

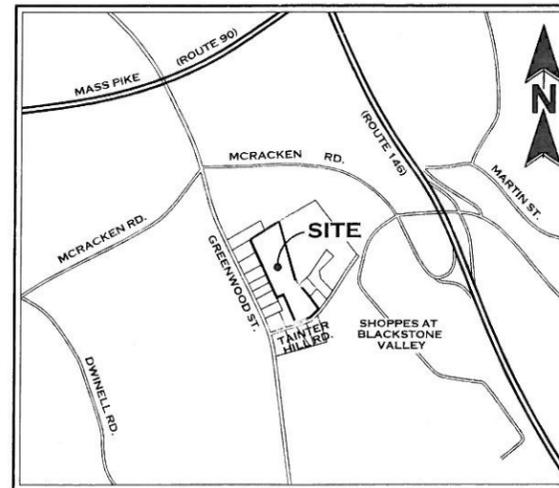
Site Plan

Multi-Family Conversion

Map 43, Lot 10
40 Tainter Hill Road
Millbury, Massachusetts

Prepared for:
Melissa M. Petrillo

PLAN INDEX	
DESCRIPTION	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
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PROPOSED FRONT AND REAR ELEVATIONS	A-6
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LOCUS MAP
1"=1,000'

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES, INC.**

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road
Suite 2
Hopedale, Ma 01747
(508) 351-3212 • Phone
www.allen-ca.com

February 24, 2020

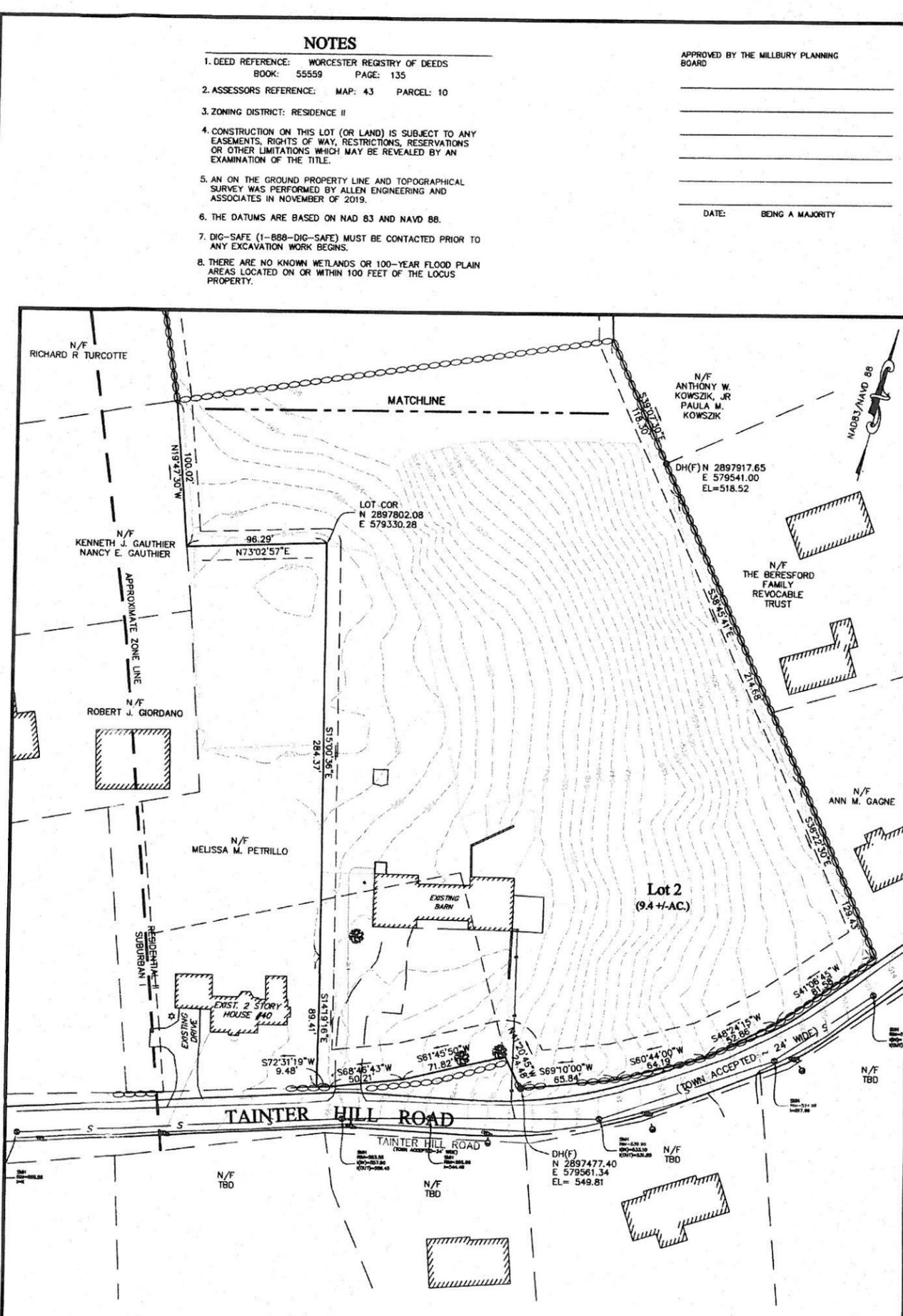
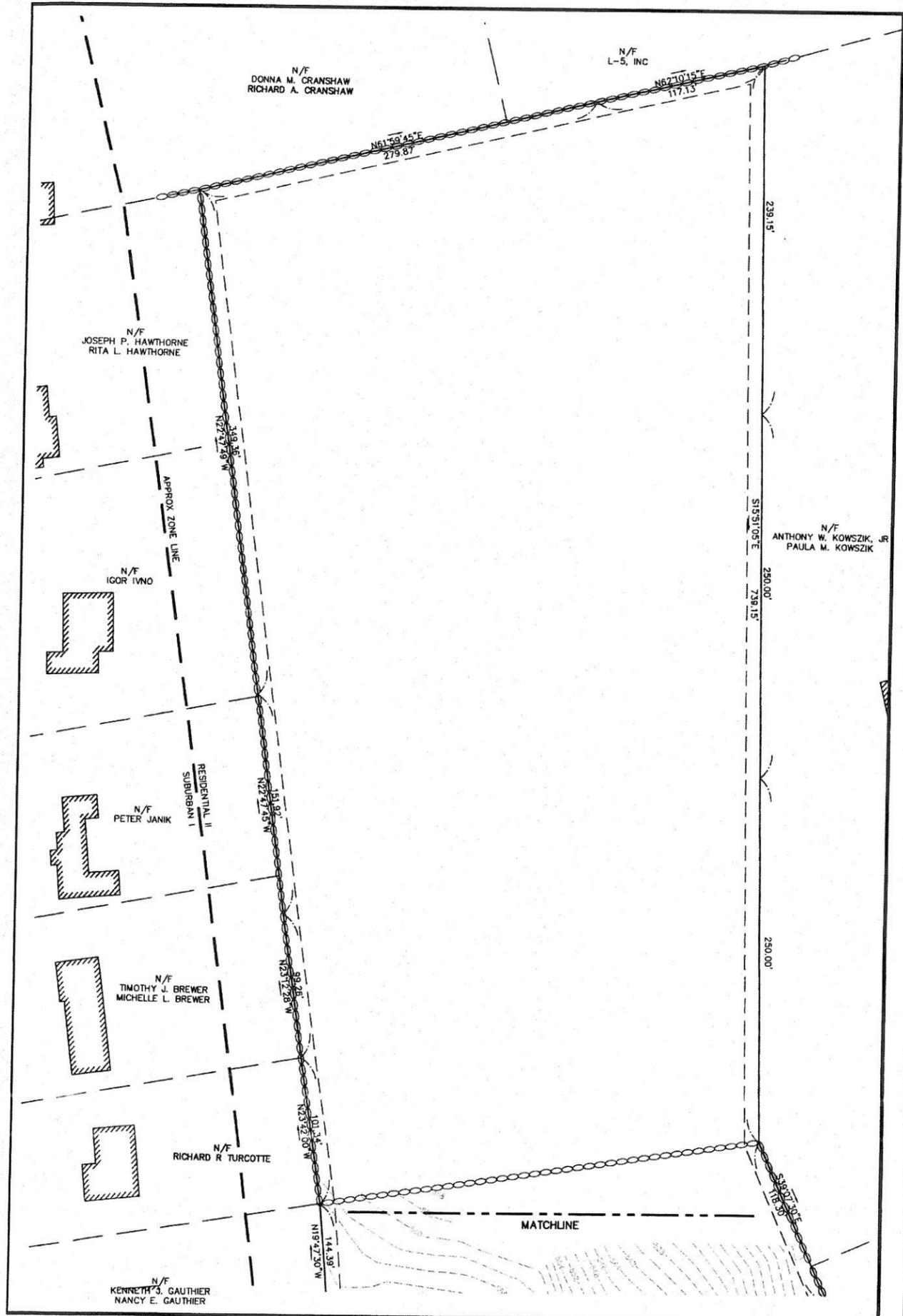
Revisions			
NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			

