

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"

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

LEGEND

- 

DRAIN MAN HOLE
- 

DRAINAGE LINE
- 

CATCH BASIN
- 

SEWER LINE
- 

SEWER MAN HOLE
- 

BITUMINOUS CURBING
- 

EDGE OF PAVEMENT
- 

GUARD RAIL
- 

APPROX. WATERLINE
- 

HYDRANT
- 

WATERGATE
- 

APPROX. GAS LINE
- 

GAS GATE
- 

UTILITY POLE & GUY WIRE
- 

CHAIN LINK FENCE
- 

LIGHTPOST
- 

HANDICAP SPACE
- 

ELECTRIC TRANSFORMER
- 

SIGN
- 

VERTICAL BENCHMARK
- 

DECIDUOUS TREE >8"
- 

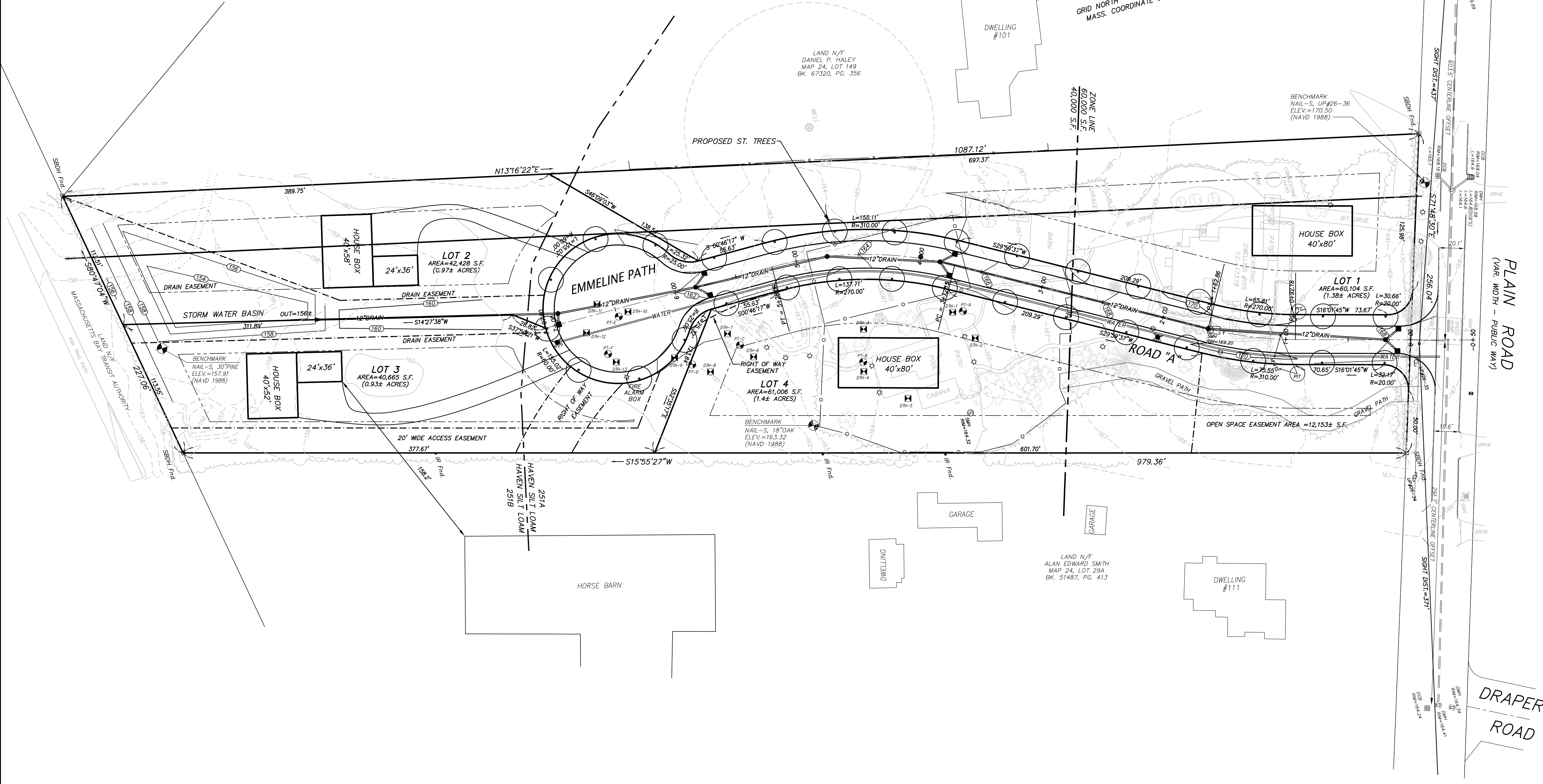
CONIFEROUS TREE >8"
- 

TREELINE
- 

SPOT GRADE
- 

WETLAND LINE
- 

TELEPHONE MAN HOLE



- GENERAL NOTES:
- THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN, CONNORS & ASSOCIATES PERFORMED ON FEBRUARY 202.
 - LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
