
Sullivan, Connors & Associates

Land Surveying and Civil Engineering

Wayland Planning Board
Ken Greenawalt, Chairman
41 Cochituate Road
Wayland, MA 01778

May 22, 2013

2013 JUN -6 PM 2:58

RECEIVED
TOWN OF WAYLAND
TOWN CLERK

RE: WAYLAND GREEN PLACE - TOWN CENTER - RESIDENTIAL DEVELOPMENT

Dear Mr. Greenawalt,

Pursuant to the Mixed-Use Overlay District Rules and Regulations we herein submit the following documentation detailing the modifications to the Residential Component of the Town Center Project:

- 1) Application
- 2) Checklists
- 3) 10 sets (8 sheets) of the engineering drawings
- 4) Landscape plans.

The residential section of the development is 5 acres in size and abuts the 'Public Green'. The site is level with several storage piles of soil.

The original proposal for this site was to construct five (5) large buildings with 88 units and a maximum of 188 bedrooms.

The proposal being submitted by Brendan Homes has scaled back the project considerably. "Wayland Green Place" will consist of 42 Town House units with a total of 84 bedrooms.

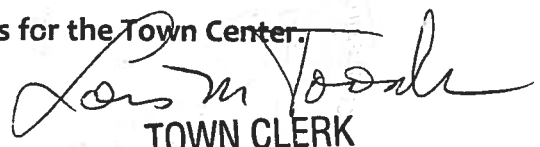
The hydraulic loading on the treatment plant will be reduced from 20,680 gals/day to 9,240 gals/day, which is a 55% reduction.

The impervious surface will be reduced by approximately 18% from 133,899 s.f. to 110,320 s.f.

The proposed drainage for the site was included in the original design and the basins have already been constructed.

All other utilities will be connected to the existing systems for the Town Center.

A TRUE COPY ATTEST


TOWN CLERK

TOWN OF WAYLAND

Permitting Proposal

WAYLAND GREEN PLACE

Wayland, Massachusetts

May 23, 2013

Prepared by:
Sullivan Connors & Associates
121 Boston Post Road
Sudbury, MA 01776
(978)443-9566

