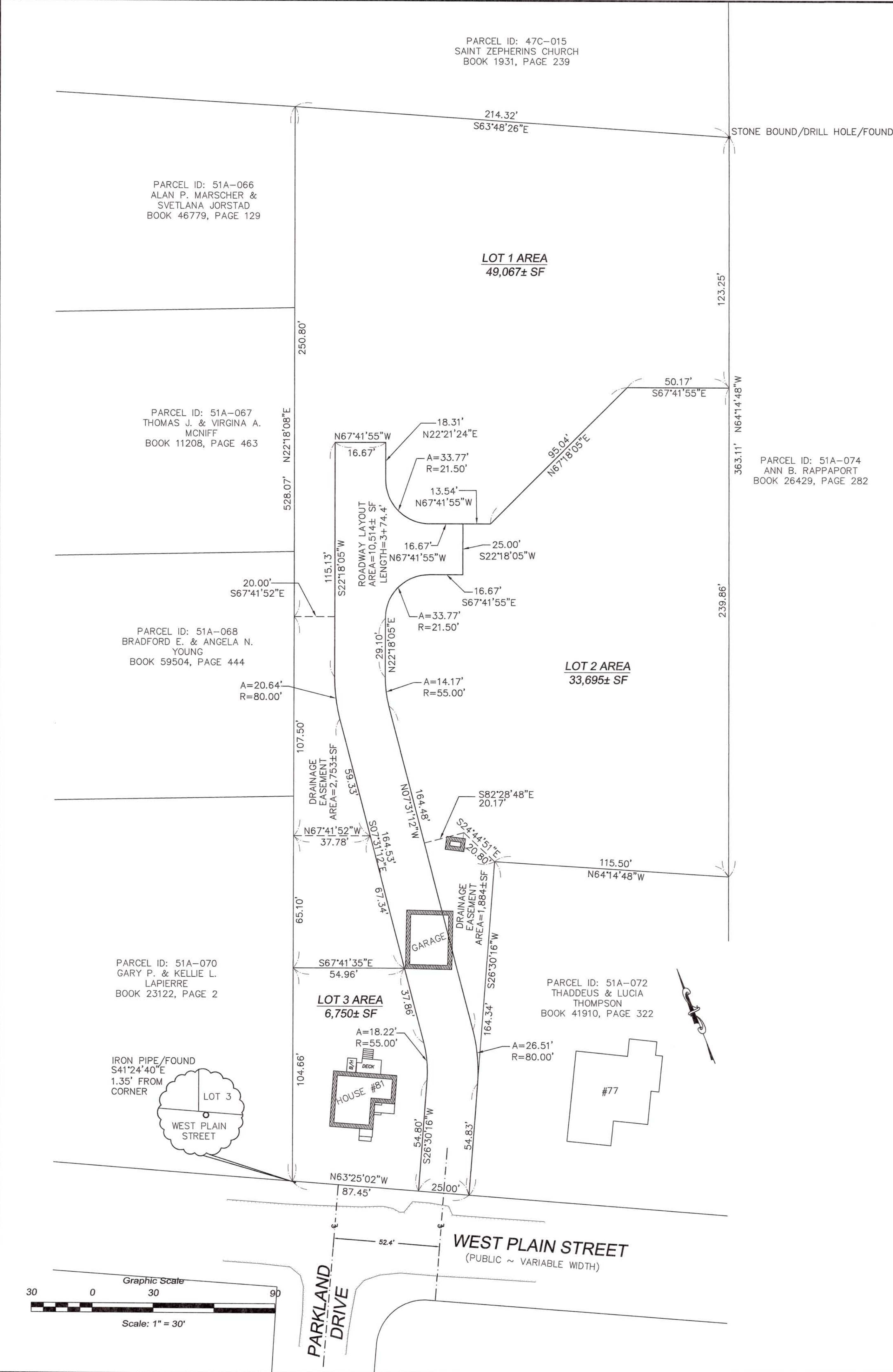




I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE ON THE GROUND IN ACCORDANCE WITH THE SPECIFICATIONS IN THE "ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS" AS PREPARED AND ADOPTED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS, INC., PART II, II TECHNICAL STANDARDS, A., 2.

Todd P. Chapin
PROFESSIONAL LAND SURVEYOR

5/12/20
DATE

I CERTIFY THAT THE PERIMETER OF THE PROPERTY SHOWN ON THESE PLANS IS BASED ON ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Todd P. Chapin
PROFESSIONAL LAND SURVEYOR

