

Site Plans
For
3 BURKE LANE

In
Wellesley, Massachusetts

Date: April 16, 2019



These Plans Contain:

Title	Sheet
Cover Sheet	1
Existing Conditions Plan	2
Site Development & Grading Plan	3
Details Sheet	4
Details Sheet 2	5
Landscape Plan	6
Lighting Plan	7

Owner & Applicant
Cedar Place, LLC.
868 Worcester Street
Wellesley, MA 02482



**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

1029 Providence Road PH. (508) 234-6834
Whitinsville, MA 01588 FX. (508) 234-6723
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Wellesley Zoning Table		
Information obtained from Town of Wellesley Zoning Bylaw, as amended through October 1, 2018.		
Zone Description:	Minimum Required Maximum Allowed	Proposed
Single Residence District 15 - SRD15		
Building Size	15,000 S.F.	10,829 S.F.
Lot Requirements:		
Minimum Area	15,000 S.F.	40,219 S.F.
Minimum Frontage & Width	60 Feet	147.65 Feet
Yard Requirements:		
Minimum Front Setback	30 Feet	8.5 Feet (Existing)
Minimum Side Setback	20 Feet	11 Feet (Existing)
Minimum Rear Setback	15 Feet	41.8 Feet
Maximum Building Coverage	N/A	26.93%
Maximum Building Height	45 Feet/3 Stories	30 Feet/2.5 Stories

Parking Calculations

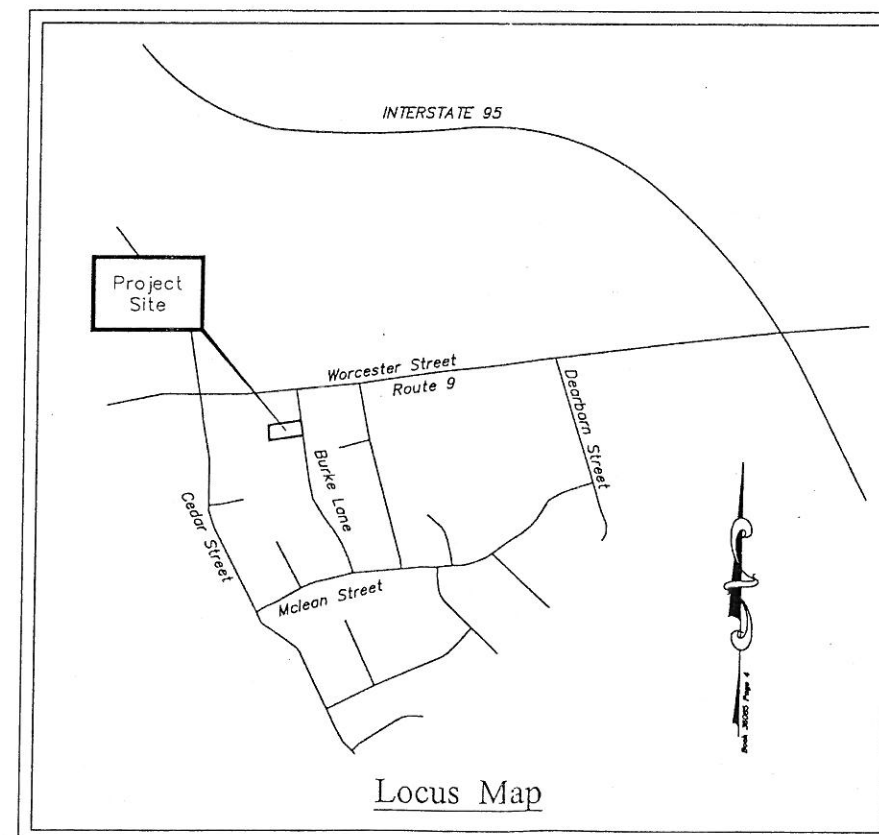
Per the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, observed parking demand ratios for multifamily residential communities range from 0.75 to 2.05 spaces per dwelling unit with an average parking demand ranging between 1.22 and 2.05 spaces per dwelling unit and 85th percentile peak parking demand ranging between 1.33 and 1.47 spaces per dwelling unit. Proposed on-site parking will total 26 spaces for a ratio of 1.62 spaces per dwelling unit.

Locus References

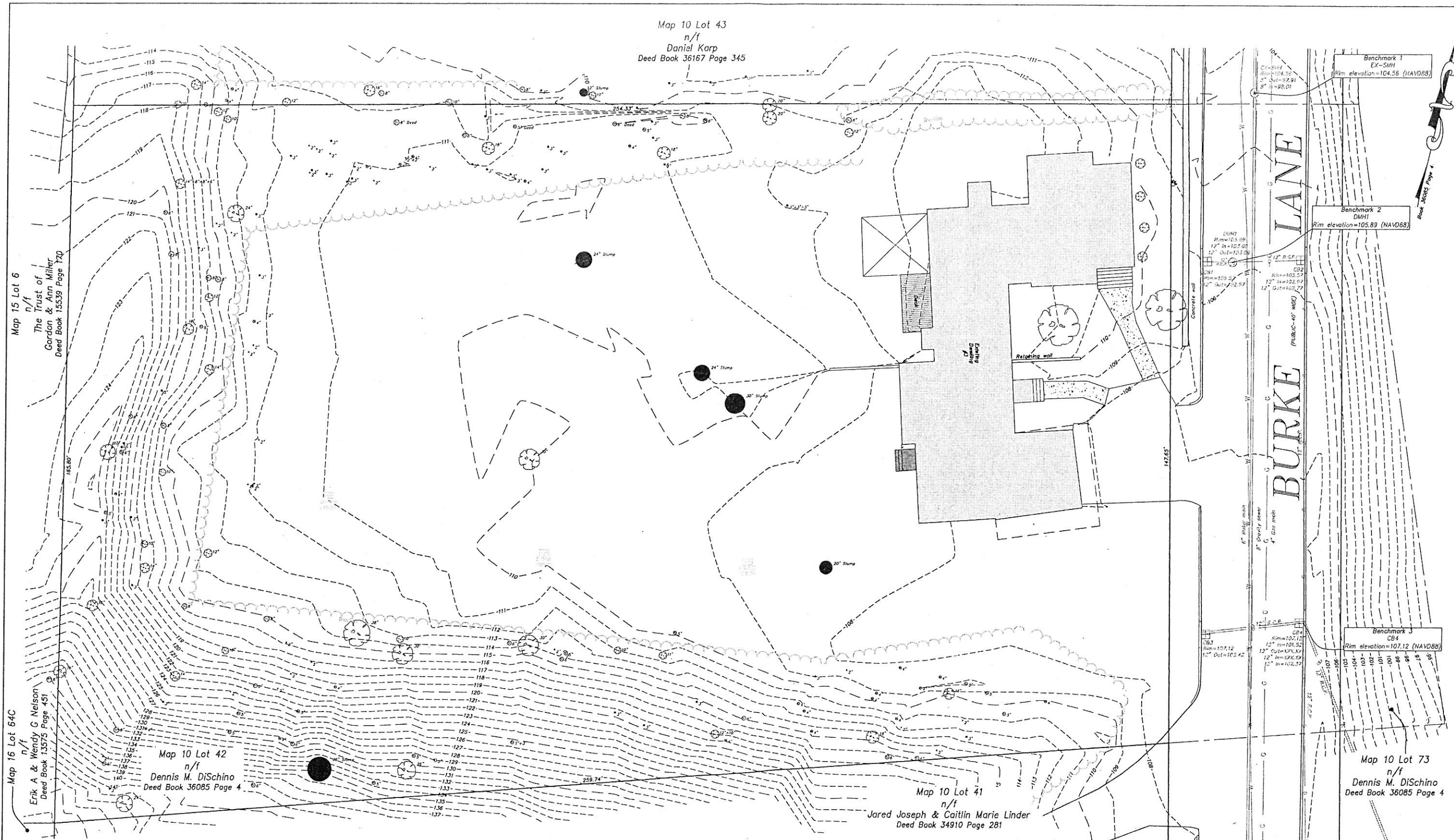
Assessor Map 10 Lot 42
Deed Book 36085 Page 4
Plan Book 2071 Page 359

