

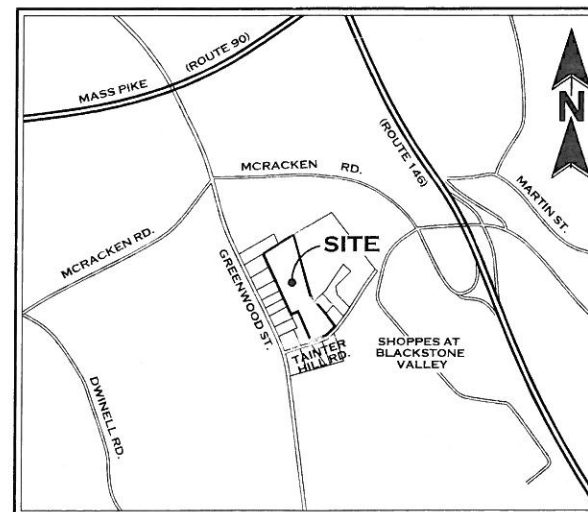
# Site Plan

## 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) 381-3212 • Phone  
www.allen-ca.com

February 24, 2020

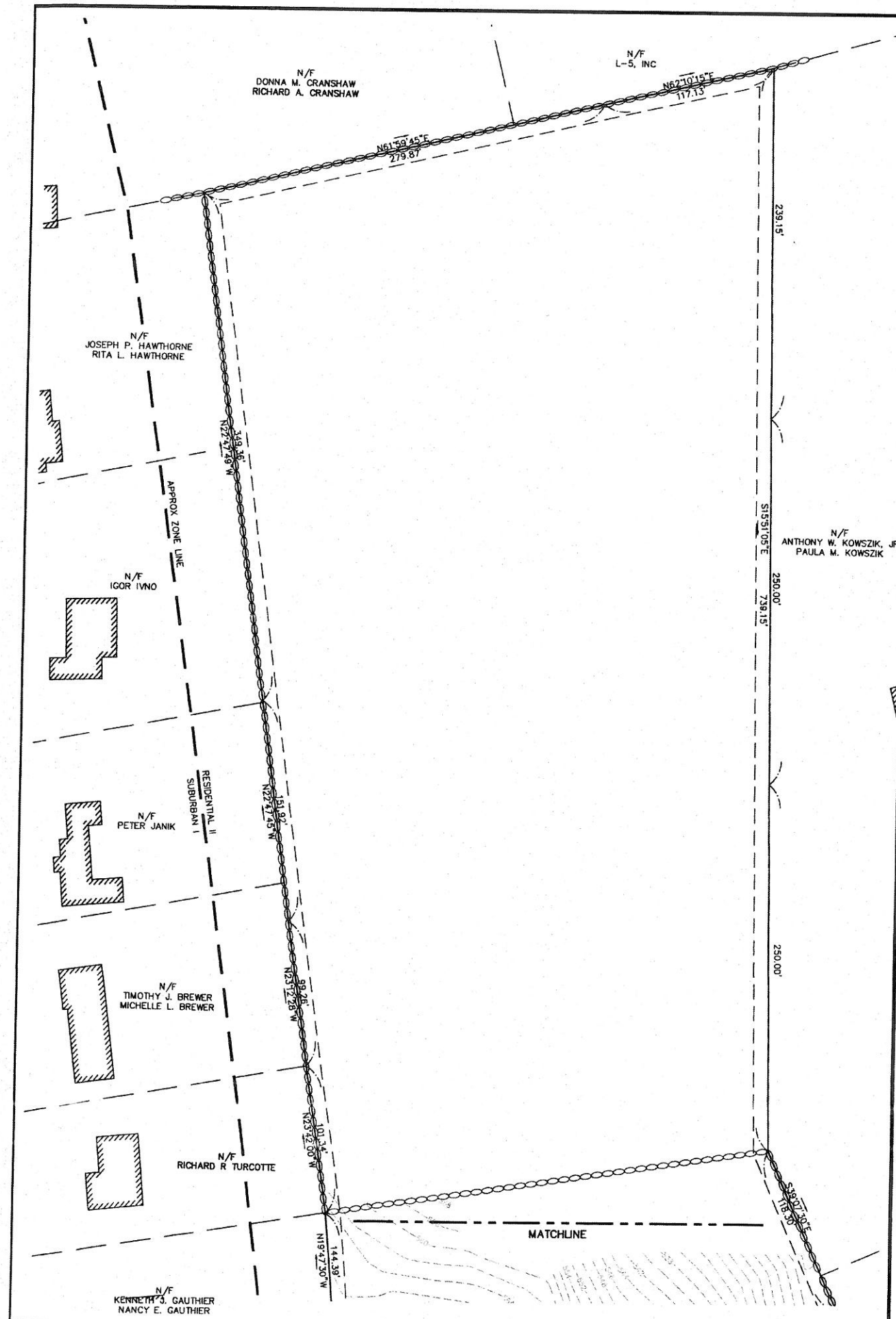
Revisions			
6			
5			
4			
3			
2			
1			
NO.	DATE	DESCRIPTION	BY