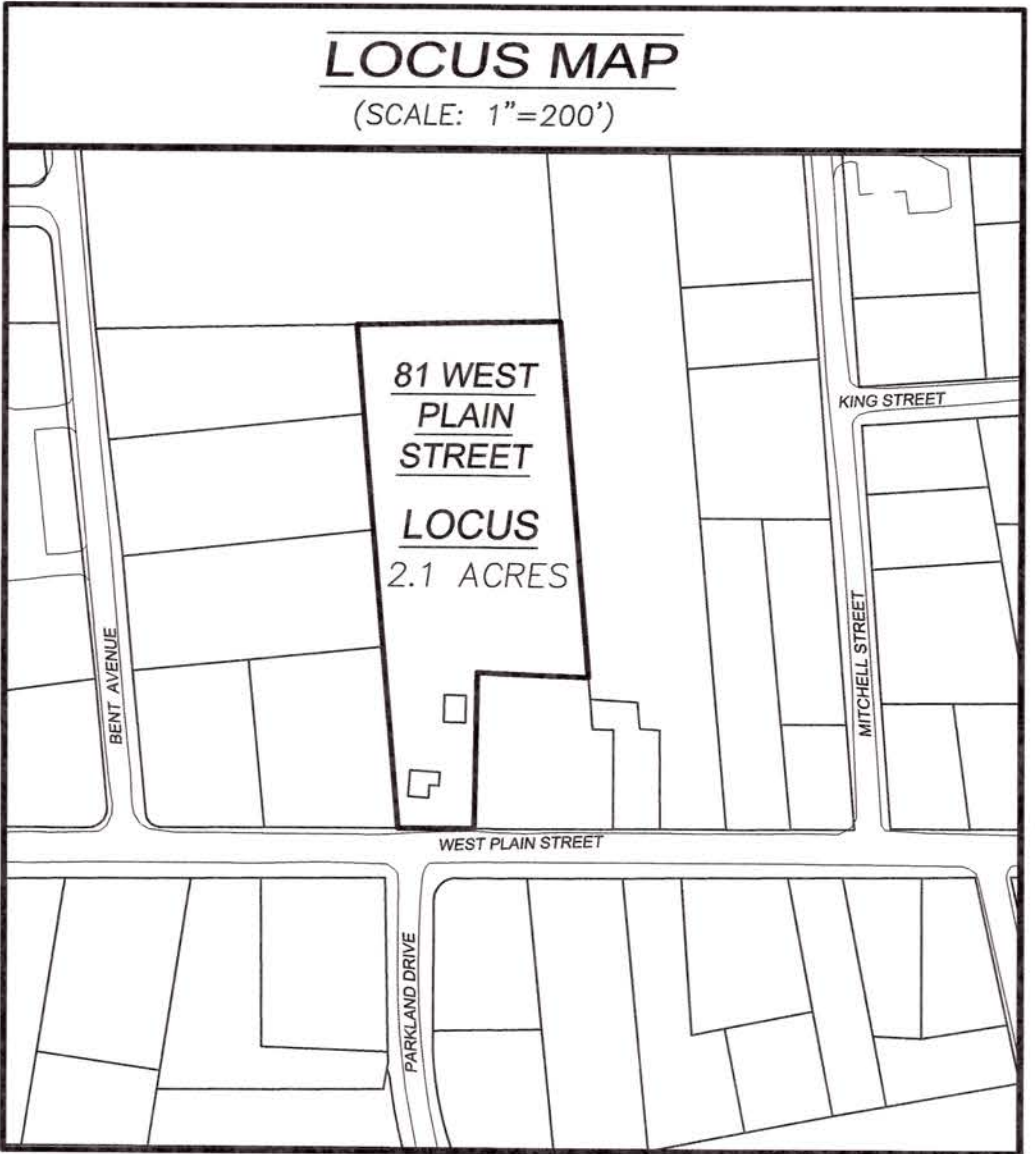
5/12/20
DATE

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE PLAN.

TOWN CLERK _____ DATE _____

ZONING DISTRICT - RESIDENCE 20,000 S.F., 120' FRONTAGE
MIN. AREA = 20,000 S.F.
MIN. FRONTAGE: = 120'
FRONT YARD SETBACK = 30'
Q ROW SETBACK = 55'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 30'



APPROVAL UNDER THE SUBDIVISION CONTROL LAW, REQUIRED
WAYLAND PLANNING BOARD

SIGNATURE DATE: _____

NOTES

FOR REGISTRY USE ONLY

- FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED IN BOOK 41,238 PAGE 22 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
- THIS PLAN REFERS TO THE TOWN OF WAYLAND ASSESSOR'S MAP 51A, LOT 071.
- THE PROJECT SITE IS LOCATED IN 'ZONE X - AREA OF MINIMAL FLOOD HAZARD' AS SHOWN ON FIRM FLOOD MAP NUMBER 25017C0528F, EFFECTIVE ON 7/7/14.
- THE SOIL CLASSIFICATION FOR THIS PROPERTY IS 624B - HAVEN-URBAN LAND COMPLEX (0-8% SLOPES), HYDROLOGIC SOIL GROUP "A".
- WAIVERS: PLANNING BOARD RULES & REGULATIONS*
SEC. III PROCEDURE FOR THE SUBMISSION AND APPROVAL OF PLANS
B) DEFINITIVE PLAN
3) CONTENTS
1) SIDEWALKS, STREET LIGHTS, & STREET TREES ARE REQUESTED TO BE WAIVED.
4) PROFILES OF PROPOSED STREETS
f) ROADWAY CENTERLINE GRADES AT 50' & 25' STATIONS ARE REQUESTED TO BE WAIVED.
SEC. IV DESIGN STANDARDS
B) STREETS
1) LOCATION & ALIGNMENT
c) MINIMUM 200' TANGENTS BETWEEN HORIZONTAL ROADWAY CURVES ARE NOT PROVIDED.
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
"RIGHT OF WAY WIDTH (FT)" REQUIRED IS 40', 25' IS PROPOSED.
"PAVEMENT WIDTH" REQUIRED IS 22', 18' IS PROPOSED.
290' ROADWAY CURVE RADIUS FOR "RESIDENTIAL" STREET CLASSIFICATION IS NOT PROVIDED.
67.5' CURVE RADIUS IS PROPOSED.
4) STREET OFFSETS
150' "MINIMUM SEPARATION OPPOSITE SIDE" IS NOT PROVIDED. 52.4' IS THE MEASURED "SEPARATION OPPOSITE SIDE" PROPOSED.
C) 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.
*ANY & ALL ADDITIONAL "IMPROVEMENT SPECIFICATIONS" NOT LISTED HEREIN.

RECORD OWNERS (PER DEED BOOK 41,238 PAGE 22):
DANIEL J., ELEANOR W., DAVID J., MICHAEL J., MARK E.,
JANET H., PATRICK A., HARMON & SUSAN A. STASNY
(ALSO, SEE FORM C SUBMITTED HERewith).

"DEFINITIVE
SUBDIVISION PLAN
81 WEST PLAIN STREET"
LAND IN
WAYLAND, MASS.

PREPARED FOR: SILVER LEAF HOMES, LLC.
30 WEST MAIN STREET
HOPKINTON, MA 01748

SCALE: 1" = 30' DATE: 05 FEBRUARY 2020

PREPARED BY: THE JILLSON COMPANY, INC.
32 FREMONT STREET S-200
NEEDHAM HEIGHTS, MA 02494
(781) 400-5946
www.JILLSONCOMPANY.com

REVISIONS		
REV	DATE	DESCRIPTION
1	5/12/20	REV. ROADWAY LAYOUT & EASEMENTS

NOTES

1. THIS PLAN SHALL NOT BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.
2. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED IN BOOK 41,238 PAGE 22 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
3. THIS PLAN REFERS TO THE TOWN OF WAYLAND ASSESSOR'S MAP 51A, LOT 071.
4. ZONING CLASSIFICATION: RESIDENCE ZONE: 20,000-120' FRONT (R-20)
5. ALL ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. OF 1988.
6. ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE TOWN AND FIELD SKETCHES AND SHALL BE CONSIDERED APPROXIMATE. FURTHERMORE, THE TOTAL EXTENT OF THE UNDERGROUND UTILITIES IS UNKNOWN.
7. THE PROJECT SITE IS LOCATED IN 'ZONE X - AREA OF MINIMAL FLOOD HAZARD' AS SHOWN ON FIRM FLOOD MAP NUMBER 25017C052BF, EFFECTIVE ON 7/7/14.
8. AN EARTHEN BERM APPROX. 12" HIGH SHALL BE CONSTRUCTED INSIDE & ADJACENT TO THE EASTERLY "LIMIT OF WORK" ALONG ABUTTING PROPERTY OF RAPPAPORT. THE BERM'S PURPOSE & INTENT IS TO CONTAIN ANY & ALL POST-DEVELOPMENT RUNOFF WATER FROM FLOWING OFF THE PROJECT SITE, WHILE PRESERVING TO MAXIMUM EXTENT FEASIBLE EXISTING TREES.
9. PREPARATION OF THIS PLAN IS FOR TOWN REVIEW & APPROVAL ONLY.

