

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 52, LOT 189. RECORD TITLE FROM BOOK 69050, PAGE 394.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25017C0528F, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

BENCHMARKS

ELEVATIONS SHOWN ON THIS PLAN REFER TO RM 11 (ELEV.=163.84'), A CHISELED SQUARE IN THE NORTH HEADWALL OF THE CULVERT UNDER COMMONWEALTH ROAD FOR SNAKE BROOK N.G.V.D. 1929.)

T.B.M.	DESCRIPTION	ELEVATION
C	DHN SET IN 14" BLACK LOCUST	161.89'
D	DHN SET IN 10" NORWAY MAPLE	168.74'

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

ZONING:

RESIDENCE ZONE 20,000 - 120' FRONT

MINIMUM LOT AREA= 20,000[±] S.F.
MINIMUM LOT COVERAGE= 20%
MINIMUM FRONTAGE= 200 FT.
SETBACKS:
FRONT LOT LINE= 30² FT.
FRONT ROW CENTER LINE= 55 FT.
SIDE YARD= 15³ FT.
REAR YARD=30 FT.
MAX. HEIGHT = 35 FT./2½ STORIES

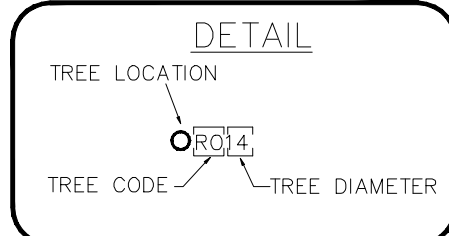
2) IF §198-702 SHALL REQUIRE A GREATER SETBACK OR PERMIT A LESSER SETBACK, THE PROVISIONS OF SAID §198-702 SHALL PREVAIL OVER THIS TABLE.

3) SIDE YARDS SHALL MEET THE REQUIREMENTS OF §§198-702.4 AND 703.2, AND THE REQUIRED MINIMUM SIDE YARD MAY BE REDUCED IN ACCORDANCE WITH PROVISIONS OF §198-703.2

15) MINIMUM FRONT YARD WIDTH SHALL BE CALCULATED IN ACCORDANCE WITH THE REQUIREMENTS OF §198-705.1 OF THE ZONING BYLAW.

