

# SINGLETARY ARMS

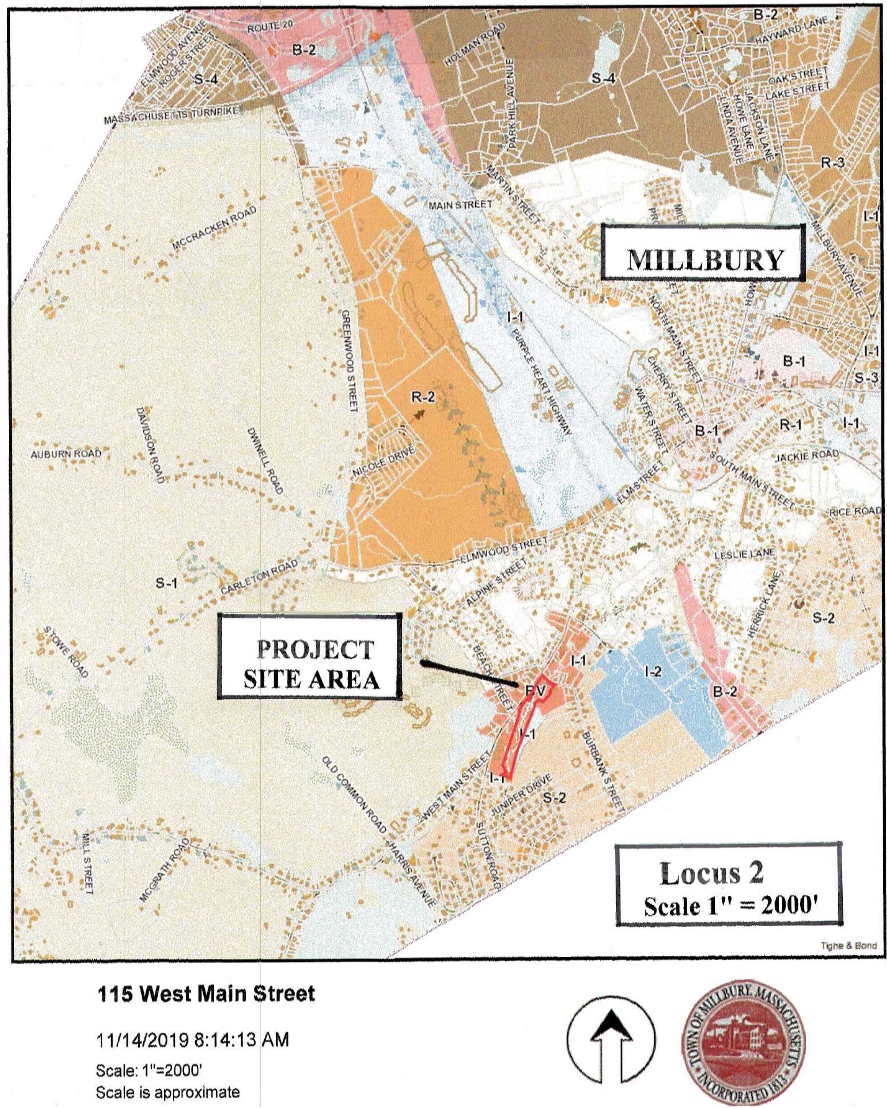
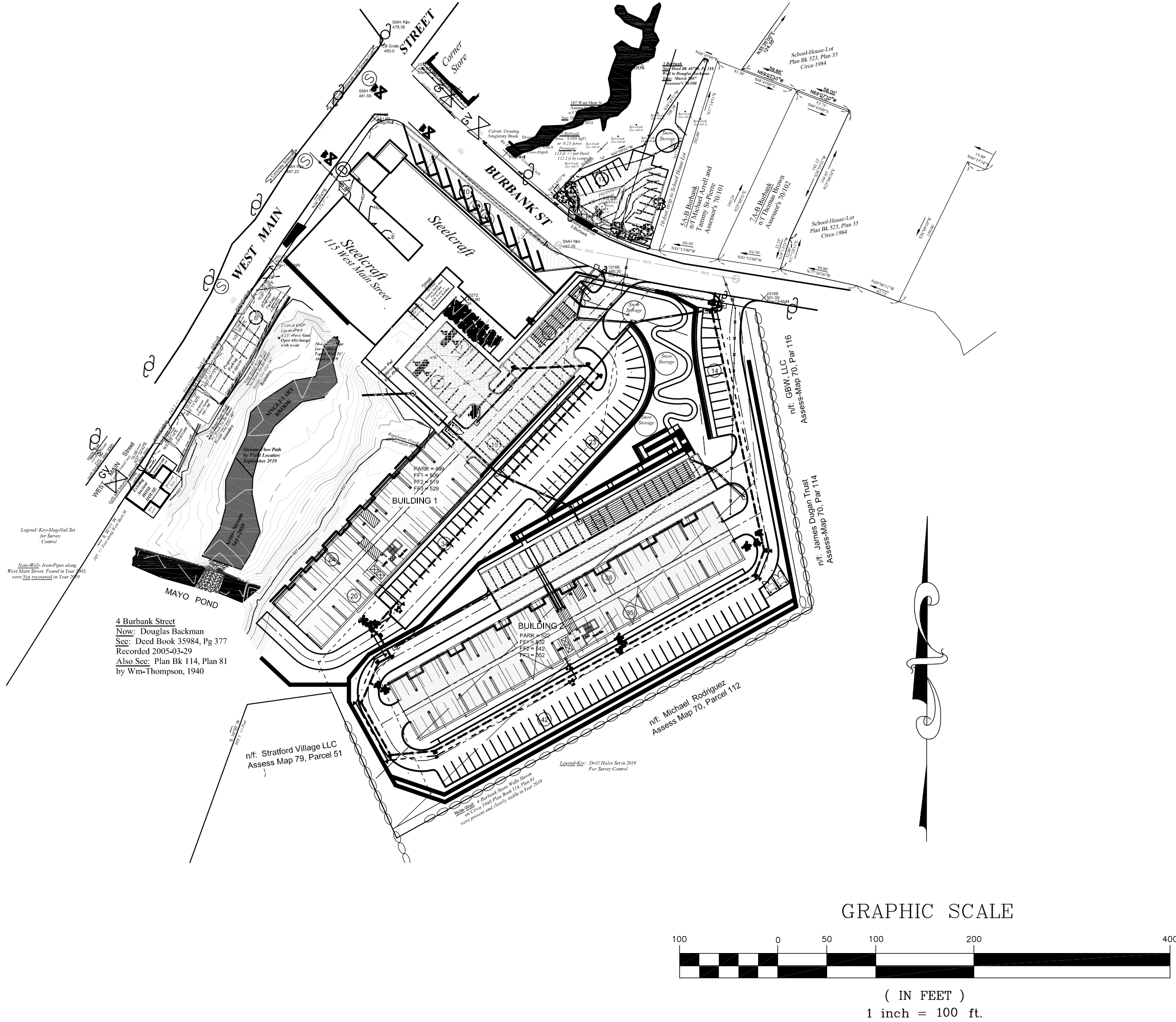
## SITE IMPROVEMENT PLANS

