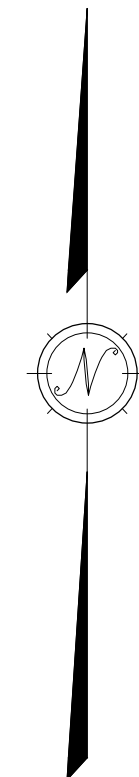


TADMOR BOLTON, MASSACHUSETTS

EXIST. FEATURE	DESCRIPTION	EXIST. SYM.	DESCRIPTION
	STREAMS/RIVERS		EXISTING TELEPHONE POLE
	LIMIT OF RIVERFRONT AREA		EXISTING GUY WIRE
	LAKES/PONDS/SURFACE WATER		EXISTING SEWER MANHOLE
	WETLANDS		EX. STORM WATER MANHOLE
	LIMIT OF BUFFER ZONE		EXISTING WELL
	WELL RADIUS		EXISTING WETLAND FLAG
	PROPERTY LINE		
	EASEMENT LINE		EXISTING CATCH BASIN
	HAYBALES		EXISTING ELECTRICAL METER
	GUARD RAIL		EXISTING SIGN
	STONE WALL		
	EXISTING ELECTRICAL LINE		PERC TEST
	EXISTING SANITARY SEWER		
	EXISTING STORM DRAIN		
	EXISTING TELEPHONE LINE		
	EXISTING OVER-HEAD WIRES		
	EXISTING UNPAVED ROAD		
	EXISTING CONTOUR (INDEX)		
	EX. CONTOUR (INTERMEDIATE)		
	EXISTING SPOT ELEVATION		
	EXISTING BUILDING/HOUSE		
	TREE LINE		

A diagram showing a rectangular area with a wavy line below it labeled "TREE LINE".



SCALE: 1"=1,000'±

BOLTON PLANNING BOARD RULES & REGULATIONS WAIVERS:

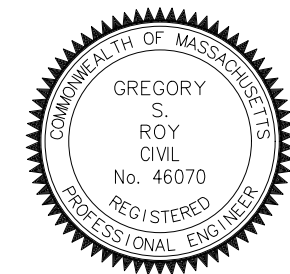
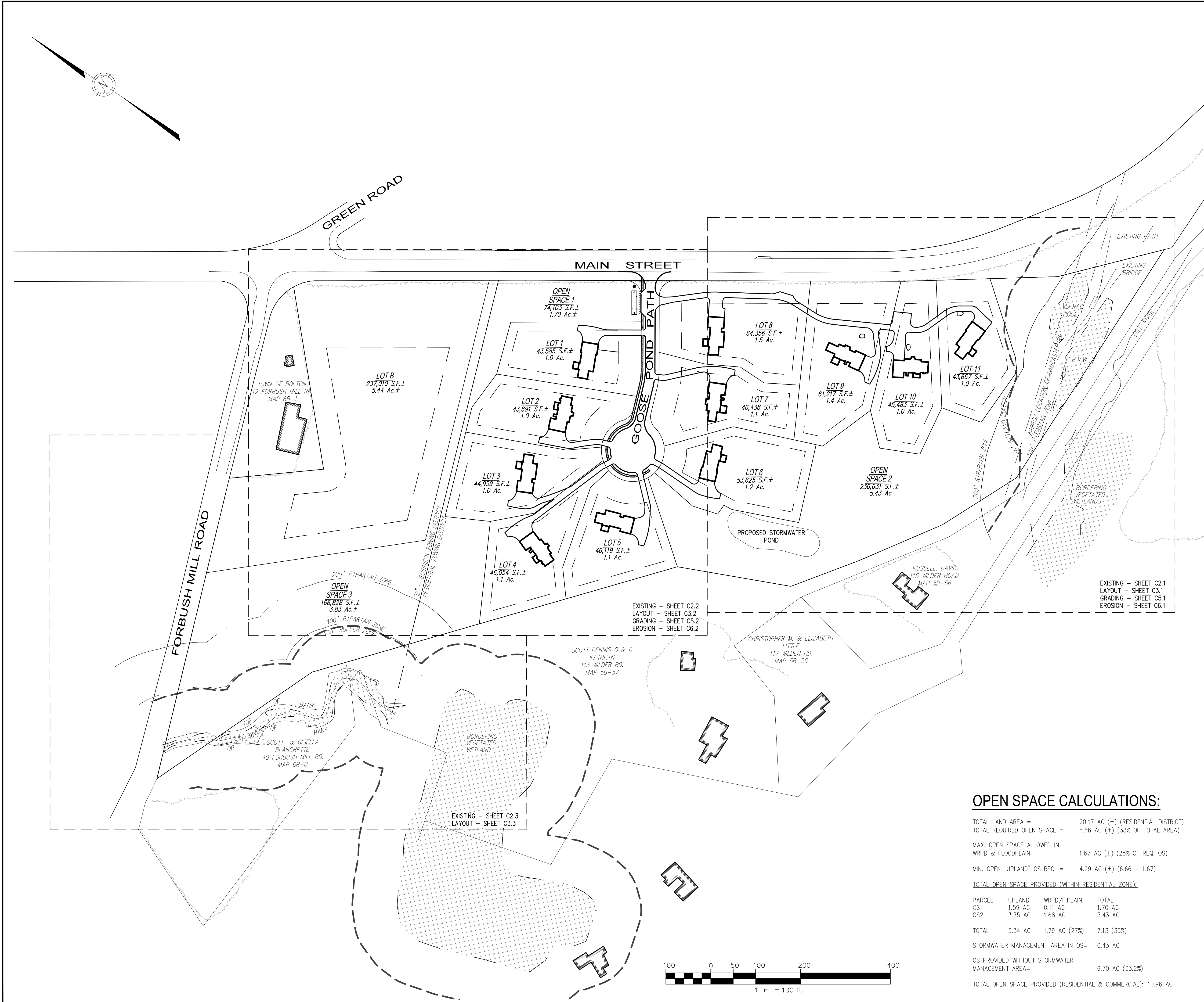
10. OPEN SPACE. SECTION 5310(i). A WAIVER TO INSTALLING MONUMENTS AT ALL POINTS OF CHANGE IN DIRECTION OR CURVATURE OF THE OPEN SPACE PROPERTY BOUNDARY.

SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C1.1	KEY SHEET
C1.2	SOIL TESTING SHEET
C1.3	SOIL TESTING PLAN
C1.4	NOTES & SPECIFICATIONS
C2.1	EXISTING CONDITIONS PLAN
C2.2	EXISTING CONDITIONS PLAN
C2.3	EXISTING CONDITIONS PLAN
C3.1	LOT LAYOUT PLAN 1
C3.2	LOT LAYOUT PLAN 2
C3.3	LOT LAYOUT PLAN 3
C4.1	PROFILE PLAN
C4.2	COMMON DRIVEWAY PROFILE
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE DETAILS
C5.4	GRADING & DRAINAGE DETAILS
C5.5	GRADING & DRAINAGE DETAILS
C6.1	EROSION & SEDIMENTATION
C6.2	EROSION & SEDIMENTATION
C6.3	EROSION DETAILS

 **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.DucharmeandDillis.com



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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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: RESIDENTIAL (FOSPRD SECTION 250-14.6)

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 43,560 SF (1 AC.) SIDE = 20'
MAX. LOT COVERAGE = N/A REAR = 20'
LOT WIDTH = N/A

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS KEY SHEET

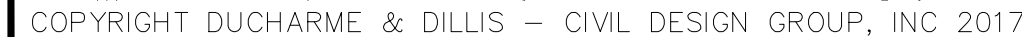
NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

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: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C1.1
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-TITLE	



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 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 JANUARY 10, 2018 FOR F.O.S.P.R.D.
SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK
JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY
SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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

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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: RESIDENTIAL (FOSPRD SECTION 250-14.G)

FRONTAGE	= 25'	SETBACKS: FRONT	= 50'
LOT AREA	= 43,560 SF (1 AC.)	SIDE	= 20'
MAX. LOT COVERAGE	= N/A	REAR	= 20'
LOT WIDTH	= N/A		

OWNER: D. BRUCE WHEELER 148 PARK STREET NORTH READING, MASSACHUSETTS	APPLICANT: TADMOR REALTY TRUST 148 PARK STREET NORTH READING, MA
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BOOK/PAGE: D.B. 57591, PG. 375	MAP/PARCEL: MAP 6B, PAR. 3
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TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
SOIL TESTING PLAN

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	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: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C1.3
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-TITLE	

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHAMPE & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY ON A VERTICAL DATUM OF N.A.V.D 1988.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHAMPE & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY AND RECORDED PLANS AND DEEDS. (SEE WORCESTER RECORDS OF DEEDS DB 49310, PG 398 DATED JULY 20, 2012).
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF BOLTON WETLANDS BYLAW WERE DELINEATED BY DUCHAMPE & DILLIS CIVIL DESIGN GROUP, INC..
4. THE SITE FALLS OUTSIDE OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25020CA046, EFFECTIVE DATE JULY 14, 2011 FOR THE TOWN OF BOLTON.
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 SHALL CALL DIG-SAFE 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.
7. ALL PROPOSED LOTS MEET THE ZONING REQUIREMENTS FOR THE RESIDENTIAL DISTRICT AND MEET ALL FOSPRO LOT REQUIREMENTS.

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.

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 WORKING 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 ONSITE.

1.2 **EARTHWORK**

1.2.1 STRIP TOPSOIL FROM ROADWAY, SWALE AND DETENTION BASIN AREAS.

1.2.2 STRIP SUBSOIL FROM UNDER ROADWAY WITHIN A 1:1 ON:1 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 ON NON-STRUCTURAL FILL ON SITE SUCH AS ROAD SWALES AND INFILTRATION BASINS CONSTRUCTION. SWALE AND INFILTRATION BASIN BOTTOMS SHALL BE AS SPECIFIED IN 2.5.5 BELOW

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

1.3 **COORDINATION WITH OTHER PERMITS AND CONSTRUCTION ACTIVITIES**

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 APPROVED COMMON DRIVEWAY PROFILE PLAN FOR DETAILS PERTAINING TO THE CONSTRUCTION OF THE COMMON DRIVEWAY SERVING LOTS 8, 9, 10 & 11.

1.3.3 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.

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 **STORM DRAIN STRUCTURES**

2.2.1 MANHOLES SHALL BE STANDARD 4' DIAMETER STRUCTURES AS SHOWN ON THE DETAIL ON SHEET C5.3.

2.2.2 CATCH BASINS SHALL BE STANDARD 4' DIAMETER STRUCTURE WITH A 4' SUMP AND HOOD AS SHOWN OF THE DETAIL ON SHEET C5.3.

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).

2.3 **CONCRETE**

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 **BITUMINOUS PAVEMENT**

2.4.1 ASPHALT BINDER COURSE SHALL BE 3" THICK COMPACTED IN PLACE CONFORMING TO SSBH M03.11.03 TABLE A BINDER COURSE.

2.4.2 BINDER SHALL BE PLACED IN TWO LIFTS.

2.4.3 ASPHALT WEARING COURSE SHALL BE 2" THICK COMPACTED IN PLACE CONFORMING TO SSBH M03.11.03 TABLE A TOP COURSE. TOP COURSE SHALL BE PLACED IN ONE LIFT.

2.4.4 ASPHALT FOR DRIVEWAYS SHALL BE 1 1/2" WEARING COURSE CONFORMING TO SSBH M03.11.03 TABLE A TOP COURSE OVER 1 1/2" BINDER COURSE CONFORMING TO SSBH M03.11.03 TABLE A BINDER COURSE.

2.4.4 THE BITUMINOUS BINDER SHALL NOT BE APPLIED BETWEEN NOVEMBER 15 AND APRIL 1.

2.5 **SOIL MATERIALS**

2.5.1 ROAD GRAVEL SHALL BE PLACED IN TWO LIFTS AS SHOWN ON THE ROAD CROSS SECTIONS ON SHEET C5.3. PLACE 4" OF GRAVEL CONFORMING TO SSBH M1.03.0 TYPE B OVER 8" OF GRAVEL CONFORMING TO SSBH M1.03.0 TYPE B. ROAD GRAVEL SHALL BE COMPACTED TO 95% DRY DENSITY.

2.5.2 STRUCTURAL FILL SHALL CONFORM TO SSBH M1.03.0 TYPE C GRAVEL BORROW (UNLESS OTHERWISE NOTED ON PLANS).

2.5.3 COMMON FILL SHALL CONFORM TO SSBH M1.01.0 ORDINARY BORROW.

2.5.4 TOPSOIL SHALL CONFORM TO SSBH M1.07.0 TOPSOIL AND PLANTABLE SOIL BORROW.

2.5.5 TOPSOIL USED TO RESTORE THE BOTTOMS OF SWALES AND STORMWATER MANAGEMENT AREAS SHALL BE A 50%/50% MIX OF M1.07.0 AND M1.04.1 (SAND FOR SUBIRANS).

2.5.6 CRUSHED STONE SHALL CONFORM TO SSBH M2.01.1 CRUSHED STONE.

2.5.7 CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIEVE ANALYSIS, GRADATION AND COMPACTION TEST DATA OF MATERIALS AS REQUIRED BY THE TOWN'S INSPECTOR.

2.6 **STONE RIP RAP**

2.6.1 STONE RIP RAP SHALL BE ANGULAR, HAVE A DIAMETER OF 4"-8" AND SHALL CONFORM TO SSBH M2.02.3 STONE FOR PIPE ENDS. RIP RAP THICKNESS SHALL BE 1.5'.

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 MIRAFL N140.

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

2.6.5 RIP RAP SHALL BE PLACED SUCH THAT THE TOPS OF THE ROCKS 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 **HEADWALLS**

2.7.1 REFER TO THE DETAIL ON SHEET C5.3 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 GUARDRAIL

2.8.1 GUARDRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED MASS HIGHWAY DETAILS AND PRACTICES.

2.8.2 GUARDRAIL SHALL BE WOODEN WITH STEEL REINFORCEMENT 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 SWALE CONSTRUCTION

3.1.1 SWALES SHALL BE CONSTRUCTED AS SHOWN ON THE DETAILS ON SHEET C5.3.

3.1.2 SWALE SIDESLOPES SHALL BE RESTORED WITH 6" TOPSOIL, SEED, FERTILIZER AND MULCH.

3.1.3 RESTORE SWALE 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.)

3.2 DETENTION BASIN CONSTRUCTION

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

3.2.2 RESTORE SIDESLOPES WITH 6" TOPSOIL, SEED, FERTILIZER AND MULCH.

3.2.3 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.)

3.3 STORM DRAIN PIPE CONSTRUCTION

3.3.1 REFER TO SHEET C5.3 FOR A DETAIL OF THE TRENCH BACKFILL REQUIREMENTS.

3.3.2 PIPE SHALL BE PLACED WITH THE BELL ENDS FACING UPHILL.

3.3.3 WRAP JOINTS UNDER PAVEMENT WITH FILTER FABRIC PRIOR TO PLACING BACKFILL.

3.4 COORDINATION WITH APPROVED SDS PLANS

3.4.1 CONTRACTOR TO PLACE DRAIN LINES AND STORMWATER MANAGEMENT APPURTENANCES SO AS TO AVOID CONFLICTS WITH THE PROPOSED SEWERS AND APPURTENANCES AS SHOWN ON THE APPROVED SDS PLANS.

3.5 COORDINATION WITH UTILITY COMPANIES

3.5.1 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 COMPANY.

4.1 SINGLE FAMILY DRIVEWAYS SHALL BE 1 1/2" WEARING COURSE, OVER 1 1/2" BINDER COURSE, OVER 8" OF GRAVEL.

4.2 SINGLE FAMILY DRIVEWAYS SHALL BE A MINIMUM OF 12-FEET IN WIDTH (MINIMUM).

4.3 SHARED DRIVEWAYS SHALL BE 1 1/2" WEARING COURSE, OVER 2" BINDER COURSE, OVER 8" GRAVEL.

4.4 SHARED DRIVEWAYS SHALL BE 12-FEET IN WIDTH (MINIMUM).

4.5 REFER TO THE APPROVED COMMON DRIVEWAY PROFILE PLAN FOR DETAILS PERTAINING TO THE CONSTRUCTION OF THE COMMON DRIVEWAY SERVING LOTS 8, 9, 10 & 11.

4.6 REFER TO SECTION 2.0 OF THESE NOTES FOR MATERIAL SPECIFICATIONS.

4.7 DRIVEWAY SIDE SLOPES SHALL BE 1:3 MINIMUM.

- 5.1 PLACE STREET SIGN AS REQUIRED BY THE BOLTON REGULATIONS AT THE ENTRANCE OF "GOOSE POND PATH". (NAME SHALL BE APPROVED BY THE PLANNING BOARD).
- 5.2 PLACE STOP SIGN CONFORMING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) R1-1 AT THE EXIT OF GOOSE POND PATH.

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.

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

6.1.4 RESTORE ALL DISTURBED AREAS WITH "PEARLS MIXIMUM ULTRA LOW MAINTENANCE SEED".

6.2 **TREE PLANTING**

6.2.1 TREES SHALL BE PLANTED IN THE LOCATION SHOWN ON THE GRADING & DRAINAGE PLAN.

6.2.2 REFER TO SHEET C6.3 FOR TYPICAL TREE PLANTING DETAIL.

6.2.3 ALL PLANT SPECIES SHALL BE NURSERY GROWN.

6.2.4 TREES AND SHRUBS SHALL HAVE REACHED SPECIFIED SIZE PRIOR TO FINAL SIGN-OFF.

6.2.5 PROPOSED STREET TREES SHALL BE AS SHOWN ON EROSION & SEDIMENTATION CONTROL PLAN SHEETS, WITH A MINIMUM OVERALL HEIGHT OF 12-FEET.

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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D.
SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK
JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY
SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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: RESIDENTIAL (FOSPRD SECTION 250-14.G)

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LOT AREA	= 43,560 SF (1 AC.)	SIDE
MAX. LOT COVERAGE	= N/A	REAR
LOT WIDTH	= N/A	

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: MAP/PARCEL:
D.B. 57591, PG. 375 MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
LEGEND & NOTES

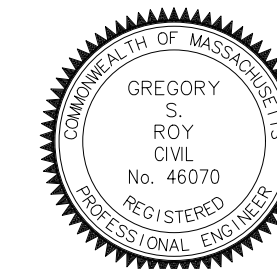
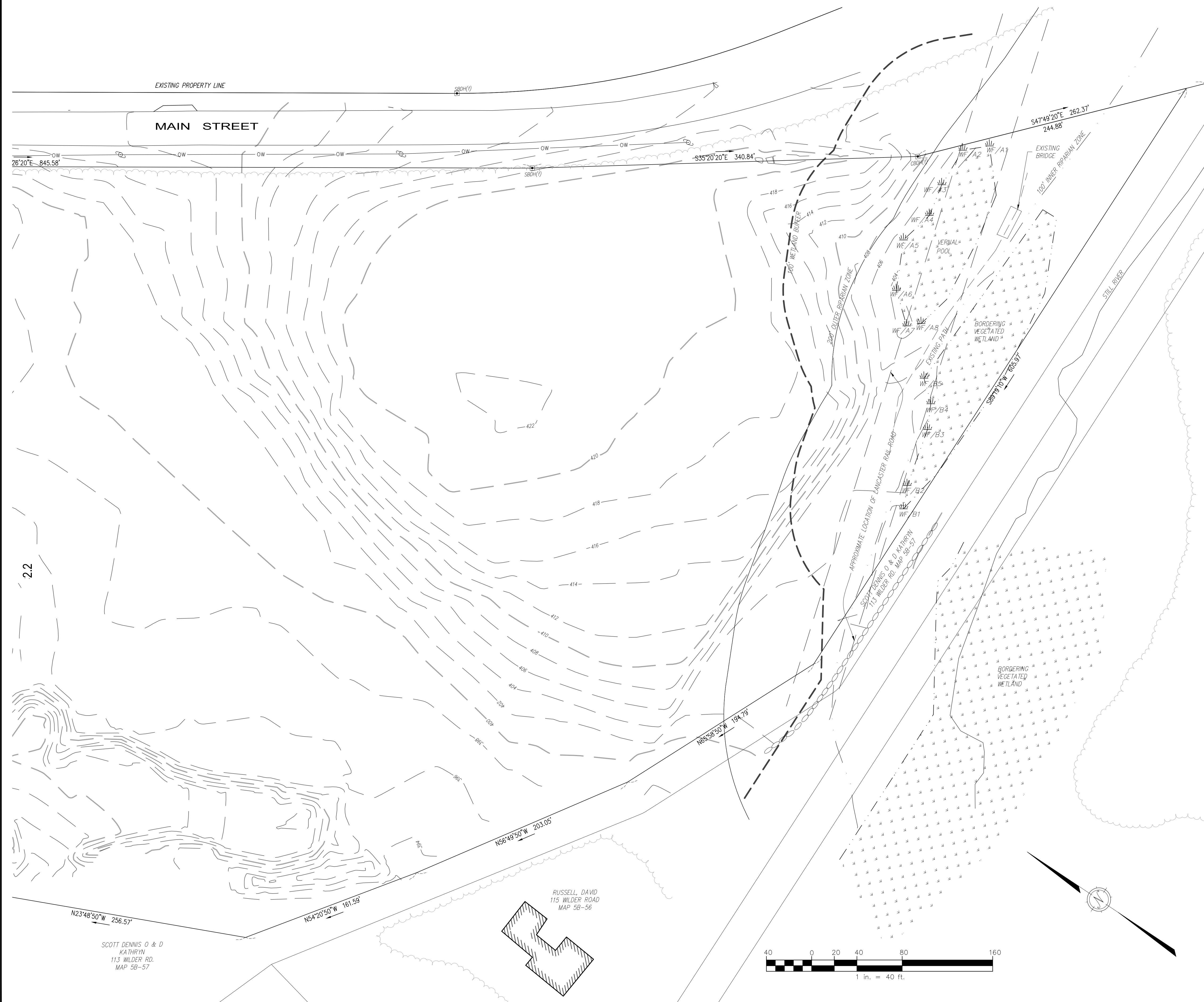
NO.	DATE	DESCRIPTION	B
01.	11/6/17	EDITS PER REVIEW COMMENTS	JF
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JF
03.	1/5/18	EDITS PER REVIEW COMMENTS	JF
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJ

