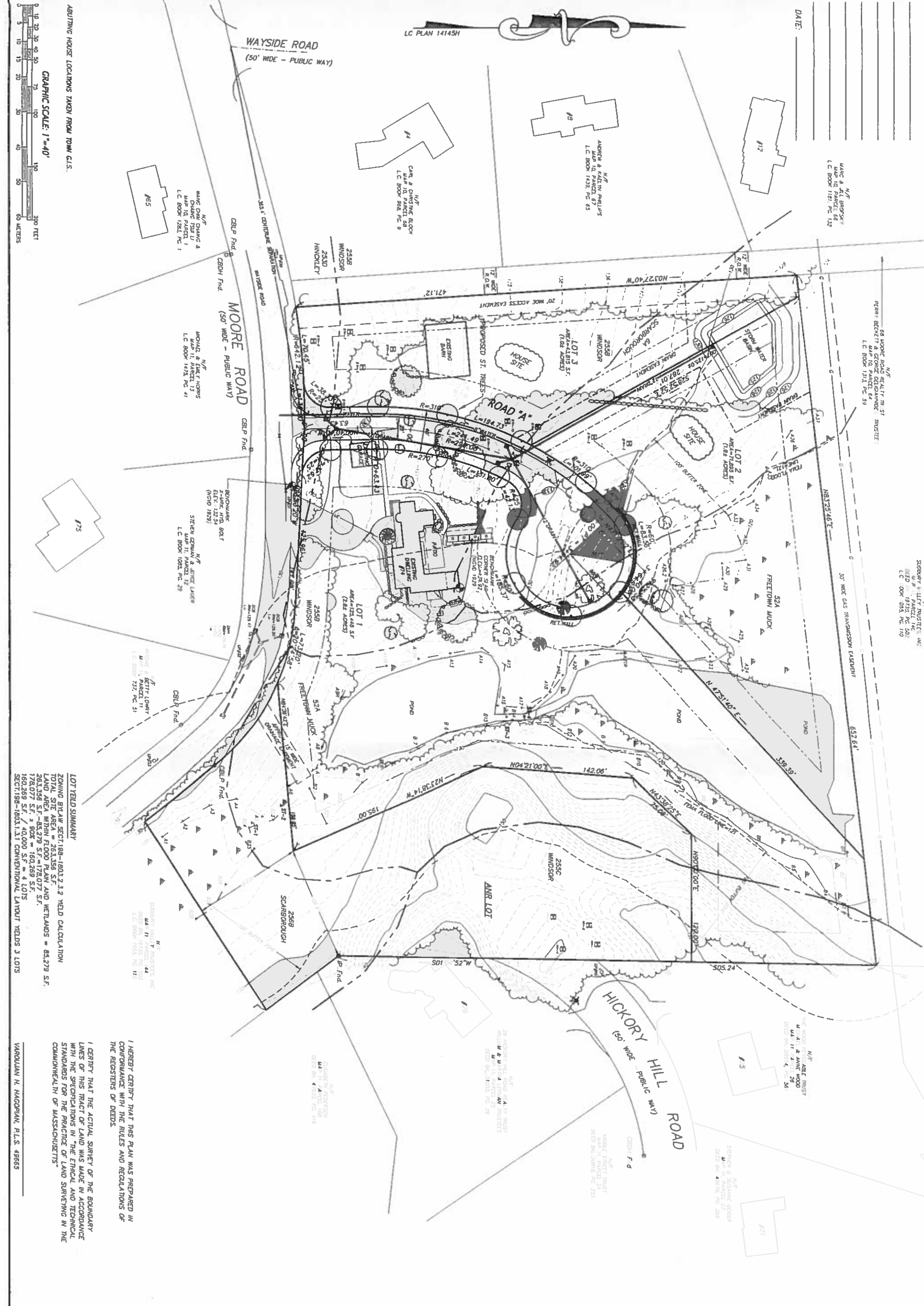


DATE: _____



LOT YIELD SUMMARY
 ZONING BY-LAW SECT. 18B-1801.2.2 YIELD CALCULATION
 TOTAL SITE AREA: 463,156 S.F.
 LAND AREA WITHIN FLOOD PLAIN AND WETLANDS = 83,279 S.F.
 263,356 S.F. - 83,279 S.F. = 178,077 S.F.
 178,077 S.F. x 80% = 142,462 S.F.
 142,462 S.F. / 40,000 S.F. = 3.56 LOTS
 160,269 S.F. / 40,000 S.F. = 4 LOTS
 SECT. 18B-1801.1.1 CONVENTIONAL LAYOUT YIELDS 3 LOTS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
 I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS".
 VAROLIAN H. HADJIAN, P.L.S. 49665