*APPLICATION FOR
HEARING*



TOWN OF WAYLAND CHECK LIST FOR APPLICANTS SITE PLAN REVIEW AND APPROVAL

Project WAYLAND GREEN PLACE

Date of Staff Review _____

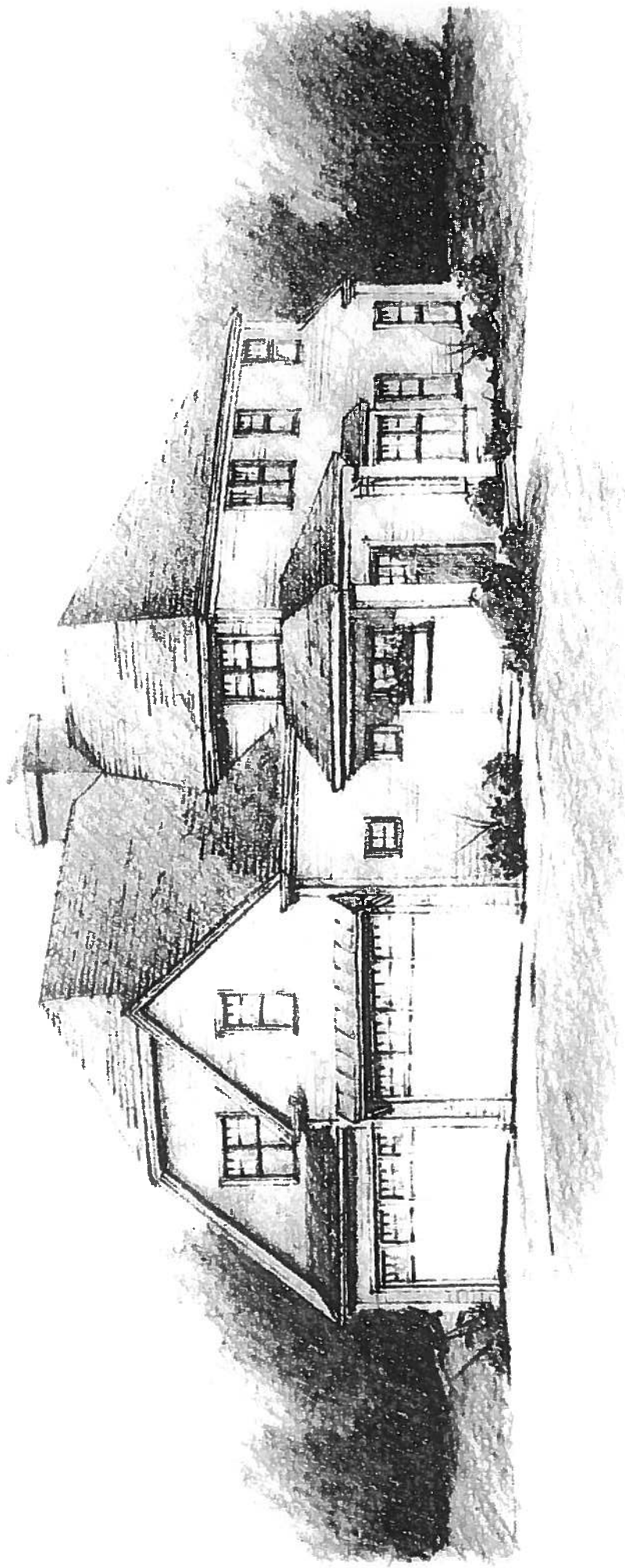
Application Submittal Requirements*	Applicant Yes-No-N/A	Town Staff Verification	Town Staff Comments
Application Form C Application for site plan review and approval.			
List of requested waivers. Requests, submitted with application, shall include a statement that identifies the provision(s) of these regulations from which relief is sought and the reason(s) why, the granting of each waiver(s) would be in the public interest and not inconsistent with the intent and purpose of the Zoning Bylaws and these regulations.	REFER TO ORIGINAL APPLICATION		
Site Plan to Include:			
One original and ten (10) complete sets of 24"x36" plan, clearly and legibly drawn, and suitable for recording.	YES		
One 11"x17" reduced copy	YES		
Title Block - The cover sheet shall include an appropriate title block.	YES		
Space shall be provided for endorsement, including the date, with the caption "Date Site Plan Endorsed: _____."			
Name and Address of owner(s)	YES		
Developer and/or designer	YES		
Engineer and/or surveyor	YES		
Lot(s)/Parcel(s) no. & Tax Map No.	YES		
Date	YES		
Site plan to show the following general characteristics			
The locus at a scale of one inch equals 1,000 feet for a minimum radius of 1/2 mile centered on the site.	ORIGINAL SITE PLAN		
On each plan sheet, a legend identifying any representative symbols used on said plan sheet.			
Lot lines and boundaries of the site, with permanent bounds, and abutters with their property lines indicated.	NO LOT LINES		
Existing and proposed easements.	YES		
Existing and proposed internal and adjacent private and public rights-of-way, edges of pavement and other surface and subsurface features within said rights-of-way.	YES		
Zoning districts (including the Floodplain, Aquifer Protection and Watershed Protection Districts).	REFER TO ORIGINAL PLAN		
Existing and proposed topography at two-foot intervals, referenced to the National Geodetic Vertical Datum, with the location and elevation of the permanent benchmark, plus at least two additional permanent benchmarks on the site.	YES		
Areas intended for use as open space.	REFER TO ORIGINAL PLAN		
Wetlands and wetland buffers, as defined in MGL c. 131, § 40.	YES		
Watercourses and water bodies, including ponds, streams, brooks and ditches.	YES		
Special site features, including stonewalls, fences, historic structures, ledge outcroppings, large trees, etc.	YES		
Areas of lots with lot numbers and areas of adjoining land not included in the subdivision	N/A		
Suitable space to record the action of the Planning Board and the signatures of the members of the Board	YES		
Soil classification as shown on the USDA - SCS Soil Survey Map	REFER TO ORIGINAL PLAN		

* This check list is for guidance only. Submittal of all the identified materials does not constitute a complete application or compliance with regulations. Please consult Article 6 of the Town of Wayland Zoning Bylaw and the Planning Board's Site Plan Review and Approval Regulations for submittal requirements.

