

SHERMAN'S BRIDGE ROAD

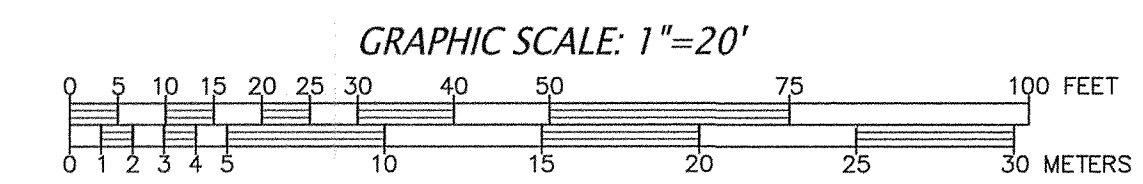
= UNDISTURBED VEGETATED BUFFER

LEGEND

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

SIGHT DISTANCE SUMMARY:
AASHTO & MassDOT DESIGN REQUIREMENTS
(PER SUBDIVISION REGULATIONS)
POSTED SPEED LIMIT=25 MPH

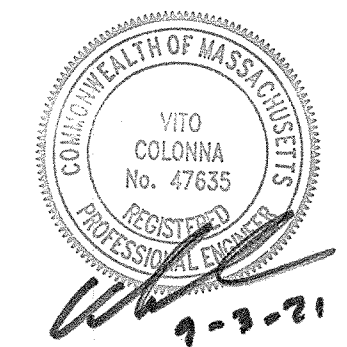
REQUIRED SIGHT DISTANCE = 155 FEET (MINIMUM)
DESIRABLE SIGHT DISTANCE = 280 FEET
PROPOSED SIGHT DISTANCE = 300 FEET



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
SIDE = 55 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
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

INTERSECTION DETAIL

9/3/2021	PLANNING BOARD COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 1, 2021	
SCALE: 1"=20'	SHEET 1 OF 1.