

LEGEND

SEWER LINE	—S—S—
CATCH BASIN	CB
MONUMENTS	⊕
SPOT ELEVATIONS (easd)	100.00
UTILITY POLE	UP
WATERLINE	—W—W—
OVERHEAD WIRE	—OHW—
FLOODPLAINS	—F—F—
WETLANDS	—W—W—
WETLAND BUFFER	—WB—WB—
EROSION CONTROL BARRIER	—ECB—

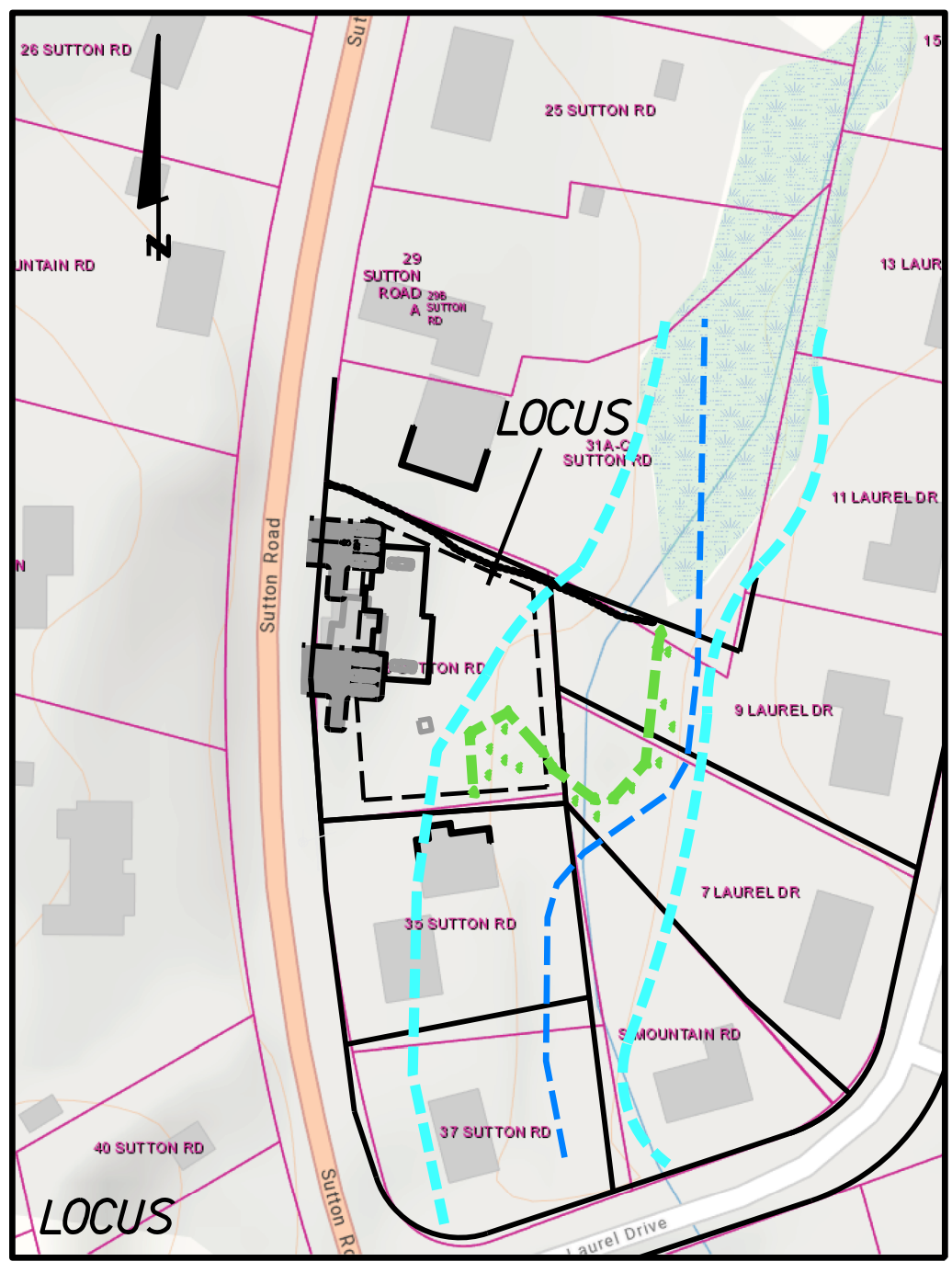
SINGLETARY BROOK RIVERFRONT IMPACTS

TOTAL RIVERFRONT AREA	21,230 SF
0-100' RIVERFRONT PROPOSED IMPACTS	0 SF
100-200' RIVERFRONT PROPOSED IMPACTS	6,750 SF
EXISTING RIVERFRONT IMPACTS	4,500 SF
TOTAL DISTURBANCE (PROPOSED - EXISTING)	2,250 SF

