



May 5, 2021

206 Winding River Rd Wellesley LHR Construction Management Plan and Project
Summary and Milestones

Please refer to sheet Construction Management Plan L 0.01 and Erosion & Sediment
Control Plan Sheet C2

PLAN NOTES

1. THE 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.
2. FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED HOUSE SHOWN HEREON REFER TO THE LATEST ARCHITECTURAL PLANS PREPARED BY CHRISTOPHER HALL ARCHITECTS, INC.
3. FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED LANDSCAPE FEATURES AND GRADING SHOWN HEREON REFER TO THE LATEST LANDSCAPE DESIGN PLANS PREPARED BY GREGORY LOMBARDI DESIGN.
4. UNLESS OTHERWISE NOTED HEREON, ALL CONSTRUCTION METHODS AND INSPECTIONS SHALL COMPLY WITH THIS PLAN AND ANY APPROVAL CONDITIONS OF THE TOWN OF WELLESLEY AND ANY AND ALL OTHER STANDARDS OR REQUIREMENTS OF ANY AND ALL PUBLIC OR PRIVATE UTILITY AGENCIES OR COMPANIES.
5. A MINIMUM OF TWO WEEKS PRIOR TO CONSTRUCTION, THE RECORD CONTRACTOR SHALL MEET WITH GREGORY LOMBARDI DESIGN, CHRISTOPHER HALL ARCHITECTS, INC. AND METROWEST TO REVIEW THE APPROVED DESIGN PLANS AND DISCUSS CONSTRUCTION STANDARDS, REQUIREMENTS, INSPECTIONS AND SCHEDULING.
6. ONE WEEK PRIOR TO INFRASTRUCTURE CONSTRUCTION THE BUILDING DEPARTMENT, WATER DEPARTMENT, AND DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED IN WRITING OF THE CONSTRUCTION COMMENCEMENT DATE AND SCHEDULE.
7. THE RECORD CONTRACTOR SHALL NOTIFY METROWEST A MINIMUM OF 72 HOURS BEFORE EACH CONSTRUCTION PHASE (I.E. FOUNDATION EXCAVATION, SEPTIC INSTALLATION, DRAINAGE INSTALLATION, ETC.)
8. THE RECORD CONTRACTOR SHALL CONTACT DIG-SAFE 72 HOURS PRIOR TO THE START OF ANY WORK ON THE PROJECT SITE.

CUSTOM HOME BUILDERS & REMODELERS

28 LEACH LANE SOUTH NATICK, MA 01760-6046

TEL: 508-650-9880

SODERHOLMBUILDERS.COM

CONSTRUCTION SUPERVISOR # 058535

HOME IMPROVEMENT CONTRACTOR # 172570



9. IF LEDGE IS ENCOUNTERED DURING THE PROPOSED SITEWORK, THE SITE CONTRACTOR CAN REMOVE THE LEDGE BY EITHER HAMMERING OR BLASTING. PRIOR TO THE USE OF ANY BLASTING MATERIALS, THE SITE CONTRACTOR SHALL ADHERE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS, INCLUDING NOTIFICATION REQUIREMENTS FOR BOTH THE TOWN OF WELLESLEY FIRE DEPARTMENT AND LOCAL ABUTTERS. ADDITIONALLY, PRIOR TO ANY LEDGE REMOVAL, THE TOWN OF WELLESLEY ENGINEERING DEPARTMENT SHALL BE INFORMED OFF THE MANNER IN WHICH THE LEDGE WILL BE REMOVED.
10. PRIOR TO ANY DEWATERING, THE SITE CONTRACTOR SHALL CONTACT THE TOWN DPW AND THE DESIGN ENGINEER TO ENSURE PROPER LOCATION/FUNCTIONING OF THE DEWATERING SYSTEM.
11. THE CONCRETE WASHOUT AREA SHALL BE USED BY THE CONCRETE TRUCKS INVOLVED IN THE BUILDING FOUNDATION WORK. THE DESIGNATED AREA SHALL CONSIST OF A BEST MANAGEMENT PRACTICE FOR CONCRETE WASHOUTS AND SHALL BE USED TO CONTAIN OR TREAT THESE CONCRETE MATERIALS.
12. ALL CONSTRUCTION ACTIVITY ON SITE INCLUDING CONTRACTOR PARKING AND DELIVERIES SHALL BE RESTRICTED TO THE HOURS OF 7AM-7PM MONDAY THROUGH FRIDAY, AND 8AM TO 7PM ON SATURDAY. NO WORK OR DELIVERIES SHALL TAKE PLACE ON SUNDAY OR REGULAR HOLIDAYS.
13. THE RECORD CONTRACTOR AND ALL RELATED SUBS ARE TO UTILIZE THE APPROVED TRUCK ROUTE FOR REMOVING BLAST ROCK OR OTHER FILL OR DEBRIS FROM THE SITE.

