

TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION COMMISSION

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3669
FAX: (508) 358-3046

June 16, 2015

Sarkis Sarkisian
Planning Department
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

RE: DEP File 322-832, Order of Resource Area Delineation for 484-490 Boston Post Road, Wayland

Dear Mr. Sarkisian:

Enclosed is the Order of Resource Area Delineation for 484-490 Boston Post Road in Wayland. This decision was issued to define the wetlands pursuant to the Wetlands Protection Act, MGL Chap. 131, Sec. 40 and the Wayland Wetlands and Water Resources Protection Bylaw, Chapter 194.

If you have any questions, please call the Conservation Office at (508) 358-3669.

Sincerely,

Brian J. Monahan
Conservation Administrator

cc: DEP NERO w/enc.
Jack O'Connell, Tata & Howard, Inc. w/enc.
Building Department w/enc.
Town Clerk w/enc.
Town Assessor
Board of Health
Abutters
File



TOWN OF WAYLAND
MASSACHUSETTS
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CONSERVATION COMMISSION

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3669

Wayland's Wetlands and Water Resources Protection Bylaw
CHAPTER 194 - Resource Area Determination
484-490 Boston Post Road
June 16, 2015
Assessor's Map 22, Parcels 3, 6 and 7
(Also DEP File 322-832)

Project Description: An application seeking to obtain resource area delineation of a project site located at 484-490 Boston Post Road, Wayland, shown on Assessor's Map 22, Parcels 3, 6 and 7.

Plan Reference/s: Sheet 1 of 5, "Index Sheet", Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), and 1/05/2015 (Added Index Sheet), Darren J. Hardy, P.L.S.; Sheet 1 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information); Sheet 2 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), Darren J. Hardy, P.L.S.; Sheet 3 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), Darren J. Hardy, P.L.S.; and Sheet 4 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), Darren J. Hardy, P.L.S.

Procedural: The Conservation Commission received the application for resource area delineation submitted by Jack O'Connell, Tata & Howard, Inc. on November 26, 2014. The public hearing was opened on December 18, 2014, continued multiple times and closed on May 21, 2015.

CONSERVATION COMMISSION CONCLUSION:

1. The wetland delineation on the plan referenced in this decision is accepted as an accurate depiction of wetland resources protected by Chapter 194 except as noted below.
2. There is 100-year floodplain on portions of the lands as defined on the plans referenced in this decision.
3. There was wetlands flagging done with blue ribbon, mostly now faded, and those were re-confirmed by P. Fletcher as defining the majority of the wetlands.
4. There is an isolated wetland on the property that is not defined on the plan. This wetland is generally west of Wetland Flags A18 and A19 and the depression is shown on Sheet 3 of 4 with a bottom elevation of 120.
5. The mean annual high water mark is not less than 115.5 NAVD 88.
6. Buffer zone is a resource area to vegetated wetlands and floodplain regulated by Chapter 194.

FINDINGS – Wayland's Wetlands and Water Resources Bylaw Chapter 194:

- a. Chapter 194 includes more resource areas than those defined by the Wetlands Protection Act and the Wetlands Regulations (310 CMR 10.00).
- b. Chapter 194 is intended to be more inclusive and definitive with respect to protected resource areas than the Wetlands Protection Act.
- c. Vegetated wetlands are a resource area.
- d. The Conservation Commission will not finalize a wetlands delineation between the months of November through April.
- e. Buffer zone is a resource area protected by Chapter 194.
- f. The plans referenced in this decision do not depict all of the wetlands found on the properties by the Conservation Commission.
- g. The delineation of wetlands is based upon plants and soils. Plants are difficult to assess between the months of November through April of any year. This resulted in a number of continued public hearings.
- h. The regulations adopted for Chapter 194 state: "Applications for Notices of Resource Area Delineation (ANRAD) are encouraged to be submitted **between the months of May and October** and shall not be finalized between the months of November through April of any given year."
- i. The mean annual high water mark should be the same on both the eastern and western sides of the Sudbury River.
- j. The small wetland north of an old cart path, defined by P. Fletcher, is also likely land subject to flooding and inundation.
- k. There is a separate Order of Resource Area Delineation – DEP File No. 322-832.
- l. Resource areas under Chapter 194 include areas not regulated by the Wetlands Protection Act.