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

RECEIVED

FEB 24 2020

MILLBURY PLANNING BOARD

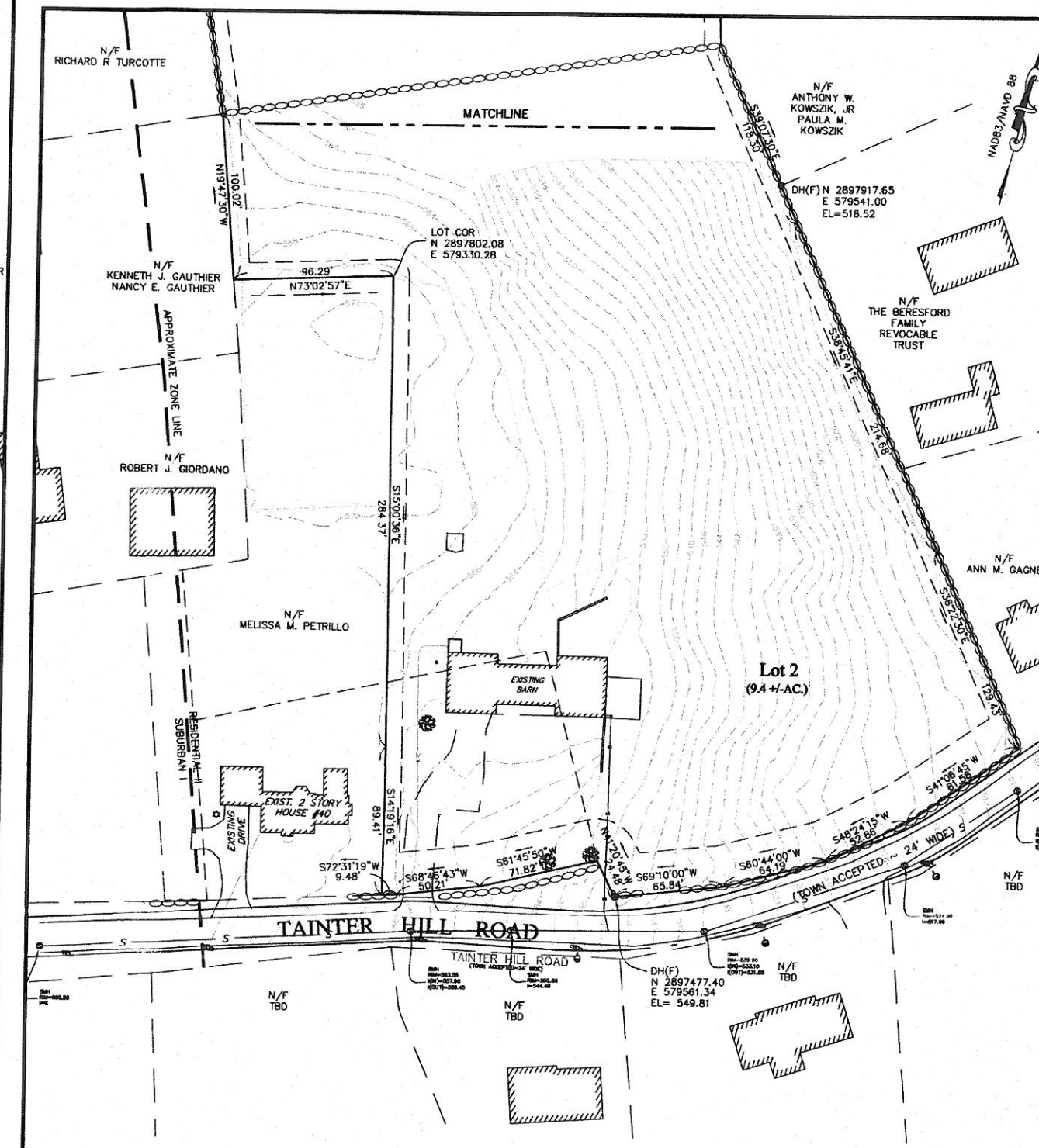


### NOTES

1. DEED REFERENCE: WORCESTER REGISTRY OF DEEDS  
BOOK: 55559 PAGE: 135
2. ASSESSORS REFERENCE: MAP: 43 PARCEL: 10
3. ZONING DISTRICT: RESIDENCE II
4. 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.
5. AN ON THE GROUND PROPERTY LINE AND TOPOGRAPHICAL SURVEY WAS PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES IN NOVEMBER OF 2019.
6. THE DATUMS ARE BASED ON NAD 83 AND NAVD 88.
7. DIG-SAFE (1-888-DIG-SAFE) MUST BE CONTACTED PRIOR TO ANY EXCAVATION WORK BEGINS.
8. 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
- 259 PROPOSED CONTOUR
- 177.5 EXIST. SPOT GRADE
- 177.3 PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- EROSION CONTROL
- ELECTRIC TELEPHONE & CABLE LINE
- STONE WALL
- EDGE OF PAVEMENT
- FOUND
- N/F NOW OR FORMERLY
- DRILLHOLE
- IRON PIPE/IRON PIN
- ASSESSORS PARCEL
- DEED BOOK/PAGE
- BOLLARD
- BUILDING
- EXISTING TREE LINE
- A3 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:

