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Site Plans
For
3 BURKE LANE
In
Wellesley, Massachusetts

Date: April 16, 2019
Revised: October 15, 2019

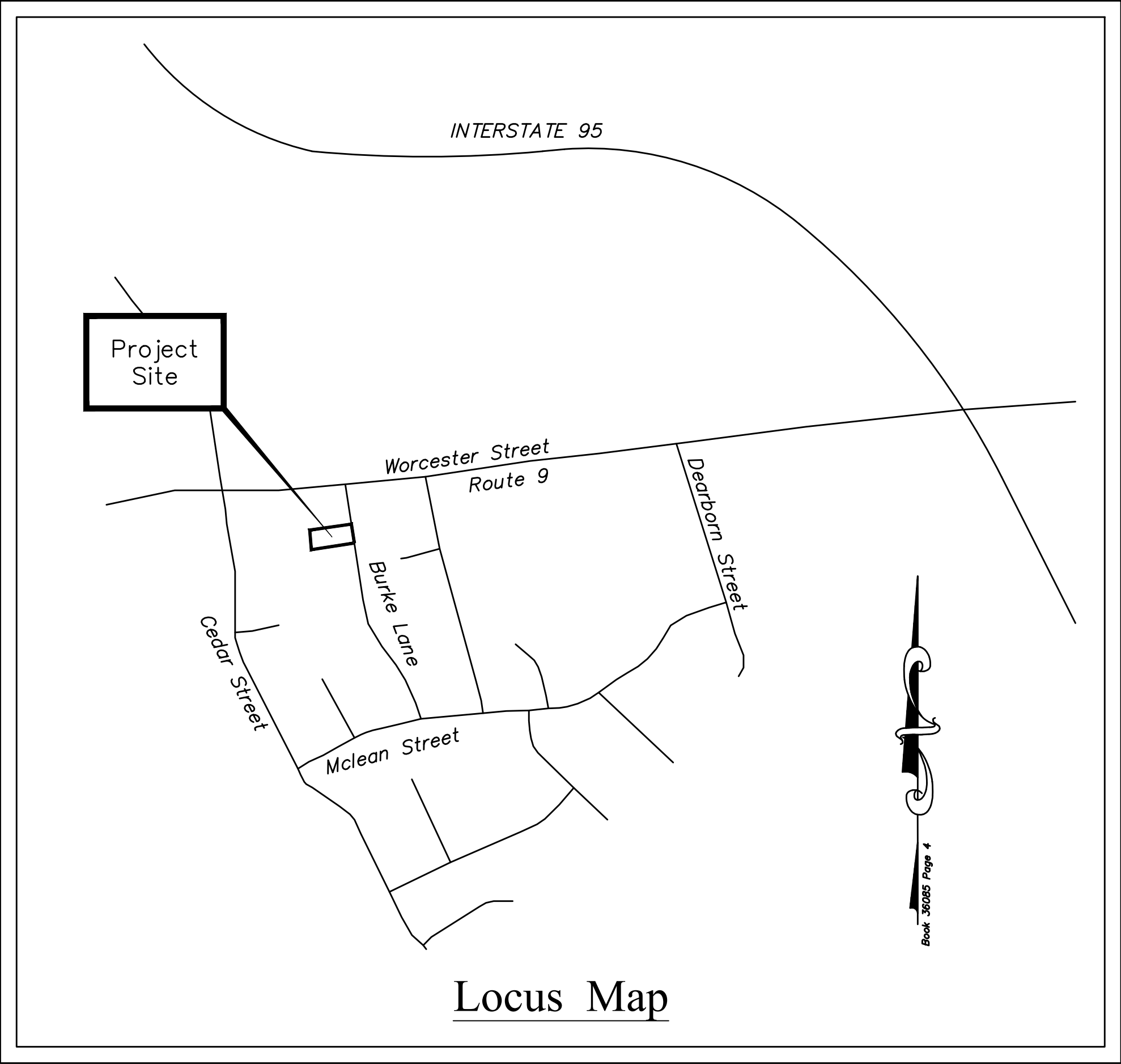
Wellesley Zoning Table		
Information obtained from Town of Wellesley Zoning Bylaw, as amended through October 1, 2018.		
Zone Description:	Minimum Required Maximum Allowed	Proposed
Single Residence District 15 – SRD15		
Building Size	15,000 S.F.	10,829 S.F.
Lot Requirements:		
Minimum Area	15,000 S.F.	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	41 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

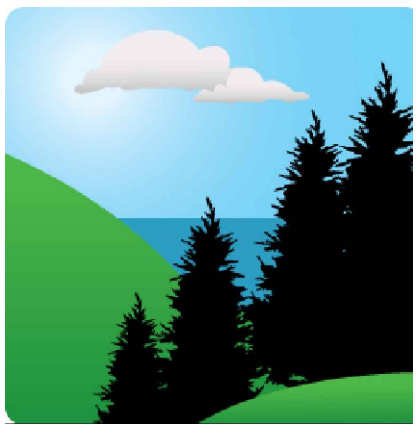
Wellesley Zoning District – Single Residence District – SRD15
Total Area – 0.923± acres
Proposed Building – 10,829 square feet (2.5 stories)
Water and sewer services provided by Town of Wellesley.
Gas service provided by National Grid.
Overhead electric, telephone and cable available.



These Plans Contain:

Title	Sheet
Cover Sheet	1
Existing Conditions Plan	2
Site Development & Grading Plan	3
Details Sheet	4
Details Sheet 2	5
Details Sheet 3	6
Landscape Plan	7
Lighting Plan	8

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



Guerriere &
Halnon, Inc.

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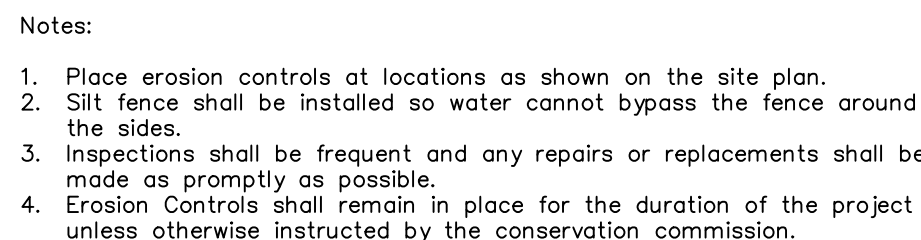
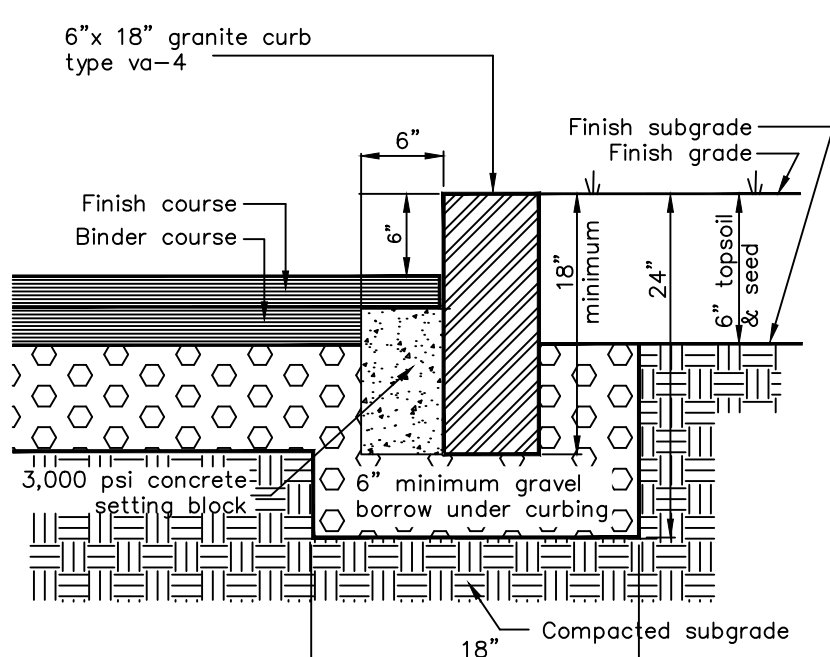
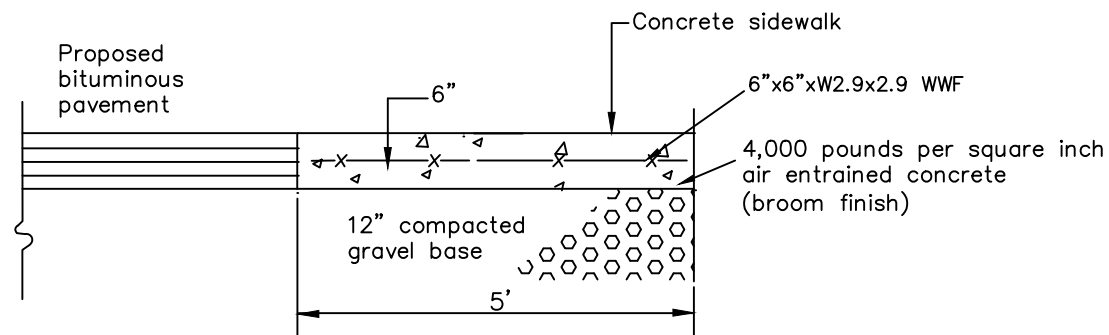


