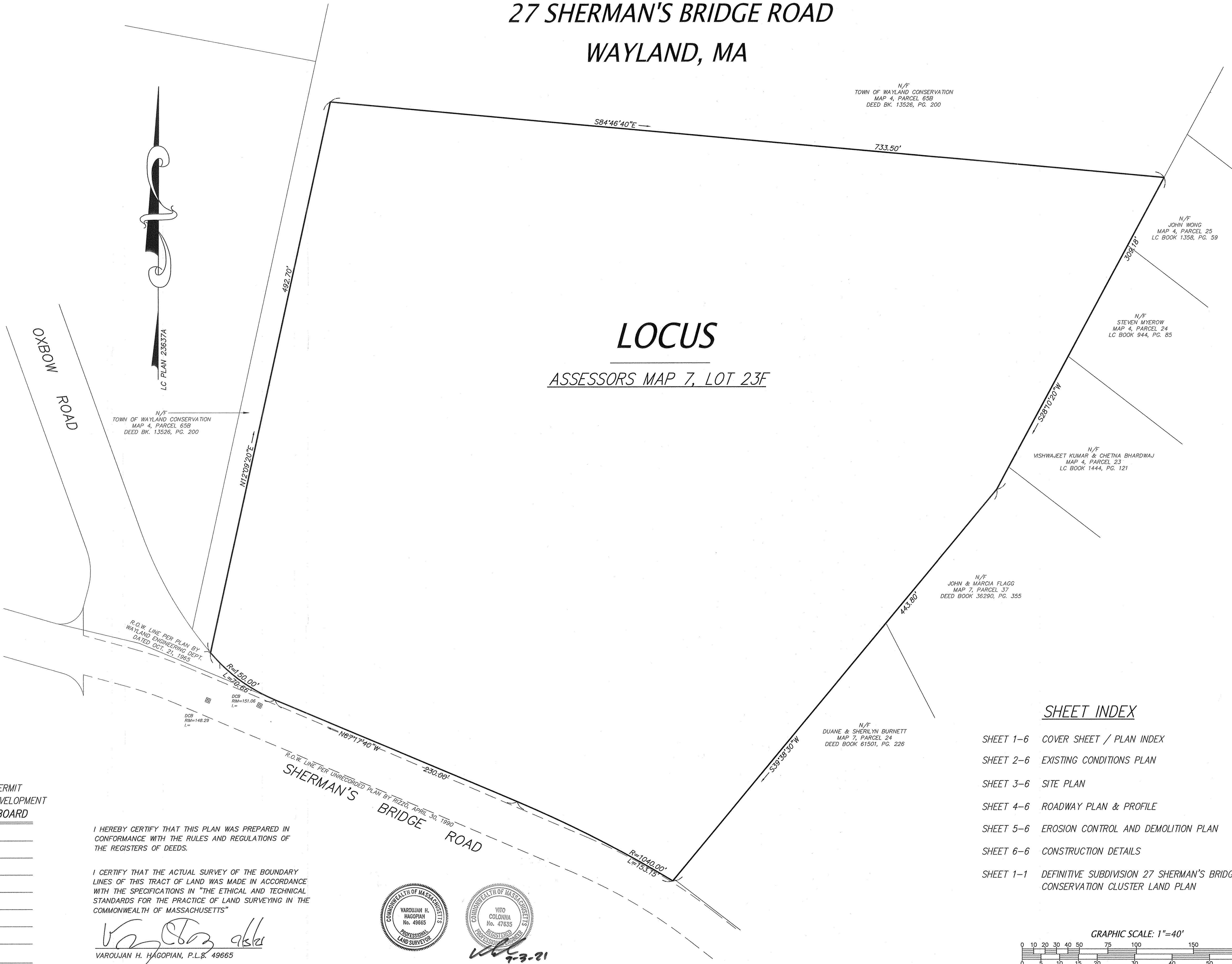


CONSERVATION CLUSTER AND DEFINITIVE SUBDIVISION PLANS
27 SHERMAN'S BRIDGE ROAD
WAYLAND, MA



ZONED: R-60
AREA = 60,000 sf
FRONTAGE = 210 feet
LOT WIDTH = 100 feet
SETBACKS: FRONT = 30 feet
STREET CENTERLINE = 55 feet
SIDE = 30 feet
REAR = 30 feet

SPECIAL PERMIT 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.

SEE FINDINGS AND DECISION OF APPROVAL BY THE
WAYLAND PLANNING BOARD DATED _____
RECORDED AT THE MIDDLESEX SOUTH REGISTRY
OF DEEDS.

OWNER:
27 SHERMAN BRIDGE ROAD REALTY TRUST

DEVELOPER & SUBDIVIDER:
KEYSTONE CUSTOM BUILDERS, LLC
910 BOSTON POST ROAD EAST, SUITE 310
MARLBOROUGH, MA 01752

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 SUBDIVISION
27 SHERMAN'S BRIDGE ROAD
CONSERVATION CLUSTER
WAYLAND, MA

COVER SHEET / INDEX PLAN

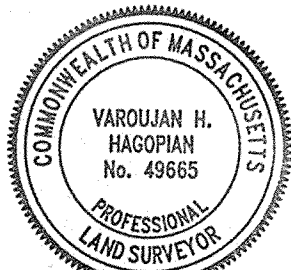
9-3-2021	PLANNING BOARD COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 1, 2021	
SCALE: 1"=40'	SHEET 1 OF 6.

APPROVED SPECIAL PERMIT
CONSERVATION CLUSTER DEVELOPMENT
WAYLAND PLANNING BOARD

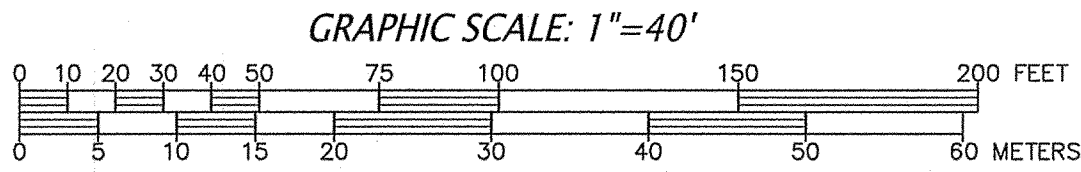
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN
CONFORMANCE WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.

