

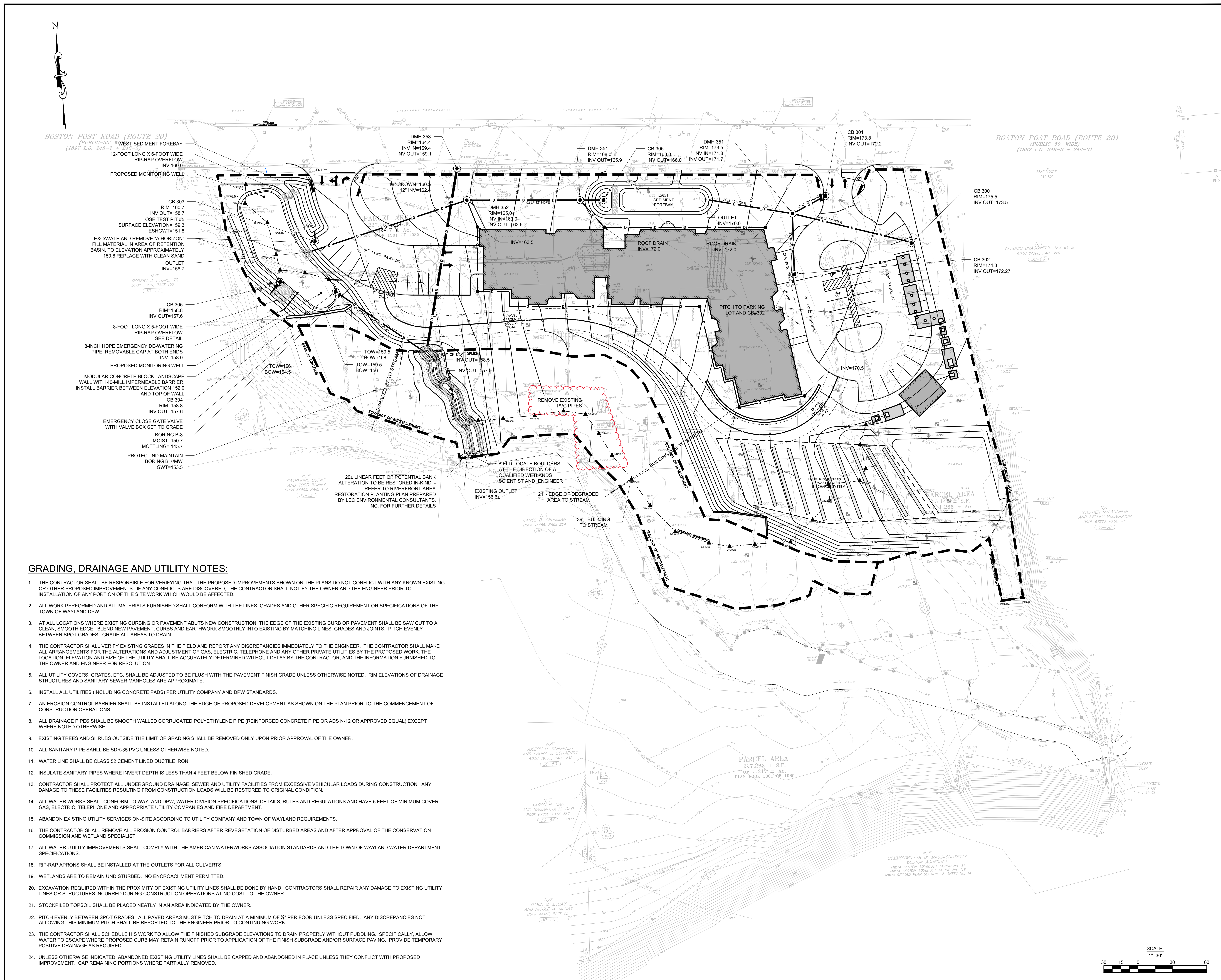
Riverfront Area Table

113-115 Boston Post Road, Wayland, MA NOI Application Superseding Order of Conditions DEP File #: 322-1000

