

WAYLAND PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

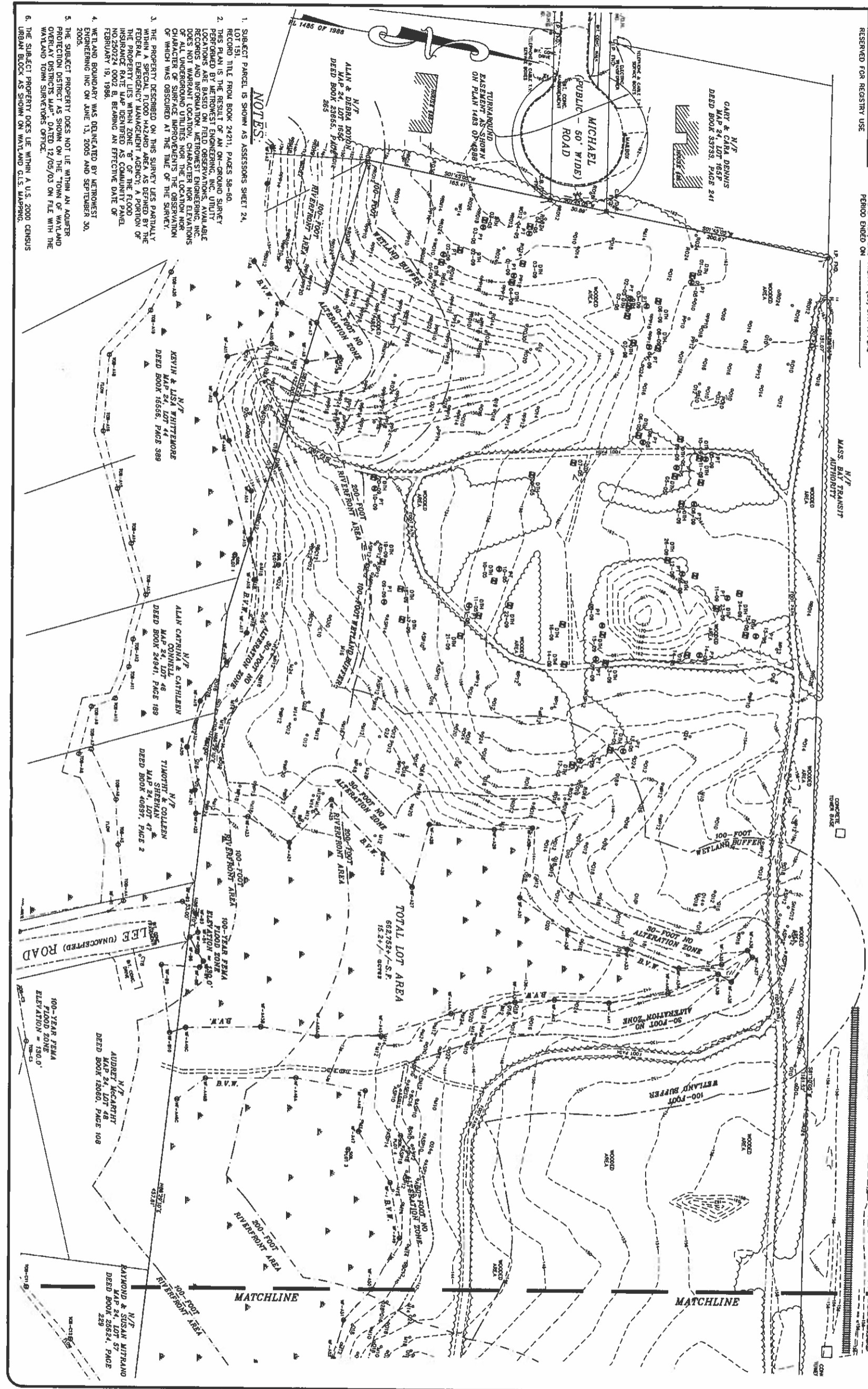
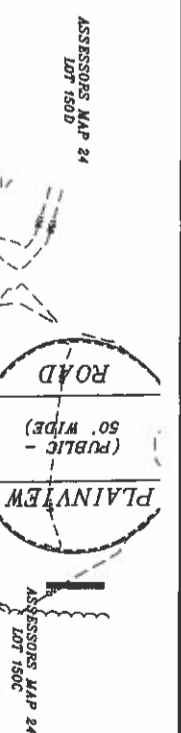
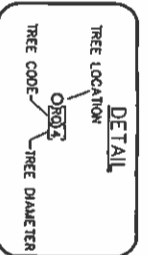
APPROVED UNDER THE TERMS AND CONDITIONS OF AN AGREEMENT DATED BETWEEN THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND AGENT IN CHARGE, A COPY OF WHICH ALSO TO RECORDS OF THE TOWN AND SUBJECT OF DEEDS BEFORE THE MASSACHUSETTS COUNTY REGISTRY 20.

1. CERT OF THE TOWN OF WAYLAND, RECEIVED AND RECORDED FROM THE PLANNING BOARD AND THIS PLAN ON AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

DATE: _____

TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
ASH	ASH
BIRCH	BIRCH
CHERRY	CHERRY
HICKORY	HICKORY
MAPLE	MAPLE
RED MAPLE	RED MAPLE
DOGWOOD	DOGWOOD
RED OAK	RED OAK
PITCH PINE	PITCH PINE
WHITE PINE	WHITE PINE
SNAG	SNAG



NOTES

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 24, LOT 151, TITLE FROM BOOK 24211, PAGES 58-60.
2. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY CONDUCTED BY METROWEST ENGINEERING, INC. UTILIZING RECORDS AND INFORMATION, CHARACTERISTICS, ELEVATIONS, AND INFORMATION, CHARACTERISTICS FOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.
3. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; A PORTION OF THE PROPERTY LIES WITHIN ZONE "B" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NUMBER 24-0005, BEING AN EFFECTIVE DATE OF FEBRUARY 19, 1986.
4. WETLAND BOUNDARY WAS DELINEATED BY METROWEST ENGINEERING, INC. ON JUNE 13, 2005 AND SEPTEMBER 30, 2005.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN ACQUIFER PROTECTION DISTRICT AS SHOWN ON THE TOWN OF WAYLAND AND PLANNING DISTRICT MAP, DATED 12/05/03 ON FILE WITH THE WAYLAND TOWN SURVEYOR'S OFFICE.
6. THE SUBJECT PROPERTY DOES LIE WITHIN A U.S. 2000 CENSUS URBAN BLOCK AS SHOWN ON WAYLAND GIS MAPPING.

LEGEND

- GRASS
- BUILDING ENVELOPE
- CURB
- DRAIN CATCH BASIN
- DRAIN MANHOLE
- ELEVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- HYDRANT
- PAVERMENT EDGE
- WATER GATE
- WETLAND BOUNDARY
- WETLAND FLAG
- PERCOLATION TEST
- DEEP TEST HOLE

ZONING:
RESIDENCE
MINIMUM AREA = 40,000 SQUARE FEET
MINIMUM FRONTYARD = 180 FEET
SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 30 FEET
REAR YARD = 30 FEET
MINIMUM HEIGHT = 35 FEET (2.5 STORES)
MAXIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:
MINIMUM AREA = 20,000 SQUARE FEET
MINIMUM FRONTYARD = 50 FEET
SETBACKS:
FRONT YARD = 15 FEET
SIDE YARD = 15 FEET
REAR YARD = 15 FEET

9/25/09

METROWEST ENGINEERING, INC. DATE _____
ROBERT A. GEMMA, P.L.S. # 37046
ROBERT A. GEMMA, P.E. # 31987 (CIVIL)

Prepared for:
BARBERY HOMES
10 SPEN STREET
FRAMINGHAM, MA 01701

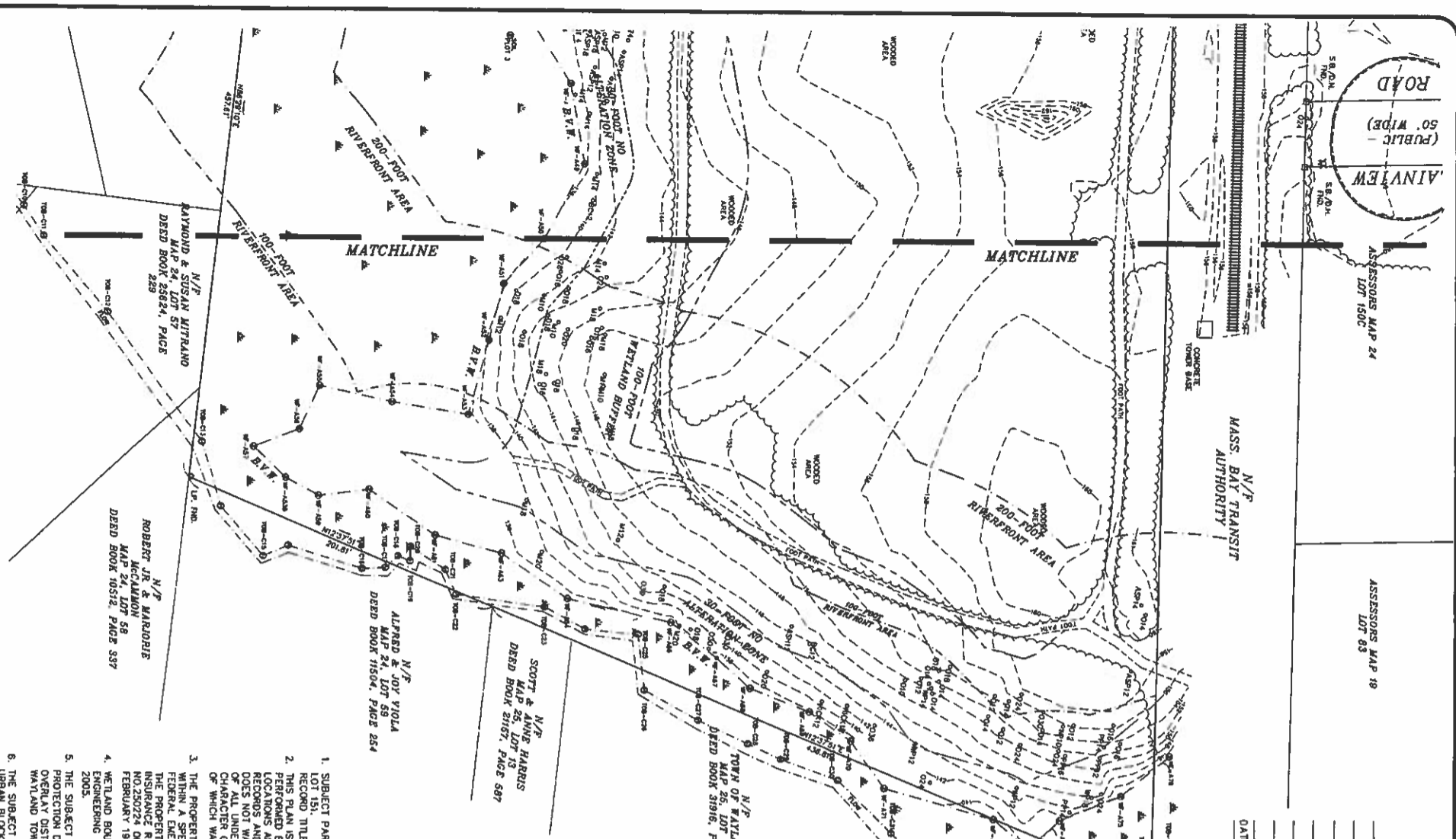
Property of:
GARDENREST APARTMENTS
73 PLAIN ROAD
WAYLAND, MA 01778

Prepared by:
MWE
Metrowest Engineering & Land Surveyors
73 Franklin Street
Framingham, MA 01702

THE "DEFINITIVE PLAN"
PROPOSED CONSERVATION CLUSTER SUBDIVISION CUSTING CONDITIONS
IN
WAYLAND, MA

SCALE: 1" = 40'
DRAWN: BNJ/JTC/AM
CHECKED: BNJ/RAG
FILE NAME: 7 LOT DEFINITIVE_2009.dwg
PROJECT: M.W.E.
ISSUE DATE: SEPTEMBER 25, 2009
JOB NO.: 08092309

WAYLAND PLANNING BOARD
APPROVAL UNDER SUBMISSION CONTROL. LAW REQUIRED.



