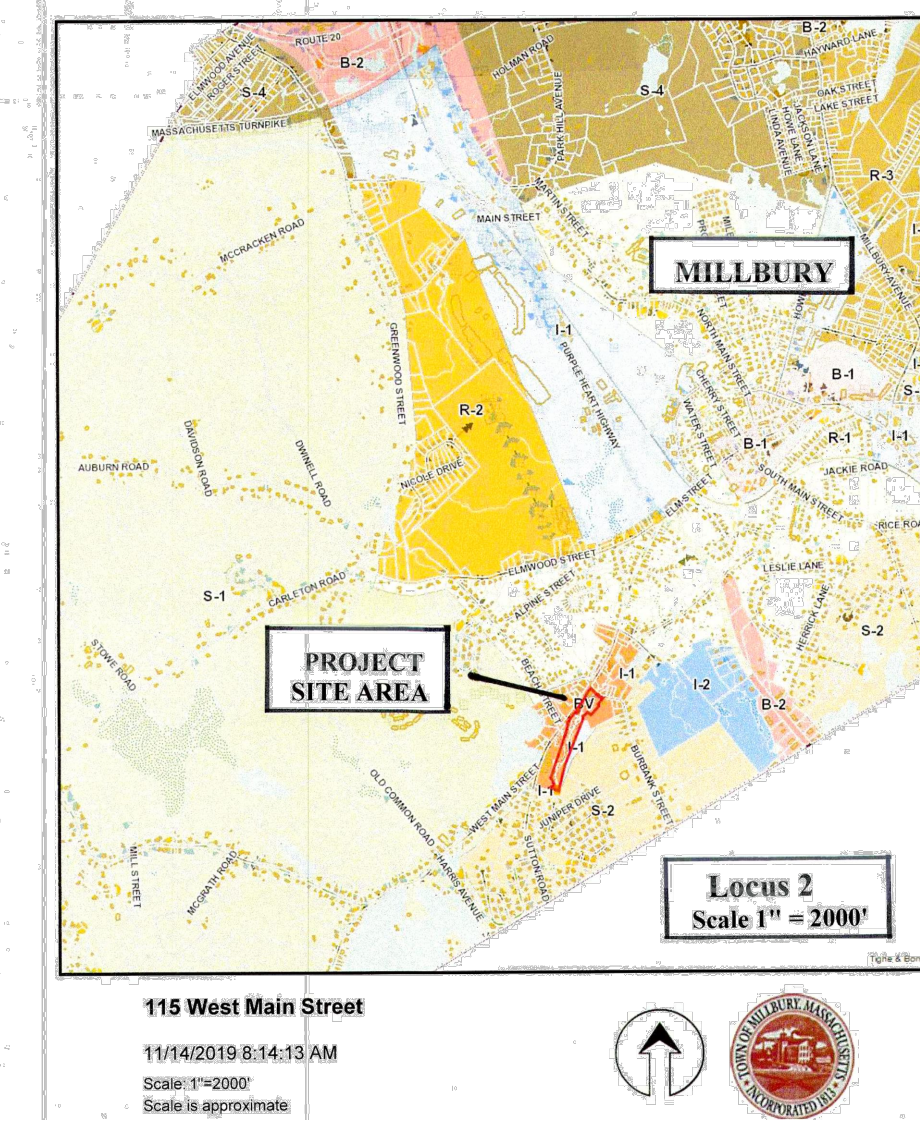
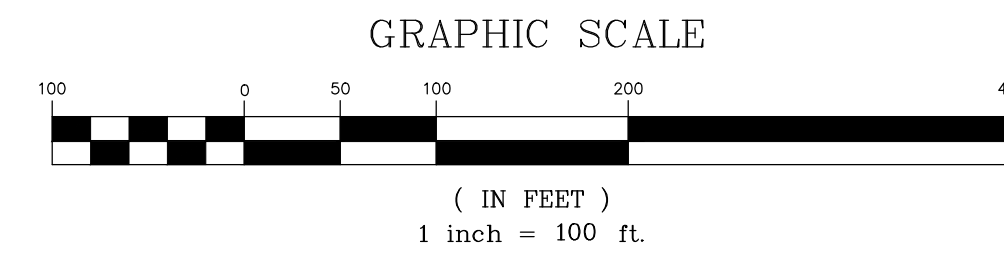
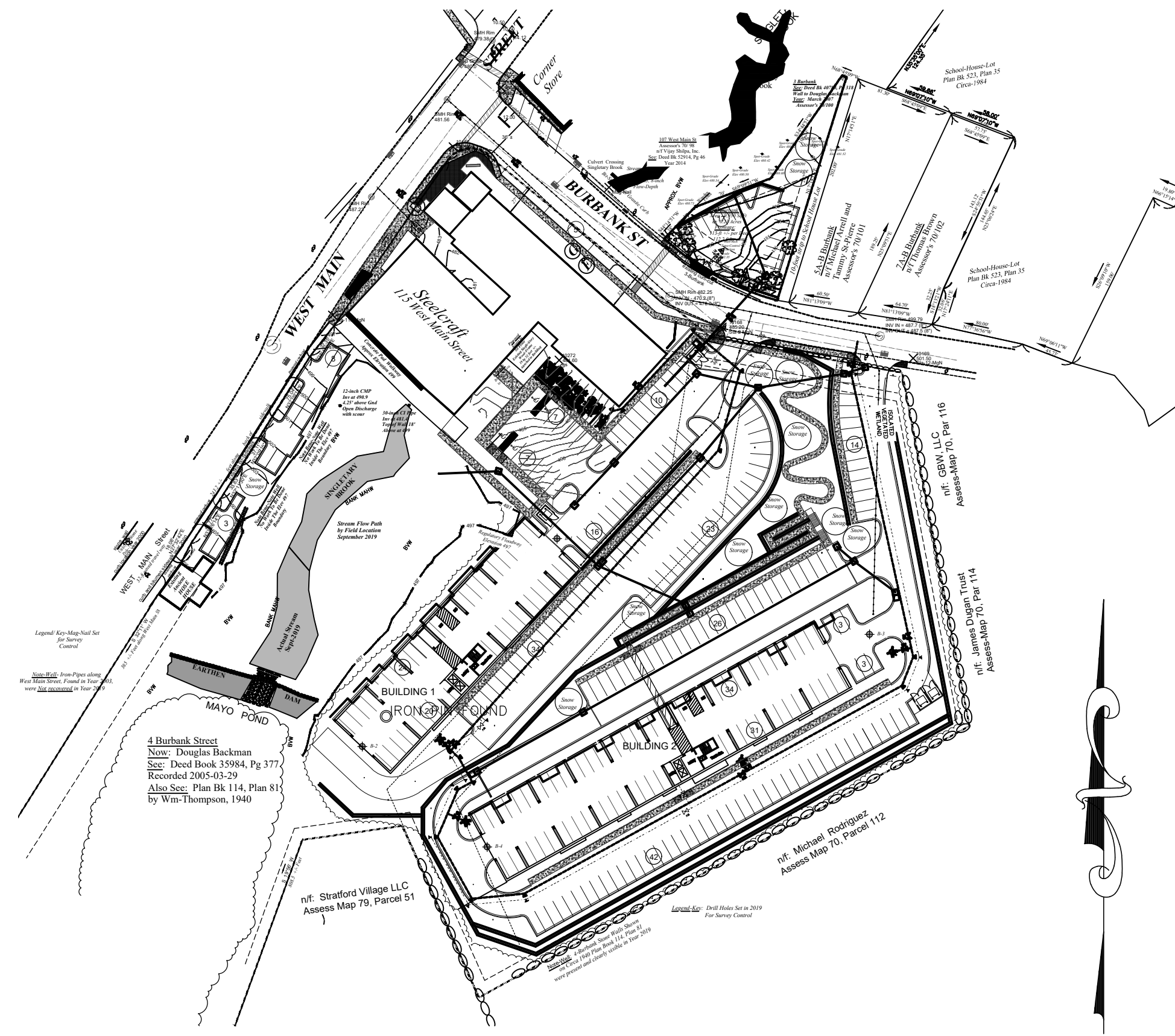


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C-2	EXISTING CONDITIONS SURVEY
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C-2.2	WETLAND DELINIATION
C-3	DEMOLITION PLAN
C-4	OVERALL SITE PLAN
C-4.1	SITE DIMENSION PLAN
C-4.2	WEST MAIN ST INTERSECTION IMPROVEMENT
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L-4	HARDSCAPE DETAILS & NOTES
SL-1	PHOTOMETRIC PLAN

SINGLETARY ARMS SITE IMPROVEMENT PLANS MILLBURY, MASSACHUSETTS

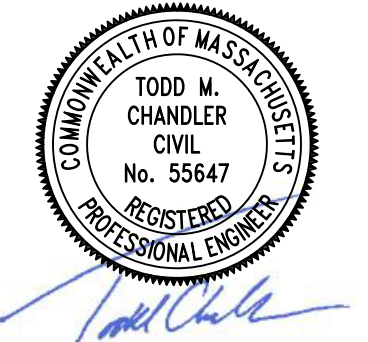


OWNER/DEVELOPER
DOUGLAS BACKMAN
115 West Main Street
Millbury, MA 01527

BRANSON SURVEYING &
ENGINEERING, LLC
ID No. 00145076
231 ROCKPOINT DRIVE
WALNUT SHADE, MO 65771
417-860-9697

Project Name and Address
SINGLETARY ARMS
115 W MAIN STREET, 119 W MAIN STREET
3 BURBANK STREET, 4 BURBANK STREET
MILLBURY, MA 01527

Sheet Title
COVER SHEET



3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
Date 03/06/2020
Scale AS NOTED

Sheet
C-1

Richard F Gosselin, Jr Chairman

Paul A Pikelis Vice Chairman

Terry Burke Dotson Member

Francis Desimone Alternate Member

Bruce M Devault Member

LEGEND

- RIGHT OF WAY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- 1234 — EXISTING CONTOURS MAJOR
- 1234 — EXISTING CONTOURS MINOR
- 1234 — PROPOSED CONTOURS MAJOR
- 1234 — PROPOSED CONTOURS MINOR
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ THRUST BLOCK

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 Base Flood Elevation 497
Panel No. 250318-0006-C dated 01-07-2000

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.

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.

Ref: NAD-83 Horizontal
NADD-88 Vertical

Equipment: Topcon E-Series
Total Station, SOKKIA and
Spectra-Precision GPS Units.

Wetland Flags by Others

NOTE WELL

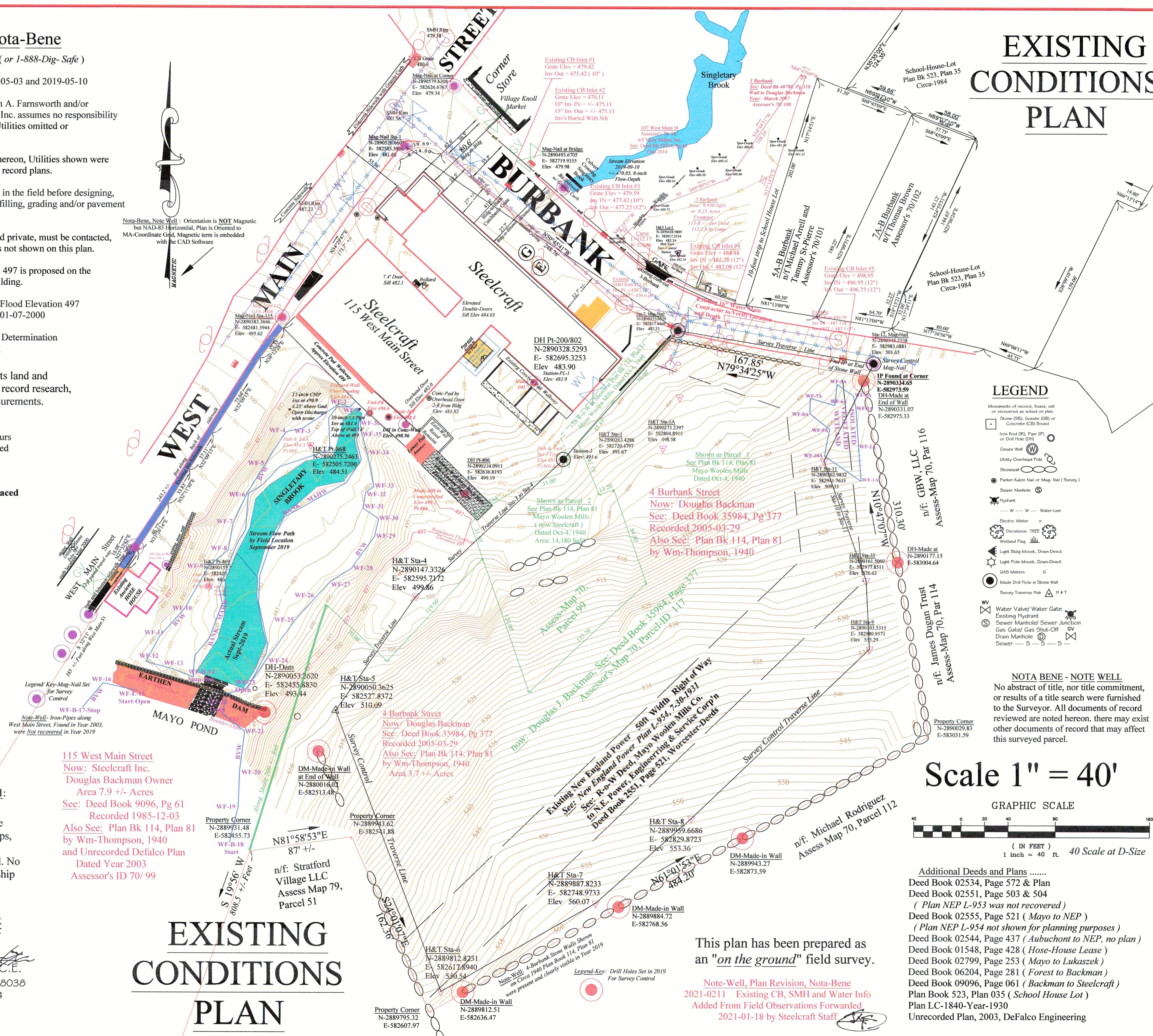
- This plan has been prepared without the benefit of a Title Report.
- Plan certification by the Surveyor of Record is intended to indicate compliance with Registry recording requirements and is NOT an affirmation of Ownership or Title.
- Activity on this site is subject to any and all Rights of Ways,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

Prepared for the Owner of Record:
Douglas Backman

The property lines shown are the lines dividing existing ownerships, street lines shown are those of Public Ways already established. No new lines for division of ownership or new ways are shown here-on. (M.G.L., Ch 41, Section 81B)

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

**EXISTING
CONDITIONS
PLAN**



**EXISTING
CONDITIONS
PLAN**

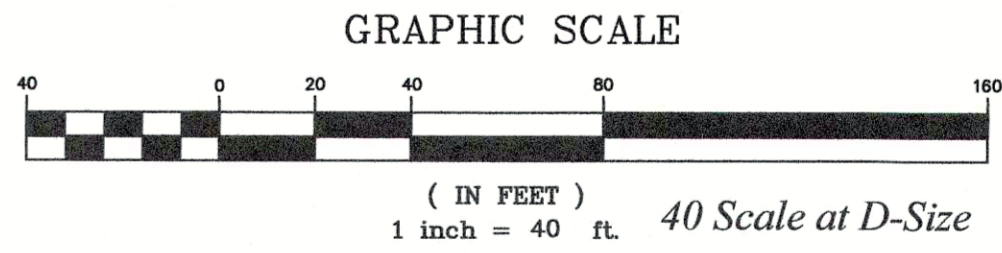
LEGEND

- Monuments of record, found, set or recovered as noted on plan.
- Stone (SQ), Granite (GB) or Concrete (CB) Bound
- Iron Rod (IR), Pipe (IP) or Drill Hole (DH)
- Concrete Wall
- Utility Overhead Pole
- Stonewall
- Farker-Katon Nail or Mag-Nail (Survey)
- Sewer Manhole
- Hydrant
- Water Line
- Electric Meter
- Deciduous Tree
- Western Flag
- Light Bolt-Mount, Down-Direct
- Light Pole-Mount, Down-Direct
- Gas Meters
- Made Drill Hole in Stone Wall
- Survey Traverse Hub
- Water Valve/ Water Gate
- Existing Hydrant
- Sewer Manhole/ Sewer Junction
- Gas Gate/ Gas Shut-Off
- Drain Manhole
- Sewer

NOTA BENE - NOTE WELL

No abstract of title, nor title commitment, or results of a title search were furnished to the Surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed parcel.

Scale 1" = 40'



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

Note-Well, Plan Revision, Nota-Bene
2021-02-11 Existing CB, SMH and Water Info
Added From Field Observations Forwarded
2021-01-18 by Steelcraft Staff

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)
jfl11b@aol.com

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

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

Prepared for the Owner of Record:
Douglas Backman, PO Box 111
Millbury, Massachusetts 01527

Plan Title:
Singletary Arms,
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: 2021-02-11
Field: John A. Farnsworth, PLS
BCI/KRA, July/August/Sept 2019
Drawn/ Calc: J. Farnsworth, M.S.C.E.
COPYRIGHT Farnsworth Engineering, 2021

**UNRECORDED DeFalco Circa 2003
" On The Ground " Survey**

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 Approval 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 Bylaw, 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.

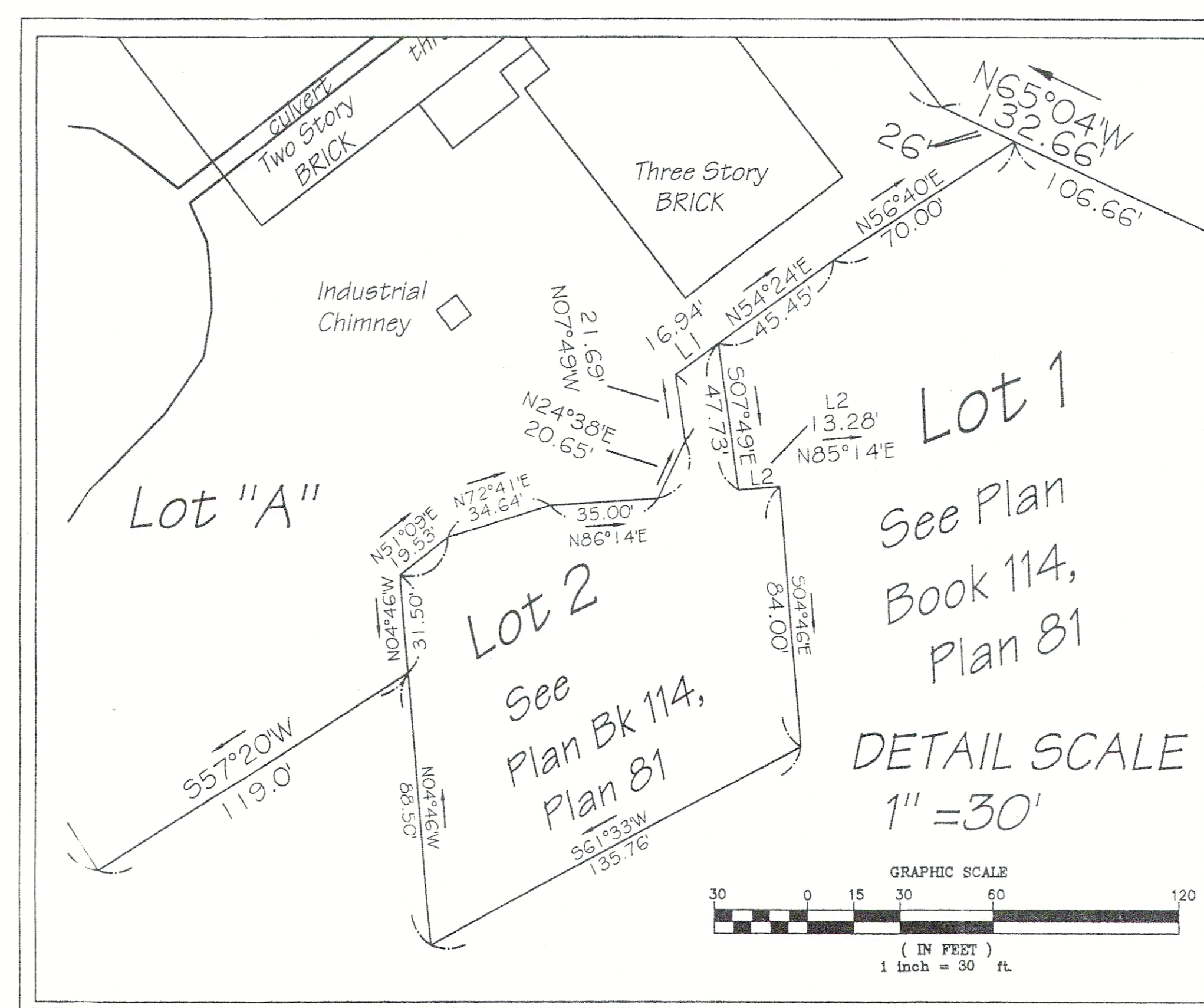
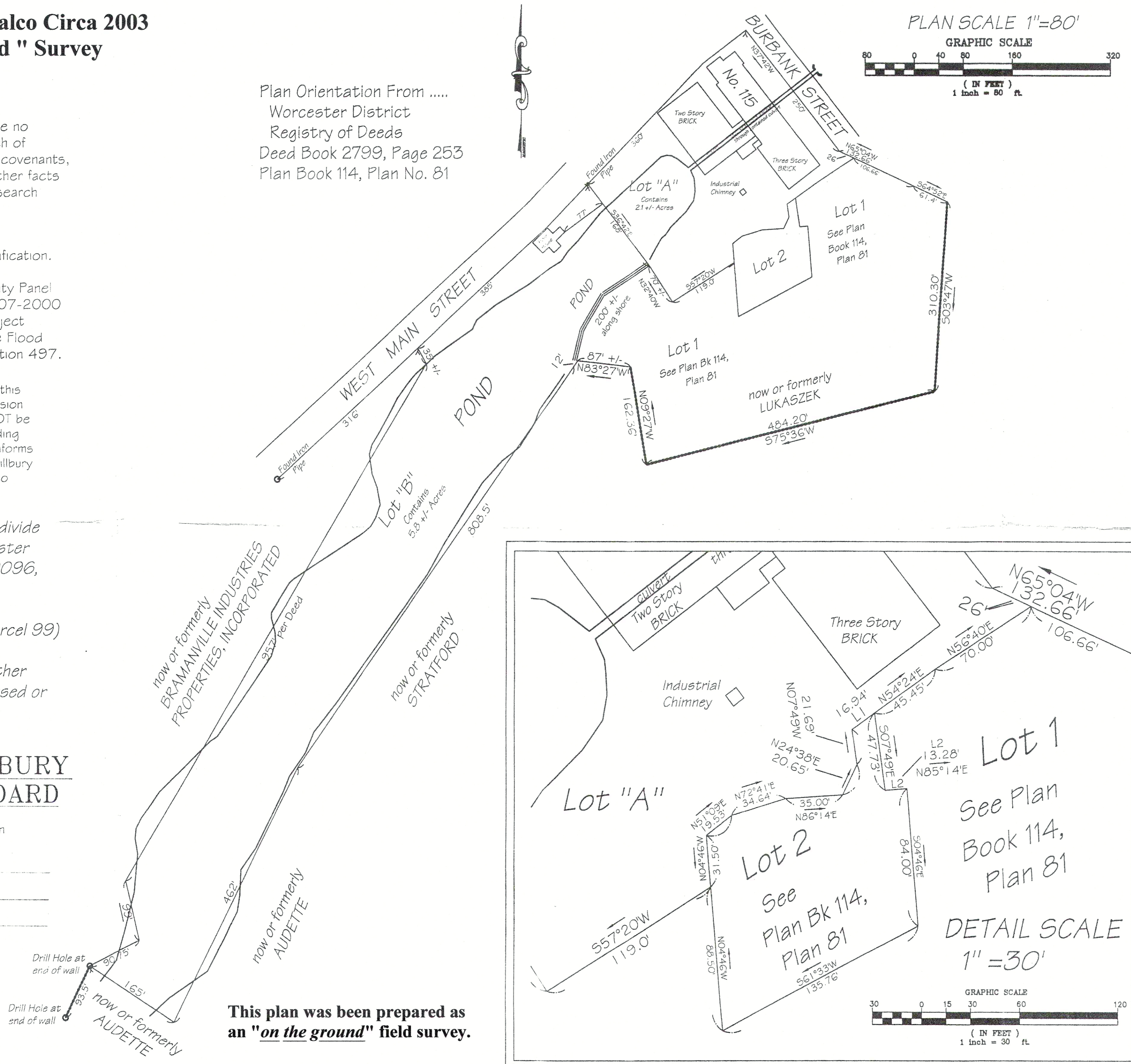
**TOWN of MILLBURY
PLANNING BOARD**

