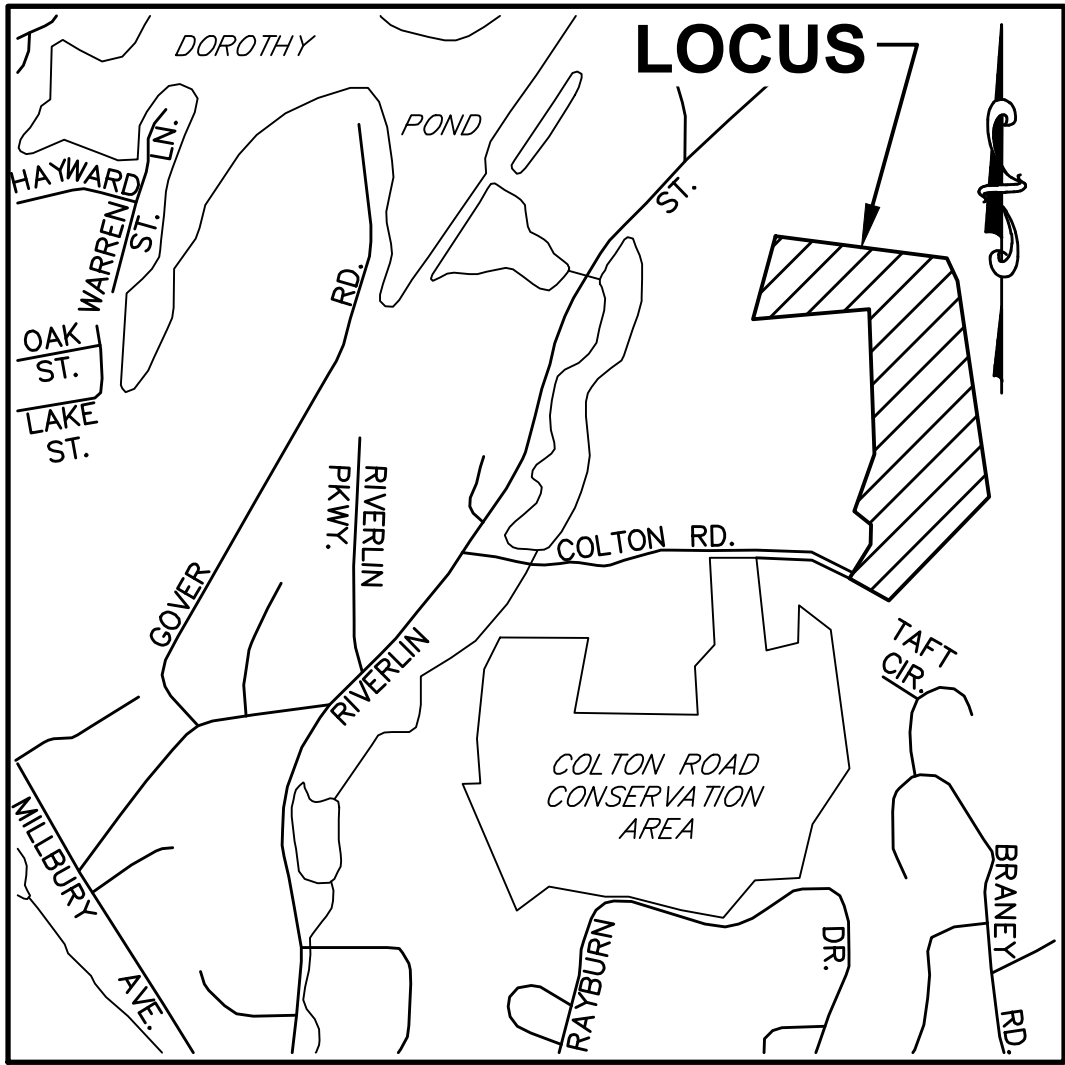


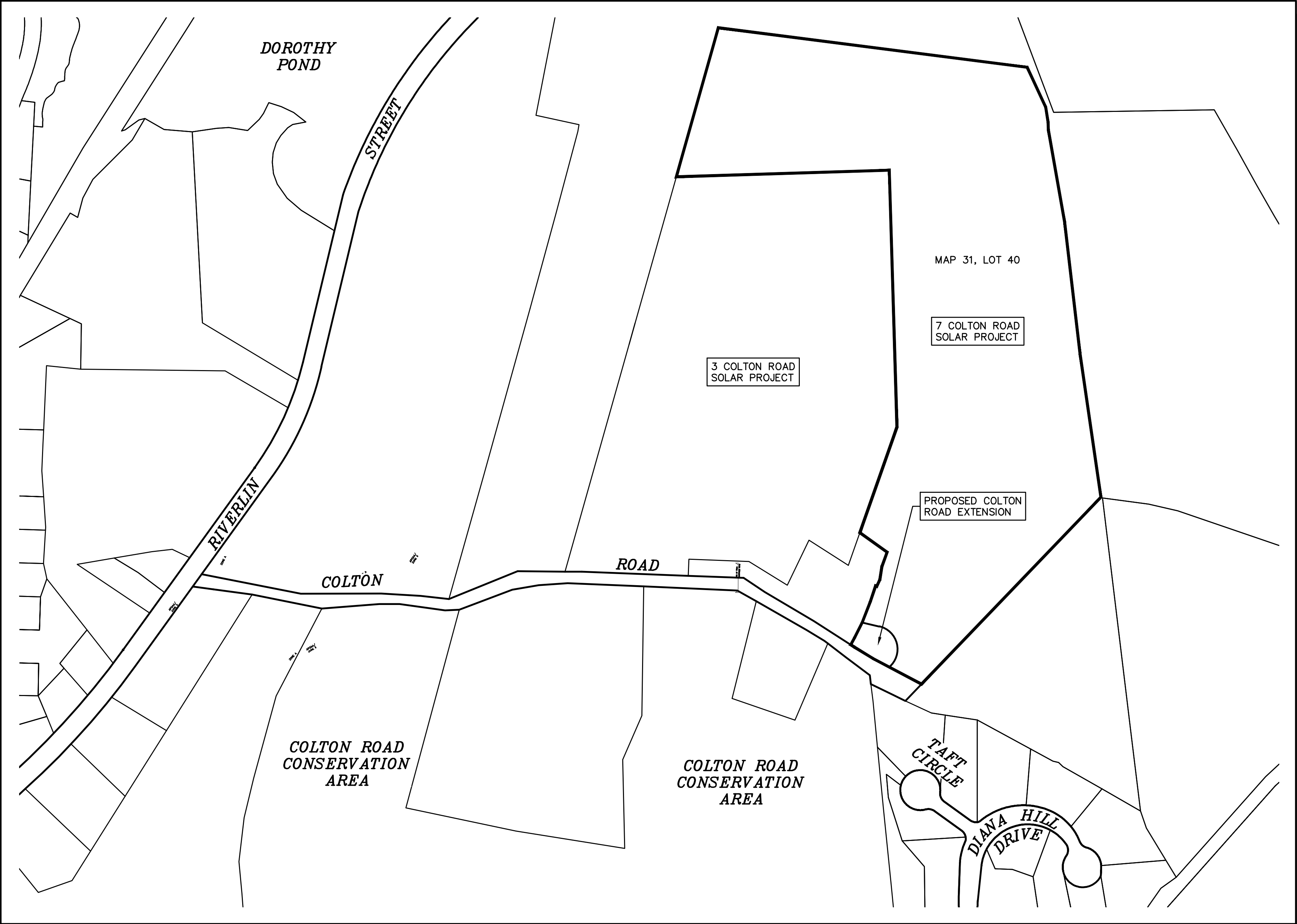
DEFINITIVE SUBDIVISION PLAN FOR COLTON ROAD EXTENSION

MILLBURY, MASSACHUSETTS

DATE: JUNE 10, 2020



LOCUS MAP
1" = 1,000'



OVERALL LOCATION PLAN
SCALE: 1" = 200'

INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 200'
2 (1 OF 1)	DEFINITIVE PLAN OF LAND - LOT LAYOUT PLAN	1" = 100'
3	OVERALL PLAN - INDEX PLAN	1" = 80'
4-6	PLAN AND PROFILES	40'H/8'V
7-8	DETAILS PLAN	N.T.S.

