

KEYES FARM

BOLTON, MASSACHUSETTS

EXIST. FEATURE	DESCRIPTION	EXIST. SYM.	DESCRIPTION
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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
	CONC. BLOCK RETAINING WALL		PROPOSED DOUBLE CATCH BASIN
	PROPOSED WATER LINE		PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED SANITARY SEWER		PROPOSED SIGN
	PROPOSED STORM DRAIN		PROPOSED FLARED END SECTION
	PROPOSED ROOF DRAIN		PROPOSED RIPRAP
	PROPOSED UNDER DRAIN		PROPOSED STONE BOUND
	PRO. U/G ELEC, CABLE & TEL.		STANDARD TREE
	PROP. BACK CAPE COD BERM		PINE TREE
	PROPOSED EDGE OF PAVEMENT		SHRUB
	PROPOSED UNPAVED ROAD		PROPOSED IRON ROD
	PROPOSED CONTOUR (INDEX)		
	PROP. CONTOUR (INTERMEDIATE)		
	PROPOSED SPOT ELEVATION		
	PROPOSED BUILDING/HOUSE		
	TREE LINE		



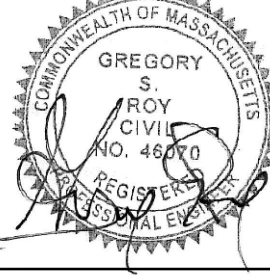
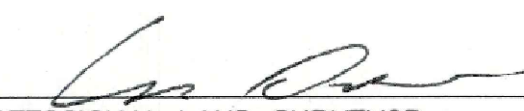
LOCUS MAP
SCALE: 1"=1,000'±

LIST OF WAIVERS:

1. SECTION 4230(b) - A TABLE SHALL LIST STRUCTURE INVERTS, RIM ELEVATIONS, STATION NUMBERS, SIZES AND SLOPES OF PIPES.
2. SECTION 4250 - BORINGS SHALL BE CONDUCTED EVERY 200 FEET IN ALTERNATE LANES.
3. SECTION 4280 - TRAFFIC STUDY SHALL BE REQUIRED IN ALL APPLICATIONS WHERE THE PROPOSED SUBDIVISION WILL BE LIKELY TO PRODUCE AN ADDITIONAL 170 ADT PER WEEKDAY.
4. SECTION 5220.1(E) - STREET SHALL BE LAID OUT SO AS TO INTERSECT AT INTERVAL WHICH PERMIT THE BLOCK SIZE TO BE IN THE RANGE OF 600' TO 1,200' IN LENGTH.
5. SECTION 5220.2 (D) - HORIZONTAL & VERTICAL CURVE ALIGNMENT, WHERE EVER POSSIBLE, SHALL COINCIDE.
6. SECTION 5220.3(A) - MINOR STREET MINIMUM PAVEMENT WIDTH 24'.
7. SECTION 5220.3(A) - DEAD END STREETS SHALL BE A LENGTH BETWEEN 250' AND 500'.
8. SECTION 5220.3(B) - DEAD END STREETS SHALL PROVIDE A TURNAROUND DIAMETER OF AT LEAST 120'.
9. SECTION 5220.5(C) - THE UNPAVED PORTION OF THE CUL-DE-SAC SHALL HAVE A DIAMETER OF 5' AND SHALL BE LANDSCAPED AND CURBED.
10. SECTION 5230.2 - LIGHTING WILL BE LOCATED AT THE END OF THE CUL-DE-SAC.
11. SECTION 5230.3(b)(9) - ALL DRAIN LINES SHALL BE REINFORCED CONCRETE CLASS III OR STRONGER AND A MINIMUM OF 12 INCHES IN DIAMETER.
12. SECTION 5230.3(b)(9) - MINIMUM EARTH COVER ON TOP OF DRAIN LINES AND CULVERT PIPES IS 3 FEET.
13. SECTION 5310(f) - MONUMENTS SHALL BE INSTALLED AT ALL POINTS OF CHANGE IN DIRECTION OR CURVATURE OF THE OPEN SPACE PROPERTY BOUNDARY.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
SHEET C1.1	TITLE SHEET
SHEET C1.2	SOIL TESTING SHEET 1
SHEET C1.3	SOIL TESTING SHEET 2
SHEET C1.4	SOIL TESTING PLAN
SHEET C1.5	NOTES & SPECIFICATIONS
SHEET C1.6	KEY SHEET
SHEET C2.1	LOT LAYOUT PLAN 1
SHEET C2.2	LOT LAYOUT PLAN 2
SHEET C2.3	LOT LAYOUT PLAN 3
SHEET C2.4	LOT LAYOUT PLAN 4
SHEET C2.5	LOT LAYOUT PLAN 5
SHEET C3.1	PLAN/PROFILE SHEET 1
SHEET C3.2	PLAN/PROFILE SHEET 2
SHEET C4.1	GRADING & DRAINAGE PLAN 1
SHEET C4.2	GRADING & DRAINAGE PLAN 2
SHEET C4.3	GRADING & DRAINAGE PLAN 3
SHEET C4.4	GRADING & DRAINAGE PLAN 4
SHEET C5.1	EROSION & SEDIMENTATION CONTROL PLAN
SHEET C5.2	EROSION & SEDIMENTATION CONTROL DETAILS
SHEET C6.1	DETAIL SHEET 1
SHEET C6.2	DETAIL SHEET 2
SHEET C6.3	DETAIL SHEET 3
SHEET C6.4	DETAIL SHEET 4

 PROFESSIONAL ENGINEER  PROFESSIONAL LAND SURVEYOR	RESERVED FOR REGISTRY USE																				
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 2/20/18 DATE APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW DATE APPROVED: _____ _____) _____) _____) _____) _____) _____) _____) BEING A MAJORITY OF THE BOLTON PLANNING BOARD DATE ENDORSED: _____ REFER TO SPECIAL PERMIT # _____ DATED _____ FOR _____ REFER TO SPECIAL PERMIT # _____ DATED _____ FOR _____ APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ 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, _____ 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. BOLTON TOWN CLERK DATE _____																					
ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14) <table style="width: 100%;"><tr><td>FRONTAGE = 25'</td><td>SETBACKS: FRONT = 50'</td></tr><tr><td>LOT AREA = 1 ACRE</td><td>SIDE = 20'</td></tr><tr><td>LOT SHAPE = > 0.5</td><td>REAR = 20'</td></tr></table>		FRONTAGE = 25'	SETBACKS: FRONT = 50'	LOT AREA = 1 ACRE	SIDE = 20'	LOT SHAPE = > 0.5	REAR = 20'														
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PREPARED BY:  DUCHARME & DILLIS Civil Design Group, Inc. CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS 1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740 PHONE: (978) 779-6091 FAX: (978) 779-0260 www.DucharmendDillis.com																					
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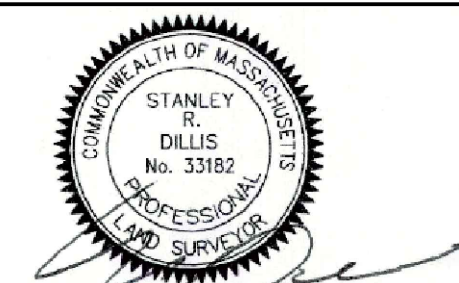
SOIL TEST PERFORMED BY DUCHARME AND DILLIS CIVIL DESIGN
GROUP, INC. AND WITNESSED BY BILL BROOKINGS, R.S. NASHOBA
ASSOCIATED BOARDS OF HEALTH

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NO.	DATE:	DEPTH FROM SURFACE:	PERC RATE:
014-1	8/25/14	50"	0.00%



TEST PERFORMED BY DUCHARME AND DILLIS CIVIL DESIGN GROUP, INC. AND WITNESSED BY BILL BROOKINGS, R.S. NASHBOA ASSOCIATED BOARDS OF HEALTH																			
TEST HOLE NO. <u>817-17</u> DEPTH OF GROUNDWATER: <u>>112"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>28"</u>					TEST HOLE NO. <u>817-32</u> DEPTH OF GROUNDWATER: <u>>66"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>18"</u>					TEST HOLE NO. <u>917-6</u> DEPTH OF GROUNDWATER: <u>>102"</u> DATE OF TEST: <u>9/7/17</u> DEPTH OF ESHGW: <u>30"</u>					TEST HOLE NO. <u>917-20</u> DEPTH OF GROUNDWATER: <u>>90"</u> DATE OF TEST: <u>9/7/17</u> DEPTH OF ESHGW: <u>32"</u>				
DEPTH: (N.) SOIL MATRIX REDOX FEATURES: SOIL (N.) HOR. COLOR: DEPTH/COLOR/% TEXTURE: 0-10" A 10YR 3/3 - SL 10-24" Bw 10YR 6/6 - SL 24-112" C 7.5YR 6/2 REDOX @ 28" SL&GR	DEPTH: (N.) SOIL MATRIX REDOX FEATURES: SOIL (N.) HOR. COLOR: DEPTH/COLOR/% TEXTURE: 0-8" A 10YR 3/3 - SL 8-18" Bw 10YR 6/5 - SL 18-66" C 7.5YR 6/2 REDOX @ 18" SL&GR REFUSAL @ 66"	DEPTH: (N.) SOIL MATRIX REDOX FEATURES: SOIL (N.) HOR. COLOR: DEPTH/COLOR/% TEXTURE: 0-8" A 10YR 3/3 - SL 8-30" Bw 10YR 6/5 - SL 30-102" C 7.5YR 6/2 REDOX @ 30" SL&GR	DEPTH: (N.) SOIL MATRIX REDOX FEATURES: SOIL (N.) HOR. COLOR: DEPTH/COLOR/% TEXTURE: 0-10" A 10YR 3/3 - SL 10-22" Bw 10YR 6/5 - SL 22-32" C1 10YR 6/4 REDOX @ 32" SL 32-90" C2 7.5YR 5/2 - SL&GR																
TEST HOLE NO. <u>817-18</u> DEPTH OF GROUNDWATER: <u>>104"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>36"</u>					TEST HOLE NO. <u>817-33</u> DEPTH OF GROUNDWATER: <u>>74"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>22"</u>					TEST HOLE NO. <u>917-7</u> DEPTH OF GROUNDWATER: <u>>96"</u> DATE OF TEST: <u>9/7/17</u> DEPTH OF ESHGW: <u>31"</u>					TEST HOLE NO. <u>1017-1</u> DEPTH OF GROUNDWATER: <u>>48"</u> DATE OF TEST: <u>10/17/17</u> DEPTH OF ESHGW: <u>30"</u>				
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TEST HOLE NO. <u>817-19</u> DEPTH OF GROUNDWATER: <u>>98"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>22"</u>					TEST HOLE NO. <u>817-34</u> DEPTH OF GROUNDWATER: <u>>88"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>22"</u>					TEST HOLE NO. <u>917-8</u> DEPTH OF GROUNDWATER: <u>>96"</u> DATE OF TEST: <u>9/7/17</u> DEPTH OF ESHGW: <u>30"</u>					TEST HOLE NO. <u>1017-2</u> DEPTH OF GROUNDWATER: <u>>48"</u> DATE OF TEST: <u>10/17/17</u> DEPTH OF ESHGW: <u>32"</u>				
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TEST HOLE NO. <u>817-20</u> DEPTH OF GROUNDWATER: <u>>98"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>25"</u>					TEST HOLE NO. <u>817-35</u> DEPTH OF GROUNDWATER: <u>>112"</u> DATE OF TEST: <u>8/30/17</u> DEPTH OF ESHGW: <u>36"</u>					TEST HOLE NO. <u>917-9</u> DEPTH OF GROUNDWATER: <u>>92"</u> DATE OF TEST: <u>9/7/17</u> DEPTH OF ESHGW: <u>26"</u>					TEST HOLE NO. <u>1017-3</u> DEPTH OF GROUNDWATER: <u>>48"</u> DATE OF TEST: <u>10/17/17</u> DEPTH OF ESHGW: <u>30"</u>				
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IFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES
REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 12, 1989.

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

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

BOLTON TOWN CLERK _____ DATE _____

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 1 ACRE SIDE = 20'
LOT SHAPE = > 0.5 REAR = 20'

BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

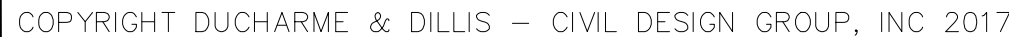
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NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW



DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

C1.3



PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

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

2/20/18
DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

_____)

_____)

_____)

_____)

_____)

_____)

_____)

_____)

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

APPROVED SUBJECT TO CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY _____
DATED _____ 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, _____, 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.

BOLTON TOWN CLERK	DATE
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ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25'
LOT AREA = 1 ACRE
LOT SHAPE = > 0.5

OWNER:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA	APPLICANT:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA
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BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
SOIL TESTING PLAN

NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

PREPARED BY:



DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

1092 MAIN STREET, P.O. BOX 428
BOLTON, MASSACHUSETTS 01740

PHONE: (978) 779-6091 FAX: (978) 779-0266
www.DucharmeandBillis.com

DESIGN BY:	DRAWN BY:	CHECKED BY:
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DESIGN BY:	DRAWN BY:	CHECKED BY:
PJW/SBD	PJW	GSR

DATE:	JOB NUMBER:	DRAWING NO.
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C1.4

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ELEVATIONS REFER TO NAVD83.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY OF THE BOUNDARIES AND DEEDS. (SEE WORCESTER RECORDER OF DEEDS DB 27827, PG 233 DATED OCTOBER 22, 2012 AND DB 13264, PG 2 DATED FEBRUARY 28, 1991).
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF BOSTON WETLANDS BYLAW WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ON 02/28/2012.
4. THE SITE FALLS OUTSIDE OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25027C04877, EFFECTIVE DATE JULY 16, 2014 FOR THE TOWN OF BOSTON.
5. 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 SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
6. THIS PLAN IS INTENDED FOR THE FILING OF A PROPOSED DEFINITIVE SUBDIVISION WITH THE BOSTON PLANNING BOARD.
7. THE PROPOSED LOTS MEET THE ZONING REQUIREMENTS FOR THE RESIDENTIAL DISTRICT AND MEET ALL FOSPRD LOT REQUIREMENTS, EXCEPT WHERE WAIVERS ARE REQUESTED.

ALL CONSTRUCTION SHALL CONFORM TO SECTION 6000 OF THE BOLTON SUBDIVISION RULES AND REGULATIONS UNLESS OTHERWISE NOTED. IN THE EVENT OF A CONFLICT BETWEEN THE REGULATIONS AND THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION. NOTICE SHALL BE GIVEN TO THE BOARD NO LESS THAN DAYS IN ADVANCE OF CONSTRUCTION.

1.1 **TREE CLEARING**

1.1.1 ALL EROSION CONTROL SHALL BE PLACED PRIOR TO TREE REMOVAL.

1.1.2 THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR STAKING OF THE LIMITS OF TREE REMOVAL REQUIRED FOR THE CONSTRUCTION OF THE ROAD AND APPURTENANCES PRIOR TO BEGINNING WORK.

1.1.3 TREE DEBRIS SUCH AS CHIPS, TRUNKS AND STUMPS SHALL BE CHIPPED OR REMOVED FROM SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. WOOD WASTE SHALL NOT BE BURIED ON-SITE.

1.1.4 ENTIRE AREA OF CUL-DE-SAC AND ITS SLOPED AREA SHALL BE CLEARED OF ALL STUMPS, BRUSH, ROOTS, BOULDERS, LIKE MATERIALS AND ALL TREES NOT INTENDED FOR PRESERVATION.