### MILLBURY, MASSACHUSETTS

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Richard F Gosselin, Jr Chairman	
Paul A Piktelis Vice Chairman	
Terry Burke Dotson Member	
Mathew Ashmankas Member	
Bruce M Devault Member	



OWNER/DEVELOPER  
DOUGLAS BACKMAN  
5300 62ND Avenue S.  
St. Petersburg, FL 33715

LEGEND	
— R/W —	RIGHT OF WAY LINE
— W —	EXISTING WATER LINE
— SAN —	EXISTING SANITARY SEWER LINE
— ST —	EXISTING STORM SEWER LINE
— W —	WATER LINE
— S —	SANITARY SEWER LINE
— ST —	STORM SEWER LINE
— 12+ —	EXISTING CONTOURS MAJOR
— 12+ —	EXISTING CONTOURS MINOR
— 12+ —	PROPOSED CONTOURS MAJOR
— 12+ —	PROPOSED CONTOURS MINOR
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
▼	THRUST BLOCK

Project Name and Address  
**SINGLETARY ARMS**  
115 W MAIN STREET, MILLBURY, MA

Sheet Title  
**COVER SHEET**



8/22/2020  
Date

Revision/Issue		Date
No.		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Project No.  
\*\*\*

Date  
08/06/2020

Scale  
AS NOTED

Sheet  
**C-1**

Note-Well - Nota-Bene

DIG-SAFE : Call **1-888-344-7233** ( or 1-888-Dig- Safe )

Existing Ticket 20191818262, 2019-05-03 and 2019-05-10

Steelcraft, Douglas J. Backman, John A. Farnsworth and/or Farnsworth Engineering Associates, Inc. assumes no responsibility for damages incurred as a result of Utilities omitted or inaccurately shown.

Except for visible structures shown hereon, Utilities shown were compiled from available records and record plans.

Actual locations must be determined in the field before designing, excavating, blasting, installing, backfilling, grading and/or pavement removing, repairing or restoration.

All utility companies, both public and private, must be contacted, including those in control of utilities not shown on this plan.

No activity below depicted elevation 497 is proposed on the WEST side of the Steelcraft, Inc. building.

Reference : FEMA Flood Map Elevation 497

Reference: Millbury RDA Negative Determination issued 2019-08-22 for Site Mapping

This general location survey depicts land and particular improvements based on record research, compilation of data and field measurements.

This plan has been prepared as an "*on the ground*" field survey.

Existing Contours are shown. No final grading is depicted. Contours shown are from information collected in the field between July and September 2019.

Depicted information has been placed on the MA-Coordinate System.

Equipment: Topcon E-Series Total Station and SOKKIA GPS Unit.