Owner/Applicant
Melissa M. Petrillo
40 Tainter Hill Road
Millbury, MA 01527-1518

RECEIVED

FEB 24 2020

MILLBURY PLANNING BOARD



NOTES

- DEED REFERENCE: WORCESTER REGISTRY OF DEEDS
BOOK: 55559 PAGE: 135
- ASSESSORS REFERENCE: MAP: 43 PARCEL: 10
- ZONING DISTRICT: RESIDENCE II
- CONSTRUCTION ON THIS LOT (OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- AN ON THE GROUND PROPERTY LINE AND TOPOGRAPHICAL SURVEY WAS PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES IN NOVEMBER OF 2019.
- THE DATUMS ARE BASED ON NAD 83 AND NAVD 88.
- DIG-SAFE (1-888-DIG-SAFE) MUST BE CONTACTED PRIOR TO ANY EXCAVATION WORK BEGINS.
- THERE ARE NO KNOWN WETLANDS OR 100-YEAR FLOOD PLAIN AREAS LOCATED ON OR WITHIN 100 FEET OF THE LOCUS PROPERTY.

APPROVED BY THE MILLBURY PLANNING BOARD

DATE: BEING A MAJORITY

LEGEND

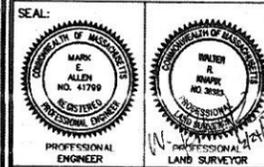
- 256--- EXISTING CONTOUR
- 258--- PROPOSED CONTOUR
- +177.5 EXIST. SPOT GRADE
- +177.3 PROP. SPOT GRADE
- ~ PROP. SURFACE WATER FLOW
- ⊙ DRAINAGE MANHOLE
- DRAIN LINE
- ⊕ UTILITY POLE
- GW GUY WIRE
- OHW— OVERHEAD WIRES
- EROSION CONTROL
- ETC — ELECTRIC TELEPHONE & CABLE LINE
- STONE WALL
- EOP EDGE OF PAVEMENT
- FOUND FOUND
- N/F NOW OR FORMERLY
- ⊙ DRILLHOLE
- ⊙ I.P. IRON PIPE/IRON PIN
- A.P. ASSESSOR'S PARCEL
- DEED BOOK/PAGE
- ⊙ BOLLARD
- BUILDING
- EXISTING TREE LINE
- A1 A2 EDGE OF WETLAND

