

SITE PLANS
FOR
**170-184 WORCESTER STREET
& 7 BURKE LANE**
IN
WELLESLEY, MASSACHUSETTS

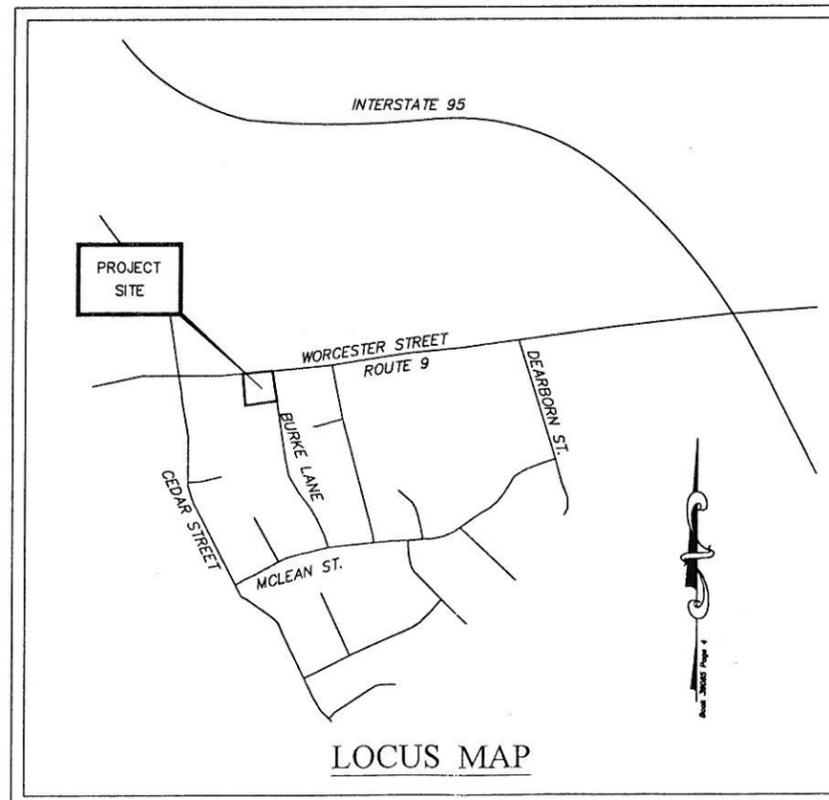
DATE: FEBRUARY 25, 2019
REVISED: JUNE 11, 2019

THESE PLANS CONTAIN:

TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE DEVELOPMENT & GRADING PLAN	3
DETAILS SHEET	4
LANDSCAPE PLAN	5
LIGHTING PLAN	6

NOTE:

DURING THE TOWN MEETING ON APRIL 3, 2018, A CITIZENS PETITION, ARTICLE 36, WAS APPROVED UNANIMOUSLY. THROUGH THIS APPROVAL, 170-184 WORCESTER STREET WAS REZONED TO BUSINESS DISTRICT IN ITS ENTIRETY AND 7 BURKE LANE WAS REZONED TO SINGLE RESIDENCE A IN ITS ENTIRETY.



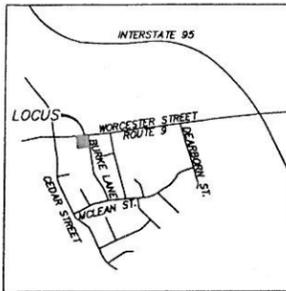
OWNER & APPLICANT
HYMAN FELDMAN FAMILY TRUST
c/o EQUITY PARTNERS
DENNIS DISCHINO
868 WORCESTER STREET
WELLESLEY, MA 02482



