

September 9, 2025

Mr. Eric Arbeene, AICP
Planning Director
Department of Planning and Community Development
Town Hall
Town of Wellesley, MA 02482

Subject: 49 Walnut Street
Wellesley, MA
Proposed Site Redevelopment - Fire Access Review Response

Dear Mr. Arbeene,

Upon receipt of the Fire Department review letter on the subject letter dated August 29, 2025, issued by Deputy Ian McMakin, we have revised the Fire Access Plans and offer the following responses:

- 1) The Fire Access Plan has been broken down into 3 sheets. The 1st sheet C-FA1 provides fire truck access movement from Walnut Street onto the site through the existing site driveway directly stop at the front entrance of the proposed building. Please also note that the site is entitled to a second curb cut on Walnut Street and a 20 feet wide internal right-of-way for site access. The revised fire truck access study includes the fire truck movement through secondary site access. The second curb cut is located north of #15 and #37 Walnut Street building.
- 2) The 2nd sheet of the access plan shows the turning movement of the fire truck backing out to leave the proposed building.
- 3) The 3rd sheet of the access plan shows the fire truck exiting the site driveways out onto Walnut Street via both site curb cuts.
- 4) We would like to point out that the proposed building will be fully equipped with automatic sprinkler system.
- 5) A proposed hydrant is located directly in front of the main building entrance.

We believe the revised plan has clarified the design intent and meets the requirements of 527CMR 1.00 Chapter 18.

If you have further questions or comments, please contact us anytime.

Sincerely,

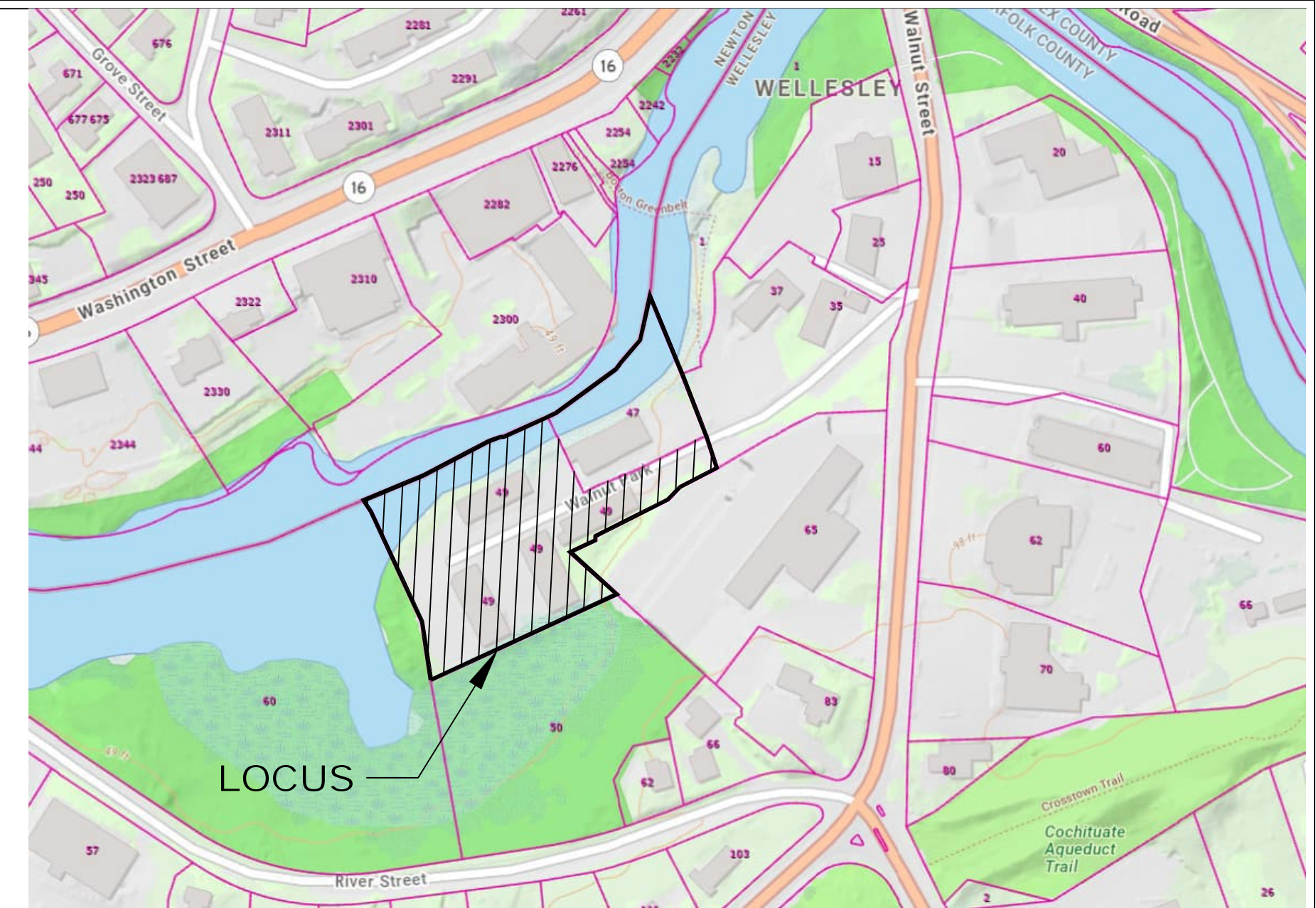
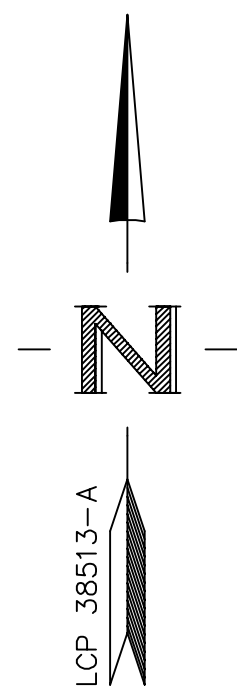


