148 WESTON ROAD

148 WESTON ROAD WELLESLEY, MA 02482

FEBRUARY 15, 2017

PLANNING BOARD SUBMISSION

PROJECT SCOPE

THE PROJECT SCOPE INCLUDES THE CONSTRUCTION OF A 1,300 SF AMENITY BUILDING FACING WESTON ROAD AND A 5-STORY RESIDENTIAL BUILDING SET BACK FROM THE STREET. THE 63,000 GSF RESIDENTIAL BUILDING WILL INTRODUCE 55 DWELLING UNITS OVER GARAGE PARKING WITH 60 PARKING SPACES. THE ENTRANCE COURT FEATURES A SOUTH FACING COURTYARD.

UNIT BREAKDOWN	COUNT	AVERAGE SIZE
STUDIO	5	625 SF
1 BEDROOM	27	815 SF
2 BEDROOM	17	1,147 SF
3 BEDROOM	6	1,234 SF
TOTAL COUNT	55	946 SF

LAND USAGE TABLES, SECTION XVIII AND XIX OF WELLESLEY ZONING BYLAWS

SINGLE RESIDENCE 15 DISTRICT		
CRITERIA	REQUIRED	PROPOSED
MIN. LOT AREA	15,000 SF	35,967 SF
MIN. FRONTAGE	60 FT	72.45 FT
MAX. BUILDING HEIGHT	45 FT	APPROX. 58 FT - 7 IN
MAX RATIO OF BUILDING TO LOT AREA	18%	39%
MIN. FRONT YARD WIDTH	60 FT.	72.45 FT.
MIN. FRONT YARD DEPTH (SETBACK)	30 FT.	21.5 FT.
MIN. SIDE YARD WIDTH	20 FT.	4 FT.
MIN. REAR YARD DEPTH	15 FT.	3.8 FT.

OPEN SPACE CALCULATIONS	AREA	%
OPEN SPACE (UNUSABLE)	5,572 SF	15.5 %
OPEN SPACE (USABLE) - GREEN	12,296 SF	34.2 %
OPEN SPACE (USABLE) - PAVED	3,282 SF	9.1 %
TOTAL OPEN SPACE	21,150 SF	58.8 %

DRAWING LIST

A00 COVER SHEET

ARCHITECTURE

A01 SITE CONTEXT
A02 BUILDING CONTEXT
A03 SITE PLAN
A04 PARKING AND GROUND FLOOR PLAN
A05 SECOND AND PENTHOUSE FLOOR PLAN
A06 BUILDING ELEVATIONS
A07 BUILDING ELEVATIONS
A08 STREET PERSPECTIVE
A09 SPRING & FALL SHADOW STUDY
A10 SUMMER SHADOW STUDY
A11 WINTER SHADOW STUDY
A12 SITE BORING AND TEST PIT PLAN

CIVIL

EX-1 EXISTING CONDITIONS
C-1 SITE DEVELOPMENT PLAN
C-2 GRADING & DRAINAGE PLAN
C-3 UTILITIES SITE PLAN
C-4 CONSTRUCTION DETAILS
C-5 CONSTRUCTION DETAILS
C-6 CULTEC RECHARGER 330XLHD

LANDSCAPE

L01 CONCEPT LANDSCAPE PLAN

ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, THIRD FLOOR
BOSTON, MA 02210
617.766.8330
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
CARTAGINA BRYAN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE: PLANNING BOARD SUBMISSION
DATE: FEBRUARY 15, 2017
PROJECT # 17057
SCALE:

DRAWING TITLE

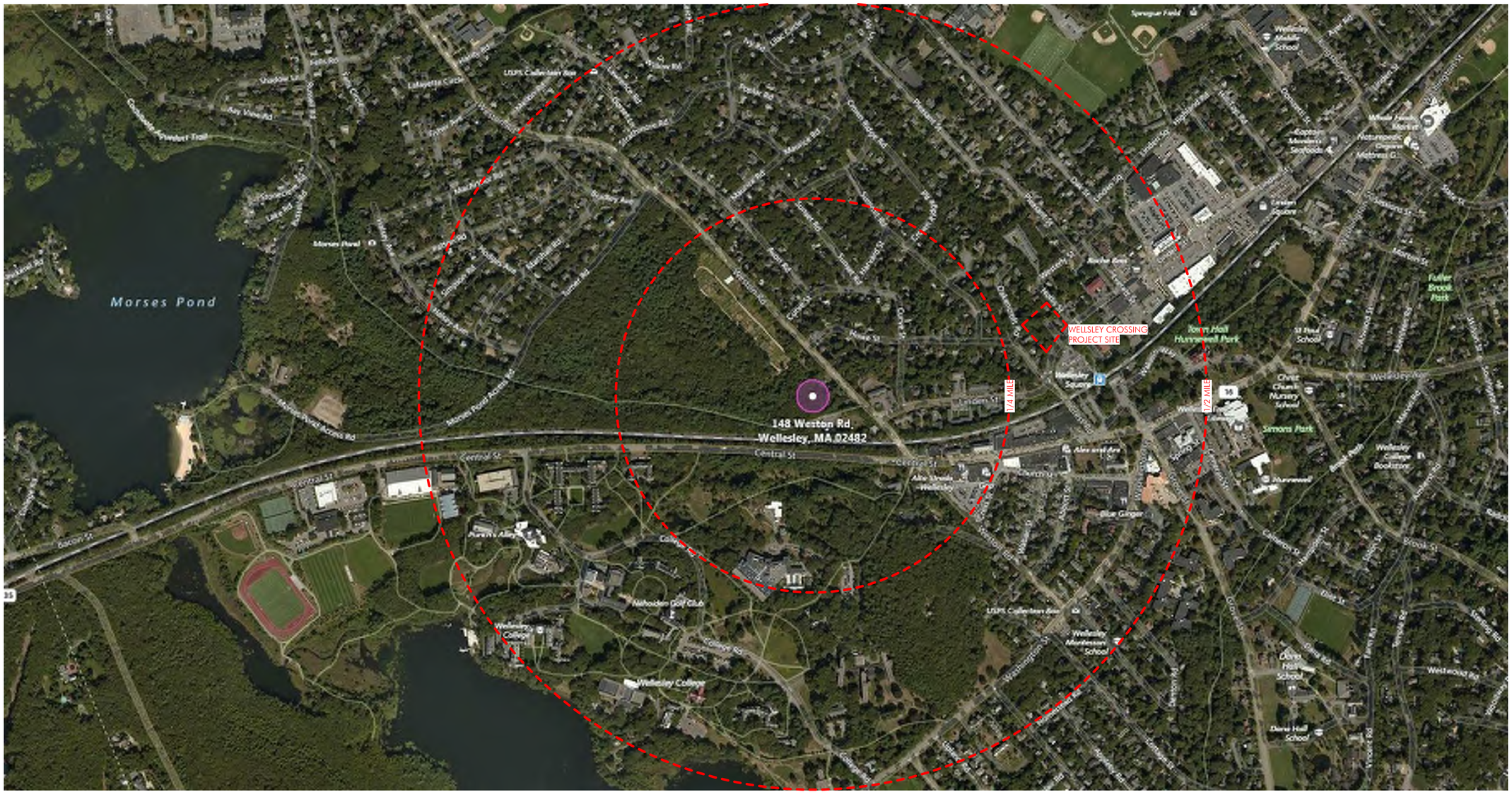
COVER

DRAWING NUMBER

A00

copyright: EMBARC Studio.

C:\Users\clee\Documents\17057_148 Weston Road_021318_clee.rvt
2/16/2018 12:59:42 PM Author



ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
JONATHAN GRIFFITH
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	

DRAWING TITLE
SITE CONTEXT

DRAWING NUMBER
A01

copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:17:15 AM Author

AERIAL VIEW LOOKING SOUTH

ABUTTER @ 144 WESTON ROAD

STREET VIEW LOOKING SOUTH

STREET VIEW LOOKING WEST

STREET VIEW LOOKING NORTH

ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARYA GNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

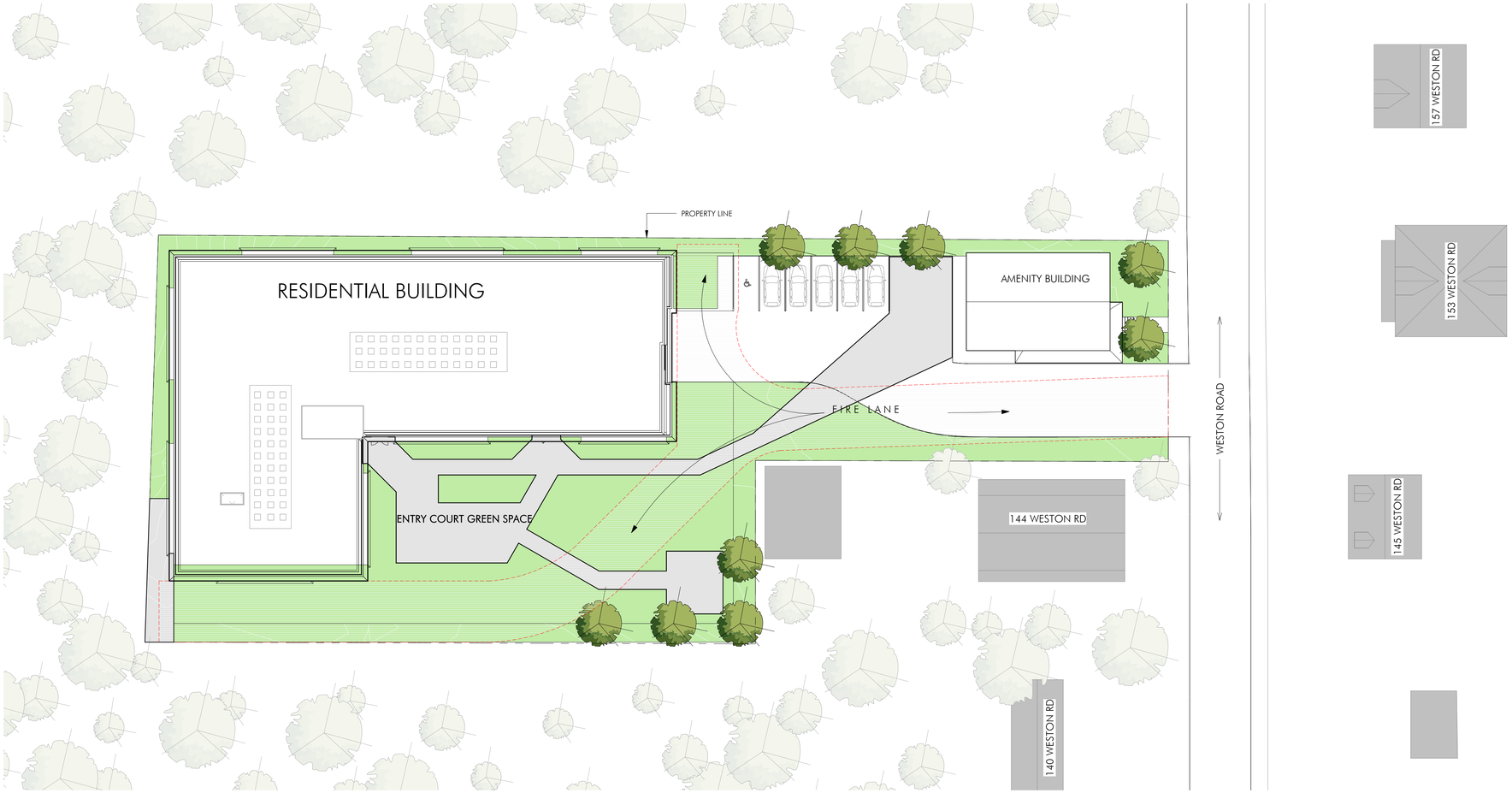
ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	As indicated

DRAWING TITLE
SITE CONTEXT

DRAWING NUMBER
A02

copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:17:20 AM Author



NOTE: FOR SPECIFIC SITE ELEMENTS REFER TO LANDSCAPE DRAWINGS

ARCHITECT
EMBARC STUDIO
ARCHITECTURE • DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	1" = 20'-0"

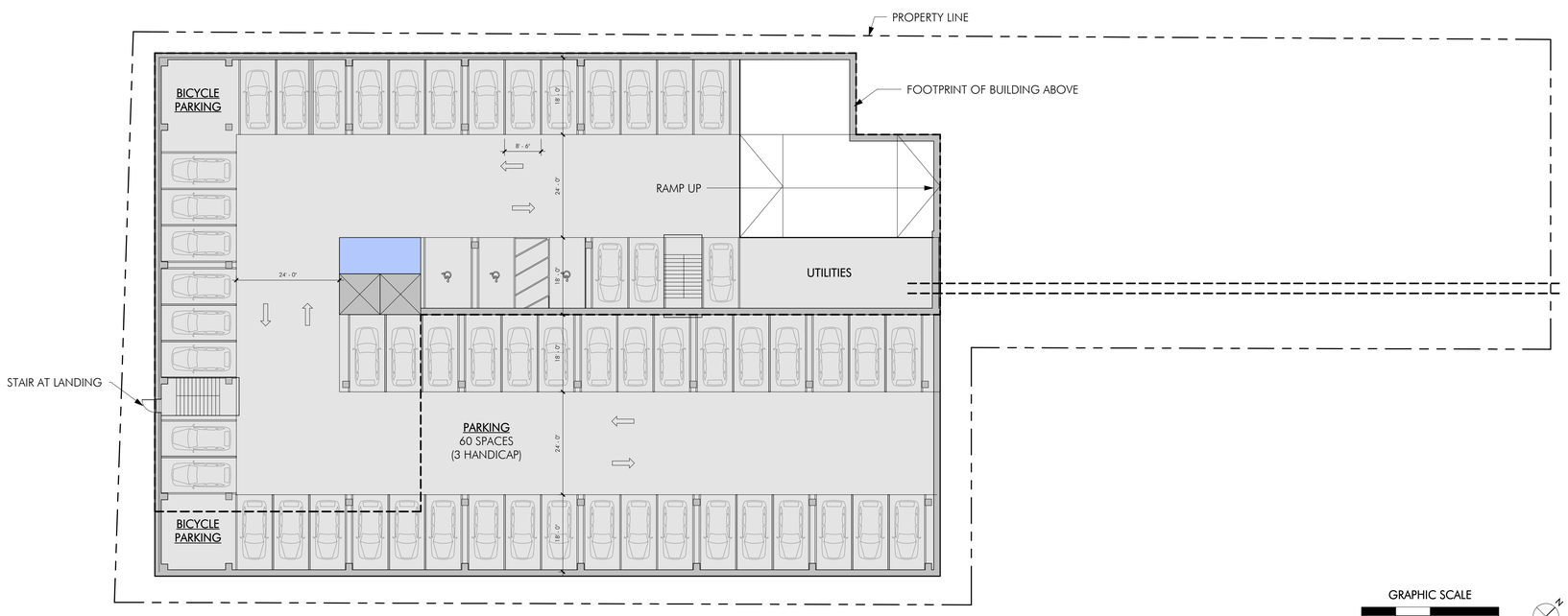
DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER
A03

copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:18:59 AM Author

2 FIRST FLOOR PLAN
1/16" = 1'-0"



1 PARKING LEVEL PLAN
1/16" = 1'-0"

ARCHITECT
EMBARC STUDIO
ARCHITECTURE + DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARYAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

