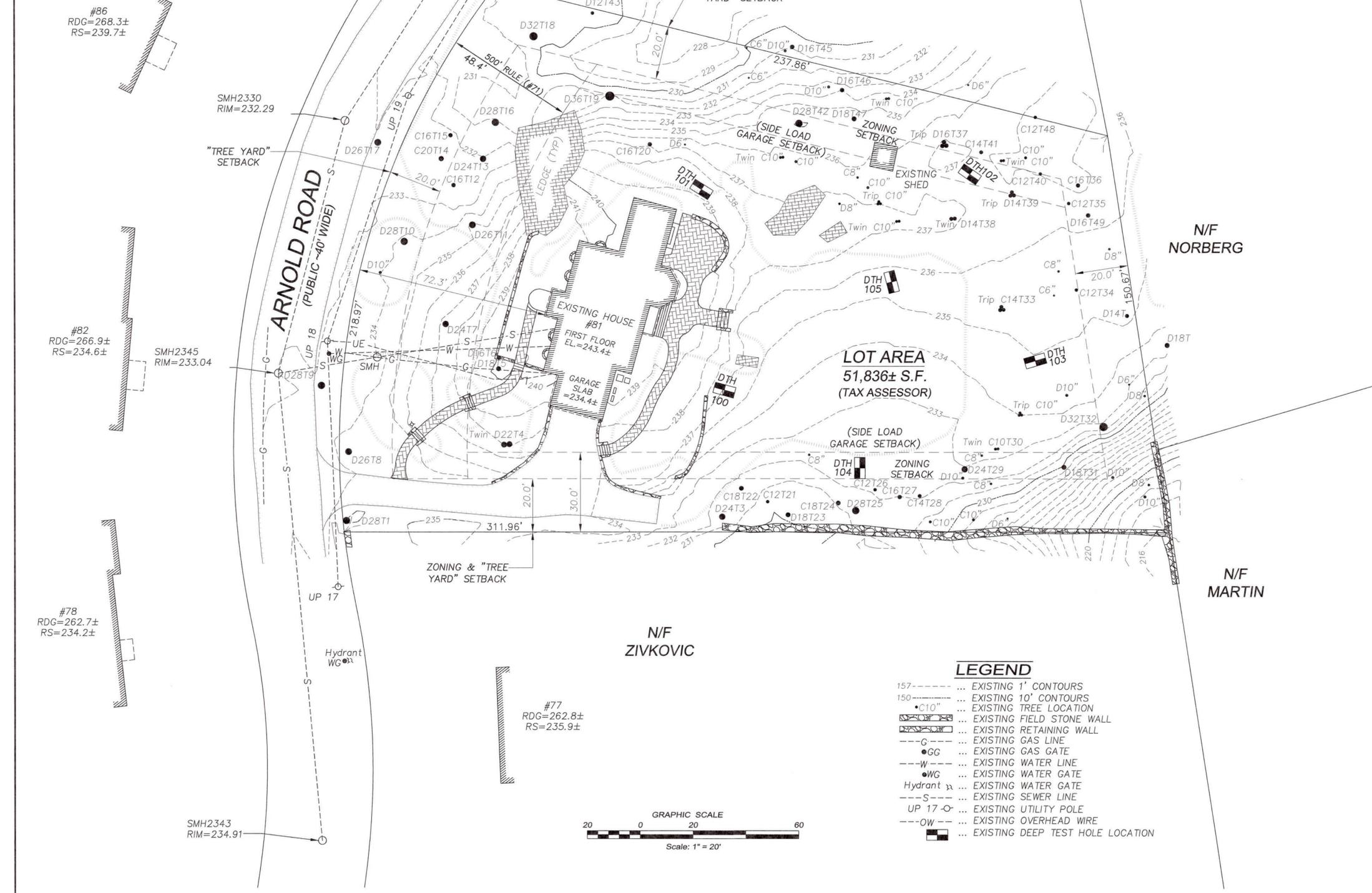
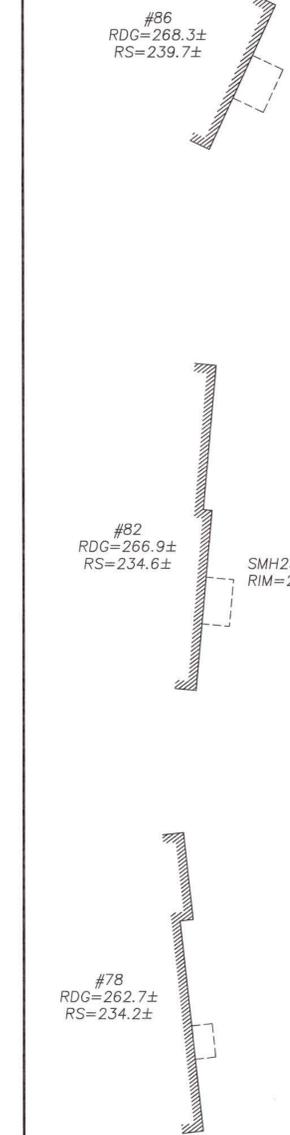
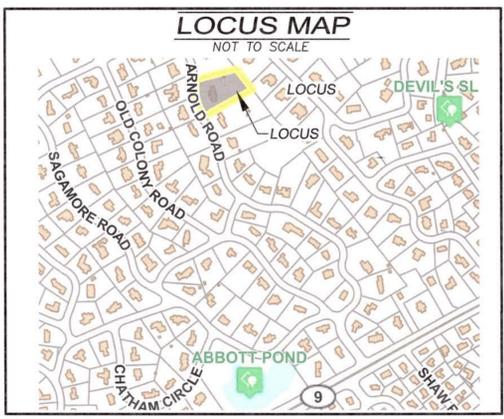