SULLIVAN, CONNORS AND ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 121 BOSTON POST ROAD
 SUBURBY, MASSACHUSETTS 01776
 PHONE: 978-443-9566 FAX: 978-443-8915

"DEFINITIVE PLAN" CONVENTIONAL SUBDIVISION PLAN
 74 MOORE ROAD
 WAYLAND, MA

OWNERS:
 TAMPOS BROTHERS I, LLC
 37 REVERE STREET, No. 8
 BOSTON, MA 02114

GENERAL NOTES:
 1. THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN, CONNORS & ASSOCIATES PERFORMED ON APRIL 2017.
 2. LEGAL STATUS OF EASEMENTS AND WAIVERS NOT DETERMINED BY THIS SURVEY.
 3. METERS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING LLC AND LOCATED BY SULLIVAN, CONNORS & ASSOCIATES.
 4. THE SITE IS LOCATED IN A ZONE 2 WATER RESOURCE PROTECTION DISTRICT.
 NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.
 ZONE: SINGLE RESIDENCE 40,000
 AREA = 40,000 S.F.
 PROVIDER = 180' FEET
 LOT WIDTH/DEPTH = 100' FEET
 SETBACKS: FRONT = 30' FEET
 STREET CENTERLINE = 55' FEET
 SIDE = 25' FEET
 REAR = 30' FEET
 ZONE 2 WATER RESOURCE PROTECTION DISTRICT FLOOD PLAN OVERLAY DISTRICT E2-124

LEGEND
 ○ DRAIN LINE HOLE
 — DRAINAGE LINE
 ■ CATCH BASIN
 — BRANCHES CLOSING
 — END OF PAVEMENT
 — APPROX. BOUNDARY
 — HYDRANT
 — WATERMETER
 — APPROX. GAS LINE
 — GAS CATE
 — UTILITY POLE & GUY WIRE
 — OHM LAW FENCE
 — LIGHTNING ROD
 — ELEC. BRANCHING
 — VERTICAL BENCHMARK
 — DECIDUOUS TREE 30"
 — CONTINUOUS TREE 30"
 — FENCE
 — SPOT CHECK
 — ROOF DRAIN DOWNPOUT

ABBREVIATIONS
 ■ OPEN FIELD
 ■ CONC. ROAD WITH
 ■ 2" FIN.
 ■ 3" FIN.
 ■ 4" FIN.
 ■ 6" FIN.
 ■ 8" FIN.
 ■ 12" FIN.
 ■ 18" FIN.
 ■ 24" FIN.
 ■ 30" FIN.
 ■ 36" FIN.
 ■ 42" FIN.
 ■ 48" FIN.
 ■ 54" FIN.
 ■ 60" FIN.
 ■ 66" FIN.
 ■ 72" FIN.
 ■ 78" FIN.
 ■ 84" FIN.
 ■ 90" FIN.
 ■ 96" FIN.
 ■ 102" FIN.
 ■ 108" FIN.
 ■ 114" FIN.
 ■ 120" FIN.

