PERMIT SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

GENERAL NOTES

1. ELEVATIONS SHOWN HEREON REFER TO TOWN OF WELLESLEY DATUM.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM FIELD SURVEYS PERFORMED BY DGT ASSOCIATES IN AUGUST OF 2019.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
4. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE WELLESLEY DEPARTMENT OF PUBLIC WORKS.
5. IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, DGT ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
6. 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.
7. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN WHICH WOULD INCLUDE DETAILS AND ELEVATIONS FOR FOOTINGS, FOUNDATION WALL DESIGN. COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.
8. THE PROPOSED BUILDING CONFIGURATION AS SHOWN HEREON SHALL BE CONSIDERED CONCEPTUAL AND SHALL BE VERIFIED WITH THE FINAL ARCHITECTURAL PLANS AND THE CURRENT ZONING ORDINANCES PRIOR TO CONSTRUCTION.
9. 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.
10. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING AND UTILITY PLAN NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES, OBSTRUCTIONS AND/OR SYSTEMS MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AND/OR SYSTEMS WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN HEREON, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. RIM ELEVATIONS SHOWN HEREON FOR NEW STRUCTURES ARE PROVIDED TO ASSIST THE CONTRACTOR WITH MATERIAL TAKEOFFS. FINAL RIM ELEVATIONS SHALL MATCH PAVEMENT, GRADING, LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. WHERE CONNECTIONS AND STRUCTURES ARE TO BE INSTALLED AT EXISTING UTILITIES, THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION PRIOR TO INSTALLATION AND SHALL REPORT ANY SIGNIFICANT DISCREPANCY FROM THE PLAN INFORMATION TO THE ENGINEER.
5. WHERE NEW PAVING MEETING EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
6. AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
7. PERIMETER EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND SHALL SERVE AS A LIMIT OF WORK, UNLESS OTHERWISE SHOWN.
8. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
10. PERIMETER ROOF DRAIN LEADER TO BE 6" HDPE (ADS N-12, DOUBLE WALL).
11. THE CONTRACTOR SHALL MAINTAIN A PASSABLE ROADWAY AT ALL TIMES FOR PEDESTRIAN AND VEHICULAR TRAFFIC.
12. ALL DRAIN, WATER, AND SEWER WORK OUTSIDE OF THE BUILDING SHALL BE PERFORMED BY A CONTRACTOR QUALIFIED TO PERFORM THE WORK IN THE TOWN OF WELLESLEY. UTILITY WORK SHALL BE IN COMPLIANCE WITH THE TOWN OF WELLESLEY CONSTRUCTION STANDARDS.
13. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WELLESLEY ENGINEERING DIVISION 72 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
14. ALL WATER FITTINGS SHALL BE LEAD FREE.
15. THE DESIGN ENGINEER AND THE WELLESLEY DPW ENGINEERING DIVISION ARE TO BE NOTIFIED OF THE DATE OF CONFIRMATORY TESTING TO BE PERFORMED AT INFILTRATION SYSTEM LOCATIONS PRIOR TO INSTALLATION.

REGULATORY NOTES

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILING INFORMATION FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE LOCATION SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. BEFORE ANY CONSTRUCTION, DEMOLITION OR SITE WORK, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING "DIG-SAFE" AT 811.
2. 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.
3. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
4. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

PLAN INTENT

1. THE INTENT OF THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

ZONING

SR40-SINGLE RESIDENCE & WATER SUPPLY PROTECTION OVERLAY DISTRICT

REFERENCES

1. PLAN 757 OF 1998 (NRD)
2. PLAN 1238 OF 1998 (MRSD)
3. PLAN 516 OF 2018 (MRSD)
4. PLAN BY SULLIVAN SURVEYING COMPANY, LLC DATED 2/24/17 SIGNED BY WELLESLEY PLANNING BOARD.

RECORD OWNER

ANDREW AND ASHLEY COLE
200 POND ROAD
WELLESLEY, MA 02482

APPLICANT

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

DIMENSIONAL REQUIREMENTS

		REQUIRED	EXISTING	PROPOSED
LOT AREA:	(MIN.)	40,000 SF	43,933± SF	43,933± SF
		0.918 ACRES	1.009 ACRES	1.009 ACRES
LOT FRONTAGE:	(MIN.)	200 FT	214.0± FT	214.0± FT
FRONT YARD WIDTH:	(MIN.)	200 FT	215.2 FT	215.2 FT
FRONT YARD SETBACK:	(MIN.)	40 FT	N/A FT	64.0 FT
SIDE YARD SETBACK:	(MIN.)	40 FT	N/A FT	40.4 FT
REAR YARD SETBACK:	(MIN.)	40 FT	N/A FT	71.1 FT
BUILDING HEIGHT:	(MAX.)	36 / 3 FT/STORY	N/A FT/STORY	36 / 2.5 FT/STORY
BUILD FACTOR:	(MAX.)	15.0 %	0 %	9.1 %

SITE DATA

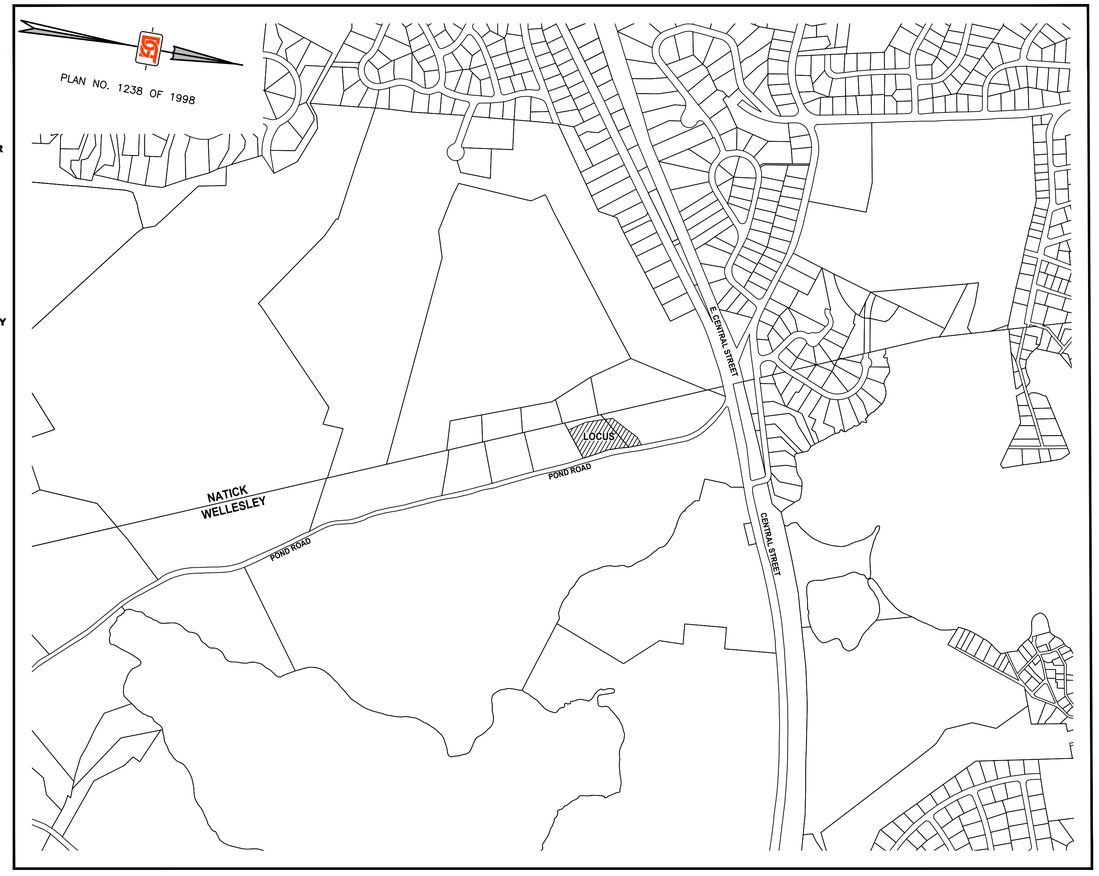
	PRE-DEVELOPMENT	POST-DEVELOPMENT
BUILDING AREA	0 SF (0.0%)	3,996 SF (9.10%)
DRIVEWAYS, PATIOS & WALKWAYS	0 SF (0.0%)	3,831 SF (8.72%)
TOTAL IMPERVIOUS	0 SF (0.0%)	7,827 SF (17.82%)
LANDSCAPED & WOODED AREA	43,933± SF (100.0%)	36,106 SF (82.18%)

LEGEND

EXISTING		PROPOSED
100	CONTOUR ELEVATION	100
	UNDERGROUND DRAIN LINE	D
	UNDERGROUND ELECTRIC LINE	E
	UNDERGROUND GAS LINE	G
	UNDERGROUND SEWER LINE	S
	UNDERGROUND WATER LINE	W
DH	DRILL HOLE	
SSM	STEEL SURVEY MARKER	
STK	WOODEN STAKE	
(F)	FOUND	
(S)	SET	
Bk.	BOOK	
Pg.	PAGE	
	DRAIN MANHOLE	DMH
EMH	ELECTRIC MANHOLE	EMH
	SEWER MANHOLE	SMH
	ROUND CATCH BASIN	RCB
	CATCH BASIN	CB
WELL	WELL	
WG	WATER GATE	WG
	ELECTRIC PULL BOX	
CHH TV	CABLE TV HAND HOLE / PULL BOX	
CHH TRANS	TRANSFORMER	
HYD.	HYDRANT	HYD.
RDR	ROOF DRAIN	RDR
MW	MONITOR WELL	
PERC.	PERCOLATION TEST LOCATION	
	BENCH MARK	
	SIGN	
OVP	VENT PIPE	
ICS	IRRIGATION CONTROL VALVE	
	DEEP TEST PIT LOCATION	
+123.2	SPOT ELEVATION, SOFT GROUND	+123.2
+123.25	SPOT ELEVATION, HARD GROUND	+123.2
CONC.	CONCRETE	
ASP.	ASPHALT	
BIT.	BITUMINOUS	
LS	LANDSCAPE AREAS	LS
W/	WITH	
N / F	NOW OR FORMERLY	
EOP	EDGE OF PAVEMENT	
INV.	INVERT	INV.
	STONE WALL	

QUALITY LEVEL "C" INFORMATION ("QLC")

----CATV-QLC----	COMMUNICATIONS: CABLE TELEVISION, ALARM OR SIGNAL LINES
----E-QLC----	ELECTRIC: ELEC. POWER LINES, CABLES, CONDUIT & LIGHTING CABLES
---- W-QLC ----	WATER



SHEET INDEX

C-1 TITLE SHEET
C-2 EXISTING CONDITIONS PLAN
C-3 OVERALL DEVELOPMENT PLAN
C-4 PAVEMENT, LAYOUT & MATERIALS PLAN
C-5 GRADING & DRAINAGE PLAN
C-6 SITE UTILITIES PLAN
C-7 TREE PLAN
C-8 EROSION & SEDIMENT CONTROL & CONSTRUCTION MANAGEMENT PLAN
C-9 EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-10 SITE DETAILS #1
C-11 SITE DETAILS #2
C-12 SITE DETAILS #3

LOCUS MAP

1" = 500'

0 250 500 1000

SCALE: 1"=500'

DGT Associates
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Framingham
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

COMMONWEALTH OF MASSACHUSETTS
DAVID W. HUMPHREY
No. 33320
PROFESSIONAL LAND SURVEYOR
2/26/20

COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 46423
REGISTERED PROFESSIONAL ENGINEER
2/26/20

NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: OCTOBER 4, 2019

SCALE: AS NOTED

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

TITLE SHEET

SHEET: 1 OF 12

PROJECT NO.: 25485

C-1

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PLAN NO. 1238 OF 1998

NOTES

1.) RECORD OWNER IS ANDREW AND ASHLEY COLE. SEE DEED BOOK 64531 PAGE 467 (MSRD), BOOK 32448, PAGE 467 (NRD), AND BOOK 71432, PAGE 231 (MSRD). SEE BOOK 8071, PAGE 317 AND 342 FOR ADDITIONAL RESTRICTIONS.

2.) ELEVATIONS REFER TO TOWN OF WELLESLEY DATUM, DETERMINED BY GPS OBSERVATIONS USING NAVD 1988, GEIOD 12B (SUBTRACT 6.29' FROM ELEVATIONS SHOWN TO GET NAVD 1988).

3.) SEE WELLESLEY ASSESSORS PARCEL ID:195-1-D & 195-1-E.

4.) PARCEL FALLS WITHIN ZONING DISTRICT SR40-SINGLE RESIDENCE AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.

5.) SEE MIDDLESEX SOUTH AND NORFOLK REGISTRY OF DEEDS FOR RECORD DOCUMENTS.

6.) TOPOGRAPHIC FEATURES, SITE DETAILS AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM A FIELD SURVEY CONDUCTED BY DGT ASSOCIATES, INC. IN AUGUST, 2019

7.) THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RESCALING MAY AFFECT THE MAP ACCURACY.

8.) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED FROM EXISTING RECORDS AND FROM LOCATION OF ABOVE GROUND UTILITY FEATURES AND CONFORM TO "ASCE QUALITY LEVEL C" PER ASCE DOCUMENT "CI/ASCE 38-02". LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH CH. 82, SEC. 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED. CONTACT "DIG-SAFE" AT 1-888-344-7233 OR 811.

