



- 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 |
| | HYDRANT | | (NAVD 1988) |
| | WATERGATE | | DECIDUOUS TREE >8" |
| | APPROX. GAS LINE | | CONIFEROUS TREE >8" |
| | GAS GATE | | TREELINE |
| | STONEWALL | | SPOT GRADE |
| | FLARED END | | EXISTING 2' CONTOUR |
| | OUTLET CONTROL STRUCTURE | | EXISTING 10' CONTOUR |
| | WATER QUALITY STRUCTURE | | PROPOSED FINISH GRADE |

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 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

CONCEPT BUILDOUT 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.

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"

DATE: _____

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

