



UTILITY STATEMENTS

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CERTIFICATION:



DARREN J. HARDY, P.L.S.
REG. NO. 48385
WSP USA, CORP.

DATE: 7/16/15

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP SELLS ON NOVEMBER 5-16, 2012 AND MARCH 5, 2013 AND OCTOBER 24-27, 2014.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM NAD83.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.
4. WATER ELEVATIONS WERE ALSO OBTAINED ON THE BOSTON POST ROAD BRIDGE OVER THE SUDBURY RIVER. (STAINS WERE LOCATED ON THE CORNERS OF THE OLD BOSTON POST ROAD BRIDGE ABUTMENT ON THE WEST BANK OF THE SUDBURY RIVER)
ELEV OF WATER STAIN NORTH SIDE OF BRIDGE= 113.4±
ELEV OF WATER STAIN SOUTH SIDE OF BRIDGE= 113.2±
5. BORDERING VEGETATED WETLAND FLAGGING A1 THROUGH A19 AND B1 THROUGH B33 WERE DELINEATED ON NOVEMBER 5, 2012 BY ECOTEC (WORCESTER, MA) AS DEFINED BY 310 CMR 10.55(2)(C).
6. MEAN ANNUAL HIGH WATER FLAGGING RA1 THROUGH RA18, DELINEATED MARCH 1, 2013 BY ECOTEC (WORCESTER, MA) AS DEFINED BY CMR 10.58(2)(g)2.b.
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL 507 OF 656, COMMUNITY PANEL NUMBER 250224-0507-F, EFFECTIVE DATE JULY 7, 2014.

