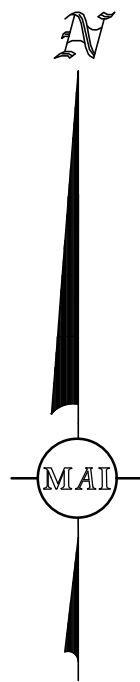


ENDORSED BY WAYLAND PLANNING BOARD
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
2023



LOCUS CONTEXT MAP

1" = 250'

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

PERMIT SITE DEVELOPMENT PLANS
FOR
COUNCIL ON AGING COMMUNITY CENTER

LOCATED AT
8 ANDREW AVENUE
(ASSESSORS MAP 23: LOTS 052L, 052U, 052K & 052S)
LOCATED IN
WAYLAND, MASSACHUSETTS 01778
DATE: DECEMBER 7, 2022
REVISED: JANUARY 5, 2023

OWNER/APPLICANT:
TOWN OF WAYLAND
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

CIVIL ENGINEER:
 **MERIDIAN
ASSOCIATES**
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

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P:\6452_10 ANDREW AVE. WAYLAND, MA\CAD\CIVIL 3D\6452_SITE.DWG

RECORD CONDITIONS PLAN:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY TOWN OF WAYLAND SURVEYOR.
2. THE SUBJECT PROPERTY IS LOCATED IN THE LIMITED COMMERCIAL DISTRICT ZONE AND THE AQUIFER PROTECTION DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 052L, 052U, 052K AND 052S ON TOWN OF WAYLAND ASSESSOR'S MAP 23 FOR A TOTAL AREA OF APPROXIMATELY 181,514 SF (4.17 AC.)
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
7. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS, PLANS OF RECORD AND AN ON THE GROUND INSTRUMENT SURVEY TO LOCATE PHYSICAL EVIDENCE OF PROPERTY BOUNDARIES. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE OWNER AND ENGINEER AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE SEDIMENT CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.
4. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
5. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
6. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF WORK SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
7. FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.
8. ALL EXCAVATORS OR CONTRACTORS MUST REFER TO 520 CMR 14.00 TO OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE WAYLAND PLANNING BOARD, CONSERVATION COMMISSION AND MUNICIPAL AGENCIES.

LAYOUT NOTES:

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. COORDINATE THE LOCATION OF ALL SITE LIGHTING STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
3. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE ARCHITECT FOR RESOLUTION.
4. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, ETC.

GRADING AND UTILITY NOTES:

1. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
2. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
4. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
5. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
6. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
7. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
9. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO EXISTING BUILDING AND SITE UTILITIES.

PLANTING NOTES:

1. RESTORE ALL DISTURBED AREAS AS SHOWN ON PLANS UNLESS OTHERWISE INDICATED.
2. DEGRADE STOCKPILE AREAS AFTER REMOVAL OF SURPLUS MATERIALS. SEED THE DISTURBED AREA UNLESS WITHIN EXISTING AGRICULTURAL ACCESS AREAS.
3. PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
4. IF CERTAIN OF THE SEEDED AREAS DO NOT SHOW A PROMPT "CATCH", THESE SHALL BE RESEEDED AT THE SAME RATE AND IN THE SAME MANNER AS BEFORE IN INTERVALS OF TEN (10) DAYS, WHICH PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
5. PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
6. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
9. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES. EXCEPTION: WITHIN 100 YEAR FLOOD PLAIN, MAINTAIN EXISTING GRADES.
10. CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNK/STEMS OF INSTALLED PLANT MATERIAL.
11. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.
12. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
13. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.
14. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE LANDSCAPE ARCHITECT, BE USED FOR PREPARATION OF PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
15. THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY--LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
16. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.
17. PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

FOR PERMITTING ONLY
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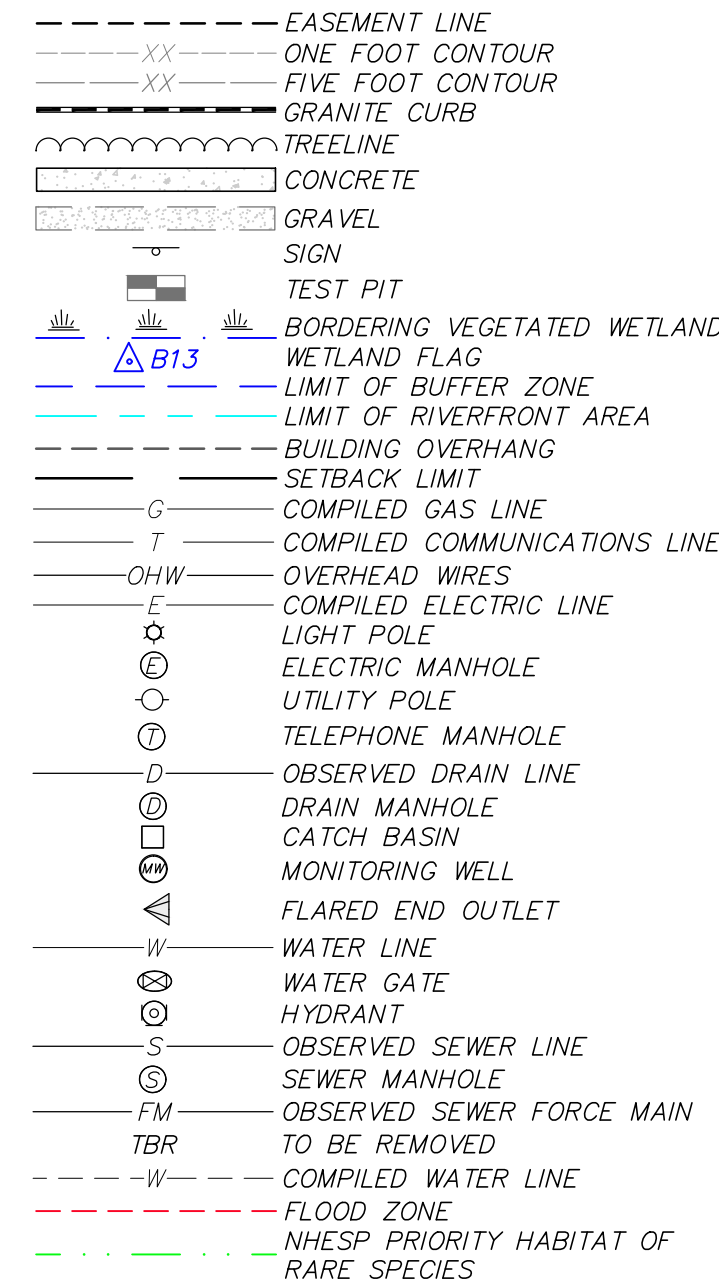
EROSION AND SEDIMENTATION CONTROL NOTES:

1. SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF.
6. PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
7. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
10. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT THE EROSION CONTROL BARRIERS ARE INTACT.
11. DUST SHALL BE CONTROLLER BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. CLEAN AND MAINTAIN SEDIMENT CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
13. COMMON FILL (SITE GRADING AREAS) SHALL CONSIST OF MINERAL SOIL SUBSTANTIALLY FREE FROM ORGANIC MATERIALS, LOAM, WOOD TRASH AND OTHER OBJECTIONABLE MATERIALS WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. SELECT COMMON FILL SHALL NOT CONTAIN STONES LARGER THAN 2-IN. IN LARGEST DIAMETER AND SHALL HAVE A MAXIMUM OF 75% PASSING THE NO. 40 SIEVE AND A MAXIMUM OF 20% PASSING THE NO. 200 SIEVE. SELECT COMMON FILL SHALL NOT CONTAIN GRANITE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL WILL NOT BE PERMITTED. SOIL EXCAVATED FROM THE STRUCTURE AREAS AND WHICH MEETS THE ABOVE REQUIREMENTS MAY BE USED.
14. ORDINARY FILL SHALL BE WELL GRADED, NATURAL INORGANIC SOIL, FREE OF ORGANIC OR OTHER WEAK OR COMPRESSIBLE MATERIALS, FROZEN MATERIALS, AND OF STONES LARGER THAN TWO THIRDS (2/3) THE LIFT THICKNESS. IT SHALL BE OF SUCH NATURE AND CHARACTER THAT IT CAN BE COMPACTED TO THE SPECIFIED DENSITIES IN A REASONABLE LENGTH OF TIME. IT SHALL BE FREE OF PLASTIC CLAY, OF ALL MATERIALS SUBJECT TO DECAY, DECOMPOSITION, OR DISSOLUTION, AND OF CINDERS OR OTHER MATERIALS THAT WILL CORRODE PIPING OR OTHER METAL. IT SHALL HAVE A MINIMUM DRY DENSITY OF NOT LESS THAN 120 POUNDS PER CUBIC FOOT. MATERIAL FROM EXCAVATION ON THE SITE MAY BE USED AS ORDINARY FILL IF IT MEETS THE ABOVE REQUIREMENTS. ORDINARY FILL SHALL HAVE A MAXIMUM OF 60% PASSING THE #40 SIEVE, AND A MAXIMUM OF 20% PASSING THE #200 SIEVE. IT SHOULD NOT CONTAIN BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS, AND SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL SHALL NOT BE PERMITTED.
15. SELECT COMMON FILL (ROADWAY AREAS) SHALL BE PLACED IN LAYERS HAVING A MAXIMUM THICKNESS OF 8 IN. MEASURED BEFORE COMPACTION. EACH LAYER OF FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY DETERMINED BY THE ASTM D1557. COMPACTION OF STRUCTURAL FILL SHALL CONSIST OF FULLY LOADED TEN WHEEL TRUCKS, A TRACTOR DOZER WEIGHING AT LEAST 30,000 LBS AND OPERATED AT FULL SPEED, A HEAVY VIBRATORY ROLLER, OR OTHER METHOD ONLY AS APPROVED BY THE ENGINEER. COMPACTION OF SELECT COMMON FILL IN CONFINED AREAS ADJACENT TO STRUCTURES SHALL BE ACCOMPLISHED BY HAND OPERATED VIBRATORY EQUIPMENT OR MECHANICAL TAMPERS APPROVED BY THE ENGINEER. AS A MINIMUM, COMPACTION OF SELECT COMMON FILL SHALL CONSIST OF FOUR COVERAGES OF THE APPROVED EQUIPMENT.
16. EROSION AND SEDIMENT CONTROL, BOTH DURING AND AFTER CONSTRUCTION, SHALL BE PROVIDED AS REQUIRED TO RETAIN SEDIMENT ONSITE, AND TO CONTROL EROSION OF EMBANKMENTS, TEMPORARY AND FINAL EXPOSED SLOPES, AND TEMPORARY MATERIAL STOCKPILE(S). SILT FENCES, CHECK DAMS, DRAINAGE DITCHES OR SWALES, TEMPORARY SEEDING, AND PRE-MANUFACTURED TEXTILES, GEOTUBES, GEOGRID, CELLULAR GEOWEB, ETC. SHALL BE UTILIZED AS APPROPRIATE. EROSION AND SETTLEMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL PERMITS AND CODES AND THIS SPECIFICATION. DURING THE EXCAVATION OF THE WORK AT THE SITE, OPERATIONS SHALL BE CONTINUOUSLY MONITORED TO AVOID THE CREATION OF CONDITIONS THAT COULD LEAD TO EXCESSIVE EROSION OF SOIL WITH SURFACE RUNOFF FROM THE WORK AREAS. CONTROLS SHALL BE PROVIDED TO PROTECT THE WATER QUALITY AND SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS AND ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO REDUCE EROSION OF SLOPES AND SILTATION OF OFF-SITE OUTFALLS AND TRIBUTARIES.
17. UPON SIGNS OF CONCENTRATED FLOW BY EVIDENCE OF GULLYING OR RILLING IN DISTURBED AREAS, HAYBALES AND/OR STONE CHECK DAMS SHALL BE PLACED IN THESE AREAS, SPACED EVERY 50' IN THE UPGRADE SLOPE.

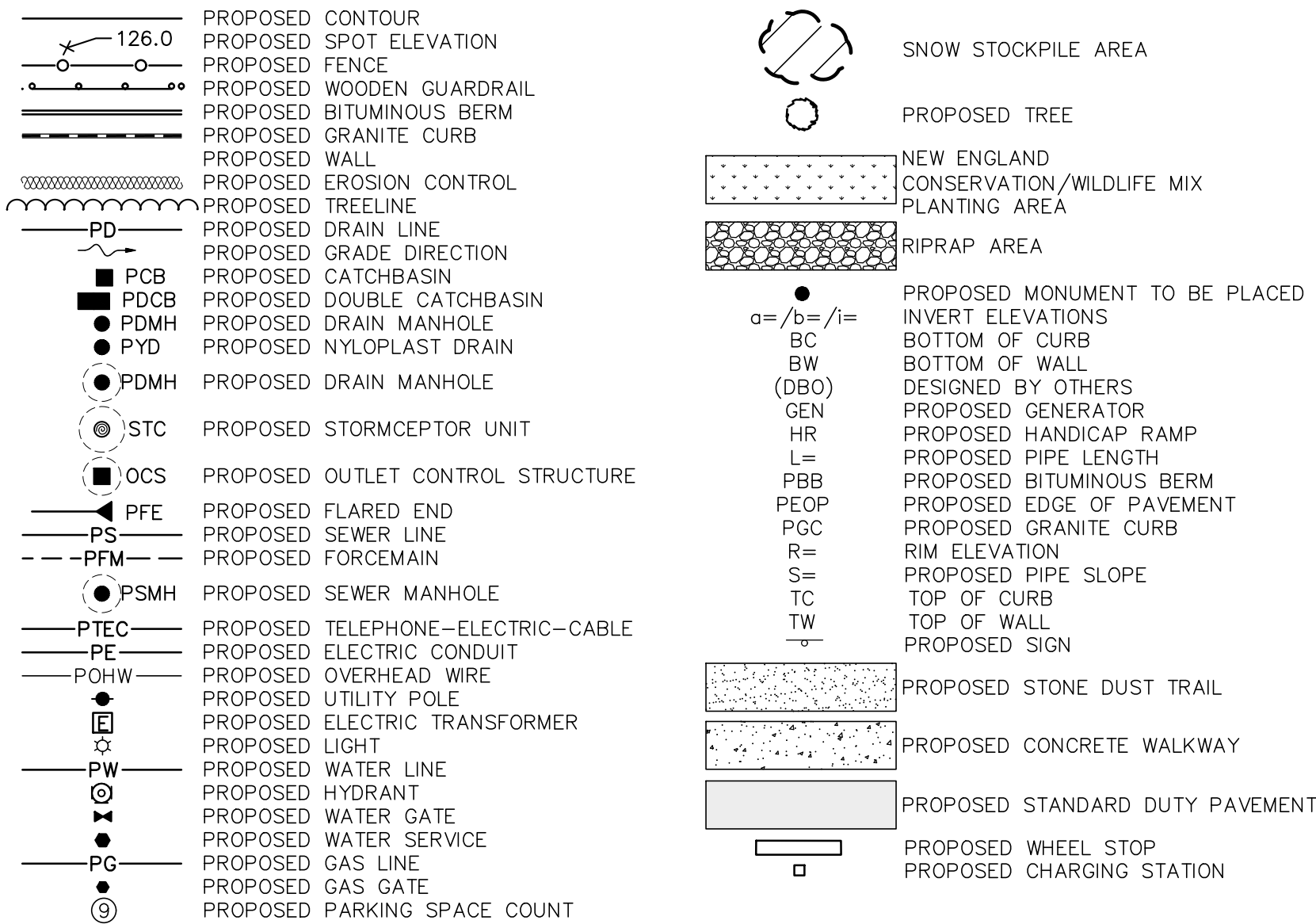
DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING WATER, SEWER, GAS, ELECTRICAL, AND COMMUNICATIONS SERVICES ONSITE WHICH SERVE THE TWO BUILDINGS THAT ARE BEING REMOVED. ALL UTILITIES THAT WILL BE ABANDONED SHALL BE REMOVED COMPLETELY. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL WITH RESPECTIVE UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING STAIRS, WALKS, BULKHEADS, DECKS, CONC. PADS, OTHER HARDSCAPE FEATURES AND/OR BUILDING ACCESSORIES ASSOCIATED WITH THE TWO BUILDINGS THAT ARE BEING REMOVED.
3. ALL ITEMS TO BE REMOVED, WHETHER SPECIFIED HERON OR NOT, SHALL BE PART OF THE SCOPE OF WORK.
4. THE SITE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SECURITY AND PUBLIC SAFETY THROUGHOUT THE DURATION OF THE SITE WORK. ALL WORK AND SAFETY MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
5. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION SITE FENCING (6' TALL CHAIN LINK) AND EROSION CONTROL BARRIERS AROUND THE WORK AREA PRIOR TO BEGINNING ANY WORK. CONSTRUCTION FENCING AND ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE SITE WORK.
6. CONTRACTOR SHALL INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PADS AS NECESSARY TO ENSURE ALL VEHICULAR TRAFFIC LEAVING THE SITE MUST CROSS A PAD. CONTRACTOR SHALL WASH VEHICLES IF NECESSARY TO PREVENT THE TRACKING OF DEBRIS ONTO PUBLIC WAYS.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PUBLIC WAYS REMAIN CLEAN AND FREE OF DEBRIS RESULTING FROM THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT.
8. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST ONSITE THROUGHOUT CONSTRUCTION.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