**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

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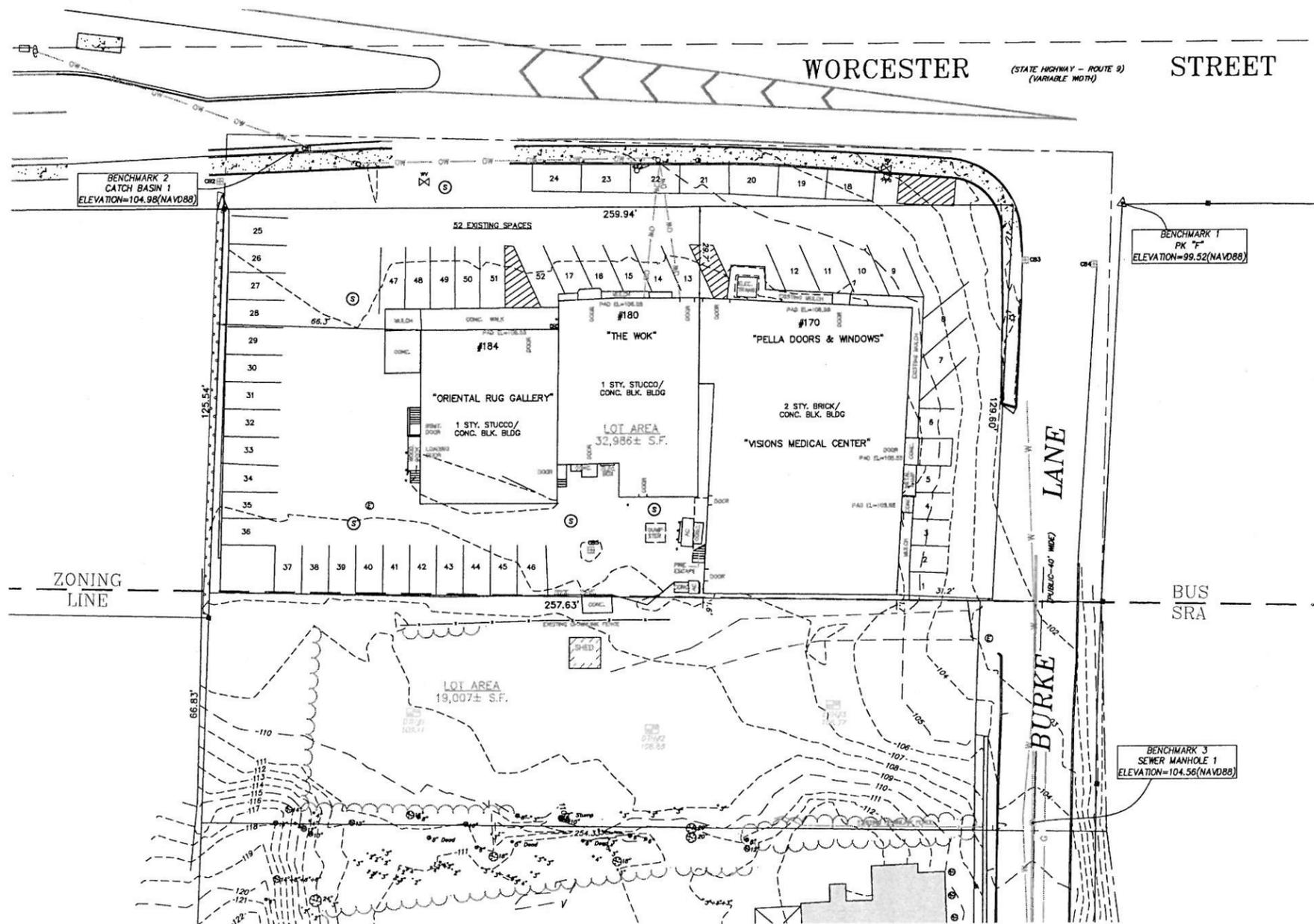


Locus Plan
1"=500±



TESTING INFORMATION

DTM #1	0"
106.11	FILL
107.61	SAND
98.11	132"
PERC DEPTH @ N/A WEIRING @ N/A REFUSAL @ N/A BOTTLES @ N/A SOIL CLASS N/A WATER @ N/A ESTIMATED SEASONAL HIGH GROUNDWATER NOT OBSERVED AT EL. 98.11	
DTM #2	0"
106.85	FILL
106.15	COARSE SAND
99.85	108"
PERC DEPTH @ N/A WEIRING @ N/A REFUSAL @ N/A BOTTLES @ N/A SOIL CLASS N/A WATER @ N/A ESTIMATED SEASONAL HIGH GROUNDWATER NOT OBSERVED AT EL. 99.85	
DTM #3	0"
106.77	FILL
103.60	SAND
97.27	114"
PERC DEPTH @ N/A WEIRING @ N/A REFUSAL @ N/A BOTTLES @ N/A SOIL CLASS N/A WATER @ N/A ESTIMATED SEASONAL HIGH GROUNDWATER NOT OBSERVED AT EL. 97.27	



APPROVED DATE: _____
ZONING BOARD OF APPEALS

DATE: _____ DATE: _____

SIGNATURE DATE: _____
BEING A MAJORITY

FOR REGISTRY USE ONLY

- NOTES
- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 88 (NAVD88). TO CONVERT TO THE TOWN OF WELLESLEY BASE DATUM, ADD 6.288' TO THE NAVD88 ELEVATION.