LEGEND

	◆	BENCH MARK
CHH	⊠	CABLE TV HAND HOLE/PULL BOX
CPP		CABLE TV HAND HOLE/PULL BOX
EMH	⊗	ELECTRIC MANHOLE
EOP		EDGE OF PAVEMENT
HYD		HYDRANT
	▭	IRRIGATION CONTROL VALVE
INV		INVERT ELEVATION OF PIPE
PERC 12-1		PERCOLATION TEST HOLE
RIP-RAP		RIP RAP STONE
		SIGN
+125.35		SPOT ELEVATION, HARD SURFACE
+125.3		SPOT ELEVATION, SOFT GROUND
		STONE WALL
TH		DEEP SOIL TEST HOLE
	Ⓢ	SEWER MANHOLE
	TRANS	TRANSFORMER
WELL	⊗	WELL
WG	⊶	WATER GATE

BOUNDARY MONUMENTS OR MARKERS

(F)		FOUND
(S)		SET
DH	○	DRILL HOLE
NRD		NORFOLK REGISTRY OF DEEDS
MSRD		MIDDLESEX SOUTH REGISTRY OF DEEDS
STK	⊠	WOODEN STAKE
SSM	●	STEEL SURVEY MARKER

QUALITY LEVEL "C" INFORMATION ("QLC")

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----E-QLC----	ELECTRIC: ELEC. POWER LINES, CABLES, CONDUIT & LIGHTING CABLES
----W-QLC----	WATER

PLAN REFERENCES

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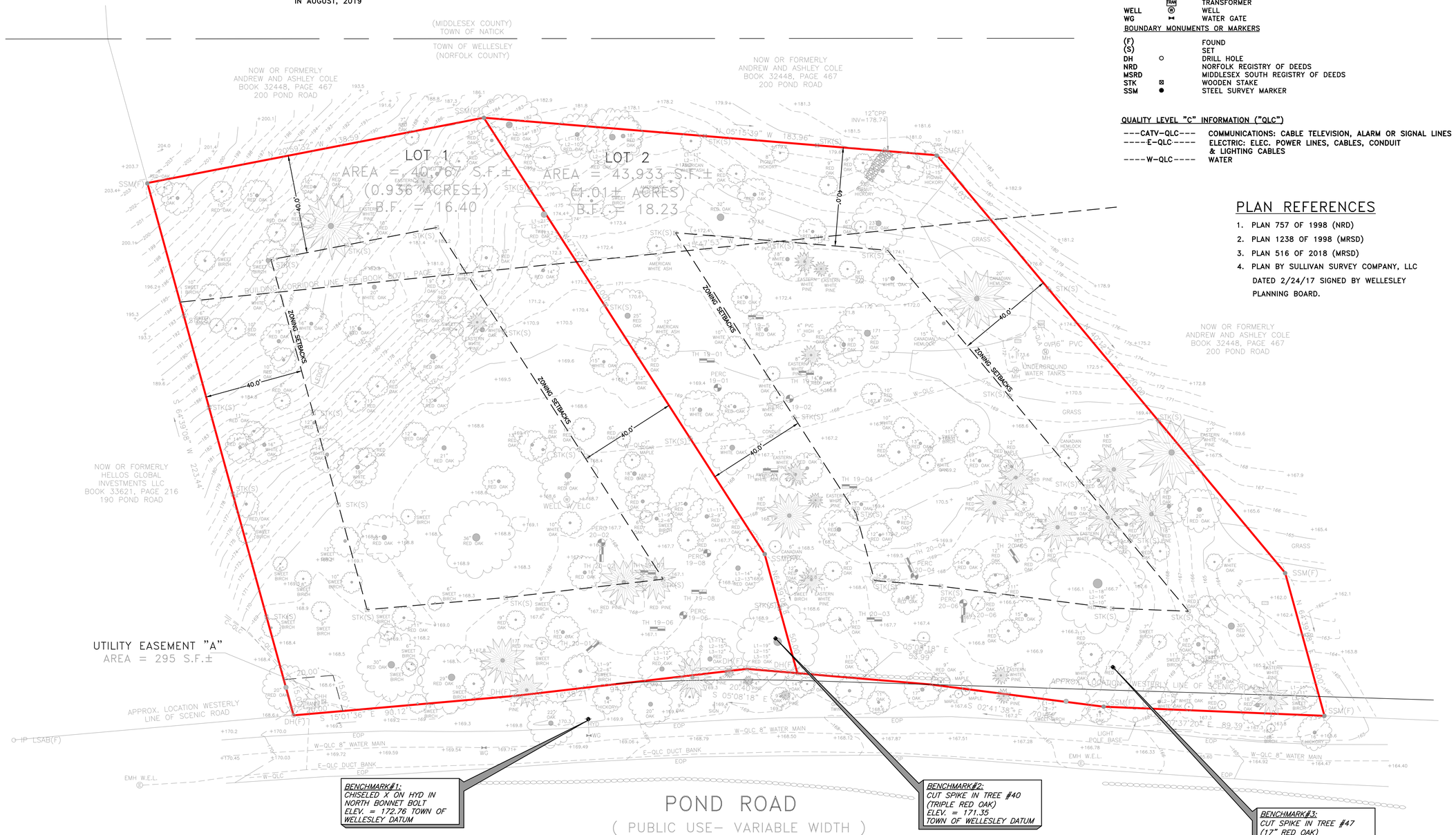

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1071 Worcester Road
Framingham, MA 01701
508-879-0030
www.DGTassociates.com

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

COMMONWEALTH OF MASSACHUSETTS DAVID W. HUMPHREY No. 33320 PROFESSIONAL ENGINEER — 2/26/20

COMMONWEALTH OF MASSACHUSETTS BERT E. COREY CIVIL No. 46423 REGISTERED PROFESSIONAL ENGINEER — 2/26/20

NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: OCTOBER 4, 2019

SCALE: 1"=20'

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET: 2 OF 12

PROJECT NO.: 25485

C-2

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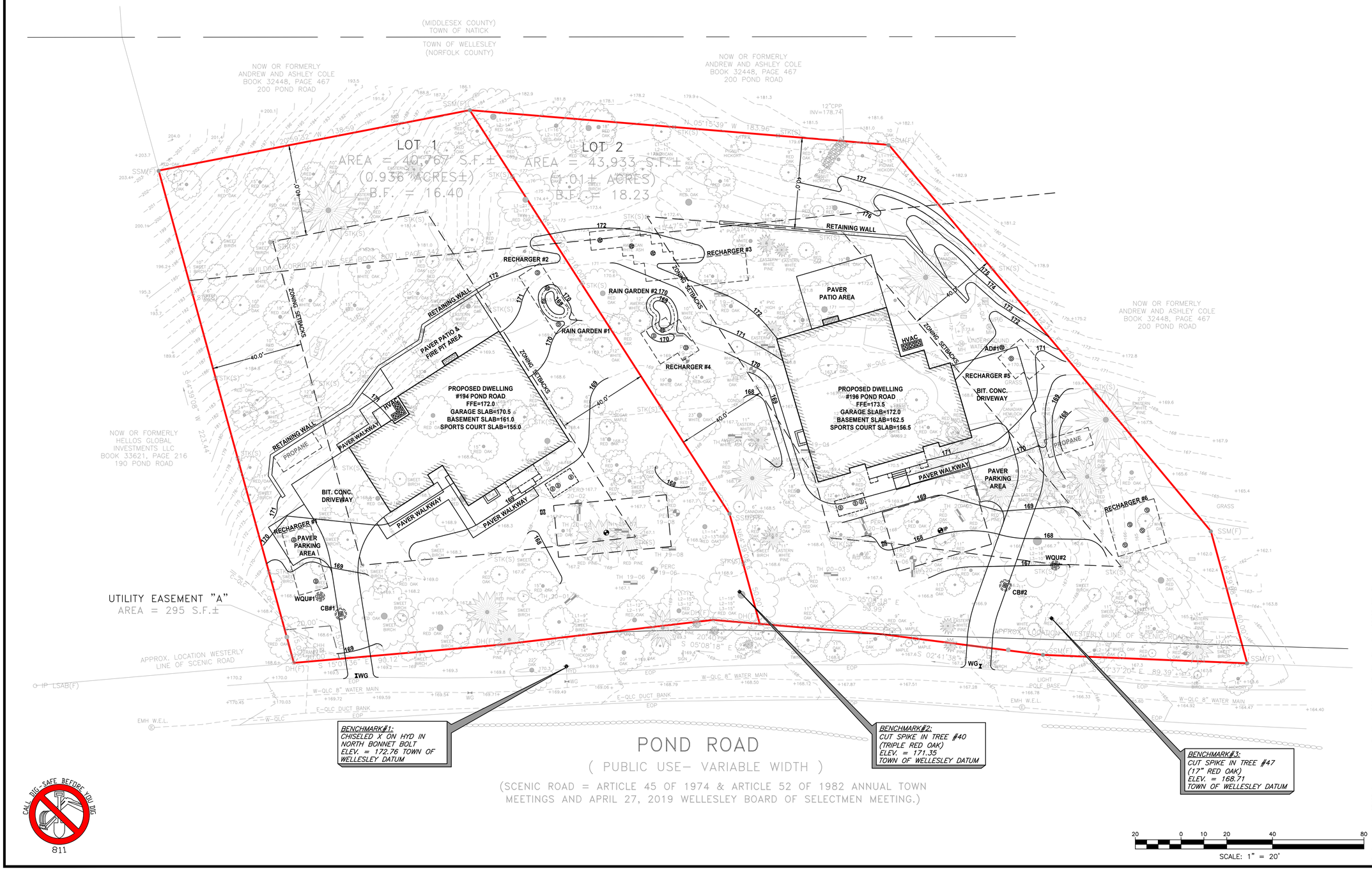
PLAN NO. 1238 OF 1998



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2/26/20

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

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

OVERALL DEVELOPMENT PLAN

SHEET: **3 OF 12**

PROJECT NO.: **25485**

C-3

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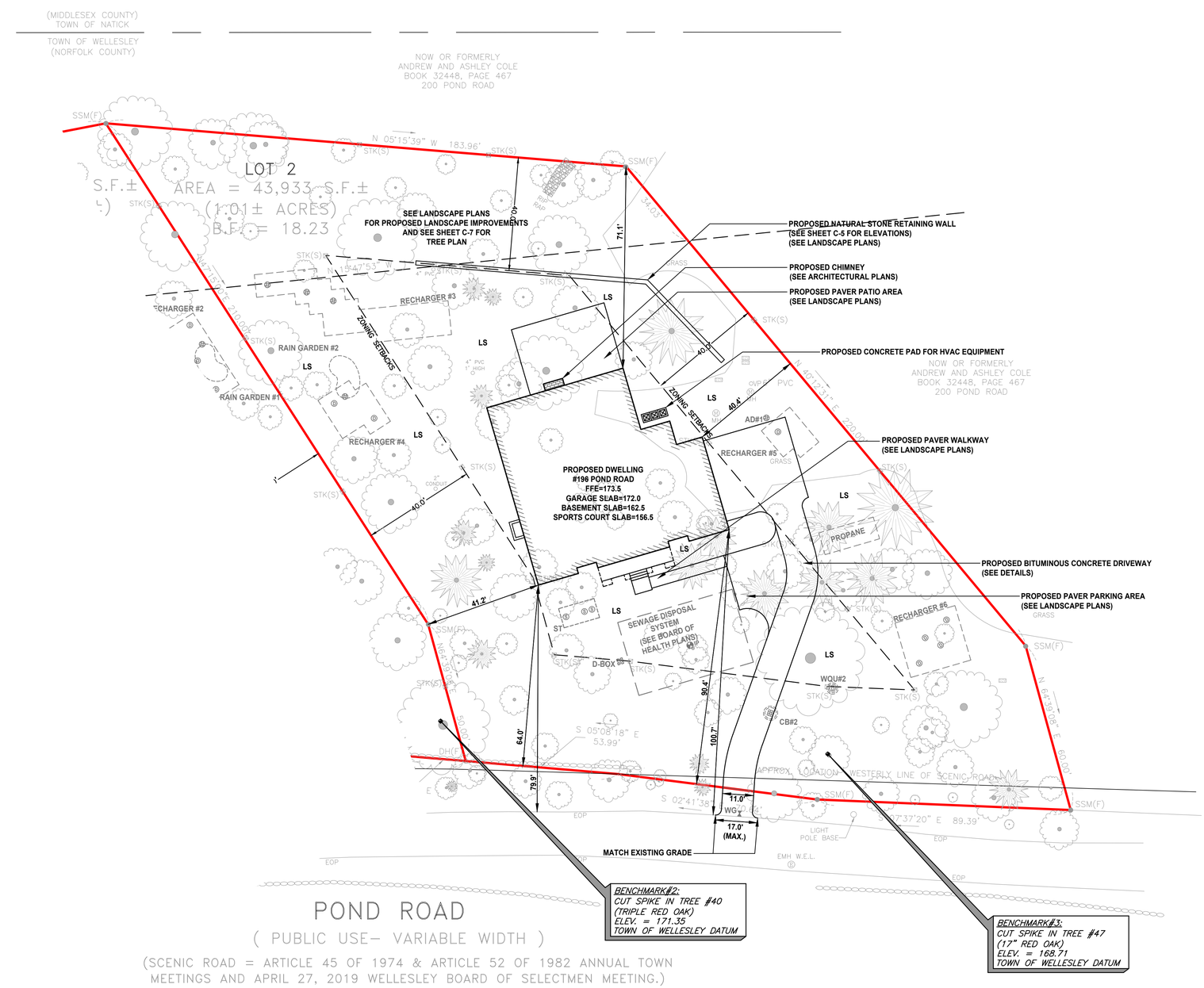
PLAN NO. 1238 OF 1998



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10 POST OFFICE SQUARE, 8TH FLOOR
BOSTON, MA 02109

RECORD OWNER:
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200 POND ROAD
WELLESLEY, MA 02482

PARCEL ID:
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195-1-D & 195-1-E

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PLANNING BOARD LARGE HOUSE REVIEW & SCENIC ROAD FILING

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DAVID W. HUMPHREY
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PROFESSIONAL LAND SURVEYOR
2/26/20

COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
Civil
No. 46423
REGISTERED PROFESSIONAL ENGINEER
2/26/20

