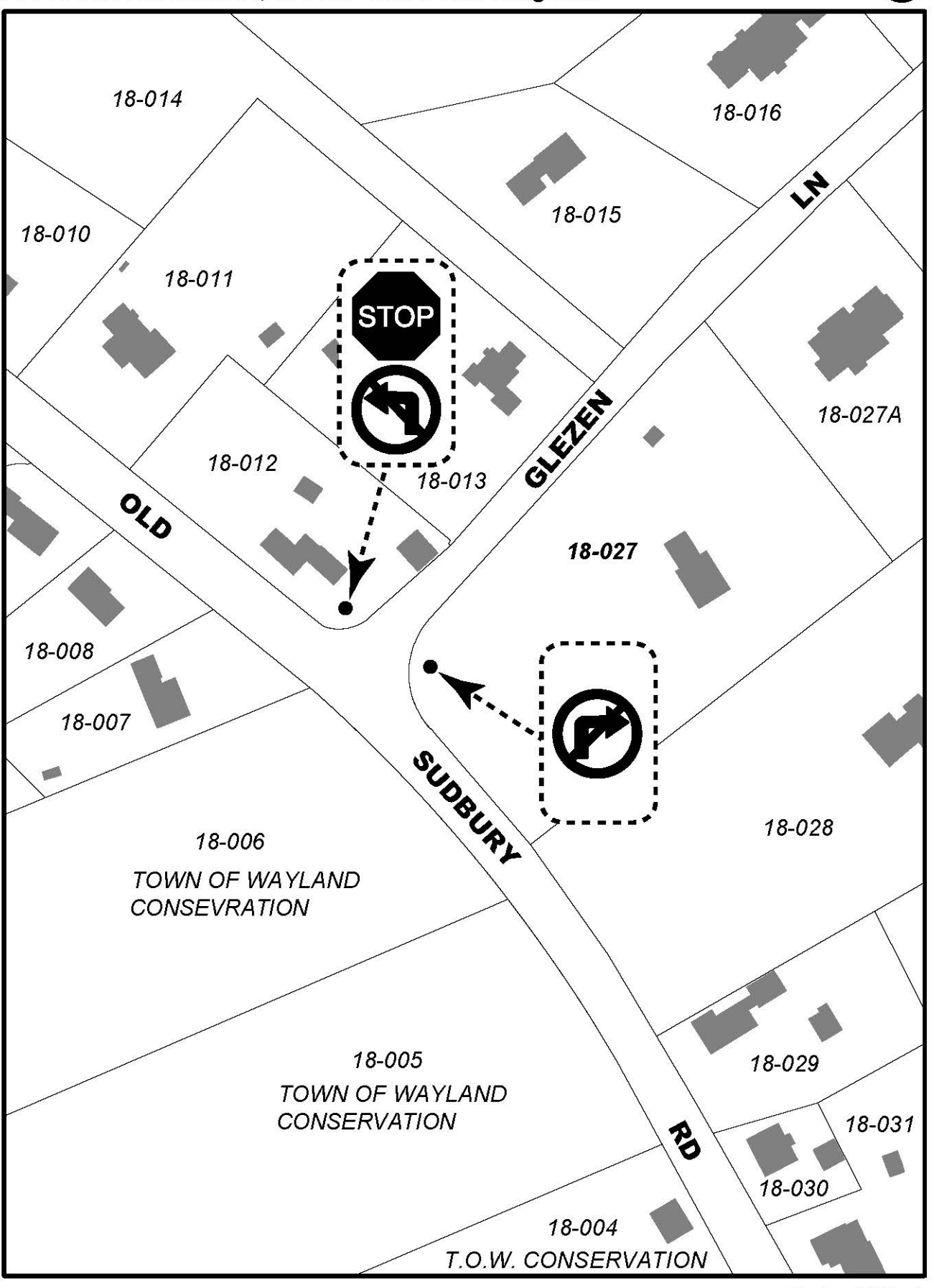




1" = 40'

Old Sudbury Road (Route 27) at Glezen Lane - Wayland, Massachusetts



= PAVEMENT REMOVAL

SIGN SUMMARY

R1-1



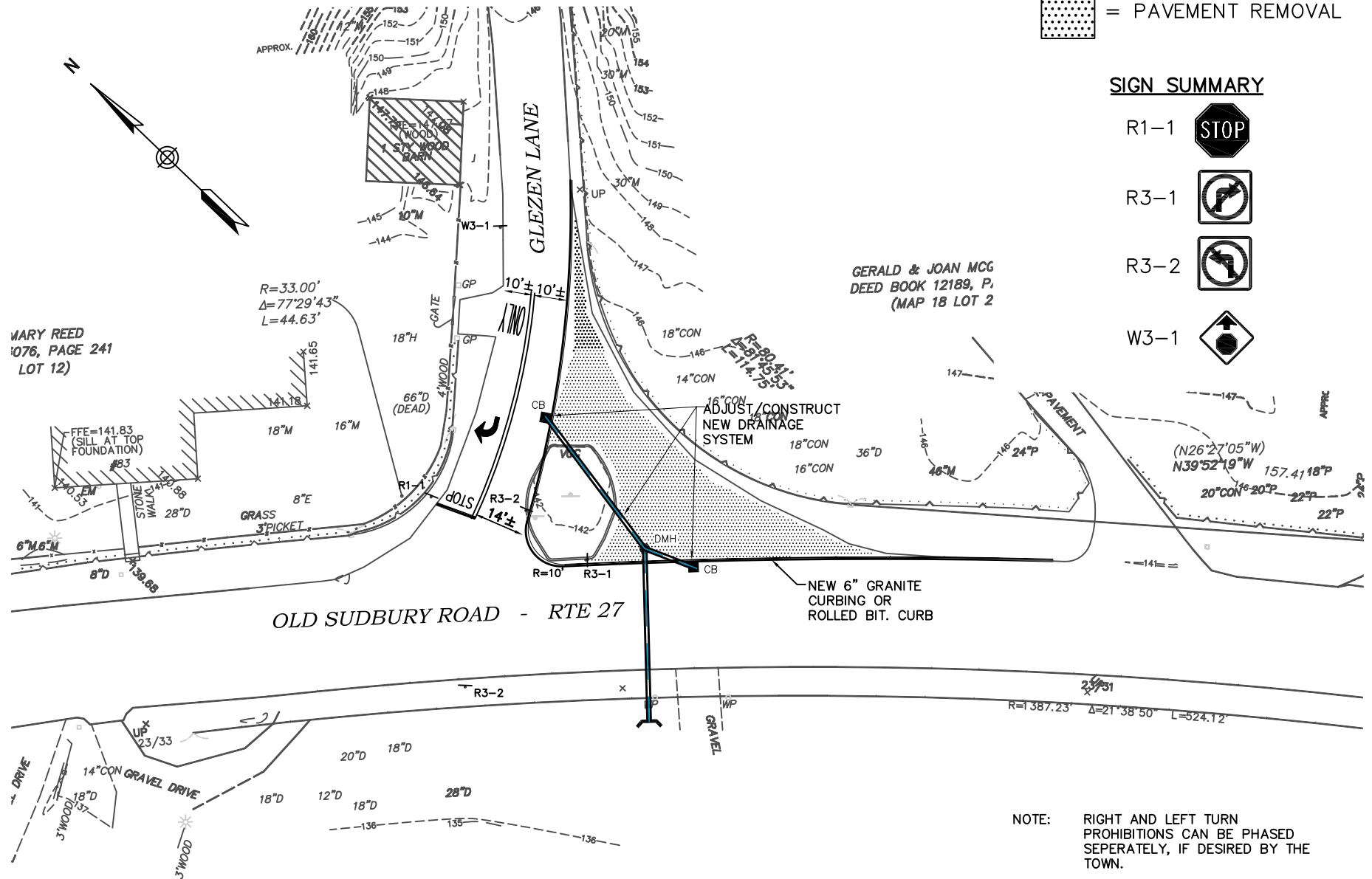
R3-1



R3-2



W3-1



NOTE: RIGHT AND LEFT TURN PROHIBITIONS CAN BE PHASED SEPARATELY, IF DESIRED BY THE TOWN.

Figure 1

**Old Sudbury Road (Route 27)
& Glezen Lane
Intersection Improvements**



TEC, INC.

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
HIGHWAY DIVISION

PLAN AND PROFILE OF
ROUTE 27 (MAIN STREET) & ROUTE 30 (COMMONWEALTH ROAD)
IN THE TOWN OF
WAYLAND
MIDDLESEX COUNTY
FINAL RIGHT OF WAY

FEDERAL AID PROJECT NO.

WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

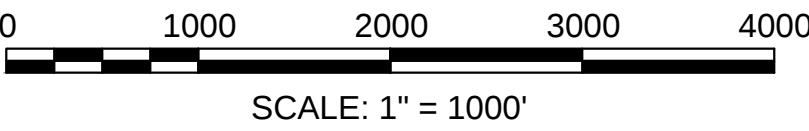
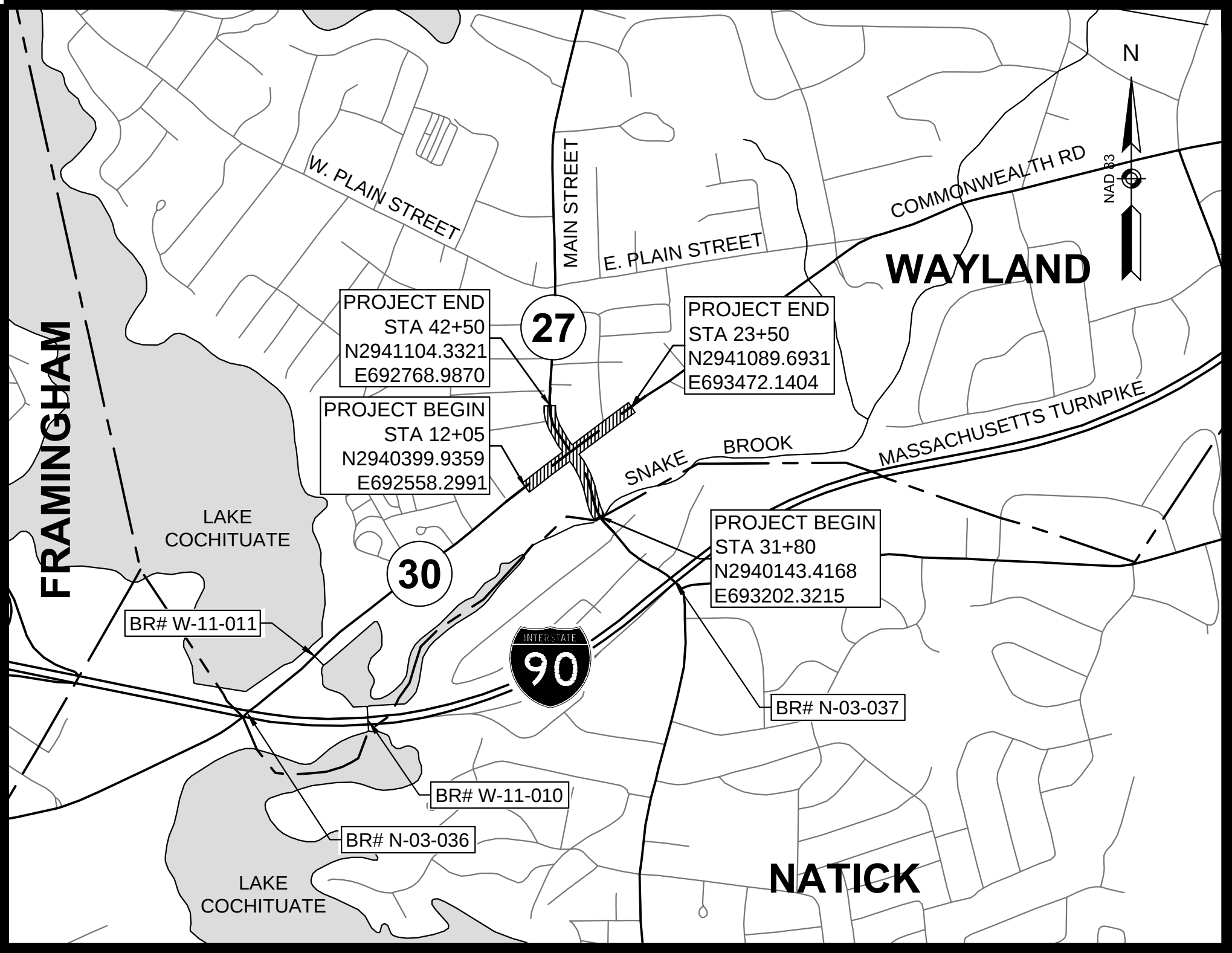
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	1	18
PROJECT FILE NO.		601579	

FINAL RIGHT-OF-WAY
TITLE SHEET & INDEX

THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES DATED 1988, AS AMENDED, THE SUPPLEMENTAL SPECIFICATIONS DATED JUNE 15, 2012, THE 2012 CONSTRUCTION STANDARD DETAILS, THE 1996 CONSTRUCTION AND TRAFFIC STANDARD DETAILS, (AS RELATED TO TRAFFIC STANDARD DETAILS ONLY), THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS WITH MASSACHUSETTS AMENDMENTS, THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1968 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, WILL GOVERN.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2-4	TYPICAL SECTIONS
5-10	PROFILES
11	PARCEL SUMMARY SHEET
12-13	LOCATION PLAN
14-18	PROPERTY PLAN



