



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
REVISED: JANUARY 16, 2023
REVISED: FEBRUARY 2, 2023
REVISED: FEBRUARY 10, 2023
REVISED: MARCH 1, 2023
REVISED: MARCH 17, 2023
REVISED: MAY 15, 2023

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

CIVIL ENGINEER:
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
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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

NEIGHBORHOOD CONTEXTUAL WITH AERIAL PHOTOGRAPH MAP

1" = 500'

LIST OF REQUESTED PLAN WAIVERS:
WAYLAND WETLANDS AND WATER RESOURCES BYLAW, CHAPTER 194 APPLICATION:

- PLAN SCALE: 1 INCH = 10 FEET OR 1 INCH = 20 FEET;
A WAIVER IS BEING REQUESTED SUCH THAT THE PLANS ARE DRAFTED AT A SCALE
OF 1 INCH = 30 FEET RATHER THAN THE REQUIRED 1 INCH = 20 FEET. THIS IS
BEING REQUESTED SO THAT THE ENTIRE PROJECT SITE CAN FIT ONTO A SINGLE
SHEET FOR EASE OF READABILITY AND REVIEW.

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

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

RECORD CONDITIONS PLAN:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY TOWN OF WAYLAND SURVEYOR.
- THE SUBJECT PROPERTY IS LOCATED IN THE LIMITED COMMERCIAL DISTRICT ZONE, THE AQUIFER PROTECTION OVERLAY DISTRICT AND THE MIXED-USE OVERLAY DISTRICT.
- THE MIXED-USE OVERLAY DISTRICT (MUOD) COMPRISING THE LAND AS SHOWN ON PLATE 23 OF THE ATLAS OF THE TOWN OF WAYLAND, MASSACHUSETTS, 2002, NUMBERED AS PARCELS 23-052, 23-052B, 23-052C, AND 23-052F, AND AS SHOWN ON THE PLAN ENTITLED "TOWN OF WAYLAND MIXED-USE OVERLAY DISTRICT," SURVEY DEPARTMENT, 41 COCHITUATE ROAD, WAYLAND, MA 01778, DATED SEPTEMBER 6, 2005, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE TOWN CLERK
- 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 181,520 SF (4.17 AC.)
- 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.
- 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.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
- 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:

- 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.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- LIMIT OF WORK SHALL BE SEDIMENT CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.
- ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF WORK SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- 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.
- ALL EXCAVATORS OR CONTRACTORS MUST REFER TO 520 CMR 14.00 TO OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.
- 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:

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- COORDINATE THE LOCATION OF ALL SITE LIGHTING STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE ARCHITECT FOR RESOLUTION.
- DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 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.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, ETC.

GRADING AND UTILITY NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO EXISTING BUILDING AND SITE UTILITIES.
- CONTRACTOR TO COORDINATE WITH FILTER MEDIA MANUFACTURER TO SIZE THE FILTER MEDIA CHAMBER SYSTEM. SHOULD AN ALTERNATE DEVICE BE REQUESTED, IT MUST BE APPROVED BY THE DESIGN ENGINEER.
- A SEWER EJECTOR PUMP DETAIL HAS BEEN PROVIDED SHOULD IT BE REQUIRED. CONTRACTOR IS TO COORDINATE WITH THE MANUFACTURER FOR SIZING OF THE EJECTOR PUMP SYSTEM.
- ALL MONITORING WELLS ARE TO BE BROUGHT FLUSH TO FINAL GRADES AND PROTECTED WITH A COVER THAT CAN BE USED TO ACCESS THE MONITORING WELL. THE TYPE OF COVER WILL DEPEND ON THE GROUND COVER ADJACENT TO THE MONITORING WELL.

PLANTING NOTES:

- RESTORE ALL DISTURBED AREAS AS SHOWN ON PLANS UNLESS OTHERWISE INDICATED.
- DEGRADE STOCKPILE AREAS AFTER REMOVAL OF SURPLUS MATERIALS. SEED THE DISTURBED AREA UNLESS WITHIN EXISTING AGRICULTURAL ACCESS AREAS.
- PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
- IF CERTAIN OF THE SEEDED AREAS DO NOT SHOW A PROMPT "CATCH", THESE SHALL BE RESEEDD 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.
- PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
- REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
- 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.
- 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.
- 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.
- CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNK/STEMS OF INSTALLED PLANT MATERIAL.
- PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.
- VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
- PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.
- 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.
- 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 ADMXTURE 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.
- THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.
- PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

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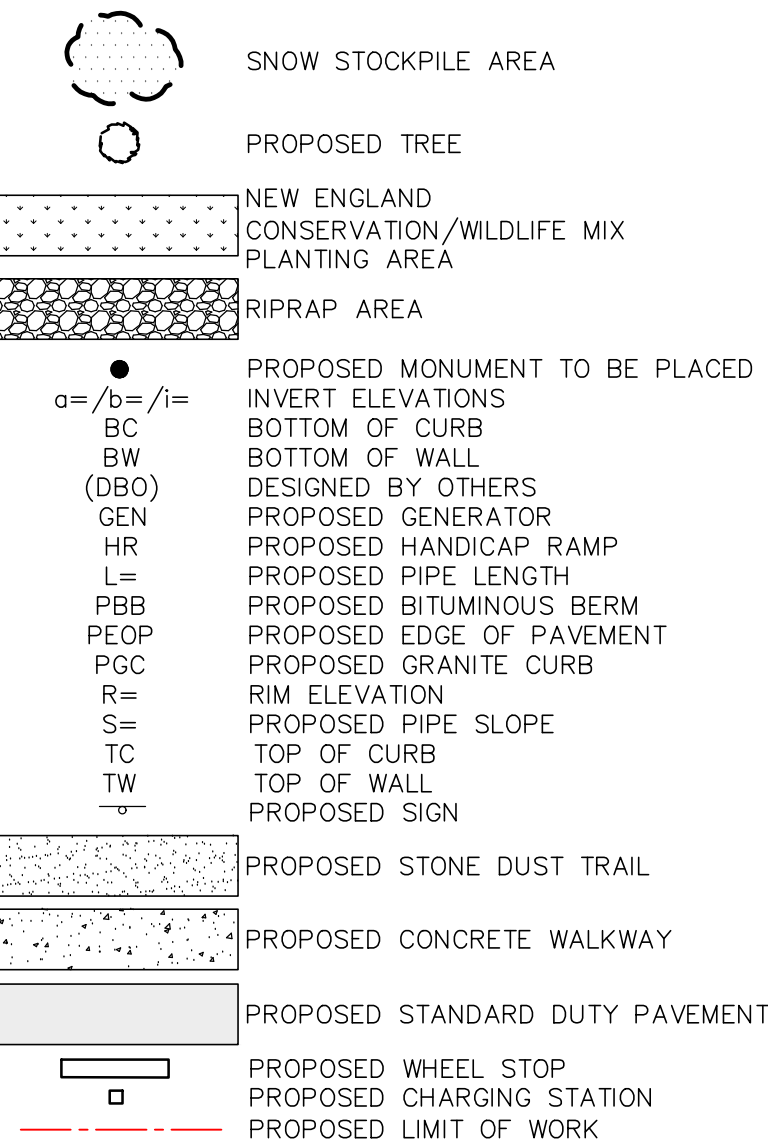
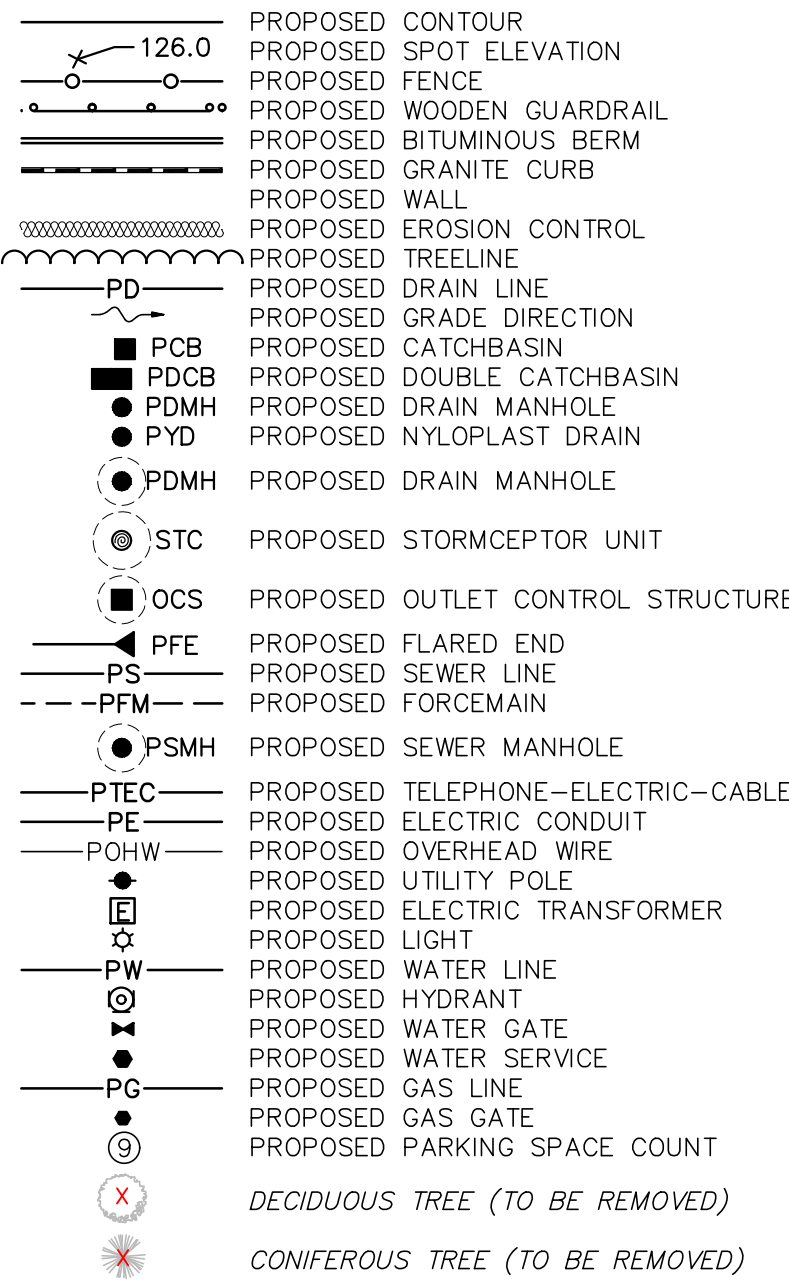
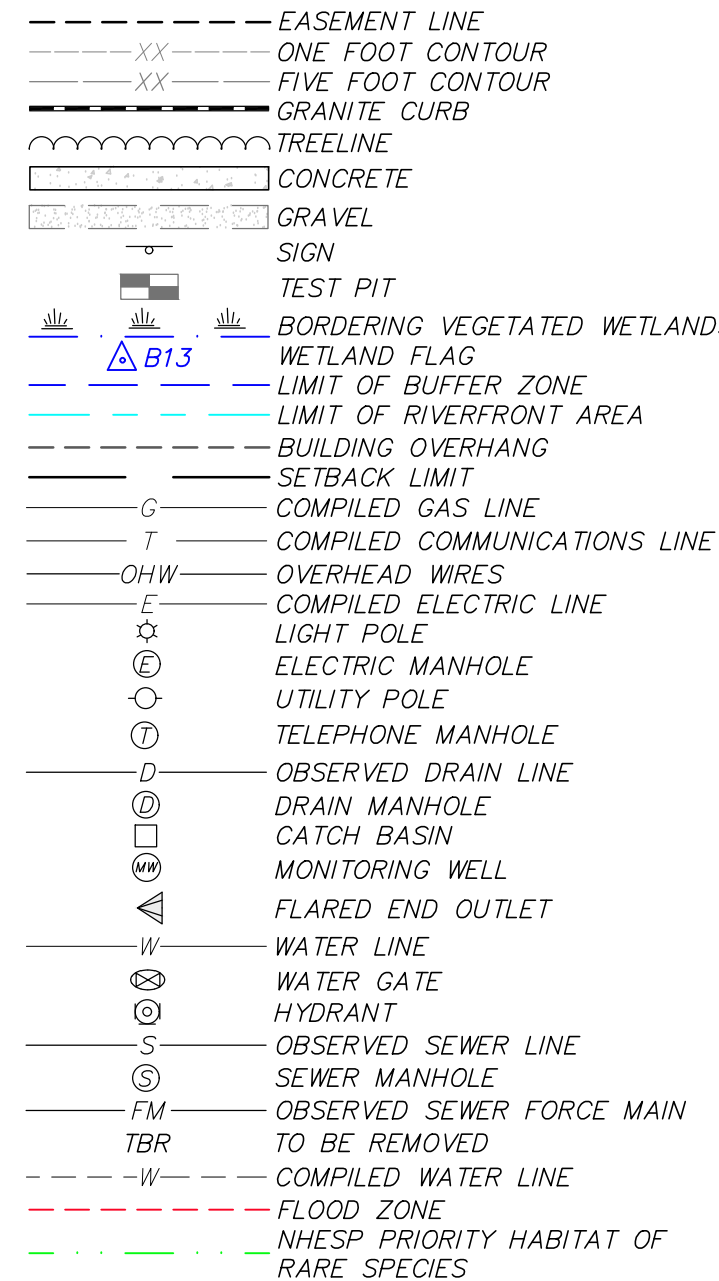
EROSION AND SEDIMENTATION CONTROL NOTES:

- CONSTRUCTION ACCESS TO THE SITE IS TO BE SOLELY FROM ROUTE 20. NO CONSTRUCTION ACCESS TO THE SITE IS TO BE PROVIDED FROM ANDREW AVENUE OR LILLIAN WAY.
- REFER TO SHEET C5.0 FOR STORAGE AREAS OF MATERIALS, EQUIPMENT AND SOIL STOCKPILING. THESE LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED AS NEEDED BY THE CONTRACTOR DURING THE CONSTRUCTION PROCESS.
- UNDER NO CIRCUMSTANCES IS THE STORAGE OF MATERIALS, EQUIPMENT OR SOILS TO BE LOCATED ON OR IN THE VICINITY OF THE PROPOSED SUBSURFACE INFILTRATION SYSTEM.
- SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
- ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
- ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF.
- PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
- SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
- 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.
- DUST SHALL BE CONTROLLER BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- CLEAN AND MAINTAIN SEDIMENT CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
- 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.
- 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 CNDERS 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.
- 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.
- 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.
- 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.

DEMOLITION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING WATER, SEWER, GAS, ELECTRICAL, AND COMMUNICATIONS SERVICES, NOTED TO BE REMOVED, ONSITE WHICH SERVE THE EXISTING BUILDING. ALL UTILITIES THAT WILL BE ABANDONED SHALL BE REMOVED COMPLETELY. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL WITH RESPECTIVE UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
- ALL ITEMS TO BE REMOVED, WHETHER SPECIFIED HERON OR NOT, SHALL BE PART OF THE SCOPE OF WORK.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST ONSITE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

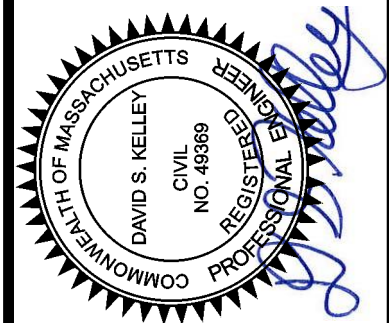
EXISTING LEGEND



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		DATE	DESCRIPTION
05/15/23	PEER REVIEW / TOWN COMMENTS		
03/17/23	PEER REVIEW / TOWN COMMENTS		
03/01/23	SITE ACCESS & LAYOUT		
02/10/23	SITE ACCESS & LAYOUT		
02/02/23	REVISIONS TO RIVERWALK LAYOUT		
01/16/23	SITE PLAN APPLICATION		
01/05/23	CON. COMMISSION COMMENTS		



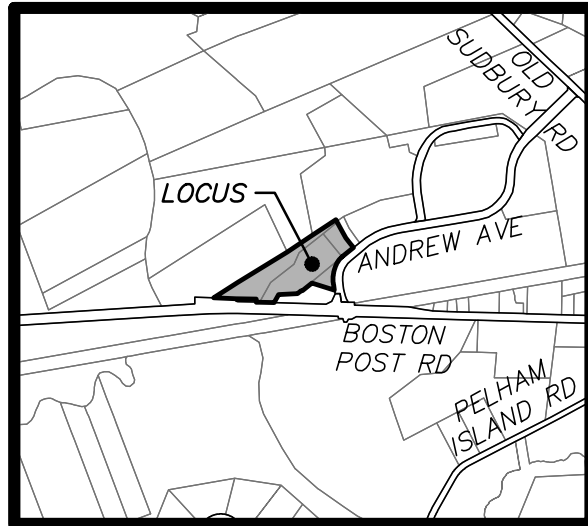
COUNCIL ON AGING COMMUNITY CENTER
GENERAL NOTES & LEGEND
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
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DATE:
DECEMBER 7, 2022
SCALE:
AS NOTED
SHEET No.
LG 1.0
PROJECT No.
6452

DESIGNED BY: CJR
CHECKED BY: DSK



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

TREE REMOVAL QUANTITIES:

THE PROJECT PROPOSES TO REMOVE THE FOLLOWING TREES:

- LOCATED WITHIN THE 200' RIVERFRONT AREA:
- DECIDUOUS TREES WITH DBH BETWEEN 4 & 6 INCHES: 10
 - CONIFEROUS TREES WITH DBH BETWEEN 4 & 6 INCHES: 3
 - TOTAL TREES WITH DBH BETWEEN 4 & 6 INCHES: 13
- DECIDUOUS TREES WITH DBH BETWEEN 6 & 12 INCHES: 2
- CONIFEROUS TREES WITH DBH BETWEEN 6 & 12 INCHES: 19
- TOTAL TREES WITH DBH BETWEEN 6 & 12 INCHES: 21
- LOCATED OUTSIDE OF THE 200' RIVERFRONT AREA:
- DECIDUOUS TREES WITH DBH BETWEEN 5 & 10 INCHES: 3
 - CONIFEROUS TREES WITH DBH BETWEEN 5 & 10 INCHES: 14
 - TOTAL TREES WITH DBH BETWEEN 5 & 10 INCHES: 17
- DECIDUOUS TREES WITH DBH BETWEEN 11 & 20 INCHES: 0
- CONIFEROUS TREES WITH DBH BETWEEN 11 & 20 INCHES: 1
- TOTAL TREES WITH DBH BETWEEN 11 & 20 INCHES: 1
- DECIDUOUS TREES WITH DBH GREATER THAN 20 INCHES: 0
- CONIFEROUS TREES WITH DBH GREATER THAN 20 INCHES: 5
- TOTAL TREES WITH DBH GREATER THAN 20 INCHES: 5

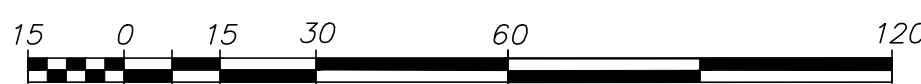
SUDBURY RIVER

N/F
UNITED STATES OF AMERICA

BOSTON POST ROAD

GRAPHIC SCALE
SCALE: 1" = 30'

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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

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) 299-9447
WWW.MERIDIANASSOC.COM



DATE:
DECEMBER 7, 2022

SCALE:

1" = 30'

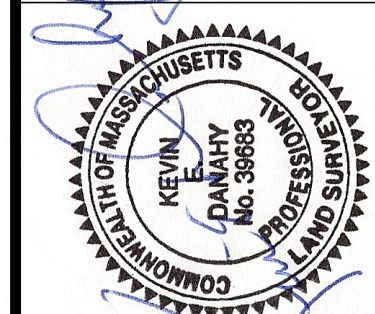
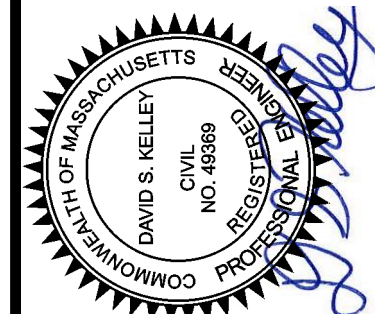
SHEET No.

C 1.0

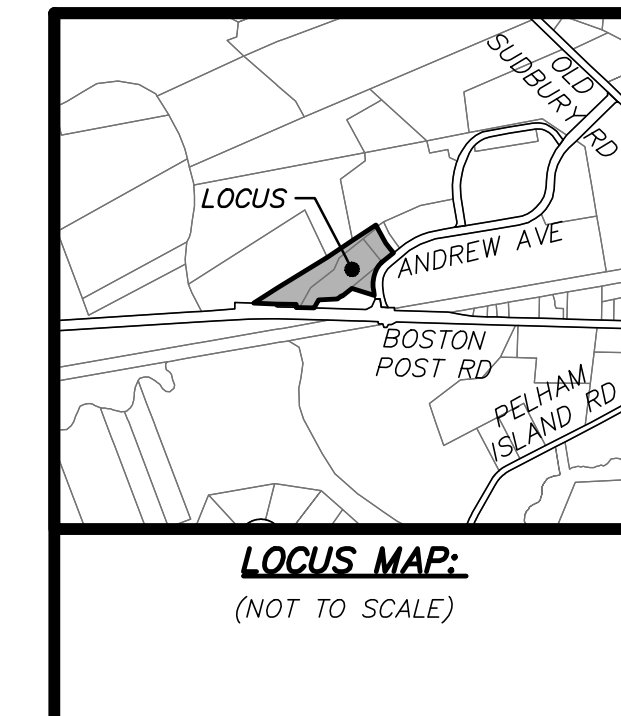
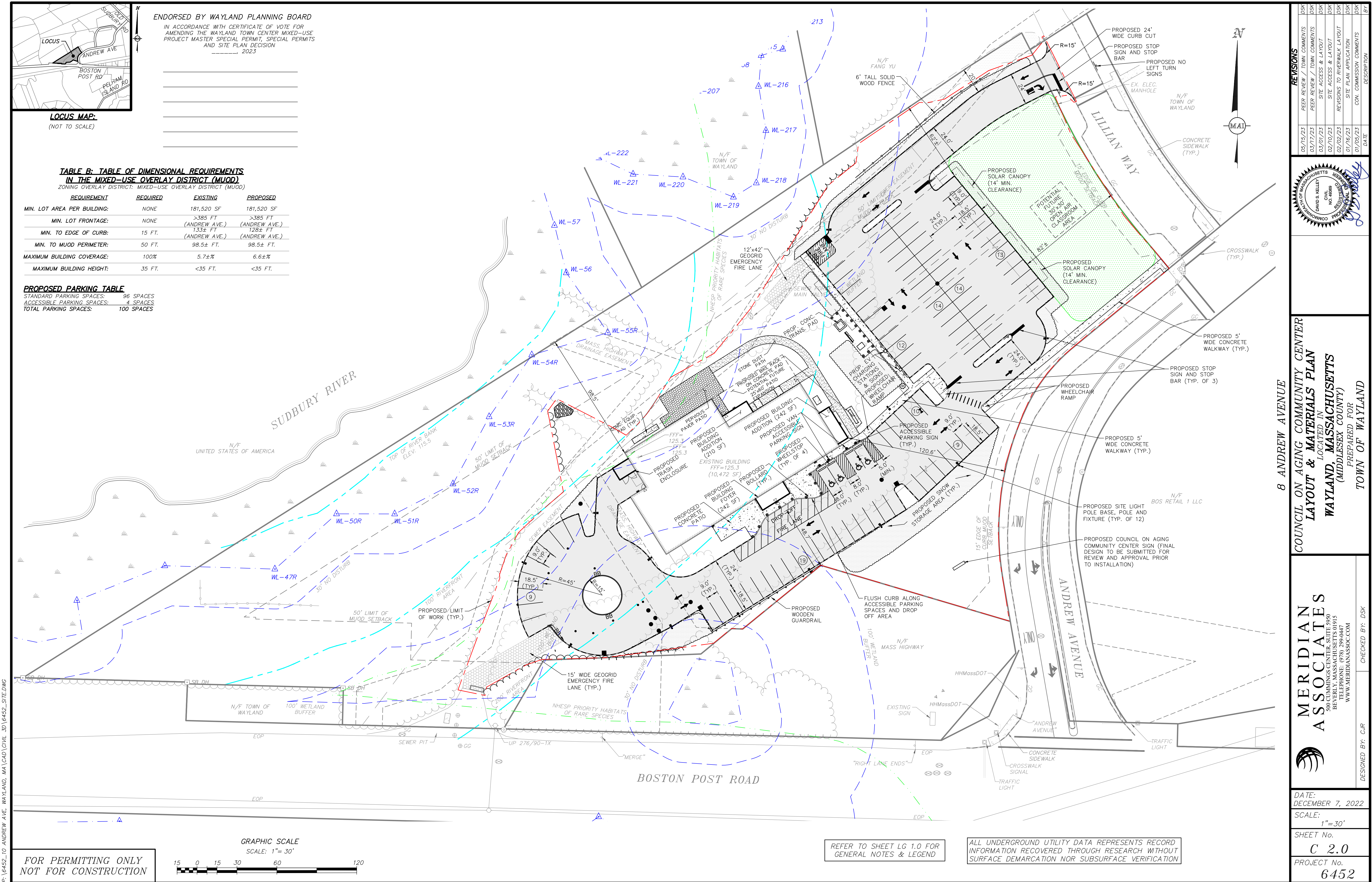
PROJECT No.

6452

REVISIONS	DATE	DESCRIPTION
05/15/23	DK	PEER REVIEW / TOWN COMMENTS
03/17/23	DK	PEER REVIEW / TOWN COMMENTS
03/01/23	DK	SITE ACCESS & LAYOUT
02/10/23	DK	SITE ACCESS & LAYOUT
02/02/23	DK	REVISIONS TO RIVERWALK LAYOUT
01/16/23	DK	SITE PLAN APPLICATION
01/05/23	DK	CON. COMMISSION COMMENTS



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

TABLE B: TABLE OF DIMENSIONAL REQUIREMENTS IN THE MIXED-USE OVERLAY DISTRICT (MUOD)

ZONING OVERLAY DISTRICT: MIXED-USE OVERLAY DISTRICT (MUOD)

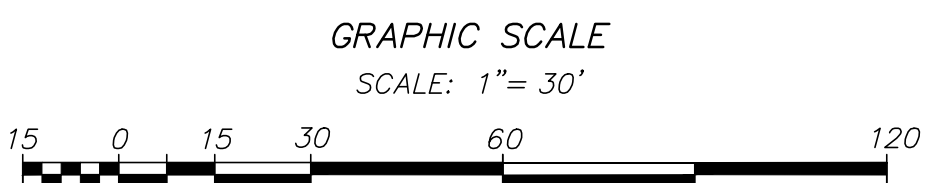
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA PER BUILDING:	NONE	181,520 SF	181,520 SF
MIN. LOT FRONTAGE:	NONE	>385 FT (ANDREW AVE.)	>385 FT (ANDREW AVE.)
MIN. TO EDGE OF CURB:	15 FT.	133± FT (ANDREW AVE.)	128± FT (ANDREW AVE.)
MIN. TO MUOD PERIMETER:	50 FT.	98.5± FT.	98.5± FT.
MAXIMUM BUILDING COVERAGE:	100%	5.7±%	6.6±%
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.

PROPOSED PARKING TABLE

STANDARD PARKING SPACES: 96 SPACES

ACCESSIBLE PARKING SPACES: 4 SPACES

TOTAL PARKING SPACES: 100 SPACES



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REVISIONS

DATE	BY	DESCRIPTION
05/15/23	DSK	PEER REVIEW / TOWN COMMENTS
03/17/23	DSK	PEER REVIEW / TOWN COMMENTS
03/01/23	DSK	SITE ACCESS & LAYOUT
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02/02/23	DSK	REVISIONS TO RIVERWALK LAYOUT
01/16/23	DSK	SITE PLAN APPLICATION
01/05/23	DSK	CON. COMMISSION COMMENTS

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 500
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CJR

CHECKED BY: DSK

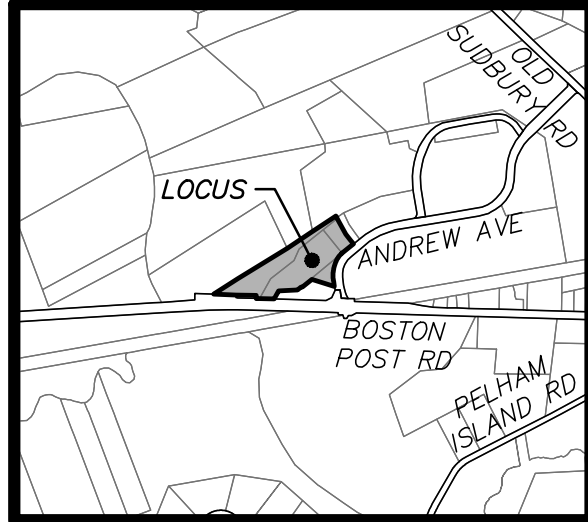
DATE: DECEMBER 7, 2022

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:	81,112 SF	55,097 SF	-26,015 SF
GRASSED AREAS:	89,658 SF	60,448 SF	-29,210 SF
BUILDING COVERAGE:	10,472 SF	12,666 SF*	2,194 SF
PAVEMENT / SIDEWALKS:	278 SF	49,814 SF	49,536 SF
EMERGENCY FIRE ROAD:	000 SF	1,170 SF	1,170 SF
PERVIOUS PAVER PATIO:	000 SF	1,030 SF	1,030 SF
STONE DUST WALKWAY:	000 SF	830 SF	830 SF
TOTAL:	181,520 SF	181,520 SF	

* INCLUDES 1,500 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 %	0.00 %	73.12 %	7.38 %	0.00 %
NEWLY DISTURBED AREA IN 200 FOOT RIVERFRONT SF	000 SF	000 SF	375 SF	000 SF
NEWLY DISTURBED AREA IN 200 FOOT RIVERFRONT %	0.00 %	0.00 %	0.62 %	0.00 %
TOTAL DISTURBED AREA IN 200 FOOT RIVERFRONT SF	000 SF	29,895 SF	4,800 SF	000 SF
TOTAL DISTURBED AREA IN 200 FOOT RIVERFRONT %	0.00 %	74.85 %	8.00 %	0.00 %
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 %	0.00 %	0.00 %	8.37 %	0.00 %
NEWLY DISTURBED AREA IN 100 FOOT RIVERFRONT SF	000 SF	000 SF	485 SF	000 SF
NEWLY DISTURBED AREA IN 100 FOOT RIVERFRONT %	0.00 %	0.00 %	1.00 %	0.00 %
TOTAL DISTURBED AREA IN 100 FOOT RIVERFRONT SF	000 SF	000 SF	4,535 SF	000 SF
TOTAL DISTURBED AREA IN 100 FOOT RIVERFRONT %	0.00 %	0.00 %	9.37 %	0.00 %

LEGEND

- PREVIOUSLY DISTURBED AREAS IN RIVERFRONT
- NEWLY DISTURBED AREA IN RIVERFRONT

SUDBURY RIVER

N/F UNITED STATES OF AMERICA

TOP OF RIVER BANK
ELEV. 115.5

PARCEL
23-052S

PARCEL
23-052L

EXISTING BUILDING
FFF=125.3
(10,472 SF)

PARCEL
23-052U

N/F BOS RETAIL 1 LLC

BOSTON POST ROAD

ANDREW AVENUE

8 ANDREW AVENUE

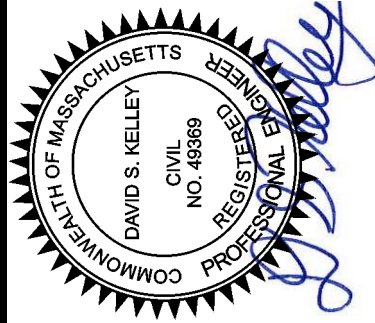
COUNCIL ON AGING COMMUNITY CENTER
LAYOUT & AREA CALCULATIONS PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-9447
WWW.MERIDIANASSOC.COM



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

REVISIONS	DATE	DESCRIPTION
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02/10/23	DSK	SITE ACCESS & LAYOUT
02/02/23	DSK	REVISIONS TO RIVERWALK LAYOUT
01/16/23	DSK	SITE PLAN APPLICATION
01/05/23	DSK	CON. COMMISSION COMMENTS

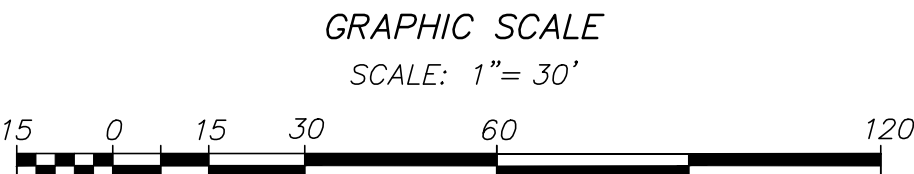


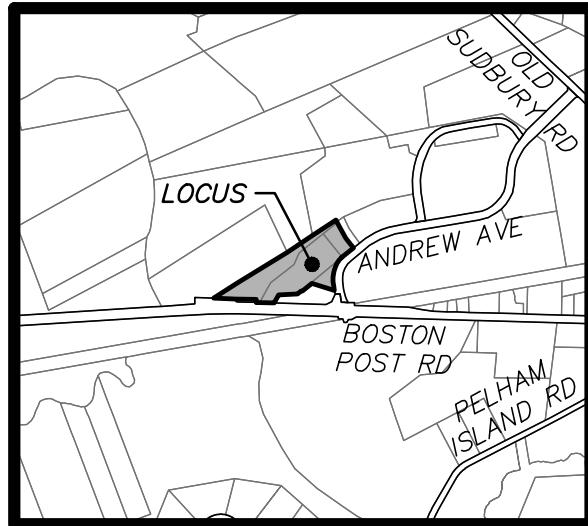
DESIGNED BY: C.R. CHECKED BY: DSK

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LOCUS MAP:
(NOT TO SCALE)

GRADING NOTES:

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, INCLUDING THE RIVER WALK STONE DUST TRAIL, 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
5. EXISTING UTILITY STRUCTURE RIMS, FRAMES AND GRATES, ARE TO BE BROUGHT FLUSH TO FINISHED GRADES SHOWN HEREON.
6. STORM DRAIN LINES TO SOLAR CANOPIES ARE SHOWN AS APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED BY SOLAR CANOPY MANUFACTURER.

