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WAYLAND, MA ZONING CHART		
ZONE DISTRICT: MIXED-USE OVERLAY DISTRICT OFFICE USES, RETAIL USES, RESTAURANT USE, RESIDENTIAL USES ALLOWED BY MIXED-USE PROJECT MASTER SPECIAL PERMIT. MUNICIPAL USES ALLOWED AS OF RIGHT		
	REQUIRED	PROVIDED
MIN. LOT SIZE	50 ACRES	56.94 ACRES
MINIMUM SETBACK FROM EDGE OF CURB	15 FT	15 FT
MINIMUM SETBACK FROM MUOD	50 FT	> 50 FT
PERIMETER BOUNDARY		
MAXIMUM BUILDING COVERAGE OF LOT	100%	< 100%
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT

PARKING CHART		
	REQUIRED	PROVIDED
STALL SIZE 90'	9' X 18.5'	9' X 18.5'
STALL SIZE 45'	12.7' X 25'	12.7' X 25'
PARALLEL PARKING	8' X 22'	9' X 24'
WIDTH ASILE	24 FT	24 FT
NUMBER OF SPACES	SEE NOTE 1	

- PARKING NOTES:
1. CONCEPT PARKING DESIGN HAS APPROXIMATELY 1,200 SPACES. A SHARED PARKING ANALYSIS WILL BE COMPLETED WITH THE MASTER SPECIAL PERMIT APPLICATION.
 2. ANY LARGE PARKING AREAS SHALL BE SEPARATED, WHETHER BY BUILDING, LANDSCAPE FEATURES OR BOTH. AT LEAST 10% OF THE INTERIOR PARKING AREA SHALL BE MAINTAINED WITH LANDSCAPING, INCLUDING TREES, IN LANDSCAPE ISLANDS.
 3. ALL WETLAND RESOURCE AREAS ARE APPROXIMATE
- GENERAL NOTES
1. THE PROPERTY IS UNDER 2 AUL'S:
 - RTN # 3-13302 - FOR THE SOUTHERN AREA - CURRENTLY IN REMEDY OPERATION STATUS
 - RTN # 3-14042 - FOR THE OIL TANK UNDER THE SLAB - CURRENTLY RTN CLOSED
 2. BUILDING AREAS SHOWN ARE BUILDING FOOTPRINT AREAS.

- LEGEND
- × 1.35 EXISTING SPOT ELEVATION
 - × 127 PROPOSED SPOT ELEVATION
 - FFE: 120 PROPOSED FIRST FLOOR ELEVATION
 - 1.27 — EXISTING CONTOUR ELEVATION
 - — EXISTING EASEMENT
 - — 100' WETLAND BUFFER
 - — EXISTING WETLAND LINE
 - — ZONE LINE
 - — RAYTHEON LINE
- NOTE:
INFORMATION DEPICTED ON PLAN IS FOR CONCEPT PLANNING PURPOSES ONLY FOR THE TOWN OF WAYLAND.



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Drawn By:
Checked By:
Issue Date: 1 AUGUST 2006
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Project:
Wayland Town Center
400 Boston Post Road
Wayland, Massachusetts

Concept Plan
Submission

Drawing Title:
PRELIMINARY SITE DEVELOPMENT PLAN
Drawing Number
CP-1
SCALE 1"=100'