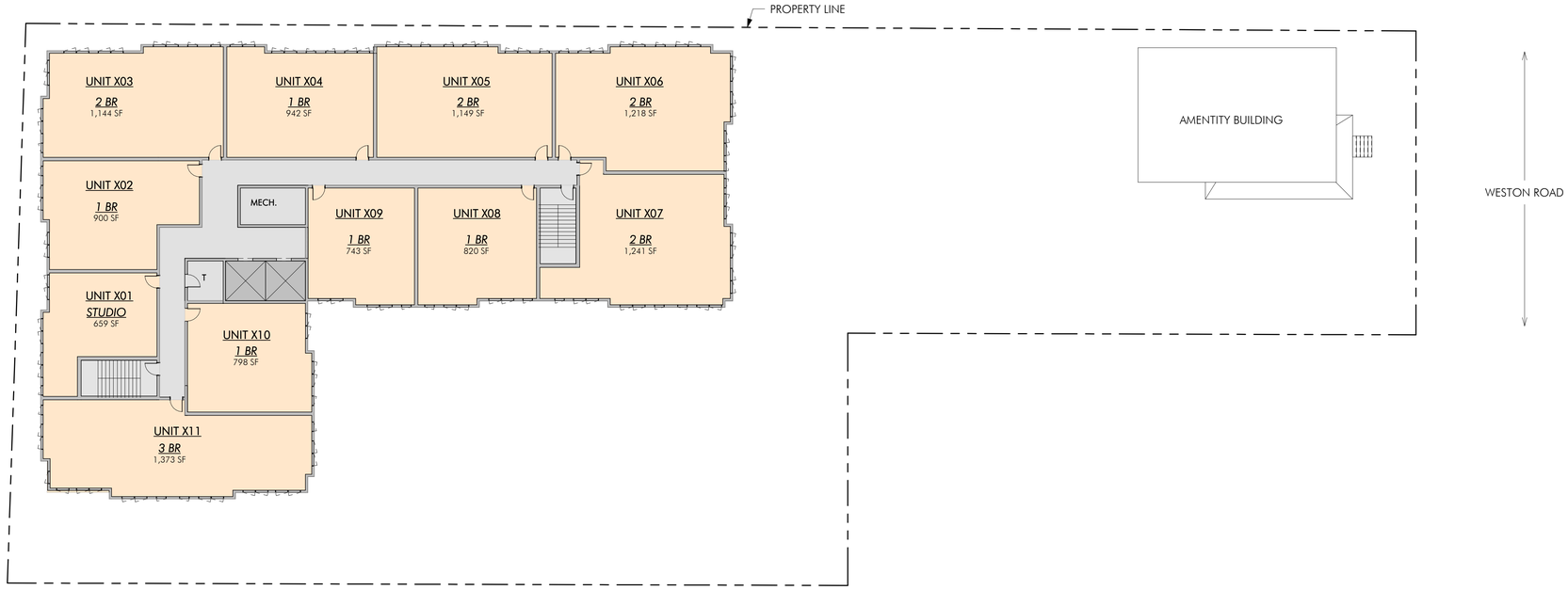
ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	1/16" = 1'-0"

DRAWING TITLE
PARKING & GROUND FLOOR PLAN

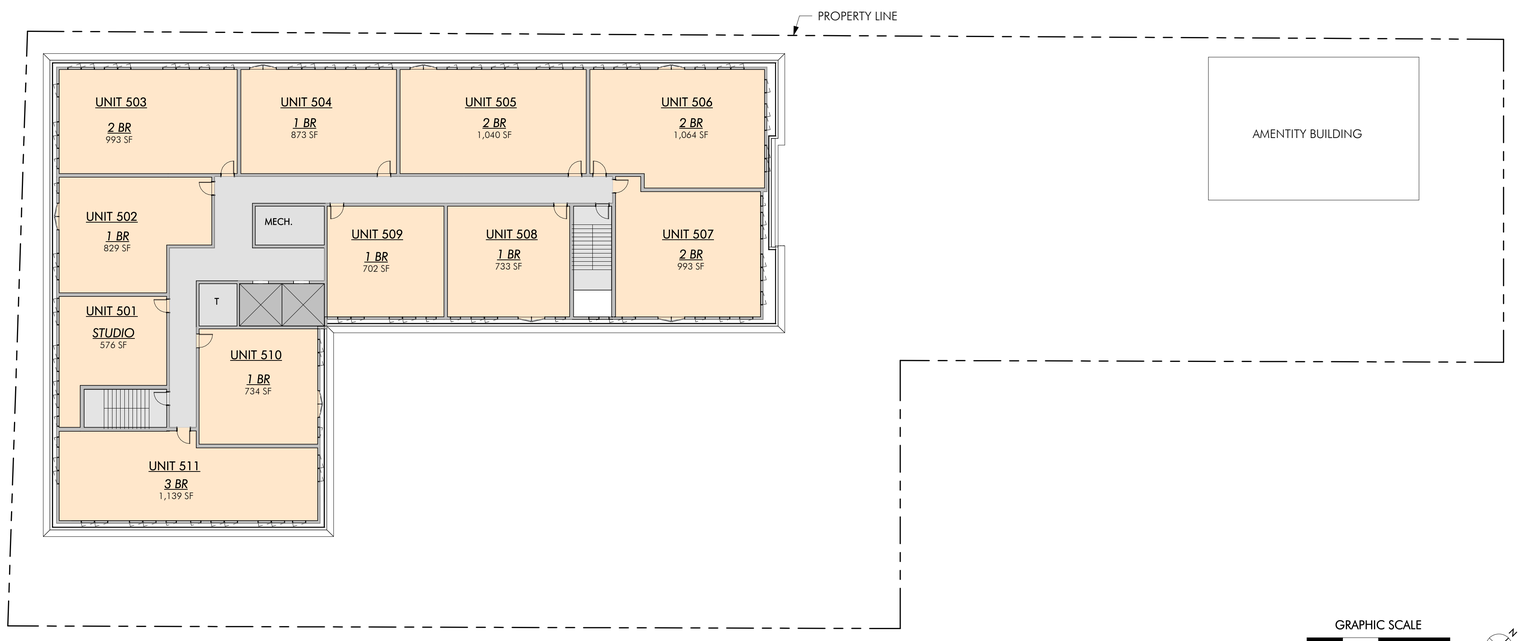
DRAWING NUMBER
A04

copyright: EMBARC STUDIO, LLC

C:\Users\clee\Documents\17057_148 Weston Road_021318_clee.rvt
2/16/2018 11:00:12 AM Author



1 SECOND FLOOR PLAN (THIRD AND FOURTH FLOOR SIMILAR)
1/16" = 1'-0"



2 PENTHOUSE PLAN
1/16" = 1'-0"

GRAPHIC SCALE
0 8' - 0" 16' - 0" 32' - 0"

ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
JOHN GNAN GRAFFAM
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	1/16" = 1'-0"

DRAWING TITLE
SECOND & PENTHOUSE FLOOR PLAN

DRAWING NUMBER
A05

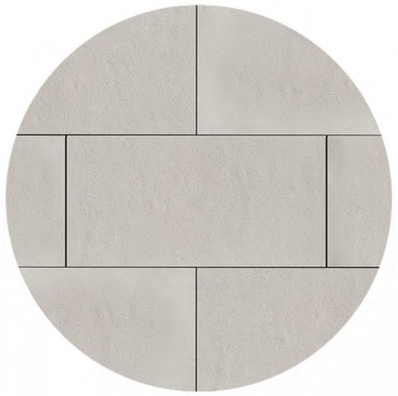
copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:19:11 AM Author

A. CLAPBOARD SIDING

B. BOARD AND BATTEN BAY

C. METAL PANEL

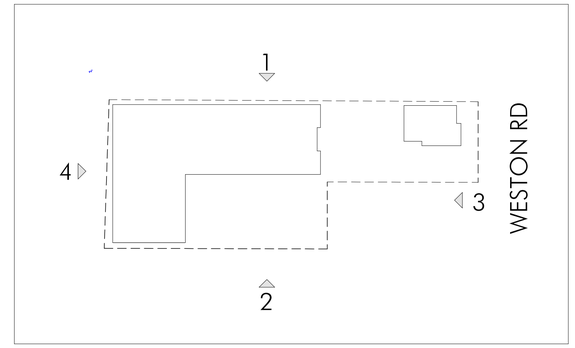


D. STONE VENEER PANEL

E. CASEMENT WINDOW

F. CORNICE DETAIL

KEY PLAN



1 BUILDING ELEVATION - WEST

SCALE: 1/16"=1'

GRAPHIC SCALE

0 8' - 0" 16' - 0" 32' - 0"

ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD

148 WESTON ROAD WELLESLEY, MA 02482

PLANNING BOARD SUBMISSION

FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	1/64" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A06

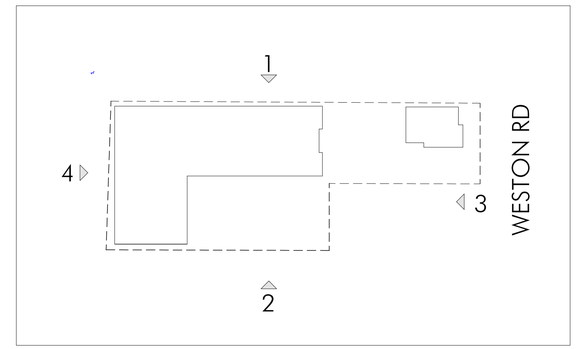
copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:19:16 AM Author

2 BUILDING ELEVATION - EAST

SCALE: 1/16"=1'

KEY PLAN



3 BUILDING ELEVATION - NORTH (WESTON ROAD)

SCALE: 1/16"=1'

4 BUILDING ELEVATION - SOUTH

SCALE: 1/16"=1'

ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD

148 WESTON ROAD WELLESLEY, MA 02482

PLANNING BOARD SUBMISSION

FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
ANTANGNAR BRIANA
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	1/64" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER

A07

copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:19:20 AM Author

VIEW FROM WESTON ROAD LOOKING SOUTH

ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARYAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

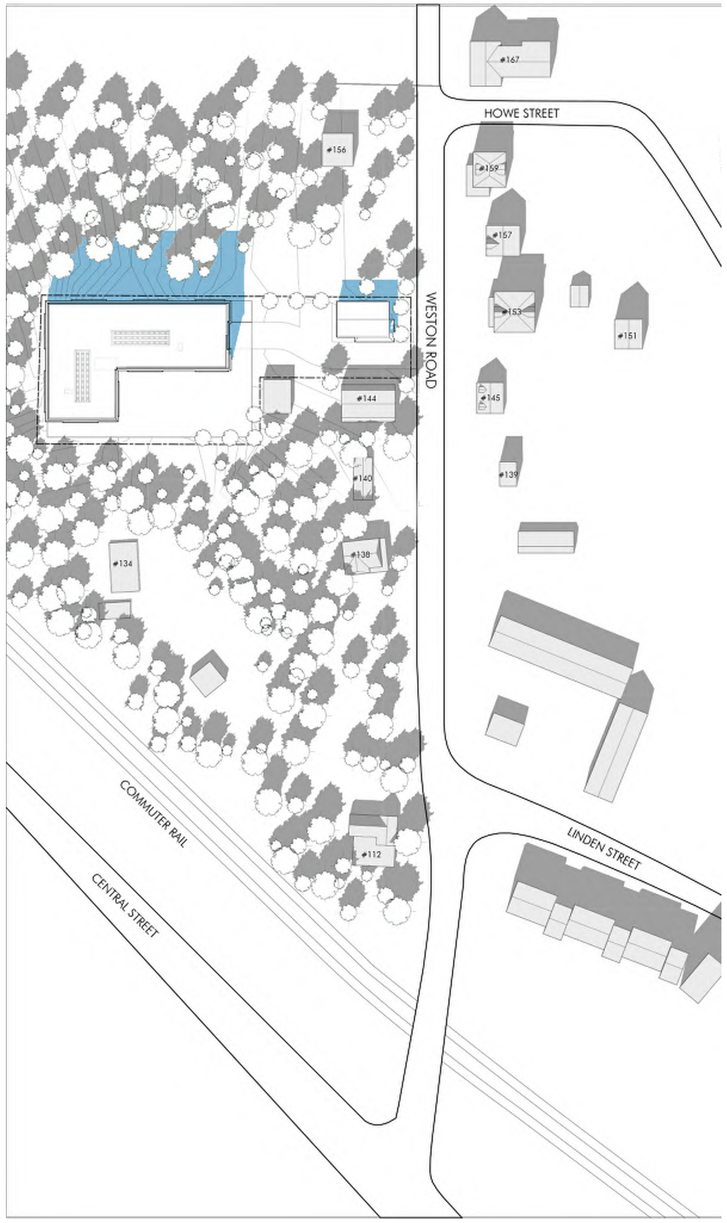
ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	