***This decision is not valid without a signature sheet.
The page numbering does not include the signature sheet.
This Resource Area Determination expires on June 16, 2018.***



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CONSERVATION COMMISSION

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3669
FAX: (508) 358-3606

CHAPTER 194
WETLANDS AND WATER RESOURCES PROTECTION BYLAW

Resource Area Determination
Signature Sheet

484-490 Boston Post Road – DEP File 322-832

Wayland Conservation Commission:

Jurre Brecken

Barbara H. Hall

M. J. L. Smith

Betty Sahyng

Date issued:

June 16, 2015

This Permit is issued to the applicant as follows:



by hand delivery on

June 16, 2015

by certified mail on



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-832

MassDEP File Number

eDEP Transaction Number

Wayland

City/Town

A. General Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Wayland

1. Conservation Commission

2. This Issuance is for (check one):

a. ☒ Order of Resource Area Delineation

b. ☐ Amended Order of Resource Area Delineation

3. Applicant:

Sarkis

Sarkisian

a. First Name

b. Last Name

Town of Wayland Planning Department

c. Organization

41 Cochituate Road

d. Mailing Address

Wayland

MA

01778

e. City/Town

f. State

g. Zip Code

4. Property Owner (if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

484-490 Boston Post Road

Wayland

01778

a. Street Address

b. City/Town

c. Zip Code

22

3, 6 and 7

d. Assessors Map/Plat Number

e. Parcel/Lot Number

Latitude and Longitude

42 21' 48.22"

71 22' 51.18"

(in degrees, minutes, seconds):

d m s

d m s

6. Dates:

November 26, 2014

May 21, 2015

June 16, 2015

a. Date ANRAD filed

b. Date Public Hearing Closed

c. Date of Issuance

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

a. Title

b. Date

c. Title

d. Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-832

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City/Town

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

- a. ☐ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically:

a. _____

- b. ☒ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically:

a. Riverfront area

- c. ☐ **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically:

3. ☐ The boundaries were determined to be inaccurate because:



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

**WPA Form 4B – Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-832

MassDEP File Number

eDEP Transaction Number

Wayland

City/Town

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-832

MassDEP File Number

eDEP Transaction Number

Wayland

City/Town

E. Signatures

June 16, 2015
Date of Issuance

4
1. Number of Signers

Please indicate the number of members who will sign this form.

[Signature]
Signature of Conservation Commission Member

Signature of Conservation Commission Member

[Signature]
Signature of Conservation Commission Member

Signature of Conservation Commission Member

[Signature]
Signature of Conservation Commission Member

Signature of Conservation Commission Member

[Signature]
Signature of Conservation Commission Member

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☒ By hand delivery on

3. ☐ By certified mail, return receipt requested on

June 16, 2015
a. Date

a. Date

“Attachment A”
ORDER OF RESOURCE AREA DELINEATION
MGL Chap 131, Sec 40
DEP # 322-832

APPLICANT: Town of Wayland, Planning Department

OWNER: Town of Wayland

PROJECT LOCATION: 484-490 Boston Post Road
Map 22, Parcels 3, 6 and 7 – Wayland, MA 01778

June 16, 2015

CONSERVATION COMMISSION CONCLUSION:

1. The resource areas on the plan referenced in this decision include bordering vegetated wetlands, bordering land subject to flooding and riverfront area defined on the plans referenced in this decision.
2. The mean annual high water mark for the Sudbury River is not less than 115.5 NAVD 88.

Plan Reference: Plan Reference/s: Sheet 1 of 5, “Index Sheet” , Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), and 1/05/2015 (Added Index Sheet), Darren J. Hardy, P.L.S.; Sheet 1 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information); Sheet 2 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), Darren J. Hardy, P.L.S.; Sheet 3 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), Darren J. Hardy, P.L.S.; and Sheet 4 of 4, Existing Conditions Survey 484- 490 Boston Post Road Wayland, Massachusetts, WSP-Sells, November 29, 2014, revised 3/6/2013 (Added Wetland Flags RA1-RA18), 3/7/2103 (Added elevations to Wetland Flags RA1-RA18), 3/20/2013 (Added Elevations to Wetland Flags A1-A19), 10/29/2014 (Added topography within wetlands), 11/21/2014 (Added wetland and Water Resource Area Information), Darren J. Hardy, P.L.S.