Site Summary

Wellesley Zoning District - Single Residence District - SRD15
Total Area - 0.923± acres
Proposed Building - 10,829 square feet (2.5 stories)
Water and sewer services provided by Town of Wellesley.
Gas service provided by National Grid.
Overhead electric, telephone and cable available.



Locus Map



Existing Conditions Plan
for
#3 Burke Lane
in
Wellesley, MA

Prepared for:
Cedar Place, LLC
868 Worcester Street
Wellesley, MA 02482

Scale: 1"=10'
April 16, 2019

Legend

---256--- Existing Contour	S Sewer Line
-258- Proposed Contour	D Drain Line
⊙ Drainage Manhole	W Water Line
⊙ Sewer Manhole	RD Roof Drain
⊙ Utility Pole	Gas Line
⊙ Water Valve	F Fire Line
EOP Edge of Pavement	OHV Overhead Wire
RCP Reinforced Concrete Pipe	CLDI Cement Line Ductile Iron
CCB Cape Cod Broom	BS Bottom of Stone
DTH Drilling Test Hole	TS Top of Stone

Notes:

- There were no existing wetlands found on site.
- All utilities, structures, and roadways shown on these plans are proposed unless otherwise noted as existing.
- All units to be serviced by Town of Wellesley water and sewer, Gas to be provided by National Grid.
- All elevations refer to North American Vertical Datum 88 (NAVD88). To convert to the Town of Wellesley base datum, add 6.286' to the NAVD88 elevation.

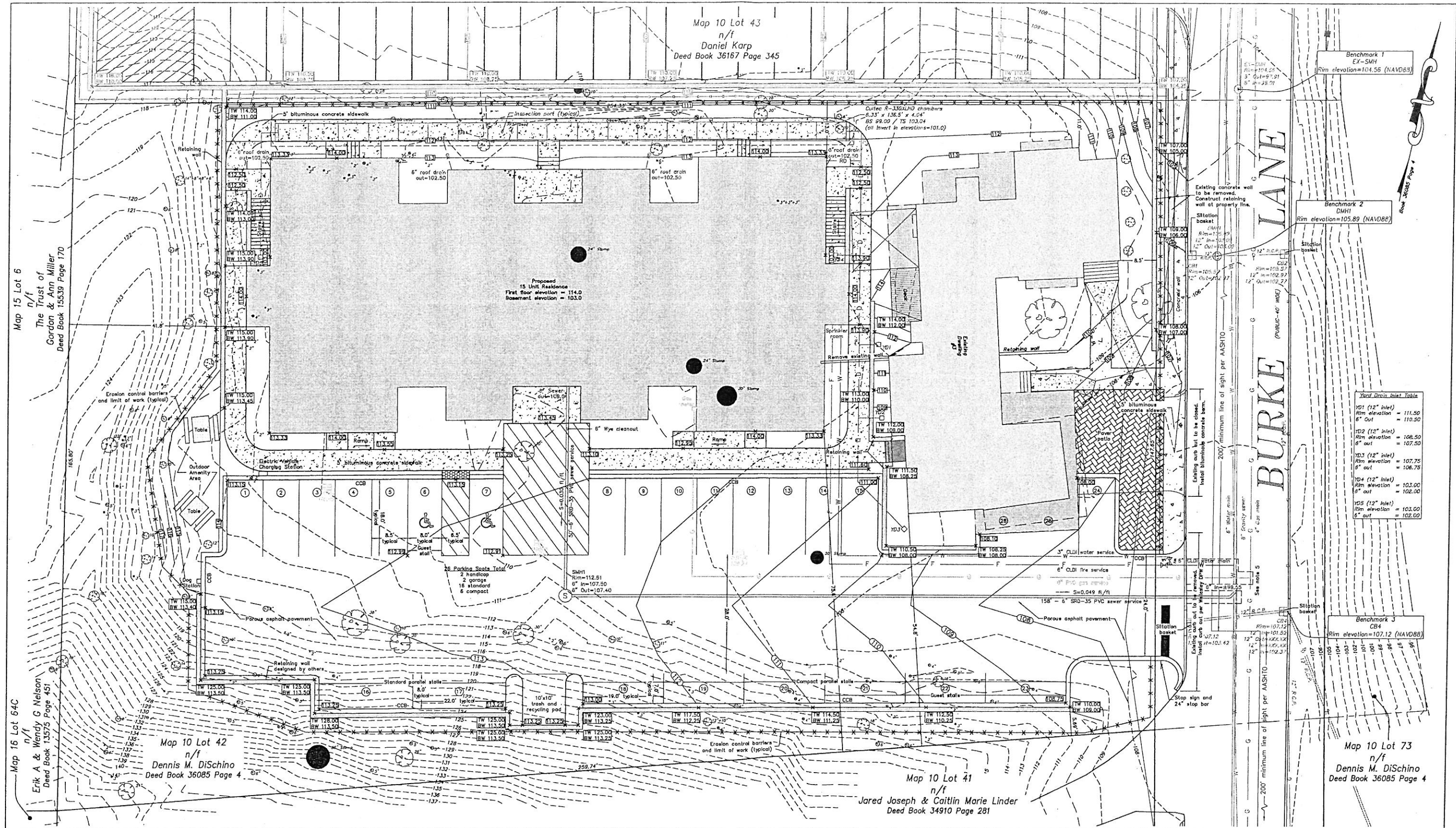
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DATE: 4/11/2019