PERCOLATION TEST DATA

TESTING DATE: 10/22/19

PERC. TEST	PT #100*	PT #101*	PT #102*	PT #103*
DEPTH OF PERC	3.8'-4.8'	3.6'-4.6'	4.1'-5.1'	3.8'-4.8'
RATE (MPI)	<2 MPI	<2 MPI	<2 MPI	<2 MPI

DEEP TEST HOLE DATA

TESTING DATE: 10/22/19

DEEP TEST HOLE	DTH #100*	DTH #101*	DTH #102*	DTH #103*
A	0.0'-0.5' LOAM 10 YR 3/6	0.0'-0.8' LOAM 10 YR 3/6	0.0'-1.0' LOAM 10 YR 3/6	0.0'-1.0' LOAM 10 YR 3/6
B	0.5'-2.0' LOAMY SAND 10 YR 4/6	0.8'-2.0' SANDY SAND 10 YR 4/6	1.0'-2.5' SANDY LOAM 10 YR 3/6	1.0'-2.5' SANDY LOAM 10 YR 4/6
C1	2.0'-7.5' COARSE SAND 10 YR 4/4	2.0'-11.5' FINE SAND 10 YR 3/6	2.5'-11.5' FINE SAND 10 YR 3/6	2.5'-11.5' COARSE SAND 10 YR 4/4
C2	7.5'-11.5' FINE SAND 2.5 Y 5/3	—	—	—
PARENT MATERIAL	SAND & GRAVEL	SAND & GRAVEL	SAND & GRAVEL	SAND & GRAVEL
GROUNDWATER	N/A (DRY HOLE)	N/A (DRY HOLE)	N/A (DRY HOLE)	N/A (DRY HOLE)
DEEP TEST HOLE	DTH #103*	DTH #104*	DTH #105**	DTH #106**
A	0.0'-1.0' LOAM 10 YR 3/6	0.0'-1.0' LOAM 10 YR 3/6	0.0'-1.0' LOAM 10 YR 3/6	0.0'-1.2' LOAM 10 YR 3/6
B	1.0'-2.5' SANDY LOAM 10 YR 4/6	1.0'-2.5' LOAMY SAND 10 YR 4/6	1.0'-2.5' LOAMY SAND 10 YR 4/6	1.2'-2.5' LOAMY SAND 10 YR 4/6
C1	2.5'-11.5' COARSE SAND 10 YR 4/4	3.2'-4.4' COARSE SAND 10 YR 4/4	2.5'-11.5' COARSE SAND 10 YR 4/4	2.5'-11.5' COARSE SAND 10 YR 4/4
C2	—	—	—	—
PARENT MATERIAL	SAND & GRAVEL	SAND & GRAVEL	SAND & GRAVEL	SAND & GRAVEL
GROUNDWATER	N/A (DRY HOLE)	N/A (DRY HOLE)	N/A (DRY HOLE)	N/A (DRY HOLE)

* WITNESSED BY WAYLAND BOARD OF HEALTH AGENT
** NOT WITNESSED BY WAYLAND BOARD OF HEALTH AGENT
ALL SOILS EVALUATION PERFORMED BY KEVIN O'LEARY, PE & MASS. LICENSED SOIL EVALUATOR.
THERE WAS NO MOTTLING OR "SOIL STAINING" OBSERVED IN ANY DEEP TEST HOLE.

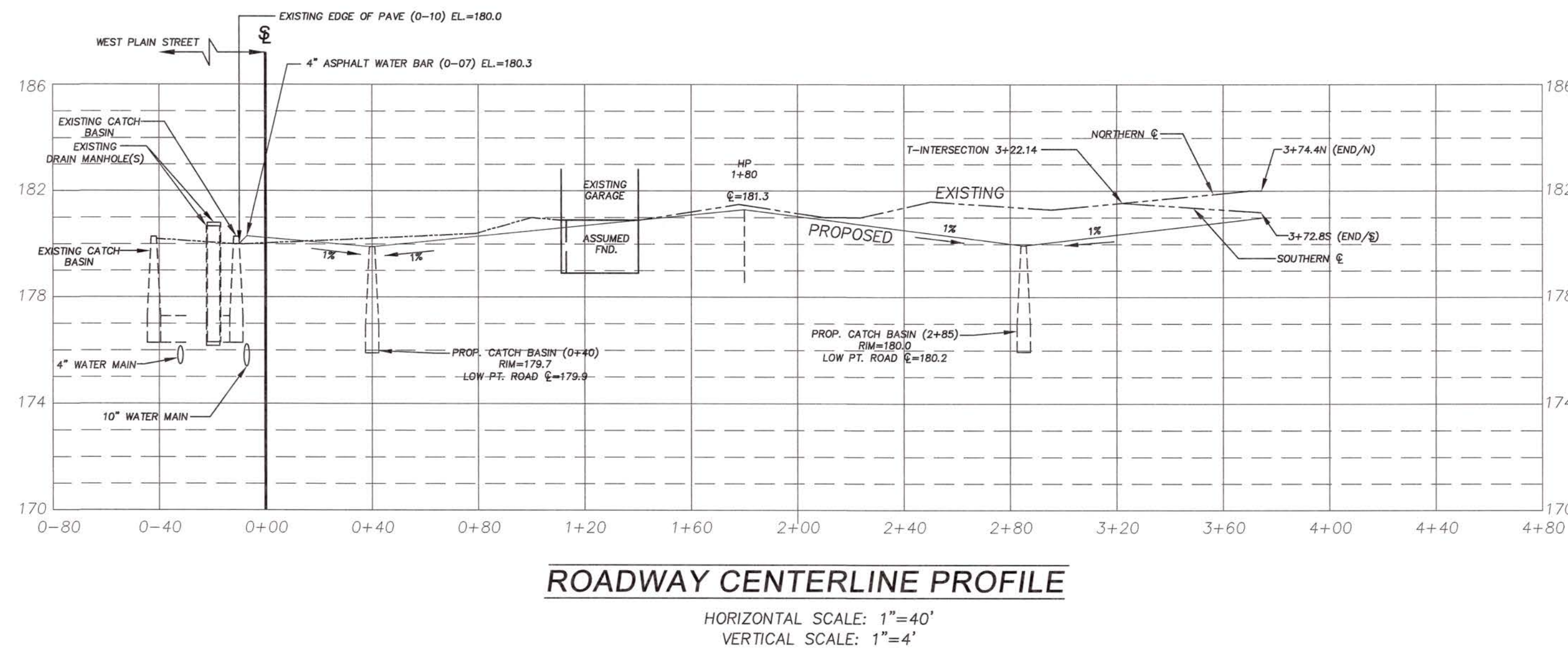


"GRADING SITE PLAN
81 WEST PLAIN STREET"
LAND IN
WAYLAND, MASS.