Legend/ Key-Mag-Nail Set for Survey Control

Note-Well: From-Pipes along West Main Street, Found in Year 2003, were *Not* recovered in Year 2019

NOTE WELL

- 1.) This plan has been prepared without the benefit of a Title Report.
- 2.) Plan certification by the Surveyor of Record is intended to indicate compliance with Registry recording requirements and is **NOT** an affirmation of Ownership or Title.
- 3.) Activity on this site is subject to any and all Rights of Ways, Easements, Reservations, Restrictions and/or other limits a Title Examination may reveal.

EXISTING  
CONDITIONS  
PLAN

EXISTING  
CONDITIONS  
PLAN

For Registry Use:

John A. Farnsworth, M.S.C.E.  
MA PLS #38038, MA RS #834  
*dba since 1986 as:*

**FARNSWORTH**  
Engineering Associates,  
Incorporated (*April 1986* )

Professional Land Surveyors  
and Civil Engineers  
35 Pine Hill Road  
Lancaster, MA 01523  
(603) 566-4317 ( cell )  
jf111b@AOL.com

I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds dated 01-01-76.

" WET " Seal Here

John A. Farnsworth, M.S.C.E.  
Professional Land Surveyor, MA #38038  
Registered Sanitarian, MA#834

Plan Title: **PLAN of  
the REVITALIZATION  
of BRAMANVILLE  
VILLAGE**  
Located in the TOWN of:  
**MILLBURY, MA**

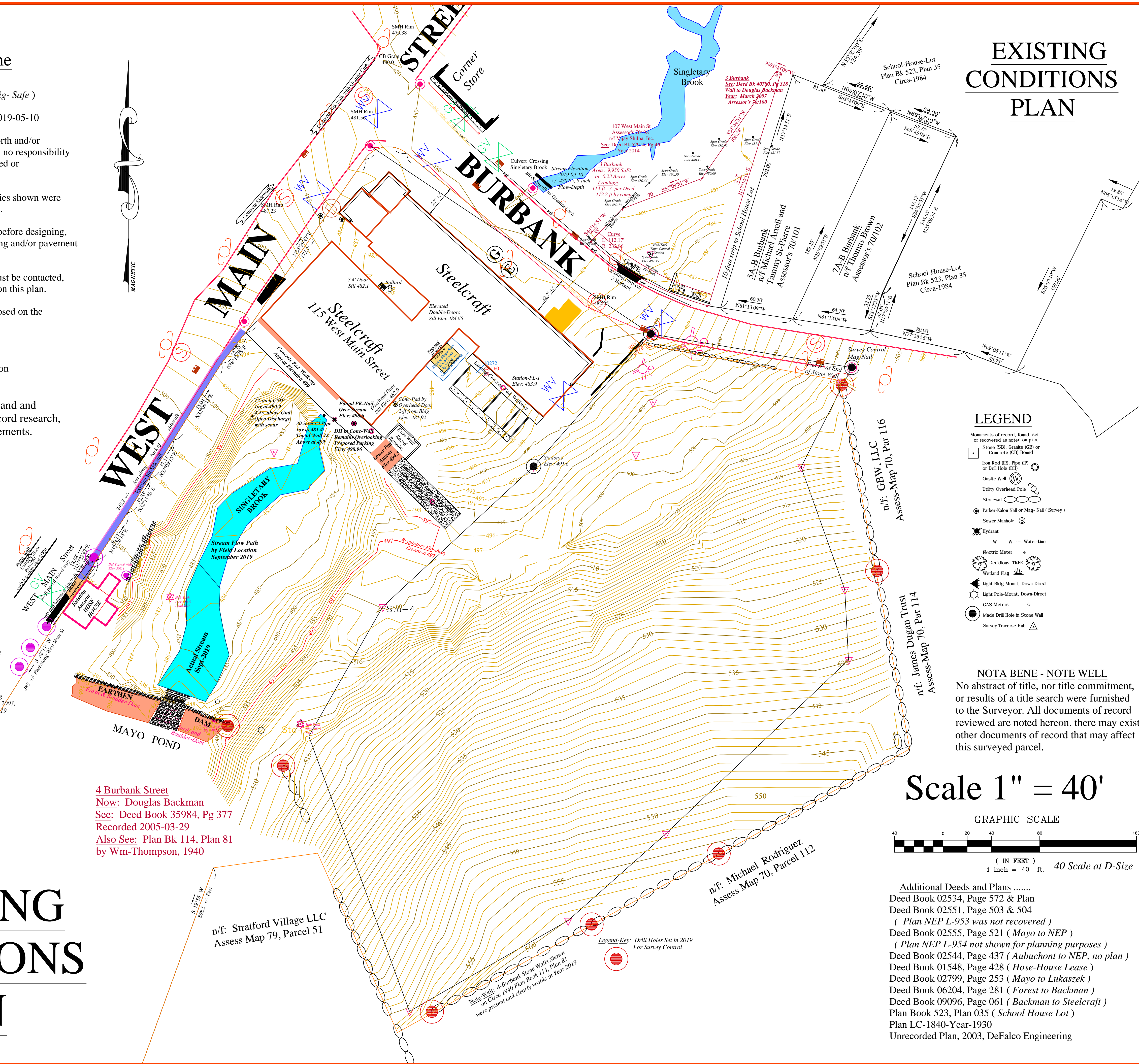
Data References:

See: Plan Recorded Worcester Deeds  
Plan Book 114, Plan No. 81

**FEA: FARNSWORTH ENGINEERING ASSOC.**

Plan No. 17-31-Existing-Conditions  
Plan Date: 11-15-2019  
Field: John A. Farnsworth, PLS  
BC/ KRA, July/August/Sept 2019  
Drawn/ Calc: J. Farnsworth, M.S.C.E.  
COPYRIGHT Farnsworth Engineering, 2019

**SHEET 1 of 1**



NOTA BENE - NOTE WELL  
The professional surveyor has made no investigation or independent search of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

This plan has been prepared from compiled information with field verification.

Per FEMA FIRM records, Community Panel No. 250318-0006-C dated 01-07-2000 particular to Millbury, MA, the subject area is located in a AE Zone, Base Flood Elevations Determined to be elevation 497.

The Planning Board's endorsement of this plan, that Apprcal Under The Subdivision Control Law Is NOT Required, shall NOT be construed as the Planning Board's finding that the Lots created by this plan conforms to the requirements of the Town of Millbury Protective Zoning Bylaws, except as to Lot Frontage and Area.

*The intent of this plan is to divide property described in Worcester District Deeds, Deed Book 9096, Page 61 into Lot No.s A & B.*

*(aka Assessor's Map 70, Parcel 99)*

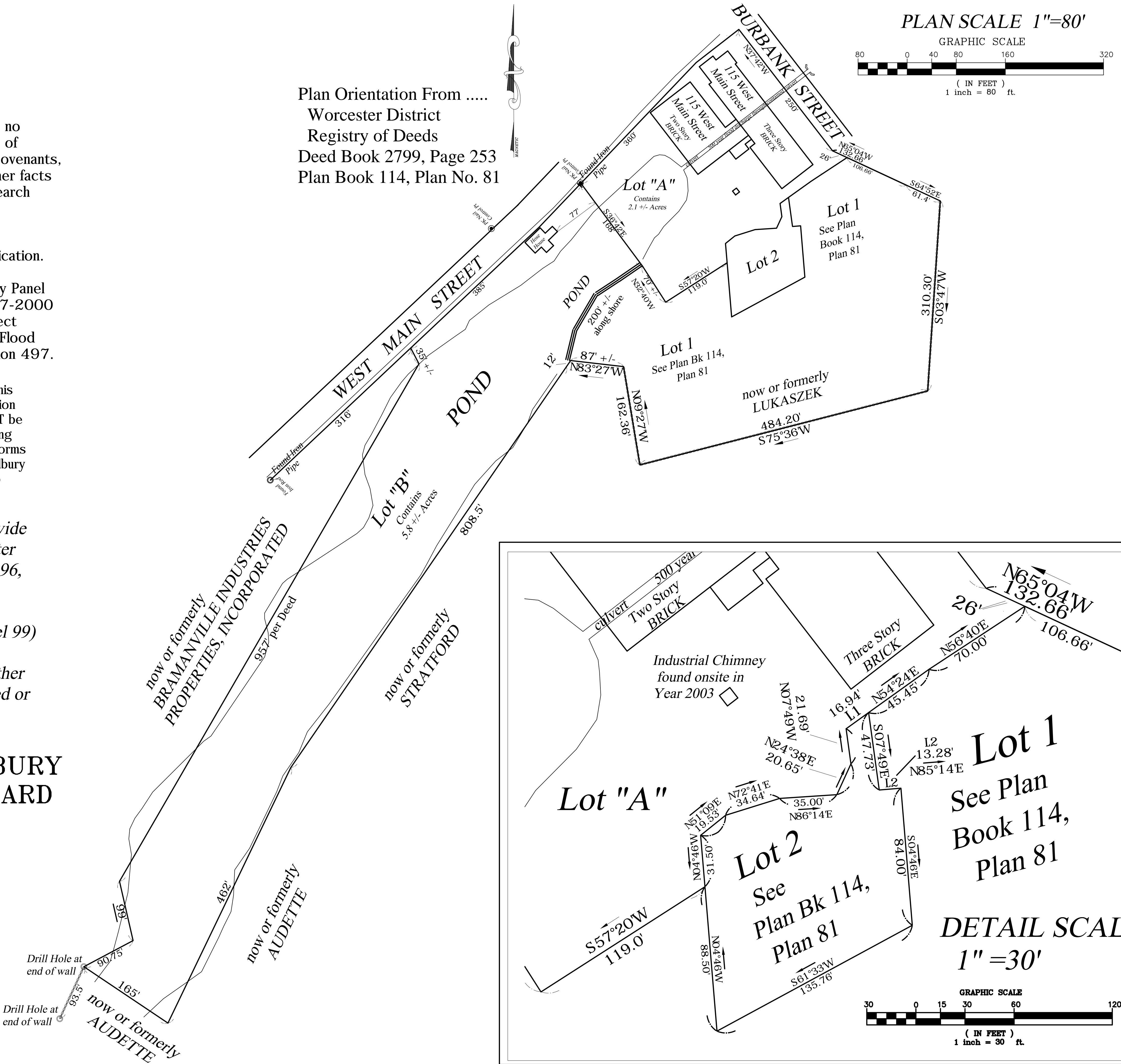
*Compliance with Zoning or other regulations is neither expressed or implied.*

TOWN of MILLBURY  
PLANNING BOARD

Approval under the Subdivision Control Law is NOT required.

