

## **EXISTING CONDITIONS**

### **#680 Worcester Street, Wellesley, Massachusetts**

The Applicant is providing a brief summary of the existing conditions in conjunction with the plans and information submitted by the Applicant's Civil Engineer Hayes Engineering, Inc. for this site.

The subject site consists of a parcel of land located on the southerly sideline of Worcester Street (Route 9) at number 680. The site contains a single family one and a half story home and a lot area of 20,029 square feet.

The existing structure is approximately 873 square feet and there is approximately 1,821 square feet of additional impervious area. Therefore approximately 13.45% of the existing site contains impervious area. The remaining 86.55% of the site contains lawn and wooded areas. The topography of the site ranges from elevation 154 along the northeast frontage along Worcester Street to elevation 148 along the northwesterly frontage. The site generally slopes in a southwesterly direction to a low point of elevation 139 at the southwest section of the site. All elevations were based upon the NAVD datum.

The property located to the east and a portion of the south lot lines is adjacent to single family homes. The balance of the southerly lot line and westerly lot line is adjacent to the Newton Wellesley Center for Alzheimer's Care Facility.

The Wellesley Wetlands Protection Committee voted on December 15, 2015 to issue a Negative Determination of Applicability for the area located at #680 and #694 Worcester Street, Wellesley and determined that there are no jurisdictional Resource Areas or Buffer Zones on these parcels.

The existing house is serviced by municipal water and sewer. The electric, cable and telephone services are from an above ground pole located on the northeast frontage along Worcester Street. There is underground gas along the frontage as well. The sewer enters the property in an existing easement from the easterly lot line. The sewer easement on the site serves only the existing house and does not provide service or potential for service to any other property. The sewer easement beyond the lot line contains a sewer main then runs through the rear yards of several homes and connects to the sewer main in Francis Road.

The site frontage along Worcester Street has a bituminous concrete sidewalk that extends approximately half way through the site. The sidewalk is present along the sideline of Worcester Street to Francis Road and beyond. The site is located approximately 160 northeasterly of the Sprague School and Sprague Field property. Pedestrian access to the public property is available via Worcester Street, Francis Road, and Stearns Road.