ASSESSORS MAP 24 LOT 150C

ASSESSORS MAP 18 LOT 83

N/F TRANSIST MASS. BAY AUTHORITY

DATE: _____

APPROVED SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT DATED _____ BETWEEN THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND _____

AGREEMENT IS RECORDED HEREIN AS A PUBLIC RECORD AND TO RECORDING OF THIS PLAN AND SAID AGREEMENT IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS BEFORE _____

CHECK OF THE TOWN OF WAYLAND RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____

APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER: SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER: SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 24.
2. RECORD TITLE FROM BOOK 24211, PAGES 58-60.
3. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY CONDUCTED BY MICHIGAN METROWEST ENGINEERING, INC. LOCATIONS ARE BASED ON FIELD OBSERVATIONS. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER OR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS OR THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. A PORTION OF THE PROPERTY LIES WITHIN ZONE 'B' OF THE FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. A PORTION OF THE PROPERTY LIES WITHIN ZONE 'C' OF THE FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN ACQUICFER PROTECTION DISTRICT AS SHOWN ON THE TOWN OF WAYLAND AQUIFER PROTECTION DISTRICT MAP DATED 12/05/03 ON FILE WITH THE WAYLAND TOWN SURVEYORS OFFICE.
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A U.S. 2000 CENSUS URBAN BLOCK AS SHOWN ON WAYLAND C.I.S. MAPPING.

SOIL TEST RESULTS

NO.	TEST LOCATION	SOIL TYPE	MOISTURE (%)	DESIGN C.W.T. (ELEVATION)
DR-01-06	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-02-09	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-03-06	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-04-08	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-05-05	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-06-09	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-07-09	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-08-09	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-09-08	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4
DR-10-05	A SANDY LOAM 10RB3/2	10-30" A SANDY LOAM 10RB3/2	30-40" B SANDY LOAM 10RB3/2	40-50" C FINE SAND 2.596/4

LEGEND

- BRM BUILDING
- BE BUILDING ENVELOPE
- CBR CURB
- CLR DRAIN CATCH BASIN
- DLM DRAIN MANHOLE
- ELM ELEVATION BENCHMARK
- EXM EXISTING CONTROL
- FCM FOOT PATH
- GSM GAS GATE
- HSM HYDRANT
- PWM PAVEMENT EDGE
- WGM WATER GATE
- WBLM WETLAND BOUNDARY
- WFLM WETLAND FLAG
- PTM PERCOLATION TEST
- DTM DEEP TEST HOLE

ZONING:

RESIDENCE

MINIMUM AREA = 40,000 SQUARE FEET

MINIMUM FRONTAGE = 180 FEET

MINIMUM DEPTH = 100 FEET

MINIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:

MINIMUM AREA = 20,000 SQUARE FEET

MINIMUM FRONTAGE = 50 FEET

MINIMUM DEPTH = 50 FEET

MINIMUM LOT COVERAGE = 20%

DATE: MAY 26-27, 2006

BY: JOHN FINNEGAN, SOIL EVALUATOR

INSPECTOR: STEVE CAUGHMAN, WAYLAND BOARD OF HEALTH

PERCOLATION

NO.	DEPTH	RATE	DATE	BY	HR
DR-01-09	5"	2 MPH	05/26/06	JCF	SC
DR-02-08	5"	2 MPH	05/26/06	JCF	SC
DR-03-08	5"	2 MPH	05/26/06	JCF	SC
DR-04-09	5"	2 MPH	05/26/06	JCF	SC
DR-05-09	5"	2 MPH	05/26/06	JCF	SC
DR-06-08	5"	2 MPH	05/26/06	JCF	SC
DR-07-09	5"	2 MPH	05/26/06	JCF	SC
DR-08-09	5"	2 MPH	05/26/06	JCF	SC
DR-09-09	5"	2 MPH	05/26/06	JCF	SC
DR-10-09	5"	2 MPH	05/26/06	JCF	SC

Property of: **GARDENCREST APARTMENTS**

73 PLAIN ROAD
WAYLAND, MA 01778

Prepared by: **MWE Civil Engineers & Land Surveyors**

25 Roman Street
Wayland, MA 01772

Phone: (508) 875-8410

Prepared for: **BARBERY HOMES**

10 SPEN STREET
FRAMINGHAM, MA 01701

Prepared for: **THE "DEFINITIVE PLAN"**

PROPOSED CONSERVATION CLUSTER SUBDIVISION EXISTING CONDITIONS

WAYLAND, MA

SCALE: 1"=40'

DRAWN BY: JCF/LNF

CHECKED BY: JCF/LNF

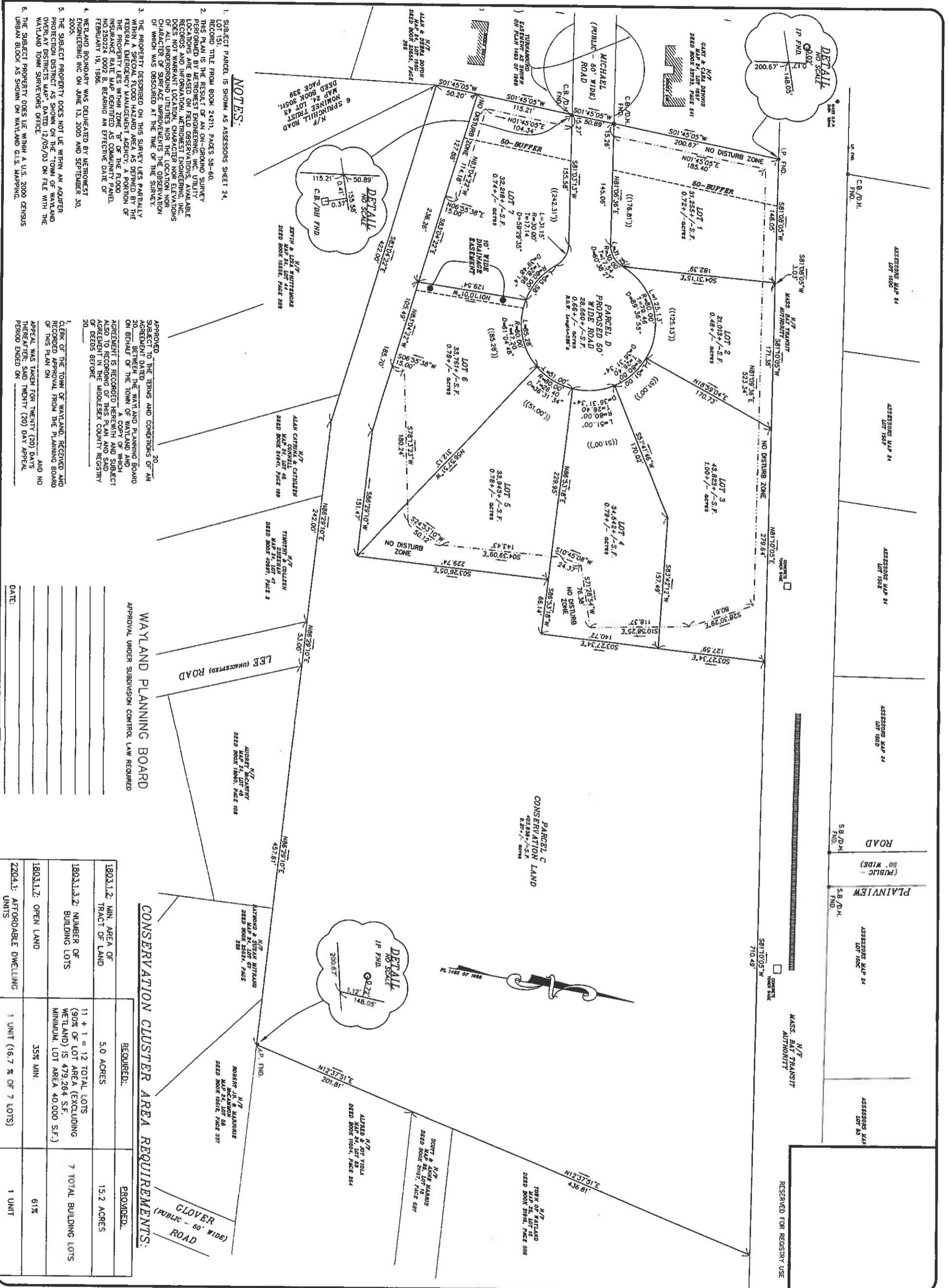
FILE NAME: 7-LOT DEFINITIVE_2006.dwg

PROJECT BY: MJC

ISSUE DATE: SEPTEMBER 25, 2009

JOB NO: 150092509

SHEET 4 OF 13



- NOTES:**
- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 24.
 - TITLE FROM BOOK 24211, PAGES 58-60.
 - THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY THE SURVEYOR. THE SURVEYOR HAS LOCATIONS ARE BASED ON FIELD OBSERVATIONS. AVAILABLE RECORDS AND INFORMATION, METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
 - THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; A PORTION OF THE PROPERTY LIES WITHIN ZONE "B" OF THE FLOOD INSURANCE RATE MAP (FIRM) NO. 250224-0002-B BEING AN EFFECTIVE DATE OF FEBRUARY 19, 1986.
 - WETLAND BOUNDARY WAS Delineated BY METROWEST ENGINEERING INC ON JUNE 13, 2005 AND SEPTEMBER 30, 2005.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN ACQUIFER PROTECTION DISTRICT AS SHOWN ON THE TOWN OF WAYLAND WAYLAND TOWN SURVEYORS OFFICE.
 - THE SUBJECT PROPERTY DOES LIE WITHIN A U.S. 2000 CENSUS URBAN BLOCK AS SHOWN ON WAYLAND C.I.S. MAPPING.

