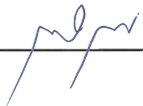


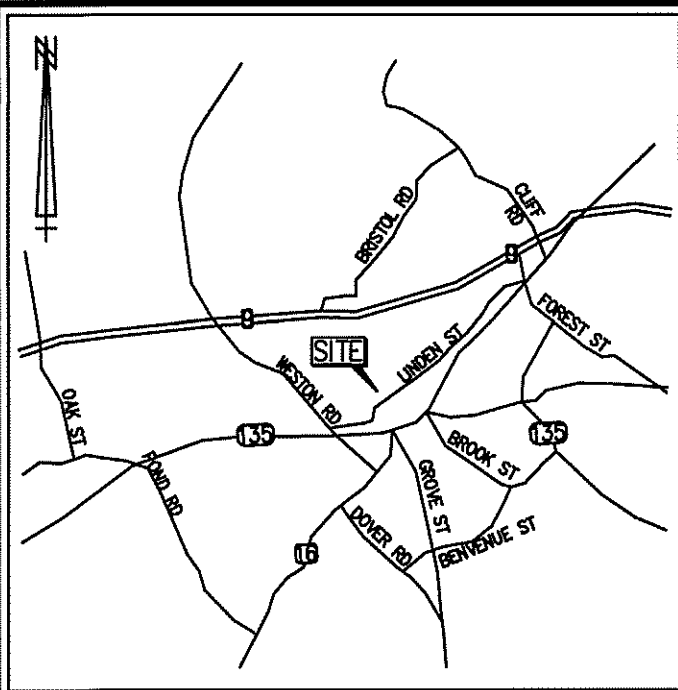
**WELLESLEY PLANNING BOARD
Application Form**



Town Hall, 525 Washington Street
Wellesley, MA 02482

Tel. (781) 431-1019 ext. 2232

Name of applicant: DELANSON REALTY PARTNERS, LLC	Land owner(s): DELANSON REALTY PARTNERS, LLC	Address or location of property: 100 LINDEN STREET
Mailing Address: 20 WOODWARD ST NEWTON, MA 02461	Mailing address: 20 WOODWARD ST. NEWTON, MA 02461	Area in square feet: 61,774 SF.
Phone: 617-875-0083	Phone: 617-875-0083	Town Plan number: 123-9,123-10,123-11,123-12,123-13
Type of application: <input checked="" type="checkbox"/> Approval Not Required Plan (ANR) <input type="checkbox"/> Preliminary Subdivision Plan <input type="checkbox"/> Definitive Subdivision Plan <input type="checkbox"/> Plan to Upgrade Inadequate Way <input type="checkbox"/> Other: _____	Materials and information required: For ANR submissions: <input checked="" type="checkbox"/> Original and six prints of all plan(s) and an electronic copy of application and plan(s) For Subdivision Plan submissions: <input checked="" type="checkbox"/> Original and six prints of all plan(s) and an electronic copy of application and plan(s) <input type="checkbox"/> Runoff calculations and other submission materials <input type="checkbox"/> Municipal systems analysis for subdivisions of 5 or more lots or 2 or more acres <input type="checkbox"/> Plans to Board of Health <input type="checkbox"/> Notice to Town Clerk	FOR ALL APPLICATIONS Name of land surveyor: McKenzie Engineering Group Mailing address of surveyor: 150 Longwater Drive, Norwell, MA 02061 Phone number of surveyor: 781-792-3900 Zoning and area district: SR10, GR, R10 Present use of property: VACANT Proposed use of property: MULTI-FAMILY RESIDENTIAL FOR SUBDIVISION AND STREET UPGRADE PLANS Name of engineer: _____ Number of lots: _____ Length of street to be built: _____ AREA IN SQUARE FEET OF Street right of way: _____ Paved travel way: _____ Total combined lot area: _____ Estimated impervious cover including new roof surface: _____
<p align="center">DO NOT WRITE IN THIS BOX</p> <p align="center">To be completed by Planning Staff</p> Date submitted: _____ Action Required by: _____ Action Taken: _____ Date: _____ File designation: _____	Signature of land owner: 	Signature of applicant (if other than owner): _____
<p>I give permission for agents of the Planning Board to enter upon my land for purposes related to this application during regular business hours.</p>		

