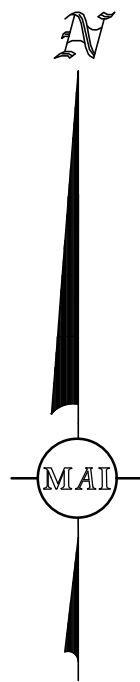


ENDORSED BY WAYLAND PLANNING BOARD
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
2023



LOCUS CONTEXT MAP
1" = 250'

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

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

DRAWING INDEX

CV 0.0	COVER SHEET
LG 1.0	GENERAL NOTES & LEGEND
C 1.0	RECORD CONDITIONS & DEMOLITION PLAN
C 2.0	LAYOUT & MATERIALS PLAN
C 3.0	GRADING & DRAINAGE PLAN
C 4.0	UTILITY PLAN
C 5.0	EROSION & SEDIMENTATION CONTROL PLAN
C 6.0	SITE CONSTRUCTION DETAILS
C 7.0	SITE CONSTRUCTION DETAILS
C 8.0	SITE CONSTRUCTION DETAILS
L 1.0	LANDSCAPE PLAN
L 2.0	LANDSCAPE DETAILS



FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

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 WARRANTY 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.

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.

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.

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.

2. 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 RESEED 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 SEEDDED 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.

1. SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO 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 CONTROLLED 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 OTHER 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 80% 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 COMMON 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, GEORIG, CELLULAR GEOWEB, ETC., SHALL BE UTILIZED AS APPROPRIATE. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL PERMITS AND CODES AND THIS SPECIFICATION. DURING THE EXCAVATION OF EXISTING 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 UPGRADIENT SLOPE.

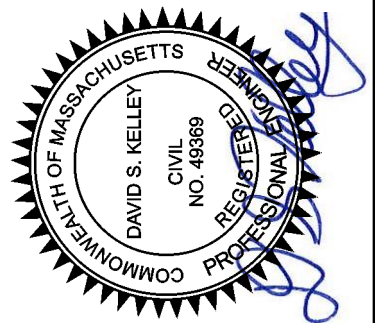
1. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING WATER, SEWER, GAS, ELECTRICAL, AND COMMUNICATIONS SERVICES ONSITE WHICH SERVE THE TWO BUILDINGS THAT ARE BEING REMOVED. ALL UTILITIES THAT WILL BE ABANDONED SHALL BE REMOVED COMPLETELY. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL WITH RESPECTIVE 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.

-----XX-----	EASEMENT LINE
-----XX-----	ONE FOOT CONTOUR
-----XX-----	FIVE FOOT CONTOUR
=====	GRANITE CURB
=====	TREELINE
=====	CONCRETE
=====	GRAVEL
=====	SIGN
=====	TEST PIT
=====	BORDERING VEGETATED WETLAND
=====	WETLAND FLAG
=====	LIMIT OF BUFFER ZONE
=====	LIMIT OF RIVERFRONT AREA
=====	BUILDING OVERHANG
=====	SETBACK LIMIT
=====	COMPILED GAS LINE
=====	COMPILED COMMUNICATIONS LINE
=====	OVERHEAD WIRES
=====	COMPILED ELECTRIC LINE
=====	LIGHT POLE
=====	ELECTRIC MANHOLE
=====	UTILITY POLE
=====	TELEPHONE MANHOLE
=====	OBSERVED DRAIN LINE
=====	DRAIN MANHOLE
=====	CATCH BASIN
=====	MONITORING WELL
=====	FLARED END OUTLET
=====	WATER LINE
=====	WATER GATE
=====	HYDRANT
=====	OBSERVED SEWER LINE
=====	SEWER MANHOLE
=====	OBSERVED SEWER FORCE MAIN TO BE REMOVED
=====	CONTOUR WATER LINE
=====	FLOOD ZONE
=====	NHESP PRIORITY HABITAT OF RARE SPECIES

	PROPOSED	CONTOUR		SNOW STOCKPILE AREA
	PROPOSED	SPOT ELEVATION		
	PROPOSED	FENCE		
	PROPOSED	WOODEN GUARDRAIL		
	PROPOSED	BITUMINOUS BERM		
	PROPOSED	GRANITE CURB		PROPOSED TREE
	PROPOSED	WALL		NEW ENGLAND CONSERVATION/WILDLIFE MIX PLANTING AREA
	PROPOSED	EROSION CONTROL		RIPRAP AREA
	PROPOSED	TREELINE		PROPOSED MONUMENT TO BE PLACED AT INVERT ELEVATIONS
	PROPOSED	DRAIN LINE		BOTTOM OF CURB
	PROPOSED	GRADE DIRECTION		BOTTOM OF WALL
	PROPOSED	CATCHBASIN		DESIGNED BY OTHERS
	PROPOSED	DOUBLE CATCHBASIN		PROPOSED GENERATOR
	PROPOSED	DRAIN MANHOLE		PROPOSED HANDICAPPED RAMP
	PROPOSED	NYLOPLAST DRAIN		PROPOSED PIPE LENGTH
	PROPOSED	DRAIN MANHOLE		PROPOSED BITUMINOUS BERM
	PROPOSED	STORMCEPTOR UNIT		PROPOSED EDGE OF PAVEMENT
	PROPOSED	OUTLET CONTROL STRUCTURE		PROPOSED GRANITE CURB
	PROPOSED	FLARED END		PROPOSED RIM ELEVATION
	PROPOSED	SEWER LINE		PROPOSED PIPE SLOPE
	PROPOSED	FORCEMAIN		TOP OF CURB
	PROPOSED	SEWER MANHOLE		TOP OF WALL
	PROPOSED	TELEPHONE-ELECTRIC-CABLE		PROPOSED SIGN
	PROPOSED	ELECTRIC CONDUIT		PROPOSED STONE DUST TRAIL
	PROPOSED	OVERHEAD WIRE		PROPOSED CONCRETE WALKWAY
	PROPOSED	UTILITY POLE		PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED	ELECTRIC TRANSFORMER		PROPOSED WHEEL STOP
	PROPOSED	LIGHT		PROPOSED CHARGING STATION
	PROPOSED	WATER LINE		
	PROPOSED	HYDRANT		
	PROPOSED	WATER SERVICE		
	PROPOSED	GAS LINE		
	PROPOSED	GAS GATE		
	PROPOSED	PARKING SPACE COUNT		

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

REVISIONS	
DATE	DESCRIPTION BY



8 ANDREW AVENUE
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) 299-0447
WWW.MERIDIANASSOC.COM

DATE:
DECEMBER 7, 2022

SCALE:
AS NOTED

SHEET No.

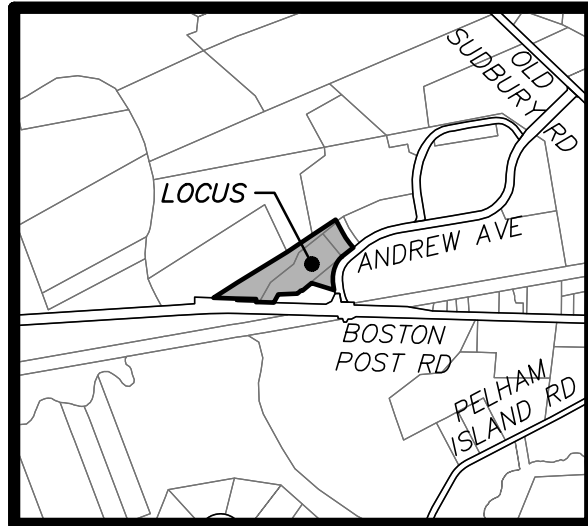
LG 1.0

PROJECT No.

6452

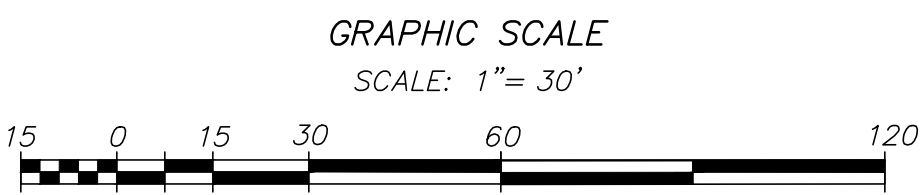
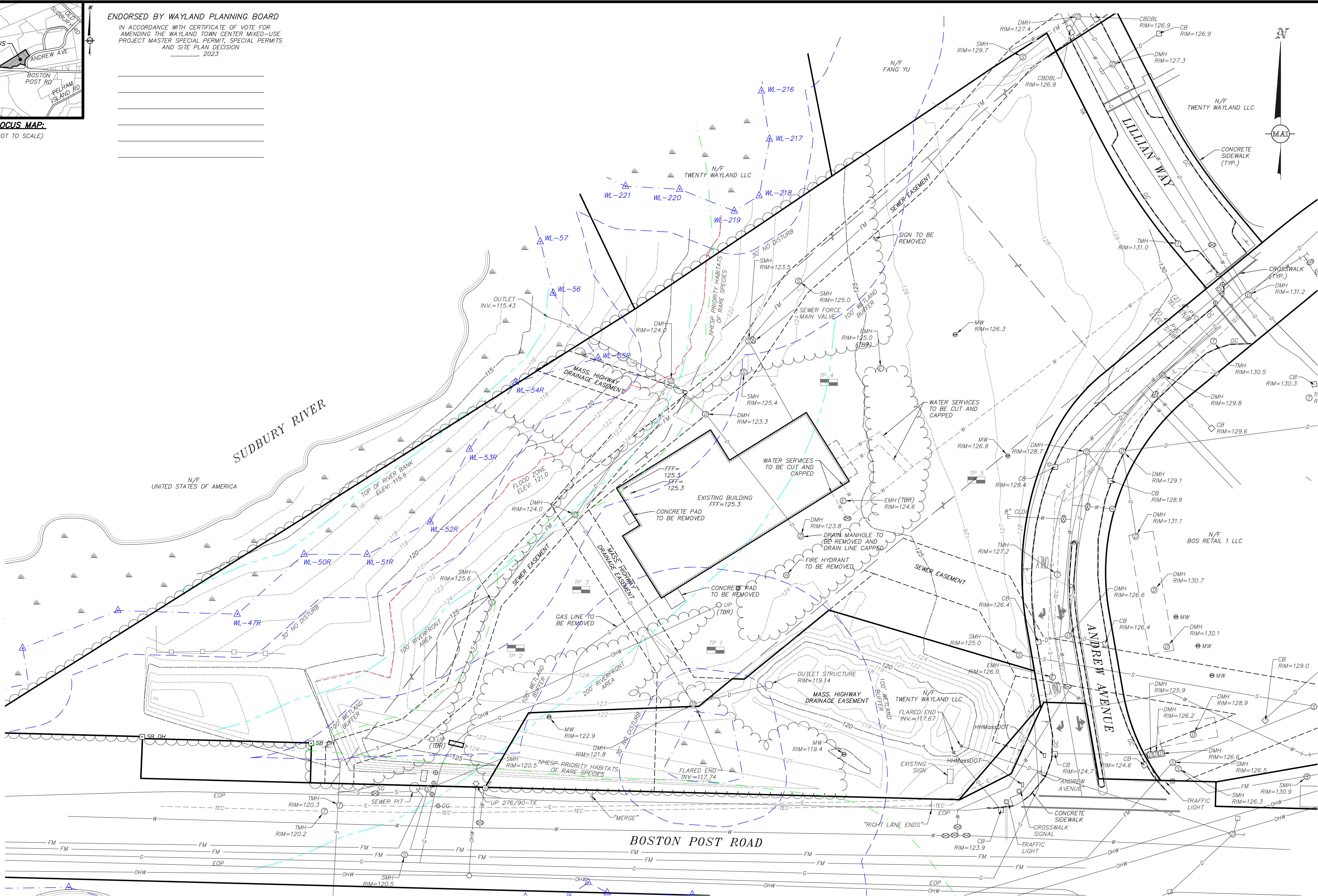
DESIGNED BY: CJR
CHECKED BY: DSK