ENDORSED BY WAYLAND PLANNING BOARD
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AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DESIGN
2023

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

TEST PIT TP-1
ELEV.=124.25
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"
ESHGW @ 81"
NO REDOX
NO WEeping

TEST PIT TP-2
ELEV.=124.25
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"
ESHGW @ 87"
NO REDOX
NO WEeping

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

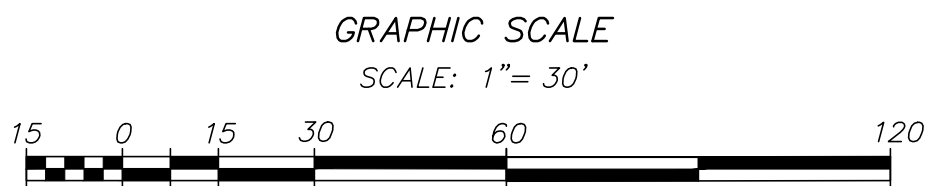
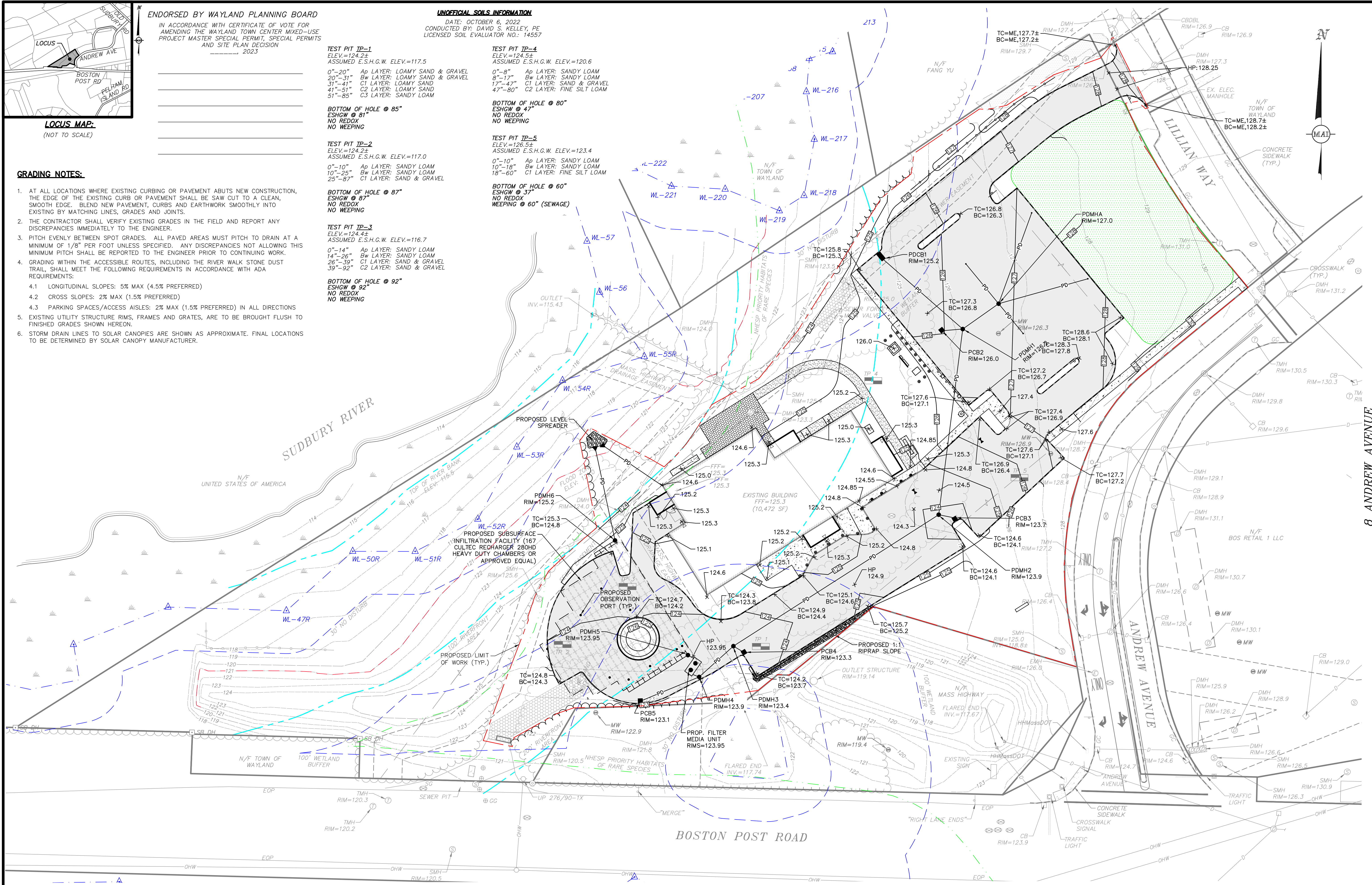
BOTTOM OF HOLE @ 92"
ESHGW @ 92"
NO REDOX
NO WEeping

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

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

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 @ 60"
ESHGW @ 37"
NO REDOX
WEeping @ 60" (SEWAGE)

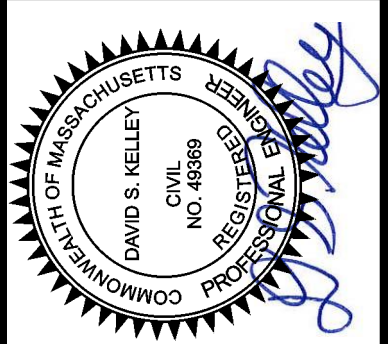


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REVISIONS	
DATE	DESCRIPTION
05/15/23	DKS
03/17/23	DKS
03/01/23	DKS
02/10/23	DKS
02/02/23	DKS
01/16/23	DKS
01/05/23	DKS



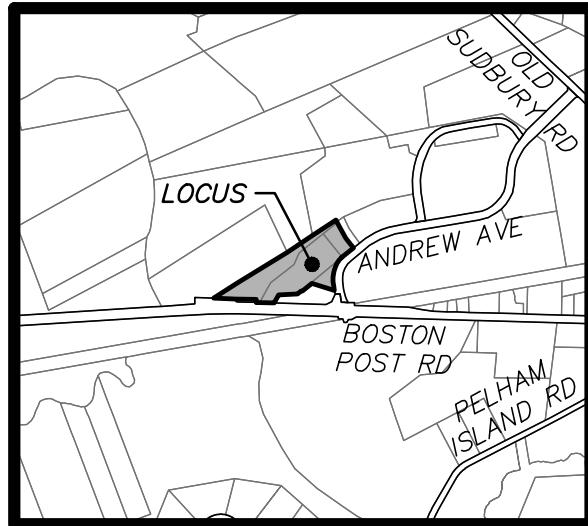
COUNCIL ON AGING COMMUNITY CENTER
GRADING & DRAINAGE PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-9447
WWW.MERIDIANASSOC.COM



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

DESIGNED BY: C.R. CHECKED BY: DSK



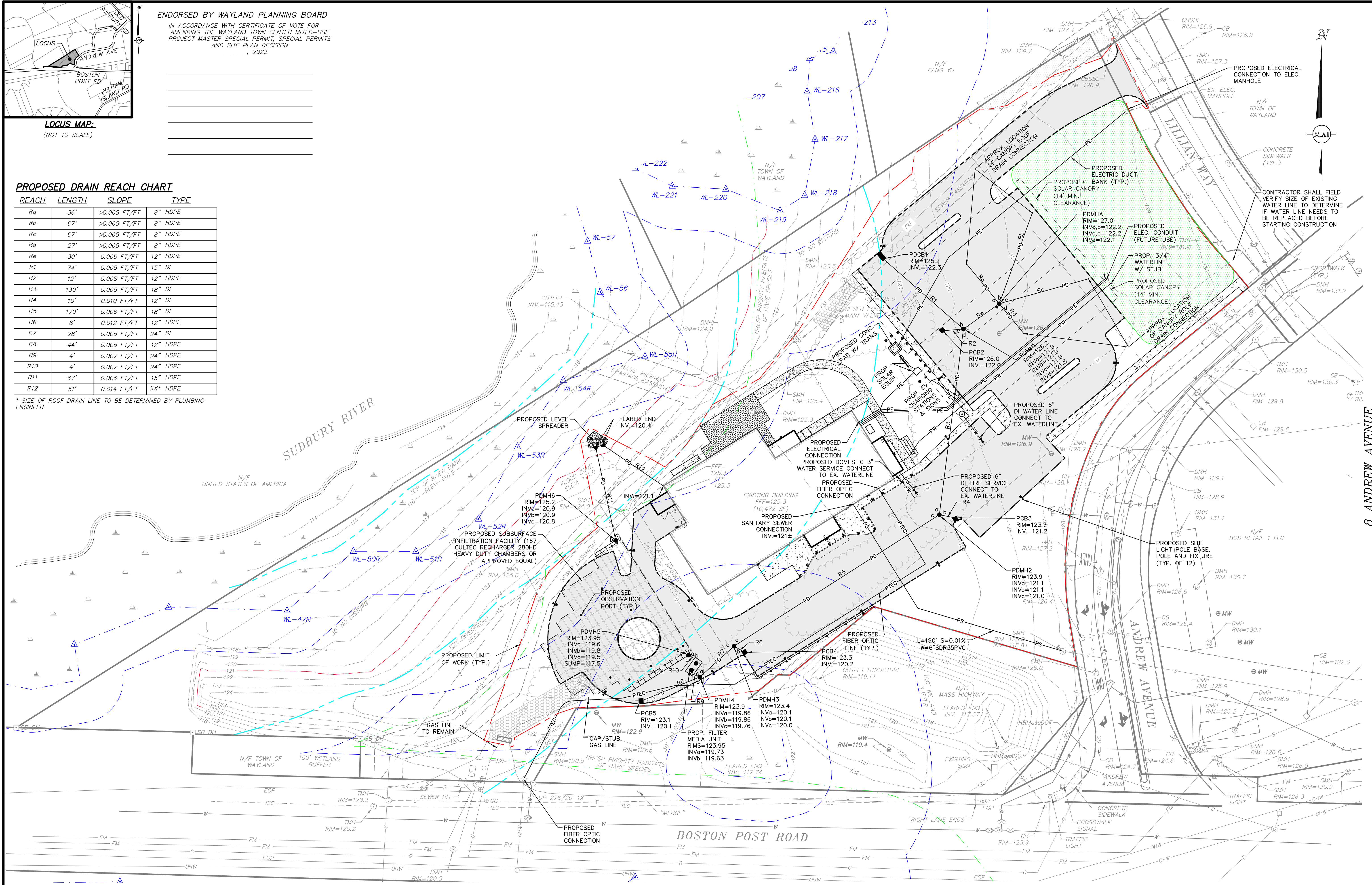
LOCUS MAP:
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2023

PROPOSED DRAIN REACH CHART

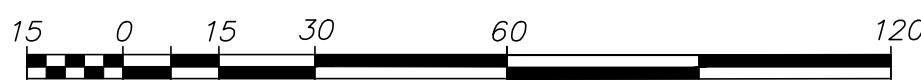
REACH	LENGTH	SLOPE	TYPE
Ra	36'	>0.005 FT/FT	8" HDPE
Rb	67'	>0.005 FT/FT	8" HDPE
Rc	67'	>0.005 FT/FT	8" HDPE
Rd	27'	>0.005 FT/FT	8" HDPE
Re	30'	0.006 FT/FT	12" HDPE
R1	74'	0.005 FT/FT	15" DI
R2	12'	0.008 FT/FT	12" HDPE
R3	130'	0.005 FT/FT	18" DI
R4	10'	0.010 FT/FT	12" DI
R5	170'	0.006 FT/FT	18" DI
R6	8'	0.012 FT/FT	12" HDPE
R7	28'	0.005 FT/FT	24" DI
R8	44'	0.005 FT/FT	12" HDPE
R9	4'	0.007 FT/FT	24" HDPE
R10	4'	0.007 FT/FT	24" HDPE
R11	67'	0.006 FT/FT	15" HDPE
R12	51'	0.014 FT/FT	XX" HDPE

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



GRAPHIC SCALE

SCALE: 1" = 30'

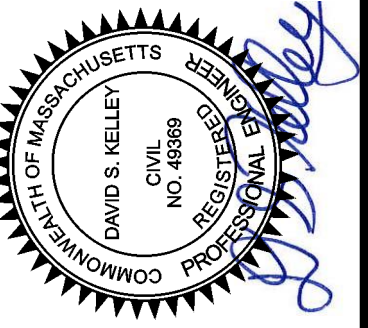


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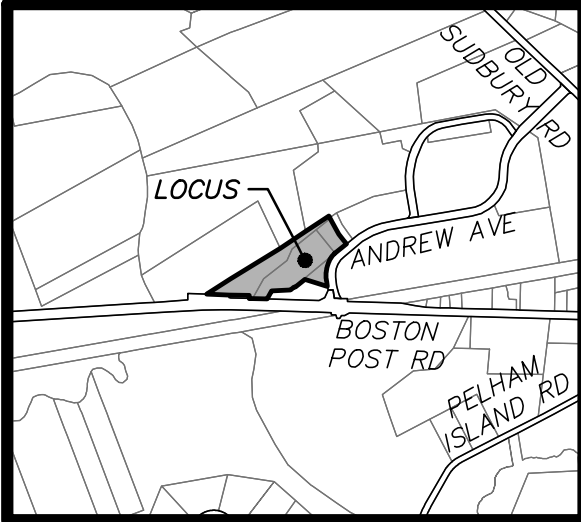


COUNCIL ON AGING COMMUNITY CENTER
UTILITY PLAN
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
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MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 550
BEVERLY, MASSACHUSETTS 01915
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DATE:
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1" = 30'
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C 4.0
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DESIGNED BY: CR
CHECKED BY: DSK

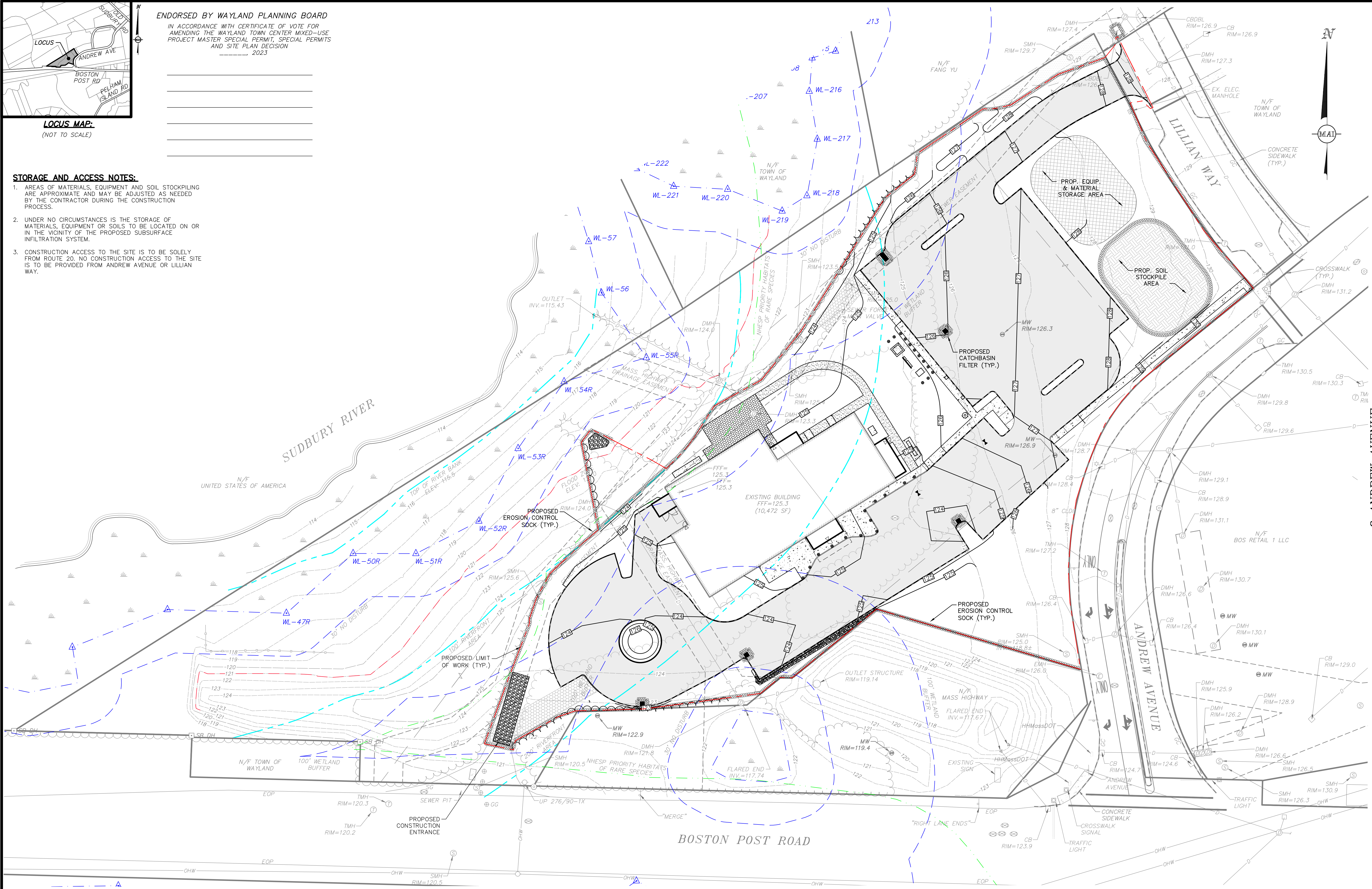


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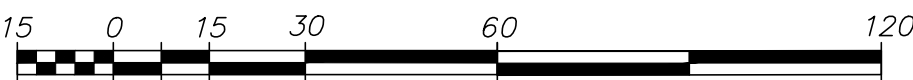
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2023

STORAGE AND ACCESS NOTES:

1. AREAS OF MATERIALS, EQUIPMENT AND SOIL STOCKPILING ARE APPROXIMATE AND MAY BE ADJUSTED AS NEEDED BY THE CONTRACTOR DURING THE CONSTRUCTION PROCESS.
2. UNDER NO CIRCUMSTANCES IS THE STORAGE OF MATERIALS, EQUIPMENT OR SOILS TO BE LOCATED ON OR IN THE VICINITY OF THE PROPOSED SUBSURFACE INFILTRATION SYSTEM.
3. CONSTRUCTION ACCESS TO THE SITE IS TO BE SOLELY FROM ROUTE 20. NO CONSTRUCTION ACCESS TO THE SITE IS TO BE PROVIDED FROM ANDREW AVENUE OR LILLIAN WAY.



GRAPHIC SCALE
SCALE: 1"= 30'

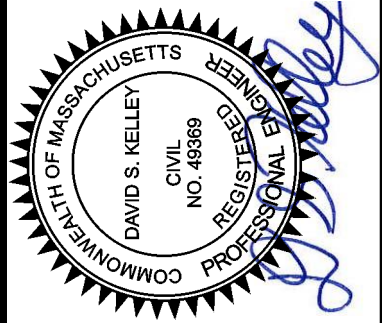


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01/05/23	CON. COMMISSION COMMENTS	DSK



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

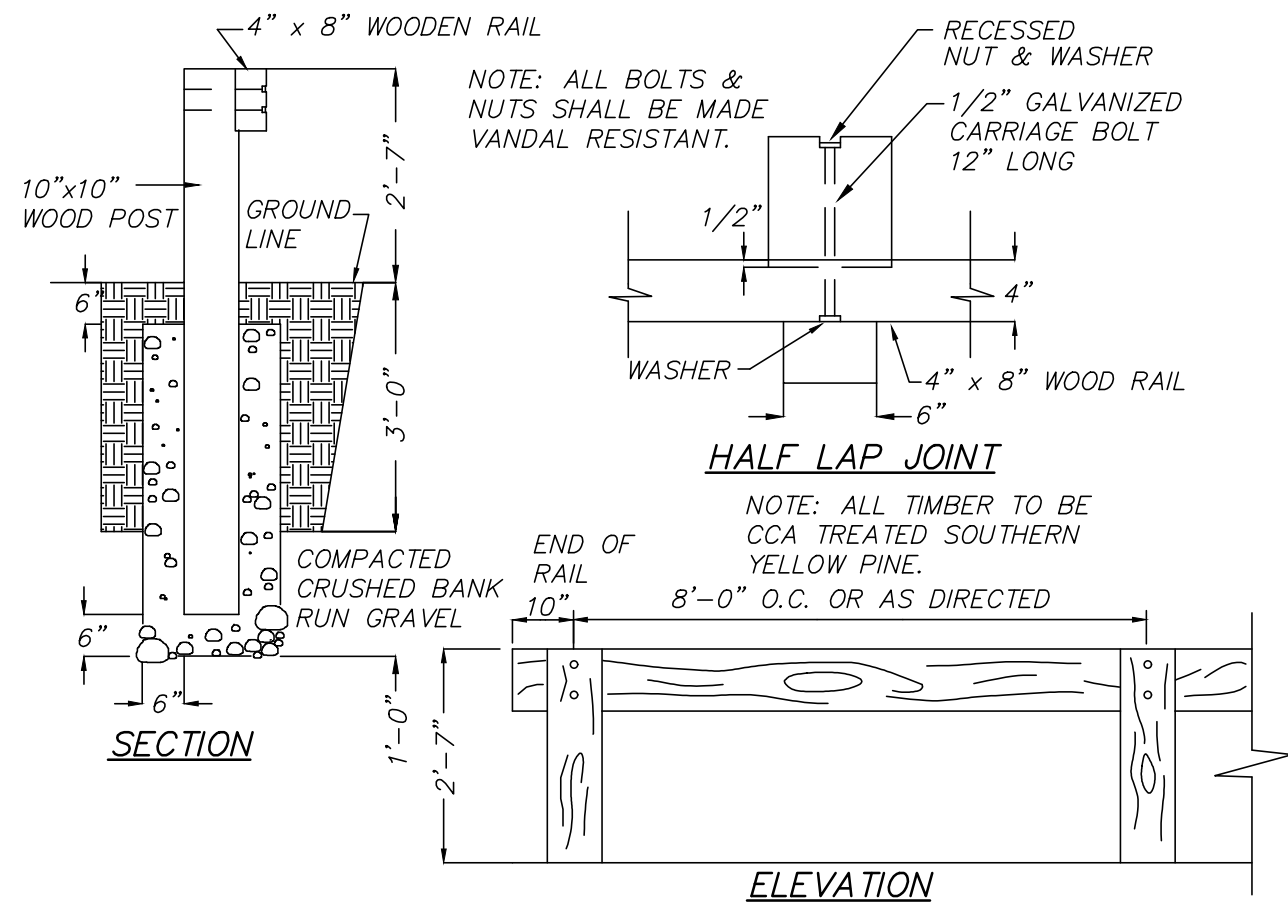
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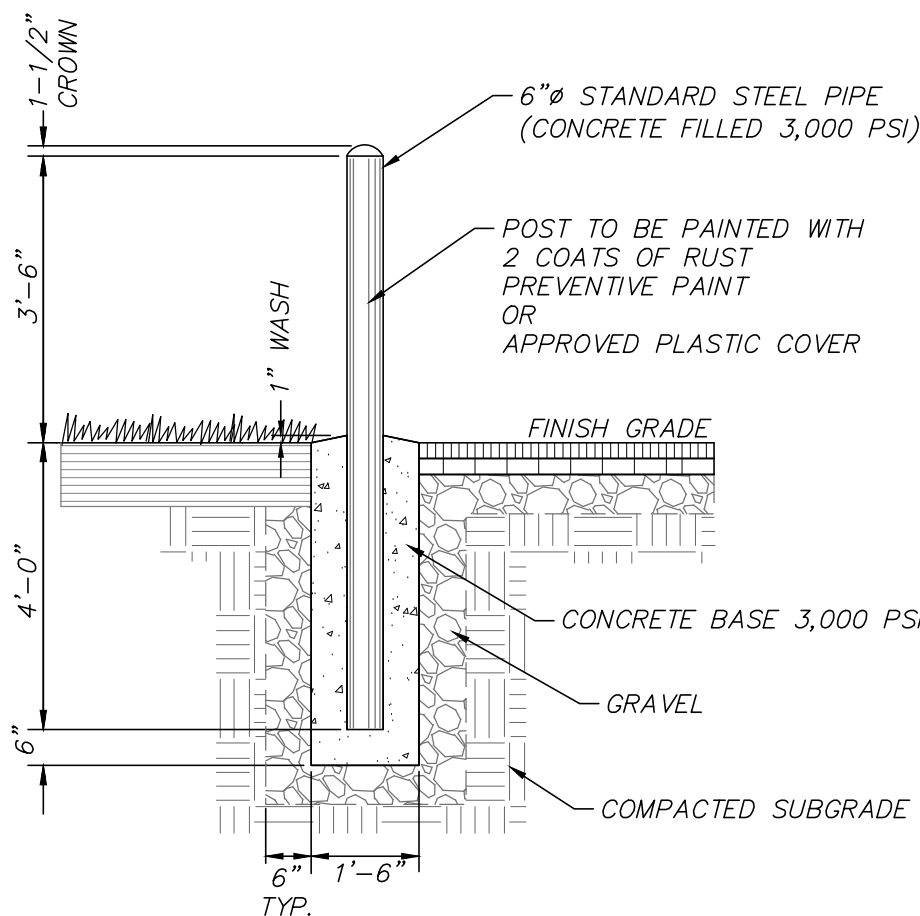
DESIGNED BY: C.R. CHECKED BY: DSK

ENDORSED BY WAYLAND PLANNING BOARD

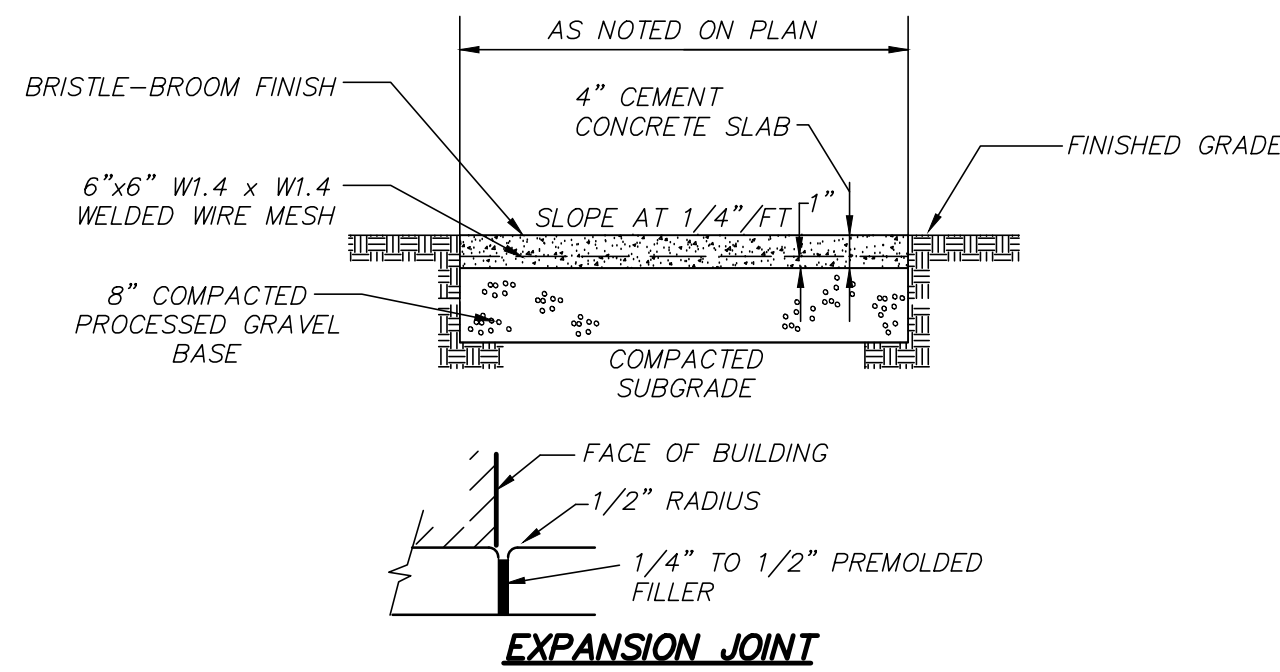
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR AMENDING THE WAYLAND TOWN CENTER MIXED-USE PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS AND SITE PLAN DECISION
----- 2023



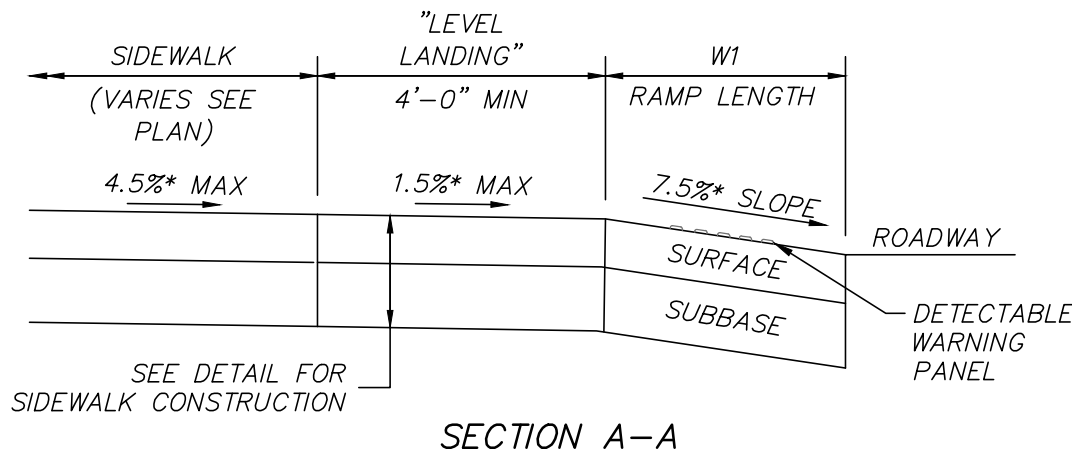
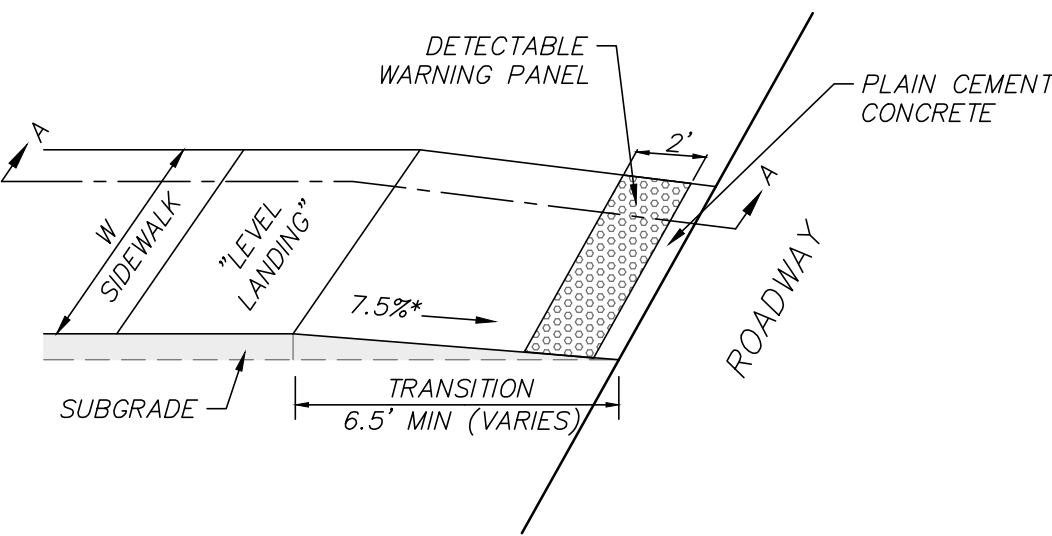
WOODEN GUARD RAIL
(NOT TO SCALE)



BOLLARD DETAIL
(NOT TO SCALE)



CONCRETE WALKWAY
(NOT TO SCALE)



LEGEND:

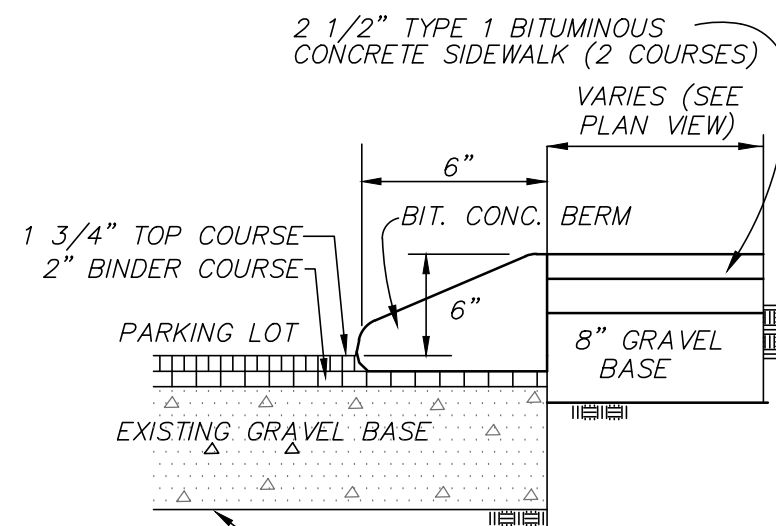
W = SIDEWALK WIDTH
W1 = PERPENDICULAR RAMP LENGTH, 6.5' (MIN.)

* = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"

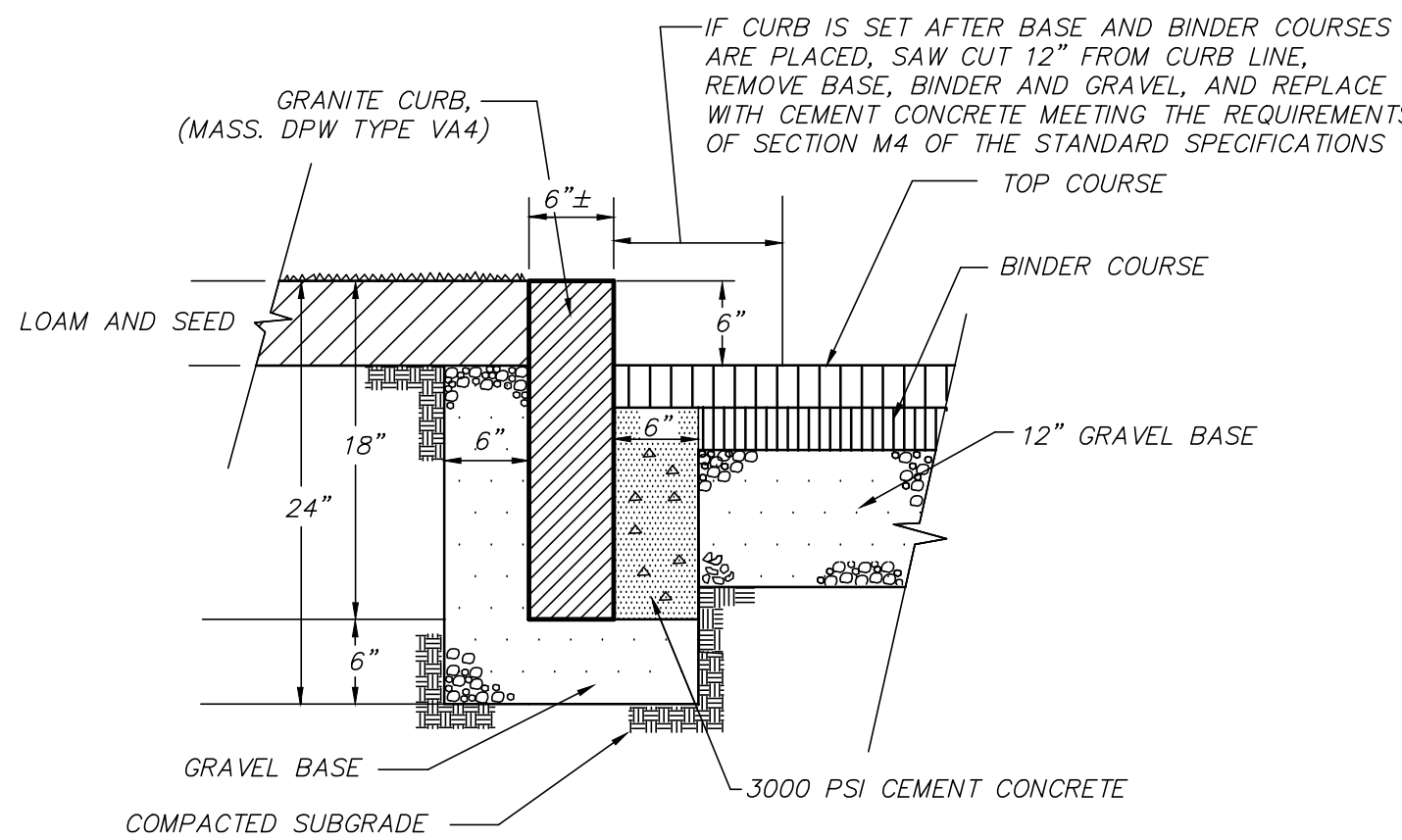
NOTES:

- 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.

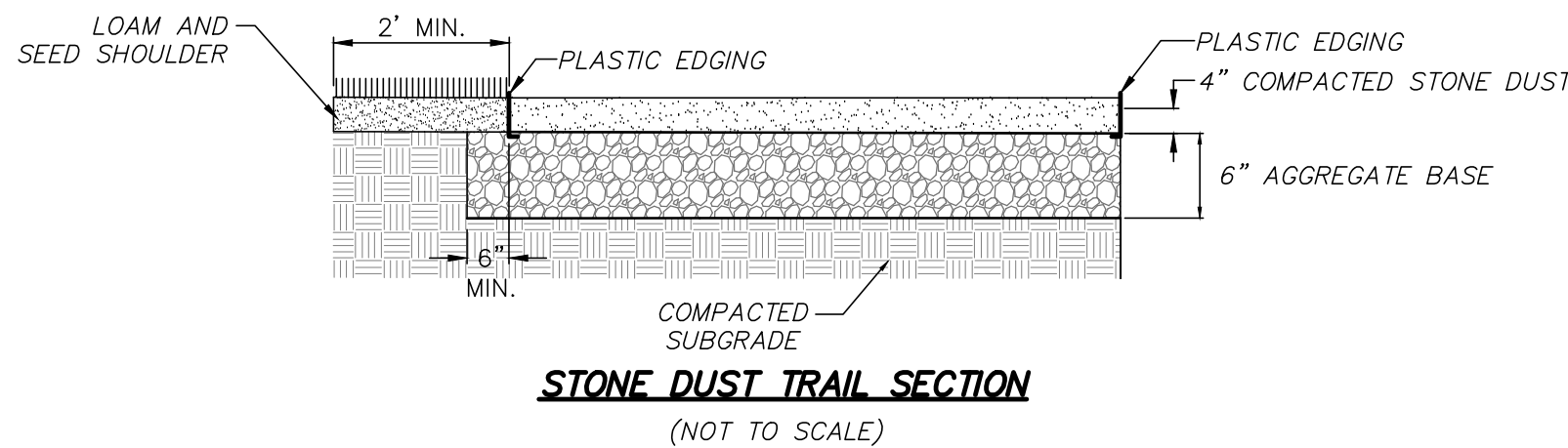
STRAIGHT WHEELCHAIR RAMP (TYPE B)
(NOT TO SCALE)



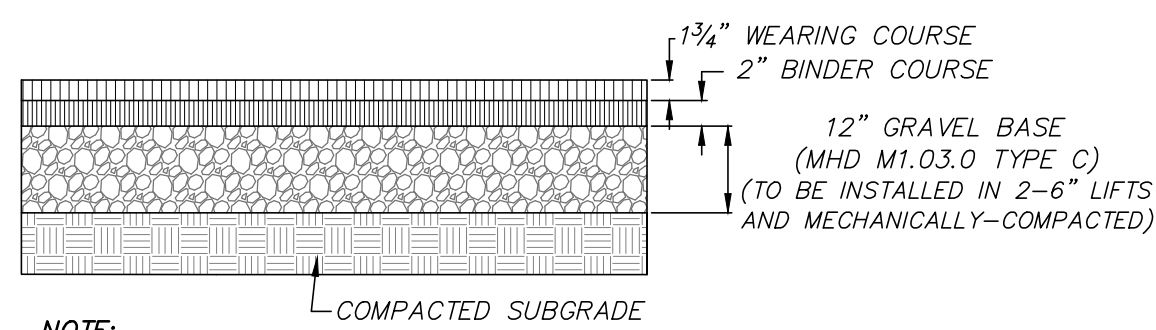
BITUMINOUS BERM DETAIL
(NOT TO SCALE)



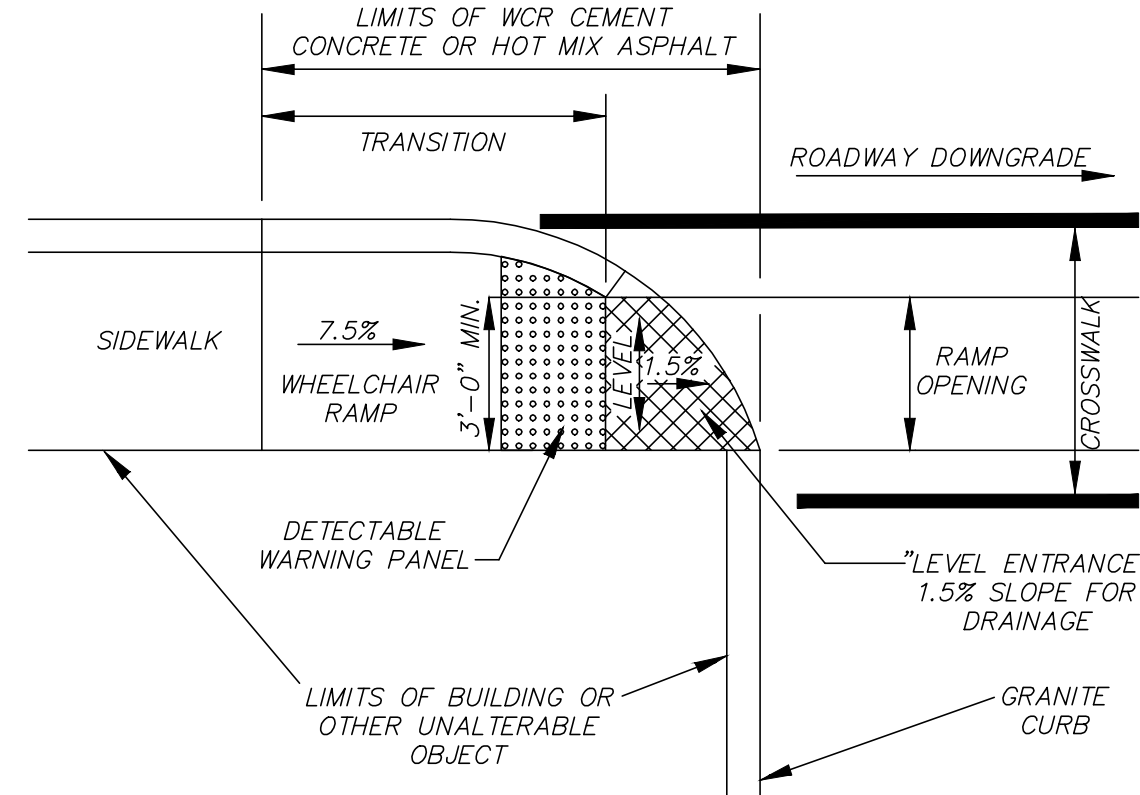
GRANITE CURB DETAIL
(NOT TO SCALE)



STONE DUST TRAIL SECTION
(NOT TO SCALE)



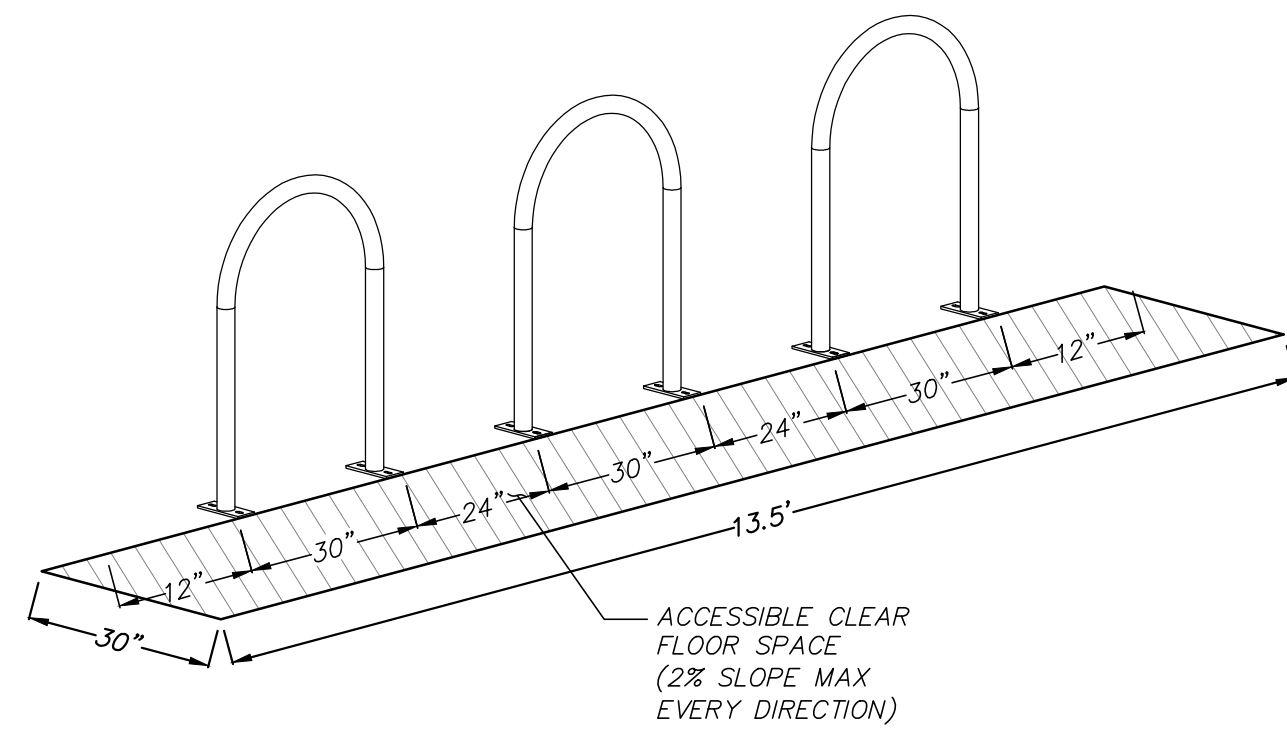
BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



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.

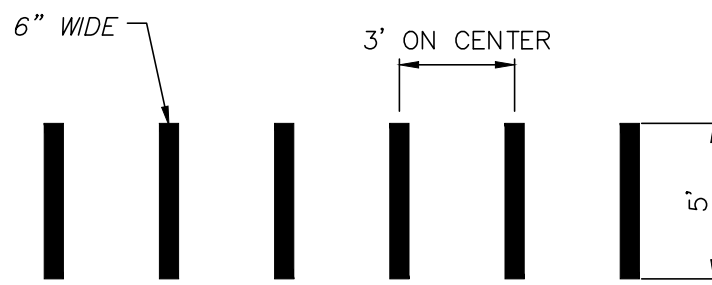
WHEELCHAIR RAMP FOR ONE CONTINUOUS DIRECTION OF PEDESTRIAN TRAVEL (TYPE D)
(NOT TO SCALE)



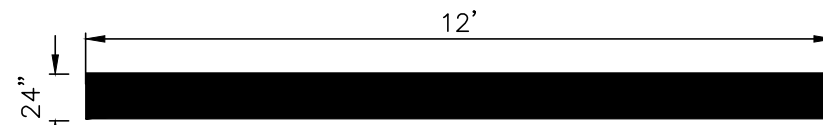
NOTES:

- THE PURPOSE OF THIS DETAIL IS TO DEPICT THE REQUIRED ACCESSIBLE AREA IN FRONT OF THE PROPOSED BIKE RACK.

BIKE RACK
(NOT TO SCALE)



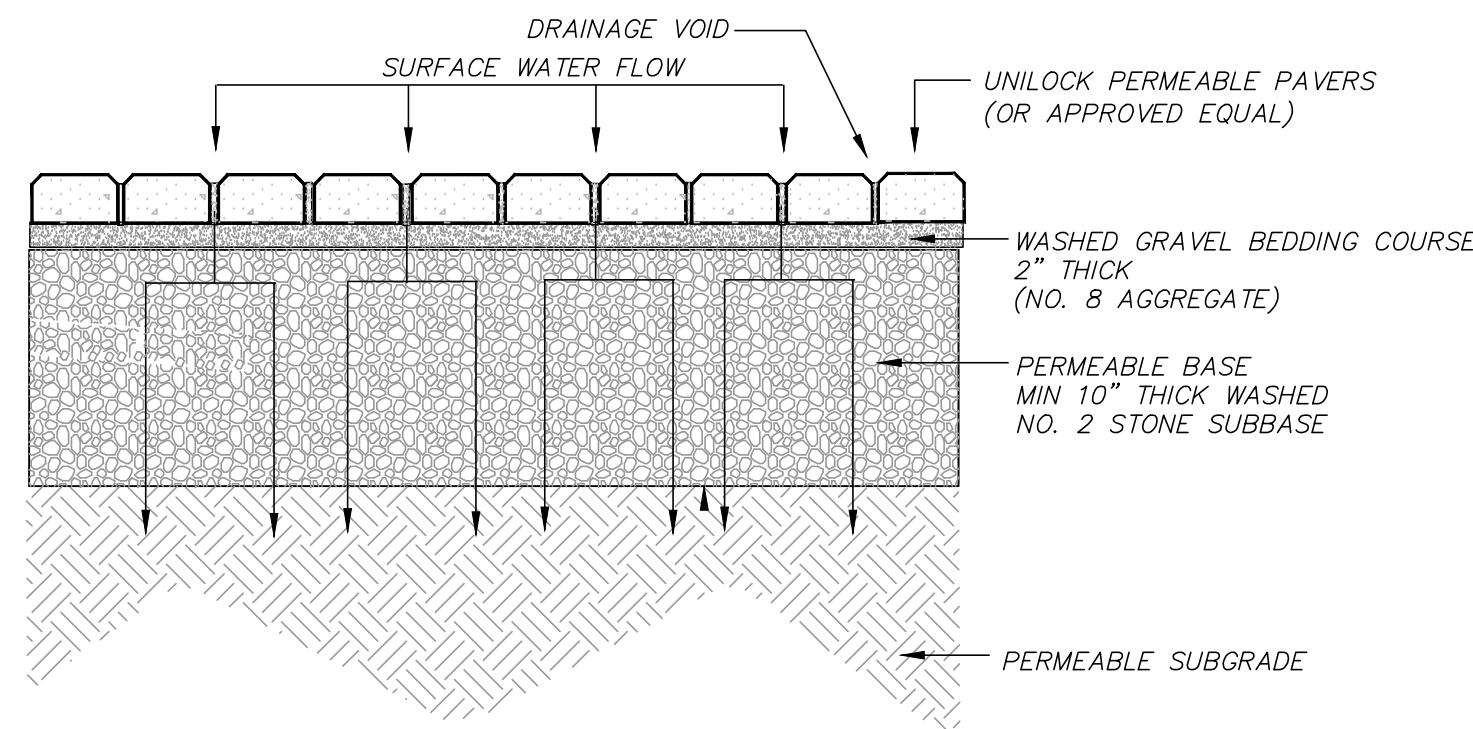
CROSSWALK DETAIL
(NOT TO SCALE)



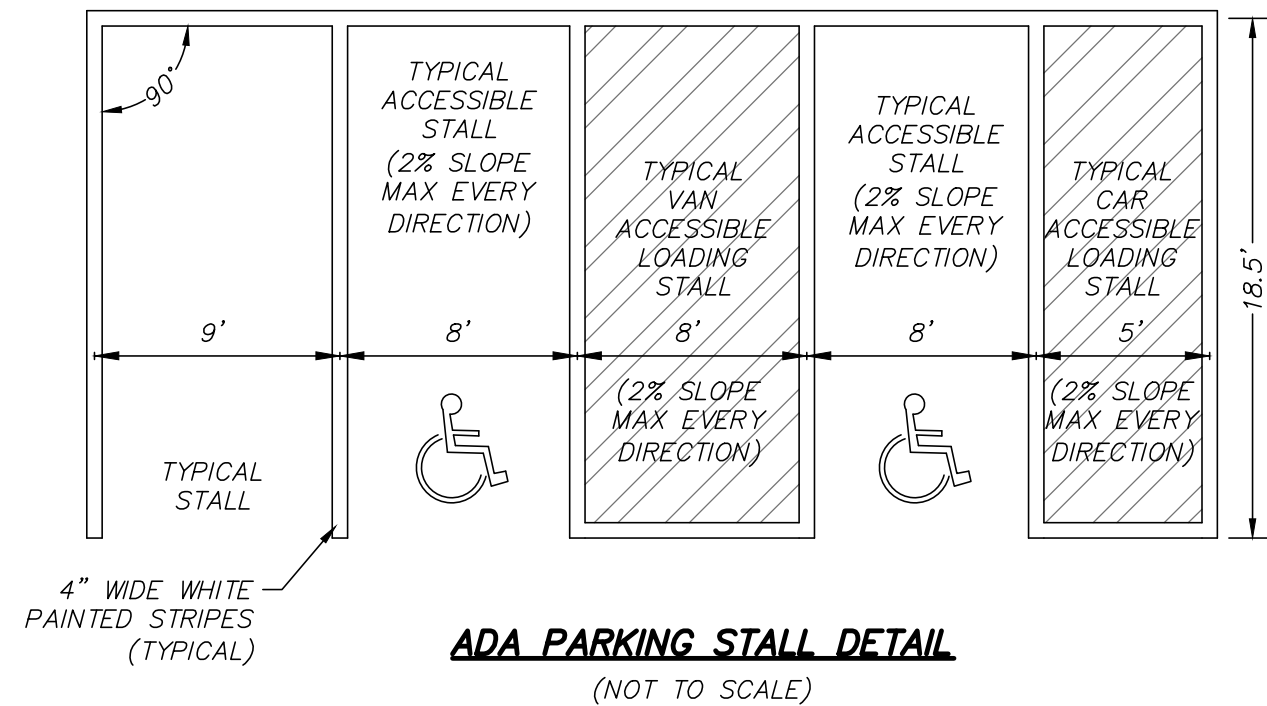
NOTES:

- PAINT IS TO BE WHITE THERMOPLASTIC WITH DIMENSIONS AS NOTED ABOVE.

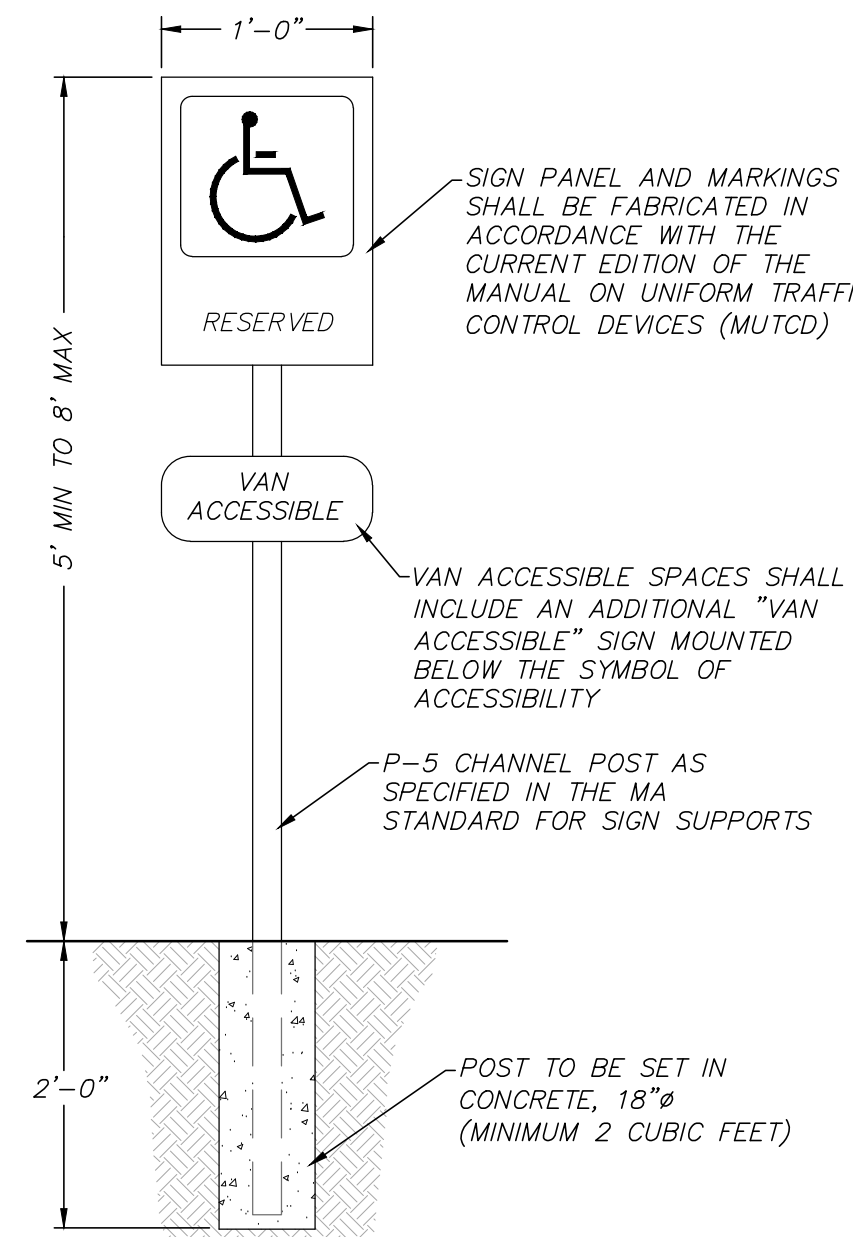
STOP BAR DETAIL
(NOT TO SCALE)



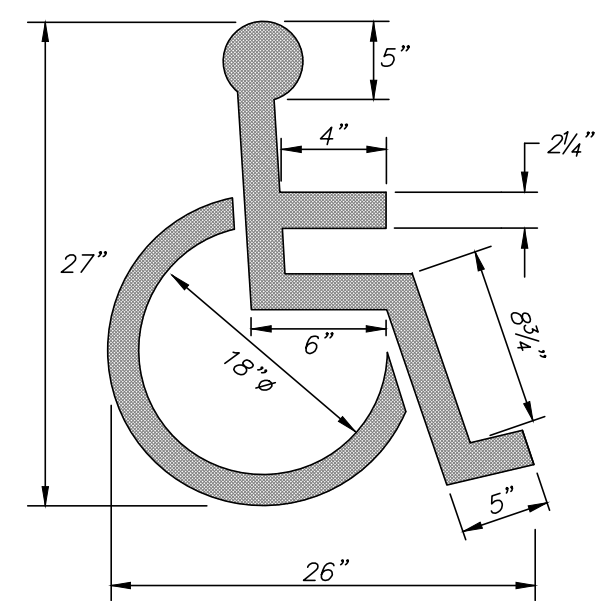
UNLOCK POROUS PAVER WALKWAY/PATIO DETAIL (OR APPROVED EQUAL)
(NOT TO SCALE)



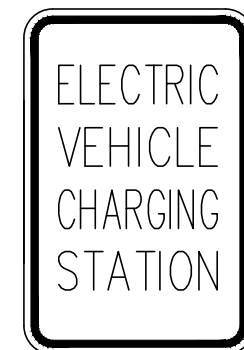
ADA PARKING STALL DETAIL
(NOT TO SCALE)



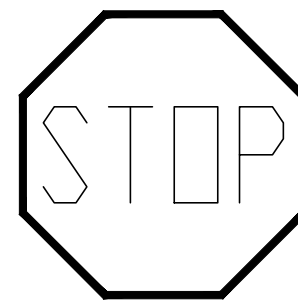
ACCESSIBLE PARKING SIGN
(NOT TO SCALE)



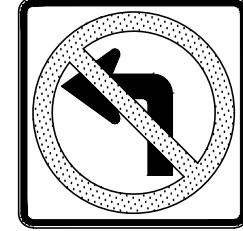
ACCESSIBLE PAVEMENT MARKING
(NOT TO SCALE)



CUSTOM
12x18



R1-1
30x30



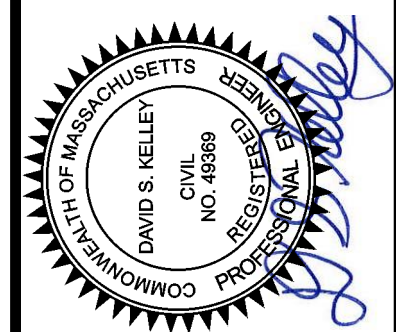
R3-2
24x24



RP-121
24x18

MUTCD SIGNAGE
(NOT TO SCALE)