OWNER:
RAGNAR W. GUSTAFSON, III
P.O. BOX 226
MILLBURY, MASSACHUSETTS 01527
1-774-641-0124

APPLICANT:
NEXT GRID COLTON, LLC
P.O. BOX 7775 #73069
SAN FRANCISCO, CA 94120-775

ENGINEER:

DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563
PHONE NUMBER: (508) 888-9282

TOWN OF
MILLBURY PLANNING BOARD

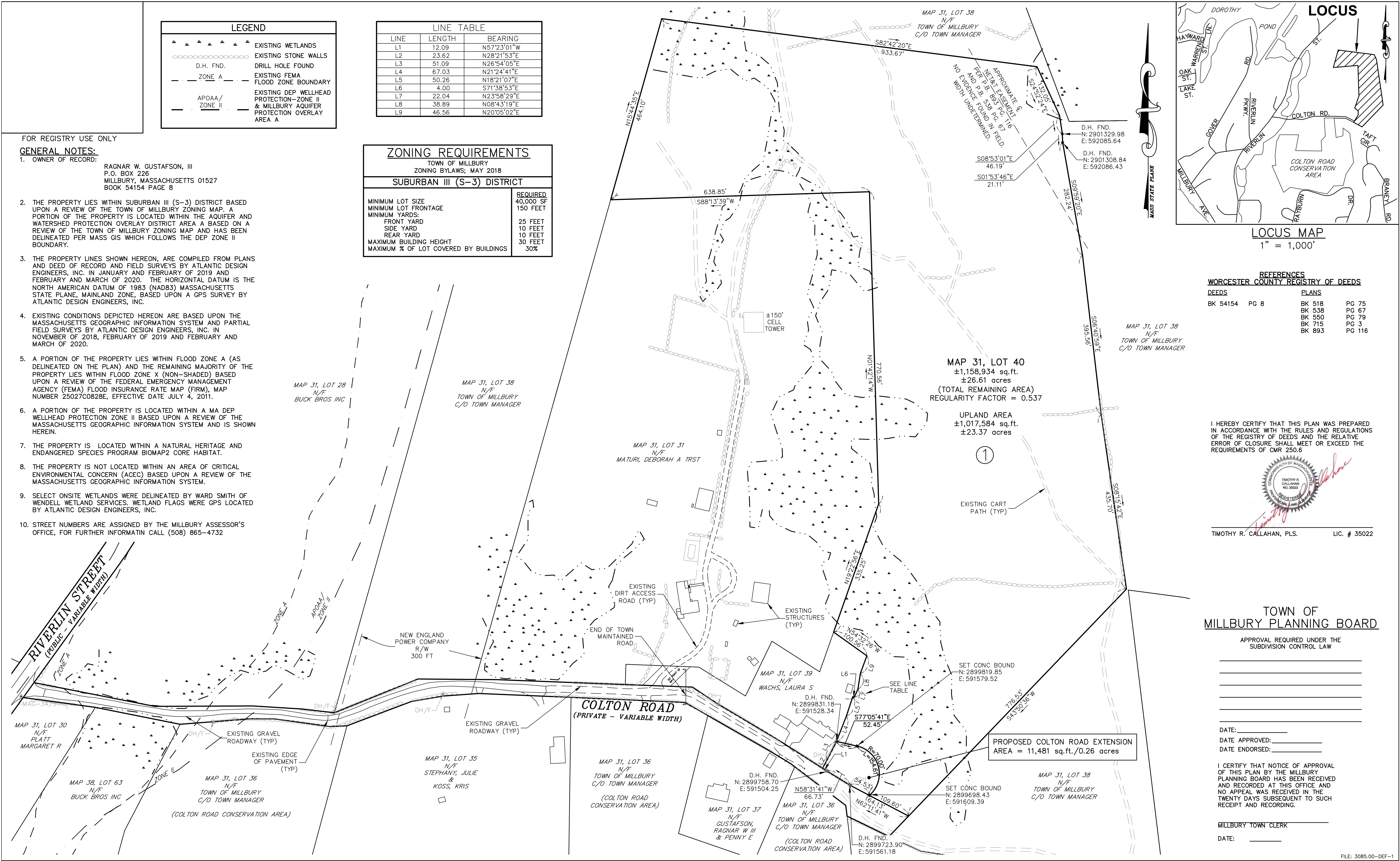
APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

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DATE ENDORSED: _____

I CERTIFY THAT NOTICE OF APPROVAL
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PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE, AND
NO APPEAL WAS RECEIVED IN THE
TWENTY DAYS SUBSEQUENT TO SUCH
RECEIPT AND RECORDING.

MILLBURY TOWN CLERK _____
DATE: _____





FOR REGISTRY USE ONLY

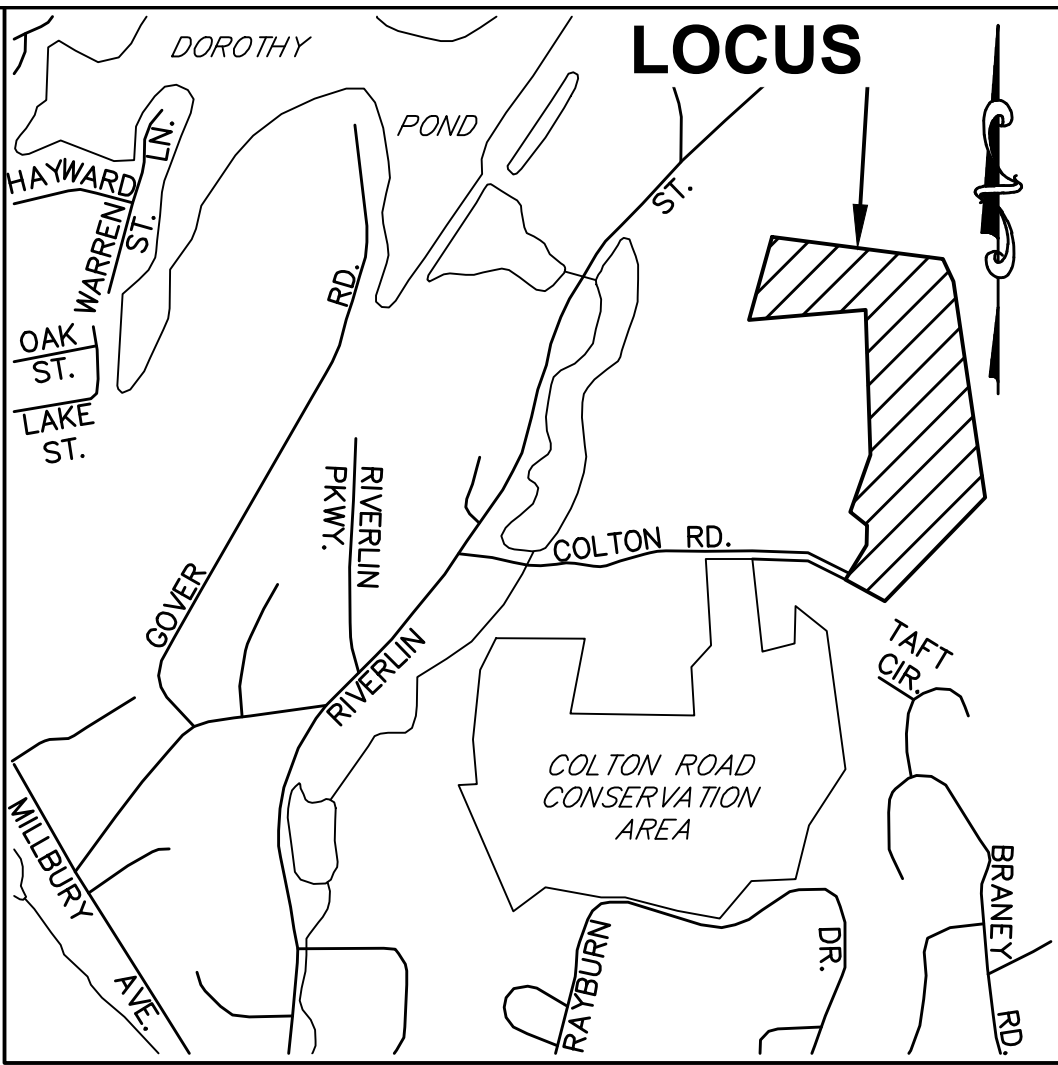
GENERAL NOTES:

- OWNER OF RECORD:
RAGNAR W. GUSTAFSON, III
P.O. BOX 226
MILLBURY, MASSACHUSETTS 01527
BOOK 54154 PAGE 8
- THE PROPERTY LIES WITHIN SUBURBAN III (S-3) DISTRICT BASED UPON A REVIEW OF THE TOWN OF MILLBURY ZONING MAP. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE AQUIFER AND WATERSHED PROTECTION OVERLAY DISTRICT AREA A BASED ON A REVIEW OF THE TOWN OF MILLBURY ZONING MAP AND HAS BEEN DELINEATED PER MASS GIS WHICH FOLLOWS THE DEP ZONE II BOUNDARY.
- THE PROPERTY LINES SHOWN HEREON, ARE COMPILED FROM PLANS AND DEED OF RECORD AND FIELD SURVEYS BY ATLANTIC DESIGN ENGINEERS, INC. IN JANUARY AND FEBRUARY OF 2019 AND FEBRUARY AND MARCH OF 2020. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) MASSACHUSETTS STATE PLANE, MAINLAND ZONE, BASED UPON A GPS SURVEY BY ATLANTIC DESIGN ENGINEERS, INC.
- EXISTING CONDITIONS DEPICTED HEREON ARE BASED UPON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND PARTIAL FIELD SURVEYS BY ATLANTIC DESIGN ENGINEERS, INC. IN NOVEMBER OF 2018, FEBRUARY OF 2019 AND FEBRUARY AND MARCH OF 2020.
- A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE A (AS DELINEATED ON THE PLAN) AND THE REMAINING MAJORITY OF THE PROPERTY LIES WITHIN FLOOD ZONE X (NON-SHADED) BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 25027C0828E, EFFECTIVE DATE JULY 4, 2011.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN A MA DEP WELLHEAD PROTECTION ZONE II BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND IS SHOWN HEREIN.
- THE PROPERTY IS LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM BIOMAP2 CORE HABITAT.
- THE PROPERTY IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- SELECT ONSITE WETLANDS WERE DELINEATED BY WARD SMITH OF WENDELL WETLAND SERVICES. WETLAND FLAGS WERE GPS LOCATED BY ATLANTIC DESIGN ENGINEERS, INC.
- STREET NUMBERS ARE ASSIGNED BY THE MILLBURY ASSESSOR'S OFFICE, FOR FURTHER INFORMATIN CALL (508) 865-4732

