

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

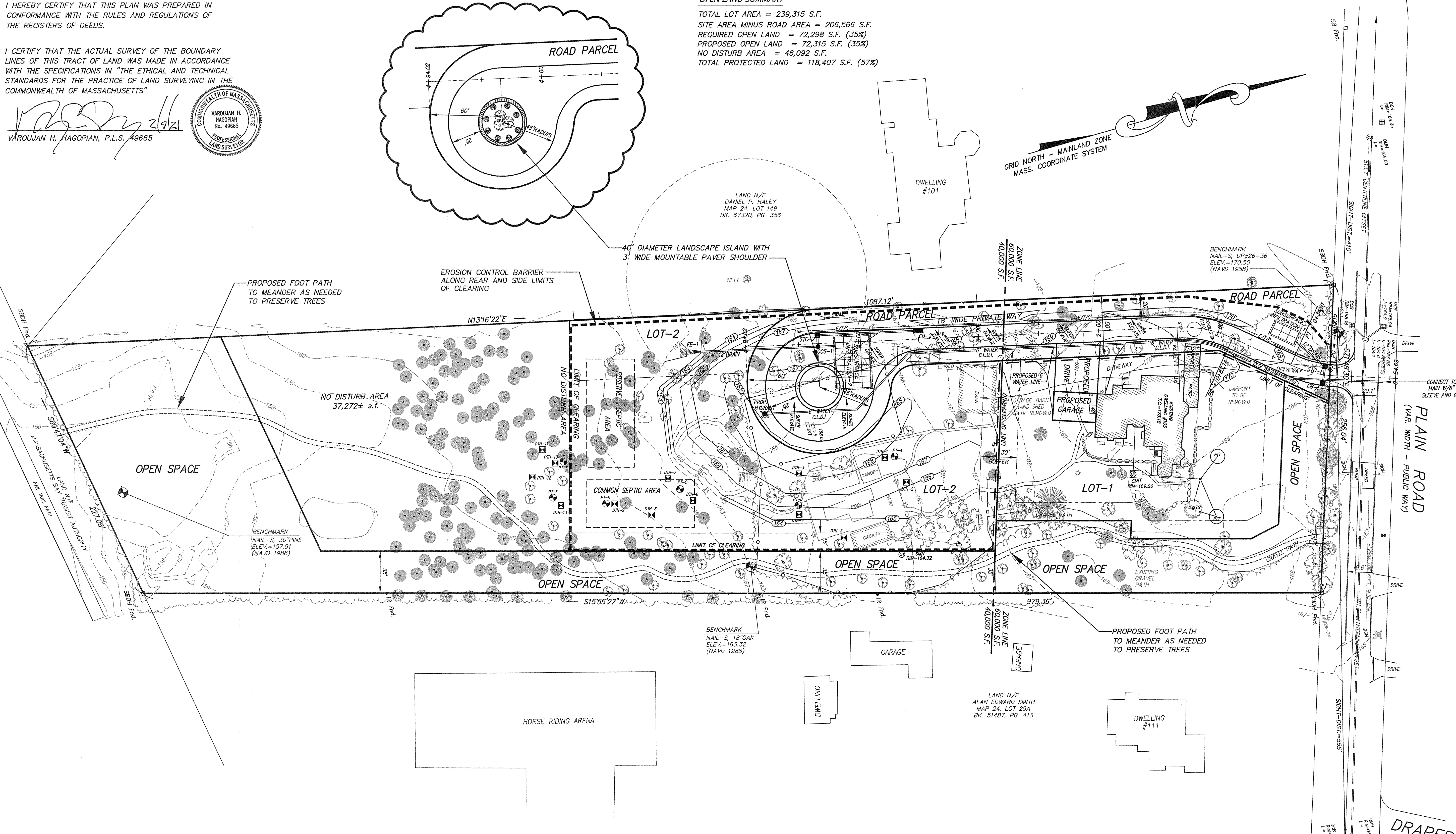
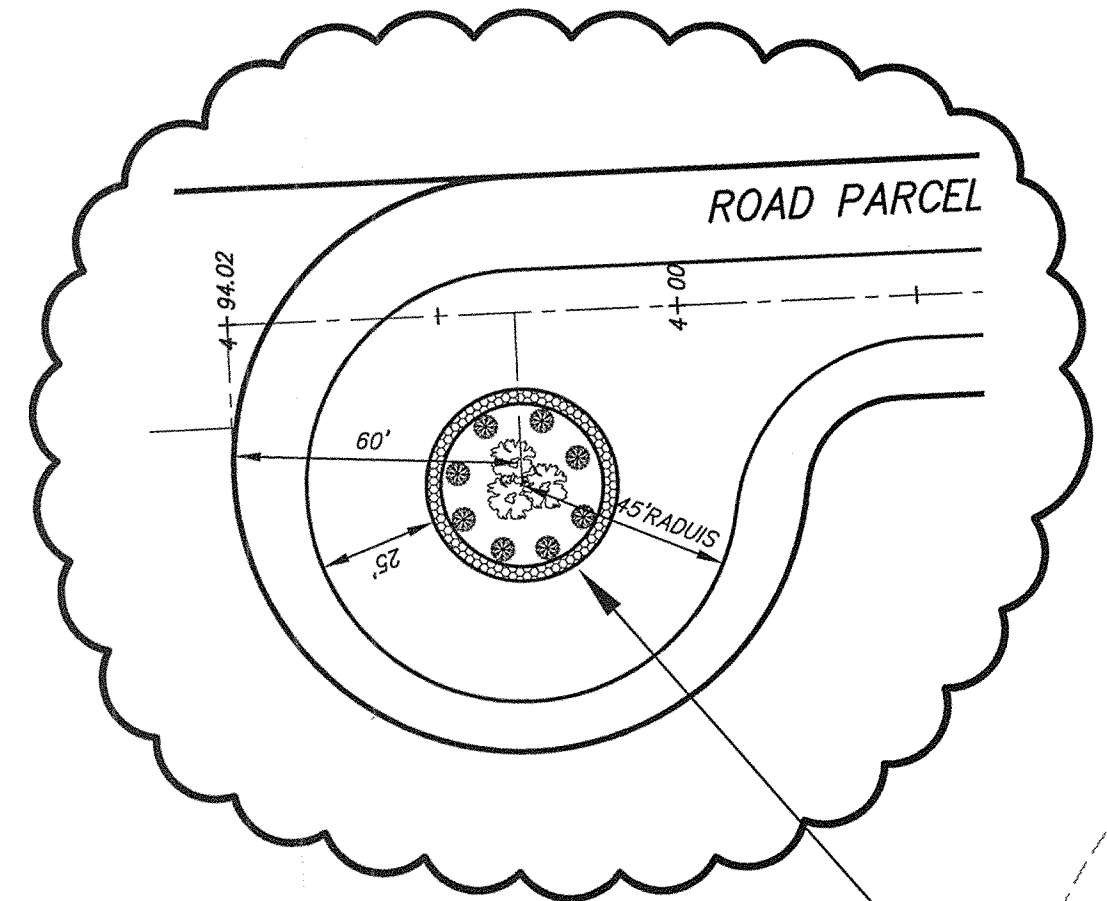
I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS"

*Varoujan H. Hagopian*  
 VAROUJAN H. HAGOPIAN, P.L.S. 49665



**OPEN LAND SUMMARY**

TOTAL LOT AREA = 239,315 S.F.  
 SITE AREA MINUS ROAD AREA = 206,566 S.F.  
 REQUIRED OPEN LAND = 72,298 S.F. (35%)  
 PROPOSED OPEN LAND = 72,315 S.F. (35%)  
 NO DISTURB AREA = 46,092 S.F.  
 TOTAL PROTECTED LAND = 118,407 S.F. (57%)



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

**ZONED:** SINGLE RESIDENCE  
 CONSERVATION CLUSTER  
 AREA = 20,000 sf  
 FRONTAGE = 50 feet  
 SETBACKS:  
 50' TO PERIMETER  
 15' TO OPEN LAND

NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.

**DRAINAGE TABULATION**

- CB-1, STA. 0+05-L  
 RM=168.20  
 12"OUT=165.20
- STC-1 (MODEL 450)  
 STA. 0+05-R, RM=165.25  
 12"IN=164.75  
 12"OUT=164.50
- SUBSURFACE INFILTRATION SIS-1  
 6 CULTEC CHAMBERS (330XLHD)  
 24x13x3.5" STONE BED  
 BOTTOM STONE BED=162.0  
 BOTTOM OF CHAMBERS=162.5  
 12" INV. IN=163.75
- CB-2, STA. 3+50-L  
 DOUBLE GRATE INLET  
 RM=167.35  
 12"OUT=164.10
- STC-2 (MODEL 450)  
 STA. 4+34, RM=166.5  
 12"IN=163.25  
 12"OUT=163.0
- SUBSURFACE INFILTRATION SIS-2  
 39 CULTEC CHAMBERS (330XLHD)  
 45x13x3.5" STONE BED  
 BOTTOM STONE BED=160.0  
 BOTTOM OF CHAMBERS=160.5  
 12" INV. IN=160.7
- OCS-1, STA. 4+40  
 DOUBLE GRATE INLET  
 RM=166.7  
 12"IN=162.7  
 12"OUT=163.2 (OVERFLOW)  
 12"OUT=160.9 (DRYWELL)
- FES-1  
 12" OUT=162.2

**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

**"DEFINITIVE PLAN"**  
 CLUSTER SITE PLAN  
 OF  
 EMMELINE PATH  
 WAYLAND, MA

DATE	DESCRIPTION
2-9-2021	PLANNING BOARD COMMENTS
1-13-2021	FINALIZE PLAN SET
12-28-2020	MISC. EDITS
10-9-2020	REVISED LAYOUT
9-14-2020	DPW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 20, 2020	
SCALE: 1"=40'	SHEET 1 OF 3.

