1.00	1.75	3.40
12"	11.75	16.50	9.00	4.50	2.50	3.50	7.20
16"	20.50	29.00	15.75	8.00	4.00	6.00	12.50
20"							

*NOTE: HEIGHT OF THRUST BLOCK "B" SHOULD BE BETWEEN ONE TO TWO TIMES THE WIDTH OF "A".
THRUST BLOCK SCHEDULE ASSUMES 200 PSI, WATER PRESSURE 5'-6" COVER PIPE AND 3,500 psi SOIL BEARING STRENGTH.



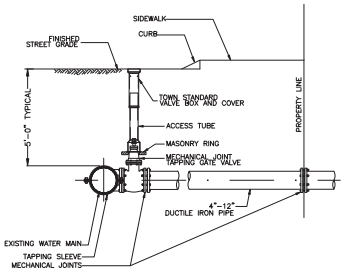
TYP. SECTION (FOR TEES, BENDS & DEAD ENDS)

Thrust Block Detail
N.T.S.

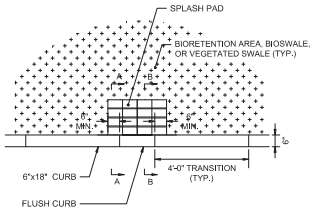


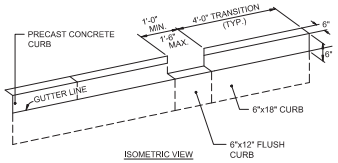
Notes:
1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.

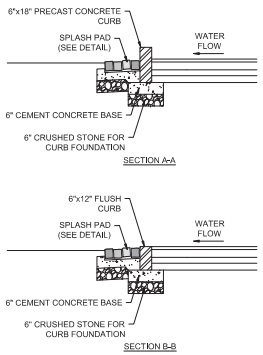
HYDRANT CONSTRUCTION
N.T.S.



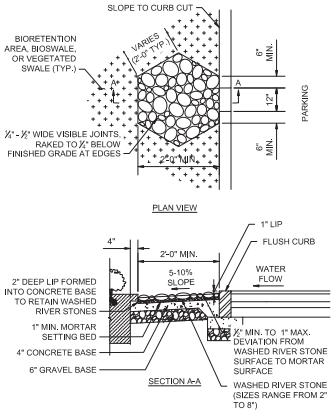
WATER CONNECTION TO EXISTING WATER MAIN
N.T.S.



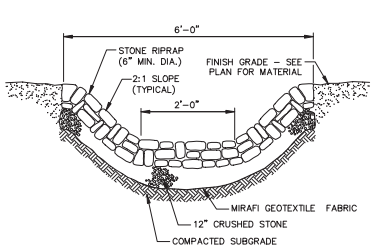




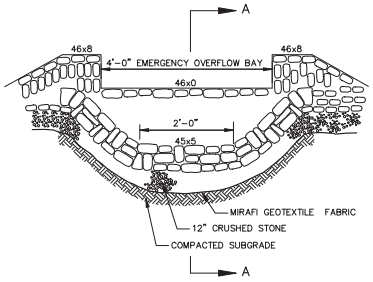
EMERGENCY CURB CUT OUTLET
N.T.S.



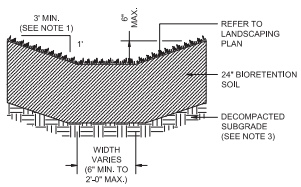
SPLASH PAD DETAL
N.T.S.



STONE RIP-RAP SWALE TYPICAL
N.T.S.

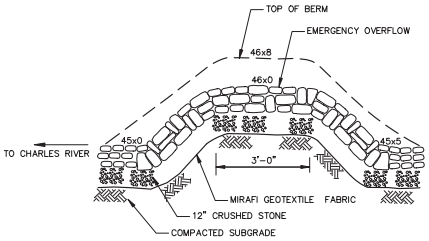


STONE RIP-RAP SWALE AT EMERGENCY OVERFLOW
N.T.S.



NOTES:
1. JUTE MESH - SHOULD BE USED ON SLOPES OF 3:1 OR STEEPER FOR STABILIZATION DURING CONSTRUCTION.
2. LOAM AND SEED SHALL NOT BE USED IN THE VEGETATED SWALE.
3. SCARIFY SUBGRADE TO A MIN. DEPTH OF 6" BEFORE INSTALLATION.

BIORETENTION VEGETATED AREA
N.T.S.



SECTION A-A

06/23/2025

REVISIONS:		
NO.:	COMMENTS:	DATE:

DETAILS PLAN - 2
49 WALNUT STREET
WELLESLEY, MASSACHUSETTS

DRAWN BY: JSG
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 06-23-2025

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
PERMITTING

SHEET
C-5

N

LCP 38513-A

NEWTON

WELLESLEY

COMMONWEALTH OF MASSACHUSETTS

PARCEL ID: 27-20-A

PARCEL ID: 27-20

No. 25

No. 37

No. 35

PARCEL ID: 27-19

PERMANENT EASEMENT 20' WIDE RIGHT OF WAY

EASEMENT

DRAIN RIGHT OF WAY

WALNUT STREET (PUBLIC - VARIABLE WIDTH)

PARCEL ID: 27-18

EDGE OF WATER 9/30/81

COMMONWEALTH OF MASSACHUSETTS
METROPOLITAN DISTRICT COMMISSION
(SEE DOC. No. 425124 AND PLAN)
AREA = 12,685 S.F.

NEWTON

WELLESLEY

RIVER

CHARLES RIVER

EDGE OF RIVER MARCH 2025

MARCH 2025

EXISTING 1 STORY CONC. BLOCK BUILDING No. 47

PARKING GARAGE

No. 65

PARCEL ID: 27-16

PARCEL ID: 27-10

PARCEL ID: 27-11

100' WETLAND BUFFER

25' WETLAND BUFFER

50' WETLAND BUFFER

BROOK

45.00

11.16 20.42

E-One Cyclone II 95

	feet
Width	: 9.50
Track	: 9.35
Lock to Lock Time	: 6.0
Steering Angle	: 43.4

PLAN

0 30' 60'

GRAPHIC SCALE: 1" = 30'

DRAFT PRINT
JUNE 10, 2025

REVISIONS:		
NO.:	COMMENTS:	DATE:

FIRE TRUCK TURNING STUDY
49 WALNUT STREET
WELLESLEY, MASSACHUSETTS

DRAWN BY: JSG
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 05-30-2025

HARDY + MAN DESIGN GROUP, PC
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