

APRIL 3, 2006

AUTUMN GATE ESTATES - PHASE II

A Definitive Subdivision Plan
In The Town Of
Millbury, Massachusetts



SCALE: 1"=1000'

PREPARED BY:

HERITAGE DESIGN GROUP

PLANNERS ♦ SURVEYORS ♦ ENGINEERS
LANDSCAPE ARCHITECTS

ONE MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
TEL 508-266-2066 - FAX 508-266-2067
A LIMITED LIABILITY COMPANY

PLANNER

ADAM GAUDETTE, A.I.C.P.

ENGINEER

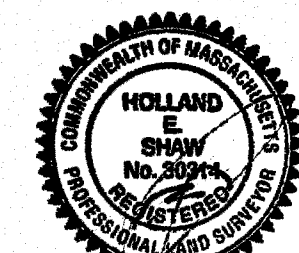
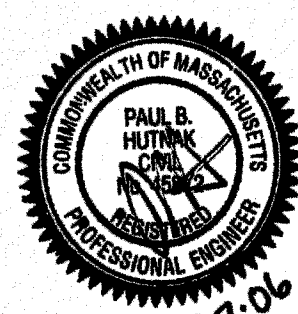
PAUL B. HUTNAK, P.E.

SURVEYOR

HOLLAND E. SHAW P.L.S.

DESIGNER

FRANK OLEKSYK



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OWNER OF RECORD
STOCKHOUSE INVESTMENT, LLC
76 CHURCH STREET
WHITINSVILLE, MA
DEED BOOK 38117 ~ PAGE 45

APPLICANT
TAYLOR ARMSTRONG REALTY TRUST
76 CHURCH STREET
WHITINSVILLE, MA 01588

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	9/26/06	ADDED DECISION & TOWN COMMENTS	FJO
1	6/28/06	PER TOWN COMMENTS	WCN

APPROVAL UNDER SUBDIVISION CONTROL LAW.
MILLBURY PLANNING BOARD

Richard E. Gaudette
Adam Gaudette
Paul B. Hutnak
Frank Oleksyk

BEING A MAJORITY DATE 10/16/06

FOR SUBMISSION ONLY

TOWN OF MILLBURY, MASSACHUSETTS
The Planning Board

NOTICE OF DECISION ON APPLICATION FOR DEFINITIVE PLAN
AUTUMN GATE ESTATES PHASE II

Applicant: _____ Date: _____

Taylor Armstrong Realty Trust Date Filed: May 8, 2006
76 Church Street Premises affected: Off Autumn Gate Circle
Whitinsville, MA 01588 Millbury, Massachusetts

Reference is made to Taylor Armstrong Realty Trust's Application for a Definitive Subdivision Plan, relative to the Applicant's property located off of Grafton Street and Autumn Gate Circle, to be comprised of five (5) single family dwelling units (the "Application"). The Application was submitted to the Millbury Planning Board (the "Planning Board") on May 8, 2006 pursuant to the Town of Millbury's Rules and Regulations Governing the Subdivision of Land.

The Planning Board convened a public hearing on June 12, 2006, continued to July 10, 2006. The Planning Board VOTED TO CLOSE the public hearing on _____, 2006. All members of the Planning Board were present at each session of the public hearing. The Planning Board at its meeting on _____, 2006 VOTED TO GRANT Taylor Armstrong Realty Trust's Application for Definitive Plan, subject to the following CONDITIONS, safeguards and limitations on time or use as attached hereto.

The decision of the Planning Board together with detailed record of its proceedings stating the reasons for the decision was filed with the Town Clerk on _____.

Millbury Planning Board:

A true copy, ATTEST:

Clerk, Millbury Planning Board

TOWN OF MILLBURY, MASSACHUSETTS
The Planning Board

DATE FILED: May 8, 2006

RECORD OF PROCEEDINGS
On Application for Definitive Plan
AUTUMN GATE ESTATES PHASE II

I, David Vecchio, Clerk of the Planning Board hereby certify that the following is a detailed record of all of the Planning Board's proceedings relative to the application of Taylor Armstrong Realty Trust ("Applicant") for a Definitive Plan pursuant to the Town of Millbury's Rules & Regulations Governing the Subdivision of Land.

The Applicant desires to develop five (5) single family dwelling units on property located off of Autumn Gate Circle (the "Project"). The Site lies within the Suburban III District. Lots 1 - 5 total approximately 5.62 acres; open space is identified on the plan as Parcel A consisting of approximately .80 acres and Parcel 1 consisting of approximately 1.79 acres.

The history of these proceedings is as follows:

- On May 8, 2006, Applicant's Application for a Definitive Plan (the "Application") was presented to the Planning Board. True copies of the Application are attached hereto as Exhibit A-1 and is a part of the record of these proceedings;
- Thereupon, an advertisement, a true copy of which is attached hereto as Exhibit B and is made part of this record, was published in the Millbury Sutton Chronicle, a newspaper published in Millbury, Massachusetts, on May 25, 2006 and June 1, 2006
- Notices of the public hearing, a copy of which is attached hereto as Exhibit C and is made a part of this record, were mailed postage pre-paid to the Applicant, abutters within three hundred (300) feet of the Site, being the same persons named in Assessor's certificate which were part of the Application heretofore referred to (and attached hereto as Exhibit A), and to the Board of Selectmen, Building Inspector and Planning Board of every abutting municipality;
- On June 12, 2006, a hearing was held at the Municipal Office Building, 127 Elm Street, Millbury, Massachusetts at which opportunity was given to all interested to be heard in favor or opposition to the Application. The hearing was continued to July 10, 2006. All members of the Planning Board, Chairman William Borowski, Member David Vecchio, Member George Valery, Member Anna Lewandowski, and Member Richard Gosselin were present at each session of the public hearing. The Planning Board voted at its meeting on _____, 2006 to CLOSE the public hearing;

5. Applicant's request for waivers are approved as follows:

- Section 6.05.3 : Waive the requirements to show individual trees greater than 12" in diameter at breast height as the site is densely wooded in a natural state.

Significant trees (trees of 12" caliper, 4' above finished ground level) within 20' of the right-of-way shall be identified in the field prior to clearing. The Town Planner and developer shall walk the site together and mark those trees that can be preserved. These existing trees shall serve as street trees in lieu of planting all new street trees.

The following recommended measures should be used for the protection of existing trees:

- Wherever possible, there shall be no operation of heavy equipment or storage of any materials under said tree within its natural drip line.
- Wherever possible, no grading or filling should be done within the drip line.
- No bituminous concrete paving or vehicle parking should be located under canopies. No more than twenty percent (20%) of the area under any deciduous tree's natural drip line may be so paved.
- All drainage from paved areas should be directed away from root zones.

- Section 7.02.4c: Waive the requirement that the length of a dead-end street shall not exceed 500 feet.

The applicant is authorized to extend the length of a dead-end street to 600 feet.

- Section 7.03.4a: Waive the requirement for the use of reinforced concrete pipe.

The applicant shall use high-density polyethylene plastic piping (ADS).

- Section 7.06: Waive the requirement to install all stone monuments prior to applying for building permits.

Prior to street construction, areas of monumentation shall be staked and maintained. Monuments shall be installed prior street acceptance.

- Section 7.02.9: Waive the requirement that street trees shall be no closer than 5 feet nor more than 20 feet from the right-of-way.

The applicant is authorized to install street trees 2.5 feet from the right-of-way at the project entrance.

- The Planning Board voted at its meeting on _____, 2006 to GRANT the Application to allow the construction of five (5) single family dwelling units, related roadways, parking, landscaping, lighting, drainage and associated infrastructure all as shown on the plans entitled "Autumn Gate Estates Phase II, A Definitive Subdivision Plan in the Town of Millbury, Massachusetts, dated April 3, 2006, revised through June 28, 2006, prepared by Heritage Design Group, 1 Main Street, Whitinsville, MA 01588 and consisting of twenty-three (23) sheets (collectively the "Plans") and subject to the following conditions:

- All rules and regulations of the Millbury Zoning Bylaw shall be adhered to.
- Any substantial change shall require application for a modification to the decision. The Planning Board shall determine what constitutes a substantial change.
- Each condition shall be construed as separate to the end, and if any condition shall be held invalid for any reason, the remaining conditions shall continue in full force and effect.
- All fees and costs associated with the Definitive Plan and this decision shall be paid.
- Sewer service for the lots within the subdivision shall be designed and constructed in accordance with the requirements of the Town of Millbury's Sewer Commissioners.
- Water service for the lots within the subdivision shall be designed and constructed in accordance with the requirements of Aquarion Water Company, or its successor.
- Compliance with state and federal regulations including, but not limited to those regarding handicap accessibility, is the responsibility of the Applicant and its contractors. The Applicant shall coordinate the relocation of the wheelchair ramp on the eastern side of Autumn Gate Circle so that it is directly opposite the proposed wheelchair ramp on Cooper Road.
- Before Definitive Plan endorsement, the Plan shall be modified so that the wheelchair ramp at the end of the Cooper Street cul-de-sac is not immediately adjacent to the catch basin.
- Before Definitive Plan endorsement, the Plan should be modified so that street lights are closer to hydrants.
- Before Definitive Plan endorsement, the Plan shall be modified so that the proposed Parcel 1 Open Space is combined with Lot 3.
- Before Definitive Plan endorsement, the Applicant shall either file a performance bond or surety in an amount determined by the Board to be sufficient to cover the cost of all improvements shown on the approved definitive plan and specified as conditions of approval plus a twenty percent (20%) contingency factor, or the Applicant shall execute and record a covenant running with the land. Such covenant shall provide in part that no dwelling may be built nor sold until all of the improvements required by the approved definitive plan and specified as conditions of approval have been completed and approved by the Planning Board. The Planning Board will not reduce the Town's interest in a bond or surety to an amount less than twenty percent (20%) of the original amount, or \$20,000, whichever is greater, or release the last dwelling unit in the case of approval with covenant, until the Applicant submits and obtains Planning Board approval for an "as-built" plan in conformance with Section 6.11 of the Subdivision Rules and Regulations.

- Before construction activities, the Applicant shall pay \$7,500 to the Town of Millbury for deposit into a special account established by the Town Treasurer under M.G.L. Chapter 44, Section 53G. The balance of this account shall at no time be less than one-half (1/2) the initial deposit, and the Applicant shall deposit with the Treasurer such additional funds as are required to restore the account to the amount of the initial deposit upon notice from the Board, by first class mail, that the amount on deposit has been decreased by the expenditures described herein to an amount at or below one-half (1/2) of the initial deposit. If the Applicant fails to restore the account balance and the balance is insufficient to pay incurred professional and technical review fees, the Board shall place a stop work order on subdivision construction activities by not authorizing additional professional or technical work, including inspections, until outstanding invoices are paid. Ninety (90) days following the Board's issuance of a Certificate of Completion (See Appendix A), any excess amount in the account attributable to that project, including any interest accrued, shall be repaid to the Applicant or the Applicant's successor in interest.

- Before construction activities, the Applicant shall provide filed and/or recorded copies of all permits, including an Earth Removal Permit if required.

- Before construction activities, a pre-construction meeting shall be held with the Planning Board's representative and representatives from applicable boards, committees, and departments from the Town of Millbury.

- No tree stumps shall be buried on site. Prior to the commencement of construction, the Applicant shall propose a method of stump removal and disposal for Planning Board approval. Said method may include excavation and removal off-site in accordance with applicable regulations, grinding in place, or excavation and on-site grinding. The Applicant shall provide reasonable proof that the proposed method of stump removal and disposal was executed.

- No lots shall be released or building permits issued until all easements, covenants, etc. are satisfactory to the Town and recorded at the Worcester Registry of Deeds with copy provided to the Planning Board.

- Prior to clearance of lots and issuance of building permits, the Applicant shall provide written proof that the owner(s) of the Autumn Gate Estates Subdivision have authorized the owner(s) of the Autumn Gate Estates Phase II subdivision to tie proposed utilities in Autumn Gate Estates Phase II subdivision into those located in Autumn Gate Estates Subdivision, OR Autumn Gate Circle has become a public way.

- No residential building permits shall be issued until the Town Planner approves the same based on the status of infrastructure and performance guarantee.

- Before issuance of an occupancy permit, the Fire Chief shall inform the Planning Board that fire suppression facilities have been installed and operate to his satisfaction.

- If blasting occurs, no perchlorate shall be used. The Applicant shall sample and analyze all wells for compounds contained in the proposed blasting materials prior to any blasting if those wells are located within five hundred (500) feet of the blast area. These wells shall also be tested for quantity prior to any blasting. The blast area shall be defined as the limits of construction. All structures within five hundred (500) feet of the blast area shall be reviewed for cracks prior to any blasting.

- In addition to the stone monuments specified in Section 7.06 of the Millbury Subdivision Rules and Regulations, reinforced concrete bounds shall be set at intersections of lot lines and permanent easements and at all points of change of direction of the boundary lines of each lot in the subdivision. Drill holes may take the place of reinforced concrete bounds where stone walls or ledge are present. The Applicant's surveyor shall furnish the Planning Board with a letter certifying that bounds have been placed precisely as indicated on the approved Plan and this Certificate of Decision.

- Inspections shall be conducted at appropriate times in the construction schedule as indicated in Section 8.02 of Millbury's Subdivision Rules and Regulations. Any work which has been covered by subsequent work prior to inspection, or is otherwise not available or obscured to the point of rendering inspection of the work difficult, shall be considered to be not acceptable to the Planning Board. Such subsequent work shall be removed as directed by the Planning Board or its representative to insure availability of the work to be inspected as required herein. The release of the performance guarantee shall depend upon the inspection and approval of all work prescribed herein and as shown on the approved Plan.

- Street signs shall comply with the specifications of the Director of Public Works.

- Hours of operation related to the construction of the subdivision shall be limited to 7:00 AM to 5:00 PM, Monday through Friday, 8:00 AM to 4:00 PM on Saturday.

- On a monthly basis after the commencement of construction, the Applicant shall, to the extent required by the Town Planner, meet with the Town Planner during Town Hall office hours to provide a project update. The time and date of these monthly meetings shall be agreed upon by the Applicant and the Town Planner.

- All of the improvements shown on the Applicant's approved plan, including all items specified as conditions of approval, shall be fully constructed within three (3) years from the date of approval. Extensions may be granted subject to the review and approval of the Planning Board.

- The Applicant shall submit digital copies of the approved Definitive Plan, and, thereafter, an "as-built" plan of the development, which plans shall be in a format acceptable to the Planning Board, and consistent with the approved plan. The "as-built" plan shall provide two coordinate values on the NAD 83 Datum for two of the property line monuments shown on the approved plan.

Members present: William Borowski (_____), Richard Gosselin (_____), Anna Lewandowski (_____), George Valery (_____), and David Vecchio (_____).

Signature: _____
David Vecchio, Clerk

HERITAGE DESIGN GROUP

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LANDSCAPE ARCHITECTS

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WHITINSVILLE, MA
DEED BOOK 38117 - PAGE 45

APPLICANT
TAYLOR ARMSTRONG REALTY TRUST
76 CHURCH STREET
WHITINSVILLE, MA 01588

ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3)
AREA: 20,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

TOTAL PARCEL AREA:

9.20± ACRES

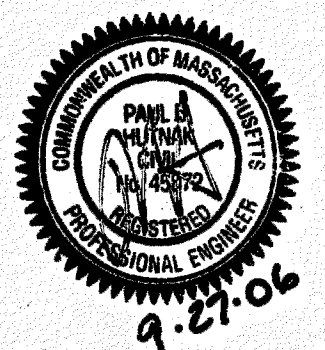
ASSESSORS INFORMATION:

MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW.

MILLBURY PLANNING BOARD

BEING A MAJORITY DATE 10/16/06



REVISIONS

NO.	DATE	DESCRIPTION	BY
2	9/26/06	ADDED DECISION & TOWN COMMENTS	FJO
1	6/28/06	PER TOWN COMMENTS	WCN

AUTUMN GATE ESTATES

PHASE II

A Definitive Subdivision Plan

In The Town Of

Millbury, Massachusetts

For

Taylor Armstrong Realty Trust

76 Church Street

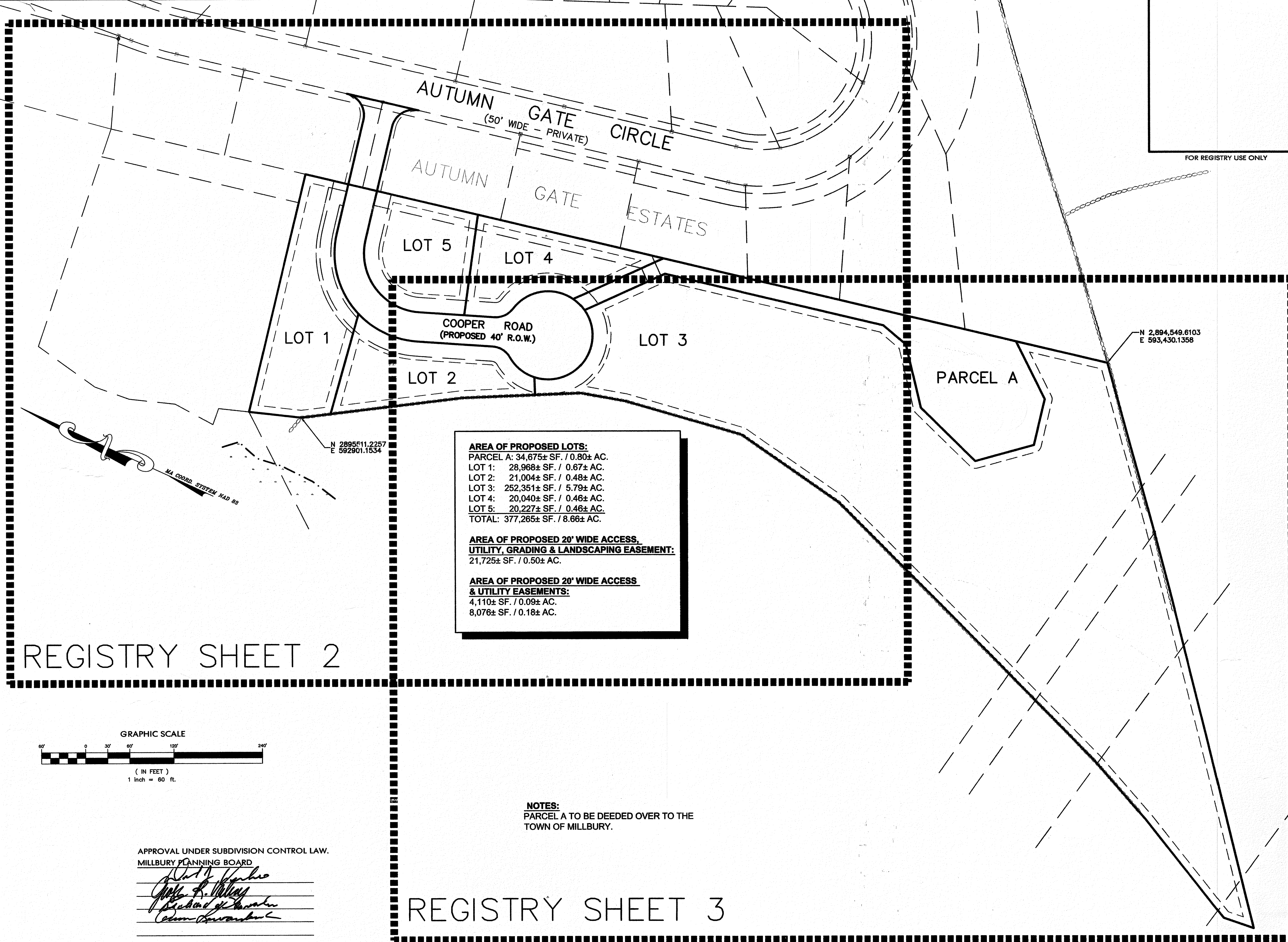
Whitinsville, MA 01588

SCALE: NONE DATE: APRIL 3, 2006

JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-NOTES

DRAWN BY: WCN CHECKED BY: PBH

CONDITIONS OF APPROVAL
SHEET 2 OF 24



AREA OF PROPOSED LOTS:
 PARCEL A: 34,675± SF. / 0.80± AC.
 LOT 1: 28,968± SF. / 0.67± AC.
 LOT 2: 21,004± SF. / 0.48± AC.
 LOT 3: 252,351± SF. / 5.79± AC.
 LOT 4: 20,040± SF. / 0.46± AC.
 LOT 5: 20,227± SF. / 0.46± AC.
 TOTAL: 377,265± SF. / 8.66± AC.

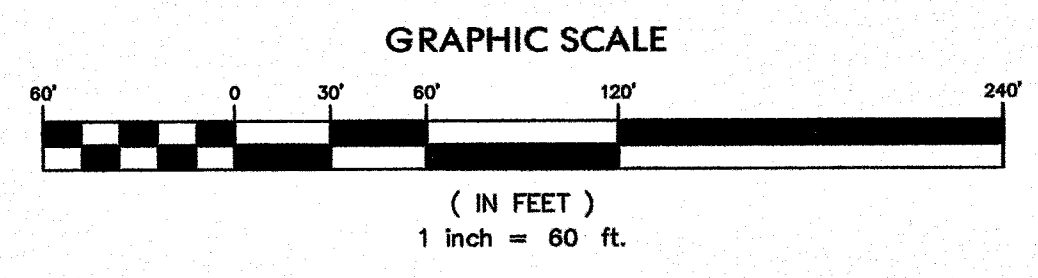
AREA OF PROPOSED 20' WIDE ACCESS, UTILITY, GRADING & LANDSCAPING EASEMENT:
 21,725± SF. / 0.50± AC.

AREA OF PROPOSED 20' WIDE ACCESS & UTILITY EASEMENTS:
 4,110± SF. / 0.09± AC.
 8,076± SF. / 0.18± AC.

NOTES:
 PARCEL A TO BE DEEDED OVER TO THE TOWN OF MILLBURY.

REGISTRY SHEET 2

REGISTRY SHEET 3



APPROVAL UNDER SUBDIVISION CONTROL LAW.
 MILLBURY PLANNING BOARD
 [Signatures]

BEING A MAJORITY DATE 10/16/06

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 DEED BOOK 38117 - PAGE 45

APPLICANT
 TAYLOR ARMSTRONG REALTY TRUST
 76 CHURCH STREET
 WHITINSVILLE, MA 01588

ZONING REQUIREMENTS
ZONE: SUBURBAN 3 (S-3)
AREA: 20,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

TOTAL PARCEL AREA:
 9.20± ACRES

ASSESSORS INFORMATION:
 MAP 56, PARCEL 25

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MILLBURY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON 10/17/06 AT 10:00 A.M. AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature] DATE: 10/17/06
 TOWN CLERK: DATE:

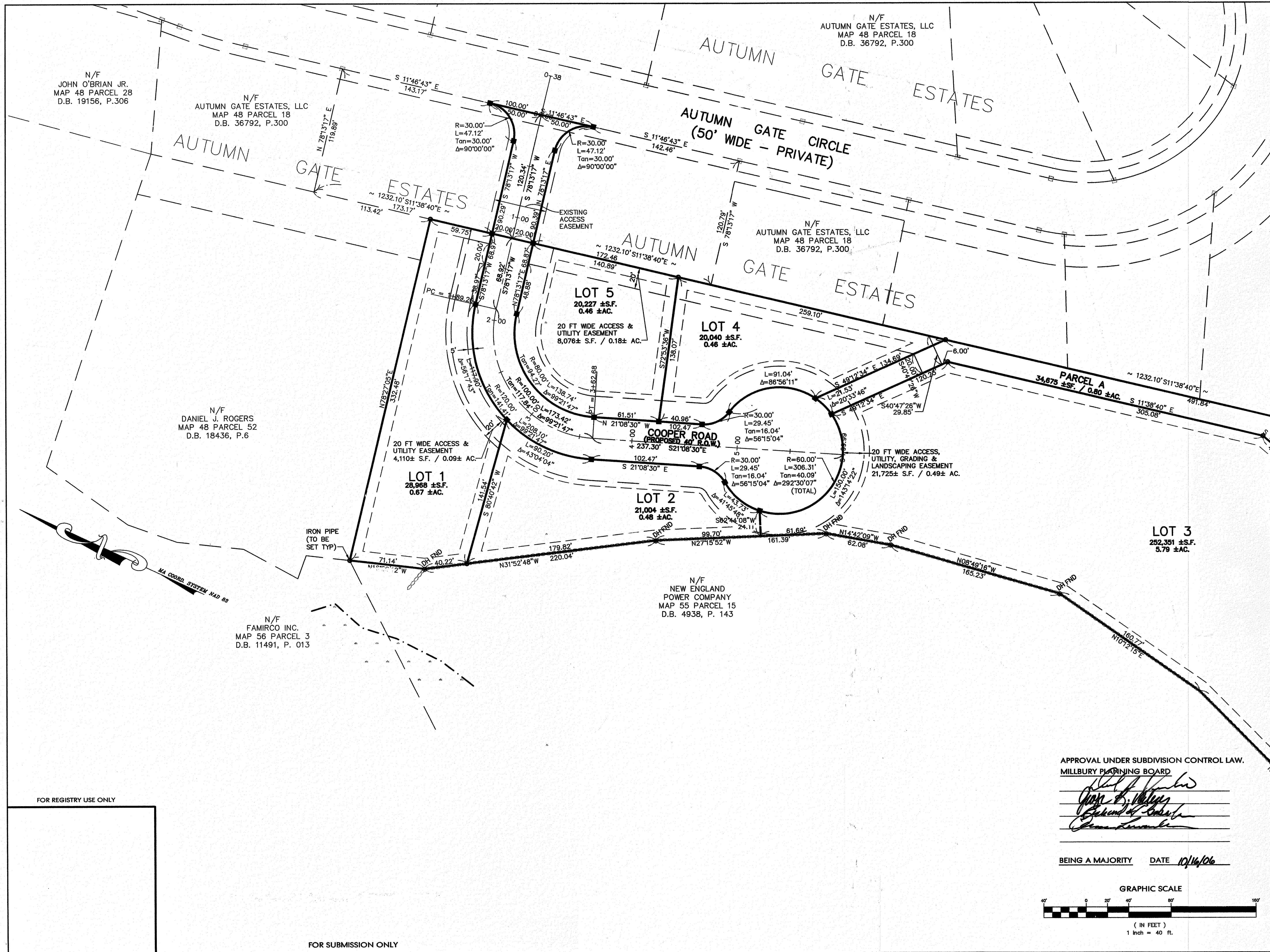
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRAR OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

DATE: 9/27/06
 HOLLAND E. SHAW, PLS/NO. 38314
 [Seal]

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	9/26/06	ADDED DECISION & TOWN COMMENTS	FJO
1	6/28/06	PER TOWN COMMENTS	WCN

AUTUMN GATE ESTATES
PHASE II
 A Definitive Subdivision Plan
 In The Town Of
 Millbury, Massachusetts
 For
 Taylor Armstrong Realty Trust
 76 Church Street
 Whitinsville, MA 01588
 SCALE: 1" = 60' DATE: APRIL 3, 2006
 JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-SITE-PLAN
 DRAWN BY: WCN CHECKED BY: PBN
 DEFINITIVE SUBDIVISION INDEX PLAN
 SUBMISSION SHEET 3 OF 24
 REGISTRY SHEET 1 OF 3



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ZONE:	SUBURBAN 3 (S-3)
AREA:	20,000 S.F.
WIDTH:	150'
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TOTAL PARCEL AREA:
 9.20± ACRES

ASSESSORS INFORMATION:
 MAP 56, PARCEL 25

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Daniel Platt Oct. 17, 2006
 TOWN CLERK: DATE:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRAR OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

DATE _____
 HOLLAND E. SHAW, PLS NO. 30314

REVISIONS

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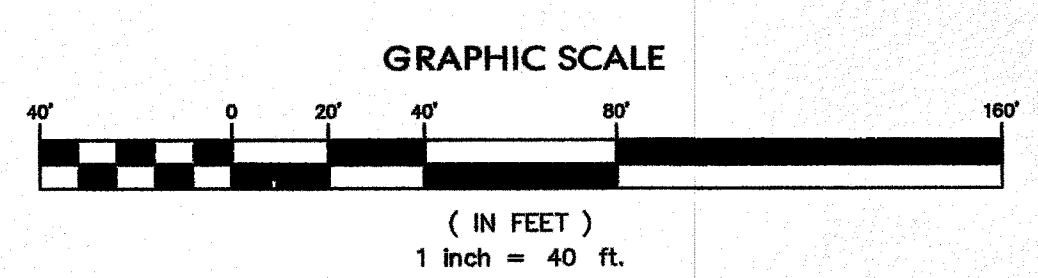
SCALE: 1" = 40' DATE: APRIL 3, 2006

JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-SITE-PLAN
 DRAWN BY: WCN CHECKED BY: PBH

DEFINITIVE SUBDIVISION PLAN
 SUBMISSION SHEET 4 OF 24
 REGISTRY SHEET 2 OF 3

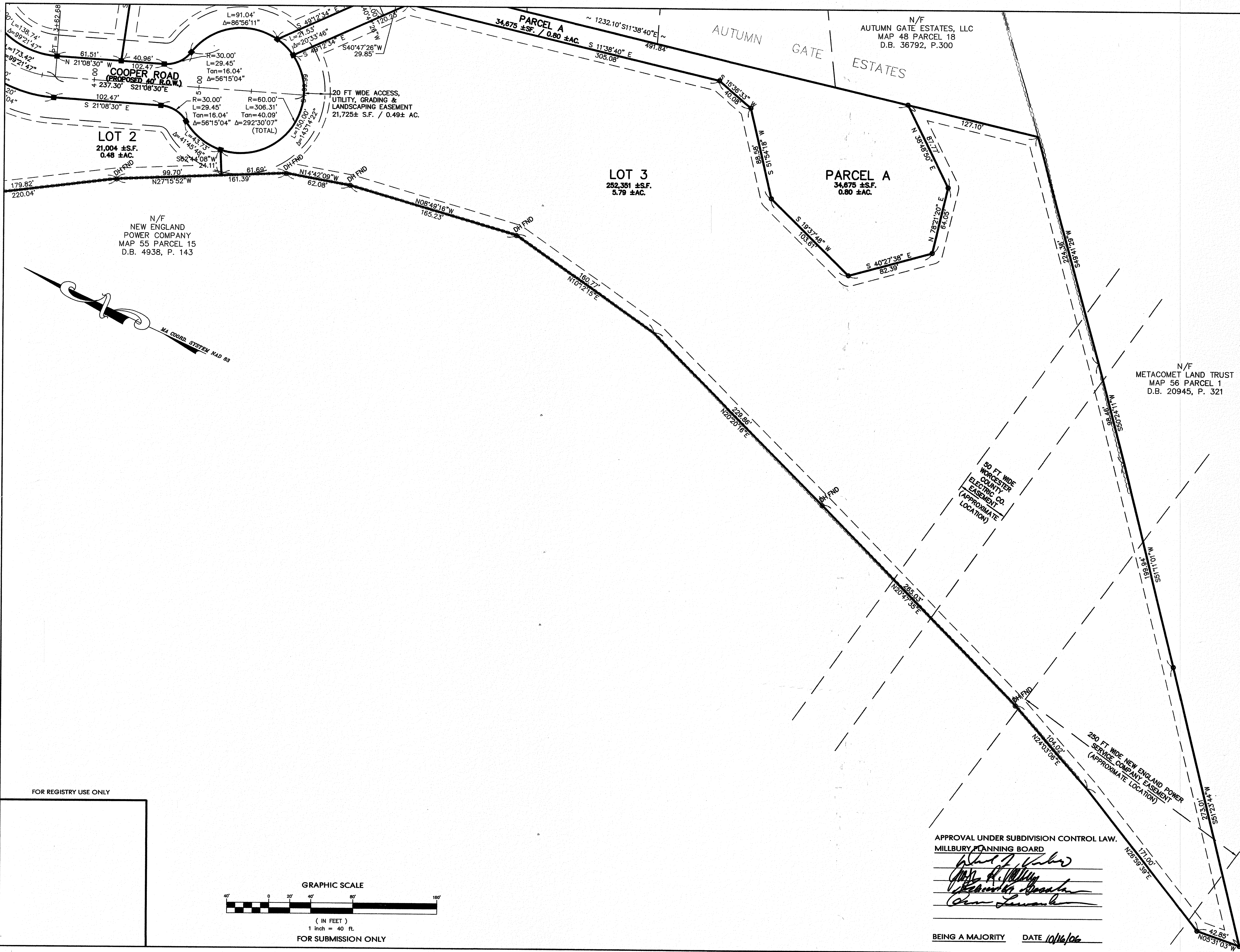
APPROVAL UNDER SUBDIVISION CONTROL LAW.
 MILLBURY PLANNING BOARD
[Signatures]

BEING A MAJORITY DATE 10/16/06



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ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3)

AREA: 20,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

TOTAL PARCEL AREA:
9.20 ± ACRES

ASSESSORS INFORMATION:
MAP 56, PARCEL 25

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MILLBURY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON July 24, 2006 AT 10:16 A.M. AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Daniel Clark Oct. 17, 2006
TOWN CLERK: DATE:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRAR OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

DATE Oct 17, 2006

HOLLAND E. SHAW, PLS. NO. 88314

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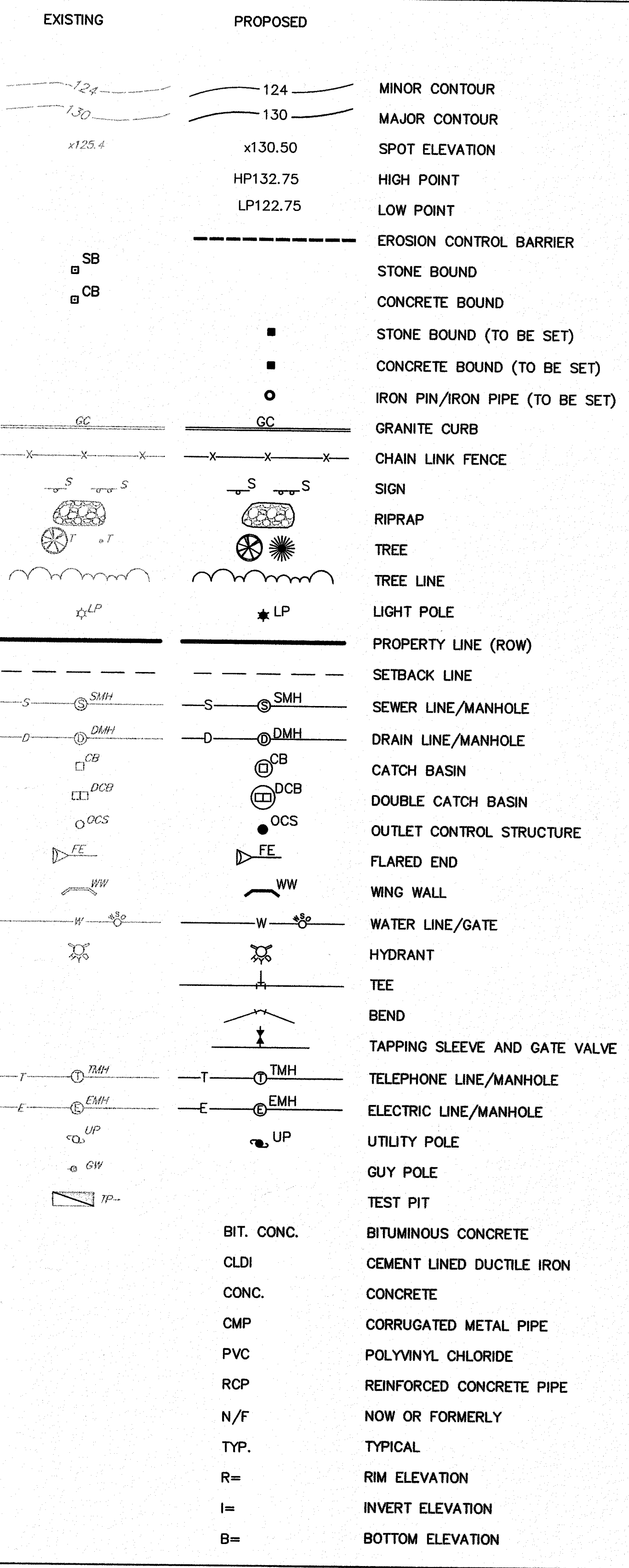
DEFINITIVE SUBDIVISION PLAN
SUBMISSION SHEET 5 OF 24
REGISTRY SHEET 3 OF 3

APPROVAL UNDER SUBDIVISION CONTROL LAW,
MILLBURY PLANNING BOARD

[Signatures]

BEING A MAJORITY DATE 10/16/06

LEGEND AND ABBREVIATIONS



GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

EROSION CONTROL AND SEDIMENTATION NOTES

ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

TOP SOIL IS TO BE REMOVED FROM ALL AREAS OF CUT AND FILL AND BE STOCKPILED FOR REUSE. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION. ALL DISTURBED AREAS ARE TO BE RESTORED WITH A MINIMUM OF 4" OF TOP SOIL AND SEED. ANY EXCESS MATERIAL WILL BE RETAINED ON SITE AND USED ON THE HOUSE LOTS. NO MATERIAL IS TO BE STOCKPILED ON ANY WETLAND OR WETLAND BUFFER.