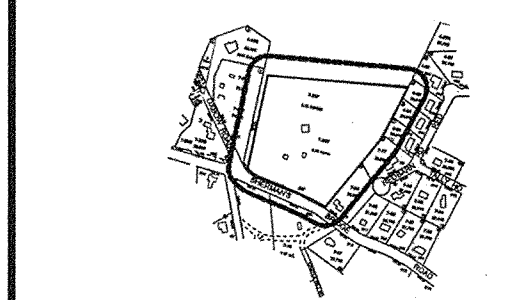
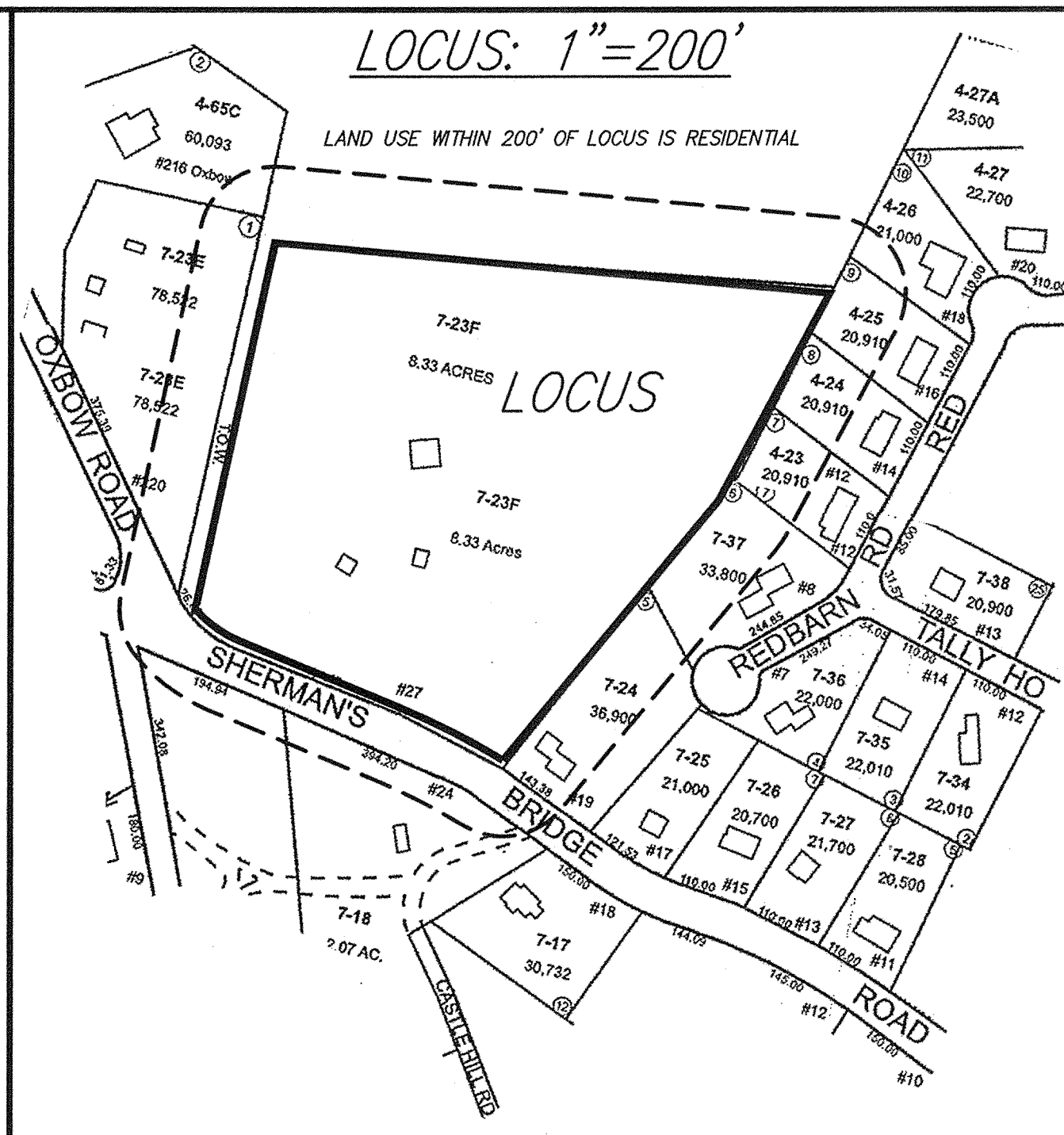
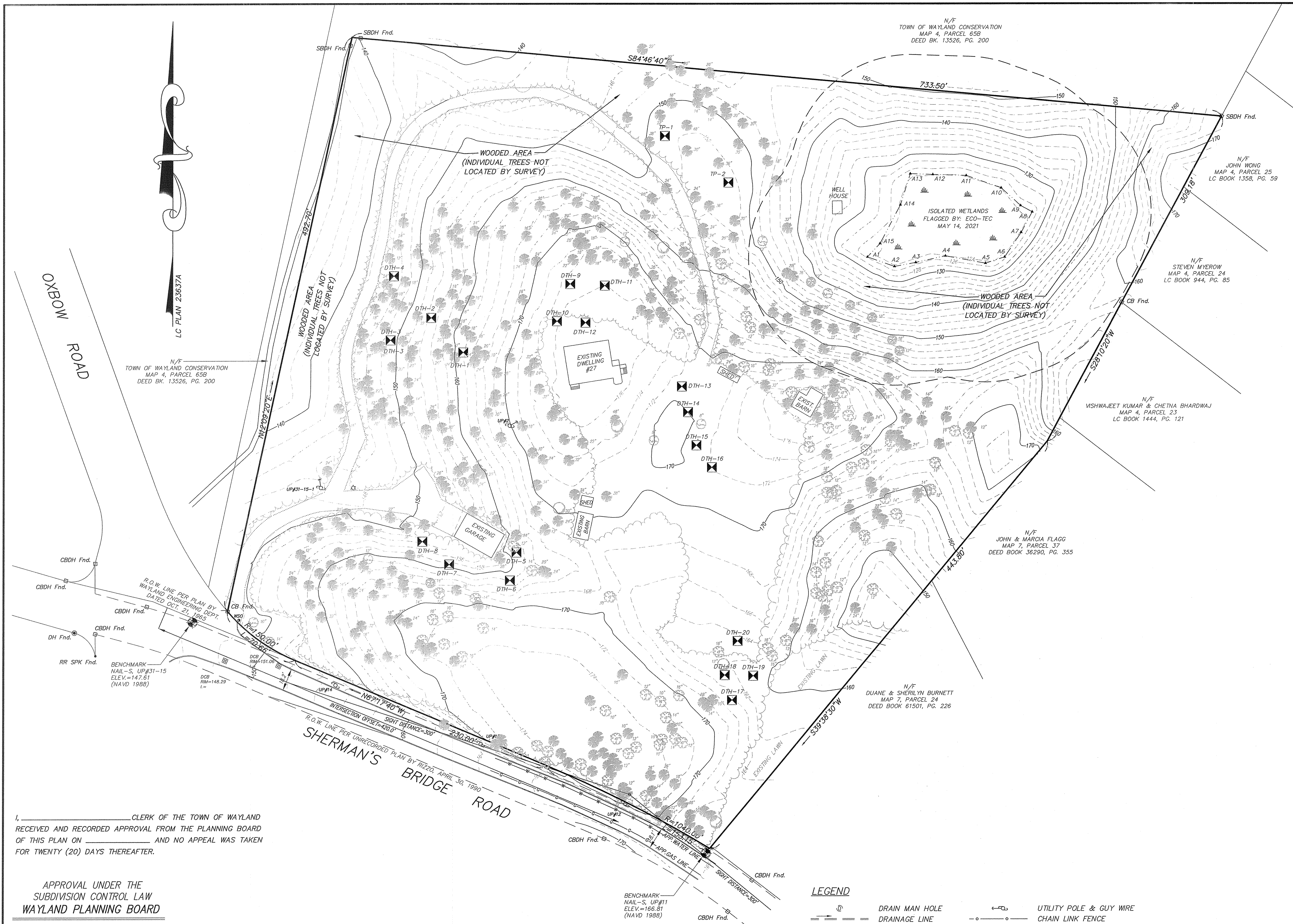
I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY
LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE
WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL
STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS"