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



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

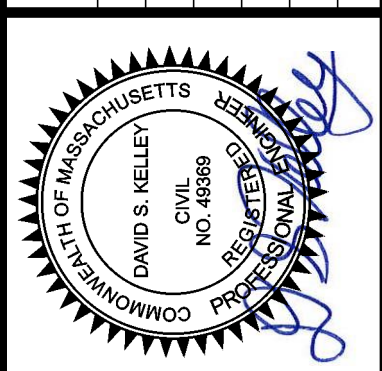


FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REFER TO SHEET LG 1.0 FOR
GENERAL NOTES & LEGEND

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

REVISIONS	
NO.	DESCRIPTION



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

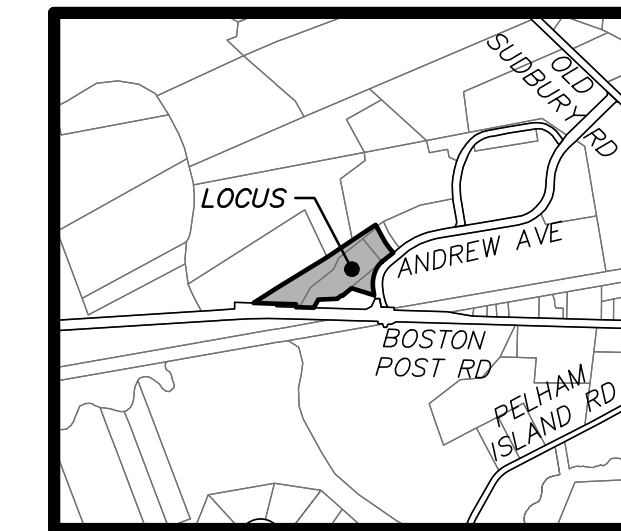
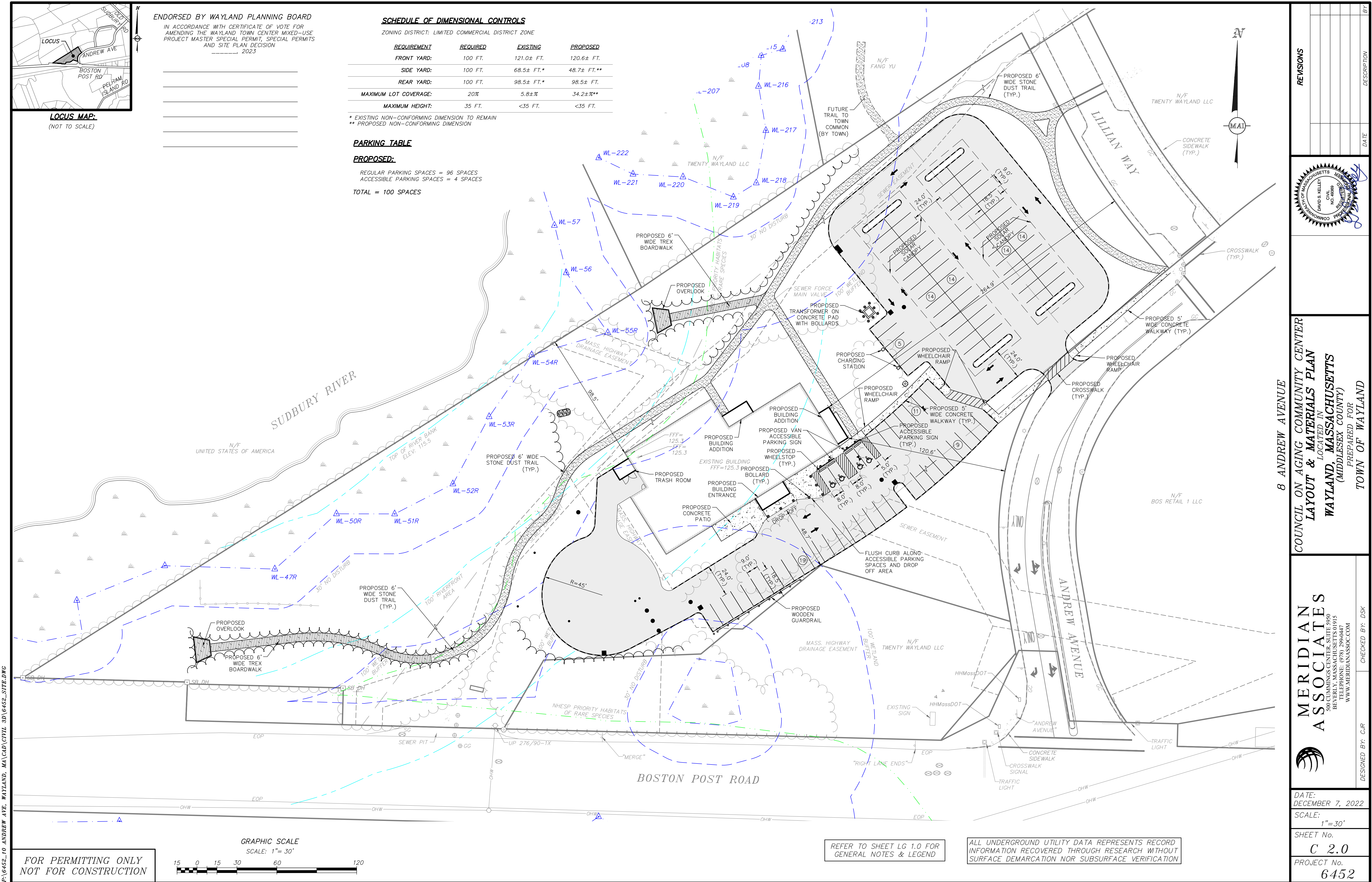
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 550
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 294-4447
WWW.MERIDIANASSOC.COM



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

DESIGNED BY: C.R. CHECKED BY: DSK

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

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

REVISIONS

NO.	DATE	DESCRIPTION	BY

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 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 2.0

PROJECT No.
6452

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



1. 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.
2. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
3. 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.
4. GRADING WITHIN THE ACCESSIBLE ROUTES SHALL MEET THE FOLLOWING REQUIREMENTS IN ACCORDANCE WITH ADA REQUIREMENTS:
 - 4.1 LONGITUDINAL SLOPES: 5% MAX (4.5% PREFERRED)
 - 4.2 CROSS SLOPES: 2% MAX (1.5% PREFERRED)
 - 4.3 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.=124.2±
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

BOTTOM OF HOLE @ 85"
ESHW @ 81"
NO REDOX
NO WEEPING

TEST PIT TP-2
ELEV.=124.2±
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

BOTTOM OF HOLE @ 87"
ESHW @ 87"
NO REDOX
NO WEEPING

TEST PIT TP-3
ELEV.=124.4±
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

BOTTOM OF HOLE @ 92"
ESHW @ 92"
NO REDOX
NO WEEPING

TEST PIT TP-4
ELEV.=124.5±
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

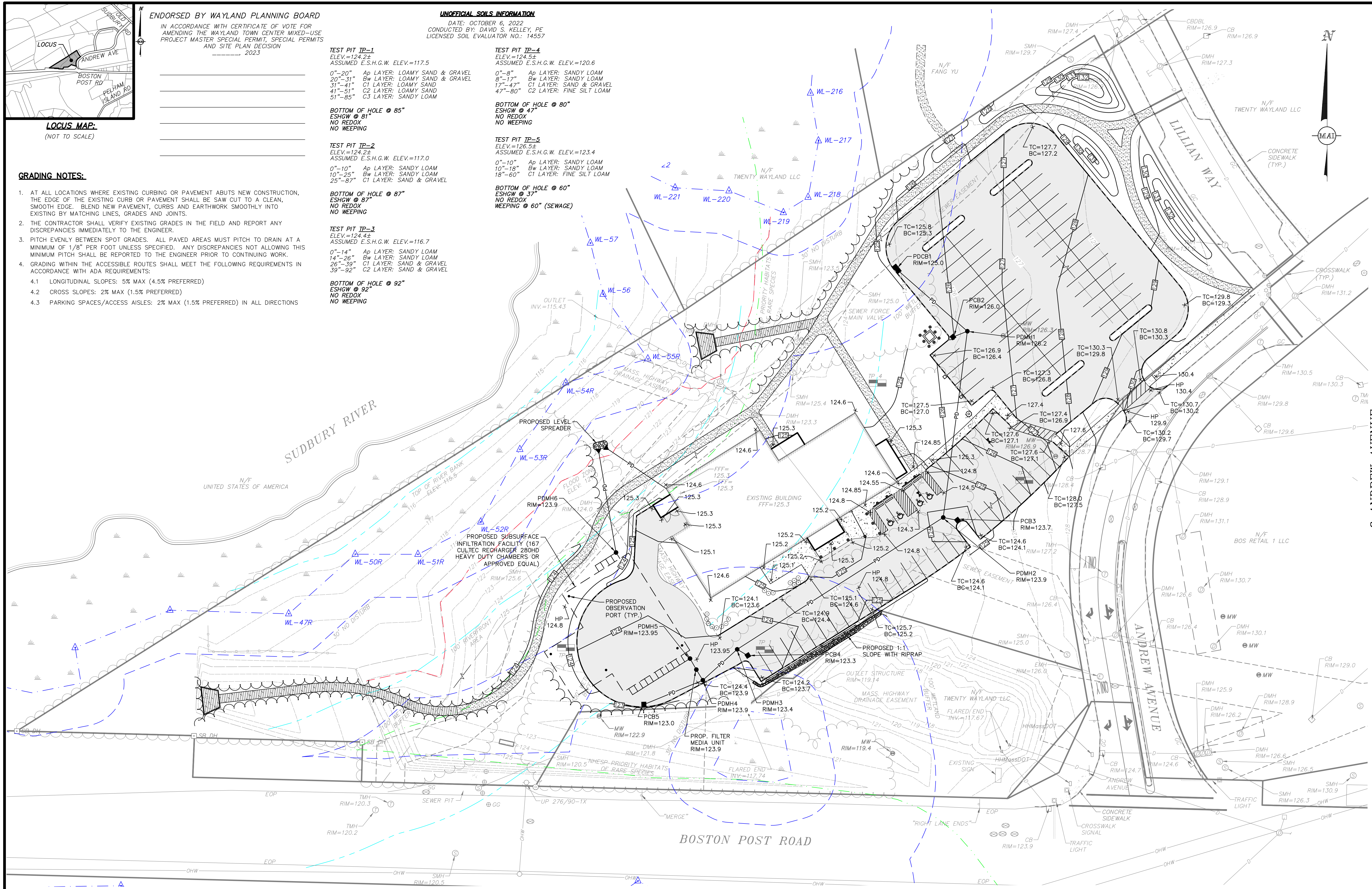
BOTTOM OF HOLE @ 80"
ESHW @ 47"
NO REDOX
NO WEEPING

TEST PIT TP-5
ELEV.=126.5±
ASSUMED E.S.H.G.W. ELEV.=123.4

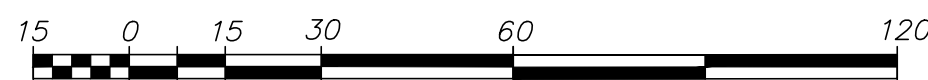
0"-10"	Ap LAYER: SANDY LOAM
10"-18"	Bw LAYER: SANDY LOAM
18"-60"	C1 LAYER: FINE SILT LOAM

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

A hand-drawn diagram showing a landscape. On the left, there are three vertical wavy lines representing a river. In the center, there is a small sun with rays. To the right of the sun is a triangle with a dot inside it. A line points from the triangle down towards the bottom right. The text 'WZ-5' is written in blue above the triangle.



GRAPHIC SCALE
SCALE: 1" = 30'



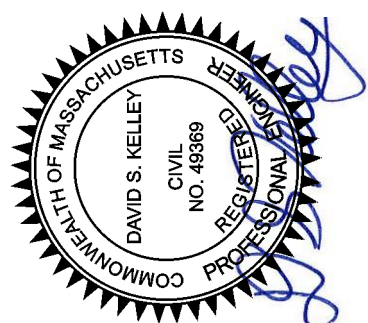
FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REFER TO SHEET LG 1.0 FOR
GENERAL NOTES & LEGEND

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

REVISIONS

DATE	DESCRIPTION	BY
------	-------------	----



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

MERIDIAN
ASSOCIATES
500 CHAMBERS STREET, SUITE 2050



DATE:
DECEMBER 7, 2022

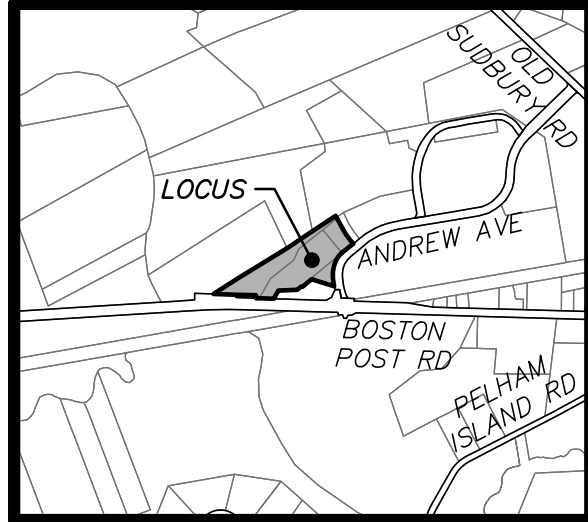
SCALE:
1"=30'

SHEET No.

PROJECT No.

6452

DESIGNED BY: CJR



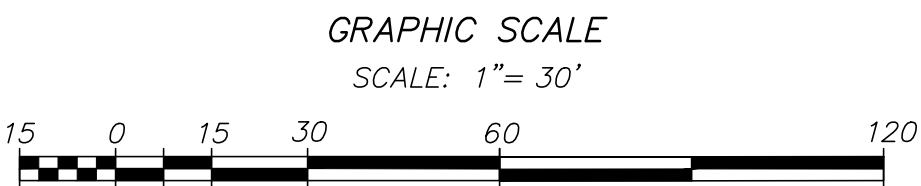
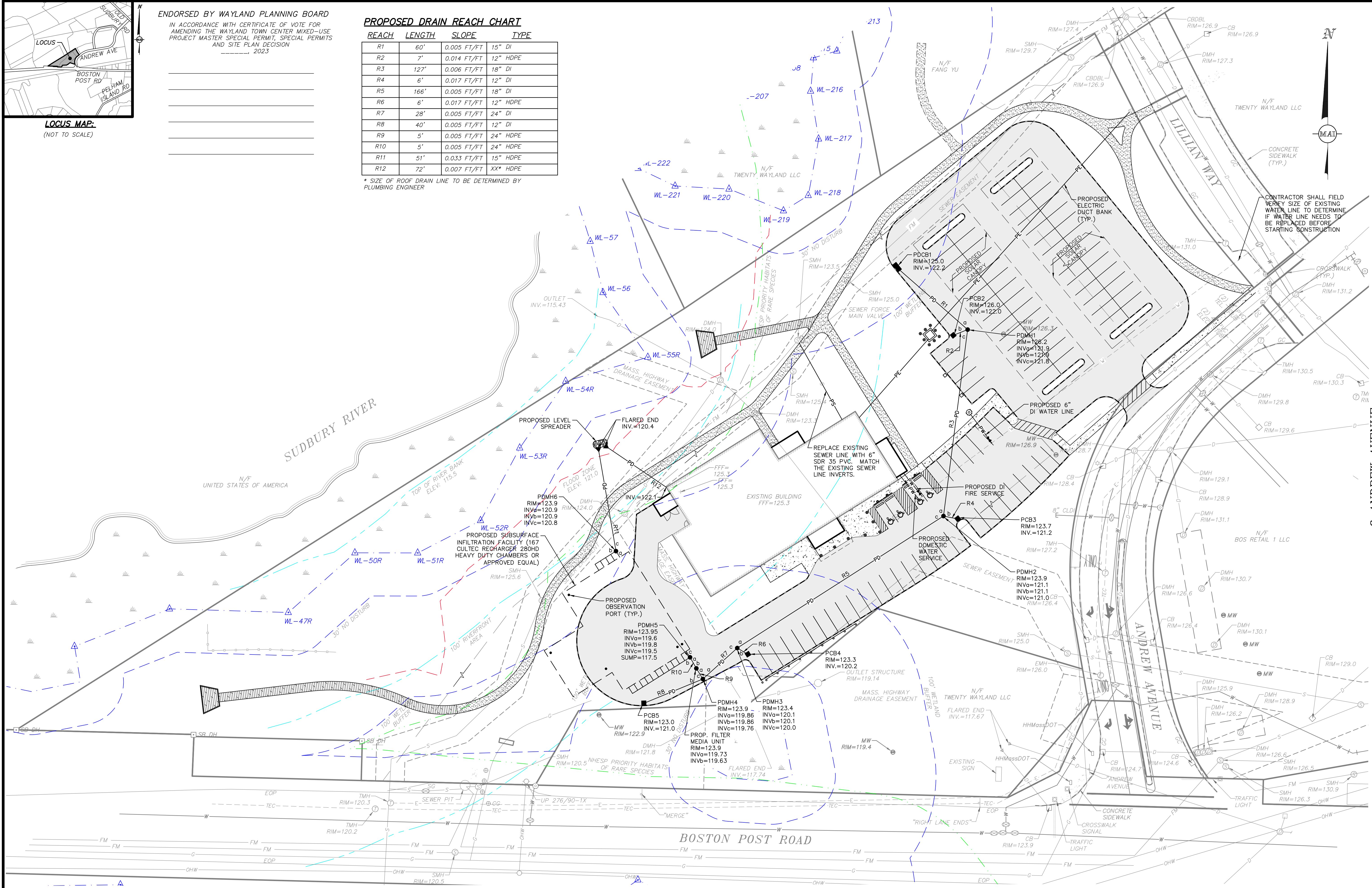
LOCUS MAP:
(NOT TO SCALE)