LEGEND	
	EXISTING WETLANDS
	EXISTING STONE WALLS
	D.H. FND.
	EXISTING FEMA FLOOD ZONE BOUNDARY
	EXISTING DEP WELLHEAD PROTECTION-ZONE II & MILLBURY AQUIFER PROTECTION OVERLAY AREA A

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.09	N57°23'01"W
L2	23.62	N28°21'53"E
L3	51.09	N26°54'05"E
L4	67.03	N21°24'41"E
L5	50.26	N18°21'07"E
L6	4.00	S71°38'53"E
L7	22.04	N23°58'29"E
L8	38.89	N08°43'19"E
L9	46.56	N20°05'02"E

ZONING REQUIREMENTS	
TOWN OF MILLBURY ZONING BYLAWS; MAY 2018	
SUBURBAN III (S-3) DISTRICT	
MINIMUM LOT SIZE	REQUIRED 40,000 SF
MINIMUM LOT FRONTAGE	150 FEET
MINIMUM YARDS:	
FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	10 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM % OF LOT COVERED BY BUILDINGS	30%



LOCUS MAP
1" = 1,000'

REFERENCES
WORCESTER COUNTY REGISTRY OF DEEDS

DEEDS	PLANS
BK 54154 PG 8	BK 518 PG 75 BK 538 PG 67 BK 550 PG 79 BK 715 PG 3 BK 893 PG 116

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND THE RELATIVE ERROR OF CLOSURE SHALL MEET OR EXCEED THE REQUIREMENTS OF CMR 250.6



TIMOTHY R. CALLAHAN, PLS. LIC. # 35022

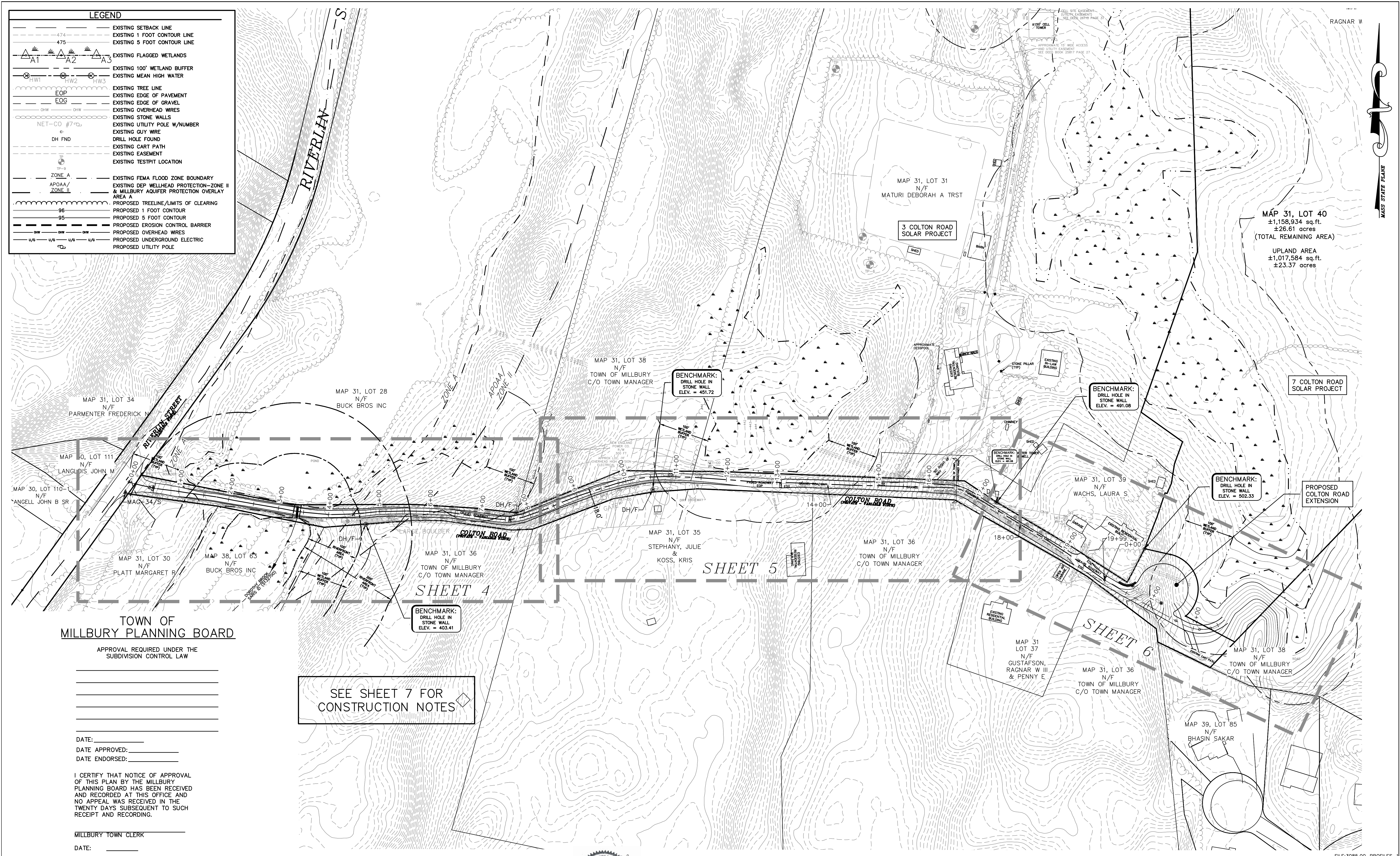
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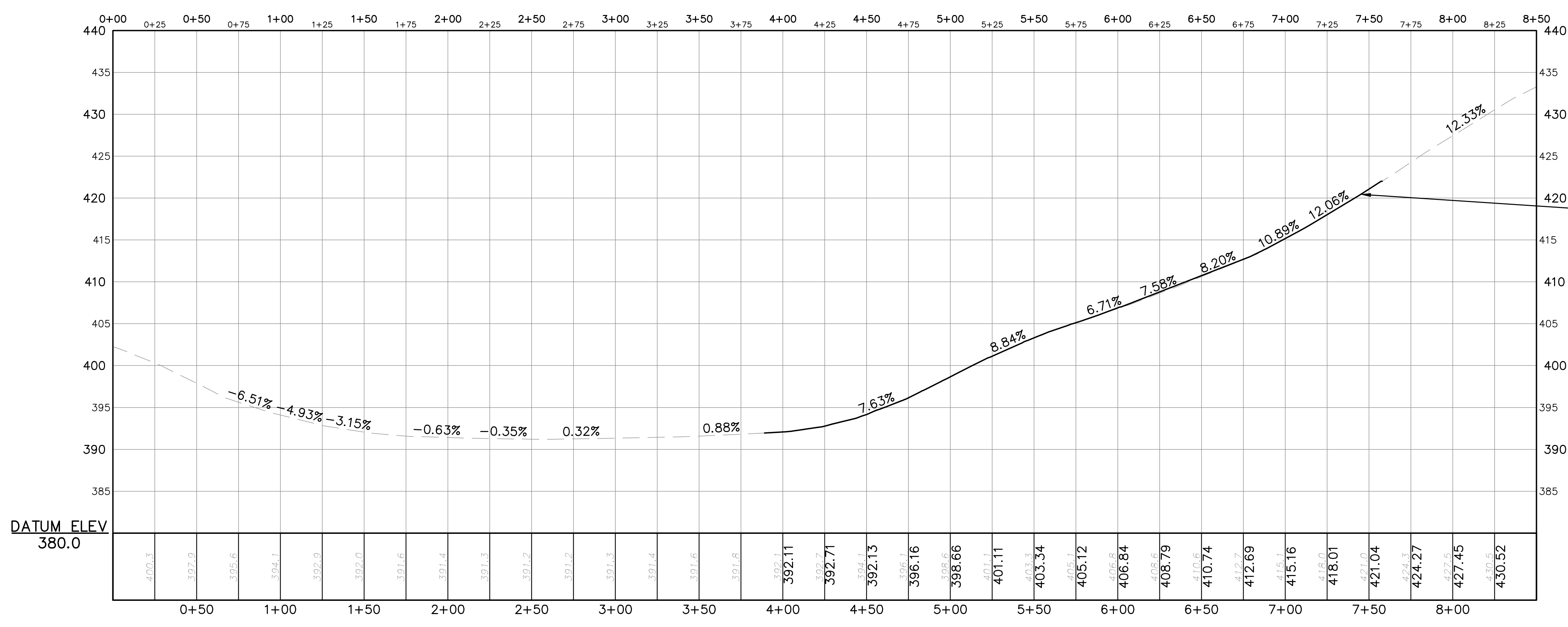
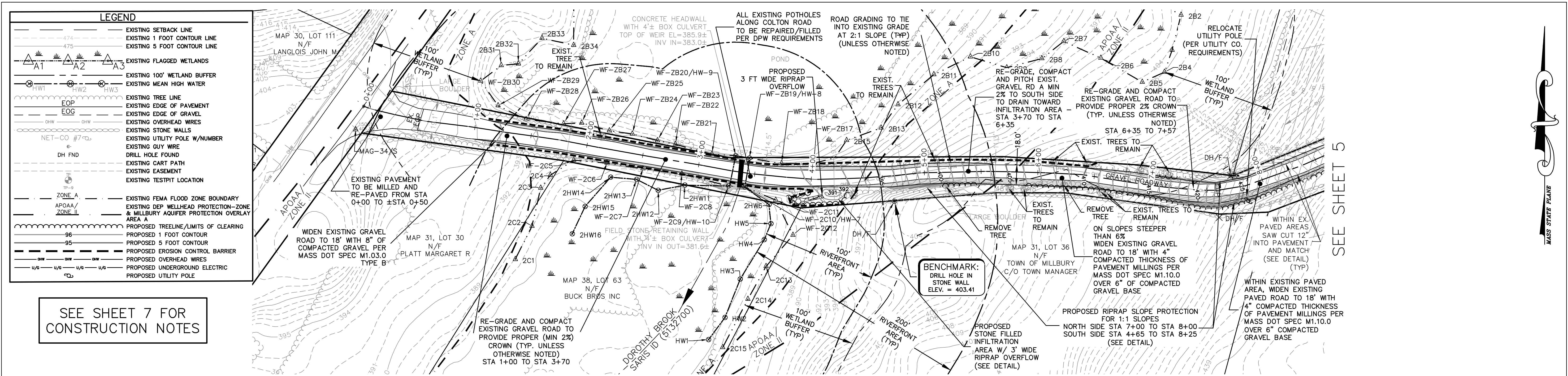
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MILLBURY TOWN CLERK _____
DATE: _____