Order of Resource Area Delineation
484 – 490 Boston Post Road, Wayland
June 16, 2015
DEP File No. 322-832
Page 2

FINDINGS- MGL Chapter 131, Section 40:

- a. The Commission has not made any finding with respect to vernal pools on or adjacent to the site. There were no certified vernal pools on the property based upon the Town of Wayland's data layer taken from the MA Natural Heritage and Endangered Species, date unknown .
- b. The topographic plans used the NAVD 88 vertical datum.
- c. The horizontal datum shown referenced the Massachusetts Mainland State Plane Coordinate System NAD83.
- d. There is estimate habitat as defined by MA NHESP on portions of the parcels for which this decision is issued.
- e. There is priority habitat as defined by MA NHESP on portions of the parcels for which this decision is issued.
- f. This decision is intended to define resource areas and is not for any work on any of the parcels identified in this decision.
- g. P. Fletcher reviewed the soils associated with wetlands flagging on both then north side of parcels and wetlands to the east of the existing roadway.
- h. The Commission continued this hearing a number of times as the review of wetlands vegetation between November and April is difficult.
- i. Wetlands to the north on the site are generally at the toe of fill.

SEE NOTE #2

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

CERTIFICATION:

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

DATE:1/05/15

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 QMR 10.55(2)(C).

6. MEAN ANNUAL HIGH WATER FLAGGING RA1 THROUGH RA18, DELINEATED MARCH 1, 2013 BY ECOTEC (WORCESTER, MA) AS DEFINED BY QMR 10.58(2)(a)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.

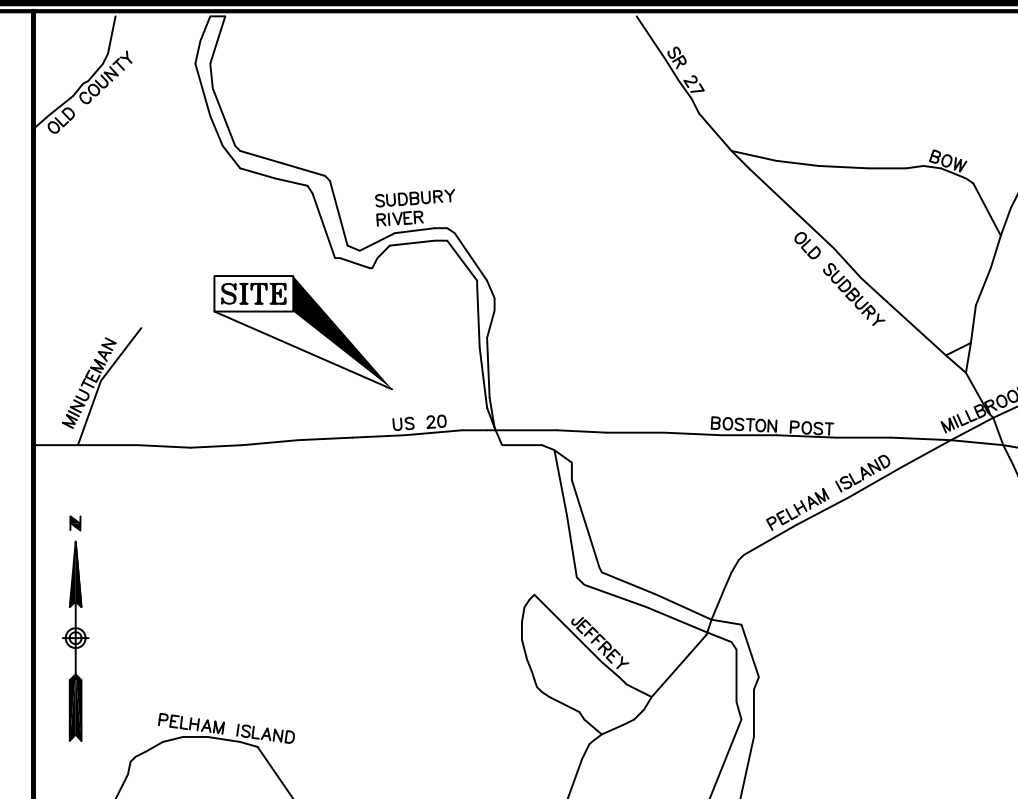
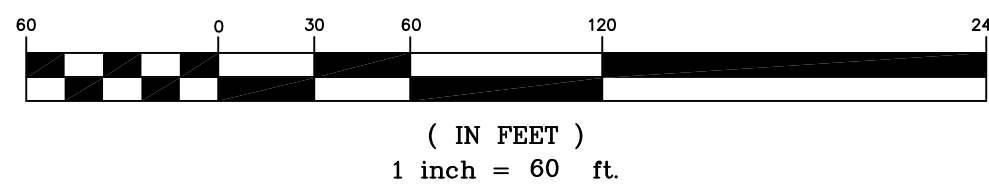
5. COMPILED PLAN OF LAND IN WAYLAND, MASS. SHOWING PROPOSED LAND TAKINGS FOR DUMP PURPOSES. DATED DECEMBER 16, 1966. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 758 OF 1967.