APPROVED THE TERMS AND CONDITIONS OF AN AGREEMENT DATED _____ 20____ BETWEEN THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND SUBJECT AGREEMENT IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID AGREEMENT IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS BEFORE _____ 20____

WAYLAND PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

DATE: _____

CONSERVATION CLUSTER AREA REQUIREMENTS:

REQUIRED:	PROVIDED:
1803.1.2: MIN. AREA OF TRACT OF LAND	5.0 ACRES
1803.1.3.2: NUMBER OF BUILDING LOTS (90% OF LOT AREA (EXCLUDING WETLAND) IS 479,284 S.F. MINIMUM. LOT AREA 40,000 S.F.)	11 + 1 = 12 TOTAL LOTS
1803.1.2: AFFORDABLE DWELLING UNITS	7 TOTAL BUILDING LOTS
	35% MIN.
	61%

LEGEND

- BRM - BUILDING ENVELOPE
- CBM - CURB
- DBM - DRAIN CATCH BASIN
- EMM - ELEVATION BENCHMARK
- EXM - EXISTING CONTIGUOUS
- FBM - FOOT PATH
- FSM - GAS GATE
- HVM - HYDRANT
- PEM - PAVEMENT EDGE
- WGM - WATER GATE
- WLM - WETLAND FLAG
- PTM - PERCOLATION TEST
- DTM - DEEP TEST HOLE
- TTM - TOTAL FRONTAGE (100.00')

ZONING:

RESIDENCE
 MINIMUM AREA = 60,000 SQUARE FEET
 MINIMUM FRONTAGE = 180 FEET
 SETBACKS:
 - 50 FEET FRONT YARD
 - 50 FEET REAR YARD
 - 50 FEET SIDE YARD
 MINIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:
 MINIMUM AREA = 20,000 SQUARE FEET
 MINIMUM FRONTAGE = 50 FEET
 SETBACKS:
 - 15 FEET FRONT YARD
 - 15 FEET REAR YARD
 - 15 FEET SIDE YARD

PROPERTY: BARBERY HOMES 10 SPEN STREET FRAMINGHAM, MA 01701

GARDENREST APARTMENTS 73 PLAIN ROAD WAYLAND, MA 01778

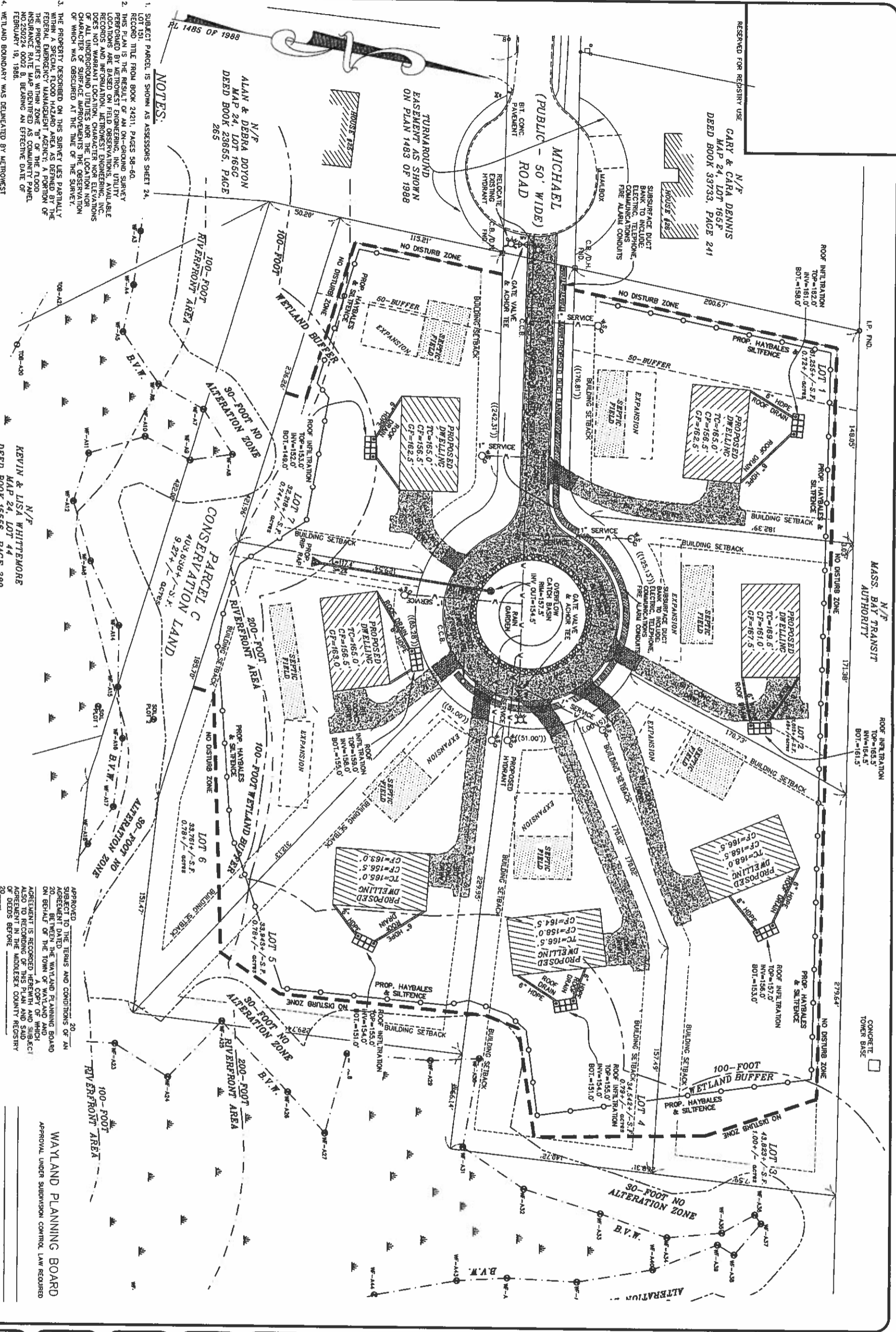
MWE One Engineers & Land Surveyors
 75 Franklin Street Framingham, MA 01702
 Tel: (508) 628-0041 Fax: (508) 873-6440

PROPOSED "DEFINITIVE PLAN" PROPOSED CONSERVATION CLUSTER SUBDIVISION PLAN OF LAND IN WAYLAND, MA

SCHEMATIC
 DRAWN BY: JWC/AMF
 CHECKED BY: JWC/AMF
 FILE NAME: 7-LOT DEFINITIVE_2009.dwg
 PROJECT: HW/AMC
 ISSUE DATE: SEPTEMBER 25, 2009
 JOB NO: 05092508

SHEET 5 OF 13

RESERVED FOR RESERVATION USE
 GARY & CARA DENNIS
 MAP 24, LOT 166F
 DEED BOOK 33733, PAGE 241



NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 24, LOT 151.
2. RECORD TITLE FROM BOOK 24211, PAGES 58-60.
3. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS. AVAILABLE RECORDS AND INFORMATION, METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER OR ELEVATIONS OF CHARACTER OF SURFACE UTILITIES OR THE LOCATION OR CHARACTER OF SURFACE UTILITIES AT THE TIME OF THE SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. A FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 250224 0002 B, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 1988.
5. WETLAND BOUNDARY WAS DETERMINED BY METROWEST ENGINEERING INC ON JUNE 13, 2005 AND SEPTEMBER 30, 2005.
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A U.S. 2000 CENSUS URBAN BLOCK AS SHOWN ON WAYLAND G.I.S. MAPPING.

APPROVED TO THE TERMS AND CONDITIONS OF AN AGREEMENT DATED THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND SAID AGREEMENT IS RECORDED HEREIN AND SAID AGREEMENT IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS BEFORE:

WAYLAND PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL, LAW REQUIRED

APPROVED: [Signature]

DATE: [Blank]

LEGEND

- BERM
- BUILDING ENVELOPE
- BRICK CATCH BASIN
- BRICK MANHOLE
- ELEVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- HYDRANT
- PAVED/EDGE ROAD STATION
- TOTAL LOT FRONTAGE
- WATER GATE
- WATER BOUNDARY
- WETLAND FLAG
- PROPOSED FINISH GRADE
- TRAIL LINE
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COD BERM

ZONING:
RESIDENCE
 MINIMUM AREA = 40,000 SQUARE FEET
 MINIMUM FRONTAGE = 180 FEET
 SETBACKS:
 - 5' FRONT YARD = 30 FEET
 - 5' SIDE YARD = 5 FEET
 - 5' REAR YARD = 30 FEET
 MAXIMUM HEIGHT = 35 FEET (2.5 STORIES)
 MAXIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:
 MINIMUM AREA = 20,000 SQUARE FEET
 MINIMUM FRONTAGE = 50 FEET
 SETBACKS:
 - 5' FRONT YARD = 15 FEET
 - 5' SIDE YARD = 15 FEET
 - 5' REAR YARD = 15 FEET

Proposed by: MWE Civil Engineers & Land Surveyors
 75 Franklin Street
 Framingham, MA 01702

Property of: BARBERY HOMES
 10 SPEN STREET
 FRAMINGHAM, MA 01701

Property of: GARDENGREST APARTMENTS
 73 PLAIN ROAD
 WAYLAND, MA 01778

Project: PROPOSED "DEFINITIVE PLAN" CLUSTER SUBDIVISION LAYOUT & UTILITY PLAN IN WAYLAND, MA

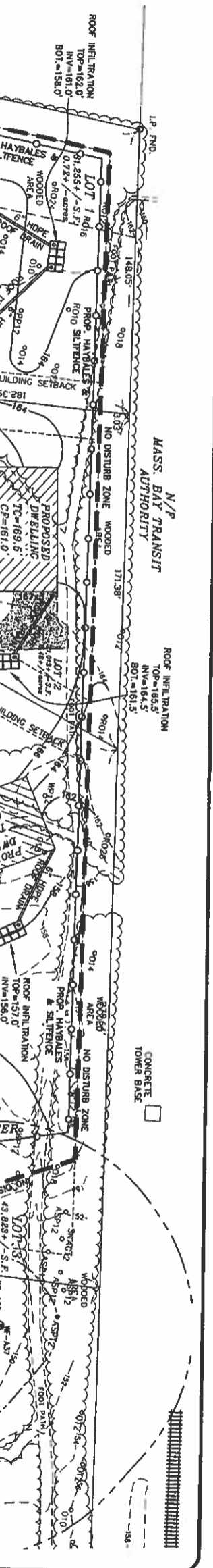
Scale: 1" = 30'

Drawn: BNL/JVC/AF
Checked: BNL/RAG
File Name: 7-LOT DEFINITIVE_2009.dwg
Project by: MJC
Issue Date: SEPTEMBER 25, 2009
Job No.: S0092509

SHEET 7 OF 13

RESERVED FOR REGISTRY USE

N/P
 GARY & CARA DENNIS
 MAP 24, LOT 166F
 DEED BOOK 33733, PAGE 241



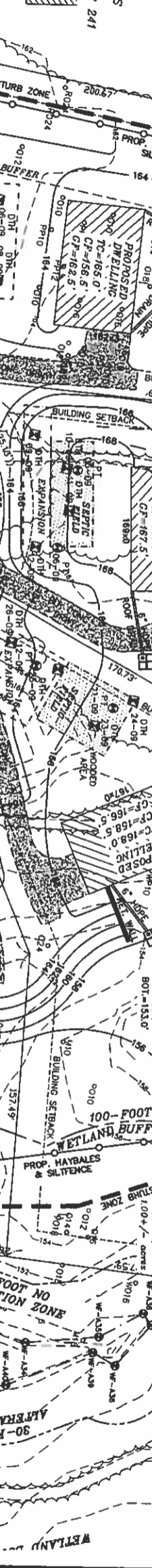
LEGEND

- BEHM
- BUILDING ENVELOPE
- CURB
- DRAIN CATCH BASIN
- DRAIN MANHOLE
- ELEVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- PROPOSED DRIVE
- PROPOSED ROAD STATION
- PROPOSED ROAD FRONTAGE
- PROPOSED ROAD FRONTAGE
- WATER GATE
- WETLAND BOUNDARY
- WETLAND FLAG
- PROPOSED FINISH GRADE
- WATER LINE
- TREE LINE
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COO BEAM
- EROSION CONTROL
- NO DISTURB ZONE

ZONING:

- RESIDENCE
- MINIMUM AREA = 40,000 SQUARE FEET
- MINIMUM FRONTAGE = 100 FEET
- SETBACKS:
 - FRONT YARD = 30 FEET
 - 55 FEET FROM STREET CENTERLINE
 - REAR YARD = 25 FEET
 - MAXIMUM HEIGHT = 35 FEET (2.5 STORES)
 - MAXIMUM LOT COVERAGE = 20%

N/P
 DEBRA DOYON
 MAP 24, LOT 165C
 DEED BOOK 23655, PAGE 263



APPROVED: _____ DATE: _____

CLERK OF THE TOWN OF WAYLAND, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD ON _____ AT _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

WAYLAND PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL, LAW REQUIRED

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 24, LOT 161.
- RECORD TITLE FROM BOOK 24211, PAGES 58-60.
- THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY RECORDS AND RECORD DRAWINGS ARE AVAILABLE AT METROWEST ENGINEERING, INC. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION CHARACTERISTICS OR CHARACTER OF SURFACE IMPROVEMENTS OR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. A PORTION OF THE PROPERTY IS WITHIN ZONE 'B' OF THE FLOOD INSURANCE RATE MAP DENOTED AS COMMUNITY PANEL NUMBER 22022, ZONE 'B', BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 1988.
- WETLAND BOUNDARY WAS DELINEATED BY METROWEST ENGINEERING INC ON JUNE 13, 2005 AND SEPTEMBER 30, 2005.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN ACQUIER PROTECTION DISTRICT AS SHOWN ON THE TOWN OF WAYLAND WETLAND DISTRICT MAP, DATED 12/05/03 ON FILE WITH THE WAYLAND TOWN SUPERVISORS OFFICE.
- THE SUBJECT PROPERTY DOES LIE WITHIN A U.S. 2000 CENSUS URBAN BLOCK AS SHOWN ON WAYLAND G.I.S. MAPPING.