EXISTING LEGEND



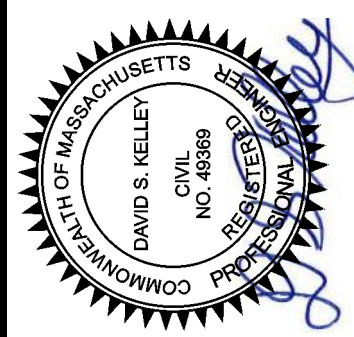
PROPOSED LEGEND



ENDORSED BY WAYLAND PLANNING BOARD

IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
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PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
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----- 2023

REVISIONS	DATE	DESCRIPTION
	01/05/23	CON. COMMISSION COMMENTS

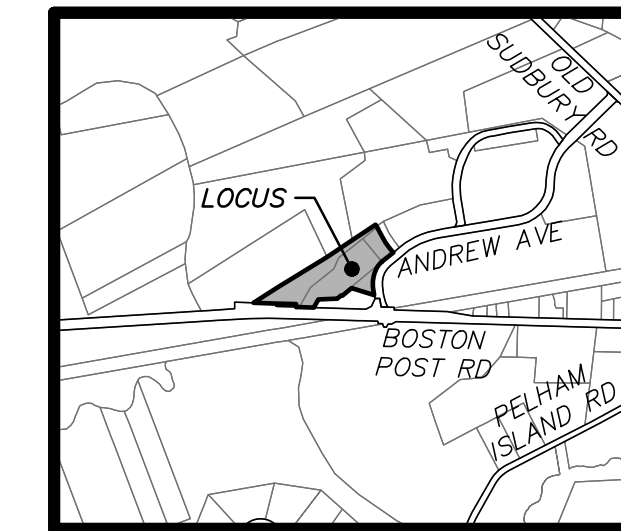


COUNCIL ON AGING COMMUNITY CENTER
GENERAL NOTES & LEGEND
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-4447
WWW.MERIDIANASSOC.COM

DATE:
DECEMBER 7, 2022
SCALE:
AS NOTED
SHEET No.
LG 1.0
PROJECT No.
6452

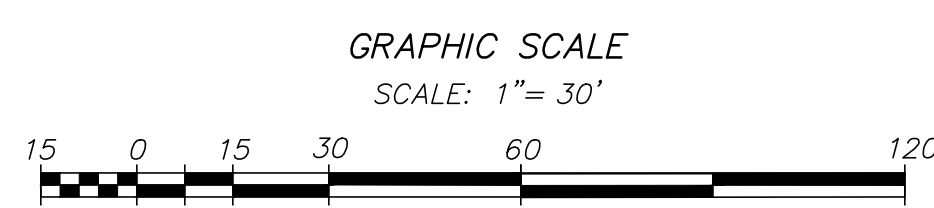
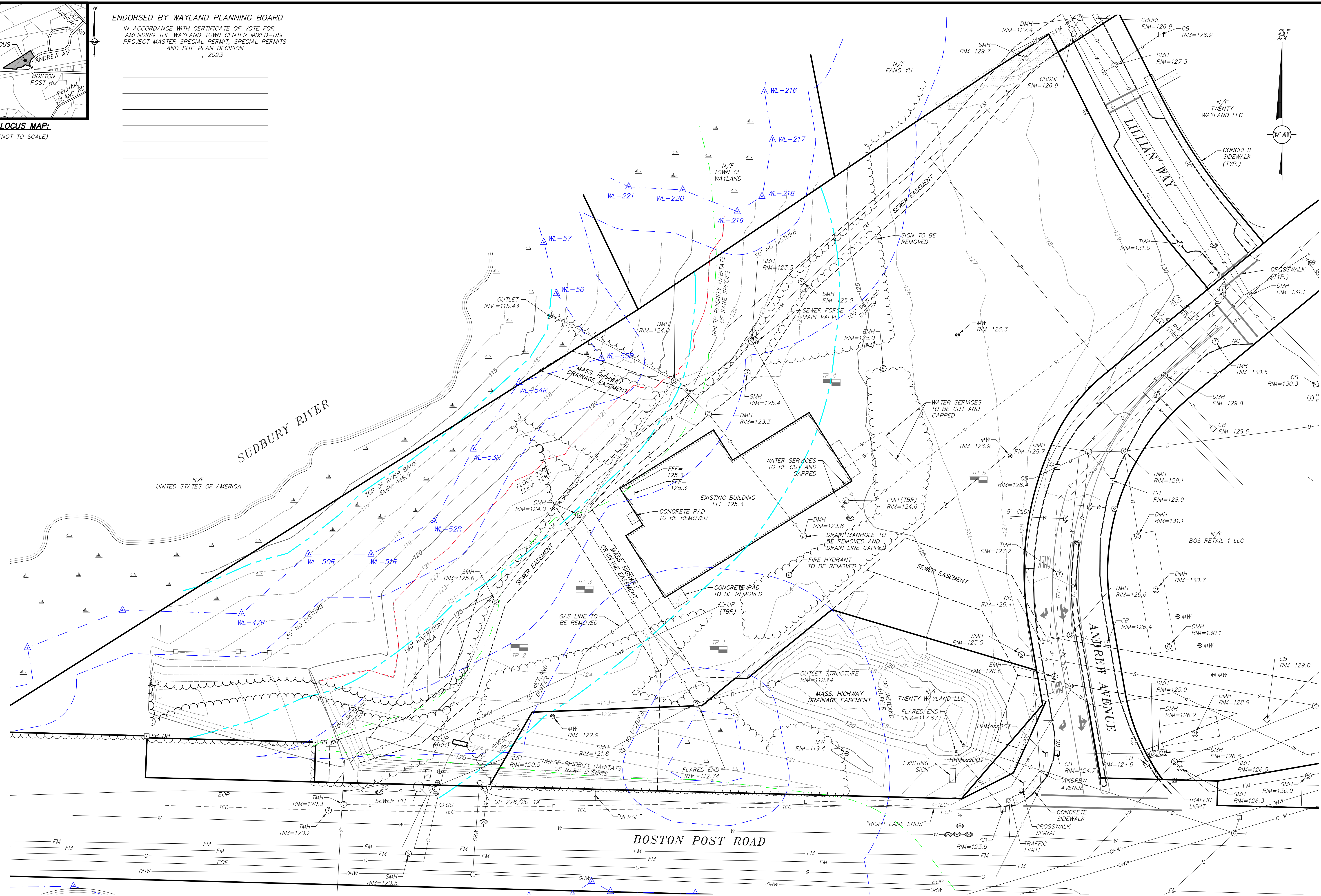
DESIGNED BY: CR
CHECKED BY: DSK



LOCUS MAP:
(NOT TO SCALE)

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2023

P:\6452_10 ANDREW AVE, WAYLAND, MA\CAD\CIVIL 3D\6452_REC.DWG

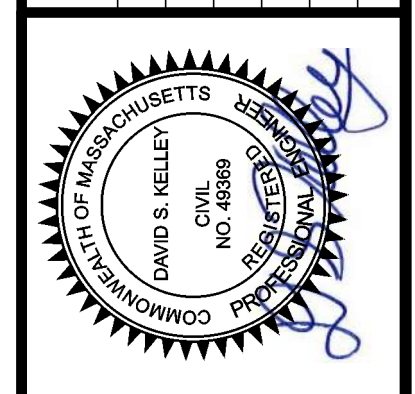


FOR PERMITTING ONLY
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REFER TO SHEET LG 1.0 FOR
GENERAL NOTES & LEGEND

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION

REVISIONS			
NO.	DATE	CON.	COMMISSION COMMENTS
01	05/23		

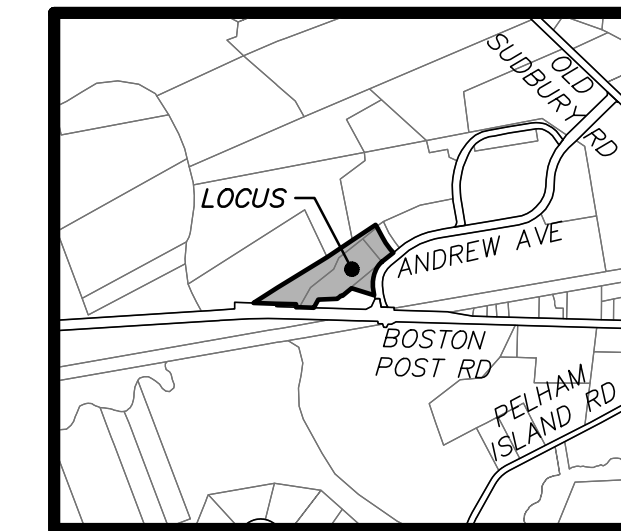


COUNCIL ON AGING COMMUNITY CENTER
RECORD CONDITIONS & DEMOLITION PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5550
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-4447
WWW.MERIDIANASSOC.COM

DATE:	DECEMBER 7, 2022
SCALE:	1"=30'
SHEET No.	C 1.0
PROJECT No.	6452

DESIGNED BY: C.R. CHECKED BY: DSK



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-----, 2023

SCHEDULE OF DIMENSIONAL CONTROLS

ZONING DISTRICT: LIMITED COMMERCIAL DISTRICT ZONE

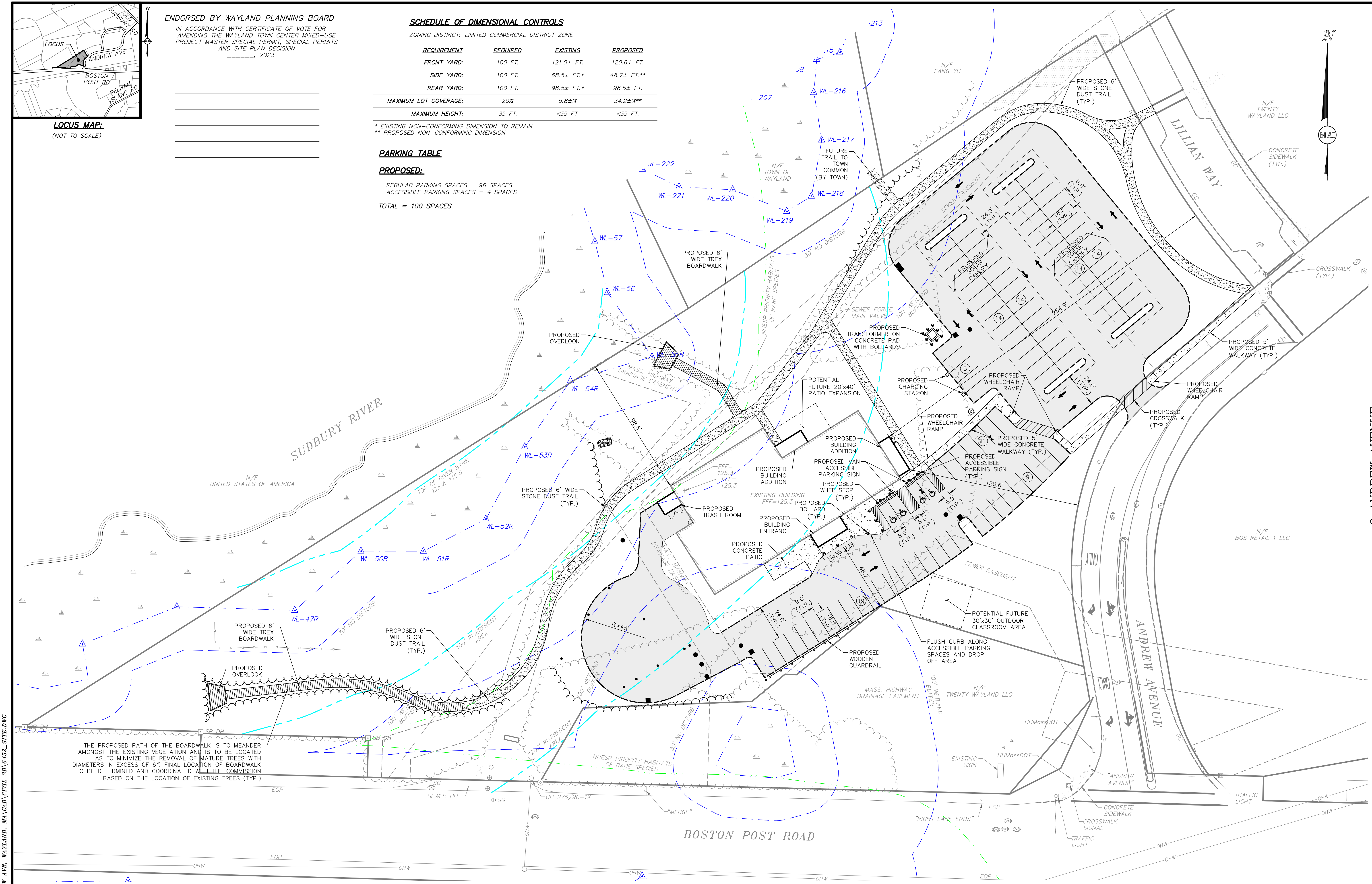
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
FRONT YARD:	100 FT.	121.0± FT.	120.6± FT.
SIDE YARD:	100 FT.	68.5± FT.*	48.7± FT.**
REAR YARD:	100 FT.	98.5± FT.*	98.5± FT.
MAXIMUM LOT COVERAGE:	20%	5.8±%	34.2±%**
MAXIMUM HEIGHT:	35 FT.	<35 FT.	<35 FT.

* EXISTING NON-CONFORMING DIMENSION TO REMAIN
** PROPOSED NON-CONFORMING DIMENSION

PARKING TABLE

PROPOSED:
REGULAR PARKING SPACES = 96 SPACES
ACCESSIBLE PARKING SPACES = 4 SPACES

TOTAL = 100 SPACES



GRAPHIC SCALE
SCALE: 1" = 30'

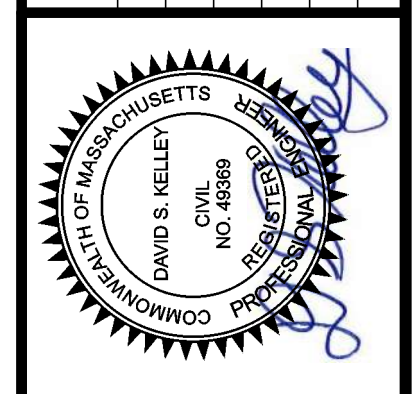


FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REFER TO SHEET LG 1.0 FOR
GENERAL NOTES & LEGEND

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATON NOR SUBSURFACE VERIFICATION

