

**ARROW STREET**  
Architecture  
Urban Design  
Planning  
Graphics and Interiors  
212 Elm Street Somerville MA 02144  
617.623.5555 fax:617.625.4646  
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**RJ O'CONNELL**  
**& ASSOCIATES, INC.**  
Civil Engineers & Land Planners  
80 MONTVALE AVE. STONEHAM, MA 02180  
PHONE: 781 279 0180 FAX: 781 279 0173

---

**SHESKLY** ARCHITECTS  
14 Franklin Street  
Quincy, MA 02169

Proponent:

**Twenty Wayland, LLC**  
260 Boston Post Road, Suite 9  
Wayland, MA 02109

Project No:	RJOC 06032
Drawn By:	WJH
Checked By:	CAD/BPD
Issue Date:	2 JUNE 2008
Revision:	Date:

Project:

# Wayland Town Center

400 Boston Post Road  
Wayland, Massachusetts

Site Plan II  
Phase I Site Plan Application

Drawing Title:

**SUBSURFACE SEWAGE  
DISPOSAL SYSTEM DETAILS**

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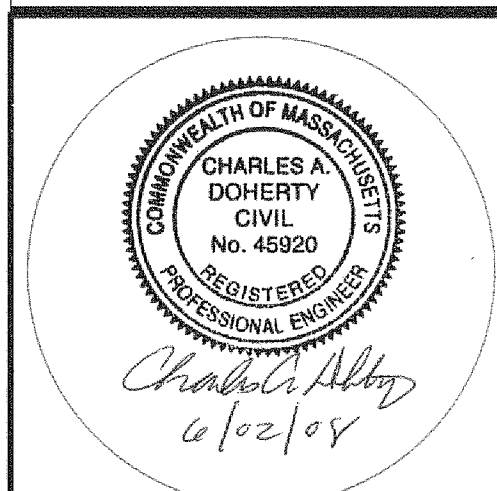
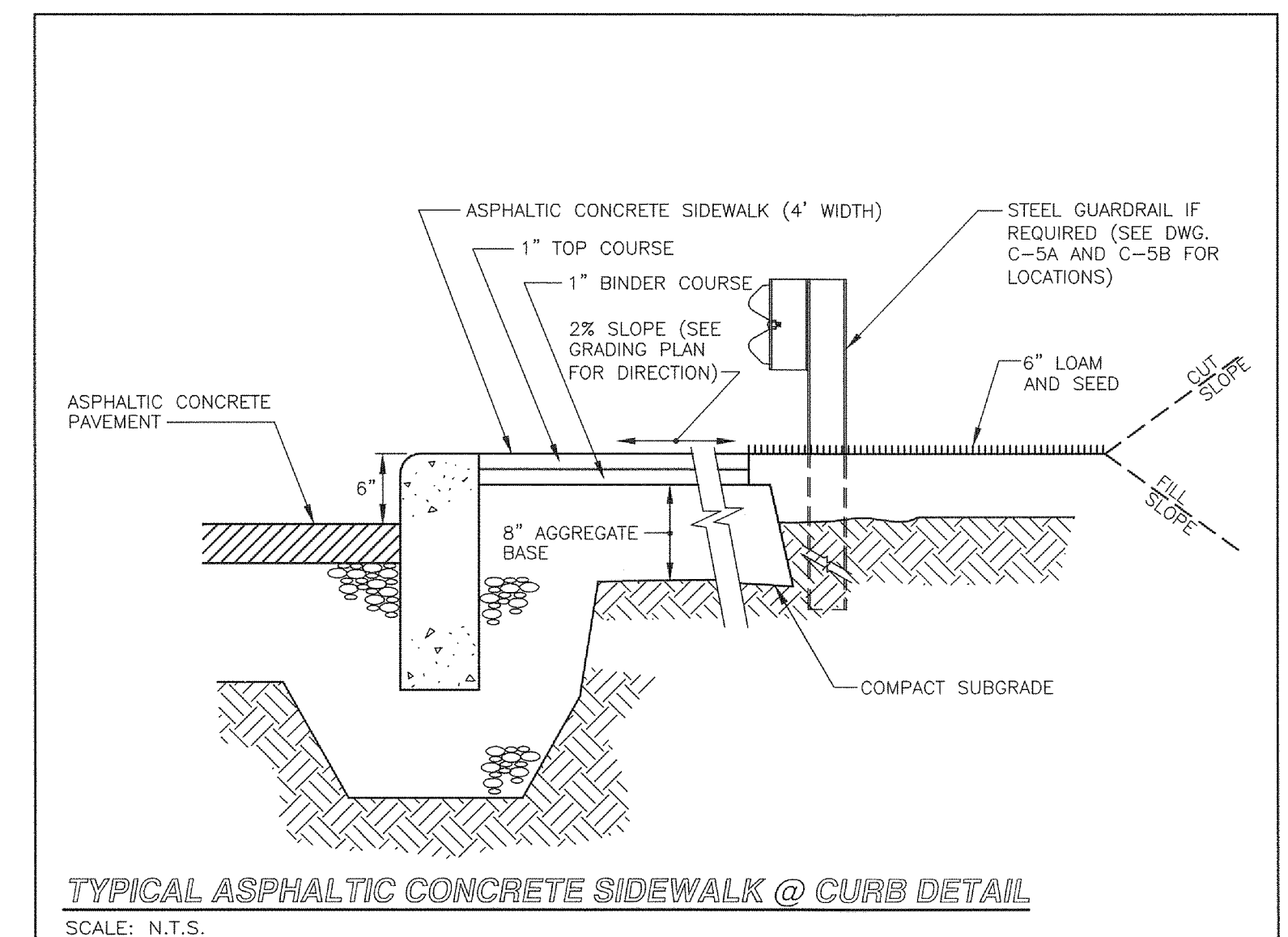
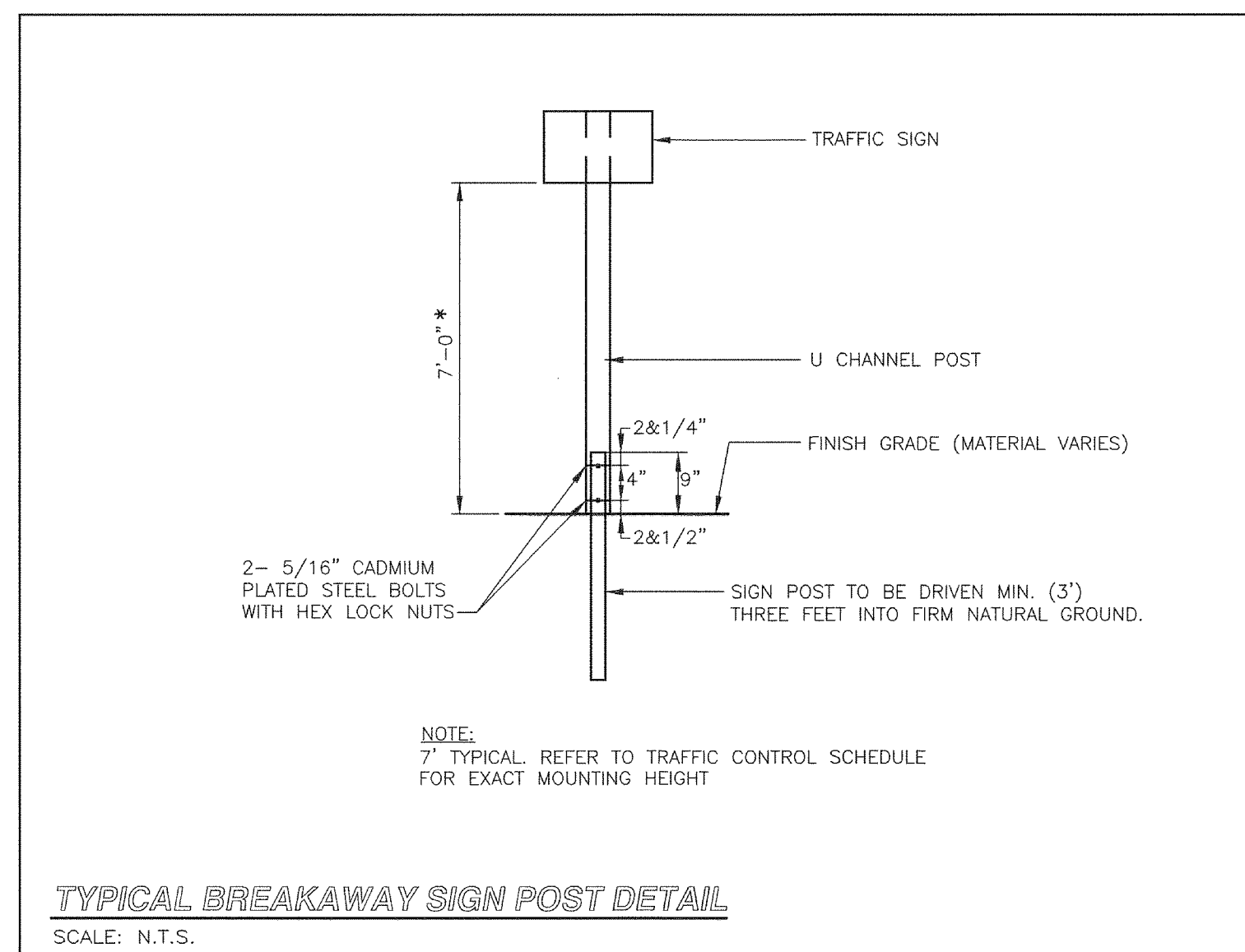
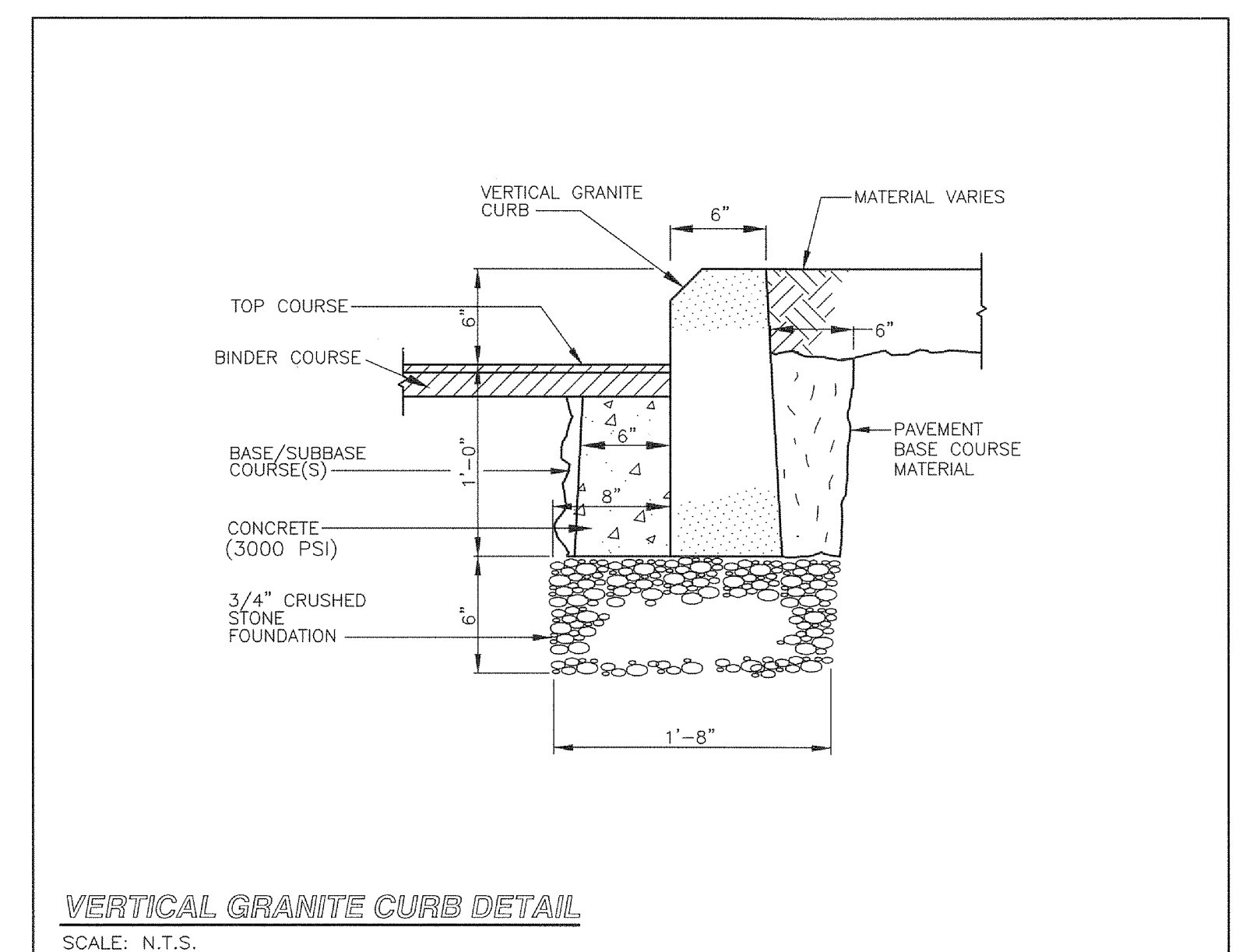
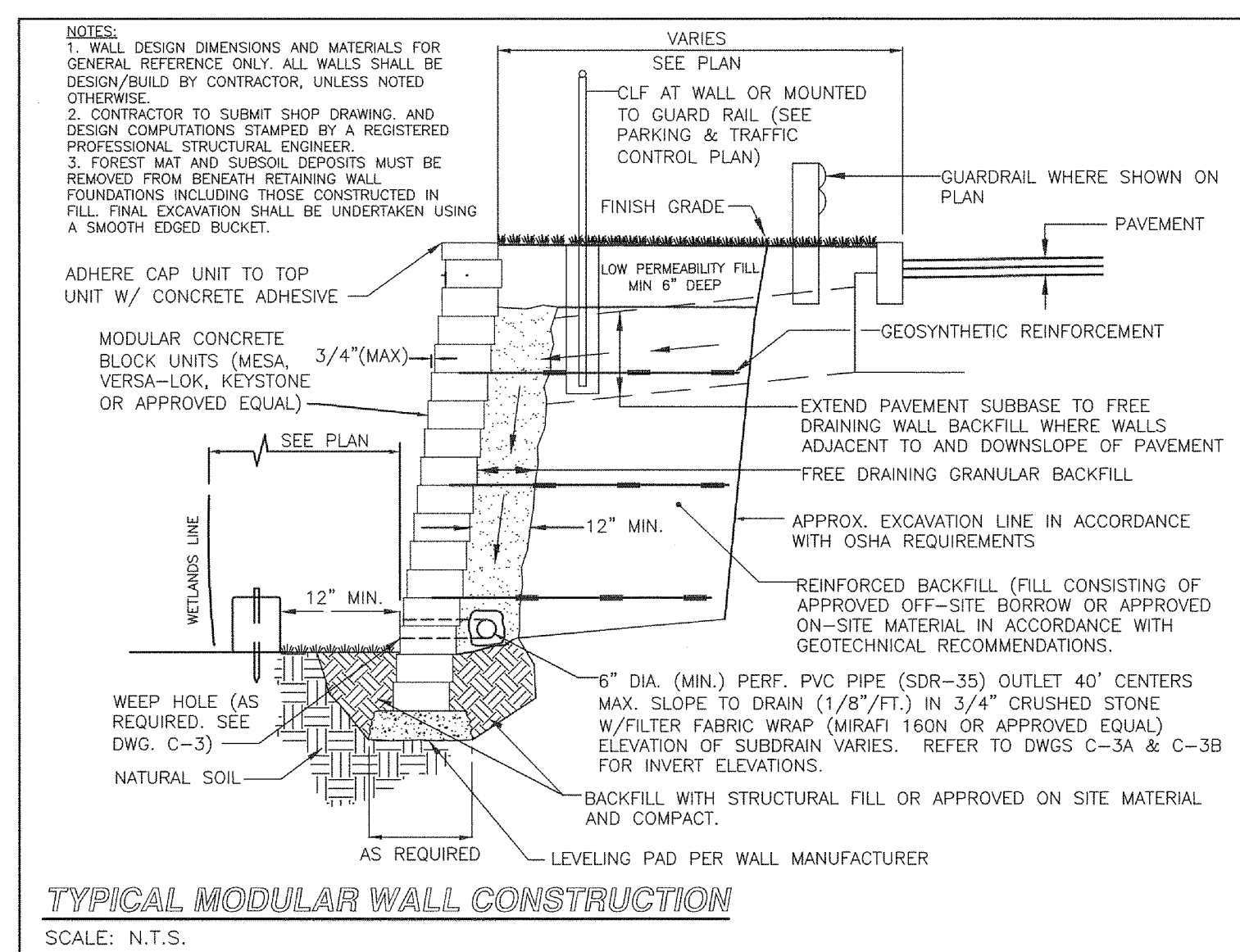
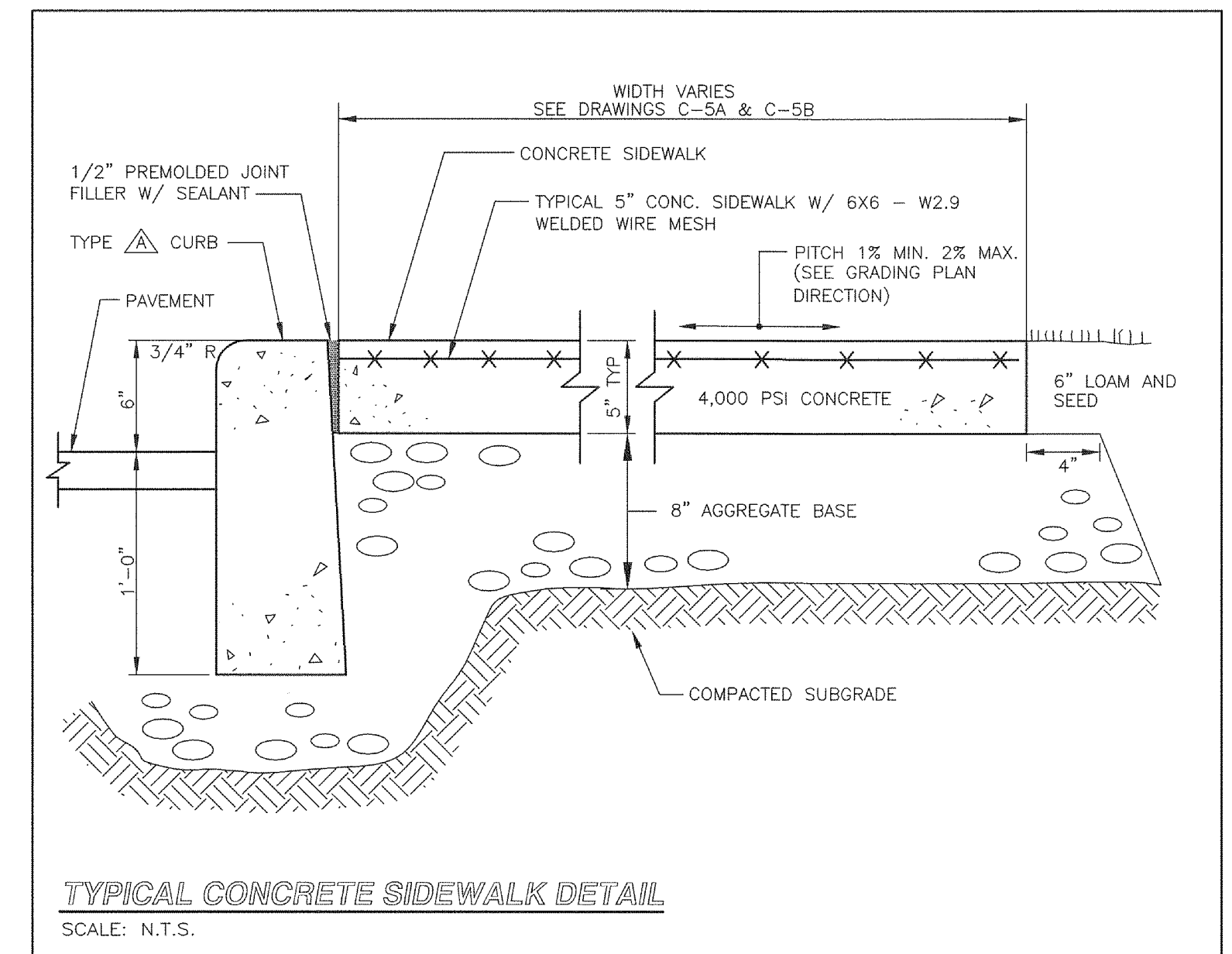
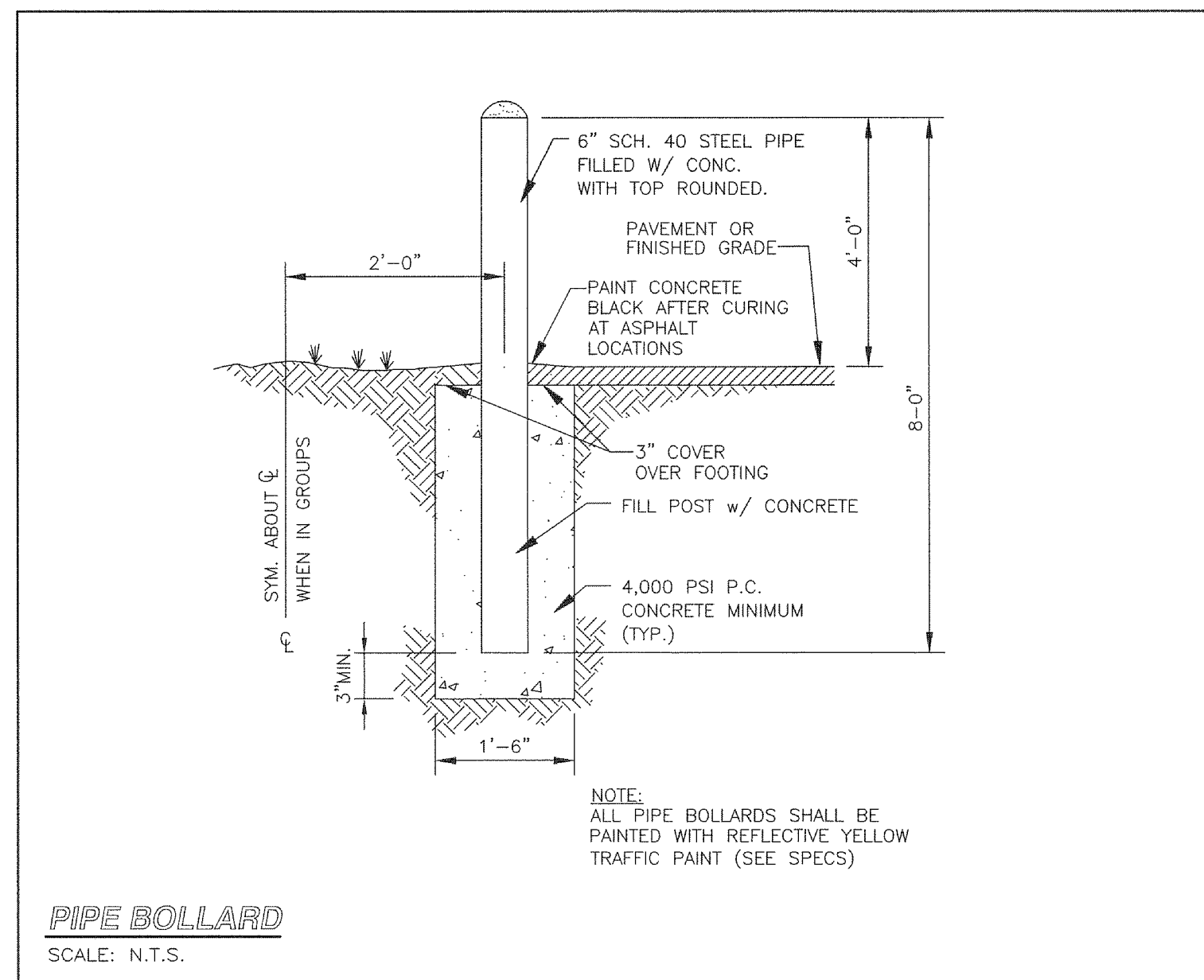
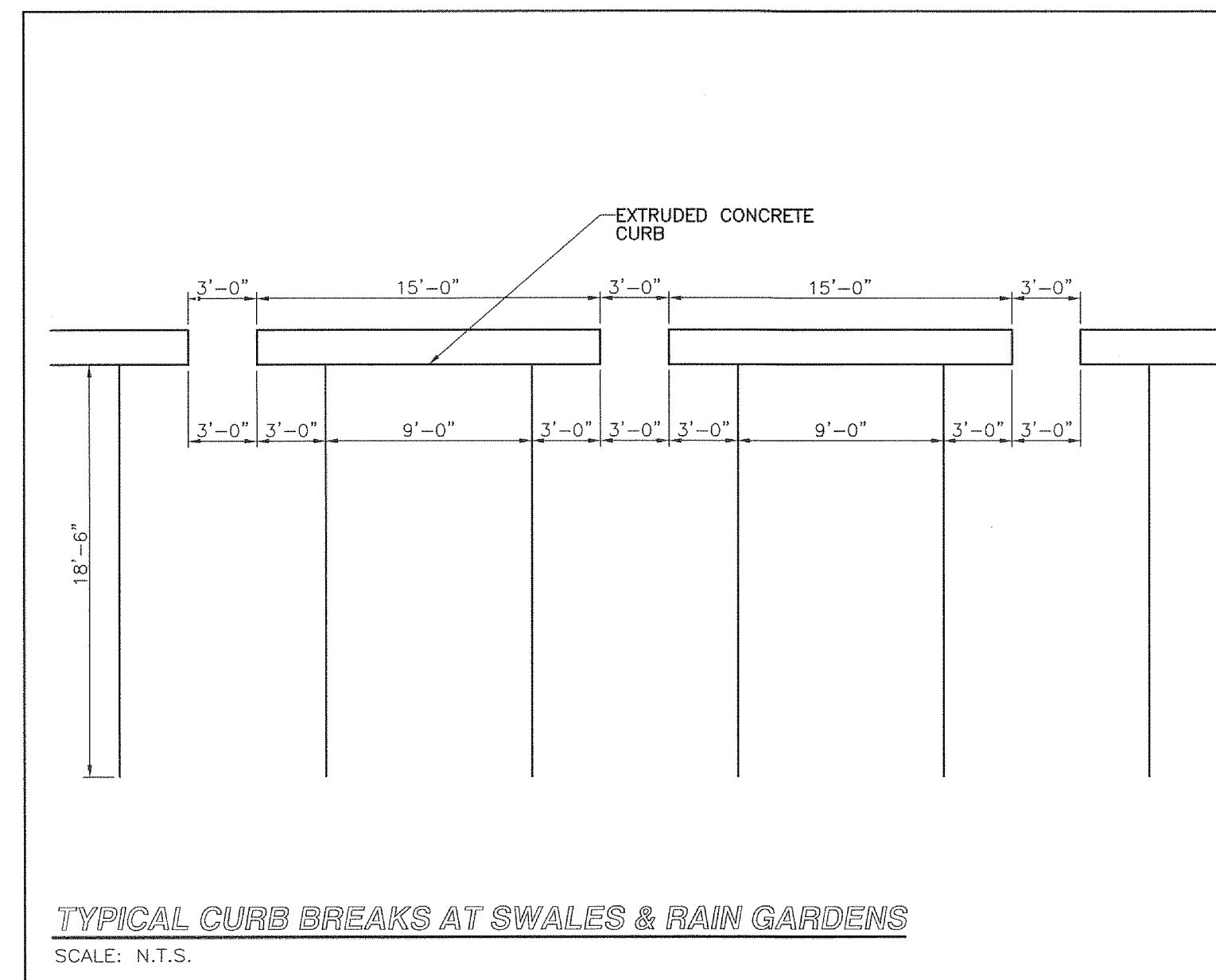
Drawing Number