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

PROPOSED DRAIN REACH CHART

REACH	LENGTH	SLOPE	TYPE
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	40'	0.005 FT/FT	12" DI
R9	5'	0.005 FT/FT	24" HDPE
R10	5'	0.005 FT/FT	24" HDPE
R11	51'	0.033 FT/FT	15" HDPE
R12	72'	0.007 FT/FT	XX" HDPE

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



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 DEMARICATION NOR SUBSURFACE VERIFICATION

REVISIONS

NO.	DATE	DESCRIPTION	BY

CONTRACTOR SHALL FIELD
VERIFY SIZE OF EXISTING
WATER LINE TO DETERMINE
IF WATER LINE NEEDS TO
BE REPLACED BEFORE
STARTING CONSTRUCTION

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

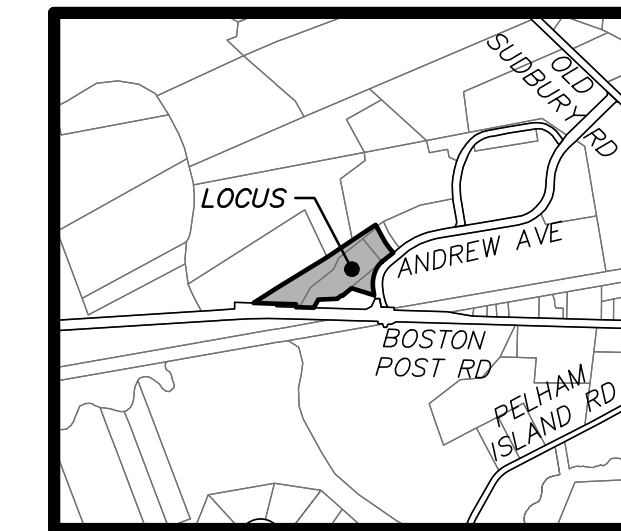
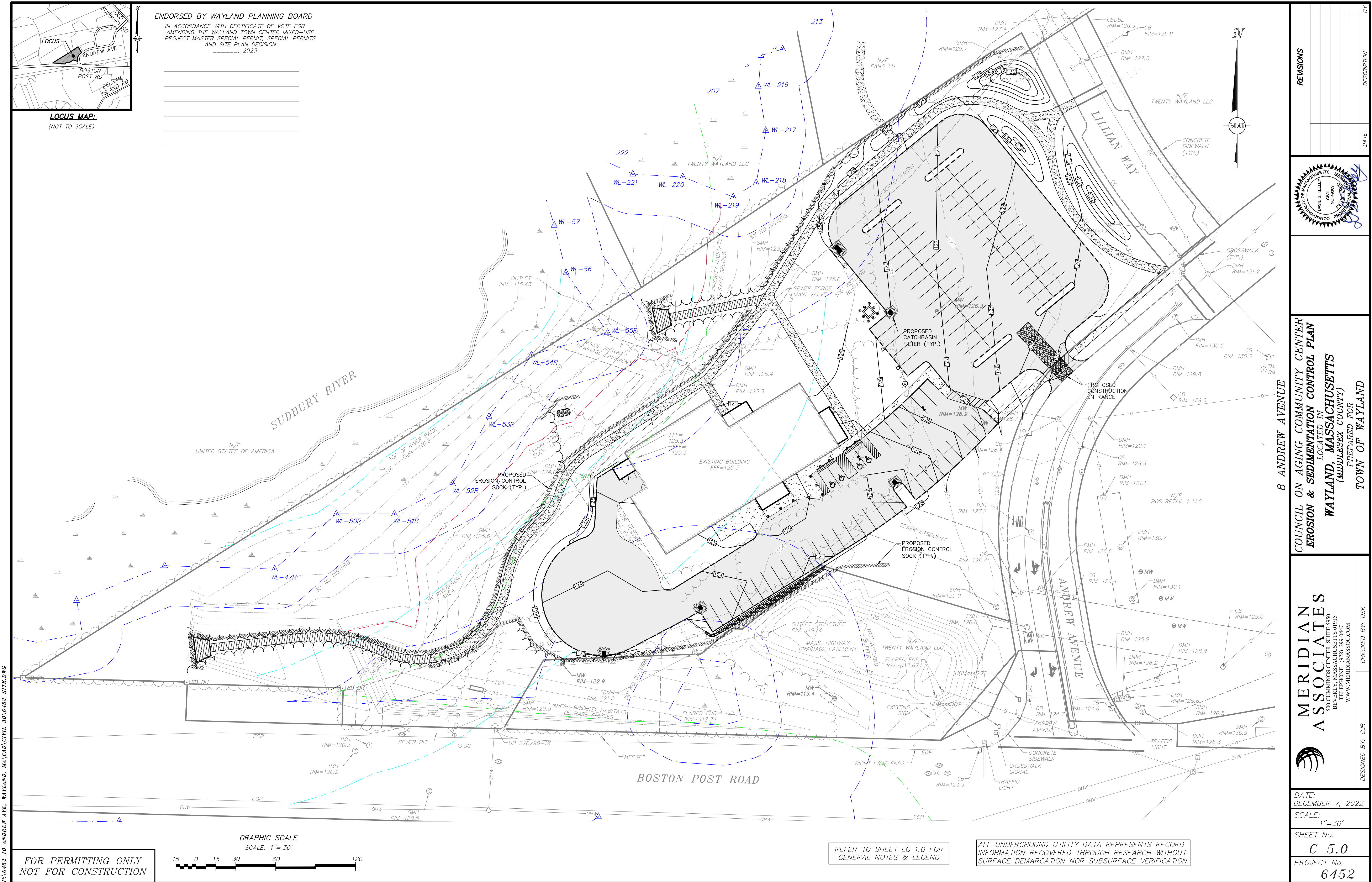
8 ANDREW AVENUE

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 550
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 4.0
PROJECT No. 6452

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

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

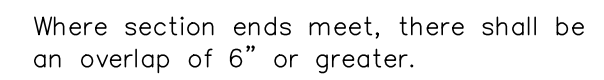
REFER TO SHEET LG 1.0 FOR
GENERAL NOTES & LEGEND

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

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



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



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

PREPARED FOR
TOWN OF WAYLAND

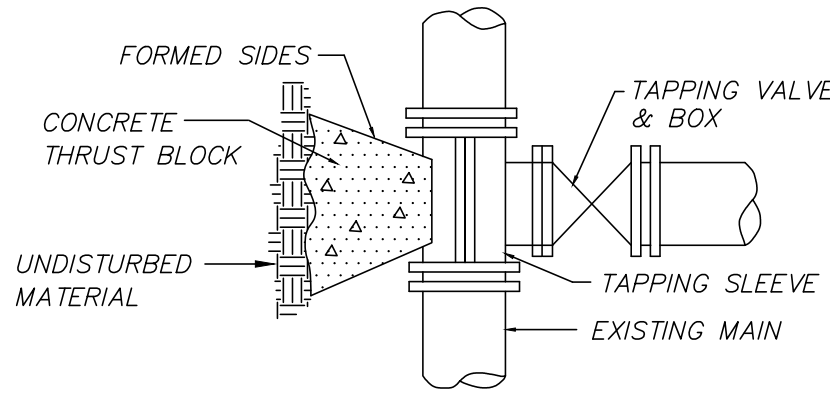
[illegible]

DESIGNED BY: CJR

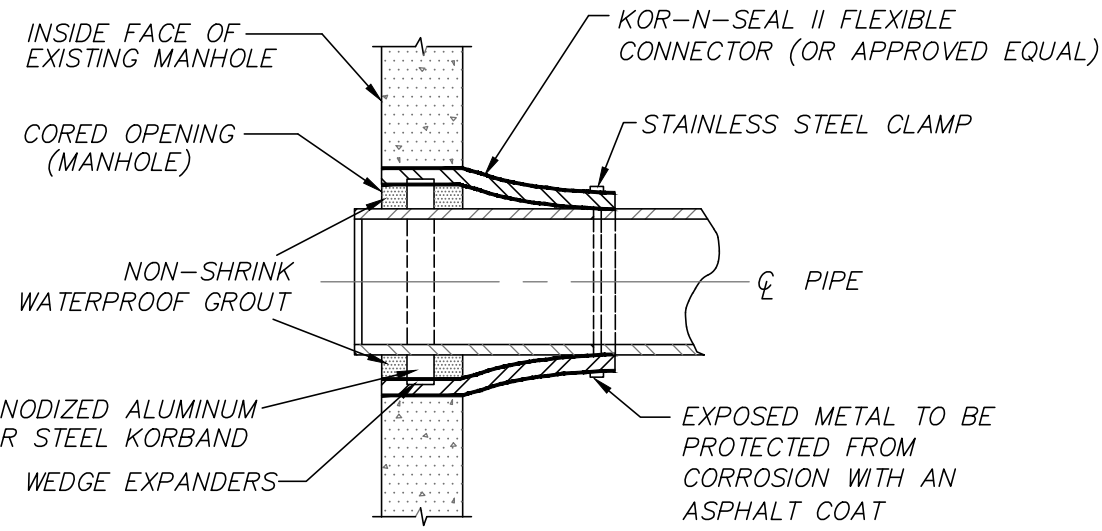
Copyright © by Meridian Associates, Inc. All rights reserved.

ENDORSED BY WAYLAND PLANNING BOARD

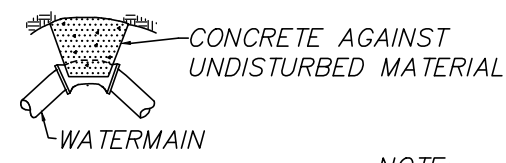
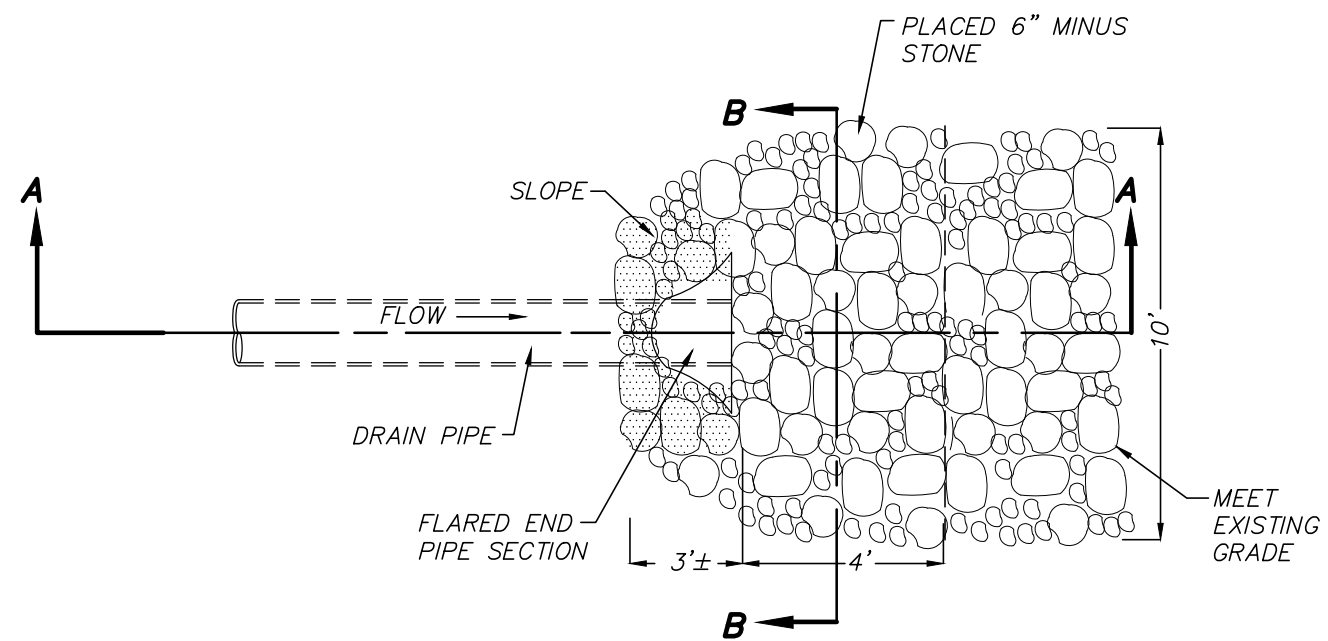
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
----- 2023



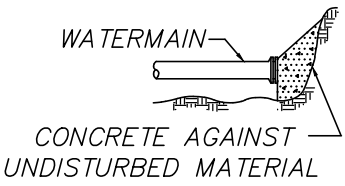
TAPPING VALVE AND SLEEVE:
(NOT TO SCALE)



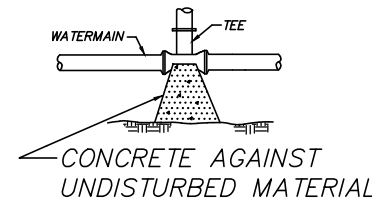
KOR-N-SEAL CONNECTION DETAIL
(NOT TO SCALE)



