

LEGEND

□ CB	CONCRETE BOUND
● IP	IRON PIN
— EOP	EDGE OF PAVEMENT
173.3x	SPOT ELEVATION
□ UP	UTILITY POLE
— OHW	OVERHEAD WIRES
— EM	ELECTRIC METER
— WG	WATER GATE
— WS	WATER SHUT-OFF
⊙ DMH	DRAIN MANHOLE
⊠ CB	CATCH BASIN
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION

SITE DEVELOPMENT AREA:

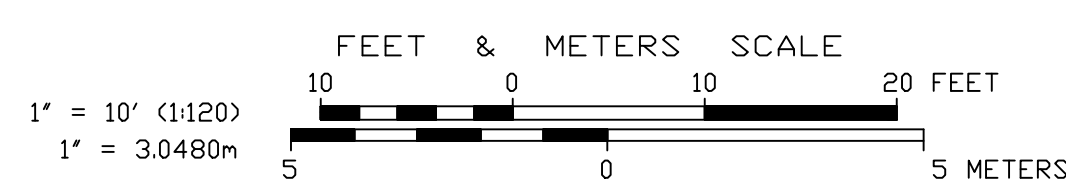
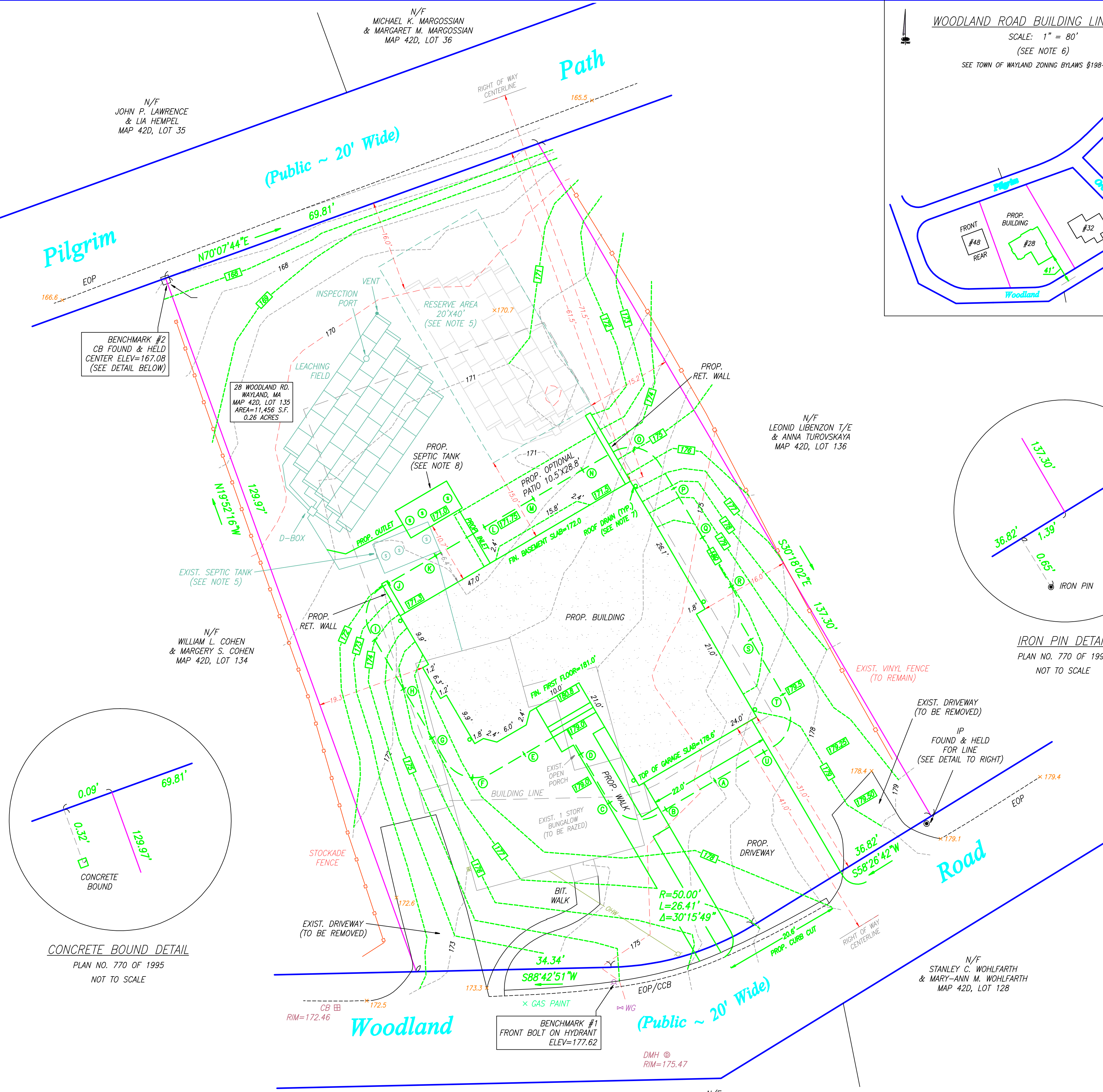
LOT AREA:	11,456 S.F. (0.26 ACRES)
IMPERVIOUS SURFACES:	
EXISTING	1,684 S.F. 15%
PROPOSED	3,055 S.F. 27%
(INCLUDES OPTIONAL PATIO)	
TOTAL AREA OF IMPERVIOUS SURFACES ON LOT WILL INCREASE 1,371 S.F./12%	
SEE TOWN OF WAYLAND ZONING BYLAWS §198-1604.2	