DATE:

SHEET 2 OF 7

W-3209



Site Development
& Grading Plan
for
#3 Burke Lane
in
Wellesley, MA

Prepared for:
Cedar Place, LLC
868 Worcester Street
Wellesley, MA 02482

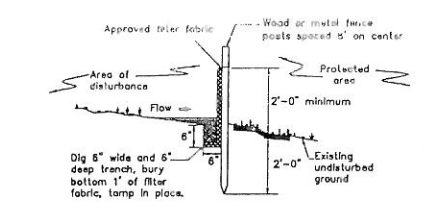
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#	Date	Description	By

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 - All elevations refer to North American Vertical Datum 88 (NAVD88). To convert to the Town of Wellesley base datum, add 6.286' to the NAVD88 elevation.
 - Contractor to saw cut pavement as needed. All pavement replacement and utility connections shall be made in accordance with the Town of Wellesley Department of Public Works (DPW) standards.
 - Contractor to provide cleanout access on all downspout connections.
 - All proposed signage and pavement markings shall be installed to conform with the latest standards of the Manual on Uniform Traffic Control Devices (MUTCD).

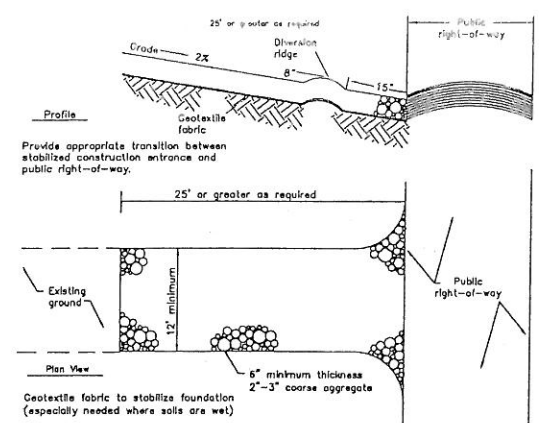
4/16/2019
DALE MACGONIGAL
H.S. 34575
DATE: _____

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SHEET 3 OF 7 W-3209

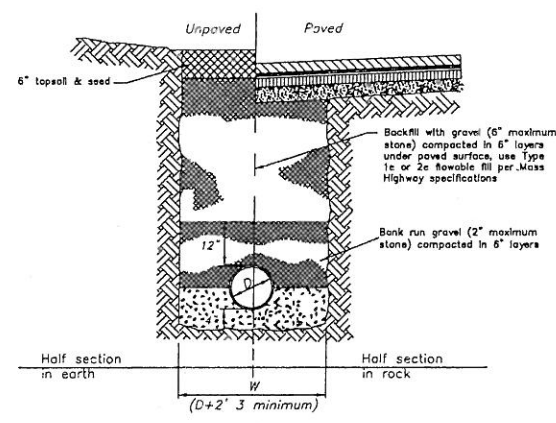


- Notes:
1. Place erosion controls at locations as shown on the site plan.
 2. Silt fence shall be installed so water cannot bypass the fence around the sides.
 3. Inspections shall be frequent and any repairs or replacements shall be made as promptly as possible.
 4. Erosion Controls shall remain in place for the duration of the project unless otherwise instructed by the conservation commission.

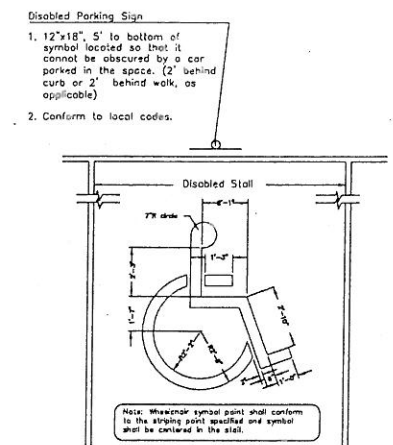
Siltation and Erosion Control Barrier
Not to Scale



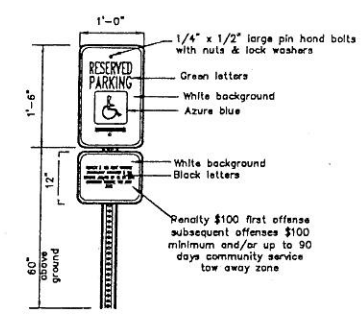
Stabilized Construction Entrance
Not to Scale



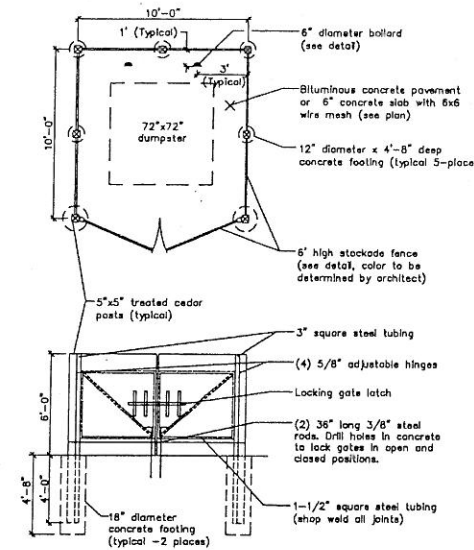
Typical Trench Section
Not to Scale



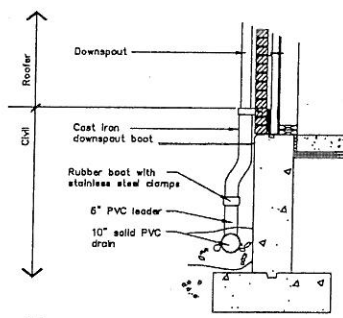
Handicap Parking Space Painting Detail
Not to Scale