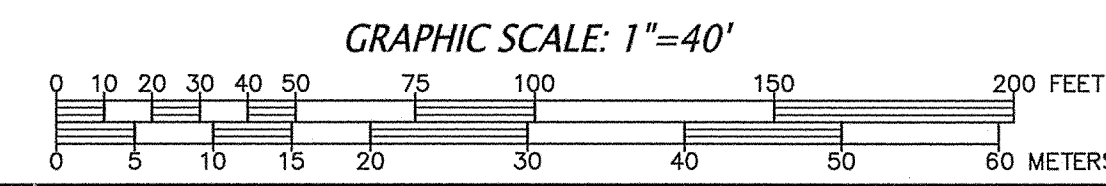
APPROVED SPECIAL PERMIT  
 CONSERVATION CLUSTER DEVELOPMENT  
 WAYLAND PLANNING BOARD

CONSERVATION CLUSTER DEVELOPMENT DISTRICT  
 ZONING BYLAW SECT.198-1803.1.3 YIELD CALCULATION  
 SECT.198-1803.1.3.(a) 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 = 134,251 S.F. (EXCLUDES ROAD AND OPEN SPACE)  
 75% OF BUILDING LOT AREA = 100,689 S.F.  
 BUILDING LOT AREA IN 40,000 DISTRICT = 100,738 S.F. > 75%  
 BUILDING LOT AREA IN 60,000 DISTRICT = 33,513 S.F. < 25%  
 ALL OF THE LAND CONSIDERED LYING WITHIN THE 40,000 S.F. DISTRICT

**LEGEND**

- ⊕ DRAIN MAN HOLE
- DRAINAGE LINE
- ⊞ CATCH BASIN
- SEWER LINE
- ⊕ SEWER MAN HOLE
- BITUMINOUS CURBING
- EDGE OF PAVEMENT
- GUARD RAIL
- W --- APPROX. WATERLINE
- ⊕ HYDRANT
- WATERGATE
- G --- 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



DATE: \_\_\_\_\_

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.





SOIL TEST LOGS:

<b>DTH-1</b> 3/31/20	0-14" Ap SANDY LOAM 10YR3/2	<b>DTH-6</b> 3/31/20	0-8" Ap SANDY LOAM 10YR3/2	<b>DTH-10</b> 3/31/20	0-10" Ap SANDY LOAM 10YR3/2
14-26" Bw LOAMY SAND 10YR6/8	8-25" Bw LOAMY SAND 10YR6/8	10-28" Bw LOAMY SAND 10YR6/8	25-41" C1 CRS. SAND 2.5Y5/4	28-120" C1 FINE-MED. SAND 10YR6/4	28-120" C1 FINE-MED. SAND 10YR6/4
26-67" C1 CRS. SAND 2.5Y5/4	41-68" C2 FINE-MED. SAND 10YR6/4	67-91" C2 CRS. SAND 2.5Y5/4	67-91" C2 CRS. SAND 2.5Y5/4	91-120" C3 CRS. SAND 2.5Y5/4	91-120" C3 CRS. SAND 2.5Y5/4
MOTTLES AT 84"	MOTTLES AT 52" WATER AT 83"	MOTTLES AT 84"	MOTTLES AT 52" WATER AT 83"	MOTTLES AT 84"	MOTTLES AT 52" WATER AT 83"

<b>DTH-2</b> 3/31/20	0-12" Ap SANDY LOAM 10YR3/2	<b>DTH-7</b> 3/31/20	0-9" Ap SANDY LOAM 10YR3/2	<b>DTH-11</b> 3/31/20	0-11" Ap SANDY LOAM 10YR3/2
12-27" Bw LOAMY SAND 10YR6/8	9-22" Bw LOAMY SAND 10YR6/8	11-29" Bw LOAMY SAND 10YR6/8	29-47" C1 CRS. SAND 2.5Y5/4	11-29" Bw LOAMY SAND 10YR6/8	29-47" C1 CRS. SAND 2.5Y5/4
27-81" C1 CRS. SAND 2.5Y5/4	32-66" C1 CRS. SAND 2.5Y5/4	47-120" C2 FINE-MED. SAND 10YR6/4	47-120" C2 FINE-MED. SAND 10YR6/4	47-120" C2 FINE-MED. SAND 10YR6/4	47-120" C2 FINE-MED. SAND 10YR6/4
81-109" C2 FINE-MED. SAND 10YR6/4	66-118" C2 FINE SAND 10YR6/4	MOTTLES AT 54" WATER AT 89"	MOTTLES AT 54" WATER AT 89"	MOTTLES AT 54" WATER AT 89"	MOTTLES AT 54" WATER AT 89"

