

Site Plans
For
3 BURKE LANE
In
Wellesley, Massachusetts

Date: April 16, 2019
Revised: November 15, 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
Details Sheet 3	6
Landscape Plan	7
Lighting Plan	8

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, 2016.		
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

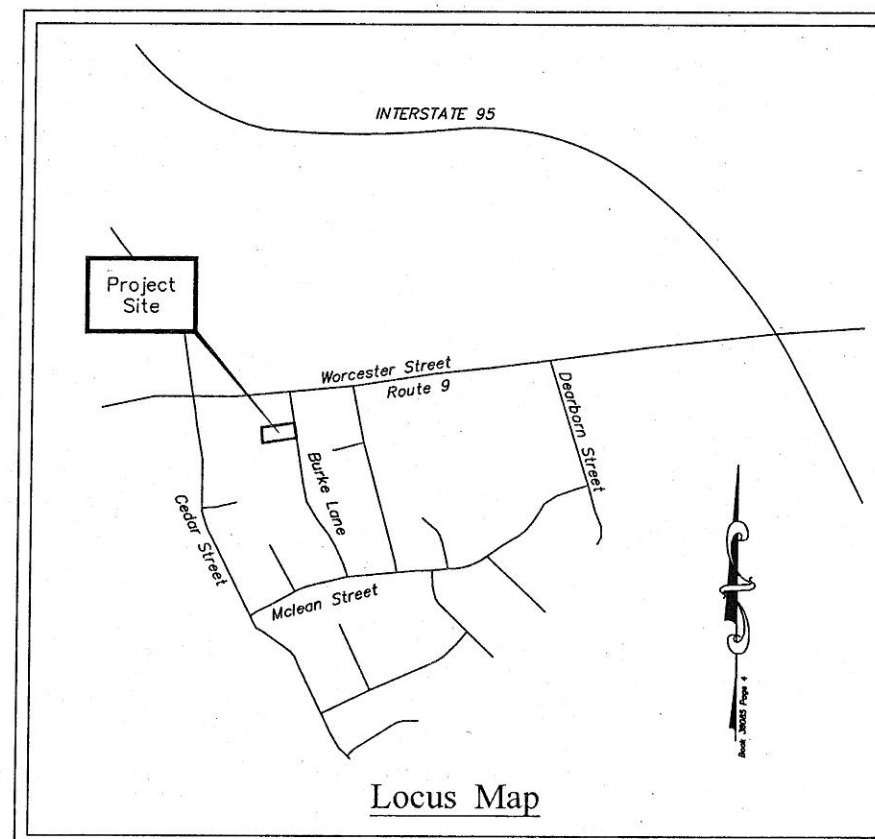
Per the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, observed parking demand ratios for multifamily residential communities range from 0.75 to 2.05 spaces per dwelling unit with an average parking demand ranging between 1.22 and 2.05 spaces per dwelling unit and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



Locus Map

Map 10 Lot 43
n/f
Daniel Karp
Deed Book 36167 Page 345

Map 15 Lot 6
n/f
The Trust of
Gordon & Ann Miller
Deed Book 15539 Page 170

Map 16 Lot 64C
n/f
Erik A & Wendy G Nelson
Deed Book 13575 Page 451

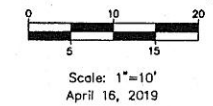
Map 10 Lot 42
#3 Burke Lane
n/f
Dennis M. DiSchino
Deed Book 36085 Page 4
±40,219 square feet

Map 10 Lot 41
n/f
Jared Joseph & Caitlin Marie Linder
Deed Book 34910 Page 281

Map 10 Lot 73
#2 Burke Lane
n/f
Dennis M. DiSchino
Deed Book 36085 Page 4
±2,012 square feet

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

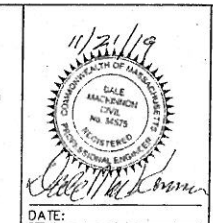
Prepared for:
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868 Worcester Street
Wellesley, MA 02482



#	Date	Description	By
1	07/24/19	Revised per ZBA/DPW comments	JDF

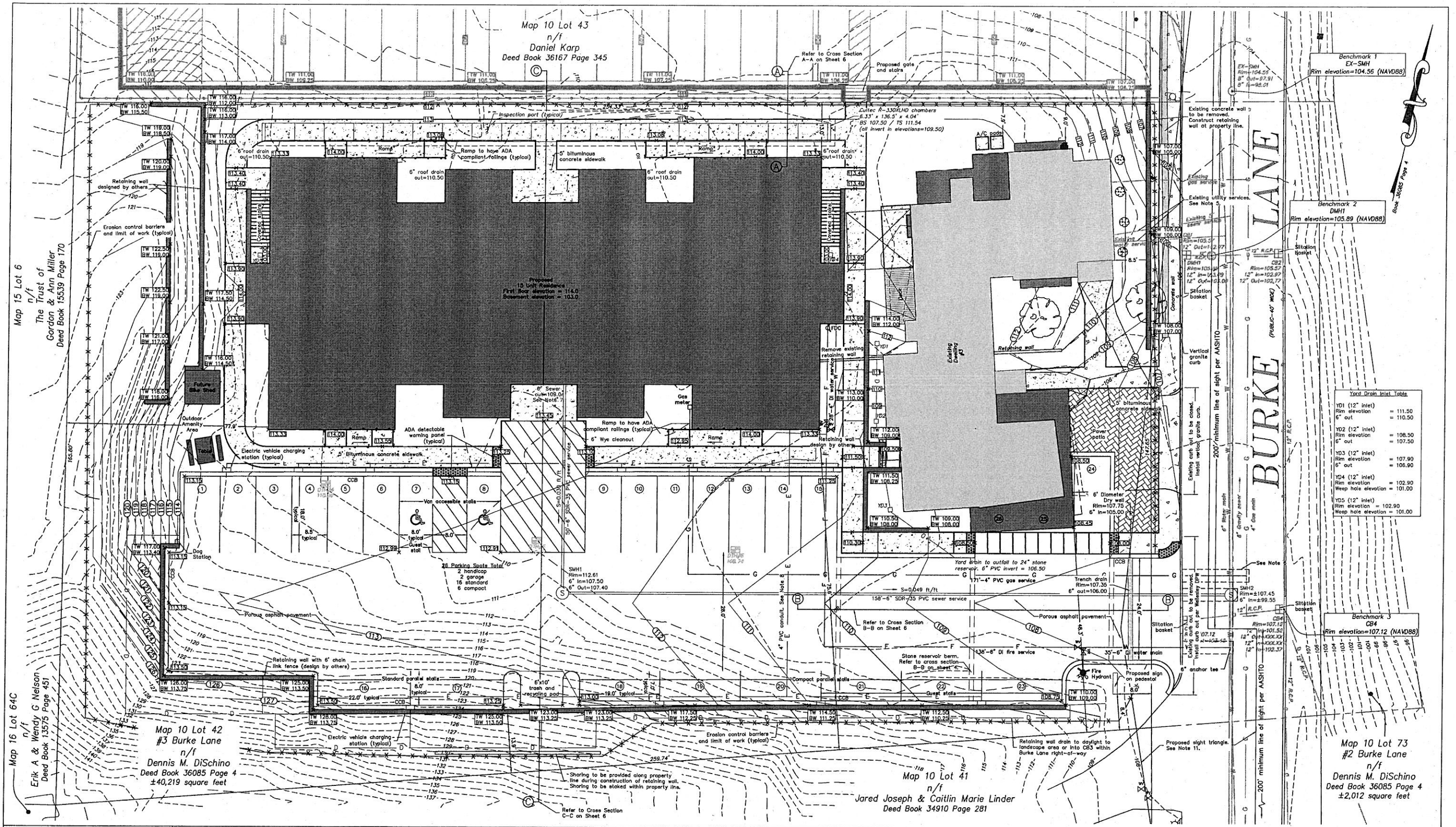
Legend	
---256---	Existing Contour
---256---	Proposed Contour
⊙	Drainage Manhole
⊙	Sewer Manhole
⊙	Utility Pole
⊙	Water Valve
EOP	Edge of Pavement
RCP	Reinforced Concrete Pipe
CCB	Cape Cod Berm
FDC	Fire Department Connection
S	Sewer Line
D	Drain Line
W	Water Line
RD	Roof Drain
G	Gas Line
F	Fire Line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

- 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 6.285' to the NAVD88 elevation.
 - Existing utility locations are based on file logs 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.