Riverfront Area (RA) Table	
Total RA on-site	209,448± SF
Existing Degraded RA	78,009± SF
Existing Non-Degraded RA	131,439± SF
Proposed Alteration of Degraded RA (Total)	61,271± SF
Proposed Alteration of Non-Degraded RA (Total)	25,980± SF
Proposed Exempt* Alteration of Non-Degraded RA (WWTF and Stormwater Infrastructure)	22,233± SF
Net Proposed Alteration of Non-Degraded RA (Total – Exempt)	3,747± SF
Proposed Restoration of Degraded RA (includes portion of Pollinator Meadow and Stormwater Basin over Degraded RA)	34,145± SF
Proposed Restoration/Enhancement of Non-Degraded RA (includes portion of Pollinator Meadow and Stormwater Basin over Non-Degraded RA)	39,650± SF
WWTF = Wastewater Treatment Facility	
*Exempt per WPA Regulations at 310 CMR 10.58 (4)(d)1.d. and 310 CMR 10.58 (6)h.	

C1.0

ENGINEERING & DEVELOPMENT
14 Spring St, 2nd Floor
Waltham, MA 02451



GRADING, DRAINAGE AND UTILITY NOTES:

1. 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 ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
2. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENT OR SPECIFICATIONS OF THE TOWN OF WAYLAND DPW.
3. 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. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATIONS AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
5. 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 SANITARY SEWER MANHOLES ARE APPROXIMATE.
6. INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
7. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
8. ALL DRAINAGE PIPES SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (REINFORCED CONCRETE PIPE OR ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.
9. EXISTING TREES AND SHRUBS OUTSIDE THE LIMIT OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
10. ALL SANITARY PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
11. WATER LINE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
12. INSULATE SANITARY PIPES WHERE INVERT DEPTH IS LESS THAN 4 FEET BELOW FINISHED GRADE.
13. 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.
14. ALL WATER WORKS SHALL CONFORM TO WAYLAND DPW, WATER DIVISION SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE 5 FEET OF MINIMUM COVER. GAS, ELECTRIC, TELEPHONE AND APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.
15. ABANDON EXISTING UTILITY SERVICES ON-SITE ACCORDING TO UTILITY COMPANY AND TOWN OF WAYLAND REQUIREMENTS.
16. THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.
17. ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF WAYLAND WATER DEPARTMENT SPECIFICATIONS.
18. RIP-RAP APRONS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS.
19. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED.
20. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTORS SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
21. STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.
22. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF $\frac{1}{4}\%$ PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
23. 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.
24. UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENT. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

No.	Description	Date
4	DEP REVIEW QUESTIONS	2024-03-21
3	PEER REVIEW COMMENTS	2023-10-31
2	PEER REVIEW COMMENTS	2023-06-30
1	PEER REVIEW COMMENTS	2023-05-01

DWG ISSUE & REVISION HISTORY



Key Plan

Project Title:
**CASCADE WAYLAND
NOTICE OF INTENT**

Drawing Title:
**GRADING DRAINAGE
AND UTILITY PLAN**

Project No.: 160012 Scale: 1"=30'
Drawn By: SJ
Checked By: WAD
Approved By: WAD
Date: NOVEMBER 14, 2022

Drawing No.: **C1.0**

115 BOSTON POST ROAD

113 BOSTON POST ROAD

113-115 BOSTON POST ROAD

TOTAL RIVERFRONT ON SITE: 209,448 SF

0 to 100-FOOT RIVEFRONT AREA (GREY SHADE)
NORTH OF RIVER 81,497 SF
SOUTH OF RIVER 35,935 SF
TOTAL 117,432 SF

100 to 200-FOOT RIVEFRONT AREA (CROSS HATCH)
NORTH OF RIVER 77,178 SF
SOUTH OF RIVER 14,838 SF
TOTAL 92,016 SF

200-FOOT RIVERFRONT BOUNDARY

LIMIT OF DEGRADED RIVERFRONT AREA

100-FOOT RIVERFRONT BOUNDARY

PINEBROOK

100-FOOT RIVERFRONT BOUNDARY

200-FOOT RIVERFRONT BOUNDARY

No.	Description	Date
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DWG ISSUE & REVISION HISTORY

Stamp



Key Plan

Project Title:

CASCADE WAYLAND
NOTICE OF INTENT

Drawing Title:

TOTAL RIVERFRONT
AREA

Project No.: 160012 Scale: 1"=30'
Drawn By: SJ
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Drawing No.