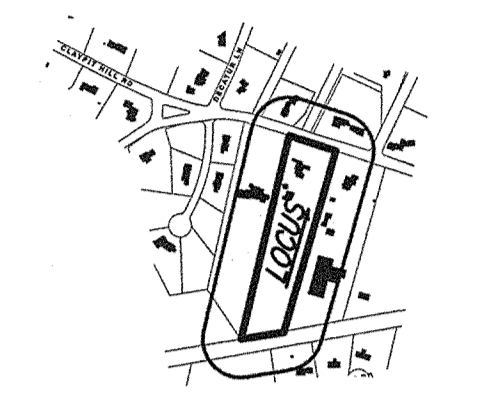
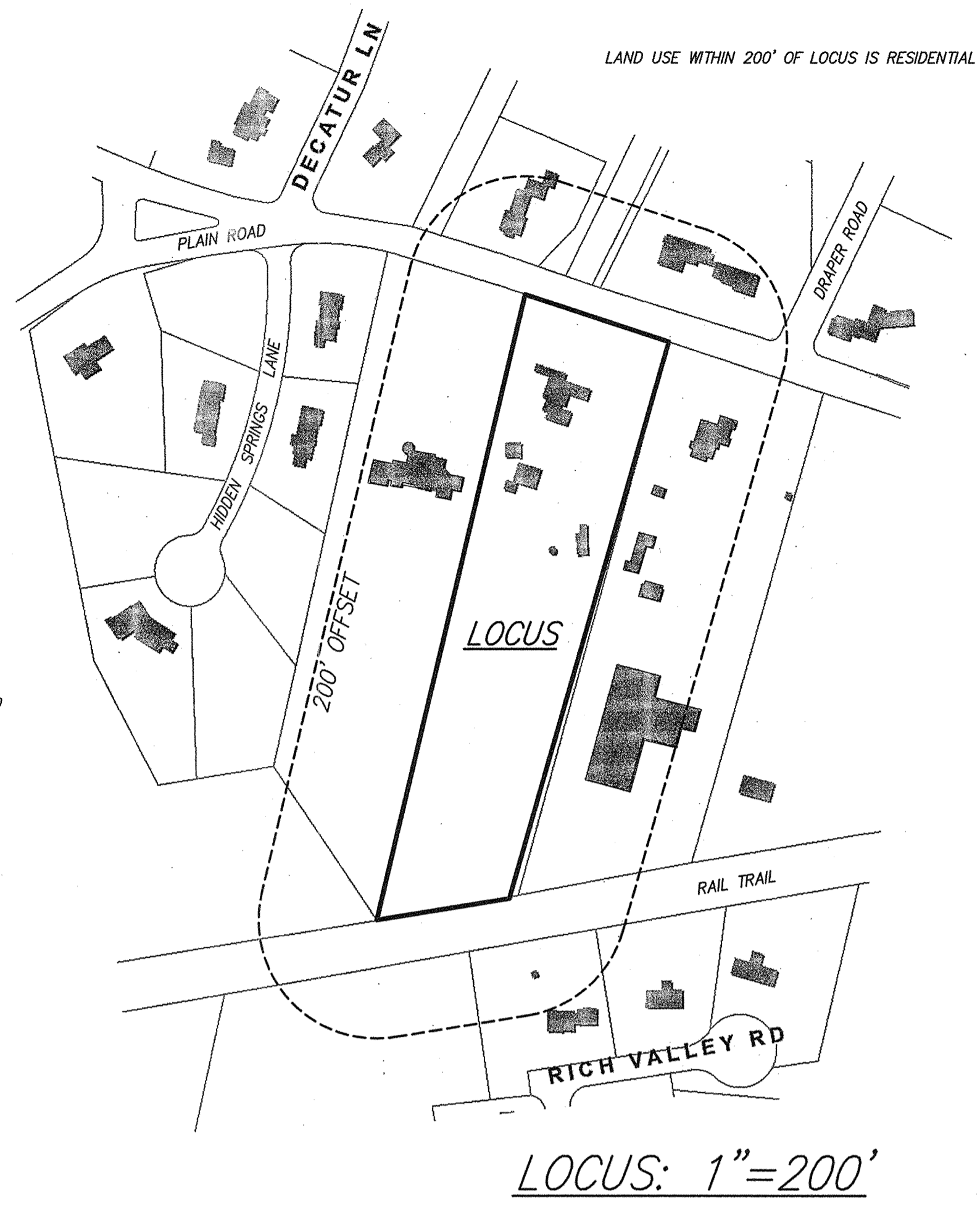
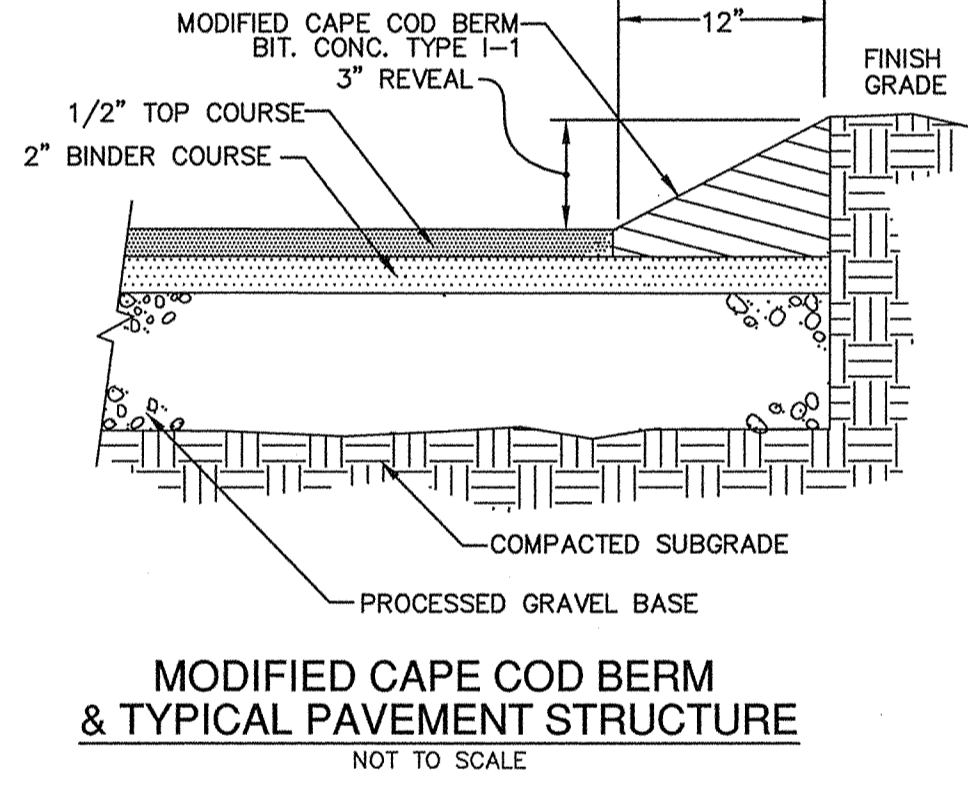
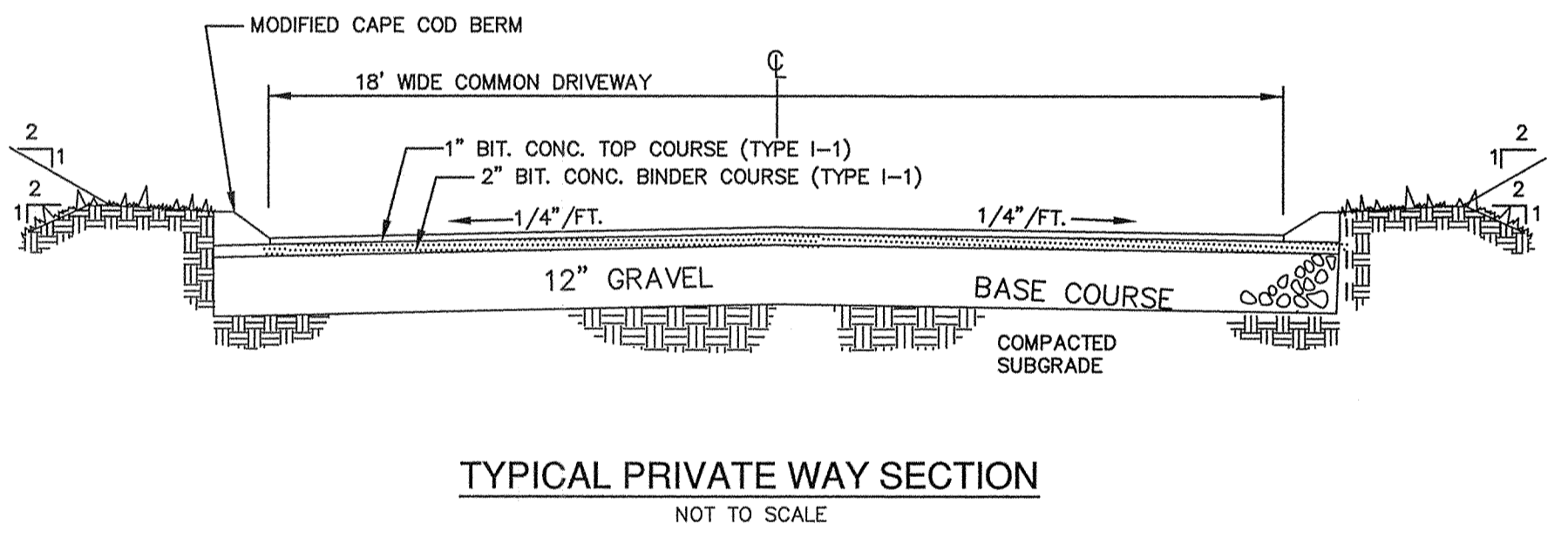
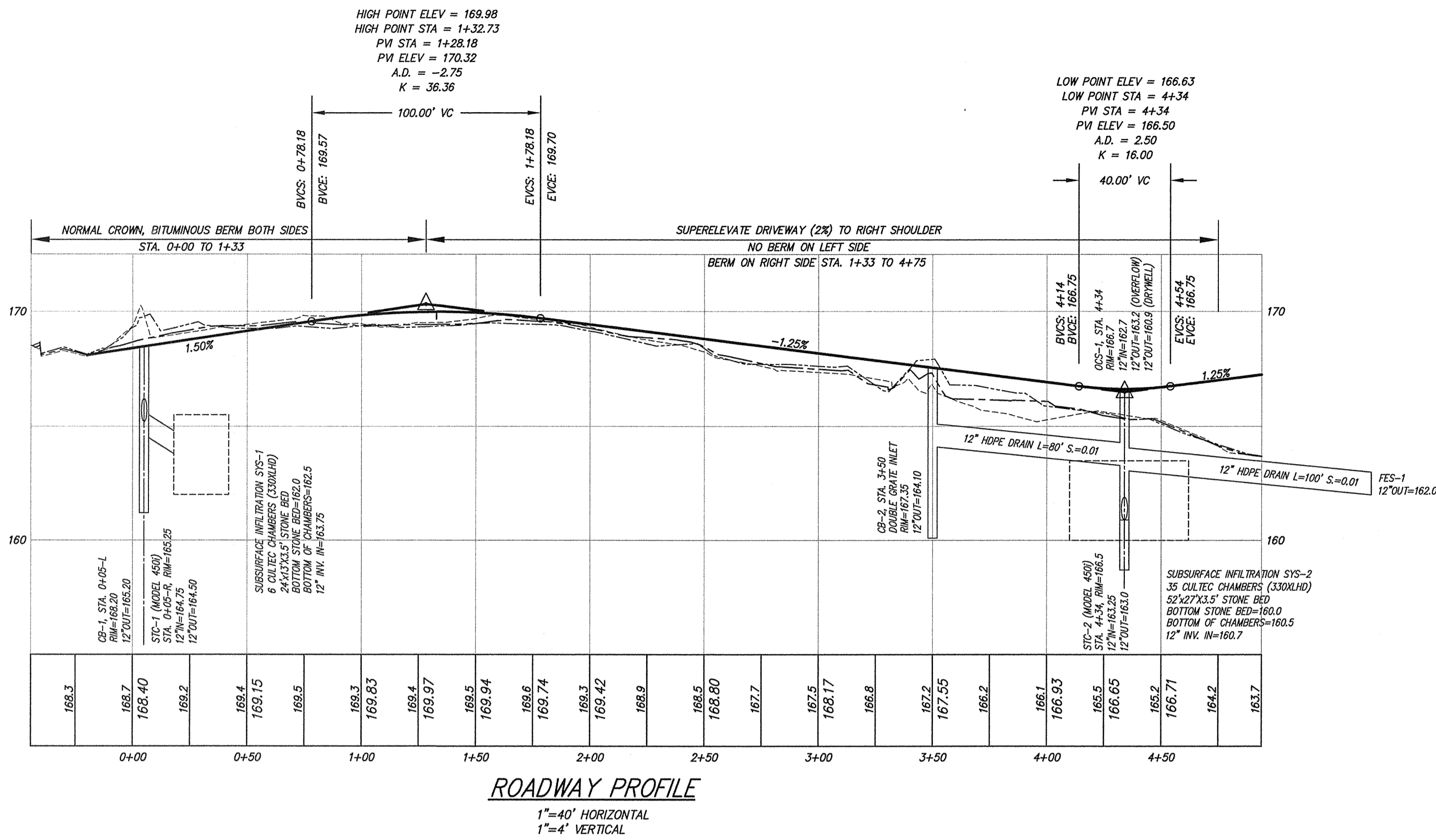
<b>DTH-3</b> 3/31/20	0-13" Ap SANDY LOAM 10YR3/2	<b>DTH-8</b> 3/31/20	0-9" Ap SANDY LOAM 10YR3/2	<b>DTH-12</b> 3/31/20	0-15" Ap SANDY LOAM 10YR3/2
13-35" Bw LOAMY SAND 10YR6/8	9-32" Bw LOAMY SAND 10YR6/8	15-28" Bw LOAMY SAND 10YR6/8	28-47" C1 CRS. SAND 2.5Y5/4	15-28" Bw LOAMY SAND 10YR6/8	28-47" C1 CRS. SAND 2.5Y5/4
35-78" C1 CRS. SAND 2.5Y5/4	32-66" C1 CRS. SAND 2.5Y5/4	47-121" C2 FINE-MED. SAND 10YR6/4	47-121" C2 FINE-MED. SAND 10YR6/4	47-121" C2 FINE-MED. SAND 10YR6/4	47-121" C2 FINE-MED. SAND 10YR6/4
78-95" C2 LOAMY SAND 10YR6/8	66-118" C2 FINE SAND 10YR6/4	MOTTLES AT 56" WATER AT 84"	MOTTLES AT 56" WATER AT 84"	MOTTLES AT 56" WATER AT 84"	MOTTLES AT 56" WATER AT 84"