REVISIONS			
NO.	DATE	CON.	COMMISSION COMMENTS
01	05/23		



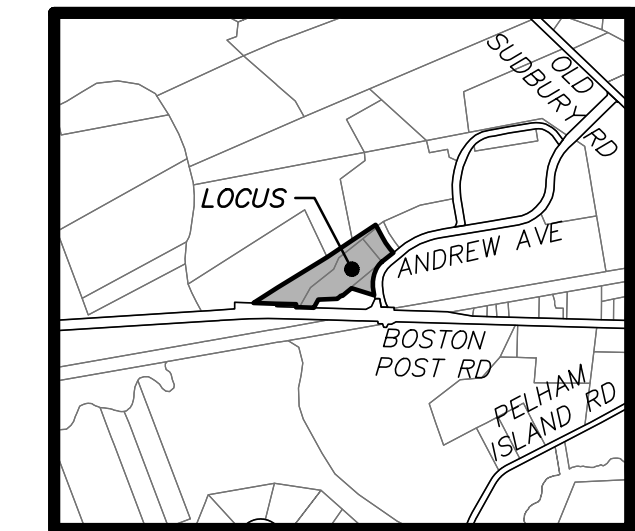
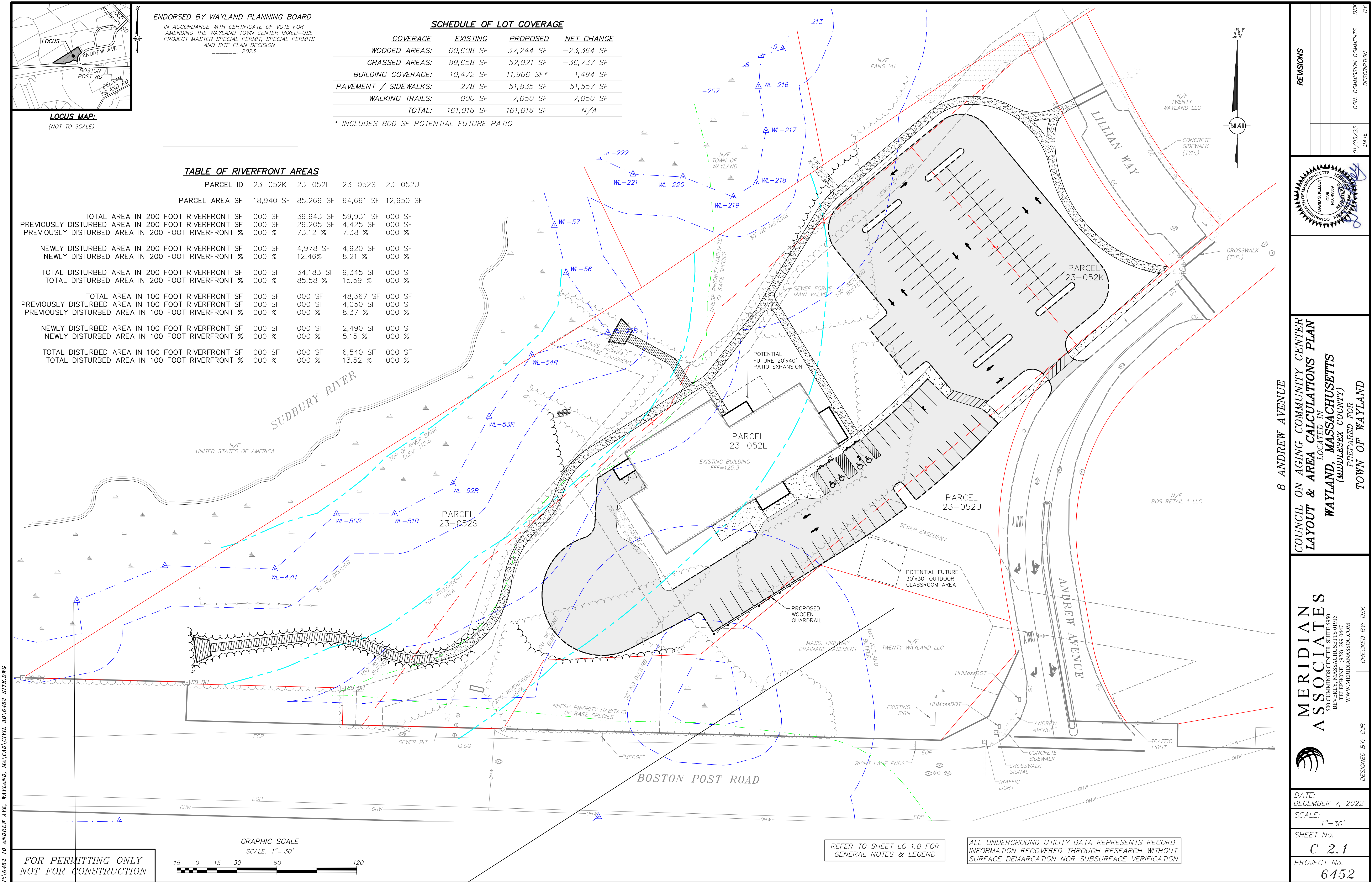
COUNCIL ON AGING COMMUNITY CENTER
LAYOUT & MATERIALS PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 550
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-4447
WWW.MERIDIANASSOC.COM

DESIGNED BY: C.R.
CHECKED BY: DSK

DATE:
DECEMBER 7, 2022
SCALE:
1" = 30'
SHEET No.
C 2.0
PROJECT No.
6452

P:\6452_10 ANDREW AVE, WAYLAND, MA\CAD\CIVIL 3D\6452 SITE.DWG



LOCUS MAP:
(NOT TO SCALE)

ENDORSED BY WAYLAND PLANNING BOARD
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
-----, 2023

SCHEDULE OF LOT COVERAGE

COVERAGE	EXISTING	PROPOSED	NET CHANGE
WOODED AREAS:	60,608 SF	37,244 SF	-23,364 SF
GRASSED AREAS:	89,658 SF	52,921 SF	-36,737 SF
BUILDING COVERAGE:	10,472 SF	11,966 SF*	1,494 SF
PAVEMENT / SIDEWALKS:	278 SF	51,835 SF	51,557 SF
WALKING TRAILS:	000 SF	7,050 SF	7,050 SF
TOTAL:	161,016 SF	161,016 SF	N/A

* INCLUDES 800 SF POTENTIAL FUTURE PATIO

TABLE OF RIVERFRONT AREAS

PARCEL ID	23-052K	23-052L	23-052S	23-052U
PARCEL AREA SF	18,940 SF	85,269 SF	64,661 SF	12,650 SF
TOTAL AREA IN 200 FOOT RIVERFRONT SF	000 SF	39,943 SF	59,931 SF	000 SF
PREVIOUSLY DISTURBED AREA IN 200 FOOT RIVERFRONT SF	000 SF	29,205 SF	4,425 SF	000 SF
PREVIOUSLY DISTURBED AREA IN 200 FOOT RIVERFRONT %	000 %	73.12 %	7.38 %	000 %
NEWLY DISTURBED AREA IN 200 FOOT RIVERFRONT SF	000 SF	4,978 SF	4,920 SF	000 SF
NEWLY DISTURBED AREA IN 200 FOOT RIVERFRONT %	000 %	12.46 %	8.21 %	000 %
TOTAL DISTURBED AREA IN 200 FOOT RIVERFRONT SF	000 SF	34,183 SF	9,345 SF	000 SF
TOTAL DISTURBED AREA IN 200 FOOT RIVERFRONT %	000 %	85.58 %	15.59 %	000 %
TOTAL AREA IN 100 FOOT RIVERFRONT SF	000 SF	000 SF	48,367 SF	000 SF
PREVIOUSLY DISTURBED AREA IN 100 FOOT RIVERFRONT SF	000 SF	000 SF	4,050 SF	000 SF
PREVIOUSLY DISTURBED AREA IN 100 FOOT RIVERFRONT %	000 %	000 %	8.37 %	000 %
NEWLY DISTURBED AREA IN 100 FOOT RIVERFRONT SF	000 SF	000 SF	2,490 SF	000 SF
NEWLY DISTURBED AREA IN 100 FOOT RIVERFRONT %	000 %	000 %	5.15 %	000 %
TOTAL DISTURBED AREA IN 100 FOOT RIVERFRONT SF	000 SF	000 SF	6,540 SF	000 SF
TOTAL DISTURBED AREA IN 100 FOOT RIVERFRONT %	000 %	000 %	13.52 %	000 %

GRAPHIC SCALE
SCALE: 1"= 30'



FOR PERMITTING ONLY
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INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATON NOR SUBSURFACE VERIFICATION

REVISIONS

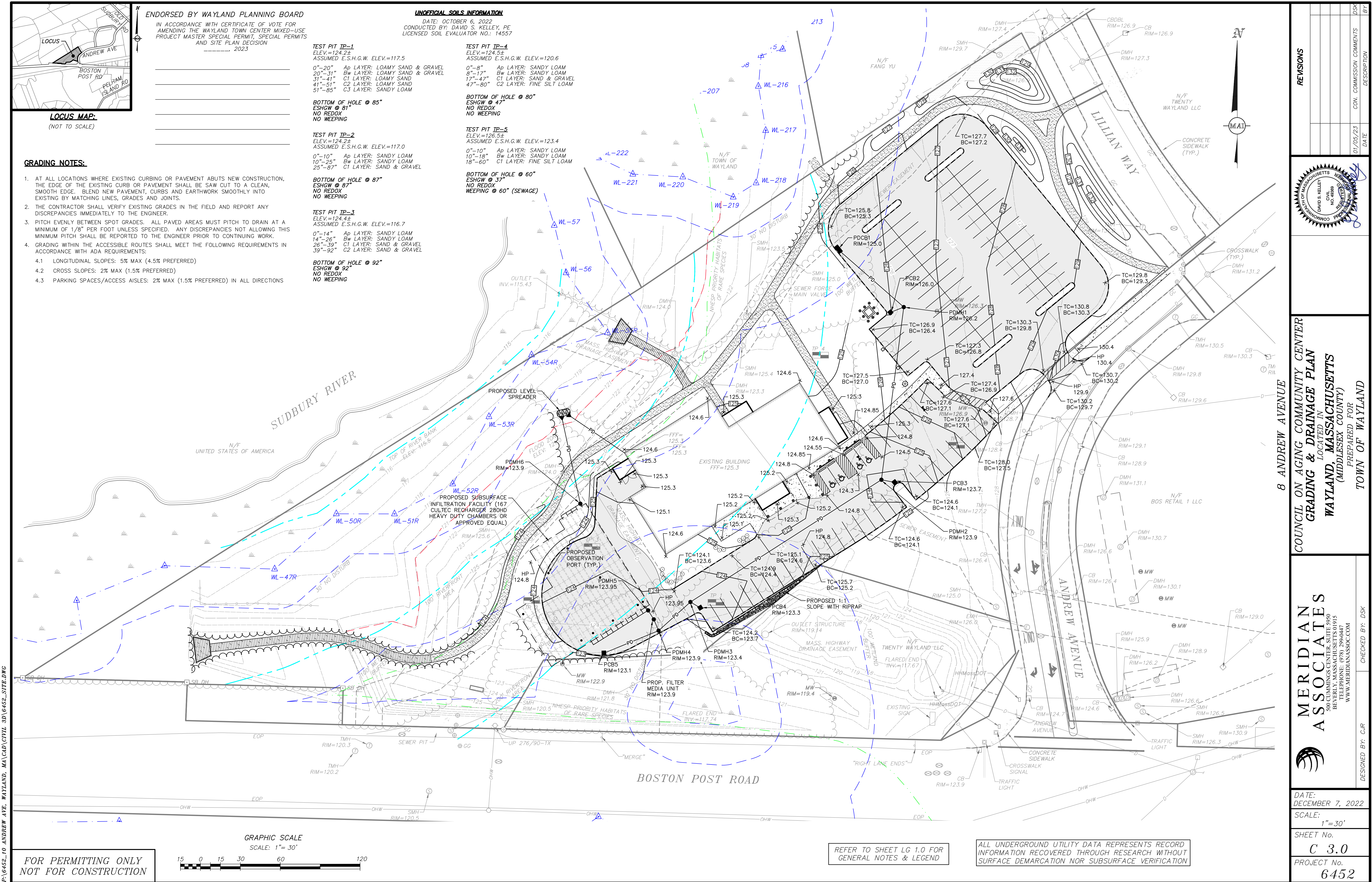
NO.	DATE	CON.	COMMISSION	COMMENTS	BY
01	05/23				DSK

COUNCIL ON AGING COMMUNITY CENTER
LAYOUT & AREA CALCULATIONS PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-4447
WWW.MERIDIANASSOC.COM

DESIGNED BY: C.R.
CHECKED BY: DSK

DATE:
DECEMBER 7, 2022
SCALE:
1"= 30'
SHEET No.
C 2.1
PROJECT No.
6452



ENDORSED BY WAYLAND PLANNING BOARD

IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR AMENDING THE WAYLAND TOWN CENTER MIXED-USE PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS AND SITE PLAN DESIGN _____, 2023

LOCUS MAP:
(NOT TO SCALE)

- GRADING NOTES:**
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
 - THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
 - PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
 - GRADING WITHIN THE ACCESSIBLE ROUTES SHALL MEET THE FOLLOWING REQUIREMENTS IN ACCORDANCE WITH ADA REQUIREMENTS:
 - LONGITUDINAL SLOPES: 5% MAX (4.5% PREFERRED)
 - CROSS SLOPES: 2% MAX (1.5% PREFERRED)
 - PARKING SPACES/ACCESS AISLES: 2% MAX (1.5% PREFERRED) IN ALL DIRECTIONS

UNOFFICIAL SOILS INFORMATION

DATE: OCTOBER 6, 2022
CONDUCTED BY: DAVID S. KELLEY, PE
LICENSED SOIL EVALUATOR NO.: 14557

TEST PIT TP-1
ELEV.=124.22
ASSUMED E.S.H.G.W. ELEV.=117.5
0"-20" Ap LAYER: LOAMY SAND & GRAVEL
20"-31" Bw LAYER: LOAMY SAND & GRAVEL
31"-41" C1 LAYER: LOAMY SAND
41"-51" C2 LAYER: LOAMY SAND
51"-85" C3 LAYER: SANDY LOAM

TEST PIT TP-2
ELEV.=124.22
ASSUMED E.S.H.G.W. ELEV.=117.0
0"-10" Ap LAYER: SANDY LOAM
10"-25" Bw LAYER: SANDY LOAM
25"-87" C1 LAYER: SAND & GRAVEL

TEST PIT TP-3
ELEV.=124.42
ASSUMED E.S.H.G.W. ELEV.=116.7
0"-14" Ap LAYER: SANDY LOAM
14"-26" Bw LAYER: SANDY LOAM
26"-39" C1 LAYER: SAND & GRAVEL
39"-92" C2 LAYER: SAND & GRAVEL

TEST PIT TP-4
ELEV.=124.51
ASSUMED E.S.H.G.W. ELEV.=120.6
0"-8" Ap LAYER: SANDY LOAM
8"-17" Bw LAYER: SANDY LOAM
17"-47" C1 LAYER: SAND & GRAVEL
47"-80" C2 LAYER: FINE SILT LOAM

TEST PIT TP-5
ELEV.=126.51
ASSUMED E.S.H.G.W. ELEV.=123.4
0"-10" Ap LAYER: SANDY LOAM
10"-18" Bw LAYER: SANDY LOAM
18"-60" C1 LAYER: FINE SILT LOAM

BOTTOM OF HOLE @ 85"
ESHGW @ 81"
NO REDOX
NO WEeping

BOTTOM OF HOLE @ 80"
ESHGW @ 47"
NO REDOX
NO WEeping

BOTTOM OF HOLE @ 87"
ESHGW @ 87"
NO REDOX
NO WEeping

BOTTOM OF HOLE @ 60"
ESHGW @ 37"
NO REDOX
WEeping @ 60" (SEWAGE)

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

GRAPHIC SCALE
SCALE: 1"=30'

15 0 15 30 60 120

REVISIONS

NO.	DATE	DESCRIPTION
01	05/23	CON. COMMISSION COMMENTS

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
REGISTERED PROFESSIONAL ENGINEER
NO. 14557
EXPIRATION DATE 12/31/2024

**COUNCIL ON AGING COMMUNITY CENTER
GRADING & DRAINAGE PLAN**
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-9447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CR
CHECKED BY: DSK

DATE: DECEMBER 7, 2022
SCALE: 1"=30'
SHEET No. **C 3.0**
PROJECT No. **6452**

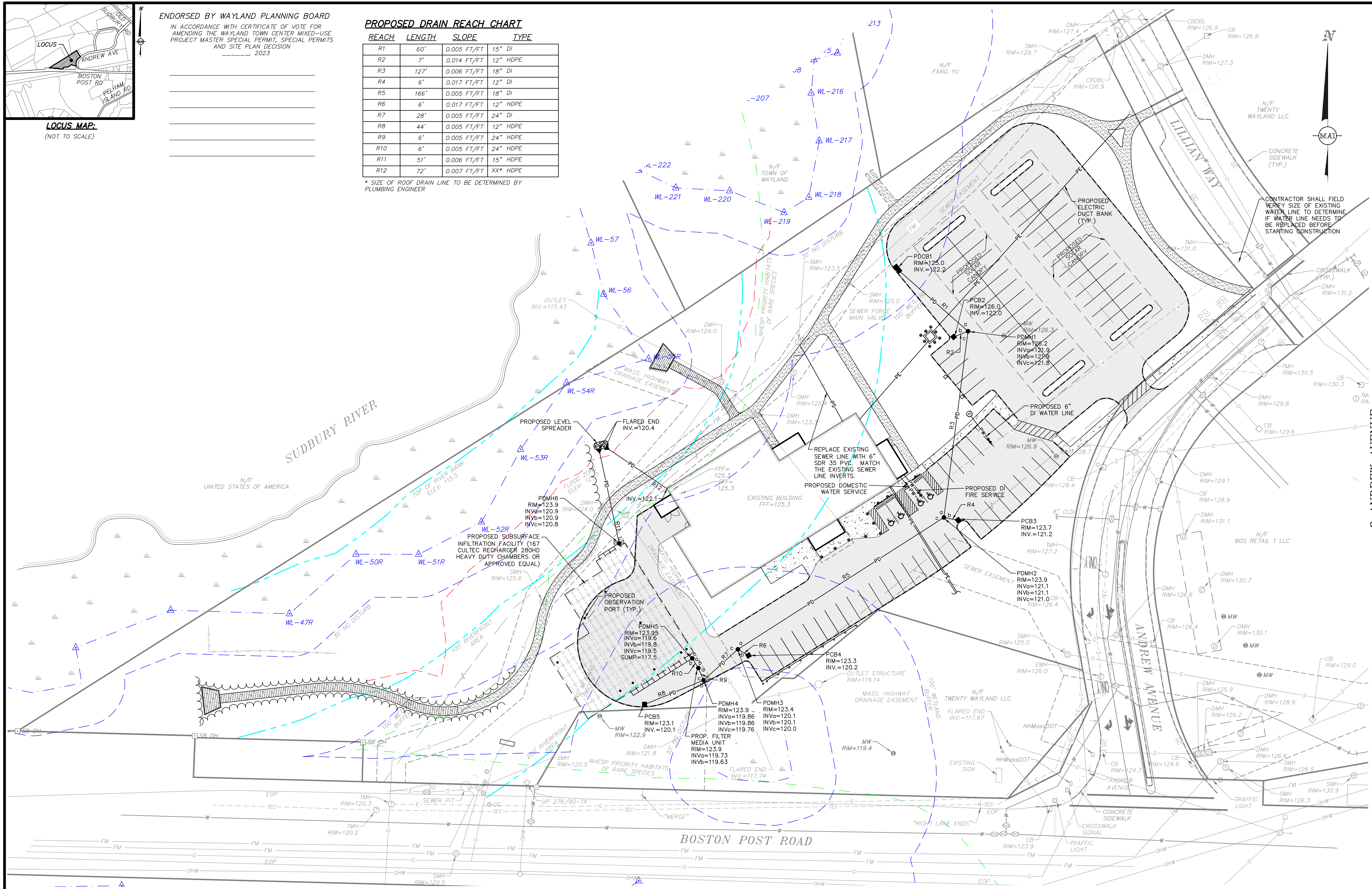


ENDORSED BY WAYLAND PLANNING BOARD
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
_____, 2023