DATE: _____

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Yard Drain Inlet Table

Y01 (12" inlet)	Rim elevation = 111.50
6" out	Rim elevation = 110.50
Y02 (12" inlet)	Rim elevation = 108.50
6" out	Rim elevation = 107.50
Y03 (12" inlet)	Rim elevation = 107.90
6" out	Rim elevation = 106.90
Y04 (12" inlet)	Rim elevation = 102.90
Weep hole elevation	= 101.00
Y05 (12" inlet)	Rim elevation = 102.90
Weep hole elevation	= 101.00

Site Development
& Grading Plan
for
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in
Wellesley, MA

Prepared for:
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Scale: 1"=10'
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5	09/23/19	Revised per ZBA/Client comments	JDF
6	10/15/19	Revised per client comments	JDF
7	11/15/19	Revised per client comments	JDF
8	11/15/19	Revised per ZBA comments	JDF

Legend

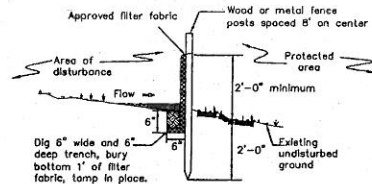
---256---	Existing Contour	---	Sewer Line
---258---	Proposed Contour	---	Drain Line
---259---	Drainage Monhole	---	Water Line
---260---	Sewer Manhole	---	Road Drain
---261---	Utility Pole	---	Gas Line
---262---	Water Valve	---	Fire Line
---263---	Edge of Pavement	---	Overhead Wires
---264---	Reinforced Concrete Pipe	---	Deep Test Hole
---265---	Cape Cod Berm	---	Bottom of Stone
---266---	FDC	---	Top of Stone
---	Connection	---	Ductile Iron

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 - Existing utility locations are based on the info 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.
 - Contractor to saw cut 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.
 - Sewer pipe is to be constructed of Schedule 40 PVC for a minimum of 10' outside of foundation.
 - Electric vehicle charging stations are to be serviced by underground conduits. Refer to electrical plans for sizes, details, and specifications.
 - 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).
 - 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.



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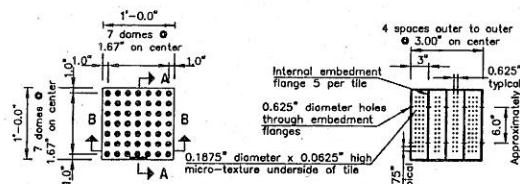
SHEET 3 OF 8 W-3209



- 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

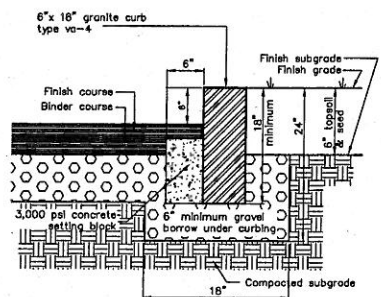
Not to Scale



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

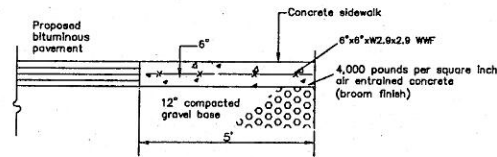
Detectable Warning Surface

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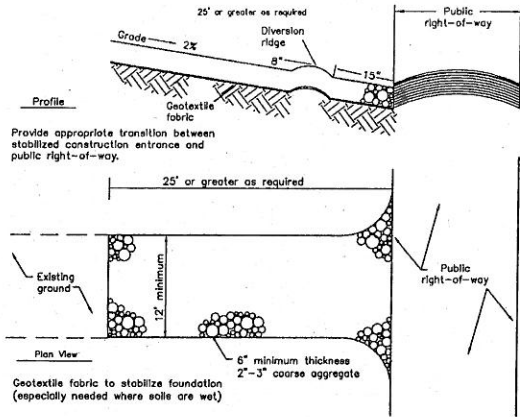
Typical Vertical Granite Curb

Not to Scale



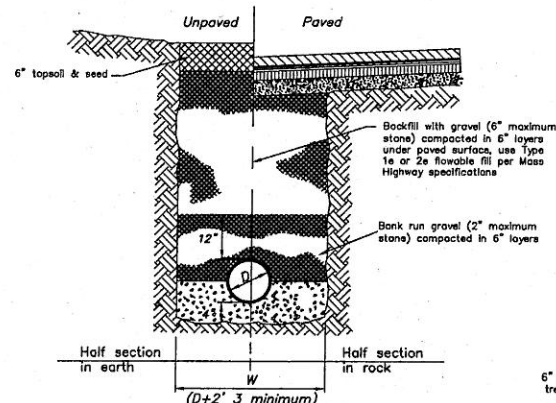
Pavement & Concrete Sidewalk Detail

Not to Scale



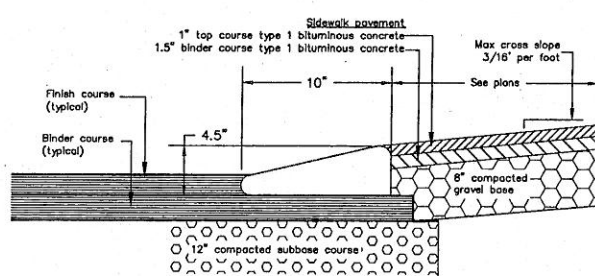
Stabilized Construction Entrance

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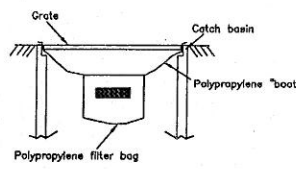
Typical Trench Section

Not to Scale



Bituminous Concrete Berm & Sidewalk

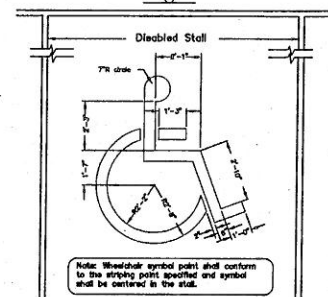
Not to Scale



Siltation Basket

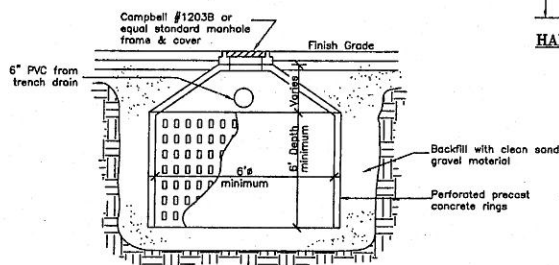
Not to Scale

- 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.