<b>DTH-4</b> 3/31/20	0-9" Ap SANDY LOAM 10YR3/2	<b>DTH-9</b> 3/31/20	0-32" FILL	<b>DTH-13</b> 3/31/20	0-10" Ap SANDY LOAM 10YR3/2
9-22" Bw LOAMY SAND 10YR6/8	32-115" C1 FINE-MED. SAND 10YR6/4	32-115" C1 FINE-MED. SAND 10YR6/4	32-115" C1 FINE-MED. SAND 10YR6/4	10-25" Bw LOAMY SAND 10YR6/8	10-25" Bw LOAMY SAND 10YR6/8
22-128" C1 CRS. SAND 2.5Y5/4	MOTTLES AT 87" WATER AT 116"	MOTTLES AT 87" WATER AT 116"	MOTTLES AT 87" WATER AT 116"	25-43" C1 CRS. SAND 2.5Y5/4	25-43" C1 CRS. SAND 2.5Y5/4
MOTTLES AT 87" WATER AT 116"	MOTTLES AT 87" WATER AT 116"	MOTTLES AT 87" WATER AT 116"	MOTTLES AT 87" WATER AT 116"	43-120" C2 FINE-MED. SAND 10YR6/4	43-120" C2 FINE-MED. SAND 10YR6/4

<b>DTH-5</b> 3/31/20	0-24" FILL	<b>DTH-14</b> 3/31/20	0-11" Ap SANDY LOAM 10YR3/2	<b>DTH-18</b> 3/31/20	0-11" Ap SANDY LOAM 10YR3/2
24-125" C1 CRS. SAND 2.5Y5/4	MOTTLES AT 80" WATER AT 118"	11-29" Bw LOAMY SAND 10YR6/8	11-29" Bw LOAMY SAND 10YR6/8	11-29" Bw LOAMY SAND 10YR6/8	11-29" Bw LOAMY SAND 10YR6/8
MOTTLES AT 80" WATER AT 118"	MOTTLES AT 80" WATER AT 118"	29-47" C1 CRS. SAND 2.5Y5/4	29-47" C1 CRS. SAND 2.5Y5/4	29-47" C1 CRS. SAND 2.5Y5/4	29-47" C1 CRS. SAND 2.5Y5/4
MOTTLES AT 80" WATER AT 118"	MOTTLES AT 80" WATER AT 118"	47-120" C2 FINE-MED. SAND 10YR6/4	47-120" C2 FINE-MED. SAND 10YR6/4	47-120" C2 FINE-MED. SAND 10YR6/4	47-120" C2 FINE-MED. SAND 10YR6/4



**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:  
 50' TO PERIMETER  
 15' TO OPEN LAND

NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.

**CONSTRUCTION NOTES:**

- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE 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 SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE WAYLAND DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES; WHICHEVER IS MORE STRINGENT.
- THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF WAYLAND DPW WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
- THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. WORK WITHIN THE HIGHWAY LAYOUT SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION OR THE LOCAL AUTHORITY.

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*  
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APPROVED SPECIAL PERMIT  
 CONSERVATION CLUSTER DEVELOPMENT  
 WAYLAND PLANNING BOARD

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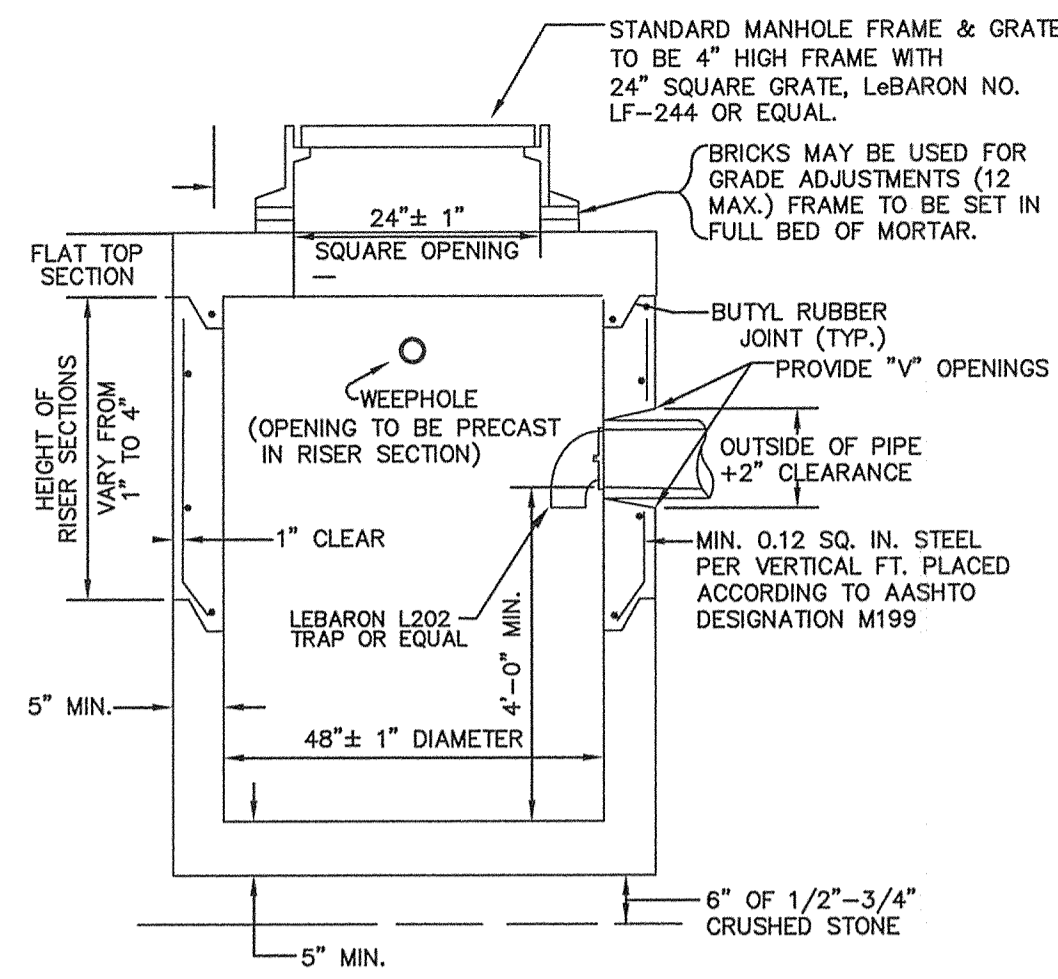
DATE: \_\_\_\_\_

**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"  
 CLUSTER SITE PLAN  
 DRIVEWAY PROFILE  
 OF EMMELINE PATH  
 WAYLAND, MA

2-9-2021	PLANNING BOARD COMMENTS
1-13-2021	FINALIZE PLAN SET
12-28-2020	MISC. EDITS
10-9-2020	REVISED LAYOUT
9-14-2020	DPW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 20, 2020	
SCALE: AS SHOWN	SHEET 2 OF 3.