1.2.1 STRIP TOPSOIL FROM ROADWAY AND DETENTION BASIN AREAS.

1.2.2 STRIP SUBSOIL FROM UNDER ROADWAY WITHIN A 1.0 IN. INFLUENCE OF THE PROPOSED EDGE OF PAVEMENT.

1.2.3 CONTRACTOR TO REMOVE UNSUITABLE MATERIAL, IF ENCOUNTERED, FROM THE SITE.

1.2.4 SUB-SOIL MAY BE USED FOR NON-STRUCTURAL FILL ON SITE SUCH AS INFILTRATION BASINS CONSTRUCTION. INFILTRATION BASIN BOTTOMS SHALL BE AS PREPARED IN SECTION 4 OF THESE NOTES.

1.2.5 STOCKPILE TOPSOIL FOR REUSE ON SITE.

1.2.6 CONTRACTOR TO FILL AREAS UNDER THE PROPOSED ROADWAY TO SUB-GRADE AS REQUIRED.

1.2.7 REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS PERTAINING TO STOCKPILING FOR LONG PERIODS OF TIME.

- 1.3.1 CONTRACTOR TO REFER TO THE APPROVED SDS PLANS FOR DETAILS PERTAINING TO THE CONSTRUCTION OF THE ON-SITE SEWAGE DISPOSAL SYSTEMS AND WELLS.
- 1.3.2 CONTRACTOR TO REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS PERTAINING TO THE EROSION AND SEDIMENTATION CONTROL ON THE SITE DURING CONSTRUCTION ACTIVITIES.
- 1.3.3 CONTRACTOR TO REFER TO ANY ORDERS OF CONDITIONS APPLIED BY THE TOWN OF BOLTON CONSERVATION COMMISSION PERTAINING RESTRICTIONS IN RESOURCE AREAS OR APPLICABLE BUFFER ZONES THERETO.

2.1 PIPE & FITTINGS

2.1.1 STORM DRAIN PIPE SHALL BE AS SHOWN ON THE PLANS. ALL DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C76 CLASS III.

2.1.2 REFER TO THE APPROVED SDS PLANS FOR SPECIFICATIONS PERTAINING TO THE PIPES AND FITTINGS FOR PROPOSED SANITARY SEWER

2.2.1 MANHOLES SHALL BE STANDARD 4' DIAMETER STRUCTURES AS SHOWN IN THE DETAIL ON SHEET C6.2.

2.2.2 CATCH BASINS SHALL BE STANDARD 4' DIAMETER STRUCTURE WITH A 4' SUMP AND HOOD AS SHOWN IN THE DETAIL ON SHEET C6.2.

2.2.3 MANHOLE RIMS SHALL BE AS MANUFACTURED BY E.J. PRESCOTT (OR APPROVED EQUAL).

2.2.4 CATCH BASIN RIMS SHALL BE AS MANUFACTURED E.J. PRESCOTT (OR APPROVED EQUAL).

2.2.5 DOUBLE CATCH BASINS SHALL BE 5' DIAMETER STRUCTURES AS SHOWN ON THE DETAIL ON SHEET C6.2.

2.3.1 CAST-IN PLACE CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI OR GREATER UNLESS OTHERWISE NOTED.

2.3.2 CONTRACTOR TO PROVIDE FOR ALL FORM WORK AND REMOVAL OF FORMS AS REQUIRED FOR CAST IN PLACE CONCRETE STRUCTURES.

2.4.1 ASPHALT BINDER COURSE SHALL BE 3" THICK COMPACTED IN PLACE CONFORMING TO SSBH M3.11.03 TABLE A BINDER COURSE. BINDER SHALL BE PLACED IN ONE LIFT.

2.4.2 ASPHALT WEARING COURSE SHALL BE 2" THICK COMPACTED IN PLACE CONFORMING TO SSBH M3.11.03 TABLE A TOP COURSE. TOP SHALL BE PLACED IN ONE LIFT.

2.4.3 ASPHALT FOR DRIVEWAYS SHALL BE 1 1/2" WEARING COURSE CONFORMING TO SSBH M0.31.03 TABLE A TOP COURSE OVER 1 1/2" BINDER COURSE CONFORMING TO SSBH M0.31.03 TABLE A BINDER COURSE.

2.4.4 ASPHALT FOR SIDEWALKS SIDEWALKS SHALL BE 1" FINISH COURSE OVER 1" BINDER COURSE CONFORMING TO SSBH M0.31.03 TABLE A.

2.4.5 NO PAVING BETWEEN NOVEMBER 15TH AND APRIL 15TH.

- 2.5.1 ROAD GRAVEL SHALL BE PLACED IN LIFTS AS SHOWN ON THE ROAD CROSS SECTIONS ON SHEET 6.2. PLACE 4" OF GRAVEL CONFORMING TO SS8H M13.0.0 TYPE C OVER 8" OF GRAVEL CONFORMING TO SS8H M13.0.0 TYPE A.
- 2.5.2 STRUCTURAL FILL SHALL CONFORM TO SS8H M13.0.0 TYPE D OR SS8H M13.0.0 TYPE E OR SS8H M13.0.0 TYPE F.
- 2.5.3 COMMON FILL SHALL CONFORM TO SS8H M10.0.0 ORDINARY BORROW. MAX STONE SIZE SHALL BE 8" IN LARGEST DIMENSION.
- 2.5.4 TOPSOIL SHALL CONFORM TO SS8H M17.0.0 TOPSOIL AND PLAN TABLE SOIL BORROW.
- 2.5.5 TOPSOIL USED TO RESTORE THE BOTTOMS OF SWALES AND STORMWATER MANAGEMENT AREAS SHALL BE A 50%/50% MIX OF M17.0.0 AND M1.041 (SAND FOR SUBDRAINS).
- 2.5.6 CRUSHED STONE SHALL CONFORM TO SS8H M2.0.1 CRUSHED STONE.
- 2.5.7 ALL STONE GREATER THAN 8 INCHES SHALL BE REMOVED PRIOR TO THE PLACEMENT OF SLOPES AND EMBANKMENTS.
- 2.5.8 FILL SHALL BE PLACED IN 8 INCH MAXIMUM LIFTS BELOW THE ROAD SUB-BASE AND NOT CONTAIN MORE THAN 10% MATERIAL BY WEIGHT PASSING THE 200 sieve and COMPACTED TO NOT LESS THAN 95% MAXIMUM DRY DENSITY.
- 2.5.9 IMPERVIOUS CORE FOR DETENTION BASINS SHALL CONFORM TO M10.0.0.
- 2.5.10 CONTRACTOR RESPONSIBLE FOR PROVIDING SOLE ANALYSIS AND GRADATION TEST DATA OF MATERIALS AS REQUIRED BY THE TOWN INSPECTOR.
- 2.5.11 CONTRACTOR RESPONSIBLE FOR PROVIDING COMPACTION TESTS AS REQUIRED BY THE TOWN'S INSPECTOR.

2.6.1 STONE RIP RAP SHALL BE ANGULAR AND SHALL CONFORM TO SSHD M2.02.3.

2.6.2 STONE RIP RAP SHALL BE UNDERLAIN WITH 6" (MIN.) GRAVEL.

2.6.3 GRAVEL BASE FOR RIP RAP SHALL BE UNDERLAIN WITH FILTER FABRIC SIMILAR TO TENCATE MIRAFI N140.

2.6.4 STONE RIP RAP SHALL BE PLACED IN THE LOCATIONS AND QUANTITIES SHOWN ON THE GRADING & DRAINAGE PLANS.

2.6.5 RIP RAP SHALL BE PLACED SUCH THAT THE TOPS OF THE ROCKS ARE AT FINAL FINISHED GRADE. CONTRACTOR TO EXCAVATE SUBGRADE TO 1.5- FEET (MIN.) BELOW FINAL FINISHED GRADES TO ACCOMMODATE GRAVEL AND STONE RIP RAP.

2.7.1	REFER TO THE DETAIL ON SHEET C6.1 FOR ADDITIONAL INFORMATION.
2.7.2	SHALL BE CONSTRUCTED OF FIELDSTONE AS REQUIRED BY THE REGULATIONS.
2.7.3	STONES SHALL BE GROUTED IN PLACE.
2.7.4	ADJUST WINGWALL ANGLES AND ELEVATIONS TO CONFORM TO THE ADJACENT FILL. SET TOP OF WINGWALLS AND HEADWALL 3" ABOVE FINAL FINISHED GRADES MEASURED FROM THE BACK OF THE HEADWALL.

2.8.1 GUARDRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED MASS HIGHWAY DETAILS AND PRACTICES (SEE DETAIL SHEET C6.3).

2.8.2 GUARDRAIL SHALL BE STEEL CONFORMING TO THE REQUIREMENTS OF MASS HIGHWAY STANDARDS.

2.8.3 CONTRACTOR TO SUBMIT DRAWINGS FOR APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE GUARDRAIL.

3.1 ROADWAY SHALL BE SHAPED TO A TRUE SURFACE CONFORMING TO THE PROPOSED CROSS SECTION OF THE ROAD.
3.2 GRAVEL BORROW SHALL BE SPREAD IN TWO LAYERS PER MASS DOT STANDARD, SECTION 401.60.
3.3 ROADWAY SHALL BE CONSTRUCTED AS SHOWN ON SHEET C6.2.
3.4 GRAVEL ANALYSTERS SHALL BE NAMED ON GRAVEL MATERIAL AND ACCEPTED BY THE ENGINEER PRIOR TO INSTALLATION.
3.5 LAYERS SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO STANDARD.
3.6 GRAVEL SHALL BE GRADED WITH $\frac{1}{2}$ INCH OF FINISHED SUBGRADE ELEVATION.
3.7 BITUMINOUS BINDER SHALL NOT BE APPLIED BETWEEN NOVEMBER 15 AND APRIL 1

4.1.1 SWALES SHALL BE CONSTRUCTED AS SHOWN ON THE DETAILS ON SHEET C6.3.
4.1.2 SWALE SIDESLOPES SHALL BE RESTORED WITH 6" TOPSOIL, SEED, FERTILIZER AND MULCH.
4.1.3 RESTORE SWALE BOTTOMS WITH RIPRAP IN LOCATIONS AS SHOWN ON THE GRADING AND DRAINAGE SHEET AND DETAILS SHEET C6.3.

4.2.1 ALL DETENTION BASINS SHALL BE EXCAVATED, LOADED AND SEEDED PRIOR TO THE CLOSED DRAINAGE SYSTEM INSTALLATION.

4.2.2 EXCAVATE DETENTION BASINS TO 6" (MIN.) BELOW FINAL FINISHED GRADES.

4.2.3 RESTORE SIDESLOPES AT 6" TOPSOIL, SEED, FERTILIZER AND MULCH.

4.2.4 RESTORE BASIN BOTTOMS WITH A MIXTURE OF 50%/50% TOPSOIL AND SAND, 6" IN DEPTH. PLACE SEED, FERTILIZER AND MULCH OVER THIS MIXTURE. (SEE 6.1 BELOW FOR SEED MIX).

4.2.5 INSTALL IMPERMEABLE AREAS AS SHOWN ON DETAIL SHEET C6.1

4.2.6 STORMWATER MANAGEMENT AREAS MUST BE INSTALLED IN CONJUNCTION WITH INITIAL GRADING OPERATIONS.

4.3.1 REFER TO SHEET C6.3 FOR A DETAIL OF THE TRENCH BACKFILL REQUIREMENTS.
4.3.2 PIPE SHALL BE PLACED WITH THE BELL ENDS FACING UPHILL.

4.5.1 CONTRACTOR TO PLACE DRAIN LINES AND STORMWATER MANAGEMENT APPURTENANCES SO AS TO AVOID CONFLICTS WITH THE CONSTRUCTION OF THE PROPOSED ELECTRICAL, TELEPHONE AND CABLE UTILITIES AS REQUIRED BY THE APPROPRIATE UTILITY COMPANIES.

- 5.1 PLACE STREET SIGN "MODERATOR WAY" AS REQUIRED BY THE BOLTON REGULATIONS AT THE ENTRANCE OF THE ROAD.
- 5.2 PLACE STOP SIGN CONFORMING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) R1-1 AT THE EXIT OF THE ROAD.

6.1 TOPSOIL AND SEEDING

6.1.1 RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" TOPSOIL, SEED, FERTILIZER AND MULCH.

6.1.2 THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF VEGETATION PRIOR FINAL SIGN-OFF OR REMOVAL OF EROSION CONTROL BARRIERS AND MAINTAINING GRASS FOR ONE YEAR TO INSURE ITS STABILITY.

6.1.3 GRASS SEED SHALL BE SELECTED BASED ON THE SHADE/SUN CONDITIONS WHICH WILL EXIST.

6.1.4 RESTORE DISTURBED AREAS WITH SEED MIX CONSISTING OF LAWNGRASS BY PRO-LAWN SUPPLY OR EQUAL, CONSISTING OF 35% PERENNIAL RYE, 30% PERENNIAL FESCUE, AND 30% KYTOXIC BLUE GRASS.

6.1.5 FERTILIZE DISTURBED AREAS WITH COMPLETE COMMERCIAL GRADE WITH THE UPPER TWO INCHES AT A RATE OF 30 POUNDS PER 100 SQUARE FEET.

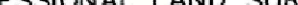
6.2.1 TREES SHALL BE PLANTED IN THE LOCATION SHOWN ON THE GRADING & DRAINAGE PLAN.
6.2.2 REFER TO SHEET C5.2 FOR TYPICAL TREE PLANTING DETAIL.
6.2.3 TREES SHALL BE PLANTED WITH A MINIMUM OF 0.5 CUBIC YARDS OF LOAM.
6.2.4 ALL PLANT SPECIES SHALL BE NURSERY GROWN.
6.2.5 TREES AND SHRUBS SHALL HAVE REACHED SPECIFIED SIZE PRIOR TO FINAL SIGN-OFF.
6.2.6 PROPOSED STREET TREES SHALL BE AS SHOWN ON EROSION & SEDIMENTATION CONTROL PLAN SHEETS, WITH A MINIMUM OVERALL HEIGHT OF 12'-FEET.
6.2.7 CONTRACTOR SHALL MAINTAIN TREES FOR ONE YEAR TO INSURE THEIR SURVIVAL.

RESERVED FOR REGISTRY USE

PROFESSIONAL ENGINEER



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

2/20/18
 DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

_____)

_____)

_____)

_____)

_____)

_____)

_____)

_____)

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

APPROVED SUBJECT TO CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY _____
DATED _____ 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, _____, 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.