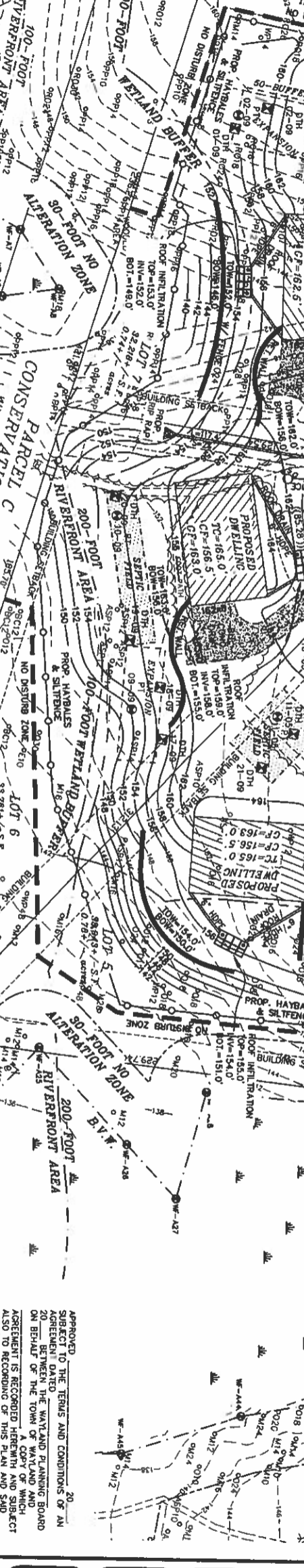
CONSERVATION CLUSTER AREA REQUIREMENTS:

REQUIRED:	PROVIDED:	
18031.12, MIN. AREA OF TRACT OF LAND	5.0 ACRES	15.2 ACRES
18031.13, NUMBER OF BUILDING LOTS	11 + 1 = 12 TOTAL LOTS (90% OF LOT AREA (EXCLUDING WETLAND) IS 479,264 S.F. MINIMUM, LOT AREA 40,000 S.F.)	7 TOTAL BUILDING LOTS
18031.17, OPEN LAND	33% MIN.	61%
22041, AFFORDABLE DWELLING UNITS	1 UNIT (16.7% OF 7 LOTS)	1 UNIT

APPROVED: _____ DATE: _____

CLERK OF THE TOWN OF WAYLAND, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD ON _____ AT _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

WAYLAND PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL, LAW REQUIRED



APPROVED: _____ DATE: _____

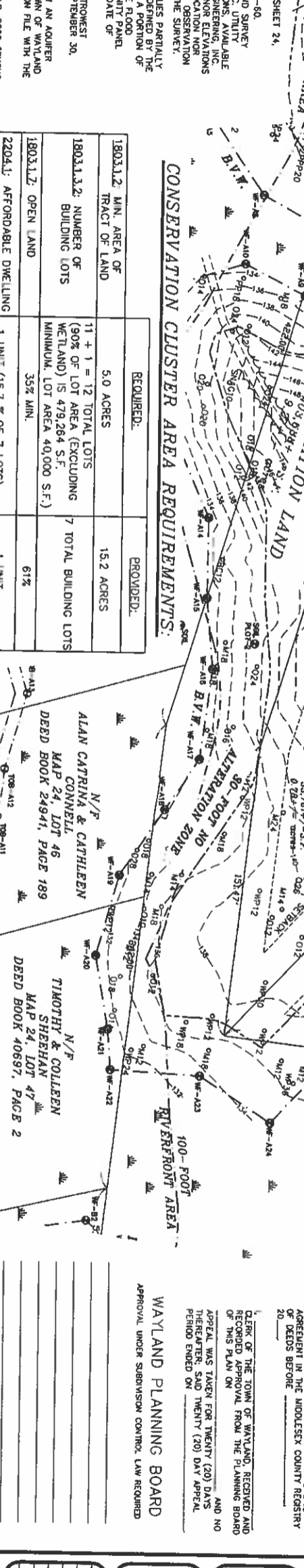
CLERK OF THE TOWN OF WAYLAND, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD ON _____ AT _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

WAYLAND PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL, LAW REQUIRED

APPROVED: _____ DATE: _____

CLERK OF THE TOWN OF WAYLAND, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD ON _____ AT _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

WAYLAND PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL, LAW REQUIRED



APPROVED: _____ DATE: _____

CLERK OF THE TOWN OF WAYLAND, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD ON _____ AT _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____

WAYLAND PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL, LAW REQUIRED

LEGEND

- BEHM
- BUILDING ENVELOPE
- CURB
- DRAIN CATCH BASIN
- DRAIN MANHOLE
- ELEVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- PROPOSED DRIVE
- PROPOSED ROAD STATION
- PROPOSED ROAD FRONTAGE
- PROPOSED ROAD FRONTAGE
- WATER GATE
- WETLAND BOUNDARY
- WETLAND FLAG
- PROPOSED FINISH GRADE
- WATER LINE
- TREE LINE
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COO BEAM
- EROSION CONTROL
- NO DISTURB ZONE

ZONING:

- RESIDENCE
- MINIMUM AREA = 40,000 SQUARE FEET
- MINIMUM FRONTAGE = 100 FEET
- SETBACKS:
 - FRONT YARD = 30 FEET
 - 55 FEET FROM STREET CENTERLINE
 - REAR YARD = 25 FEET
 - MAXIMUM HEIGHT = 35 FEET (2.5 STORES)
 - MAXIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:

- MINIMUM AREA = 20,000 SQUARE FEET
- MINIMUM FRONTAGE = 50 FEET
- SETBACKS:
 - FRONT YARD = 15 FEET
 - SIDE YARD = 15 FEET
 - REAR YARD = 15 FEET

Prepared by: **MWE** Metrowest Engineering, Inc.
 75 Franklin St., Framingham, MA 01702
 Phone: (508) 875-6440

Property of: **BARBERY HOMES**
 10 SPEN STREET
 FRAMINGHAM, MA 01701

Project No: **10092509**

Scale: 1" = 30'

Checked: **BRV/AG**

Drawn: **BRV/AG**

File Name: **7-LOT DEFINITIVE 2005.dwg**

Project W/L: **AG**

Issue Date: **SEPTEMBER 25, 2009**

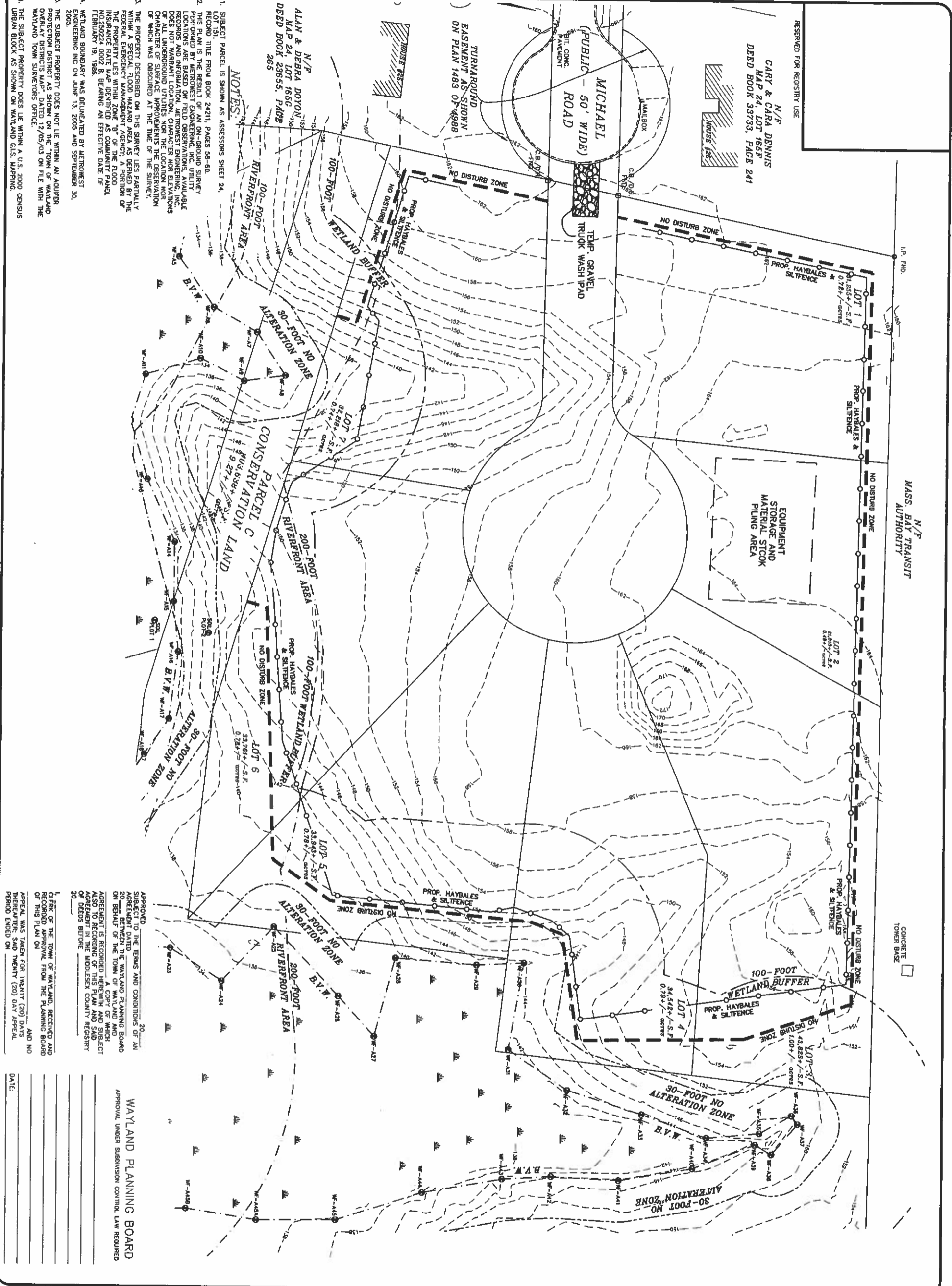
Job No.: **10092509**

SHEET 8 OF 13

50092509

RESERVED FOR REGISTRY USE

N/F
 CARY & CARA DENNIS
 MAP 24, LOT 165F
 DEED BOOK 33793, PAGE 241



- NOTES:**
1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 24, LOT 151.
 2. RECORD TITLE FROM BOOK 24211, PAGES 58-60.
 3. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS. AVAILABLE RECORDS AND INFORMATION, METROWEST ENGINEERING, INC. HAS REVIEWED AND FOUND TO BE ACCURATE. THE CHARACTER OF ALL UNDERGROUND UTILITIES, NOT THE LOCATION AND CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSOLETE AT THE TIME OF THE SURVEY.
 4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. A PORTION OF THE PROPERTY LIES WITHIN ZONE 'B' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 250224 0002 B, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 1988.
 5. WETLAND BOUNDARY WAS DELINEATED BY METROWEST ENGINEERING INC ON JUNE 13, 2005 AND SEPTEMBER 30, 2005.
 6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN ACQUIFER PROTECTION DISTRICT AS SHOWN ON THE TOWN OF WAYLAND OVERLAY DISTRICTS MAP, DATED 12/05/03 ON FILE WITH THE WAYLAND TOWN SURVEYORS OFFICE.
 7. THE SUBJECT PROPERTY DOES LIE WITHIN A U.S. 2000 CENSUS URBAN BLOCK AS SHOWN ON WAYLAND GIS MAPPING.

