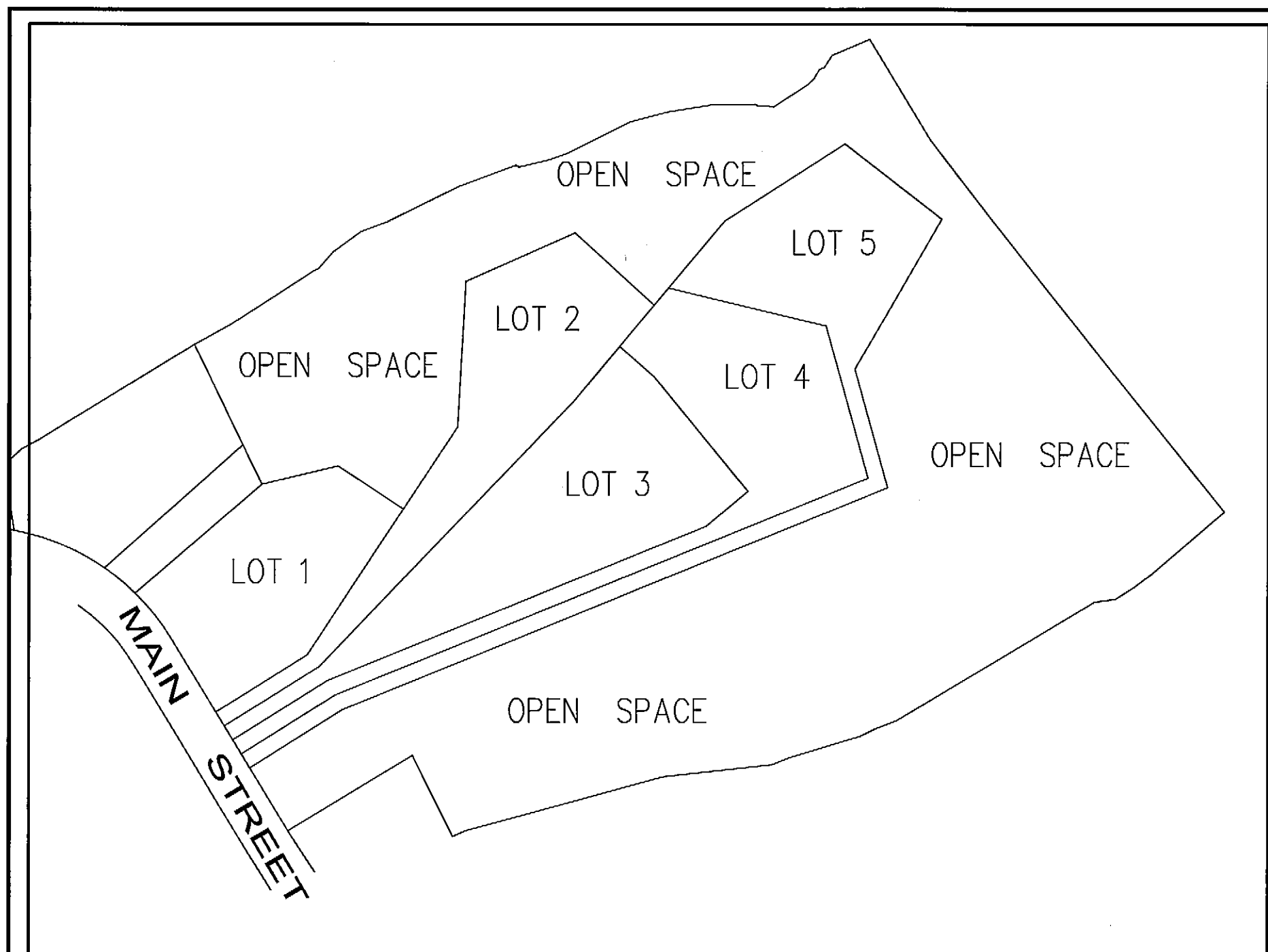




RECORD OWNER & APPLICANT:
PAUL & LYNN LANDERS
649 MAIN STREET
BOLTON, MA
DEED REFERENCE:
BOOK 27125 PAGE 314
PLAN REFERENCE:
PLAN BOOK 569 PLAN 47
ASSESSORS REFERENCE: MAP 2 PCL.12
ZONING DISTRICT: RESIDENTIAL