Chi Man, PE
Managing Partner

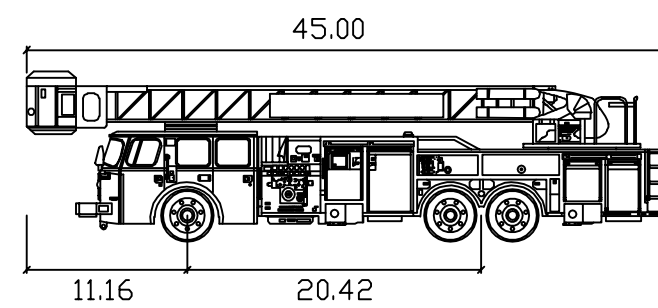
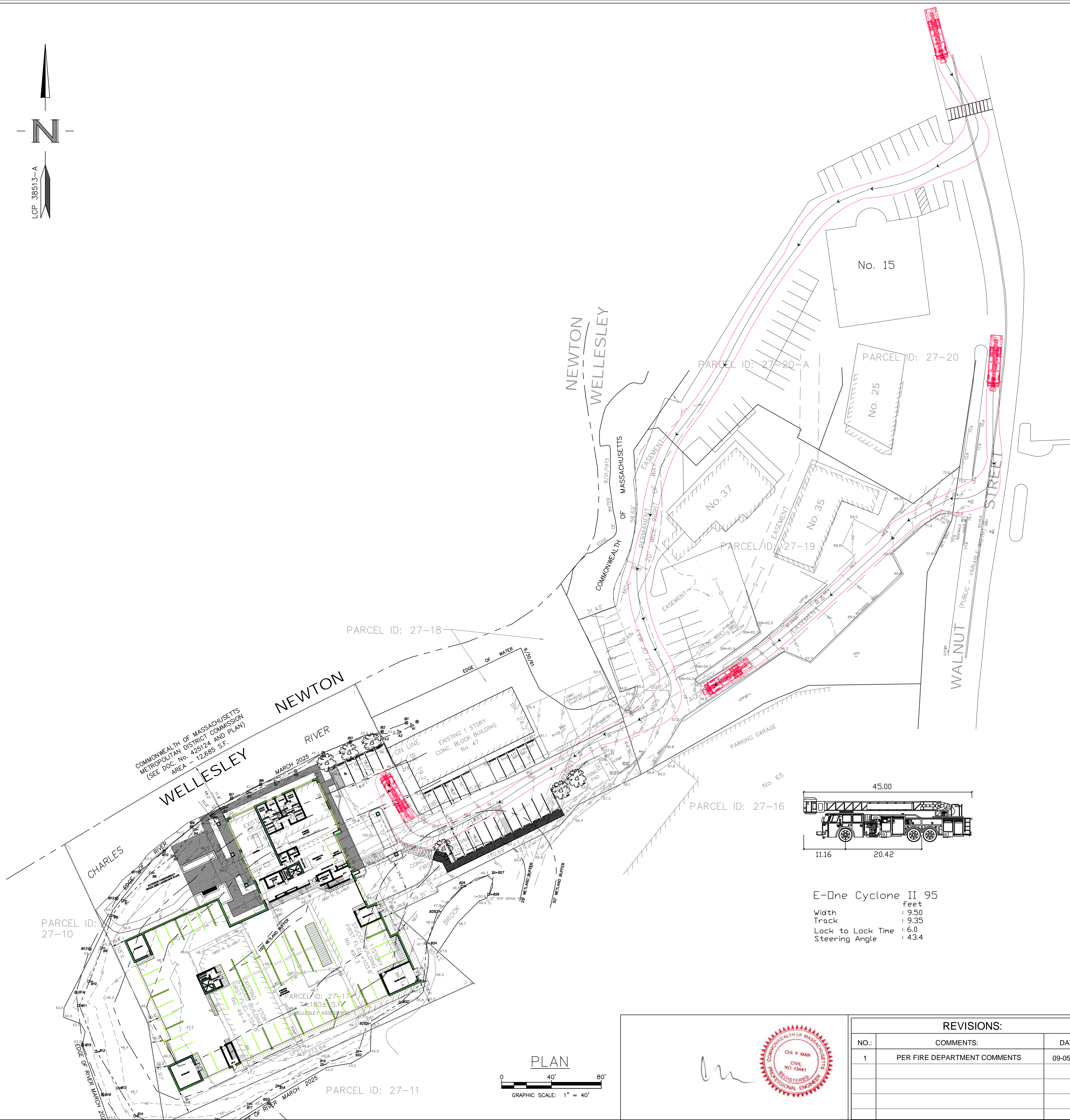
Attachment: Revised Fire Access Plan

