

TOWN OF WAYLAND

MASSACHUSETTS



MIXED-USE OVERLAY DISTRICT

RULES AND REGUALTIONS

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Chapter 304**MIXED-USE OVERLAY DISTRICT
RULES AND REGULATIONS**

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ARTICLE I General Provisions

§ 304-1. Authority and Purpose.

These rules and regulations are adopted under the authority of M.G.L. c. 40A and Section 198-2311 of the Town's Zoning Bylaws (the "Bylaws") to implement Article 23 of the Bylaws relative to the Mixed-Use Overlay District ("MUOD Bylaw"), each as amended from time to time. These rules and regulations become effective upon their filing with the Wayland Town Clerk.

§ 304-2. Context.

- A. All citations in these regulations, whether direct or indirect, shall be to the most recent editions or versions of the reference, unless specified otherwise.
- B. Technical terms, or other words or phrases, as may have acquired a particular meaning in law, shall be construed and understood according to such meaning.

§ 304-3. Fees.

- A. **Application fees.** Pursuant to M.G.L. c. 40, Section 22F, the Planning Board may, without the need for a public hearing, establish and may periodically amend a schedule of fees for applications or requests made under these regulations. No such application or request shall be considered complete unless accompanied by the required fees.
- B. **Consultant fees.** Pursuant to M.G.L. c. 40A, Section 9 with regard to special permits and M.G.L. c. 41, Section 81Q with regard to subdivisions, and as provided in M.G.L. c. 44, Section 53G, the Planning Board may require the applicant to pay for the employment of outside consultants to assist the Planning Board. Also, as provided in M.G.L. c. 44, Section 53G:
 - (1) The applicant may take an administrative appeal of the selection of an outside consultant to the Board of Selectmen, by sending the Board of Selectmen a written request for review of the Planning Board's designation within 14 days after the Planning Board has mailed or hand delivered notice to the applicant of the selection.
 - (2) The grounds for an administrative appeal are limited to claims that the consultant selected has a conflict of interest or does not possess the minimum qualifications under M.G.L. c. 44, Section 53G of either: (i) an educational degree in or related to the field at issue; or (ii) three or more years of practice in the field at issue or a related field.
 - (3) The required time limits for the Planning Board to act on an underlying application are extended by the duration of the administrative appeal.

- C. In assessing fees, the Planning Board will coordinate its requirements with provisions specified in any applicable Development Agreement.

§ 304-4. Additional information.

During the review process, the Planning Board may require additional information that it believes is necessary for evaluation of any application, plan or request.

§ 304-5. Coordination with town departments and boards.

To facilitate communication and coordination among town departments, boards, commissions, and the applicant with regard to a project or proposed project within the Mixed-Use Overlay District, the applicant is advised to inform the Planning Board Chair and the Town Planner, in advance, of all public meetings and public hearings to be held by other Town departments, boards, or commissions and to copy the Planning Board Chair and the Town Planner on all correspondence and other written communications with town personnel.

§ 304-6. Waivers.

The Planning Board may waive strict compliance with the provisions of these regulations when, in the judgment of the Planning Board: (i) a waiver is in the public interest or (ii) the information required by these regulations is irrelevant to the submittal or the project, as the case may be. The result of said waiver must be consistent with the purpose and intent of the Zoning Bylaws and these regulations.

§ 304-7. Severability.

If any portion of these rules and regulations shall be adjudged not valid, the adjudication shall apply only to the portion so adjudged, and the remainder of these rules and regulations shall be deemed valid and effective.

ARTICLE II Concept Plan

§ 304-8. Required Submittals.

A. Plans.

(1) General Requirements.

