

Site Plans
For
3 BURKE LANE
In
Wellesley, Massachusetts

Date: April 16, 2019
Revised: November 5, 2019

Wellesley Zoning Table		
Information obtained from Town of Wellesley Zoning Bylaw, as amended through October 1, 2018.		
Zone Description:	Minimum Required	Proposed
Single Residence District 15 - SRD15	Maximum Allowed	
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

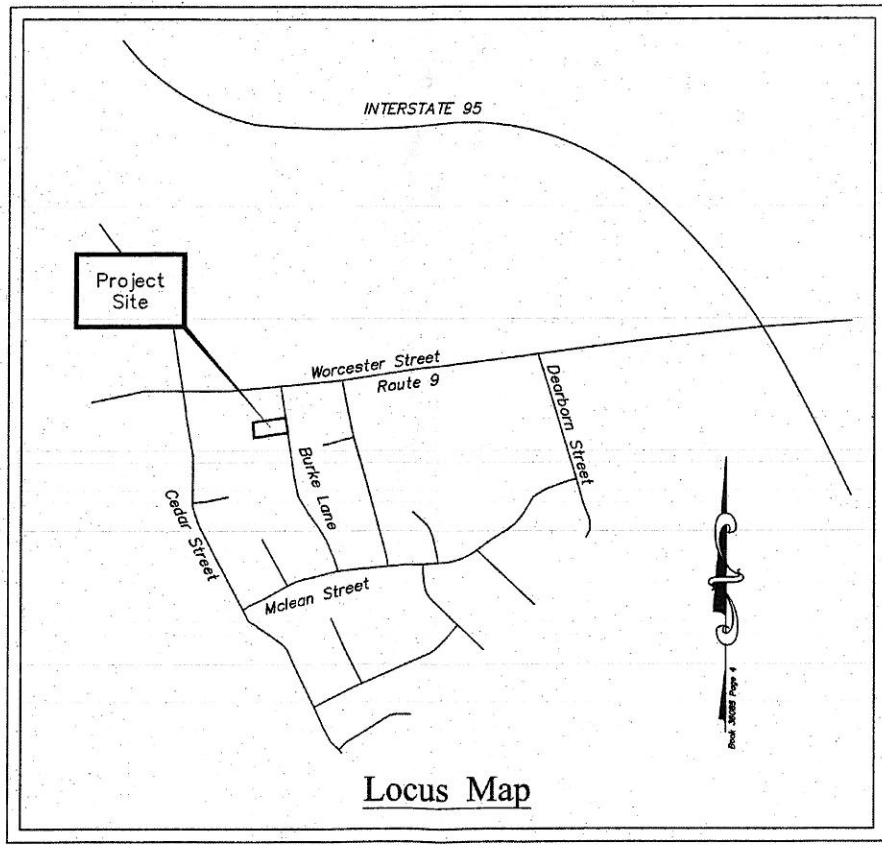
Per the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, observed parking demand ratios for multifamily residential communities range from 0.75 to 2.05 spaces per dwelling unit with an average parking demand ranging between 1.22 and 2.05 spaces per dwelling unit and 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

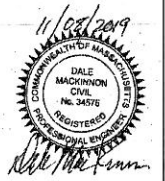
Owner & Applicant
Cedar Place, LLC.
868 Worcester Street
Wellesley, MA 02482

