TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 431-1019 Ext. 2208

Date: November 30, 2018 ZBA: 2019-21

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	$200	
Special Permit	$200	$500
Special Permit/Findings	$200	
Special Permit Renewals	$150	
Signs		$300
Site Plan Approval without PSI		XX $2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI		$3,500
Appeals	$200	$300
Comprehensive Permit		$750
Publication & Mailing Fees/All Petitions	$25	XX $25
Petitioner assumes all costs for Peer Review		

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2018 DEC 26 A 9:12

Property Location: **80 WALNUT STREET** Zoning District: **BUSINESS A**

Property located in a:

Historic District	[ ] Yes	[XX] No
Wetlands Protection Area	[ ]	[XX]
Water Supply Protection District	[ ]	[XX]

Applicable Section(s) of the Zoning Bylaw:
Section **XVIA, subparagraph B, Part 1 and C2 and Section XXV**

Explanation of Request: **Site Plan Review of a Major Construction Project involving demolition of an existing single-family dwelling and construction of a three-story office building with Lot Coverage of 1,503 SF and containing 2,909.46 SF of Floor Area**

Requested Relief:

	Lot Area		Front Yard Depth (Street Setback)
	Lot Coverage		Side Yard Width (Side Line Setback)
	Frontage		Rear Yard Depth (Rear Line Setback)
	Front Yard Width	XX	Other

OWNER OF PROPERTY: 80 Walnut Street LLC; Viktor Gyuris and Krisztina A. Bukur-Doczy, Managers

MAILING ADDRESS: 75 Meadowbrook Road, Newton, MA 02459

PHONE: WORK: HOME: 617-294-9878

SIGNATURE OF OWNER:

Memorandum to Zoning Board of Appeals

with respect to

Site Plan Approval of a Major Construction Project

Regarding

Proposed Redevelopment of 80 Walnut Street

THE APPLICANT and GENERAL INFORMATION:

80 Walnut Street LLC ("Applicant") is the owner of the property known and numbered as 80 Walnut Street ("Property"). The project is sited at the Intersection of Walnut, River, and Cedar Streets. It sits between an area of large 3 and 4 story commercial office buildings (to the north/northwest) and a 4-story apartment complex (to the south). This is juxtaposed with a neighborhood of 2-story single family residences, which begin after the intersection (to the south/southwest). As such, this project is well situated to serve as a gateway, mediating between the smaller scale and character of the residential neighborhood and the larger scale and character of the commercial area.

The Property, which abuts the Cochituate Aqueduct along its Southerly lot line, is a pie-shaped lot containing 9,704 SF of land, and is in the Business A Zoning District, Section XII of the Wellesley Zoning Bylaw ("Bylaw").

The Property is currently improved with a Dutch Colonial home, built circa 1924. The Applicant is proposing to demolish the existing structure and replace it with a single tenant medical office building, an of-right use under Bylaw Section XII. The proposed structure is being constructed for a dedicated client, an existing pediatric medical practice with offices currently housed at 25 Walnut Street. The proposed medical office building will be occupied by a single tenant, with anticipated office hours of Monday through Friday, 9:00 AM to 5:00 PM.

In anticipation of this proposal, the Applicant applied to the Wellesley Historical Commission for a determination as to whether the building was deemed to be Preferably Preferred under Town Bylaw 46C, *Historic Preservation Demolition Review* (Application #201702758). At a public hearing held October 11, 2017, the Commission deemed the property to *NOT* be Preferably Preserved, and confirmed that the Applicant is entitled to demolish the existing structure. A copy of the Determination Letter is attached hereto.

In connection with the design of the proposed building and improvement of the Property, the Applicant is being assisted by Martin Smargiassi, Christie Dennis, and Mina Abdelmansih of Innovative Collaborations, Inc., Architects, and, with respect to site and engineering work, by Mike Kosmo and Liz Salvia of Everett M. Brooks Co..

The proposed project, which is a Major Construction Project as defined in Bylaw SECTION XVIA. PROJECT APPROVAL (due to proposed construction of twenty-five hundred (2,500) or more square feet gross floor area) consists of a 3-level, 2,909.46 square foot, L-shaped building nestled into the site, providing parking in front and sheltering a small outdoor area in the rear, oriented towards the adjacent parkland. The design takes advantage of the sloping site (a change in grade of about 10 feet) to reduce the apparent scale of the building. The Walnut Street façade fits in with the smaller height and massing of the nearby residences, with just 2 stories visible above grade. A lower story becomes visible where the grade slopes away to the rear of the property. The new, well-crafted building is thoughtfully designed with quality materials and elegant details. The building's post-and-beam structure recalls traditional New England building techniques – still visible in historic barns, mills, and railway stations in the Wellesley area. Exposed laminated beams are complimented by wood tongue-and-groove soffits and by the Ipe v-groove siding that wraps its one-story frontispiece. These warm wood tones are balanced by the grey patina of flat-lock zinc alloy shingles, which clad the majority of the building and, like the wood, will continue to develop subtle variegations over time. A glass curtain wall system encloses the building entry, with a brick veneer base that extends down to conceal the foundation wall at the sloping grade. The commercial feel of the curtain wall is balanced by a series of smaller windows articulating the upper façade in a more residential scale. The building's low slope roofs mediate between the small steeped residential gables to the south and the large, flat commercial roofs to the north.

The design of the parking area takes advantage of the site's existing flat terrain – minimizing disturbance to existing grade – and relocates the driveway/curb cut as far as possible from the busy Walnut/Cedar Street intersection, and adjacent to the driveway/curb cut entrance providing access to the abutting property at 70 Walnut Street – creating a safer condition. The building's at-grade entry optimizes handicapped access at the front of the building, while the rear outdoor area is directly accessible from the lower level.

The project qualifies as a so-called Major Construction Project under, and this Application for Site Plan Review is submitted, pursuant to, Section XVIA and Section XXV of the Bylaw.

Preliminary meetings and plan reviews were held with representatives of the Wellesley Department of Public Works, including David Hickey, Jr., P.E. and William Shaughnessy, P.E.. The proposed plans were also reviewed by Deputy Chief DeGiandominico of the Fire Department, Leonard Izzo, MS, RS, CHO, Director, Community and Public Health of the Health Department, and, earlier, a representative of the Police Department. Changes were made to the plans based upon the valuable input received from the Town's professionals.

As a so-called Major Construction Project, pursuant to Section XVIA of the Bylaw, *Project Approval*, C., *Applicability and Procedure*, an Application for Design Review was submitted to the Design Review Board ("DRB"), which held a Public Meeting to review the same on October 12, 2018. The DRB issued its Recommendation that the proposed project be approved subject to various conditions stated in their letter dated October 31, 2018 addressed to the ZBA and the Inspector of Buildings. A copy of that letter is attached to this Application and

Petition. See also discussion regarding compliance with the Bylaw regarding Design Review, below.

The DRB, at its October 12 Meeting, also reviewed the proposed wall sign for the project and issued a letter, dated October 25, 2018, addressed to the Inspector of Buildings, recommending approval of the sign as presented.

The overall objective of the proposed project is to enhance the existing townscape by construction of a building and related improvements that are compatible with the existing conditions in the Walnut Street commercial area, and is consistent with the scale and character of that area. The creative architectural style and materials are intended to blend with and enhance existing scales and styles, and will achieve results beneficial to both the Applicant and the Town.

THE PROPERTY:

The property is in the so-called "Walnut Street" area, which is, as described in the DRB's *Design Guidelines Handbook* ("Guidelines"), a "commercial area characterized by a number of office buildings ... located on Walnut Street with easy access to Route 128, and is bordered by the Charles River Reservation along the river banks. The buildings are generally three or four stories high with large parking lots in the rear. Most facades are brick, and a few of the old mill buildings have been converted to office uses. Few homes directly abut this area. The parks adjacent to the river provide pleasant open areas and scenic vistas for the enjoyment of workers and residents." Walnut Street is, in this area, also a transportation corridor.

More specifically, the property consists of a 9,704 square foot irregularly shaped lot, improved with the structure mentioned above. Located in a Business District A Zoning District. See that certain "Site Plan of Land in Wellesley, MA, 80 Walnut Street" prepared by Everett M. Brooks Co., Surveyors and Engineers, dated April 19, 2017, and revised June 6, 2017, January 9, 2018, February 7, 2018, February 14, 2018, August 22, 2018, October 9, 2018, October 25, 2018 and November 27, 2018 (the "Site Plan") filed herewith and, more specifically, the "Existing Conditions" on Sheet 1 of 3 thereof.

The Property zoning, as discussed in more detail below, allows for commercial activities, including the proposed medical office building.

To the north and northwest of the Property are numerous multi-story, multi-tenant commercial office buildings and office parks. Abutting the Property to the south and east is an almost two-acre parcel owned by the Town of Wellesley (Assessor's parcel 20-16), which is designated as parkland under the control of the Board of Selectmen. The parkland, which is part of the Cochituate Aqueduct, is zoned Single Residence – 10. The next property to the South, abutting the Town parkland, is the Ardmore Apartment building. The closest residential dwelling, 103 Walnut Street, is approximately 250' westerly from the lot line of the Property, across the large, signaled intersection where Cedar Street, Walnut Street and River Street converge.

ZONING COMPLIANCE:

The project, as designed, is in compliance with applicable Bylaw requirements in terms of:

- Use (Bylaw Section XII and, by extension, section XI(6))
- Floor Area Ratio (Bylaw Section XII)
- Project Approval (including Design Review) (Bylaw Section XVIA)
- Restrictions Affecting All Districts (Bylaw Section XVI)
- Lot coverage (Bylaw Section XVIII)
- Yard Regulations/Setbacks (Bylaw Section XIX)
- Off-street Parking (Bylaw Section XXI)
- Building Height (Bylaw Section XXII)
- Signage (Bylaw Section XXIIA)
- Retaining Walls (Bylaw Section XXIID)

The Property is not in a Watershed Protection District nor is it within a Flood Plain District, so the provisions of Bylaw SECTION XIVB. FLOOD PLAIN OR WATERSHED PROTECTION DISTRICTS, are not applicable. Likewise, the property is outside the limits of any Water Supply Protection District, thus the provisions of Bylaw SECTION XIVE, WATER SUPPLY PROTECTION DISTRICTS. Are not applicable.

The provisions of Bylaw Section XVIB, INCLUSIONARY ZONING (made applicable pursuant to Section XII(E), do not apply to this project as it does not require approval as a Project of Significant Impact under Section XVIA.

Likewise, even though there is a pre-existing, non-conforming residential dwelling on the lot, the provisions of Section XVII, PRE-EXISTING NON-CONFORMING USES, STRUCTURES AND LOTS, are not applicable as the proposed changes (demolition) to the non-conforming structure and the proposed replacement structure and use will be compliant with the Bylaw. Similarly, the so-called 500' Rule in Section XIX of the Bylaw is not applicable as once the existing structure has been demolished, there will be less than three (<3) other existing buildings within 500'.

USE: Bylaw Section XII BUSINESS DISTRICTS A

Section XII of the Bylaw, BUSINESS DISTRICTS A, provides that "no new building or structure shall be constructed or used, in whole or in part, and no land shall be used, for any purpose except one or more of the purposes authorized in a Business District."

Section XI, BUSINESS DISTRICTS, in Subsection A, states that, "In Business Districts, no new building or structure shall be constructed or used, in whole or in part ... and no building or structure, or part thereof, shall be ... used, and no land shall be used, for any purpose except one or more of the following specified uses:

6. **Office,** bank or other monetary institution; drive through windows where transactions are made by customers in vehicles are not allowed except by special permit under clause 13. hereof." (emphasis supplied)

A medical office use is thus an allowed use in the Business Districts A under the Bylaw.

FLOOR AREA RATIO: Bylaw Section XII

Subsection D. FLOOR AREA RATIO, of Section XII states that:

"The maximum floor area ratio as defined in SECTION IA. DEFINITIONS. shall be 0.30."

Based on a lot area of 9,704 SF (according to the Site Plan), and total square footage of 2,909.46 SF of floor area in the proposed building (based on the combined areas shown on Sheets A 1.1, First Floor Plan, A 1.2, Second Floor Plan, and A 1.3, Lower Level Floor Plan, of the plan set entitled "Newton Pediatrics, 80 Walnut St., Wellesley, MA," prepared by Innovative Collaborations, Inc., Architects, and dated November 20, 2018 (collectively, together with Sheets A 2.1, Front and Rear Elevation, A 2.2, Side Elevations, A 3.1, Building Sections, E 4.1, Photometric plan, L 1.1, Landscape Site Plan, and L 6.1, Typical Landscape Details, the "Architectural Plans), the Floor Area Ratio of the proposed structure is 0.30 (2,909.46 ÷ 9,704 = 0.2998), and in compliance with the Bylaw requirement.

PROJECT APPROVAL: Bylaw Section XVIA

SECTION XII(C) makes applicable to this project the provisions of Bylaw Section XVIA, PROJECT APPROVAL.

As a Major Construction Project, Section XVIA of the Bylaw provides, as a condition for a favorable decision by the ZBA when completing the Site Plan Review process, for review of the proposal by the Design Review Board for its written advisory design recommendations in accordance with Bylaw SECTION XXII. DESIGN REVIEW. As mentioned, this process was completed, and the DRB issued its Recommendation, in October of this year.

Per Bylaw Section XVIA, PROJECT APPROVAL, Subsection C. APPLICABILITY AND PROCEDURE, 1. Design Review, the DRB shall evaluate projects based on various standards. Rather than listing therewith in the body of this memo all Design requirements and the manner in which the project is in compliance, attached hereto, and incorporated herein by reference, is a copy of the ***Memorandum to Design Review Board regarding Redevelopment of 80 Walnut Street*** that was submitted to, and reviewed by the DRB.

To summarize the *Memorandum's* conclusions, which are supported by the DRB's recommendation, the proposed project is consistent with the *Guidelines* regarding the design, placement, and artistic appropriateness of any structure. It is submitted that once constructed, it will improve the visual appearance of the commercial area in a manner that respects the existing streetscape and landscape, and stresses the quality and character of design detail. The proposed plans represent a, "conscious effort to reduce existing clutter and to prevent uncoordinated changes to buildings and signs," and takes into

consideration the overall surrounding area, including the adjacent Town parkland, in an effort to produce an attractive environment.

It is submitted that the design of the proposed structure and redevelopment of the lot is appropriate for its location and use. The style of the building, the materials utilized, and its siting best incorporates the Goals and Policies set forth in the *Guidelines* and the end result will be a project sensitively and thoughtfully designed to not only fit into, but enhance the existing fabric of the Town.

The following discussion is relevant to the project's compliance with the requirements of Section XVIA, Subsection A. SCOPE AND PURPOSE., which provides that:

"This section shall be interpreted so as to:

1. Ensure compliance with the Zoning Bylaws of the Town of Wellesley;
2. Protect the safety, convenience and welfare of the public;
3. Minimize additional congestion in public and private ways;
4. Ensure adequate provision for water, sewerage and drainage;
5. Ensure compliance with the provisions of SECTION XVI. RESTRICTIONS AFFECTING ALL DISTRICTS.;
6. Ensure compliance with the provisions of SECTION XXI. OFF-STREET PARKING.; and
7. Ensure compliance with the provisions of SECTION XXII. DESIGN REVIEW."

Subsection 1, Item 1 is addressed in detail throughout this memo. The proposed relocation of the driveway to the property from that currently existing near the Southerly lot line, fairly in the middle of the signalized intersection at Walnut, Cedar and River Streets, to the Northerly side of the Property, where it abuts the curb cut and access drive to the adjacent property at 70 Walnut, combined with the "Right Turn Only" exit requirement upon egress from the property, will eliminate congestion and improve traffic safety in the vicinity, as contemplated by Items 2 and 3, above.

The existing water line has previously been disconnected, and the property was previously served by a private sewerage disposal system. In June, 2017, the Owner filed an *Application for Abandonment of Subsurface Sewage Disposal System* with the Board of Health, and by way of a letter dated July 25, 2017, from Steven Calichman, Environmental Health Specialist, Town of Wellesley Board of Health, to the Inspector of Buildings, it was confirmed that the subsurface cesspool is to be removed in accordance with applicable laws at the time of excavation for the foundation of the proposed structure. Copies of those documents are attached.

Water and sewer service for the proposed structure will be via connection with the Town's systems, as shown on the "Proposed Utilities and Grading Plan" (Sheet 2 of 3 of the Site Plan). See also various proposed utility connections and details on Site Plan Sheet 3 of 3.

The proposed drainage system, designed to capture roof runoff as well as surface runoff in the areas proposed to be paved, and retain and infiltrate the same through two leaching galleys, as shown on the "Proposed Utilities and Grading Plan" (Sheet 2 of 3 of the Site Plan), will materially improve on the existing conditions. According to the Drainage Deport prepared by Everett M. Brooks Co. and filed with this Petition, the current rate of peak runoff, based on a 100 Year Storm event, is 1.45 cubic ft/second, and the current volume of runoff, also based on a 100 Year Storm event, is 0.10 acre-feet. After construction of the improvements, the Drainage Deport indicates that the post-development rate of peak runoff will be reduced to 0.60 cfs, and the post-development volume of runoff be reduced to 0.04 acre-feet, both with respect to a 100-year storm event. For more specifics and detail, see also Site Plan Sheet 3 of 3.

Discussion of matters with respect to items 5, 6 and 7 of Subsection A. SCOPE AND PURPOSE. of Section XVIA. are discussed below in the narratives addressing each applicable Bylaw Section.

Trash removal will be by the cleaning service engaged to care for the interior of the building, thus no space is designated for a dumpster or trash barrels. Refuse will be kept inside the building until removed. Likewise, recycling containers will be maintained inside and materials disposed of by private contractor.

Given the limited area available for snow storage, snow from any significant storms will be removed off site by a private contractor.

Also submitted with this filing is a Construction Management Plan ("CMP") prepared by The Han Group LLC, the proposed contractor for the project. The CMP addresses various matters related to the unique site of the property, and recognizes the need to maintain a fully functional intersection, peak rush hour traffic concerns, the fact that there is a school nearby the site, and the limited available space for on-site parking during the construction process.

It is also noted that the prior owner of the Property created an unauthorized encroachment into the Aqueduct area, by placing asphalt and gravel as part of the driveway and parking area for the residential dwelling. The Owner has committed to removing the encroachment and reseeding or otherwise returning the area to its natural state.

RESTRICTIONS AFFECTING ALL DISTRICTS: Bylaw Section XVI

Section XVI of the Bylaw addresses various matters intended to otherwise fulfill the objectives of the Bylaw and to prevent and avoid undue blight and pollution of the environment, to encourage the most appropriate use of land throughout the Town, and to otherwise protect the interests of the Town and its residents. To that end, Section XVI contains prohibitions on, among other things, uses of property that would create, pursuant to paragraph A thereof, "the emission or discharge of fumes, vapor, smoke, gas, dust, cinders, offensive odors, chemicals, poisonous fluids or substances, refuse, organic matter, or excrement, the causing of noise or vibrations, or by unduly increasing the risk from fire or explosion, or otherwise, would be obnoxious, offensive, dangerous, or injurious to the public health or safety," or would, per paragraph B thereof, "which would be for any reason injurious to the health, safety, morals or welfare of the community or harmful to property therein." It is submitted that neither the proposed structure nor the proposed use as a pediatric medical office will violate either of these provisions.

Likewise, the applicant/owner/end user has no plans, "For the parking, keeping or storing of a mobile home or house trailer," on the Property (Paragraph C), nor, "For the parking, keeping or storing of

one or more commercial trailer," (Paragraph D), excepting only appropriate machinery and vehicles during the course of construction.

There has been no, "site preparation work done in connection with development of any use of land," with the exception of utility disconnects and otherwise to secure the property or in connection with, "the conduct of a land survey or any tests required as a condition precedent to the issuance of any permit or approval." (Paragraph F)

There will be no, " sale or distribution of any materials and any and all entertainment which is "obscene" within the meaning of that term as defined in G. L. Chapter 272, Section 31," as prohibited by Paragraph G of Section XVI, nor will any, "games of chance or similar entertainment or amusement," be operated on the Property, as prohibited by Paragraph H.

LOT COVERAGE: Bylaw Section XVIII

There is no lot coverage restriction applicable to the proposed use of the property under Bylaw SECTION XVIII. AREA REGULATIONS., Subsection B. Ratio of Building to Lot Area, the only references to the applicable Business Districts A in said section addressing construction of (and limitations of lot coverage with respect to) a dwelling, including apartment houses and apartment hotels, inns, town houses or club houses, none of which are part of the proposed project.

SETBACKS/OTHER AREA REQUIREMENTS: Bylaw Section XIX. YARD REGULATIONS.

Subsection B of Section XIX states that:

"This Section shall not apply to lots in districts zoned as Lower Falls Village Commercial, Wellesley Square Commercial District, Business, **Business A,** Industrial, or Industrial A, **except for the requirements for front yards."** (emphasis supplied)

The "Minimum Front Yard Depth (Street Setback)" required, is thirty (30') feet. The proposed structure is sited 46.7' from the edge of the Town Right of Way according to the "Proposed Layout" shown on the Site Plan and, more specifically, Sheet 1 of 3 thereof.

Subsection B of Section XIX also contains the so-called Five Hundred Foot Rule, as follows:

"Where, on a frontage of 500 feet including the lot to be affected, or on a frontage between two intersecting or entering streets if such frontage is less than 500 feet, all existing buildings (if they are not less than three in number) have front yards of a depth greater than 30 feet, the minimum depth thereof shall be the depth required."

Although there are buildings within 500' of the Property, conversations with the Building Inspector confirm that the 500' Rule will be applied at the time of application for a Building

permit. As such, and given that a Building Permit may not be applied for until such time as the existing structure has been demolished and removed, there will thus not be three (3) buildings ("including the lot to be affected") within 500' of the property.

Notwithstanding the non-applicability of the 500' Rule, the proposed structure has, given the odd shape and the topography of the lot, been set back as far as possible from the Right of Way. In addition, given that the lot line of the property, in the area of the proposed driveway, is approximately 20' from the curd at the edge of the street, he structure will both in actuality and in appearance, be set back over 65' from the street.

Neither Section XIX nor any other section of the Bylaw otherwise applies any Minimum Frontage, Minimum Side Yard Width, Minimum Rear Yard Depth, Minimum Front Yard Width, or Build Factor requirement in the Business Districts A zone.

Bylaw Section XIX (C) provides, in part, that:

"No building or structure shall hereafter be erected or placed nearer than ten (10) feet to any public land held or in use for a park, playground or recreational purpose and no existing building or structure shall be so altered as to result in the said building or structure being nearer than ten (10) feet to such public land."

The proposed structure, as shown on the Proposed Layout section of the Site Plan (Sheet 1 of 3) is, at the point closest to the Cochituate Aqueduct property owned by the Town, 10.2' distant from the common lot line.

OFF-STREET PARKING: Bylaw Section XXI

Subsection B. of Section XII, BUSINESS DISTRICTS A, states that, "Off-street parking shall be provided in accordance with SECTION XXI."

Part C. APPLICABILITY., Paragraph 3, provides, among other matters (which are not applicable to this project), that: "... property included in a Business District A., ... on April 4, 1983 shall require additional off-street parking spaces in accordance with the provisions of this Section for floor area in excess of that in existence on April 4, 1983,..." Given that the Property was not in commercial use in 1983, the project must account for 2,909.46 SF of floor area in determining required parking.

Further, Paragraph 4 of Subsection B states that, "Changes in the use of existing buildings or structures, or parts thereof or of land shall require additional off-street parking spaces in accordance with the provisions of this Section, but only to the extent of such change," and Paragraph 5 provides that, "Repair or reconstruction of pre-existing non-conforming buildings shall be governed by the provisions of SECTION XVII." As previously discussed, and as confirmed by the Inspector of Buildings, Section XVII is not applicable to this project.

Calculations based on the requirements of Part D. REGULATIONS AND RESTRICTIONS, Subpart 2. REQUIRED PARKING. of Section XXI indicate that eleven (11) parking spaces are required for the project, as follows:

USE	ZONING DISTRICT	MINIMUM NUMBER OF PARKING SPACES
Any building used for any business, industrial, educational or commercial purpose residential uses accessory to an educational use.	Educational Districts A, Business Districts A, Industrial Districts A.	One space for each 150 sq. ft.* occupied by buildings but not less than 3.2 spaces per 1,000 sq. ft. of floor area of buildings.**

Based on proposed Floor Area: 2,909.46 SF ÷ 1,000 = 2.91 x 3.2 = 9.31, or 10 spaces required.

Based on proposed lot coverage: 1,503 SF* ÷ 150 = 10.02 = 11 spaces required.

* See the section on Sheet 1 of 3 the Site Plan entitled "Zoning Information."

A total of twelve (12) off-street parking spaces, including one (1) handicap space, two (2) compact spaces, and nine (9) fully compliant spaces are provided as shown on the Proposed Layout on Sheet 1 of 3 of the Site Plan.

The maneuvering aisles, at twenty-four (24') feet wide, are also fully compliant with the requirements of Section XXI.

Part D. REGULATIONS AND RESTRICTIONS, Subpart 3. DEVELOPMENT STANDARDS. states, in the introductory paragraph thereof, that:

"Each parking area hereafter devoted to the off-street parking ***of fifteen (15) or more vehicles*** regardless of whether said parking area is required by this Bylaw, shall comply with the standards as hereinafter set forth.." (emphasis supplied)

Subpart 3 then details various design standards and requirements for minimum parking space width and depth, minimum width of maneuvering aisles, driveway width, landscaping and other matters.

Notwithstanding the fact that, because there are less than fifteen (15) parking spaces, the provisions of Subpart 3 are not applicable to the project, the Petitioner has made every reasonable effort to comply therewith to the extent possible. It is noted that the project, because there are fewer than 15 parking spaces, is not subject to (and does not comply with) the requirement that paved areas of the parking lot be set back five (5') feet from the abutting Town Land (the Cochituate Aqueduct) which is zoned as a SR-10 residential district, but which is, in fact, designated as park land by the Town.

As further evidence of the Petitioner's desire to comply with the Bylaw provisions, if possible, there are currently ongoing discussions with the Natural Resources Commission and the Selectmen's Office regarding planting of a shrubbery screen along the easterly lot line, but within the Town's Right of

way, to act both as a safety screen, to avoid headlights shining into the intersection, as well as to screening the parking lot to enhance the visual impact.

BUILDING HEIGHT: Bylaw Section XXII

The proposed structure, with a maximum height of thirty-two feet, two inches (32'-2"), is lower than abutting and other area buildings. By taking advantage of the site topography, the overall height of the building has been kept significantly lower than the 45' height allowed under the Bylaw.

For more specifics, see also Average Grade Detail and Height Detail on Site Plan Sheet 3 of 3.

SIGNAGE: Bylaw Section XXIIA

There is one sign proposed for the Property. A wall sign, in full compliance with the requirements of section XXIIA of the Zoning Bylaw, with Section XXII, *Design Review*, Part C., *Design Criteria*, Subpart 4., *Signs and advertising devices*, of the Bylaw, and with applicable provisions of the DRB's *Design Guidelines Handbook,* is shown, as proposed on Plan A 6.1. This Plan together with the Sign Permit Application filed therewith, was submitted to and reviewed by the DRB on October 12, 2018. Copies of Plan A 6.1 and the Application are attached to this Memorandum, together with the DRB's Approval Letter, dated October 25, 2018, addressed to the Inspector of Buildings.

The sign is harmoniously integrated into the building façade and relates favorably with the context of other commercial buildings in the immediate vicinity. It is appropriately oriented towards the street front and is compatible with its surroundings in terms of size, brightness, style, height and colors of other permanent structures and elements in the Business District in which it lies and the immediate abutters. Further, the proposed sign is sized and located so as to avoid obscuring important architectural features of the proposed building, and to be compatible with, and enhance them, and it is comprised of materials and colors that reflect the character of the proposed building.

The letters are of a size that are proportional to the proposed building to which they are to be attached, and represent a clean, crisp, uncluttered appearance. The signage, as proposed, will be legible and visible to patrons of the business, passing vehicles and pedestrians.

RETAINING WALLS: Bylaw Section XXIID

Bylaw Section XXIID. RETAINING WALLS., provides, in Subsection A. APPLICABILITY AND EXEMPTIONS, that:

"The regulations and requirements contained herein shall apply to all retaining walls erected in the Town of Wellesley, ***except*** the following:

1. **Retaining walls that retain less than four (4) feet of unbalanced fill shall be exempt from the requirements of this section."** (emphasis supplied)

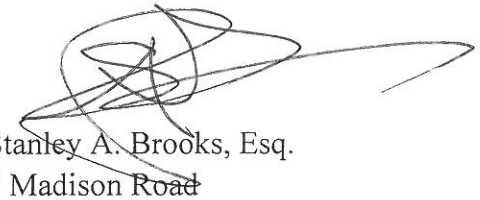
The are no retaining wall in excess of four (4") feet in height proposed in connection with the project.

CONCLUSION

The proposed project creates a thoughtful, tasteful and zoning compliant building which will fit smoothly into the fabric of the existing area, acting as a solid transition between the commercial and residential elements in the neighborhood.

Your approval is respectfully requested.

80 Walnut Street LLC
By its Attorney:



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TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

Special Permit Granting Authority
Wellesley Town Hall
Wellesley, MA 02482

Date: November 30, 2018

ZBA Number:_____

Pursuant to the provisions of Section **XVIA, subparagraph B, Part 1 and C2 and Section XXV** of the Zoning Bylaw, the undersigned hereby requests Site Plan Approval for the construction of

A three-story office building with Lot Coverage of 1,503 SF and containing 2,909.46 SF of Floor Area
Located at **80 Walnut Street**
Within a **Business A** District (s).

The following plans are submitted:

1. Existing Site Features Plan — Plan # 1 of 3 (Title Block Number)
2. Site Development Plan — Plan # 1 of 3
3. Plot Plan — Plan # 1 of 3
4. Grading & Drainage Plan — Plan # 2 of 3
5. Utilities Site Plan — Plan # 2 of 3
6. Landscaping/Parking Plan — Plan # 1 of 3 and L1.1 & L6.1
7. Architectural Plans — Plan # A 0.0 through A 3.1
8. Subsurface Conditions Plan — Plan # 3 of 3
9. Utilities Detail Plans — Plan # 3 of 3 through _____
   a. Structure Details — Plan # 3 of 3
   b. Plumbing Details — Plan # _____
   c. Electric Details — Plan # _____

(Ten full sized copies of each plan, seven 11inch by 17 inch copies of each plan, a check in the amount of **$2,000.00** payable to the Town of Wellesley, and a check in the amount of TBD payable to the Town of Wellesley Fire Department (for Site Plan Approval without PSI).

OWNER OF RECORD: 80 Walnut Street LLC; Viktor Gyuris and Krisztina A. Bukur-Doczy, Managers
ADDRESS: 75 Meadowbrook Road, Newton, MA 02459
TELEPHONE NUMBER: 617-294-9878

PETITIONER:(If not Owner, relationship to owner)_____

_____

ADDRESS:_____
TELEPHONE NUMBER:_____

PROJECT CONTACT PERSON: **Stanley A. Brooks, Esq.**
ADDRESS: 7 Madison Road, Wellesley, MA 02481
TELEPHONE NUMBER: 781-235-9777 EMAIL: *sabrookslaw@gmail.com*

TOWN OF WELLESLEY

ZONING BOARD OF APPEALS

SITE PLAN APPROVAL REVIEW
PLANS AND SUBMITTAL CHECKLIST

Plans and submittals for site plan approval review are submitted to the Department of Public Works for its review and approval on behalf of the Zoning Board of Appeals shall contain the items listed in this checklist. Electric plans will be reviewed by representatives of the Wellesley Municipal Light Plant.

PLANS		CHECK
1. EXISTING SITE FEATURES PLAN		
a)	Location, type, size or dimension of existing trees and rock masses	_____
b)	Surface drainage and topography with one foot contours	_____
c)	Property lines, zoning districts, adjacent roadways, historical or archeological features	_____
d)	Rights of way and easements (temporary and permanent)	_____
e)	Wetlands and floodplains	_____
f)	Adjacent public, footpaths, trails and other natural or man-made features such as walls and fences	_____
g)	Plan to be Scale 1" = 40' or larger	_____
h)	Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	_____
2. SITE PLAN DEVELOPMENT		
a)	Building locations, finish floor elevations at basement and first floor	_____
b)	Grading detail for entire site with existing and proposed contours	_____
c)	Existing and proposed curb cuts, design as per Town Policy by Board of Selectmen dated 5/15/73	_____
d)	Property lines and easement lines	_____
e)	All elevations on the Town of Wellesley datum base	_____
f)	North directional arrows shall be provided and point due north	_____
g)	Plan must be stamped, dated and signed by a Registered Architect, Registered Land Surveyor or Professional Engineer in the Commonwealth of Massachusetts	_____
3. PLOT PLAN		
a)	Existing buildings and structures	_____
b)	Proposed structure(s) including all dimensions and distances from front, rear and side property lines	_____
c)	Area of lot or lots included in the project	_____
d)	Zoning district lines and portion of lot in different zoning district (if applicable)	_____
e)	Names of all abutters as they appear on the most recent tax list	_____
f)	The location of all permanent survey monuments	_____
g)	Not less than 3 permanent benchmarks, preferably triangulated, shall be shown	_____
h)	Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	_____

4. GRADING AND DRAINAGE PLAN

a) Existing and proposed contours in one foot intervals of elevation _____
b) Location of existing and proposed storm drainage structures _____
c) Profile showing proposed utilities in relation to the ground surface _____
d) Erosion control measures such as haybales and siltation fencing _____
e) Plan must be stamped, dated and signed by a Registered Professional Engineer in the Commonwealth of Massachusetts _____

5. UTILITIES SITE PLAN

a) Building location and elevations _____
b) Existing utilities on project site and in abutting street _____
c) Location, depth, size, (slope where applicable) and material of: _____
- Water service and hydrants _____
- Gas service _____
- Sanitary sewer connection (pipe to be SRD-35 PVC, green) _____
- Storm drain installations _____
- Electric service _____
- Fire alarm connection _____
- Telephone service _____

d) Number utility structures such as manholes and catch basins for identification purposes _____
e) Detail specifications for installation of all utilities including street pavement restoration as per current DPW standards _____
f) Flow direction arrows on drain and sewer lines _____
g) Plan must be stamped, dated and signed by a Registered Professional Engineer in the Commonwealth of Massachusetts _____

6. LANDSCAPING/PARKING PLAN

a) Proposed landscaping of property _____
b) Size, type and location of proposed plant materials with botanical names _____
c) Consider the impact for plantings at their maturity size as relates to sight distances _____
d) Landscaping plan shall be coordinated with the grading plan _____
e) Tree planting and shrub planting details _____
f) Hardscape details such as walkways and patios _____
g) See attached listing of undesirable plants as prepared by the Town Horticulturalist _____
h) Plan must be stamped, dated and signed by a Registered Landscape Architect in the Commonwealth of Massachusetts _____
i) No bushes or trees of any kind shall be planted within 10 feet in any direction of a Fire Department connection or a Master Fire Alarm box. Connections include hydrants, standpipes and sprinkler feeds on the outside of buildings. _____
j) Parking lot plans shall include dimensions of parking spaces, maneuvering aisles, islands, turning radii, percentage of landscaped open space, percentage of interior landscaping, appropriate number of handicapped parking spaces, and directional flow arrows. All parking spaces shall be numbered _____

7. ARCHITECTURAL PLANS

a) Proposed floor plans _____
b) Elevations of all sides of all buildings _____
c) Sections identifying type and exterior finish of proposed buildings _____
d) Plan must be stamped, dated and signed by a Registered Architect in the Commonwealth of Massachusetts _____

8. SUBSURFACE CONDITIONS PLAN

a) Boring location with boring numbers _____
b) Boring logs _____
c) Ledge encountered and depth _____
d) Water encountered and depth _____
e) Percolation test info (if applicable) _____

9. UTILITIES DETAIL PLAN

_____

a) Structure details _____
- Sanitary sewer manholes _____
- Drain manholes, detention structures, etc. _____
- Catchbasins (gas and oil separators required at parking lots) _____
- Outside grease trap if restaurant is proposed _____

b) Plumbing details _____
- Water service size and entrance location _____
- Water meter size, location and piping detail _____
- Size and location of water service backflow protection devices (if applicable) _____
- Sanitary sewer size and entrance location with elevations _____
- Size and location of sanitary sewer check valves (if applicable) _____
- Oil/water separators and MDC gas traps (if applicable) _____
- Pumping equipment (if applicable) _____

c) Electrical Details _____
- Location service entrance _____
- Size of Service _____
- Meter location and switchgear arrangement _____
- Provision for future expansion _____
- Transformer size and facilities for pad or vault room _____
- Data including load requirements _____

GENERAL PLAN COMMENTS

a) All plans must be stamped, signed and dated by a Registered Professional Engineer, or Architect in the Commonwealth of Massachusetts responsible for the particular plan's contents _____
b) Title Blocks shall provide the name of project, job site location, architects and engineer responsible for plan contents, date and plan scale _____
c) All plans must be numbered and titled _____
d) All dates of revisions shall be included _____
e) Provide retaining wall design details _____
f) Provide locus plan drawn at a scale of 1" = 500' showing the relation of the project to adjoining properties within a radius of ¼ mile _____
g) The cover sheet shall provide the names, mailing addresses and phone numbers of the land owner, building owner, architects and engineers and project contact person, and Table of Contents _____
h) Location of all mechanical systems must be shown _____

SUBMITTALS

a) Drain calculations showing capacities of the existing and proposed drain systems _____
b) Runoff calculations for the 10, 25 and 100 year storm event for storm drains, leaching basins or holding areas _____
c) Post development rate of peak runoff less than pre-development rate of peak runoff _____
d) Information showing that the DEP Stormwater Management Standards will be met _____
e) Operation and maintenance plan for drainage system _____
f) Evaluation of existing municipal systems capacities _____
g) Quantification and documentation of infiltration/inflow reduction measures _____
h) Quantification and documentation of water conservation measures _____
i) Written statement from a Registered Professional Engineer in the Commonwealth of Massachusetts regarding the adequacy of the water flow for the fire protection system _____
j) Construction area to be fenced _____
k) Traffic Management Plan during construction period _____
l) Area of construction worker and equipment parking _____
m) Materials staging area _____