- a. Plan sheets shall not be larger than 24 by 36 inches and shall be clearly and legibly drawn.
- b. Each set of plans shall have a cover sheet depicting the USGS locus map, an appropriate title block, an index of plan sheets, and the numbering system used on the sheets.
- c. Each plan sheet shall contain an appropriate title block, North arrow, scale of measurement, and legends of symbols used on the plan.
- d. Each plan sheet shall be stamped and certified by an appropriate registered professional such as an architect, landscape architect, land surveyor, and/or engineer.
- e. Base plans shall be prepared so that layers of information can be later combined in a single plan sheet.

(2) List of Plan Sheets.

- a. Existing site conditions.
- b. An orthographic locus map with the Concept Plan superimposed to show the relationship of the proposed development to adjacent and nearby properties and roadways within a radius of three-fourths of a mile of the perimeter of the site boundary.
- c. A preliminary site development plan as defined in the MUOD Bylaw, including categories of uses of buildings.
- d. A preliminary utilities plan as defined in the MUOD Bylaw, primary and reserve area wastewater facilities, as applicable.
- e. A preliminary lighting plan as defined in the MUOD Bylaw.
- f. A preliminary signage plan as provided for in the MUOD Bylaw.
- g. A preliminary subdivision plan(s), if applicable.
- h. A plan showing proposed buildings as to approximate location, proposed categories of uses, general architectural design, anticipated size; and perspective massing views from 2 locations.

- (3)** The Table 304-A, within Appendix A, entitled "Concept Plan Submittal Elements" lists, by type of plan sheet, the additional information to be depicted on that plan. The letters in the column headings correspond to the plan sheets identified in Section 304-8. A. (2).

B. Written Submittals.**(1) General Requirements.**

- a. An official form (available from the Planning Department) fully completed, which includes a check list indicating that all of the requisite information is contained in the submission.
- b. Documentation showing that the applicant controls the site (e.g., a deed, a signed purchase-and-sale agreement, a signed option agreement) and has authority from the site owner to make this filing.
- c. A list of the names and addresses of all consultants expected to be used during the Concept Plan phase, together with their areas of expertise. This information shall be updated in a timely fashion if additional consultants are engaged by the applicant.
- d. A list of federal, state, and local permits/approvals anticipated to be sought for the Mixed-Use Project.
- e. A schedule/time line showing when in the development process each federal, state, and local permit application is likely to be submitted and the approval is anticipated to be received.
- f. A statement of the total number of acres of upland area to be developed.
- g. A statement describing any constraints to site layout based on known environmental conditions.
- h. A description and analysis of design features intended to integrate the proposed Mixed-Use Project into the existing landscape to preserve and enhance aesthetic assets of the site and to screen objectionable features from adjacent properties.
- i. A description and analysis of design features intended to integrate the proposed Mixed-Use Project into the surrounding area.
- j. A traffic study which includes at least:
 1. Existing and projected number of motor vehicle trips to enter and depart the site for an average weekday and weekend, including peak hours.
 2. Existing and projected traffic flow patterns for both vehicular and pedestrian traffic, including vehicular movements and sight distances at existing and proposed intersections likely to be affected by the proposed Mixed-Use Project and as may be further specified in any applicable Development Agreement.
 3. The impact of traffic from the proposed Mixed-Use Project on nearby local streets, as may be further specified in any applicable Development Agreement, especially in relation to road capacities.
 4. The applicant shall provide a preliminary traffic impact analysis, flow analysis, and rationale for the proposed site access points.

- C. Number of Copies.** One original of the complete Concept Plan and 20 paper copies shall be filed with the Planning Board along with an electronic copy via compact disc (CD) in PDF format. Multiple PDF files are acceptable and encouraged if they create smaller, more manageable files in terms of ease of use and ability to be downloaded.

§ 304-9. Planning Board Procedures.