LENGTH OF PROJECT = 2210 FEET = 0.419 MILES

DESIGN DESIGNATION

	Route 30	Route 27
DESIGN SPEED	30 MPH	30 MPH
ADT (2014)	16,550 VPD	16,020 VPD
ADT (2024)	18,280 VPD	17,700 VPD
K	7.7%	8.4%
D	57% EB	55% SB
T (PEAK HOUR)	1.0%	2.9%
T (AVERAGE DAY)	2.0%	2.0%
DHV	1,410 VPH	1,485 VPH
DDHV	800 VPH	820 VPH
FUNCTIONAL CLASSIFICATION	URBAN PRINCIPAL ARTERIAL	URBAN PRINCIPAL ARTERIAL

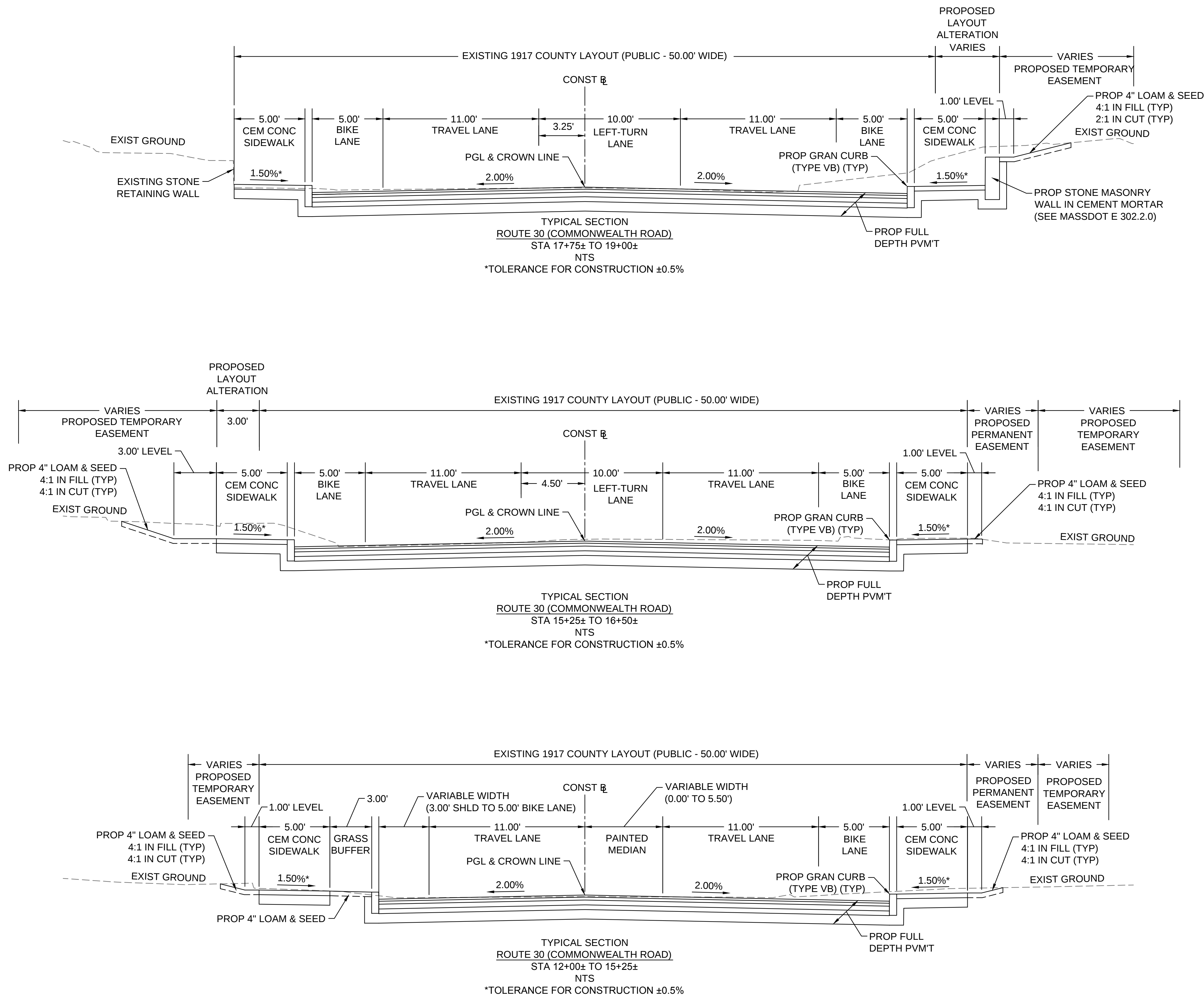
DATE	DESCRIPTION	REV #
11/25/14	PS&E SUBMISSION	2
8/29/14	100% SUBMISSION	1
3/14/14	75% SUBMISSION	-

 TEC, Inc. 65 Glenn Street 169 Ocean Blvd Lawrence, MA 01843 Hampton, NH 03842	 Massachusetts Department of Transportation Highway Division	
	RECOMMENDED FOR APPROVAL	
	CHIEF ENGINEER	DATE
DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION APPROVED:	APPROVED	
DIVISION ADMINISTRATOR	DATE	HIGHWAY ADMINISTRATOR
	DATE	DATE

WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	2	18
PROJECT FILE NO.		601579	

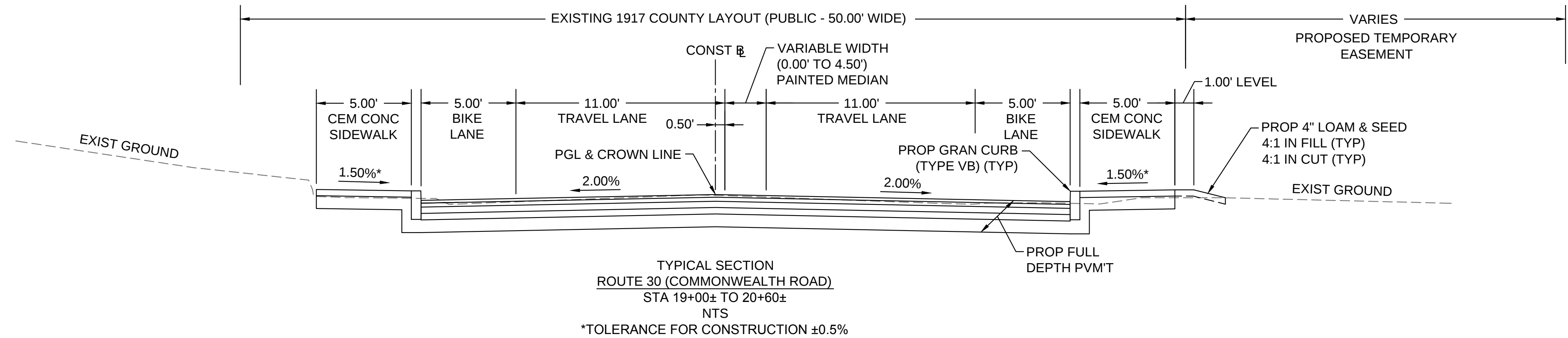
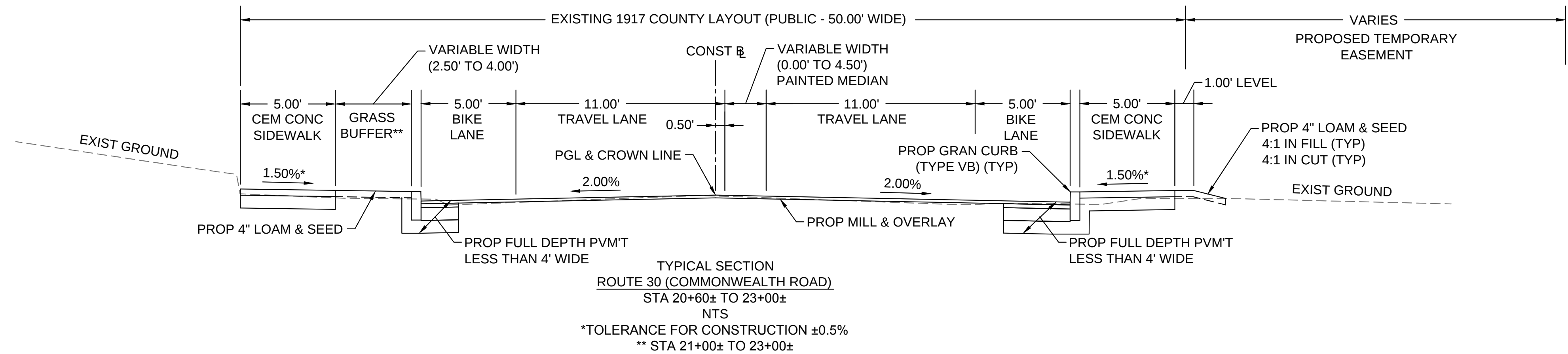
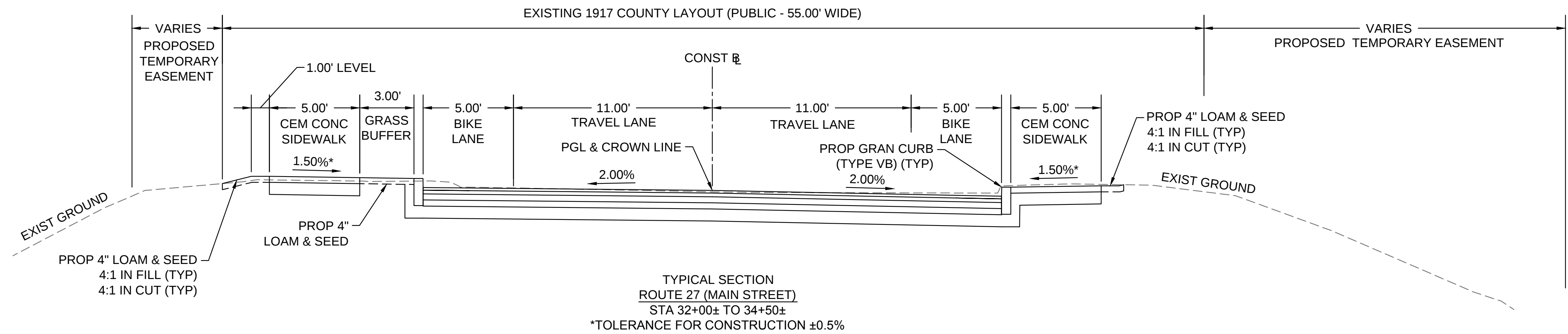
FINAL RIGHT-OF-WAY
TYPICAL SECTIONS

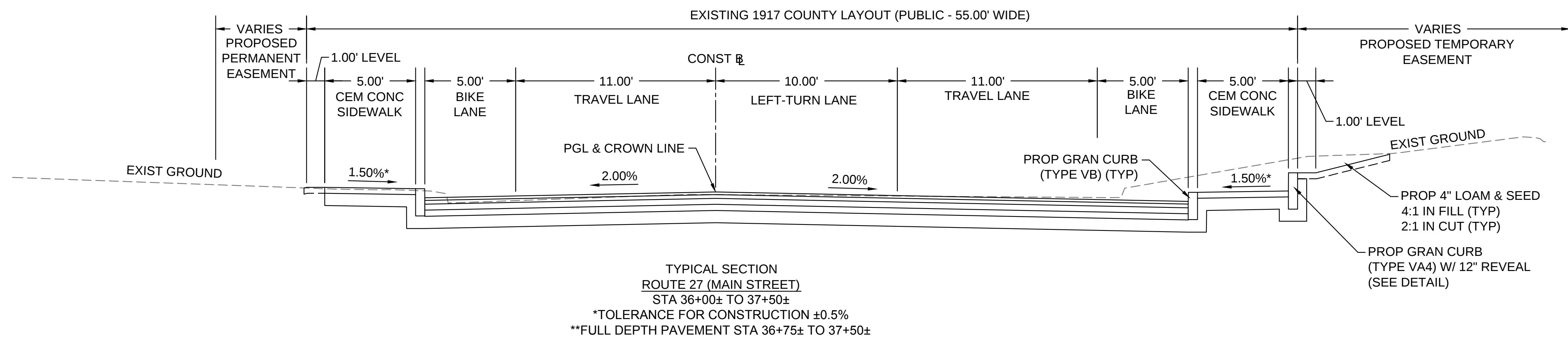
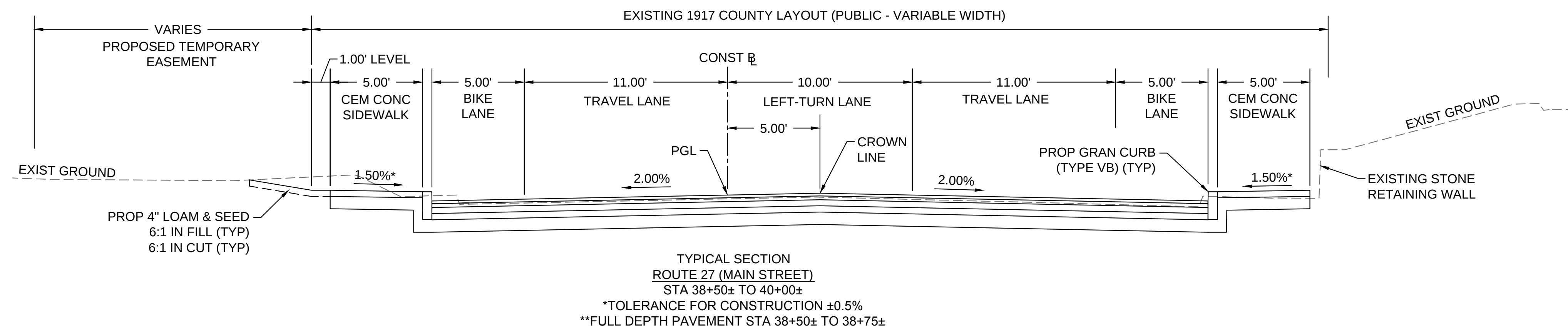
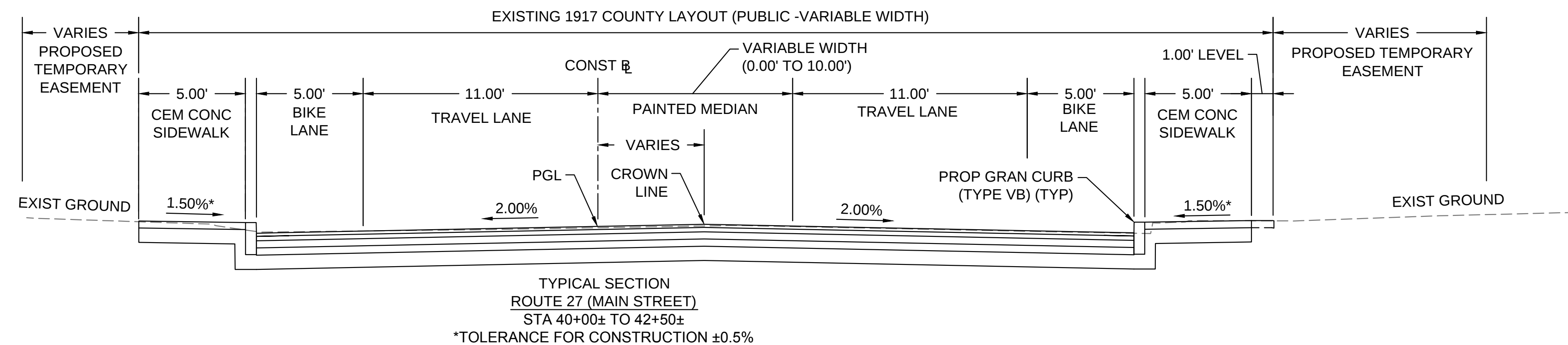


WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

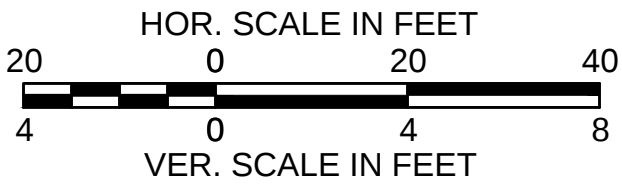
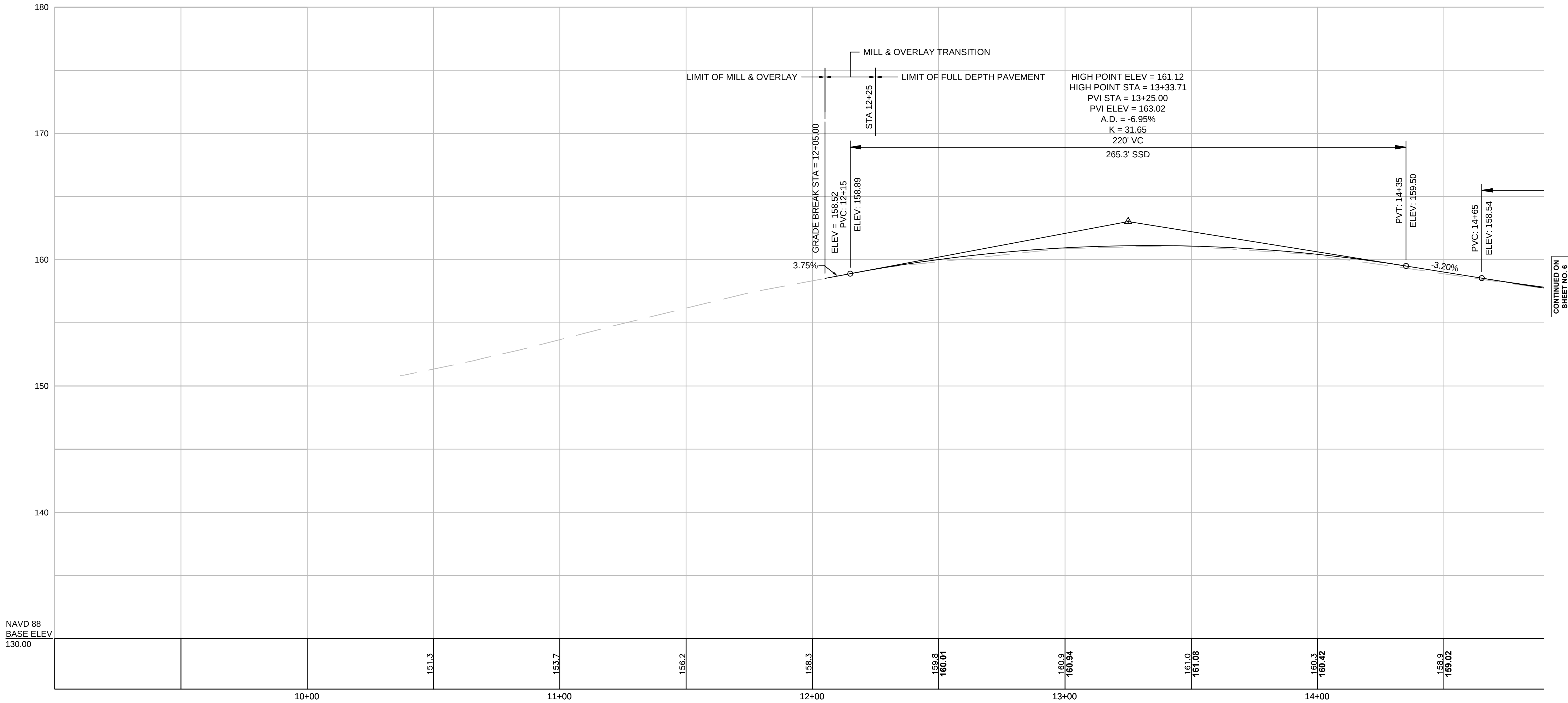
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	3	18
PROJECT FILE NO.		601579	

FINAL RIGHT-OF-WAY
TYPICAL SECTIONS





ROUTE 30 (COMMONWEALTH ROAD)

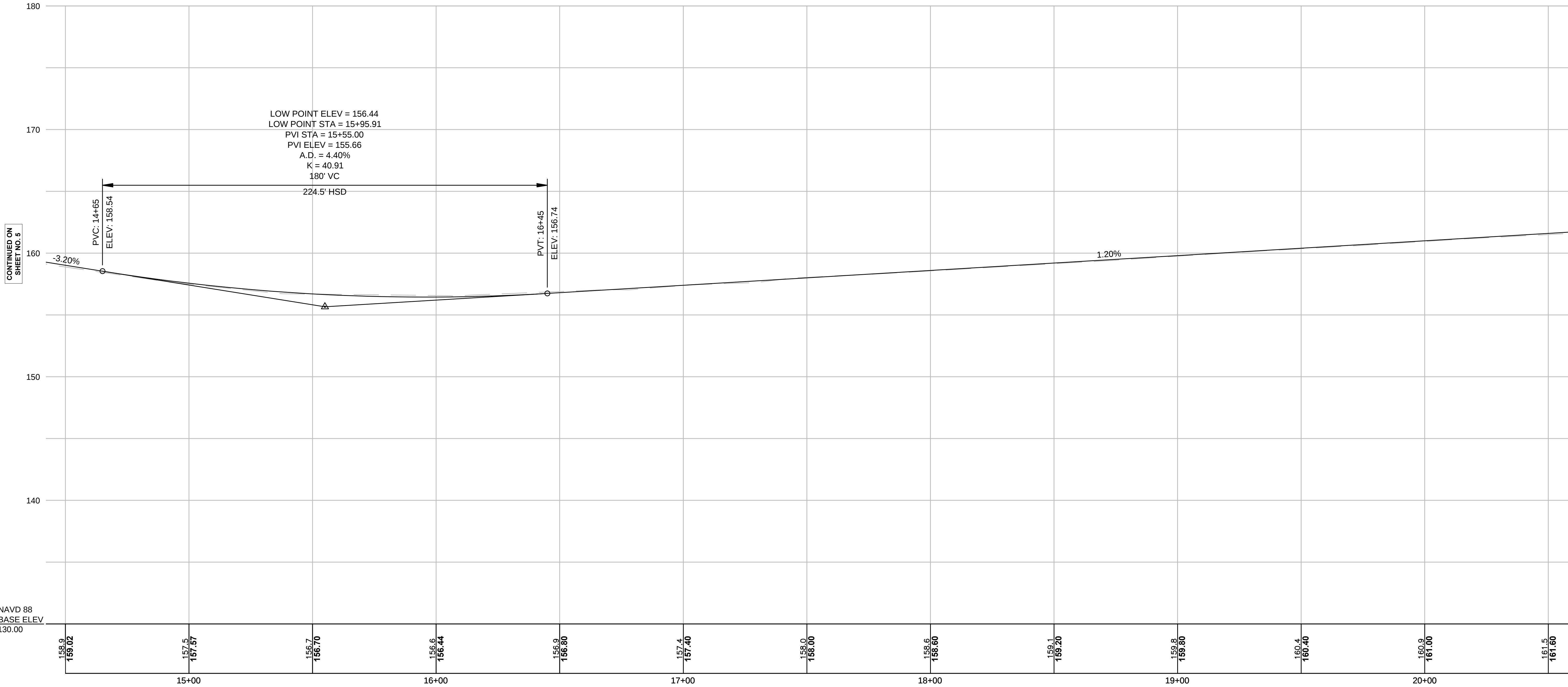


WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

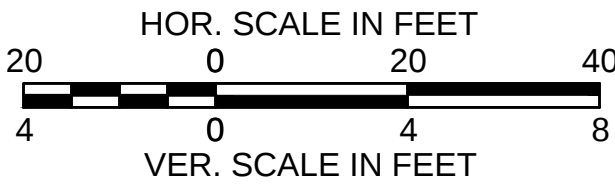
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	6	18
PROJECT FILE NO.		601579	

FINAL RIGHT OF WAY
PROFILE - ROUTE 30
SHEET 2 OF 6

ROUTE 30 (COMMONWEALTH ROAD)



STA 17+00.00 ROUTE 30 (COMMONWEALTH ROAD) RL =
STA 38+00.00 ROUTE 27 (MAIN STREET) RL



CONTINUED ON
SHEET NO. 5

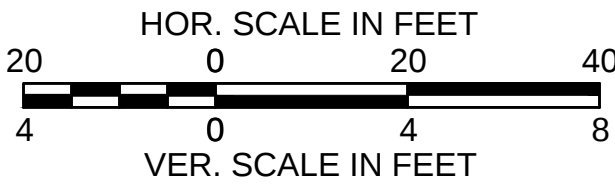
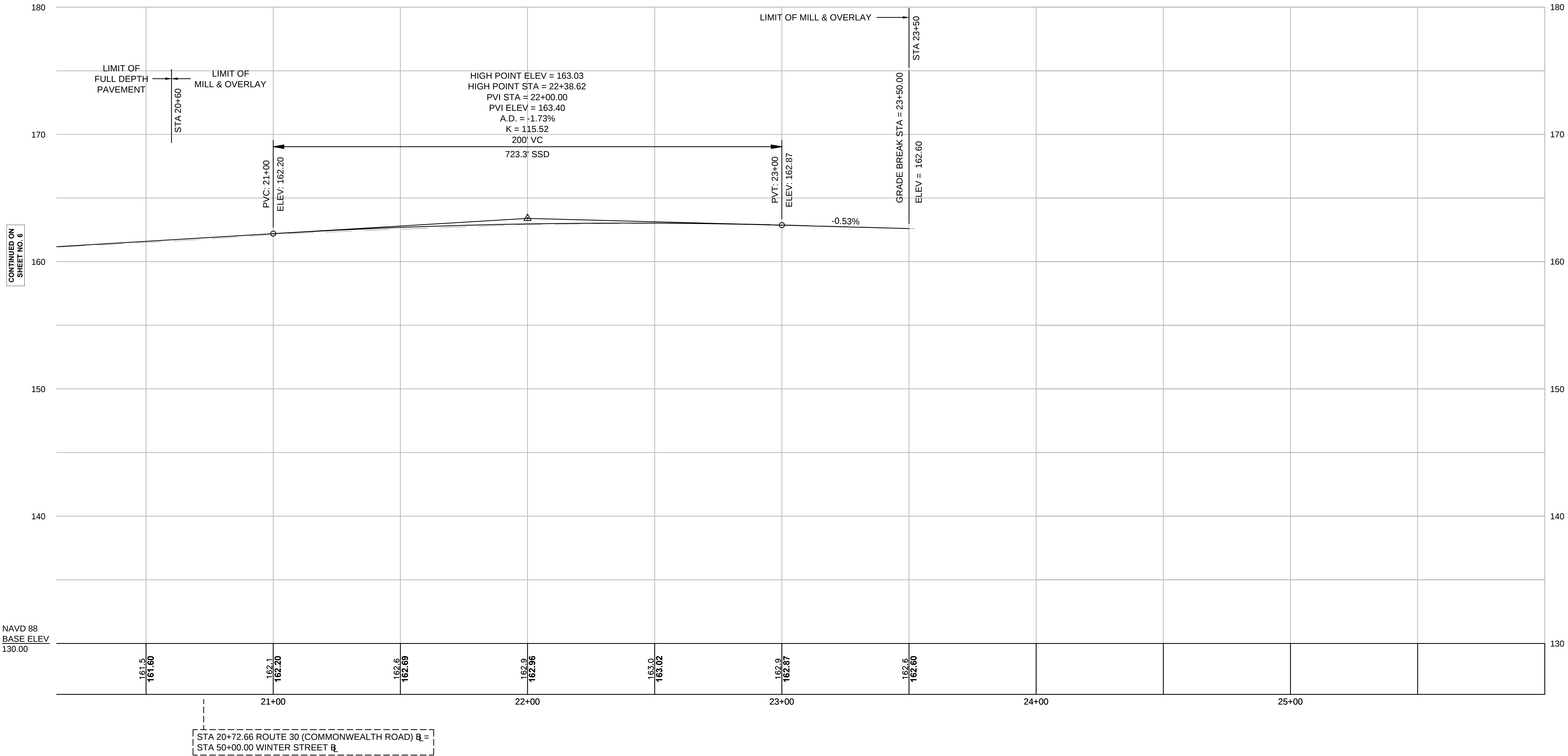
CONTINUED ON
SHEET NO. 7

WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	7	18
PROJECT FILE NO.		601579	

FINAL RIGHT OF WAY
PROFILE - ROUTE 30
SHEET 3 OF 6

ROUTE 30 (COMMONWEALTH ROAD)

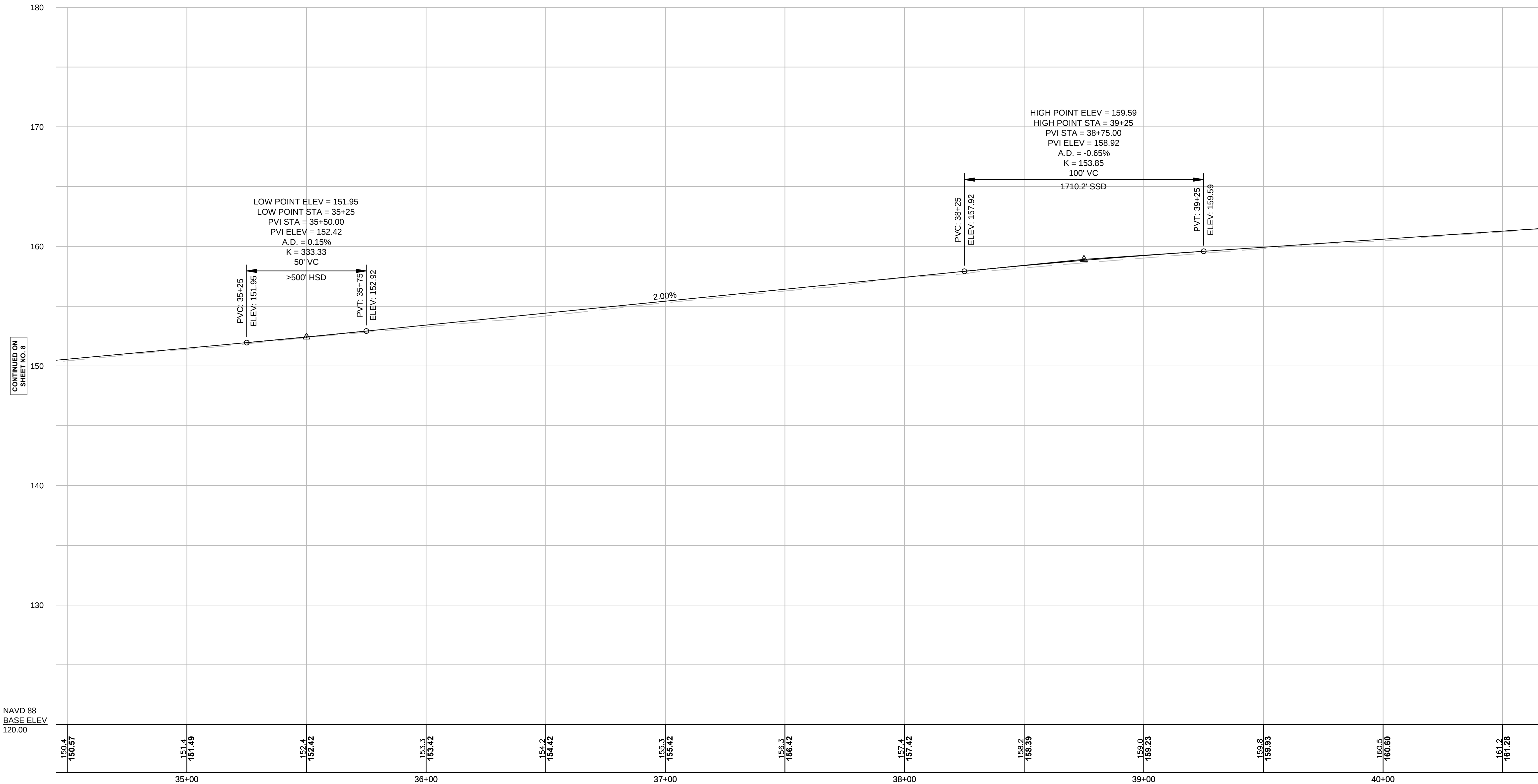


WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	9	18
PROJECT FILE NO.		601579	

FINAL RIGHT OF WAY
PROFILE - ROUTE 27
SHEET 5 OF 6

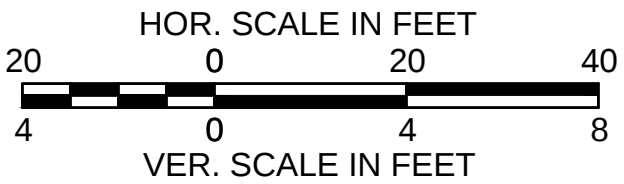
ROUTE 27 (MAIN STREET)



CONTINUED ON
SHEET NO. 8

CONTINUED ON
SHEET NO. 10

STA 38+00.00 ROUTE 27 (MAIN STREET) R_L
STA 17+00.00 ROUTE 30 (COMMONWEALTH ROAD) R_L

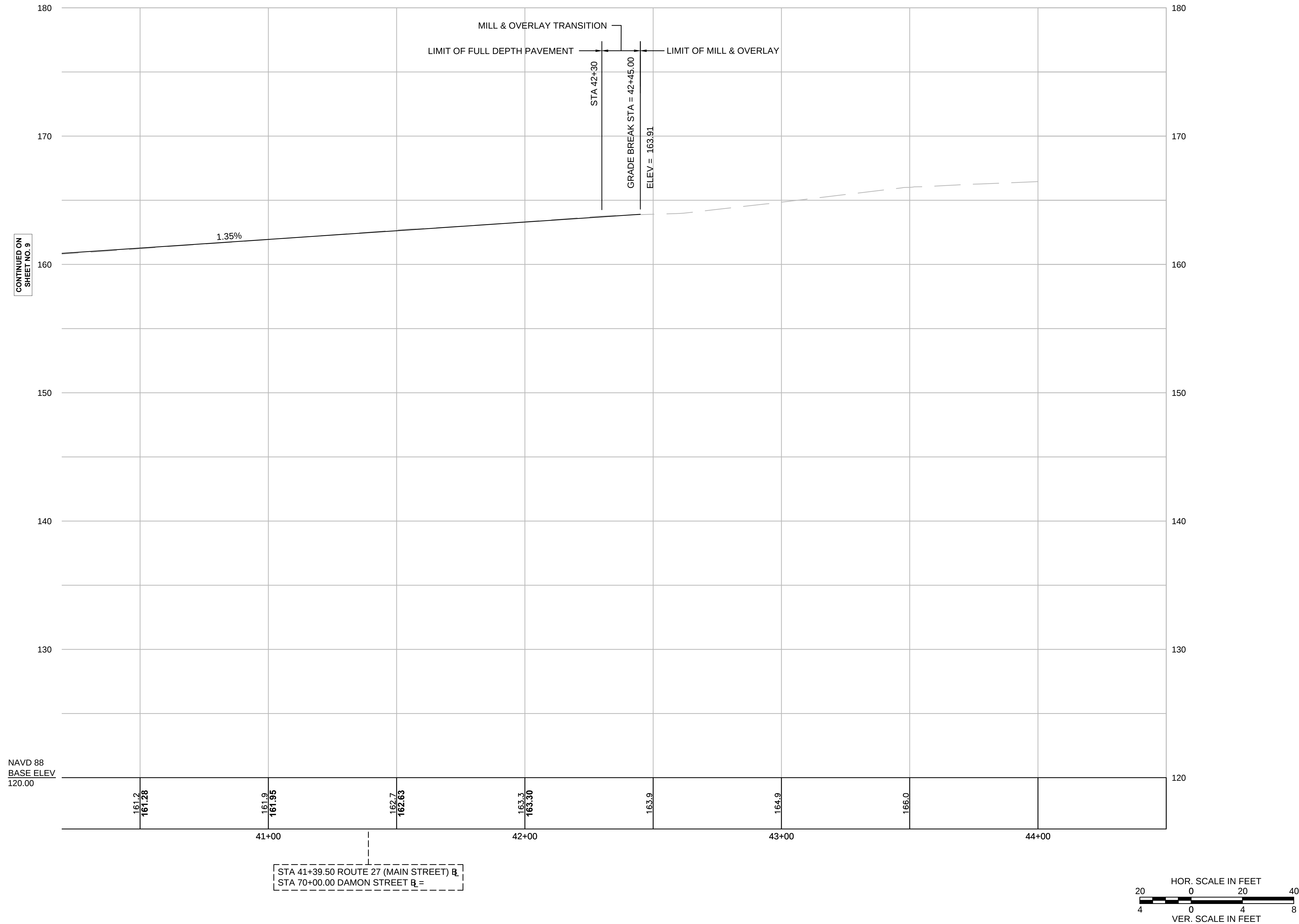


WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	10	18
PROJECT FILE NO.		601579	

FINAL RIGHT OF WAY
PROFILE - ROUTE 27
SHEET 6 OF 6

ROUTE 27 (MAIN STREET)



WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	11	18
PROJECT FILE NO.		601579	