Approval Under the Subdivision Control Law is NOT required.

Prepared for the Owner of Record:
Douglas Backman

The property lines shown are the lines dividing existing ownerships, street lines shown are those of Public Ways already established. No new lines for division of ownership or new ways are shown here-on.
(M.G.L., Ch 41, Section 81-X)

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



This plan was prepared as an "on the ground" field survey.

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-A13
Plan Date: 15 February 2003
Field: Frank D. DeFalco
Drawn/ Calc: John Farnsworth
Check: Frank D. DeFalco
COPYRIGHT DEFALCO ENGINEERING, INC. 2003

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)
jfl11b@AOL.com

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

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

Prepared for the Owner of Record:
Douglas Backman, PO Box 111
Millbury, Massachusetts 01527

Plan Title:
Singletary Arms,
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

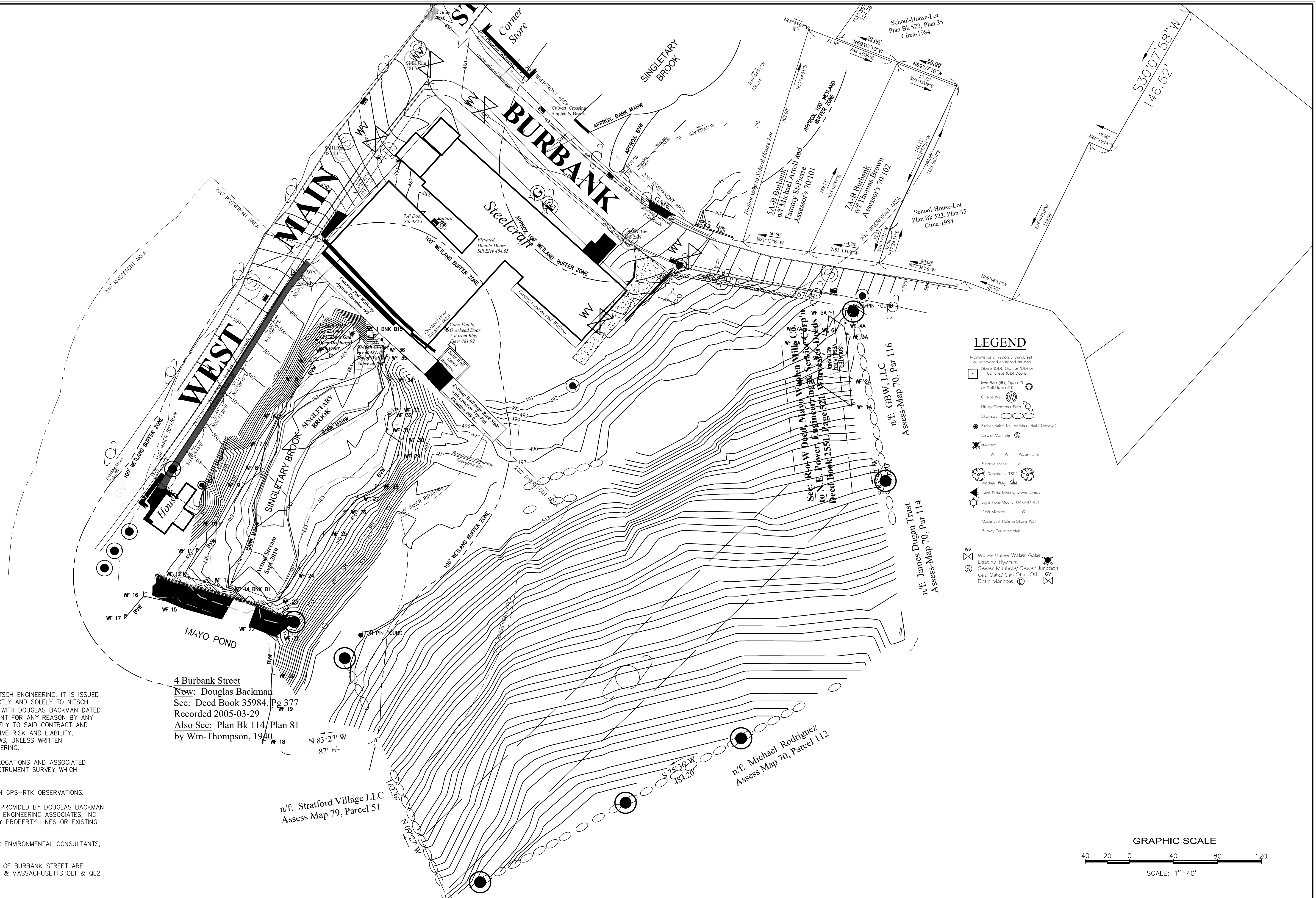
FEA: FARNSWORTH ENGINEERING ASSOC.
Plan No. Unrecorded DEI Plan-2003
Plan Date: 2020-11-13
Field: John A. Farnsworth, PLS
Drawn/ Calc: J. Farnsworth, M.S.C.E.
COPYRIGHT Farnsworth Engineering, 2020

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

Nota-Bene, Note Well :
Frank D. DeFalco, PhD,
MA PE No. 20189, MA PLS No. 18382
Professor Emeritus WPI
Passed away at approx 15 30 hours
13 November 2020
Herein we continue his good work

NTS: Not to Scale
**UNRECORDED DeFalco Circa 2003
" On The Ground " Survey**

5/21/2020 9:21 AM
G:\14139\115_westmain\Survey\14139_topo1.bak.dwg



LEGEND

Monuments of record, found, set or reestablished as noted on plan:

- Stone (SB), Granite (GB) or Concrete (CB) BOUNDARY
- Iron Rod (IR), Pipe (P) or Drill Hole (DH)
- Chiseled Well
- Utility Overhead Pole
- Stonewall
- Parker-Kalon Nail or Mag. Nail (Survey)
- Sewer Manhole
- Hydrant
- Water-Line
- Electric Meter
- Deciduous TREE
- Wetland Flag
- Light Pole-Mount, Down-Direct
- Light Pole-Mount, Down-Direct
- GAS Meters
- Made Drill Hole in Stone Wall
- Survey Traverse Flag
- Water Valve/ Water Gate
- Existing Hydrant
- Sewer Manhole/ Sewer Junction
- Gas Gate/ Gas Shut-Off
- Drain Manhole

- NOTES**
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO DOUGLAS BACKMAN FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH DOUGLAS BACKMAN DATED APRIL 14, 2020. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.
 - THE PURPOSE OF THIS PLAN IS TO SHOW WETLANDS LOCATIONS AND ASSOCIATED BUFFERS AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED 04/20/2020.
 - HORIZONTAL COORDINATES REFER TO NAD83 BASED ON GPS-RTK OBSERVATIONS.
 - THE EXISTING CONDITIONS TOPOGRAPHIC SURVEY WAS PROVIDED BY DOUGLAS BACKMAN AND REFERENCES A PLAN PREPARED BY FARNSWORTH ENGINEERING ASSOCIATES, INC DATED 11-15-19. NITSCH ENGINEERING DID NOT VERIFY PROPERTY LINES OR EXISTING CONDITIONS FEATURES.
 - WETLAND FLAGS DELINEATION WAS PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS, INC. AND FIELD LOCATED BY NITSCH ENGINEERING.
 - THE RESOURCE AREAS SHOWN ON THE EASTERLY SIDE OF BURBANK STREET ARE APPROXIMATE AND BASED ON 2015 USGS LIDAR:MAINE & MASSACHUSETTS QL1 & QL2 DATA AND VISUAL OBSERVATIONS.

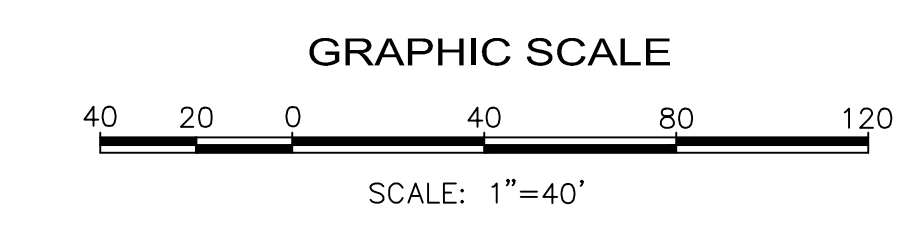
4 Burbank Street
 Now: Douglas Backman
 See: Deed Book 35984, Pg 377
 Recorded 2005-03-29
 Also See: Plan Bk 114, Plan 81
 by Wm-Thompson, 1940

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

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

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

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



Nitsch Engineering

www.nitscheng.com
 370 Main Street, Suite 850
 Worcester, MA 01608
 T: (508) 365-1030
 F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

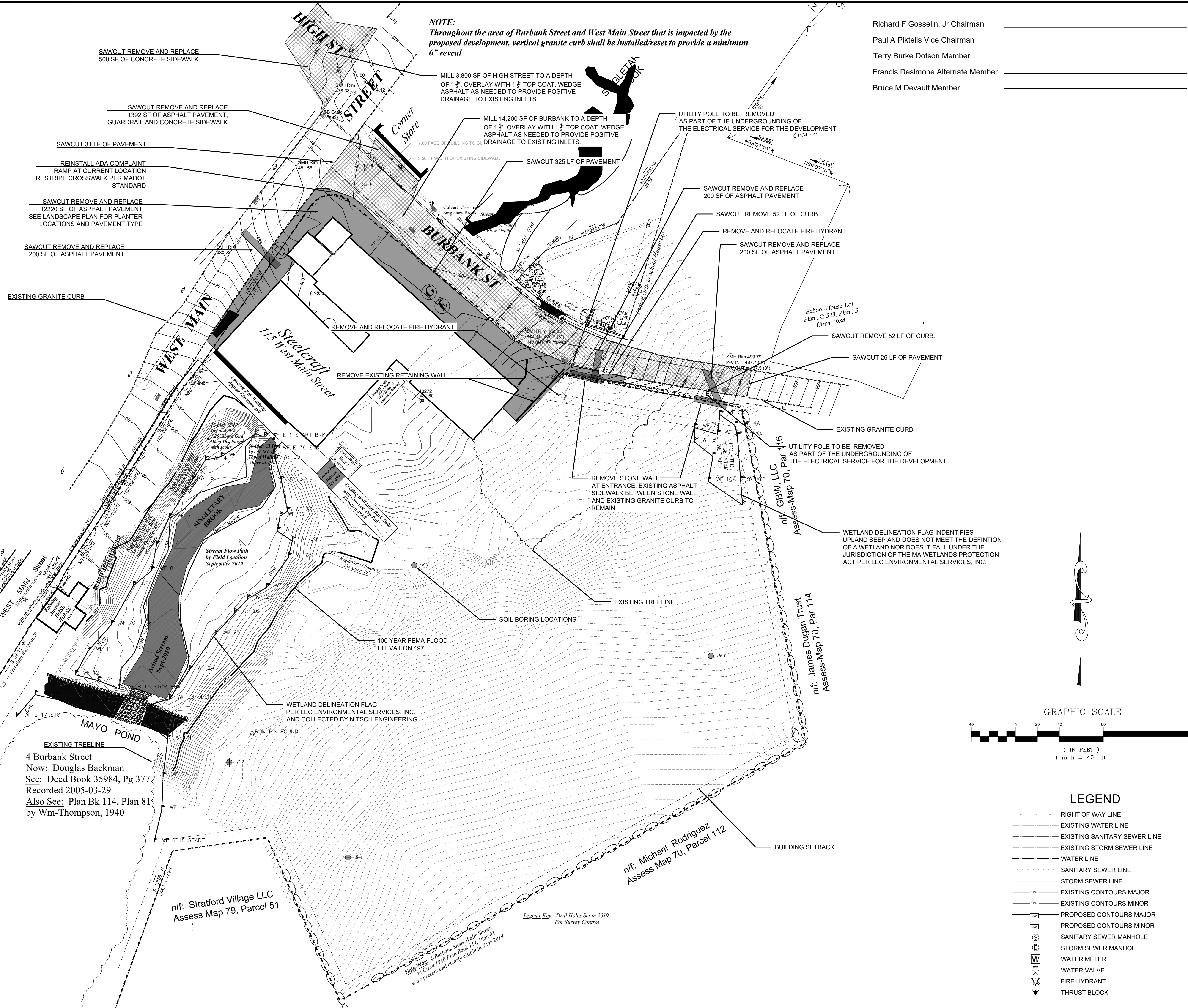


PROJECT #	14139		
FILE:	14139_TOPO1.bak.dwg		
SCALE:	1"=40'		
DATE:	05-01-2020		
PROJECT MANAGER:	MEV	2	REVISE NOTES
FIELD BOOK:	669	1	ADD APPROX WETLANDS-BURBANK ST
DRAFTED BY:	MRD	REV.	COMMENTS
CHECKED BY:	MEV		REVISIONS
			DATE

WETLAND DELINEATION PLAN
 PLAN OF THE REVITALIZATION OF BRAMANVILLE VILLAGE
 MILLBURY, MA

PREPARED FOR:
DOUGLAS BACKMAN
 115 WEST MAIN STREET, MILLBURY, MA 01527

SHEET:1
WL-1
 OF 1 REV.



Richard F Gosselin, Jr Chairman _____
 Paul A Pikelis Vice Chairman _____
 Terry Burke Dotson Member _____
 Francis Desimone Alternate Member _____
 Bruce M Devault Member _____

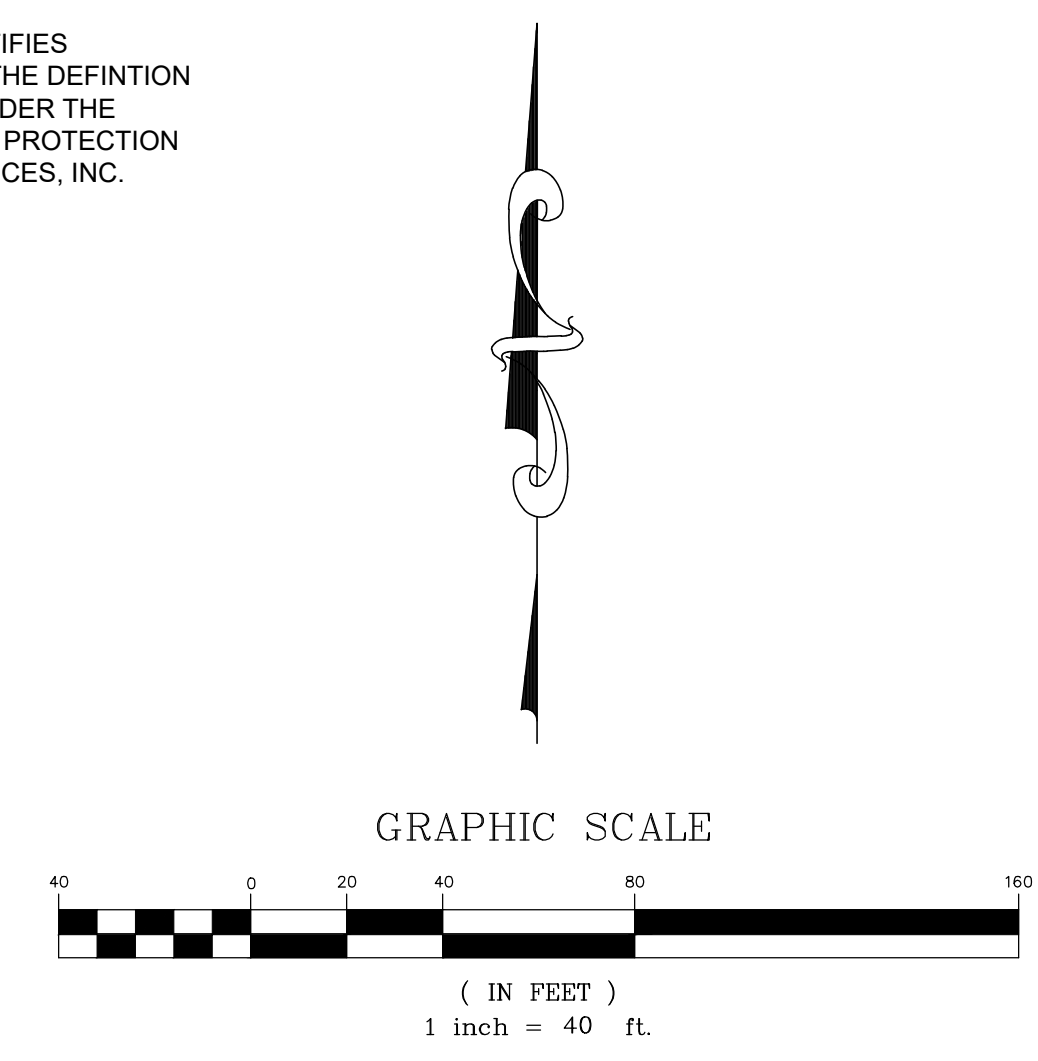
BRANSON SURVEYING & ENGINEERING, LLC
 ID No. 001450776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-866-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLEBURY, MA 01527

Sheet Title
DEMOLITION PLAN

Professional Engineer Seal:
 TODD M. CHANDLER
 CIVIL
 No. 55647
 REGISTERED PROFESSIONAL ENGINEER

Date
 3/1/2021



MAYO POND
 EXISTING TREELINE
 4 Burbank Street
 Now: Douglas Backman
 See: Deed Book 35984, Pg 377
 Recorded 2005-03-29
 Also See: Plan Bk 114, Plan 81
 by Wm-Thompson, 1940

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

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

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

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	10/01/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	11/29/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	01/17/2021
4	RESPONSE TO CITY/STANTEC COMMENTS	02/15/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