ASSESSORS MAP REFERENCE:
MAP 15, PARCEL 1

DEED REFERENCE:
BOOK 36085 PAGE 4
BOOK 2071 PAGE 359

PLAN REFERENCE:
PLAN 226 OF 1971

LEGEND

-X-	SILTATION CONTROL	●	BOLLARD
-256-	EXISTING CONTOUR	⊕	UTILITY POLE
-257-	PROPOSED CONTOUR	⊕	DRAINAGE MANHOLE
-D-	DRAIN LINE	⊕	SEWER MANHOLE
-S-	SEWER LINE	⊕	ELECTRIC MANHOLE
-W-	WATER LINE	⊕	CATCH BASIN
-FD-	FOUNDATION DRAIN	⊕	WATER VALVE
-RD-	ROOF DRAIN	⊕	WATER SHUT OFF
-OW-	UTILITY WIRES	⊕	FIRE HYDRANT
		⊕	E.O.P. EDGE OF PAVEMENT

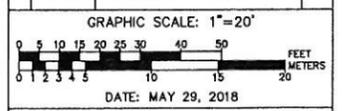
OWNER
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DENNIS DISCHINO
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WELLESLEY, MA.

APPLICANT
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W-2784

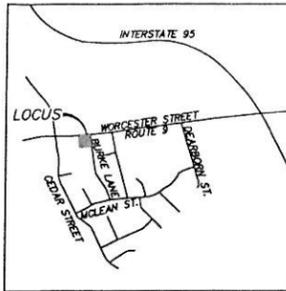
EXISTING SITE FEATURES PLAN
#170-184
WORCESTER STREET
IN
WELLESLEY, MA

00	DATE	INITIAL	SUBMITTAL	INIT
01	5-15-19	REVISED PER DRB/PLANNING COMMENTS	JDF	
02	5-29-19	REVISED PER PLANNING COMMENTS	JDF	



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Locus Plan
1"=500'