FINAL RIGHT-OF-WAY
PARCEL SUMMARY SHEET

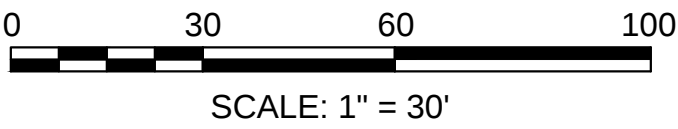
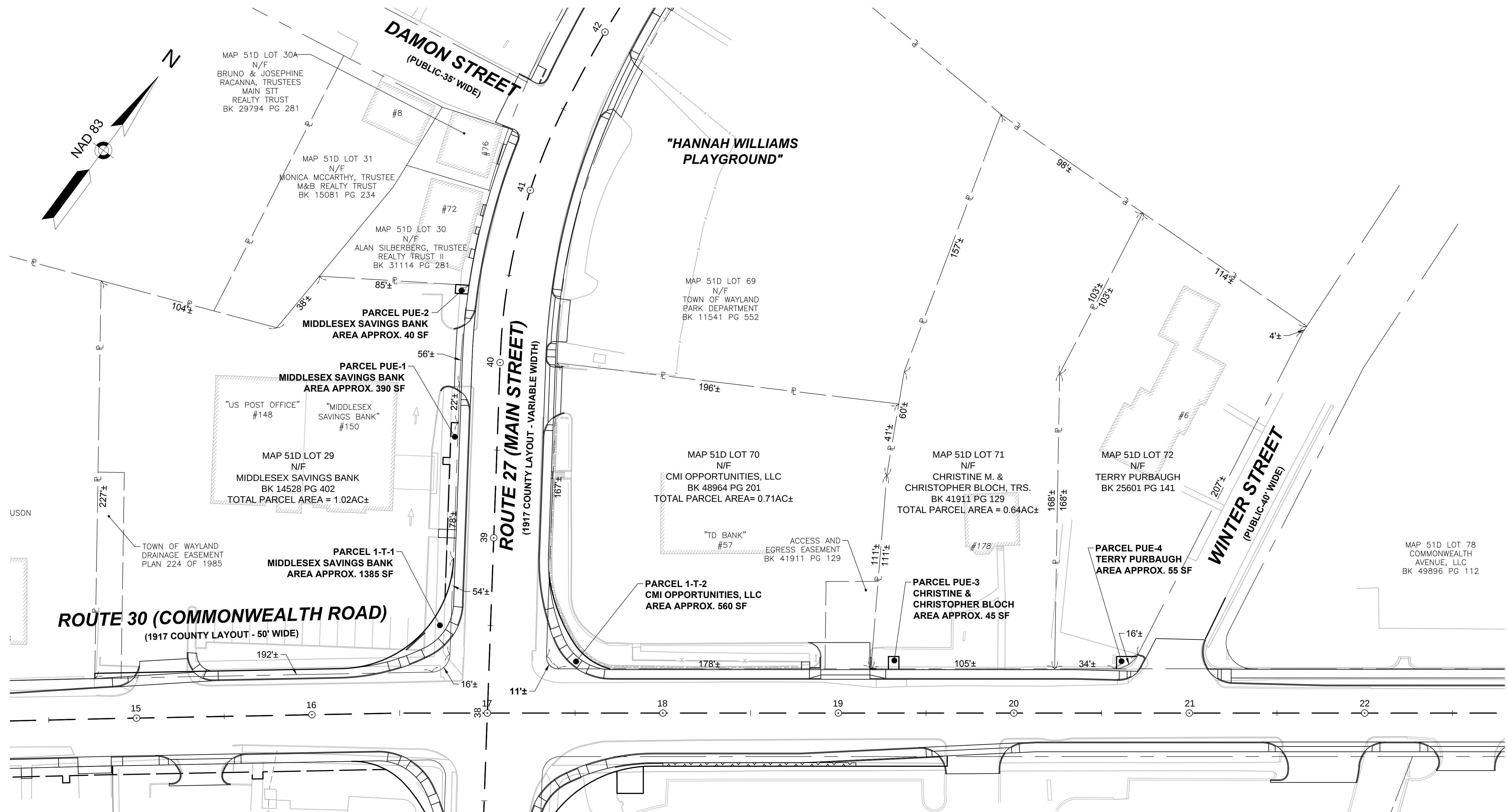
PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	RECORDED		EASEMENT		REMARKS
			DEED BOOK	PAGE NO.	TYPE	AREA (+/-) SF	
TE-1	14	ADAM & HELGA LEWENBURG	30362	553	TEMP	360	FOR SITE GRADING
TE-2	14	WAYLAND HOUSING AUTHORITY	13993	532	TEMP	500	FOR SITE GRADING & DRIVEWAY RECONSTRUCTION
TE-3	14, 15	MARGARET & LAURA FERGUSON	30145	264	TEMP	495	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-4	15	MIDDLESEX SAVINGS BANK	14528	402	TEMP	4310	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-5	18	ALAN SILBERBERG, TRUSTEE REALTY TRUST II	31114	281	TEMP	260	FOR SIDEWALK RECONSTRUCTION
TE-6	18	BRUNO & JOSEPHINE RACANNA, TRUSTEES MAIN STREET REALTY TRUST	29794	281	TEMP	105	FOR SIDEWALK RECONSTRUCTION
TE-7	18	METHODIST COMMUNITY CHURCH	10206	432	TEMP	515	FOR SITE GRADING & SIDEWALK RECONSTRUCTION
TE-8	18	TOWN OF WAYLAND PARKS DEPARTMENT	11541	552	TEMP	1575	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-9	15, 18	CMI OPPORTUNITIES, LLC	48964	201	TEMP	355	FOR DRIVEWAY RECONSTRUCTION
TE-10	15	CMI OPPORTUNITIES, LLC	48964	201	TEMP	900	FOR DRIVEWAY RECONSTRUCTION
TE-11	14	KENNEY WILLIAMS JR.	62016	221	TEMP	870	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-12	15	EDWARD PERRY	21772	526	TEMP	335	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-13	15	COCHITUATE COMMONS, LLC	27366	35	TEMP	1595	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-14	17	COCHITUATE COMMONS, LLC	27367	36	TEMP	550	FOR SITE GRADING & SIDEWALK RECONSTRUCTION
TE-15	17	CORMANS LANE OWNERS (TO BE DETERMINED BY THE TOWN OF WAYLAND)	TBD	TBD	TEMP	245	FOR SITE GRADING & DRIVEWAY RECONSTRUCTION
TE-16	17	COMMONWEALTH OF MASSACHUSETTS DEPT. OF CONSERVATION AND RECREATION	N/A	N/A	TEMP	1045	FOR SITE GRADING, DRIVEWAY RECONSTRUCTION & EROSION CONTROL
TE-19	17	SUN REFINING AND MARKETING, CO.	15340A	155	TEMP	2815	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-20	15	MAIN ST. PROPERTY INC.	29100	349	TEMP	4070	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-21	15, 16	MAIN ST. PROPERTY INC.	29101	350	TEMP	5985	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
TE-22	16	WAYLAND PROPERTY HOLDINGS	52197	558	TEMP	1220	FOR SITE GRADING & SIDEWALK & DRIVEWAY RECONSTRUCTION
PUE-1	12, 15	MIDDLESEX SAVINGS BANK	14528	402	PERM	390	FOR UTILITY POLE GUY
PUE-2	12, 18	MIDDLESEX SAVINGS BANK	14529	403	PERM	40	FOR UTILITY POLE GUY
PUE-3	12, 15	CHRISTINE & CHRISTOPHER BLOCH	41911	129	PERM	45	FOR UTILITY POLE GUY
PUE-4	12, 16	TERRY PURBAUGH	25601	141	PERM	55	FOR UTILITY POLE GUY
PUE-5	13, 14	KENNEY WILLIAMS JR	62016	221	PERM	285	FOR UTILITY POLE & GUY
PUE-6	13, 15	EDWARD PERRY	21772	526	PERM	365	FOR UTILITY POLE & GUY
PUE-7	13, 15	COCHITUATE COMMONS, LLC	27366	35	PERM	775	FOR UTILITY POLE & OVERHEAD WIRES
PUE-8	13, 15	COCHITUATE COMMONS, LLC	27367	36	PERM	1070	FOR UTILITY POLE & OVERHEAD WIRES & SITE GRADING
PUE-9	13, 17	MAIN ST. PROPERTY INC.	29100	349	PERM	45	FOR UTILITY POLE GUY
PUE-10	13, 15	MAIN ST. PROPERTY INC.	29101	350	PERM	215	FOR UTILITY POLE & GUY & SITE GRADING

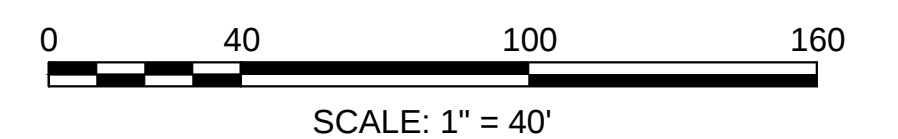
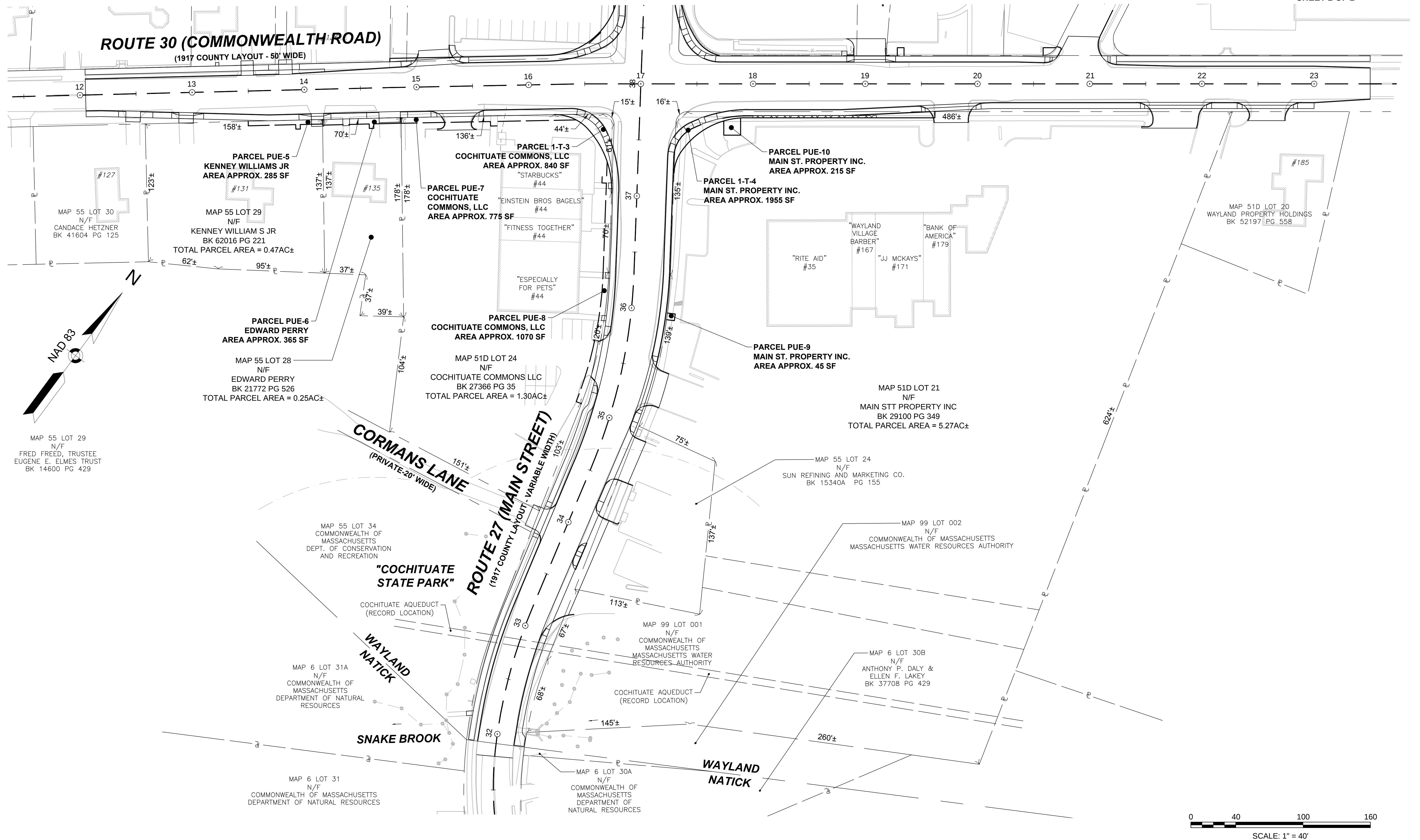
PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	RECORDED		TOTAL PROPERTY (±)	TOTAL ACQUIRED (±)	TOTAL REMAINING (±)	REMARKS
			DEED BOOK	PAGE NO.				
1-T-1	12, 15	MIDDLESEX SAVINGS BANK	14528	402	1.02AC	1385	0.99AC	FOR MODIFICATION OF ROADWAY & SIDEWALK LAYOUT
1-T-2	12, 15	CMI OPPORTUNITIES, LLC	48964	201	0.71AC	560	0.69AC	FOR MODIFICATION OF ROADWAY & SIDEWALK LAYOUT
1-T-3	13, 15	COCHITUATE COMMONS, LLC	27366	35	1.30AC	840	1.28AC	FOR MODIFICATION OF ROADWAY & SIDEWALK LAYOUT
1-T-4	13, 15	MAIN ST. PROPERTY INC.	29100	349	5.27AC	1955	5.23AC	FOR MODIFICATION OF ROADWAY & SIDEWALK LAYOUT

WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	12	18
PROJECT FILE NO.		601579	

FINAL RIGHT-OF-WAY
LOCATION PLAN
SHEET 1 OF 2





STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	14	18
PROJECT FILE NO.		601579	

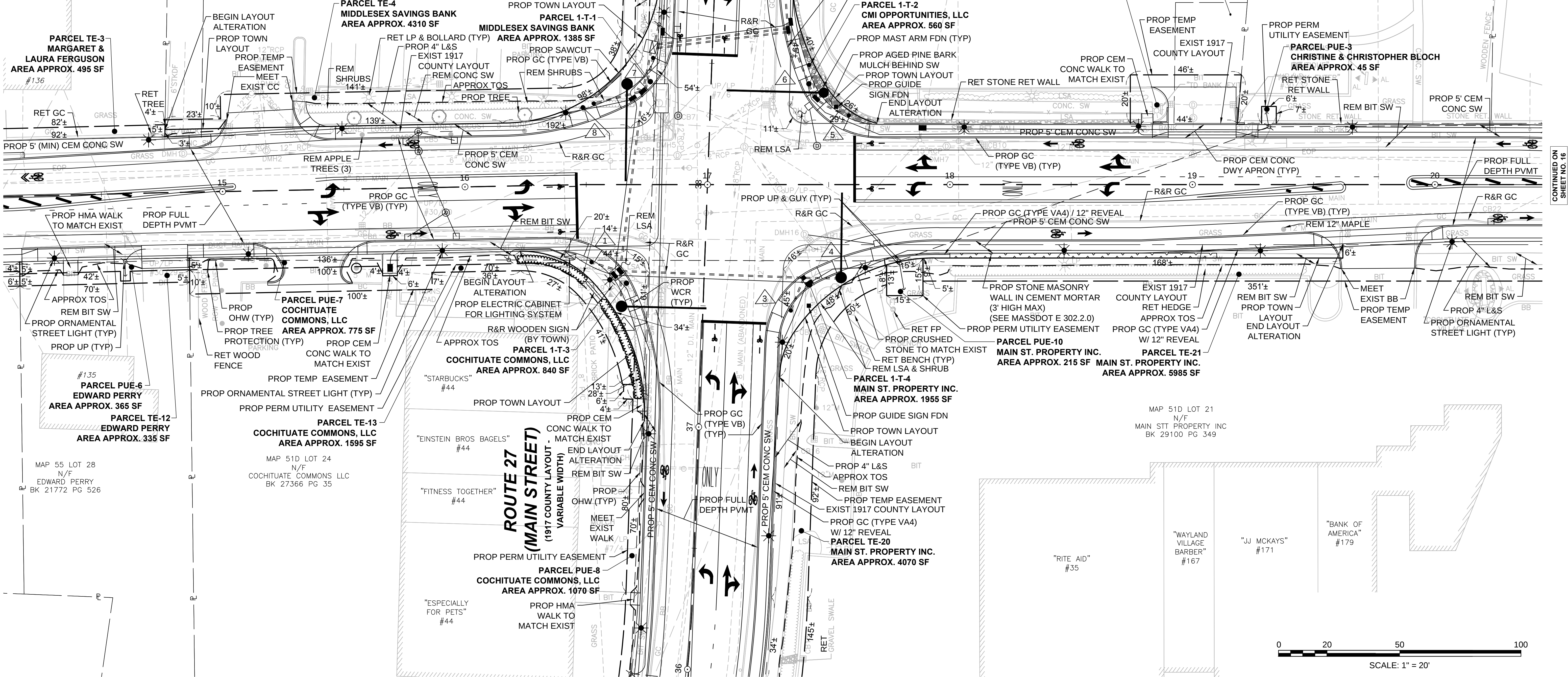


PROPOSED PLANTING TABLE					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	3	ACER SACCHARUM	SUGAR MAPLE	2.5-3" CALIPER	SINGLE STEM STREET TREE
	4	PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY	2.5-3" CALIPER	SINGLE STEM STREET TREE
	11	RUDBECKIA HIRTA	BLACK EYED SUSAN	2 GAL.	
	8	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER - BAR HARBOR	12-15 INCH	SPACED 2' O.C.
	12	DAYLILY HEMEROCALLIS 'TICK TOCK'	DAYLILY - TICK TOCK	1 GAL.	
	20	THUJA OCCIDENTALIS	ARBORVITAE - LITTLE GIANT	3 GAL.	SPACED 4' O.C.