AREA 1

115 BOSTON POST ROAD

113 BOSTON POST ROAD

LIMIT OF DEGRADED RIVERFRONT AREA

113-115 BOSTON POST ROAD

TOTAL EXISTING DEGRADED RIVERFRONT AREA,
(LIGHT GREEN HATCH): 78,009 SF

200-FOOT RIVERFRONT BOUNDARY

LIMIT OF DEGRADED RIVERFRONT AREA

100-FOOT RIVERFRONT BOUNDARY

PINEBROOK

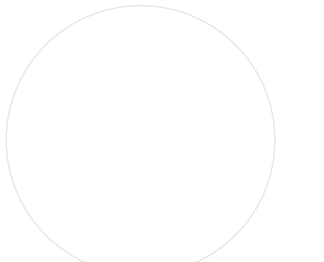
100-FOOT RIVERFRONT BOUNDARY

200-FOOT RIVERFRONT BOUNDARY

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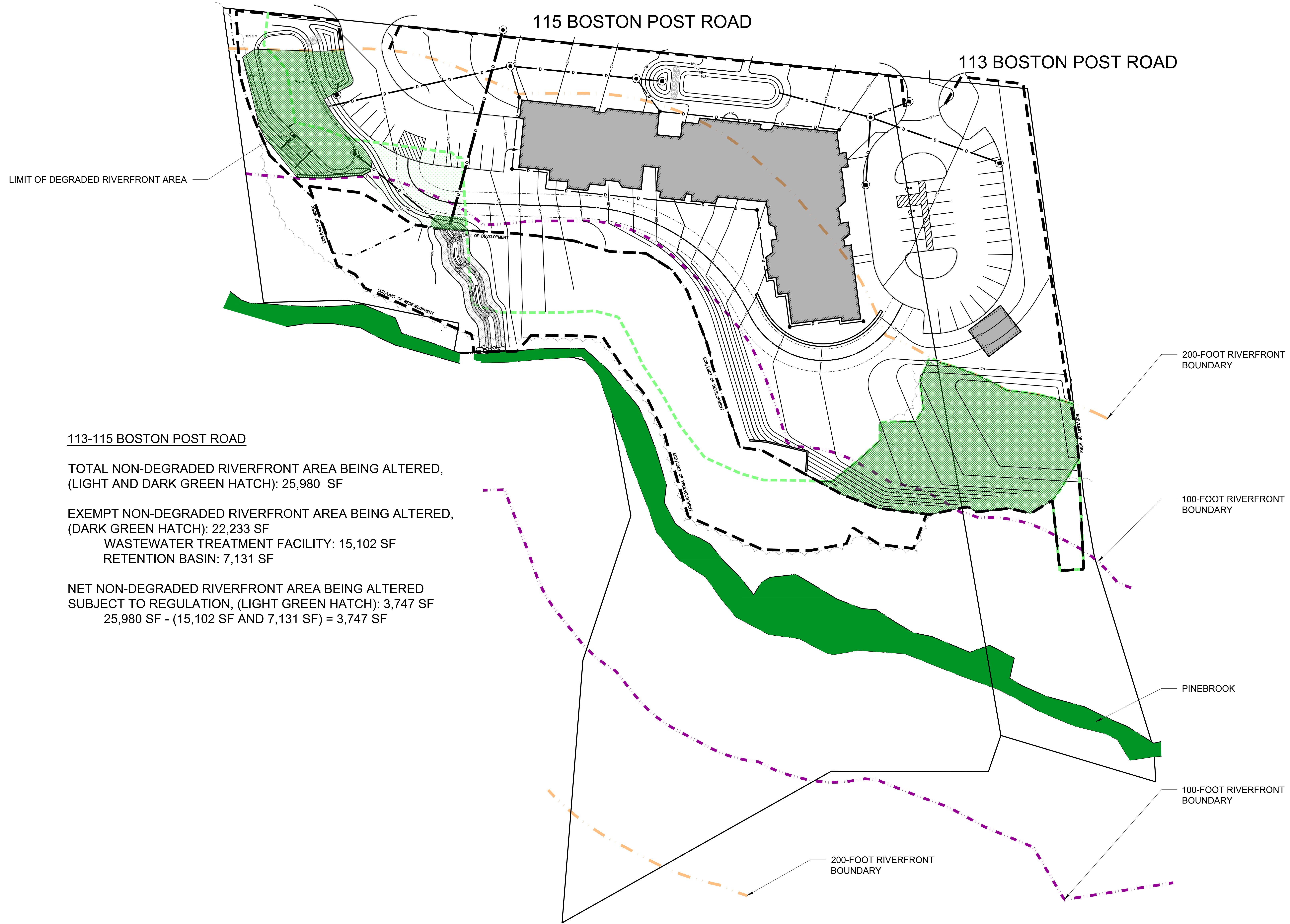
CASCADE WAYLAND
NOTICE OF INTENT

