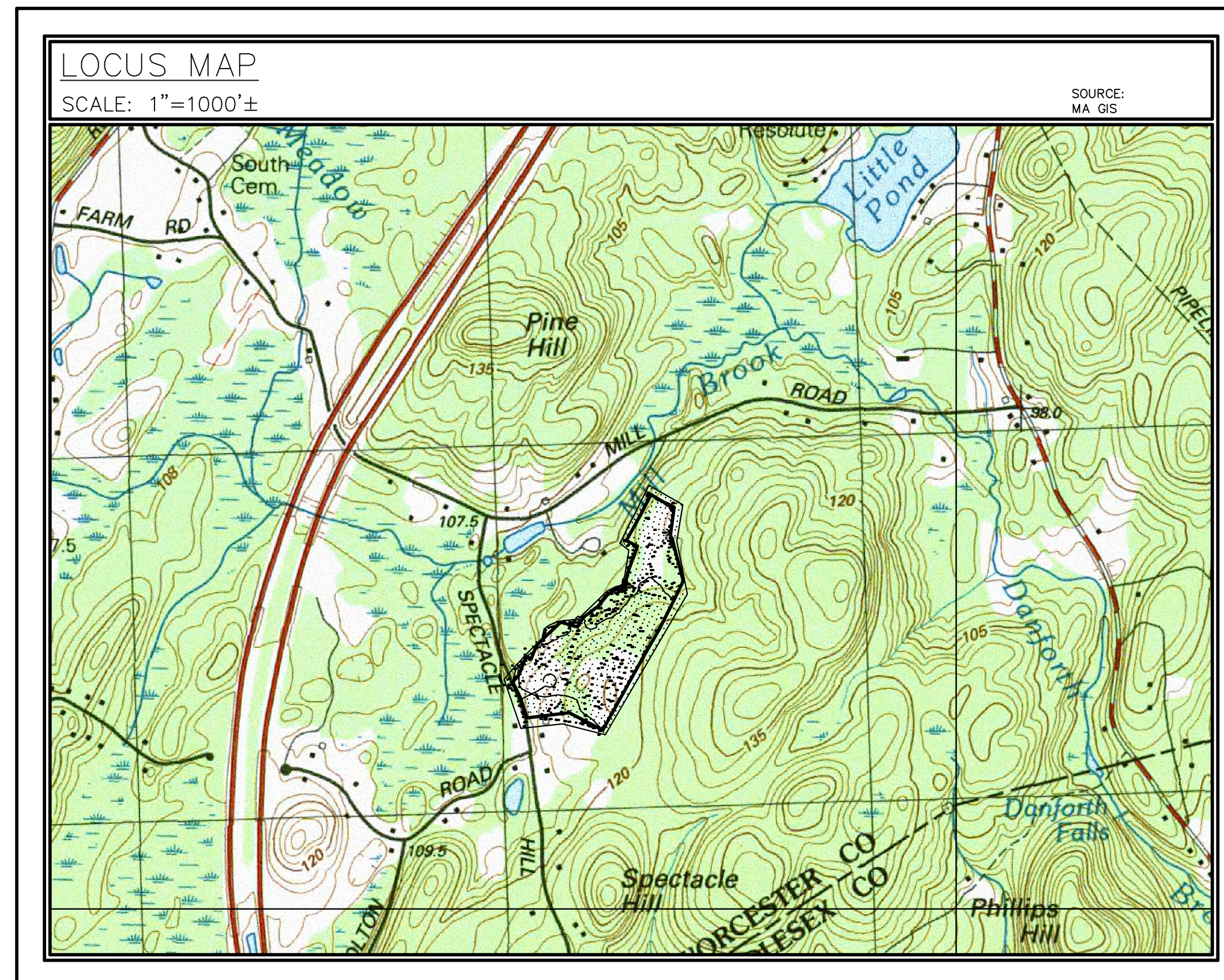


*PROPOSED FARMLAND + OPEN SPACE  
PLANNED RESIDENTIAL DEVELOPMENT  
(FOSPRD)  
IN  
BOLTON, MASSACHUSETTS  
OFF  
SOUTH BOLTON ROAD  
JULY 2022*

APPLICANT  
DANIEL MOTH  
3036 CENTER STREET  
MIAMI, FLORIDA 33133  
(508) 494-9637

ENGINEER & SURVEYOR  
HALEY WARD, INC.  
510 MECHANIC STREET  
LEOMINSTER, MA 01453  
TEL. (978) 537-5296  
FAX (978) 537-1423



APPROVED AS SUBMITTED \_\_\_\_\_  
APPROVED WITH CONDITIONS \_\_\_\_\_  
APPROVED WITH REVISIONS \_\_\_\_\_

**TOWN OF BOLTON PLANNING BOARD**

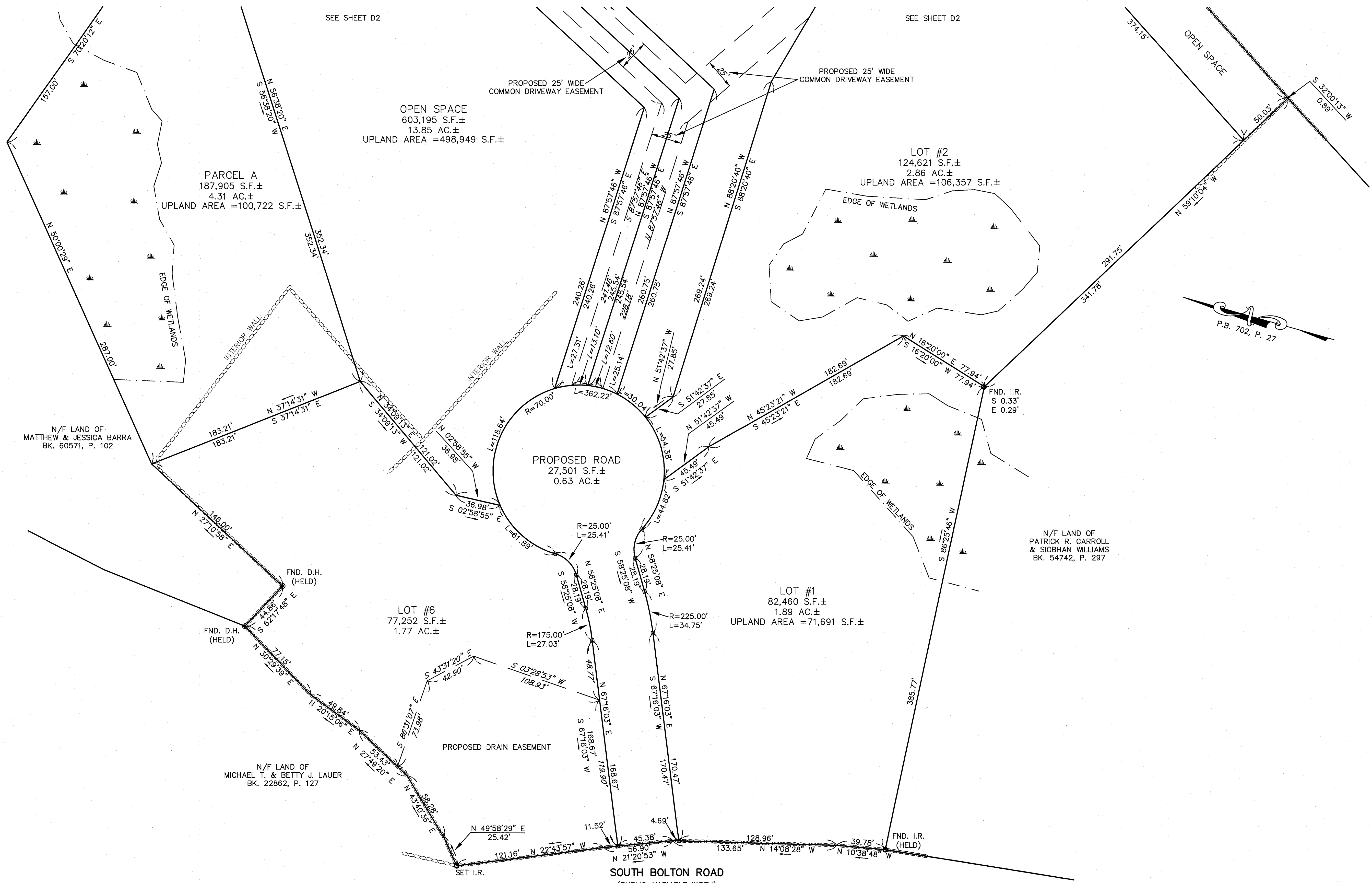
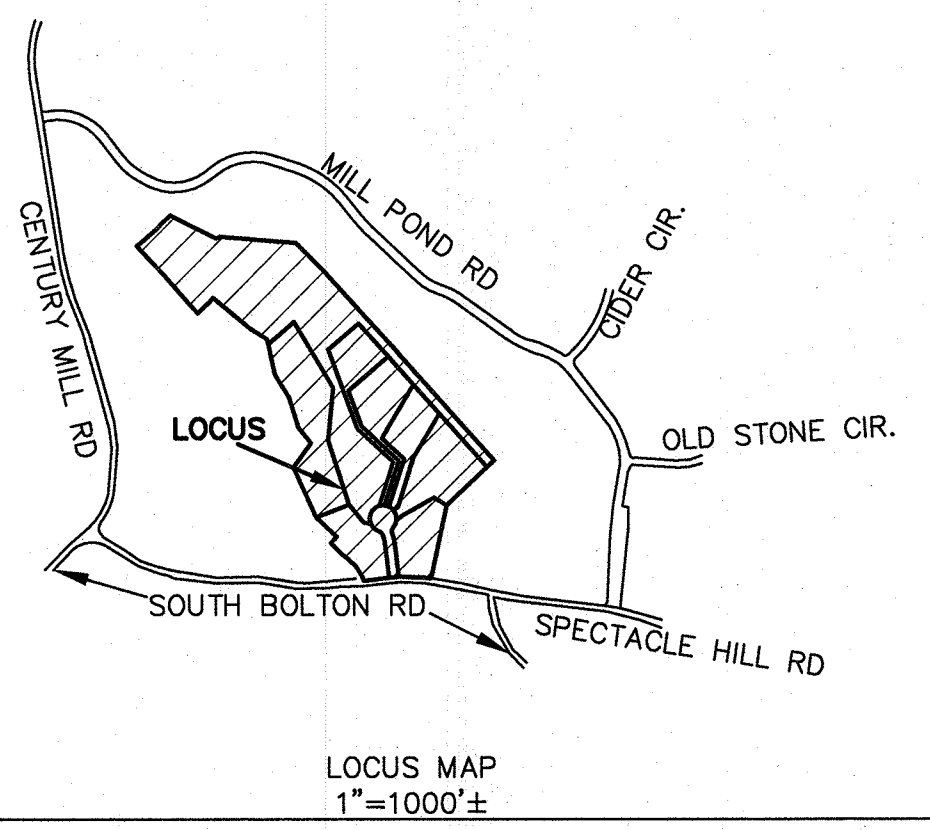
DATE: \_\_\_\_\_

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\_\_\_\_\_

PLAN INDEX	
DEFINITIVE SUBDIVISION PLAN	D1-D3
INDEX PLAN	1
EXISTING CONDITIONS PLAN	2-4
PROPOSED SITE & GRADING PLAN	5-7
PROPOSED ROADWAY PLAN	8
PROPOSED ROADWAY PROFILE	9
PROPOSED EROSION CONTROL PLAN	10-11
CONSTRUCTION NOTES	12
CONSTRUCTION DETAILS	13-14

NO.	DATE	DESCRIPTION
2	10/27/22	REVISE CUL-DE-SAC
1	09/08/22	PER DPW COMMENTS





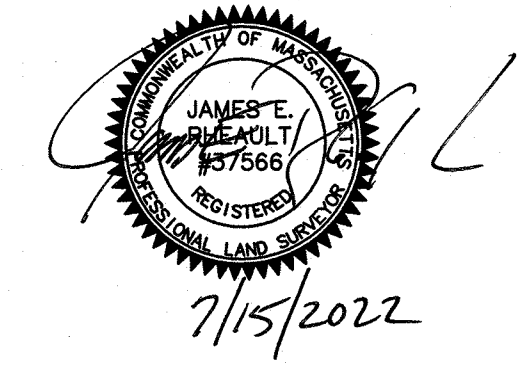
- NOTES:
- OWNER DEED REFERENCE: MILDRED C. FULLAM & HARLAND G. FULLAM BK. 37508, P. 366
  - PLAN REFERENCES: P.B. 111, P. 93; P.B. 274, P. 115; P.B. 702, P. 27; P.B. 894, P. 31
  - THE SUBJECT PREMISES IS GRAPHICALLY SITUATED IN THE RESIDENTIAL ZONING DISTRICT WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:
 

	RESIDENTIAL	FOSPRD
MINIMUM LOT AREA:	80,000 S.F.	1 ACRE
MINIMUM LOT FRONTAGE:	200 FT.	25 FT.
MINIMUM FRONT SETBACK:	50 FT.	50 FT.
MINIMUM SIDE SETBACK:	20 FT.	20 FT.
MINIMUM REAR SETBACK:	20 FT.	20 FT.
  - THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 25027C0486F DATED JULY 16, 2014.
  - PARCEL A AND THE OPEN SPACE AREA ARE NOT TO BE CONSIDERED BUILDING LOTS. THE OWNERSHIP OF THESE PARCELS WILL BE DETERMINED DURING THE DEFINITIVE SUBDIVISION PROCESS PER PRELIMINARY APPROVAL ITEM 8.
  - THE OPEN SPACE PARCEL IS 44% OF THE TOTAL AREA. THE WETLAND AND ADJACENT UPLAND RESOURCE AREA ARE 23% OF THE OPEN SPACE AREA.
  - LOTS #1-#6 CONFORM TO THE TOWN OF BOLTON ZONING BY-LAW FOSPRD SUBDIVISION.