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Project Summary and Milestones

- May 2021 LHR Permitting and install and inspect tree protection and erosion controls.
- June 2021 Drill Geothermal Wells and prep for piping and manifolds
- July 2021 Excavate House and Geothermal Wells for piping, footings, and other site work
- August 2021 Prepare and install foundation and backfill as well as infiltration System #2
- September 2021 Framing of house, continues through to February 2022
- March 2022 Windows, Doors, and Roof Installed, Infiltration System #1 Installed
- April 2022 Subcontractor Rough Subs and Hardscape Construction continues through to July 2022
- August 2022 Pool Install and Plastering of Home
- September 2022 Start of Landscaping and Interior Finishes continues through to December 2022
- Home is completed January 2023 for occupancy, estimated build duration of 19 months.

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206 WINDING RIVER ROAD WELLESLEY, MA

GENERAL NOTES:

1. Contractor shall secure all permits and approvals required from all jurisdictions regulating this project and site.
2. The Contractor shall exercise extreme care in excavating and working near existing utilities. The Contractor should verify the location and condition of all utilities and shall be responsible for all damages.
3. Contractor is responsible for all damage due to operations inside and outside the Limit of Work. Any areas outside the Limit of Work that are disturbed shall be restored to their original condition at no cost to the Owner. Contractor shall meet line and grade of existing conditions at Limit of Work.
4. All points of construction ingress and egress shall be protected to prevent tracking of debris onto public ways. Any debris on public ways originating from the job site shall be cleaned by the Contractor at no additional cost to the Owner.
5. Before any shrubs are removed the Contractor shall arrange a conference on site with the Landscape Architect to identify shrubs which are to be removed, as well as those which are to be protected. Do not begin clearing without a clear understanding of existing vegetation to be preserved.
6. All items requiring removal shall be removed to full depth to include base material and footings or foundations as applicable, and legally disposed of off-site by the Contractor or reused as directed by the Owner.
7. Contractor shall strip and stockpile existing planting soil to full depth within the Limit of Work. Loam or planting soil shall not be removed from the site without the Owner's approval.
8. At all locations where existing pavement abuts new construction, the edge of the existing pavement shall be sawcut to a clean, smooth edge.
9. Storage areas for the Contractor's equipment and materials shall be located within the Limit of Work and/or staging area and shall be approved by the Landscape Architect.
10. Erosion control shall be installed on all slopes 3:1 or greater within 48 hours after grading is complete. Install and secure Tensar North American Green BioNet Short-Term Biodegradable Straw Blanket or approved equal per manufacturer's recommendation.



GREGORY LOMBARDI DESIGN, INC.
Christopher A. Lombardi
 2235 Massachusetts Avenue
 Cambridge, Massachusetts 02140
 Phone 617.492.2808 Fax 617.492.2904