PLAN REFERENCES

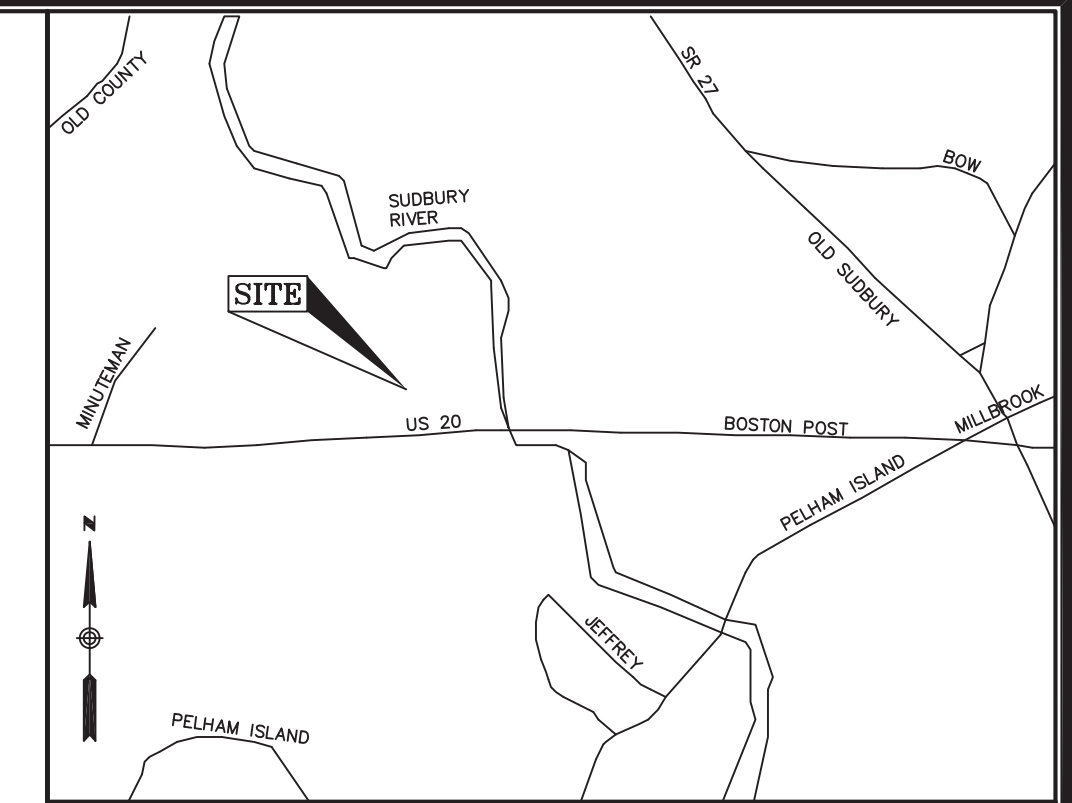
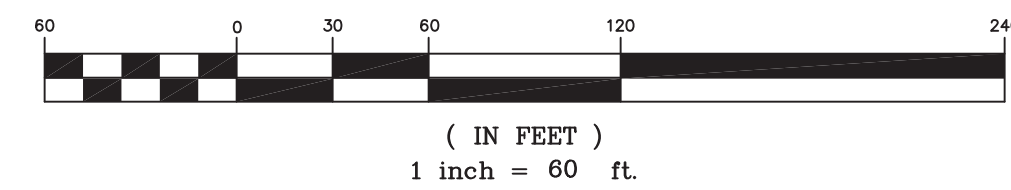
1. MASSACHUSETTS STATE HIGHWAY LAYOUT 493 SHEET 4.
2. MASSACHUSETTS STATE HIGHWAY LAYOUT 840 SHEET 1.
3. 1904 STATE HARBOR AND LAND COMMISSION'S TOWN LINE ATLAS.
4. PLAN OF LAND IN WAYLAND MASS. DATED DECEMBER 12, 1962. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 1582 OF 1965.
5. COMPILED PLAN OF LAND IN WAYLAND MASS. SHOWING PROPOSED LAND TAKINGS FOR DUMP PURPOSES. DATED DECEMBER 16, 1966. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 758 OF 1967.
6. PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND TO BE ACQUIRED FOR DUMP PURPOSES. DATED SEPTEMBER 24, 1969. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 27 OF 1971.
7. PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND OWNED BY WILLIAM W. AND MARY P. LORD. DATED FEBRUARY 28, 1978. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 482 OF 1978.
8. UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE GREAT MEADOWS NATIONAL WILDLIFE REFUGE UNKNOWN OWNERS TRACT (200J). TOWN OF WAYLAND, MIDDLESEX COUNTY, MASSACHUSETTS. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 487 OF 2003.
9. UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE GREAT MEADOWS NATIONAL WILDLIFE REFUGE GIUSEPPE MELONE TRACT (243). TOWN OF WAYLAND, MIDDLESEX COUNTY, MASSACHUSETTS ON FILE WITH THE U.S. FISH AND WILDLIFE SERVICE.
10. ANR SUBDIVISION PLAN PREPARED FOR THE TOWN OF WAYLAND DATED MAY 29, 2015 PREPARED BY WSP. PLAN NOT YET RECORDED.

ZONING TABLE

THE SUBJECT PARCEL LIES WITHIN THE REFUSE DISPOSAL DISTRICT AS SHOWN ON THE TOWN OF WAYLAND ZONING MAP APPROVED ON JUNE 7, 2005. CURRENT ZONING REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT AREA = NONE
MINIMUM LOT COVERAGE = NONE
MINIMUM FRONTAGE = NONE
MINIMUM FRONT YARD SETBACK = 30 FEET
MINIMUM REAR YARD SETBACK = 30 FEET
MINIMUM SIDE YARD SETBACK = 75
MAXIMUM BUILDING HEIGHT = 35 FEET

GRAPHIC SCALE



LOCUS MAP
(N.T.S.)