□ DENOTES BOUND TO BE SET

APPROVED BY THE TOWN OF BOLTON  
 PLANNING BOARD DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

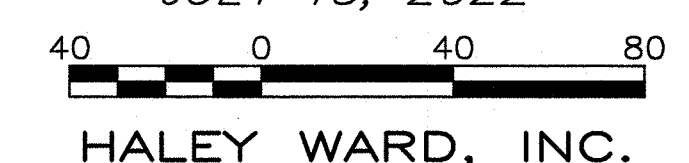
I HEREBY CERTIFY THAT NO NOTICE OF APPEALS WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER THE RECEIPT AND RECORDING OF THE NOTICE FROM THE BOLTON PLANNING BOARD OF THE APPROVAL OF THIS PLAN.  
 TOWN OF BOLTON CLERK \_\_\_\_\_ DATE \_\_\_\_\_



I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

FARMLAND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (FOSPRD)  
**DEFINITIVE SUBDIVISION PLAN OF LAND**

IN BOLTON, MA  
 PREPARED FOR  
**DANIEL MOTH**  
 JULY 15, 2022



**HALEY WARD, INC.**  
 ENGINEERING - ENVIRONMENTAL - SURVEYING  
 510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS 01453  
 21 CENTRAL SQUARE, SUITE 2 - CHELMSFORD, MASSACHUSETTS 01824

SEE SHEET D3

N/F LAND OF WEISSMAN REALTY TRUST RONALD G. WEISSMAN, TR. BK. 48987, P. 298

LOT #5  
76,092 S.F.±  
1.75 AC.±

LOT #4  
90,630 S.F.±  
2.08 AC.±

LOT #3  
72,080 S.F.±  
1.65 AC.±

LOT #2  
124,621 S.F.±  
2.86 AC.±  
UPLAND AREA = 106,357 S.F.±

OPEN SPACE  
603,195 S.F.±  
13.85 AC.±  
UPLAND AREA = 498,949 S.F.±

PARCEL A  
187,905 S.F.±  
4.31 AC.±  
UPLAND AREA = 100,722 S.F.±

N/F LAND OF MARK A. & ELAINE A. KAHAN BK. 7074, P. 19

FND. C.B.  
S 0.47'  
E 0.22'

N/F LAND OF MATTHEW & JESSICA BARRA BK. 60571, P. 102

P.B. 702, P. 27

N/F LAND OF CENTURY MILL LTD PARTNERSHIP BK. 44938, P. 262

PROPOSED 25' WIDE COMMON DRIVEWAY EASEMENT

SEE SHEET D1

FARMLAND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (FOSPRD)

DEFINITIVE SUBDIVISION PLAN OF LAND

IN BOLTON, MA

PREPARED FOR

DANIEL MOTH

JULY 15, 2022

0 40 80

HALEY WARD, INC.

ENGINEERING - ENVIRONMENTAL - SURVEYING

510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS 01453

21 CENTRAL SQUARE, SUITE 2 - CHELMSFORD, MASSACHUSETTS 01824

29-D-28

APPROVED BY THE TOWN OF BOLTON

PLANNING BOARD DATE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
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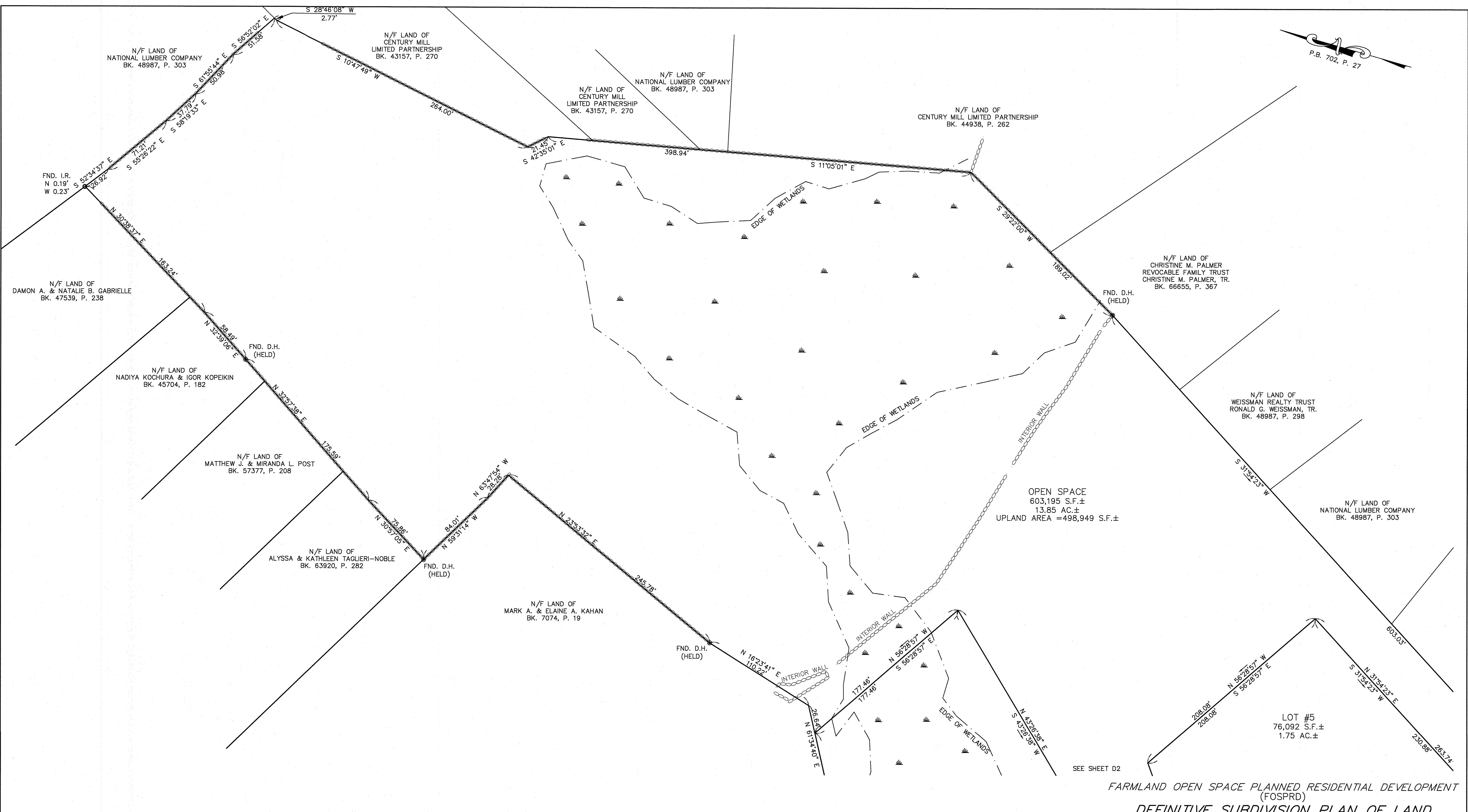
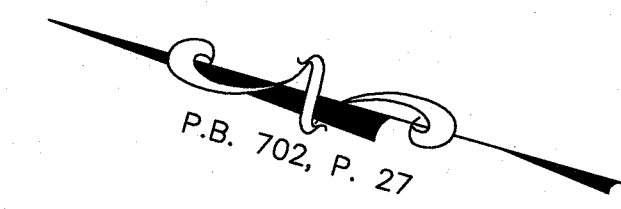
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TOWN OF BOLTON CLERK \_\_\_\_\_ DATE \_\_\_\_\_



7/15/2022

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS



SEE SHEET D2

FARMLAND OPEN SPACE PLANNED RESIDENTIAL DEVELOPMENT (FOSPRD)  
DEFINITIVE SUBDIVISION PLAN OF LAND

IN BOLTON, MA

PREPARED FOR

DANIEL MOTH

JULY 15, 2022



HALEY WARD, INC.

ENGINEERING - ENVIRONMENTAL - SURVEYING

510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS 01453

21 CENTRAL SQUARE, SUITE 2 - CHELMSFORD, MASSACHUSETTS 01824

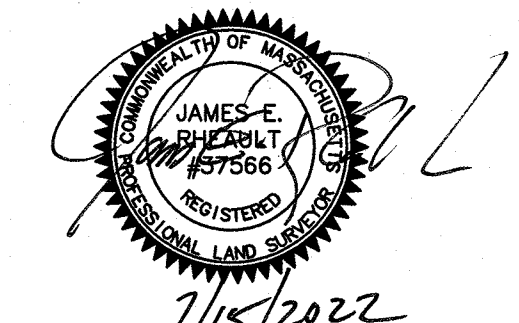
APPROVED BY THE TOWN OF BOLTON

PLANNING BOARD DATE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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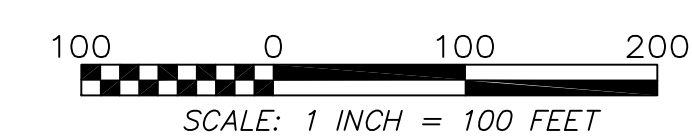
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7/15/2022