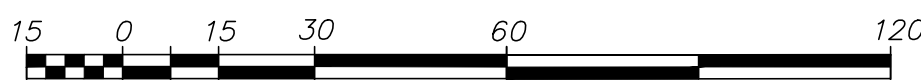
PROPOSED DRAIN REACH CHART

<u>REACH</u>	<u>LENGTH</u>	<u>SLOPE</u>	<u>TYPE</u>
R1	60"	0.005 FT/FT	15" DI
R2	7'	0.014 FT/FT	12" HDPE
R3	127"	0.006 FT/FT	18" DI
R4	6'	0.017 FT/FT	12" DI
R5	166"	0.005 FT/FT	18" DI
R6	6'	0.017 FT/FT	12" HDPE
R7	28'	0.005 FT/FT	24" DI
R8	44'	0.005 FT/FT	12" HDPE
R9	6'	0.005 FT/FT	24" HDPE
R10	6'	0.005 FT/FT	24" HDPE
R11	51'	0.006 FT/FT	15" HDPE
R12	72"	0.007 FT/FT	XX" HDPE

* SIZE OF ROOF DRAIN LINE TO BE DETERMINED BY PLUMBING ENGINEER



GRAPHIC SCALE
SCALE: 1" = 30'

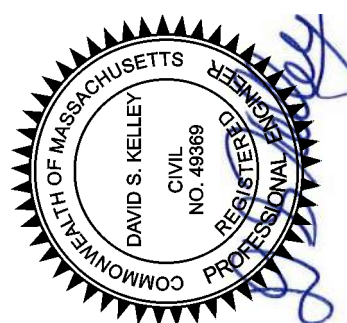


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REVISIONS



**COUNCIL ON AGING COMMUNITY CENTER
UTILITY PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND**

**MERIDIAN
ASSOCIATES**
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM



DATE:
DECEMBER 7, 2022

SCALE:
1"=30'

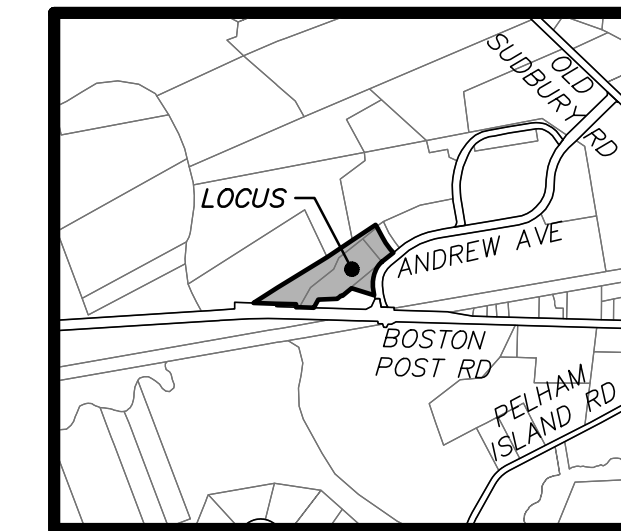
SHEET No.

PROJECT No.

6452

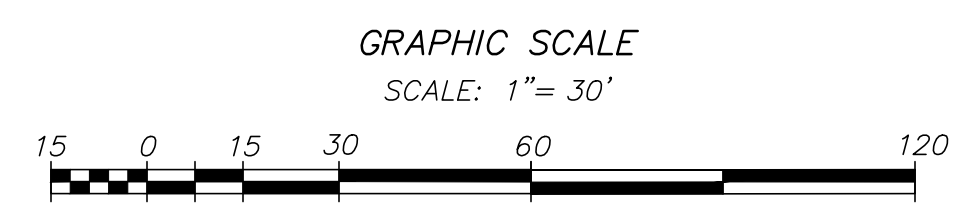
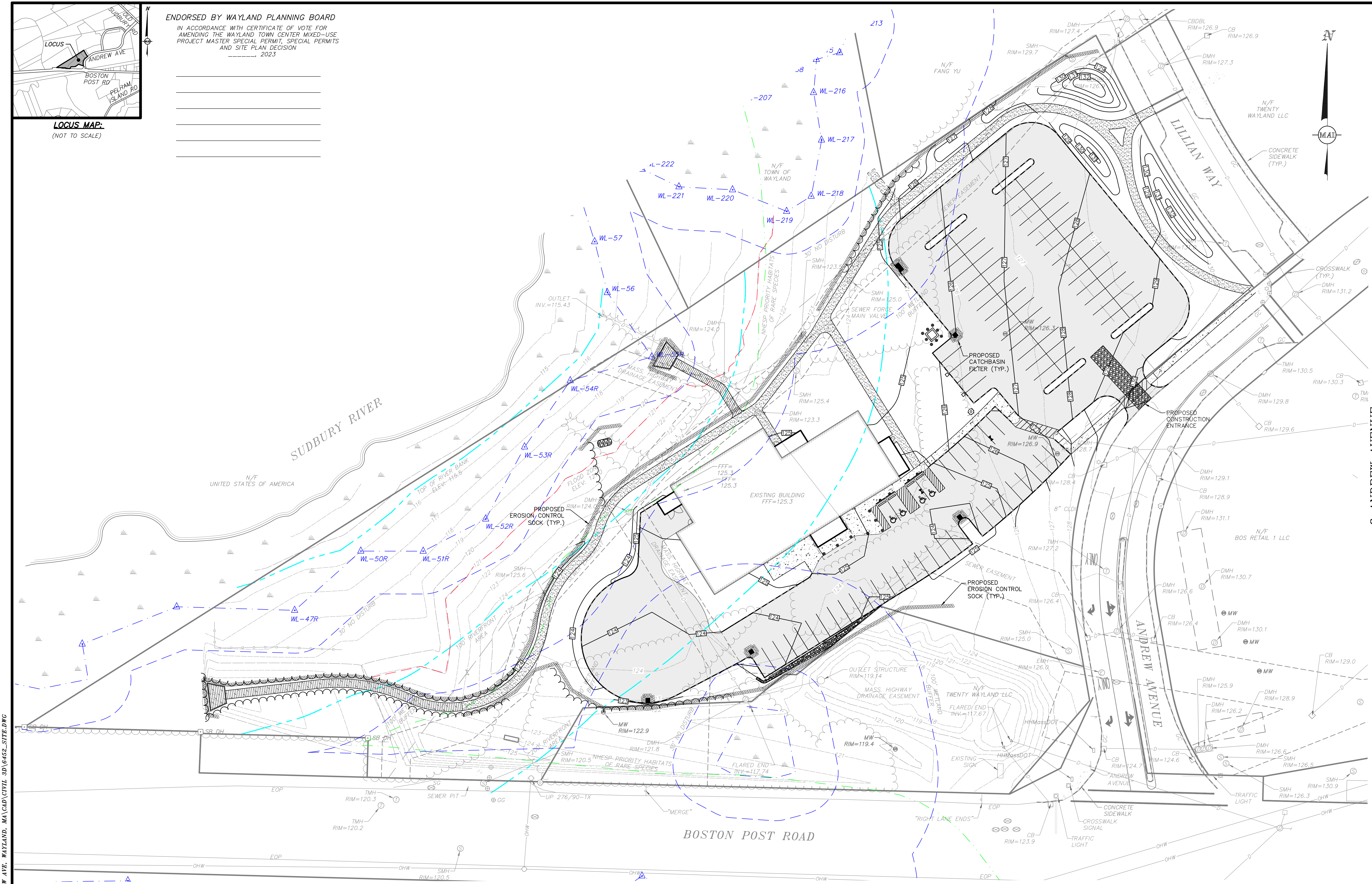
DESIGNED BY: CJR

DATE	RECOMMENDATION	BY
06/20	COMMUNICATIONS COMMITTEE	SECRET



LOCUS MAP:
(NOT TO SCALE)

ENDORSED BY WAYLAND PLANNING BOARD
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
2023

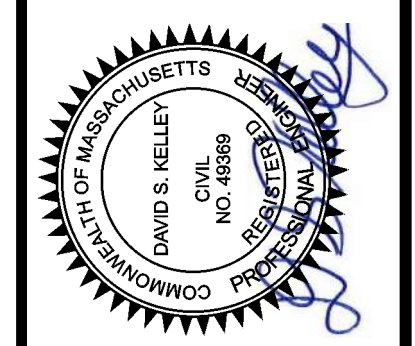


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REVISIONS			
NO.	DATE	CON.	COMMISSION COMMENTS
01	05/23		



COUNCIL ON AGING COMMUNITY CENTER
EROSION & SEDIMENTATION CONTROL PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 550
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-9447
WWW.MERIDIANASSOC.COM



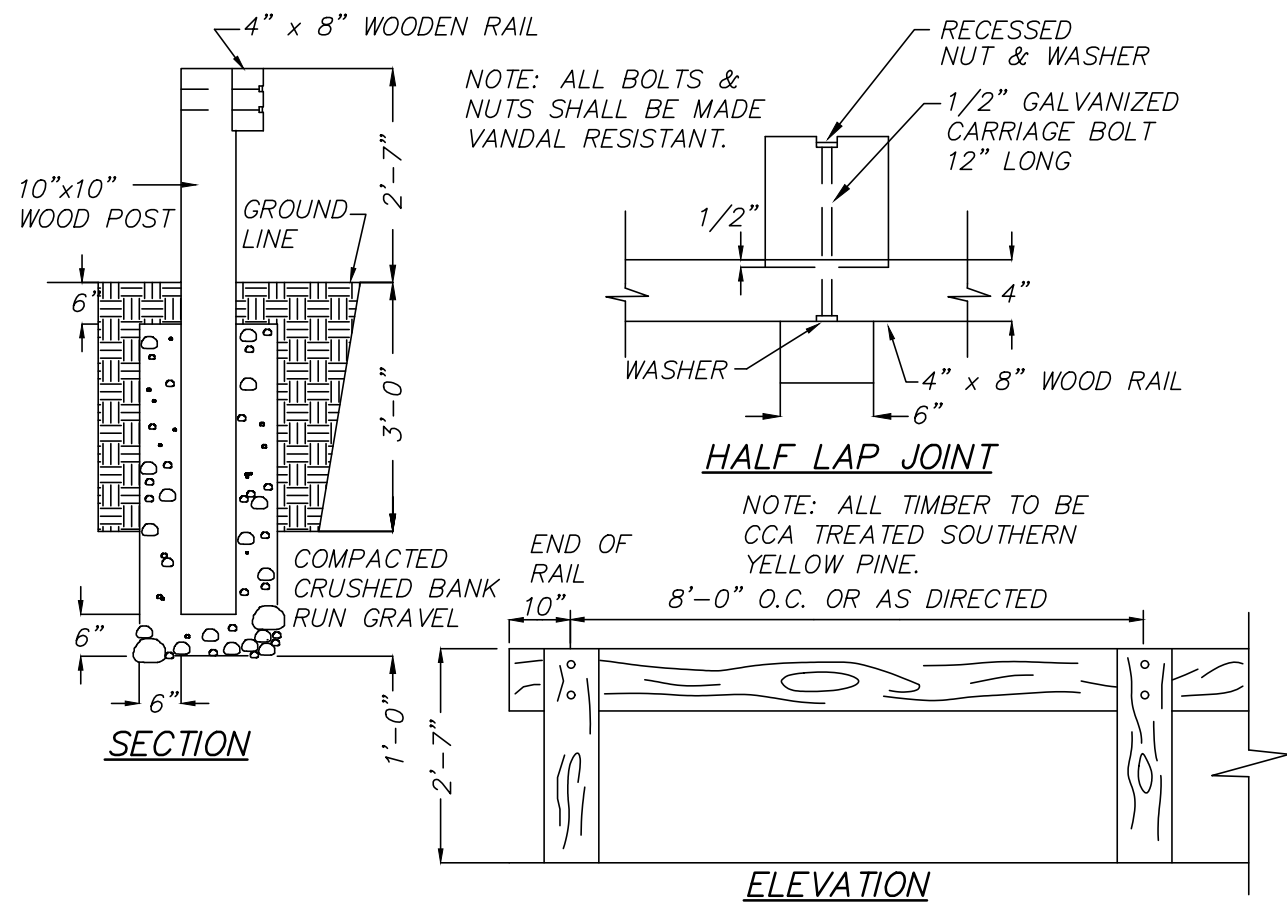
DATE:
DECEMBER 7, 2022
SCALE:
1"=30'
SHEET No.
C 5.0
PROJECT No.
6452

DESIGNED BY: CR
CHECKED BY: DSK

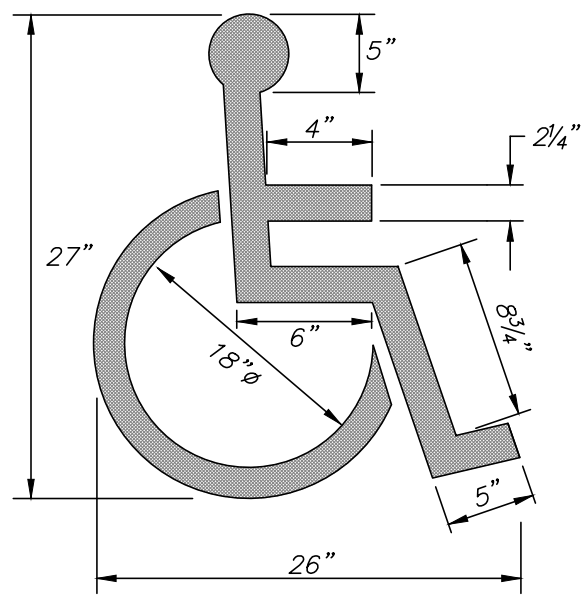
P:\6452-10 ANDREW AVE, WAYLAND, MA\CAD\CIVIL 3D\6452 SITE.DWG