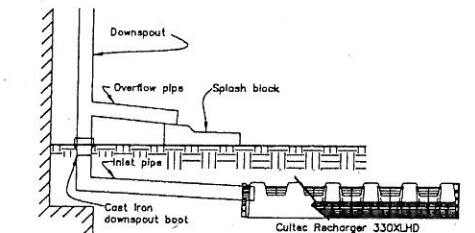
HANDICAP PARKING SIGN DETAIL
Not to Scale



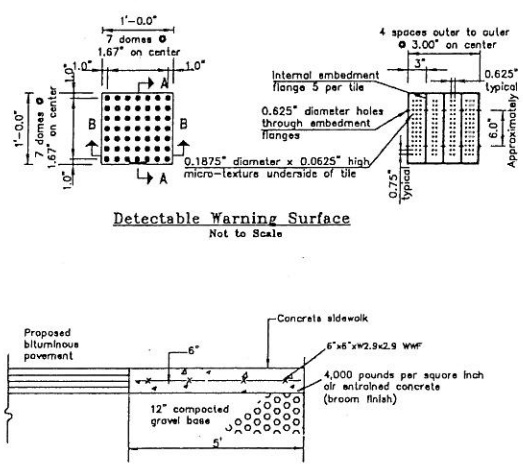
Trash Enclosure
Not to Scale



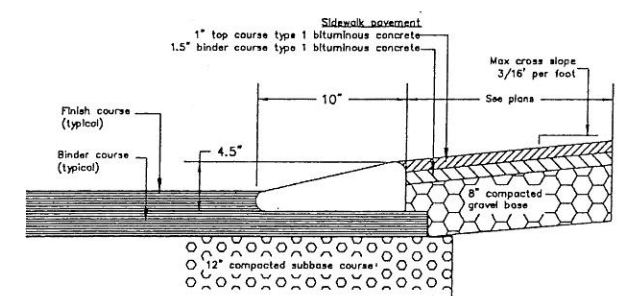
Typical Downspout Connection
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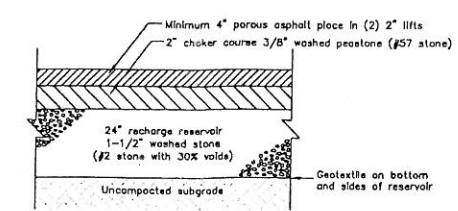
Roof Leader to Culter Recharger 330XLHD Connection
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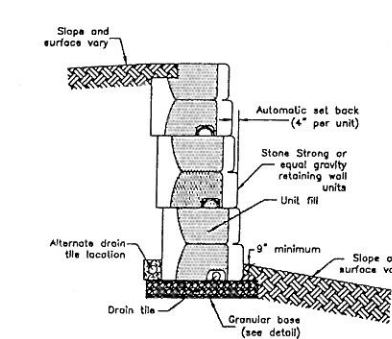
Detectable Warning Surface
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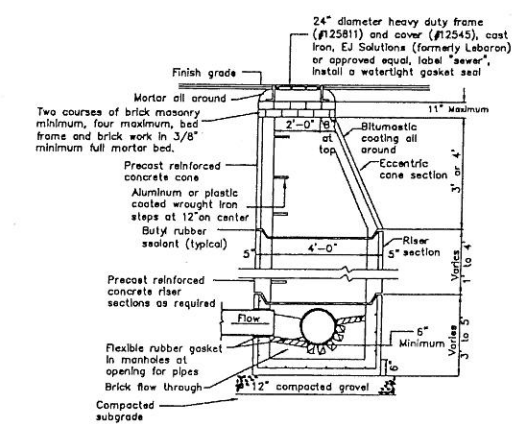
Bituminous Concrete Berm & Sidewalk
Not to Scale



Porous Pavement Detail
Not to Scale



Typical Retaining Wall Cross Section
Not to Scale



Typical Precast Concrete Manhole (Sanitary)
Not to Scale

Site Plan Details
for
#3 Burke Lane
in
Wellesley, MA

Prepared for:
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868 Worcester Street
Wellesley, MA 02482

Scale: 1"=10'
April 16, 2019

Legend

--- Existing Contour	--- Sewer Line
--- Proposed Contour	--- Drain Line
--- Drainage Manhole	--- Water Line
--- Sewer Manhole	--- Roof Drain
--- Utility Pole	--- Gas Line
--- Water Valve	--- Fire Line
--- Edge of Pavement	--- Overhead Wires
--- RCP	--- CLDI
--- Reinforced Concrete Pipe	--- Bottom of Stone
--- CCB	--- Top of Stone
--- DTH	

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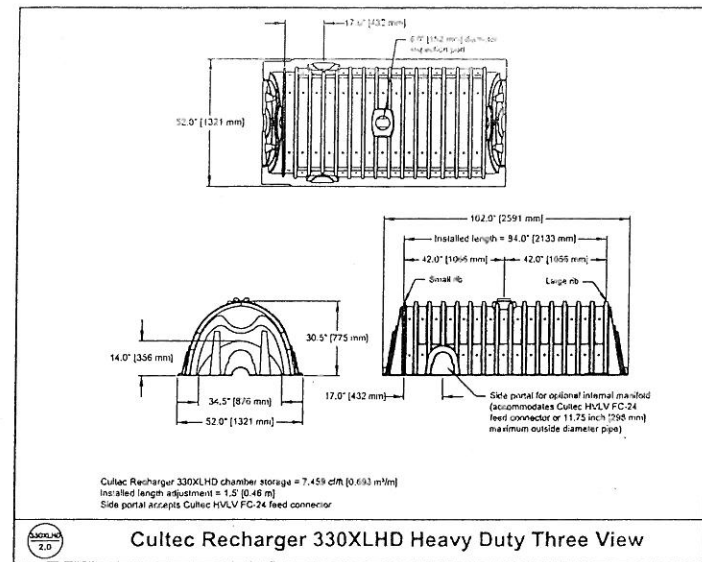
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DATE: 4/16/2019