ON SLOPES STEEPER THAN 6% PROVIDE 4" COMPACTED THICKNESS OF PAVEMENT MILLINGS PER MASS DOT SPEC M1.10.0 OVER 6" OF COMPACTED GRAVEL BASE

TOWN OF
MILLBURY PLANNING BOARD

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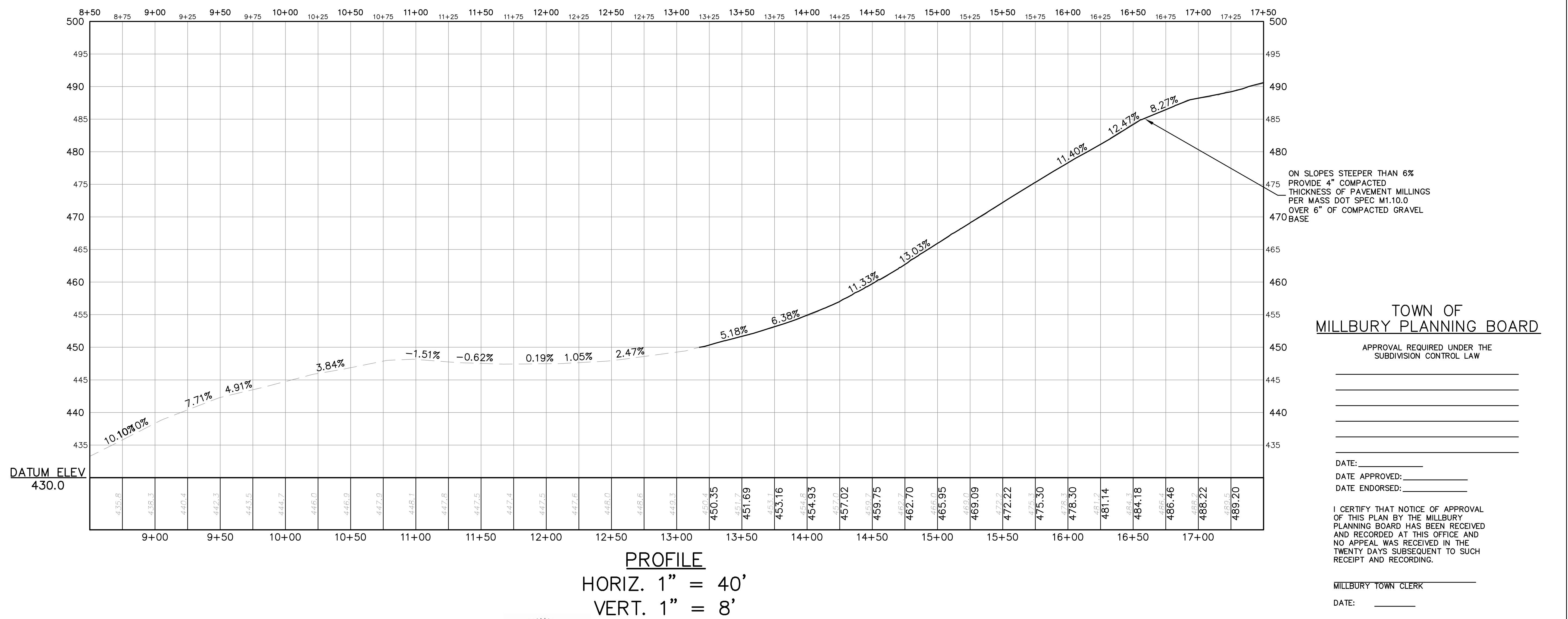
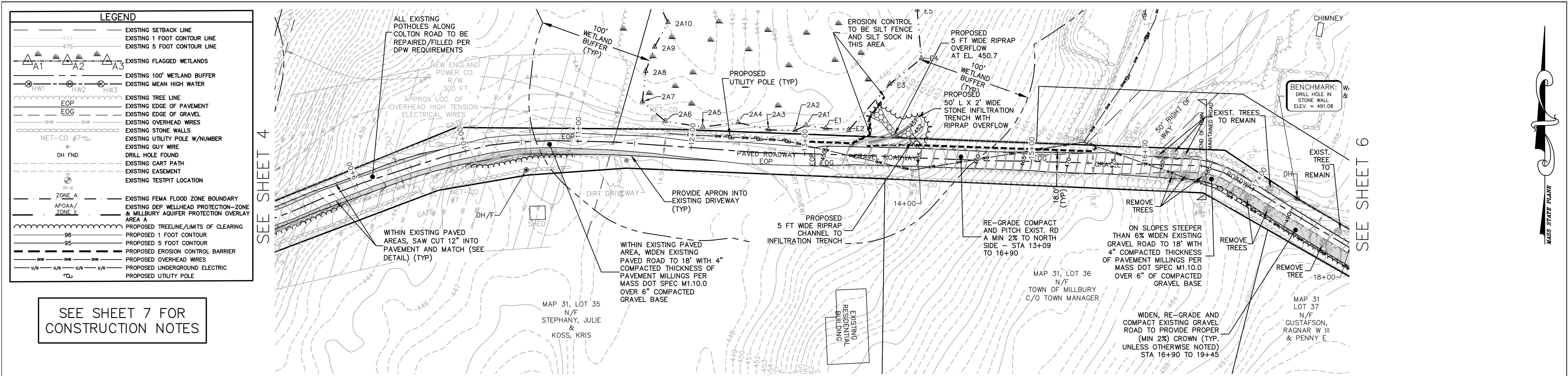
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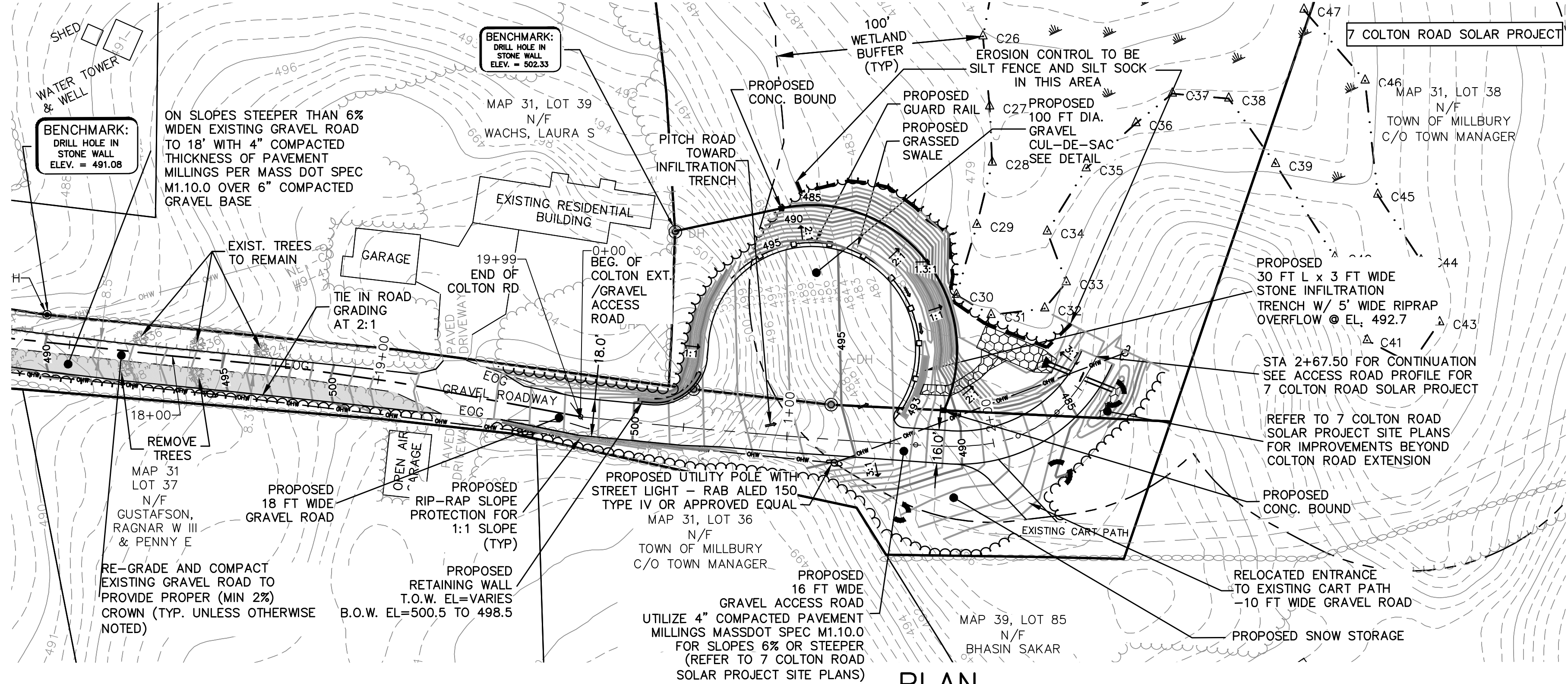
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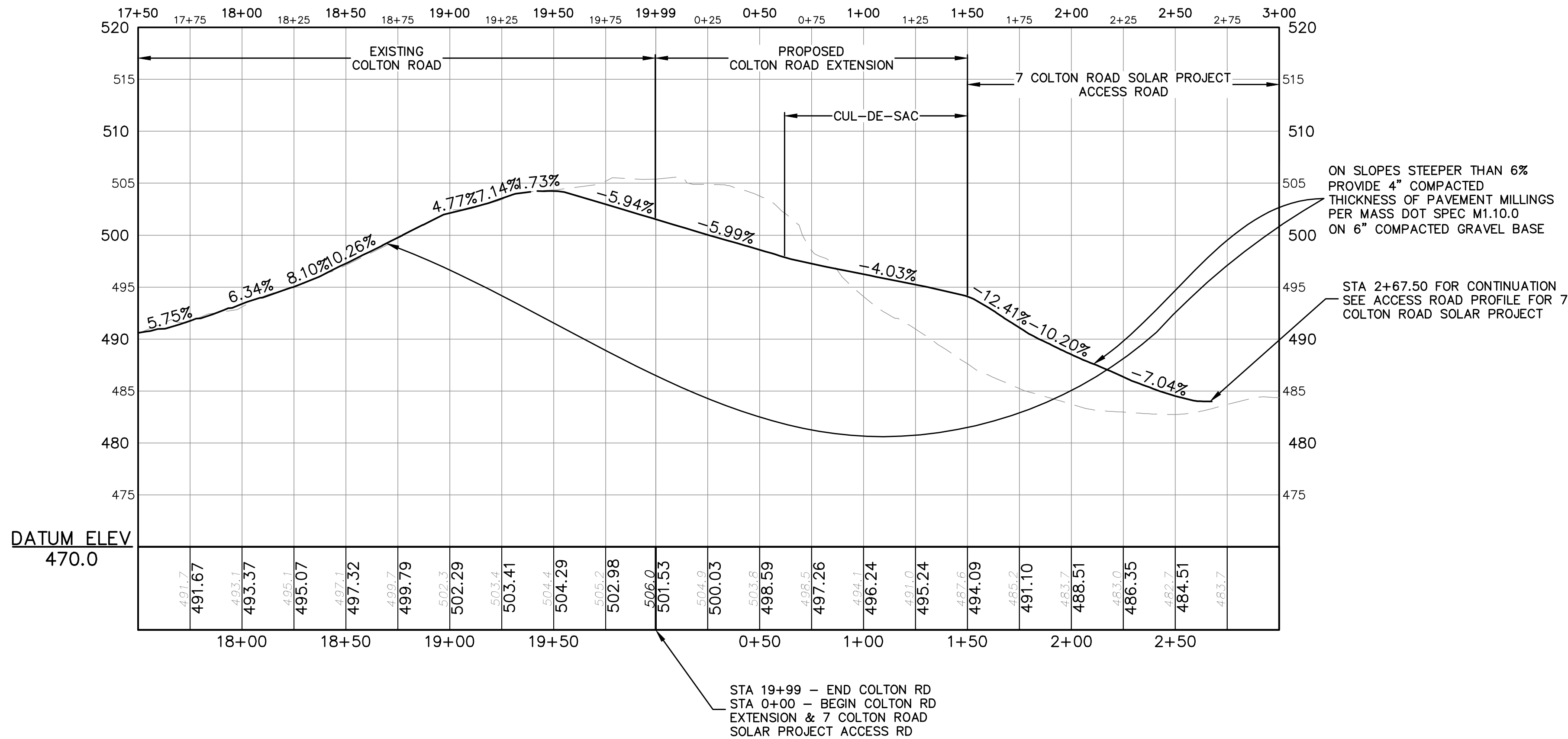
LEGEND	
	EXISTING SETBACK LINE
	EXISTING 1 FOOT CONTOUR LINE
	EXISTING 5 FOOT CONTOUR LINE
	EXISTING FLAGGED WETLANDS
	EXISTING 100' WETLAND BUFFER
	EXISTING MEAN HIGH WATER
	EXISTING TREE LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING OVERHEAD WIRES
	EXISTING STONE WALLS
	EXISTING UTILITY POLE W/NUMBER
	EXISTING GUY WIRE
	DRILL HOLE FOUND
	EXISTING CART PATH
	EXISTING EASEMENT
	EXISTING TEST PIT LOCATION
	EXISTING FEMA FLOOD ZONE BOUNDARY
	EXISTING DEP. WELLHEAD PROTECTION-ZONE & MILLBURY AQUIFER PROTECTION OVERLAY AREA A
	PROPOSED TREELINE/LIMITS OF CLEARING
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	PROPOSED EROSION CONTROL BARRIER
	PROPOSED OVERHEAD WIRES
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UTILITY POLE