LEGEND

- DISK
- SBOP STONE BOUND WITH DRILL HOLE
- SBLEP STONE BOUND LEAD PLUG E/PIN
- SB STONE BOUND
- D-SHAPED CATCH BASIN
- CATCH BASIN
- CULVERT
- NO LABEL MANHOLE
- ELECTRIC BOX
- SEWER HANDHOLE
- ELECTRIC METER
- FIRE HYDRANT
- ROOF DRAIN
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH TRANSFORMER
- DECIDUOUS TREE
- CONIFER TREE
- SIGN (SINGLE POSTED)
- COMMON OWNERSHIP
- POST
- MONITORING WELL
- LIGHT POLE
- TEST PIT
- STAKE SET
- CNO COULD NOT OBSERVE
- BIT. BITUMINOUS CONCRETE
- ABUTTERS LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- CHAIN LINK FENCE
- TOWN LINE
- DRAIN LINE
- WATER LINE
- GAS LINE (PAINTED)
- TELEPHONE LINE (RECORD)
- OVERHEAD WIRES
- WETLAND LINE
- SHRUB LINE
- TREE LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- STONE WALL
- 30' NO DISTURB LINE
- 115.5 FOOT CONTOUR (MAHW)
- LIMIT OF FLOODPLAIN
- BUFFER ZONE



EXISTING CONDITIONS SURVEY
484-490 BOSTON POST ROAD
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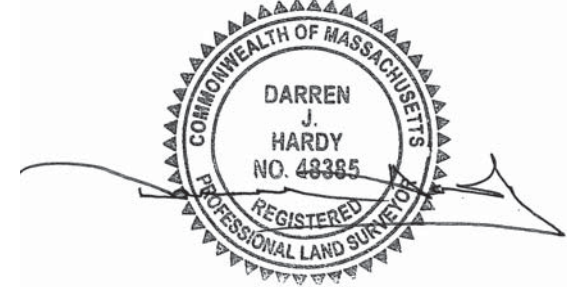
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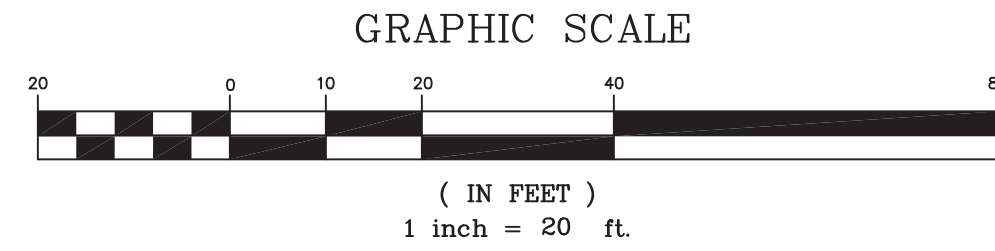
SEE NOTE #2

CERTIFICATION:



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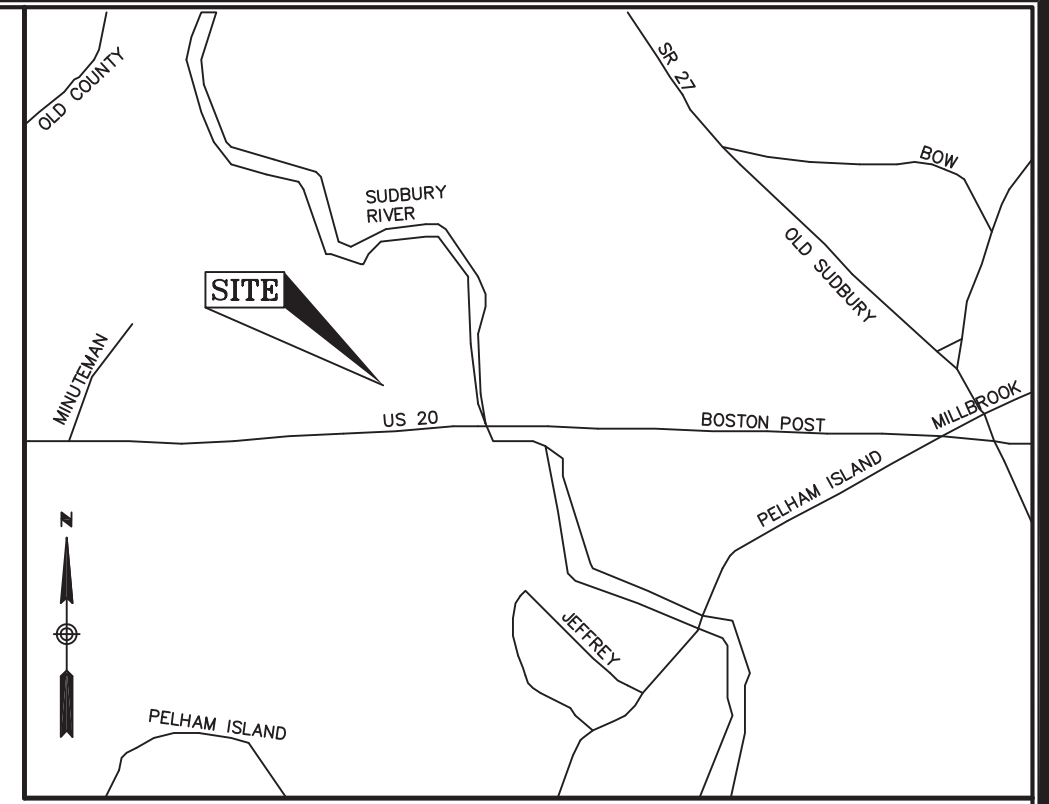
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MAP 22 LOT 5
NOW OR FORMERLY
TOWN OF WAYLAND
BK 13448 PG 394 DEED
BK 13443 PG 177 TAKING
SEE PLAN 482 OF 1978
LOT "B"
AREA=1,258,682 S.F.±
28.69 ACRES±