 - NO WETLANDS LOCATED ON-SITE.

ZONED: SINGLE RESIDENCE 60,000
AREA = 60,000 sf
FRONTAGE = 210 feet
LOT WIDTH/CIRCLE = 100 feet
SETBACKS: FRONT = 30 feet
STREET CENTERLINE = 55 feet
SIDE = 30 feet
REAR = 30 feet

ZONED: SINGLE RESIDENCE 40,000
AREA = 40,000 sf
FRONTAGE = 180 feet
LOT WIDTH/CIRCLE = 100 feet
SETBACKS: FRONT = 30 feet
STREET CENTERLINE = 55 feet
SIDE = 25 feet
REAR = 30 feet

OWNER & SUBDIVIDER:
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

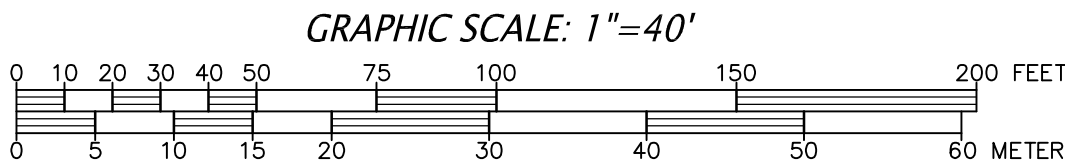
"DEFINITIVE PLAN"
CONVENTIONAL
SUBDIVISION PLAN OF
EMMELINE PATH
WAYLAND, MA

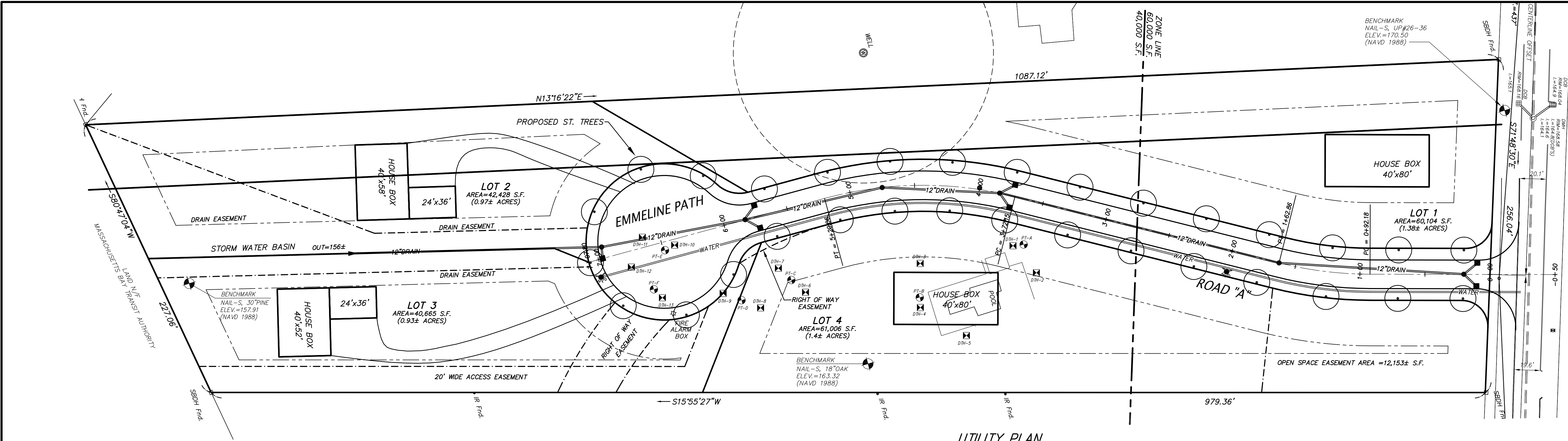
12-10-2020	MISC. EDITS PER REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: VHH	CHECK BY: REM
DATE: APRIL 20, 2020	
SCALE: 1"=40'	SHEET 1 OF 2.