ANY MATERIAL THAT MAY BE REMOVED FROM THE SITE MUST BE DONE SO IN ACCORDANCE WITH THE MILLBURY EARTH REMOVAL REGULATIONS. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.

PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.

ALL EROSION/SEDIMENTATION CONTROLS ARE TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

HAYBALE CHECK DAMS SHALL BE PROVIDED AROUND ALL EXISTING DRAIN INLETS PRIOR TO CONSTRUCTION ACTIVITIES AND AROUND ALL PROPOSED DRAIN INLETS PRIOR TO PERMANENT PAVEMENT TO CONTROL SILTATION.

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.

EROSION/SEDIMENTATION CONTROLS SHALL BE ESTABLISHED AND MAINTAINED ON ANY UNBUILT AREA REQUIRED BY THE MILLBURY PLANNING BOARD.

ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL DISTURBED AREAS ARE TO BE COVERED WITH TOPSOIL, REGRADED AND SEED AS SOON AS PRACTICABLE.

THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.

A CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) SHALL BE USED TO MINIMIZE OFF-SITE MOVEMENT OF SOIL BY VEHICLES. ALL CONSTRUCTION ACCESS POINTS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOW OF SEDIMENT ONTO ROADWAYS.

STREET SWEEPING SHALL BE CONDUCTED WEEKLY (AT A MINIMUM) DURING CONSTRUCTION UNTIL SURFACES ARE STABILIZED.

AN ABSOLUTE MINIMUM OF EXISTING VEGETATIVE COVER SHALL BE DISTURBED DURING THE CONSTRUCTION PERIOD.

ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. DISTURBED AREAS OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE STABILIZED WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE UNLESS CONSTRUCTION ACTIVITIES WILL RESUME ON THAT PORTION OF THE SITE WITHIN TWO (2) DAYS. AREAS OUTSIDE OF THE ROADWAY RIGHT-OF-WAY THAT ARE DISTURBED FOR MORE THAN FOURTEEN (14) DAYS SHALL HAVE TEMPORARY RETENTION AREAS BUILT FOR THE RUN OFF TO FILTER THROUGH. THESE RETENTION AREAS SHALL CONSIST OF COCONUT LOGS AT THE BEGINNING AND END WITH A MINIMUM OF TWO POLYMER FLOCK LOGS IN THE RETENTION AREA. THE RETENTION AREA MUST BE ABLE TO RETAIN UP TO THREE INCHES (3") OF STORM WATER.

ALL DISTURBED AREAS SHALL BE PROTECTED FROM POTENTIALLY EROSION RUNOFF FROM UP-SLOPE AREAS BY MEANS OF DIVERSIONS, BENCHES, OR OTHER ACCEPTABLE MEANS. AT THE TOE OF ALL CUT AND FILL SLOPES IN EXCESS OF TEN FEET (10') IN HEIGHT, BALED HAY OR STRAW EROSION CHECKS SHALL BE INSTALLED.

WHERE NECESSARY, AS DETERMINED BY THE TOWN PLANNER, TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT.

CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.

FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.

GRADING SHALL NOT BE DONE IN SUCH A WAY SO AS TO DIVERT WATER ONTO OR POND WATER ON THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THE WRITTEN CONSENT OF THAT LANDOWNER.

FILLS SHALL NOT ENCROACH ON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS.

ALL STOCK PILES SHALL HAVE SILKSCREEN FENCES AROUND THE PERIMETER.

ALL ROOF DRAINS SHALL DISCHARGE TO AN UNDISTURBED AREA. IF THE AREA AROUND THE STRUCTURE'S FOUNDATION IS DISTURBED, ROOF DRAIN DISCHARGE SHALL BE PIPED TO A STABILIZED AREA.

LANDSCAPING AND LIGHTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

ALL LOAM AND SEEDING WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE EXTENDED TO MAKE THE TRANSITION TO MEET EXISTING GRADE, AND ALL SIDE SLOPES SHALL BE STABILIZED TO PREVENT EROSION INTO THE ROADWAY RIGHT-OF-WAY AREA.

GRADING, DRAINAGE AND UTILITY NOTES

THE LOCATION OF SUSPECTED EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. ANY UNDERGROUND UTILITY LOCATIONS, IF INDICATED HEREIN, HAVE BEEN DETERMINED FROM THE FIELD LOCATION OF MANHOLES, GATES, AND/OR OTHER SURFACE STRUCTURES, BY PHYSICAL INSPECTION, AND/OR FROM AVAILABLE PLANS OF RECORD. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF EXISTING UNDERGROUND PIPES, CONDUITS, TANKS AND STRUCTURES. NOTIFY DIG-SAFE AT 1-888-344-7233 PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

EXISTING UTILITIES MUST BE LOCATED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK. ABANDON, CAP AND PLUG OR OTHERWISE DISCONNECT SERVICES AS REQUIRED BY UTILITY COMPANIES WITHIN JURISDICTION. CALL DIG-SAFE TO FIELD VERIFY LOCATIONS.

WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED.

GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.

COORDINATE ALL UTILITY INSTALLATIONS WITH THE TOWN OF MILLBURY, PUBLIC UTILITY DEPARTMENTS.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

UTILITIES THAT ARE PROPOSED TO BE INSTALLED IN FILL SECTIONS SHALL BE INSTALLED ACCORDINGLY:

- A. FILL AREA SHALL BE FILLED TO SUBGRADE ELEVATION WITH COMMON FILL, COMPACTED TO 95%.
B. THE UTILITY TRENCH SHALL THEN BE EXCAVATED ACCORDING TO THE TYPICAL TRENCH SECTION DETAIL.

SUPERVISION OF CONSTRUCTION SHALL BE CARRIED OUT AT THE EXPENSE OF THE DEVELOPER. DAILY FIELD REPORTS INDICATING PROGRESS OF THE CONSTRUCTION AND ANY PROBLEMS SHALL BE SUBMITTED TO THE SEWERAGE COMMISSION ONCE EACH WEEK. NAME OF THE INSPECTOR AND/OR CLERK OF THE WORKS SHALL BE SUBMITTED TO THE SEWERAGE COMMISSION FOR APPROVAL PRIOR TO CONSTRUCTION OF THE SANITARY SEWER LINES.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS OF THE TOWN OF MILLBURY D.P.W.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE. MANHOLE COVERS SHALL BE MARKED DRAIN OR SEWER. ALL DRAINAGE CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OR CANADA.

ALL STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF MILLBURY D.P.W. SPECIFICATIONS.

ALL DRAIN PIPE TO BE N12 ADS PIPE UNLESS OTHERWISE SPECIFIED ON PLANS.

ALL DRAINAGE CASTINGS TO BE MANUFACTURED IN THE UNITED STATES OR CANADA.

TOPOGRAPHIC ELEVATIONS ARE BASED ON THE N.G.V.D. OF 1929. ELEVATION SOURCE OF THE BENCH MARKS SHOWN IS FROM A CHISELED SQUARE ON TOP OF THE SOUTHEAST CORNER OF THE CONCRETE BRIDGE DECK SLAB ON WHEELLOCK AVENUE AT DOROTHY POND.

THE ENTIRE AREA WITHIN THE STREET LINES, AND BEYOND, AS NECESSARY FOR CONSTRUCTION EARTHWORK, SHALL BE CLEANED OF ALL BRUSH, TREE ROOTS, STUMPS, BOULDERS, AND OTHER OBJECTIONABLE MATTER. WHERE GOOD TOP SOIL IS FOUND WITHIN WORK AREAS IT SHALL BE REMOVED AND STOCKPILED WITHIN THE DEVELOPMENT FOR FUTURE USE. THE ENTIRE AREA BENEATH THE TRAVELED WAY AND SIDEWALKS SHALL HAVE LOAM, PEAT, AND OTHER UNSUITABLE MATERIAL REMOVED TO HARD BOTTOM.

ROADWAY SUBDRAINS SHALL BE INSTALLED WHERE GROUNDWATER IS WITHIN 24" OF FINISH GRADE AND AS SHOWN ON THE PLANS. SUBDRAIN LOCATIONS SHALL BE VERIFIED OR REVISED AS FIELD CONDITIONS WARRANT WITH OVERSIGHT BY A REPRESENTATIVE OF THE MILLBURY PLANNING BOARD.

ALL EASEMENTS TO BE GRADED TO ALLOW ACCESS FOR VEHICLES AND ALL STRUCTURES WITHIN THE EASEMENT AREA ARE TO BE SET AT FINISHED GRADE.

ANY MATERIAL THAT MAY BE REMOVED FROM THE SITE MUST BE DONE SO IN ACCORDANCE WITH THE MILLBURY EARTH REMOVAL REGULATIONS.

BLENDED NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

ALL CATCH BASINS TO HAVE FOUR (4) FOOT SUMPS.

DETENTION POND DISCHARGE PIPES SHALL HAVE ANTI SEEP COLLARS.

BERMS AROUND DETENTION PONDS SHALL HAVE A CLAY KEY TO PREVENT SEEPAGE.

RIP-RAP APRONS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS. RIP-RAP, WHERE CALLED FOR ON THE PLANS, SHALL MEET REQUIREMENTS OF M2.02.4 OF THE M.D.P.W. "STANDARD SPECIFICATIONS REQUIREMENTS" S88 EDITION.

SANITARY SEWER HOUSE LATERALS SHALL HAVE A MINIMUM COVER OF 5 FEET. WYE CONNECTORS TO BE USED AT ALL SANITARY SEWER LATERAL CONNECTIONS.

SANITARY SEWER LINES AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ESTABLISHED STANDARDS AND TOWN OF MILLBURY REQUIREMENTS. ALL TESTING SHALL BE CARRIED OUT IN THE PRESENCE OF THE SUPERINTENDENT OR HIS REPRESENTATIVE.

GRAVITY SANITARY SEWER PIPE TO BE 8" SDR-35 PVC. WHILE PIPE IS BEING INSTALLED A PIPE LASER SHALL BE USED TO ASSURE THAT PROPER VERTICAL AND HORIZONTAL ALIGNMENT IS MAINTAINED.

WATER LINE PIPE TO BE 8" DUCTILE IRON.

WATER MAINS SHALL BE CONSTRUCTED HAVING A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM SEWER LINES WHERE THIS DISTANCE IS NOT PRACTICAL THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. IN SUCH AN INSTANCE WHERE NEITHER THE MINIMUM HORIZONTAL OR VERTICAL DISTANCES CAN BE MAINTAINED THEN BOTH THE SEWER PIPE AND WATER PIPE SHALL BE ENCASED IN CONCRETE FOR 10 FEET ON EITHER SIDE OF THE CROSSING. THE WATER PIPE SHALL BE WRAPPED IN A POLYETHYLENE WRAPPING BEFORE BEING CONCRETE ENCASED. REFER TO THE DETAIL ON SHEET NO 23 OF 23.

ALL WATER MAIN APPURTENANCES TO BE AS SPECIFIED BY AQUARIUM WATER CO.

PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II, ADMINISTERED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA), PREPARATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) FILING WITH THE EPA (DIFFERENT THAN A MADEP WETLANDS PROTECTION ACT NOI) IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

LAYOUT AND MATERIALS NOTES

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE PLANS TO THE ENGINEER. ALSO REPORT ANY CONDITION UNCOVERED IN THE WORK WHICH IS NOT REFLECTED WITHIN THE PLANS.

ACCESSIBLE RAMPS TO BE PLACED ACCORDING TO A.D.A. STANDARDS AND THE MILLBURY SUBDIVISION RULES AND REGULATIONS SECTION 222-10.G.5.

PROTECT EXISTING PROPERTY MONUMENTS AND ADJUTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

ALL SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE TOWN OF MILLBURY PUBLIC WORKS.

THE SITE CONTRACTOR SHALL CUT AND MATCH ALL EXISTING ROAD PAVEMENT AS REQUIRED TO SET NEW CURBING AND CONSTRUCT NEW UTILITIES IN THE STREET.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.

STREET SIGNS SHALL BE DONE IN ACCORDANCE WITH MILLBURY DEPARTMENT OF PUBLIC WORKS APPLICABLE STANDARDS (MINUTEMAN BREAKAWAY SYSTEM.)

HERITAGE DESIGN GROUP

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ONE MAIN STREET WHITINSVILLE, MASSACHUSETTS 01588 TEL: 508-266-2066 - FAX 508-266-2067 A LIMITED LIABILITY COMPANY

OWNER OF RECORD STOCKHOUSE INVESTMENT, LLC 76 CHURCH STREET WHITINSVILLE, MA DEED BOOK 38117 - PAGE 45

APPLICANT TAYLOR ARMSTRONG REALTY TRUST 76 CHURCH STREET WHITINSVILLE, MA 01588

ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3) AREA: 20,800 S.F. WIDTH: 150' FRONT YARD: 25' SIDE YARD: 10' REAR YARD: 10'

TOTAL PARCEL AREA:

9.20+ ACRES

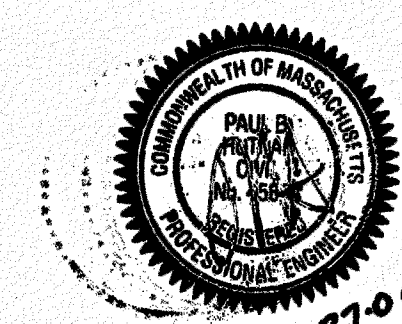
ASSESSORS INFORMATION:

MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW, MILLBURY PLANNING BOARD

Signatures of planning board members.

BEING A MAJORITY DATE 10/16/06



REVISIONS

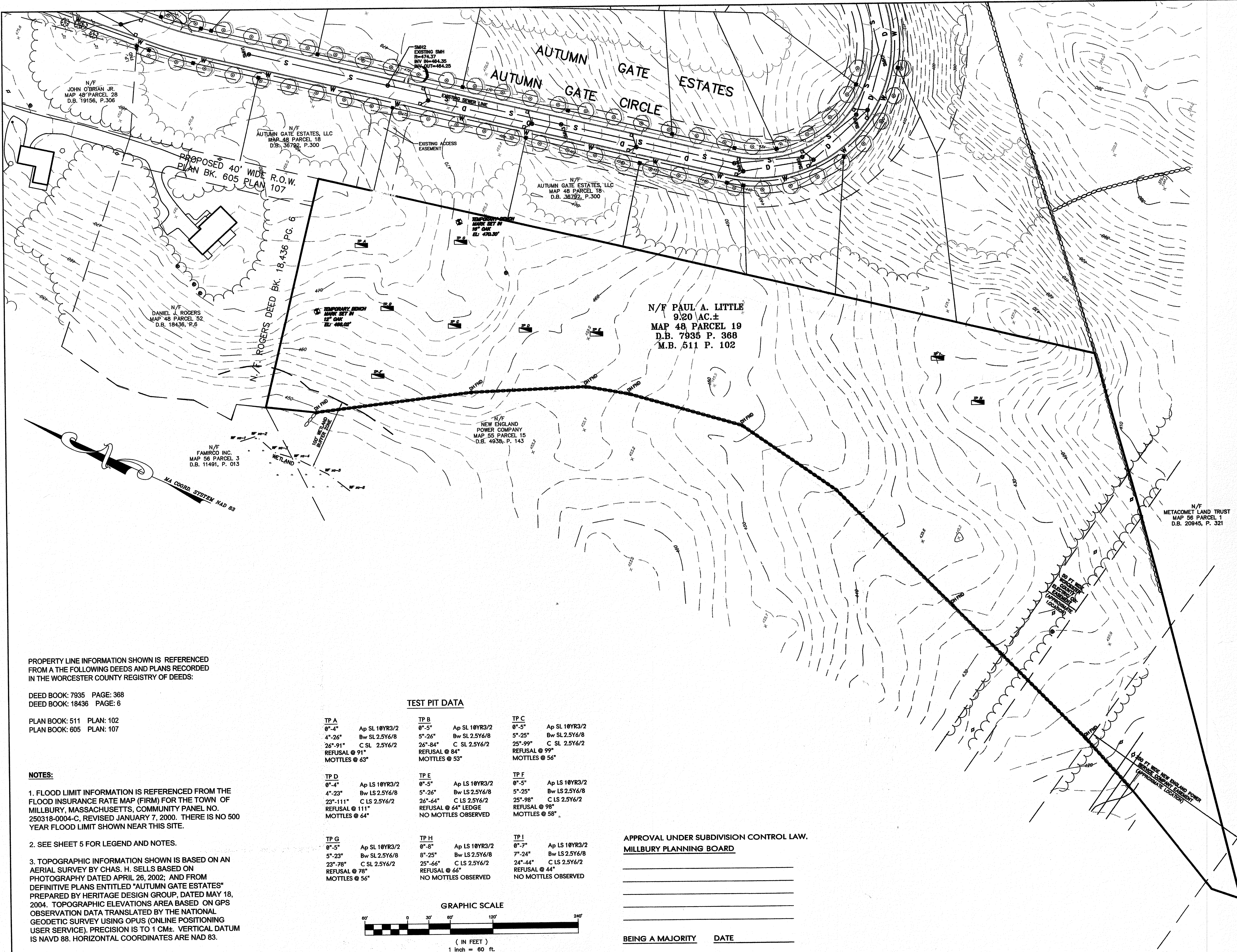
Table with columns: NO., DATE, PER TOWN COMMENTS, WCN, DESCRIPTION, BY. Includes revisions 1 and 2.

AUTUMN GATE ESTATES PHASE II

A Definitive Subdivision Plan In The Town Of Millbury, Massachusetts For Taylor Armstrong Realty Trust 76 Church Street Whitinsville, MA 01588

SCALE: NONE DATE: APRIL 3, 2006

Table with columns: JOB NUMBER, DRAWING FILE NAME, DRAWN BY, CHECKED BY. Includes job number 2003-301.3 and drawing name 2003-301-PH2-NOTES.



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LANDSCAPE ARCHITECTS

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TEL 508-266-2066 • FAX 508-266-2067
A LISTED LIABILITY COMPANY

OWNER OF RECORD
STOCKHOUSE INVESTMENT, LLC
76 CHURCH STREET
WHITINSVILLE, MA
DEED BOOK 38117 - PAGE 45

APPLICANT
TAYLOR ARMSTRONG REALTY TRUST
76 CHURCH STREET
WHITINSVILLE, MA 01588

ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3)
AREA: 28,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

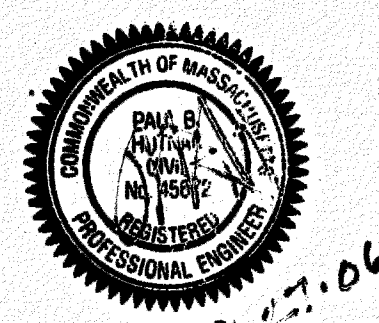
TOTAL PARCEL AREA:
9.20± ACRES

ASSESSORS INFORMATION:
MAP 56, PARCEL 25

**APPROVAL UNDER SUBDIVISION CONTROL LAW,
MILLBURY PLANNING BOARD**

[Signatures]

BEING A MAJORITY **DATE** 10/16/06



REVISIONS

NO.	DATE	DESCRIPTION	BY
2	9/26/06	ADDED DECISION & TOWN COMMENTS	FJO
1	8/28/06	PER TOWN COMMENTS	WCN

AUTUMN GATE ESTATES

PHASE II

A Definitive Subdivision Plan
In The Town Of
Millbury, Massachusetts

For
Taylor Armstrong Realty Trust
76 Church Street
Whitinsville, MA 01588

SCALE: 1" = 60' DATE: APRIL 3, 2006

JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-EX_CON
DRAWN BY: WCN CHECKED BY: PBH

EXISTING CONDITIONS PLAN
SHEET 7 OF 24

PROPERTY LINE INFORMATION SHOWN IS REFERENCED FROM A THE FOLLOWING DEEDS AND PLANS RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS:

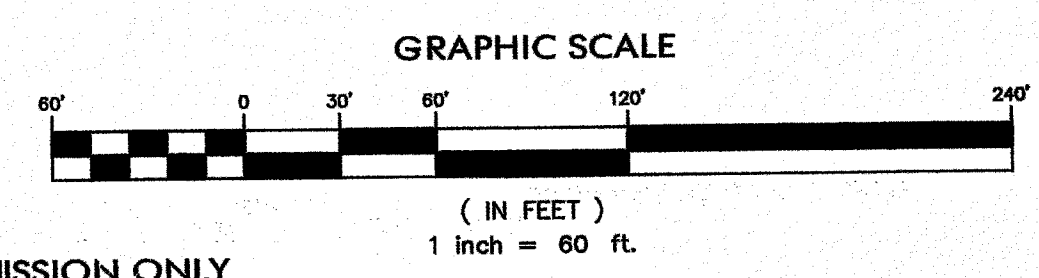
DEED BOOK: 7935 PAGE: 368
DEED BOOK: 18436 PAGE: 6

PLAN BOOK: 511 PLAN: 102
PLAN BOOK: 605 PLAN: 107

NOTES:
1. FLOOD LIMIT INFORMATION IS REFERENCED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILLBURY, MASSACHUSETTS, COMMUNITY PANEL NO. 250318-0004-C, REVISED JANUARY 7, 2000. THERE IS NO 500 YEAR FLOOD LIMIT SHOWN NEAR THIS SITE.
2. SEE SHEET 5 FOR LEGEND AND NOTES.
3. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY BY CHAS. H. SELLS BASED ON PHOTOGRAPHY DATED APRIL 26, 2002; AND FROM DEFINITIVE PLANS ENTITLED "AUTUMN GATE ESTATES" PREPARED BY HERITAGE DESIGN GROUP, DATED MAY 18, 2004. TOPOGRAPHIC ELEVATIONS AREA BASED ON GPS OBSERVATION DATA TRANSLATED BY THE NATIONAL GEODETIC SURVEY USING OPUS (ONLINE POSITIONING USER SERVICE). PRECISION IS TO 1 CM±. VERTICAL DATUM IS NAVD 88. HORIZONTAL COORDINATES ARE NAD 83.

TEST PIT DATA

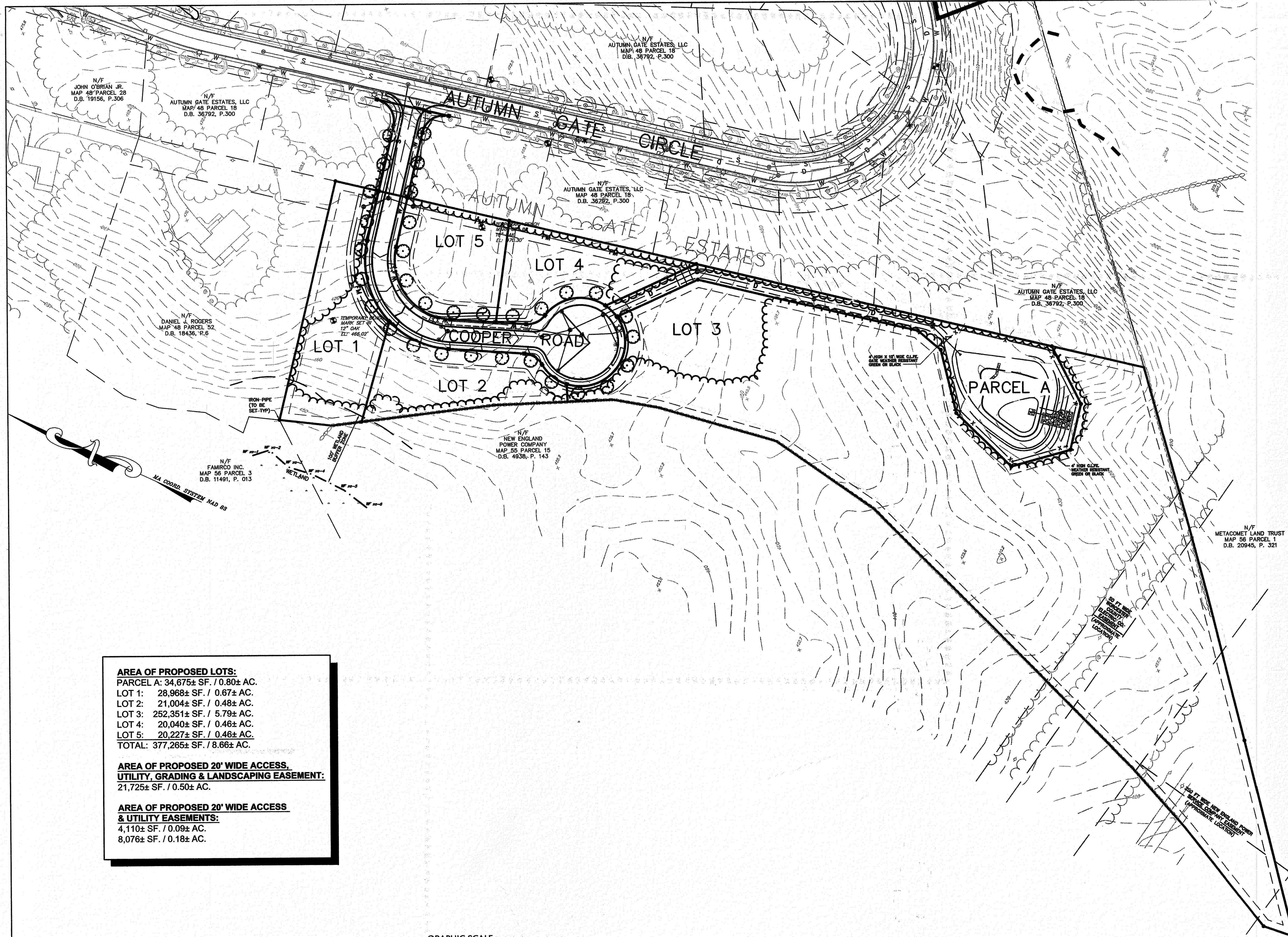
TP A	TP B	TP C
0°-4" Ap SL 10YR3/2	0°-5" Ap SL 10YR3/2	0°-5" Ap SL 10YR3/2
4°-26" Bw SL 2.5Y6/8	5°-26" Bw SL 2.5Y6/8	5°-25" Bw SL 2.5Y6/8
26°-91" C SL 2.5Y6/2	26°-84" C SL 2.5Y6/2	25°-99" C SL 2.5Y6/2
REFUSAL @ 91"	REFUSAL @ 84"	REFUSAL @ 99"
MOTTLES @ 63"	MOTTLES @ 53"	MOTTLES @ 56"
TP D	TP E	TP F
0°-4" Ap SL 10YR3/2	0°-5" Ap SL 10YR3/2	0°-5" Ap SL 10YR3/2
4°-23" Bw SL 2.5Y6/8	5°-26" Bw SL 2.5Y6/8	5°-25" Bw SL 2.5Y6/8
23°-111" C SL 2.5Y6/2	26°-64" C SL 2.5Y6/2	25°-98" C SL 2.5Y6/2
REFUSAL @ 111"	REFUSAL @ 64" LEDGE	REFUSAL @ 98"
MOTTLES @ 64"	NO MOTTLES OBSERVED	MOTTLES @ 58"
TP G	TP H	TP I
0°-5" Ap SL 10YR3/2	0°-8" Ap SL 10YR3/2	0°-7" Ap SL 10YR3/2
5°-23" Bw SL 2.5Y6/8	8°-25" Bw SL 2.5Y6/8	7°-24" Bw SL 2.5Y6/8
23°-78" C SL 2.5Y6/2	25°-66" C SL 2.5Y6/2	24°-44" C SL 2.5Y6/2
REFUSAL @ 78"	REFUSAL @ 66"	REFUSAL @ 44"
MOTTLES @ 56"	NO MOTTLES OBSERVED	NO MOTTLES OBSERVED



FOR SUBMISSION ONLY

**APPROVAL UNDER SUBDIVISION CONTROL LAW,
MILLBURY PLANNING BOARD**

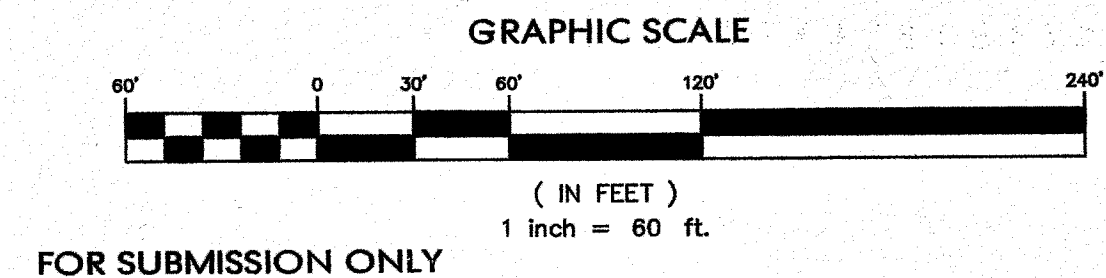
BEING A MAJORITY **DATE** _____



AREA OF PROPOSED LOTS:
 PARCEL A: 34,675± SF. / 0.80± AC.
 LOT 1: 28,968± SF. / 0.67± AC.
 LOT 2: 21,004± SF. / 0.48± AC.
 LOT 3: 252,351± SF. / 5.79± AC.
 LOT 4: 20,040± SF. / 0.46± AC.
 LOT 5: 20,227± SF. / 0.46± AC.
 TOTAL: 377,265± SF. / 8.66± AC.