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.

GRAPHIC SCALE



LOCUS MAP
(N.T.S.)

LEGEND

- DISK
- SBOM 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
- S 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)
- Z COMMON OWNERSHIP
- POST
- MONITORING WELL
- LIGHT POLE
- TEST PIT
- STK 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

1/05/2015	ADDED INDEX SHEET
11/21/2014	ADDED WETLAND AND WATER RESOURCE AREA INFORMATION
10/29/2014	ADDED TOPOGRAPHY WITHIN WETLANDS
3/20/2013	ADDED ELEVATIONS TO WETLAND FLAGS A1-A19
3/7/2013	ADDED ELEVATIONS TO WETLAND FLAGS RA1-RA18
3/6/2013	ADDED WETLAND FLAGS RA1-RA18 WATER STAIN ELEVATIONS (SEE NOTE #4)

EXISTING CONDITIONS SURVEY
484-490 BOSTON POST ROAD
WAYLAND, MASSACHUSETTS
PREPARED FOR
TATA & HOWARD

WSP • SELLS
Transportation & Infrastructure

155 Main Dunstable Rd. Suites 120 & 125 • Nashua, NH 03060 • 603.595.7900
www.wspells.com

Drawn By	ES, MS	Date	NOVEMBER 29, 2012	Job No.	123128
Surveyed By	CG, TO, BC, JL	Scale	1" = 60'	Sheet No.	1 OF 5
Checked By	DJH				
Book No.	N-256				

123128-1 11-20-14.dwg

SEE NOTE #2

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

CERTIFICATION:

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

DATE: 1/05/15

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 DERIVED BY 310 QMR 10.55(2)(C).

6. MEAN ANNUAL HIGH WATER FLAGGING RA1 THROUGH RA18, DELINEATED MARCH 1, 2013 BY ECOTEC (WORCESTER, MA) AS DEFINED BY QMR 10.58(2)(a)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.

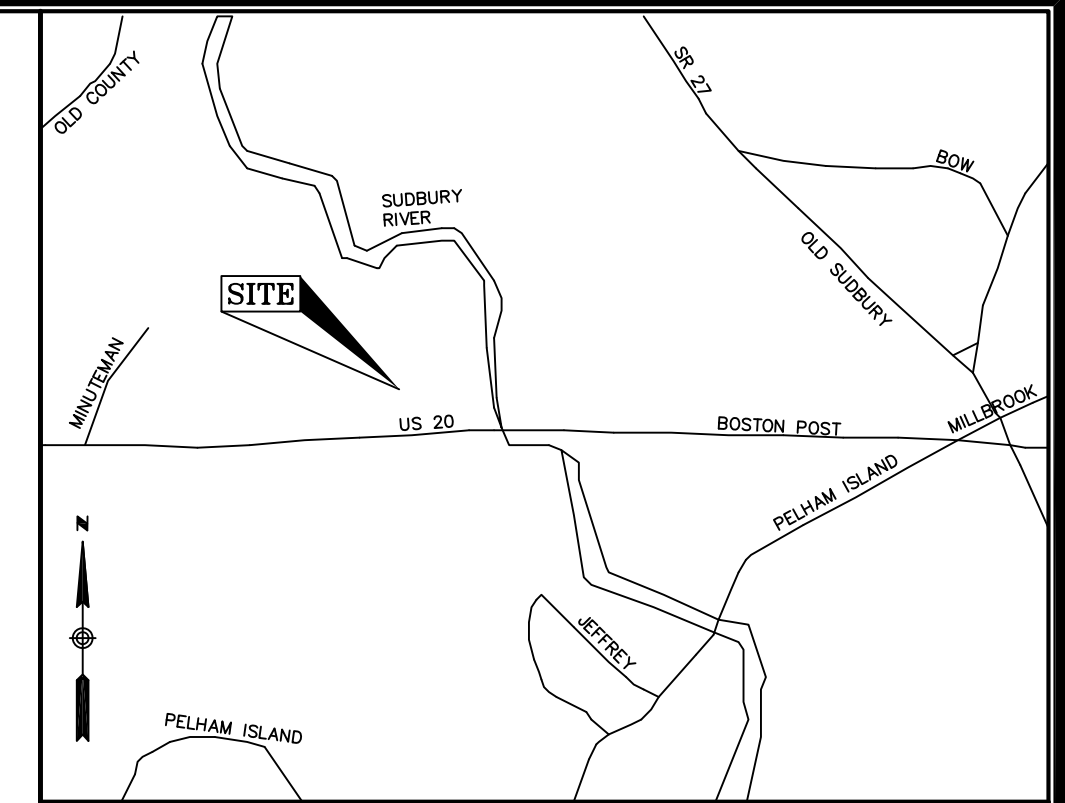
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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.
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LEGEND