PREPARED FOR: SILVER LEAF HOMES, LLC.
30 WEST MAIN STREET
HOPKINTON, MA 01748

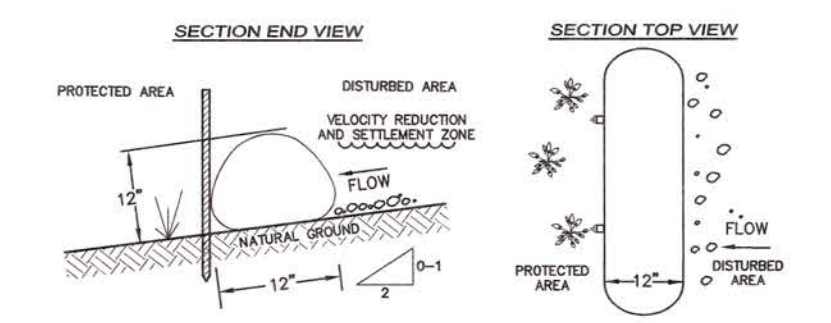
SCALE: AS NOTED DATE: 23 JANUARY 2020

PREPARED BY: THE JILLSON COMPANY, INC.
32 FREMONT STREET
NEEDHAM HEIGHTS, MA 02494
(781) 400-5946
www.JILLSONCOMPANY.com



EROSION CONTROL BARRIER DETAIL

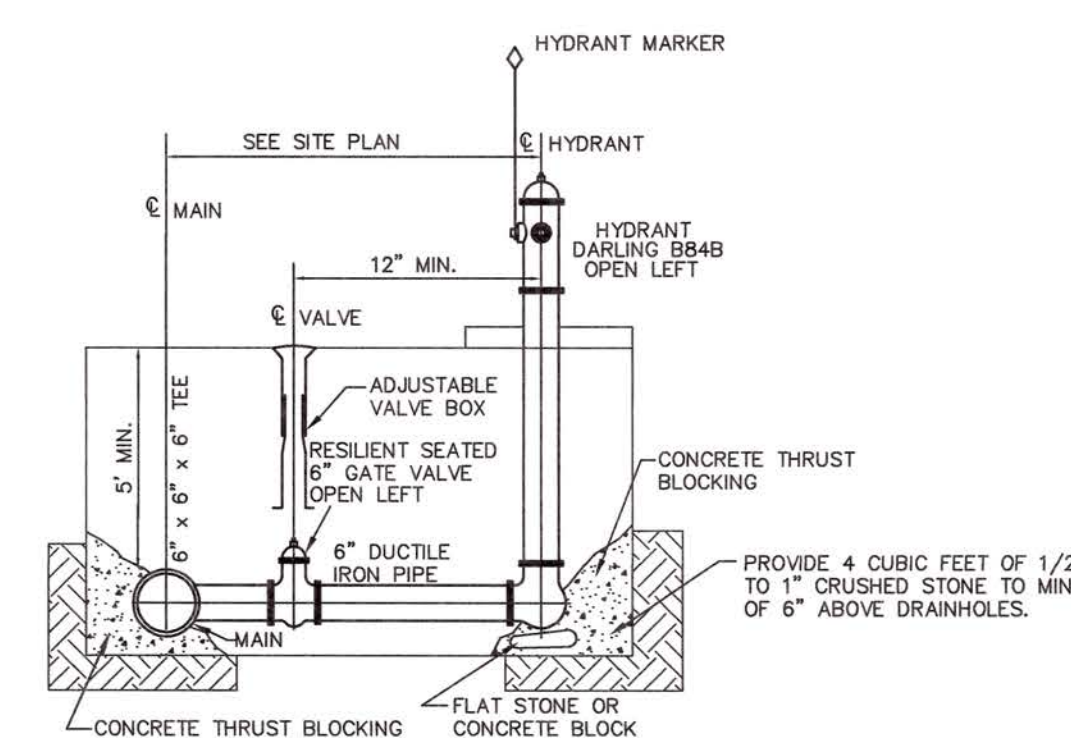
STRAW WATTLE OR EQUIVALENT
(NOT TO SCALE)



1. THE EROSION CONTROL BARRIER SHALL BE INSTALLED WHERE NEED IS DETERMINED ALONG THE "LIMIT OF WORK" SHOWN ON THIS PLAN.
2. THE EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.

HYDRANT & GATE VALVE DETAIL *

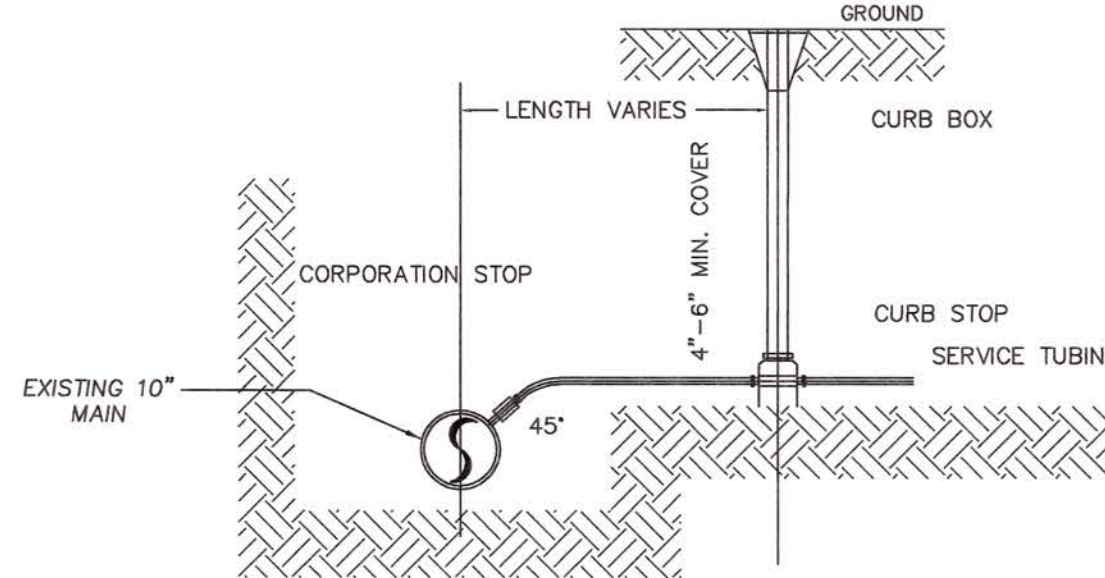
(NOT TO SCALE)