Cc: Deputy Chief Ian McMakin

Hardy + Man Design Group, PC
1285 Washington Street, Weymouth, MA 02189
(781) 335-1464
www.Hardymadesign.com



LOCUS MAP
Approx. Scale: 1"=200'



E-One Cyclone II 95
Width : 9.50
Track : 9.35
Lock to Lock Time : 6.0
Steering Angle : 43.4

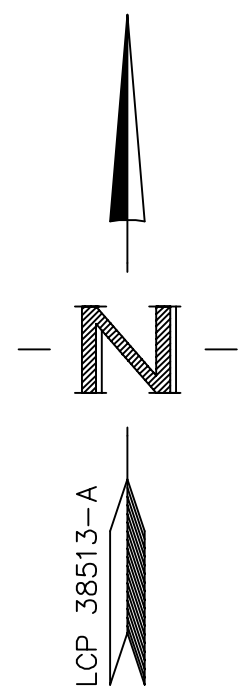
PLAN
0 40' 80'
GRAPHIC SCALE: 1" = 40'



REVISIONS:		
NO.:	COMMENTS:	DATE:
1	PER FIRE DEPARTMENT COMMENTS	09-05-2025

FIRE TRUCK TURNING - ENTRANCE 49 WALNUT STREET WELLESLEY, MASSACHUSETTS		
DRAWN BY: JSG	DATE: 05-30-2025	
DESIGNED BY: CYM		
CHECKED BY: CYM		

 HARDY + MAN DESIGN GROUP, PC CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING	1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464	
	PREPARED FOR: PERMITTING	SHEET C-FA1