UNDESIRABLE PLANTS FOR LANDSCAPE DESIGNS SUBMITTED WITHIN THE TOWN OF WELLESLEY

	TREES:	
*	*Acer platanoides*	Norway Maple
*	*Acer pseudoplatanus*	Sycamore Maple
	Acer saccharinum	Silver Maple
*	*Ailanthus altissima*	Tree-of-Heaven
	Elaeagnus angustifolia	Russian-olive
	Morus alba	White Mulberry
*	*Phelodendron amurense*	Amur Cork-tree
	Populus alba	White Poplar
	Pyrus c. 'Bradford'	Bradford Pear
	Pyrus c. 'New Bradford'	New Bradford Pear
*	*Robinia pseudoacacia*	Black Locust
	Tsuga canadensis	Eastern Hemlock
	SHRUBS:	
	Alnus glutinosa	Common Alder
*	*Berberis thunbergii*	Japanese Barberry
*	*Berberis vulgaris*	Common Barberry
*	*Elaeagnus umbellata*	Autumn-olive
*	*Euonymus alatus*	Burning Bush
*	*Frangula alnus*	Glossy Buckthorn
*	*Ligustrum obtusifolium*	Border Privet
	Ligustrum sinese	Chinese Privet
	Ligustrum vulgare	Common Privet
*	*Lonicera maackii*	Amur Honeysuckle
*	*Lonicera morrowii*	Morrow Honeysuckle
*	*Lonicera tatarica*	Tatarian Honeysuckle
*	*Lonivera x bella*	Bell's Honeysuckle
*	*Rhamnus cathartica*	Common Buckthorn
*	*Rosa multiflora*	Multiflora Rose
	VINES:	
*	*Ampelopsis brevipedunculata*	Porcelain Ampelopsis
*	*Celastrus orbiculatus*	Chinese Bittersweet
*	*Cynanchum spp.*	Swallow-worts
*	*Humulus japonicas*	Japanese Hops
*	*Lonicera japonica*	Japanese Honeysuckle
*	*Polygonum perfoliatum*	Mile-a-minute Vine
	Wisteria sinensis	Chinese Wisteria
	ORNAMENTALS:	
*	*Aegopodium podagraria*	Goutweed
*	*Alliaria petiolate*	Garlic-mustard
*	*Iris pseudacorus*	Yellow Flag Iris
*	*Lythrum salicaria*	Purple Loosestrife
*	*Microstegium vimineum*	Japanese Stilt-grass
*	*Phalaris arundinaceae*	Ribbon Grass
*	*Pragmites australis*	Common Reed
*	*Polygonum cuspidatum*	Japanese Knotweed
	Utgica dioica	Stinging Nettle
	AQUATICS:	
*	*Hydrilla verticillata*	Hydrilla
*	*Myriophyllum spp.*	Water Milfoils
*	*Trapa natans*	Water-Chestnut

* Indicates species listed *A Guide to Invasive Plants in MA*

TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

OFFICIAL DEVELOPMENT PROSPECTUS

Applicable to Major Construction Projects
Submitted Under Section XVIA of the Zoning Bylaw
And Comprehensive Permit Projects Submitted
Under Chapter 40B

Date: November 30, 2018

Year/Number: _____

I. IDENTIFICATION

Petitioner: **80 Walnut Street LLC; Viktor Gyuris and Krisztina A. Bukur-Doczy, Managers**

Address: **75 Meadowbrook Road, Newton, MA 02459**

Telephone: **617-294-9878**

Land Owner of Record: **80 Walnut Street LLC**

Location of Property: **80 Walnut Street**

Proposed Use of Property: **Pediatric Medical Offices**

Zoning Districts: (Including all overlay districts) **Business A**

Are any other special permits or variances, other than Site Plan Approval requi
Yes _____ No **XX**

If yes, what is required? _____

II. DESCRIPTIC

Describe in detail the plan to be executed under the appropriate categories bel

1. Land Area **9,704 SF**
2. Square footage of proposed construction footpri **1,503SF**
3. Square footage of existing building footprint **1,018 SF**
4. Square footage of total structure footprint **1,503 SF**
5. Total floor area of existing building **1,779 :**
6. Total floor area of proposed construction **2,909.46**
7. Total floor area after proposed construction completed **2,909.46**
8. Floor area rati (Commercial) **30.0%**
9. Number of Buildings **One**
10. Number of Stories of each Buildi: **3**
11. Height of each Buildi **32' 2"**
12. Number of Parking Spa (Existing/Proposed)

    Standard 0 / 9 Compact 0 / 2 Handicapped 0 / 1

    Covered 0 / 0 Open 4 / 12

    Total (Existing and propos **4/12**

    Total Number Required **11**
13. Number of handicapped sidewalk curb cuts provided **None**
14. Lot coverage in square feet (%)

	Before	After
1) Buildings	1,018=10.5%	1,503=15.5%
2) Drives & Parking	1,956=20.7%	4,860=50.1%
3) Other uses (identify uses and coverag	( )	( )

15. Open Space

1) Landscaped area	6,730=69.4%	3,227=33.3%
2) Natural (i.e. woods, fields)	( )	( )
3) Recreational	( )	( )

A. Residential Construction **NOT APPLICABLE**

1. Number of Dwelling Units:
   Efficiency_____ One Bedroom_____ Two Bedroom_____
   Three Bedroom_____ Other_____

2. How many units will be provided with handicapped access to bathrooms, toilets, entrances, egresses, etc.? _____

3. Density in square feet of land per dwelling unit.
   Existing _____ Proposed _____

4. Density in square feet of land per person:
   Existing _____ Proposed _____

III. TRAFFIC IMPACT ANALYSIS AND DATA **NOT APPLICABLE - FAR < 10K SF; LESS THAN 50 vehicle trips will be generated by the completed project in any single hour of the day**
(Explain basis for data entered)

If, as a result of the proposed construction, the following conditions will exist, Questions 1-5 must be answered:

a. If the floor area of the building exceeds 10,000 sf; or

b. If 50 or more vehicle trips will be generated by the completed project in any single hour of the day.

1. Projected traffic generation of proposed new development:

a. Peak Day	In	Out	Total
24-Hour	_____	_____	_____
Am Peak Hour	_____	_____	_____
PM Peak Hour	_____	_____	_____

b. Typical or Average Day

24-Hour	_____	_____	_____
Am Peak Hour	_____	_____	_____
PM Peak Hour	_____	_____	_____

2. Current two-way traffic flows on frontage street(s):

	24 Hour	AM Peak Hour	PM Peak Hour
Street _____	_____	_____	_____
Street _____	_____	_____	_____

3. Data compiled by: _____

4. Date of data compilation: _____

5. Comment on adequacy of drive entrances & exits with respect to sight distance and other traffic operations considerations on frontage street(s)

Locations through which 30 or more vehicles approach from a single direct in any single hour of the day.
(List intersections and operational problems):

_____

_____

List possible hazardous pedestrian and bicycle crossings:

_____

6. Has a separate Traffic Study been submitted? Yes_____ No_____

IV. PUBLIC UTILITIES - (Quantitative, state basis for data entered)

A. Estimated water consumption _**250**_____gal/day

B. Number of Fire Hydrants - existing within 200 ft __**1**___ Proposed_____

C. Estimated discharge to sewer system __**250**_____gal/day

D. Sewer Disposal - will any proposed on-site individual sewage disposal systems be designed to receive more than 110 gallons of sewage per quarter acre per day? Yes_____ No___**XX**___

E. Refuse disposal - **PRIVATE SERVICE** - lbs. or tons/da

1. Proposed method of handling **REMOVAL BY PRIVATE CLEANING SERVICE**

2. What provisions will be made to facilitate the recycling of solid waste? **Recycling containers to be screened behind building - private disposal**

F. Service Voltage **120/208** Service Amperage **200**

1. Estimated peak electrical consumption _**50**_____kw

a. Heating Seasc _____**43**_____kw b. Cooling Season __**42**_____kw

2. Estimated annual electric energy consumption _**15,100**_____kw

3. Three Phase Servic ____**Yes**_____ Single Phase Service _____

G. Are energy efficient appliances to be used? __**Yes**_____

H. What R-Factors will be used in insulation and glazing for walls and ceilings? **Roof= R-38; Walls above Grade= R-20; Walls below Grade= R-7.5 continuous insulation / floors R-30 / Slab on grade R-10. Insulation U-Factor for glazing system as follow: Fixed panels 0.38 / Operable panels 0.45 / Entrance door 0.77**

I. What energy source will be used for heating water?
Electric_____ Gas____**XX**_____ Fuel Oil__ Other; **Sola**

J. Will electric resistance heating or heat pumps be used? Yes__No_**X**

K. Will the facility include an emergency electric generator?

Yes__No_**X**

If YES, would you be willing to run it to reduce your peak load?

Yes_ No__

V. FIRE PROTECTION
NO SPRINKLER SYSTEM REQUIRED
-

A. *Fire flow presently available at site **NOT APPLICABLE**

B. *Total floor area of building (Largest single building if more than one building) ___**2,909.46**_____

C. Type of Building Construction **TYPE VA**

D. *Required fire flow for building (Maximum required for a single building if more than one building) **NOT APPLICABLE**

E. *If required fire flow (D) exceeds available fire flow (A), describe plans to provide required fire flow (D)

NOT APPLICABLE

F. Describe access for fire apparatus to building (s) _____

See Proposed Site Plan by E.M. Brooks

*Written statement indicating these figures signed by a registered professional engineer must accompany submittal.

VI. ENVIRONMENTAL IMPACT

A. What percentage of the property is Wetlands ____**NONE**____
Floodplains ____**NONE**_____

Will either be altered as a result of the project? _____

B. Will the proposed development contribute in any way to pollution of groundwater, surface water, or waterway: Yes____No__**XX**__

Oil____ Salt____ Chemicals____ Other____

Explain

_____

_____

Describe proposed measures to eliminate or minimize such pollution:

C. Does the proposed development involve storage of any of the following materials above or below the ground?

____**NO**_____ deicing chemicals or other related materials
____**NO**_____ commercial fertilizers and other related materials
____**NO**_____ hazardous materials
____**NO**_____ liquid petroleum products

If YES to any of the above, list specific materials to be stored:

D. Impact on surface drainage

1a. Current rate of peak runoff **1.45** cubic ft/second **(100 Yr Storm)**
b. Current volume of runoff __**0.10** acre-feet **(100 Yr Storm)**

2a. Post-development rate of peak runoff **0.60** cfs **(100 Yr Storm)**
b. Post-development volume of runoff **0.04** acre-feet **(100 Yr Storm)**

(Design storm and rainfall intensity should be cited for #1 & #2)

3. Describe measures to eliminate or minimize any increase in rate of runoff **SEE PROPOSED UTILITIES AND DRAINAGE PLAN by E.M. Brooks Sheet 2 of 3)- Roof runoff and surface water to be collected and directed to two (2) concrete leaching galleys sized for a 100-year storm**

4. Might the project result in significant changes in existing drainage patterns? Will any abutting or other property be adversely affected by the changes?

There will be a decrease in post-development runoff

E. Does the proposed structure include installation of floor drains?
Yes____ No__**XX**__ If YES, how many? ____

F. Will the project affect the condition, use, or access to any existing public open space or recreation area? If so, how?

N/A

G. Does the proposed development involve outside lighting? Yes_**XX**_No____
if YES, state height of lighting fixtures **Light Pole 15' / Recessed light above entrance overhang 9'-3" / Recess light at the roof overhang 23'-6" / Wall Sconce 7'-4" Signage lighting 2'-0"**

Will the outside lighting shine directly on abutting premises?
Yes___No__**XX**_

If YES, explain

_____

Describe proposed steps to minimize this impact _____

_____

H. Might any site or structure of historic or archeological significance be affected? Yes____No_**XX**___

Describe _____

I. Will the project require the removal of any street trees protected under M.G.L. Ch. 87? Yes____No____
NOT REQUIRED BUT DESIRED - WORKING WITH NRC AND Selectmen's office

If YES, how many?_**TWO (2)**

J. Will the project involve blasting or pile driving? Yes____No_**XX**___

1. What is the approximate volume of the material to be removed?

_____

Where will this material be disposed? _____

K. Is an Environmental Notification Form required to be filed under M.G.L. Ch. 30, Section 61-62H, the Mass. Environmental Policy Act?
Yes____No_**XX**___

VII. IMPACT OF WATER SUPPLY

A. Will the project result in an increase of 10,000 square feet or more of impervious area within a Water Supply Protection District defined by Section XIVE of the Zoning Bylaw? Yes____No__**XX**__

If so, does it satisfy the design and operation standards of Section XIVE? Yes____No____ **N/A**

B. Will the project result in finished exterior grades lower than the existing grade and less than 5 feet of soil overburden above the maximum ground water elevation within a Water Supply Protection District? Yes____No__**XX**__

C. Will catch basins be installed? Yes__**XX**__No____
If so, how many? **TWO(2)IN PARKING LOT**

Do catch basins presently exist? Yes_**XX**___No____
If so, how many? **ONE (1)-TO BE REMOVED**

_____

Are catch basins fitted with oil and grease traps? Yes_**XX**___No____
How many? Existing _____ Proposed ____**2**_____

D. Will water saving appliances be used or water conservation devices be used in all plumbing? Yes_**XX**___No____

VIII. FINANCIAL IMPACT

A. Estimated Building Permit Valuation **$13,000**

B. Estimated assessed value **TO BE DETERMINED**

Town of Wellesley **DESIGN REVIEW BOARD** *Massachusetts*

Jose Soliva, Chair
Robert Skolnick, Vice Chair
Sheila Dinsmoor
Ingrid Carls
Amir Kripper

Robert Broder, *alternate*
Iris Lin, *alternate*
Juann Khoory, *alternate*

Town Hall
525 Washington Street
Wellesley, MA. 02482
Tel. (781) 431-1019 ext. 2237
Fax (781) 237-6495

Contact: Jeanette Rebecchi
jrebecchi@wellesleyma.gov

RECOMMENDATION

October 31, 2018

Richard Seegel, Chair
Zoning Board of Appeals
Town Hall, 525 Washington Street
Wellesley, MA 02482

Michael Grant
Inspector of Buildings
Town Hall
Wellesley, MA 02482

Re: 80 Walnut Street, Newton Pediatrics – Major Construction
DRB: 18-51M

Dear Mr. Seegel and Mr. Grant,

On October 12, 2018, 80 Walnut Street LLC. submitted a Major Construction application for design review. The Applicant is proposing the construction of a new medical office located 80 Walnut Street.

The Design Review Board reviewed the project at their meeting on October 24, 2018. Following a lengthy discussion, Mr. Soliva moved to recommend approval of the project with the following conditions:

- *Confirm that the proposed building meets fire access codes.*
- *Add a horizontal element to the roof coping as shown in the architectural examples on plans AV.1.1, AV 1.2, and AV 1.3.*
- *Create a roof hierarchy by increasing the prominence of the glass tower roof overhang and minimizing the overhang over the northerly portion of the front façade, or vice versa.*
- *Extend coping across the top of the metal siding found to the left of the front entrance as discussed at the meeting.*
- *Place an address number window decal at the front entrance for wayfinding.*
- *Refine the turning radii of the parking lot to create more of a 90 degree turn. Ensure proper access for emergency vehicles.*
- *Ensure that the walkway connecting the right-of-way to the building is at a minimum four feet wide. Square off the walkway so that it is perpendicular to the property line.*
- *Examine whether the building could be rotated slightly so the building is facing visitors head-on rather than at angle. The Board conceded that this may not be possible to*

accomplish without significantly impacting the parking lot, and given the confines of the setback and site topography.

- *To ensure the visibility of the wall sign, replace the proposed wisteria with a less aggressive species.*
- *Consider the anticipated impacts to the two existing street trees, and proactively work with the Natural Resource Commission to consider removal and replacement of one or both of the Norway Maples.*

Ms. Carls seconded the motion. The motion passed unanimously (4-0).

The DRB's recommendation authorizes the Building Department to issue permits based on the revised plans. Please contact me should you have further questions.

Sincerely,

Jeanette Rebecchi, Planner
On Behalf of the Design Review Board

Cc: *File Copy*
Stanley Brooks
Viktor Gyuris

TOWN OF WELLESLEY MASSACHUSETTS

Wellesley Historical Commission
Town Hall, 525 Washington Street
Wellesley, MA 02482

October 16, 2017

Viktor Gyuris
80 Walnut Street LLC
75 Meadowbrook Road
Newton, Massachusetts 02459

Re: Article 46C, *Historic Preservation Demolition Review*
Preservation Determination for 80 Walnut Street:
NOT PREFERABLY PRESERVED *Valid until October 11, 2019*

Dear Mr.Gyuris,

Pursuant to Article 46C, *Historic Preservation Demolition Review*, D., *Procedure*, part (3), of the Town Bylaw, I am providing this written notice on behalf of the Historical Commission to confirm their determination that the building (dwelling) owned by you at **80 Walnut Street not be deemed Preferably Preserved**. The Historical Commission made this determination by a vote of 6-1 at a meeting on October 11, 2017, following a public hearing on the request. Based upon this determination, **this notice authorizes the Building Department to issue a permit for the demolition of the building prior to October 11, 2019**.

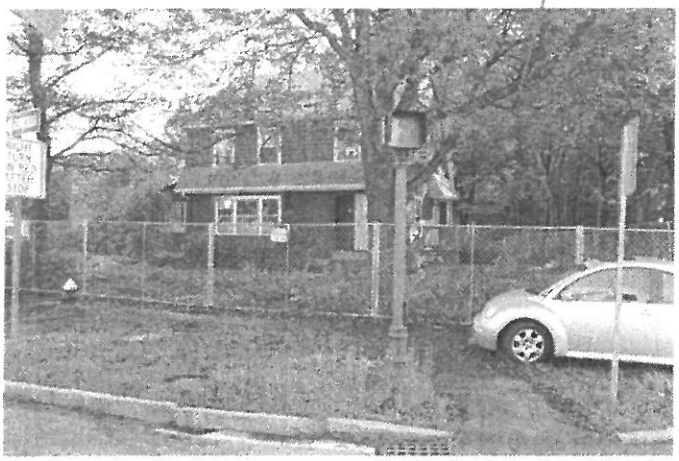
Please do not hesitate to let me know if you have any questions or if you need any additional information regarding these nominations. Thank you for your consideration.

Sincerely,

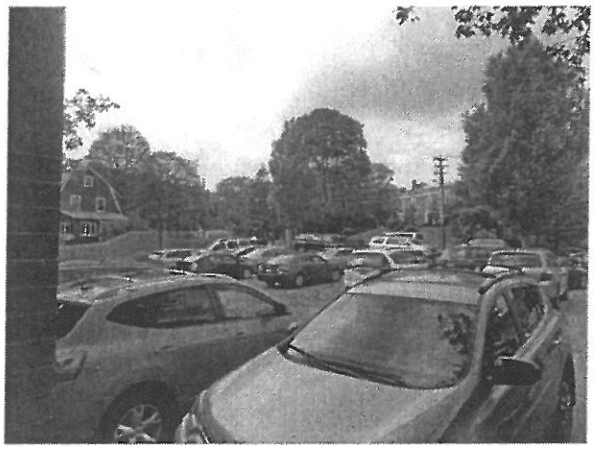
Michael D. Zehner, AICP
Planning Director

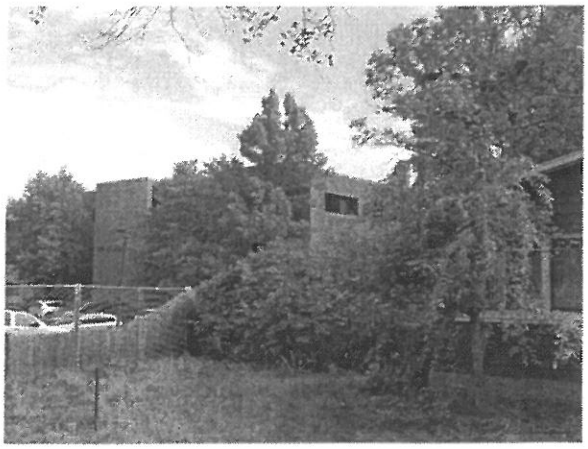
cc: File Copy, Historical Commission, Building Department

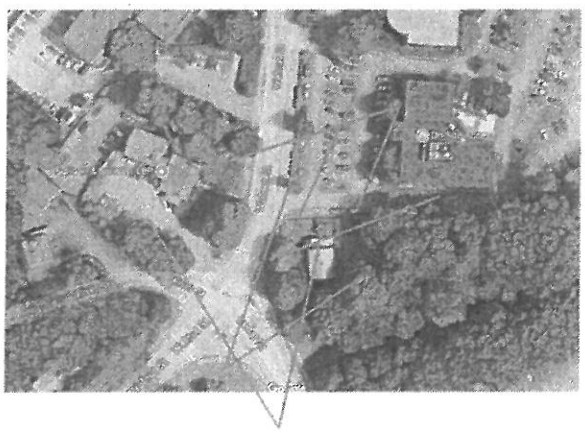
80 Walnut Street and adjacent buildings

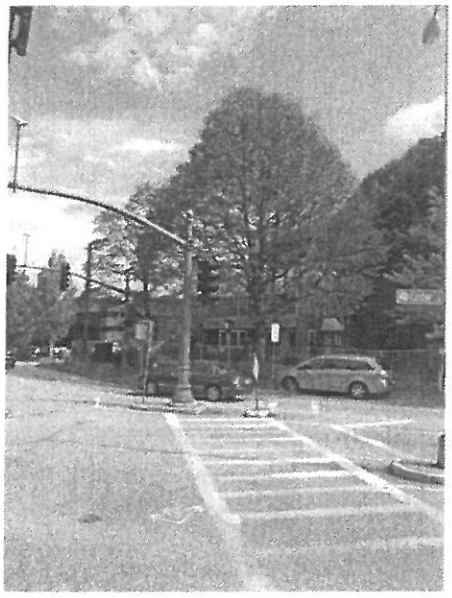


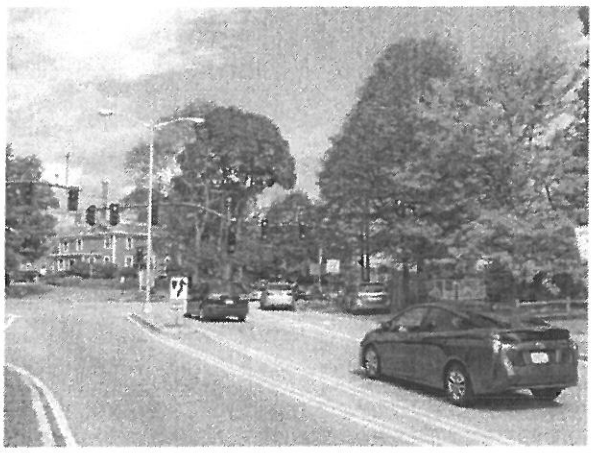
80 Walnut Street and adjacent buildings

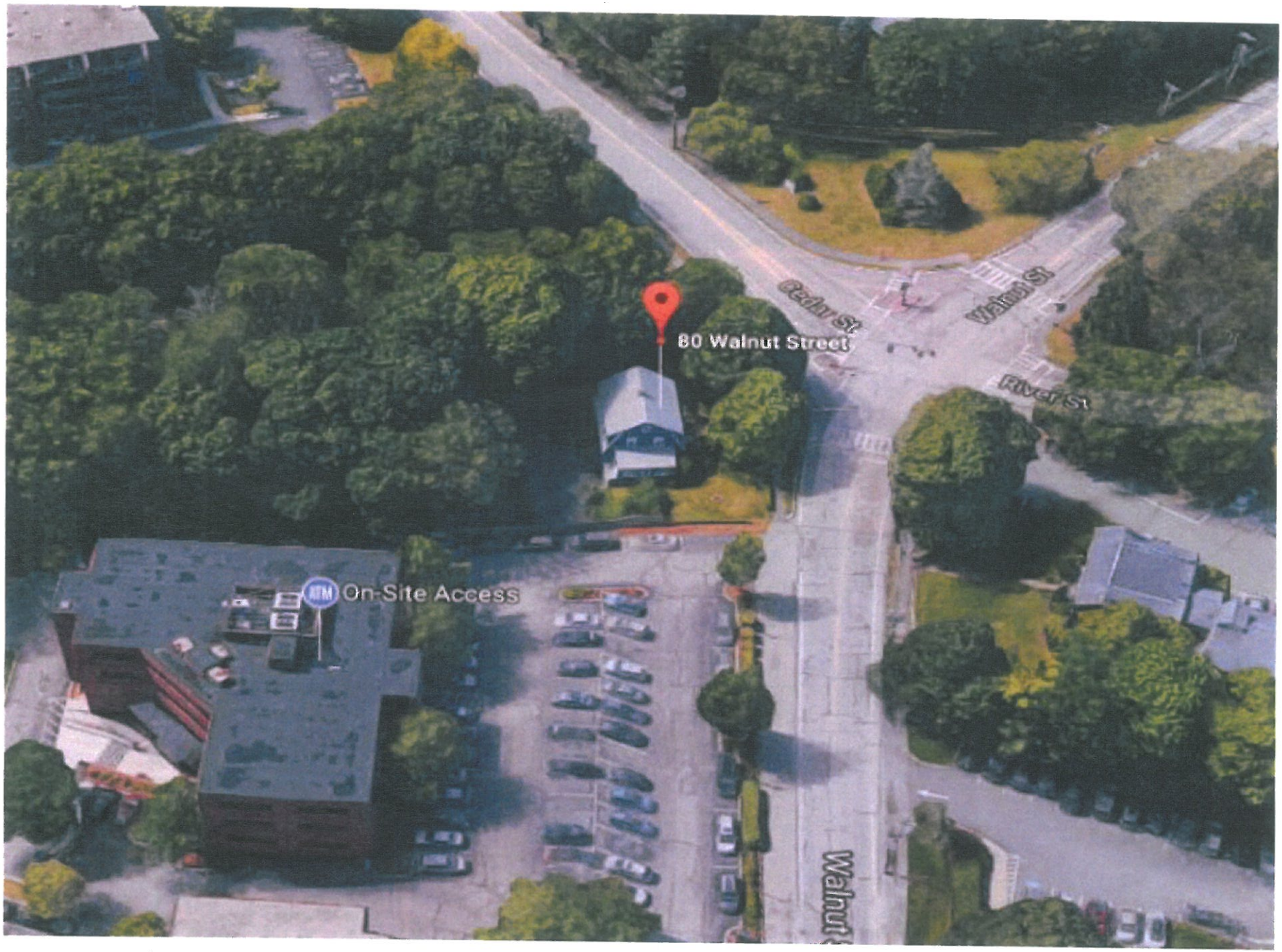











80 Walnut Street
Cedar St
Elm St
River St
ATM
On-Site Access
Walnut

Google Maps

https://www.google.com/maps/@42.3270595,-71.2532133,288a,35y,180.96h,44.9t/data=!3m1!1e3

Google Maps

https://www.google.com/maps/@42.3261355,-71.2532145,202a,35y,180.96h,44.93t/data=!3m1!1e3

Google Maps

https://www.google.com/maps/@42.3251115,-71.2538556,123a,35y,144.01h,52.23t/data=!3m1!1e3

Google Maps 98 River St

Google Maps 102 Walnut St

https://www.google.com/maps/@42.3234523,-71.2537064,3a,75y,54.73h,78.91t/data=!3m6!1e1!3m4!1sS-X0gVhvHG5TlplHx2rouQ!2e0!7i13312!8i6656


RIGHT LANE
MUST
TURN RIGHT

Physical Characteristics Date: July 1, 2016

Print This Page

FY2017 Tax Rate for Wellesley, MA $11.79
Assessment Valuation Date: January 1, 2016

Parcel Information:

Location:	80 Walnut St.
Parcel ID:	20-8- -
Class:	101 1-Family
Type:	Residential
Lot Size:	10,852
Census:	0
Zoning:	Bus A-Business District A
Survey #:	0

Assessed Values

2017 Market Value	
Land	$505,000
Building	$100,000
Other	$0
Total	$605,000

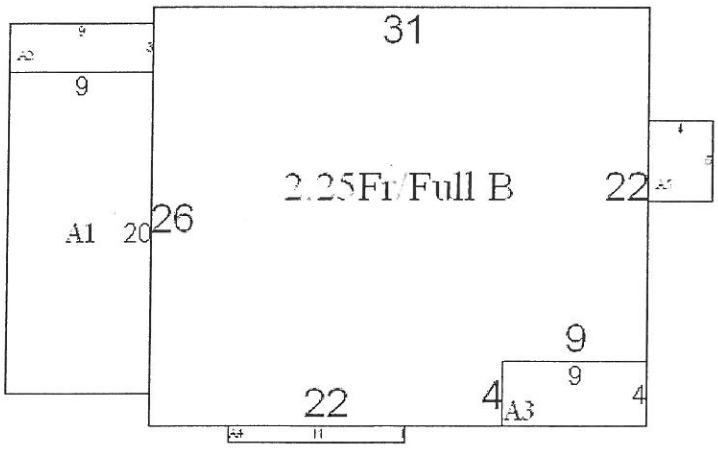
Assessment History

Year	Total Value
2017	$605,000
2016	$529,000
2015	$529,000
2014	$457,000
2013	$400,000
2012	$400,000
2011	$401,000
2010	$423,000
2009	$429,000
2008	$490,000
2007	$459,000
2006	$486,000
2005	$456,000
2004	$373,000
2003	$340,000
2002	$402,000
2001	$295,000
2000	$263,000
1999	$246,000
1998	$243,000
1997	$241,000
1996	$237,600

Owner Information

Name:	80 Walnut Street LLC
Address:	75 Meadowbrook Road Newton, MA 02459
Notes:	difficult location

Building Information



Frame	Wood	**Basement**	Full
Style	Colonial	**Heating**	Basic
Stories	2.25	**Heat Sys**	Hot Water
Ext Walls	Frame	**Fuel Type**	Oil
Rooms	7	**Attic**	None
Beds	5	**Condition**	Average
Full Bath	2	**Grade**	C
Half Bath		**Traffic**	E5
Extra Fix		**Fireplaces**	1
Rec Room	none		
Fin Bsmt	none	**Year Built**	1930
Bsmt Gar	2 stalls	**Year Remod**	
Stacks	0	**TLA**	1,779

Area	Lower	First	Second	Third	Area
Main					770
A1	Bsmt Unfin	Encl. Frame Porch			180
A2	Bsmt Unfin				27
A3		Open Frame Porch	1s Frame		36
A4		Frame Bay			11
A5		Wood Deck	Canopy		20

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Notes:

Per'15 MLS"Dutch Colonial;3 bdrms;plus office;hrdwd flrs;gas cooking;LR-fp;3-season prch;lot zoned residential & commercial;sold "AS-IS"

Land Description

Topography	**Utilities**		**Street**	Paved	**Landlocked**	No	**View**	Average
Level	Gas	Septic	**Road**	Public	**Sidewalk**	Yes	**Landscaping**	
	Water				**Gas**	Yes		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	Bus A-Business District A	104	10852	1	E5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
2/12/2016	$749,000	33853	27	Whalen, Mary Evelyn, Trustee	Valid
2/10/2006	$1	23387	278	Whalen, Mary E	F. convenience, correcting deeds
8/19/2004	$1	21440	440	Mary Evelyn Whalen Family Trust	F. convenience, correcting deeds

Print This Page

Town of Wellesley **DESIGN REVIEW BOARD** *Massachusetts*

Jose Soliva, Chair
Robert Skolnick, Vice Chair
Sheila Dinsmoor
Ingrid Carls
Amir Kripper
~
Robert Broder, *alternate*
Iris Lin, *alternate*
Juann Khoory, *alternate*

Town Hall
525 Washington Street
Wellesley, MA. 02482
Tel. (781) 431-1019 ext. 2237
Fax (781) 237-6495
~
Contact: Jeanette Rebecchi
jrebecchi@wellesleyma.gov

RECOMMENDATION

October 25, 2018

Michael Grant
Inspector of Buildings
Town Hall
Wellesley, MA 02482

Re: 80 Walnut Street, Newton Pediatrics – Sign Permit
DRB: 18-51S

Dear Mr. Grant,

On October 12, 2018, 80 Walnut Street LLC. submitted a sign permit application for design review. The Applicant is proposing the installation of one new wall sign for Newton Pediatrics' new location.

The Design Review Board reviewed the project at their meeting on October 24, 2018. Following a brief discussion, Mr. Soliva moved to recommend approval of the sign as presented. Ms. Carls seconded the motion. The motion passed unanimously (4-0).

The DRB's recommendation authorizes the Building Department to issue permits based on the plans submitted. Please contact me should you have further questions.

Sincerely,

Jeanette Rebecchi, Planner
On Behalf of the Design Review Board

Cc: *File Copy*
Stanley Brooks
Viktor Gyuris

TOWN OF WELLESLEY - BUILDING DEPARTMENT
SIGN PERMIT APPLICATION

PURSUANT TO MA STATE BUILDING CODE - 780 CMR

AND TOWN OF WELLESLEY ZONING BYLAWS, SECTION XXIIA

For Office Use Only

APP #

Date

PLEASE COMPLETE ALL SECTIONS IN FULL

SECTION 1 - PROPERTY / BUSINESS ADDRESS & OWNERSHIP

1.1 Property Address (Number and Street)	1.2 Unit / Suite
80 WALNUT STREET	

1.3 Property Owner of Record

80 WALNUT STREET LLC, VIKTOR GYURIS, MANAGER — Name (Print)

75 MEADOWBROOK ROAD, NEWTON, MA 02459 — Mailing Address

617-294-9878 eMAIL: DRB@GYURIS.COM — Telephone

If new owner, Book / Page and Date title recorded

1.4 Business Name

NEWTON PEDIATRICS LLC

1.5 Business Owner

Krisztina Bukur-Doczy, M.D — Name (Print)

617-294-9878 — Telephone

SECTION 2 - CONSTRUCTION SERVICES

2.1 Sign Contractor

TBD — Name (Print)

License Number (if applicable)

Address

Expiration Date

Telephone

Cell

Wellesley Registration Number (CID)

SECTION 3 - SIGN DETAILS - Please note that a certified plot plan must accompany all applications for free standing signs.

SIGN 1

Does this sign replace an existing one? Y ☐ N ☑

1. **Type** ☑ Wall ☐ Window ☐ Standing ☐ Awning
2. **Dimensions** Height (ft/in) 3',5.5' Width (ft/in) 14'6" Area (sq. ft.) 50SF Area of Facade 1130 Letter Height (in) 1.175'
3. **Location** Height of highest part of sign / awning above ground elevation 10' 1.25"
   Will this sign project into, on or over a public sidewalk, street or way? Y ☐ N ☑
4. **Materials:** ALUMINIUM
5. **Colors** Background Color N/A Lettering Color ANODIZED ALUMINIUM
6. **Illumination** Y ☑ N ☐ If Yes... ☐ Internally ☑ Externally How? ground lighting sheilded & aimed @ sign only
7. **Wording** newton pediatrics

SIGN 2

Does this sign replace an existing one? Y ☐ N ☐

1. **Type** ☐ Wall ☐ Window ☐ Standing ☐ Awning
2. **Dimensions** Height (ft/in) Width (ft/in) Area (sq. ft.) Area of Facade Letter Height (in)
3. **Location** Height of highest part of sign / awning above ground elevation
   Will this sign project into, on or over a public sidewalk, street or way? Y ☐ N ☐
4. **Materials:**
5. **Colors** Background Color Lettering Color
6. **Illumination** Y ☐ N ☐ If Yes... ☐ Internally ☐ Externally How?
7. **Wording**

SIGN 3

Does this sign replace an existing one? Y ☐ N ☐

1. **Type** ☐ Wall ☐ Window ☐ Standing ☐ Awning
2. **Dimensions** Height (ft/in) Width (ft/in) Area (sq. ft.) Area of Facade Letter Height (in)
3. **Location** Height of highest part of sign / awning above ground elevation
   Will this sign project into, on or over a public sidewalk, street or way? Y ☐ N ☐
4. **Materials:**
5. **Colors** Background Color Lettering Color
6. **Illumination** Y ☐ N ☐ If Yes... ☐ Internally ☐ Externally How?
7. **Wording**

SECTION 4 - APPLICATION DECLARATION

I (we) the undersigned, as permit Applicant(s), herby declare that the statements and information on the foregoing application are true and accurate, to the best of my (our) knowledge and belief.

Signed under the pains and penalties of perjury.

10/12/2018

Owner Signature* Date Sign Contractor Signature (required if identified on front) Date

** If the owner has authorized an agent to act on his/her behalf, please include a signed authorization letter with this application.*

ZONING DETERMINATION / AUTHORIZATION --- FOR OFFICE USE ONLY

In accordance with Section XXIIA of the Town of Wellesley's Zoning Bylaws, the sign(s) submitted on this application require:

"By Right" review

Special Permit approval

Please obtain signatures identified below and make any changes to the application details as required.

DESIGN REVIEW BOARD

Authorized Signature Date DRB #

ZONING BOARD OF APPEALS

Authorized Signature Date ZBA #

BUILDING DEPARTMENT

Authorized Signature Date

SECTION 5 - DESIGN REVIEW BOARD APPLICATION REQUIREMENTS

- *9 Copies of the following*
- Samples of all colors proposed to be used on sign or awning.
- Scaled, dimensioned drawing of the sign/awning including lettering, borders and other design elements (minimum scale 3/4 of an inch or larger).
- Location plan for standing signs showing distance, setback from property lines (minimum scale 1/40 of an inch or larger).
- Drawing of façade showing proposed placement of sign/awnings in relation to trim/significant architectural elements (minimum scale 1/4 of an inch or larger).
- Color photographs of the façade and adjacent buildings.

