



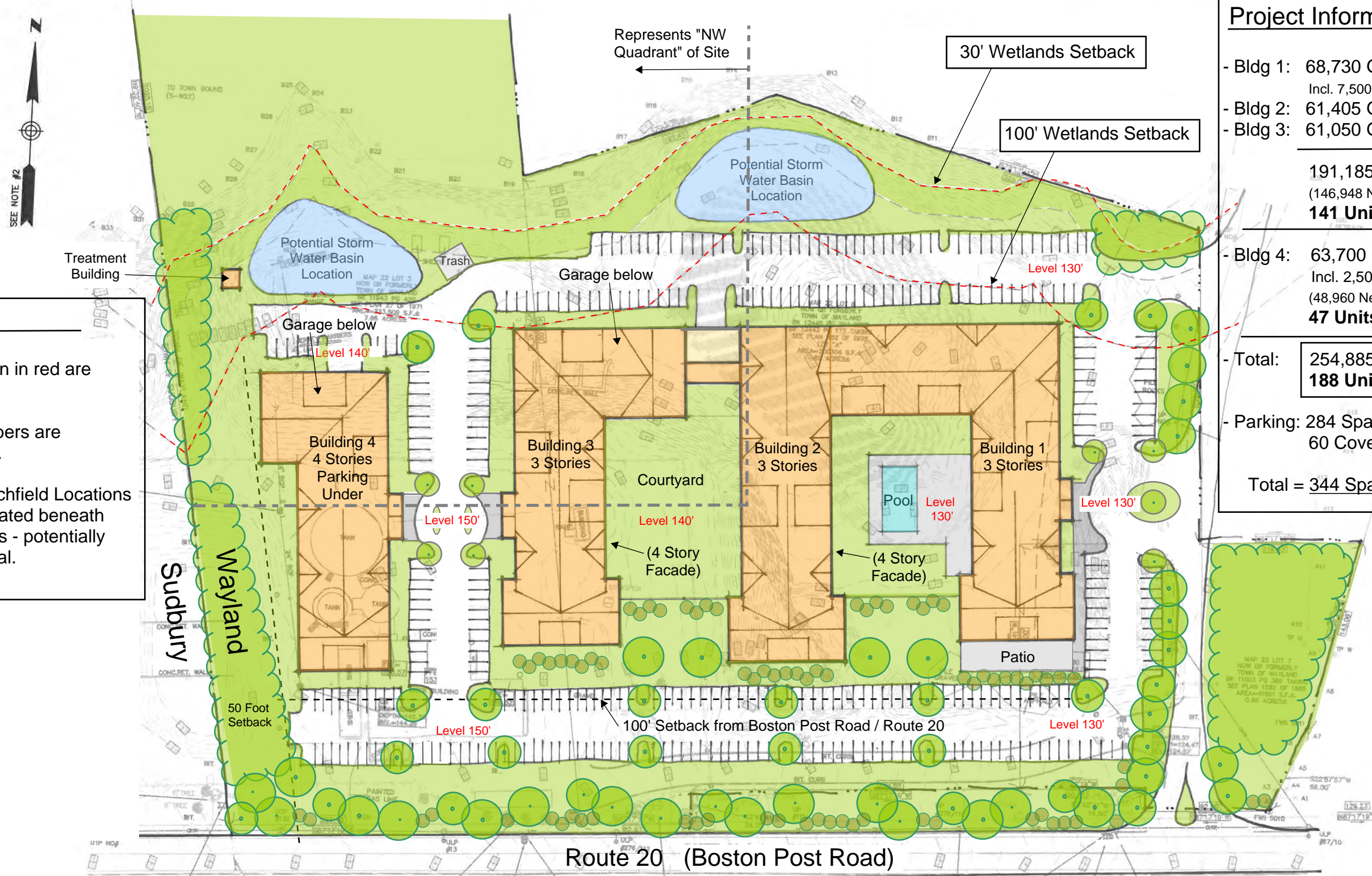
River's Edge, Wayland

SUBMISSION BY: BAYSTONE DEVELOPMENT

River's Edge Development Team

Developer:	Baystone Development LLC 21 Center Street Weston, MA 02493
Legal Counsel:	Bryan Connolly DLA Piper LLP 33 Arch Street, 26 th Floor Boston, MA 02110
Affordable Housing Counsel:	Robert Ruzzo Holland & Knight LLP 10 St. James Avenue Boston, MA 02116
Architect:	The Architectural Team 50 Commandant's Way Chelsea, MA 02150
Site Engineering:	Bohler Engineering 352 Turnpike Road Southborough, MA 01772
Landscape Architects:	Bohler Engineering 352 Turnpike Road Southborough, MA 01772
Geotechnical Engineers:	Haley and Aldrich 465 Medford Street Boston, MA 02129