Date  
Being a majority

Plan Orientation From .....  
Worcester District  
Registry of Deeds  
Deed Book 2799, Page 253  
Plan Book 114, Plan No. 81



For Registry Use:

DEFALCO ENGINEERING  
INCORPORATED

Professional Land Surveyors  
and Civil Engineers  
35 Pine Hill Road  
Lancaster, MA 01523  
(978) 365-5577 (voice)  
(978) 365-2102 (fax)

I certify that this plan conforms to the Rules and Regulations of the Registers of Deeds dated 1 Jan 1976.

Frank D. DeFalco, Ph.D.  
MA PE No. 20189  
MA PLS No. 18382

Plan Title:

**PLAN of LAND**  
Located in the Town of:  
**MILLBURY, MA**

Plan Prepared for:  
**Douglas J. Backman**  
3 Glenwood Road  
Southborough, MA

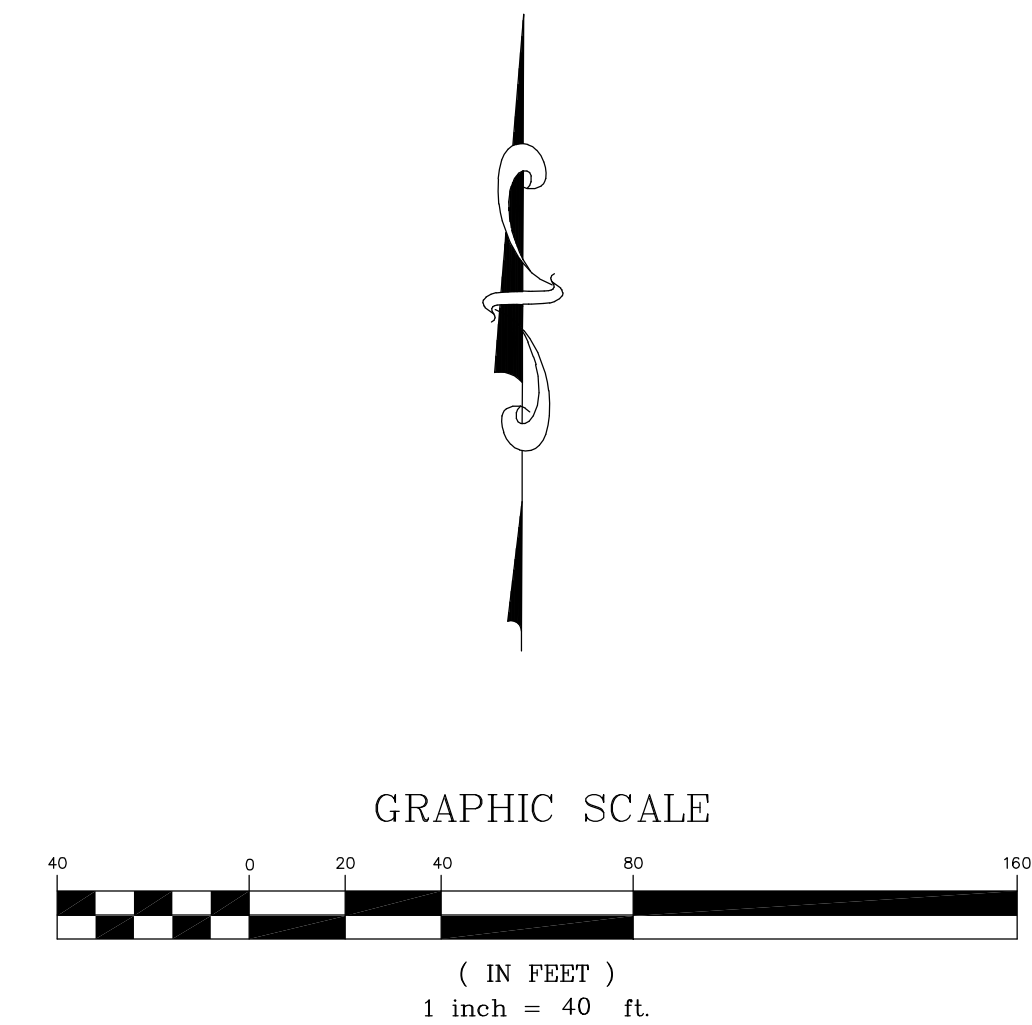
Owner of Record:  
Steelcraft, Incorporated  
115 West Main Street  
Millbury, MA 01527