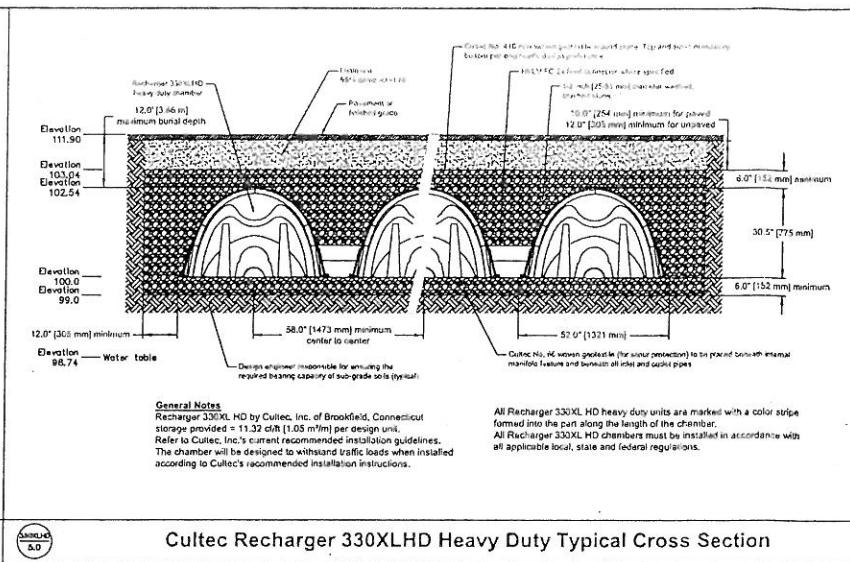
DATE: 4/16/2019

SHEET 4 OF 7

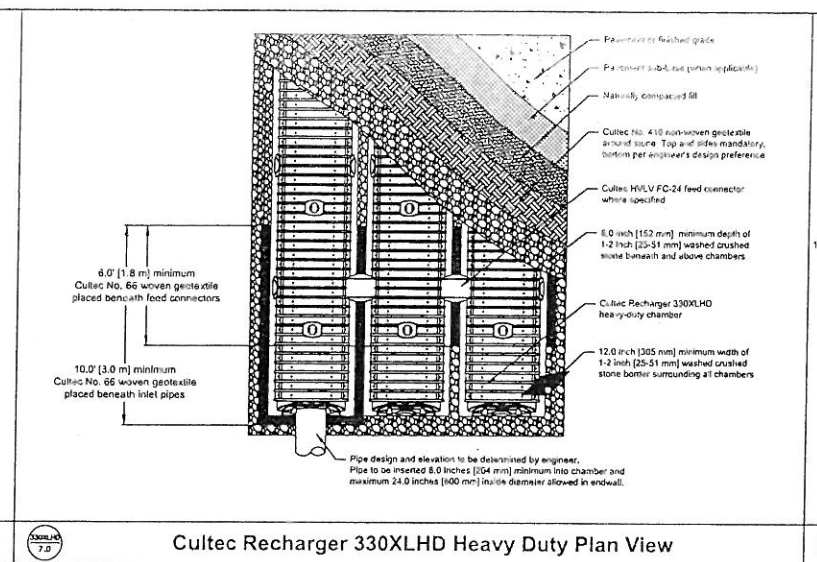
W-3209



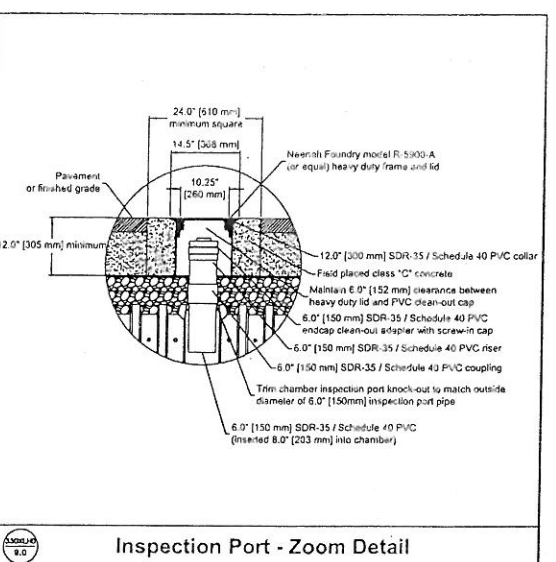
Cultec Recharger 330XLHD Heavy Duty Three View



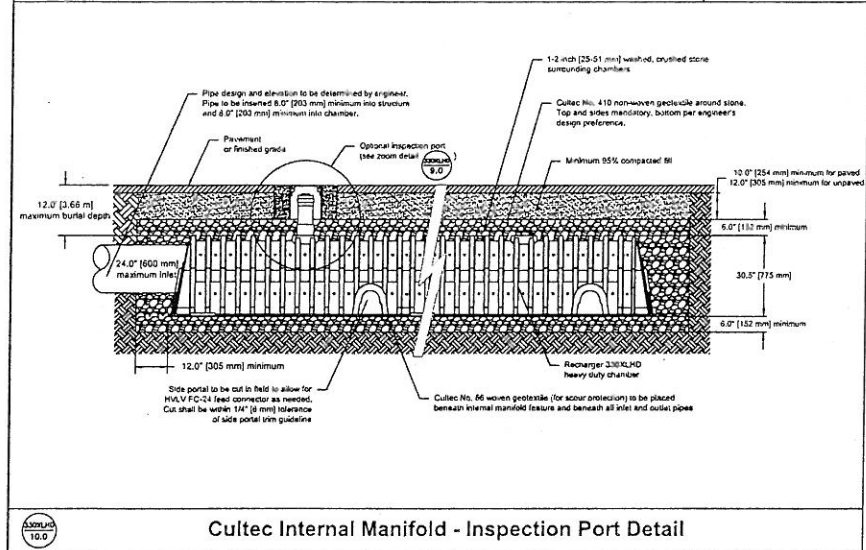
Cultec Recharger 330XLHD Heavy Duty Typical Cross Section