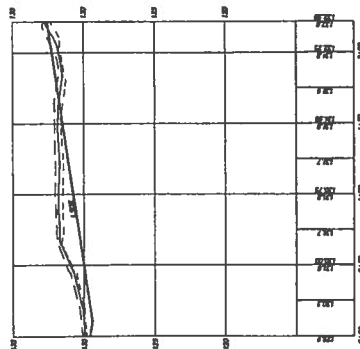
Site plan shall show all of the following site improvements on or related to the site			
The outline or footprint of existing and proposed structures.	YES		
Elevations of the front, sides and rear of existing and proposed structures, with maximum heights indicated.	YES		
Floor plans of existing and proposed structures, with an indication of the use or uses intended for each floor in question and an indication of the net floor area for each use.	YES		
Setbacks for existing and proposed structures and parking and loading facilities.	N/A		
Existing and proposed signs.	YES		
Areas intended for outdoor storage, indicating whether fenced or enclosed.	N/A	!	
Underground storage containers for fuel or other chemical storage, including type and capacity of each container.	N/A		
Existing and proposed sidewalks, walkways, driveways and accesses to the site.	YES		
Existing and proposed parking and loading facilities, including any proposed landscaped areas within the perimeter of a parking facility. Parking spaces must be identified as standard size, compact size or handicap and shown on the plan. The plan must show at least one parking space of each type provided. Areas proposed for reserve parking shall be identified.	YES		
Materials to be used in the construction of impermeable surfaces shall be noted on the plan, with specifications for construction consistent with those set forth in the Subdivision Regulations of the Planning Board.	YES		
The plan shall show all of the following site utilities on or related to the site.			
Stormwater drainage facilities by type, including construction materials of pipes, culverts, catch basins and other system components. Sufficient information relating to the placement of drainage system components (rim and invert elevations, pipe slopes and amount of cover) shall be provided to evaluate the system. Any proposed drainage ponds shall be depicted.	REFER TO ORIGINAL PLAN		
Devices to control erosion and sedimentation during and after construction.	YES		
Water service facilities by type. If on-site wells are to be used, their proposed location and distance from structures and sewage disposal systems must be shown. If public water is to be used, the water main serving the site must be identified, sized and its location shown.	YES		
Fire hydrants on the site or off the site but within 500 feet of the principal structure on the site. If there is no hydrant within 500 feet of the principal structure on the site, the applicant shall indicate how fire protection is to be provided for the site. The location of proposed fire alarm boxes or other warning system and fire lanes shall be provided.	YES		
Underground utilities.	YES		
Solid waste disposal facilities by type.	YES		
Proposed and existing on-site sewage disposal systems, including required reserve areas, and the locations of water mains with respect to said systems. If a sewage treatment plant is proposed, its location and those of water mains must be shown.	REFER TO ORIGINAL PLAN		
The plan shall show typical details, profiles and/or cross sections, with slopes, dimensions, curves, etc., for all of the following construction features on or related to the site:			
Rights-of-way, catch basins, manholes, headwalls, sidewalks, walkways, driveways, parking and loading areas, sub-drains, waterways, leaching basins, drainage ponds, etc.	YES		

Tree wells, tree plantings and specialty planting areas.	YES		
Each type of parking space.	YES		
Outdoor structures, including lighting fixtures, signs, etc.	YES		
Erosion, sedimentation and other construction and pollution control devices.	YES		
The plan shall show all of the following landscaping details on or related to the site:			
Buffer areas, with plantings detailed by common name of species, height (at planting), spread (at maturity) and quantity to be planted.	YES		
The perimeter of existing wooded areas, with those wooded areas to be preserved indicated.	YES		
Tabulations of building coverage, open spaces, wooded areas, etc.			
Written submittals (see § 302-22 subsection D)			
Drainage calculations used to support the design of the stormwater drainage system.	REFER TO ORIGINAL PLAN		
Water Resource Impact Analysis and Mediation Report. See section			
A description and analysis of design features intended to integrate the proposed new and altered buildings, structures, signs and plantings into the existing landscape to preserve and enhance aesthetic assets of the site and to screen objectionable features from adjacent properties shall be submitted.	YES LANDSCAPE PLAN		
Traffic study	REFER TO ORIGINAL PLAN		
A description and analysis of proposed waste disposal practices and their impacts.	REFER TO ORIGINAL PLAN		
Other information as submitted by Applicant or required by the Planning Board.			