BOLTON TOWN CLERK _____ DATE _____

ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25'
LOT AREA = 1 ACRE
LOT SHAPE = > 0.5

SETBACKS: FRONT = 50'
SIDE = 20'
REAR = 20'

OWNER:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA	APPLICANT:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA
--------	--	------------	--

BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

KEYES FARM DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS NOTES & SPECIFICATIONS

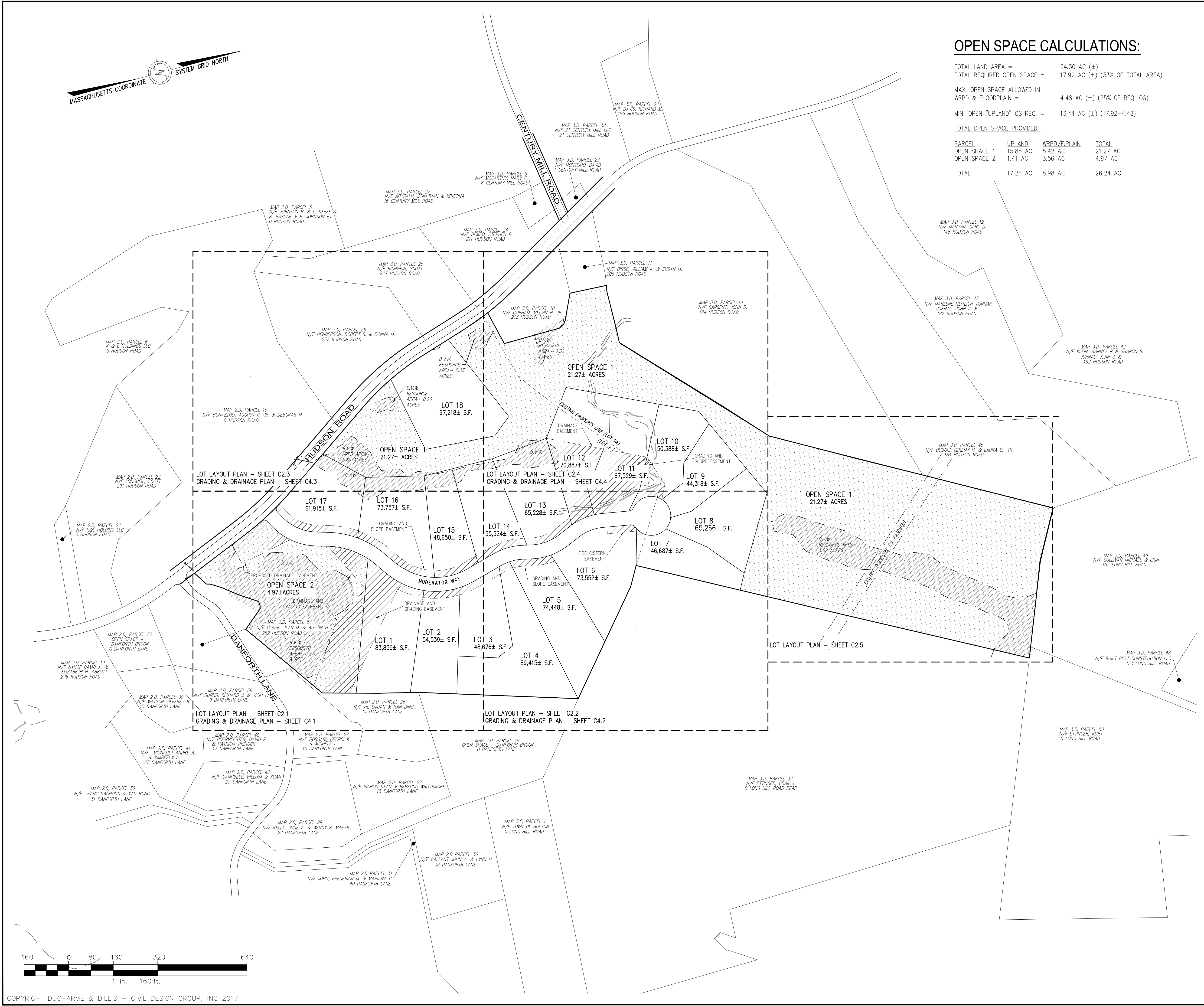
NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

PREPARED BY:



1092 MAIN STREET, P.O. BOX 428
BOLTON, MASSACHUSETTS 01740

DESIGN BY: P J W/SBD	DRAWN BY: P J W	CHECKED BY: GSR	SHEET NO. C1.5
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-NOTES	



TOTAL LAND AREA =	54.30 AC (±)
TOTAL REQUIRED OPEN SPACE =	17.92 AC (±) (33% OF TOTAL AREA)
MAX. OPEN SPACE ALLOWED IN WRPD & FLOODPLAIN =	4.48 AC (±) (25% OF REQ. OS)
MIN. OPEN "UPLAND" OS REQ. =	13.44 AC (±) (17.92-4.48)

<u>PARCEL</u>	<u>UPLAND</u>	<u>WRPD/F. PLAIN</u>	<u>TOTAL</u>
OPEN SPACE 1	15.85 AC	5.42 AC	21.27 AC
OPEN SPACE 2	1.41 AC	3.56 AC	4.97 AC
 TOTAL	 17.26 AC	 8.98 AC	 26.24 AC



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

2/20/18
DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

[illegible]

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

APPROVED SUBJECT TO CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY _____
DATED _____ 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, _____, 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.

BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25'
LOT AREA = 1 ACRE
LOT SHAPE = > 0.5

SETBACKS: FRONT = 50'
SIDE = 20'
REAR = 20'

OWNER:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA	APPLICANT:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA
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BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

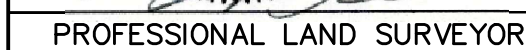
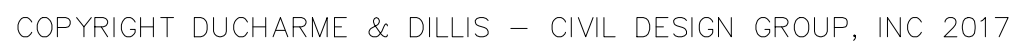
NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW



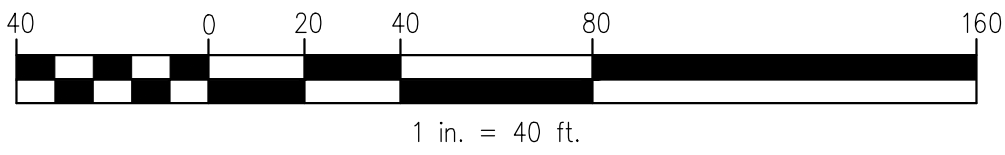
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C1.6

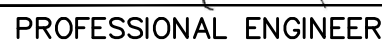
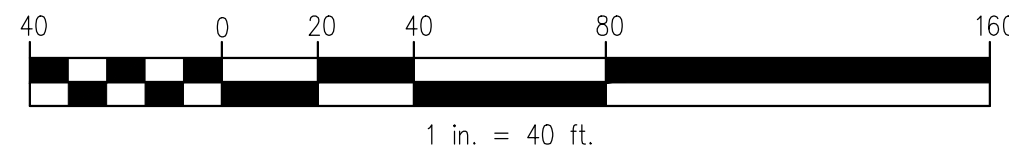


C2.1



C2.2

MAP 2.D, PARCEL 48
OPEN SPACE - DANFORTH BROOK
O DANFORTH LANE
S17°13'59"W
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I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS


PROFESSIONAL LAND SURVEYOR

2/20/18
DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

_____)
 _____)
 _____)
 _____)
 _____)
 _____)
 _____)
 _____)

BEING A MAJORITY
 OF THE BOLTON
 PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

APPROVED SUBJECT TO CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY _____
DATED _____ 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, _____, 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.

BOLTON TOWN CLERK	DATE
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ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25'
LOT AREA = 1 ACRE
LOT SHAPE = > 0.5

OWNER:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA	APPLICANT:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA
--------	--	------------	--

BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
LOT LAYOUT PLAN 3

NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

PREPARED BY:

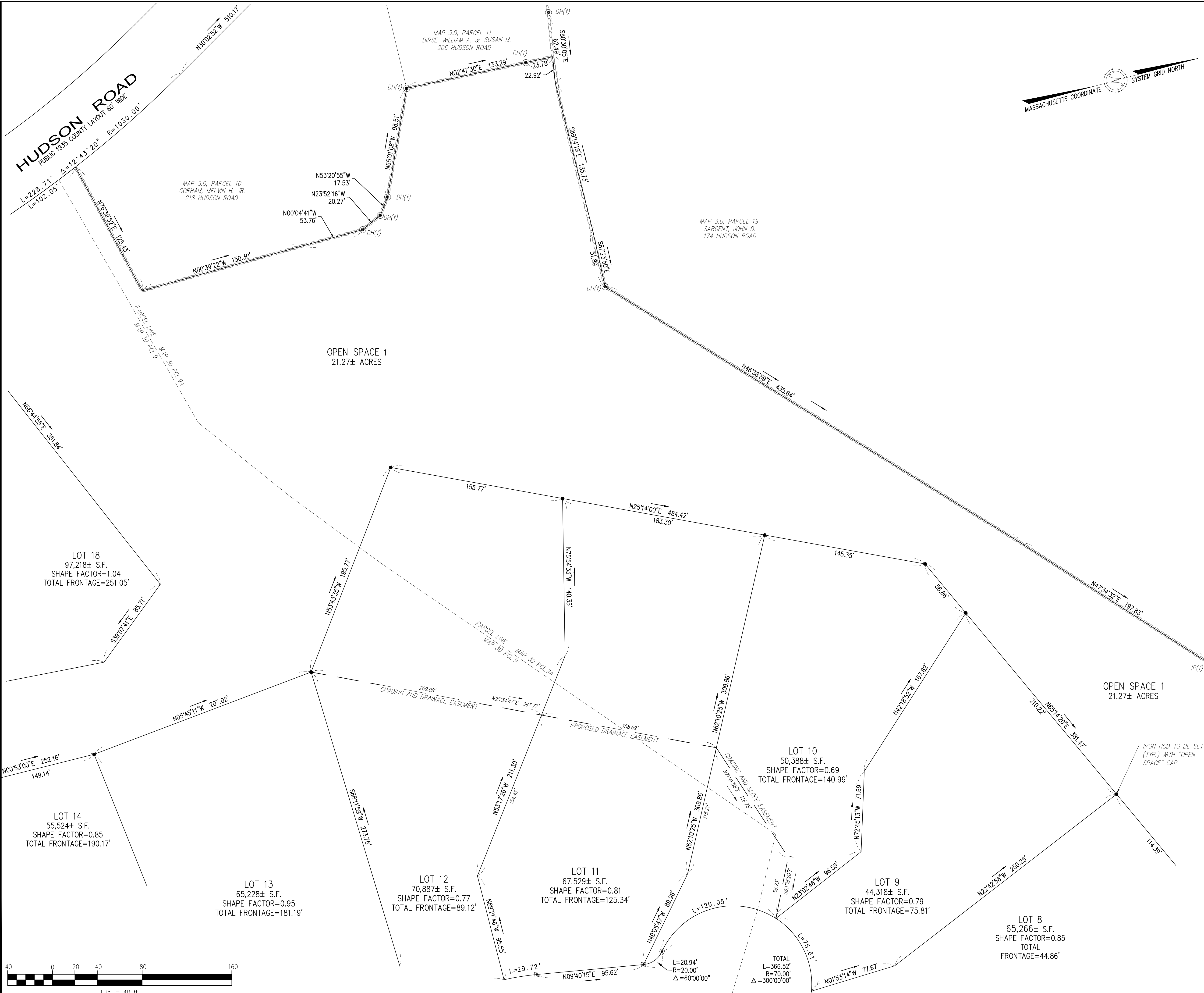


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1092 MAIN STREET, P.O. BOX 428 PHONE: (978) 779-6091 FAX: (978) 779-026
BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY: P JW/SBD	DRAWN BY: P JW	CHECKED BY: GSR	S
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-LAYOUT	

C2.3



PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

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

Stanley R. Dillis 2/20/18
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED: _____

BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT # _____ DATED _____ FOR _____

REFER TO SPECIAL PERMIT # _____ DATED _____ FOR _____

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ 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, _____ 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.

BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 1 ACRE SIDE = 20'
LOT SHAPE = > 0.5 REAR = 20'

OWNER: WD BOLTON, LLC. APPLICANT: WD BOLTON, LLC.
33 LYMANN STREET 33 LYMANN STREET
SUITE 300 SUITE 300
WESTBOROUGH, MA WESTBOROUGH, MA

BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
LOT LAYOUT PLAN 4

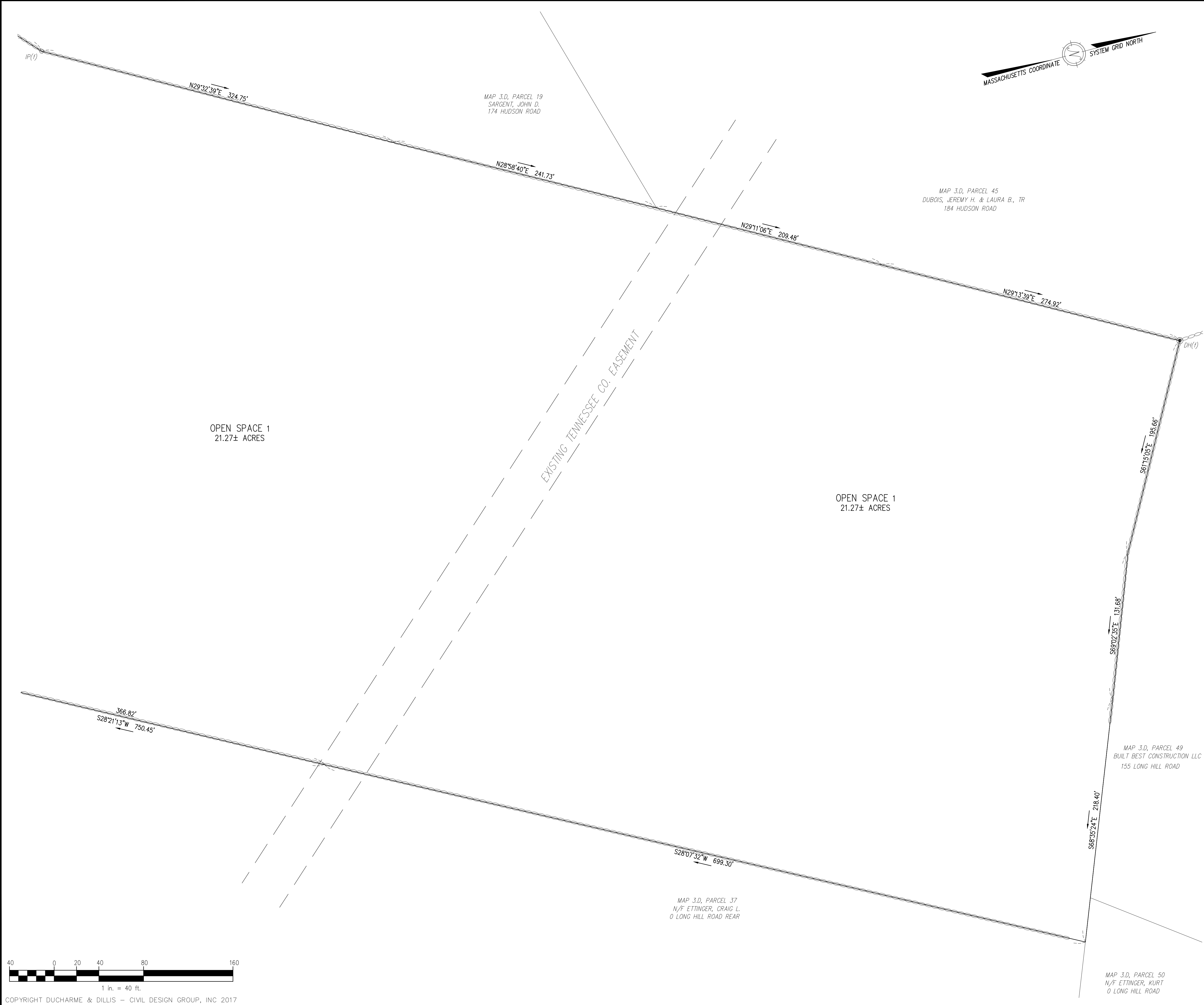
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PREPARED BY:

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

DESIGN BY: PJW/SBD	DRAWN BY: PJW	CHECKED BY: GSR	SHEET NO. C2.4
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-LAYOUT	



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PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

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

Stanley R. Dillis 2/20/18
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED: _____

BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT # _____ DATED _____ FOR _____

REFER TO SPECIAL PERMIT # _____ DATED _____ FOR _____

APPROVED SUBJECT TO CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HEREWITH
DATED _____

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

I, _____ 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.

BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 1 ACRE SIDE = 20'
LOT SHAPE = > 0.5 REAR = 20'

OWNER: WD BOLTON, LLC. 33 LYMANN STREET SUITE 300 WESTBOROUGH, MA	APPLICANT: WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA
BOOK/PAGE: D.B. 57264, PG. 191	MAP/PARCEL: MAP 3D, PAR. 9
OWNER: JACKSON, MATTHEW 21 WELLINGTON DRIVE HUDSON, MASSACHUSETTS	
BOOK/PAGE: D.B. 53109, PG. 131	MAP/PARCEL: MAP 3D, PAR. 9A

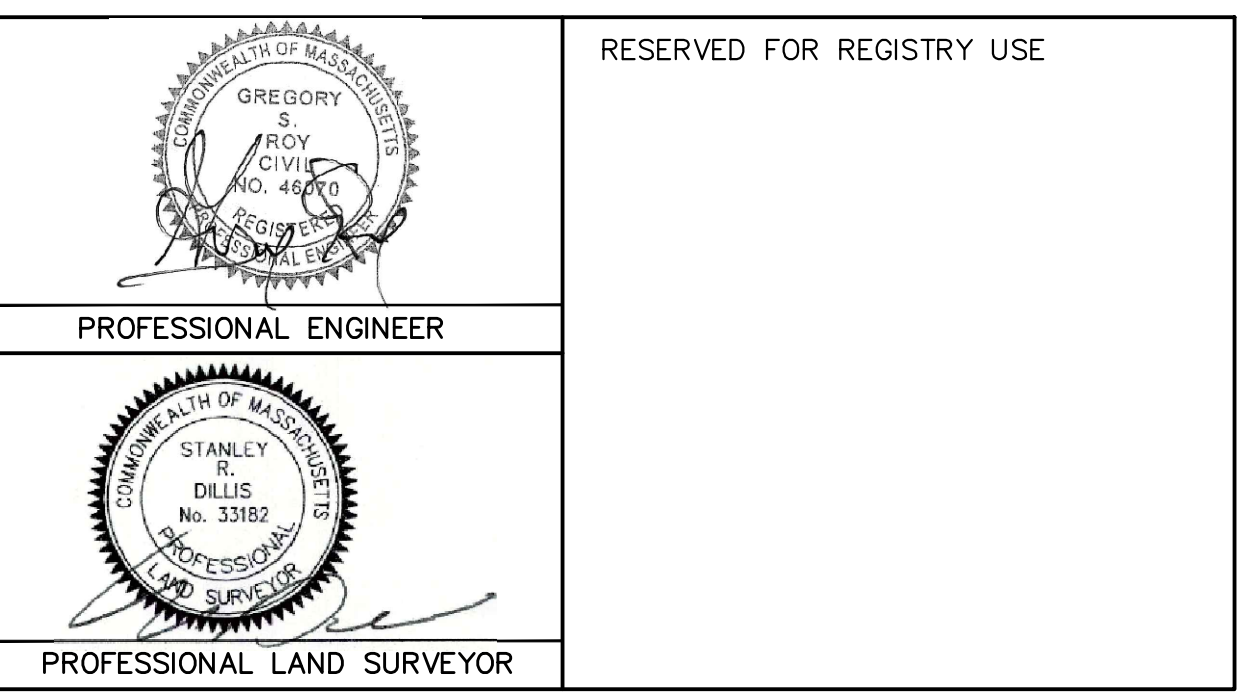
KEYES FARM DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS LOT LAYOUT PLAN 5			
NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

PREPARED BY:

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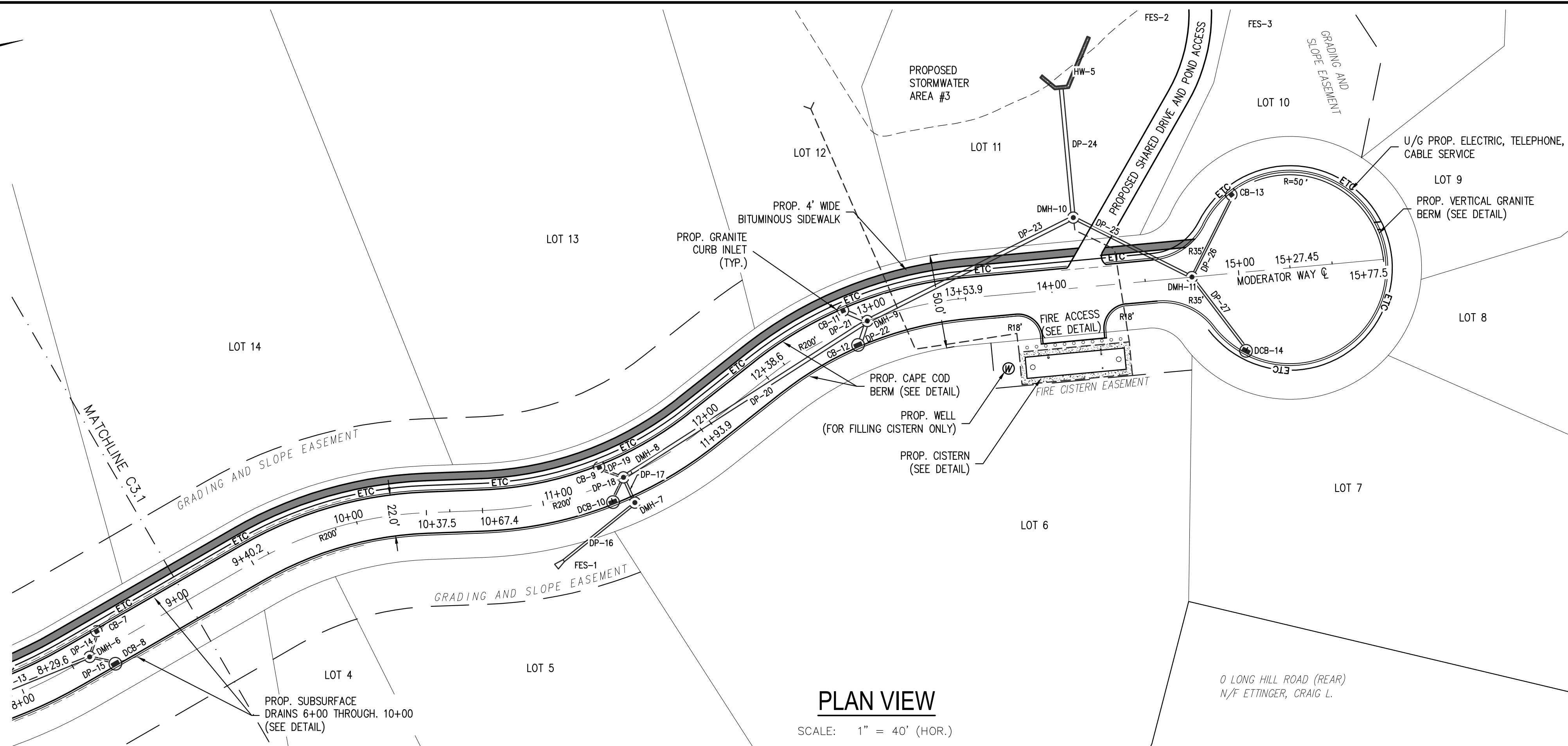
1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740 PHONE: (978) 779-6091 FAX: (978) 779-0260 www.DucharmeandDillis.com

DESIGN BY: PJW/SBD	DRAWN BY: PJW	CHECKED BY: GSR	SHEET NO. C2.5
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-LAYOUT	

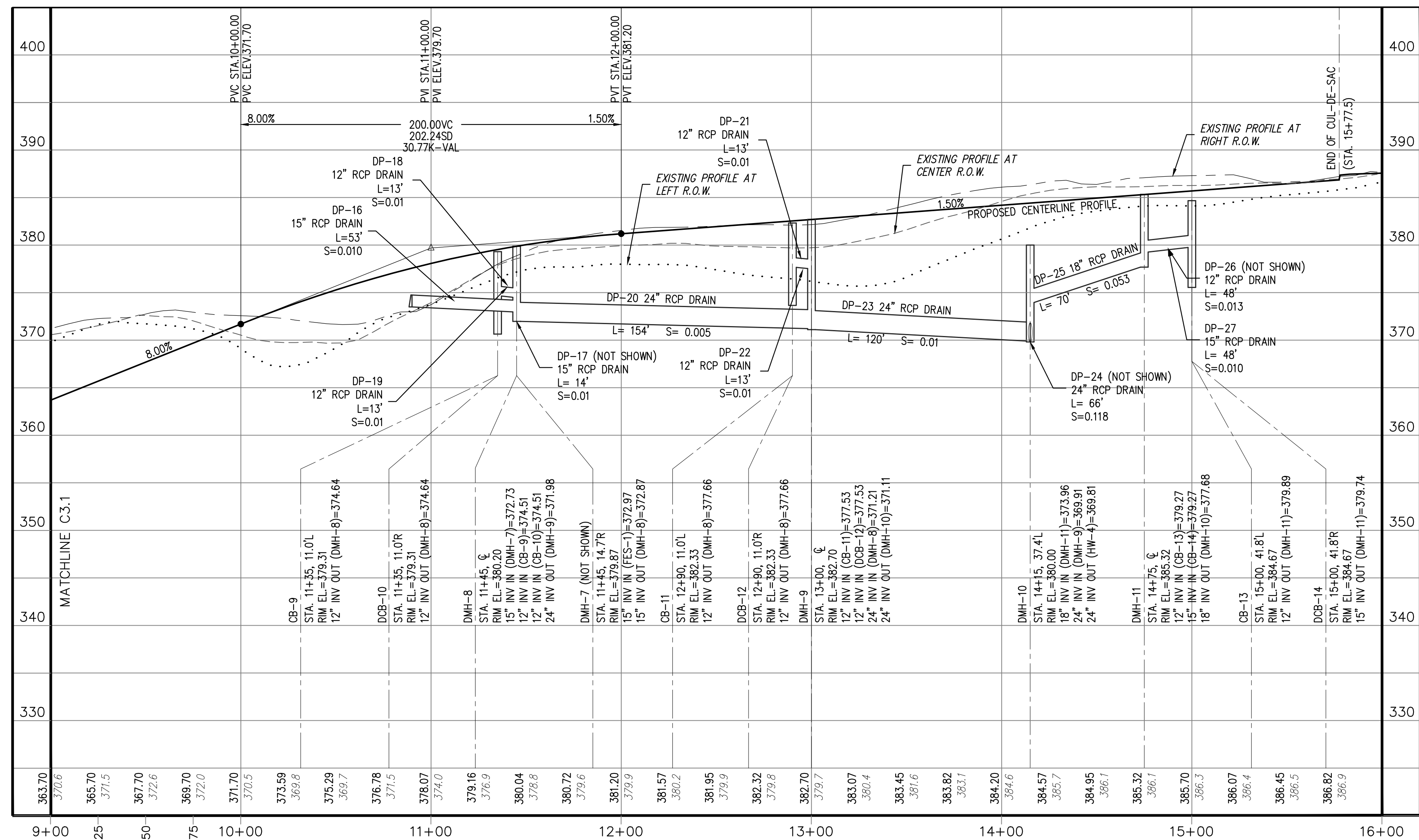


BOLTON TOWN CLERK _____ DATE _____

DESIGN BY: P JW	DRAWN BY: P JW	CHECKED BY: GSR	SHEET NO. C3.1
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-PRO	



SCALE: 1" = 40' (HOR.)



SCALE: 1" = 40' (HOR.)
1" = 8' (VERT.)



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 PROFESSIONAL LAND SURVEYOR

2/20/18
 DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

_____)

_____)

_____)

_____)

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_____)

_____)

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

REFER TO SPECIAL PERMIT #_____ DATED _____
FOR _____

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BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9

KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
PLAN PROFILE SHEET 2

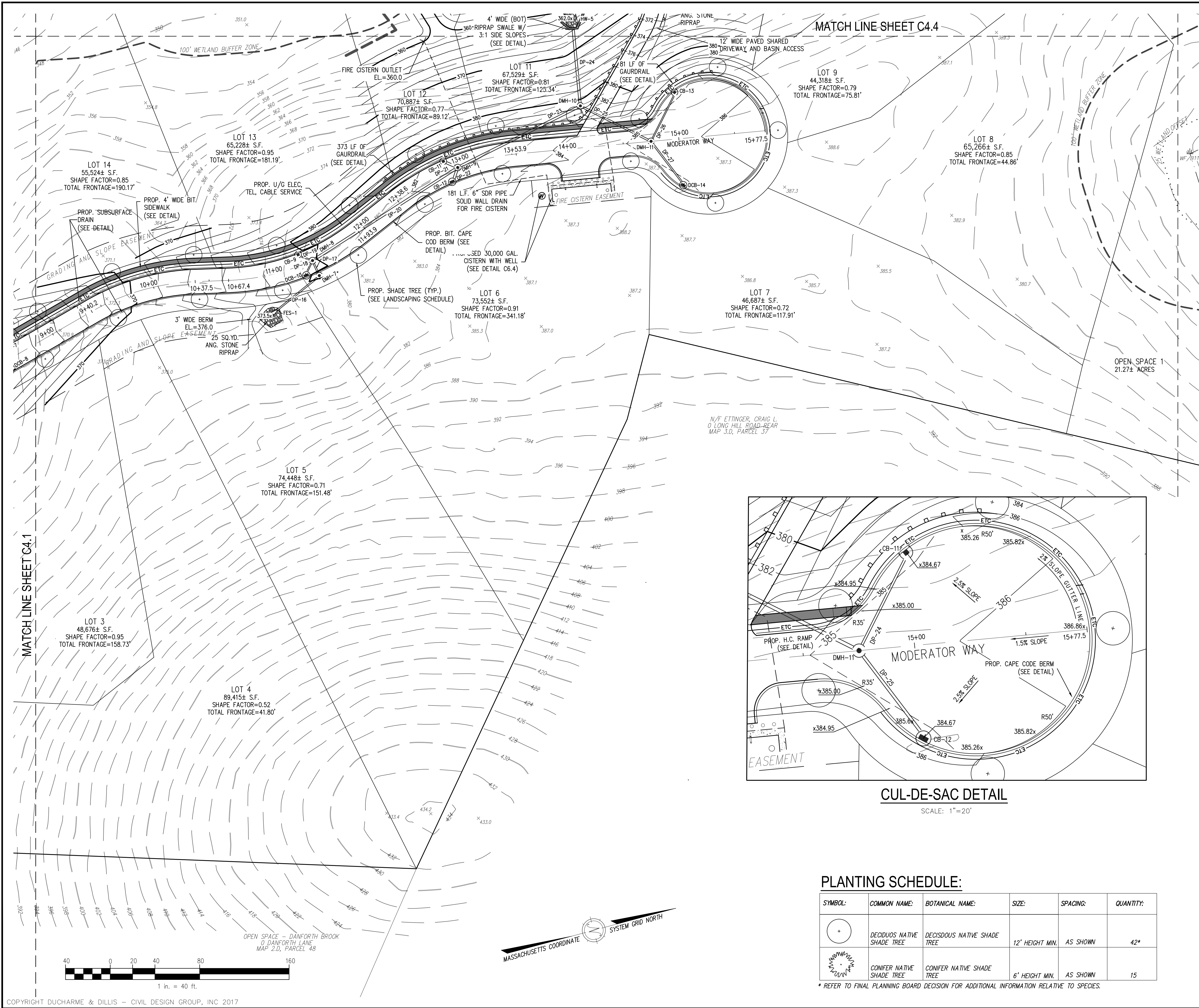
PREPARED BY:

1092 MAIN STREET, P.O. BOX 428
BOLTON, MASSACHUSETTS 01740

PHONE: (978) 779-6091 FAX: (978) 779-0260
www.DucharmeandDillis.com

DESIGN BY: P.J.W	DRAWN BY: P.J.W	CHECKED BY: GSR	SHEET NO. C3.2
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-PRO	