BEND-PLAN



PLUG ELEVATION



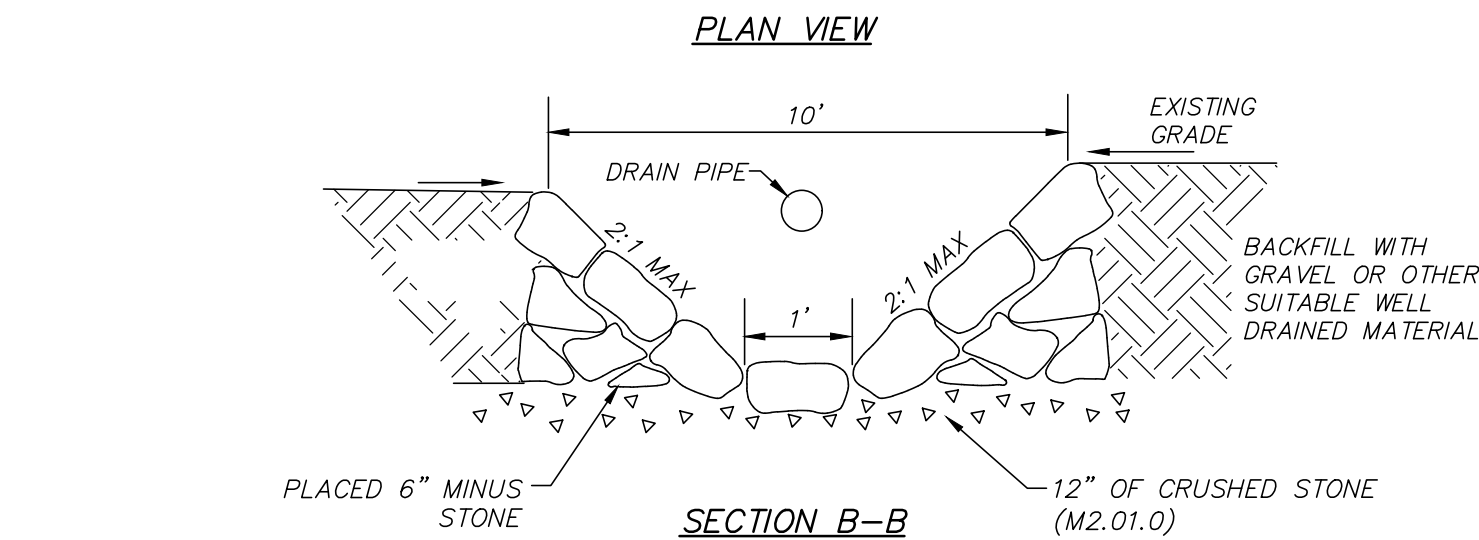
TEE-PLAN

NOTE:

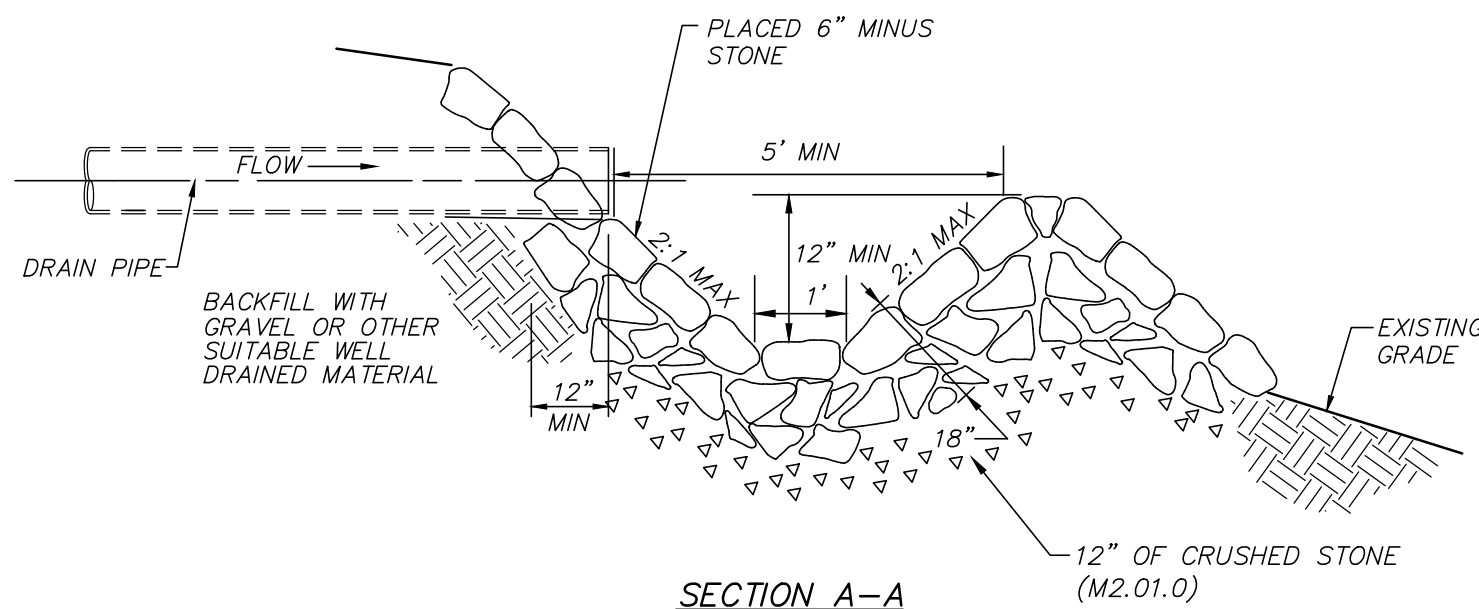
- 1) CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPREHENSIVE STRENGTH OF 2000 PSI AT 28 DAYS
- 2) THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE BELOW, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS

TABLE OF BEARING AREAS (S.F.), AGAINST APPROVED UNDISTURBED NATURAL MATERIAL (MIN. OF 4 S.F.)				
DIAMETER MAIN (IN.)	TEE	90° BEND	45° BEND	PLUG
4	4	4	4	4
6	4	4	4	4
8	4	6	4	6
10	6	8	6	8
12	8	12	6	12

THRUST BLOCK DETAIL
(NOT TO SCALE)



SECTION B-B

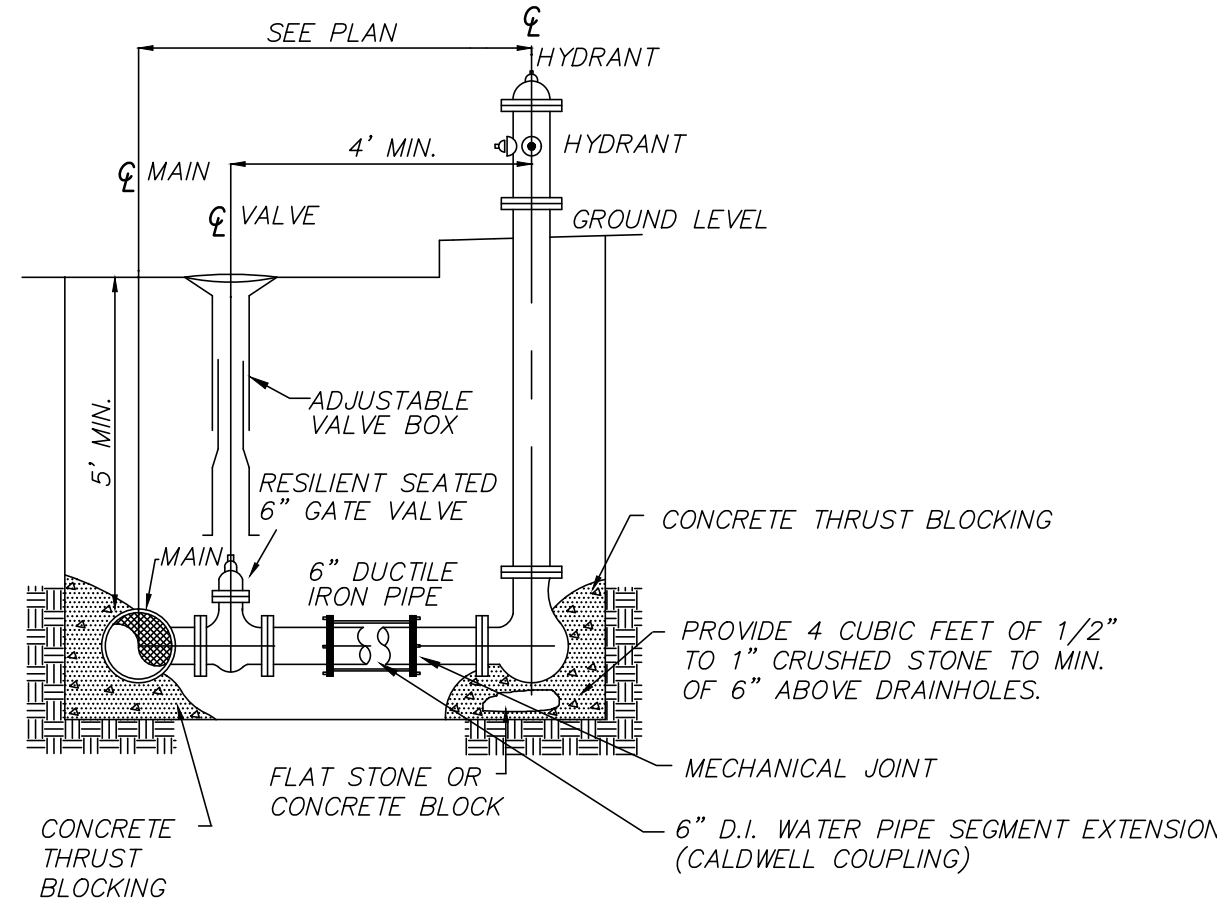


SECTION A-A
LEVEL SPREADER
(NOT TO SCALE)

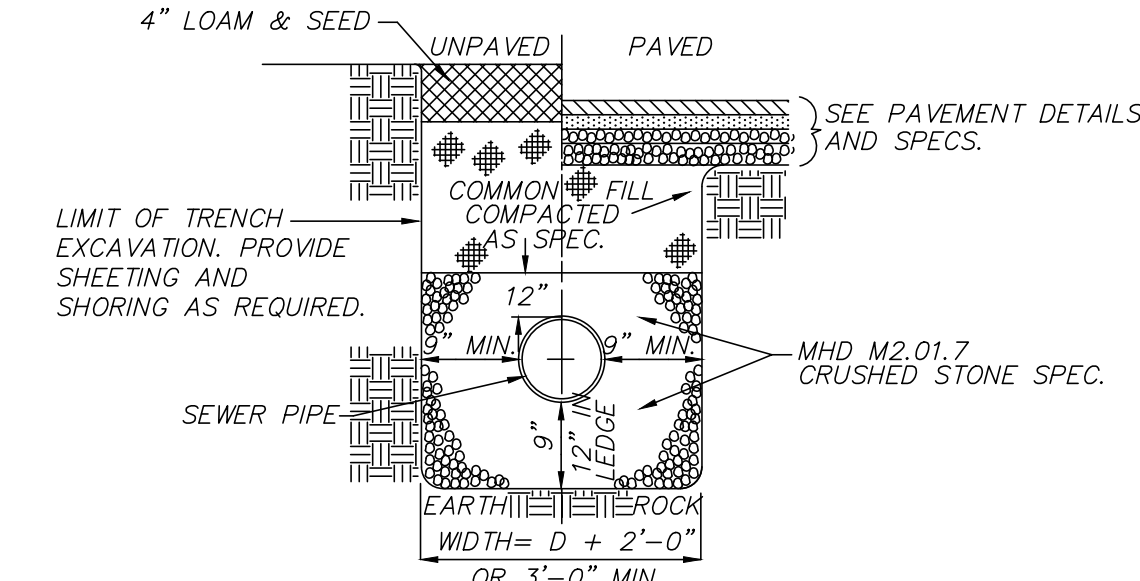
WATER SERVICE TRENCH
(NOT TO SCALE)

NOTES:

1. INSTALL BEDDING AND COMMON FILL IN 6 INCH LIFTS AND COMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
2. NON-METALLIC WARNING TAPE SHALL BE INSTALLED NO LESS THAN 24" ABOVE THE CROWN OF THE PIPE.



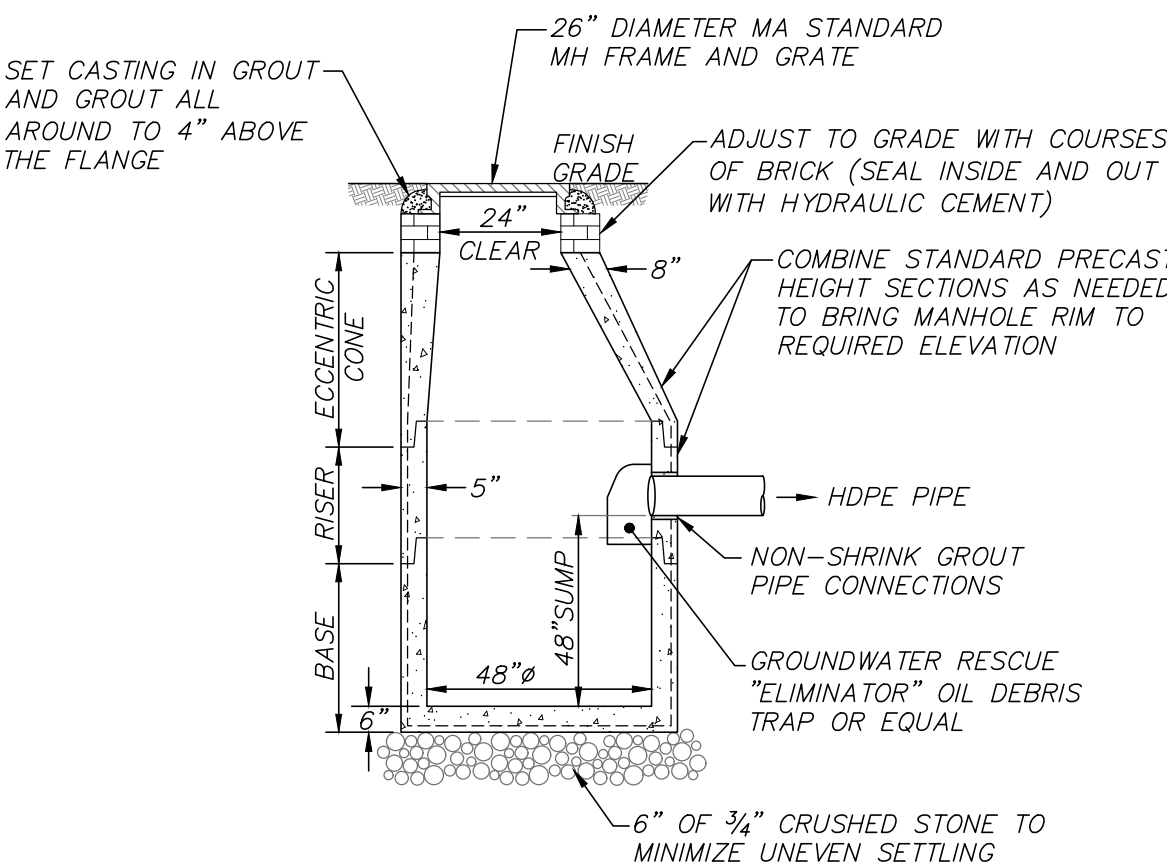
FIRE HYDRANT
(NOT TO SCALE)



NOTES:

1. INSTALL BEDDING AND COMMON FILL IN 6 INCH LIFTS AND COMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
2. NON-METALLIC WARNING TAPE SHALL BE INSTALLED NO LESS THAN 24" ABOVE THE CROWN OF THE PIPE.

