

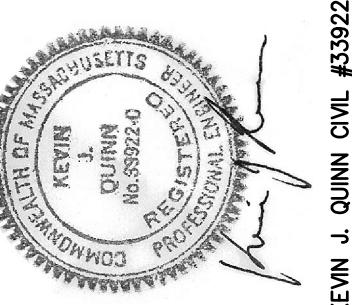
PRELIMINARY RESIDENTIAL
SUBDIVISION PLAN
IN MILLBURY, MASSACHUSETTS
BUTLER WAY

NOVEMBER 25, 2020

MILLBURY PLANNING BOARD:



NO.	REVISION	DATE
1		1/26/21



APPLICANT:
KVM PROPERTIES, LLC
4 HIDDEN MEADOW DRIVE
MILLBURY, MA 01527

OWNER:
KVM PROPERTIES, LLC
4 HIDDEN MEADOW DRIVE
MILLBURY, MA 01527

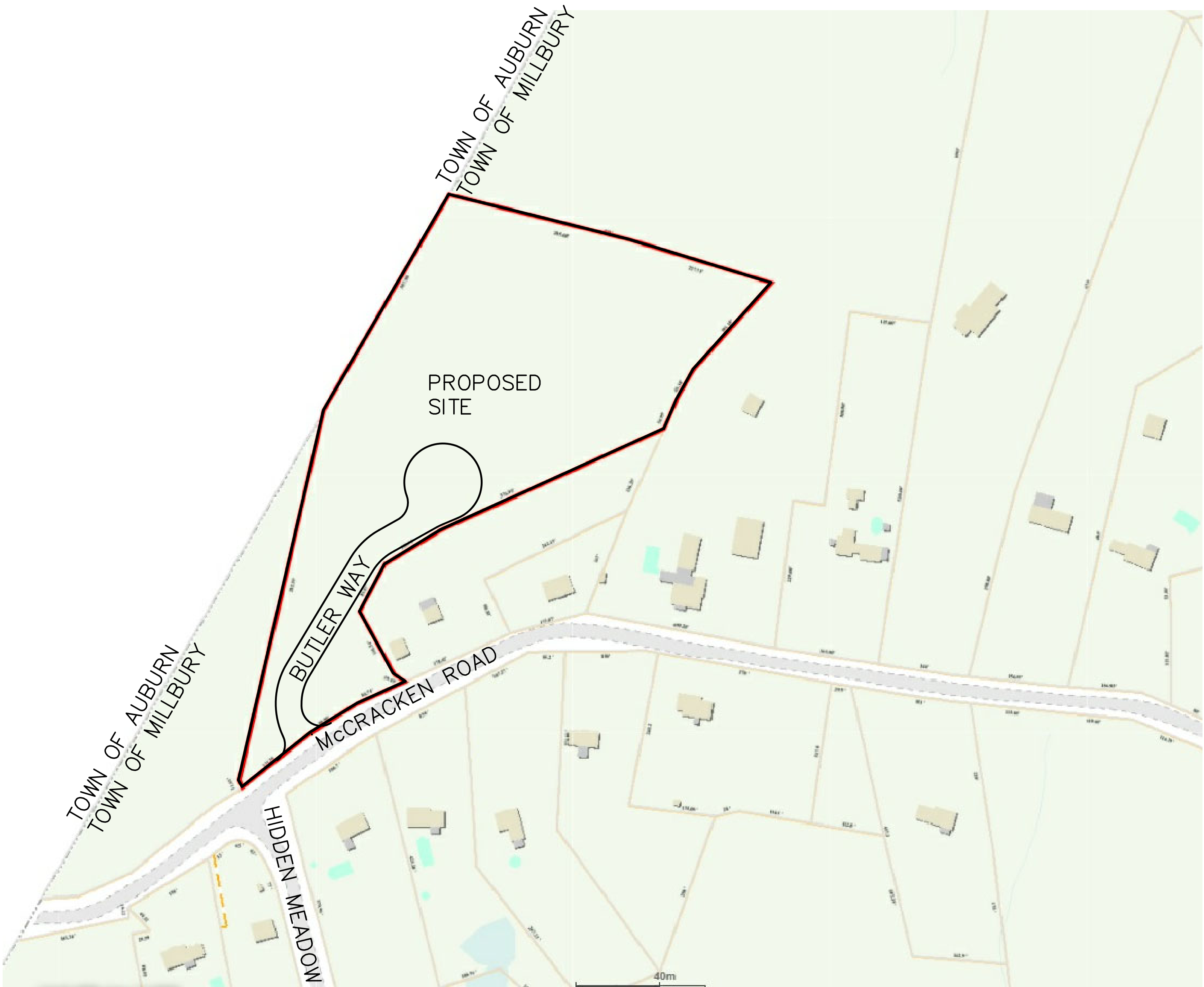
PRELIMINARY RESIDENTIAL SUBDIVISION PLAN
IN MILLBURY, MASSACHUSETTS
BUTLER WAY