DRAWING TITLE
STREET PERSPECTIVE

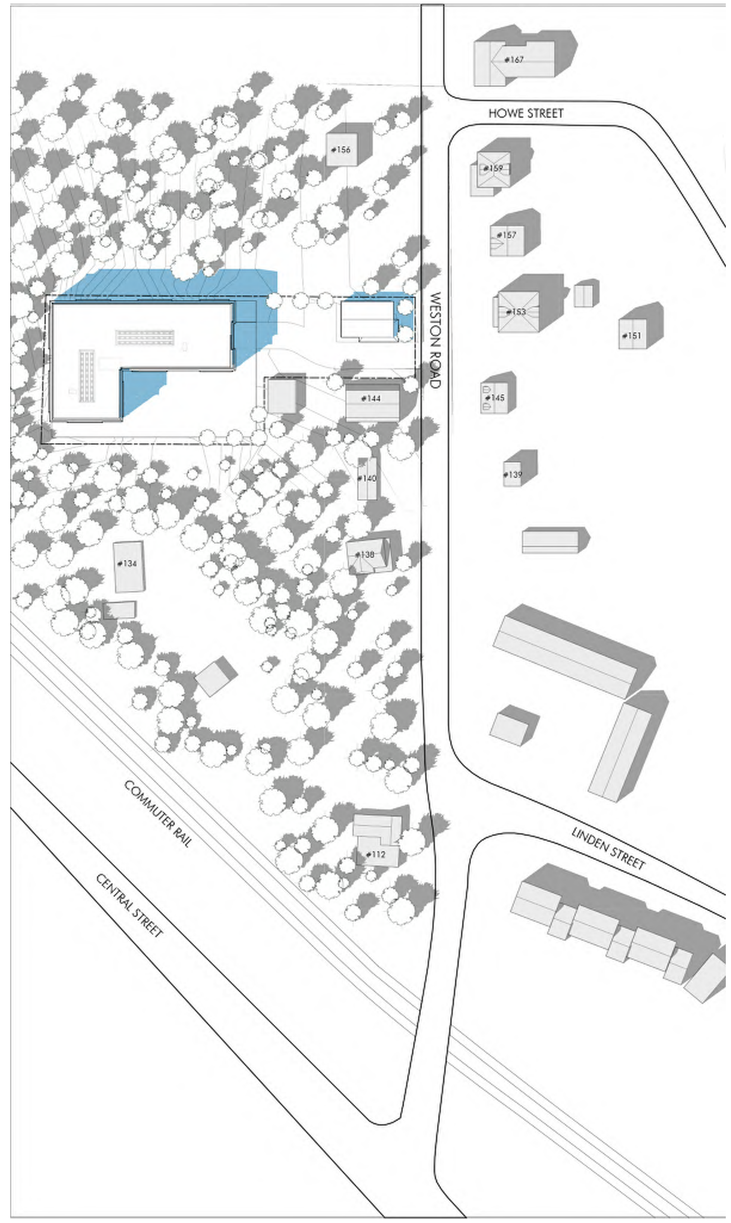
DRAWING NUMBER
A08

copyright: EMBARC STUDIO, LLC

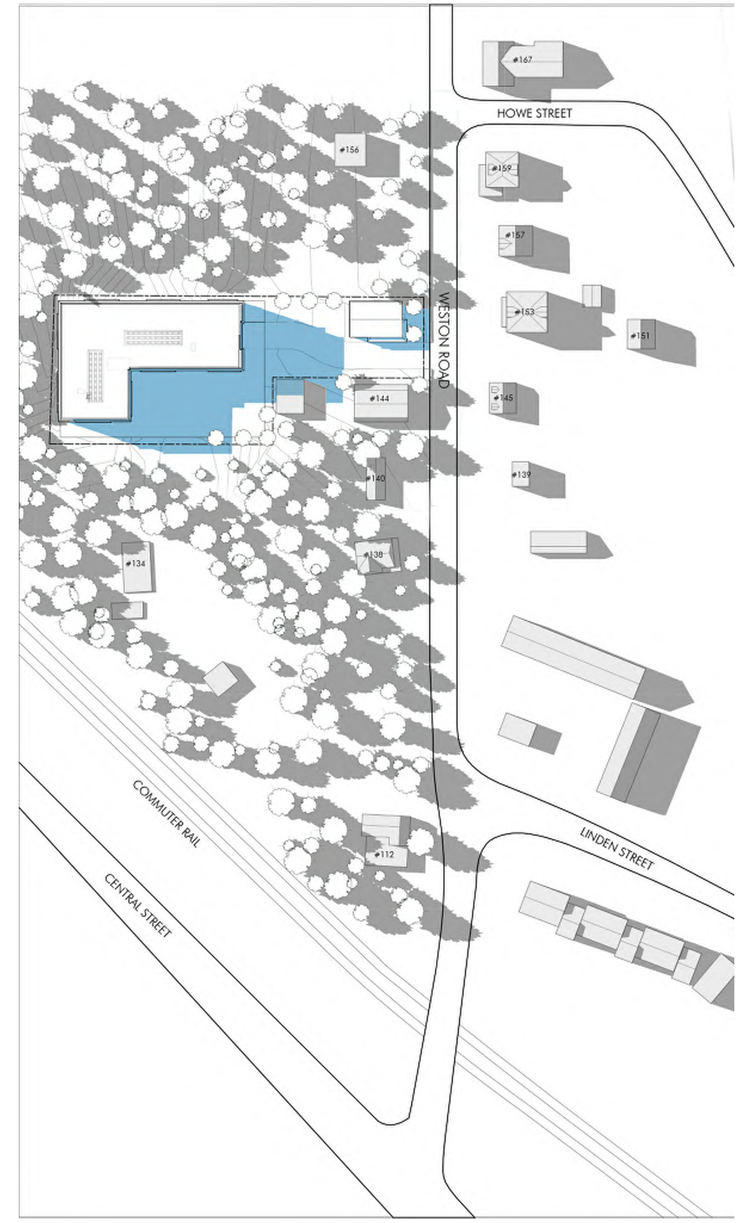
C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:19:21 AM Author



SPRING/FALL EQUINOX 10:00 AM



SPRING/FALL EQUINOX 12:00 PM



SPRING/FALL EQUINOX 3:00 PM

GRAPHIC SCALE

0 32' - 0" 64' - 0" 128' - 0"

N

ARCHITECT
EMBARC STUDIO
ARCHITECTURE + DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

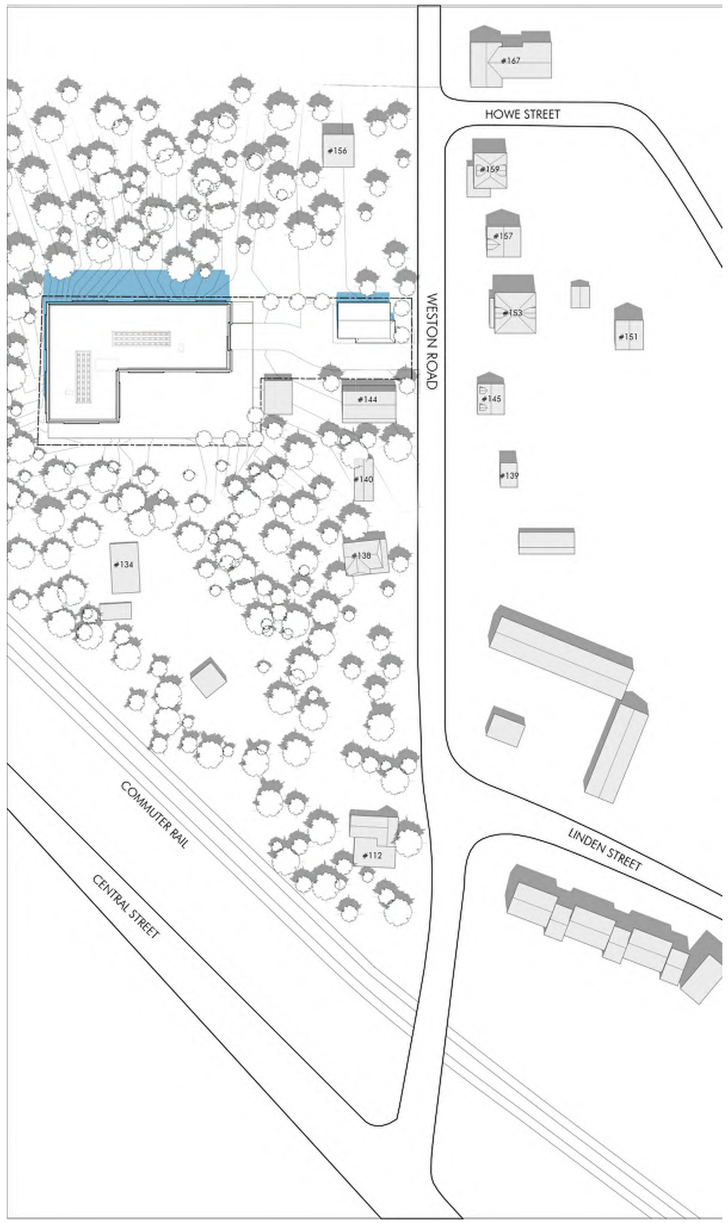
ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	

DRAWING TITLE
SPRING & FALL SHADOW STUDY

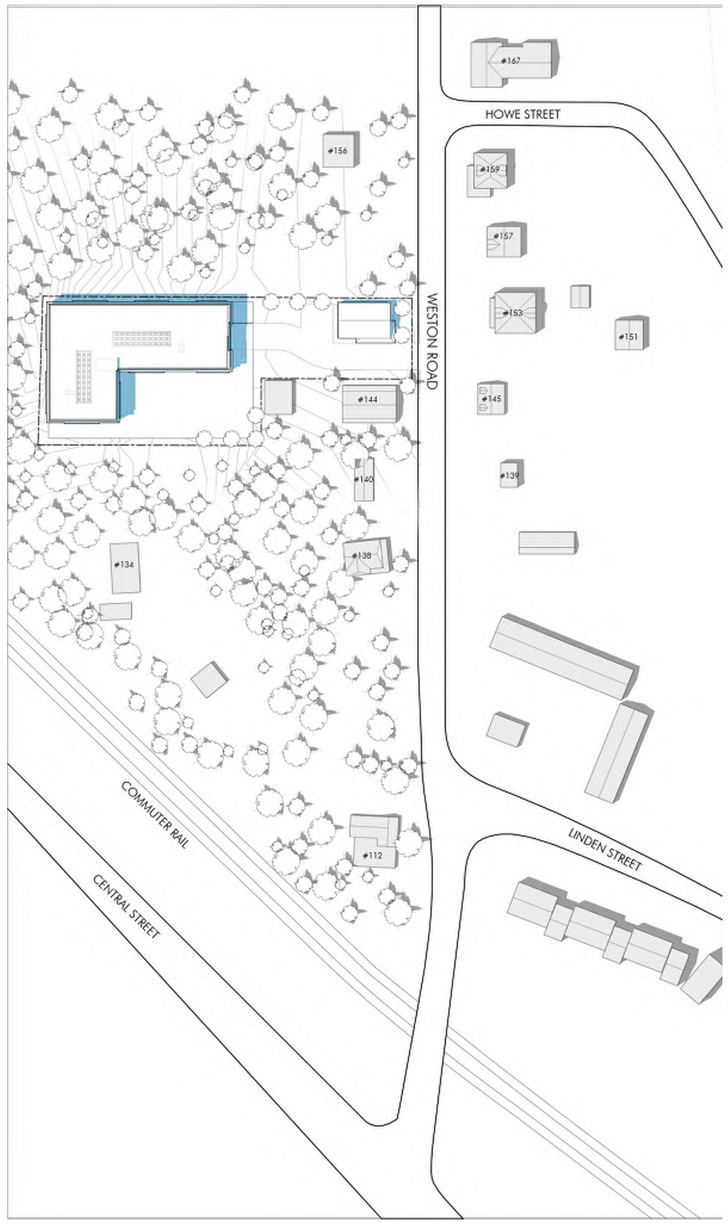
DRAWING NUMBER
A09

copyright: EMBARC STUDIO, LLC

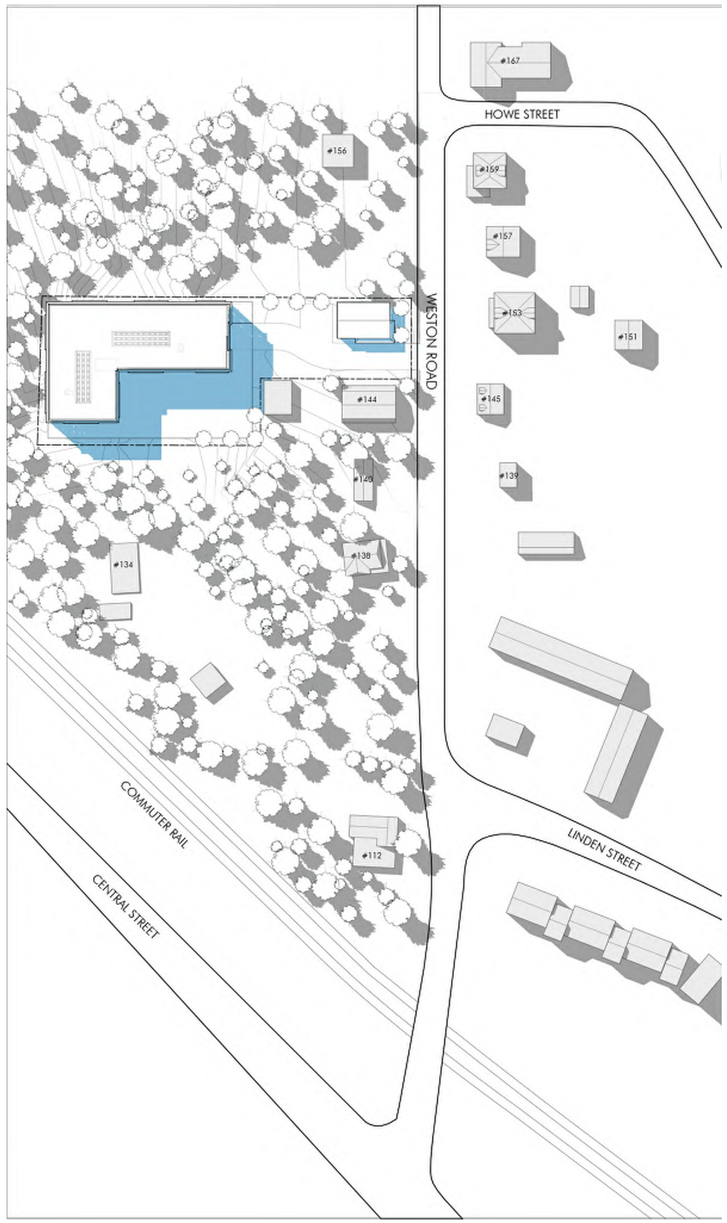
C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:19:29 AM Author