[Signature]
VAROUJAN H. HAGOPIAN, P.L.B. 49665



- SHEET INDEX
- SHEET 1-6 COVER SHEET / PLAN INDEX
SHEET 2-6 EXISTING CONDITIONS PLAN
SHEET 3-6 SITE PLAN
SHEET 4-6 ROADWAY PLAN & PROFILE
SHEET 5-6 EROSION CONTROL AND DEMOLITION PLAN
SHEET 6-6 CONSTRUCTION DETAILS
SHEET 1-1 DEFINITIVE SUBDIVISION 27 SHERMAN'S BRIDGE ROAD
CONSERVATION CLUSTER LAND PLAN





- GENERAL NOTES:**
1. THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN, CONNORS & ASSOCIATES PERFORMED ON APRIL 2020.
 2. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
 3. WETLAND DELINEATION BY ECO-TEC, INC.
 4. PLAN BENCHMARK UP#11, NAIL EL.=166.81 BASED ON (NAVD 1988).
 5. 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.

SEE FINDINGS AND DECISION OF APPROVAL BY THE WAYLAND PLANNING BOARD DATED _____ RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

OWNER:
27 SHERMAN BRIDGE ROAD REALTY TRUST

DEVELOPER & SUBDIVIDER:
KEYSTONE CUSTOM BUILDERS, LLC
910 BOSTON POST ROAD EAST, SUITE 310
MARLBOROUGH, MA 01752

SULLIVAN, CONNORS AND ASSOCIATES
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PHONE: 978-443-9566 FAX: 978-443-8915

DEFINITIVE SUBDIVISION
27 SHERMAN'S BRIDGE ROAD
CONSERVATION CLUSTER
WAYLAND, MA

EXISTING CONDITIONS PLAN

9-3-2021	PLANNING BOARD COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 1, 2021	
SCALE: 1"=40'	SHEET 2 OF 6.

I, _____, CLERK OF THE TOWN OF WAYLAND RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW WAYLAND PLANNING BOARD

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

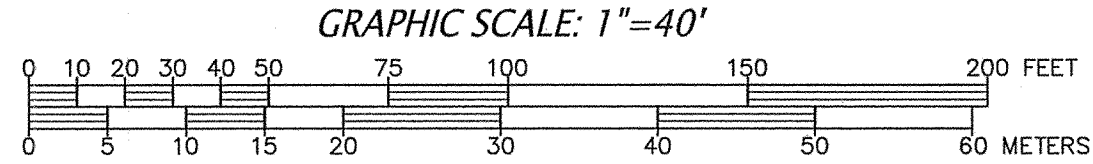
I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS"