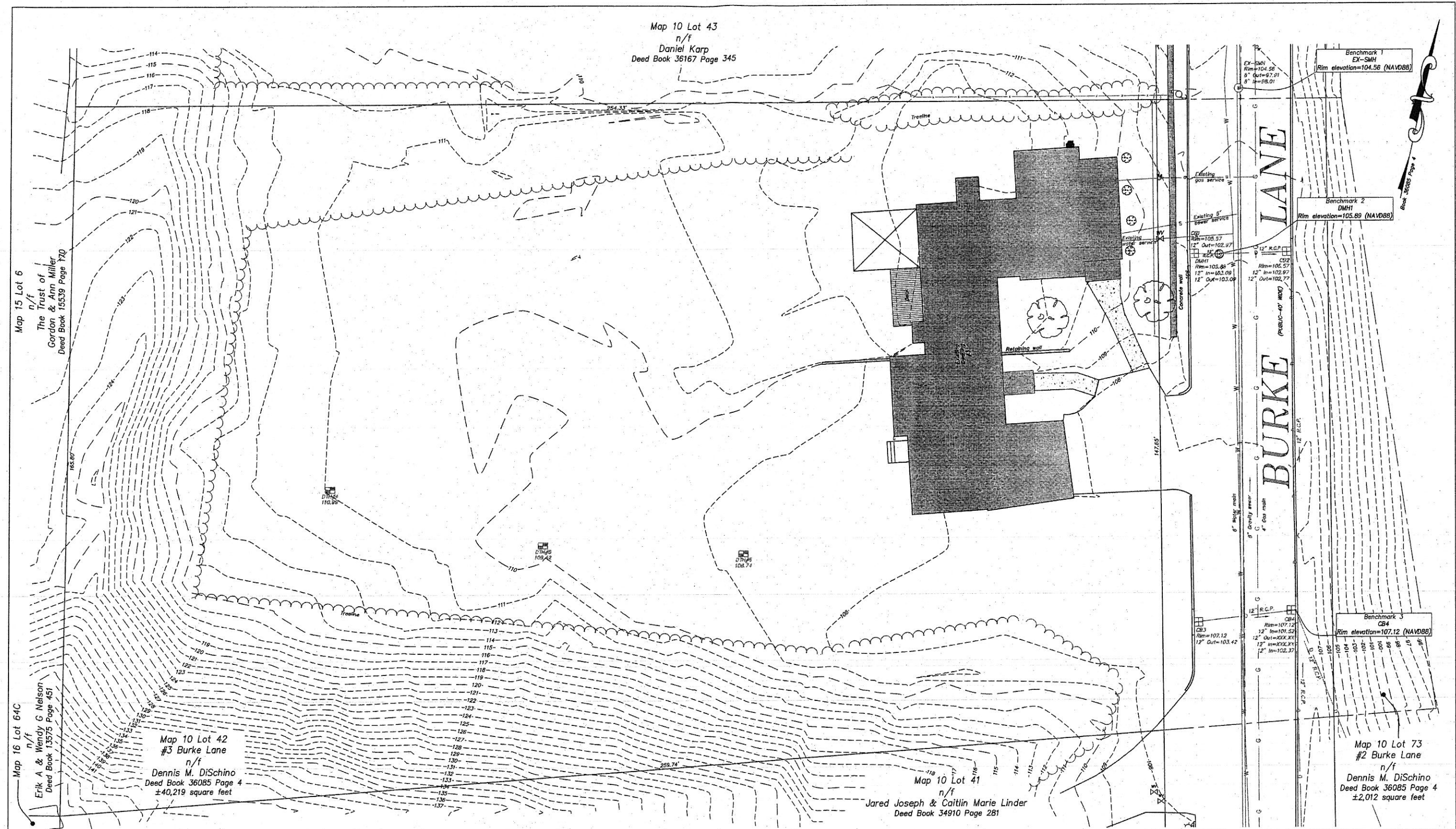


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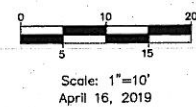




**Existing
Conditions Plan
for
#3 Burke Lane
in
Wellesley, MA**

Prepared for:

Cedar Place, LLC
868 Worcester Street
Wellesley, MA 02482



Legend	
--25C-- Existing Contour	—S— Sewer Line
<u>25C</u> 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	DTH Deep Test Hole
CCB Cape Cod Berm	BS Bottom of Stone
FDC Fire Department Connection	TS Top of Stone
	DI Ductile Iron

Notes:

1. There were no existing wetlands found on site.
2. All utilities, structures, and roadways shown on these plans are proposed unless otherwise noted as existing.
3. All utilities to be serviced by Town of Wellesley water and sewer. Gas to be provided by National Grid.
4. All elevations refer to North American Vertical Datum 88 (NAVD88). To convert to the Town of Wellesley base datum, add 5.286' to the NAVD88.
5. Existing utility locations are based on tie ins provided by the Town of Wellesley Water and Sewer Division. Pipe materials are to be field verified and upgraded to meet the minimum Town of Wellesley Department of Public Work Standards.