Figure 1: Details of the test specimens. The figure shows two views of a square tile specimen. The top view is a plan view showing a 1'-0.0" square tile with a 1.67" diameter hole in the center. The hole is surrounded by a 1.0" wide ring of 7 domes. The bottom view is a cross-section showing the tile's thickness of 0.75". It details the internal embedment flange, 0.625" diameter holes through the embedment, and the 0.1875" diameter x 0.0625" high micro-texture on the underside of the tile. The cross-section also shows 4 spaces outer to outer, 3.00" on center, and a typical height of 6.0" for the embedment.

Detectable Warning Surface
Not to Scale



Typical Vertical Granite Curb
Not to Scale



Site Plan Details

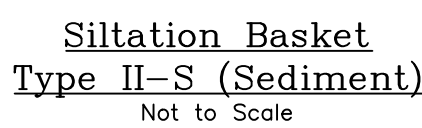
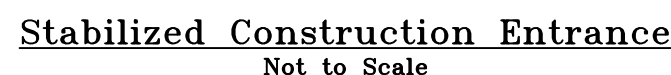
for

#3 Burke Lane

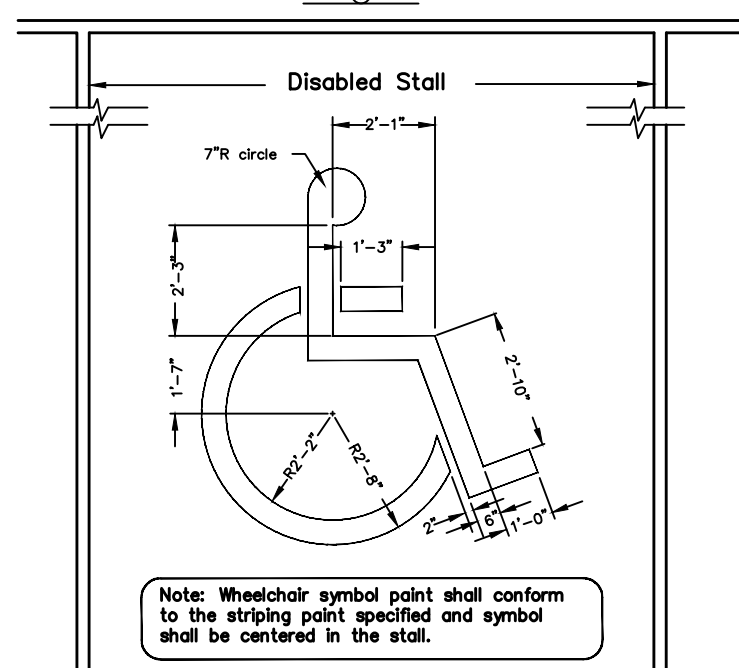
in

Wellesley, MA

#	Date	Description	By
1	07/9/19	Revised per DPW comments	JDF
2	07/24/19	Revised per ZBA/DPW comments	JDF
3	08/29/19	Revised per ZBA/DPW comments	JDF
4	09/30/19	Revised per client comments	JDF



1. 12"x18", 5' to bottom of symbol located so that it cannot be obscured by a parked in the space. (2' curb or 2' behind walk, applicable)
2. Conform to local codes.



6" topsoil & seed

Unpaved

Paved

Backfill with gravel (6" maximum stone) compacted in 6 layers under paved surface, uses Type 1a or 2a flowable fill per Mass Highway specifications

12"

Bank run gravel (2" maximum stone) compacted in 6 layers

Half section in earth

Half section in rock

$(D+2' 3" \text{ minimum})$

6" in

1" top course type 1 bituminous concrete

1.5" binder course type 1 bituminous concrete

4.5"

10"

8" compacted gravel base

12" compacted subbase course

Finish course (typical)

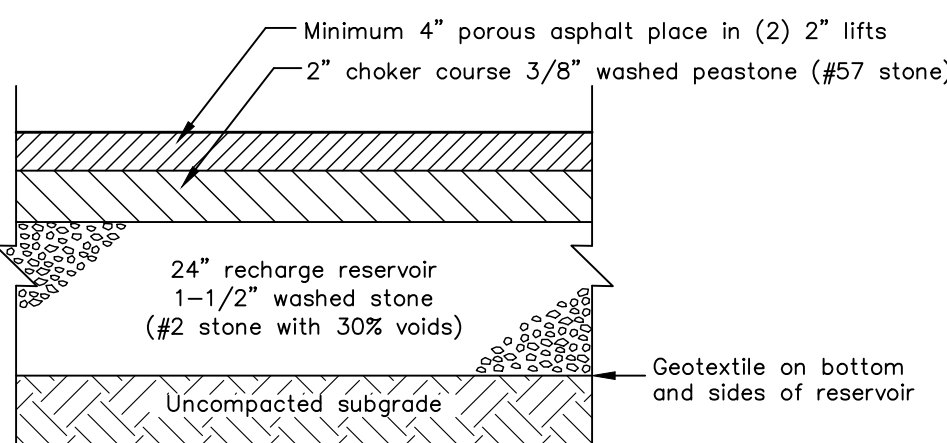
Binder course (typical)

