

**LEGEND**

SEWER LINE	
CATCH BASIN	
MONUMENTS	
SPOT ELEVATIONS (EXIST)	100.00
UTILITY POLE	
WATERLINE	
OVERHEAD WIRE	
FLOODPLAINS	
WETLANDS	
WETLAND BUFFER	
EROSION CONTROL BARRIER	

**SINGLEARY 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

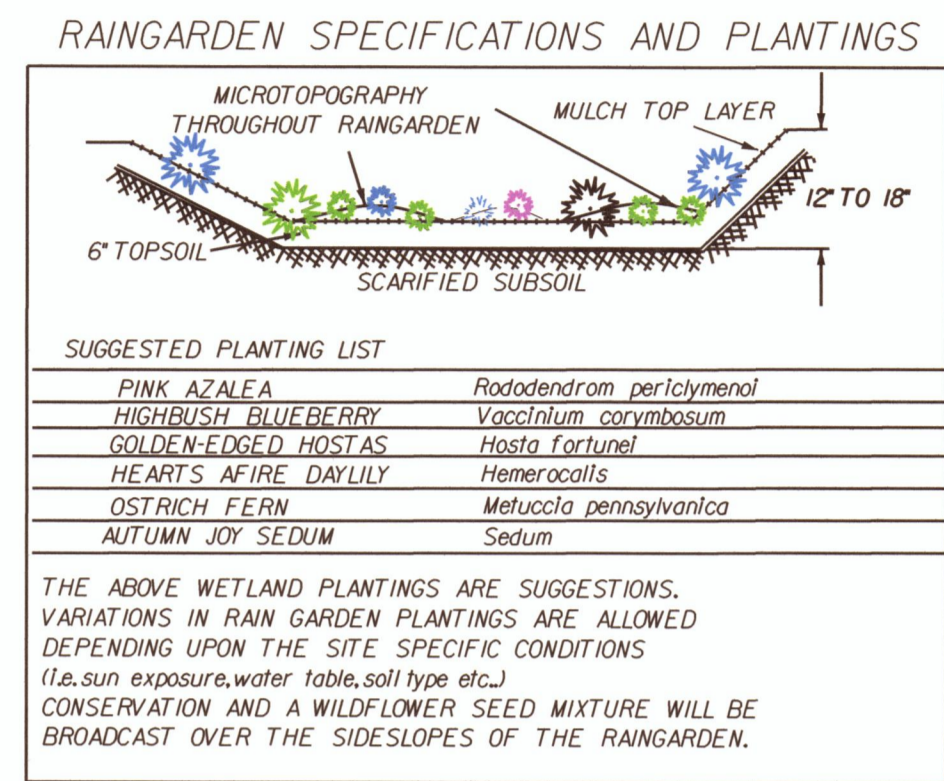
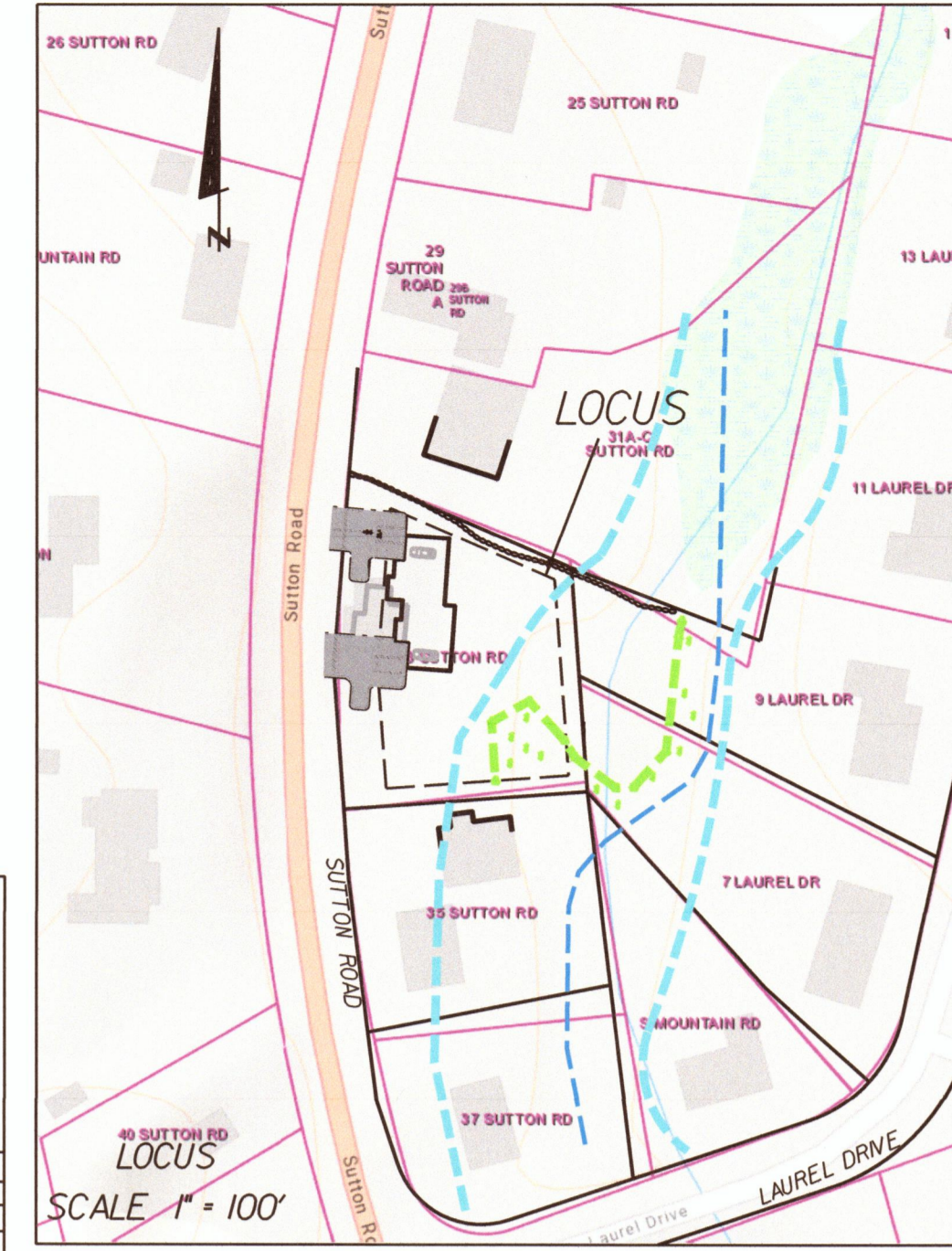
**BUFFER ZONE IMPACTS**