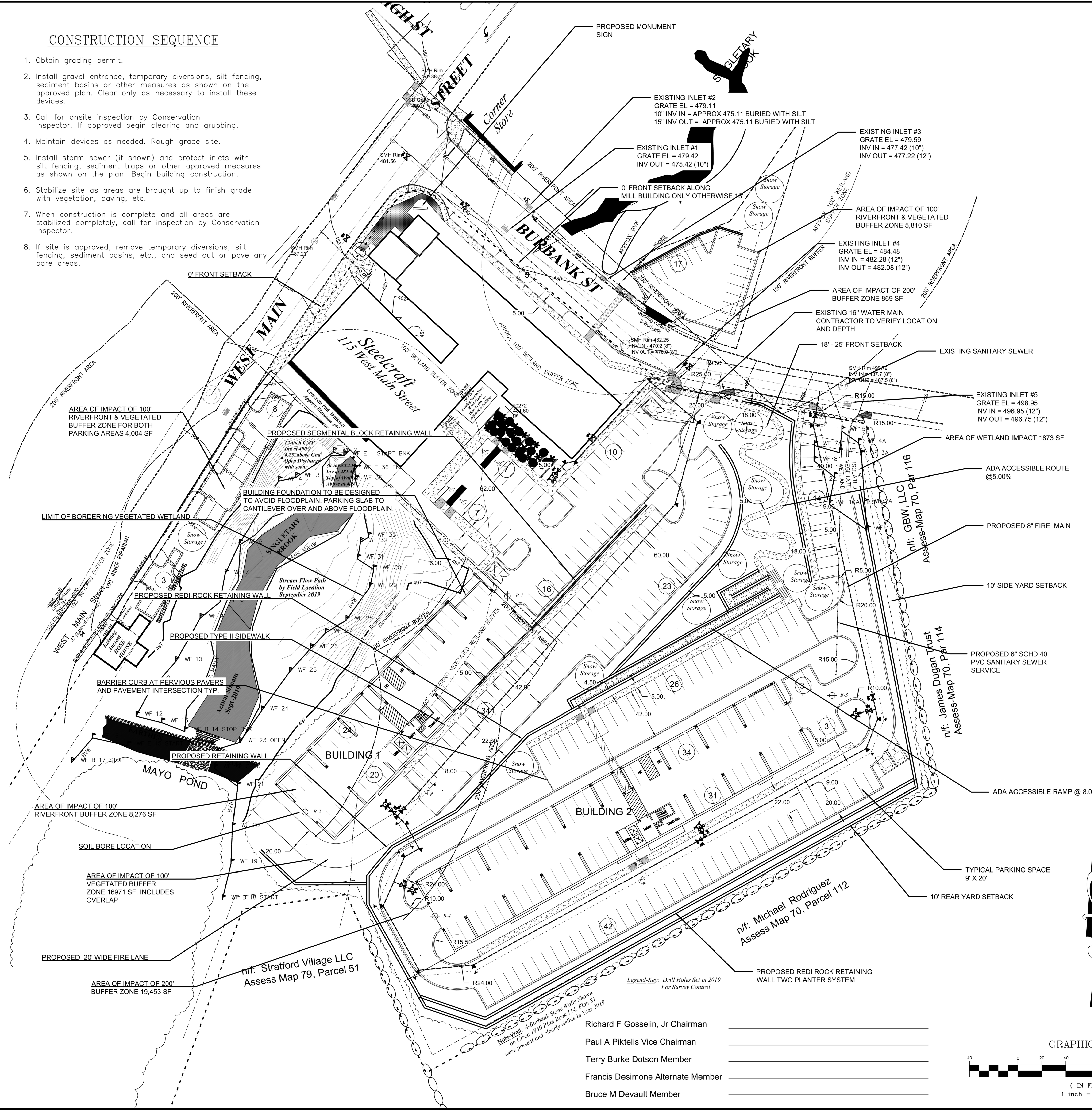
Project No. ***
 Date: 03/06/2020
 Scale: AS NOTED

Sheet
C-3

D:\Users\Owner\Documents\big_box_conversion\millybury_moss\115 West Main St - Milbury Mass\site - 25 milbury js.dwg PLOTTED 2/27/2021 8:43:49 AM

CONSTRUCTION SEQUENCE

1. Obtain grading permit.
2. Install gravel entrance, temporary diversions, silt fencing, sediment basins or other measures as shown on the approved plan. Clear only as necessary to install these devices.
3. Call for onsite inspection by Conservation Inspector. If approved begin clearing and grubbing.
4. Maintain devices as needed. Rough grade site.
5. Install storm sewer (if shown) and protect inlets with silt fencing, sediment traps or other approved measures as shown on the plan. Begin building construction.
6. Stabilize site as areas are brought up to finish grade with vegetation, paving, etc.
7. When construction is complete and all areas are stabilized completely, call for inspection by Conservation Inspector.
8. If site is approved, remove temporary diversions, silt fencing, sediment basins, etc., and seed out or pave any bare areas.



RESIDENTIAL DEVELOPMENT

- 77 - EFFICIENCY
- 73 - 1 BEDROOM
- 30 - 2 BEDROOM

TOTAL NUMBER OF UNITS - 180

REQUIRED PARKING -

- 77 - EFFICIENCY UNITS X 1 SPACES/UNIT = 77 SPACES
- 73 - 1 BEDROOM UNITS X 2 SPACES/UNIT = 146 SPACES
- 30 - 2 BEDROOM UNITS X 3 SPACES/UNIT = 90 SPACES

TOTAL REQUIRED = 313 SPACES

APARTMENT COMPLEX PARKING = 294 SPACES
 BURBANK PARKING = 22 SPACES
 WEST MAIN STREET PARKING = 11 SPACES

TOTAL PARKING PROVIDED = 327

RESTAURANT - 2,400 SF (1 SPACE PER 4 SEATS)
 8 SPACES X 4 SEATS = 32 SEATS

OFFICE - 4,000 SF (1 SPACE PER 200 SF)
 20 SPACES X 200 SF = 4,000 SF

COMMERCIAL PARKING SPACES NEEDED - 28
 50% DEDICATED PARKING SPACES REQUIRED = 14

TOTAL PARKING REQUIRED = 313+14 = 327 SPACES
 TOTAL PARKING PROVIDED = 327 SPACES

GYM & LOUNGE & TENANT WORKSHARE - 8000 SF (TENANT AMENITY NO ADDITIONAL PARKING REQUIRED)

SITE DATA:

MILL COMPLEX LOTS

115 WEST MAIN STREET ASSESSOR'S BOOK 9096 PAGE 61, ASSESSOR'S 70/99
 119 WEST MAIN STREET ASSESSOR'S BOOK 9096 PAGE 61, ASSESSOR'S 70/118
 3 BURBANK STREET ASSESSOR'S BOOK 40780 PAGE 318, ASSESSOR'S 70/100
 4 BURBANK STREET ASSESSOR'S BOOK 35984 PAGE 377, ASSESSOR'S 70/117

ZONING - BRAMANVILLE VILLAGE DISTRICT
 USE - HIGH DENSITY RESIDENTIAL & SMALL SCALE COMMERCIAL

MINIMUM LOT AREA - 5,000 SF
 TOTAL COMBINED LOT AREA - 12.5 AC (544,500 SF)
 MINIMUM LOT FRONTAGE - 60 FT

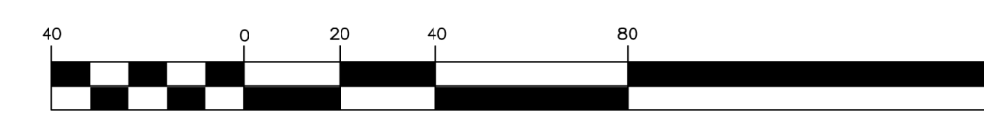
FRONT YARD SETBACK BURBANK STREET - 18 FT MIN TO 25 FT MAX
 FRONT YARD SETBACK WEST MAIN STREET - 0 FT
 SIDE YARD SETBACK - 10 FT
 REAR YARD SETBACK - 10 FT

MAXIMUM BUILDING HT - 40 FT
 PROPOSED BLDG HT - 36 FT
 MAXIMUM LOT COVERAGE - 50%
 PROPOSED BLDG COVERAGE - 12.32%
 MAXIMUM IMPERVIOUS COVERAGE - 25%
 PROPOSED IMPERVIOUS COVERAGE - 136,100 SF (3.12 AC)
 PROPOSED PERVIOUS PAVERS AT DETENTION BASINS - 24,156 SF (0.55AC)
 PROPOSED IMPERVIOUS COVERAGE PERCENTAGE - 24.9%

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

GRAPHIC SCALE



- Richard F Gosseil, Jr Chairman
- Paul A Piktelis Vice Chairman
- Terry Burke Dotson Member
- Francis Desimone Alternate Member
- Bruce M Devault Member

BRANSON SURVEYING & ENGINEERING, LLC
 13 No. 601-68776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

SINGLETARY ARMS
 Project Name and Address
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 WILLEBURY, MA 01527

Sheet Title
OVERALL SITE PLAN

COMMISSION OF REGISTERED PROFESSIONAL ENGINEERS
 TODD M. CHANDLER
 CIVIL
 No. 55547
 REGISTERED PROFESSIONAL ENGINEER

03/01/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
 Date: 03/06/2020
 Scale: AS NOTED

Sheet
C-4

NOTE:

SEE LANDSCAPE PLAN SHEETS FOR ADDITIONAL DETAILS ON PAVEMENT TYPE, LOAMING, SEEDING, AND PLANTING.

BRANSON SURVEYING & ENGINEERING, LLC
 133 N. 801/56776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Project Name and Address

SITE DIMENSION PLAN

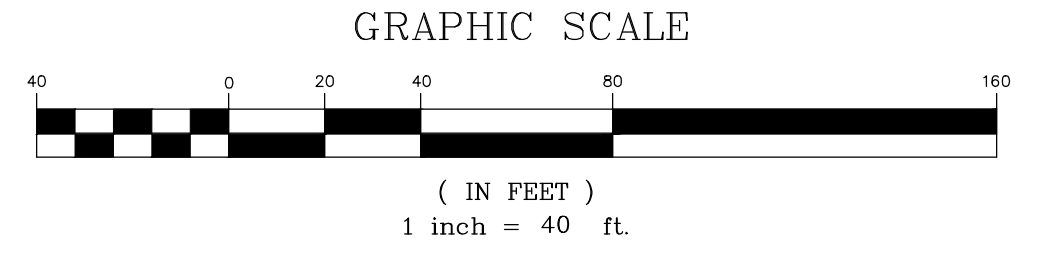
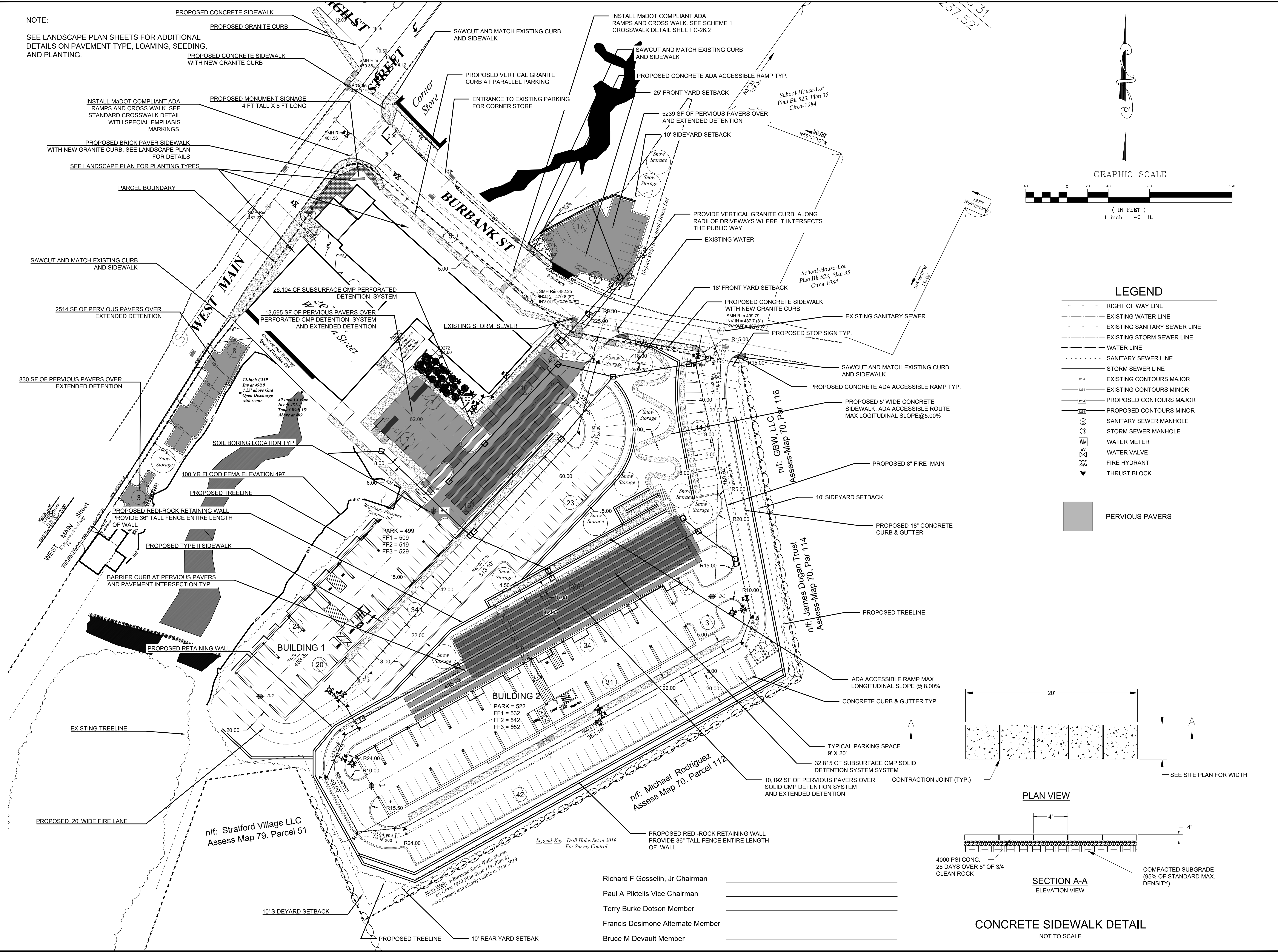
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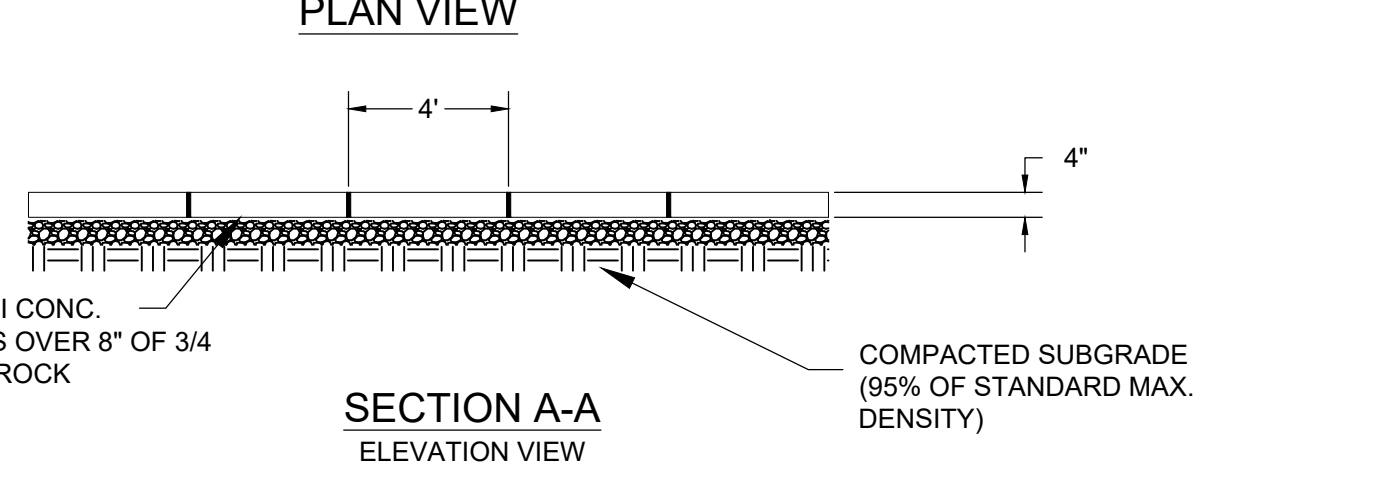
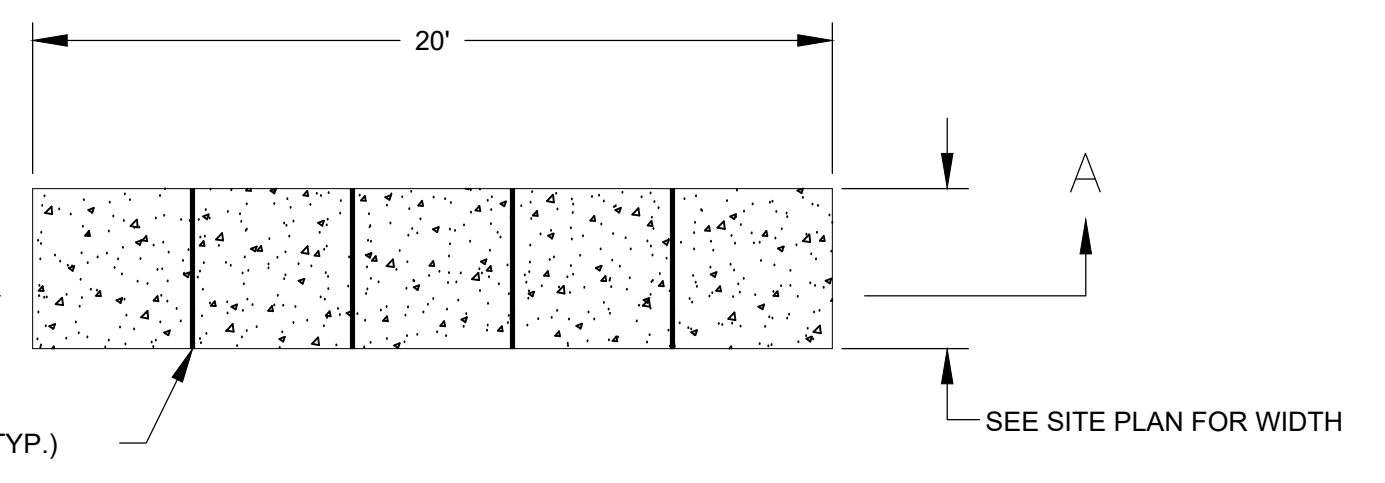
3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	10/01/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	11/29/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	01/07/2021
4	RESPONSE TO CITY/STANTEC COMMENTS	02/15/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. 08/06/2020
 Scale AS NOTED
 Sheet C-4.1



- 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



CONCRETE SIDEWALK DETAIL
 NOT TO SCALE

- Richard F Gosselin, Jr Chairman _____
- Paul A Piktelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

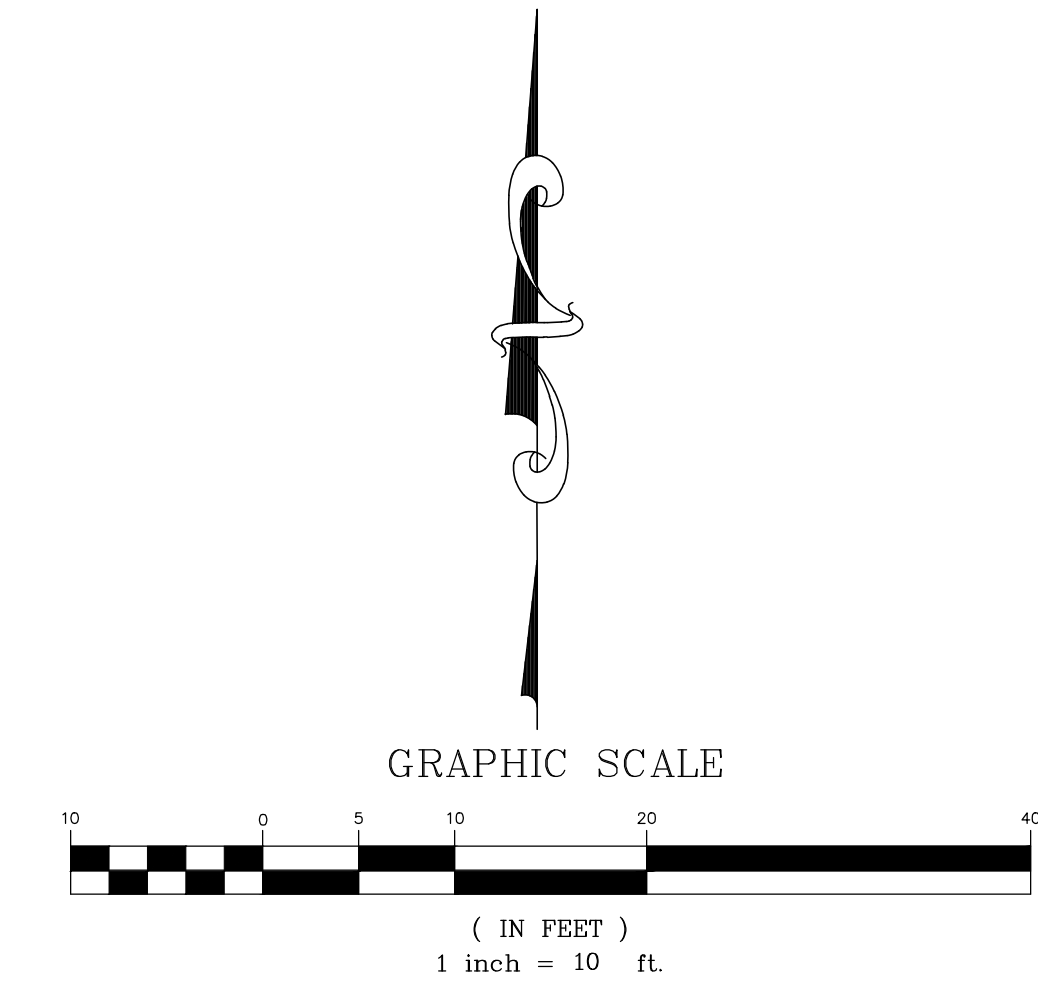
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3/1/2021
 Date