NOTES

1. THIS PLAN SHALL NOT BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.
2. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE LAND COURT CERTIFICATE #201,329 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
3. THIS PLAN REFERS TO THE TOWN OF WELLESLEY ASSESSOR'S MAP 96, LOT 13.
4. ZONING CLASSIFICATION: SINGLE RESIDENCE 20.
5. ALL ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. OF 1988.
6. THE PLANIMETRIC SITE FEATURES SHOWN HEREON ARE BASED ON FIELD SURVEY WORK PERFORMED BY THE JILLSON COMPANY IN JANUARY 2020.
7. ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE TOWN AND FIELD SKETCHES AND SHALL BE CONSIDERED APPROXIMATE. FURTHERMORE, THE TOTAL EXTENT OF THE UNDERGROUND UTILITIES IS UNKNOWN.
8. THE PROJECT SITE IS LOCATED IN 'ZONE X - AREA OF MINIMAL FLOOD HAZARD' AS SHOWN ON FIRM FLOOD MAP NUMBER MAP 25021C0008E, EFFECTIVE ON 7/17/12.
9. SEWER MANHOLE IN THE FRONT YARD WAS NOT OBSERVED. IT'S PLOTTED FROM TIE-CARD DATA, PROBED & APPROXIMATELY 18" BELOW GRADE.



EXISTING HOUSE ELEVATIONS

HIGHEST ROOF RIDGE = 273.1±
 FIRST FLOOR THRESHOLD = 243.4±
 TOP OF FOUNDATION (A) = 242.2±
 TOP OF FOUNDATION (B) = 240.9±
 GARAGE SLAB (EXIT) = 234.4±

LOT COVERAGE

ALLOWED = 15.0% / 7,775± S.F.
 EXISTING = 5.4% / 2,784± S.F.

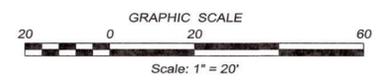
BUILDING COVERAGE

ALLOWED = 15.0% / 7,775± S.F.
 EXISTING = 4.7% / 2,432± S.F.



LEGEND

- 157 --- EXISTING 1' CONTOURS
- 150 --- EXISTING 10' CONTOURS
- C10" EXISTING TREE LOCATION
- EXISTING FIELD STONE WALL
- EXISTING RETAINING WALL
- G--- EXISTING GAS LINE
- GG EXISTING GAS GATE
- W--- EXISTING WATER LINE
- WG EXISTING WATER GATE
- Hydrant ⌘ EXISTING WATER GATE
- S--- EXISTING SEWER LINE
- UP 17 ○ EXISTING UTILITY POLE
- OW--- EXISTING OVERHEAD WIRE
- EXISTING DEEP TEST HOLE LOCATION



"81 ARNOLD ROAD EXISTING CONDITIONS PLAN"

LAND IN WELLESLEY, MASS.