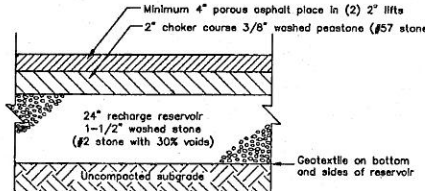
Handicap Parking Space Painting Detail

Not to Scale



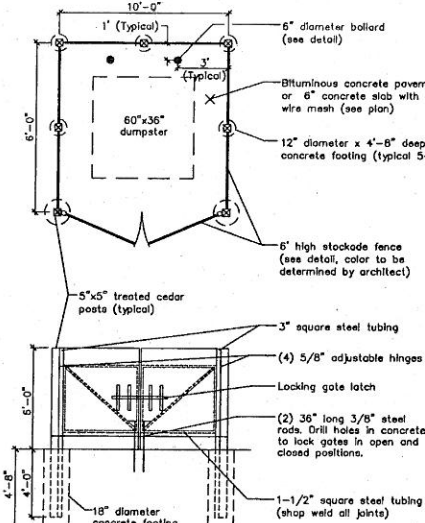
Typical Dry Well Detail

Not to Scale



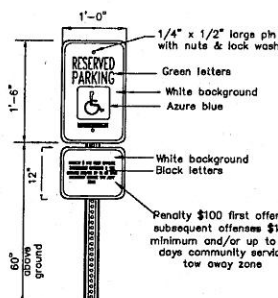
Porous Pavement Detail

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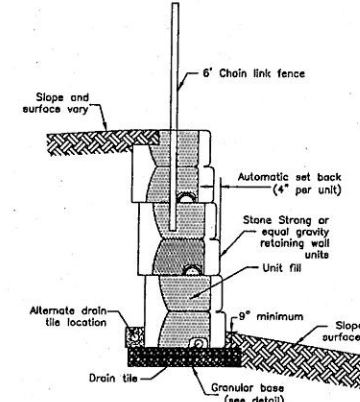
Trash Enclosure

Not to Scale



HANDICAP PARKING SIGN DETAIL

Not to Scale



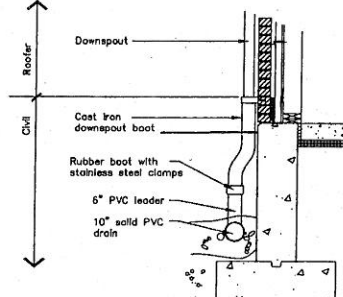
Typical Retaining Wall Cross Section

Not to Scale

- Notes:
1. Typical gravity retaining wall shown. Any suitable retaining wall system can be used, type is at the owner's 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.

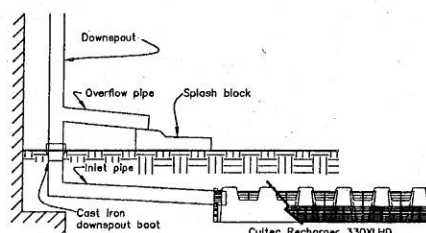
Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Note
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>



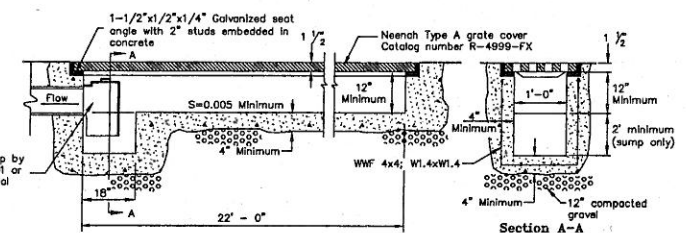
Typical Downspout Connection

Not to Scale



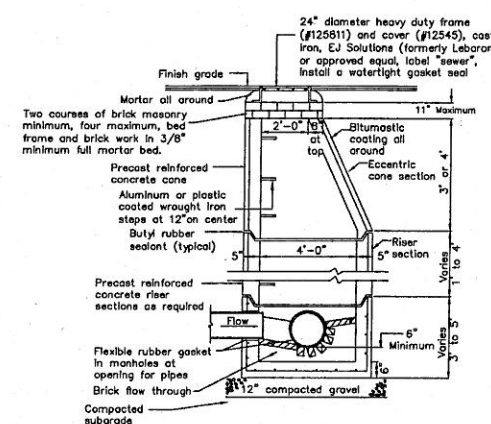
Roof Leader to Culter Recharger 330XLHD Connection

Not to Scale



Typical Concrete Trench Drain (Poured in Place)

Not to Scale



Typical Precast Concrete Manhole (Sanitary)

Not to Scale

- Notes:
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).

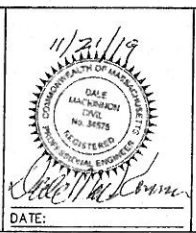
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for
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in
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Prepared for:
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868 Worcester Street
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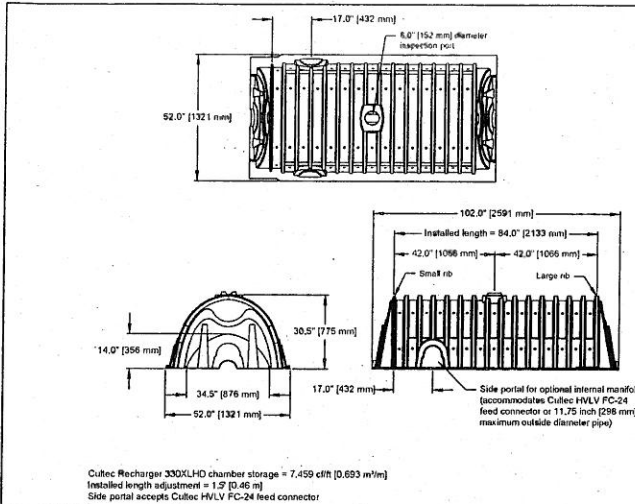
Legend	Description
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⊙	Utility Pole
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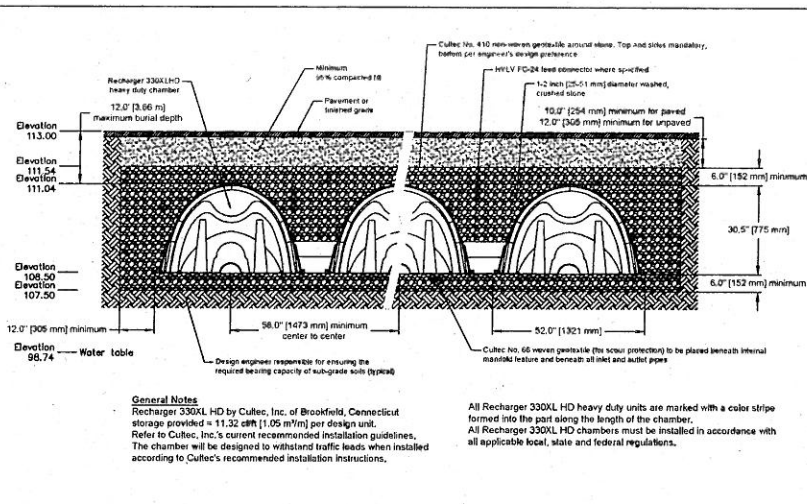


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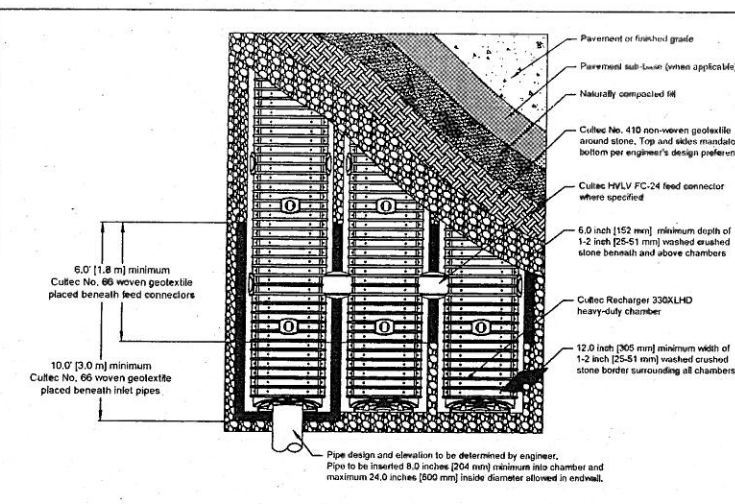
SHEET
4 OF 8
W-3209