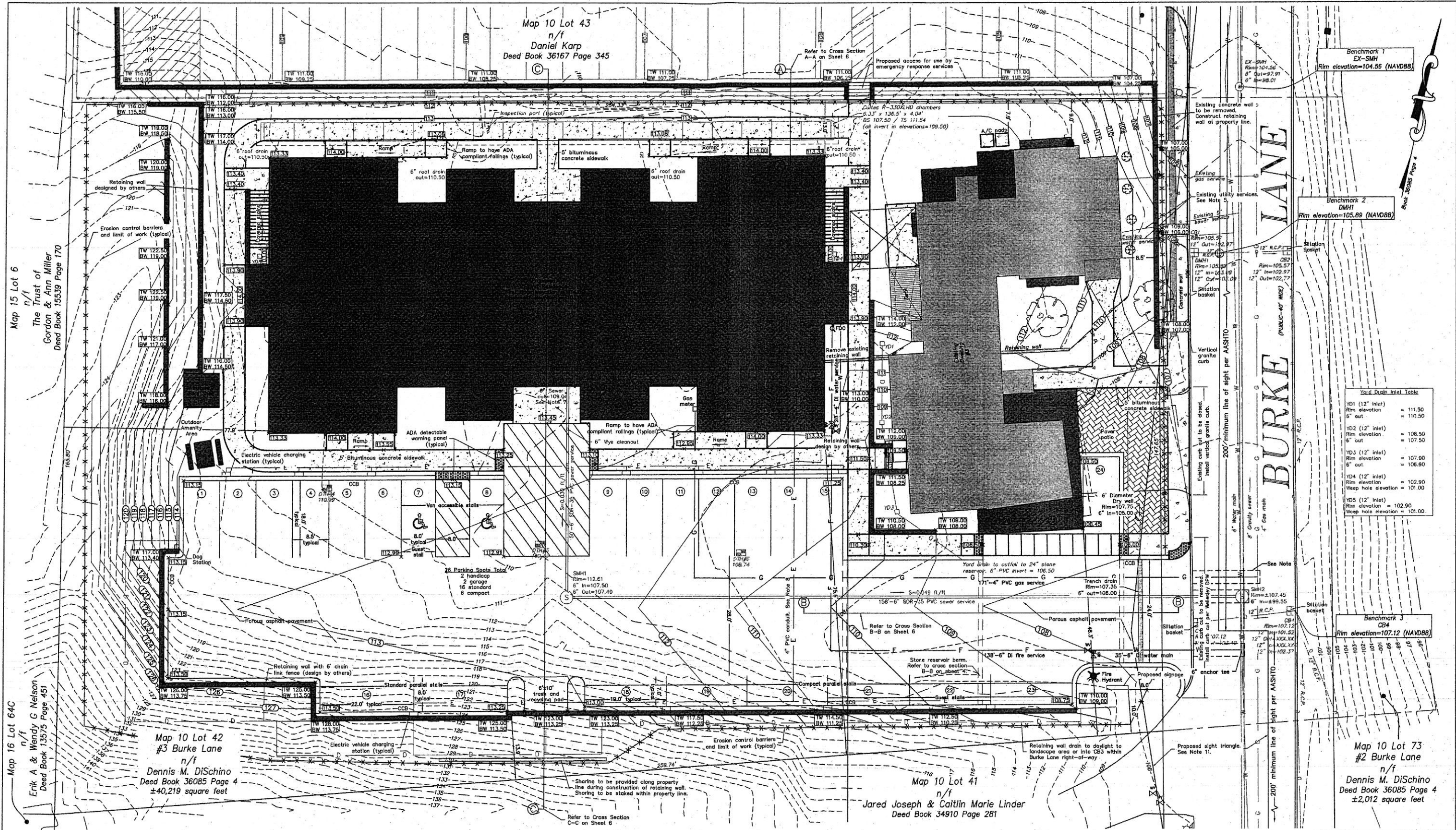


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Site Development & Grading Plan for **#3 Burke Lane** in **Wellesley, MA**