UTILITY STATEMENTS

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(N.T.S.)

LEGEND

- DISK
- STONE BOUND WITH DRILL HOLE
- STONE BOUND LEAD PLUG E/PIN
- STONE BOUND
- D-SHAPED CATCH BASIN
- CATCH BASIN
- CULVERT
- NO LABEL MANHOLE
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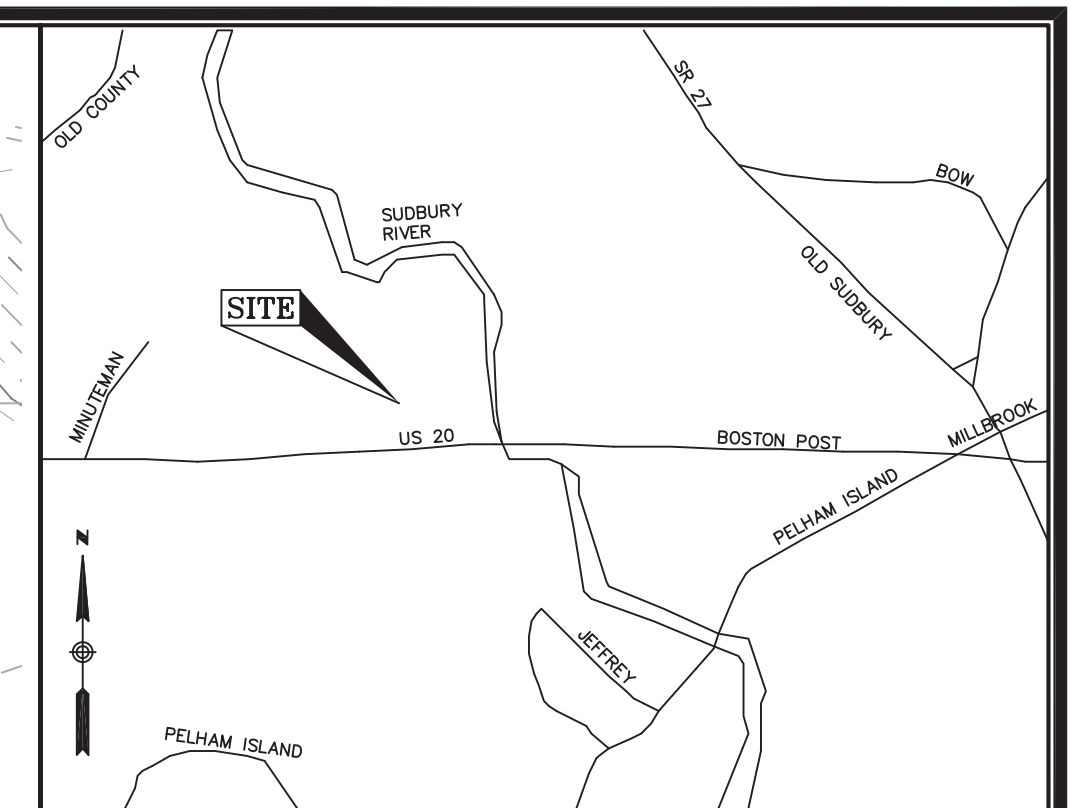
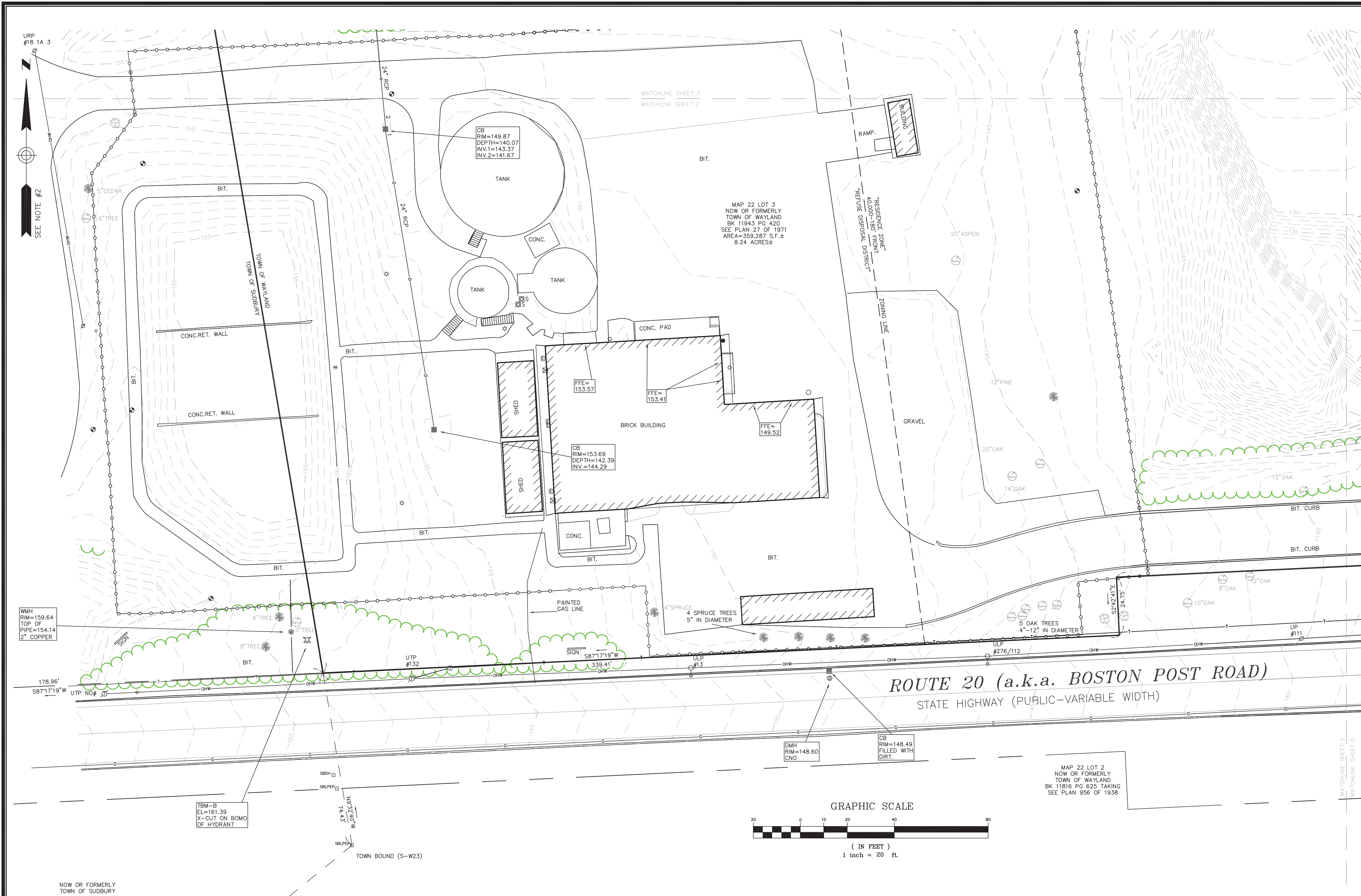
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Book No.	N-256				