No.	Date	Comment

**FOR PERMITTING ONLY -
NOT FOR CONSTRUCTION**

Date: 08 MARCH 2021 Scale: 1/16" = 1'-0" 0 16

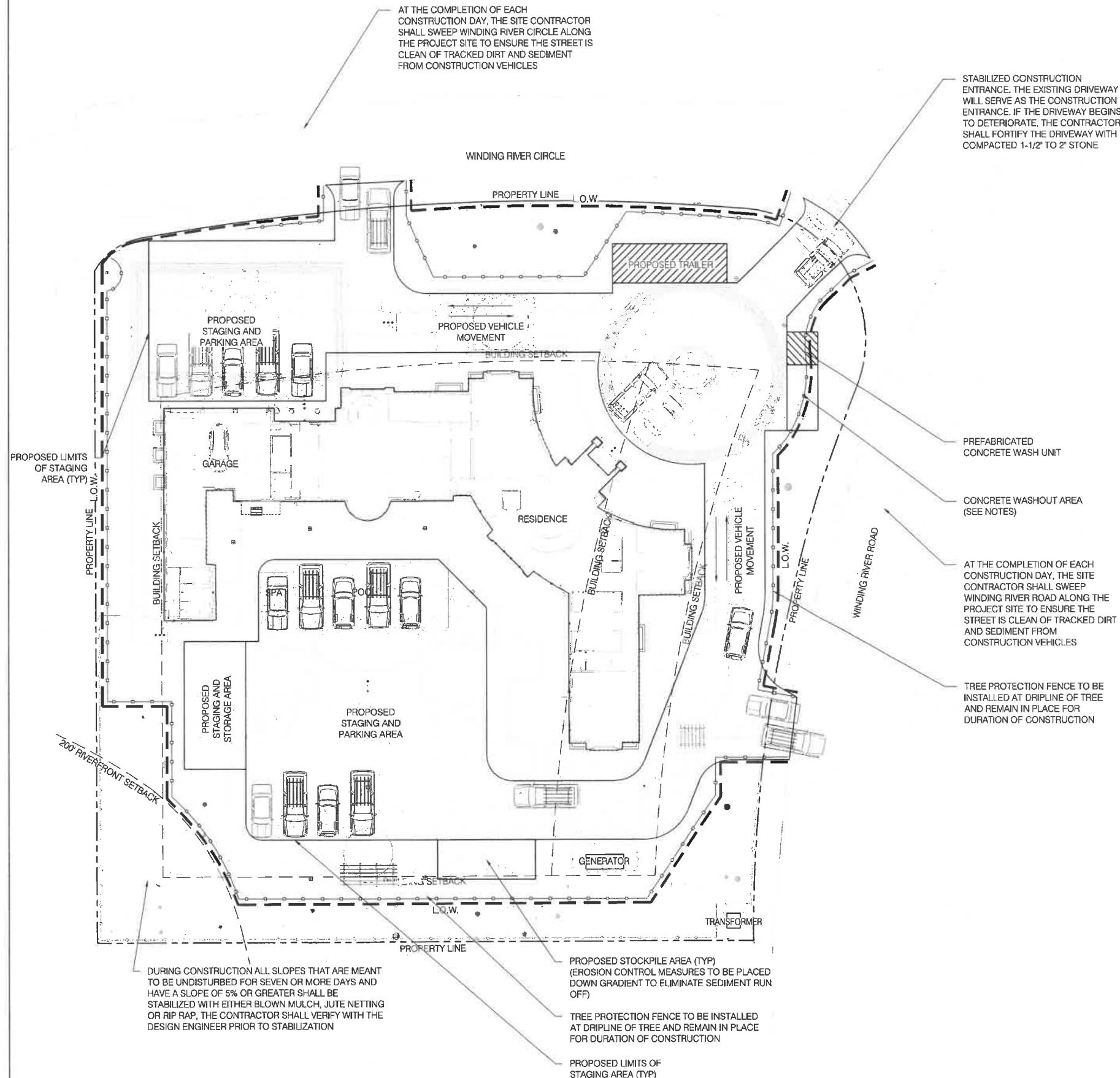
Project No.: 20045 Drawing by: MP Checked by: MG/TSo

**CONSTRUCTION
MANAGEMENT PLAN**

L0.01

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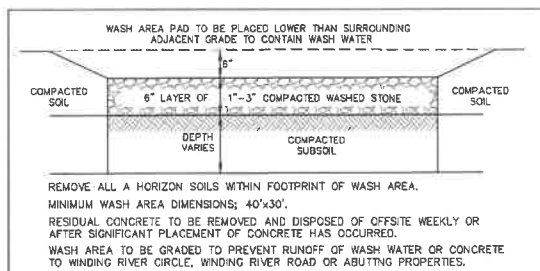
©Gregory Lombardi Design Incorporated

EROSION CONTROL NOTES:

- CONTRACTOR SHALL MODIFY SEDIMENTATION CONTROLS AS NECESSARY DURING CONSTRUCTION.
- CONTRACTOR SHALL INSPECT AND CLEAN ALL SILTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL STORMS WITH A PRECIPITATION AMOUNT IN EXCESS OF 1". CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DEFICIENCIES FOUND ON SILTATION CONTROL MEASURES.
- CONTRACTOR SHALL MAINTAIN AN INVENTORY OF EMERGENCY SUPPLIES ON SITE IN A PROTECTED LOCATION INCLUDING, BUT NOT LIMITED TO: HAYBALES, SILT FENCE, WASHED STONE, PVC PIPE, MULCH AND SEED.
- ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED BEFORE OR THROUGH THE WINTER TO ELIMINATE DESTABILIZATION OR SILTATION DURING THE SPRING THAW.
- ANY RELEASE OF WATER FROM TEMPORARY SILTATION PONDS SHALL BE FREE OF SILT AND SEDIMENT AND SHALL MEET WATER QUALITY STANDARDS FOR CLASS B WATER IN THE COMMONWEALTH OF MASSACHUSETTS.
- IF GROUNDWATER DE-WATERING IS REQUIRED, CONTRACTOR SHALL IMPLEMENT A FILTERING SYSTEM FOR PUMPED GROUNDWATER TO REMOVE SILT AND SEDIMENT. THE DIRECT DISCHARGE OF ANY DE-WATERING OPERATION INTO A WETLAND IS PROHIBITED.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENTS WHEN THEY HAVE ACCUMULATED TO A HEIGHT APPROXIMATELY EQUAL TO ONE HALF OF THE HEIGHT OF THE CORRESPONDING EROSION AND SEDIMENTATION CONTROL MEASURE.
- CONTRACTOR SHALL KEEP COPIES OF THE EROSION CONTROL PLAN AND INSPECTION REPORTS SO THEY ARE ACCESSIBLE AT ALL TIMES.
- CONTRACTOR TO PROTECT ALL DRAINAGE INLETS FROM SILT AND SEDIMENT UNTIL THEIR TRIBUTARY AREAS ARE FULLY STABILIZED.
- CONTRACTOR TO SWEEP STREET IN FRONT OF WORK AREA WEEKLY OR AS NEEDED TO PREVENT ACCUMULATION OF SILT AND SEDIMENT ON THE WINDING RIVER CIRCLE AND WINDING RIVER ROAD.
- ANY DEWATERING PERFORMED ON SITE REQUIRING A CONNECTION OR DISCHARGE TO THE MUNICIPAL DRAINAGE SYSTEM MUST BE APPROVED BY THE TOWN ENGINEER PRIOR TO DISCHARGE.

CONCRETE TRUCK WASH AREA

NOT TO SCALE



ANY ASBESTOS PIPE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION SHALL BE REMEDIATED ACCORDING TO MASS DEP REGULATIONS 310 CMR 4.00

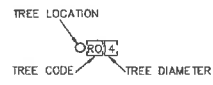
LIMITS OF PAVEMENT RESTORATION FOR EXISTING AND PROPOSED UTILITY CONNECTIONS TO BE DETERMINED IN THE FIELD BY THE TOWN OF WELLESLEY STREET PERMIT INSPECTOR.

PROTECTION OF STORMWATER MANAGEMENT AREAS DURING CONSTRUCTION

- CONTRACTOR SHALL EXERCISE CARE TO PROTECT THE SURFACES BENEATH AND ADJACENT TO THE PROPOSED INFILTRATION SYSTEMS AND RAIN GARDEN FROM DEGRADATION BY SURROUNDING CONSTRUCTION ACTIVITIES, INCLUDING:
- PREVENTION OF CONTAMINATION OF EXPOSED SUBGRADE BY CONSTRUCTION SEDIMENT.
 - PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
 - PREVENTION OF DISCHARGE OF WATER FROM DEWATERING ACTIVITIES INTO THE CONTRIBUTING AREAS OR RAIN GARDENS.
 - PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.

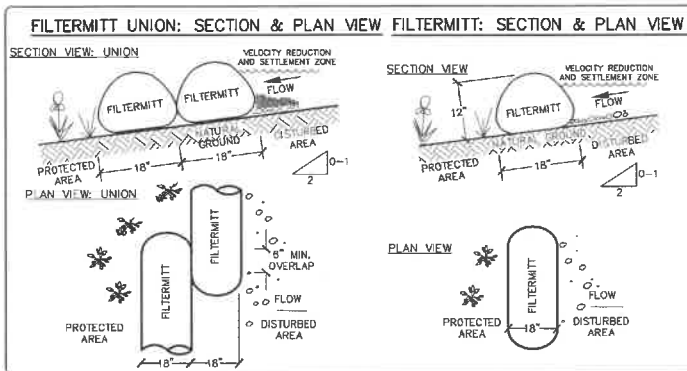
TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BC	BLACK CHERRY
CA	CRABAPPLE
CT	CORKTREE
CY	CHERRY
DW	DOGWOOD
GA	GREEN ASH
HM	HEMLOCK
NS	NORWAY SPRUCE
RB	RIVER BIRCH
RM	RED MAPLE
RO	RED OAK
WP	WHITE PINE
WW	WEeping WILLOW
DBL	DOUBLE
TRI	TRIPLE



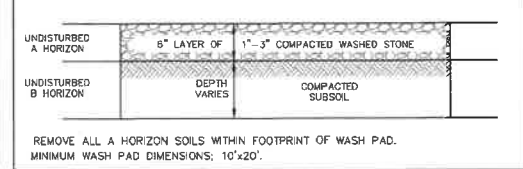
FILTER MITT EROSION CONTROL BARRIER

NOT TO SCALE



STONE WASH PAD

NOT TO SCALE



BENCHMARKS

T.B.M.	DESCRIPTION	ELEVATION
A	"X" SET ON HYDRANT NUT	118.43'
B	DHN SET 1' UP ON U.P.#1	117.62'
C	"X" SET ON HYDRANT NUT	117.53'
D	DHN SET ON ROAD 14" RED OAK	117.36'
E	N.W. CORNER STEP REAR PATIO	120.58'