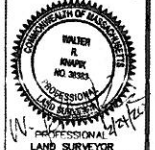


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One Charlesview Road  
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SEAL:



SCALE:

1"=40 FEET

DATE:

February 24, 2020

REVISIONS

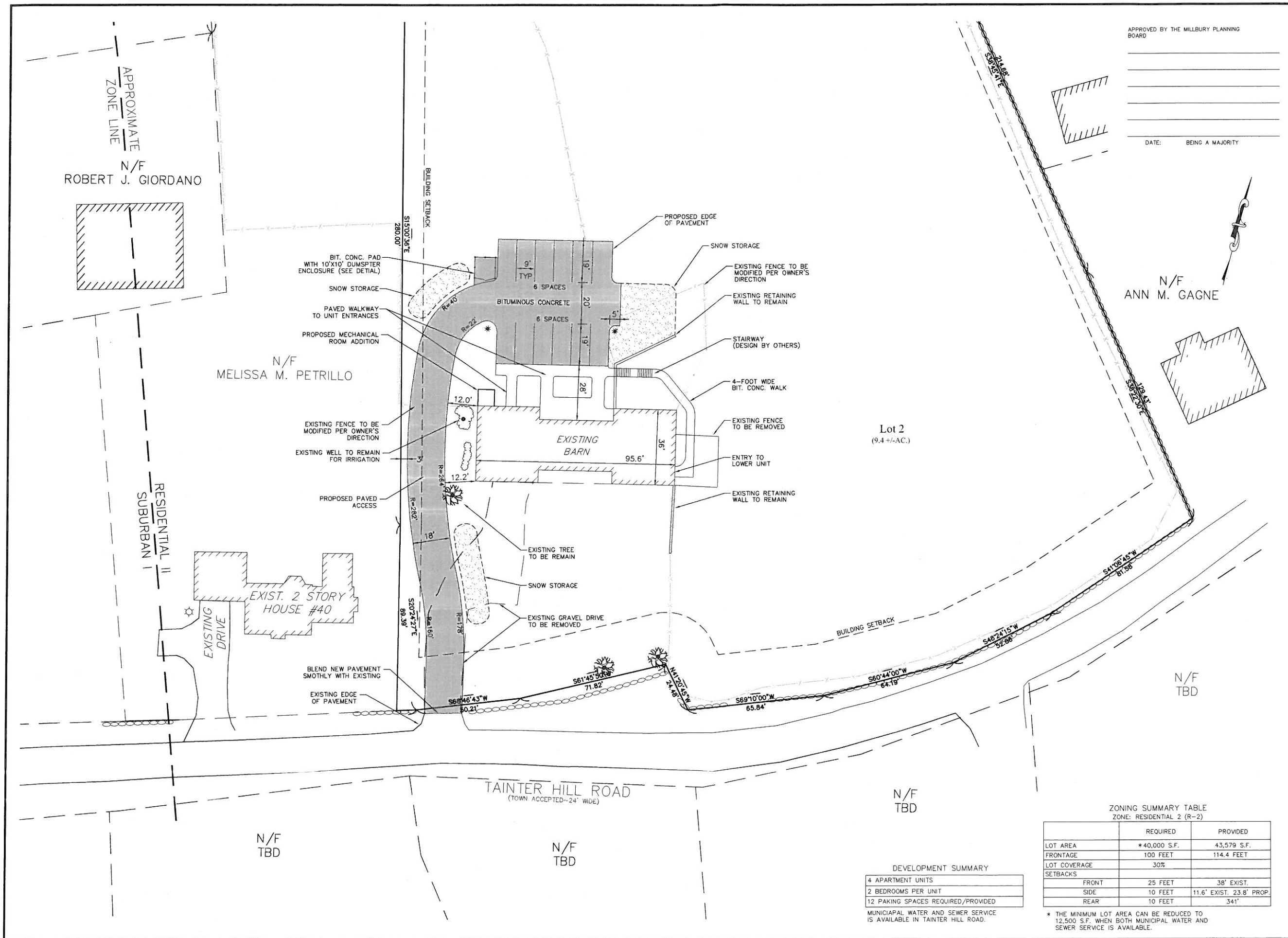
#	DATE	DESCRIPTION	INIT

JOB NO:

00237

SHEET:

2 of 8



APPROVED BY THE MILLBURY PLANNING BOARD

DATE: BEING A MAJORITY

- LEGEND
- 256--- EXISTING CONTOUR
  - 258--- PROPOSED CONTOUR
  - + 177.5 EXIST. SPOT GRADE
  - + 177.5 PROP. SPOT GRADE
  - PROP. SURFACE WATER FLOW
  - DRAINAGE MANHOLE
  - DRAIN LINE
  - UTILITY POLE
  - 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
  - IP IRON PIPE/IRON PIN
  - AP ASSESSORS 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

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SEAL:

  
PROFESSIONAL ENGINEER

SCALE: 1"=20 FEET

0 20 40 80

DATE: February 24, 2020

REVISIONS			
#	DATE	DESCRIPTION	INIT

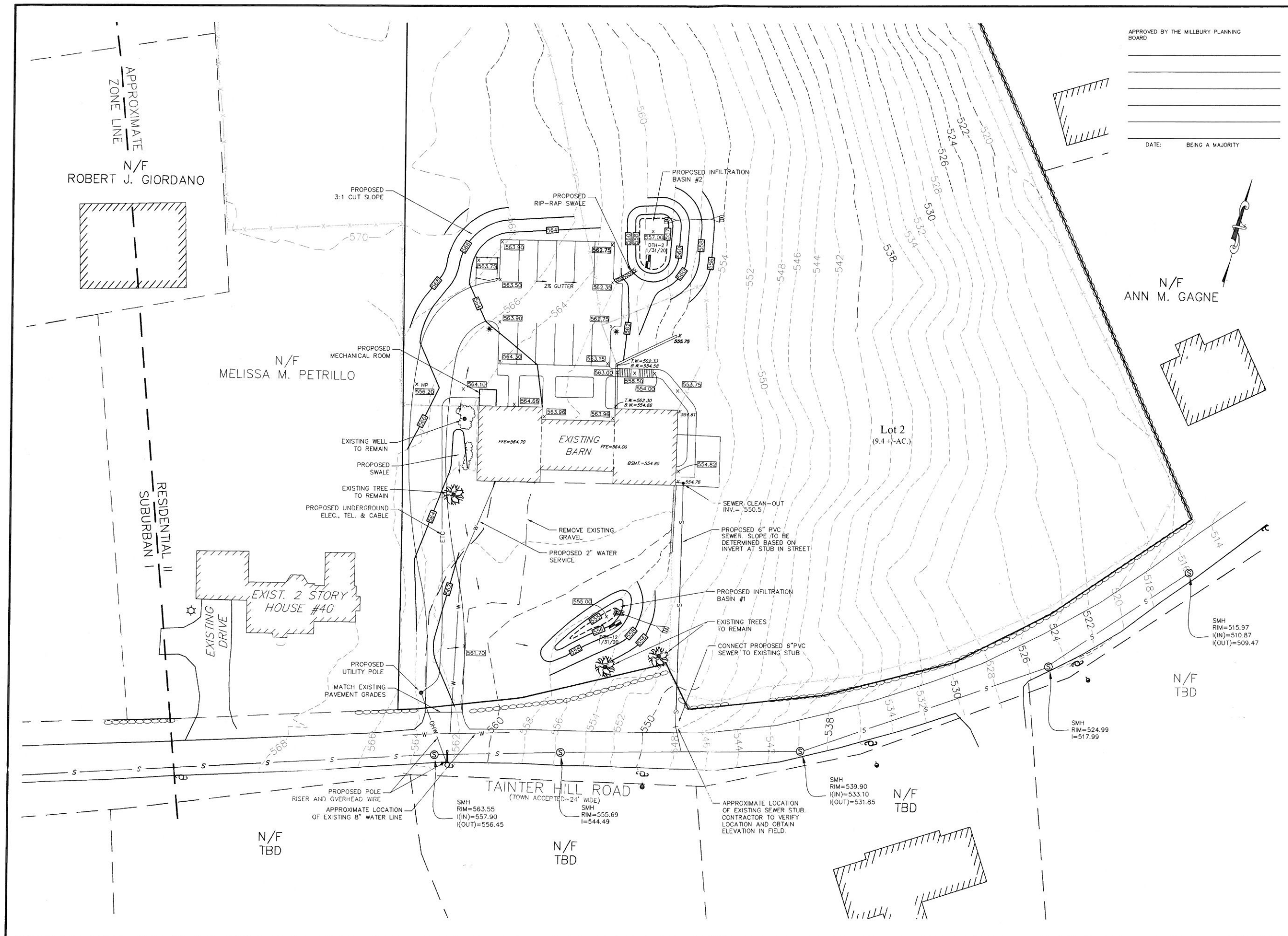
JOB NO: 00237 SHEET: 3 of 8

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 PARKING SPACES REQUIRED/PROVIDED	
MUNICIPAL WATER AND SEWER SERVICE IS AVAILABLE IN TAINTER HILL ROAD.	





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  - AP ASSESSORS 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  
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40 Tainter Hill Road  
in  
Millbury, MA

PREPARED BY:

  
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SEAL:

  
PROFESSIONAL ENGINEER

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REVISIONS			
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JOB NO: 00237 SHEET: 4 of 8