Sidewalk pavement

Max cross slope 3/16" per foot

See plans

Bituminous Concrete Berm & Sidewalk
Not to Scale

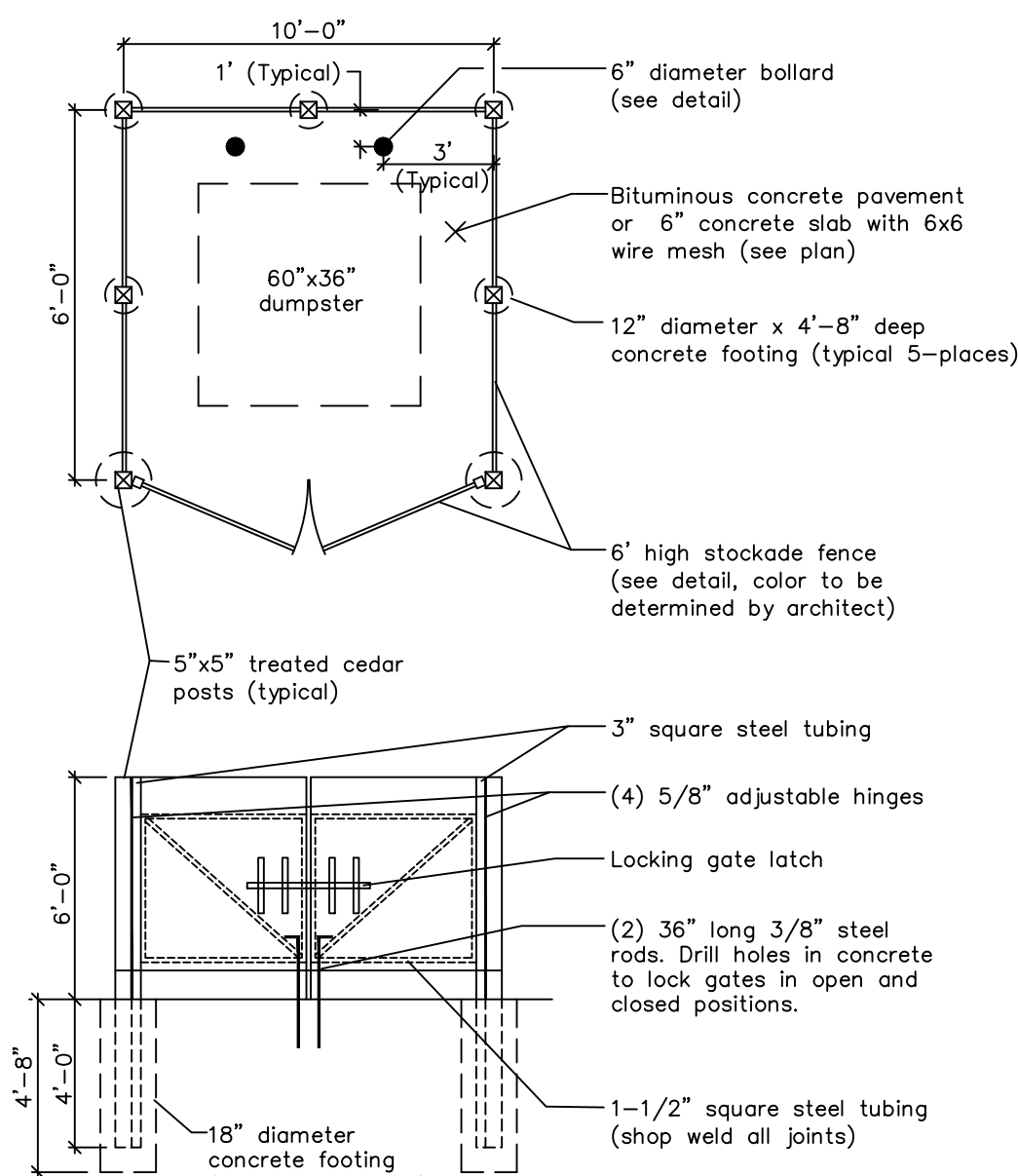


A detailed cross-section diagram of a retaining wall system. The wall is composed of several layers: a top layer of slope and surface material, followed by a layer of Stone Strong or equal gravity retaining wall units, and a bottom layer of unit fill. A 6' chain link fence is attached to the top of the wall. An automatic set back (4" per unit) is indicated between the wall units. A 9" minimum gap is shown between the wall units and the bottom layer. The bottom layer consists of a drain tile, an alternate drain tile location, and a granular base (see detail). The slope and surface vary on both sides of the wall.

Labels in the diagram include:

- Slope and surface vary
- 6' Chain link fence
- Automatic set back (4" per unit)
- Stone Strong or equal gravity retaining wall units
- Unit fill
- 9" minimum
- Slope surface varies
- Granular base (see detail)
- Drain tile
- Alternate drain tile location

Typical Retaining Wall Cross Section
Not to Scale



1'-0"

1'-6"

1/4" x 1/2" large pin head bolts with nuts & lock washers

Green letters

White background

Azure blue

12"

White background

Black letters

60" above ground

Penalty \$100 first offense
subsequent offenses \$90
minimum and/or up to 90
days community service
tow away zone

1-1/2"x1/2"x1/4" Galvanized seat angle with 2" studs embedded in concrete

Flow

S=0.005 Minimum

12" Minimum

4" Minimum

WWF 4x4, W1.4xW1.4

22' - 0"

12" Minimum

4" Minimum

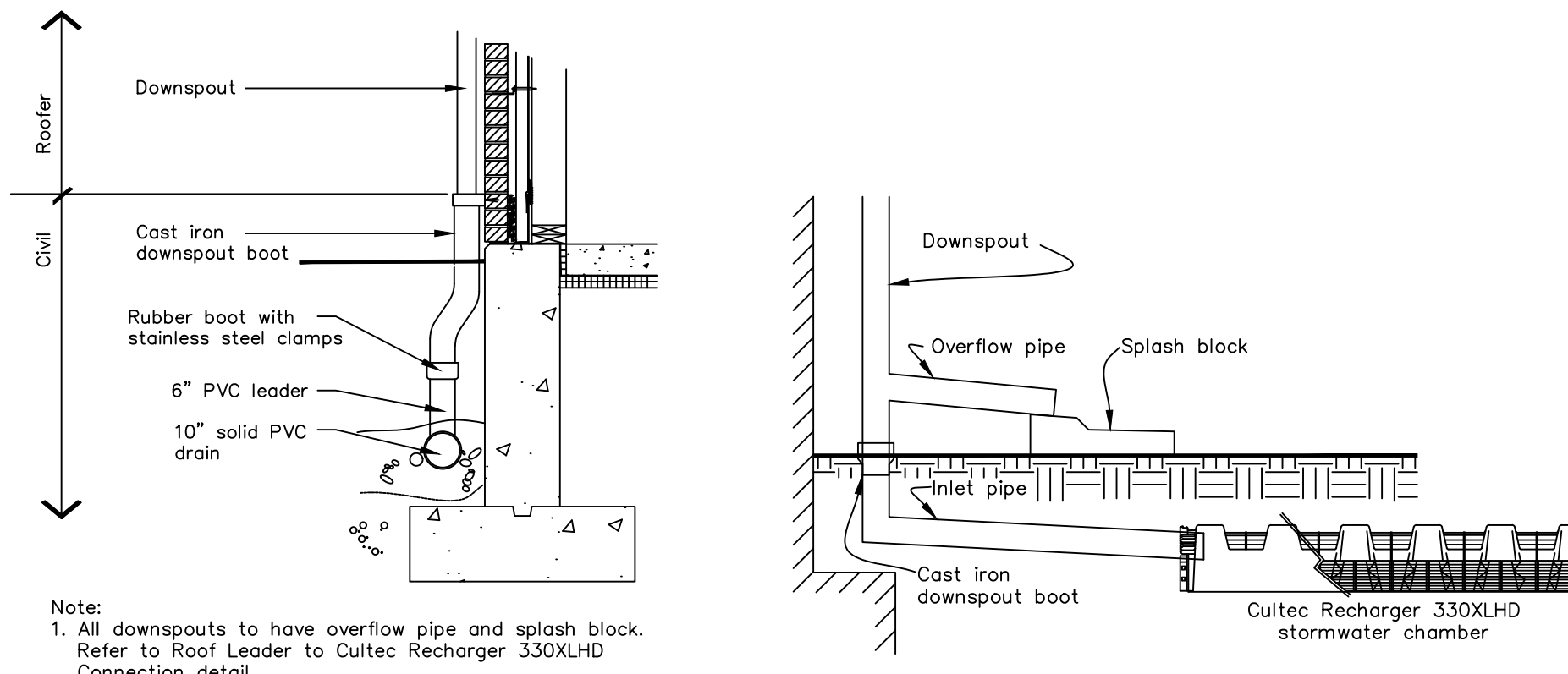
12" Minimum (sump only)

4" Minimum

12" compacted gravel

Section A

Downspout Connection
Not to Scale



1-1/2"x1/2"x1/4" Galvanized seat angle with 2" studs embedded in concrete

Flow

S=0.005 Minimum

12" Minimum

4" Minimum

WWF 4x4, W1.4xW1.4

22' - 0"

