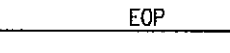


# HOUGHTON FARM

## LEGEND

| EXIST. FEATURE | DESCRIPTION                | EXIST. SYM. | DESCRIPTION               |
|----------------|----------------------------|-------------|---------------------------|
|                | STREAMS/RIVERS             |             | EXISTING TELEPHONE POLE   |
|                | 100-YEAR FLOODPLAIN        |             | EXISTING GUY WIRE         |
|                | LIMIT OF RIVER/FRONT AREA  |             | EXISTING SEWER MANHOLE    |
|                | LAKES/PONDS/SURFACE WATER  |             | EX. STORM WATER MANHOLE   |
|                | WETLANDS                   |             | EXISTING WELL             |
|                | LIMIT OF BUFFER ZONE       |             | EXISTING WETLAND FLAG     |
|                | 100' WELL OFFSET           |             | EXISTING CATCH BASIN      |
|                | WELL RADIUS                |             | EXISTING ELECTRICAL METER |
|                | PROPERTY LINE              |             | EXISTING SIGN             |
|                | EASEMENT LINE              |             | PERC TEST                 |
|                | HAYBALES                   |             | TEST PIT                  |
|                | GUARD RAIL                 |             | EXISTING IRON PIPE        |
|                | STONE WALL                 |             | EXISTING DRILL HOLE       |
|                | EXISTING ELECTRICAL LINE   |             | EXISTING IRON ROD         |
|                | EXISTING SANITARY SEWER    |             | EXISTING STONE BOUND      |
|                | EXISTING STORM DRAIN       |             |                           |
|                | EXISTING TELEPHONE LINE    |             |                           |
|                | EXISTING OVER-HEAD WIRES   |             |                           |
|                | EXISTING UNPAVED ROAD      |             |                           |
|                | EXISTING CONTOUR (INDEX)   |             |                           |
|                | EX. CONTOUR (INTERMEDIATE) |             |                           |
|                | EXISTING SPOT ELEVATION    |             |                           |
|                | CONIFER TREE               |             |                           |
|                | EXISTING BUILDING/HOUSE    |             | EXISTING SPOT GRADE       |
|                | TREE LINE                  |             | EXISTING BOUND            |
|                | EXISTING CLEANOUT          |             |                           |

| PROP. FEATURE                                                                                 | DESCRIPTION                  | PROP. SYM.                                                                          | DESCRIPTION                       |
|-----------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------|-----------------------------------|
|            | REPLICATED WETLANDS          |  | PROPOSED TELEPHONE POLE           |
|            | PROPERTY LINE                |  | PROPOSED SANITARY MANHOLE         |
|            | EASEMENT LINE                |  | PROPOSED STORM WATER MANHOLE      |
|            | HAYBALES                     |  | PROPOSED CATCH BASIN              |
| <u>RET. WALL (BLOCK)</u>                                                                      | CONC. BLOCK RETAINING WALL   |  | PROPOSED DOUBLE CATCH BASIN       |
|  W         | PROPOSED WATER LINE          |  | PROPOSED ELECTRICAL TRANSFORMER   |
|  S         | PROPOSED SANITARY SEWER      |  | PROPOSED SIGN                     |
|  D         | PROPOSED STORM DRAIN         |  | PROPOSED FLARED END SECTION       |
|  RD        | PROPOSED ROOF DRAIN          |  | PROPOSED RIPRAP                   |
|  UD        | PROPOSED UNDER DRAIN         |  | PROPOSED STONE BOUND              |
|  ETC       | PRO. U/G ELEC. CABLE & TEL.  |  | DEEDIOUS TREE                     |
|  RCB       | PROP. BACK CAPE COD BERM     |  | EVERGREEN TREE                    |
|  EOP       | PROPOSED EDGE OF PAVEMENT    |  | SHRUB                             |
|            | PROPOSED UNPAVED ROAD        |  | PROPOSED OUTLET CONTROL STRUCTURE |
|  180       | PROPOSED CONTOUR (INDEX)     |  | PROPOSED WICK DRAIN               |
|  179       | PROP. CONTOUR (INTERMEDIATE) |  | PROPOSED FIELDSTONE HEADWALL      |
|  175x5     | PROPOSED SPOT ELEVATION      |                                                                                     |                                   |
|            | PROPOSED BUILDING/HOUSE      |                                                                                     |                                   |
|  TREE LINE | TREE LINE                    |                                                                                     |                                   |



# LOCUS MAP

SCALE: 1"=1,100'±

## GENERAL NOTES

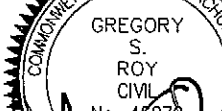
1. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY AND COMPILED USGS INFORMATION. ELEVATIONS REFER TO NGVD 1929.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY AND RECORDED PLANS AND DEEDS. (SEE WORCESTER REGISTRY OF DEEDS DB 42561, PG 345 DATED MARCH 11, 2008 & DB 42561, PG 349 DATED MARCH 11, 2008).
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF BOLTON WETLANDS BYLAW WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. AND APPROVED BY THE BOLTON CONSERVATION COMMISSION THROUGH THE ISSUANCE OF AN ORDER OF RESOURCE AREA DELINEATION DATED, SEPTEMBER 22, 2008.
4. A PORTION OF THE SITE FALLS WITHIN ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP 250296-0016, EFFECTIVE DATE JUNE 18, 2008 FOR THE TOWN OF BOLTON. FLOODPLAIN SHOWN ON THIS PLAN IS APPROXIMATE, BASED COMPILED INFORMATION.
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHOULD OBTAIN DIG SAFETY 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
6. THIS PLAN IS INTENDED FOR THE FILING OF A PROPOSED DEFINITIVE SUBDIVISION WITH THE BOLTON PLANNING BOARD. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

WAIVERS LIST:

1. SECTION 4240 – TOPOGRAPHY
2. SECTION 5220 (e) – SIGHT DISTANCE
3. SECTION 5222 (d) – HORIZONTAL & VERTICAL CURVE ALIGNMENT
4. SECTION 5223 (c) – WIDTH
5. SECTION 5225 (a) – DEAD END STREET
6. SECTION 5233 (d) – RATIONAL METHOD ANALYSIS
7. SECTION 5233 (e) – STORM DRAINAGE SYSTEMS
8. SECTION 5233 (k) – MINIMUM COVER (DRIVEWAY CULVERTS ONLY)
9. SECTION 6261 – CROSS SECTION
10. SECTION 6267 (b) – CURBING
11. SECTION 6267 (d) – GRANITE INLET
12. SECTION 5232 – STREET LIGHTS
13. SECTION 5233 (r) – SWALE VELOCITY