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

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

PAVEMENT, LAYOUT & MATERIALS PLAN

SHEET: **4 OF 12**

PROJECT NO.: **25485**

C-4

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PLAN NO. 1238 OF 1998

(MIDDLESEX COUNTY)
TOWN OF NATICK

TOWN OF WELLESLEY
(NORFOLK COUNTY)

NOW OR FORMERLY
ANDREW AND ASHLEY COLE
BOOK 32448, PAGE 467
200 POND ROAD

LOT 2
AREA = 43,933 S.F.±
(1.01± ACRES)
B.F. = 18.23

PROPOSED RECHARGER #3
TWENTY-FOUR (24) CHAMBERS W/ 24" OF SURROUNDING STONE
(796 SF)
GRATE=171.5±
TOC=170.00
BOC=165.75
BOS=165.25
ESHGW=161.9
(SEE DETAIL)

PROPOSED RAIN GARDEN #2
BOTTOM EL.=169.0
(SEE DETAIL)

LIMIT OF RAIN GARDEN
AMENDED SOIL

BEEHIVE GRATE
EL.=169.75

PROPOSED RECHARGER #4
NINE (9) CHAMBERS W/ 24" OF SURROUNDING STONE
(296 SF)
RIM=VARIES W/ FINISH GRADE
TOC=168.00
INV.IN=166.50 (6" HDPE)
BOC=163.75
BOS=163.25
ESHGW=159.7
(SEE DETAIL)

PROPOSED RECHARGER #5
FIVE (5) CHAMBERS W/ 24" OF SURROUNDING STONE
(190 SF)
RIM=VARIES W/ FINISH GRADE
TOC=169.25
INV.S IN=168.00 (6" HDPE)
BOC=165.00
BOS=164.50
ESHGW=160.5
(SEE DETAIL)

PROPOSED RECHARGER #6
FOUR (4) ROWS OF FOUR (4) CHAMBERS
W/ 24" OF SURROUNDING STONE
(20'W x 22'L)
RIM=VARIES W/ FINISH GRADE
TOC=162.50
INV.IN=161.00 (8" PVC)
BOC=158.25
BOS=157.75
ESHGW=155.0
(SEE DETAIL)

PROPOSED WATER QUALITY UNIT #2
RIM=166.5±
INV.IN=162.34 (8" PVC)
INV.OUT=162.24 (8" PVC)
(SEE DETAIL)

PROPOSED CATCH BASIN #2
GRATE=166.4±
INV=163.20 (8" PVC)
(SEE DETAIL)

PROPOSED
AREA DRAIN #1
GRATE=171.5±
INV.=166.50
(SEE DETAIL)

PROPOSED DWELLING
#196 POND ROAD
FFE=173.5
GARAGE SLAB=172.0
BASEMENT SLAB=162.5
SPORTS COURT SLAB=156.5

T.W.=173.0
B.W.=172.9

T.W.=175.8
B.W.=172.8

T.W.=173.5
B.W.=172.3

PATIO EL.=173.0

INV.=167.00
INV.=168.50
INV.=166.75
INV.=168.25
INV.=169.05
INV.=167.60

8" PVC S=.044

BENCHMARK#2:
CUT SPIKE IN TREE #40
(TRIPLE RED OAK)
ELEV. = 171.35
TOWN OF WELLESLEY DATUM

BENCHMARK#3:
CUT SPIKE IN TREE #47
(17" RED OAK)
ELEV. = 168.71
TOWN OF WELLESLEY DATUM

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

LEGEND

	PROPOSED
CONTOUR ELEVATION	100
UNDERGROUND DRAIN LINE	D
UNDERGROUND ROOF DRAIN LINE	RD
UNDERGROUND ELECTRIC LINE	E
UNDERGROUND GAS LINE	G
UNDERGROUND SEWER LINE	S
UNDERGROUND WATER LINE	W
DRAIN MANHOLE	DMH
ELECTRIC MANHOLE	EMH
SEWER MANHOLE	SMH
ROUND CATCH BASIN	RCB
CATCH BASIN	CB
WATER GATE	WG
ELECTRIC PULL BOX	
HYDRANT	HYD.
ROOF DRAIN	RDR
SIGN	
SPOT ELEVATION, SOFT GROUND	+123.2
SPOT ELEVATION, HARD GROUND	+123.25
LANDSCAPE AREAS	LS
WITH	W/
INVERT	INV.
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF STONE	TOS
TOP OF CONCRETE	TOC
BOTTOM OF CONCRETE	BOC
ESTIMATED SEASONAL HIGH GROUNDWATER	ESHGW
FIRST FLOOR ELEVATION	FFE
WATER QUALITY UNIT	WQU

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SCALE: 1" = 20'

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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

DAVID W. HUMPHREY No. 33320 — 2/26/2020

BERT E. COREY CIVIL No. 46423 — 2/26/20

NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: OCTOBER 4, 2019

SCALE: 1"=20'

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET: 5 OF 12

PROJECT NO.: 25485

C-5

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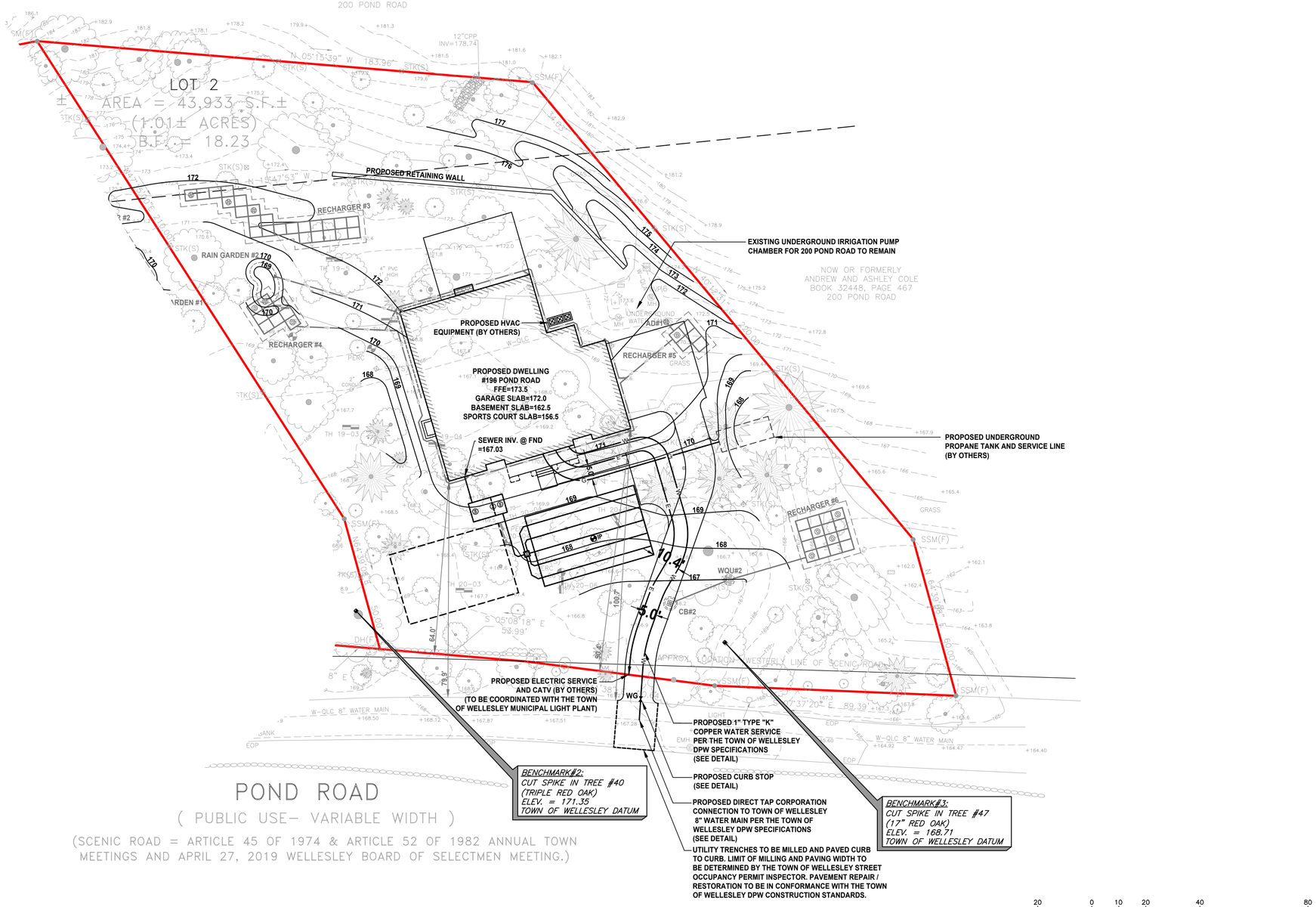
PLAN NO. 1238 OF 1998

(MIDDLESEX COUNTY)
TOWN OF NATICK

TOWN OF WELLESLEY
(NORFOLK COUNTY)

NOW OR FORMERLY
ANDREW AND ASHLEY COLE
BOOK 32448, PAGE 467
200 POND ROAD



POND ROAD

(PUBLIC USE– VARIABLE WIDTH)

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

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20 0 10 20 40 80
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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

COMMONWEALTH OF MASSACHUSETTS
DAVID W. HUMPHREY
No. 33363
REGISTERED PROFESSIONAL ENGINEER
2/26/2020

COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 46423
REGISTERED PROFESSIONAL ENGINEER
2/26/20

NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

SITE UTILITIES PLAN

SHEET: **6 OF 12**

PROJECT NO.: **25485**

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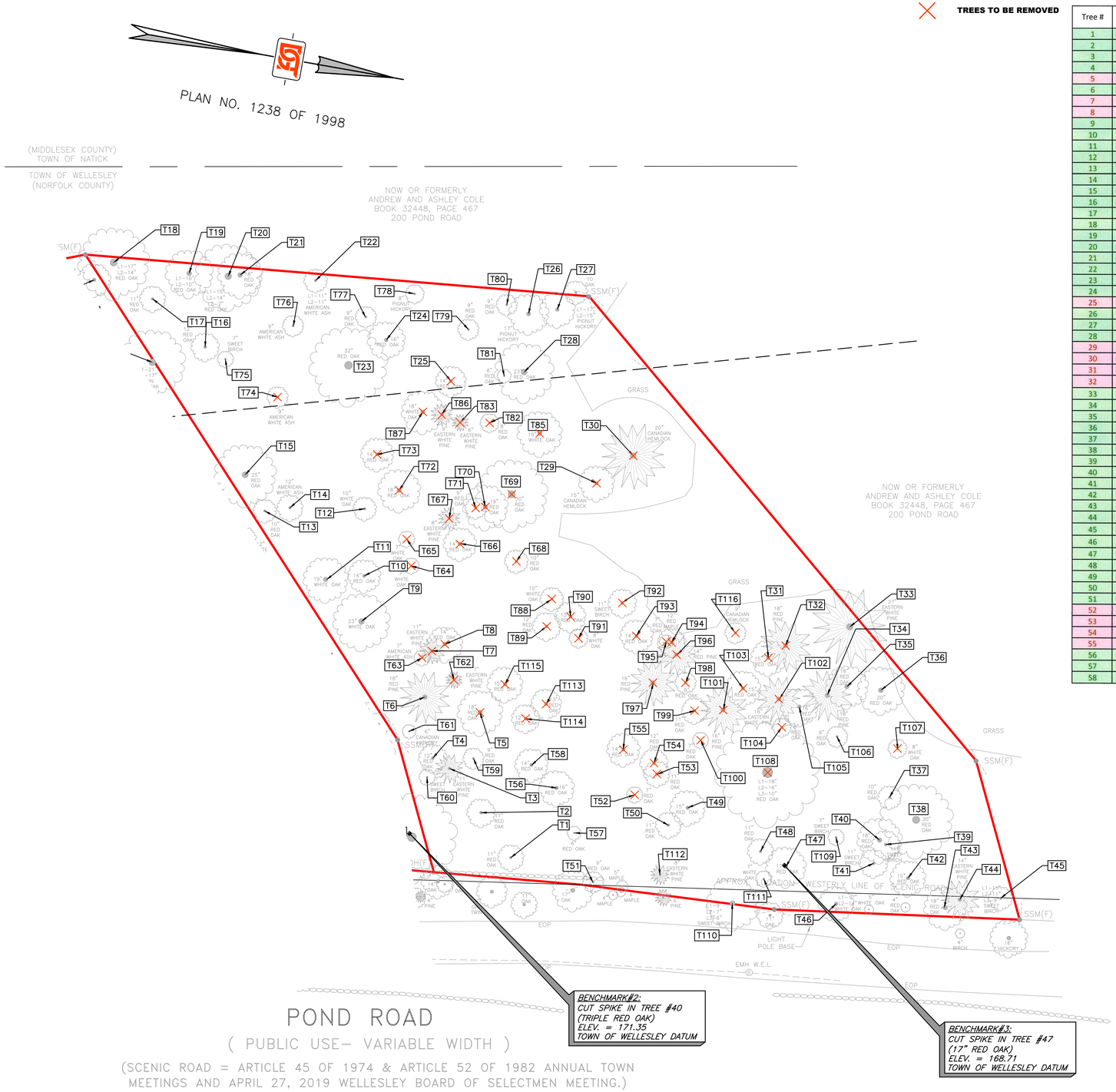