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

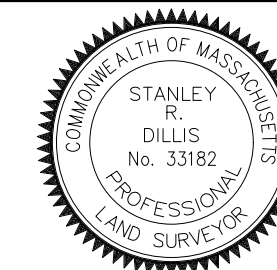
1092 MAIN STREET, P.O. BOX 428
BOLTON, MASSACHUSETTS 01740

PHONE: (978) 779-6091 FAX: (978) 779-0720
www.DucharmeandDillis.com

DESIGN BY: P J W / S B D	DRAWN BY: J P L	CHECKED BY: G S R	SHEET NO. C1.4
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-TITLE	



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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D.
SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK
JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY
SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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: RESIDENTIAL (FOSPRD SECTION 250-14.G)			
FRONTAGE	= 25'	SETBACKS: FRONT	= 50'
LOT AREA	= 43,560 SF (1 AC)	SIDE	= 20'
MAX. LOT COVERAGE	= N/A	REAR	= 20'
LOT WIDTH	= N/A		

OWNER: D. BRUCE WHEELER 148 PARK STREET NORTH READING, MASSACHUSETTS	APPLICANT: TADMOR REALTY TRUST 148 PARK STREET NORTH READING, MA
--	--

BOOK/PAGE: D.B. 57591, PG. 375	MAP/PARCEL: MAP 6B, PAR.
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TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
EXISTING CONDITIONS PLAN 1

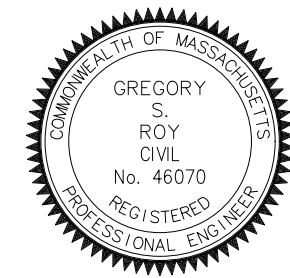
NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PW

PREPARED BY:



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

DESIGN BY: P/JW/SBD	DRAWN BY: JPL	CHECKED BY: GSR
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-EXIST



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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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: RESIDENTIAL (FOSPRD SECTION 250-14.G)
FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 43,560 SF (1 AC) SIDE = 20'
MAX. LOT COVERAGE = N/A REAR = 20'
LOT WIDTH = N/A

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA
BOOK/PAGE: MAP/PARCEL:
D.B. 57591, PG. 375 MAP 6B, PAR. 3

TADMOR DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS EXISTING CONDITIONS PLAN 2

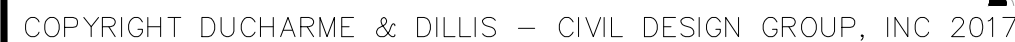
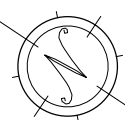
NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

PREPARED BY:

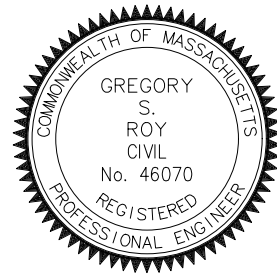
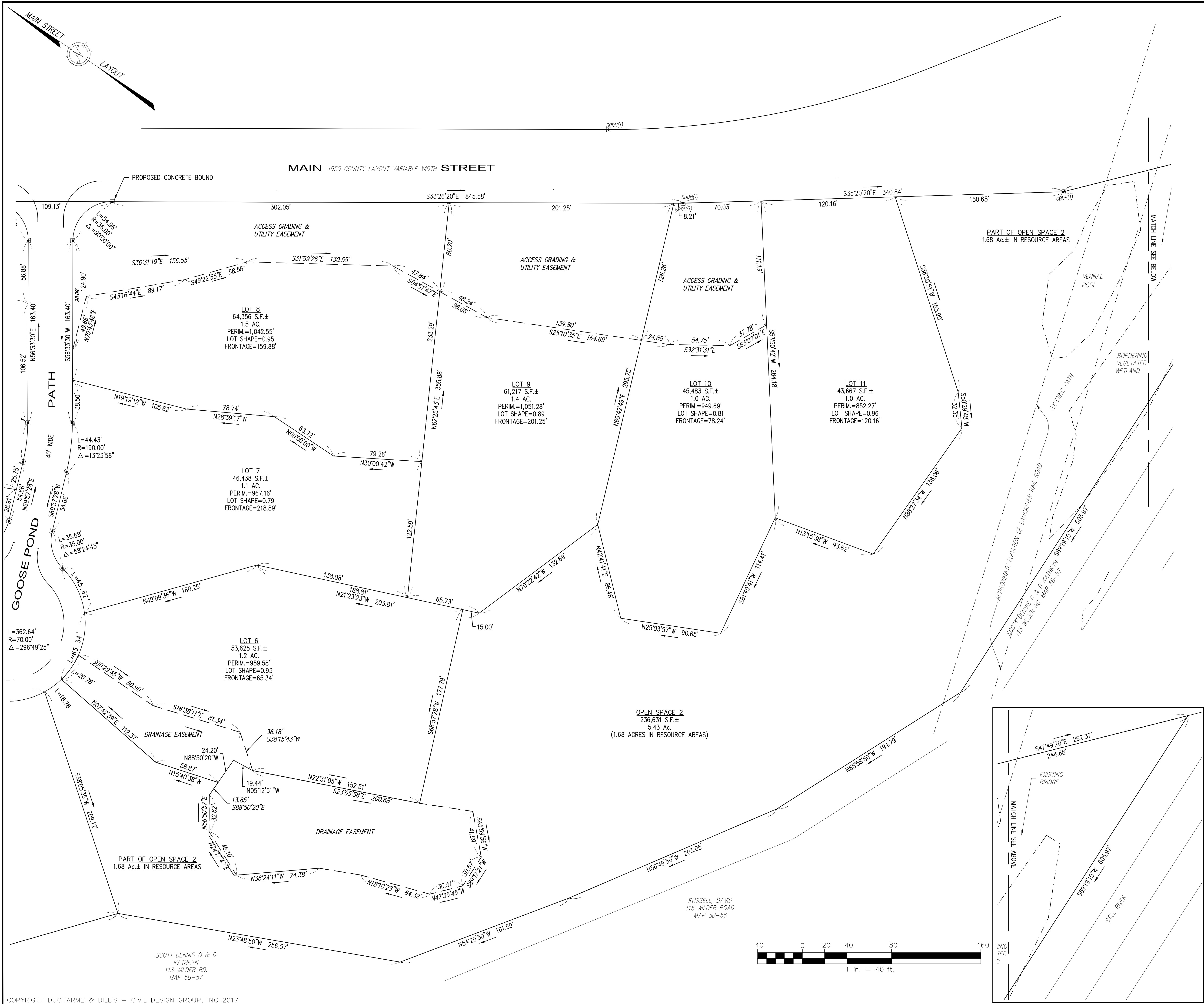
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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

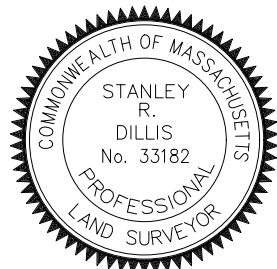
DESIGN BY: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C2.2
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-EXIST	



C2.3



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 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 JANUARY 10, 2018 FOR F.O.S.P.R.D.
SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK
JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY
SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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: RESIDENTIAL (FOSPRD SECTION 250-14.G)

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 43,560 SF (1 AC) SIDE = 20'
MAX. LOT COVERAGE = N/A REAR = 20'
LOT WIDTH = N/A

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
LOT LAYOUT PLAN 1

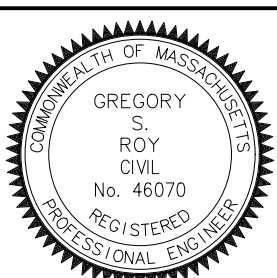
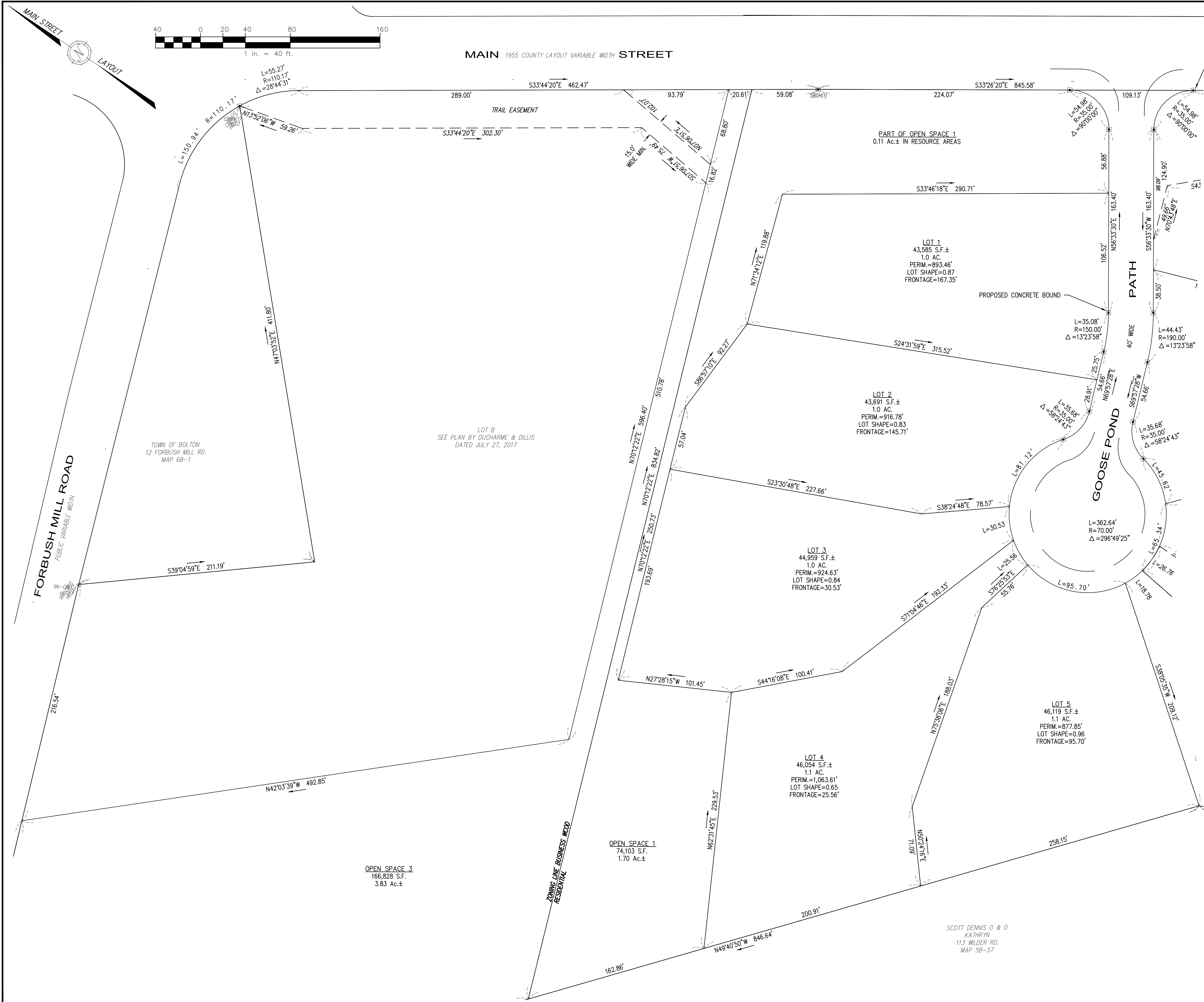
NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

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: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C3.1
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-LAYOUT	



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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

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REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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

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BOLTON TOWN CLERK _____ DATE _____

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OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA
BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS LOT LAYOUT PLAN 2

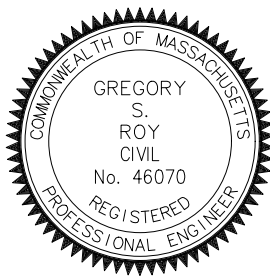
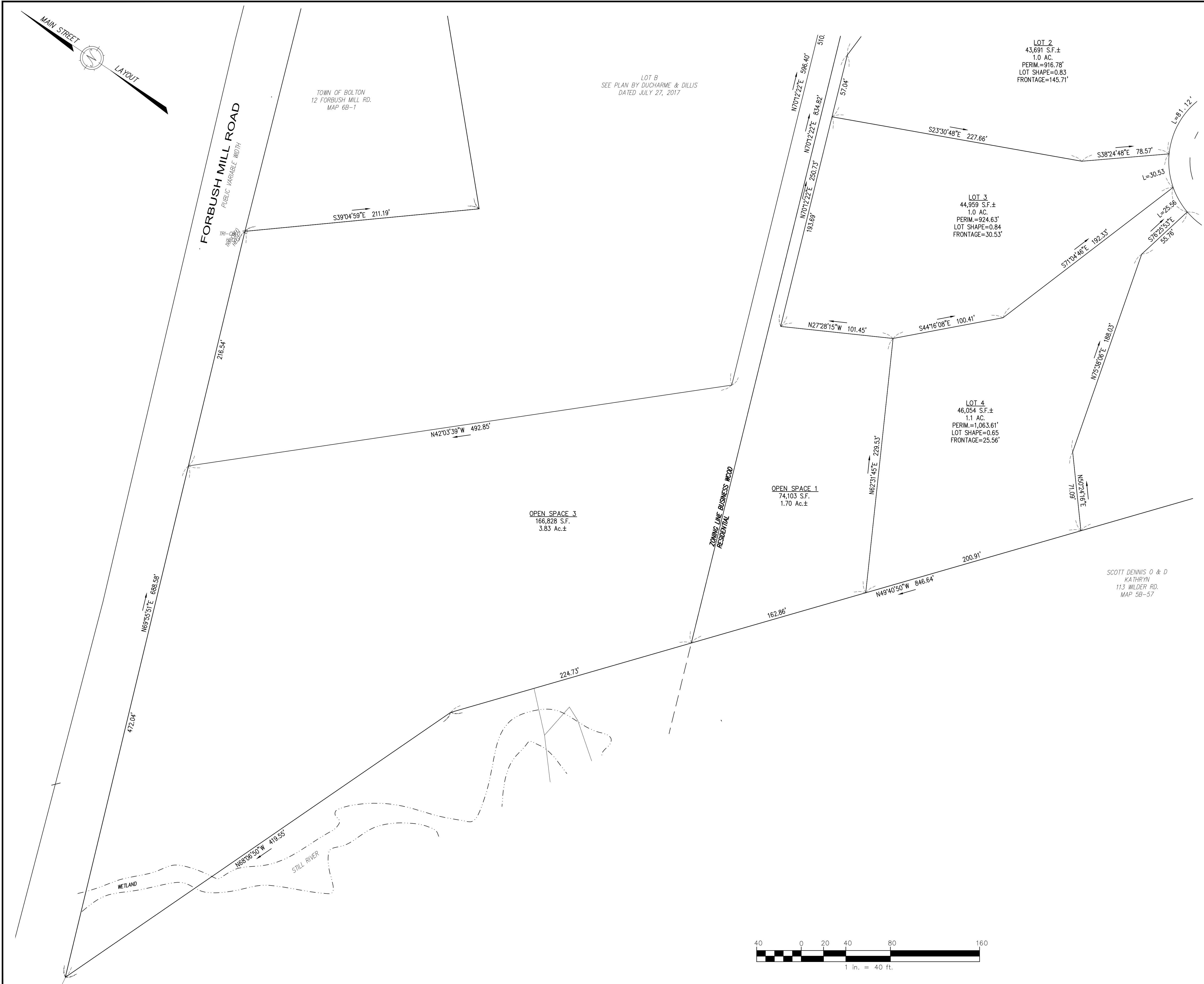
NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

PREPARED BY:



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

DESIGN BY: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C3.2
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-LAYOUT	



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 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 JANUARY 10, 2018 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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: RESIDENTIAL (FOSPRD SECTION 250-14.G)
FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 43,565 SF (1AC) SIDE = 20'
MAX. LOT COVERAGE = N/A REAR = 20'
LOT WIDTH = N/A

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA
BOOK/PAGE: MAP/PARCEL:
D.B. 57591, PG. 375 MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
LOT LAYOUT PLAN 3

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

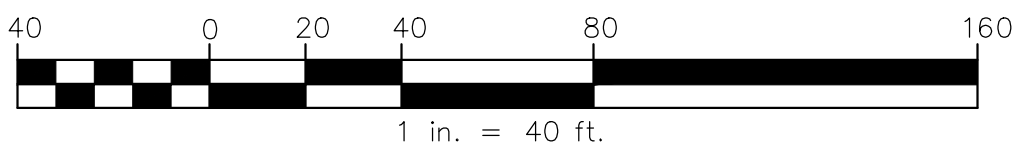
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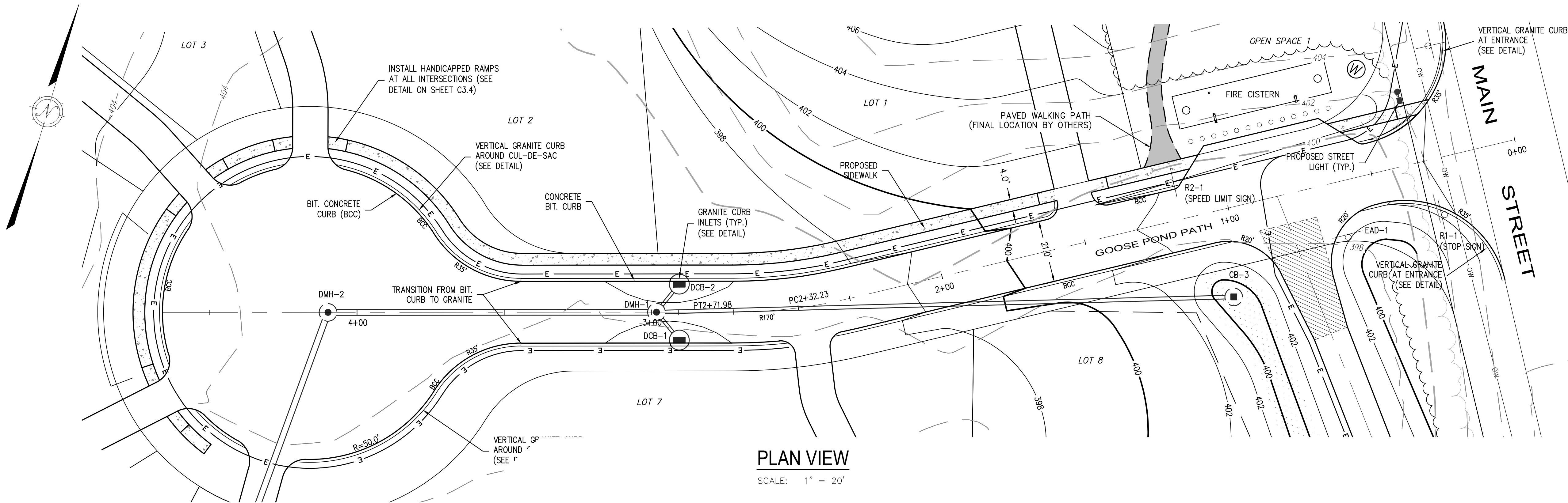
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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

DESIGN BY: PJW/SBD
DRAWN BY: JPL
CHECKED BY: GSR
DATE: 9/5/17
JOB NUMBER: 4904-H
DRAWING NO. 4904H-LAYOUT

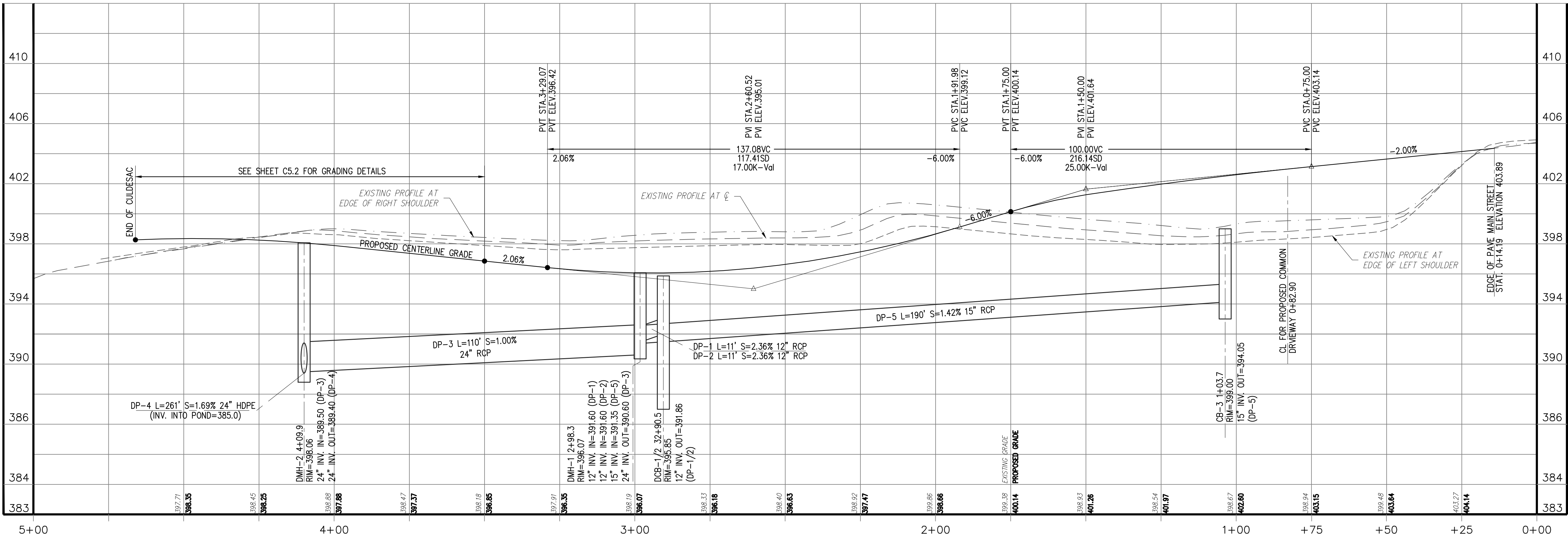
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C3.3





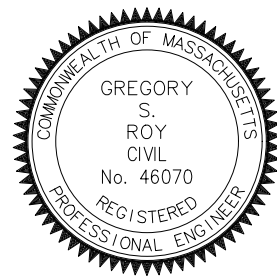
PLAN VIEW

SCALE: 1" = 20'



ROAD PROFILE

SCALE: 1" = 20' (HOR.)
1" = 4' (VERT.)



