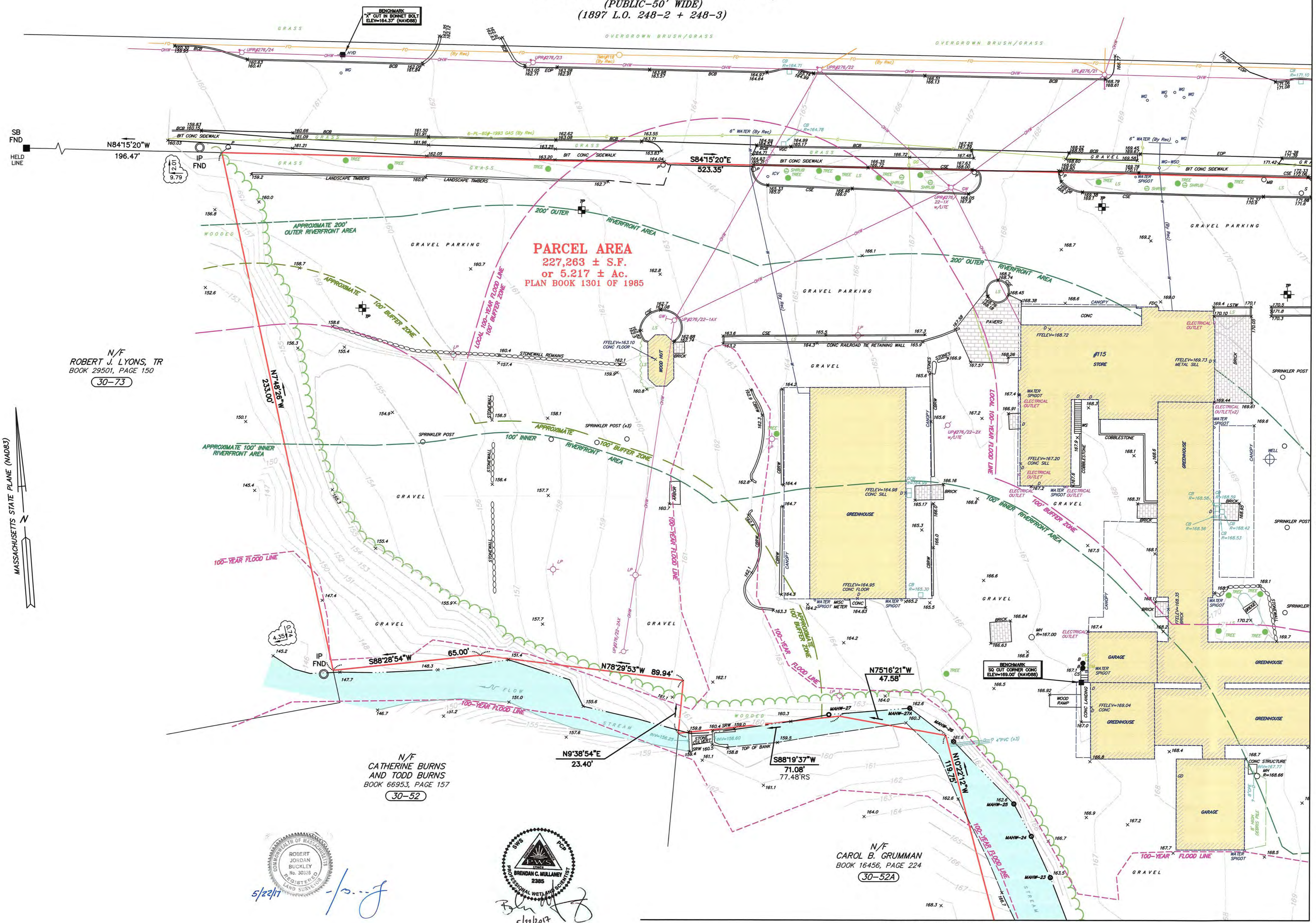


BOSTON POST ROAD (ROUTE 20)
(PUBLIC-50' WIDE)
(1897 L.O. 248-2 + 248-3)