- A. Place of Filing Submittals.** Submittals shall be filed with the Planning Board Office during normal business hours. It is recommended that the applicant check with the Planning Board Office to verify hours during which it will be open.
- B. Completeness of Concept Plan.**
- (1) Within 14 days after the Concept Plan is filed with the Planning Board, or within 14 days after any subsequent submittal is made in response to a determination that a previous submittal was incomplete, the Planning Board shall review the submittal and inform the applicant, in writing, as to whether said submittal is deemed complete.
 - (2) If the submittal is determined to be incomplete, the Planning Board or its agent shall so inform the applicant by listing the items or information still needed to complete the submittal.
- C. Notice to local boards.** Within 10 days after the filing of a Concept Plan, the Planning Board or its agent shall notify local officials, boards, and commissions by sending them a copy and requesting their comments.
- D. Public comment.** The Board shall hold public meetings on the complete application and shall solicit public comment.
- E. Additional Information.**
- (1) The applicant is encouraged to submit any other information that may aid in evaluation of the Concept Plan.
 - (2) During the course of the Concept Plan review, the applicant should be prepared to present visual aids, such as movable scale models of buildings and structures or online demonstrations using a CAD program or similar application to depict the relationships of the proposed layout, building heights, and massing on the site.
- F. Conformance with Article 23 – Mixed-use Overly District.** After the Planning Board solicits public comment on the Concept Plan, the Board shall determine that (i) the Concept Plan is in substantial conformity with the provisions of Article 23; or (ii) it would be in substantial conformity if it includes modifications suggested by the Planning Board or agreed upon by the applicant; or (iii) it is not in substantial conformity. If the Concept Plan is submitted prior to an application for an MUP Master Special Permit, the Planning Board shall advise the applicant of the Planning Board's determination within 90 days following submittal of the Concept Plan, unless such time period is extended by written agreement of the Planning Board and the applicant. If the Board determines the submitted Concept Plan is not in substantial conformity with the provisions of Article 23, it shall provide the reasons for its determination. The determination of the Planning Board on the submitted Concept Plan shall be advisory in nature and shall be without binding effect on either the Planning Board or the applicant.

ARTICLE III Master Special Permit

§ 304-10. Required Submittals.

A. Plans.

(1) General Requirements.

- a. Plan sheets shall not be larger than 24 by 36 inches and shall be clearly and legibly drawn.
- b. Each set of plans shall have a cover sheet depicting the USGS locus map, an appropriate title block, an index of plan sheets, and the numbering system used on the sheets.
- c. Each plan sheet shall contain an appropriate title block, North arrow, scale of measurement, and legends of symbols used on the plan.
- d. Each plan sheet shall be signed by a Massachusetts registered architect or other pertinent design/engineering professional.
- e. Base plans shall be prepared so that layers of information can be later combined in a single plan sheet.

(2) List of Plan Sheets and Required Plan Information.

- a. Plan Sheets.
 1. Existing site conditions.
 2. Aerial photograph with the site plan superimposed to show the relationship of the proposed development to adjacent and nearby properties and roadways within a radius of three-fourths of a mile of the perimeter of the site boundary.
 3. Neighborhood contextual map with the site plan superimposed to show the relationship of the proposed development to adjacent and nearby properties and roadways within 500 feet of the property boundary of the Mixed-Use Project.
 4. Site development plan showing the location of proposed site improvements, including: footprint(s) of all buildings and parking structures with sizes and uses (including interchangeable uses) identified; setbacks; site grading with finish floor elevations; parking; landscaping; roads; walkways; access ways; open space; wetlands, areas for snow storage; and areas for refuse storage and handling.
 5. Utilities plan for the proposed project showing: i) the location of hydrants that would provide service to the Mixed-Use Project; ii) the location, size, capacity and type of private sewage/wastewater facilities, including required reserve areas; iii) the location and size of any piping or other connections to a publicly-owned sewage/wastewater facility; iv) the location and type of stormwater collection and drainage facilities; v) the location and size of the municipal water main serving the site; vi) the location of any on-site water supply wells and their distance from structures and sewage/wastewater disposal facilities; vii) the location and type of solid waste disposal facilities; viii) the location and type of all other utilities.
 6. Lighting and landscaping plan for the proposed project showing: i) the heights and locations of light poles, bases and fixtures; ii) the heights and locations of