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

FEMA FIRM MAP 1001R BASE FLOOD ELEVATION 514.56 +/- SEE PANEL 25027C0810E PROPOSED LAND DISTURBANCE 6650 SF +/-

**DIMENSIONAL REGULATIONS FOR MULTIFAMILY LOTS ZONE S-2**

	REQUIRED (min.) (WATER AND SEWER) 40,000 SF REQUIRED (15,000 SF BASE + 10,000 SF ADDITIONAL DWELLING + 15,000 SF 3 ADDITIONAL BEDROOMS)	PROPOSED
MIN. LOT AREA		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'



- 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 (NAVD 88) AND ARE BASED UPON THE ORTHOMETRIC HEIGHTS ESTABLISHED BY GPS, 4 HOUR OBSERVATIONS.

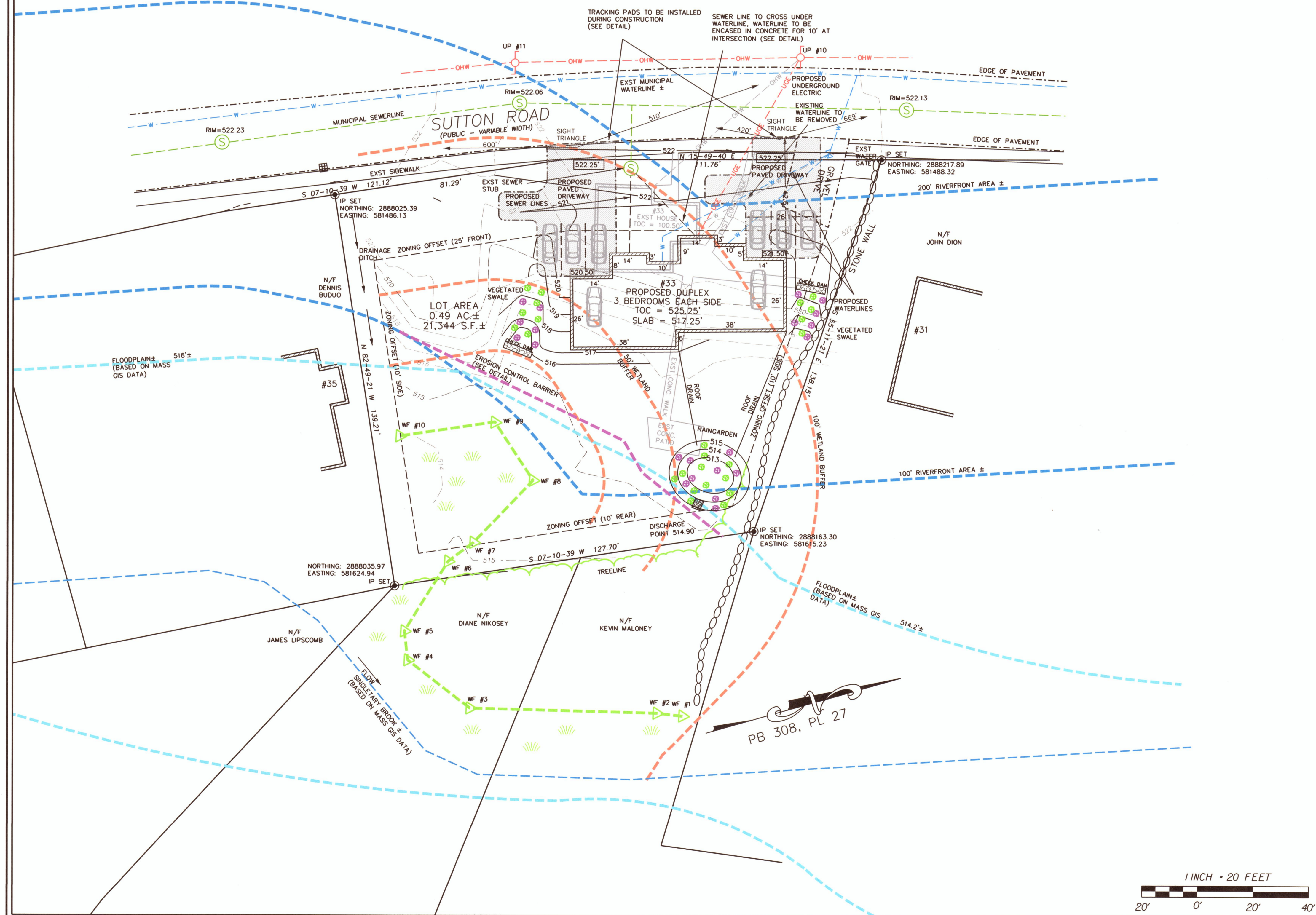
**NOTES:**

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.



**STORMWATER MANAGEMENT PLAN**

MARGARET E. BACON  
CIVIL  
No. 45408  
Professional Registration  
1859

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		

FOR  
DAVID PERKINS  
33 SUTTON RD  
MILLBURY, MA 01527  
DATE: APRIL 24, 2022 SCALE: 1" = 20'

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

REVISION #	DESCRIPTION	DATE