APPROVED

SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND THE PROPOSER. A COPY OF WHICH IS ON FILE WITH THE WAYSIDE COUNTY RECORDER. ALSO TO RECORDING OF THIS PLAN AND SUBJECT OF DEEDS BEFORE

1. 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, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON

WAYLAND PLANNING BOARD

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

DATE:

LEGEND

- BERM
- BUILDING ENVELOPE
- CURB
- CASTER BASH
- DRAIN LAMP
- ELEVATION BENCHMARK
- EXISTING CONTROL
- FOOT PATH
- GAS GATE
- HYDRANT
- PAYMENT EDGE
- PROPOSED ROAD STATION
- TOTAL LOT FRONTAGE
- WATER GATE
- WETLAND BOUNDARY
- WETLAND FLAG
- PROPOSED FINISH GRADE
- WATER LINE
- TREELINE
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COD BERM

ZONING:

RESIDENCE
 MINIMUM AREA = 40,000 SQUARE FEET
 MINIMUM FRONTAGE = 180 FEET
 SETBACKS:
 FRONT YARD = 20 FEET
 REAR YARD = 20 FEET
 SIDE YARD = 20 FEET
 MAXIMUM HEIGHT = 35 FEET (2.5 STORES)
 MAXIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:
 MINIMUM AREA = 20,000 SQUARE FEET
 MINIMUM FRONTAGE = 50 FEET
 SETBACKS:
 FRONT YARD = 15 FEET
 REAR YARD = 15 FEET
 SIDE YARD = 15 FEET
 MAXIMUM HEIGHT = 35 FEET (2.5 STORES)
 MAXIMUM LOT COVERAGE = 20%

PROPOSED "DEFINITIVE PLAN" CLUSTER SUBDIVISION EROSION CONTROL PLAN IN WAYLAND, MA

Scale: 1" = 30'

Drawn: B.N./J.C./A.M.
 Checked: B.N./R.G.
 File Name: 7-101 DEFINITIVE_2009.dwg
 Issue Date: SEPTEMBER 23, 2009
 Job No.: 50092505

Property of:
 BARBERY HOMES
 10 SPREEN STREET
 FRAMINGHAM, MA 01701

Prepared by:
 MWE One Engineers & Land Surveyors
 75 Franklin Street
 Framingham, MA 01702

Professional Engineer:
 METROWEST ENGINEERING INC. DATE
 ROBERT A. GRADIA, P.L.S. # 37046
 ROBERT A. GRADIA, P.E. # 31987 (CIVIL)

Approval:
 No. Date Description

Revisions:

DATE:

SHEET 9 OF 13

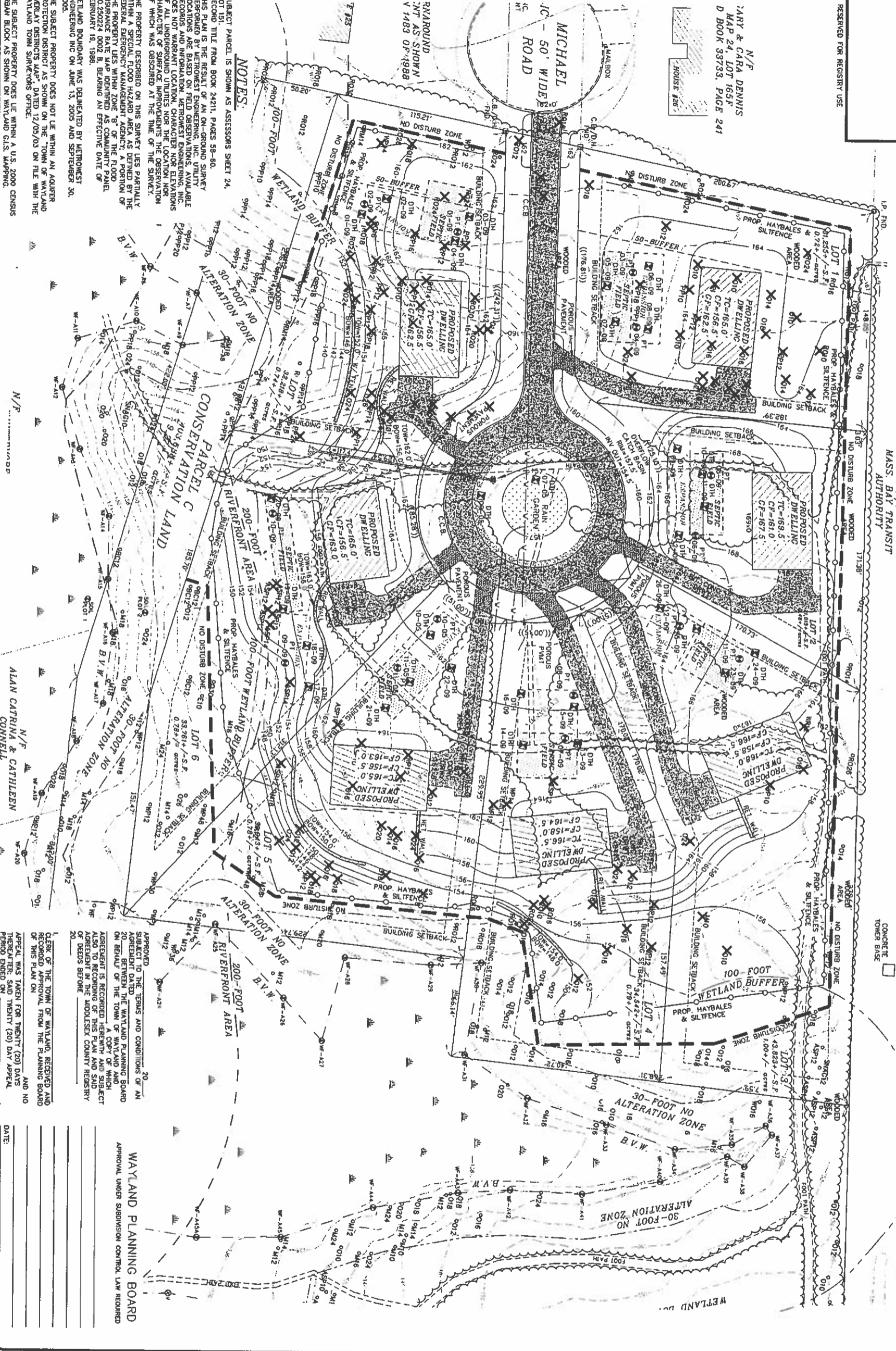
50092509

M.W.

N/F
MASS. DAY TRANSIT
AUTHORITY

N/P
JARY & CARA DENNIS
MAP 24, LOT 165F
D BOOK 33733, PAGE 241

RESERVED FOR REGISTRY USE



NOTES:
1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 24.
2. RECORD TITLE FROM BOOK 24211, PAGES 58-59.
3. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS. AVAILABLE RECORDS AND INFORMATION, METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER OR ELEVATION CHARACTER OF SURFACE UTILITIES OR THE LOCATION OR CHARACTER OF SURFACE UTILITIES AT THE TIME OF THE SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 230224 0002 B, BEARING AN EFFECTIVE DATE OF FEBRUARY 18, 1999.
5. WETLAND BOUNDARY WAS Delineated BY METROWEST ENGINEERING INC. ON JUNE 13, 2005 AND SEPTEMBER 30, 2005.
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN ACQUIRED PROTECTION DISTRICT AS SHOWN ON THE TOWN OF WAYLAND OVERLAY DISTRICT MAP, DATED 12/05/03 ON FILE WITH THE WAYLAND TOWN SURVEYORS OFFICE.
7. THE SUBJECT PROPERTY DOES LIE WITHIN A U.S. 2000 CENSUS URBAN BLOCK AS SHOWN ON WAYLAND G.I.S. MAPPING.

APPROVED TO THE TERMS AND CONDITIONS OF AN AGREEMENT TO RECORD BETWEEN THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID AGREEMENT IS RECORDED HEREWIT AND SAID AGREEMENT TO RECORD OF THE MIDDLESEX COUNTY REGISTRY OF DEEDS BEFORE _____

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, SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON _____ DATE _____

WAYLAND PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

LEGEND

- BERM
- BRICK BUILDING ENVELOPE
- BRICK CATCH BASIN
- BRICK DRAIN MANHOLE
- ELAVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- HYDRANT
- PAYEMENT EDGE
- PROPOSED ROAD STATION
- TOTAL LOT FRONTAGE
- WATER GATE
- WETLAND BOUNDARY
- WETLAND FLAG
- PROPOSED FINISH GRADE
- WATER LINE
- TREELINE
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COD BERM

ZONING:
RESIDENCE
MINIMUM AREA - 40,000 SQUARE FEET
MINIMUM FRONTAGE - 180 FEET
SETBACKS: YARD - 30 FEET
FRONT YARD - 30 FEET
55 FRONT YARD SETBACK
SIDE YARD - 25 FEET
REAR YARD - 30 FEET
MINIMUM LOT COVERAGE - 20%

CONSERVATION CLUSTER ZONING:
MINIMUM AREA - 20,000 SQUARE FEET
MINIMUM FRONTAGE - 50 FEET
SETBACKS: YARD - 15 FEET
FRONT YARD - 15 FEET
REAR YARD - 15 FEET

METROWEST ENGINEERING, INC. DATE: 08/01/09
ROBERT A. GEMMA, P.L.S. # 37046
ROBERT A. GEMMA, P.E. # 31887 (CIVIL)

Prepared for:
BARBERY HOMES
10 SPEN STREET
FRAMINGHAM, MA 01701

Property of:
GARDENEST APARTMENTS
73 PLAIN ROAD
WAYLAND, MA 01778

Prepared by:
MWE Civil Engineers & Land Surveyors
125 Franklin Street
Framingham, MA 01702
Tel: (508) 828-0043
Fax: (508) 875-8440

No.	Date	Description

Scale: 1" = 50'

