



BUILDING PARAMETERS

- Max. height 3 stories (45') within 100' of Rt 20. 4 Stories (58') allowed 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.
- Scale to be broken down as much as possible through massing, materials, roof lines, etc.
- Sloped and gabled roofs are encouraged as well as dormers to minimize appearance of top floor.
- 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

- Expanses of parking to be broken by landscaping islands, at least 1 per 10 spaces or 85 lineal feet of parking.
- Underground or covered parking is required, 70 spaces minimum.

SITE PARAMETERS

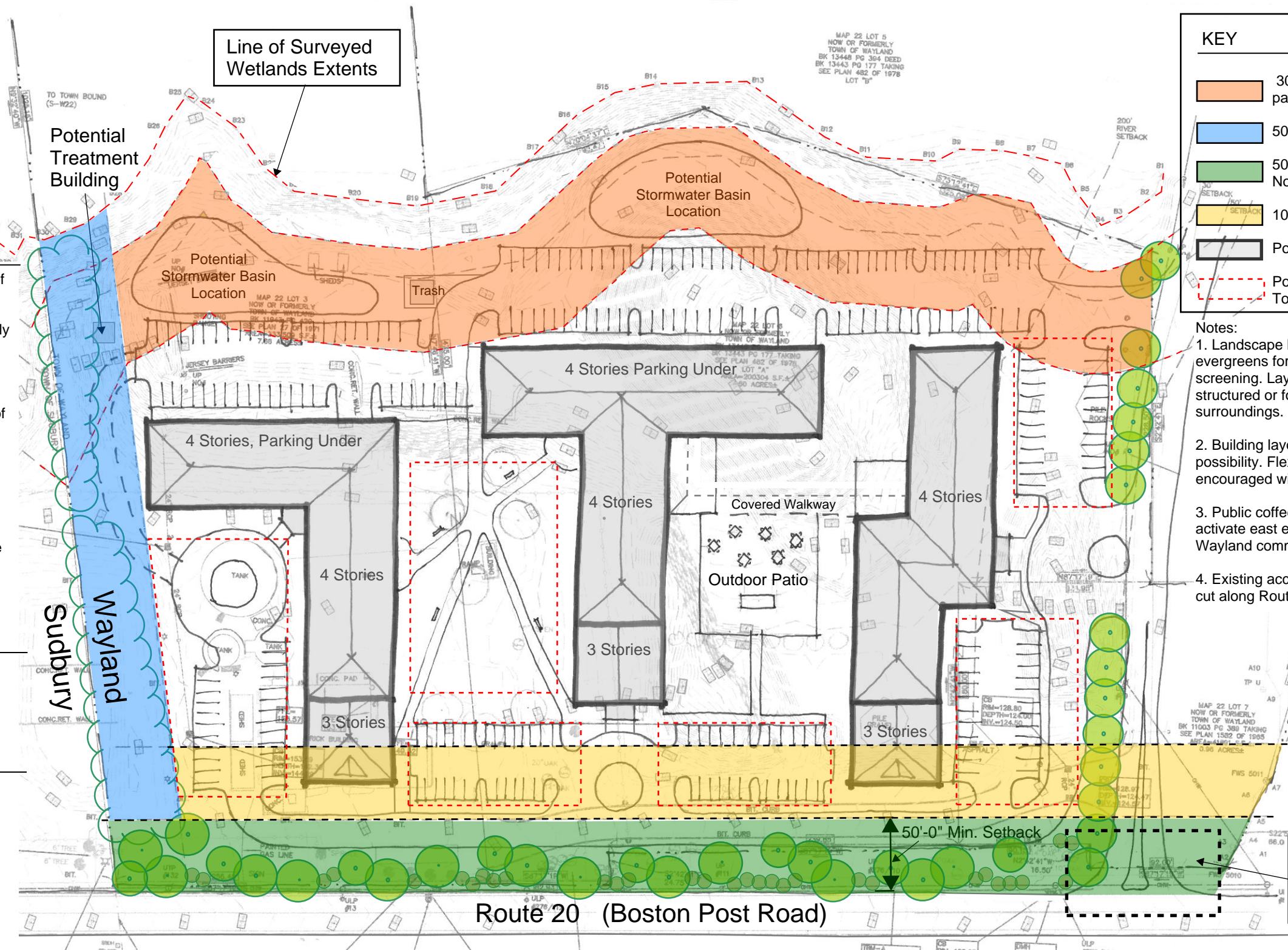
- Master Plan to encourage large, open, landscaped, and memorable outdoor spaces such as patios, grill areas, fire pits, etc.
- Landscaping and large caliper tree line required along access road at eastern edge to create "Wayland-type" road with tree canopy each side.
- Walking paths encouraged within 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. 3 Story
- Possible Building Footprint, see Note 2
- Possible Leachfield Locations - Totaling 66,000 SF Minimum.

- Notes:**
1. 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.
 2. Building layout shown represents one possibility. Flexibility is allowed and creativity is encouraged within the envelope parameters.
 3. Public coffee shop or cafe is encouraged to activate east edge of site and link project to Wayland community.
 4. Existing access road to remain as the only curb cut along Route 20.



PRELIMINARY DRAFT FOR DISCUSSION ONLY

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

Widened Entrance for increased traffic, see Note 4.