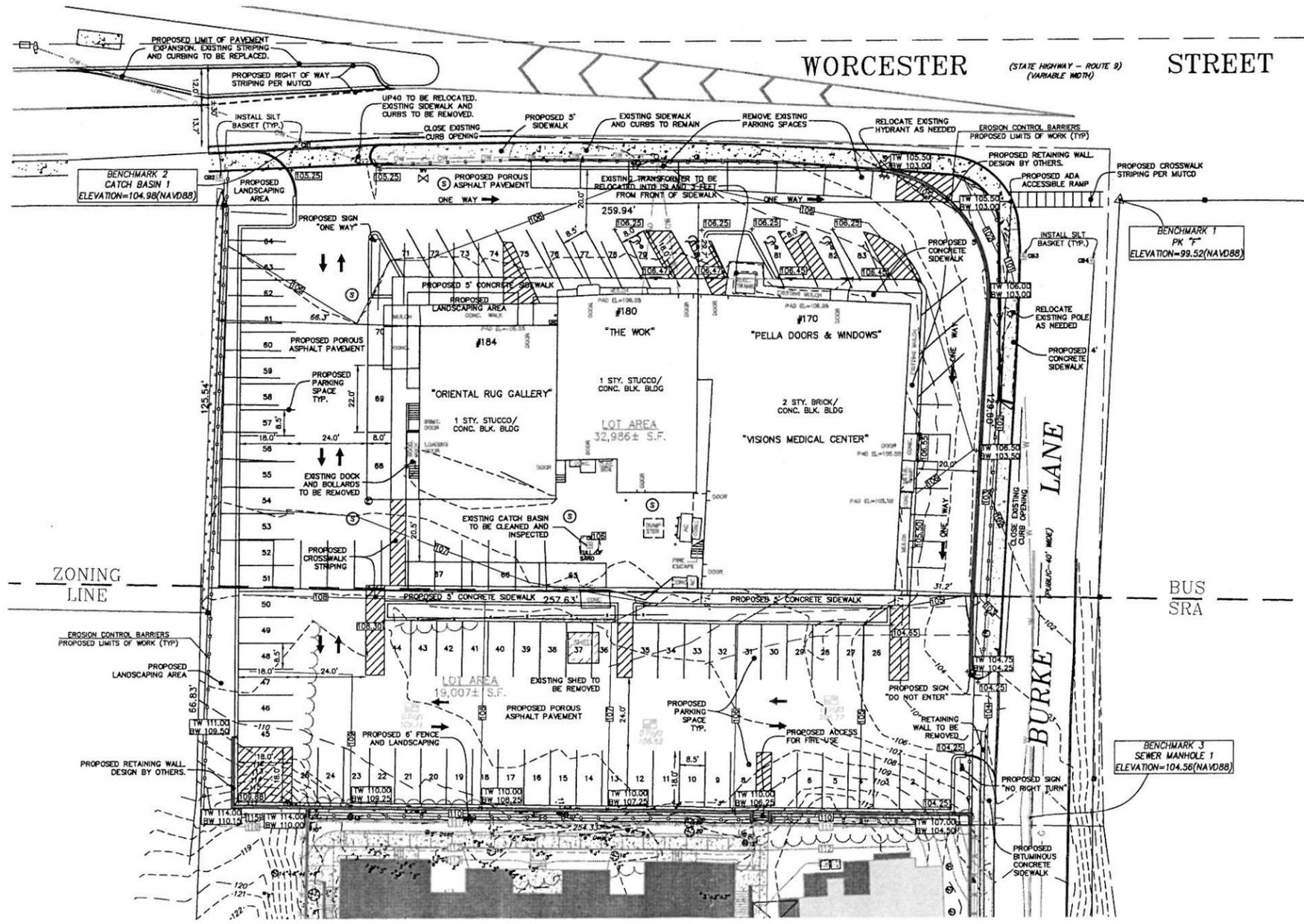


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-X- SILTATION CONTROL	● BOLLARD
-256- EXISTING CONTOUR	⊕ UTILITY POLE
-255- PROPOSED CONTOUR	⊕ DRAINAGE MANHOLE
-D- DRAIN LINE	⊕ SEWER MANHOLE
-S- SEWER LINE	⊕ ELECTRIC MANHOLE
-W- WATER LINE	⊕ CATCH BASIN
-FD- FOUNDATION DRAIN	⊕ WATER VALVE
-RD- ROOF DRAIN	⊕ WATER SHUT OFF
-OW- UTILITY WIRES	⊕ FIRE HYDRANT
	E.O.P. EDGE OF PAVEMENT

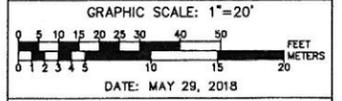
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W-2784

SITE DEVELOPMENT & GRADING PLAN
#170-184
WORCESTER STREET
IN
WELLESLEY, MA

00	DATE	INITIAL	SUBMITTAL	INIT
01	5-15-19	REVISED PER DRB/PLANNING COMMENTS	JDF	
02	5-29-19	REVISED PER PLANNING COMMENTS	JDF	
03	6-7-19	REVISED WORCESTER ST. RWD/ZBA COMMENTS	JDF	
04	6-11-19	REVISED PER RFD COMMENTS	JDF	



