

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS"

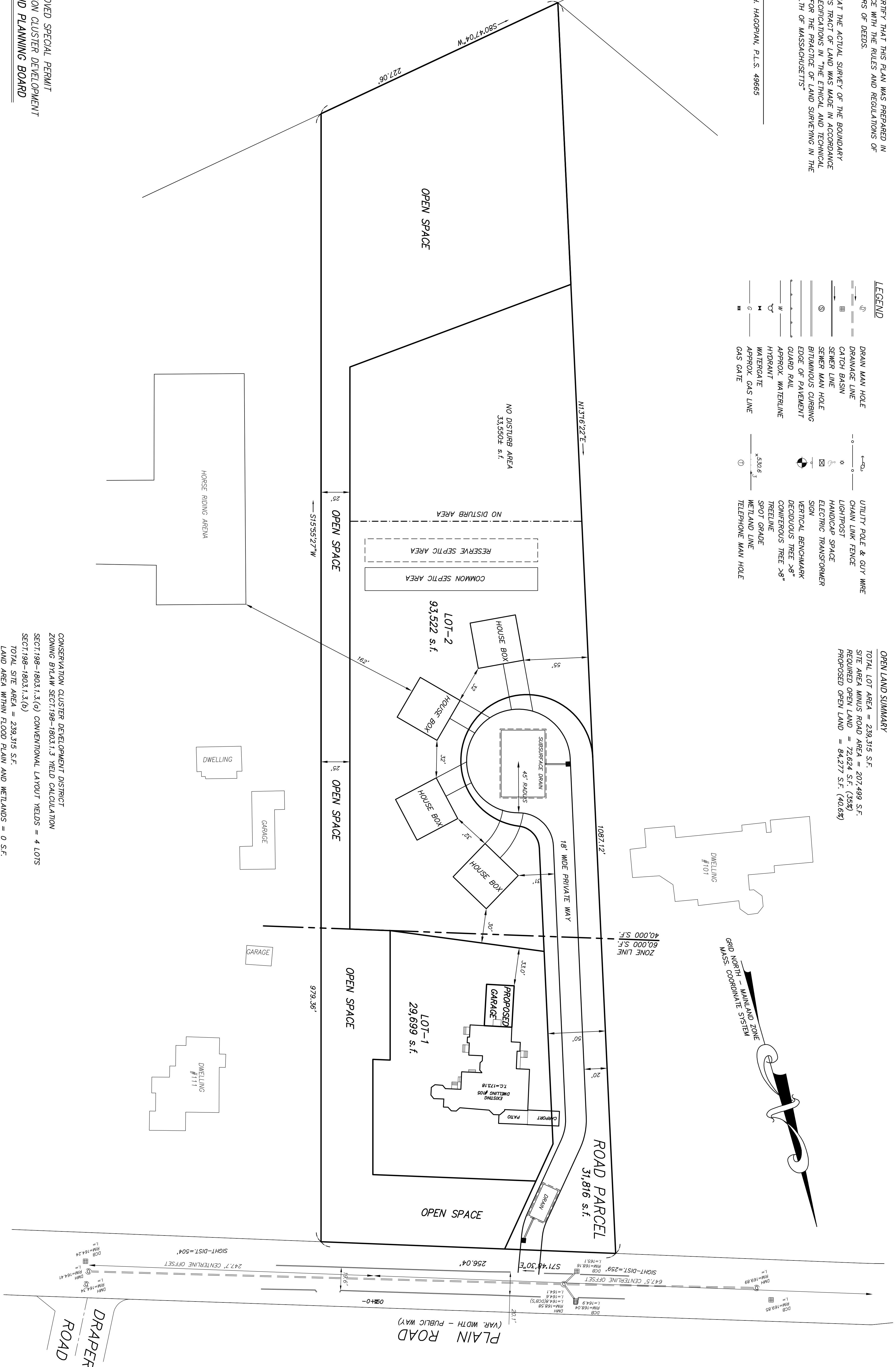
VAROLIAN H. HAGOPIAN, P.L.S. 49665

- LEGEND**
- |  |                   |  |                         |
|--|-------------------|--|-------------------------|
|  | DRAIN MAN HOLE    |  | UTILITY POLE & GUY WIRE |
|  | CATCH BASIN       |  | CHAIN LINK FENCE        |
|  | SEWER LINE        |  | HANDICAP SPACE          |
|  | BITUMINOUS CURING |  | ELECTRIC TRANSFORMER    |
|  | EDGE OF PAVEMENT  |  | SIGN                    |
|  | GUARD RAIL        |  | VERTICAL BENCHMARK      |
|  | APPROX. WATERLINE |  | DECIDUOUS TREE >8"      |
|  | HYDRANT           |  | CONIFEROUS TREE >8"     |
|  | WATERGATE         |  | TREE LINE               |
|  | APPROX. GAS LINE  |  | SPOT GRADE              |
|  | GAS GATE          |  | WETLAND LINE            |
|  |                   |  | TELEPHONE MAN HOLE      |