SUMMER SOLSTICE 10:00 AM



SUMMER SOLSTICE 12:00 PM



SUMMER SOLSTICE 3:00 PM

GRAPHIC SCALE

0 32' - 0" 64' - 0" 128' - 0"

N

ARCHITECT
EMBARC STUDIO
ARCHITECTURE • DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	

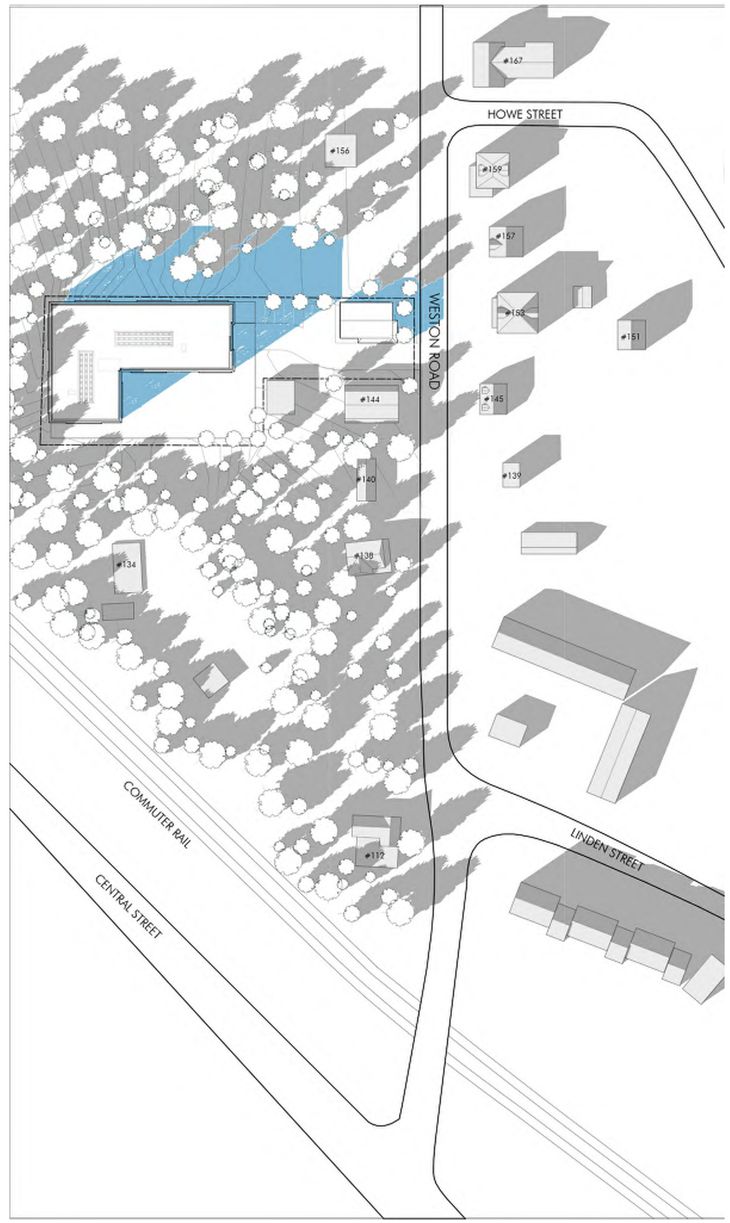
DRAWING TITLE
SUMMER SHADOW STUDY

DRAWING NUMBER
A10

copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:19:34 AM Author

WINTER SOLSTICE 10:00 AM



WINTER SOLSTICE 12:00 PM

WINTER SOLSTICE 3:00 PM

GRAPHIC SCALE

0 32' - 0" 64' - 0" 128' - 0"

ARCHITECT
EMBARC STUDIO
ARCHITECTURE • DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD

148 WESTON ROAD WELLESLEY, MA 02482

PLANNING BOARD SUBMISSION

FEBRUARY 15, 2017

REVISIONS

REGISTERED ARCHITECT
DARTAGNAN BROWN
NO. 20350
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	

DRAWING TITLE
WINTER SHADOW STUDY

DRAWING NUMBER

A11

copyright: EMBARC STUDIO, LLC

C:\Users\vnguyen\Documents\17057_148 Weston Road_021318_vnguyen.rvt
2/16/2018 9:19:42 AM Author

LOCUS MAP
Not to Scale

SURVEY NOTES:

1. PLAN REFERENCES:
   1.1 BOOK 639, PAGE 12
   1.2 BOOK 3832, PAGE 515
2. THE SURVEY WAS MADE ON THE GROUND OF JANUARY OF 2018 BY MCKENZIE ENGINEERING GROUP, INC.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE TOWN OF WELLESLEY VERTICAL DATUM BASE.
4. WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
5. MINIMUM SETBACK REQUIREMENTS:
   ZONING DISTRICT
   FRONT YARD 30'
   SIDE YARD 20'
   REAR YARD 15'
6. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25021C0016E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN A DEP ZONE 2 AND TOWN OF WELLESLEY WATER SUPPLY PROTECTION DISTRICT ZONE.
8. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

ABBREVIATIONS

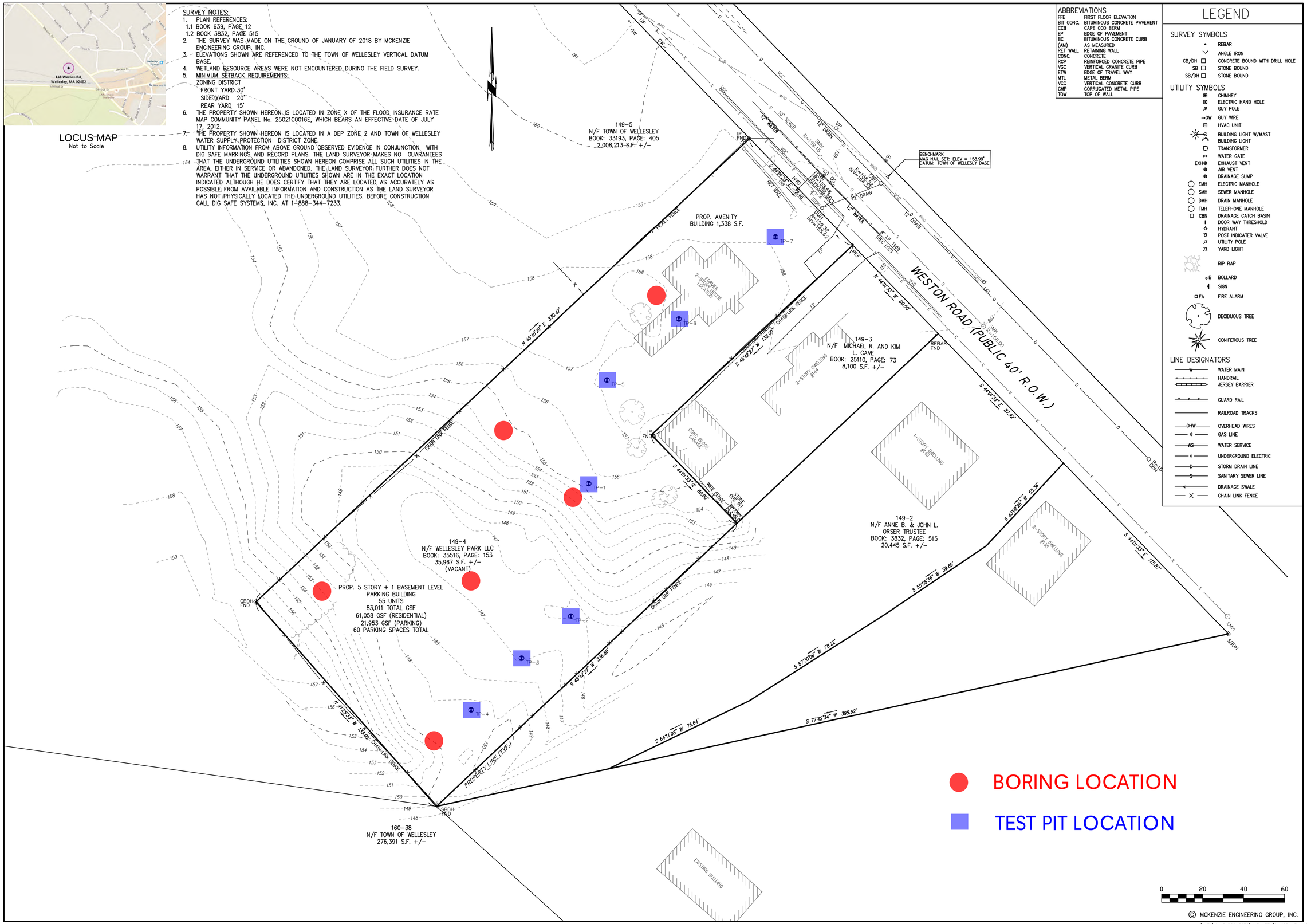
FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
TOW	TOP OF WALL

LEGEND

SURVEY SYMBOLS
- REBAR
- ANGLE IRON
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS
- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GW — GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXH — EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBN — DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATER VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- B — BOLLARD
- SIGN
- FA — FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS
- W — WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW — OVERHEAD WIRES
- G — GAS LINE
- WS — WATER SERVICE
- E — UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- DRAINAGE SWALE
- X — CHAIN LINK FENCE



© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

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

PROPOSED COMPREHENSIVE PERMIT DEVELOPMENT

(PARCEL ID 149-4)
148 WESTON ROAD
WELLESLEY, MASSACHUSETTS

PROFESSIONAL SURVEYOR:

NOT FOR CONSTRUCTION

APPLICANT:
WELLESLEY PARK, LLC
49 COOLIDGE STREET
BROOKLINE, MASSACHUSETTS 02446

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	FEBRUARY 15, 2018
SCALE:	1"=20'
PROJECT NO.:	217-177

DWG. TITLE:
EXISTING CONDITIONS PLAN

DWG. NO: A12

M:\MEG\2017 PROJECTS\217-177 (OAKGROVE- WESTON ROAD WELLESLY)\DWGS\217-177 C-1.DWG

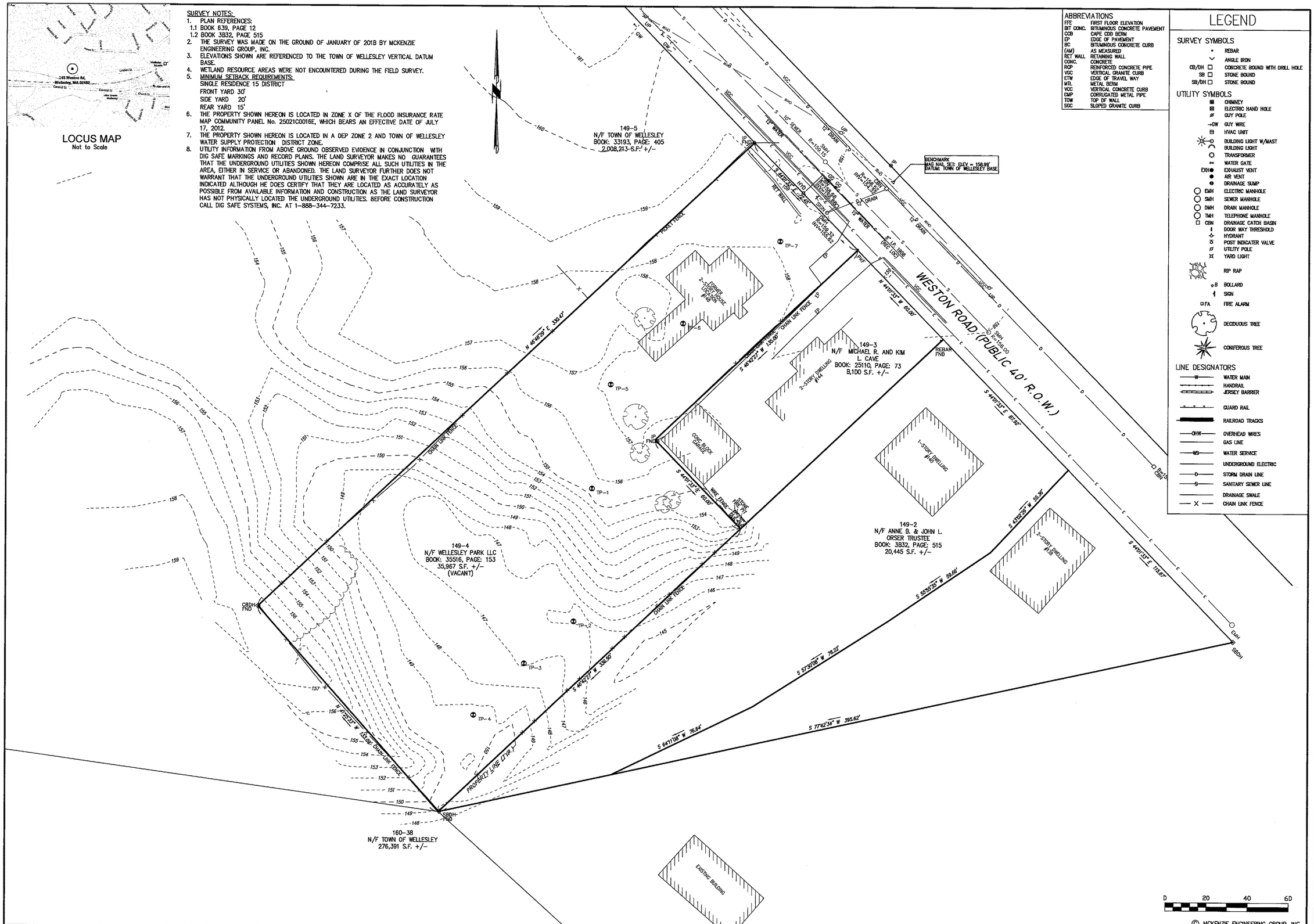
LOCUS MAP
Not to Scale

SURVEY NOTES:

1. PLAN REFERENCES:
   1.1 BOOK 639, PAGE 12
   1.2 BOOK 3B32, PAGE 515
2. THE SURVEY WAS MADE ON THE GROUND OF JANUARY OF 201B BY MCKENZIE ENGINEERING GROUP, INC.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE TOWN OF WELLESLEY VERTICAL DATUM BASE.
4. WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
5. MINIMUM SETBACK REQUIREMENTS:
   SINGLE RESIDENCE 15 DISTRICT
   FRONT YARD 30'
   SIDE YARD 20'
   REAR YARD 15'
6. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25021CD016E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN A OEP ZONE 2 AND TOWN OF WELLESLEY WATER SUPPLY PROTECTION DISTRICT ZONE.
8. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
TOW	TOP OF WALL
SGC	SLOPED GRANITE CURB



© MCKENZIE ENGINEERING GROUP, INC.