SCALE N.T.S. **C-10**









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STONEHAM, MA 02180  
 FAX: 781 279 0173

**S H E S K E Y** A R C H I T E C T S

14 Franklin Street  
 Quincy, MA 02169

Proponent:

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# Wayland Town Center

400 Boston Post Road  
Wayland, Massachusetts

Site Plan II  
Phase I Site Plan Application

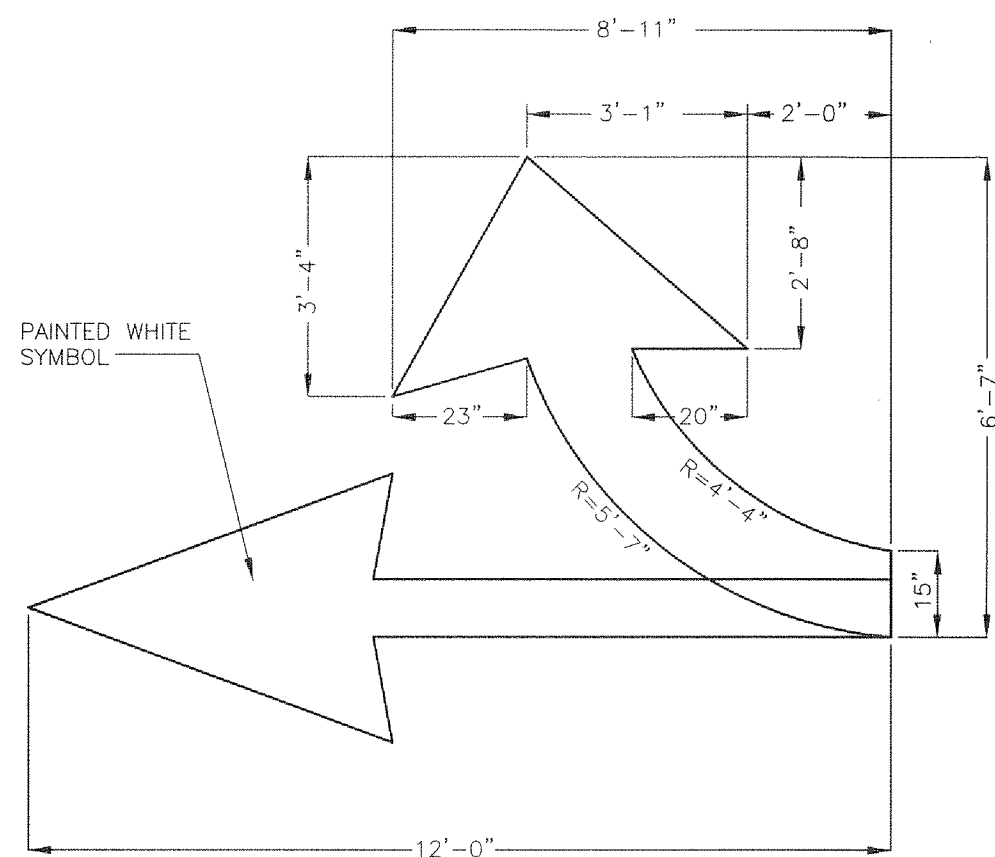
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**LAYOUT AND  
MATERIALS DETAILS I**