EXISTING TREE DESCRIPTION LEGEND

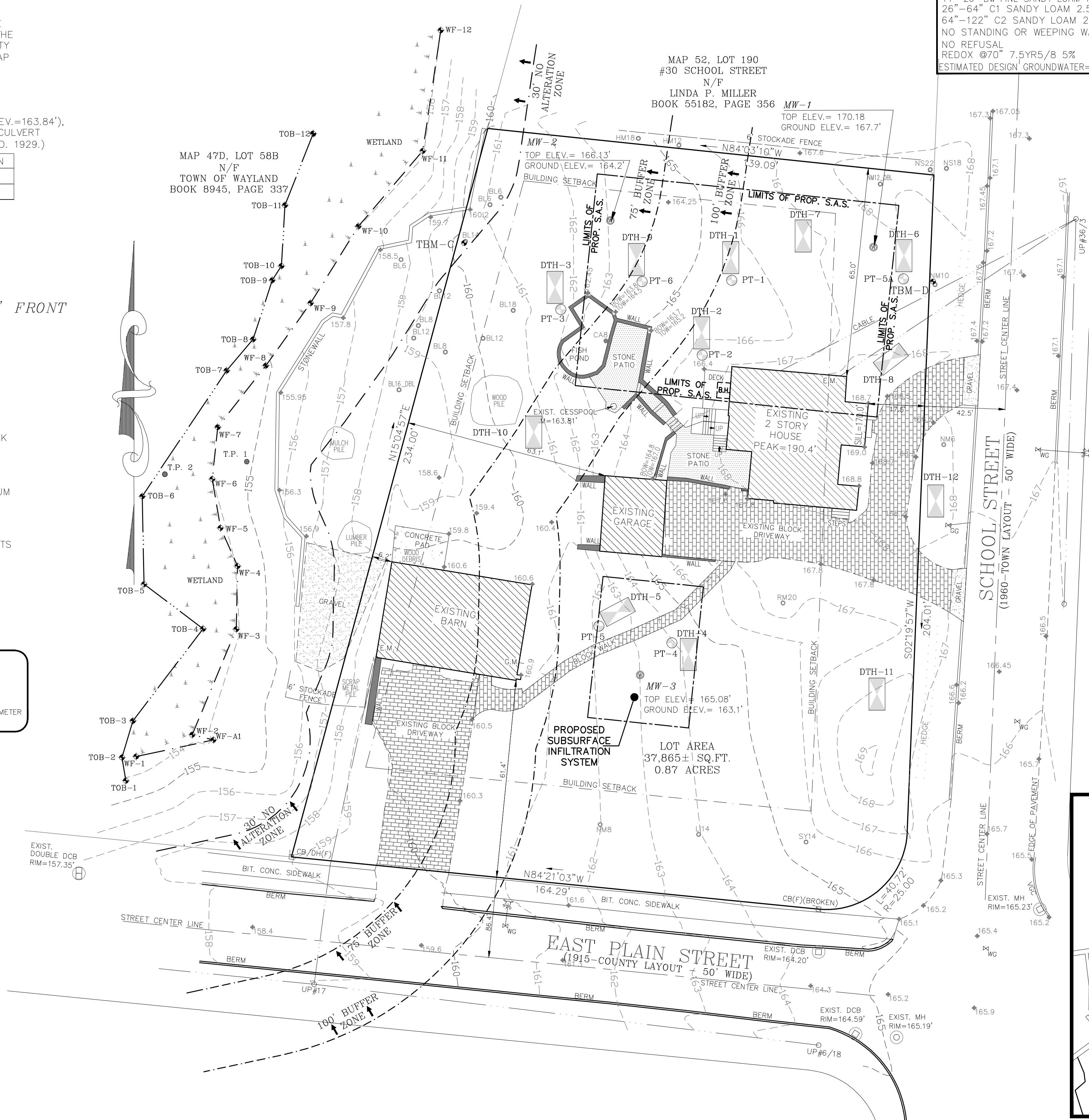
CODE DESCRIPTION
BL# BALCK LOCUST
CA# CRAB APPLE
HM# HEMLOCK
LI# LINDEN
NM# NORWAY MAPLE
NS# NORWAY SPRUCE
RM# RED MAPLE
SY# SYCAMORE



LEGEND

DCB DRAIN CATCH BASIN
HM MANHOLE
W/G WATER GATE
G/G GAS GATE
H DRILL HOLE
U.P. UTILITY POST
DH DRILL HOLE
(F) FOUND
CB CONCRETE BOUND
SB STONE BOUND
WF WETLAND FLAG
E.M. ELECTRIC METER
G.M. GAS METER
N/F NOW OR FORMERLY
+200.0 EXISTING SPOT GRADE
-200- EXISTING GRADING
- - - EXISTING OVERHANG WIRE

No.	DATE	REVISION
2	07/29/15	ADD TOP OF BANK
3	11/01/15	ADD ELEVATION DATUM REFERENCE REVIS WP#11, WP#12
4	01/05/18	ADD MONITOR WELLS