AREA OF PROPOSED 20' WIDE ACCESS, UTILITY, GRADING & LANDSCAPING EASEMENT:
 21,725± SF. / 0.50± AC.

AREA OF PROPOSED 20' WIDE ACCESS & UTILITY EASEMENTS:
 4,110± SF. / 0.09± AC.
 8,076± SF. / 0.18± AC.



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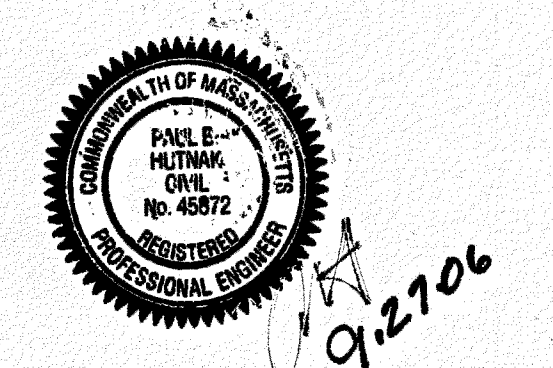
TOTAL PARCEL AREA:
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ASSESSORS INFORMATION:
 MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW.
 MILLBURY PLANNING BOARD

[Signatures]

BEING A MAJORITY DATE 10/16/06



REVISIONS

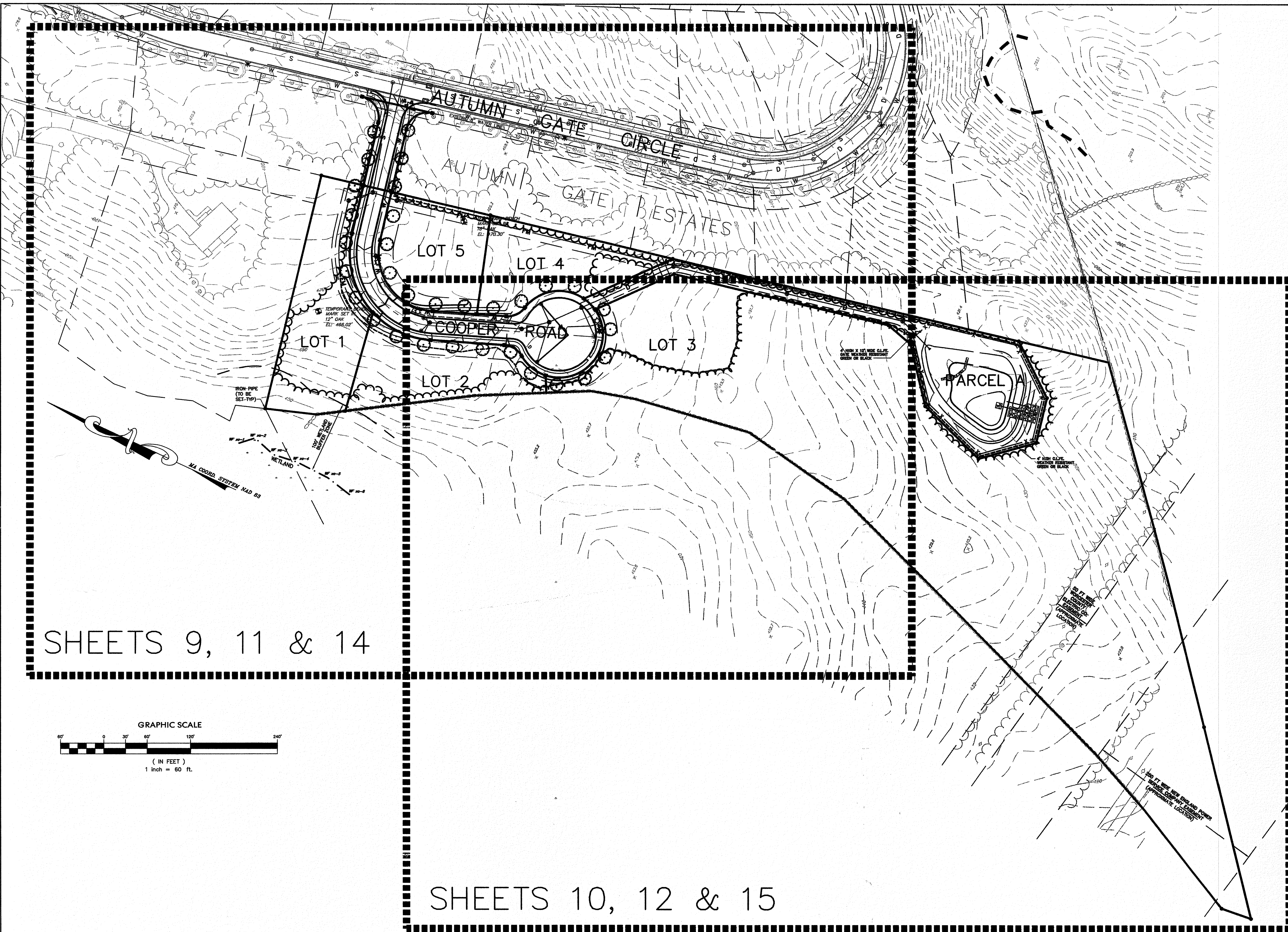
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2	9/26/06	ADDED DECISION & TOWN COMMENTS	FJO
1	6/28/06	PER TOWN COMMENTS	WCN

AUTUMN GATE ESTATES
PHASE II
 A Definitive Subdivision Plan
 In The Town Of
 Millbury, Massachusetts
 For
 Taylor Armstrong Realty Trust
 76 Church Street
 Whitinsville, MA 01588

SCALE: 1" = 60' DATE: APRIL 3, 2006

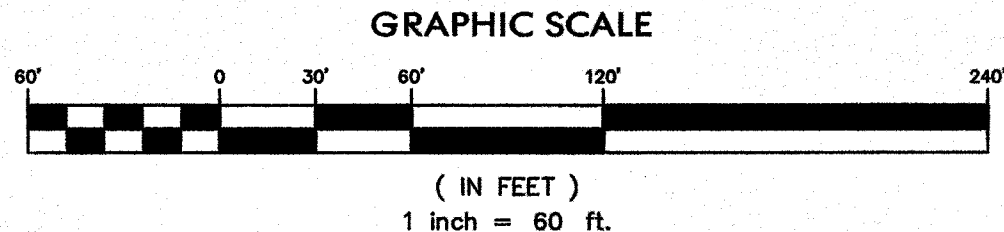
JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-SITE-PLAN
 DRAWN BY: WCN CHECKED BY: PBH

OVERALL DEVELOPMENT PLAN
 SHEET 8 OF 24



SHEETS 9, 11 & 14

SHEETS 10, 12 & 15



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STOCKHOUSE INVESTMENT, LLC
76 CHURCH STREET
WHITINSVILLE, MA
DEED BOOK 38117 - PAGE 45

APPLICANT
TAYLOR ARMSTRONG REALTY TRUST
76 CHURCH STREET
WHITINSVILLE, MA 01588

ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3)
AREA: 20,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

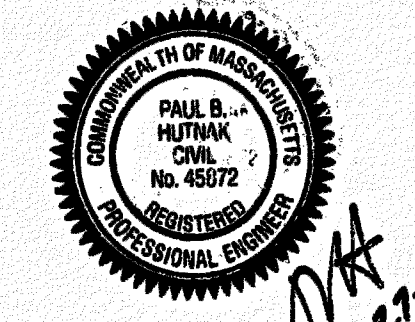
TOTAL PARCEL AREA:
9.20± ACRES

ASSESSORS INFORMATION:
MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW,
MILLBURY PLANNING BOARD

[Signatures]

BEING A MAJORITY DATE 10/16/06



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AUTUMN GATE ESTATES

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DRAWN BY: WCN CHECKED BY: PBH

SHEET INDEX PLAN
SHEET 9 OF 24

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TOTAL PARCEL AREA:

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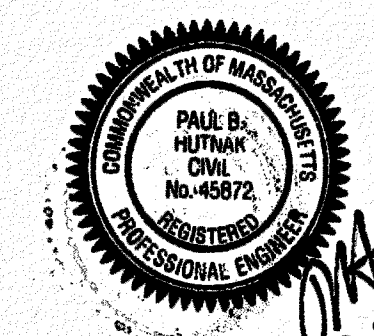
ASSESSORS INFORMATION:

MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW.
MILLBURY PLANNING BOARD

Paul B. Hutmar
Charles R. ...
William G. ...
Don ...

BEING A MAJORITY DATE 10/14/06



REVISIONS

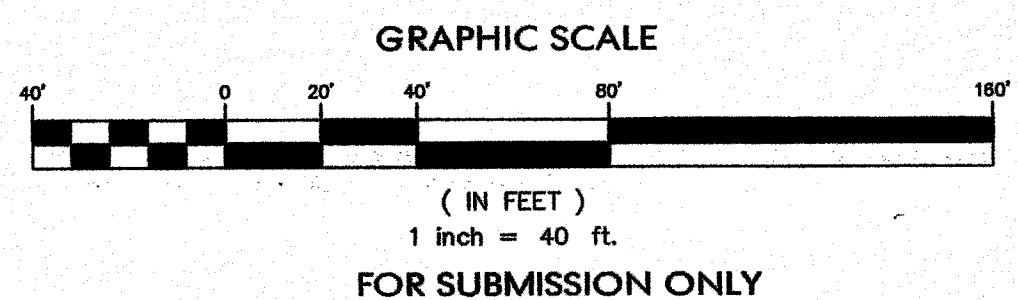
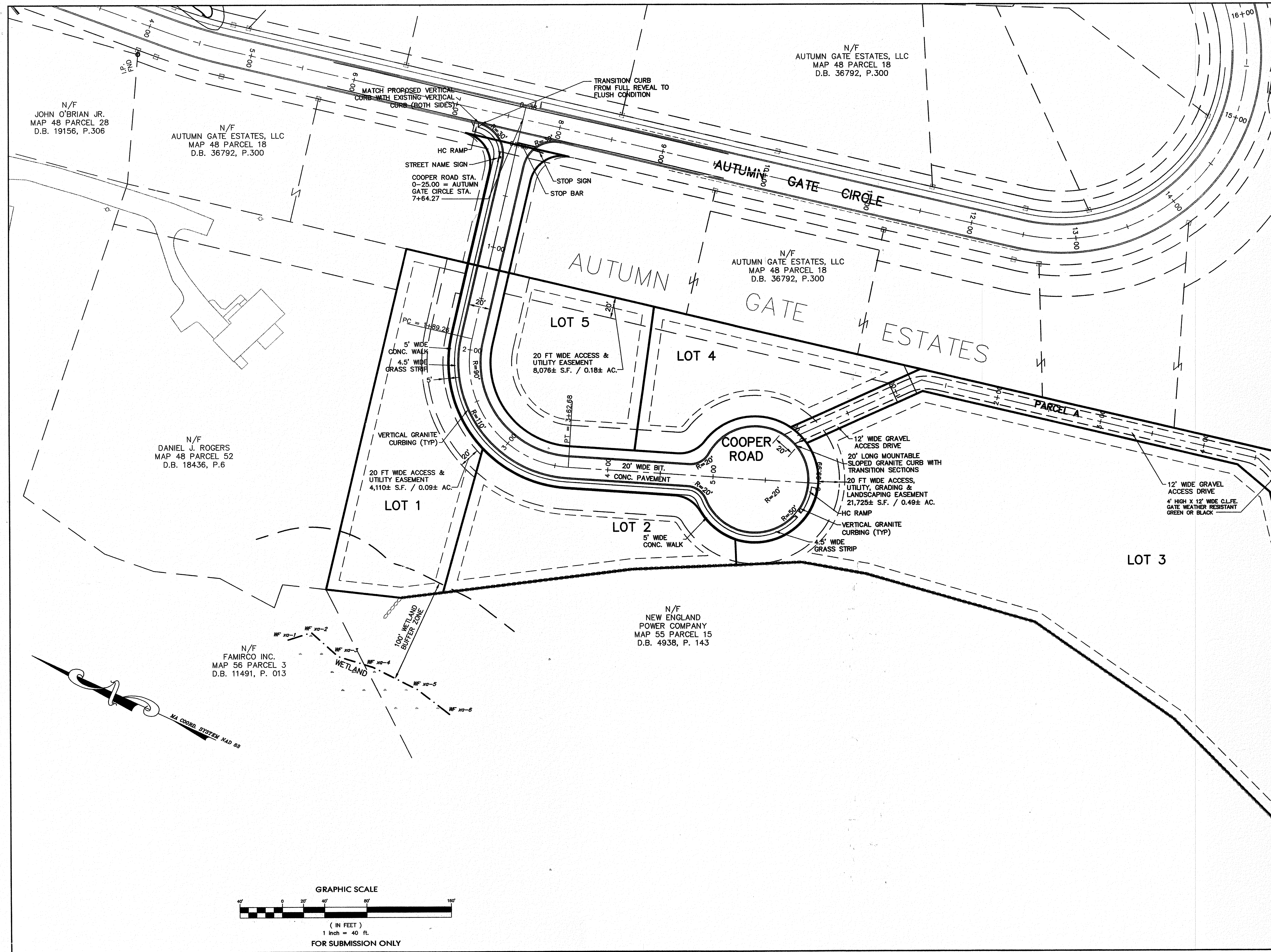
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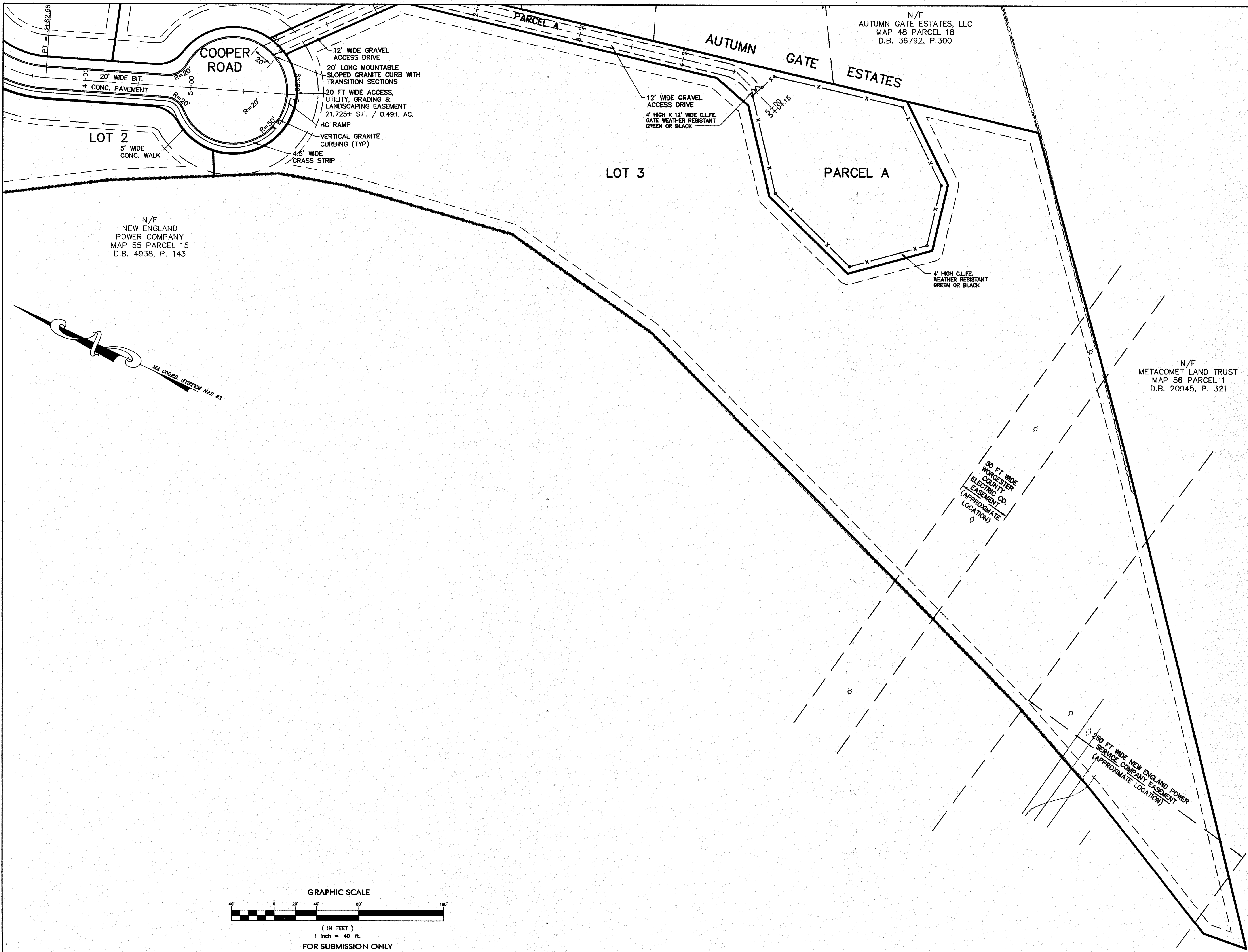
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SITE LAYOUT PLAN
SHEET 10 OF 24





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APPLICANT
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76 CHURCH STREET
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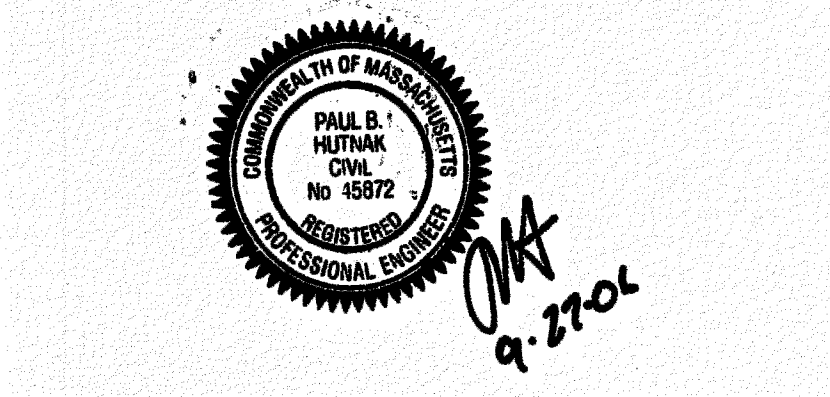
TOTAL PARCEL AREA:
9.20± ACRES

ASSESSORS INFORMATION:
MAP 56, PARCEL 25

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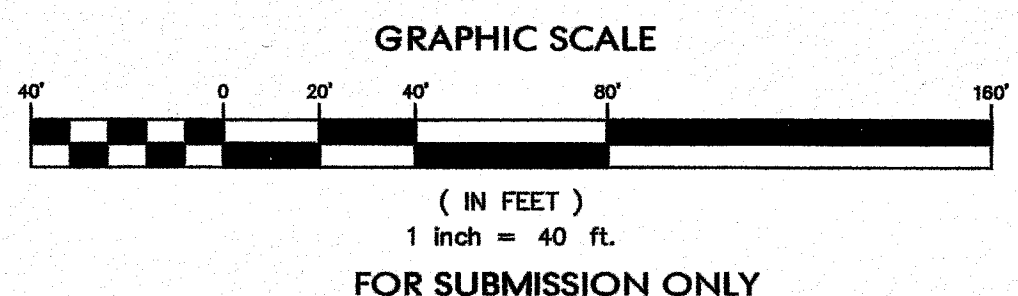
**AUTUMN GATE ESTATES
PHASE II**

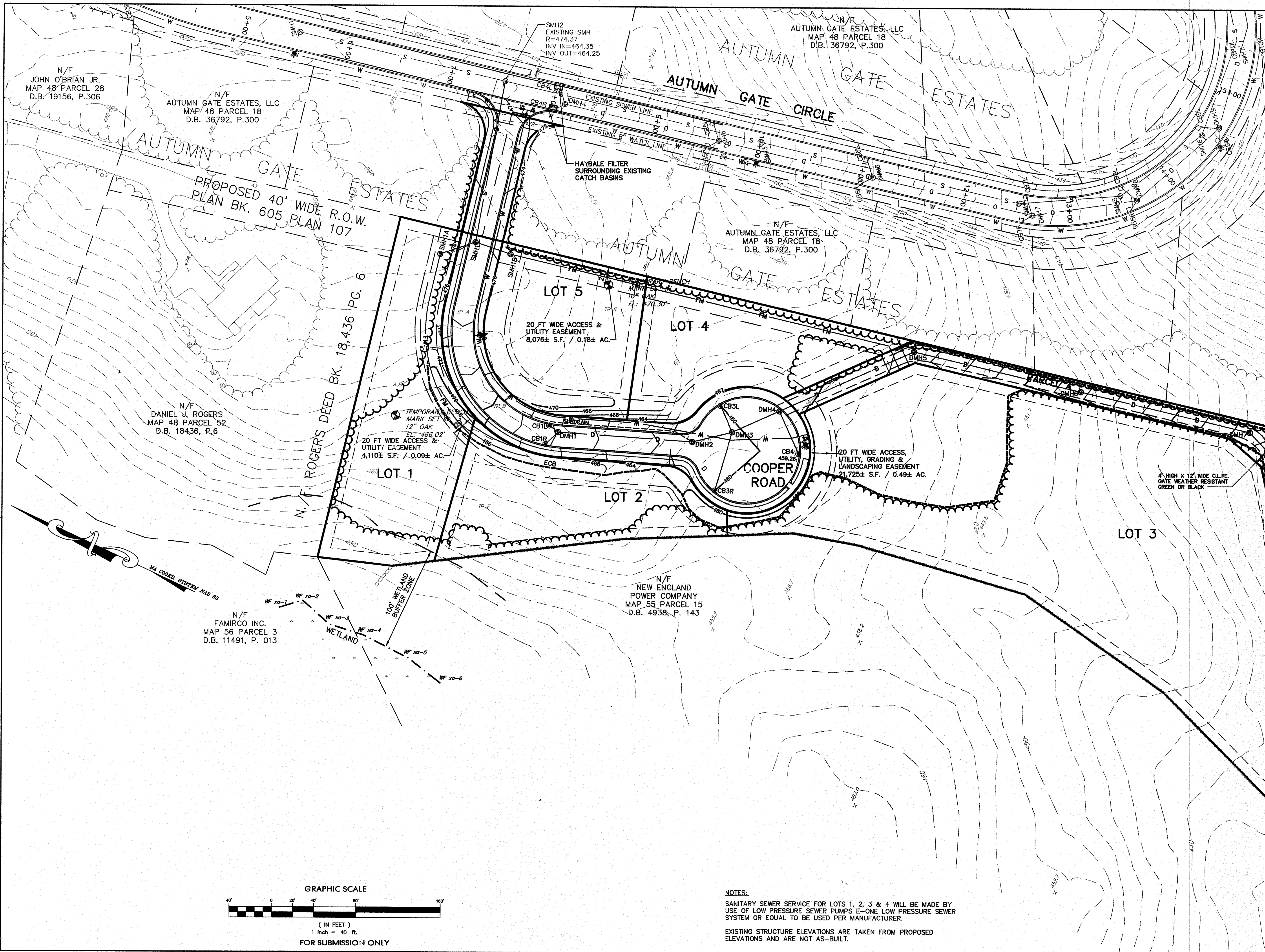
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DRAWN BY: WCN CHECKED BY: PBH

**SITE LAYOUT PLAN
SHEET 11 OF 24**





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APPLICANT
 TAYLOR ARMSTRONG REALTY TRUST
 76 CHURCH STREET
 WHITINSVILLE, MA 01588

ZONING REQUIREMENTS
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 AREA: 20,000 S.F.
 WIDTH: 150'
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 REAR YARD: 10'

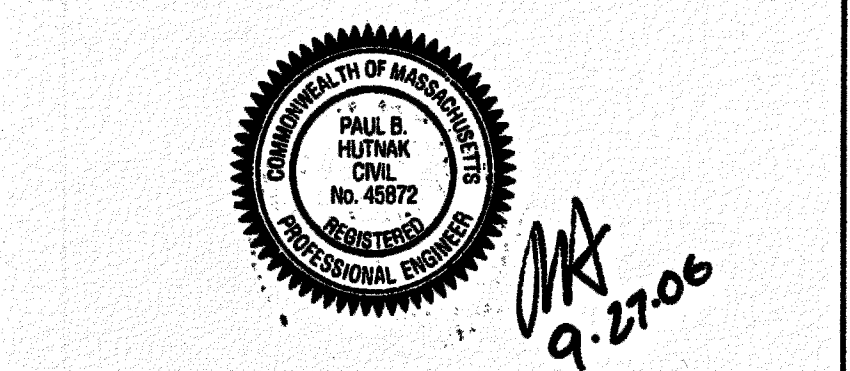
TOTAL PARCEL AREA:
 9.20± ACRES

ASSESSORS INFORMATION:
 MAP 56, PARCEL 25

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 MILLBURY PLANNING BOARD**

[Signatures]

BEING A MAJORITY DATE 10/16/06



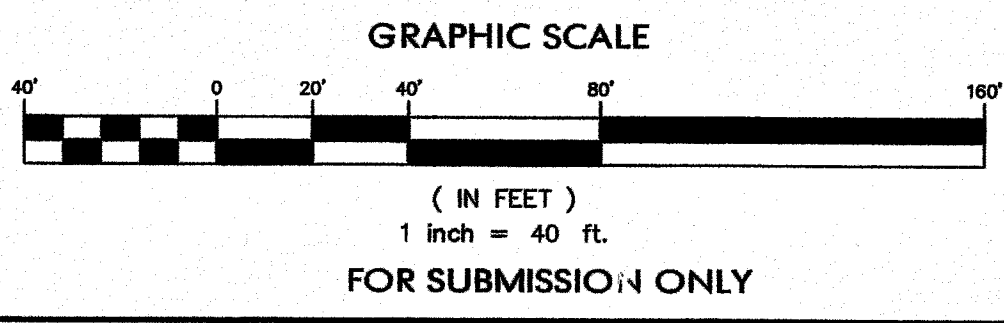
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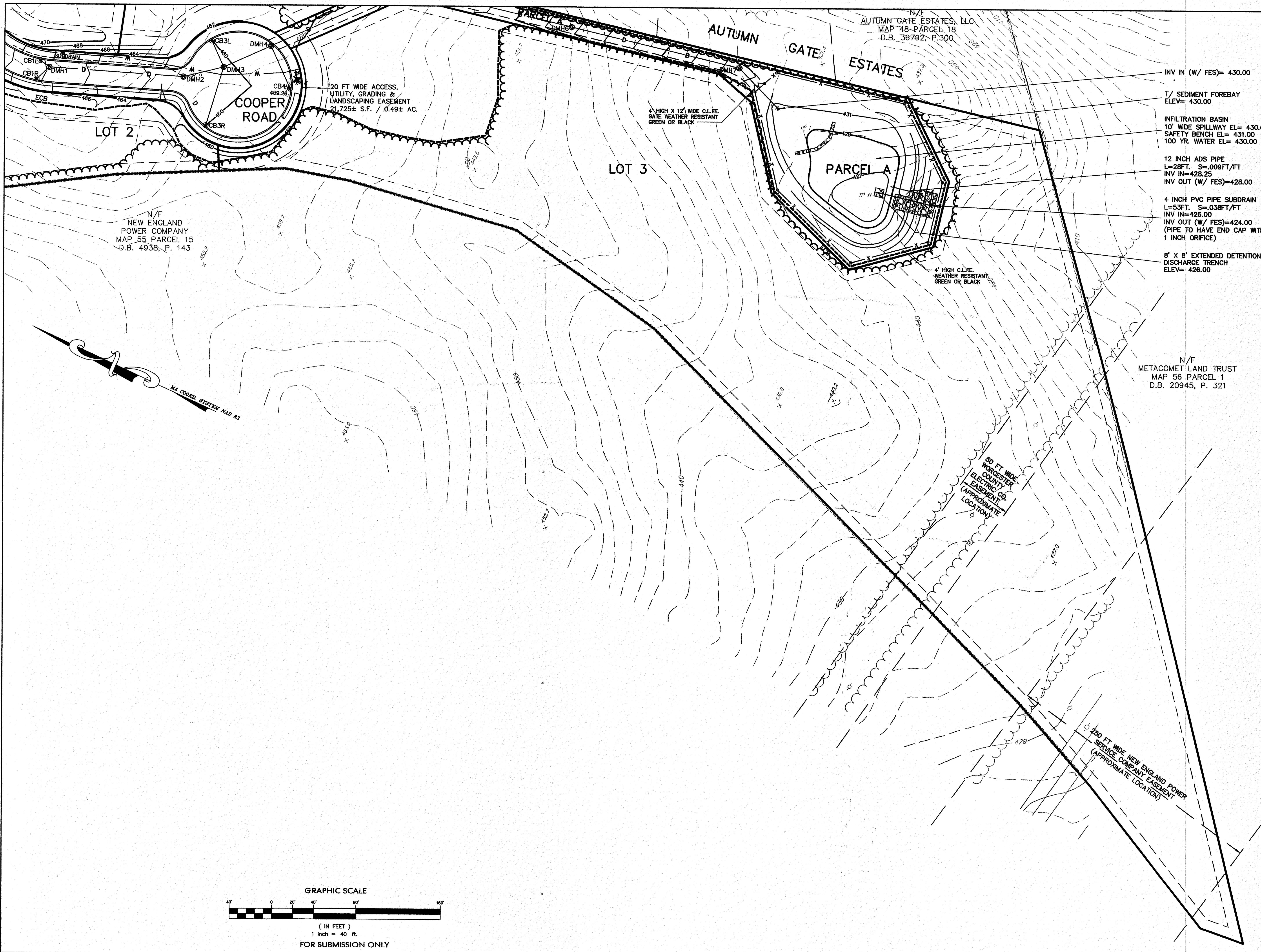
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JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-SITE-PLAN
 DRAWN BY: WCN CHECKED BY: PBH

**TOPOGRAPHIC / UTILITY PLAN
 SHEET 12 OF 24**



NOTES:
 SANITARY SEWER SERVICE FOR LOTS 1, 2, 3 & 4 WILL BE MADE BY USE OF LOW PRESSURE SEWER PUMPS E-ONE LOW PRESSURE SEWER SYSTEM OR EQUAL TO BE USED PER MANUFACTURER.
 EXISTING STRUCTURE ELEVATIONS ARE TAKEN FROM PROPOSED ELEVATIONS AND ARE NOT AS-BUILT.



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 WHITINSVILLE, MA
 DEED BOOK 38117 - PAGE 45

APPLICANT
 TAYLOR ARMSTRONG REALTY TRUST
 76 CHURCH STREET
 WHITINSVILLE, MA 01588

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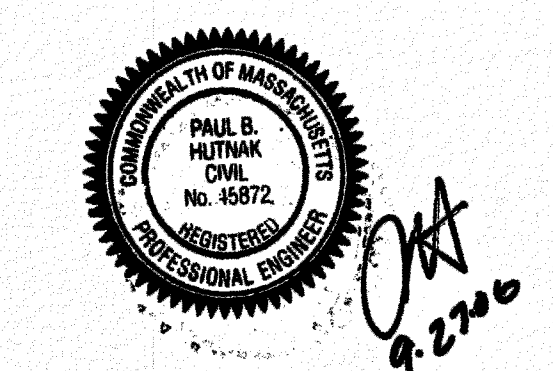
TOTAL PARCEL AREA:
 9.20± ACRES

ASSESSORS INFORMATION:
 MAP 56, PARCEL 25

**APPROVAL UNDER SUBDIVISION CONTROL LAW,
 MILLBURY PLANNING BOARD**

Paul B. Mitrak
George R. Kelly
Robert J. Smith
John P. ...