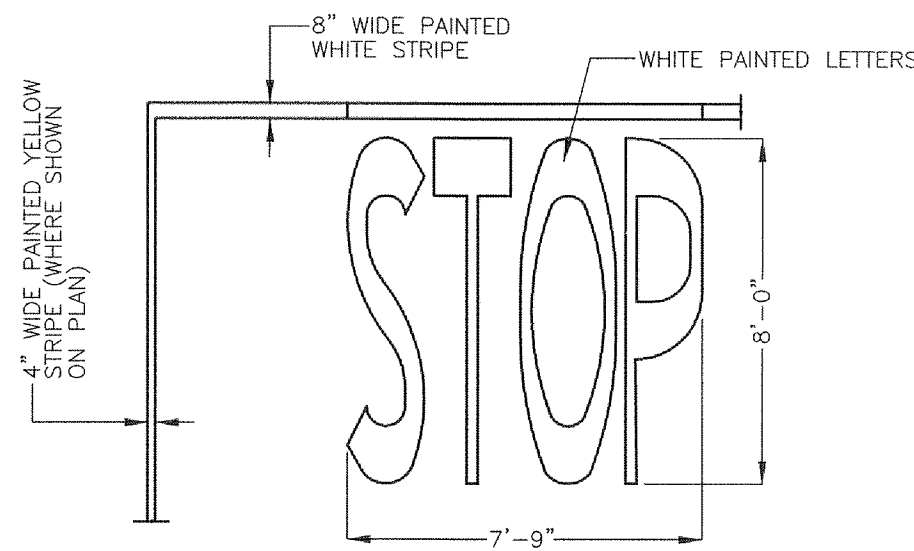
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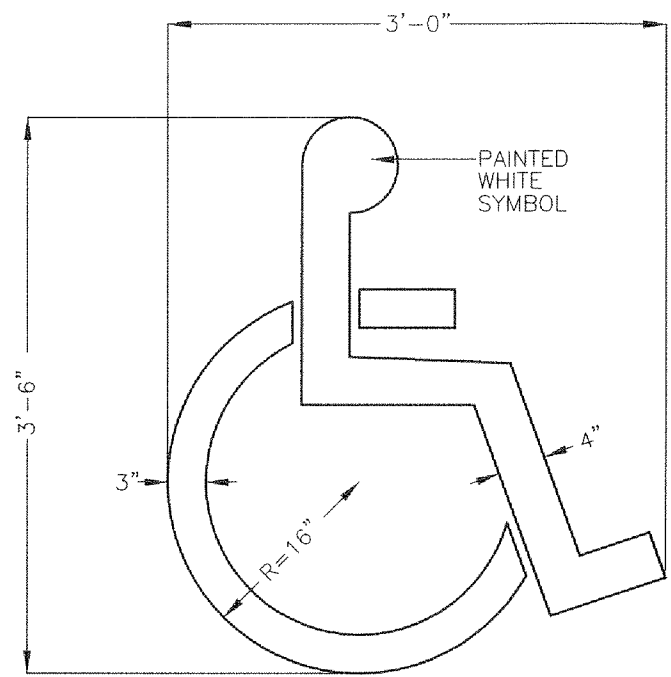
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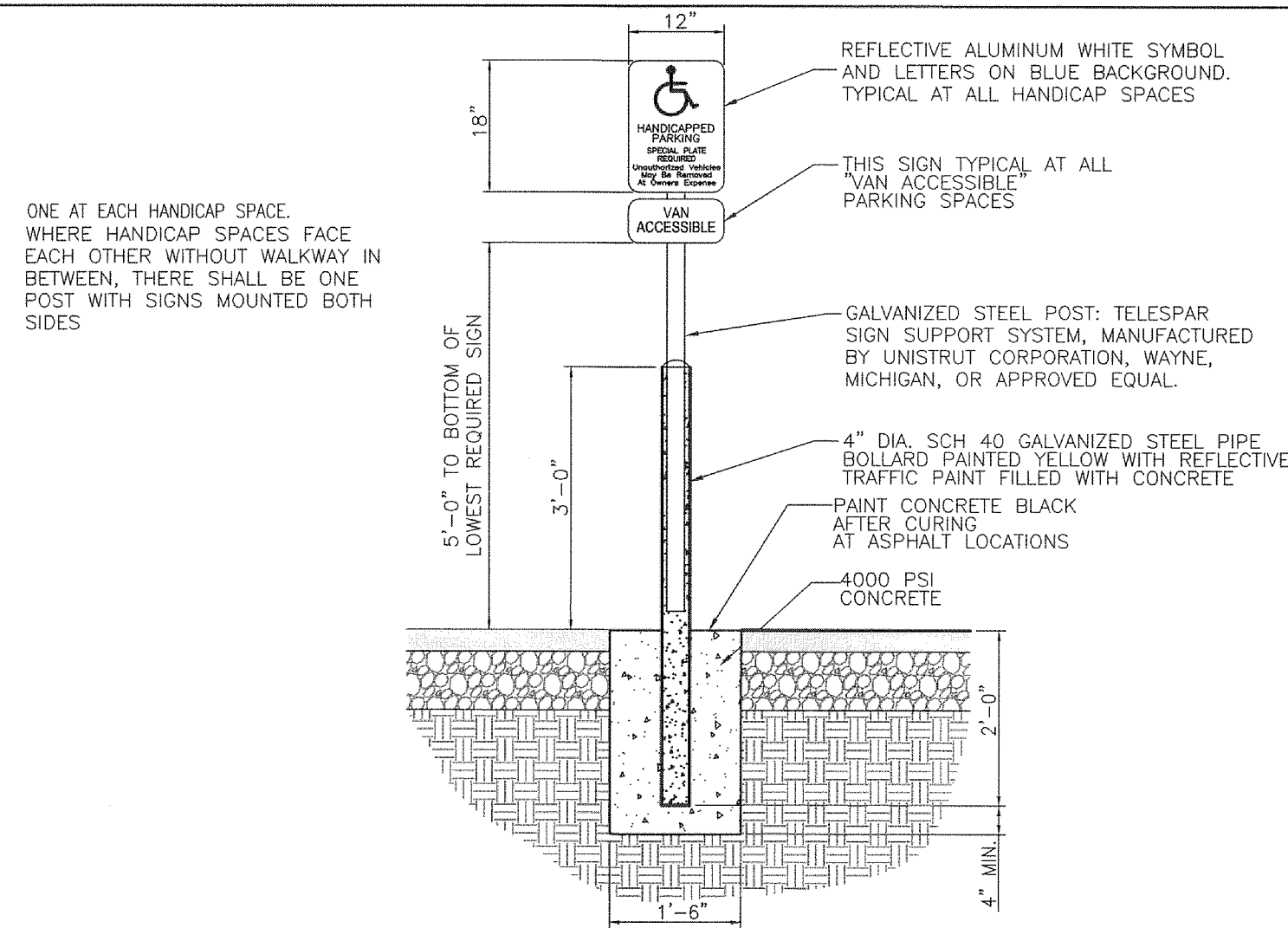
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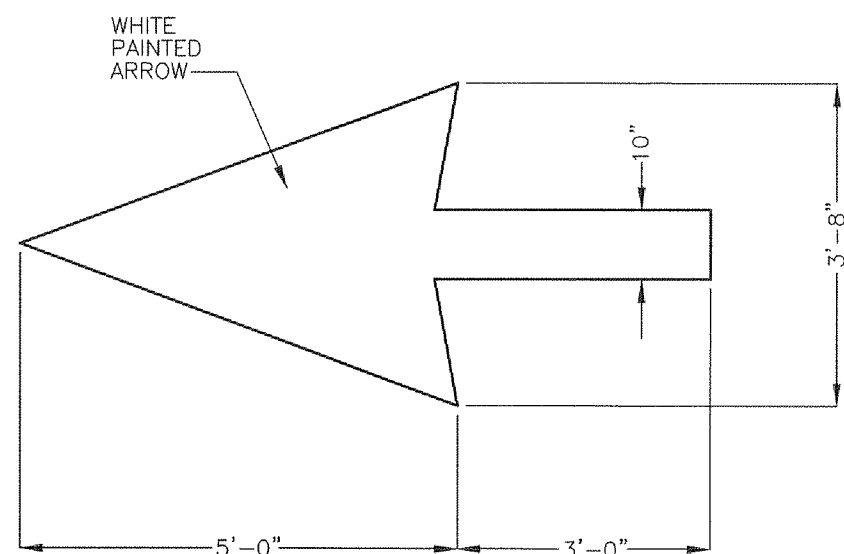
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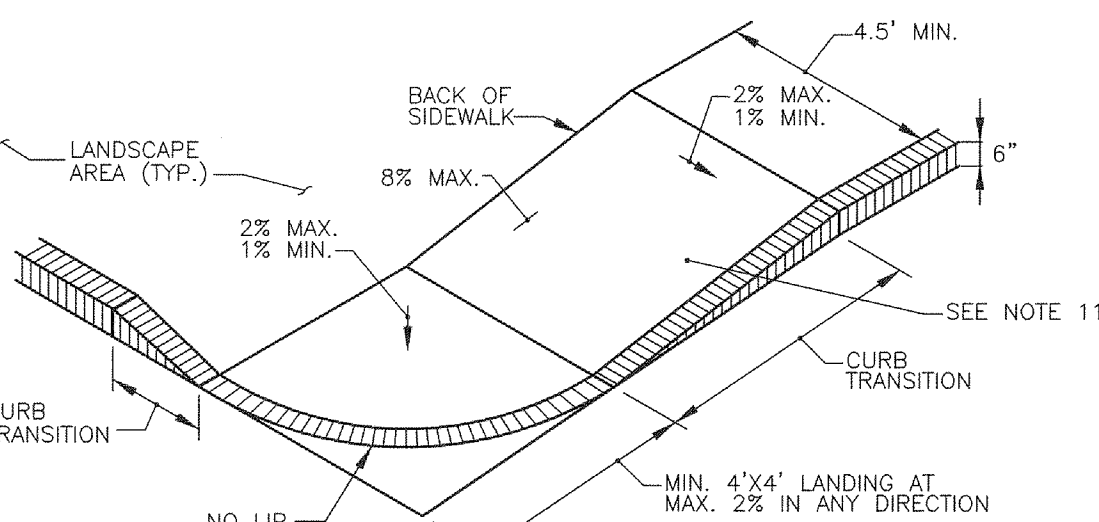
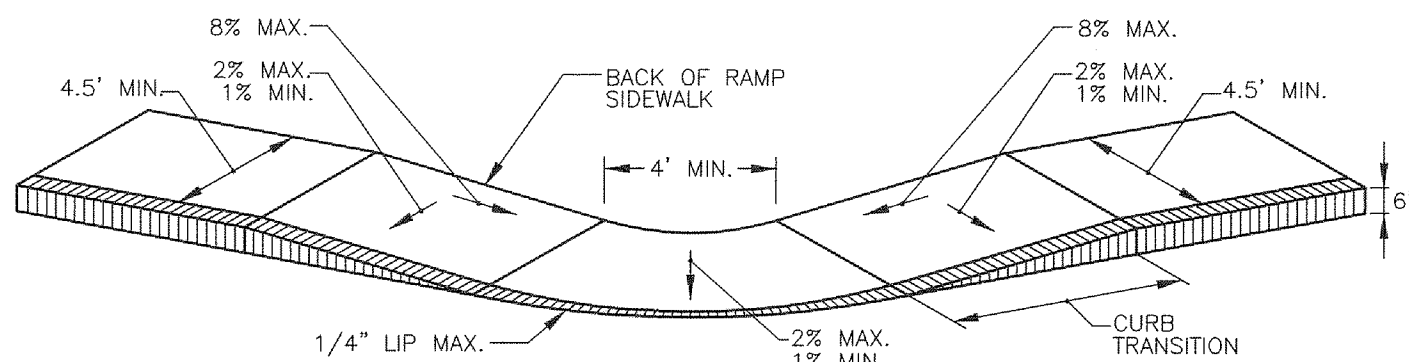
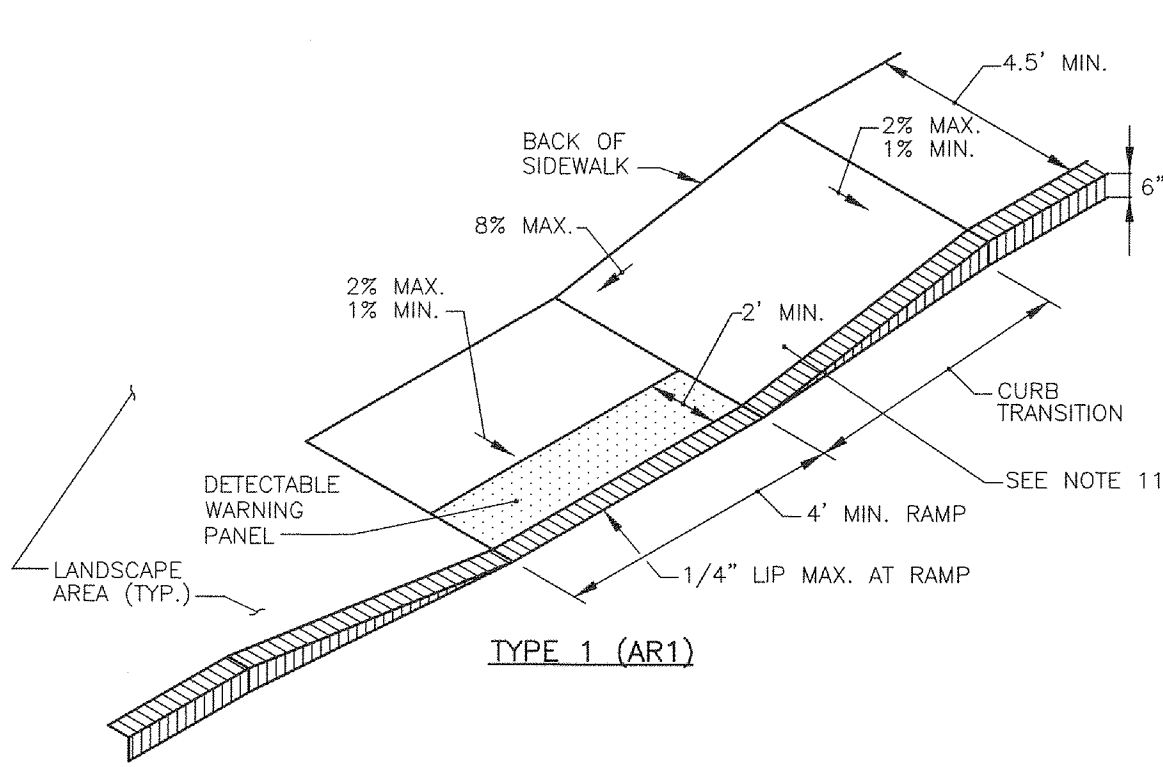
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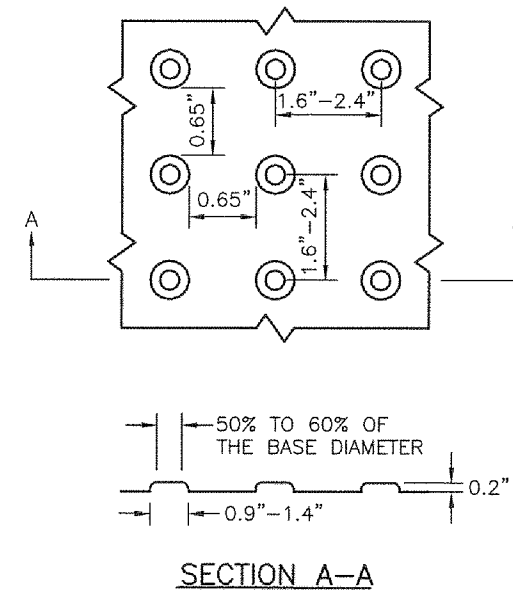
**HANDICAP PARKING SIGN**  
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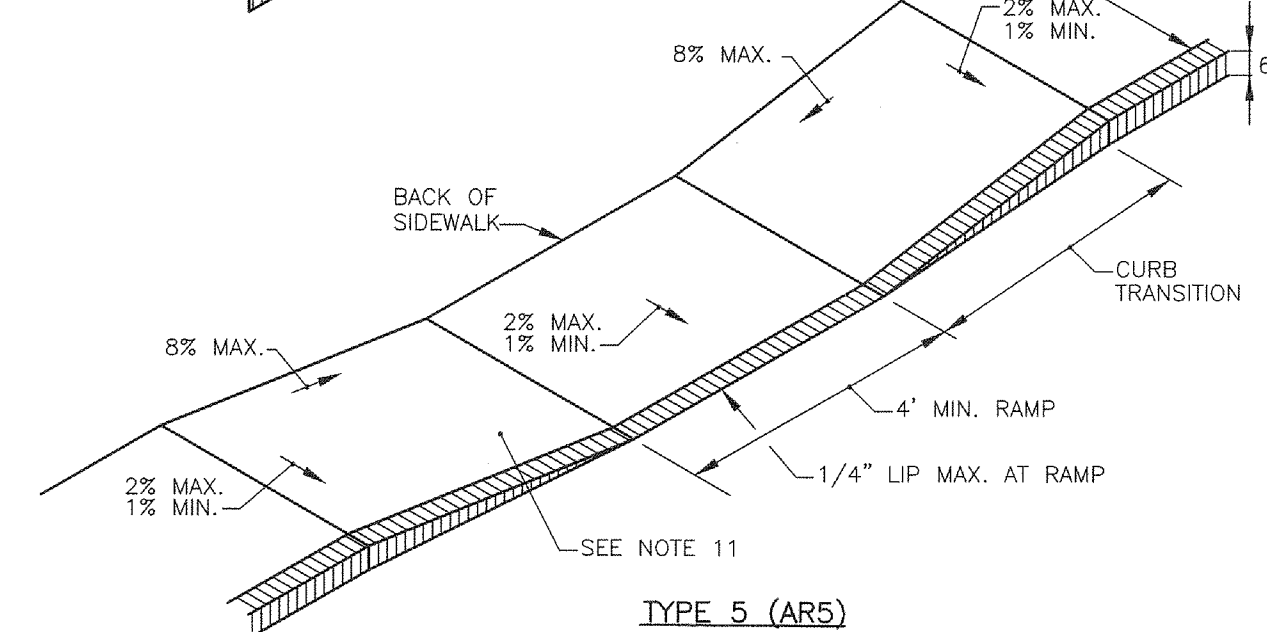
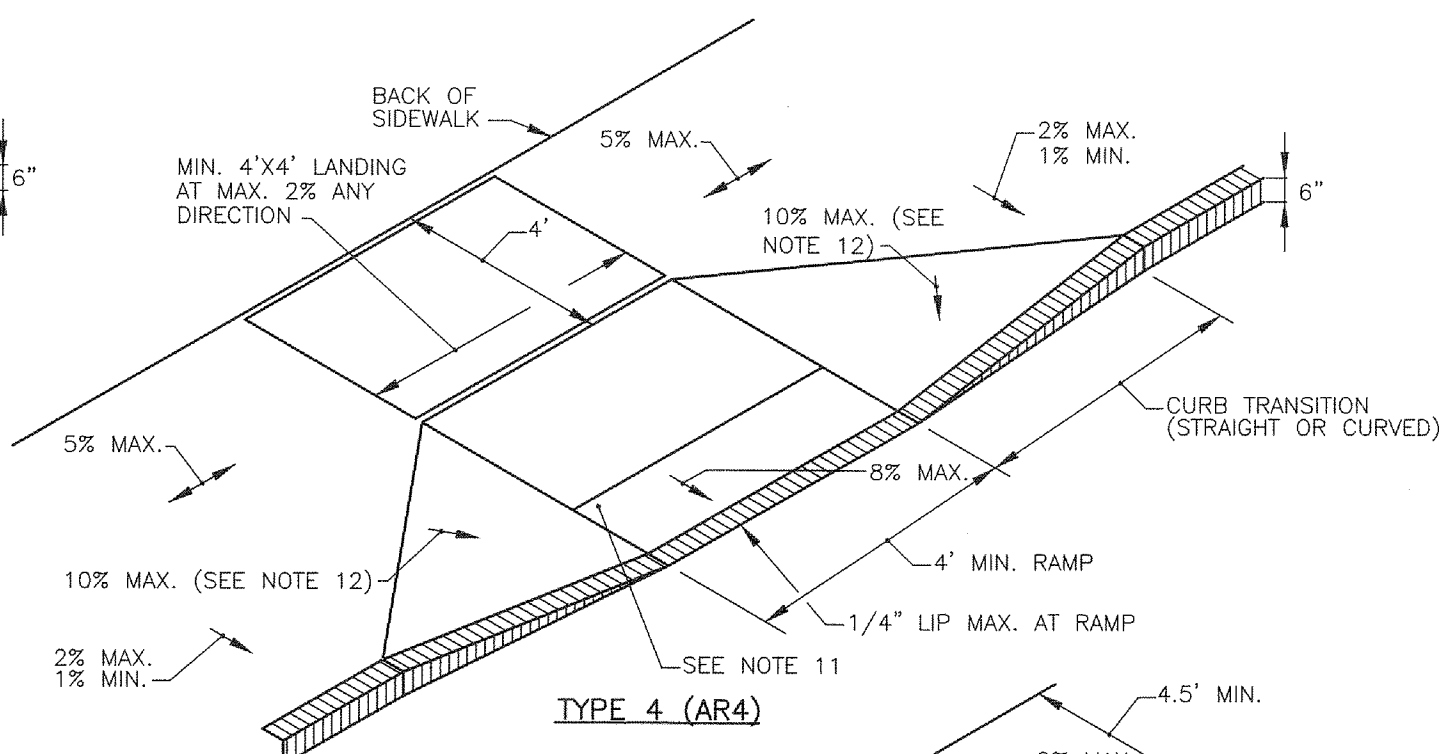
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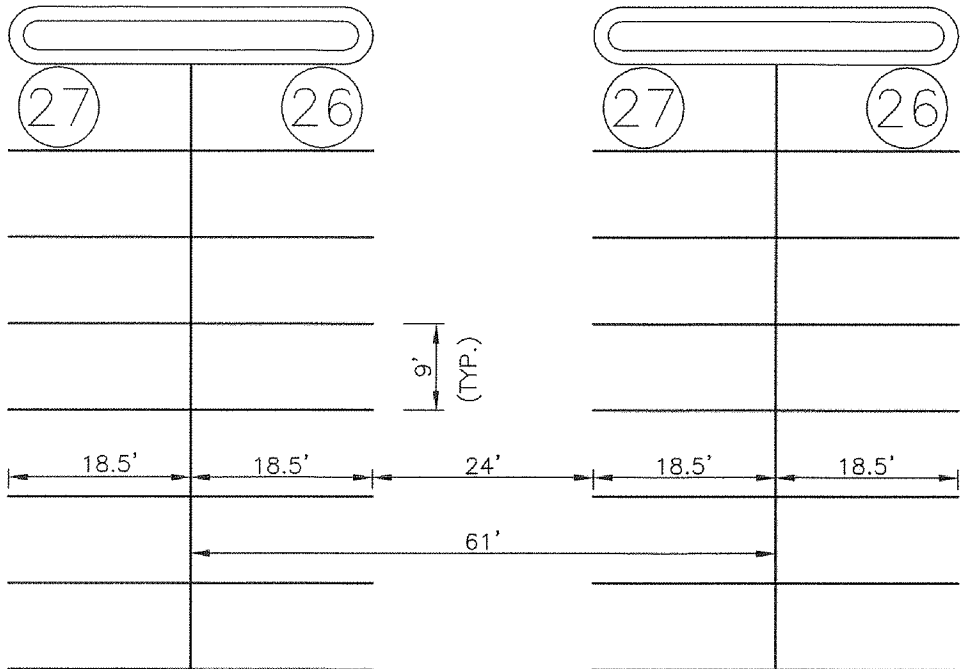
**ACCESSIBLE CURB RAMP (AR)**  
SCALE: N.T.S. CP-001.DWG