LEGEND

TREES TO BE REMOVED

EXISTING TREE PLAN TABLE

Tree #	Tree Type	Tree Diameter	Tree Condition	Remain / Remove
1	Red Oak	11	poor	Remain
2	Red Oak	11	poor	Remain
3	Eastern White Pine	11	good	Remain
4	Red Oak	12	poor	Remain
5	Red Oak	18	good	Remove
6	Red Pine	18	poor	Remain
7	Eastern White Pine	11	good	Remove
8	Red Oak	14	good	Remove
9	White Oak	23	good	Remain
10	Red Oak	14	poor	Remain
11	White Oak	19	good	Remain
12	White Oak	11	good	Remain
13	Red Oak	10	good	Remain
14	American White Ash	12	poor	Remain
15	Red Oak	25	good	Remain
16	Red Oak	12	good	Remain
17	Red Oak	11	dead	Remain
18	Red Oak	17 + 14	poor	Remain
19	Red Oak	16 + 10	good	Remain
20	Red Oak	15 + 14 + 7	poor	Remain
21	Red Oak	18	good	Remain
22	American White Ash	11	dead	Remain
23	Red Oak	32	poor	Remain
24	Red Oak	16	good	Remain
25	Red Oak	14	good	Remove
26	Pignut Hickory	17	good	Remain
27	Pignut Hickory	17 + 15	good	Remain
28	Red Oak	23	good	Remain
29	Canadian Hemlock	15	good	Remove
30	Canadian Hemlock	20	good	Remove
31	Red Oak	15	good	Remove
32	Red Pine	18	poor	Remove
33	Eastern White Pine	27	good	Remain
34	Red Pine	18	poor	Remain
35	Red Oak	18	good	Remain
36	Red Oak	20	good	Remain
37	Red Oak	10	good	Remain
38	Red Oak	30	good	Remain
39	Sweet Birch	11	good	Remain
40	Red Oak	18	dead	Remain
41	Sweet Birch	11	good	Remain
42	Red Oak	15	good	Remain
43	Red Oak	18	good	Remain
44	Eastern White Pine	14	good	Remain
45	Sweet Birch	11 + 11 + 9	good	Remain
46	White Oak	17 + 14	poor	Remain
47	Red Oak	17	good	Remain
48	Red Oak	11	poor	Remain
49	Red Oak	15	good	Remain
50	Red Oak	11	good	Remain
51	Red Oak	9	poor	Remain
52	Red Oak	7	poor	Remove
53	Red Oak	11	good	Remove
54	Red Oak	12	poor	Remove
55	Red Oak	14	good	Remove
56	Red Oak	16	good	Remain
57	Red Oak	6	poor	Remain
58	Red Oak	14	poor	Remain

Tree #	Tree Type	Tree Diameter	Tree Condition	Remain / Remove
59	Red Oak	9	poor	Remain
60	Sweet Brich	7	good	Remain
61	Canadian Hemlock	6	good	Remain
62	Eastern White Pine	7	good	Remove
63	American White Ash	7	dead	Remove
64	White Oak	7	poor	Remove
65	White Oak	7	good	Remove
66	Red Oak	14	poor	Remove
67	Eastern White Pine	8	good	Remove
68	Red Oak	10	good	Remove
69	Red Oak	30	poor	Remove
70	Red Oak	19	good	Remove
71	Red Oak	9	poor	Remove
72	Red Oak	18	good	Remove
73	Red Oak	14	poor	Remove
74	American White Ash	9	dead	Remove
75	Sweet Brich	7	good	Remain
76	American White Ash	9	poor	Remain
77	Red Oak	9	good	Remain
78	Pignut Hickory	8	good	Remain
79	Red Oak	9	good	Remain
80	Red Oak	9	good	Remain
81	Red Oak	6	poor	Remain
82	Red Oak	8	good	Remove
83	Eastern White Pine	6	dead	Remove
84	Tree # was not used			
85	White Oak	19	good	Remove
86	Eastern White Pine	9	good	Remove
87	White Oak	18	good	Remove
88	White Oak	10	good	Remove
89	Red Oak	12	good	Remove
90	Red Oak	13	good	Remove
91	White Oak	8	good	Remove
92	Sweet Birch	11	good	Remove
93	Red Oak	14	good	Remove
94	Red Maple	12	good	Remove
95	Red Oak	7	good	Remove
96	Red Pine	14	poor	Remove
97	Red Pine	16	poor	Remove
98	Red Oak	9	good	Remove
99	Red Oak	11	good	Remove
100	Red Oak	7	good	Remove
101	Red Pine	16	poor	Remove
102	Eastern White Pine	16	good	Remove
103	Red Oak	15	good	Remove
104	Red Oak	8	good	Remove
105	Red Oak	16	good	Remain
106	Red Oak	9	good	Remain
107	White Oak	8	good	Remove
108	Red Oak	18 + 16 + 10	poor	Remove
109	Sweet Birch	7	good	Remain
110	Sweet Birch	9 + 7 + 6	poor	Remain
111	White Oak	7	good	Remain
112	Eastern White Pine	8	good	Remain
113	Red Oak	13	poor	Remove
114	Red Oak	12	good	Remove
115	Red Oak	15	good	Remove
116	Canadian Hemlock	9	poor	Remove

Total Trees To Be Remain				
Tree Type	Amount in Good Condition	Amount in Poor Condition	Amount in Dead Condition	Totals
Sweet Birch	5	1	0	6
White Oak	4	1	0	5
Red Oak	22	14	2	38
Red Pine	0	2	0	2
Eastern White Pine	4	0	0	4
American White Ash	0	2	1	3
Red Maple	0	0	0	0
Pignut Hickory	3	0	0	3
Canadian Hemlock	1	0	0	1
Totals	39	20	3	62

Total Trees To Be Removed				
Tree Type	Amount in Good Condition	Amount in Poor Condition	Amount in Dead Condition	Totals
Sweet Birch	1	0	0	1
White Oak	6	1	0	7
Red Oak	21	8	0	29
Red Pine	0	4	0	4
Eastern White Pine	5	0	1	6
American White Ash	0	0	2	2
Red Maple	1	0	0	1
Pignut Hickory	0	0	0	0
Canadian Hemlock	2	1	0	3
Totals	36	14	3	53

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SCALE: 1" = 20'

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COMMONWEALTH OF MASSACHUSETTS
DAVID W. HUMPHREY
No. 33320
PROFESSIONAL LAND SURVEYOR
2-7-2020

COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 48423
REGISTERED PROFESSIONAL ENGINEER
2/26/20

NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

TREE PLAN

SHEET: **7 OF 12**

PROJECT NO.: **25485**

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PLAN NO. 1238 OF 1998

(MIDDLESEX COUNTY)
TOWN OF NATICK

TOWN OF WELLESLEY
(NORFOLK COUNTY)

NOW OR FORMERLY
ANDREW AND ASHLEY COLE
BOOK 32448, PAGE 467
200 POND ROAD

LOT 2
S.F.± AREA = 43,933 S.F.±
t) (1.01± ACRES)
B.F. = 18.23

N 05°15'39" W 183.96'

N 84°47'53" W

PROPOSED STOCKPILE AREA

PROPOSED STOCKPILE AND OVERFLOW PARKING AREA

PROPOSED CONCRETE WASH OUT AREA

PROPOSED CHAIN LINK CONSTRUCTION FENCE WITH SEDIMENT BARRIER (TYP.) (SEE DETAIL)

OVERFLOW PARKING AVAILABLE ON #200 POND ROAD IF REQUIRED. (SEE CONSTRUCTION MANAGEMENT EXHIBIT PLAN)

PROPOSED CONSTRUCTION PERIOD PARKING AREA

TRAVEL LANE TO OVERFLOW PARKING AREA

PROPOSED TEMPORARY CONSTRUCTION FENCE TO BE INSTALLED IF OVERFLOW PARKING IS REQUIRED

WOODED AREA TO BE PROTECTED AND TO REMAIN UNDISTURBED

WOODED AREA TO BE PROTECTED AND TO REMAIN UNDISTURBED

NO PARKING ALLOWED ON OR ALONG POND ROAD

PROPOSED CHAIN LINK CONSTRUCTION FENCE

PROPOSED TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL)

BENCHMARK#2:
CUT SPIKE IN TREE #40
(TRIPLE RED OAK)
ELEV. = 171.35
TOWN OF WELLESLEY DATUM

BENCHMARK#3:
CUT SPIKE IN TREE #47
(17" RED OAK)
ELEV. = 168.71
TOWN OF WELLESLEY DATUM

POND ROAD

(PUBLIC USE– VARIABLE WIDTH)

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

EARTHWORK ESTIMATES #194 & #196 COMBINED

TOTAL SITE FILL:	980 CY
TOTAL SITE CUT:	3,185 CY
NET EARTHWORK (CUT):	2,205 CY

20 0 10 20 40 80

SCALE: 1" = 20'

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PARCEL ID:
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ISSUED FOR:
TOWN OF WELLESLEY
PLANNING BOARD LARGE HOUSE REVIEW & SCENIC ROAD FILING

COMMONWEALTH OF MASSACHUSETTS
DAVID W. HUMPHREY
No. 33320
PROFESSIONAL LAND SURVEYOR
2/26/2020

COMMONWEALTH OF MASSACHUSETTS
BERT E. COREY
CIVIL
No. 46423
REGISTERED PROFESSIONAL ENGINEER
2/26/20

NO.	APP	DATE	DESCRIPTION
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DATE: OCTOBER 4, 2019

SCALE: 1"=20'

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:
EROSION & SEDIMENT CONTROL & CONSTRUCTION MANAGEMENT PLAN

SHEET: 8 OF 12

PROJECT NO.: 25485

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EROSION AND SEDIMENT CONTROL NOTES AND PERFORMANCE STANDARDS

1. CONSTRUCTION PERIOD EROSION AND SEDIMENT CONTROL

1.1 THE PURPOSE OF THE CONSTRUCTION PERIOD EROSION AND SEDIMENT CONTROL PLAN IS TO MINIMIZE THE INTRODUCTION OF SEDIMENTS ONTO, PUBLIC RIGHT OF WAYS, ABUTTING PROPERTIES, AND TO POST–DEVELOPMENT STORMWATER BMP'S RESULTING FROM THE LAND DISTURBANCE ACTIVITIES DURING CONSTRUCTION.

1.2 THE EROSION AND SEDIMENT CONTROL NOTES AND PERFORMANCE STANDARDS LISTED ON THIS SHEET SHALL BE SHALL BE IMPLEMENTED.

1.3 INSPECTIONS SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR ON A BI–WEEKLY BASIS (EVERY TWO WEEKS), OR FOLLOWING SIGNIFICANT STORM EVENTS (RAINFALL OF 0.5'OR MORE) THAT CAN AFFECT THE SEDIMENT AND EROSION CONTROL PRACTICES IMPLEMENTED AT THE SITE. THE PURPOSE OF THE INSPECTIONS IS TO EVALUATE THE EFFECTIVENESS OF THE CONTROLS AND ANY REQUIRED MAINTENANCE ACTIVITIES. IF AN EROSION/SEDIMENTATION CONTROL MEASURE IS FOUND TO BE INADEQUATE FOR PROPERLY CONTROLLING SEDIMENT, AN ADEQUATE MEASURE SHALL BE DESIGNED AND IMPLEMENTED. A COPY OF THE WRITTEN INSPECTION SHALL BE KEPT ON FILE AT THE CONSTRUCTION SITE.

1.4 DURING CONSTRUCTION, PROPOSED STORMWATER MANAGEMENT STRUCTURES SHALL BE PROTECTED FROM SEDIMENT. ALL PROPOSED NEW STORMWATER MANAGEMENT STRUCTURES THAT INFILTRATE RUNOFF ARE PARTICULARLY SENSITIVE TO DAMAGE BY SEDIMENT. INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS. SITE RUNOFF FROM UNSTABILIZED AREAS SHALL NOT BE DISCHARGED INTO THE PROPOSED INFILTRATION SYSTEMS OR TO THE PROPOSED CATCH BASIN UNTIL THE TRIBUTARY DRAINAGE AREA IS STABLE OR THE RUNOFF IS TREATED TO BE ESSENTIALLY FREE FROM SEDIMENT TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL PROVIDE TEMPORARY BY–PASS SYSTEMS AS NECESSARY TO PREVENT CONSTRUCTION SITE RUNOFF FROM ENTERING THE INFILTRATION SYSTEMS. THE INFILTRATION SYSTEMS SHALL REMAIN OFF–LINE AND PROTECTED. CLEAN ROOF RUNOFF MAY DISCHARGE INTO THE INFILTRATION SYSTEMS IF IT IS PIPED DIRECTLY TO THE SYSTEMS AND NOT DIRECTED OVER DISTURBED AREAS.

1.5 NO STOCKPILING IS ALLOWED WITHIN THE FOOTPRINT OF THE PROPOSED INFILTRATION SYSTEMS OR THE FOOTPRINT OF THE PROPOSED SOIL ABSORPTION SYSTEM. CONTRACTOR IS TO LOCATE THE PROPOSED AREAS FOR THESE SYSTEMS PRIOR TO THE START OF CONSTRUCTION.

1.6 DURING INSTALLATION OF THE INFILTRATION SYSTEMS, NO PARKING WILL BE PERMITTED OVER THE SYSTEMS UNTIL THEY HAVE BEEN PROPERLY BACKFILLED AND PROTECTED FROM SEDIMENT AND VEHICULAR LOADS.

1.7 NO PARKING IS ALLOWED OVER THE FOOTPRINT OF THE PROPOSED SOIL ABSORPTION SYSTEM AT ANYTIME DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR IS INSTALL A TEMPORARY CONSTRUCTION FENCE OUTLINING THE PERIMETER OF THE SYSTEM PRIOR TO THE USE OF THE OVERFLOW PARKING AREAS (IF REQUIRED).

2. GENERAL PERFORMANCE STANDARDS

2.1 THE CONTRACTOR SHALL INSTALL, ROUTINELY INSPECT AND MAINTAIN ALL SEDIMENT AND EROSION CONTROLS SUCH THAT THEY ARE IN PROPER WORKING ORDER AT ALL TIMES DURING THE CONSTRUCTION PROJECT UNTIL SUCH TIME AS ALL AREAS OF THE SITE TRIBUTARY TO THOSE EROSION CONTROLS ARE IN A PERMANENTLY STABILIZED CONDITION.