- ornamental, area, pathway, architectural, and any other type of lighting fixture; iii) a photometric plan; iv) the location of open space, both public and private; v) the location of pedestrian pathways; vi) the location of on-site and perimeter buffer areas, including any “no-disturb” areas; vii) the location of landscaping including ground cover, street trees, and screening between adjacent properties, with plantings detailed by common name of species, height (at planting), spread (at maturity) and quantity to be planted.
7. Signage plan for the MUOD showing: i) the location, type, scale, and dimension of existing and proposed signs; ii) materials and, if known, colors to be used; iii).maximum sign area for individual types of signs to be used; iv) total aggregate square feet of signage to be used; v) types of lighting fixtures and wattages to be used.
 8. Parking and traffic control and circulation plan showing: i) each of the areas designated for standard size, compact size and handicap vehicle parking, with a listing of size dimensions for each type of space; ii) areas set aside for dedicated uses, including any designated employee parking areas; iii) any areas proposed for reserve parking; iv) aisles, driveways, pedestrian paths, bicycle lanes/paths; v) landscaping/islands; vi) loading areas; vii) garages/structured parking; viii) bicycle racks; ix) emergency access routes; x) pavement materials; xi) any proposed traffic calming mechanisms; xii) traffic controls such as stop signs and traffic lights within the MUOD and within the adjacent public ways.
 9. Use and massing plan showing: i) the location and size of each building and parking structure; ii) the proposed category of use(s) for each building and parking structure and portions thereof; iii) the gross floor area in each building and parking structure dedicated to a particular use category; iv) the elevations of the front, sides and rear of all buildings and parking structures, together with finished building heights; v) the main and the secondary entrance to each building and parking structure; vi) general architectural design.
 10. Perspective massing plan from the vantage point of two locations.
 11. Construction detail plan showing profiles and/or cross sections of the following features: i) rights-of-way; ii) catch basins and manholes; iii) stormwater collection and drainage facilities; iv) sidewalks, paths, driveways, parking areas, and loading areas; v) tree plantings and specialty planting areas; vi) retaining walls and freestanding walls; vii) erosion, sedimentation and pollution control devices; and plan views of examples of each type of parking space.
 12. A subdivision plan(s), if applicable.
- b. Additional Required Plan Information. Table 304-B, within Appendix A entitled “Master Special Permit Application -- Plan Submittal Elements” lists, by type of plan sheet, the additional information to be depicted on that plan. The letters in the column headings correspond to the plan sheets identified in Section 304-10. A. (2) a.

B. Written Submittals.**(1) General Requirements.**

- a. An official form (available from the Planning Department) fully completed, which includes a check list indicating that all of the requisite information is contained in the submission.
- b. Names and addresses of all parties in interest, as defined in M.G.L. c. 40A, Section 11.
- c. Documentation showing that the applicant controls the site (e.g., a deed, a signed purchase-and-sale agreement, a signed option agreement) and has authority from the site owner to make this filing.
- d. A list of the names and addresses of all consultants expected to be used during the Mixed-Use Project Master Special Permit ("MUP Master Special Permit") phase, together with their areas of expertise. This information shall be updated in a timely fashion if the applicant engages additional consultants.
- e. A list of federal, state, and local land-use permits/approvals, anticipated to be sought for the Mixed-Use Project. Local building permits, demolition permits, and certificates of use and occupancy are not required to be listed.
- f. A schematic/time line showing when in the development process each federal, state, and local permit application, referred to in Section 304-10.B.(1)e. above, but also including any demolition permit and the first certificate of use and occupancy, is likely to be submitted and the approval is anticipated to be received.
- g. A narrative describing how the MUP Master Special Permit Application meets the design principles and recommendations of the Concept Plan.
- h. Reference to any separate special permit(s) being requested in conjunction with the MUP Master Special Permit.

(2) Specific Requirements.