FEE: Please make check payable to the: "Town of Wellesley"

Awnings - $ 50.00

By Right Signs - $ 50.00

Special Permit Signs - $ 150.00

For Office Use Only

APPLICATION #

SIGN
PERMIT

Property (Number and Street)

Date Permit Granted

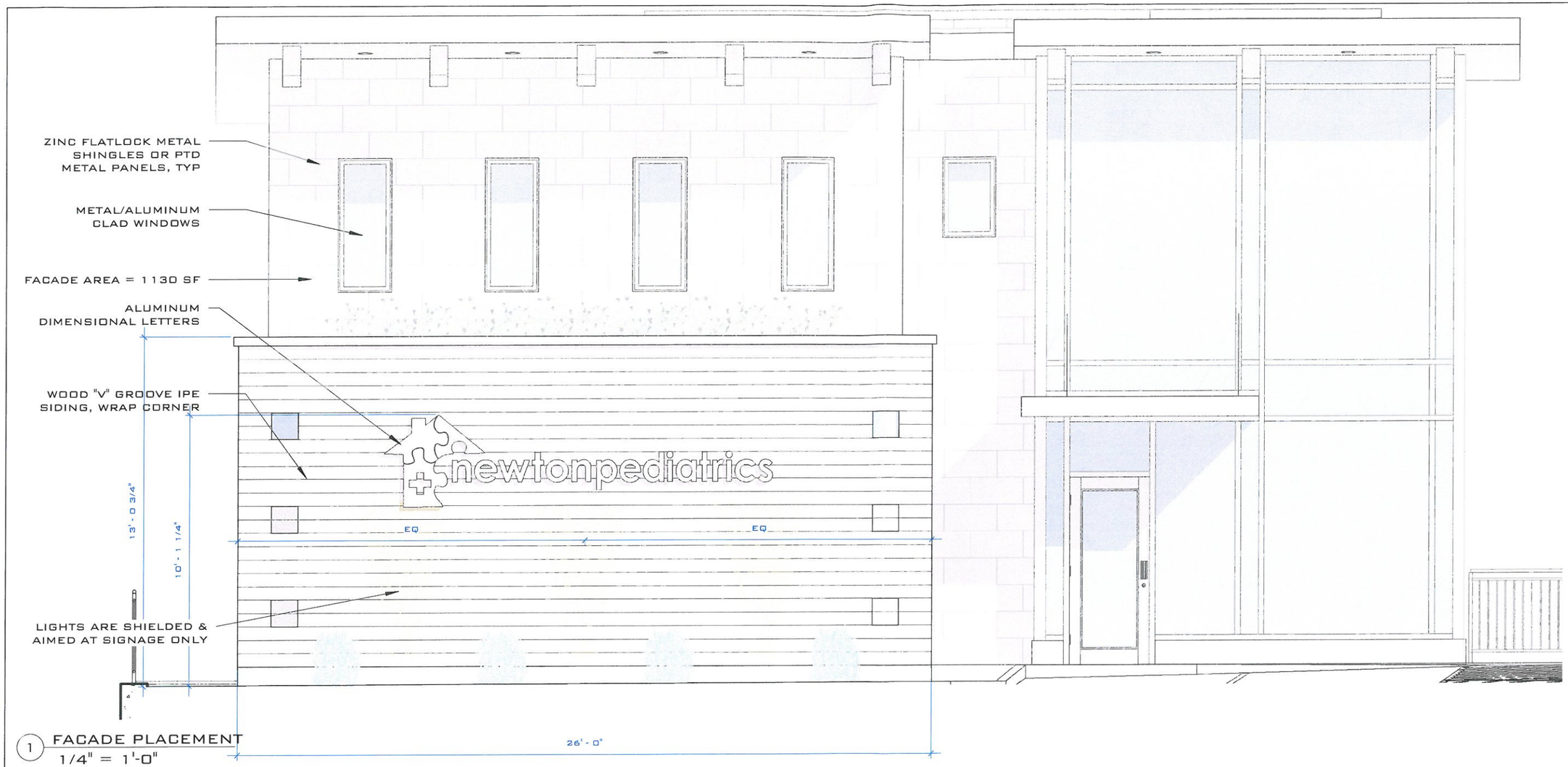
Reviewed By

Fees Collected:

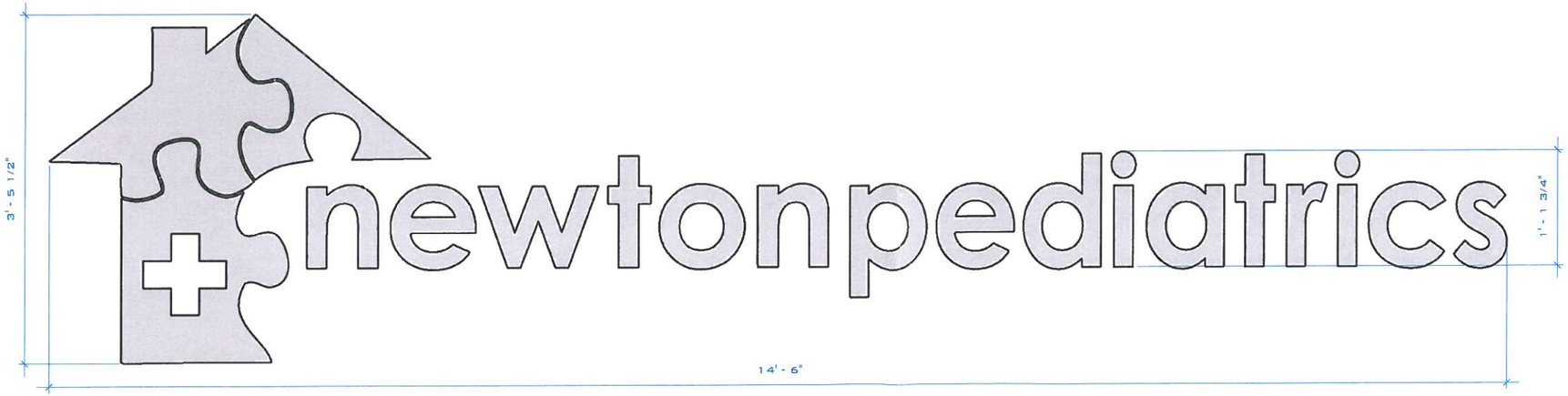
Permit

Microfilming

TOTAL $



1 FACADE PLACEMENT
1/4" = 1'-0"



2 SIGNAGE
3/4" = 1'-0"

DRB SUBMISSION

SIGNAGE

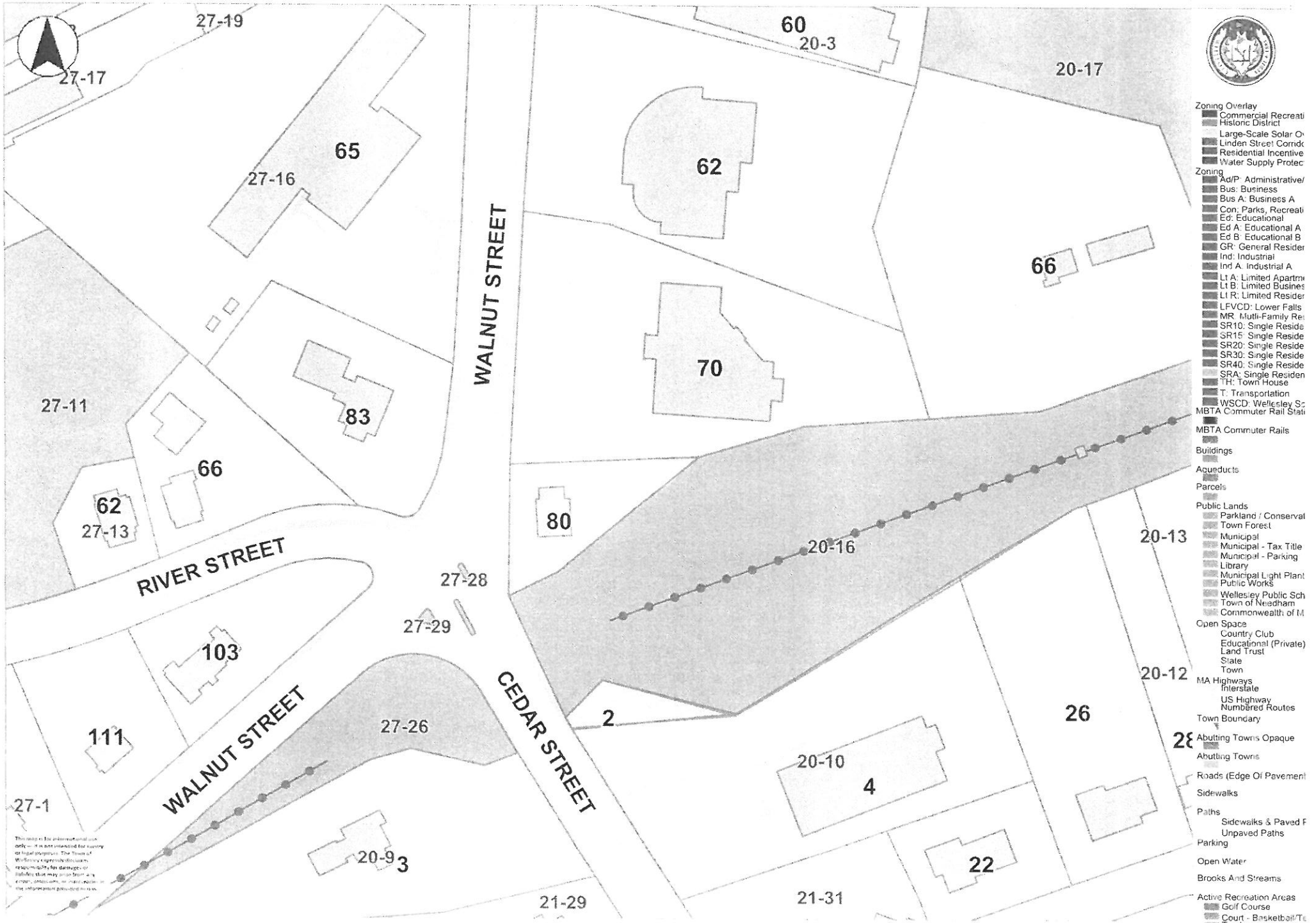
DATE: 10-10-2018
DRAWN BY: M.A.
CHECKED BY: M.S.
2017-39
A6.1
SCALE AS INDICATED

NEWTON PEDIATRICS

80 WALNUT ST,
WELLESLEY, MA

INNOVATIVE COLLABORATIONS, INC.
AWARD WINNING ARCHITECTURE & DESIGN
369 CONGRESS STREET
BOSTON MA 02210
OFFICE: 617-695-3777
FAX: 866-828-9943
WWW.INNOVATIVE-C.COM

10/11/2018 2:40:59 PM



Printed on 10/08/2018 at 10:42 AM

Town of Wellesley, MA

SOIL LOG:

JANUARY 26, 2017

TEST HOLE #1 (TH#1)
ELEVATION = 114.2

0–12"	A	SANDY LOAM	10 YR 2/2
12"–120"	C	SAND & GRAVEL W/ STONES	2.5 Y 4/4

NO MOTTLES OBSERVED
NO GROUNDWATER OBSERVED
NO LEDGE OBSERVED

PERCOLATION TEST #1 (PT#1)
DESIGN RATE: 2 MPI

ZONING INFORMATION

ZONE: BUSINESS DISTRICT A (BUS A)
PARCEL ID: 20–8

LOT COVERAGE

EXISTING STRUCTURES	=	1,018 S.F.
EXISTING LOT COVERAGE	=	10.5%
PROPOSED STRUCTURES	=	1,503 S.F.
PROPOSED LOT COVERAGE	=	15.5%

DRIVEWAY/ PARKING LOT

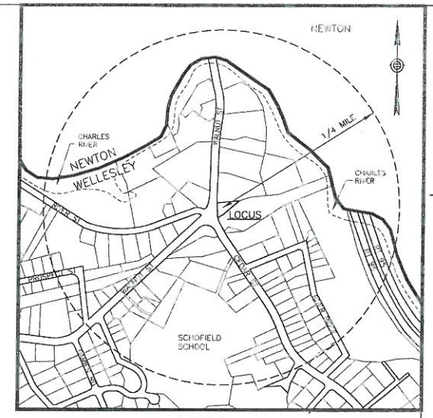
EXISTING = 1,956 S.F.±
PROPOSED = 4,860 S.F.

OPEN SPACE

EXISTING = 6,730 S.F./ 9,704 S.F.= 69.4%
PROPOSED = 3,227 S.F./ 9,704 S.F.= 33.3%

SETBACKS

EXISTING:			
FRONT	=	23.7'	(30' MIN.)
SIDE (RESIDENTIAL)	=	14.7'	(10' MIN.)
SIDE (BUSINESS)	=	22.0'	(0' MIN.)
REAR	=	0	(N/A)
PROPOSED:			
FRONT	=	46.7'	(30' MIN.)
SIDE (RESIDENTIAL)	=	10.2'	(10' MIN.)
SIDE (BUSINESS)	=	5.0'	(0' MIN.)
REAR	=	0	(N/A)



LOCUS MAP
SCALE: 1" = 500'

OWNER OF RECORD/ PROJECT CONTACT
KRISZTINA A BUKUR–DOCZY
VICTOR GYURIS
80 WALNUT STREET LLC
75 MEADOWNBROOK ROAD
NEWTON, MA 02459
(617) 294–9878

ARCHITECT
INNOVATIVE COLLABORATIONS, INC.
369 CONGRESS STREET, 7TH FL
BOSTON, MA 02210
(617) 695–3777

ENGINEER
EVERETT M. BROOKS CO.
49 LEXINGTON STREET
NEWTON, MA 02465
(617) 527–8750

LOT 16
N/F
TOWN OF WELLESLEY
COCHITUATE AQUEDUCT
ZONE: SR 10

LOT 6
N/F
NEWTON WELLESLEY EXECUTIVE OFFICE/
NWEOP LOAN, LLC/
THE NELSON COMPANIES
70 WALNUT STREET
ZONE: BUS A

EXISTING CONDITIONS
SCALE: 1 IN. = 10 FT.

PROPOSED LAYOUT
SCALE: 1 IN. = 10 FT.

0' 10' 20' 30'

EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
info@everettbrooks.com

LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TWL TOP OF WALL
- BWL BOTTOM OF WALL
- FF FIRST FLOOR
- BFL BASEMENT FLOOR
- HANDICAP SPACE
- TH#1 DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71 PROPOSED CONTOUR
- 71 EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- FD FOUNDATION DRAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- E ELECTRIC LINE
- T TELEPHONE LINE
- OHW OVERHEAD WIRE
- X FENCE
- HEDGE
- TREE LINE

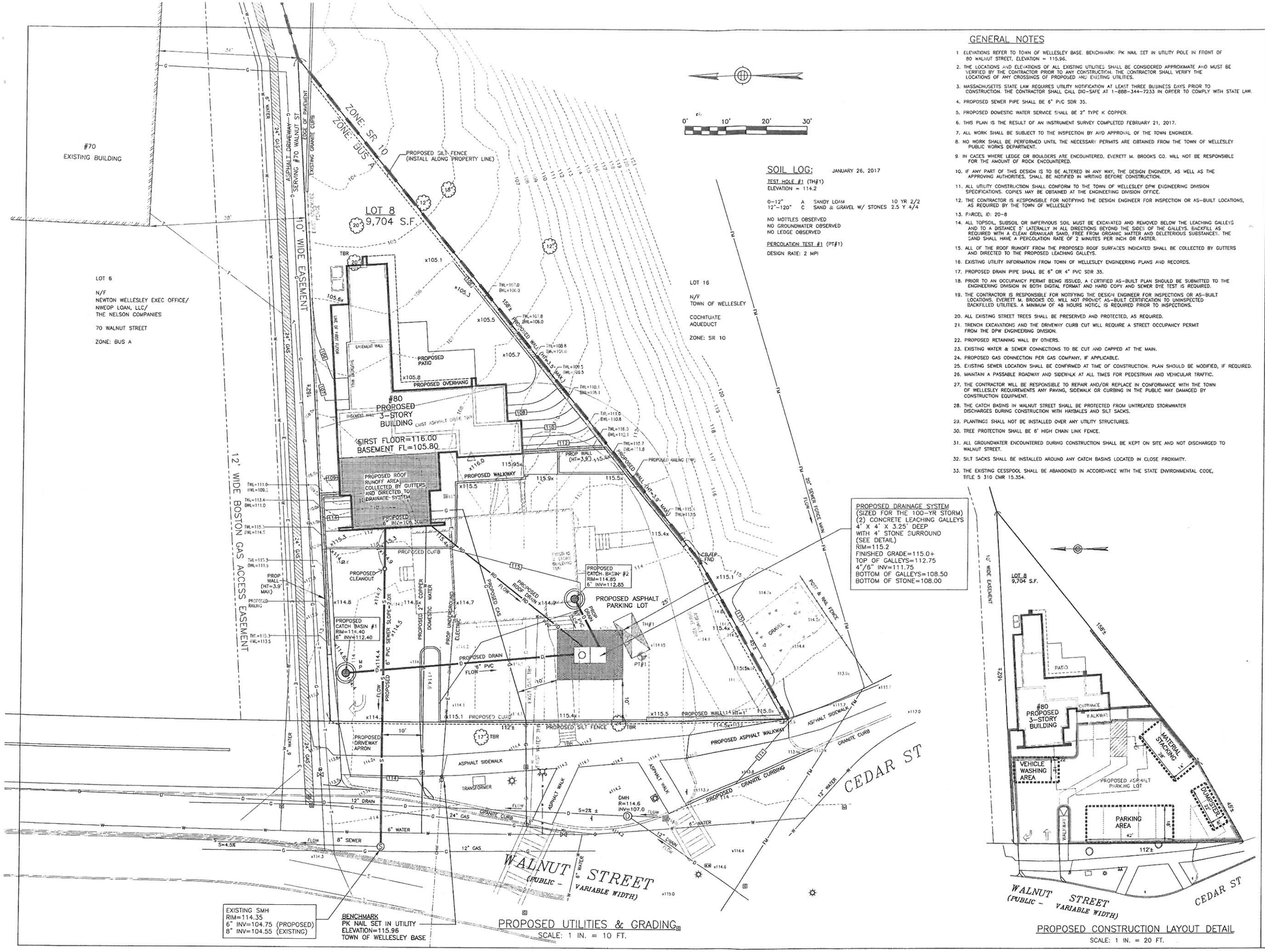
TABLE OF CONTENT

SITE PLAN OF LAND IN WELLESLEY, MA

80 WALNUT STREET

SCALE: AS NOTED		
DATE: APRIL 19, 2017		
DRAWN: ES		
CHECK: BB & MSK		
REVISIONS:		
6/6/17	VARIOUS REVISIONS	ES
1/9/18	VARIOUS REVISIONS	ES
2/7/18	VARIOUS REVISIONS	ES
2/14/18	VARIOUS REVISIONS	ES
8/22/18	VARIOUS REVISIONS	ES
10/9/18	VARIOUS REVISIONS	ES
10/25/18	VARIOUS REVISIONS	ES
11/27/18	VARIOUS REVISIONS	ES

PROJECT NO. 25153 SHEET 1 OF 3



PROPOSED UTILITIES & GRADING
SCALE: 1 IN. = 10 FT.

SOIL LOG:

JANUARY 26, 2017

TEST HOLE #1 (TH#1)
ELEVATION = 114.2

0–12"	A	SANDY LOAM	10 YR 2/2
12"–120"	C	SAND & GRAVEL W/ STONES	2.5 Y 4/4

NO MOTTLES OBSERVED
NO GROUNDWATER OBSERVED
NO LEDGE OBSERVED

PERCOLATION TEST #1 (PT#1)

DESIGN RATE: 2 MPI

PROPOSED DRAINAGE SYSTEM
(SIZED FOR THE 100-YR STORM)
(2) CONCRETE LEACHING GALLEYS
4' X 4' X 3.25' DEEP
WITH 4' STONE SURROUND
(SEE DETAIL)
RIM=115.2
FINISHED GRADE=115.0+
TOP OF GALLEYS=112.75
4"/6" INV=111.75
BOTTOM OF GALLEYS=108.50
BOTTOM OF STONE=108.00

PROPOSED CONSTRUCTION LAYOUT DETAIL
SCALE: 1 IN. = 20 FT.

GENERAL NOTES

1. ELEVATIONS REFER TO TOWN OF WELLESLEY BASE. BENCHMARK: PK NAIL SET IN UTILITY POLE IN FRONT OF 80 WALNUT STREET, ELEVATION = 115.96.
2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
3. MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
4. PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35.
5. PROPOSED DOMESTIC WATER SERVICE SHALL BE 2" TYPE K COPPER.
6. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 21, 2017.
7. ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE TOWN ENGINEER.
8. NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE TOWN OF WELLESLEY PUBLIC WORKS DEPARTMENT.
9. IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
10. IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
11. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE TOWN OF WELLESLEY DPW ENGINEERING DIVISION SPECIFICATIONS. COPIES MAY BE OBTAINED AT THE ENGINEERING DIVISION OFFICE.
12. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTION OR AS-BUILT LOCATIONS, AS REQUIRED BY THE TOWN OF WELLESLEY
13. PARCEL ID: 20-8
14. ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING GALLEYS AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE GALLEYS. BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
15. ALL OF THE ROOF RUNOFF FROM THE PROPOSED ROOF SURFACES INDICATED SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED LEACHING GALLEYS.
16. EXISTING UTILITY INFORMATION FROM TOWN OF WELLESLEY ENGINEERING PLANS AND RECORDS.
17. PROPOSED DRAIN PIPE SHALL BE 6" OR 4" PVC SDR 35.
18. PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, A CERTIFIED AS-BUILT PLAN SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY AND SEWER DYE TEST IS REQUIRED.
19. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
20. ALL EXISTING STREET TREES SHALL BE PRESERVED AND PROTECTED, AS REQUIRED.
21. TRENCH EXCAVATIONS AND THE DRIVEWAY CURB CUT WILL REQUIRE A STREET OCCUPANCY PERMIT FROM THE DPW ENGINEERING DIVISION.
22. PROPOSED RETAINING WALL BY OTHERS.
23. EXISTING WATER & SEWER CONNECTIONS TO BE CUT AND CAPPED AT THE MAIN.
24. PROPOSED GAS CONNECTION PER GAS COMPANY, IF APPLICABLE.
25. EXISTING SEWER LOCATION SHALL BE CONFIRMED AT TIME OF CONSTRUCTION. PLAN SHOULD BE MODIFIED, IF REQUIRED.
26. MAINTAIN A PASSABLE ROADWAY AND SIDEWALK AT ALL TIMES FOR PEDESTRIAN AND VEHICULAR TRAFFIC.
27. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR AND/OR REPLACE IN CONFORMANCE WITH THE TOWN OF WELLESLEY REQUIREMENTS ANY PAVING, SIDEWALK OR CURBING IN THE PUBLIC WAY DAMAGED BY CONSTRUCTION EQUIPMENT.
28. THE CATCH BASINS IN WALNUT STREET SHALL BE PROTECTED FROM UNTREATED STORMWATER DISCHARGES DURING CONSTRUCTION WITH HAYBALES AND SILT SACKS.
29. PLANTINGS SHALL NOT BE INSTALLED OVER ANY UTILITY STRUCTURES.
30. TREE PROTECTION SHALL BE 6' HIGH CHAIN LINK FENCE.
31. ALL GROUNDWATER ENCOUNTERED DURING CONSTRUCTION SHALL BE KEPT ON SITE AND NOT DISCHARGED TO WALNUT STREET.
32. SILT SACKS SHALL BE INSTALLED AROUND ANY CATCH BASINS LOCATED IN CLOSE PROXIMITY.
33. THE EXISTING CESSPOOL SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE ENVIRONMENTAL CODE, TITLE 5 310 CMR 15.354.

EMB
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info@everettbrooks.com

LEGEND

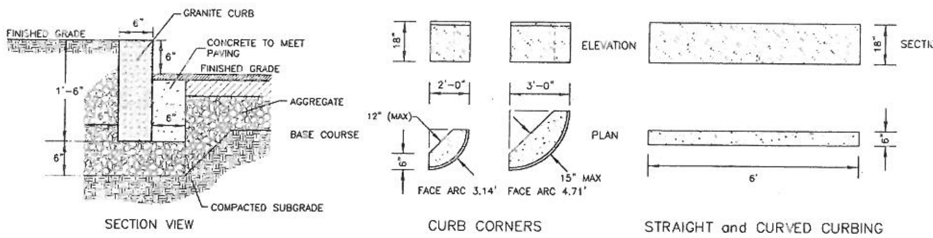
	UTILITY POLE
W	WATER GATE
	HYDRANT
G	GAS GATE
	CATCH BASIN
S	SEWER MANHOLE
D	DRAIN MANHOLE
	TREE
	LIGHT POLE
	SIGN
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
TWL	TOP OF WALL
BWL	BOTTOM OF WALL
FF	FIRST FLOOR
BFL	BASEMENT FLOOR
	HANDICAP SPACE
TH#1	DEEP TEST HOLE
PT#1	PERCOLATION TEST
71.4 X	SPOT ELEVATION
71	PROPOSED CONTOUR
71	EXISTING CONTOUR
D	DRAIN LINE
RD	ROOF DRAIN
FD	FOUNDATION DRAIN
W	WATER LINE
S	SEWER LINE
G	GAS LINE
E	ELECTRIC LINE
T	TELEPHONE LINE
OHW	OVERHEAD WIRE
X	FENCE
	HEDGE
	TREE LINE

SITE PLAN OF LAND IN WELLESLEY, MA

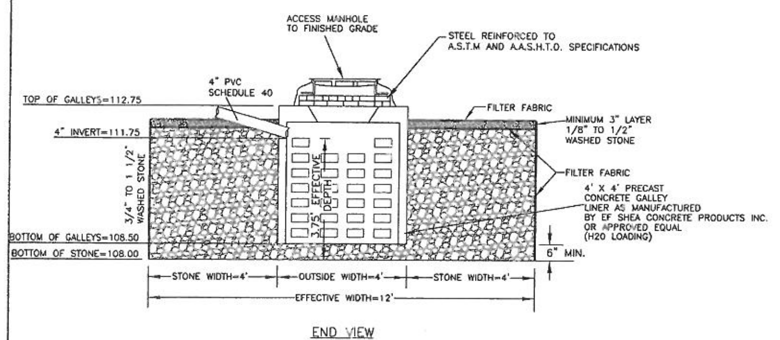
80 WALNUT STREET

SCALE: AS NOTED		
DATE: APRIL 19, 2017		
DRAWN: ES		
CHECK: BB & MSK		
REVISIONS:		
6/6/17	VARIOUS REVISIONS	ES
1/9/18	VARIOUS REVISIONS	ES
2/7/18	VARIOUS REVISIONS	ES
2/14/18	VARIOUS REVISIONS	ES
8/22/18	VARIOUS REVISIONS	ES
10/9/18	VARIOUS REVISIONS	ES
10/25/18	VARIOUS REVISIONS	ES
11/27/18	VARIOUS REVISIONS	ES

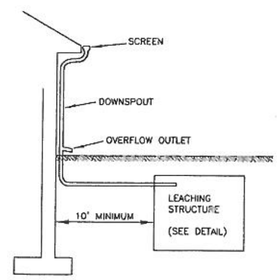
PROJECT NO. 25153 SHEET 2 OF 3



CUT GRANITE CURB DETAIL
N.T.S.

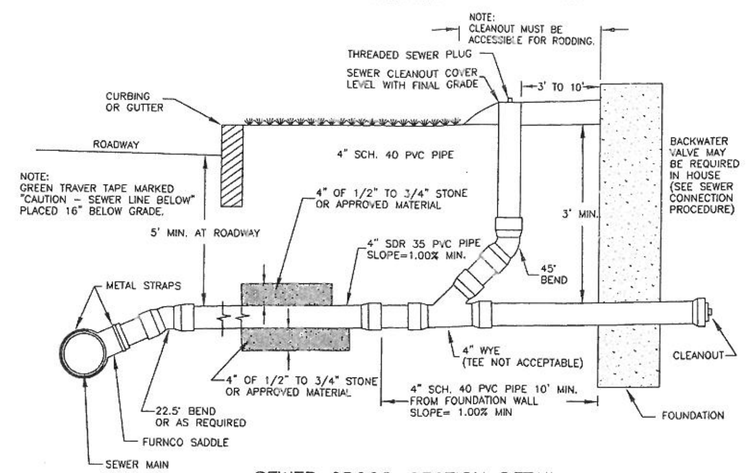


LEACHING GALLEY DETAIL
N.T.S.

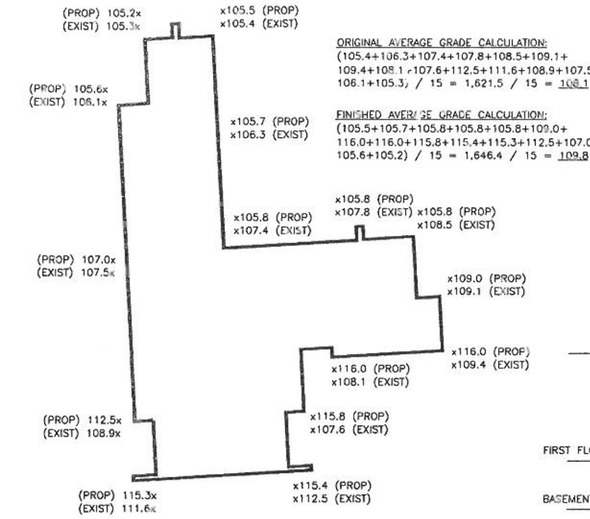


TYPICAL DOWNSPOUT DETAIL
N.T.S.

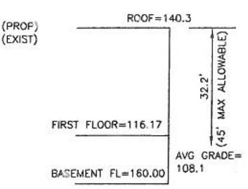
SEWER SERVICE CONNECTION WTIH OUTSIDE CLEAN-OUT



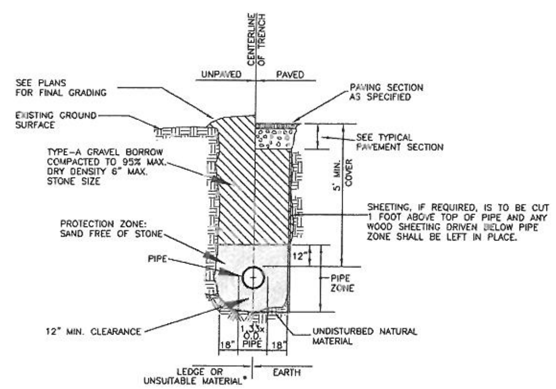
SEWER CROSS-SECTION DETAIL
N.T.S.



AVERAGE GRADE DETAIL
N.T.S.

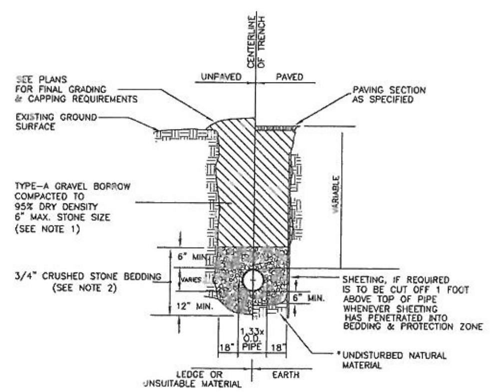


HEIGHT DETAIL
N.T.S.



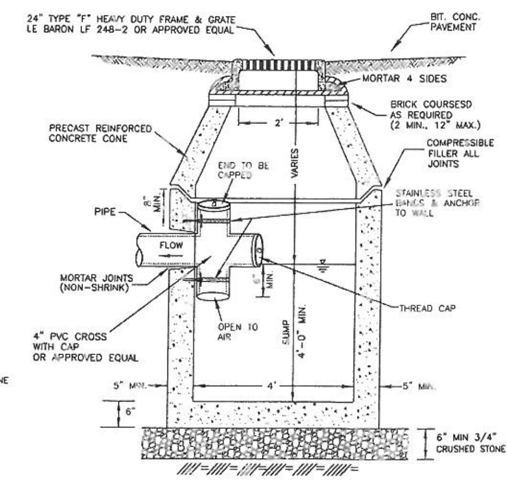
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

TYPICAL WATER TRENCH DETAIL
N.T.S.



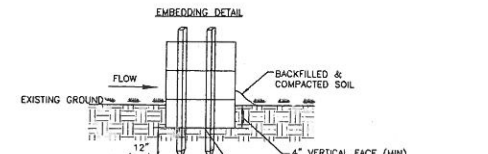
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

GRAVITY SEWER TRENCH DETAIL
N.T.S.



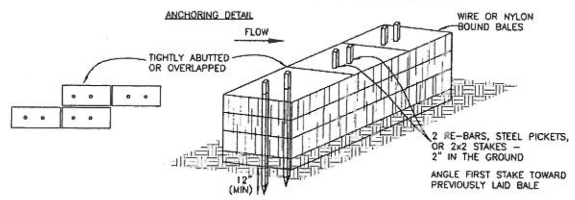
TYPICAL PRECAST CONCRETE CATCH BASIN WITH PVC GAS TRAP
N.T.S.

EMBEDDING DETAIL



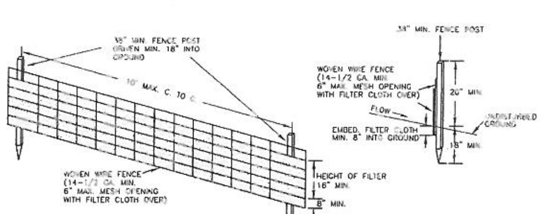
INSTALLATION INSTRUCTIONS:
1. EXCAVATE A TRENCH THE WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES.
2. PLACE BALES IN A SINGLE ROW, LENGTHWISE ALONG THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING EACH OTHER.
3. BALES SHOULD BE RESTING ON A CUT-STEM SIDE OF THE BALE, NOT THE STRING.

ANCHORING DETAIL



4. SECURELY ANCHOR EACH BALE WITH AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE, WITH THE FIRST STAKE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. DRIVE THE STAKES OR REBARS A MINIMUM OF 12" INTO THE GROUND.
5. FILL GAPS BETWEEN BALES WITH STRAW TO PREVENT WATER FROM ESCAPING THROUGH THE BARRIER.
6. AFTER THE BALES HAVE BEEN STAKED AND GAPS FILLED WITH STRAW, BACKFILL THE EXCAVATED SOIL AGAINST THE BARRIER.
7. STRAW BALES SHOULD BE INSPECTED WEEKLY AND AFTER RAINFALL. ANY DAMAGED OR DISPLACED BALES SHOULD BE REPLACED IMMEDIATELY. ACCUMULATED SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAINFALL.

BALED HAY OR STRAW EROSION CHECKS
N.T.S.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

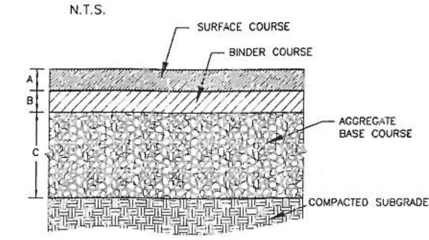
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL.

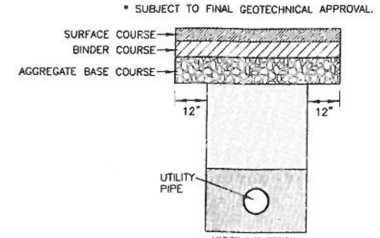
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL
N.T.S.



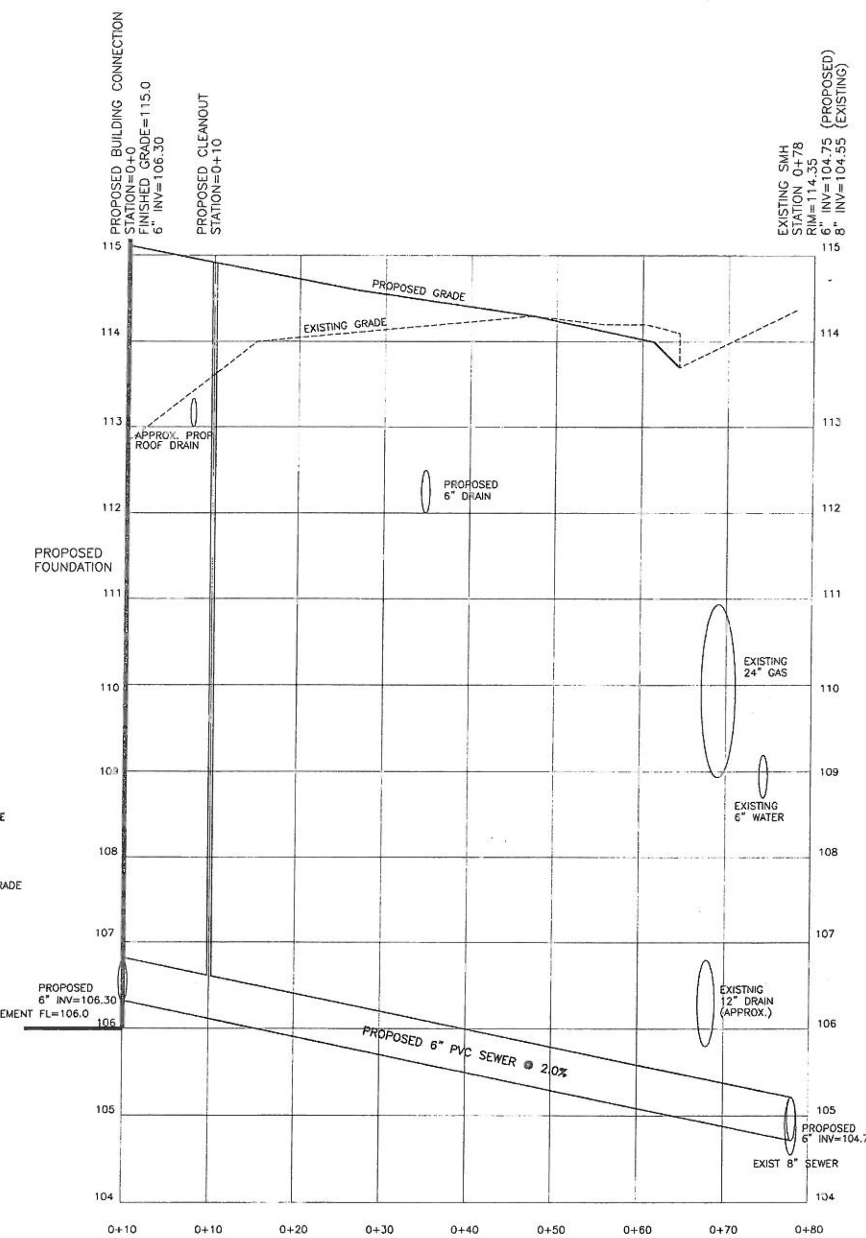
	A	B	C
BITUMINOUS CONCRETE WALK	1"	1"	4"
BITUMINOUS CONCRETE DRIVE	1½"	3"	8"

* SUBJECT TO FINAL GEOTECHNICAL APPROVAL.