*EXTERIOR
RENDERING*



*SITE PLANS,
ARCHITECTURAL PLANS
AND
LIGHTING*



SULLIVAN, CONNORS
and ASSOCIATES
LAND SURVEYING AND
CIVIL ENGINEERING
121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01776

DESIGNED BY:
CHECKED BY:
COMPUTED BY:
FIELD SURVEY:
DRAWN BY:
SCALE:
SHEET OF

**CIVIL ENGINEERING
121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01776**

SCALE:

REVISIONS
DATE:



**SCHEMATIC
WAYLAND GREEN
PLACE**

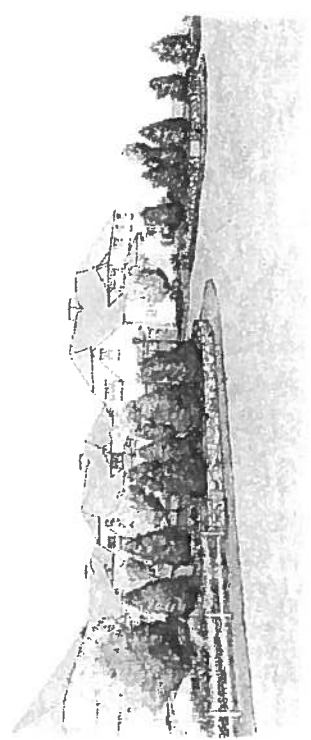
WAYLAND, MASS.
10.1.2007

**SUDBURY
DESIGN GROUP**

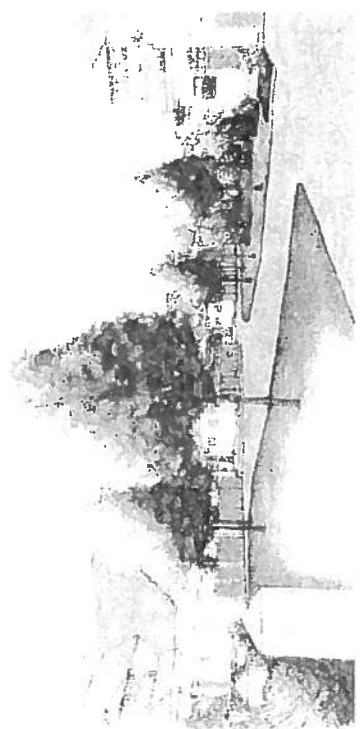
70 Broad Street, Sudbury, MA 01875
Tel: 978.341.4400 | sudburydesign.com | 978.341.4400



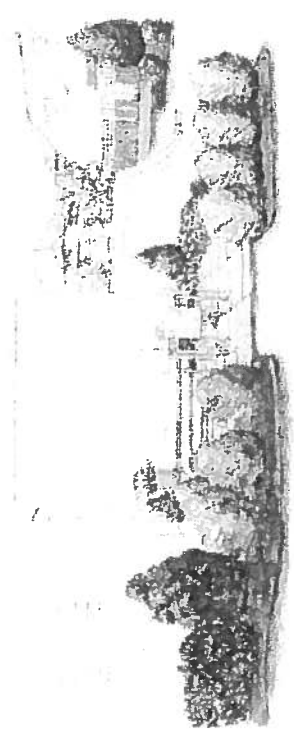
THIS PLAN IS PREPARED BY SUDBURY DESIGN GROUP FOR THE PROJECT OF WAYLAND GREEN PLACE. IT IS THE PROPERTY OF SUDBURY DESIGN GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SUDBURY DESIGN GROUP.