# SHEET INDEX

| SHEET INDEX  |                              | LATEST   |
|--------------|------------------------------|----------|
| SHEET NUMBER | SHEET TITLE                  | REVISION |
| SHEET 1      | TITLE SHEET                  | --       |
| SHEET 2      | KEY SHEET                    | --       |
| SHEET 3      | LOT LAYOUT PLAN 1            | --       |
| SHEET 4      | LOT LAYOUT PLAN 2            | --       |
| SHEET 5      | LOT LAYOUT PLAN 3            | --       |
| SHEET 6      | LOT LAYOUT PLAN 4            | --       |
| SHEET 7      | LOT LAYOUT PLAN 5            | --       |
| SHEET 8      | LOT LAYOUT PLAN 6            | --       |
| SHEET 9      | LOT LAYOUT PLAN 7            | --       |
| SHEET 10     | LOT LAYOUT PLAN 8            | --       |
| SHEET 11     | GRADING & DRAINAGE PLAN 1    | --       |
| SHEET 12     | GRADING & DRAINAGE PLAN 2    | --       |
| SHEET 13     | GRADING & DRAINAGE PLAN 3    | --       |
| SHEET 14     | GRADING & DRAINAGE PLAN 4    | --       |
| SHEET 15     | GRADING & DRAINAGE PLAN 5    | --       |
| SHEET 16     | GRADING & DRAINAGE PLAN 6    | --       |
| SHEET 17     | GRADING & DRAINAGE PLAN 7    | --       |
| SHEET 18     | GRADING & DRAINAGE PLAN 8    | --       |
| SHEET 19     | PLAN/PROFILE 1               | --       |
| SHEET 20     | PLAN/PROFILE 2               | --       |
| SHEET 21     | EROSION & SEDIMENTATION PLAN | --       |
| SHEET 22     | NOTES & SPECIFICATIONS       | --       |
| SHEET 23     | SOIL TESTING PLAN            | --       |
| SHEET 24     | DETAIL SHEET 1               | --       |
| SHEET 25     | DETAIL SHEET 2               | --       |
| SHEET 26     | DETAIL SHEET 3               | --       |
| SHEET 27     | DETAIL SHEET 4 (CROSSING)    | --       |

|                                                                                                 |                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>6/7/2016 | RESERVED FOR REGISTRY USE                                                                                                                                                                                                                                                                                               |
|                                                                                                 | WORCESTER DISTRICT REGISTRY<br>OF DEEDS WORCESTER, MA<br>PLAN BOOK <u>884</u> PLAN <u>61</u><br>Received <u>9.2.10</u><br><u>12</u> h. <u>01</u> m. <u>P.M.</u><br>Sheet <u>1</u> of <u>10</u><br>With Doc. # _____<br>In BOOK _____ PAGE _____<br>Fee <u>750.</u><br>ATTEST: <u>Anthony J. [Signature]</u><br>Register |
| <br>6/7/10   |                                                                                                                                                                                                                                                                                                                         |

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

[Signature]      6/7/10  
PROFESSIONAL LAND SURVEYOR      DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LA  
DATE APPROVED: 11/1/5

4/11/10

Tasha Scott )  
John Kula )  
Gina )  
Dineoff )  
)  
)  
)  
)

BEING A MAJORITY  
OF THE BOLTON  
PLANNING BOARD

DATE ENDORSED: 6/9/2010

REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D.  
SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK  
APRIL 27, 2010.

REFER TO THE FINDINGS AND DECISION FILED WITH THE TOWN CLERK  
APRIL 27, 2010.

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED HERewith.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE BOARD OF HEALTH

I, Sharon H. Powell, CLERK OF THE TOWN OF BOLTON  
HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND  
NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER  
RECEIPT AND RECORDING OF SAID NOTICE.

Pamela H. Powell 9-2-2010  
BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL

|                   |             |                 |       |
|-------------------|-------------|-----------------|-------|
| FRONTAGE          | = 200'      | SETBACKS: FRONT | = 50' |
| LOT AREA          | = 80,000 SF | SIDE            | = 20' |
| MAX. LOT COVERAGE | = N/A       | REAR            | = 20' |

OWNER: HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS

|                           |                                   |
|---------------------------|-----------------------------------|
| BOOK/PAGE:                | MAP/PARCEL:                       |
| D.B. 42561, PG. 345 & 349 | MAP 5D, PAR. 10 & MAP 6D, PAR. 32 |

HOUGHTON FARM  
DEFINITIVE SUBDIVISION PLAN  
BOLTON, MASSACHUSETTS  
TITLE SHEET

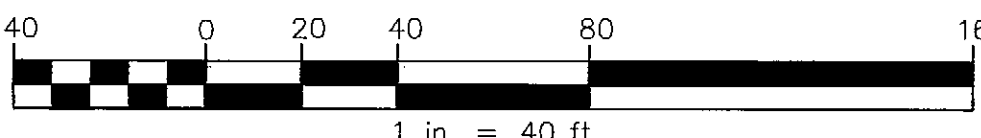
| NO. | DATE    | DESCRIPTION                 | BY  |
|-----|---------|-----------------------------|-----|
| 1.  | 2/10/10 | REVISIONS PER TOWN COMMENTS | GSR |
| 2.  | 3/2/10  | REVISIONS PER TOWN COMMENTS | GSR |
|     |         |                             |     |
|     |         |                             |     |

PREPARED BY:

**DUCHARME & DILLIS**  
**CIVIL DESIGN GROUP, INC.**  
 ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

1092 MAIN STREET, P.O. BOX 428      PHONE: (978) 779-6091  
BOLTON, MASSACHUSETTS 01740      FAX: (978) 779-0260      [www.ddcda.com](http://www.ddcda.com)

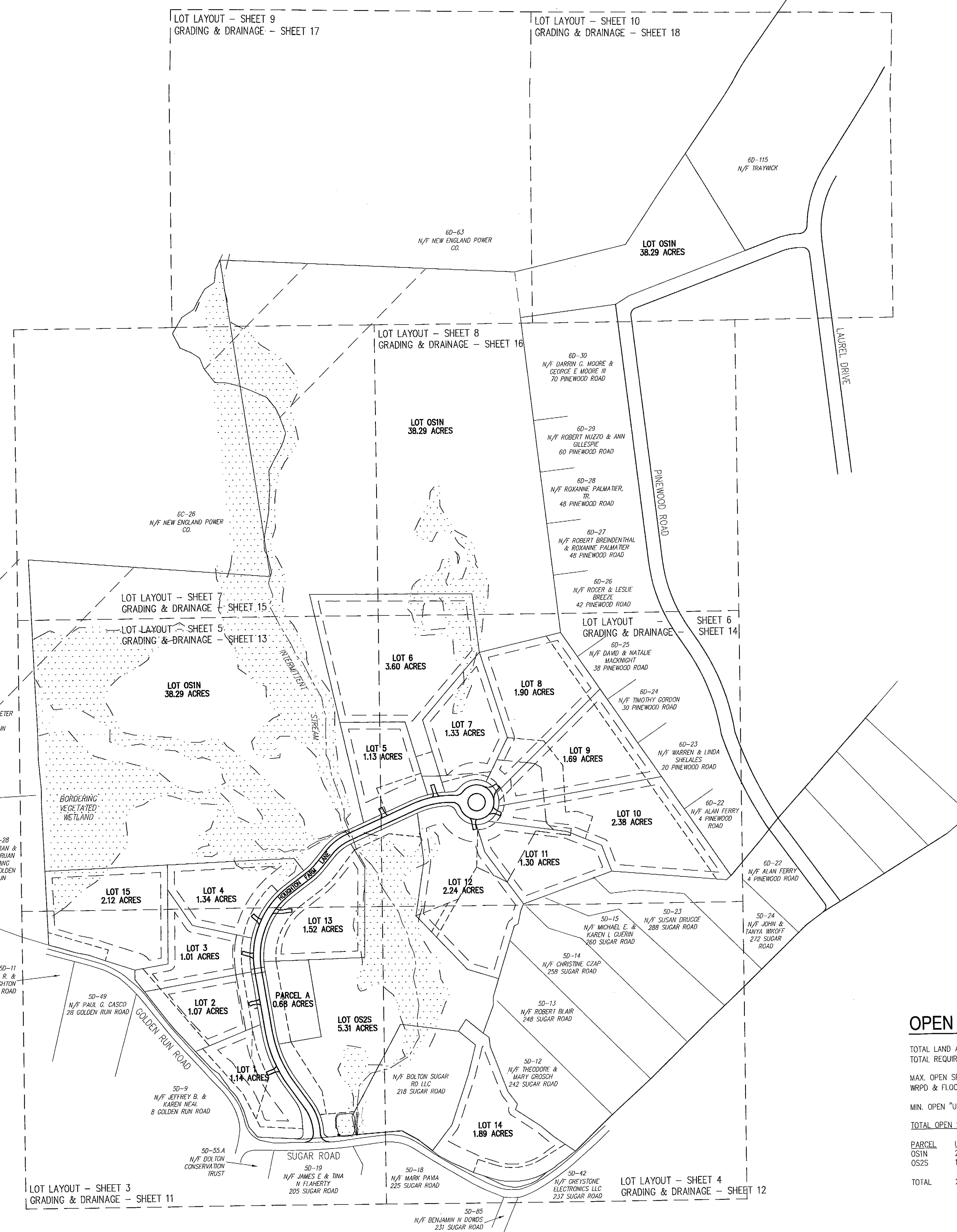
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|-----------------------|-----------------------|----------------------------|-----------------------|
| DESIGN BY:<br>GSR/BJD | DRAWN BY:<br>GSR      | CHECKED BY:<br>GSR/BJD     | SHEET NO.<br><b>1</b> |
| DATE:<br>10/16/09     | JOB NUMBER:<br>3375-K | DRAWING NO.<br>3375K-TITLE | 10<br>OF 20           |