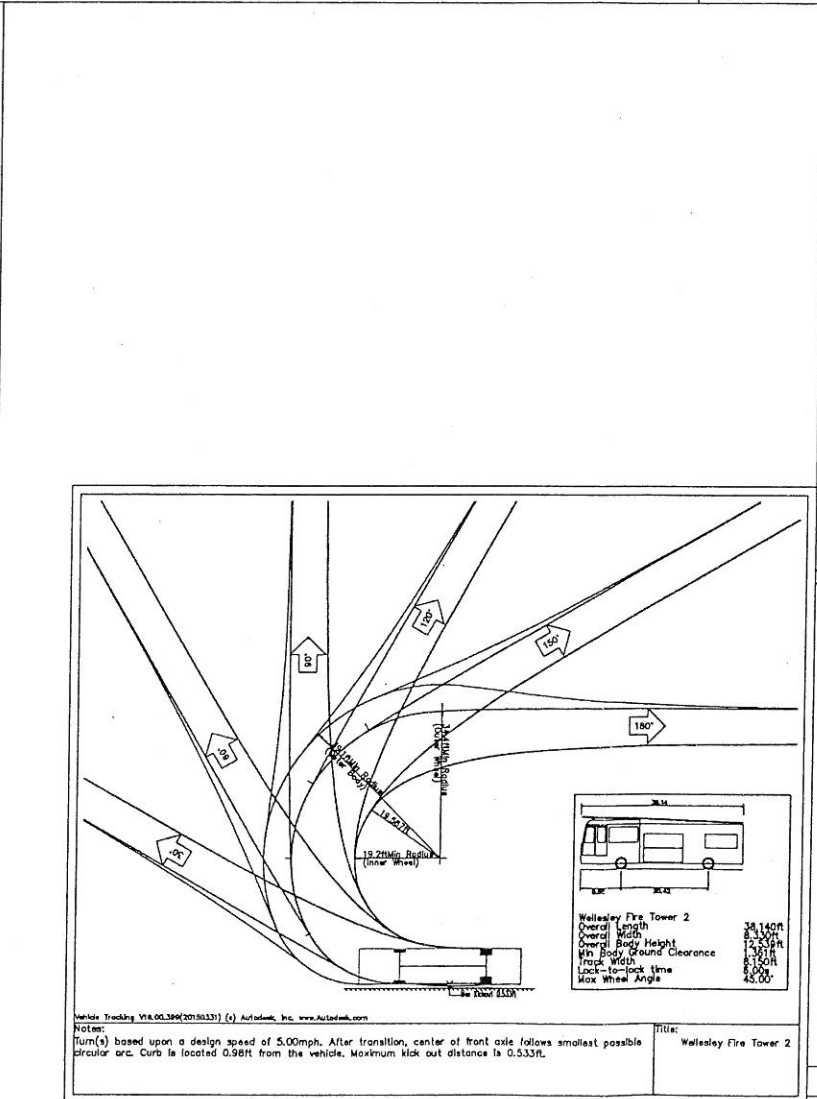
Cultec Recharger 330XLHD Heavy Duty Plan View



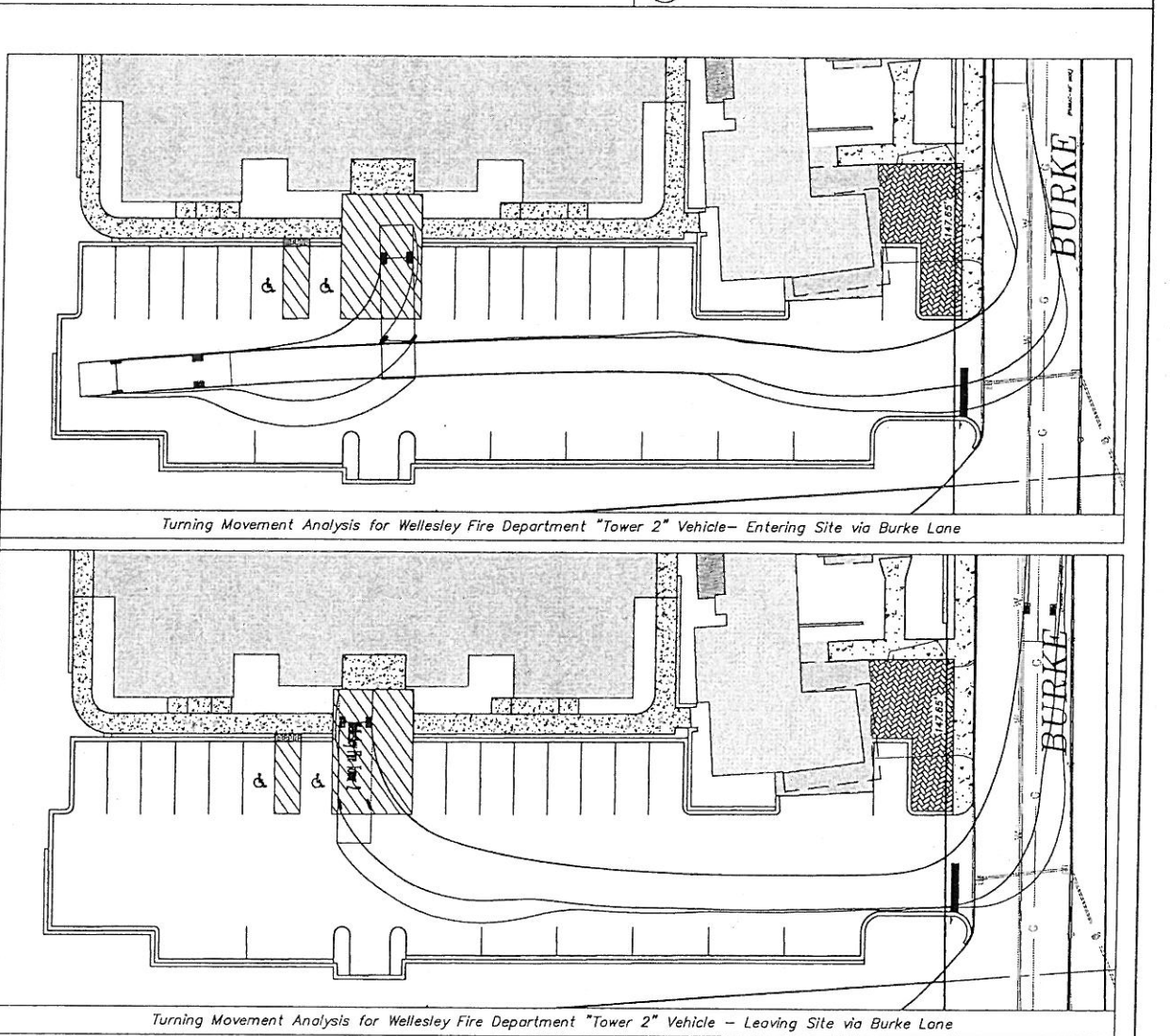
Inspection Port - Zoom Detail



Cultec Internal Manifold - Inspection Port Detail



Turning Movement Analysis for Wellesley Fire Department 'Tower 2' Vehicle



Turning Movement Analysis for Wellesley Fire Department 'Tower 2' Vehicle - Leaving Site via Burke Lane