FRONT ENTRANCE



SIDE PLANTING BERM



BACK TERRACE

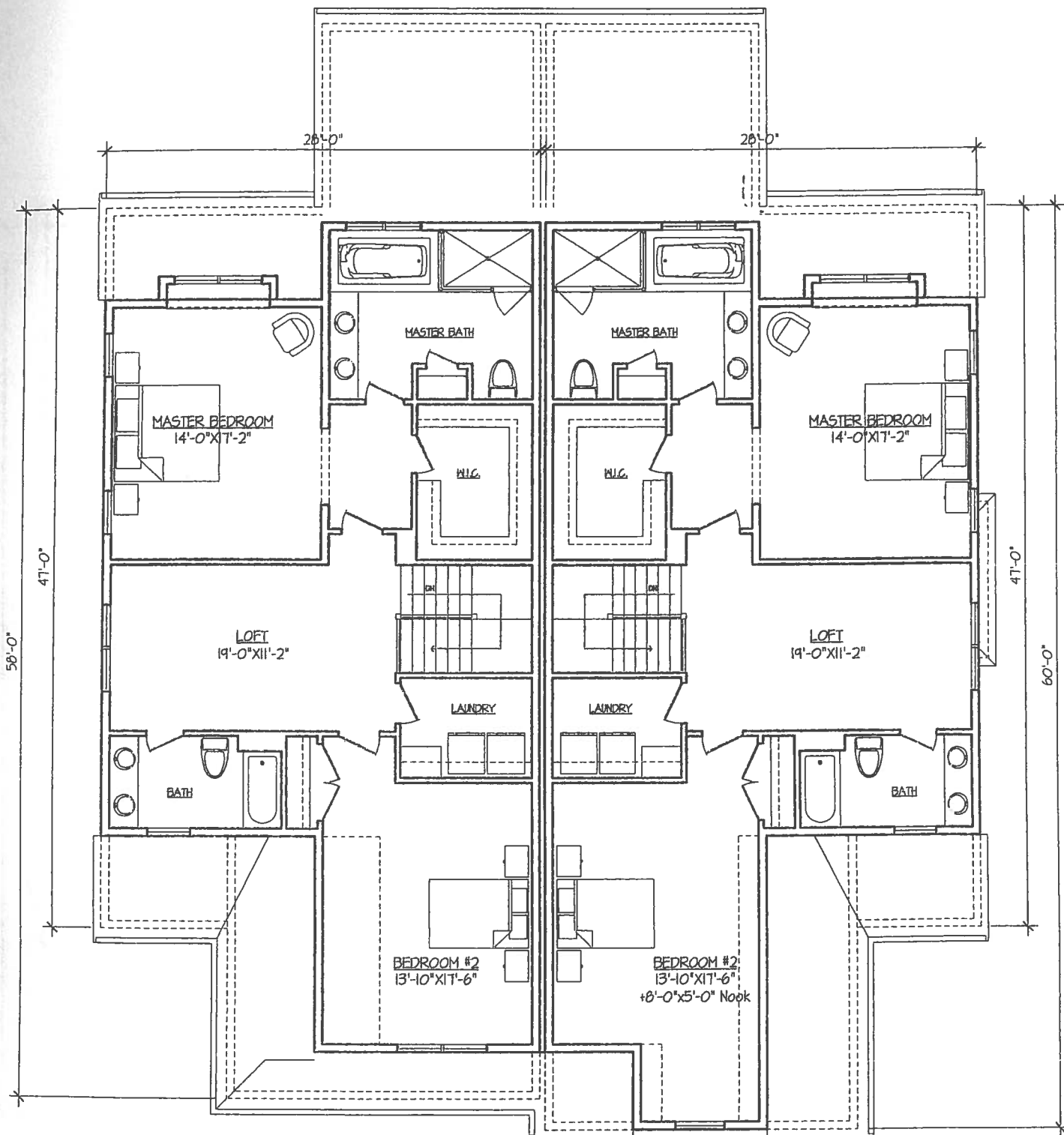
PERSPECTIVES
 WAYLAND GREEN
 PLACE

WAYLAND, MASS.