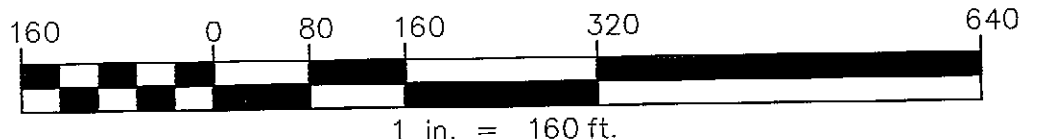
LOT LAYOUT - SHEET 9  
GRADING & DRAINAGE - SHEET 17

LOT LAYOUT - SHEET 10  
GRADING & DRAINAGE - SHEET 18

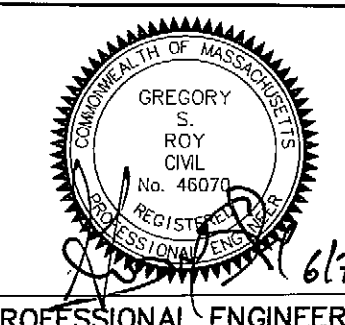


**OPEN SPACE CALCULATIONS:**

|                                                   |               |                        |
|---------------------------------------------------|---------------|------------------------|
| TOTAL LAND AREA =                                 | 71.67 AC (±)  |                        |
| TOTAL REQUIRED OPEN SPACE =                       | 23.89 AC (±)  | (33% OF TOTAL AREA)    |
| MAX. OPEN SPACE ALLOWED IN<br>WRPD & FLOODPLAIN = | 5.97 AC (±)   | (25% OF REQ. OS)       |
| MIN. OPEN "UPLAND" OS REQ. =                      | 17.92 AC (±)  | (23.89 - 5.97)         |
| <u>TOTAL OPEN SPACE PROVIDED:</u>                 |               |                        |
| <u>PARCEL</u>                                     | <u>UPLAND</u> | <u>WRPD/FLOODPLAIN</u> |
| OSIN                                              | 23.43 AC      | 14.86 AC               |
| OS2S                                              | 1.61 AC       | 3.70 AC                |
| TOTAL                                             | 25.04 AC      | 18.56 AC               |
|                                                   |               | 43.60 (60.8%)          |



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RESERVED FOR REGISTRY USE  
  
PLAN BOOK 884 PLAN 61  
SHEET 2 OF 10



I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

Stanley R. Dillis 6/7/10  
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW  
DATE APPROVED: 4/14/10

Pamela H. Powell  
John Hahn  
Anna Scanlon  
Donna  
BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: 6/9/2010

REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK APRIL 27, 2010.

REFER TO THE FINDINGS AND DECISION FILED WITH THE TOWN CLERK APRIL 27, 2010.

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED HEREWITH.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE BOARD OF HEALTH

I, Pamela H. Powell, CLERK OF THE TOWN OF BOLTON, HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

Pamela H. Powell 9-2-2010  
BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL  
FRONTAGE = 200' SETBACKS: FRONT = 50'  
LOT AREA = 80,000 SF SIDE = 20'  
MAX. LOT COVERAGE = N/A REAR = 20'

OWNER: HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS

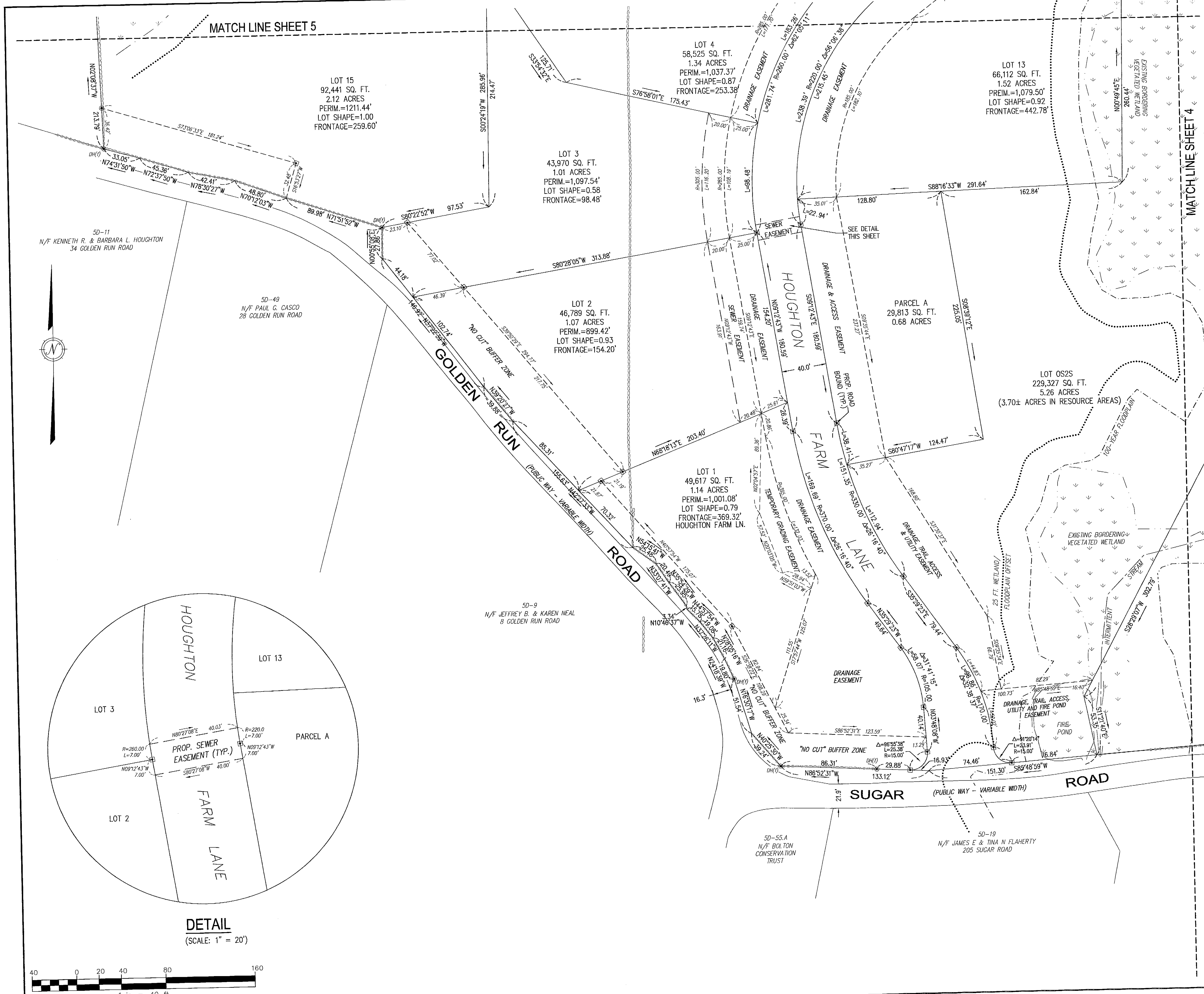
BOOK/PAGE: D.B. 42561, PG. 345 & 349 MAP/PARCEL: MAP 5D, PAR. 10 & MAP 6D, PAR. 32