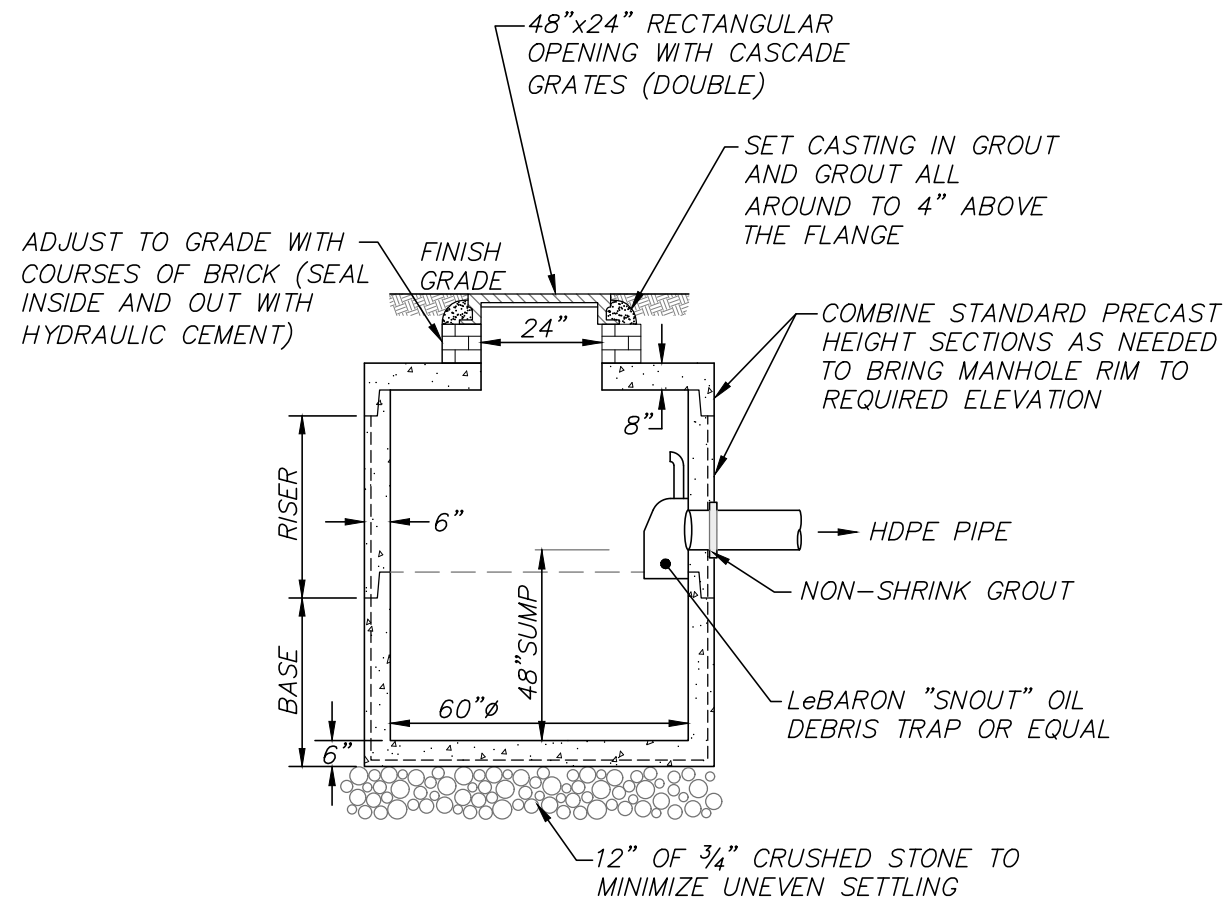
SEWER TRENCH DETAIL
(NOT TO SCALE)



NOTES:

1. 48" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

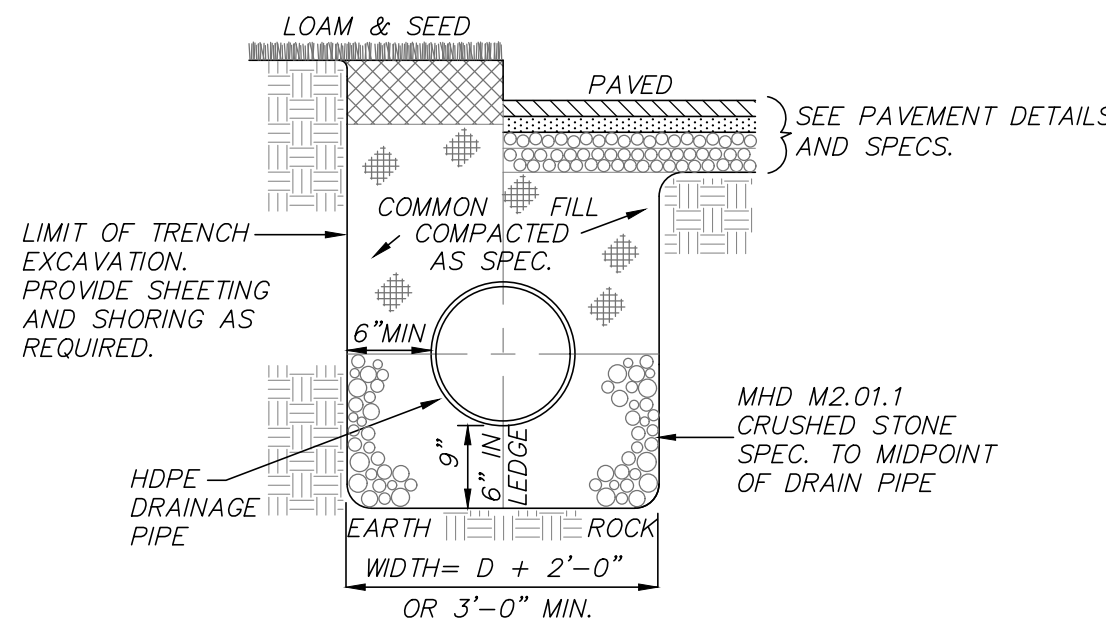
CATCHBASIN WITH OIL DEBRIS TRAP
(NOT TO SCALE)



NOTES:

1. 60" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
6. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

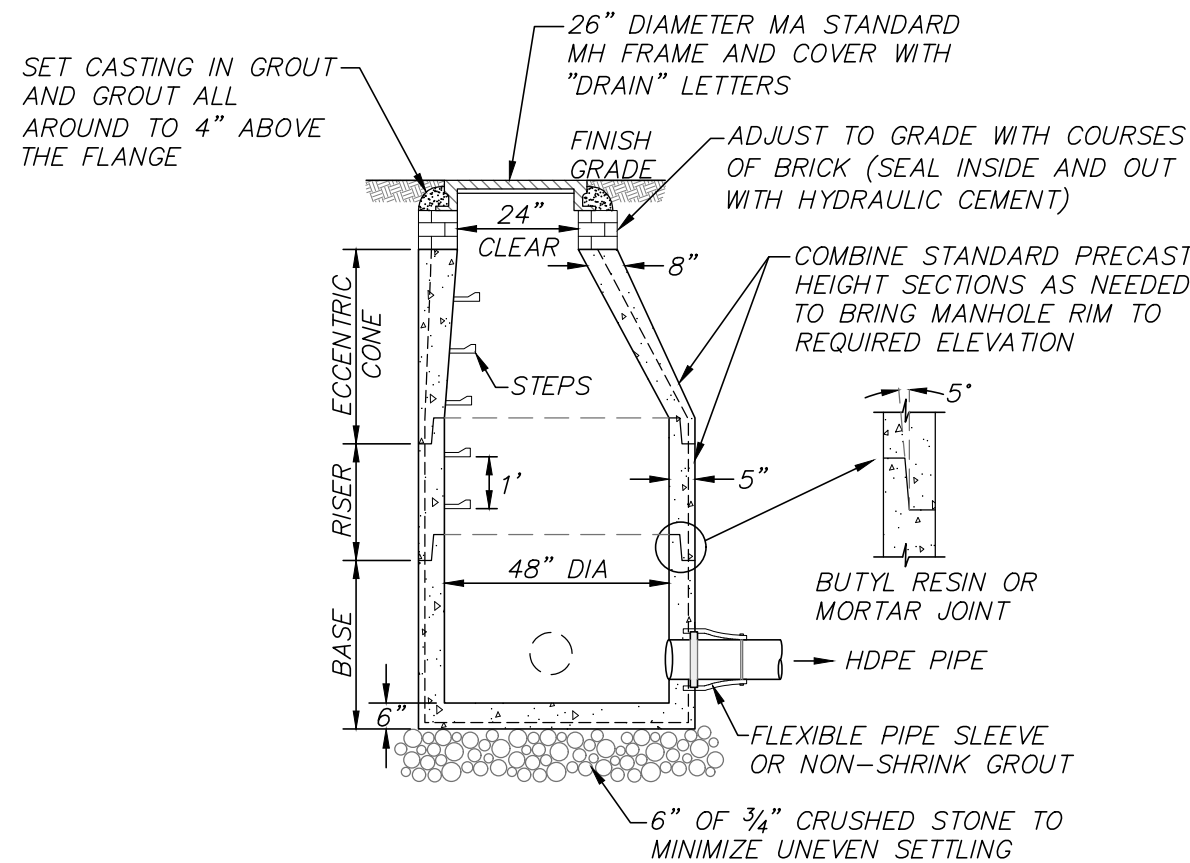
DOUBLE GRATE CATCHBASIN WITH OIL DEBRIS TRAP
(NOT TO SCALE)



NOTES:

1. INSTALL BEDDING AND COMMON FILL IN 6 INCH LIFTS AND COMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
2. NON-METALLIC WARNING TAPE SHALL BE INSTALLED NO LESS THAN 24" ABOVE THE CROWN OF THE PIPE.

DRAIN TRENCH
(NOT TO SCALE)

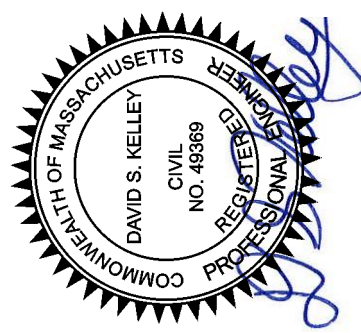


NOTES:

1. 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C990 SPEC.
6. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
7. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

DRAIN MANHOLE DETAIL
(NOT TO SCALE)

REVISIONS		DATE	DESCRIPTION



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) 294-9447
WWW.MERIDIANASSOC.COM



DATE:
DECEMBER 7, 2022
SCALE:
AS NOTED
SHEET No.
C 7.0
PROJECT No.
6452

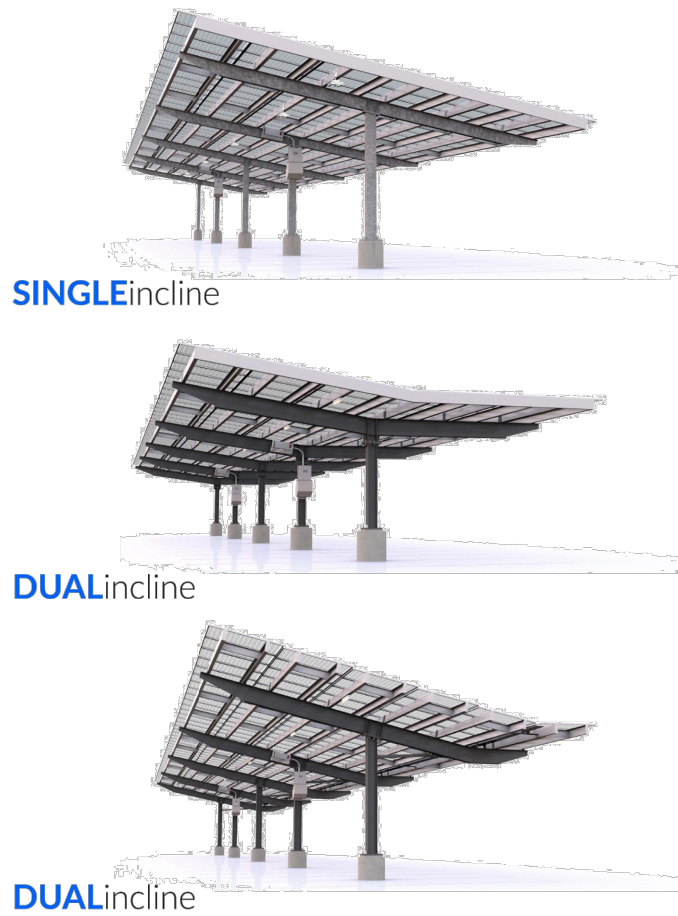
DESIGNED BY: C.R. CHECKED BY: DSK

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



TEE Carport



Parasol designs, fabricates, and installs innovative renewable energy solutions, specializing in transforming outdoor parking lots and garages into beautiful power plants.