**QUINN
ENGINEERING, INC.**
P.O. Box 107
Paxton, Massachusetts 01612
(508)753-7999 Fax:(508)795-0939

DATE: NOVEMBER 25,
2020

COVER SHEET

SHEET 1 OF 5



TOWN OF MILLBURY GIS MAP
SCALE: 1"=100'±

PROJECT INFO:

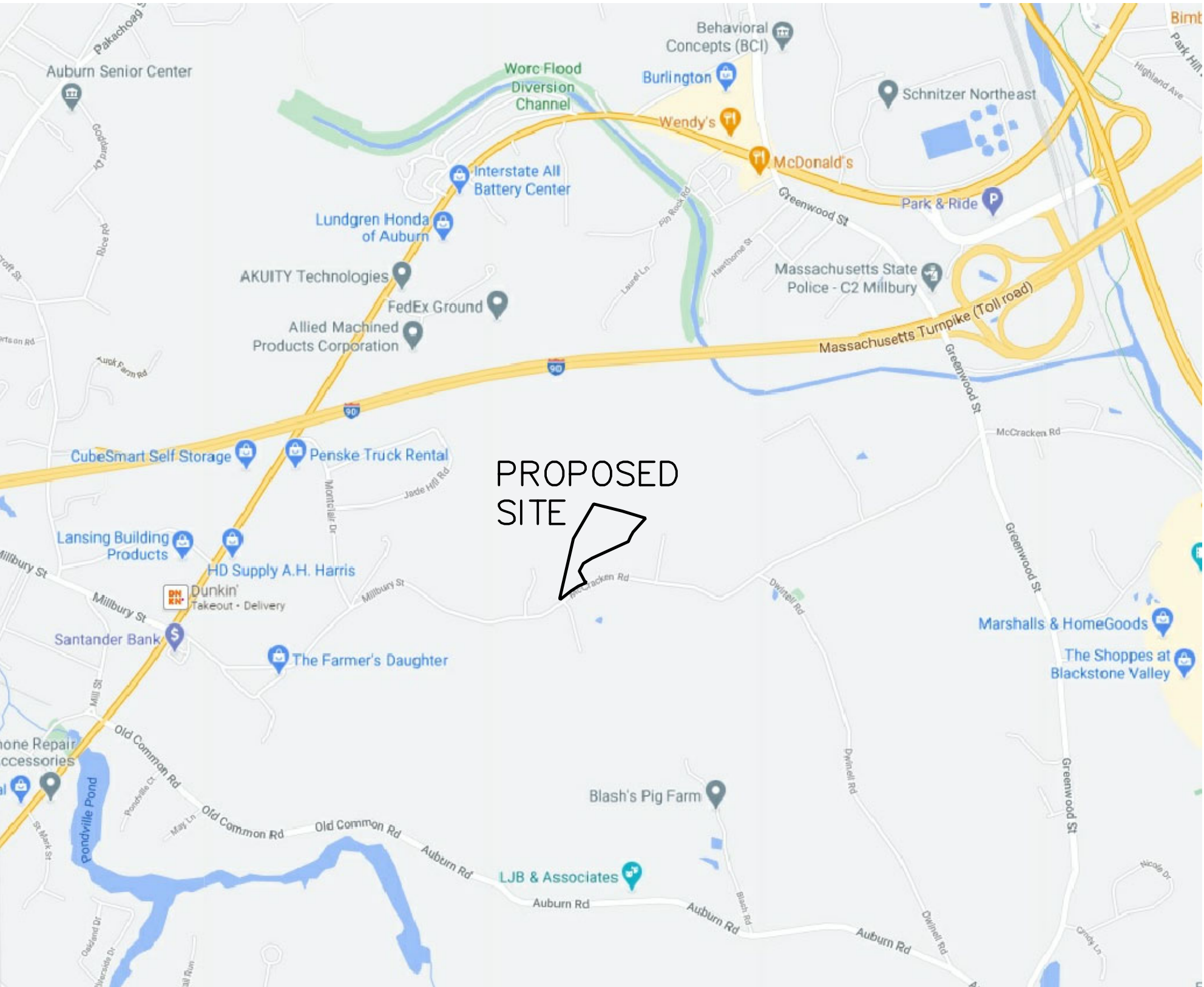
- PROPERTY INFORMATION:
STREET ADDRESS: OFF McCracken Road
ASSESSORS REF.: PARCEL ID: MAP 33, PARCEL 4
ZONING DISTRICT: SUBURBAN 1
DEED REFERENCE:
- ZONING INFORMATION:
DISTRICT: SUBURBAN 1
USE: RESIDENTIAL