Structural Engineers:	Veitas and Veitas 639 Granite Street Braintree, MA 02184
M.E.P Engineers:	Wozny/Barbar & Associates, Inc. 1076 Washington Street Hanover, MA 02339
General Contractor:	Plumb House Construction 10 Industrial Road Milford, MA 01757
Property Management:	Winn Management 6 Faneuil Hall Marketplace Boston, MA 02109

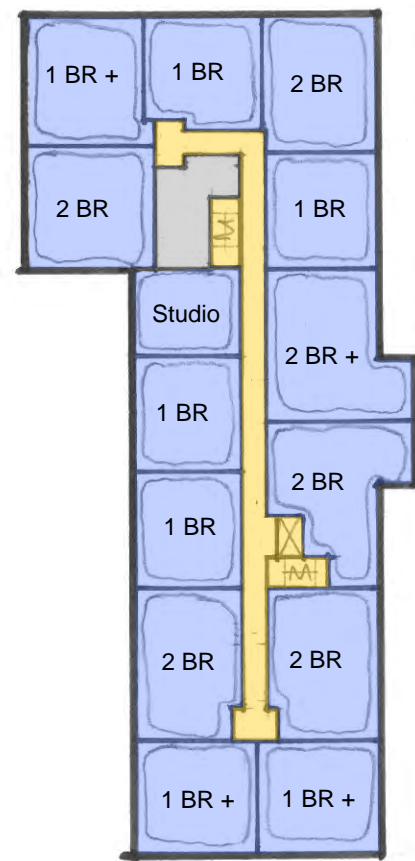
344 Spaces (1.8 spaces per unit)



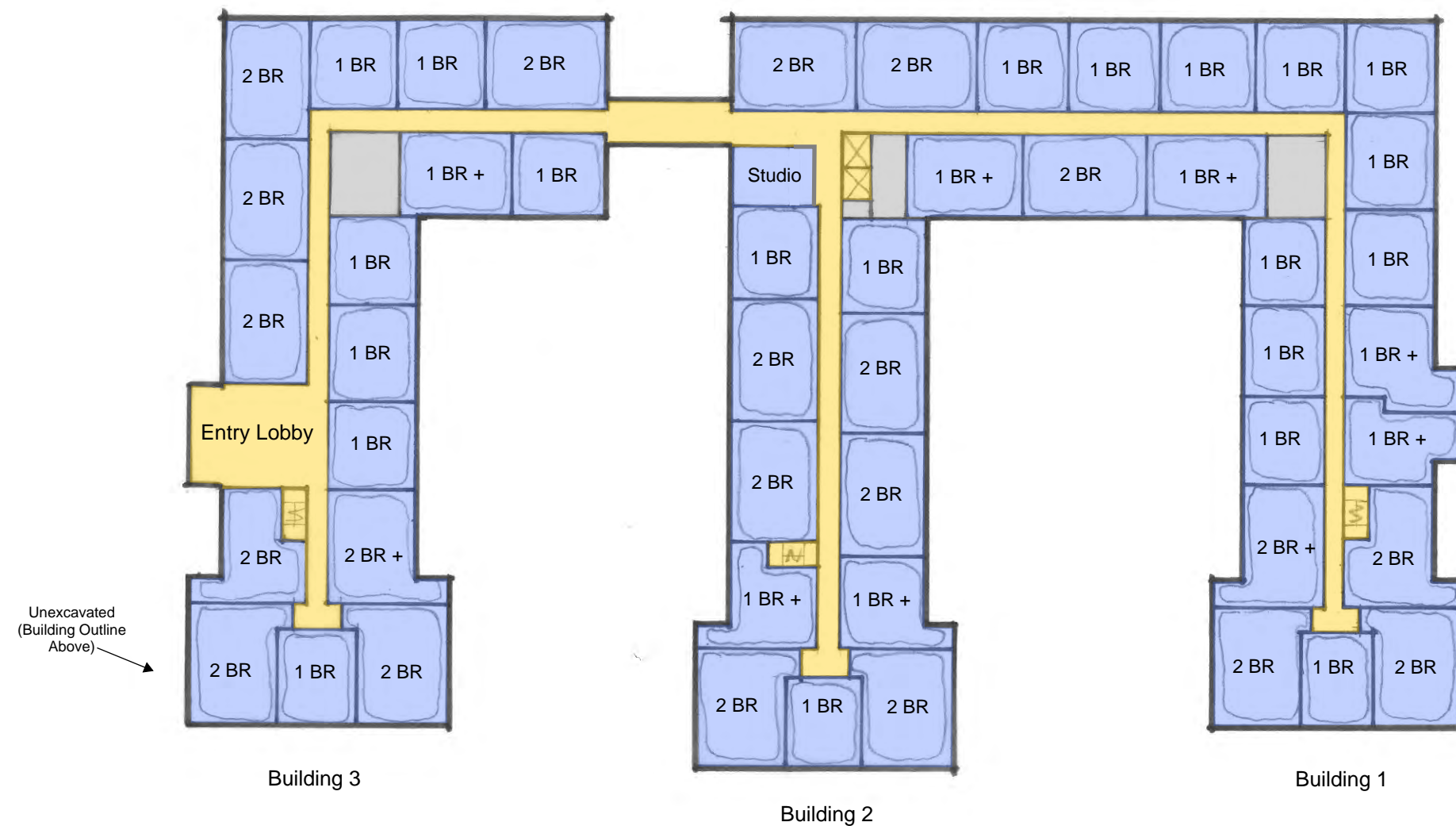
- Notes:**
1. Grades shown in red are approximate.
 2. Parking numbers are approximate.
 3. Possible Leachfield Locations would be located beneath parking areas - potentially 66,000 sf total.