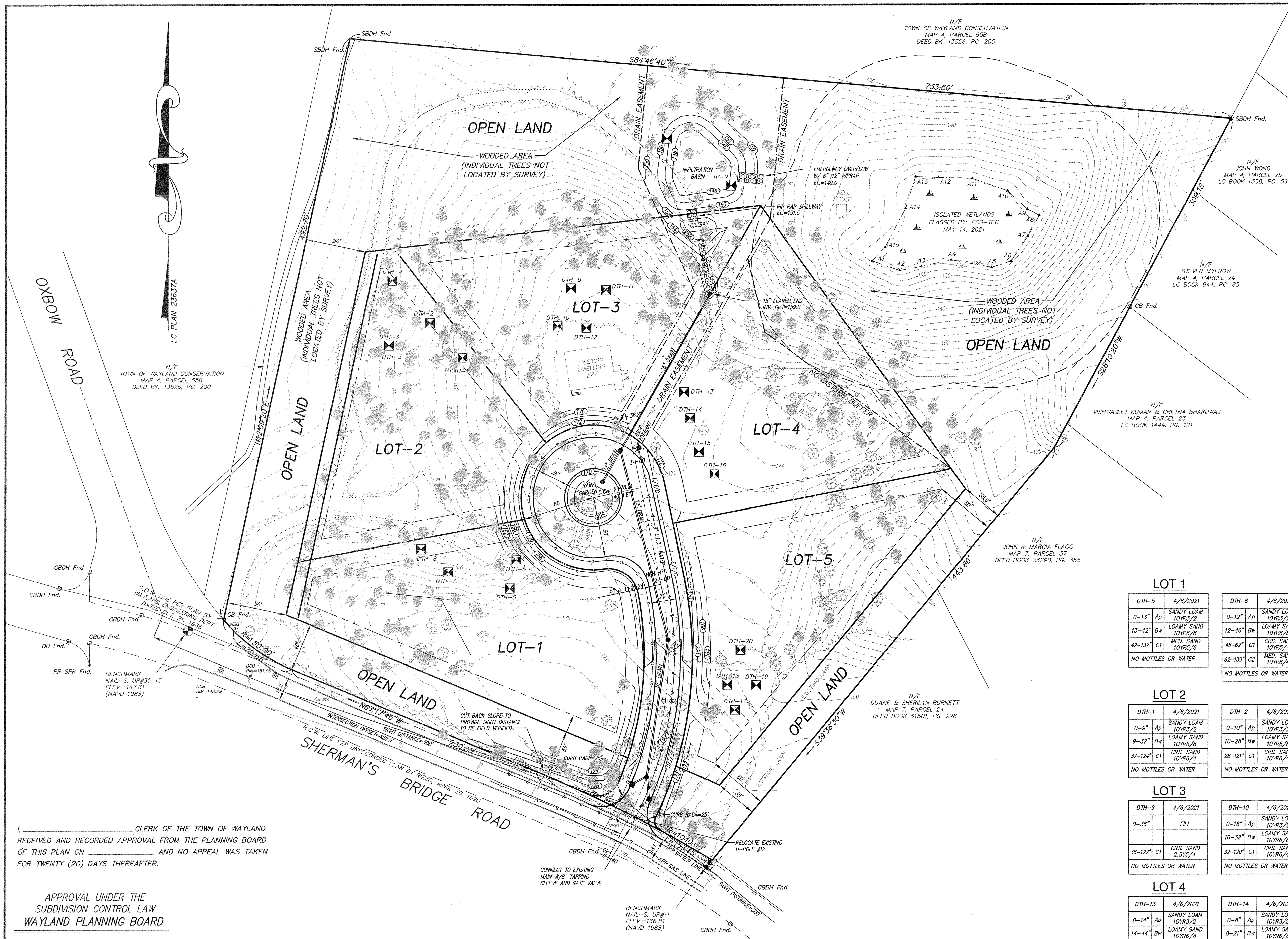
Varoujan H. Hagopian
VAROUJAN H. HAGOPIAN, P.L.S. 49665



LEGEND

- | | | | |
|--|--------------------------|--|--------------------------------|
| | DRAIN MAN HOLE | | UTILITY POLE & GUY WIRE |
| | DRAINAGE LINE | | CHAIN LINK FENCE |
| | CATCH BASIN | | LIGHTPOST |
| | BITUMINOUS CURBING | | ELECTRIC TRANSFORMER |
| | EDGE OF PAVEMENT | | SIGN |
| | APPROX. WATERLINE | | VERTICAL BENCHMARK (NAVD 1988) |
| | HYDRANT | | DECIDUOUS TREE >8' |
| | WATERGATE | | CONIFEROUS TREE >8' |
| | APPROX. GAS LINE | | TREELINE |
| | GAS GATE | | SPOT GRADE |
| | STONEWALL | | EXISTING 2' CONTOUR |
| | FLARED END | | EXISTING 10' CONTOUR |
| | OUTLET CONTROL STRUCTURE | | PROPOSED FINISH GRADE |
| | WATER QUALITY STRUCTURE | | |





- LEGEND**
- Drain Man Hole
 - Drainage Line
 - Catch Basin
 - Bituminous Curbing
 - Edge of Pavement
 - Approx. Waterline
 - Hydrant
 - Watergate
 - Approx. Gas Line
 - Gas Gate
 - Stonewall
 - Flared End
 - Outlet Control Structure
 - Water Quality Structure
 - Utility Pole & Guy Wire
 - Chain Link Fence
 - Lightpost
 - Electric Transformer
 - Sign
 - Vertical Benchmark (NAVD 1988)
 - Deciduous Tree >8"
 - Coniferous Tree >8"
 - Treeline
 - Spot Grade
 - Existing 2' Contour
 - Existing 10' Contour
 - Proposed Finish Grade

OPEN LAND SUMMARY

TOTAL LOT AREA = 361,582 S.F.
SITE AREA MINUS ROAD AREA = 340,536 S.F.
REQUIRED OPEN LAND 35% OF SITE AREA MINUS ROAD AREA
REQUIRED OPEN LAND = 119,188 S.F. (35%)
PROPOSED OPEN LAND = 164,204 S.F. (45.4%)
PROPOSED OPEN LAND AREA DOES NOT INCLUDE AREA OF DRAIN EASEMENT (12,767 S.F.)

CONSERVATION CLUSTER DEVELOPMENT DISTRICT
ZONING BYLAW SECT.198-1803.1.3 YIELD CALCULATION
SECT.198-1803.1.3(a) CONVENTIONAL LAYOUT YIELDS = 5 LOTS
SECT.198-1803.1.3(b)
TOTAL SITE AREA = 361,582 S.F.
LAND AREA WITHIN FLOOD PLAIN AND WETLANDS = 7,278 S.F.
LAND AREA MINUS FLOOD PLAIN AND WETLANDS = 354,304 S.F.
354,304 S.F. x 90% = 319,874 S.F.
319,874 S.F. / 60,000 S.F. = 5.31 LOTS

LOT DEVELOPMENT NOTES / CONDITIONS:

- ALL ROOF RUNOFF ON ALL LOTS SHALL BE DIRECTED TO INDIVIDUAL DRYWELLS. SEE DETAIL ON SHEET 6 OF 6.
- NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH A DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE ENVIRONMENTAL CODE.

GENERAL NOTES:

- THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN, CONNORS & ASSOCIATES PERFORMED ON APRIL 2020.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- WETLAND DELINEATION BY ECO-TEC, INC.
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AQUIFER PROTECTION OVERLAY DISTRICT

UNDERLYING ZONE R-60
ZONED: 60,000 S.F.
AREA = 60,000 sf
FRONTAGE = 210 feet
LOT WIDTH = 100 feet
SETBACKS: FRONT = 30 feet
STREET CENTERLINE = 55 feet
SIDE = 30 feet
REAR = 30 feet

SPECIAL PERMIT CONSERVATION CLUSTER

AREA = 20,000 sf
FRONTAGE = 50 feet
SETBACKS: FRONT = 15 feet
SIDE = 15 feet
REAR = 15 feet
50' TO PERIMETER
15' TO OPEN LAND

SEE FINDINGS AND DECISION OF APPROVAL BY THE WAYLAND PLANNING BOARD DATED RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

OWNER:
27 SHERMAN BRIDGE ROAD REALTY TRUST

DEVELOPER & SUBDIVIDER:
KEYSTONE CUSTOM BUILDERS, LLC
910 BOSTON POST ROAD EAST, SUITE 310
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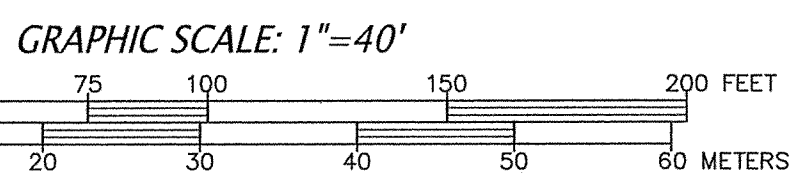
DEFINITIVE SUBDIVISION
27 SHERMAN'S BRIDGE ROAD
CONSERVATION CLUSTER
WAYLAND, MA

SITE PLAN	
9-3-2021	PLANNING BOARD COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 1, 2021	
SCALE: 1"=40'	SHEET 3 OF 6.