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W-2784

WELLESLEY ZONING TABLE		
INFORMATION OBTAINED FROM TOWN OF WELLESLEY ZONING BYLAW, AS AMENDED THROUGH OCTOBER 1, 2018.		
ZONE DESCRIPTION:	MIN. REQ'D/MAX. ALLOWED	PROPOSED
BUSINESS		
LOT REQUIREMENTS:		
MINIMUM AREA	-	32,986 SF
MINIMUM FRONTAGE/WIDTH	-	259.9 FEET
YARD REQUIREMENTS:		
MINIMUM FRONT SETBACK	30 FEET	29.7 FEET (EX.)
MINIMUM SIDE SETBACK	-	31.2 FEET
MINIMUM REAR SETBACK	-	1.7 FEET
MAXIMUM BUILDING COVERAGE	-	35.2%
MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET (EX.)
ZONE DESCRIPTION:	MIN. REQ'D/MAX. ALLOWED	PROPOSED
SINGLE RESIDENCE DISTRICT A		
LOT REQUIREMENTS:		
MINIMUM AREA	20,000 SF	19,007 SF
MINIMUM FRONTAGE/WIDTH	60 FEET	74.9 FEET
YARD REQUIREMENTS:		
MINIMUM FRONT SETBACK	30 FEET	-
MINIMUM SIDE SETBACK	20 FEET	-
MINIMUM REAR SETBACK	20 FEET	-
MAXIMUM BUILDING COVERAGE	N/A	-
MAXIMUM BUILDING HEIGHT	45 FEET	-
PARKING CALCULATIONS		
	REQUIRED	PROPOSED
PARKING REQUIREMENTS:		
ANY BUILDING USED FOR ANY BUSINESS, INDUSTRIAL, EDUCATIONAL OR COMMERCIAL USE: ONE SPACE FOR EACH 150 SQ. FT. OF GROUND COVERAGE OF BUILDINGS BUT NOT LESS THAN 3.2 SPACES PER 1,000 SQ. FT. OF FLOOR AREA OF BUILDINGS. (*NEAREST 100 SF)		
ACCESSIBLE SPACES PER 521 CMR 23.2.1 = 76-100 SPACES = 4 HANDICAP SPACES PER 521 CMR 23.2.2 = 1 IN EVERY 8 SPACES SHALL BE VAN ACCESSIBLE		
BUILDING #170 = 6,280 SF = 6,300 SF / 150 SF = 42 SPACES OR = 3.2 (12,500 SF / 1,000 SF) = 40.06 SPACES	MINIMUM 77 SPACES (4 HC)	83 TOTAL SPACES
BUILDING #180 = 2,786 SF = 2,800 SF / 150 SF = 18.67 SPACES	79 SPACES (4 HC)	79 STANDARD 4 HANDICAP
BUILDING #184 = 2,567 SF = 2,600 SF / 150 SF = 17.33 SPACES		

CONSTRUCTION SEQUENCING PLAN - ACTUAL SEQUENCE OF CONSTRUCTION ACTIVITIES TO BE DETERMINED BY THE SITE CONTRACTOR.

- RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES.
- INSTALL DEP FILE # SIGN.
- PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS SILT FENCE/STRAW BALES, ETC.) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
- INSTALL EROSION CONTROL BARRIER AT LOCATIONS DEPICTED ON THE PLANS.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED DURING CONSTRUCTION.
- STRIP OFF TOP AND SUBSOIL. STOCKPILE MATERIAL TO BE REUSED, REMOVE EXCESS MATERIAL FROM THE SITE. INSTALL AND MAINTAIN EROSION CONTROL BARRIER AROUND STOCKPILE.
- ROUGH GRADE SITE, MAINTAINING A TEMPORARY LOW AREA/SEDIMENT TRAP AWAY FROM THE WETLAND.
- CONSTRUCT TEMPORARY SEDIMENTATION BASINS AS NEEDED.
- INSTALL UNDERGROUND UTILITIES; PROTECT ALL OPEN DRAINAGE STRUCTURES WITH EROSION / SILTATION CONTROL DEVICES.
- INSTALL BINDER COURSE OF BITUMINOUS ASPHALT.
- INSTALL WEARING COURSE OF ASPHALT, AND STRIPING (WHERE REQUIRED).
- MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND CERTIFICATES OF COMPLIANCE ARE ISSUED BY THE CONSERVATION COMMISSIONS.
- CLEAN OUT SEDIMENT BASINS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.

APPROVED DATE: _____
ZONING BOARD OF APPEALS

SIGNATURE DATE: _____
BEING A MAJORITY

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DATE: _____ DATE: _____

NOTES

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LEGEND

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-S-	SEWER LINE	⊖	ELECTRIC MANHOLE
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-FD-	FOUNDATION DRAIN	⊘	WATER VALVE
-RD-	ROOF DRAIN	⊙	WATER SHUT OFF
-DW-	UTILITY WIRES	⊙	FIRE HYDRANT
		○	E.O.P. EDGE OF PAVEMENT

OWNER

HYMAN FELDMAN FAMILY TRUST
& C/O EQUITY PARTNERS
DENNIS DISCHINO
868 WORCESTER STREET
WELLESLEY, MA.