12" Minimum

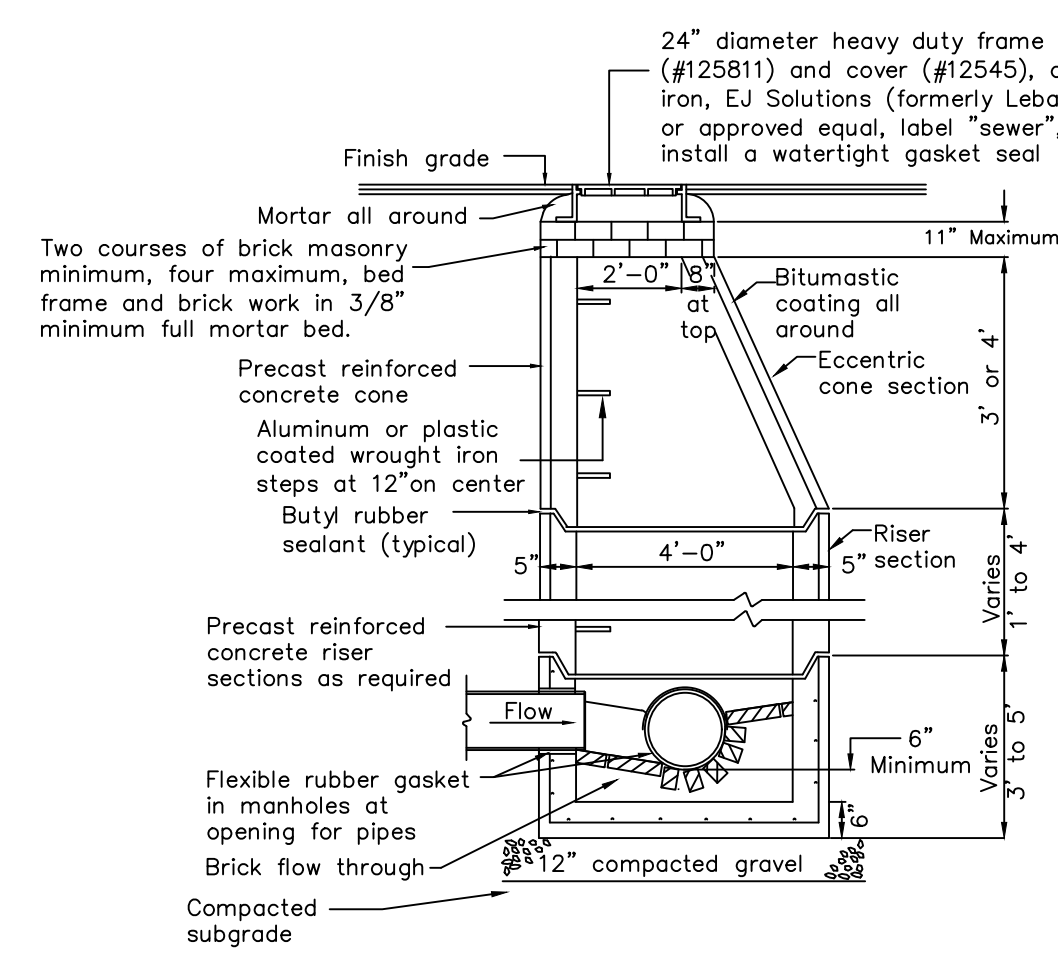
4" Minimum

12" Minimum (sump only)