REFERENCES

- DEED REFERENCE: MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS BOOK 40829, PAGE 58
- PLAN REFERENCES: PLAN ENTITLED "2D EXTERIOR ELEVATIONS", PREPARED BY KEVIN NEPRUD & ASSOCIATES, DATED SEPTEMBER 6, 2024, SHEET NUMBER A-300
- PLAN ENTITLED "PLAN OF LAND IN WAYLAND, MASS.", PREPARED BY MACCARTHY & SULLIVAN ENGINEERING, INC., DATED AUGUST 27, 2003, PLAN NUMBER 924 OF 2003
- PLAN ENTITLED "PLAN OF LAND IN WAYLAND, MASSACHUSETTS", PREPARED BY VANASSE HANGEN BRUSTIN, INC., DATED FEBRUARY 8, 1995, PLAN NUMBER 770 OF 1995, PLAN BOOK 25621, PAGE 148

NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- HORIZONTAL LOCATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- APPROXIMATE LOCATION OF SEPTIC SYSTEM HAS BEEN TAKEN FROM AS-BUILT PLAN PROVIDED BY THE TOWN OF WAYLAND BOARD OF HEALTH. LOCATION OF RESERVE AREA HAS BEEN MOVED AT THE REQUEST OF THE CLIENT. TEST HOLES REMAIN IN RESERVE AREA.
- LOCATIONS OF ABUTTER BUILDINGS (WOODLAND RD. BUILDING LINE) HAVE BEEN TAKEN FROM THE TOWN OF WAYLAND ONLINE GIS (<https://next.axsisgis.com/WaylandMA/>) AND ARE SHOWN GRAPHICALLY.
- GUTTERS AND DOWNSPOUTS SHOWN ON ARCHITECTURAL DRAWING A-300 (SEE PLAN REFERENCES) TO DISCHARGE INTO AN UNDERGROUND COLLECTION PIPE SYSTEM THAT RUNS AROUND THE EXTERIOR PERIMETER OF THE PROPOSED BUILDING AND DISCHARGES STORMWATER IN A MANNER THAT MEETS WAYLAND CONSERVATION COMMISSION REQUIREMENTS. ROOF DRAINS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SAID ARCHITECTURAL DRAWING AND ARE SHOWN GRAPHICALLY.
- SEPTIC TANK TO BE RELOCATED AND REINSTALLED TO MATCH EXISTING ELEVATIONS. EXISTING D-BOX AND LEACHING FIELD TO REMAIN.



ZONING DESIGNATION:
TOWN OF WAYLAND ZONING DISTRICT
SINGLE RESIDENCE 20,000 (R20)
ZONE II WATER RESOURCE PROTECTION DISTRICT
AQUIFER PROTECTION OVERLAY DISTRICT

ASSESSOR'S REFERENCE:
MAP 42D, LOT 135

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON JUNE 20, 2024, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 25017C0509F, HAVING AN EFFECTIVE DATE OF JULY 7, 2014.

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION
08/27/24	ADD SEPTIC	09/05/24	UPDATE DETAILS
08/29/24	PROP. GRADING		UPDATE PROPOSED
09/03/24	AVG. GRADE	09/06/24	UPDATE DETAILS
	BLDG. PROFILE	09/09/24	UPDATE DETAILS
	IMPERVIOUS		
	SURFACE CHART		
	UPDATE DETAILS		

FIELD: DMD/ECP
CALCS: EJP/AMG
DRAWN BY: SM/AMG
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 2411064

9/9/24
PROFESSIONAL LAND SURVEYOR DATE

A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MA 01747
(508) 634-0256
www.aselliott.com

Existing Conditions Plan of Land Showing Proposed Improvements
28 WOODLAND ROAD
WAYLAND, MASSACHUSETTS
PREPARED FOR: ERNESTO FEITEIRA
SCALE: 1" = 10' DATE: AUGUST 22, 2024