| HOUGHTON FARM<br>DEFINITIVE SUBDIVISION PLAN<br>BOLTON, MASSACHUSETTS<br>KEY SHEET |         |                             |     |
|------------------------------------------------------------------------------------|---------|-----------------------------|-----|
| NO.                                                                                | DATE    | DESCRIPTION                 | BY  |
| 1.                                                                                 | 2/10/10 | REVISIONS PER TOWN COMMENTS | GSR |
| 2.                                                                                 | 3/2/10  | REVISIONS PER TOWN COMMENTS | GSR |

PREPARED BY:  
**DUCHARME & DILLIS**  
**CIVIL DESIGN GROUP, INC.**  
ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740 PHONE: (978) 779-6091 FAX: (978) 779-0260 www.ddcdg.com

|                       |                       |                          |                                |
|-----------------------|-----------------------|--------------------------|--------------------------------|
| DESIGN BY:<br>GSR/BJD | DRAWN BY:<br>GSR      | CHECKED BY:<br>GSR/BJD   | SHEET NO.<br><b>2</b><br>OF 10 |
| DATE:<br>10/16/09     | JOB NUMBER:<br>3375-K | DRAWING NO.<br>3375K-KEY |                                |



PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

PLAN BOOK 884 PLAN 61  
SHEET 3 of 10

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.  
  
  
PROFESSIONAL LAND SURVEYOR  
DATE 6/12/10  
  
APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW  
DATE APPROVED: 4/14/10  
  
  
  
  
  
BEING A MAJORITY OF THE BOLTON PLANNING BOARD  
  
DATE ENDORSED: 6/9/2010  
  
REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.  
REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK APRIL 27, 2010.  
REFER TO THE FINDINGS AND DECISION FILED WITH THE TOWN CLERK APRIL 27, 2010.  
APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED HEREWITH.  
NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE BOARD OF HEALTH  
I, Pamela H. Powell, CLERK OF THE TOWN OF BOLTON HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.  
Pamela H. Powell 9-2-2010  
BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL  
FRONTAGE = 200' SETBACKS: FRONT = 50'  
LOT AREA = 80,000 SF SIDE = 20'  
MAX. LOT COVERAGE = N/A REAR = 20'

OWNER: HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS  
BOOK/PAGE: D.B. 42561, PG. 345 & 349 MAP/PARCEL: MAP 5D, PAR. 10 & MAP 6D, PAR. 32

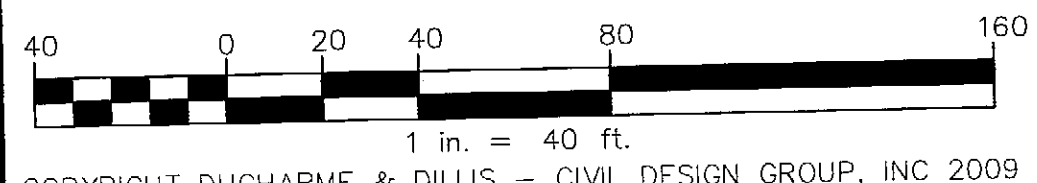
HOUGHTON FARM  
DEFINITIVE SUBDIVISION PLAN  
BOLTON, MASSACHUSETTS  
LOT LAYOUT PLAN 1

| NO. | DATE    | DESCRIPTION                 | BY  |
|-----|---------|-----------------------------|-----|
| 1.  | 2/10/10 | REVISIONS PER TOWN COMMENTS | SRD |
| 2.  | 3/2/10  | REVISIONS PER TOWN COMMENTS | SRD |

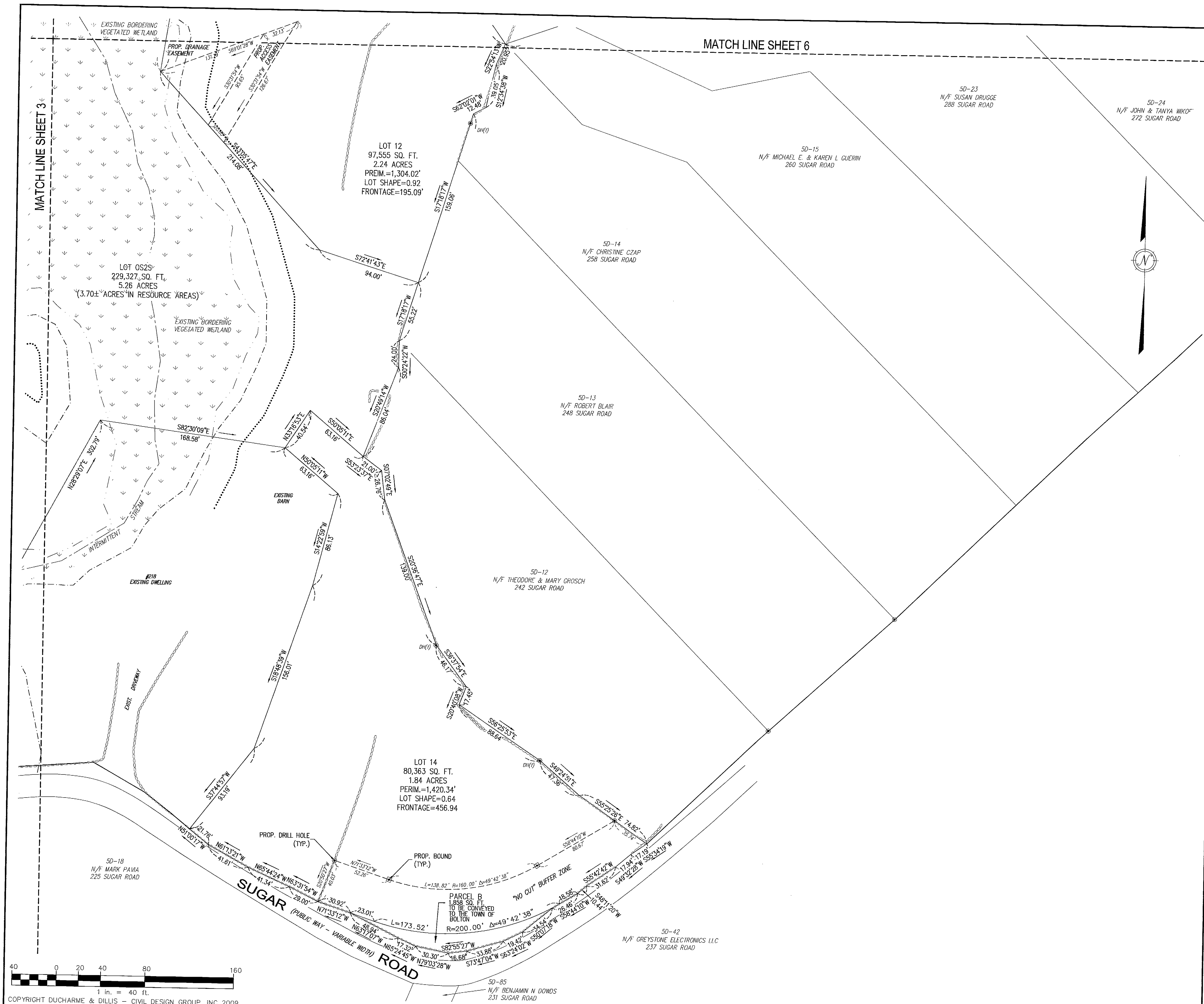
PREPARED BY:  
  