SEE SHEET 7 FOR
CONSTRUCTION NOTES

SEE SHEET 5



PLAN
1" = 40'



PROFILE
HORIZ. 1" = 40'
VERT. 1" = 8'

TOWN OF
MILLBURY PLANNING BOARD

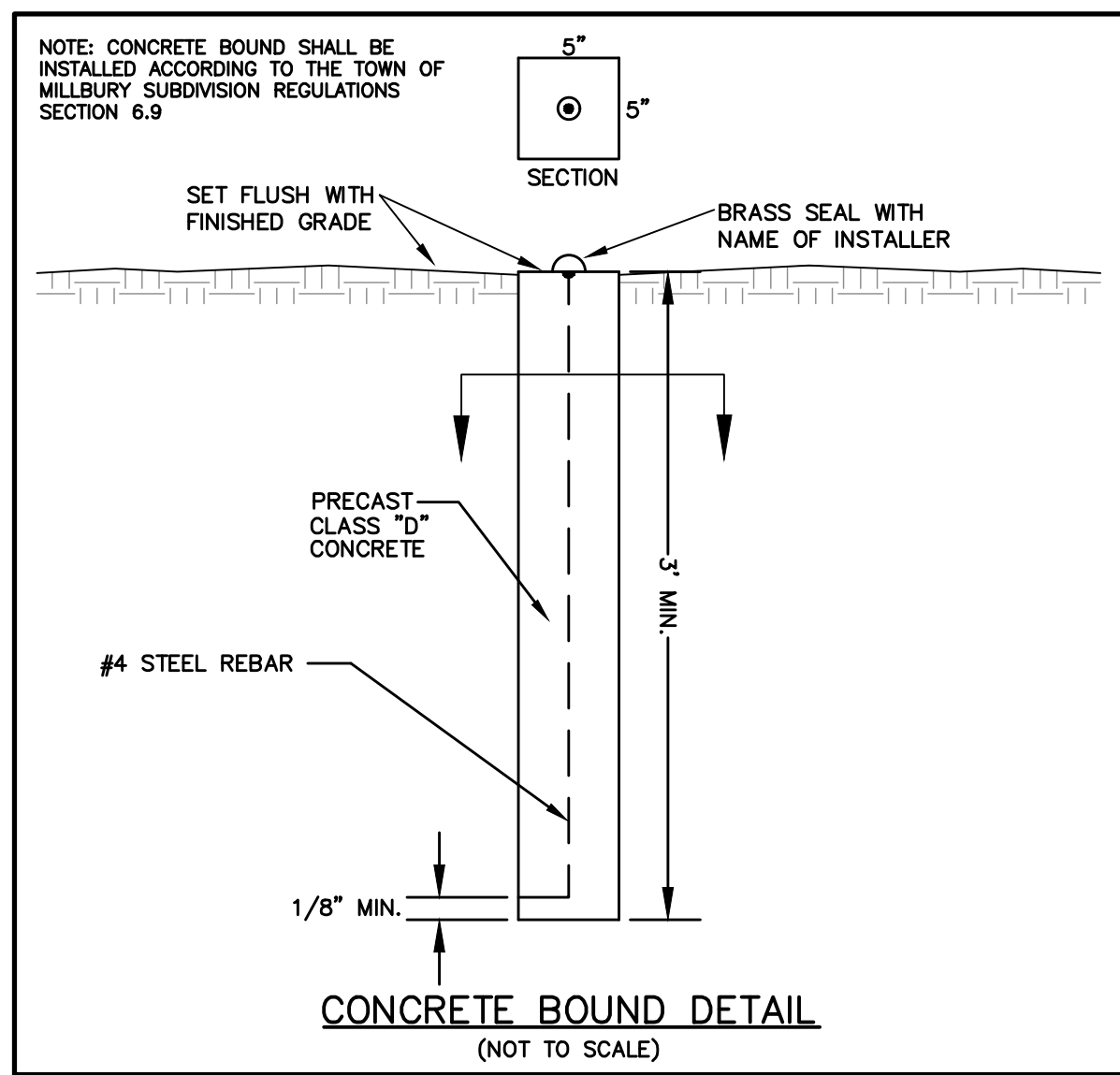
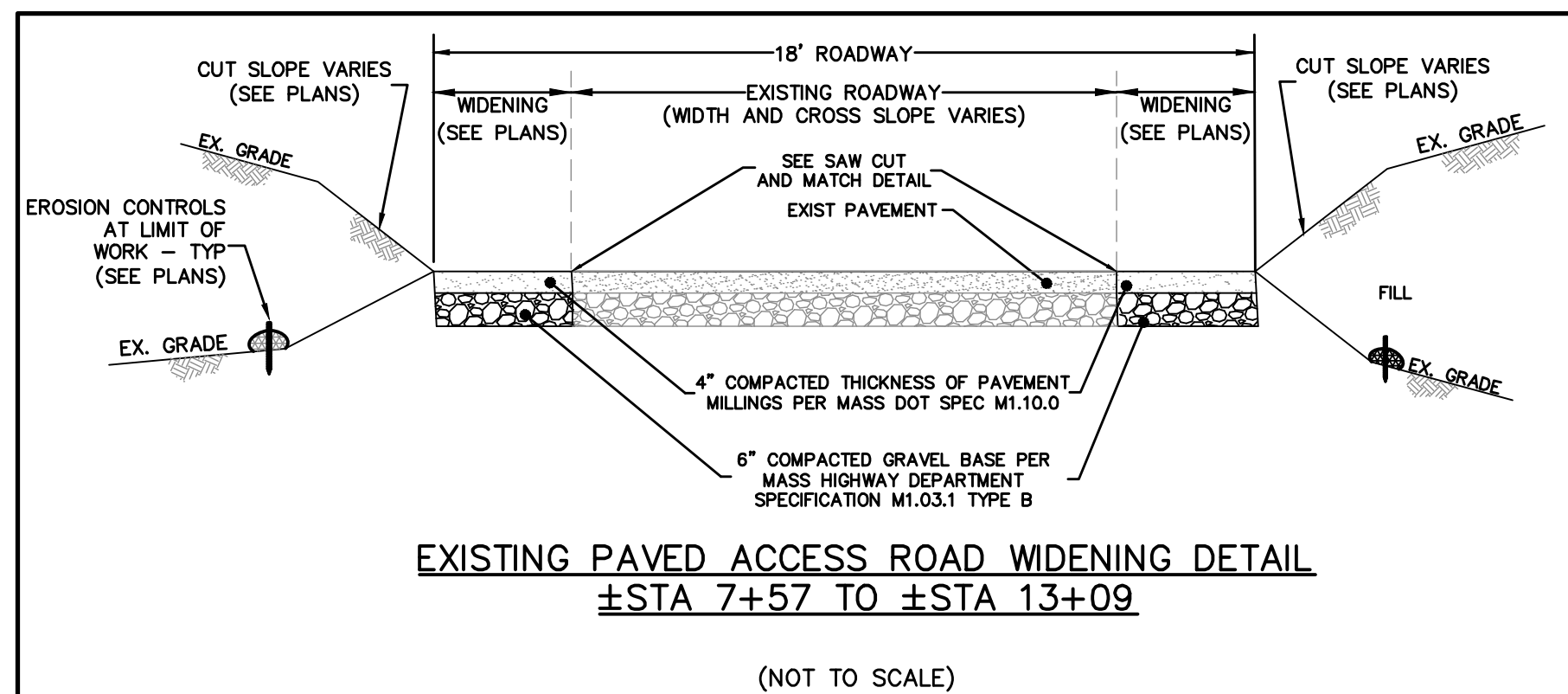
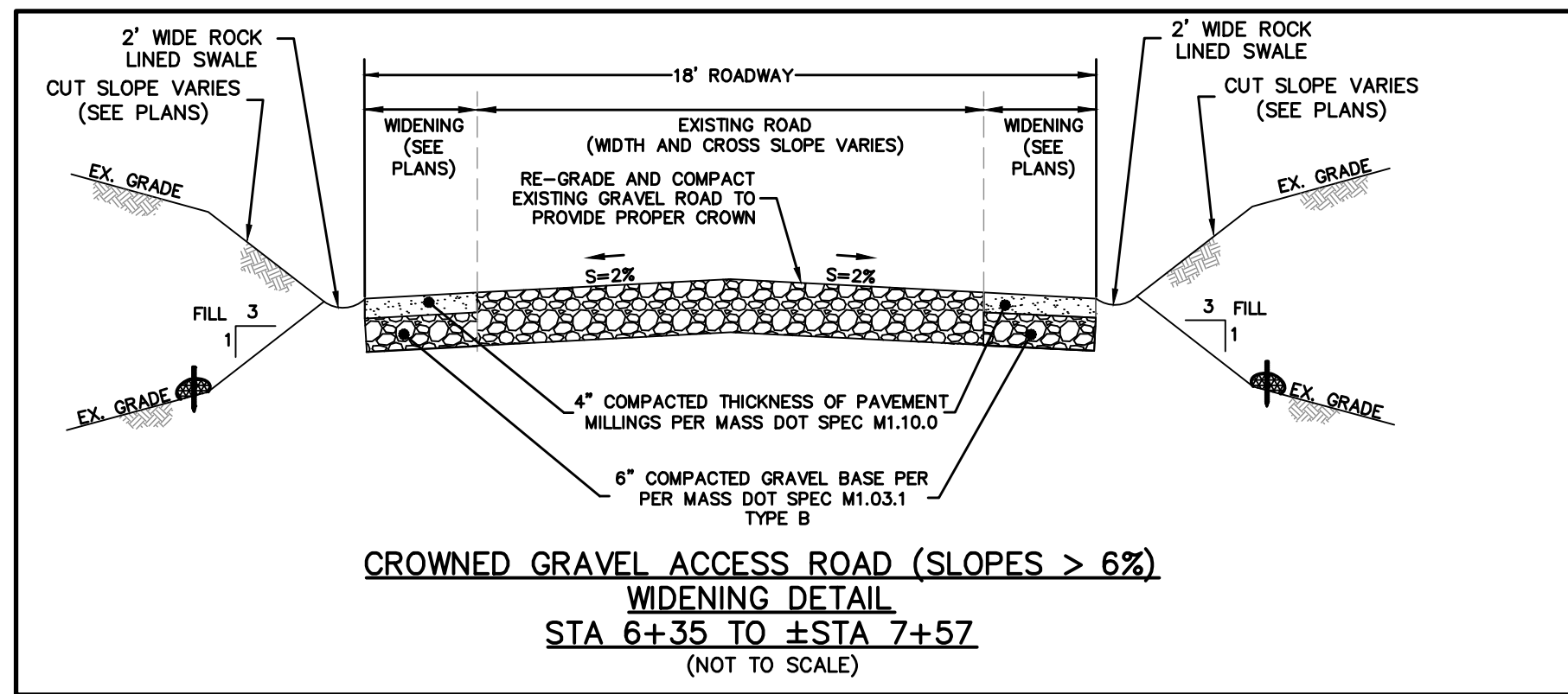