ENDORSED BY WAYLAND PLANNING BOARD

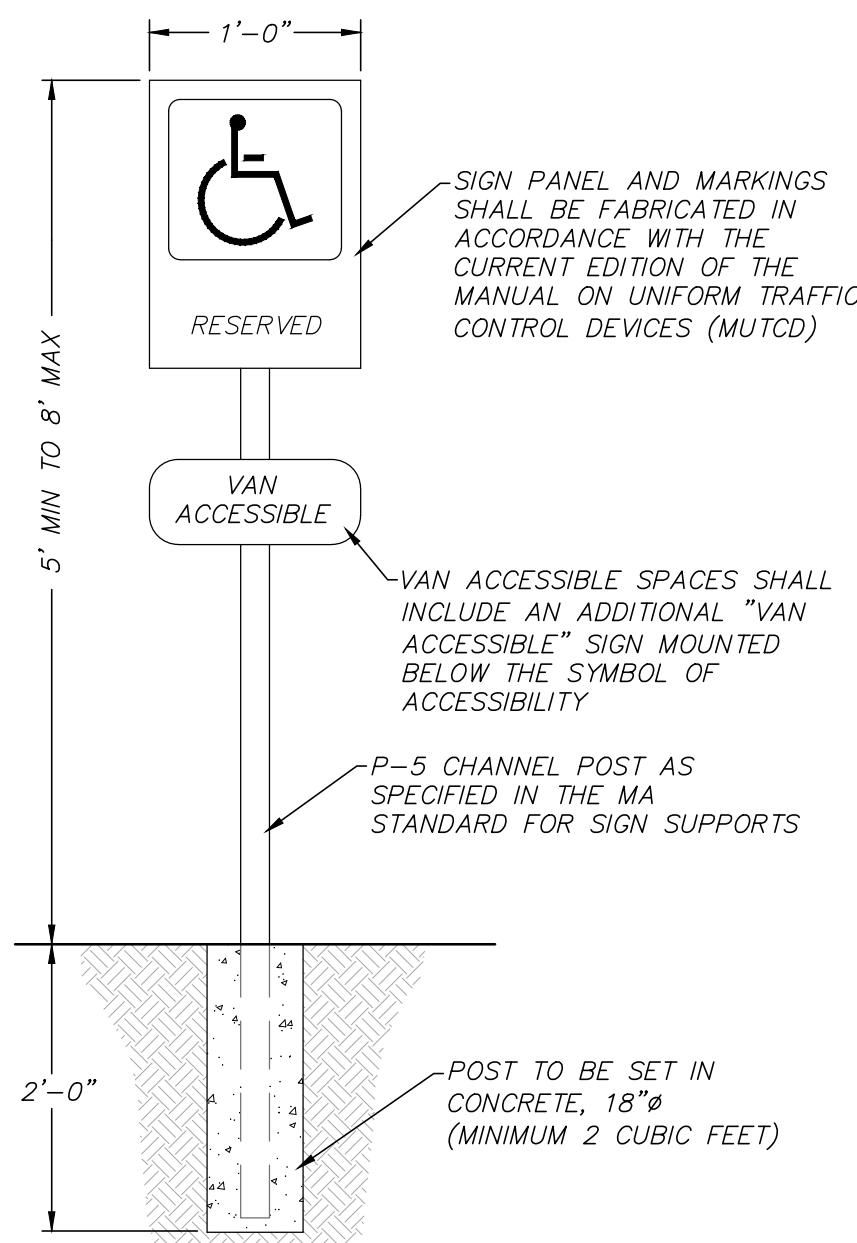
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
----- 2023



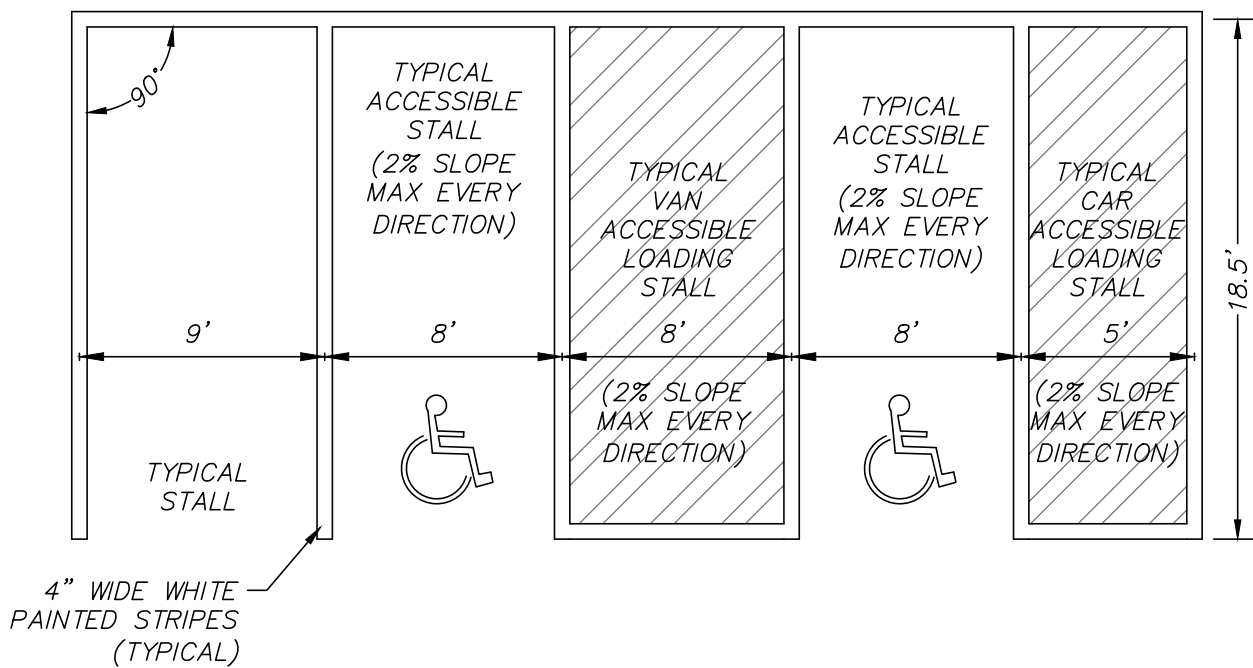
WOODEN GUARD RAIL
(NOT TO SCALE)



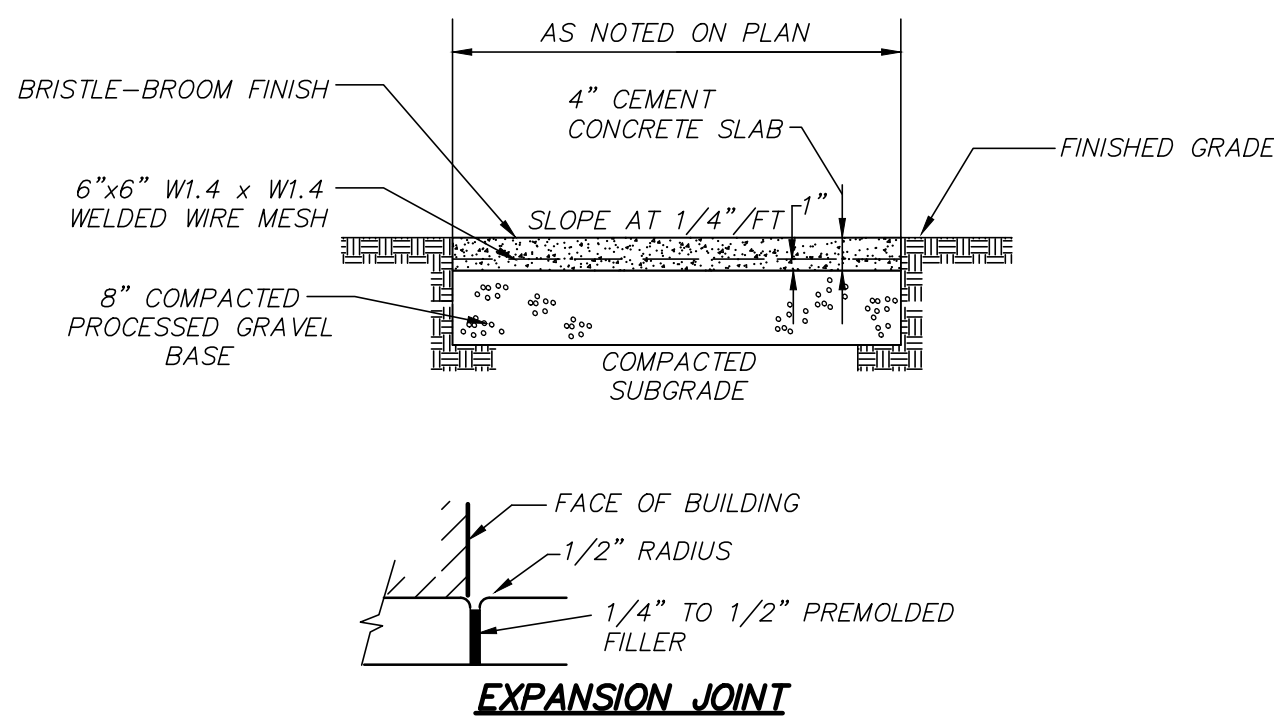
ACCESSIBLE PAVEMENT MARKING
(NOT TO SCALE)



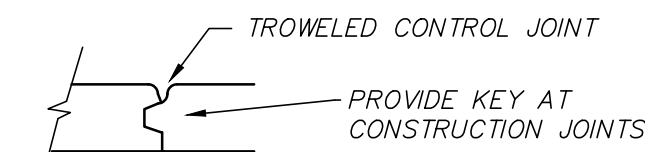
ACCESSIBLE PARKING SIGN
(NOT TO SCALE)



TYPICAL ACCESSIBLE PAVEMENT MARKING DETAIL
(NOT TO SCALE)



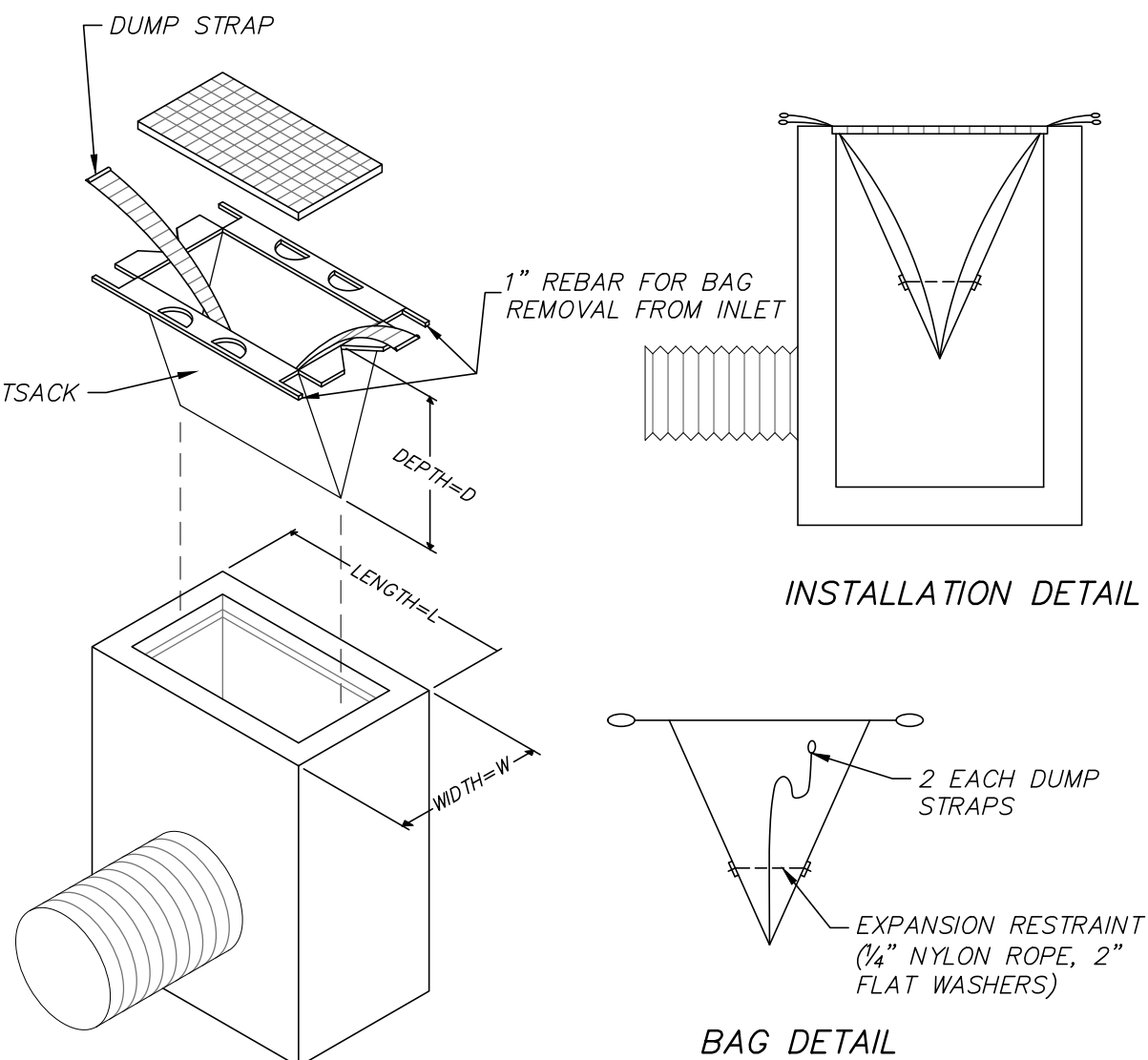
EXPANSION JOINT



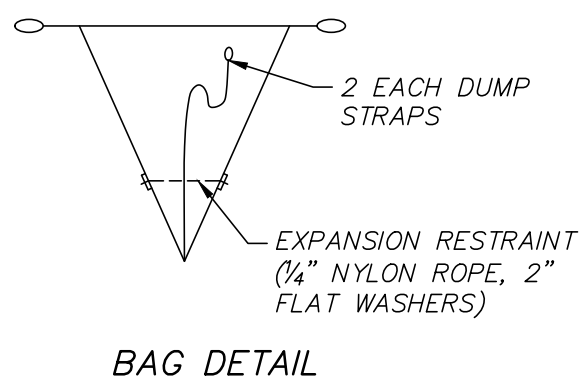
CONSTRUCTION CONTROL JOINT

NOTE: TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

CONCRETE WALKWAY
(NOT TO SCALE)

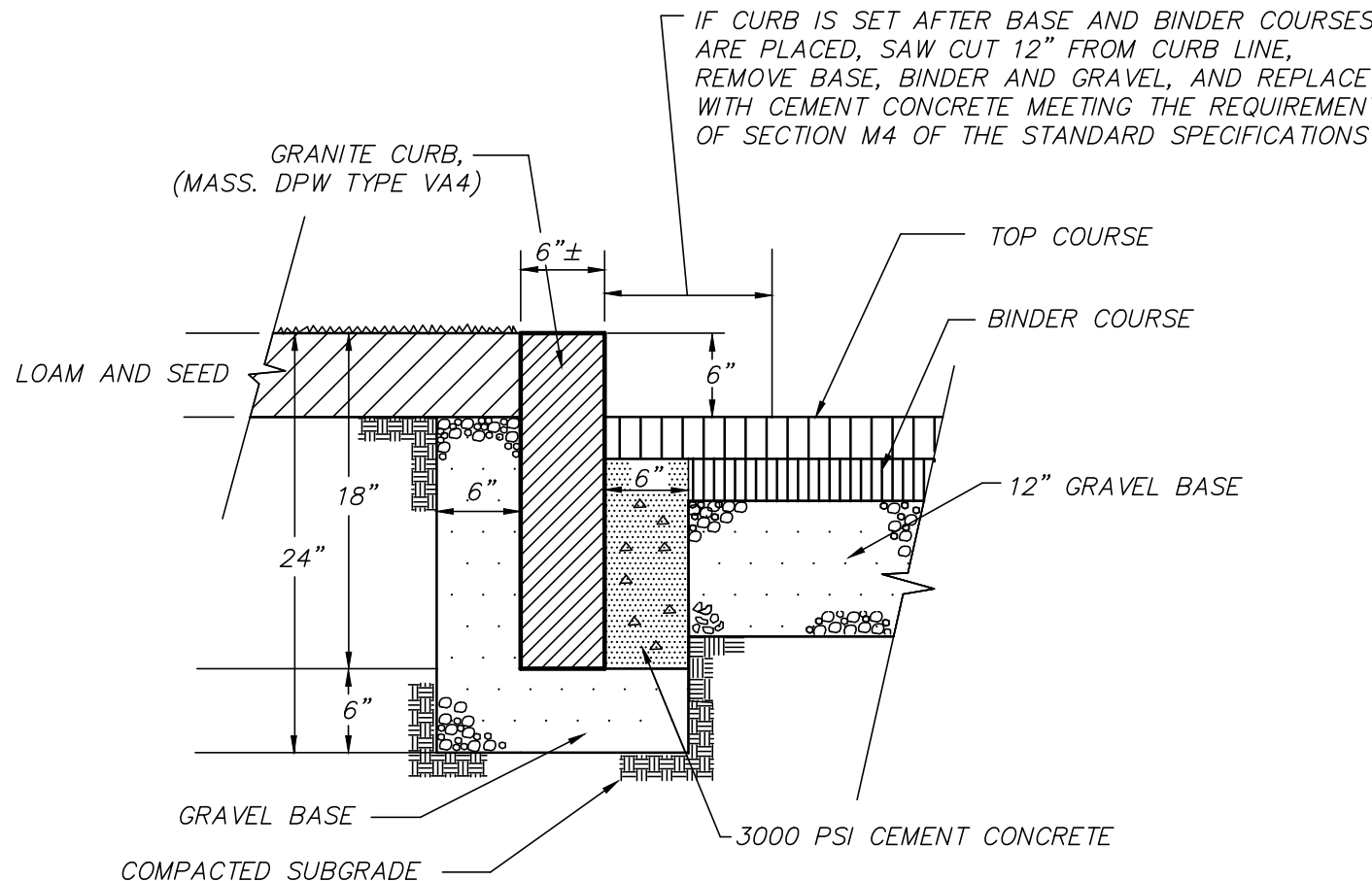


CATCH BASIN FILTER DETAIL
(NOT TO SCALE)