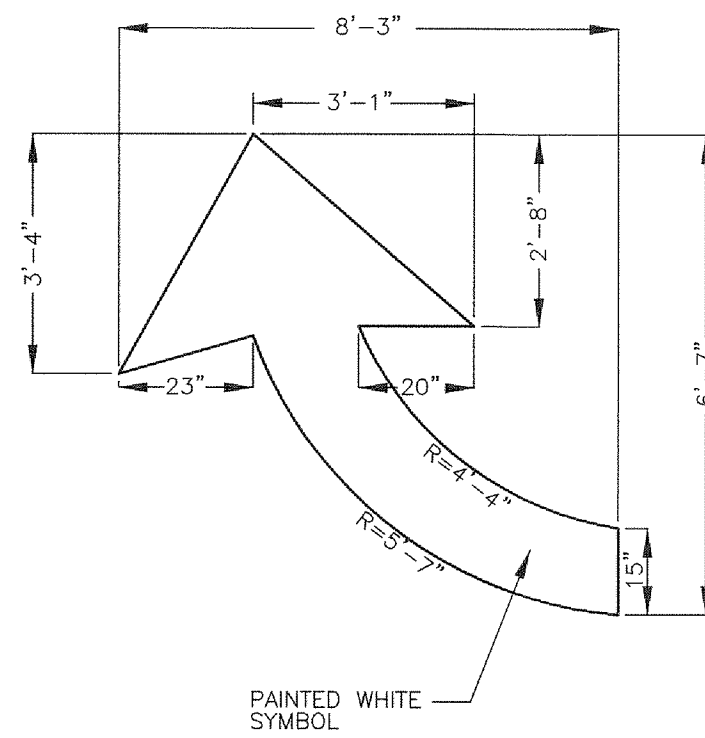
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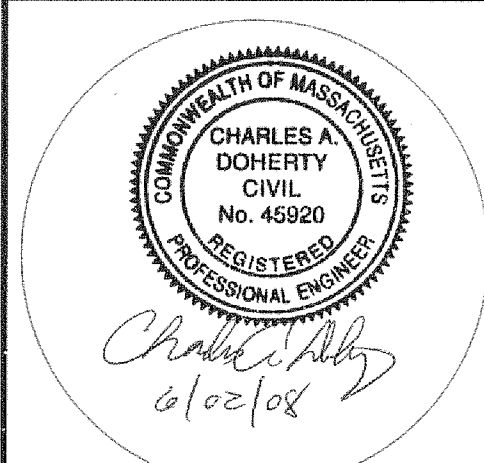
- NOTE:
1. SEE PLANS FOR CURB TYPE.
  2. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, FAIR HOUSING ACT AND ADA.
  3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN.).
  4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
  5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 8%.
  6. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.).
  7. GRADE BASE OF RAMP TO PREVENT PONDING.
  8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
  9. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  10. ALL CURBING AT RAMP SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
  11. IF LANDING AREA IS LESS THAN 4' DEEP, FLARED SIDE RAMP SHALL NOT EXCEED 8% MAX.



**TYPICAL PARKING LOT STRIPING DETAIL**  
SCALE: N.T.S.



**TYPICAL PAINTED ARROWS DETAIL**  
SCALE: N.T.S.



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PHONE: 781.279.0180 FAX: 781.279.0173  
**SHERKEY ARCHITECTS**  
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Wayland, MA 02109

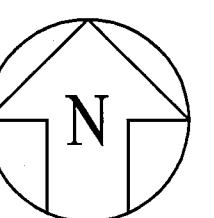
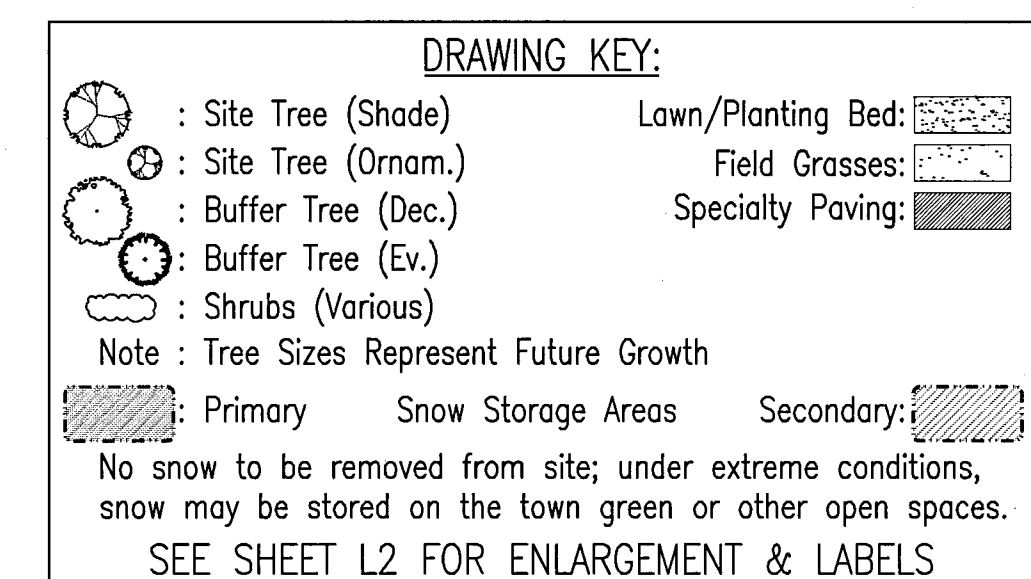
Project No: RJOC 06032  
Drawn By: WJH  
Checked By: CAD/BPD  
Issue Date: 2 JUNE 2008  
Revision: Date:

Project:  
**Wayland Town Center**  
400 Boston Post Road  
Wayland, Massachusetts

Site Plan II  
Phase I Site Plan Application

Drawing Title:  
**LAYOUT AND MATERIALS DETAILS II**  
Drawing Number:  
**C-13**  
SCALE: N.T.S.