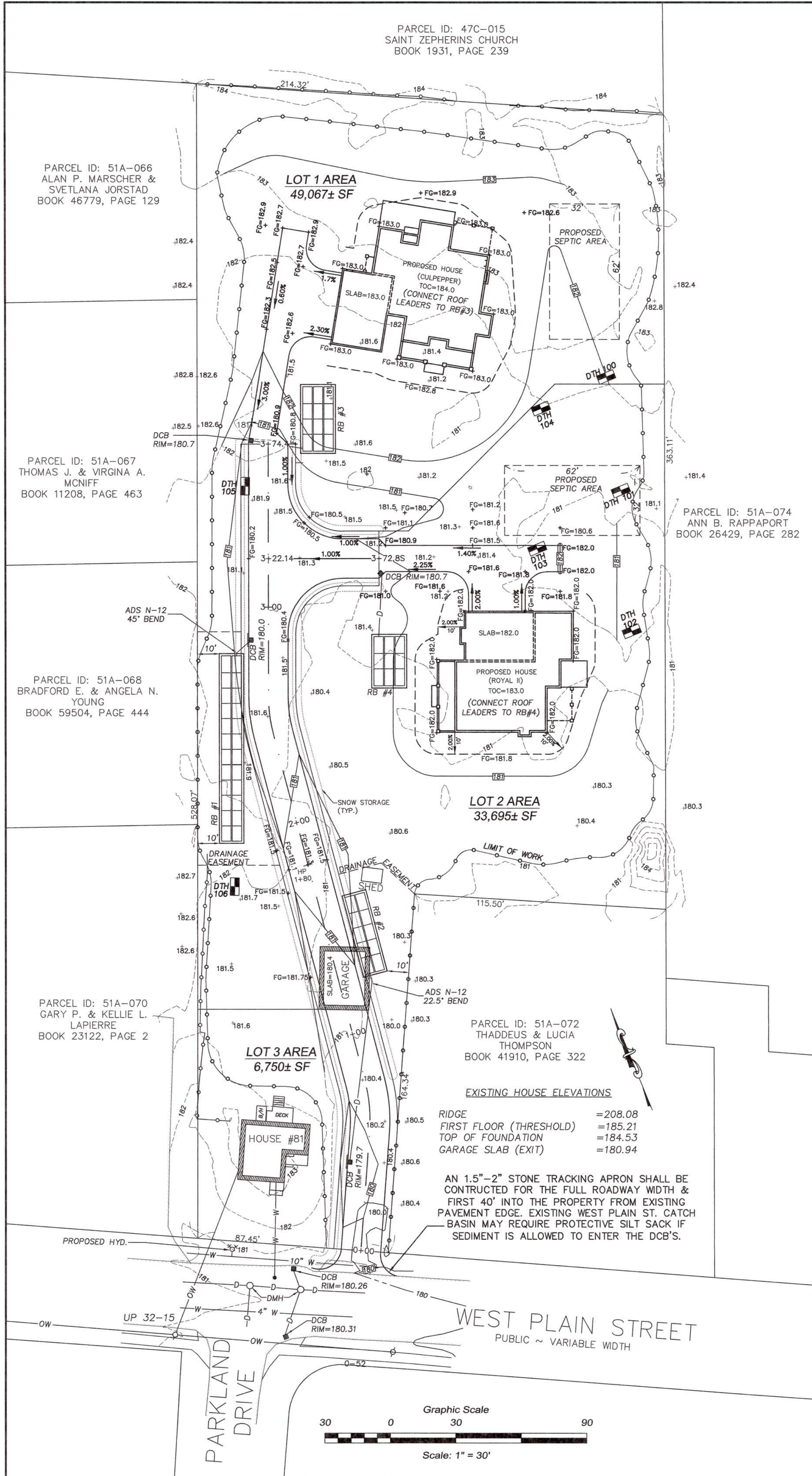
* THESE DETAILS DENOTE THE MINIMUM STANDARDS REQUIRED.
THE CONTRACTOR SHALL VERIFY WITH THE TOWN OF WAYLAND
DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.

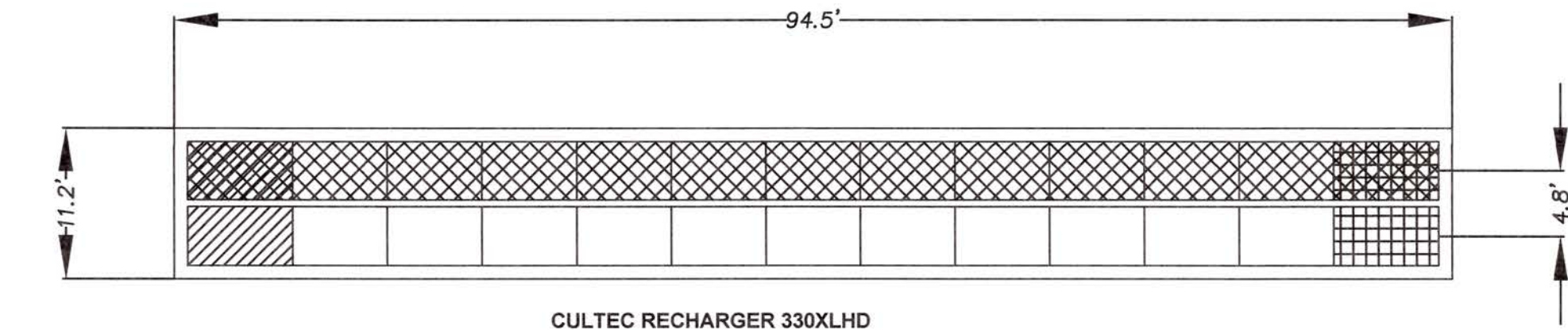
TYPICAL WATER SERVICE*

(NOT TO SCALE)



REV	DATE	DESCRIPTION
1	5/12/20	ROADWAY & RB DESIGN, HOUSE LOCATIONS





CULTEC RECHARGER 330XLHD
STORMWATER BED

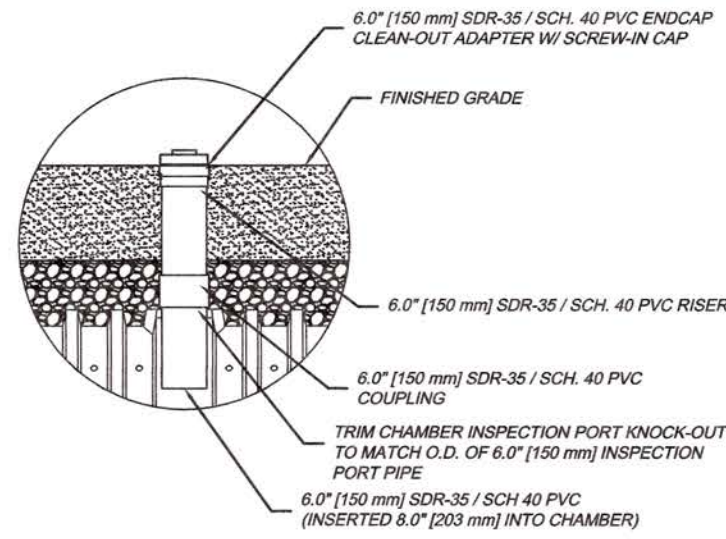
Recharger 330XLHD Stormwater System by CULTEC, Inc.		
STARTER CHAMBERS	2	PIECES
INTERMEDIATE CHAMBERS	22	PIECES
END CHAMBERS	2	PIECES
STONE	2388.90	CF
VOLUME OF EXCAVATION	3737.30	CF
CULTEC NO. 410™ FILTER FABRIC	2145.59	SQ. FT.