BEING A MAJORITY **DATE** 10/16/06



REVISIONS			
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1	6/28/06	PER TOWN COMMENTS	WCN

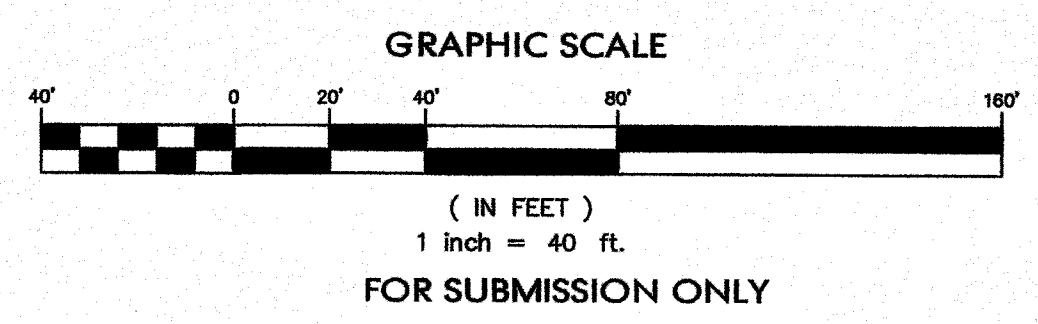
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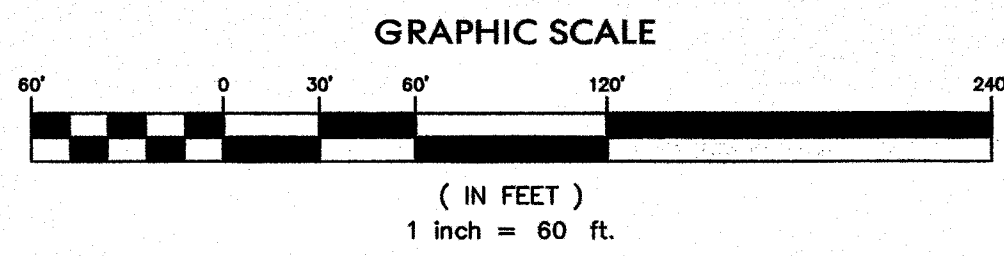
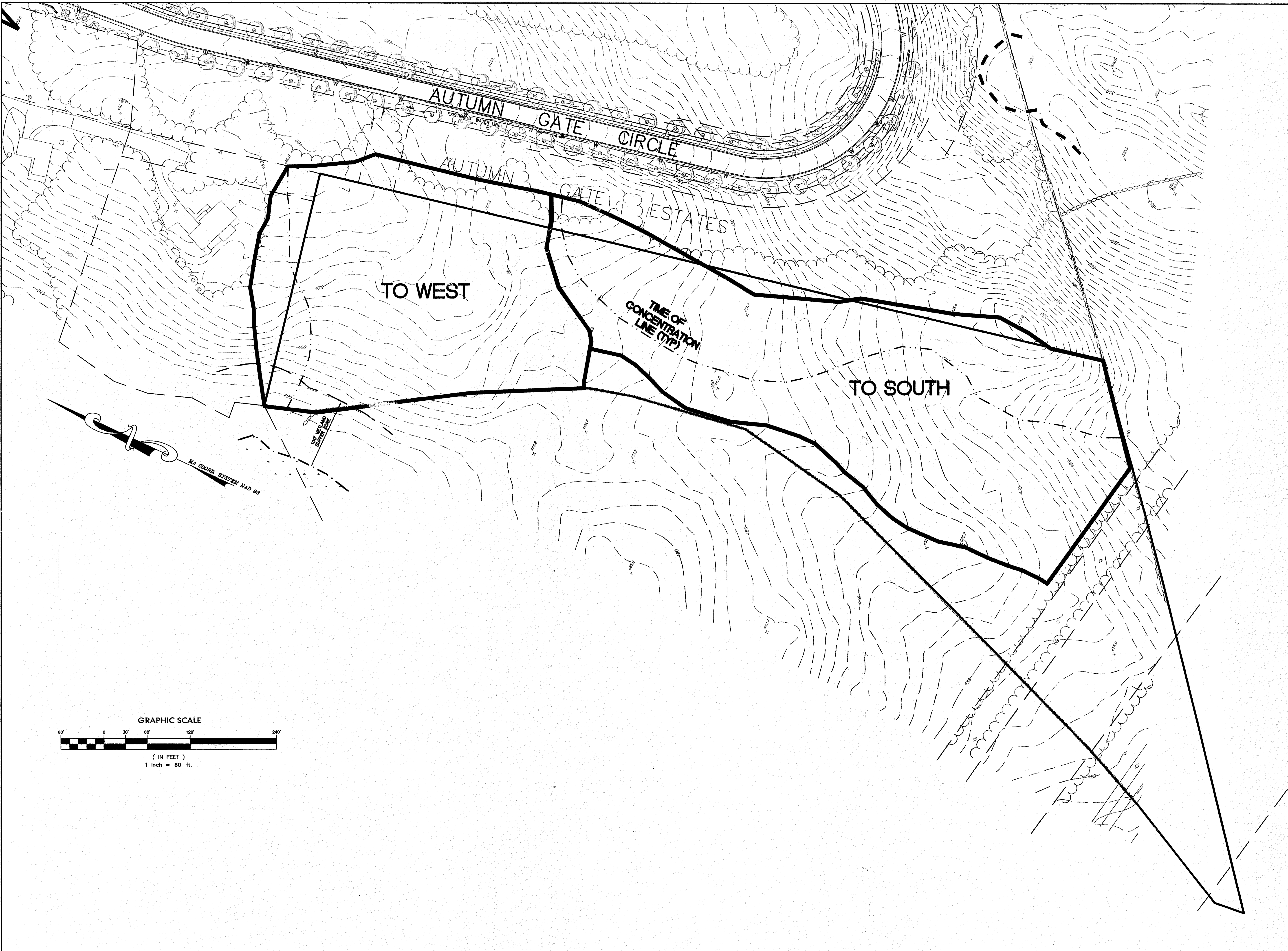
SCALE: 1" = 40' **DATE:** APRIL 3, 2006

JOB NUMBER: 2003-301.3 **DRAWING FILE NAME:** 2003-301-PH2-SITE-PLAN

DRAWN BY: WCN **CHECKED BY:** PBH

**TOPOGRAPHIC / UTILITY PLAN
 SHEET 13 OF 24**





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APPLICANT
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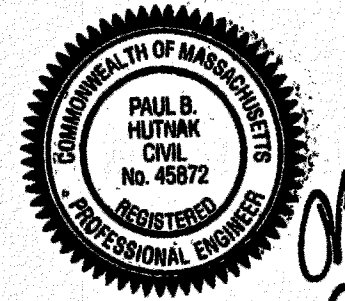
TOTAL PARCEL AREA:
9.20± ACRES

ASSESSORS INFORMATION:
MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW.
MILLBURY PLANNING BOARD

Paul B. Whitman
John P. Walker
Richard G. Gardner
Alan...

BEING A MAJORITY DATE 10/16/06



OK
9-27-06

REVISIONS

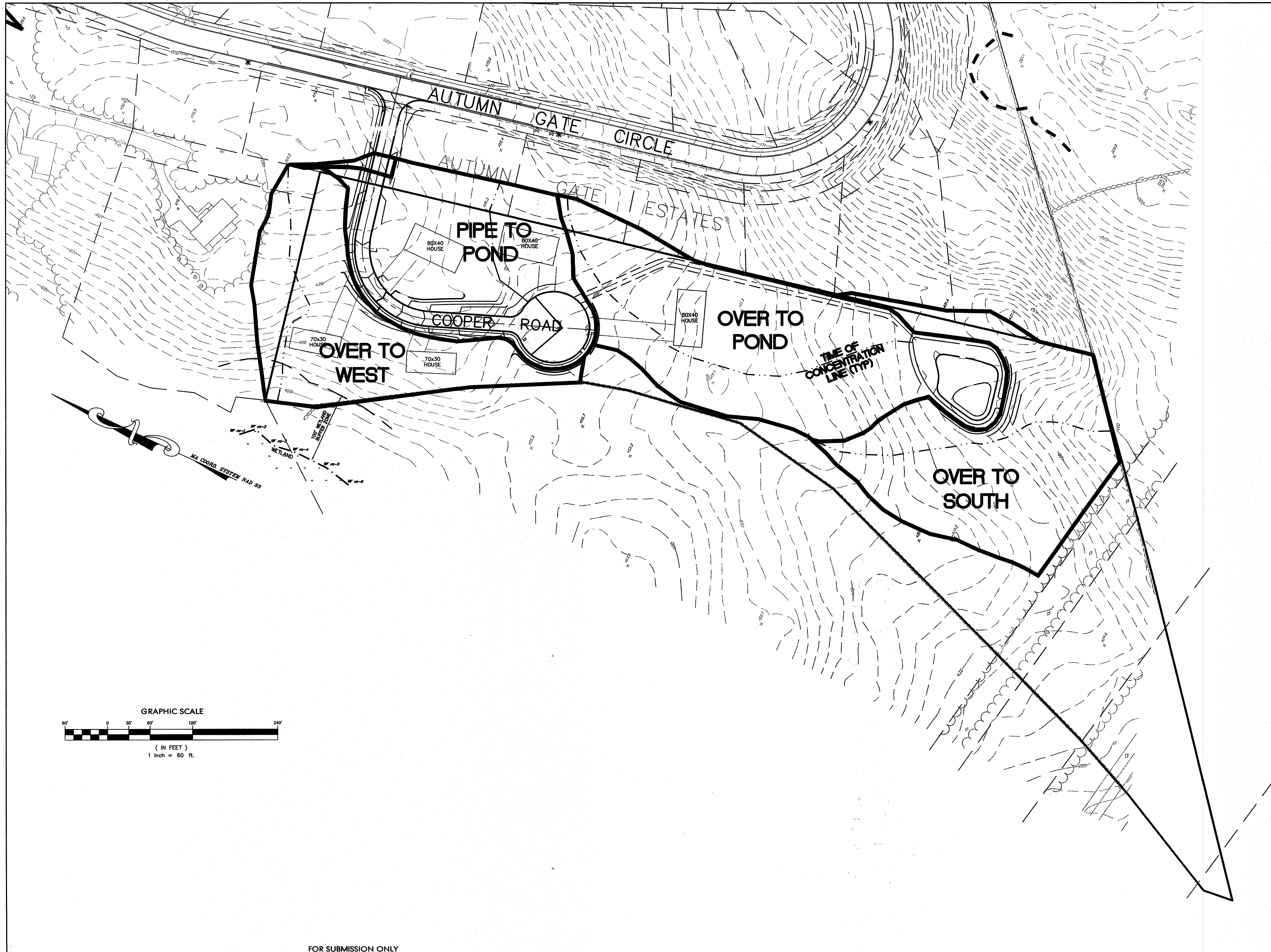
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SCALE: 1" = 60' DATE: APRIL 3, 2006

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DRAWN BY: WCN CHECKED BY: PBH

**DRAINAGE PLAN
EXISTING WATERSHED AREAS
SHEET 14 OF 24**



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APPLICANT
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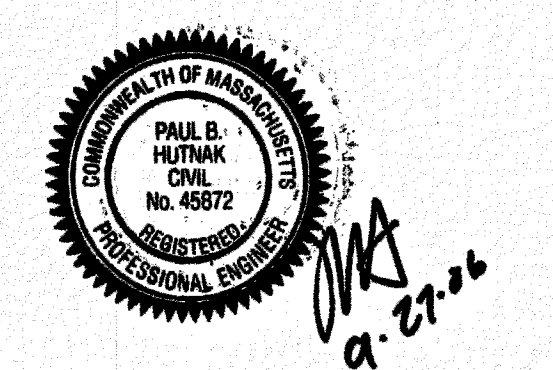
ASSESSORS INFORMATION:

MAP 56, PARCEL 25

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MILLBURY PLANNING BOARD

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BEING A MAJORITY DATE *10/14/06*



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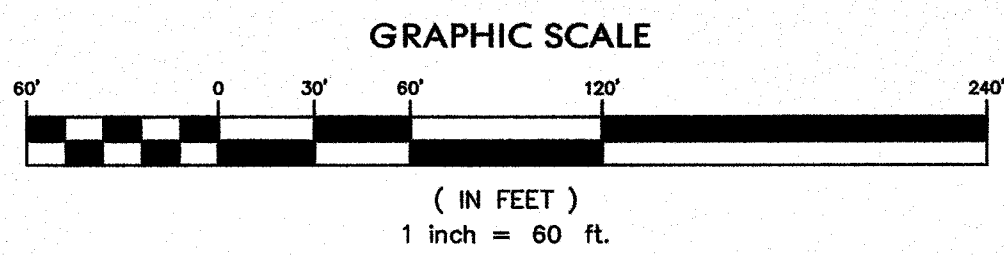
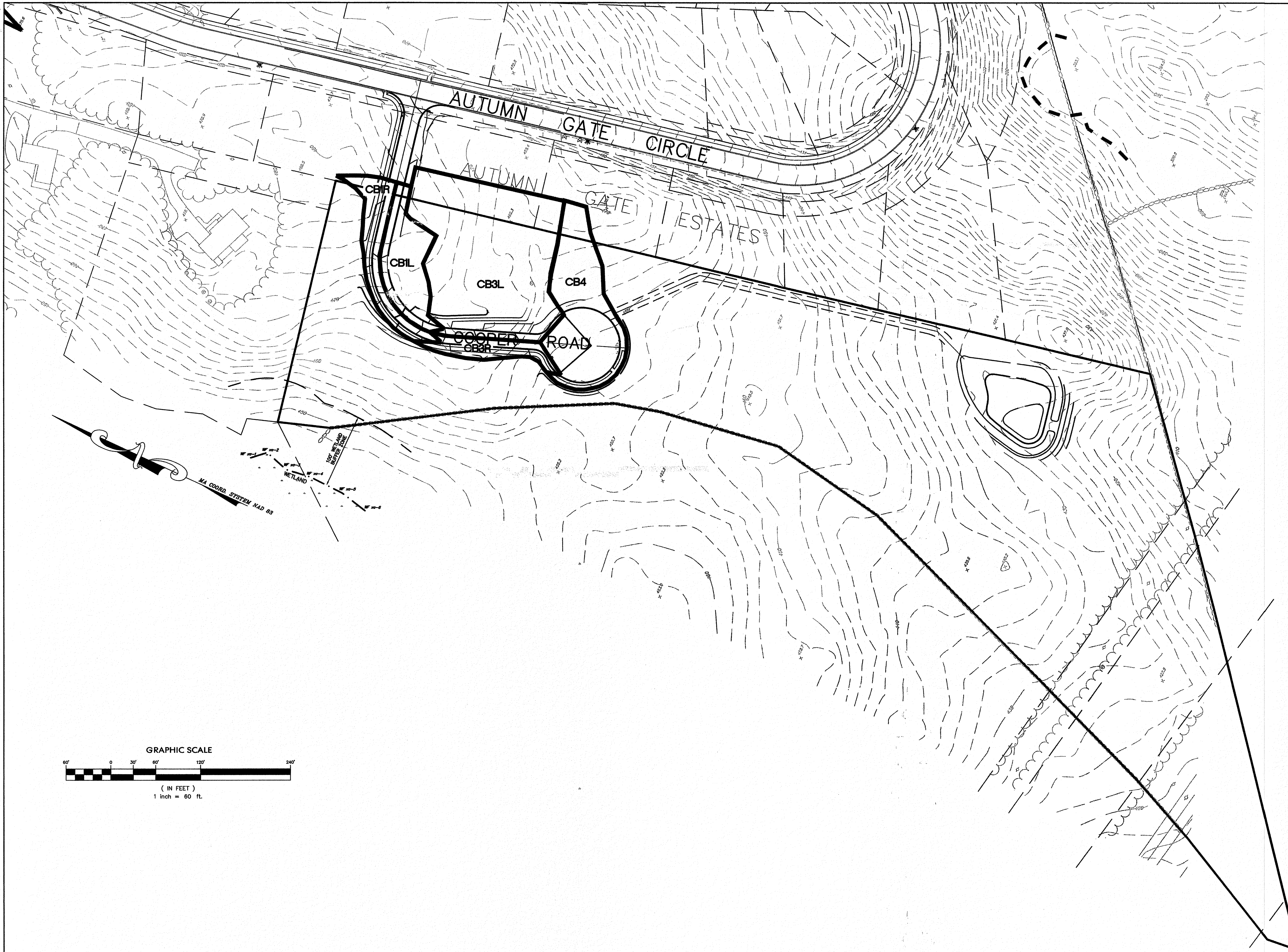
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**DRAINAGE PLAN
PROPOSED WATERSHED AREAS
SHEET 15 OF 24**



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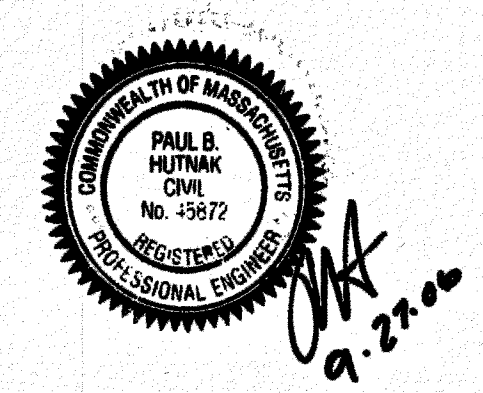
TOTAL PARCEL AREA:
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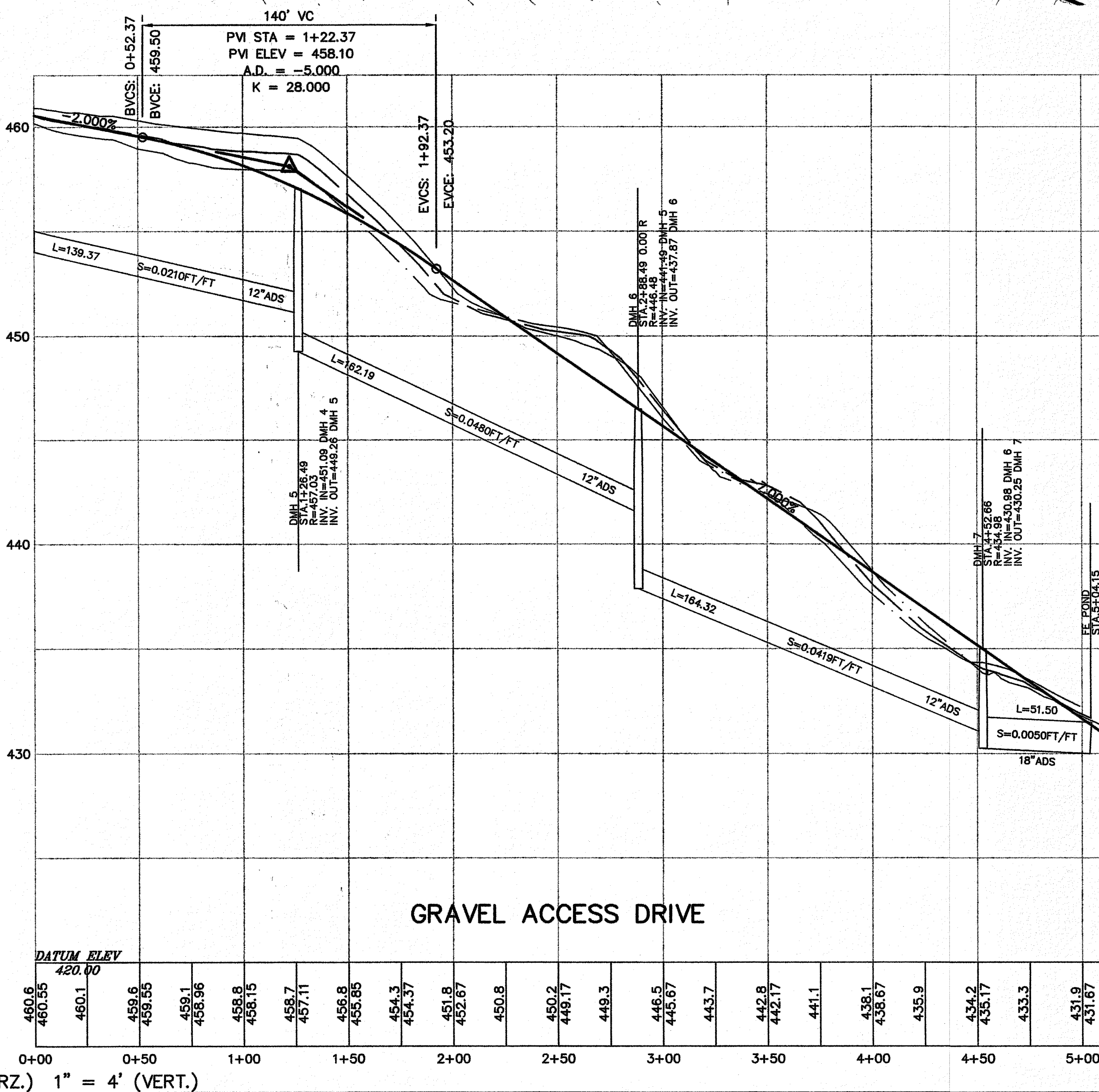
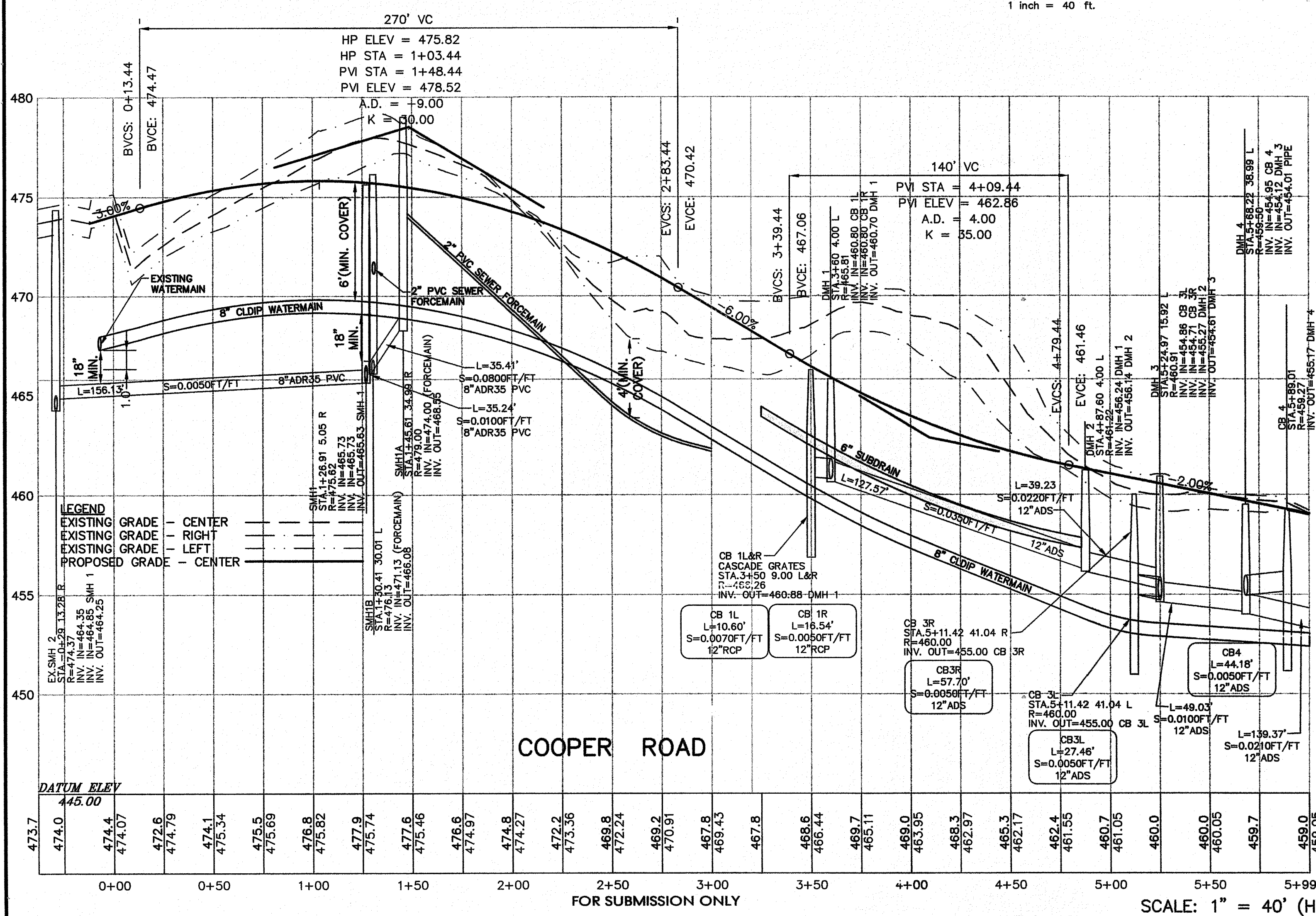
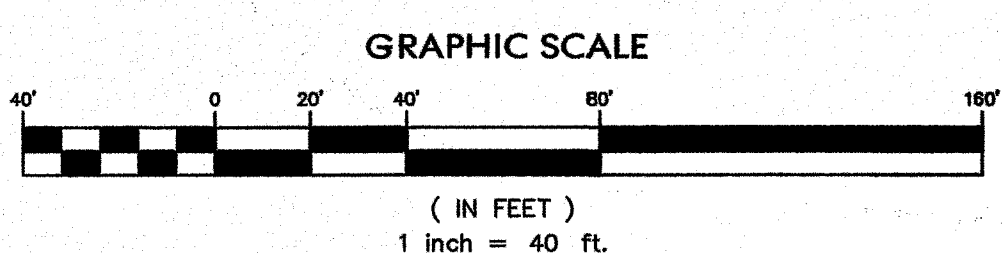
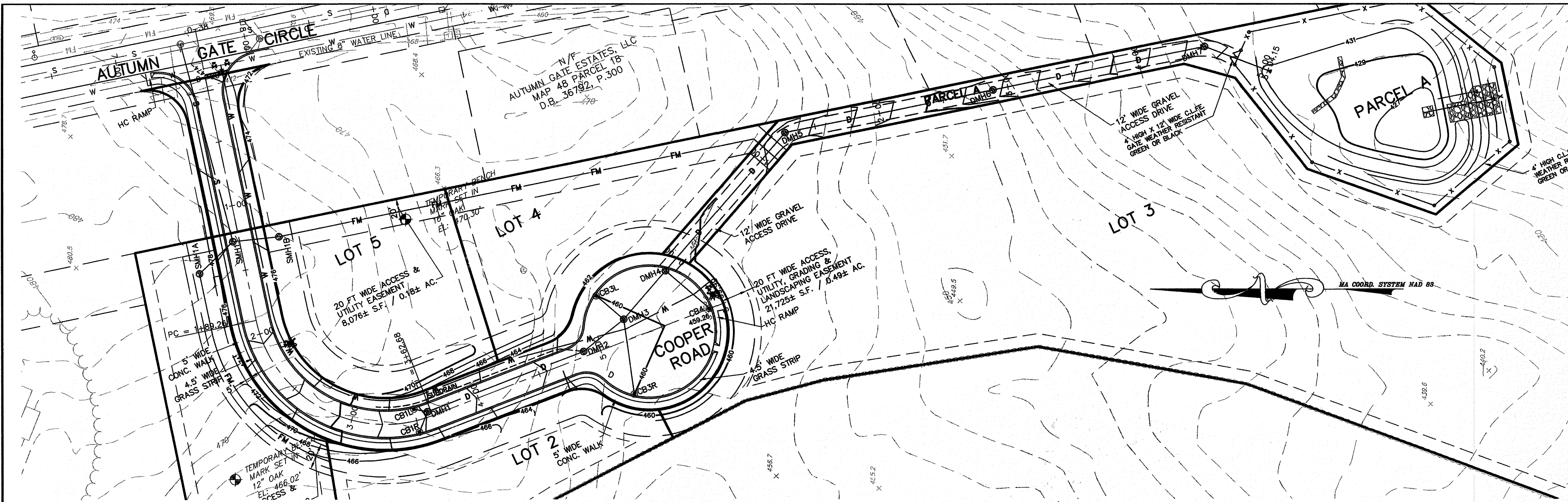
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DRAWN BY: WCN CHECKED BY: PBH

DRAINAGE PLAN
PROPOSED CATCH BASIN AREAS
SHEET 16 OF 24



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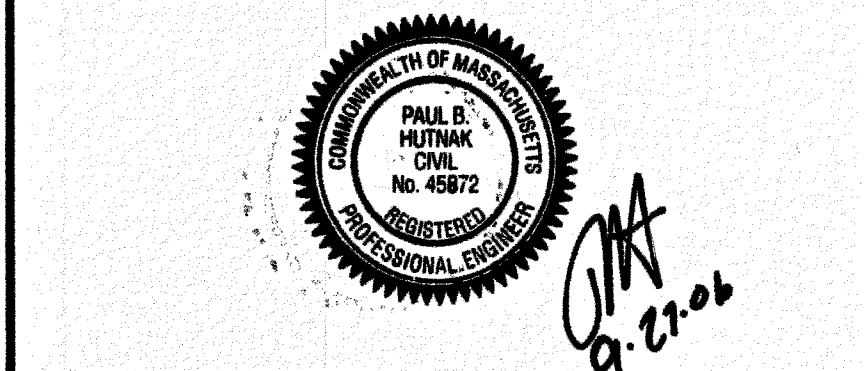
TOTAL PARCEL AREA:
 9.20± ACRES

ASSESSORS INFORMATION:
 MAP 56, PARCEL 25

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BEING A MAJORITY DATE 10/16/06



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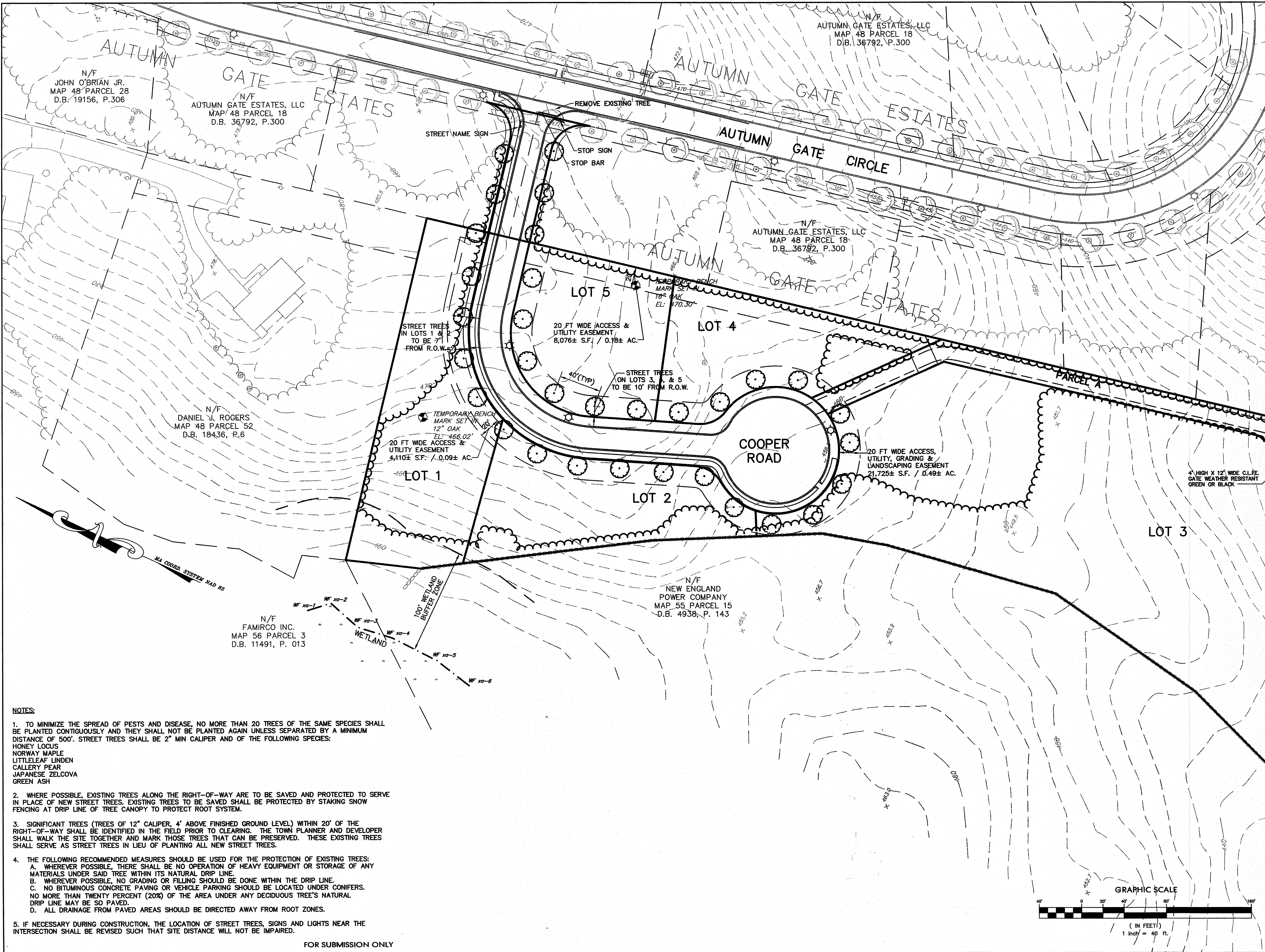
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 DRAWN BY: WCN CHECKED BY: PBH

ROADWAY PLAN AND PROFILE
 SHEET 17 OF 24



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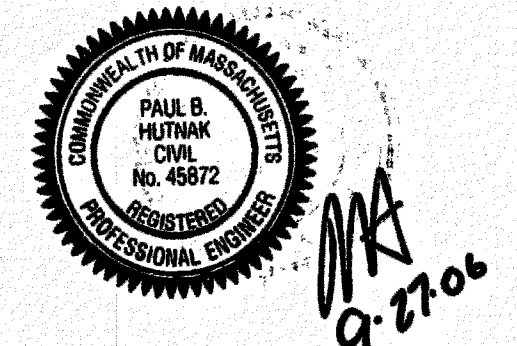
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ASSESSORS INFORMATION:
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[Signatures]

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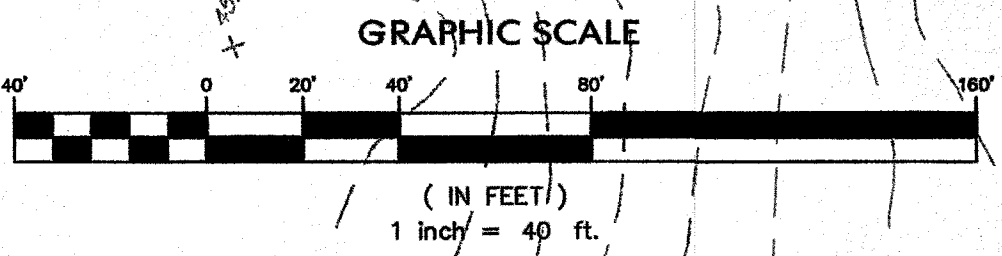