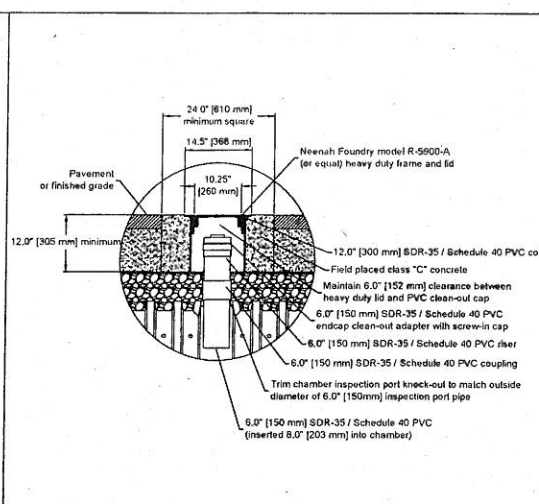
Cultec Recharger 330XLHD Heavy Duty Three View



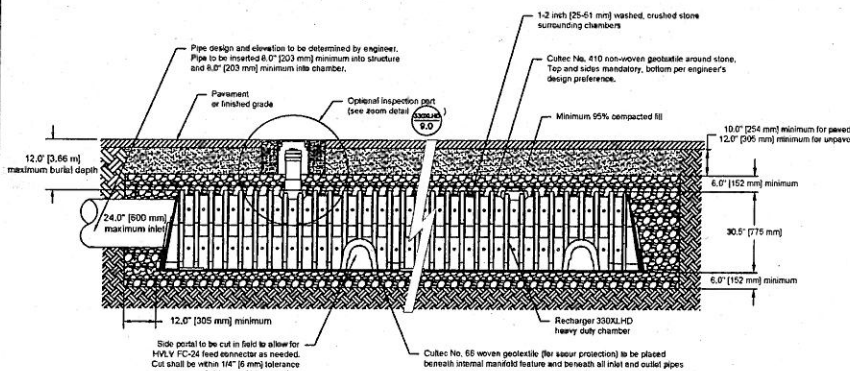
Cultec Recharger 330XLHD Heavy Duty Typical Cross Section



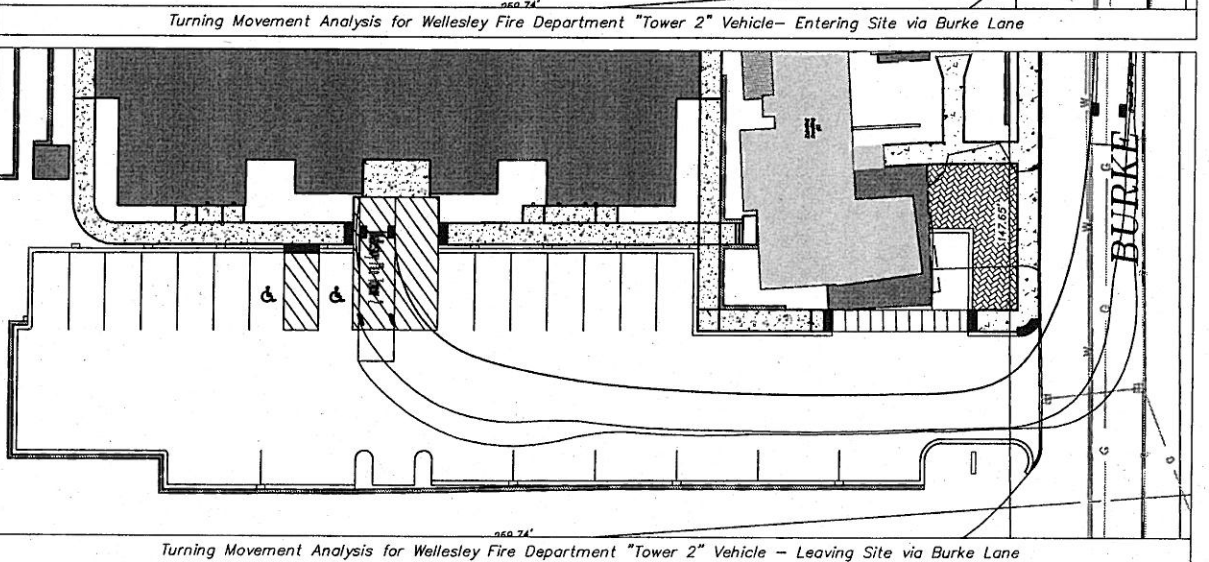
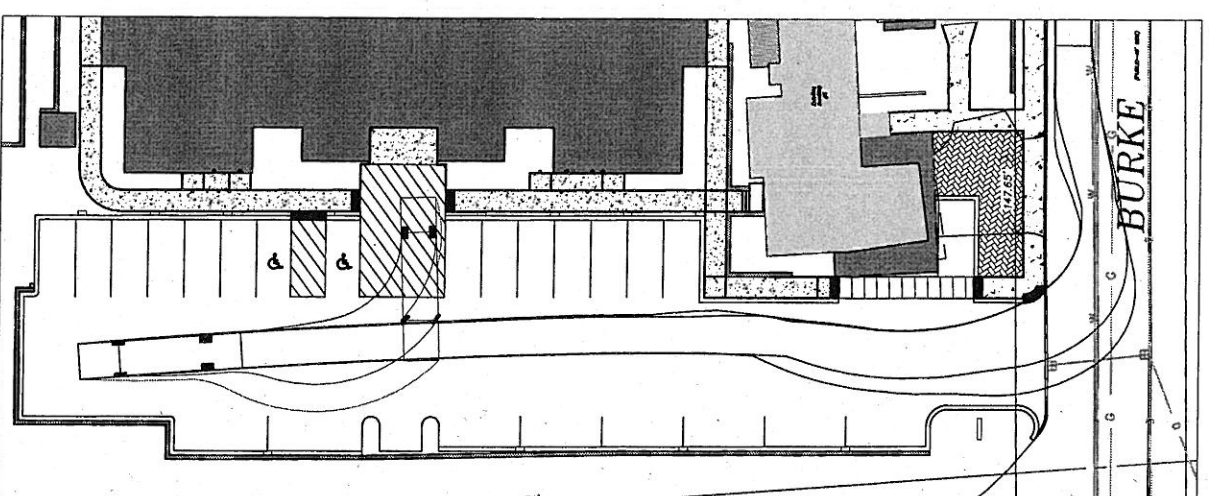
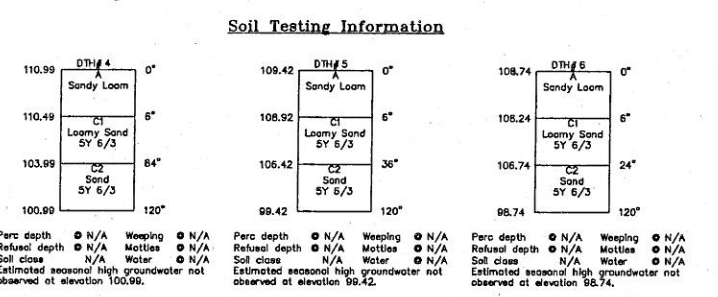
Cultec Recharger 330XLHD Heavy Duty Plan View



Inspection Port - Zoom Detail



Cultec Internal Manifold - Inspection Port Detail



Construction Sequencing Plan - Actual sequence of construction activities to be determined by the site contractor.