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PROFESSIONAL LAND SURVEYOR

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 2/20/18

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW DATE APPROVED: _____

BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: _____

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REFER TO SPECIAL PERMIT # _____ DATED _____ FOR _____

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HEREWITH DATED _____

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OWNER: WD BOLTON, LLC. **APPLICANT:** WD BOLTON, LLC.
33 LYMAN STREET
SUITE 300
WESTBOROUGH, MA
33 LYMAN STREET
SUITE 300
WESTBOROUGH, MA

BOOK/PAGE: D.B. 57264, PG. 191 **MAP/PARCEL:** MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: D.B. 53109, PG. 131 **MAP/PARCEL:** MAP 3D, PAR. 9A

KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
GRADING & DRAINAGE PLAN 2

NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

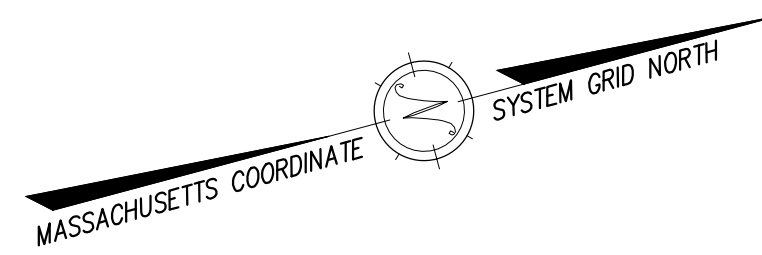
PREPARED BY:

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BOLTON, MASSACHUSETTS 01740
PHONE: (978) 779-6091 FAX: (978) 779-0260
www.DucharmeandDillis.com

DESIGN BY: PJW **DRAWN BY:** PJW **CHECKED BY:** GSR **SHEET NO.:** C4.2

DATE: 10/25/17 **JOB NUMBER:** 4991 **DRAWING NO.:** 4991-GRD



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

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DATE APPROVED: _____

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BOLTON TOWN CLERK	DATE
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FRONTAGE = 25'
LOT AREA = 1 ACRE
LOT SHAPE = > 0.5

BOOK/PAGE:	MAP/PARCEL:
D.B. 57264, PG. 191	MAP 3D, PAR. 9

BOOK/PAGE:	MAP/PARCEL:
D.B. 53109, PG. 131	MAP 3D, PAR. 9A

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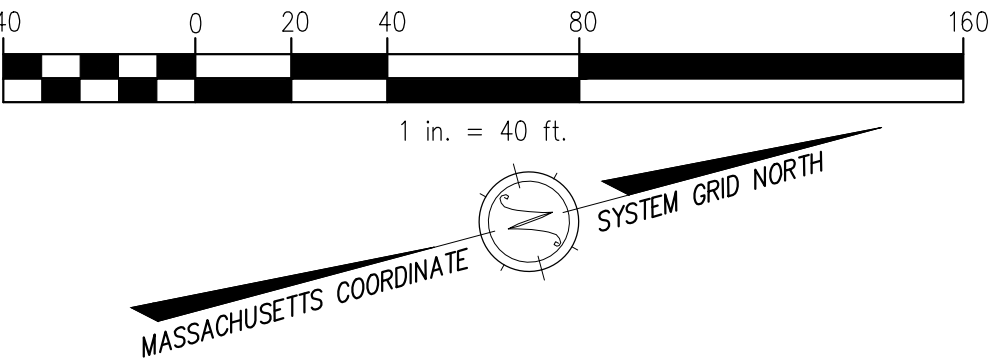
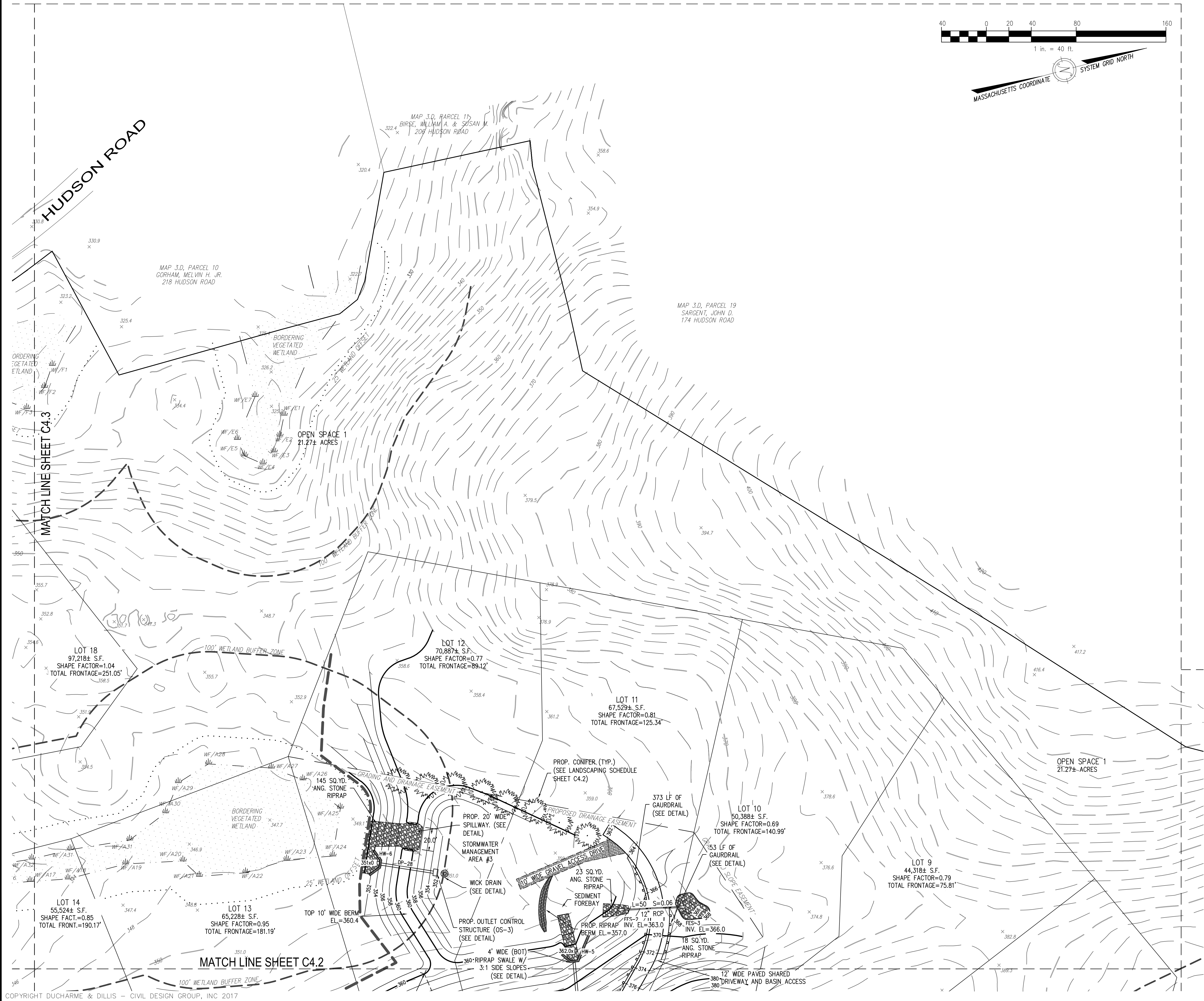


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DESIGN BY: PJW	DRAWN BY: PJW	CHECKED BY: GSR	SHEET NO. C4.3
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-GRD	

C4.3

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2/20/18
PROFESSIONAL LAND SURVEYOR DATE

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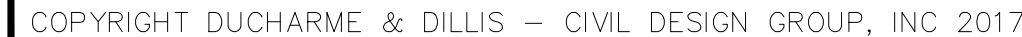
KEYES FARM DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS GRADING & DRAINAGE PLAN 4			
NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

PREPARED BY:

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BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY: PJW	DRAWN BY: PJW	CHECKED BY: GSR	SHEET NO. C4.4
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-GRD	



PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

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2/20/18
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BEING A MAJORITY
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LOT AREA = 1 ACRE
LOT SHAPE = > 0.5

OWNER:	WD BOLTON, LLC. 33 LYMANN STREET SUITE 300 WESTBOROUGH, MA	APPLICANT:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA
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BOOK/PAGE:	MAP/PARCEL:
D.B. 57264, PG. 191	MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

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BOLTON, MASSACHUSETTS 01740

DESIGN BY: PJW	DRAWN BY: PJW	CHECKED BY: GSR
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-ECP

C5.1

EROSION & SEDIMENTATION CONTROL NOTES:

1.1 GENERAL REQUIREMENTS

- 1.1.1 CONTRACTOR TO COMPLY WITH THE REQUIREMENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC., WHICH IS REQUIRED TO BE FILED PRIOR TO CONSTRUCTION.
- 1.1.2 CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
- 1.1.3 EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE.
- 1.1.4 AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC. RETAIN EXISTING VEGETATION WHERE FEASIBLE.
- 1.1.5 THERE SHALL BE NO STORAGE OF ANY KIND OF ANY CHEMICALS, PESTICIDES, FUELS AND OTHER POTENTIALLY TOXIC OR HAZARDOUS MATERIALS ON SITE.
- 1.1.6 NO DEBRIS, JUNK, RUBBISH OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
- 1.1.7 STUMPS AND OTHER WOOD DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- 1.1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
- 1.1.9 CONTRACTOR SHALL DETERMINE LOCATIONS FOR STOCKPILES, EQUIPMENT/MATERIAL STAGING, PORT-A-JOHNs, AND TRAILERS PRIOR TO CONSTRUCTION AND SUBMIT TO TOWN ENGINEER FOR RECORD.

1.2 MAINTENANCE/ PERFORMANCE STANDARDS

- 1.2.1 ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL WITH AN ACCUMULATION OF 1/2" OR MORE. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:
- 1.2.1.1 THE SILT FENCE BARRIERS SHALL BE CHECKED REGULARLY FOR TEARS, DETERIORATION AND UNDERMINING AND SHALL BE REPAIRED AS REQUIRED.
- 1.2.1.2 ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE RESEEDD AS NEEDED.
- 1.2.2 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD, DIRT, DEBRIS, ETC., ONTO THE PUBLIC ROAD. THIS MAY REQUIRE PERIODIC UNKIP/RECONSTRUCTION OF THE TOP DRESSING WITH 2 INCH STONE AS CONDITIONS DEMAND AND OR CLEANOUT/REPLACEMENT OF STONE IF CLOGGING OR SEDIMENTATION OCCURS. ALL MATERIALS SPILLED DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE TOWN ROAD MUST BE REMOVED DAILY BY SWEEPING OR OTHER SUITABLE MEANS.
- 1.2.3 ALL AREAS ON SITE SUBJECT TO EROSION/SEDIMENTATION SHALL BE INSPECTED ON A REGULAR BASIS. ALL ITEMS SPECIFIED ON THIS AND OTHER PLANS SHALL BE INSPECTED TO VERIFY THAT THEY ARE OPERATING AS DESIGNED AND INTENDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND REPAIR ALL STRUCTURES.
- 1.2.4 THE ENTIRE DRAINAGE SYSTEM SHALL BE INSPECTED ON A REGULAR BASIS AND PRIOR TO AND IMMEDIATELY AFTER ANY RAINFALL EVENT WHILE THE SITE IS DISTURBED. CONTRACTOR SHALL PREVENT SEDIMENT FROM ENTERING THE DRAINAGE POND DURING CONSTRUCTION.

1.3 TEMPORARY MEASURES

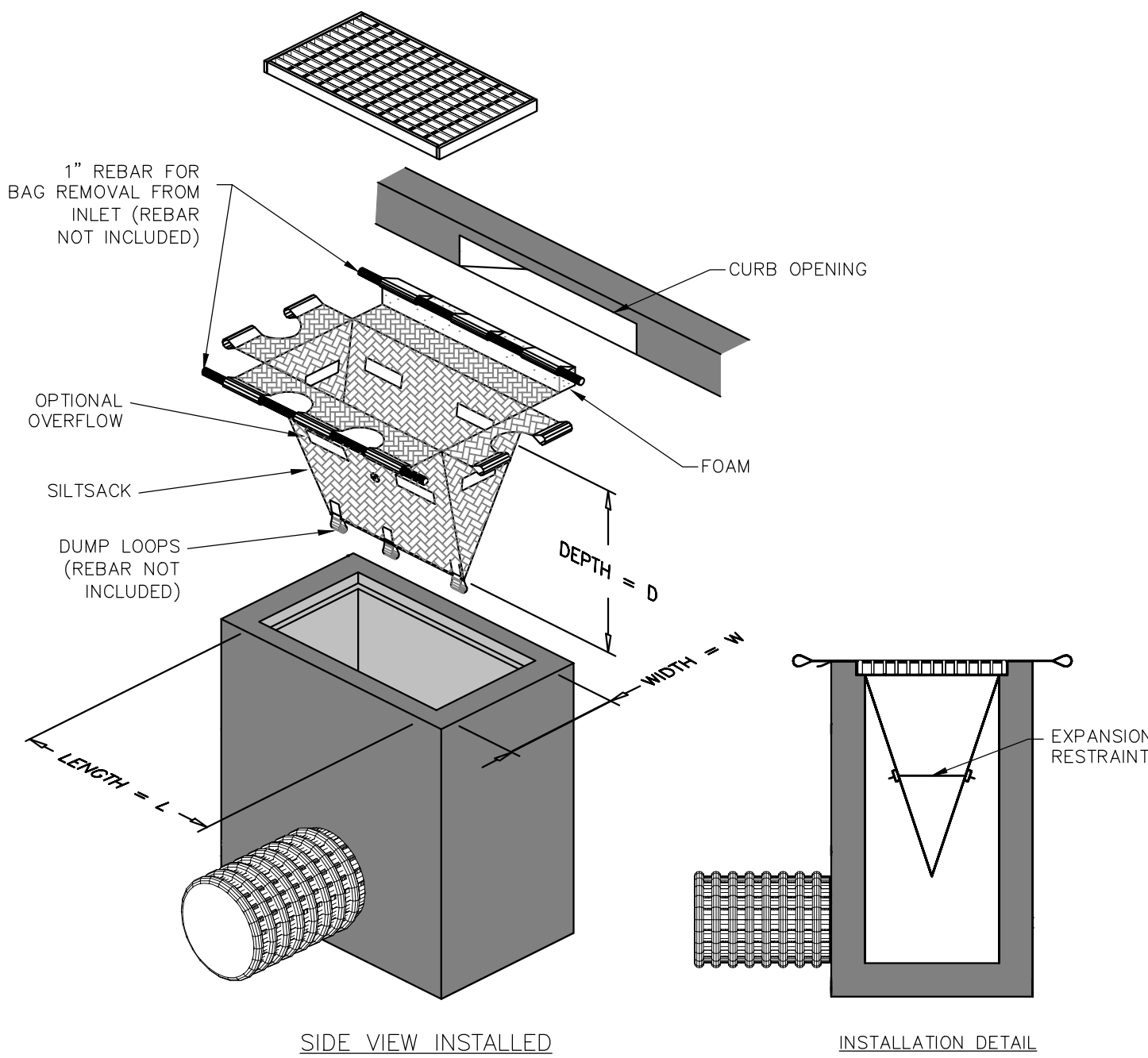
- 1.3.1 PLACE SILT FENCE WITH HAY BALES AS SHOWN ON THE EROSION CONTROL PLAN.
- 1.3.2 IF LOAM IS PLACED OUTSIDE OF THE NORMAL GROWING SEASON SILT FENCE OR STRAW WADDLES SHALL BE PLACED BETWEEN THE LAWN AREA AND PAVEMENT.
- 1.3.3 CONSTRUCT TEMPORARY STONE PAD AT EXIT TO THE SITE AS SHOWN ON THE EROSION CONTROL PLAN.
- 1.3.4 DURING DRY PERIODS, PROVIDE MEANS FOR MITIGATION OF DUST, SUCH AS WATERING OF EXPOSED AREAS.
- 1.3.5 STOCKPILE LOCATIONS SHALL BE WITHIN THE PROPOSED LIMIT OF WORK AND OUTSIDE ALL RESOURCE AREAS. PLACE SILT FENCE AROUND ALL STOCK PILE AREAS. PILES LEFT FOR 21 DAYS OR MORE SHALL BE SEEDED. STOCKPILES AND DISTURBED AREAS LEFT INACTIVE FOR PERIODS GREATER THAN 14 DAYS SHALL BE STABILIZED TO PREVENT EROSION.
- 1.3.6 WASTE DISPOSAL RECEPTACLES AND TRAILERS SHALL BE USED FOR THE DISPOSAL OF CONSTRUCTION DEBRIS, WHICH SHALL BE REMOVED FROM SITE ACCORDING TO STATE, LOCAL AND FEDERAL GUIDELINES. CONSTRUCTION DEBRIS INCLUDES PAVEMENT, UTILITY, EARTH AND BUILDING MATERIALS THAT CANNOT BE REUSED. THE RECEPTACLES SHALL BE LOCATED ON-SITE OUTSIDE OF ALL RESOURCE AREAS AND COVERED.
- 1.3.7 THE TEMPORARY MEASURES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION HAS OCCURRED AND ONLY AFTER APPROVAL BY THE BOLTON CONSERVATION COMMISSION AND THE ENGINEER.
- 1.3.8 CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENTATION BASIN(S) AT APPROPRIATE LOCATIONS ON THE SITE AS SHOWN IN THE DETAIL.

