

09-06-21
Prepared by BSC Group, Inc.

**TOWN OF WAYLAND
CHECK LIST FOR APPLICANTS
DEFINITIVE SUBDIVISIONS**

PROJECT 27 Sherman's Bridge Rd Conservation Cluster Subdivision
BSC

Plan Requirements	Applicant Yes-No-N/A	Town Staff Verification	Town Staff Comments
One original and ten (10) complete sets of 24"x36" plan and one 11"x17" reduced copy, clearly and legibly drawn	N/A		
Title – "Definitive Plan";	Yes		
Proposed Subdivision Name	"		
Name and Address of owner(s)	"		
Subdivider or designer	"		
Engineer or surveyor	"		
Lot(s)/Parcel(s) no. & Tax Map No.	"		
Name(s) and address(es) of all abutters, as they appear in the most recent tax list	"		
Legend	"		
Boundaries	"		
North point	"		
Date	"		
Scale, bench mark and datum – All elevations to refer to U.S.C. & G.S. bench marks	"		
Zoning classifications of all areas shown on the Plan	"		
Areas of lots with lot numbers and areas of adjoining land not included in the subdivision	"		
Suitable space to record the action of the Planning Board and the signatures of the members of the Board	"		
Soil classification as shown on the USDA – SCS Soil Survey Map	Yes		See sheet 3 of 6
ROADWAY			
The way or ways on which subdivision is situated	Yes		
Name of the nearest existing way abutting the land in question as part of the deed	"		
Profiles of proposed streets at a vertical scale of one inch to each four feet (1" = 4'),	"		
Existing and proposed lines of streets, ways, lots, easements, waterways and public or common areas within the subdivision	"		
Sufficient data to determine readily the location, bearing and length of every street and way line, lot line and boundary line and to reproduce same on ground – all bearings to be referred to magnetic meridian	"		
Location of all permanent monuments properly identified as to whether existing or proposed	Yes *		Existing shown, not proposed.
Location, names, elevations and present width of streets, bounding, approaching or within reasonable proximity of the subdivision	Yes *		*Pavement width, but not ROW width
Length, radii and central angles of all curves in lot lines and street lines			
Existing and proposed topography at a one (1') foot contour	No		2' contours

Note: where N/A is used, it indicates these items were "Not Available" to BSC to review for this check list.

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interval for gentle slopes and at a five (5') foot contour interval for steep slopes			
A storm drainage system will be shown on a separate sheet (The Plan shall include invert and rim elevations of all catch basins and man-holes together with surface elevations of all waterways within the subdivision at one hundred (100') foot intervals and approximate depth of water at these points. Surface elevation and approximate depth of water shall be shown at each point where drainage pipe ends at a waterway. Drainage calculations prepared by the applicant's engineer, including design criteria used, drainage area and other information sufficient for the Board to check the size of any proposed drain, culvert or bridge);	cluster - Yes Conventional Proof Plan - No		No conceptual storm drainage system shown for conventional proof plan.
Subsurface conditions on the tract, location and results of tests made to ascertain subsurface soil, rock and ground water conditions, depth to ground water, and location and results of soil percolation tests if individual sewage disposal systems are proposed (on a separate sheet). Percolation tests satisfactory to the Board of Health are to be taken on each lot within the subdivision	Yes		see sheet 3 of 6
Water courses, ponds, marshes, flood plains, rock outcrop, trees of over ten (10") inch caliper (unless otherwise specified by the Board), and other significant natural features	Yes*		Trees shown but not identified
Key plan, showing location of the subdivision at a scale of one inch equals one thousand feet (1" = 1,000') and an accurate index plan at a scale of one inch equals two hundred feet (1" = 200') or one inch equals 100 feet (1" = 100') as required for the Town Atlas	Yes		
Minimum building setback lines on all lots and a sketch plan showing proposed house sites	Yes		
Location of all the following improvements unless specifically waived in writing by the Board; street paving, sidewalks, street signs, street lighting standards, all utilities above and below ground, curbs, gutters, street trees, storm drainage, all existing and proposed easements, and fire alarm boxes (on a separate sheet)	No*		* no sidewalks shown lighting, street signs shown
A legend denoting any signs and symbols used on the plan and not otherwise explained	Yes		
A sketch plan, acceptable to the Board, showing a possible or prospective street layout for any adjacent land owned or controlled by the owner or the applicant of the subdivision	N/A		
The filing of Form "O", detailing environmental data. (Copy available from the Planning Board);	N/A		
Within seven (7) days after the time of submittal of the initial Definitive Plan to the Planning Board, the applicant shall filed application for all other local, state, and federal permits required for the construction of streets, easements, utilities, and other improvements of the subdivision as provided for in these Rules and Regulations. Evidence of such filing, in the form of a copy of such application, shall be submitted to the Planning Board within the above time period	N/A		
Copies of all reports, permits, etc., and all amendments thereto, filed by the applicant with all federal, state, and local agencies, and all responses from these agencies	N/A		
Profiles of Proposed Streets - (May be submitted on a separate sheet). Profiles shall be drawn as follows	Yes		
A horizontal scale of one inch to forty feet (1" = 40');	"		
A vertical scale of one inch to four feet (1" = 4');	"		

Existing center line in fine black solid line with elevations shown every fifty (50) feet	Yes		
Existing right side line in fine black dash line	"		
Existing left side line in fine black dotted line	"		
Proposed center line grades and elevations in red, with elevations shown at every fifty (50) foot station, except that in vertical curves elevations shall be shown at every twenty-five (25) foot station and at the PVC and PVT	Yes*		Prints all black, all elevations at 50' stations
All existing intersection walks and driveways shown on both sides	N/A		
All elevations referred to the U.S. Coast and Geodetic Survey bench marks. Bench marks shall be located every 500 feet along proposed road ways and shall be installed prior to final grading of the gravel course	N/A		
Rates of gradient shown in red figures	Yes		Prints in black
All center lines, street lines and curb lines (with elevations every twenty-five (25') feet) of street for two hundred (200') feet either side of each intersection on a connecting street	No		Elevations at 50' intervals
UTILITIES			
Profiles shall show vertical location of water lines, drainage lines and other utilities as well as required new waterways. Sizes of all pipes shall be shown as well as inverts of all pipes at each man-hole or catch basin, together with invert elevation and rim elevation of each proposed main water line and all proposed sewage system lines as well as all proposed drainage lines whether or not within the subdivision	No*		Drainage shown on profile; no other utilities shown.
Size and location of existing and proposed water mains and their appurtenances and surface drains and their appurtenances	Yes		see sheet 3 of 6
Proposed systems of sewage disposal, in a general way	Yes		
Size and location of existing and proposed storm drainage and water supply facilities	Yes*		see sheet 3 of 6 * No stormwater system shown for convenience of subdivision plat plan.