LEGEND

SURVEY SYMBOLS
- REBAR
- ANGLE IRON
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS
- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXH — EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBN — DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATER VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- B — BOLLARD
- SIGN
- FA — FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS
- W — WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW — OVERHEAD WIRES
- GAS LINE
- WS — WATER SERVICE
- UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- DRAINAGE SWALE
- X — CHAIN LINK FENCE

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

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

PROPOSED COMPREHENSIVE PERMIT DEVELOPMENT

(PARCEL ID 149-4)
148 WESTON ROAD
WELLESLEY, MASSACHUSETTS

PROFESSIONAL SURVEYOR:

NOT FOR CONSTRUCTION

APPLICANT:
WELLESLEY PARK, LLC
49 COOLIDGE STREET
BROOKLINE, MASSACHUSETTS 02446

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	RLS
APPROVED BY:	RJH
DATE:	FEBRUARY 15, 2018
SCALE:	1"=20'
PROJECT NO.:	217-177

DWG. TITLE:
EXISTING CONDITIONS PLAN

DWG. NO:
EX-1

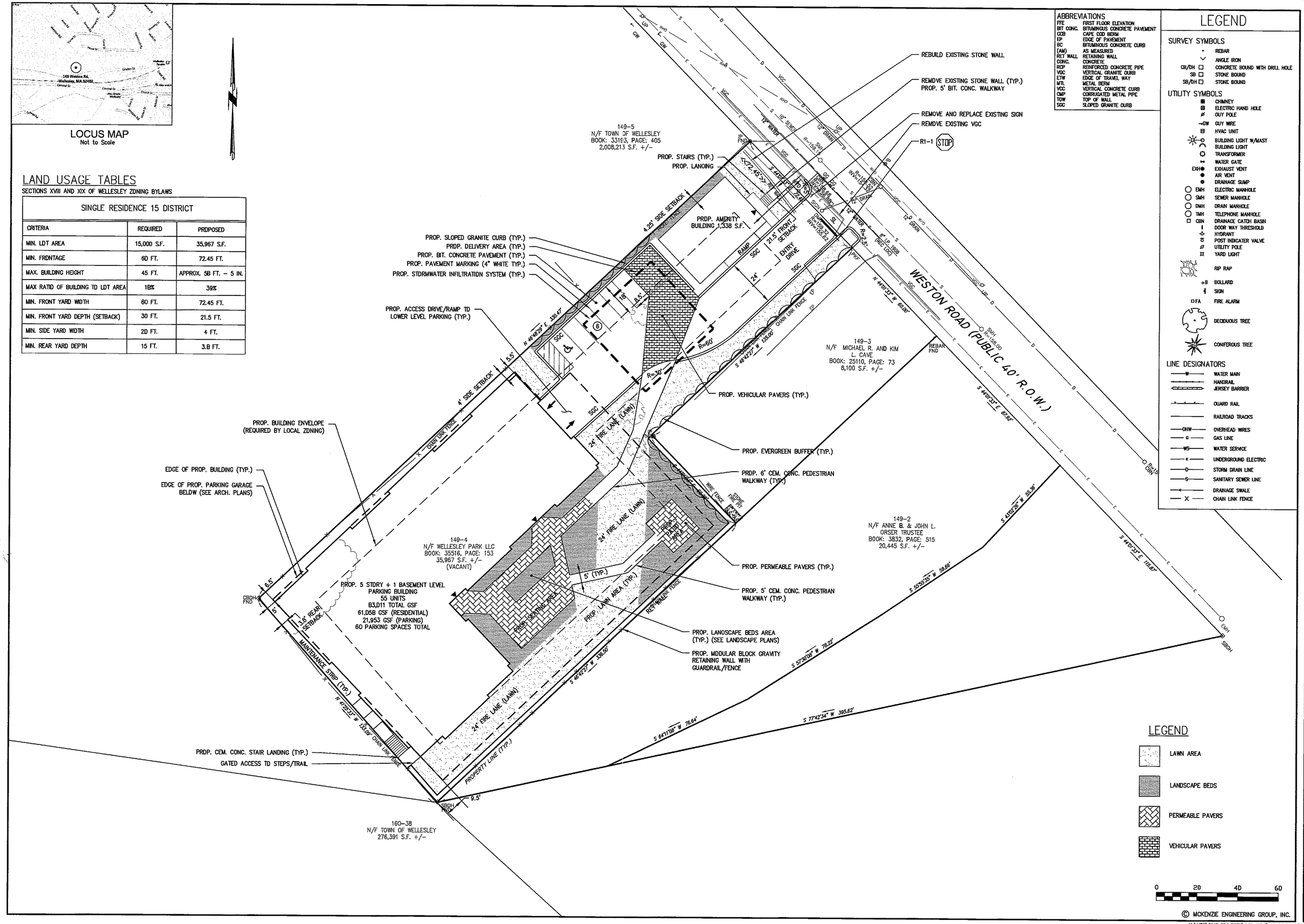
M:\MEG\2017 PROJECTS\217-177 (OAKGROVE- WESTON ROAD WELLESLY)\DWGS\217-177 C-1.DWG

LOCUS MAP
Not to Scale

LAND USAGE TABLES

SECTIONS XVIII AND XIX OF WELLESLEY ZONING BYLAWS

SINGLE RESIDENCE 15 DISTRICT		
CRITERIA	REQUIRED	PROPOSED
MIN. LOT AREA	15,000 S.F.	35,967 S.F.
MIN. FRONTAGE	60 FT.	72.45 FT.
MAX. BUILDING HEIGHT	45 FT.	APPROX. 58 FT. – 5 IN.
MAX RATIO OF BUILDING TO LOT AREA	18%	39%
MIN. FRONT YARD WIDTH	60 FT.	72.45 FT.
MIN. FRONT YARD DEPTH (SETBACK)	30 FT.	21.5 FT.
MIN. SIDE YARD WIDTH	20 FT.	4 FT.
MIN. REAR YARD DEPTH	15 FT.	3.8 FT.



© MCKENZIE ENGINEERING GROUP, INC.

M:\MEG\2017 PROJECTS\217-177 (OAKGROVE- WESTON ROAD WELLESLY)\DWGS\217-177 C-1.DWG

ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
TOW	TOP OF WALL
SGC	SLOPED GRANITE CURB

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GW — GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXH — EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBN — DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATER VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- B — BOLLARD
- SIGN
- FA — FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- W — WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW — OVERHEAD WIRES
- G — GAS LINE
- WS — WATER SERVICE
- E — UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- DRAINAGE SWALE
- X — CHAIN LINK FENCE

REV	DATE	DESCRIPTION	BY	APP

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

PROPOSED COMPREHENSIVE PERMIT DEVELOPMENT

(PARCEL ID 149-4)
148 WESTON ROAD
WELLESLEY, MASSACHUSETTS

PROFESSIONAL ENGINEER:
COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. MCKENZIE
CIVIL
No. 36917
REGISTERED PROFESSIONAL ENGINEER

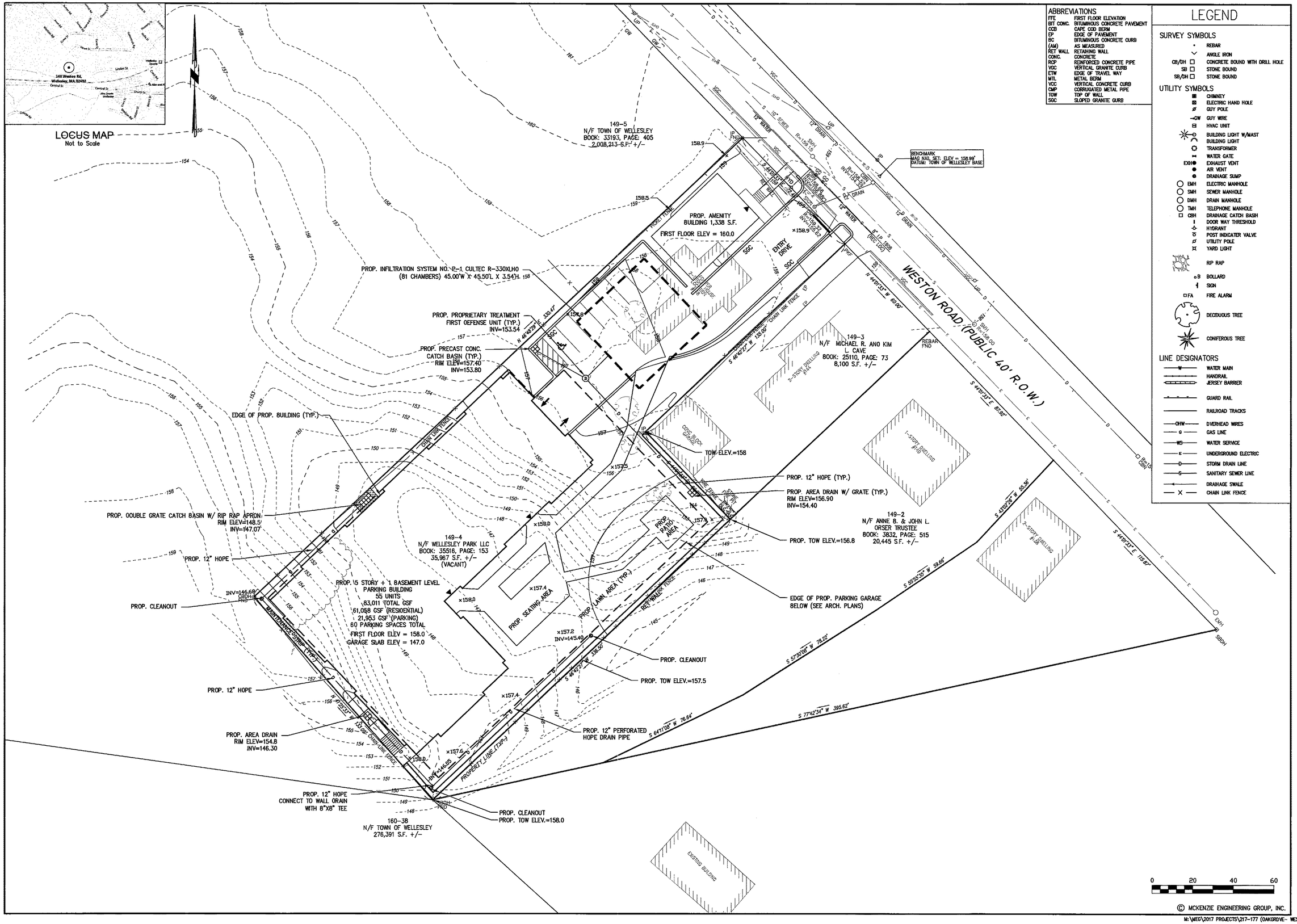
NOT FOR CONSTRUCTION

APPLICANT:
WELLESLEY PARK, LLC
49 COOLIDGE STREET
BROOKLINE, MASSACHUSETTS 02446

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	FEBRUARY 15, 2018
SCALE:	1"=20'
PROJECT NO.:	217-177

DWG. TITLE:
SITE DEVELOPMENT PLAN

DWG. NO:
C-1



ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
TOW	TOP OF WALL
SGC	SLOPED GRANITE CURB

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GW — GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXH — EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBH — DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATER VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- B — BOLLARD
- SIGN
- FA — FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- W — WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW — OVERHEAD WIRES
- G — GAS LINE
- WS — WATER SERVICE
- E — UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- DRAINAGE SWALE
- X — CHAIN LINK FENCE

© MCKENZIE ENGINEERING GROUP, INC.