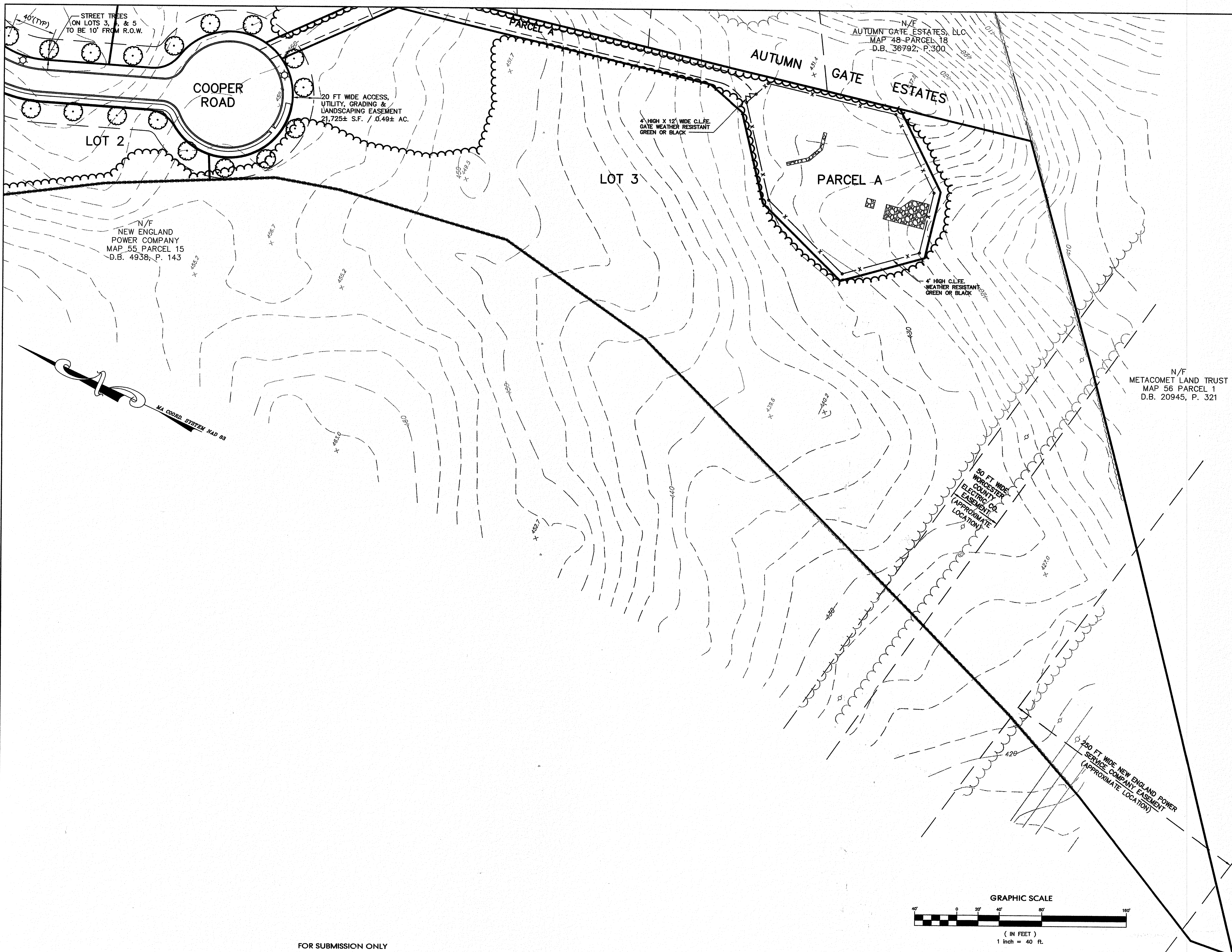
REVISIONS

NO.	DATE	DESCRIPTION	BY
2	9/26/06	ADDED DECISION & TOWN COMMENTS	FJO
1	6/28/06	PER TOWN COMMENTS	WCN

AUTUMN GATE ESTATES
PHASE II
A Definitive Subdivision Plan
In The Town Of
Millbury, Massachusetts
For
Taylor Armstrong Realty Trust
76 Church Street
Whitinsville, MA 01588
SCALE: 1" = 40' **DATE: APRIL 3, 2006**
JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-SITE-PLAN
DRAWN BY: WCN CHECKED BY: PBH
LANDSCAPING, LIGHTING & SIGNAGE PLAN
SHEET 18 OF 24

- NOTES:**
- TO MINIMIZE THE SPREAD OF PESTS AND DISEASE, NO MORE THAN 20 TREES OF THE SAME SPECIES SHALL BE PLANTED CONTIGUOUSLY AND THEY SHALL NOT BE PLANTED AGAIN UNLESS SEPARATED BY A MINIMUM DISTANCE OF 500'. STREET TREES SHALL BE 2" MIN CALIPER AND OF THE FOLLOWING SPECIES:
HONEY LOCUS
NORWAY MAPLE
LITTLELEAF LINDEN
CALLERY PEAR
JAPANESE ZELCOVA
GREEN ASH
 - WHERE POSSIBLE, EXISTING TREES ALONG THE RIGHT-OF-WAY ARE TO BE SAVED AND PROTECTED TO SERVE IN PLACE OF NEW STREET TREES. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY STAKING SNOW FENCING AT DRIP LINE OF TREE CANOPY TO PROTECT ROOT SYSTEM.
 - SIGNIFICANT TREES (TREES OF 12" CALIPER, 4' ABOVE FINISHED GROUND LEVEL) WITHIN 20' OF THE RIGHT-OF-WAY SHALL BE IDENTIFIED IN THE FIELD PRIOR TO CLEARING. THE TOWN PLANNER AND DEVELOPER SHALL WALK THE SITE TOGETHER AND MARK THOSE TREES THAT CAN BE PRESERVED. THESE EXISTING TREES SHALL SERVE AS STREET TREES IN LIEU OF PLANTING ALL NEW STREET TREES.
 - THE FOLLOWING RECOMMENDED MEASURES SHOULD BE USED FOR THE PROTECTION OF EXISTING TREES:
A. WHEREVER POSSIBLE, THERE SHALL BE NO OPERATION OF HEAVY EQUIPMENT OR STORAGE OF ANY MATERIALS UNDER SAID TREE WITHIN ITS NATURAL DRIP LINE.
B. WHEREVER POSSIBLE, NO GRADING OR FILLING SHOULD BE DONE WITHIN THE DRIP LINE.
C. NO BITUMINOUS CONCRETE PAVING OR VEHICLE PARKING SHOULD BE LOCATED UNDER CONIFERS. NO MORE THAN TWENTY PERCENT (20%) OF THE AREA UNDER ANY DECIDUOUS TREE'S NATURAL DRIP LINE MAY BE SO PAVED.
D. ALL DRAINAGE FROM PAVED AREAS SHOULD BE DIRECTED AWAY FROM ROOT ZONES.
 - IF NECESSARY DURING CONSTRUCTION, THE LOCATION OF STREET TREES, SIGNS AND LIGHTS NEAR THE INTERSECTION SHALL BE REVISED SUCH THAT SITE DISTANCE WILL NOT BE IMPAIRED.
- FOR SUBMISSION ONLY





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ONE MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
TEL 508-266-2066 - FAX 508-266-2067
A LIMITED LIABILITY COMPANY

OWNER OF RECORD
STOCKHOUSE INVESTMENT, LLC
76 CHURCH STREET
WHITINSVILLE, MA
DEED BOOK 38117 - PAGE 45

APPLICANT
TAYLOR ARMSTRONG REALTY TRUST
76 CHURCH STREET
WHITINSVILLE, MA 01588

ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3)

AREA: 20,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

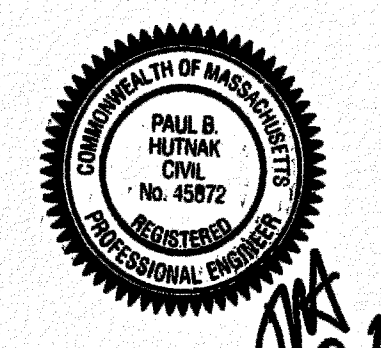
TOTAL PARCEL AREA:
9.20± ACRES

ASSESSORS INFORMATION:
MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW.
MILLBURY PLANNING BOARD

[Signatures]

BEING A MAJORITY DATE 10/16/06



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DRAWN BY: WCN CHECKED BY: PBH

LANDSCAPING, LIGHTING & SIGNAGE PLAN
SHEET 19 OF 24

GENERAL CONSERVATION NOTES:

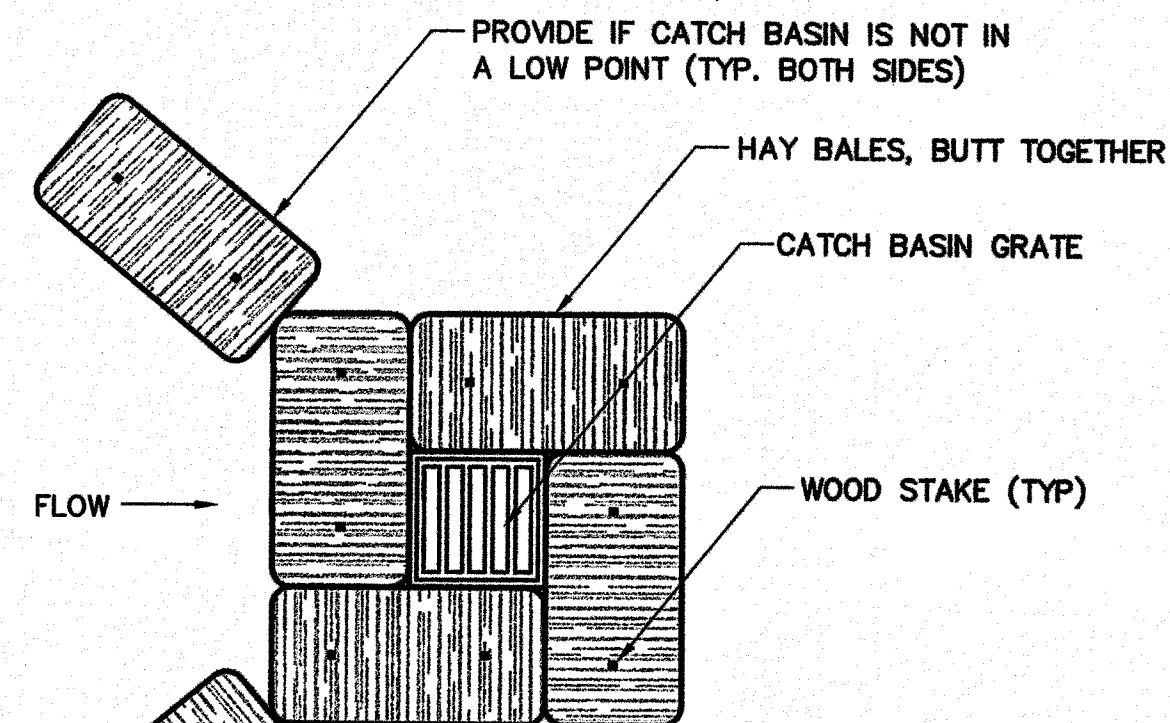
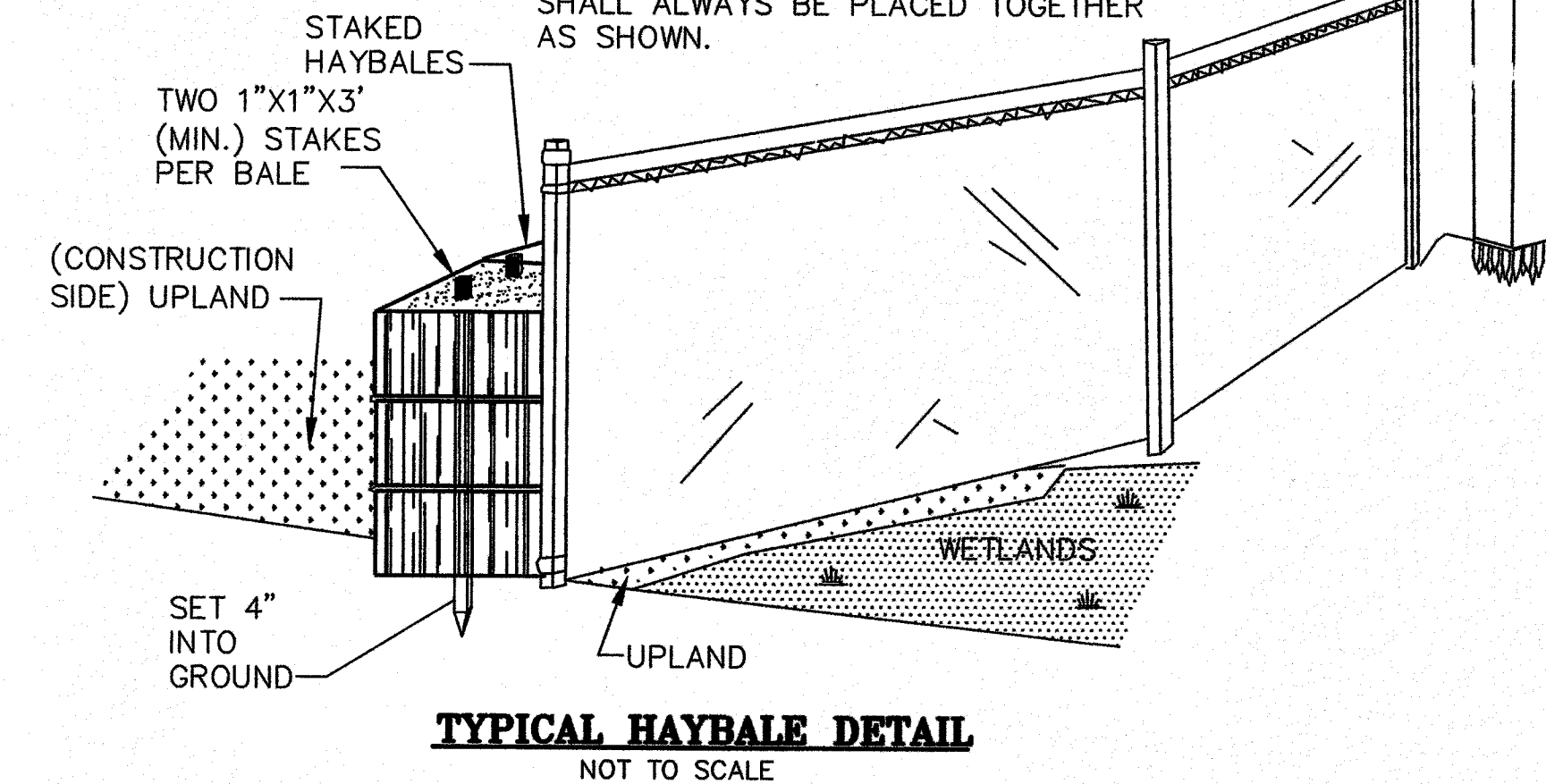
1. ALL EROSION/SEDIMENTATION CONTROLS TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
2. ALL DISTURBED AREAS ARE TO BE COVERED WITH TOPSOIL, REGRADED AND SEEDED.
3. THERE SHALL BE NO WORK DONE WITHIN WETLANDS OR 100 FOOT BUFFER ZONE PRIOR TO THE APPROVAL FROM THE MILLBURY CONSERVATION COMMISSION.
4. WETLAND FLAGGING WAS DELINEATED BY ECOTEC, INC. ON FEBRUARY 27, 2006 IN ACCORDANCE WITH THE MASSACHUSETTS WETLAND PROTECTION ACT (M.G.L. C.131 S.40) AND REGULATIONS (310 CMR 10.00) AND THE FEDERAL CLEAN WATER ACT (SECTION 404).
5. WHILE CONSTRUCTION ON THE ROAD IS BEING PERFORMED, DUST WILL BE KEPT TO A MINIMUM BY WATERING THE ROAD- WAY AS CONDITIONS REQUIRE.
6. THE EROSION CONTROL OFFICER FOR THE PROJECT SHALL BE NAMED AND SHALL SUBMIT TO THE PLANNING BOARD AND CONSERVATION COMMISSION, A NAME OF A PROFESSIONAL PERSON WHO SHALL BE RESPONSIBLE FOR EROSION CONTROL. THIS PERSON SHALL BE APPROVED BY BOTH BOARDS. THIS PROVISION SHALL APPLY TO ALL SUCCESSORS AND ASSIGNS OF THIS PROPERTY.
7. HAYBALES SHALL BE PLACED AROUND ALL CATCH BASINS AND MANHOLES.
8. A WEEKLY CONSTRUCTION MEETING SHALL BE HELD UPON COMMENCEMENT OF CONSTRUCTION IF REQUIRED BY THE TOWN.

SEQUENCE OF CONSTRUCTION:

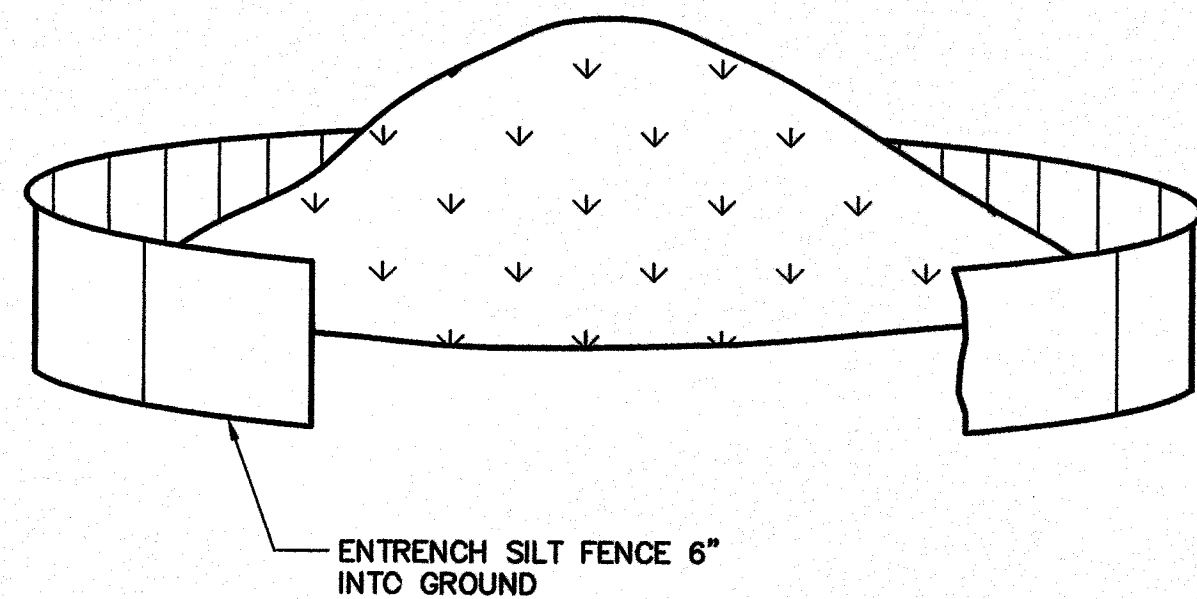
ALL DRAINAGE STRUCTURES INCLUDING CROSS CULVERTS, STORM WATER MANHOLES, CATCH BASINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO ANY LOT DEVELOPMENT. IMMEDIATELY FOLLOWING STRUCTURE INSTALLATION, HAYBALES SHALL BE PLACED AROUND RIMS AND ALL DISTURBED AREAS SHALL BE HYDROSEEDED, MULCHED OR COVERED WITH ENVIRONMENTAL MATTING AND CHECKED REGULARLY TO PREVENT EROSION FROM TAKING PLACE.

NOTE:

- 1.) MAINTENANCE SHALL BE PERFORMED AS NEEDED, WHILE CONSTRUCTION IS IN PROGRESS.
- 2.) HAYBALES SHOULD BE PLACED PRIOR TO ANY CONSTRUCTION. (INCLUDING TREE CUTTING).
- 3.) HAYBALES AND SILTATION BARRIER SHALL ALWAYS BE PLACED TOGETHER AS SHOWN.



NOTE: TO BE INSTALLED AROUND CATCH BASINS IN NON-PAVED AREAS NOT SUBJECT TO TRAFFIC



NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

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DETENTION POND CONSTRUCTION

UPON COMPLETION OF DETENTION POND, ALL INTERIOR AND EXTERIOR SIDE SLOPES SHALL BE STABILIZED WITH THE APPLICATION OF ECOAEGIS BONDED FIBER MAT.

DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE STORMWATER DETENTION POND WILL BE USED AS SEDIMENTATION AREA. TO ACCOMMODATE THIS DUAL USE, DURING CONSTRUCTION THE FOLLOWING MEASURES SHALL BE USED:

A SILT ELEVATION POLE SHALL BE DRIVEN VERTICALLY INTO THE POND BOTTOM SO THAT THE ELEVATION OF THE POND BOTTOM, MAXIMUM SILT LEVEL AND OUTLET ELEVATION CAN BE MARKED ON IT AND READ FROM THE POND PERIMETER.
A SILT FENCE Baffle SHALL BE INSTALLED ACROSS THE POND THAT SEGREGATES THE POND INLET FROM THE OUTLET TO PROMOTE THE SEDIMENTATION OF FINE PARTICULATE MATTER. OUTLET TEES SHALL BE INSTALLED ON THE POND INTERIOR SIDE OF THE OUTLET. TEES SHALL BE ORIENTED IN A VERTICAL ALIGNMENT.
SEDIMENT SHALL BE ALLOWED TO ACCUMULATE TO A DEPTH OF ONE (1) FOOT OR TO AN ELEVATION OF ONE (1) FOOT LESS THAN THE ELEVATION OF THE LOWEST OUTLET. THIS MAXIMUM DEPTH SHALL BE RECORDED ON THE POND ELEVATION POLE, AND WHEN EXCEEDED, THE POND SHALL BE EMPTIED.
THE POND SHALL BE EXCAVATED TO A DEPTH OF ONE (1) FOOT ABOVE FINAL GRADE DURING CONSTRUCTION. WHEN THE SITE IS STABILIZED WITH VEGETATION, THE POND SHALL BE EXCAVATED TO THE FINISHED GRADES SHOWN ON THE DESIGN PLANS. THIS WILL ALLOW THE ORIGINAL SOIL TO REMAIN IN PLACE WITHOUT BEING DISTURBED OR CLOGGED WITH SILT TO PROVIDE FOR MAXIMUM INFILTRATION FOLLOWING THE COMPLETION OF CONSTRUCTION.
A FLOC LOG (AS MANUFACTURED BY APPLIED POLYMER SYSTEMS OF WOODSTOCK, GEORGIA) SHALL BE STAKED IN PLACE IMMEDIATELY DOWNSTREAM OF EACH DETENTION POND OUTLET STRUCTURE TO ENCOURAGE THE SETTLEMENT OF FINE PARTICULATE MATTER. FLOC LOGS ARE EXPECTED TO LAST 90 DAYS. LOGS SHALL BE REPLACED PERIODICALLY AS THEY ARE DISSOLVED AWAY.

HAYBALES AND SILT FENCE

SEDIMENT SHALL BE ALLOWED TO ACCUMULATE ADJACENT TO THE UPHILL SIDE OF A HAYBALE AND SILT FENCE ROW TO A DEPTH NO GREATER THAN SIX (6) INCHES.

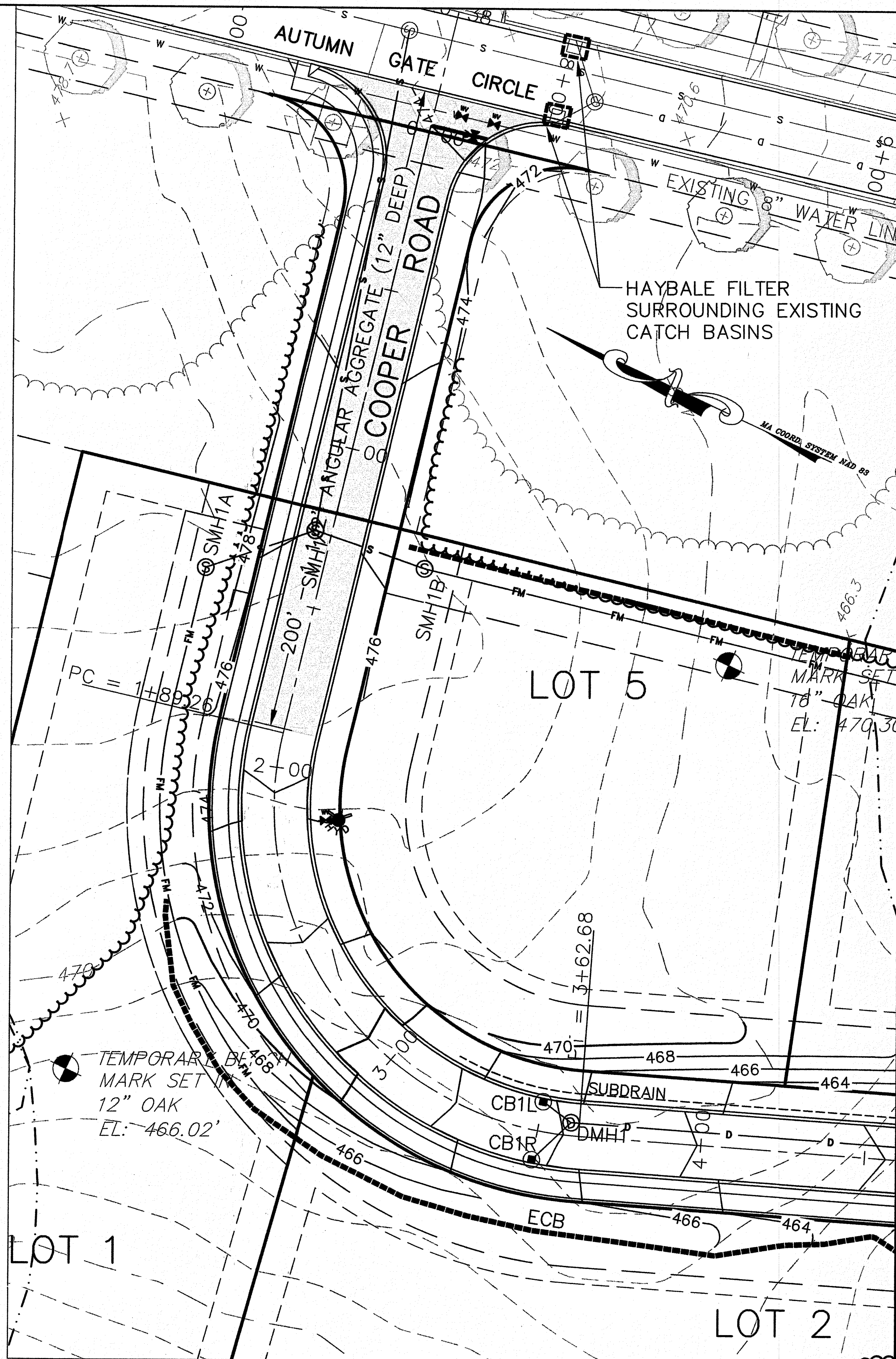
DEGRADED HAYBALES, FALLEN SILT FENCE, OR OTHER DEFECTS IN ANY HAYBALE AND SILT FENCE ROW SHALL BE FIXED IMMEDIATELY UPON DISCOVERY.

CATCH BASINS AND DRAINAGE INLETS

ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE PROTECTED BY HAYBALE SILT DAMS UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED IN ALL AREAS TRIBUTARY TO THE STRUCTURE.

SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS AND MAINTAINED UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED IN ALL AREAS TRIBUTARY TO THE STRUCTURE.

SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN THE SUMPS OF CATCH BASINS TO A DEPTH NO GREATER THAN SIX (6) INCHES.



NOTE: CONSTRUCTION ENTRANCE (TIRE SCRUBBER) AS SHOWN SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

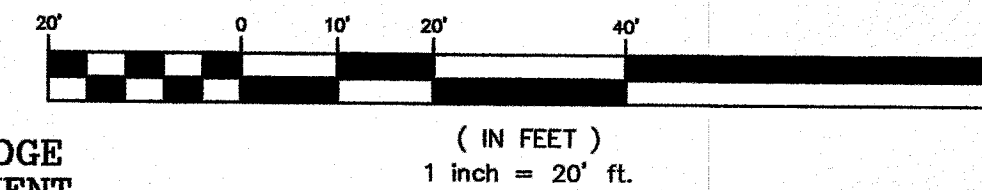
TEMPORARY CONSTRUCTION ENTRANCES

SCALE: 1"=20'

GRAPHIC SCALE

1 1/2" ANGULAR AGGREGATE - 12" DEEP

200' LONG FROM EDGE OF EXISTING PAVEMENT



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ZONING REQUIREMENTS

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WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

TOTAL PARCEL AREA:

9.20± ACRES

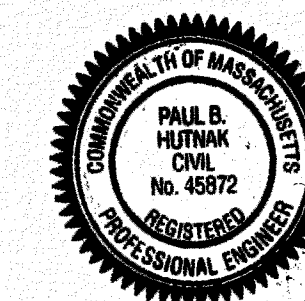
ASSESSORS INFORMATION:

MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW,
MILLBURY PLANNING BOARD

[Signatures]

BEING A MAJORITY DATE 10/16/06



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AUTUMN GATE ESTATES

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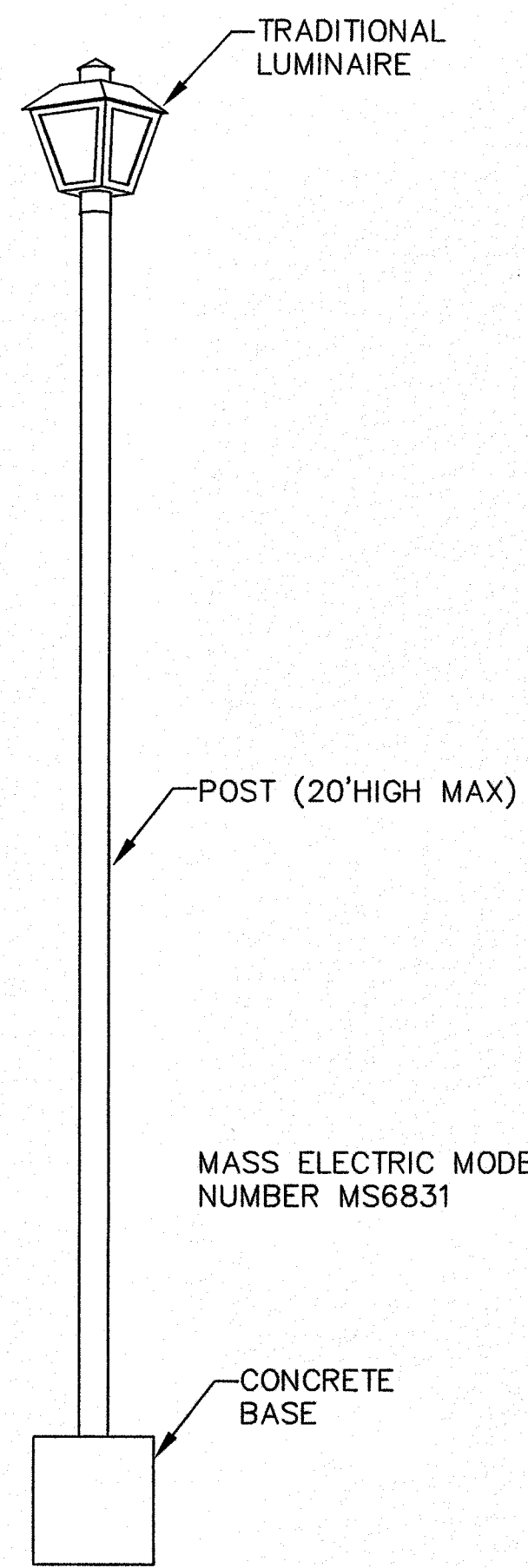
For
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76 Church Street
Whitinsville, MA 01588