- DISK
- SBK: 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
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- INTERMEDIATE CONTOURS
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- STONE WALL
- 30' NO DISTURB LINE
- 115.5 FOOT CONTOUR (MAHW)
- LIMIT OF FLOODPLAIN
- BUFFER ZONE

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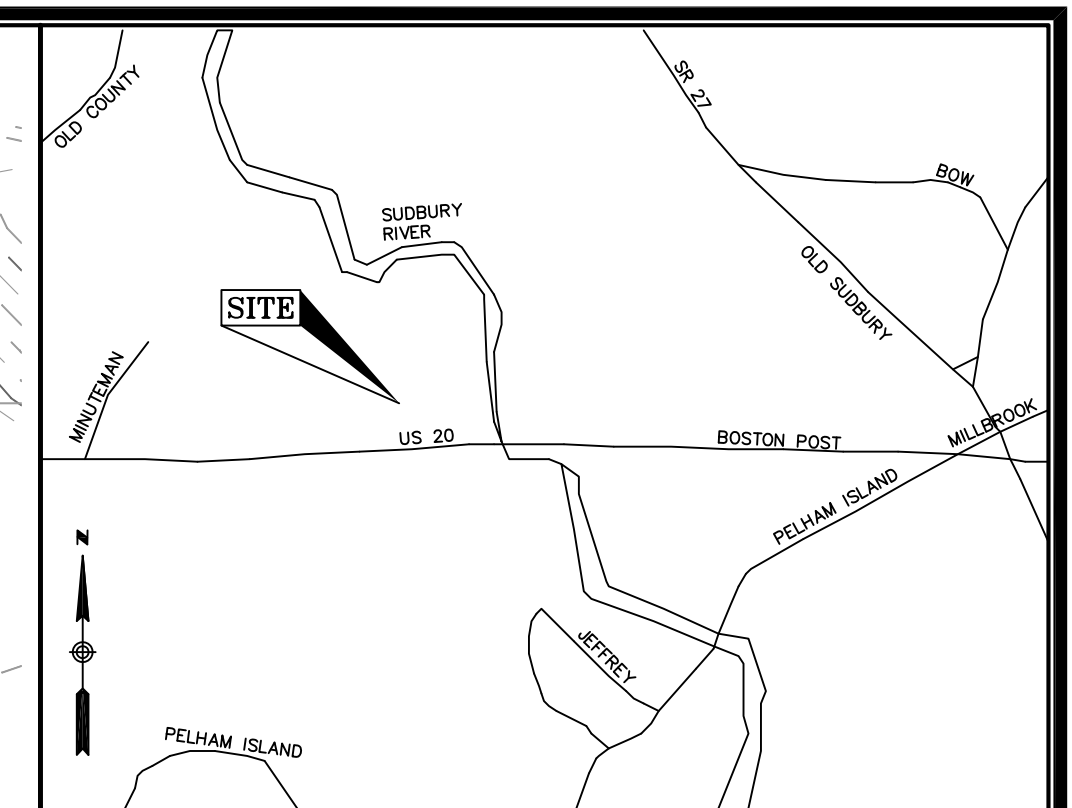
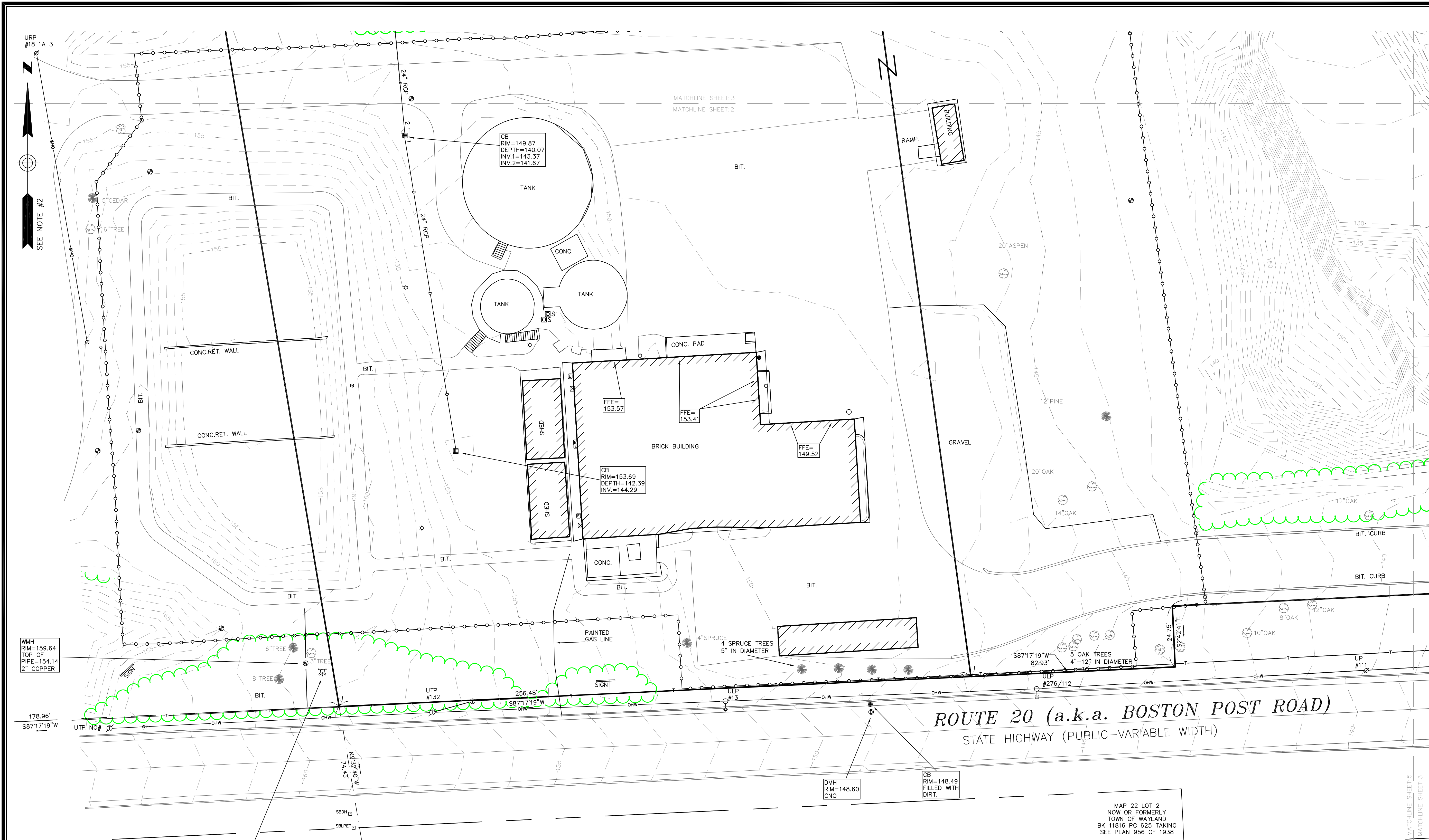
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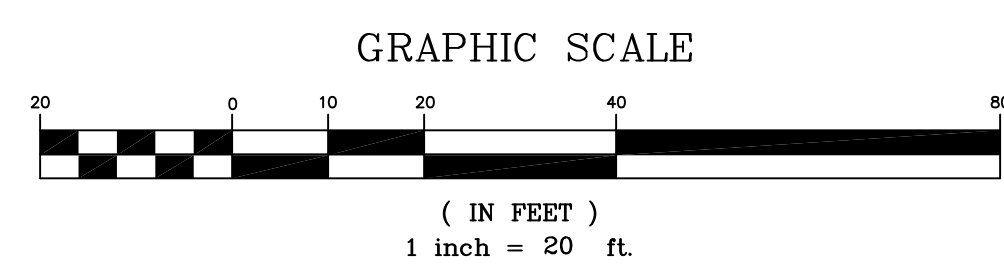


