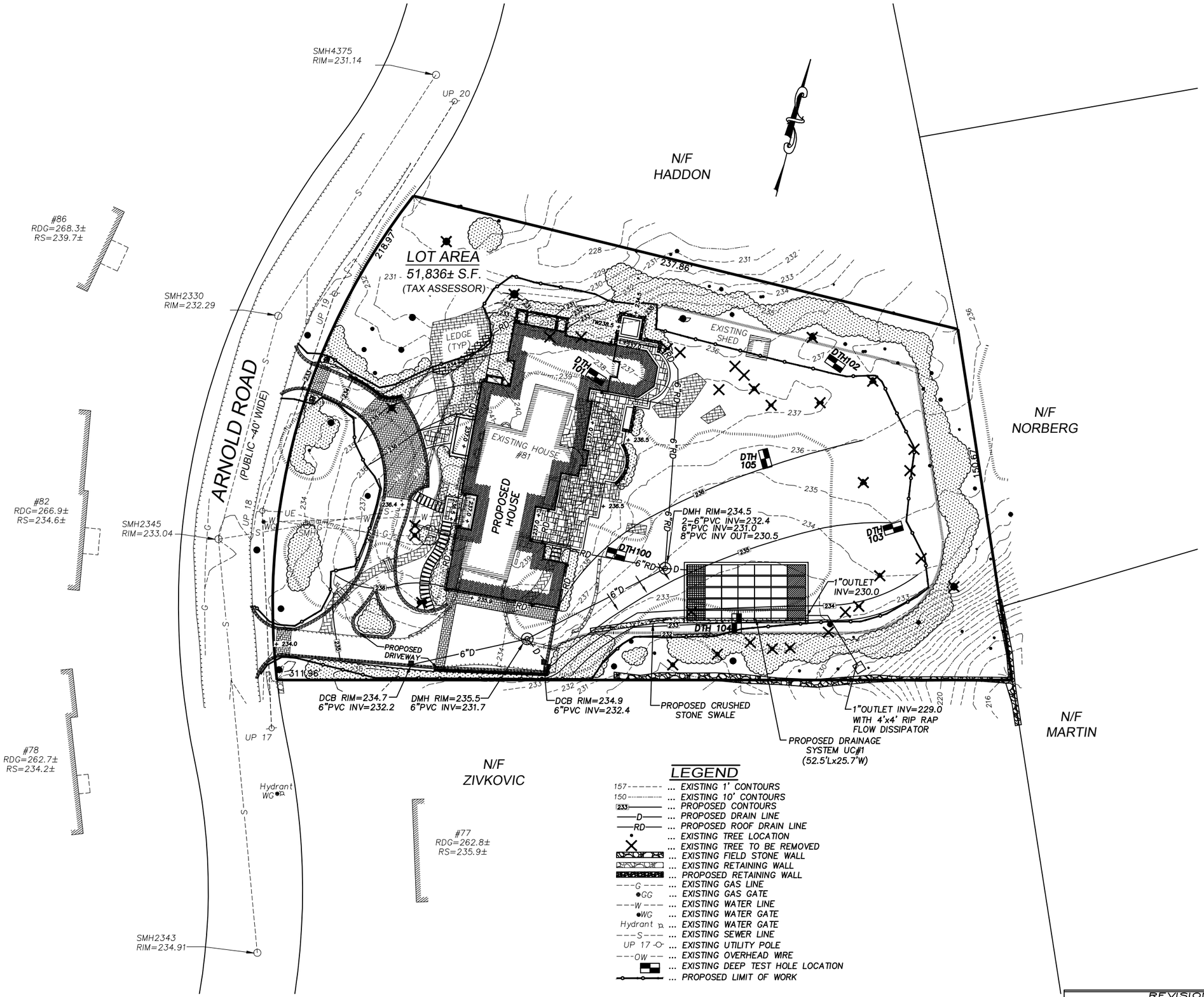


LEGEND

- 157 ... EXISTING 1' CONTOURS
- 150 ... EXISTING 10' CONTOURS
- 233 ... PROPOSED CONTOURS
- D ... PROPOSED DRAIN LINE
- RD ... PROPOSED ROOF DRAIN LINE
- ... EXISTING TREE LOCATION
- ... EXISTING TREE TO BE REMOVED
- ... EXISTING FIELD STONE WALL
- ... EXISTING RETAINING WALL
- ... PROPOSED 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
- ... PROPOSED LIMIT OF WORK

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 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 KDTURNER DESIGN.

