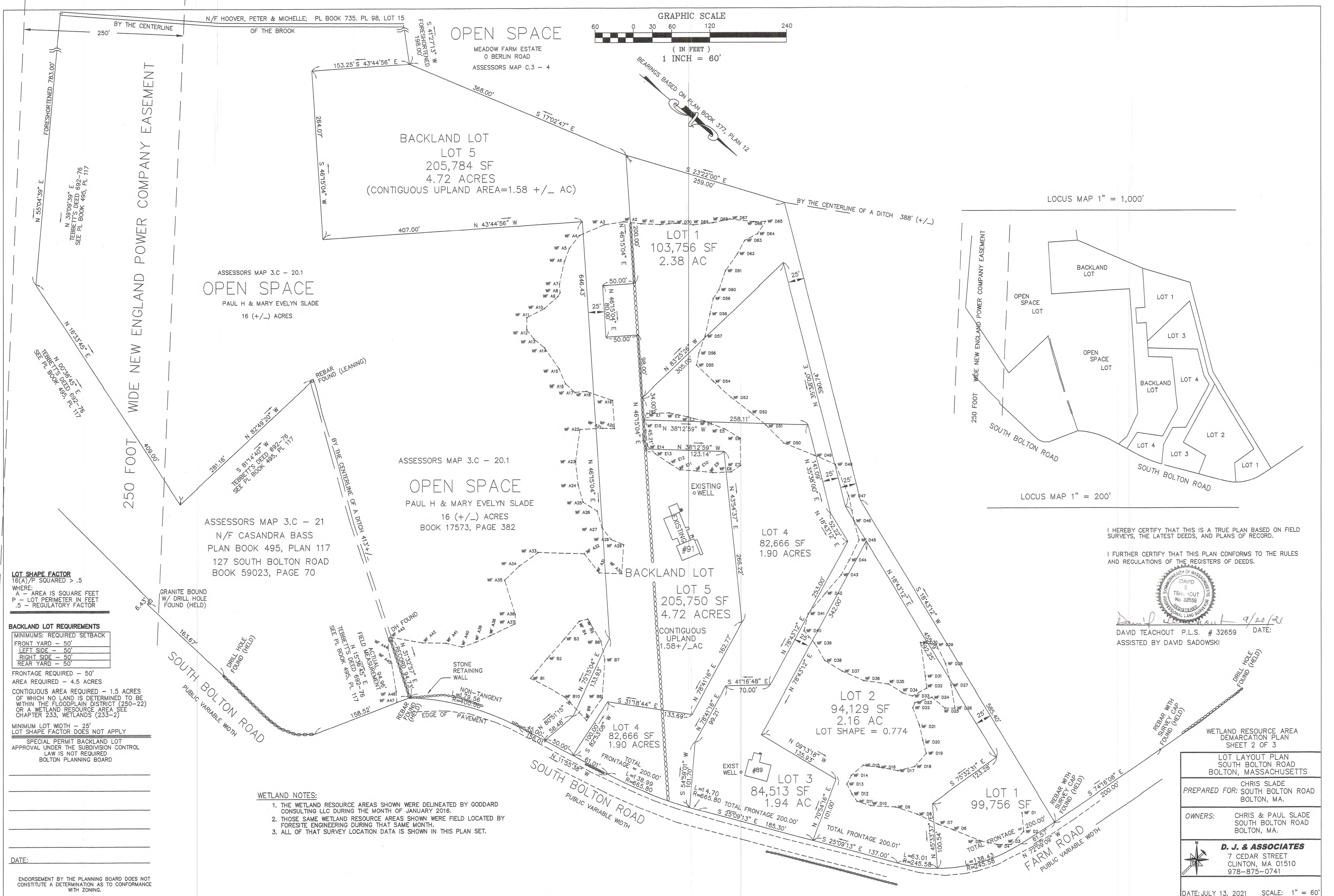
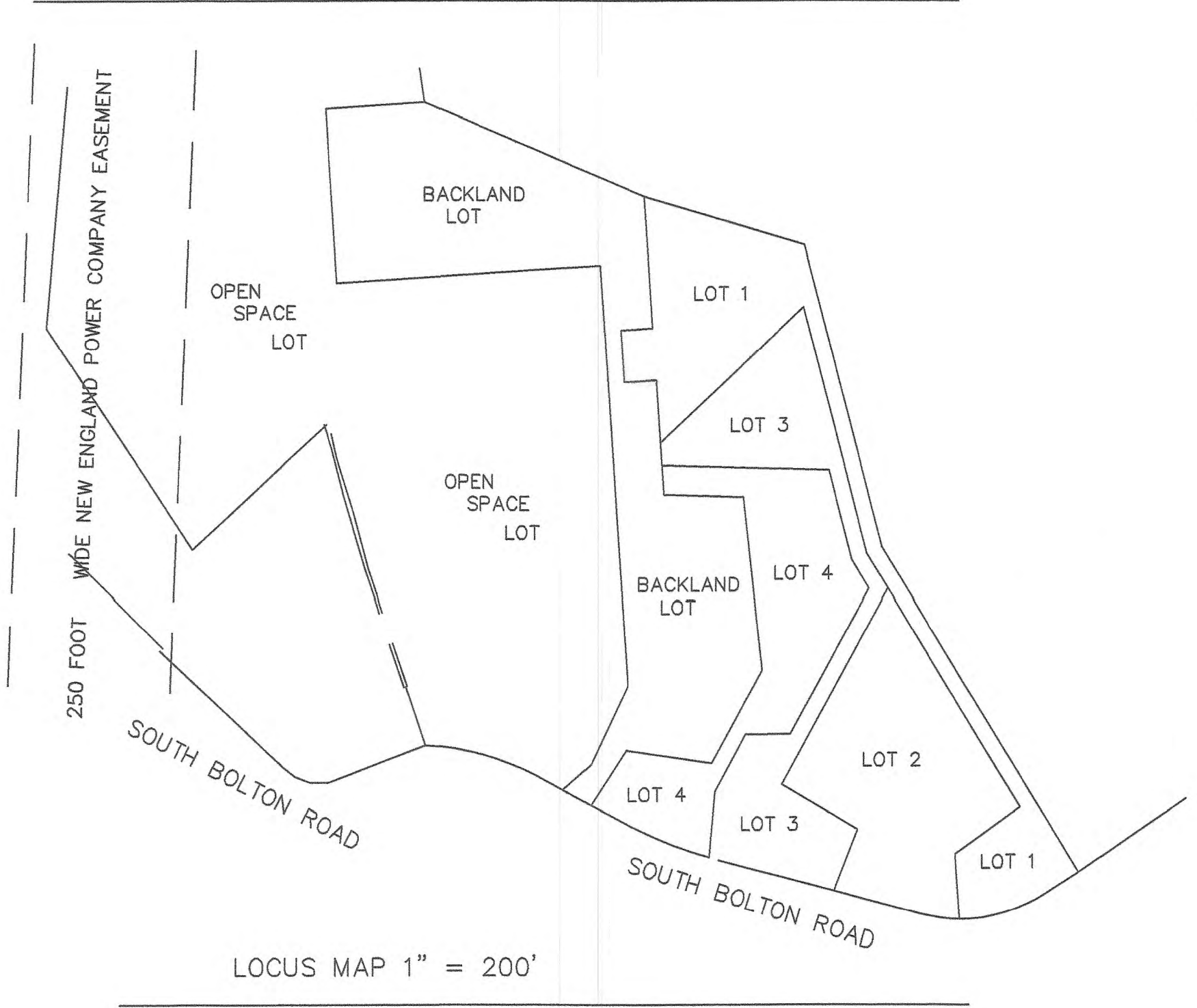