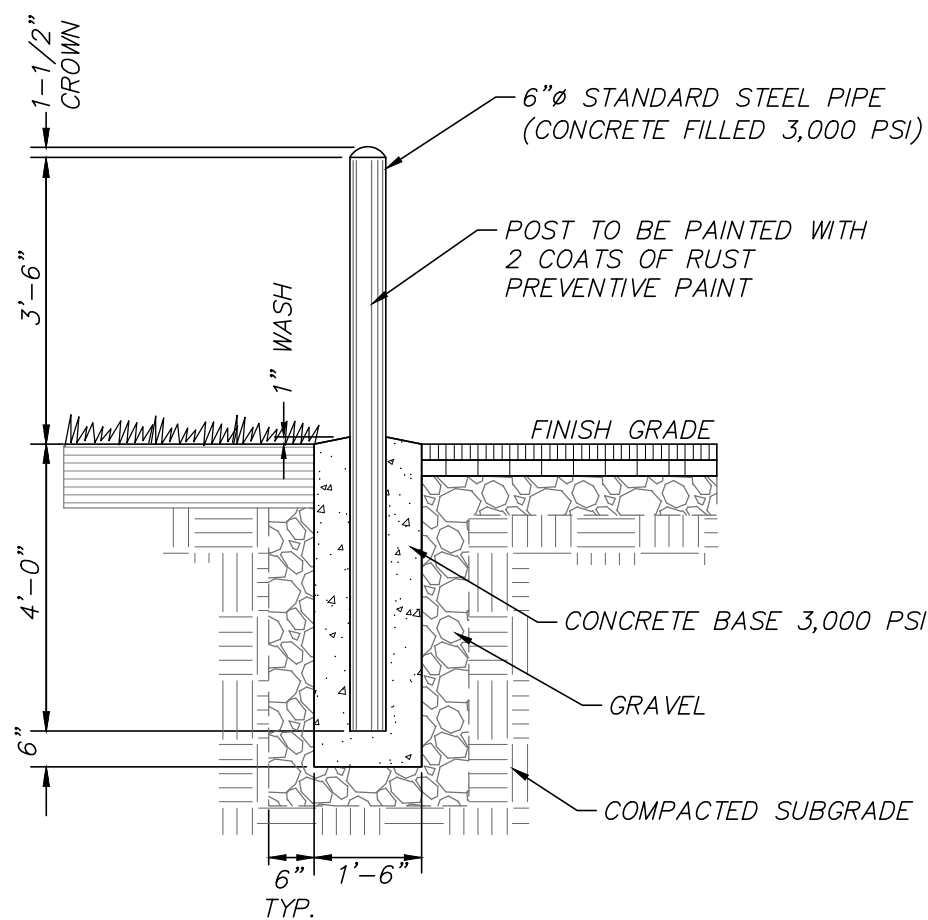


BAG DETAIL

BOLLARD DETAIL
(NOT TO SCALE)



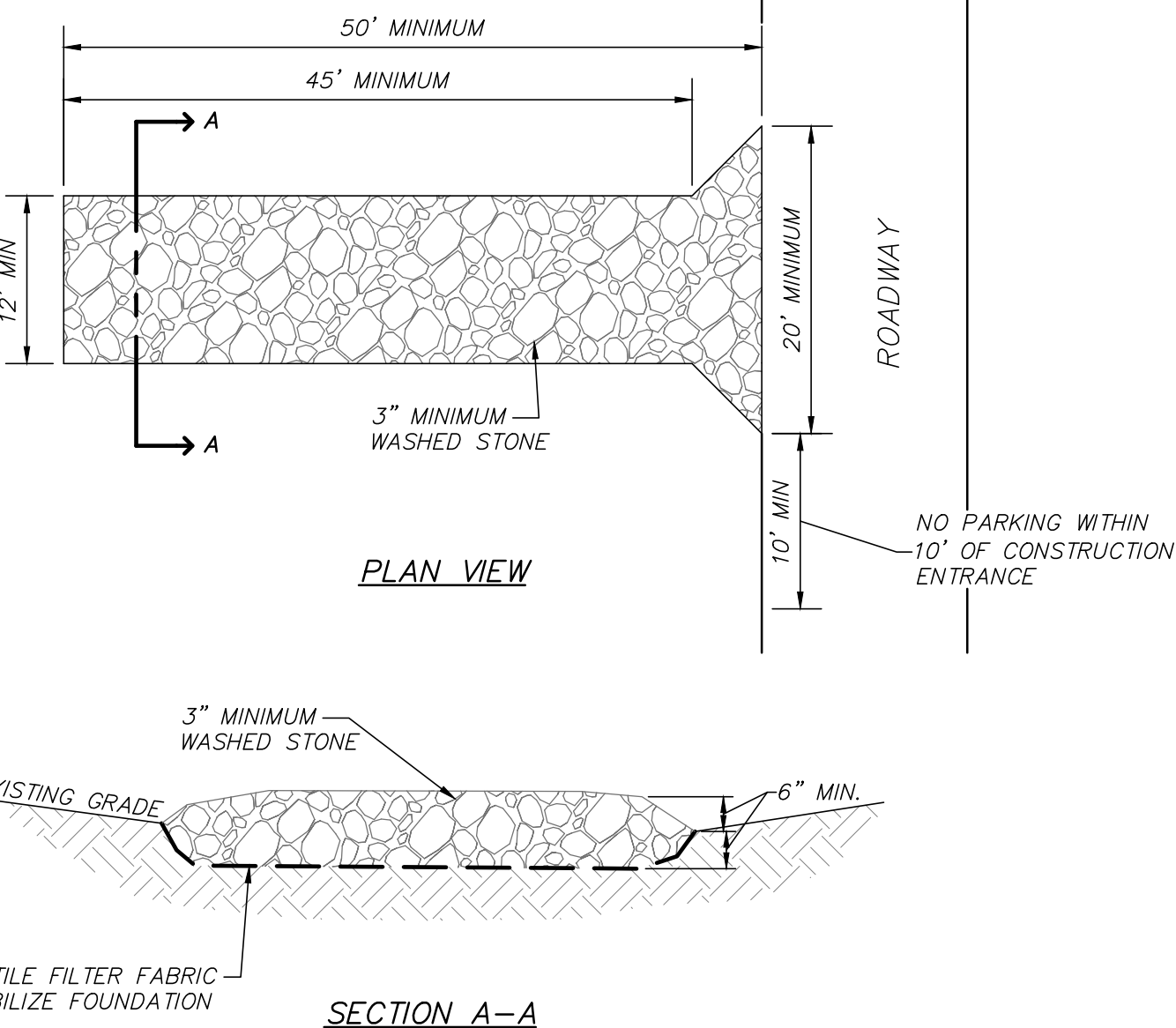
GRANITE CURB DETAIL
(NOT TO SCALE)



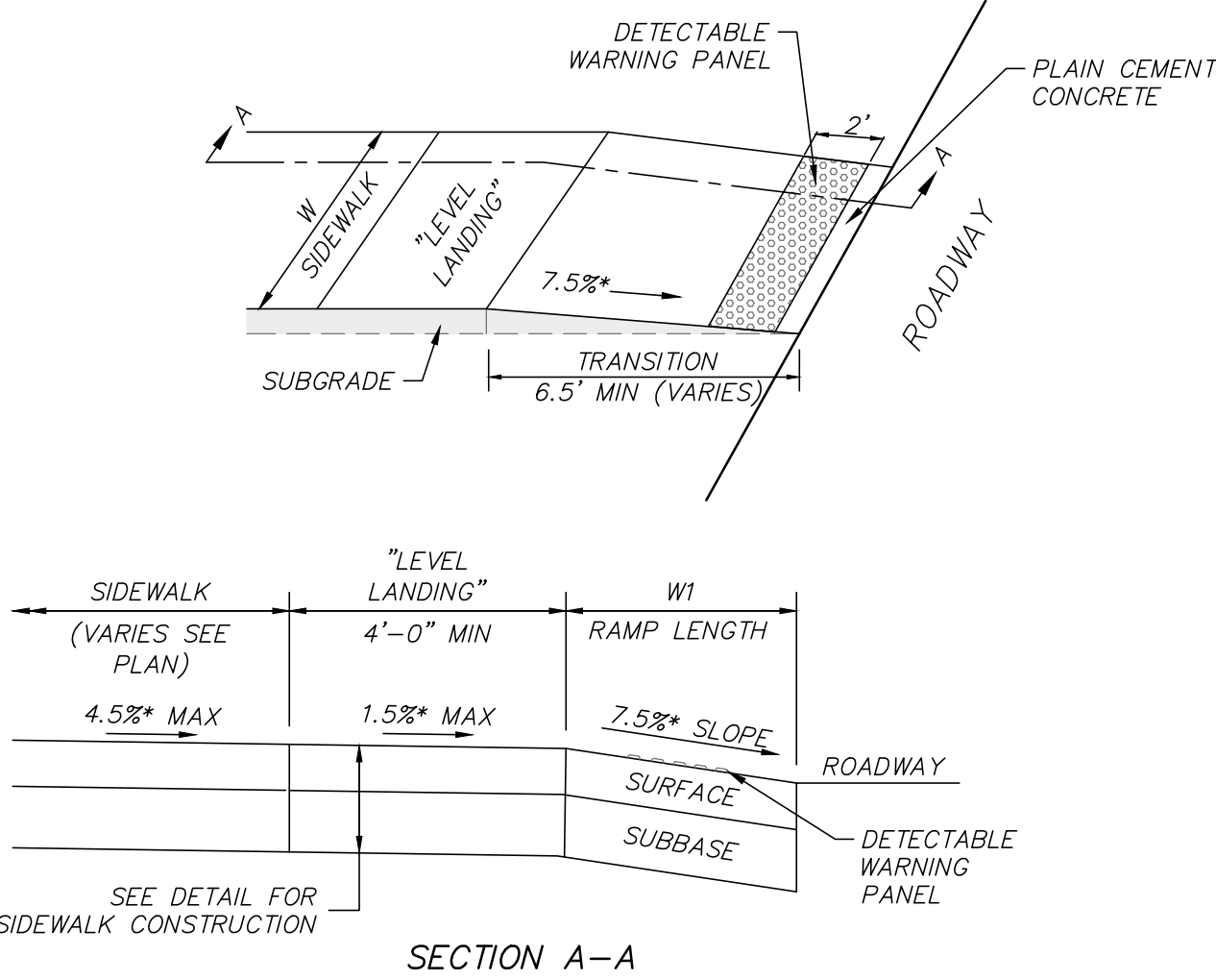
STRAIGHT WHEELCHAIR RAMP (TYPE B)
(NOT TO SCALE)

LEGEND:
W = SIDEWALK WIDTH
W1 = PERPENDICULAR RAMP LENGTH, 6.5' (MIN.)
* = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"

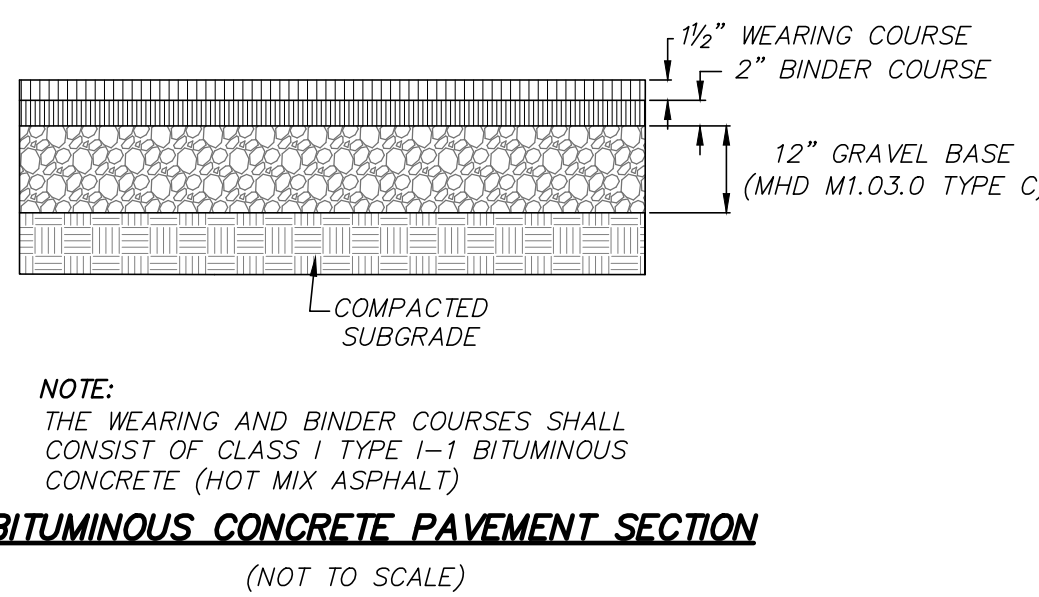
- NOTES:
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATION OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND CURRENT MASSDOT CONSTRUCTION STANDARDS.
 - DETECTABLE WARNING PANELS SHALL BE INSTALLED IN ACCORDANCE WITH MASSDOT CONSTRUCTION STANDARD E 107.6.5.



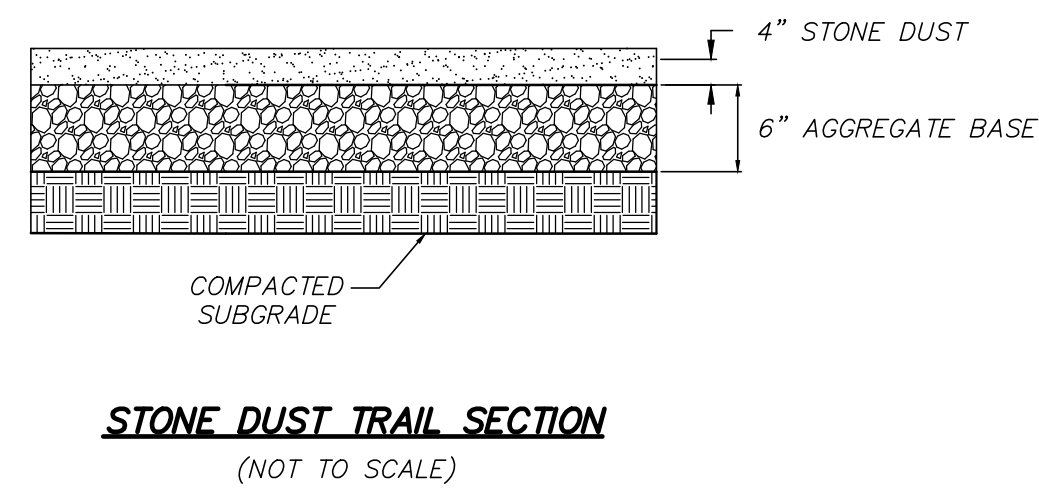
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)



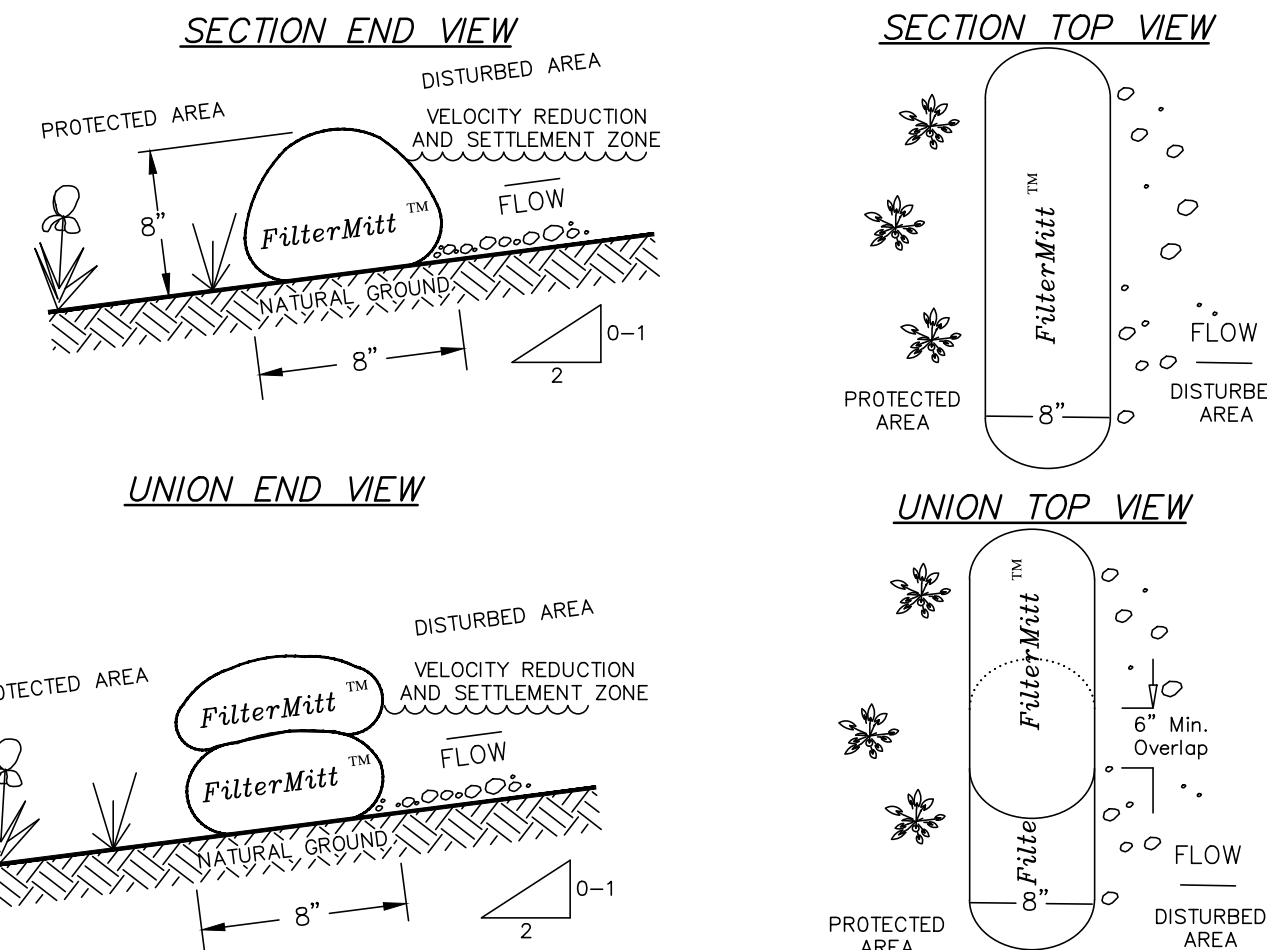
STONE RIPRAP SLOPE PROTECTION
(NOT TO SCALE)



BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



STONE DUST TRAIL SECTION
(NOT TO SCALE)



FilterMitt™ COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: **FiberRoot Mulch™**
• A blend of coarse and fine compost and shredded wood.
• Particle sizes: 100% passing a 3" screen; 90–100% passing a 1" screen; 70–100% passing a 0.75" screen; 30–75% passing a 0.25" screen.
• Weight: Approx. 310 lbs./cu.yd. (Ave. 11.5 lbs./l.f.)