REQUIRED

MIN. AREA: 60,000 SF
MIN. FRONTAGE: 150'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 10'
MIN. REAR YARD: 10'
MAX. LOT COVERAGE: 30%
MAX. HEIGHT: 30'
- OWNER AND APPLICANT:
- ENGINEER: QUINN ENGINEERING, INC.
PO BOX 107
PAXTON, MA 01612
(508)753-7999
- SURVEYOR: JARVIS LAND SURVEY, INC.
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
- WETLAND SCIENTIST: ECOTEC
102 GROVE STREET
WORCESTER, MA 01609
(508)752-9666

SHEET INDEX:

- | | |
|---------|--|
| SHEET 1 | COVER SHEET |
| SHEET 2 | EXISTING CONDITIONS PLAN |
| SHEET 3 | PRELIMINARY RESIDENTIAL SUBDIVISION PLAN |
| SHEET 4 | ROAD LAYOUT AND ROAD PROFILE |



LOCUS MAP
SCALE: 1"=1000'±

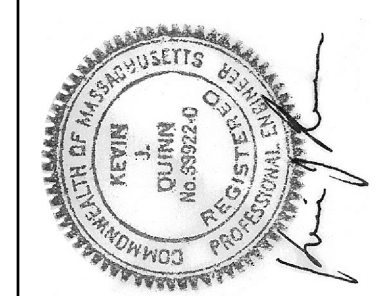
LEGEND

PROPERTY LINE	EXISTING FIRE HYDRANT	PROPOSED EROSION CONTROLS	PROPOSED SPOT GRADE
EXISTING CONTOUR	EXISTING UTILITY POLE	PROPOSED STOCKADE FENCE	PROPOSED RIP RAP
EXISTING CURB	EXISTING WATER GATE	PROPOSED GAS LINE	PROPOSED STORMWATER FACILITY
EXISTING WOODS LINE	EXISTING GAS GATE	PROPOSED WATER LINE	PROPOSED BASIN FLOOR
EXISTING FENCE	EXISTING DRAIN MANHOLE	PROPOSED SEWER LINE	PROPOSED ROOF DRYWELL
EXISTING EDGE OF BUILDING	EXISTING CATCH BASIN	PROPOSED PVC DRAIN LINE	PROPOSED CATCH BASIN
EXISTING RETAINING WALL	EXISTING PAVEMENT	PROPOSED ROP DRAIN LINE	PROPOSED OUTLET STRUCTURE
EXISTING MARKED GAS	EXISTING STONE BOUNDARY	PROPOSED ROOF DRAIN	PROPOSED DRAIN MANHOLE
EXISTING MARKED WATER	EXISTING WETLAND AREA	PROPOSED ELEC., TEL., CABLE	PROPOSED SEWER MANHOLE
BUILDING SETBACK LINE	EXISTING WETLAND FLAG	PROPOSED OVERHEAD WIRES	PROPOSED TRAFFIC STRIPING
WETLAND SETBACK LINE	PROPOSED CHECK DAM	PROPOSED ELECTRIC LINE	PROPOSED TRAFFIC ARROW
TOWN GIS EDGE OF BUILDING	PROPOSED PAVEMENT	PROPOSED EDGE OF BUILDING	PROPOSED WALKING PATH MULCH
TOWN GIS CONTOUR LINE	PROJECT BENCHMARK	PROPOSED CURB LINE	PROPOSED WALKING PATH BITUM.
PROPOSED CONTOUR	SOIL TEST PIT	PROPOSED SWALE CENTERLINE	PROPOSED CONCRETE SIDEWALK
PROPOSED SNOW STORAGE	PROPOSED WATER SHUTOFF	PROPOSED LIMIT OF CLEARING	PROPOSED ACCESSIBLE PARKING