TRENCH CROSS SECTION W/ PAVEMENT PATCH

BITUMINOUS CONCRETE PAVING & PATCH DETAIL
N.T.S.



PROPOSED SEWER CONNECTION
VERTICAL SCALE: 1 IN.= 4 FT.
HORIZONTAL SCALE: 1 IN.= 20 FT.

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SURVEYORS & ENGINEERS
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SITE PLAN OF LAND IN WELLESLEY, MA

80 WALNUT STREET

SCALE: AS NOTED
DATE: APRIL 19, 2017
DRAWN: ES
CHECK: BB & MSK
REVISIONS:

6/6/17	VARIOUS REVISIONS	ES
1/9/18	VARIOUS REVISIONS	ES
2/7/18	VARIOUS REVISIONS	ES
2/14/18	VARIOUS REVISIONS	ES
8/22/18	VARIOUS REVISIONS	ES
10/9/18	VARIOUS REVISIONS	ES
10/25/18	VARIOUS REVISIONS	ES
11/27/18	VARIOUS REVISIONS	ES

PROJECT NO. 25153

SHEET 3 OF 3


newtonpediatrics
80

NEWTON PEDIATRICS

80 WALNUT ST, WELLESLEY, MA 02481

NOTE: SIGNAGE IS DIAGRAMMATIC; REFER TO SIGNAGE APPLICATION FOR FINAL SIGNAGE DESIGN

OWNER OF RECORD / PROJECT CONTACT :

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VIKTOR GYURIS
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75 MEADOWBROOK ROAD
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ARCHITECT

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MAIN CONTACT:
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617-695-3777

SURVEYOR / CIVIL ENGINEER

EVERETT M. BROOKS CO. SURVEYORS & ENGINEERS
MAIN CONTACT:
MICHAEL KOSMO
49 LEXINGTON STREET
NEWTON, MA 02465
617-527-8750

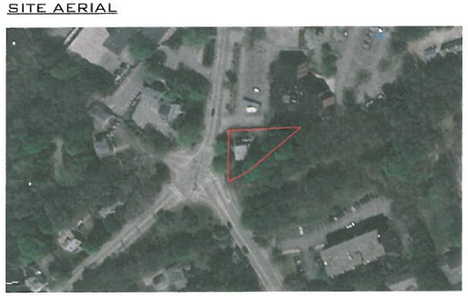
DRAWING LIST

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL PERFORM WORK IN ACCORDANCE WITH THE DOCUMENTS OF SERVICE.
2. EXISTING DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO ASSUMED CONDITIONS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCING WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. THE DOCUMENTS OF SERVICE CONSIST OF ALL THESE DRAWINGS ATTACHED HERE OF; WHICH ALSO INCLUDES FINISH, PLUMBING, ELECTRICAL, EQUIPMENT, CABINET, AND MECHANICAL SCHEDULES; PROJECT MANUAL, SPECIFICATIONS, INSTALLATION INSTRUCTIONS AND CUT SHEETS.
4. CONTRACTOR AND/OR SUBCONTRACTOR SHALL BUILD EXACTLY WHAT IS SHOWN ON DRAWINGS. ANY DEPARTURES OR SUBSTITUTIONS FROM WHAT IS INDICATED ON THE DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION. ANY UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE, AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
6. ALL WORK AND PROCEDURES SHALL COMPLY WITH APPLICABLE AND CURRENT CODES, REGULATIONS, ORDINANCES, AND REQUIREMENTS AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. CONFIRM SAME WITH LOCAL BUILDING INSPECTOR.
7. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
8. ALL CONTRACTORS AND SUBCONTRACTORS SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY WALLS TO BE DEMOLISHED, PRIOR TO COMMENCING DEMOLITION. ALL WALLS TO BE DEMOLISHED SHALL BE EXPOSED TO REVEAL FRAMING. ENGINEER SHALL INSPECT AND DETERMINE IF ANY STRUCTURAL REQUIREMENTS ARE NECESSARY.
9. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, PRIOR TO AGREEING TO PERFORM WORK. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND LIMITATIONS WILL IN NO WAY RELIEVE THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.
10. WHERE A PROJECT IS WITHIN A MASSACHUSETTS COMMUNITY THAT HAS ADOPTED THE STRETCH CODE; BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC 2015) WITH MASSACHUSETTS AMENDMENTS. FOR NEW CONSTRUCTION OR WHERE SUCH ADDITION OR GUT/RENOVATION IS SUBSTANTIAL ENOUGH, PROJECT WILL BE GUIDED BY ENERGY MODELING AND HERS INDEX RATING. IN SUCH CASE, CONTRACTOR(S) SHALL ENSURE THAT ALL WORK IN THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF THE STRETCH CODE AND REQUIREMENTS FROM THE ENERGY CONSULTANT TO MEET THE HERS RATING; THIS MAY INCLUDE FRAMING AT THE RIGHT DEPTH FOR INSULATION, HVAC TO PASS ROUGH IN LEAK TEST, AIR LEAKAGE REQUIREMENTS, ETC.

SITE LOCUS

SITE AERIAL



ZBA SUBMISSION

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
ZONING BOARD OF APPEALS	11/26/2018

INNOVATIVE COLLABORATIONS, INC
AWARD WINNING ARCHITECTURE & DESIGN
369 CONGRESS STREET
BOSTON MA 02210
FX: 866-828-9943
PH: 617-695-3777
WWW.INNOVATIVE-C.COM

NEWTON PEDIATRICS
80 WALNUT ST, WELLESLEY, MA

COVER SHEET

DATE:	11-20-2018
DRAWN BY:	M.A.
CHECKED BY:	M.S.
SCALE:	1/2" = 1'-0"

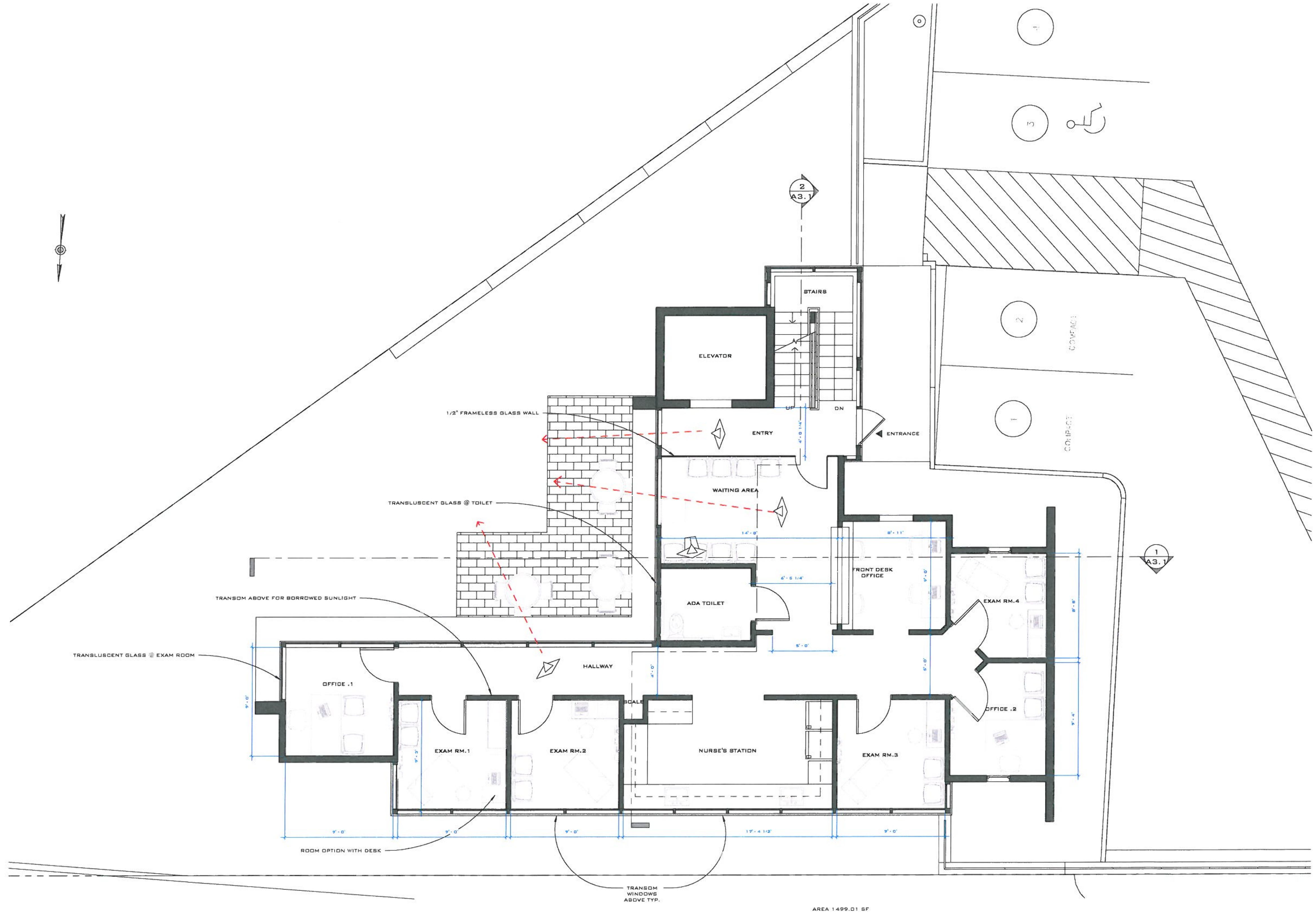
2017-39

A 0.0

11/26/2018 11:18:52 AM

GENERAL FLOOR PLAN NOTES

1. SEE GENERAL NOTES ON COVER SHEET A0.0 AND COORDINATE WITH ALL OTHER DOCUMENTS OF SERVICE.
2. THESE PLANS ARE INTENDED TO SHOW OVERALL FLOOR PLAN. THEY ARE DIAGRAMMATIC AND NOT INTENDED TO SHOW EVERY DETAIL. REFER TO ENLARGED FLOOR PLANS FOR MORE SPECIFICS, DIMENSIONS, WINDOW/DOOR TAGS, ETC.
3. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.



ZBA SUBMISSION

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ZONING BOARD OF APPEALS	11/26/2018

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NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

FIRST FLOOR PLAN

DATE: 11-20-2018
DRAWN BY: M.A.
CHECKED BY: M.S.
SCALE: 1/4" = 1'-0"

2017-39

A 1.1

11/26/2018 11:18:53 AM

GENERAL FLOOR PLAN NOTES

1. SEE GENERAL NOTES ON COVER SHEET A0.0 AND COORDINATE WITH ALL OTHER DOCUMENTS OF SERVICE.
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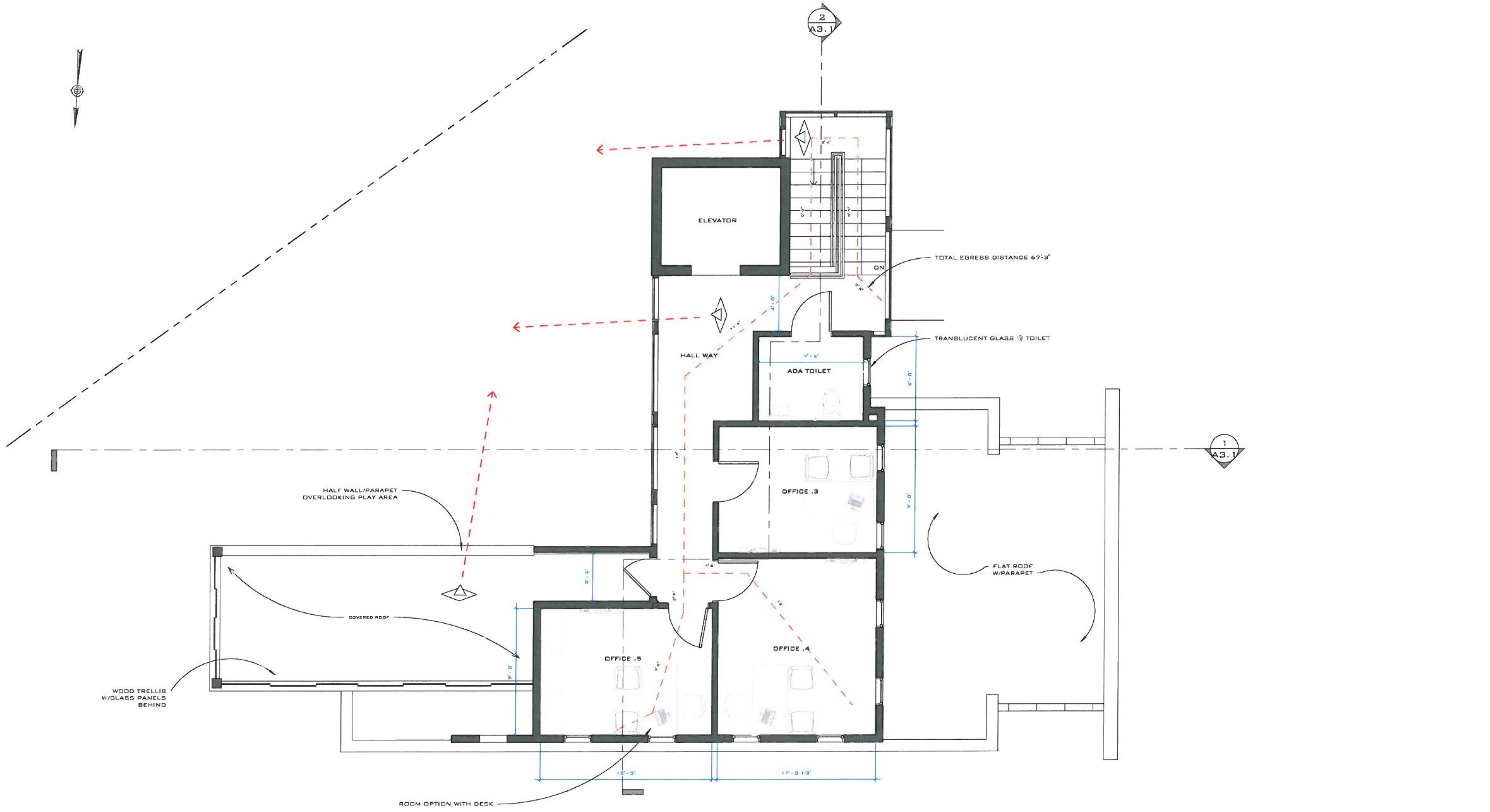
3. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.



AREA 798.52 SF

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
ZONING BOARD OF APPEALS	11/26/2018

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NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

ZBA SUBMISSION

SECOND FLOOR PLAN

DATE:	11-20-2018
DRAWN BY:	M.A.
CHECKED BY:	M.S.
SCALE:	1/4" = 1'-0"

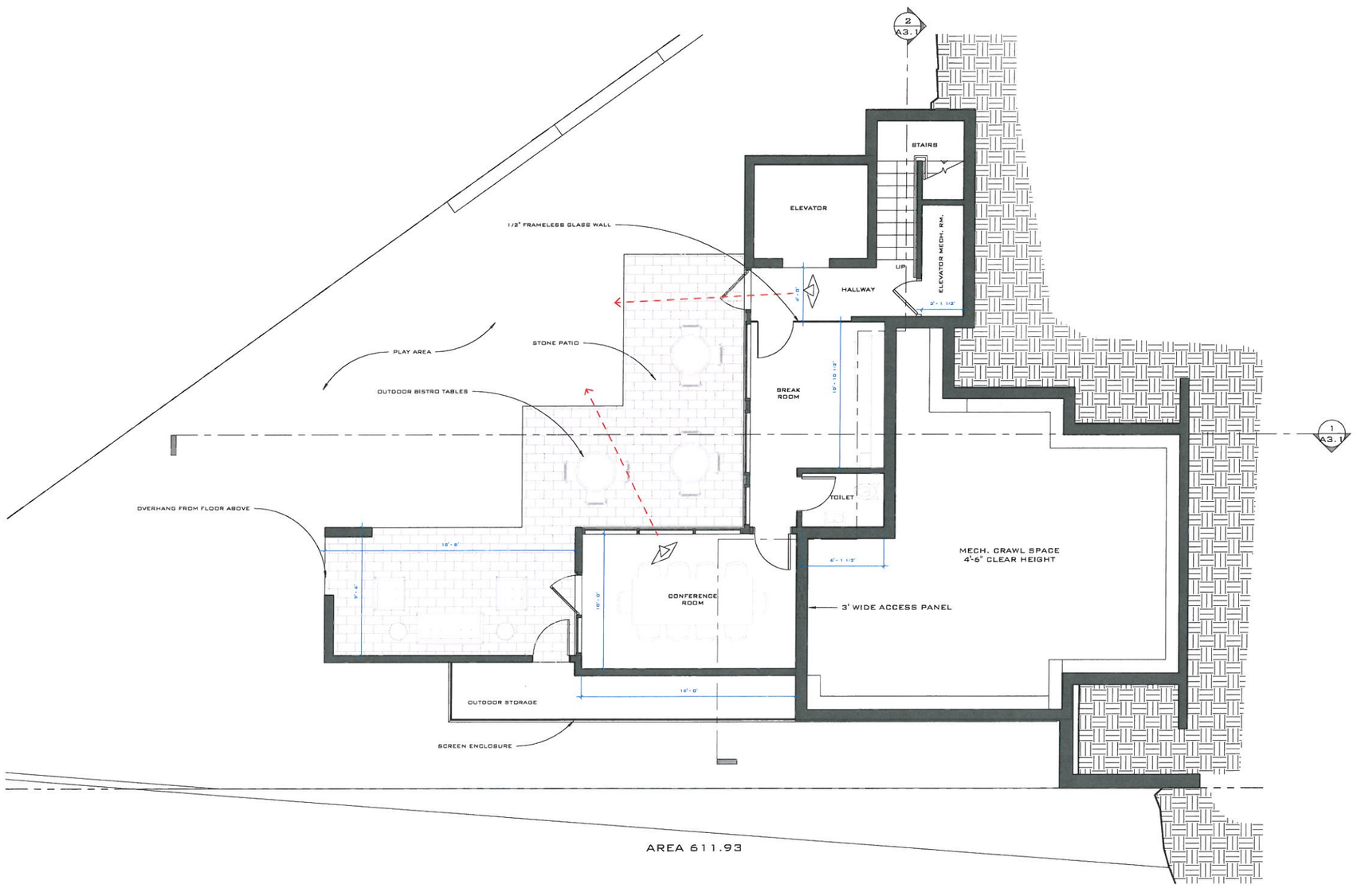
2017-39

A 1.2

11/26/2018 11:18:53 AM

GENERAL FLOOR PLAN NOTES

1. SEE GENERAL NOTES ON COVER SHEET A0.0 AND COORDINATE WITH ALL OTHER DOCUMENTS OF SERVICE.
2. THESE PLANS ARE INTENDED TO SHOW OVERALL FLOOR PLAN. THEY ARE DIAGRAMMATIC AND NOT INTENDED TO SHOW EVERY DETAIL. REFER TO ENLARGED FLOOR PLANS FOR MORE SPECIFICS, DIMENSIONS, WINDOW/DOOR TAGS, ETC.
3. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.



ZBA SUBMISSION

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
ZONING BOARD OF APPEALS	11/26/2018

THESE DRAWINGS ARE PROGRESS DRAWING SET USED FOR BIDDING, PERMITTING, AND/OR A BASIC BUILDER'S SET. THESE DRAWINGS ARE INTEND TO COMMUNICATE AND CONVEY THE DESIGN INTENT OF THE PROJECT. PERMIT SET IS INTENDED TO MEET THE MINIMUM STANDARDS REQUIRED BY THE LOCAL BUILDING DEPARTMENT. THEY ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ADDITIONAL DRAWINGS, FURTHER DOCUMENTATION, QUALITY CONTROL SPECIFICATIONS AND DETAILS MAY BE REQUIRED BY THE CONTRACTOR, SUCH AS CABINETS/BATH ROOM ELEVATIONS, ETC., TO HAVE A SUCCESSFUL PROJECT. AS SUCH, PROGRESS DRAWINGS MAY CONTAIN DISCREPANCIES AND/OR OMISSIONS. FURTHER CONSTRUCTION DOCUMENTS, DETAILS, AND SPECIFICATIONS SHALL BE PROVIDED UPON REQUEST.

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NEWTON
PEDIATRICS

80 WALNUT ST,
WELLESLEY, MA

LOWER LEVEL
FLOOR PLAN

DATE:	11-20-2018
DRAWN BY:	M.A.
CHECKED BY:	M.S.
SCALE:	1/4" = 1'-0"

2017-39

A 1.3

11/26/2018 11:18:54 AM

NOTE: SIGNAGE IS DIAGRAMMATIC; REFER TO SIGNAGE APPLICATION FOR FINAL SIGNAGE DESIGN

(1) FRONT (WEST) ELEVATION
1/4" = 1'-0"

(2) REAR (EAST) ELEVATION
1/4" = 1'-0"

ZBA SUBMISSION

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
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INNOVATIVE COLLABORATIONS, INC
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NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

FRONT AND REAR ELEVATION

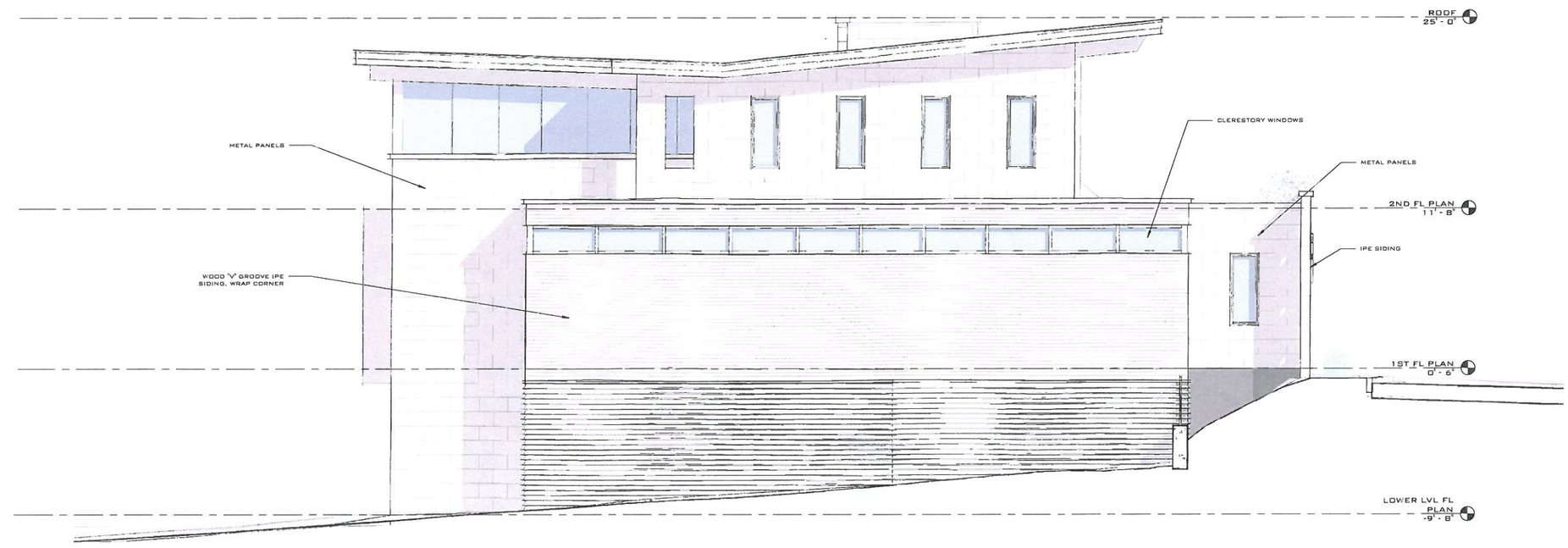
DATE: 11-20-2018
DRAWN BY: M.A.
CHECKED BY: M.S.
SCALE: 1/4" = 1'-0"

2017-39

A 2.1

11/26/2018 11:19:05 AM

1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

ZBA SUBMISSION

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
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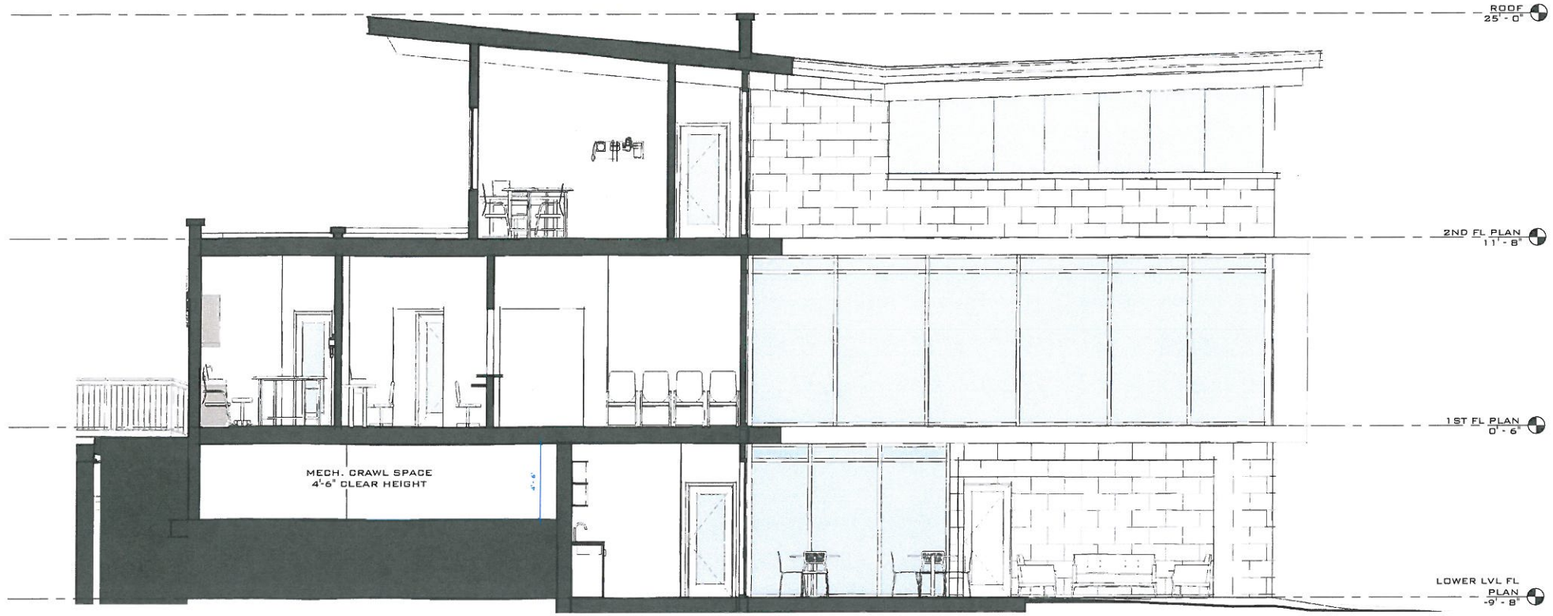
NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

SIDE ELEVATIONS	
DATE:	11-20-2018
DRAWN BY:	M.A.
CHECKED BY:	M.S.
SCALE:	1/4" = 1'-0"

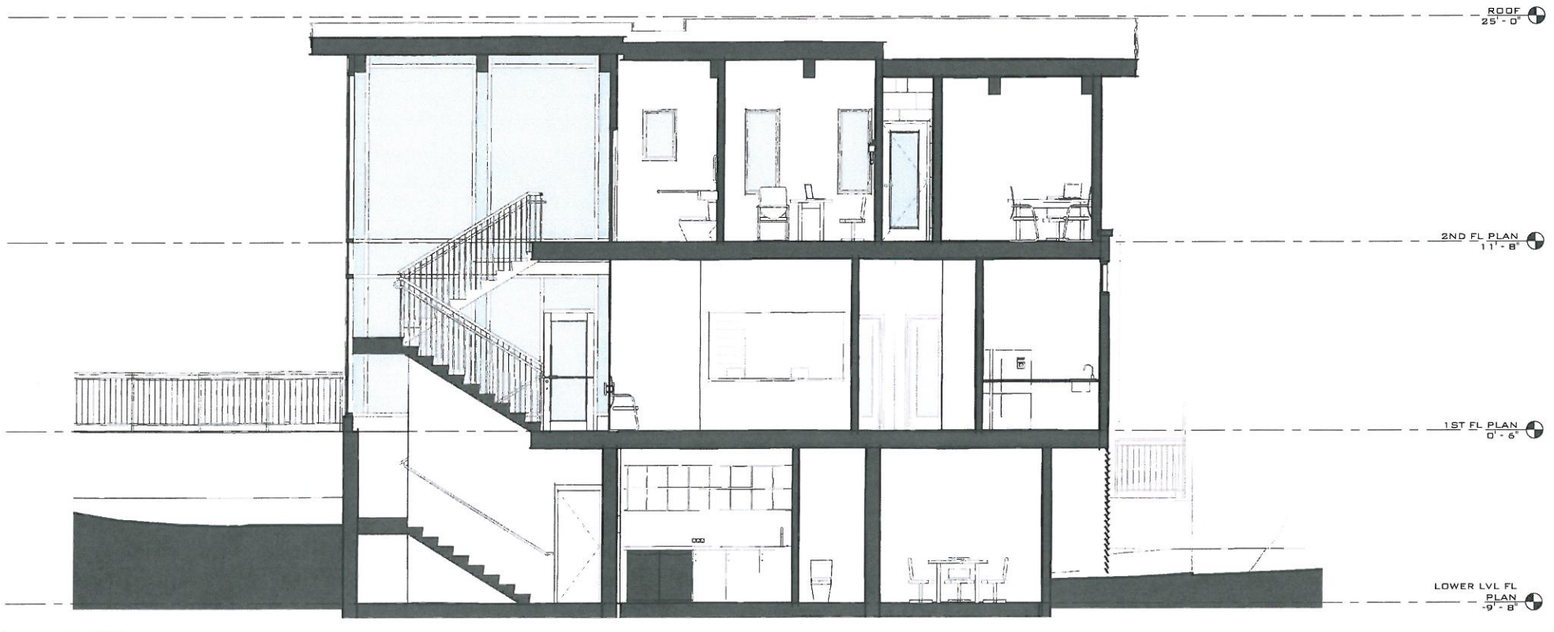
2017-39

A 2.2

11/26/2018 11:19:14 AM



1 LONGITUDINAL SECTION
1/4" = 1'-0"



2 TRANSVERSE SECTION
1/4" = 1'-0"

ZBA SUBMISSION

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
ZONING BOARD OF APPEALS	11/26/2018

THESE DRAWINGS ARE PROGRESS DRAWING SET USED FOR BIDDING, PERMITTING, AND/OR A BASIC BUILDER'S SET. THESE DRAWINGS ARE INTEND TO COMMUNICATE AND CONVEY THE DESIGN INTENT OF THE PROJECT. PERMIT SET IS INTENDED TO MEET THE MINIMUM STANDARDS REQUIRED BY THE LOCAL BUILDING DEPARTMENT. THEY ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ADDITIONAL DRAWINGS, FURTHER DOCUMENTATION, QUALITY CONTROL SPECIFICATIONS AND DETAILS MAY BE REQUIRED BY THE CONTRACTOR, SUB-CONTRACTOR, ROOM ELEVATIONS, ETC.) TO HAVE A SUCCESSFUL PROJECT. AS SUCH, PROGRESS DRAWINGS MAY CONTAIN DISCREPANCIES AND/OR OMISSIONS. FURTHER CONSTRUCTION DOCUMENTS, DETAILS, AND SPECIFICATIONS SHALL BE PROVIDED UPON REQUEST.

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369 CONGRESS STREET
BOSTON MA 02210
FX: 866-828-9943
PH: 617-695-3777
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NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

BUILDING SECTIONS	
DATE:	11-20-2018
DRAWN BY:	M.A.
CHECKED BY:	M.S.
SCALE:	1/4" = 1'-0"

2017-39

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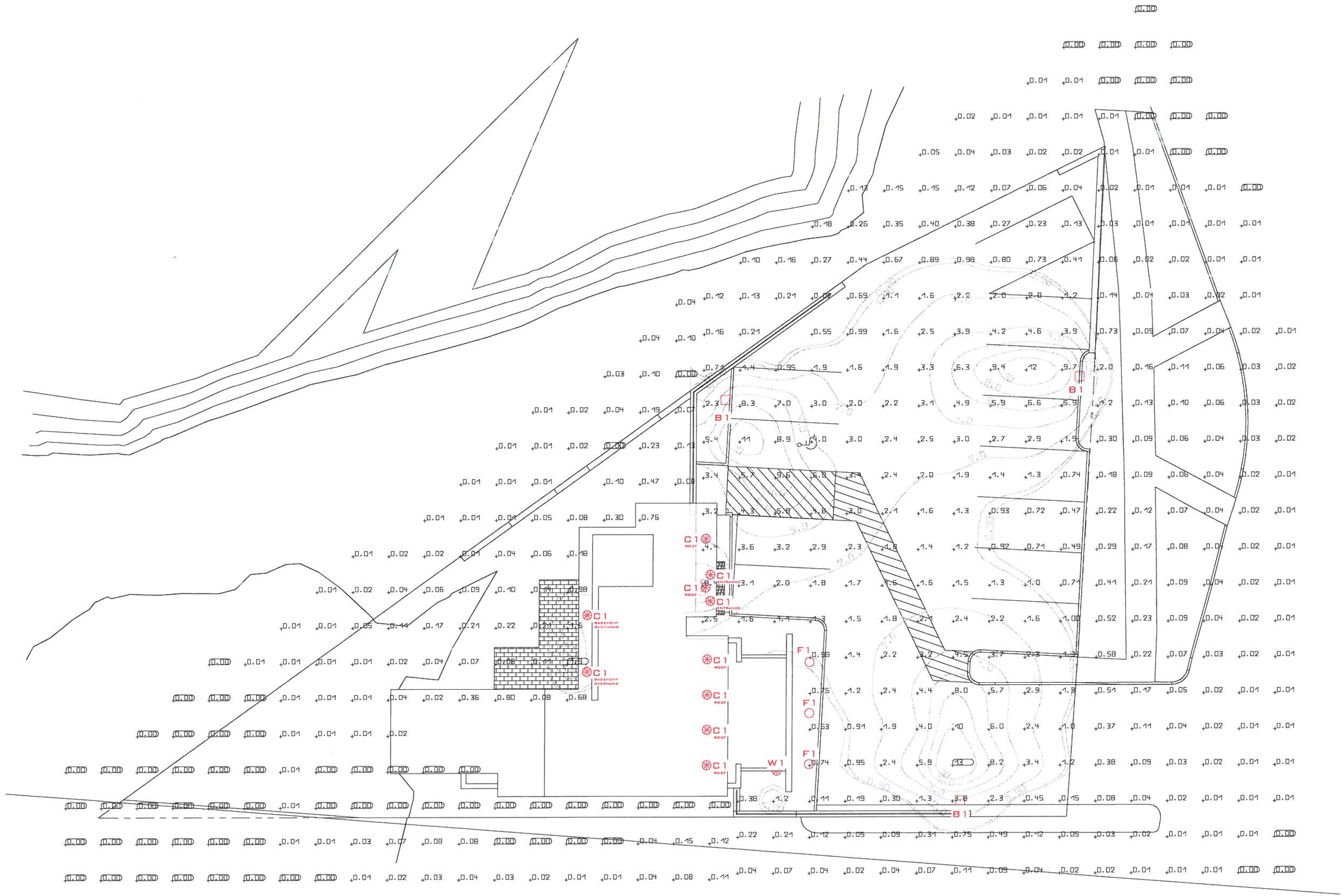
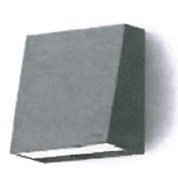


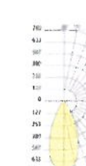
ZBA SUBMISSION


B1
LIGHT POLE AT PARKING
LED POLE-TOP



W1
WALL SCONCE
LED WALL-MOUNT


C1
RECESSED LIGHT AT ENTRANCE, BACK SOFFIT
LED CEILING-DOWNLIGHT

L1
LANDSCAPE LIGHT

SCHEDULE

SYMBOL	MANIFACTURE	LABEL	QTY	CATALOG NUMBER	DECRIPTION	BULB/QTY	FINISH	LUMINARE LUMENS	WATTAGE
□	BEGA	B1	3	84407	LED POLE TOP LUMINAIRES WITH SYMMETRICAL LIGHT DISTRIBUTION	LED/1	BLK	6672	55.3
	BEGA	W1	1	22261	LED SURFACE WALL WITH SHIELDED LIGHT SOURCE	LED/1	BLK	362	4.2
●	BEGA	C1	16	55921	LED RECESSED CEILING DOWNLIGHT	LED/1	BLK	327	4.2
○	TECH LIGHTING	F1	3	700 OAMDES	LANDSCAPE LIGHT	LED/1	BLK	724	9

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
ZONING BOARD OF APPEALS	11/26/2018

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NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

PHOTOMETRIC PLAN

DATE: 11-20-2018
DRAWN BY: F.M.
CHECKED BY: M.S.
SCALE: AS INDICATED

2017-39

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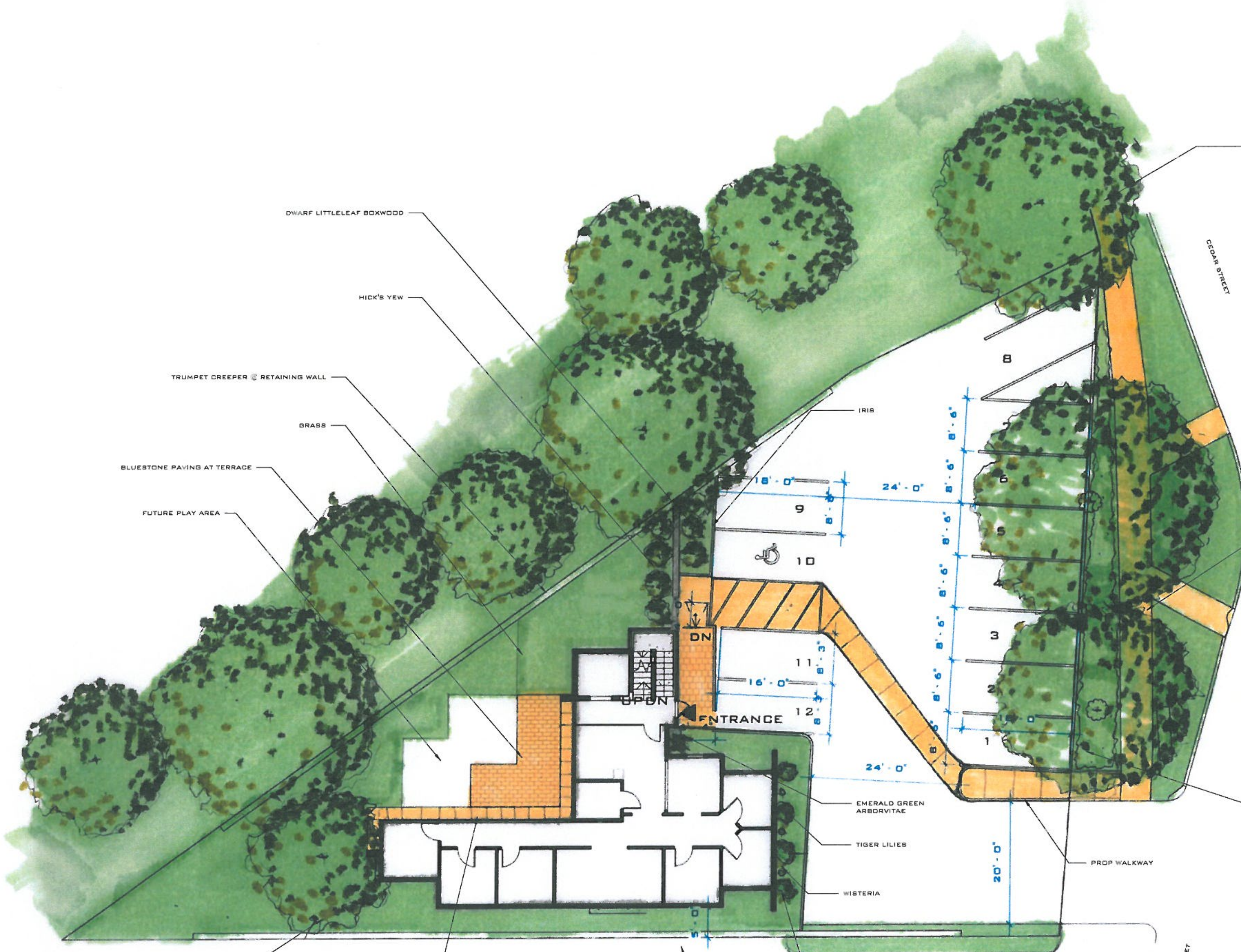
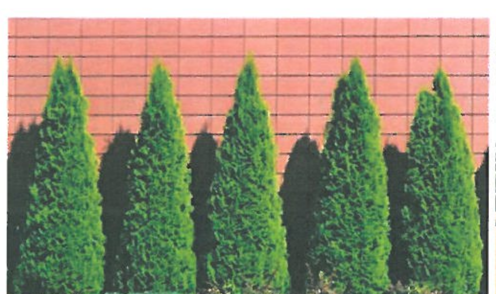


1 LANDSCAPE PLAN
1" = 10'-0"

CONCEPTUAL PLANTING LIST:

LATIN NAME	COMMON NAME	QTY.	SIZE
DECIDUOUS AND EVERGREEN SHRUBS:			
BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF LITTLELEAF BOXWOOD	7	18 - 24' HT.
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	4	3 - 3 1/2' HT.
THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	1	12 - 14' HT.
GROUNDCOVER AND PERENNIALS			
CAMPSIS X TAGLIABUANA 'MADAME GALEN'	TRUMPET CREEPER	4	30 - 40' GROWTH
LLIUM LANCIFOLIUM 'SPLENDENS'	TIGER LILIES	10	3 - 4' HT.
WISTERIA BRACHYBOTRYS 'MURASAKI-KAPITAN'	WISTERIA	3	46' HT. , 33' SPREAD
IRIS SPURIA	IRIS	4	8" HT.