PREPARED FOR:
Melissa M. Petrillo
40 Tainter Hill Road
Millbury, MA 01527-1518
Ph. 774 272-1391

TITLE:
EXISTING CONDITIONS PLAN
For
Multi-Family Conversion
40 Tainter Hill Road
in
Millbury, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
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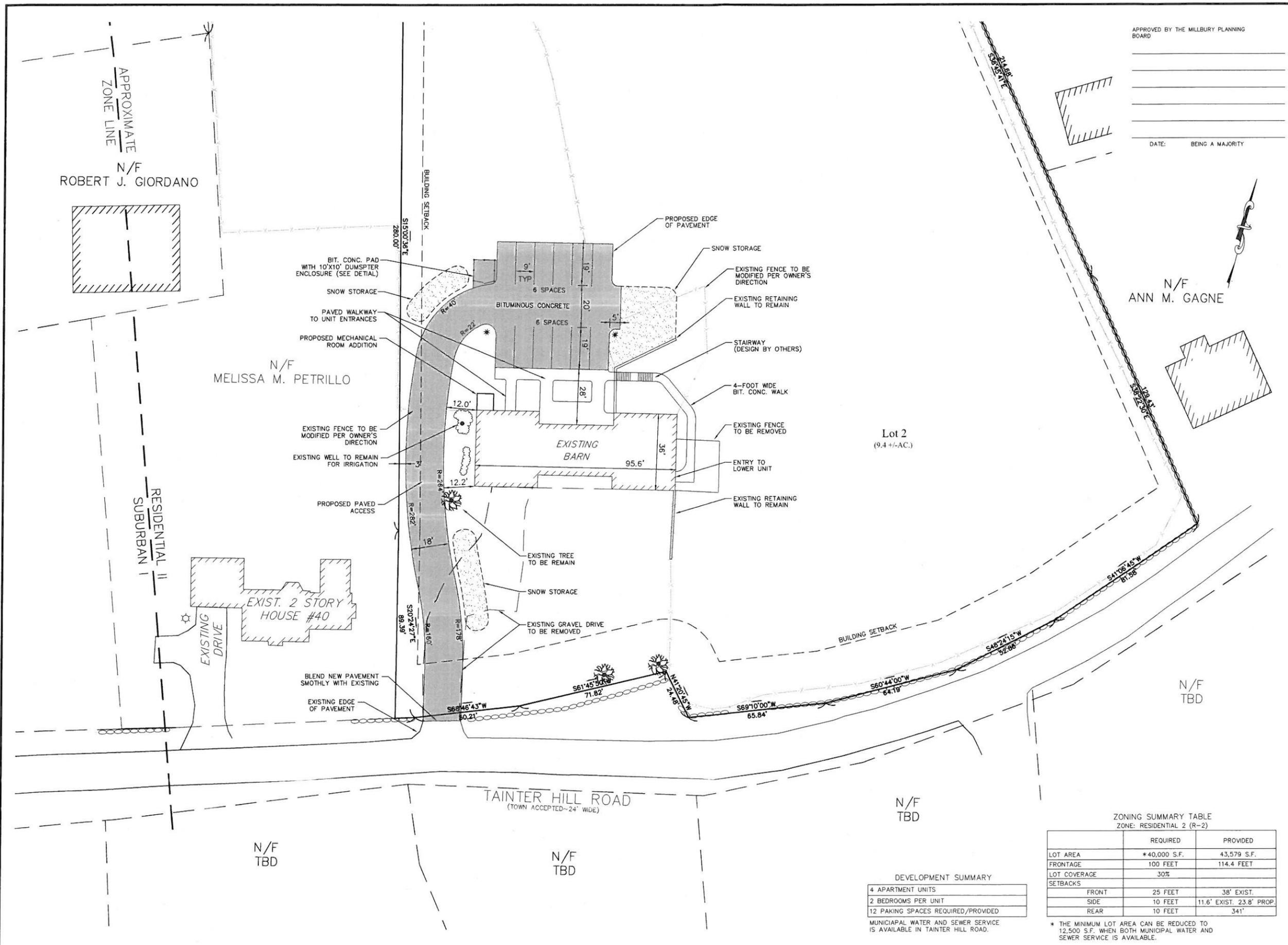


SCALE: 1"=40 FEET

DATE: February 24, 2020

REVISIONS		
#	DATE	DESCRIPTION

JOB NO: 00237 SHEET: 2 of 8



APPROVED BY THE MILLBURY PLANNING BOARD

DATE: BEING A MAJORITY

LEGEND

- 256--- EXISTING CONTOUR
- 272--- PROPOSED CONTOUR
- +177.5 EXIST. SPOT GRADE
- +177.5 PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- DRAINAGE MANHOLE
- D --- DRAIN LINE
- UTILITY POLE
- GW GUY WIRE
- OHW --- OVERHEAD WIRES
- EROSION CONTROL
- ETC --- ELECTRIC, TELEPHONE & CABLE LINE
- STONE WALL
- EOP --- EDGE OF PAVEMENT
- FND. FOUND
- N/F NOW OR FORMERLY
- DH DRILLHOLE
- I.P. IRON PIPE/IRON PIN
- A.P. ASSESSOR'S PARCEL
- BK. PG. DEED BOOK/PAGE
- B BOLLARD
- ▨ BUILDING

PREPARED FOR:

Melissa M. Petrillo
40 Tainter Hill Road
Millbury, MA 01527-1518
Ph. 774 272-1391

TITLE:

LAYOUT & MATERIALS PLAN
For
Multi-Family Conversion
40 Tainter Hill Road
in
Millbury, MA

PREPARED BY:

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(508) 381-3212 • Phone
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SEAL:

PROFESSIONAL ENGINEER

SCALE: 1" = 20 FEET

0 20 40 80

DATE: February 24, 2020

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00237 SHEET: 3 of 8

Lot 2
(9.4 +/- AC.)