Project Information:	
- Bldg 1:	68,730 GSF (47 Units) Incl. 7,500 SF Amenity Space
- Bldg 2:	61,405 GSF (47 Units)
- Bldg 3:	61,050 GSF (52Units)
<hr/>	
	191,185 GSF (146,948 Net Rentable)
	141 Units (Ave. 1,044 SF)
<hr/>	
- Bldg 4:	63,700 GSF (Age Restricted) Incl. 2,500 SF Amenity Space (48,960 Net Rentable)
	47 Units (Ave. 1,044 SF)
<hr/>	
- Total:	254,885 GSF 188 Units
<hr/>	
- Parking:	284 Spaces at grade 60 Covered (2 garages)
<hr/>	
	Total = <u>344 Spaces</u> (1.8/unit)

Scale at -11x17: 1" = 80'

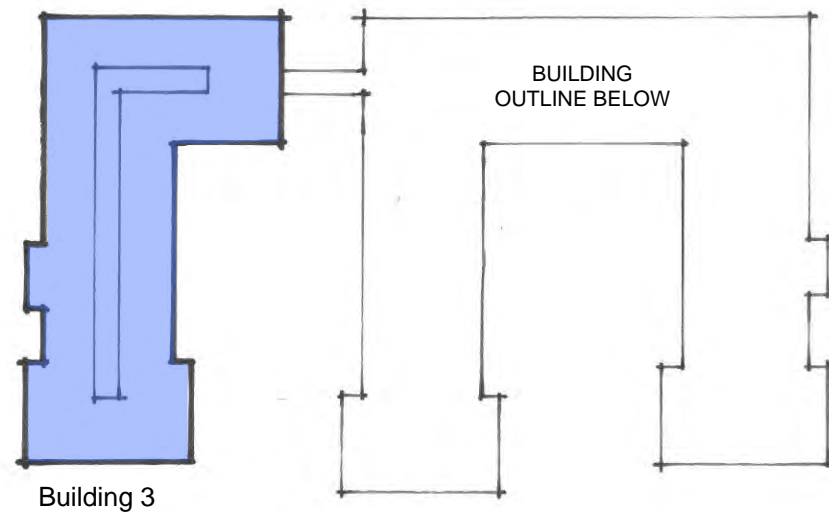


Typical Schematic Floor Plan -
Building 4

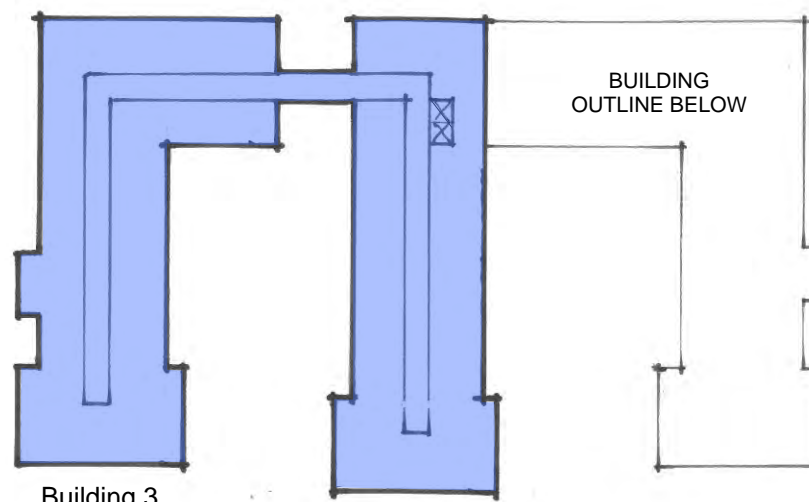


Typical Schematic Floor Plan -
Buildings 1, 2 and 3

Scale at -11x17: 1" = 50'



Building 3



Building 3

Building 2

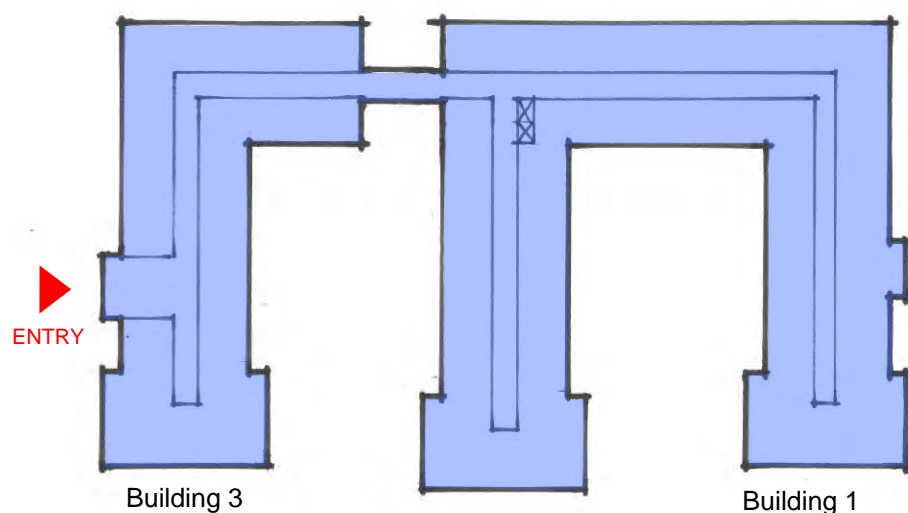
Buildings 1, 2 and 3:

- Total Sq. Ft.: 191,185 GSF
- Amenity Space: 7,500 SF
- No. Units: 141 (Ave. GSF/Unit: 1,044 SF)
- Covered Parking Spaces: 30

Notes:

1. Above information does not include Building 4.
2. Grades, Floor Levels and Parking Spaces indicated are approximate.

5 Schematic Plan - Level 170'

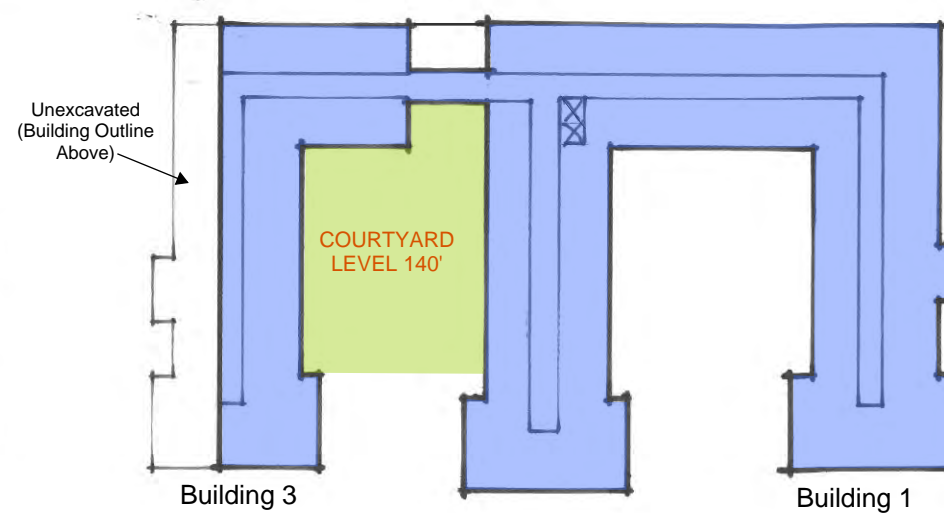


Building 3

Building 2

Building 1

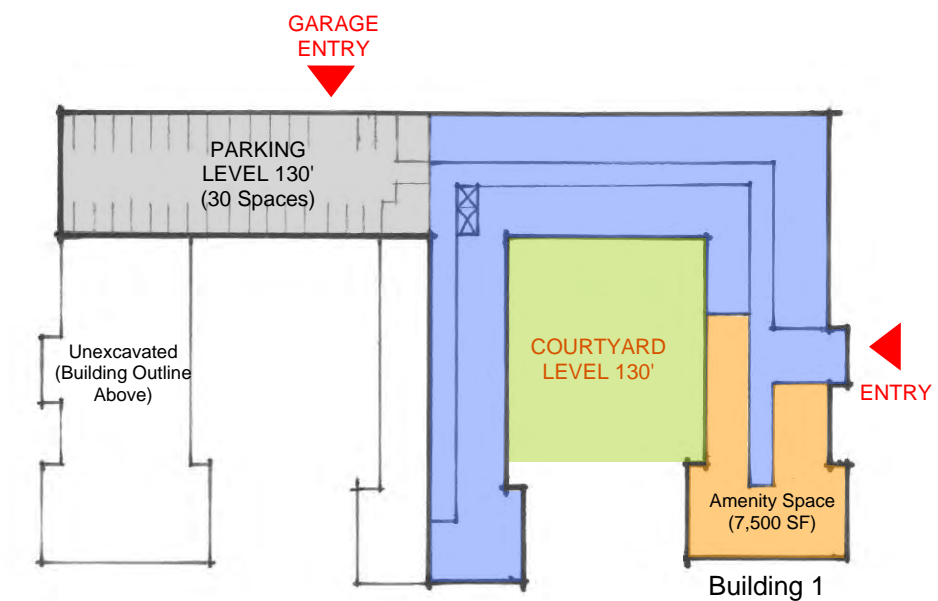
4 Schematic Plan - Level 160'



Building 3

Building 2

Building 1



Building 2

Building 1

3 Schematic Plan - Level 150'

2 Schematic Plan - Level 140'

1 Schematic Plan - Level 130'

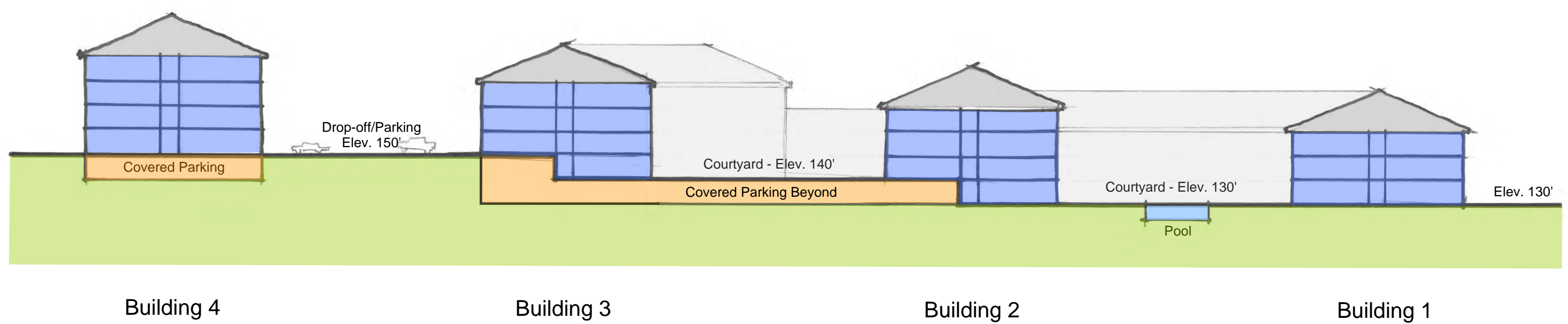
Scale at -11x17: 1" = 100'

Key:

Residential Floor

Below Grade Parking Level

Note: Grades shown are approximate.



Scale at -11x17: 1" = 40'

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

CERTIFICATION:



DARREN J. HARDY, P.L.S.
REG. NO. 48385
WSP USA, CORP.