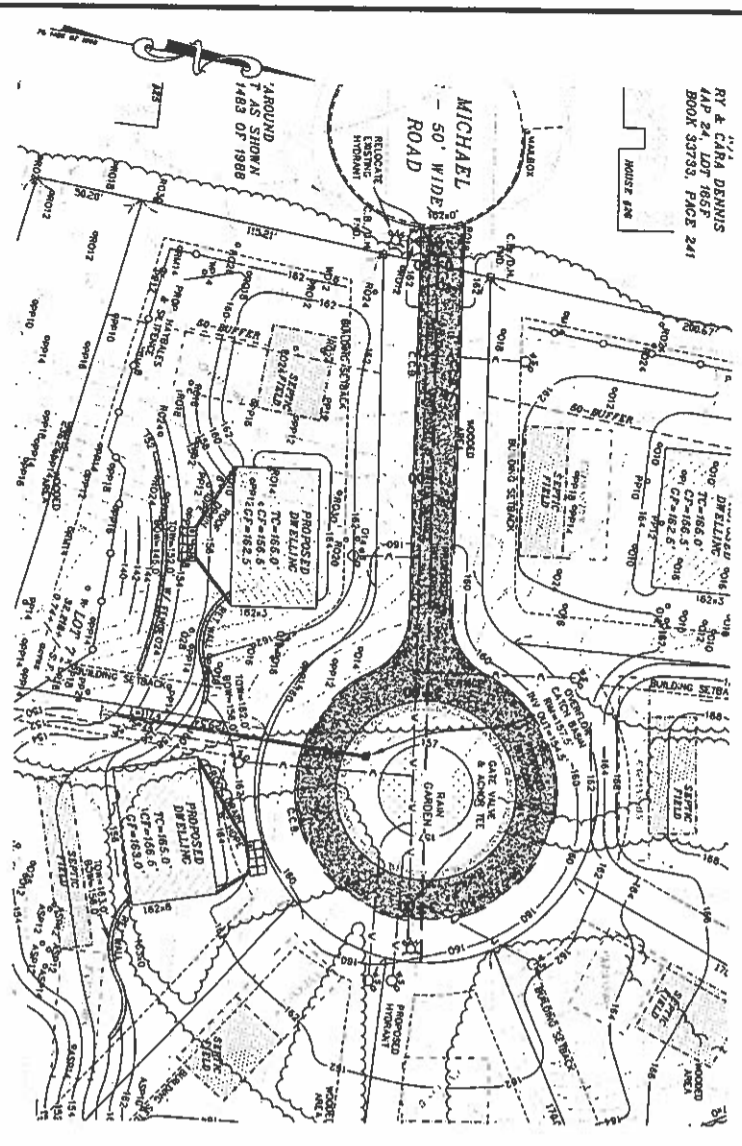
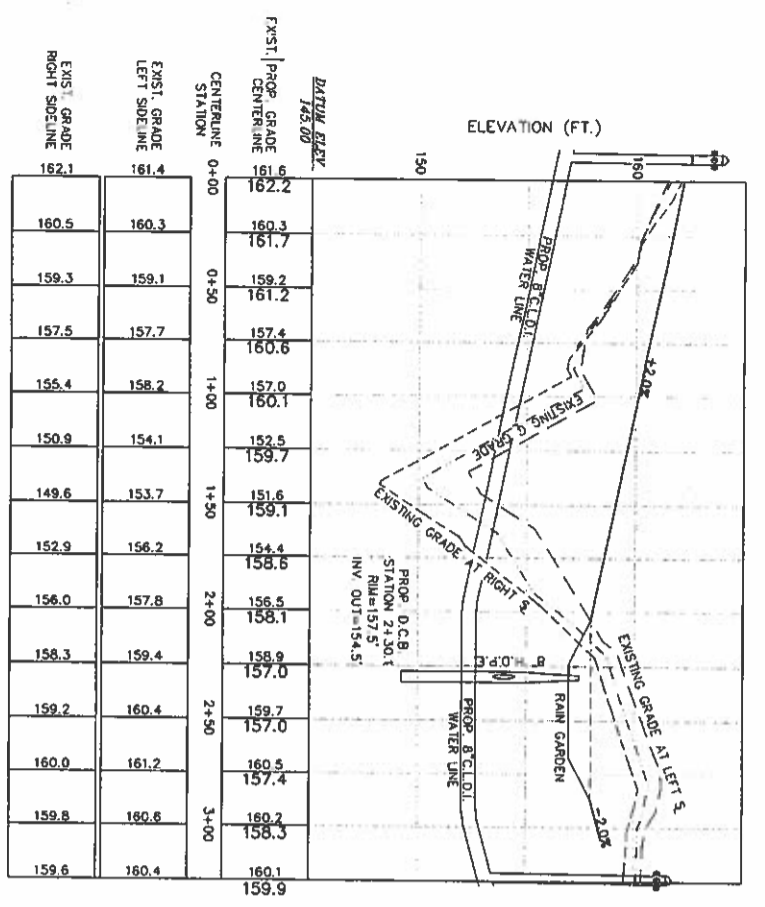
Drawn: BNL/JTC/AF
Checked: BNL/RAG
File Name: 7-LOT DEFINITIVE_2009.dwg
Product by: JMC
Issue Date: SEPTEMBER 25, 2009
Job No: 50092509

SHEET 10 OF 13

50092509

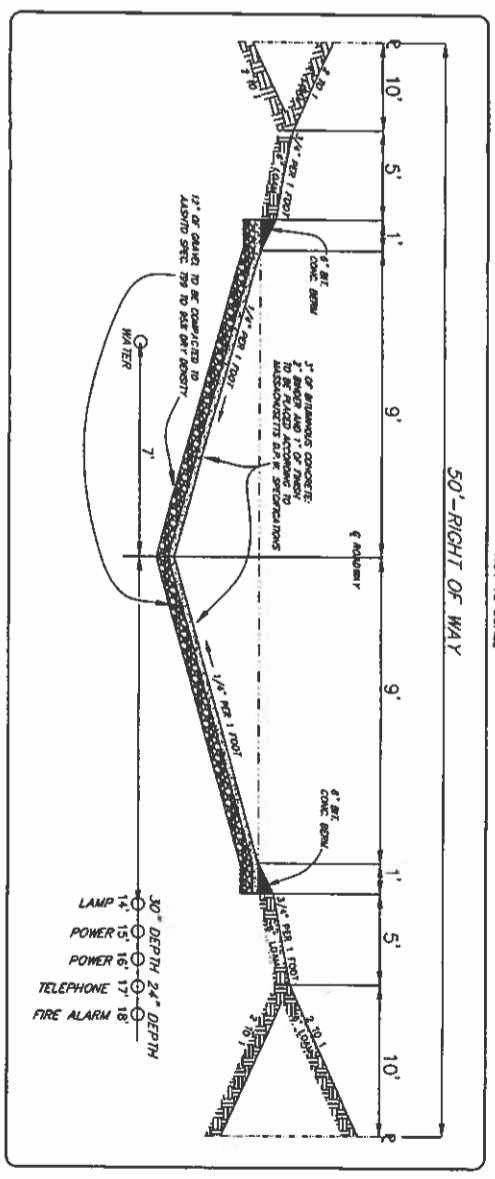
PROFILE OF PROPOSED ROAD

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



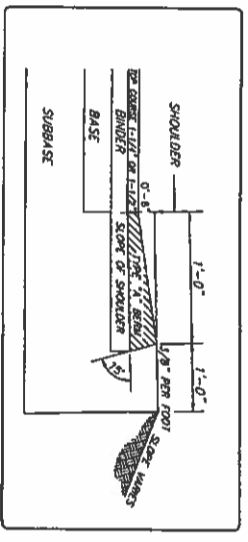
ROAD CROSS SECTION

NOT TO SCALE



BITUMINOUS CONCRETE BERM

NOT TO SCALE



RAIN GARDEN/STORMWATER ABSORPTION PLANTINGS

WETLAND AREA SHALL BE HYDROSESSED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOST SITES. PROVIDED BY NEW ENGLAND WETLAND PLANTS, INC. OF SALEM, MA. PHONE (415) 546-8000. APPLICATION RATE FOR SEEDING SHALL BE 1 POUND PER 1245 SQUARE FEET (5 POUNDS REQUIRED).

- SEEDINGS WILL BE SUPPLEMENTED WITH THE FOLLOWING PLUG PLANTINGS:
- 1) TISSOCK SEDGE
 - 2) CAREX STRICTA
 - 3) PANICUM VIRGATUM
 - 4) SPARGANNA PECTINATA
 - 5) SPARGANNA ANGLICA
 - 6) ASTER NOVAE-ANGLIAE
 - 7) BLETTENBERG RICE
 - 8) IRIS VERSICOLOR
 - 9) LOBELIA CARDINALIS
 - 10) CARDINAL FLOWER

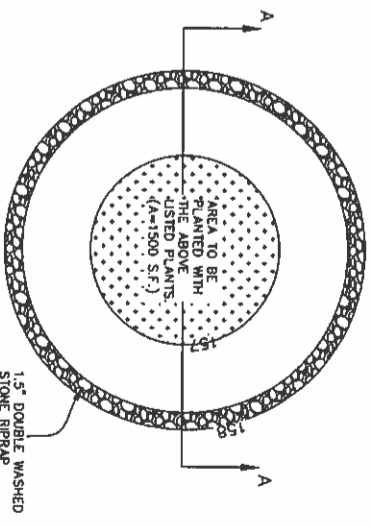
ALL PLANTINGS WILL BE DONE IN CLUSTERS OF 10 PLUGS PER SPECIES. ALL PLANTINGS HAVE BEEN SELECTED TO THRIVE ALONG THE BOTTOM OF THE RAIN GARDEN. ALL PLUGS SHALL BE PLANTED IN CLUSTERS 1' APART TO PROMOTE NATURALIZATION.

POROUS PAVEMENT DETAIL



KBI FLEXPAVE™
PERVIOUS PAVEMENT RECOMMENDED SECTION
PER SWFPMWD TWERP - 980521.a1

KBI
KBI Flexible Pavement
181 Industrial Ave., 191 N. Scale 410
38100 US 1, Charlotte, NC 27211
Phone: 771-726-2700
Fax: 771-726-2700
www.kbi-pavement.com



APPROVED TO THE TERMS AND CONDITIONS OF AN AGREEMENT DATED 7/1/01 BY THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND A COPY OF WHICH IS ON FILE WITH THE TOWN OF WAYLAND. ALSO TO RECORDING OF THIS PLAN AND SUBJECT AGREEMENT IN THE MIDDLESEX COUNTY REGISTRY DEEDS BEFORE 20

APPROVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON 11/1/01 AND NO PERIOD ENDED ON 11/1/01

WAYLAND PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

LEGEND

- BERM
- BUILDING ENVELOPE
- BRAIN CATCH BASIN
- BRAIN LAKEHOLE
- ELEVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- HYDRANT
- PAVEMENT EDGE
- PROPOSED ROAD STATION (224.98')
- TOTAL LOT FRONTAGE
- WATER GATE
- WETLAND BOUNDARY
- WETLAND FLAG
- PROPOSED FINISH GRADE
- WATER LINE
- TREE LINE
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COD BERM
- CCB

ZONING:
RESIDENCE
MINIMUM AREA = 40,000 SQUARE FEET
MINIMUM FRONTAGE = 180 FEET
SETBACKS: YARD = 30 FEET
SIDE YARD = 25 FEET
REAR YARD = 35 FEET
MAXIMUM HEIGHT = 35 FEET (2.5 STOREYS)
MAXIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:
MINIMUM AREA = 20,000 SQUARE FEET
MINIMUM FRONTAGE = 50 FEET
SETBACKS: YARD = 15 FEET
SIDE YARD = 15 FEET
REAR YARD = 15 FEET

ROBERT A. GEHMA, P.L.S. # 31987 (CIVIL)
METROWEST ENGINEERING INC. DATE
ROBERT A. GEHMA, P.L.S. # 37046
P.E. # 31987 (CIVIL)

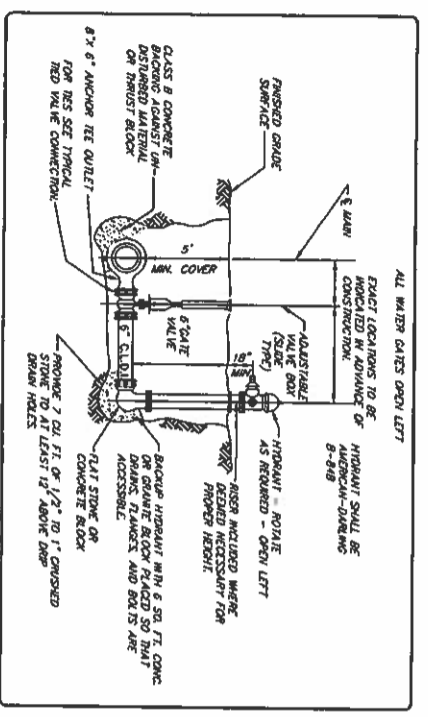
Proposed for:
BARBERRY HOMES
10 SPERN STREET
FRAMINGHAM, MA 01701