JOB #3030

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.

COMMONWEALTH OF MASSACHUSETTS
KEVIN E. O'LEARY
CIVIL
No.34747
REGISTERED PROFESSIONAL ENGINEER

"81 ARNOLD ROAD SITE DEVELOPMENT PLAN"

LAND IN

WELLESLEY, MASS.

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

SCALE: REDUCED COPY 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

REVISIONS

REV	DATE	DESCRIPTION
1	6/1/20	WORKING PLAN–PROGRESS PRINT–ADD ROOF DRN
2	6/15/20	ADD ROOF DRN, STONE SWALE, PATIO ENLARGED

SHEET 1 OF 2

JOB #3030

JOB #3030

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 None	Weeping None	Standing None	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	Loam	10YR2/2
12"–26"	B	Sandy Loam	10YR5/6
Mottling None	Weeping None	Standing None	Refusal 26"
E.S.H.G.W. = NA		EL.=NA	NAVD88 Datum

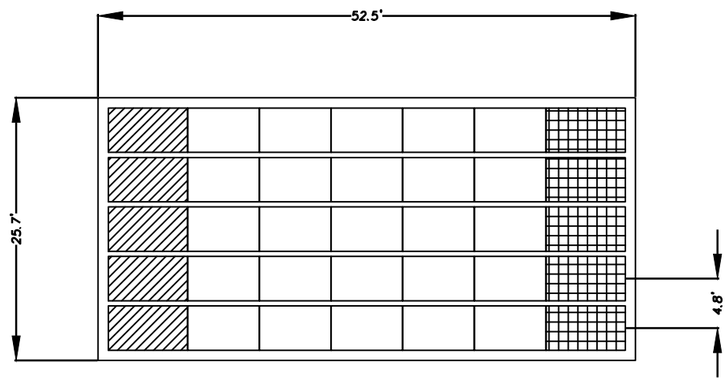
DEEP TEST HOLE#102 (NOVEMBER 21, 2019)			
Depth	Soil Horizon	Soil Texture	Soil Color
0"–6"	A	Loam	10YR2/2
6"–24"	B	Sandy Loam	10YR4/6
Mottling None	Weeping None	Standing None	Refusal 24"
E.S.H.G.W. = NA		EL.=NA	NAVD88 Datum

DEEP TEST HOLE#103 (NOVEMBER 21, 2019)			
Depth	Soil Horizon	Soil Texture	Soil Color
0"–18"	A	Loam	10YR2/2
Mottling None	Weeping None	Standing None	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	Loam	
10"–34"	B	Sandy Loam	10YR5/6
34"–50"	C1	Sandy Loam	5Y5/3
50"–84"	C2	Loamy Sand	2.5Y4/3
Mottling None	Weeping 5'	Standing >5'	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	Loam	
10"–30"	B	Sandy Loam	10YR5/6
30"–84"	C	Sandy Loam	5Y5/3
Mottling None	Weeping 7'	Standing None	Refusal 84"
E.S.H.G.W. = 6'		EL.=229.5	NAVD88 Datum

DRAINAGE SYSTEM UC1 DETAILS
(NOT TO SCALE)



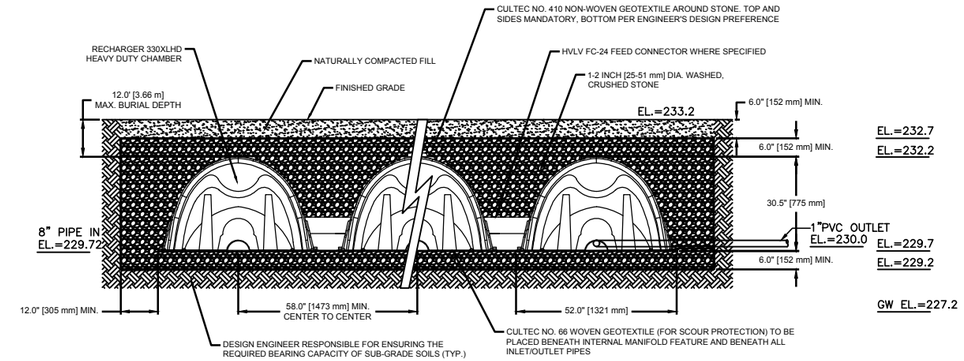
CULTEC RECHARGER 330XLHD STORMWATER BED

Recharger 330XLHD Stormwater System by CULTEC, Inc.		
STARTER CHAMBERS	5	PIECES
INTERMEDIATE CHAMBERS	25	PIECES
END CHAMBERS	5	PIECES
STONE	2891.00	CF
VOLUME OF EXCAVATION	4772.40	CF
CULTEC NO. 410™ FILTER FABRIC	3573.96	SQ.FT.