See: Deed Bk 9096, Pg 61

Data References  
Worcester District Deeds  
Worcester, MA

DEFALCO ENGINEERING  
INCORPORATED

Plan No. 03-02-01-ANR  
Plan Date: 15 February 2003  
Field: Frank D. DeFalco  
Drawn/ Calc: John Farnsworth  
Check: Frank D. DeFalco  
COPYRIGHT DEFALCO ENGINEERING, INC. 2003



# LEGEND

	RIGHT OF WAY LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	EXISTING CONTOURS MAJOR
	EXISTING CONTOURS MINOR
	PROPOSED CONTOURS MAJOR
	PROPOSED CONTOURS MINOR
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	THRUST BLOCK

Address

SINGLETARY ARMS

MILLBURY, MA

DEMOLITION PLAN



8/22/2020  
Date

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Project No.	***
Date	08/06/2020
Scale	AS NOTED

Sheet  
C-3



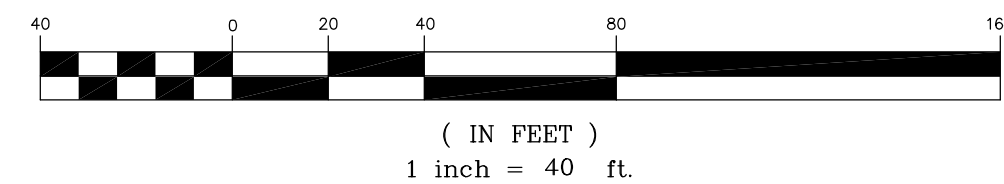


n/f: Michael Rodriguez  
Assess Map 70, Parcel 112

James Dugan Trust  
c/o: James Dugan Trust  
Assess-Map 70, Par 114

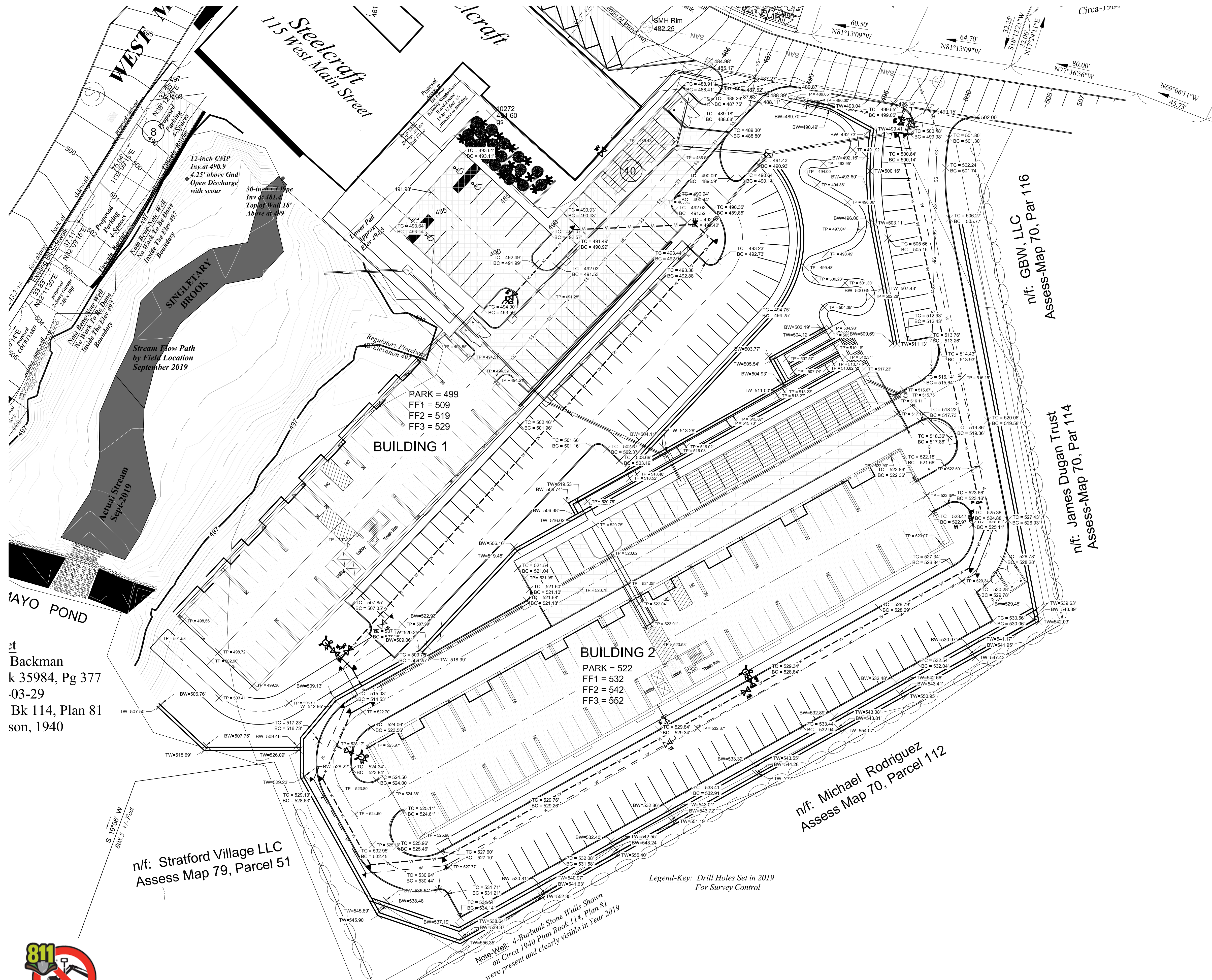
n/f: GBW, LLC  
Assess-Map 70, Par 116

- GRAPHIC SCALE



8/22/2020  
Date

[illegible]