PARCEL AREA
227,263 ± S.F.
or 5.217 ± Ac.
PLAN BOOK 1301 OF 1985



N/F
ROBERT J. LYONS, TR
BOOK 29501, PAGE 150
30-73

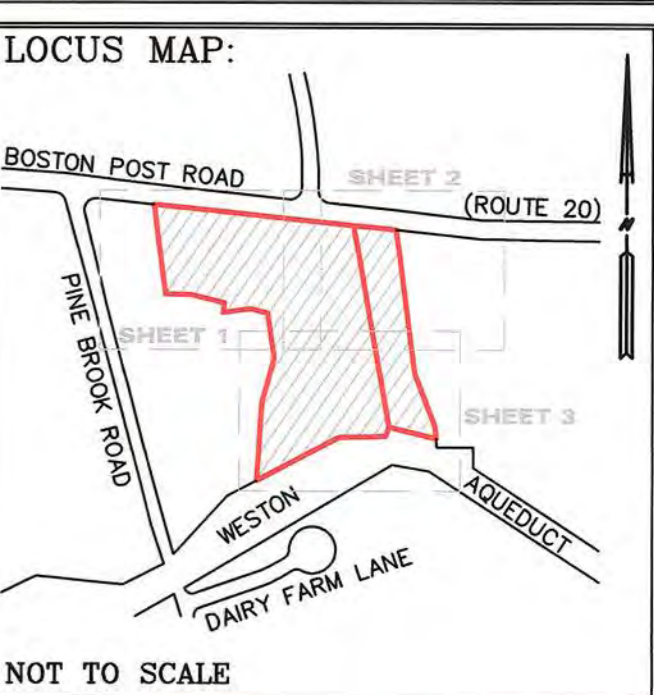
N/F
CATHERINE BURNS
AND TODD BURNS
BOOK 66953, PAGE 157
30-52

N/F
CAROL B. GRUMMAN
BOOK 16456, PAGE 224
30-52A



PREPARED FOR:
EDEN MANAGEMENT, INC.
80 HOPE AVENUE #512
WALTHAM, MA 02453

RECORD OWNER:
MAHONEY'S GARDEN CENTERS LLC
BOOK 28431/PAGE 567
BOOK 300060/PAGE 36



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1	05/22/2017	REVISED WETLAND
0	04/11/2017	INITIAL ISSUE
	ISSUE DATE	DESCRIPTION
TGS	CEM	CEM
FLD	CALC	DWN
		RJB
		CHK'D

ANRAD PLAN
BROOKSIDE
113+115 BOSTON POST ROAD
WAYLAND, MA
(MIDDLESEX COUNTY)

PREPARED BY:
BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: APRIL 11, 2017
SCALE: 1"=20'