LOT 1		LOT 2		LOT 3		LOT 4	
DTH-5	4/6/2021	DTH-1	4/6/2021	DTH-9	4/6/2021	DTH-13	4/6/2021
0-13" Ap	SANDY LOAM 10YR3/2	0-9" Ap	SANDY LOAM 10YR3/2	0-36" Ap	FILL	0-14" Ap	SANDY LOAM 10YR3/2
13-42" Bw	LOAMY SAND 10YR6/8	9-37" Bw	LOAMY SAND 10YR6/8	36-122" C1	CRS. SAND 2.5Y5/4	14-44" Bw	LOAMY SAND 10YR6/8
42-137" C1	CRS. SAND 10YR5/6	37-124" C1	CRS. SAND 10YR6/4	NO MOTTLING OR WATER		44-120" C1	F-M. SAND 10YR6/4
NO MOTTLING OR WATER		NO MOTTLING OR WATER				120-127" C2	LOAMY SAND 10YR6/4
LOT 5		LOT 6		LOT 7		LOT 8	
DTH-17	4/6/2021	DTH-6	4/6/2021	DTH-7	4/6/2021	DTH-8	4/6/2021
0-35" Ap	FILL	0-12" Ap	SANDY LOAM 10YR3/2	0-11" Ap	SANDY LOAM 10YR3/2	0-12" Ap	SANDY LOAM 10YR3/2
35-143" C1	CRS. SAND 2.5Y5/4	12-46" Bw	LOAMY SAND 10YR6/8	11-32" Bw	LOAMY SAND 10YR6/8	12-34" Bw	LOAMY SAND 10YR6/8
NO MOTTLING OR WATER		46-62" C1	CRS. SAND 10YR5/4	32-127" C1	CRS. SAND 10YR6/4	34-135" C1	CRS. SAND 10YR6/4
		62-139" C2	MED. SAND 10YR6/4	NO MOTTLING OR WATER		NO MOTTLING OR WATER	
LOT 9		LOT 10		LOT 11		LOT 12	
DTH-18	4/6/2021	DTH-2	4/6/2021	DTH-10	4/6/2021	DTH-11	4/6/2021
0-25" Ap	SANDY LOAM 10YR3/2	0-10" Ap	SANDY LOAM 10YR3/2	0-16" Ap	SANDY LOAM 10YR3/2	0-36" Ap	FILL
25-61" C1	CRS. SAND 2.5Y5/4	10-28" Bw	LOAMY SAND 10YR6/8	16-32" Bw	LOAMY SAND 10YR6/8	39-64" C1	CRS. SAND 10YR5/4
61-132" C2	F-M. SAND 10YR7/1	28-121" C1	CRS. SAND 10YR6/4	32-120" C1	CRS. SAND 10YR6/4	64-125" C2	MED. SAND 10YR6/4
NO MOTTLING OR WATER		NO MOTTLING OR WATER		36-132" C1	CRS. SAND 10YR6/4	NO MOTTLING OR WATER	
LOT 13		LOT 14		LOT 15		LOT 16	
DTH-19	4/6/2021	DTH-14	4/6/2021	DTH-15	4/6/2021	DTH-16	4/6/2021
0-48" Ap	SANDY LOAM 10YR3/2	0-8" Ap	SANDY LOAM 10YR3/2	0-9" Ap	SANDY LOAM 10YR3/2	0-10" Ap	SANDY LOAM 10YR3/2
48-81" C1	CRS. SAND 2.5Y5/4	8-21" Bw	LOAMY SAND 10YR6/8	9-23" Bw	LOAMY SAND 10YR6/8	19-23" Bw	LOAMY SAND 10YR6/8
81-130" C2	F-M. SAND 10YR7/1	21-49" Bw	LOAMY SAND 10YR6/8	23-46" Bw	LOAMY SAND 10YR6/8	23-50" Bw	LOAMY SAND 10YR6/8
NO MOTTLING OR WATER		49-125" C1	CRS. SAND 10YR6/4	46-120" C1	CRS. SAND 10YR6/4	50-122" C1	CRS. SAND 10YR6/4
		NO MOTTLING OR WATER		NO MOTTLING OR WATER		NO MOTTLING OR WATER	

DRAIN BASIN

LOT 1		LOT 2	
TP-1 (150.5)	6/29/2021	TP-2 (152.0)	6/29/2021
0-6" Ap	SANDY LOAM 10YR3/2	0-6" Ap	SANDY LOAM 10YR3/2
6-18" Bw	LOAMY SAND 10YR6/8	6-18" Bw	LOAMY SAND 10YR6/8
18-118" C1	MED. SAND 10YR5/6	18-120" C1	MED. SAND 10YR5/6
NO MOTTLING OR WATER		NO MOTTLING OR WATER	



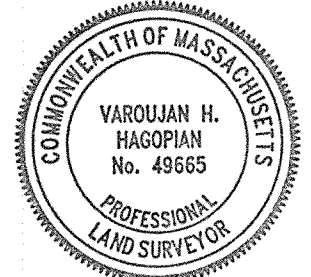
I, _____ CLERK OF THE TOWN OF WAYLAND
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