et  
Backman  
k 35984, Pg 377  
-03-29  
Bk 114, Plan 81  
son, 1940

n/f: Stratford Village LLC  
Assess Map 79, Parcel 51

BC = 531.21' TW=552.35'  
TC = 534.64'  
BC = 534.14'  
TW=538.64'  
BW=539.37'  
TW=556.35'

**Note-Well: 4-Burbank Stone Walls Shown  
on Circa 1940 Plan Book 114, Plan 81  
were present and clearly visible in Year 2019**

Legend-Key: *Drill Holes Set in 2019  
For Survey Control*

n/f: GBW, LLC  
Assess-Map 70, Par 116

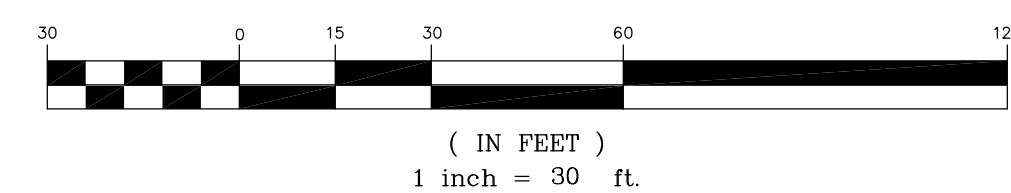
n/f: James Dugan Trust  
Assess-Map 70, Par 114

n/f: Michael Rodriguez  
Assess Map 70, Parcel 112

	RIGHT OF WAY LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	EXISTING CONTOURS MAJOR
	EXISTING CONTOURS MINOR
	PROPOSED CONTOURS MAJOR
	PROPOSED CONTOURS MINOR
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	THRUST BLOCK
TC	TOP CONCRETE
TP	TOP PAVEMENT
TW	TOP WALL
BW	BOTTOM OF WALL
TC/BC	TOP CURB/BOTTOM OF CURB



GRAPHIC SCALE



Project Name and Address

# SINGLETARY ARMS

MILLBURY, MA

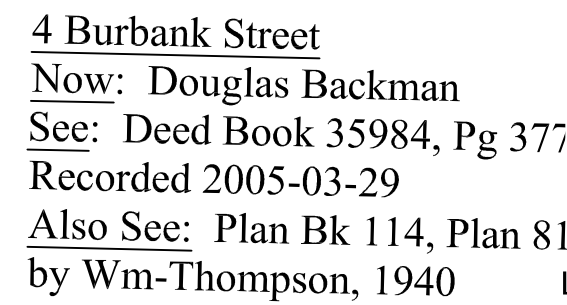
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8/22/2020  
Date

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Project No. ***	Sheet
Date 08/06/2020	C-6
Scale AS NOTED	



14" SMOOTH WALL WELDED STEEL  
CASING PIPE. 188 MIN. WALL  
THICKNESS. ALL JOINTS COMPLETELY  
WELDED

3/4" STAINLESS STEEL BANDS AT  
CENTERS (FASTENED SECURELY)

PIPE SDR-26 SEWER PIPE

2"X4" (C.C.A. 40 YR. WARR.)  
BOARDS FULL LENGTH BETWEEN  
BELLS (4)

TREATMENT FOR 8" SEWER, ALL OTHER SIZES TO BE SIMILIAR, APPROVAL  
WILL BE REQUIRED. MINIMUM SLOPE OF BORING CASING IS 1%.



— PROPOSED 4" MASTER METER

- PROVIDE REQUIRED VERTICAL SEPARATION

— PROPOSED 4"  
POTABLE WATER  
MAIN "A"  
913.17 LF OF 4"  
SDR-26 PVC

- PROVIDE REQUIRED VERTICAL SEPARATION

— LINE "A" STA 2+67.84  
4" X 45° D.I.M.J. BEND  
W/ THRUST BLOCK

— LINE "A" STA 2+97.65  
4" X 45° D.I.M.J. BEND  
W/ THRUST BLOCK

— PROPOSED 8" FIRE MAIN

3" POTABLE WATER  
SERVICE WITH 3"  
GATE VALVE


















LINE "A" STA 5+09.75  
4" X 4" X 2" TEE

— LINE "A" STA 5+19  
4" GATE VALVE

Legend-Key: Drill Holes Set in 2019  
For Survey Control

Note-Well: 4-Burbank Stone Walls Shown  
on Circa 1940 Plan Book 114, Plan 81  
and clearly visible in Year 2019