BUFFER ZONE IMPACTS

25-50' BUFFER ZONE IMPACTS	500 SF
50-100' BUFFER ZONE IMPACTS	3,000 SF
TOTAL IMPACTS	3,500 SF

FEMA FIRM MAP 100R BASE FLOOD ELEVATION 514.516 -/- SEE PANEL 25027C001E PROPOSED LAND DISTURBANCE 6650 SF -/-



SCALE 1" = 100'

APPROVAL UNDER TOWN OF MILLBURY'S BYLAWS
SPECIAL PERMIT GRANTING AUTHORITY
MILLBURY PLANNING BOARD

BEING A MAJORITY.
DATE :

NOTES:

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY SPATIAL DATA & DESIGN IN NOVEMBER, 2021.
- HORIZONTAL COORDINATES ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND REFERENCE THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV 88) AND ARE BASED UPON THE ORTHOMETRIC HEIGHTS ESTABLISHED BY GPS, 4 HOUR OBSERVATIONS.

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

MASSACHUSETTS REGISTRATION NUMBER 37047
REGISTERED PROFESSIONAL LAND SURVEYOR

PER THE MILLBURY PLANNING BOARD SPECIAL PERMIT WE ARE REQUESTING THE FOLLOWING WAIVERS:

- SECTION 2a.3 - LANDSCAPE PLAN
- SECTION 2d - OUTDOOR LIGHTING DETAILS
- SECTION 4 - ISOMETRIC LINE DRAWINGS
- SECTION 7 - DEVELOPMENT IMPACT STATEMENT

SECTION 23.2 IN A SUBURBAN DISTRICT THE FOLLOWING PRINCIPAL USES ARE PERMITTED IF GRANTED A SPECIAL PERMIT FOR AN EXCEPTION BY THE SPECIAL PERMIT GRANTING AUTHORITY

SPECIAL PERMIT PLAN
FOR
DAVID PERKINS
33 SUTTON RD
MILLBURY, MA 01527
DATE: MARCH 21, 2022 SCALE: 1" = 20'

CIVIL ENGINEERING LLC
SUITE 206
10 RIVER ROAD
UXBRIDGE, MA 01569
SITE PLANNING SEPTIC DESIGN WETLANDS

DIMENSIONAL REGULATIONS FOR MULTIFAMILY LOTS ZONE S-2

	REQUIRED (MIN) (WATER AND SEWER)	PROPOSED
MIN. LOT AREA	4000 SF REQUIRED (15,000 SF BASE + 10,000 SF ADDITIONAL DWELLING + 15,000 SF 3 ADDITIONAL BEDROOMS)	21,344 SF
MIN. LOT FRONTAGE (3)	150'	193'
MINIMUM FRONT SET BACK	25'	>25'
MINIMUM SIDE YARD SET BACK	10'	>10'
MINIMUM REAR YARD SET BACK	10'	>10'
MAXIMUM HEIGHT	30'	< 30'

PARKING CALCULATIONS (PER SECTION 33.2)

THREE (3) SPACES PER DWELLING UNIT X 2 DWELLING UNITS = 6 SPACES
ONE (1) ADDITIONAL SPACE PER BEDROOM SHALL BE ADDED FOR EACH MULTI-FAMILY DWELLING UNIT CONTAINING AN EXCESS OF TWO BEDROOMS X 2 BEDROOMS = 2 ADDITIONAL SPACES
TOTAL REQUIRED PARKING SPACES: 6 + 2 = 8 SPACES

NOTES:

PER SECTION 23.32: THE MILLBURY ZONING BOARD OF APPEALS GRANTED A DIMENSIONAL AREA VARIANCE FOR A MULTI-FAMILY DWELLING ON 12/15/21 FOR 18,500 SF -/- RELIEF. SEE BOOK 66975 PAGE 247.

WETLANDS WERE DELINEATED BY MARGARET BACON PWS IN NOVEMBER, 2021.

