

I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE ON THE GROUND IN ACCORDANCE WITH THE SPECIFICATIONS IN THE "ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS" AS PREPARED AND ADOPTED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS, INC., PART II, II TECHNICAL STANDARDS, A., 2.

PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THE PERIMETER OF THE PROPERTY SHOWN ON THESE PLANS IS BASED ON ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

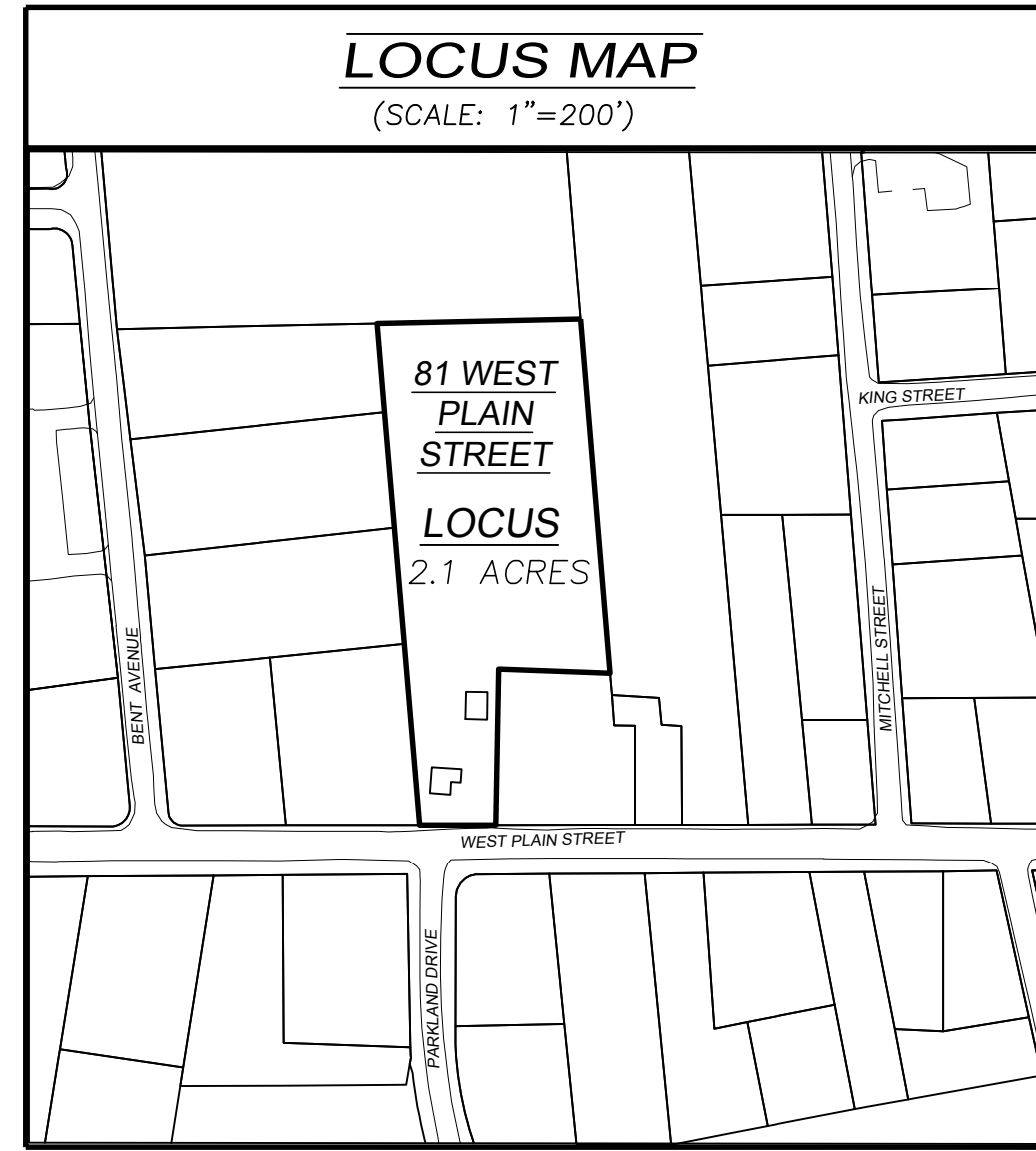
PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE PLAN.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