2.2 THE CONTRACTOR SHALL MANAGE THE SITE SUCH THAT EROSION AND SEDIMENT FROM RUNOFF AND WIND BLOWN DUST ARE CONTROLLED AND MINIMIZED AT ALL TIMES. THE EROSION CONTROLS SHOWN ON THIS PLAN INCLUDE THE INITIAL SETUP OF EROSION CONTROLS AND BASIC INFORMATION. TO MEET THE REQUIREMENT OF BEST MANAGEMENT PRACTICES. THE CONTRACTOR MUST MANAGE THE SITE PROPERLY WHICH MAY INCLUDE, BUT NOT BE LIMITED TO: MINIMIZING AREAS OF EXPOSED SOILS; INSTALLING TEMPORARY COVER; MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL INSTALLATIONS TO IMPROVE FUNCTION; PROVIDE TEMPORARY SEDIMENT BASINS; INSTALL ADDITIONAL EROSION CONTROL WHERE NECESSARY.

2.3 DESIGN, INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOLLOWING THE GUIDELINES INCLUDED IN THE FOLLOWING:

- "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" U.S. ENVIRONMENTAL PROTECTION AGENCY, OCTOBER 1992.
- "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS", MASS. EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS, MAY 2003.
- U.S.D.A. NATURAL RESOURCES AND CONSERVATION SERVICES (NRCS) GUIDELINES.

3. FEDERAL NPDES PHASE II COMPLIANCE

3.1 THIS PROJECT IS SUBJECT TO THE FEDERAL CLEAN WATER ACT REQUIREMENTS FOR CONSTRUCTION SITES ADMINISTERED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). THIS PROGRAM IS THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM – PHASE II FOR CONSTRUCTION SITES. FOR COMPLIANCE WITH THIS PROGRAM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COMPLETE "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) AND THEN MANAGING THE SITE IN COMPLIANCE WITH THAT PLAN. NOTE THAT THE SWPPP IS TO BE PREPARED TO BE CONSISTENT WITH THIS EROSION AND SEDIMENT CONTROL PLAN AND OTHER APPLICABLE APPROVALS. THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THIS PLAN SET MAY BE USED AS PART OF THE DOCUMENTATION REQUIRED FOR THE PREPARATION OF A SWPPP, BUT IS NOT TO BE CONSIDERED AS MEETING THE FULL REQUIREMENTS OF A SWPPP PREPARED FOR COMPLIANCE WITH THE NPDES PROGRAM.

3.2 A COPY OF THE SWPPP SHALL BE FILED WITH THE WELLESLEY DEPARTMENT OF PUBLIC WORKS, AND OTHERS AS REQUIRED BY APPLICABLE PERMITS AND APPROVALS.

4. PERIMETER EROSION CONTROL BARRIER AND LIMIT OF WORK

4.1 PRIOR TO ANY DISTURBANCE OR ALTERATIONS OF ANY AREA ON THE SITE, A SEDIMENT BARRIER AND CONSTRUCTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN.

4.2 INSTALL THE STRAW WATTLE IN THE LOCATIONS AS SHOWN ON THE PLANS. IN THOSE AREAS WHERE THE TOPOGRAPHY INDICATES THAT STORMWATER RUNOFF WILL BE CONCENTRATED (AT LOW POINTS), ADDITIONAL STRAW WATTLES OR STRAW BALES AS NECESSARY SHALL BE STAKED ON THE UPGRADIENT SIDE OF THE BARRIER FOR ADDED FILTRATION AND PROTECTION. THE REQUIRED LOCATIONS FOR THE ADDED BARRIER INSTALLATION WILL BE SELECTED BY THE ENGINEER AND / OR THE AUTHORIZED INSPECTOR / SWPPP COORDINATOR UPON COMPLETION OF THE PERIMETER EROSION CONTROL INSTALLATION (SEE DETAIL).

4.3 ONCE INSTALLED, THE EROSION CONTROL BARRIER SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN PERMANENTLY STABILIZED.

4.4 ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE PROPOSED SHALL BE LOAMED AND SEEDED OR SODDED. SIX INCHES OF LOAM TOPSOIL (MIN. COMPACTED DEPTH) SHALL BE APPLIED UNLESS, OTHERWISE SPECIFIED. (SEE LANDSCAPE PLANS).

4.5 THE PERIMETER EROSION CONTROL BARRIER AND CONSTRUCTION FENCING IS ALSO A LIMIT OF WORK. ALL AREAS OUTSIDE THE LIMIT ARE TO BE LEFT UNDISTURBED. DURING THE SITE WORK, ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS TO PRESERVE THE EXISTING VEGETATION AND SOIL COVER.

5.0 CONSTRUCTION ENTRANCE

5.1 AT THE START OF SITE WORK, A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ACCESS TO THE SITE FROM THE ROADWAY TO CONTROL THE TRACKING OF MUD OFF THE SITE. THE ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS IN A STABILIZED CONDITION WHEN THE POSSIBILITY OF VEHICLES TRACKING MUD OFF SITE HAS BEEN ELIMINATED.

5.2 THE CONTRACTOR SHALL SWEEP THE ADJACENT ROADWAYS WHEN MUD, DUST, DIRT, DEBRIS, ETC. HAS SHOWN SIGNS OF BUILDUP ON THE ROADWAYS EXITING THE SITE. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THIS MATTER AND IMMEDIATE ATTENTION IS ALWAYS REQUIRED.

6.0 DEWATERING OF EXCAVATIONS

6.1 DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT BE DISCHARGED DIRECTLY TO THE ON–SITE DRAINAGE SYSTEM. DISCHARGES SHALL BE DIRECTED TO A TREATMENT SYSTEM CONSISTING OF A SEDIMENT BASIN, STRAW BALE SEDIMENT BASIN, FILTER BAG SYSTEM OR OTHER APPROVED METHOD TO FILTER THE DISCHARGE WATER AND PREVENT EROSION.

7.0 SOIL STOCKPILES

7.1 STOCKPILES OF SOIL MATERIALS SHALL BE PLACED WITHIN AREAS THAT ARE PROTECTED BY PERIMETER EROSION CONTROLS, OR SHALL BE SURROUNDED BY PROPER SILT FENCING, FIBER LOGS, OR STAKED STRAW BALES.

7.2 STOCKPILES THAT ARE TO BE IN PLACE FOR EXTENDED PERIODS OF TIME (MORE THAN 30 DAYS) SHALL BE COVERED OR OTHERWISE TEMPORARILY STABILIZED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

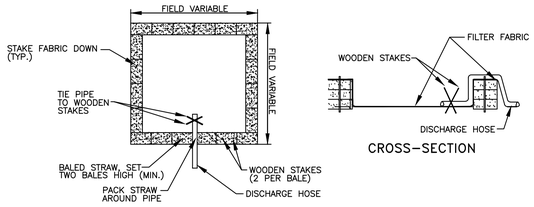
8.0 CATCH BASIN INLET PROTECTION

8.1 CATCH BASINS, TRENCH DRAINS AND AREA DRAINS WITHIN THE WORK AREA OR THAT WILL RECEIVE RUNOFF FROM THE WORK AREA SHALL BE PROTECTED WITH A SILT SACK AND OR OTHER APPROVED INSTALLATION TO MINIMIZE THE SEDIMENT LOAD TO THE BASIN.

9.0 DUST CONTROL

9.1 THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES DURING SITE WORK TO MINIMIZE WIND BLOWN DUST FROM EXPOSED SOIL SURFACES. MEASURES INCLUDE BUT ARE NOT LIMITED TO:

- SPRINKLING WATER ON EXPOSED SURFACES
- APPLICATION OF TEMPORARY COVER SUCH AS HYDRO MULCH AND TACIFIER, STRAW MATTING, JUTE NETTING ETC



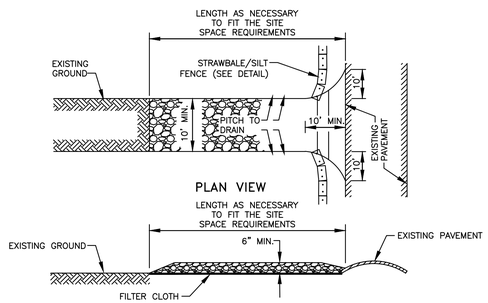
NOTE: NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS

PLAN VIEW

DEWATERING OF EXCAVATIONS NOTES:
1. DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT DISCHARGE DIRECTLY TO STORM DRAIN SYSTEMS. THE DISCHARGES SHALL BE DIRECTED INTO A CONSTRUCTED SEDIMENT BASIN OR A STRAW BALE SETTLING BASIN, STILLING BASIN, FILTER BAG, FRAC TANK OR SIMILAR DEVICE.

STRAW BALE SETTLING BASIN DETAIL

(NO SCALE)



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE – USE 3" TO 6" WASHED, ANGULAR STONE

2. THICKNESS – NOT LESS THAN SIX (6) INCHES.

3. WIDTH – TEN (10) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

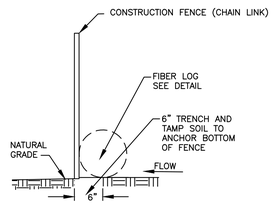
4. FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF WAY MUST BE REMOVED IMMEDIATELY.

6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

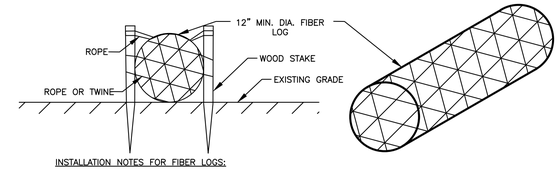
STABILIZED CONSTRUCTION ENTRANCE DETAIL

(NO SCALE)



CONSTRUCTION FENCE WITH FIBER LOG DETAIL

(NO SCALE)



INSTALLATION NOTES FOR FIBER LOGS:

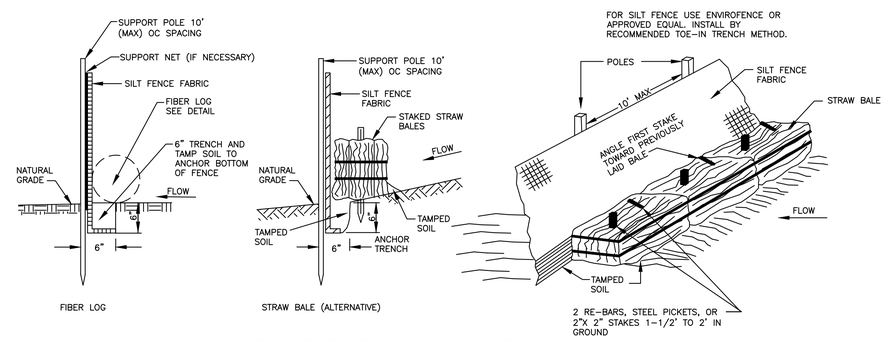
1. LAY THE FIBER LOG AT THE UPHILL BASE OF THE SILT FENCE.

2. INSTALL APPROXIMATELY 4–6 WOOD STAKES THROUGH THE TWINE/NETTING ALONG THE FIBER LOG AS NEEDED TO HOLD THE LOG IN PLACE.

3. DRIVE THE STAKE INTO THE GROUND DEEP ENOUGH TO HOLD THE LOG.

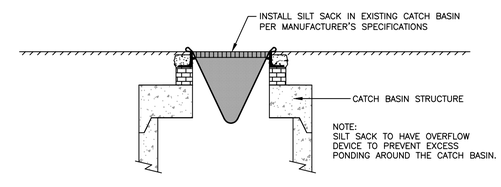
FIBER LOG DETAIL

(NO SCALE)



PERIMETER EROSION CONTROLS STAKED FIBER LOG/STRAW BALE AND SILT FENCE SEDIMENT BARRIER DETAIL

(NO SCALE)



SILT SACK DETAIL

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PLANNING BOARD APPROVAL:

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10 POST OFFICE SQUARE, 8TH FLOOR
BOSTON, MA 02109

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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

COMMONWEALTH OF MASSACHUSETTS DAVID W. HUMPHREY No. 33320 REGISTERED PROFESSIONAL ENGINEER 2-27-20

COMMONWEALTH OF MASSACHUSETTS BERT E. COREY CIVIL No. 46423 REGISTERED PROFESSIONAL ENGINEER 2/26/20

NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:
196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:
EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET: **9 OF 12**