PREPARED FOR: MATT FRUHAN
 81 ARNOLD ROAD
 WELLESLEY, MA 02481

SCALE: 1" = 20' DATE: 18 MAY 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**
 32 FREMONT STREET, SUITE 200
 NEEDHAM HEIGHTS, MA 02494
 (781) 400-5946
 www.JILLSONCOMPANY.com

NOTES

1. THIS PLAN SHALL NOT BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.
2. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE LAND COURT CERTIFICATE #201,329 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
3. THIS PLAN REFERS TO THE TOWN OF WELLESLEY ASSESSOR'S MAP 96, LOT 13.
4. ZONING CLASSIFICATION: SINGLE RESIDENCE 20.
5. ALL ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. OF 1988.
6. THE PLANIMETRIC SITE FEATURES SHOWN HEREON ARE BASED ON FIELD SURVEY WORK PERFORMED BY THE JILLSON COMPANY IN JANUARY 2020.
7. ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE TOWN AND FIELD SKETCHES AND SHALL BE CONSIDERED APPROXIMATE. FURTHERMORE, THE TOTAL EXTENT OF THE UNDERGROUND UTILITIES IS UNKNOWN.
8. THE PROJECT SITE IS LOCATED IN 'ZONE X - AREA OF MINIMAL FLOOD HAZARD' AS SHOWN ON FIRM FLOOD MAP NUMBER MAP 25021C0008E, EFFECTIVE ON 7/17/12.
9. SEWER MANHOLE IN THE FRONT YARD WAS NOT OBSERVED. IT'S PLOTTED FROM TIE-CARD DATA, PROBED & APPROXIMATELY 18" BELOW GRADE.
10. FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED HOUSE ELEVATIONS & AS SHOWN HEREON, SEE THE LATEST ARCHITECTURAL PLAN PROVIDED BY D. MICHAEL COLLINS ARCHITECTS.

EXISTING HOUSE ELEVATIONS

HIGHEST ROOF RIDGE = 273.1±
 FIRST FLOOR THRESHOLD = 243.4±
 TOP OF FOUNDATION (A) = 242.2±
 TOP OF FOUNDATION (B) = 240.9±
 GARAGE SLAB (EXIT) = 234.4±

PROPOSED HOUSE ELEVATIONS

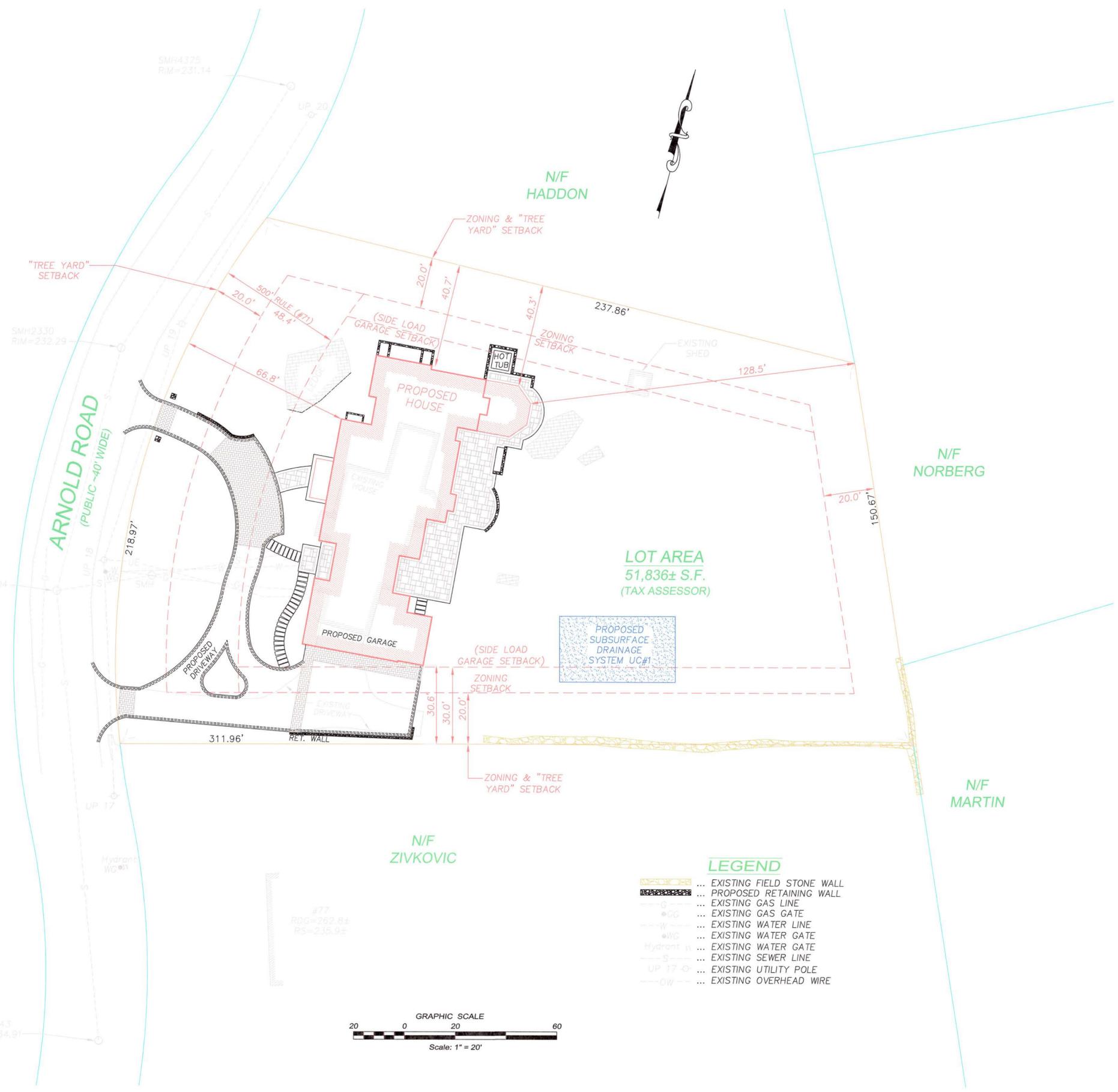
HIGHEST ROOF RIDGE = 271.0±
 MAX. ALLOWABLE ROOF RIDGE = 276.0±
 FIRST FLOOR = 237.5±
 TOP OF FOUNDATION = 237.2±
 GARAGE SLAB (EXIT) = 236.0±
 BASEMENT SLAB = 226.6±