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

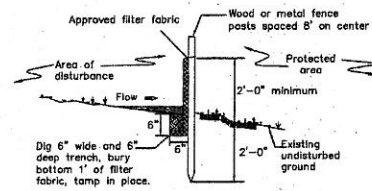
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1	06/11/19	Revised per ZBA/Fire Dept. comments	JDF
2	07/9/19	Revised per DPW comments	JDF
3	07/24/19	Revised per ZBA/DPW comments	JDF
4	08/29/19	Revised per ZBA/DPW comments	JDF
5	09/30/19	Revised per ZBA/client comments	JDF
6	10/15/19	Revised per client comments	JDF
7	11/5/19	Revised per client comments	JDF

Legend	Notes
256- Existing Contour	1. There were no existing wetlands found on site.
257- Proposed Contour	2. All utilities, structures, and roadways shown on these plans are proposed unless otherwise noted as existing.
258- Drain Line	3. All units to be serviced by Town of Wellesley water and sewer. Gas to be provided by National Grid.
259- Water Line	4. 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.
260- Roof Drain	5. Existing utility locations are based on those provided by the Town of Wellesley Water and Sewer Division. Pipe materials are to be field verified and upgraded to meet the minimum Town of Wellesley Department of Public Works standards.
261- Gas Line	6. Contractor to saw out, pavement and trench as needed. All pavement milling and replacement as well as trenching and utility installation shall be made in accordance with the Town of Wellesley Department of Public Works (DPW) standards, the Town of Wellesley Engineer, and the Town of Wellesley Street Occupancy Permit Inspector.
262- Fire Line	7. Sewer pipe to be constructed of Schedule 40 PVC for a minimum of 10' outside of foundation.
263- Overhead Wires	8. Electric vehicle charging stations are to be serviced by underground conduits. Refer to electrical plans for sizes, details, and specifications.
264- Deep Test Hole	9. Contractor to provide cleanout access on all downspout connections.
265- Bottom of Stone	10. All proposed signage and pavement markings shall be installed to conform with the latest standards of the Manual on Uniform Traffic Control Devices (MUTCD).
266- Top of Stone	11. Signs, landscaping and other features located within sight triangle areas shall be designed, installed and maintained so as not to exceed 2.5-feet in height. Snow windrows located within sight triangle areas that exceed 3.5-feet in height or that would otherwise inhibit sight lines shall be promptly removed.
267- Ductile Iron	

DATE: 11/08/19

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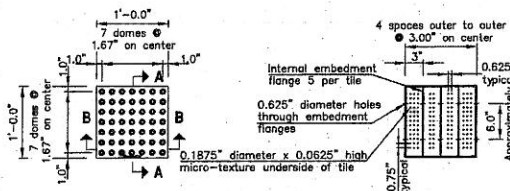
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Notes:

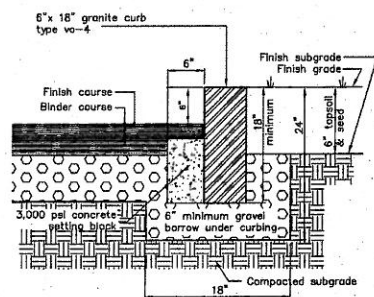
1. Place erosion controls at locations as shown on the site plan.
2. Silt fence shall be installed so water cannot bypass the fence around the sides.
3. Inspections shall be frequent and any repairs or replacements shall be made as promptly as possible.
4. Erosion Controls shall remain in place for the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

Siltation and Erosion Control Barrier
Not to Scale



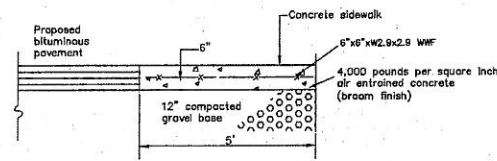
Note:
1. Warning surface panels shall be made of cast iron. Panels can be either non-painted or painted federal yellow.