For more information visit:
www.groundscapesexpress.com
or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093
(508) 384-7140

FILTERMITT 2:1 SLOPES OR LESS
(NOT TO SCALE)

FilterMitt™ INSTALLATION:
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

The flexibility of **FilterMitt™** allows it to conform to any contour or terrain while holding a slightly round shape at 8" high by 8" wide.

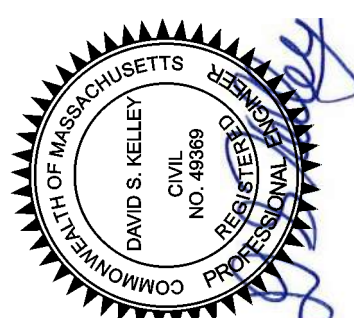
Where section ends meet, there shall be an overlap of 6" or greater.

COUNCIL ON AGING COMMUNITY CENTER
SITE CONSTRUCTION DETAILS
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-4447
WWW.MERIDIANASSOC.COM

DATE:
DECEMBER 7, 2022
SCALE:
AS NOTED
SHEET No.
C 6.0
PROJECT No.
6452

REVISIONS	DATE	CON.	COMMISSION	COMMENTS	BY
	01/05/23				



DESIGNED BY: C.R.
CHECKED BY: DSK

IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMIT:
AND SITE PLAN DECISION
-----, 2023



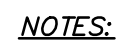
40 | **250 MW** | **21**
Collective Years Completed States

- + Tilt Angle Options
 - Single & Dual Tilts
 - Symmetrical & "Check Mark"

- + Optional Features
 - Water & Snow Management
 - Multiple Finish Options
 - LED Lighting



(PLAN VIEW)
SUBSURFACE INFILTRATION FACILITY
(NOT TO SCALE)



1. PROVIDE MINIMUM 2 FEET SEPARATION BETWEEN BOTTOM OF THE 6 INCH DOUBLE WASHED CRUSHED STONE LAYER AND ESTIMATED SEASONAL HIGH GROUNDWATER TABLE.
2. REMOVE ALL TOPSOIL AND SUBSOIL IN AREA OF PROPOSED INFILTRATION FACILITY AND REPLACE WITH SAND CONFORMING TO 310 CMR 15.255(3), MASSACHUSETTS STATE ENVIRONMENTAL CODE, TITLE 5.
3. CULTEC NO. 4800 WOVEN GEOTEXTILE TO BE PLACED UNDER FEED CONNECTORS AND ALL INLET/OUTLET PIPES.

(SECTION VIEW)
SUBSURFACE INFILTRATION FACILITY
(NOT TO SCALE)



STANDARD CLEARANCES		
A	11'-0" MIN CLEARANCE	13'-6" MIN CLEARANCE
B	14'-4"	16'-10"
C	18'-5"	20'-11"
D	41'-10"	
E	2'-6"	

*MIN. PIER HEIGHT: 2'-6", MAX PIER HEIGHT: 4'-0"

STANDARD CLEARANCES		
A	11'-0" MIN CLEARANCE	13'-6" MIN CLEARANCE
B	12'-4"	14'-10"
C	17'-8"	20'-2"
D	41'-9"	
E	2'-6"	

*MIN. PIER HEIGHT: 2'-6", MAX PIER HEIGHT: 4'-0"

3' flex zone, typ.
Variable column spacing provides maximum flexibility in the field when unexpected site conditions



STANDARD CLEARANCES		
A	11'-0" MIN CLEARANCE	13'-6" MIN CLEARANCE
B	13'-5"	15'-11"
C	18'-8"	21'-2"
D	41'-0"	
E	2'-6"	

*MIN. PIER HEIGHT: 2'-6". MAX PIER HEIGHT: 4'-0"

STANDARD CLEARANCES		
A	11'-0" MIN CLEARANCE	13'-6" MIN CLEARANCE
B	16'-2"	18'-8"
C	14'-10"	17'-4"
D	39'-4"	
E	2'-6"	

*MIN. PIER HEIGHT: 2'-6", MAX PIER HEIGHT: 4'-0"



STANDARD CLEARANCES		
A	11'-0" MIN CLEARANCE	13'-6" MIN CLEARANCE
B	14'-2"	16'-18"
C	18'-5"	20'-11"
D	41'-3"	
E	2'-6"	

*MIN. PIER HEIGHT: 2'-6", MAX PIER HEIGHT: 4'-0"

**COUNCIL ON AGING COMMUNITY CENTER
SITE CONSTRUCTION DETAILS**
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

CHECKED BY: DSK

DESIGNED BY: CJR

**MERIDIAN
ASSOCIATES**

CUMMINGS CENTER, SUITE 5950
AVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM



DATE:
DECEMBER 7, 2022

SCALE:
AS NOTED

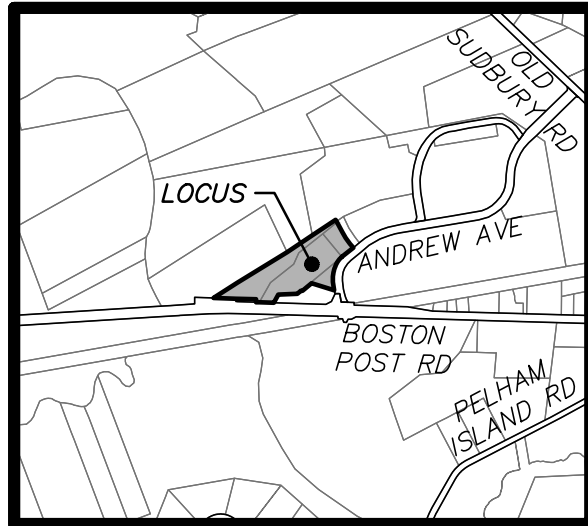
SHEET No.

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PROJECT No.

6452

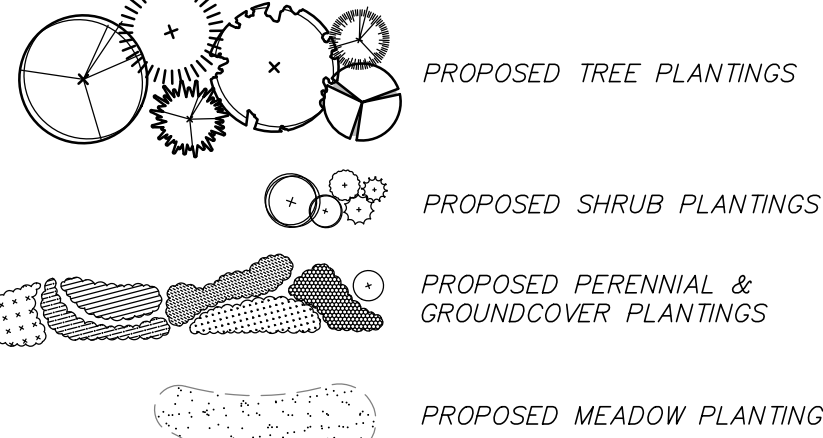
P:\6452-10 ANDREW AVE. WAYLAND, MA\CAD\CIVIL 3D\6452 SITE.DWG



LOCUS MAP:
(NOT TO SCALE)

ENDORSED BY WAYLAND PLANNING BOARD
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
2023

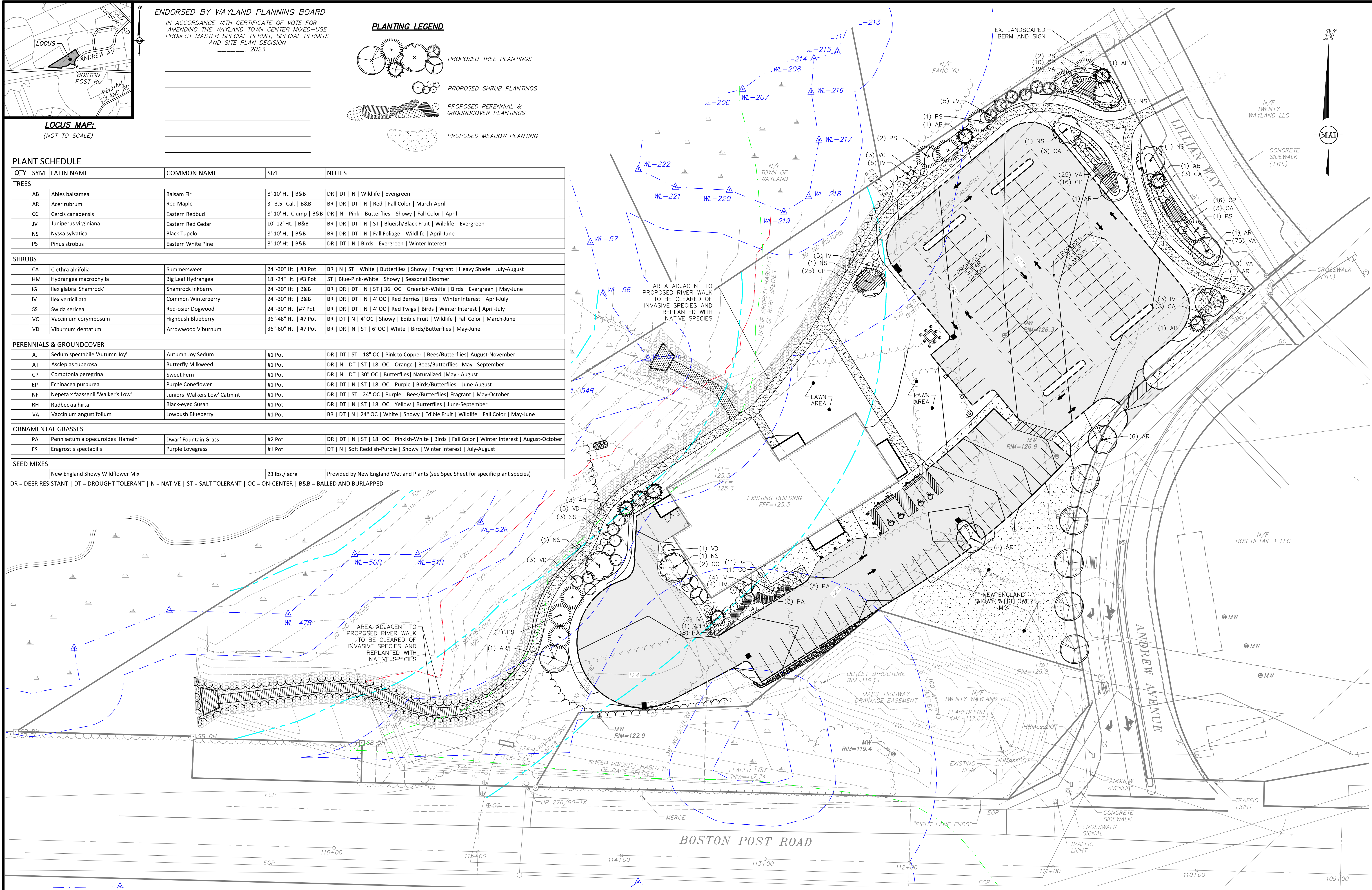
PLANTING LEGEND



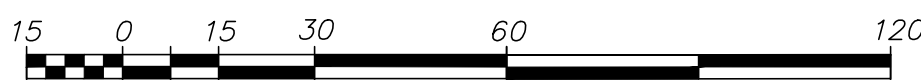
PLANT SCHEDULE

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AB		Abies balsamea	Balsam Fir	8'-10' Ht. B&B	DR DT N Wildlife Evergreen
AR		Acer rubrum	Red Maple	3"-3.5" Cal. B&B	BR DR DT N Red Fall Color March-April
CC		Cercis canadensis	Eastern Redbud	8'-10' Ht. Clump B&B	DR N Pink Butterflies Showy Fall Color April
JV		Juniperus virginiana	Eastern Red Cedar	10'-12' Ht. B&B	BR DR DT N ST Blueish/Black Fruit Wildlife Evergreen
NS		Nyssa sylvatica	Black Tupelo	8'-10' Ht. B&B	BR DR DT N Fall Foliage Wildlife April-June
PS		Pinus strobus	Eastern White Pine	8'-10' Ht. B&B	DR DT N Birds Evergreen Winter Interest
SHRUBS					
CA		Clethra alnifolia	Summersweet	24"-30" Ht. #3 Pot	BR N ST White Butterflies Showy Fragrant Heavy Shade July-August
HM		Hydrangea macrophylla	Big Leaf Hydrangea	18"-24" Ht. #3 Pot	ST Blue-Pink-White Showy Seasonal Bloomer
IG		Ilex glabra 'Shamrock'	Shamrock Inkberry	24"-30" Ht. B&B	BR DR DT N ST 36" OC Greenish-White Birds Evergreen May-June
IV		Ilex verticillata	Common Winterberry	24"-30" Ht. B&B	BR DR DT N 4' OC Red Berries Birds Winter Interest April-July
SS		Swida sericea	Red-osier Dogwood	24"-30" Ht. #7 Pot	BR DR DT N 4' OC Red Twigs Birds Winter Interest April-July
VC		Vaccinium corymbosum	Highbush Blueberry	36"-48" Ht. #7 Pot	BR DT N 4' OC Showy Edible Fruit Wildlife Fall Color March-June
VD		Viburnum dentatum	Arrowwood Viburnum	36"-60" Ht. #7 Pot	BR DR N ST 6' OC White Birds/Butterflies May-June
PERENNIALS & GROUND COVER					
AJ		Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1 Pot	DR DT ST 18" OC Pink to Copper Bees/Butterflies August-November
AT		Asclepias tuberosa	Butterfly Milkweed	#1 Pot	DR N DT ST 18" OC Orange Bees/Butterflies May - September
CP		Comptonia peregrina	Sweet Fern	#1 Pot	DR N DT 30" OC Butterflies Naturalized May - August
EP		Echinacea purpurea	Purple Coneflower	#1 Pot	DR DT N ST 18" OC Purple Birds/Butterflies June-August
NF		Nepeta x faassenii 'Walker's Low'	Juniors 'Walkers Low' Catmint	#1 Pot	DR DT ST 24" OC Purple Bees/Butterflies Fragrant May-October
RH		Rudbeckia hirta	Black-eyed Susan	#1 Pot	DR DT N ST 18" OC Yellow Butterflies June-September
VA		Vaccinium angustifolium	Lowbush Blueberry	#1 Pot	BR DT N 24" OC White Showy Edible Fruit Wildlife Fall Color May-June
ORNAMENTAL GRASSES					
PA		Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 Pot	DR DT N ST 18" OC Pinkish-White Birds Fall Color Winter Interest August-October
ES		Eragrostis spectabilis	Purple Lovegrass	#1 Pot	DT N Soft Reddish-Purple Showy Winter Interest July-August
SEED MIXES					
		New England Showy Wildflower Mix		23 lbs./ acre	Provided by New England Wetland Plants (see Spec Sheet for specific plant species)

DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED



GRAPHIC SCALE
SCALE: 1" = 30'