REVISIONS		DATE	DESCRIPTION
DSK	PEER REVIEW / TOWN COMMENTS	05/15/23	
DSK	PEER REVIEW / TOWN COMMENTS	03/17/23	
DSK	SITE ACCESS & LAYOUT	03/01/23	
DSK	SITE ACCESS & LAYOUT	02/10/23	
DSK	REVISIONS TO RIVERWALK LAYOUT	02/02/23	
DSK	SITE PLAN APPLICATION	01/16/23	
DSK	CON. COMMISSION COMMENTS	01/05/23	
DSK	CON. COMMISSION COMMENTS	01/05/23	



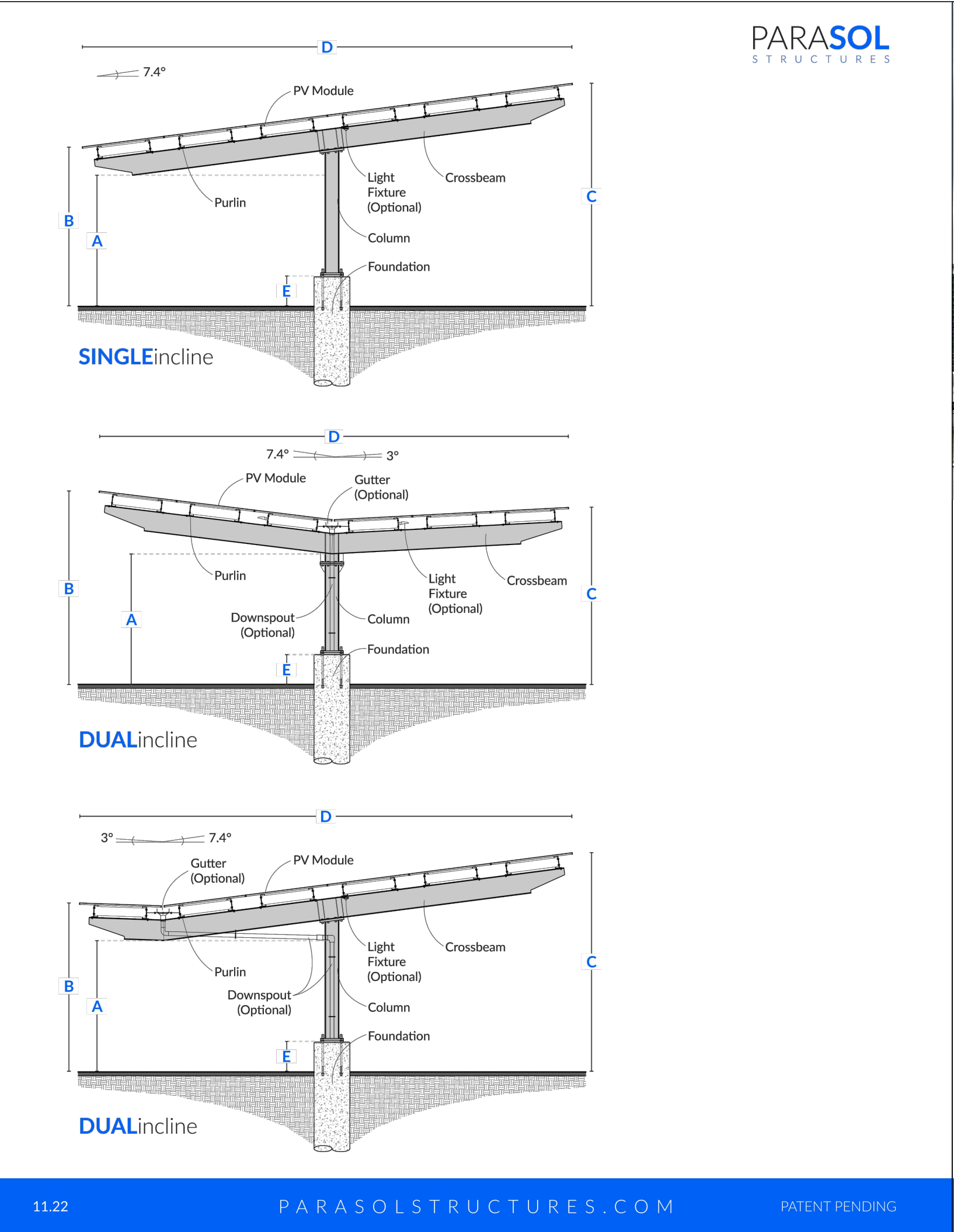
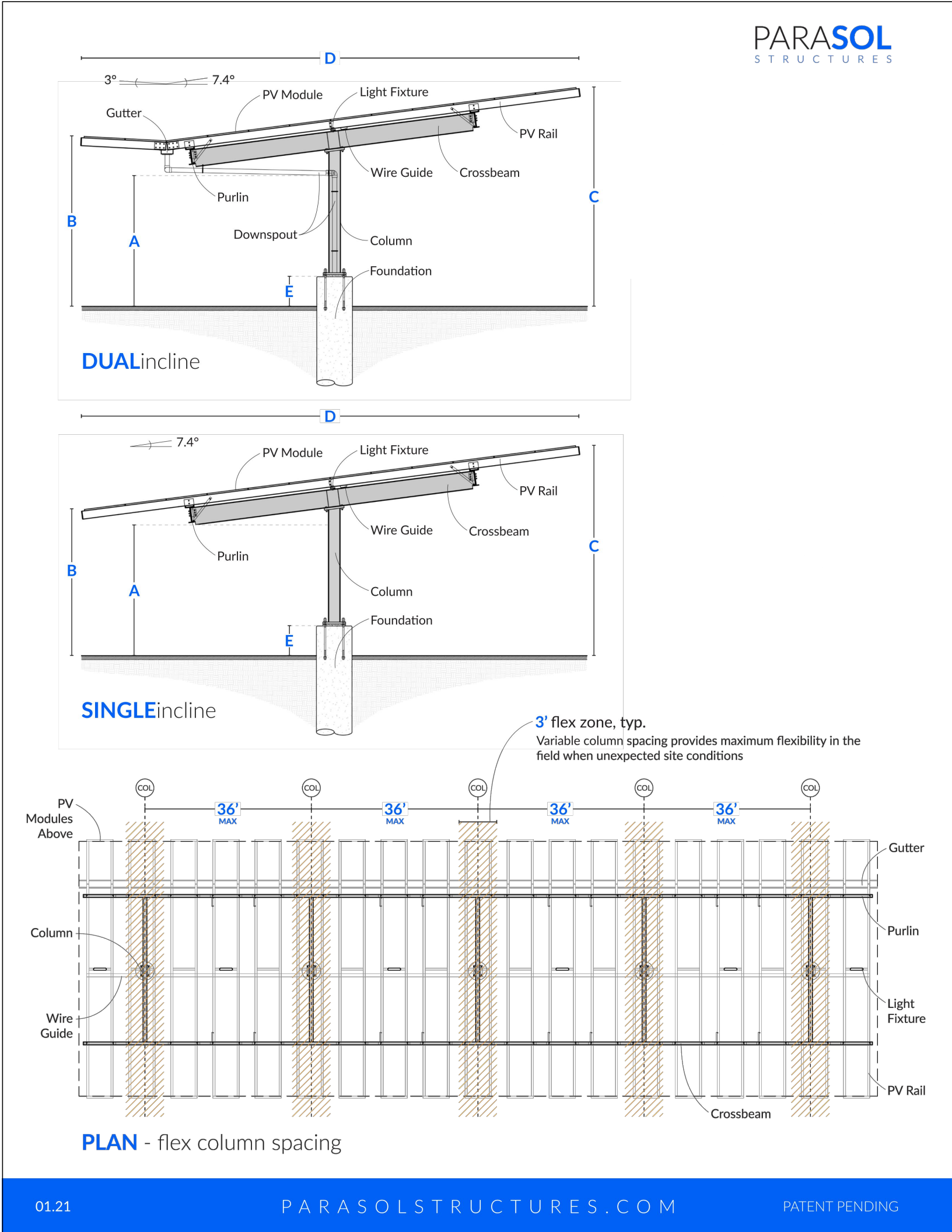
COUNCIL ON AGING COMMUNITY CENTER
SITE CONSTRUCTION DETAILS
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-9447
WWW.MERIDIANASSOC.COM

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

DESIGNED BY: CJR
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



NOTES:

1. FINAL SOLAR CANOPY DESIGN IS TO BE SIMILAR TO ONE OF THE CANOPIES DEPICTED ABOVE.
2. ACTUAL SOLAR CANOPIES AND CANOPY DETAILS ARE TO BE PROVIDED BY THE MANUFACTURER, YET TO BE DETERMINED.
3. SOLAR CANOPIES ARE TO PROVIDE A MINIMUM OF FOURTEEN (14) OF CLEARANCE BELOW THE LOWEST POINT OF THE CANOPY OR APPURTENANCES.
4. SOLAR CANOPIES ARE TO CONTAIN AN INTEGRATED GUTTER AND DOWN SPOUT SYSTEM THAT WILL CONNECT TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM. FINAL CONNECTION LOCATIONS TO BE DETERMINED BY SOLAR CANOPY MANUFACTURER.

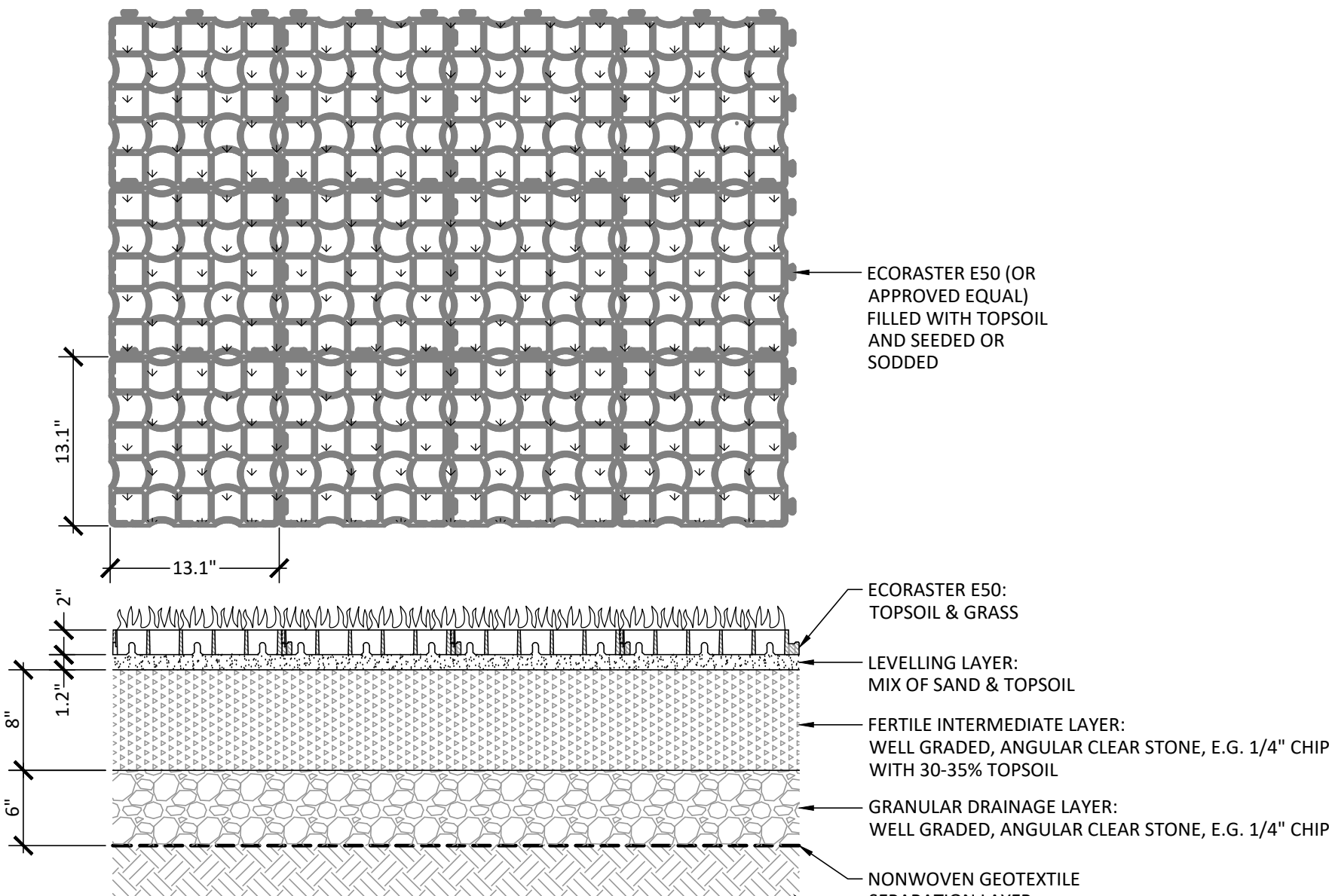
SOLAR CANOPY DETAILS
(NOT TO SCALE)

NOTES:

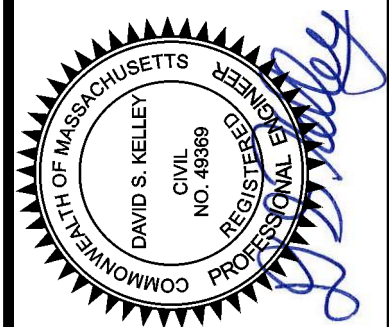
1. THICKNESS OF FERTILE INTERMEDIATE LAYER & DRAINAGE LAYER DEPENDENT UPON SPECIFIC SITE & LOADING CONDITIONS.
2. 3/4" CHIP CLEAR OR OTHER SUITABLE CLEAR STONE CAN BE USED FOR DRAINAGE LAYER.
3. TYPICAL SEED MIX:
SEED MIX SHOULD BE MODIFIED TO SUIT LOCAL CONDITIONS.
 - 45% CREEPING RED FESCUE,
 - 20% TALL FESCUE,
 - 15% PERENNIAL RYE GRASS, AND
 - 20% KENTUCKY BLUE GRASS, WITH
 - LONG TERM FERTILIZER
4. DRAINAGE SYSTEM OF THE PERMEABLE PAVEMENT SYSTEM SHOULD BE DESIGNED TO ACCOMMODATE EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS.
5. SUBGRADE SHOULD BE SLOPED TO AID IN DRAINAGE.
6. SEE ECORASTER GREEN INSTALLATION MANUAL FOR FURTHER INFORMATION ON LAYERS.
7. ALL DIMENSIONS IN MM UNLESS STATED OTHERWISE.
8. THIS DRAWING IS FOR CONCEPTUAL DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION.

ECO-RASTER (GEO-GRID) GRASS PAVER BLOCK DETAIL

(FIRE LANE)
NOT TO SCALE



REVISIONS		DATE
05/15/23	PEER REVIEW / TOWN COMMENTS	DSK
03/17/23	PEER REVIEW / TOWN COMMENTS	DSK
03/01/23	SITE ACCESS & LAYOUT	DSK
02/10/23	SITE ACCESS & LAYOUT	DSK
02/02/23	REVISIONS TO RIVERWALK LAYOUT	DSK
01/16/23	SITE PLAN APPLICATION	DSK
01/05/23	CON. COMMISSION COMMENTS	DSK



8 ANDREW AVENUE
COUNCIL ON AGING COMMUNITY CENTER
SITE CONSTRUCTION DETAILS
LOCATED IN
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PREPARED FOR
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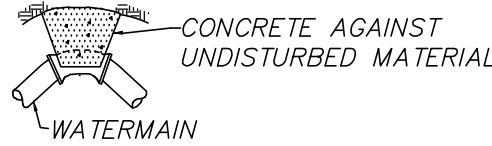
DATE:
DECEMBER 7, 2022
SCALE:
AS NOTED
SHEET No.
C 7.0
PROJECT No.
6452

DESIGNED BY: C.R. CHECKED BY: DSK

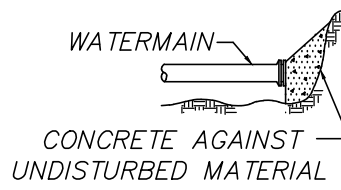
FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ENDORSED BY WAYLAND PLANNING BOARD

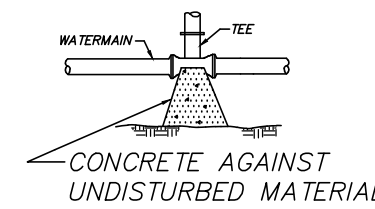
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
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PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
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----- 2023



BEND-PLAN



PLUG ELEVATION



TEE-PLAN

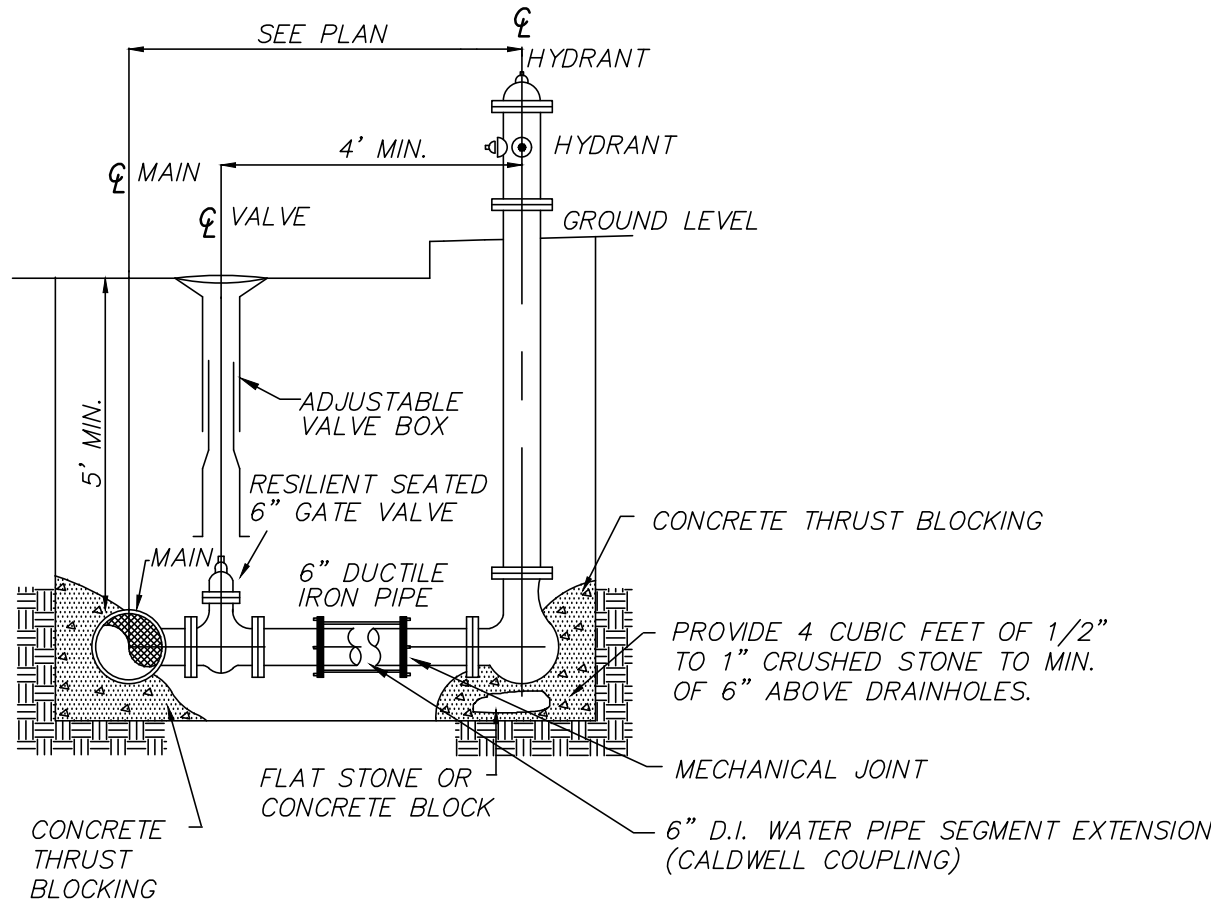
NOTE:

- 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

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

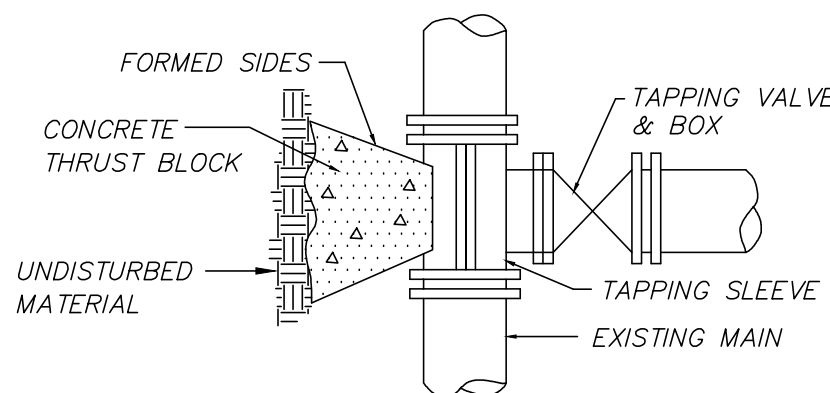
THRUST BLOCK DETAIL

(NOT TO SCALE)



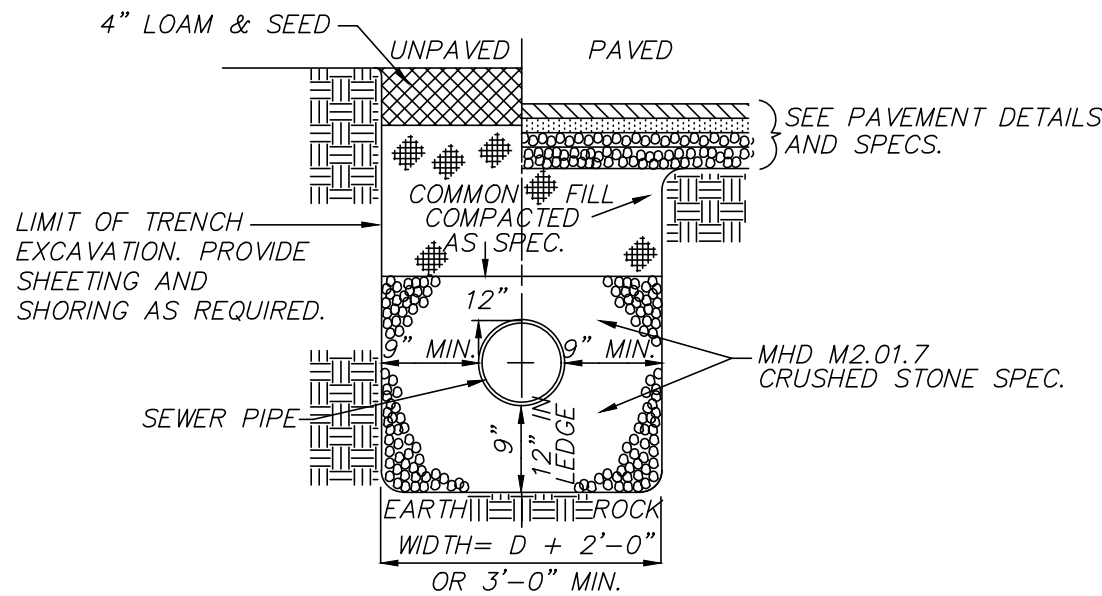
FIRE HYDRANT

(NOT TO SCALE)



TAPPING VALVE AND SLEEVE:

(NOT TO SCALE)

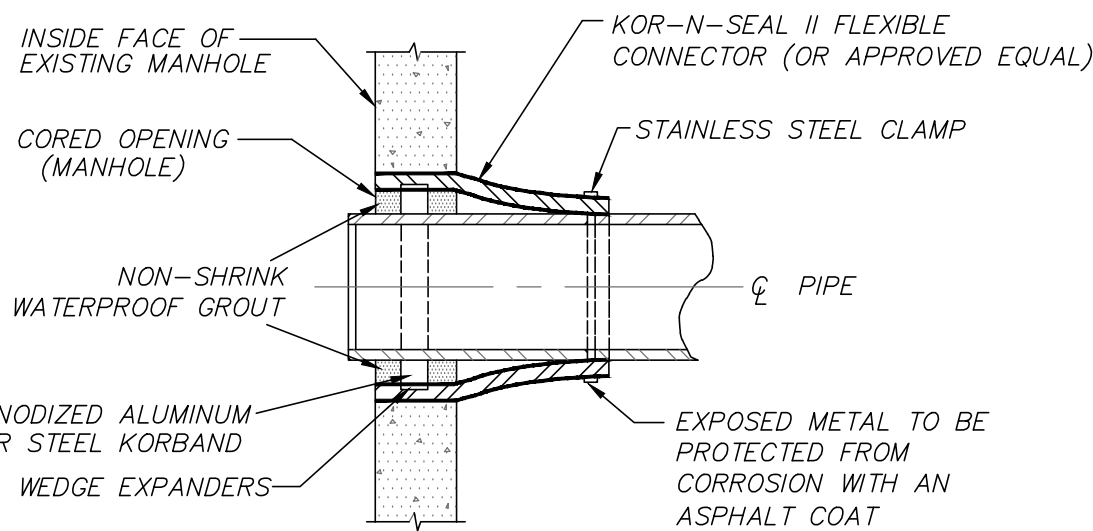


NOTES:

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\"/>

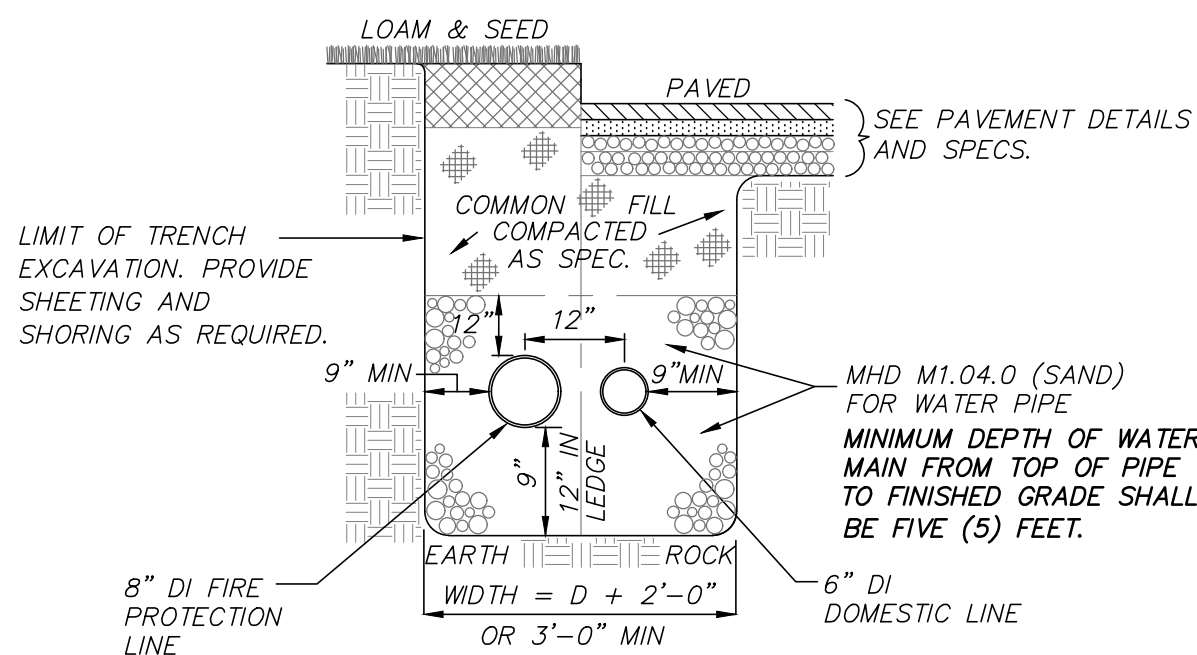
SEWER TRENCH DETAIL

(NOT TO SCALE)



KOR-N-SEAL CONNECTION DETAIL

(NOT TO SCALE)

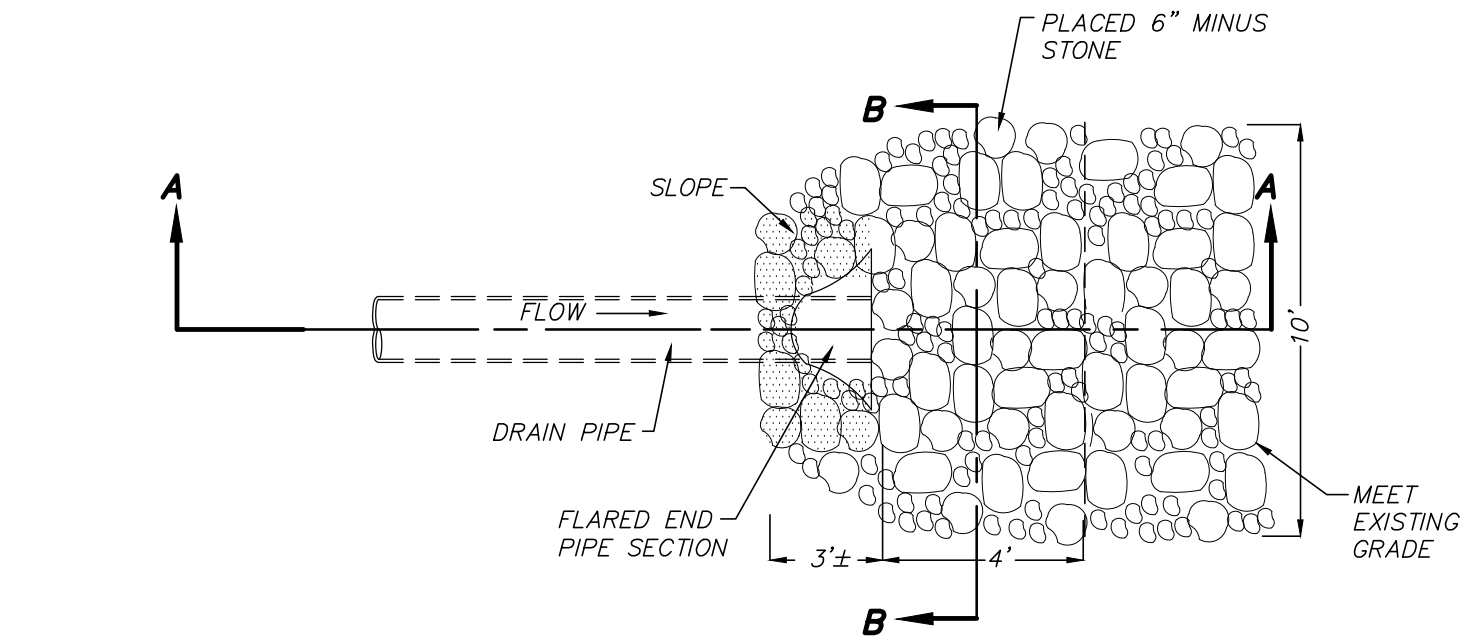


NOTES:

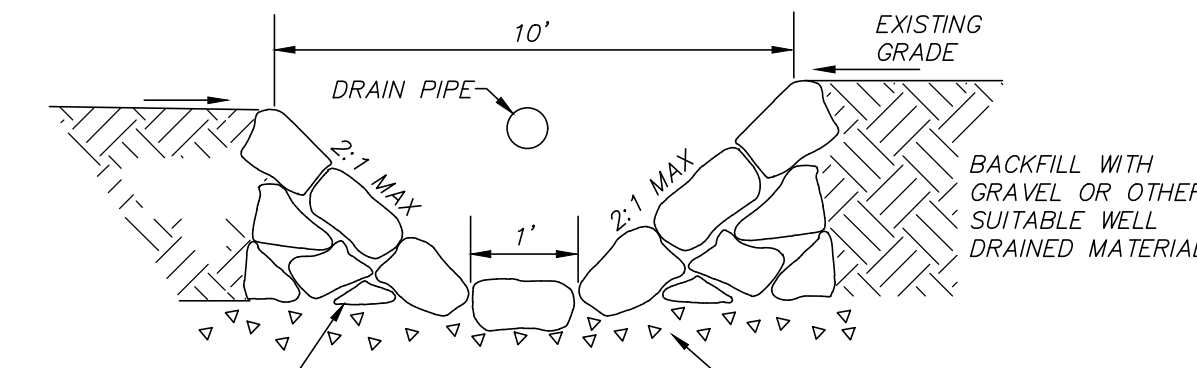
1. INSTALL BEDDING AND COMMON FILL IN 6 INCH LIFTS AND COMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
2. NON-METALLIC WARNING TAPE SHALL BE INSTALLED NO LESS THAN 24\"/>

WATER SERVICE TRENCH

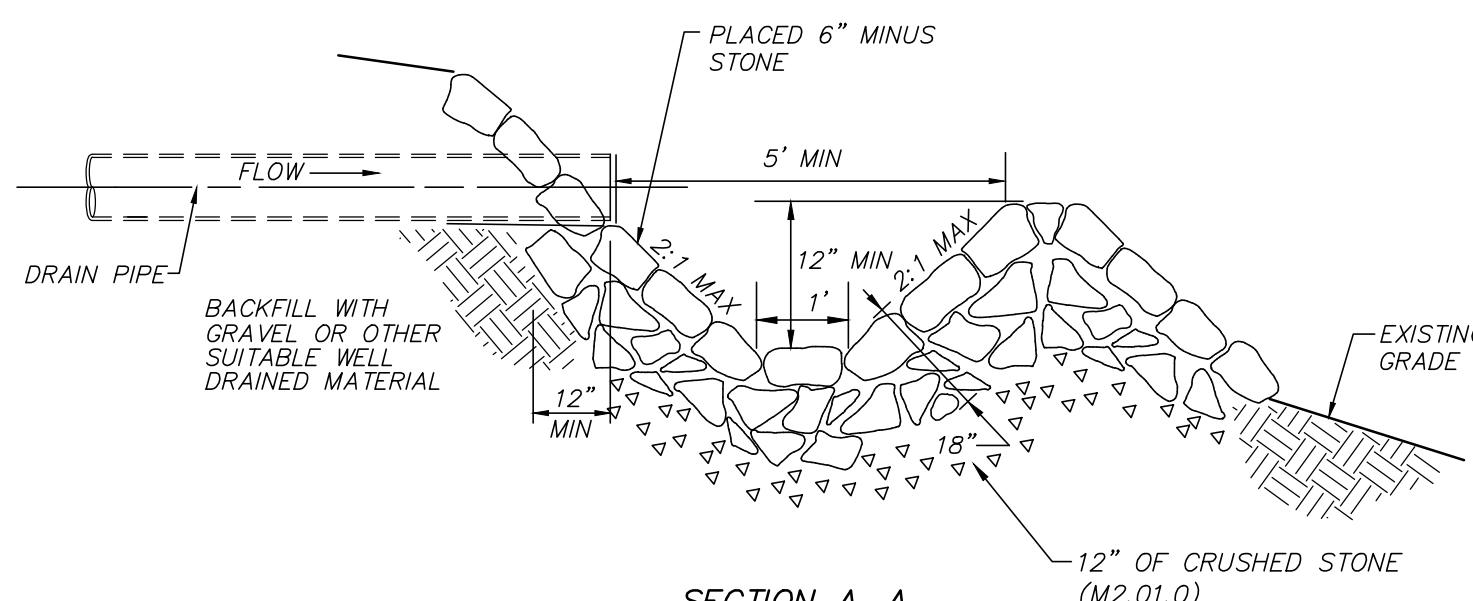
(NOT TO SCALE)



PLAN VIEW



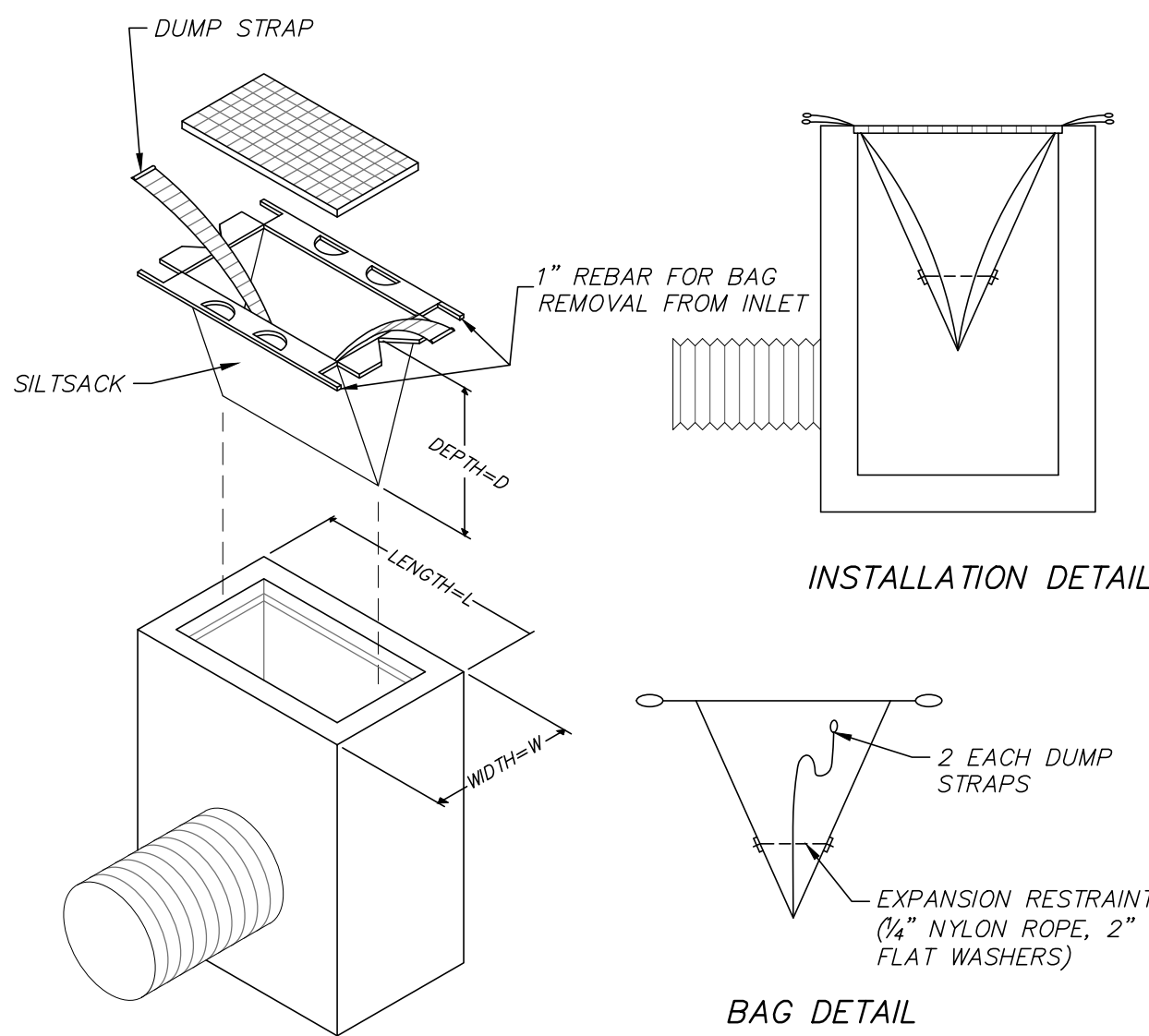
SECTION B-B



SECTION A-A

LEVEL SPREADER

(NOT TO SCALE)



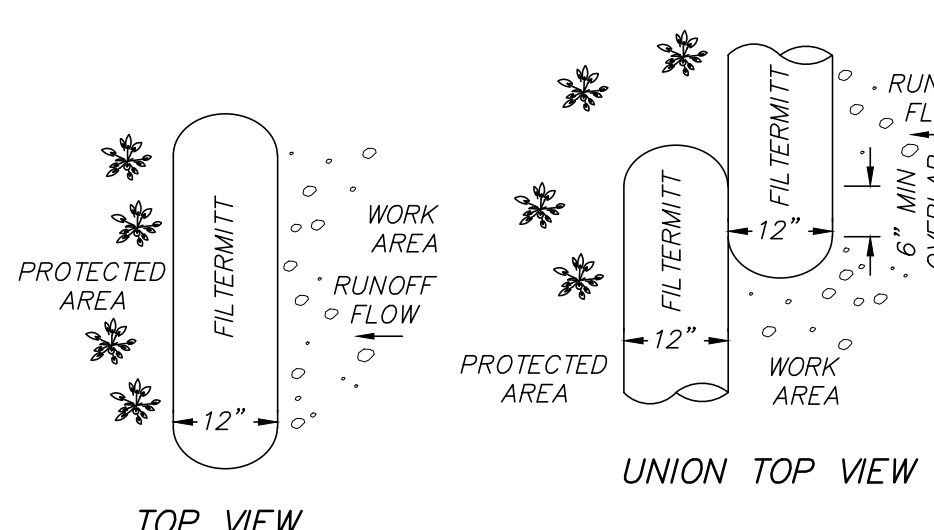
ISOMETRIC VIEW

NOTE:

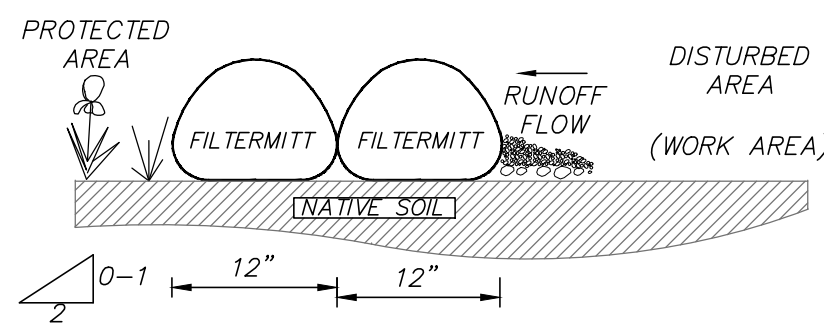
- SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY

CATCH BASIN FILTER DETAIL

(NOT TO SCALE)



TOP VIEW



UNION SECTION VIEW

EROSION CONTROL SOCK - FILTERMITT DETAIL

(NOT TO SCALE)

FILTERMITT COMPONENTS:

OUTSIDE CASING: 100% ORGANIC HESSIAN

- FILLER INGREDIENT: FIBER ROOT MULCH
- BLEND OF COARSE & FINE COMPOST & SHREDDED WOOD
- PARTICLE SIZES: 100% PASSING A 3\"/>

NOTE:

PROVIDE FILTERMITT EROSION CONTROL AS MANUFACTURED BY GROUNDCAPES EXPRESS, INC. P.O. BOX 737 WRENTHAM, MA. 02093 (508)-384-7140 OR EQUAL

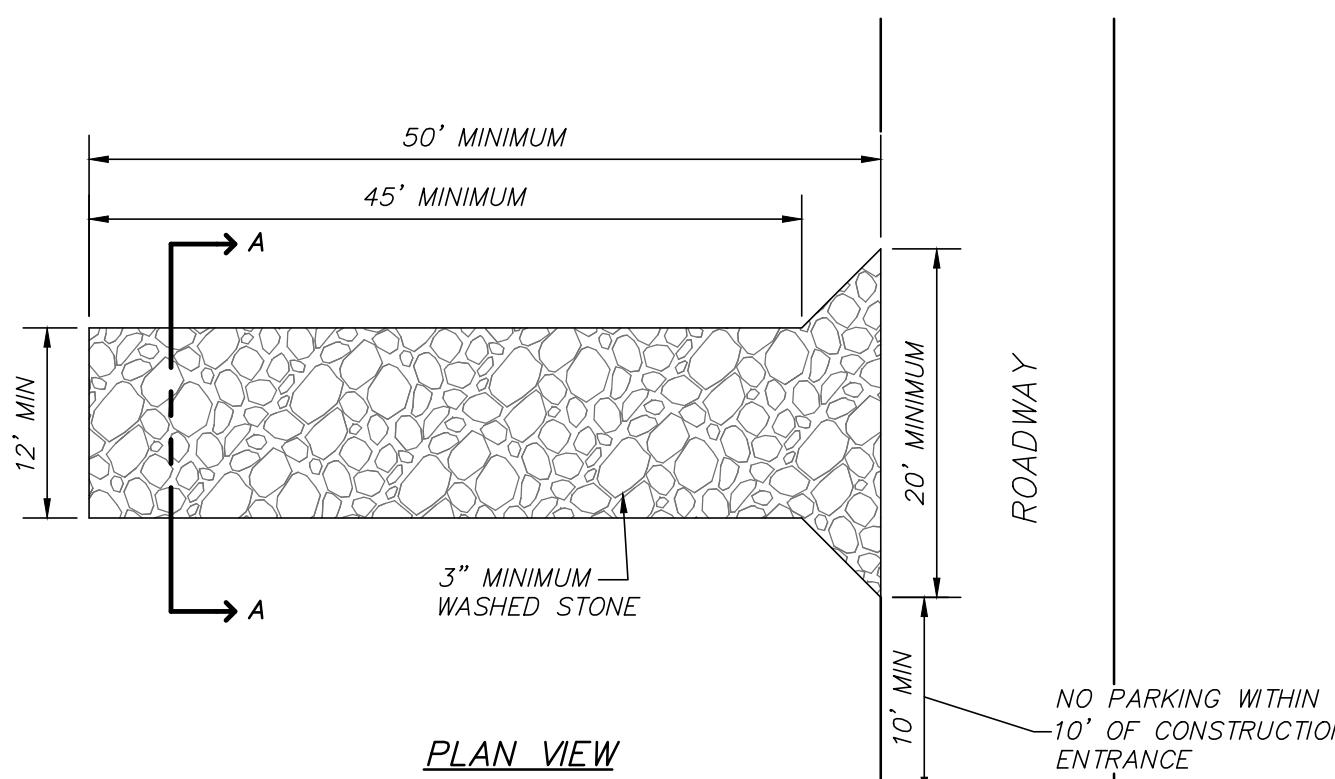
FILTERMITT INSTALLATION:

SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'.

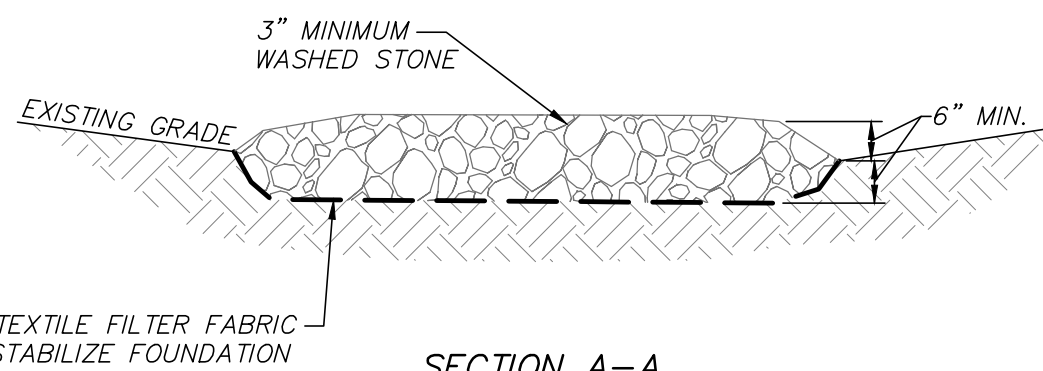
SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'.

THE FLEXIBILITY OF FILTERMITT ALLOWS IT TO CONFORM TO ANY CONTOUR TERRAIN WHILE HOLDING A SLIGHTLY OVAL SHAPE AT 12\"/>

WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6\"/>



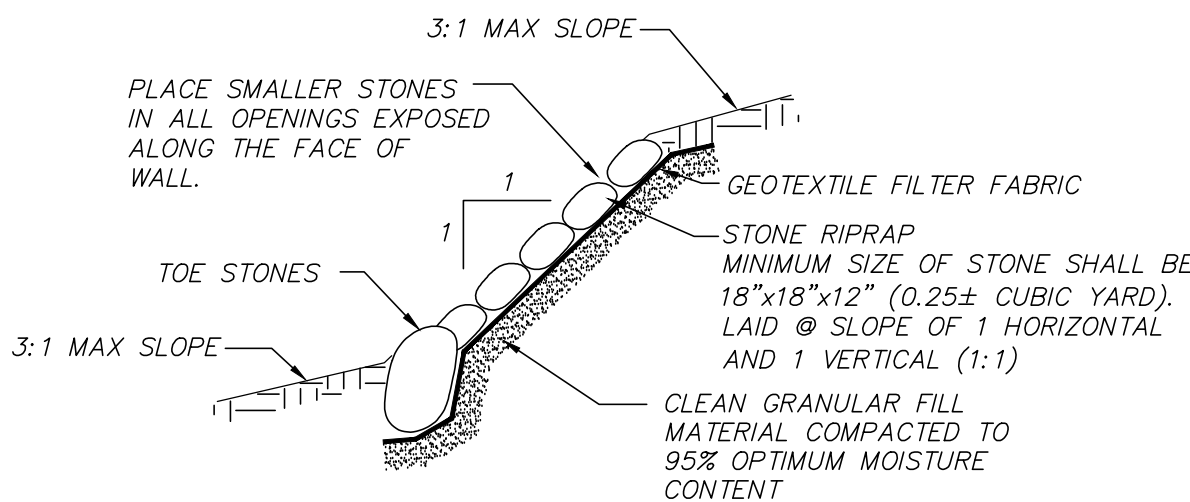
PLAN VIEW



SECTION A-A

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

(NOT TO SCALE)



STONE RIPRAP SLOPE PROTECTION

(NOT TO SCALE)

8 ANDREW AVENUE

COUNCIL ON AGING COMMUNITY CENTER
SITE CONSTRUCTION DETAILS
LOCATED IN
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PREPARED FOR
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500 CUMMINGS CENTER, SUITE 5950
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WWW.MERIDIANASSOC.COM

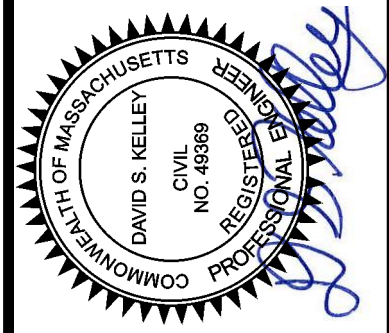
DATE:
DECEMBER 7, 2022

SCALE:
AS NOTED

SHEET No.
C 8.0

PROJECT No.
6452

REVISIONS	DATE	DESCRIPTION
05/15/23	DSK	PER REVIEW / TOWN COMMENTS
03/17/23	DSK	PER REVIEW / TOWN COMMENTS
03/01/23	DSK	SITE ACCESS & LAYOUT
02/10/23	DSK	SITE ACCESS & LAYOUT
02/02/23	DSK	REVISIONS TO RIVERWALK LAYOUT
01/16/23	DSK	SITE PLAN APPLICATION
01/05/23	DSK	CON. COMMISSION COMMENTS
01/05/23	DSK	CON. COMMISSION COMMENTS



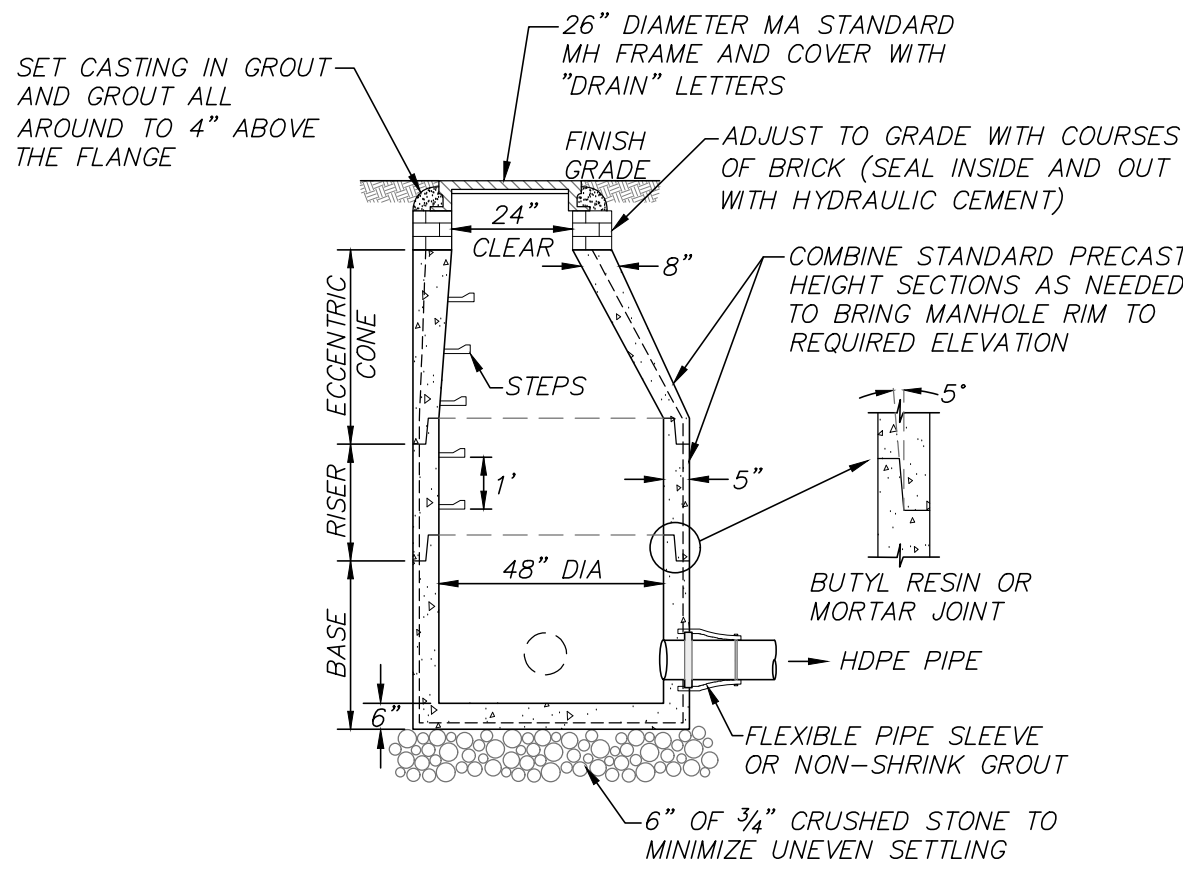
CHECKED BY: DSK

DESIGNED BY: CIR

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

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
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----- 2023

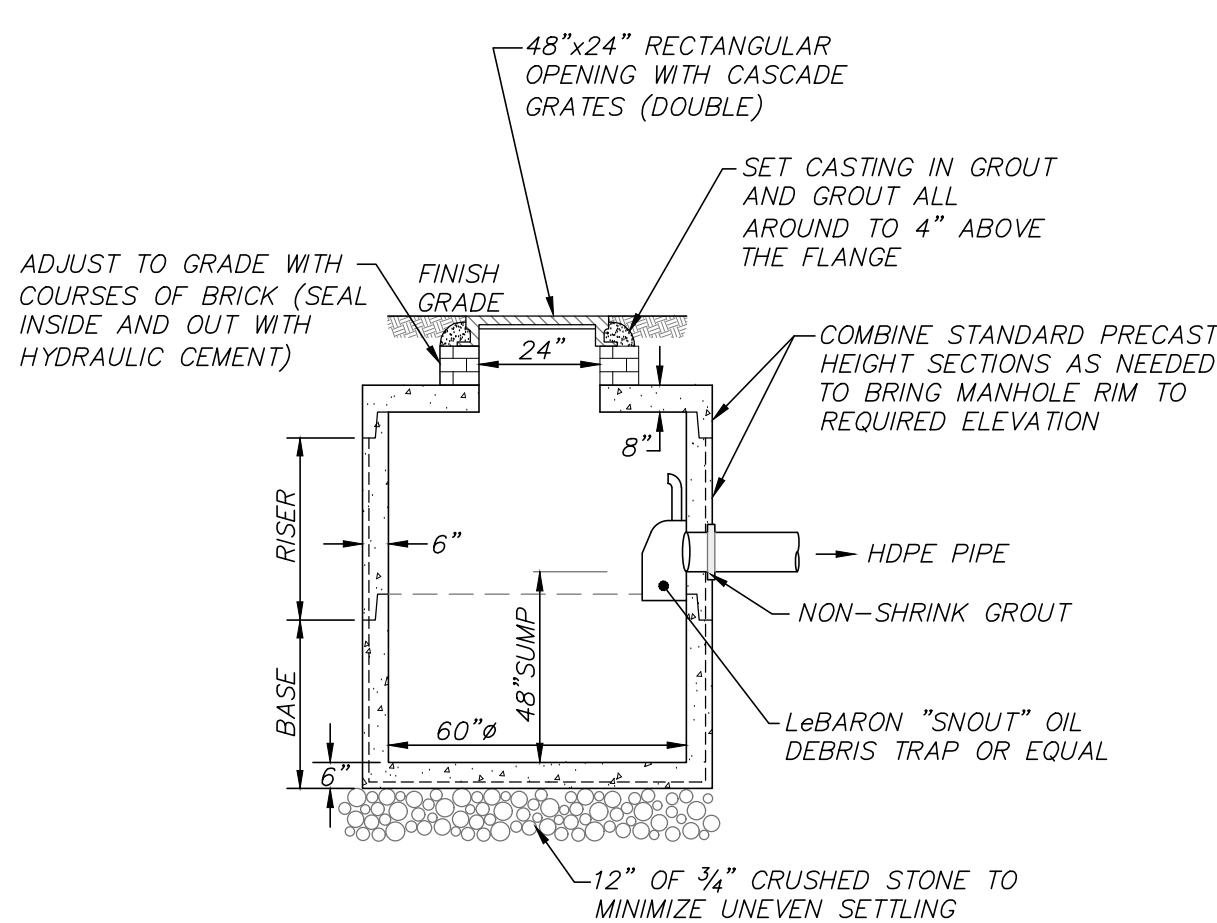


NOTES:

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

DRAIN MANHOLE DETAIL

(NOT TO SCALE)



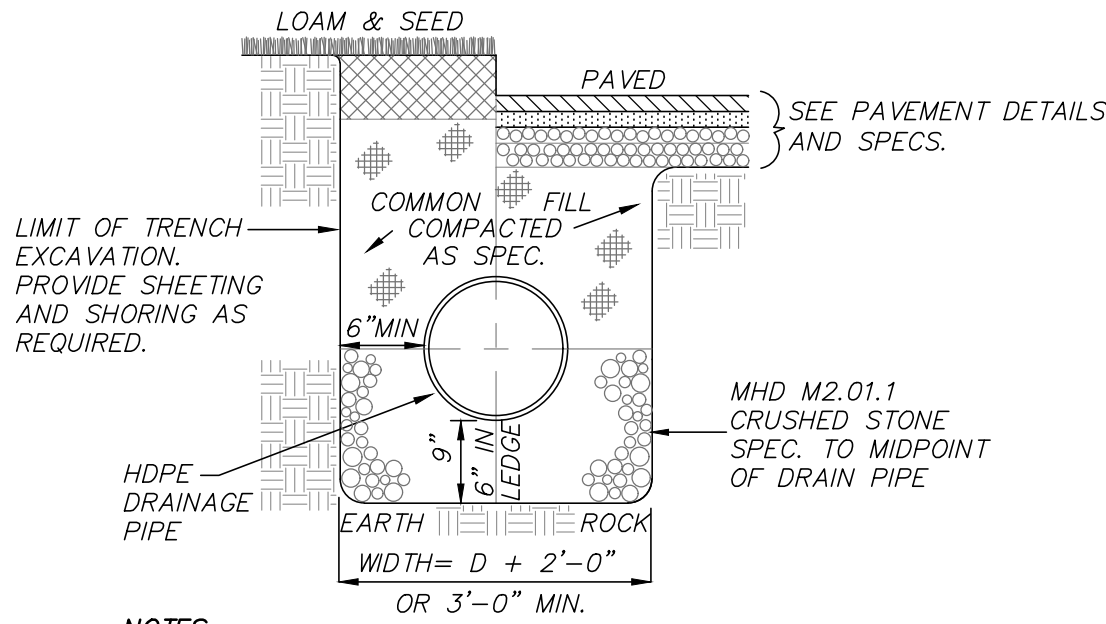
NOTES:

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

DOUBLE GRATE

CATCHBASIN WITH OIL DEBRIS TRAP

(NOT TO SCALE)

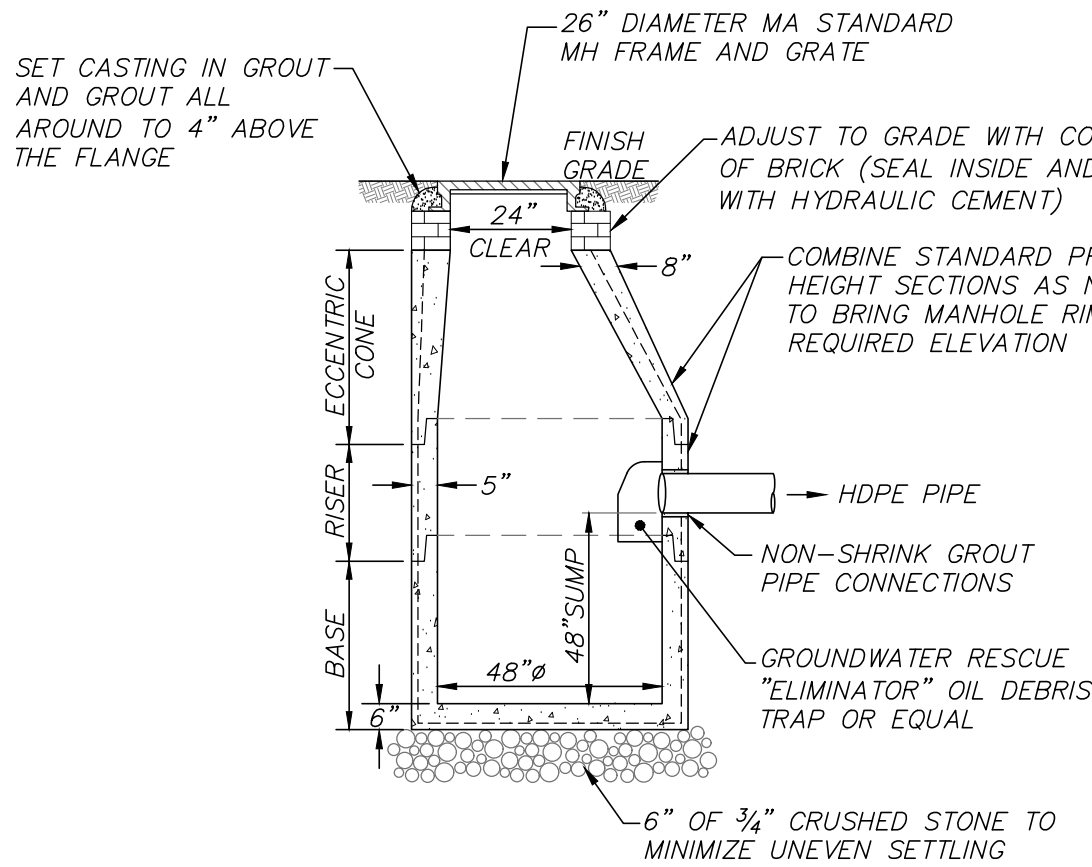


NOTES:

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

DRAIN TRENCH

(NOT TO SCALE)