Drawing Title:

EXISTING DEGRADED
RIVERFRONT AREA ON
THE PROPERTY

Project No.: 160012 Scale: 1"=30'
Drawn By: SJ
Checked By: WAD
Approved By: WAD
Date: NOVEMBER 14, 2022

Drawing No. **AREA 2**



LIMIT OF DEGRADED RIVERFRONT AREA

113-115 BOSTON POST ROAD

TOTAL NON-DEGRADED RIVERFRONT AREA BEING ALTERED,
(LIGHT AND DARK GREEN HATCH): 25,980 SF

EXEMPT NON-DEGRADED RIVERFRONT AREA BEING ALTERED,
(DARK GREEN HATCH): 22,233 SF
WASTEWATER TREATMENT FACILITY: 15,102 SF
RETENTION BASIN: 7,131 SF

NET NON-DEGRADED RIVERFRONT AREA BEING ALTERED
SUBJECT TO REGULATION, (LIGHT GREEN HATCH): 3,747 SF
 $25,980 \text{ SF} - (15,102 \text{ SF AND } 7,131 \text{ SF}) = 3,747 \text{ SF}$

200-FOOT RIVERFRONT BOUNDARY

100-FOOT RIVERFRONT BOUNDARY

PINEBROOK

100-FOOT RIVERFRONT BOUNDARY

200-FOOT RIVERFRONT BOUNDARY

4	DEP REVIEW QUESTIONS	2024-03-21
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2	PEER REVIEW COMMENTS	2023-06-30
1	PEER REVIEW COMMENTS	2023-05-01
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

Project Title:

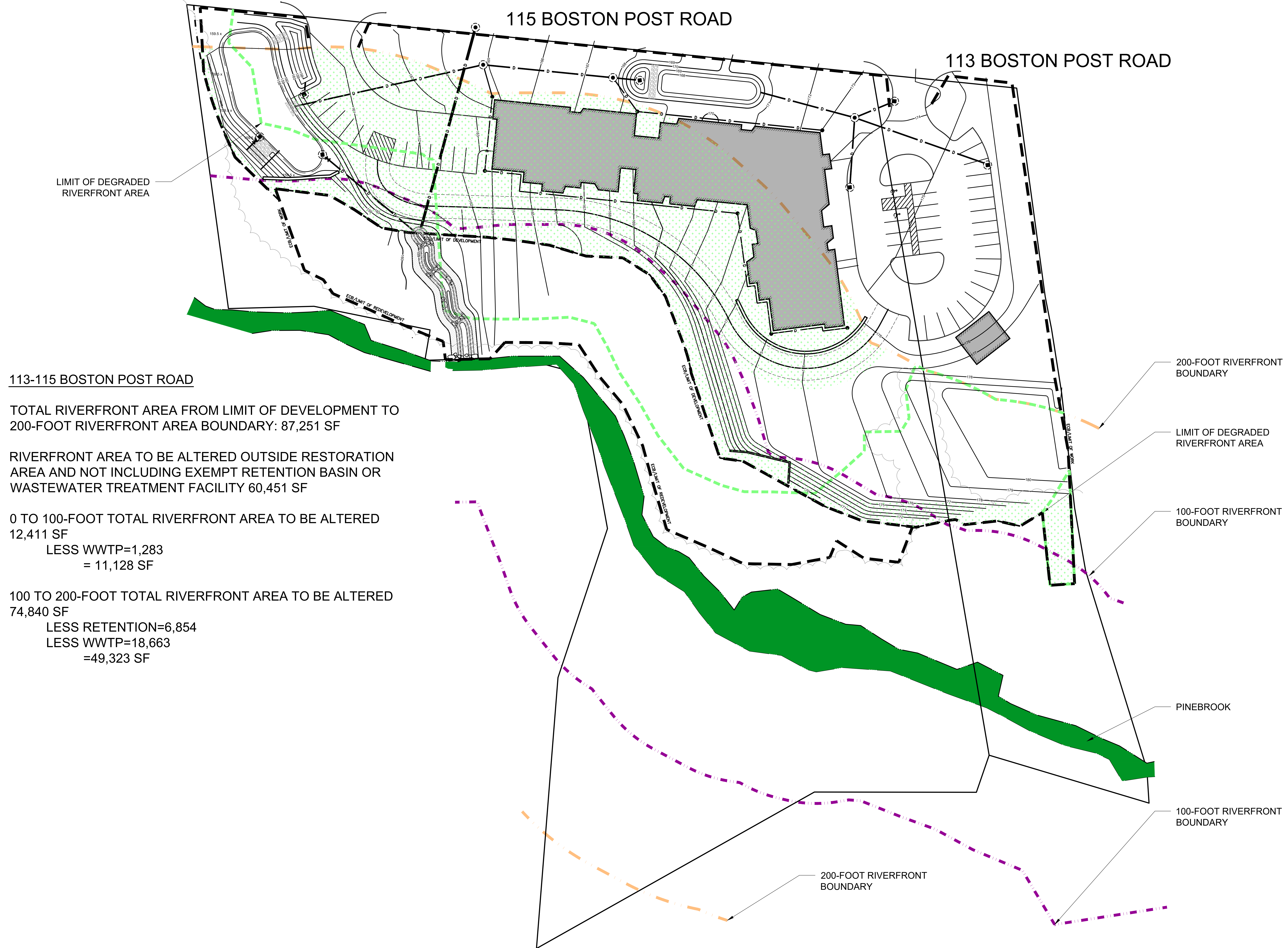
**CASCADE WAYLAND
NOTICE OF INTENT**

Drawing Title:

**NON-DEGRADED
RIVERFRONT BEING
ALTERED**

Project No.: 160012 Scale: 1"=30'
Drawn By: SJ
Checked By: WAD
Approved By: WAD
Date: NOVEMBER 14, 2022

Drawing No. **AREA 3**



No.	Description	Date
4	DEP REVIEW QUESTIONS	2024-03-21
3	PEER REVIEW COMMENTS	2023-10-31
2	PEER REVIEW COMMENTS	2023-06-30
1	PEER REVIEW COMMENTS	2023-05-01

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

Project Title:
**CASCADE WAYLAND
NOTICE OF INTENT**

Drawing Title:
**RIVERFRONT AREA
ALTERATION FOR
DEVELOPMENT**

Project No.: 160012 Scale: 1"=30'
Drawn By: SJ
Checked By: WAD
Approved By: WAD
Date: NOVEMBER 14, 2022

Drawing No. **AREA 4**