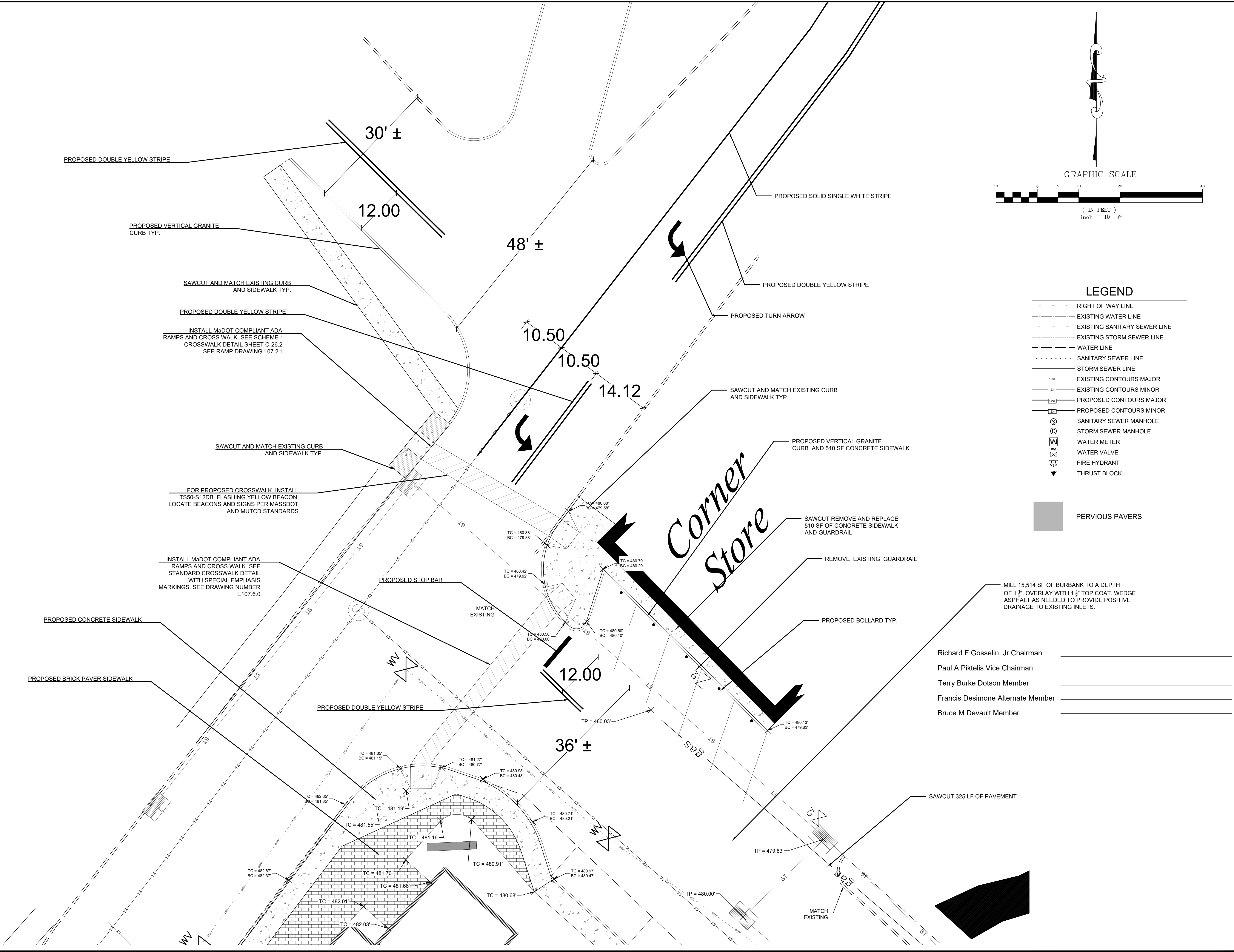
No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	10/01/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	11/29/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	01/11/2021
4	RESPONSE TO CITY/STANTEC COMMENTS	02/15/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No.	***	Sheet	C-4.2
Date	03/06/2020		
Scale	AS NOTED		



LEGEND

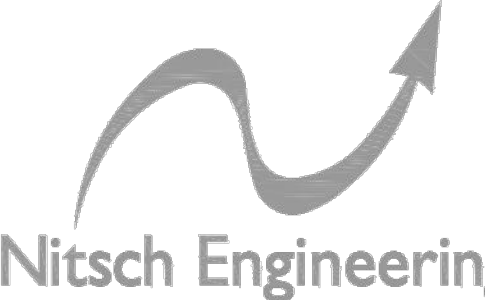
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- - - EXISTING WATER LINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING STORM SEWER LINE
- - - WATER LINE
- - - SANITARY SEWER LINE
- - - STORM SEWER LINE
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MINOR
- PROPOSED CONTOURS MAJOR
- PROPOSED CONTOURS MINOR
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ THRUST BLOCK
- PERVIOUS PAVERS



- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

D:\Users\Owner\Documents\big_box_conversion\millbury_moss\115 West Main St - Millbury Moss\site - 25 millbury.js.dwg





Nitsch Engineering

www.nitschong.com

2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Structural Engineering
- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS

PROJECT # 16139.

FILE: High B W MAIN

SCALE: N.T.S.

DATE: FEB 12, 2021

PROJECT MGR: FJH

SURVEYOR: --

DRAFTED BY: JJS

CHECKED BY: FJH

HIGH ST & W MAIN ST CONCEPT
MILLBURY, MASSACHUSETTS

PREPARED FOR:
STEELCRAFT, INC.
115 WEST MAIN STREET, MILLBURY, MA

SHEET: **FIG-1**

OF REV.

BRANSON SURVEYING & ENGINEERING, LLC
ID No. 00145076
231 ROCKPOINT DRIVE
WALNUT SHADE, MO 65771
417-860-9697

Project Name and Address
SINGLETARY ARMS
115 W MAIN STREET, 119 W MAIN STREET
3 BURBANK STREET, 4 BURBANK STREET
MILLBURY, MA 01527

Sheet Title
NITSCH SCHEMATIC INTERSECTION IMPROVEMENT PLAN

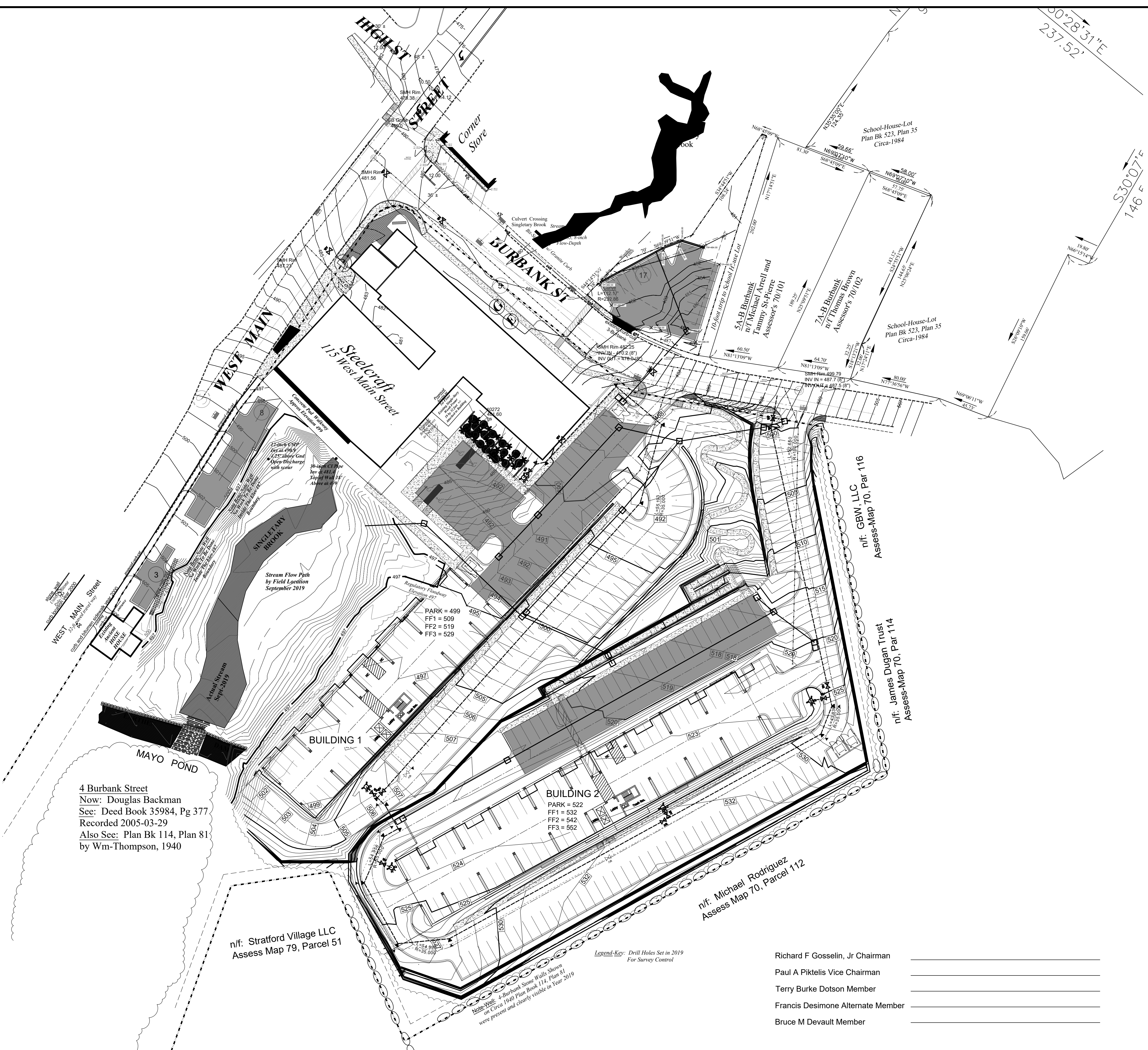


3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	02/01/2021

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

Sheet
C-4.3



4 Burbank Street
 Now: Douglas Backman
 See: Deed Book 35984, Pg 377
 Recorded 2005-03-29
 Also See: Plan Bk 114, Plan 81
 by Wm-Thompson, 1940

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

BUILDING 2
 PARK = 522
 FF1 = 532
 FF2 = 542
 FF3 = 552

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

- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

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

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

BRANSON SURVEYING &
 ENGINEERING, LLC
 ID No. 001456776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Sheet Title
OVERALL GRADING PLAN

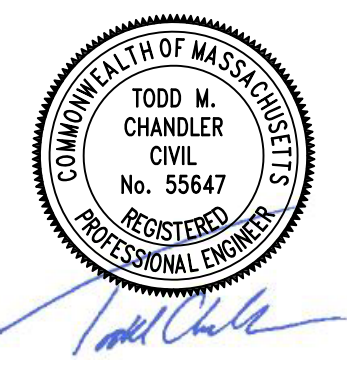
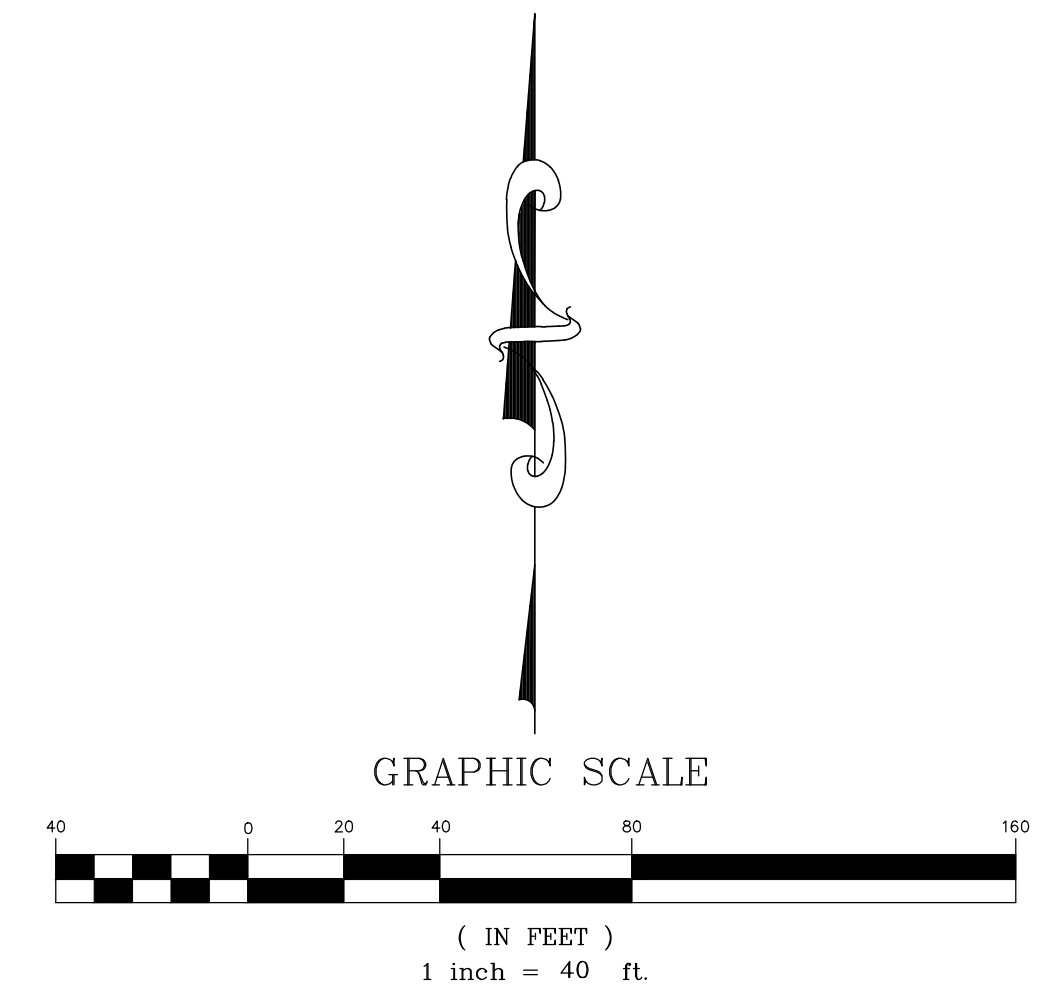
3/1/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	02/01/2021

Project No.	Sheet
08/06/2020	C-5

Scale: AS NOTED

- 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



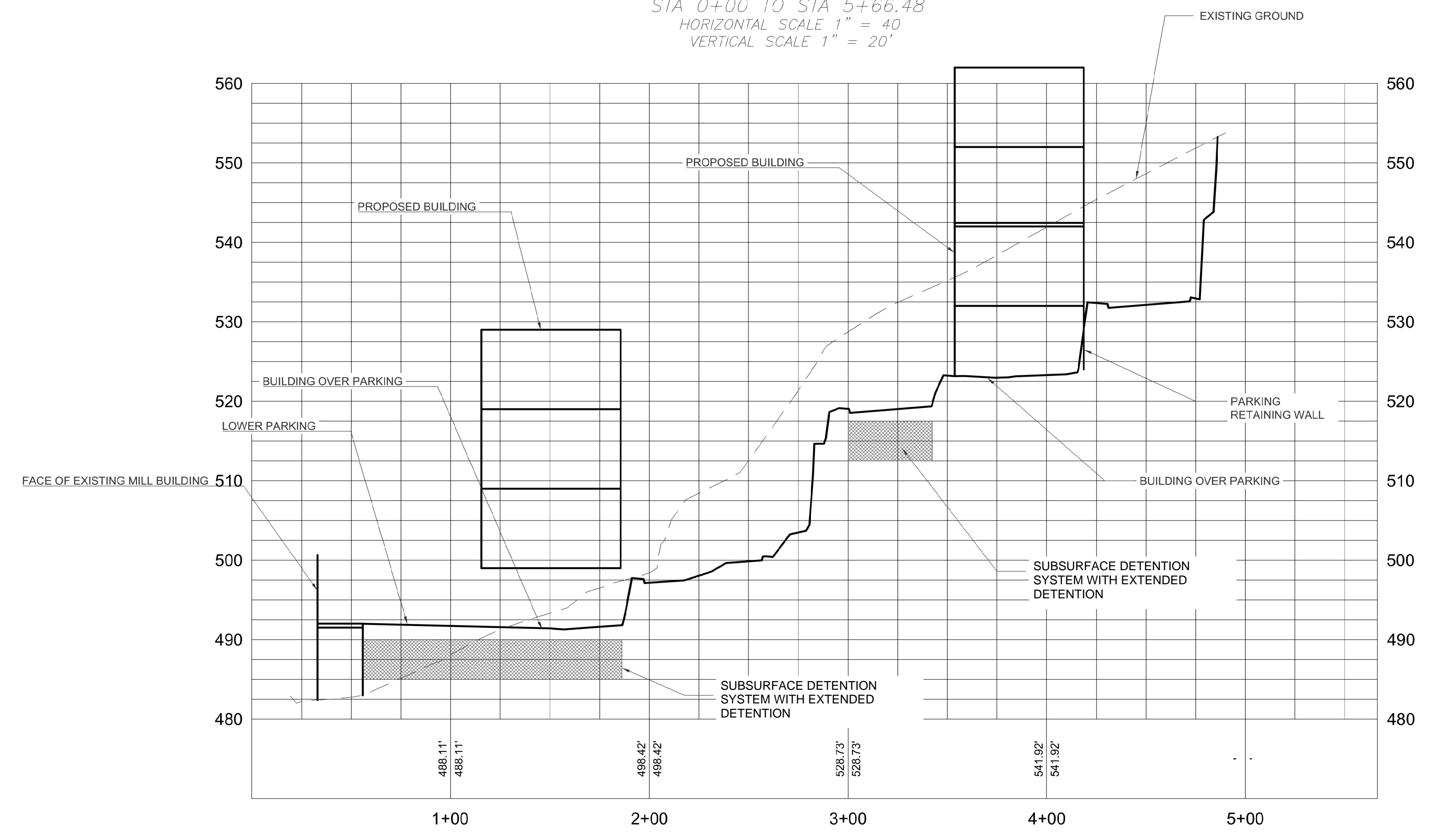


HORIZONTAL SCALE: 1"=40'

SITE GRADING SECTION ALIGNMENT

Richard F Gosselin, Jr Chairman _____
 Paul A Piktelis Vice Chairman _____
 Terry Burke Dotson Member _____
 Francis Desimone Alternate Member _____
 Bruce M Devault Member _____

SITE GRADING SECTION
 STA 0+00 TO STA 5+66.48
 HORIZONTAL SCALE 1" = 40'
 VERTICAL SCALE 1" = 20'



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

BRANSON SURVEYING & ENGINEERING, LLC
 10 No. 601-66776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURLINGAME STREET, 4 BURLINGAME STREET
 MILLBURY, MA 01527

Sheet Title
SITE GRADING SECTION



02/15/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	02/16/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	11/09/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	01/11/2021
4	RESPONSE TO CITY/STANTEC COMMENTS	02/15/2021

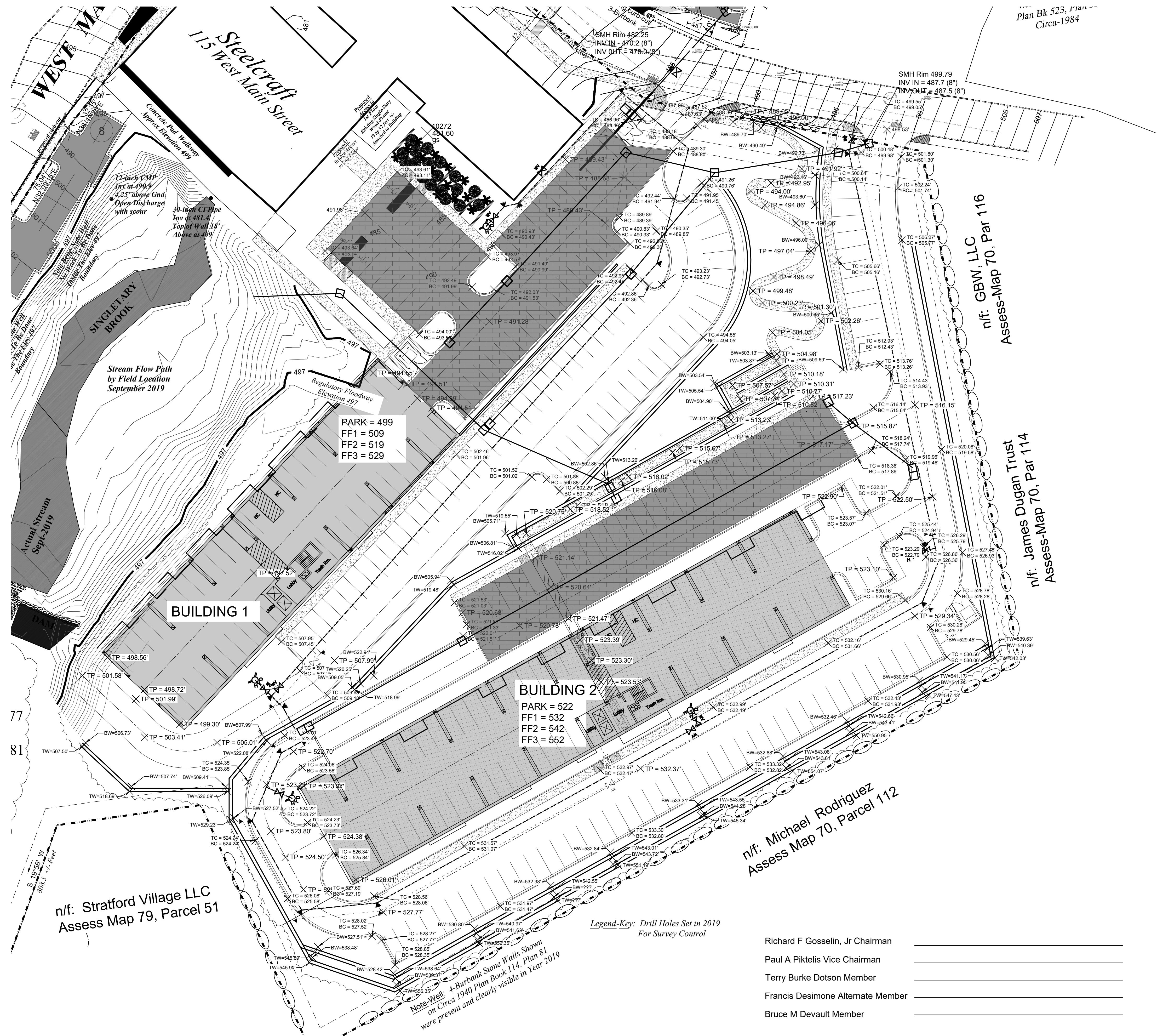
Project No. ***
 Date 02/21/20
 Scale AS NOTED
 Sheet C-5.1