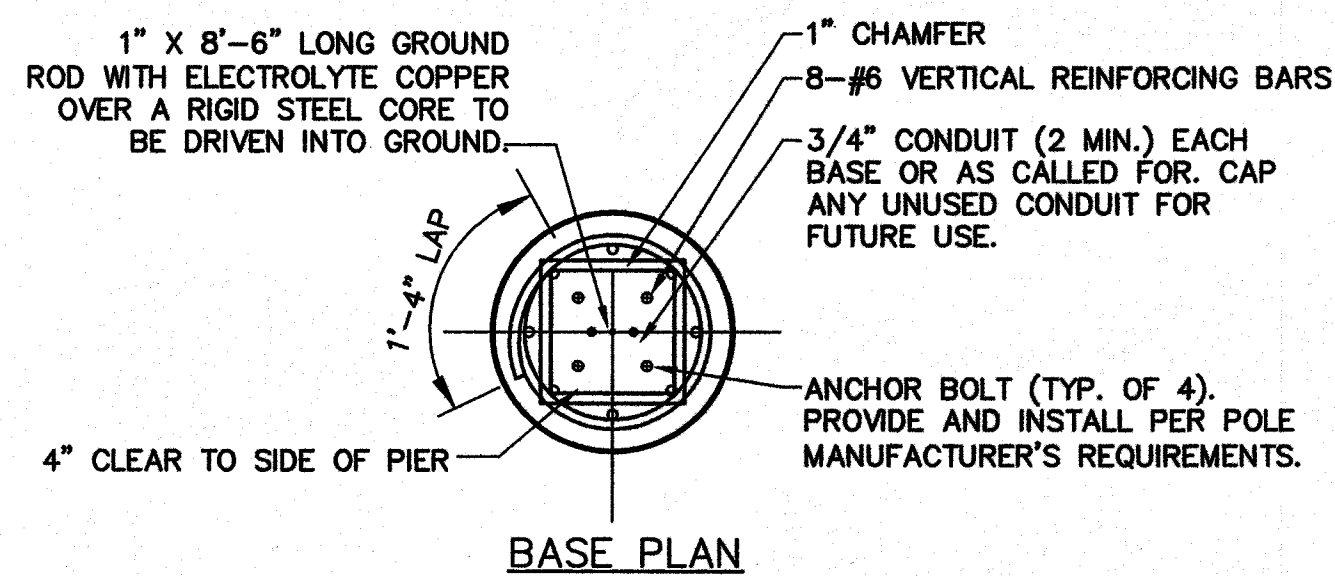
SCALE: AS NOTED DATE: APRIL 3, 2006

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DRAWN BY: WCN CHECKED BY: PHH

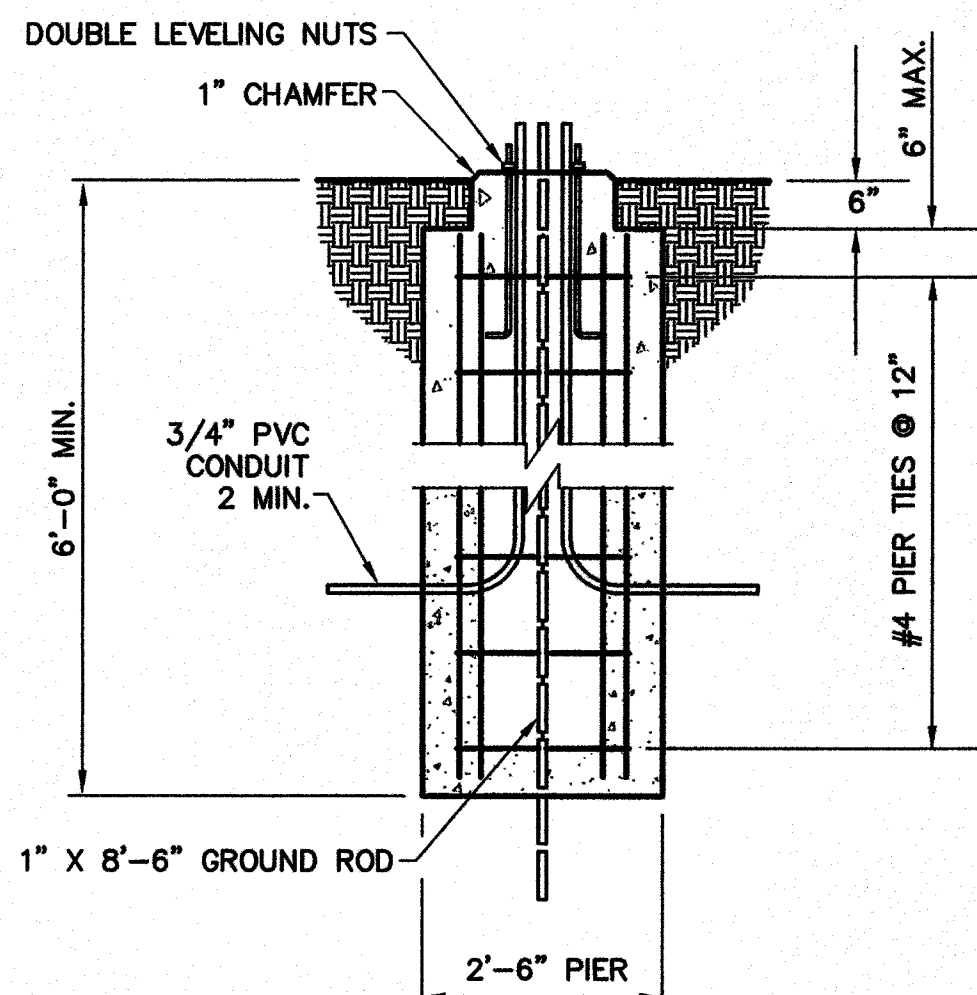
CONSERVATION & EROSION
CONTROL PLAN
SHEET 20 OF 24



TYPICAL LIGHT POST
(NOT TO SCALE)



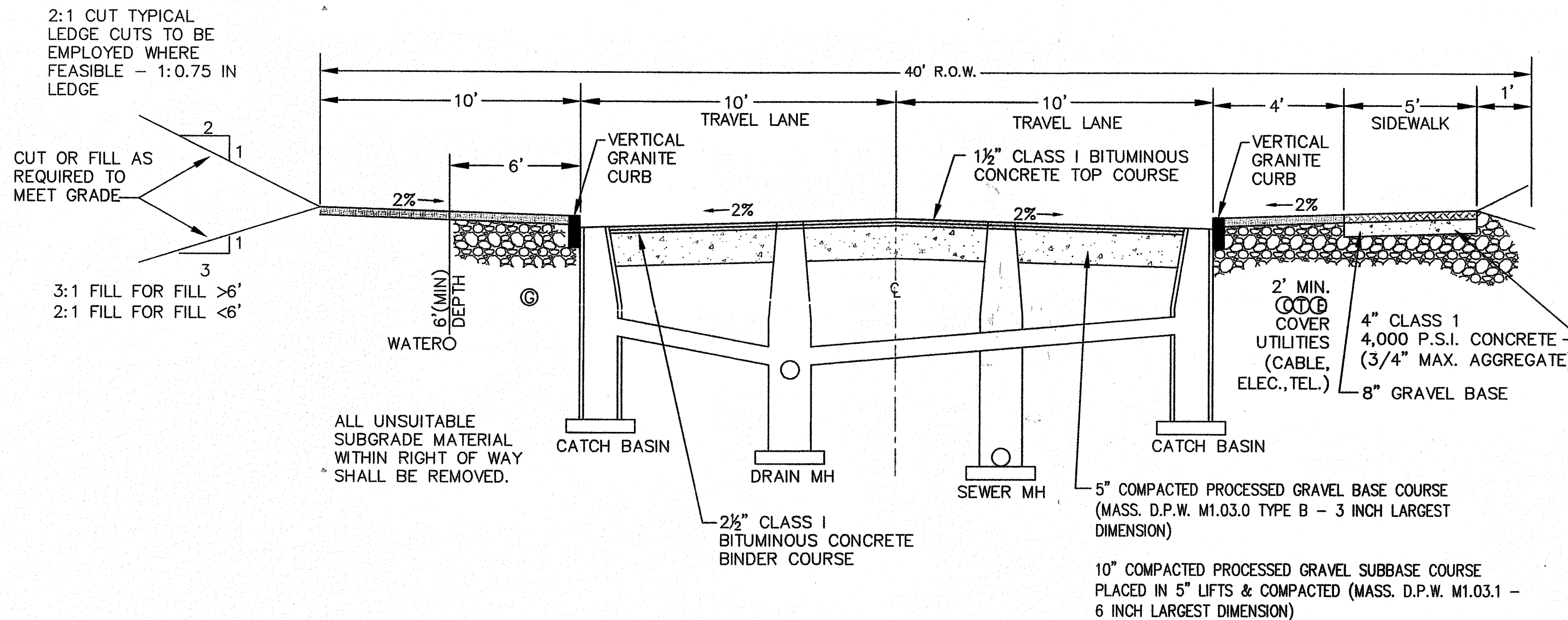
BASE PLAN



BASE SECTION

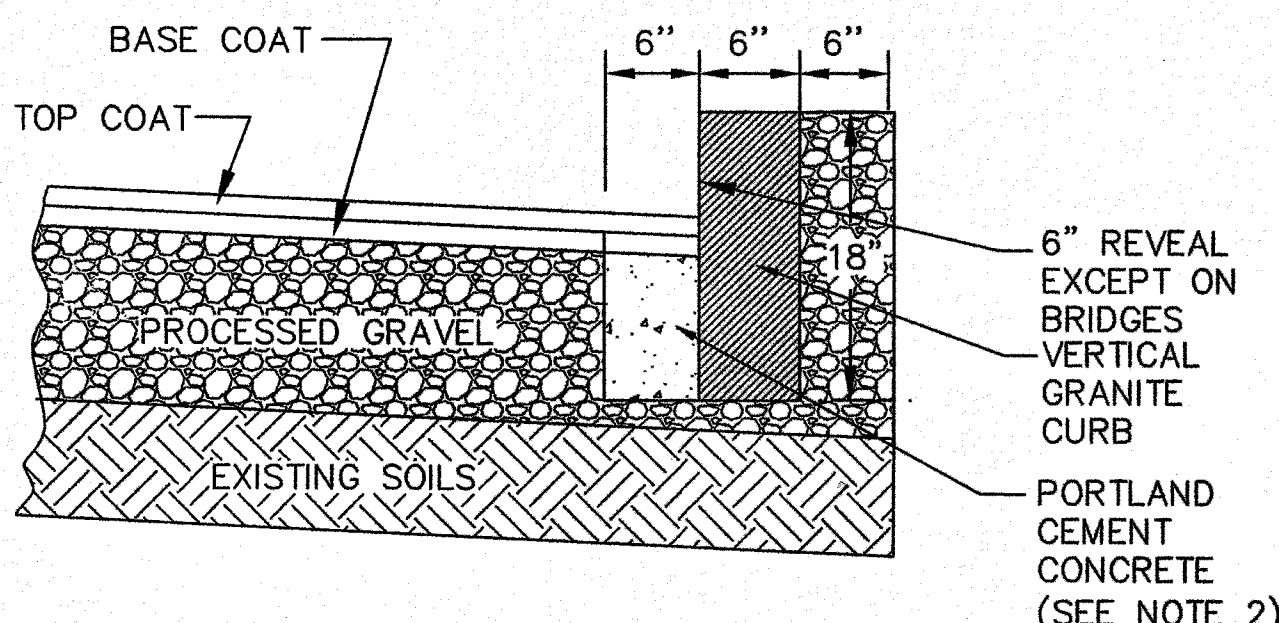
NOTE:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

CONCRETE BASE FOR LIGHTPOLE
MAXIMUM 20' HEIGHT
NOT TO SCALE



TYPICAL ROAD SECTION - 40 FT. R.O.W. - STA 0+00 TO 5+99.99
(NOT TO SCALE)

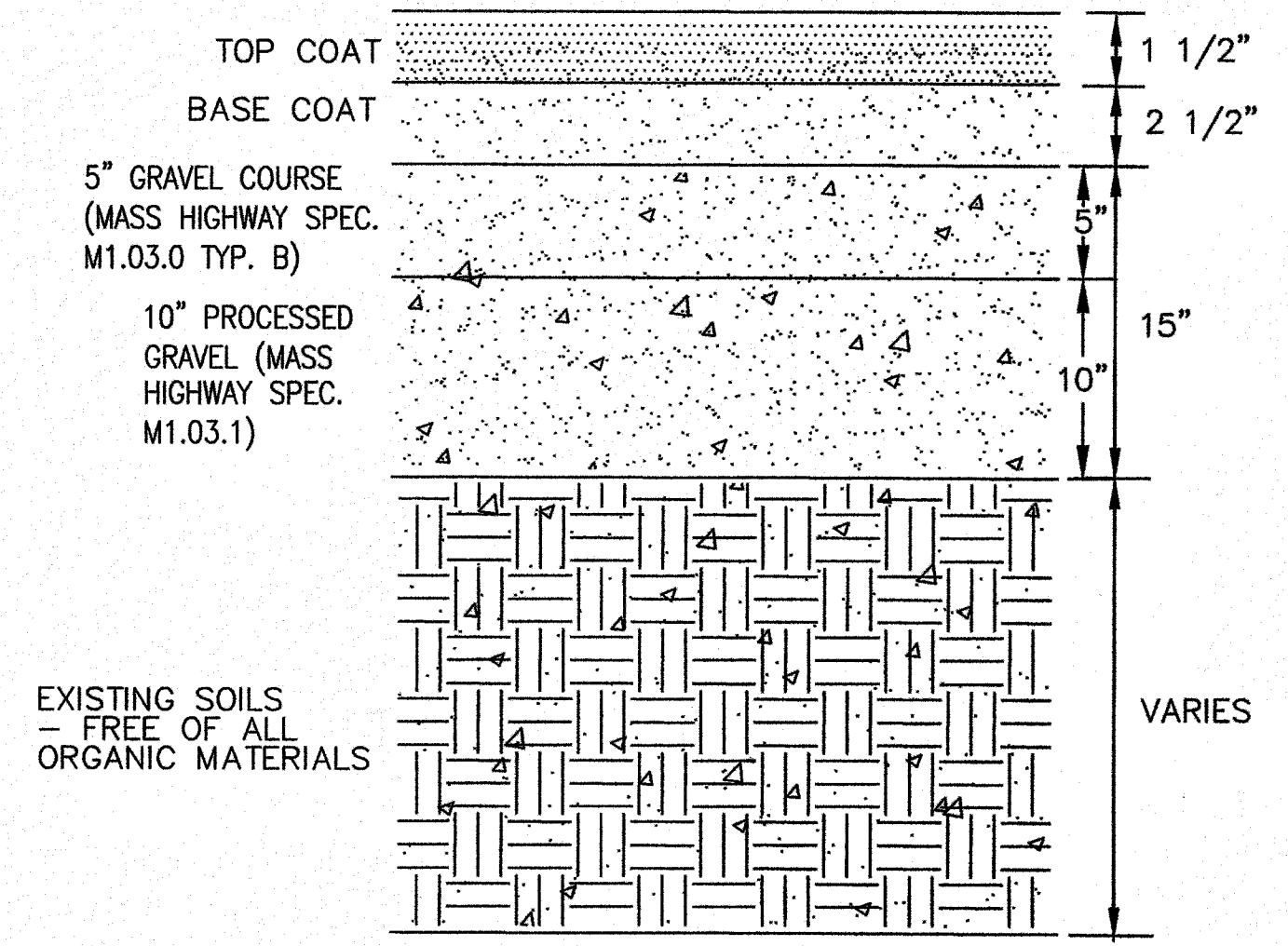
SIDEWALKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SIDEWALKS, WHEELCHAIRS RAMPS AND DRIVEWAYS (MHD SECTION 701) SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.



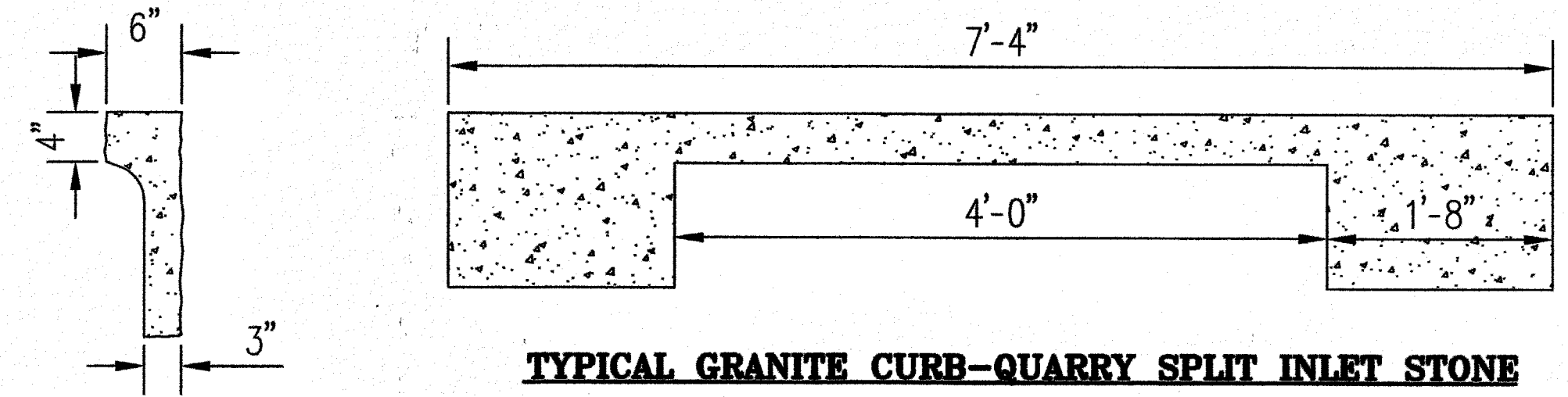
* PROCEDURE DESCRIBED HEREIN IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE PORTLAND CEMENT CONC. WILL BE ELIMINATED AND GRAVEL BROUGHT UP TO BOTTOM OF BASE COURSE. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE TOWN OF MILLBURY SPECIFICATIONS.

NOTES:
1. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BINDER, BASE AND STONE, REPLACE WITH PORTLAND CEMENT CONCRETE.
2. ANY CLASS PORTLAND CEMENT CONCRETE THAT IS ACCEPTABLE TO THE DEPT. UNDER SECTION M4 OF THE 1973 STANDARD SPECIFICATIONS; ALL TEST REQUIREMENTS ARE WAIVED. BITUMINOUS CONCRETE IS NOT TO BE USED AS A SUBSTITUTE.

METHOD OF SETTING VERTICAL GRANITE CURB
(NOT TO SCALE)

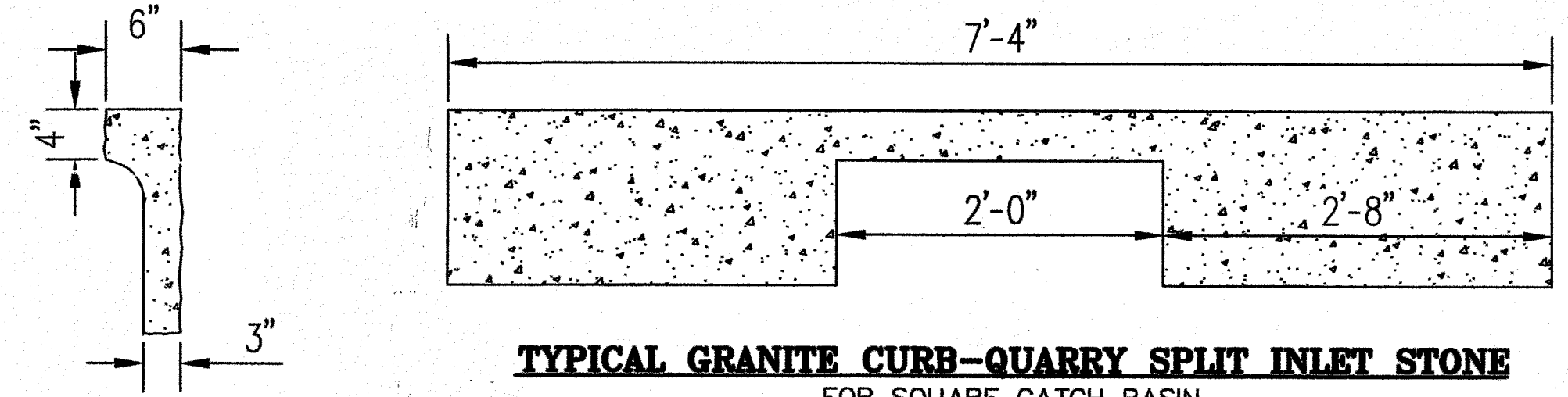


TYPICAL PAVEMENT CROSS-SECTION
NOT TO SCALE



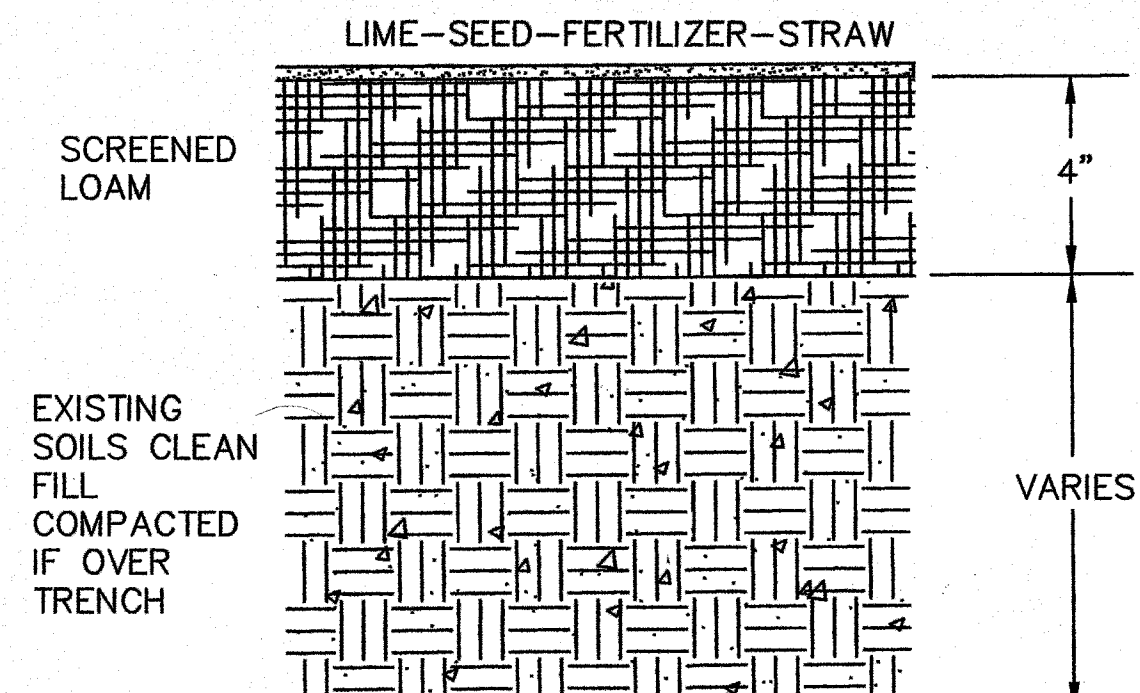
TYPICAL GRANITE CURB-QUARRY SPLIT INLET STONE
FOR SQUARE CATCH BASIN (DOUBLE)

NOTE:
TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE QUARRY SPLIT.

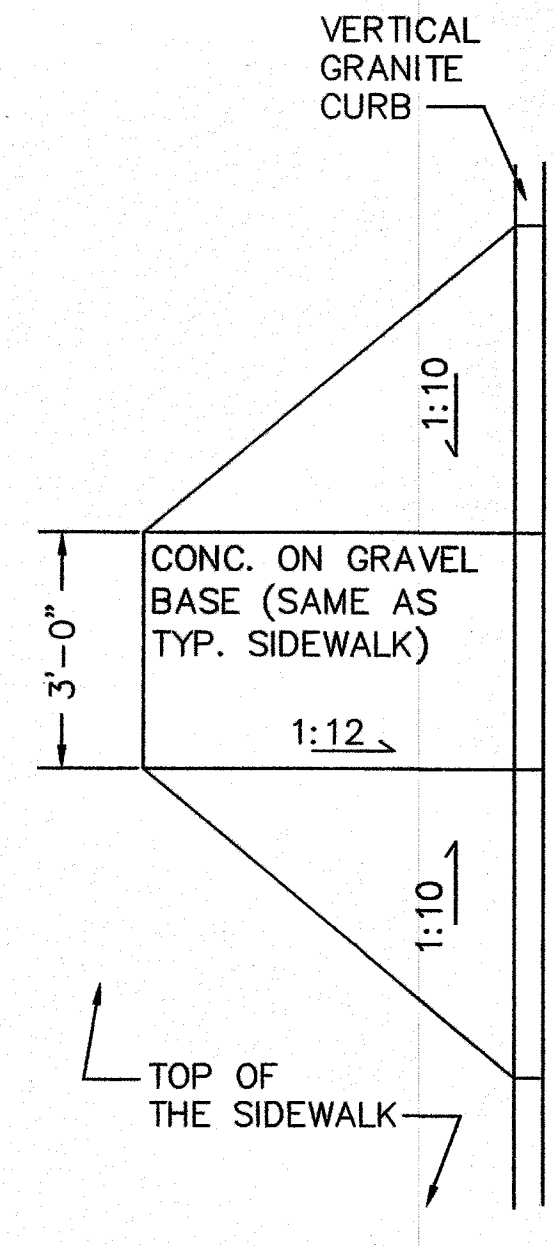


TYPICAL GRANITE CURB-QUARRY SPLIT INLET STONE
FOR SQUARE CATCH BASIN (SINGLE)

NOTE:
TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE QUARRY SPLIT.



TYPICAL LOAM & SEED CROSS-SECTION
NOT TO SCALE



TYPICAL HANDICAPPED RAMP
(NOT TO SCALE)

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APPLICANT
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ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3)
AREA: 28,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

TOTAL PARCEL AREA:

9.20± ACRES

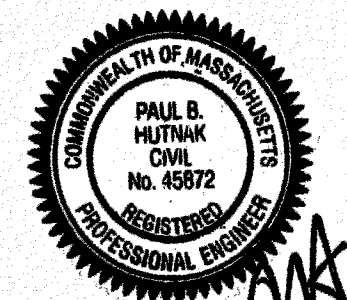
ASSESSORS INFORMATION:

MAP 56, PARCEL 25

**APPROVAL UNDER SUBDIVISION CONTROL LAW,
MILLBURY PLANNING BOARD**

Paul B. Hutwagner
Richard J. O'Leary
Richard J. O'Leary
John J. O'Leary

BEING A MAJORITY DATE 10/16/06



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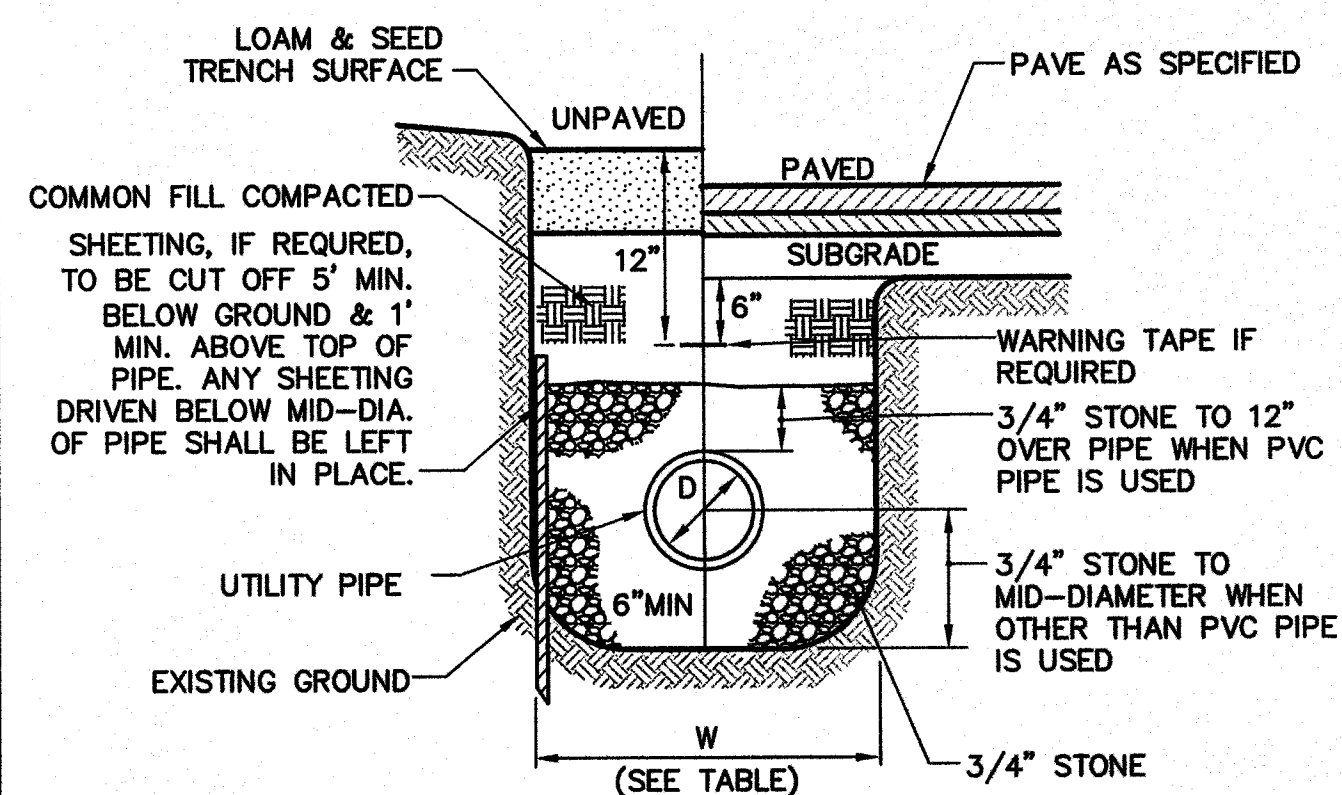
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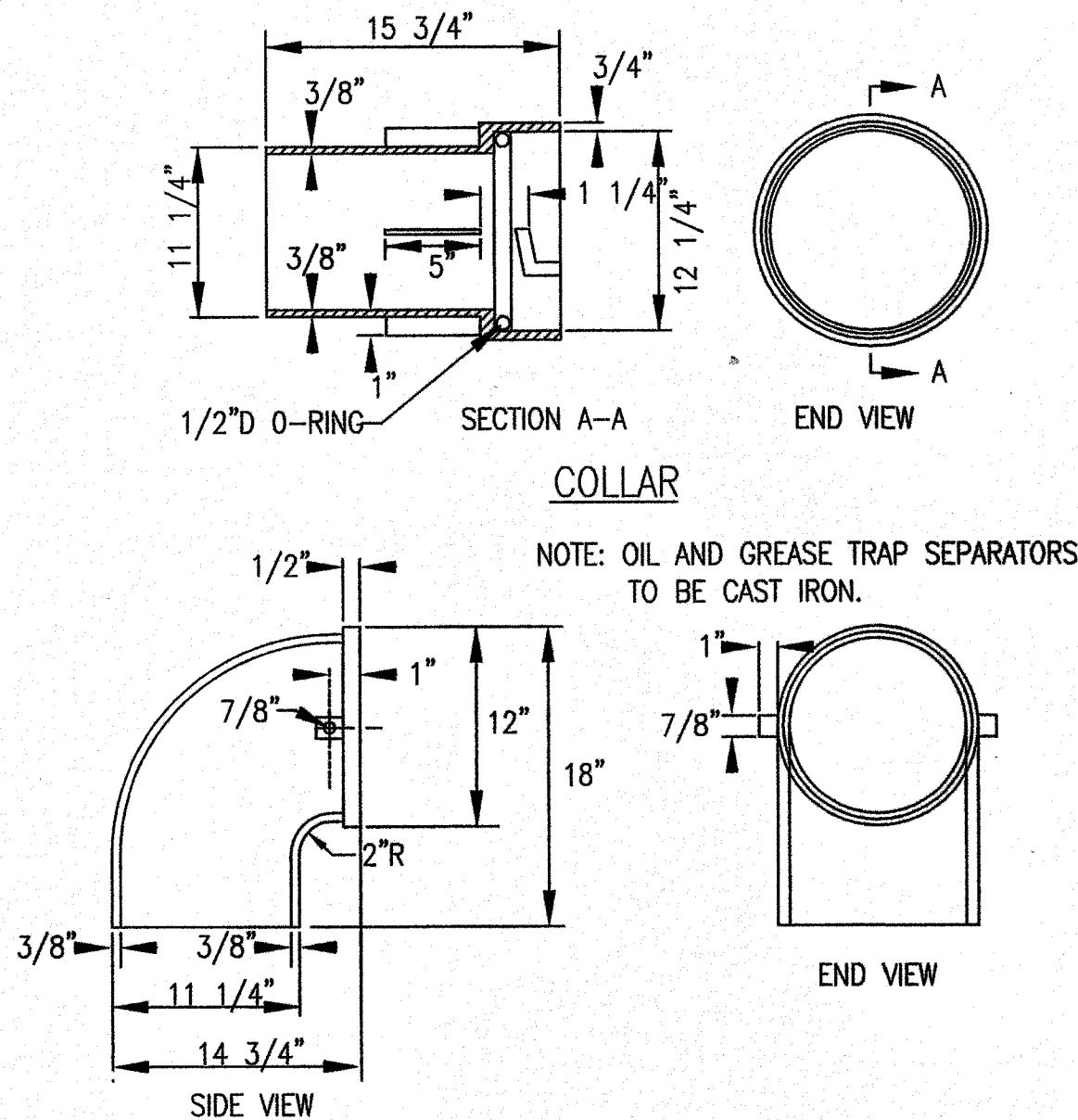
JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-DETAILS
DRAWN BY: WCN CHECKED BY: WCN