 APRIL 2007

SUDBURY
 DESIGN GROUP

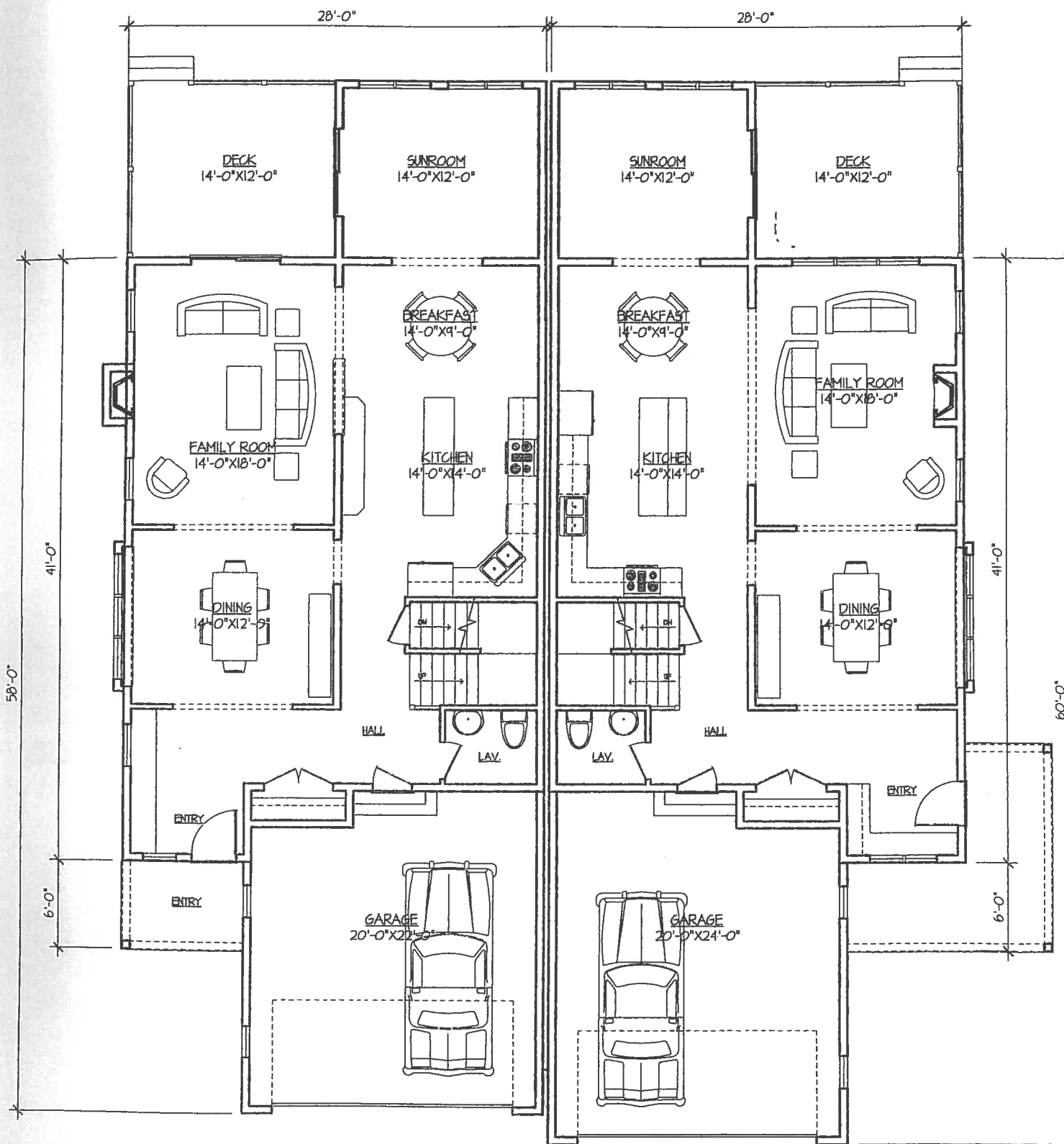
100 Beacon Street, Suite 100
 Cambridge, MA 02142
 617.552.1300