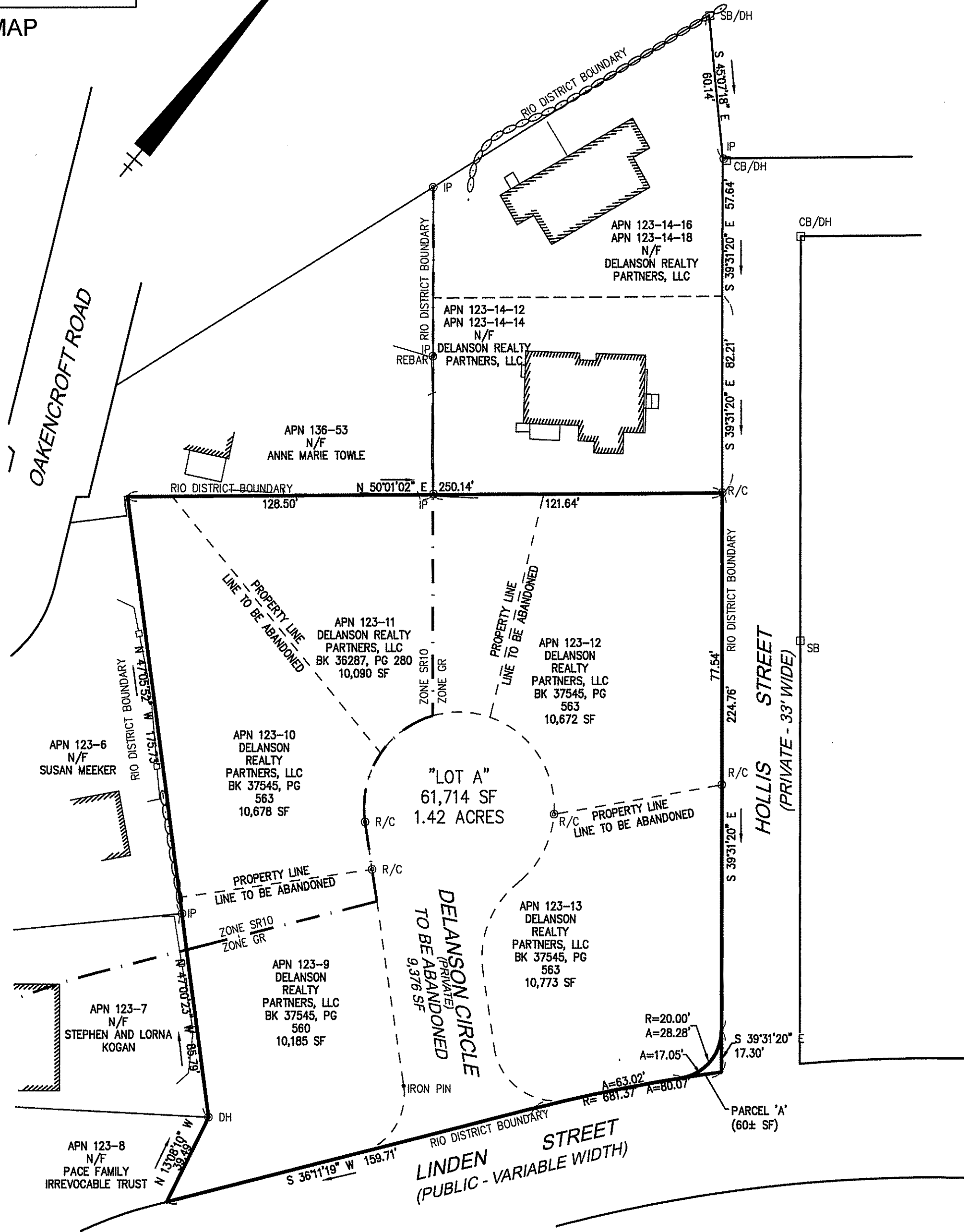


LOCUS MAP
NO SCALE

LEGEND	
SURVEY SYMBOLS	
•	IRON PIN
R/C ⊙	REBAR WITH CAP
CB/DH □	CONCRETE BOUND WITH DRILL HOLE
SB □	STONE BOUND
SB/DH □	STONE BOUND

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION
CONTROL LAW
DATE OF ENDORSEMENT: _____