SOIL LOGS SOIL TEST RESULTS

DTH-1 ELEV=165.7'	DTH-2 ELEV=165.9'	DTH-3 ELEV=161.7'	DTH-4 ELEV=164.1'	DTH-5 ELEV=162.6'
0"-10" Ap FINE SANDY LOAM 10YR3/3 10"-24" Bw FINE SANDY LOAM 10YR5/6 24"-62" C1 SANDY LOAM 2.5Y5/3 62"-126" C2 SANDY LOAM 2.5Y5/4 NO STANDING OR WEEPING WATER NO REFUSAL, C2 HORIZON IS TIGHT REDOX @70" 7.5YR5/8 5% ESTIMATED DESIGN GROUNDWATER=159.87'	0"-22" Ap FINE SANDY LOAM 10YR3/3 22"-42" Bw FINE SANDY LOAM 10YR5/6 42"-96" C1 SANDY LOAM 2.5Y5/3 96"-118" C2 SILT LOAM 2.5Y6/3 WATER WEEPING @106" NO STANDING WATER, NO REFUSAL REDOX @80" 7.5YR5/8 ESTIMATED DESIGN GROUNDWATER=159.23'	0"-10" Ap FINE SANDY LOAM 10YR3/3 10"-22" Bw FINE SANDY LOAM 10YR5/6 22"-84" C1 SANDY LOAM 2.5Y5/3 84"-110" C2 SILT LOAM 2.5Y6/3 NO STANDING WATER, NO REFUSAL C2 HORIZON IS DAMP REDOX @82" 7.5YR5/8 ESTIMATED DESIGN GROUNDWATER=154.87'	0"-20" FILL 20"-28" Ap FINE SANDY LOAM 10YR3/3 28"-40" Bw FINE SANDY LOAM 10YR5/6 40"-86" C1 SANDY LOAM 2.5Y5/4 86"-116" C2 SANDY LOAM 2.5Y4/4 NO REFUSAL, NO STANDING OR WEEPING WATER NO REDOX ESTIMATED DESIGN GROUNDWATER=NONE	0"-16" Ap FINE SANDY LOAM 10YR3/3 16"-34" Bw FINE SANDY LOAM 10YR5/6 34"-84" C1 SANDY LOAM 2.5Y5/4 84"-118" C2 SANDY LOAM 2.5Y4/3 WEEPING WATER @112" NO REFUSAL REDOX @72" 7.5YR5/8 ESTIMATED DESIGN GROUNDWATER=156.6'

BY: BRIAN T. NELSON, SOIL EVALUATOR (METROWEST ENGINEERING, INC.)

INSPECTOR: BILL MURPHY, WAYLAND BOARD OF HEALTH

SOIL LOGS SOIL TEST RESULTS

DTH-6 ELEV=167.7'	DTH-7 ELEV=166.8'	DTH-8 ELEV=168.2'	DTH-9 ELEV=163.0'	DTH-10 ELEV=160.75'
0"-14" Ap FINE SANDY LOAM 10YR3/3 14"-26" Bw FINE SANDY LOAM 10YR5/6 26"-64" C1 SANDY LOAM 2.5Y5/3 64"-122" C2 SANDY LOAM 2.5Y4/4 NO STANDING OR WEEPING WATER NO REFUSAL REDOX @70" 7.5YR5/8 5% ESTIMATED DESIGN GROUNDWATER=161.87'	0"-14" Ap FINE SANDY LOAM 10YR3/3 14"-32" Bw FINE SANDY LOAM 10YR5/6 32"-58" C1 SANDY LOAM 2.5Y5/3 58"-114" C2 SANDY LOAM 2.5Y5/4 NO STANDING OR WEEPING WATER LENSES OF SILT LOAM FROM 76" DOWN REDOX @80" 7.5YR5/8 10% ESTIMATED DESIGN GROUNDWATER=157.8'	0"-26" FILL 26"-40" Bw FINE SANDY LOAM 10YR5/6 40"-78" C1 SANDY LOAM 2.5Y5/4 78"-108" C2 LOAMY SAND 2.5Y5/3 108"-126" C3 SILT LOAM 2.5Y6/3 C3 HORIZON IS DAMP NO REFUSAL REDOX @80" 7.5YR5/8 10% ESTIMATED DESIGN GROUNDWATER=161.53'	0"-16" Ap FINE SANDY LOAM 10YR3/3 16"-30" Bw FINE SANDY LOAM 10YR5/6 30"-46" Bw SANDY LOAM 2.5Y5/4 46"-98" C1 SANDY LOAM 2.5Y5/3 98"-118" C2 SANDY LOAM 2.5Y4/4 WATER STANDING @108" WATER WEEPING @88" REDOX SEEN @62", NO REFUSAL ESTIMATED DESIGN GROUNDWATER=157.8'	0"-15" Ap FINE SANDY LOAM 10YR3/3 15"-30" Bw FINE SANDY LOAM 10YR5/6 30"-66" C1 LOAMY SAND 2.5Y5/3 66"-112" C2 SILT LOAM 2.5Y5/4 WATER STANDING @120" WATER WEEPING @98" NO REFUSAL REDOX SEEN @68" 7.5YR5/8 10% ESTIMATED DESIGN GROUNDWATER=155.08'