Detectable Warning Surface
Not to Scale

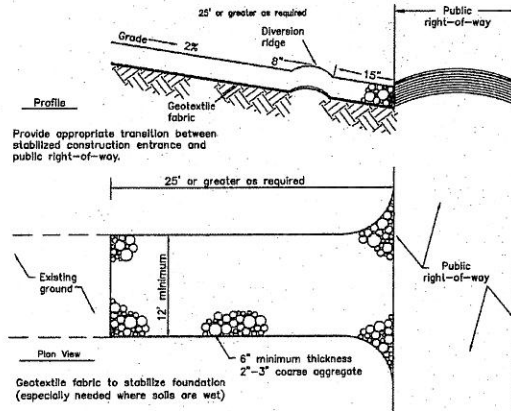


Notes:
1. See Mass Highway Department standard detail 106.30.
2. See Mass Highway Department standard specification section 500 & 501.

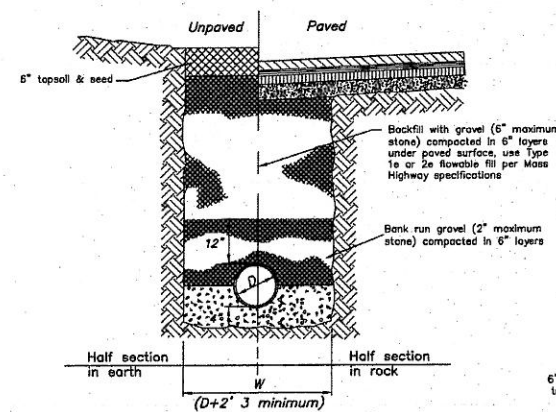
Typical Vertical Granite Curb
Not to Scale



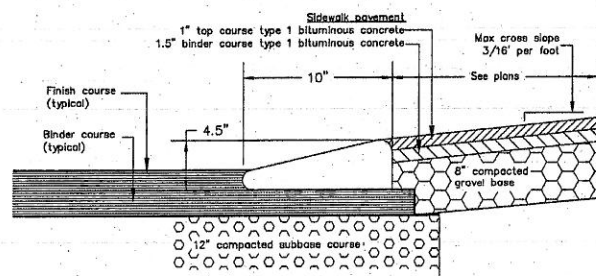
Pavement & Concrete Sidewalk Detail
(Flush for handicap accessibility)
Not to Scale



Stabilized Construction Entrance
Not to Scale

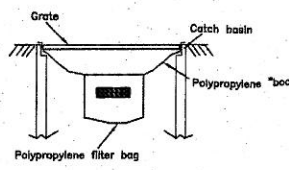


Typical Trench Section
Not to Scale



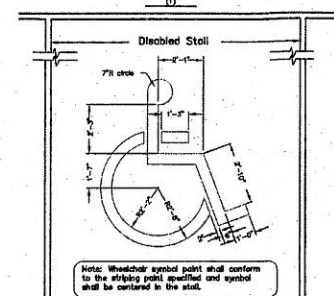
Note:
1. Berms to be machine milled in place, separate and prior to the placement of finished course of pavement.

Bituminous Concrete Berm & Sidewalk
Not to Scale

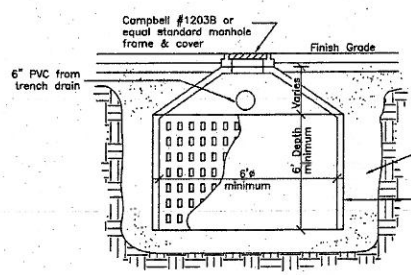


Siltation Basket
Type II-S (Sediment)
Not to Scale

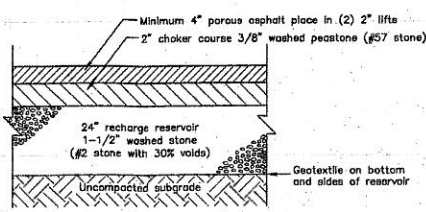
- Disabled Parking Sign**
1. 12"x18", 5' to bottom of symbol located so that it cannot be obscured by a car parked in the space. (2' behind curb or 2' behind walk, as applicable)
 2. Conform to local codes.