BEARINGS BASED ON PLAN BOOK 377, PLAN 12

LOCUS MAP 1" = 1,000'



I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS, THE LATEST DEEDS, AND PLANS OF RECORD.

I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



David Teachout 9/20/20  
DAVID TEACHOUT P.L.S. # 32659 DATE:  
ASSISTED BY DAVID SADOWSKI

**LOT SHAPE FACTOR**  
16(A)/P SQUARED > .5  
WHERE:  
A - AREA IS SQUARE FEET  
P - LOT PERIMETER IN FEET  
.5 - REGULATORY FACTOR

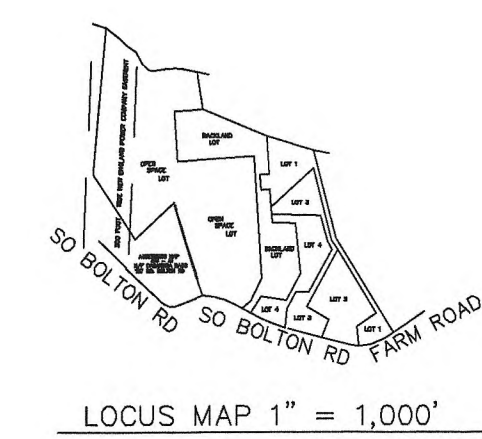
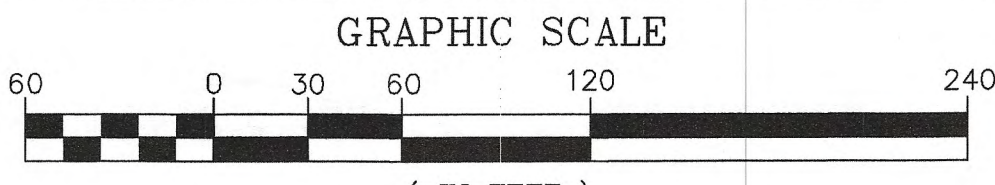
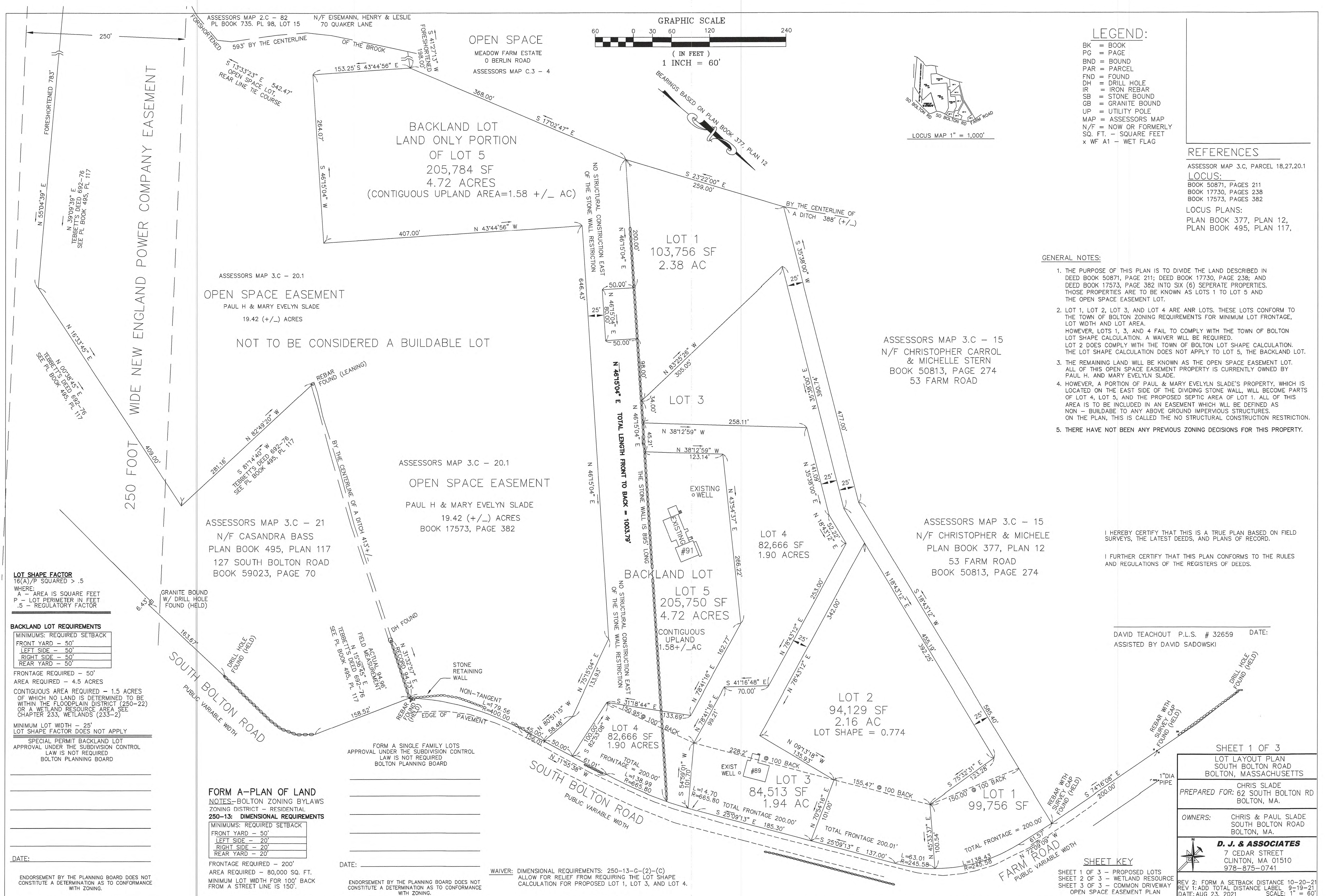
**BACKLAND LOT REQUIREMENTS**

|                            |
|----------------------------|
| MINIMUMS: REQUIRED SETBACK |
| FRONT YARD - 50'           |
| LEFT SIDE - 50'            |
| RIGHT SIDE - 50'           |
| REAR YARD - 50'            |

