PLAN NO. 1238 OF 1998

NOTES

1.) SITE LOCUS IS OVERLAID ONTO THE 1978 SCENIC ROAD LAYOUT PLAN FOR POND ROAD.

PLAN REFERENCES

1. PLAN 757 OF 1998 (NRD)
2. PLAN 1238 OF 1998 (MRSD)
3. PLAN 516 OF 2018 (MRSD)
4. PLAN BY SULLIVAN SURVEY COMPANY, LLC DATED 2/24/17 SIGNED BY WELLESLEY PLANNING BOARD.
5. PLAN BY TOWN OF WELLESLEY DEPARTMENT OF PUBLIC WORKS "LOCATION: POND ROAD; PROJECT: SCENIC ROAD LAYOUT" DATED AUGUST 15, 1978.

CALL DIG-SAFE BEFORE YOU DIG
811

50 0 25 50 100 200
SCALE: 1" = 50'

DGT Associates
Surveying & Engineering
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Boston • Worcester
1071 Worcester Road
Framingham, MA 01701
508-879-0030
www.DGTassociates.com

PLANNING BOARD APPROVAL:

DATE

APPLICANT:
BOSTON REAL ESTATE CAPITAL
10 POST OFFICE SQUARE, 8TH FLOOR
BOSTON, MA 02109

RECORD OWNER:
ANDREW AND ASHLEY COLE
200 POND ROAD
WELLESLEY, MA 02482

PARCEL ID:
ASSESSOR'S RECORDS
195-1-D & 195-1-E

ISSUED FOR:
TOWN OF WELLESLEY
PLANNING BOARD LARGE HOUSE REVIEW, SCENIC ROAD FILING & TREE PROTECTION FILING

COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 48423
REGISTERED PROFESSIONAL ENGINEER
Bert E. Corey 1/10/20

DAVID W. HUMPHREY
No. 33320
REGISTERED PROFESSIONAL ENGINEER
10 Jan 20

NO.	APP	DATE	DESCRIPTION
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: OCTOBER 4, 2019

SCALE: 1"=50'

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

194 POND ROAD: RESIDENTIAL SITE PLAN

194 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

SCENIC ROAD OVERLAY

SHEET: 1 OF 2

PROJECT NO.: 25485

SR-1

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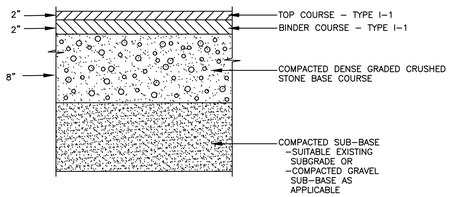
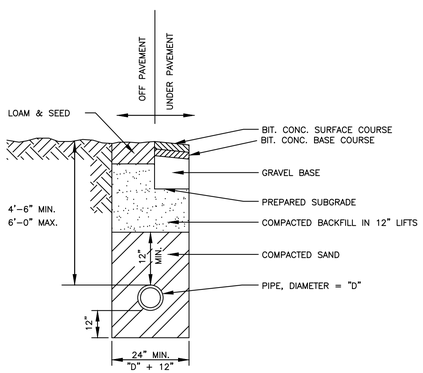
G:\Carlson Jobs\25485\Correspondence\To Client\2020-01-10 (Site Plan Set - OUTDATED)\25485-Scenic Road.dwg



ASPHALT PAVEMENT

(NO SCALE)

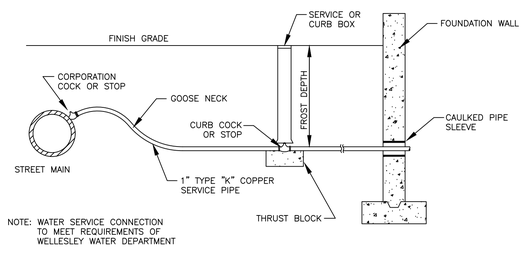


NOTES:

1. TRENCH BACKFILL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS CONTAINED IN MASSACHUSETTS HIGHWAY DEPARTMENT; STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988.
2. BACKFILL MATERIALS TO MEET MUNICIPAL STANDARDS.