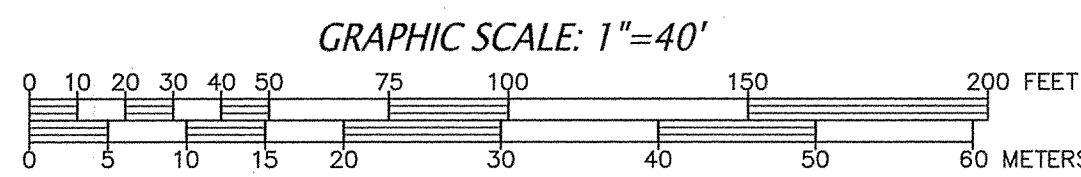
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
WAYLAND PLANNING BOARD

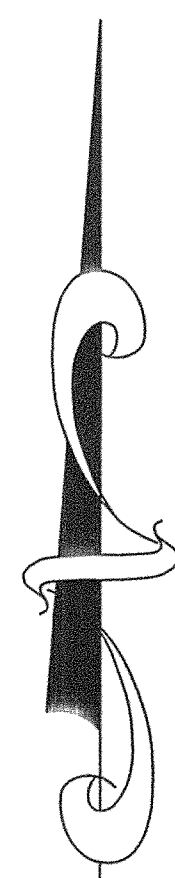
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN
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I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY
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STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS"

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







LC PLAN 23637A

REMOVE GARAGE, BARN AND SHED

REMOVE HOUSE, BARN, AND SHED

UTILIZE AREA AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. ONCE AREAS ARE STABILIZED, CLEAN/REMOVE ALL SEDIMENT AND EXCAVATE TO 12-INCHES BELOW FINISH GRADE. INSTALL INFILTRATION BASIN PER THE PLANS AND CONSTRUCTION DETAIL.

SITE DEMOLITION PLAN:

1. INSTALL SEDIMENTATION AND EROSION CONTROL BMP'S AS SHOWN ON THE PLAN.
2. "LIMIT OF CLEARING" SHOWN ON THE PLANS:
 - REMOVE ALL ACCESSORY BUILDINGS (BARN, GARAGE, SHEDS) AND ABANDON RELATED UTILITY CONNECTIONS.
 - REMOVE ANY FENCING AND ANY MISCELLANEOUS SITE ITEMS.
 - REMOVE THE EXISTING PAVED SURFACES.
 - PERFORM TREE CLEARING TO THE LIMITS SHOWN.
3. OPEN SPACE PARCEL
 - REMOVE EXISTING WELL HOUSE AND DECOMMISSION WELL.
4. WITHIN THE AREA INFLUENCED BY PROPOSED FOUNDATION/FOOTINGS; REMOVE ALL UNSUITABLE MATERIAL AND BACKFILL ALL Voids AND EXCAVATIONS WITH PROPERLY COMPACTED STRUCTURAL FILL.
5. DISPOSAL OF DEMOLITION ITEMS SHALL BE OFF SITE AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. NO MATERIALS SHALL BE BURIED ON-SITE. ITEMS SHOWN ON THE PLANS TO BE REMOVED AND STOCKPILED FOR REUSE SHALL NOT BE STOCKPILED WITHIN TRAVEL WAYS OR ABOVE UNDERGROUND UTILITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REMOVAL OR ABANDONMENT OF UTILITIES WITH THE APPROPRIATE UTILITIES COMPANY.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. 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).
2. PRIOR TO INITIATING CONSTRUCTION, PERIMETER EROSION CONTROL BARRIERS SHALL BE INSTALLED AROUND THE PROPOSED LIMIT OF WORK AND AS SHOWN ON THE DETAIL DRAWINGS.
3. 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.
4. 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.
5. 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 1/3 THE HEIGHT OF SEDIMENT BARRIER, HAYBALE, OR SEDIMENT TRAP CAPACITY, OR AS DIRECTED BY THE LOCAL AUTHORITY.
6. 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 (H:V) 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.
7. 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 SWEEP AT THE END OF EACH WORKING DAY.
8. DUST CONTROL MEASURES THROUGH WATER SPRINKLING SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
9. 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.

SEE FINDINGS AND DECISION OF APPROVAL BY THE WAYLAND PLANNING BOARD DATED _____ RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

OWNER:
27 SHERMAN BRIDGE ROAD REALTY TRUST

DEVELOPER & SUBDIVIDER:
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910 BOSTON POST ROAD EAST, SUITE 310
MARLBOROUGH, MA 01752

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DEFINITIVE SUBDIVISION
27 SHERMAN'S BRIDGE ROAD
CONSERVATION CLUSTER
WAYLAND, MA

EROSION CONTROL AND DEMOLITION PLAN

9-3-2021	PLANNING BOARD COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 1, 2021	
SCALE: 1"=	SHEET 5 OF 6