40 Collective Years of Experience | 250 MW Completed Carports | 21 States

+ Efficient & Economical
Panel Agnostic
Structural Efficiency

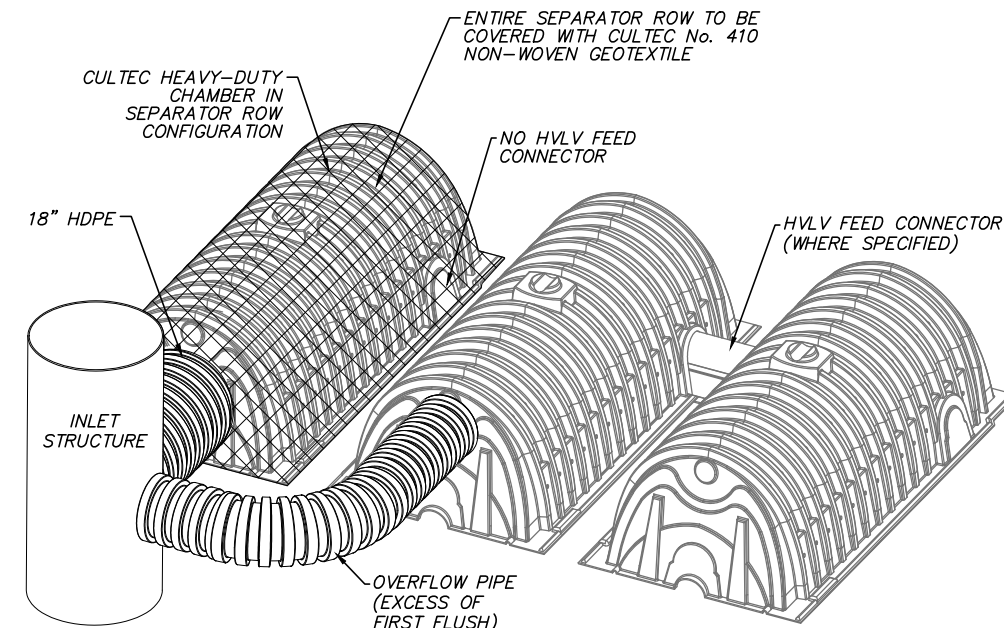
+ Tilt Angle Options
Single & Dual Tilts
Symmetrical & "Check Mark"

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

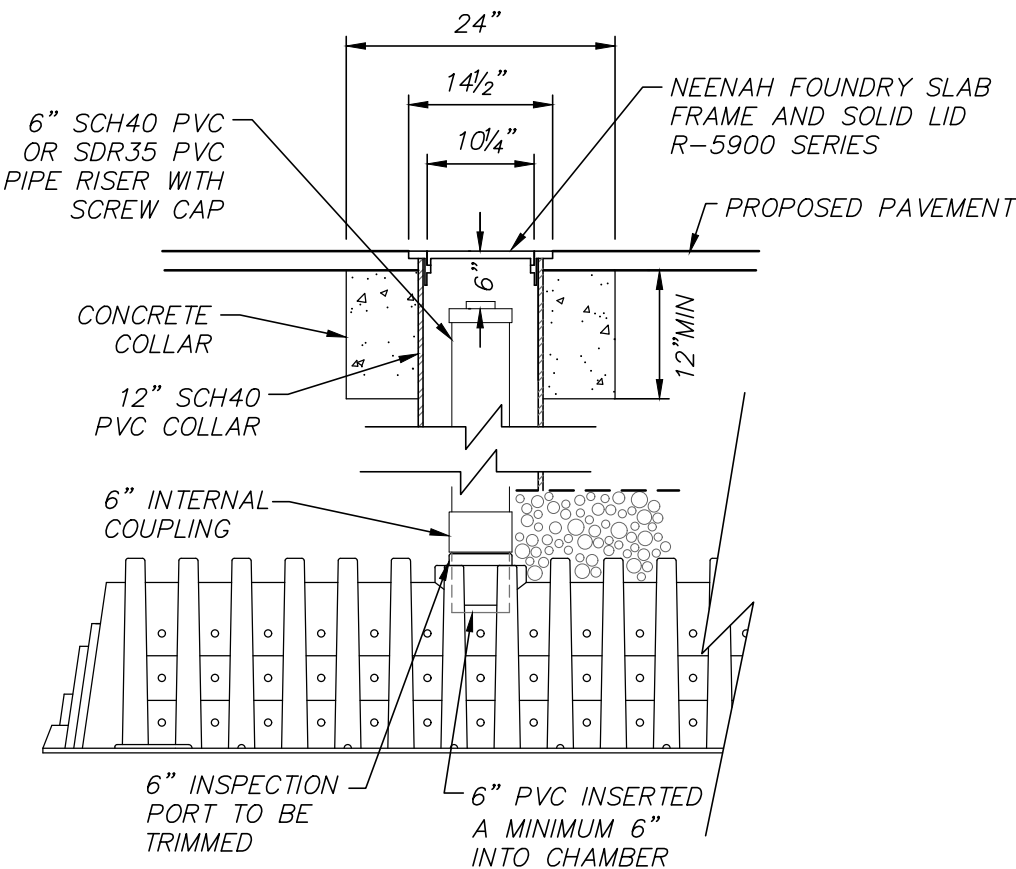
11.22

PARASOLSTRUCTURES.COM

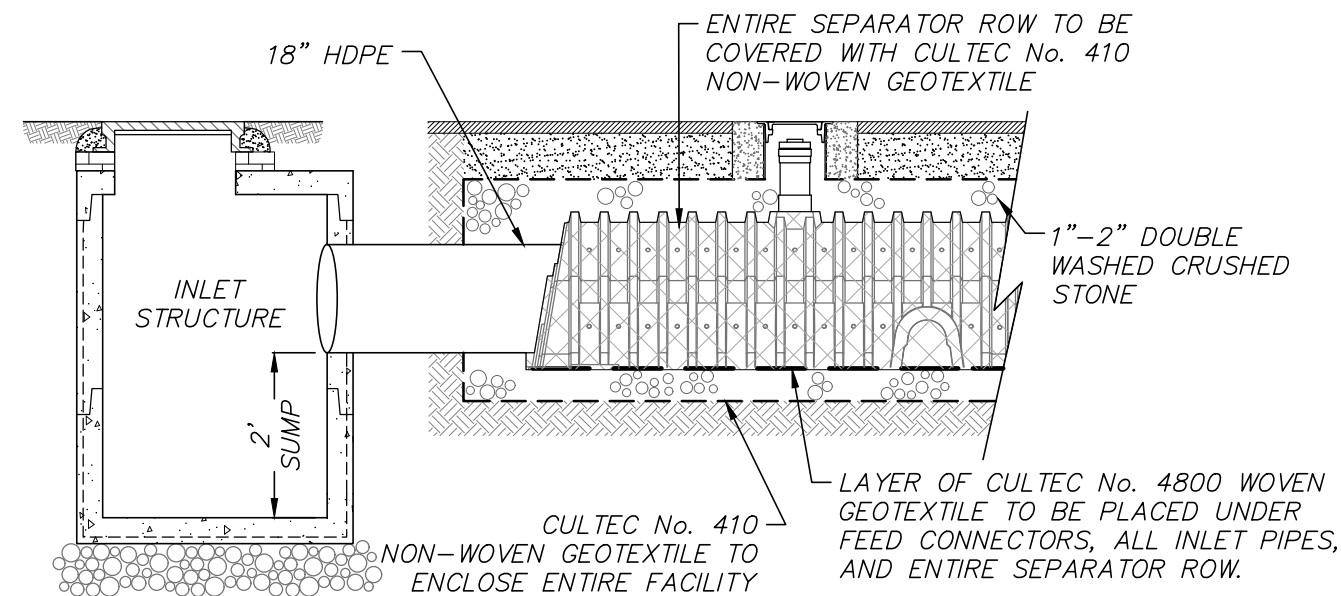
PATENT PENDING



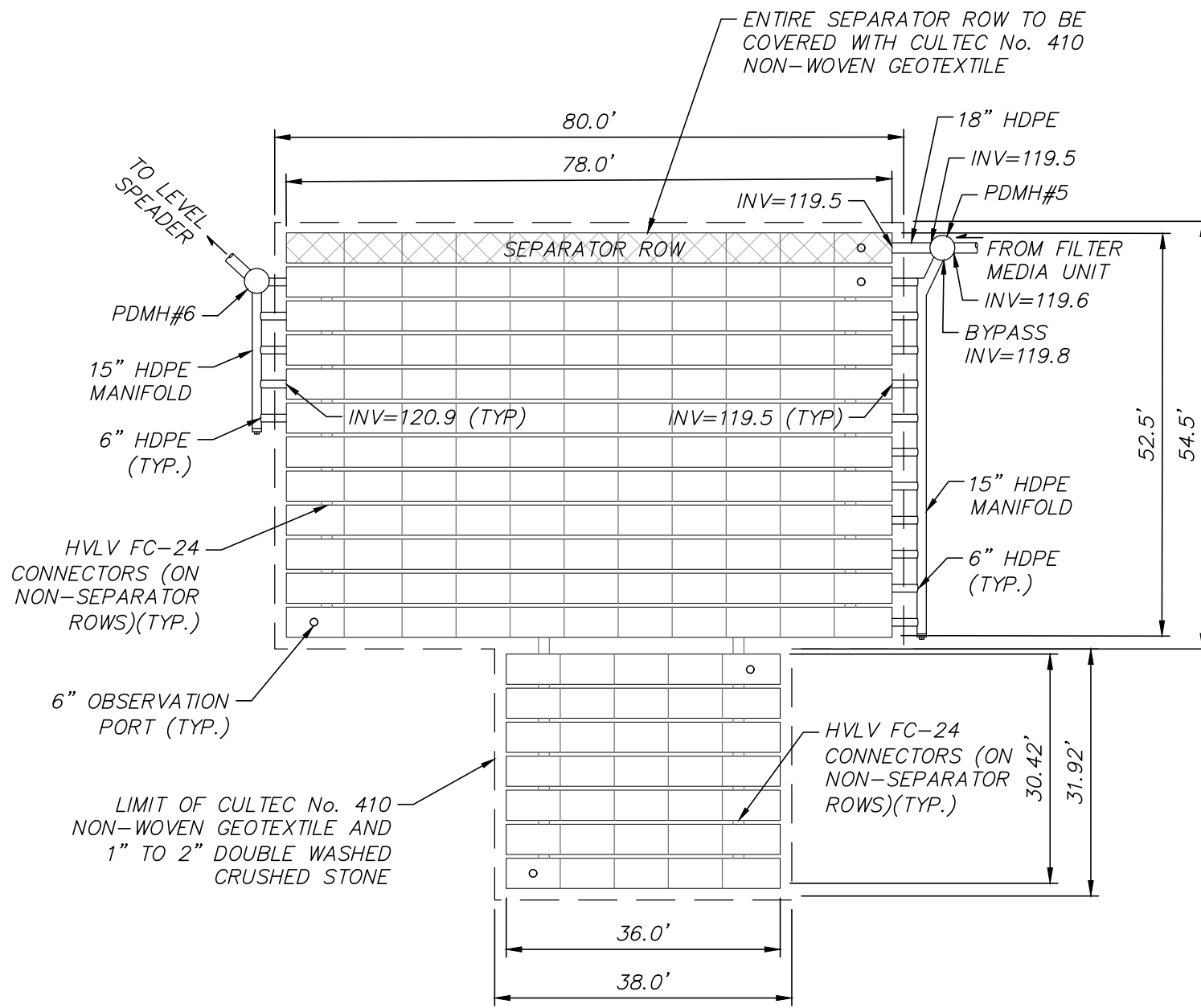
SEPARATOR ROW INLET CONFIGURATION
(NOT TO SCALE)



OBSERVATION PORT
(NOT TO SCALE)

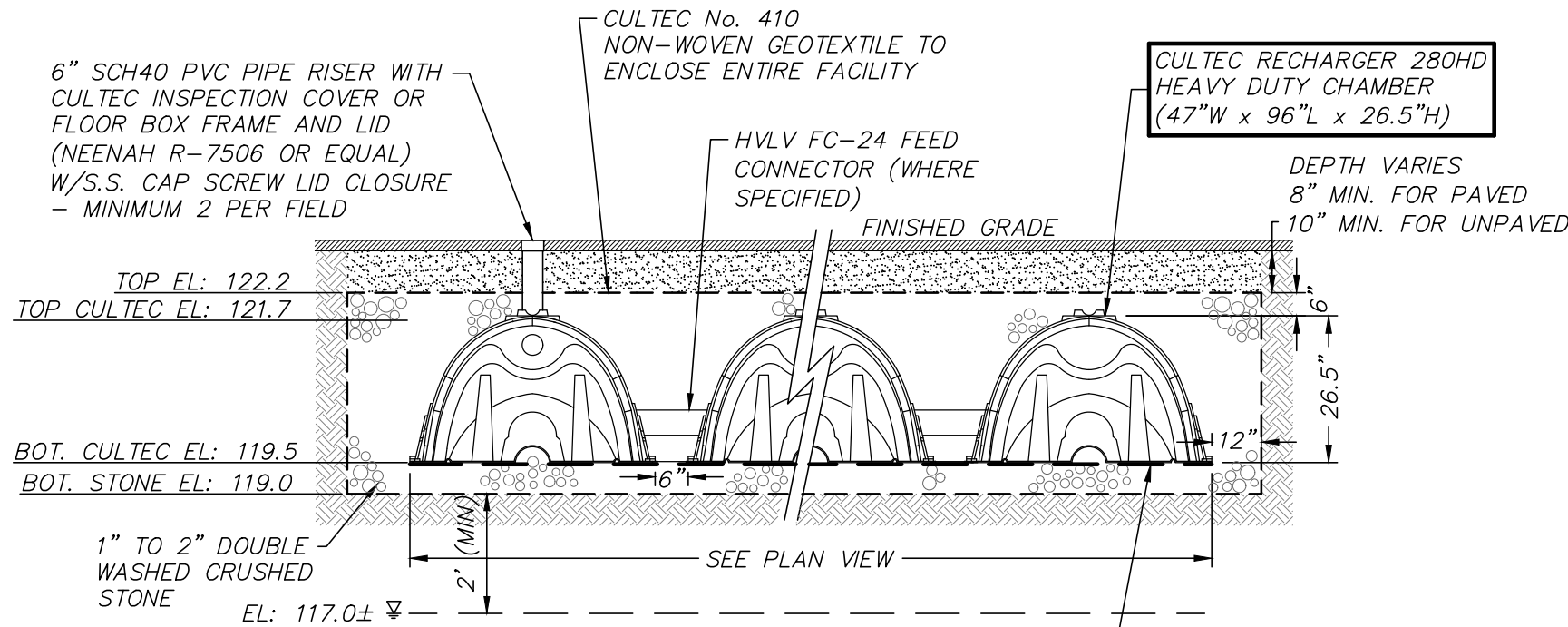


SEPARATOR ROW SECTION VIEW
(NOT TO SCALE)