MAP 55 LOT 26
N/F
MARGARET & LAURA FERGUSON
BK 30145 PG 264

X = WHEELCHAIR RAMP

ROUTE 30
(COMMONWEALTH ROAD)
(1917 COUNTY LAYOUT - 50' WIDE)

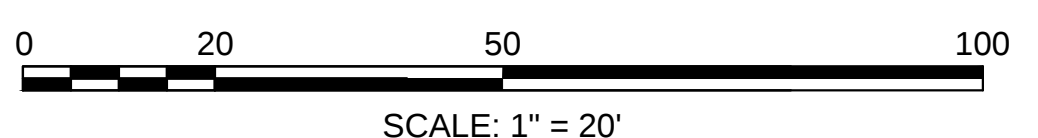


WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA		15	18

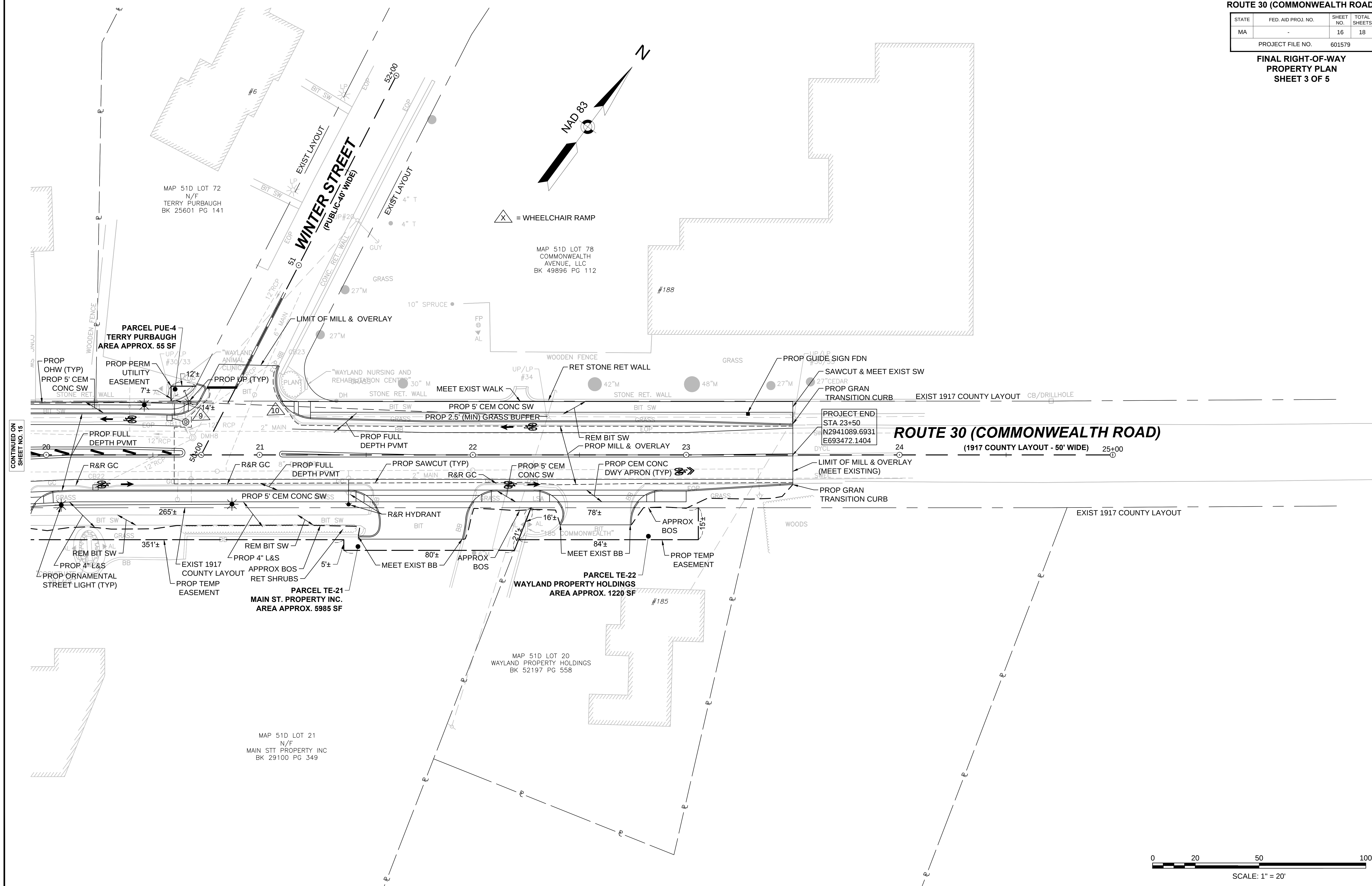
PROJECT FILE NO. 601579

FINAL RIGHT-OF-WAY
PROPERTY PLAN
SHEET 2 OF 5



STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	16	18
PROJECT FILE NO.		601579	

**FINAL RIGHT-OF-WAY
PROPERTY PLAN
SHEET 3 OF 5**



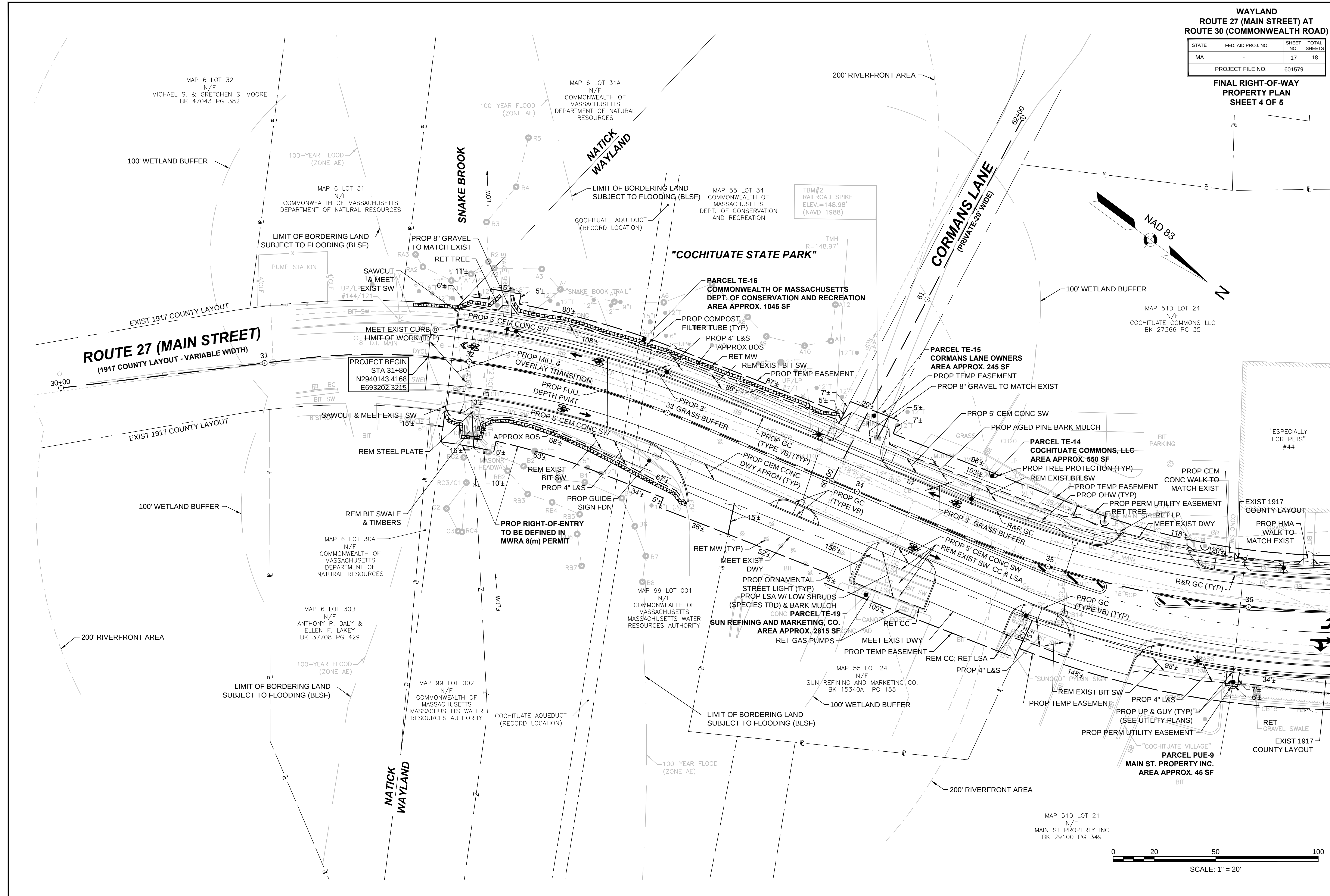
WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	17	18

PROJECT FILE NO. 601579

FINAL RIGHT-OF-WAY
PROPERTY PLAN
SHEET 4 OF 5

601579(PS)SERV6(PROPERTY PLANS)DWG
Plotted on 24-Nov-2014 10:36 AM



WAYLAND
ROUTE 27 (MAIN STREET) AT
ROUTE 30 (COMMONWEALTH ROAD)

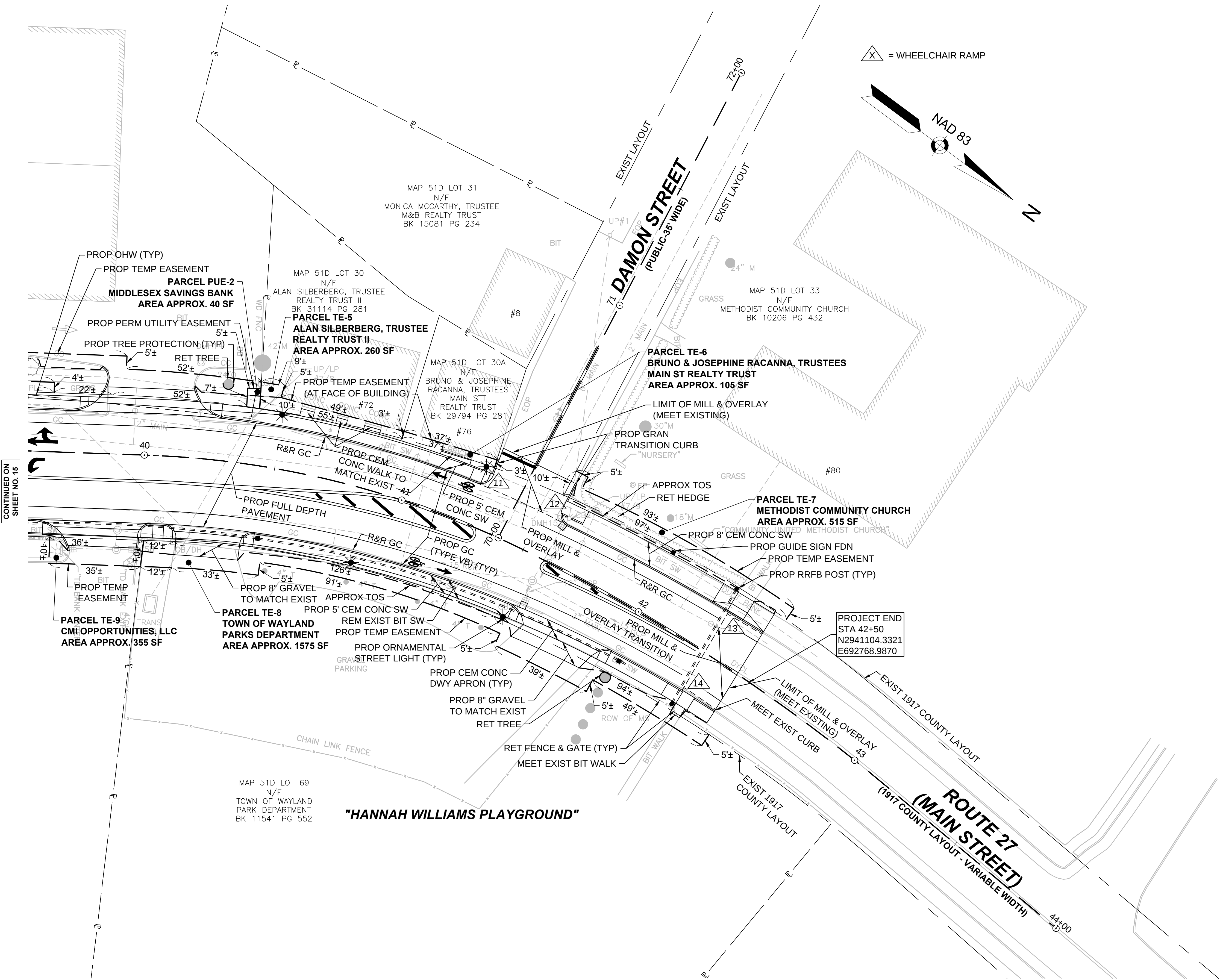
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	18	18
PROJECT FILE NO.		601579	

FINAL RIGHT-OF-WAY
PROPERTY PLAN
SHEET 5 OF 5

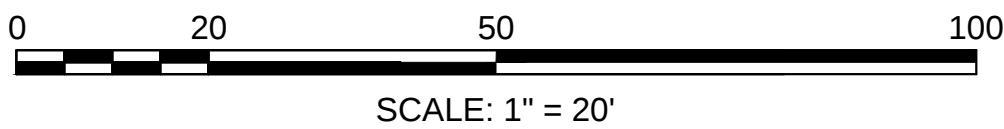
X = WHEELCHAIR RAMP

NAD 83

N



CONTINUED ON
SHEET NO. 15



FOR REGISTRY USE ONLY



CERTIFICATIONS
I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINE FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

FURTHERMORE, I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR
DATE: _____

Lakeview Road

Pond Drive

Curtis Road

Doran Road

Main Street



NOTES

- 1.) THIS PLAN IS COMPILED FROM PLANS OF RECORD.
- 2.) TOTAL AREA OF STUDY AREA IS 8.4± ACRES.