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

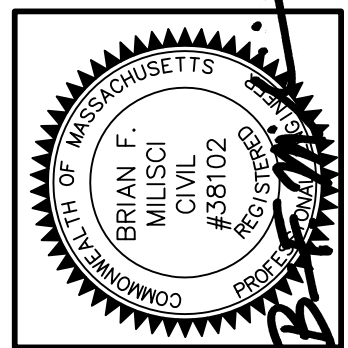




APPROVED AS SUBMITTED \_\_\_\_\_  
 APPROVED WITH CONDITIONS \_\_\_\_\_  
 APPROVED WITH REVISIONS \_\_\_\_\_

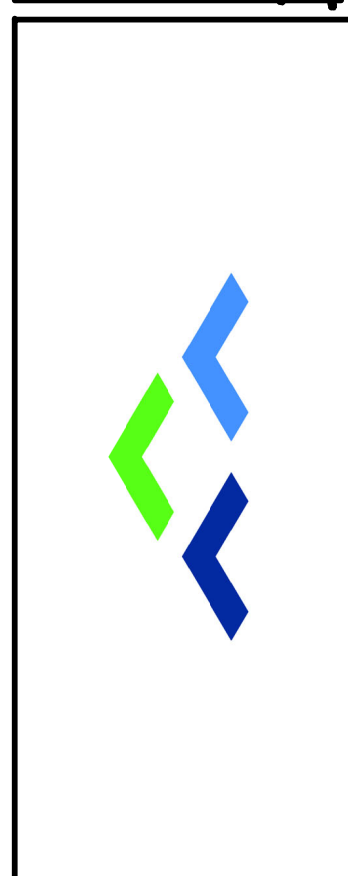
**TOWN OF BOLTON PLANNING BOARD**

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



**INDEX PLAN**  
 FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
 IN  
**BOLTON, MASSACHUSETTS**

PREPARED FOR:  
 DANIEL MOTHIA  
 3036 CENTER STREET  
 MIAMI, FLORIDA 01760  
 (508) 494-9637

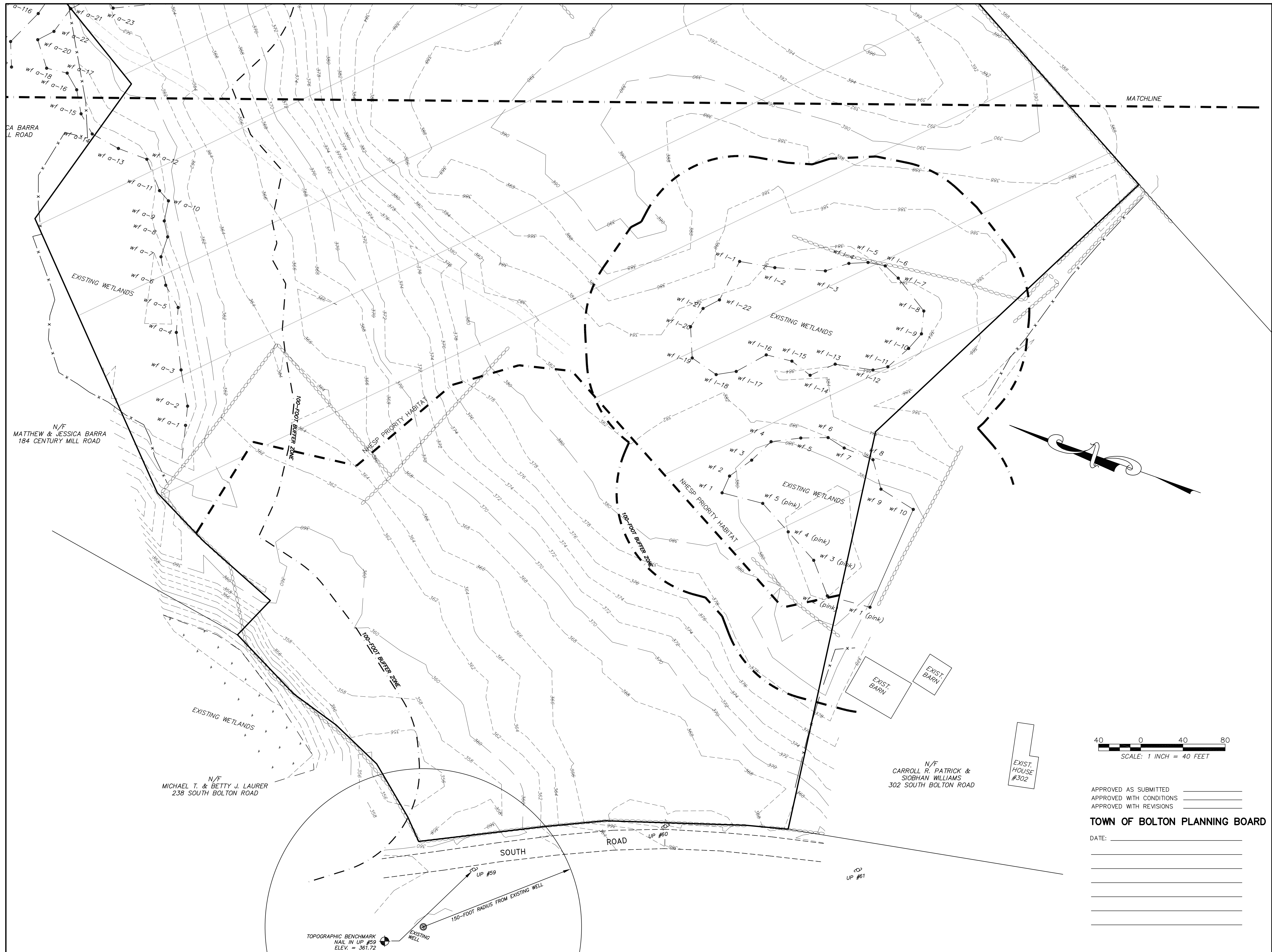


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 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 510 MECHANIC STREET  
 LEOMINSTER, MASSACHUSETTS 01453  
 TEL. (978) 537-5296  
 FAX. (978) 537-1423

NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM
1	PER DPW COMMENTS	09/08/22	BFM

<b>DRAWN BY:</b> BFM	<b>CHECKED BY:</b> JER
<b>DATE:</b> JULY 15, 2022	<b>SCALE:</b> 1" = 100'
<b>SHEET NUMBER:</b> 1 OF 14	<b>JOB NUMBER:</b> 7399
<b>COMPS:</b> 8344	<b>PLAN NUMBER:</b> 29-D-28
<b>PLAN REF(S):</b>	<b>FIELD BOOK REF(S):</b>



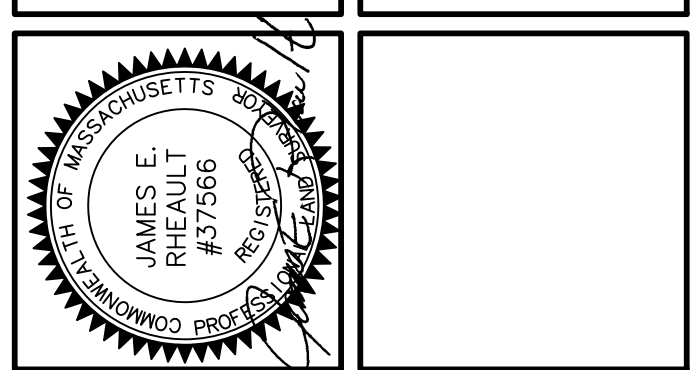


CHECKED BY: JER	SCALE: 1" = 40'	JOB NUMBER: 7399	PLAN NUMBER: 29-D-28	FIELD BOOK REF(S):
DRAWN BY: BFM	DATE: JULY 15, 2022	SHEET NUMBER: 2 OF 14	COMPS: 8344	PLAN REF(S):

NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM

**EXISTING CONDITIONS PLAN**  
FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
IN  
**BOLTON, MASSACHUSETTS**

PREPARED FOR:  
DANIEL MOTHIA  
3036 CENTER STREET  
MIAMI, FLORIDA 33133  
(508) 494-9637



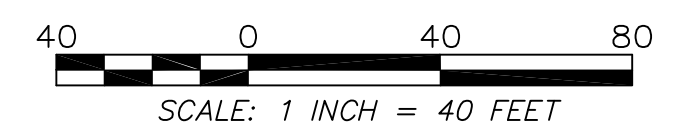
APPROVED AS SUBMITTED \_\_\_\_\_  
 APPROVED WITH CONDITIONS \_\_\_\_\_  
 APPROVED WITH REVISIONS \_\_\_\_\_

**TOWN OF BOLTON PLANNING BOARD**

DATE: \_\_\_\_\_  
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**TOWN OF BOLTON PLANNING BOARD**

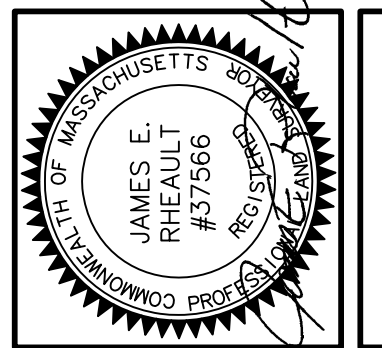
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JOB NUMBER: 7399	SHEET NUMBER: 3 OF 14
PLAN NUMBER: 29-D-28	COMPS: 8344
FIELD BOOK REF(S):	PLAN REF(S):

NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM

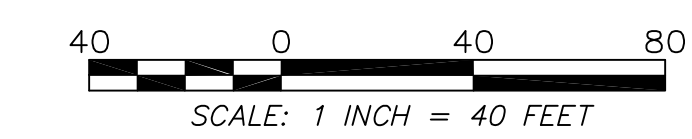
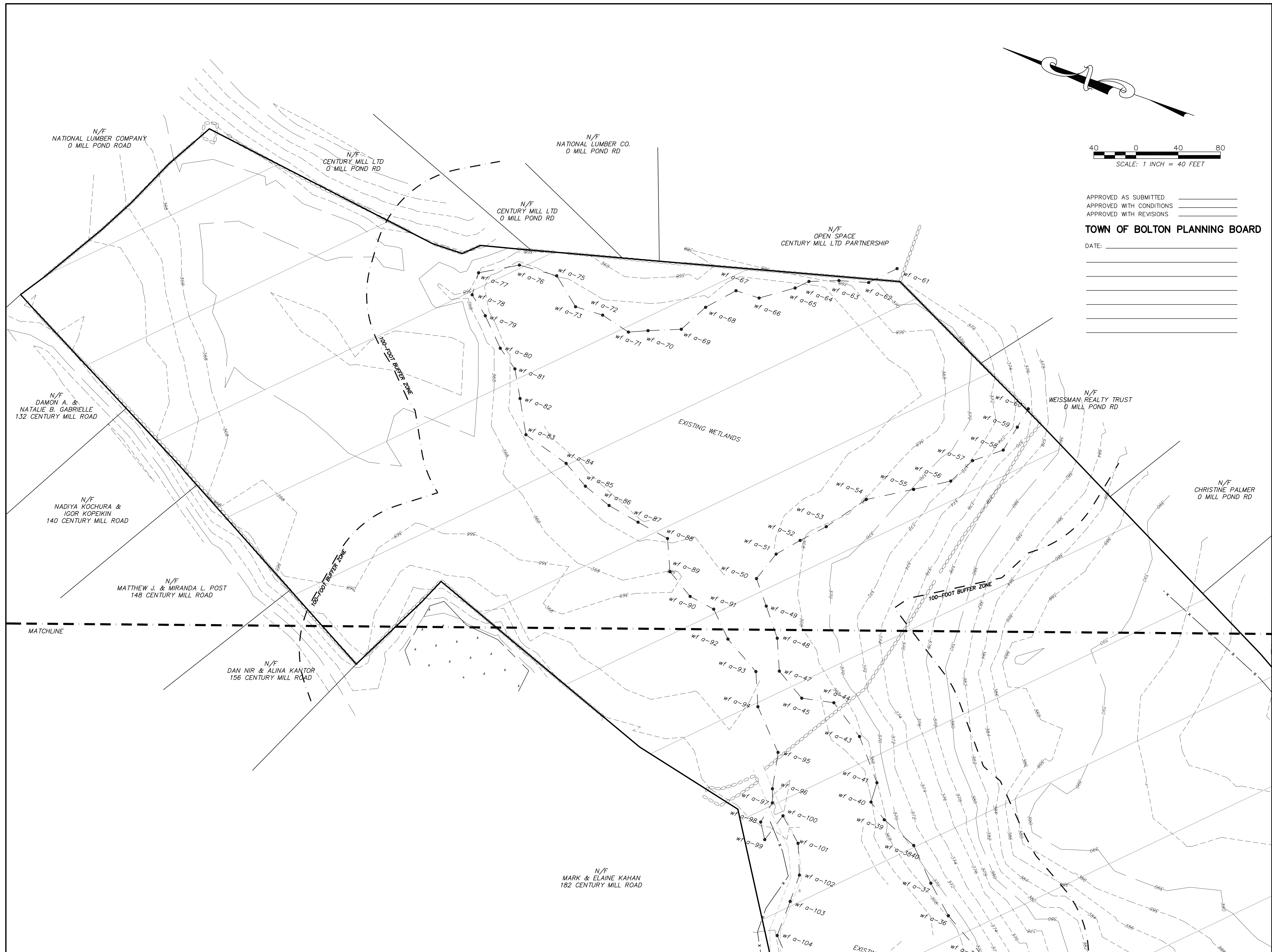
**EXISTING CONDITIONS PLAN**  
 FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
 IN  
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PREPARED FOR:  
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 MIAMI, FLORIDA 33133  
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 APPROVED WITH CONDITIONS \_\_\_\_\_  
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**TOWN OF BOLTON PLANNING BOARD**

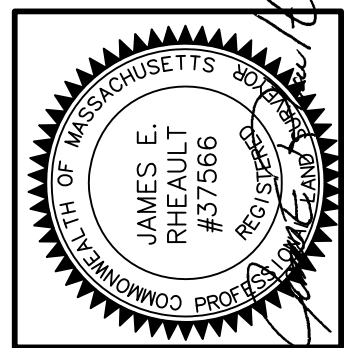
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JOB NUMBER: 7399	SHEET NUMBER: 4 OF 10
PLAN NUMBER: 29-D-28	COMPS: 8344
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NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM

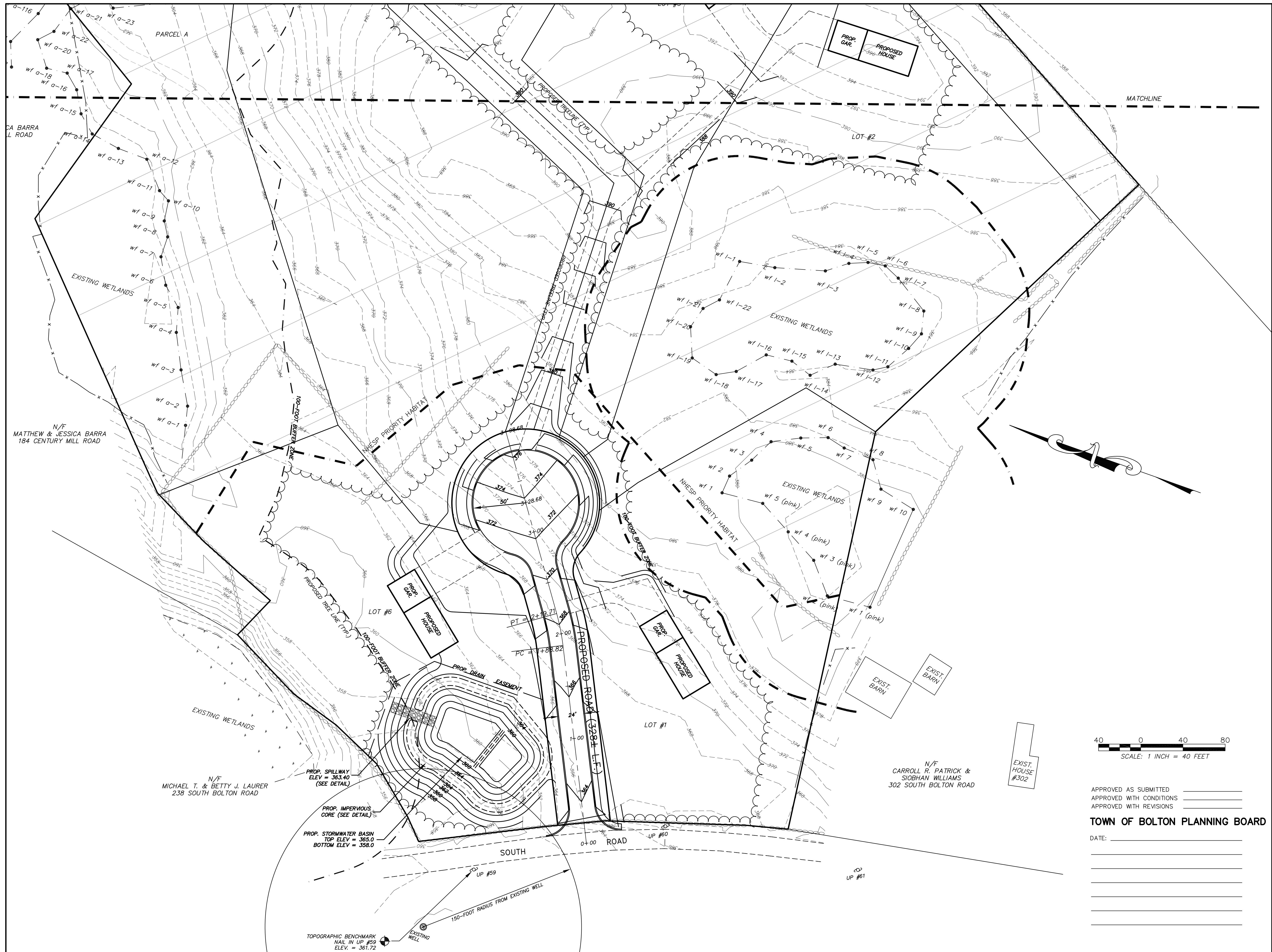
**EXISTING CONDITIONS PLAN**  
 FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
 IN  
**BOLTON, MASSACHUSETTS**