LOT COVERAGE

ALLOWED = 15.0% / 7,775± S.F.
 EXISTING = 5.4% / 2,784± S.F.
 PROPOSED = 11.6% / 6,010± S.F.

BUILDING COVERAGE

ALLOWED = 15.0% / 7,775± S.F.
 EXISTING = 4.7% / 2,432± S.F.
 PROPOSED = 9.4% / 4,857± S.F.



LOT AREA
 51,836± S.F.
 (TAX ASSESSOR)

N/F
 HADDON

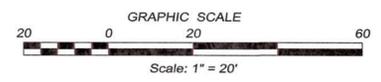
N/F
 NORBERG

N/F
 MARTIN

N/F
 ZIVKOVIC

LEGEND

- EXISTING FIELD STONE WALL
- PROPOSED RETAINING WALL
- EXISTING GAS LINE
- EXISTING GAS GATE
- EXISTING WATER LINE
- EXISTING WATER GATE
- Hydrant --- EXISTING WATER GATE
- EXISTING SEWER LINE
- UP 17 --- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE



"#81 ARNOLD ROAD PLOT PLAN"

LAND IN
 WELLESLEY, MASS.

PREPARED FOR: MATT FRUHAN
 81 ARNOLD ROAD
 WELLESLEY, MA 02481

SCALE: 1" = 20' DATE: 18 MAY 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**
 32 FREMONT STREET, SUITE 200
 NEEDHAM HEIGHTS, MA 02494
 (781) 400-5946
 www.JILLSONCOMPANY.com

NOTES

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2. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE LAND COURT CERTIFICATE #201,329 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
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4. ZONING CLASSIFICATION: SINGLE RESIDENCE 20.
5. ALL ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. OF 1988.
6. THE PLANIMETRIC SITE FEATURES SHOWN HEREON ARE BASED ON FIELD SURVEY WORK PERFORMED BY THE JILLSON COMPANY IN JANUARY 2020.
7. ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE TOWN AND FIELD SKETCHES AND SHALL BE CONSIDERED APPROXIMATE. FURTHERMORE, THE TOTAL EXTENT OF THE UNDERGROUND UTILITIES IS UNKNOWN.
8. THE PROJECT SITE IS LOCATED IN 'ZONE X - AREA OF MINIMAL FLOOD HAZARD' AS SHOWN ON FIRM FLOOD MAP NUMBER MAP 25021C0008E, EFFECTIVE ON 7/17/12.
9. SEWER MANHOLE IN THE FRONT YARD WAS NOT OBSERVED. IT'S PLOTTED FROM TIE-CARD DATA, PROBED & APPROXIMATELY 18" BELOW GRADE.
10. FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED HOUSE SHOWN HEREON, SEE THE LATEST ARCHITECTURAL PLAN PROVIDED BY D.MICHAEL COLLINS ARCHITECTS.
11. FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED PLANTING AREAS SHOWN HEREON, SEE THE LATEST LANDSCAPE ARCHITECTURE PLAN PROVIDED BY KTURNER DESIGN.