PARCEL ID: 27-18

NEWTON

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

WELLESLEY

RIVER

EXISTING 1 STORY
CONC. BLOCK BUILDING
No. 47

ON LINE

EDGE OF WATER

EDGE OF RIVER

EDGE OF RIVER

EDGE OF RIVER

EDGE OF RIVER

EDGE OF RIVER

EDGE OF RIVER

EDGE OF RIVER

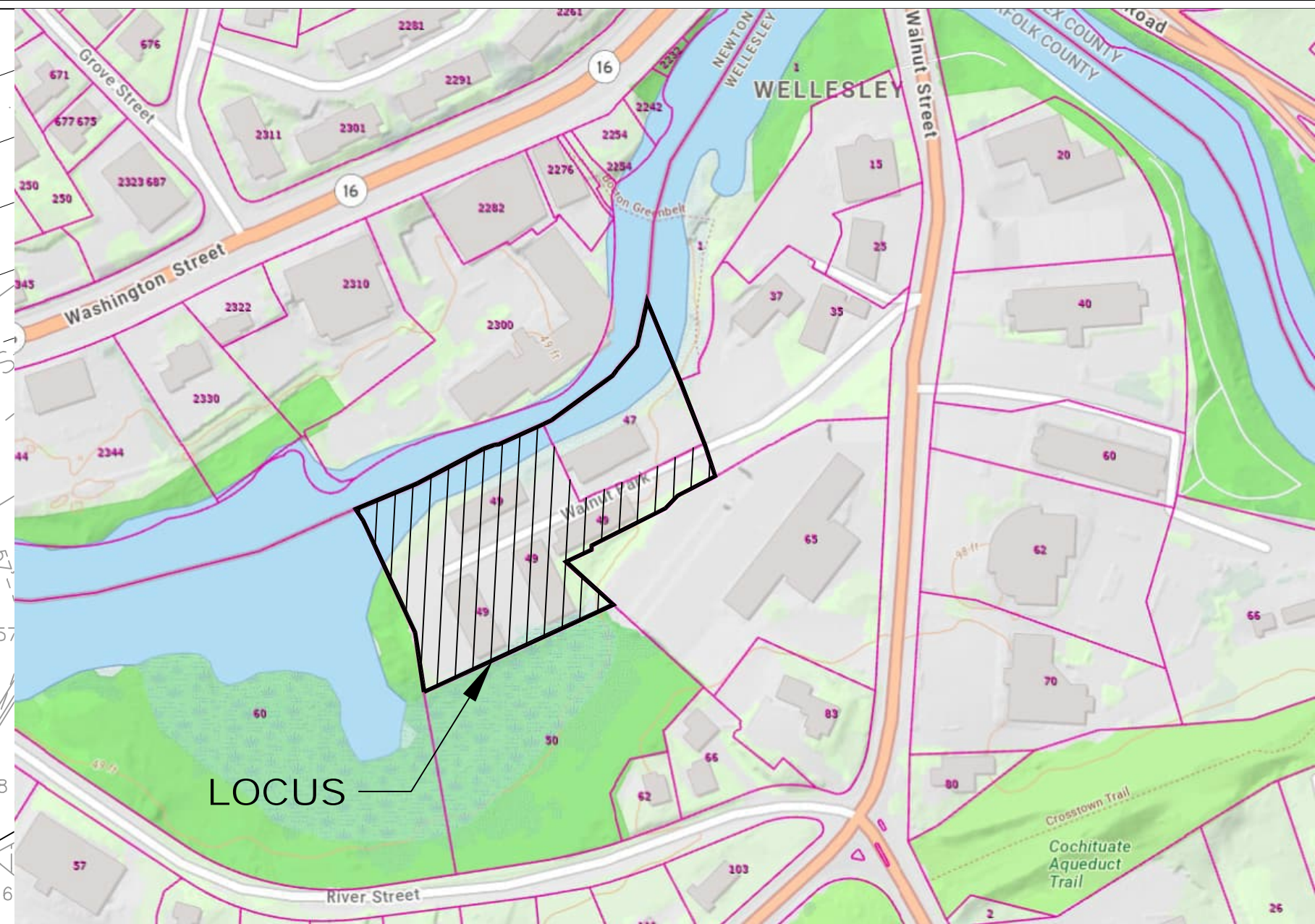
EDGE OF RIVER

EDGE OF RIVER

EDGE OF RIVER

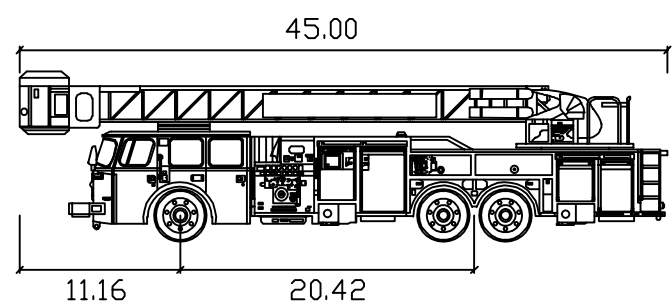
EDGE OF RIVER

EDGE OF RIVER



LOCUS MAP

Approx. Scale: 1"=200'



E-One Cyclone II 95
Width : 9.50
Track : 9.35
Lock to Lock Time : 6.0
Steering Angle : 43.4

PARCEL ID: 27-11

PLAN

0 20' 40'
GRAPHIC SCALE: 1" = 20'