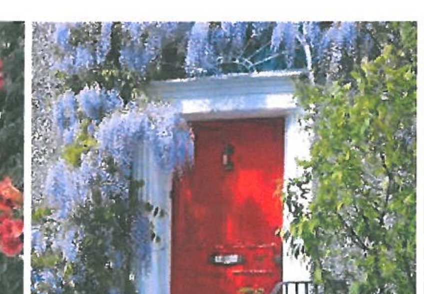

EMERALD GREEN ARBORVITAE


DWARF LITTLELEAF BOXWOOD


HICK'S YEW


TIGER LILIES


TRUMPET CREEPER


WISTERIA


IRIS

ZBA SUBMISSION

REVISIONS	
DESIGN REVIEW BOARD	10/10/2018
ZONING BOARD OF APPEALS	11/26/2018

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NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

LANDSCAPE SITE PLAN

DATE:	11-20-2018
DRAWN BY:	J.S.
CHECKED BY:	M.S.
SCALE:	AS INDICATED

2017-39

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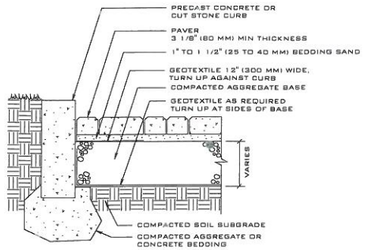
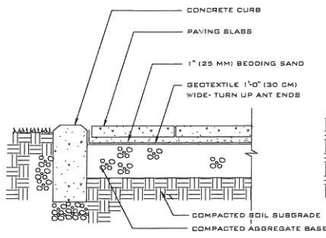


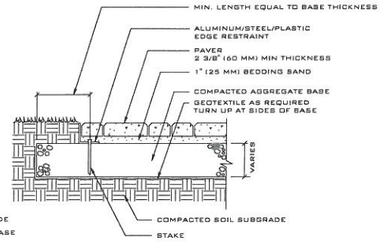
NOTES:
1. EDGE RESTRAINT SHOULD BE MINIMUM 6 IN. (150 MM) WIDE FOR STREET APPLICATIONS.
2. EDGE RESTRAINT MAY BE EVEN WITH TOP OF CONCRETE PAVERS.
3. THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

1 TYPICAL RAISED CURB DETAIL
1" = 1'-0"



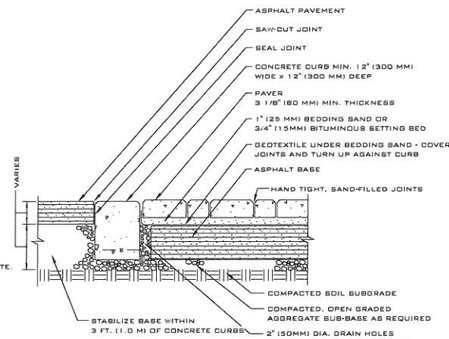
NOTES:
1. BASE AND SUBGRADE MAY REQUIRE DRAINS
2. RESIDENTIAL PEDESTRIAN APPLICATIONS ONLY

2 TYPICAL FLUSH CURB DETAIL
1" = 1'-0"



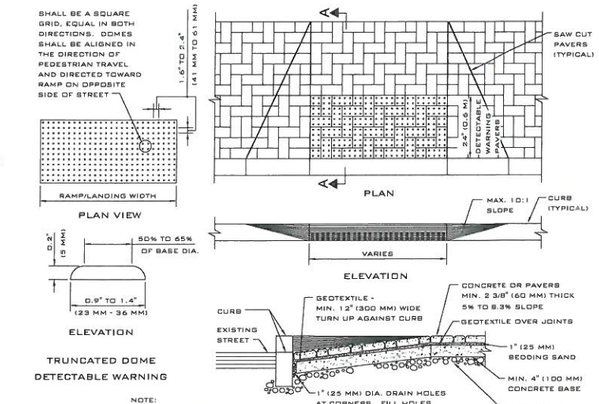
NOTE:
THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

3 TYPICAL ALUM EDGE DETAIL
1" = 1'-0"



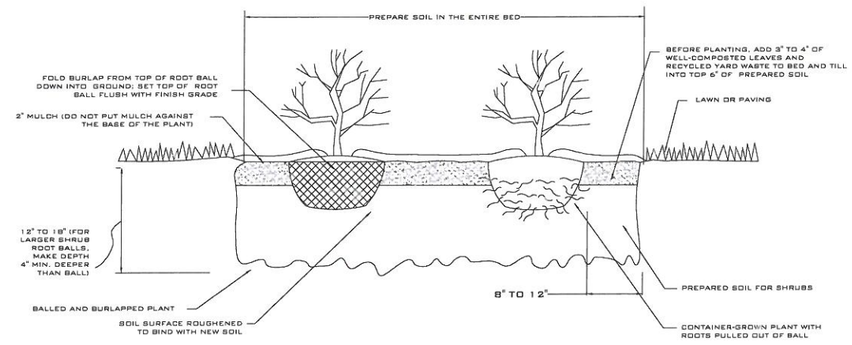
NOTE:
1. BASE THICKNESS AND REINFORCING VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE CONDITIONS.
2. ASPHALT BASE MINIMUM 2% SLOPE FROM CENTERLINE TO CURB.
3. DO NOT PROVIDE DRAIN HOLES TO SUBGRADE WHEN WATER TABLE IS LESS THAN 2 FT. (0.6 M) FROM TOP OF SOIL SUBGRADE. PROVIDE DRAIN HOLES TO CATCH BASINS.

4 TYPICAL ASPHALT / PAVER TRANSITION
1" = 1'-0"

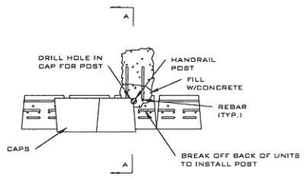


NOTE:
PAVERS WITH TRUNCATED DOMES SHALL VISUALLY CONSTRAST WITH SURROUNDING PAVERS.

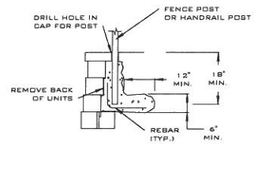
5 TYPICAL CURB CUT DETAIL
1" = 1'-0"



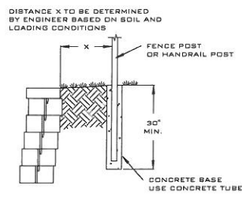
6 TYPICAL SHRUB PLANTING DETAIL
1" = 1'-0"



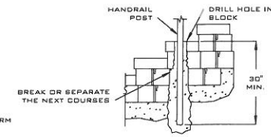
7 TYPICAL POST @ RETAINING WALL - PLAN DETAIL
1/2" = 1'-0"



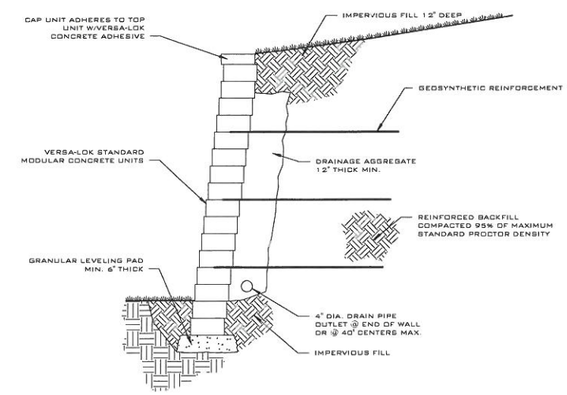
8 TYPICAL POST @ RETAINING WALL - SECTION DETAIL
1/2" = 1'-0"



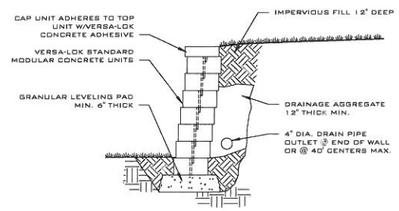
9 TYPICAL POST OFFSET FROM WALL
1/2" = 1'-0"



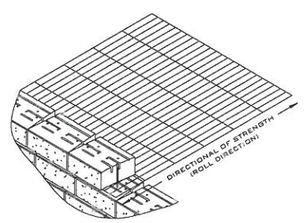
10 TYPICAL POST @ STEPPED WALL
1/2" = 1'-0"



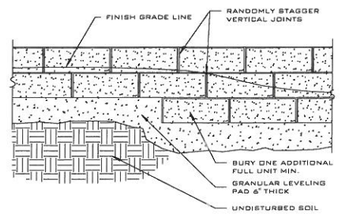
11 TYPICAL REINFORCED RETAINING WALL
1/2" = 1'-0"



12 TYPICAL UNREINFORCED RETAINING WALL
1/2" = 1'-0"

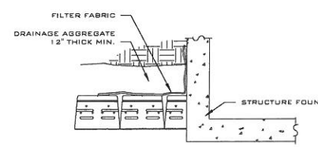


13 TYPICAL GEOSYNTHETIC INSTALLATION DETAIL
1/2" = 1'-0"



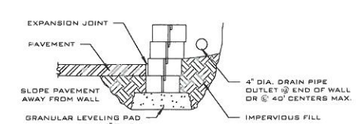
NOTE:
- LIMIT CHANGES IN BASE ELEVATION TO 6" PER STEP TO AVOID DIFFERENTIAL SETTLEMENT.
- STEP AS NEEDED TO MINIMIZE BURIED UNITS AND MAINTAIN MINIMUM REQUIRED EMBEDMENT.

14 TYPICAL STEPPED WALL DETAIL
1/2" = 1'-0"



NOTE:
- AT ABUTMENT, ALTERNATE FULL UNIT WITH HALF UNIT EVERY OTHER COURSE. START AT FIXED POINTS AND WORK INTO MIDDLE PART OF WALL.
- DO NOT ATTACHE VERSA-LOK UNIT TO OTHER STRUCTURES.

15 TYPICAL WALL ABUTMENT DETAIL
1/2" = 1'-0"



16 TYPICAL PAVEMENT TO WALL DETAIL
1/2" = 1'-0"

ZBA SUBMISSION

REVISIONS	
DESIGN REVIEW BOARD	10-10-2018
ZONING BOARD OF APPEALS	1-28-2018

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NEWTON PEDIATRICS
80 WALNUT ST,
WELLESLEY, MA

TYPICAL LANDSCAPE DETAILS	
DATE:	11-20-2018
DRAWN BY:	J.S. / M.A.
CHECKED BY:	M.S.
SCALE:	AS INDICATED

2017-39

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11/26/2018 11:19:20 AM

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RECEIVED
JUN 30 2017

Wellesley Health Department
90 Washington Street
Wellesley, MA 02481
(781) 235-0135

APPLICATION FOR ABANDOMENT OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Date: July 19, 2017

Name of Property Owner: VIKTOR GYURIS
Telephone: 617-2949878

Address where system is located: 80 WALNUT ST. Wellesley MA

Explain the reason(s) abandonment is necessary, and where connection to municipal or private sanitary sewer will be or has been made:

THRER WILL BE A NEW STRUCTURE (MEDICAL OFFICE)
AT 80 WALNUT ST, Wellesley MA.
a review of the Health Dept records indicates that this property was served by a cesspool in the recent past. The cesspool will be removed at the time the house is demolished.

Abandonment of the system requires the following 3 inspections and signoffs from an agent of the Wellesley Health Department:

Steven Calichman
Environmental Health Specialist

(1) Disconnection and capping off the sewage pipe. The Health Agent must be able to view the detached sewage pipe on the exterior side of the foundation and the cap installed on the end of the structures pipe. The disconnection must be made after the water service to the structure has been disconnected.
Date of Inspection: _____
Signoff by Health Agent: _____

(2) The cesspool/septic tank must be pumped of its entire contents by a licensed septage hauler permitted to operate in the Town of Wellesley. The Health Agent must be able to view the cesspool/ septic tank after it has been pumped.
Date of Inspection: _____
Signoff by Health Agent: _____ S.C

(3) The ~~tank~~ cesspool shall be excavated and removed from the site, or the bottom of the tank shall be opened or ruptured after being pumped of its contents so as to prevent retainage of water and the tank shall be completely filled with clean sand, or the cesspool may be crushed in place with a layer of sand on the bottom and the back filled.
Date of Inspection: _____
Signoff by Health Agent: _____

Please contact the Health Department to schedule the dates of inspection.

TOWN OF WELLESLEY
HEALTH DEPARTMENT

ANNIE F. WARREN BUILDING
90 WASHINGTON STREET
WELLESLEY, MA 02481

BOARD OF HEALTH
SHEPARD N. COHEN, MPA, CHAIR
MARCIA TESTA SIMONSON, MPH, PH.D,
LLOYD TARLIN, MD

LEONARD A. IZZO, MS, RS, CHO, DIRECTOR
TEL (781) 235-0135
FAX (781) 235-4685
WWW.WELLESLEYMA.GOV

July 25, 2017

Mr. Michael Grant
Inspector of Buildings
Wellesley Building Department

Re: Razing Inspection
80 Walnut St.
Wellesley, MA

Dear Michael,

The Health Department has reviewed the submitted documents for the property at 80 Walnut Street. A site inspection was done on July 13 2017 and at that time the kitchen and the basement areas showed evidence of mouse droppings. The owner's representative was directed to bait those areas and send along pictorial evidence to the Health Department. A review of the Health Department records showed that the house was served by a cesspool at one time based upon septic pumping slips that were in the file folder. Mr. Johnny Lai, project manager, met with me last week and based upon our discussion he was able to locate the cesspool. Mr. Lai informed me today that the cesspool is within the area of the proposed new office building foundation. We agreed that the cesspool will be removed at the time of demolition and he was informed that the removal had to be witnessed by a representative of the Health Department. At this time there are no impediments to razing the structure that will not be addressed by the developer and we have no objection to its removal.

Best regards,

Steven Calichman

Steven Calichman R.S., C.H.O.
Environmental Health Specialist

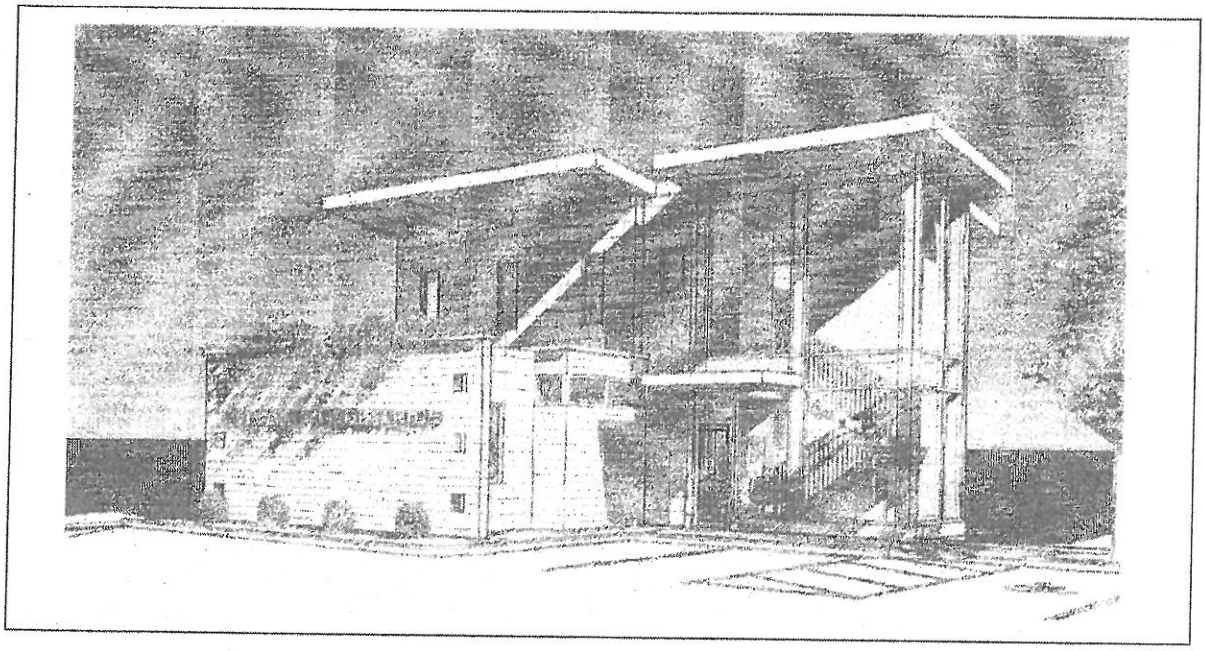
Cc Mr. Johnny Lai 617-828-6951

THE HAN GROUP

architecture interior design planning construction management

118 Cedar Street, Suite 3
Wellesley, MA 02481

t 617.828.6951
e thehangroup@gmail.com
w www.thehangroupllc.com



80 Walnut Street LLC Office Building

80 Walnut Street
Wellesley, MA 02481

Construction Management Plan

November 28, 2018

Submitted by
The Han Group LLC.

THE HAN GROUP

THE HAN GROUP

architecture interior design planning construction management

118 Cedar Street, Suite 3
Wellesley, MA 02481

t 617.828.6951
e thehangroup@gmail.com
w www.thehangroupllc.com

Section 1 - Site Contacts

1.1 The brief description of the construction works:

- The project include the initial strip out phase which will consist of the removal of non-structural elements, trees etc. Followed by the demolition stage which will includes the complete demolition of existing house, the removal of the roofs and roof coverings, the removal of floor slabs, the remove of structure including frames, load bearing walls, concrete slabs, and the pavements to the front and rear of the property.
- The main construction stage comprises a new building, new foundation, the installation of a new roof structure, new framing and new floor slabs. The project further include the installation of all new doors, windows, curtain walling, roofs, and the addition of one lift. The project also include the installation of new underground drainages, mechanical, plumbing, electrical services, all fitting out and internal finishes.
- Standard construction hours.
- Machines and equipment, in intermittent use will be shut down or throttled down to a minimum when not in use.
- Maintaining and operating all vehicles, plant and equipment such that noise from mechanical vibration, creaking and squeaking is kept to a minimum
- A wheel washing area will be provided, as required, for the duration of the construction works to ensure the levels of soil on roadways near the site are minimized. The wheel washing area will be in the form of a hose down point located adjacent to the entrance. The excavation will be loaded directly from conveyors into a dumpster truck, so the wheel-washing requirement is minimized.
- The Han Group will ensure that the area around the site including the side walkway is regularly and adequately swept to prevent any accumulation of dust and dirt.
- Burning of materials on site will not be permitted in order to prevent smoke emissions.

1.2 A site plan detailing off-street parking locations, material stacking area, a wheel washing area and proposed dumpster locations.

- Please see attached plan. The site plan shows parking space. We do not have cycle lanes within the immediate vicinity of the site.

1.3 The standard working hours for the construction sites for the project are as follows:

- 08.00 to 18.00 on Monday to Friday
- 09.00 to 17.00 on Saturdays
- No working on Sundays or Public Holidays

1.4 The services are proposed to be carried out that would be linked to the site during the works.

- The project requires new utility services. The Han Group will contact utility companies (i.e. Town of Wellesley, DPW etc.) to discuss installation dates for the utility services. The main power/ water supply coming into the site might be sufficient but tests to the power/

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w www.thehangroupllc.com

water supply still need to be done.

1.5 The asbestos survey has been carried out at the site.

Asbestos survey has been carried out. The existing asbestos had been removed and the report had been submitted to health department of Town of Wellesley.

Section 2 – Transportation Issues Associated with the Site

2.1 The proposed working hours within which vehicles will service the site during the construction period.

- Construction vehicle movements are generally acceptable between 8.00am to 4.00pm on weekdays and between 9.00am and 3.00pm on Saturdays). Roughly 2-3 construction vehicles will be parked on site daily (except Sunday).
- There is a school in the vicinity of the site, the deliveries will be restricted to between 9.30am and 2pm on weekdays during term time. Construction vehicles will be managed and prevented from causing obstructions to the surrounding streets.
- The material deliveries and waste away will be within the controlled zone on site and one at a time. Vehicles will turn off engines when delivering and will leave the site as soon as the delivery is done. This is to ensure no localized waiting.
- The logistics manager or police officer (if needed) will manage the traffic on site. All deliveries will be booked electronically in advance to ensure single delivery accommodation and co-ordination with waste removal.
- All suppliers, delivery companies and sub-contractors will be given instruction for the route and procedure for deliveries and vehicle details.

2.2 The typical sizes of all vehicles and the approximate frequency and times of day when they will need access to the site, for each phase of construction.

- Stage 1 Demolition - there will be a maximum of 2 haul away trucks movements per day. The dumpster area in front of the building area will be used to site a 40-yard dumpster, to allow loading of waste and access for removal.
- Stage 2 Groundworks - there will be a maximum of 2 haul away trucks per day.
- Stage 3 Concrete Pours - 2 concrete trucks maximum per day, pumping of concrete will be done from the front entrance of the site, one at a time. We will be able to hold the pump and concrete vehicles on site.
- Stage 4 Framing - mobile crane erection commences.
- Stage 4 - Deliveries of cladding and glazing for core fit out.
- Stage 5 - Deliveries for residential, commercial and office fit outs.
- Size of all vehicles:

118 Cedar Street, Suite 3
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e thehangroup@gmail.com
w www.thehangroupllc.com

Debris/ rubble/ waste: 40 yarder dumpster

Muck away truck: 20 yards to 40 yards dumpster trucks

Concrete mixer truck: 8 cubic yards mixer truck

Mobile crane: 8.8 to 26.5 pounds in weight and between 3 and 7 feet in length.

Delivery vehicle type 1: typical cargo van; 5m x 2.15m

Delivery vehicle type 2: 15-20 yards truck; 7m x 2.15m

Delivery vehicle type 3: 40 yards truck; 10m x 2.500m

- All deliveries will maintain a clear path on Walnut & Cedar Street.
- We have reviewed the traffic route and are not aware of any other known developments occurring within our construction phase.

2.3 There will be no temporary structures, which would overhang the public road (i.e. cranes etc.)

- All equipment vehicles will be parked on site.
- We will be closing the parking space adjacent to the front of construction area, and will be closing the footpath on site after work.
- The crane turning radius will not over sail any adjacent properties in free slew; we will lift the jib to a 10-degree angle to prevent this from happening while the crane is not in use. When the crane is in service, the jib will again not lift over any properties.

2.4 Material stacking area:

- The Han Group will be hoarding off in one area on site which is on front corner of the project. This area will fall within on the project site. Please see attached plan.
- The Han Group will not use the public roads, pedestrian routs or right of way for storage, parking and site accommodation. The Han Group **will provide** safety signage, **fences, and barriers etc., on** construction site.

2.5 On-site parking space; Optional shuttles services.

- If there were not enough parking space for construction vehicles on site, the excess construction vehicles will be park in the parking lot of the Han Group LLC office building. The Han Group will provide shuttles for workers to go to site.

2.6 The pedestrian and cyclist safety will be maintained:

- A logistics manager or police offers (if needed) will be overseeing all traffic on all deliveries. This should not affect pedestrian and cyclist safety. Walnut & Cedar streets have relatively low levels of pedestrian and cyclist traffic.
- We are also segregating pedestrians from on-site fences. We are not affecting any pedestrians where pedestrians walk on the side walkways. On curb cut phase, The Han

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Group will hire a police officer to control the street traffic and safeguard the pedestrians to across streets.

- The Han Group will install all safety signs on fences to show clear and safe access routes to site.

2.7 The access and egress arrangements for construction vehicles will be managed; the contractors, delivery companies and visitors will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys:

- On a regularly basis the Logistics Manager will evaluate details of the profile of deliveries proposed for the upcoming weeks.
- All delivery and dumpster companies will be required to contact the Han Group and indicate their delivery schedule for the delivery day. This will be overseen by the logistics manager to ensure deliveries are controlled and vehicles are not waiting on local roads, thereby ensuring that there is always space at the site to accommodate the necessary deliveries.
- Sufficient time will be given between deliveries to allow for any delays as a result of the delivery vehicle getting stuck in traffic or the loading/unloading taking longer than expected and to avoid any vehicles waiting on the surrounding roads network.
- All contractors and the sub-contractors will be communicated to all individuals associated with the works. It is envisioned that this information will be communicated with regard to times of operation, delivery routes, the call up procedure and delivery slot information. Visitors to site will be made aware of local main route condition if driving. We will endeavor to prevent any added traffic to the local area.

2.8 The locations of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials, removal of excavated material).

- Please see attached plan. The attached plan shows all construction, delivery vehicles and dumpster are able to access and turning into site.

Section 3 – Environmental Issues

3.1 Outlines of the construction works are to be carried out.

- The Han Group employees and sub-contractors are trained and experienced in the use of construction equipment. We recognize the importance of working closely with the neighboring to ensure that they are informed in advance of any noisy or disruptive activities that we may be undertaking.
- We will restrict noisy activities within our operations to the following time:
    - Concrete cutting and high noise level – 10:00 to 16:00
    - All demolition will be done within the site – 8:00 to 16:00

3.2 The dust nuisance arising from dusty activities on-site, will be prevented.

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architecture interior design planning construction management
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- The construction activities that will generate dust are typically demolition, excavation, foundations and external works.
- The materials disturbed by excavation activities are inert materials (principally crushed concrete and clay/gravel fill) and therefore the dust generated during their removal and transportation does not represent a hazard to either people or the environment.
- On-site management will be strictly enforced to ensure work areas are kept clean and tidy at all times to prevent the migration of dust throughout the site.
- We will erect site fences, keeping away from sensitive receptors, and there will be a project manager on site throughout the construction period. We will be using water as dust suppressant where construction vehicles and trucks will be covered to prevent wind effects on contents.
- The Han Group will have a hose and pressure washer at the main entrance to prevent any dirt/dust leaving the site. We will monitor the main time carefully when ground works commence i.e. removal of soil / clay etc.

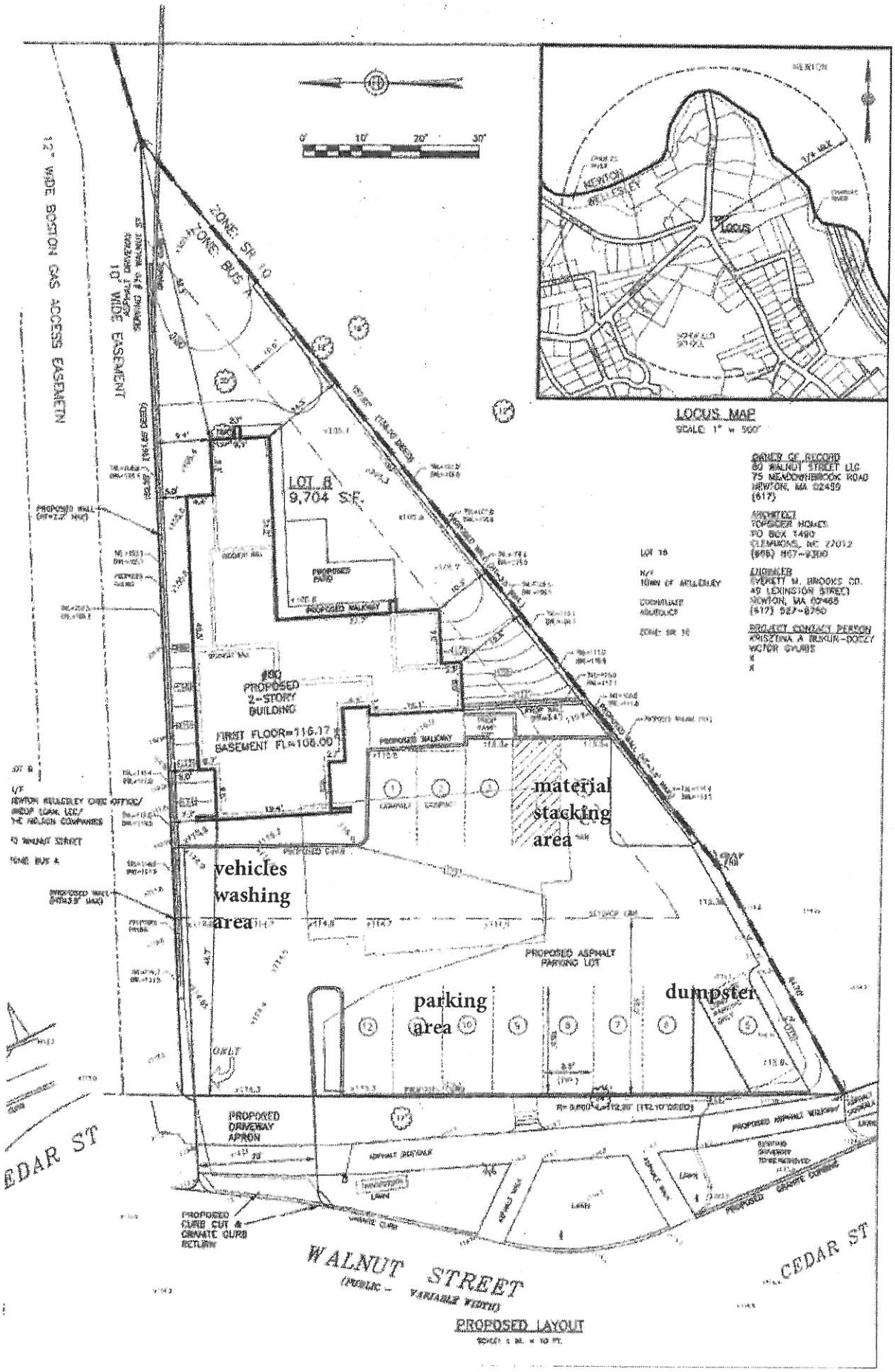
Section 4 – Traffic and Activities related to the Site

4.1 The traffic associated with the project will be managed in order to reduce/minimize traffic congestion.

- Deliveries will be given set times to arrive. Delivery instructions should be sent to all suppliers and contractors. Trained site staff will assist when delivery vehicles are accessing the site, and parking on the site. Vehicles will not wait or circulate on the streets. An appropriate location on site will be identified, if a large number of delivery vehicle is expected.
- The Han Group will control all deliveries to prevent the congestion of construction traffic to and from the site.
- Due to the space available on the site, a schedule will be produced **ahead** to allow time slots for sub-contractors and deliveries.
- The Han Group will oversee all deliveries schedules. We will work closely with sub-contractors and delivery companies to ensure deliveries are keeping to the pre-agreed schedule.
- Due to the nature of this project, we will not require off-site material storage area, off-site parking space and off-site dumpster area.
- The site will not allow for over-loading with materials. Scheduling of deliveries is the most reasonable way in which to prevent any logistical issues and prevent congestion.