CULTEC RECHARGER 330XLHD
LEGEND

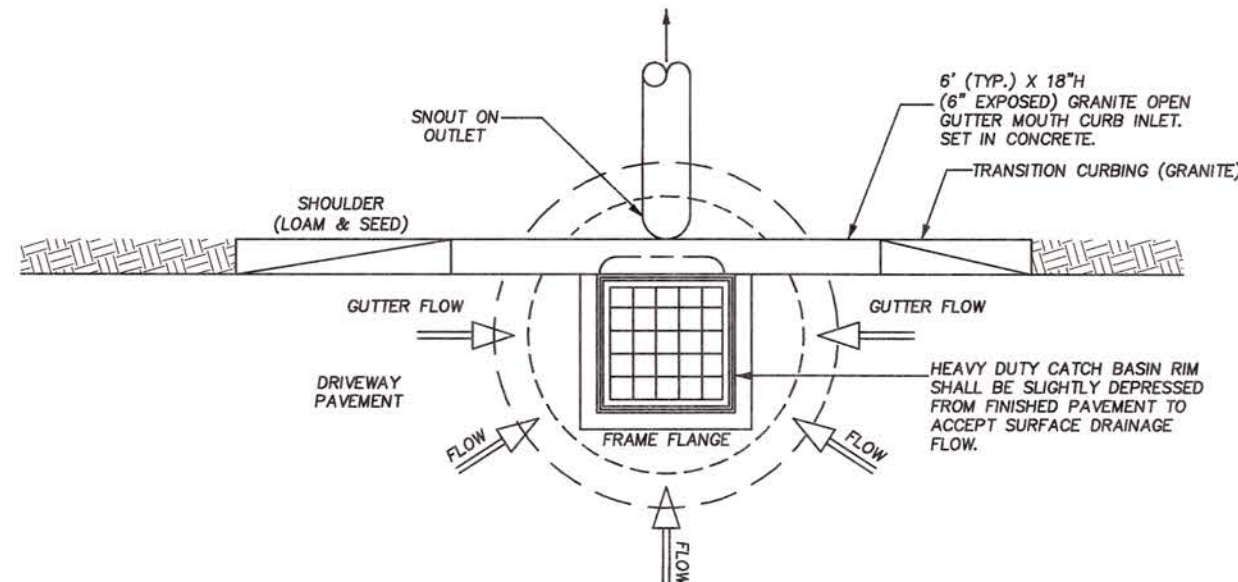
	ISOLATOR ROW
	STARTER CHAMBERS
	INTERMEDIATE CHAMBERS
	END CHAMBERS

CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 2322.0 cf
(STORAGE PROVIDED IN CHAMBERS: 1378.4 cf)
(STORAGE PROVIDED IN STONE: 943.6 cf)
*SYSTEM INSTALLED REQUIRING STONE AMOUNTS OF
6.0 INCHES BELOW CHAMBERS, 6.0 INCHES ABOVE AND A
12.0 INCHES BORDER SURROUNDING

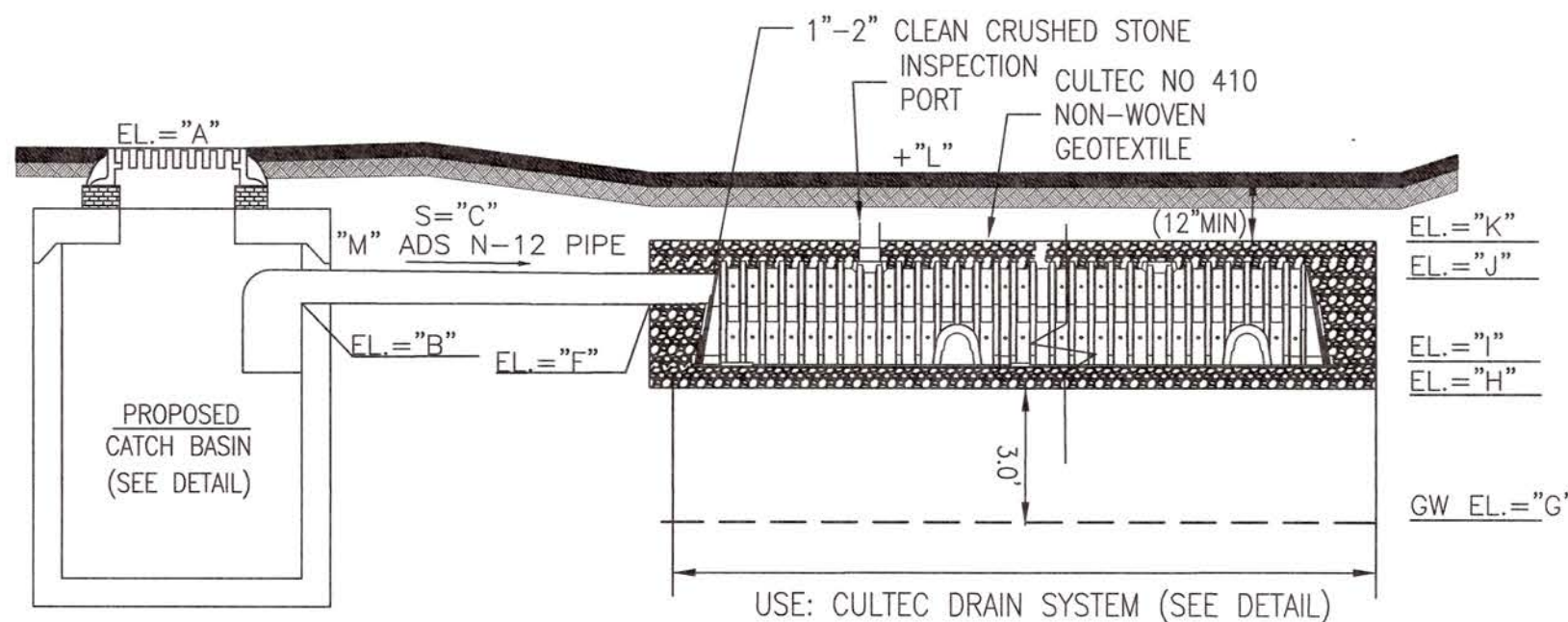
CULTEC SYSTEM RB#1
NOT TO SCALE



INSPECTION PORT
NOT TO SCALE

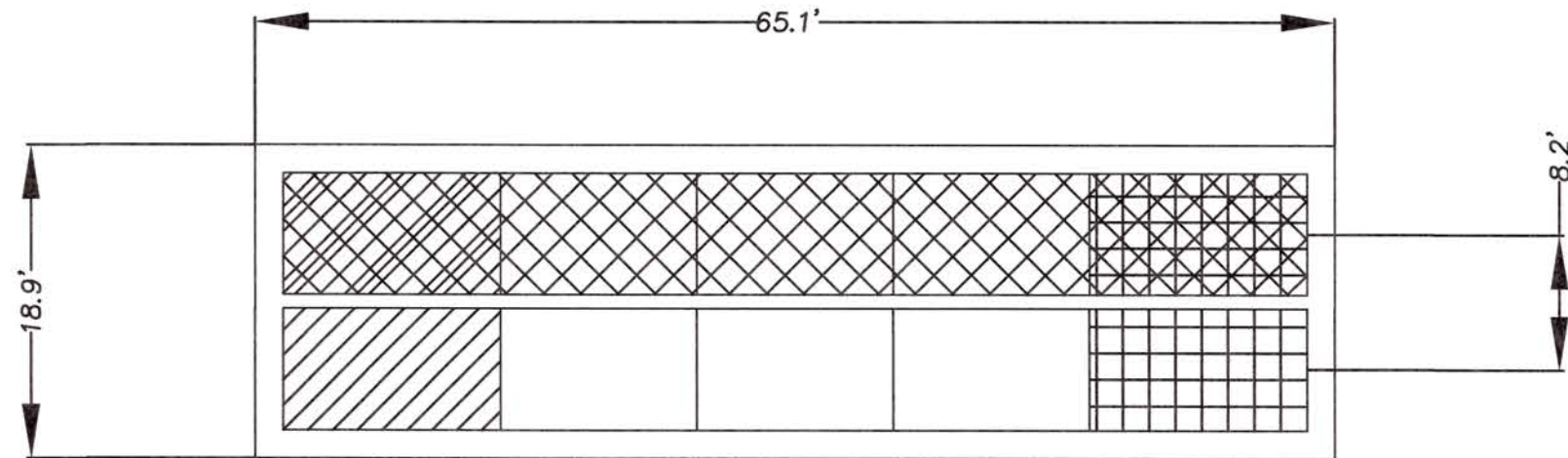


"DEEP SUMP"
CATCH BASIN DETAILS
NOT TO SCALE



	A	B	C	E	G	H	I	J	K	L	M
RB#1	180.0	177.00	0.12	175.90	170.1	175.4	175.90	178.44	178.94	181.00	8"
RB#2	179.7	176.70	0.02	175	170.1	174.5	175.00	177.54	178.04	180.50	8"
RB#3	180.7	177.70	0.05	176.50	170.1	176	176.50	179.04	179.54	181.50	6"
RB#4	180.7	177.70	0.08	175.50	170.1	175	175.50	178.04	178.54	180.50	6"