REVISIONS:		
NO.:	COMMENTS:	DATE:
1	PER FIRE DEPARTMENT COMMENTS	09-05-2025

FIRE TRUCK TURNING - TURNAROUND
49 WALNUT STREET
WELLESLEY, MASSACHUSETTS

DRAWN BY: JSG
DESIGNED BY: CYM
CHECKED BY: CYM

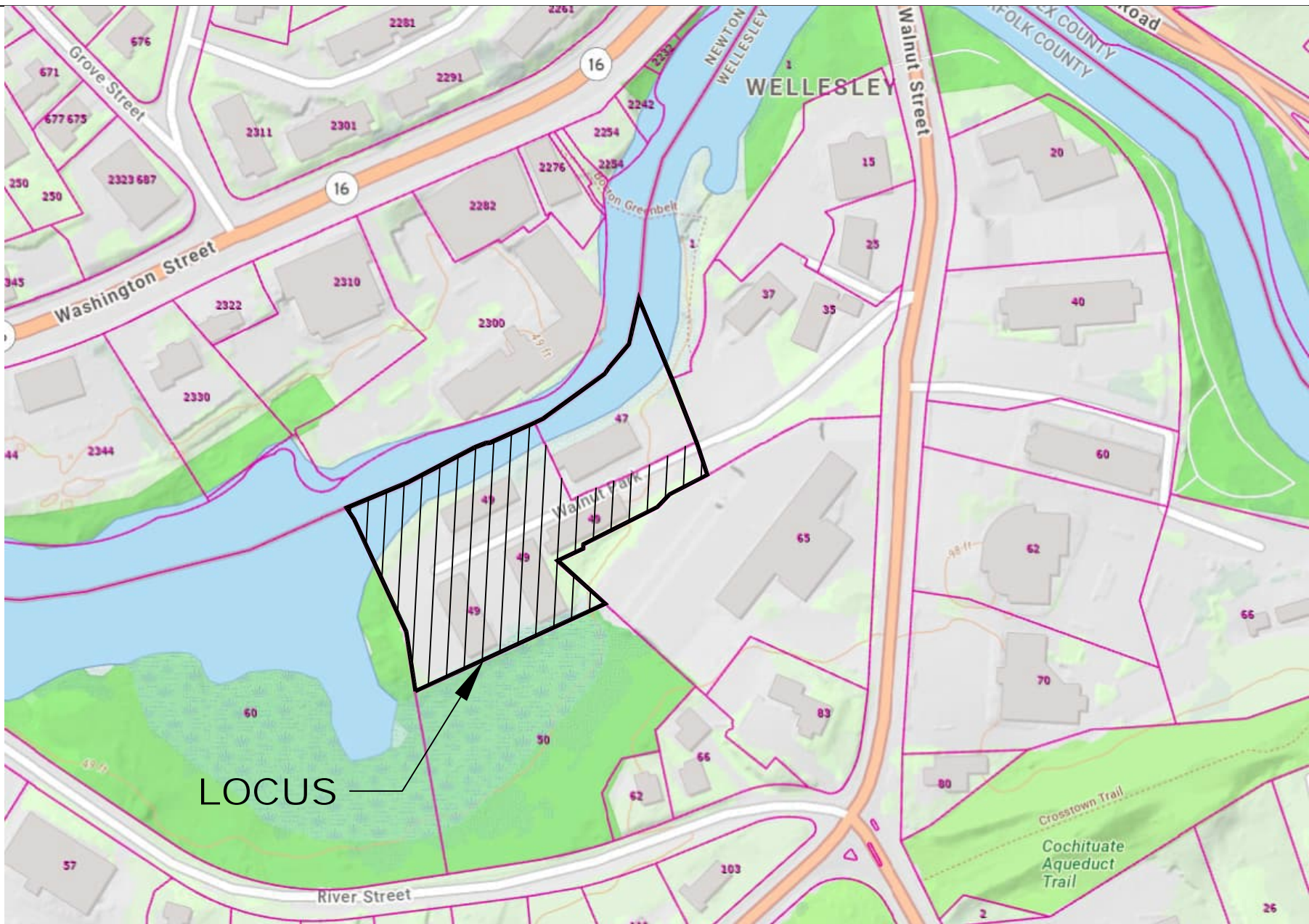
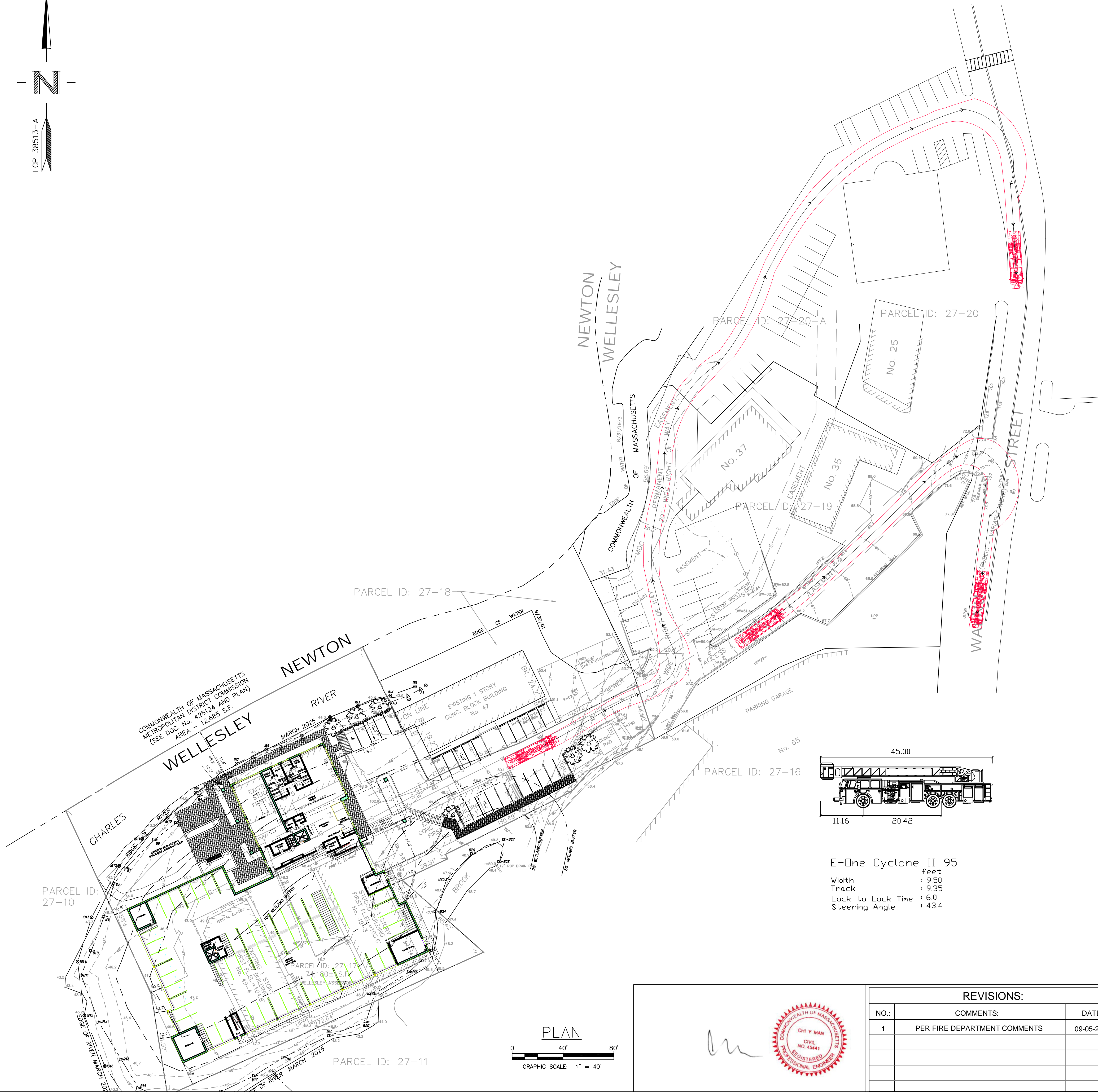
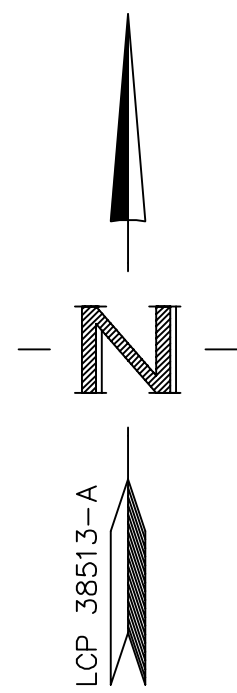
DATE: 05-30-2025