Site Plan Details
for
#3 Burke Lane
in
Wellesley, MA

Prepared for:
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868 Worcester Street
Wellesley, MA 02482

Scale: 1"=10'
April 16, 2019

Legend

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- 256--- Proposed Contour
- ⊙ Drainage Manhole
- ⊙ Sewer Manhole
- ⊙ Utility Pole
- ⊙ Water Valve
- ⊙ Edge of Pavement
- ⊙ RCP
- ⊙ Reinforced Concrete Pipe
- ⊙ Cape Cod Berm
- ⊙ DTH
- ⊙ Desp Test Hole
- ⊙ Sewer Line
- ⊙ Drain Line
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- ⊙ Roof Drain
- ⊙ Gas Line
- ⊙ Fire Line
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- ⊙ CLDI
- ⊙ Comm. Line Ductile Iron
- ⊙ Bottom of Stone
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Notes:

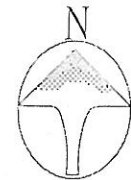
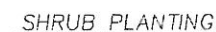
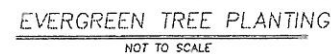
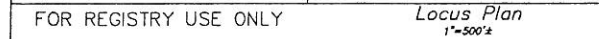
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SHEET 5 OF 7

W-3209

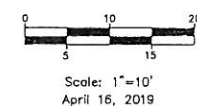
DATE: DATE:



Qty	Key	Common Name	Botanical Name	Size	Remarks
TREES					
5	AG	Paperbark Maple	<i>Acer griseum</i>	3" Cal.	B&B
1	CG	Gracillii' Hinoki Cypress	<i>Chamaecyparis obtusa 'Gracillii'</i>	8" Ht.	B&B
1	CK	Cherokee Brave Dogwood	<i>Cornus florida 'Cherokee Brave'</i>	3" Cal.	B&B
2	FS	'Dawicki' European Beech	<i>Fagus sylvatica 'Dawickii'</i>	3" Cal.	B&B
1	PR	Newport Plum Tree	<i>Prunus cerasifera 'Newport'</i>	3" Cal.	B&B
2	SM	'Snowdrift' Grapapple	<i>Malus sp. 'Snowdrift'</i>	3" Cal.	B&B
1	TD	Deeproot Spire' Arborvitae	<i>Thuja occidentalis 'Deeproot Spire'</i>	7" Ht.	B&B
5	TG	'Green Giant' Arborvitae	<i>Thuja x plicata 'Green Giant'</i>	8" Ht.	B&B
5	TO	Forever Gold Arborvitae	<i>Thuja plicata 'Forever Gold'</i>	8" Ht.	B&B
5	TS	'Smaragd' American Arborvitae	<i>Thuja occidentalis 'Smaragd'</i>	8" Ht.	B&B
SHRUBS					
1	CC	'Grand Bleu' Bluebeard	<i>Caryopteris x clandonensis 'Grand Bleu'</i>	24" Ht.	B&B
1	CS	Flaviarum' Yellow Twig Dogwood	<i>Cornus sericea 'Flaviarum'</i>	24" Ht.	B&B
3	DH	Kadiak' Orange Diervilla	<i>Diervilla lonicera</i>	24" Ht.	B&B
2	DL	Carol Mackie' Daphne	<i>Daphne burkwoodii 'Carol Mackie'</i>	24" Ht.	B&B
10	EF	'Emerald n Gold' Euonymus	<i>Euonymus fortunei 'Emerald n Gold'</i>	24" Ht.	B&B
10	HP	Golden Cup St. John's Wort	<i>Hypericum Hialece</i>	24" Ht.	B&B
6	HQ	'Pee Wee' Hydrangea	<i>Hydrangea quercifolia 'Pee Wee'</i>	24" Ht.	B&B
1	HR	'Blue chiffon' Hibiscus	<i>Hibiscus syriacus 'Rose Satin'</i>	36" Ht.	B&B
5	HY	'Pee Wee' Hydrangea	<i>Hydrangea quercifolia 'Pee Wee'</i>	36" Ht.	B&B
1	JS	'Blue star' Juniper	<i>Juniperus squamata 'Blue star'</i>	#3 Pot	Container Grown
2	JT	'Steads' Holly	<i>Ilex crenata 'Steads'</i>	36" Ht.	B&B
5	JV	'Taylor' Red Cedar	<i>Juniperus virginiana 'Taylor'</i>	60" Ht.	B&B
4	KJ	'Golden Guinea' Kerria	<i>Kerria japonica 'Golden Guinea'</i>	24" Ht.	B&B
3	KL	'Peppermint' Mtn. Laurel	<i>Kalmia latifolia 'Peppermint'</i>	48" Ht.	B&B
3	MP	'Northern Bayberry	<i>Myrica pensylvanica</i>	48" Ht.	B&B
2	LE	'Girards Rainbow' Leucothoe	<i>Leuc. fontanesiana 'Girards Rainbow'</i>	24" Ht.	B&B
13	PF	'Dorothy Wycoff' Mtn. Andromeda	<i>Pieris japonica 'Dorothy Wycoff'</i>	24" Ht.	B&B
1	PG	'Summerwine' Purple Ninebark	<i>Physocarpus opulifolius 'Summerwine'</i>	36" Ht.	B&B
10	RO	'Blushing Knock out' Rose	<i>Rosa sp. 'Blushing Knock Out'</i>	24" Ht.	B&B
10	SA	'Flamingo Japanese Willow	<i>Salix integra 'Flamingo'</i>	36" Ht.	B&B
3	SE	'Bloomerang' Blue	<i>Syringa x pendula 'Bloomerang'</i>	36" Ht.	B&B
3	VC	'Summer Snowflake' Viburnum	<i>Viburnum plicatum 'Summer Snowflake'</i>	48" Ht.	B&B
1	VD	'Blue Muffin' Viburnum	<i>Viburnum dentatum 'Blue Muffin'</i>	48" Ht.	B&B
3	VL	'Chicago Lustre' Viburnum	<i>Viburnum dentatum 'Chicago Lustre'</i>	48" Ht.	B&B
PERENNIALS					
5	CF	'Forester's Feather Reed Grass	<i>Calamagrostis x acutif, 'Karl Forester'</i>	#3 Pot	Container Grown
6	HB	'Beni kaze' Hakone Grass	<i>Hakonechloa macro 'Beni Kaze'</i>	3" Pot	Container Grown
1	SH	'Humei' Fountain Grass	<i>Pennisetum alopecuroides 'Humei'</i>	#3 Pot	Container Grown