LEGEND

- (F) FOUND
- A.C. AIR CONDITIONER
- B.C.C. BIT. CONC. CURB
- B.H. BULKHEAD
- BIT. BITUMINOUS
- C.B. CONCRETE BOUND
- CONC. CONCRETE
- C.P. CONCRETE PAD
- D.C.B. DRAIN CATCH BASIN
- D.H.N. HEAD NAIL
- D.M.H. DRAIN MANHOLE
- EXIST. EXISTING
- G.F.E. GARAGE FLOOR ELEVATION
- G.G. GAS GATE
- INV. INVERT
- I.P. IRON PIN
- I.R. IRON ROD
- L. LENGTH
- L.S. LANDSCAPE AREA
- N/F. NOW OR FORMERLY
- O.H.W. OVERHEAD WIRE
- R. RADIUS
- S.M.H. SEWER MANHOLE
- SURV. MARK SURVEY MARK
- SQ. FT. SQUARE FEET
- T.C.E. TOP OF CONCRETE ELEVATION
- U.C.D.S. UNDERGROUND DOWNSPOUT
- UPE. UNDERGROUND ELECTRIC
- UTILITY POLE
- V.C.C. VERTICAL CONCRETE CURB
- W. WATER GATE
- +100.0. EXISTING SPOT GRADE
- 100.0. EXISTING GRADE
- W. EXISTING WATER LINE
- GAS. EXISTING GAS LINE

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 141, LOT 3. RECORD TITLE FROM BOOK 38740, PAGE 190.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DIOSAFE PAINT-INDICATORS, METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0018E, BEARING AN EFFECTIVE DATE OF JULY 17, 2012.



ZONING:

SINGLE RESIDENCE 40
 MINIMUM AREA = 40,000 SQUARE FEET
 MINIMUM FRONTAGE = 60 FEET
 SETBACKS:
 FRONT YARD = 30 FEET*
 * SUBJECT TO 500-FOOT RULE
 SIDE YARD = 20 FEET
 REAR YARD = 10 FEET

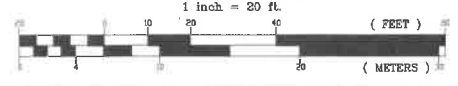
*500-FOOT RULE APPLIES TO BOTH FRONTAGES ON WINDING RIVER ROAD AND WINDING RIVER CIRCLE. SEE WELLESLEY ZONING BY LAWS, SECTION XIX. B. THERE ARE PRESENTLY THREE OR MORE HOUSES, INCLUDING THE SUBJECT PROPERTY ON BOTH STREET FRONTAGES.

#11 WINDING RIVER CIRCLE, FRONT SETBACK= 47.7 FT.
 #12 WINDING RIVER CIRCLE, FRONT SETBACK= 48.8 FT.
 #15 WINDING RIVER CIRCLE, FRONT SETBACK= 65.4 FT.
 #206 WINDING RIVER ROAD, FRONT SETBACK= 49.9 FT.

#190 WINDING RIVER ROAD, FRONT SETBACK= 47.7 FT.
 #198 WINDING RIVER ROAD, FRONT SETBACK= 116± FT.
 #206 WINDING RIVER ROAD, FRONT SETBACK= 111± FT.

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GEMMA, P.L.S. # 37046
 P.E. # 31967 (CIVIL)

GRAPHIC SCALE



EROSION & SEDIMENT CONTROL PLAN
 #206 WINDING RIVER ROAD
 IN
 WELLESLEY, MA

PREPARED FOR:
 AZIZ HAMZAOCULLARI
 23 WALL STREET
 WELLESLEY, MA 02481

PROPERTY OF:
 AZIZ AND NURGUL HAMZAOCULLARI
 23 WALL STREET
 WELLESLEY, MA 02481

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMINGHAM, MA 01702
 TELE: (508)626-0063
 EMAIL: INFO@MWEENGINEERING.COM

SHEET C2 DATE: MARCH 5, 2021
 CALC'D BY: BTN FIELD BK: 706 CAD FILE: PROP_SP2.dwg
 DRAWN BY: BTN PROJECT: WEL_WIN4 DWG FILE: SP030521.dwg

SILT SACK DETAIL

NOT TO SCALE