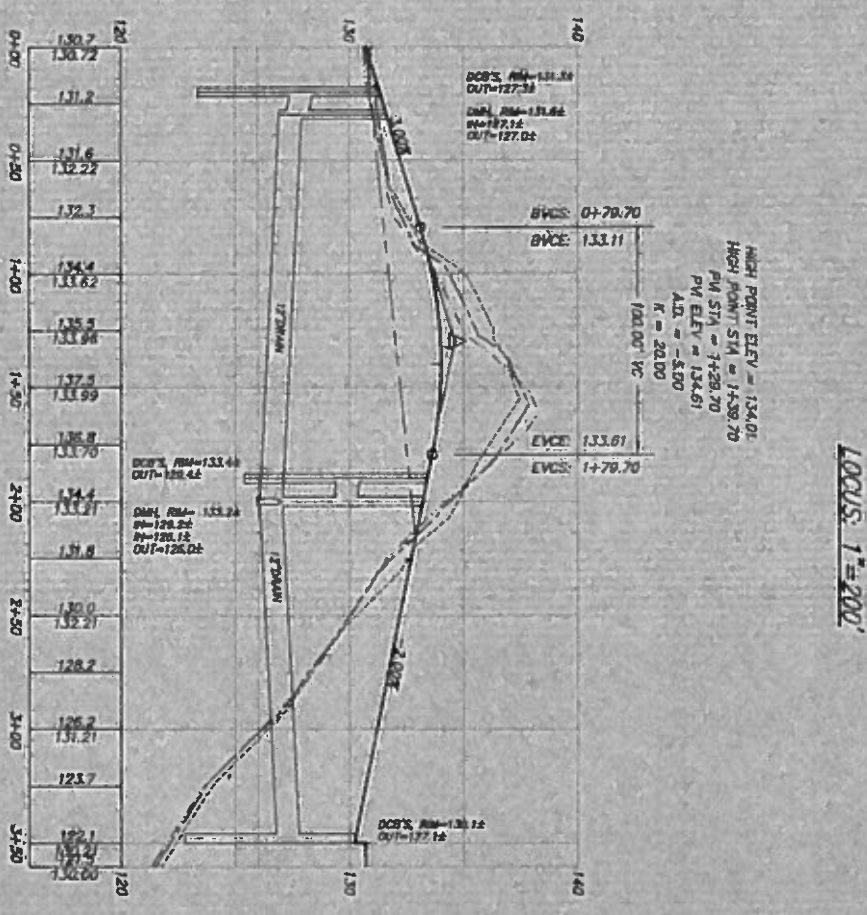
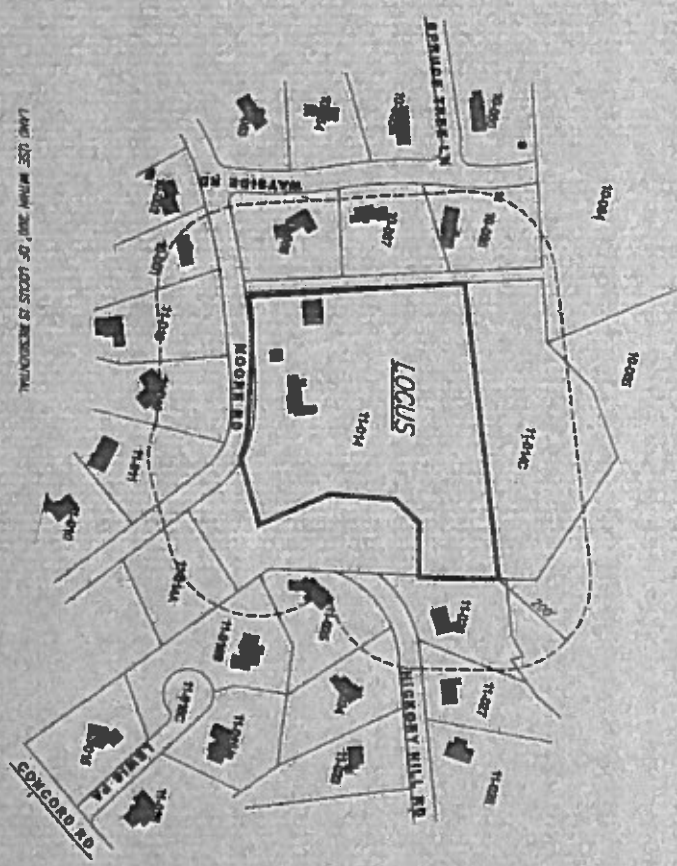
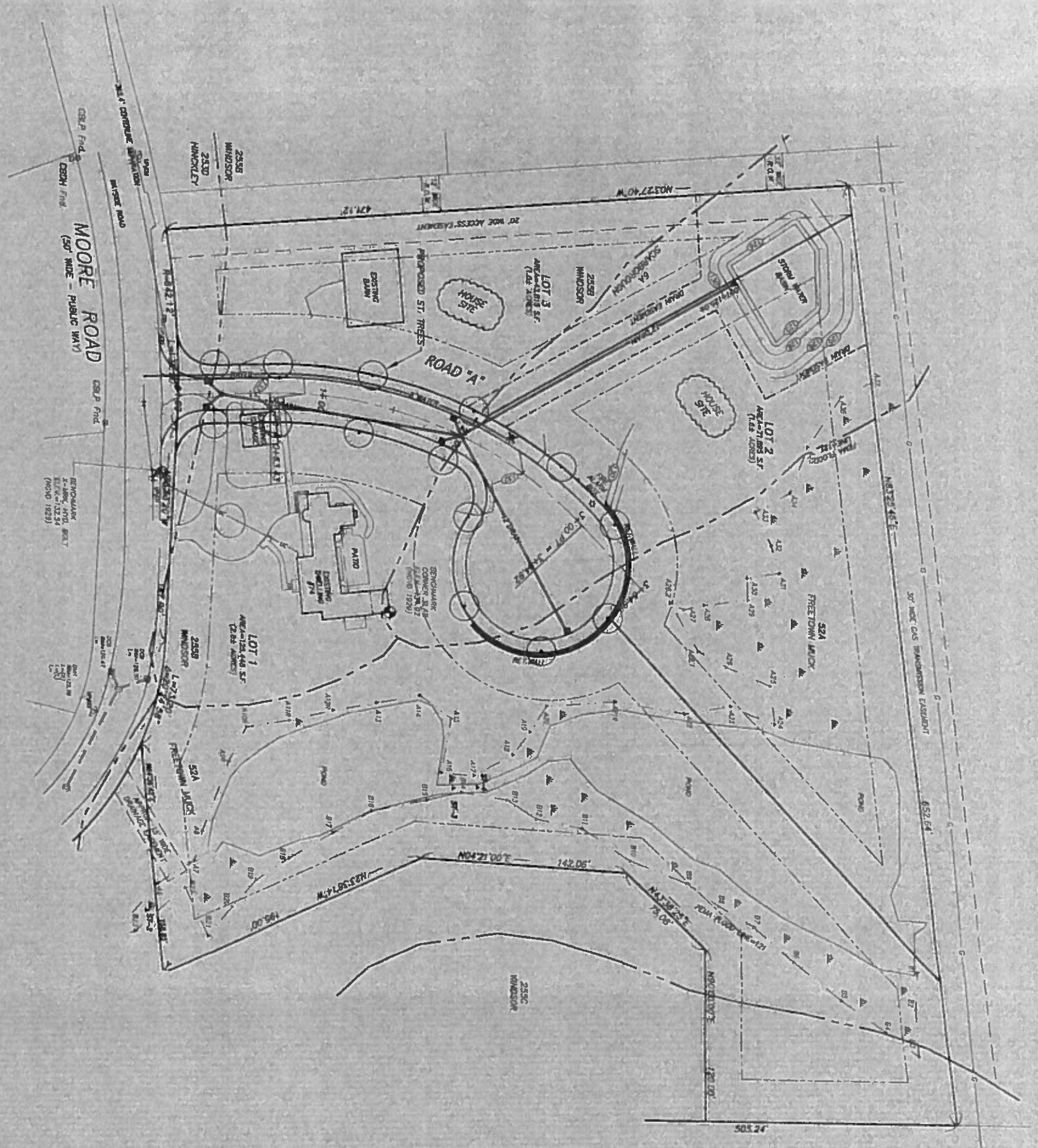
REVISIONS:
 NO. DESCRIPTION
 1. DATE: AUGUST 3, 2017
 SCALE: 1"=40'
 SHEET 1 OF 3