PROJECT NO.: **25485**

C-9

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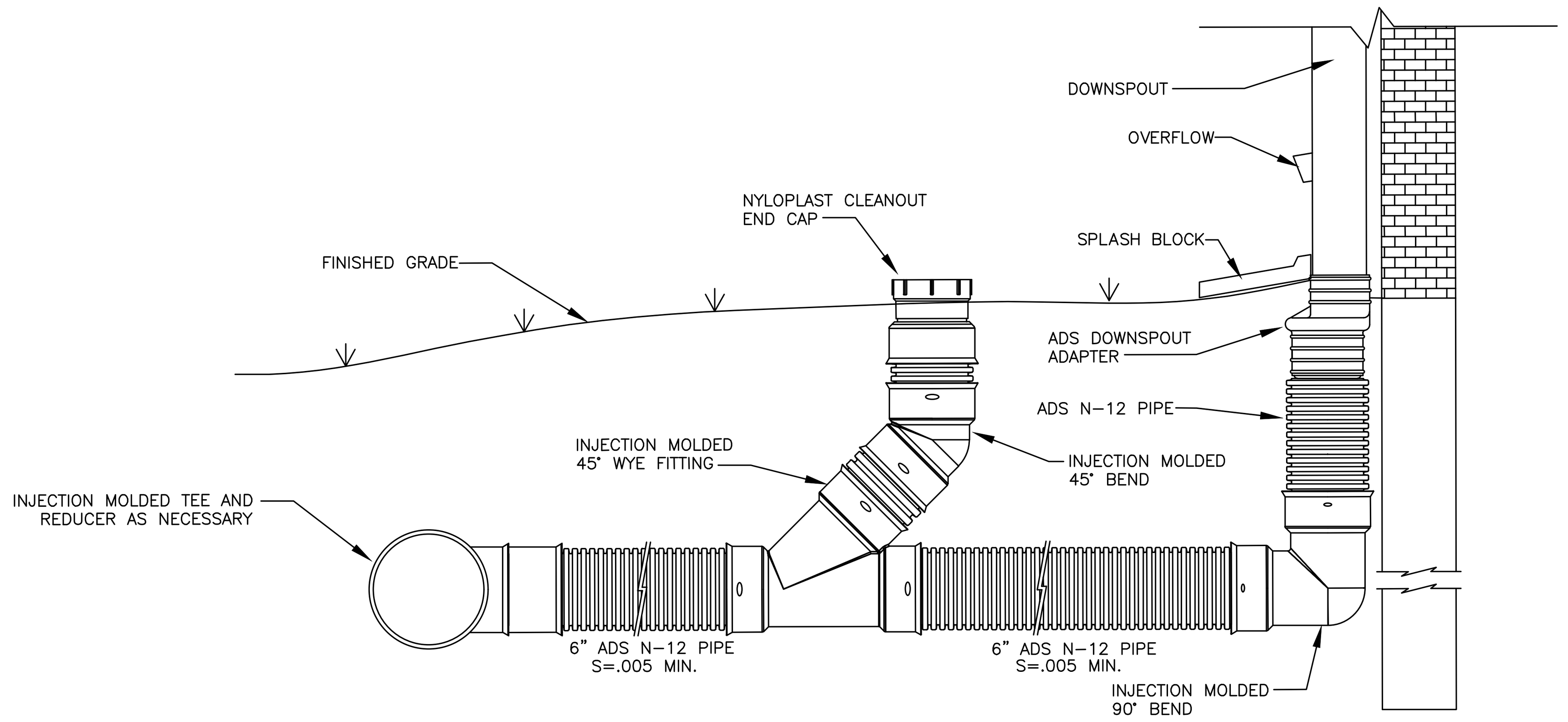
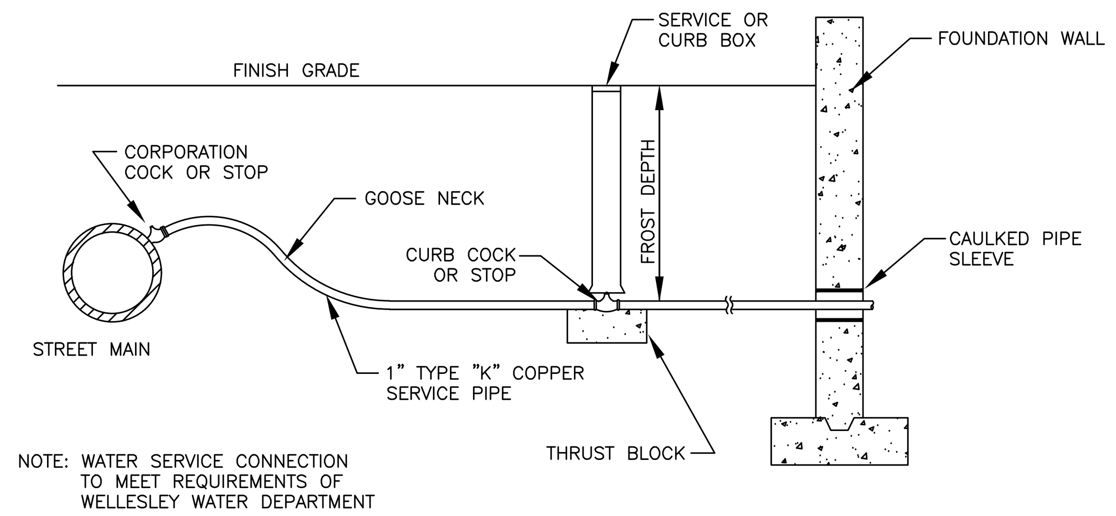


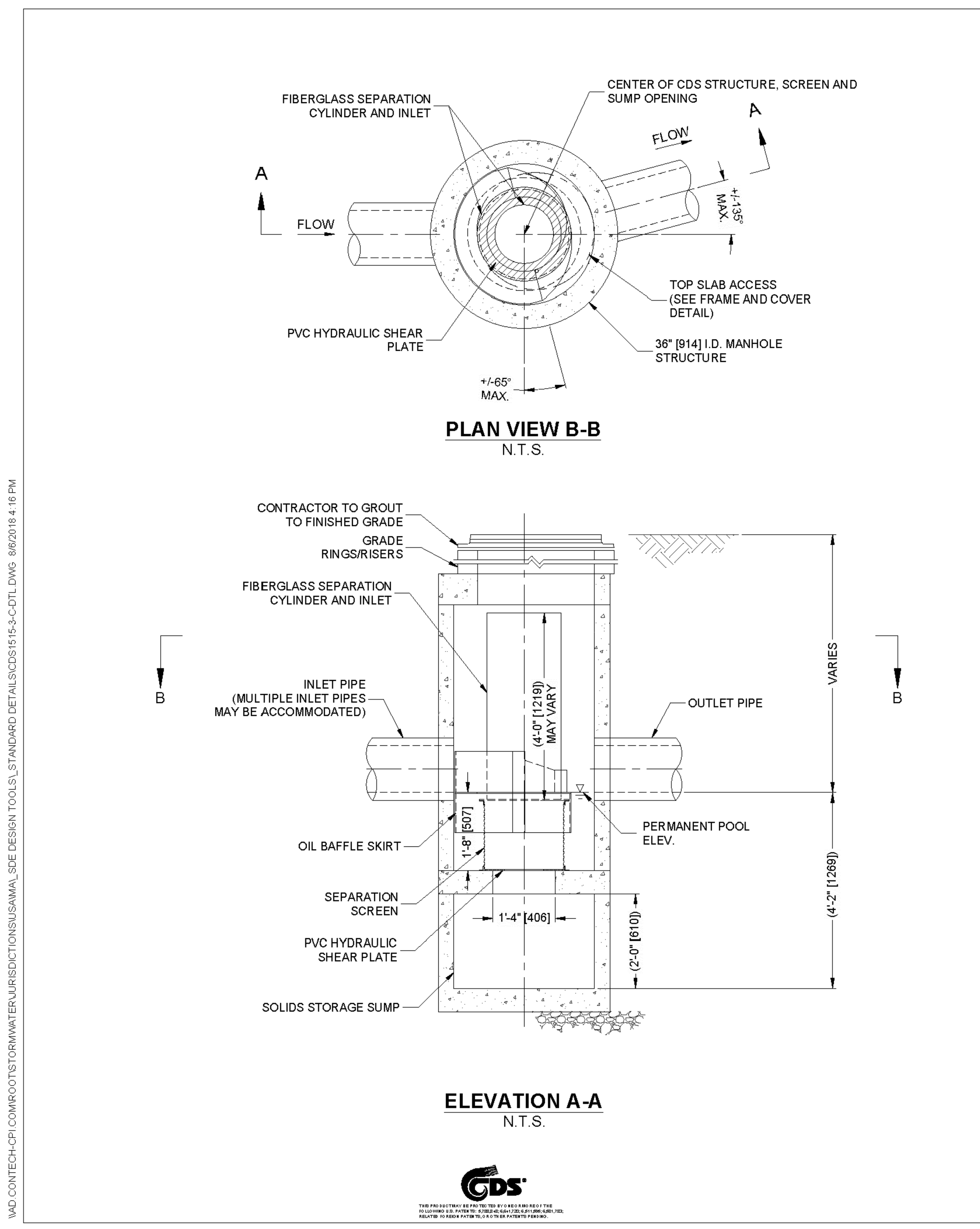
ROOF DRAIN WITH CLEANOUT DETAIL

(NO SCALE)



WATER SERVICE CONNECTION DETAIL

(NO SCALE)



CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

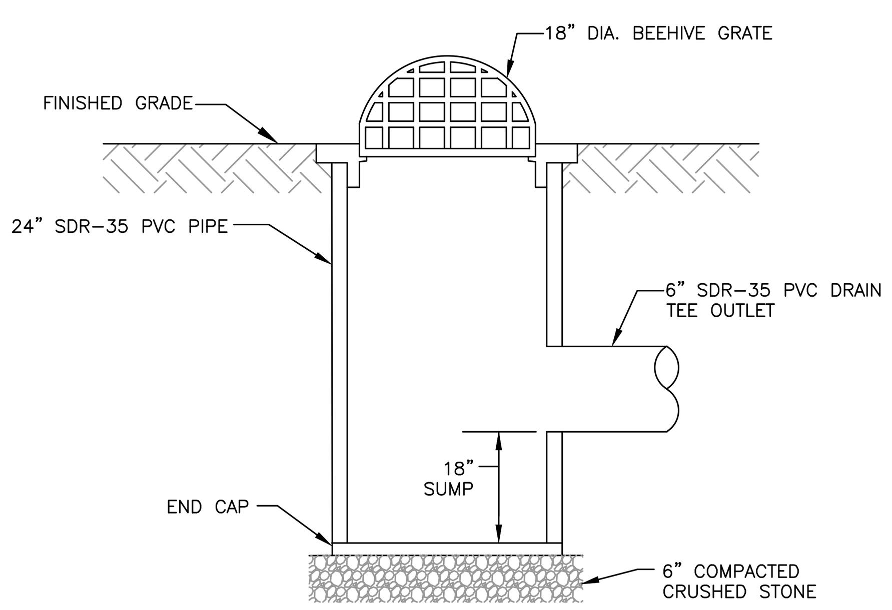
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

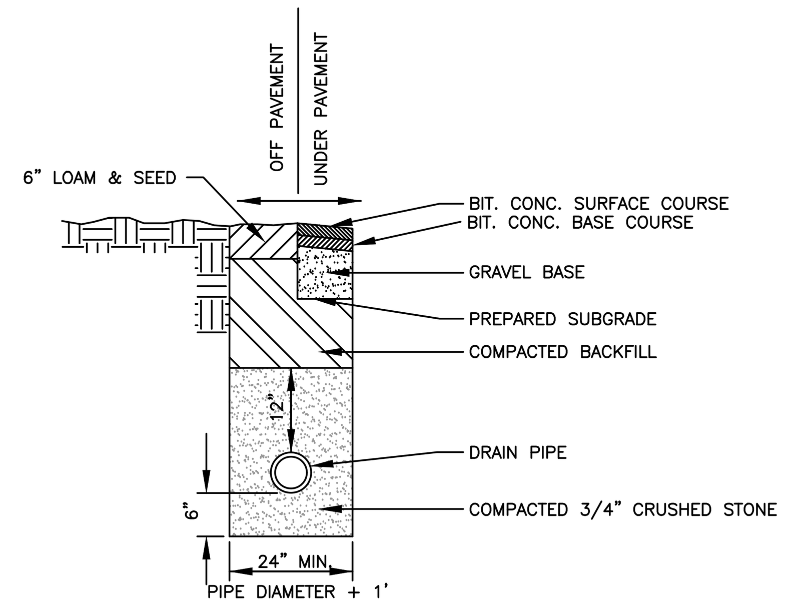
WATER QUALITY UNIT

(NO SCALE)



PVC AREA DRAIN DETAIL

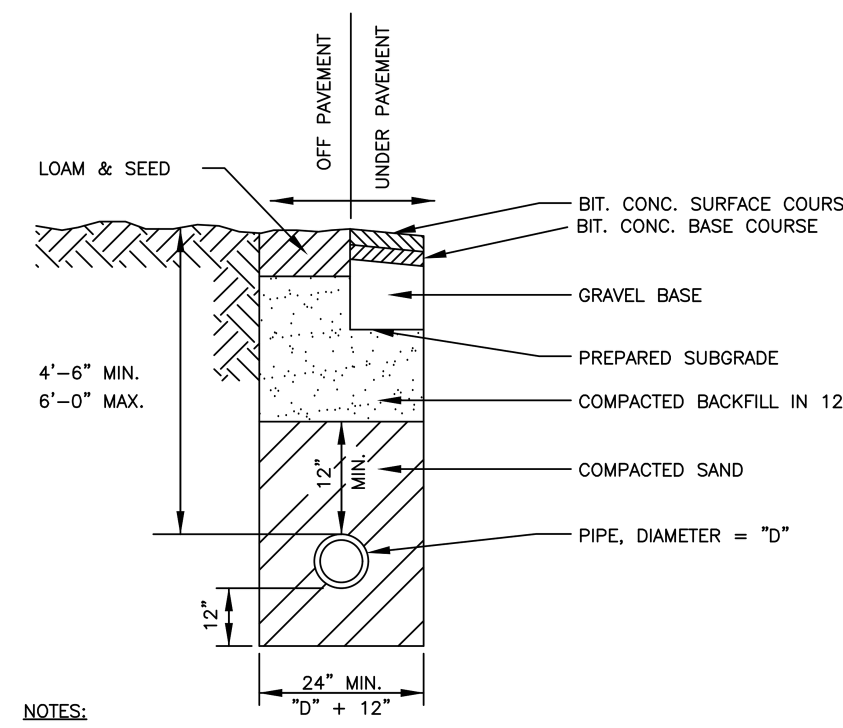
(NO SCALE)