SULLIVAN CONNORS & ASSOCIATES INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES, THAT ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN, OR THE CHARACTER OF SUBSURFACE 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 DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT THE TOWN DPW AND DIG SAFE (1-888-344-7233) FOR UTILITY LOCATIONS 72 HOURS BEFORE EXCAVATION.

CONSERVATION CLUSTER DEVELOPMENT DISTRICT
ZONING BYLAW SECT.198-1803.1.3 YIELD CALCULATION
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.
239,315 S.F. / 60,000 S.F. = 3.99 LOTS
SECT.198-1803.1.3.1 CONVENTIONAL LAYOUT YIELDS 4 LOTS



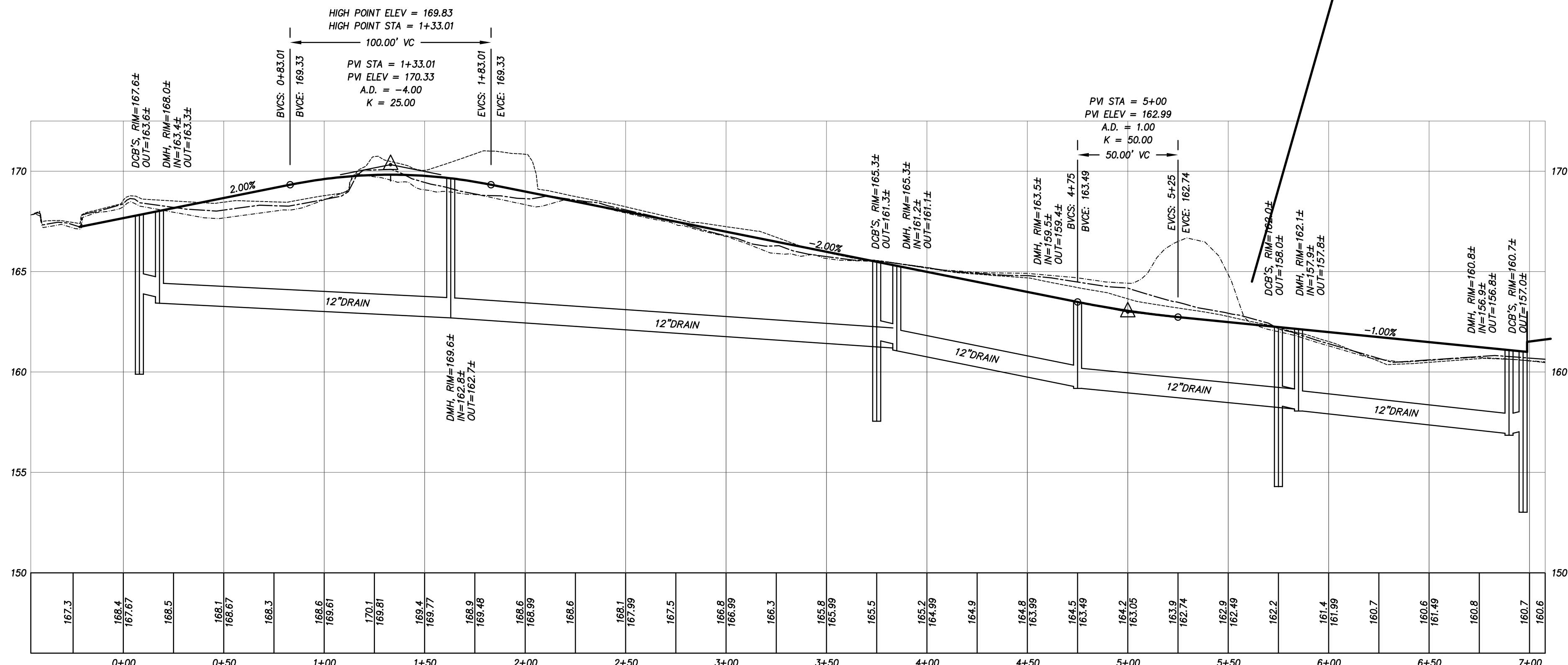


PLAN ROAD
(VAR. WIDTH - PUBLIC WAY)