**DUCHARME & DILLIS**  
**CIVIL DESIGN GROUP, INC.**  
ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS  
1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740 PHONE: (978) 779-6091 FAX: (978) 779-0260 www.ddcdg.com

|                       |                       |                          |                                |
|-----------------------|-----------------------|--------------------------|--------------------------------|
| DESIGN BY:<br>GSR/BJD | DRAWN BY:<br>GSR/BJD  | CHECKED BY:<br>SRD       | SHEET NO.<br><b>3</b><br>OF 10 |
| DATE:<br>10/16/09     | JOB NUMBER:<br>3375-K | DRAWING NO.<br>3375K-LLP |                                |

10/16/09 11:08:12 AM  
C:\3375-K\3375-K.dwg  
Author: GSR  
Title: Houghton Farm  
Sheet: 3 of 10  
Scale: 1" = 20'



1 in. = 40 ft.  
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MATCH LINE SHEET 6

MATCH LINE SHEET 3

6/7/10  
PROFESSIONAL ENGINEER

6/7/10  
PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

PLAN BOOK 884 PLAN 61  
SHEET 4 OF 10

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

Gregory S. Roy 6/7/10  
PROFESSIONAL ENGINEER DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW  
DATE APPROVED: 4/14/10

Robert S. Grogan  
John A. Baker  
James J. Smith  
Thomas J. Murphy  
BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: 6/9/2010

REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK APRIL 27, 2010.

REFER TO THE FINDINGS AND DECISION FILED WITH THE TOWN CLERK APRIL 27, 2010.

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED HEREWITH.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE BOARD OF HEALTH.

Pamela H. Pawell CLERK OF THE TOWN OF BOLTON  
HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

Pamela H. Pawell 9-2-2010  
BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL  
FRONTAGE = 200' SETBACKS: FRONT = 50'  
LOT AREA = 80,000 SF SIDE = 20'  
MAX. LOT COVERAGE = N/A REAR = 20'

OWNER: HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS

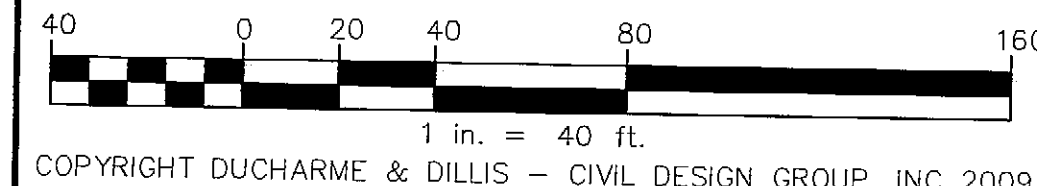
BOOK/PAGE: D.B. 42561, PG. 345 & 349 MAP/PARCEL: MAP 5D, PAR. 10 & MAP 6D, PAR. 32

| HOUGHTON FARM<br>DEFINITIVE SUBDIVISION PLAN<br>BOLTON, MASSACHUSETTS<br>LOT LAYOUT PLAN 2 |         |                             |     |
|--------------------------------------------------------------------------------------------|---------|-----------------------------|-----|
| NO.                                                                                        | DATE    | DESCRIPTION                 | BY  |
| 1.                                                                                         | 2/10/10 | REVISIONS PER TOWN COMMENTS | SRD |
| 2.                                                                                         | 3/2/10  | REVISIONS PER TOWN COMMENTS | SRD |
|                                                                                            |         |                             |     |
|                                                                                            |         |                             |     |

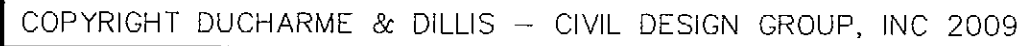
PREPARED BY:  
**DUCHARME & DILLIS**  
**CIVIL DESIGN GROUP, INC.**  
ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

1092 MAIN STREET, P.O. BOX 428 PHONE: (978) 779-6091  
BOLTON, MASSACHUSETTS 01740 FAX: (978) 779-0260 www.ddcdg.com

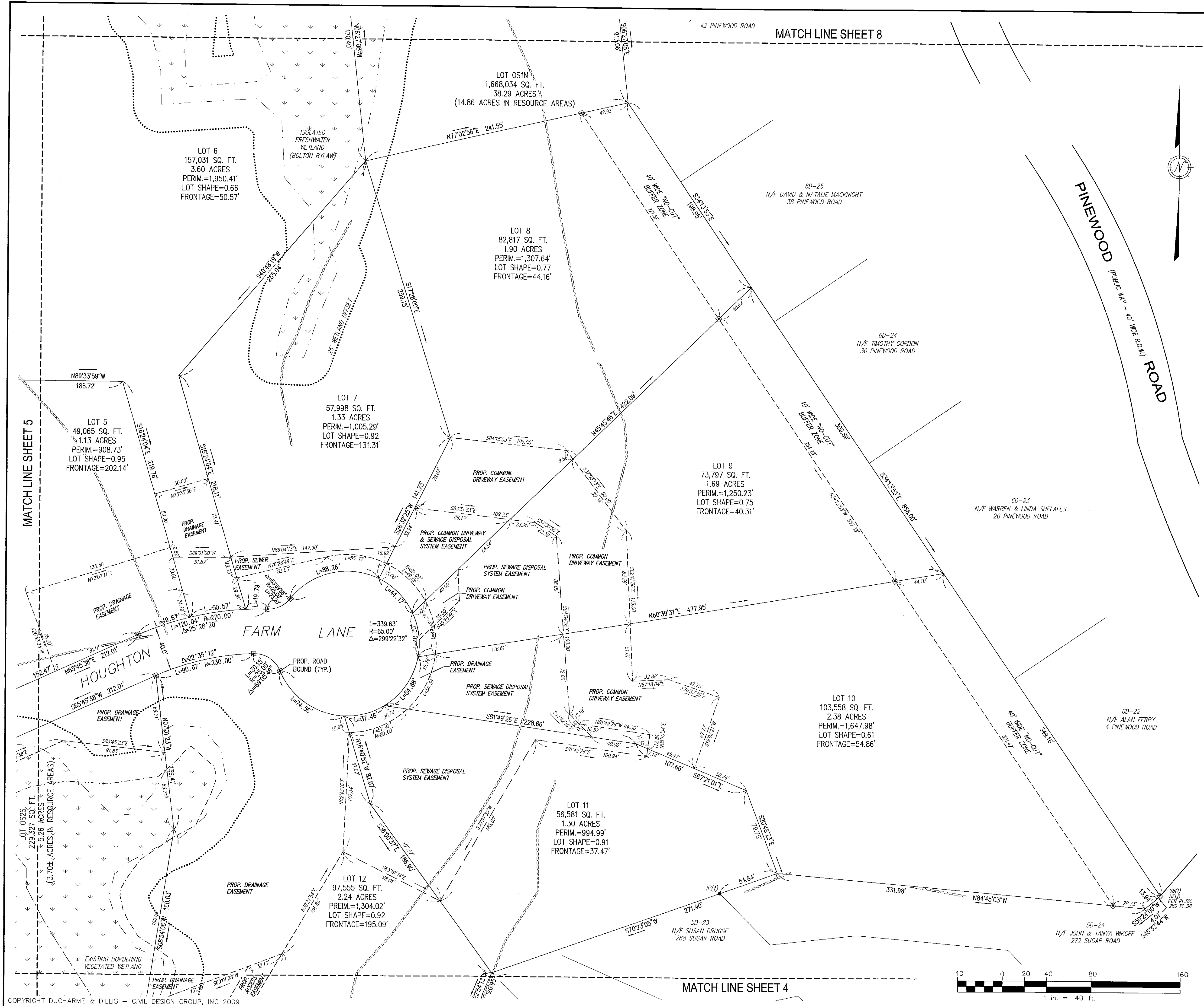
| DESIGN BY: | DRAWN BY:   | CHECKED BY: | SHEET NO. |
|------------|-------------|-------------|-----------|
| GSR/BJD    | GSR/BJD     | SRD         | 4         |
| DATE:      | JOB NUMBER: | DRAWING NO. | OF 10     |
| 10/16/09   | 3375-K      | 3375K-LLP   | 29        |