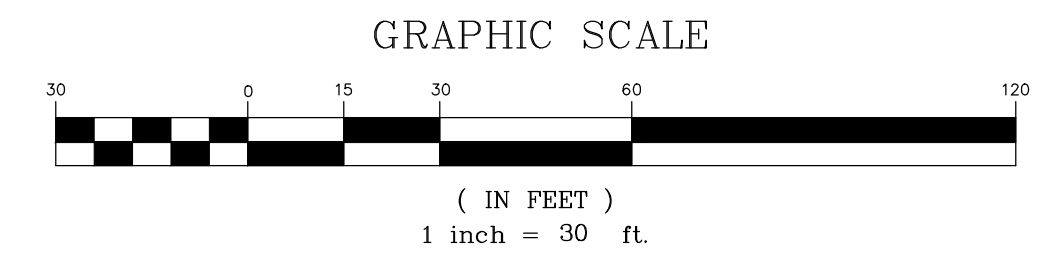
3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
Date 03/06/2020
Scale AS NOTED
Sheet C-6



- 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
 - TC TOP CONCRETE
 - TP TOP PAVEMENT
 - TW TOP WALL
 - BW BOTTOM OF WALL
 - TC/BC TOP CURB/BOTTOM OF CURB



PARK = 499
FF1 = 509
FF2 = 519
FF3 = 529

BUILDING 2
PARK = 522
FF1 = 532
FF2 = 542
FF3 = 552

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

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

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

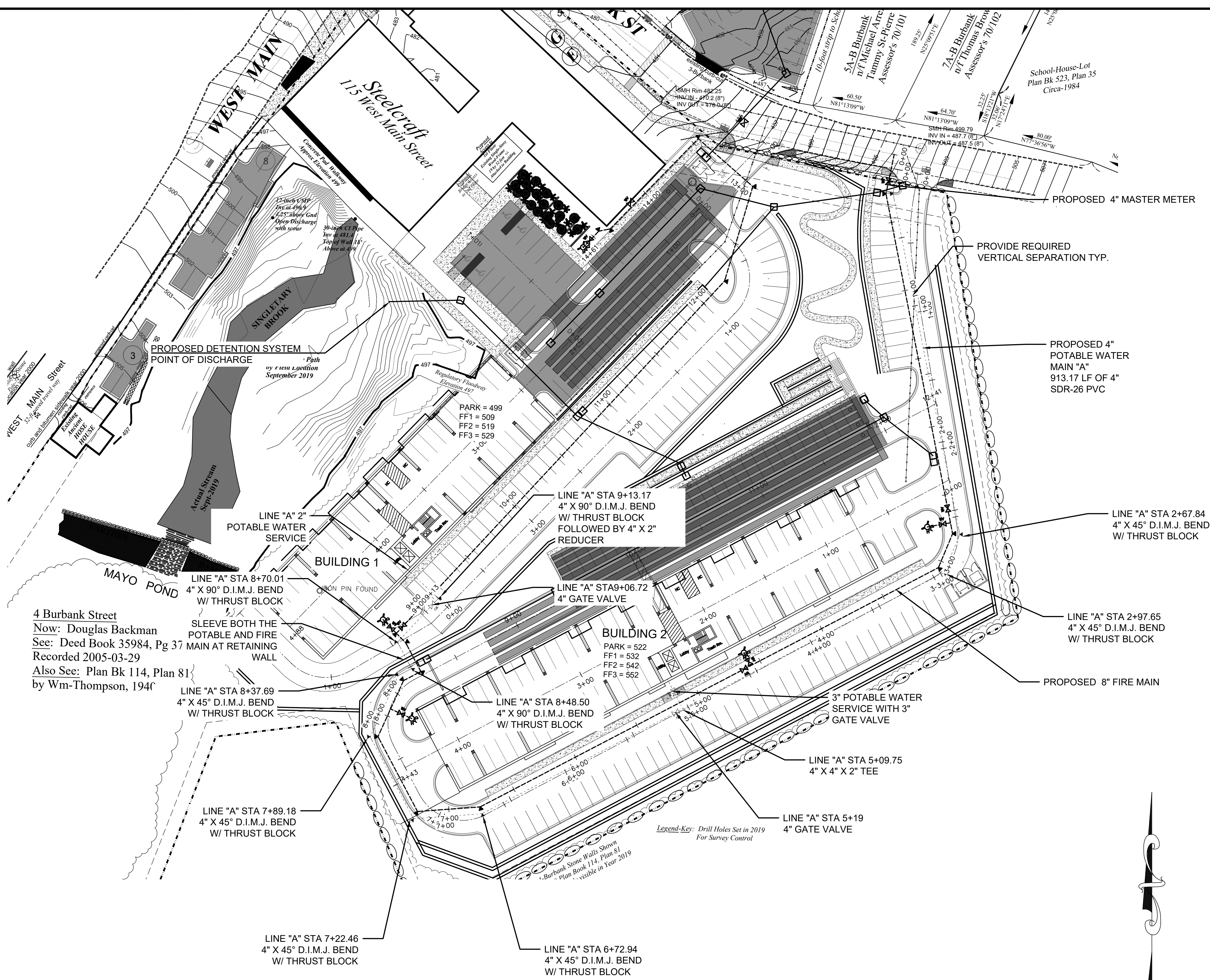
n/f: James Dugan Trust
Assess-Map 70, Par 114

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

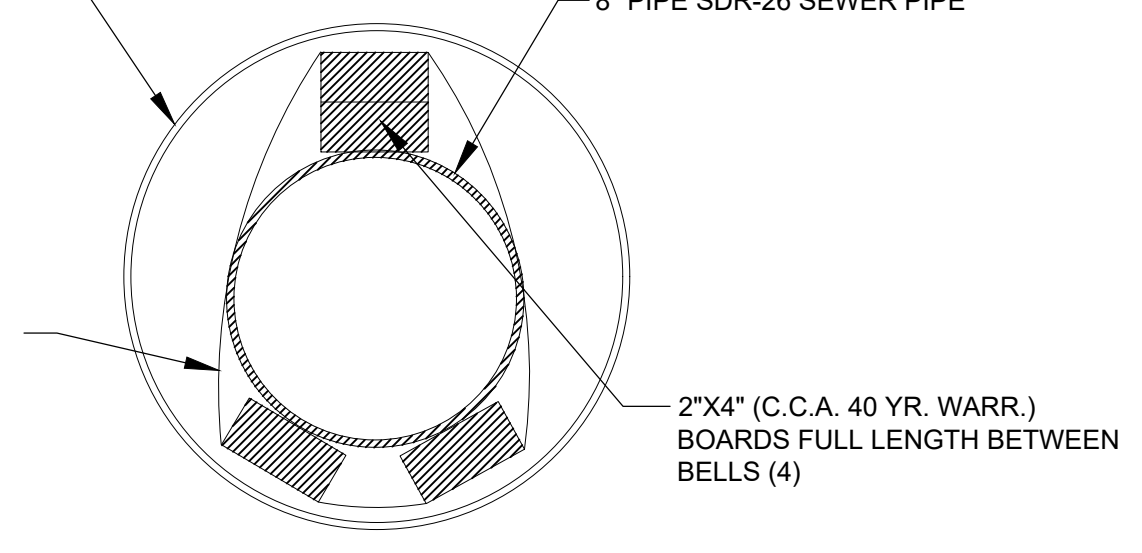
- Richard F Gosselin, Jr Chairman
- Paul A Pikelis Vice Chairman
- Terry Burke Dotson Member
- Francis Desimone Alternate Member
- Bruce M Devault Member

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

77
81



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



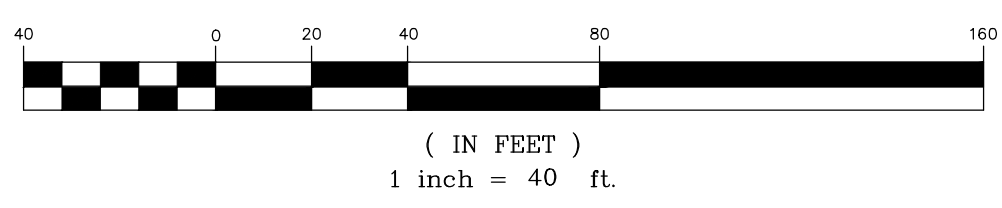
TREATMENT FOR 8" SEWER, ALL OTHER SIZES TO BE SIMILAR. APPROVAL WILL BE REQUIRED. MINIMUM SLOPE OF BORING CASING IS 1%.

NOT TO SCALE (OUTSIDE OF PAVED AREAS)

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

*Burbank Stone Walls Shown Plan Book 114, Plan 81 visible in Year 2019

GRAPHIC SCALE



- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

	A	B
LEGEND		
1		RIGHT OF WAY LINE
2		EXISTING WATER LINE
3		EXISTING SANITARY SEWER LINE
4		EXISTING STORM SEWER LINE
5		WATER LINE
6		SANITARY SEWER LINE
7		STORM SEWER LINE
8		EXISTING CONTOURS MAJOR
9		EXISTING CONTOURS MINOR
10		PROPOSED CONTOURS MAJOR
11		PROPOSED CONTOURS MINOR
12		SANITARY SEWER MANHOLE
13		STORM SEWER MANHOLE
14		WATER METER
15		WATER VALVE
16		FIRE HYDRANT
17		THRUST BLOCK
18		

BRANSON SURVEYING & ENGINEERING, LLC
 13 No. 80156776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

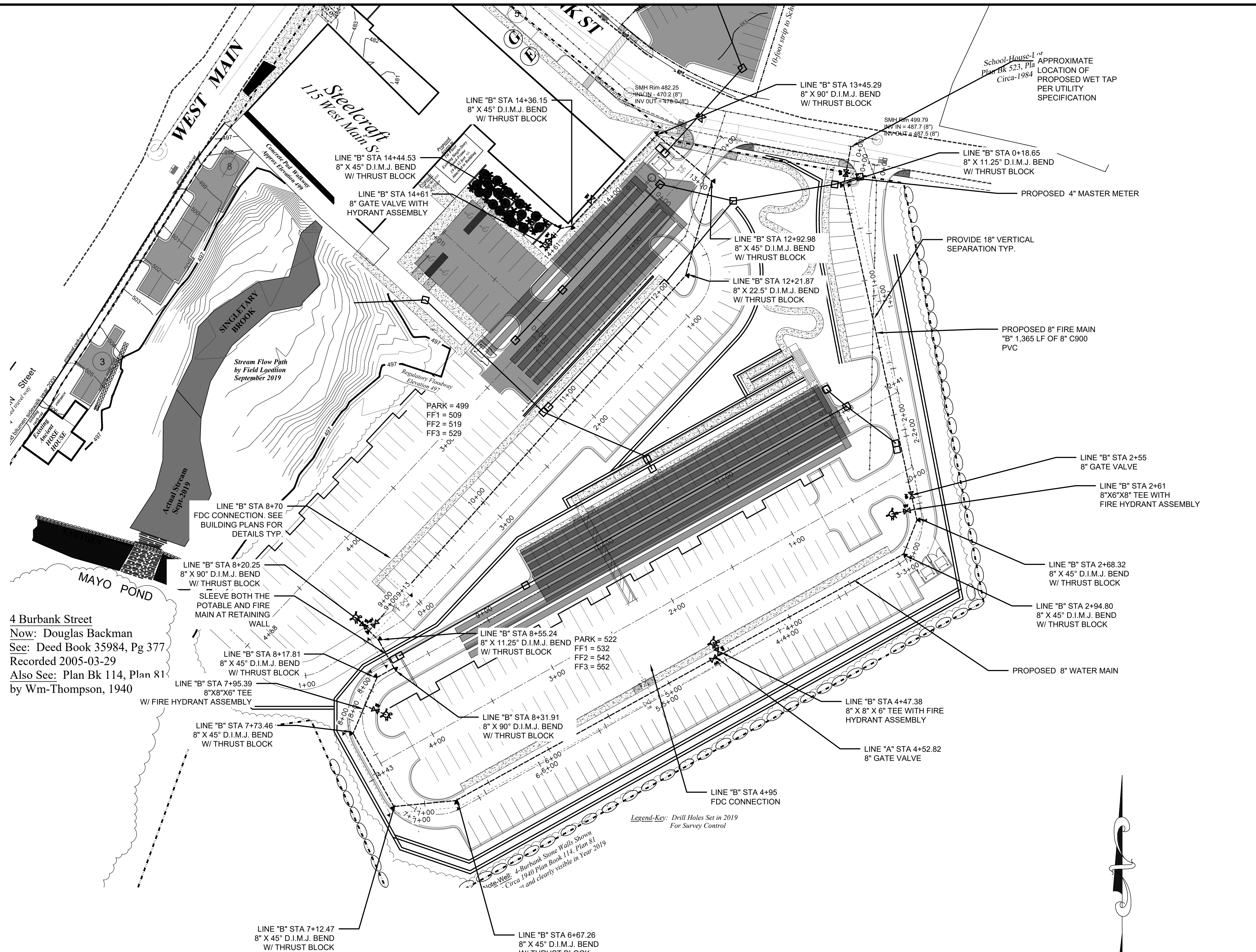
Sheet Title
WATER MAIN "A" PLAN



3/1/2021
 Date

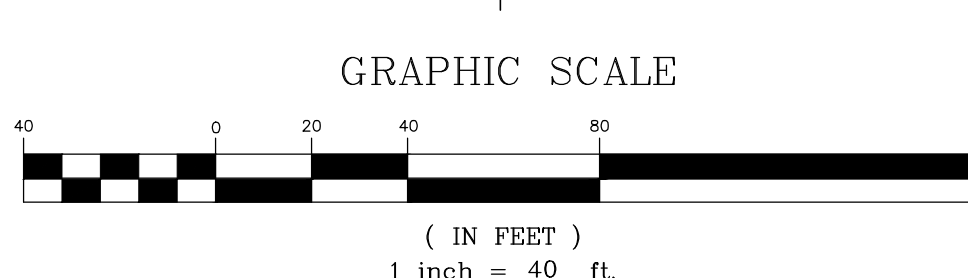
No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. 03/06/2020
 Date 03/06/2020
 Scale AS NOTED
 Sheet C-7



4 Burbank Street
 Now: Douglas Backman
 See: Deed Book 35984, Pg 377
 Recorded 2005-03-29
 Also See: Plan Bk 114, Plan 81
 by Wm-Thompson, 1940

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



- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

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

BRANSON SURVEYING &
 ENGINEERING, LLC
 ID No. 00156076
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Sheet Title
FIRE MAIN "B" PLAN