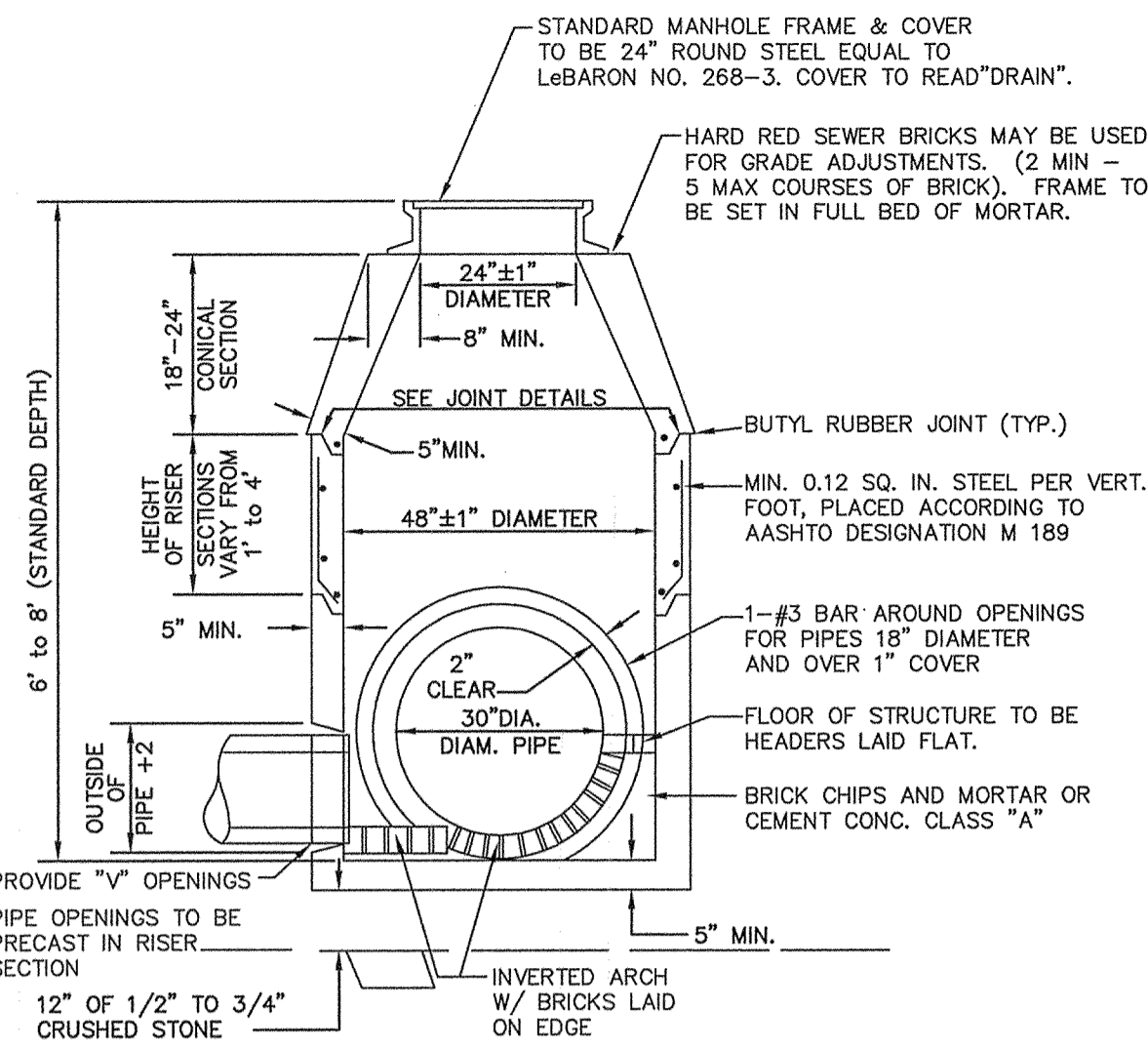




NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

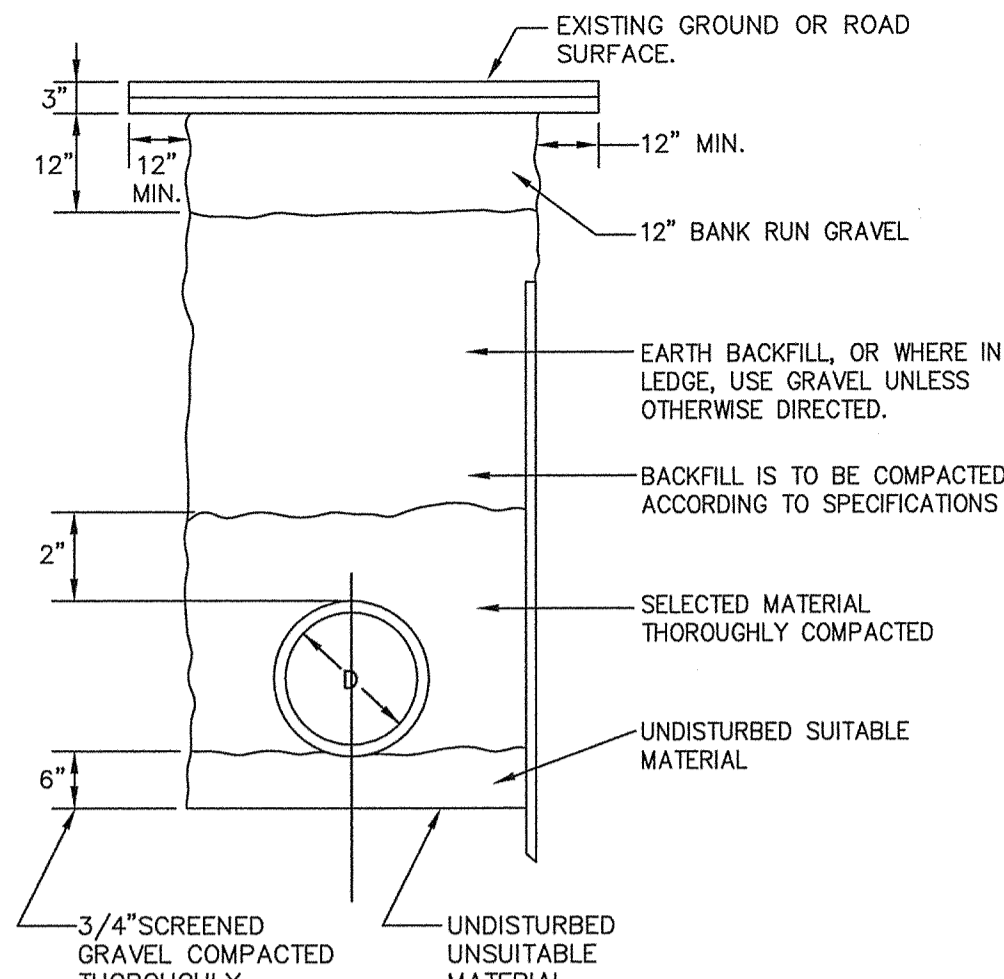
PRECAST CONCRETE DRAIN CATCH BASIN DETAIL

NOT TO SCALE



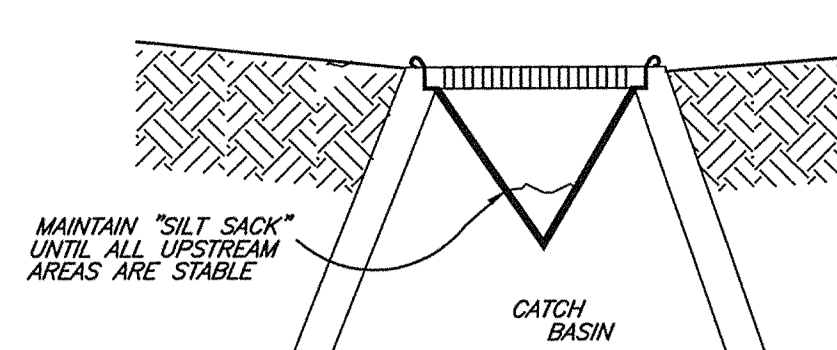
PRECAST CONCRETE MANHOLE DETAIL

NOT TO SCALE



TYPICAL DRAIN TRENCH DETAILS

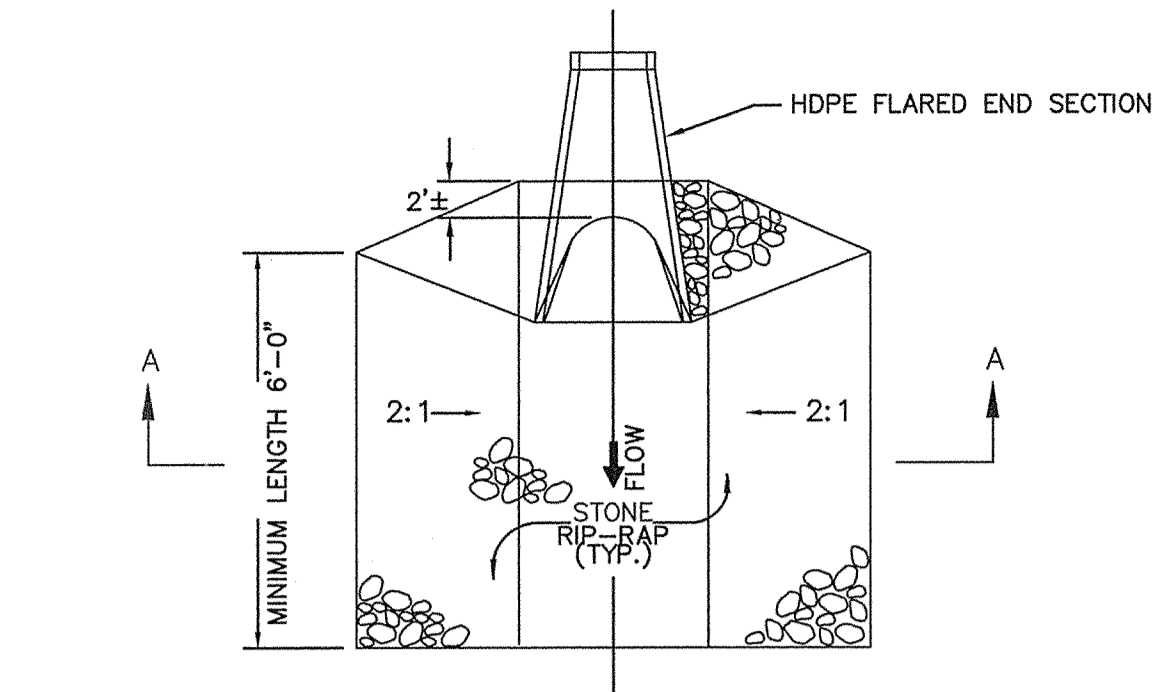
NOT TO SCALE



NOTES:  
1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.  
2. IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.