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|                                                                                                                                                                                                                                                                                                                                                                                 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PREPARED BY: _____                                                                                                                                                                                                                                                                                                                                                              |  |
|  <div style="display: inline-block; text-align: center;"> <h1 style="margin: 0;">DUCHARME &amp; DILLIS</h1> <h1 style="margin: 0;">CIVIL DESIGN GROUP, INC.</h1> </div>                                                                                                                    |  |
| ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS                                                                                                                                                                                                                                                                                                                                |  |
| <div style="display: flex; justify-content: space-between;"> <div>           1092 MAIN STREET, P.O. BOX 428<br/>           BOLTON, MASSACHUSETTS 01740         </div> <div>           PHONE: (978) 779-6091<br/>           FAX: (978) 779-0260         </div> </div> <div style="text-align: right; padding-top: 5px;"> <a href="http://www.ddcdg.com">www.ddcdg.com</a> </div> |  |



PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

PLAN BOOK 884 PLAN 61  
SHEET 6 OF 10

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

Stanley R. Dillis 6/7/10  
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW  
DATE APPROVED: 4/14/10

Timothy Gordon  
David Macknight  
Warren Shehalles  
Alan Ferry  
John Wikoff  
Susan Drugge  
BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: 6/9/2010

REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK APRIL 27, 2010.

REFER TO THE FINDINGS AND DECISION FILED WITH THE TOWN CLERK APRIL 27, 2010.

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED HEREWITH.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE BOARD OF HEALTH

I, Pamela H. Powell CLERK OF THE TOWN OF BOLTON  
HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

Pamela H. Powell 9-2-2010  
BOLTON TOWN CLERK DATE

**ZONING CLASSIFICATION:** RESIDENTIAL

FRONTAGE = 200' SETBACKS: FRONT = 50'  
LOT AREA = 80,000 SF SIDE = 20'  
MAX. LOT COVERAGE = N/A REAR = 20'

**OWNER:** HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS

**BOOK/PAGE:** D.B. 42561, PG. 345 & 349 **MAP/PARCEL:** MAP 5D, PAR. 10 & MAP 6D, PAR. 32

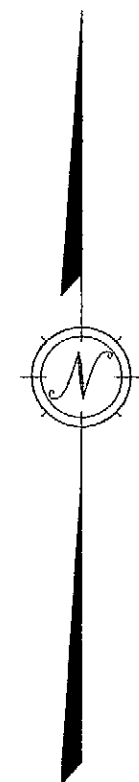
| HOUGHTON FARM<br>DEFINITIVE SUBDIVISION PLAN<br>BOLTON, MASSACHUSETTS<br>LOT LAYOUT PLAN 4 |         |                             |     |
|--------------------------------------------------------------------------------------------|---------|-----------------------------|-----|
| NO.                                                                                        | DATE    | DESCRIPTION                 | BY  |
| 1.                                                                                         | 2/10/10 | REVISIONS PER TOWN COMMENTS | SRD |
| 2.                                                                                         | 3/2/10  | REVISIONS PER TOWN COMMENTS | SRD |

PREPARED BY:

**DUCHARME & DILLIS**  
**CIVIL DESIGN GROUP, INC.**  
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PHONE: (978) 779-6091 FAX: (978) 779-0260 www.ddcdg.com

|                       |                       |                          |                       |
|-----------------------|-----------------------|--------------------------|-----------------------|
| DESIGN BY:<br>GSR/BJD | DRAWN BY:<br>GSR/BJD  | CHECKED BY:<br>SRD       | SHEET NO.<br><b>6</b> |
| DATE:<br>10/16/09     | JOB NUMBER:<br>3375-K | DRAWING NO.<br>3375K-LLP | OF 10                 |



6C-26  
N/F NEW ENGLAND POWER CO.

MATCH LINE SHEET 9

EXISTING BORDERING  
VEGETATED WETLAND

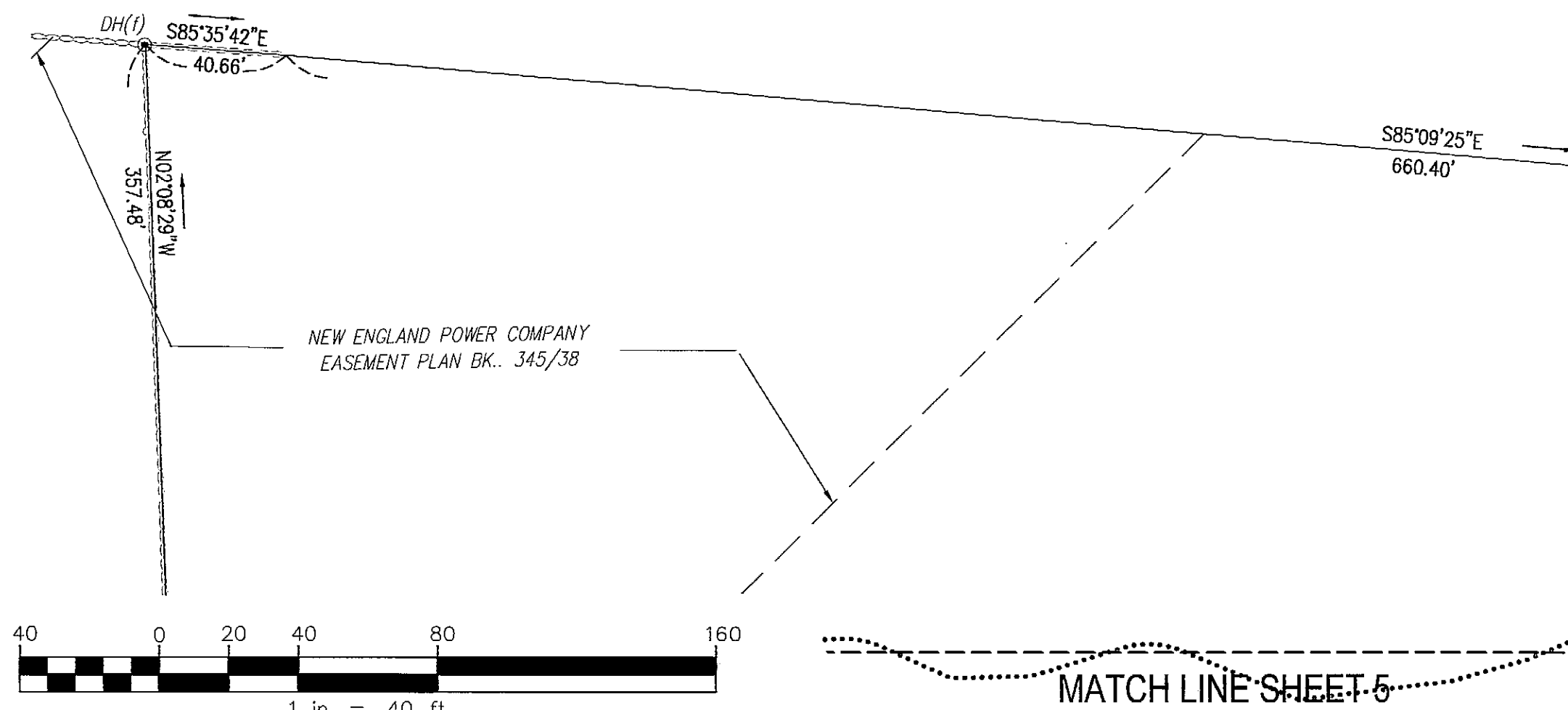
NEW ENGLAND POWER COMPANY  
EASEMENT PLAN BK. 345/38