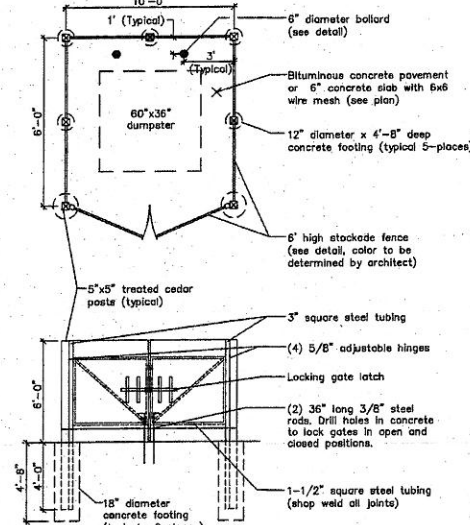
Handicap Parking Space Painting Detail
Not to Scale



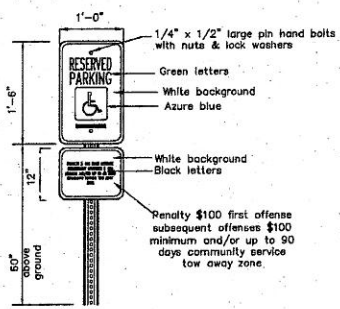
Typical Dry Well Detail
Not to Scale



Porous Pavement Detail
Not to Scale



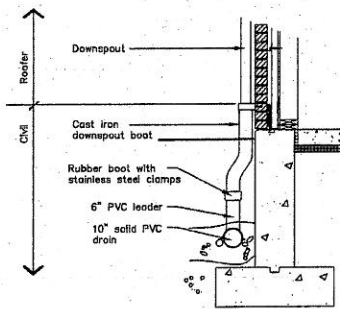
Trash Enclosure
Not to Scale



HANDICAP PARKING SIGN DETAIL
Not to Scale

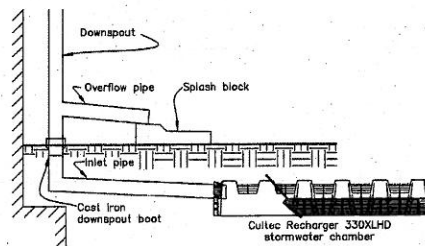
Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut-Fill Surface	1.000	1.000	32599 Sq. Ft.	2764 Cu. Yd.	1024 Cu. Yd.	1740 Cu. Yd. <Cut>
Totals			32599 Sq. Ft.	2764 Cu. Yd.	1024 Cu. Yd.	1740 Cu. Yd. <Cut>

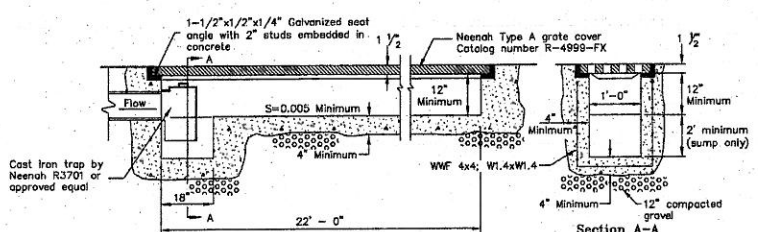


Note:
1. All downspouts to have overflow pipe and splash block. Refer to Roof Leader to Culvert Recharger 330XLHD Connection detail.

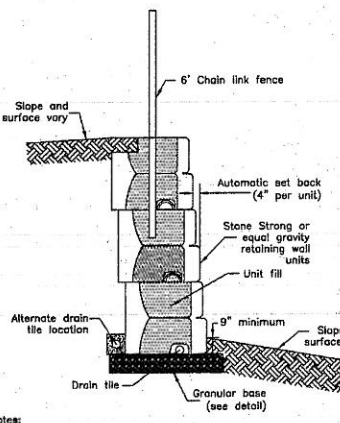
Typical Downspout Connection
Not to Scale