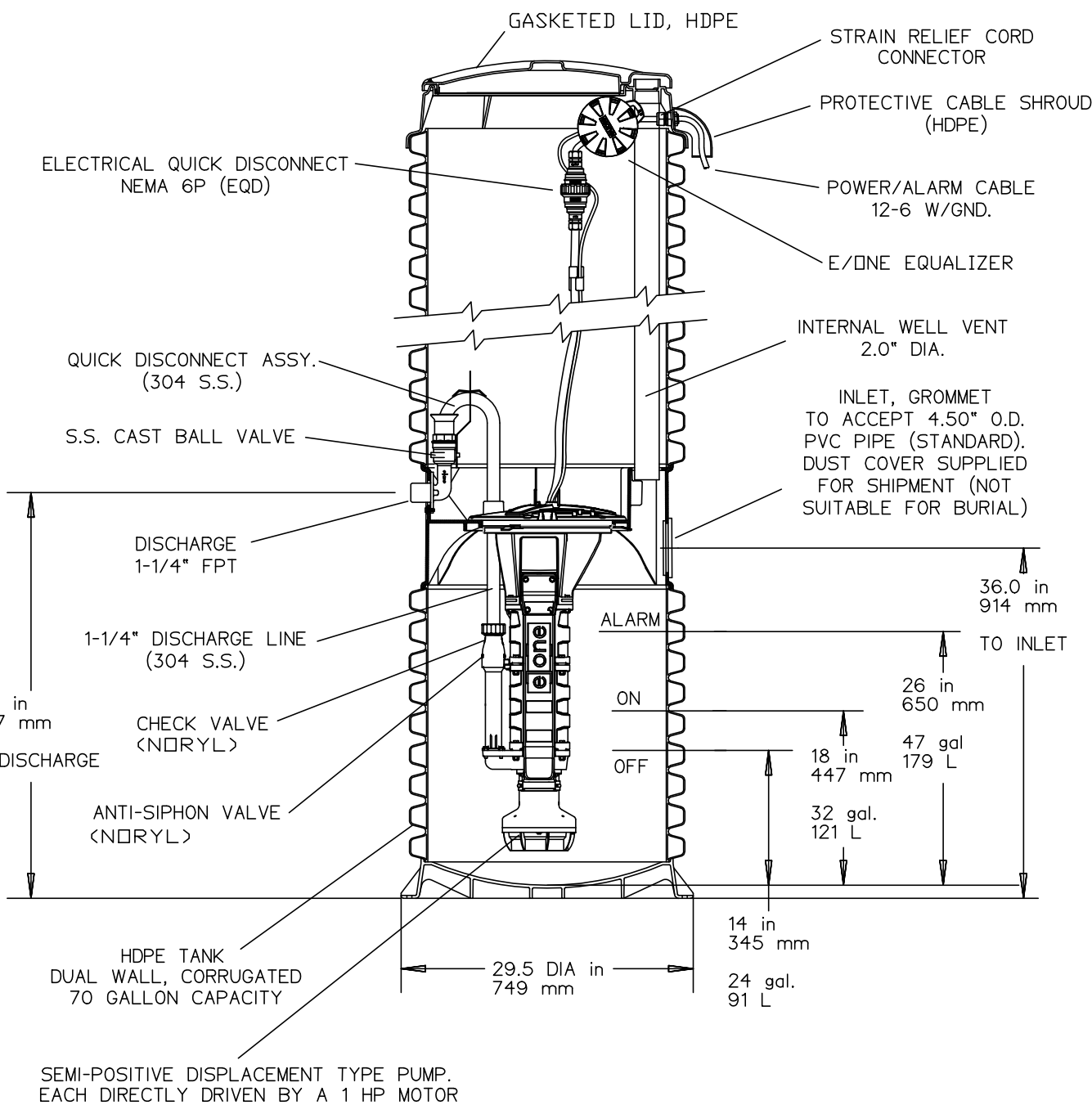


NOTES:

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

CATCHBASIN WITH OIL DEBRIS TRAP

(NOT TO SCALE)

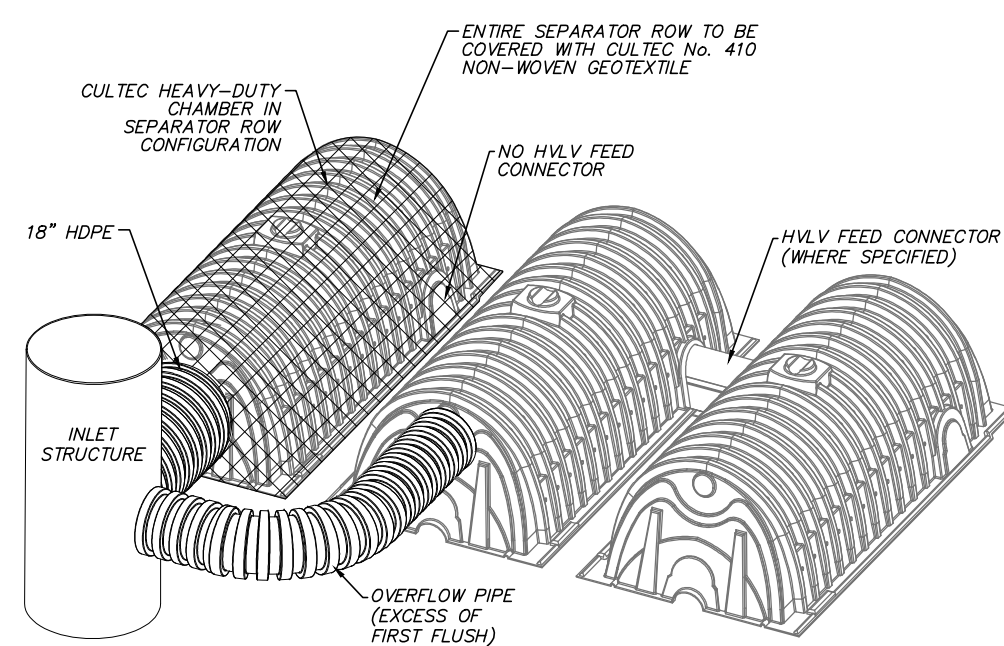


NOTES:

- THIS DETAIL IS PROVIDED SHOULD AN EXTERNAL SEWER EJECTOR PUMP BE REQUIRED.
- THIS DETAIL IS PROVIDED FOR SCHEMATIC PURPOSES ONLY. THE GRINDER PUMP SHALL BE DESIGNED/SIZED BY THE MANUFACTURER.

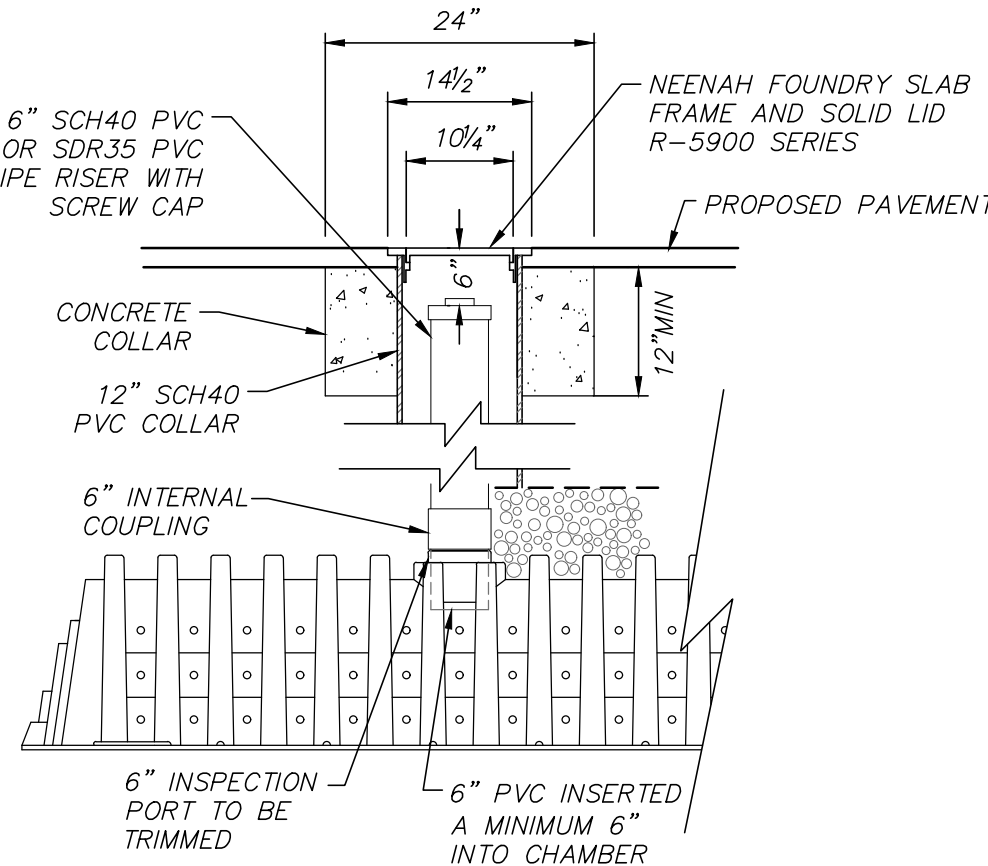
E-ONE GRINDER PUMP MODEL DH071

(NOT TO SCALE)



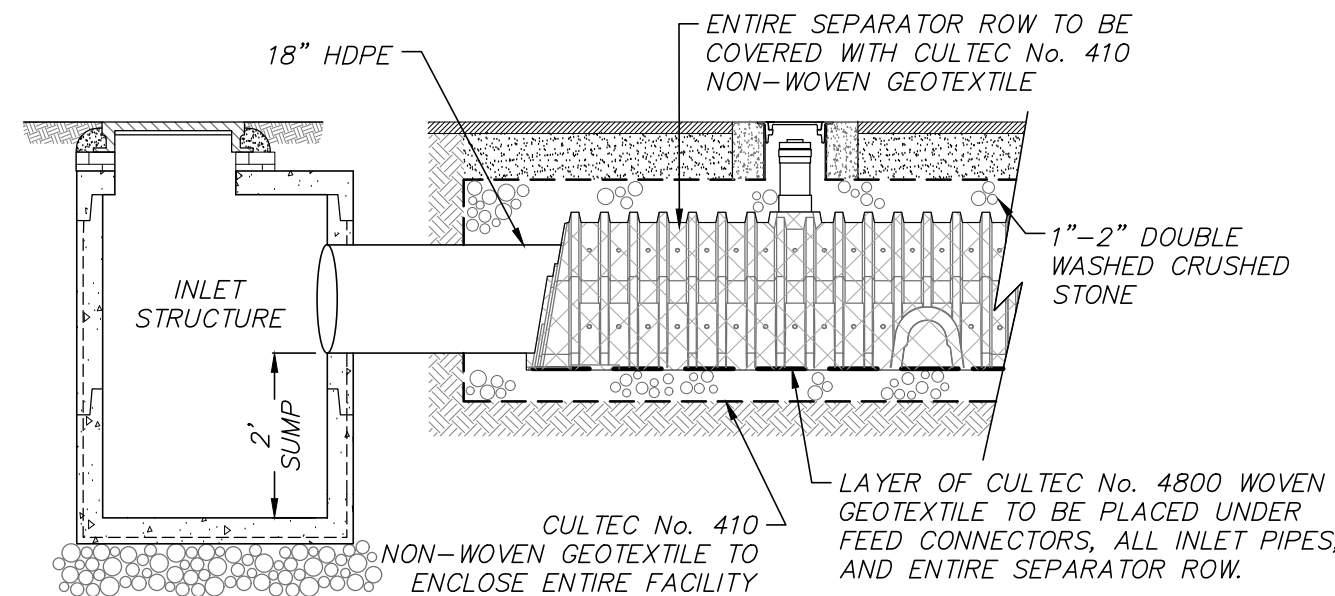
SEPARATOR ROW INLET CONFIGURATION

(NOT TO SCALE)



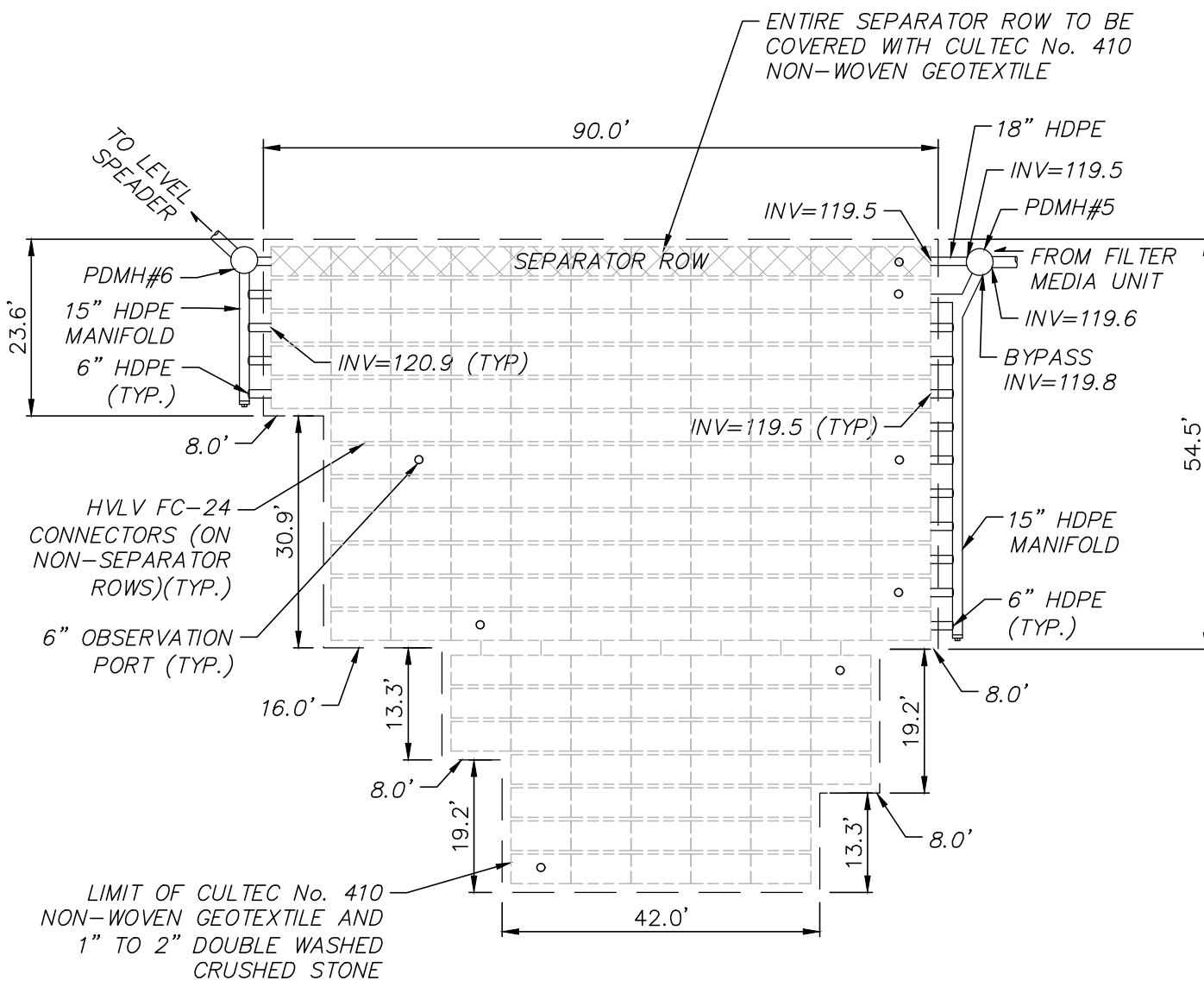
OBSERVATION PORT

(NOT TO SCALE)



SEPARATOR ROW SECTION VIEW

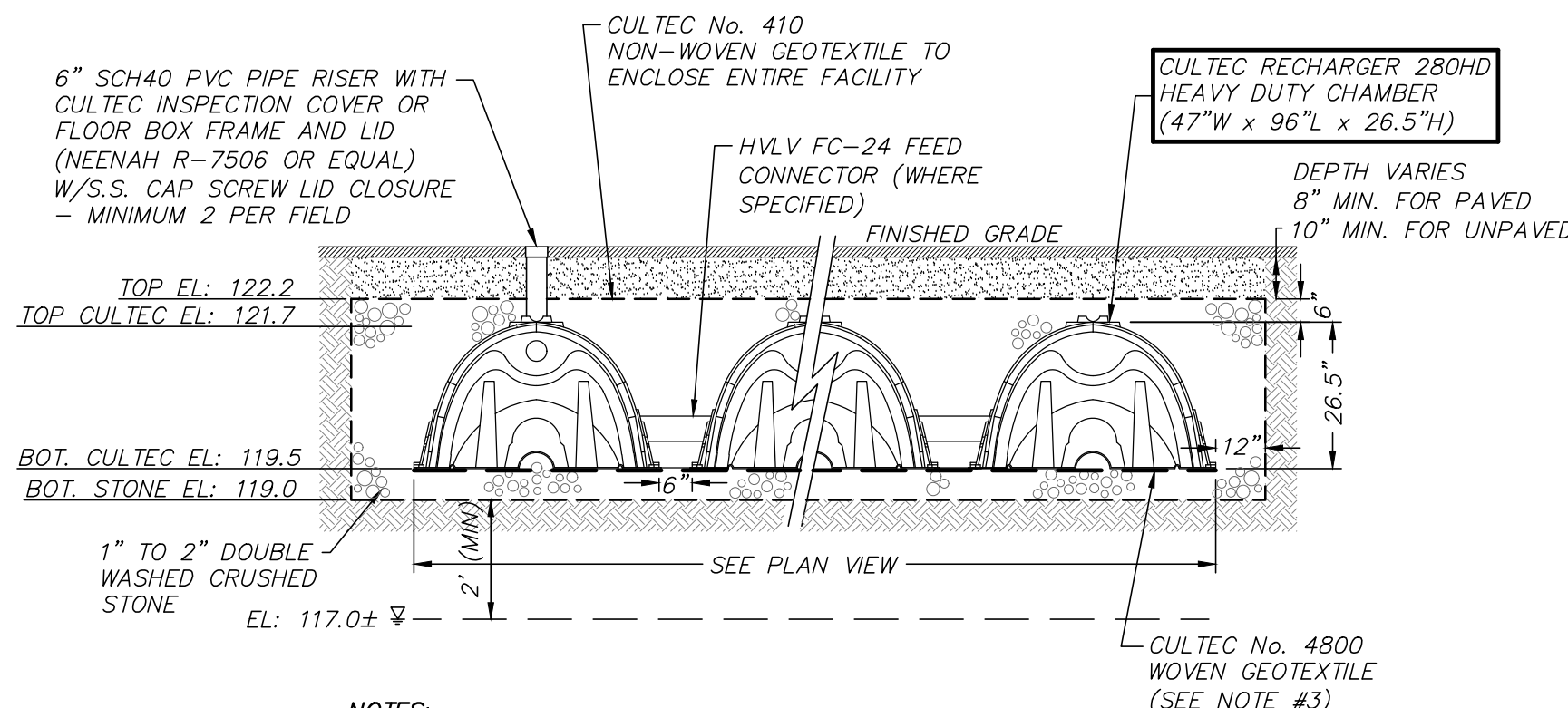
(NOT TO SCALE)



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

SUBSURFACE INFILTRATION FACILITY

(NOT TO SCALE)



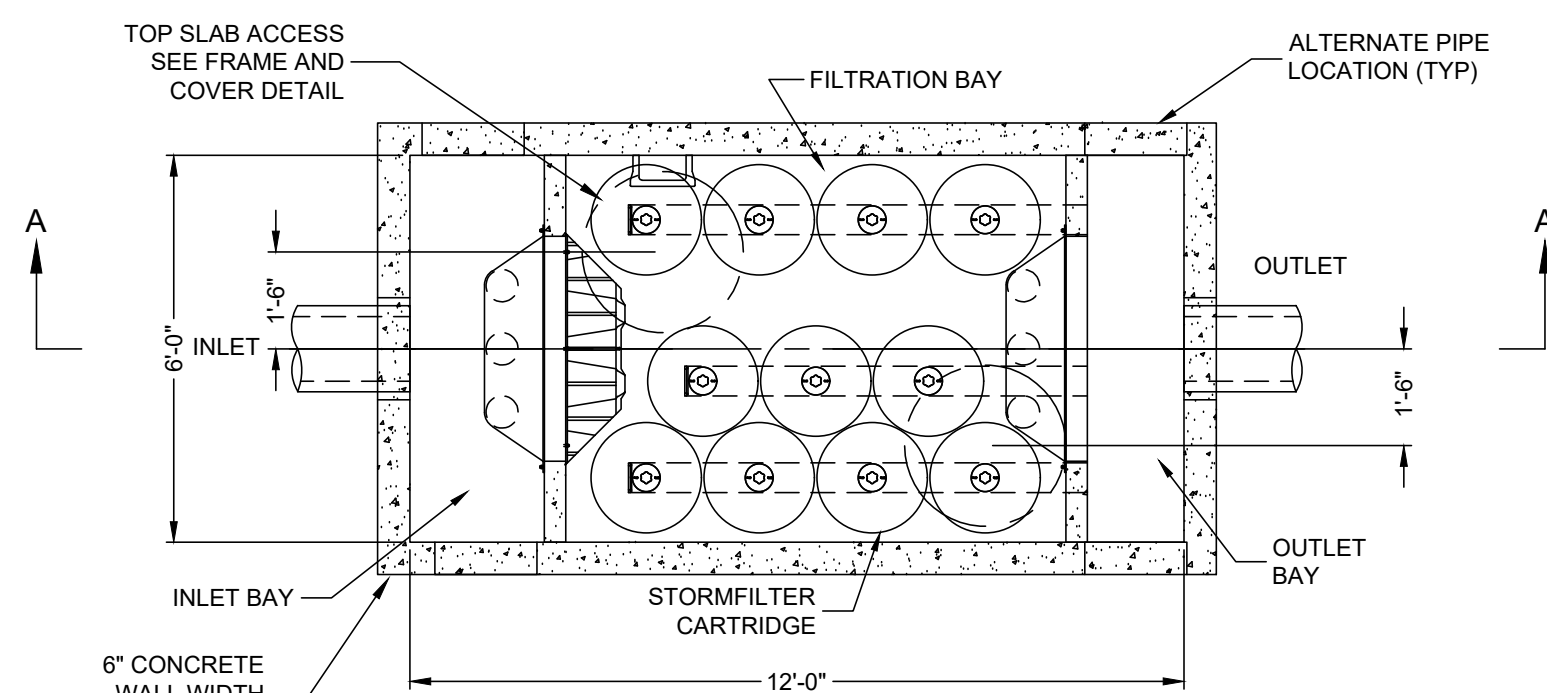
NOTES:

- 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)

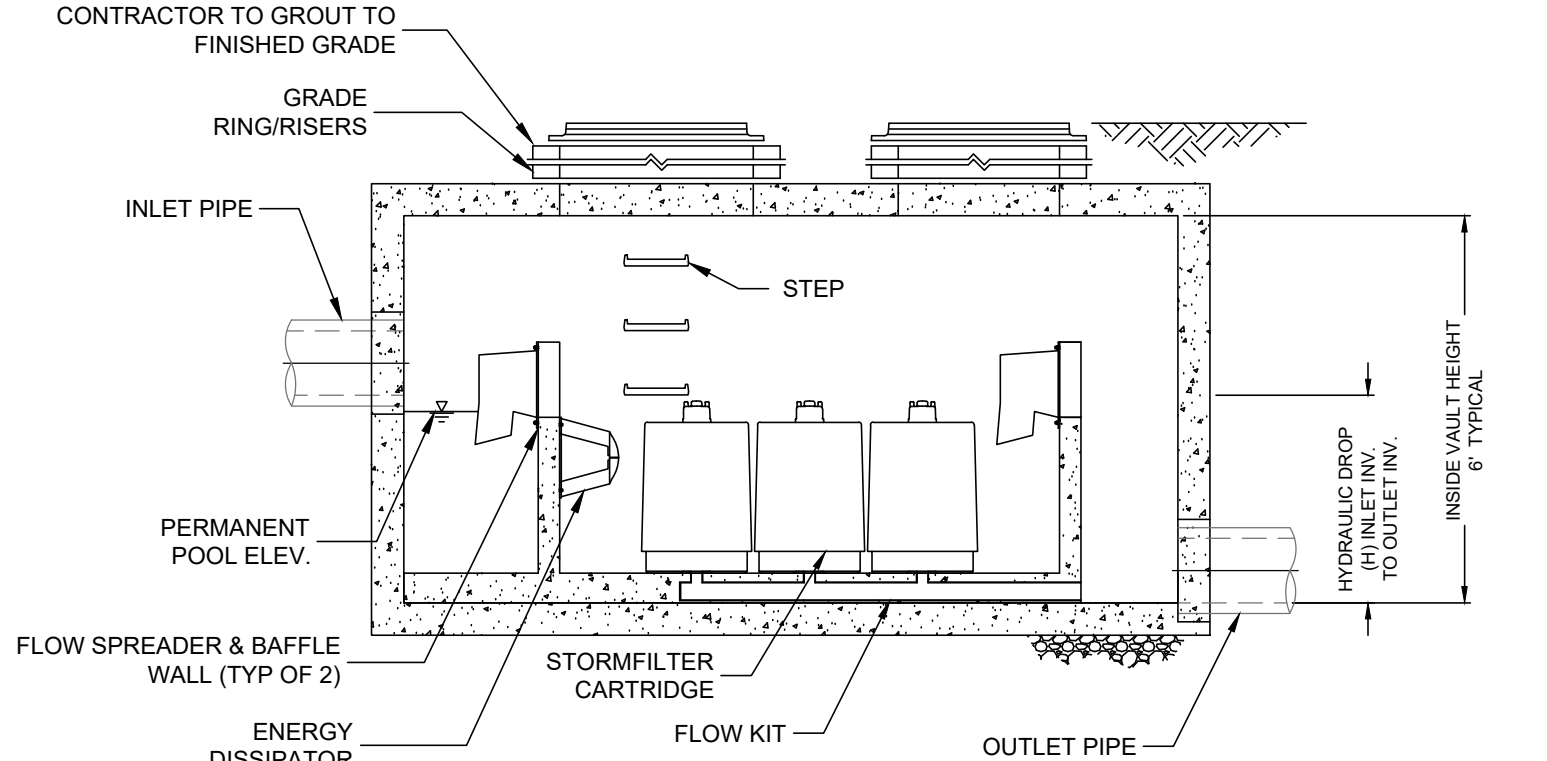
SUBSURFACE INFILTRATION FACILITY

(NOT TO SCALE)



PLAN VIEW

VAULT STYLE: INLET BAY - OUTLET BAY



SECTION A-A

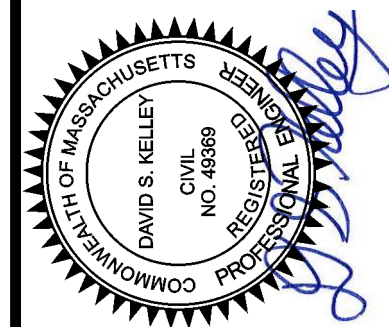
- THIS DETAIL IS SHOWN FOR SCHEMATIC PURPOSES ONLY. THE FILTER MEDIA DEVICE SHALL BE DESIGNED/SIZED BY THE MANUFACTURER.