DATE: 7/16/15

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP SELLS ON NOVEMBER 5-16, 2012 AND MARCH 5, 2013 AND OCTOBER 24-27, 2014.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM NAD83.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.
4. WATER ELEVATIONS WERE ALSO OBTAINED ON THE BOSTON POST ROAD BRIDGE OVER THE SUDBURY RIVER. (STAINS WERE LOCATED ON THE CORNERS OF THE OLD BOSTON POST ROAD BRIDGE ABUTMENT ON THE WEST BANK OF THE SUDBURY RIVER)
ELEV OF WATER STAIN NORTH SIDE OF BRIDGE= 113.4±
ELEV OF WATER STAIN SOUTH SIDE OF BRIDGE= 113.2±
5. BORDERING VEGETATED WETLAND FLAGGING A1 THROUGH A19 AND B1 THROUGH B33 WERE DELINEATED ON NOVEMBER 5, 2012 BY ECOTEC (WORCESTER, MA) AS DEFINED BY 310 CMR 10.55(2)(C).
6. MEAN ANNUAL HIGH WATER FLAGGING RA1 THROUGH RA18, DELINEATED MARCH 1, 2013 BY ECOTEC (WORCESTER, MA) AS DEFINED BY CMR 10.58(2)(g)2.b.
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL 507 OF 656, COMMUNITY PANEL NUMBER 250224-0507-F, EFFECTIVE DATE JULY 7, 2014.

PLAN REFERENCES

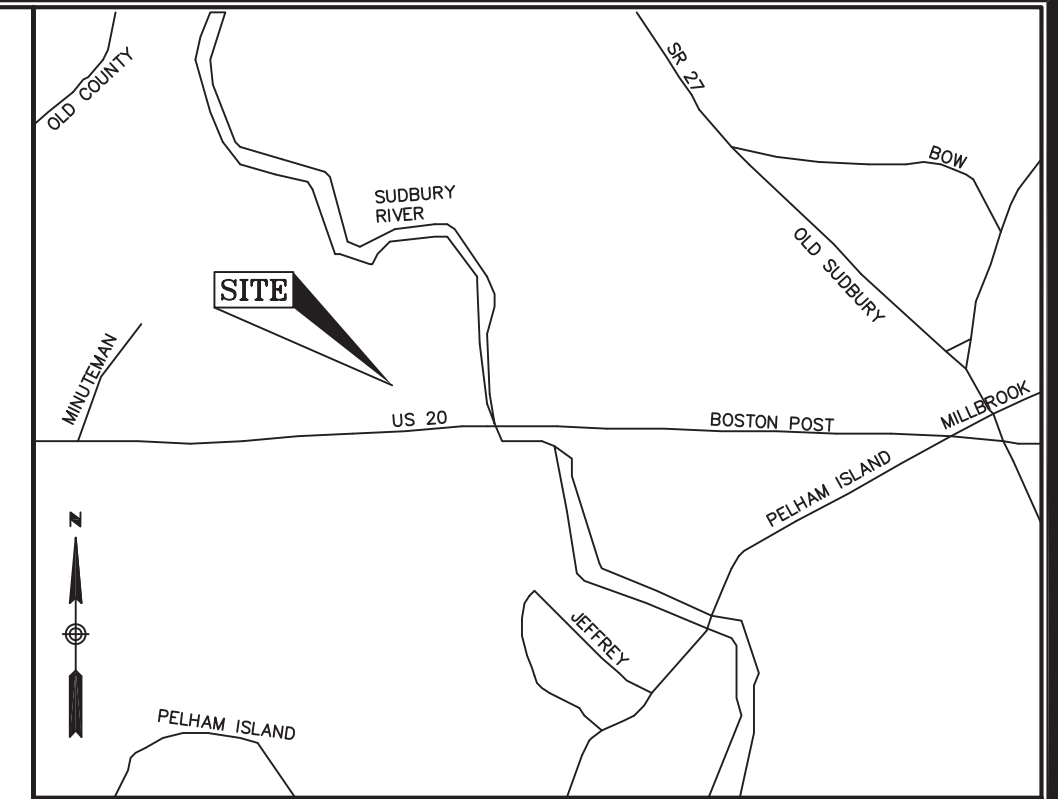
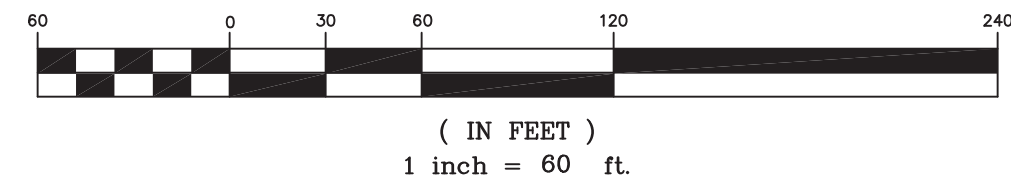
1. MASSACHUSETTS STATE HIGHWAY LAYOUT 493 SHEET 4.
2. MASSACHUSETTS STATE HIGHWAY LAYOUT 840 SHEET 1.
3. 1904 STATE HARBOR AND LAND COMMISSION'S TOWN LINE ATLAS.