**OPEN LAND SUMMARY**

TOTAL LOT AREA = 239,315 S.F.  
SITE AREA MINUS ROAD AREA = 207,499 S.F.  
REQUIRED OPEN LAND = 72,624 S.F. (35%)  
PROPOSED OPEN LAND = 84,277 S.F. (40.6%)

GRID NORTH - MAINLAND ZONE  
MASS. COORDINATE SYSTEM



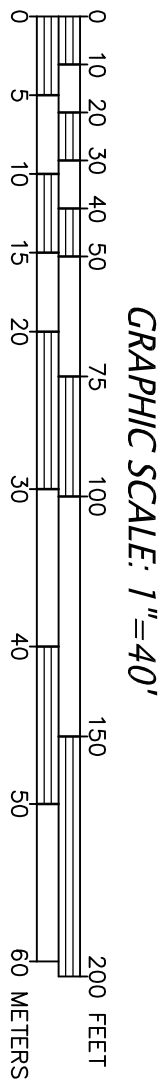
**APPROVED SPECIAL PERMIT**

CONSERVATION CLUSTER DEVELOPMENT  
**WAYLAND PLANNING BOARD**

SULLIVAN CONNORS & ASSOCIATES INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES THAT ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE GROUND CONDITIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND ELEVATION OF UTILITIES AND STRUCTURES, AS REQUIRED, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DRAWINGS BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT THE TOWN DPW AND DIG SAFE (1-888-744-7233) FOR UTILITY LOCATIONS 72 HOURS BEFORE EXCAVATION.

CONSERVATION CLUSTER DEVELOPMENT DISTRICT  
ZONING BYLAW SECT.198-1803.1.3 YIELD CALCULATION  
SECT.198-1803.1.3.(c) CONVENTIONAL LAYOUT YIELDS = 4 LOTS  
SECT.198-1803.1.3.(b)  
TOTAL SITE AREA = 239,315 S.F.  
LAND AREA WITHIN FLOOD PLAIN AND WETLANDS = 0 S.F.  
239,315 S.F. x 90% = 215,384 S.F.  
215,384 S.F. / 40,000 S.F. = 5.38 LOTS

ZONING BYLAW SECT.198-1803.3. LOT IN TWO OR MORE DISTRICTS  
ALL OF THE LAND SHALL BE CONSIDERED LYING IN THE DISTRICT THAT CONTAINS MORE THAN 75% OF THE TOTAL AREA SHOWN AS BUILDING LOTS.  
TOTAL BUILDING LOT AREA = 123,222 S.F. (EXCLUDES ROAD AND OPEN SPACE)  
75% OF BUILDING LOT AREA = 92,417 S.F.  
BUILDING LOT AREA IN 40,000 DISTRICT = 92,648 S.F. > 75%  
BUILDING LOT AREA IN 60,000 DISTRICT = 30,573 S.F. < 75%  
ALL OF THE LAND CONSIDERED LYING WITHIN THE 40,000 S.F. DISTRICT



**GENERAL NOTES:**

- THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN CONNORS & ASSOCIATES PERFORMED ON FEBRUARY 2020.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- NO WETLANDS LOCATED ON-SITE.

ZONED: SINGLE RESIDENCE  
CONSERVATION CLUSTER  
AREA = 20,000 sf  
FRONTAGE = 50 feet  
SETBACKS:  
30' BETWEEN BUILDINGS  
50' TO PERMETER  
15' TO OPEN LAND  
NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.

OWNERS:  
TAMPOSI BROTHERS I, LLC  
37 REVERE STREET, NO. 8  
BOSTON, MA 02114

**SULLIVAN, CONNORS  
AND ASSOCIATES**

LAND SURVEYING AND CIVIL ENGINEERING  
121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01776  
PHONE: 978-443-9566 FAX: 978-443-8915

ALTERNATE SKETCH-4  
CLUSTER SITE PLAN  
PLAN OF LAND  
105 PLAIN ROAD  
WAYLAND, MA

12-28-2020	MISC. EDITS
10-9-2020	REVISED LAYOUT
REVISD:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: SEPTEMBER 23, 2020	
SCALE: 1"=40'	SHEET 4 OF 4.