ZONING SUMMARY TABLE
ZONE: RESIDENTIAL 2 (R-2)

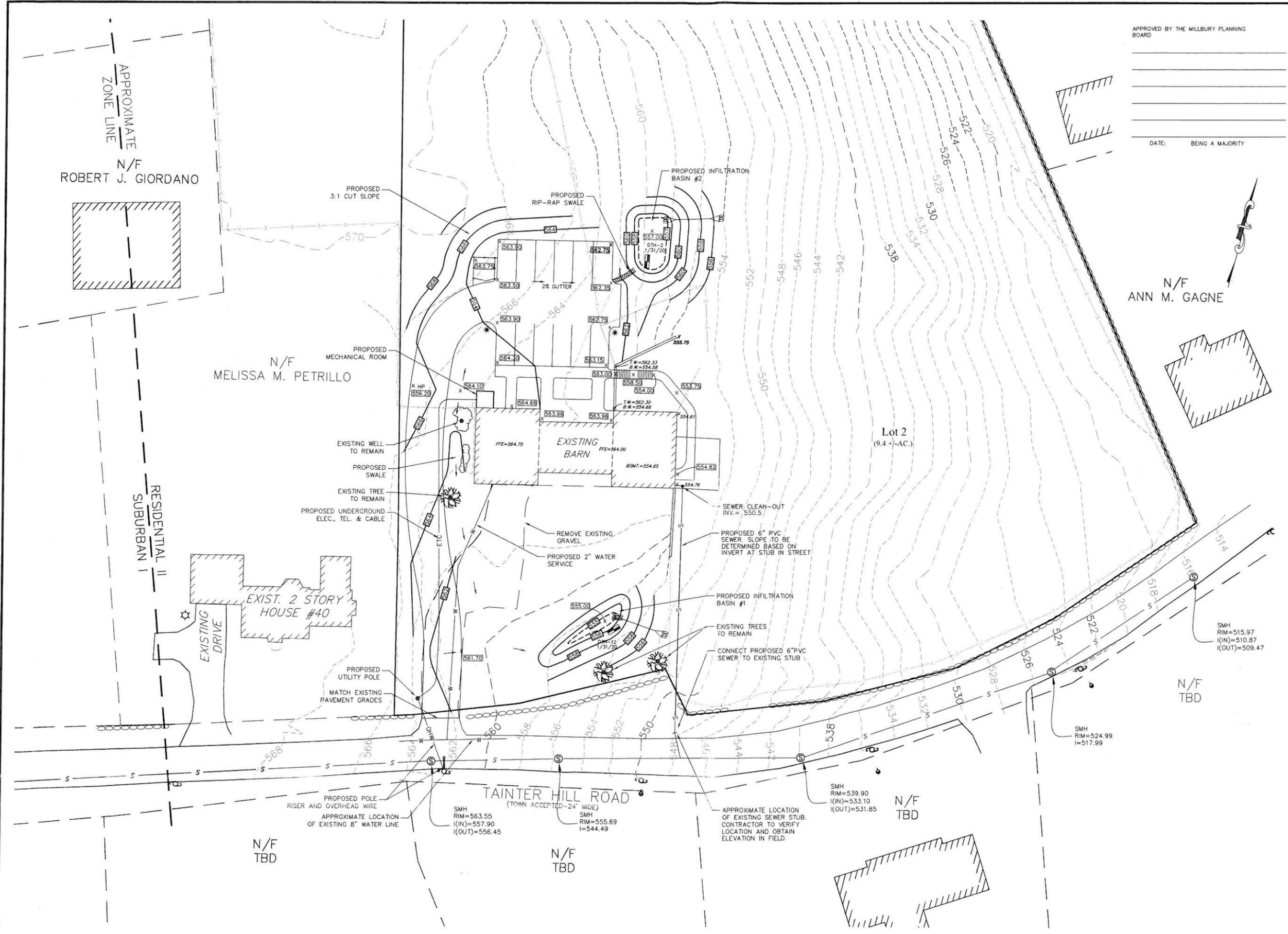
	REQUIRED	PROVIDED
LOT AREA	*40,000 S.F.	43,579 S.F.
FRONTAGE	100 FEET	114.4 FEET
LOT COVERAGE	30%	
SETBACKS		
FRONT	25 FEET	38' EXIST.
SIDE	10 FEET	11.6' EXIST. 23.8' PROP.
REAR	10 FEET	341'

* THE MINIMUM LOT AREA CAN BE REDUCED TO 12,500 S.F. WHEN BOTH MUNICIPAL WATER AND SEWER SERVICE IS AVAILABLE.

DEVELOPMENT SUMMARY

4 APARTMENT UNITS
2 BEDROOMS PER UNIT
12 PAKING SPACES REQUIRED/PROVIDED

MUNICIPAL WATER AND SEWER SERVICE IS AVAILABLE IN TAINTER HILL ROAD.



APPROVED BY THE MILLBURY PLANNING BOARD

DATE: BEING A MAJORITY

LEGEND

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- A.P. ASSESSOR'S PARCEL
- BK. PG. DEED BOOK/PAGE
- ⊙ B BOLLARD
- ▭ BUILDING

PREPARED FOR:

Melissa M. Petrillo
40 Tainter Hill Road
Millbury, MA 01527-1518
Ph. 774 272-1391

TITLE:

GRADING DRAINAGE & UTILITIES PLAN

For
Multi-Family Conversion
40 Tainter Hill Road
in
Millbury, MA

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SEAL:


PROFESSIONAL ENGINEER

SCALE: 1"=20 FEET

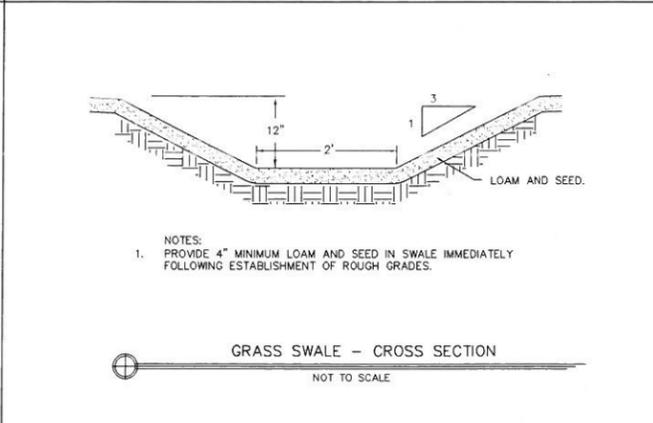
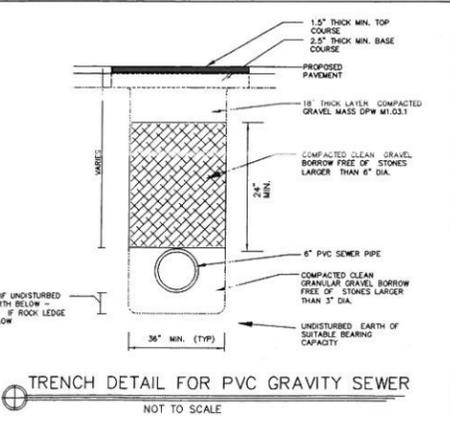
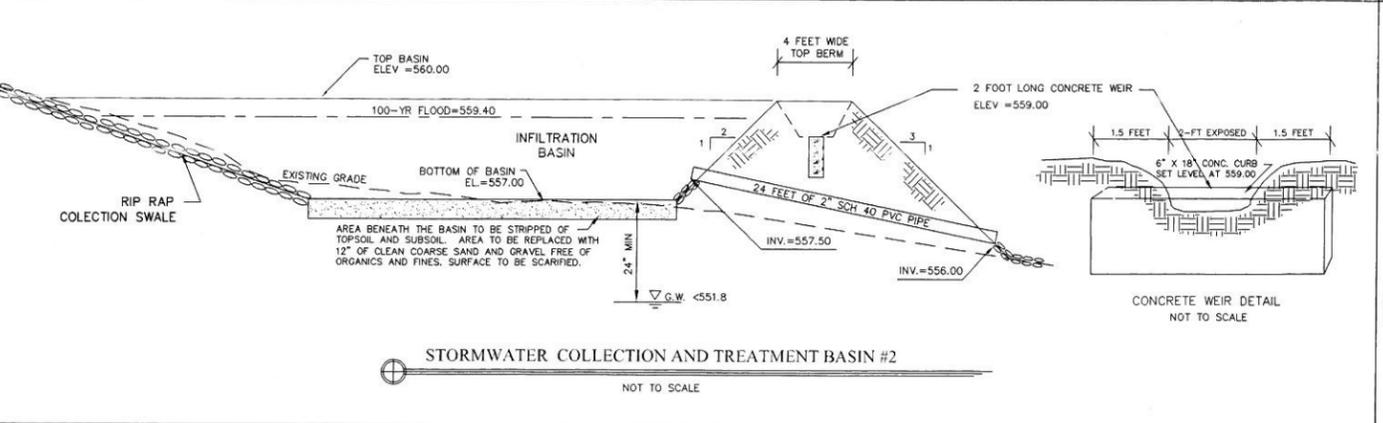
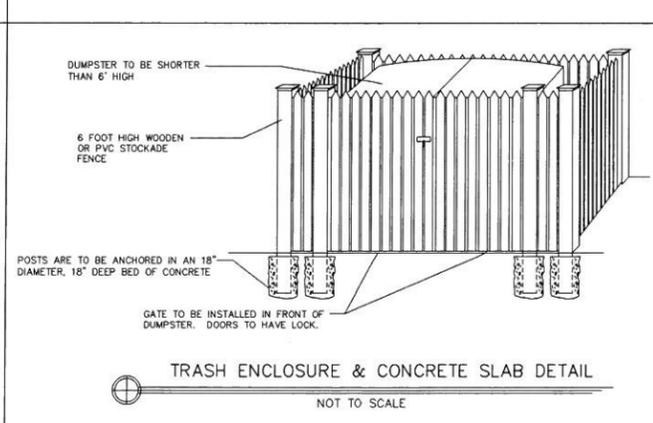
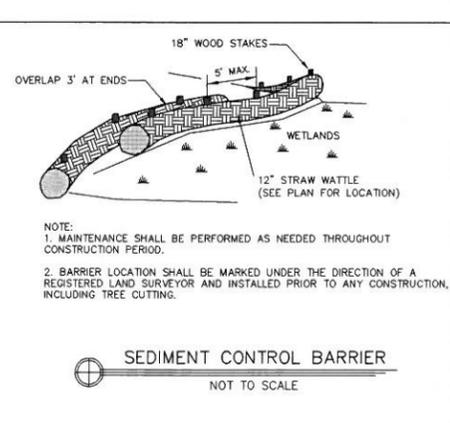
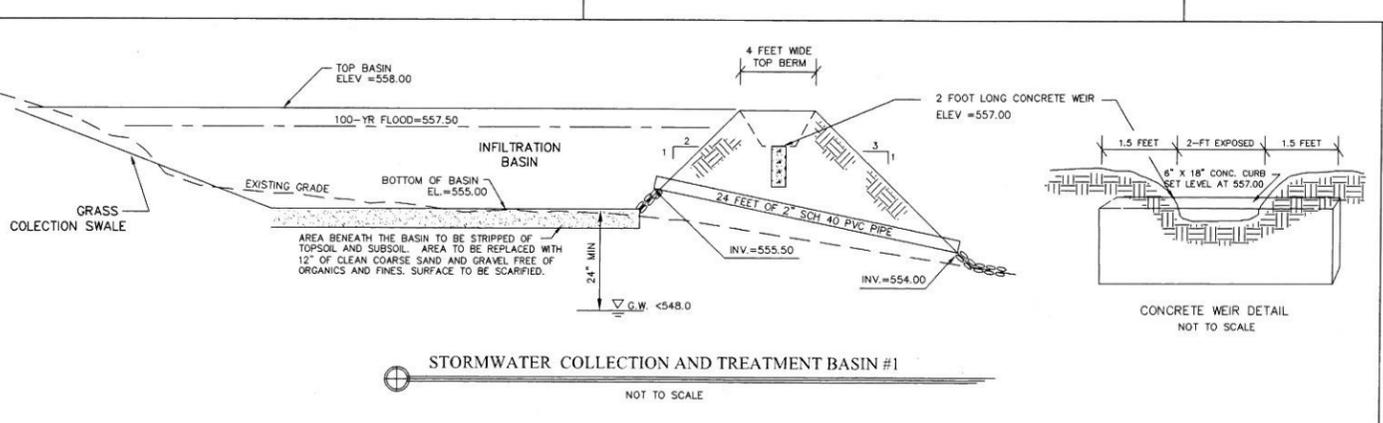