CULTEC RECHARGER 330XLHD LEGEND

- STARTER CHAMBERS
- INTERMEDIATE CHAMBERS
- END CHAMBERS

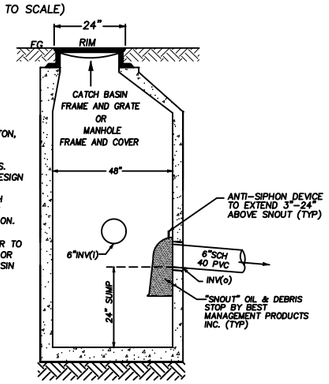
CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 3037.8 cf
(STORAGE PROVIDED IN CHAMBERS: 1881.4 cf)
(STORAGE PROVIDED IN STONE: 1156.4 cf)
*SYSTEM INSTALLED REQUIRING STONE AMOUNTS OF 6.0 INCHES BELOW CHAMBERS, 6.0 INCHES ABOVE AND A 12.0 INCHES BORDER SURROUNDING



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m^3/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

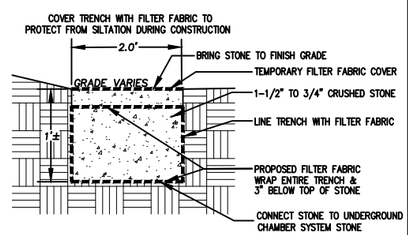
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

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



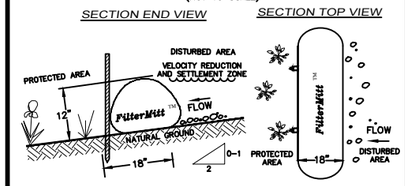
NOTES
1. 48" CONCRETE MANHOLE BY E.F. SHEA CONCRETE PRODUCTS, INC. OF WILMINGTON, MA, OR EQUIVALENT.
2. REFER TO MANUFACTURER FOR RECOMMENDED INSTALLATION GUIDELINES.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO EXCAVATION AND INSTALLATION OF THE PROPOSED CATCH BASINS AND MANHOLES SO THE DESIGN ENGINEER CAN INSPECT THE INSTALLATION.
4. "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.

CRUSHED STONE SWALE
(NOT TO SCALE)



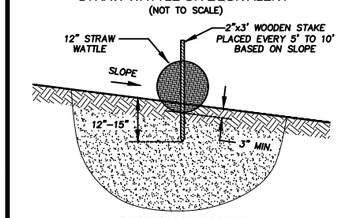
EROSION CONTROL BARRIER
FILTERMITT OR EQUIVALENT
(NOT TO SCALE)

SECTION END VIEW — SECTION TOP VIEW



FILTERMITT NOTES
1. THE EROSION CONTROL BARRIER SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN.
2. THE EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.

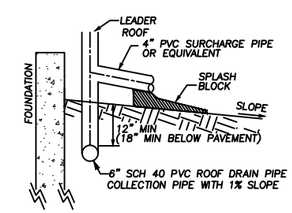
EROSION CONTROL BARRIER
STRAW WATTLE OR EQUIVALENT
(NOT TO SCALE)



SECTION END VIEW

STRAW WATTLE NOTES
1. THE EROSION CONTROL BARRIER SHALL BE USED TO ENCIRCLE STOCKPILE MATERIALS.
2. THE EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
3. A SMALL AMOUNT OF BARRIER SHALL BE STOCKPILED ON–SITE FOR EMERGENCY USE.

ROOF DRAIN COLLECTION SYSTEM
(NOT TO SCALE)



COMMONWEALTH OF MASSACHUSETTS
KEVIN E. O'LEARY
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"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.
32 FREMONT STREET, SUITE 200
NEEDHAM HEIGHTS, MA 02494
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REVISIONS		
REV	DATE	DESCRIPTION
1	6/10/20	ADD ROOF DRN & STONE SWALE
2	6/15/20	PLAN SET REVISION