SITE DETAILS
SHEET 21 OF 24

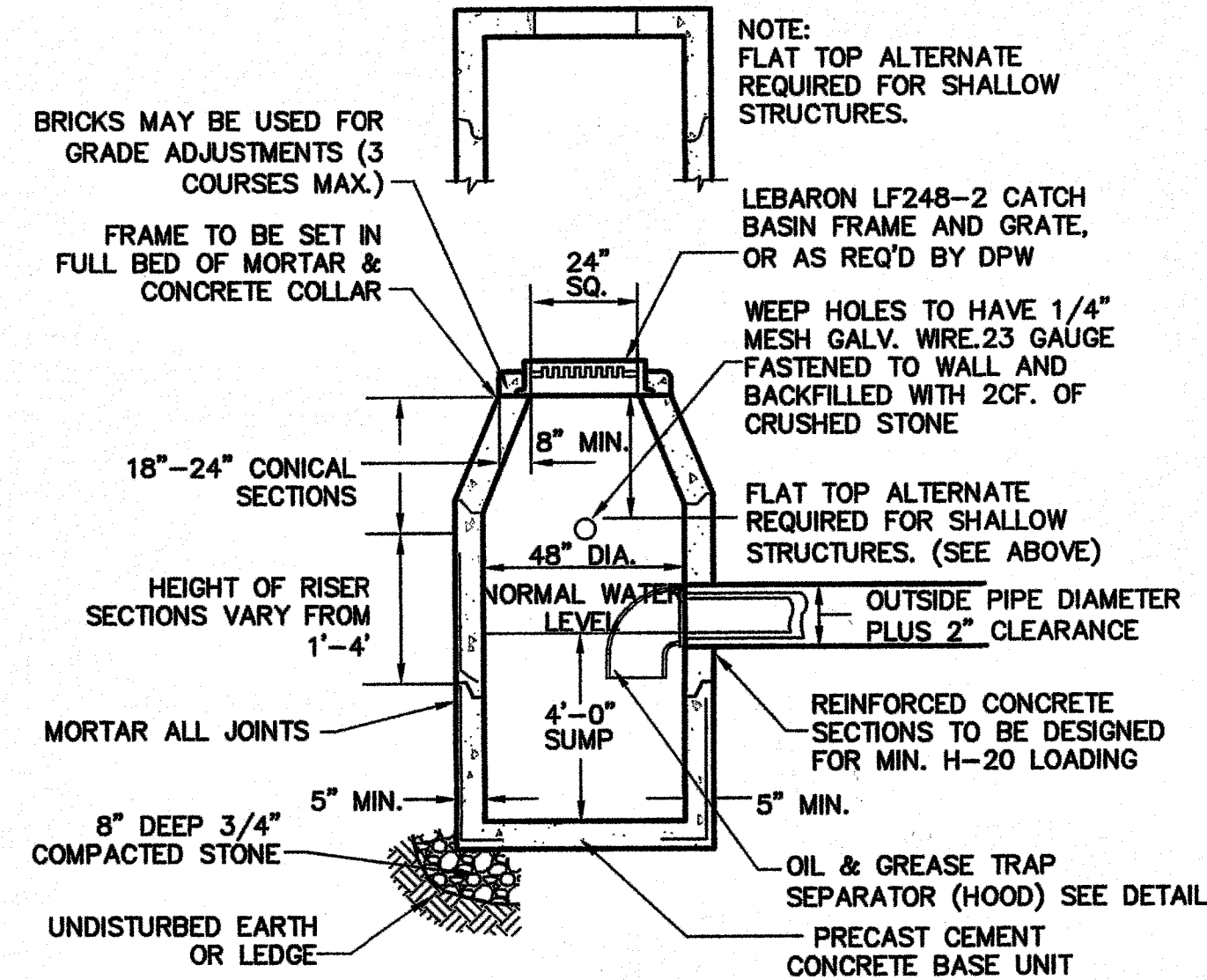


TRENCH WIDTH (W)		
D	W UNSHEEDED	W SHEEDED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

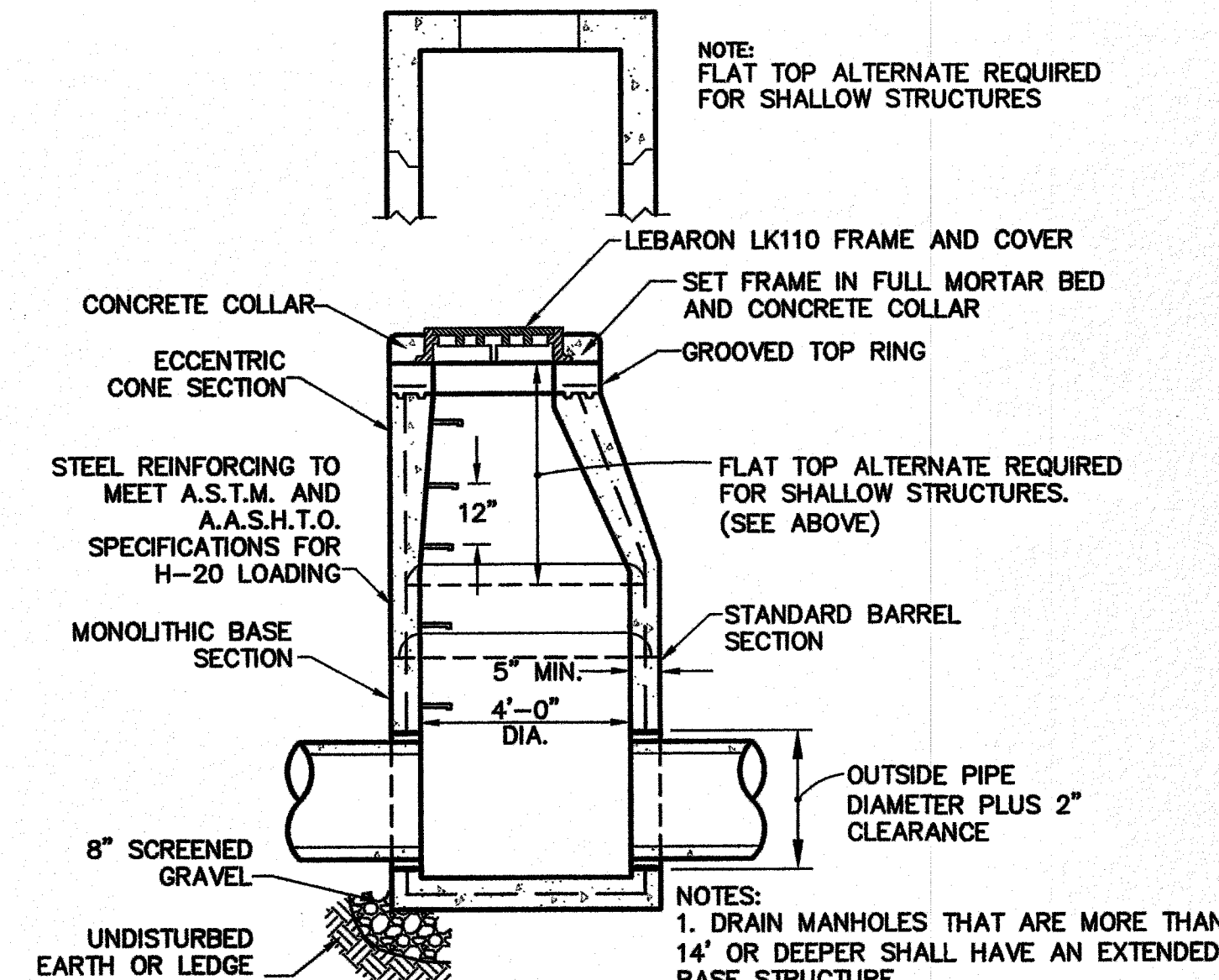
TYPICAL TRENCH SECTION
NOT TO SCALE



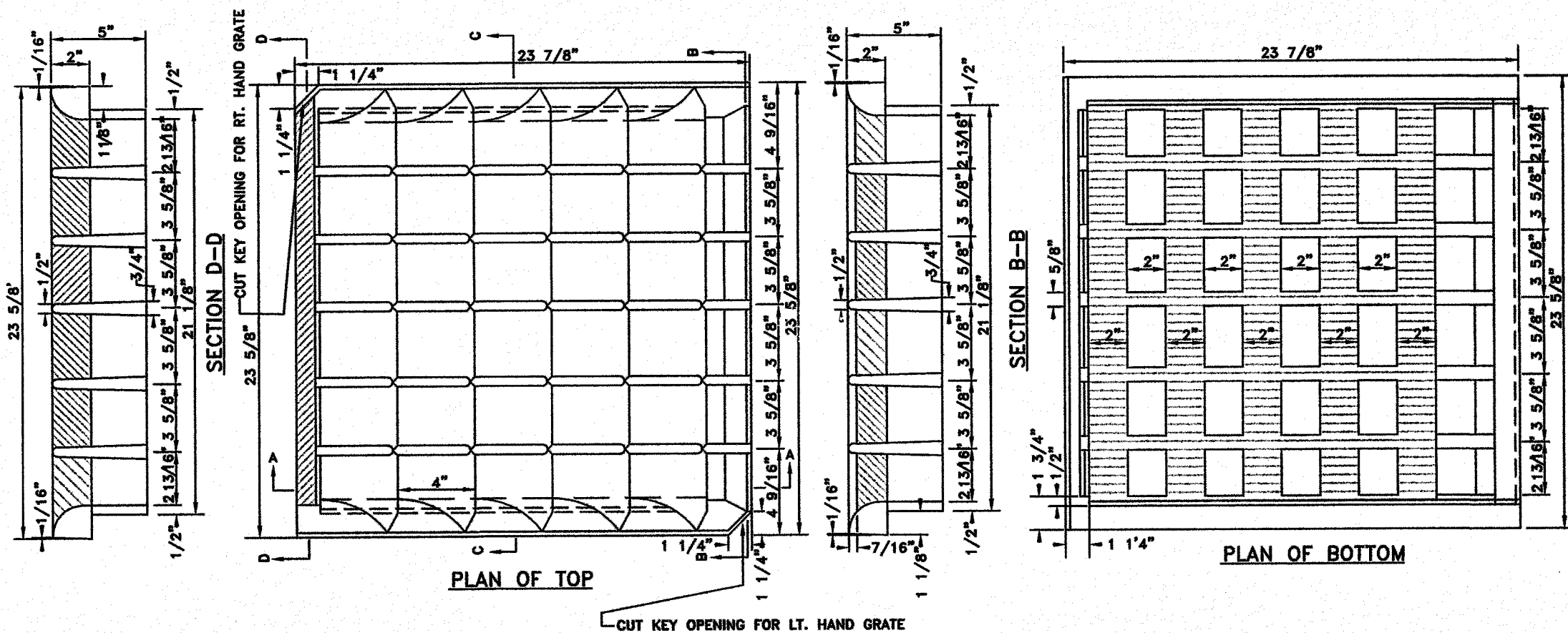
OIL & GREASE TRAP SEPARATOR
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



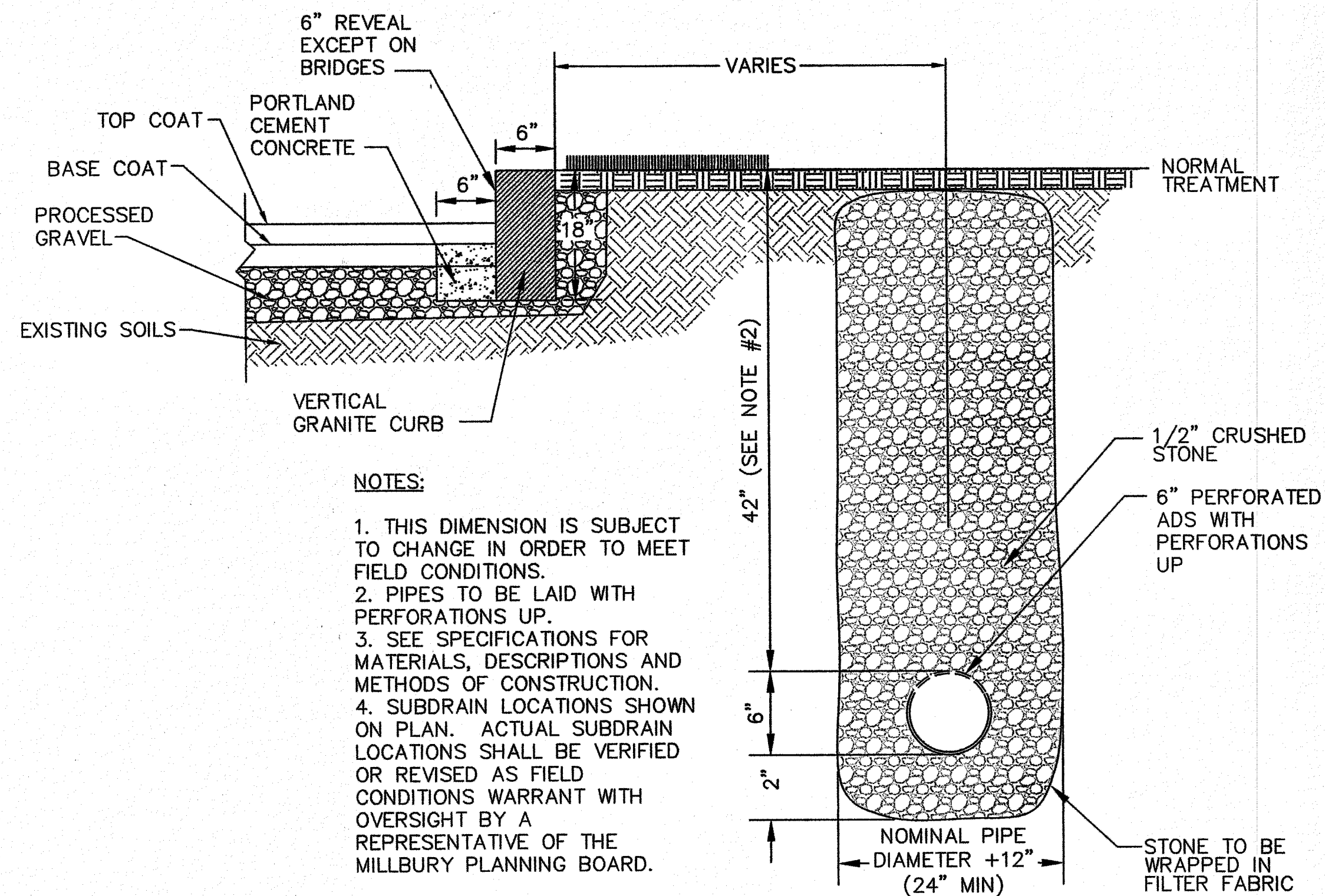
PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



NOTES:
1. THIS CATCH BASIN GRATE IS PATENTED. THE PATENT HOLDER GRANTS FREE LICENSE TO ANY COMPANY TO MANUFACTURE AND SUPPLY THIS GRATE FOR HIGHWAY PROJECTS ONLY IN MASSACHUSETTS. THE ABOVE TO BE NOTED ON THE CONSTRUCTION PLANS WHEN APPLICABLE.
2. THE DETAILS OF THE GRATE AS SHOWN ABOVE IS FOR A WATER FLOW COMING FROM THE RIGHT (DESIGNATED AS A "RIGHT GRATE") WHEN THE FLOW IS FROM THE LEFT (DESIGNATED LEFT GRATE) IT IS TO BE TURNED 180° FROM THE POSITION SHOWN ABOVE. THE DIRECTION OF FLOW SHOULD BE SHOWN ON THE DRAINAGE PLANS WHEN THE ABOVE GRATE IS USED.
3. THE GRATE IS NOT TO BE USED ON EXPRESSWAYS, FREEWAYS, ETC. IT IS ONLY PLACED ON FACILITIES WHERE BICYCLE TRAVEL IS LEGALLY ALLOWED. THE LOCAL COMMUNITY SHOULD BE MADE AWARE OF THE USE OF THESE GRATES. ON CHAPTER 90 PROJECTS, THEY MAY PREFER THEIR OWN STANDARD GRATE.
4. THE GRATE IS TO BE MADE OF CAST IRON (SEE SPECIFICATIONS)
5. CASCADE GRATE SHALL BE INSTALLED WHERE ROADWAY SLOPE IS 4% OR GREATER

MASSACHUSETTS CASCADE GRATE - STD. 201.70
AT CB11 & CB18
(NO SCALE)

FOR SUBMISSION ONLY



NOTES:
1. THIS DIMENSION IS SUBJECT TO CHANGE IN ORDER TO MEET FIELD CONDITIONS.
2. PIPES TO BE LAID WITH PERFORATIONS UP.
3. SEE SPECIFICATIONS FOR MATERIALS, DESCRIPTIONS AND METHODS OF CONSTRUCTION.
4. SUBDRAIN LOCATIONS SHOWN ON PLAN. ACTUAL SUBDRAIN LOCATIONS SHALL BE VERIFIED OR REVISED AS FIELD CONDITIONS WARRANT WITH OVERSIGHT BY A REPRESENTATIVE OF THE MILLBURY PLANNING BOARD.

SUBDRAIN CROSS SECTION
(NOT TO SCALE)

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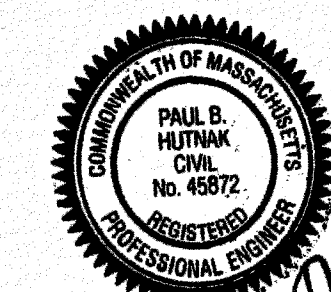
TOTAL PARCEL AREA:
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ASSESSORS INFORMATION:
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AUTUMN GATE ESTATES

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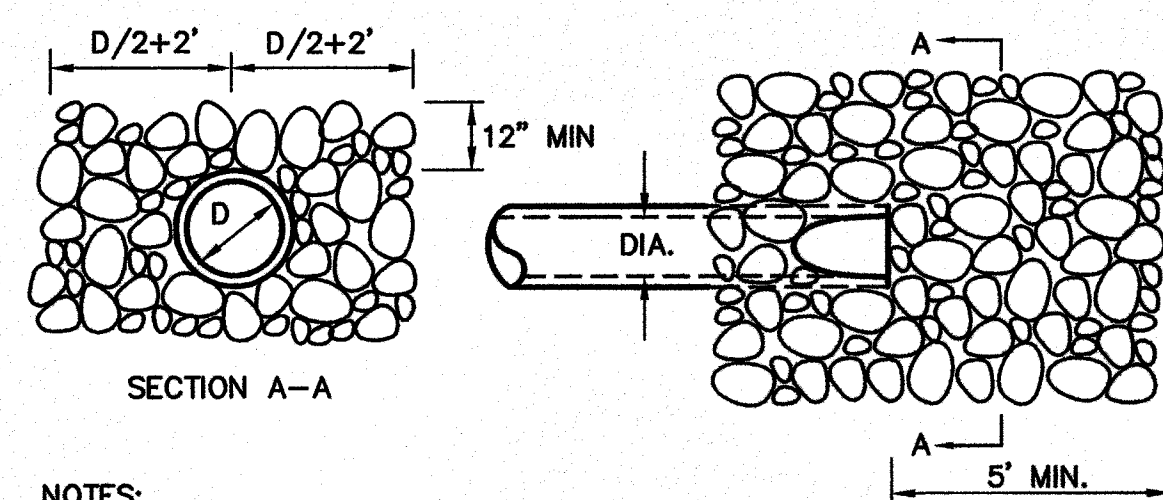
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Whitinsville, MA 01588

SCALE: AS NOTED DATE: APRIL 3, 2006

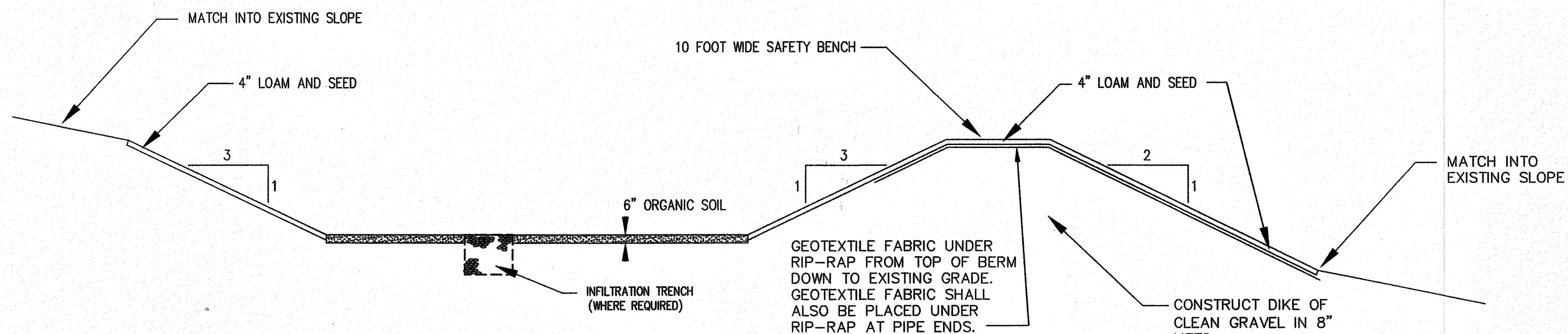
JOB NUMBER: 2003-301.3 DRAWING FILE NAME: 2003-301-PH2-DETAILS
DRAWN BY: WCN CHECKED BY: PBH

SITE DETAILS
SHEET 22 OF 24

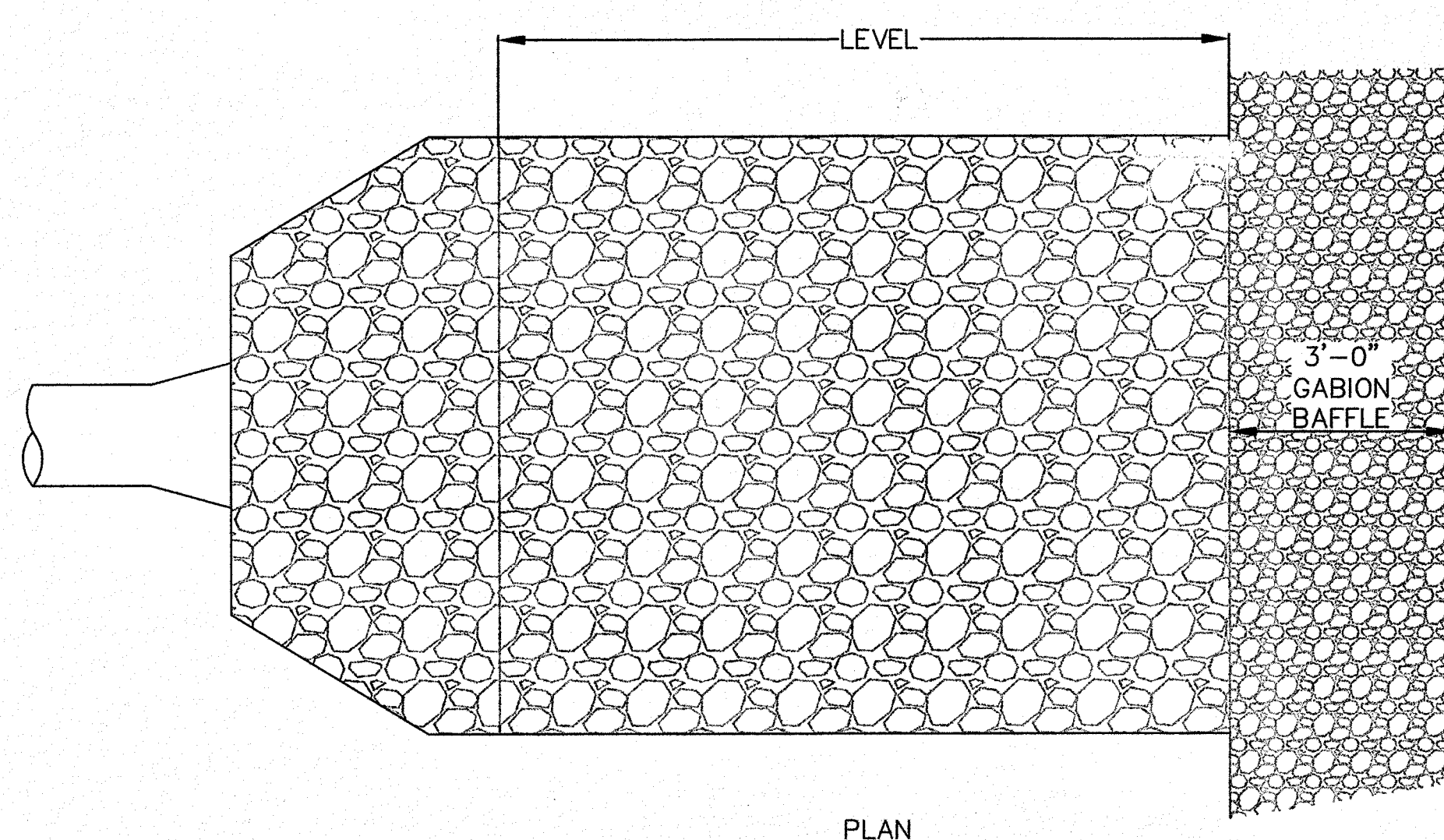
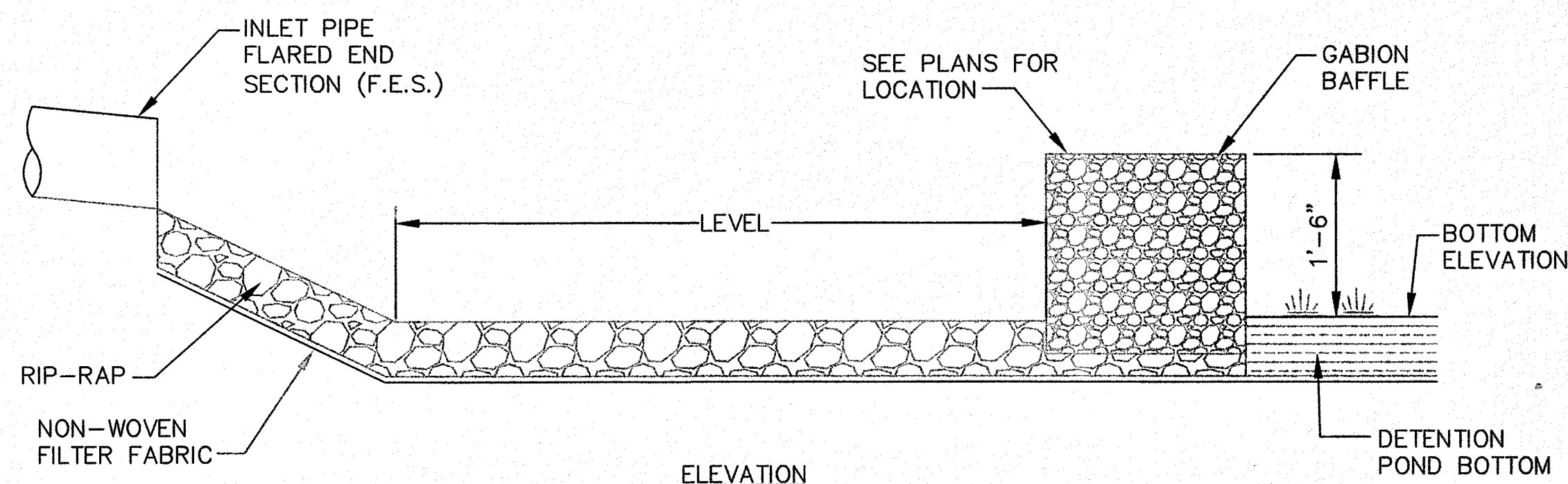


- NOTES:
1. MASS. HIGHWAY DEPT M2.02.3
 2. MINIMUM WEIGHT OF STONE = 50LBS.
 3. MAXIMUM WEIGHT OF STONE = 125LBS.
 4. PLACE STONES OVER FILTER FABRIC (AM000 4508 OR EQUAL)

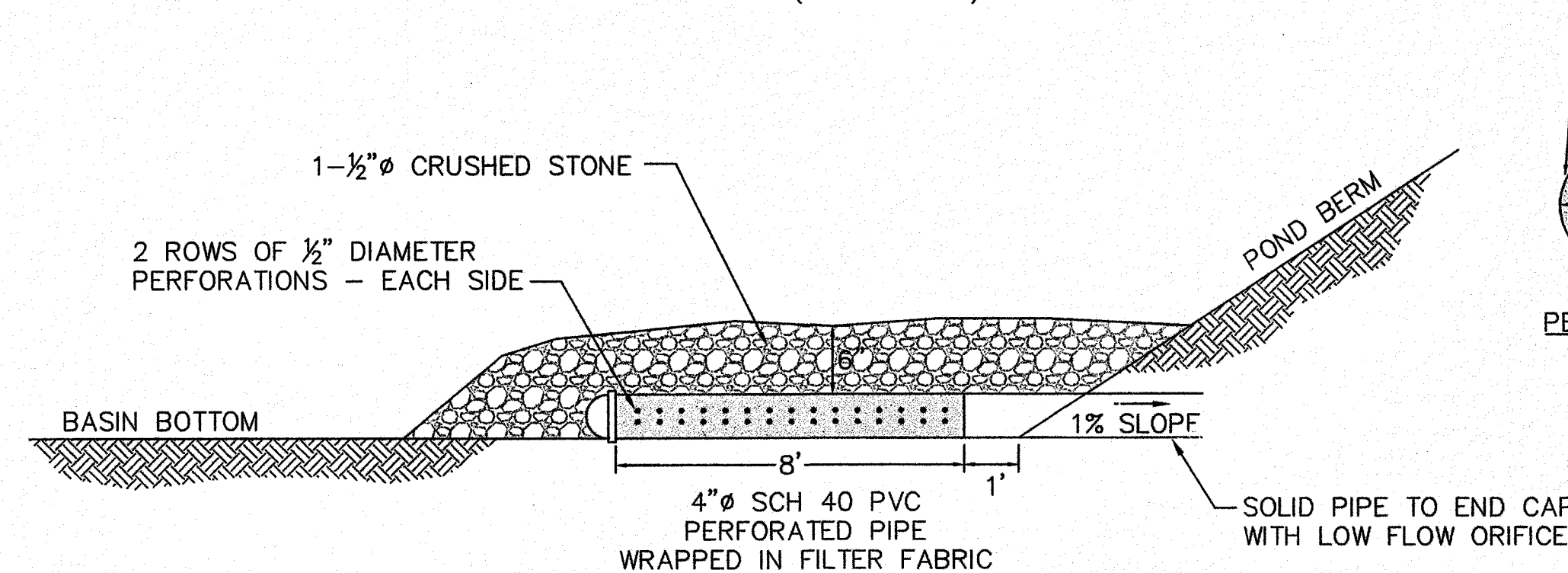
STONE RIP-RAP FOR PIPE ENDS
NOT TO SCALE



TYPICAL DETENTION BASIN CROSS SECTION
(NOT TO SCALE)

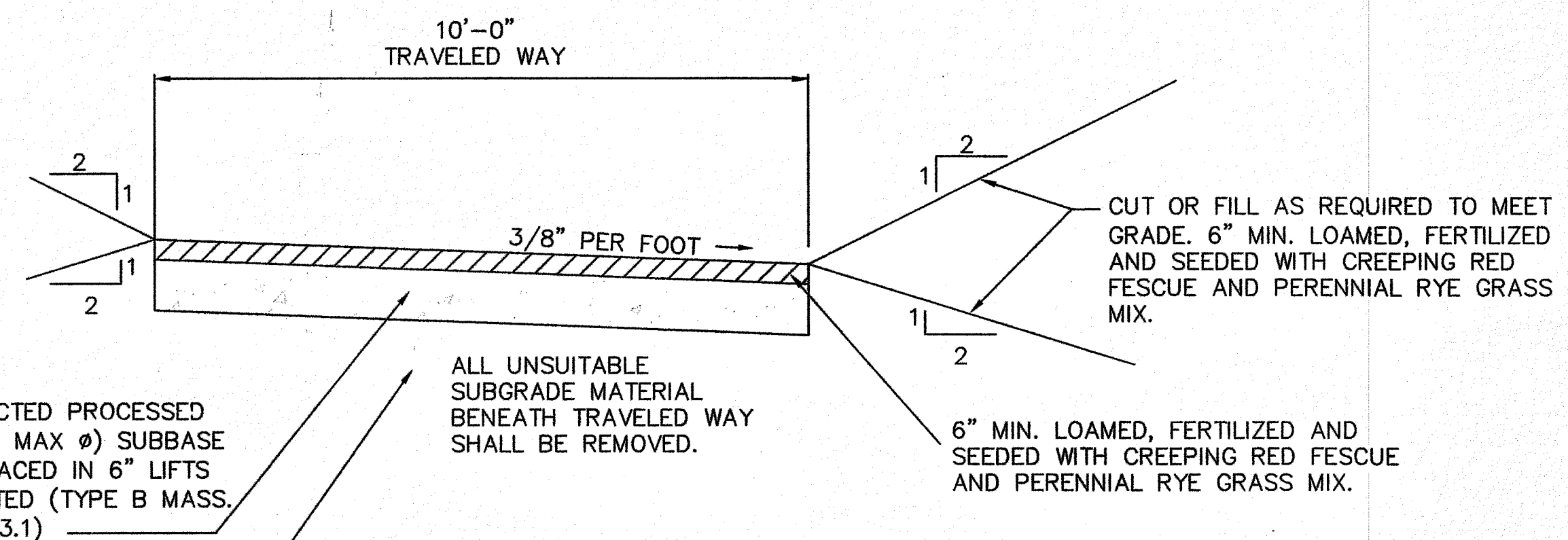


SEDIMENT FORBAY
(NOT TO SCALE)