3/1/2021
 Date

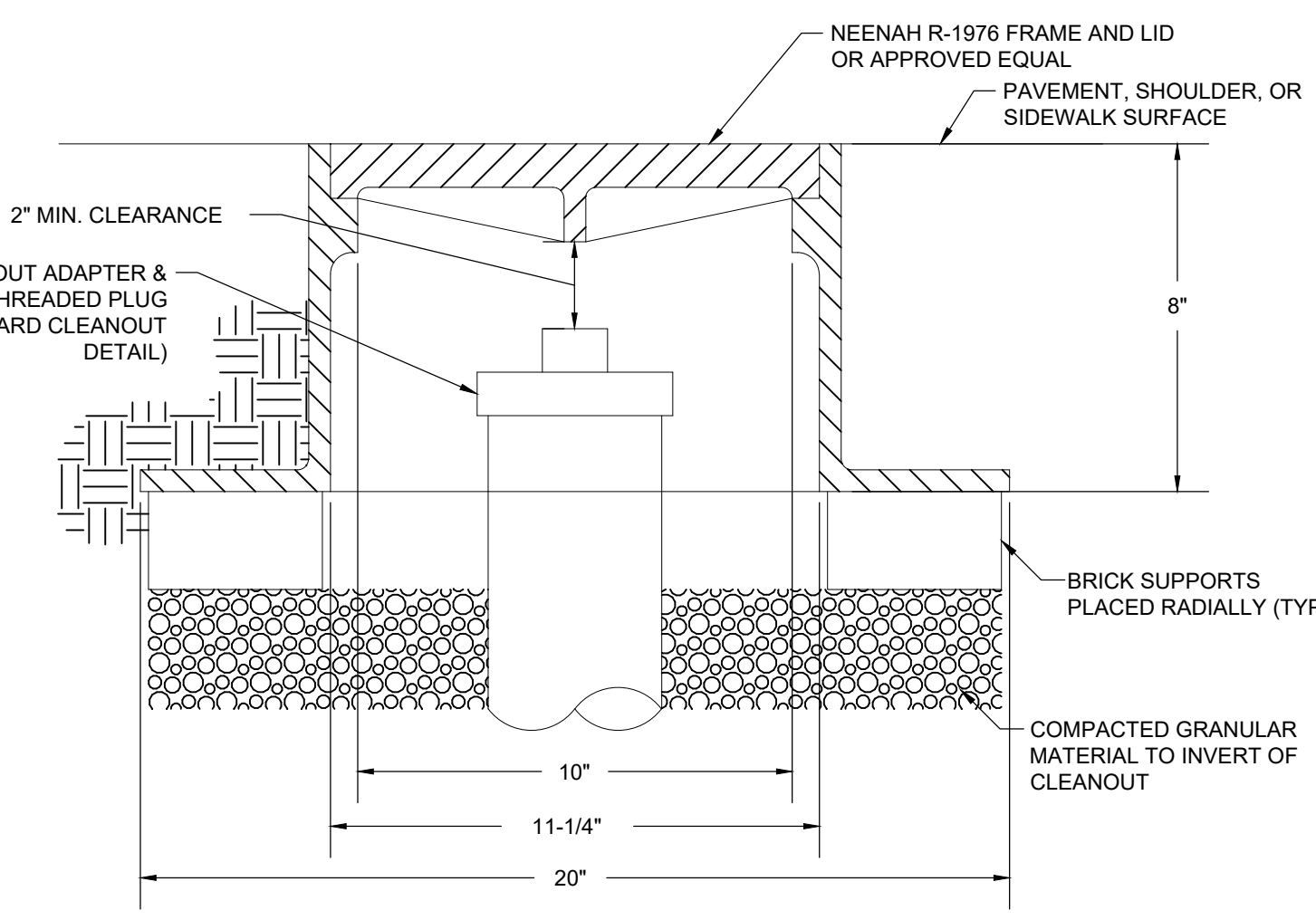
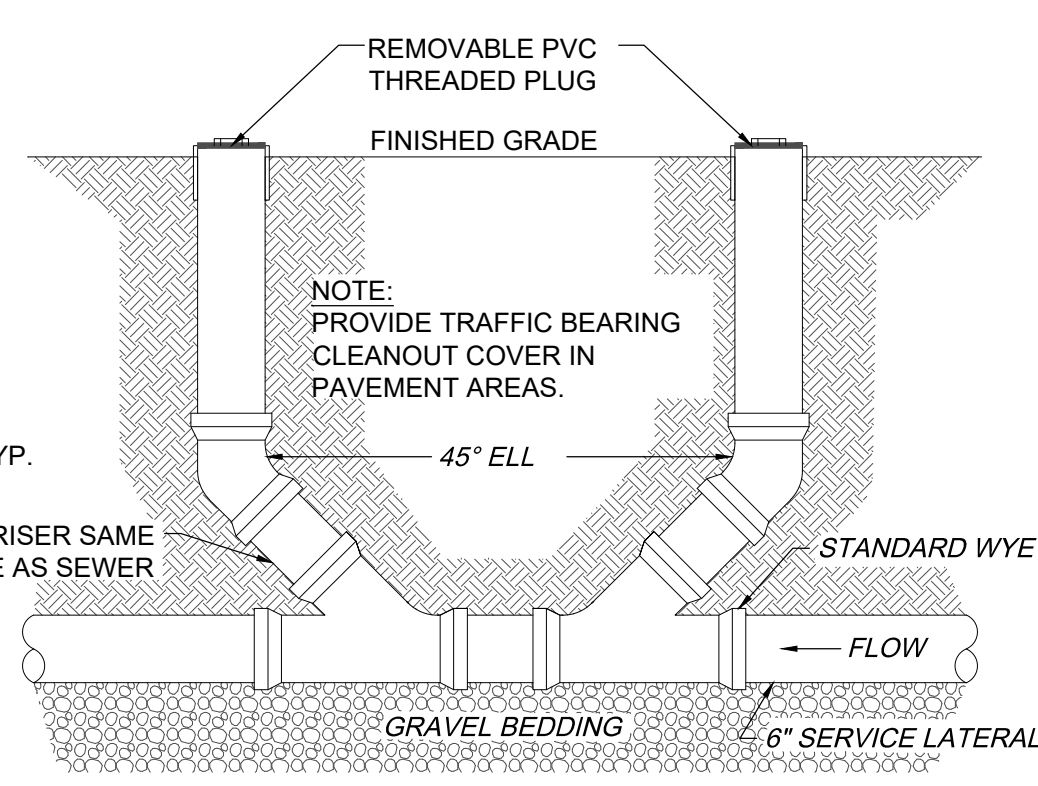
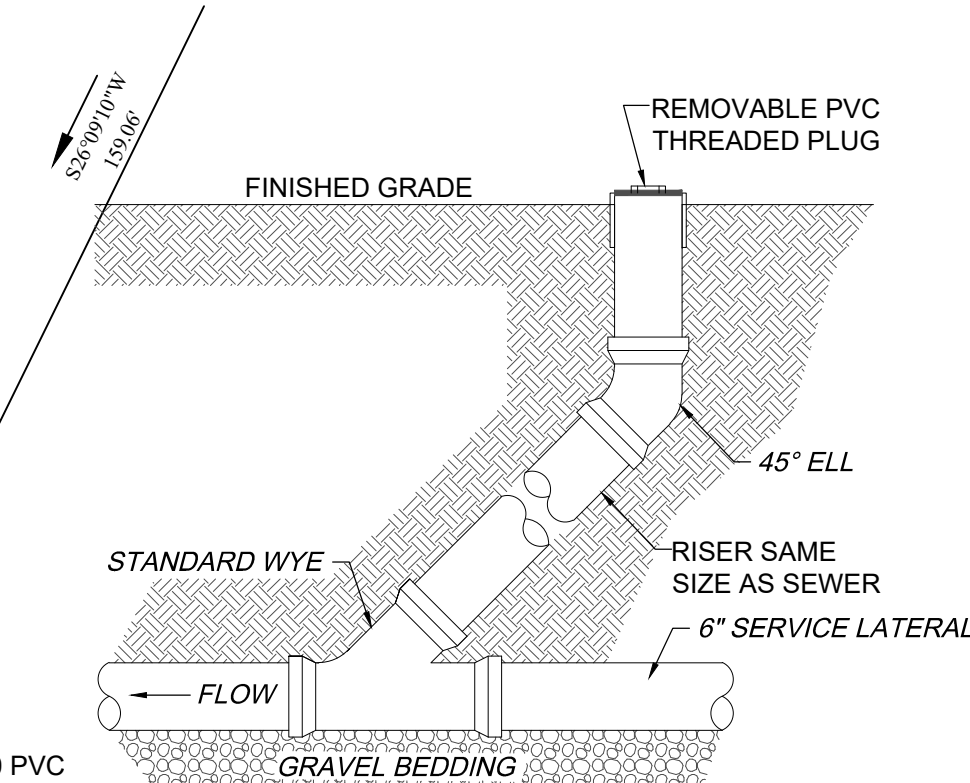
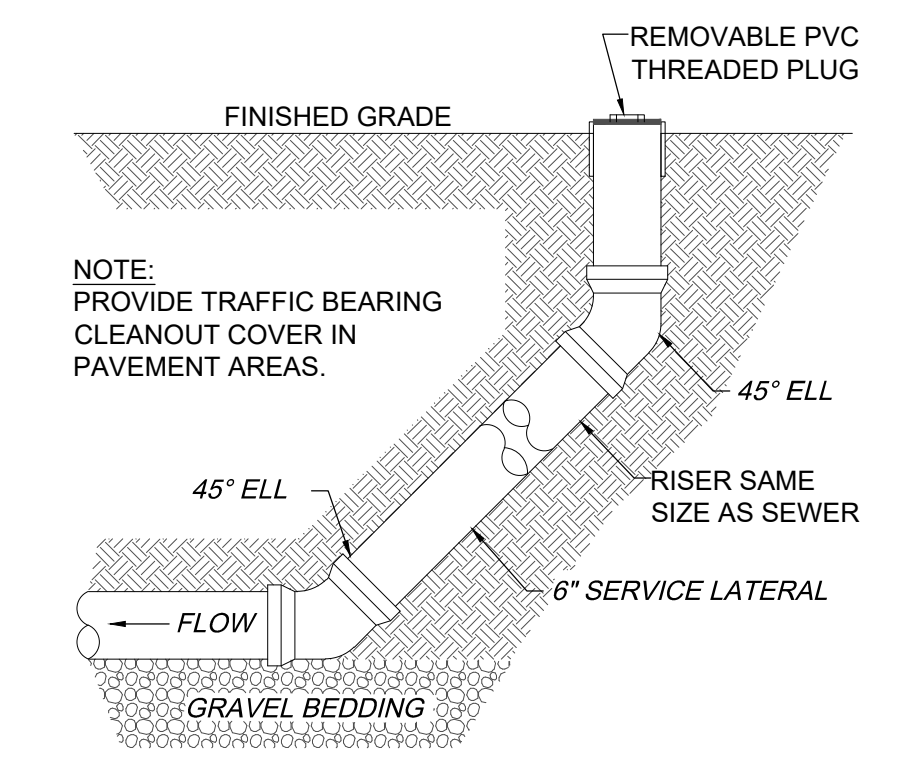
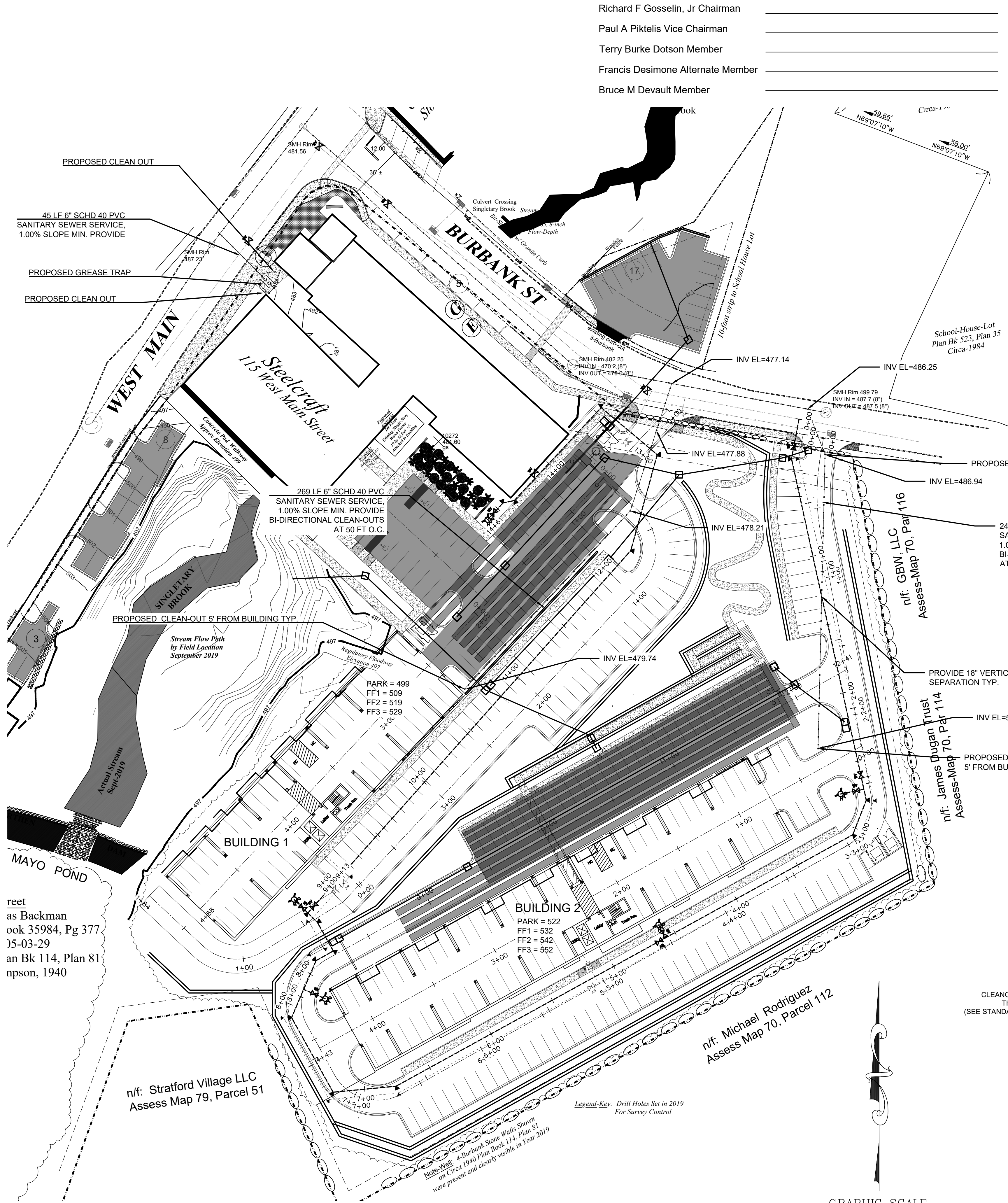
No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
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3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

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

Sheet
C-8

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



Richard F Gosselin, Jr Chairman
 Paul A Pikelis Vice Chairman
 Terry Burke Dotson Member
 Francis Desimone Alternate Member
 Bruce M Devault Member

BRANSON SURVEYING & ENGINEERING, LLC
 133 N. 801.56776
 231 ROCKPORT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

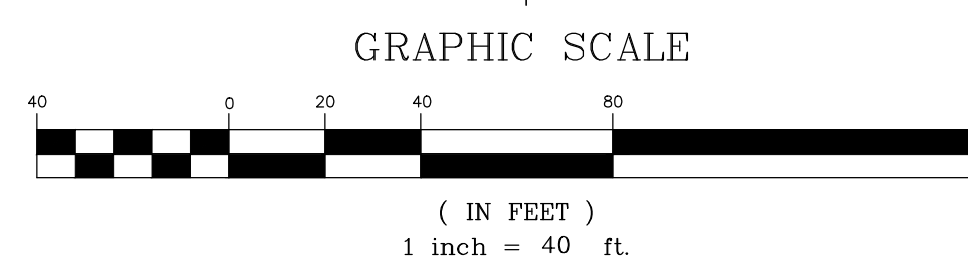
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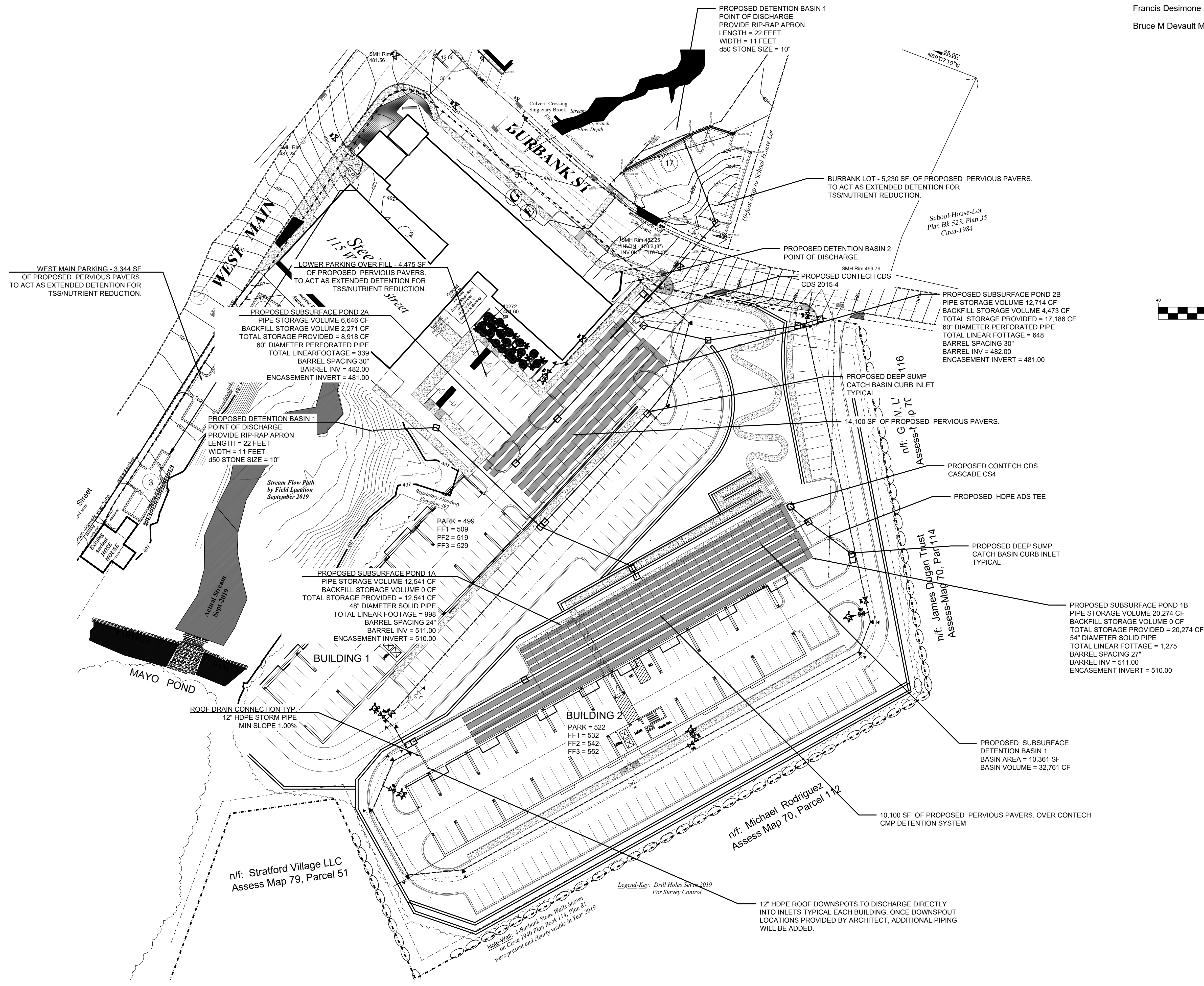


3/1/2021
 Date

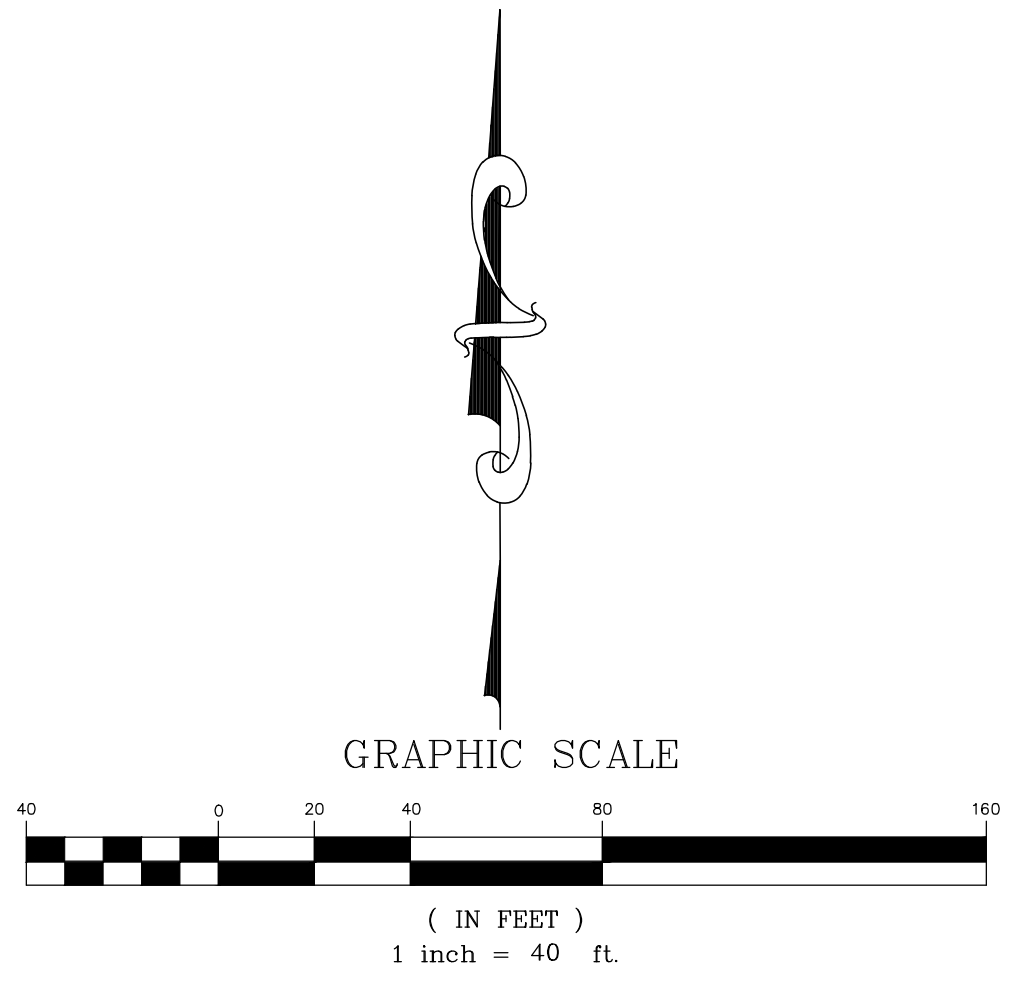
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1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
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5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

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





Richard F Gosselin, Jr Chairman _____
 Paul A Piktelis Vice Chairman _____
 Terry Burke Dotson Member _____
 Francis Desimone Alternate Member _____
 Bruce M Devault Member _____



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

BRANSON SURVEYING & ENGINEERING, LLC
 ID No. 001456076
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

SINGLETARY ARMS
 Project Name and Address
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Sheet Title
STORMWATER MANAGEMENT PLAN

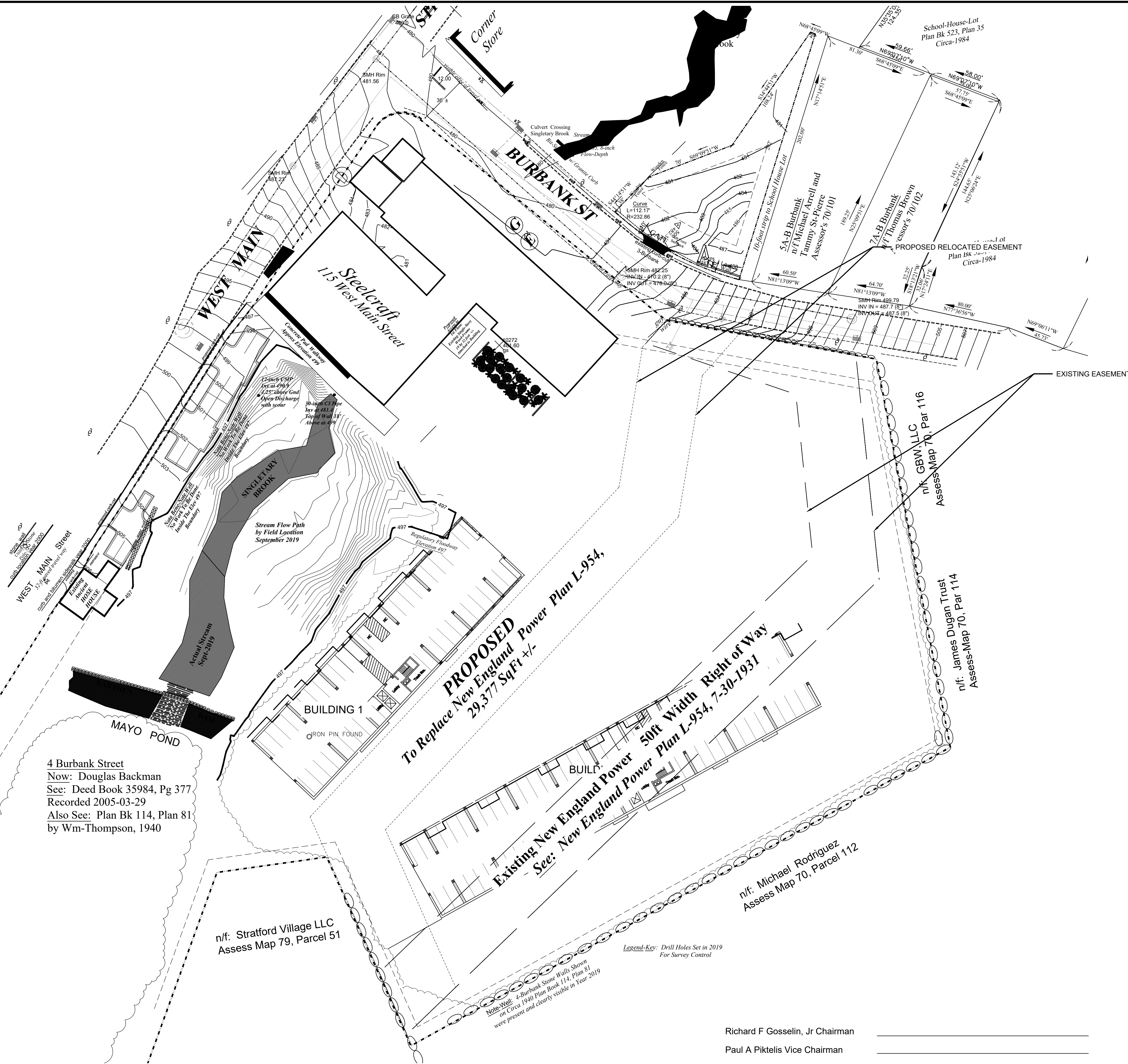


3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	10/01/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	11/29/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	01/07/2021
4	RESPONSE TO CITY/STANTEC COMMENTS	02/15/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
 Date 05/06/2020
 Scale AS NOTED