MILLBURY PLANNING BOARD:



NO.	REVISION	COMMENTS	DATE
1			1/26/21



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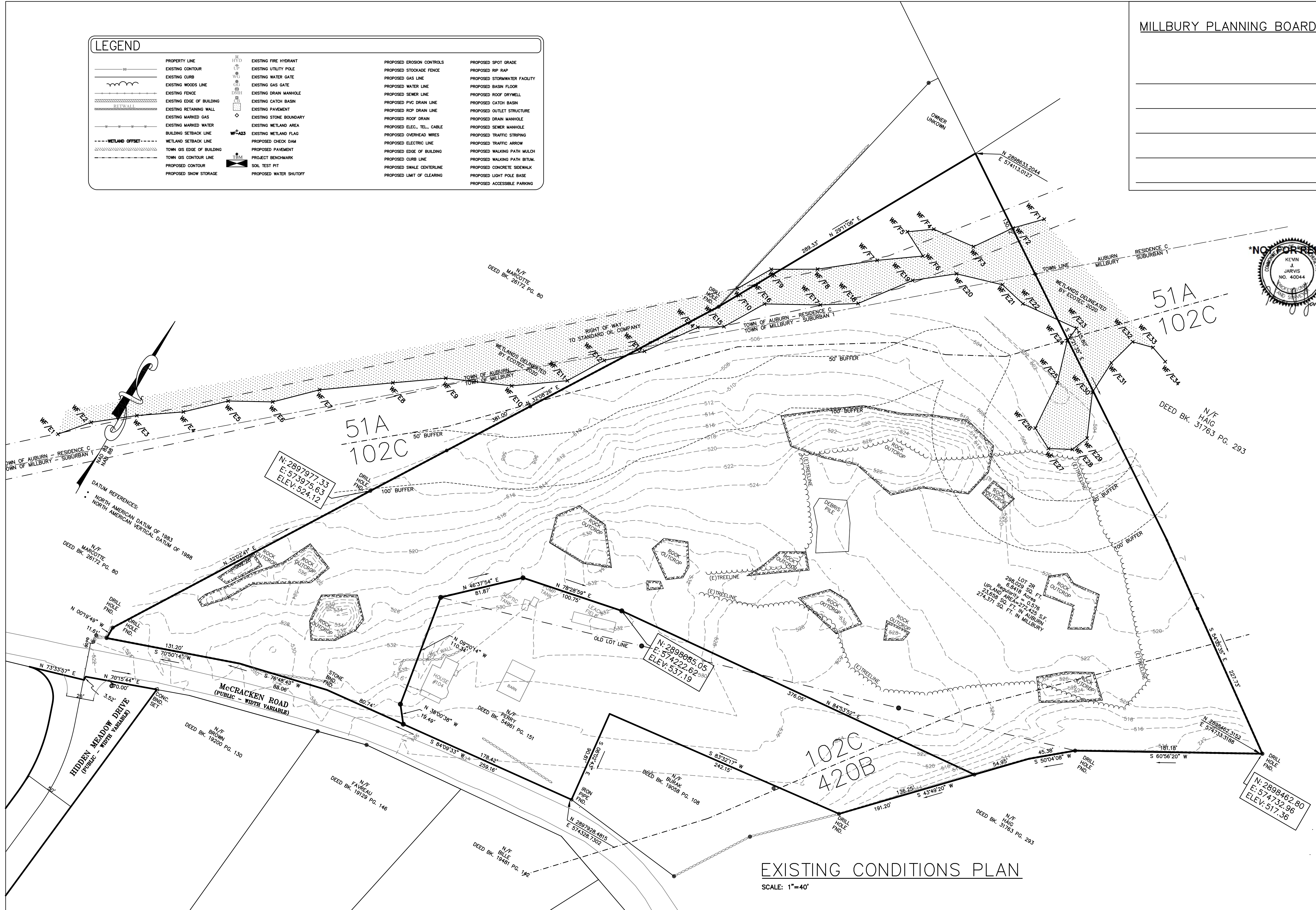
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2020

EXISTING CONDITIONS
PLAN

SHEET 2 OF 5



EXISTING CONDITIONS PLAN

SCALE: 1"=40'