Signed: ..... **Date:** 11/29/2018

Print Name: JOHNNY LAI **Position:** PROJECT DIRECTOR



PROPOSED LAYOUT

EVERETT M
BROOKS
COMPANY

PROJECT ADDRESS: 80 Walnut Street
Wellesley, MA

PROJECT NO.: 2515

SHEET: OF:

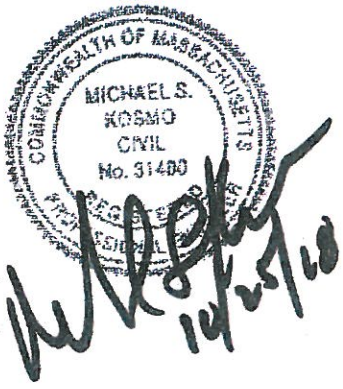
CALCULATIONS BY: ES DATE: 4/19/17

REVISED: 10/25/18

CHECKED BY: MIK DATE: 10/25/18

PRE-POST PEAK FLOW DRAINAGE SUMMARY

	EXISTING CONDITIONS	PROPOSED CONDITIONS
10 – YEAR STORM	0.88 CFS	0.37 CFS
25 – YEAR STORM	1.08 CFS	0.45 CFS
100 – YEAR STORM	1.45 CFS	0.60 CFS



EVERETT M
BROOKS
COMPANY

PROJECT ADDRESS: 80 Walnut Street
Wellesley, MA

PROJECT NO.: 2515

SHEET: OF:

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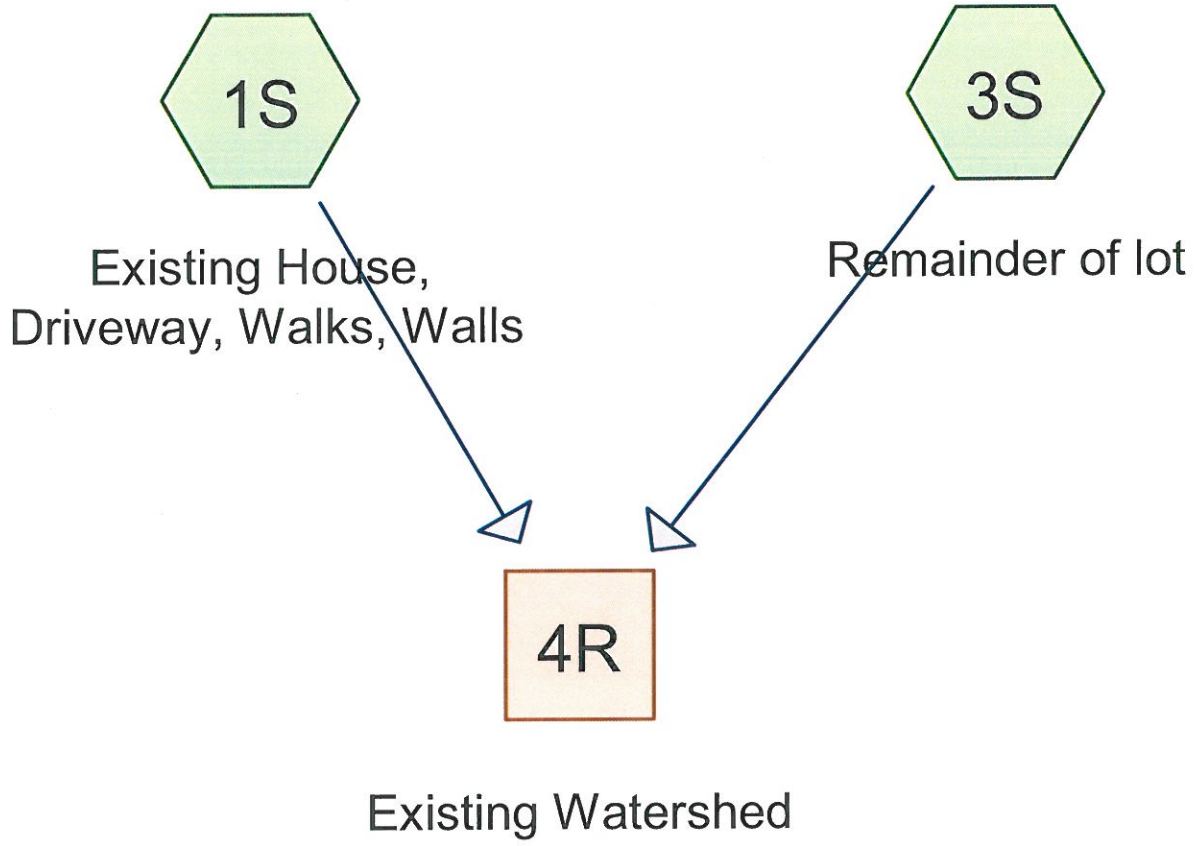


Subcat Reach Pond Link

Drainage Diagram for 25153_ 80 Walnut St, Wellesley - Existing Conditions
Prepared by Everett M. Brooks Co. 10/25/2018

Time span=0.00-25.00 hrs, dt=0.01 hrs, 2501 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing House, Driveway, Walks, Walls Runoff Area=0.074 ac Runoff Depth=4.46"
Flow Length=193' Tc=3.0 min CN=98 Runoff=0.38 cfs 0.028 af

Subcatchment 3S: Remainder of lot Runoff Area=0.149 ac Runoff Depth=2.63"
Flow Length=193' Tc=3.5 min CN=80 Runoff=0.50 cfs 0.033 af

Reach 4R: Existing Watershed Inflow=0.88 cfs 0.060 af
Outflow=0.88 cfs 0.060 af

Total Runoff Area = 0.223 ac Runoff Volume = 0.060 af Average Runoff Depth = 3.24"

Subcatchment 1S: Existing House, Driveway, Walks, Walls

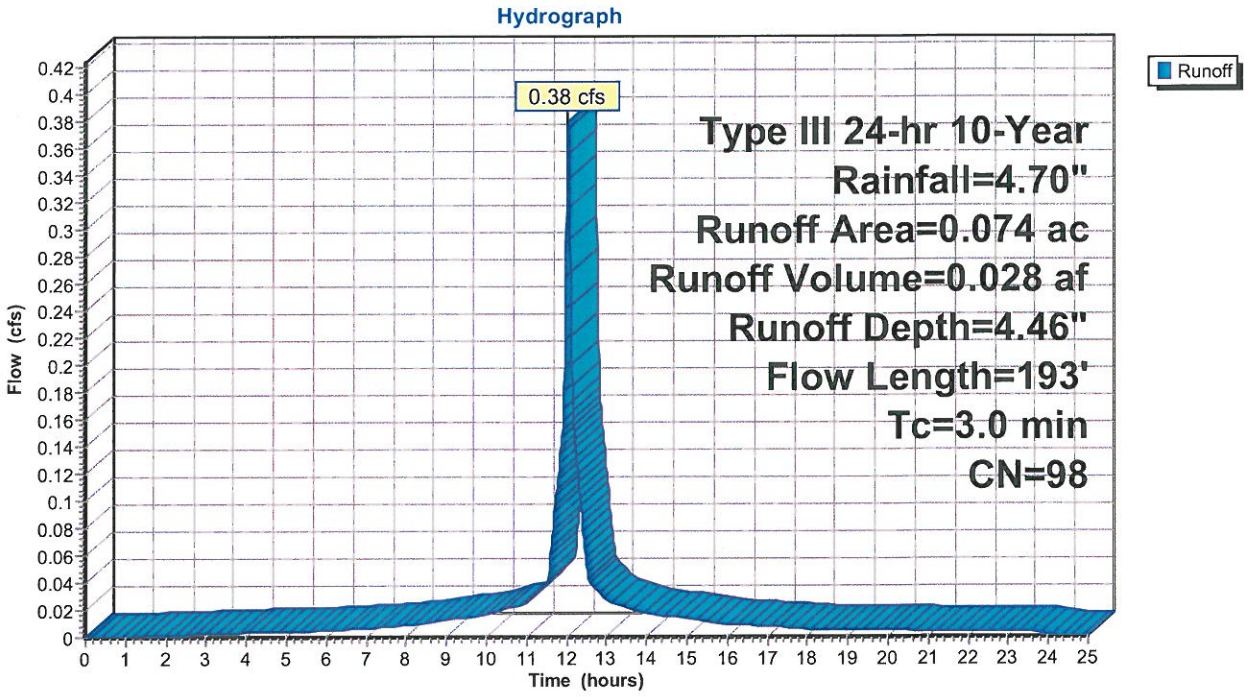
Runoff = 0.38 cfs @ 12.04 hrs, Volume= 0.028 af, Depth= 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.074	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	193	0.0600	2.0		**Lag/CN Method,**
1.6	193	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 1S: Existing House, Driveway, Walks, Walls



Subcatchment 3S: Remainder of lot

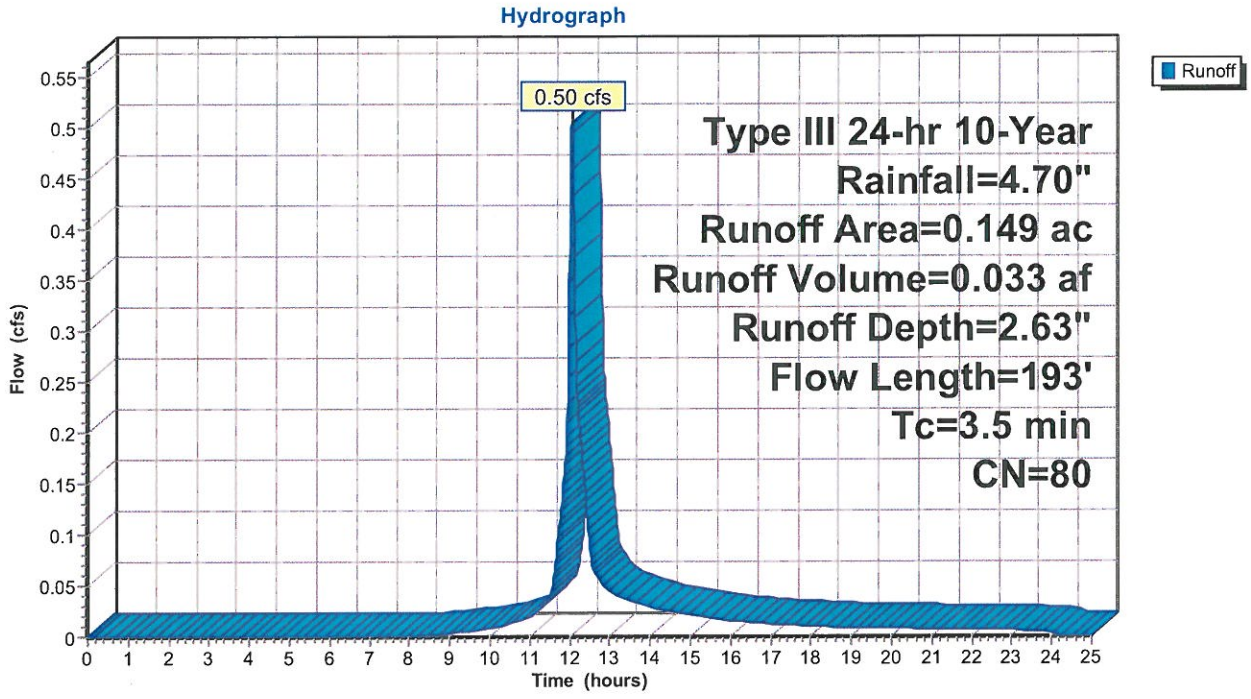
Runoff = 0.50 cfs @ 12.05 hrs, Volume= 0.033 af, Depth= 2.63"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.149	80	>75% Grass cover, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	193	0.0600	0.9		**Lag/CN Method,**

Subcatchment 3S: Remainder of lot



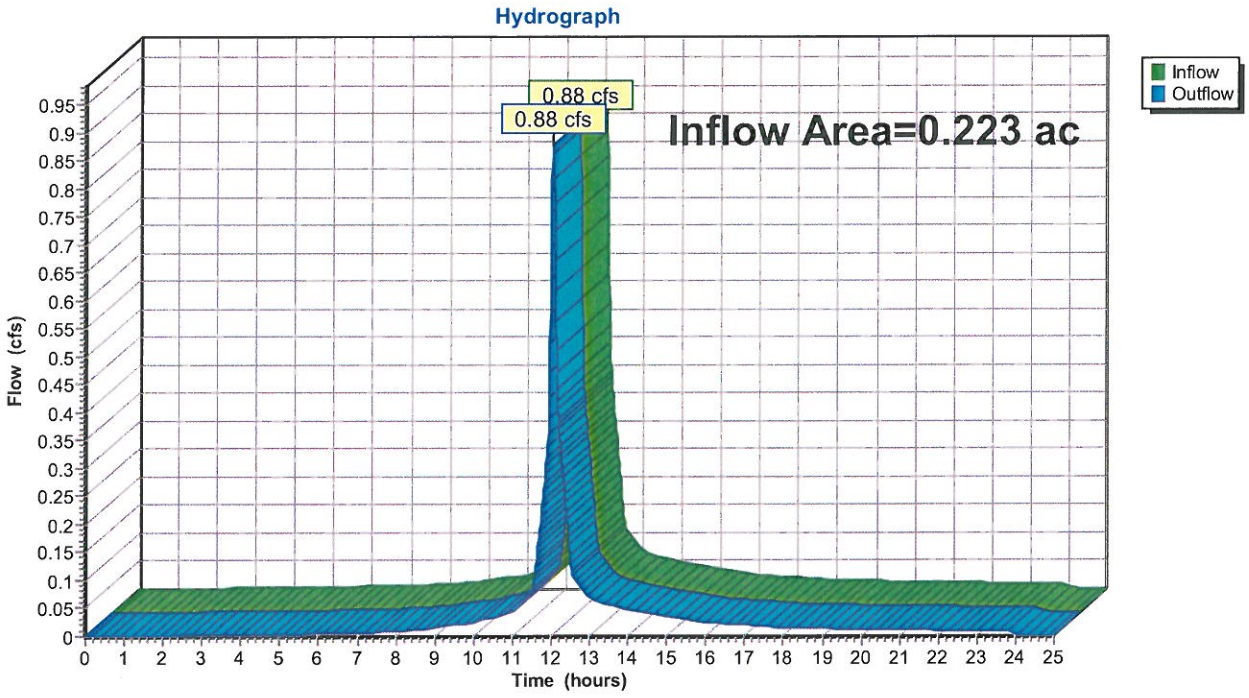
Reach 4R: Existing Watershed

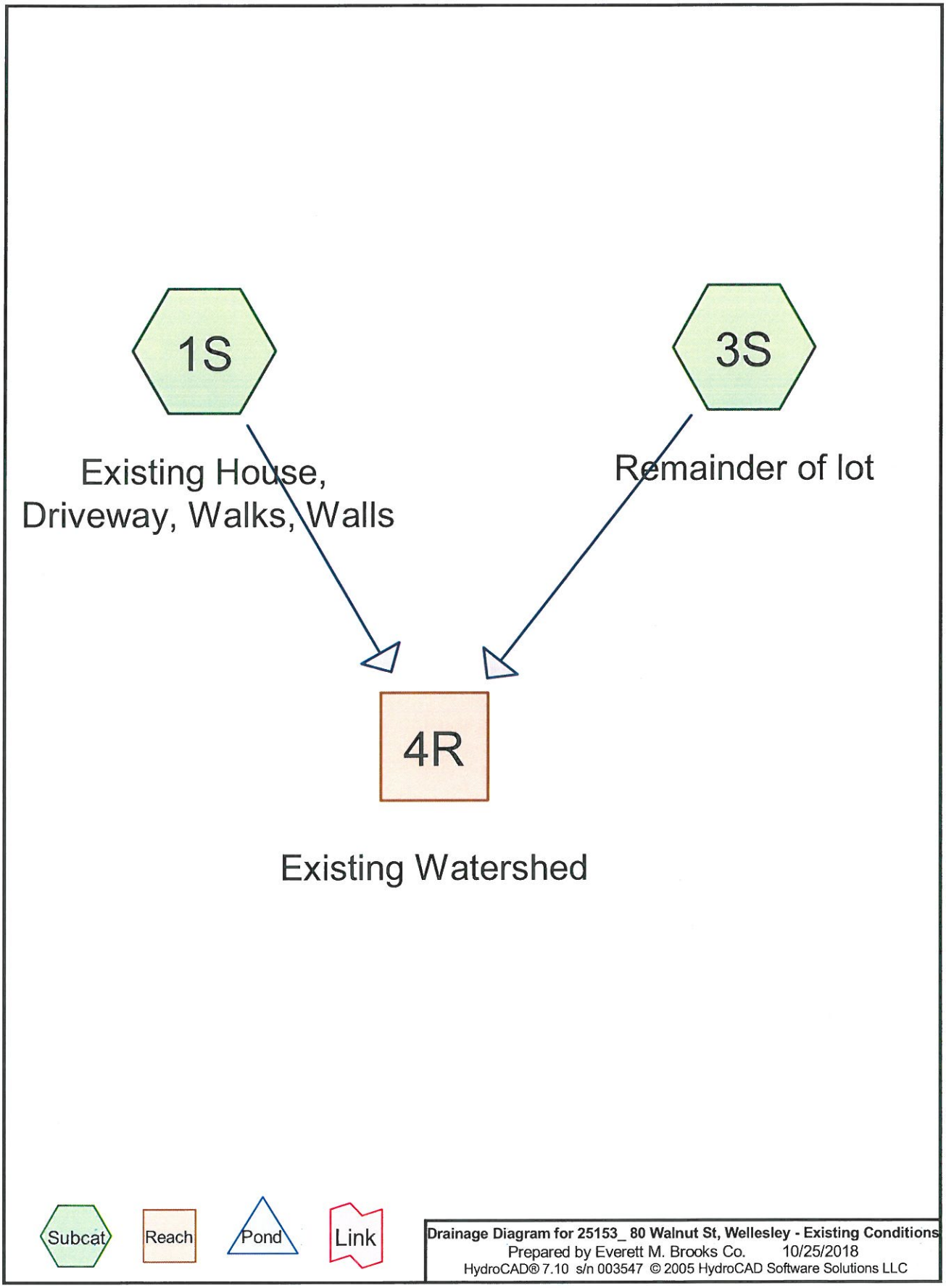
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.223 ac, Inflow Depth = 3.24" for 10-Year event
Inflow = 0.88 cfs @ 12.04 hrs, Volume= 0.060 af
Outflow = 0.88 cfs @ 12.04 hrs, Volume= 0.060 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Reach 4R: Existing Watershed





Drainage Diagram for 25153_ 80 Walnut St, Wellesley - Existing Conditions
Prepared by Everett M. Brooks Co. 10/25/2018
HydroCAD® 7.10 s/n 003547 © 2005 HydroCAD Software Solutions LLC

Time span=0.00-25.00 hrs, dt=0.01 hrs, 2501 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing House, Driveway, Walks, Walls Runoff Area=0.074 ac Runoff Depth=5.26"
Flow Length=193' Tc=3.0 min CN=98 Runoff=0.44 cfs 0.032 af

Subcatchment 3S: Remainder of lot Runoff Area=0.149 ac Runoff Depth=3.33"
Flow Length=193' Tc=3.5 min CN=80 Runoff=0.64 cfs 0.041 af

Reach 4R: Existing Watershed Inflow=1.08 cfs 0.074 af
Outflow=1.08 cfs 0.074 af

Total Runoff Area = 0.223 ac Runoff Volume = 0.074 af Average Runoff Depth = 3.97"

Subcatchment 1S: Existing House, Driveway, Walks, Walls

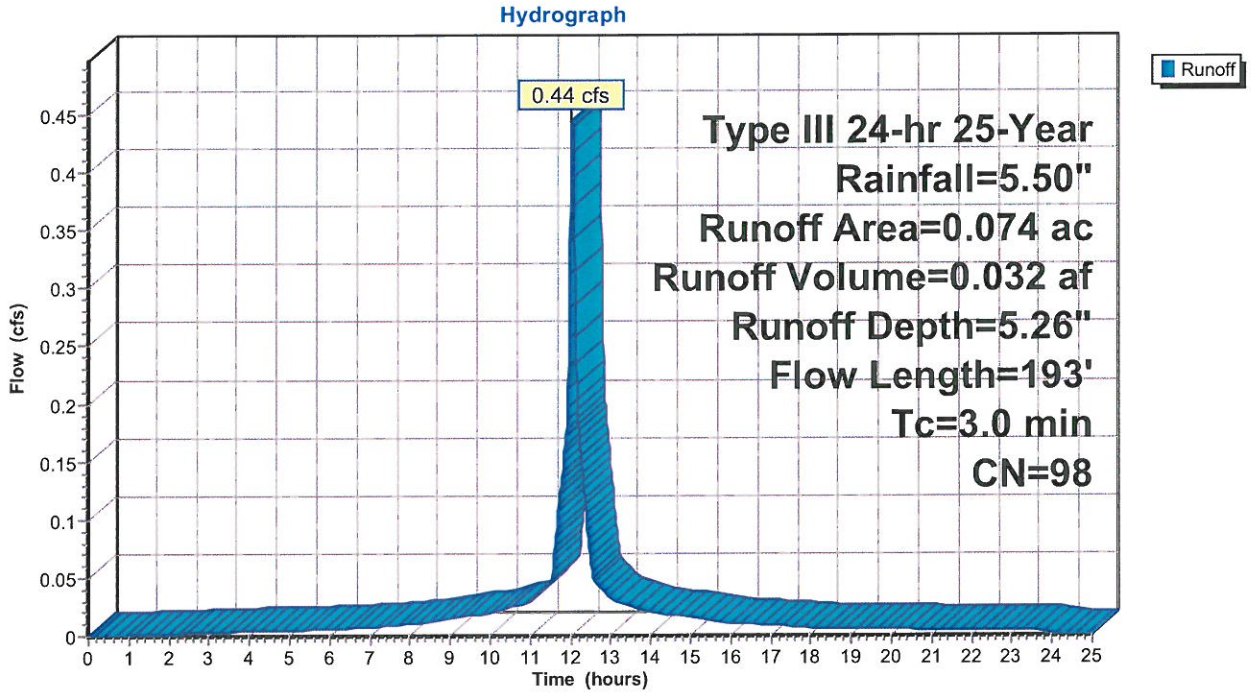
Runoff = 0.44 cfs @ 12.04 hrs, Volume= 0.032 af, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.074	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	193	0.0600	2.0		**Lag/CN Method,**
1.6	193	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 1S: Existing House, Driveway, Walks, Walls



Subcatchment 3S: Remainder of lot

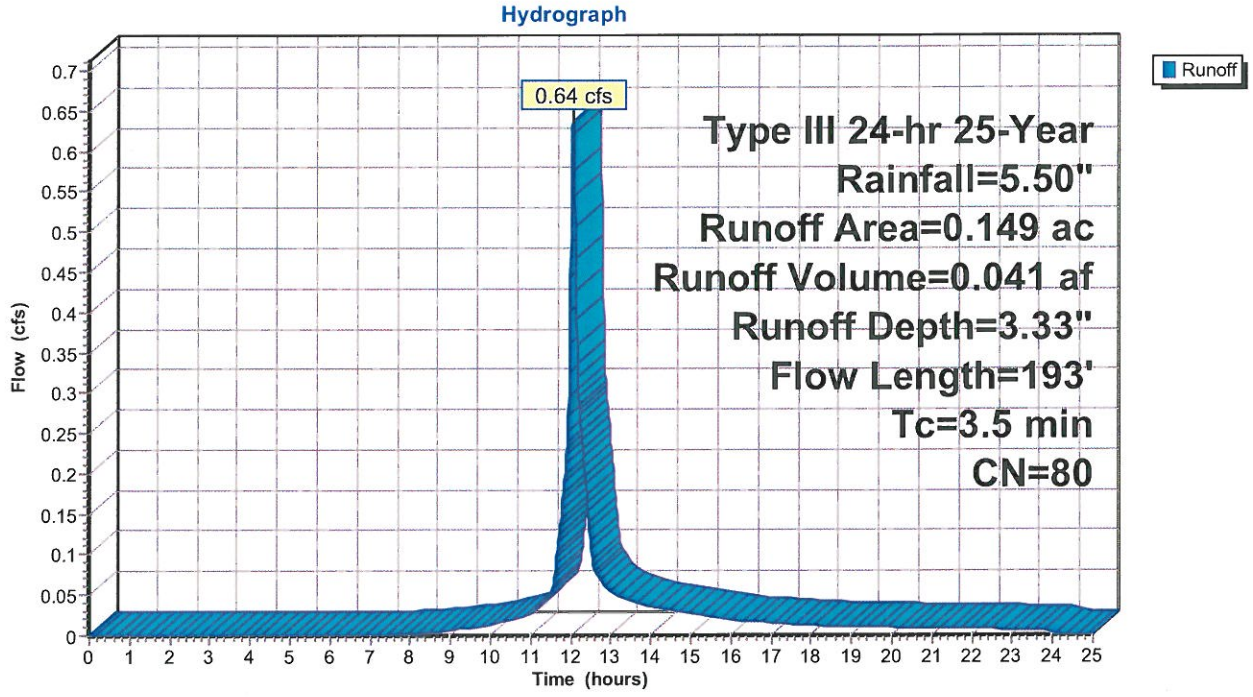
Runoff = 0.64 cfs @ 12.05 hrs, Volume= 0.041 af, Depth= 3.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.149	80	>75% Grass cover, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	193	0.0600	0.9		**Lag/CN Method,**

Subcatchment 3S: Remainder of lot



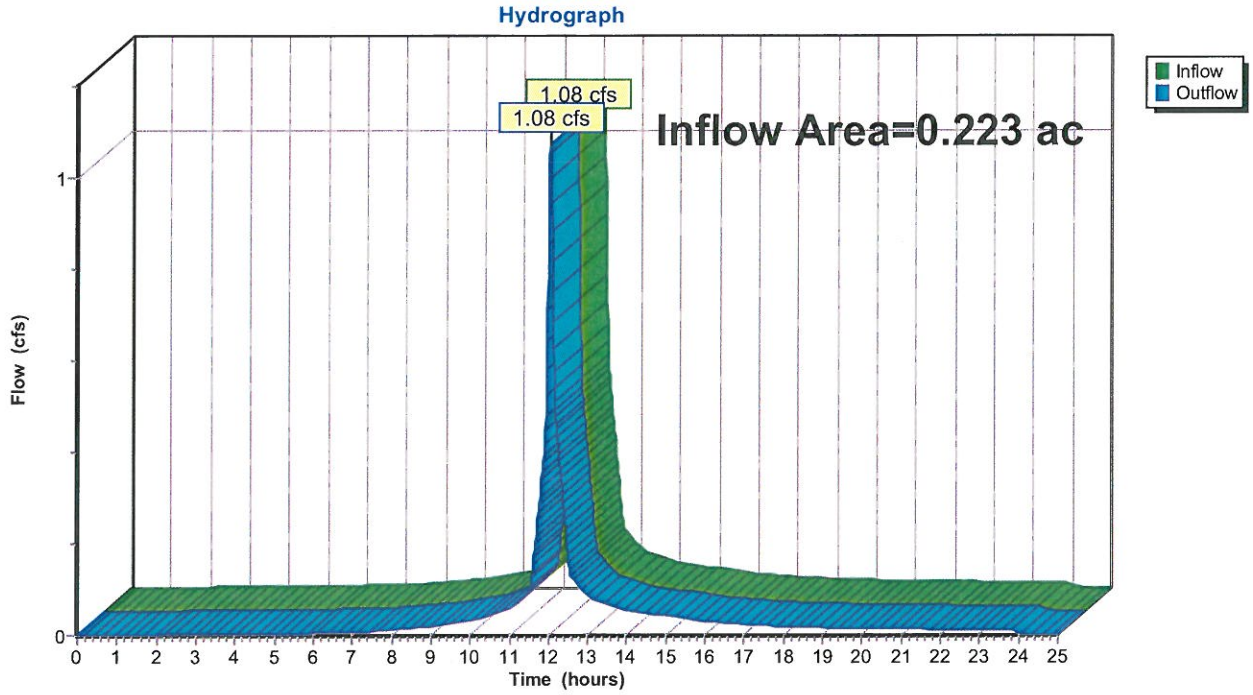
Reach 4R: Existing Watershed

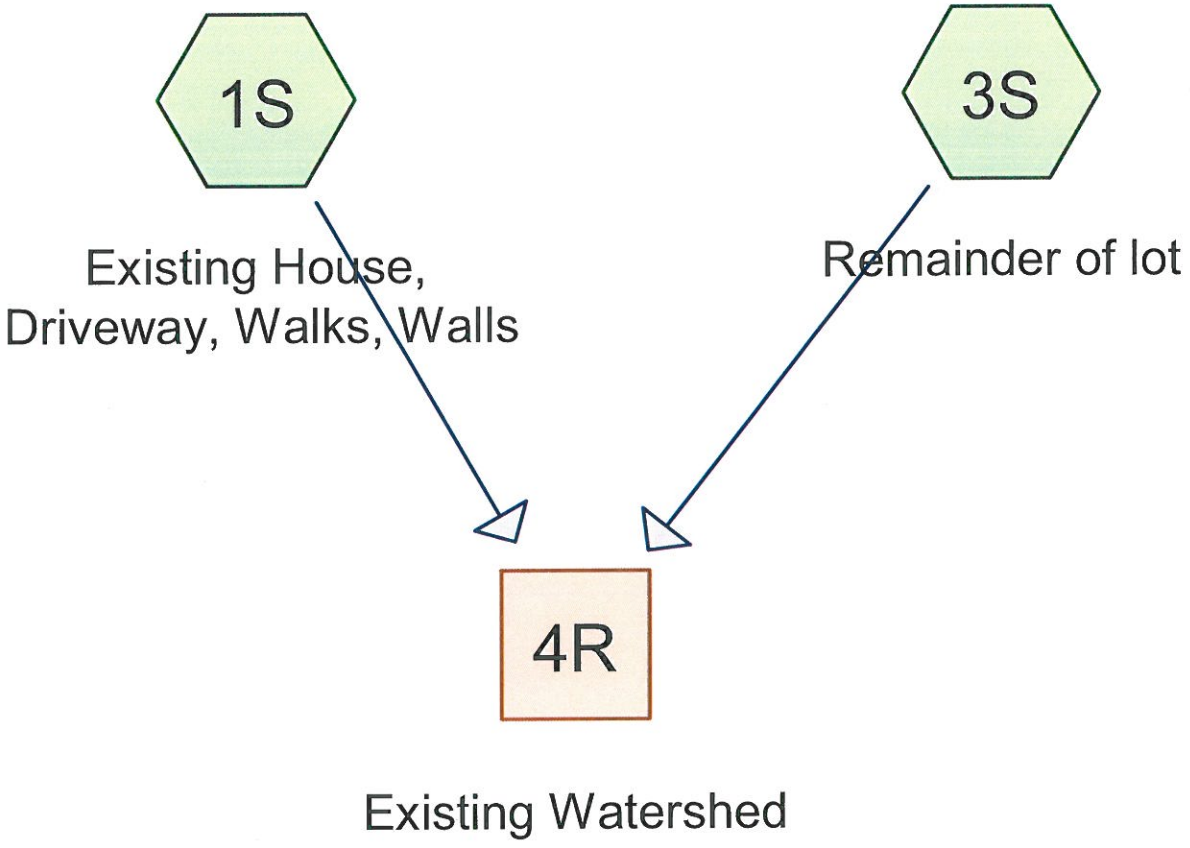
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.223 ac, Inflow Depth = 3.97" for 25-Year event
Inflow = 1.08 cfs @ 12.04 hrs, Volume= 0.074 af
Outflow = 1.08 cfs @ 12.04 hrs, Volume= 0.074 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Reach 4R: Existing Watershed





Subcat Reach Pond Link

Drainage Diagram for 25153_ 80 Walnut St, Wellesley - Existing Conditions
Prepared by Everett M. Brooks Co. 10/25/2018

Time span=0.00-25.00 hrs, dt=0.01 hrs, 2501 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing House, Driveway, Walks, Walls Runoff Area=0.074 ac Runoff Depth=6.76"
Flow Length=193' Tc=3.0 min CN=98 Runoff=0.57 cfs 0.042 af

Subcatchment 3S: Remainder of lot Runoff Area=0.149 ac Runoff Depth=4.69"
Flow Length=193' Tc=3.5 min CN=80 Runoff=0.89 cfs 0.058 af

Reach 4R: Existing Watershed Inflow=1.45 cfs 0.100 af
Outflow=1.45 cfs 0.100 af

Total Runoff Area = 0.223 ac Runoff Volume = 0.100 af Average Runoff Depth = 5.38"

Subcatchment 1S: Existing House, Driveway, Walks, Walls

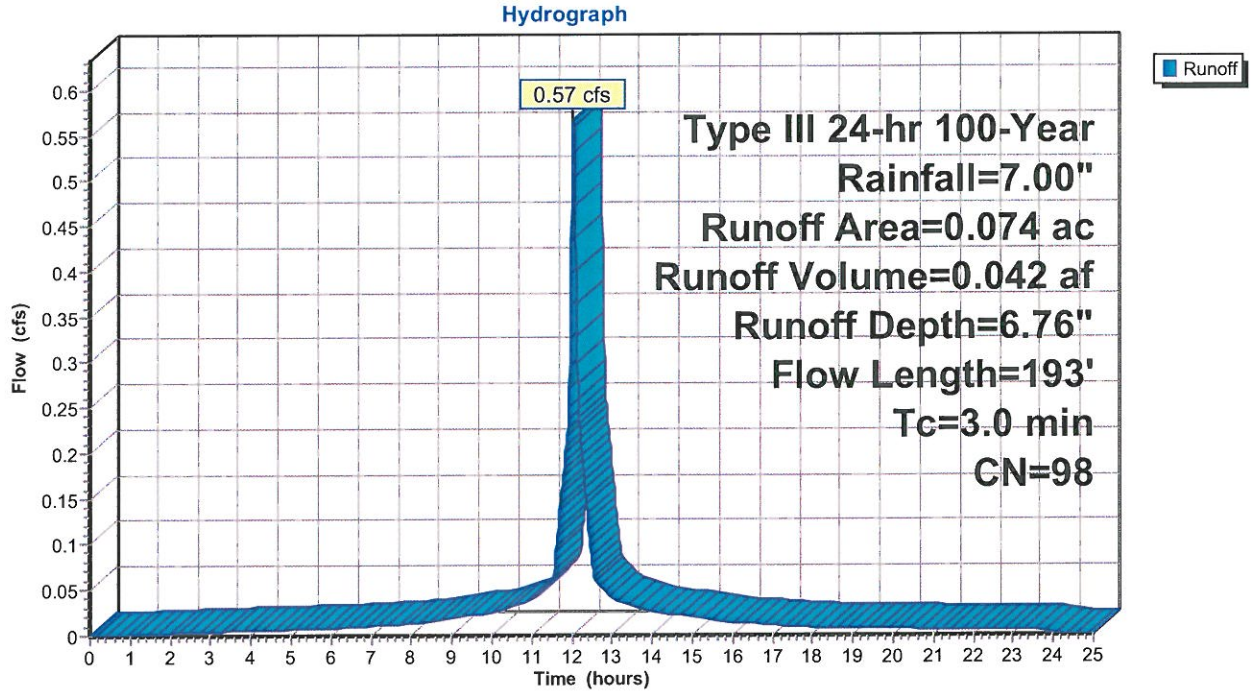
Runoff = 0.57 cfs @ 12.04 hrs, Volume= 0.042 af, Depth= 6.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.00"

Area (ac)	CN	Description
0.074	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	193	0.0600	2.0		**Lag/CN Method,**
1.6	193	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 1S: Existing House, Driveway, Walks, Walls



Subcatchment 3S: Remainder of lot

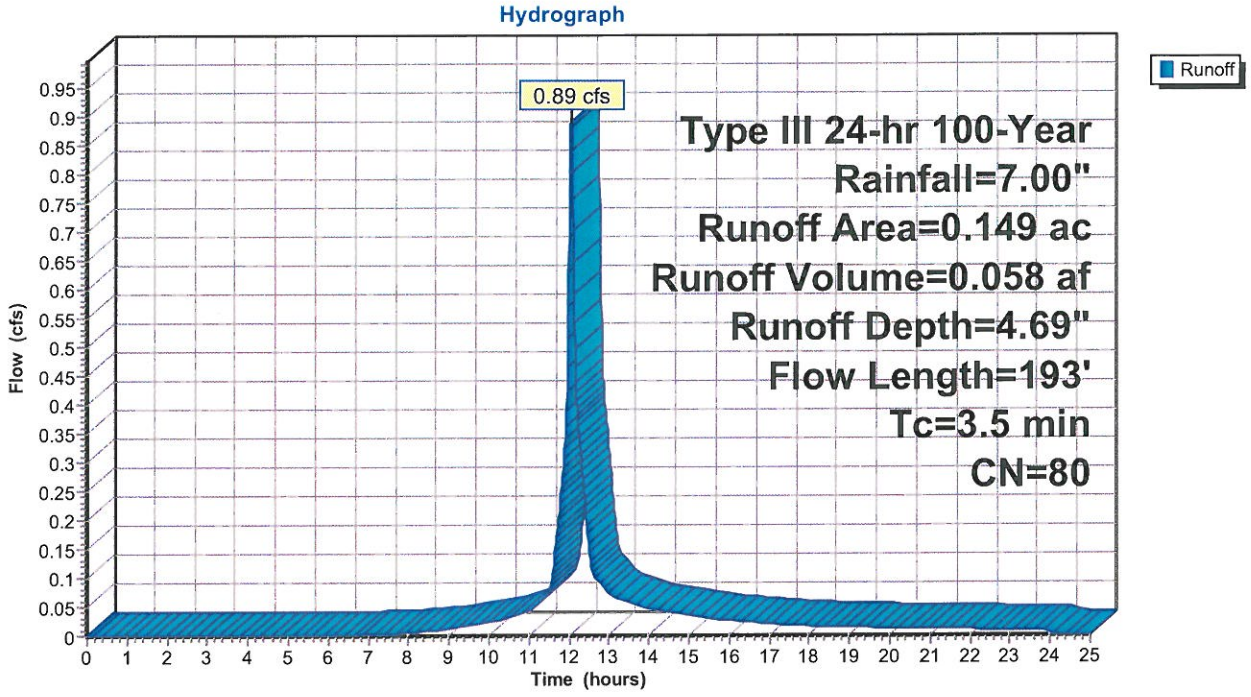
Runoff = 0.89 cfs @ 12.05 hrs, Volume= 0.058 af, Depth= 4.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.00"

Area (ac)	CN	Description
0.149	80	>75% Grass cover, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	193	0.0600	0.9		**Lag/CN Method,**