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

TYPICAL DRAIN PIPE BEDDING DETAIL

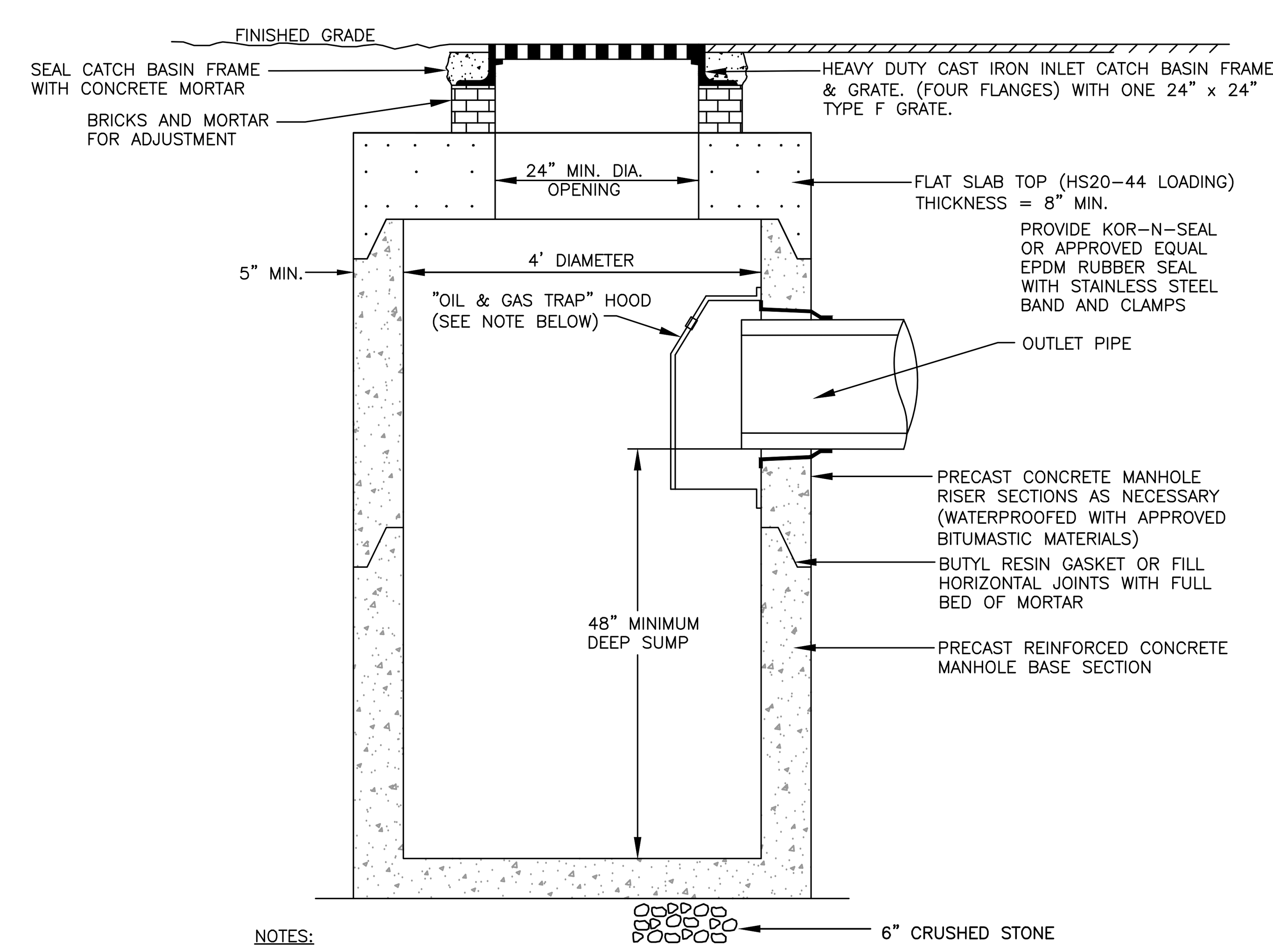
(NO SCALE)



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

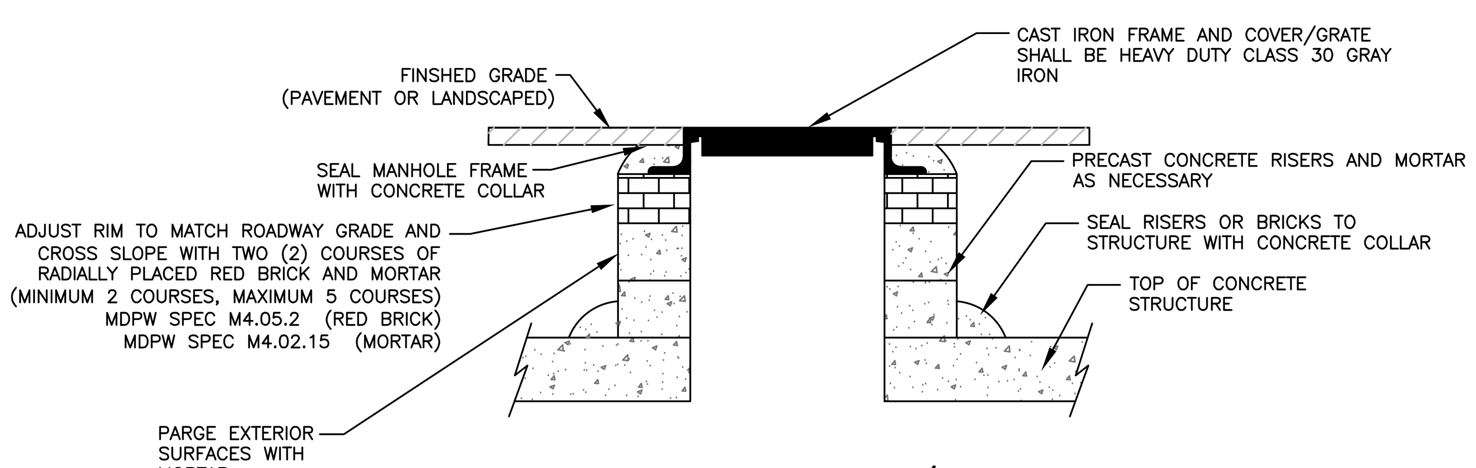
(NO SCALE)



NOTES:
1. FOR OIL AND GAS TRAP HOOD, USE "THE ELIMINATOR" BY GROUND WATER RESCUE, INC. OR APPROVED EQUAL. SIZE PER MANUFACTURER'S SPECIFICATIONS.

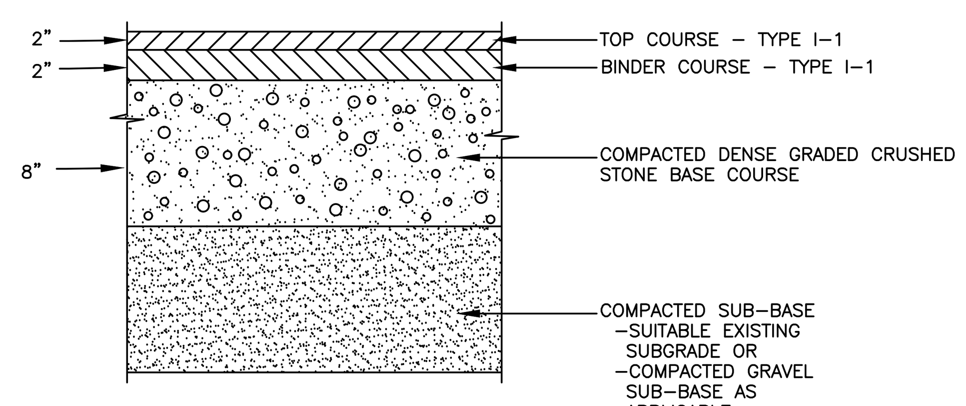
DEEP SUMP CATCH BASIN

(NO SCALE)



FRAME & COVER/GRATE INSTALLATION DETAIL

(NO SCALE)



ASPHALT PAVEMENT

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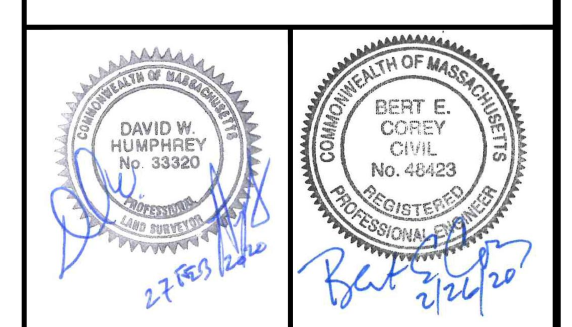
TOWN OF WELLESLEY PLANNING BOARD LARGE HOUSE REVIEW & SCENIC ROAD FILING



NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

SITE DETAILS #1

SHEET: 10 OF 12

PROJECT NO.: 25485

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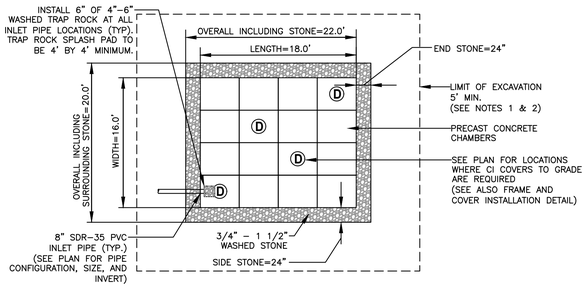
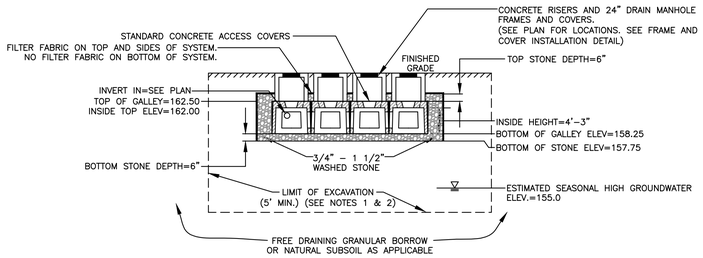




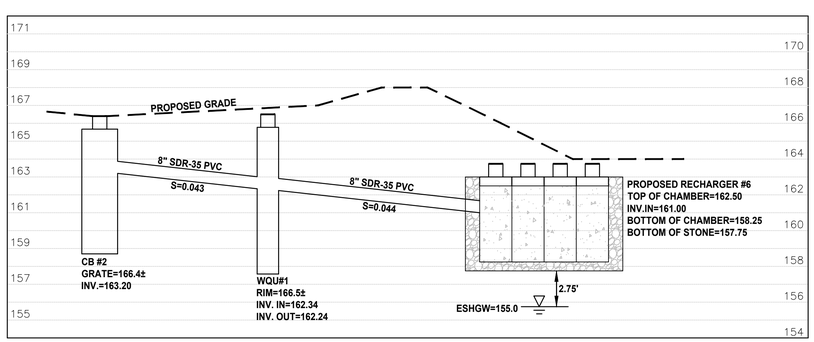
RECHARGER #6 = 4 ROWS OF 4 CHAMBERS. SEE PLAN FOR LAYOUT. MODEL FOR SIZING: 4'x4–6"x4'–3" CHAMBERS.

NOTES:

1. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED TO A DISTANCE OF 5 FEET FROM ALL SIDES AND BOTTOM OF THE LEACHING GALLEY. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.
2. THE CONTRACTOR IS TO EXCAVATE BELOW THE RECHARGE SYSTEM UNTIL NATURAL PERMEABLE SOIL IS FOUND UP TO A MAXIMUM DEPTH OF 5' BELOW THE RECHARGE SYSTEM. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.
3. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T–11 AND T–27 (LATEST EDITION).
4. CONCRETE CHAMBERS SHALL BE DESIGNED FOR H–20 LOADING.
5. VOLUME CALCULATIONS BASED ON 35% STONE VOIDS.
6. ALL INFILTRATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDES.

STORMWATER RECHARGER #6

(NO SCALE)



SITE DRAINAGE PROFILE #2

CATCH BASIN #2 TO RECHARGER #6

HORIZONTAL SCALE: 1" = 10'

10 0 5 10 20 40

SCALE: 1" = 10'

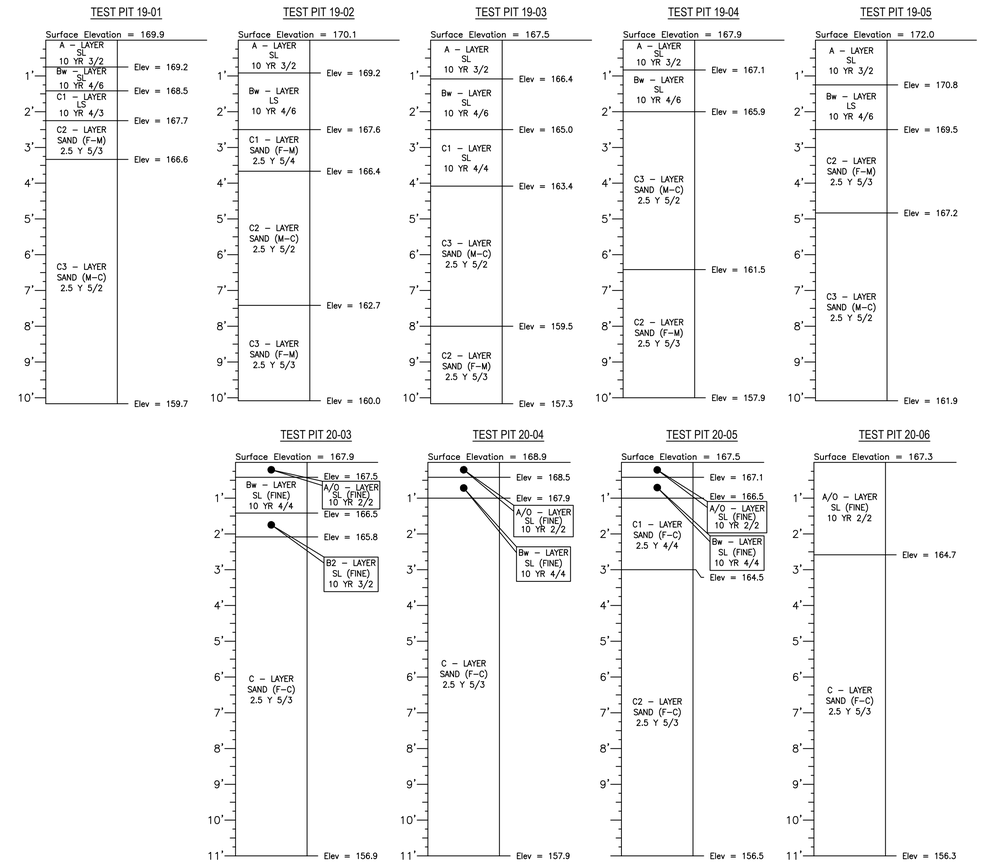
VERTICAL SCALE: 1" = 4'