# PLANT LIST

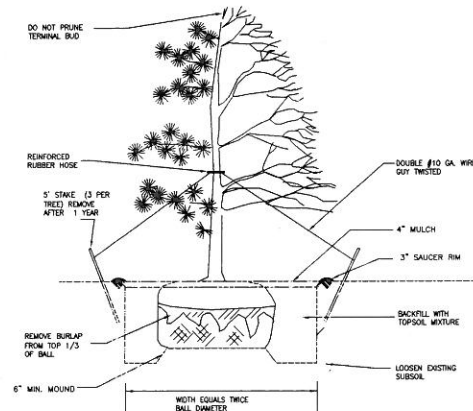
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	QTY
BNH	BETULA NIGRA 'HERITAGE'	MULTI-STEM RIVER BIRCH	2"-2 1/2" CAL.	B&B	2
PNA	PINUS NIGRA AUSTRIACA	AUTRIAN PINE	6'-7" HT.	B&B	3
PSF	PINUS STROBUS 'FASTIGIATE'	FASTIGIATE WHITE PINE	5'-6" HT.	B&B	6
ARA	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	1 1/2"-2" CAL.	B&B	3
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18"-24" HT.	CONT.	5
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3'-3 1/2'	CONT.	3

APPROVED BY THE MILLBURY PLANNING BOARD

DATE: BEING A MAJORITY

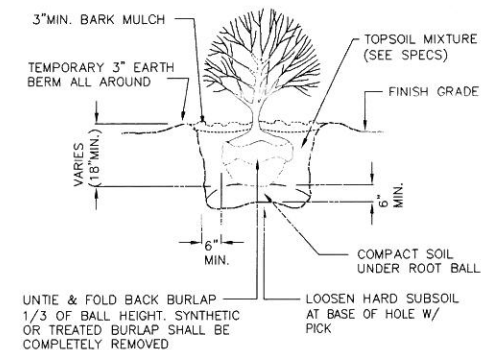
## LEGEND

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— 258 —	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
⊙	DRILLHOLE
⊙ I.P.	IRON PIPE/IRON PIN
A.P.	ASSESSOR'S PARCEL
BK. PG.	DEED BOOK/PAGE
⊙ B	BOLLARD
—	BUILDING



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

## PLANTING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- SPECIFIED PLANT MATERIALS ARE SUBJECT TO AVAILABILITY AT THE TIME OF PLANTING. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE EQUIVALENT TO THE SPECIFIED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED HEMLOCK BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.
- MULCH SHALL NOT BE PLACED ABOVE THE SOIL LINE OF THE TRUNK OR STEM OF INSTALLED PLANT MATERIAL.
- PROVIDE A MINIMUM 5-FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND A CONTINUOUS MULCH BED AROUND SHRUB GROUPINGS.
- VERIFY ALL EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO INSTALLING PLANT MATERIALS AND REPORT AND CONFLICTS TO THE OWNERS REPRESENTATIVE.
- PLANTINGS SHALL NOT BE INSTALLED PRIOR TO ESTABLISHMENT OF ROUGH FINAL GRADE.
- PLANT MATERIALS SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IN NURSERY.
- ALL DISTURBED AREAS ARE TO RECEIVE 4" MINIMUM LOAM AND SEED EXCEPT WHERE NOTED OTHERWISE.
- AMENDED PLANT MIX TO BE USED IN ALL PLANTING PITS TO BE COMPRISED OF TWO THIRDS SCREENED LOAM, ONE THIRD PEAT MOSS, AND BONE MEAL PER MANUFACTURE'S RECOMMENDATION.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR IMMEDIATELY FOLLOWING PLANTING AND FOR A PERIOD OF THIRTY DAYS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE PROJECT.

## PREPARED FOR:

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

## TITLE:

LANDSCAPE & LIGHTING PLAN

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

## PREPARED BY:



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## SEAL:



REGISTERED LANDSCAPE ARCHITECT

SCALE: 1"=20 FEET

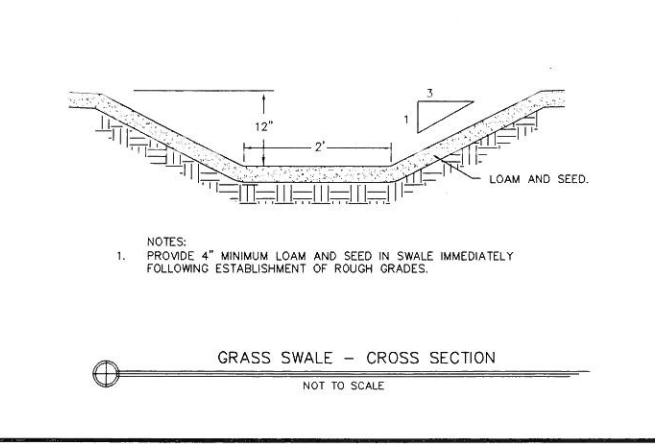
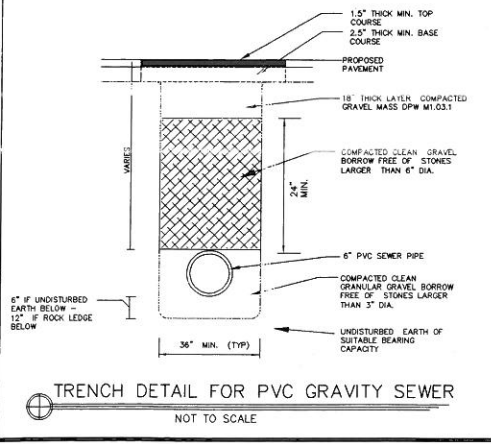
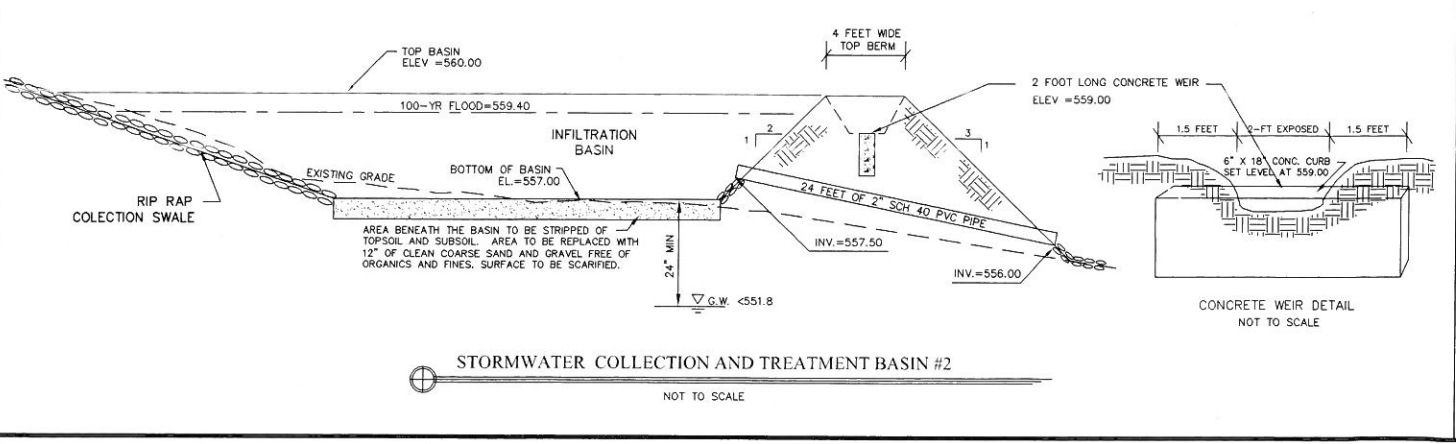
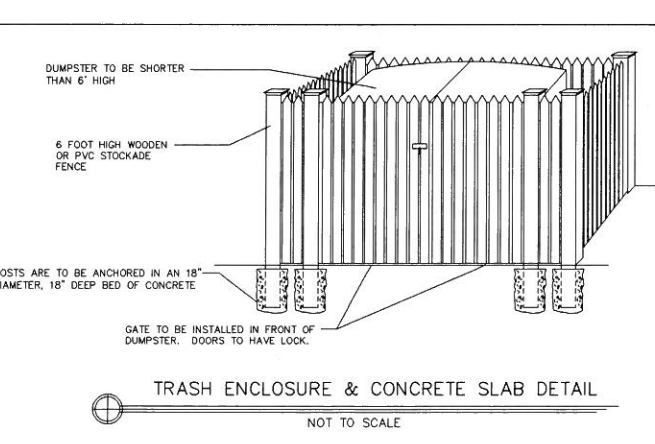
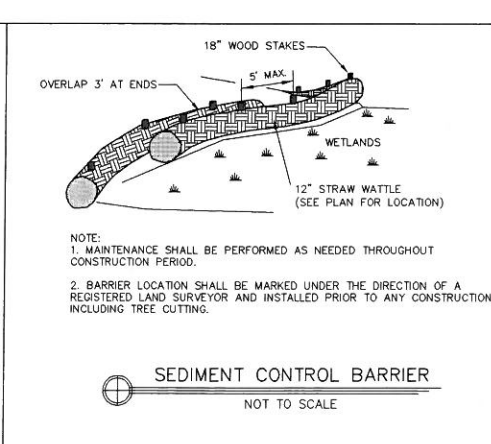
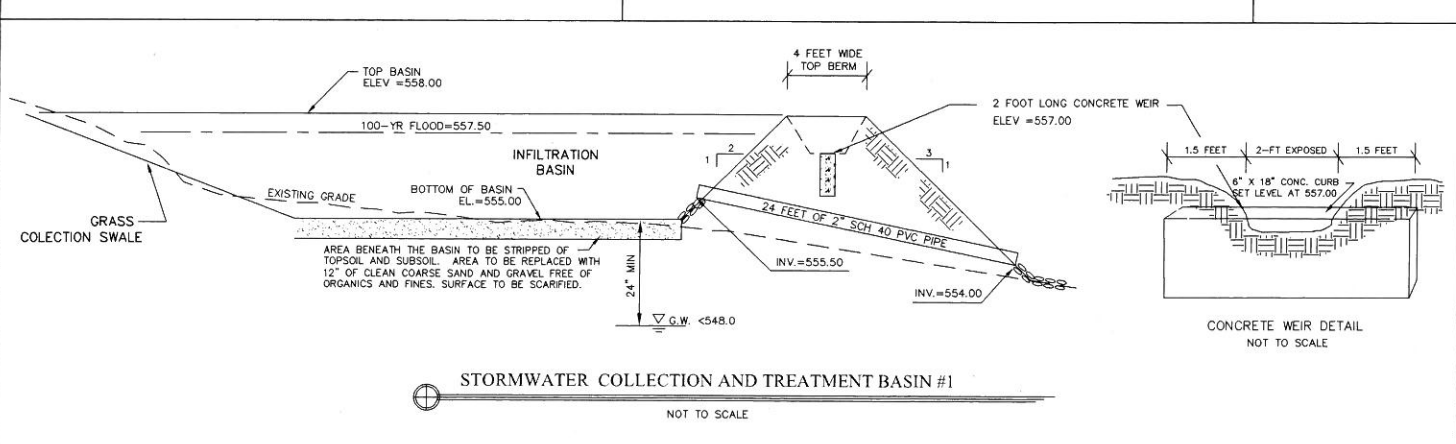
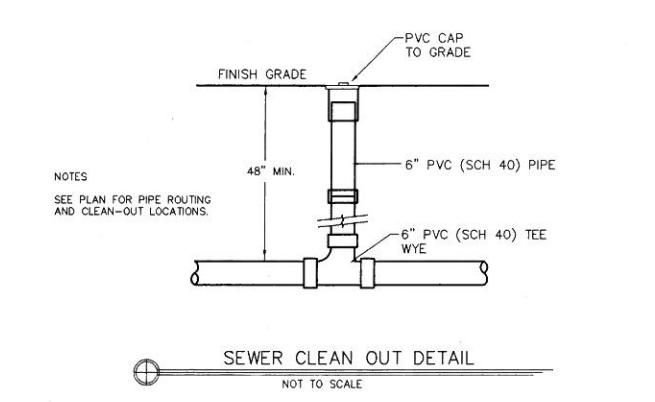