4" Minimum

12" compacted gravel

Section A



Typical Precast Concrete Manhole (Sanitary)
Not to Scale



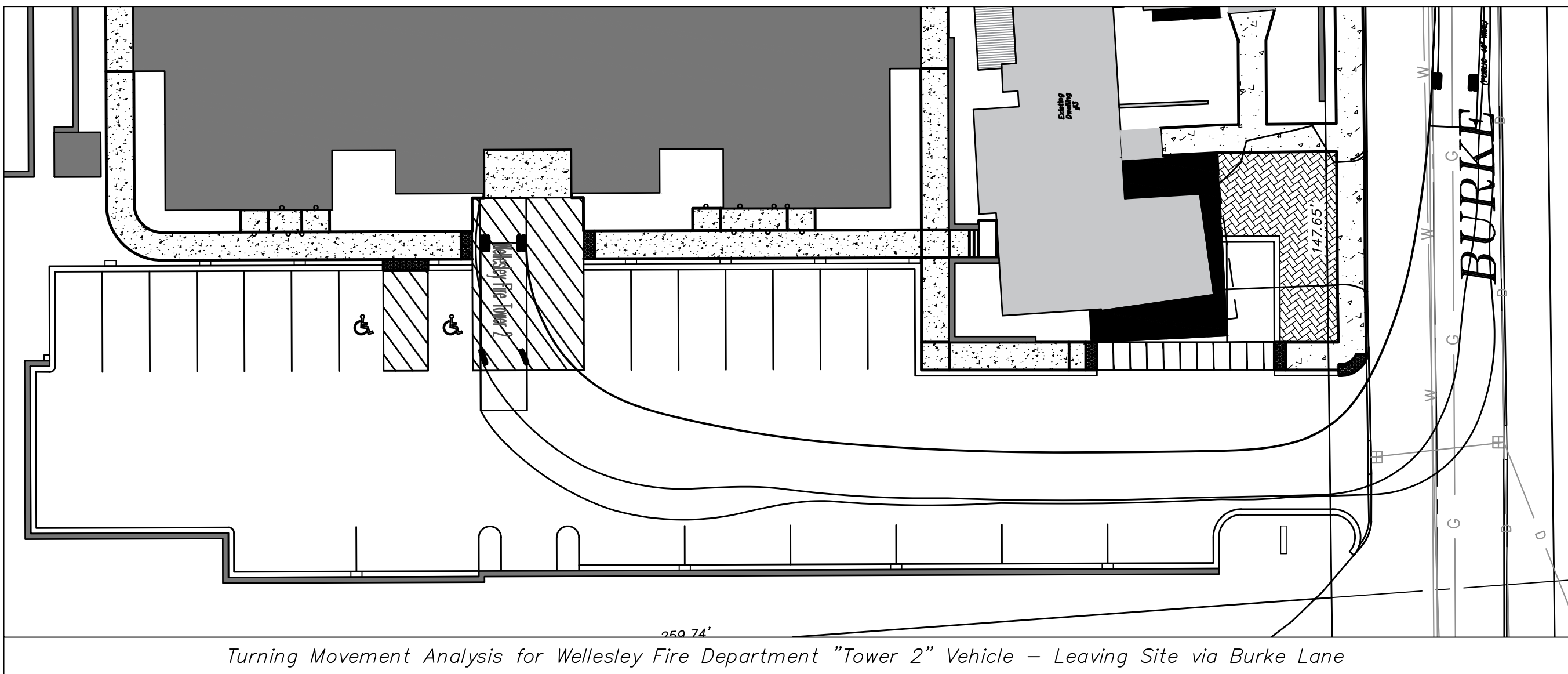
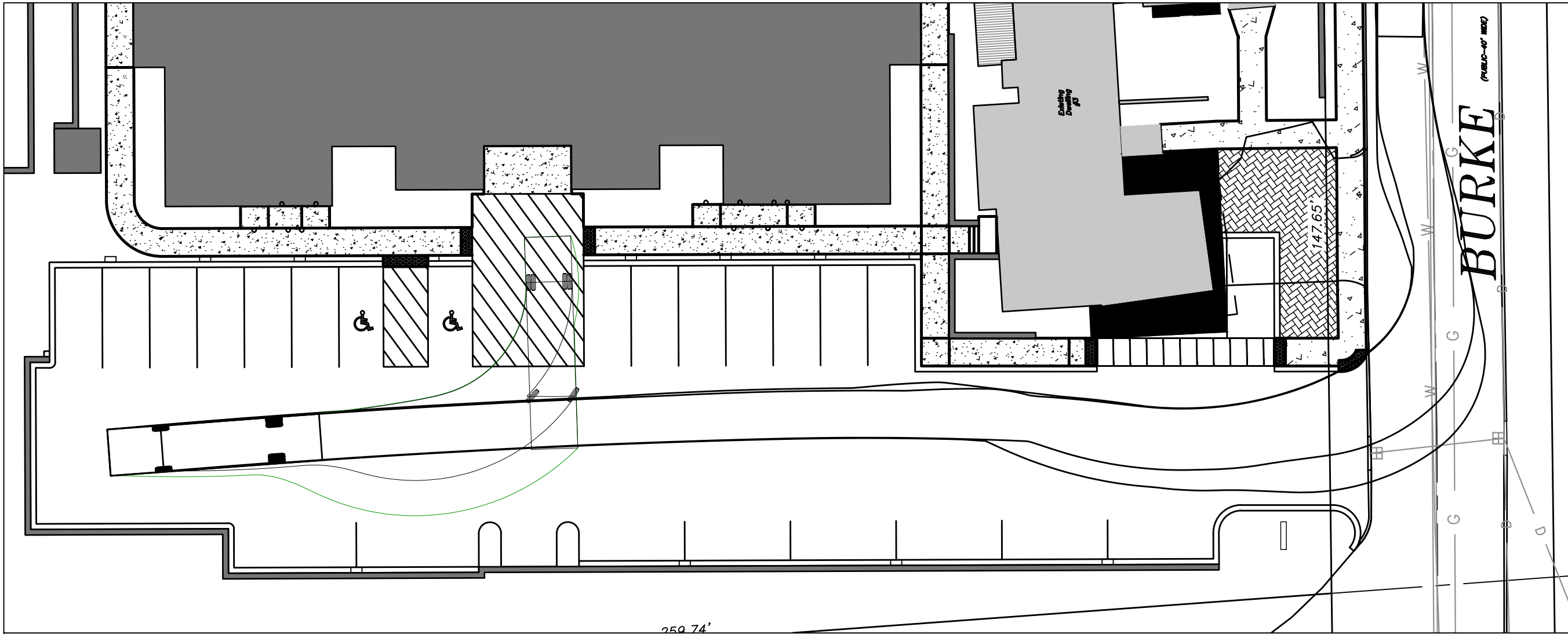
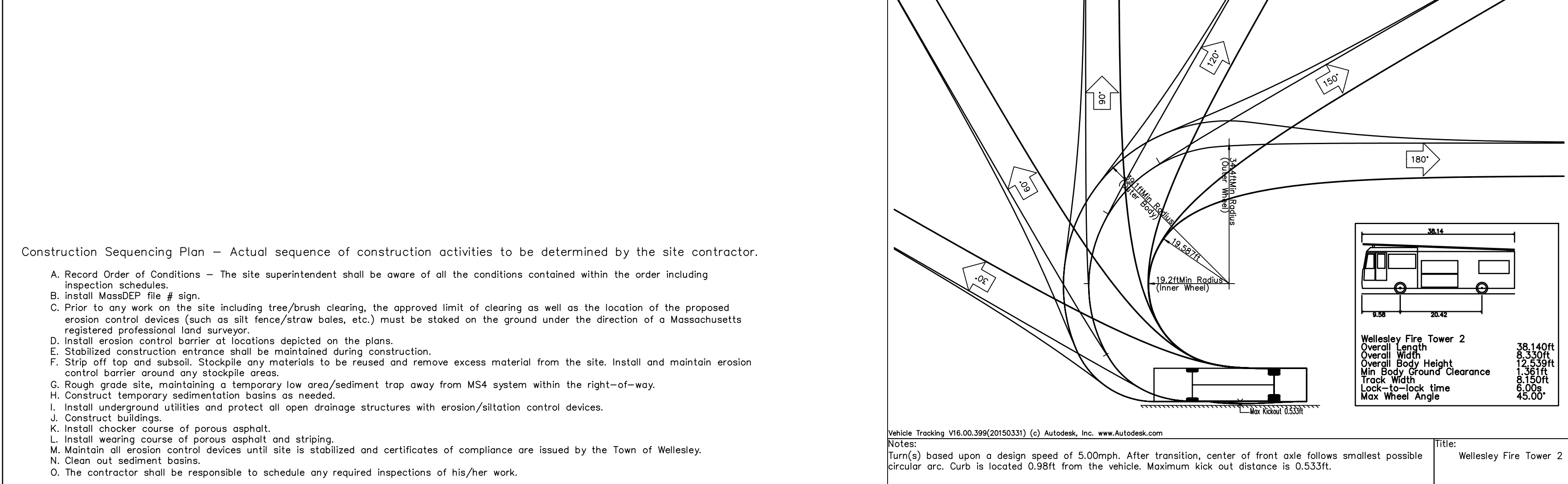
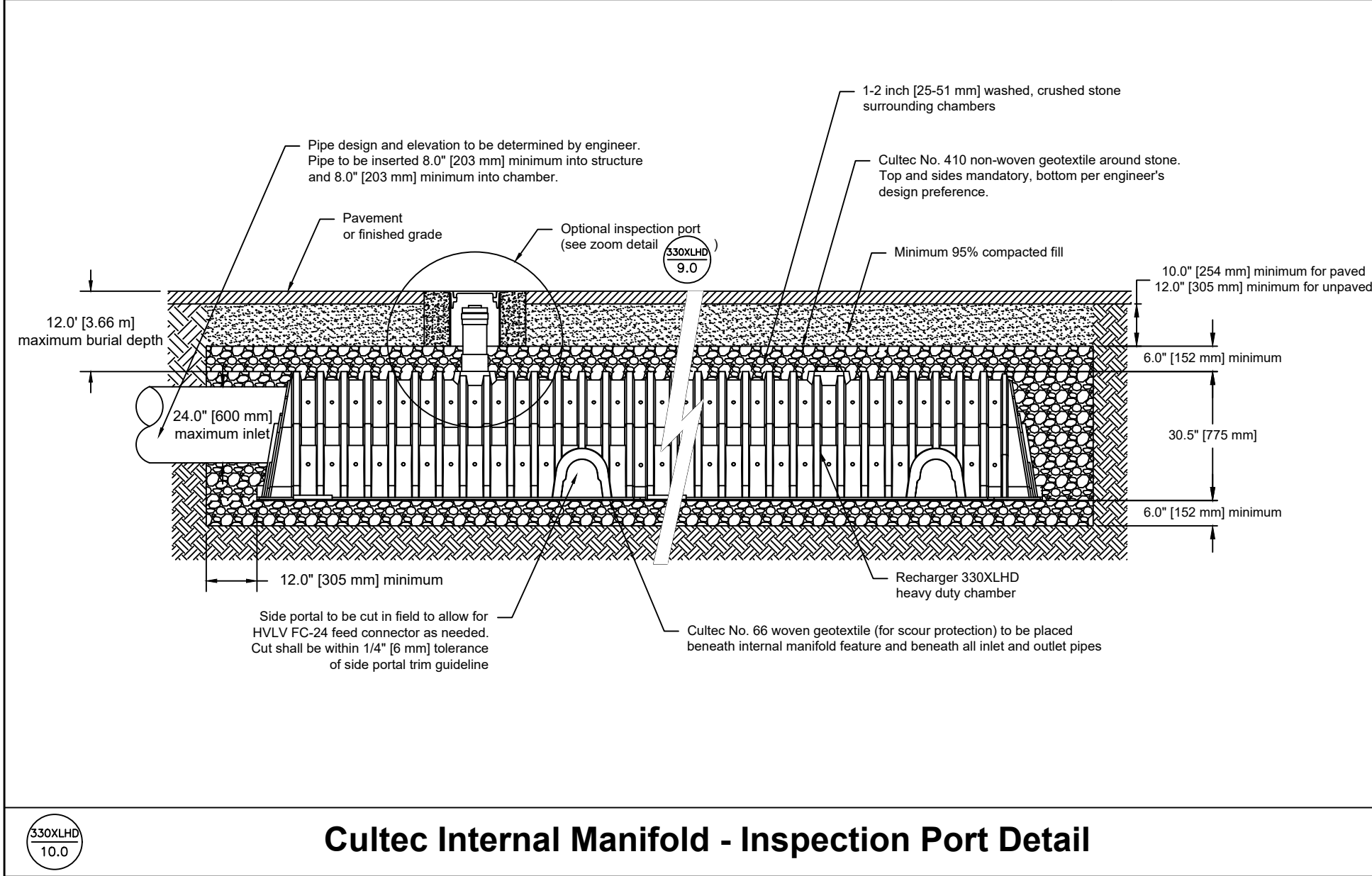
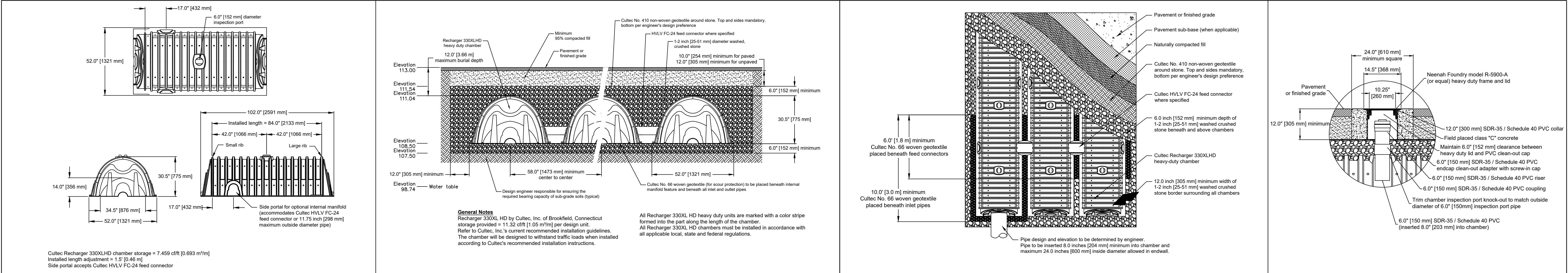
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SHEET 4 OF 8

W-3209

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 utilities to be serviced by Town of Wellesley water and sewer.
- 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.