PREPARED FOR:  
 DANIEL MOTH  
 3036 CENTER STREET  
 MIAMI, FLORIDA 33133  
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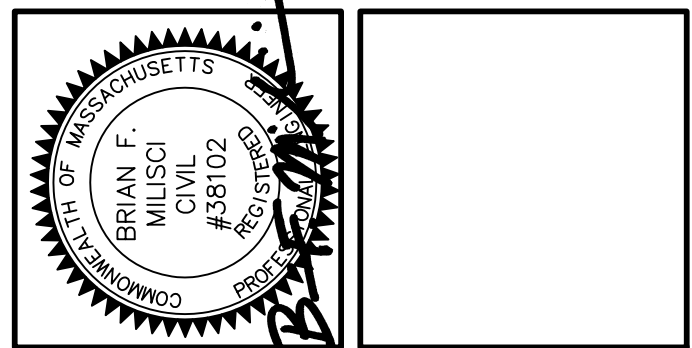


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SCALE: 1" = 40'	DATE: JULY 15, 2022
JOB NUMBER: 7399	SHEET NUMBER: 5 OF 14
PLAN NUMBER: 29-D-28	COMPS: 8344
FIELD BOOK REF(S):	PLAN REF(S):

NO.	DESCRIPTION	DATE	BY
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1	PER DPW COMMENTS	09/08/22	BFM

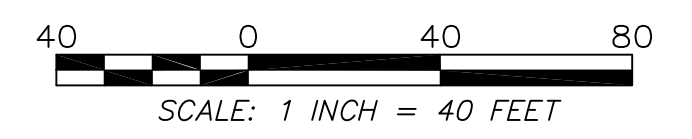
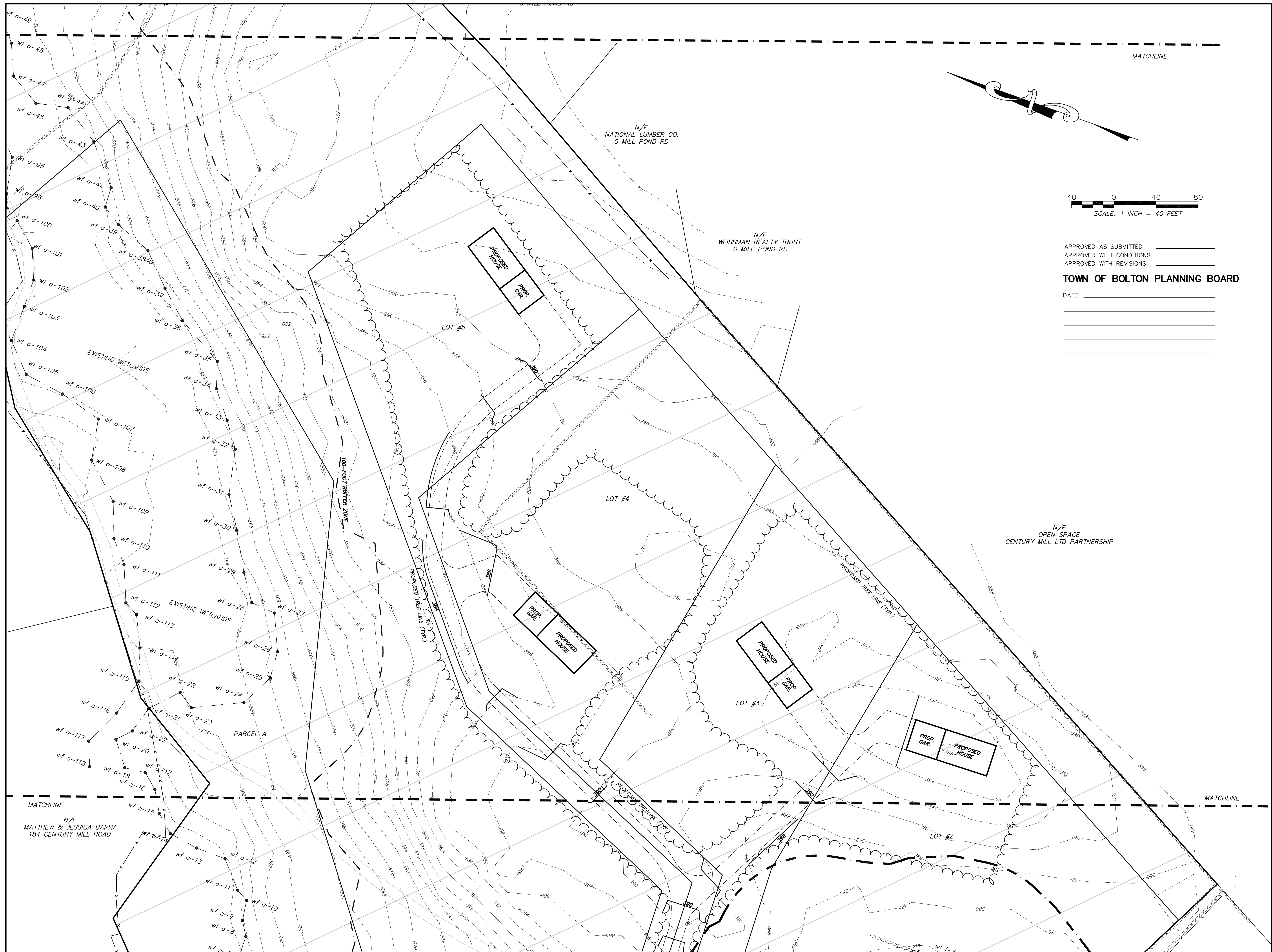
**PROPOSED SITE & GRADING PLAN**  
 FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
 IN  
**BOLTON, MASSACHUSETTS**

PREPARED FOR:  
 DANIEL MOTHIA  
 3036 CENTER STREET  
 MIAMI, FLORIDA 33133  
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 APPROVED WITH REVISIONS \_\_\_\_\_

**TOWN OF BOLTON PLANNING BOARD**

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

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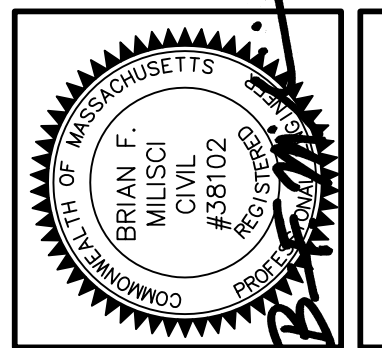
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CHECKED BY: JER	DRAWN BY: BFM
SCALE: 1" = 40'	DATE: JULY 15, 2022
JOB NUMBER: 7399	SHEET NUMBER: 6 OF 14
PLAN NUMBER: 29-D-28	COMPS: 8344
FIELD BOOK REF(S):	PLAN REF(S):

NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM
1	PER DPW COMMENTS	09/08/22	BFM

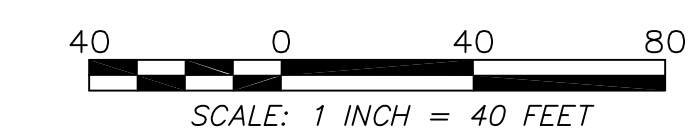
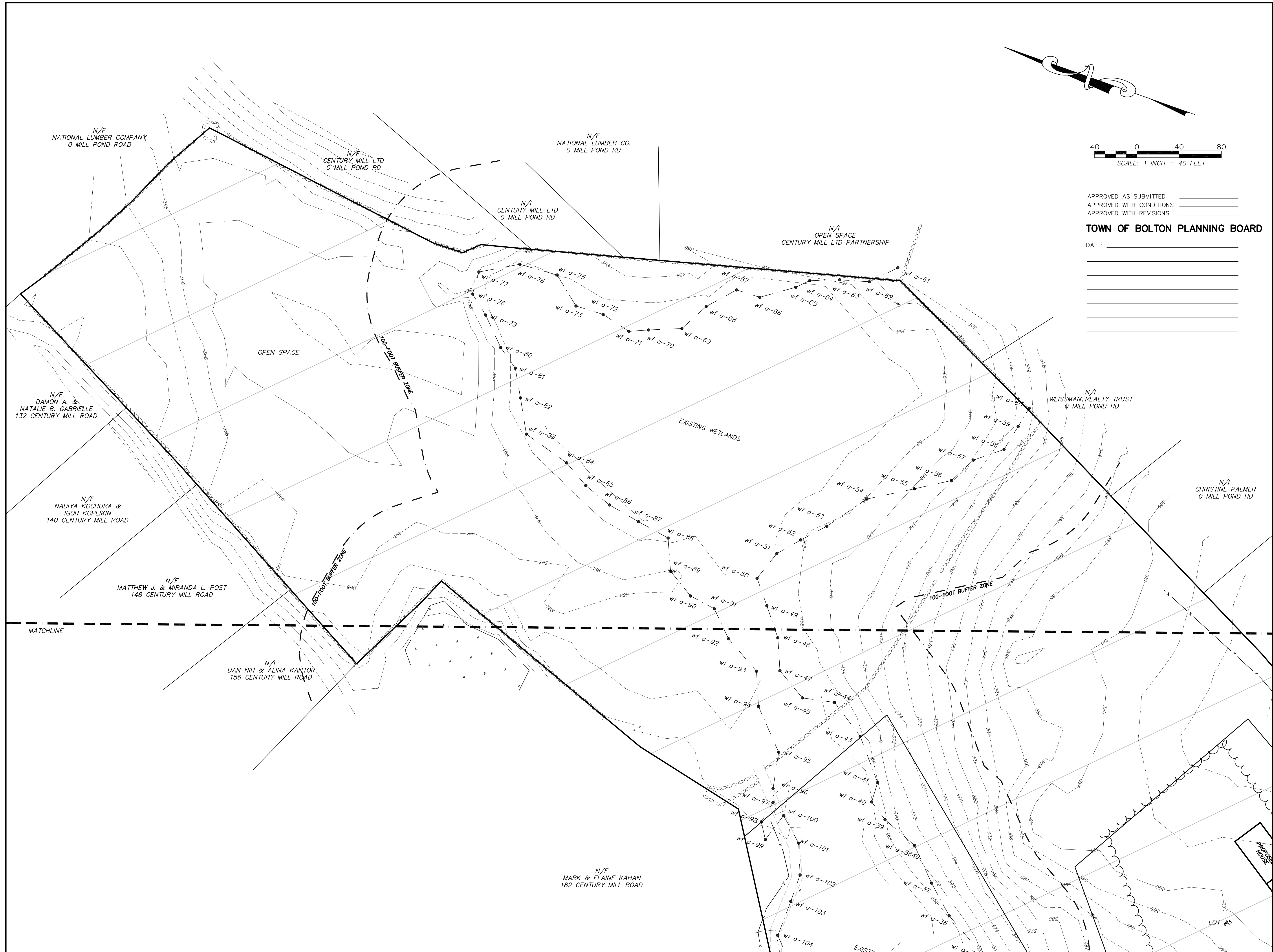
**PROPOSED SITE & GRADING PLAN**  
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**PROPERTY OFF SOUTH BOLTON ROAD**  
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PREPARED FOR:  
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**TOWN OF BOLTON PLANNING BOARD**

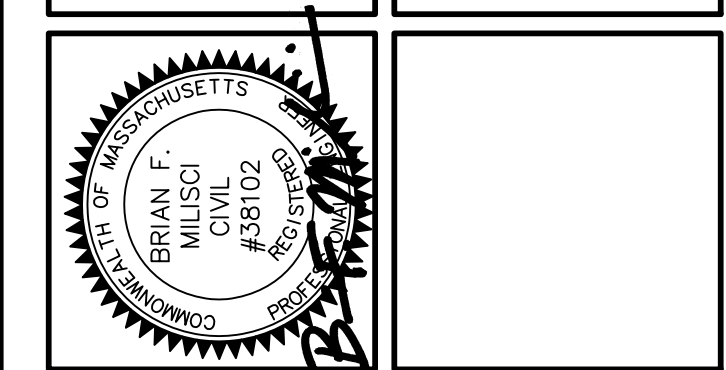
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CHECKED BY:	JER
DRAWN BY:	BFM
DATE:	JULY 15, 2022
SHEET NUMBER:	7
COMPS:	8344
PLAN REF(S):	
SCALE:	1" = 40'
JOB NUMBER:	7399
PLAN NUMBER:	29-D-28
FIELD BOOK REF(S):	

NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM
1	PER DPW COMMENTS	09/08/22	BFM

**PROPOSED SITE & GRADING PLAN**  
 FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
 IN  
**BOLTON, MASSACHUSETTS**

PREPARED FOR:  
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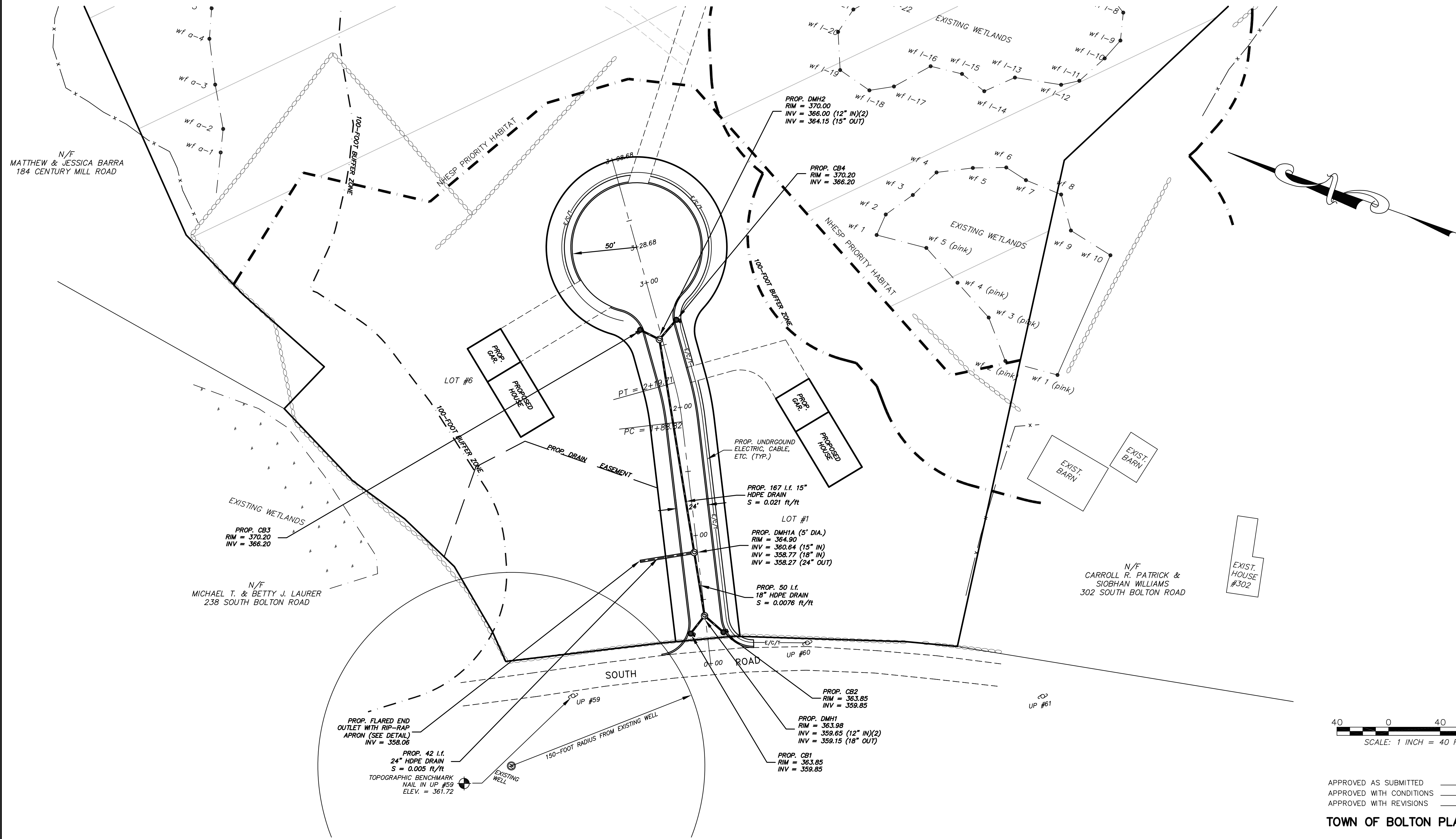


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**CUL-DE-SAC NOTE:**

THE CUL-DE-SAC AS CURRENTLY SHOWN SHOWS A DEAD END TURNAROUND WITH A 100-FT OUTSIDE PAVEMENT DIAMETER (50-FT RADIUS) WITHOUT A LANDSCAPED ISLAND. APPROXIMATE PAVEMENT AREA WITHOUT CENTER ISLAND IS 7,854 SQUARE FEET. APPROXIMATE PAVEMENT AREA WITH A CENTER LANDSCAPED ISLAND IS 9,346 SQUARE FEET (120-FT OUTSIDE PAVEMENT DIAMETER WITH A 50-FT INSIDE PAVEMENT DIAMETER)

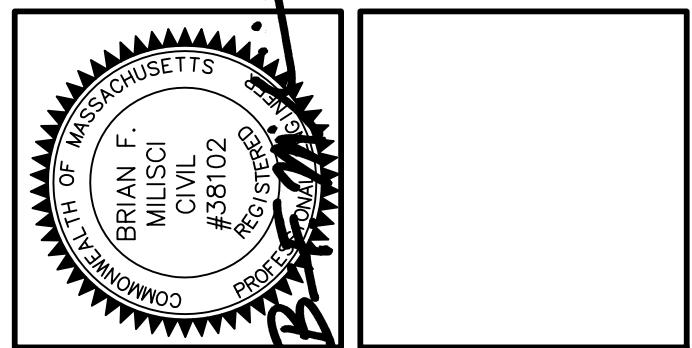


CHECKED BY: JER	SCALE: 1" = 40'	JOB NUMBER: 7399	PLAN NUMBER: 29-D-28	FIELD BOOK REF(S):
DRAWN BY: BFM	DATE: JULY 15, 2022	SHEET NUMBER: 8 OF 14	COMPS: 8344	PLAN REF(S):

NO.	DATE	DESCRIPTION	BY
1	10/27/22	REVISE CUL-DE-SAC	BFM
1	09/08/22	PER DPW COMMENTS	BFM

**PROPOSED ROADWAY PLAN FOR PROPERTY OFF SOUTH BOLTON ROAD IN BOLTON, MASSACHUSETTS**

PREPARED FOR:  
DANIEL MOTHIA  
3036 CENTER STREET  
MIAMI, FLORIDA 33133  
(508) 494-9637



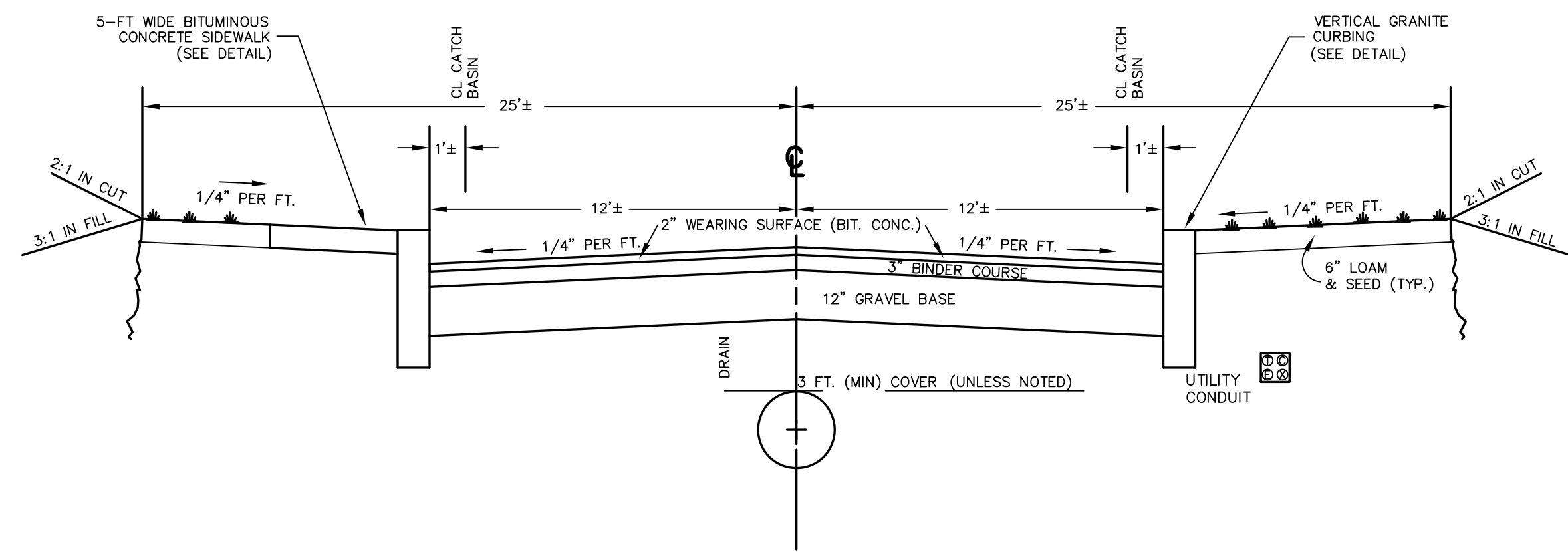
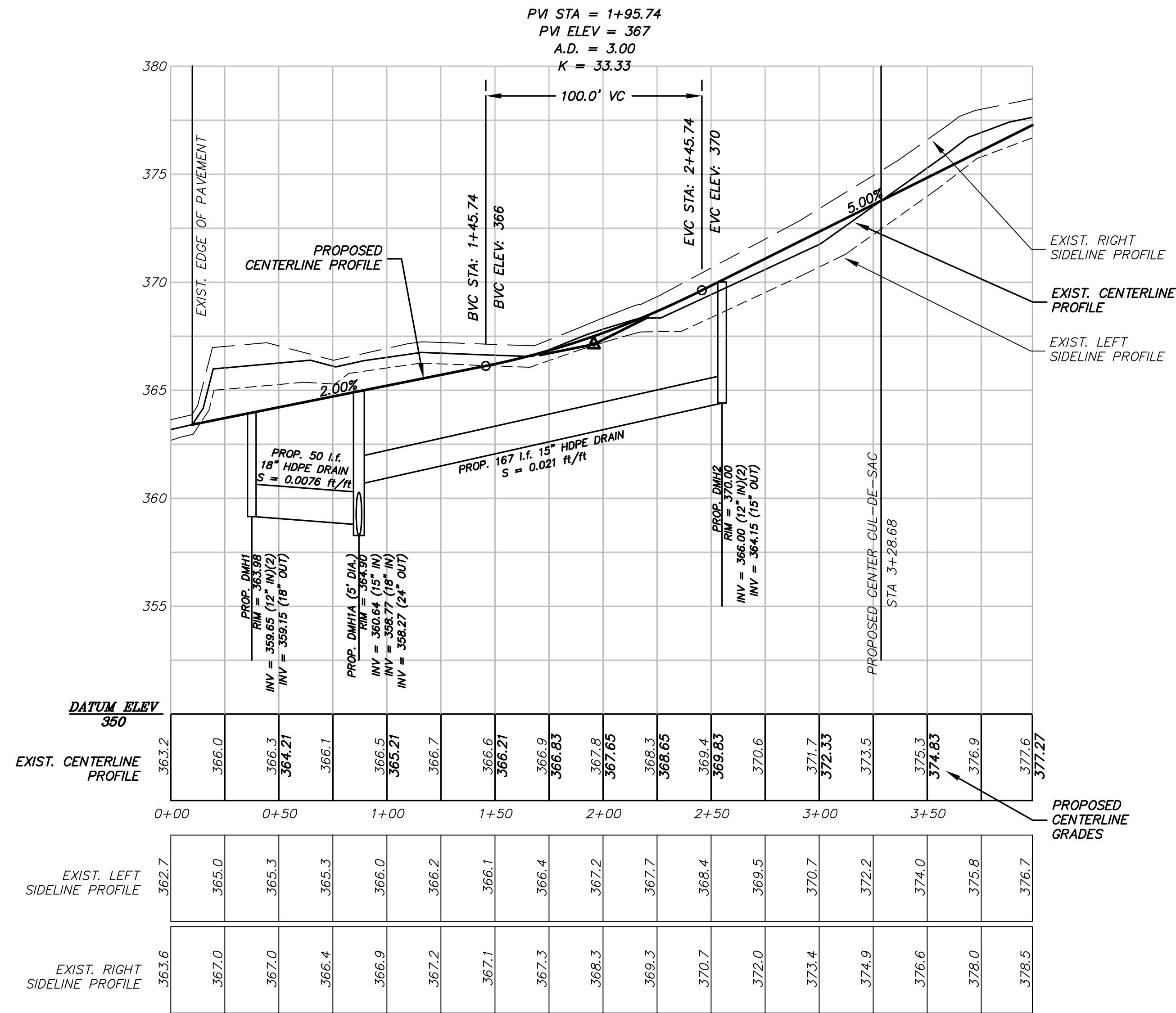
APPROVED AS SUBMITTED \_\_\_\_\_  
 APPROVED WITH CONDITIONS \_\_\_\_\_  
 APPROVED WITH REVISIONS \_\_\_\_\_