PROVIDE 167 CULTEC RECHARGER 280HD HEAVY DUTY CHAMBERS OR APPROVED EQUAL

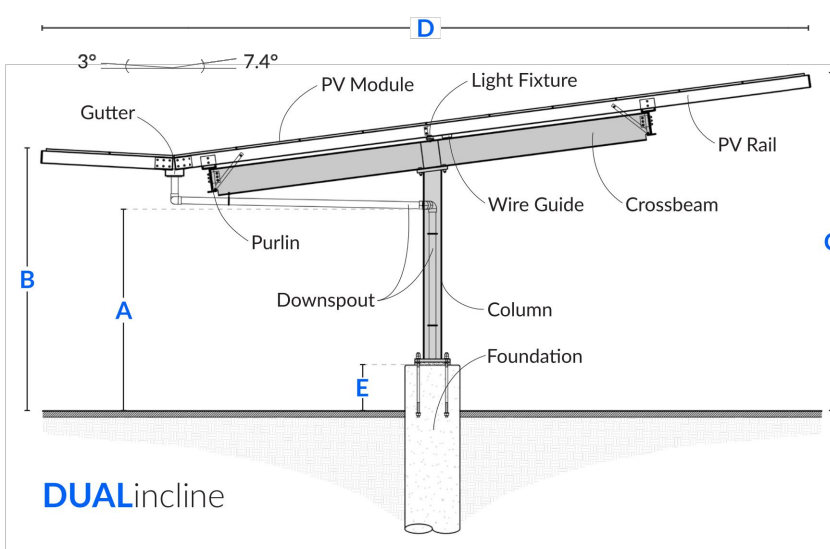
(PLAN VIEW)
SUBSURFACE INFILTRATION FACILITY
(NOT TO SCALE)



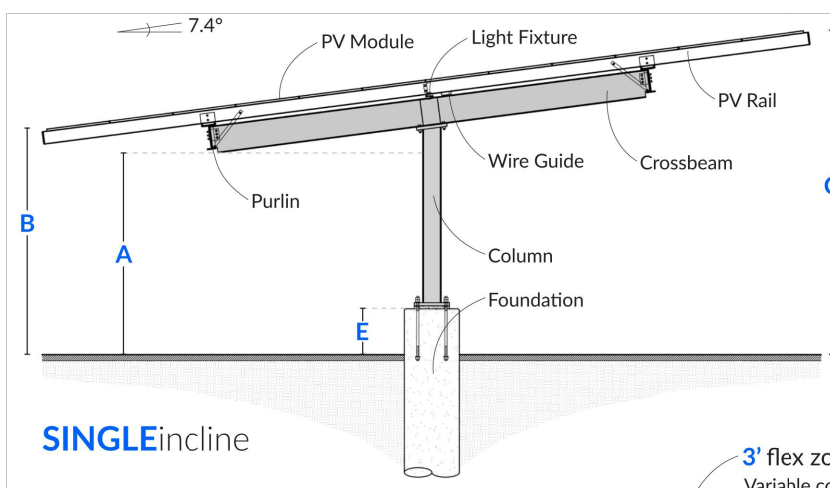
NOTES:

- PROVIDE MINIMUM 2 FEET SEPARATION BETWEEN BOTTOM OF THE 6 INCH DOUBLE WASHED CRUSHED STONE LAYER AND ESTIMATED SEASONAL HIGH GROUNDWATER TABLE.
- 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.
- CULTEC No. 4800 WOVEN GEOTEXTILE TO BE PLACED UNDER FEED CONNECTORS AND ALL INLET/OUTLET PIPES.

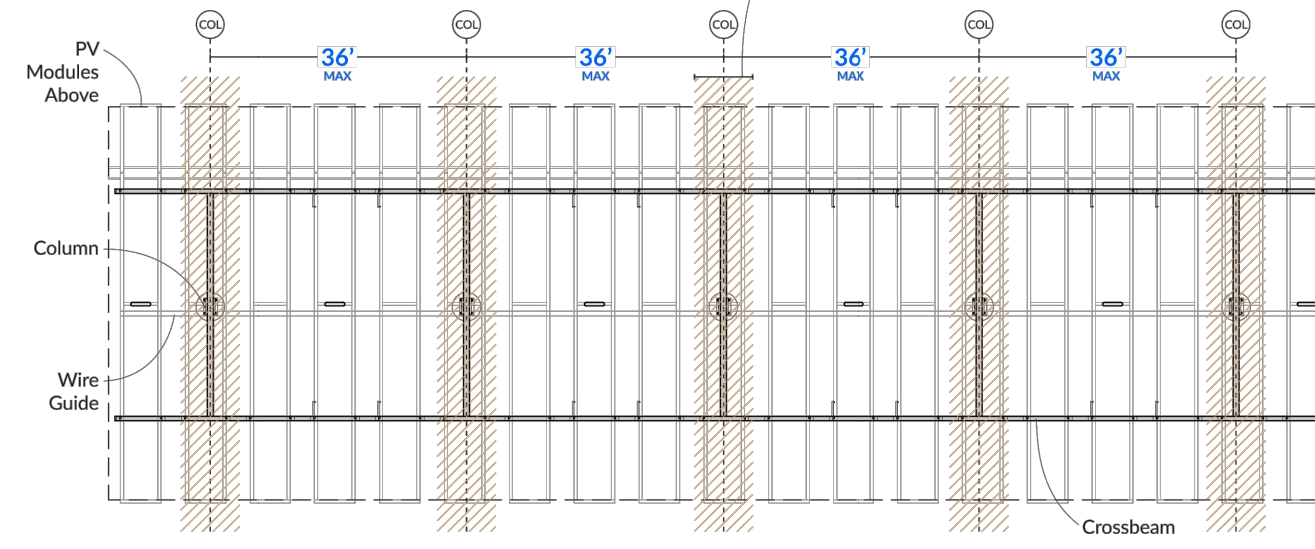
(SECTION VIEW)
SUBSURFACE INFILTRATION FACILITY
(NOT TO SCALE)



DUALincline



SINGLEincline

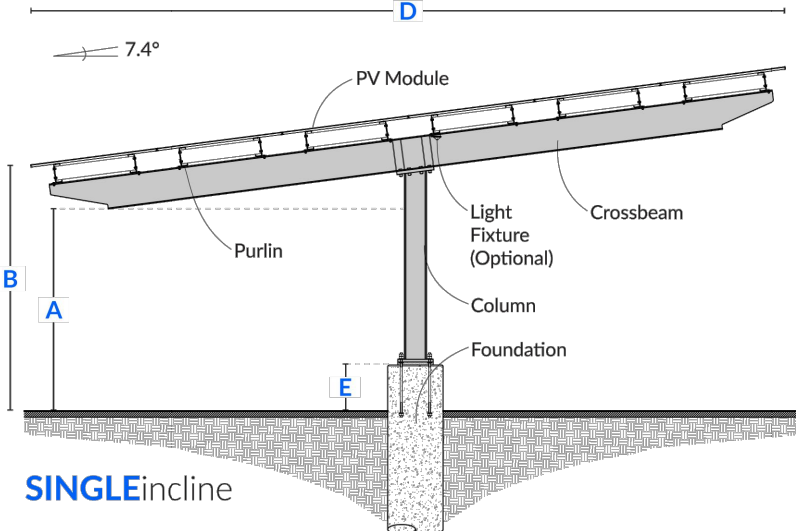


PLAN - flex column spacing

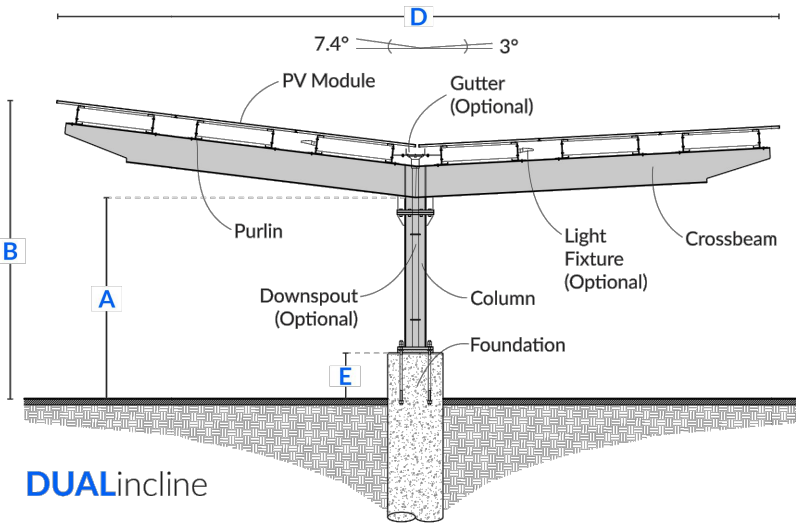
01.21

PARASOLSTRUCTURES.COM

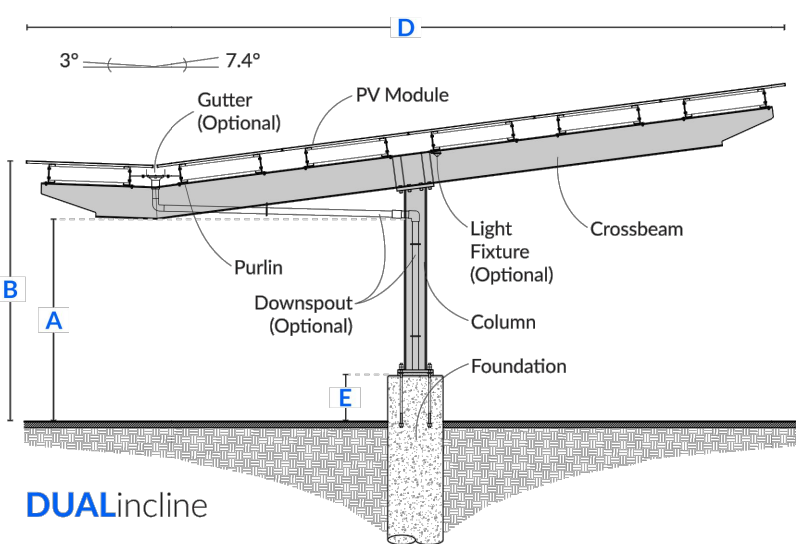
PATENT PENDING



SINGLEincline



DUALincline



DUALincline

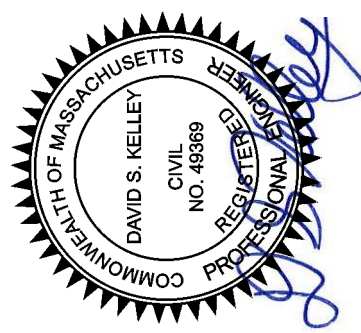
11.22

PARASOLSTRUCTURES.COM

PATENT PENDING

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION



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) 294-9447
WWW.MERIDIANASSOC.COM



DATE:
DECEMBER 7, 2022
SCALE:
AS NOTED
SHEET No.
C 8.0
PROJECT No.
6452

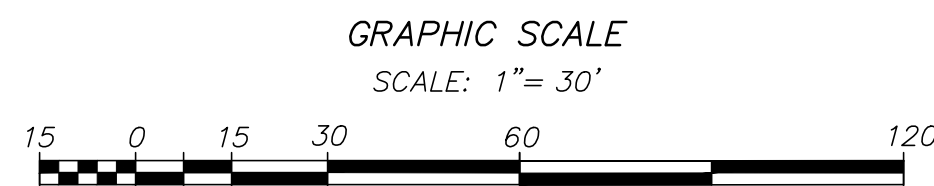
DESIGNED BY: C.R. CHECKED BY: DSK



The icons are arranged vertically on the left side of the page. From top to bottom:

- A cluster of four tree symbols: one with a circle and radial lines, one with a star-like outline, one with a circle and a cross, and one with a circle and a small circle inside.
- A cluster of three shrub symbols: one with a circle and a cross, one with a circle and a small circle inside, and one with a circle and a small circle inside.
- A row of five groundcover/perennial symbols: a circle with a cross, a circle with a small circle inside, a circle with a small circle inside, a circle with a small circle inside, and a circle with a small circle inside.
- A single meadow plant symbol: a circle with a small circle inside.