Subcatchment 3S: Remainder of lot



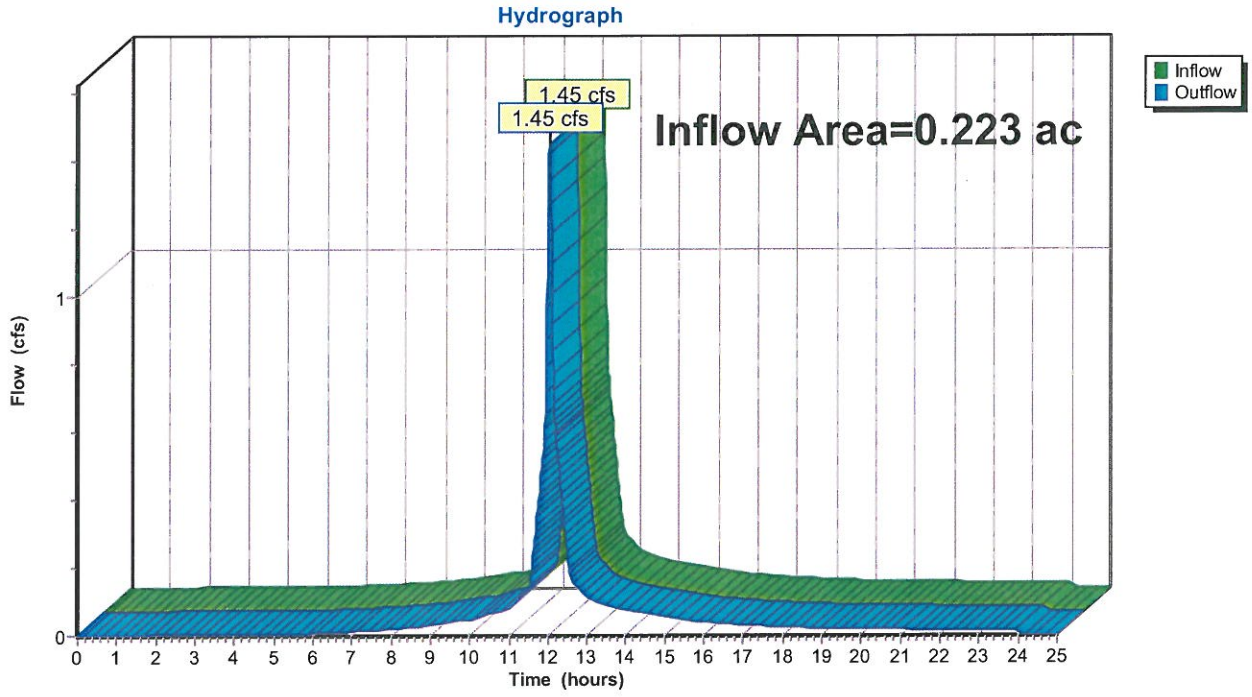
Reach 4R: Existing Watershed

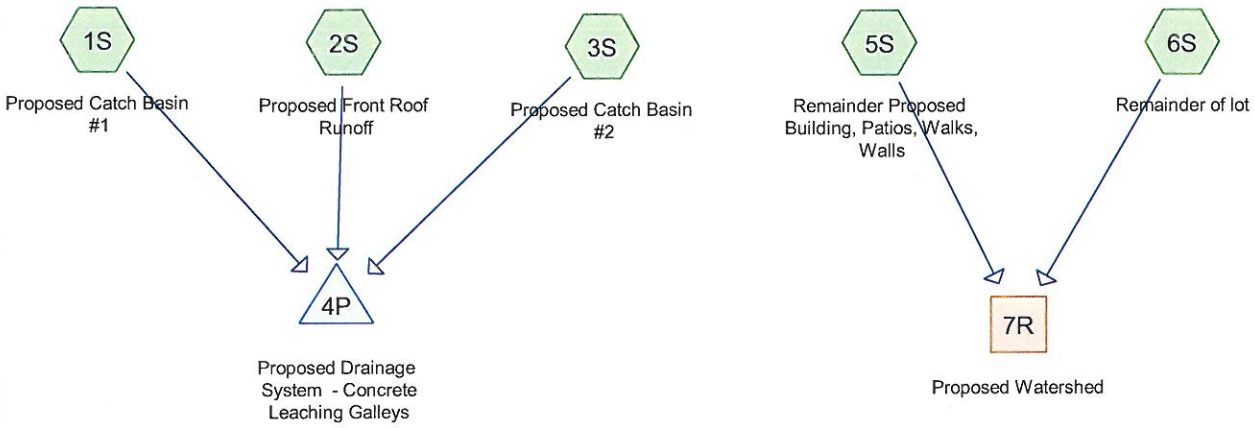
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.223 ac, Inflow Depth = 5.38" for 100-Year event
Inflow = 1.45 cfs @ 12.04 hrs, Volume= 0.100 af
Outflow = 1.45 cfs @ 12.04 hrs, Volume= 0.100 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Reach 4R: Existing Watershed





Subcat Reach Pond Link

Drainage Diagram for 25153_ 80 Walnut St, Wellesley - Proposed Conditions 10-25-18

Prepared by Everett M. Brooks Co. 10/25/2018

Time span=0.00-25.00 hrs, dt=0.01 hrs, 2501 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Catch Basin #1 Runoff Area=0.060 ac Runoff Depth=4.35"
Flow Length=60' Tc=3.0 min CN=97 Runoff=0.30 cfs 0.022 af

Subcatchment 2S: Proposed Front Roof Runoff Runoff Area=0.009 ac Runoff Depth=4.46"
Flow Length=50' Tc=3.0 min CN=98 Runoff=0.05 cfs 0.003 af

Subcatchment 3S: Proposed Catch Basin #2 Runoff Area=0.064 ac Runoff Depth=4.35"
Flow Length=65' Tc=3.0 min CN=97 Runoff=0.32 cfs 0.023 af

Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Runoff Area=0.036 ac Runoff Depth=4.46"
Flow Length=112' Tc=3.0 min CN=98 Runoff=0.18 cfs 0.013 af

Subcatchment 6S: Remainder of lot Runoff Area=0.054 ac Runoff Depth=2.63"
Flow Length=112' Tc=3.0 min CN=80 Runoff=0.19 cfs 0.012 af

Reach 7R: Proposed Watershed Inflow=0.37 cfs 0.025 af
Outflow=0.37 cfs 0.025 af

Pond 4P: Proposed Drainage System - Concret Peak Elev=109.31' Storage=0.003 af Inflow=0.68 cfs 0.048 af
Outflow=0.36 cfs 0.048 af

Total Runoff Area = 0.223 ac Runoff Volume = 0.074 af Average Runoff Depth = 3.96"

Subcatchment 1S: Proposed Catch Basin #1

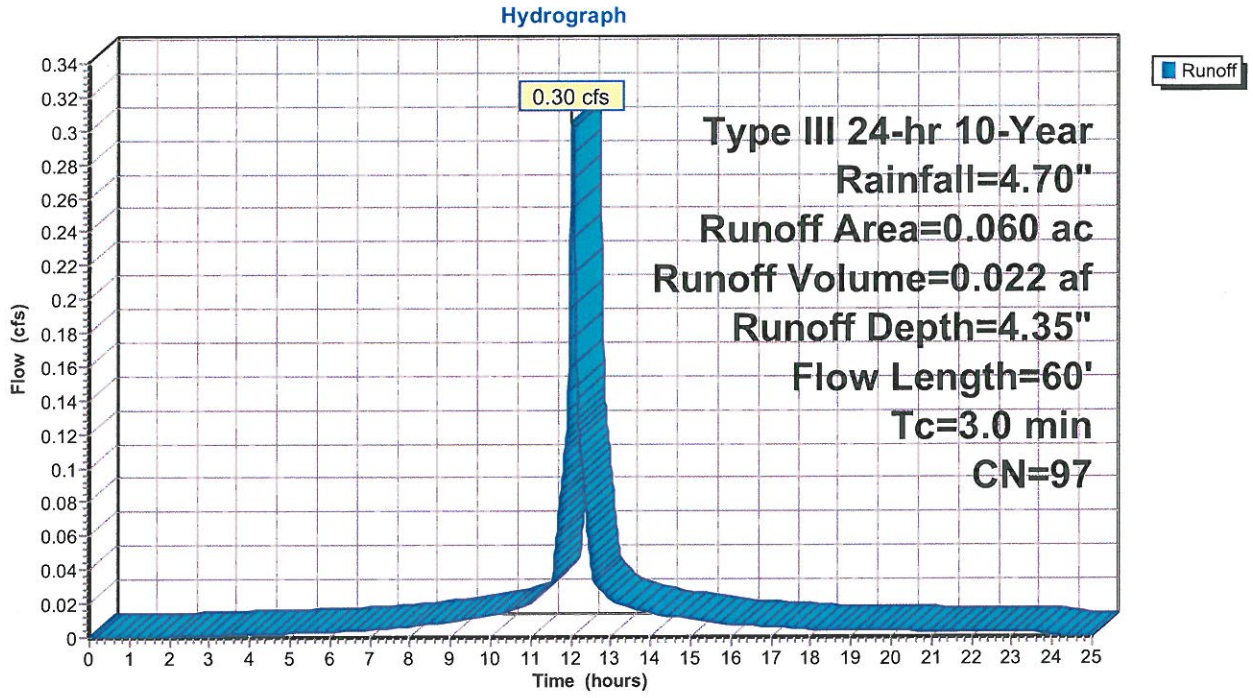
Runoff = 0.30 cfs @ 12.04 hrs, Volume= 0.022 af, Depth= 4.35"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.055	98	Paved parking & roofs
0.005	80	>75% Grass cover, Good, HSG D
0.060	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	60	0.0100	0.6		**Lag/CN Method,**
1.7	60	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 1S: Proposed Catch Basin #1



Subcatchment 2S: Proposed Front Roof Runoff

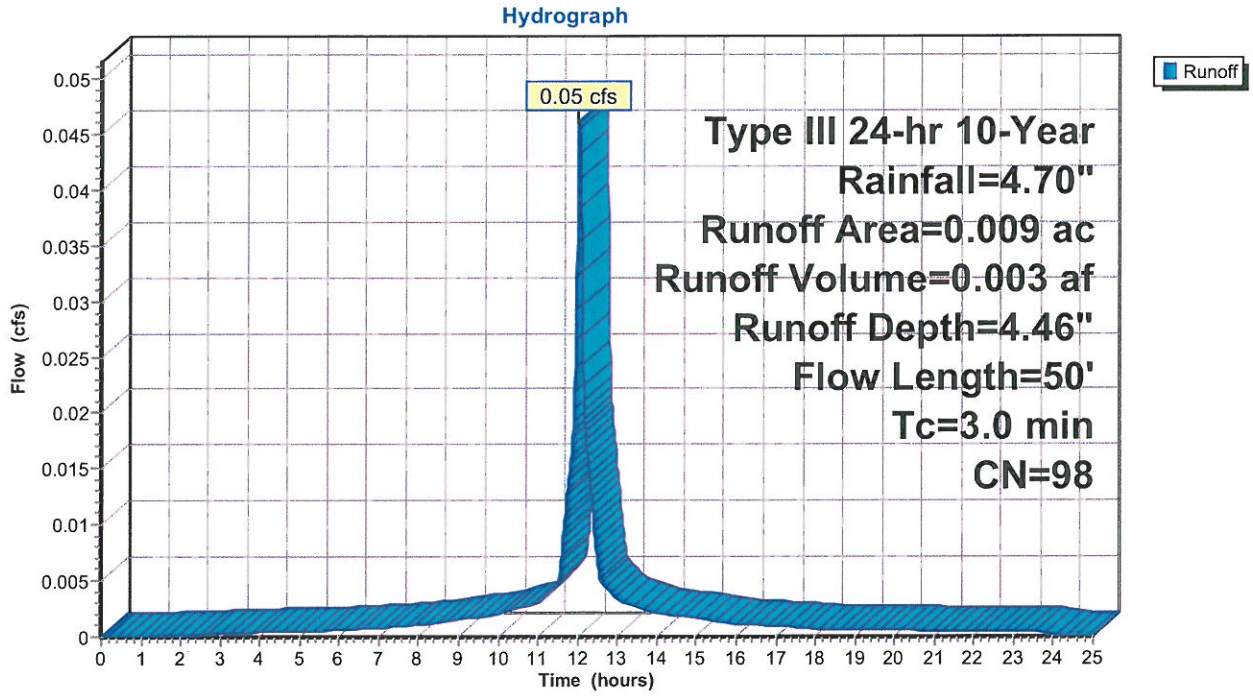
Runoff = 0.05 cfs @ 12.04 hrs, Volume= 0.003 af, Depth= 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.009	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	50	0.2500	3.0		**Lag/CN Method,**
0.3	50	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 2S: Proposed Front Roof Runoff



Subcatchment 3S: Proposed Catch Basin #2

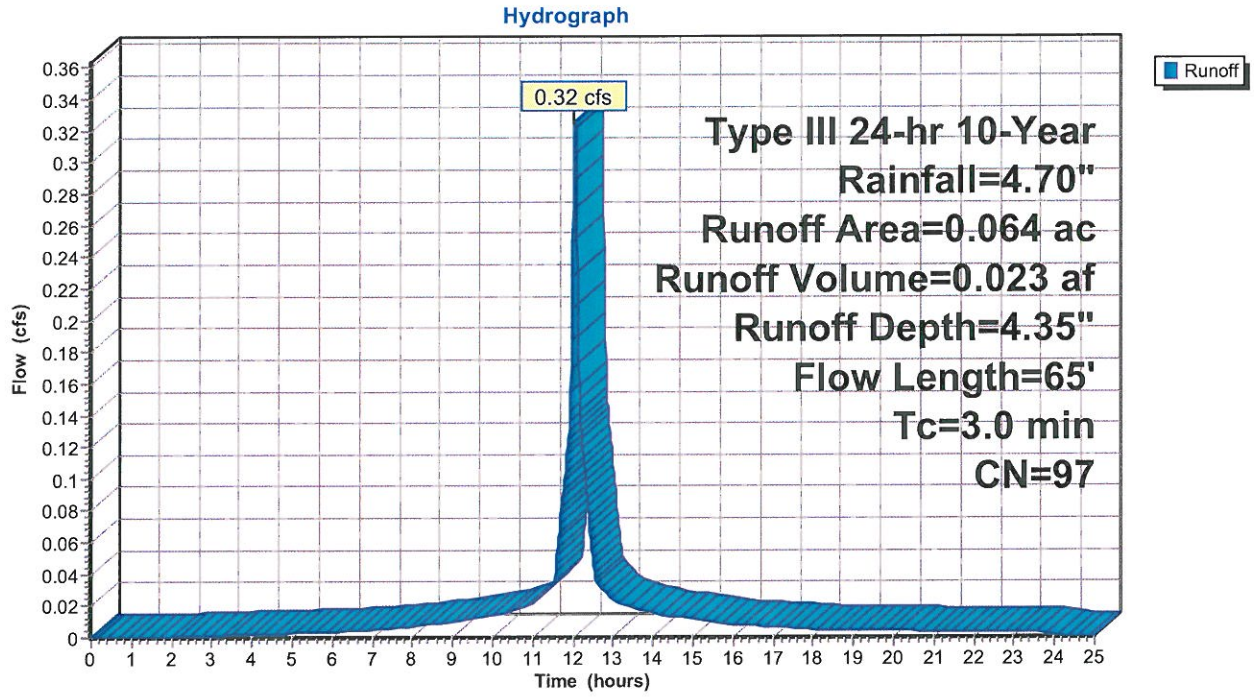
Runoff = 0.32 cfs @ 12.04 hrs, Volume= 0.023 af, Depth= 4.35"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.062	98	Paved parking & roofs
0.002	80	>75% Grass cover, Good, HSG D
0.064	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	65	0.0100	0.6		**Lag/CN Method,**
1.8	65	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 3S: Proposed Catch Basin #2



Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Walls

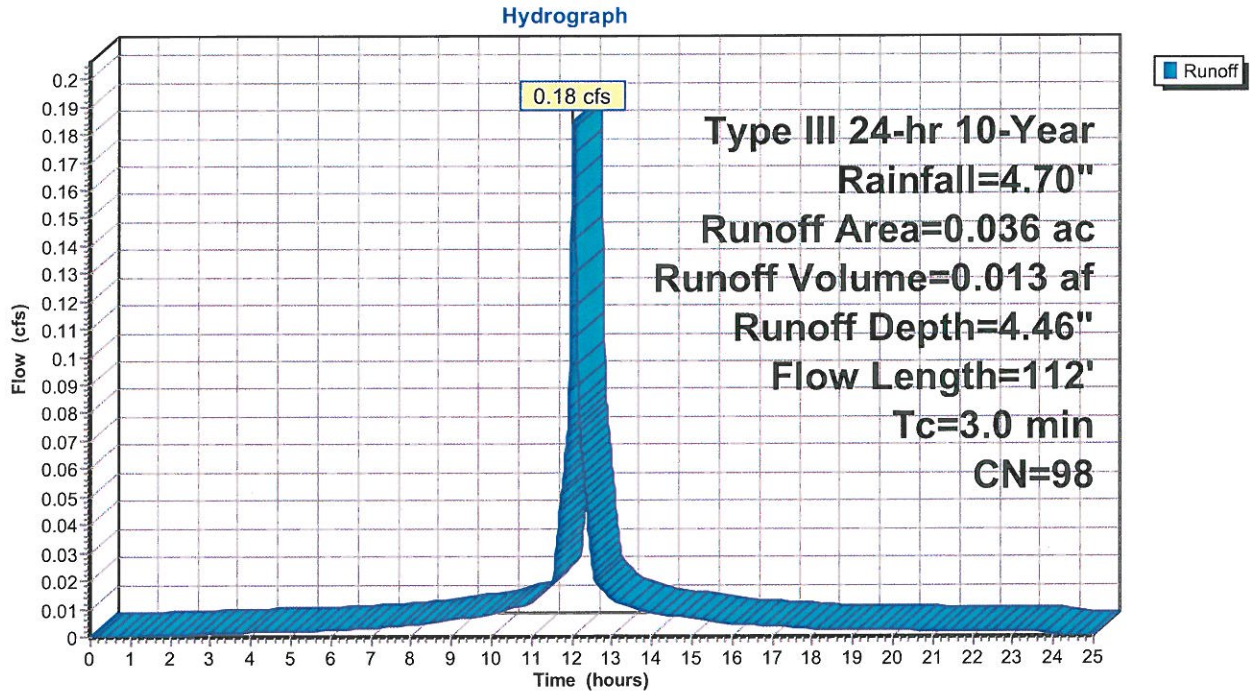
Runoff = 0.18 cfs @ 12.04 hrs, Volume= 0.013 af, Depth= 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.036	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	112	0.0900	2.1		**Lag/CN Method,**
0.9	112	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Walls



Subcatchment 6S: Remainder of lot

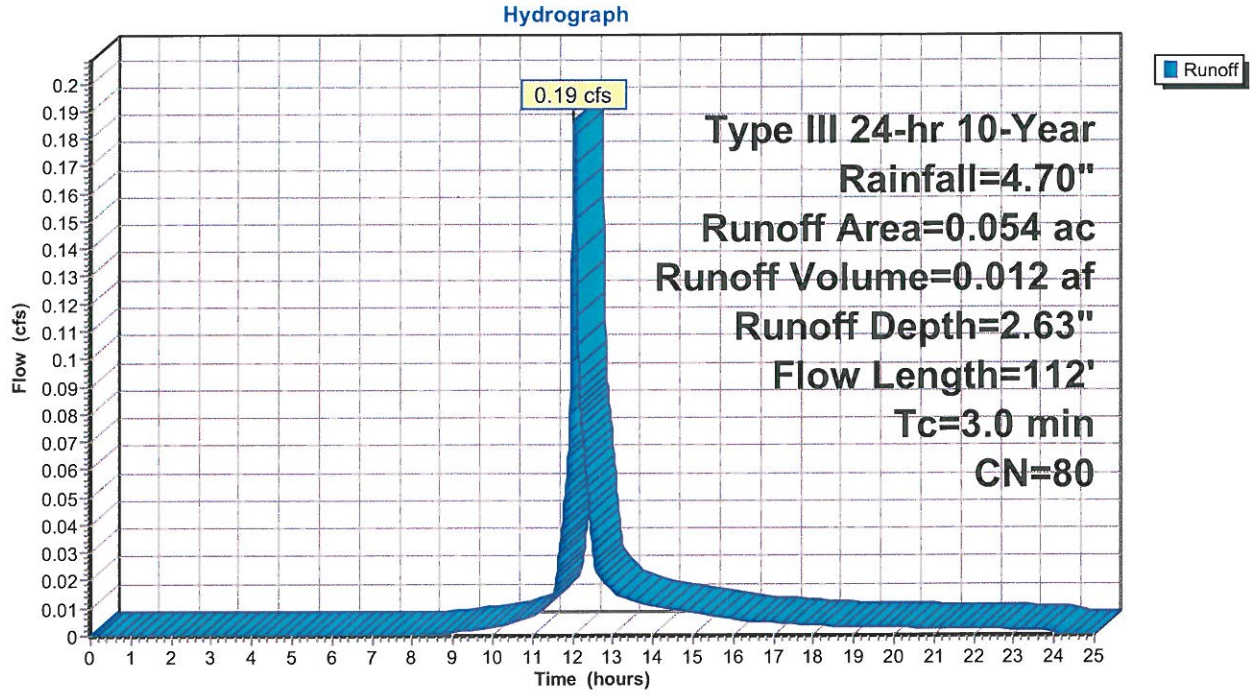
Runoff = 0.19 cfs @ 12.04 hrs, Volume= 0.012 af, Depth= 2.63"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.054	80	>75% Grass cover, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	112	0.0900	1.0		**Lag/CN Method,**
1.8	112	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 6S: Remainder of lot



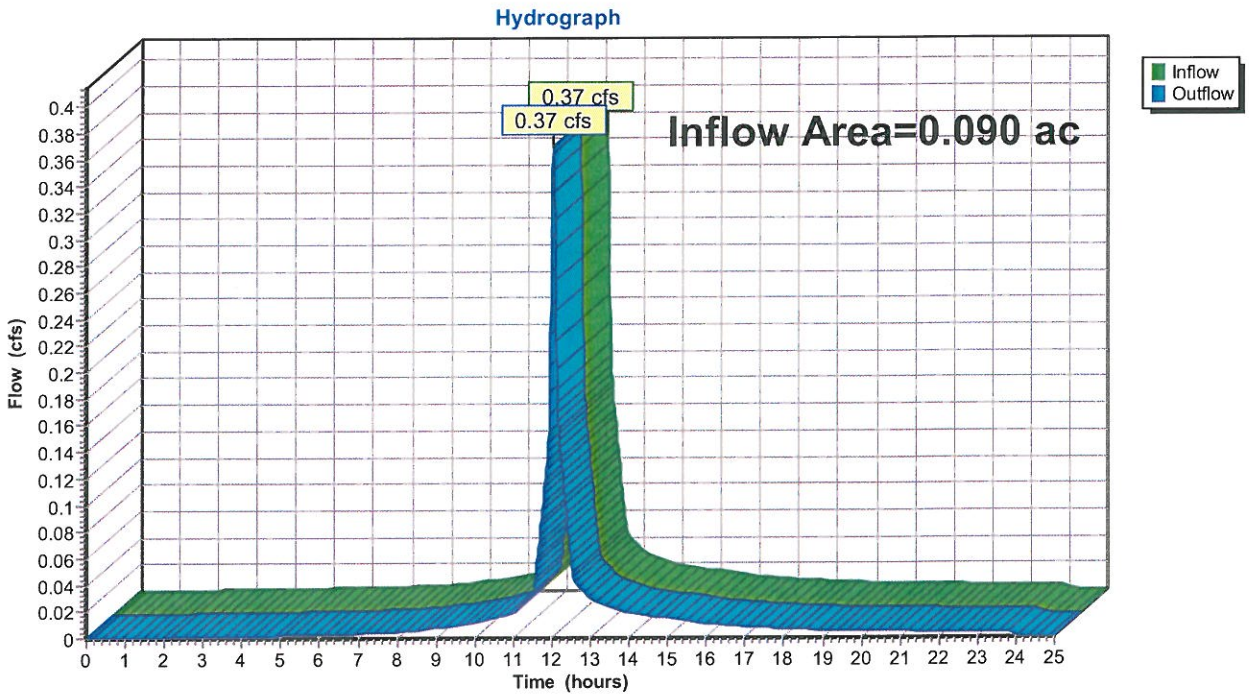
Reach 7R: Proposed Watershed

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.090 ac, Inflow Depth = 3.37" for 10-Year event
Inflow = 0.37 cfs @ 12.04 hrs, Volume= 0.025 af
Outflow = 0.37 cfs @ 12.04 hrs, Volume= 0.025 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Reach 7R: Proposed Watershed



Pond 4P: Proposed Drainage System - Concrete Leaching Galleys

Concrete Leaching Galleys (2)
4' X 4' X 3.25' deep with 4' of stone surround and 6" of stone under the entire system.

Inflow Area =	0.133 ac,	Inflow Depth =	4.36"	for 10-Year event
Inflow =	0.68 cfs @	12.04 hrs,	Volume=	0.048 af
Outflow =	0.36 cfs @	11.96 hrs,	Volume=	0.048 af, Atten= 47%, Lag= 0.0 min
Discarded =	0.36 cfs @	11.96 hrs,	Volume=	0.048 af

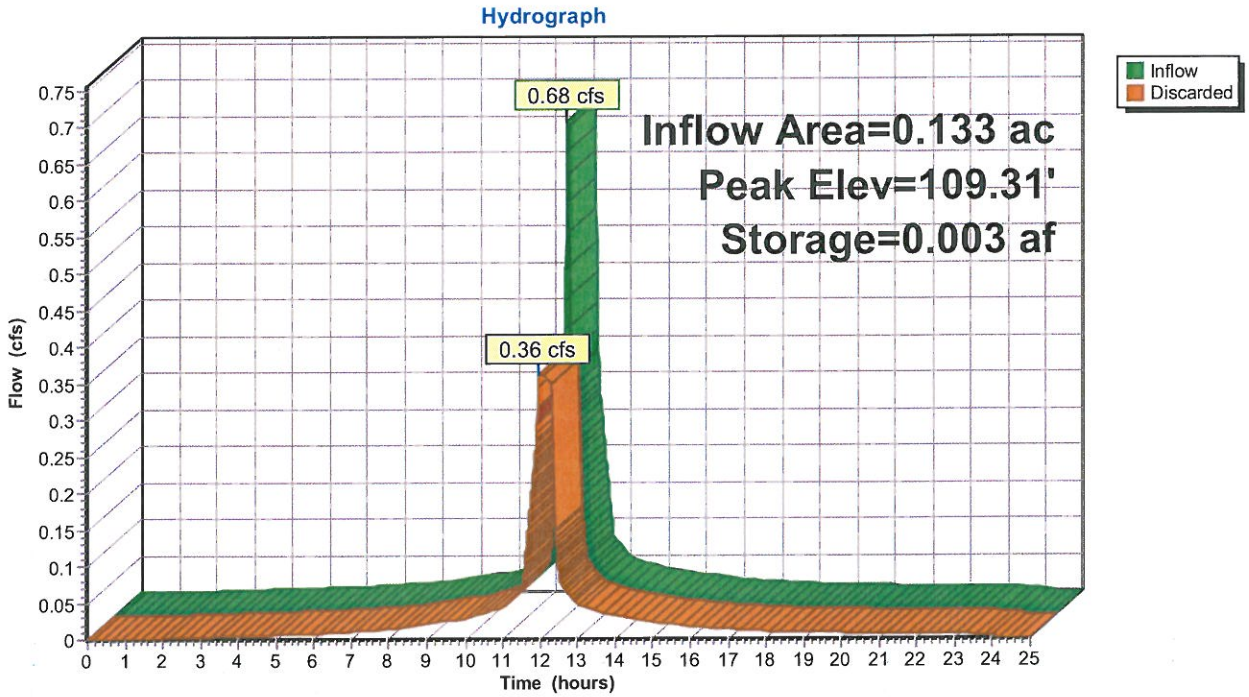
Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 109.31' @ 12.13 hrs Surf.Area= 0.004 ac Storage= 0.003 af
Plug-Flow detention time= 0.9 min calculated for 0.048 af (100% of inflow)
Center-of-Mass det. time= 0.9 min (754.3 - 753.4)

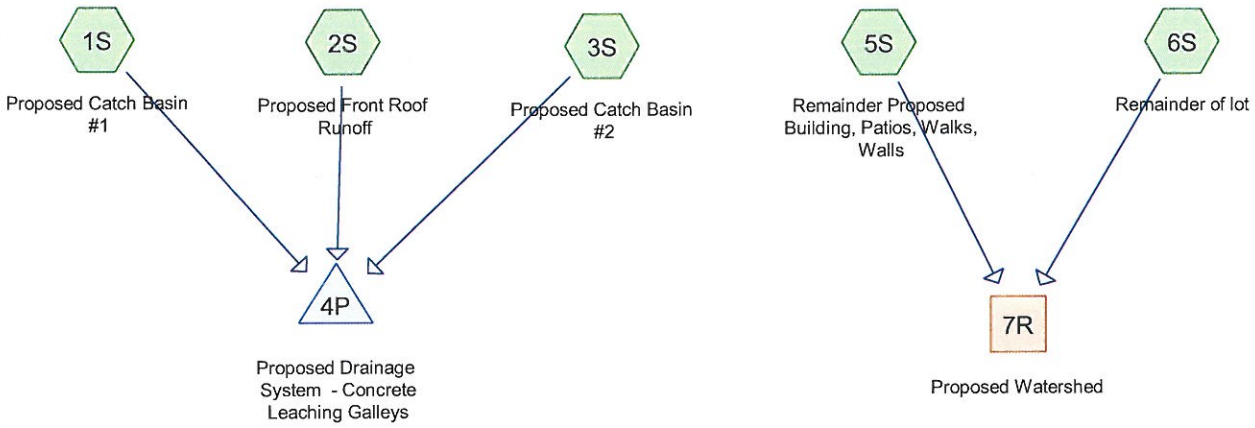
Volume	Invert	Avail.Storage	Storage Description
#1	108.00'	0.006 af	**12.00'W x 16.00'L x 3.75'H Gravel**
			0.017 af Overall - 0.002 af Embedded = 0.014 af x 40.0% Voids
#2	108.50'	0.002 af	**4.00'W x 8.00'L x 3.25'H Galley** Inside #1
		0.008 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	**0.36 cfs Exfiltration when above invert**

Discarded OutFlow Max=0.36 cfs @ 11.96 hrs HW=108.04' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.36 cfs)

Pond 4P: Proposed Drainage System - Concrete Leaching Galleys





Subcat Reach Pond Link

Drainage Diagram for 25153_ 80 Walnut St, Wellesley - Proposed Conditions 10-25-18

Prepared by Everett M. Brooks Co. 10/25/2018

Time span=0.00-25.00 hrs, dt=0.01 hrs, 2501 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Catch Basin #1 Runoff Area=0.060 ac Runoff Depth=5.15"
Flow Length=60' Tc=3.0 min CN=97 Runoff=0.36 cfs 0.026 af

Subcatchment 2S: Proposed Front Roof Runoff Runoff Area=0.009 ac Runoff Depth=5.26"
Flow Length=50' Tc=3.0 min CN=98 Runoff=0.05 cfs 0.004 af

Subcatchment 3S: Proposed Catch Basin #2 Runoff Area=0.064 ac Runoff Depth=5.15"
Flow Length=65' Tc=3.0 min CN=97 Runoff=0.38 cfs 0.027 af

Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Runoff Area=0.036 ac Runoff Depth=5.26"
Flow Length=112' Tc=3.0 min CN=98 Runoff=0.22 cfs 0.016 af

Subcatchment 6S: Remainder of lot Runoff Area=0.054 ac Runoff Depth=3.33"
Flow Length=112' Tc=3.0 min CN=80 Runoff=0.23 cfs 0.015 af

Reach 7R: Proposed Watershed Inflow=0.45 cfs 0.031 af
Outflow=0.45 cfs 0.031 af

Pond 4P: Proposed Drainage System - Concret Peak Elev=109.98' Storage=0.004 af Inflow=0.79 cfs 0.057 af
Outflow=0.36 cfs 0.057 af

Total Runoff Area = 0.223 ac Runoff Volume = 0.088 af Average Runoff Depth = 4.73"

Subcatchment 1S: Proposed Catch Basin #1

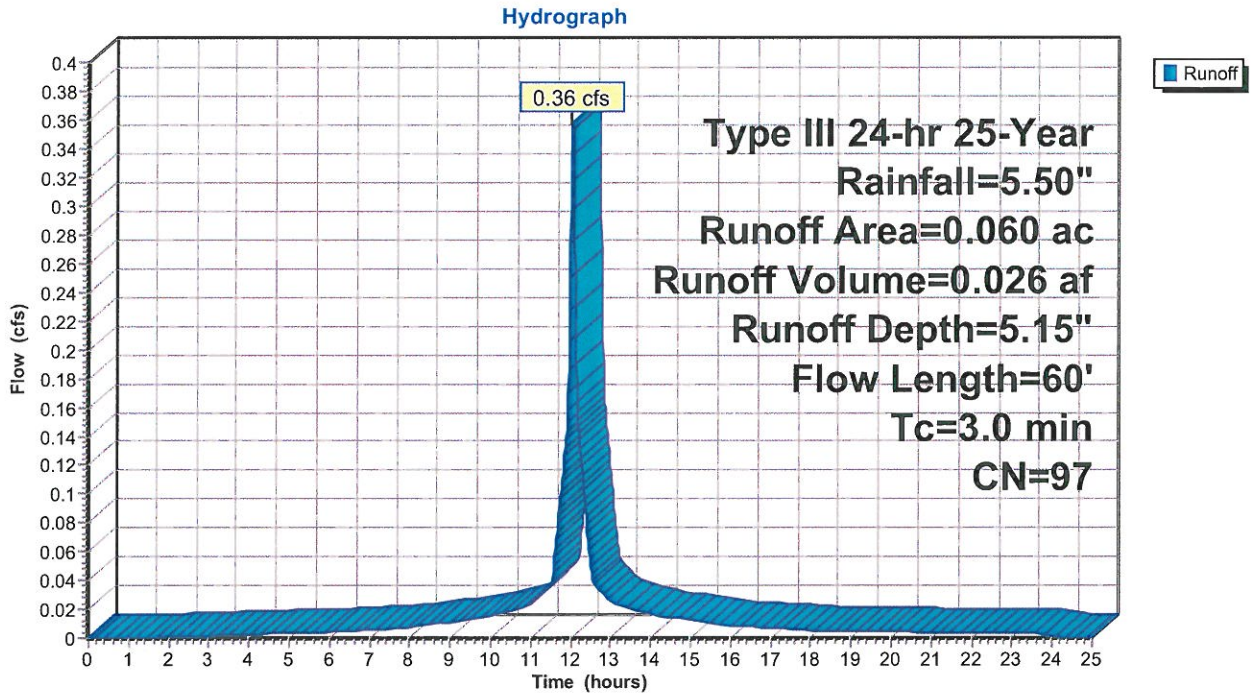
Runoff = 0.36 cfs @ 12.04 hrs, Volume= 0.026 af, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.055	98	Paved parking & roofs
0.005	80	>75% Grass cover, Good, HSG D
0.060	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	60	0.0100	0.6		**Lag/CN Method,**
1.7	60	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 1S: Proposed Catch Basin #1



Subcatchment 2S: Proposed Front Roof Runoff

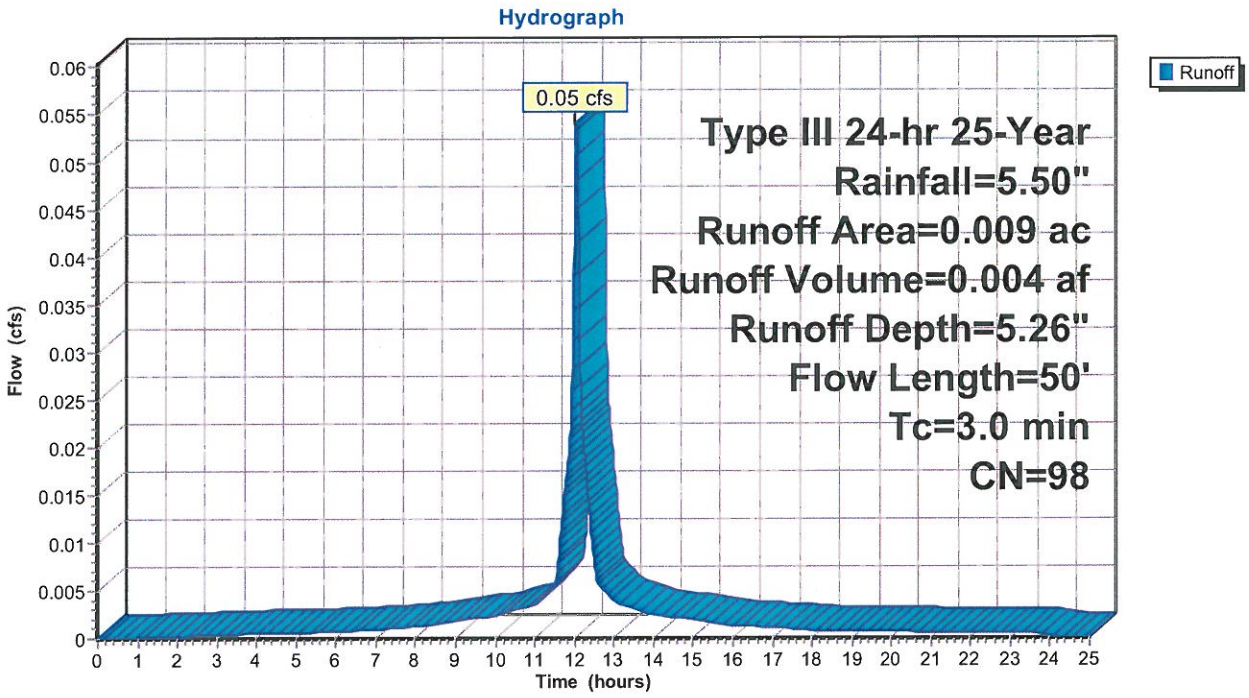
Runoff = 0.05 cfs @ 12.04 hrs, Volume= 0.004 af, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.009	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	50	0.2500	3.0		**Lag/CN Method,**
0.3	50	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 2S: Proposed Front Roof Runoff



Subcatchment 3S: Proposed Catch Basin #2

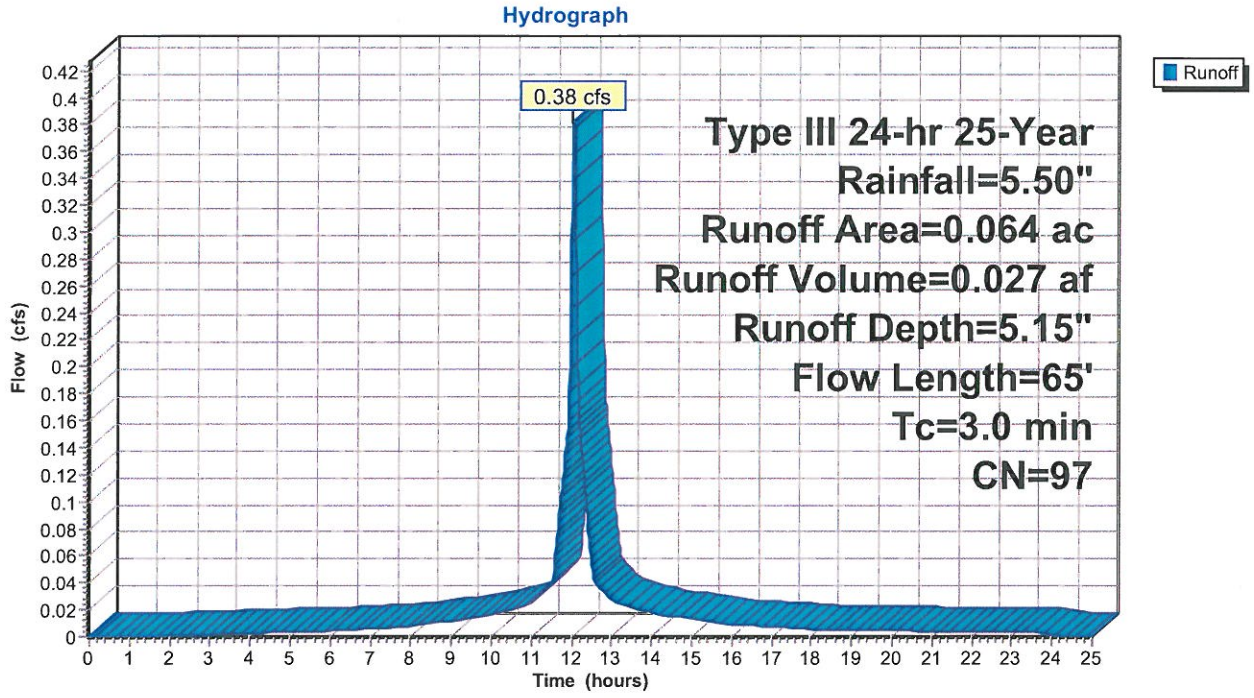
Runoff = 0.38 cfs @ 12.04 hrs, Volume= 0.027 af, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.062	98	Paved parking & roofs
0.002	80	>75% Grass cover, Good, HSG D
0.064	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	65	0.0100	0.6		**Lag/CN Method,**
1.8	65	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 3S: Proposed Catch Basin #2



Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Walls

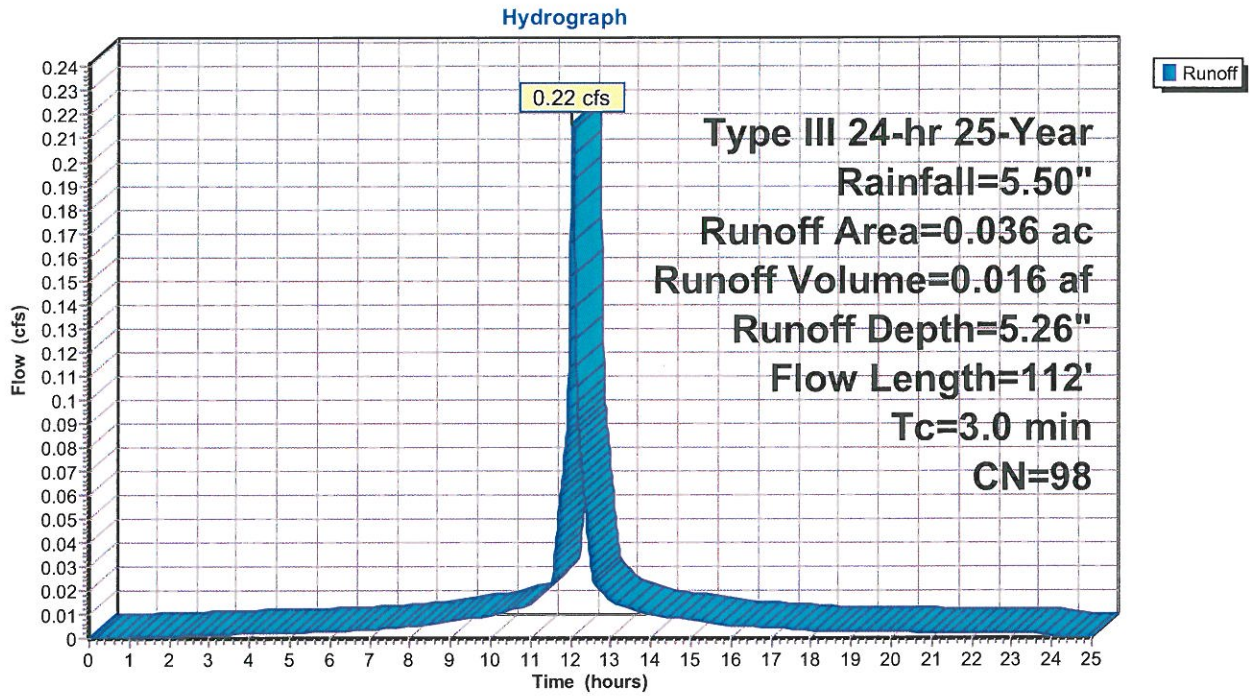
Runoff = 0.22 cfs @ 12.04 hrs, Volume= 0.016 af, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.036	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	112	0.0900	2.1		**Lag/CN Method,**
0.9	112	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Walls



Subcatchment 6S: Remainder of lot

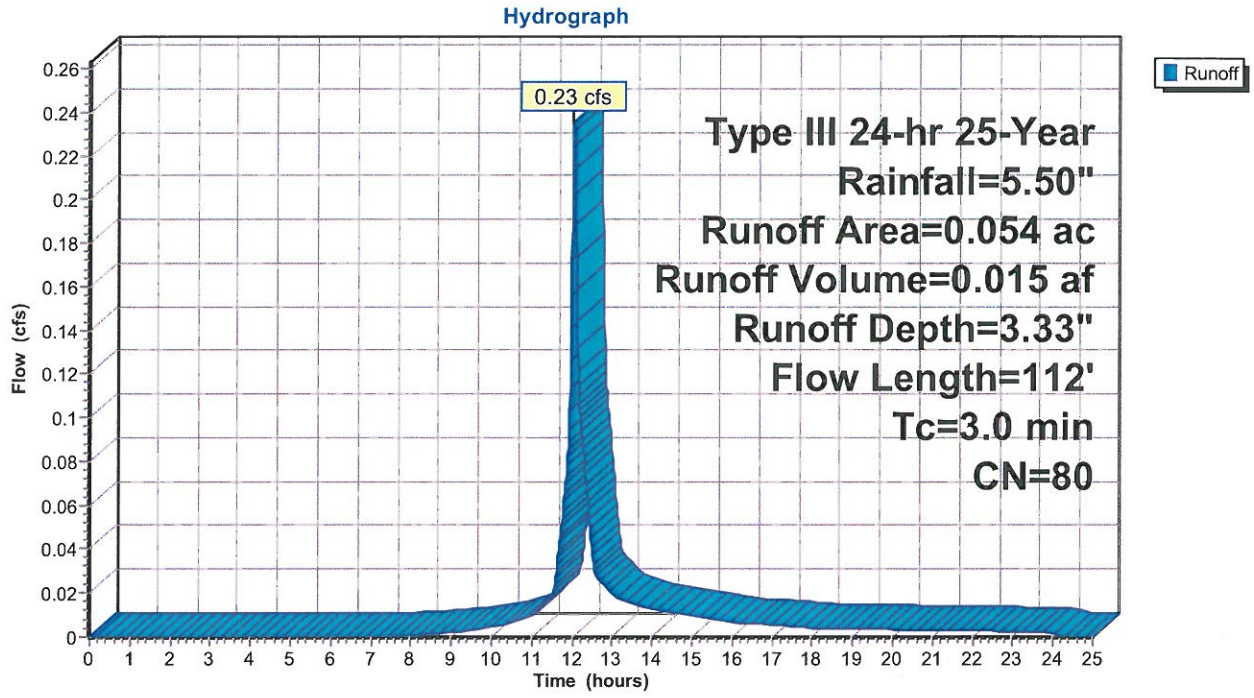
Runoff = 0.23 cfs @ 12.04 hrs, Volume= 0.015 af, Depth= 3.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.50"

Area (ac)	CN	Description
0.054	80	>75% Grass cover, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	112	0.0900	1.0		**Lag/CN Method,**
1.8	112	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 6S: Remainder of lot



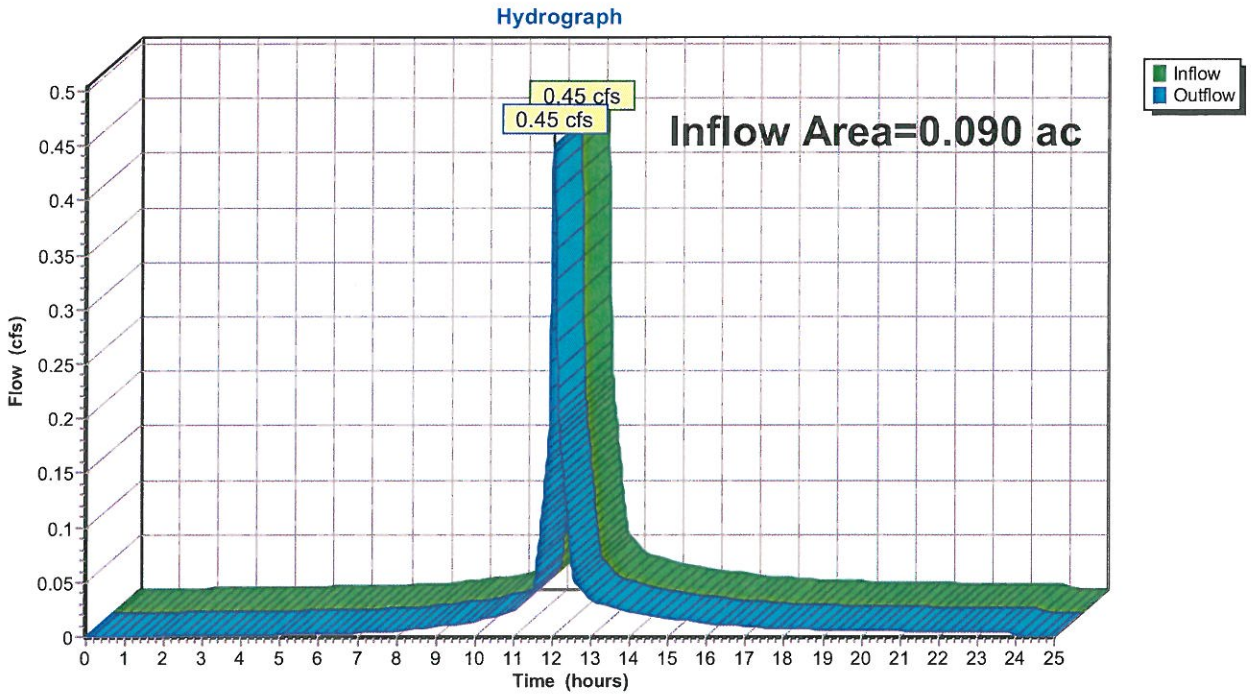
Reach 7R: Proposed Watershed

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.090 ac, Inflow Depth = 4.10" for 25-Year event
Inflow = 0.45 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.45 cfs @ 12.04 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Reach 7R: Proposed Watershed



Pond 4P: Proposed Drainage System - Concrete Leaching Galleys

Concrete Leaching Galleys (2)
4' X 4' X 3.25' deep with 4' of stone surround and 6" of stone under the entire system.

Inflow Area =	0.133 ac,	Inflow Depth =	5.15"	for	25-Year event
Inflow =	0.79 cfs @	12.04 hrs,	Volume=	0.057 af	
Outflow =	0.36 cfs @	11.94 hrs,	Volume=	0.057 af,	Atten= 55%, Lag= 0.0 min
Discarded =	0.36 cfs @	11.94 hrs,	Volume=	0.057 af	

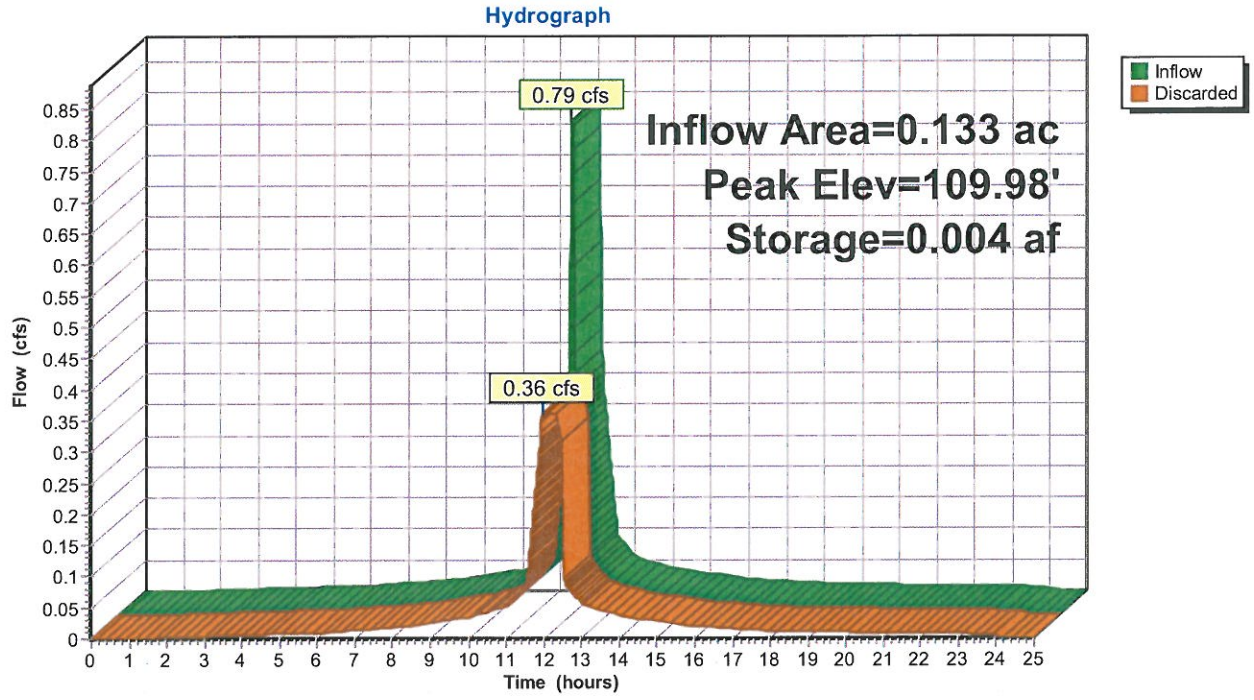
Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 109.98' @ 12.15 hrs Surf.Area= 0.004 ac Storage= 0.004 af
Plug-Flow detention time= 1.6 min calculated for 0.057 af (100% of inflow)
Center-of-Mass det. time= 1.6 min (751.9 - 750.2)

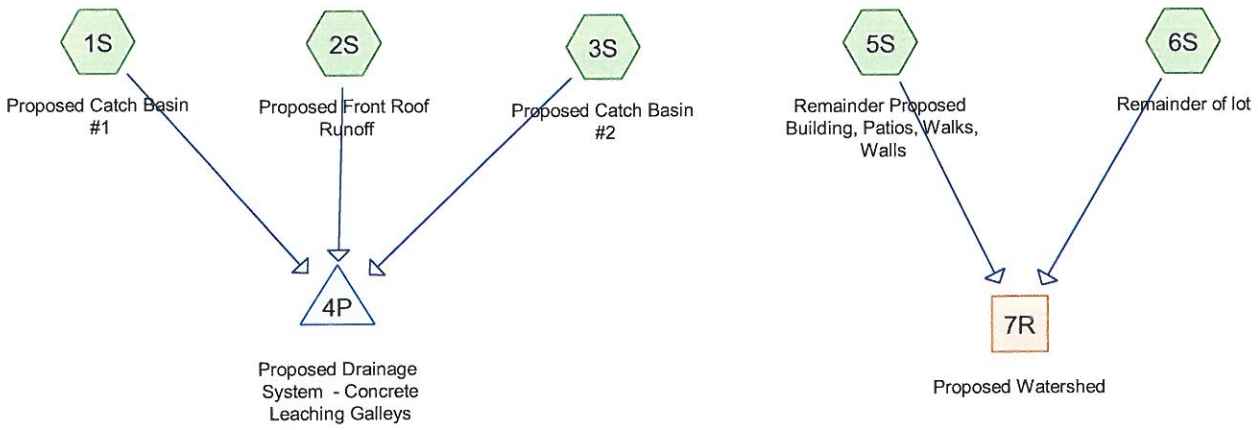
Volume	Invert	Avail.Storage	Storage Description
#1	108.00'	0.006 af	**12.00'W x 16.00'L x 3.75'H Gravel**
			0.017 af Overall - 0.002 af Embedded = 0.014 af x 40.0% Voids
#2	108.50'	0.002 af	**4.00'W x 8.00'L x 3.25'H Galley** Inside #1
		0.008 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	**0.36 cfs Exfiltration when above invert**

Discarded OutFlow Max=0.36 cfs @ 11.94 hrs HW=108.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.36 cfs)

Pond 4P: Proposed Drainage System - Concrete Leaching Galleys





Subcat Reach Pond Link

Drainage Diagram for 25153_ 80 Walnut St, Wellesley - Proposed Conditions 10-25-18

Prepared by Everett M. Brooks Co. 10/25/2018

Time span=0.00-25.00 hrs, dt=0.01 hrs, 2501 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Catch Basin #1 Runoff Area=0.060 ac Runoff Depth=6.64"
Flow Length=60' Tc=3.0 min CN=97 Runoff=0.46 cfs 0.033 af

Subcatchment 2S: Proposed Front Roof Runoff Runoff Area=0.009 ac Runoff Depth=6.76"
Flow Length=50' Tc=3.0 min CN=98 Runoff=0.07 cfs 0.005 af

Subcatchment 3S: Proposed Catch Basin #2 Runoff Area=0.064 ac Runoff Depth=6.64"
Flow Length=65' Tc=3.0 min CN=97 Runoff=0.49 cfs 0.035 af

Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Runoff Area=0.036 ac Runoff Depth=6.76"
Flow Length=112' Tc=3.0 min CN=98 Runoff=0.28 cfs 0.020 af

Subcatchment 6S: Remainder of lot Runoff Area=0.054 ac Runoff Depth=4.69"
Flow Length=112' Tc=3.0 min CN=80 Runoff=0.33 cfs 0.021 af

Reach 7R: Proposed Watershed Inflow=0.60 cfs 0.041 af
Outflow=0.60 cfs 0.041 af

Pond 4P: Proposed Drainage System - Concret Peak Elev=111.57' Storage=0.008 af Inflow=1.01 cfs 0.074 af
Outflow=0.36 cfs 0.074 af

Total Runoff Area = 0.223 ac Runoff Volume = 0.115 af Average Runoff Depth = 6.19"

Subcatchment 1S: Proposed Catch Basin #1

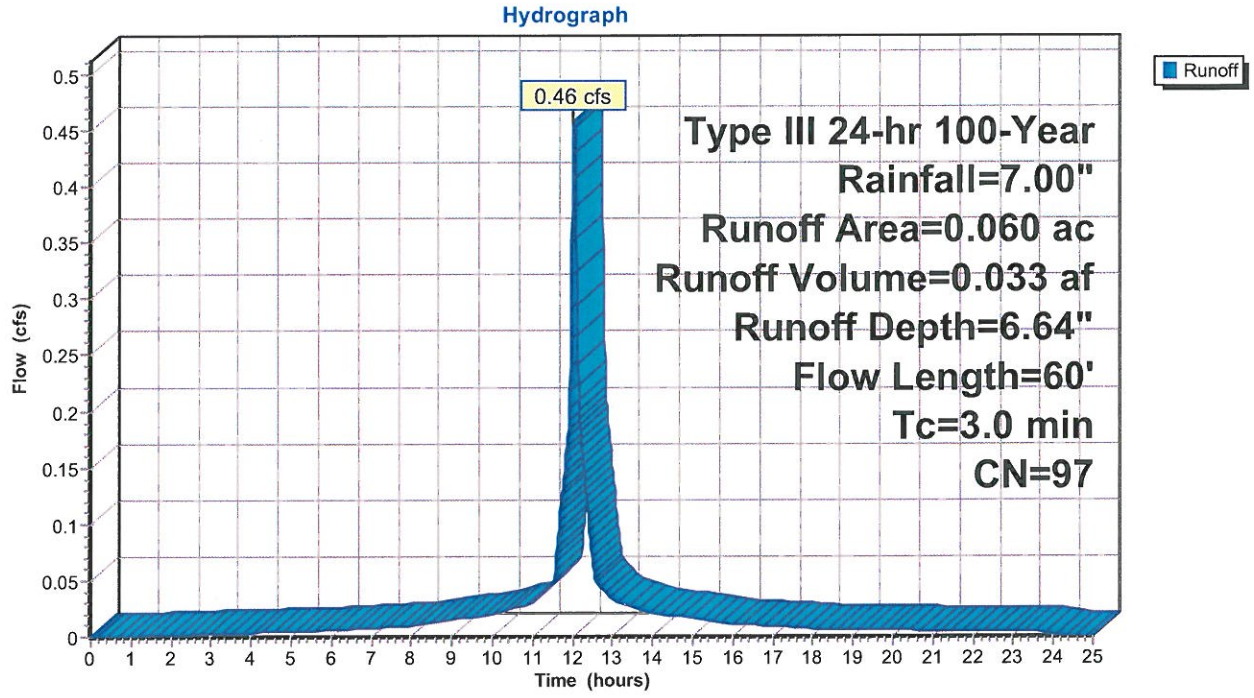
Runoff = 0.46 cfs @ 12.04 hrs, Volume= 0.033 af, Depth= 6.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.00"

Area (ac)	CN	Description
0.055	98	Paved parking & roofs
0.005	80	>75% Grass cover, Good, HSG D
0.060	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	60	0.0100	0.6		**Lag/CN Method,**
1.7	60	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 1S: Proposed Catch Basin #1



Subcatchment 2S: Proposed Front Roof Runoff

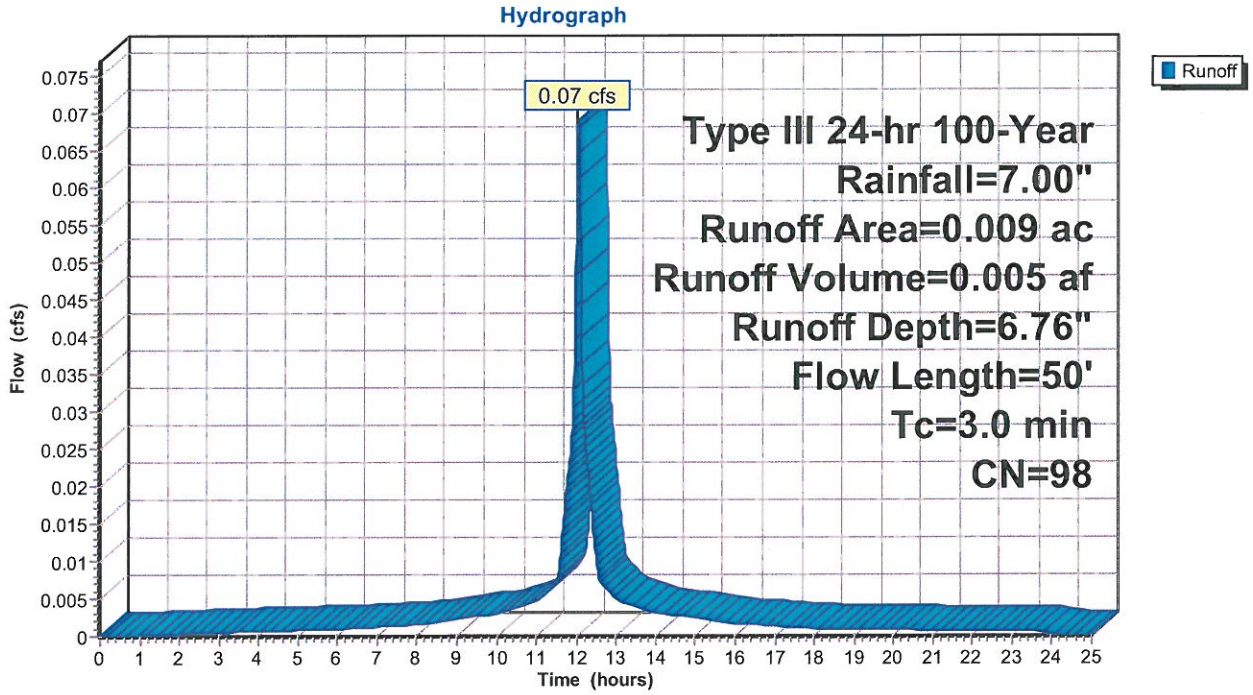
Runoff = 0.07 cfs @ 12.04 hrs, Volume= 0.005 af, Depth= 6.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.00"

Area (ac)	CN	Description
0.009	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	50	0.2500	3.0		**Lag/CN Method,**
0.3	50	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 2S: Proposed Front Roof Runoff



Subcatchment 3S: Proposed Catch Basin #2

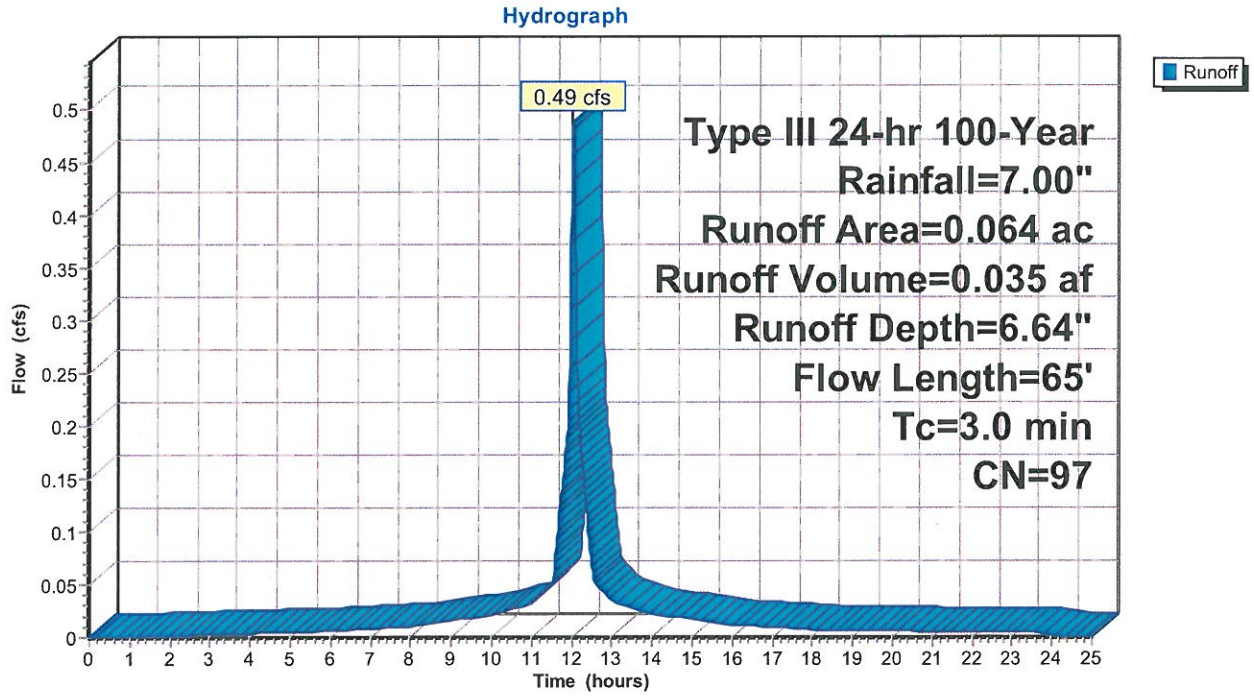
Runoff = 0.49 cfs @ 12.04 hrs, Volume= 0.035 af, Depth= 6.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.00"

Area (ac)	CN	Description
0.062	98	Paved parking & roofs
0.002	80	>75% Grass cover, Good, HSG D
0.064	97	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	65	0.0100	0.6		**Lag/CN Method,**
1.8	65	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 3S: Proposed Catch Basin #2



Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Walls

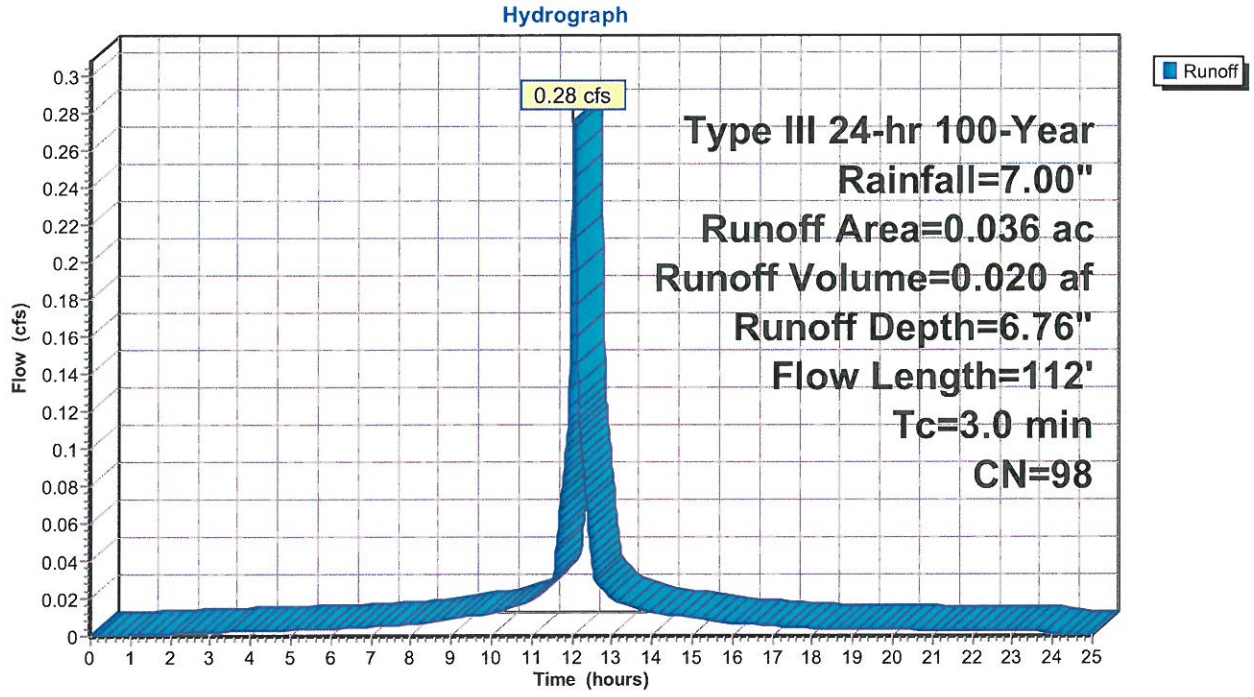
Runoff = 0.28 cfs @ 12.04 hrs, Volume= 0.020 af, Depth= 6.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.00"

Area (ac)	CN	Description
0.036	98	Paved parking & roofs

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	112	0.0900	2.1		**Lag/CN Method,**
0.9	112	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 5S: Remainder Proposed Building, Patios, Walks, Walls



Subcatchment 6S: Remainder of lot

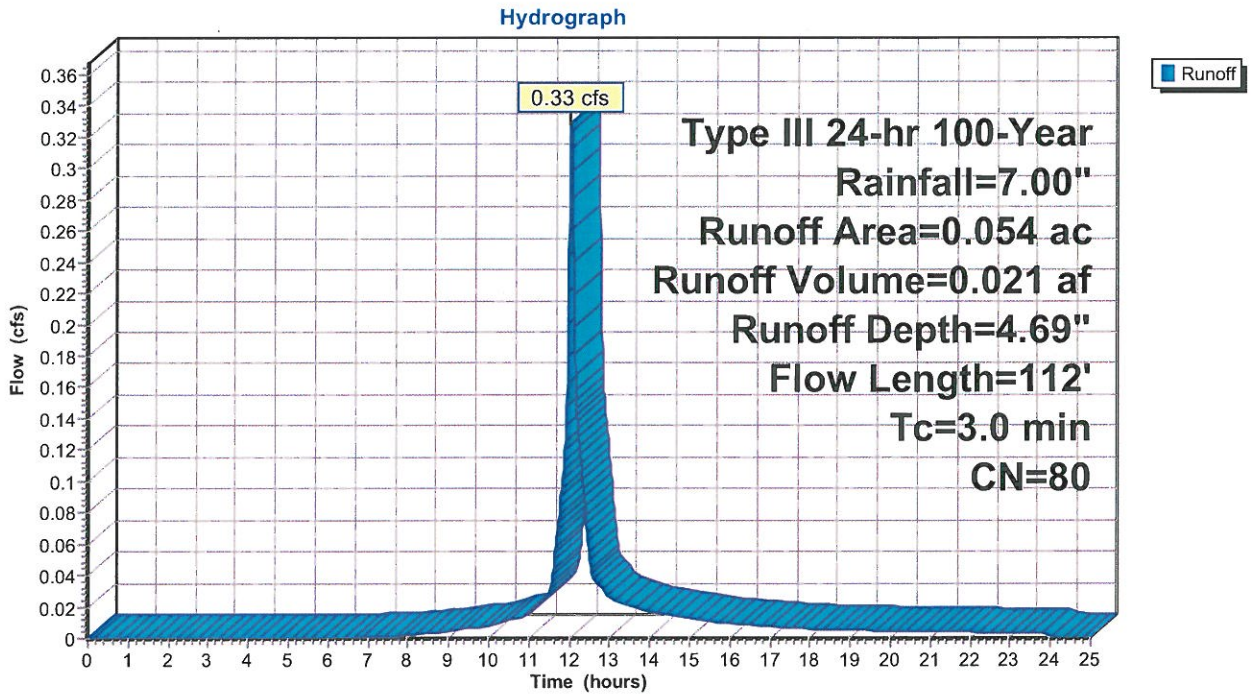
Runoff = 0.33 cfs @ 12.04 hrs, Volume= 0.021 af, Depth= 4.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.00"

Area (ac)	CN	Description
0.054	80	>75% Grass cover, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	112	0.0900	1.0		**Lag/CN Method,**
1.8	112	Total, Increased to minimum Tc = 3.0 min			

Subcatchment 6S: Remainder of lot



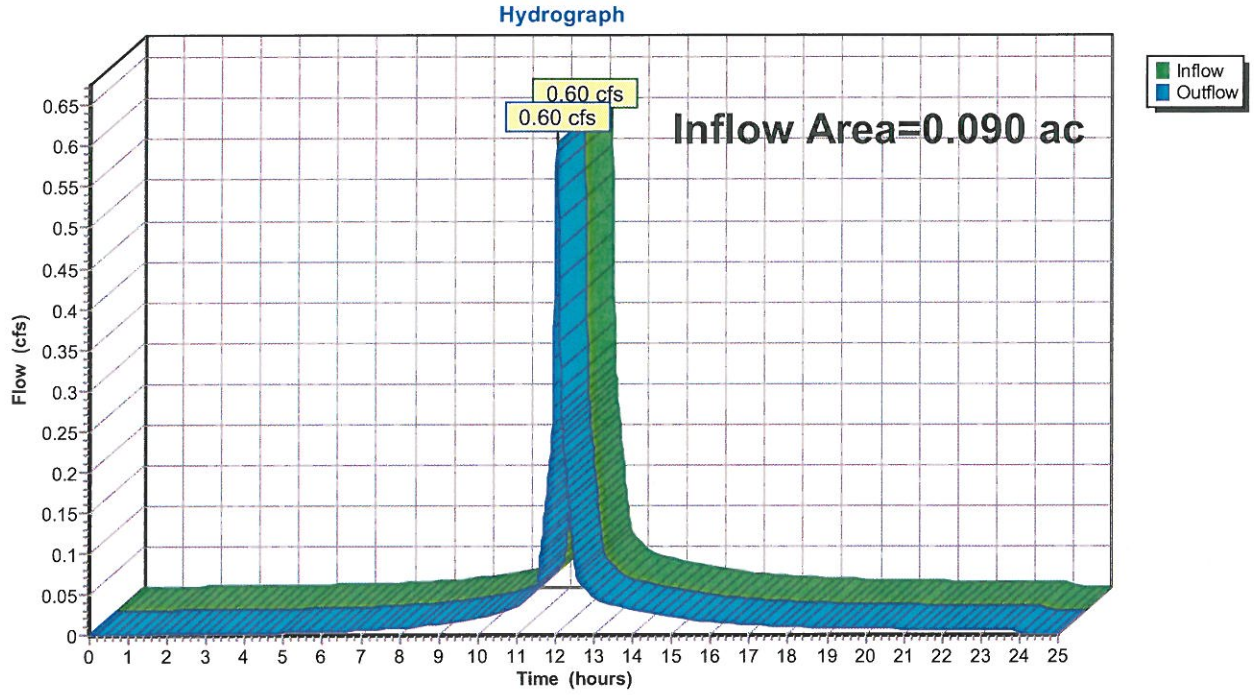
Reach 7R: Proposed Watershed

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.090 ac, Inflow Depth = 5.52" for 100-Year event
Inflow = 0.60 cfs @ 12.04 hrs, Volume= 0.041 af
Outflow = 0.60 cfs @ 12.04 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Reach 7R: Proposed Watershed



Pond 4P: Proposed Drainage System - Concrete Leaching Galleys

Concrete Leaching Galleys (2)
4' X 4' X 3.25' deep with 4' of stone surround and 6" of stone under the entire system.

Inflow Area =	0.133 ac,	Inflow Depth =	6.65"	for 100-Year event
Inflow =	1.01 cfs @	12.04 hrs,	Volume=	0.074 af
Outflow =	0.36 cfs @	11.85 hrs,	Volume=	0.074 af, Atten= 64%, Lag= 0.0 min
Discarded =	0.36 cfs @	11.85 hrs,	Volume=	0.074 af

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 111.57' @ 12.24 hrs Surf.Area= 0.004 ac Storage= 0.008 af
Plug-Flow detention time= 3.4 min calculated for 0.074 af (100% of inflow)
Center-of-Mass det. time= 3.4 min (749.2 - 745.8)

Volume	Invert	Avail.Storage	Storage Description
#1	108.00'	0.006 af	**12.00'W x 16.00'L x 3.75'H Gravel**
			0.017 af Overall - 0.002 af Embedded = 0.014 af x 40.0% Voids
#2	108.50'	0.002 af	**4.00'W x 8.00'L x 3.25'H Galley** Inside #1
		0.008 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	**0.36 cfs Exfiltration when above invert**

Discarded OutFlow Max=0.36 cfs @ 11.85 hrs HW=108.04' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.36 cfs)

Pond 4P: Proposed Drainage System - Concrete Leaching Galleys