APPLICANT

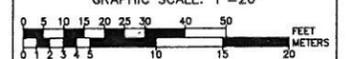
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DETAILS PLAN
#170-184
WORCESTER STREET
IN
WELLESLEY, MA

00	DATE	INITIAL	SUBMITTAL	INIT
01	5-15-19	REVISED PER DRB/PLANNING COMMENTS	JDF	
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GRAPHIC SCALE: 1"=20'



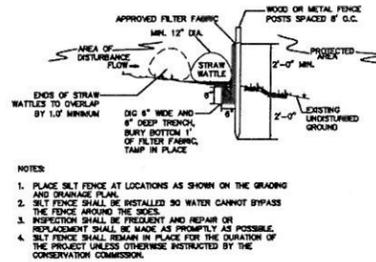
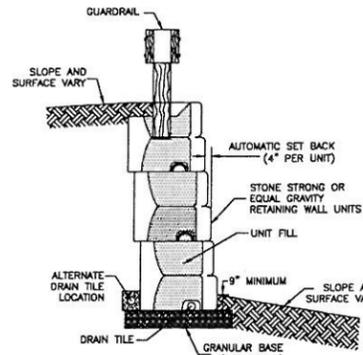
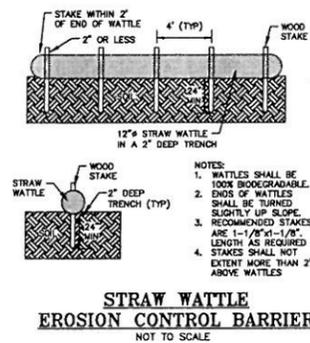
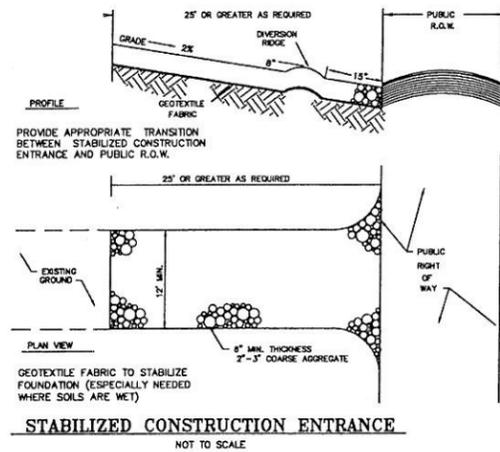
DATE: MAY 29, 2018