EXISTING HOUSE ELEVATIONS

HIGHEST ROOF RIDGE = 273.1±
 FIRST FLOOR THRESHOLD = 243.4±
 TOP OF FOUNDATION (A) = 242.2±
 TOP OF FOUNDATION (B) = 240.9±
 GARAGE SLAB (EXIT) = 234.4±

PROPOSED HOUSE ELEVATIONS

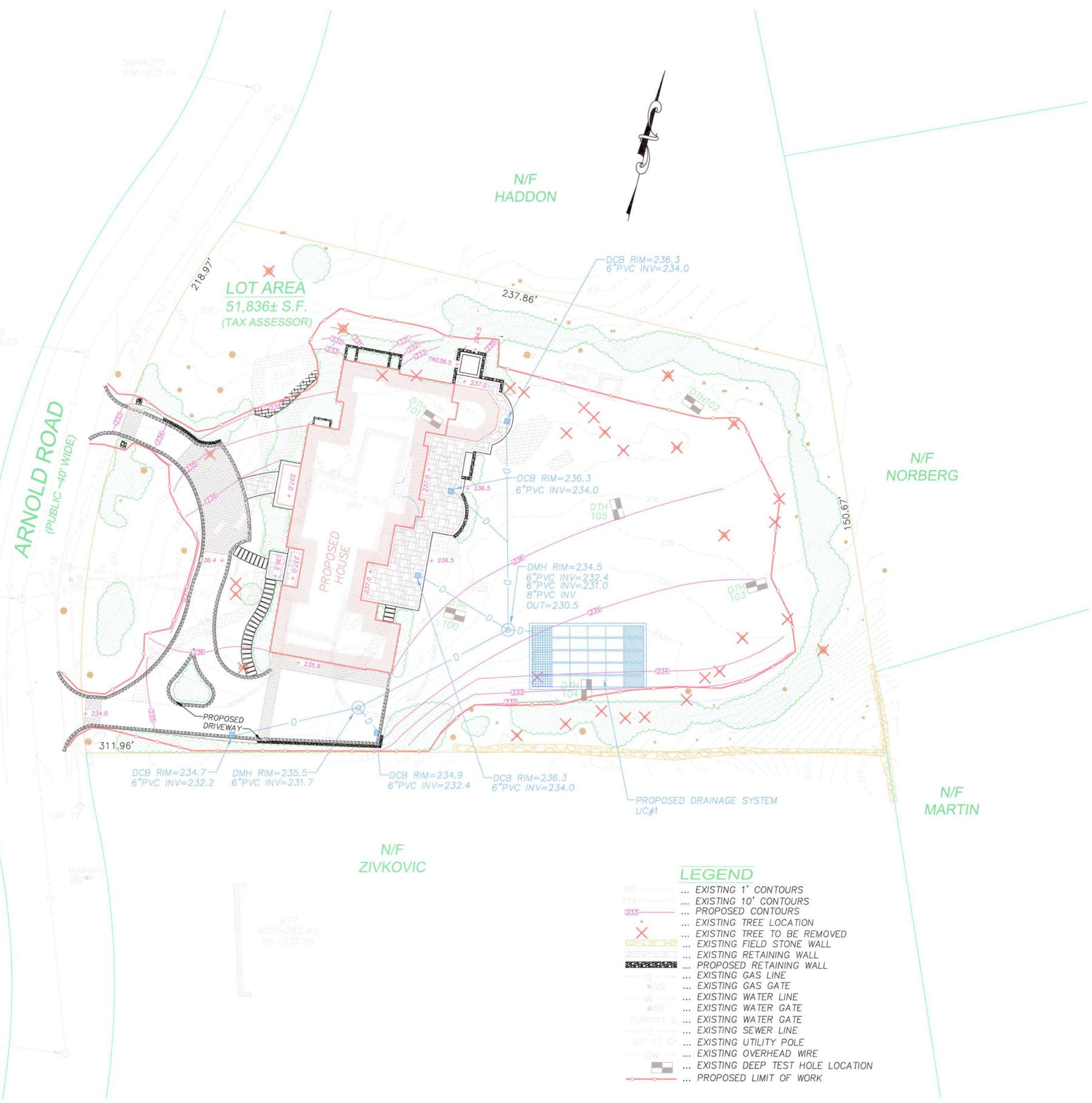
HIGHEST ROOF RIDGE = 271.0±
 MAX. ALLOWABLE ROOF RIDGE = 276.0±
 FIRST FLOOR = 237.5±
 TOP OF FOUNDATION = 237.2±
 GARAGE SLAB (EXIT) = 236.0±
 BASEMENT SLAB = 226.6±