PERCOLATION

NO.	DEPTH	RATE	DATE	BY	INSP.
PT-1	60"	8 MPI	07/31/14	B.N.	B.M.
PT-2	68"	13 MPI	07/31/14	B.N.	B.M.
PT-3	50"	10 MPI	07/31/14	B.N.	B.M.
PT-4	55"	MPI	07/31/14	B.N.	B.M.
PT-5A	60"	MPI	07/31/14	B.N.	B.M.

PERCOLATION

NO.	DEPTH	RATE	DATE	BY	INSP.
PT-5	54"	10 MPI	08/21/14	B.N.	J.J.
PT-6	60"	3 MPI	08/21/14	B.N.	J.J.

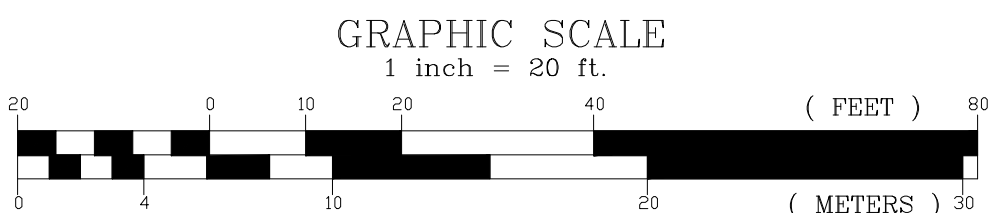
DTH-11 ELEV=166.0'

0"-18" FILL 18"-30" Ap FINE SANDY LOAM 10YR3/3 30"-36" Bw FINE SANDY LOAM 10YR5/6 36"-58" C1 SANDY LOAM 2.5Y5/3 58"-128" C2 SANDY LOAM 2.5Y6/3 WATER STANDING @125" NO WEEPING WATER REDOX SEEN @60" 7.5YR5/8 5% ESTIMATED DESIGN GROUNDWATER=161.0'	0"-54" FILL 58"-82" C1 SANDY LOAM 2.5Y4/4 82"-114" C2 SANDY LOAM 2.5Y5/4 C2 HORIZON HAS LENSES OF SILT LOAM NO STANDING OR WEEPING WATER NO REFUSAL REDOX SEEN @64" 7.5YR5/8 ESTIMATED DESIGN GROUNDWATER=161.0'
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BY: BRIAN T. NELSON, SOIL EVALUATOR (METROWEST ENGINEERING, INC.)

INSPECTOR: JULIA JUNGHANNS, WAYLAND BOARD OF HEALTH

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



EXISTING CONDITIONS SITE PLAN

#24 SCHOOL STREET

IN
WAYLAND, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
WINDSOR PLACE LLC
73 PELHAM ISLAND ROAD
WAYLAND, MA 01778

PROPERTY OF:
WINDSOR PLACE LLC
73 PELHAM ISLAND ROAD
WAYLAND, MA 01778

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

SHEET 1 OF 1

DATE: MAY 23, 2017

CALC'D BY: RAG
FIELD BK: 621
DRAFTER:

CAD FILE: CHADWICK_EXIST COND_R5.dwg
PROJECT: WY_SCH
DWG FILE: SP051815_R5.dwg