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 DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED:

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BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL (FOSPRD SECTION 250-14.C)
FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 43,560 SF (1 AC) SIDE = 20'
MAX. LOT COVERAGE = N/A REAR = 20'
LOT WIDTH = N/A

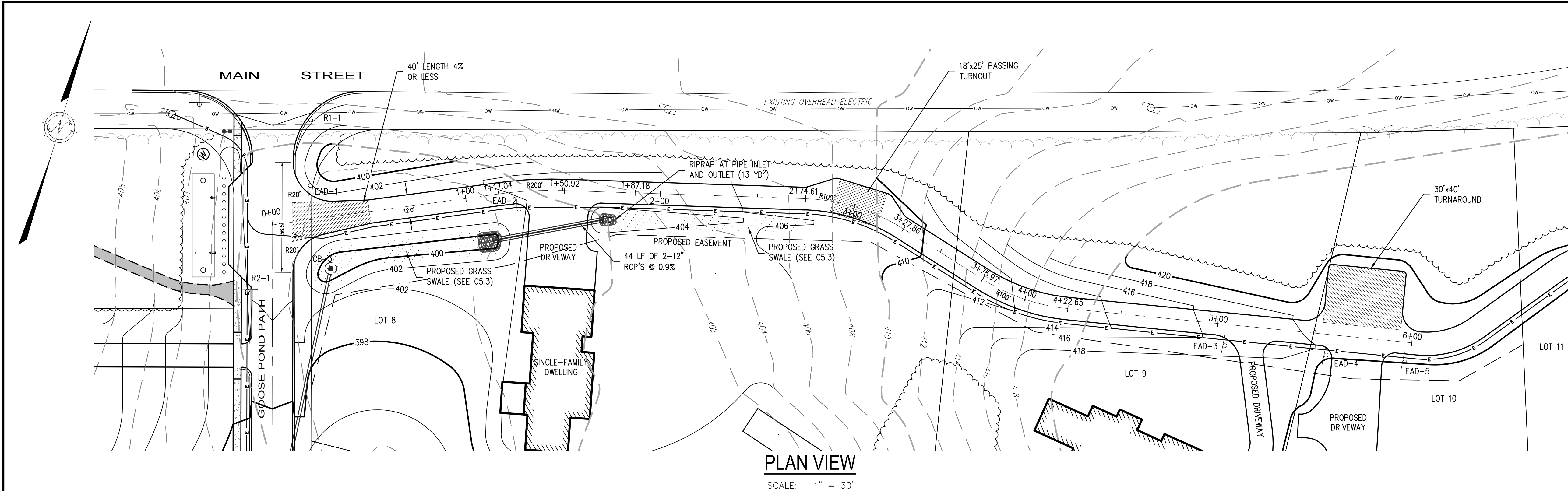
OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA
BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
PROFILE PLAN

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

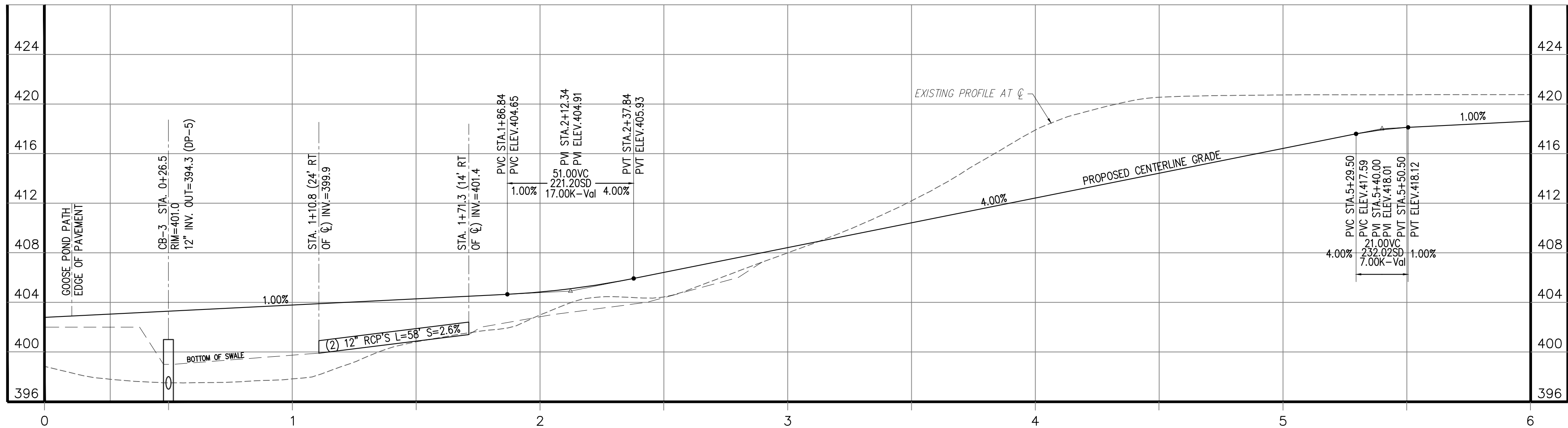
PREPARED BY:
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS
1092 MAIN STREET, P.O. BOX 428 PHONE: (978) 779-6091 FAX: (978) 779-0260
BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C4.1
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-PRO	



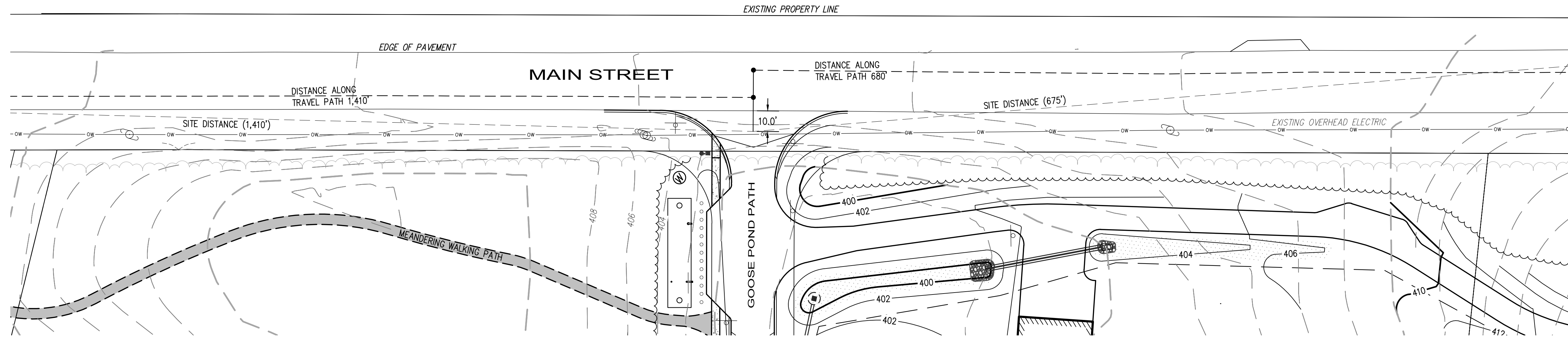
PLAN VIEW

SCALE: 1" = 30'



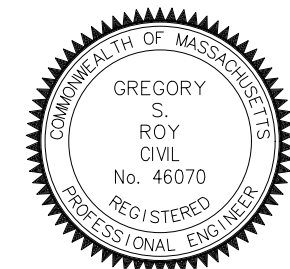
COMMON DRIVEWAY PROFILE

SCALE: 1" = 30' (HOR.)
1" = 4' (VERT.)

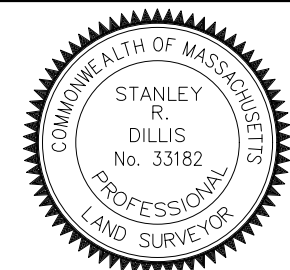


SITE DISTANCE

SCALE: 1" = 30'



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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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: RESIDENTIAL (FOSPRD SECTION 250-14.6)

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 43,560 SF (1 AC) SIDE = 20'
MAX. LOT COVERAGE = N/A REAR = 20'
LOT WIDTH = N/A

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
COMMON DRIVEWAY PROFILE PLAN

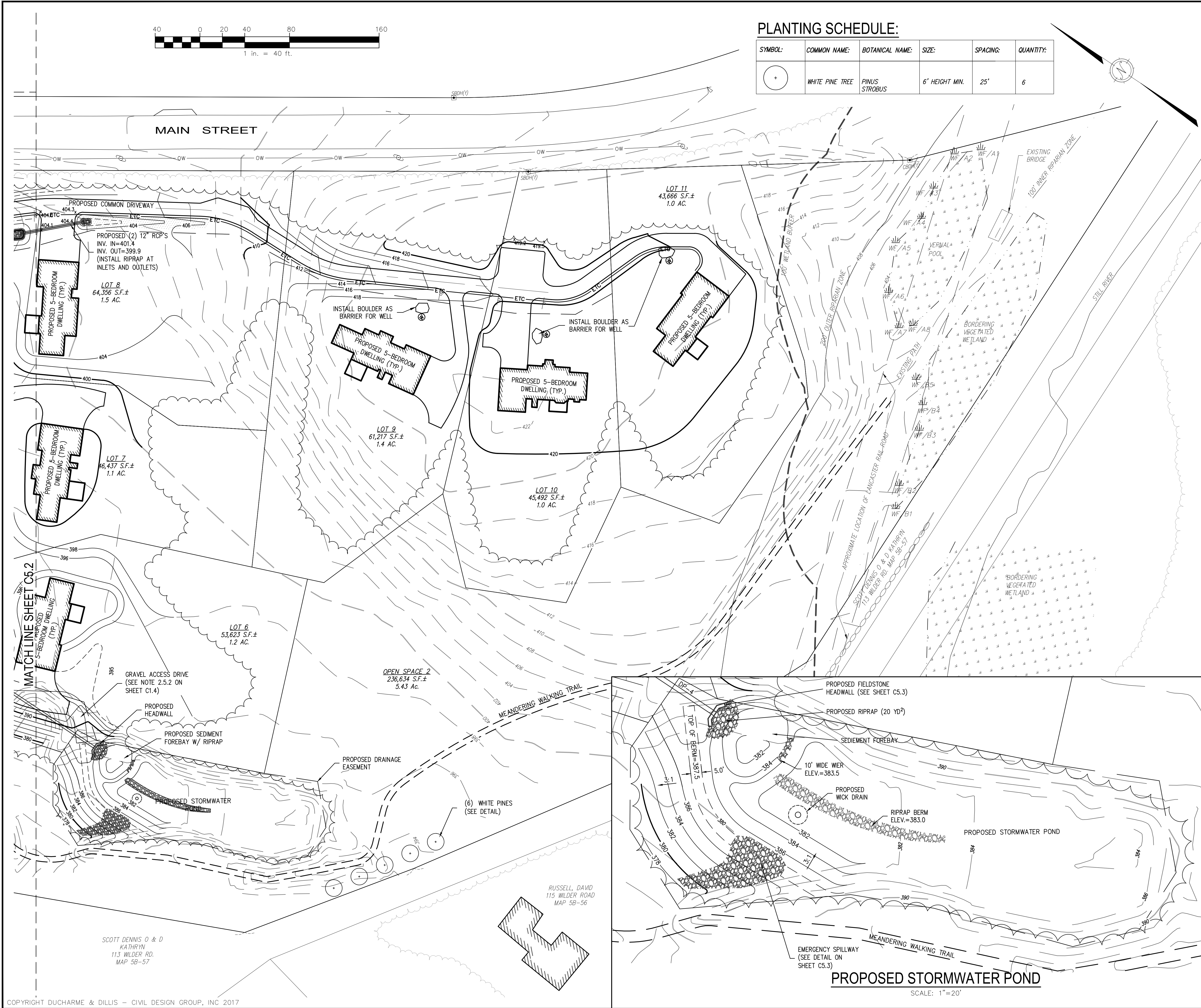
NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

PREPARED BY:

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

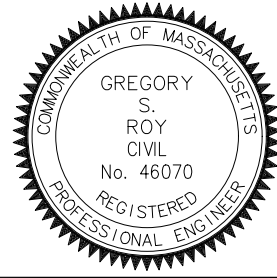
1092 MAIN STREET, P.O. BOX 428 PHONE: (978) 779-6091 FAX: (978) 779-0260
BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C4.2
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-PRO	



PLANTING SCHEDULE:

SYMBOL:	COMMON NAME:	BOTANICAL NAME:	SIZE:	SPACING:	QUANTITY:
	WHITE PINE TREE	PINUS STROBUS	6' HEIGHT MIN.	25'	6



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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D.
SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK
JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY
SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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

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148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA
BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
GRADING & DRAINAGE PLAN 1

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

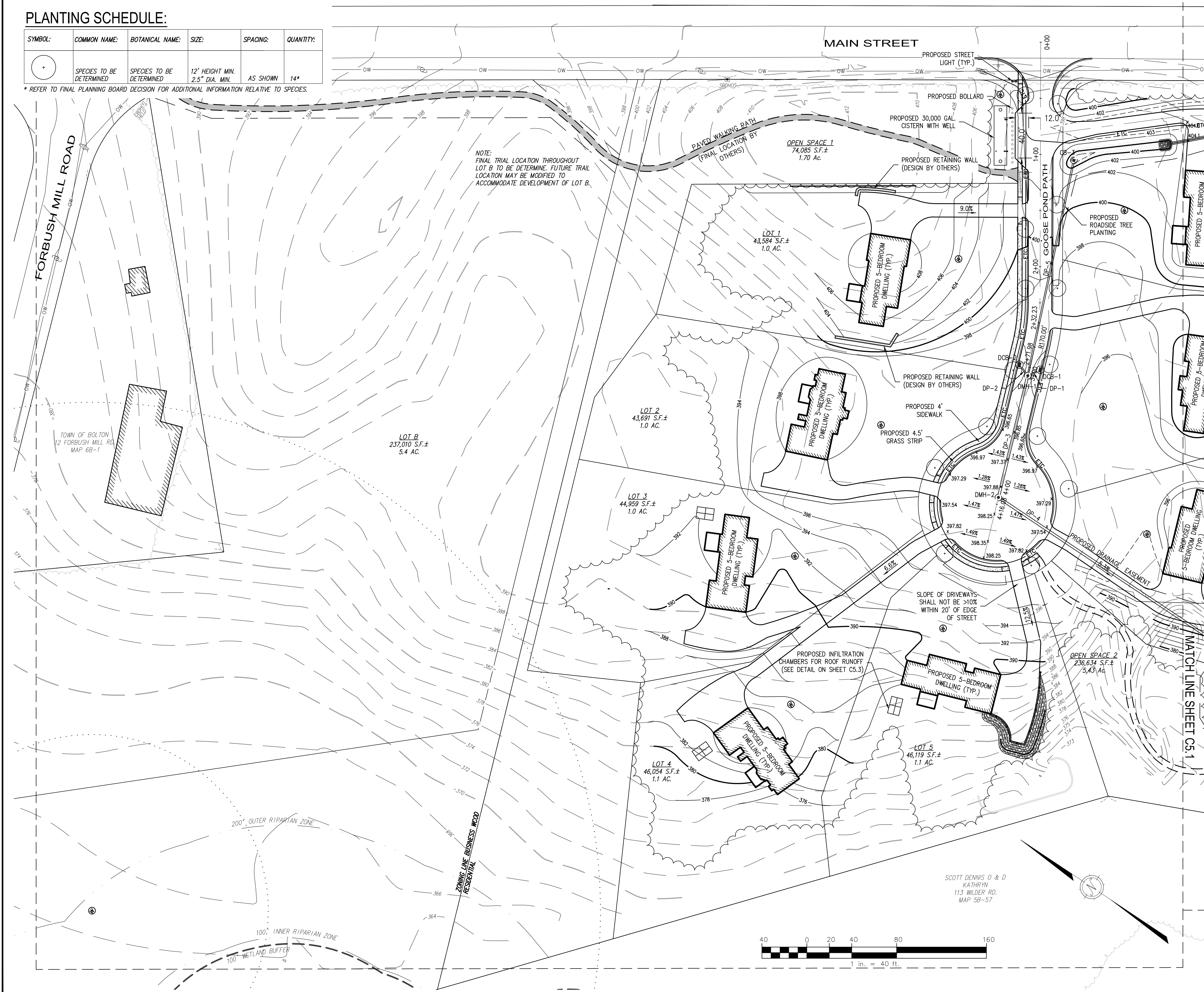
PREPARED BY:
DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS
1092 MAIN STREET, P.O. BOX 428 PHONE: (978) 779-6091 FAX: (978) 779-0260
BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C5.1
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-GRADE	

PLANTING SCHEDULE:

SYMBOL:	COMMON NAME:	BOTANICAL NAME:	SIZE:	SPACING:	QUANTITY:
	SPECIES TO BE DETERMINED	SPECIES TO BE DETERMINED	12" HEIGHT MIN. 2.5" DIA. MIN.	AS SHOWN	14*

* REFER TO FINAL PLANNING BOARD DECISION FOR ADDITIONAL INFORMATION RELATIVE TO SPECIES.



PROFESSIONAL ENGINEER



PROFESSIONAL LAND SURVEYOR

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PROFESSIONAL LAND SURVEYOR _____ DATE _____

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED: _____

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED: _____

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148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
GRADING & DRAINAGE PLAN 2

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

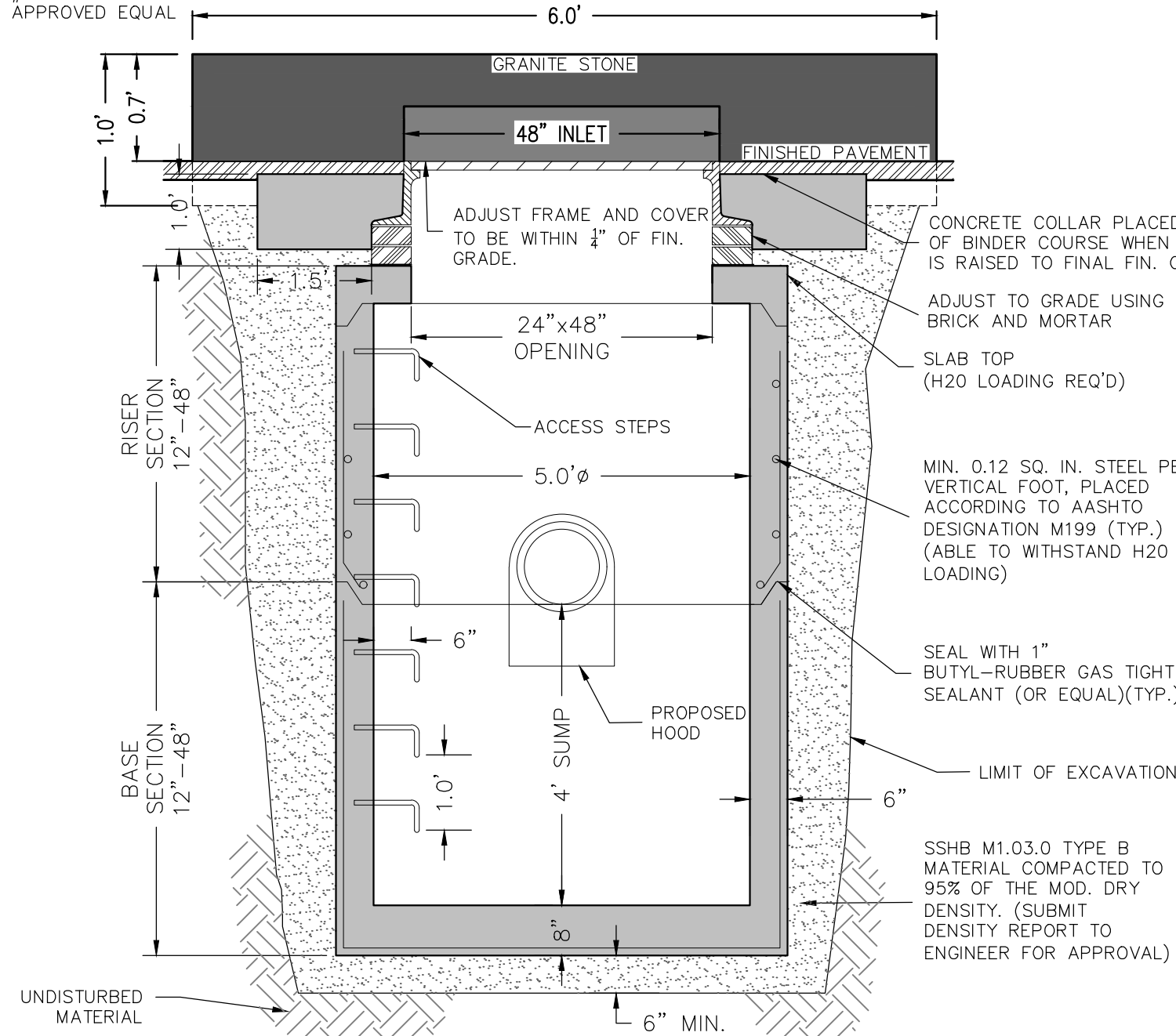
PREPARED BY:

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: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C5.2
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-GRADE	

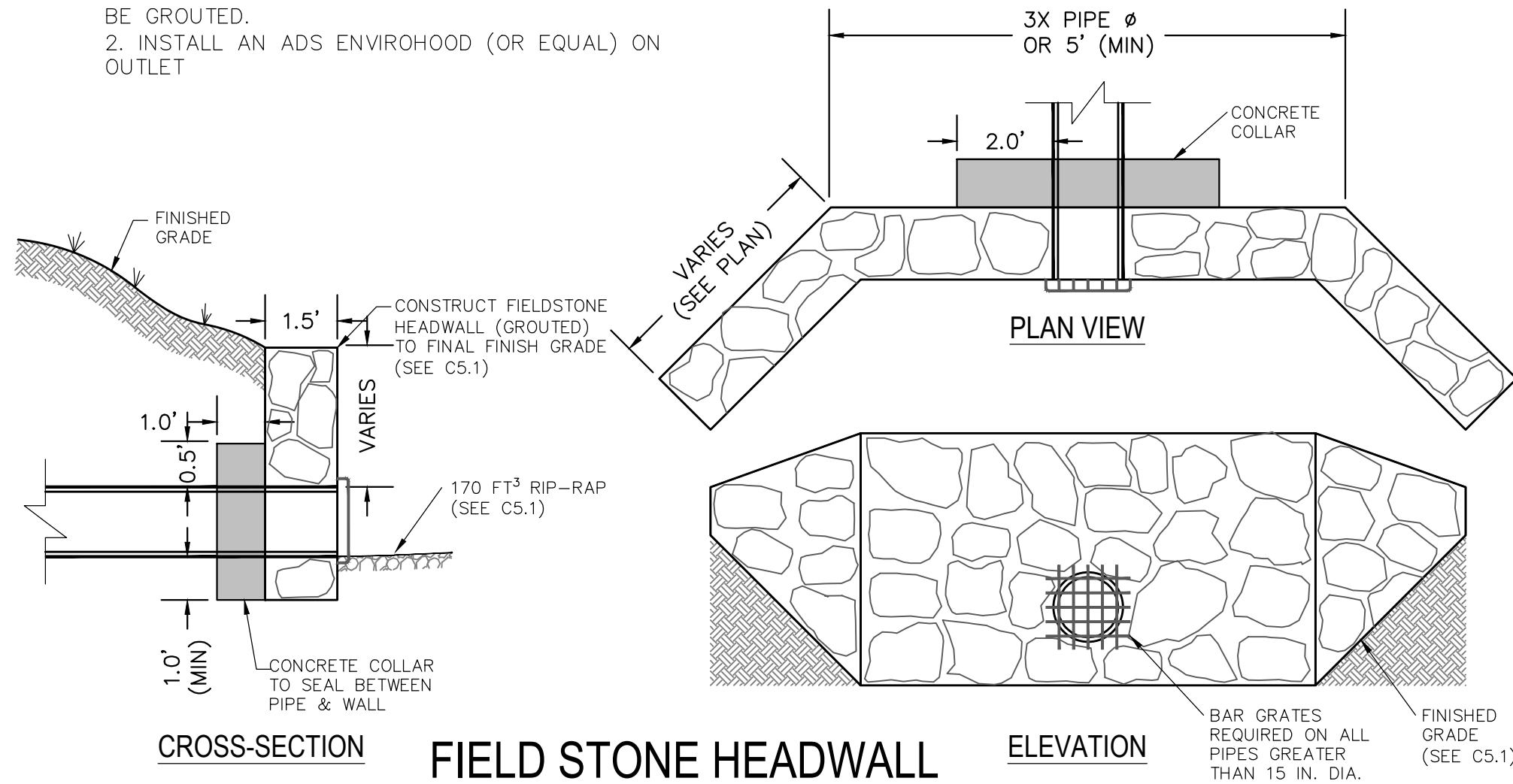
CATCH BASIN GRATE & FRAME
TO BE E.J. PRESCOTT PRODUCT
#62104 600 & 62056 600 OR
APPROVED EQUAL



DEEP SUMP CONC. DOUBLE CATCH BASIN

NOT TO SCALE

NOTES:
1. ALL PENETRATIONS AND ADJUSTING BRICKS TO BE GROUTED.
2. INSTALL AN ADS ENVIROHOOD (OR EQUAL) ON OUTLET

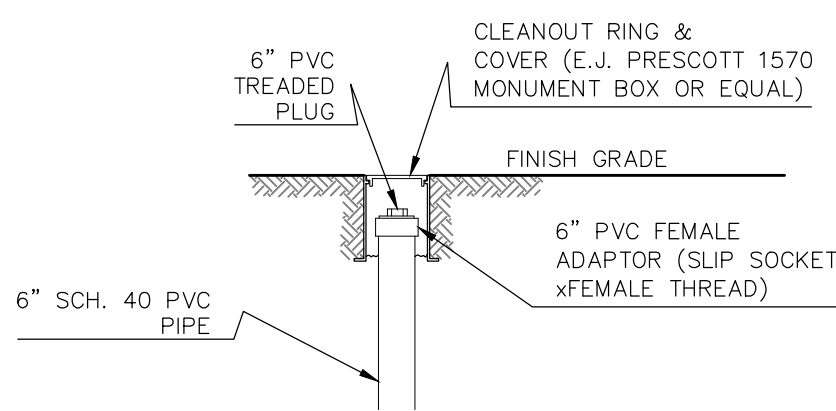


CROSS-SECTION

FIELD STONE HEADWALL

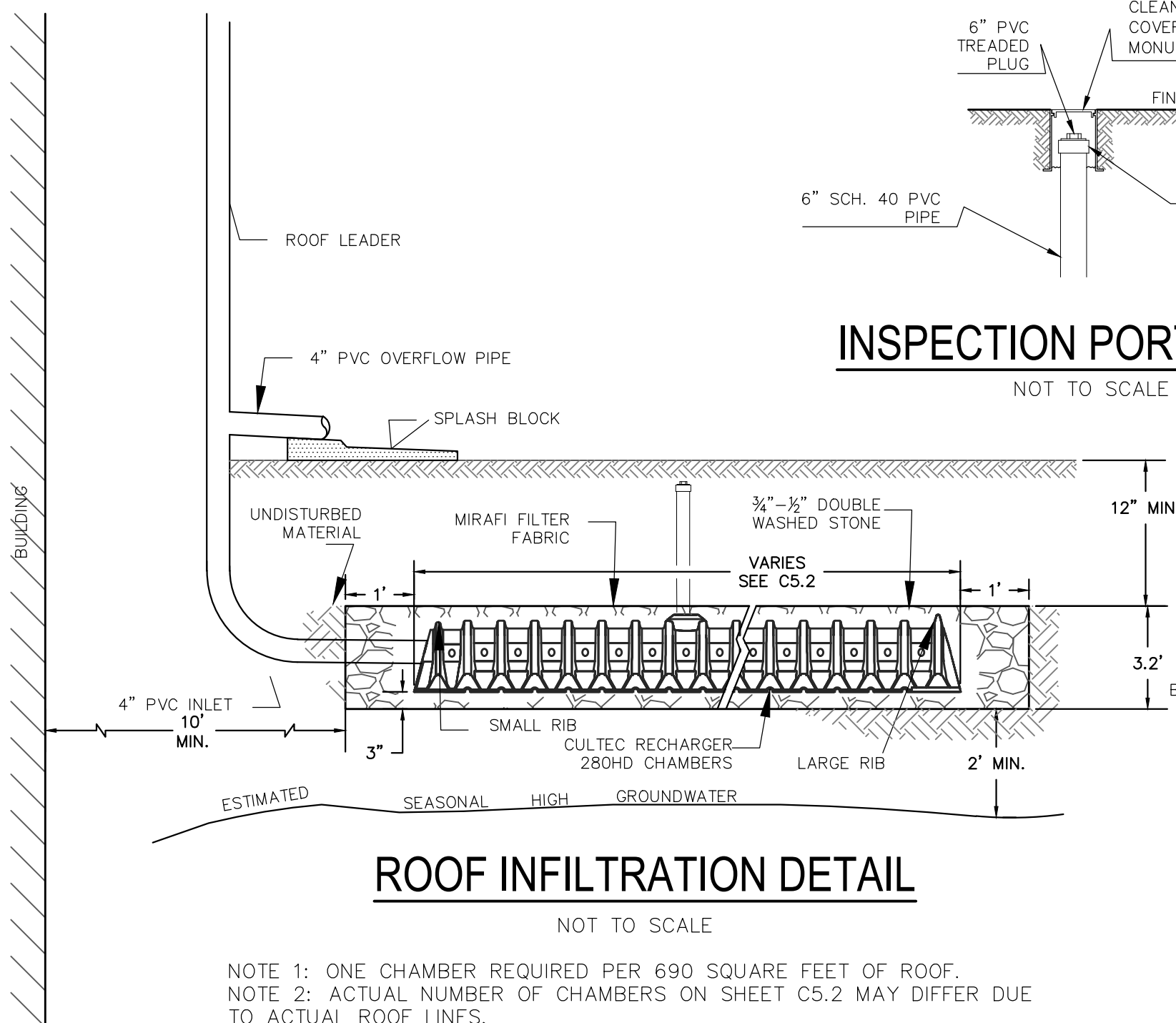
NOT TO SCALE

ELEVATION



INSPECTION PORT DETAIL

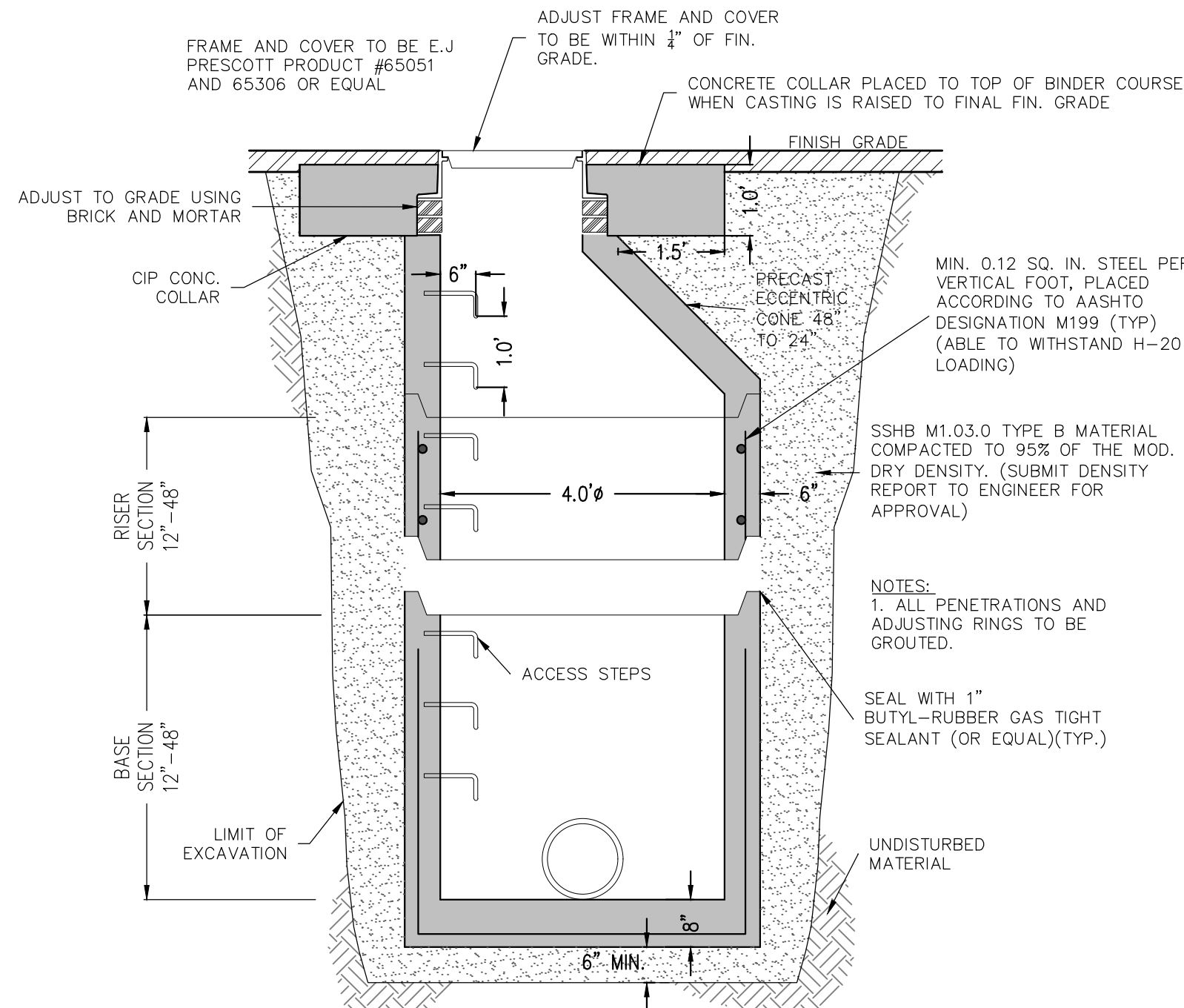
NOT TO SCALE



ROOF INFILTRATION DETAIL

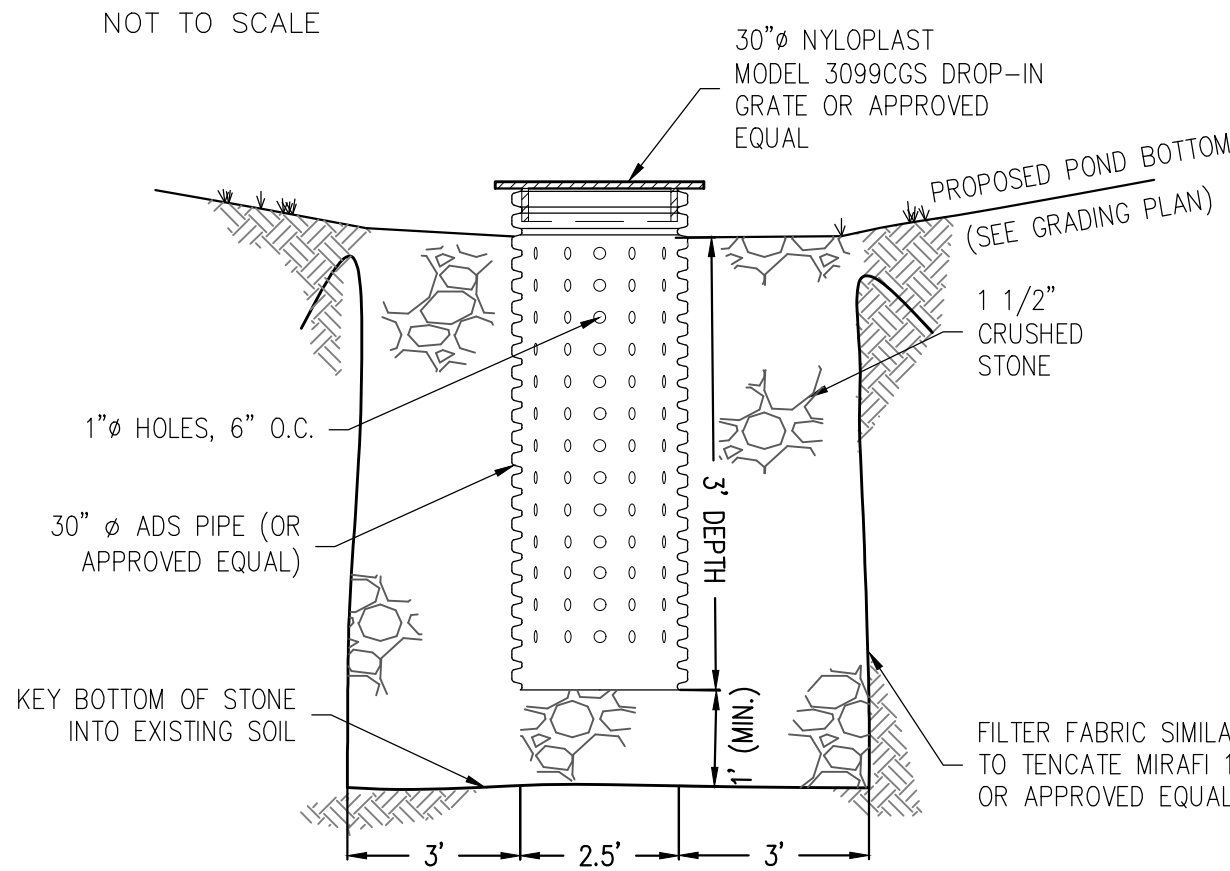
NOT TO SCALE

NOTE 1: ONE CHAMBER REQUIRED PER 690 SQUARE FEET OF ROOF.
NOTE 2: ACTUAL NUMBER OF CHAMBERS ON SHEET C5.2 MAY DIFFER DUE TO ACTUAL ROOF LINES.
NOTE 3: INSTALL CHAMBERS FOR LOTS 3, 4 AND 5.



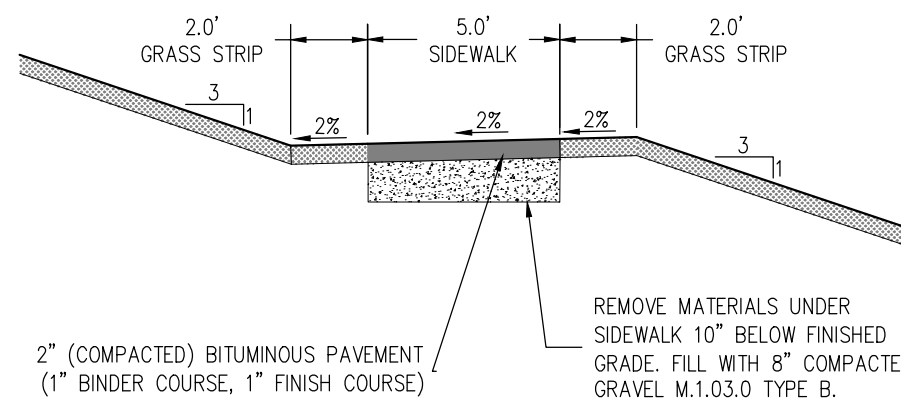
DRAIN MANHOLE DETAIL

NOT TO SCALE



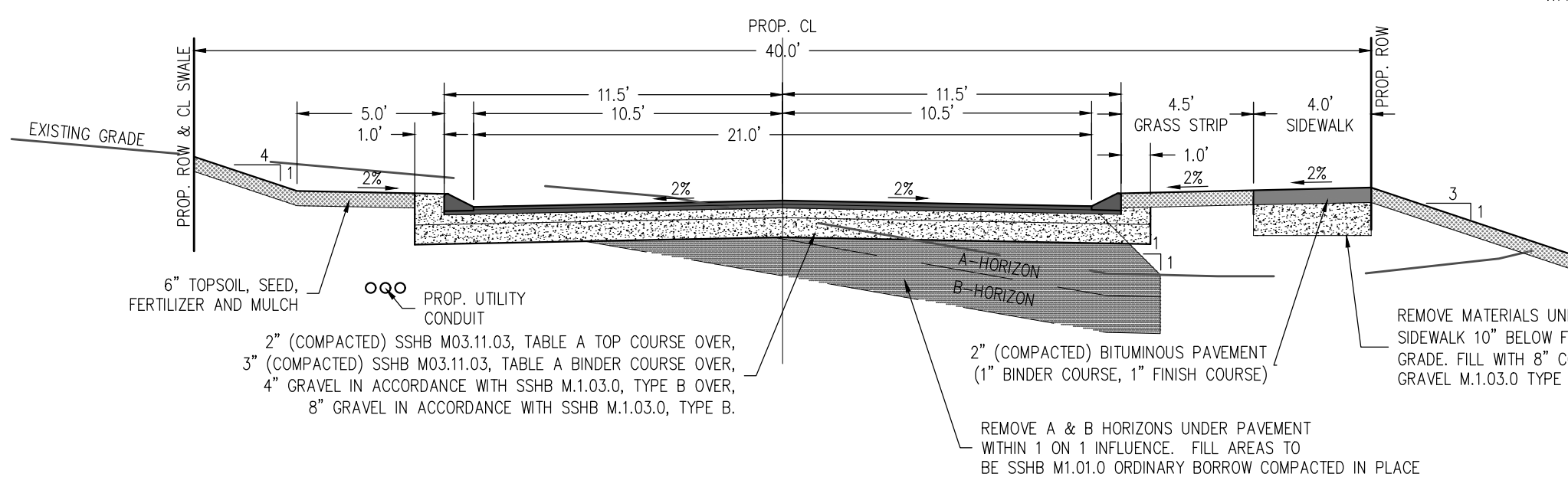
WICK DRAIN DETAIL

NOT TO SCALE



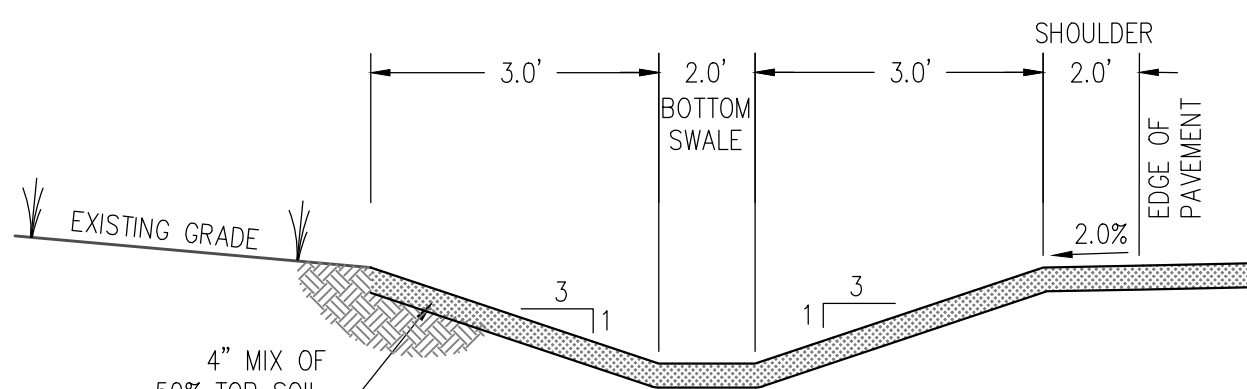
PAVED TRAIL CROSS SECTION

NOT TO SCALE



TYPICAL ROAD CROSS SECTION

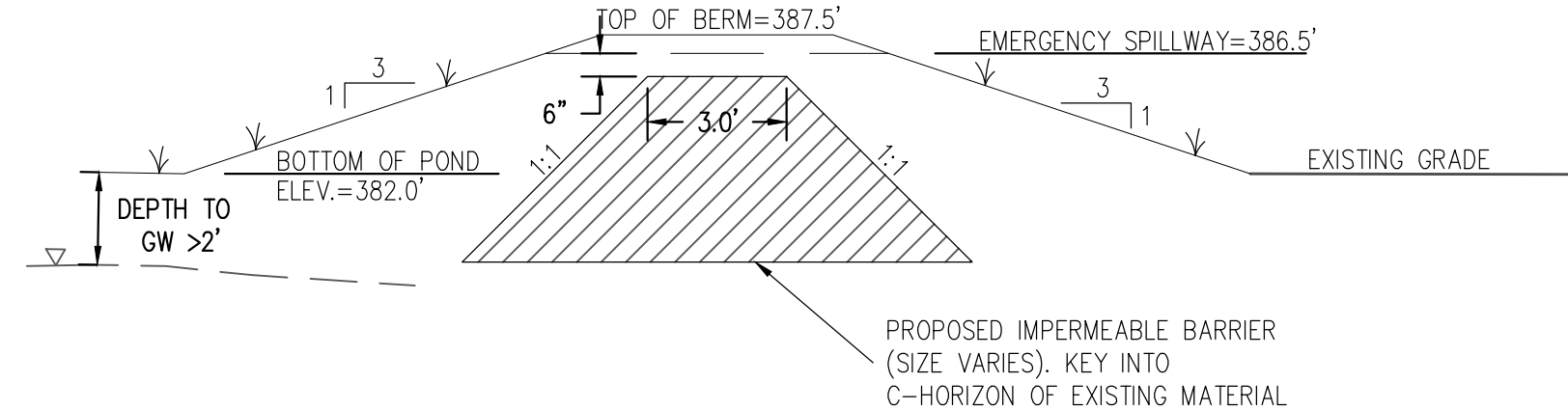
SCALE: 1"=5'