VEROLAN H. HAYDEN, PLS 48863

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

UTILITY PLAN
SCALE 1"=40'



APPROVED SEAGUL PERMIT
CONSERVATION CLUSTER DEVELOPMENT
WAYLAND PLANNING BOARD

DEFINITIVE PLAN
CONVENTIONAL
SUBDIVISION PLAN
74 MOORE ROAD
WAYLAND, MA

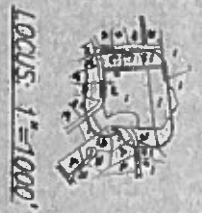
DATE	SCALE	SHEET
AUGUST 2, 2017	1"=40'	2 OF 3

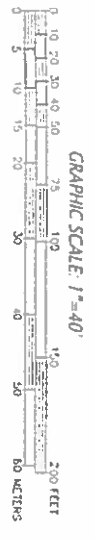
OWNER:
TAMPOSİ BROTHERS I, LLC
37 REVERSE STREET, NO. 8
BOSTON, MA 02114

OWNER:
SULLIVAN, CONNORS
AND ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
121 BOSTON POST ROAD
SULLIVAN, MASSACHUSETTS 01776
PHONE 978-413-9556 FAX 978-443-4915

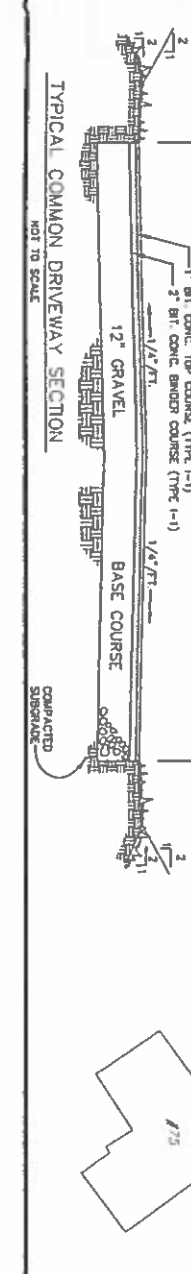
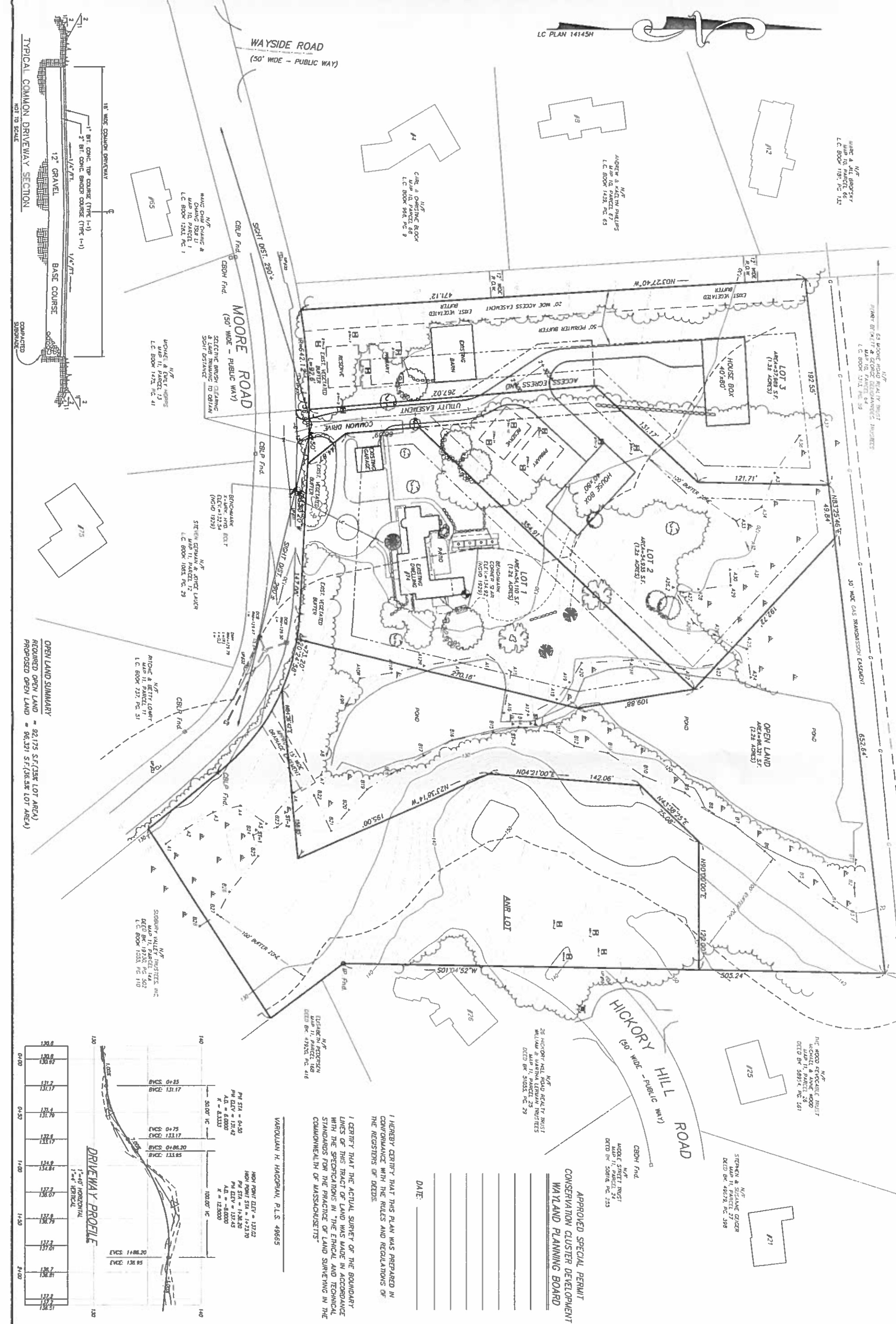
NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.