B+T JOB NO. 2841.00
B+T PLAN NO. 284100P007B-001
SHEET No. 1 OF 3

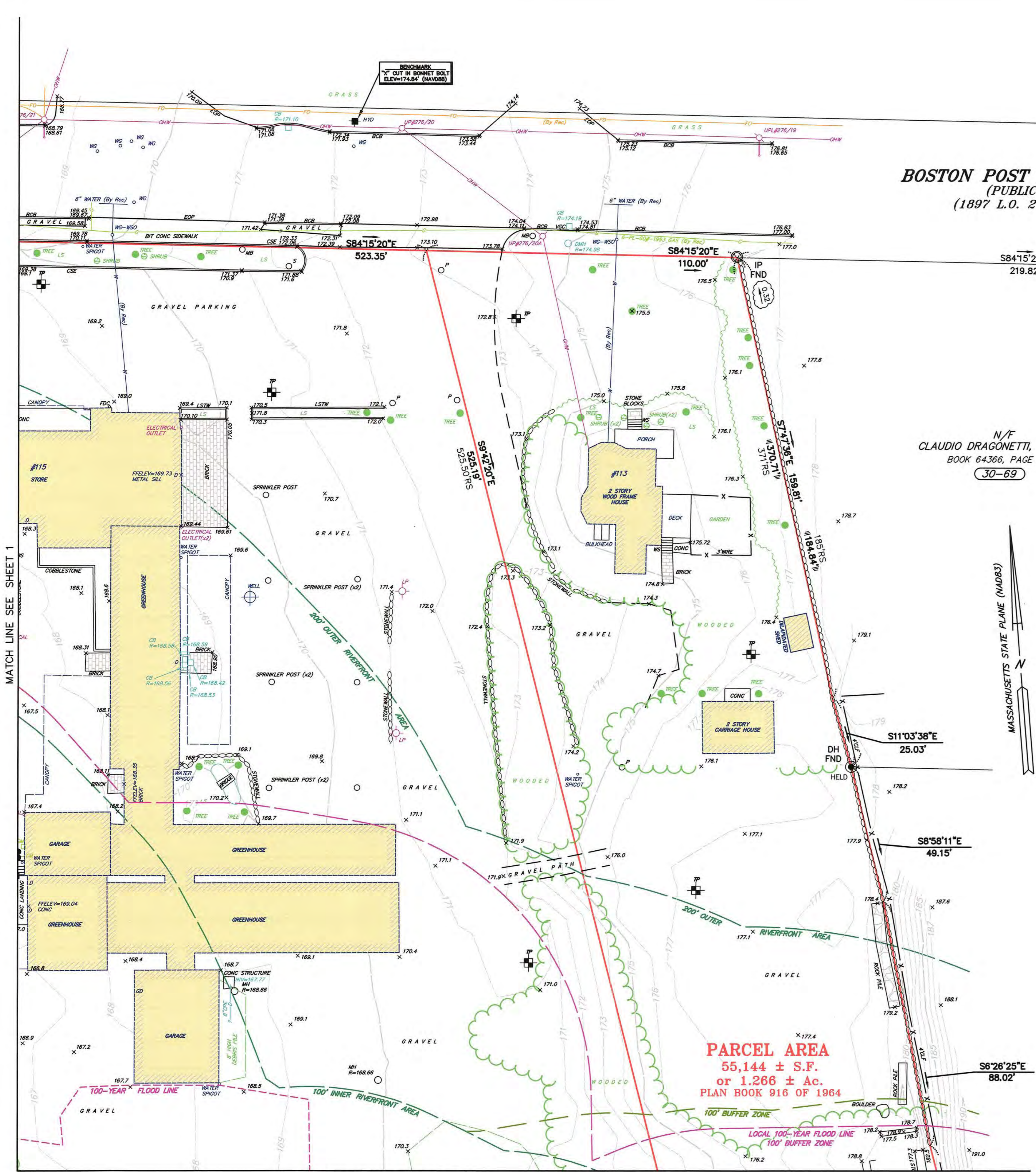
A-1

MATCH LINE SEE SHEET 3

SEE SHEET 2 OF 3 FOR NOTES AND LEGEND

MATCH LINE SEE SHEET 2

MASSACHUSETTS STATE PLANE (NAD83)



BOSTON POST ROAD (ROUTE 20)
(PUBLIC-50' WIDE)
(1897 L.O. 248-2 + 248-3)