- a. Tables, with supporting calculations, specifying the individual and total square footages, by category, of: i) all building and parking structures; ii) paved and otherwise impervious areas; iii) constructed open spaces; iv) upland area of the MUOD; v) wetland area of the MUOD; vi) amount of earth to be moved pursuant to Section 198-504 or a statement that work on the site will not require zoning relief under the provisions of Section 198-504.
- b. A statement describing any constraints to site layout based on known environmental contamination.
- c. A description and analysis of design features intended to integrate the proposed Mixed-Use Project into surrounding neighborhoods and land uses.
- d. A description and analysis of design features intended to integrate the proposed Mixed-Use Project into the existing landscape to preserve and enhance aesthetic assets of the site and to screen parking lots and objectionable features from neighboring properties and roadways.
- e. Building Design, Construction, and Materials
 1. A general description of the architectural design of the project.

2. Description of exterior building features and proposed materials for building exteriors including, but not limited to, roofing, siding, windows, facades, entrances, and doors.
 3. Signage standards for each type of use, location on buildings, and for directional and wayfinding signs.
- f. Water
1. Documentation of the availability of sufficient water, including water for irrigation, and sufficient water pressure to serve the proposed Mixed-Use Project, together with a description of the sources of water.
 2. A description of the fire alarm and suppression system, including criteria for determining where to place any proposed fire alarm boxes, other warning systems, fire hydrants, and fire lanes.
- g. Lighting Study: The Applicant must submit a lighting study showing that the Mixed-Use Project will meet the standards set forth in Section 198-2309.8.2 and the applicable standards set forth in Section 198-606.
- h. Drainage and Stormwater Management
1. A description of the proposed stormwater management system within the MUOD which complies with applicable federal, state and local laws, rules, regulations and bylaws, including the Stormwater Management Policy of the Massachusetts Department of Environmental Protection.
 2. A description of stormwater collection and drainage facilities by type, including construction materials of pipes, culverts, catch basins and other system components together with sufficient information concerning the placement of drainage system components (rim and invert elevations, pipe slopes and amount of cover) to facilitate evaluation of the system.
 3. Drainage calculations used to support the design of the stormwater management system.
 4. A description of measures proposed to prevent pollution of groundwater and surface water, erosion of soil, excessive run-off of precipitation, excessive raising or lowering of the water table and flooding on other properties.
 5. An Operation and Maintenance plan which includes operation requirements for the stormwater system, recommended maintenance activities with specified schedules for same, and documentation outlining maintenance responsibilities and jurisdiction.
- i. Parking and Traffic Analysis
1. A parking and loading study, prepared pursuant to Section 198-2309.7.2.
 2. A Traffic Impact and Access Study (TIAS), that considers: i) all existing and proposed access points for the Mixed-Use Project; ii) major intersections along state-numbered routes within one-half mile of the proposed entrances to the Mixed-Use Project; and iii) other intersections identified by the Applicant along potential diversionary (or “cut-through”) routes (all hereinafter referred to as the “Study Area”) and that includes:
 - (a) Existing conditions data for on-site and off-site vehicular traffic circulation within the Study Area.