Proposed for:
GARDENCREST APARTMENTS
73 PLAIN ROAD
WAYLAND, MA 01778

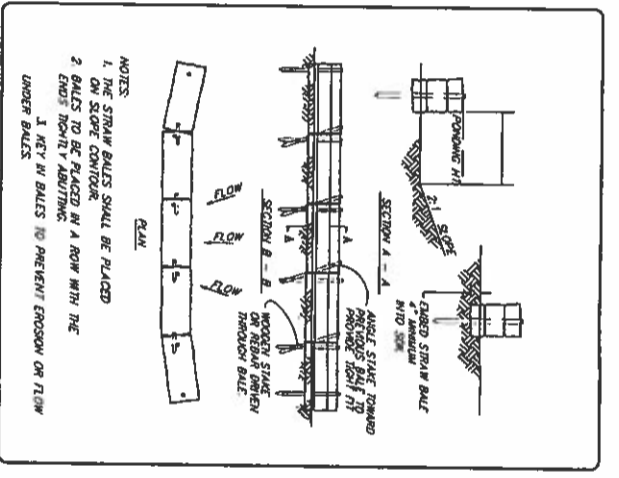
Proposed by:
MWE Civil Engineers & Land Surveyors
100 West Street
Framingham, MA 01702

SHEET 11 OF 13

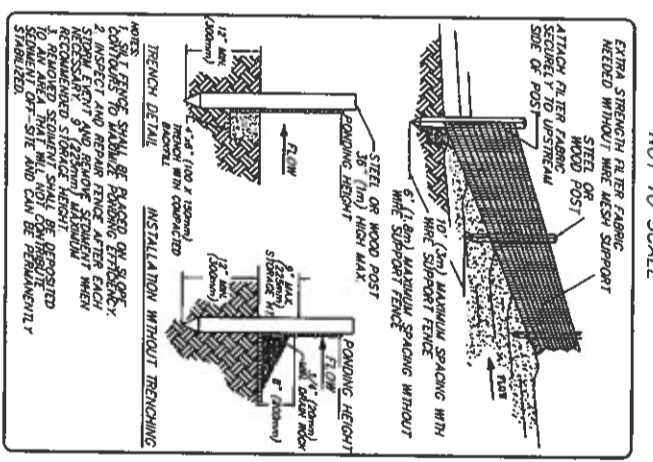
TYPICAL HYDRANT AND VALVE
NOT TO SCALE



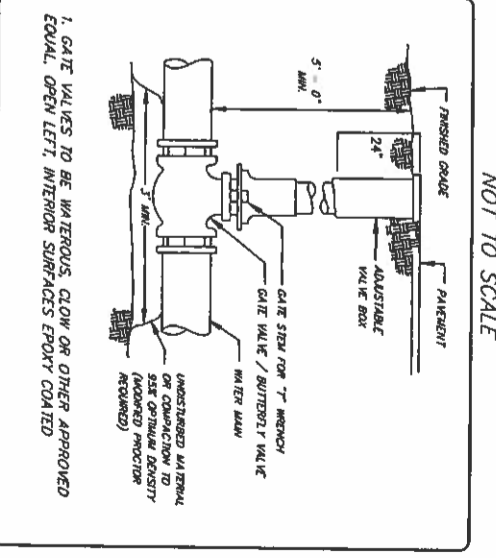
HAYBALE DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



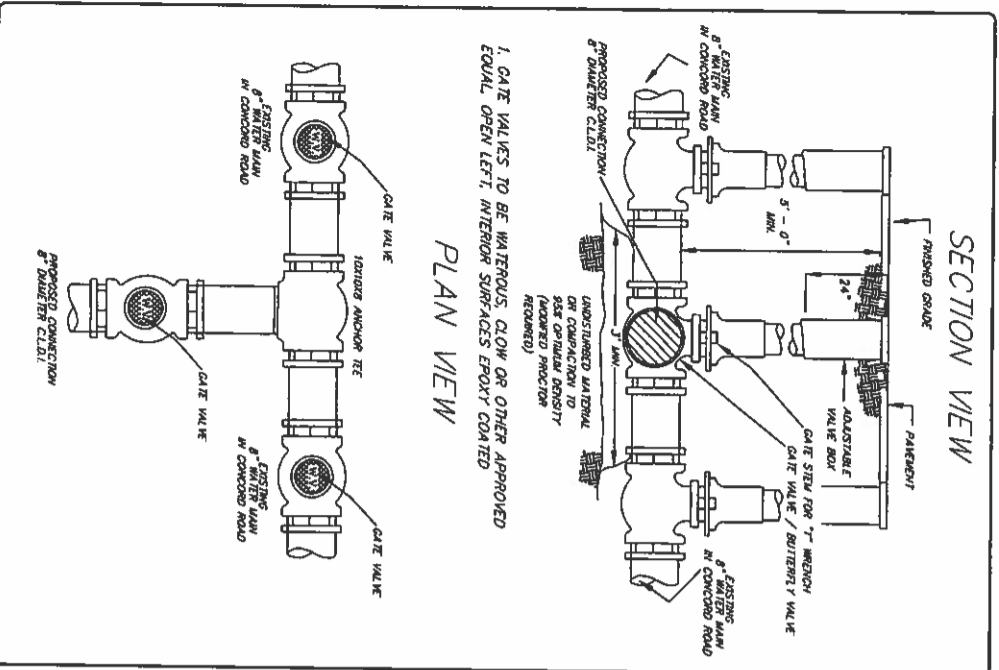
GATE VALVE DETAIL
NOT TO SCALE



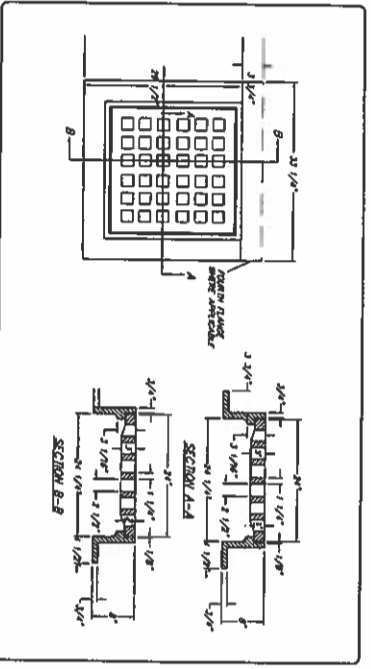
LEGEND

- BERM
- BUILDING ENVELOPE
- DRAIN BASIN
- DRAIN MANHOLE
- ELEVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- HYDRANT
- PAVEMENT EDGE
- PROPOSED ROAD STATION TOTAL LOT FRONTAGE
- WATER GATE
- WETLAND FLAG
- PROPOSED FINISH GRADE
- TREELINE
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COD BERM

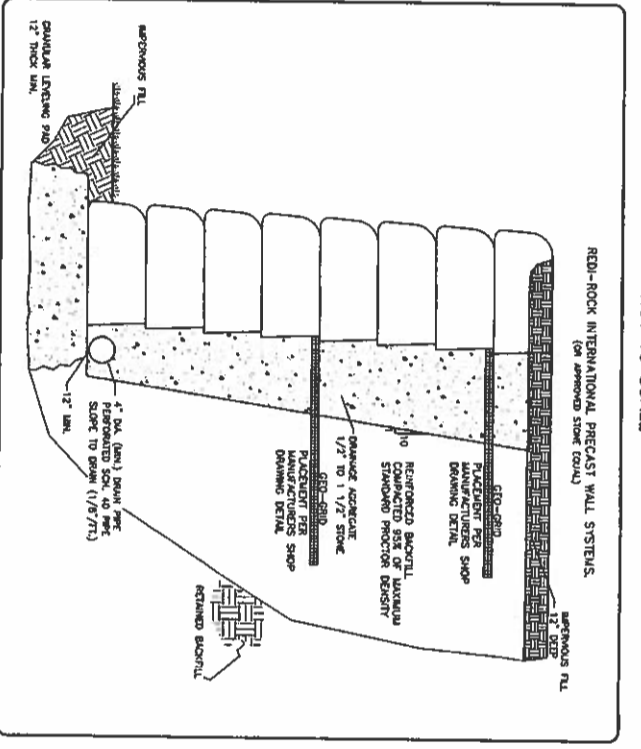
WATER MAIN CONNECTION
GATE VALVE DETAIL
NOT TO SCALE



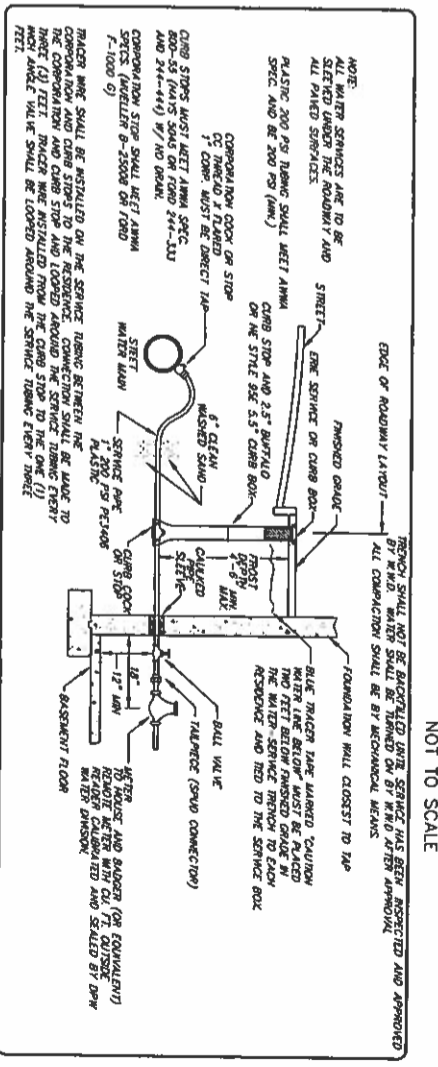
SQUARE CATCH BASIN FRAME & GRATE
NOT TO SCALE



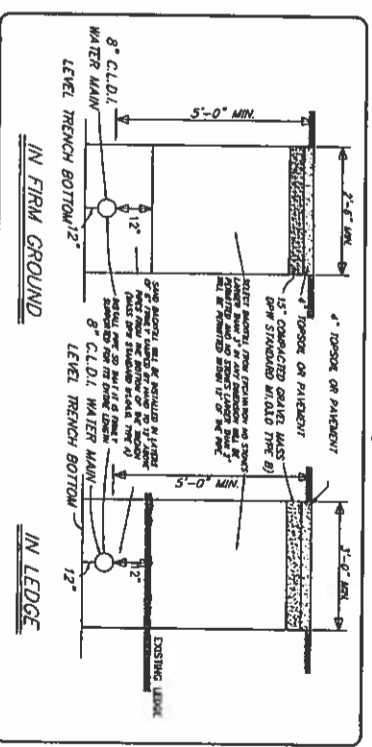
RETAINING WALL AND DRAIN DETAIL
NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



TRENCH DETAIL
NOT TO SCALE



WAYLAND PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL. LAW REQUIRED

APPROVED TO THE TERMS AND CONDITIONS OF AN AGREEMENT DATED BETWEEN THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND THE REGISTRANT IS RECORDED HEREIN AND SUBJECT ALSO TO RECORDATION IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS BEFORE

1. TERM OF THE TOWN OF WAYLAND, RECEIVED AND RECORDED IN THE REGISTRY OF DEEDS FROM THE PLANNING BOARD OF THIS PLAN ON

DATE:

CONSERVATION CLUSTER ZONING:

MINIMUM AREA = 20,000 SQUARE FEET
MINIMUM FRONTAGE = 50 FEET
SETBACKS: YARD = 15 FEET
SIDE YARD = 5 FEET
REAR YARD = 15 FEET

Professional Engineer Seal for Robert A. Gerula, No. 31897, State of Massachusetts.