- Record Order of Conditions - The site superintendent shall be aware of all the conditions contained within the order including inspection schedules.
- Install MassDEP file # sign.
- Prior to any work on the site including tree/brush clearing, the approved limit of clearing as well as the location of the proposed erosion control devices (such as silt fence/storm bores, etc.) must be staked on the ground under the direction of a Massachusetts registered professional land surveyor.
- Install erosion control barrier at locations depicted on the plans.
- Stabilized construction entrance shall be maintained during construction.
- Strip off top and subsoil. Stockpile any materials to be reused and remove excess material from the site. Install and maintain erosion control barrier around any stockpile areas.
- Rough grade site, maintaining a temporary low area/sediment trap away from MS4 system within the right-of-way.
- Construct temporary sedimentation basins as needed.
- Install underground utilities and protect all open drainage structures with erosion/siltation control devices.
- Construct buildings.
- Install checker course of porous asphalt.
- Install wearing course of porous asphalt and striping.
- Maintain all erosion control devices until site is stabilized and certificates of compliance are issued by the Town of Wellesley.
- Clean out sediment basins.
- The contractor shall be responsible to schedule any required inspections of his/her work.

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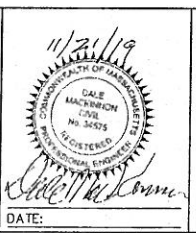
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Legend

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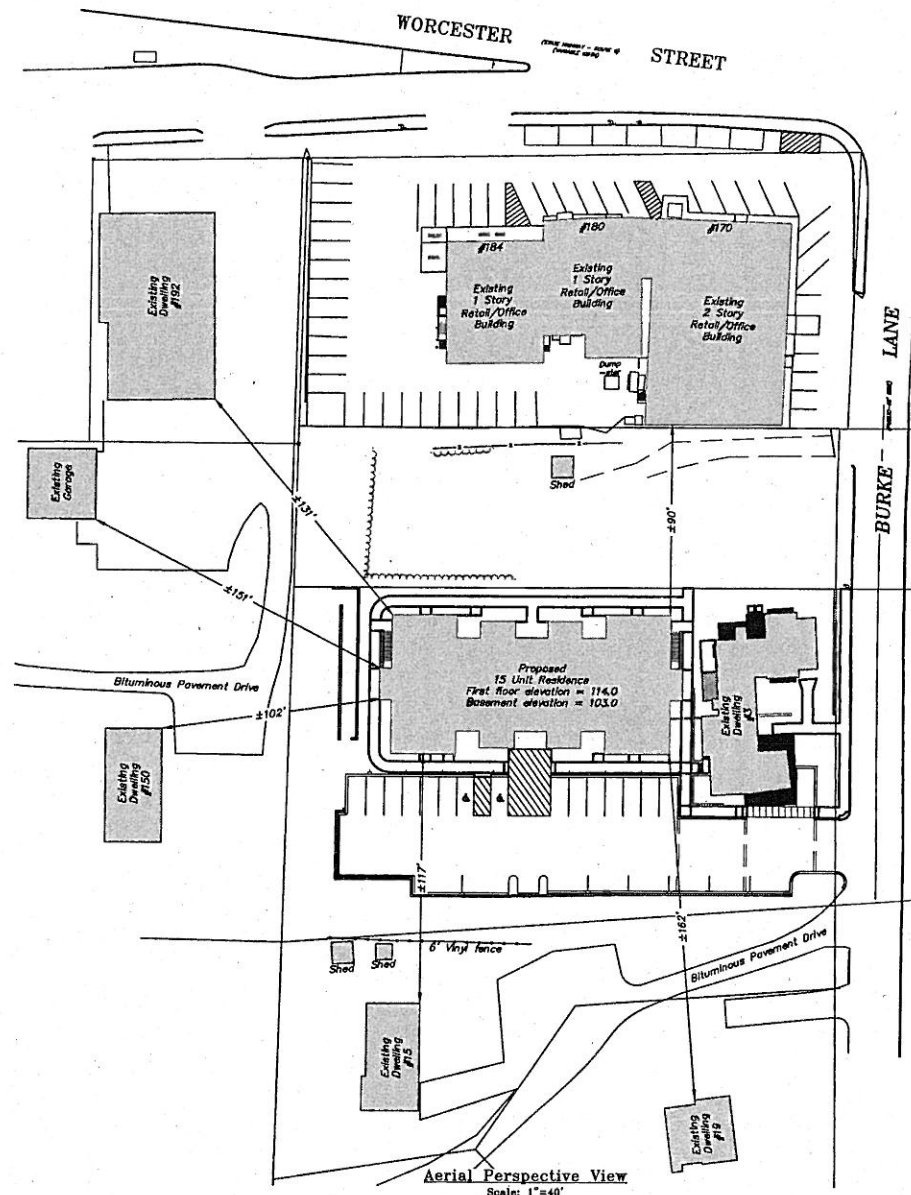
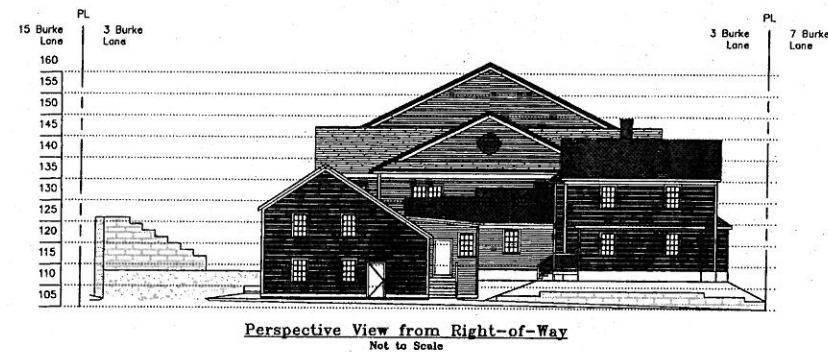
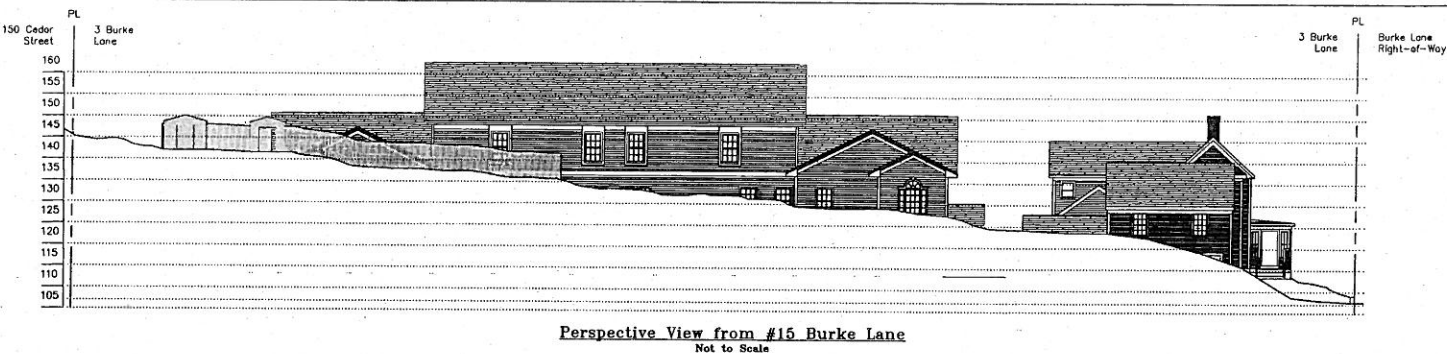
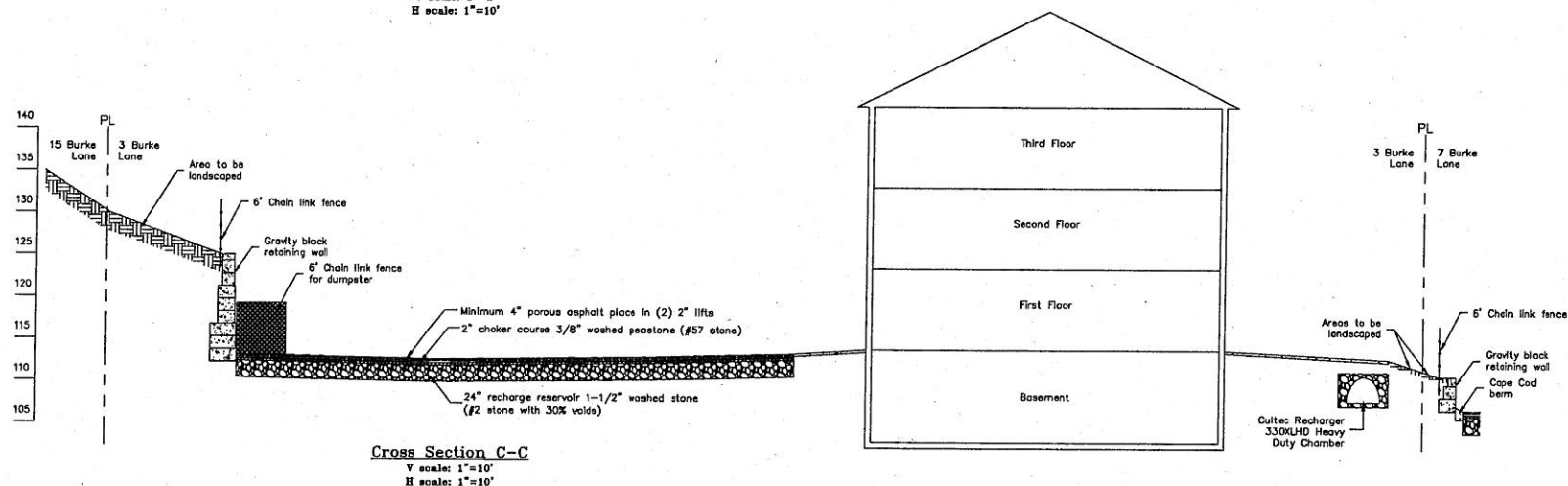
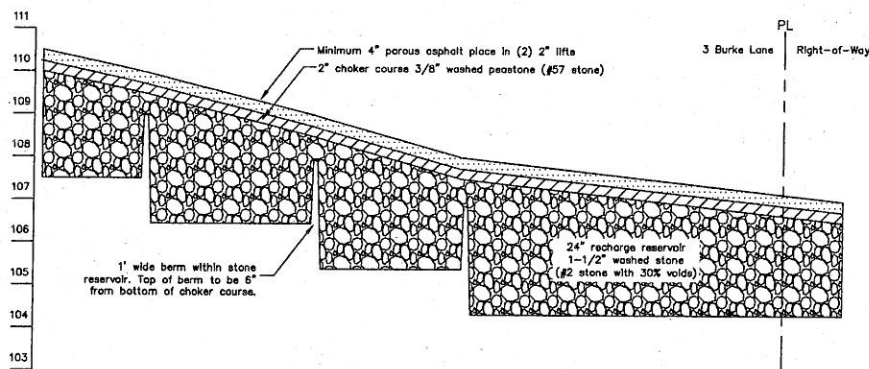
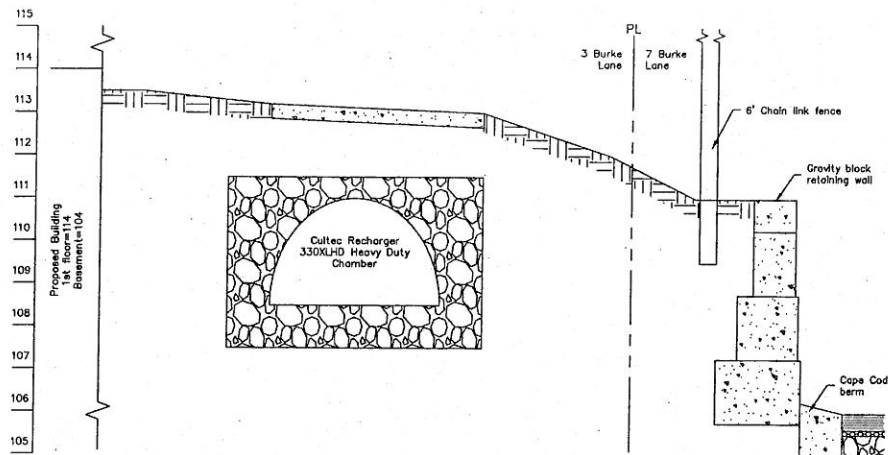
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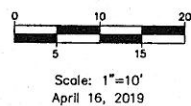
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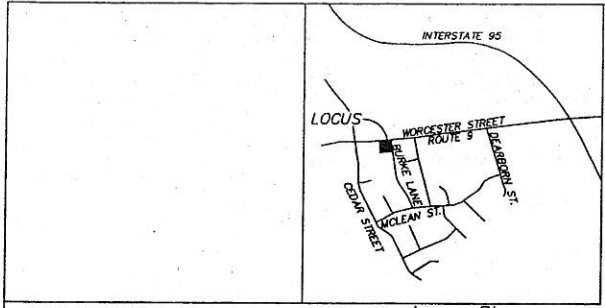
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⊙	Reinforced Concrete Pipe
⊙	Cape Cod Berm
⊙	Fire Department Connection
---	Sewer Line
---	Drain Line
---	Water Line
---	Roof Drain
---	Gas Line
---	Fire Line
---	Overhead Wires
---	Deep Test Hole
---	Bottom of Stone
---	Top of Stone
---	Ductile Iron