GRASS SWALE DETAIL

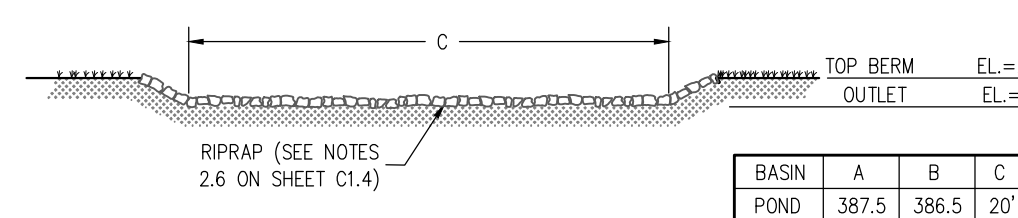
NOT TO SCALE

NOTE: IMPERMEABLE BARRIER IS TO BE COMPOSED OF M1.08.0 IMPERVIOUS SOIL BORROW UNDER THE MASSACHUSETTS HIGHWAY DEPARTMENT 1995 STANDARD SPECS FOR HIGHWAYS AND BRIDGES.



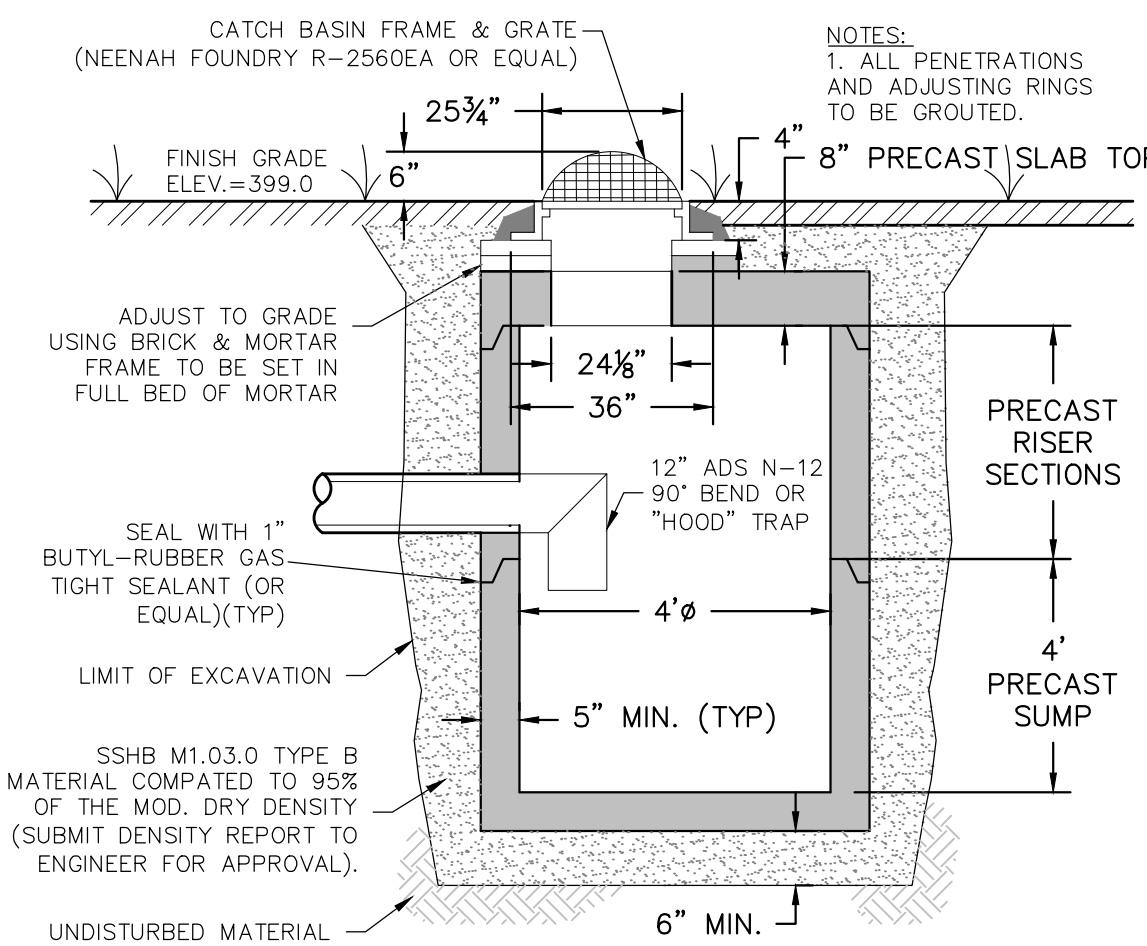
STORMWATER POND BERM X-SECTION

SCALE: 1"=4'



EMERGENCY SPILLWAY DETAIL

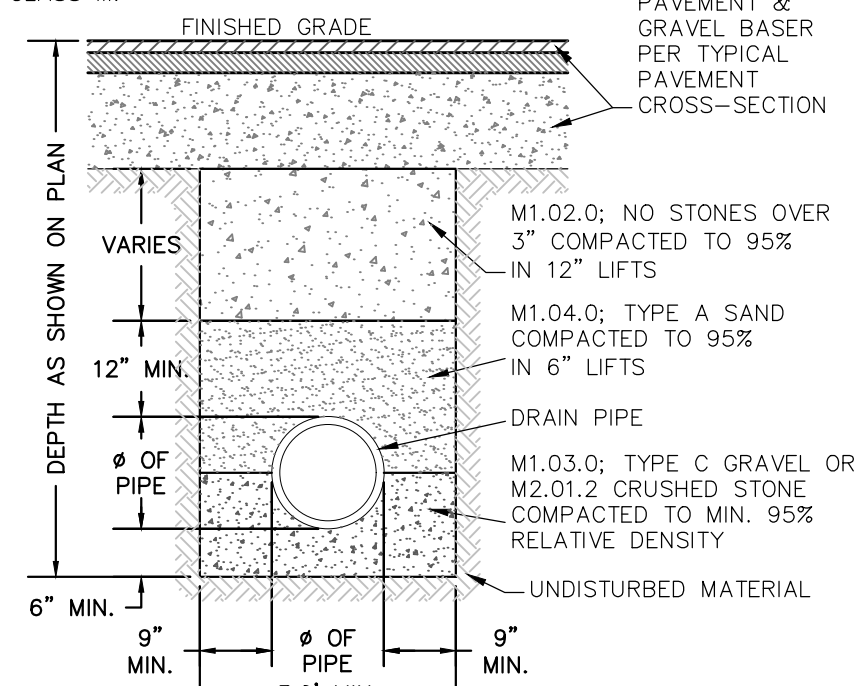
NOT TO SCALE



FIELD BASIN W/ BEEHIVE GRATE

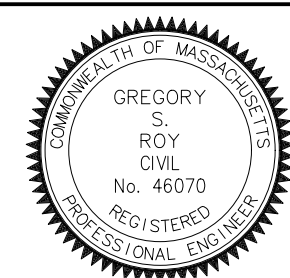
NOT TO SCALE

NOTE: PIPE SHALL CONFORM WITH ASTM C76 CLASS III.



DRAIN PIPE TRENCH DETAIL

NOT TO SCALE



PROFESSIONAL ENGINEER



PROFESSIONAL LAND SURVEYOR

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PROFESSIONAL LAND SURVEYOR DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED: _____

BEING A MAJORITY
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PLANNING BOARD

DATE ENDORSED: _____

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BOLTON TOWN CLERK DATE

ZONING CLASSIFICATION: RESIDENTIAL (FOSPRD SECTION 250-14.0)

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LOT AREA = 43,560 SF (1 AC) SIDE = 20'

MAX. LOT COVERAGE = N/A REAR = 20'

LOT WIDTH = N/A

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR DEFINITIVE SUBDIVISION PLAN BOLTON, MASSACHUSETTS GRADING & DRAINAGE DETAILS 1

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

PREPARED BY:

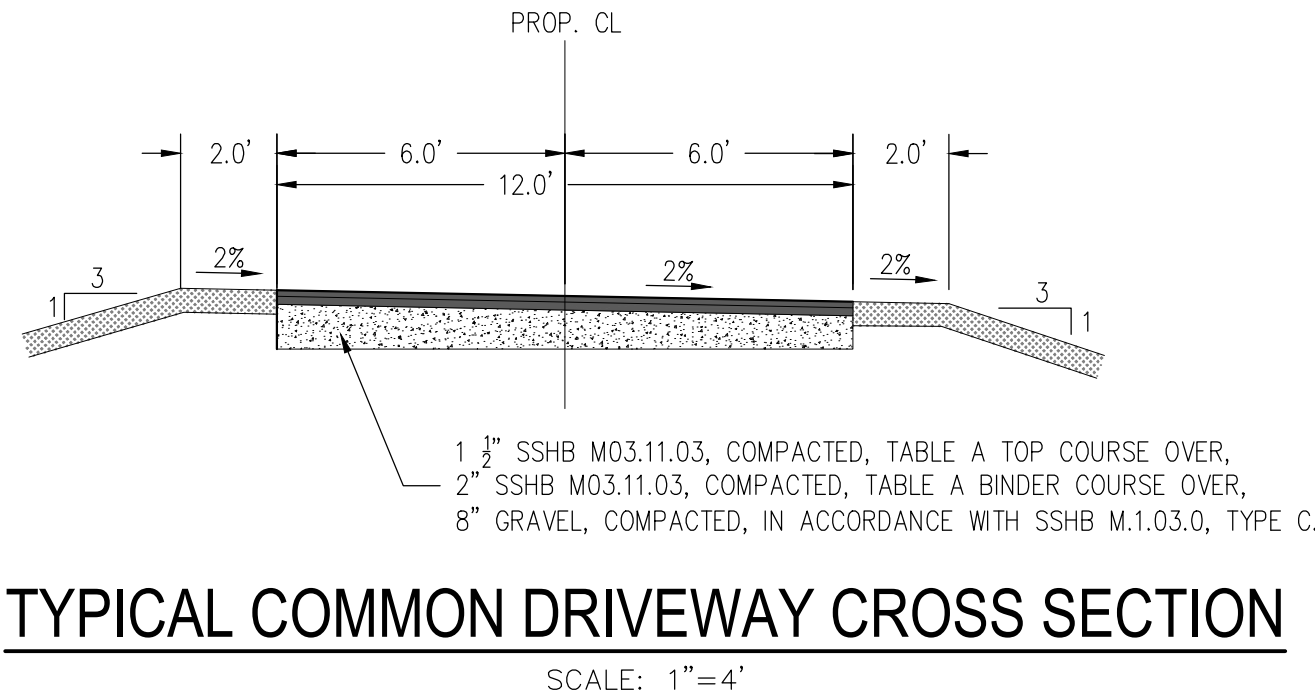
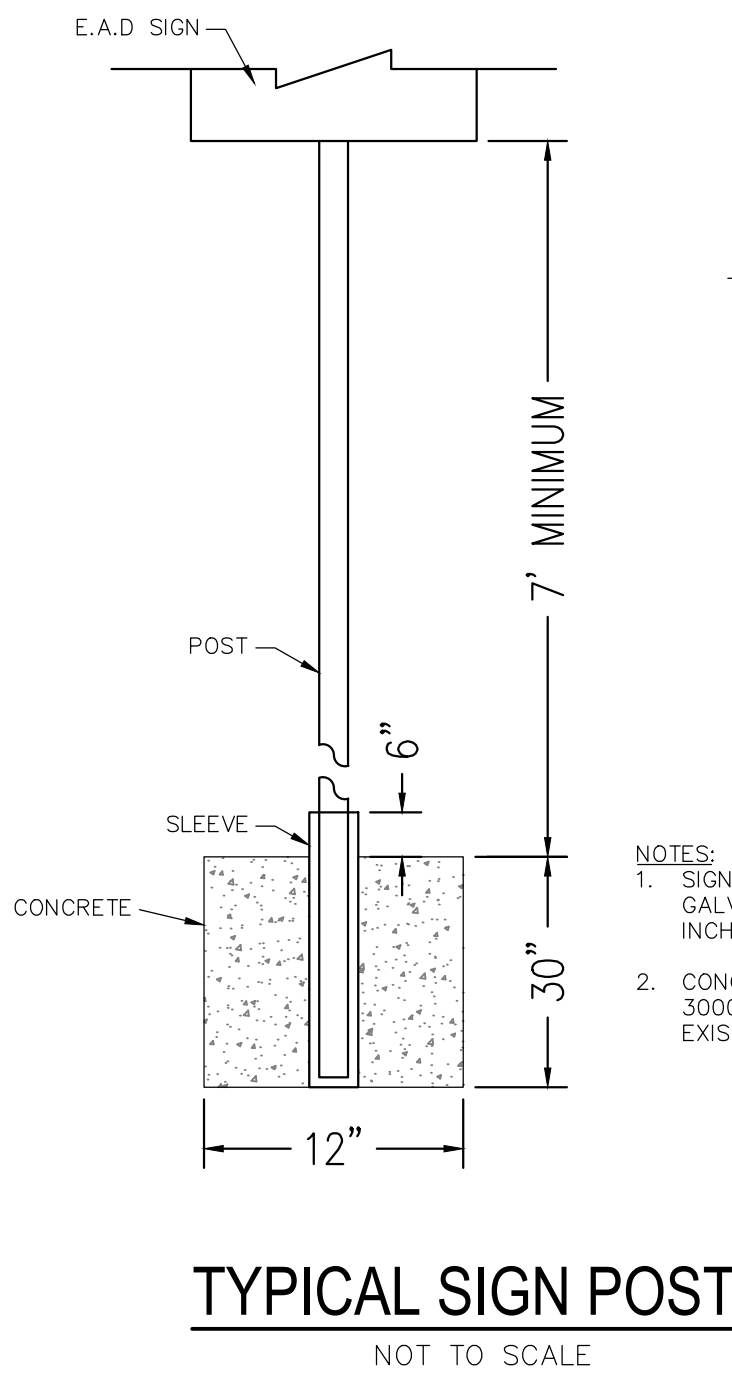
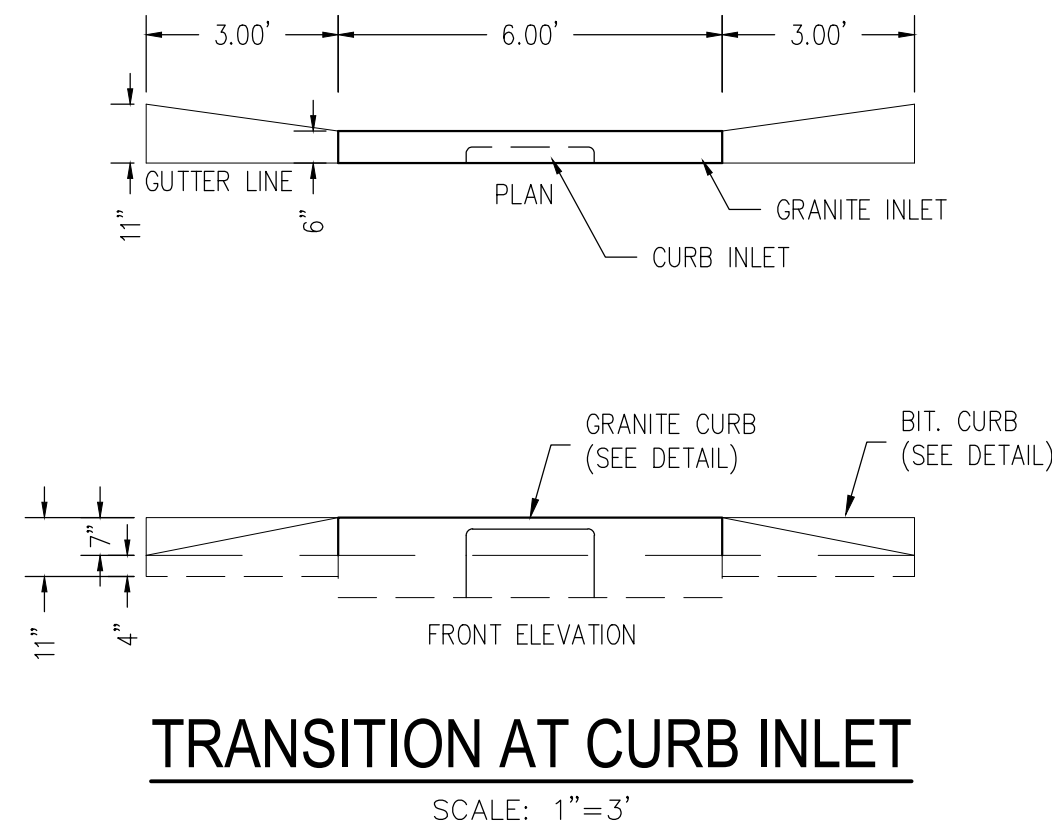
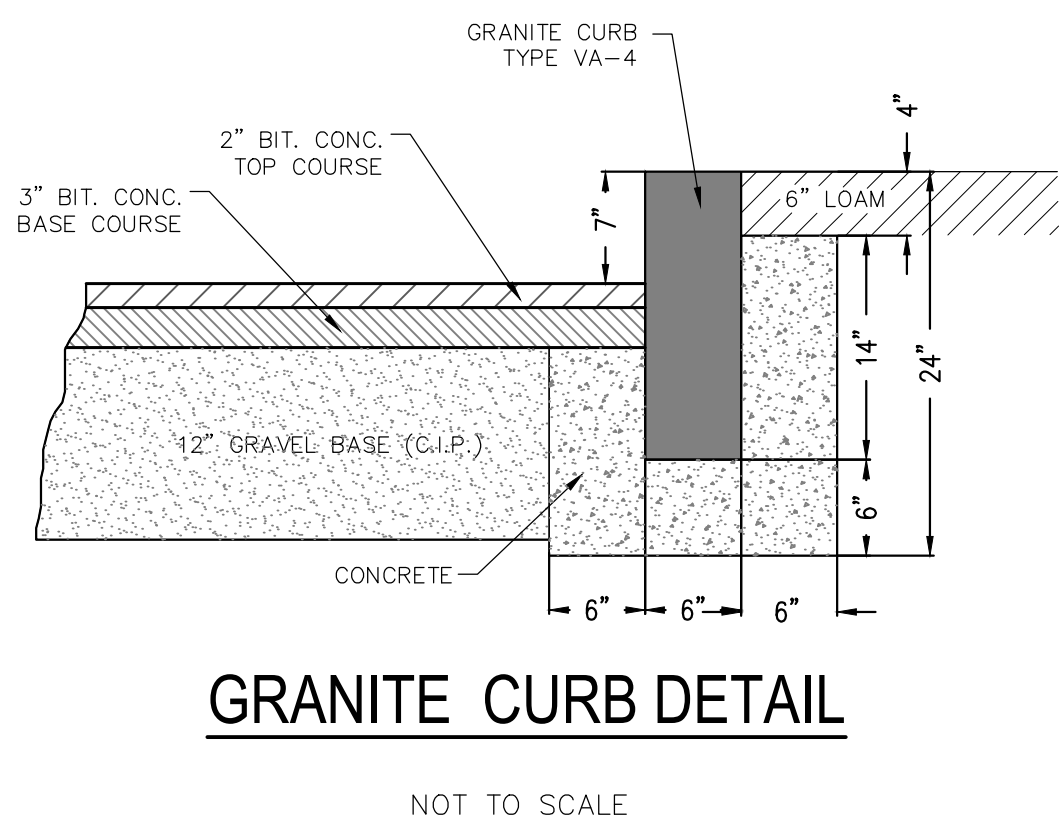
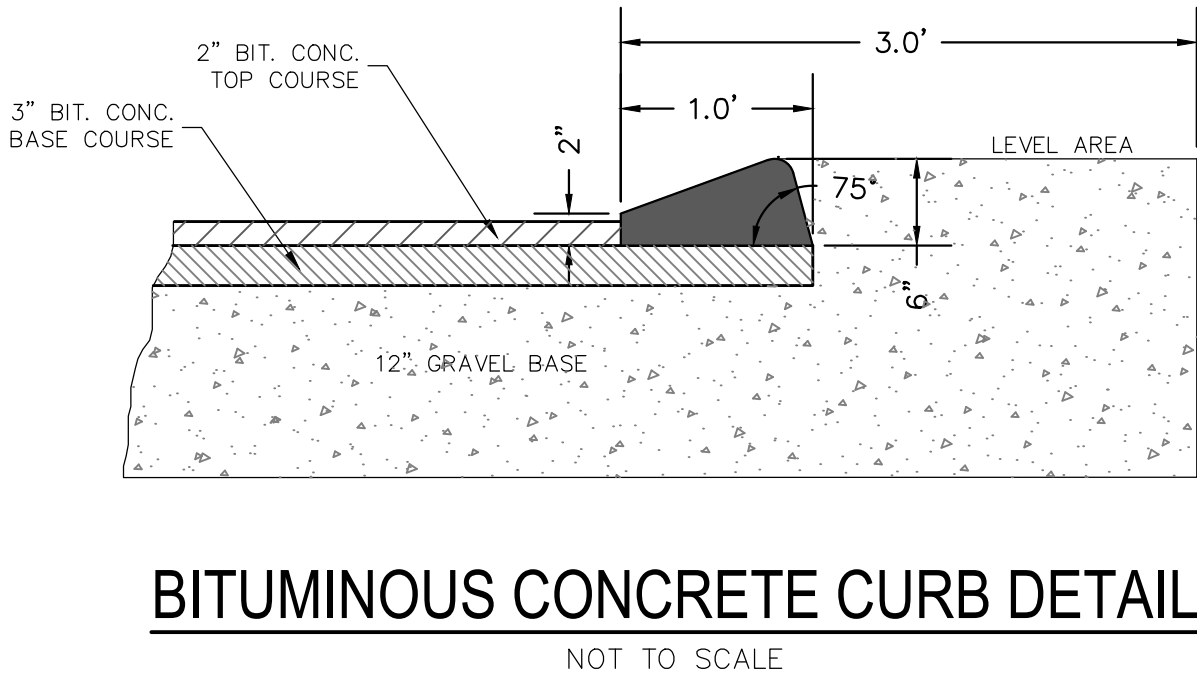
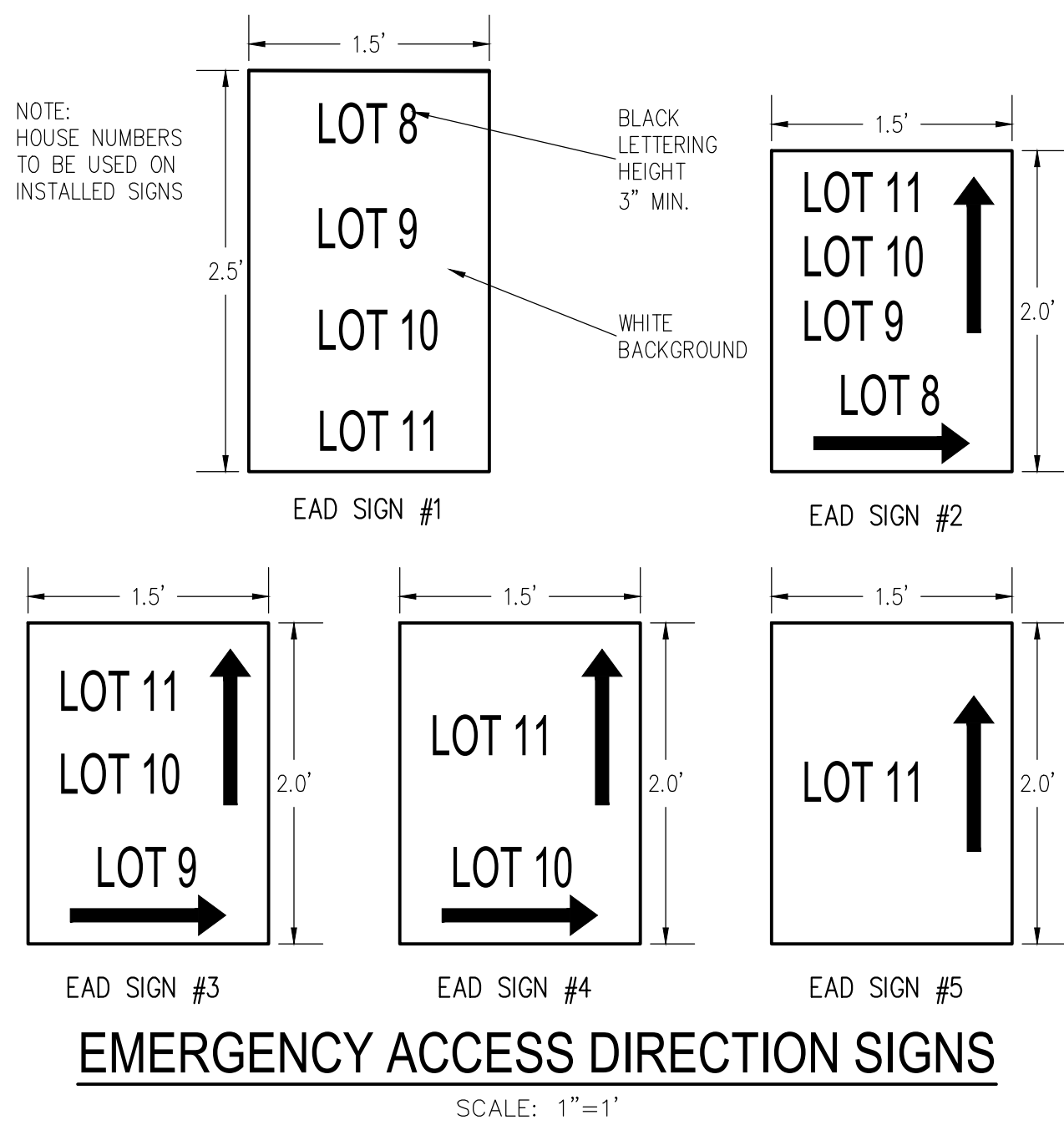
DUCHARME & DILLIS
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CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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