No.	Date	Description

Property of: BARBERY HOMES 10 SPERN STREET FRAMINGHAM, MA 01701

Project at: GARDENCREST APARTMENTS 73 PLAIN ROAD WAYLAND, MA 01778

Prepared By: MWE Civil Engineers & Land Surveyors
25 Raymond Street Framingham, MA 01702

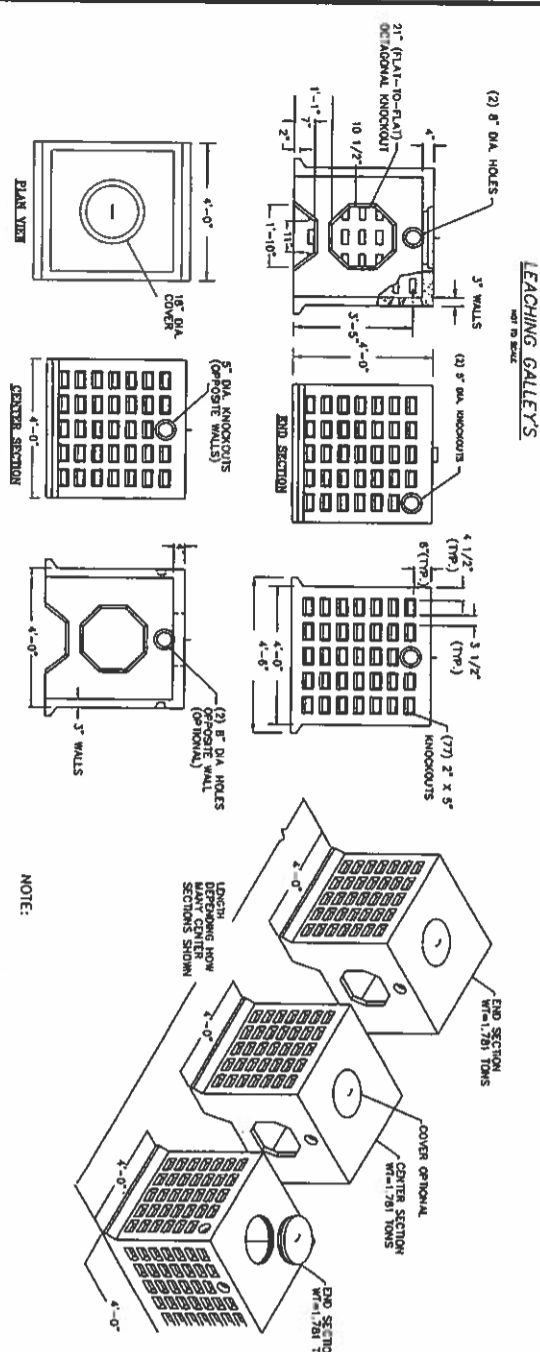
The "DEFINITIVE PLAN" PROPOSED CONSERVATION CLUSTER SUBDIVISION DETAIL SHEET IN WAYLAND, MA

SCALE: N.T.S.
DRAWN BY: BTG/AMF
CHECKED BY: BTG/AMF
PROJECT: WYLAND
ISSUE DATE: SEPTEMBER 25, 2009
JOB NO.: S0092309

SHEET 12 OF 13

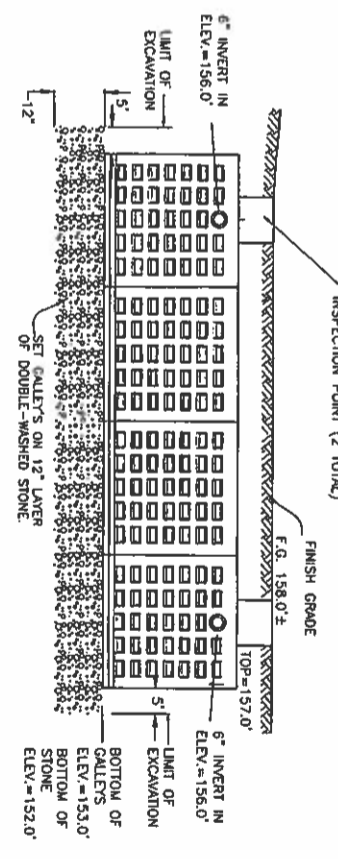
DRAINAGE INFILTRATION SYSTEMS

NOT TO SCALE

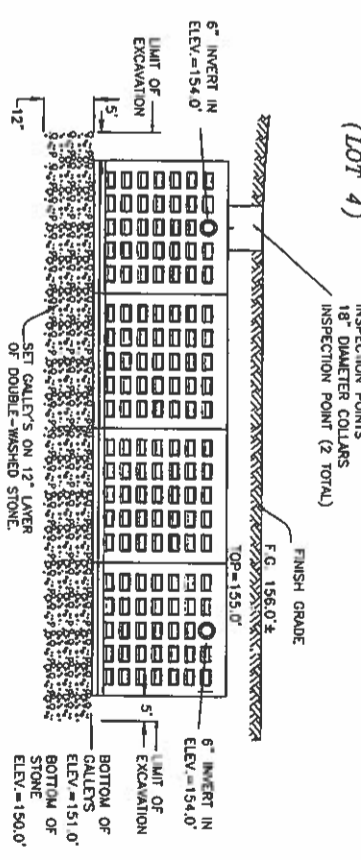


NOTE:
ALL STRUCTURES TO BE CONSTRUCTED TO HS20-44 HEAVY DUTY LOADING SPECIFICATIONS

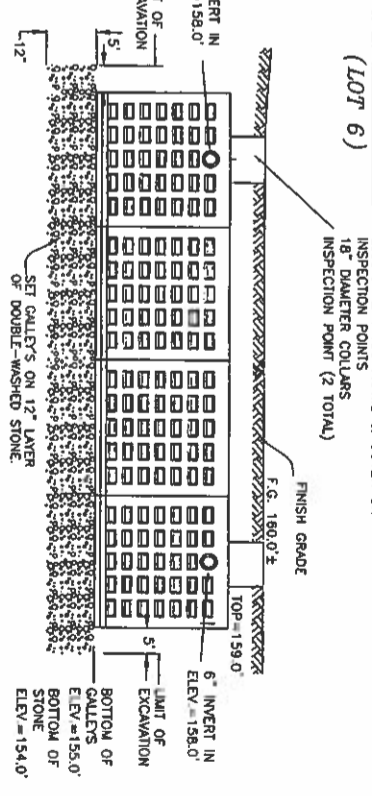
PROFILE VIEW:
(LOT 3)
Laboron LH 186 FRAME & COVER ON INSPECTION POINTS 18\"/>



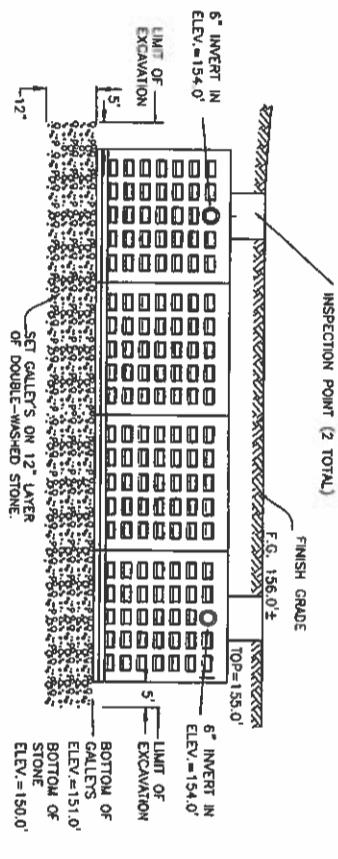
PROFILE VIEW:
(LOT 4)
Laboron LH 186 FRAME & COVER ON INSPECTION POINTS 18\"/>



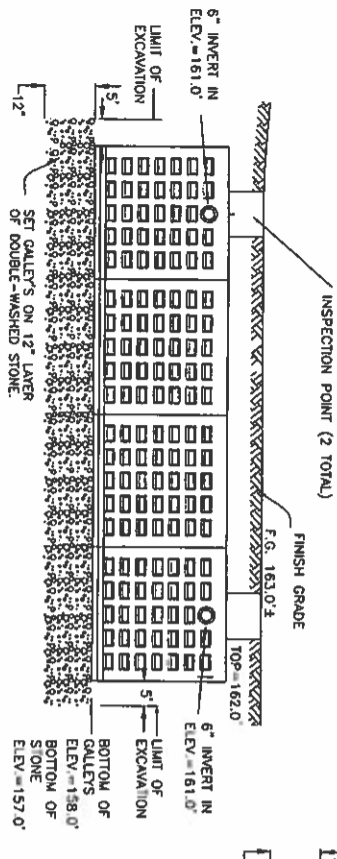
PROFILE VIEW:
(LOT 6)
Laboron LH 186 FRAME & COVER ON INSPECTION POINTS 18\"/>



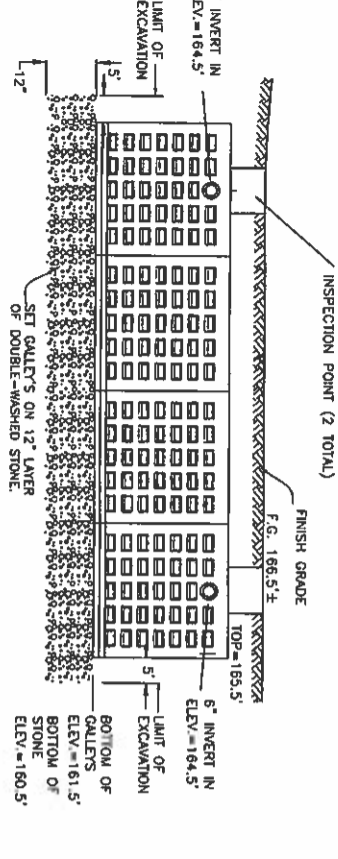
PROFILE VIEW:
(LOT 5)
Laboron LH 186 FRAME & COVER ON INSPECTION POINTS 18\"/>



PROFILE VIEW:
(LOT 1)
Laboron LH 186 FRAME & COVER ON INSPECTION POINTS 18\"/>



PROFILE VIEW:
(LOT 2)
Laboron LH 186 FRAME & COVER ON INSPECTION POINTS 18\"/>



LEGEND

- BOUNDARY
- DRAINAGE ENVELOPE
- CHUB
- DRAIN CATCH BASIN
- DRAIN MANHOLE
- ELEVATION BENCHMARK
- EXISTING CONTOUR
- FOOT PATH
- GAS GATE
- HYDRANT
- PAYMENT EDGE
- PROPOSED ROAD STATION (221 98')
- TO TAL LOT FRONTAGE
- WATER GATE
- WETLAND BOUNDARY
- WETLAND FLAG
- PROPOSED FINISH GRADE
- WATER LINE
- TRENCH
- PERCOLATION TEST
- DEEP TEST HOLE
- CAPE COD BERM

ZONING:
RESIDENCE
ANNUAL AREA = 40,000 SQUARE FEET
ANNUAL FRONTAGE = 180 FEET
SETBACK: YARD = 30 FEET
5' FROM STREET CENTERLINE
SIDE YARD = 25 FEET
REAR YARD = 35 FEET (2.5 STORES)
MAXIMUM LOT COVERAGE = 20%

CONSERVATION CLUSTER ZONING:
ANNUAL AREA = 20,000 SQUARE FEET
ANNUAL FRONTAGE = 50 FEET
SETBACK: YARD = 15 FEET
SIDE YARD = 15 FEET
REAR YARD = 15 FEET

Approved for:
BARBERRY HOMES
10 SPERN STREET
FRANKENHAM, MA 01701

Proposed by:
MWE Civil Engineers & Land Surveyors
1000 628-0033
P.O. Box 100
Frankenham, MA 01702

Approved by:
WAYLAND PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

APPROVED: THE TERMS AND CONDITIONS OF AN AGREEMENT DATED 20... BETWEEN THE WAYLAND PLANNING BOARD ON BEHALF OF THE TOWN OF WAYLAND AND ARGUMENT IS RECEIVED HERewith AND SUBJECT TO THE AGREEMENT IN THE WOODLISSE COUNTY REGISTRY OF DEEDS BEFORE 20...
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. SAID TWENTY (20) DAY APPEAL PERIOD ENDED ON...
DATE: _____

"DEFINITIVE PLAN"
PROPOSED CONSERVATION CLUSTER SUBDIVISION ROOF DRAINAGE DETAILS
IN
WAYLAND, MA

SCALE: N.T.S.
DRAWN: B/M/AMF
CHECKED: B/M/AMF
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