ZONING DISTRICT - RESIDENCE 20,000 S.F., 120' FRONTAGE  
 MIN. AREA = 20,000 S.F.  
 MIN. FRONTAGE = 120'  
 FRONT YARD SETBACK = 30'  
 C. ROW SETBACK = 55'  
 SIDE YARD SETBACK = 15'  
 REAR YARD SETBACK = 30'



APPROVAL UNDER THE SUBDIVISION CONTROL LAW, REQUIRED  
WAYLAND PLANNING BOARD

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SIGNATURE DATE: \_\_\_\_\_

**NOTES**

- FOR REGISTRY USE ONLY
- FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED IN BOOK 41,238 PAGE 22 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
  - THIS PLAN REFERS TO THE TOWN OF WAYLAND ASSESSOR'S MAP 51A, LOT 071.
  - THE PROJECT SITE IS LOCATED IN 'ZONE X - AREA OF MINIMAL FLOOD HAZARD' AS SHOWN ON FIRM FLOOD MAP NUMBER 25017C0528F, EFFECTIVE ON 7/7/14.
  - THE SOIL CLASSIFICATION FOR THIS PROPERTY IS 624B - HAVEN--URBAN LAND COMPLEX (0-8% SLOPES), HYDROLOGIC SOIL GROUP "A".
  - WAIVERS: PLANNING BOARD RULES & REGULATIONS\*
    - SEC. IV DESIGN STANDARDS
      - B) STREETS
        - 1) LOCATION & ALIGNMENT
        - c) MINIMUM 200' TANGENTS BETWEEN HORIZONTAL ROADWAY CURVES ARE NOT PROVIDED.
        - d) A CIRCULAR TURN-AROUND HAVING A CURB RADIUS OF 45' IS NOT PROVIDED. A MODIFIED VEHICLE TURN-AROUND AREA IS PROPOSED. 50' SEPARATION FROM THE SUBDIVISION BOUNDARY TO THE PROPOSED RIGHT OF WAY CAN NOT BE PROVIDED.
        - 2) RIGHT-OF-WAY WIDTH AND STREET DESIGN STANDARDS
          - "PAVEMENT WIDTH" REQUIRED IS 22'; 18' IS PROPOSED.
          - 290' ROADWAY CURVE RADIUS FOR "RESIDENTIAL" STREET CLASSIFICATION IS NOT PROVIDED.
          - 4) STREET OFFSETS
            - 150' "MINIMUM SEPARATION OPPOSITE SIDE" IS NOT PROVIDED. APPROXIMATELY 10' IS THE MEASURED "SEPARATION OPPOSITE SIDE" PROPOSED.
        - C) OPEN SPACE, PARKS & PLAYGROUNDS
          - 5% OF THE SUBDIVISION AREA IS REQUIRED. DEDICATED OPEN SPACE, PARKS OR PLAYGROUNDS ARE NOT PROPOSED.
      - SEC. V REQUIRED IMPROVEMENTS
        - B) IMPROVEMENT SPECIFICATIONS
          - 4) WALKWAYS
            - SIDEWALKS ARE NOT PROPOSED
          - 13) STREET LIGHTS
            - INSTALLING STREET LIGHTS IS NOT PROPOSED.

RECORD OWNERS (PER DEED BOOK 41,238 PAGE 22):  
DANIEL J., ELEANOR W., DAVID J., MICHAEL J., MARK E.,  
JANET H., PATRICK A., HARMON & SUSAN A. STASNY  
(ALSO, SEE FORM C SUBMITTED HEREWITH).

**"DEFINITIVE  
SUBDIVISION PLAN  
81 WEST PLAIN STREET"**  
LAND IN  
**WAYLAND, MASS.**

PREPARED FOR: SILVER LEAF HOMES, LLC.  
30 WEST MAIN STREET  
HOPKINTON, MA 01748

SCALE: 1" = 30'      DATE: 05 FEBRUARY 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**  
32 FREMONT STREET S-200  
NEEDHAM HEIGHTS, MA 02494  
(781) 400-5946  
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REVISIONS		
REV	DATE	DESCRIPTION