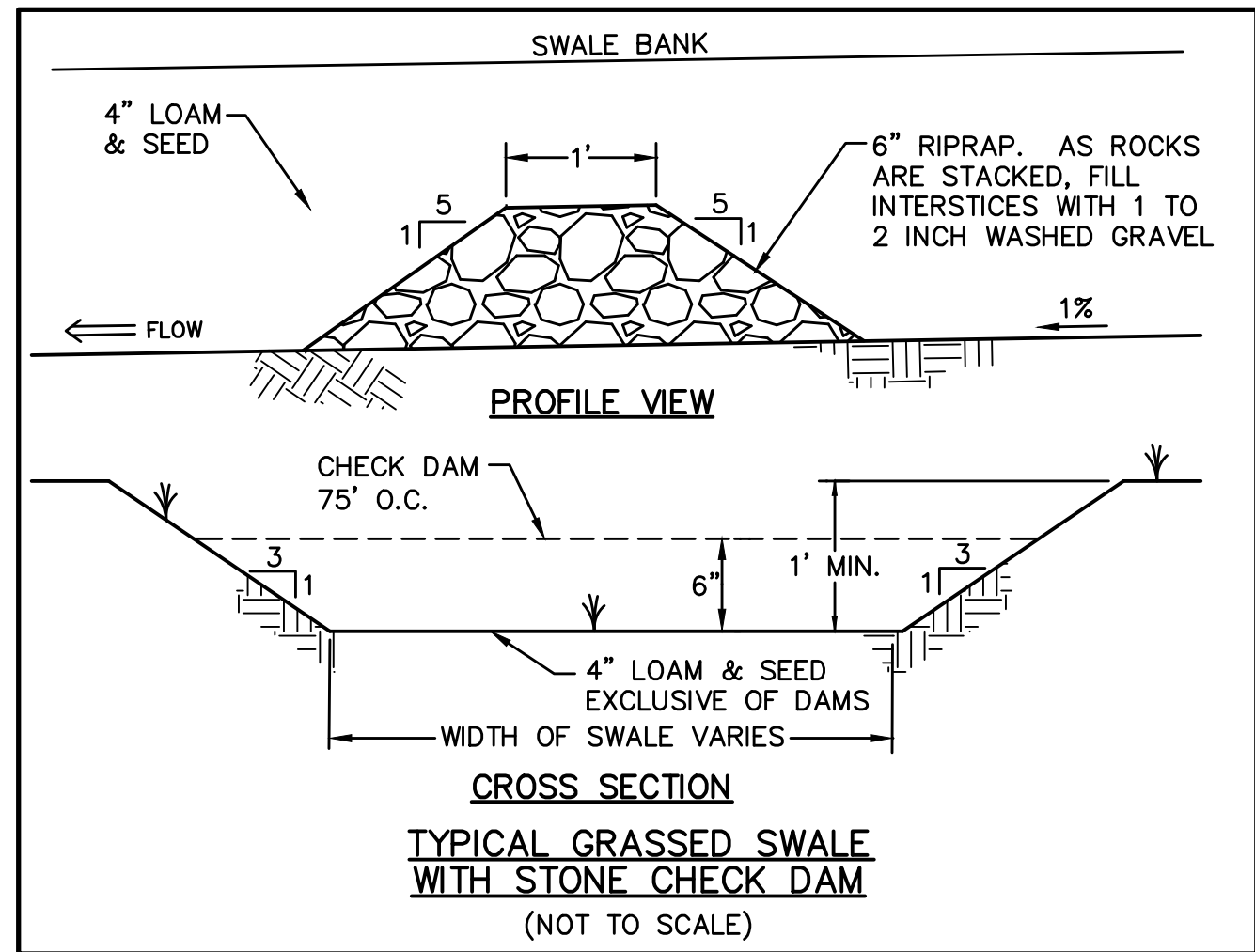
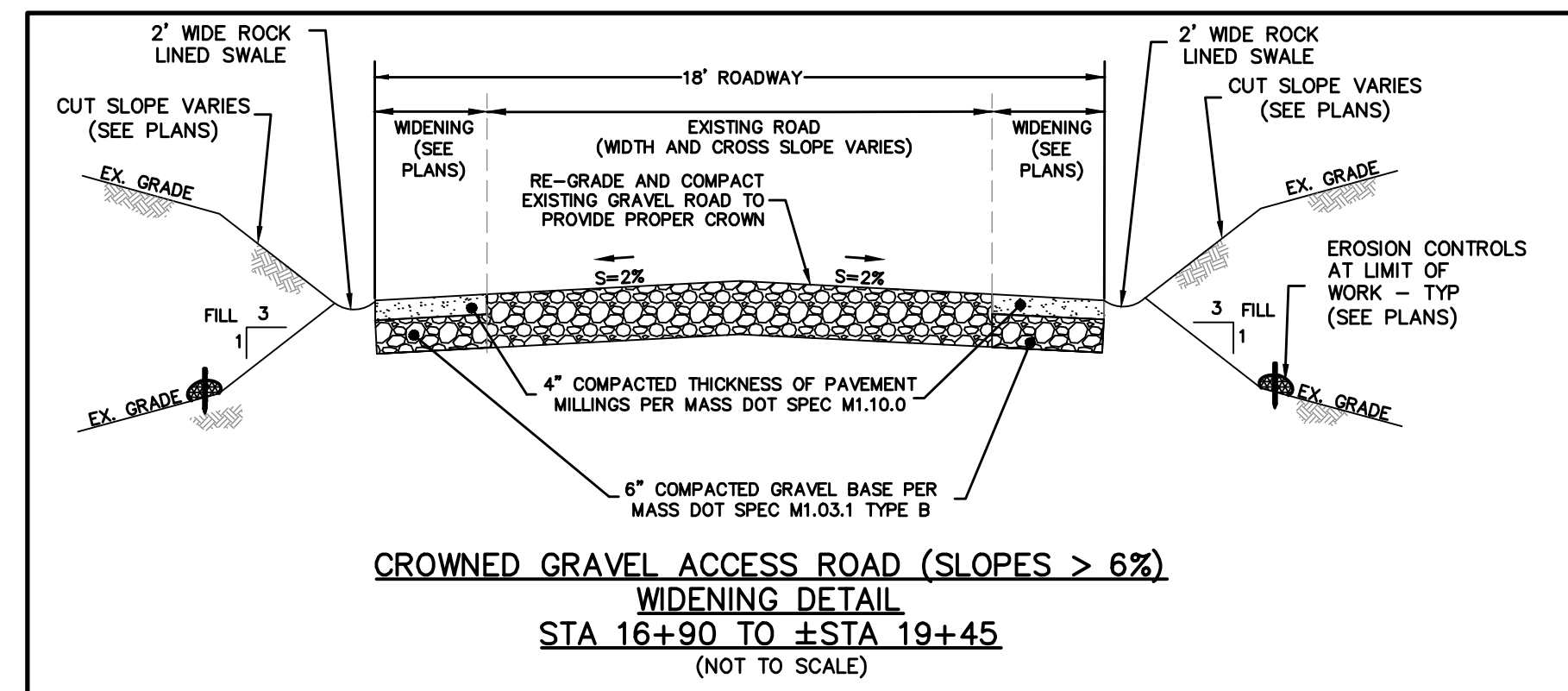
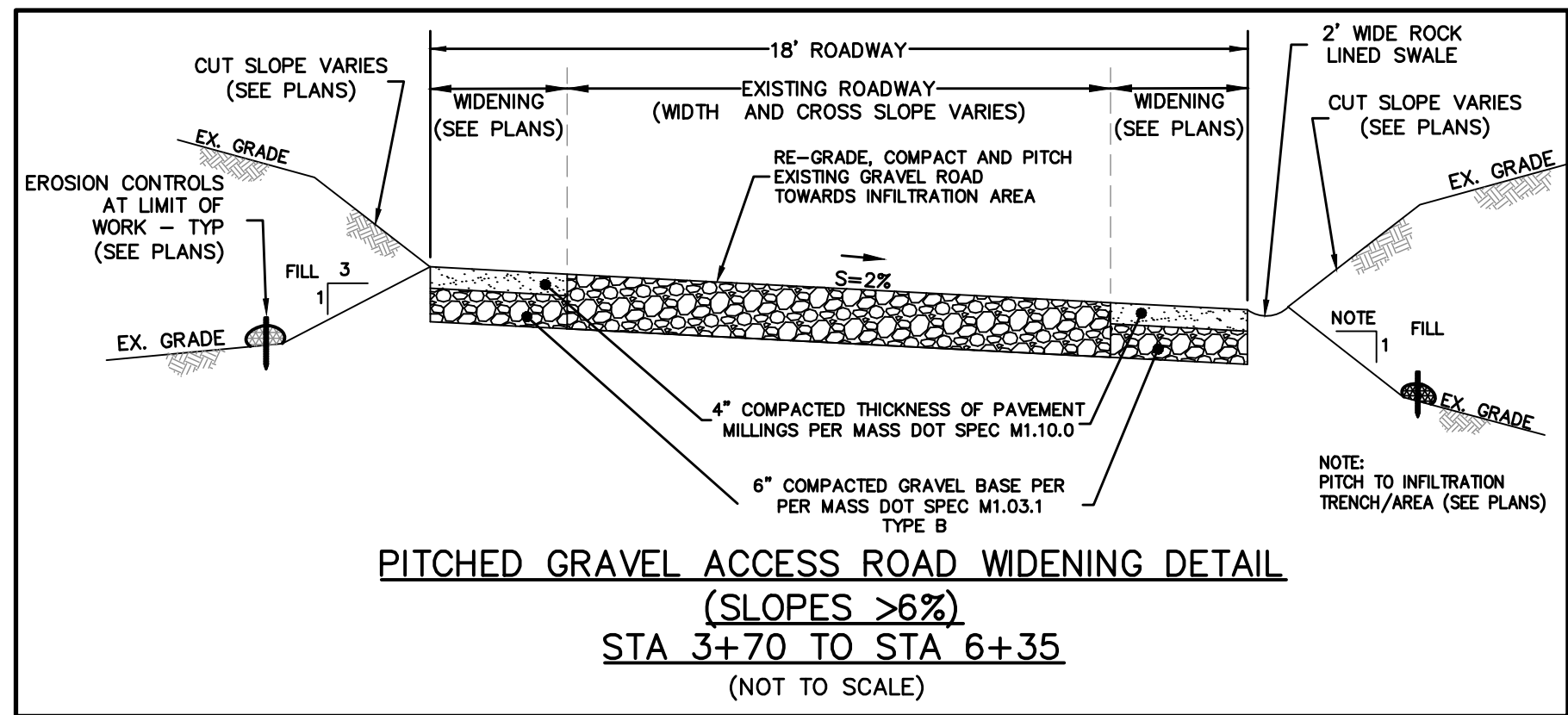
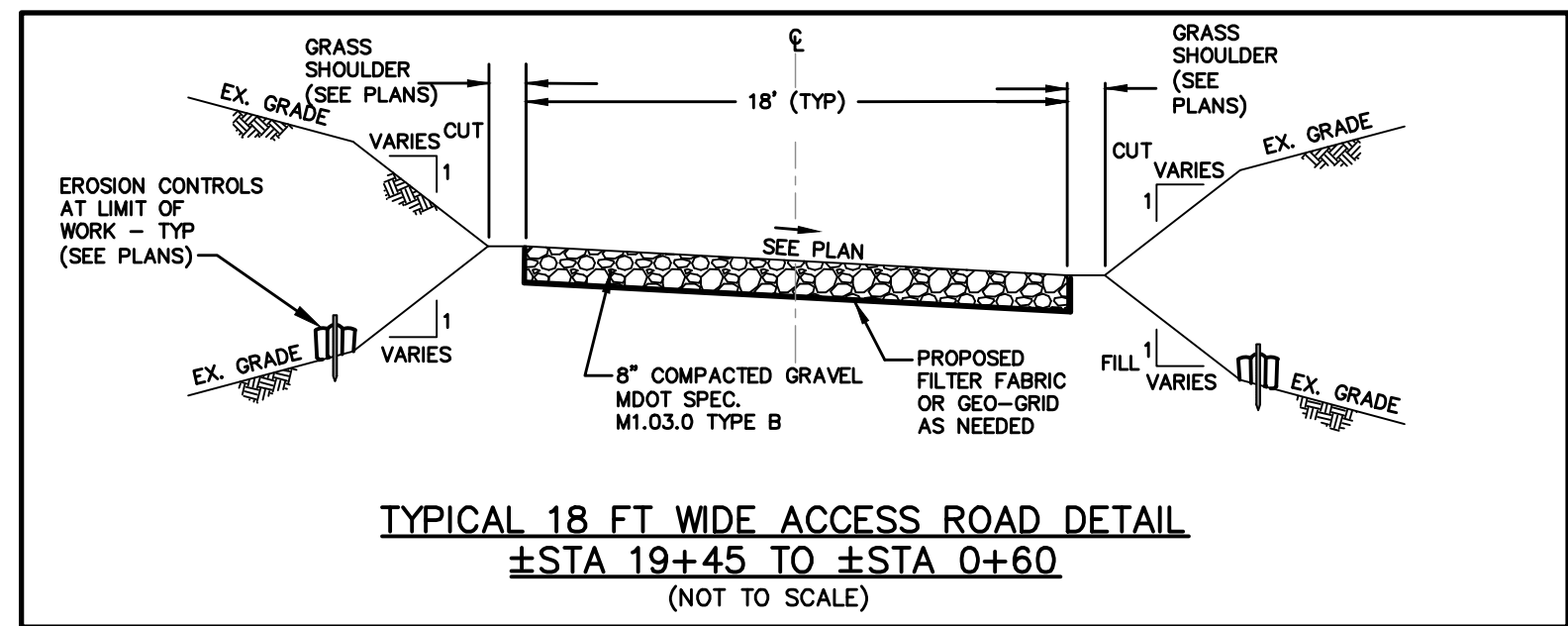
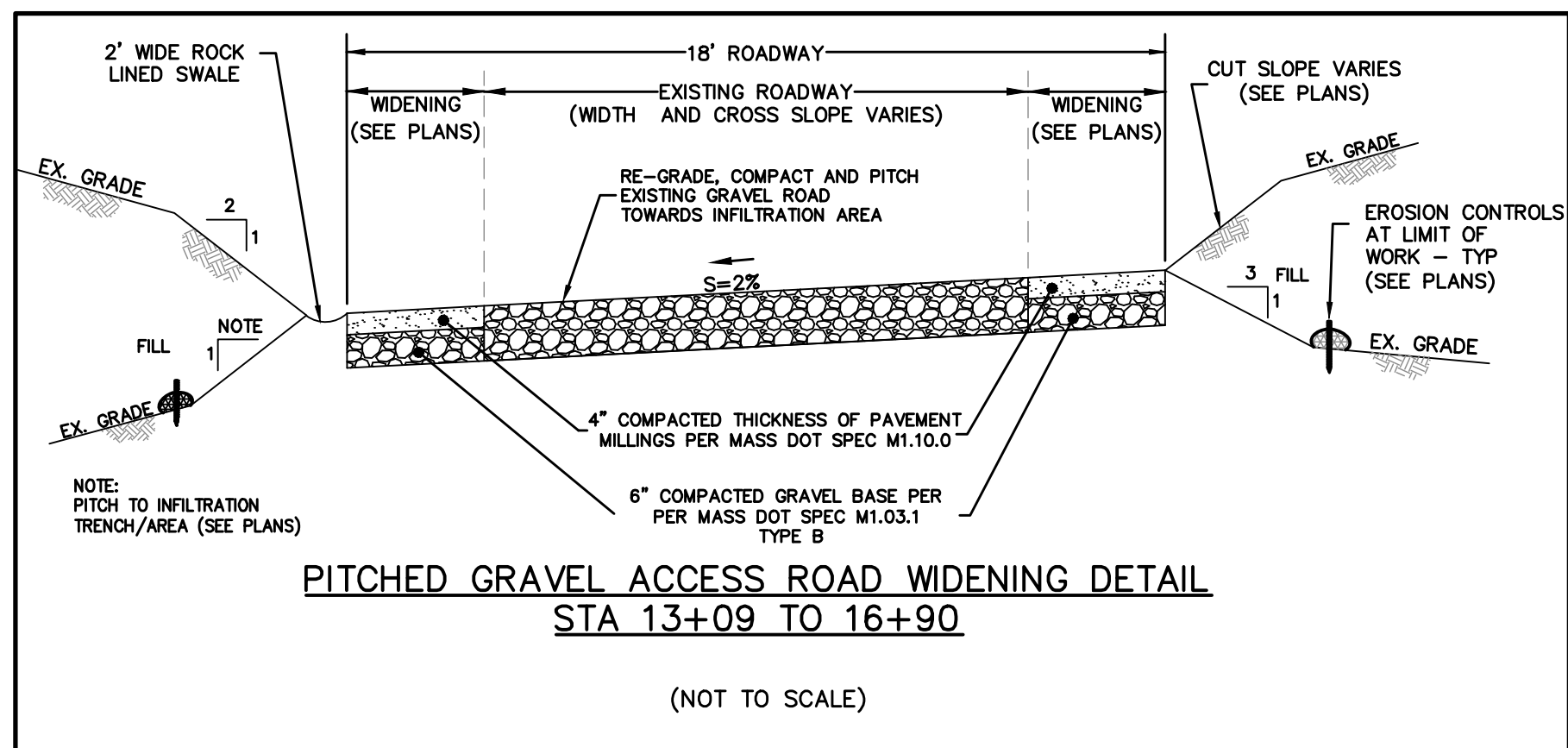