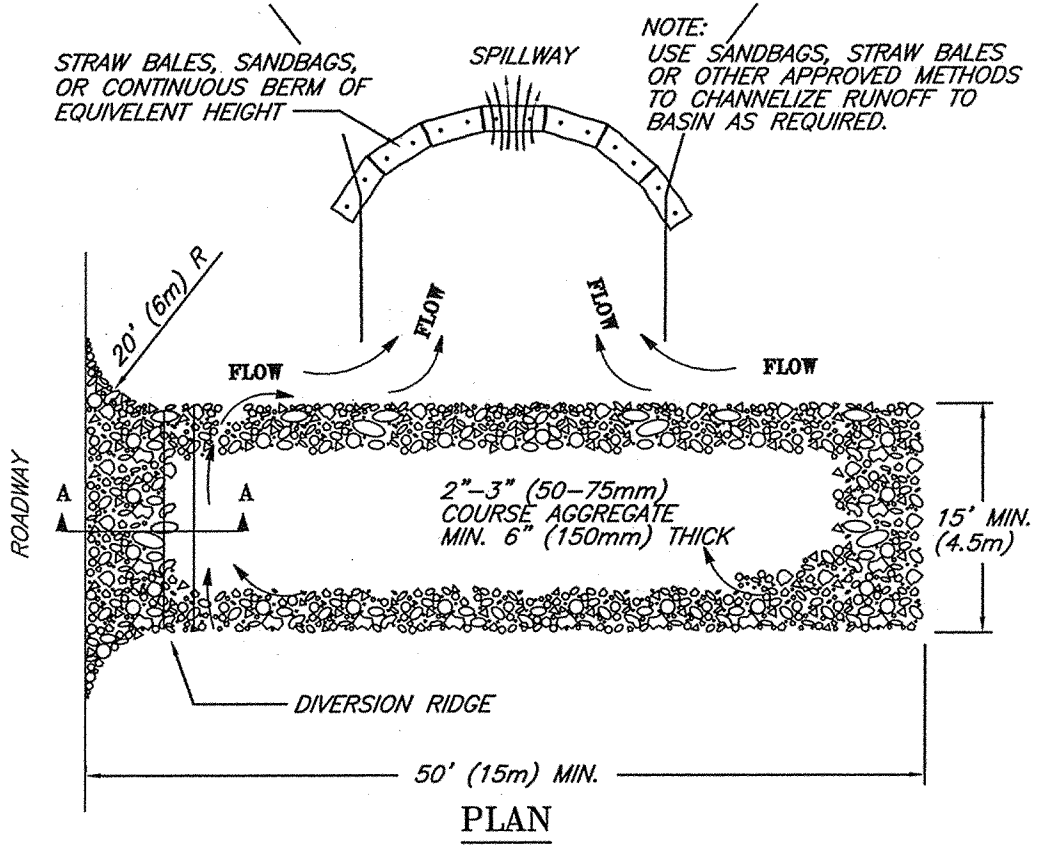
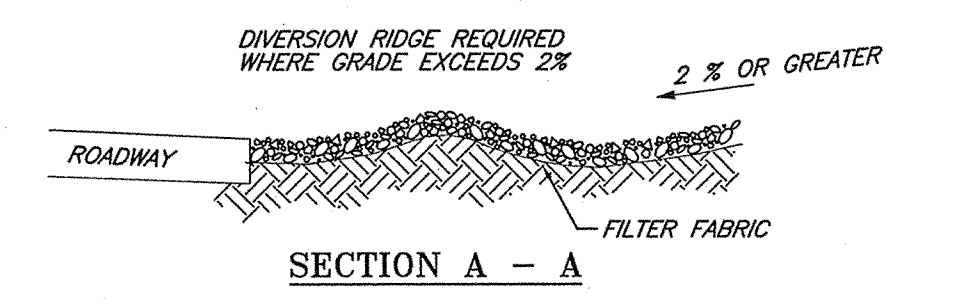
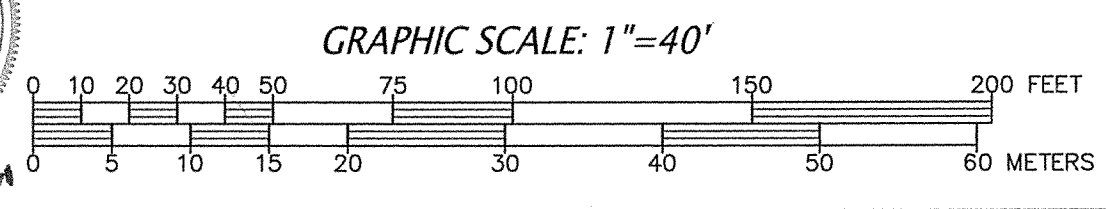
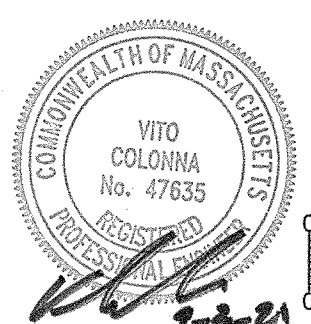
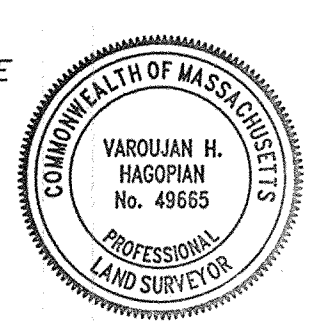
I, _____, CLERK OF THE TOWN OF WAYLAND RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
WAYLAND PLANNING BOARD

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

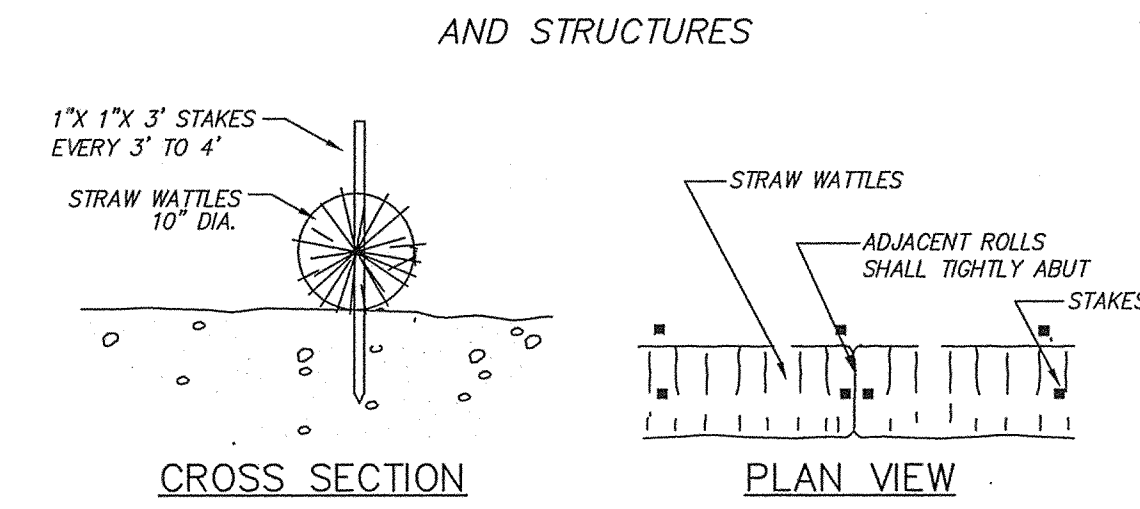
I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS"

Varoujan H. Hagopian
VAROIJAN H. HAGOPIAN, P.L.S. 49665

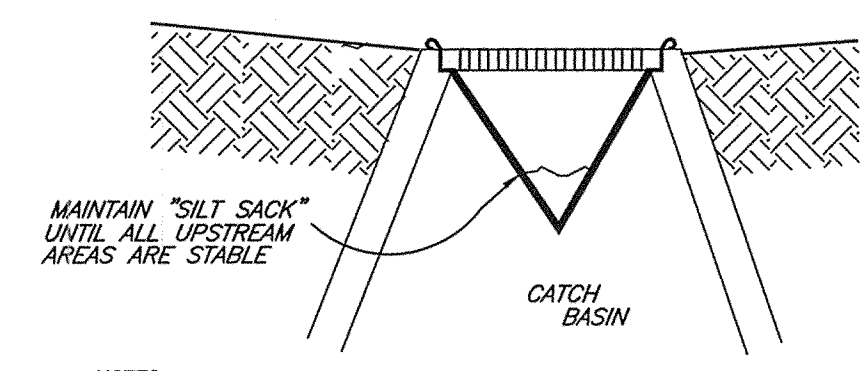


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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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SEDIMENT BARRIER DETAIL
NOT TO SCALE