N/F
CLAUDIO DRAGONETTI, TRS et al
BOOK 64366, PAGE 220
30-69



PARCEL AREA
55,144 ± S.F.
or 1.266 ± A.C.
PLAN BOOK 916 OF 1964

LEGEND

	SEWER LINE/MANHOLE		100' BUFFER ZONE
	DRAIN LINE/MANHOLE		APPROXIMATE 100' BUFFER ZONE
	CATCH BASIN		APPROXIMATE RIVERFRONT AREA
	FLARED END/INVERT		LOCAL 100-YEAR FLOOD LINE
	GAS LINE/GATE		100' BUFFER ZONE
	WATER LINE/GATE		MINOR CONTOUR
	HYDRANT		MAJOR CONTOUR
	POST INDICATOR VALVE		SPOT ELEVATION
	TELEPHONE MANHOLE/FIBER OPTIC LINE		EDGE OF WATER
	OVERHEAD WIRE		BITUMINOUS CONCRETE
	LIGHT POLE		CONCRETE
	UTILITY POLE		CONCRETE BLOCK RETAINING WALL
	GUY WIRE		COBBLESTONE EDGING
	SIGN		CORRUGATED POLYETHYLENE
	POST		DOOR
	BOLLARD POST		DOUBLE CATCH BASIN
	HAND HOLE		ELECTRIC METER
	CHAIN LINK FENCE		EDGE OF PAVEMENT
	GRANITE CURB		FIRE DEPARTMENT CONNECTION
	BITUMINOUS CONCRETE BERM		FINISHED FLOOR ELEVATION
	TREE		GAS METER
	TREE LINE		GARAGE DOOR
	LANDSCAPING		IRRIGATION CONTROL VALVE
	STONE WALL		LANDSCAPE TIMBER WALL
	BUILDING		MAILBOX
	BOUNDARY OF BORDERING VEGETATED WETLAND		POLYVINYL CHLORIDE
	BANK/BANK FLAG		REINFORCED CONCRETE PIPE
	MEAN ANNUAL HIGH WATER		STONE RETAINING WALL
	FLAG PERENNIAL STREAM		UTILITY POLE w/LIGHT
	100-YEAR FLOOD LINE		UTILITY POLE w/RISER
	TOP OF BANK/DITCH		TEST PIT
	RECORD SURVEY		WOOD STEPS
	TOTAL DISTANCE		STONE BOUND
			IRON PIN/IRON PIPE
			IRON ROD
			DRILL HOLE
			FOUND

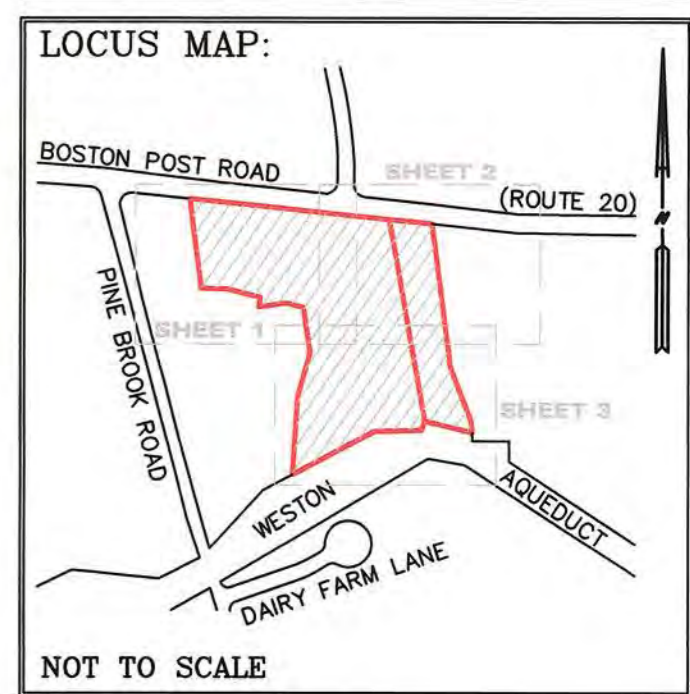
NOTES

- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILIES FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN DECEMBER 13, 2016 AND FEBRUARY 24, 2017.
- WETLAND RESOURCE AREAS DELINEATED BY BEALS AND THOMAS, INC. ON DECEMBER 09, 2016 AND FEBRUARY 17, 2017. RESOURCE AREAS WERE NOT DELINEATED SOUTH OF THE STREAM.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-VRS METHODS, NAD_83(2011)(EPOCH2010).
- THE PARCEL SHOWN IS PARTIALLY LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 527 OF 656", MAP NUMBER 25017C0527F, EFFECTIVE DATE JULY 7, 2014.
- 100-YEAR FLOOD LINE SHOWN BASED UPON GRAPHICAL SCALING OF FEMA FLOOD MAP LISTED ABOVE.
- THE LOCATIONS OF WETLAND FLAGS IDENTIFIED WITH AN ASTERISK (*) WERE ESTABLISHED DURING A SITE WALK WITH THE WAYLAND CONSERVATION COMMISSION'S PEER REVIEW CONSULTANT ON MAY 16, 2017.