4. PLAN OF LAND IN WAYLAND MASS. DATED DECEMBER 12, 1962. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 1582 OF 1965.
5. COMPILED PLAN OF LAND IN WAYLAND MASS. SHOWING PROPOSED LAND TAKINGS FOR DUMP PURPOSES. DATED DECEMBER 16, 1966. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 758 OF 1967.
6. PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND TO BE ACQUIRED FOR DUMP PURPOSES. DATED SEPTEMBER 24, 1969. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 27 OF 1971.
7. PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND OWNED BY WILLIAM W. AND MARY P. LORD. DATED FEBRUARY 28, 1978. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 482 OF 1978.
8. UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE GREAT MEADOWS NATIONAL WILDLIFE REFUGE UNKNOWN OWNERS TRACT (200J). TOWN OF WAYLAND, MIDDLESEX COUNTY, MASSACHUSETTS. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 487 OF 2003.
9. UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE GREAT MEADOWS NATIONAL WILDLIFE REFUGE GIUSEPPE MELONE TRACT (243). TOWN OF WAYLAND, MIDDLESEX COUNTY, MASSACHUSETTS ON FILE WITH THE U.S. FISH AND WILDLIFE SERVICE.
10. ANR SUBDIVISION PLAN PREPARED FOR THE TOWN OF WAYLAND DATED MAY 29, 2015 PREPARED BY WSP. PLAN NOT YET RECORDED.