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

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

0 10 20
5 15

Scale: 1"=10'
April 16, 2019

#	Date	Description	By
1	06/11/19	Revised per ZBA/Fire Dept. comments	JDF
2	07/9/19	Revised per DPW comments	JDF
3	07/24/19	Revised per ZBA/DPW comments	JDF
4	08/29/19	Revised per ZBA/DPW comments	JDF
5	09/30/19	Revised per ZBA/DPW comments	JDF

--256-- Existing Contour

Proposed Contour

Drainage Manhole

Sewer Manhole

Utility Pole

Water Valve

EOP Edge of Pavement

RCP Reinforced Concrete Pipe

CCB Cape Cod Berm

FDC Fire Department Connection

S Sewer Line

D Drain Line

W Water Line

RD Roof Drain

G Gas Line

F Fire Line

OHW Overhead Wires

DTH Deep Test Hole

BS Bottom of Stone

TS Top of Stone

DI Ductile Iron

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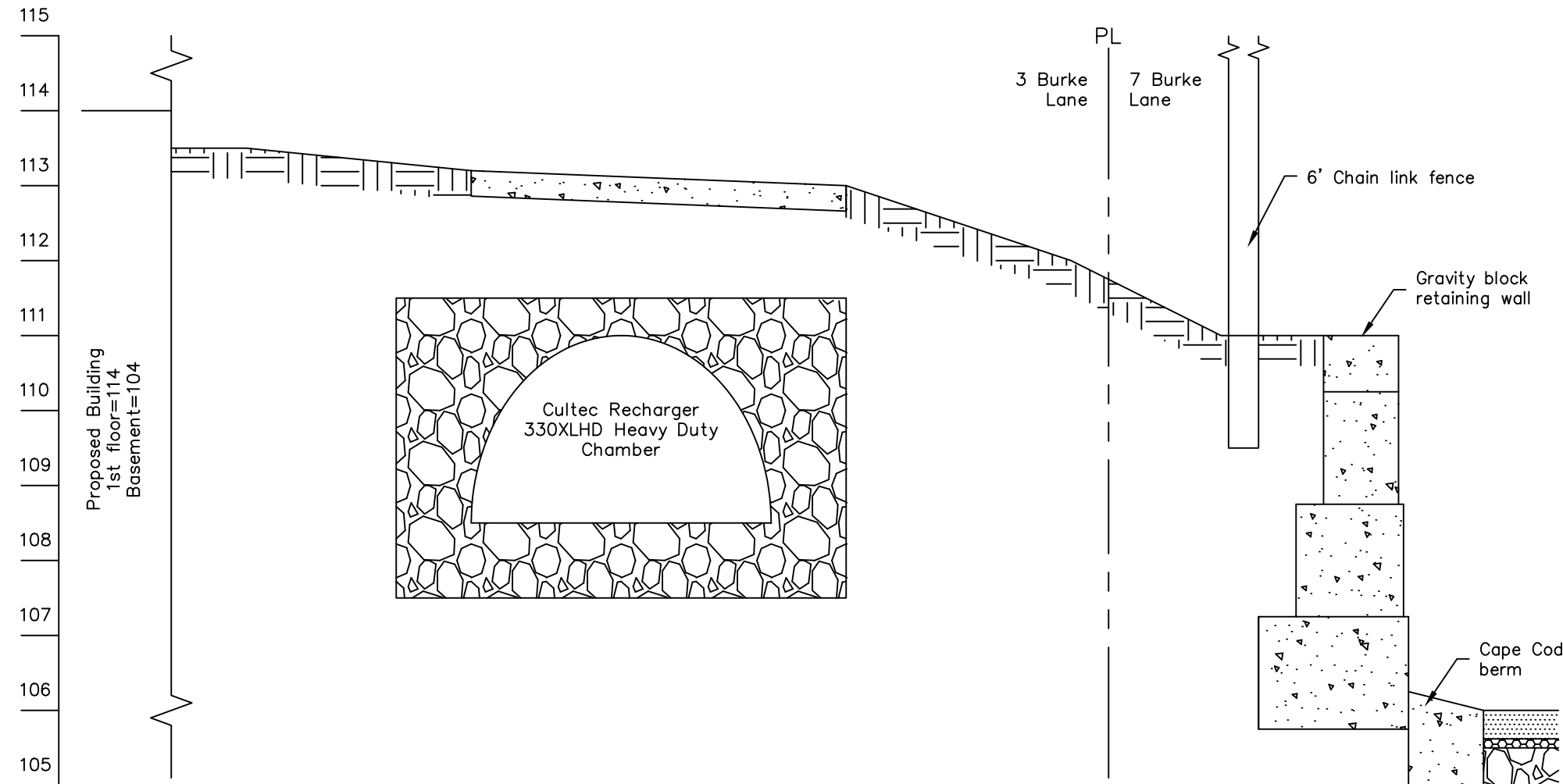
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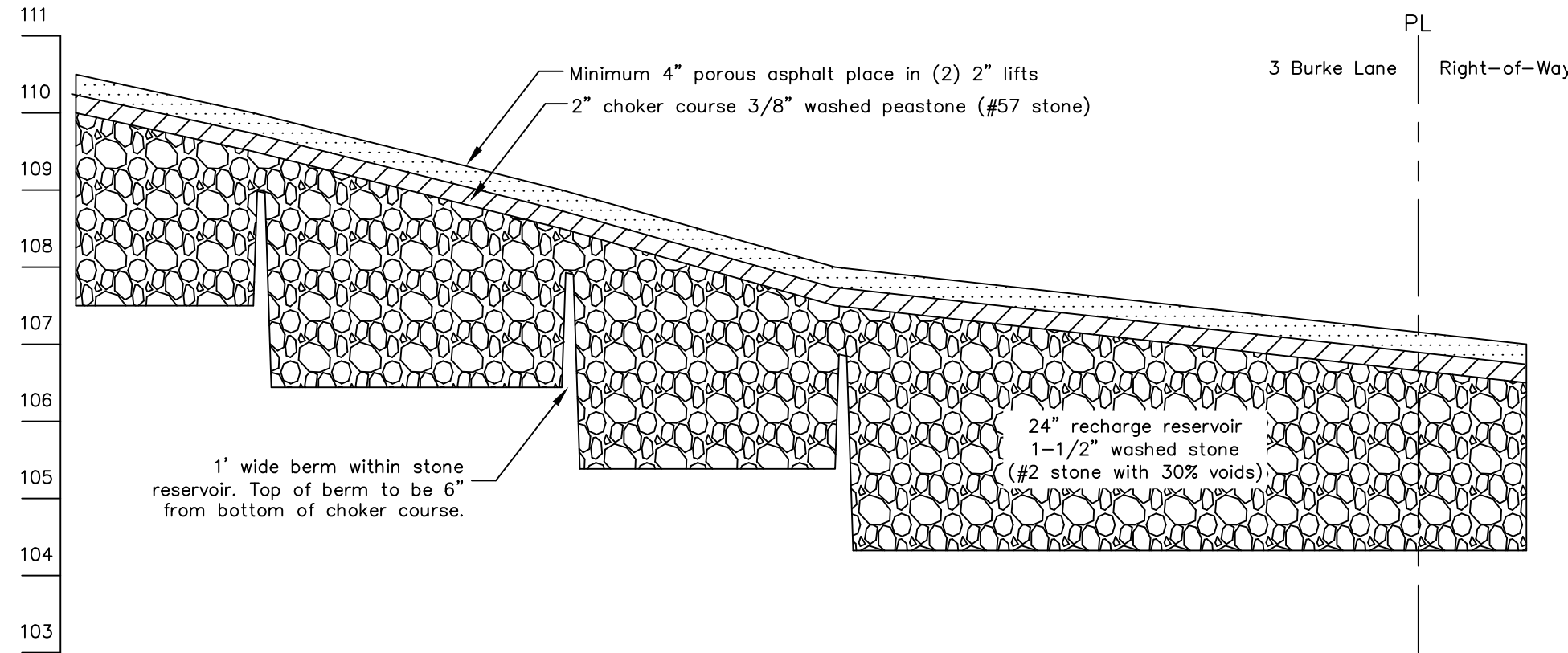
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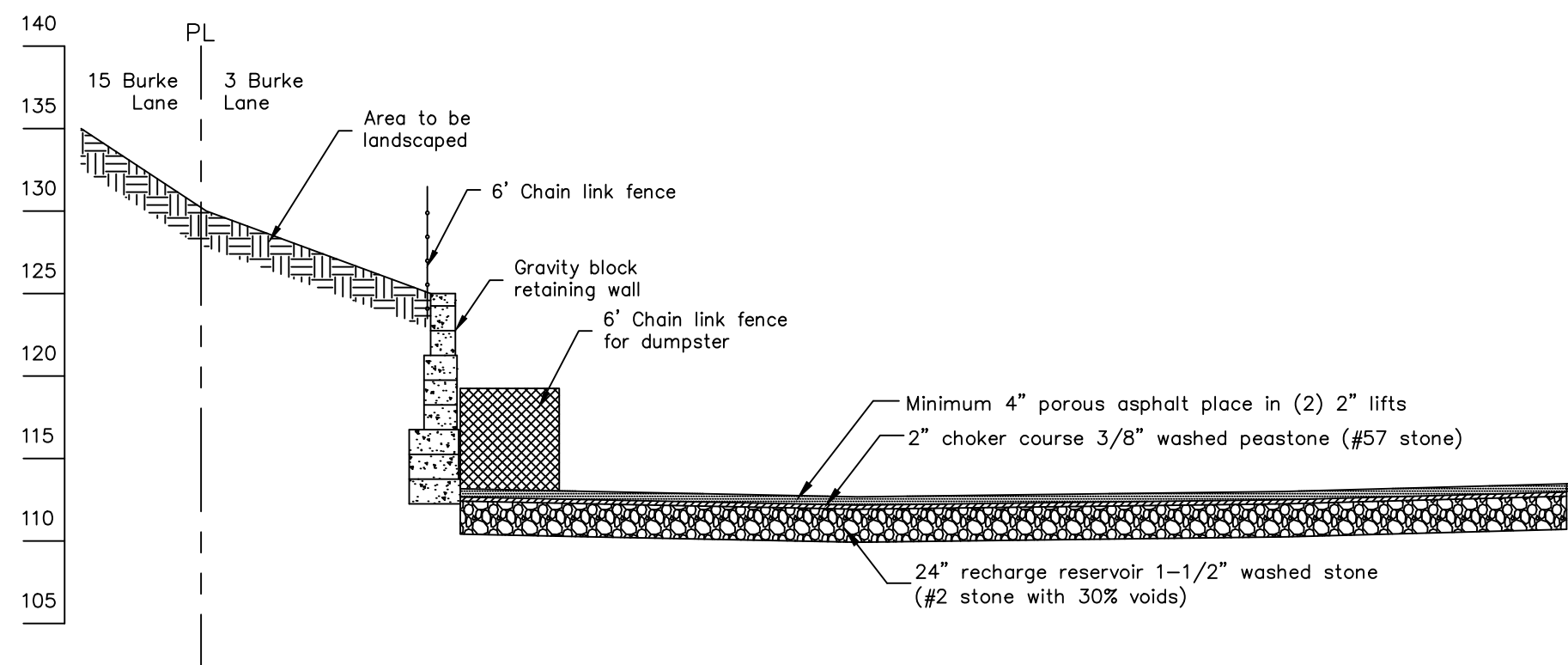
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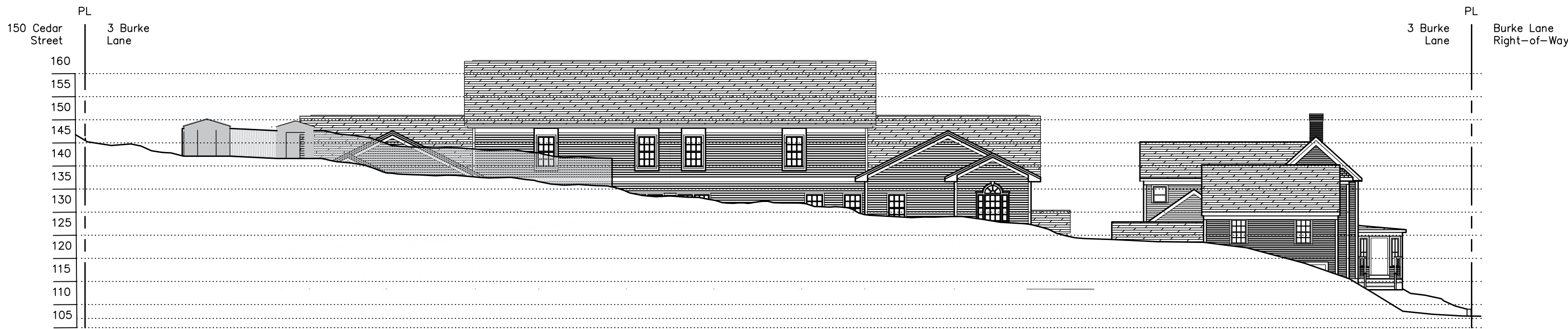
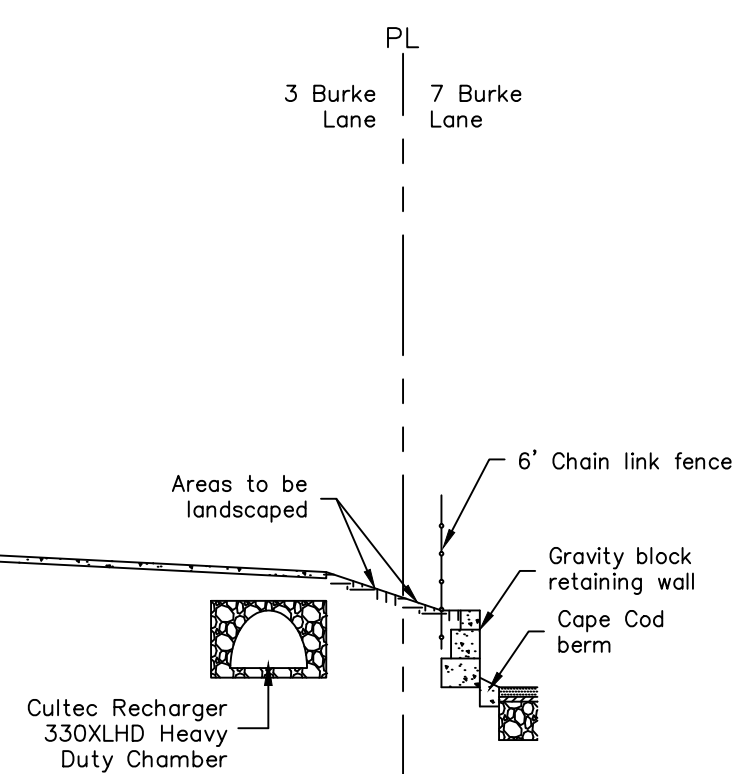
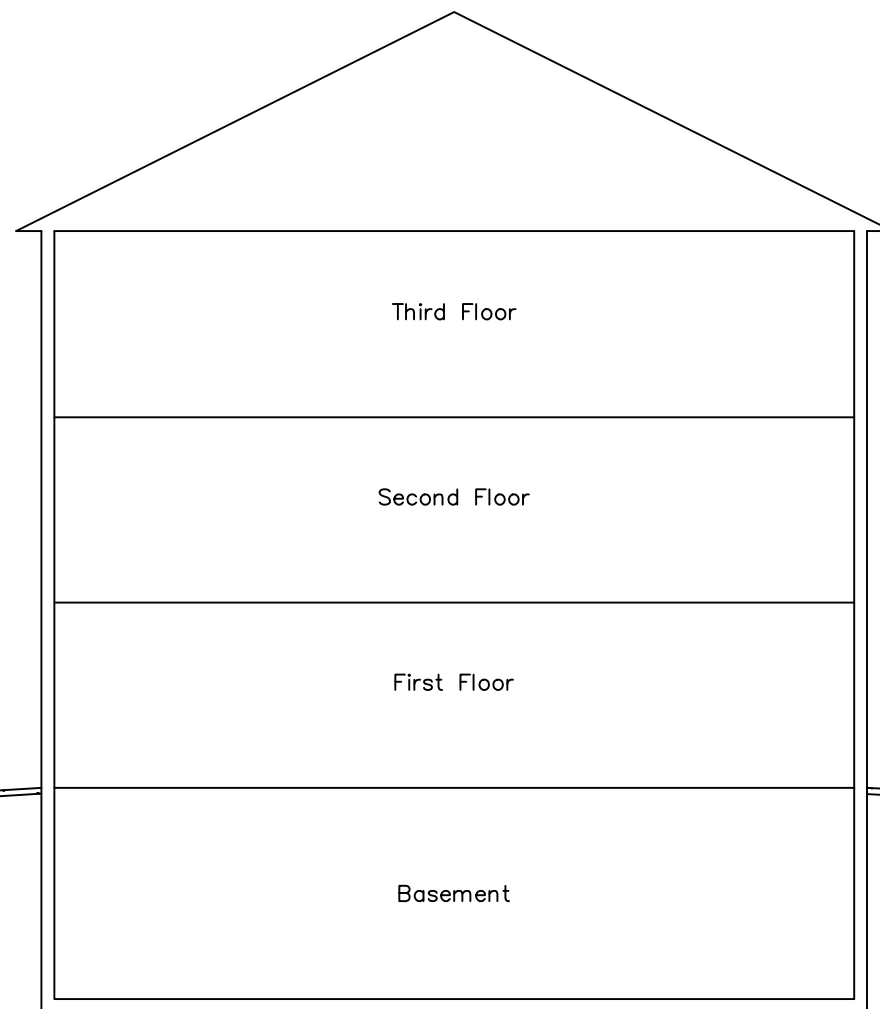
Cross Section A-A
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H scale: 1"=2'