DRAIN SYSTEM PROFILES
NOT TO SCALE



CULTEC RECHARGER 330XLHD
STORMWATER BED

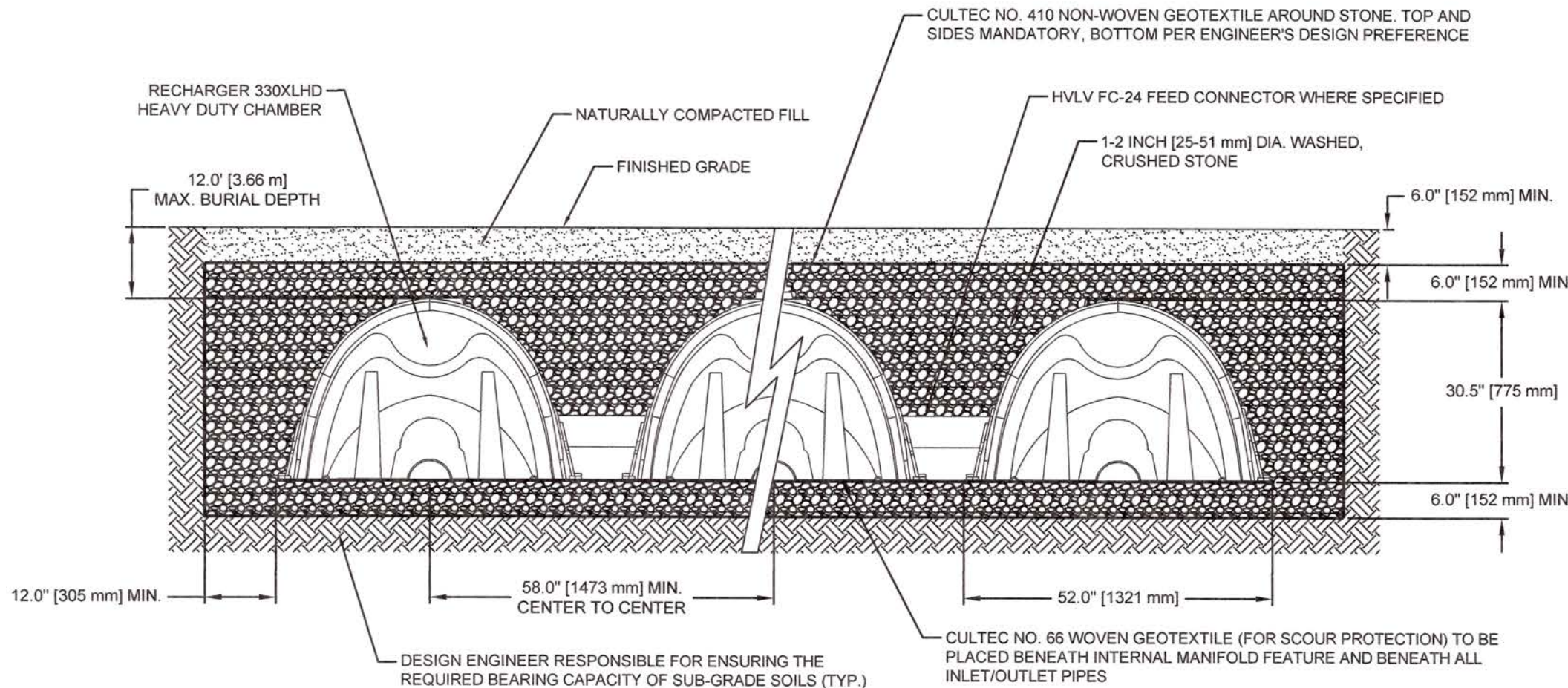
Recharger 330XLHD Stormwater System by CULTEC, Inc.		
STARTER CHAMBERS	2	PIECES
INTERMEDIATE CHAMBERS	6	PIECES
END CHAMBERS	2	PIECES
STONE	978.70	CF
VOLUME OF EXCAVATION	1522.60	CF
CULTEC NO. 410™ FILTER FABRIC	1333.11	SQ. FT.

CULTEC RECHARGER 330XLHD
LEGEND

	ISOLATOR ROW
	STARTER CHAMBERS
	INTERMEDIATE CHAMBERS
	END CHAMBERS

CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 935.4 cf
(STORAGE PROVIDED IN CHAMBERS: 543.9 cf)
(STORAGE PROVIDED IN STONE: 391.5 cf)
*SYSTEM INSTALLED REQUIRING STONE AMOUNTS OF
6.0 INCHES BELOW CHAMBERS, 6.0 INCHES ABOVE AND A
12.0 INCHES BORDER SURROUNDING