N/F
STEPHEN McLAUGHLIN
AND **KELLEY McLAUGHLIN**
BOOK 67863, PAGE 206
30-68

PREPARED FOR:
EDEN MANAGEMENT, INC.
80 HOPE AVENUE #512
WALTHAM, MA 02453

RECORD OWNER:
MAHONEY'S GARDEN CENTERS LLC
BOOK 28431/PAGE 567
BOOK 300060/PAGE 36



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ANRAD PLAN
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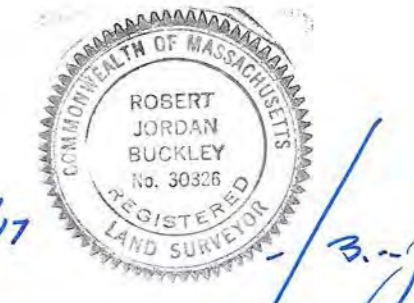
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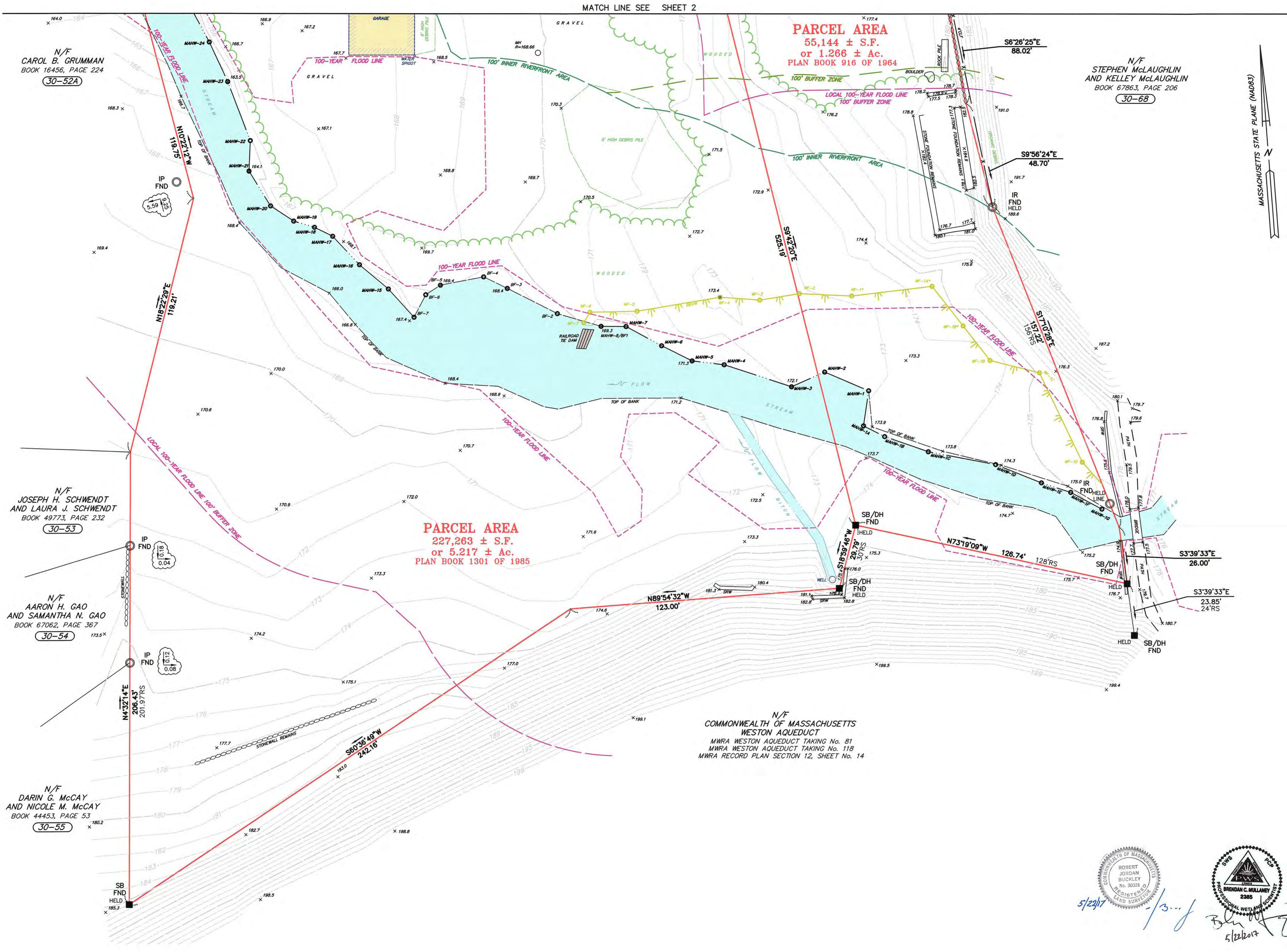
DATE: APRIL 11, 2017

