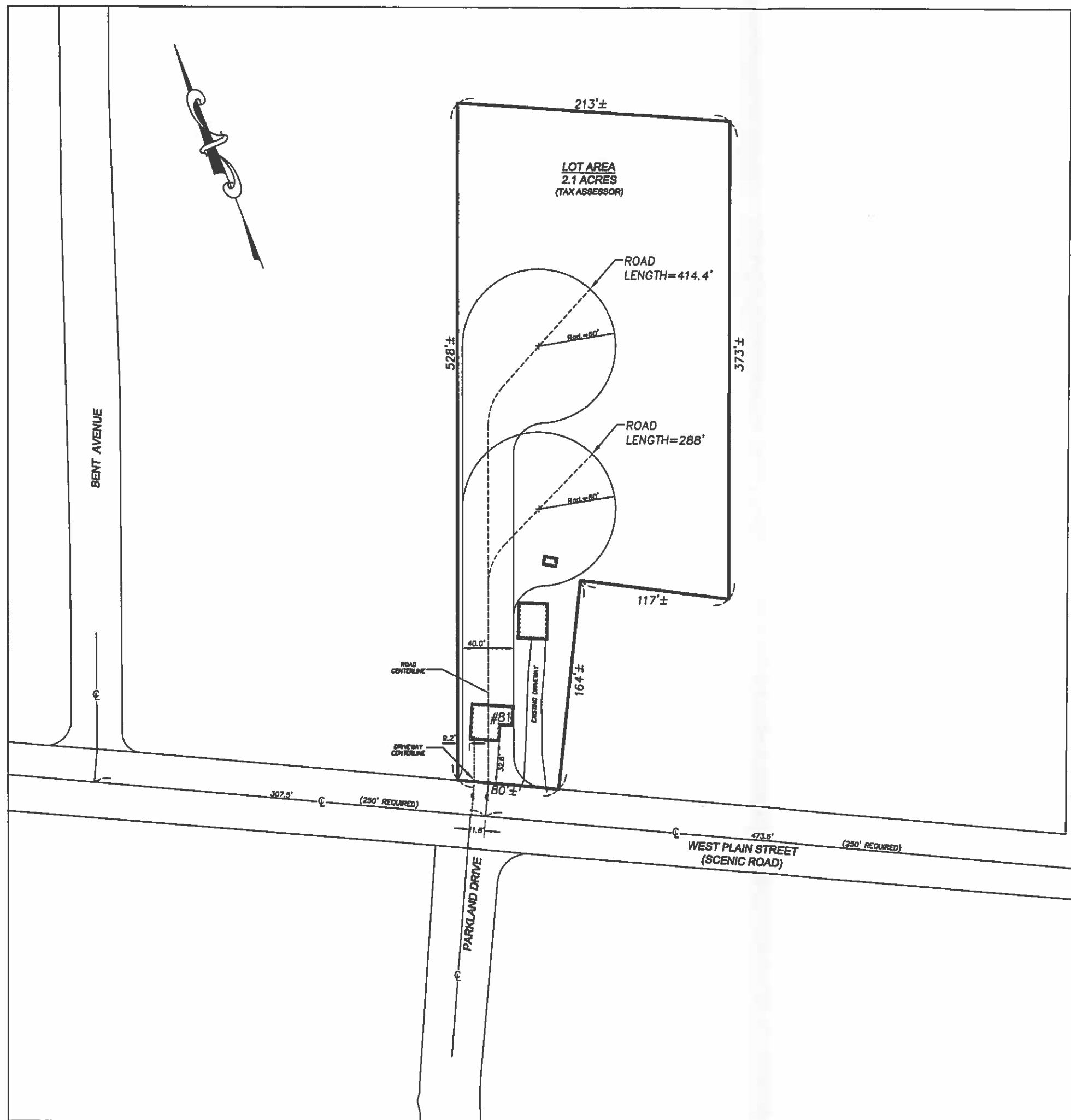
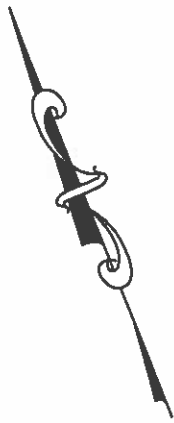