N08°12'24"W  
> 926.37'

LOT 051N  
1,668,034 SQ. FT.  
38.29 ACRES  
(14.86 ACRES IN RESOURCE AREAS)

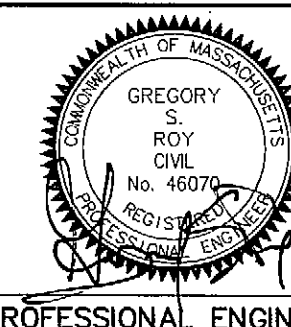
25' WETLAND OFFSET

EXISTING BORDERING  
VEGETATED WETLAND

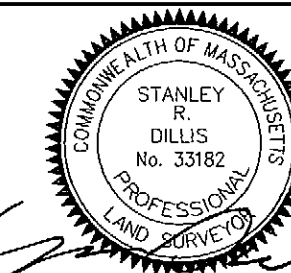


MATCH LINE SHEET 5

MATCH LINE SHEET 8



PROFESSIONAL ENGINEER



PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

PLAN BOOK 884 PLAN 61  
SHEET 7 of 10

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES  
AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

[Signature] 6/7/10  
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW  
DATE APPROVED: 4/14/10

[Signature]  
[Signature]  
[Signature]  
[Signature]

BEING A MAJORITY  
OF THE BOLTON  
PLANNING BOARD

DATE ENDORSED: 6/9/2010

REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D.  
SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK  
APRIL 27, 2010.

REFER TO THE FINDINGS AND DECISION FILED WITH THE TOWN CLERK  
APRIL 27, 2010.

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED  
BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED  
HEREWITH.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT  
WITHOUT A PERMIT FROM THE BOARD OF HEALTH

I, Pamela H. Powell, CLERK OF THE TOWN OF BOLTON  
HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND  
NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER  
RECEIPT AND RECORDING OF SAID NOTICE.

Pamela H. Powell 9-2-2010  
BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL  
FRONTAGE = 200' SETBACKS: FRONT = 50'  
LOT AREA = 80,000 SF SIDE = 20'  
MAX. LOT COVERAGE = N/A REAR = 20'

OWNER: HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS

BOOK/PAGE: D.B. 42561, PG. 345 & 349 MAP/PARCEL: MAP 5D, PAR. 10 & MAP 6D, PAR. 32

### HOUGHTON FARM DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS LOT LAYOUT PLAN 5

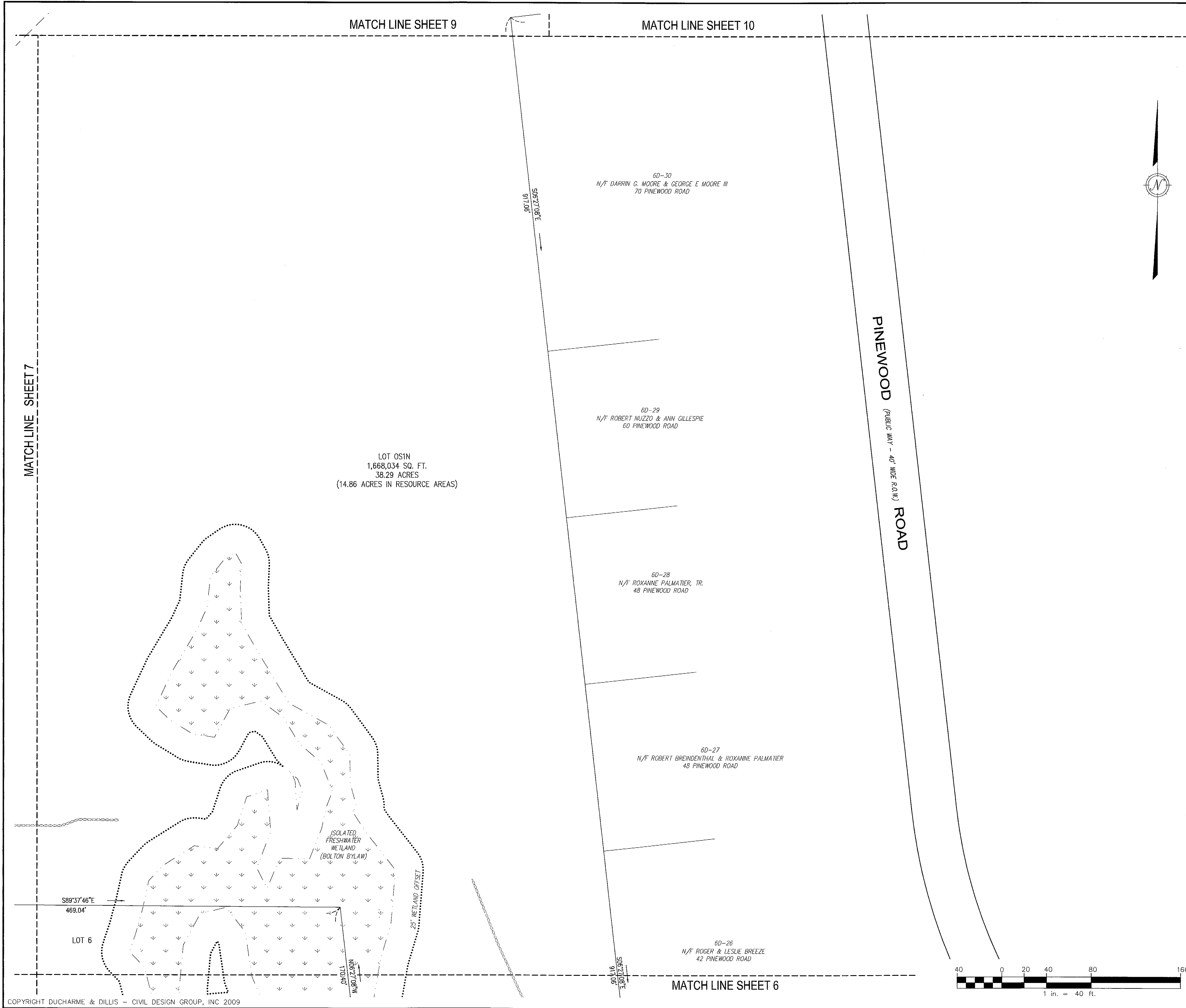
| NO. | DATE    | DESCRIPTION                 | BY  |
|-----|---------|-----------------------------|-----|
| 1.  | 2/10/10 | REVISIONS PER TOWN COMMENTS | SRD |
| 2.  | 3/2/10  | REVISIONS PER TOWN COMMENTS | SRD |

PREPARED BY:

**DUCHARME & DILLIS**  
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BOLTON, MASSACHUSETTS 01740 FAX: (978) 779-0260 www.ddcdg.com

|                       |                       |                          |                               |
|-----------------------|-----------------------|--------------------------|-------------------------------|
| DESIGN BY:<br>GSR/BJD | DRAWN BY:<br>GSR/BJD  | CHECKED BY:<br>SRD       | SHEET NO.<br><b>7</b><br>OF 7 |
| DATE:<br>10/16/09     | JOB NUMBER:<br>3375-K | DRAWING NO.<br>3375K-LLP |                               |



PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

PLAN BOOK 884 PLAN 61  
SHEET 8 OF 10

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

[Signature] 6/9/10  
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW  
DATE APPROVED: 4/14/10

[Signatures]  
BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: 6/9/2010

REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK APRIL 27, 2010.