DESIGN BY: PJW/SBD DRAWN BY: JPL CHECKED BY: GSR SHEET NO.

DATE: 9/5/17 JOB NUMBER: 4904-H DRAWING NO. 4904H-DET

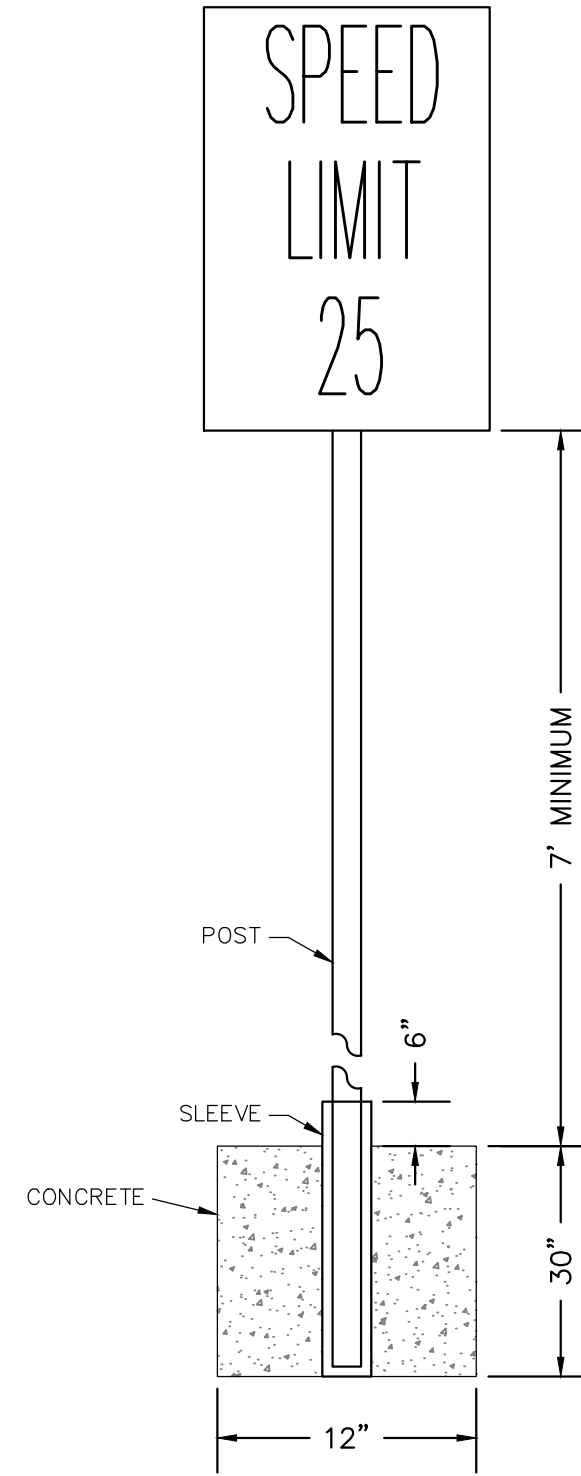
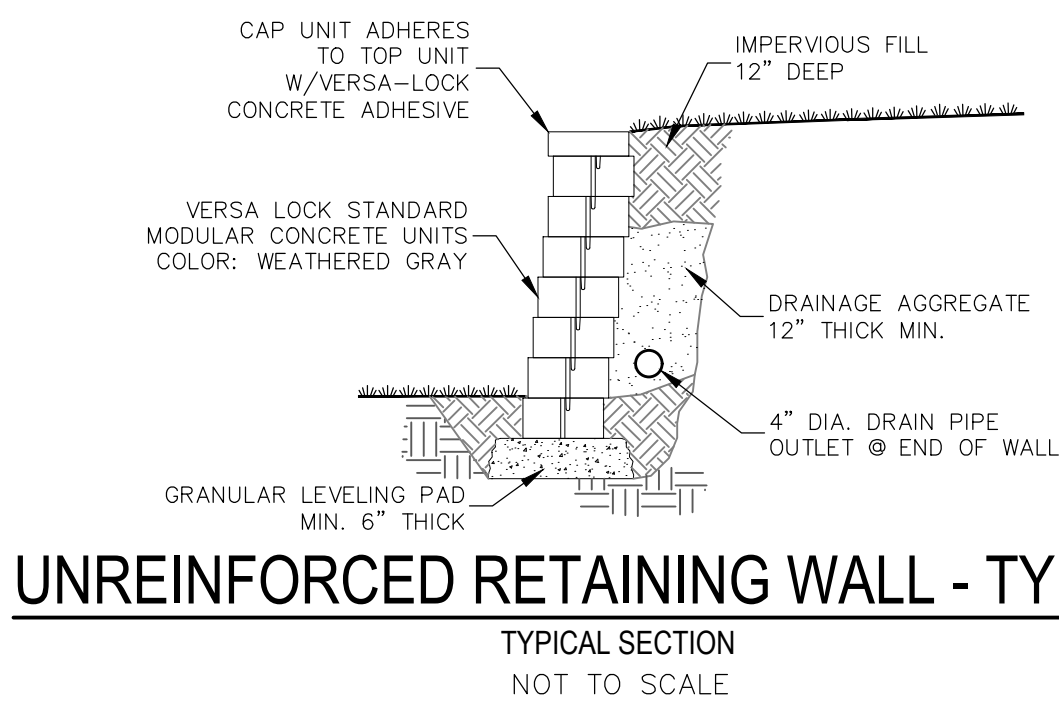
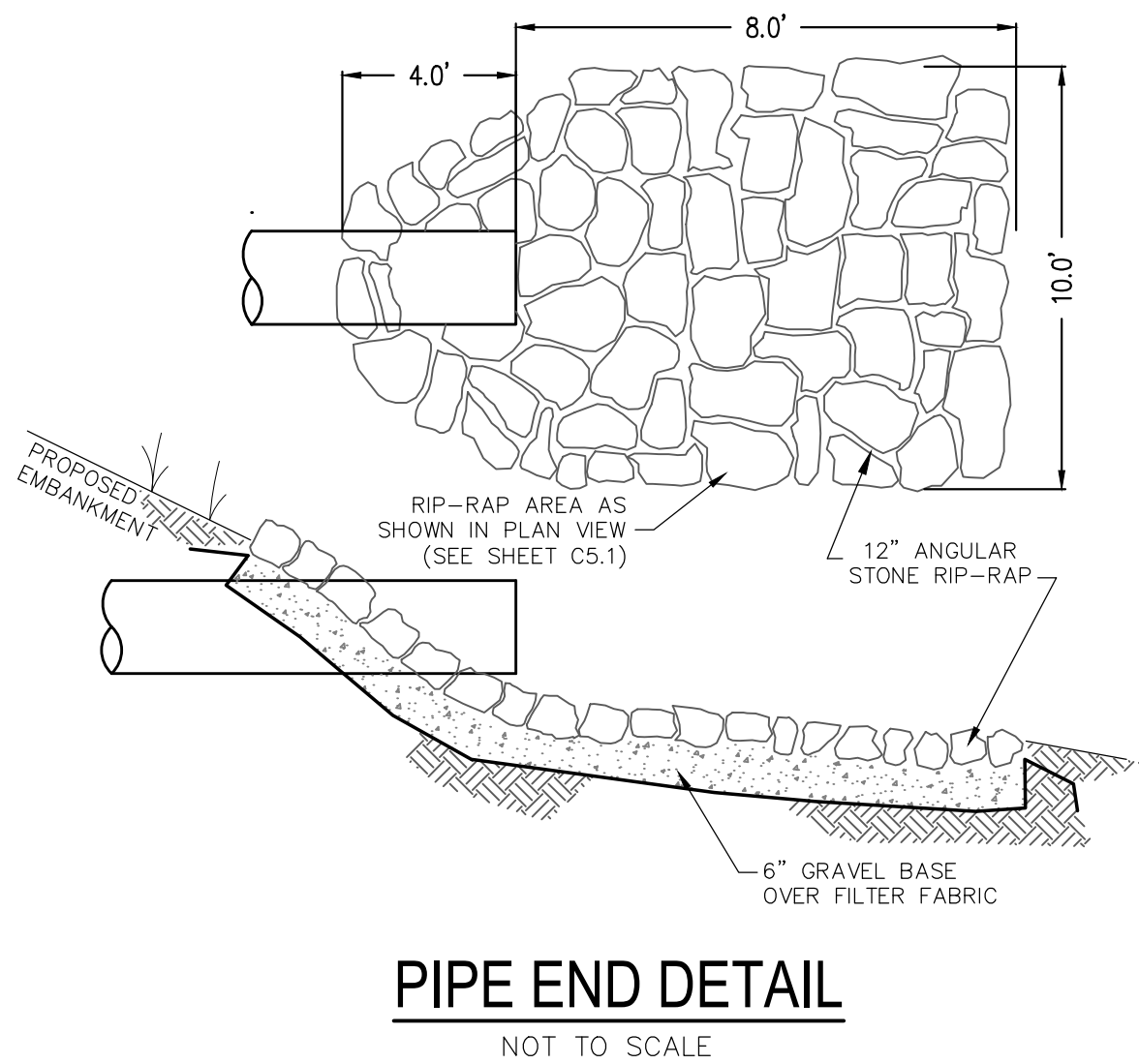
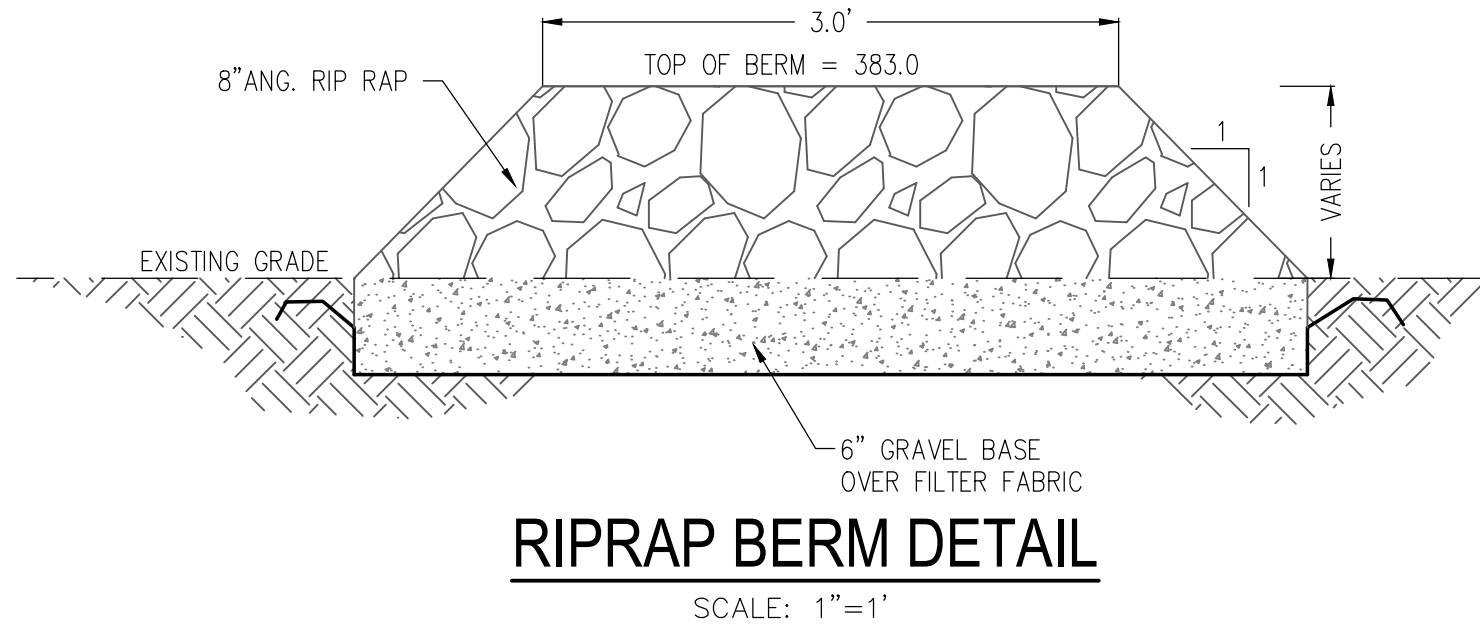
C5.3



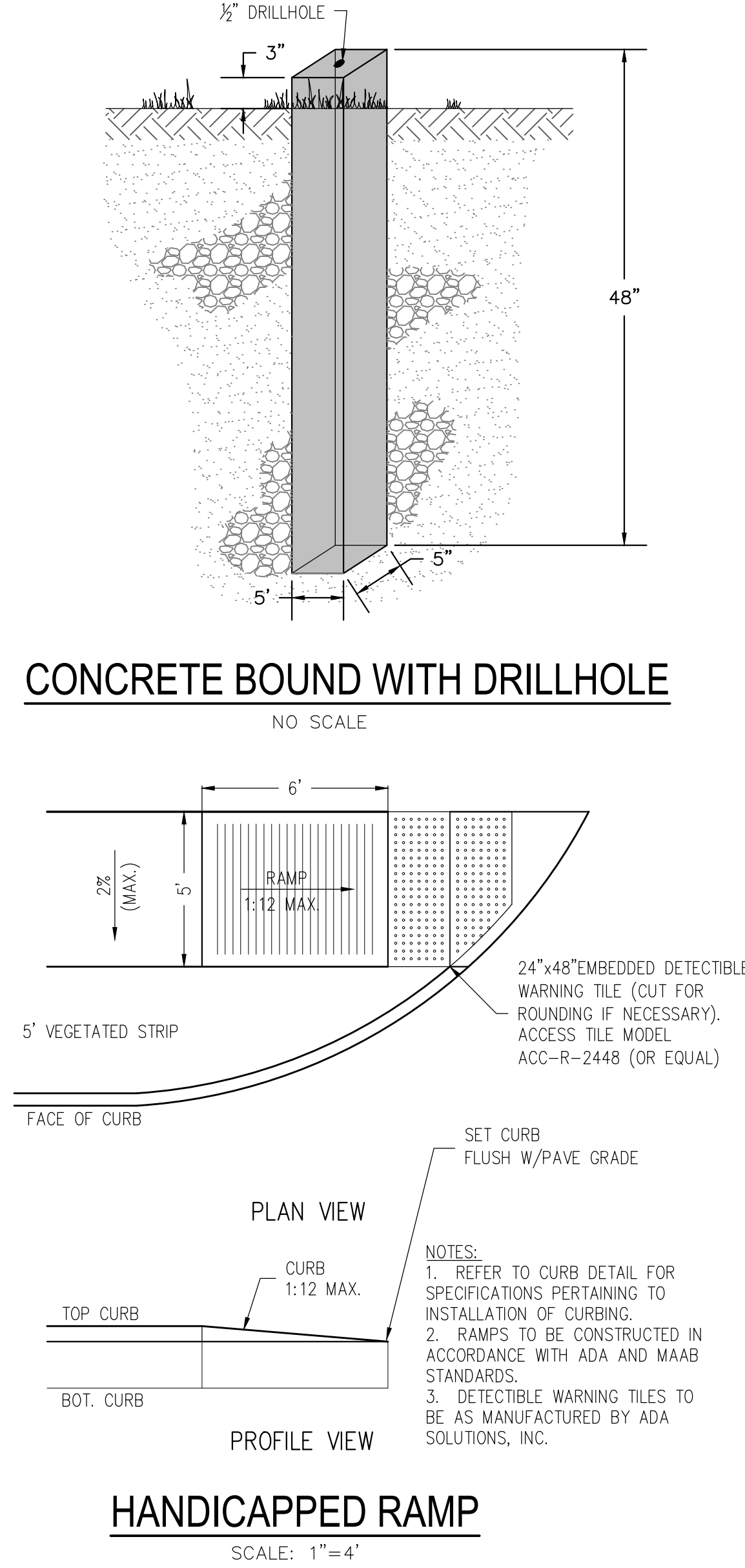
- NOTE:
1. 30"x30" "STOP" SIGN (R1-1) PER MUTCD STANDARD SPECS.
 2. SIGN POSTS SHALL BE 2 INCH GALVANIZED ROUND PIPE 0.095 INCH WALL THICKNESS.
 3. CONCRETE SHALL BE CLASS 3000, FINISH TO MATCH EXISTING SIDEWALK.