WELLESLEY PLANNING BOARD



NOTES:

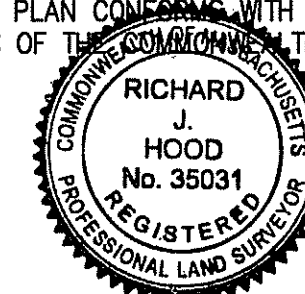
- OWNER: APN 123-9 THRU 129-13 AND DELANSON CIRCLE
DELANSON REALTY PARTNERS, LLC
49 COOLIDGE STREET
BROOKLINE, MA 02446
- LOCUS IS SHOWN AS ASSESSORS PARCEL NUMBERS 123-9, 123-10, 123-11, 123-12 & 123-13 ON THE TOWN OF WELLESLEY ASSESSORS MAPS.
- DEEDS TO LOCUS ARE RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AT:
 - BOOK 34814, PAGE 399
 - BOOK 36287, PAGE 271
 - BOOK 36287, PAGE 275
 - BOOK 36287, PAGE 277
 - BOOK 36287, PAGE 280
 - BOOK 37545, PAGE 555
 - BOOK 37545, PAGE 560
 - BOOK 37545, PAGE 563
- PLAN REFERENCE:
 - PLAN NO 1446 OF 1955 IN BOOK 3421, PAGE 100 (RECORD PLAN)
 - "LAYOUT OF A WIDENING OF LINDEN STREET IN WELLESLEY, MASS." DATED JANUARY 12, 1953 BY GLEASON ENGINEERING COMPANY FOR THE TOWN ENGINEER
 - "UTILITY EASEMENT PLAN OF OAKENCROFT ROAD" RECORDED AS PLAN NO. 768 OF 1997 IN PLAN BOOK 452
 - PLAN IN BOOK 1738, PAGE 407
 - LC PLAN NO 15683
 - WATER & UTILITY EASEMENT ABANDONMENT, PLAN DATED 4/7/21
- LOCUS IS ZONED: GENERAL RESIDENCE (GR), SINGLE RESIDENCE (SR10) AND THE RESIDENTIAL INCENTIVE OVERLAY (RIO) DISTRICT

DIMENSIONAL REQUIREMENTS (RIO DISTRICT):
MIN. AREA : 45,000 SF.
FRONT YARD: 25 FT.
SIDE YARD: 10 FT.
REAR YARD: 10 FT.
- LOCUS IS SITUATED IN ZONE X, AS SHOWN ON F.I.R.M. No. 25021C0016E, EFFECTIVE 7/17/2012.
- LOCUS IS NOT SITUATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE OR TOWN OF WELLESLEY AQUIFER PROTECTION DISTRICT.
- THIS SURVEY WAS MADE ON THE GROUND IN JANUARY OF 2017 AND DECEMBER OF 2018 BY MCKENZIE ENGINEERING GROUP, INC.
- WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
- THE PURPOSE OF THIS PLAN IS TO COMBINE ASSESSORS PARCELS 123-9, 123-10, 123-11, 123-12, 123-13 AND DELANSON CIRCLE INTO A SINGLE BUILDABLE LOT CONTAINING 61,714 SF (1.42 ACRES) MORE OR LESS, CREATE PARCEL 'A' AT LINDEN STREET AND HOLLIS STREET. UPON ACCEPTANCE AS A PUBLIC WAY AT TOWN MEETING, PARCEL 'A' IS TO BE CONVEYED TO THE TOWN OF WELLESLEY.

REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Richard J. Hood
RICHARD J. HOOD, PLS



OLIVIERI
DATE



© MCKENZIE ENGINEERING GROUP, INC.

APP	BY	DESCRIPTION	DATE	REV

MCKENZIE
ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

PLAN OF LAND
DELANSON CIRCLE
WELLESLEY, MASSACHUSETTS

TRAX DEVELOPMENT
20 WOODWARD STREET
NEWTON, MASSACHUSETTS 02461

DRAWN BY:	SBS
DESIGNED BY:	SBS
CHECKED BY:	RTLS
APPROVED BY:	RJH
DATE:	02JUNE2021
SCALE:	1"=40'
PROJECT NO.:	216-194
DWG. TITLE:	

APPROVAL
NOT REQUIRED
PLAN

DWG. NO:
ANR-1