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

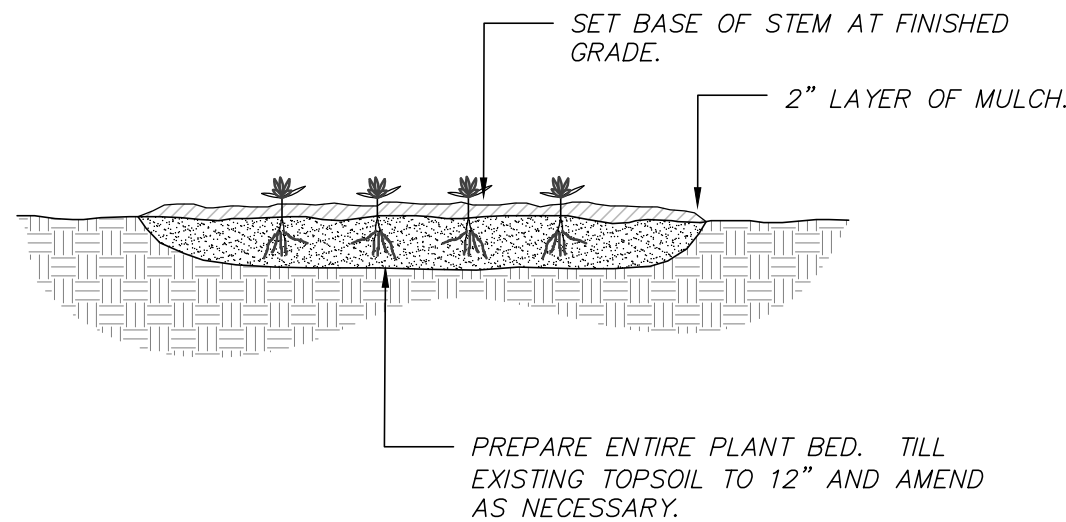
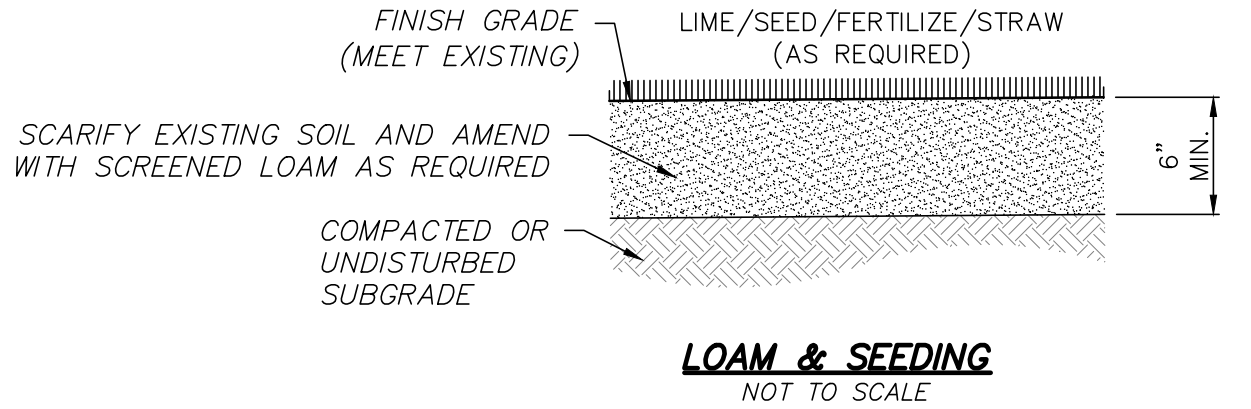


ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

Copyright © by Meridian Associates, Inc. All rights reserved.

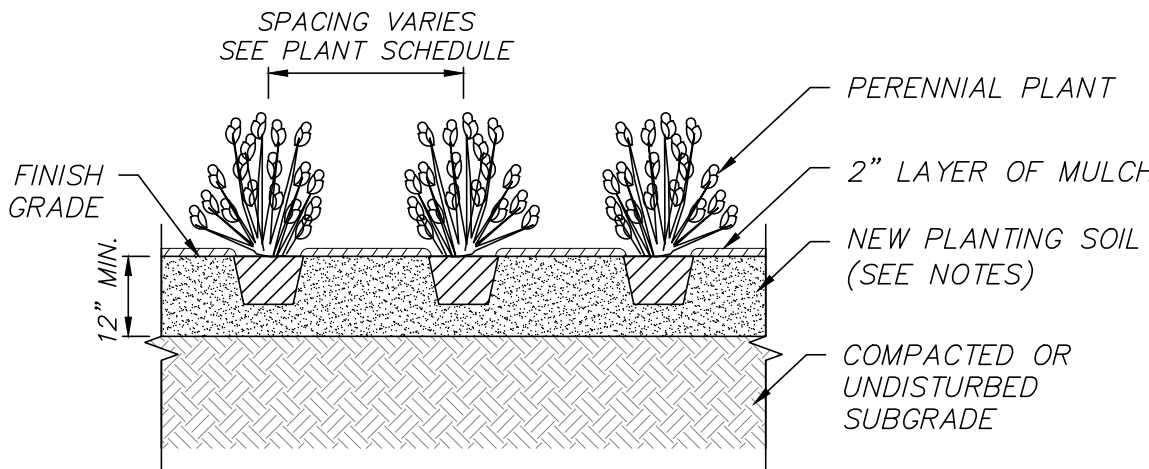
ENDORSED BY WAYLAND PLANNING BOARD

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



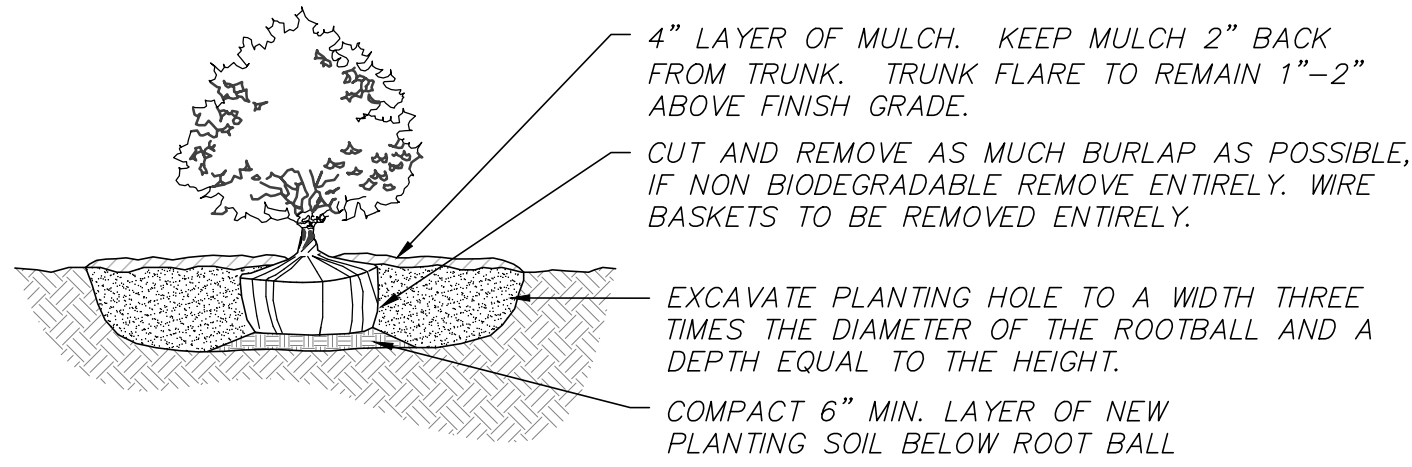
NOTE:
SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.

GROUNDCOVER PLANTING
(NOT TO SCALE)



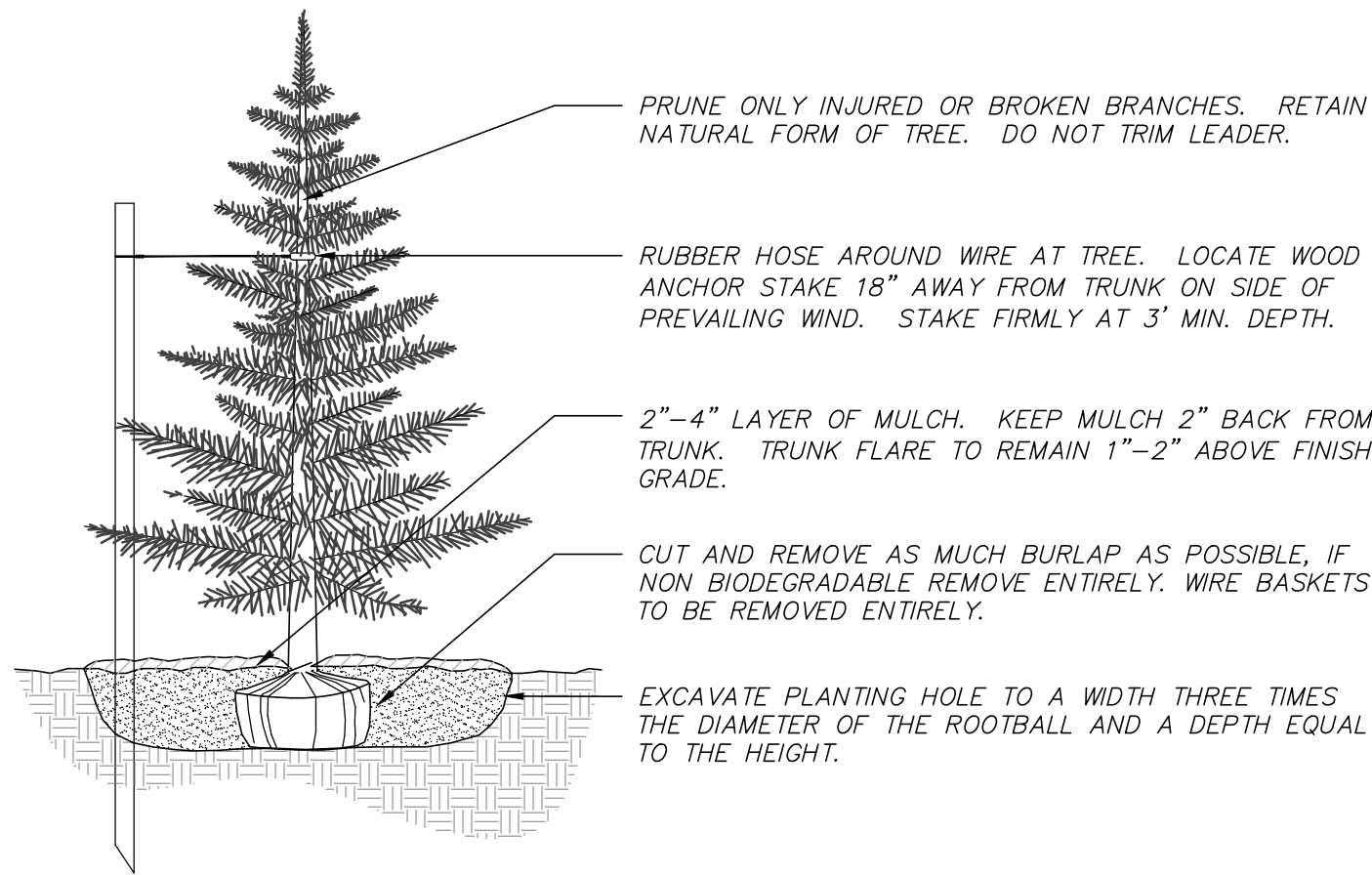
- NOTES:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
 - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
 - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

GROUNDCOVER / ANNUAL / PERENNIAL PLANTING
NOT TO SCALE



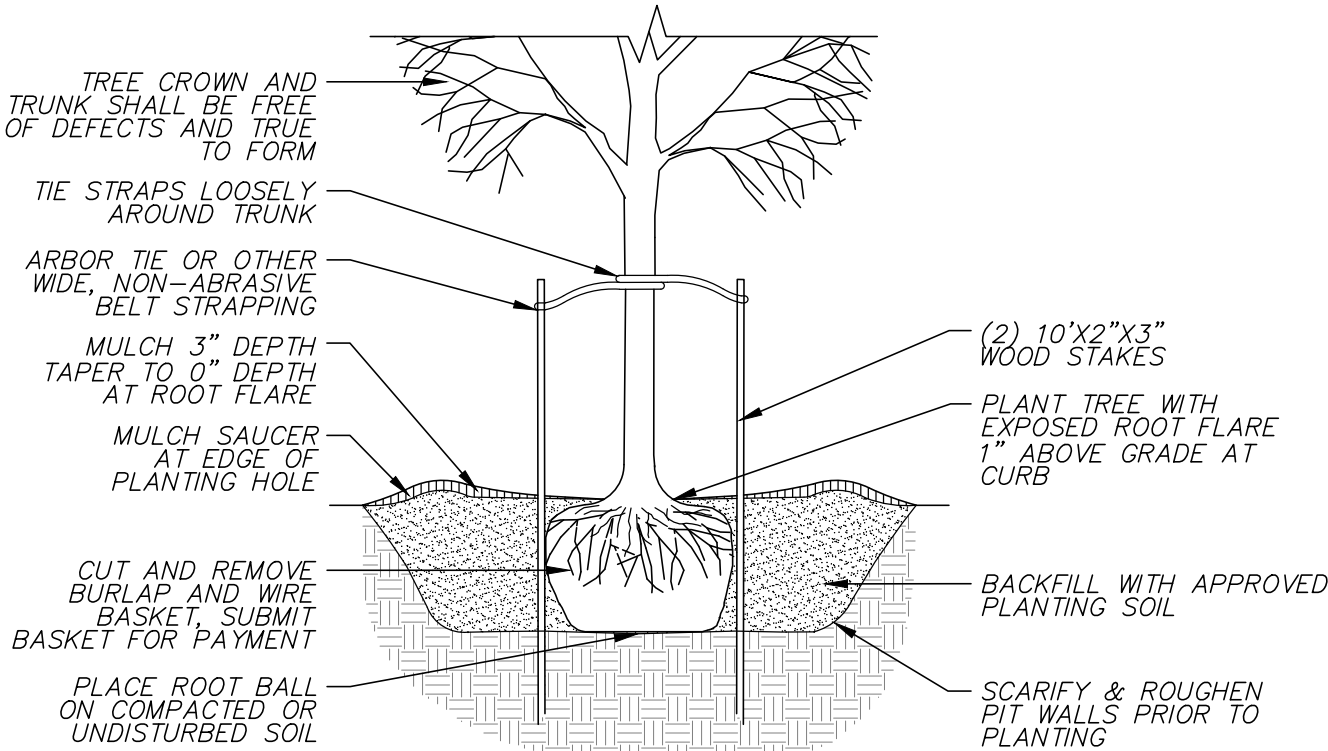
- NOTES:
- BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
 - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

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)



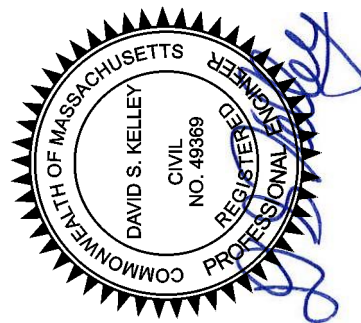
TREE PLANTING
(NOT TO SCALE)

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.

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISIONS				DATE	DESCRIPTION	BY



8 ANDREW AVENUE
COUNCIL ON AGING COMMUNITY CENTER
LANDSCAPE DETAILS
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

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

DESIGNED BY: C/R
CHECKED BY: DSK

DATE:
DECEMBER 7, 2022
SCALE:
AS NOTED
SHEET No.
L 2.0
PROJECT No.
6452