Prepared for:

Cedar Place, LLC
868 Worcester Street
Wellesley, MA 02482



#	Date	Description	B

Legend	
--256-- Existing Contour	—S— Sewer Line
 Proposed Contour	—D— Drain Line
 Drainage Manhole	—W— Water Line
 Sewer Manhole	—RD— Roof Drain
 Utility Pole	—G— Gas Line
 Water Valve	—F— Fire Line
EOP Edge of Pavement	—OHW— Overhead Wires
RCP Reinforced Concrete Pipe	CLDI Cement Line Ductile Iron
CCB Cupe Cof Berm	BS Bottom of Stone
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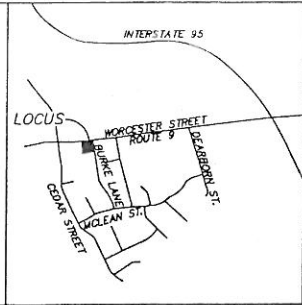
DATE: _____

DATE:



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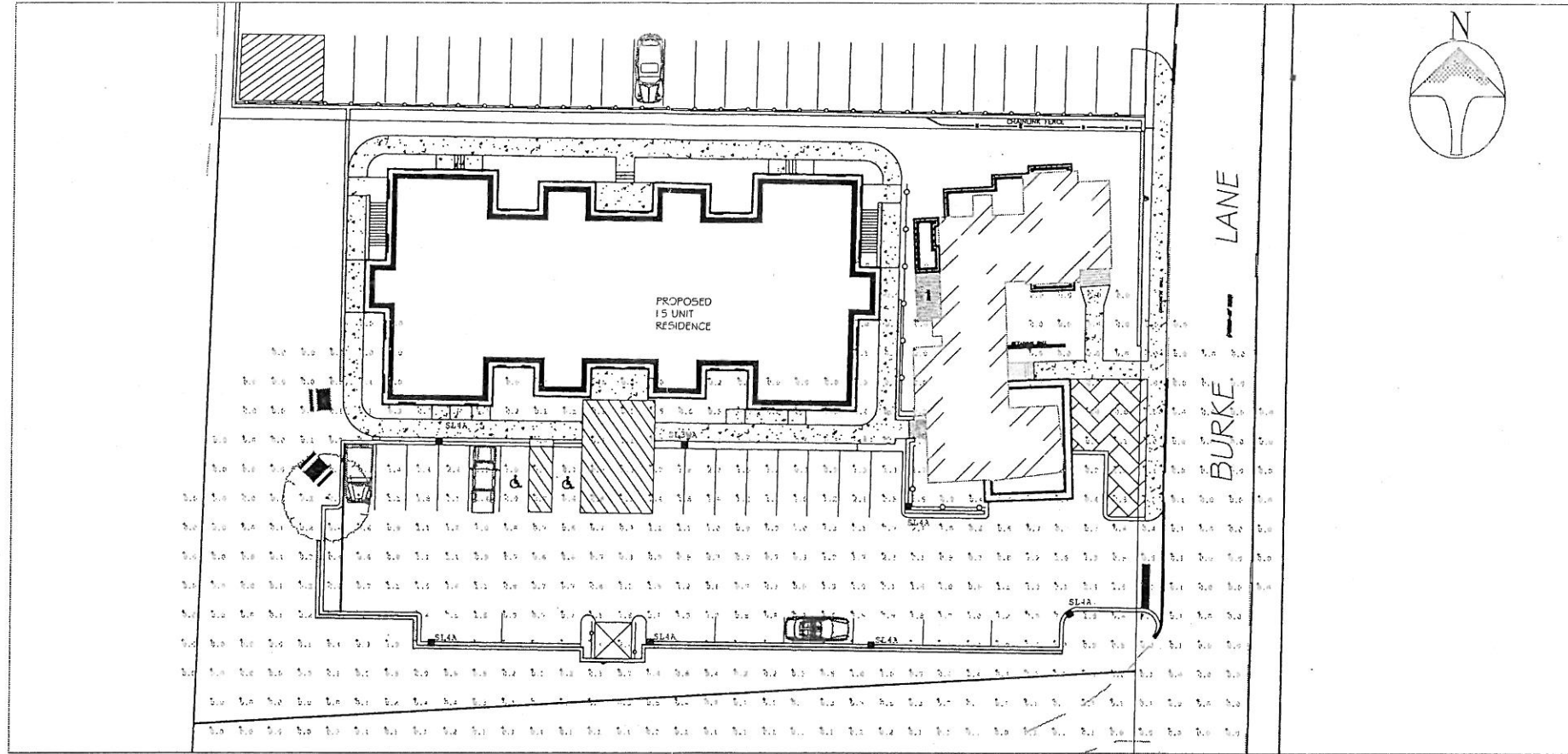


FOR REGISTRY USE ONLY

Locus Plan
1"=500'



POLE MOUNTED FIXTURE



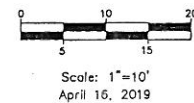
JOB NAME: WELLESLEY
APEX LIGHTING SOLUTIONS
REFLECTANCES: N/A
WORKING/CALC PLANE: @ GRADE
MOUNTING HEIGHT: 13FT
APPS: CR
SALES: EX

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	Description
1	SL3WA	SINGLE	3414	38	0.850	LUMEC VX15132-G2-FINISH-C-3W-PHOTO CONTROL-N-VOLT-3-CONTROLS-SURGE-N-N MOUNTED TO SRS-12-3-D1-FINISH W/ OPTICAL CENTER @ APPROX. 13.4FT AFG
6	SL4A	SINGLE	3330	38	0.850	LUMEC VX15132-G2-FINISH-C-4-PHOTO CONTROL-N-VOLT-3-CONTROLS-SURGE-N-N MOUNTED TO SRS-12-3-D1-FINISH W/ OPTICAL CENTER @ APPROX. 13.4FT AFG

Calculation Summary						
Label	Grid 2	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.47	3.1	0.0	N.A.	N.A.
PARKING LOT		1.29	3.1	0.2	6.45	15.50

Lighting Plan
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⊙	Sewer Manhole
⊙	Utility Pole
⊙	Water Valve
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RCP	Reinforced Concrete Pipe
CCB	Cape Cod Berm
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