SILT SACK OR EQUAL SEDIMENT CONTAINMENT SYSTEM

NOT TO SCALE



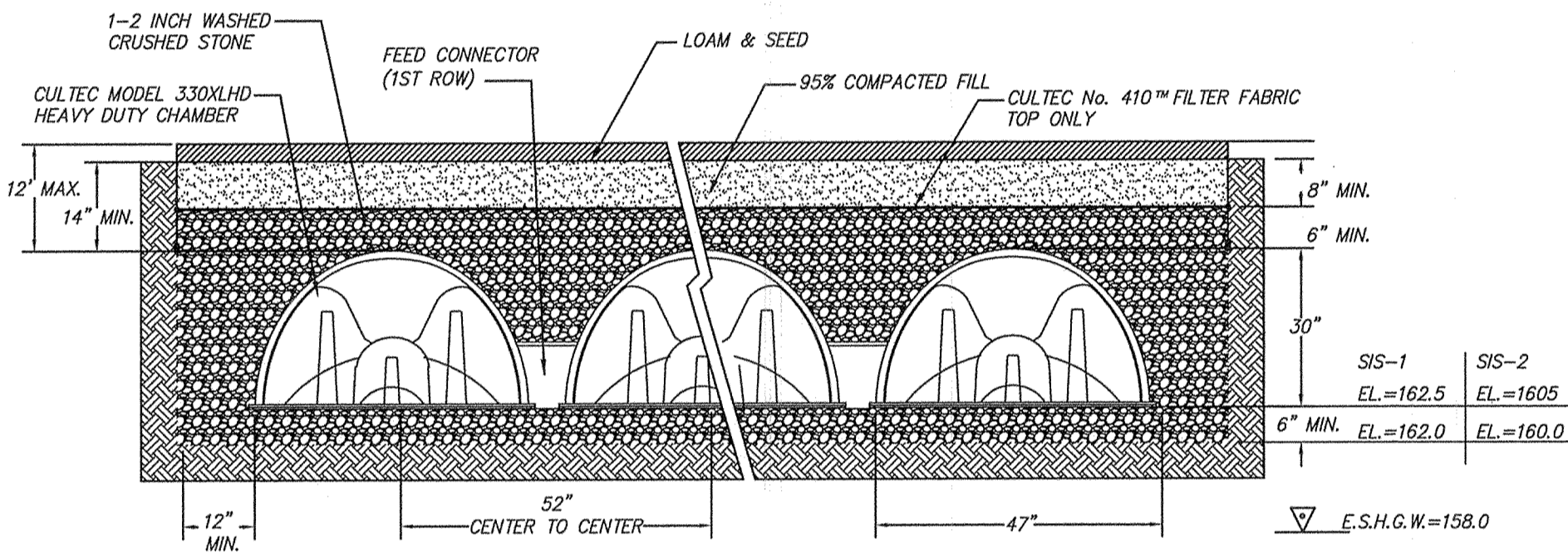
PLAN VIEW

SECTION A-A

RIP-RAP APRON

NOT TO SCALE

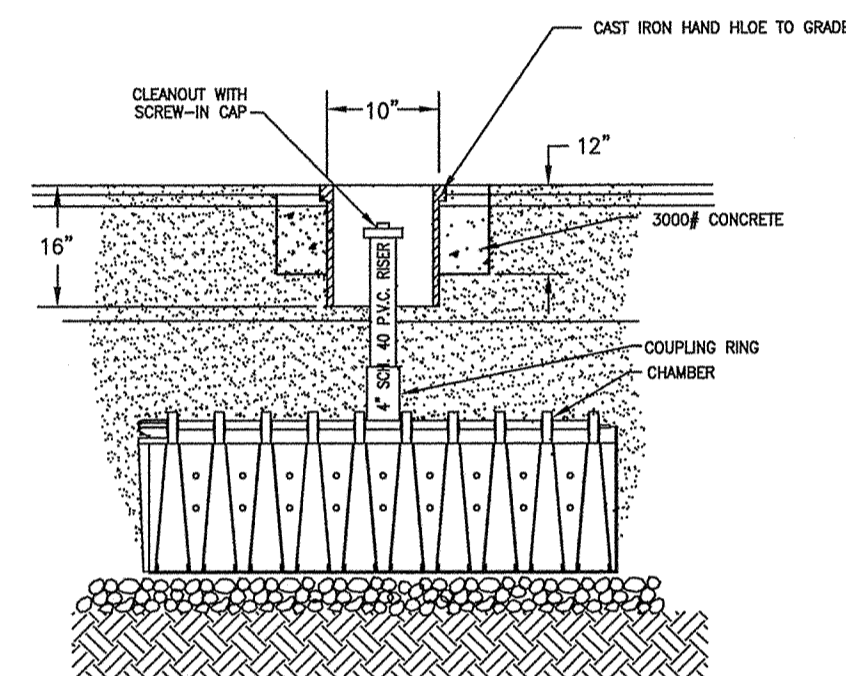
CULTEC RECHARGER R330XLHD CHAMBER SYSTEM  
PAVED TRAFFIC APPLICATION  
TYPICAL CROSS SECTION DETAIL



NOTES:  
1. BOTTOM OF EXCAVATION SHALL BE WITNESSED BY THE ENGINEER TO VERIFY SOIL CONDITIONS & DEPTH TO GROUNDWATER.  
2. EXCAVATE MINIMUM 6 INCHES INTO NATURAL 'C' LAYER ANY FILL REQUIRED BELOW THE SYSTEM SHALL BE CLEAN FREE DRAINING FILL WITH LESS THAN 5% PASSING THE #20 SIEVE (0-33 WASHED SAND OR TILE 5 FILL MEETS THIS REQUIREMENT)