**TOWN OF BOLTON PLANNING BOARD**

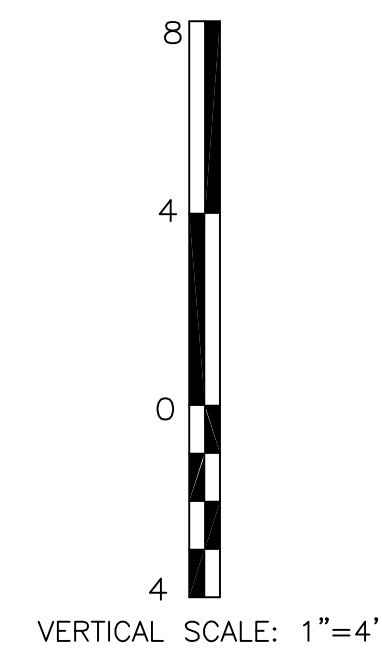
DATE: \_\_\_\_\_  
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**ROADWAY CROSS-SECTION**  
NO SCALE



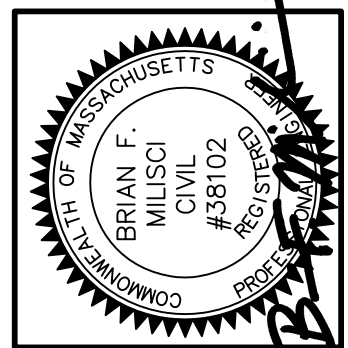
APPROVED AS SUBMITTED \_\_\_\_\_  
 APPROVED WITH CONDITIONS \_\_\_\_\_  
 APPROVED WITH REVISIONS \_\_\_\_\_  
**TOWN OF BOLTON PLANNING BOARD**  
 DATE: \_\_\_\_\_  
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CHECKED BY: JER	SCALE: 1" = 4' VERT	JOB NUMBER: 7399	PLAN NUMBER: 29-D-28	FIELD BOOK REF(S):
DRAWN BY: BFM	DATE: JULY 15, 2022	SHEET NUMBER: 9 OF 14	COMPS: 8344	PLAN REF(S):

NO.	DATE	DESCRIPTION
1	10/27/22	REVISE CUL-DE-SAC
1	09/08/22	PER DPW COMMENTS

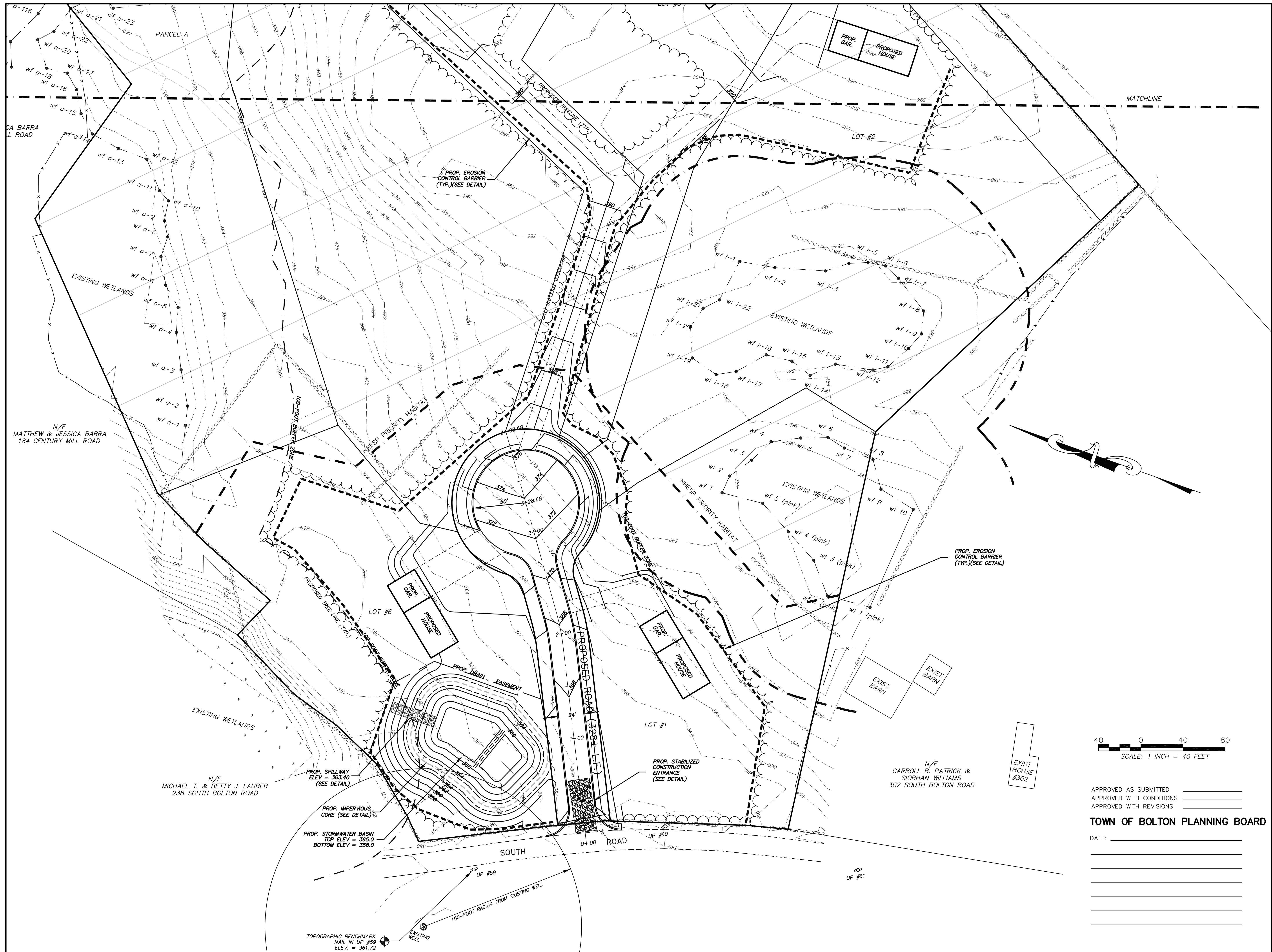
**PROPOSED ROADWAY PROFILE**  
 FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
 IN  
**BOLTON, MASSACHUSETTS**

PREPARED FOR:  
 DANIEL MOTHIA  
 3036 CENTER STREET  
 MIAMI, FLORIDA 33133  
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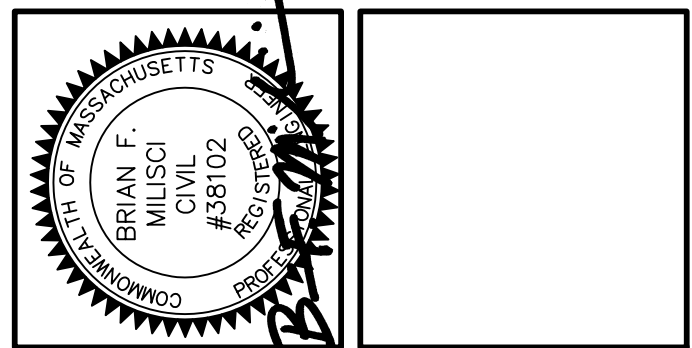


CHECKED BY: JER	DRAWN BY: BFM
SCALE: 1" = 40'	DATE: JULY 15, 2022
JOB NUMBER: 7399	SHEET NUMBER: 10 OF 14
PLAN NUMBER: 29-D-28	COMPS: 8344
FIELD BOOK REF(S):	PLAN REF(S):

NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM
1	PER DPW COMMENTS	09/08/22	BFM

**PROPOSED EROSION CONTROL PLAN**  
FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
IN  
**BOLTON, MASSACHUSETTS**

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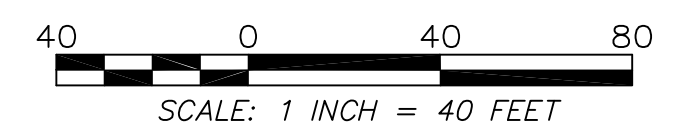
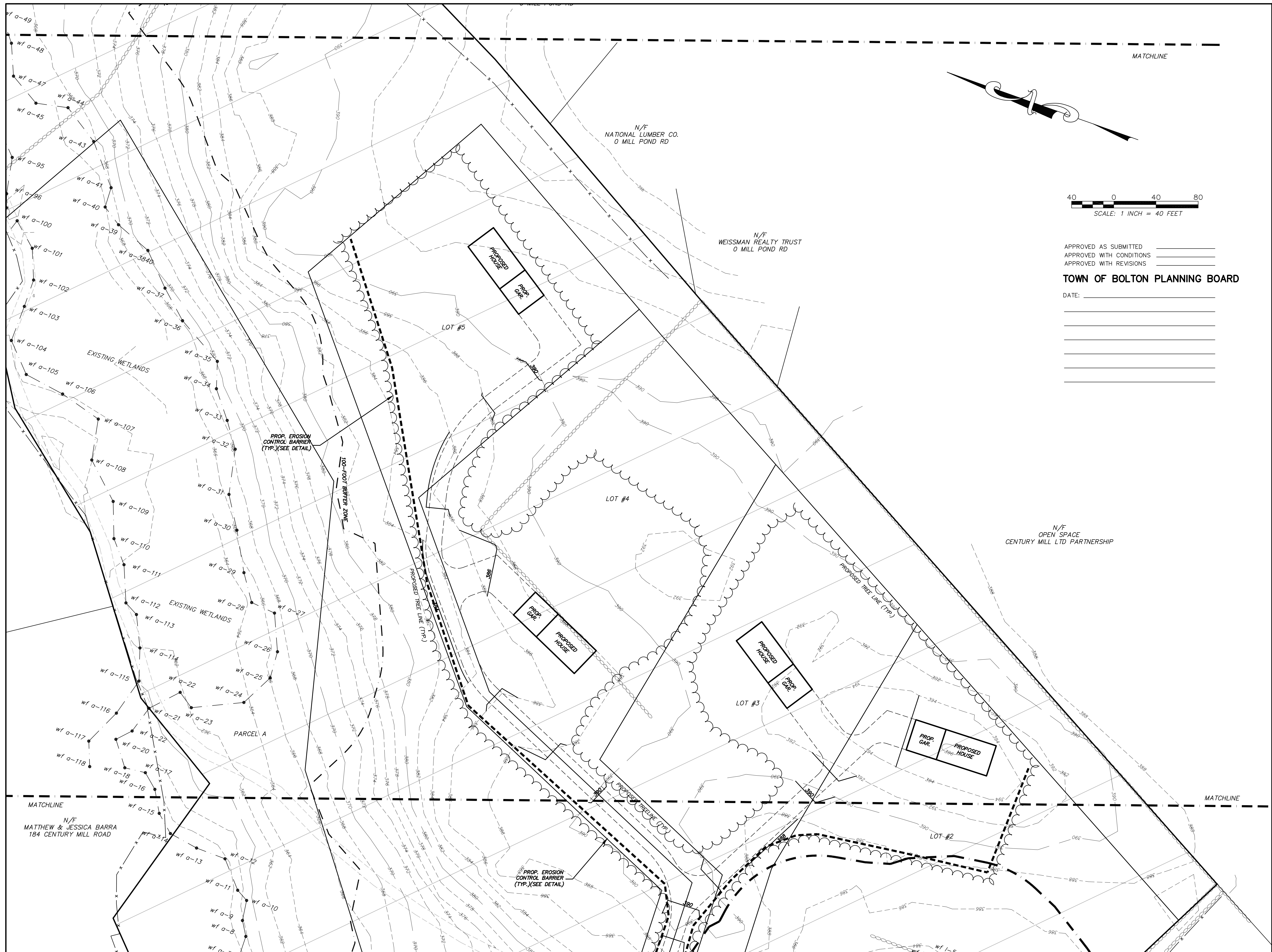
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APPROVED WITH CONDITIONS \_\_\_\_\_  
APPROVED WITH REVISIONS \_\_\_\_\_

**TOWN OF BOLTON PLANNING BOARD**

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**TOWN OF BOLTON PLANNING BOARD**

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

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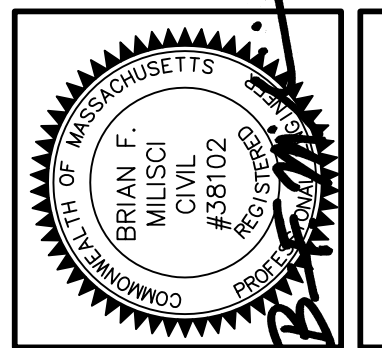
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CHECKED BY: JER	DRAWN BY: BFM
SCALE: 1" = 40'	DATE: JULY 15, 2022
JOB NUMBER: 7399	SHEET NUMBER: 11 OF 14
PLAN NUMBER: 29-D-28	COMPS: 8344
FIELD BOOK REF(S):	PLAN REF(S):