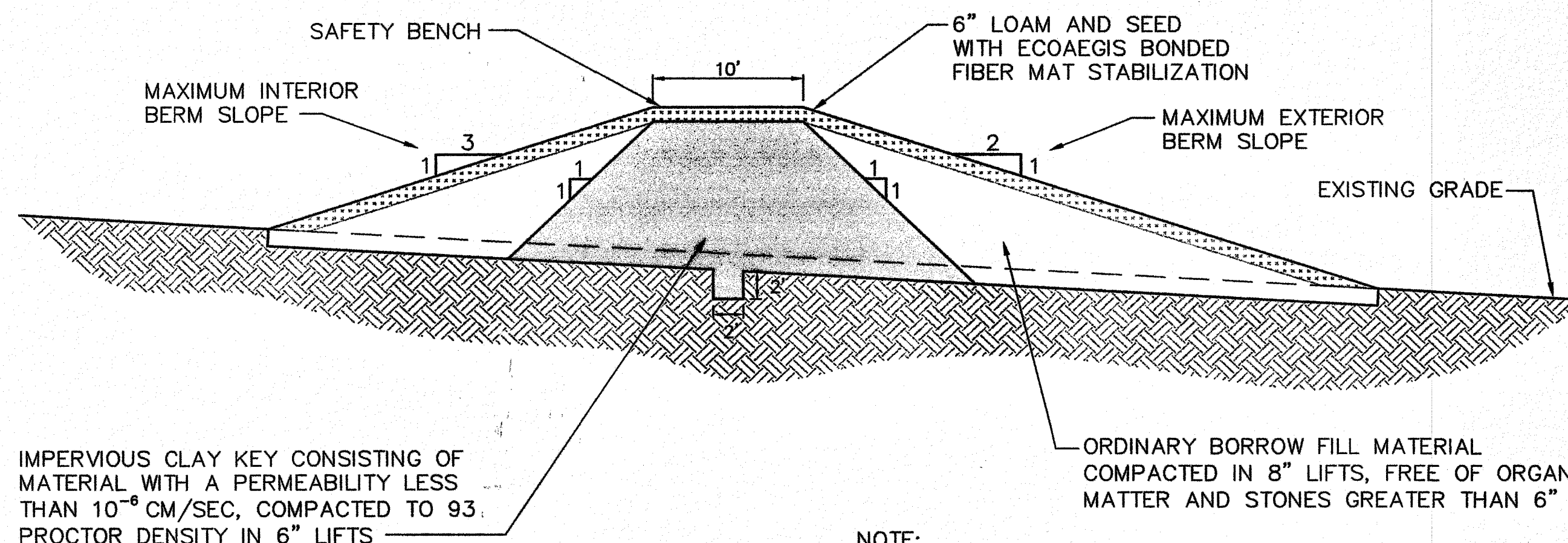
EXTENDED DETENTION OUTLET DETAIL
(NOT TO SCALE)

FOR SUBMISSION ONLY



TYPICAL STORMWATER BASIN ACCESS DRIVE

(NOT TO SCALE)



DETENTION POND BERM CROSS-SECTION W/CLAY KEY

(NOT TO SCALE)

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
ONE MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
TEL 508-266-2066 • FAX 508-266-2067
A LIMITED LIABILITY COMPANY

OWNER OF RECORD
STOCKHOUSE INVESTMENT, LLC
76 CHURCH STREET
WHITINSVILLE, MA
DEED BOOK 38117 - PAGE 45

APPLICANT
TAYLOR ARMSTRONG REALTY TRUST
76 CHURCH STREET
WHITINSVILLE, MA 01588

ZONING REQUIREMENTS

ZONE: SUBURBAN 3 (S-3)
AREA: 20,000 S.F.
WIDTH: 150'
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 10'

TOTAL PARCEL AREA:

9.20± ACRES

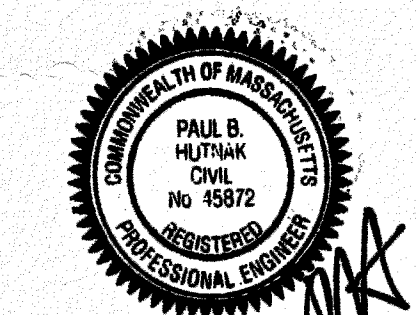
ASSESSORS INFORMATION:

MAP 56, PARCEL 25

APPROVAL UNDER SUBDIVISION CONTROL LAW,
MILLBURY PLANNING BOARD

[Signatures]

BEING A MAJORITY DATE 10/16/06



REVISIONS

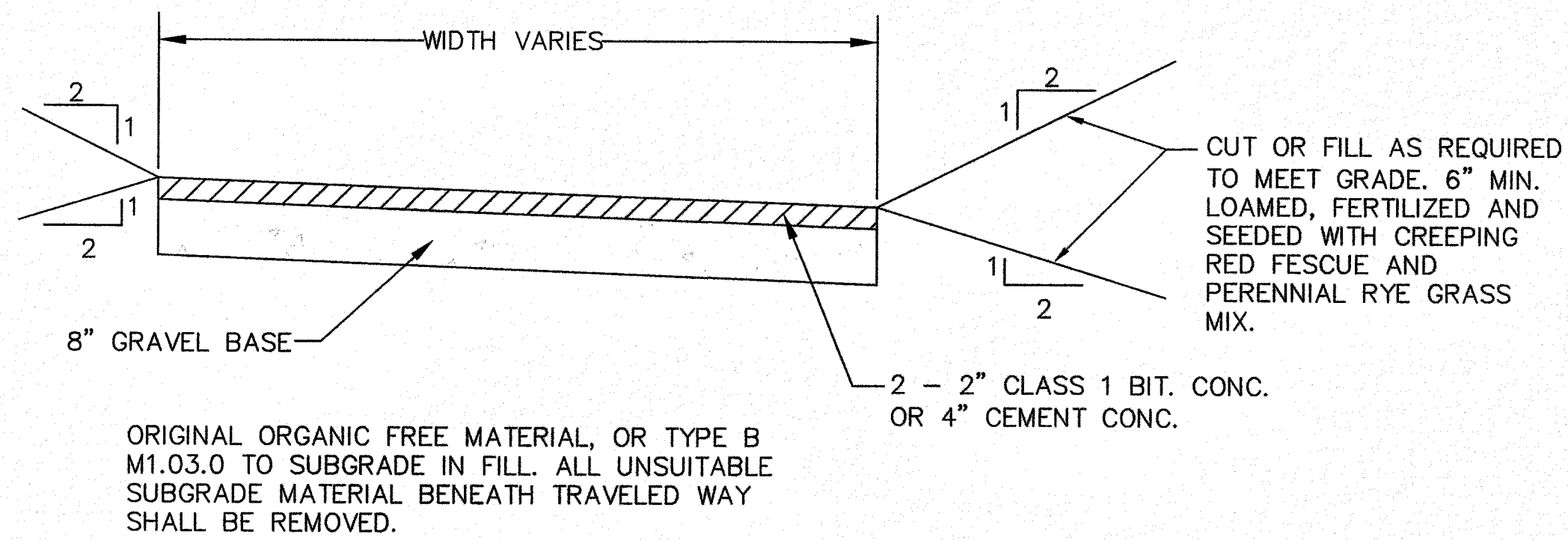
NO.	DATE	DESCRIPTION	BY
2	9/26/06	ADDED DECISION & TOWN COMMENTS	FJO
1	6/28/06	PER TOWN COMMENTS	WCN

AUTUMN GATE ESTATES
PHASE II
A Definitive Subdivision Plan
In The Town Of
Millbury, Massachusetts
For
Taylor Armstrong Realty Trust
76 Church Street
Whitinsville, MA 01588

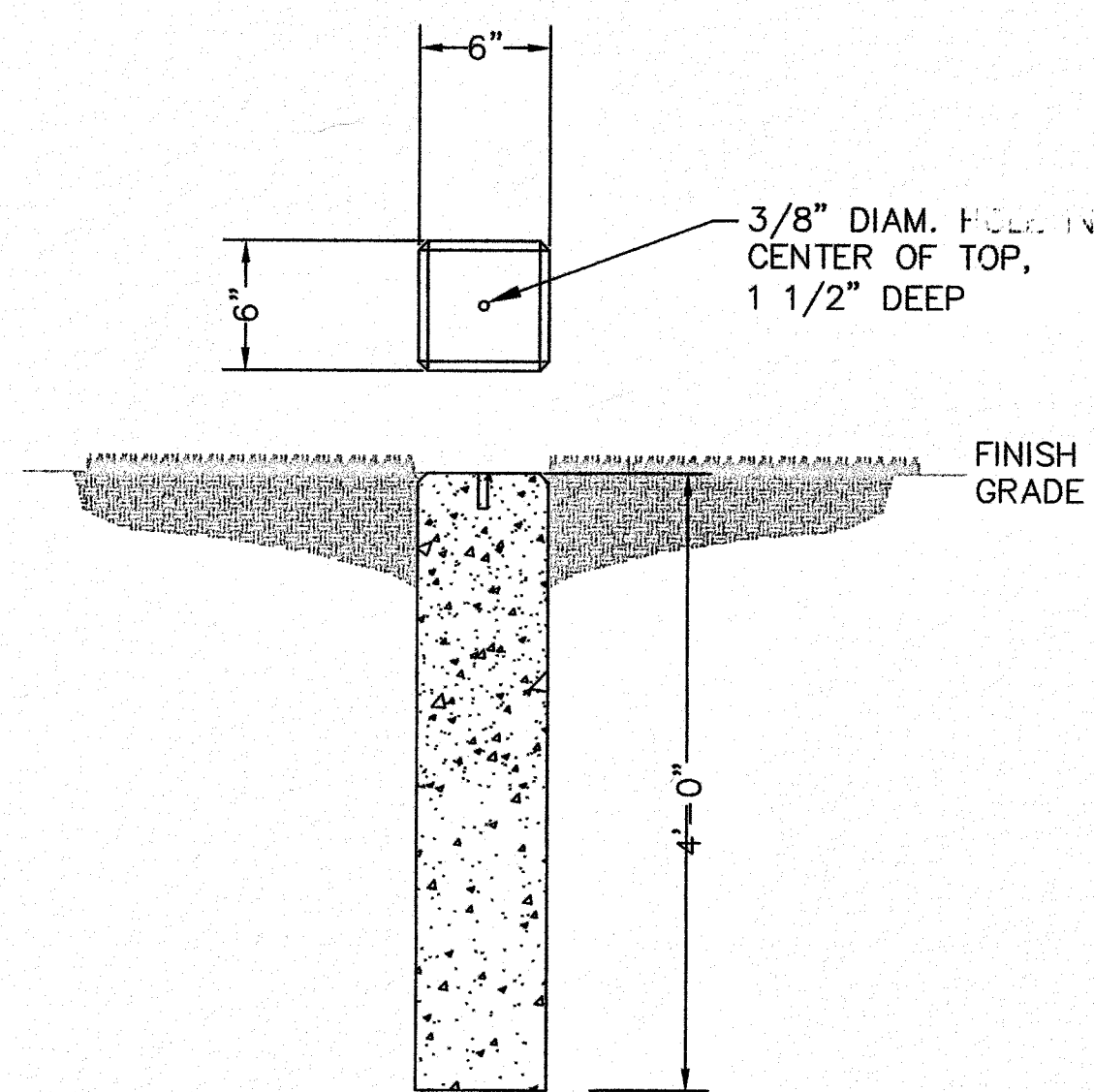
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SITE DETAILS
SHEET 23 OF 24

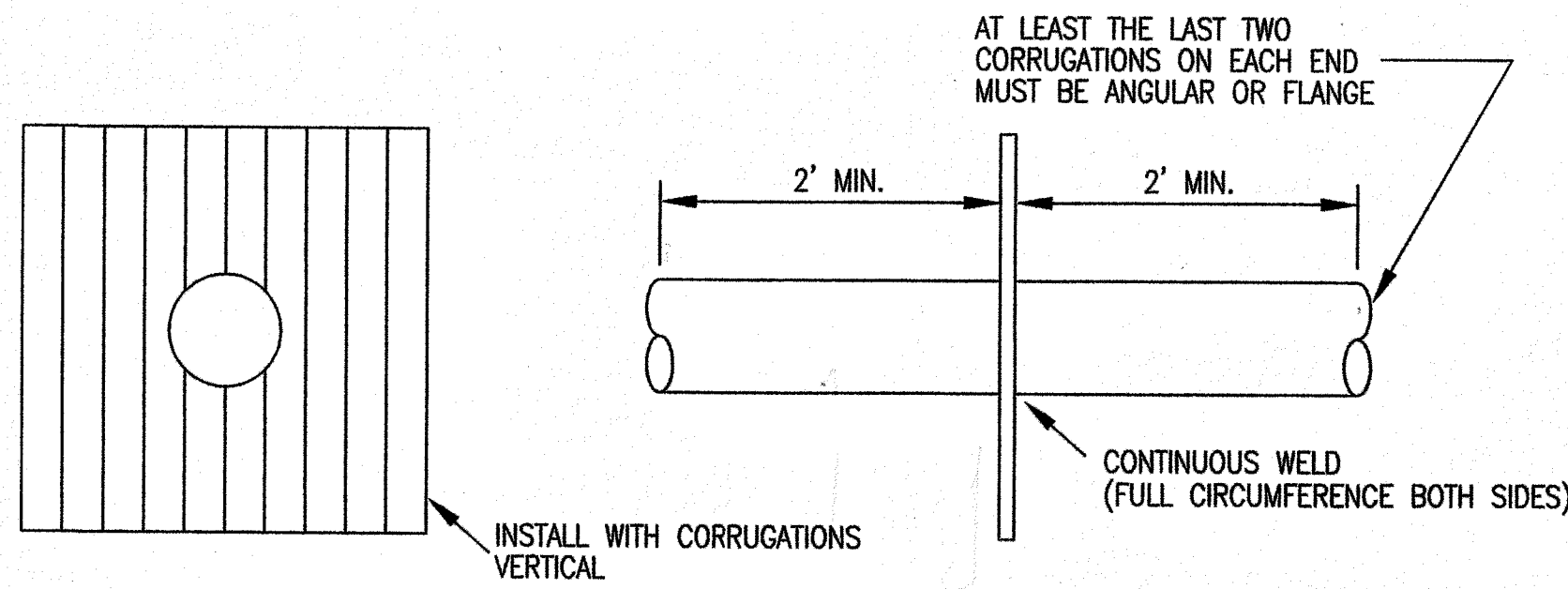


TYPICAL RESIDENTIAL DRIVEWAY
(NOT TO SCALE)

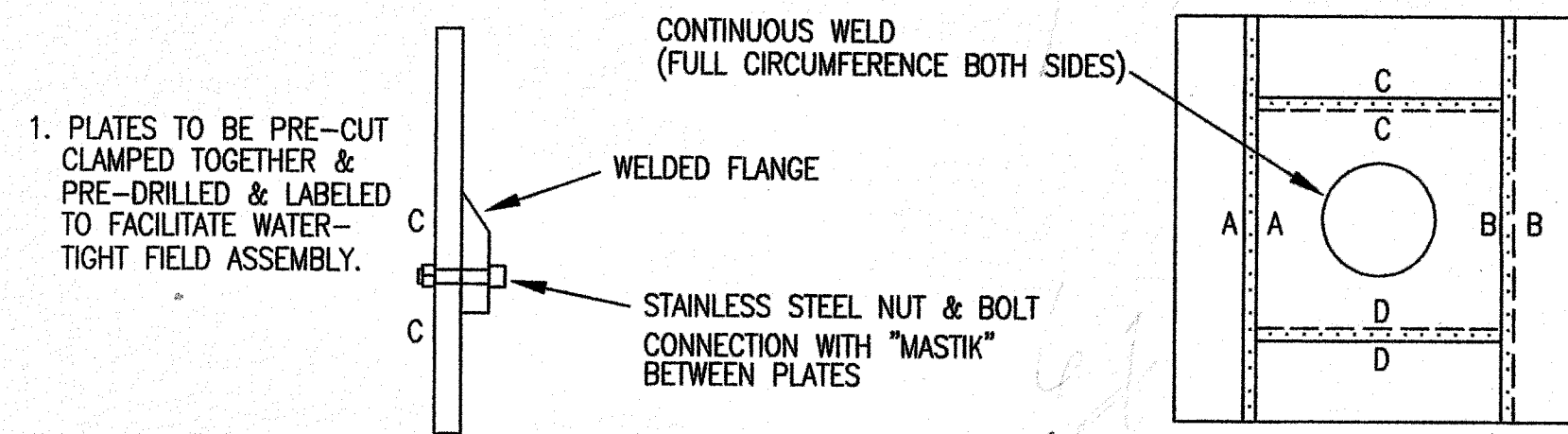


GRANITE BOUND DETAIL
(NOT TO SCALE)

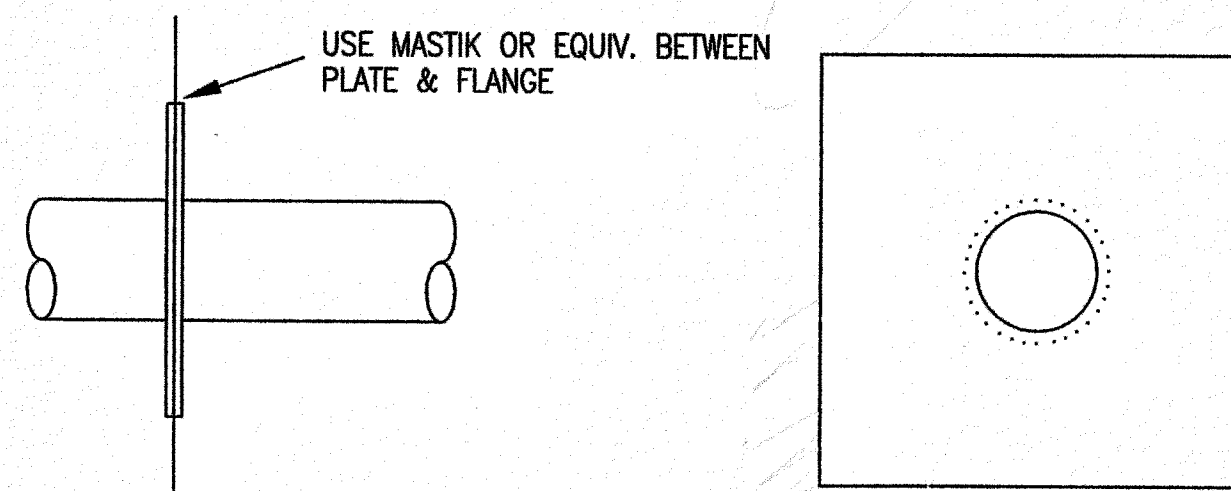
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COLLAR WELDED IN PLACE ON BARREL SECTION

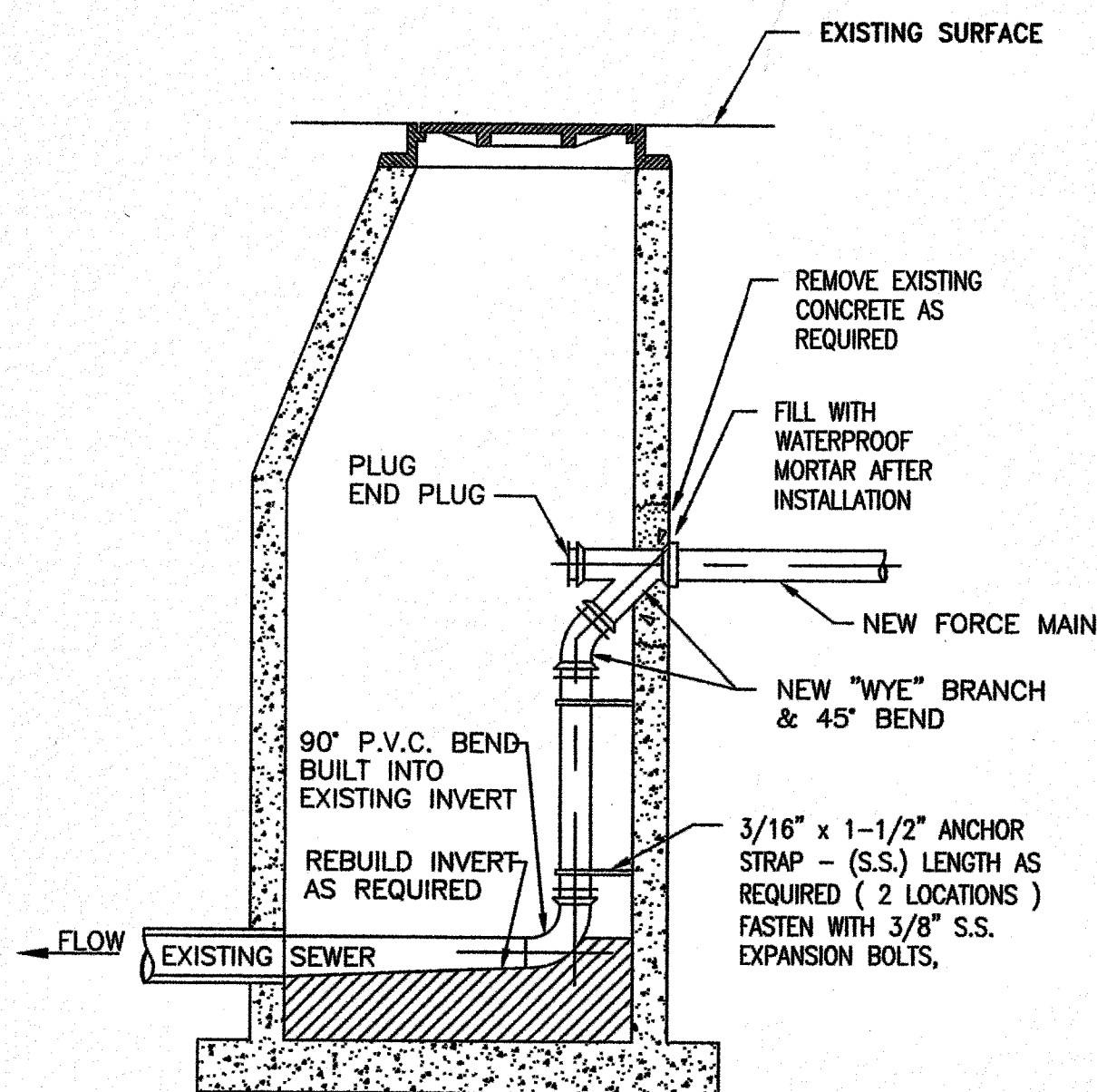


MULT-PIECE COLLAR FOR LARGE PIPES

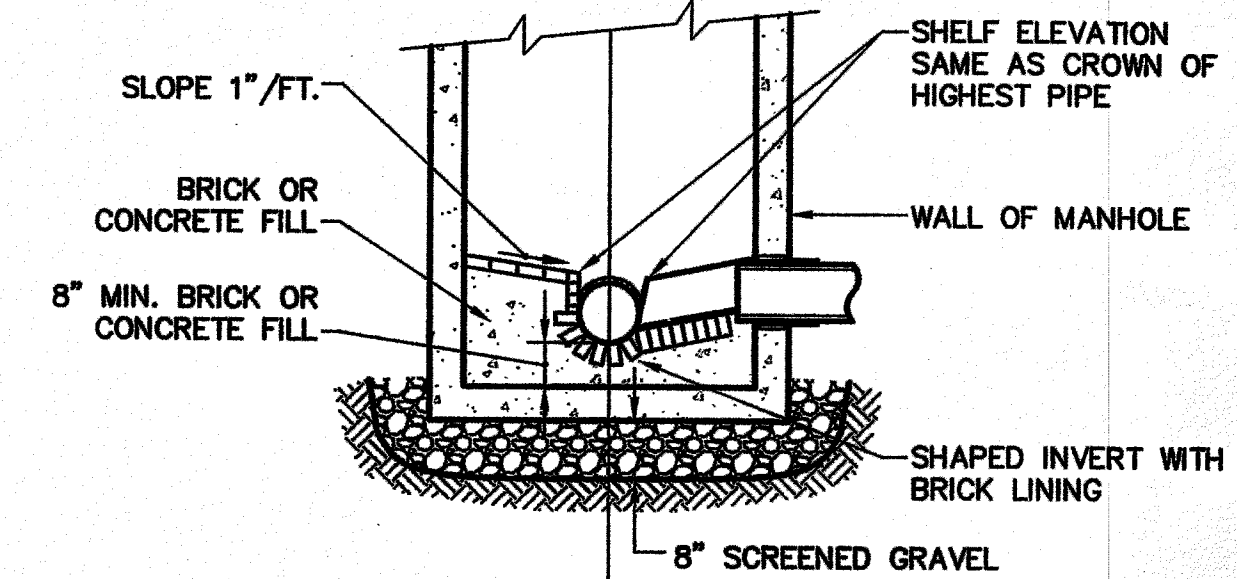
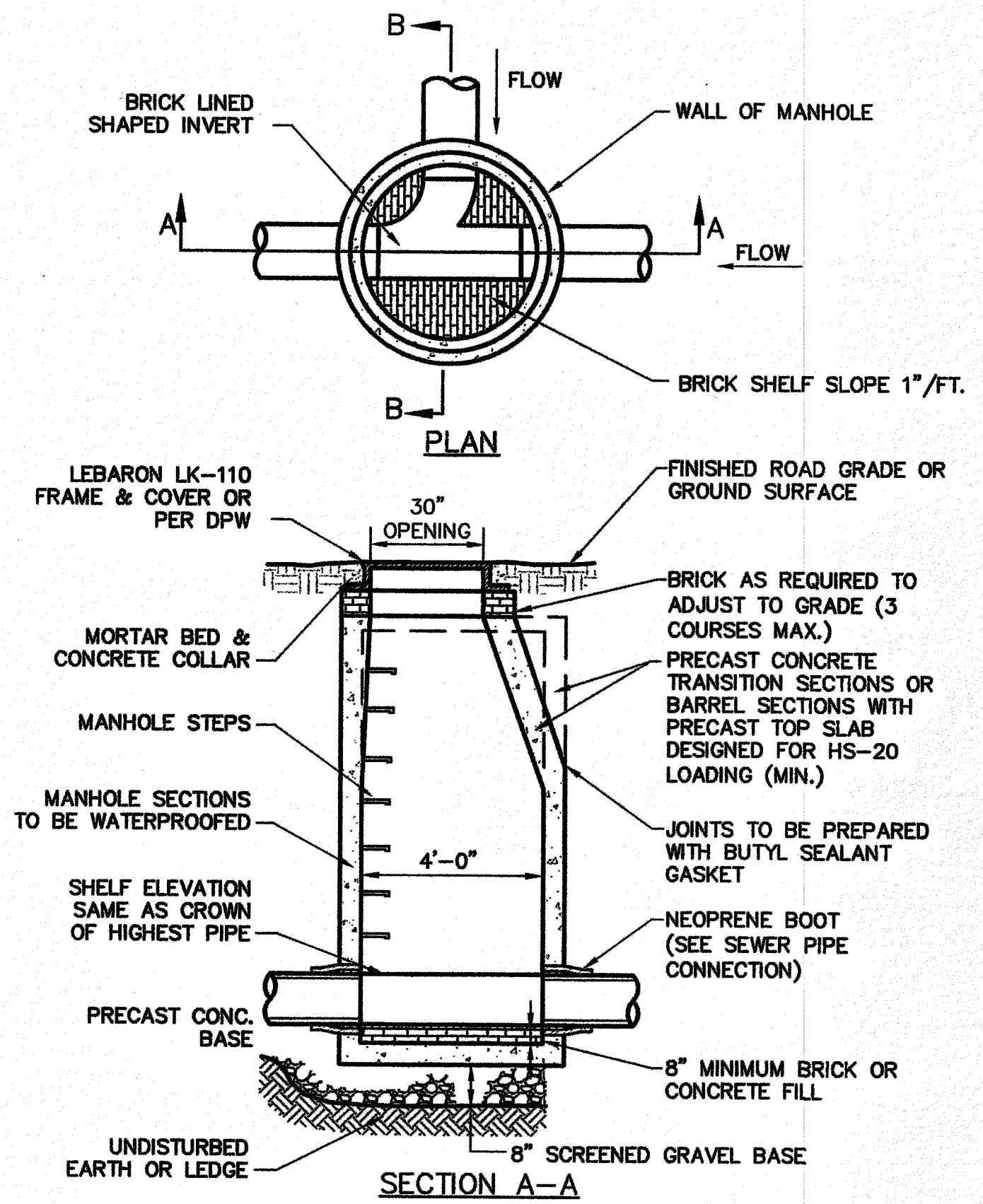


COLLAR FOR FLANGE JOINT PIPE

TYPICAL ANTI-SEEP COLLARS
NOT TO SCALE

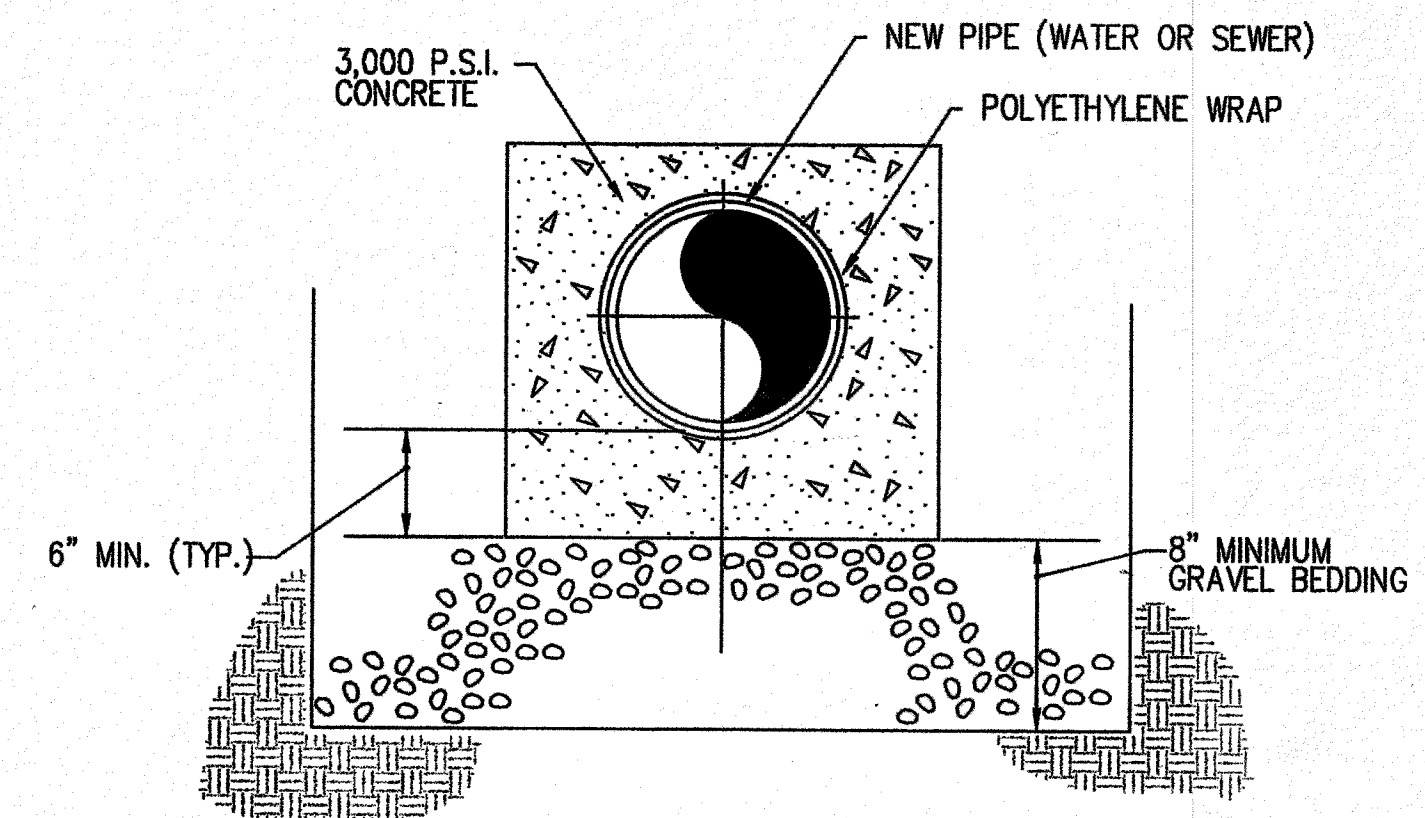


FORCE MAIN MANHOLE CONNECTION
(NO SCALE)



NOTE: SEWER MANHOLES THAT ARE MORE THAN 14' OR DEEPER SHALL HAVE AN EXTENDED BASE STRUCTURE.

SEWER MANHOLE
NOT TO SCALE



CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

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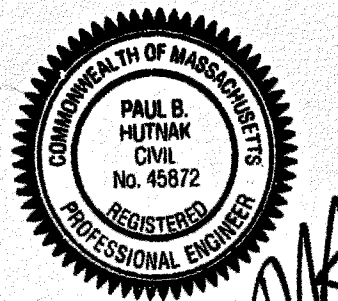
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[Signature]
9.27.06

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SITE DETAILS
SHEET 24 OF 24