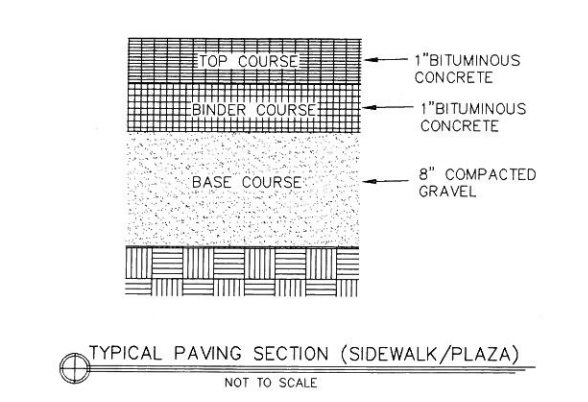
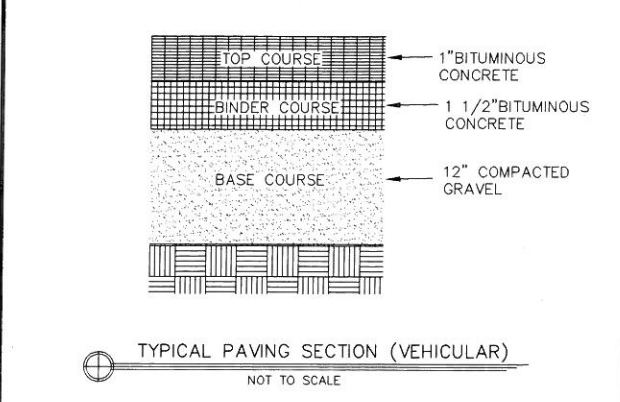
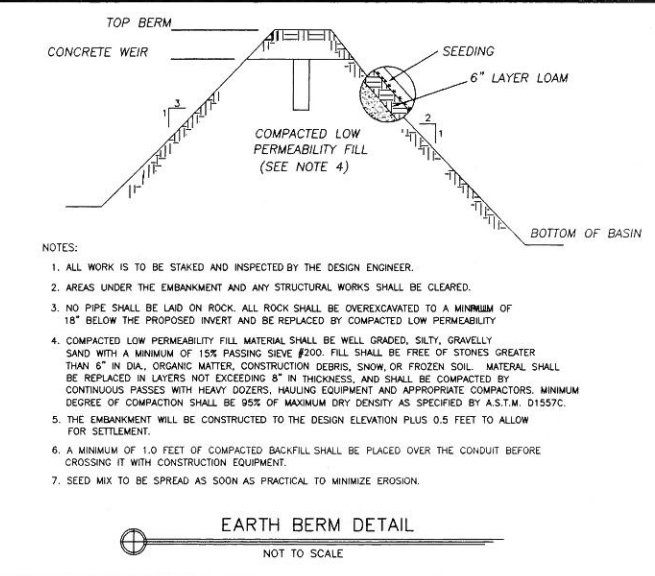
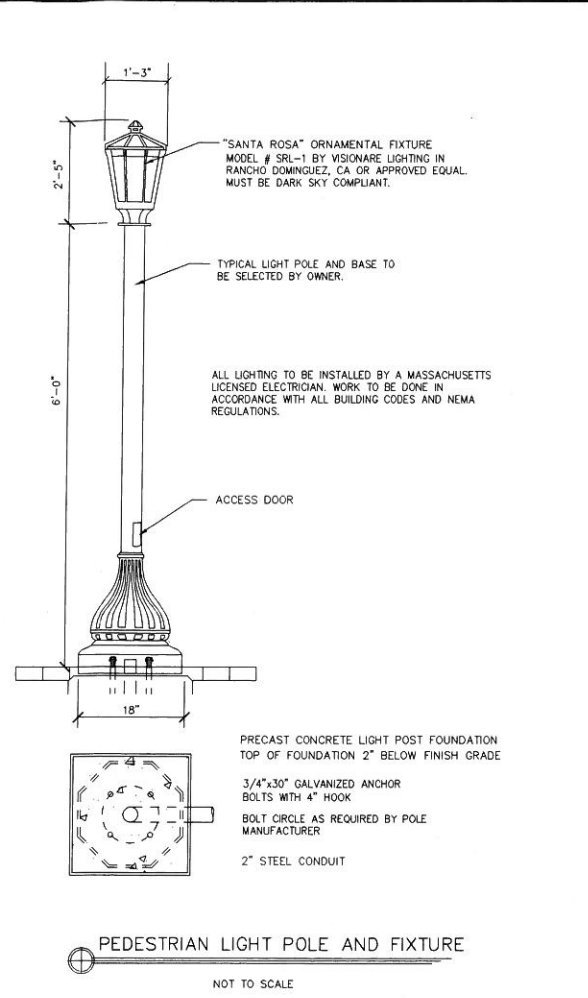
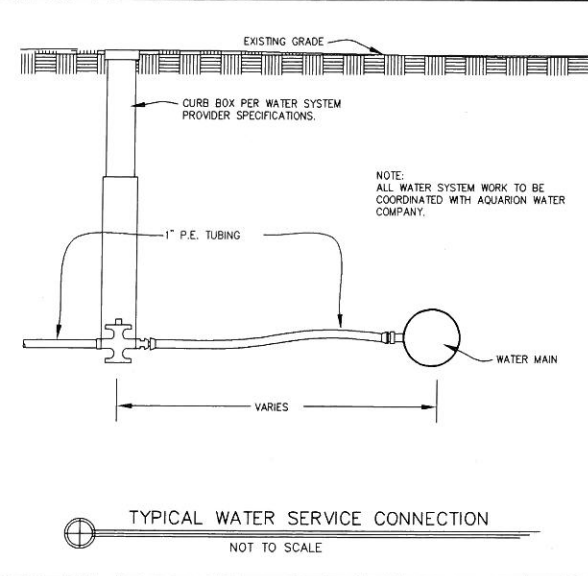
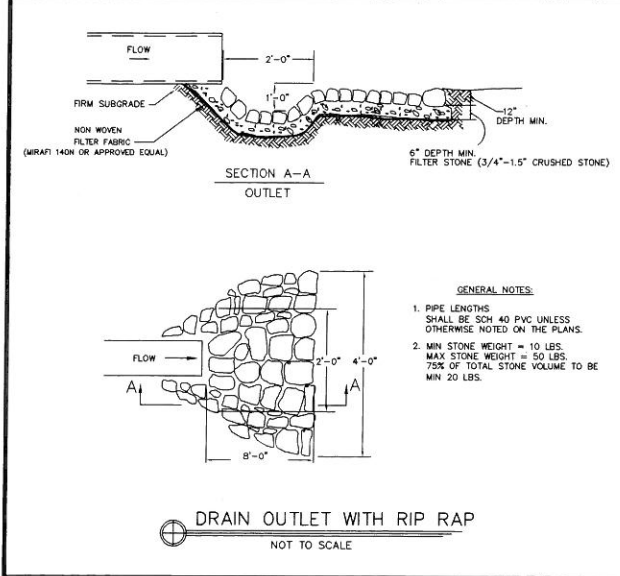
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DATE: February 24, 2020