1.4 PERMANENT STABILIZATION

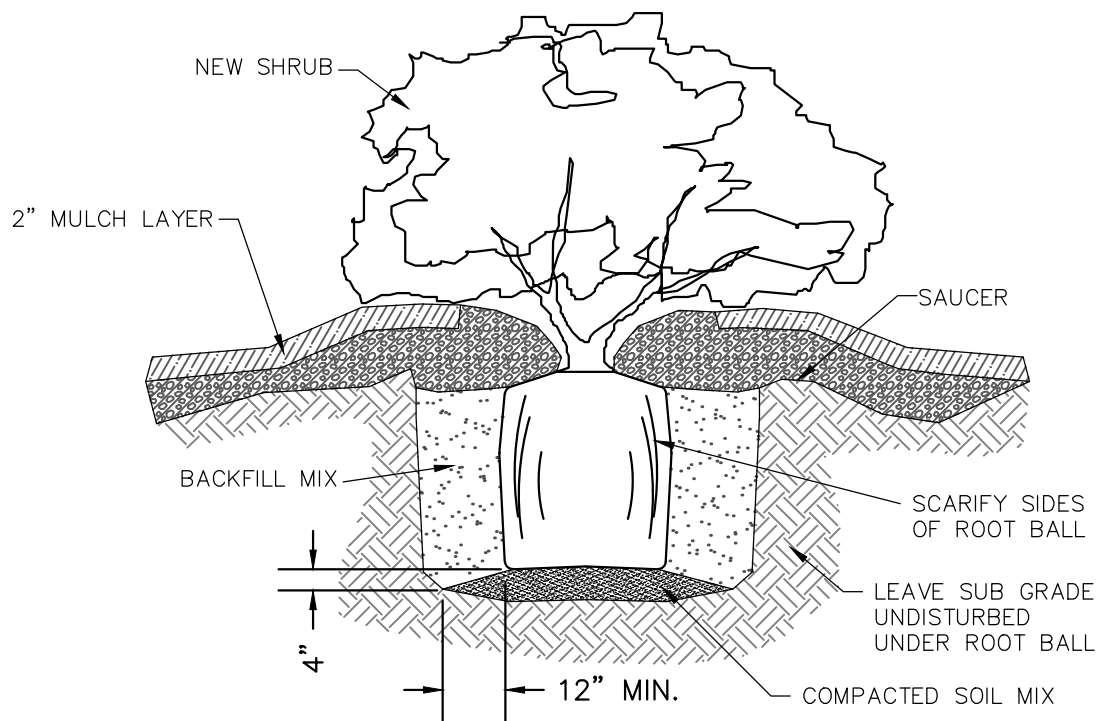
- 1.4.1 SLOPES IN EXCESS OF 3 TO 1 SHALL BE HYDRO-MULCHED. LOAMED (6" MIN.) AND SEEDED SLOPES SHALL BE PROTECTED FROM WASHOUT BY MULCHING OR OTHER ACCEPTABLE SLOPE PROTECTION UNTIL VEGETATION IS ESTABLISHED.
- 1.4.2 UNLESS OTHERWISE INDICATED HEREON ALL DISTURBED AREAS SHALL BE LOAMED (6" MIN.) AND SEEDED WITH AN APPROPRIATE MIXTURE OF GRASSES SUITABLE FOR THE AREA. AREAS NOT STABILIZED BEFORE THE END OF THE FALL PLANTING SEASON SHALL BE HYDRO-MULCHED AND SEEDED IN THE SPRING.

1.5 DEWATERING

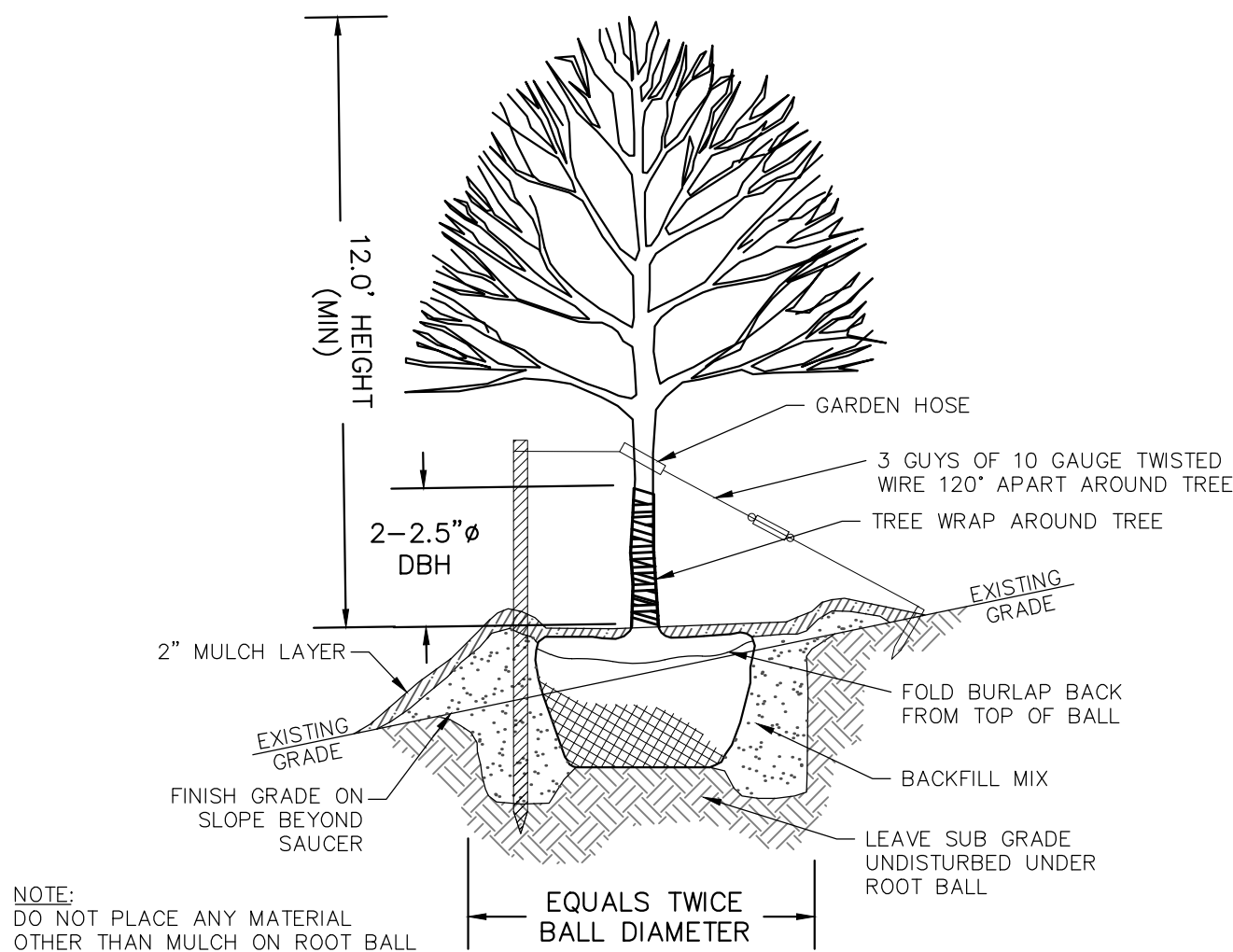
- 1.5.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING OPERATIONS DURING CONSTRUCTION.
- 1.5.2 DEWATERING SHALL BE PERFORMED TO ACHIEVE CONSTRUCTION OF FOOTINGS, FOUNDATIONS, PAVEMENTS, AND OTHER SUBSURFACE UTILITIES AND APPURTENANCES IN DRY CONDITIONS.
- 1.5.3 DEWATERING SHALL BE PERFORMED THROUGH THE USE OF IN TRENCH SUMP PUMPS, WELLS, DRAINS AND OTHER ITEMS NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, OPERATE AND REMOVE ALL DEWATERING DEVICES AND APPURTENANCES AS REQUIRED FOR CONSTRUCTION. SUCH ACTIVITIES SHALL BE INCLUDED IN THE CONTRACTORS BID.
- 1.5.4 THE FLOW FROM DEWATERING PUMPS SHALL BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO DISCHARGE TO A RESOURCE AREA. CONSTRUCT SEDIMENTATION BASIN WITH HAY BALES STAKED IN PLACE. BASINS TO BE 10-FOOT X 10-FOOT INTERIOR DIMENSIONS.



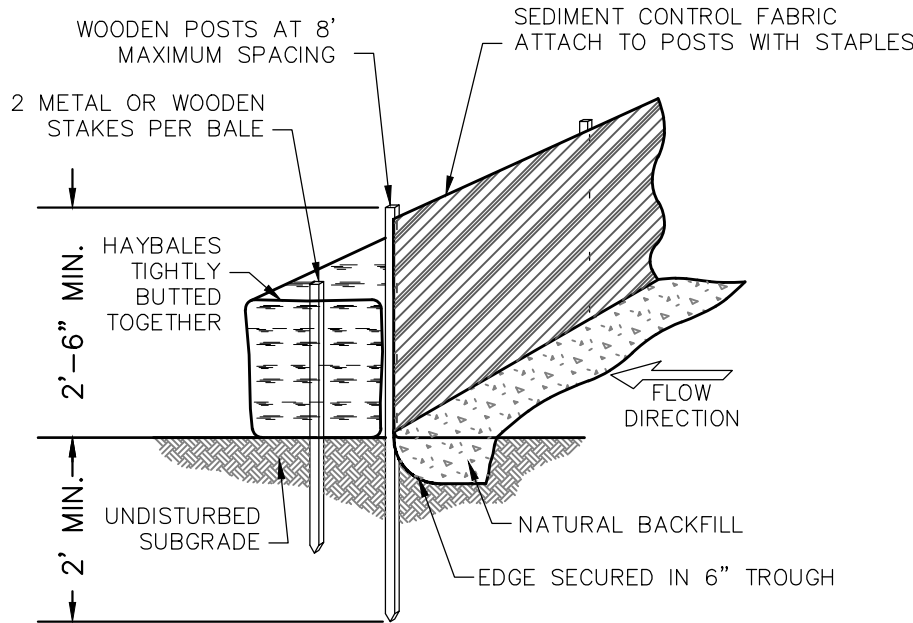
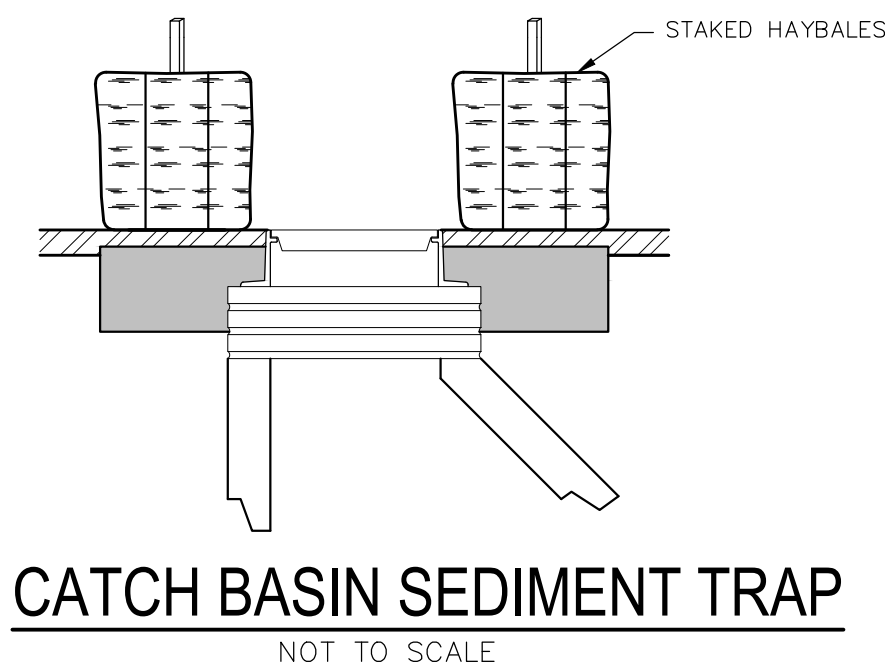
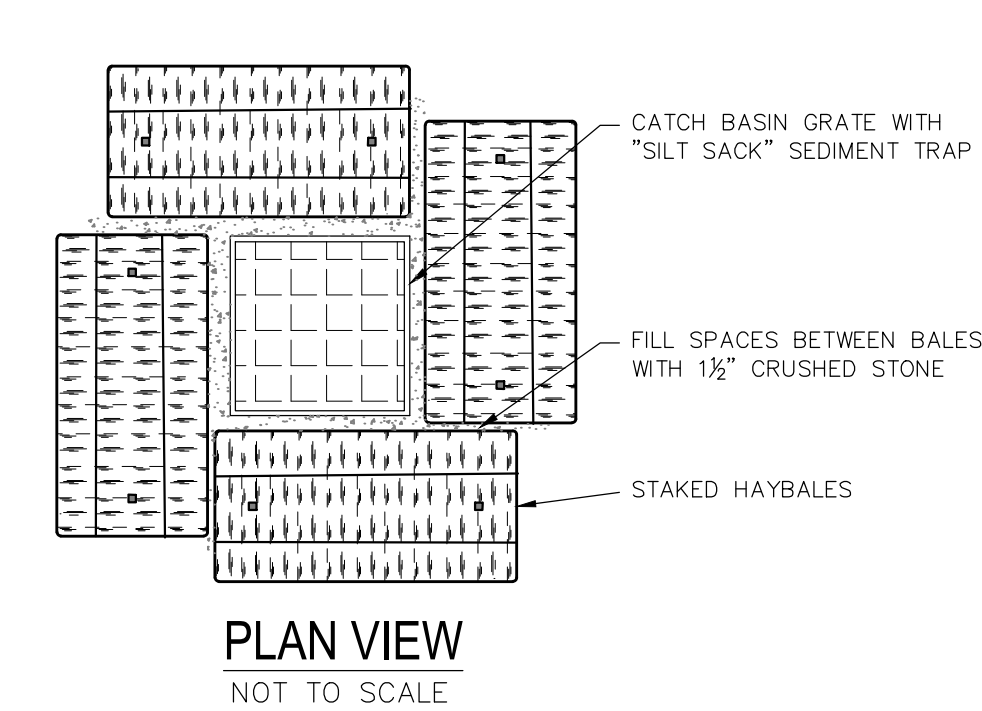
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NOT TO SCALE