ZONING TABLE

THE SUBJECT PARCEL LIES WITHIN THE REFUSE DISPOSAL DISTRICT AS SHOWN ON THE TOWN OF WAYLAND ZONING MAP APPROVED ON JUNE 7, 2005. CURRENT ZONING REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT AREA = NONE
MINIMUM LOT COVERAGE = NONE
MINIMUM FRONTAGE = NONE
MINIMUM FRONT YARD SETBACK = 30 FEET
MINIMUM REAR YARD SETBACK = 30 FEET
MINIMUM SIDE YARD SETBACK = 75
MAXIMUM BUILDING HEIGHT = 35 FEET

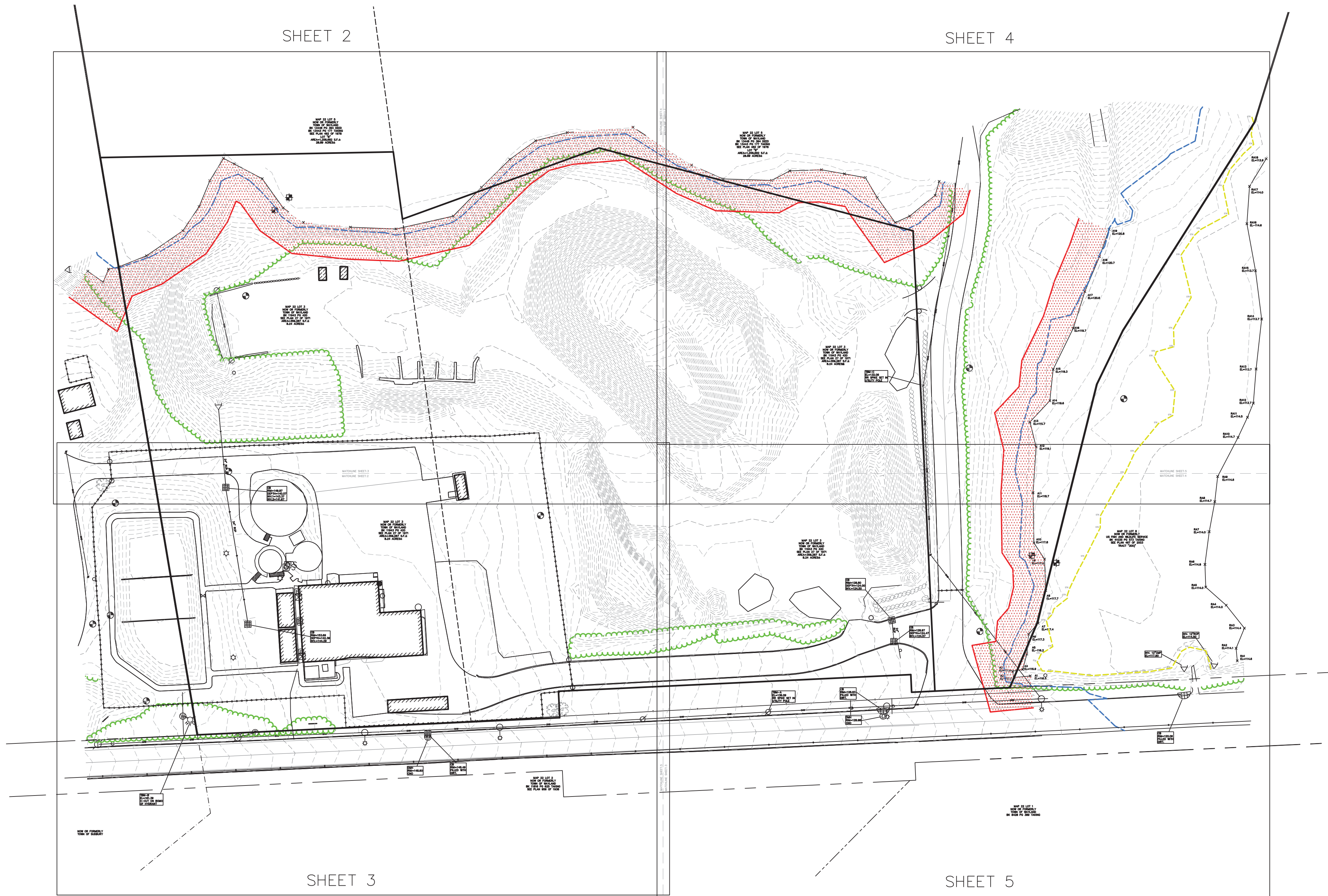
GRAPHIC SCALE



LOCUS MAP
(N.T.S.)

LEGEND

- DISK
- SBOP STONE BOUND WITH DRILL HOLE
- SBLEP STONE BOUND LEAD PLUG E/PIN
- SB STONE BOUND
- D-SHAPED CATCH BASIN
- CATCH BASIN
- CULVERT
- NO LABEL MANHOLE
- ELECTRIC BOX
- SEWER HANDHOLE
- ELECTRIC METER
- FIRE HYDRANT
- ROOF DRAIN
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH TRANSFORMER
- DECIDUOUS TREE
- CONIFER TREE
- SIGN (SINGLE POSTED)
- COMMON OWNERSHIP
- POST
- MONITORING WELL
- LIGHT POLE
- TEST PIT
- STK STAKE SET
- CNO COULD NOT OBSERVE
- BIT. BITUMINOUS CONCRETE
- ABUTTERS LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- CHAIN LINK FENCE
- TOWN LINE
- DRAIN LINE
- WATER LINE
- GAS LINE (PAINTED)
- TELEPHONE LINE (RECORD)
- OVERHEAD WIRES
- WETLAND LINE
- SHRUB LINE
- TREE LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- STONE WALL
- 30' NO DISTURB LINE
- 115.5 FOOT CONTOUR (MAHW)
- LIMIT OF FLOODPLAIN
- BUFFER ZONE



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TATA & HOWARD



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Surveyed By	CG, TO, BC, JL	Scale	1" = 60'	Sheet No.	1 OF 5
Checked By	DJH				
Book No.	N-256				



River's Edge

Wayland, MA

Perspective View

June 23, 2016

DEVELOPER : BAYSTONE DEVELOPMENT

ARCHITECT : The Architectural Team

tat | the architectural team

16086



River's Edge

Wayland, MA

Perspective View

June 23, 2016

DEVELOPER : BAYSTONE DEVELOPMENT

ARCHITECT : The Architectural Team

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River's Edge

Wayland, MA

View from Route 20
at Entrance (Trees Hidden)

June 23, 2016

DEVELOPER : BAYSTONE DEVELOPMENT

ARCHITECT : The Architectural Team

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River's Edge

Wayland, MA

View from Route 20
at Entrance

June 23, 2016

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