Sheet
C-10



4 Burbank Street
 Now: Douglas Backman
 See: Deed Book 35984, Pg 377
 Recorded 2005-03-29
 Also See: Plan Bk 114, Plan 81
 by Wm-Thompson, 1940

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

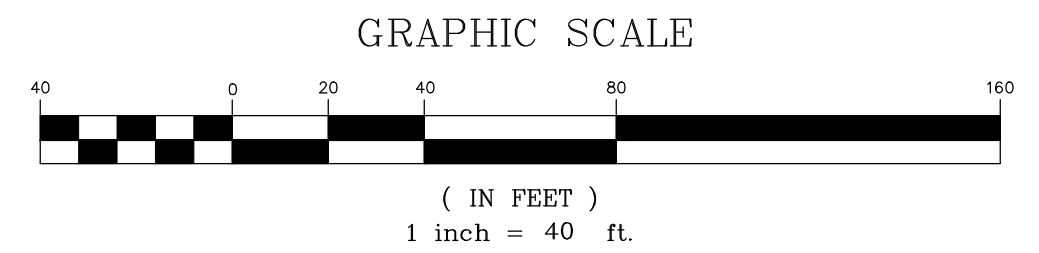
PROPOSED
 To Replace New England Power Plan L-954,
 29,377 Sq Ft +/-

Existing New England Power
 50ft Width Right of Way
 Plan L-954, 7-30-1931

- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

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

4-Burbank Stone Walls Shown
 on Circa 1940 Plan Book 114, Plan 81
 were present 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

BRANSON SURVEYING &
 ENGINEERING, LLC
 ID No. 001450776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

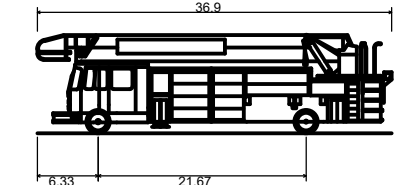
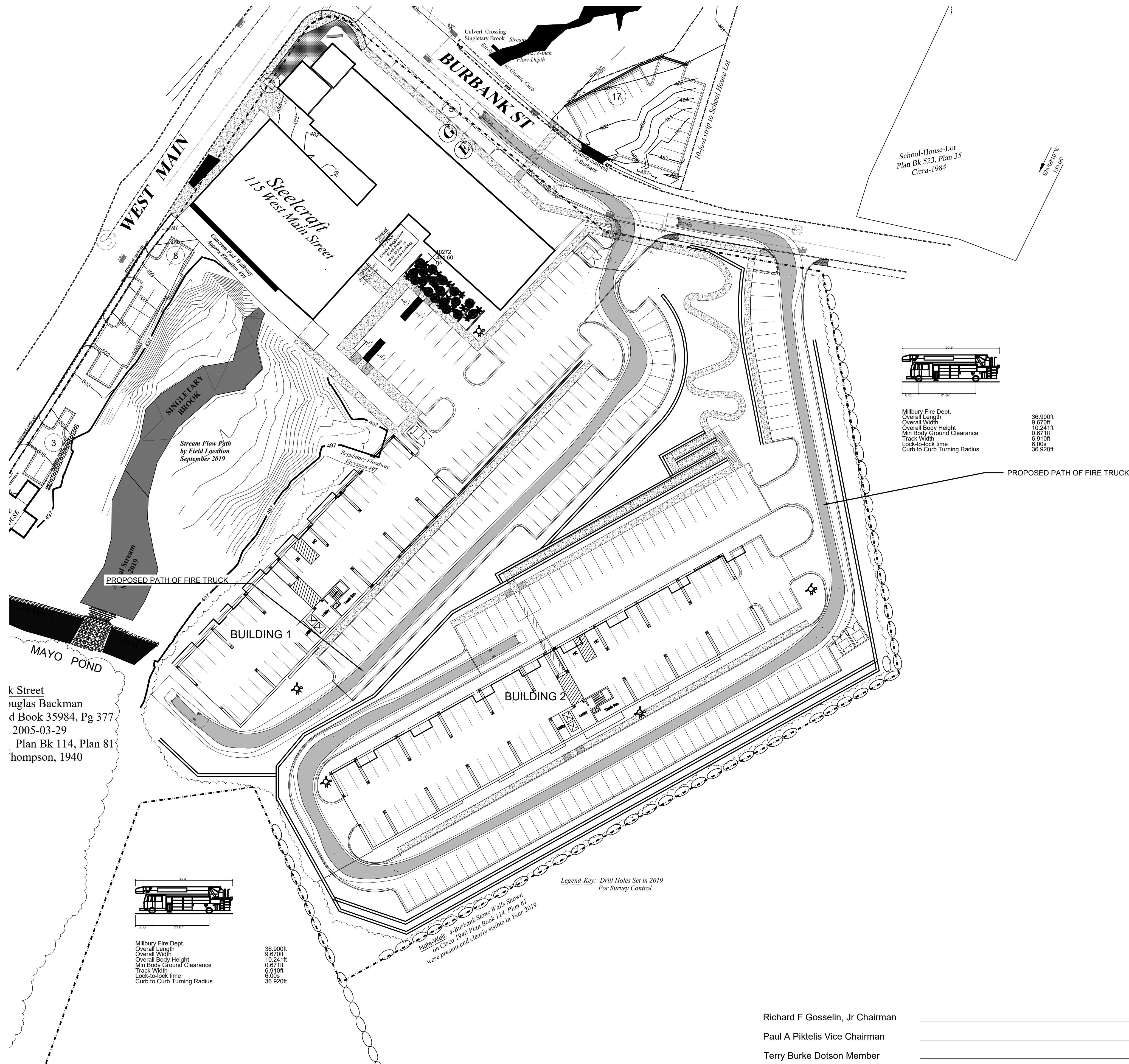
Sheet Title
EASEMENT RELOCATION PLAN

3/1/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

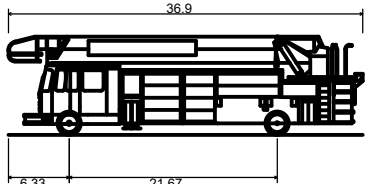
Project No. ***
 Date 03/06/2020
 Scale AS NOTED

Sheet
C-11



Milbury Fire Dept.
 Overall Length 36.900ft
 Overall Width 9.670ft
 Overall Body Height 10.241ft
 Min Body Ground Clearance 0.671ft
 Track Width 6.910ft
 Lock-to-lock time 6.90s
 Curb to Curb Turning Radius 36.920ft

PROPOSED PATH OF FIRE TRUCK

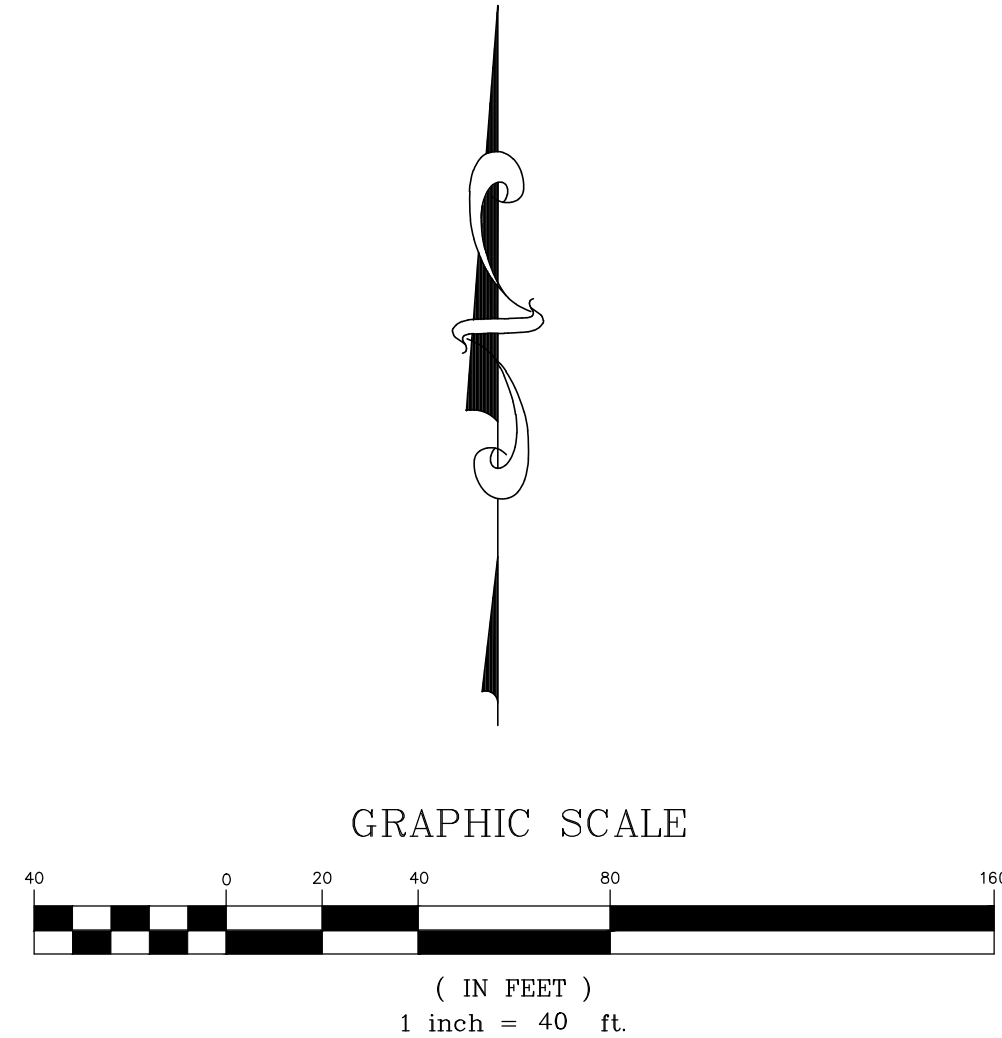


Milbury Fire Dept.
 Overall Length 36.900ft
 Overall Width 9.670ft
 Overall Body Height 10.241ft
 Min Body Ground Clearance 0.671ft
 Track Width 6.910ft
 Lock-to-lock time 6.90s
 Curb to Curb Turning Radius 36.920ft

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

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

- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____



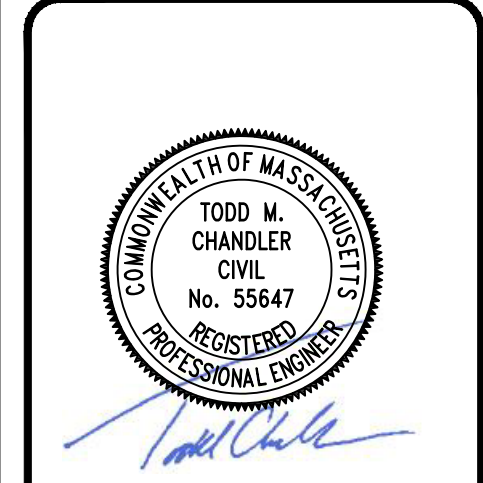
LEGEND

---	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

BRANSON SURVEYING & ENGINEERING, LLC
 ID No. 001456776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Sheet Title
FIRE TRUCK DRIVE PATH PLAN

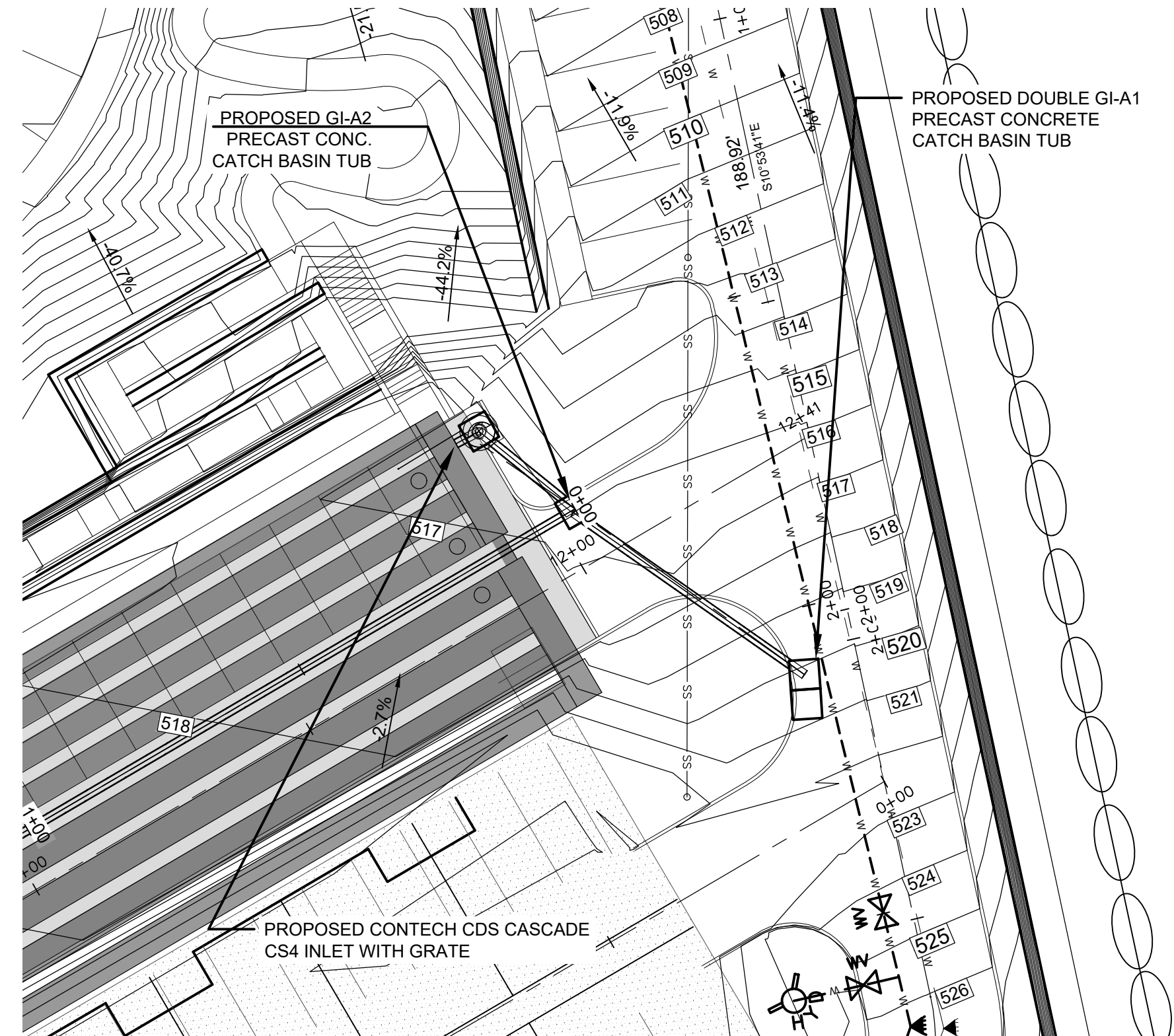


3/1/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
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4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
 Date 03/06/2020
 Scale AS NOTED

Sheet
C-12

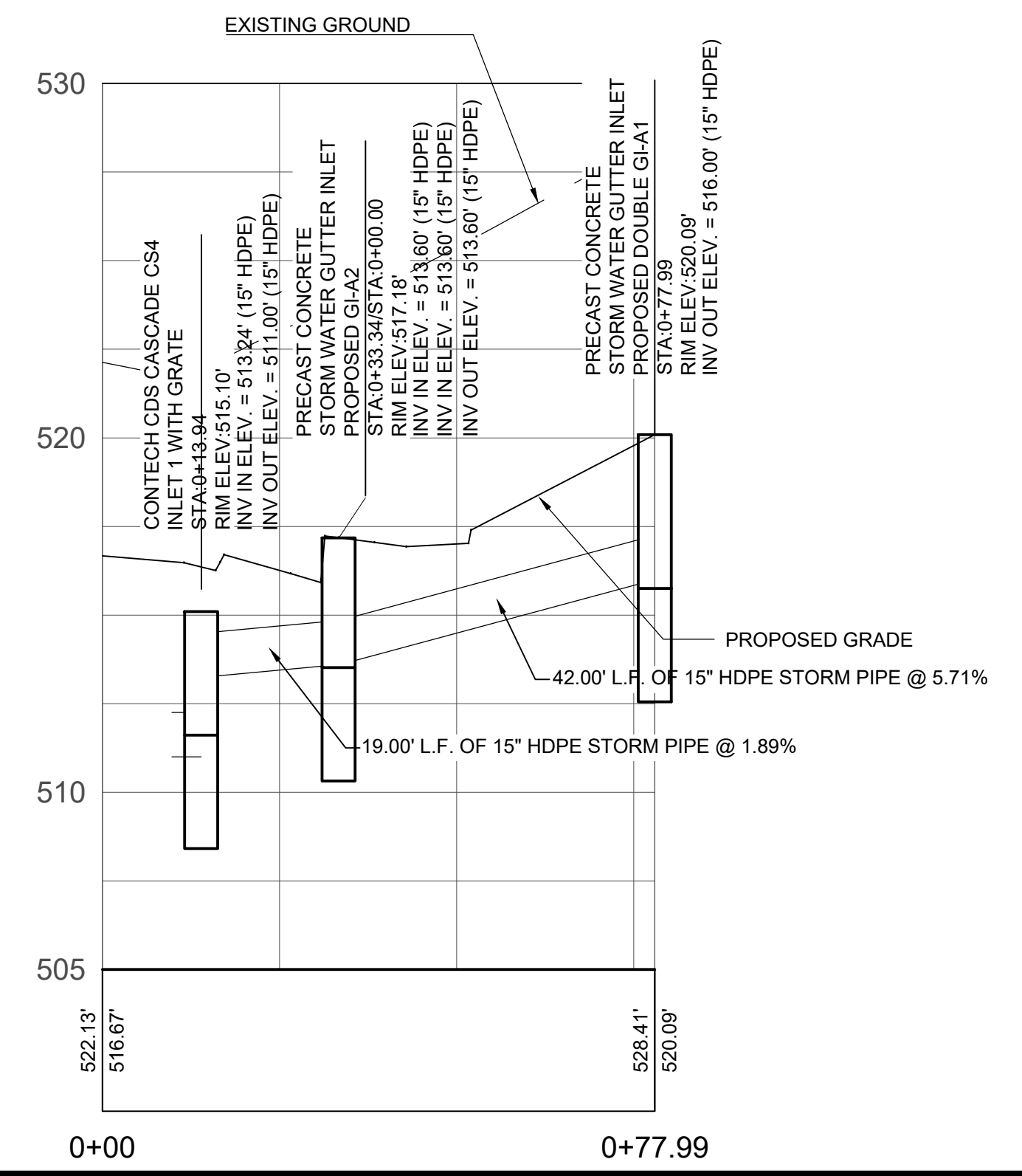


HORIZONTAL SCALE: 1"=20'

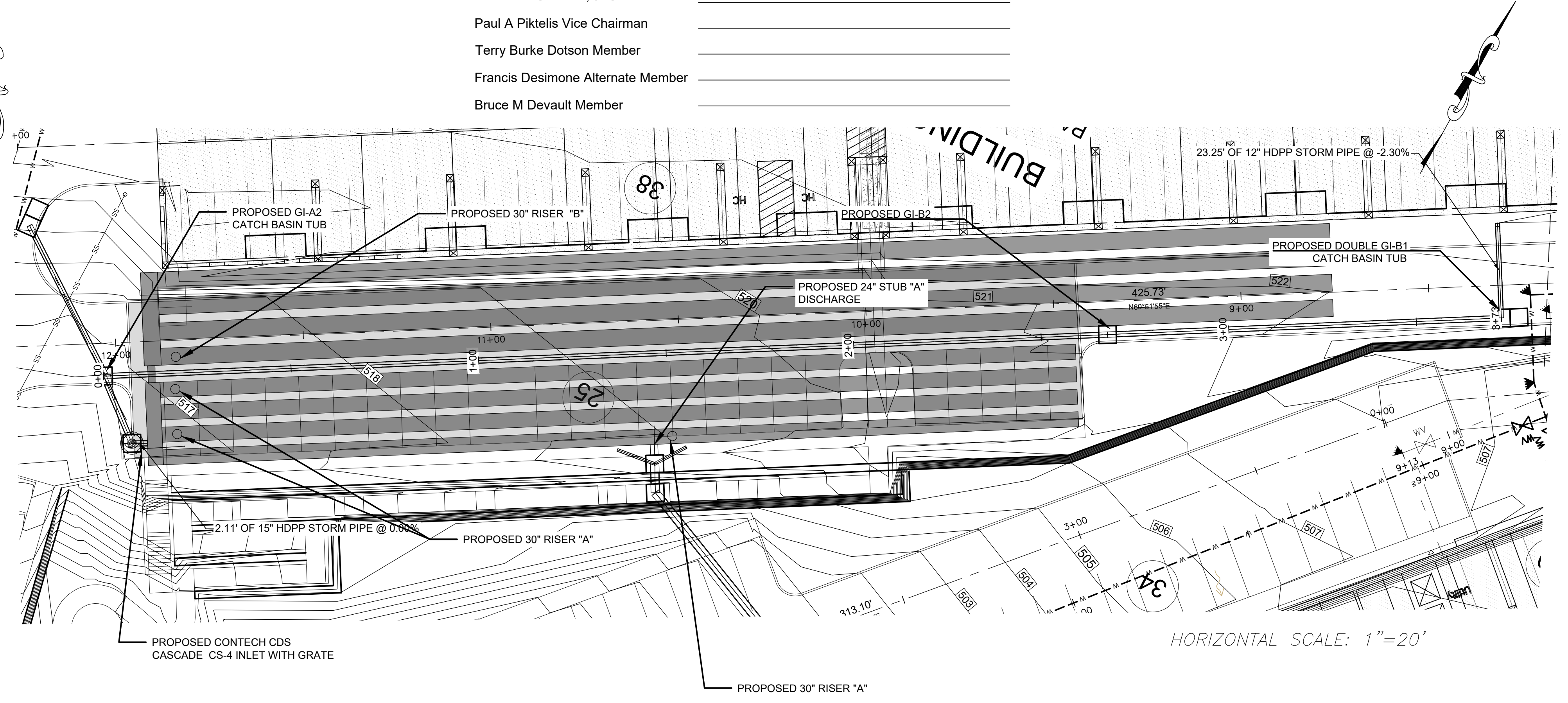
LEGEND

- 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

STORM LINE "A"
 STA 0+00 TO STA 0+77.99
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 4'