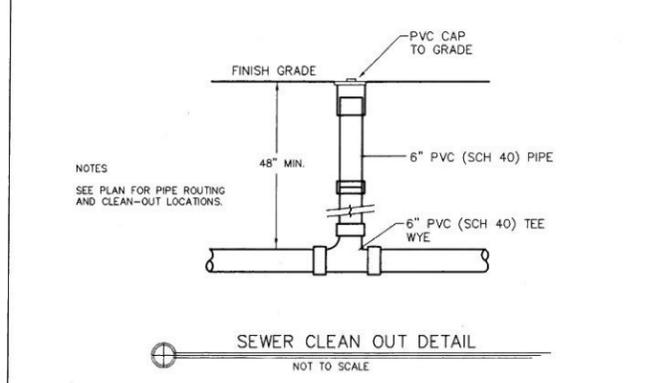
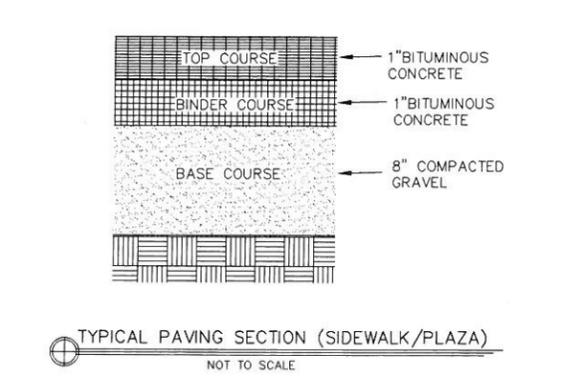
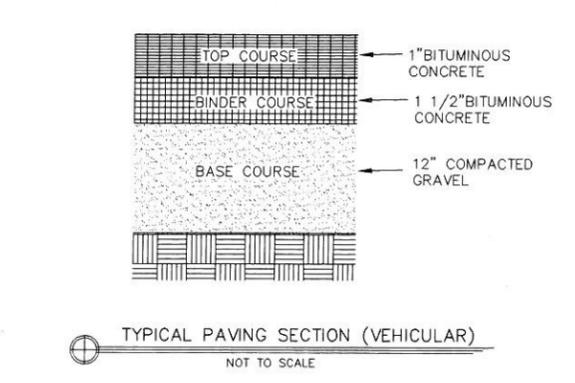
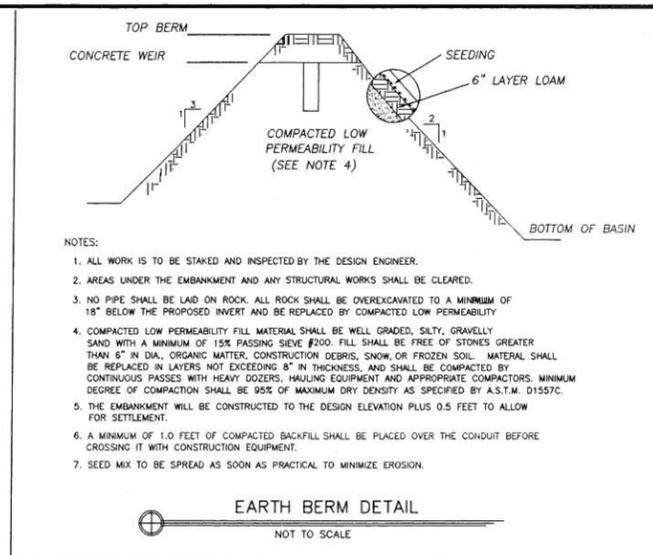
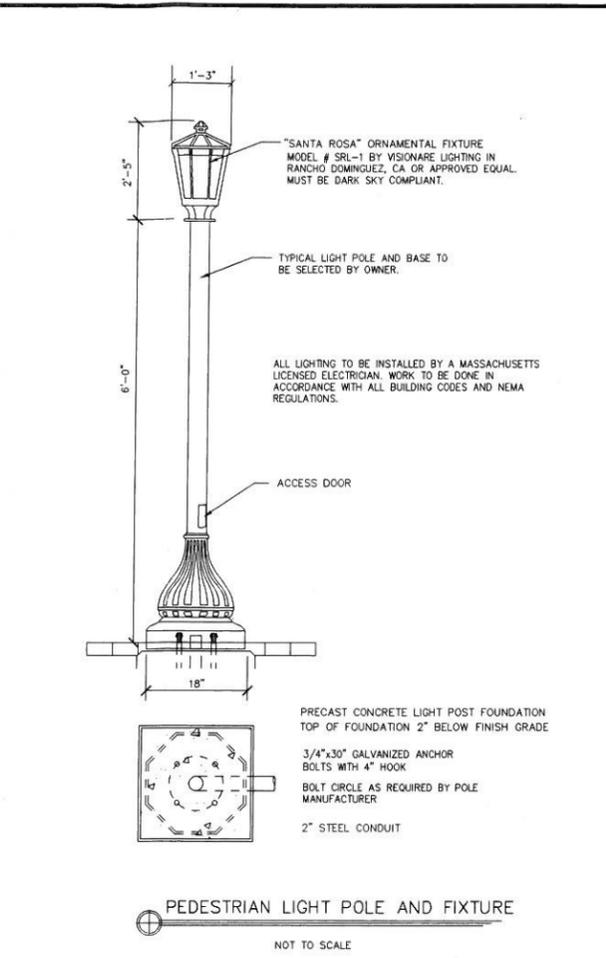
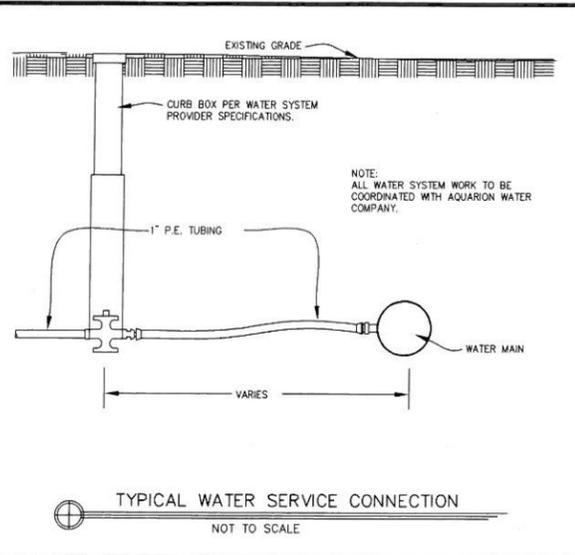
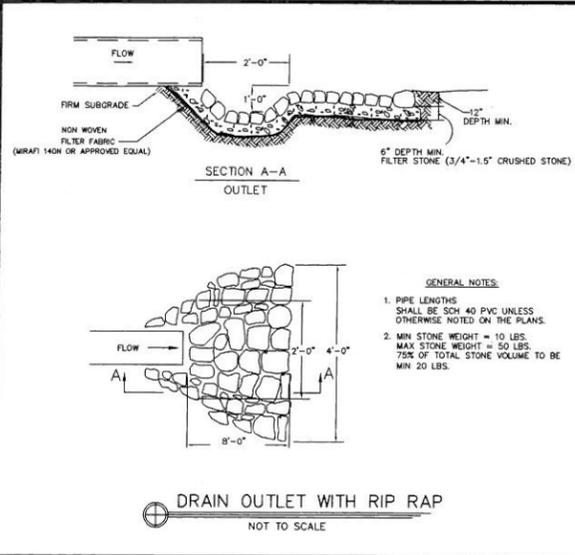
0 20 40 80