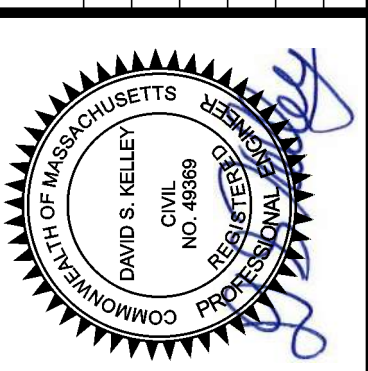


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REFER TO SHEET LG 1.0 FOR
GENERAL NOTES & LEGEND

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATON NOR SUBSURFACE VERIFICATION

REVISIONS		DATE	CON.	COMMISSION	COMMENTS	BY
		01/05/23				



COUNCIL ON AGING COMMUNITY CENTER
LANDSCAPE PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

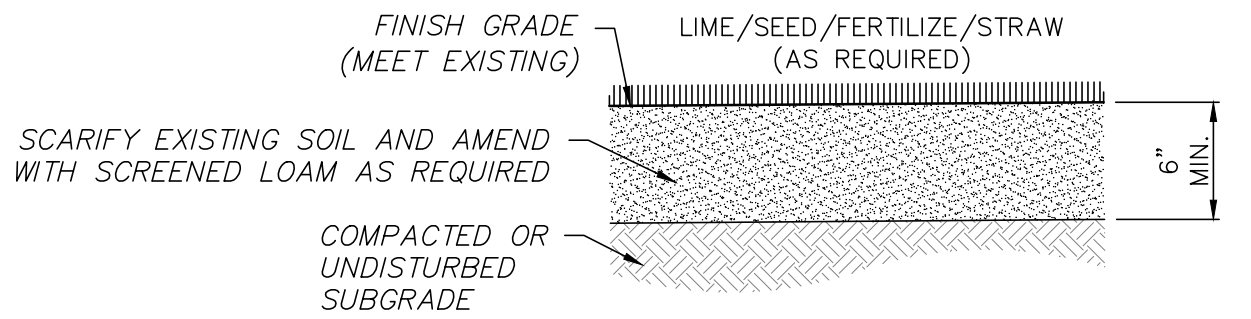
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-9447
WWW.MERIDIANASSOC.COM

DATE:
DECEMBER 7, 2022
SCALE:
1" = 30'
SHEET No.
L 1.0
PROJECT No.
6452

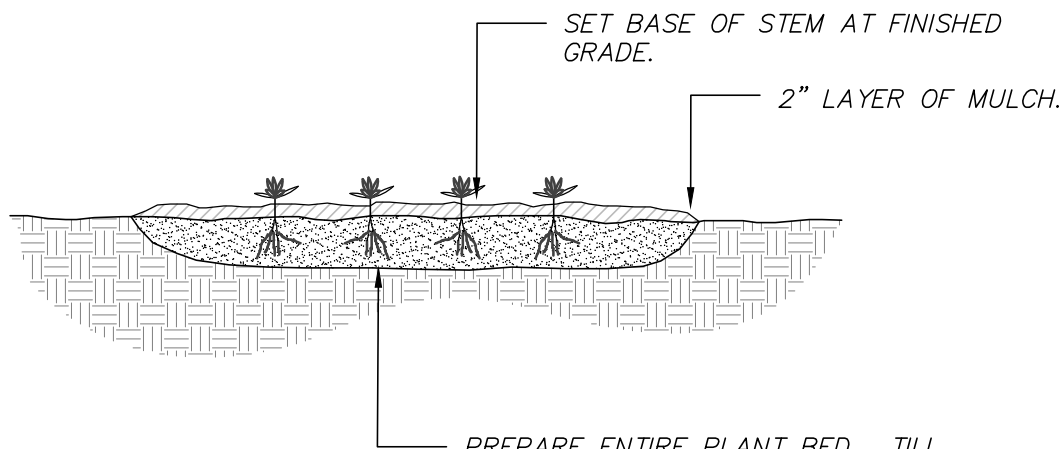
DESIGNED BY: CR
CHECKED BY: DSK

ENDORSED BY WAYLAND PLANNING BOARD

IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
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----- 2023



LOAM & SEEDING
(NOT TO SCALE)

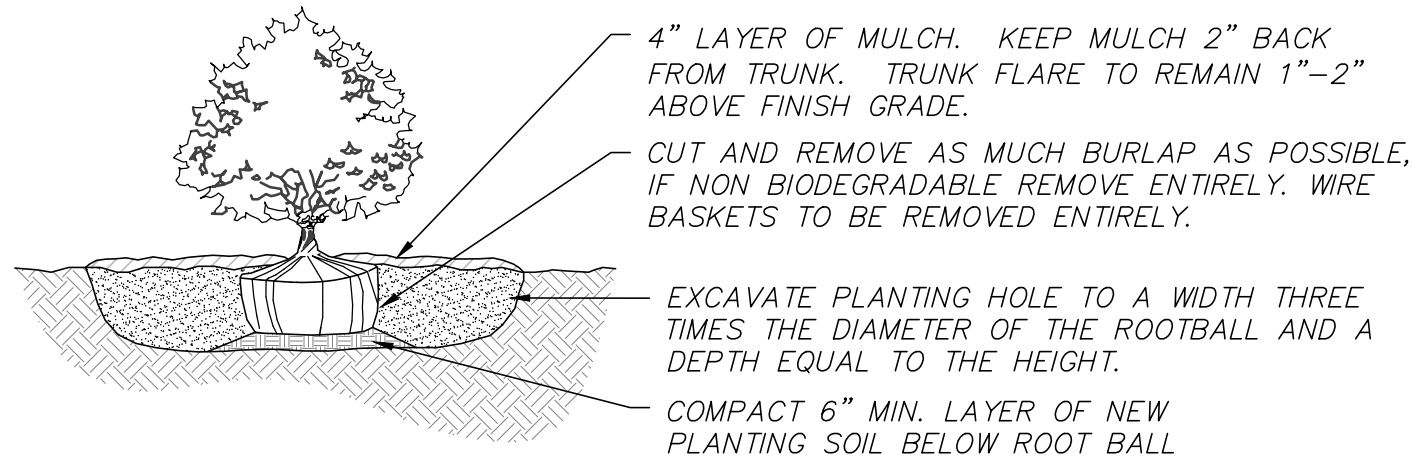


NOTE:
SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.

GROUNDCOVER PLANTING
(NOT TO SCALE)

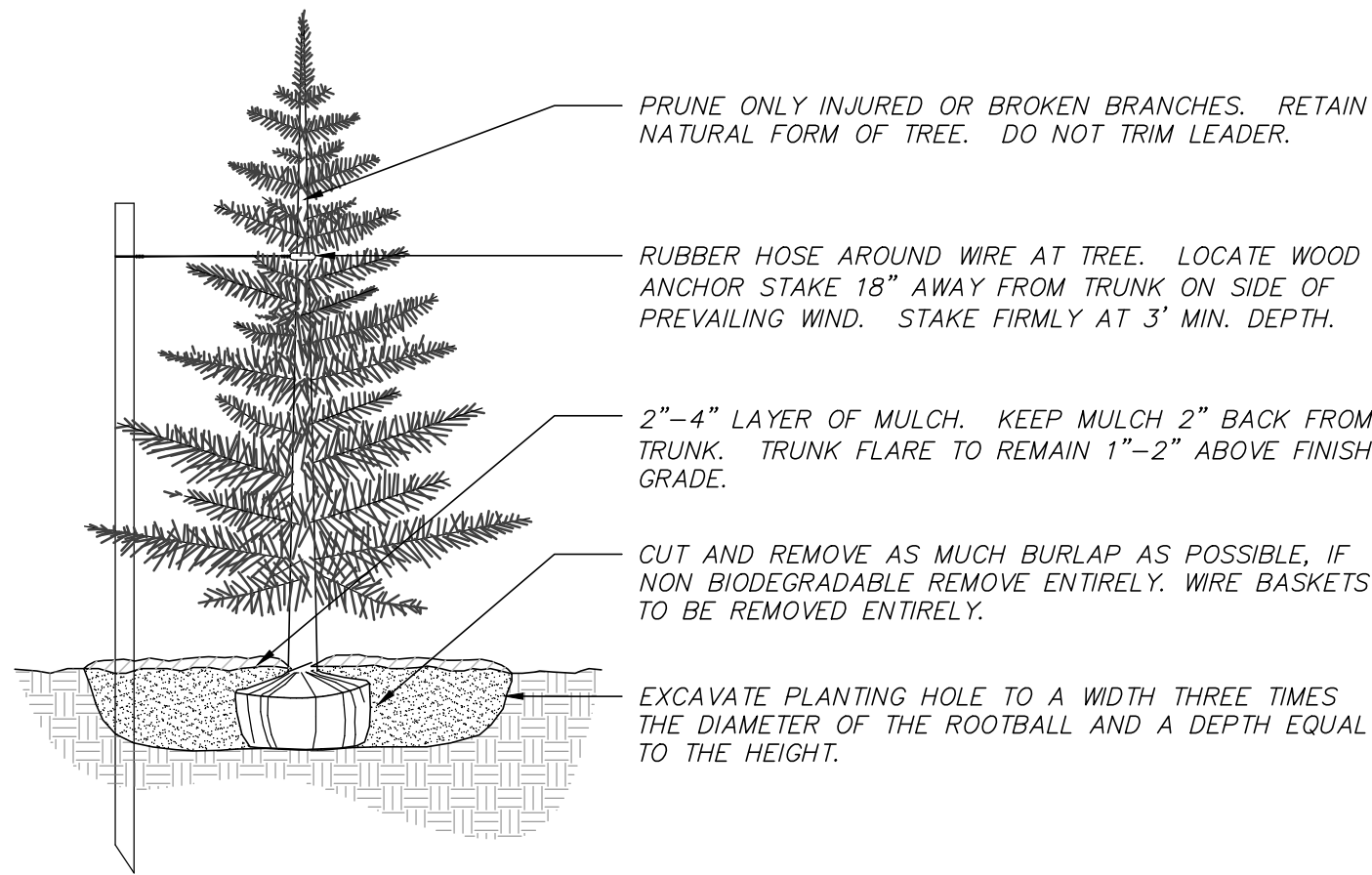
GENERAL PLANTING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANT MATERIALS INCLUDING EXISTING TREES AGAINST DAMAGE DURING THE CONSTRUCTION PERIOD. PROTECTION SHALL BEGIN PRIOR TO COMMENCEMENT OF ANY WORK AND CONTINUE UNTIL FINAL ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL NEW PLANTING AREAS SHALL RECEIVE NEW PLANTING SOIL AND BE EXCAVATED TO A DEPTH THAT CONFORMS WITH THE PLANTING DETAILS.
- ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
- IT IS RECOMMENDED THAT BALLED AND BURLAPPED PLANTS BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
- PLANTING PLANS ARE DIAGRAMMATIC BY NATURE AND MAY REQUIRE ADJUSTMENTS IN THE FIELD. FINAL APPROVAL OF PLANTING LAYOUT TO BE CONFIRMED BY OWNER AND OR THE OWNERS REPRESENTATIVE PRIOR TO FINAL INSTALLATION OF PLANT MATERIALS.



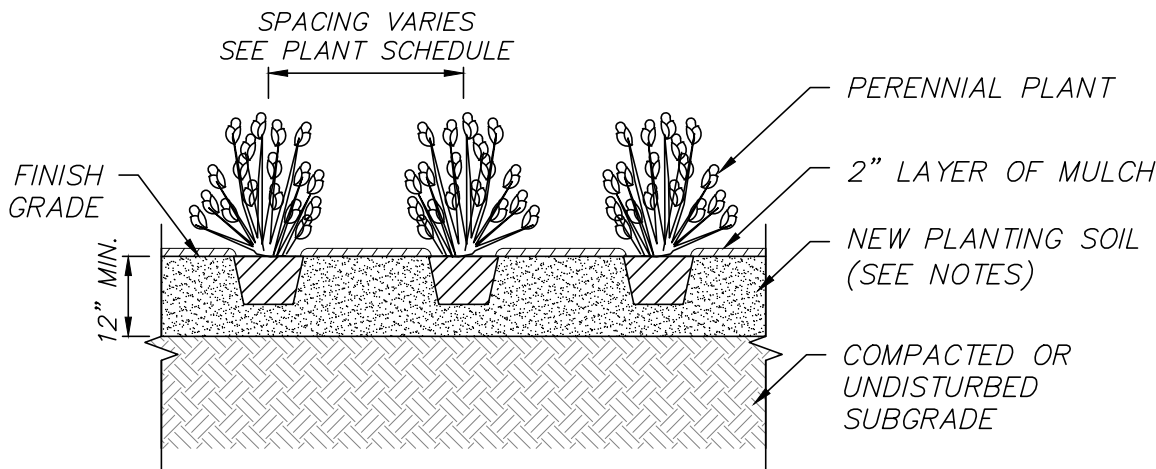
- NOTES:
- BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
 - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING
(NOT TO SCALE)



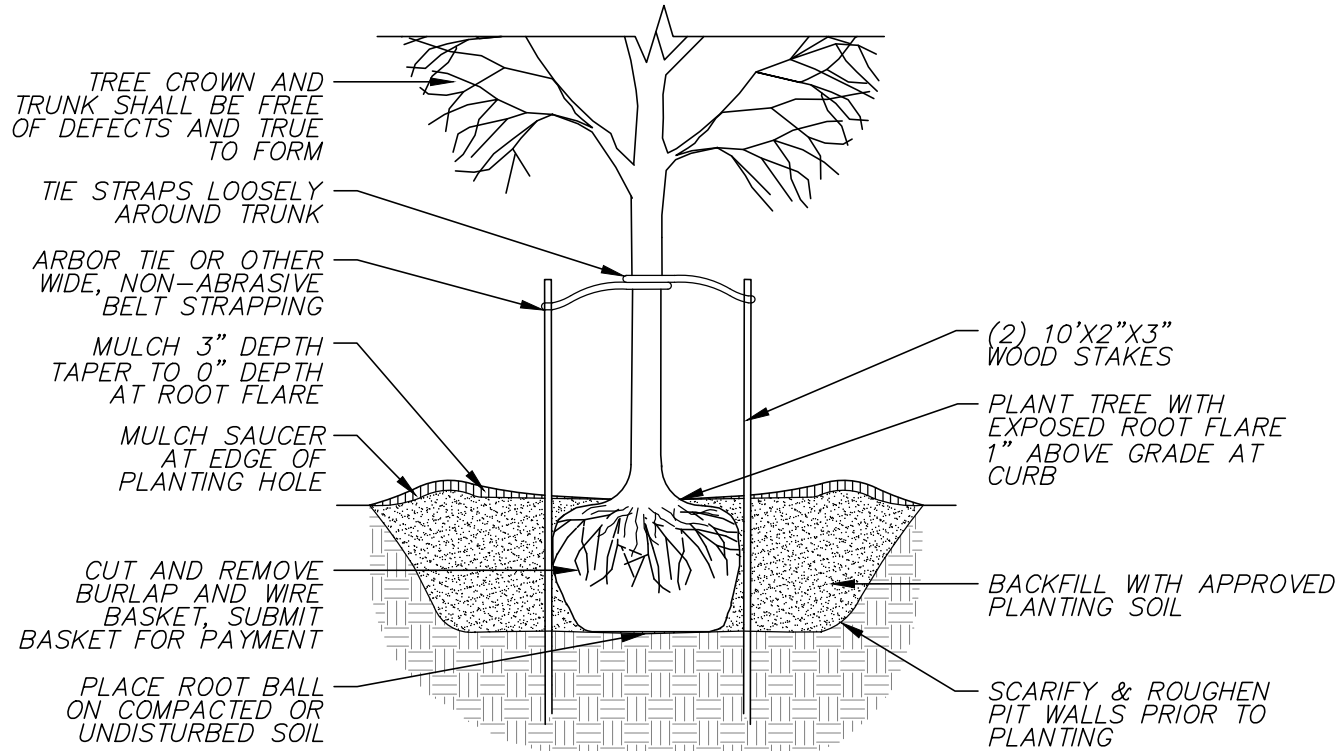
- NOTES:
- BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
 - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.
 - ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

EVERGREEN TREE PLANTING
(NOT TO SCALE)



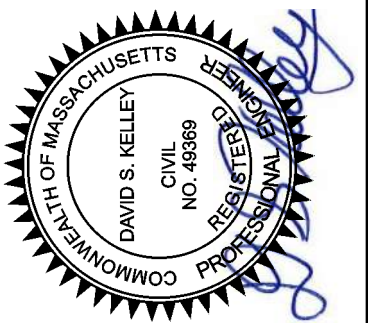
- NOTES:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
 - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
 - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

GROUNDCOVER / ANNUAL / PERENNIAL PLANTING
(NOT TO SCALE)



TREE PLANTING
(NOT TO SCALE)

REVISIONS			
NO.	DATE	DESCRIPTION	BY



8 ANDREW AVENUE
COUNCIL ON AGING COMMUNITY CENTER
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