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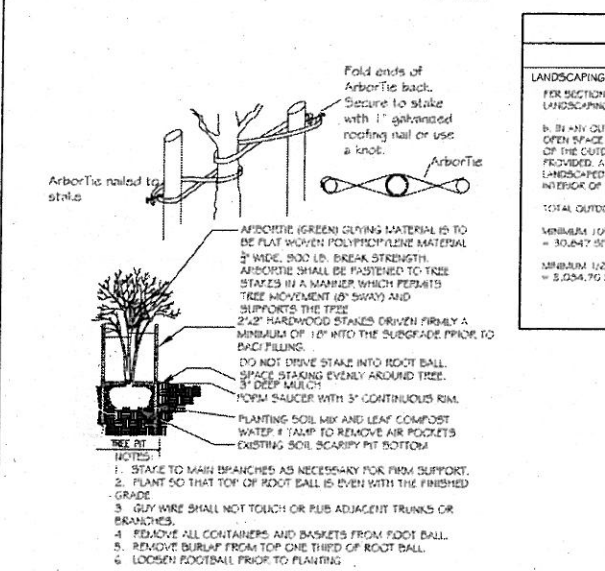


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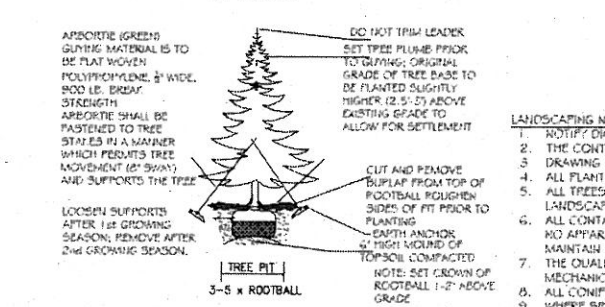
SHEET 6 OF 8 W-3209



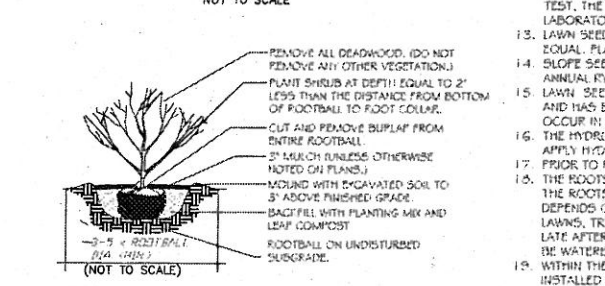
FOR REGISTRY USE ONLY Locus Plan 1"=300'