- (b) Trip generation data and calculations for retail, office, residential and municipal trip generators during the weekday morning, weekday evening, Saturday midday, and Sunday midday peak hours for traffic (each a “peak period”).
 - (c) Determination of trip distribution patterns for the existing and proposed uses on the Mixed-Use Project site. Trip patterns shall be determined based initially on a review of available (A) recorded local and regional traffic data and predominant travel trends during each peak period; (B) latest U.S. Census Journey to Work data; (C) existing travel times on the roadways and at intersections leading to and from the site during each peak period; and (D) current and projected use of nearby neighborhood streets to bypass arterial roadways; as applicable. Trips generated for the existing and proposed uses on the site are then to be assigned to the roadway network in accordance with the trip patterns. In addition, the potential for intercepting or diverting trips for the retail uses, other than the standard Institute of Transportation Engineers (ITE) pass-by rates, shall be based on the adjacent arterial roadways following collection of origin-destination data.
 - (d) Capacity and level of service (LOS) analyses of existing and proposed roadways and intersections within the Study Area.
 - (e) Alternatives analysis for the proposed site access points that considers an option with one major access point and an option with two or more full access points.
 - (f) A summary of proposed mitigation which describes differences in capacity, and takes into account safety, at the Study Area intersections and Mixed-Use Project access points for the future-year No-Build, Build and Build with mitigation scenarios.
- j. Construction and Operation
 - 1. Description of devices to be used to control erosion and sedimentation during and after construction.
 - 2. A phasing schedule for construction of each component part of the Mixed-Use Project.
 - 3. A demolition and construction schedule, including a construction traffic management plan.
 - 4. Hours of operations, delivery times and vehicle routes, trash removal times, and lighting schedule.
 - 5. Snow storage and removal plans.
- k. Affordable Housing Plan
 - 1. Affordable Housing Plan showing the distribution (i.e., number of units per building) of affordable units;
 - 2. Documentation sufficient to assure that the design and construction standards of the Local Initiative Program, 750 CMR 45.00, as amended from time to time, will be met with regard to indistinguishability from market-rate units;
 - 3. Draft deed riders assuring that the units remain affordable in perpetuity.
- l. Public Safety Impacts: A written study and analysis of the impacts of the Mixed-Use Project on the Town’s Police, Fire and Emergency Medical Response departments

and functions including personnel and equipment. The public safety impacts study and analysis shall be completed by an experienced municipal public safety consultant or firm.

- C. Number of Copies.** One original of the complete Master Special Permit Application and 25 paper copies shall be filed with the Planning Board along with an electronic copy via compact disc (CD) in PDF format. Multiple PDF files are acceptable and encouraged if they create smaller, more manageable files in terms of ease of use and ability to be downloaded. With regard to the aerial photograph required to be submitted pursuant to §304-10.A.(2)a.2., only 12 paper color copies need be filed with the Planning Board.

§ 304-11. Planning Board Procedures.

- A. Place of Filing Submittals.** One copy of the Master Special Permit Application shall be filed at the Town Clerk's office, and a receipt therefore shall be obtained from said office. One original and 25 copies of the Master Special Permit Application must also be filed at the Planning Board Office during normal business hours, together with a copy of the receipt obtained from the Town Clerk's office certifying that said Application was filed with the Town Clerk.

B. Completeness of Master Special Permit Application.

- (1) Within 14 days after receipt by the Planning Board Office of the Master Special Permit Application, or within 14 days after any subsequent submittal is made in response to a determination that a previous submittal was incomplete, the Planning Board shall review the submittal and inform the applicant, in writing, as to whether said submittal is deemed complete.
- (2) If the submittal is determined to be incomplete, the Planning Board or its agent shall so inform the applicant by listing the items or information still needed to complete the submittal.

- C. Notice to local boards.** Within 10 days after the filing of a complete Master Special Permit Application, the Planning Board or its agent shall notify local officials, boards, and commissions by sending them a copy and requesting their comments.

- D. Public comment.** The Board shall hold public hearings on the complete application and shall solicit public comment.

E. Additional Information.

- (1) The applicant is encouraged to submit any other information that may aid in evaluation of the Master Special Permit Application.
- (2) During the course of the Master Special Permit Application review, the applicant should be prepared to present visual aids, such as movable scale models of buildings and structures or online demonstrations using a CAD program or similar application to depict the relationships of the proposed layout, building heights, and massing on the site.