**"81 WEST PLAIN STREET
SKETCH PLAN A"**
LAND IN
WAYLAND, MASS.
PREPARED FOR: BRITTON BRADFORD
30 WEST MAIN STREET
HOPKINTON, MA 01748
SCALE: 1" = 175' DATE: 3 SEPTEMBER 2019
PREPARED BY: THE JILLSON COMPANY, INC.
P.O. BOX 2135
FRAMINGHAM, MA 01703
(781) 422-8844
www.JILLSONCOMPANY.com



**"81 WEST PLAIN STREET
SKETCH PLAN B"**
LAND IN
WAYLAND, MASS.
PREPARED FOR: BRITTON BRADFORD
30 WEST MAIN STREET
HOPKINTON, MA 01748
SCALE: 1" = 10' DATE: 3 SEPTEMBER 2019
PREPARED BY: THE JILLSON COMPANY, INC.
P.O. BOX 2138
FRAMINGHAM, MA 01703
(508) 465-0044
www.JILLSONCOMPANY.com



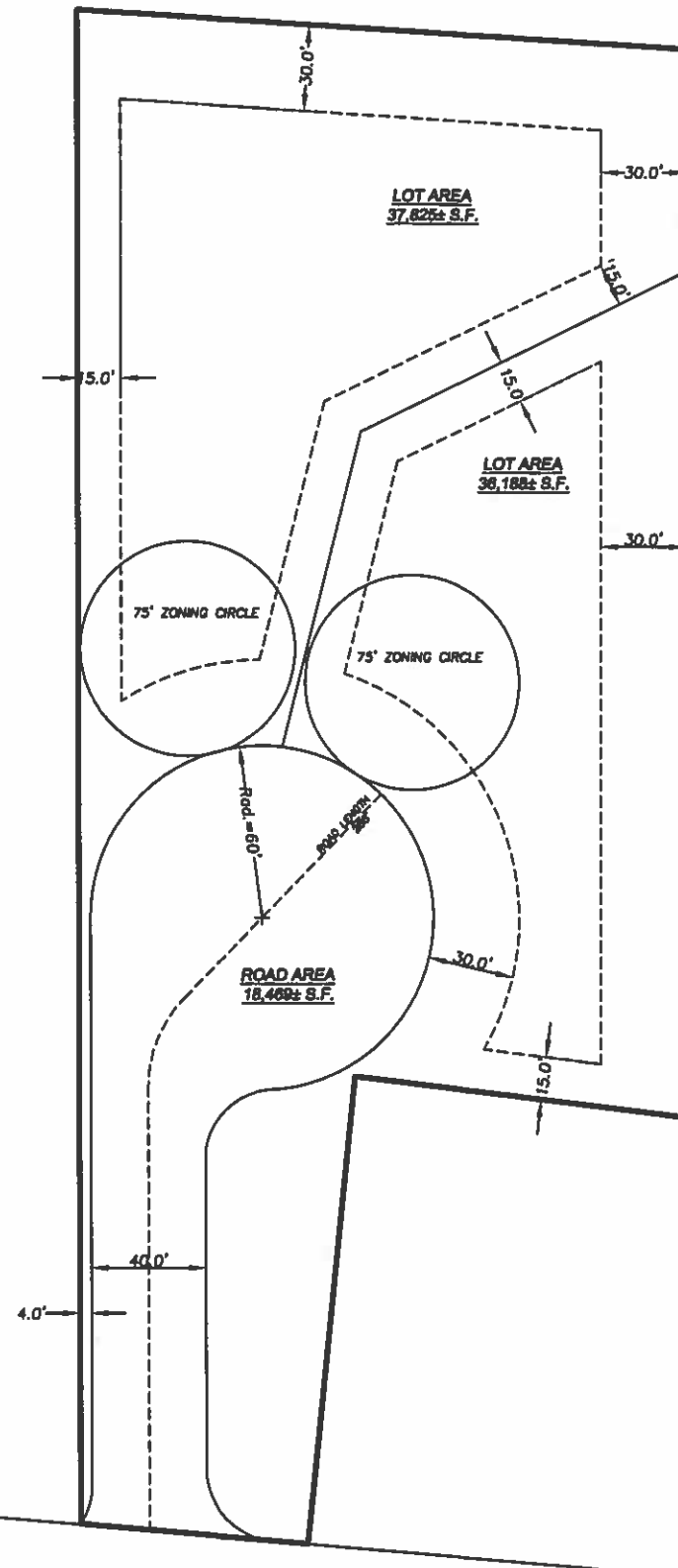
KING STREET

MITCHELL STREET

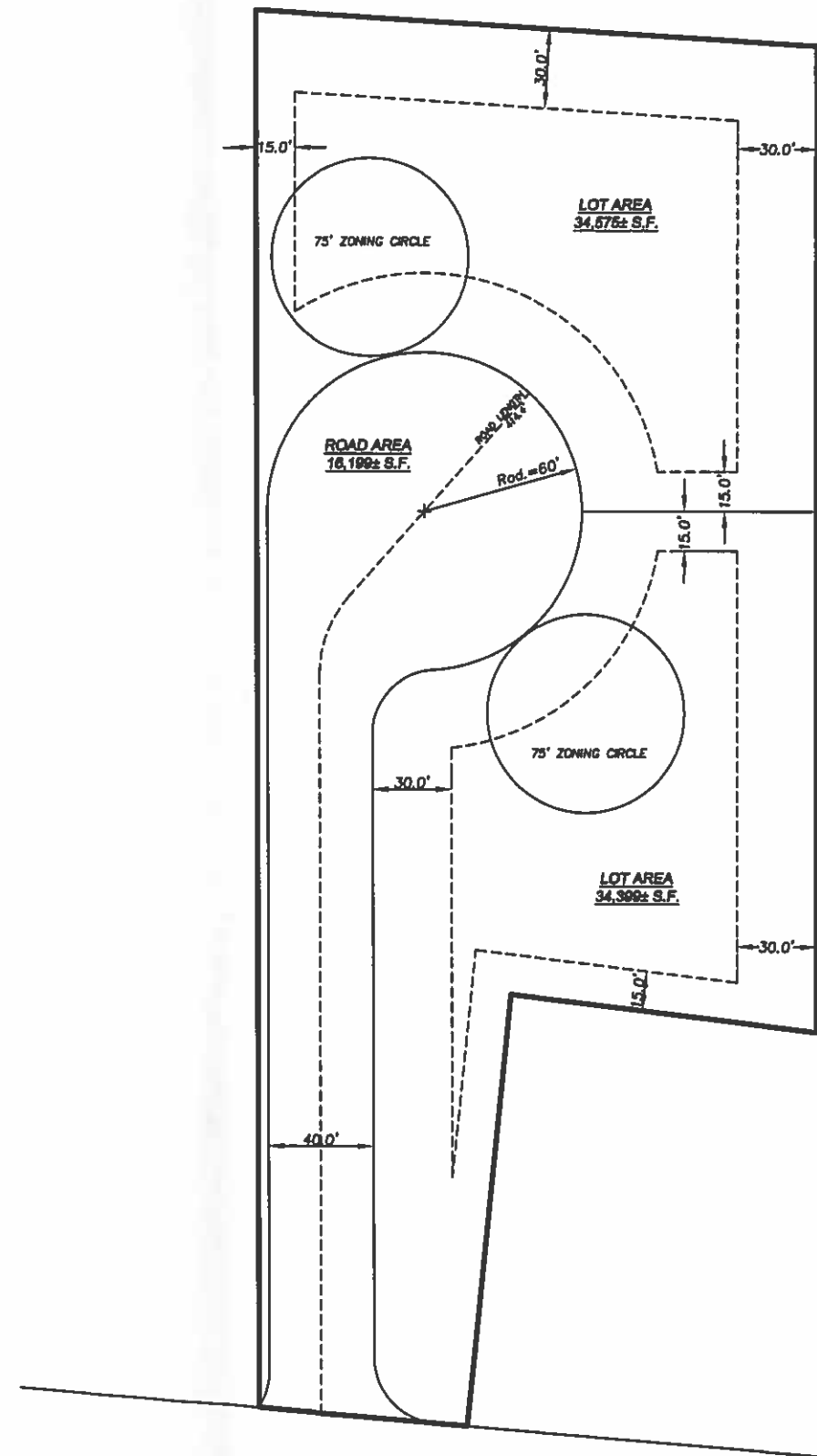
NOTES

1. THIS PLAN REFERS TO THE TOWN OF WAYLAND ASSESSOR'S MAP 54A, LOT 071.