M:\MEG\2017 PROJECTS\217-177 (OAKGROVE- WESTON ROAD WELLESLY)\DWGS\217-177 C-1.DWG

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

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

PROPOSED COMPREHENSIVE PERMIT DEVELOPMENT

(PARCEL ID 149-4)
148 WESTON ROAD
WELLESLEY, MASSACHUSETTS

PROFESSIONAL ENGINEER:
COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 36817
REGISTERED PROFESSIONAL ENGINEER

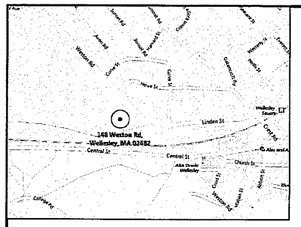
APPLICANT:
WELLESLEY PARK, LLC
49 COOLIDGE STREET
BROOKLINE, MASSACHUSETTS 02446

NOT FOR CONSTRUCTION

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	FEBRUARY 15, 2018
SCALE:	1"=20'
PROJECT NO.:	217-177

DWG. TITLE:
GRADING & DRAINAGE PLAN

DWG. NO:
C-2

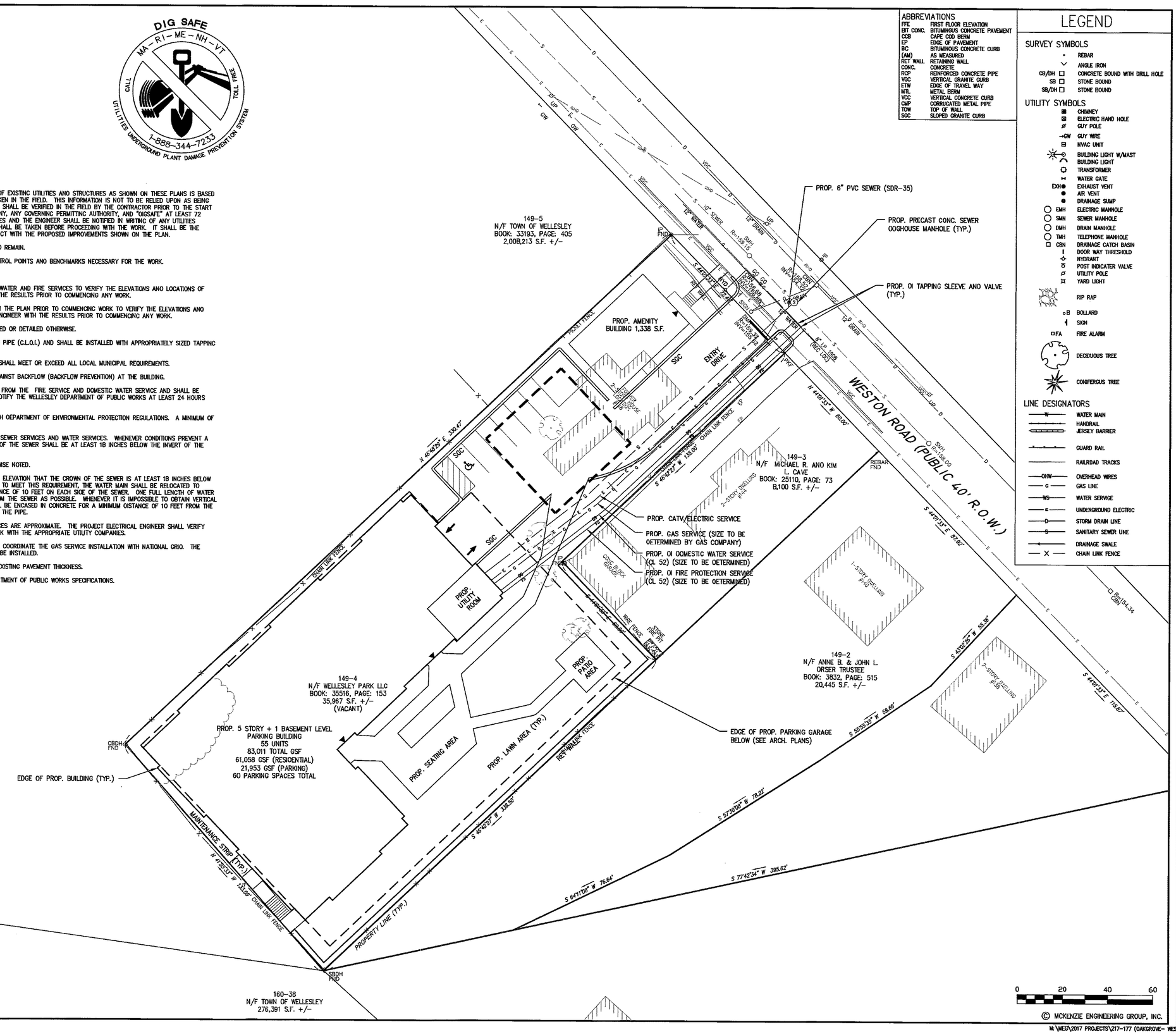


LOCUS MAP
Not to Scale

DIG SAFE
MA - RI - ME - NH - VT
CALL TOLL FREE
1-888-344-7233
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

GENERAL UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. ALL EXISTING UTILITIES WITHIN THE SITE ARE TO REMOVED UNLESS OTHERWISE STATED TO REMAIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL STREET WORK WITH THE WELLESLEY DPW.
5. THE CONTRACTOR SHALL EXCAVATE THE TEST PITS PRIOR TO INSTALLING THE DOMESTIC WATER AND FIRE SERVICES TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
6. THE CONTRACTOR SHALL EXCAVATE THE UTILITY TRENCHES IN THE LOCATIONS SHOWN ON THE PLAN PRIOR TO COMMENCING WORK TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
7. ALL WATER AND FIRE SERVICES SHALL BE INSTALLED WITH 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
8. THE DOMESTIC WATER SERVICE AND FIRE SERVICE SHALL BE CEMENT LINED DUCTILE IRON PIPE (C.L.D.I.) AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED TAPPING SLEEVE, GATE VALVE AND BOX.
9. ALL WATER AND FIRE SERVICE APPURTENANCES, MATERIALS, METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
10. THE FIRE SERVICE AND DOMESTIC WATER SERVICE SHALL BE ADEQUATELY PROTECTED AGAINST BACKFLOW (BACKFLOW PREVENTION) AT THE BUILDING.
11. AFTER PRESSURE TESTING AND CHLORINATION IS COMPLETED, SAMPLES SHALL BE TAKEN FROM THE FIRE SERVICE AND DOMESTIC WATER SERVICE AND SHALL BE TESTED AT 200 PSI FOR A MINIMUM OF 2 HOURS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WELLESLEY DEPARTMENT OF PUBLIC WORKS AT LEAST 24 HOURS PRIOR TO THE TESTING.
12. THE FIRE SERVICE AND DOMESTIC WATER SERVICE SHALL BE TESTED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. A MINIMUM OF 2 SEPARATE WATER SAMPLES SHALL BE TESTED AT A STATE CERTIFIED LABORATORY.
13. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER SERVICES AND WATER SERVICES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER SERVICE THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER SERVICE.
14. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
15. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
16. THE LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE AND COMMUNICATION (E.T.C.) SERVICES ARE APPROXIMATE. THE PROJECT ELECTRICAL ENGINEER SHALL VERIFY THESE LOCATIONS PRIOR TO THE START OF CONSTRUCTION. COORDINATE ALL E.T.C. WORK WITH THE APPROPRIATE UTILITY COMPANIES.
17. THE PROPOSED GAS SERVICE LOCATION IS APPROXIMATE ONLY. THE CONTRACTOR SHALL COORDINATE THE GAS SERVICE INSTALLATION WITH NATIONAL GRID. THE CONTRACTOR SHALL GIVE NATIONAL GRID ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED.
18. ALL TRENCH WORK TO BE BACKFILLED WITH FLOWABLE FILL. STREET PATCH TO MATCH EXISTING PAVEMENT THICKNESS.
19. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH WELLESLEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.



ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
TOW	TOP OF WALL
SGC	SLOPED GRANITE CURB

LEGEND

SURVEY SYMBOLS
- REBAR
- ANGLE IRON
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS
- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GW — GUY WIRE
- NVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXH — EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBN — DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATER VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- B — BOLLARD
- SIGN
- FA — FIRE ALARM
- DECIDUOUS TREE
- CONIFERGUS TREE

LINE DESIGNATORS
- W — WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW — OVERHEAD WIRES
- G — GAS LINE
- WS — WATER SERVICE
- E — UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- DRAINAGE SWALE
- X — CHAIN LINK FENCE

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

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

PROPOSED COMPREHENSIVE PERMIT DEVELOPMENT

(PARCEL 149-4)
148 WESTON ROAD
WELLESLEY, MASSACHUSETTS

PROFESSIONAL ENGINEER:
COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 39847
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

APPLICANT:
WELLESLEY PARK, LLC
49 COOLIDGE STREET
BROOKLINE, MASSACHUSETTS 02446

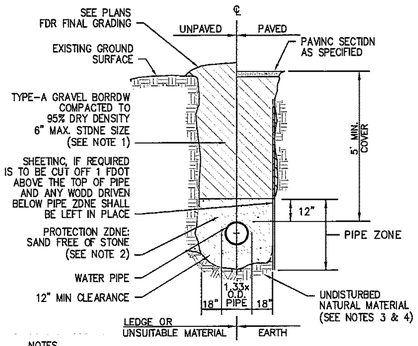
DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	FEBRUARY 15, 2018
SCALE:	1"=20'
PROJECT NO.:	217-177

DWG. TITLE:
UTILITIES SITE PLAN

DWG. NO:
C-3

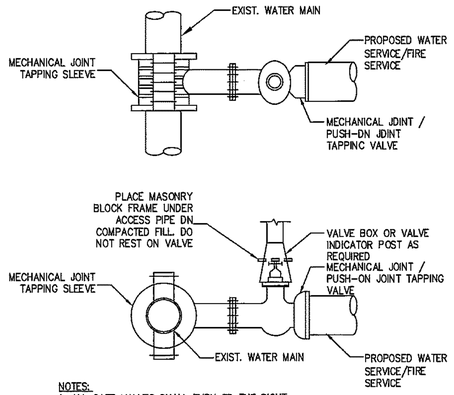
© MCKENZIE ENGINEERING GROUP, INC.

M:\MEG\2017 PROJECTS\217-177 (OAKGROVE- WESTON ROAD WELLESLY)\DWGS\217-177 C-1.DWG



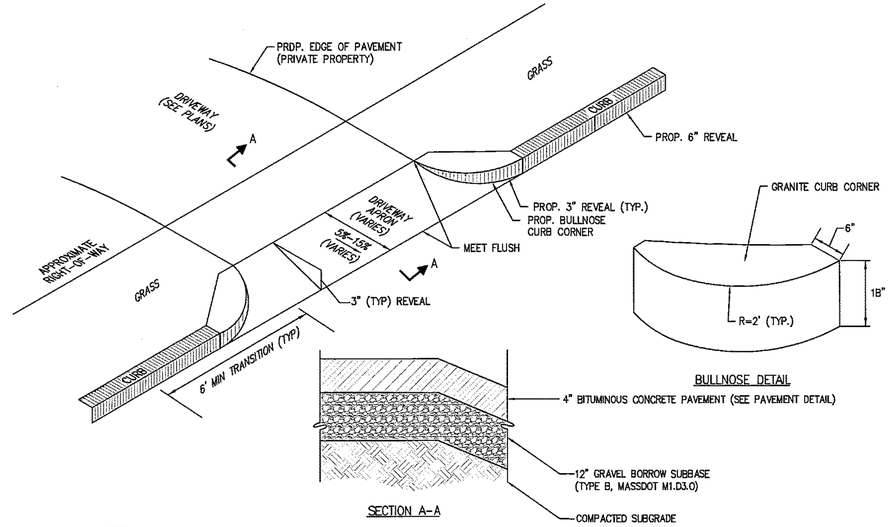
NOTES
1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.0.
2. SAND BEDDING SHALL CONFORM TO MASSDOT SPECIFICATIONS.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

TYPICAL WATER TRENCH DETAIL
N.T.S.



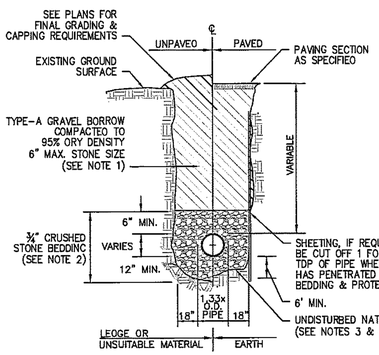
NOTES:
1. ALL GATE VALVES SHALL TURN TO THE RIGHT.
2. ALL GATE VALVES TO BE RESILIENT SEAT, EPOXY COATED.

TYPICAL TAPPING SLEEVE AND VALVE BOX
N.T.S.



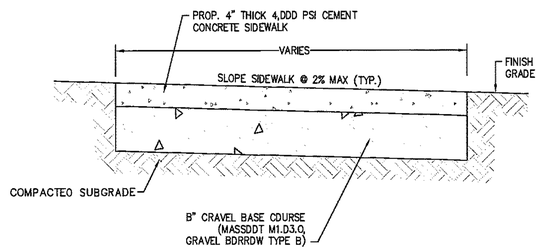
NOTES
1. ALL WORK SHALL COMPLY WITH TOWN OF WELLESLEY SPECIFICATION FOR PORTLAND CEMENT CONCRETE SIDEWALKS. LATEST REVISION.
2. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE MATERIALS.

DRIVEWAY APRON DETAIL
N.T.S.



NOTES
1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.0.
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASSDOT SPECIFICATION M2.01.1.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

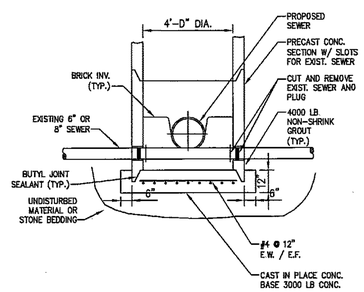
GRAVITY SEWER TRENCH DETAIL
N.T.S.



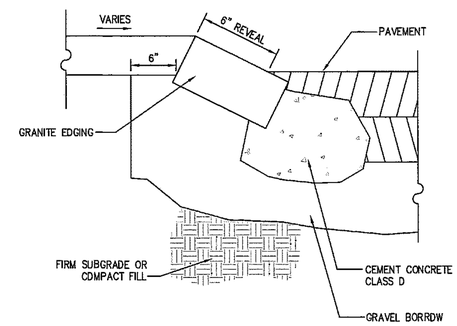
NOTES
1. ALL WORK SHALL COMPLY WITH TOWN OF WELLESLEY SPECIFICATION FOR PORTLAND CEMENT CONCRETE SIDEWALKS. LATEST REVISION.
2. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE MATERIALS.

CEMENT CONCRETE SIDEWALK DETAIL
N.T.S.

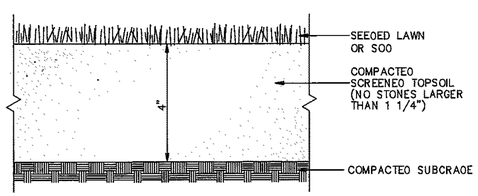
NOTE:
EXISTING SEWER SHALL REMAIN ACTIVE UNTIL DIRECTED BY THE ENGINEER TO BE CUT AND PLUGGED.



TYPICAL DOGHOUSE MANHOLE
N.T.S.

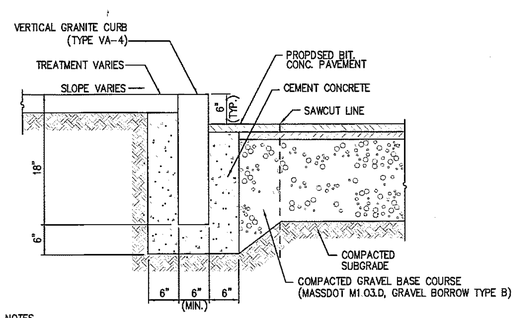


SLOPED GRANITE CURB DETAIL
N.T.S.