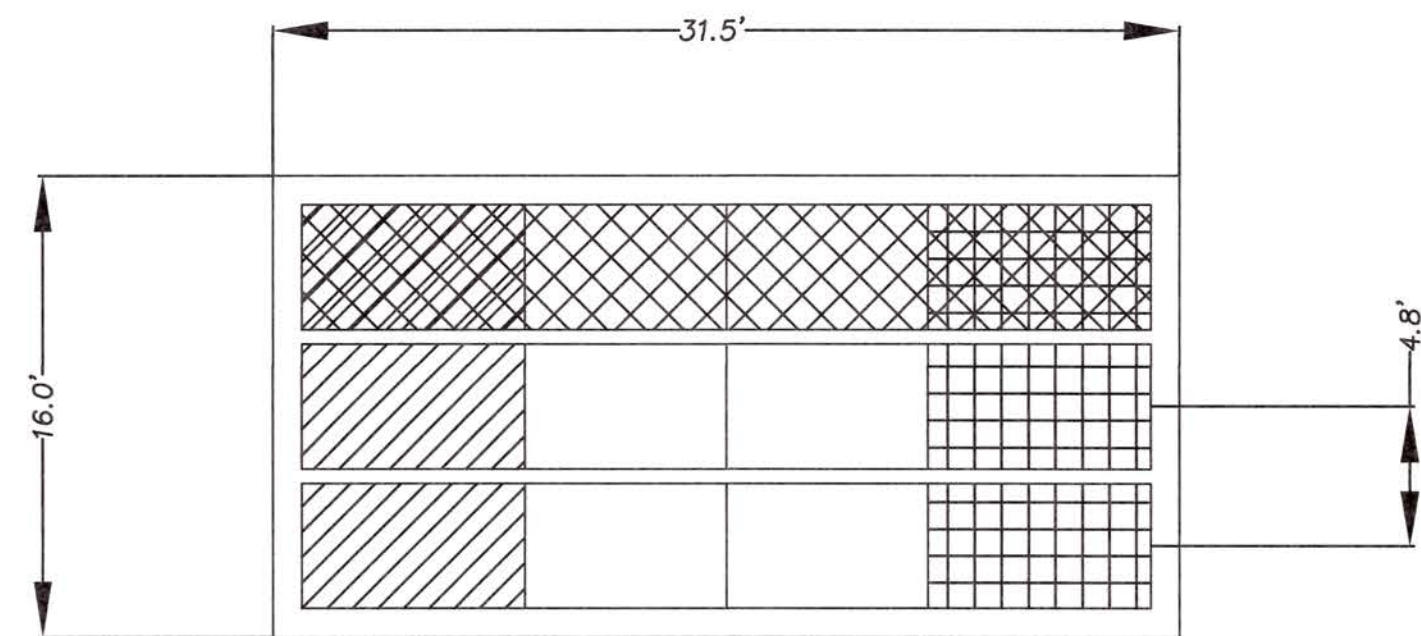
CULTEC SYSTEM RB#2
NOT TO SCALE



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC
LOADS WHEN INSTALLED ACCORDING TO CULTEC'S
RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED
WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE
LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN
ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND
FEDERAL REGULATIONS

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION
NOT TO SCALE



CULTEC RECHARGER 330XLHD
STORMWATER BED

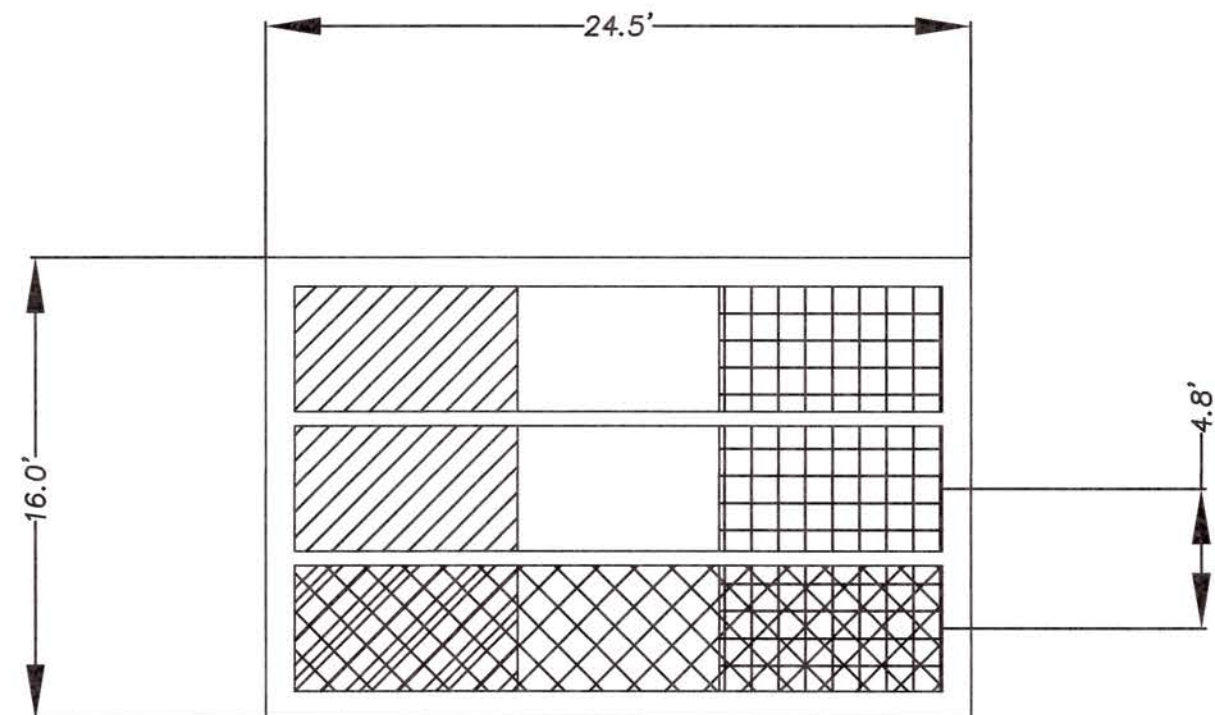
Recharger 330XLHD Stormwater System by CULTEC, Inc.		
STARTER CHAMBERS	3	PIECES
INTERMEDIATE CHAMBERS	6	PIECES
END CHAMBERS	3	PIECES
STONE	1125.60	CF
VOLUME OF EXCAVATION	1795.00	CF
CULTEC NO. 410™ FILTER FABRIC	1478.90	SQ. FT.

CULTEC RECHARGER 330XLHD
LEGEND

	ISOLATOR ROW
	STARTER CHAMBERS
	INTERMEDIATE CHAMBERS
	END CHAMBERS

CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 1109.6 cf
(STORAGE PROVIDED IN CHAMBERS: 659.4 cf)
(STORAGE PROVIDED IN STONE: 450.2 cf)
*SYSTEM INSTALLED REQUIRING STONE AMOUNTS OF
6.0 INCHES BELOW CHAMBERS, 6.0 INCHES ABOVE AND A
12.0 INCHES BORDER SURROUNDING

CULTEC SYSTEM RB#3
NOT TO SCALE



CULTEC RECHARGER 330XLHD
STORMWATER BED

Recharger 330XLHD Stormwater System by CULTEC, Inc.		
STARTER CHAMBERS	3	PIECES
INTERMEDIATE CHAMBERS	3	PIECES
END CHAMBERS	3	PIECES
STONE	886.40	CF
VOLUME OF EXCAVATION	1389.30	CF
CULTEC NO. 410™ FILTER FABRIC	1177.96	SQ. FT.

CULTEC RECHARGER 330XLHD
LEGEND

	ISOLATOR ROW
	STARTER CHAMBERS
	INTERMEDIATE CHAMBERS
	END CHAMBERS

CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 867.1 cf
(STORAGE PROVIDED IN CHAMBERS: 502.9 cf)
(STORAGE PROVIDED IN STONE: 354.2 cf)
*SYSTEM INSTALLED REQUIRING STONE AMOUNTS OF
6.0 INCHES BELOW CHAMBERS, 6.0 INCHES ABOVE AND A
12.0 INCHES BORDER SURROUNDING

CULTEC SYSTEM RB#4
NOT TO SCALE



"STORMWATER DETAIL
81 WEST PLAIN STREET"

LAND IN

WAYLAND, MASS.

PREPARED FOR: SILVER LEAF HOMES, LLC.
30 WEST MAIN STREET
HOPKINTON, MA 01748

SCALE: 1" = 30' DATE: 23 JANUARY 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**
32 FREMONT STREET
NEEDHAM HEIGHTS, MA 02494
(781) 400-5946
www.JILLSONCOMPANY.com

REVISIONS		
REV	DATE	DESCRIPTION
1	5/12/20	UPDATE RECHARGE BASINS