DECIDUOUS TREE PLANTING NOT TO SCALE



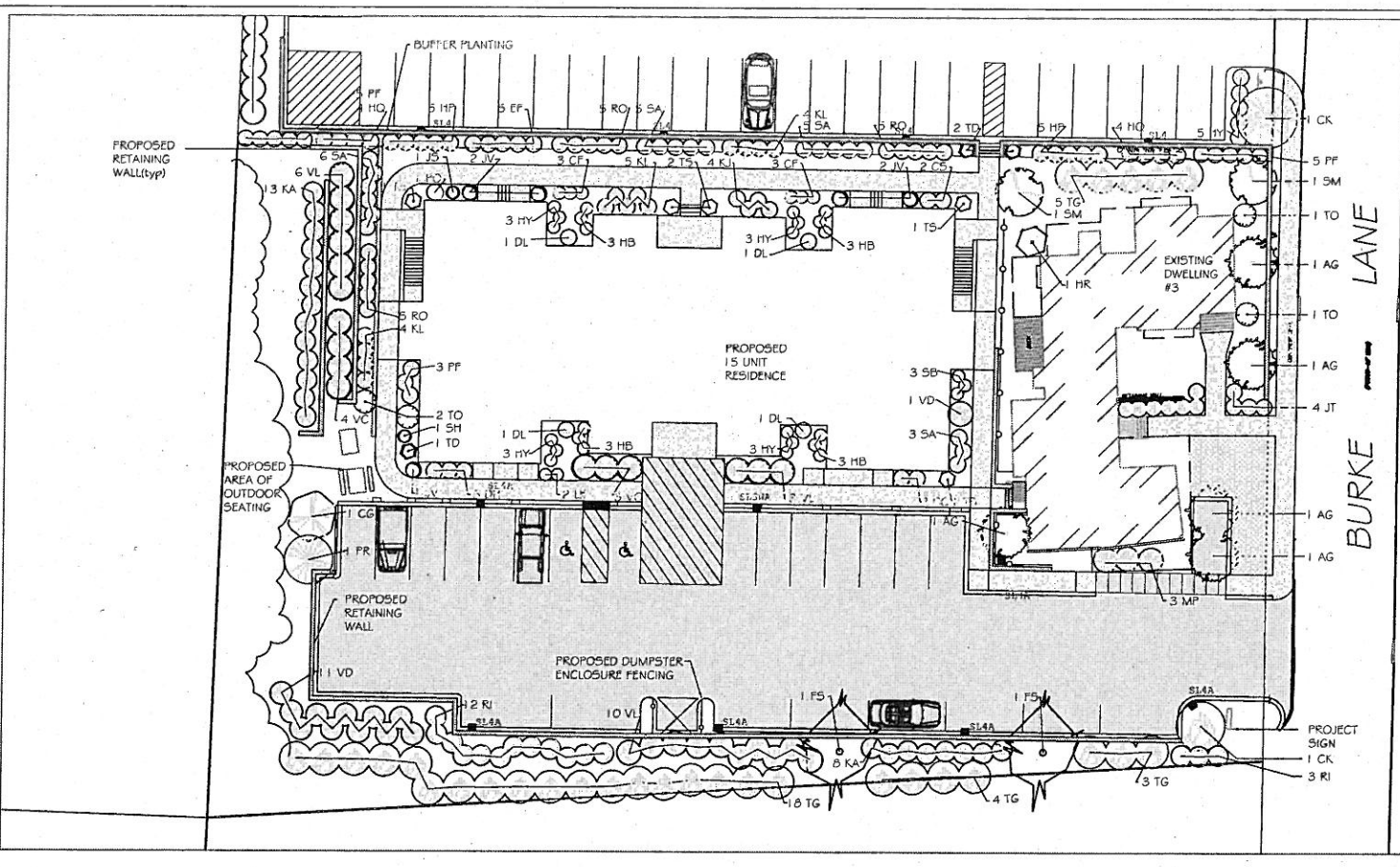
EVERGREEN TREE PLANTING NOT TO SCALE



SHRUB PLANTING

LANDSCAPING CALCULATIONS		
LANDSCAPING REQUIREMENTS:	REQUIRED	PROPOSED
PER SECTION III, PART D, SUBPART 3, SUBSECTION 1.0 LANDSCAPING		
1. BY ANY OUTDOOR PARKING AREA A LANDSCAPED OPEN SPACE HAVING AN AREA OF NOT LESS THAN 10% OF THE OUTDOOR PARKING AREA ON THE LOT SHALL BE PROVIDED. A MINIMUM OF ONE HALF OF THE REQUIRED LANDSCAPED OPEN SPACE SHALL BE LOCATED IN THE INTERIOR OF THE PARKING AREA.	3,005 SF	4,752 SF
TOTAL OUTDOOR PARKING AREA = 20,547 SF		
MINIMUM 10% LANDSCAPE AREA = 2,054.7 SF		
MINIMUM 1/2 INTERIOR LANDSCAPE AREA = 1,524.75 SF		
TOTAL LANDSCAPE AREA	3,579.45 SF	4,752 SF

- LANDSCAPING NOTES
- NOTIFY DIG-SAFE AT 1-800-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
 - DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
 - THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
 - ALL CONTAINERS SHALL HAVE DOMINANT BUDS AND SECONDARY NEEDLES.
 - WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERHANGING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 1/2" ABOVE THE ROOTBALL.
 - PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
 - PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 622 NORTH PLAZA ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
 - LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP, 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
 - SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP, PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SF.
 - LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDS ARE ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (GRASS) WITHIN THE SEEDS AREAS UNTIL THE SEEDS AREAS HAVE BEEN ACCEPTED.
 - THE HYDRO SEED SLURRY SHALL BE A WOOD BASED ESCORTED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-5,000 LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
 - PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
 - THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST. AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24' FOOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
 - WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (REDWOOD, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 12" OF THE FOUNDATION.
 - ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
 - LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.