AREA	FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (FOSPRD):
FRONTAGE	1.0 ACRES
LOT WIDTH	N/A
FRONT YARD	50'
SIDE YARD	20'
REAR YARD	20'

33% OF THE TOTAL LAND MUST BE SET ASIDE AS OPEN SPACE (ONLY 25% OF WHICH CAN BE WETLAND)
*NOTE: THIS PLAN REQUIRES A WAIVER TO SECTION 250-13.6. LOT SHAPE

OPEN SPACE CALCULATIONS:

TOTAL LAND AREA =	28.55 AC (±) (RESIDENTIAL DISTRICT)
TOTAL REQUIRED OPEN SPACE =	9.42 AC (±) (33% OF TOTAL AREA)
MAX. OPEN SPACE ALLOWED IN WRPD & FLOODPLAIN =	2.36 AC (±) (25% OF REQ. OS)
MIN. OPEN "UPLAND" OS REQ. =	7.06 AC (±) (9.42 - 7.06)
<u>TOTAL OPEN SPACE PROVIDED:</u>	
<u>PARCEL</u>	<u>TOTAL</u>
OS	17.10 AC (60%)

<u>WRPD/F. PLAIN</u>	<u>UPLAND</u>
9.68 AC (33%)	7.42

RESERVED FOR REGISTRY USE
WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 931 PLAN 111
Received 12-8-17
h 24 m 11 P.M.
Sheet 1 of 1
With Doc. # _____
in BOOK 75 PAGE _____
Fee 15

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
BOLTON PLANNING BOARD
Paul Landers
11/29/17
DATE: 11/29/17

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

Stanley R. Dillis 9/11/17
PROFESSIONAL LAND SURVEYOR DATE
80 0 40 80 160 320
1 in. = 80 ft.

SPECIAL PERMIT APPROVAL IN ACCORDANCE WITH THE TOWN OF BOLTON BYLAW ~~250-14~~ 250-14
FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (F.O.S.P.R.D.) APPROVAL
UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED

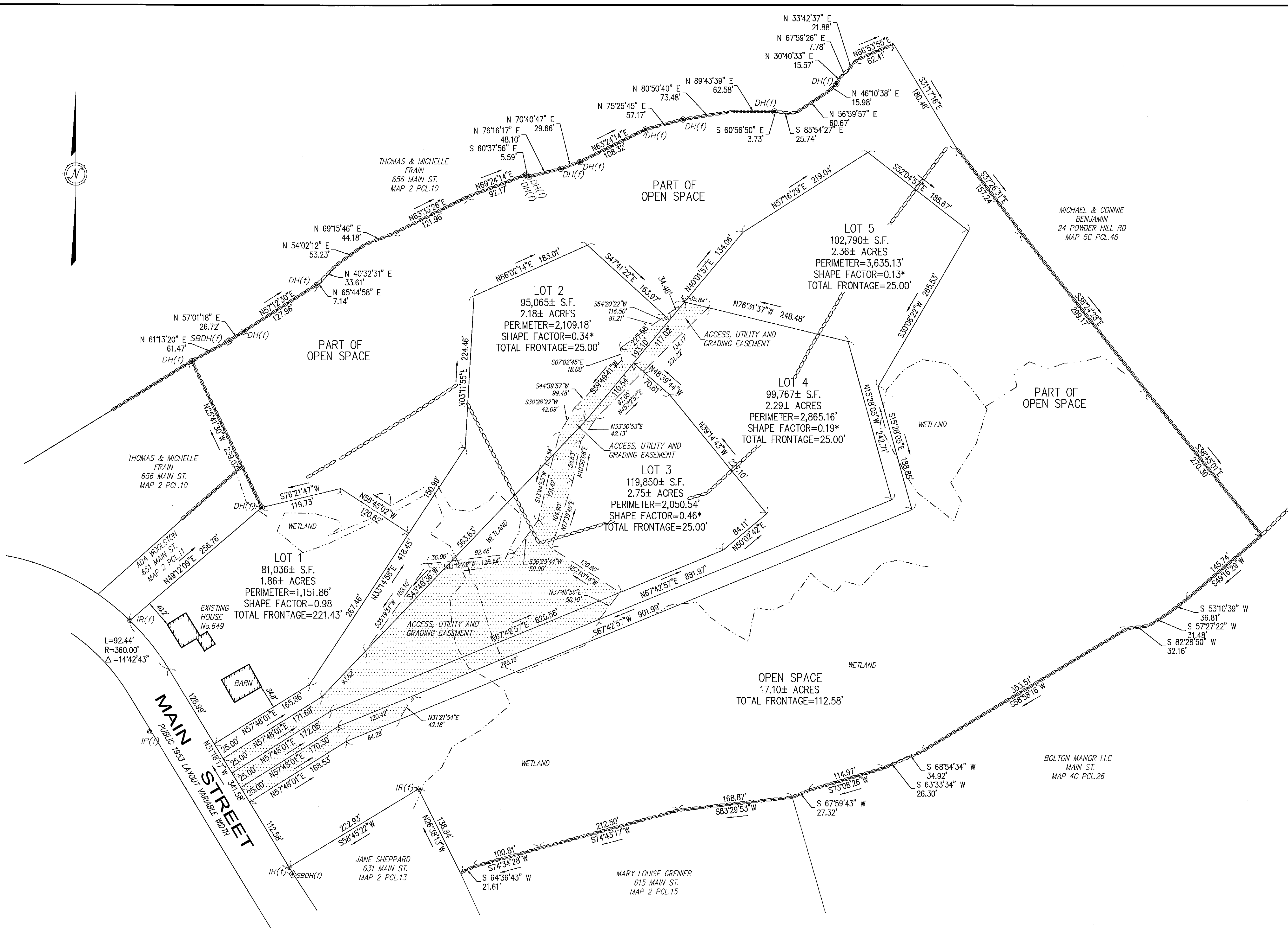
LOTS 1-5 COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF BOLTON
ZONING BYLAWS.

NO MORE THAN 25% OF THE MINIMUM AMOUNT OF REQUIRED RESTRICTED LAND IS IN A
WATER RESOURCE PROTECTION DISTRICT (SECTION ~~250-14~~ 250-14) OR A FLOOD PLAIN DISTRICT
(SECTION ~~250-14~~ 250-14).

SPECIAL PERMIT ACCORDING TO THE TOWN OF BOLTON ZONING BYLAW ~~250-14~~ 250-14 FOR LOTS
1-5 ISSUED BY THE TOWN OF BOLTON PLANNING BOARD (DATE 9-27-17) AND FILED
WITH THE BOLTON TOWN CLERK (DATE 10-3-17).

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD
OF THE APPROVAL OF THIS PLAN FOR SPECIAL PERMIT LOTS ACCORDING TO THE TOWN
OF BOLTON BYLAW ~~250-14~~ 250-14

Pamela H. Powell 12-4-2017
TOWN CLERK DATE



LEGEND

DESCRIPTION	DRAWING ENTITY
IRON ROD FOUND	• IR Fd.
CONCRETE BOUND w/ DRILL HOLE FOUND	□ DHCB Fd.
DRILL HOLE FOUND	○ DH Fd.

PLAN OF LAND IN BOLTON, MASSACHUSETTS

DATE: APRIL 19, 2017	SCALE: 1 in. = 80 ft.
OWNER: PAUL & LYNN LANDERS 649 MAIN STREET BOLTON, MA	JOB NO. 5244 DWG. NO. 5244-ANR

DUCHARME & DILLIS

Civil Design Group, Inc.

CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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