ARTICLE IV
Site Plan Review and Approval (reserved)

Table 304-A: Concept Plan Submittal Elements

	Exist. Cond. (a)	Locus Map (b)	Prelim. Site Plan (c)	Prelim. Utilities Plan (d)	Prelim. Lighting Plan (e)	Prelim. Sign. Plan (f)	Prelim Subdivision Plan (g)	Perspective View (h)
i.Boundaries of the site and property lines.		Yes	Yes ¹				Yes	
ii.Existing easements.	Yes		Yes				Yes	
iii.Existing and proposed internal and adjacent private and public rights-of-way, edges of pavement.	Yes ²		Yes	Yes			Yes	
iv.Zoning districts (including the Floodplain, Aquifer Protection and Watershed Protection Districts).	Yes		Yes				Yes	
v.General site grading for existing and proposed conditions.	Yes ²		Yes	Yes			Yes	Yes
vi.Spot elevations for important features.			Yes					
vii.Areas intended for use as open space.			Yes		Yes		Yes	
viii.Watercourses and water bodies, including ponds, streams, brooks, ditches, and approximate boundaries of regulated wetland and buffer areas.	Yes		Yes	Yes			Yes	
ix.Special site features, including walking paths, stone walls, fences, historic structures, ledge outcroppings, etc.	Yes		Yes		Yes		Yes	
x.Base map of areas of environmental constraint per 310 CMR 40.0000.	Yes		Yes	Yes				

¹ At least one sheet shall show property lines and locations of buildings and pertinent structures on abutting properties using the Town's Geographic Information System (GIS) data base.

² Existing only.

Table 304-B: Master Special Permit Application -- Plan Submittal Elements

	Existing Cond. (1)	Aerial Photograph (2)	Neighborhood Contextual Map ¹ (3)	Site Development Plan (4)	Utilities Plan (5)	Lighting and Landscaping Plan (6)	Signage Plan (7)	Parking and Traffic Plan (8)	Use and Massing Plan (9)	Perspective View (10)	Subdivision Plan (12)
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes
ii.Existing and proposed easements.	Existing only			Existing and proposed	Existing and proposed						Existing and proposed
iii.Existing/ proposed internal roadways.	Existing only			Proposed only	Proposed only	Proposed only		Proposed only	Proposed only ²		Proposed only
iv.Existing/ proposed adjacent private and public rights-of-way, edges of pavement.	Existing only			Existing and proposed	Existing and proposed	Proposed only		Existing and proposed	Proposed		Existing and proposed
v.Zoning districts (including the Floodplain and Aquifer Protection Districts).	Yes			Yes							Yes
vi.Site grading for existing and proposed conditions. ³	Existing only ³			Yes	Yes	Yes		Yes	Proposed only		Yes

¹ Using the Town of Wayland Geographic Information System (GIS) database.

² Also show existing site entrances.

³ Use the National Geodetic Vertical Datum as the reference point and identify the location and elevation of existing permanent benchmarks on the site.

	Existing Cond. (1)	Aerial Photograph (2)	Neighborhood Contextual Map ¹ (3)	Site Development Plan (4)	Utilities Plan (5)	Lighting and Landscaping Plan (6)	Signage Plan (7)	Parking and Traffic Plan (8)	Use and Massing Plan (9)	Perspective View (10)	Subdivision Plan (12)
vii. Proposed footprints for buildings and parking structures.		Yes	Yes ⁴	Yes ²	Yes ²	Yes	Yes ²	Yes ²	Yes ²	Yes	Yes
viii.Areas intended for use as open space.		Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
ix.Watercourses and water bodies, including ponds, streams, brooks, ditches.	Yes		Yes	Yes	Yes	Yes					Yes
x.Approximate boundaries of regulated wetland and buffer areas as defined in MGL c. 131, § 40.	Yes			Yes	Yes	Yes					Yes
xi.Special site features, including walking paths, stone walls, fences, historic structures, ledge outcroppings.	Yes			Yes		Yes	Yes	Yes	Yes		Yes
xii.Base map of areas of environmental constraint per 310 CMR 40.0000.	Yes			Yes	Yes						Yes

⁴ Provide a unique reference letter for identification of each building and each parking structure.