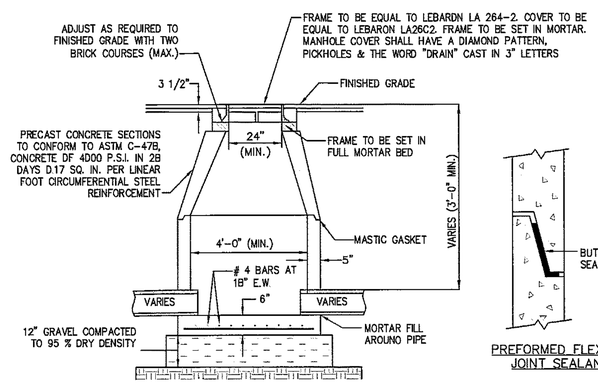
NOTE:
LOAM & SEED MATERIAL SHALL CONFORM TO MASSDOT MATERIAL SPECIFICATIONS M1.05.0, M1.07.0, M1.08.1, AND CONSTRUCTION METHODS 751.80 TO 751.83

SEEDED OR SODDED LAWN DETAIL
N.T.S.

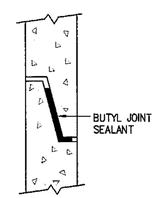


NOTES
1. ALL WORK SHALL COMPLY WITH TOWN OF WELLESLEY SPECIFICATION FOR PORTLAND CEMENT CONCRETE SIDEWALKS. LATEST REVISION.
2. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE MATERIALS.

VERTICAL GRANITE CURB (VGC) DETAIL
N.T.S.



TYPICAL PRECAST DRAIN MANHOLE
N.T.S.



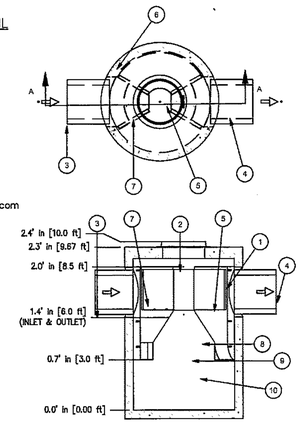
PREFORMED FLEXIBLE JOINT SEALANT

Hydro International
Stormwater Solutions
94 Hutchins Drive
Portland, Maine 04102
Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com

MANHOLE WALL AND SLAB THICKNESS ARE NOT TO SCALE.

CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASING UNIT TO FABRICATION.



SECTION A-A

Parts List			
ITEM	QTY.	DESCRIPTION	SIZE (in)
1	1	I.D. CONCRETE MANHOLE	
2	1	INLET CHUTE (W/ FLOATABLES TRAP)	
3	1	OUTLET CHUTE	
4	1	INLET PIPE (BY OTHERS)	
5	1	OUTLET PIPE (BY OTHERS)	
6	1	HIGH FLOW BYPASS	
7	1	FRAME AND COVER (OR GRATE)	

FIRST DEFENSE UNIT
N.T.S.

© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

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

PROPOSED COMPREHENSIVE PERMIT DEVELOPMENT

(PARCEL ID 149-4)
148 WESTON ROAD
WELLESLEY, MASSACHUSETTS

PROFESSIONAL ENGINEER:
COMMONWEALTH OF MASSACHUSETTS
BRADLEY C McKENZIE
CIVIL
No. 39917
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

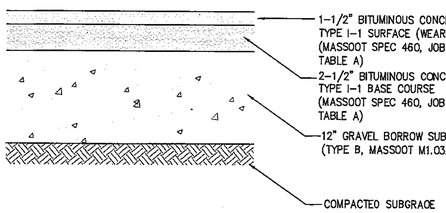
APPLICANT:
WELLESLEY PARK, LLC
49 COOLIDGE STREET
BROOKLINE, MASSACHUSETTS 02446

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	FEBRUARY 15, 2018
SCALE:	1"=20'
PROJECT NO.:	217-177

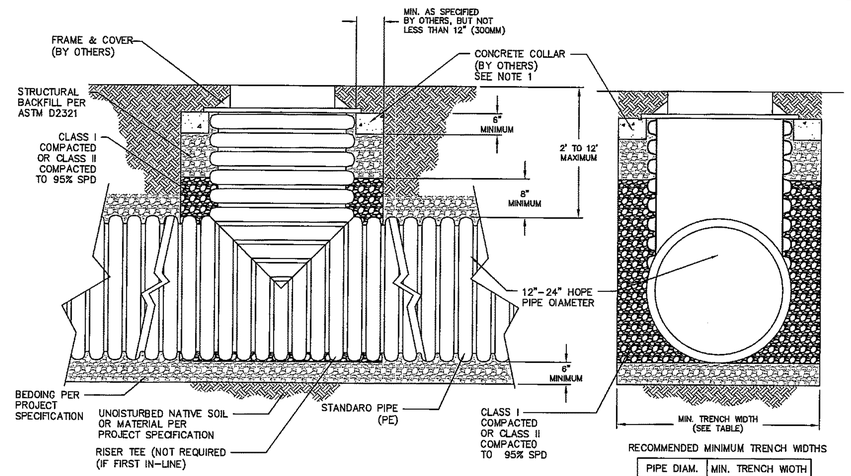
DWG. TITLE.
CONSTRUCTION DETAILS

OWC NO.
C-4

M:\MEG\2017 PROJECTS\217-177 (OAKGROVE- WESTON ROAD WELLESLY)\DWGS\217-177 DETAILS.DWG



PARKING AREA PAVEMENT DETAIL
N.T.S.



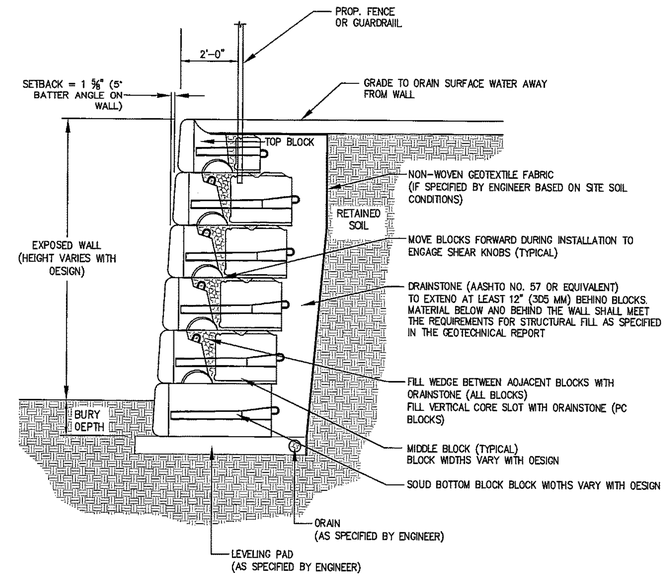
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIOTH
12"	30"
15"	34"
18"	39"
24"	48"

NOTES:

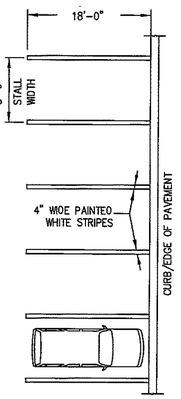
1. CONCRETE COLLAR SHALL BE OESIGNED BY OTHERS (ENGINEER OF RECORD, CONTRACT ENGINEER, ETC.) FOR THE SPECIFIC PROJECT AND SITE CONOITIONS TO CARRY ALL ANTICIPATED LOAOING.
2. FOR PROJECTS WHERE COVER EXCEEDS THE MINIMUM OR MAXIMUM VALUES SHOWN, CONTACT ADS FOR SPECIFIC DESIGN CONSIDERATIONS.

DRAIN INLET DETAIL
N.T.S



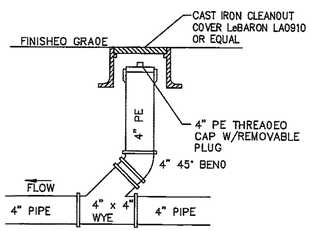
NOTE:
OESIGN OF PRECAST CONCRETE MOOULAR BLOCK RETAINING WALL SHALL BE BY A PROFESSIONAL CIVIL STRUCTURAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS

MODULAR BLOCK GRAVITY RETAINING WALL DETAIL
N.T.S.



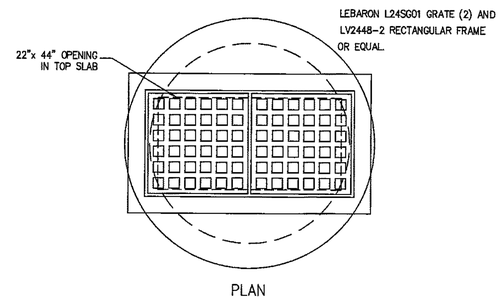
STANDARD SPACE

TYPICAL STRIPING DETAILS
N.T.S.

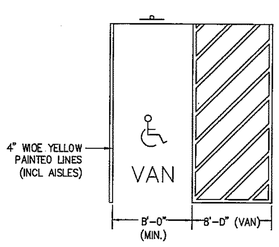


NOTE:
1. CLEANOUT SHOWN ABOVE IS FOR 4" PIPE. PROPOSED CLEANOUTS VARY IN SIZE AND THE APPURTENANCES SHALL ALSO VARY ACCORDINGLY.

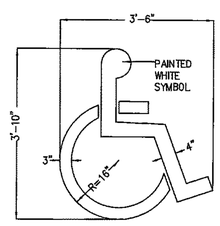
CLEANOUT DETAIL
N.T.S.



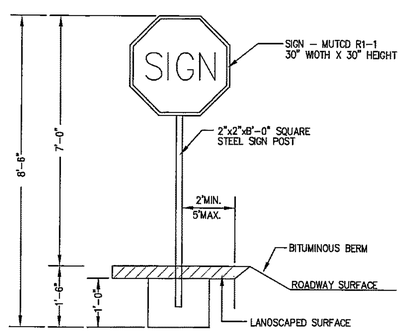
DOUBLE GRATE CATCH BASIN DETAIL
N.T.S.

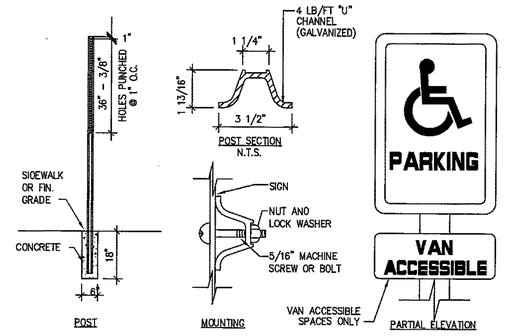


HANDICAP PARKING STALL DETAIL
N.T.S.

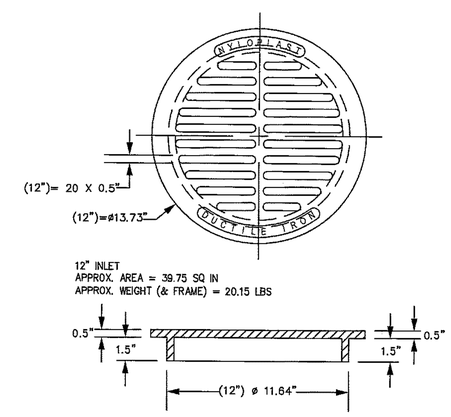


PAINTED HANDICAP SYMBOL DETAIL
N.T.S.





SIGN DETAIL
N.T.S.



NOTES:
OIMENSION SHOWN FOR INFORMATIONAL PURPOSES AND MAY VARY.
GRATE HAS LIGHT DUTY RATING, IF VEHICLE LOAOS ARE ANTICIPATED H-20 RATING REQ'O
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRAOE 70-50-05
PAINT: CASTINGS ARE FURNISHEO WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN OISABILITY ACT AS STATEO IN FEOERAL REGISTER PART III, OEPARTMENT OF JUSTICE, 28 CFR PART 36. NONDISCRIMINATION ON THE BASIS OF OISABILITY BY PUBLIC ACCOMMOOATIONS AND IN COMMERCIAL FACILITIES, FINAL BY RULE.

12" DRAIN INLET COVER
N.T.S.

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

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

PROPOSED COMPREHENSIVE PERMIT DEVELOPMENT

(PARCEL ID 149-4)
148 WESTON ROAD
WELLESLEY, MASSACHUSETTS

PROFESSIONAL ENGINEER:
COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 39917
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

APPLICANT:
WELLESLEY PARK, LLC
49 COOLIDGE STREET
BROOKLINE, MASSACHUSETTS 02446

DRAWN BY:	ESS
OESIGNEO BY:	ESS
CHECKEO BY:	BCM
APPROVEO BY:	BCM
OATE:	FEBRUARY 15, 2018
SCALE:	1"=20'
PROJECT NO.:	217-177

DWG. TITLE:
CONSTRUCTION DETAILS

DWG. NO:
C-5

© MCKENZIE ENGINEERING GROUP, INC.

M:\MEG\2017 PROJECTS\217-177 (OAKGROVE- WESTON ROAD WELLESLY)\DWGS\217-177 DETAILS.DWG

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK POLYETHYLENE.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 24 INCHES (600 mm).
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL WILL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER WILL BE 7.459 FT³ / FT (0.693 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 330XLHD CHAMBER WILL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE END WALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
17. THE RECHARGER 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
18. THE RECHARGER 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
22. THE CHAMBER WILL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP LOCATED ON TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
23. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
24. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
25. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
26. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 66™ WOVEN GEOTEXTILE

GENERAL

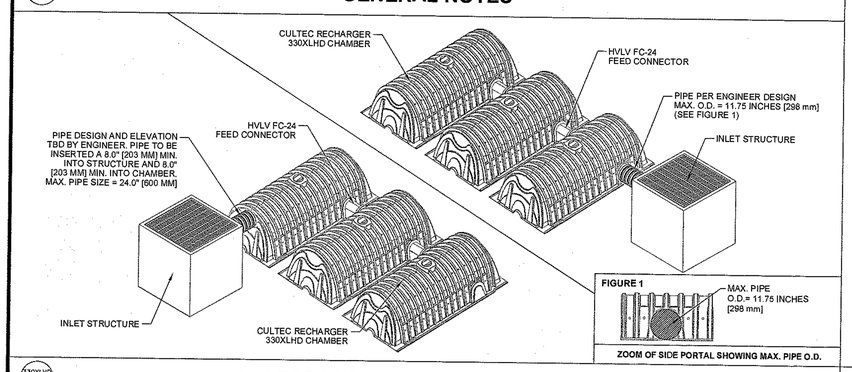
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40KN) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 500PSI (4138 KPA) PER ASTM D3786 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 KN) PER ASTM D4533 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 800 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT2 (160 LPM/M2) PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
14. THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.