NO.	DESCRIPTION	DATE	BY
1	REVISE CUL-DE-SAC	10/27/22	BFM
1	PER DPW COMMENTS	09/08/22	BFM

**PROPOSED EROSION CONTROL PLAN**  
 FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
 IN  
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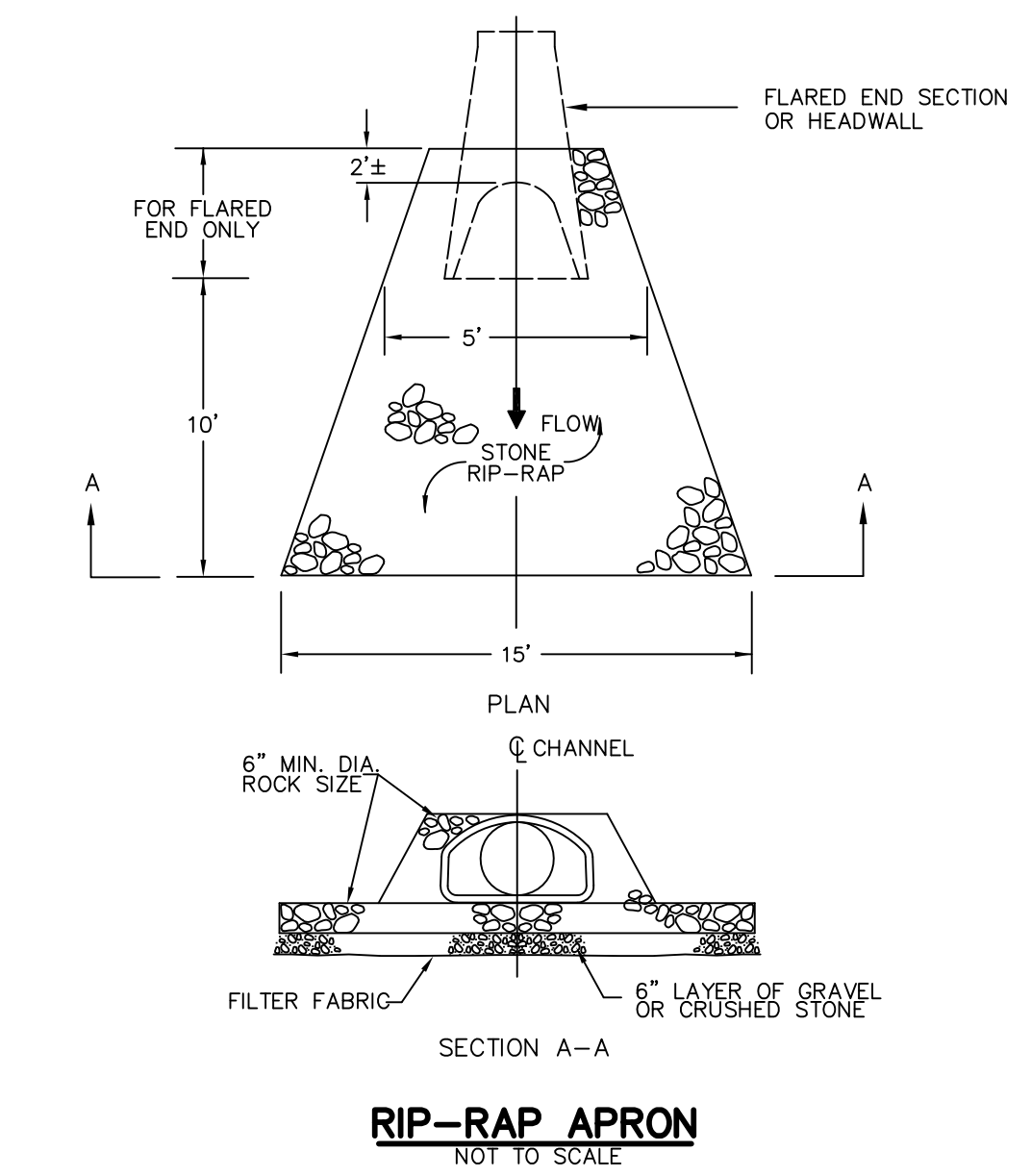
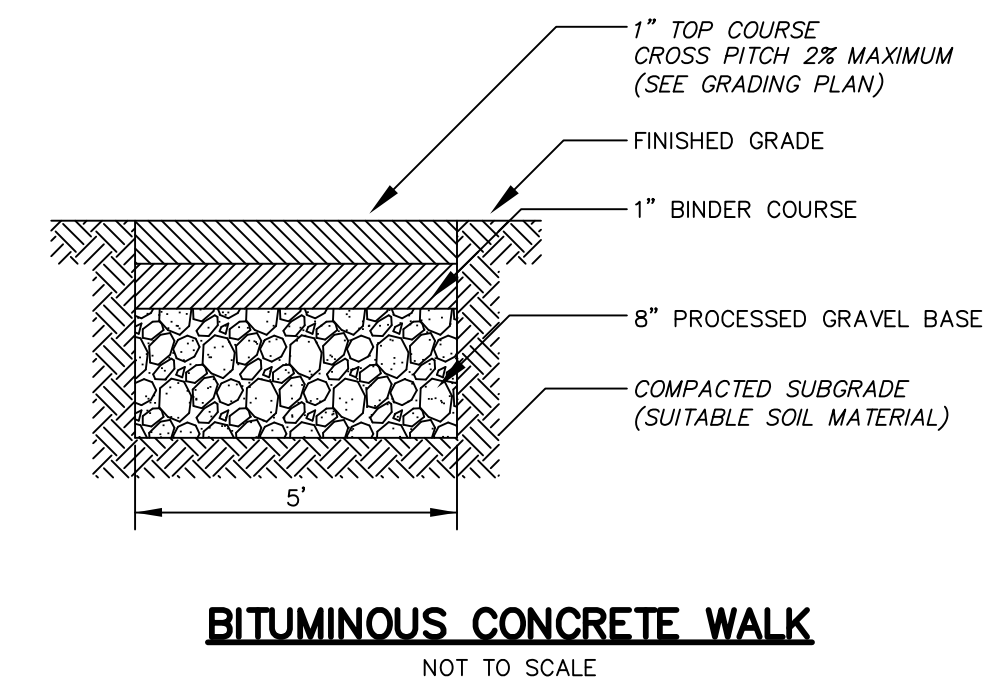
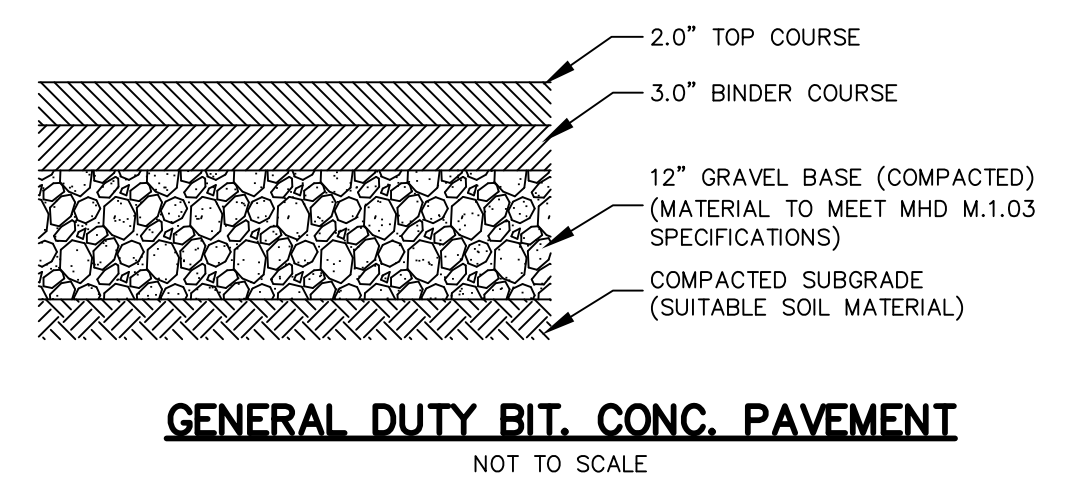
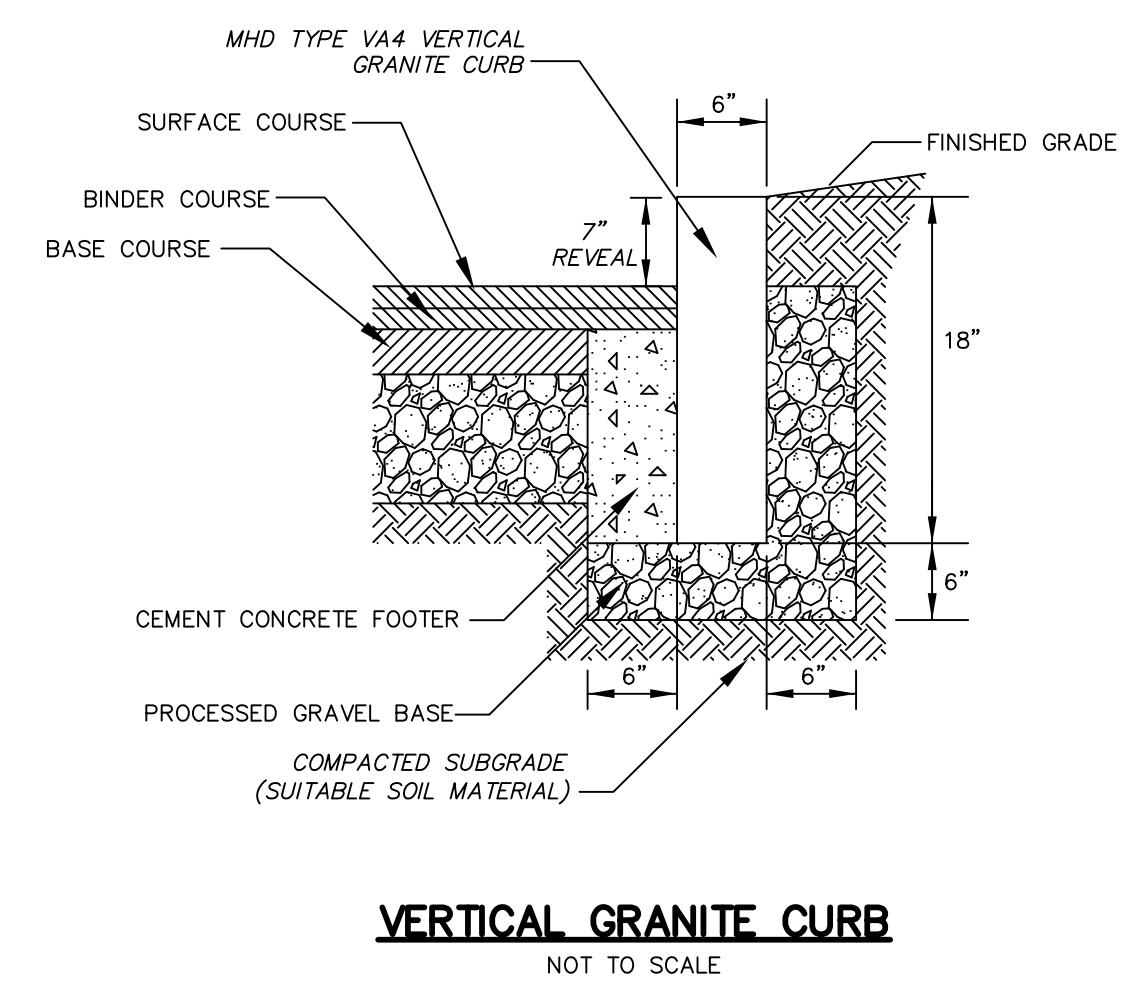
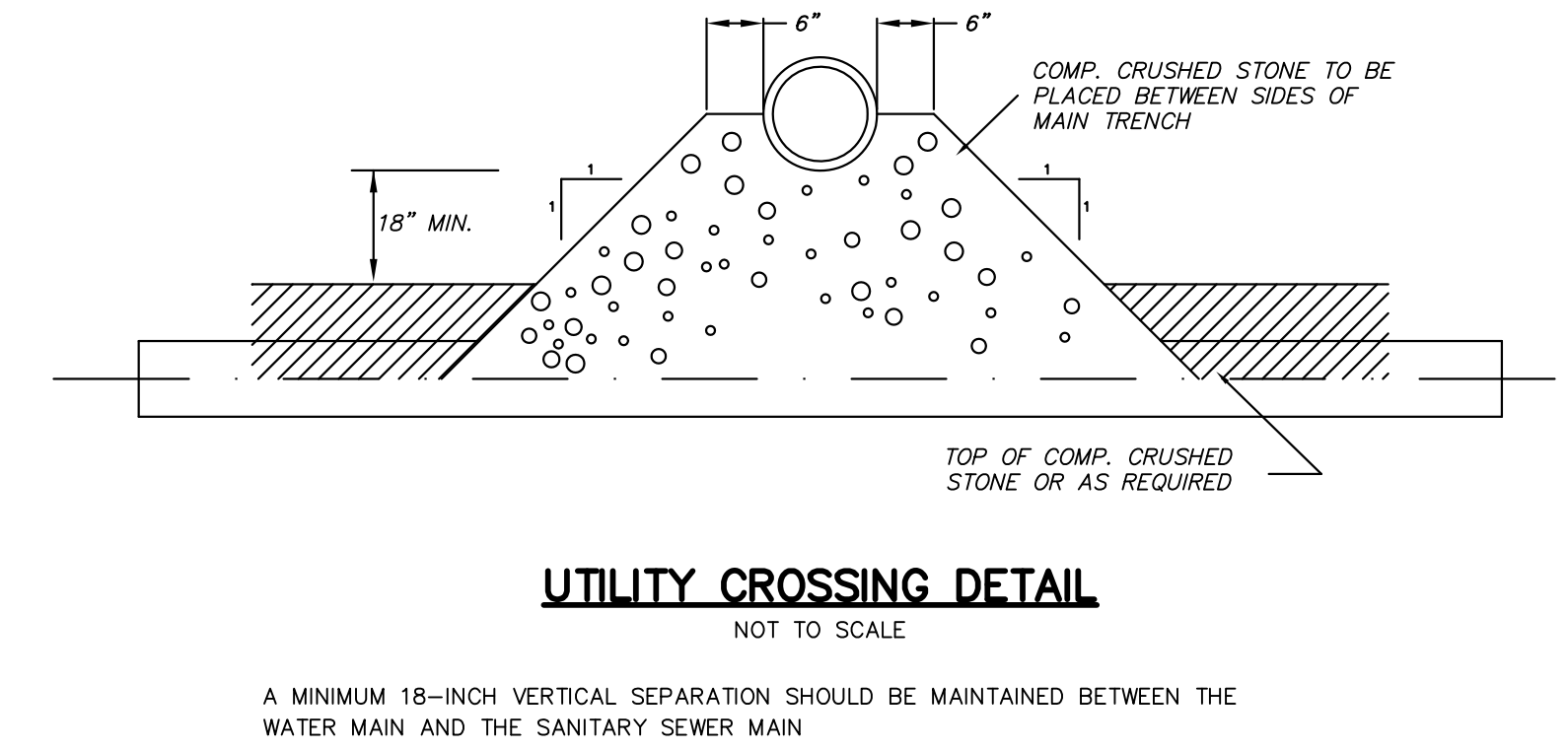
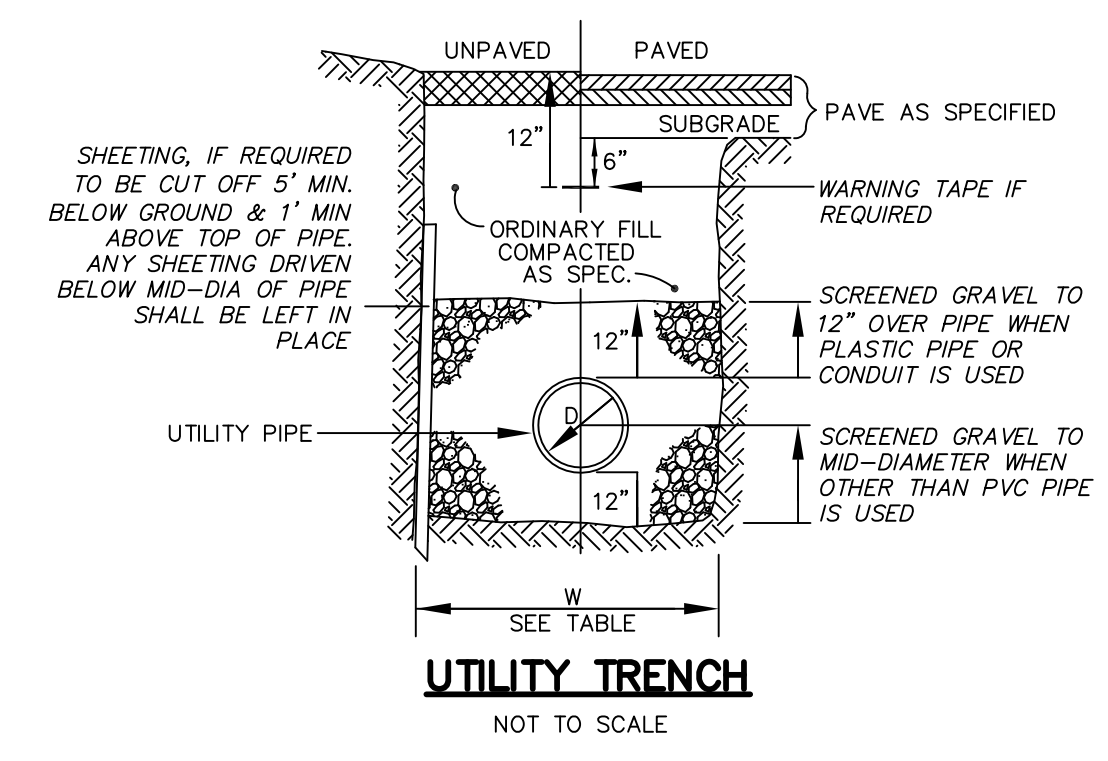
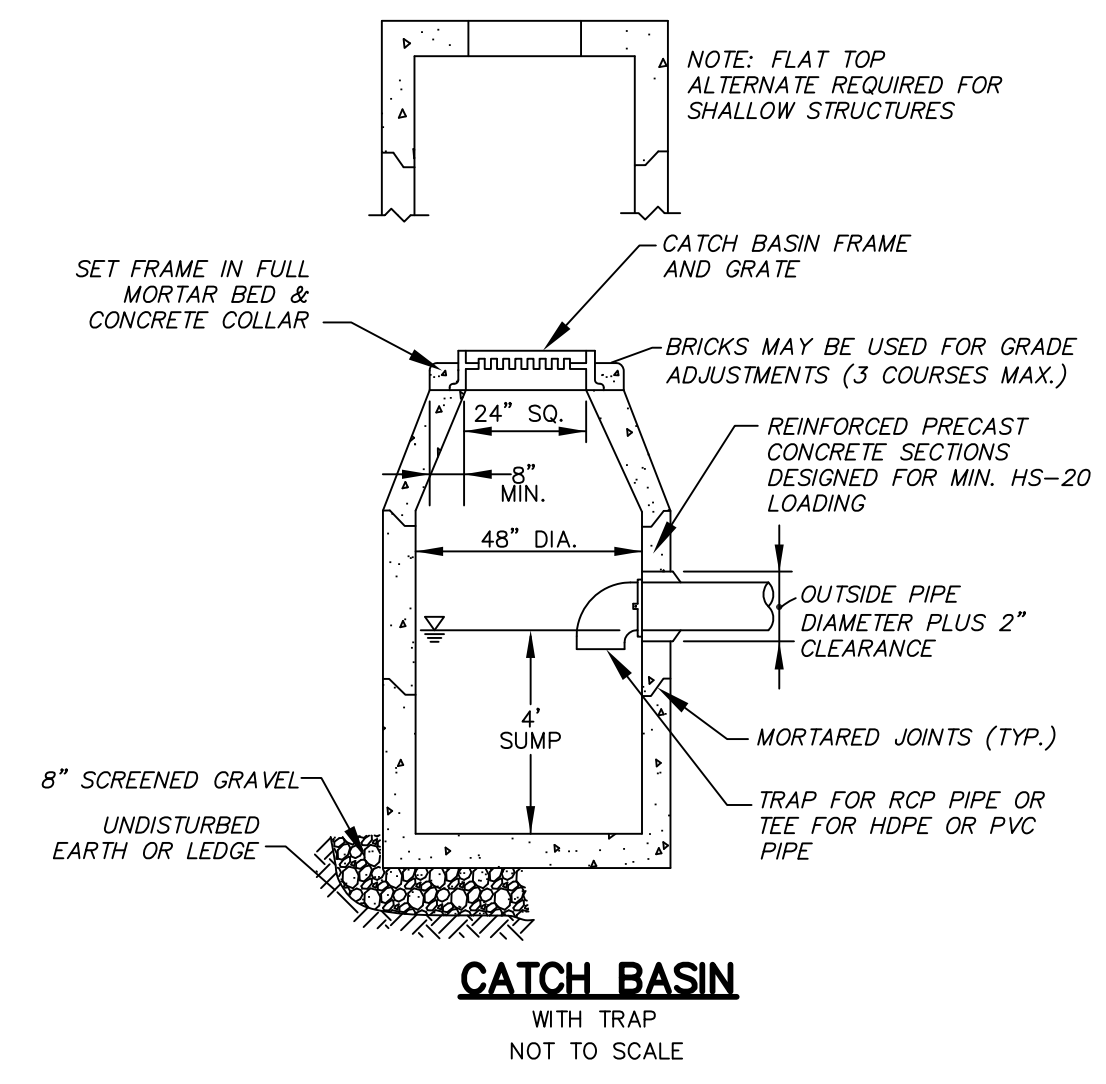
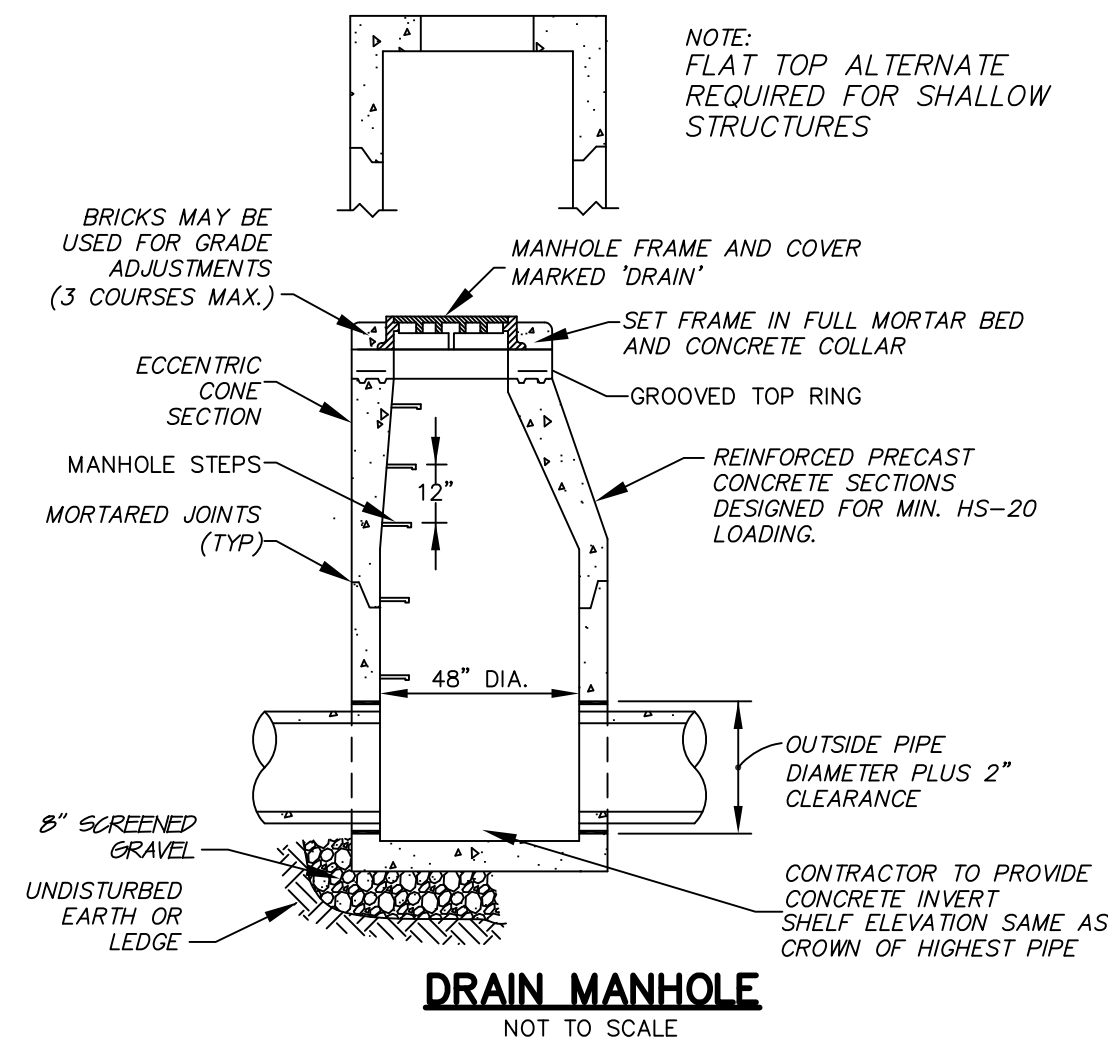