FRONTAGE REQUIRED - 50'  
AREA REQUIRED - 4.5 ACRES  
CONTIGUOUS AREA REQUIRED - 1.5 ACRES  
OF WHICH NO LAND IS DETERMINED TO BE  
WITHIN THE FLOODPLAIN DISTRICT (250-22)  
OR A WETLAND RESOURCE AREA SEE  
CHAPTER 233, WETLANDS (233-2)  
MINIMUM LOT WIDTH - 25'  
LOT SHAPE FACTOR DOES NOT APPLY  
SPECIAL PERMIT BACKLAND LOT  
APPROVAL UNDER THE SUBDIVISION CONTROL  
LAW IS NOT REQUIRED  
BOLTON PLANNING BOARD

- WETLAND NOTES:**
- THE WETLAND RESOURCE AREAS SHOWN WERE DELINEATED BY GODDARD CONSULTING LLC DURING THE MONTH OF JANUARY 2016.
  - THOSE SAME WETLAND RESOURCE AREAS SHOWN WERE FIELD LOCATED BY FORESITE ENGINEERING DURING THAT SAME MONTH.
  - ALL OF THAT SURVEY LOCATION DATA IS SHOWN IN THIS PLAN SET.

|                                                                                      |                                                        |
|--------------------------------------------------------------------------------------|--------------------------------------------------------|
| LOT LAYOUT PLAN<br>SOUTH BOLTON ROAD<br>BOLTON, MASSACHUSETTS                        |                                                        |
| CHRIS SLADE<br>PREPARED FOR: SOUTH BOLTON ROAD<br>BOLTON, MA.                        |                                                        |
| OWNERS:                                                                              | CHRIS & PAUL SLADE<br>SOUTH BOLTON ROAD<br>BOLTON, MA. |
| <b>D. J. &amp; ASSOCIATES</b><br>7 CEDAR STREET<br>CLINTON, MA 01510<br>978-875-0741 |                                                        |
| DATE: JULY 13, 2021                                                                  | SCALE: 1" = 60'                                        |



LEGEND:

- BK = BOOK
- PG = PAGE
- BND = BOUND
- PAR = PARCEL
- FND = FOUND
- DH = DRILL HOLE
- IR = IRON REBAR
- SB = STONE BOUND
- GB = GRANITE BOUND
- UP = UTILITY POLE
- MAP = ASSESSORS MAP
- N/F = NOW OR FORMERLY
- SO, FT. = SQUARE FEET
- x WF A1 = WET FLAG

REFERENCES

ASSESSOR MAP 3.C, PARCEL 18,27,20.1  
LOCUS:  
BOOK 50871, PAGES 211  
BOOK 17730, PAGES 238  
BOOK 17573, PAGES 382  
LOCUS PLANS:  
PLAN BOOK 377, PLAN 12,  
PLAN BOOK 495, PLAN 117,

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DIVIDE THE LAND DESCRIBED IN DEED BOOK 50871, PAGE 211; DEED BOOK 17730, PAGE 238; AND DEED BOOK 17573, PAGE 382 INTO SIX (6) SEPERATE PROPERTIES. THOSE PROPERTIES ARE TO BE KNOWN AS LOTS 1 TO LOT 5 AND THE OPEN SPACE EASEMENT LOT.
2. LOT 1, LOT 2, LOT 3, AND LOT 4 ARE ANR LOTS. THESE LOTS CONFORM TO THE TOWN OF BOLTON ZONING REQUIREMENTS FOR MINIMUM LOT FRONTAGE, LOT WIDTH AND LOT AREA. HOWEVER, LOTS 1, 3, AND 4 FAIL TO COMPLY WITH THE TOWN OF BOLTON LOT SHAPE CALCULATION. A WAIVER WILL BE REQUIRED. LOT 2 DOES COMPLY WITH THE TOWN OF BOLTON LOT SHAPE CALCULATION. THE LOT SHAPE CALCULATION DOES NOT APPLY TO LOT 5, THE BACKLAND LOT.
3. THE REMAINING LAND WILL BE KNOWN AS THE OPEN SPACE EASEMENT LOT. ALL OF THIS OPEN SPACE EASEMENT PROPERTY IS CURRENTLY OWNED BY PAUL H. AND MARY EVELYN SLADE.
4. HOWEVER, A PORTION OF PAUL & MARY EVELYN SLADE'S PROPERTY, WHICH IS LOCATED ON THE EAST SIDE OF THE DIVIDING STONE WALL, WILL BECOME PARTS OF LOT 4, LOT 5, AND THE PROPOSED SEPTIC AREA OF LOT 1. ALL OF THIS AREA IS TO BE INCLUDED IN AN EASEMENT WHICH WILL BE DEFINED AS NON-BUILDABLE TO ANY ABOVE GROUND IMPERVIOUS STRUCTURES. ON THE PLAN, THIS IS CALLED THE NO STRUCTURAL CONSTRUCTION RESTRICTION.
5. THERE HAVE NOT BEEN ANY PREVIOUS ZONING DECISIONS FOR THIS PROPERTY.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS, THE LATEST DEEDS, AND PLANS OF RECORD.  
I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DAVID TEACHOUT P.L.S. # 32659 DATE:  
ASSISTED BY DAVID SADOWSKI

SHEET 1 OF 3

|                                                                                                                          |                                                        |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| LOT LAYOUT PLAN<br>SOUTH BOLTON ROAD<br>BOLTON, MASSACHUSETTS                                                            |                                                        |
| PREPARED FOR:                                                                                                            | CHRIS SLADE<br>SOUTH BOLTON RD<br>BOLTON, MA.          |
| OWNERS:                                                                                                                  | CHRIS & PAUL SLADE<br>SOUTH BOLTON ROAD<br>BOLTON, MA. |
| <b>D. J. &amp; ASSOCIATES</b><br>7 CEDAR STREET<br>CLINTON, MA 01510<br>978-875-0741                                     |                                                        |
| REV 2: FORM A SETBACK DISTANCE 10-20-21<br>REV 1: ADD TOTAL DISTANCE LABEL 9-19-21<br>DATE: AUG 23, 2021 SCALE: 1" = 60' |                                                        |