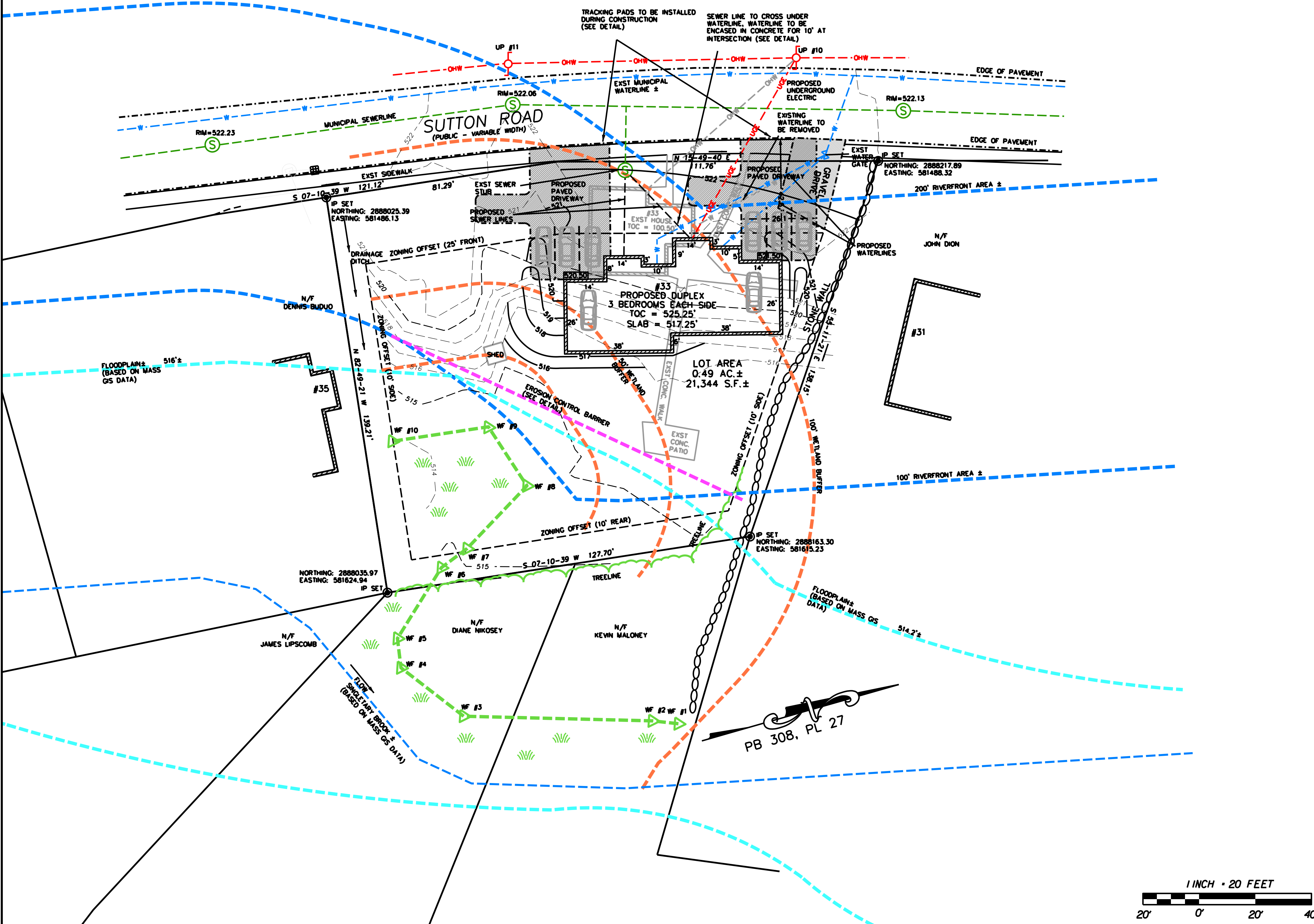
ELEVATIONS REFER TO USGS 1988 DATUM

UTILITIES THAT ARE SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CALL DIGSAFE PRIOR TO EXCAVATION.

THIS PLAN TO BE USED FOR A SPECIAL PERMIT PLAN ONLY AND NOT TO BE USED FOR CONSTRUCTION.

PLAN BOOK	308	PLAN 27
DEED BOOK	65567	PAGE 143
OWNER	DAVID PERKINS	
ASSESSORS MAP	79	LOT 36
LOCUS	33 SUTTON RD	
ZONE	SUBURBAN 2	

REVISION #	DESCRIPTION	DATE



1 INCH = 20 FEET