SCALE: 1"=20'

B+T JOB NO. 2841.00
B+T PLAN NO. 284100P007B-002
SHEET No. 2 OF 3

A-2





MATCH LINE SEE SHEET 2

PARCEL AREA
55,144 ± S.F.
or 1.266 ± Ac.
PLAN BOOK 916 OF 1964

PARCEL AREA
227,263 ± S.F.
or 5.217 ± Ac.
PLAN BOOK 1301 OF 1985

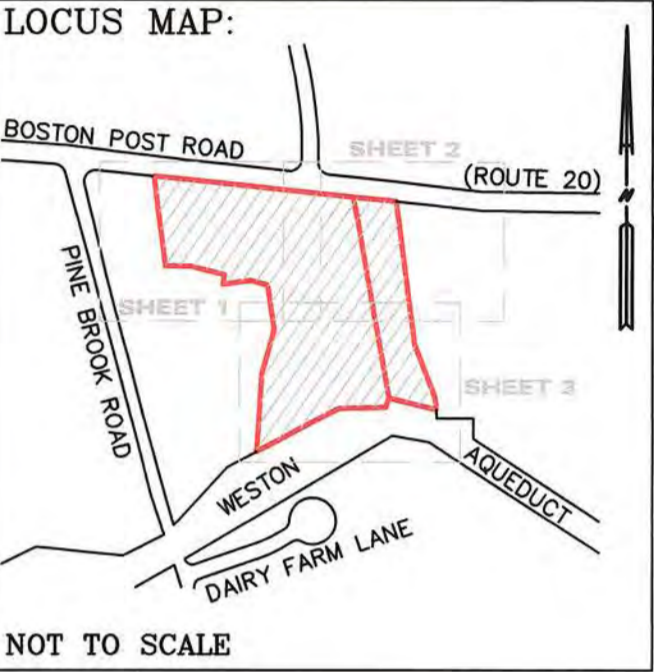
N/F
COMMONWEALTH OF MASSACHUSETTS
WESTON AQUEDUCT
MWRA WESTON AQUEDUCT TAKING No. 81
MWRA WESTON AQUEDUCT TAKING No. 118
MWRA RECORD PLAN SECTION 12, SHEET No. 14

N/F
STEPHEN McLAUGHLIN
AND KELLEY McLAUGHLIN
BOOK 67863, PAGE 206
30-68



PREPARED FOR:
EDEN MANAGEMENT, INC.
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B+T JOB NO. 2841.00
B+T PLAN NO. 284100P007B-003
SHEET No. 3 OF 3

A-3



SEE SHEET 2 OF 3 FOR NOTES AND LEGEND