UNIT PLANS



PROPOSED SECOND FLOOR PLAN - OPTION A
1251 SQFT 4-23-13

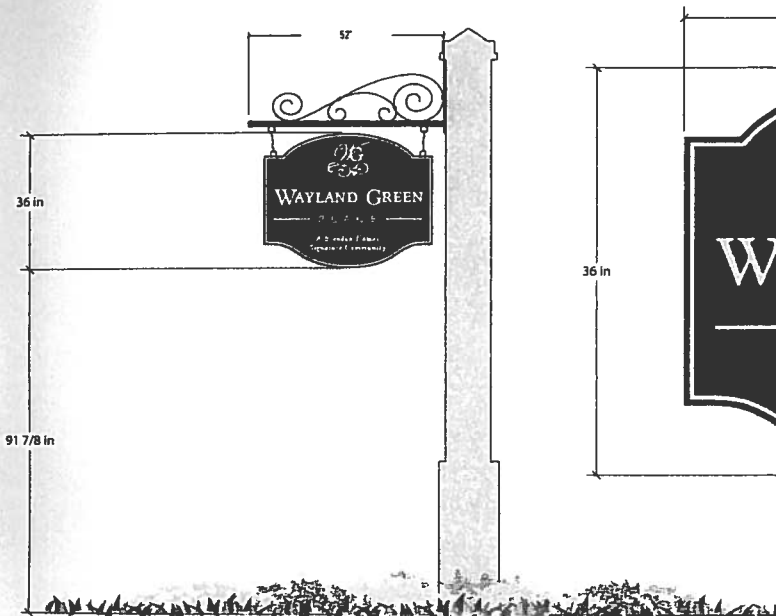
PROPOSED SECOND FLOOR PLAN - OPTION B
1294 SQFT 4-23-13



PROPOSED FIRST FLOOR PLAN - OPTION A
1239 SQFT 4-23-13

PROPOSED FIRST FLOOR PLAN - OPTION B
1239 SQFT 4-23-13

SIGNAGE PLANS



(1) Front View
1 1/2" = 1'-0"

A Sign ID Panel, Front Elevation
Scale: 1/2" = 1'-0"

Quantity (1)

Description
2" thick double sided sign foam panel painted with router cut and filled text. Sign is hung from painted aluminum scroll hanging bracket (DPP-SHB) by black chain and eye hooks. Column is to be provided by client and exact specs are unknown.

Colors

- ☐ MAP Gold
- ☐ MAP White
- ☐ Match 3M Forest Green

SUNSHINE
sign

121 Westborough Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

Client: Brendon Homes Prop.

Project: Wayland Green Place

Job # 00000-00000

REVISIONS

- ☐ Estimation ☐ Sales/PM
- ☐ Production Manager
- ☐ Designer

APPROVALS

- ☐ Approved for Fabrication
- ☐ Approved as Noted
- ☐ Revise and Resubmit
- ☐ Rejected

Name _____

Signature _____

It is the responsibility of the client to ensure that the information provided in this drawing is accurate and that the client is responsible for any errors or omissions. The client is responsible for any errors or omissions. The client is responsible for any errors or omissions.

Revision #	Type	Dates
1	For Approval	14 MAY 13
	Revised	17 MAY 13

Drawn by: KAS Vols. NA Amps. NA (Drawn)