Qty	Key	Common Name	Botanical Name	Size	Remarks
TREES					
5	AG	Paperbark Maple	<i>Acer griseum</i>	3" Cal.	B&B
1	CG	Gracilis Hinoki Cypress	<i>Chamaecyparis obtusa 'Gracilis'</i>	8" Ht.	B&B
1	CK	Cherokee Brave Dogwood	<i>Cornus florida 'Cherokee Brave'</i>	3" Cal.	B&B
3	FS	Dawickii 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 Crabapple	<i>Malus sp. 'Snowdrift'</i>	3" Cal.	B&B
2	TD	Deeproot Spire Arborvitae	<i>Thuja occidentalis 'Deeproot Spire'</i>	7" Ht.	B&B
3	TG	Green Giant Arborvitae	<i>Thuja x plicata 'Green Giant'</i>	8" Ht.	B&B
4	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					
2	CC	Grand Bleu Bluebeard	<i>Caryopteris x clandonensis 'Grand Bleu'</i>	24" Ht.	B&B
2	CS	Flaviramea Yellow Twig Dogwood	<i>Cornus sericea 'Flaviramea'</i>	24" Ht.	B&B
3	DH	Kodick Orange Diervilla	<i>Diervilla lonicera</i>	24" Ht.	B&B
4	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 'Golden Cup'</i>	24" Ht.	B&B
5	HQ	Pee Wee Hydrangea	<i>Hydrangea quercifolia 'Pee Wee'</i>	24" Ht.	B&B
1	HR	Blue chiffon Hibiscus	<i>Hibiscus syriacus 'Blue chiffon'</i>	36" Ht.	B&B
1	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
4	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
21	KA	Peppermint Mountain Laurel	<i>Kalmia latifolia 'Peppermint'</i>	36" Ht.	B&B
4	KJ	Golden Guinea Kerria	<i>Kerria japonica 'Golden Guinea'</i>	24" Ht.	B&B
15	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	Grards Rainbow Leucothoe	<i>Leuc. fontanesiana 'Grards Rainbow'</i>	24" Ht.	B&B
1	PF	Dorothy Wycoll Mtn. Andromeda	<i>Pieris japonica 'Dorothy Wycoll'</i>	24" Ht.	B&B
1	PO	Summerwine Purple Ninebark	<i>Physocarpus opulifolius 'Summerwine'</i>	36" Ht.	B&B
15	RI	Independence Rosebay Rhod.	<i>Rhododendron maximum 'Independence'</i>	36" Ht.	B&B
15	RO	Blushing Knock out Rose	<i>Rosa sp. 'Blushing Knock Out'</i>	24" Ht.	B&B
15	SA	Flamingo Japanese Willow	<i>Salix integra 'Flamingo'</i>	36" Ht.	B&B
3	SB	Bloomingregent Lilac	<i>Syringa x pendula 'Bloomingregent'</i>	36" Ht.	B&B
7	VC	Summer Snowflake Viburnum	<i>Viburnum plicatum 'Summer Snowflake'</i>	48" Ht.	B&B
12	VD	Blue Muffin Viburnum	<i>Viburnum dentatum 'Blue Muffin'</i>	48" Ht.	B&B
15	VL	Chicago Lustre Viburnum	<i>Viburnum dentatum 'Chicago Lustre'</i>	48" Ht.	B&B
PERENNIALS					
6	CF	Forrester's Feather Reed Grass	<i>Calamagrostis x acutif. Karl Forrester</i>	#3 Pot	Container Grown
12	HB	Beni kaze Hakone Grass	<i>Hakonechloa macra 'Beni Kaze'</i>	#3 Pot	Container Grown
1	SH	Harmeln Fountain Grass	<i>Pennisetum alopecuroides 'Harmeln'</i>	#3 Pot	Container Grown

Landscape Plan for #3 Burke Lane in Wellesley, MA

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

Scale: 1"=20'
April 16, 2019

#	Date	Description	By
1	11/05/19	General Plan Edits	lsg
2	11/21/19	General Plan Edits	lsg

Legend

- Existing Contour
- Proposed Contour
- Drainage Manhole
- Sewer Manhole
- Utility Pole
- Water Valve
- Edge of Pavement
- Reinforced Concrete Pipe
- Cape Cod Berm
- Deep Test Hole
- Sewer Line
- Drain Line
- Water Line
- Roof Drain
- Gas Line
- Fire Line
- Overhead Wires
- Cement Line Outline
- Iron
- Bottom of Stone
- Top of Stone

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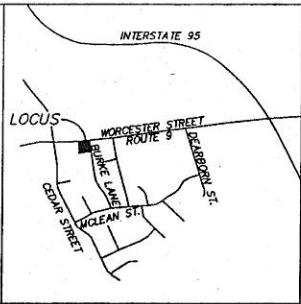
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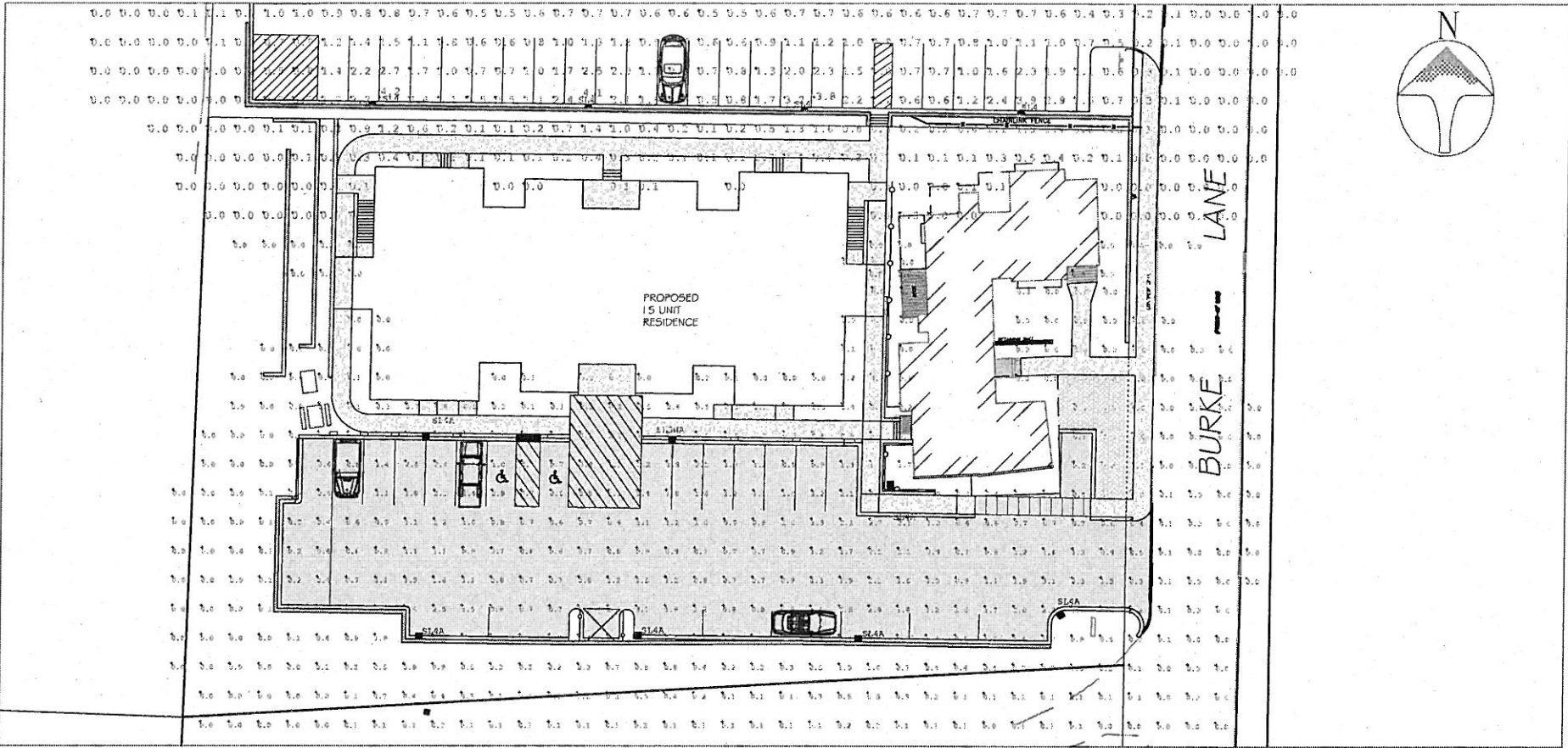
Locus Plan
1"=500'



POLE MOUNTED FIXTURE



GROUND OR SURFACE MOUNTED BULLET FIXTURE



JOB NAME: WELLESLEY
AFEX LIGHTING SOLUTIONS
REFLECTANCES: N/A
WORKPLANE/CALC PLANE: 8' GRADE
MOUNTING HEIGHT: 12FT
APPS: CR
SALES: SS

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating
1	SL3WA	SINGLE	3414	38	0.850	B1-U3-G1
6	SL4A	SINGLE	3330	38	0.850	B1-U2-G1
Description						
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						
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 Z	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	
SIGN FIXTURE MaxLite Series Bullet Flood, LED, BF30audw50B						



Lighting Plan
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
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-256- Proposed Contour
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⊙ Sewer Manhole
⊙ Utility Pole
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