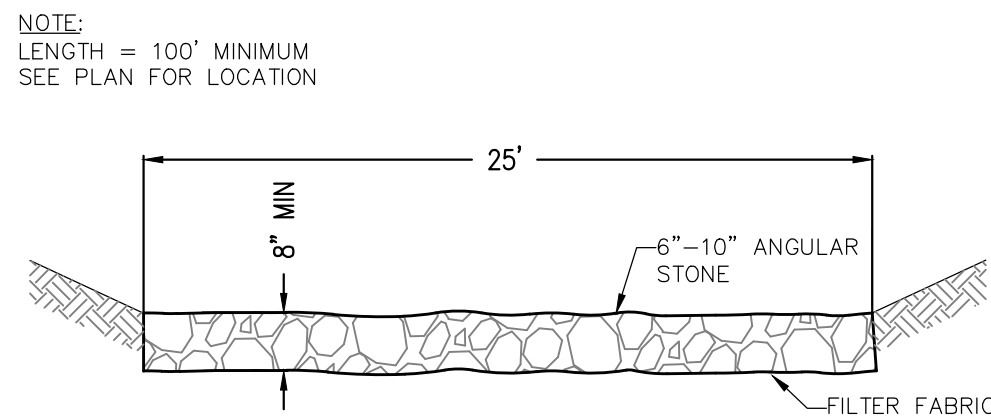
SHRUB PLANTING DETAIL
NOT TO SCALE



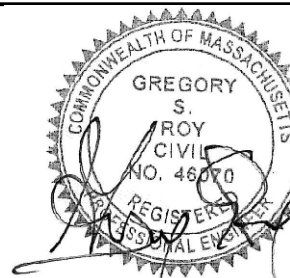
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NOT TO SCALE



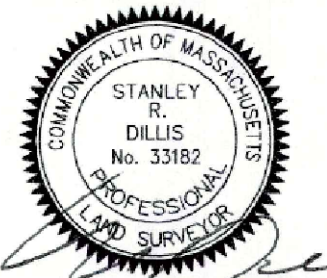
SILTATION BARRIER
NOT TO SCALE



TEMP. CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



PROFESSIONAL ENGINEER



PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

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

2/20/18
DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED:

REFER TO SPECIAL PERMIT # _____ DATED _____
FOR

REFER TO SPECIAL PERMIT # _____ DATED _____
FOR

APPROVED SUBJECT TO CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY _____
DATED _____ 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, _____ 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.

BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL
DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 1 ACRE SIDE = 20'
LOT SHAPE = > 0.5 REAR = 20'

OWNER: WD BOLTON, LLC. APPLICANT: WD BOLTON, LLC.
33 LYMANN STREET 33 LYMANN STREET
SUITE 300 SUITE 300
WESTBOROUGH, MA WESTBOROUGH, MA

BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
EROSION & SEDIMENTATION CONTROL DETAILS

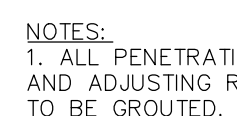
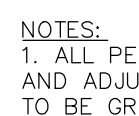
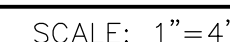
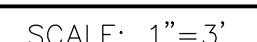
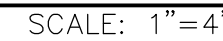
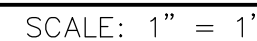
NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

PREPARED BY:

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
PJW	PJW	GSR	C5.2
DATE:	JOB NUMBER:	DRAWING NO.	
10/25/17	4991	4991-ECP	



BOLTON TOWN CLERK _____ DATE _____

DESIGN BY: PJW	DRAWN BY: PJW	CHECKED BY: GSR	SHEET NO. C6.2
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-DET	



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

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT #_____ DATED _____

REFER TO SPECIAL PERMIT #_____ DATED _____

APPROVED SUBJECT TO CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY _____
DATED _____ 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

FOR _____, CLERK OF THE TOWN OF BOLTON
HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE
FOR 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.

BOLTON TOWN CLERK _____ DATE _____

ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

FRONTAGE = 25'
LOT AREA = 1 ACRE
LOT SHAPE = > 0.5

OWNER:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA	APPLICANT:	WD BOLTON, LLC. 33 LYMAN STREET SUITE 300 WESTBOROUGH, MA
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BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

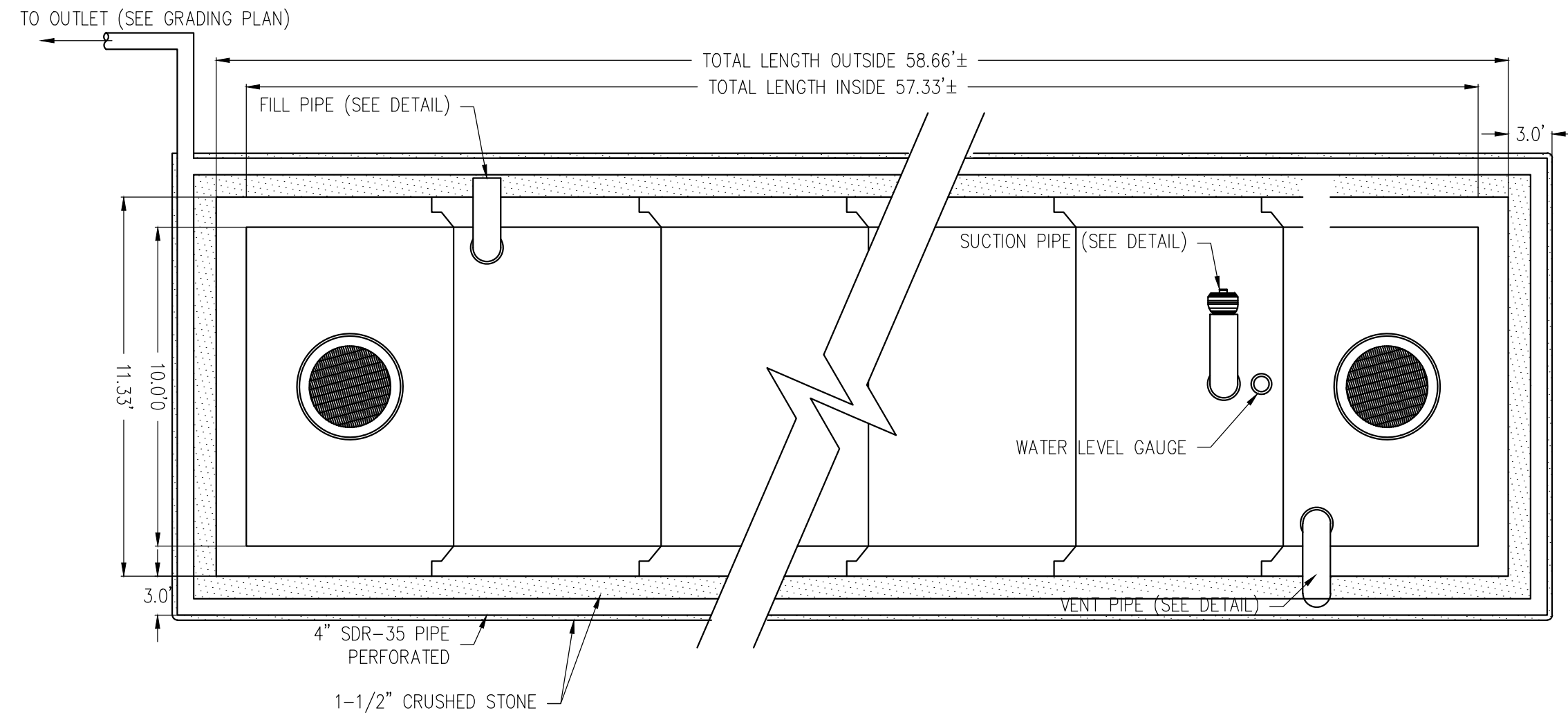
KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
DETAIL SHEET 3

PREPARED BY:

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

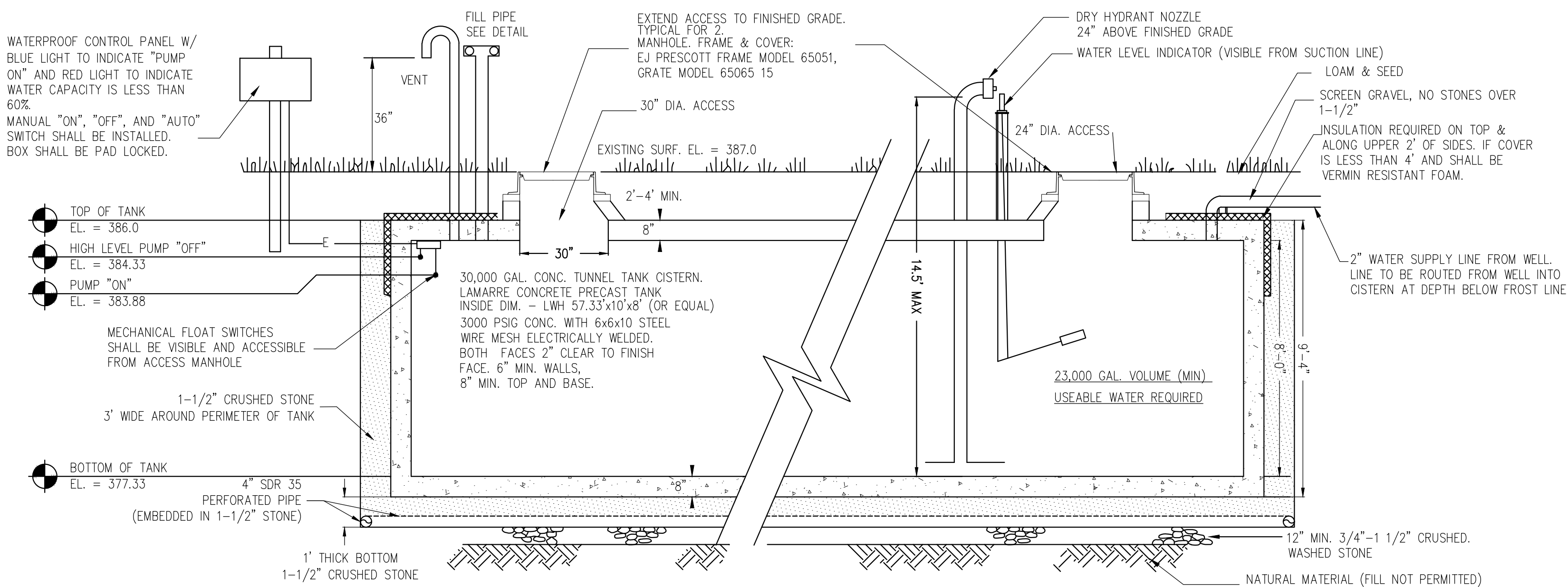
1092 MAIN STREET, P.O. BOX 428
BOLTON, MASSACHUSETTS 01740