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(N.T.S.)

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- STONE BOUND LEAD PLUG E/PIN
- STONE BOUND
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ROUTE 20 (a.k.a. BOSTON POST ROAD)
STATE HIGHWAY (PUBLIC-VARIABLE WIDTH)



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CERTIFICATION:

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UTILITY STATEMENTS

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MATCHLINE SHEET 4
MATCHLINE SHEET 2

SEE NOTE #2

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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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"

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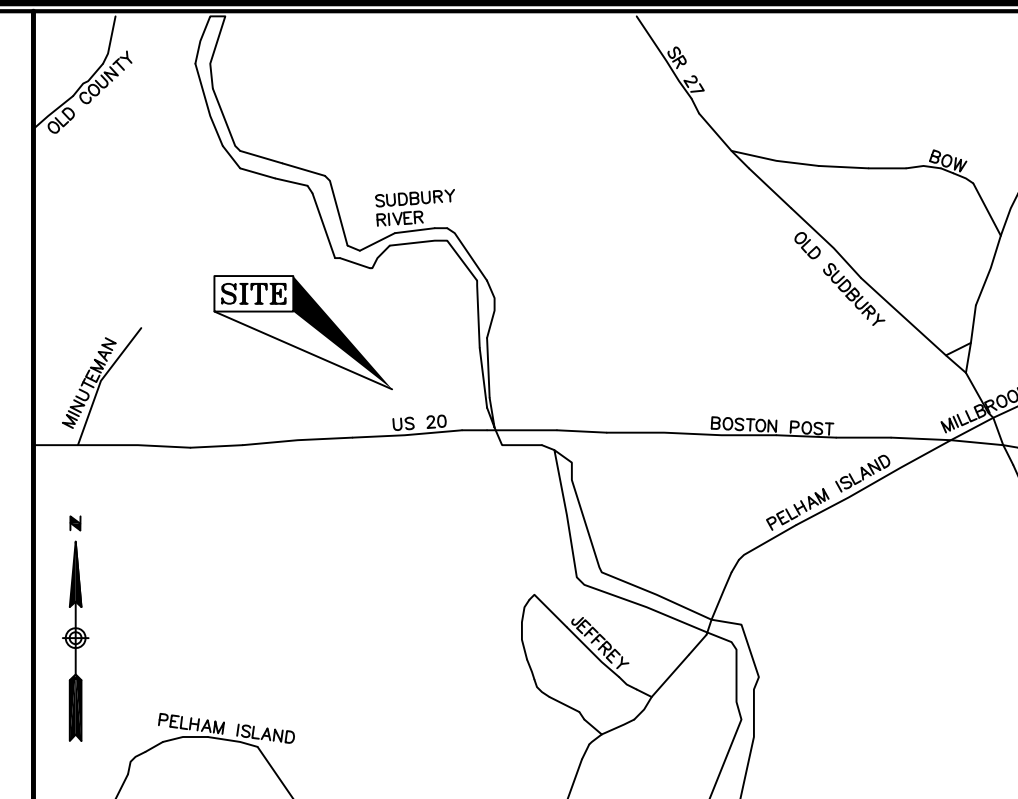
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REG. NO. 48385
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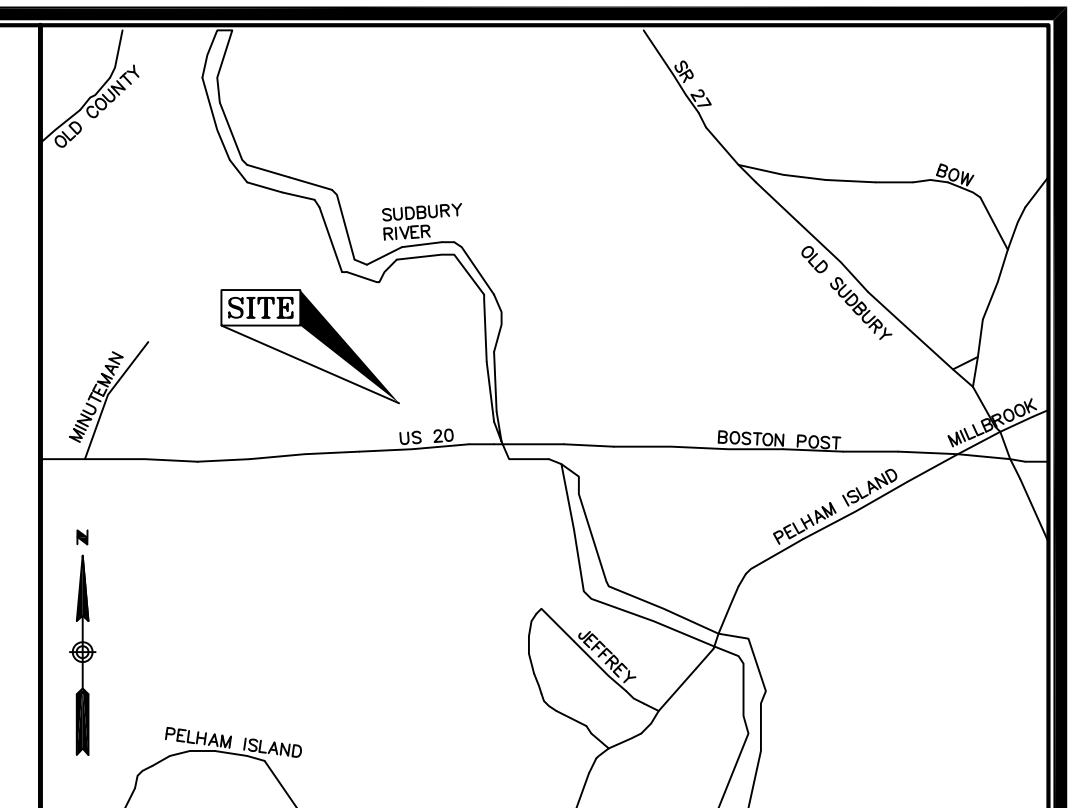
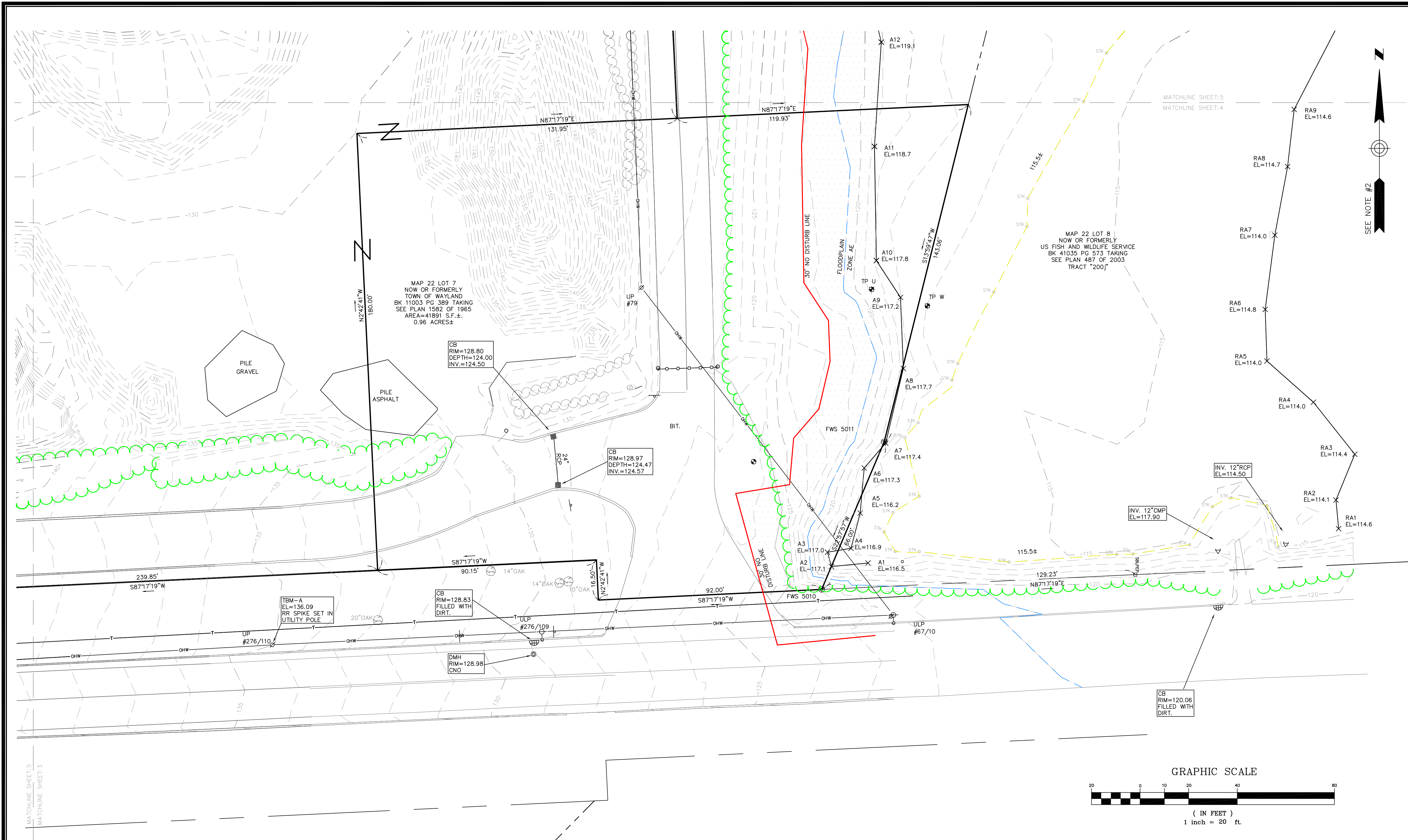


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