STORMWATER FILTER MEDIA DEVICE

(NOT TO SCALE)

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISIONS		DATE	DESCRIPTION
05/15/23	DSK	PER REVIEW / TOWN COMMENTS	
03/17/23	DSK	PER REVIEW / TOWN COMMENTS	
03/01/23	DSK	SITE ACCESS & LAYOUT	
02/10/23	DSK	SITE ACCESS & LAYOUT	
02/02/23	DSK	REVISIONS TO RIVERWALK LAYOUT	
01/16/23	DSK	SITE PLAN APPLICATION	
01/05/23	DSK	CON. COMMISSION COMMENTS	



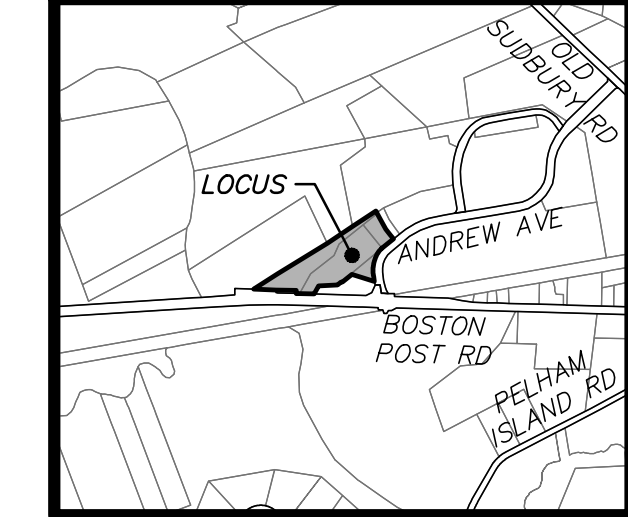
COUNCIL ON AGING COMMUNITY CENTER
SITE CONSTRUCTION DETAILS
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-9447
WWW.MERIDIANASSOC.COM



DATE: DECEMBER 7, 2022
SCALE: AS NOTED
SHEET No. C 9.0
PROJECT No. 6452

DESIGNED BY: CR
CHECKED BY: DSK



LOCUS MAP:
(NOT TO SCALE)

PLANT SCHEDULE				
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE
TREES: 21				
3	AR	Acer rubrum	Red Maple	2-2.5"
3	LT	Liriodendron tulipifera	Tuliptree	2-2.5"
3	MS	Malus sargentii	Sargent Crabapple	2-2.5"
2	NS	Nyssa sylvatica	Black Gum	2-2.5"
1	PT	Populus tremuloides	American Aspen	2-2.5"
2	QC	Quercus coccinea	Scarlet Oak	2-2.5"
3	QR	Quercus rubra	Red Oak	2-2.5"
4	TC	Tsuga canadensis	Eastern Hemlock	10-12'
SHRUBS: 47				
7	ARB	Azalea 'Rosebud'	Rosebud Azalea	3 gallon
15	BGG	Buxus macrophylla 'Green Gem'	Green Gem Boxwood	3 gallon
12	MP	Myrica pensylvanica	Northern Bayberry	5 gallon
4	RCW	Rhododendron 'Cunningham's White'	Cunningham's White Rhodo.	5 gallon
8	RV	Rhododendron viscosum	Swamp Azalea	3 gallon
1	VSS	Viburnum plicatum toment. 'Summer Snowflake'	Summer Snowflake Viburnum	10 gallon
PERENNIALS & GROUNDCOVER				
23	VM	Vinca minor 'Bowles'	Bowles Periwinkle	4" Pot
15	AT	Asclepias tuberosa	Butterfly Weed	1 quart
50	AU	Arctostaphylos uva-ursi 'Massachusetts'	Bearberry Massachusetts	1 quart
12	BT	Baptisia tinctoria	Yellow Wild Indigo	1 quart

TREE REMOVAL QUANTITIES:

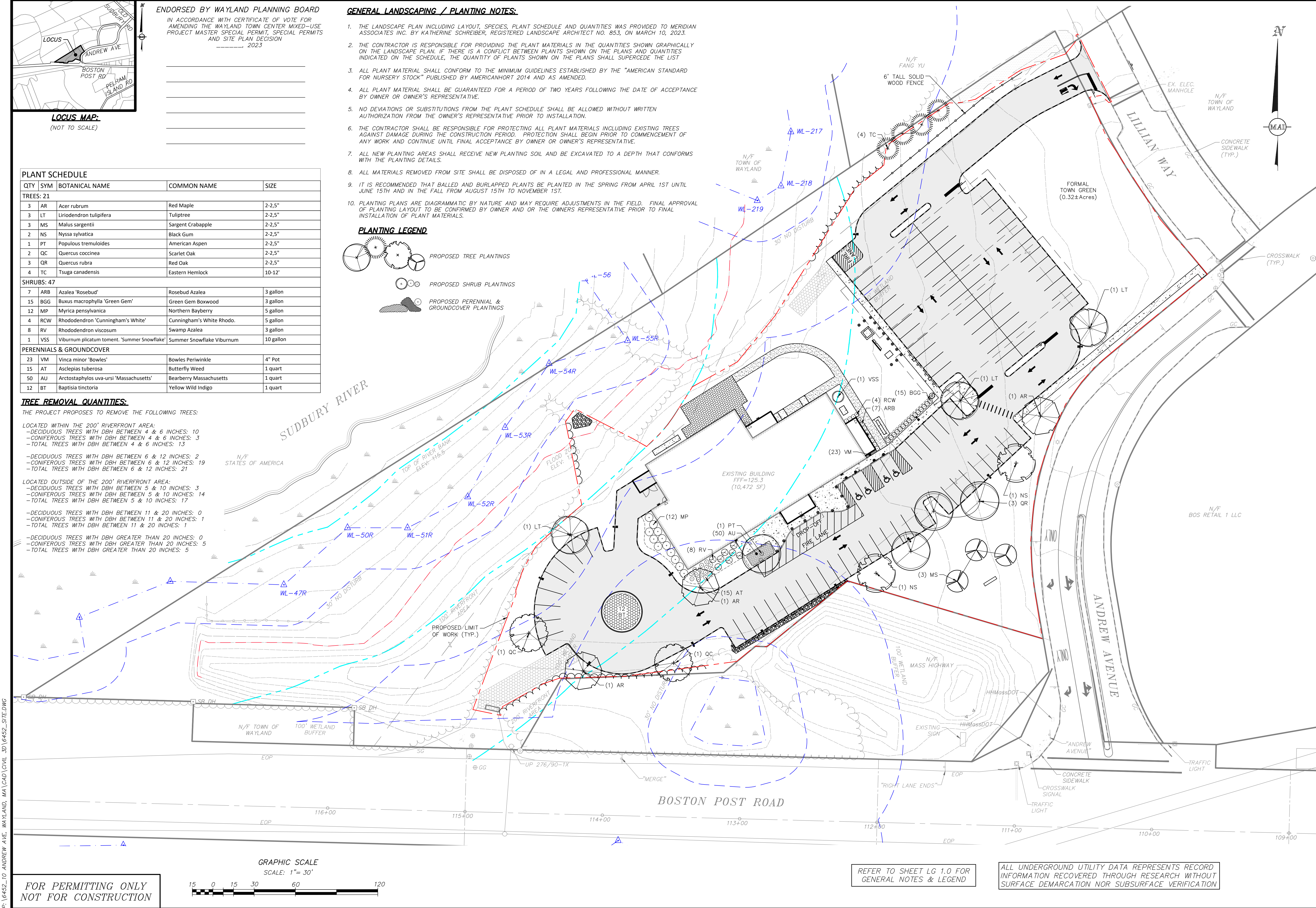
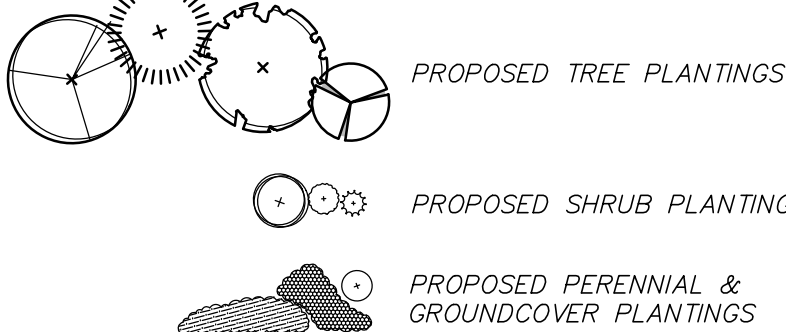
THE PROJECT PROPOSES TO REMOVE THE FOLLOWING TREES:

- LOCATED WITHIN THE 200' RIVERFRONT AREA:
- DECIDUOUS TREES WITH DBH BETWEEN 4 & 6 INCHES: 10
 - CONIFEROUS TREES WITH DBH BETWEEN 4 & 6 INCHES: 3
 - TOTAL TREES WITH DBH BETWEEN 4 & 6 INCHES: 13
- DECIDUOUS TREES WITH DBH BETWEEN 6 & 12 INCHES: 2
- CONIFEROUS TREES WITH DBH BETWEEN 6 & 12 INCHES: 19
- TOTAL TREES WITH DBH BETWEEN 6 & 12 INCHES: 21
- LOCATED OUTSIDE OF THE 200' RIVERFRONT AREA:
- DECIDUOUS TREES WITH DBH BETWEEN 5 & 10 INCHES: 3
 - CONIFEROUS TREES WITH DBH BETWEEN 5 & 10 INCHES: 14
 - TOTAL TREES WITH DBH BETWEEN 5 & 10 INCHES: 17
- DECIDUOUS TREES WITH DBH BETWEEN 11 & 20 INCHES: 0
- CONIFEROUS TREES WITH DBH BETWEEN 11 & 20 INCHES: 1
- TOTAL TREES WITH DBH BETWEEN 11 & 20 INCHES: 1
- DECIDUOUS TREES WITH DBH GREATER THAN 20 INCHES: 0
- CONIFEROUS TREES WITH DBH GREATER THAN 20 INCHES: 5
- TOTAL TREES WITH DBH GREATER THAN 20 INCHES: 5

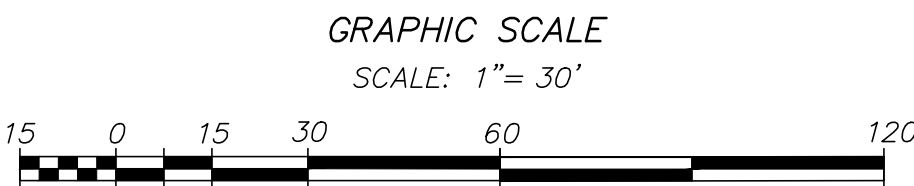
GENERAL LANDSCAPING / PLANTING NOTES:

1. THE LANDSCAPE PLAN INCLUDING LAYOUT, SPECIES, PLANT SCHEDULE AND QUANTITIES WAS PROVIDED TO MERIDIAN ASSOCIATES INC. BY KATHERINE SCHREIBER, REGISTERED LANDSCAPE ARCHITECT NO. 853, ON MARCH 10, 2023.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE PLANT MATERIALS IN THE QUANTITIES SHOWN GRAPHICALLY ON THE LANDSCAPE PLAN. IF THERE IS A CONFLICT BETWEEN PLANTS SHOWN ON THE PLANS AND QUANTITIES INDICATED ON THE SCHEDULE, THE QUANTITY OF PLANTS SHOWN ON THE PLANS SHALL SUPERCEDE THE LIST
3. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
5. NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. 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.
7. ALL NEW PLANTING AREAS SHALL RECEIVE NEW PLANTING SOIL AND BE EXCAVATED TO A DEPTH THAT CONFORMS WITH THE PLANTING DETAILS.
8. ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
9. 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.
10. 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.

PLANTING LEGEND



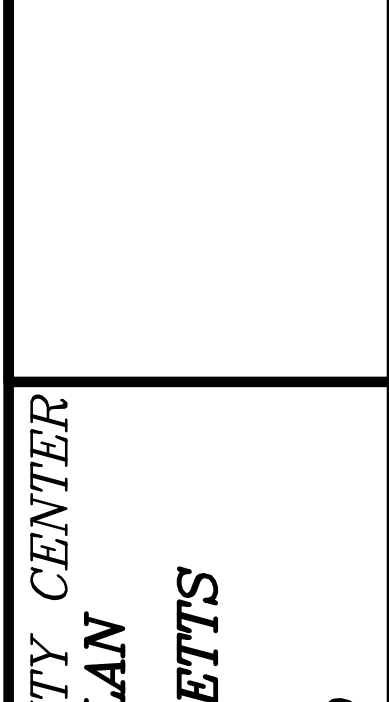
FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



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		DATE	DESCRIPTION
05/15/23	PEER REVIEW / TOWN COMMENTS		
03/17/23	PEER REVIEW / TOWN COMMENTS		
03/01/23	SITE ACCESS & LAYOUT		
02/10/23	SITE ACCESS & LAYOUT		
02/02/23	REVISIONS TO RIVERWALK LAYOUT		
01/16/23	SITE PLAN APPLICATION		
01/05/23	CON. COMMISSION COMMENTS		



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

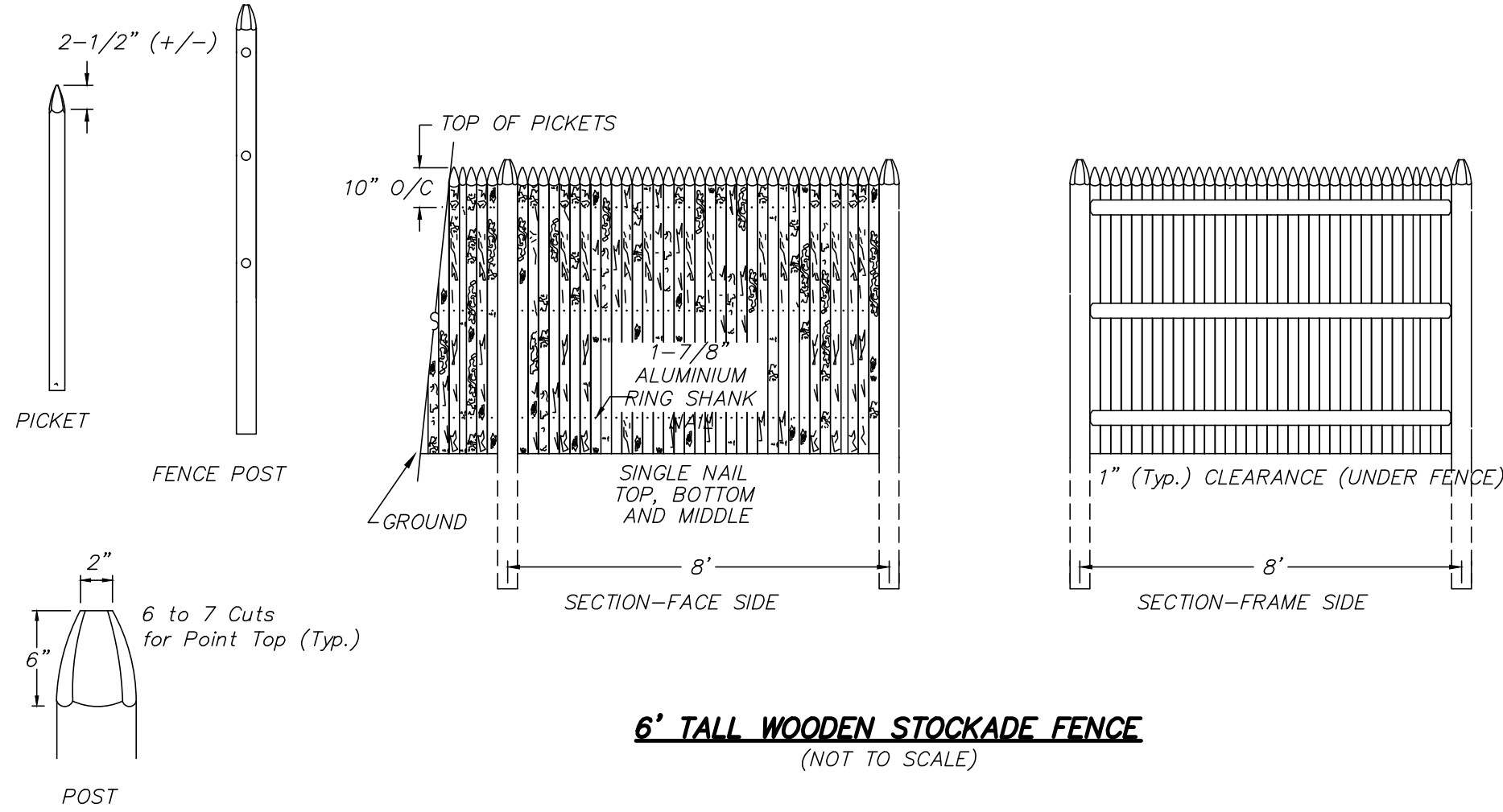
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-9447
WWW.MERIDIANASSOC.COM

DESIGNED BY: CR
CHECKED BY: DSK

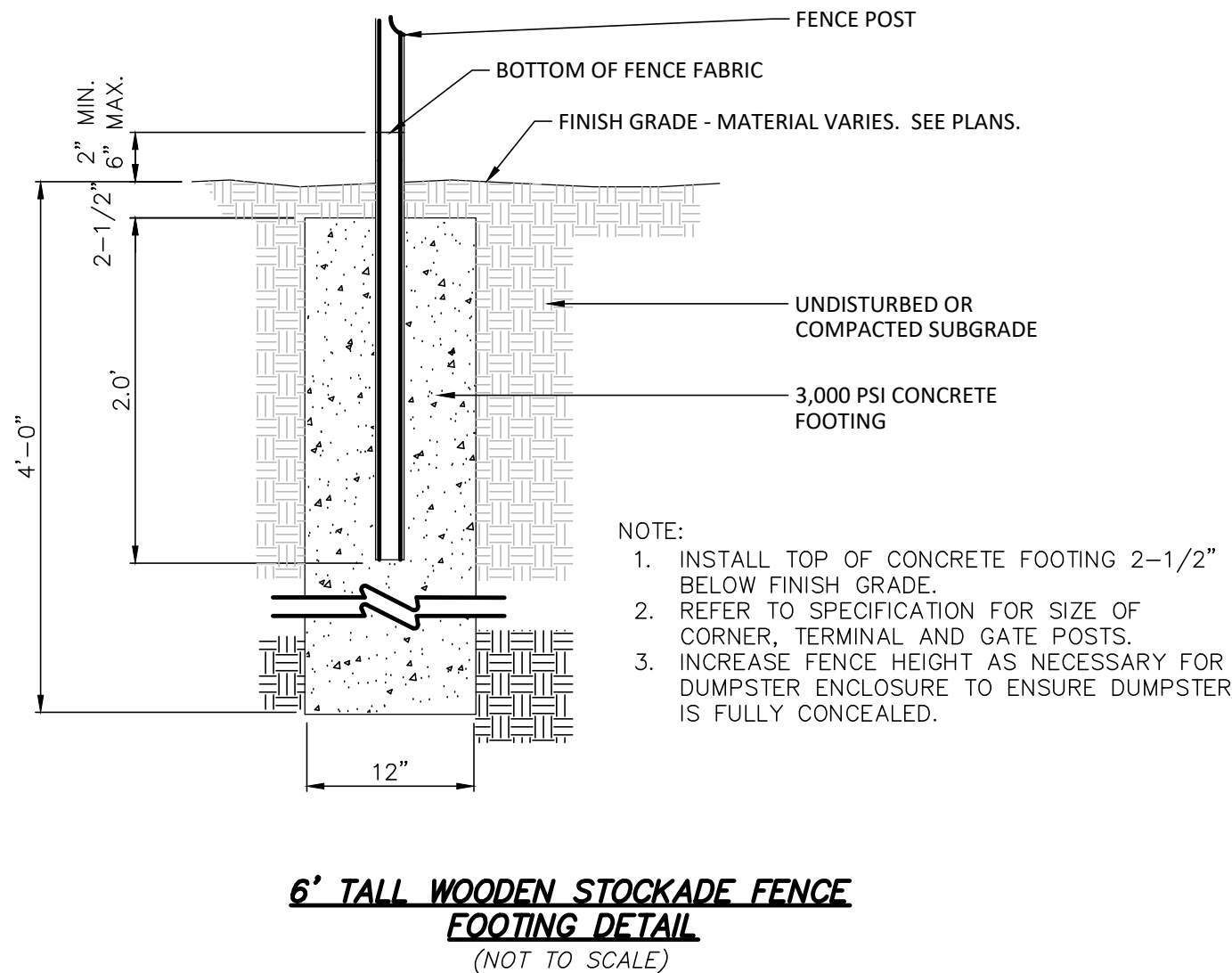
DATE: DECEMBER 7, 2022
SCALE: 1"=30'
SHEET No. L 1.0
PROJECT No. 6452

ENDORSED BY WAYLAND PLANNING BOARD

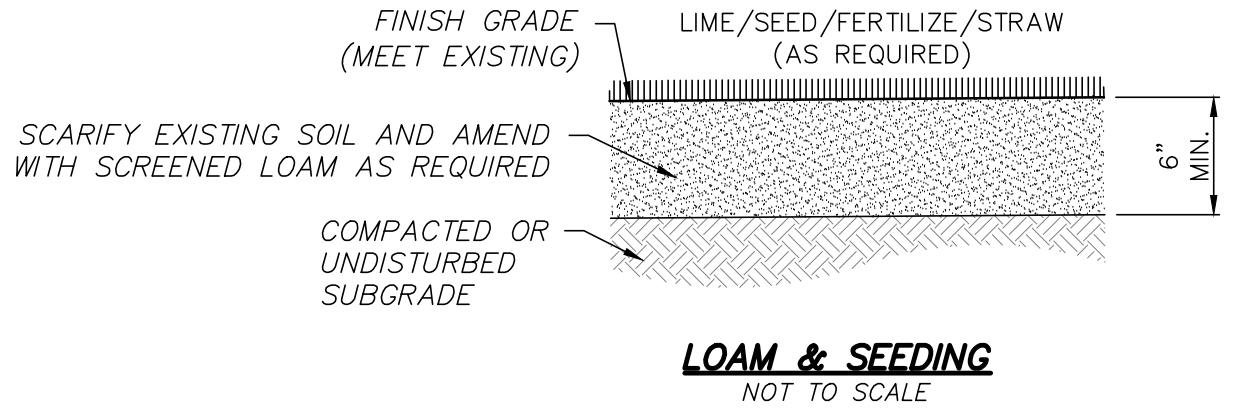
IN ACCORDANCE WITH CERTIFICATE OF VOTE FOR
AMENDING THE WAYLAND TOWN CENTER MIXED-USE
PROJECT MASTER SPECIAL PERMIT, SPECIAL PERMITS
AND SITE PLAN DECISION
----- 2023



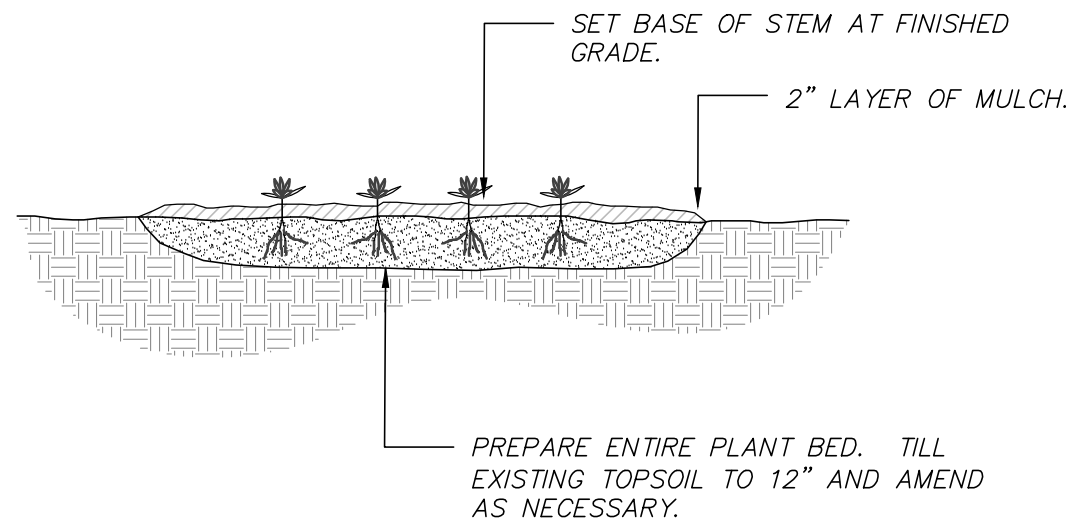
6' TALL WOODEN STOCKADE FENCE
(NOT TO SCALE)



6' TALL WOODEN STOCKADE FENCE
FOOTING DETAIL
(NOT TO SCALE)

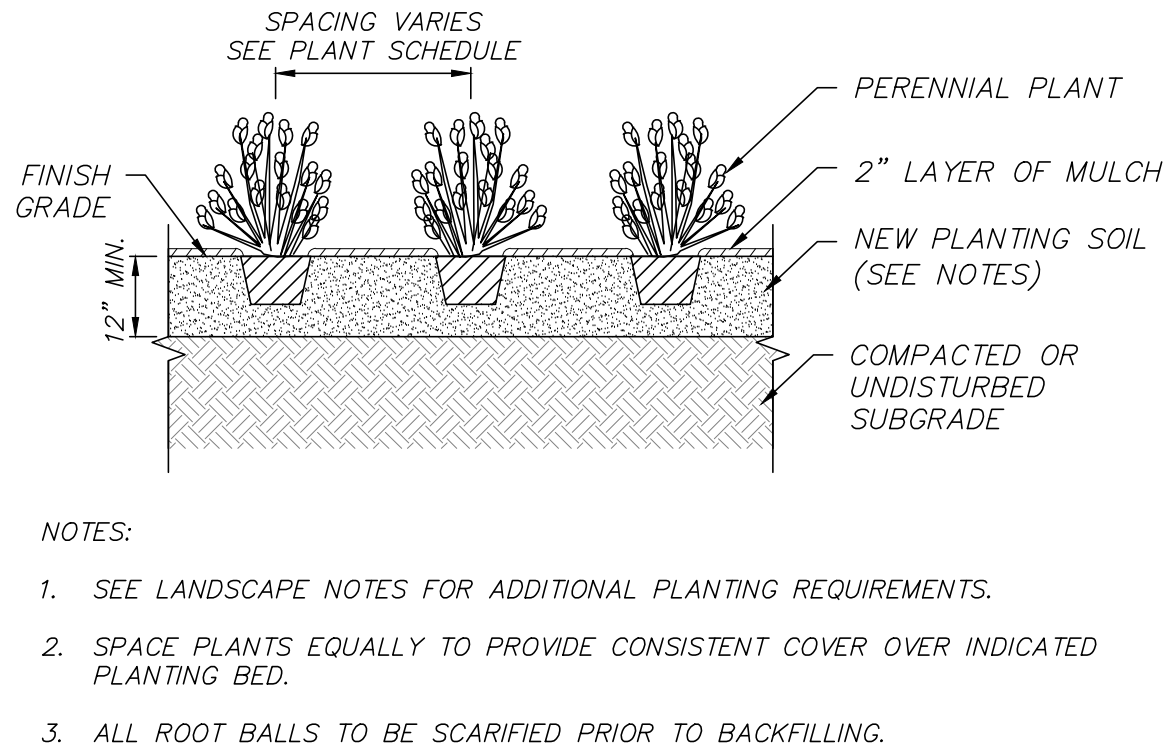


LOAM & SEEDING
(NOT TO SCALE)



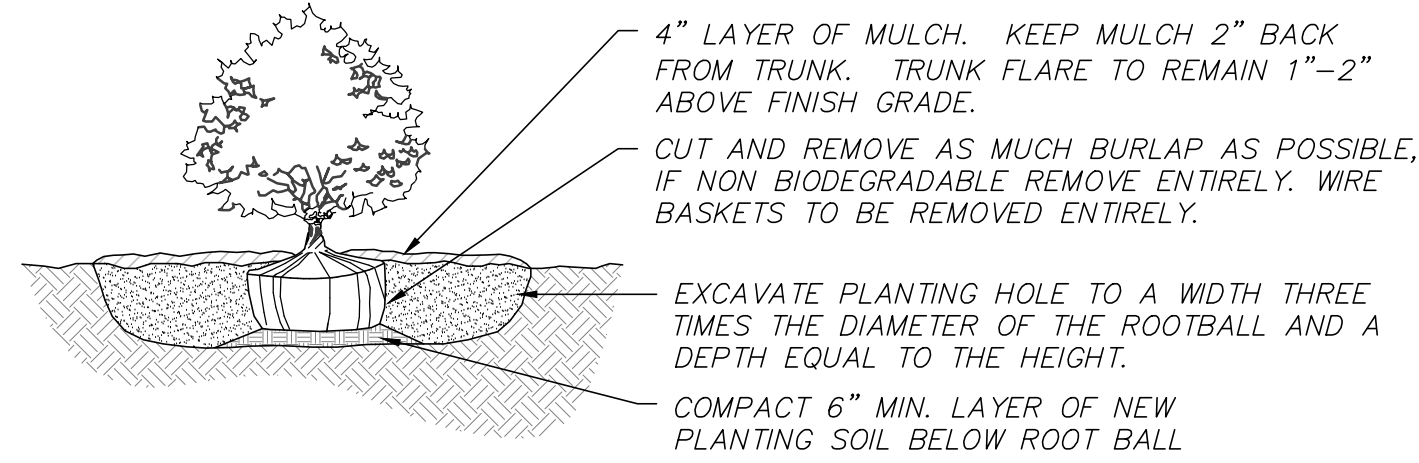
NOTE:
SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.

GROUNDCOVER PLANTING
(NOT TO SCALE)



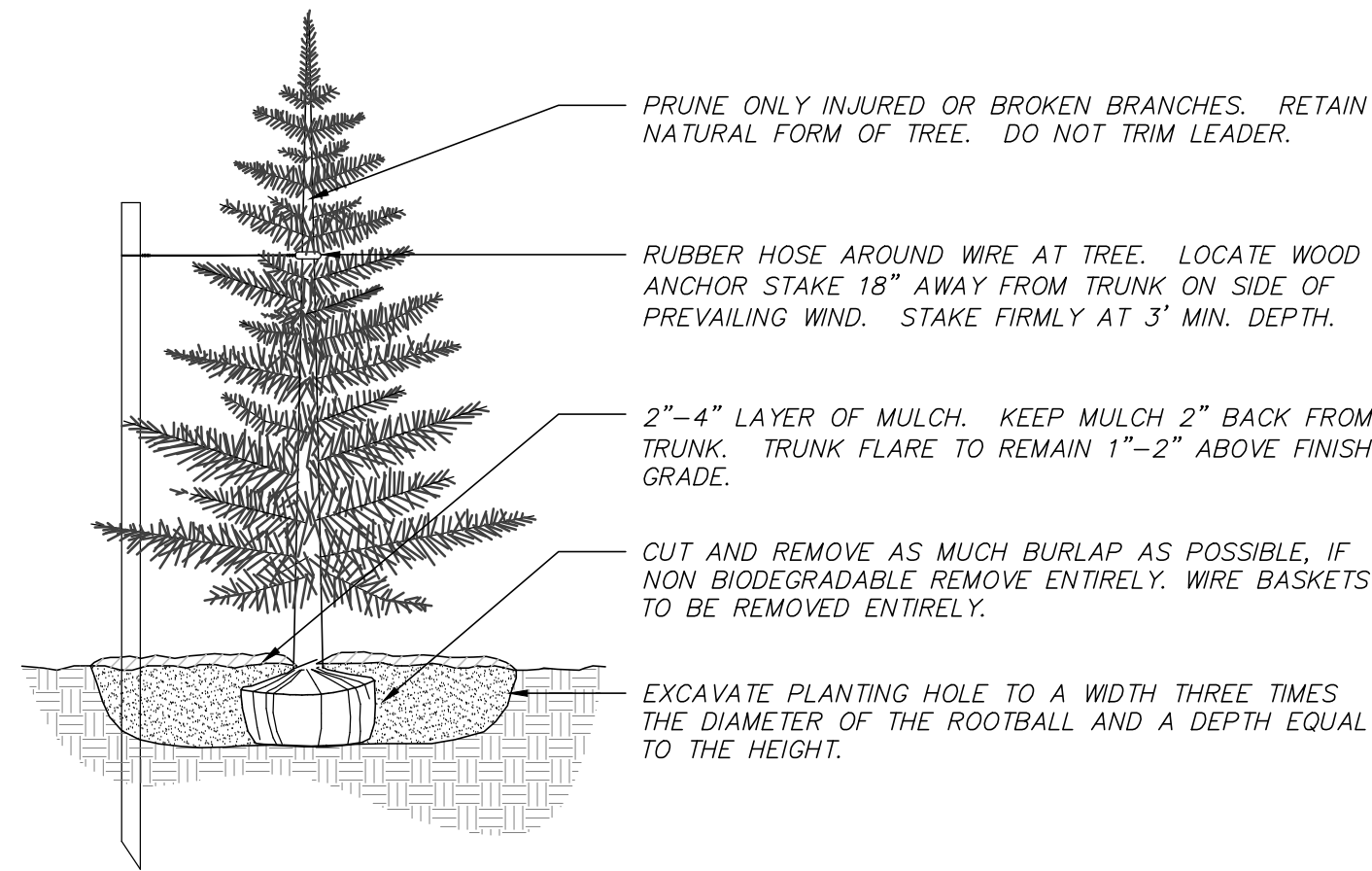
- NOTES:
1. SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
 2. SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
 3. ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

GROUNDCOVER / ANNUAL / PERENNIAL PLANTING
(NOT TO SCALE)



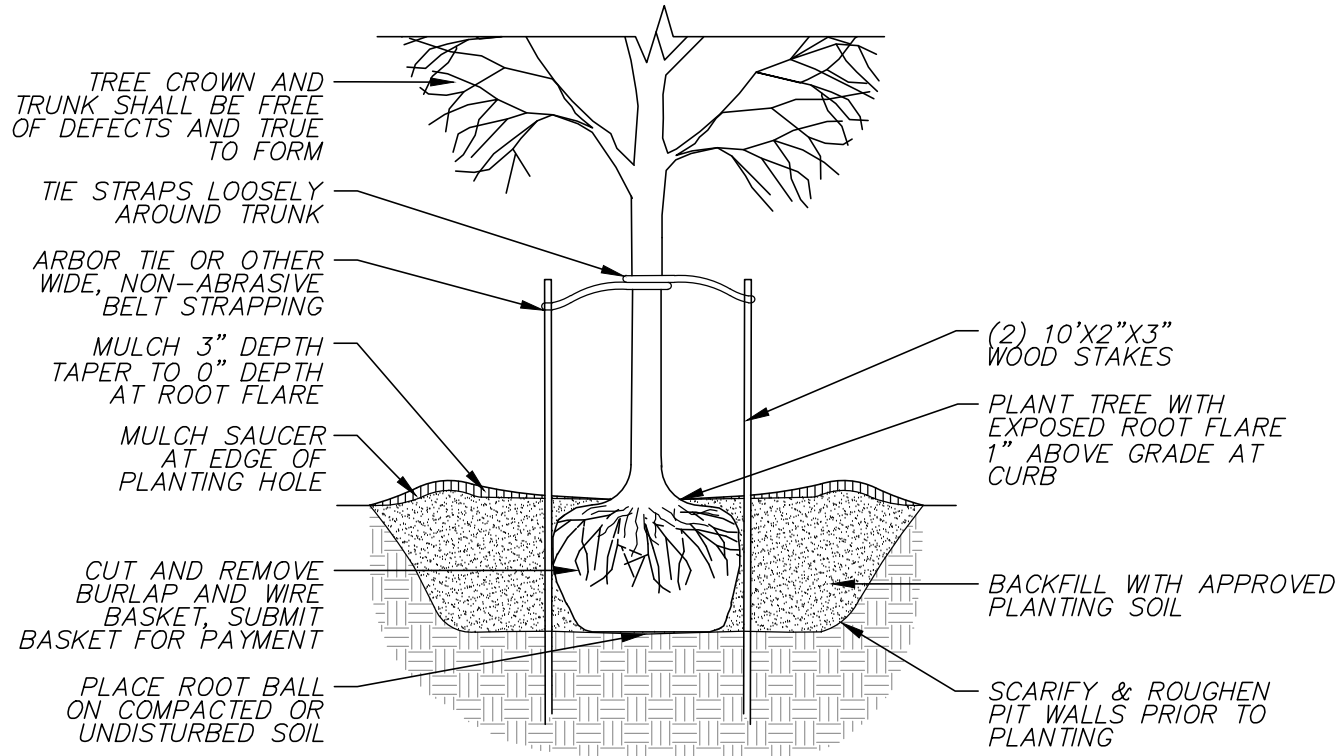
- NOTES:
1. BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
 2. BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 3. IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING
(NOT TO SCALE)