## REVISIONS

#	DATE	DESCRIPTION	INIT
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JOB NO: 00237 SHEET: 5 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.**  
Civil Engineers • Surveyors  
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(508) 351-3212 • Phone  
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SEAL:

PROFESSIONAL ENGINEER

SCALE: 1"=20 FEET

DATE: February 24, 2020

REVISIONS

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JOB NO: 00237 SHEET: 6 of 8



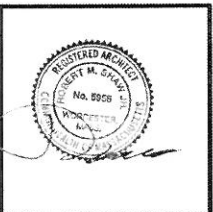
REFER TO DEMO PLANS FOR  
NARRATIVE AND SCOPE OF WORK

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) 858-8868  
E-mail: D2@acropolisdesign.com

NO.	DATE	REVISION



DRAWING NAME:  
ARCHITECTURAL  
PROPOSED  
FRONT & REAR  
ELEVATIONS

PROJECT NUMBER:  
19-027  
SCALE:  
1/4"=1'-0"

DRAWN BY:  
RH/SM/DD  
DATE:  
10/31/2019

DRAWING NUMBER:  
A-6

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

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

REFER TO DEMO PLANS FOR  
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E-mail: info@dimensionsma.com



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



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

NO.	DATE	REVISION



DRAWING NAME:  
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**