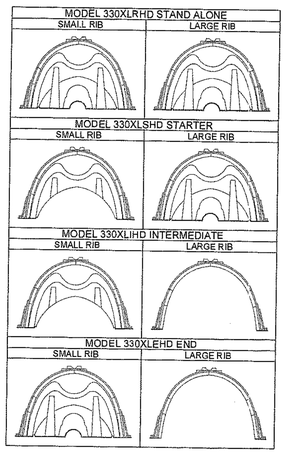
330XLHD 1.0

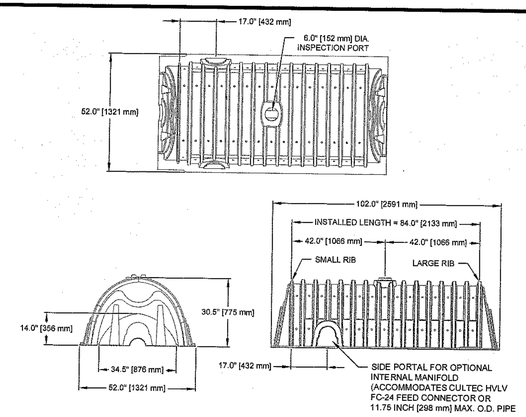
GENERAL NOTES



330XLHD 4.0

CULTEC TYPICAL INLET CONNECTION

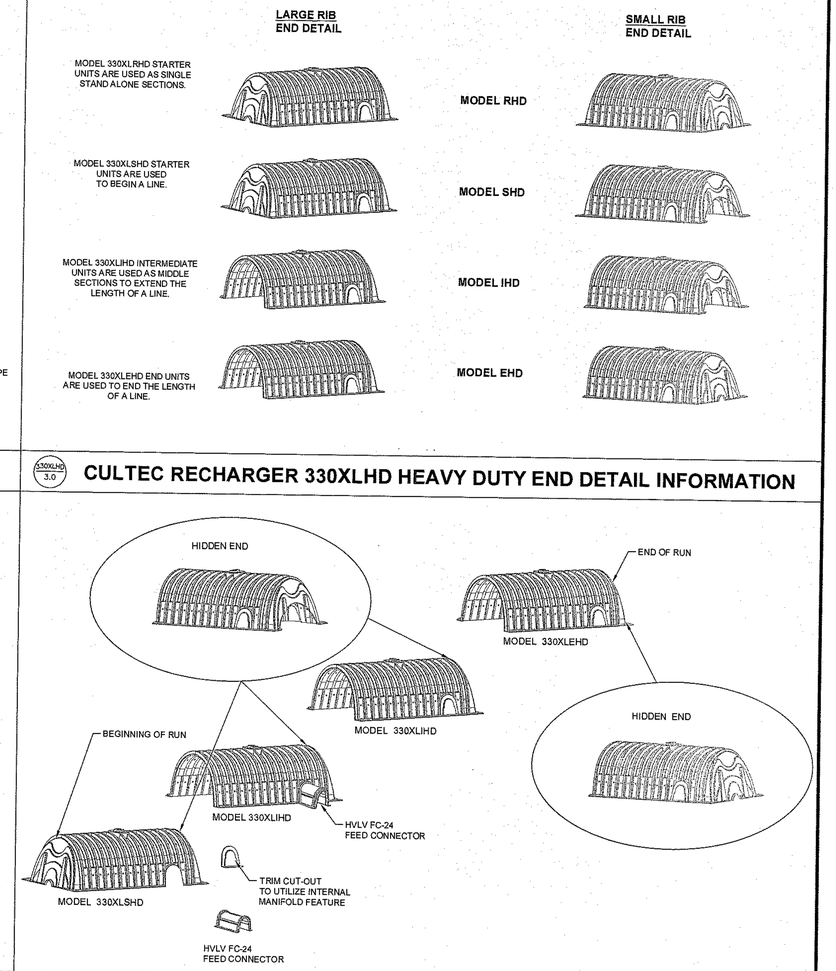




CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

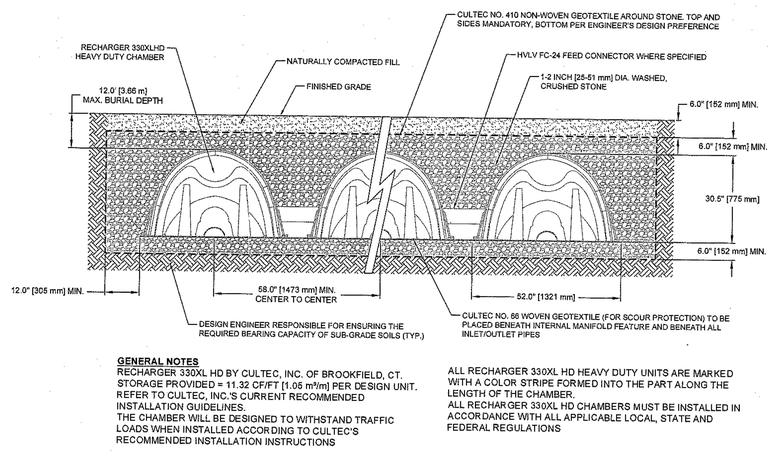
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



GENERAL NOTES

RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/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

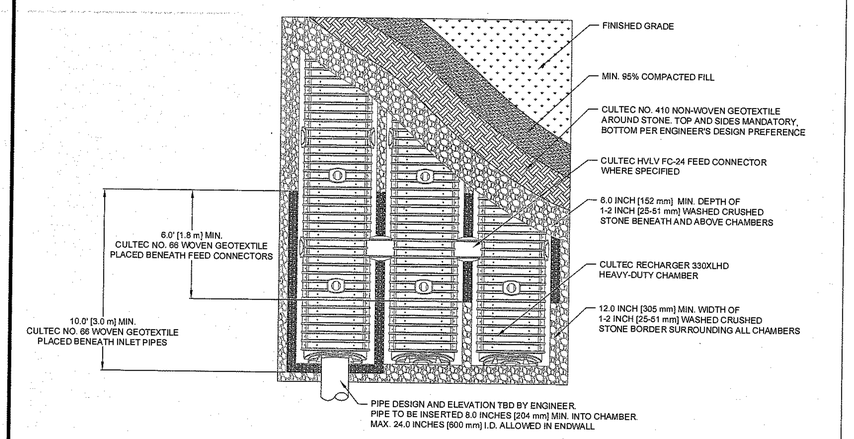
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION

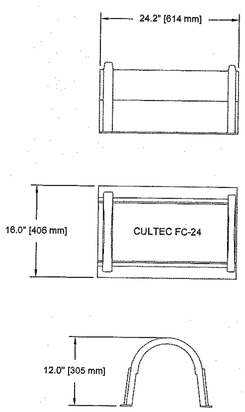
330XLHD 6.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



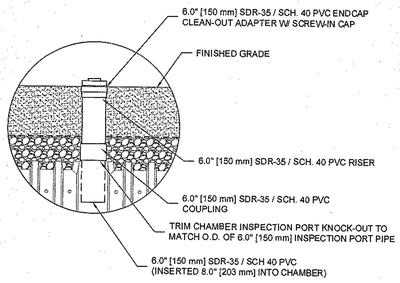
330XLHD 7.0

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



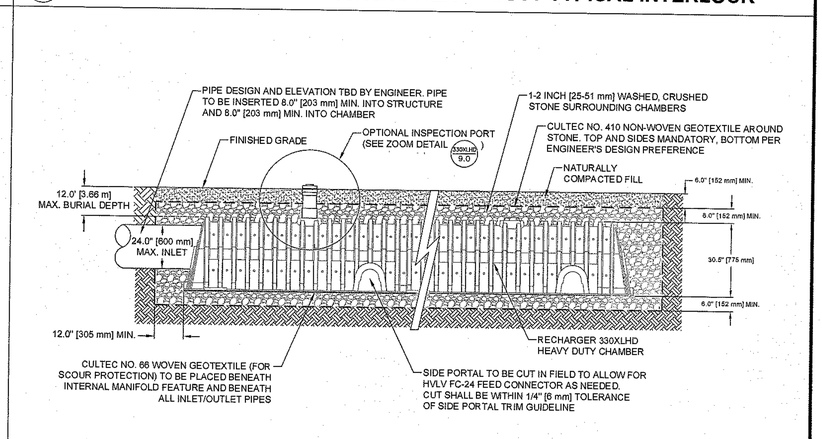
330XLHD 8.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



330XLHD 9.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL



330XLHD 10.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

RECHARGER 330XLHD
DETAIL SHEET
NON- TRAFFIC APPLICATION

CULTEC RECHARGER® 330XLHD

PROJECT NO:	-	DATE:	02/2016
DESIGNED BY:	CULTEC, INC	DRAWN BY:	TECH
SCALE:	N.T.S.	SHEET NO:	C- 6

CROSSTOWN TRAIL CONNECTION
Connections to Crosstown Trail via Garage and Courtyard level

COURTYARD ELEMENTS

Dynamic Plantings in Courtyard

Courtyard Brick Pav

Planters
The planters are planted with sculptural evergreen plants for year-round appeal.

Curbs define Garden Beds

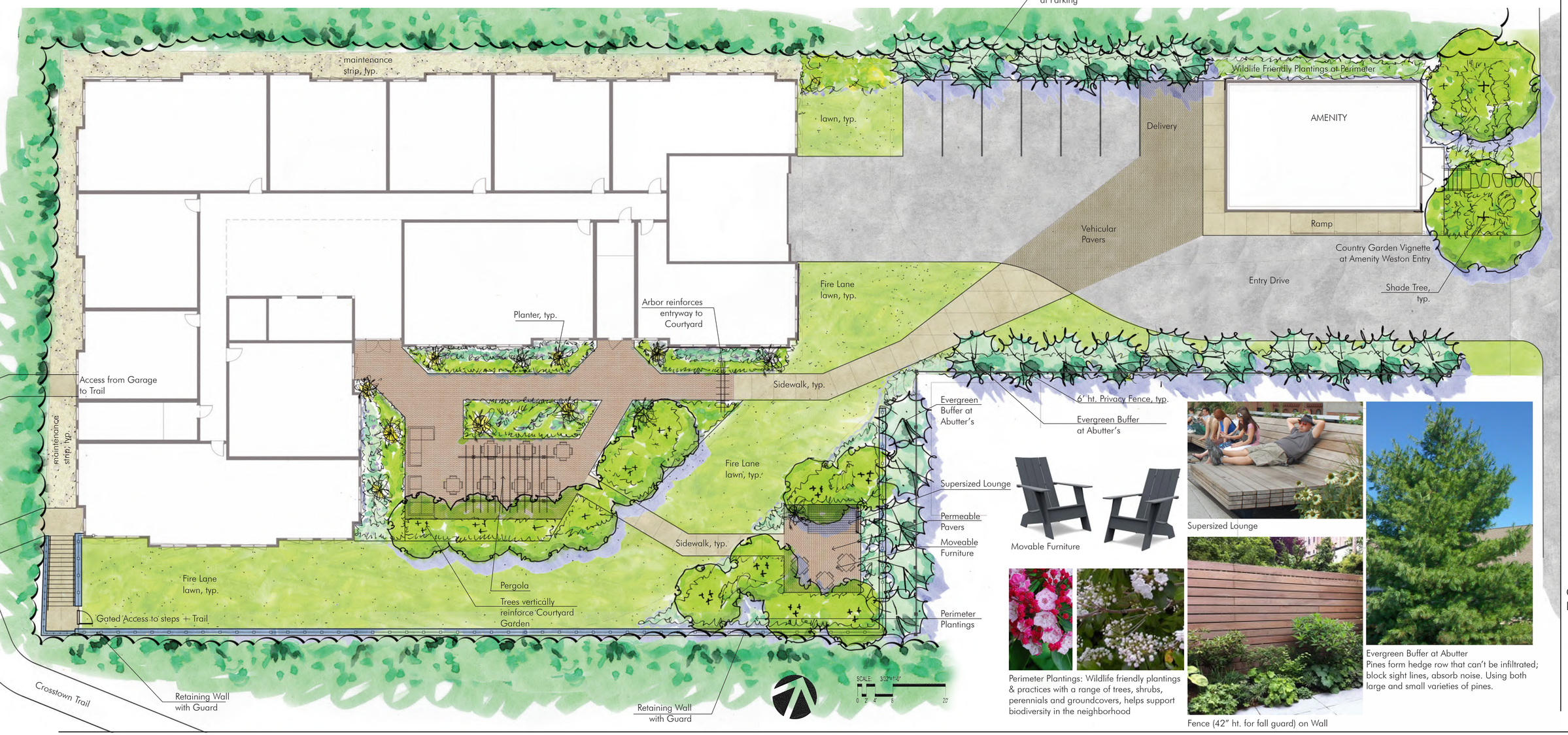
Contemporary Arbor + Pergola

Evergreen Buffer

Perimeter Plantings: Wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood

Vehicular Pavers + Asphalt

Country Garden Vignettes at Amenity Entry



Movable Furniture

Supersized Lounge

Evergreen Buffer at Abutter
Pines form hedge row that can't be infiltrated; block sight lines, absorb noise. Using both large and small varieties of pines.

Perimeter Plantings: Wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood

Fence (42" ht. for fall guard) on Wall

ARCHITECT
EMBARC STUDIO
ARCHITECTURE+DESIGN
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330 F: 617.766.8331
www.embarcstudio.com

OWNER
WELLESLEY PARK LLC

CIVIL ENGINEER
MCKENZIE ENGINEERING GROUP
150 Longwater Drive, Suite 101
Norwell, Ma 02061 781 792 3900

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 Havard St, Suite 25
Brookline, Ma 02446 617 735 1180

148 WESTON ROAD
148 WESTON ROAD WELLESLEY, MA 02482
PLANNING BOARD SUBMISSION
FEBRUARY 15, 2017

REVISIONS

DRAWING INFORMATION

ISSUE:	PLANNING BOARD SUBMISSION
DATE:	FEBRUARY 15, 2017
PROJECT #	17057
SCALE:	

DRAWING TITLE
CONCEPT LANDSCAPE PLAN

DRAWING NUMBER
L01

copyright: EMBARC STUDIO, LLC