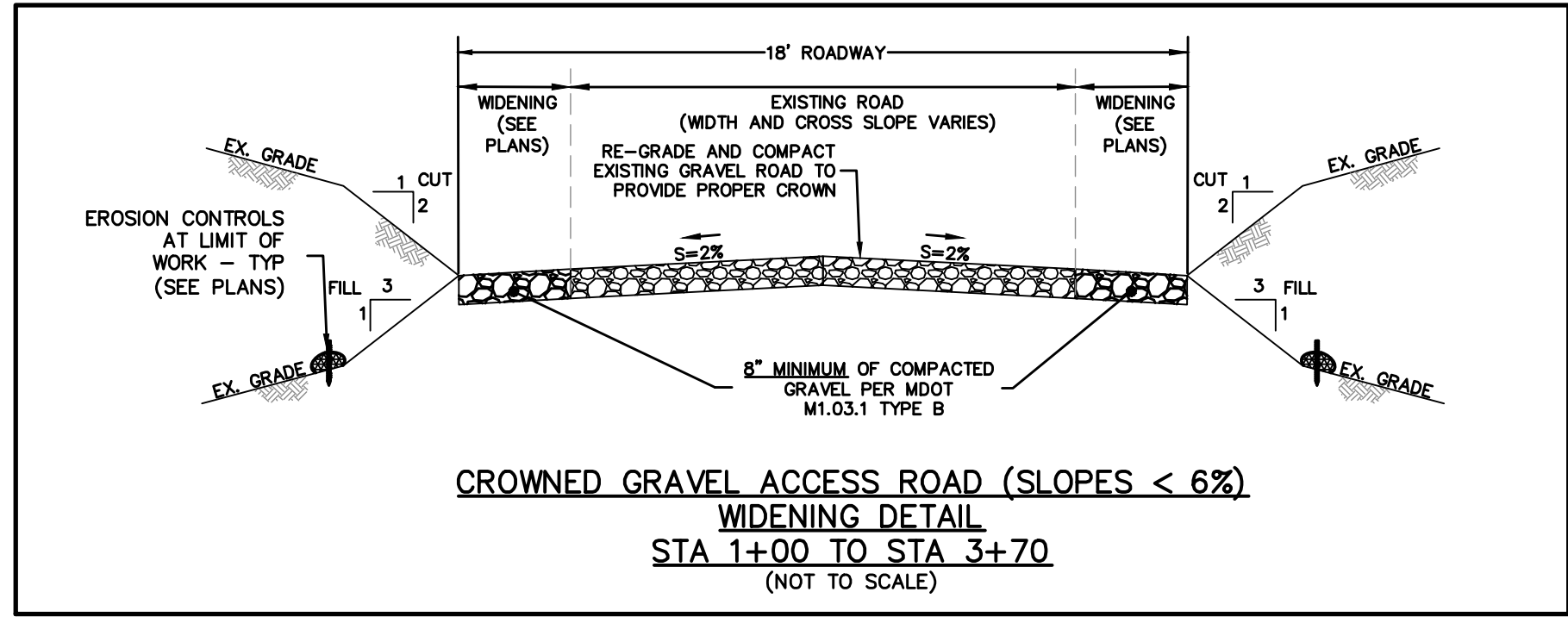
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DETAILS PLAN
FOR
COLTON ROAD EXTENSION
MILLBURY, MASSACHUSETTS
JUNE 10, 2020



TOWN OF MILLBURY PLANNING BOARD

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