



BUILDING PARAMETERS

- Max. height 2 stories (35') within 100' of Rt 20. 4 Stories (58') allowed in northwest quadrant of site. Max. 3 stories (45') elsewhere. Note: up to 6 feet of lower parking level may be exposed along north facades only of northernmost buildings.
- Max. uninterrupted building facade length: 50 feet recommended.
- Scale to be broken down as much as possible through massing, materials, roof lines, etc.
- Sloped and gabled roofs are encouraged as well as domers to minimize appearance of top floor on higher buildings.
- Natural materials and earth tone colors are encouraged to respect natural context.
- Buildings containing 55+ program to be connected for shared amenities.
- Septic system building and trash dumpster placement to be sensitive to master plan and view corridors.

PARKING PARAMETERS

- Expenses of parking to be broken by landscaping islands, at least 1 per 10 spaces or 85 lineal feet of parking
- Interior parking is recommended, 40 spaces minimum.

SITE PARAMETERS

- Master Plan to encourage large, open, landscaped, and memorable outdoor spaces such as patios, grill areas, fire pits, etc.
- Landscaping and large caliber specimen tree line required along access road at eastern edge to create eventual "Wayland-type" road with large tree canopy on each side.
- Walking paths encouraged within and around perimeter of site.

*NOTE: For full text of Project Parameters, see the River's Edge Design Guidelines.

KEY

- 30' - 100' Wetland Setback - Only parking allowed, no buildings
- 50' Setback to Sudbury landfill
- 50' Landscape Buffer from Rt 20, see Note 1
- 100' Buffer from Rt 20 - Max. 2 Story
- Possible Building Footprint, see Note 2
- Possible Leachfield Locations - A potentially required 66,000 SF total.
- Northwest Quadrant designation

Notes:

1. Building layout shown represents just one of many possibilities, representing building, parking and infrastructure layout. Flexibility is allowed and creativity is encouraged within the envelope parameters.
2. Landscape buffer to be a mix of deciduous and evergreens for multi-season variety and screening. Layout to be natural and not highly structured or formal, to mirror the natural surroundings.
3. Public coffee shop or cafe or other community amenities are encouraged to make the project a uniquely Wayland community.
4. Existing access road is recommended to remain as the only curb cut along Route 20. Transfer Station access road and entrance may be improved to accommodate the proposed development.

Widened Entrance for increased traffic, see Note 4.

Scale at -11x17: 1" = 80'
24X36: 1" = 40'

River's Edge Wayland
WAYLAND, MA

Schematic Site Plan - Design Standards and Parameters

DATE: 02/04/2016
DEVELOPER: Town of Wayland
ARCHITECT: The Architectural Team, Inc.

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