**CBA Landscape Architects**  
212 Elm St. 3rd Flr. • Somerville, MA 02144 • [www.cbaland.com](http://www.cbaland.com)  
p. 617-623-7508 • f. 617-776-8775 • [cba@cbaland.com](mailto:cba@cbaland.com)

*Sheskey Architects*  
14 Franklin Street  
Quincy, MA 02169

Twenty Wayland, LLC  
45 Broad Street, 4th Floor  
Boston, MA 02109

Project No:	06065
Drawn By:	DJC / REC
Checked By:	CCB
Issue Date:	2 JUNE 2008
Revision Date:	

Wayland Town Center  
400 Boston Post Road  
Wayland, Massachusetts

## Site Plan II

### Phase I Site Plan Application

## Landscape Plan

Drawing Number

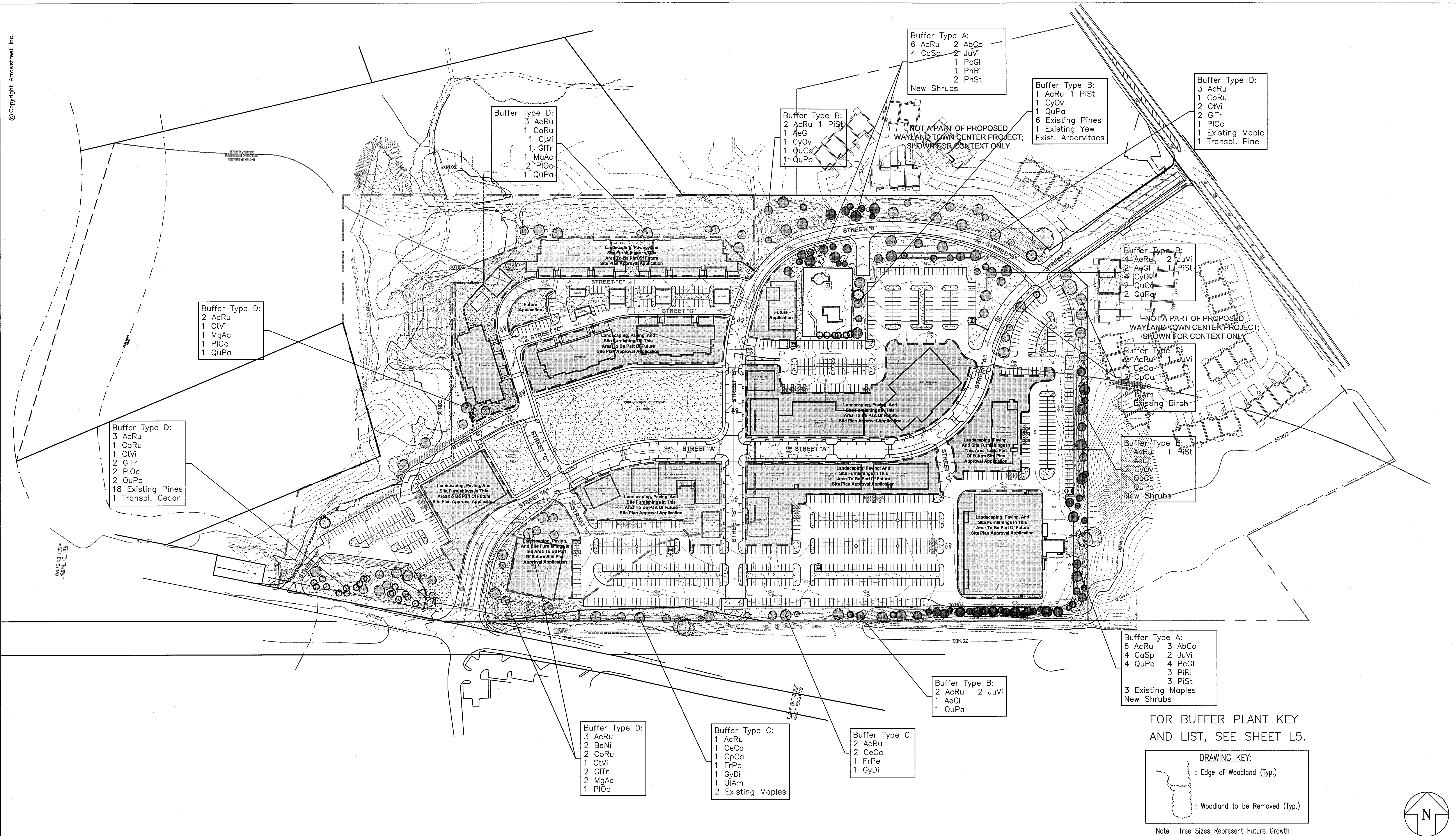
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1









FOR BUFFER PLANT KEY  
AND LIST, SEE SHEET L5.

**DRAWING KEY:**

: Edge of Woodland (Typ.)

: Woodland to be Removed (Typ.)

NOTE : Tree Sizes Represent Future Growth

 <b>ARROW STREET</b> Architecture Urban Design Planning Graphics and Interiors  212 Elm Street Somerville MA 02144 617.623.5555 fax:617.625.4646 www.arrowstreet.com	 <b>CBA Landscape Architects</b> 212 Elm St. 3rd Fl. • Somerville MA 02144 • www.cbaland.com p. 617-623-7509 • f. 617-776-8775 • cba@cbaland.com	 <b>SHESKEY ARCHITECTS</b> 14 Franklin Street Quincy, MA 02169	Proponent:	Project No:	06065	Project:	<b>Wayland Town Center</b> 400 Boston Post Road Wayland, Massachusetts	Drawing Title:	<b>Buffer Planting Plan</b>
			<b>Twenty Wayland, LLC</b> 45 Broad Street, 4th Floor Boston, MA 02109	Drawn By:	DJC				
			Revision Date:				SCALE 1:100		



BUFFER TREE KEY AND LIST:

QTY.	KEY	BOTANIC NAME	COMMON NAME	SIZE	GROUP	HEIGHT AT PLANTING	SPREAD AT MATURITY	NOTES
41	AcRu	Acer rubrum (transplant)	Red Maple	3.5"-4" cal.±	All-Decid.	14'	40'-50'	Transplant Existing Trees
5	AeGl	Aesculus glabra	Buckeye	3"-3.5" cal.	B-Decid.	12'	20'-40'	
2	BeNi	Betula nigra 'Heritage'	Heritage River Birch	2.5"-3" cal.	D-Decid.	10'	30'-50'	Single-stemmed
8	CaSp	Catalpa speciosa	Northern Catalpa	3.5"-4" cal.	A-Decid.	14'	30'-50'	
4	CeCa	Cercis canadensis	Eastern Redbud	2.5"-3" cal.	C-Decid.	8'	25'-35'	
5	CoRu	Cornus x 'Rutgers Hybrids'	Rutgers Hybrid Dogwoods	2.5"-3" cal.	D-Decid.	8'	20'-30'	
3	CpCa	Carpinus caroliniana	American Hornbeam	3"-3.5" cal.	C-Decid.	12'	20'-30'	
6	CtVi	Craetagus viridis 'Winter King'	Green Hawthorn	2.5"-3" cal.	D-Decid.	8'	25'-35'	
8	CyOv	Carya ovata	Shagbark Hickory	3"-3.5" cal.	B-Decid.	12'	40'-60'	
3	FrPe	Fraxinus pennsylvanica	Green Ash	3.5"-4" cal.	C-Decid.	14'	25'-35'	
7	GlTr	Gleditsia triacanthos v. inermis	Honey Locust	3.5"-4" cal.	D-Decid.	14'	40'-60'	
2	GyDi	Gymnocladus dioicus	Kentucky Coffee Tree	3.5"-4" cal.	C-Decid.	14'	40'-50'	Both Males And Females
4	MgAc	Magnolia acuminata	Cucumbertree Magnolia	3"-3.5" cal.	D-Decid.	12'	40'-60'	
7	PlOc	Platanus occidentalis	American Sycamore	3.5"-4" cal.	D-Decid.	14'	75'-100'	
4	QuCo	Quercus coccinea	Scarlet Oak	3"-3.5" cal.	B-Decid.	12'	40'-50'	
14	QuPa	Quercus palustris	Pin Oak	3.5"-4" cal.	B&D-Decid.	14'	25'-40'	
3	UlAm	Ulmus americana 'Liberty'	Liberty Elm	3"-3.5" cal.	C-Decid.	12'	30'-55'	Disease-resistant variety
5	AbCo	Abies concolor	White Fir	6'-7' ht.	A-Evergr.	6'-7'	15'-30'	
9	JuVi	Juniperus virginiana	Eastern Red Cedar	5'-6' ht.	A,B,&C-Ev.	5'-6'	10'-20'	
5	PcGl	Picea glauca	White Spruce	6'-7' ht.	A-Evergr.	6'-7'	15'-25'	
4	PIRi	Pinus rigida	Pitch Pine	6'-7' ht.	A-Evergr.	6'-7'	30'-50'	
9	PISt	Pinus strobus	White Pine	7'-8' ht.	A&B-Evergr.	7'-8'	20'-40'	

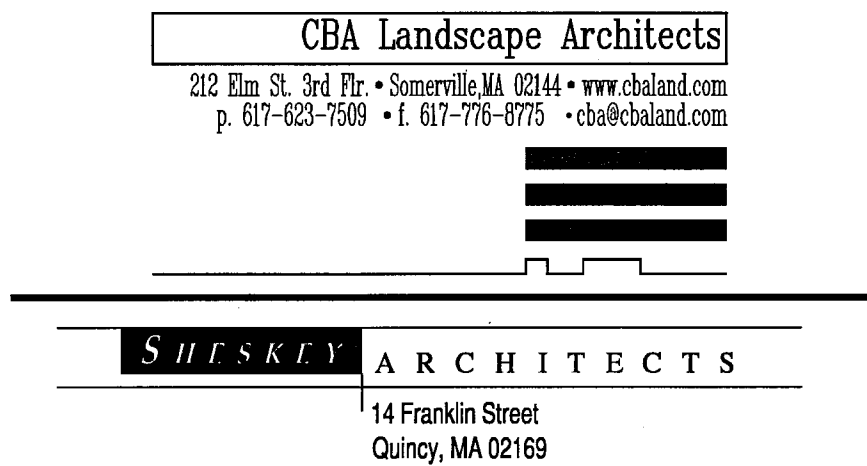
STREET TREE KEY AND LIST:

QTY.	KEY	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT AT PLANTING	SPREAD AT MATURITY	NOTES
24	AcRu	Acer rubrum	Red Maple	3.5"-4" cal.	14'	40'-50'	(Not Transplants)
58	FrPe	Fraxinus pennsylvanica	Green Ash	3.5"-4" cal.	14'	25'-35'	
28	GlTr	Gleditsia triacanthos v. inermis	Honey Locust	3.5"-4" cal.	14'	40'-60'	
31	GyDi	Gymnocladus dioicus	Kentucky Coffee Tree	3.5"-4" cal.	14'	40'-50'	Male Cultivars Only
4	MgAc	Magnolia acuminata	Cucumbertree Magnolia	3"-3.5" cal.	12'	40'-60'	
5	PlOc	Platanus occidentalis	American Sycamore	3.5"-4" cal.	14'	75'-100'	
2	UlAm	Ulmus americana 'Liberty'	Liberty Elm	3"-3.5" cal.	12'	30'-55'	Disease-resistant variety

NOTE: Only plantings included on the Site Plan II, Phase I Site Plan Application drawings are included in the above plant lists. For full proposed planting palette, see sheet L-5 of the Master Special Permit Application set, dated 10/17/2007.



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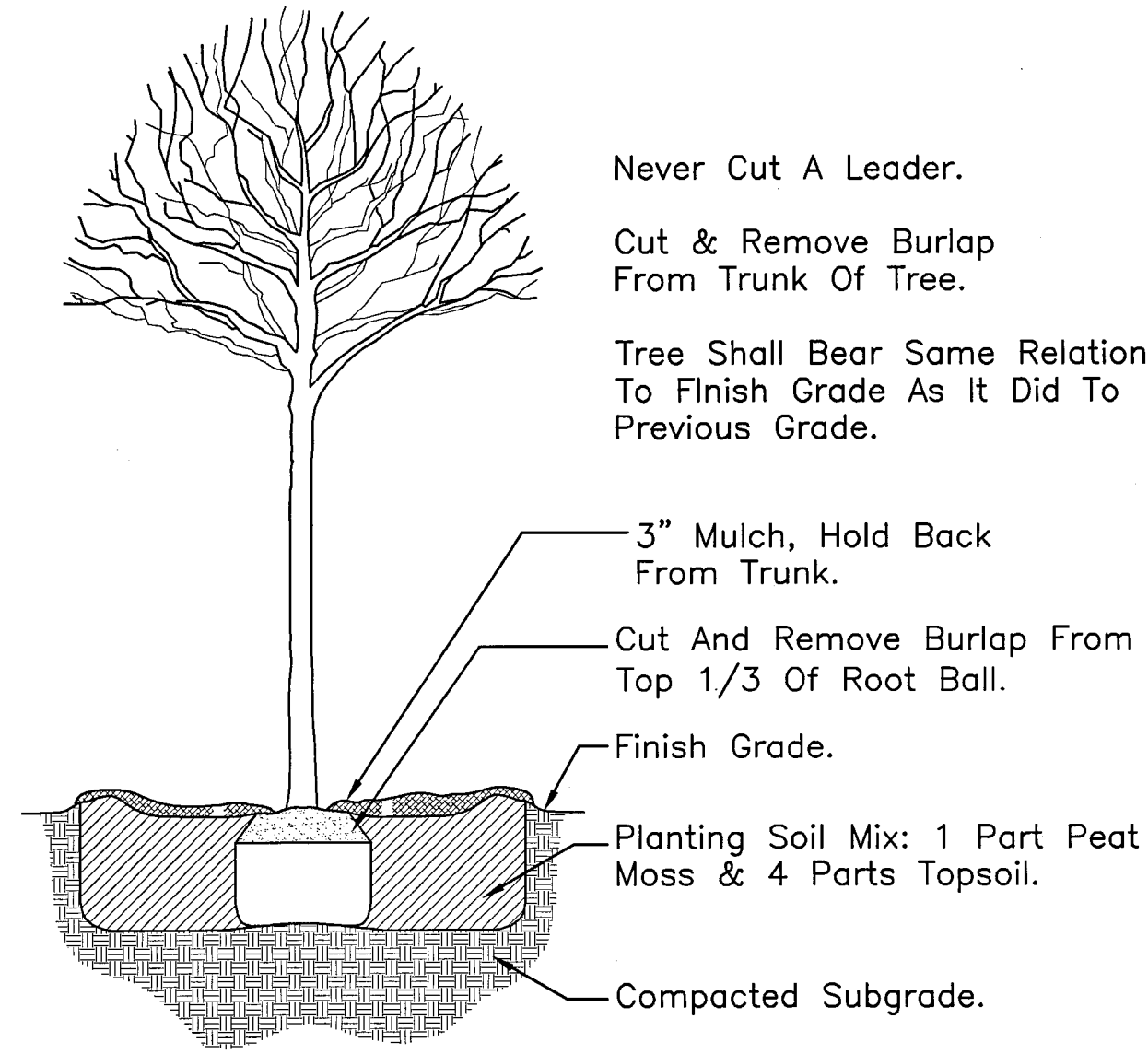
Project No: 0606S  
Drawn By: BPM  
Checked By: CCB  
Issue Date: 2 JUNE 2008  
Revision Date: -