SHEET KEY

- SHEET 1 OF 3 - PROPOSED LOTS
- SHEET 2 OF 3 - WETLAND RESOURCE
- SHEET 3 OF 3 - COMMON DRIVEWAY
- OPEN SPACE EASEMENT PLAN

**LOT SHAPE FACTOR**  
16(A)/P SQUARED > .5  
WHERE:  
A - AREA IS SQUARE FEET  
P - LOT PERIMETER IN FEET  
.5 - REGULATORY FACTOR

| BACKLAND LOT REQUIREMENTS  |  |
|----------------------------|--|
| MINIMUMS: REQUIRED SETBACK |  |
| FRONT YARD - 50'           |  |
| LEFT SIDE - 50'            |  |
| RIGHT SIDE - 50'           |  |
| REAR YARD - 50'            |  |

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AREA REQUIRED - 4.5 ACRES  
CONTIGUOUS AREA REQUIRED - 1.5 ACRES  
OF WHICH NO LAND IS DETERMINED TO BE  
WITHIN THE FLOODPLAIN DISTRICT (250-22)  
OR A WETLAND RESOURCE AREA. SEE  
CHAPTER 233, WETLANDS (233-2)  
MINIMUM LOT WIDTH - 25'  
LOT SHAPE FACTOR DOES NOT APPLY  
SPECIAL PERMIT BACKLAND LOT  
APPROVAL UNDER THE SUBDIVISION CONTROL  
LAW IS NOT REQUIRED  
BOLTON PLANNING BOARD

FORM A-PLAN OF LAND

NOTES-BOLTON ZONING BYLAWS  
ZONING DISTRICT - RESIDENTIAL  
**250-13: DIMENSIONAL REQUIREMENTS**  
MINIMUMS: REQUIRED SETBACK  
FRONT YARD - 50'  
LEFT SIDE - 20'  
RIGHT SIDE - 20'  
REAR YARD - 20'  
FRONTAGE REQUIRED - 200'  
AREA REQUIRED - 80,000 SQ. FT.  
MINIMUM LOT WIDTH FOR 100' BACK  
FROM A STREET LINE IS 150'.

FORM A SINGLE FAMILY LOTS  
APPROVAL UNDER THE SUBDIVISION CONTROL  
LAW IS NOT REQUIRED  
BOLTON PLANNING BOARD

DATE:

ENDORSEMENT BY THE PLANNING BOARD DOES NOT  
CONSTITUTE A DETERMINATION AS TO CONFORMANCE  
WITH ZONING.

DATE:

ENDORSEMENT BY THE PLANNING BOARD DOES NOT  
CONSTITUTE A DETERMINATION AS TO CONFORMANCE  
WITH ZONING.

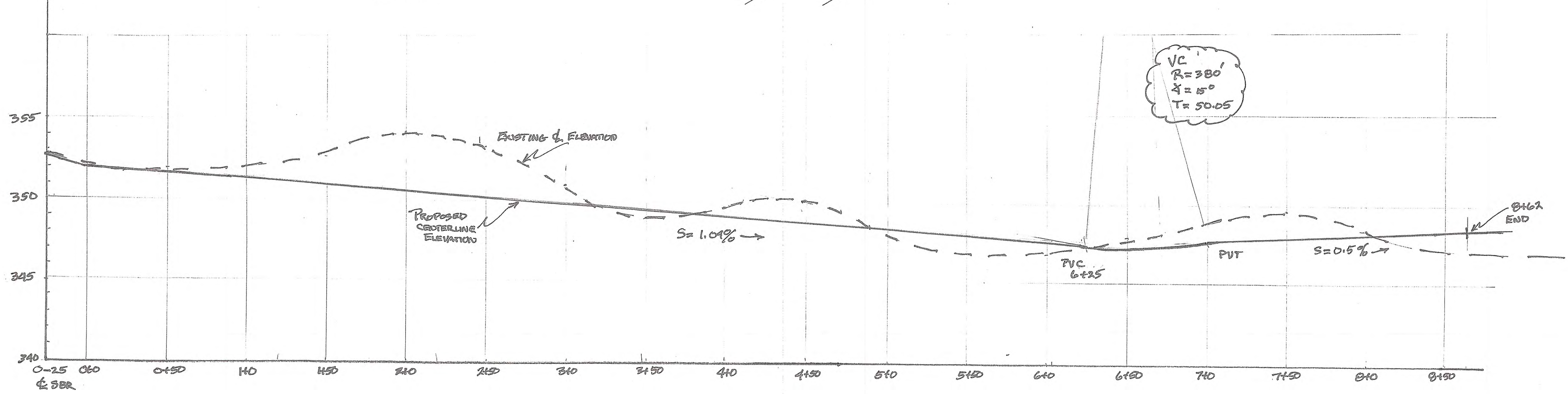
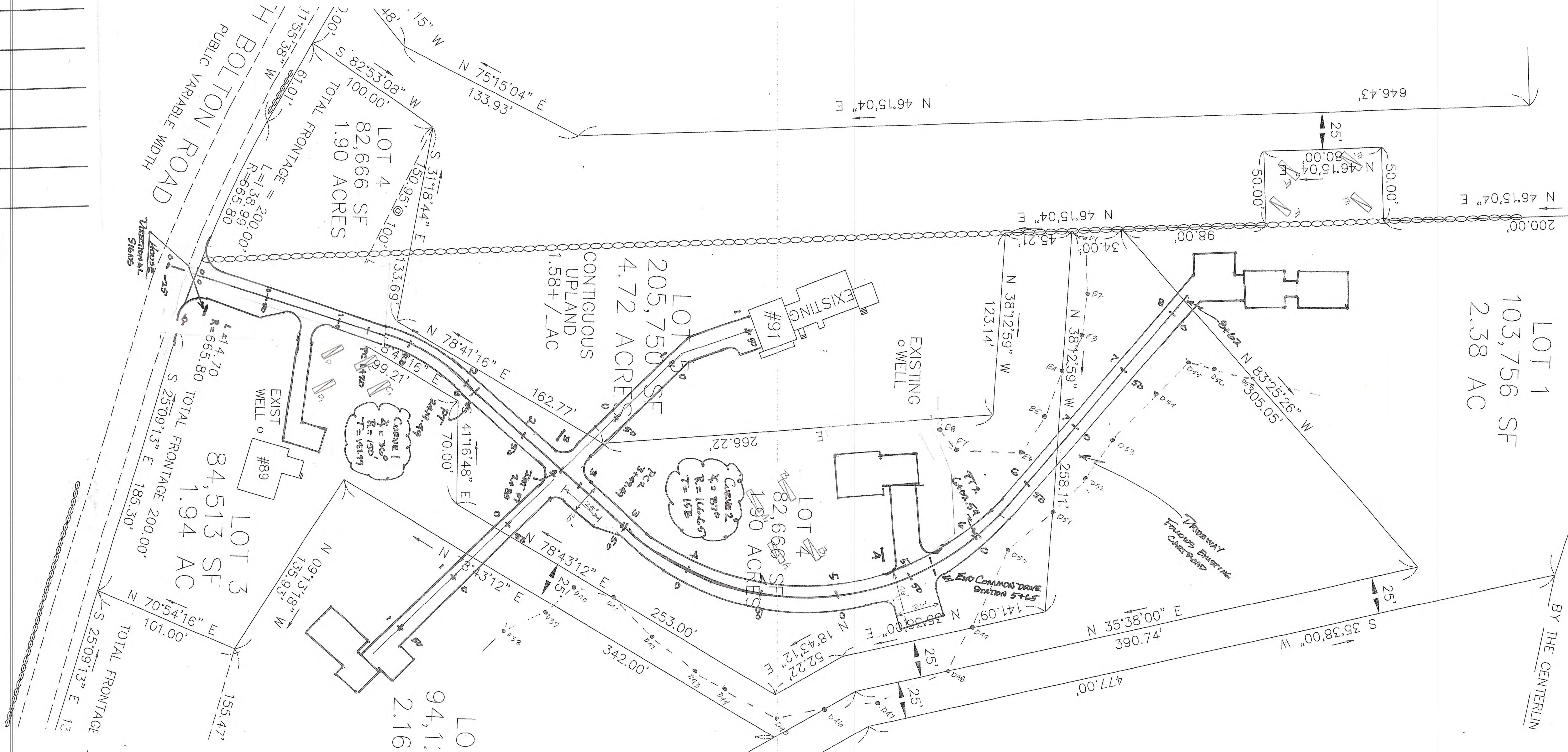
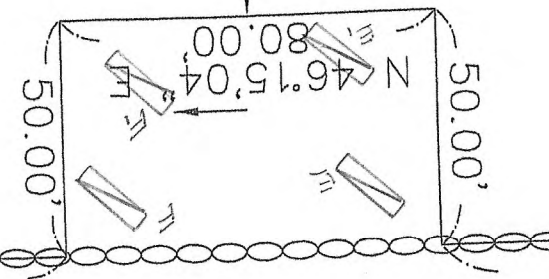
**WAIVER:** DIMENSIONAL REQUIREMENTS: 250-13-G-(2)-(C)  
ALLOW FOR RELIEF FROM REQUIRING THE LOT SHAPE  
CALCULATION FOR PROPOSED LOT 1, LOT 3, AND LOT 4.