LOT COVERAGE

ALLOWED = 15.0% / 7,775± S.F.
 EXISTING = 5.4% / 2,784± S.F.
 PROPOSED = 11.6% / 6,010± S.F.

BUILDING COVERAGE

ALLOWED = 15.0% / 7,775± S.F.
 EXISTING = 4.7% / 2,432± S.F.
 PROPOSED = 9.4% / 4,857± S.F.



LEGEND

157	...	EXISTING 1' CONTOURS
100	...	EXISTING 10' CONTOURS
2331	---	PROPOSED CONTOURS
X	...	EXISTING TREE LOCATION
X	...	EXISTING TREE TO BE REMOVED
---	---	EXISTING FIELD STONE WALL
---	---	EXISTING RETAINING WALL
---	---	PROPOSED RETAINING WALL
---	---	EXISTING GAS LINE
---	---	EXISTING GAS GATE
---	---	EXISTING WATER LINE
---	---	EXISTING WATER GATE
Hydrant	---	EXISTING WATER GATE
---	---	EXISTING SEWER LINE
UP 17	---	EXISTING UTILITY POLE
---	---	EXISTING OVERHEAD WIRE
---	---	EXISTING DEEP TEST HOLE LOCATION
---	---	PROPOSED LIMIT OF WORK



**"81 ARNOLD ROAD
 SITE DEVELOPMENT PLAN"**

LAND IN
WELLESLEY, MASS.

PREPARED FOR: MATT FRUHAN
 81 ARNOLD ROAD
 WELLESLEY, MA 02481

SCALE: 1" = 20' DATE: 18 MAY 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**
 32 FREMONT STREET, SUITE 200
 NEEDHAM HEIGHTS, MA 02494
 (781) 400-5946
 www.JILLSONCOMPANY.com

SOIL LOGS
(NOT TO SCALE)

DEEP TEST HOLE#100 (NOVEMBER 21, 2019)

Depth	Soil Horizon	Soil Texture	Soil Color
0"-32"	A	Unclassified Fill	
Mottling Note	Weeping Note	Standing Note	Refusal 24"-32"
E.S.H.G.W. = NA	EL = NA	NAVD88 Datum	

DEEP TEST HOLE#101 (NOVEMBER 21, 2019)

Depth	Soil Horizon	Soil Texture	Soil Color
0"-12"	A	Loom	10YR2/2
12"-26"	B	Sandy Loom	10YR5/6
Mottling Note	Weeping Note	Standing Note	Refusal 26"
E.S.H.G.W. = NA	EL = NA	NAVD88 Datum	

DEEP TEST HOLE#102 (NOVEMBER 21, 2019)

Depth	Soil Horizon	Soil Texture	Soil Color
0"-6"	A	Loom	10YR2/2
6"-24"	B	Sandy Loom	10YR4/6
Mottling Note	Weeping Note	Standing Note	Refusal 24"
E.S.H.G.W. = NA	EL = NA	NAVD88 Datum	

DEEP TEST HOLE#103 (NOVEMBER 21, 2019)