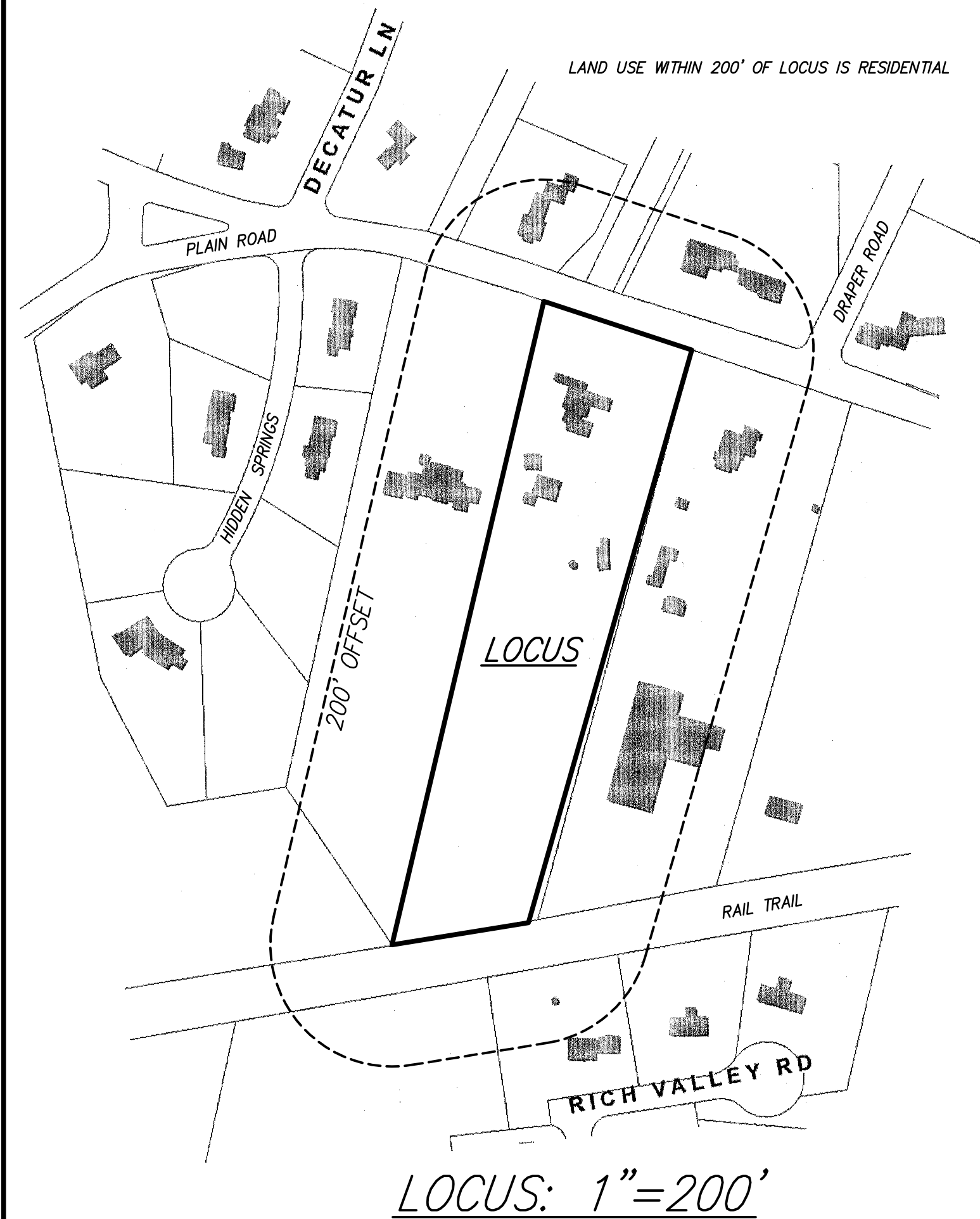
LOCUS: 1"=1000'

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UTILITY PLAN
SCALE: 1"=40'



ROADWAY PROFILE
1"=40' HORIZONTAL
1"=4' VERTICAL



LOCUS: 1"=200'

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CONVENTIONAL
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