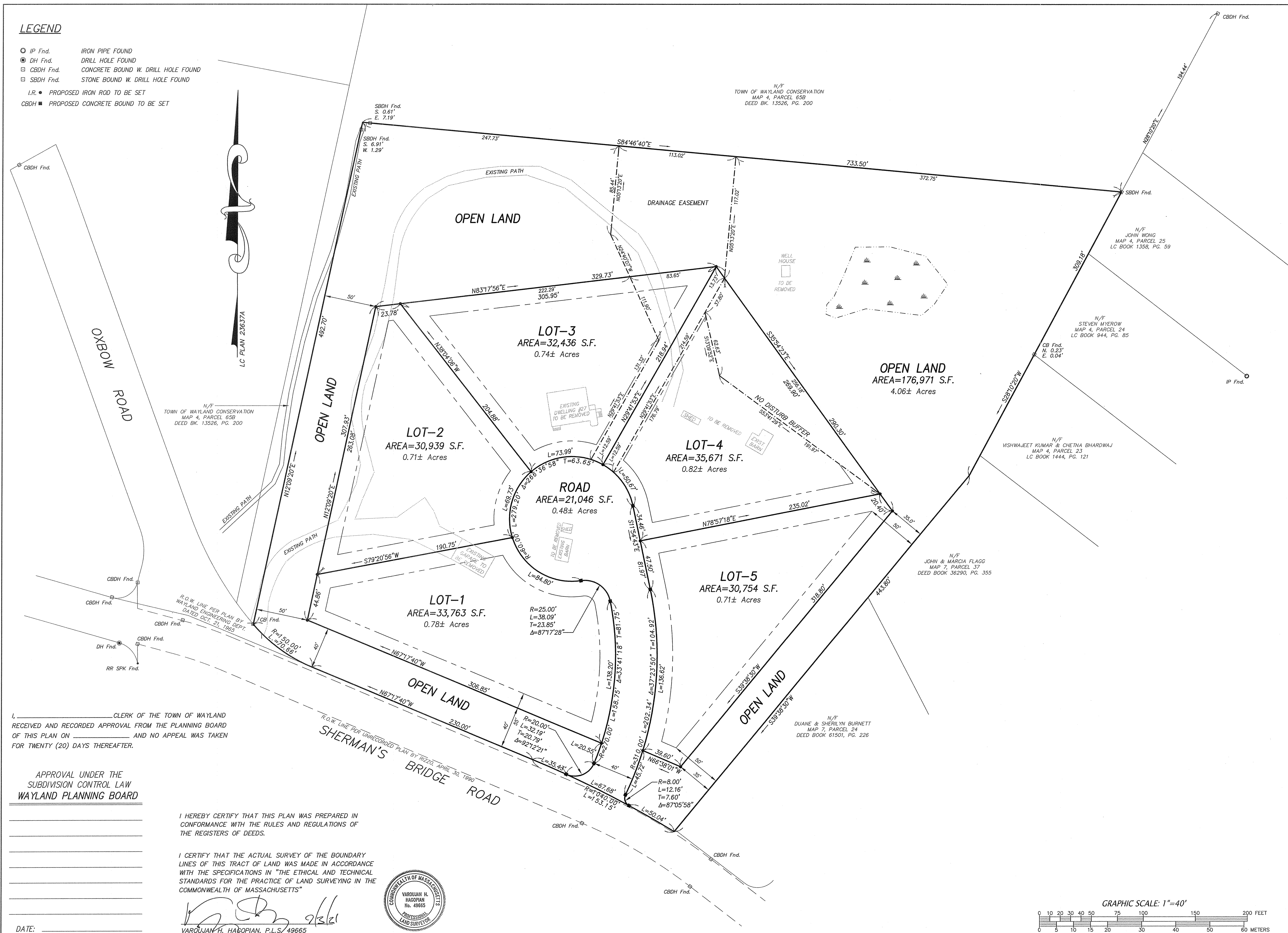


NOTES:
1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.
2. IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.

SILT SACK OR EQUAL SEDIMENT CONTAINMENT SYSTEM
NOT TO SCALE

☉ IP Fnd. IRON PIPE FOUND
 ☉ DH Fnd. DRILL HOLE FOUND
 ☐ CBDH Fnd. CONCRETE BOUND W. DRILL HOLE FOUND
 ☐ SBDH Fnd. STONE BOUND W. DRILL HOLE FOUND

I.R. ● PROPOSED IRON ROD TO BE SET
 CBDH ■ PROPOSED CONCRETE BOUND TO BE SET



AQUIFER PROTECTION OVERLAY DISTRICT

UNDERLYING ZONE R-60

ZONED: 60,000 S.F.

AREA = 60,000 sf

FRONTAGE = 210 feet

LOT WIDTH = 100 feet

SETBACKS: FRONT = 30 feet

STREET CENTERLINE = 55 feet

SIDE = 30 feet

REAR = 30 feet

SPECIAL PERMIT CONSERVATION CLUSTER
AREA = 20,000 sf
FRONTAGE = 50 feet
SETBACKS: FRONT = 15 feet
 SIDE = 15 feet
 REAR = 15 feet
 50' TO PERIMETER
 15' TO OPEN LAND

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

SEE FINDINGS AND DECISION OF APPROVAL BY THE
WAYLAND PLANING BOARD DATED _____
RECORDED AT THE MIDDLESEX SOUTH REGISTRY
OF DEEDS.

OWNER:
27 SHERMAN BRIDGE ROAD REALTY TRUST

DEVELOPER & SUBDIVIDER:
KEYSTONE CUSTOM BUILDERS, LLC
910 BOSTON POST ROAD EAST, SUITE 310
MARLBOROUGH, MA 01752

**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 SUBDIVISION
27 SHERMAN'S BRIDGE ROAD
CONSERVATION CLUSTER
WAYLAND, MA*

LAND PLAN

9-3-2021	PLANNING BOARD COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 1, 2021	
SCALE: 1"=40'	SHEET 1 OF 1.