2. ZONING CLASSIFICATION: RESIDENCE ZONE 20,000-120' FRONT (R-20).
3. THE PLANIMETRIC FEATURES SHOWN HEREON ARE BASED ON TOWN GIS DATA.
4. WAIVERS: PLANNING BOARD RULES & REGULATIONS
SEC. IV DESIGN STANDARDS
B) STREETS
1) LOCATION & ALIGNMENT
d) A CIRCULAR TURN-AROUND HAVING A CURB RADIUS OF 45' IS NOT PROVIDED. A MODIFIED VEHICLE TURN-AROUND AREA IS PROPOSED. 50' SEPARATION FROM THE SUBDIVISION BOUNDARY TO THE PROPOSED RIGHT OF WAY CAN NOT BE PROVIDED.
- 2) RIGHT-OF-WAY WIDTH AND STREET DESIGN STANDARDS.
"PAVEMENT WIDTH" REQUIRED IS 22'; 14' IS PROPOSED.
- 4) STREET OFFSETS
150' "MINIMUM SEPARATION OPPOSITE SIDE" IS NOT PROVIDED. 11.8' IS THE MEASURED "SEPARATION OPPOSITE SIDE" PROPOSED.
- E) OPEN SPACE, PARKS & PLAYGROUNDS
5% OF THE SUBDIVISION AREA IS REQUIRED. DEDICATED OPEN SPACE, PARKS OR PLAYGROUNDS ARE NOT PROPOSED.