SIGN TYPE **A** 1

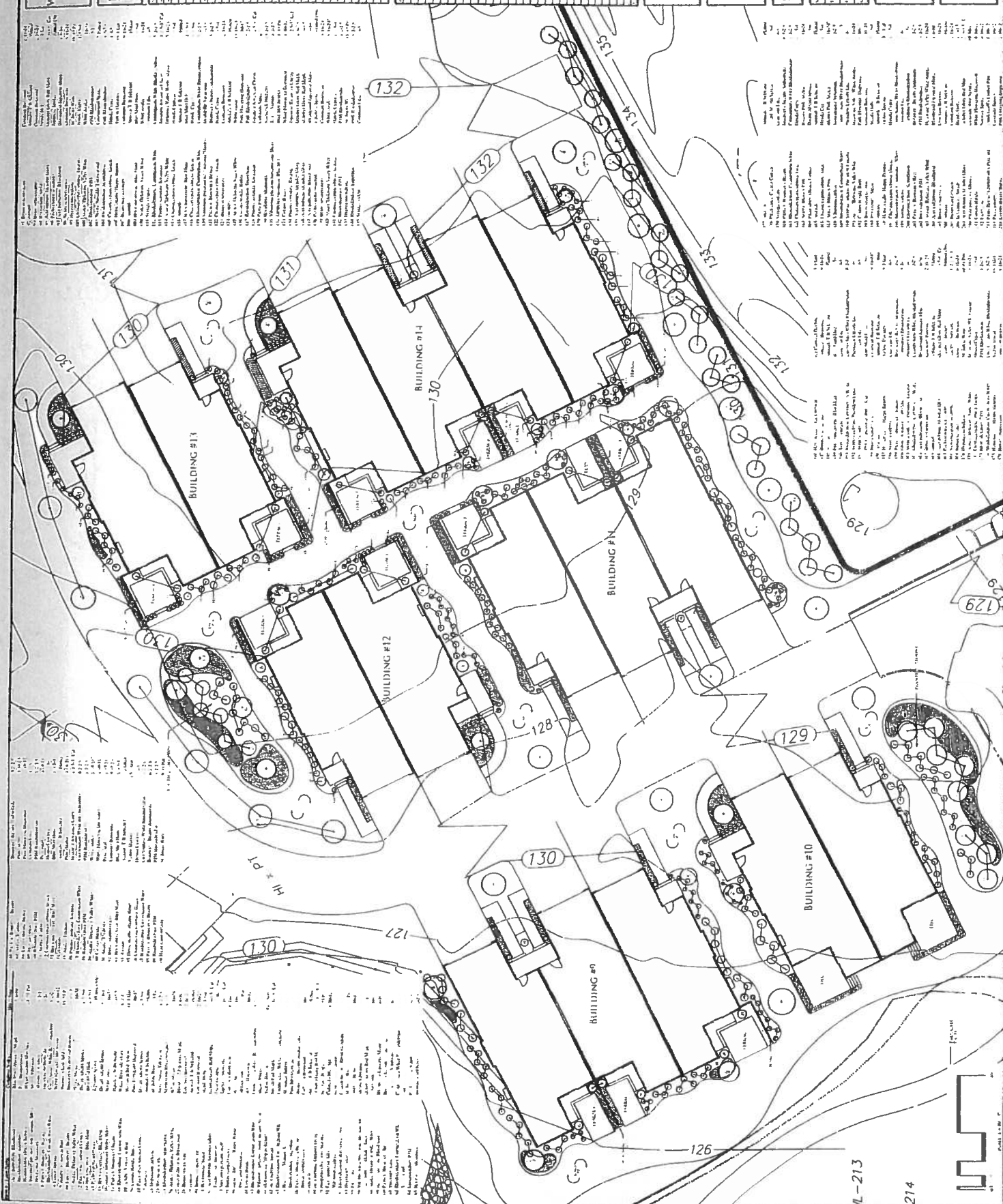
LANDSCAPE PLANS

WAYLAND GREEN
PLACE
WAYLAND, MASSACHUSETTS
01981

WAYLAND GREEN
PLACE
WAYLAND, MASSACHUSETTS
01981

NO.	DATE	REVISION
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302	10/1/80	4.01
303	10/1/80	4.02
304	10/1/80	4.03
305	10/1/80	4.04
306	10/1/80	4.05
307	10/1/80	4.06
308	10/1/80	4.07
309	10/1/80	4.08
310	10/1/80	4.09
311	10/1/80	4.10
312	10/1/80	4.11
313	10/1/80	4.12
314	10/1/80	4.13
315	10/1/80	4.14
316	10/1/80	4.15
317	10/1/80	4.16
318	10/1/80	4.17
319	10/1/80	4.18
320	10/1/80	4.19
321	10/1/80	4.20
322	10/1/80	4.21
323	10/1/80	4.22
324	10/1/80	4.23
325	10/1/80	4.24
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327	10/1/80	4.26
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332	10/1/80	4.31
333	10/1/80	4.32
334	10/1/80	4.33
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341	10/1/80	4.40
342	10/1/80	4.41
343	10/1/80	4.42
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345	10/1/80	4.44
346	10/1/80	4.45
347	10/1/80	4.46
348	10/1/80	4.47
349	10/1/80	4.48
350	10/1/80	4.49
351	10/1/80	4.50
352	10/1/80	4.51





WAYLAND GREEN
PLACE
L1-4

WAYLAND GREEN
PLACE
L1-4

PLANTING PLAN
1. 1/2" = 1' - 0"
2. 1/4" = 1' - 0"
3. 1/8" = 1' - 0"
4. 1/16" = 1' - 0"
5. 1/32" = 1' - 0"
6. 1/64" = 1' - 0"
7. 1/128" = 1' - 0"
8. 1/256" = 1' - 0"
9. 1/512" = 1' - 0"
10. 1/1024" = 1' - 0"
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AERIAL PHOTOGRAPHS

Phase 2 Retail

Town Green

Residential Parcel

Mayland Town Center

22/2013