TYPICAL WATER PIPE BEDDING

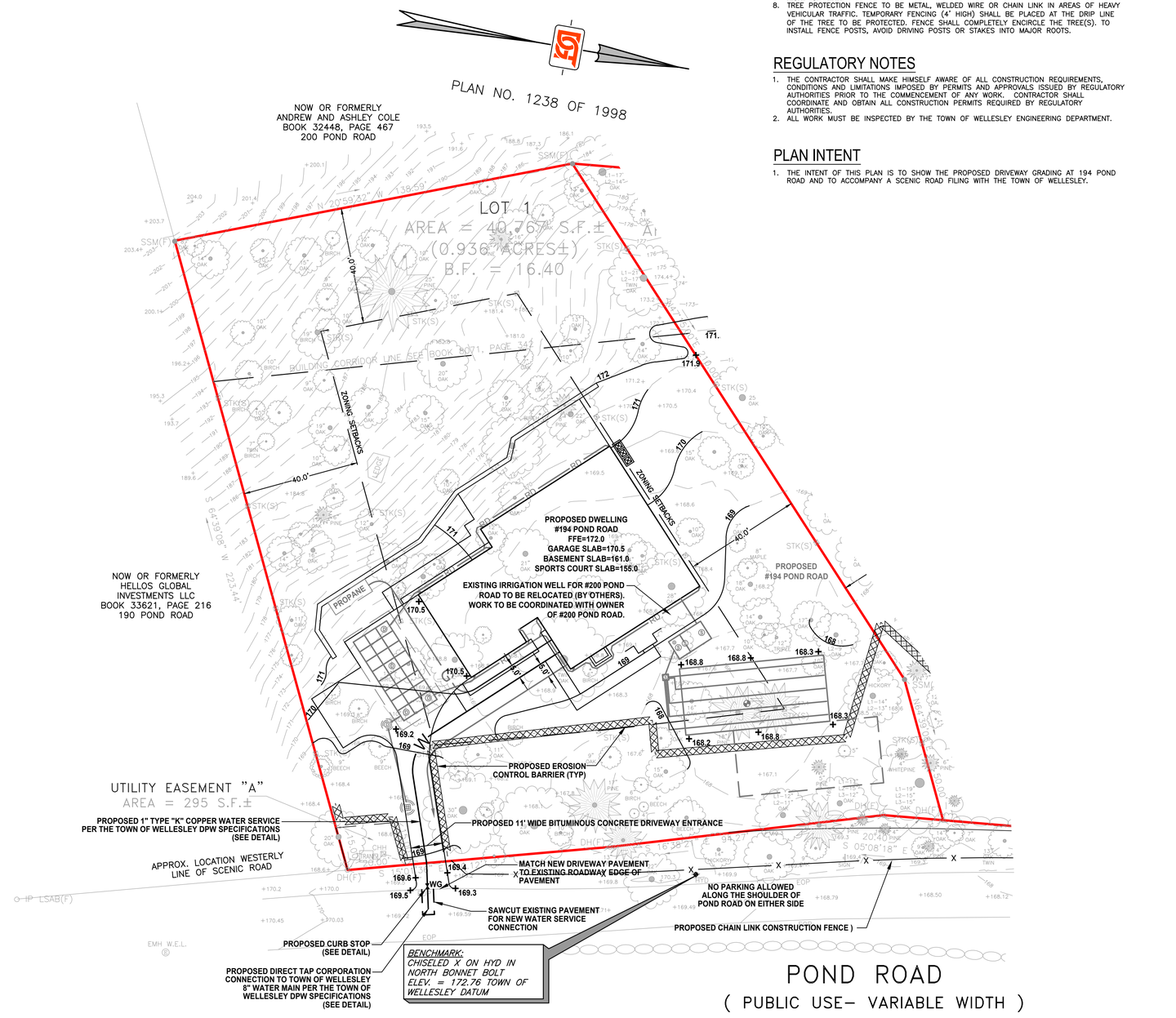
(NO SCALE)



NOTE: WATER SERVICE CONNECTION TO MEET REQUIREMENTS OF WELLESLEY WATER DEPARTMENT

WATER SERVICE CONNECTION DETAIL

(NO SCALE)



(SCENIC ROAD = ARTICLE 45 OF 1974 & ARTICLE 52 OF 1982 ANNUAL TOWN MEETINGS AND APRIL 27, 2019 WELLESLEY BOARD OF SELECTMEN MEETING.)

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM THE PLAN ENTITLED "TOPOGRAPHIC PLAN 194 & 196 POND ROAD, WELLESLEY, MASSACHUSETTS" PREPARED BY DGT ASSOCIATES, DATED DECEMBER 26, 2019.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCHMARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
3. IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, DGT ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
4. DGT ASSOCIATES SHALL BE NOTIFIED OF ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS OR UTILITIES THAT MAY AFFECT THE CONSTRUCTION SHOWN ON THIS PLAN FOR ANY NECESSARY PLAN REVISIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION THAT ARE NOT INTENDED FOR DEMOLITION AND/OR REMOVAL HEREON.
6. NO STONE WALLS TO BE REMOVED OR MODIFIED WITHIN THE SCENIC ROAD RIGHT–OF–WAY.
7. NO TREES OVER 4" DIAMETER AT BREAST HEIGHT TO BE REMOVED WITHIN THE SCENIC ROAD RIGHT–OF–WAY.
8. TREE PROTECTION FENCE TO BE METAL, WELDED WIRE OR CHAIN LINK IN AREAS OF HEAVY VEHICULAR TRAFFIC. TEMPORARY FENCING (4' HIGH) SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE PROTECTED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.

REGULATORY NOTES

1. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
2. ALL WORK MUST BE INSPECTED BY THE TOWN OF WELLESLEY ENGINEERING DEPARTMENT.

PLAN INTENT

1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED DRIVEWAY GRADING AT 194 POND ROAD AND TO ACCOMPANY A SCENIC ROAD FILING WITH THE TOWN OF WELLESLEY.

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TOWN OF WELLESLEY PLANNING BOARD LARGE HOUSE REVIEW, SCENIC ROAD FILING & TREE PROTECTION FILING

COMMONWEALTH OF MASSACHUSETTS — BERT E. COREY — CIVIL — No. 48423 — REGISTERED PROFESSIONAL ENGINEER
Bert E. Corey 1/10/20

DAVID W. HUMPHREY — No. 33320 — REGISTERED PROFESSIONAL ENGINEER
10 Jan 20

NO.	APP	DATE	DESCRIPTION
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

194 POND ROAD: RESIDENTIAL SITE PLAN

194 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

SCENIC ROAD MODIFICATION PLAN

SHEET: **2 OF 2**

PROJECT NO.: **25485**

SR-2

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