Roof Leader to Culvert Recharger 330XLHD Connection
Not to Scale

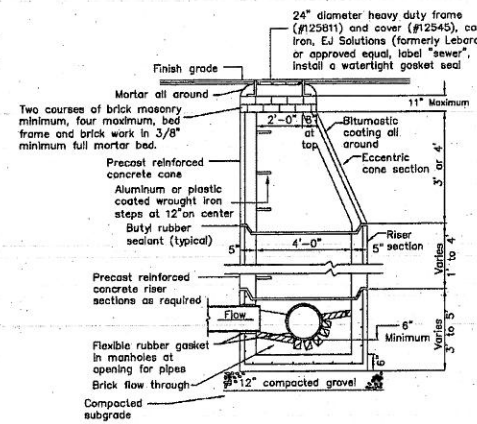


Typical Concrete Trench Drain (Poured in Place)
Not to Scale



Notes:
1. Typical gravity retaining wall shown. Any suitable retaining wall system can be used. Type is at the owners discretion. Design and installation by others.
2. Drain tile may be eliminated under the discretion of the site engineer.
3. Daylight drain tile at low points through wall face or at ends; maximum spacing 100 feet or per site conditions.
4. For further wall installation instructions consult retaining wall shop drawings (by others).
5. Chain link fence to be installed in areas where wall heights exceed 3' unless otherwise noted.

Typical Retaining Wall Cross Section
Not to Scale

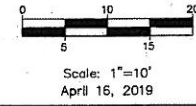


Note:
1. All structures shall be suitable for H-20 loading and shall meet the requirements of ASTM C478.
2. Manholes greater than 10 feet (3.04m) in total depth shall have an inside diameter of 5 feet (1.52m).