DESIGN BY: PJW	DRAWN BY: PJW	CHECKED BY: GSR	SHEET NO. C6.3
DATE: 10/25/17	JOB NUMBER: 4991	DRAWING NO. 4991-DET	



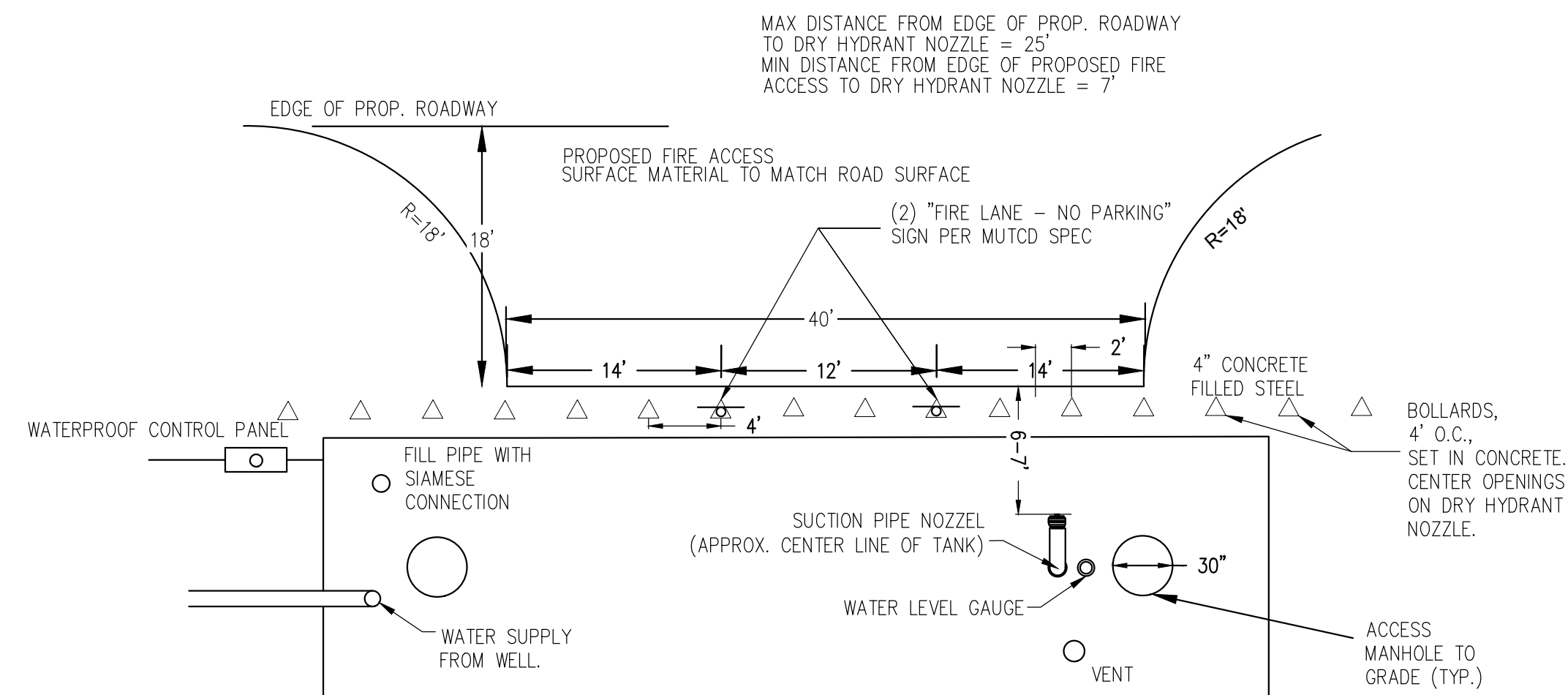
CISTERN PLAN VIEW

NOT TO SCALE



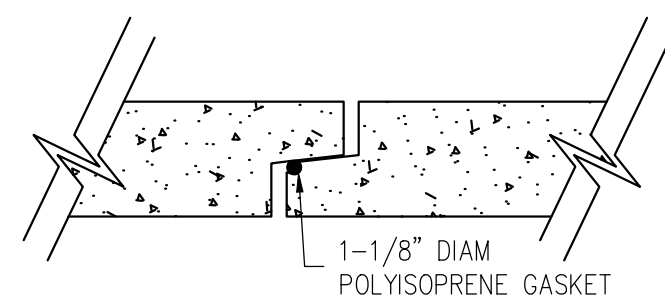
CISTERN SECTION VIEW

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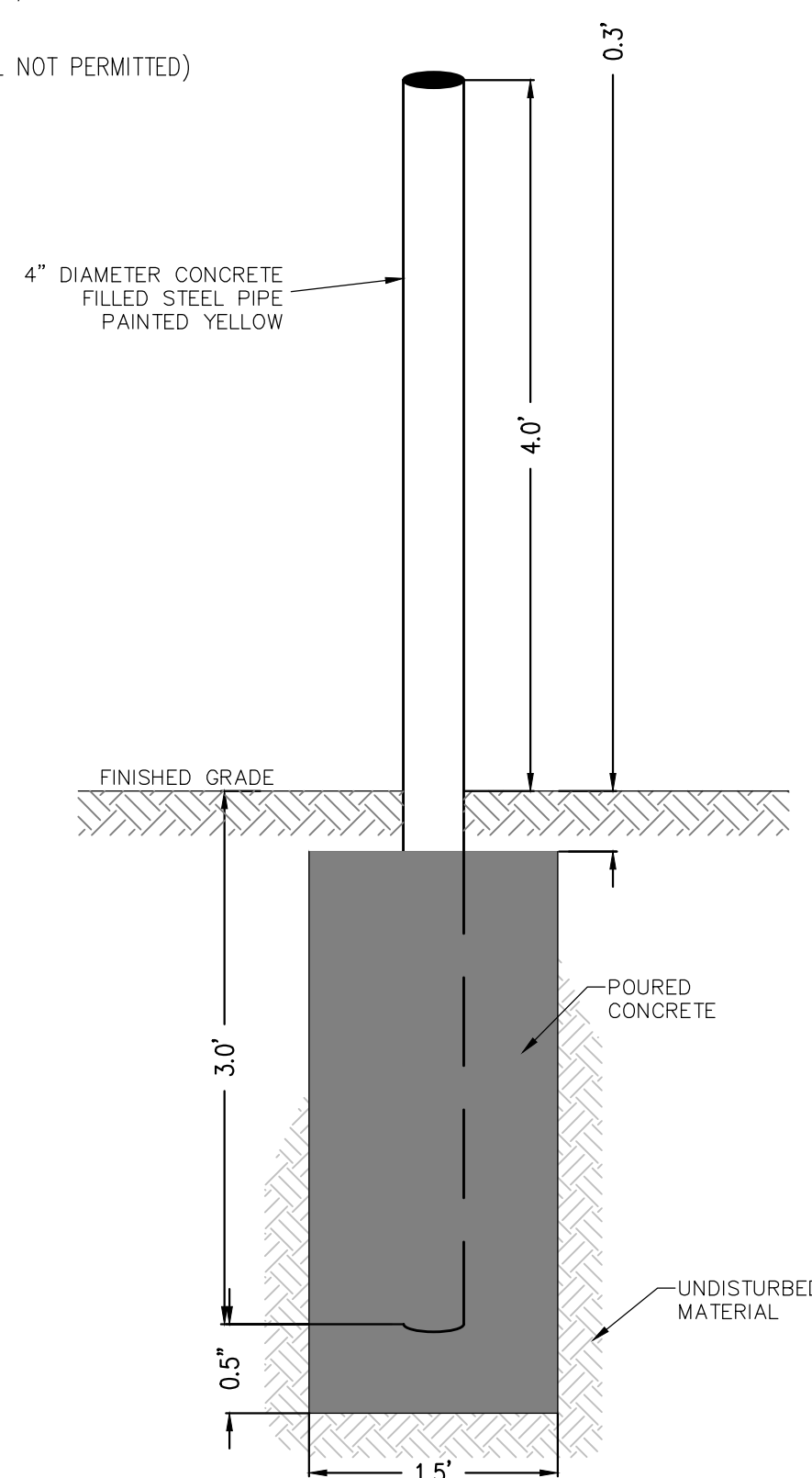
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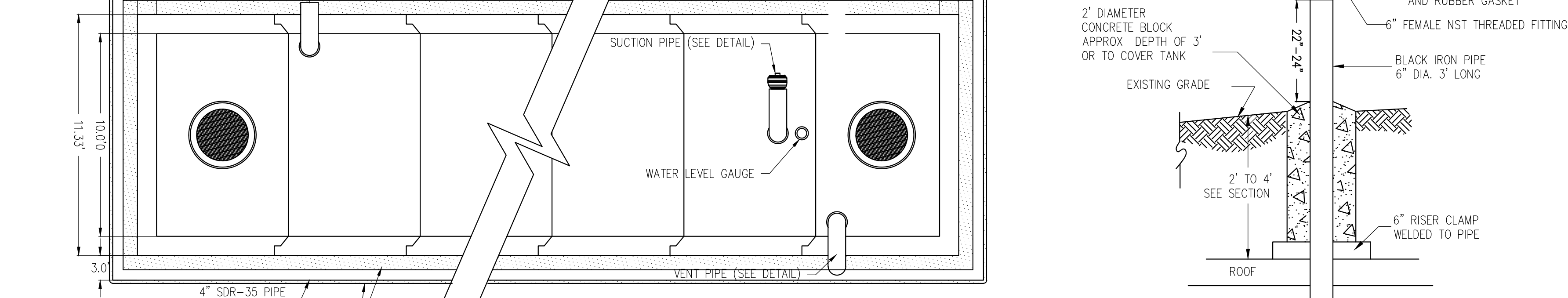
TYPICAL JOINT DETAIL

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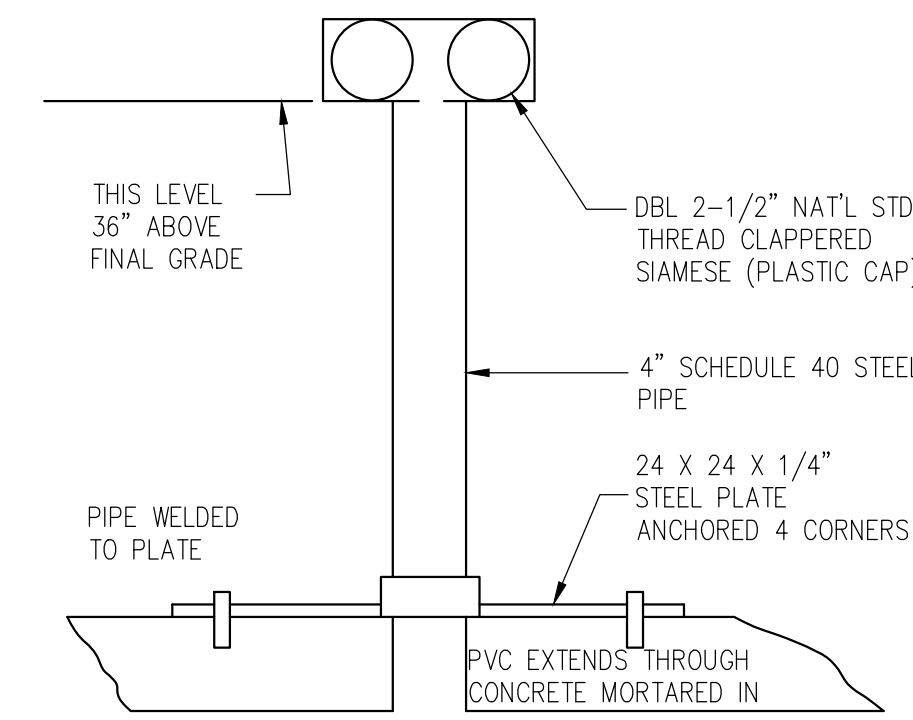
BOLLARD DETAIL

NOT TO SCALE



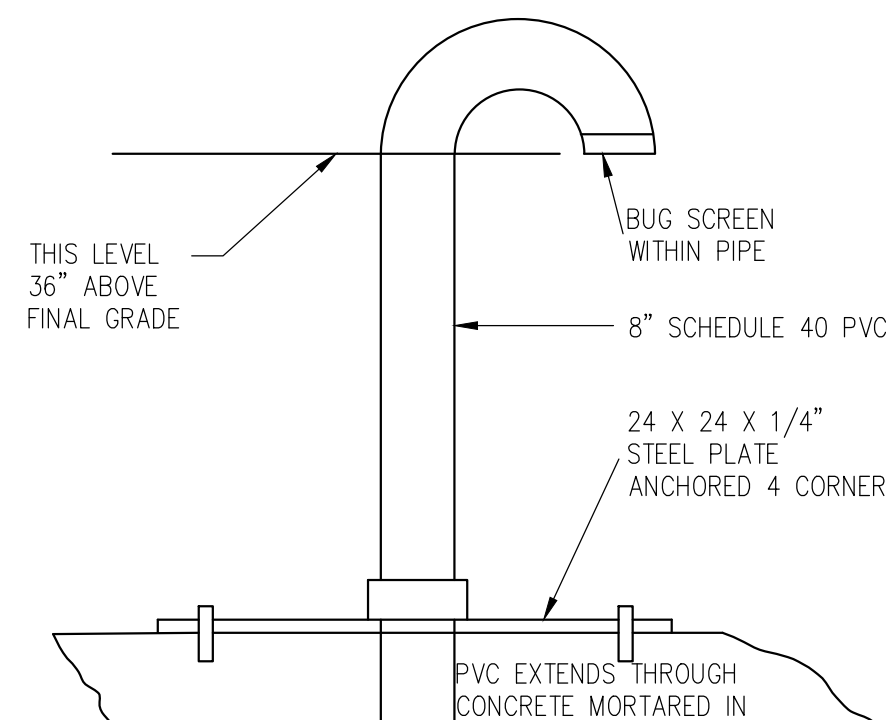
SUCTION PIPE DETAIL

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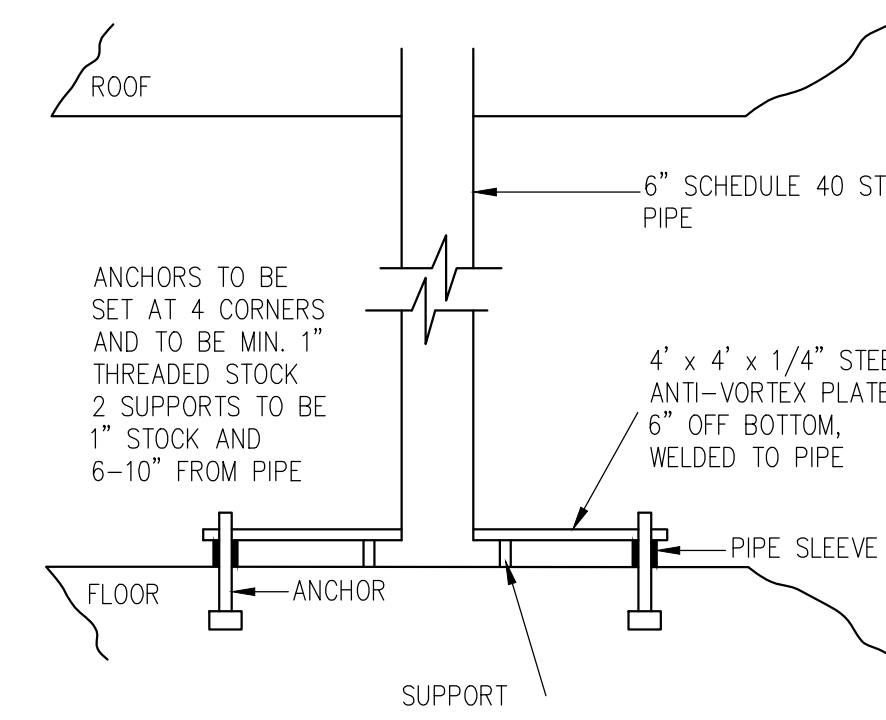
FILL PIPE DETAIL

NOT TO SCALE



VENT PIPE DETAIL

NOT TO SCALE

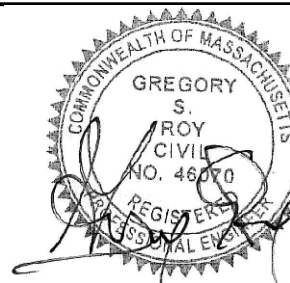


LOWER SUCTION PIPE DETAIL

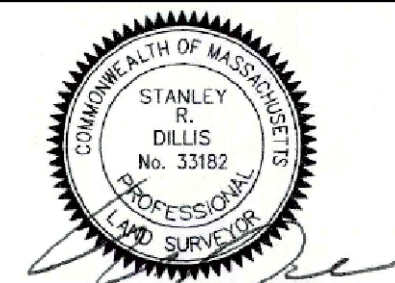
NOT TO SCALE

GENERAL NOTES:

1. FOLLOWING ACCEPTANCE OF THE ROAD AND PRIOR TO OPERATIONS, THE FIRE DEPARTMENT RESERVES THE RIGHT TO INSPECT, TEST AND UTILIZE THE CISTERN FOR EMERGENCY FIRE FIGHTING WATER.
2. CISTERN MUST BE FILLED BY CONTRACTOR.
3. LEAK TEST, LASTING 72 HOURS, SHALL BE PERFORMED BY THE FIRE DEPARTMENT PRIOR TO OPERATIONS.
4. DRAFT TESTING SHALL BE PERFORMED BY THE FIRE DEPARTMENT PRIOR TO OPERATIONS.
5. INSTALL CAST-IN-PLACE HIGH DENSITY POLYURETHANE STEPS 18" O.C. MIN. 4 (OUTLET SIDE ON LY)
6. PRECAST STEEL REINFORCEMENT CHAMBER CAPABLE OF DIRECT AASHTO HS-20-44 LOADING
7. EQUAL TO LAMARRE 30,000 TUNNEL TANK. SUBMIT SHOP DRAWING OF TANK AND ALL CONNECTIONS FOR APPROVAL
8. MORTAR ALL JOINTS AND CONNECTIONS WATER TIGHT
9. PROVIDE FLEXIBLE PIPE JOINT WITHIN 4'
10. ALL JOINTS, CHAMBERS AND MATERIALS TO BE WATER TIGHT ONCE CONSTRUCTED AND IN PLACE.



PROFESSIONAL ENGINEER



PROFESSIONAL LAND SURVEYOR

RESERVED FOR REGISTRY USE

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 2/20/18
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED: _____

_____)
_____)
_____)
_____)
_____)
_____)
_____) BEING A MAJORITY OF THE BOLTON PLANNING BOARD

DATE ENDORSED: _____

REFER TO SPECIAL PERMIT # _____ DATED _____ FOR

REFER TO SPECIAL PERMIT # _____ DATED _____ FOR

APPROVED SUBJECT TO CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ 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, _____ 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.

BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: FARMLAND AND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (SECTION 250-14)

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LOT SHAPE = > 0.5 REAR = 20'

OWNER: WD BOLTON, LLC. APPLICANT: WD BOLTON, LLC.
33 LYMAN STREET 33 LYMAN STREET
SUITE 300 SUITE 300
WESTBOROUGH, MA WESTBOROUGH, MA

BOOK/PAGE: MAP/PARCEL:
D.B. 57264, PG. 191 MAP 3D, PAR. 9

OWNER: JACKSON, MATTHEW
21 WELLINGTON DRIVE
HUDSON, MASSACHUSETTS

BOOK/PAGE: MAP/PARCEL:
D.B. 53109, PG. 131 MAP 3D, PAR. 9A

**KEYES FARM
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
DETAIL SHEET 4**

NO.	DATE	DESCRIPTION	BY
1.	2/5/18	REVISED PER PLANNING BOARD COMMENTS	PJW
2.	2/20/18	REVISED PER PLANNING BOARD COMMENTS	PJW

PREPARED BY:

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
PJW	PJW	GSR	C6.4
DATE:	JOB NUMBER:	DRAWING NO.	
10/25/17	4991	4991-DET	