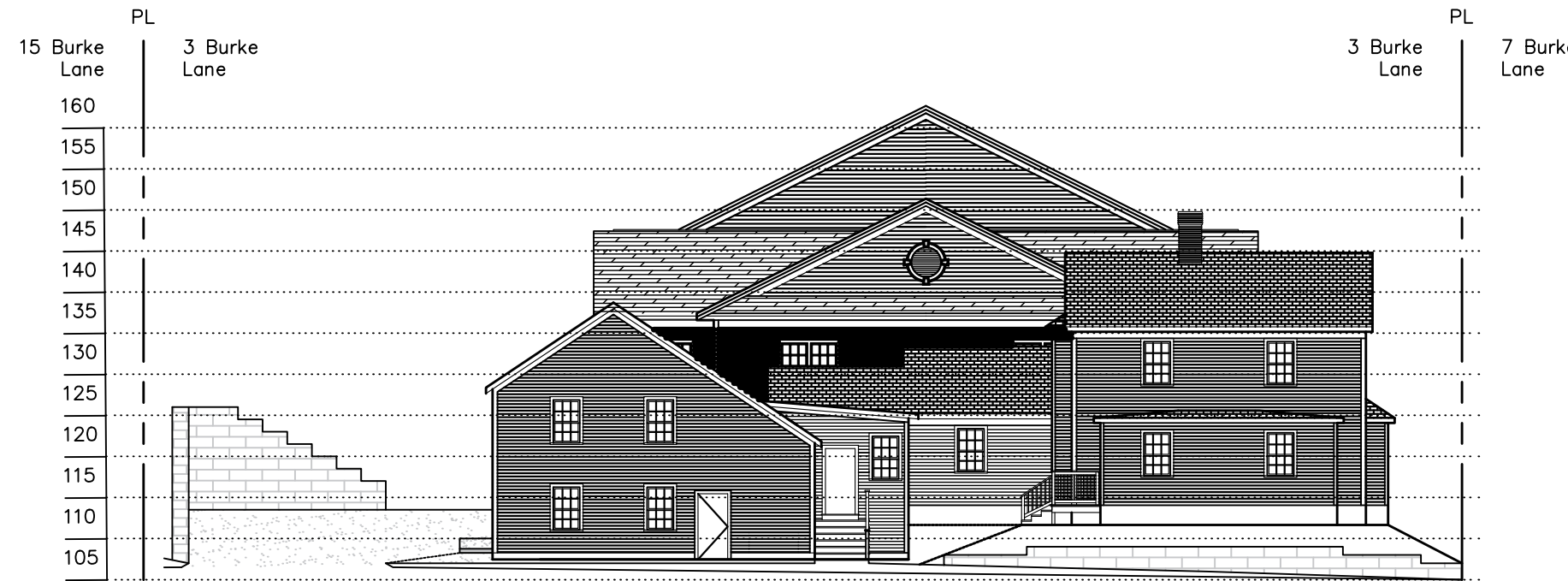
Cross Section B-B
V scale: 1"=2'
H scale: 1"=10'



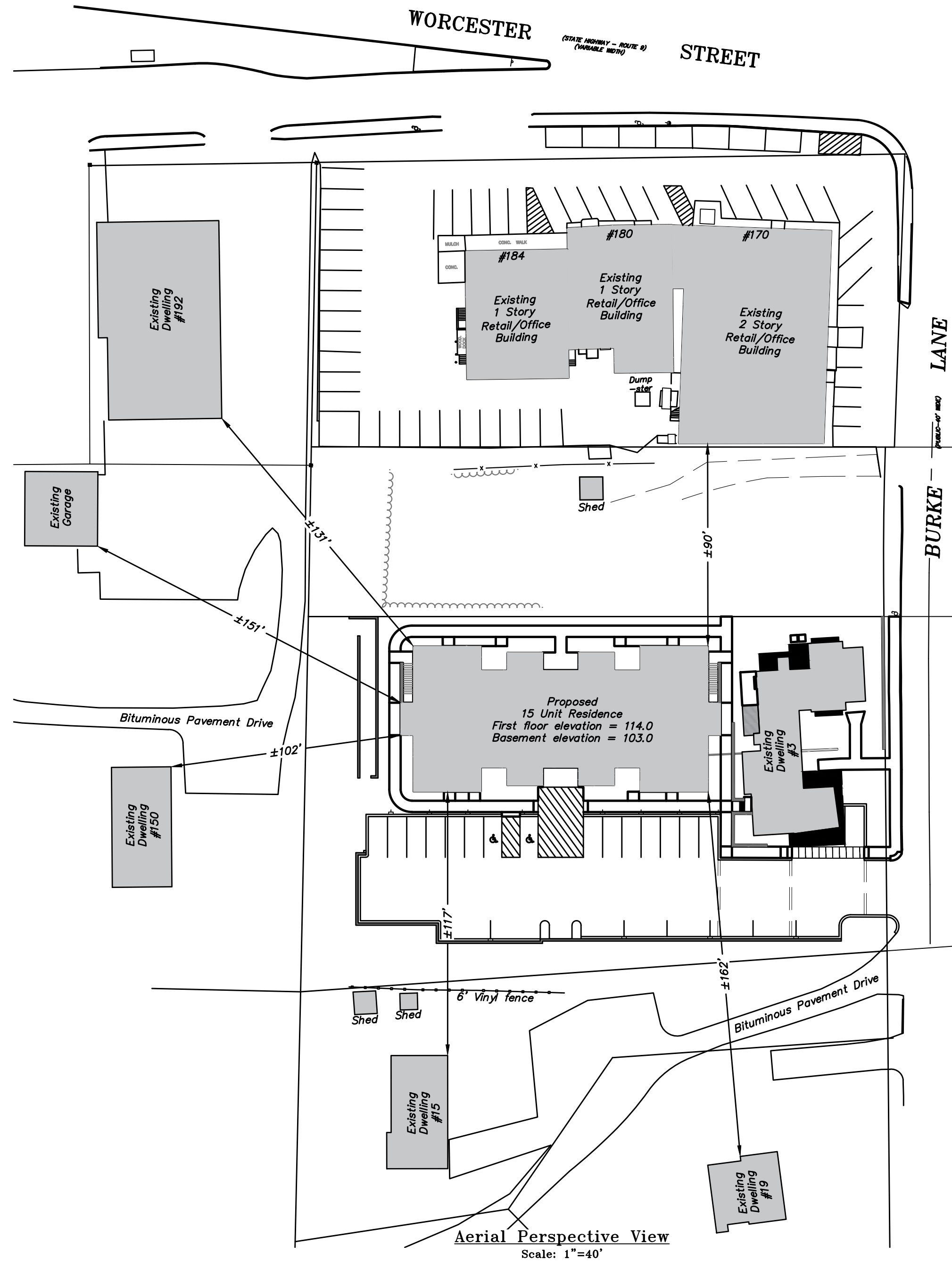
Cross Section C-C
V scale: 1"=10'
H scale: 1"=10'



Perspective View from #15 Burke Lane
Not to Scale



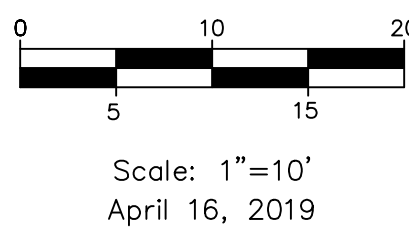
Perspective View from Right-of-Way
Not to Scale



Aerial Perspective View
Scale: 1"=40'

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Wellesley, MA 02482



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Legend	
--256--	Existing Contour
256	Proposed Contour
⊙	Drainage Manhole
⊙	Sewer Manhole
⊙	Utility Pole
⊙	Water Valve
EOP	Edge of Pavement
RCP	Reinforced Concrete Pipe
CCB	Cape Cod Berm
FDC	Fire Department Connection
—S—	Sewer Line
—D—	Drain Line
—W—	Water Line
—RD—	Roof Drain
—G—	Gas Line
—F—	Fire Line
—OHW—	Overhead Wires
DTH	Deep Test Hole
BS	Bottom of Stone
TS	Top of Stone
DI	Ductile Iron

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DATE:

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6 OF 8

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