- SEC. V REQUIRED IMPROVEMENTS
B) IMPROVEMENT SPECIFICATIONS
4) WALKWAYS
SIDEWALKS ARE NOT PROPOSED
13) STREET LIGHTS
INSTALLING STREET LIGHTS IS NOT PROPOSED.

**"81 WEST PLAIN STREET
WAIVER SKETCH PLAN"**
LAND IN
WAYLAND, MASS.
PREPARED FOR: BRITTON BRADFORD
30 WEST MAIN STREET
HOPKINTON, MA 01748
SCALE: 1" = 10' DATE: 3 SEPTEMBER 2019
PREPARED BY: THE NELSON COMPANY, INC.
P.O. BOX 2138
FRAMINGHAM, MA 01703
(781) 420-2848
WWW.NELSONCOMPANY.COM



PLAN A



PLAN B

**"81 WEST PLAIN STREET
 LOTTING SKETCH PLAN"**
 LAND IN
WAYLAND, MASS.
 PREPARED FOR: SWITCH BRADFORD
 30 WEST MAIN STREET
 HOPKINTON, MA 01748
 SCALE: 1" = 40' DATE: 3 SEPTEMBER 2018
 PREPARED BY: **THE JILSON COMPANY, INC.**
 P.O. BOX 3138
 FRAMINGHAM, MA 01703
 (781) 400-8848
 www.JILSONCOMPANY.com

JOB #3004