

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 10, LOT 16. RECORD TITLE FROM BOOK 7895, PAGE 522.
- THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "C" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 250226 0001 B, BEARING AN EFFECTIVE DATE OF JULY 2, 1980.

LEGEND

- EDGE OF WOODS
- STONE WALL
- CURB
- EDGE OF PAVEMENT
- STREAM
- CB DRAIN CATCH BASIN
- DMH DRAIN MANHOLE
- DRAIN OUTFALL
- FENCE
- GUARD RAIL
- HYDRANT
- OBSERVATION WELL
- GAS MAIN
- GAS GATE
- SEWER LINE
- SMH SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- TELEPHONE DUCT
- EMH UTILITY MANHOLE
- ELECTRIC DUCT
- UTILITY POLE
- WATER GATE
- WATER MAIN
- 280 EXISTING CONTOUR
- X222.8 EXISTING SPOT GRADE

TBM 6:
DOUBLE HEAD NAIL
IN POLE #40/2
ELEVATION = 192.38

TBM 7:
DOUBLE HEAD NAIL
IN POLE #40/3
ELEVATION = 190.76



ZONING:
RESIDENCE DISTRICT A

	MINIMUM:	PROVIDED:
LOT AREA	60,000 S.F.	212,091 S.F.
FRONTAGE	250 FT.	900± FT.
SETBACKS:		
FRONT YARD (FROM SIDELINE)	60 FT.	171.5 FT.
FRONT YARD (FROM CENTERLINE)	85 FT.	181.9± FT.
SIDE YARD	45 FT.	104.8 FT.
MAXIMUM HEIGHT	37 FT.	36.5 FT.
LOT WIDTH	250 FT.	373 ± FT.

APPROX. VOLUME CALCULATIONS:

TOTAL CUT=820 CUBIC YARDS
TOTAL FILL=2,620 CUBIC YARDS

No.	DATE	REVISION	BY
1	6/30/04	PRELIM. PLANNING REVIEW	JNF
2	8/10/04	PLAN SUBMISSION REVIEW	JNF

ZONING:
RESIDENCE-DISTRICT A
MINIMUM AREA= 60,000 SQ. FT.
MINIMUM FRONTAGE= 250 FT
SETBACKS:
FRONT YARD= 60 FT
SIDE YARD= 45 FT
REAR YARD= 45 FT
MAXIMUM HEIGHT= 37 FT

LOT 16
212,091 SQ. FT.
4.87 ACRES

BY METROWEST ENGINEERING, INC
ROBERT A. GEMMA, P.E. #31967 DATE

M-COLOR SITE PLAN
FOR RIPLEY LANE
IN
WESTON, MASS
(MIDDLESEX COUNTY)

PREPARED FOR:
PRIVATE RESIDENCE
RIPLEY LANE
WAYLAND, MA 01778

PROPERTY OF:
PRIVATE RESIDENCE
RIPLEY LANE
WESTON, MA 02493

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
ROBERT A. GEMMA
(508) 626-0063

SHEET 1 OF 1
DATE: JUNE 16, 2004
CALC'D BY: AMF FIELD BK: 421 CAD FILE: WST_RIP1M-COLOR - SITE PLAN
DRAFTER: AMF/JNF PROJECT: WST_RIP1 DWG FILE: H:\DRAWINGS\SP\061604

GRAPHIC SCALE
1 inch = 20 ft.