AC)

LOT 1  
103,756 SF  
2.38 AC

S 23°22'00" E  
259.00'

BY THE CENTERLINE



SPECIAL PERMIT COMMON DRIVEWAY  
BOLTON PLANING BOARD

DATE:

93 SOUTH BOLTON ROAD

Slade Family Trust  
Common Driveway

PREPARED BY: John D. Sargent, P.E.  
127 Goeletta Drive  
Falmouth, MA 02536  
978-833-1610

Scale: 1" = 40'  
Date: August 15, 2021

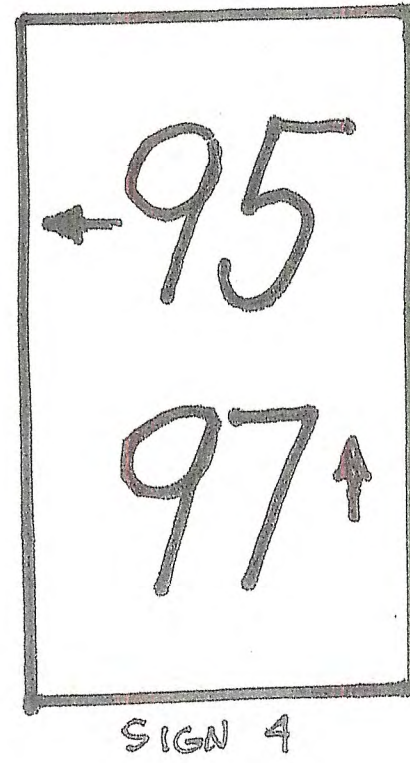
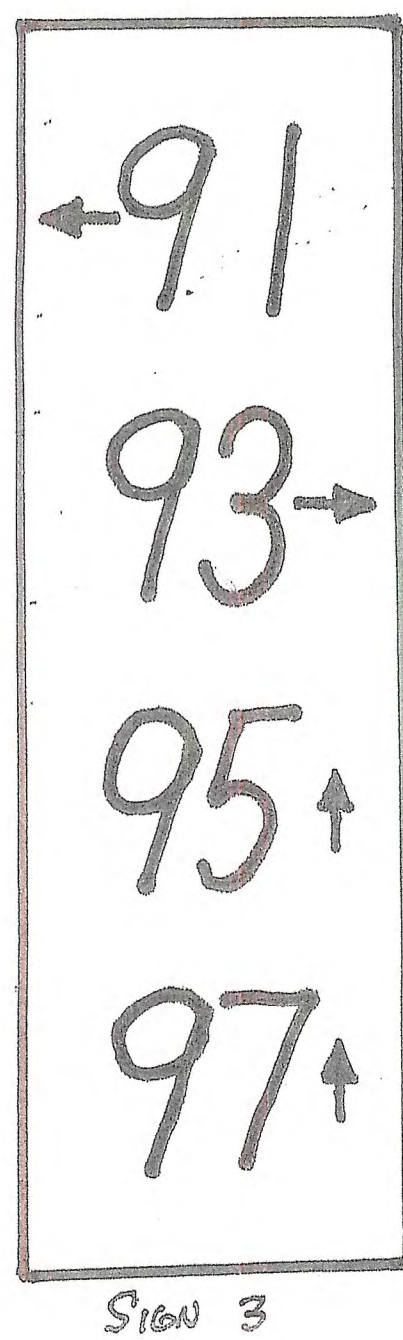
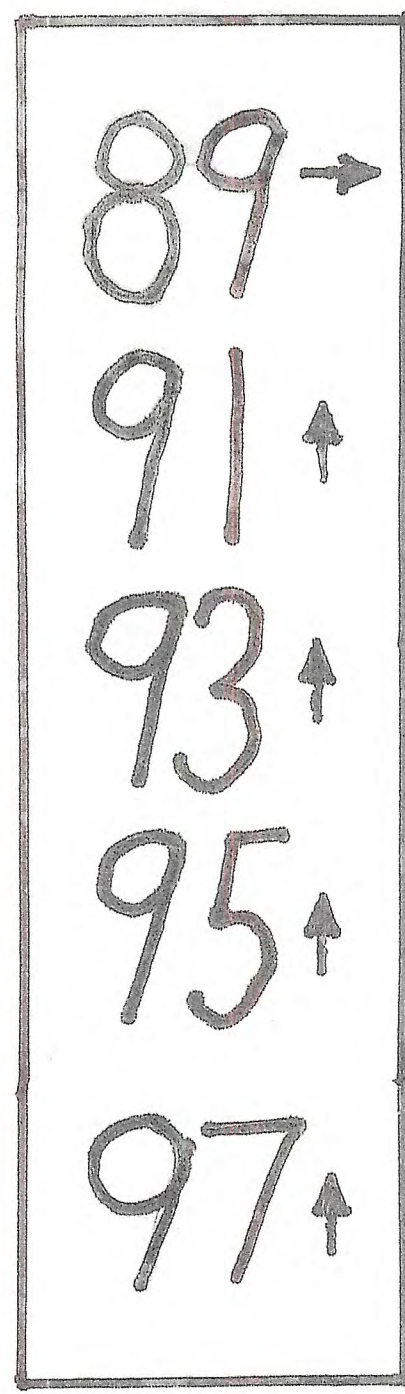
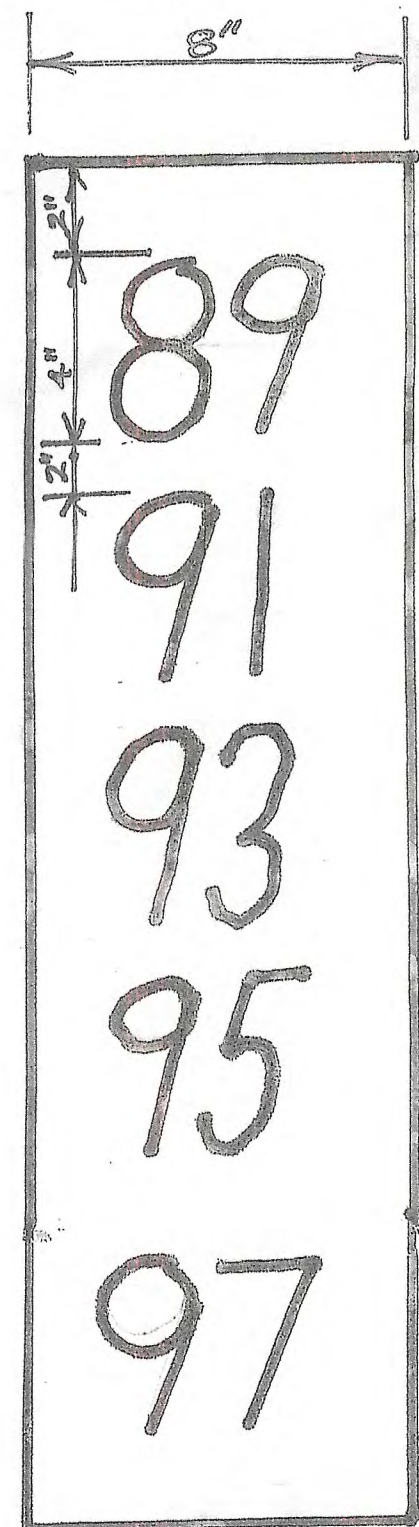
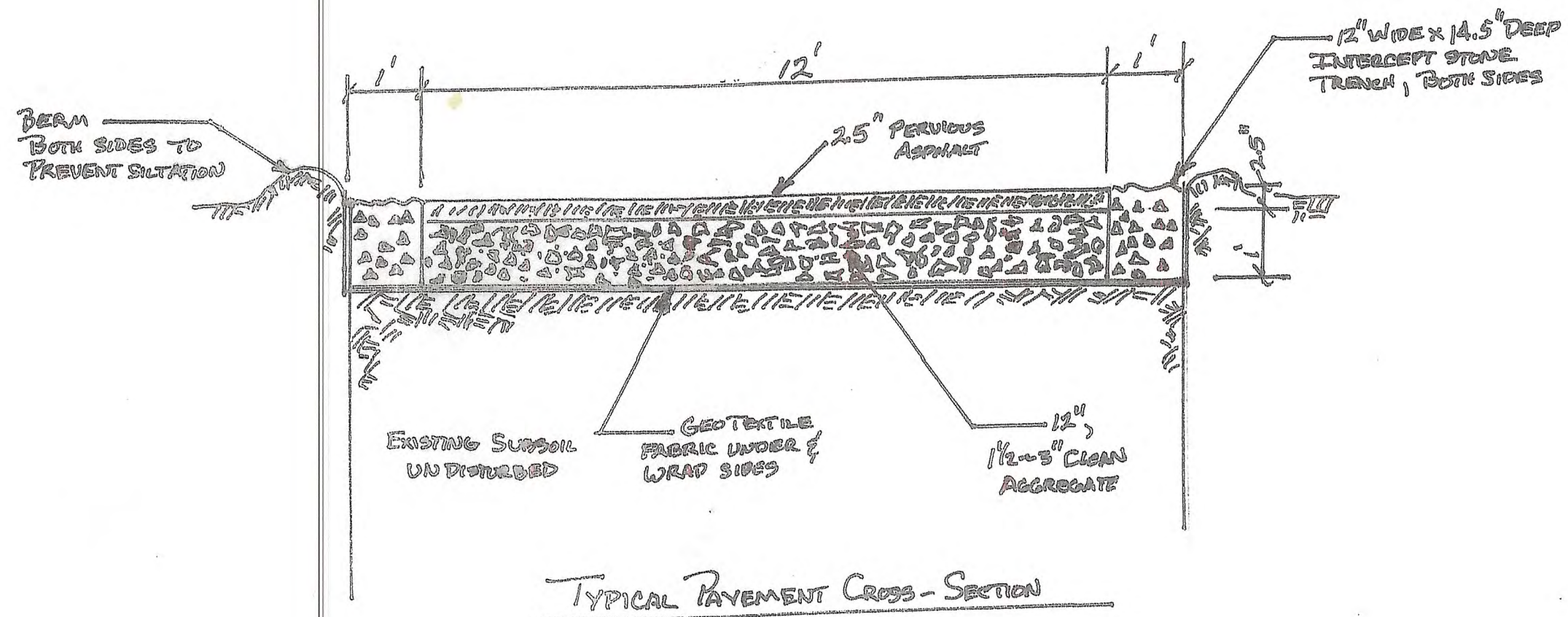