Project:  
  
Wayland Town Center  
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Wayland, Massachusetts

Site Plan II  
Phase I Site Plan Application

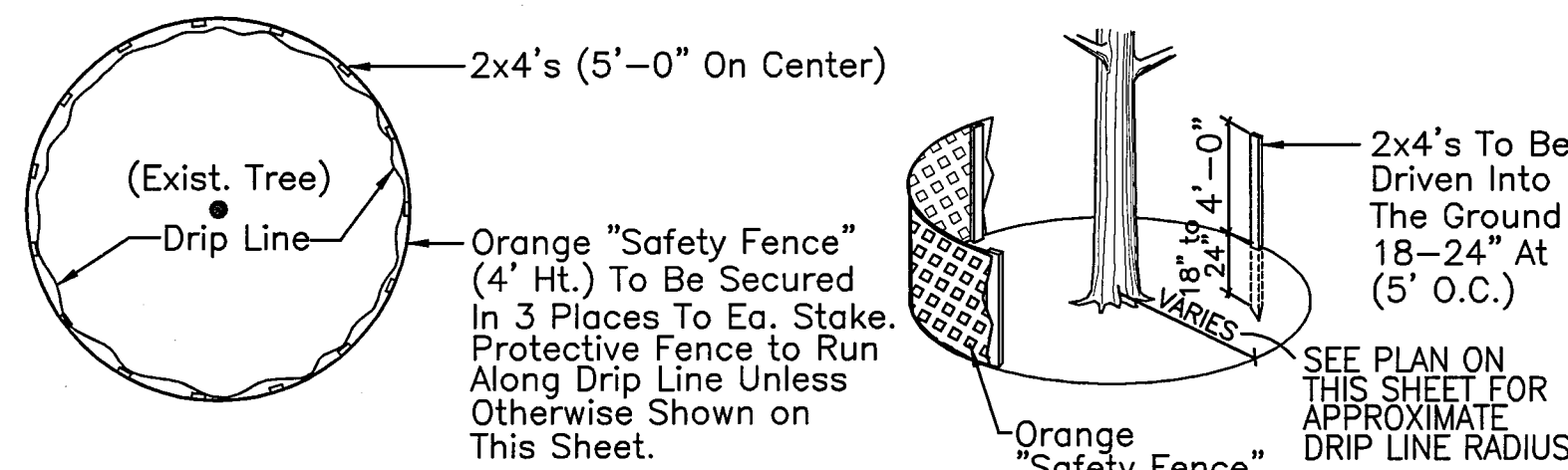
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Plant Lists  
  
Drawing Number  
  
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### 1 TREE PLANTING (IN LAWN OR FIELD)

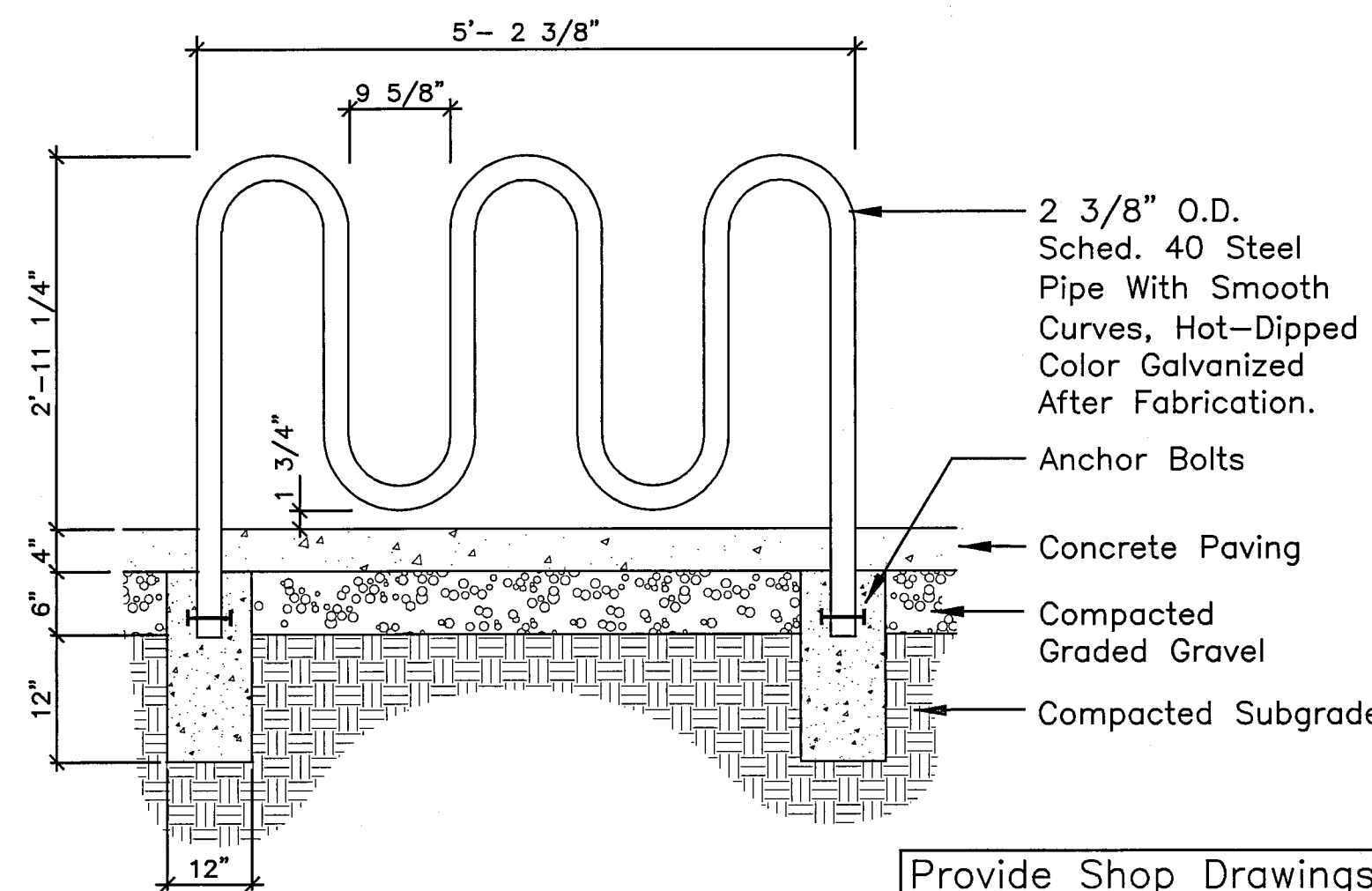
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- NOTES:
1. Maintain Fence Protection In Sound Condition Until Project Completion.
  2. Landscape Architect To Confirm Layout Locations Of All Protective Fencing.

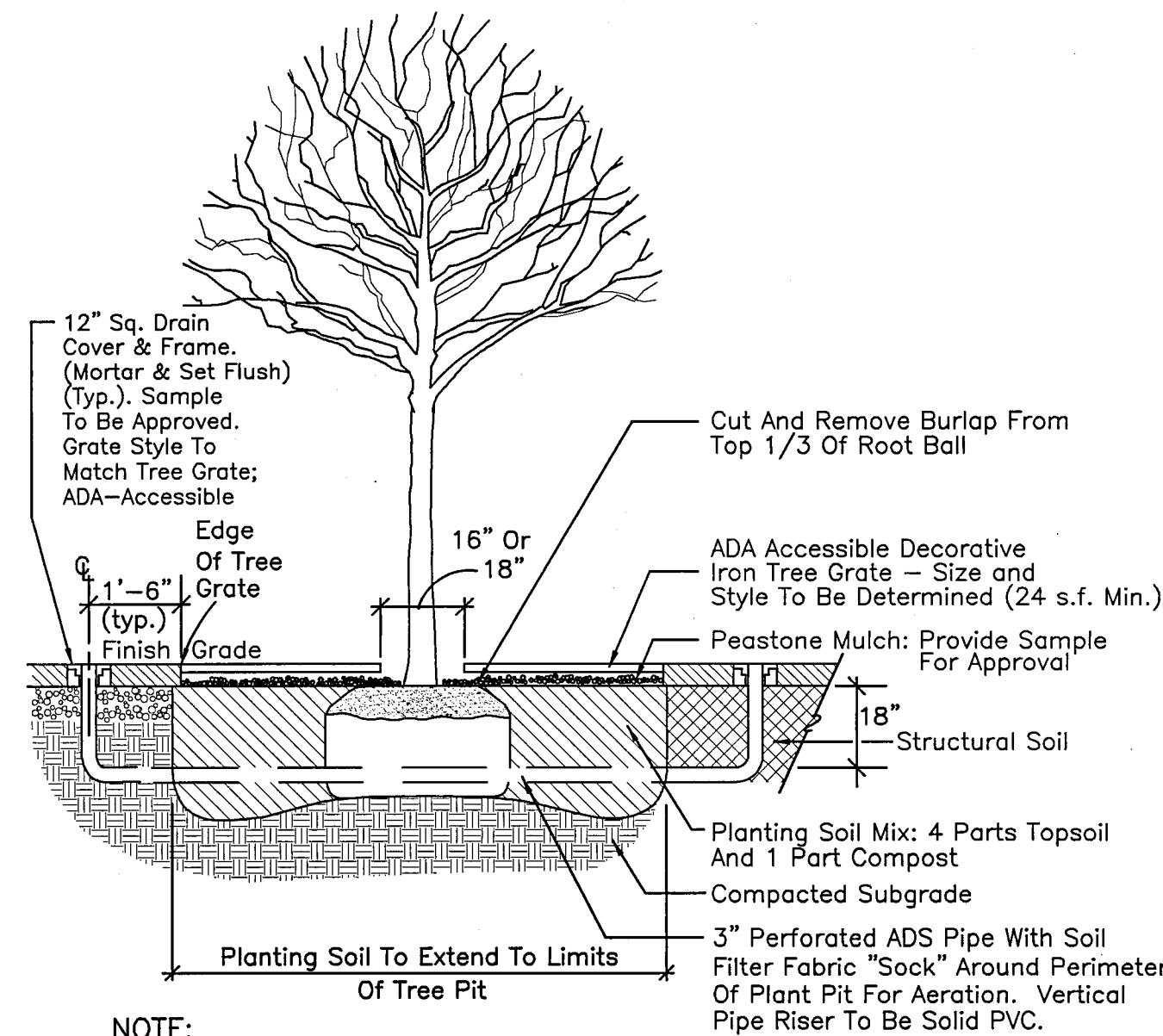
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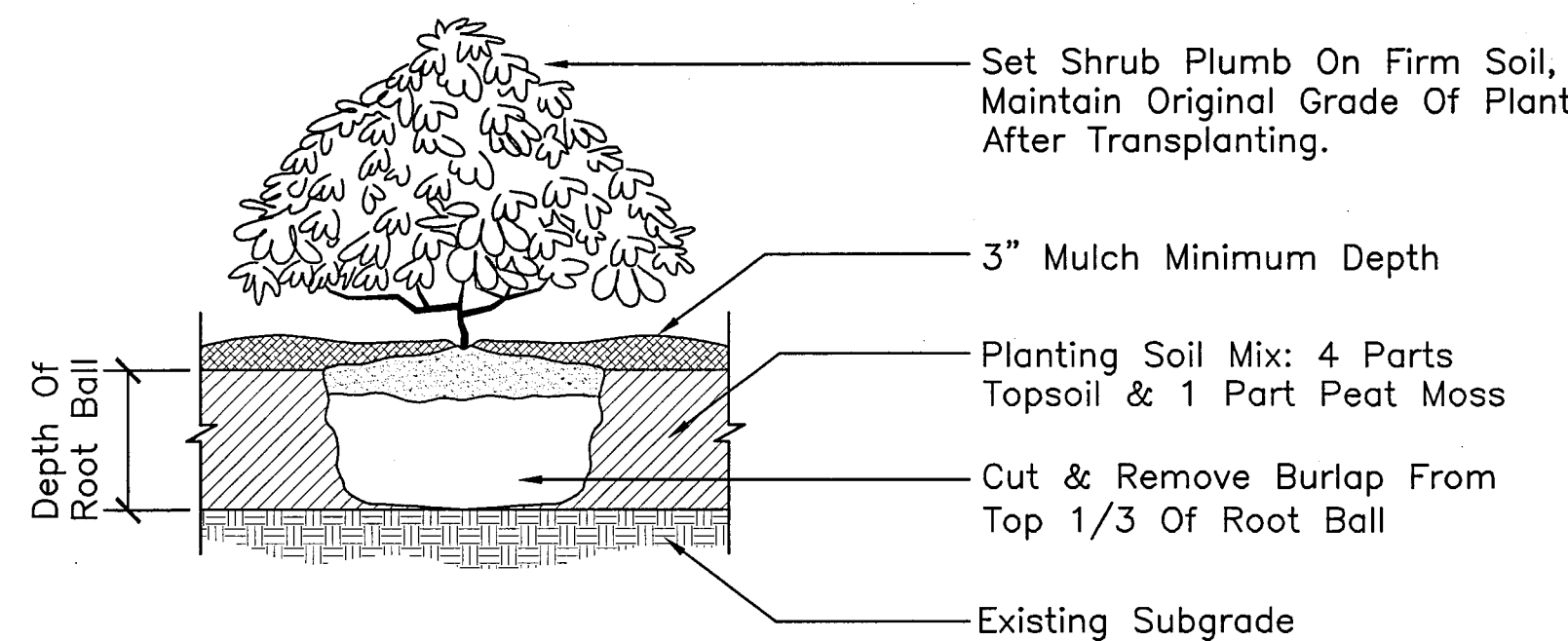
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### 4 TREE PLANTING (IN TREE PIT)