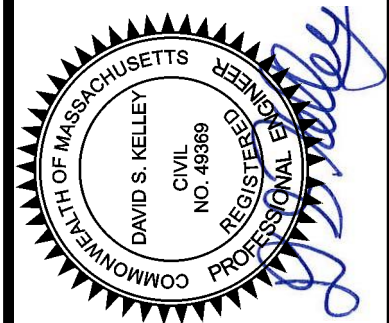
- NOTES:
1. BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
 2. BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 3. IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.
 4. ONLY STAKE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

EVERGREEN TREE PLANTING
(NOT TO SCALE)

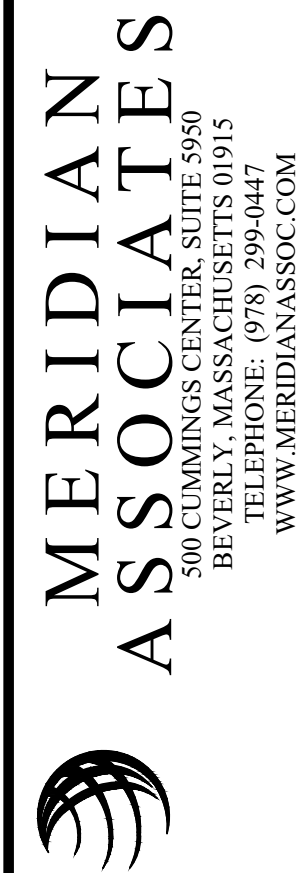


TREE PLANTING
(NOT TO SCALE)

REVISIONS		DATE	DESCRIPTION
05/15/23	PEER REVIEW / TOWN COMMENTS	DSK	
03/17/23	PEER REVIEW / TOWN COMMENTS	DSK	
03/01/23	SITE ACCESS & LAYOUT	DSK	
02/10/23	SITE ACCESS & LAYOUT	DSK	
02/02/23	REVISIONS TO RIVERWALK LAYOUT	DSK	
01/16/23	SITE PLAN APPLICATION	DSK	
01/05/23	CON. COMMISSION COMMENTS	DSK	

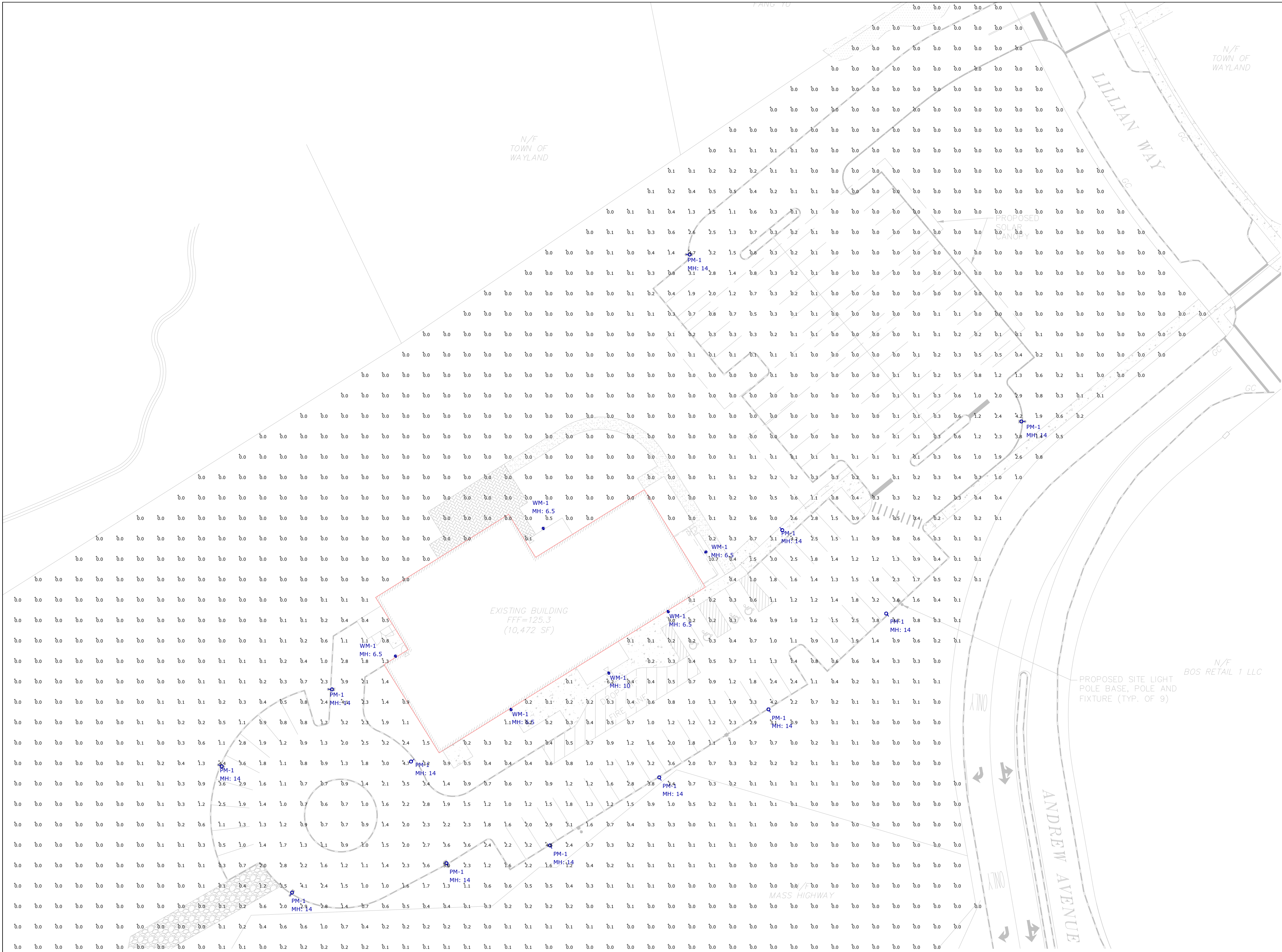


8 ANDREW AVENUE
COUNCIL ON AGING COMMUNITY CENTER
LANDSCAPE DETAILS
LOCATED IN
WAYLAND, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
TOWN OF WAYLAND



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

CHECKED BY: DSK
DESIGNED BY: CIR



1 Site Lighting Photometrics
SCALE: 1"=30'-0"

Luminaire Schedule						
Symbol	Label	Qty	Part Number	LLF	Fixture Watts	Fixture Lumens
	PM-1	12	Clearworld # RS240 (40W, 6480L, 3000K COLOR TEMP TYPE 4 HEAD W/ 11.5FT POLE LOCATED ON 2.5FT BASE FOR OVERALL HEIGHT OF 14FT)	0.900	40	6480
	WM-1	6	GLighting # GL6542-C-R2-R5-TBL-EL-PC	0.900	26	2226

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Points	Illuminance	Fc	0.33	10.7	0.0	N.A.	N.A.

NOTES:

- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- C. CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

PRODUCT CATALOG

RS240 SINGLE HEAD HOOK ARM

SPECIFICATIONS RS2402460	
SOLAR ARRAY	240W (8'-6" IN LENGTH) WITH ADJUSTABLE ALUMINUM ARRAY
LIGHTING	40W
BATTERY	24V - 60A LITHIUM ION 1.8KWH (12+ YEARS LIFE EXPECTANCY)
CONTROLLER	ELECTRONIC MPPT CHARGE CONTROLLER / REGULATOR
LIGHTING CONTROLS	BLUETOOTH MONITORING
EPA (SQFT)	7.55

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5

CYLINDER

Outdoor ADA Wall Scone

GENERAL SPECIFICATION

LED: High efficiency high-power LED. Lumen maintenance >90% over 50,000 hour life. Light source is field replaceable.
Driver: Standard 1% < 100 dimming. Max remote driver installation distance: 25ft from fixture body Universal voltage 120-277V.
Body: Cast aluminum.
Mounting: Driver mounted in 4" square by 2 1/8" deep junction box: Steel City #52171 or equivalent (supplied for others).
Finish: Highly durable over coated no VOC premium powder coat.
Surge Protection: External surge protector provided as standard.

SAMPLE CATALOG NUMBER: GL-6540-

MODEL NO.	LAMPING	REFLECTOR UP	REFLECTOR DOWN	TBL- FINISH	A- OPTIONS
GL-6540	C.LED30 W 5" in H 9 1/4" in E 4" in B.LED35 E.LED40	Up R2 20" Fresnel Lens R3 30" Flat, Clear Lens	Down R2 20" Fresnel Lens R3 30" Flat, Clear Lens	Textured: TLV - Light Verdigris TWH - White TBL - Black TS - Silver TBN - Terra Brown TBZ - Bronze Premium: SA - Satin Aluminum	A. No Options EL Emergency Ballast Balls mounted up to 10' height where in controlled environment and in area temperature range of 32°-101°
GL-6541	C.LED30 W 5" in H 9 1/4" in E 4" in B.LED35 E.LED40	Up R2 20" Fresnel Lens R3 30" Flat, Clear Lens CC Closed Cap	Down R2 20" Fresnel Lens R3 30" Flat, Clear Lens CC Closed Cap		
GL-6542	C.LED30 W 5" in H 9 1/4" in E 4" in B.LED35 E.LED40	Up R2 20" Fresnel Lens R3 30" Flat, Clear Lens CC Closed Cap	Down R2 20" Fresnel Lens R3 30" Flat, Clear Lens CC Closed Cap		
GL-6543	C.LED30 W 5" in H 9 1/4" in E 4" in B.LED35 E.LED40	Up R2 20" Fresnel Lens R3 30" Flat, Clear Lens CC Closed Cap	Down R2 20" Fresnel Lens R3 30" Flat, Clear Lens CC Closed Cap		

All dimensions are nominal.

Light Source Definition

Code	Kelvin	Reflector	CEI	Total Wattage	Rated Life hrs	Delivered Lumens
LED30 3000K	30°	+80	14W	50000	1462"	
			14W	50000	1030	
			14W	50000	1284	
LED35 3000K	30°	+80	14W	50000	1462"	
			14W	50000	1030	
			14W	50000	1284	
LED40 4000K	30°	+80	14W	50000	1462"	
			14W	50000	1030	
			14W	50000	1284	

Figure is ETL listed for wet locations
Complete LM-79 data available at [glighting.com](#)

© Gross Chandelier Co.

G Lighting reserves the right to modify existing designs to improve appearance or function

00201

2 Fixture Specification

SK & Associates
Experience the light™



20/22 Carver Circle
Canton, MA 02021

T - 781-821-1700
www.skandassociates.com



529 Main Street,
Suite 3303
Boston, MA 02129

8 Andrews Ave, Wayland MA

Site Lighting Photometrics, Schedules & Specifications

DATE:	February 27, 2023	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER:		1		
DRAWN BY: AD		2		
CHECKED BY: HD		3		
APPROVED BY: HD		4		
SCALE: AS NOTED		5		
		6		
		7		

SL1



WAYLAND CoA
COMMUNITY CENTER
8 ANDREW AVENUE,
WAYLAND, MA 01778



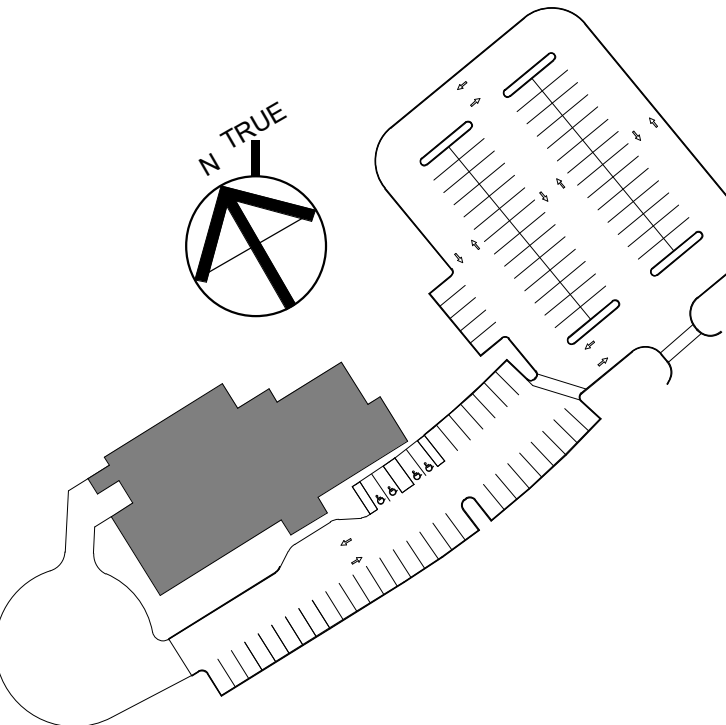
■ BOSTON
 529 MAIN STREET, SUITE 3303
 BOSTON, MA 02129
 TEL. 617.723.7100
 FAX. 617.723.9113

■ PORTLAND
 500 WASHINGTON AVE
 PORTLAND, ME 04103
 TEL. 207.582.2400
 FAX. 207.582.8320

CONSULTANT:

[illegible]

KEY PLAN:



DRAWING TITLE:
**OVERALL GROUND AND
MEZZENINE FLOOR PLAN**

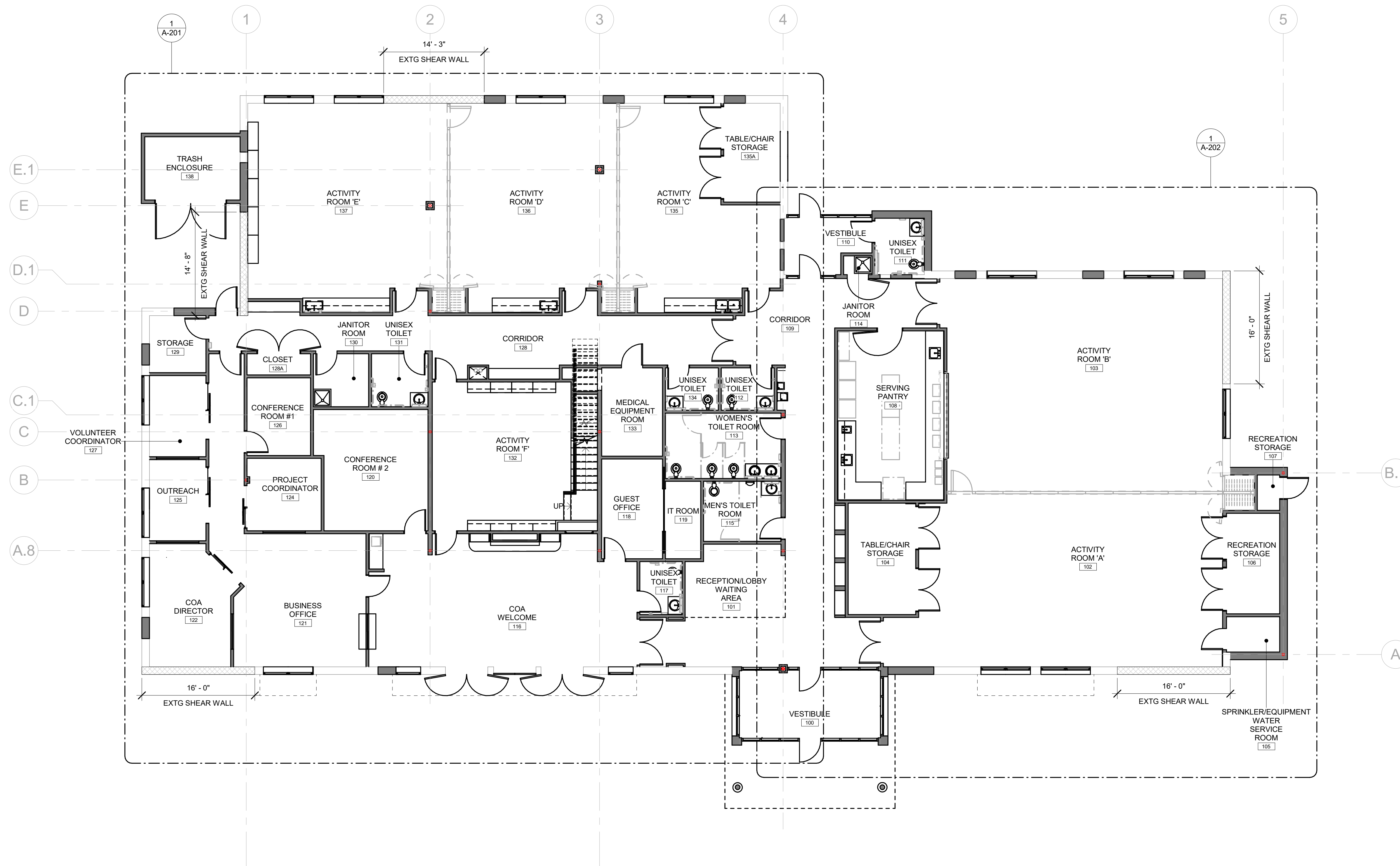
DRAWN BY: MK	SEAL:
CHECKED BY: TA	
SCALE: 1/8" = 1'-0"	
PROJECT NO.: 21-125-2125.04	

DRAWING NO.:

A-200

PROJECT LOCATION:

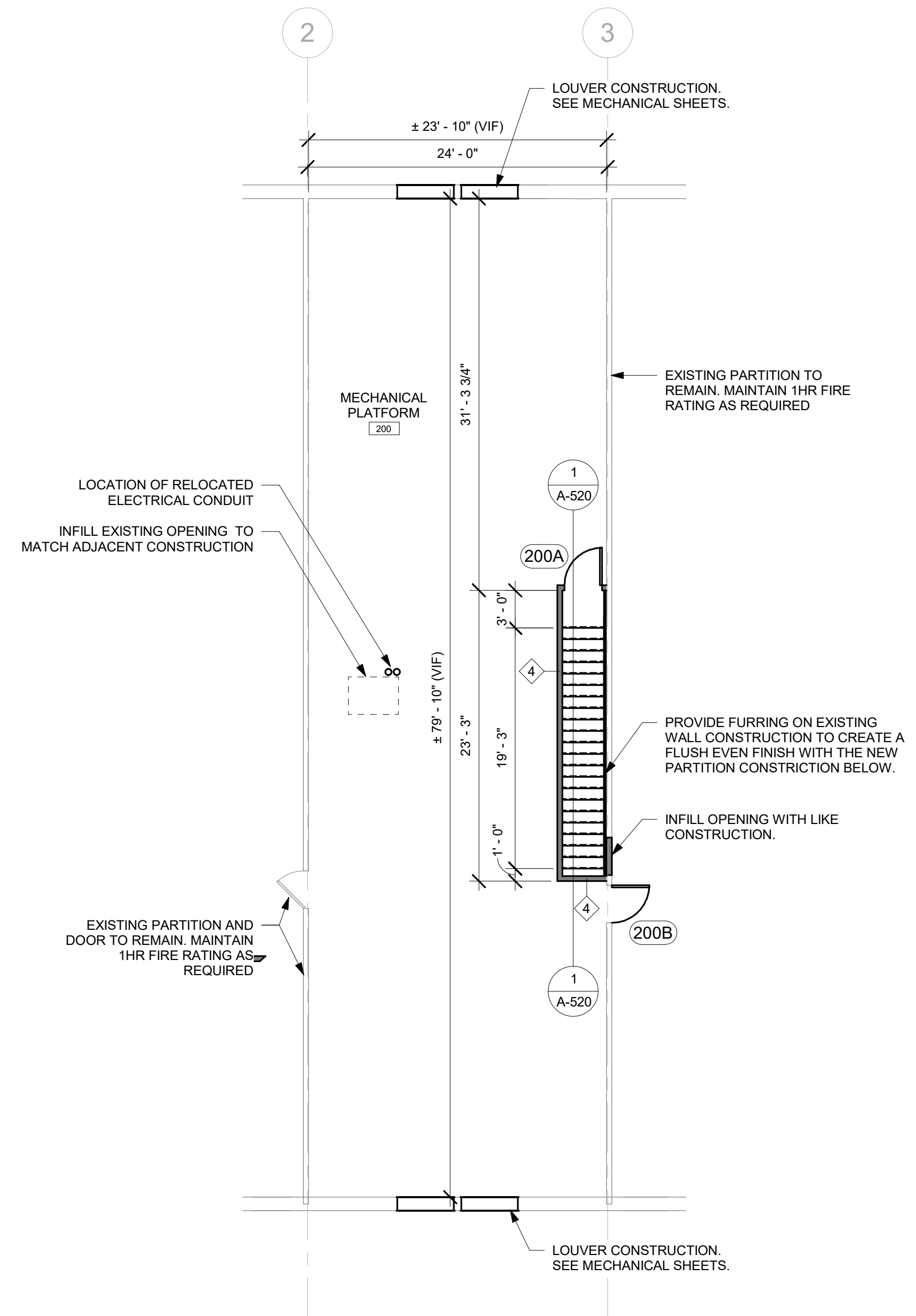
DATE & TIME PRINTED: 11/23/2022 2:55:53 PM



① OVERALL GROUND FLOOR PLAN
1/8" = 1'-0"

APPROXIMATE BUILDING AREA CALCULATIONS:

GROUND FLOOR:	11,000 SF
MEZZANINE:	1,800 SF
GROSS FLOOR AREA:	12,800 SF



② MEZZENINE FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. WALLS CALLED OUT AS EXISTING MAY BE DEMOLISHED IN PART FOR NEW CONSTRUCTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO RECONSTRUCT THESE WALL AS PART OF THE PROJECT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS.
3. CONTRACTOR TO PROVIDE IN WALL LOCKING FOR ALL MOUNTED FURNITURE AND EQUIPMENT. CONTRACTOR TO DESTROY LOCKING DEVICES WHEN FIELD LOCKING OR RECESSED EQUIPMENT IS NOT POSSIBLE DUE TO EXISTING WALL CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF UTILITIES AND PLUMBING, MECHANICAL AND ELECTRICAL. VERIFY THE EXISTENCE AND LOCATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE NOT GUARANTEED.



WAYLAND CoA
COMMUNITY CENTER
8 ANDREW AVENUE,
WAYLAND, MA 01778



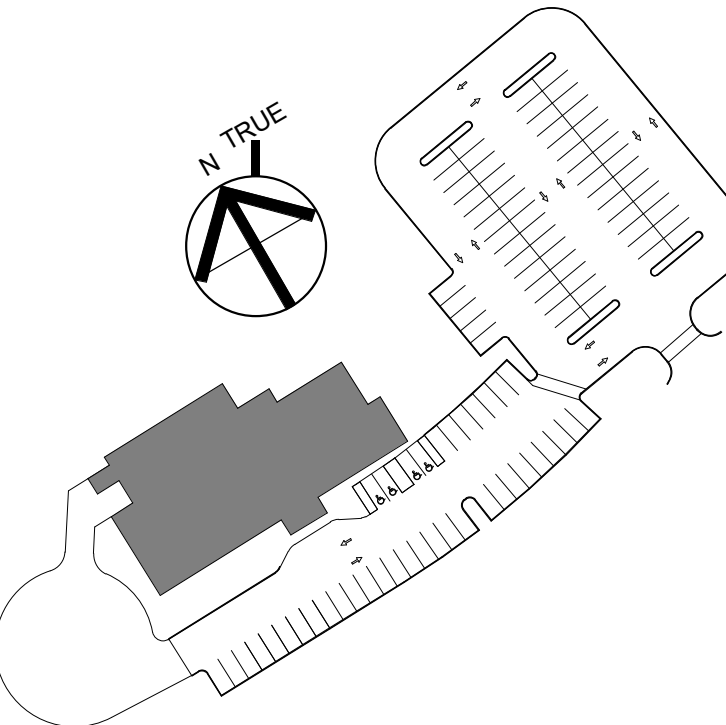
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FAX. 617.723.9113

■ **PORTLAND**
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PORTLAND, ME 04103
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FAX. 207.582.8320

CONSULTANT:

[illegible]

KEY PLAN:

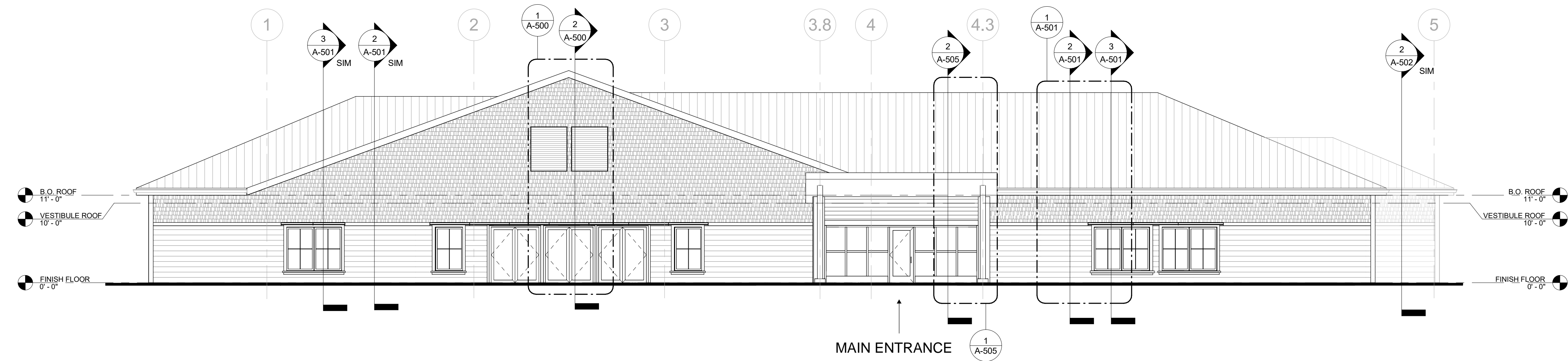


DRAWING TITLE:
EXTERIOR ELEVATIONS

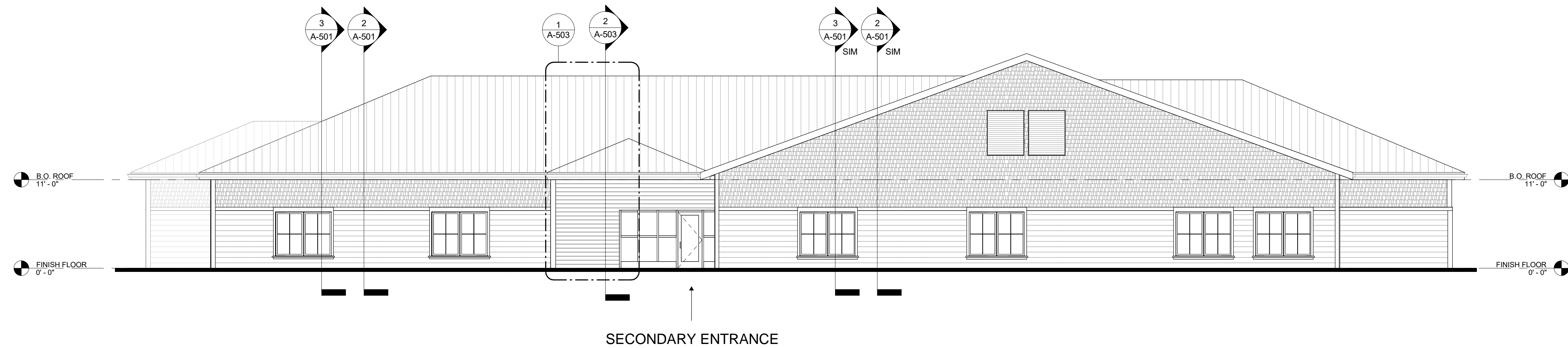
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CHECKED BY: TA	
SCALE: 1/8" = 1'-0"	
PROJECT NO.: 21-125-2125.04	

A-400

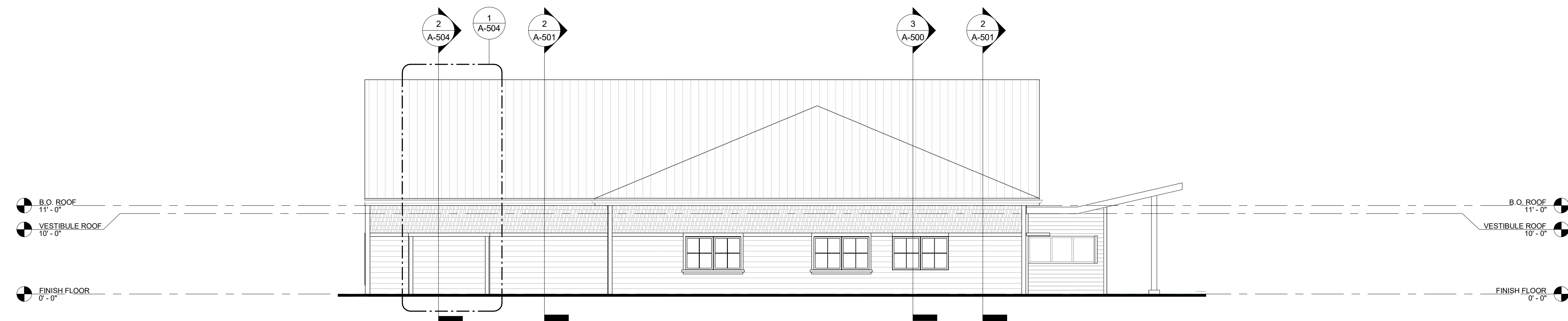
PROJECT LOCATION:
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DATE & TIME PRINTED: 11/23/2022 2:56:14 PM



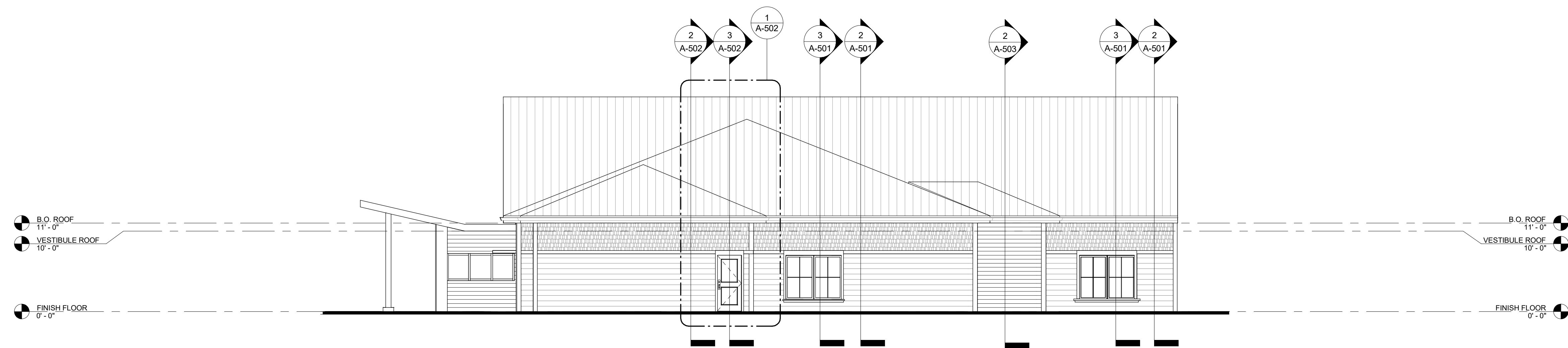
1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



③ NORTH BUILDING ELEVATION
1/8" = 1'-0"



4 WEST BUILDING ELEVATION
1/8" = 1'-0"



② EAST BUILDING ELEVATION
1/8" = 1'-0"