LEGEND

- 20 ... ASSESSORS MAP AND LOT
24 ... STUDY AREA

REFERENCE PLANS

- 1.) LAND COURT CASE NUMBER 140254

LOCUS REFERENCE

ASSESSOR'S PLATE 47A, 47B, 47C, 47D

ZONING INFORMATION

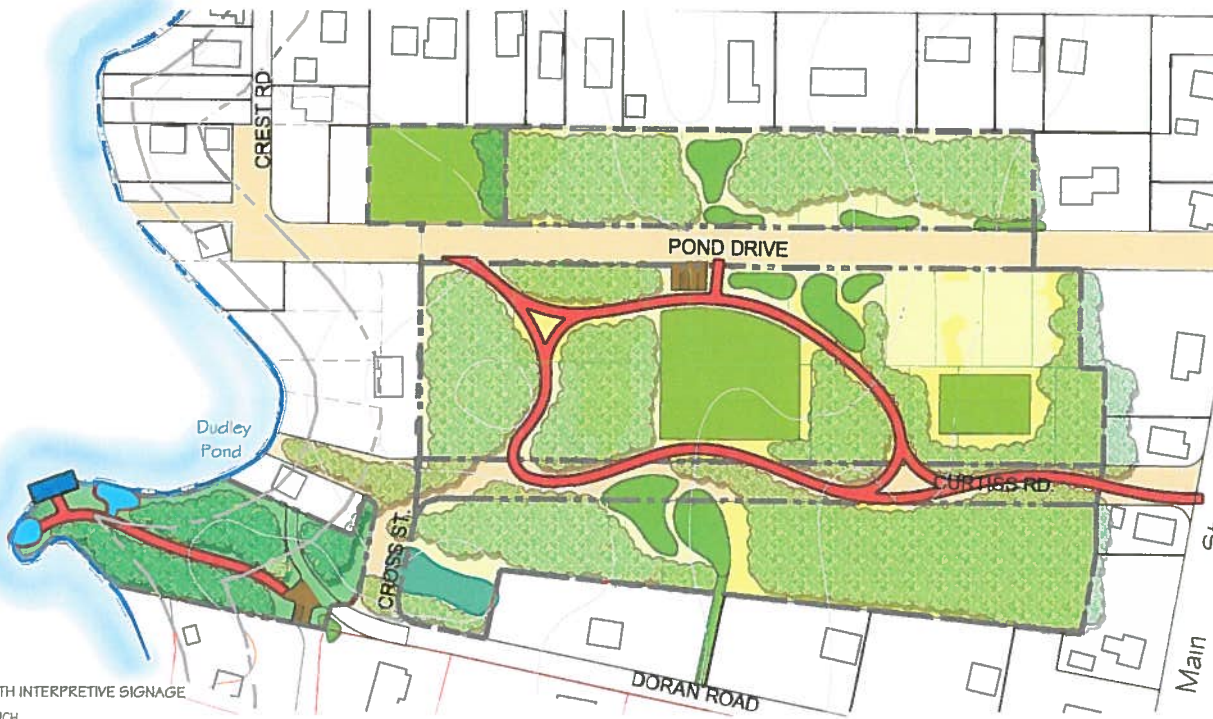
DISTRICT: R20
MINIMUM LOT SIZE: 20,000 SQ. FT.
MINIMUM FRONTAGE: 120'

Town of
Wayland
Massachusetts

Town Surveyor's Office
21 Commons Road, Wayland, MA 01981

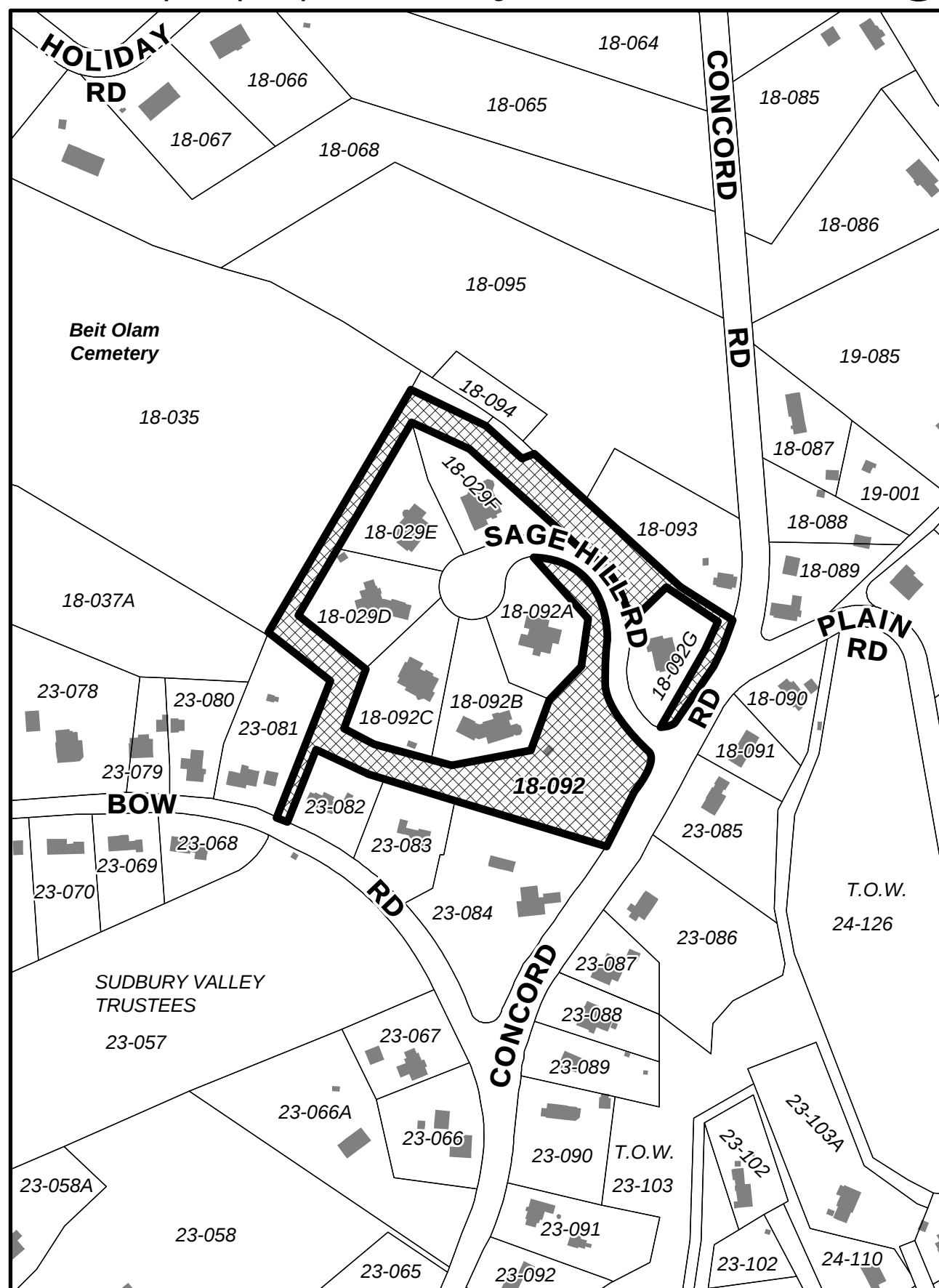
Plan of Land
in
Wayland, Massachusetts
Prepared For
Doran Road ~ Dudley Pond
Comprehensive Feasibility Study

Project: Doran Road Sheet:
Date: 9/30/2010
Scale: 1" = 50'



KEY

- TRAILS WITH INTERPRETIVE SIGNAGE
- BOAT LAUNCH
- OVERLOOK
- PARKING
- SEPTIC TREATMENT
- BIOSWALES / RAIN GARDENS
- REMAINS TOWN LAND
- BECOMES OR REMAINS RECREATION LAND
- GIFTED TO CONSERVATION



APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED.

I CERTIFY THAT THE PREPARATION OF THIS PLAN
CONFORMS TO THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

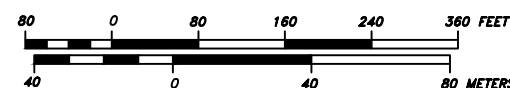
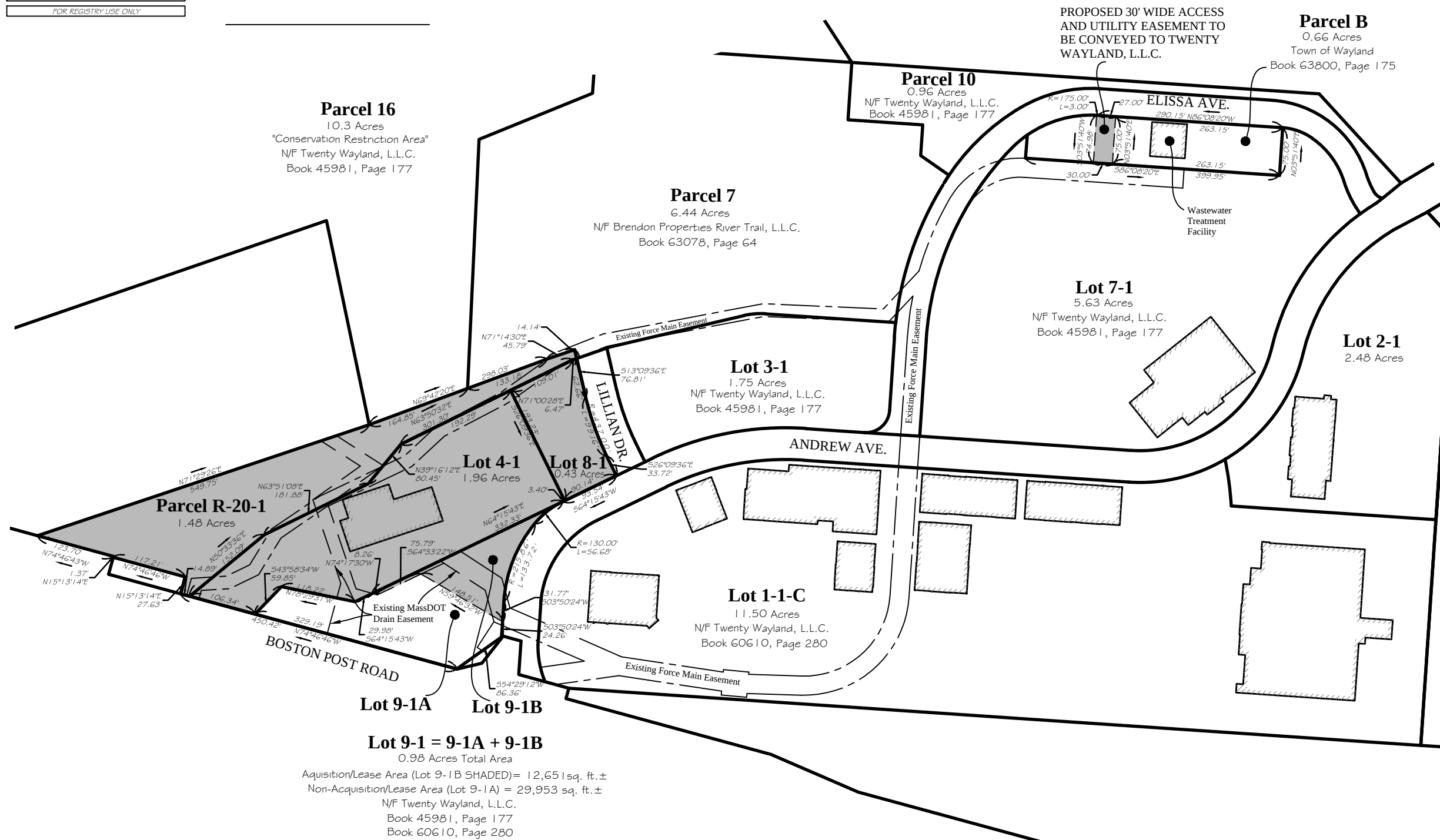
DATE: _____

- 1.) PLAN NUMBER 305 OF 2012.
- 2.) PLAN NUMBER 1008 OF 2013.
- 3.) PLAN NUMBER 294 OF 2014.