TYPICAL STOP SIGN (R1-1)

NOT TO SCALE

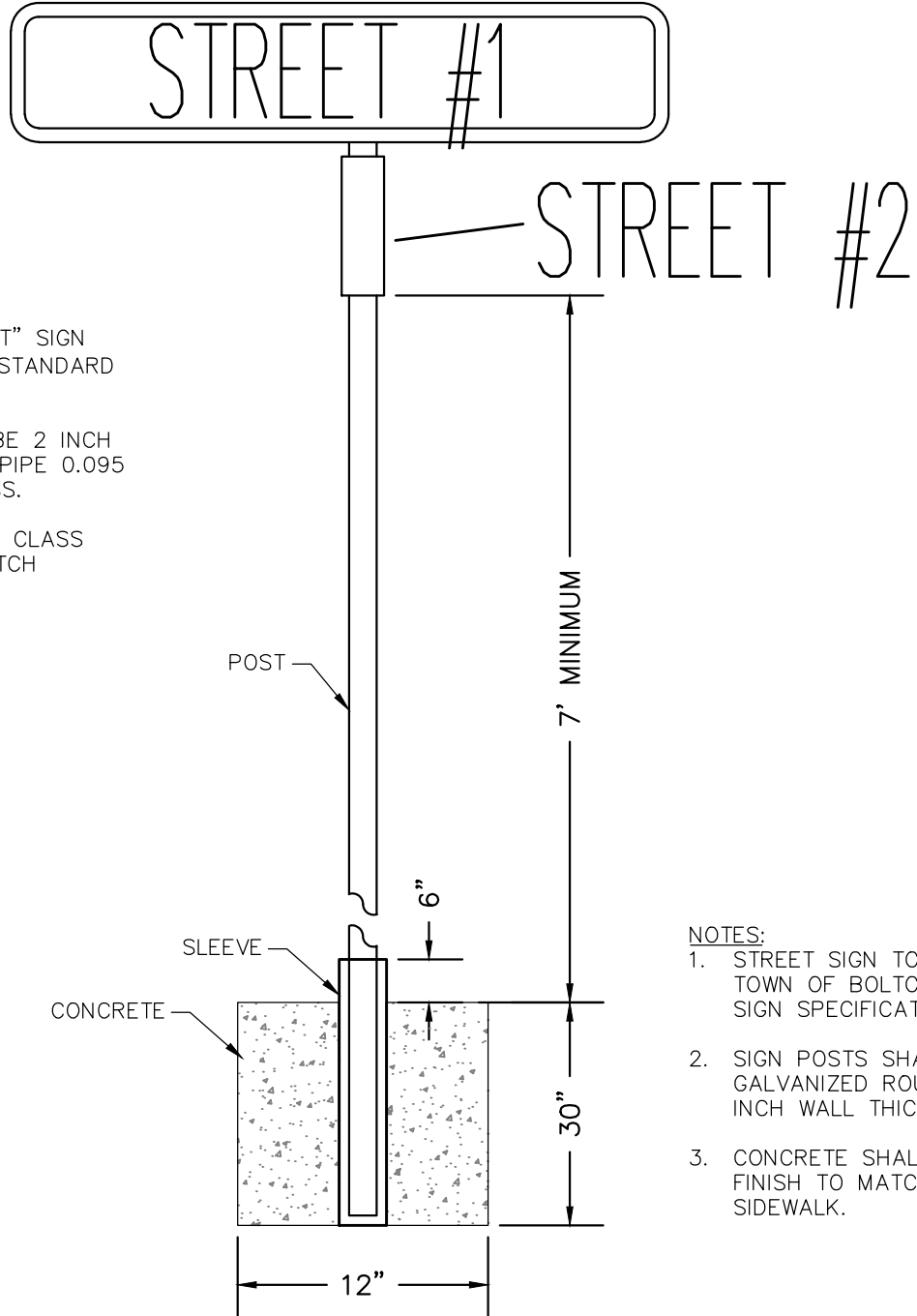


- NOTES:
1. 30"x30" "SPEED LIMIT" SIGN (R2-1) PER MUTCD STANDARD SPECS.
 2. SIGN POSTS SHALL BE 2 INCH GALVANIZED ROUND PIPE 0.095 INCH WALL THICKNESS.
 3. CONCRETE SHALL BE CLASS 3000, FINISH TO MATCH EXISTING SIDEWALK.

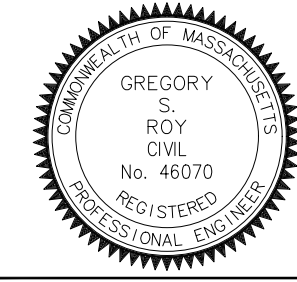


HANDICAPPED RAMP

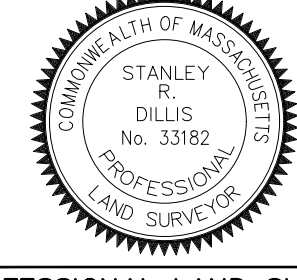
SCALE: 1"=4'



- NOTES:
1. STREET SIGN TO CONFORM TO THE TOWN OF BOLTON DPW STREET SIGN SPECIFICATIONS.
 2. SIGN POSTS SHALL BE 2 INCH GALVANIZED ROUND PIPE 0.095 INCH WALL THICKNESS.
 3. CONCRETE SHALL BE CLASS 3000, FINISH TO MATCH EXISTING SIDEWALK.



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 DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED: _____

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DATE ENDORSED: _____

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148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA
BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

**TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
GRADING & DRAINAGE DETAILS 2**

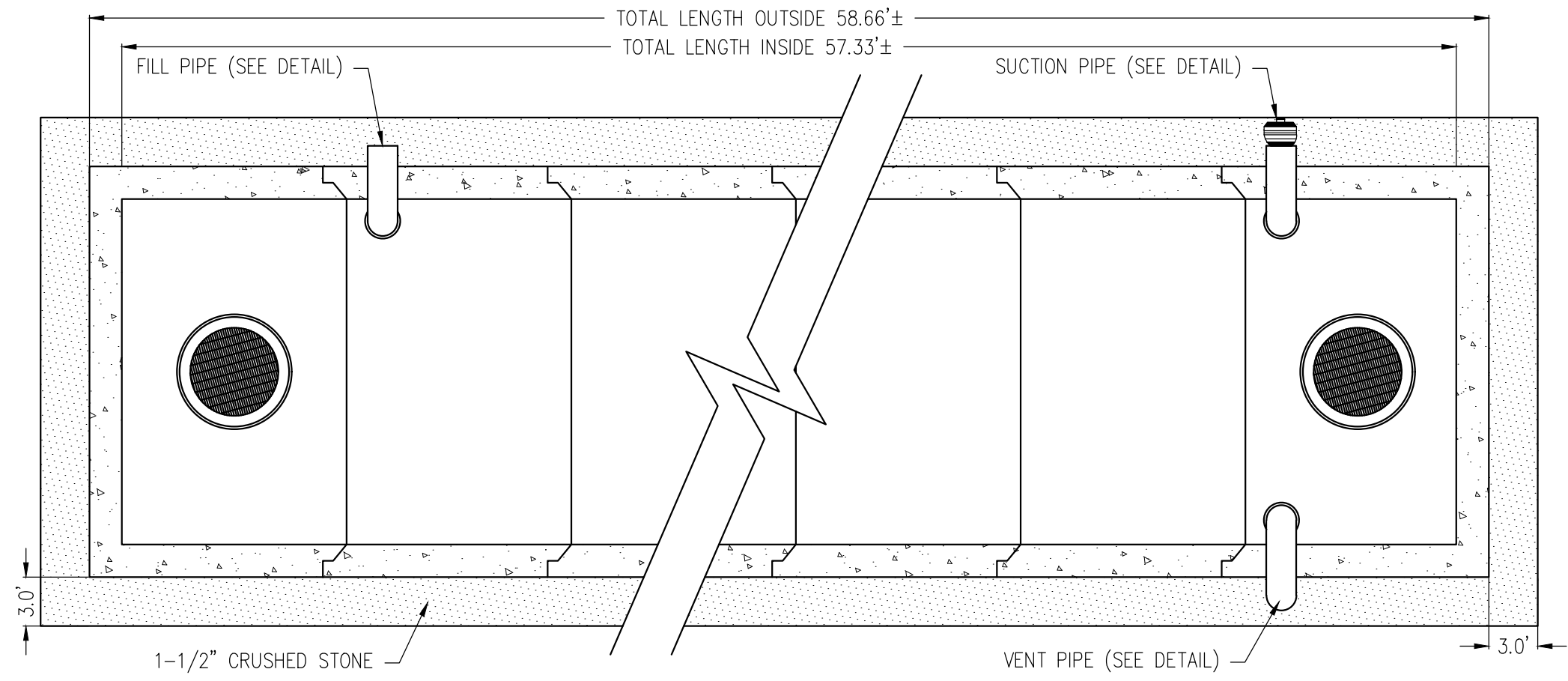
NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

PREPARED BY:

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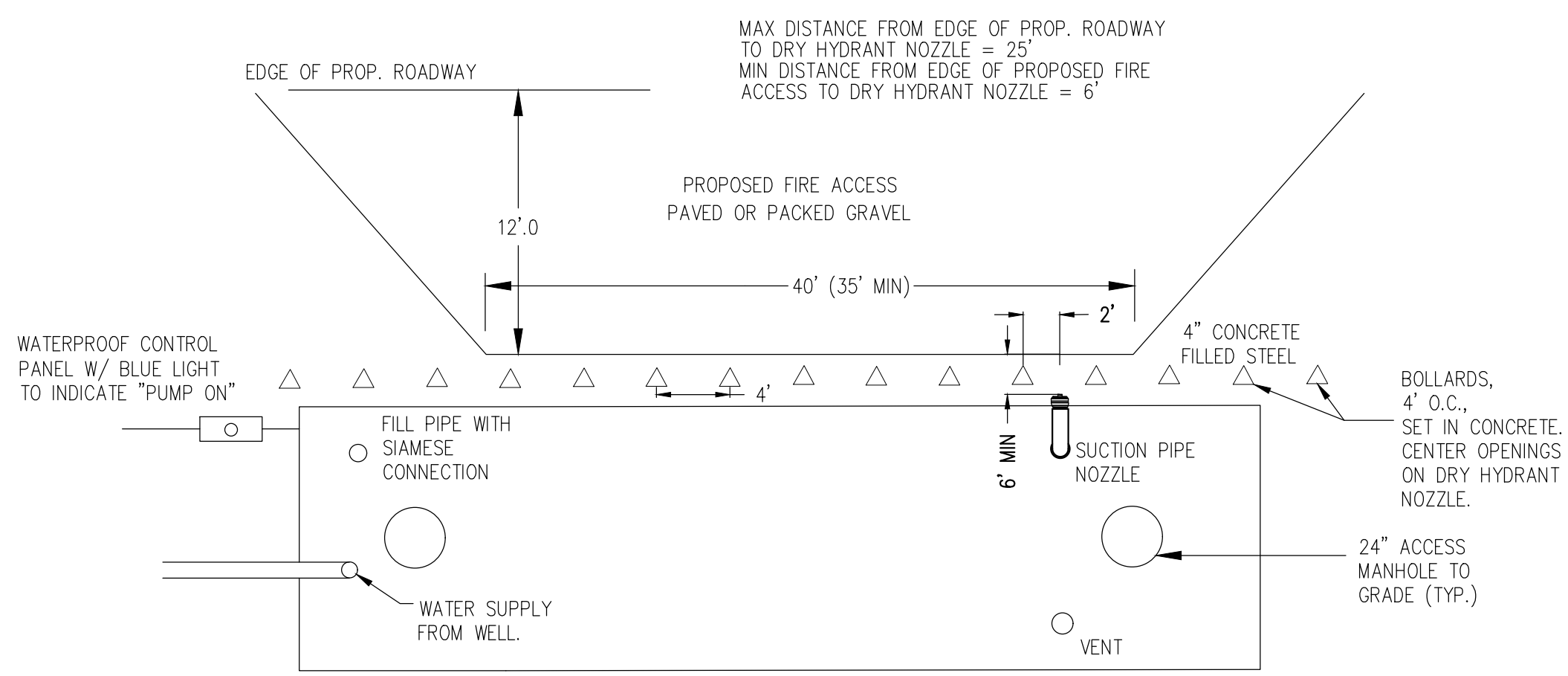
1092 MAIN STREET, P.O. BOX 428 PHONE: (978) 779-6091 FAX: (978) 779-0260
BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C5.4
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-DET	



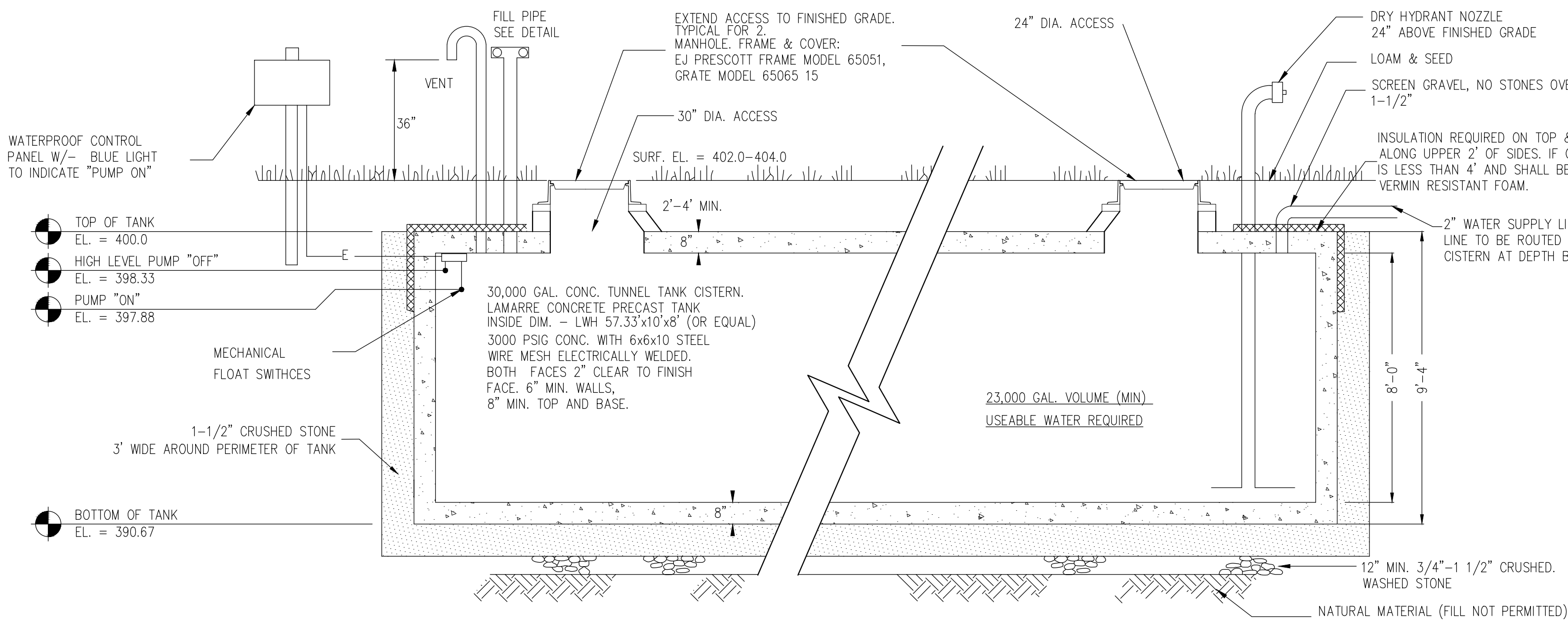
CISTERN PLAN VIEW

NOT TO SCALE



CISTERN ACCESS DETAIL

NOT TO SCALE



CISTERN SECTION VIEW

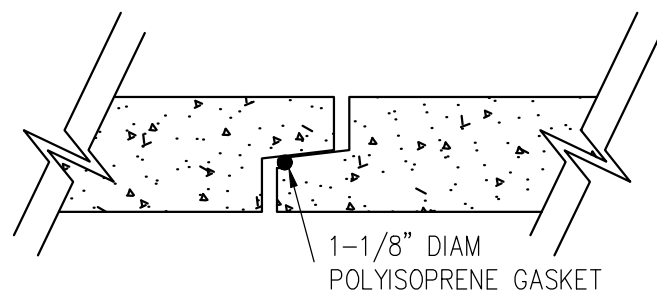
NOT TO SCALE

GENERAL NOTES: FOR ALT. PRECAST STRUCTURES

INSTALL CAST-IN HIGH DENSITY POLYURETHANE STEPS 18\"/>

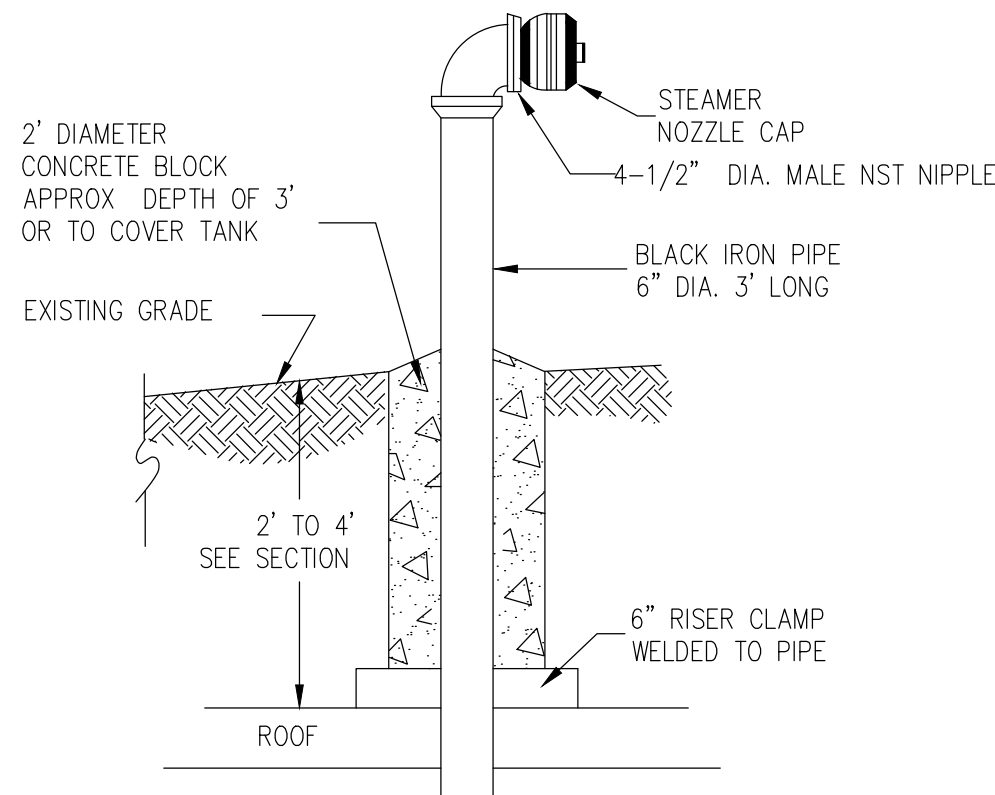
GENERAL NOTES: CAST-IN PLACE STRUCTURE

BOTTOM SUCTION LINE TO PUMPER CONNECTION SHALL NOT EXCEED 14' MAXIMUM.
A PRECAST STRUCTURE(S) MAY BE SUBSTITUTED SUBJECT TO THE APPROVAL OF THE DESIGN ENGINEER AND FIRE CHIEF. STRUCTURE(S) SHALL BE GUARANTEED WATERTIGHT.



