

ATTACHMENT 13 – PROGRAMMING SUMMARY

KGI Design and Construction

Date: 5/10/2007

Re: MSP Programming Summary
Wayland Town Center Project
Wayland, Massachusetts

Prepared By: F. Dougherty
Distributed To: MSP Application

Final wastewater generation estimate to be confirmed by Mass DEP.

Wastewater Generation

WWTP Connection

Office	-	SF	@	75	GPD/1K SF	=	-
Retail	-	Sf	@	50	GPD/1K SF	=	-
Apartment Pool, Fitness Cente	1	LS	@	2000	GPD	=	2,000
Supermarket	-	SF	@	97	GPD/1K SF	=	-
Restautants	500	SEATS	@	35	GPD/SEAT	=	17,500
Municipal Bldg Allocation	1	LS	@	3000	GPD	=	3,000
Cafes, Breakfast Shops	170	SEATS	@	35	GPD/SEAT	=	5,950
Multiple Family Dwelling	150	BEDROOMS	@	110	GPD/BEDROOM	=	16,500
Subtotal:							44,950 GPD
Max Allowed:							45,000 GPD

Connect to Septic System

Office	10,000	SF	@	75	GPD/1K SF	=	750
Supermarket	45,000	SF	@	97	GPD/1K SF	=	4,365
Retail	90,750	Sf	@	50	GPD/1K SF	=	4,538
Restautants	-	SEATS	@	70	GPD/SEAT	=	-
Municipal Bldg Allocation	-	LS	@	3000	GPD	=	-
Cafes, Breakfast Shops	-	SEATS	@	70	GPD/SEAT	=	-
Multiple Family Dwelling	-	BEDROOMS	@	165	GPD/BEDROOM	=	-
Subtotal:							9,653 GPD
Total:							54,603 GPD

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Building Program Summary

Use designations in this Attachment 13 as well as in the Use and Massing Plan and all other submitted plans and materials whether or not noted thereon, are subject to the following qualification: Commercial uses have been designated as "Office" or "Retail" for illustrative purposes only. Buildings and spaces identified as "Office" or "Retail" may be used for principal uses within any of the following categories in MUOD Table A: Office, Institutional (Post Office only), Retail, Service Establishments, Place of Assembly and Restaurants, subject to applicable Phase I and Phase II Site Plan Review requirements. Designations for Municipal and Residential uses are as shown, and any space may be used for accessory uses as provided in the MUOD bylaw.

RESIDENTIAL BUILDINGS

<u>Building ID</u>	<u>Footprint Area (SF)</u>	<u>Total Bldg Area (SF)</u>	<u># Stories</u>	<u># Bedrooms</u>
R-1	11,828	26,808	3.00	30.0
R-2	10,732	27,131	3.00	30.0
R-3	9,207	14,485	2.00	15.0
R-4	9,207	14,485	2.00	15.0
R-5	11,199	26,808	3.00	30.0
R-6	10,570	26,808	3.00	30.0
R-7	2,073	2,073	1.00	0.0
R-8	2,073	2,073	1.00	0.0
R-9	1,568	1,568	1.00	0.0
R-10	2,800	2,800	1.00	0.0
R-11	1,041	1,041	1.00	0.0
R-12	1,041	1,041	1.00	0.0
R-13	1,041	1,041	1.00	0.0
R-14	1,041	1,041	1.00	0.0
R-15	7,325	7,325	1.00	0.0
TOTALS:		156,528		150.0

INSTITUTIONAL USES

The total municipal use, including use of the existing "Day Care" Building (approx 10,473 sf) shall not exceed 40,000 sf

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RETAIL BUILDINGS

<u>Building ID</u>	<u>Footprint Area (SF)</u>	<u>Total Bldg Area (SF)</u>	<u>MSP Proposed Use</u>
A1	45,000	45,000	Retail
B1	14,800	14,800	Retail
B2	15,000	15,000	Retail
D1	5,400	5,400	Retail
D2	5,600	5,600	Retail
E1	3,200	3,200	Retail
E2	5,000	5,000	Retail
E3	1,800	1,800	Retail
E4	2,000	2,000	Retail
E5	4,200	4,200	Retail
E6	3,575	3,575	Retail
E7	3,150	3,150	Retail
E8	1,200	1,200	Retail
E9	3,425	3,425	Retail
E10	1,350	1,350	Retail
E11	2,000	2,000	Retail
E12	4,950	4,950	Retail
E13	3,600	3,600	Retail
E14	1,350	1,350	Retail
E15	3,000	3,000	Retail
E16	2,000	2,000	Retail
E17	3,250	3,250	Retail
E18	3,750	3,750	Retail
E19	2,000	2,000	Retail
E20	2,000	2,000	Retail
E21	3,600	3,600	Retail
E22	4,125	4,125	Retail
E23	4,675	4,675	Retail
O1	10,000	10,000	Office
TOTAL	165,000	165,000	

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Coverage Calculation

Calculation of Upland Area

Gross Area higher than floodplain elevation 124.0 Feet	40.10 Ac	1,746,756 SF
Less Wetland Area on site above elevation 124.0 Feet	(0.17) Ac	(7,300) SF
Net Upland Area	39.93 Ac	1,739,456 SF

Calculation of Impervious Area

Bituminous Concrete Area On Site	13.54 Ac	589,802 SF
Sidewalk/Hardscape Area On Site	2.98 Ac	129,809 SF
Building Footprints On Site	6.20 Ac	270,072 SF
Net Upland Area	22.72 Ac	989,683 SF

Estimated Percentage Coverage of Upland Area

Total Impervious Area	22.72 Ac	989,683
Net Upland Area	39.93 Ac	1,739,456

% Coverage

57%

57%

The current MSP design represents a layout that be modified during the MSP review, Phase I, and/or Phase II Site Plan review and therefore the projected percentage coverage may vary but the applicant is not requesting approval to exceed the 65% coverage limit in Section 2309.10.4 in the MUOD Zoning Bylaw.