1.) PARCEL AND LOT NUMBERS ARE AS SHOWN ON
REFERENCE PLANS #1 AND #2.

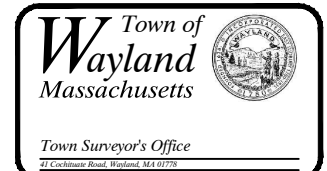
2.) LOT #9-1 AS SHOWN ON REFERENCE PLAN #1 IS THE COMBINATION OF PARCEL R-21 AND PARCEL 1-1-A. THE CONFIGURATION OF LOT #9-1 AS SHOWN ON THIS PLAN REFLECTS A 2014 MASSDOT TAKING AS SHOWN ON REFERENCE PLAN #3.

3.) LOT 9-1B IS TO LEASED OR ACQUIRED BY THE TOWN OF WAYLAND. LOT 9-1A IS TO BE RETAINED BY TWENTY WAYLAND, L.L.C.



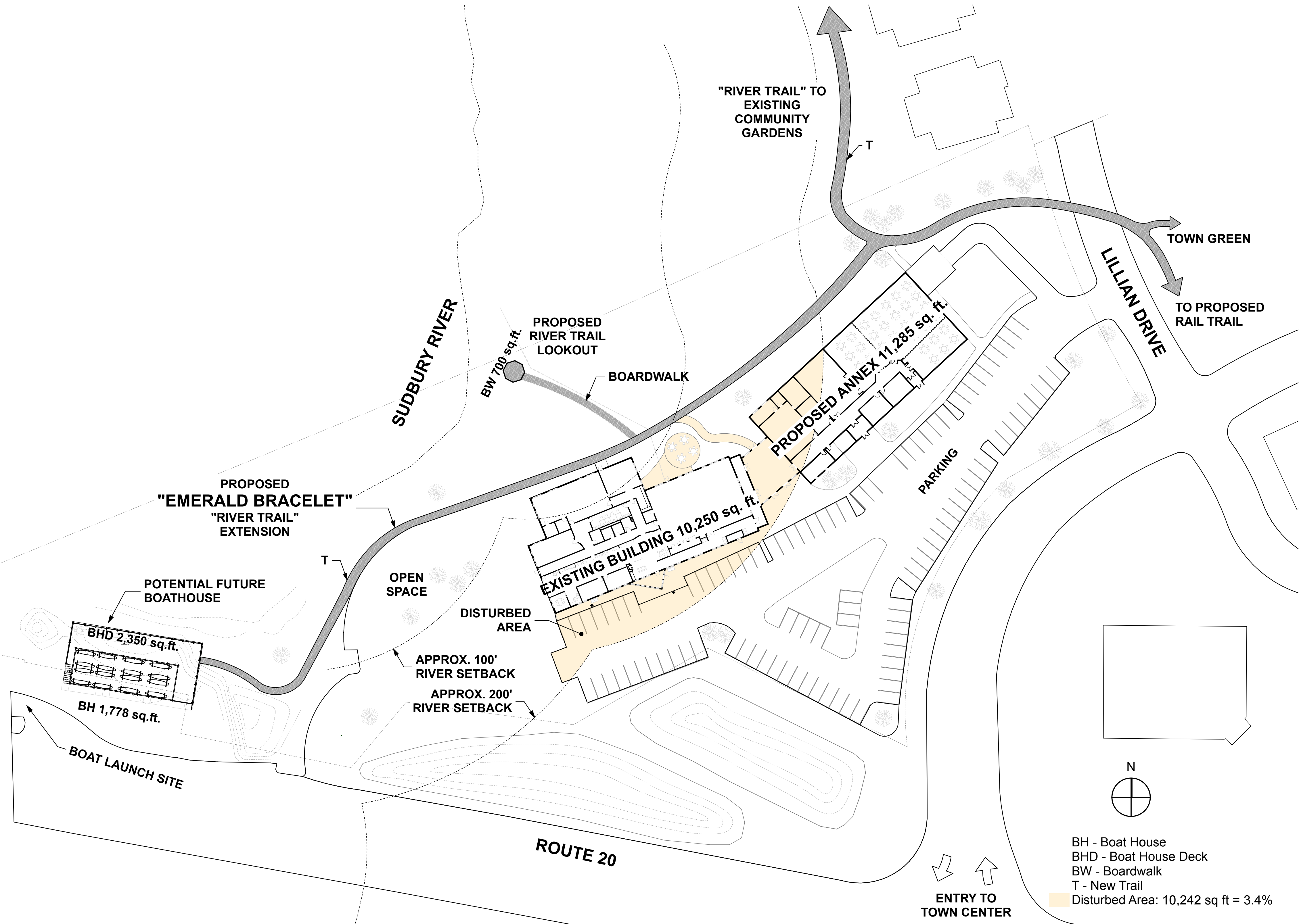
General Notes

No.	Revision/Issue	Date

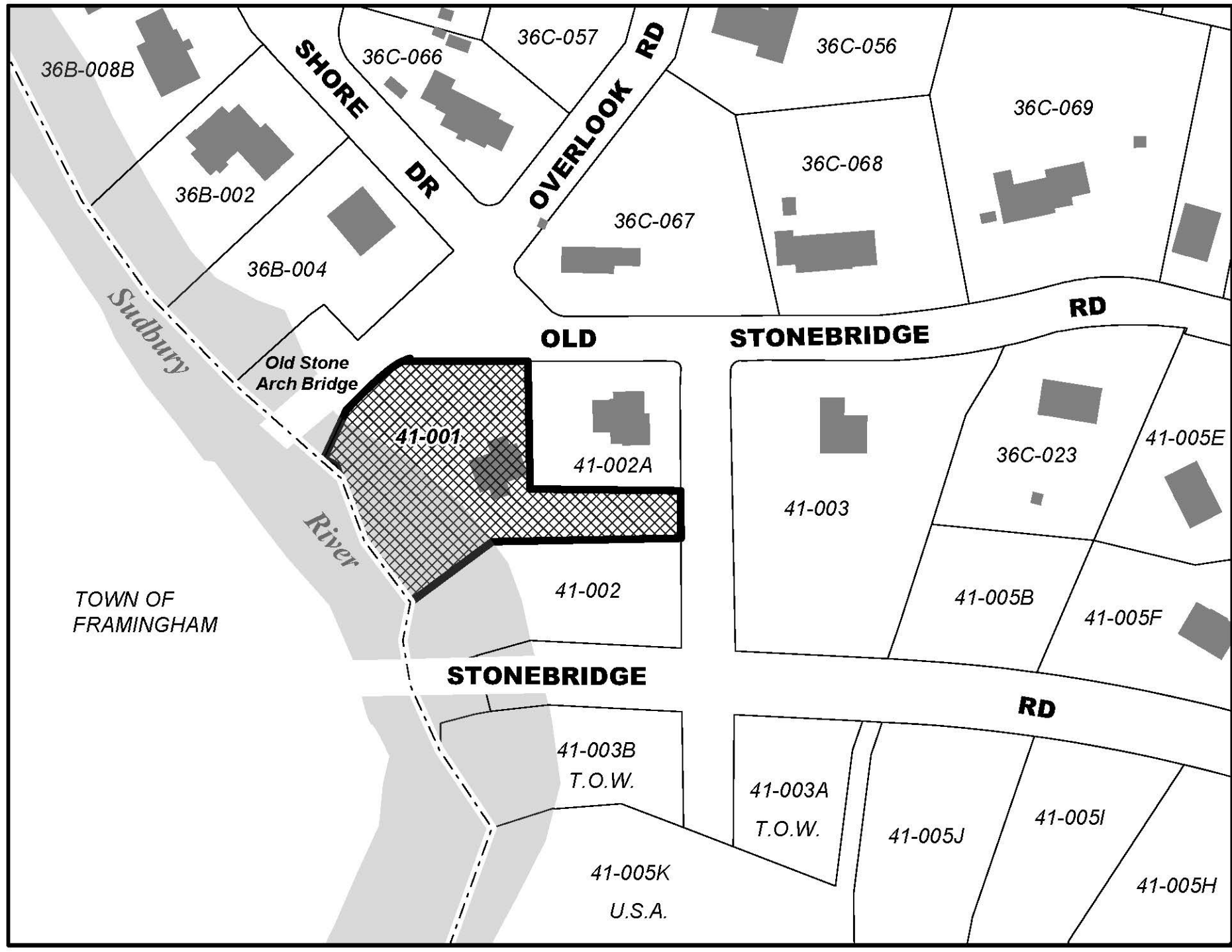


*Plan of land
Wayland, Massachusetts
Showing Proposed
Lease/Acquisition Area and
Access/Utility Easement*

Project <i>Town Center Municipal Parcel Lease and Easement</i>	Sheet
Date <i>February 4, 2015</i>	
Scale <i>1" = 80'</i>	



WAYLAND COMMUNITY CENTER CONCEPT PLAN



36B-008B

SHORE
DR

36C-066

36C-057

OVERLOOK
RD

36C-056

36C-069

36C-068

36C-067

36B-002

36B-004

RD

Sudbury
River

Old Stone
Arch Bridge

OLD

STONEBRIDGE

41-001

41-002A

36C-023

41-005E

TOWN OF
FRAMINGHAM

River

41-002

41-003

41-005B

41-005F

STONEBRIDGE

RD

41-003B
T.O.W.

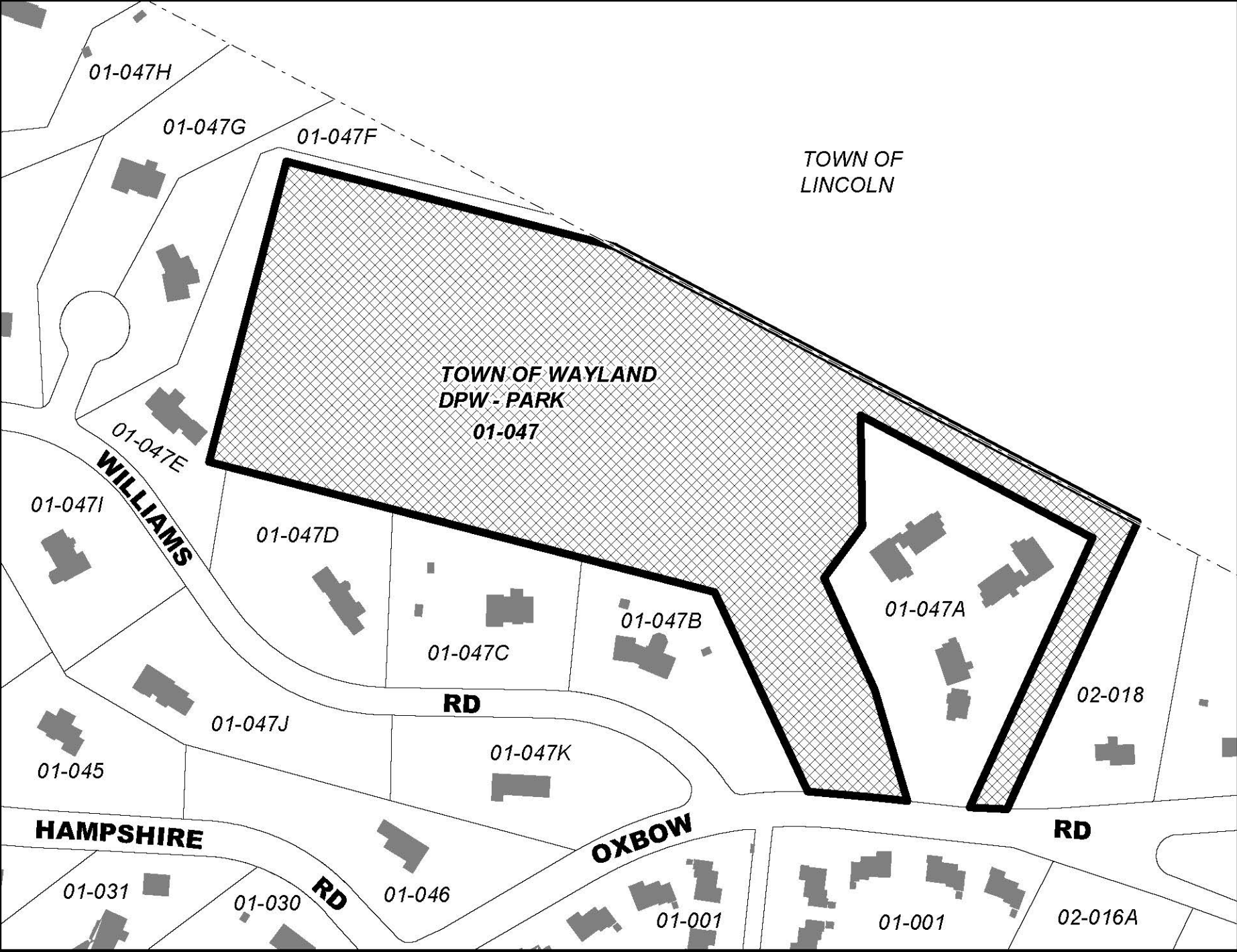
41-003A
T.O.W.

41-005K
U.S.A.

41-005J

41-005I

41-005H



01-047H

01-047G

01-047F

TOWN OF
LINCOLN

TOWN OF WAYLAND
DPW - PARK
01-047

01-047E
WILLIAMS

01-047I

01-047D

01-047C

01-047B

01-047A

02-018

RD

01-047J

01-047K

01-045

HAMPSHIRE

01-031

01-030

RD

01-046

OXBOW

01-001

01-001

RD

02-016A