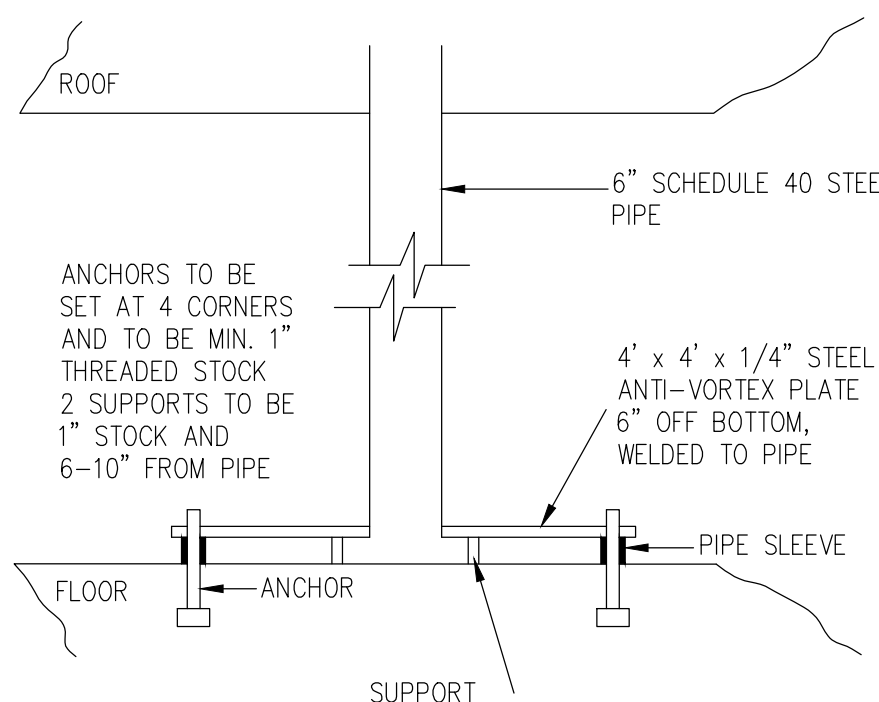
TYPICAL JOINT DETAIL

NOT TO SCALE



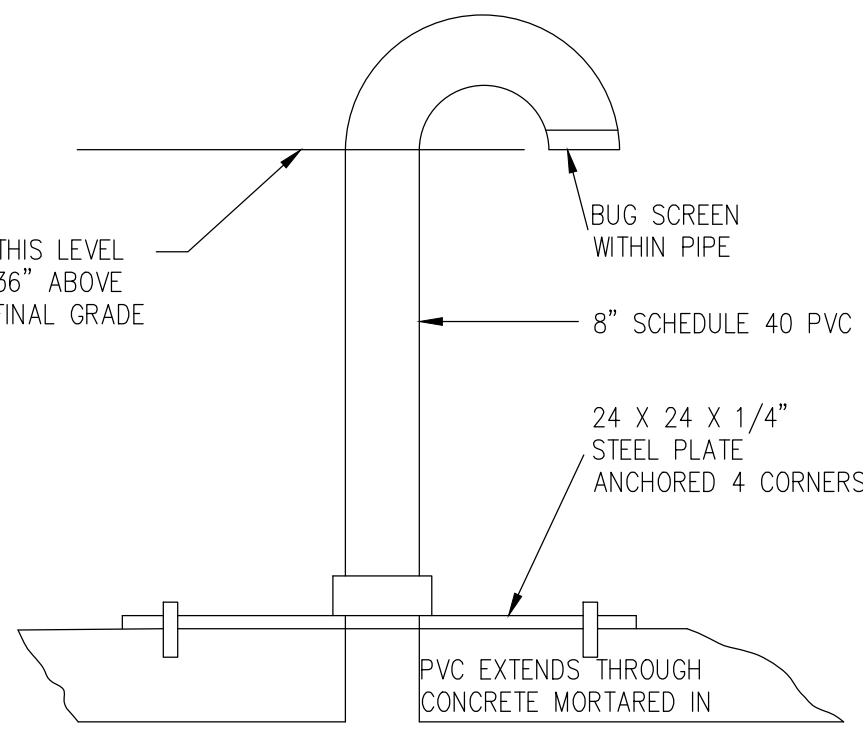
SUCTION PIPE DETAIL

NOT TO SCALE



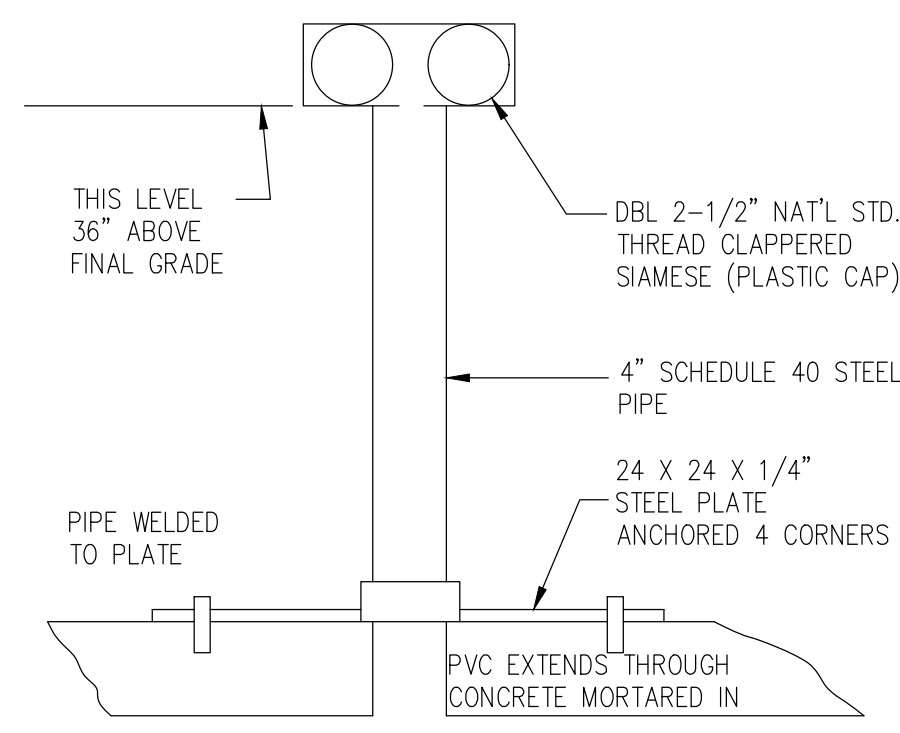
LOWER SUCTION PIPE DETAIL

NOT TO SCALE



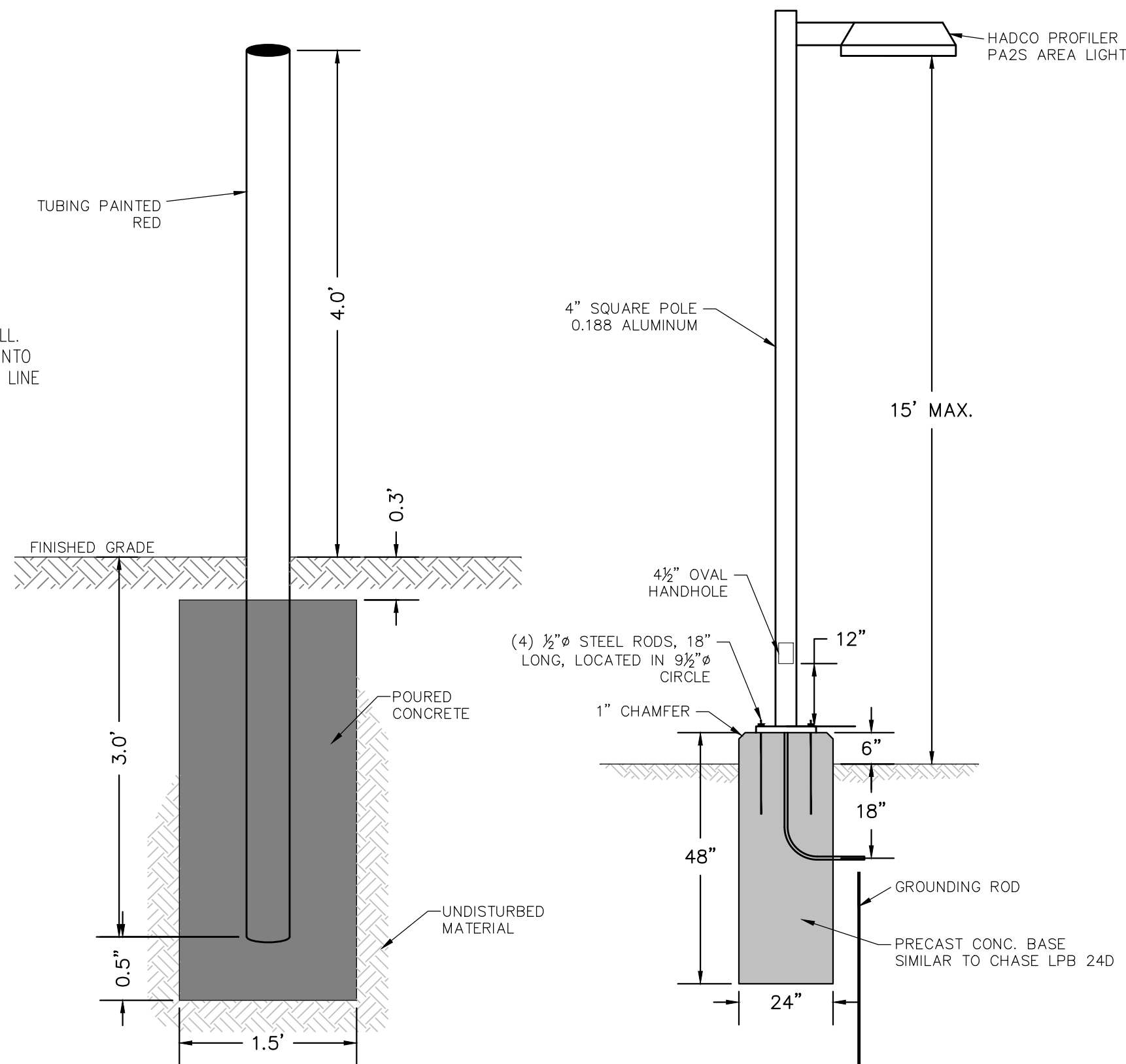
VENT PIPE DETAIL

NOT TO SCALE



FILL PIPE DETAIL

NOT TO SCALE

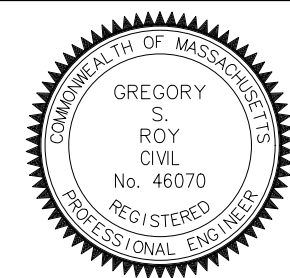


BOLLARD DETAIL

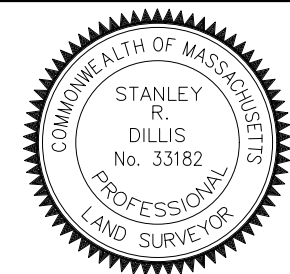
NOT TO SCALE

TYPICAL LIGHT POLE DETAIL

NO 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.

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 JANUARY 10, 2018 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

REFER TO THE CERTIFICATE OF APPROVAL FILED WITH THE TOWN CLERK JANUARY 18, 2018.

REFER TO THE FINDINGS AND DECISION FOR THE COMMON DRIVEWAY SPECIAL PERMIT FILED WITH THE TOWN CLERK JANUARY 18, 2018.

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

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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: RESIDENTIAL (FOSPRD SECTION 250-14.G)

FRONTAGE = 25' SETBACKS: FRONT = 50'
LOT AREA = 43,560 SF (1 AC) SIDE = 20'
MAX. LOT COVERAGE = N/A REAR = 20'
LOT WIDTH = N/A

OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

**TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
GRADING & DRAINAGE DETAILS 3**

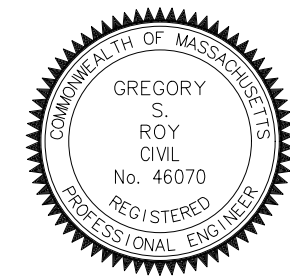
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03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

PREPARED BY:

DUCHARME & DILLIS
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CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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BOLTON, MASSACHUSETTS 01740 www.DucharmeandDillis.com

DESIGN BY: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C5.5
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-DET	



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 DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED:

BEING A MAJORITY
OF THE BOLTON
PLANNING BOARD

DATE ENDORSED:

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OWNER: D. BRUCE WHEELER APPLICANT: TADMOR REALTY TRUST
148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: MAP/PARCEL:
D.B. 57591, PG. 375 MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
EROSION & SEDIMENTATION CONTROL PLAN 1

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

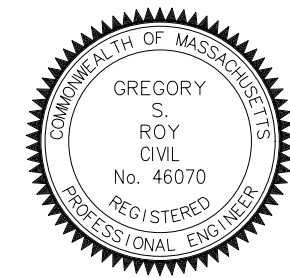
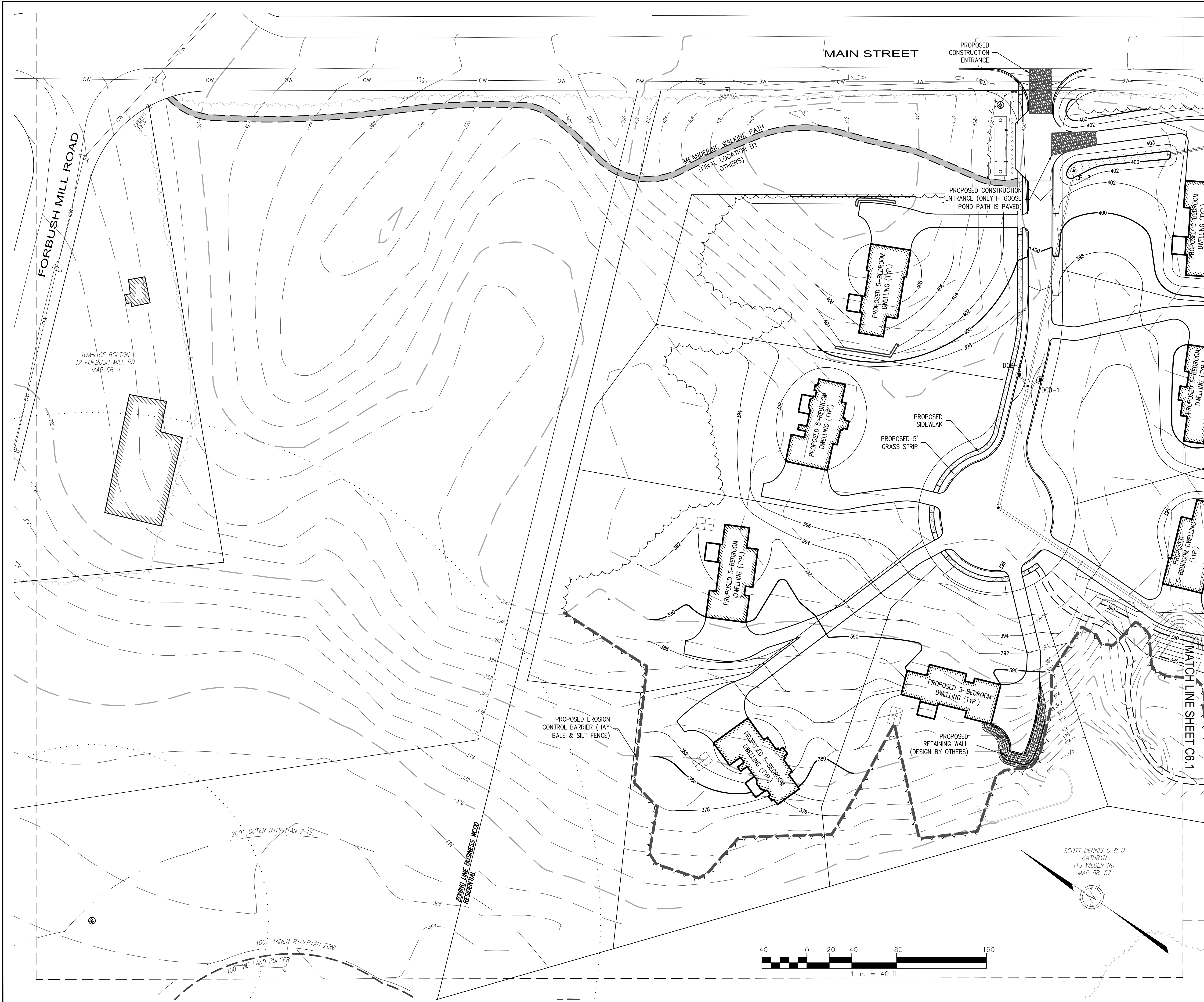
PREPARED BY:

DUCHARME & DILLIS
Civil Design Group, Inc.
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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/SBD	JPL	GSR	
DATE:	JOB NUMBER:	DRAWING NO.	
9/5/17	4904-H	4904H-EROSION	

C6.1



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 _____ 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 JANUARY 10, 2018 FOR F.O.S.P.R.D. SPECIAL PERMIT PURSUANT TO SECTION 250-14 OF THE BOLTON BYLAW.

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148 PARK STREET 148 PARK STREET
NORTH READING, MASSACHUSETTS NORTH READING, MA

BOOK/PAGE: D.B. 57591, PG. 375 MAP/PARCEL: MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
EROSION & SEDIMENTATION CONTROL PLAN 2

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
02.	12/6/17	EDITS PER REVIEW COMMENTS, CUL-DE-SAC RADIUS	JPL
03.	1/5/18	EDITS PER REVIEW COMMENTS	JPL
04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	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: PJW/SBD	DRAWN BY: JPL	CHECKED BY: GSR	SHEET NO. C6.2
DATE: 9/5/17	JOB NUMBER: 4904-H	DRAWING NO. 4904H-EROSION	

1.1 GENERAL REQUIREMENTS

- 1.1.1 CONTRACTOR TO COMPLY WITH THE REQUIREMENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY DUCHAME & DILLIS CIVIL DESIGN GROUP, INC. CONTRACTOR SHALL PREPARE & FILE AN EPA NOI ONCE SWPPP IS COMPLETED.
- 1.1.2 CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE.
- 1.1.3 AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC. RETAIN EXISTING VEGETATION WHERE FEASIBLE.
- 1.1.4 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, RUBBER 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 THE "POLICY ON THE DISPOSAL OF WOODWASTES" PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS, DATED AUGUST 14, 1987.
- 1.1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

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, DEGRADATION AND UNDERMINING AND SHALL BE REPAIRED AS REQUIRED.
- 1.2.1.2 ALL SIFTED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE RESEED AS NEEDED.
- 1.2.2 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD, DIRT, DEBRIS, ETC.,...ON THE PUBLIC ROAD. THIS MAY REQUIRE PERIODIC UP KEEP/RECONSTRUCTION OF THE TOW DRESSING WITH 2 INCH STONE AS CONDITIONS DEMAND AND OR CLEANOUT/REPLACEMENT OF STONE IF CLOGGING OR SEDIMENTATION OCCURS. ALL MATERIALS SIFTED DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE TOWN ROAD MUST BE REMOVED FROM THE ROAD SURFACE BY THE CONTRACTOR USING 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 IF AN EXISTING DRAINAGE SYSTEM SHALL BE INSPECTED ON A REGULAR BASIS AND PRIOR TO AND IMMEDIATELY AFTER ANY RAINFALL EVENT WHICH MAY BE CAUSE TO BE 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 IN PLACE OUTSIDE OF THE NORMAL GROWING SEASON SILT FENCE OR STRAW WADGES SHALL BE PLACED BETWEEN THE LAWN AREA AND PAVED DRIVE.
- 1.3.3 CONSTRUCT TEMPORARY STONE PAD AT EXIT TO 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 EXCESS SOIL AND GRAVEL IN AREAS OF THE SITE WHERE ALL RESOURCES ARE AVAILABLE. SOIL STOCKPILES SHOULD BE FOR 24 HOURS OR LONGER WILL BE PROVIDED WITH ANY NECESSARY EROSION CONTROL. PILES LEFT FOR 21 DAYS OR MORE SHALL BE SEED.
- 1.3.6 WASTE DISPOSAL RECEPTACLES SHALL BE USED FOR THE DISPOSAL OF CONSTRUCTION DEBRIS, WHICH SHALL BE REMOVED FROM SITE ACCORDING TO STATE, LOCAL AND FEDERAL REGULATIONS. CONSTRUCTION DEBRIS INCLUDES PAVEMENT, UTILITY, EARTH AND BUILDING MATERIALS THAT CANNOT BE REUSED. THE RECEPTACLES SHALL BE LOCATED ON-SITE OUTSIDE OF ALL RESOURCES 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 CONSTRUCTION COMMISSION AND THE ENGINEER.

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. ALL DISTURBED AREAS DURING THE WINTER MONTHS WILL BE STABILIZED BY LIMITING THE SLOPES TO 3 TO 1 OR HYDRO-MULCHED, AS DESCRIBED ABOVE.

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 SURFACETIME 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 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- FEET X 10- FEET INTERIOR DIMENSIONS.



NOTE:
1. DO NOT PLACE ANY MATERIAL
OTHER THAN MULCH ON ROOT BALL
2. REFER TO PLANTING SCHEDULE
ON SHEET C5.2 FOR CALIPER &
HEIGHT.



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
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APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE APPROVED: _____

BEING A MAJORITY
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JANUARY 18, 2018.

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BOLTON TOWN CLERK _____ DATE _____

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LOT AREA	= 43,560 SF (1 AC)	SIDE	= 20'
MAX. LOT COVERAGE	= N/A	REAR	= 20'
LOT WIDTH	= N/A		

OWNER: D. BRUCE WHEELER 148 PARK STREET NORTH READING, MASSACHUSETTS	APPLICANT: TADMOR REALTY TRUST 148 PARK STREET NORTH READING, MA
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BOOK/PAGE: MAP/PARCEL:
D.B. 57591, PG. 375 MAP 6B, PAR. 3

TADMOR
DEFINITIVE SUBDIVISION PLAN
BOLTON, MASSACHUSETTS
EROSION DETAILS

NO.	DATE	DESCRIPTION	BY
01.	11/6/17	EDITS PER REVIEW COMMENTS	JPL
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04.	1/23/18	EDITS PER DEF. SUBDIVISION APPROVAL	PJW

PREPARED BY:



DUCHARME & DILLIS
Civil Design Group, Inc.
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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:	DRAWN BY:	CHECKED BY:
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DESIGN BY:	DRAWN BY:	CHECKED BY:
PJW/SBD	JPL	GSR

DATE:	JOB NUMBER:	DRAWING NO.
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C6.3