REFER TO THE FINDINGS AND DECISION FILED WITH THE TOWN CLERK APRIL 27, 2010.

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED HEREWITH.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE BOARD OF HEALTH

I, Pamela H. Powell, CLERK OF THE TOWN OF BOLTON HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SAID NOTICE.

Pamela H. Powell 9-2-2010  
BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL

|                   |             |                 |       |
|-------------------|-------------|-----------------|-------|
| FRONTAGE          | = 200'      | SETBACKS: FRONT | = 50' |
| LOT AREA          | = 80,000 SF | SIDE            | = 20' |
| MAX. LOT COVERAGE | = N/A       | REAR            | = 20' |

OWNER: HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS

BOOK/PAGE: D.B. 42561, PG. 345 & 349 MAP/PARCEL: MAP 5D, PAR. 10 & MAP 6D, PAR. 32

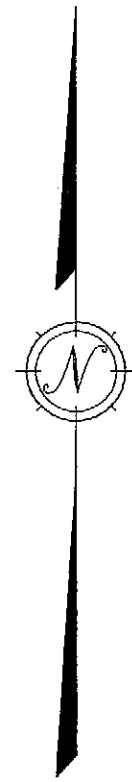
| HOUGHTON FARM<br>DEFINITIVE SUBDIVISION PLAN<br>BOLTON, MASSACHUSETTS<br>LOT LAYOUT PLAN 6 |         |                             |     |
|--------------------------------------------------------------------------------------------|---------|-----------------------------|-----|
| NO.                                                                                        | DATE    | DESCRIPTION                 | BY  |
| 1.                                                                                         | 2/10/10 | REVISIONS PER TOWN COMMENTS | SRD |
| 2.                                                                                         | 3/2/10  | REVISIONS PER TOWN COMMENTS | SRD |
|                                                                                            |         |                             |     |
|                                                                                            |         |                             |     |

PREPARED BY:

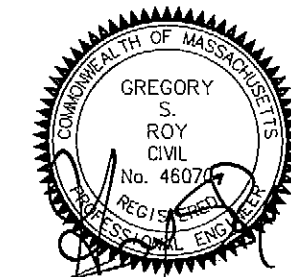
**DUCHARME & DILLIS**  
**CIVIL DESIGN GROUP, INC.**  
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BOLTON, MASSACHUSETTS 01740 FAX: (978) 779-0260 www.ddcdg.com

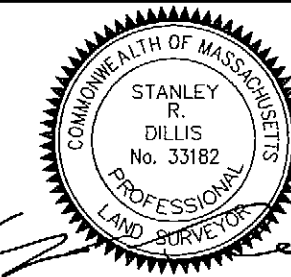
|                       |                       |                          |                                |
|-----------------------|-----------------------|--------------------------|--------------------------------|
| DESIGN BY:<br>GSR/BJD | DRAWN BY:<br>GSR/BJD  | CHECKED BY:<br>SRD       | SHEET NO.<br><b>8</b><br>OF 10 |
| DATE:<br>10/16/09     | JOB NUMBER:<br>3375-K | DRAWING NO.<br>3375K-LLP |                                |



MATCH LINE SHEET 10



PROFESSIONAL ENGINEER



PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

PLANBOOK 884 PLAN 61  
SHEET 9 OF 10

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

Stanley R. Dillis 6/7/10  
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW  
DATE APPROVED: 9/17/10

Englebert  
John Palm  
Samuel  
Andrew  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BEING A MAJORITY  
OF THE BOLTON  
PLANNING BOARD

DATE ENDORSED: 6/9/2010

REFER TO SPECIAL PERMIT DATED APRIL 14, 2010 FOR F.O.S.P.R.D.  
SPECIAL PERMIT PURSUANT TO SECTION 2.3.6 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK  
APRIL 27, 2010.

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APRIL 27, 2010.

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED  
BY HIGH OAKS REALTY TRUST DATED JUNE 3, 2010 AND TO BE RECORDED  
HEREWITH.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT  
WITHOUT A PERMIT FROM THE BOARD OF HEALTH

I, Pamela H. Powell CLERK OF THE TOWN OF BOLTON  
HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND  
NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER  
RECEIPT AND RECORDING OF SAID NOTICE.

Pamela H. Powell 9-2-2010  
BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL  
FRONTAGE = 200' SETBACKS: FRONT = 50'  
LOT AREA = 80,000 SF SIDE = 20'  
MAX. LOT COVERAGE = N/A REAR = 20'

OWNER: HIGH OAKS REALTY TRUST APPLICANT: HIGH OAKS REALTY TRUST  
P.O. BOX 381 P.O. BOX 381  
GROTON, MASSACHUSETTS GROTON, MASSACHUSETTS

BOOK/PAGE: D.B. 42561, PG. 345 & 349 MAP/PARCEL: MAP 5D, PAR. 10 & MAP 6D, PAR. 32

### HOUGHTON FARM DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS LOT LAYOUT PLAN 7

| NO. | DATE    | DESCRIPTION                 | BY  |
|-----|---------|-----------------------------|-----|
| 1.  | 2/10/10 | REVISIONS PER TOWN COMMENTS | SRD |
| 2.  | 3/2/10  | REVISIONS PER TOWN COMMENTS | SRD |
|     |         |                             |     |

PREPARED BY:  
**DUCHARME & DILLIS**  
**CIVIL DESIGN GROUP, INC.**  
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1092 MAIN STREET, P.O. BOX 428 PHONE: (978) 779-6091  
BOLTON, MASSACHUSETTS 01740 FAX: (978) 779-0260 www.ddcdg.com

|                       |                       |                          |                                |
|-----------------------|-----------------------|--------------------------|--------------------------------|
| DESIGN BY:<br>GSR/BJD | DRAWN BY:<br>GSR/BJD  | CHECKED BY:<br>SRD       | SHEET NO.<br><b>9</b><br>OF 10 |
| DATE:<br>10/16/09     | JOB NUMBER:<br>3375-K | DRAWING NO.<br>3375K-LLP |                                |

60-63  
N/F NEW ENGLAND POWER CO.

S87°02'43"E  
851.98'

NEW ENGLAND POWER COMPANY  
EASEMENT PLAN BK.. 345/38

LOT 051N  
1,668,034 SQ. FT.  
38.29 ACRES  
(14.86 ACRES IN RESOURCE AREAS)

FIELDSTONE  
FOUND

EXISTING BORDERING  
VEGETATED "WETLAND"

25' WETLAND OFFSET

MATCH LINE SHEET 7

MATCH LINE SHEET 8