93 SOUTH BOLTON ROAD

Slade Family Trust  
Common Driveway

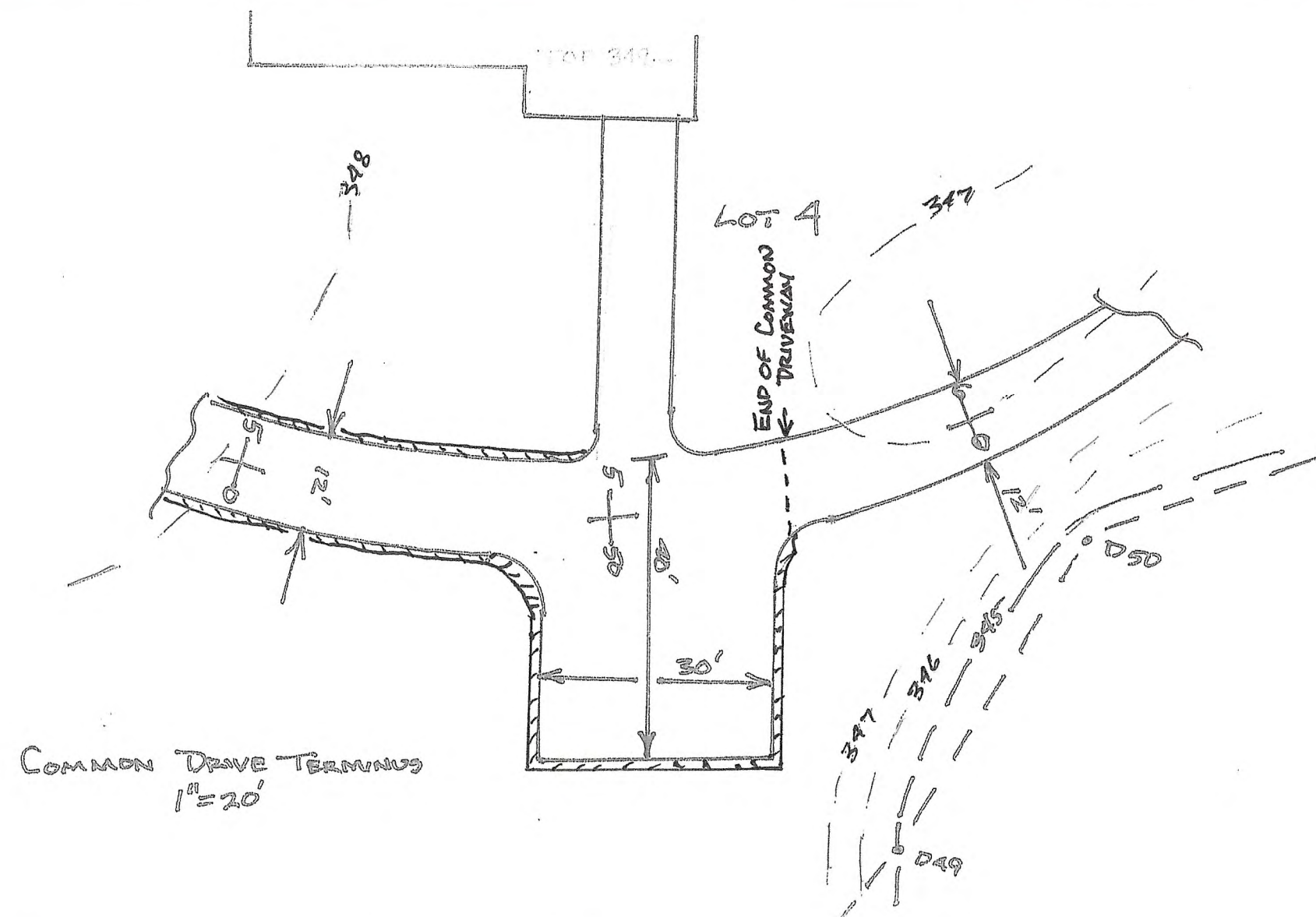
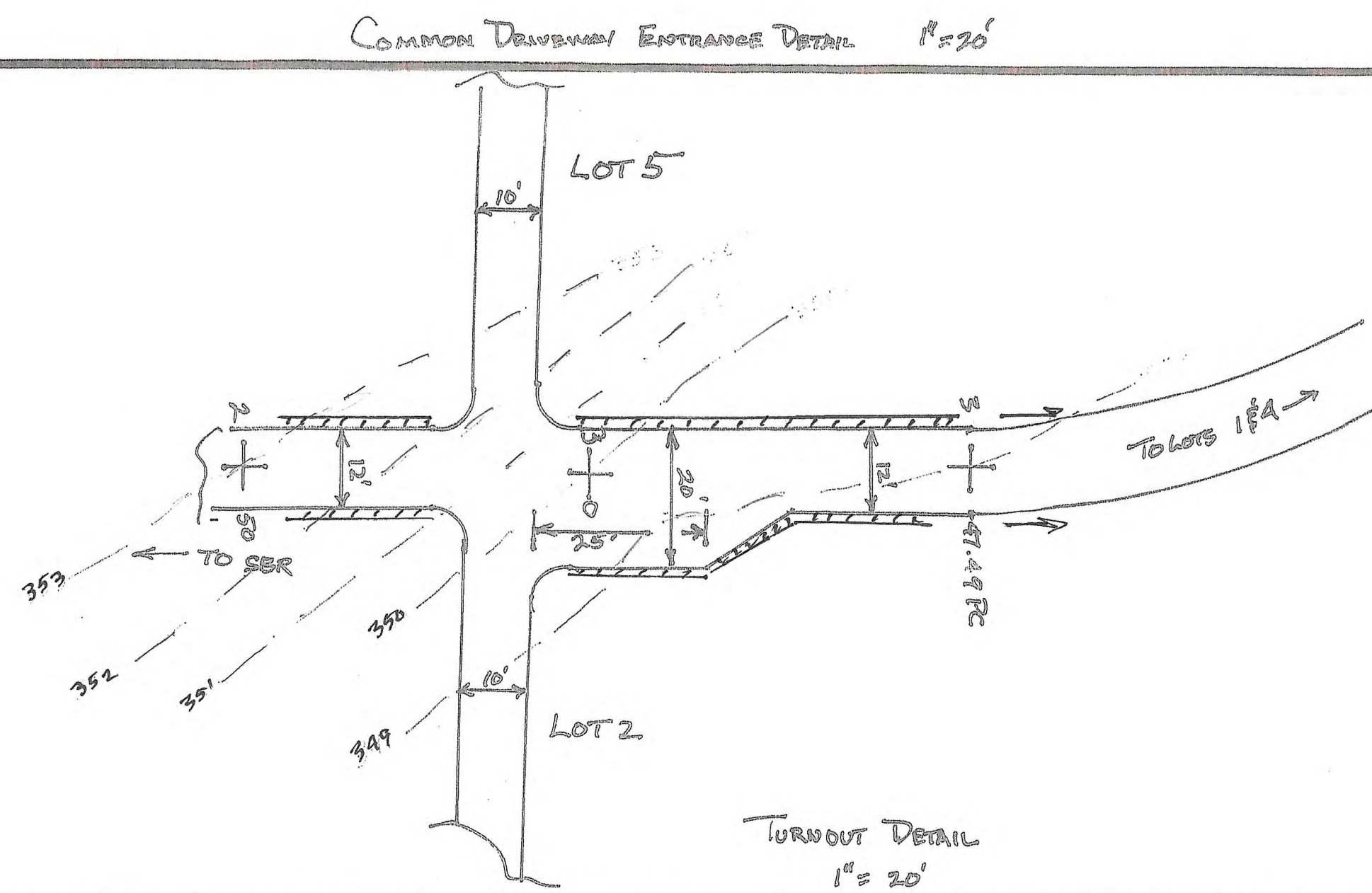
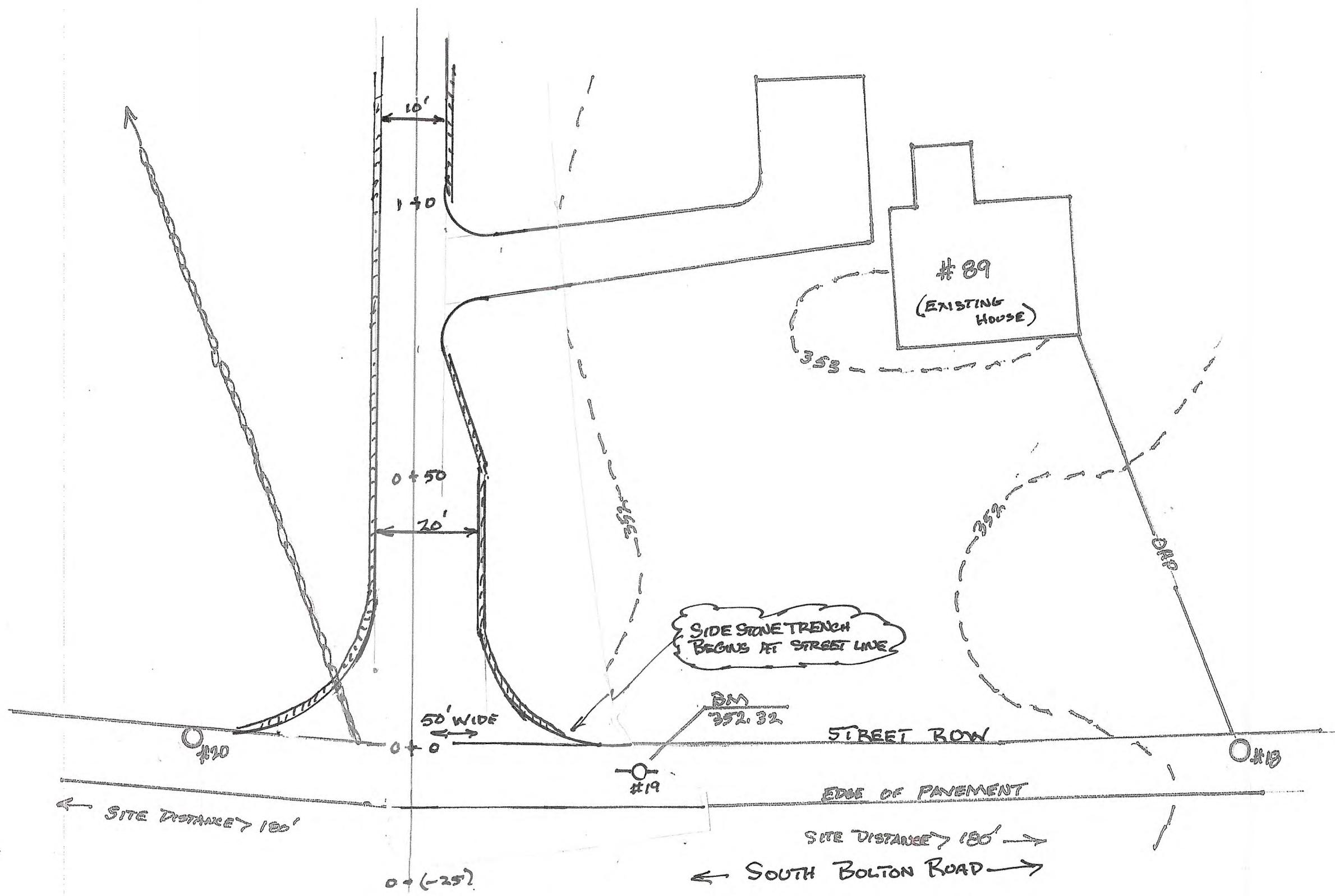
PREPARED BY: John D. Sargent, P.E.  
127 Goeletta Drive  
Falmouth, MA 02536  
978-833-1610

Scale: 1" = 40'  
Date: August 15, 2021



SPECIAL PERMIT COMMON DRIVEWAY  
BOLTON PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_



COMMONWEALTH OF MASSACHUSETTS  
JOHN D. SARGENT  
REGISTERED PROFESSIONAL ENGINEER  
9/2/2021  
Rev. 11/2/21