DATE: February 24, 2020

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00237 SHEET: 4 of 8



APPROVED BY THE MILLBURY PLANNING BOARD

DATE: _____

BEING A MAJORITY

PREPARED FOR:
Melissa M. Petrillo
40 Tainter Hill Road
Millbury, MA 01527-1518
Ph. 774 272-1391

TITLE: CONSTRUCTION DETAILS
For
Multi-Family Conversion
40 Tainter Hill Road
in
Millbury, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
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(508) 351-3212 · Phone
www.allen-ca.com

SEAL:

MARK E. ALLEN
REGISTERED PROFESSIONAL ENGINEER
2/20/20

SCALE: 1" = 20 FEET

DATE: February 24, 2020

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00237 SHEET: 6 of 8

REFER TO DEMO PLANS FOR
NARRATIVE AND SCOPE OF WORK

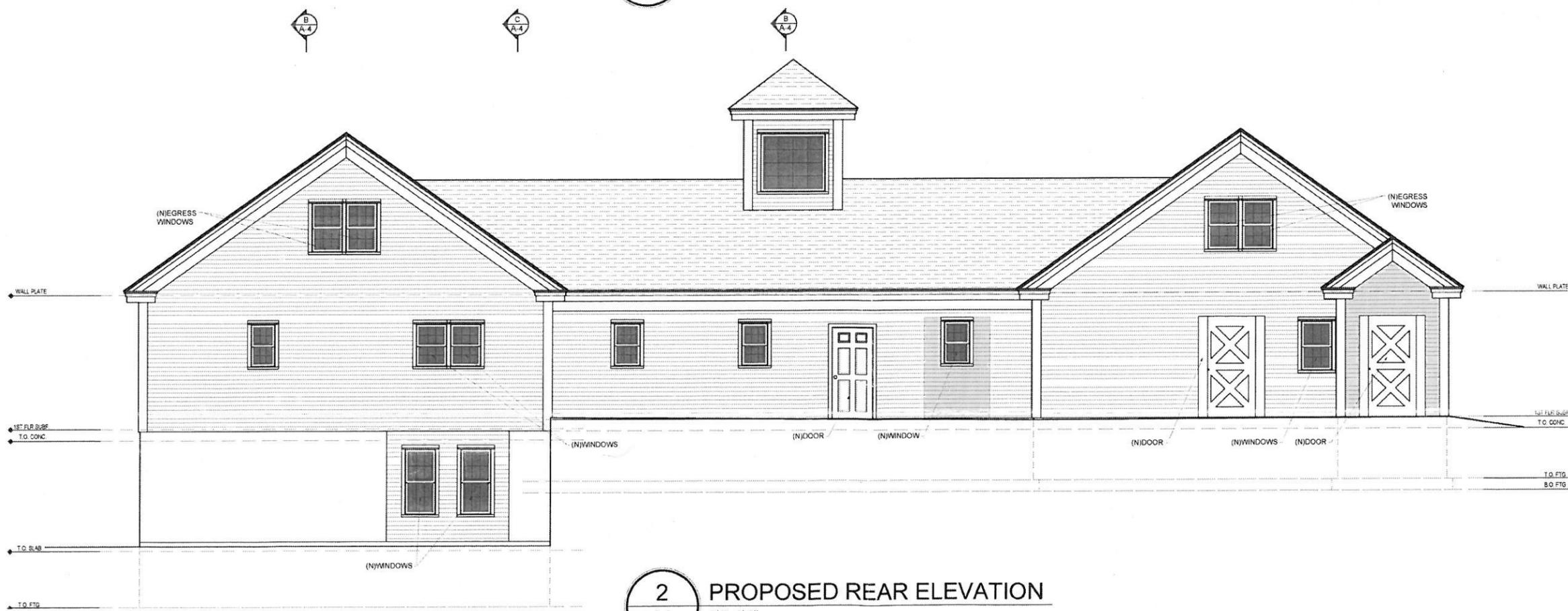
PROJECT NAME:
CHANGE OF USE &
ALTERATION 2:
MULTI-FAMILY
40 TAINTER HILL RD.
MILLBURY, MA