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LOCUS MAP
(N.T.S.)

LEGEND

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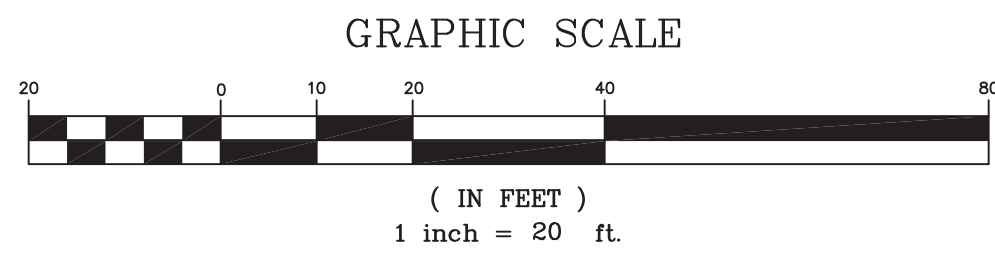
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SEE NOTE #2



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28.89 ACRES±

MAP 22 LOT 3
NOW OR FORMERLY
TOWN OF WAYLAND
BK 11943 PG 420
SEE PLAN 27 OF 1971
AREA=359,287 S.F.±
8.24 ACRES±

TBM-C
EL=132.08
RR SPIKE SET IN
UTILITY POLE

PILE
ROCKS

CERTIFICATION:

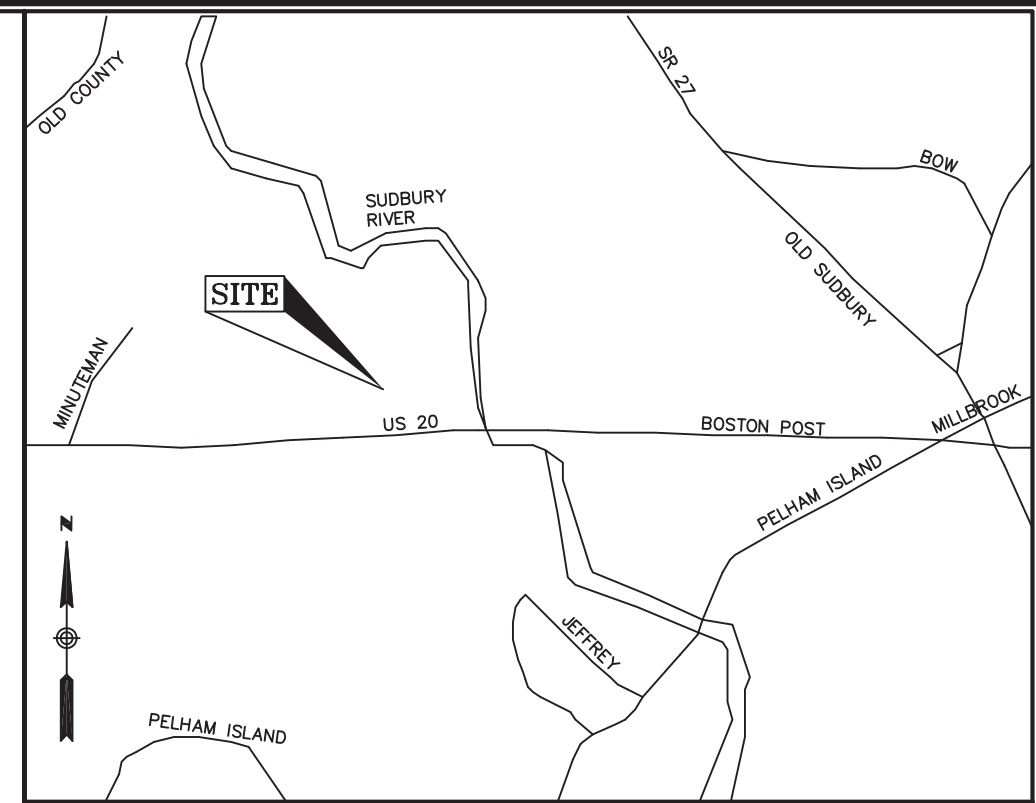


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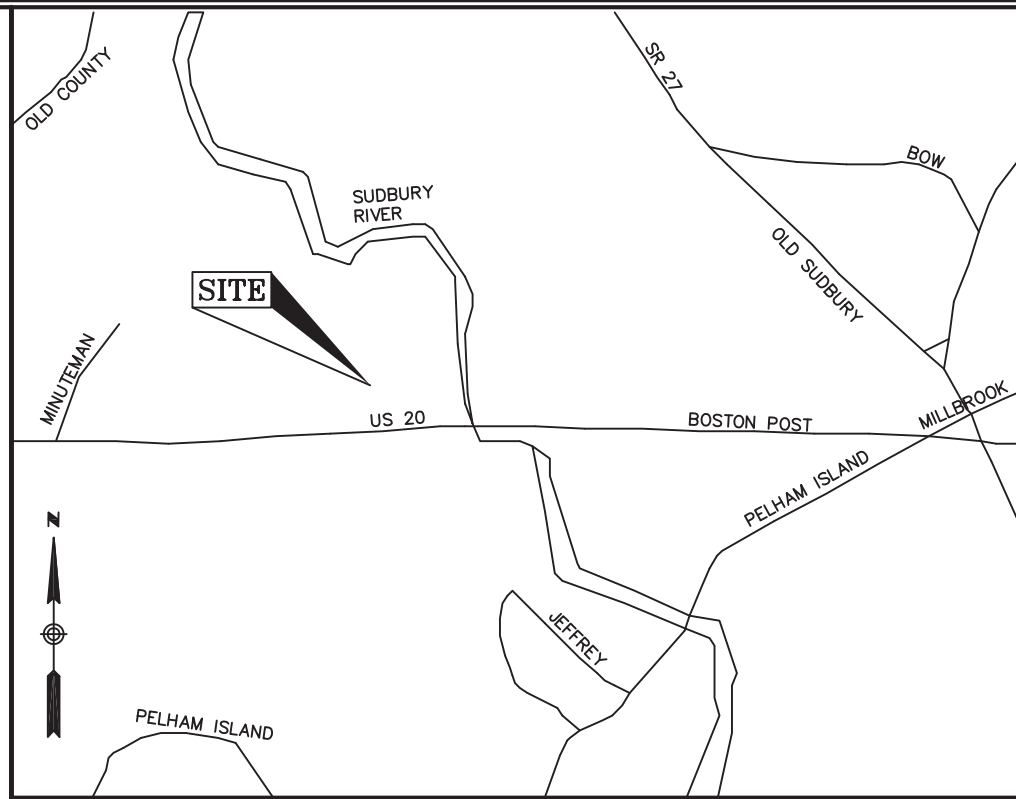
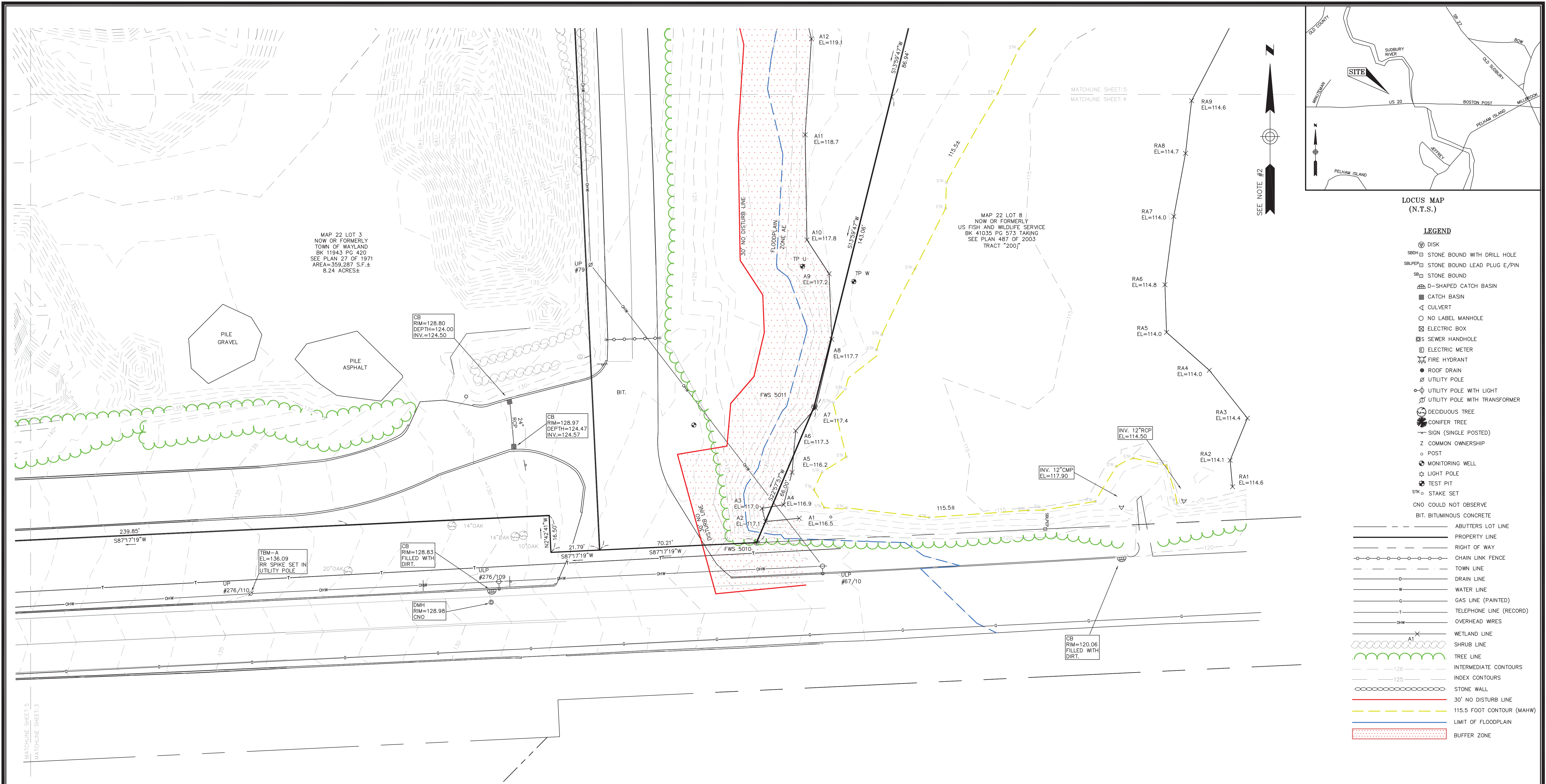
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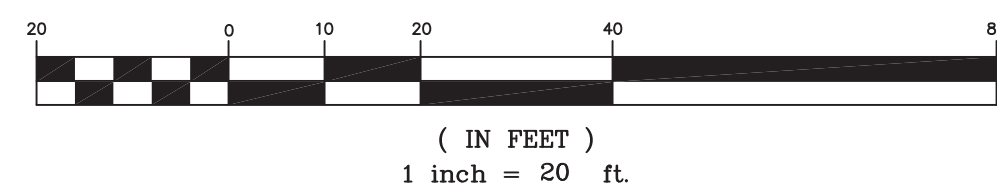
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GRAPHIC SCALE



WATER STAIN ELEVATIONS (SEE NOTE #4)

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