ZONING: SHAD BROADSIDE 40.000
AREA = 40,000 sq ft
PROVIDER = 100 ft
LOT WIDTH/FRONT = 100 ft
SETBACKS: FRONT = 30 ft
STREET CENTERLINE = 50 ft
SIDE = 25 ft
REAR = 20 ft
TIME 2 WATER RESOURCE PROTECTION DISTRICT

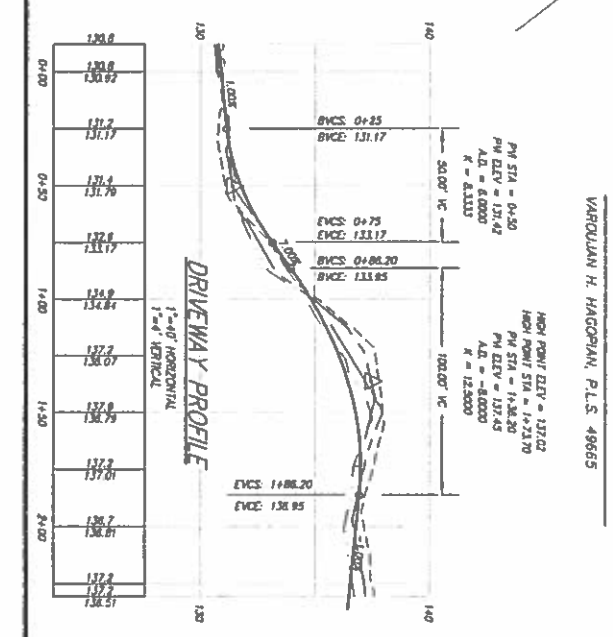




ARBITING HOUSE LOCATIONS TAKEN FROM TOWN GIS.



OPEN LAND SUMMARY
 REQUIRED OPEN LAND = 92,173 S.F. (33% LOT AREA)
 PROPOSED OPEN LAND = 96,321 S.F. (35.5% LOT AREA)



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.

DATE: _____

VAROLIAN H. HAGOPIAN, P.L.S. 49665

APPROVED SPECIAL PERMIT
 CONSERVATION CLUSTER DEVELOPMENT
 WAYLAND PLANNING BOARD

GENERAL NOTES:
 1. THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN, CONNORS & ASSOCIATES PERFORMED ON APRIL 2017.
 2. LEGAL STATUS OF EASEMENTS AND WAYS NOT DETERMINED BY THIS SURVEY.
 3. METEANS SHOWN HEREON WERE FLAGGED BY OGDARD CONSULTING, LLC AND LOCATED BY SULLIVAN, CONNORS & ASSOCIATES.
 4. THE SITE IS LOCATED IN A ZONE 2 WATER RESOURCE PROTECTION DISTRICT.

LEGEND

- DEMAN LINE
- CATCH BASIN
- BRUNNONS CLIMBING
- EDGE OF PAVEMENT
- APPROX. WATERCOURSE
- HYDRANT
- WATERCOURSE
- APPROX. GAS LINE
- CAS DATE
- UTILITY POLE & GUY WIRE
- CHAIN LINK FENCE
- LEADPOST
- ELECTRIC TRANSFORMER
- VERTICAL BENCHMARK
- DECKED TRAIL "X"
- CONCRETE TRAIL "X"
- TRAIL
- SPOT CHECK
- ROOF DRAIN DOWNSPOUT

ACCOMMODATIONS
 O CBHP Fnd.
 C CONC ROAD W/IN
 * P P Fnd.
 RWY PAV ROAD

SULLIVAN, CONNORS AND ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
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 SUDBURY, MASSACHUSETTS 01776
 PHONE: 978-443-9566 FAX: 978-443-8915

"DEFINITIVE PLAN"
 CLUSTER SITE PLAN
 74 MOORE ROAD
 IN
 WAYLAND, MA

OWNERS:
 TAMPOSI BROTHERS I, LLC
 37 REVERE STREET, NO. 8
 BOSTON, MA 02114

NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.

ZONED: SINGLE RESURGENCE CONSERVATION CLUSTER
 AREA = 20,000 SF
 FRONTAGE = 50 feet

ZONE 2 WATER RESOURCE PROTECTION DISTRICT FLOOD PLAN OVERLAY DISTRICT EL-124

REVISIONS:

NO.	DATE	DESCRIPTION
1	AUGUST 3, 2017	ISSUED FOR PERMIT

SCALE: 1"=40'
 SHEET 3 OF 3