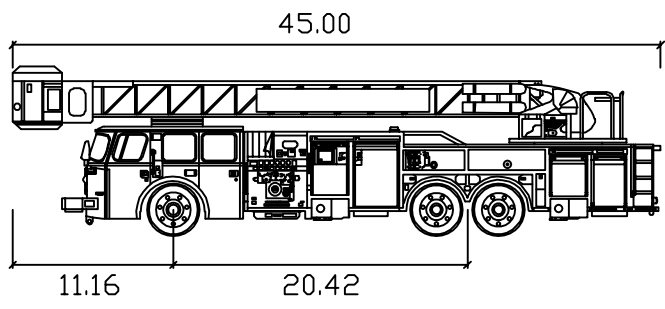
PREPARED FOR:
PERMITTING

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

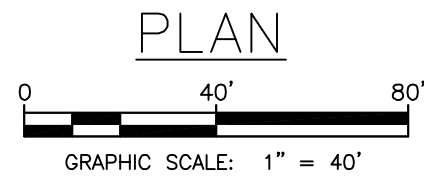
SHEET
C-FA2



LOCUS MAP
Approx. Scale: 1"=200'



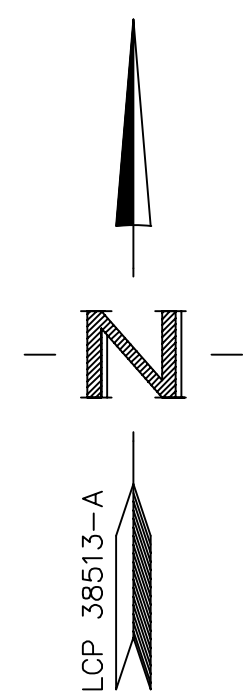
E-One Cyclone II 95
Width : 9.50
Track : 9.35
Lock to Lock Time : 6.0
Steering Angle : 43.4



REVISIONS:		
NO.:	COMMENTS:	DATE:
1	PER FIRE DEPARTMENT COMMENTS	09-05-2025

FIRE TRUCK TURNING - EXIT 49 WALNUT STREET WELLESLEY, MASSACHUSETTS		
DRAWN BY: JSG	DATE: 05-30-2025	
DESIGNED BY: CYM		
CHECKED BY: CYM		

 HARDY + MAN DESIGN GROUP, PC CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING	1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464	
	PREPARED FOR: PERMITTING	SHEET C-FA3



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

NEWTON
RIVER

WELLESLEY

PARCEL ID: 27-18

PARCEL ID: 27-16

CHARLES

PARCEL ID: 27-10

PARCEL ID: 27-11

PLAN

GRAPHIC SCALE: 1" = 20'

WETLANDS LEGEND
BVW B1-B28
BVW FRINGE A1-A3
INLAND BANK IB1-IB21

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

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
CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464
PREPARED FOR:
PERMITTING
SHEET
C-2