ACROPOLIS
DESIGN CONSULTANTS
774-262-3187
100 Grove Street, Ste. 203 Worcester MA 01608
(774) 262-3187 clients@acropolisdesign.org

Dimensions
Architecture / Design
100 Pine Street
Worcester, MA 01605
Telephone: (508) 898-0888
E-mail: D2@Acropolis@aol.com



1 PROPOSED FRONT ELEVATION
A-6 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
A-6 1/4"=1'-0"

NO.	DATE	REVISION



DRAWING NAME:
ARCHITECTURAL
**PROPOSED
FRONT & REAR
ELEVATIONS**

PROJECT NUMBER: 15-027 DRAWN BY: RH/SM/DD
SCALE: 1/4"=1'-0" DATE: 10/31/2019
DRAWING NUMBER:

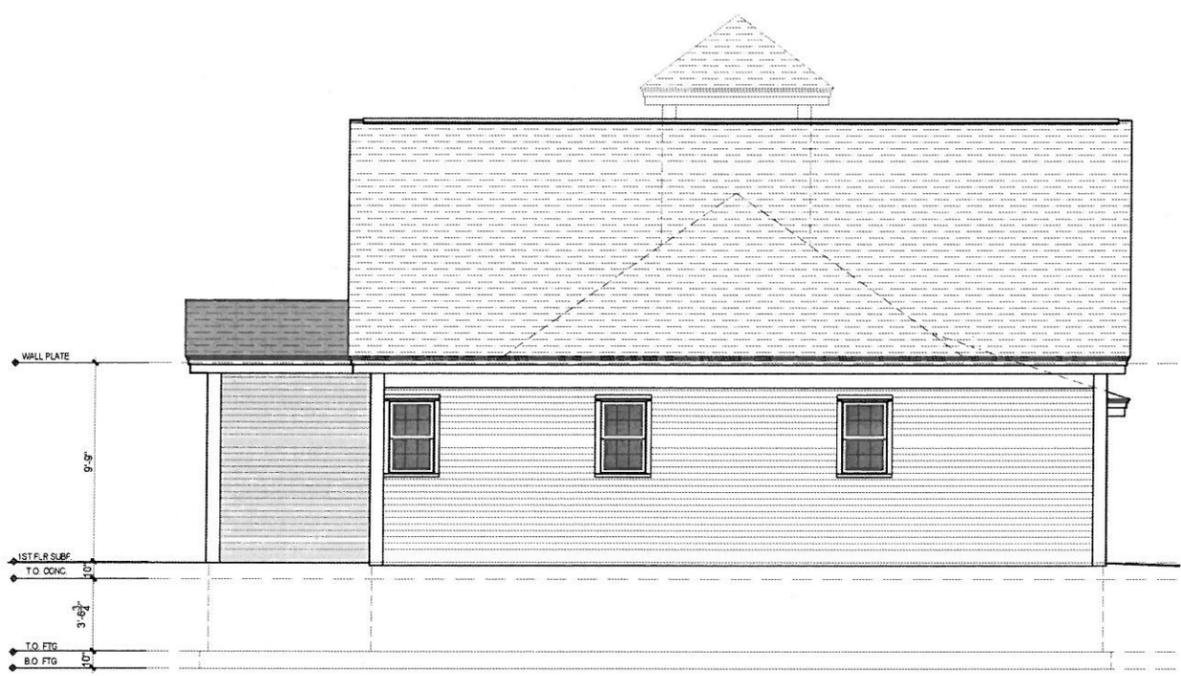
A-6

REFER TO DEMO PLANS FOR
NARRATIVE AND SCOPE OF WORK

PROJECT NAME:
CHANGE OF USE &
ALTERATION 2:
MULTI-FAMILY
40 TAINTER HILL RD.
MILLBURY, MA

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Dimensions
Architecture / Design
105 Park Street
Worcester, MA
Telephone: (508) 858-8888
E-mail: info@dimensionsma.com



3 EXISTING TO REMAIN LEFT ELEVATION
A-7 1/4"=1'-0"



4 PROPOSED RIGHT ELEVATION
A-7 1/4"=1'-0"

NO.	DATE	REVISION:



ARCHITECTURAL
**PROPOSED
LEFT & RIGHT
ELEVATION**

PROJECT NUMBER: 19-027 DRAWN BY: RH/SM/DD
SCALE: 1/4"=1'-0" DATE: 10/31/2019

DRAWING NUMBER:
A-7