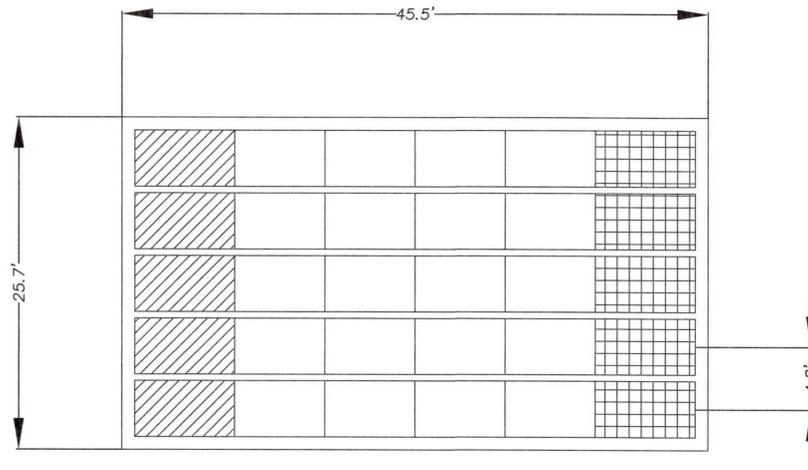
Depth	Soil Horizon	Soil Texture	Soil Color
0"-18"	A	Loom	10YR2/2
Mottling Note	Weeping Note	Standing Note	Refusal 18"
E.S.H.G.W. = NA	EL = NA	NAVD88 Datum	

DEEP TEST HOLE#104 (NOVEMBER 21, 2019)

Depth	Soil Horizon	Soil Texture	Soil Color
0"-10"	A	Loom	
10"-34"	B	Sandy Loom	10YR5/6
34"-50"	C1	Sandy Loom	5Y5/3
50"-84"	C2	Loomy Sand	2.5Y4/3
Mottling Note	Weeping Note	Standing Note	Refusal 24"-84"
E.S.H.G.W. = NA	EL = 227.2	NAVD88 Datum	

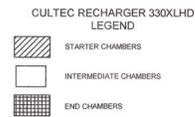
DEEP TEST HOLE#105 (NOVEMBER 21, 2019)

Depth	Soil Horizon	Soil Texture	Soil Color
0"-10"	A	Loom	
10"-30"	B	Sandy Loom	10YR5/6
30"-84"	C	Sandy Loom	5Y5/3
Mottling Note	Weeping Note	Standing Note	Refusal 84"
E.S.H.G.W. = 6"	EL = 229.5	NAVD88 Datum	



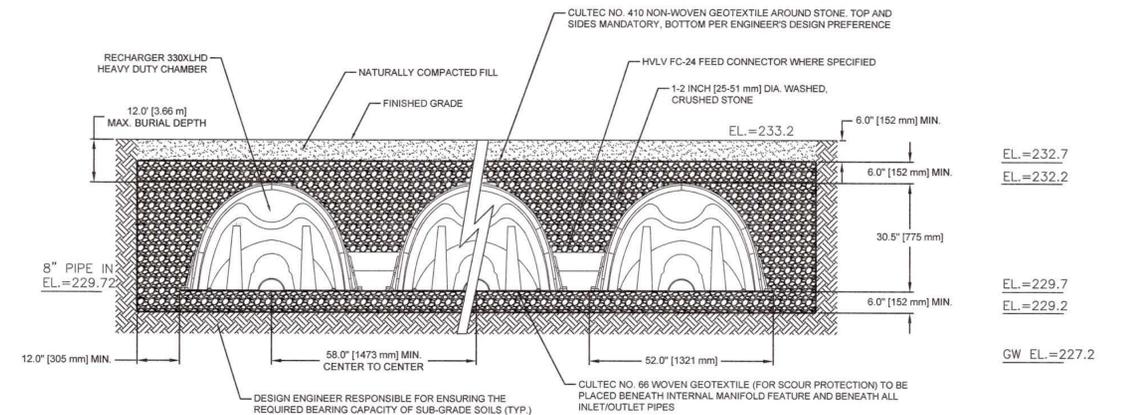
CULTEC RECHARGER 330XLHD STORMWATER BED

Recharger 330XLHD Stormwater System by CULTEC, Inc.			
STARTER CHAMBERS	5	PIECES	
INTERMEDIATE CHAMBERS	20	PIECES	
END CHAMBERS	5	PIECES	
STONE	2515.50	CF	
VOLUME OF EXCAVATION	4136.10	CF	
CULTEC NO. 410™ FILTER FABRIC	3124.10	SQ. FT.	



CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 2626.8 cf
 (STORAGE PROVIDED IN CHAMBERS: 1620.6 cf)
 (STORAGE PROVIDED IN STONE: 1006.2 cf)
 *SYSTEM INSTALLED REQUIRING STONE AMOUNTS OF 6.0 INCHES BELOW CHAMBERS, 6.0 INCHES ABOVE AND A 12.0 INCHES BORDER SURROUNDING

DRAINAGE SYSTEM UC1 DETAILS
(NOT TO SCALE)



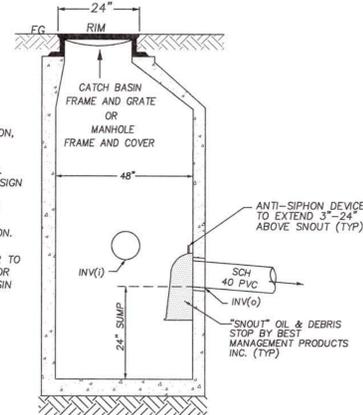
GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

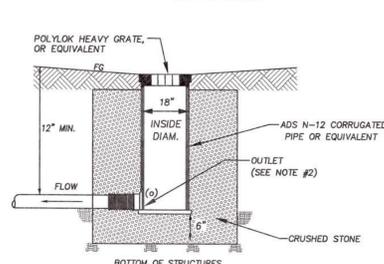
48" (ID) DRAINAGE CATCH BASIN & MANHOLE
(NOT TO SCALE)

NOTES

- 48" CONCRETE MANHOLE BY E.F. SHEA CONCRETE PRODUCTS, INC. OF WILMINGTON, MA, OR EQUIVALENT.
- REFER TO MANUFACTURER FOR RECOMMENDED INSTALLATION GUIDELINES.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO EXCAVATION AND INSTALLATION OF THE PROPOSED CATCH BASIN AND MANHOLES SO THE DESIGN ENGINEER CAN INSPECT THE INSTALLATION.
- "SNOUT" OIL & DEBRIS STOP(S), OR EQUIVALENT, SHALL BE INSTALLED PRIOR TO THE OUTLETS TO PREVENT OIL, DEBRIS OR SEDIMENT FROM EXITING THE CATCH BASIN OR MANHOLE.



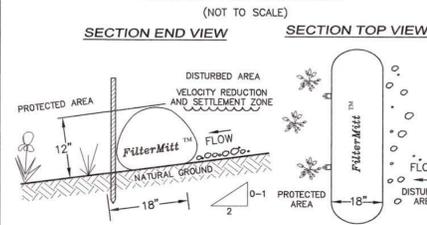
ADS N-12 AREA DRAIN
(NOT TO SCALE)



NOTES

- USE ADS N-12 CORRUGATED PIPE MANUFACTURED BY ADS OF HILLIARD, OH OR EQUIVALENT.
- WIRE MESH GUARDS, OR EQUIVALENT, SHALL BE INSTALLED PRIOR TO THE OUTLETS FOR EACH CLEANOUT TO PREVENT DEBRIS FROM ENTERING THE DRAINAGE PIPE.
- REFER TO MANUFACTURER FOR RECOMMENDED INSTALLATION GUIDELINES.

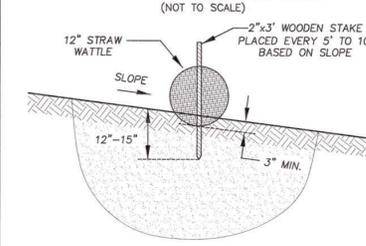
EROSION CONTROL BARRIER
FILTERMITT OR EQUIVALENT
(NOT TO SCALE)



FILTERMITT NOTES

- THE EROSION CONTROL BARRIER SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN.
- THE EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.

EROSION CONTROL BARRIER
STRAW WATTLE OR EQUIVALENT
(NOT TO SCALE)



STRAW WATTLE NOTES

- THE EROSION CONTROL BARRIER SHALL BE USED TO ENCIRCLE STOCKPILE MATERIALS.
- THE EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- A SMALL AMOUNT OF BARRIER SHALL BE STOCKPILED ON-SITE FOR EMERGENCY USE.



**"81 ARNOLD ROAD
DETAIL SHEET"**

LAND IN
WELLESLEY, MASS.

PREPARED FOR: MATT FRUHAN
81 ARNOLD ROAD
WELLESLEY, MA 02481

SCALE: NOT TO SCALE DATE: 18 MAY 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**
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