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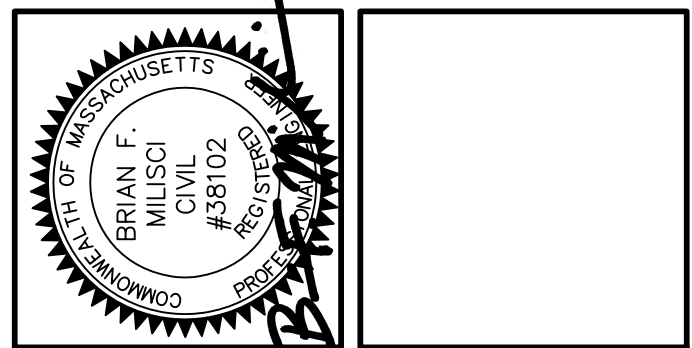


CHECKED BY:	JER
SCALE:	AS SHOWN
DATE:	JULY 15, 2022
JOB NUMBER:	7399
PLAN NUMBER:	29-D-28
FIELD BOOK REF(S):	

NO.	DATE	BY	DESCRIPTION
1	10/27/22	BFM	REVISE CUL-DE-SAC
1	09/08/22	BFM	PER DPW COMMENTS

**CONSTRUCTION DETAILS**  
FOR  
**PROPERTY OFF SOUTH BOLTON ROAD**  
IN  
**BOLTON, MASSACHUSETTS**

PREPARED FOR:  
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