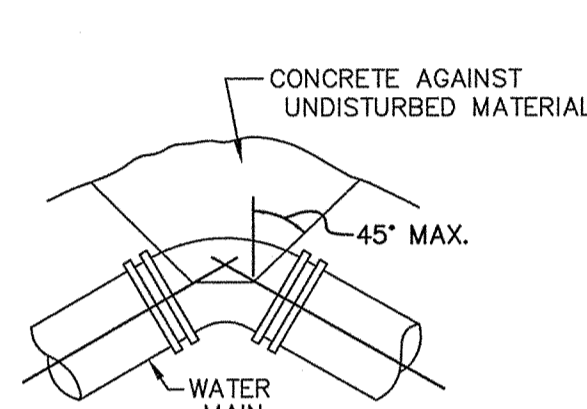
DRYWELL DETAIL

NOT TO SCALE

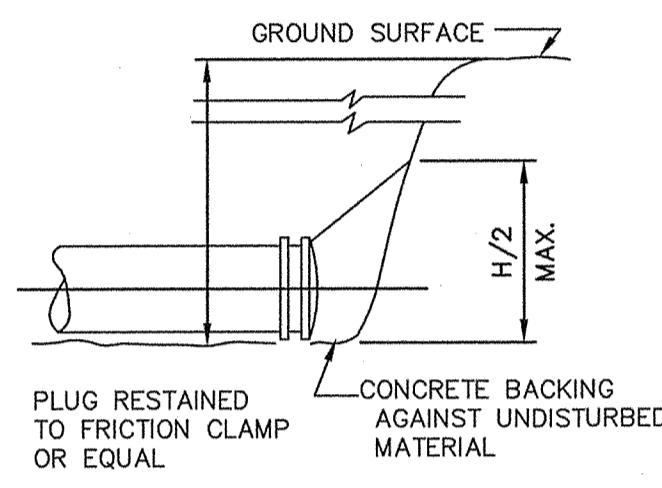


INSPECTION PORT DETAIL

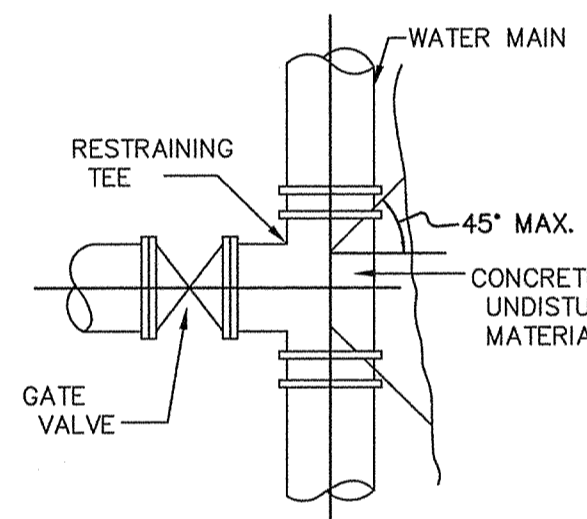
NOT TO SCALE



TYPICAL BEND



TYPICAL PLUG



TYPICAL TEE & VALVE

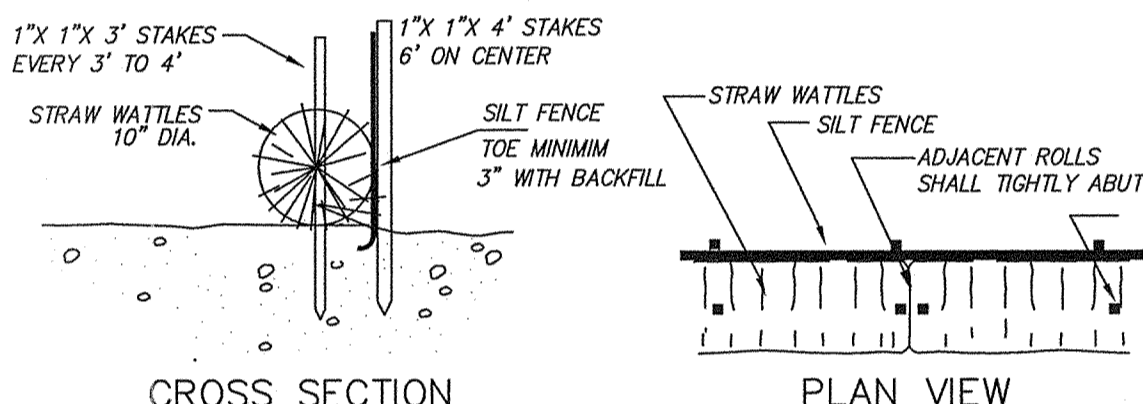
TYPICAL SECTION

NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE

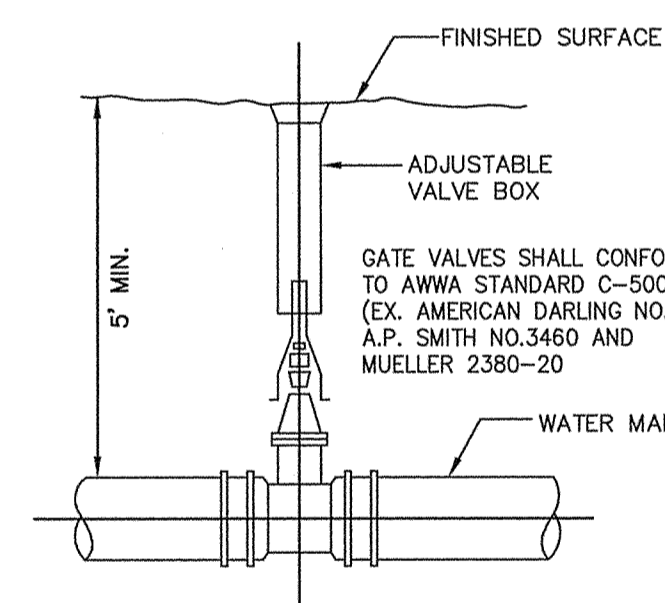


CROSS SECTION

PLAN VIEW

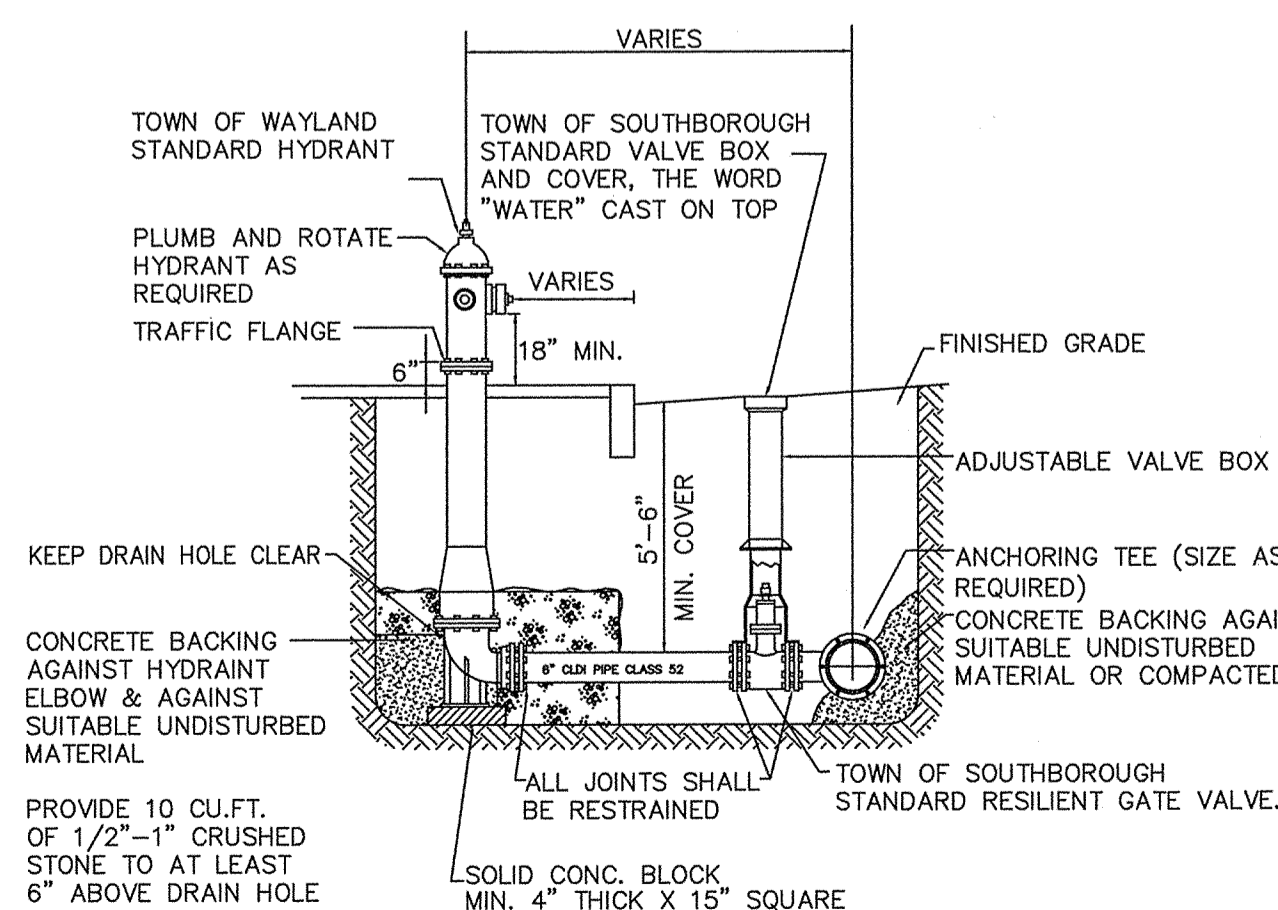
SEDIMENT BARRIER DETAIL

NOT TO SCALE



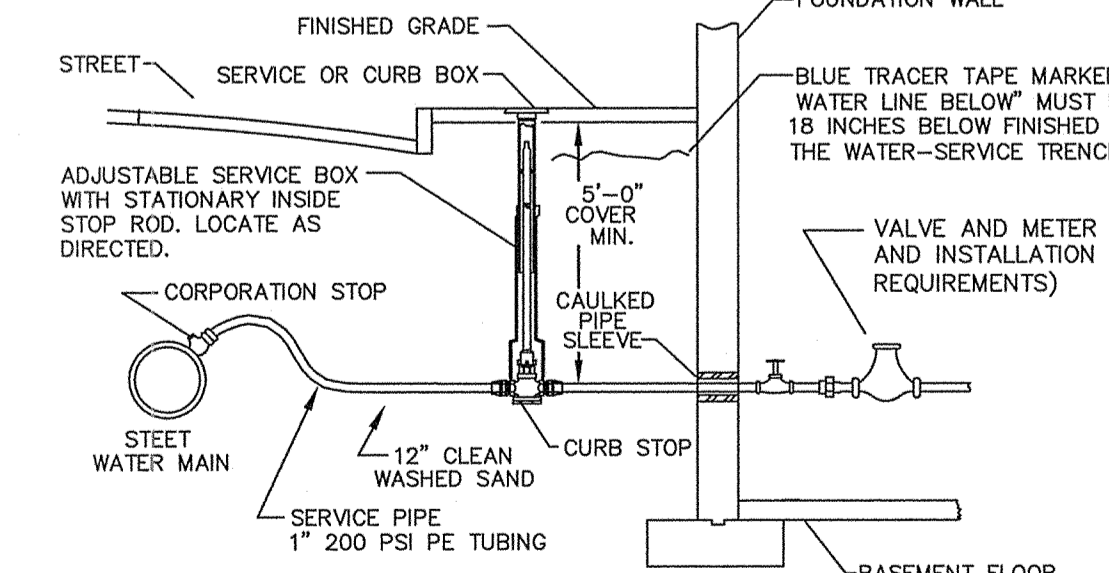
TYPICAL GATE VALVE

NOT TO SCALE



TYPICAL HYDRANT & VALVE DETAIL

NOT TO SCALE

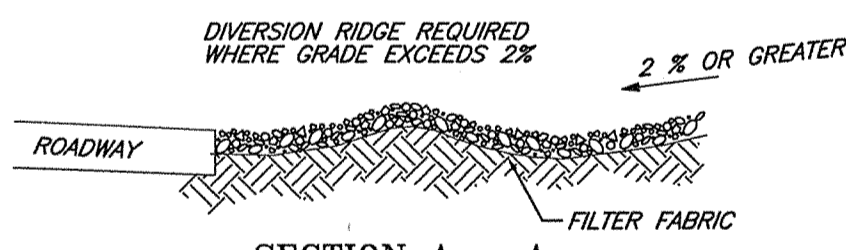


TYPICAL WATER SERVICE CONNECTION

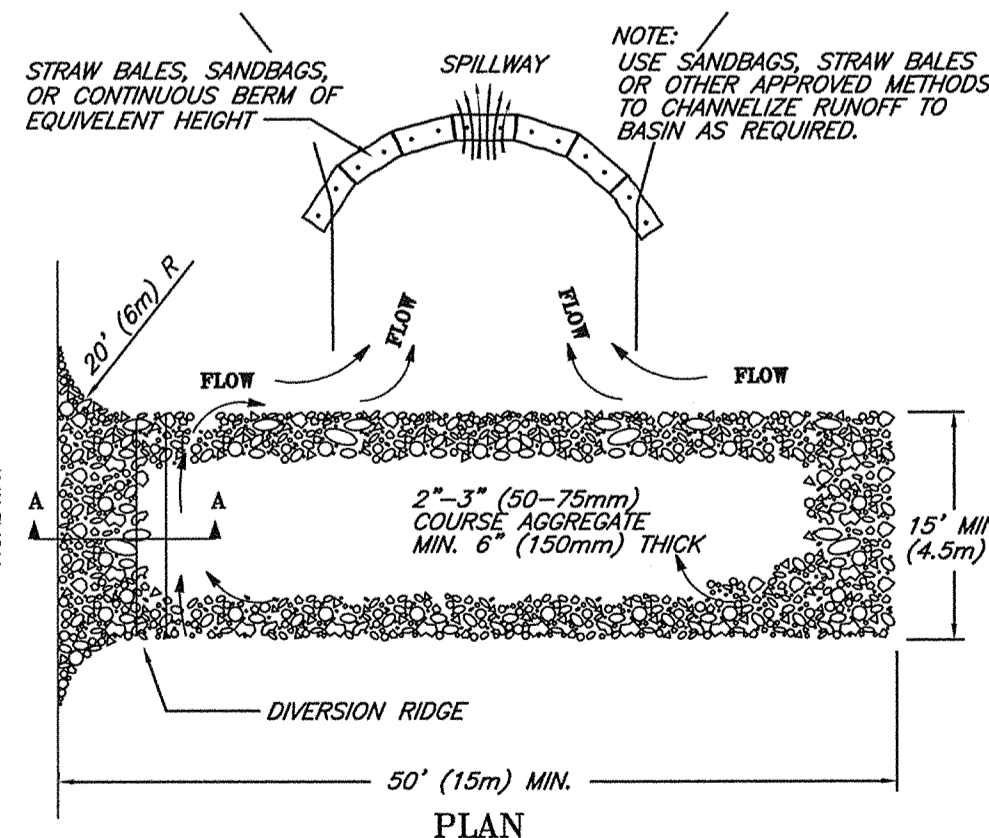
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CHAPTER 193 PERMIT (IF REQUIRED) ISSUED BY THE TOWN OF WAYLAND CONSERVATION COMMISSION, AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- PRIOR TO INITIATING CONSTRUCTION, PERIMETER EROSION CONTROL BARRIERS SHALL BE INSTALLED AROUND THE PROPOSED LIMIT OF WORK AND AS SHOWN ON THE DETAIL DRAWINGS.
- THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES, PROTECT ADJUTING PROPERTIES, AND CONTROL SEDIMENT TRANSPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/2 THE HEIGHT OF SEDIMENT BARRIER, HAYBALE, OR SEDIMENT TRAP CAPACITY, OR AS DIRECTED BY THE LOCAL AUTHORITY.
- DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, WITHIN 7 DAYS AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (6%+) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH STRAW AND SECURED.
- STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA (INCLUDING SITE ACCESS DRIVEWAYS) SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
- DUST CONTROL MEASURES THROUGH WATER SPRINKLING SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.