4 0 2 4 8 16

SCALE: 1" = 4'

SOIL TEST DATA

DATE: JUNE 4, 2019 & JANUARY 29, 2020
WITNESSED BY: STEVE CAUCHMAN, ENVIRONMENTAL HEALTH SPECIALIST OF THE TOWN OF WELLESLEY HEALTH DEPARTMENT
SOIL EVALUATOR: JOSEPH A. LOSANNO, EIT SE 13870



PERCOLATION TEST DATA

TEST PIT NO.	DATE	SURFACE ELEVATION	TOP OF 12" OF WATER		INTERVAL TIME (MINUTES)		RATE: MINUTES/INCH
			DEPTH FROM TOP OF PIT	ELEVATION	12" – 9"	9" – 6"	
19–01	06/04/19	169.24	33–45"	166.49	COULD NOT MAINTAIN SOAK		<2
19–02	06/04/19	169.04	41–53"	165.62	COULD NOT MAINTAIN SOAK		<2
20–04	01/29/20	168.10	36–48"	165.10	COULD NOT MAINTAIN SOAK		<2
20–06	01/29/20	167.30	24–36"	165.30	COULD NOT MAINTAIN SOAK		<2

NOTES:

1. THE DESIGN ENGINEER AND THE WELLESLEY DPW ENGINEERING DIVISION ARE TO BE NOTIFIED OF THE DATE OF CONFIRMATORY TESTING TO BE PERFORMED AT INFILTRATION SYSTEM LOCATIONS PRIOR TO INSTALLATION.
2. DUE TO THE CONSISTENCY AND EXTENT OF THE SAND SUBSTRATUM SOIL FOUND THROUGHOUT THE TESTING, ASSUMPTIONS HAVE BEEN MADE FOR THE DESIGN INFILTRATION RATE AND THE ESHGWT FOR THE PROPOSED RECHARGER SYSTEMS. BASED ON OUR OBSERVATIONS LISTED ABOVE (ALSO REFER TO THE SOIL TEST REPORT IN APPENDIX 1), THE INFILTRATION RATE USED FOR DESIGN IS THE RAWLS RATE OF 8.27 INCHES PER HOUR (SAND). AND THE DESIGN ESHGWT WILL BE ASSUMED TO BE TEN FEET BELOW THE GROUND SURFACE AT THE PROPOSED RECHARGER SYSTEMS. CONFIRMATORY SOIL TESTING WILL BE PERFORMED PRIOR TO THE INSTALLATION OF ANY PROPOSED RECHARGER SYSTEM. IF ON–SITE CONDITIONS DIFFER FROM THE ASSUMED DESIGN DATA, THE STORMWATER DRAINAGE SYSTEM WILL BE MODIFIED ACCORDINGLY. BASED ON TWO (2) SOIL BORINGS PERFORMED BY A GEOTECHNICAL ENGINEER, THE SOIL EXTENDED TO A DEPTH OF APPROXIMATELY 24' AND 29' FEET BELOW THE SURFACE UNTIL EITHER LEDGE OR MOIST SOIL WAS ENCOUNTERED.

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DAVID W. HUMPHREY No. 33320 — 2/26/20
BERT E. COREY CIVIL No. 46423 — 2/26/20

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SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:
196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:
SITE DETAILS #2

SHEET: 11 OF 12
PROJECT NO.: 25485
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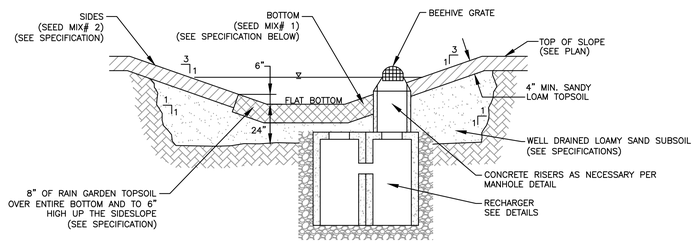


NOTES:

1. REMOVE EXISTING TOPSOIL AND SUBSOIL TO THE ELEVATION OF THE FINISHED SUBGRADE BELOW THE PROPOSED LOAM. IF THE NATURAL MATERIAL MEETS THE REQUIREMENTS FOR "SAND" IN NOTE 2 BELOW OR LOAMY SAND IN NOTE 3 BELOW, THE EXCAVATION IS NOT NECESSARY. OTHERWISE REMOVE THE UNSUITABLE SOIL TO THE DEPTHS SHOWN AND BACKFILL WITH THE MATERIAL PER NOTE 2 OR 3.

2. SAND SHALL CONSIST OF WELL DRAINING SOIL CONSISTING OF CLEAN SAND AND GRAVEL WITH LESS THAN 10% SILT AND CLAY WITH NOT MORE THAN 5 PERCENT CLAY. USDA TEXTURAL CLASS. ON-SITE SOIL MEETING THIS MAY BE USED.

3. LOAMY SAND SHALL CONSIST OF WELL DRAINING MINERAL. SOIL CONSISTING OF 80 TO 90 PERCENT FINE TO MEDIUM SAND, AND 10 TO 20 PERCENT SILT AND CLAY WITH NOT MORE THAN 5 PERCENT CLAY. USDA TEXTURAL CLASS.

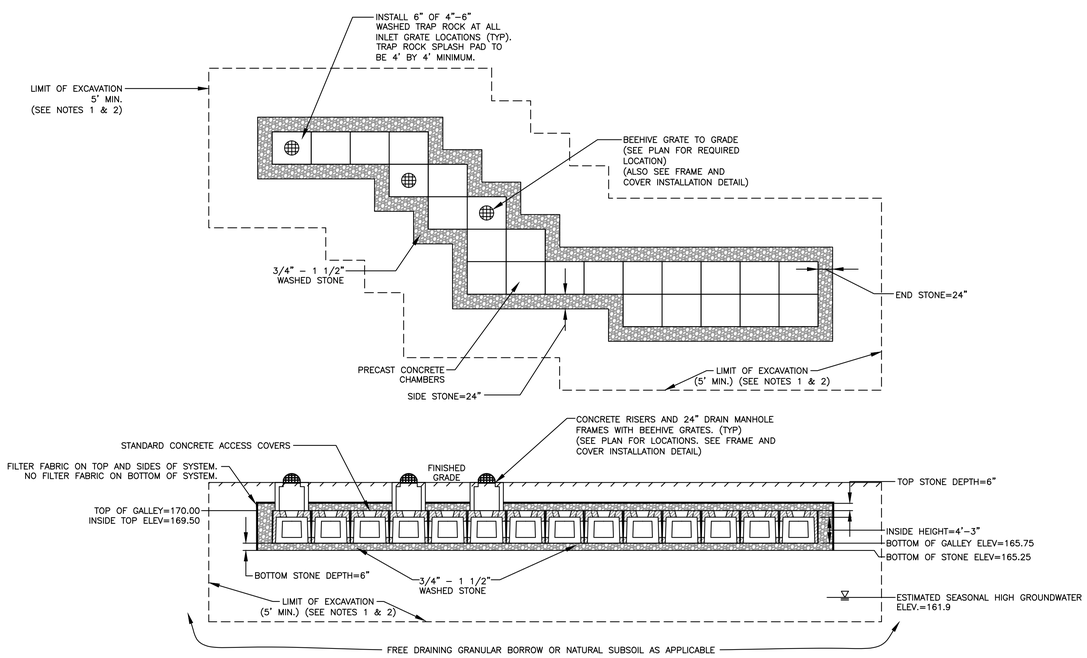
4. RAIN GARDEN TOPSOIL: 40% SAND, 20-30% TOPSOIL, 30-40% COMPOST.

5. SEED MIX #1: NEW ENGLAND ROADSIDE MATRIX WET MEADOW SEED MIX.

6. SEED MIX #2: NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS.

RAIN GARDEN #2

(NO SCALE)



RECHARGER #3 = 24 CHAMBERS. SEE PLAN FOR LAYOUT. MODEL FOR SIZING: 4'x4-6"x4'-3" CHAMBERS.

NOTES:

1. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED TO A DISTANCE OF 5 FEET FROM ALL SIDES AND BOTTOM OF THE LEACHING GALLEY. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

2. THE CONTRACTOR IS TO EXCAVATE BELOW THE RECHARGE SYSTEM UNTIL NATURAL PERMEABLE SOIL IS FOUND UP TO A MAXIMUM DEPTH OF 5' BELOW THE RECHARGE SYSTEM. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

3. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

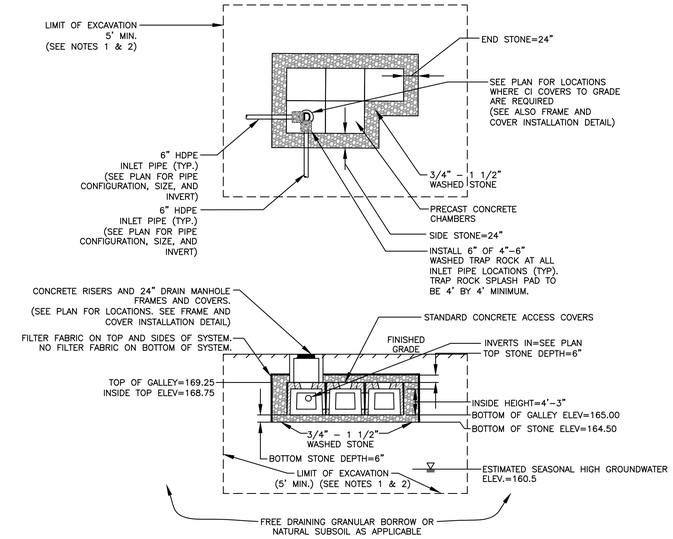
4. CONCRETE CHAMBERS SHALL BE DESIGNED FOR H-20 LOADING.

5. VOLUME CALCULATIONS BASED ON 35% STONE VOIDS.

6. ALL INFILTRATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDES.

STORMWATER RECHARGER #3

(NO SCALE)



RECHARGER #5 = 5 CHAMBERS. SEE PLAN FOR LAYOUT. MODEL FOR SIZING: 4'x4-6"x4'-3" CHAMBERS.

NOTES:

1. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED TO A DISTANCE OF 5 FEET FROM ALL SIDES AND BOTTOM OF THE LEACHING GALLEY. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

2. THE CONTRACTOR IS TO EXCAVATE BELOW THE RECHARGE SYSTEM UNTIL NATURAL PERMEABLE SOIL IS FOUND UP TO A MAXIMUM DEPTH OF 5' BELOW THE RECHARGE SYSTEM. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

3. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

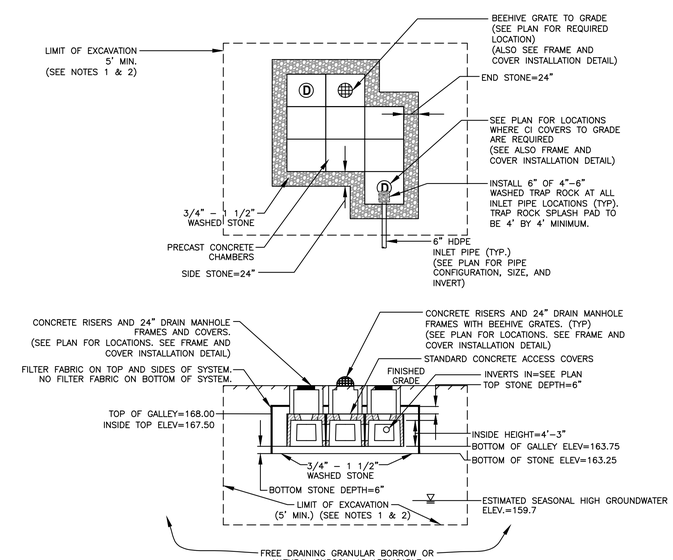
4. CONCRETE CHAMBERS SHALL BE DESIGNED FOR H-20 LOADING.

5. VOLUME CALCULATIONS BASED ON 35% STONE VOIDS.

6. ALL INFILTRATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDES.

STORMWATER RECHARGER #5

(NO SCALE)



RECHARGER #4 = 9 CHAMBERS. SEE PLAN FOR LAYOUT. MODEL FOR SIZING: 4'x4-6"x4'-3" CHAMBERS.

NOTES:

1. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED TO A DISTANCE OF 5 FEET FROM ALL SIDES AND BOTTOM OF THE LEACHING GALLEY. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

2. THE CONTRACTOR IS TO EXCAVATE BELOW THE RECHARGE SYSTEM UNTIL NATURAL PERMEABLE SOIL IS FOUND UP TO A MAXIMUM DEPTH OF 5' BELOW THE RECHARGE SYSTEM. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.

3. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

4. CONCRETE CHAMBERS SHALL BE DESIGNED FOR H-20 LOADING.

5. VOLUME CALCULATIONS BASED ON 35% STONE VOIDS.

6. ALL INFILTRATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDES.

STORMWATER RECHARGER #4

(NO SCALE)

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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

COMMONWEALTH OF MASSACHUSETTS — DAVID W. HUMPHREY No. 33920 — REGISTERED PROFESSIONAL ENGINEER — 2-27-2020

COMMONWEALTH OF MASSACHUSETTS — BERT E. COREY CIVIL No. 46423 — REGISTERED PROFESSIONAL ENGINEER — 3/26/20

NO.	APP	DATE	DESCRIPTION
2	BEC	2/26/20	PER TOWN COMMENTS
1	BEC	1/10/20	PER TOWN COMMENTS

DATE: **OCTOBER 4, 2019**

SCALE: **1"=20'**

DRAFTED:	CHECKED:	APPROVED:
JAL	BEC	BEC

PROJECT TITLE:

196 POND ROAD: RESIDENTIAL SITE PLAN

196 POND ROAD
WELLESLEY, MASSACHUSETTS 02482

SHEET TITLE:

SITE DETAILS #3

SHEET: **12 OF 12**

PROJECT NO.: **25485**

C-12

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