Typical Precast Concrete Manhole (Sanitary)
Not to Scale

Site Plan Details
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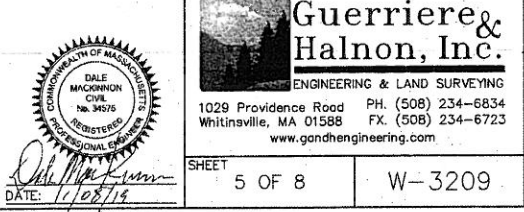
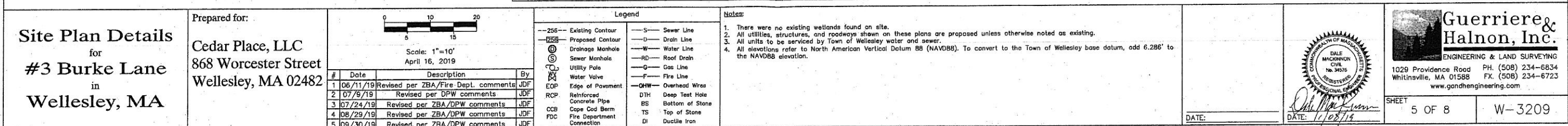
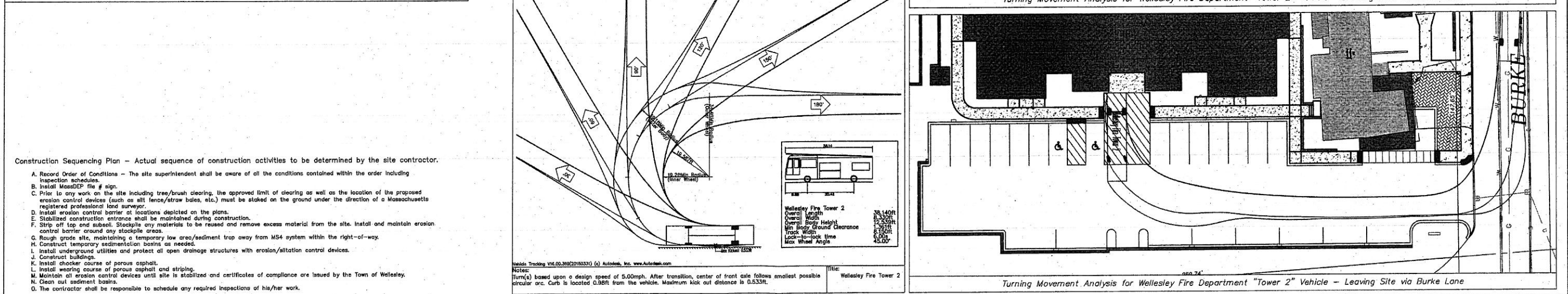
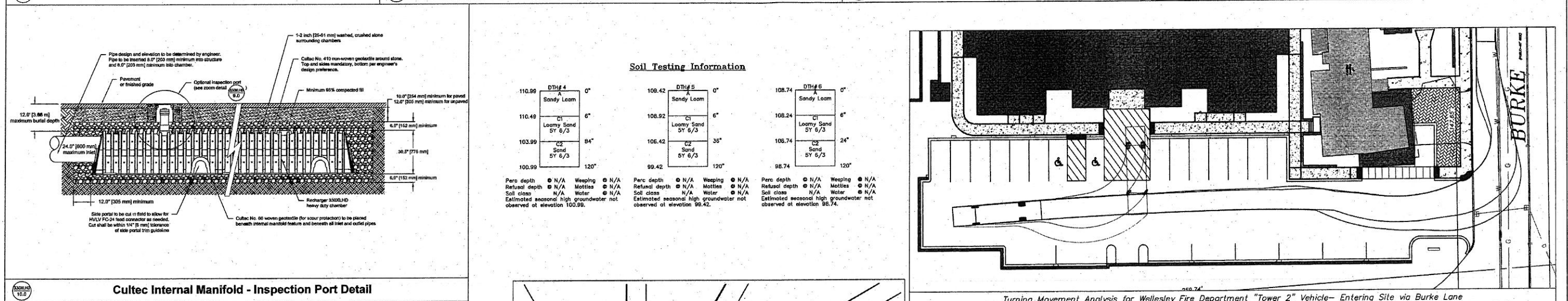
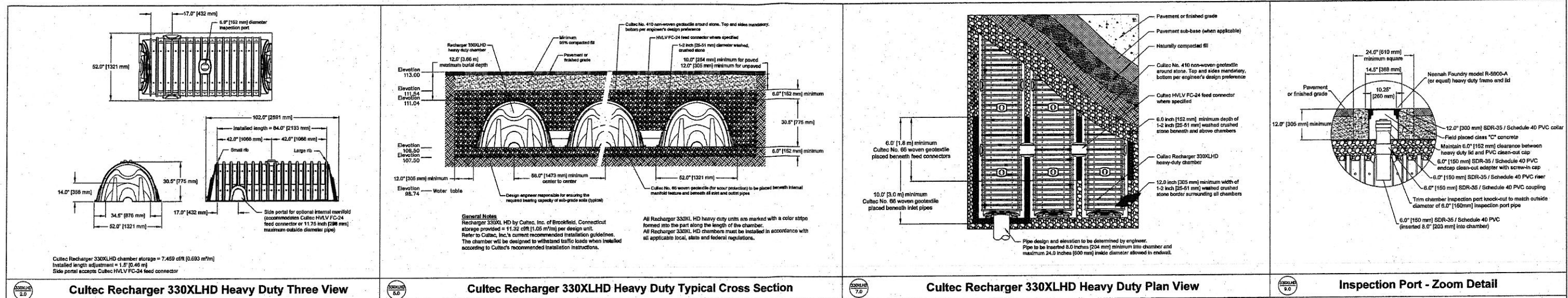
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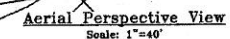
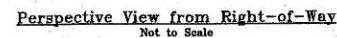
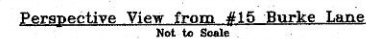
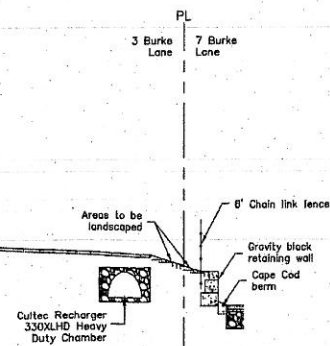
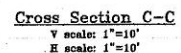
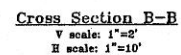
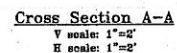
Legend	
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- - -	Proposed Contour
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