# LEGEND

	RIGHT OF WAY LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	EXISTING CONTOURS MAJOR
	EXISTING CONTOURS MINOR
	PROPOSED CONTOURS MAJOR
	PROPOSED CONTOURS MINOR
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	THRUST BLOCK

Project Name and Address

# SINGLETARY ARMS

MILLBURY, MA

Sheet Title



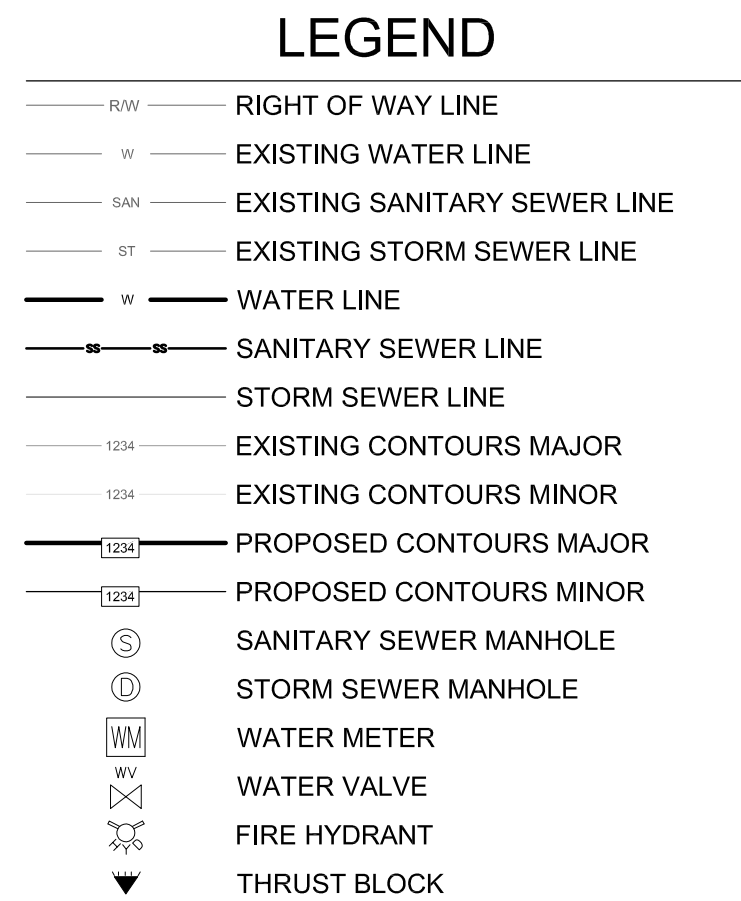
8/22/2020

Date \_\_\_\_\_

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Project No.	***
Date	08/06/2021
Scale	AS NOTED

Sheet  
C-7

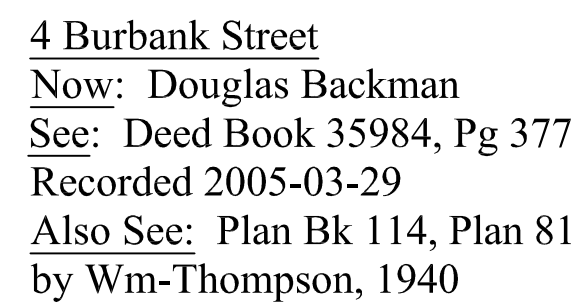


8/22/2020  
Date

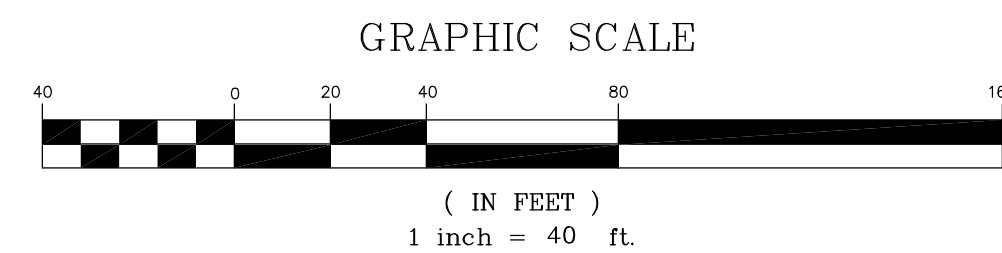
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Project No. ***	Sheet
Date 08/06/2020	C-8
Scale AS NOTED	

	RIGHT OF WAY LINE
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	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	EXISTING CONTOURS MAJOR
	EXISTING CONTOURS MINOR
	PROPOSED CONTOURS MAJOR
	PROPOSED CONTOURS MINOR
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	THRUST BLOCK



Note-Well: 4-Burbank Stone Walls Shown  
on Circa 1940 Plan Book 114, Plan 81  
were present and clearly visible in Year 2015



Project No. ***	Sheet
Date 08/06/2020	C-9
Scale AS NOTED	