SECTION A - A



PLAN

NOTES:  
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.  
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.  
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

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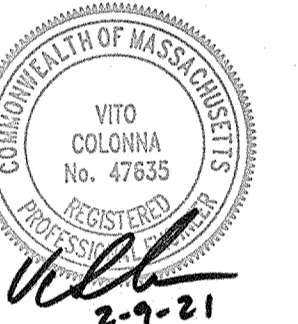
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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"

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

APPROVED SPECIAL PERMIT  
CONSERVATION CLUSTER DEVELOPMENT  
WAYLAND PLANNING BOARD

DATE: \_\_\_\_\_



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

"DEFINITIVE PLAN"  
CLUSTER SITE PLAN  
CONSTRUCTION DETAILS  
OF EMMELINE PATH  
WAYLAND, MA

DATE	DESCRIPTION
2-9-2021	PLANNING BOARD COMMENTS
1-13-2021	FINALIZE PLAN SET
12-28-2020	MISC. EDITS
10-9-2020	REVISED LAYOUT
9-14-2020	DPW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 20, 2020	
SCALE: AS SHOWN	SHEET 3 OF 3.



APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
WAYLAND PLANNING BOARD

CONSERVATION CLUSTER DEVELOPMENT DISTRICT  
ZONING BYLAW SECT.198-1803.1.3 YIELD CALCULATION  
SECT.198-1803.1.3.(a) 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 = 134,251 S.F. (EXCLUDES ROAD AND OPEN SPACE)  
75% OF BUILDING LOT AREA = 100,689 S.F.  
BUILDING LOT AREA IN 40,000 DISTRICT = 100,738 S.F. > 75%  
BUILDING LOT AREA IN 60,000 DISTRICT = 33,513 S.F. < 25%  
ALL OF THE LAND CONSIDERED LYING WITHIN THE 40,000 S.F. DISTRICT

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"

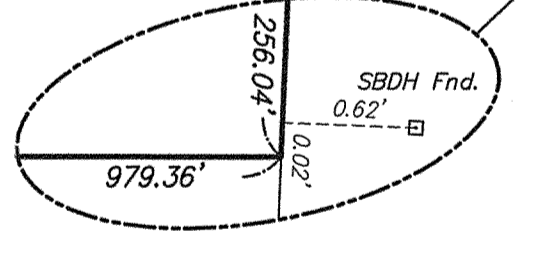
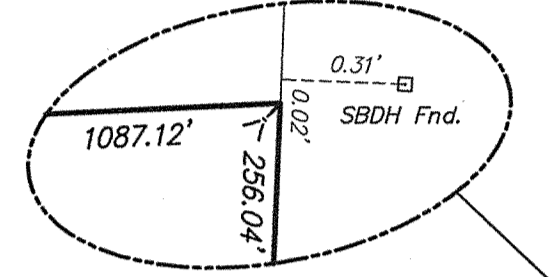
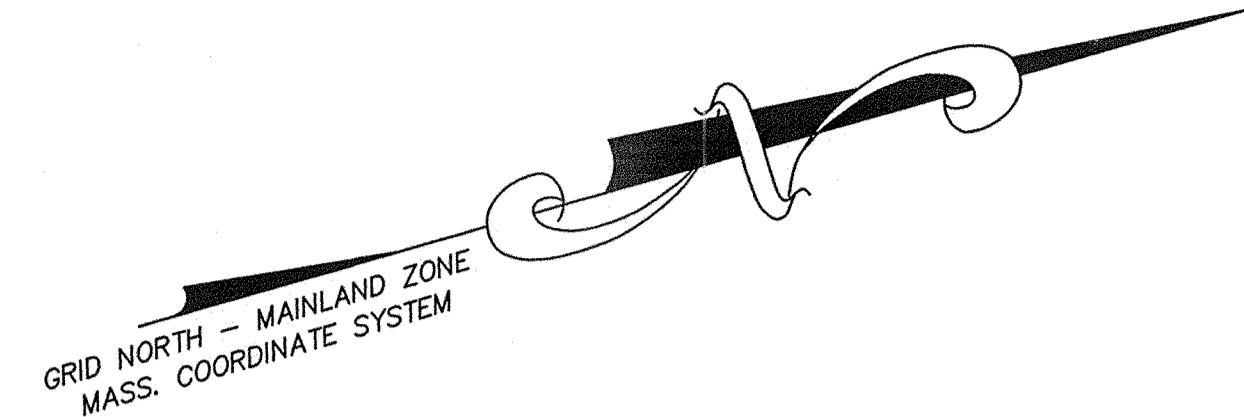
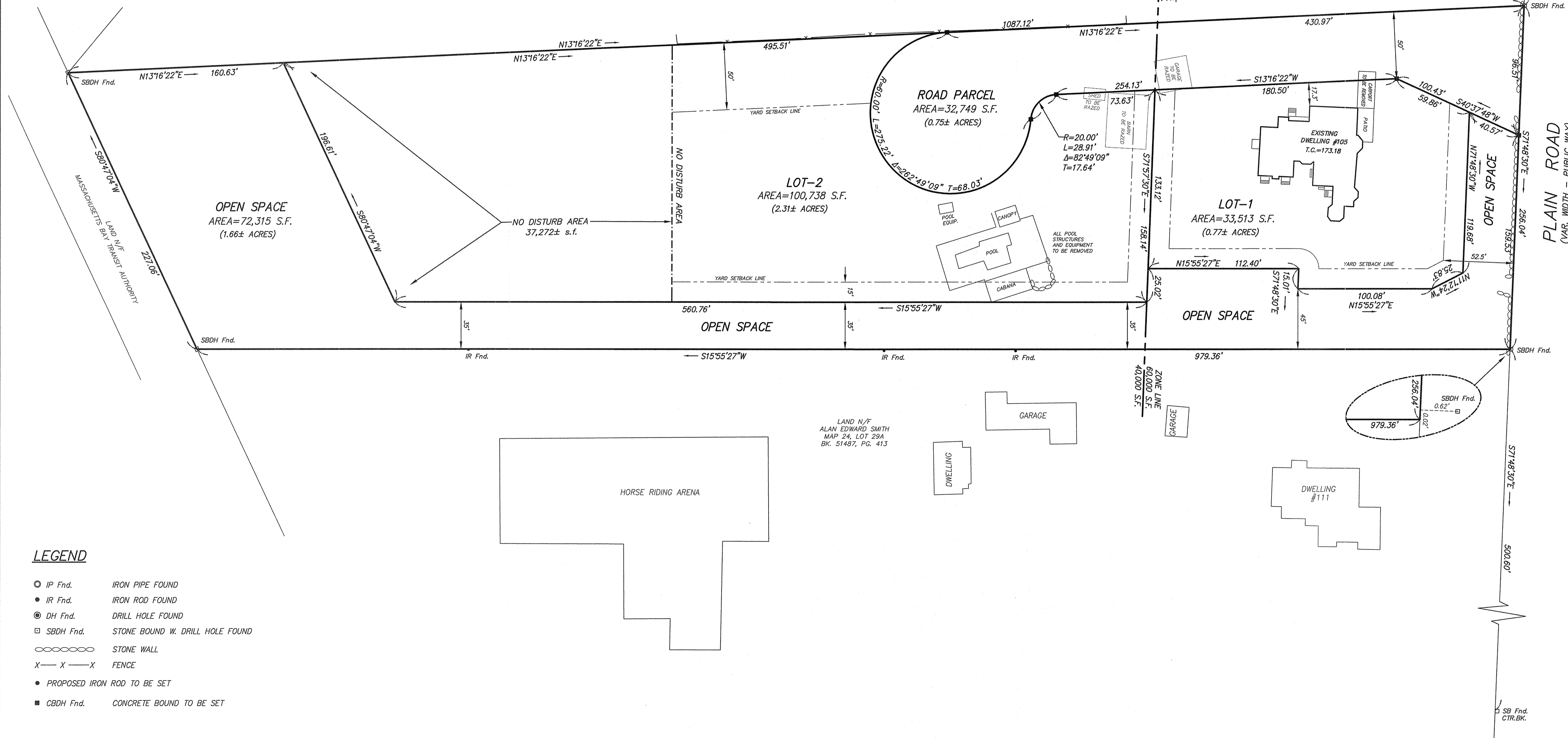
*Varoujan H. Hagopian*  
VAROUJAN H. HAGOPIAN, P.L.S. #9665



OPEN LAND SUMMARY

TOTAL LOT AREA = 239,315 S.F.  
SITE AREA MINUS ROAD AREA = 206,566 S.F.  
REQUIRED OPEN LAND = 72,298 S.F. (35%)  
PROPOSED OPEN LAND = 72,315 S.F. (35%)  
NO DISTURB AREA = 46,092 S.F.  
TOTAL PROTECTED LAND = 118,407 S.F. (57%)

DATE: \_\_\_\_\_



- GENERAL NOTES:
1. THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WAYLAND ASSESSORS RECORDS.
  2. THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN, CONNORS & ASSOCIATES PERFORMED ON FEBRUARY 2020.
  3. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
  4. NO WETLANDS LOCATED ON-SITE.

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

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"DEFINITIVE PLAN"  
CLUSTER PLAN OF LAND  
OF  
EMMELINE PATH  
WAYLAND, MA

2-9-2021	PLANNING BOARD COMMENTS
1-13-2021	FINALIZE PLAN SET
9-14-2020	DPW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VHH
DATE: APRIL 20, 2020	
SCALE: 1"=40'	SHEET 1 OF 1.

- LEGEND**
- IP Fnd. IRON PIPE FOUND
  - IR Fnd. IRON ROD FOUND
  - ⊙ DH Fnd. DRILL HOLE FOUND
  - ⊠ SBDH Fnd. STONE BOUND W. DRILL HOLE FOUND
  - ⊞ STONE WALL
  - X—X—X FENCE
  - PROPOSED IRON ROD TO BE SET
  - CBDH Fnd. CONCRETE BOUND TO BE SET