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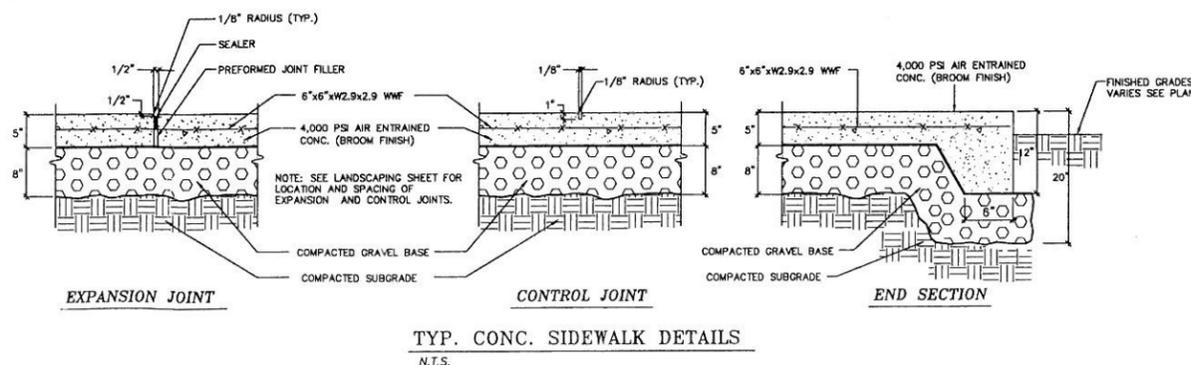
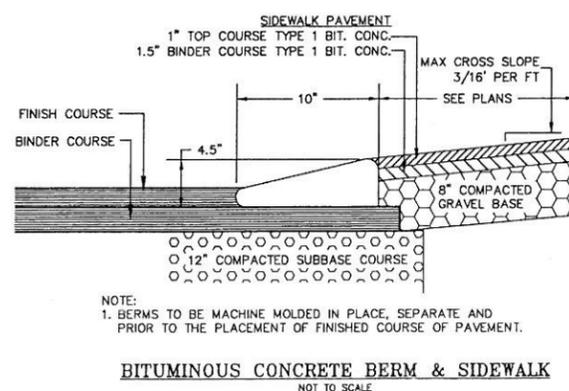
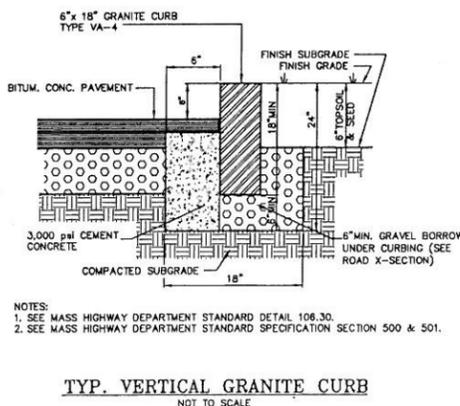
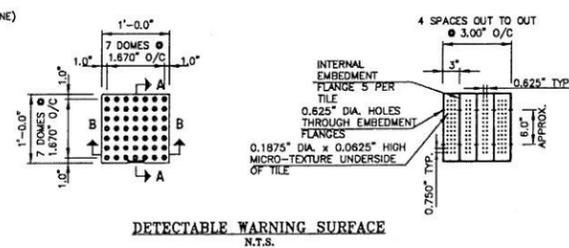
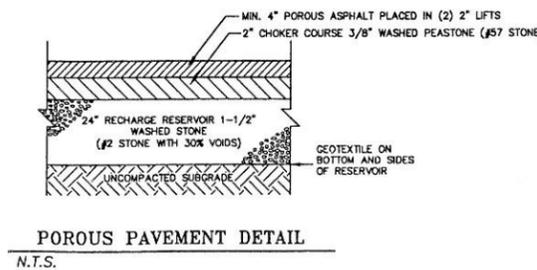
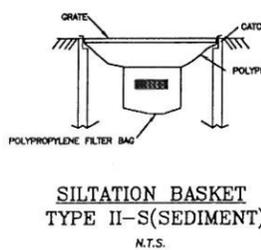
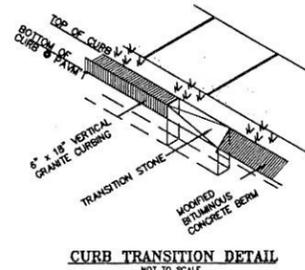
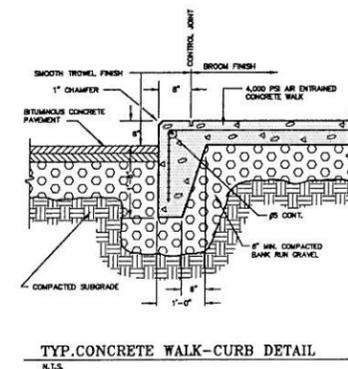
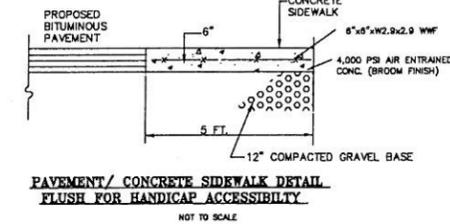
SHEET 4 OF 6

W-2784

W-2784



- NOTES:
- TYPICAL GRAVITY RETAINING WALL SHOWN. ANY SUITABLE RETAINING WALL SYSTEM CAN BE USED. TYPE IS AT THE OWNER'S DISCRETION. DESIGN AND INSTALLATION BY OTHERS.
 - DRAIN TILE MAY BE ELIMINATED UNDER THE DISCRETION OF THE SITE ENGINEER.
 - DAYLIGHT DRAIN TILE AT LOW POINTS THROUGH WALL FACE OR AT ENDS; MAXIMUM SPACING 100 FEET OR PER SITE CONDITIONS.
 - FOR FURTHER WALL INSTALLATION INSTRUCTIONS CONSULT RETAINING WALL SHOP DRAWINGS (BY OTHERS).



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