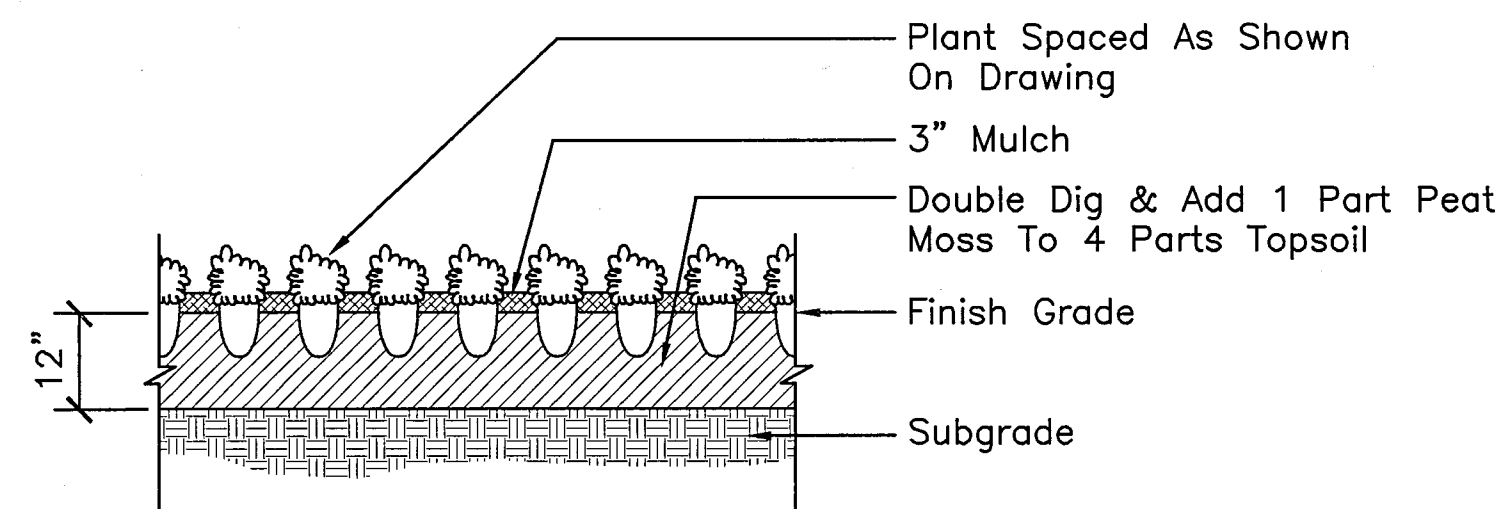
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- NOTE:
1. New shrub beds to have a minimum of one foot planting soil.

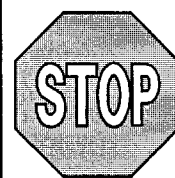
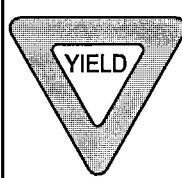

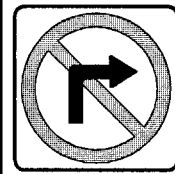
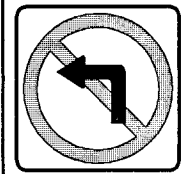


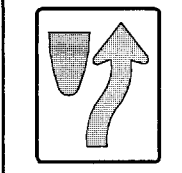
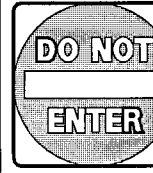



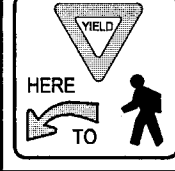

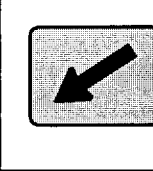



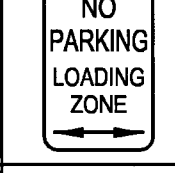


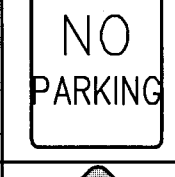
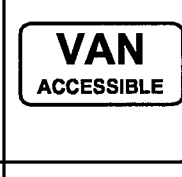
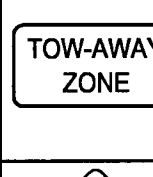


### 5 SHRUB PLANTING

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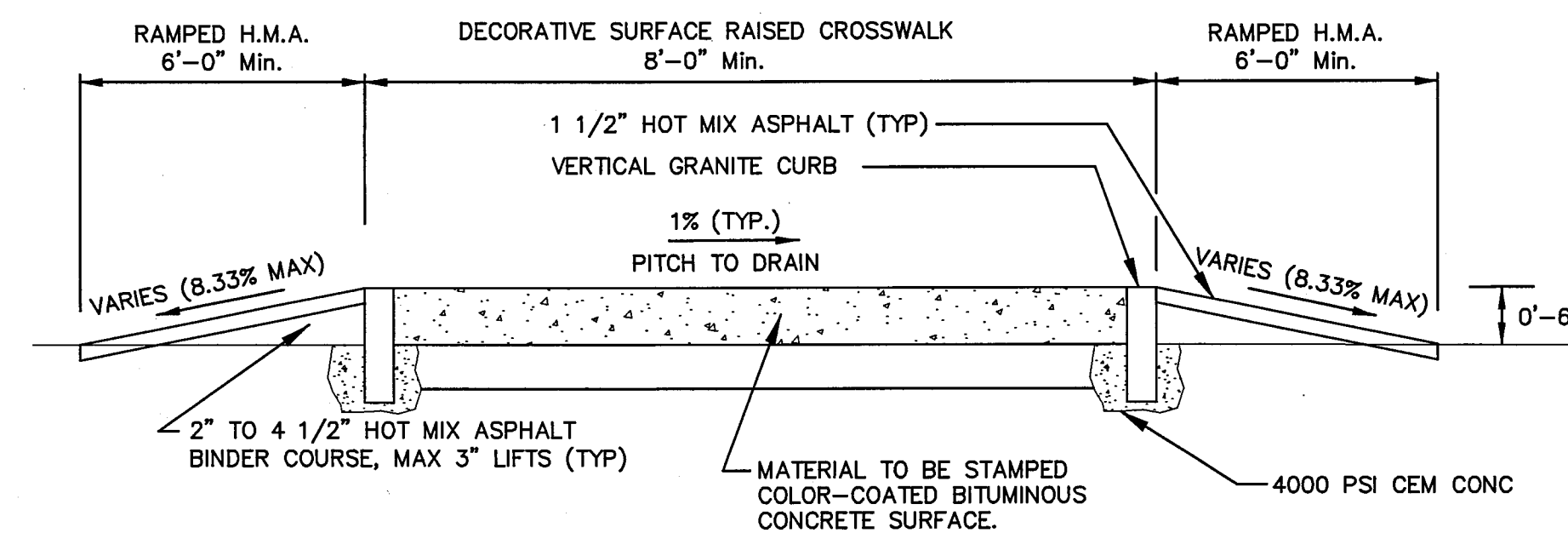
### 6 GROUNDCOVER / PERENNIALS

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SIGN LEGEND					
R1-1		R1-2		R2-1	
R3-1		R3-2		R3-7L	
R3-7R		R4-7		R5-1	
R6-1L		R6-1R		W11-2	
R1-5		R1-6		W16-7P	
R7-1		R7-1L		R7-1R	
R7-6		R7-8		R7-8d	
R8-3		R7-8a		R7-201	
W12-1					

### 7 TYPICAL TRAFFIC SIGNS

Scale: Not to scale



### 8 RAISED CROSSWALK CROSS-SECTION

Scale: Not to scale

## MATERIALS NOTES AND SPECIFICATIONS

1. Curbing:
  - a. All curbing within the commercial area and around the town green to be granite; granite curbs along streets and at pedestrian walks to be vertical; other granite curbing to be sloped or vertical.
  - b. All curbing outside the commercial area and at the perimeters of the paved area to be either sloped or vertical granite curbing, or bituminous concrete berm curb.
2. Walkways:
  - a. Areas of high detail paving at major focal points to be either precast concrete pavers in a brick style (Unilock "HollandStone" or equal), or fired clay brick ("City Hall Pavers" or equal), set on a sand setting bed.
  - b. Major sidewalks within the commercial area to be broomed concrete with accent banding and striping of the same material as the focal areas (see above).
  - c. Secondary sidewalks and sidewalks outside the commercial area to be broomed cast concrete. Any accent stripes or banding within secondary sidewalks shall be of pavers, brick, or stamped integral-colored concrete ("Bomanite" or equal).
3. Crosswalks:
  - a. Raised crosswalks and raised intersections shall be stamped, color-sealcoated asphalt ("Street-Print" or equal). Within raised intersections, crosswalks shall be differentiated from vehicular areas through color (and pattern, if appropriate).
  - b. Non-raised crosswalks (outside the commercial area) shall be painted or thermal-plastic crosswalks conforming to all applicable standards.
4. Other Paving (Tenant-specific areas):

Tenant-specific paving areas shall be composed of pavers in a style different from the main sidewalks ("Europaver" by Unilock or equal), or of stamped integral-color cast concrete.
5. Site Furniture:
  - a. Benches, trash receptacles, and other associated furnishings shall be of ornamental metal with either wood or metal slats, in a consistent style appropriate to the character of the Town Center and its architecture ("Plainwell" by Landscape Forms or similar).
  - b. Bicycle Racks shall be fabricated of powdercoated metal, as shown in the detail or of a style which meets or exceeds those standards in terms of bicycle capacity, construction, and points of attachment and support for bicycle storage.
  - c. Tree grates, drainage grates, and aeration grates shall be of cast iron, in a consistent style appropriate to the character of the Town Center and its architecture.
  - d. Ornamental bollards to be of a style compatible with the pedestrian-scale site lighting and the character of the Town Center and its architecture. Bollards may or may not be lighted depending on other lighting design elements.

See Plans L1, L2, and LH1 through LH5 in the Master Special Permit Set (10/17/2007) for typical arrangement of site elements, paving hierarchies, and site furnishings.