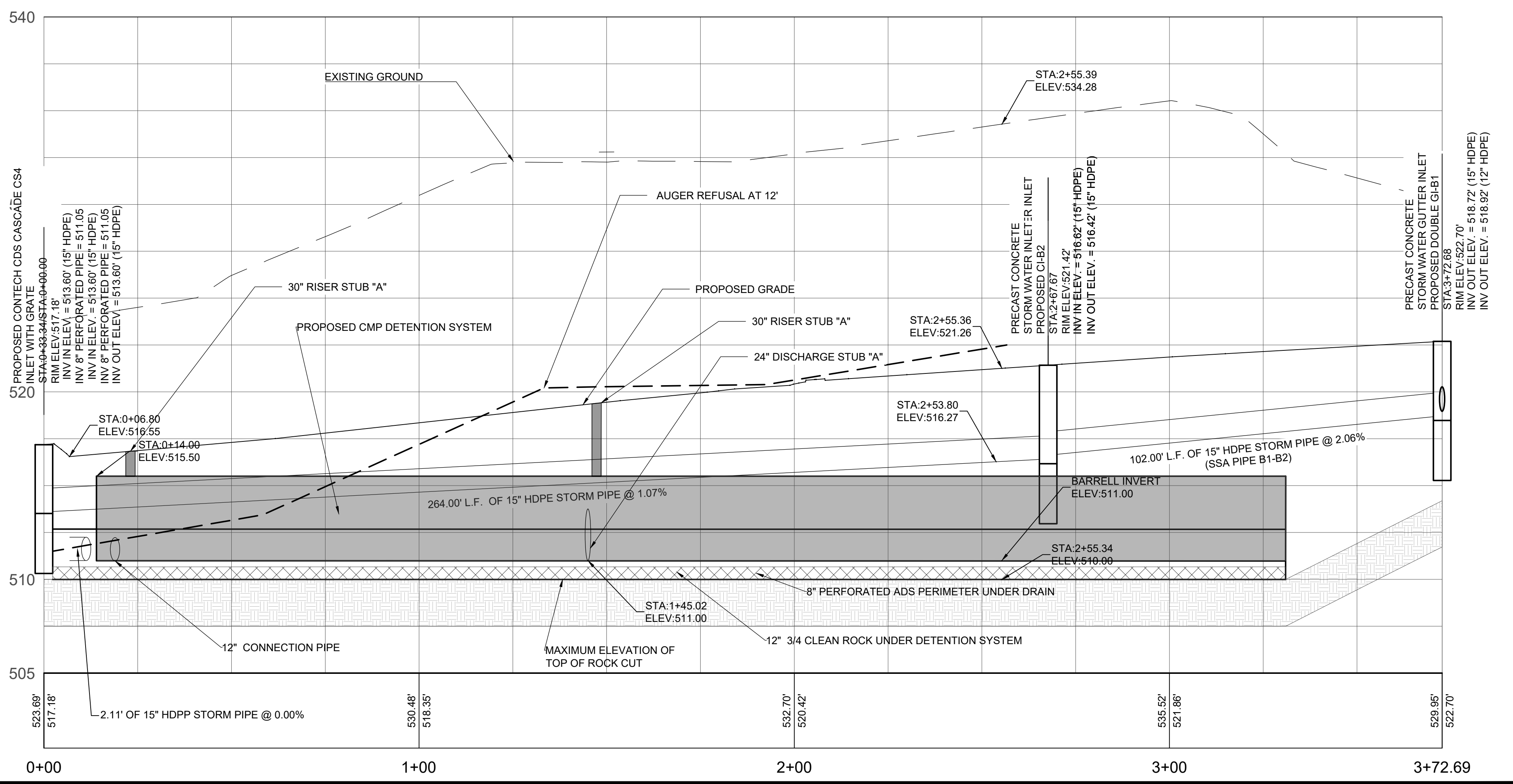


- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____



HORIZONTAL SCALE: 1"=20'

STORM LINE "B"
 STA 0+00 TO STA 3+72.69
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 4'



BRANSON SURVEYING &
 ENGINEERING, LLC
 133 No. 801450776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

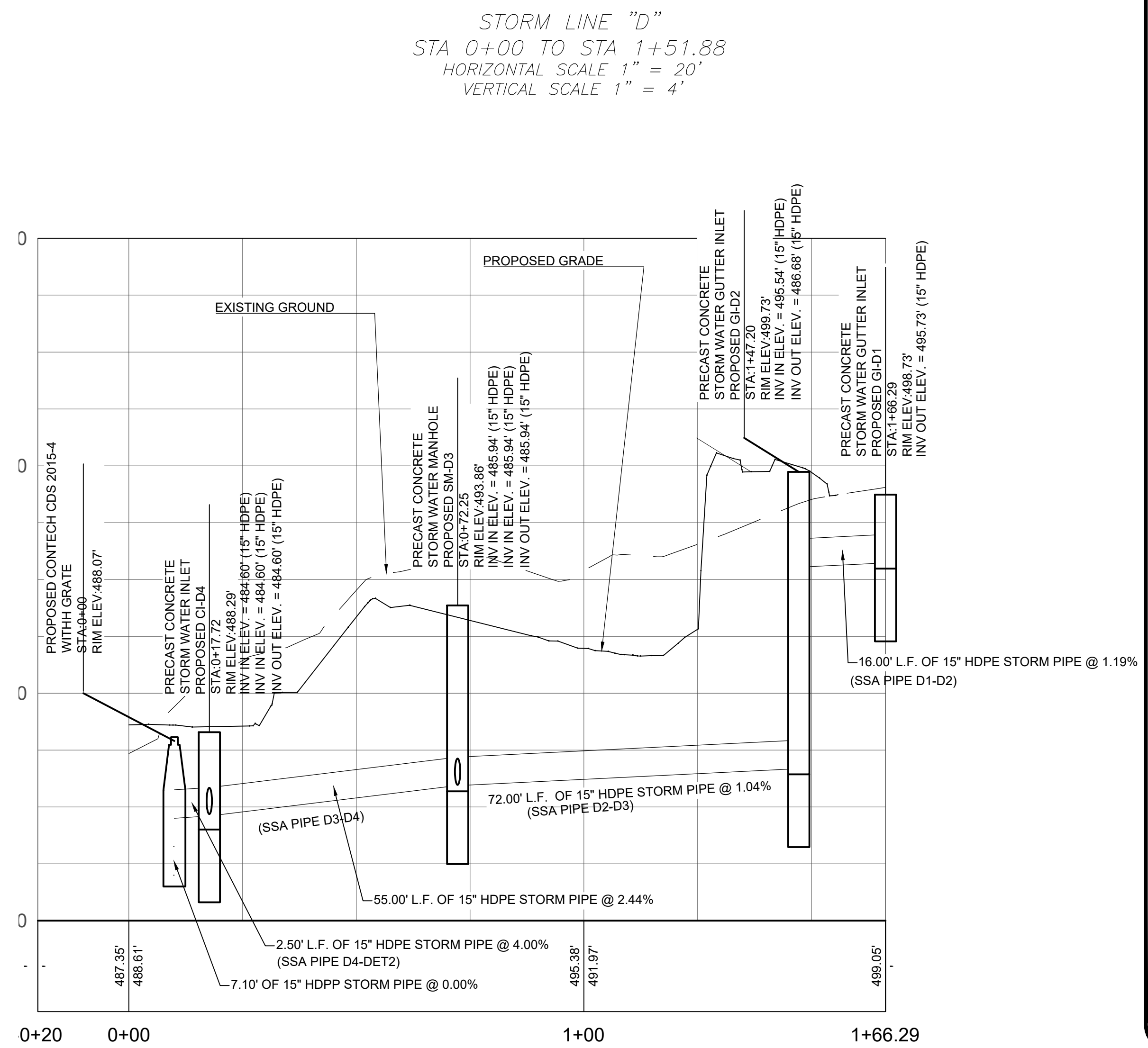
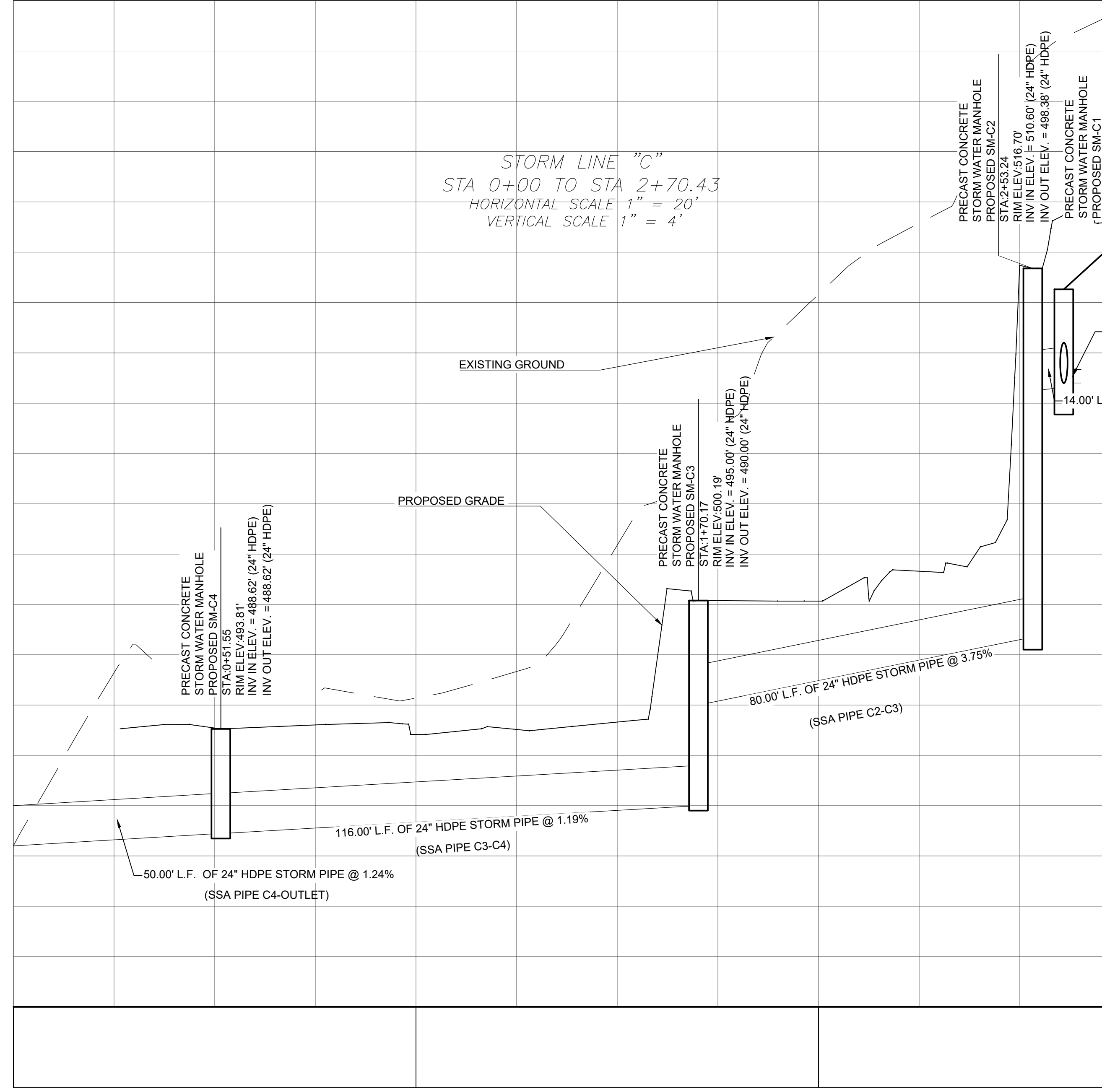
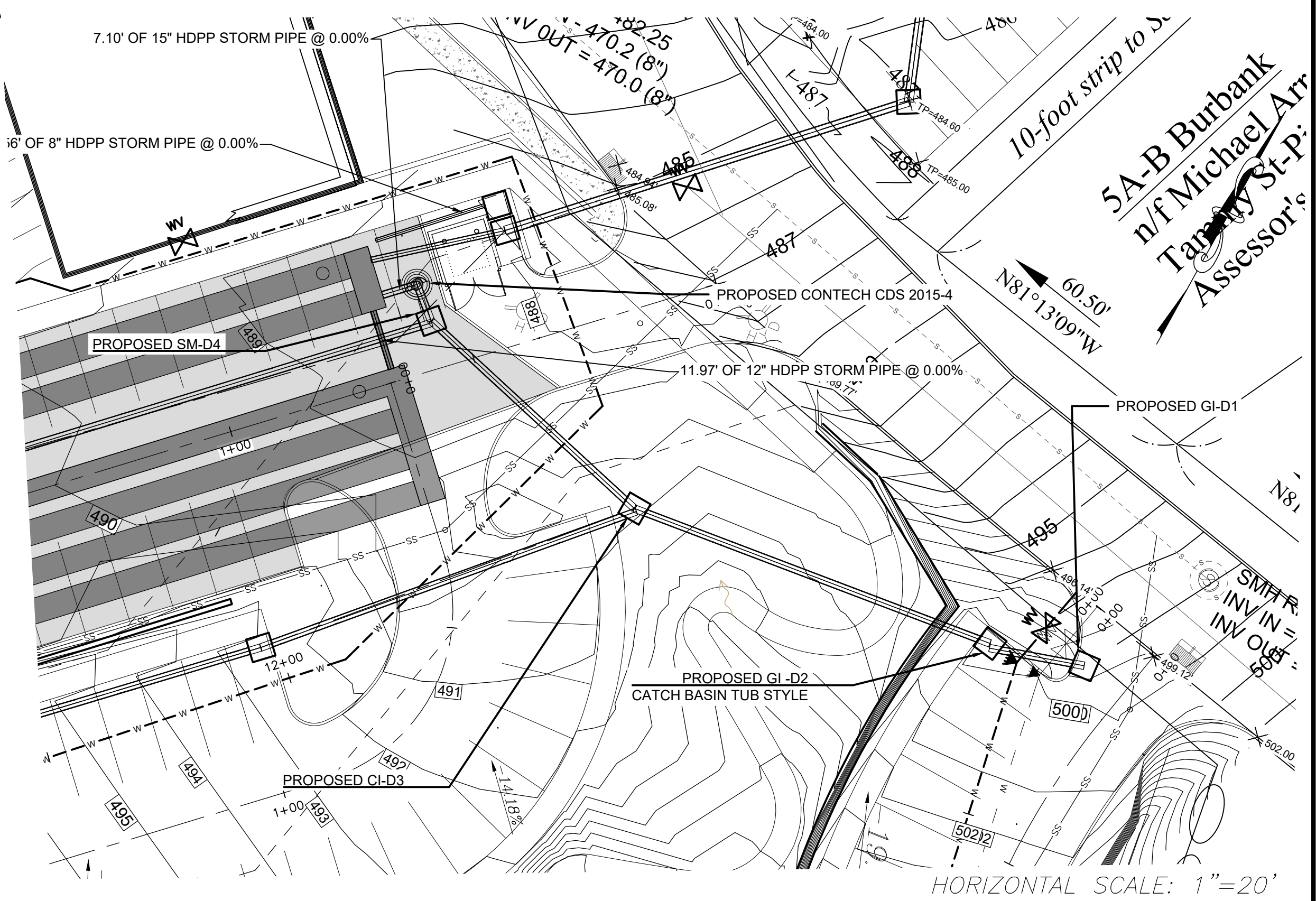
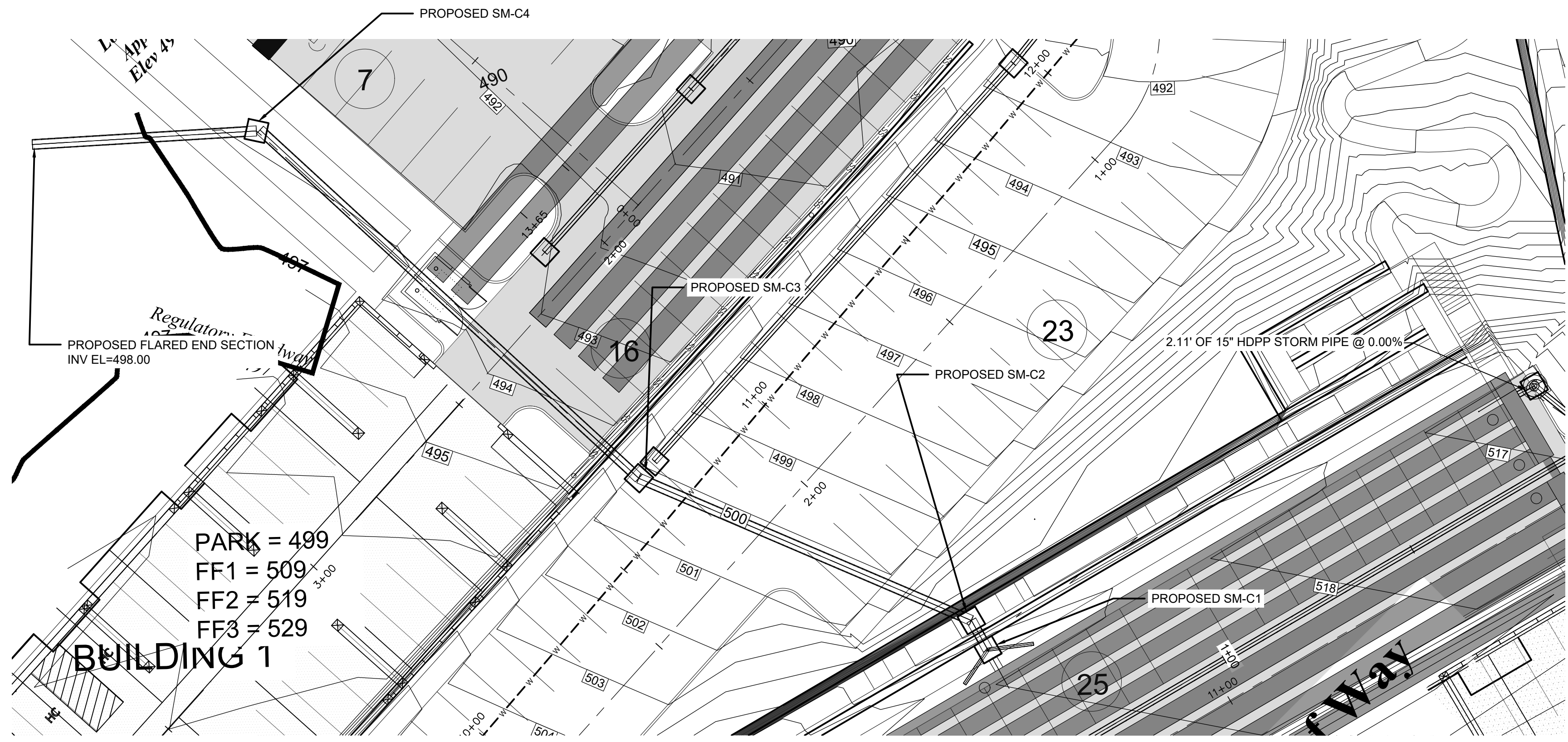
Sheet Title
STORM LINES "A" & "B"



3/1/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	10/01/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	11/29/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	01/17/2021
4	RESPONSE TO CITY/STANTEC COMMENTS	02/15/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
 Date 08/06/2020
 Scale AS NOTED
 Sheet C-13

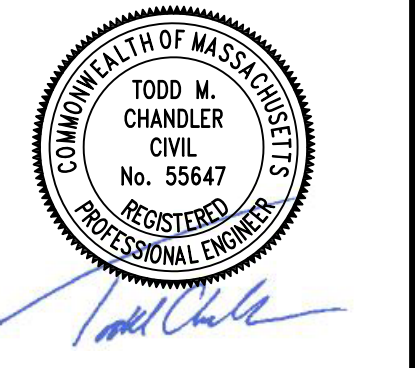


Richard F Gosselin, Jr Chairman
 Paul A Pikelis Vice Chairman
 Terry Burke Dotson Member
 Francis Desimone Alternate Member
 Bruce M Devault Member

BRANSON SURVEYING & ENGINEERING, LLC
 ID No. 001456776
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 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Sheet Title
STORM LINES "C" & "D"



3/1/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STATEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STATEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STATEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STATEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STATEC COMMENTS	03/07/2021

Project No. ***
 Date 08/06/2020
 Scale AS NOTED
 Sheet C-14

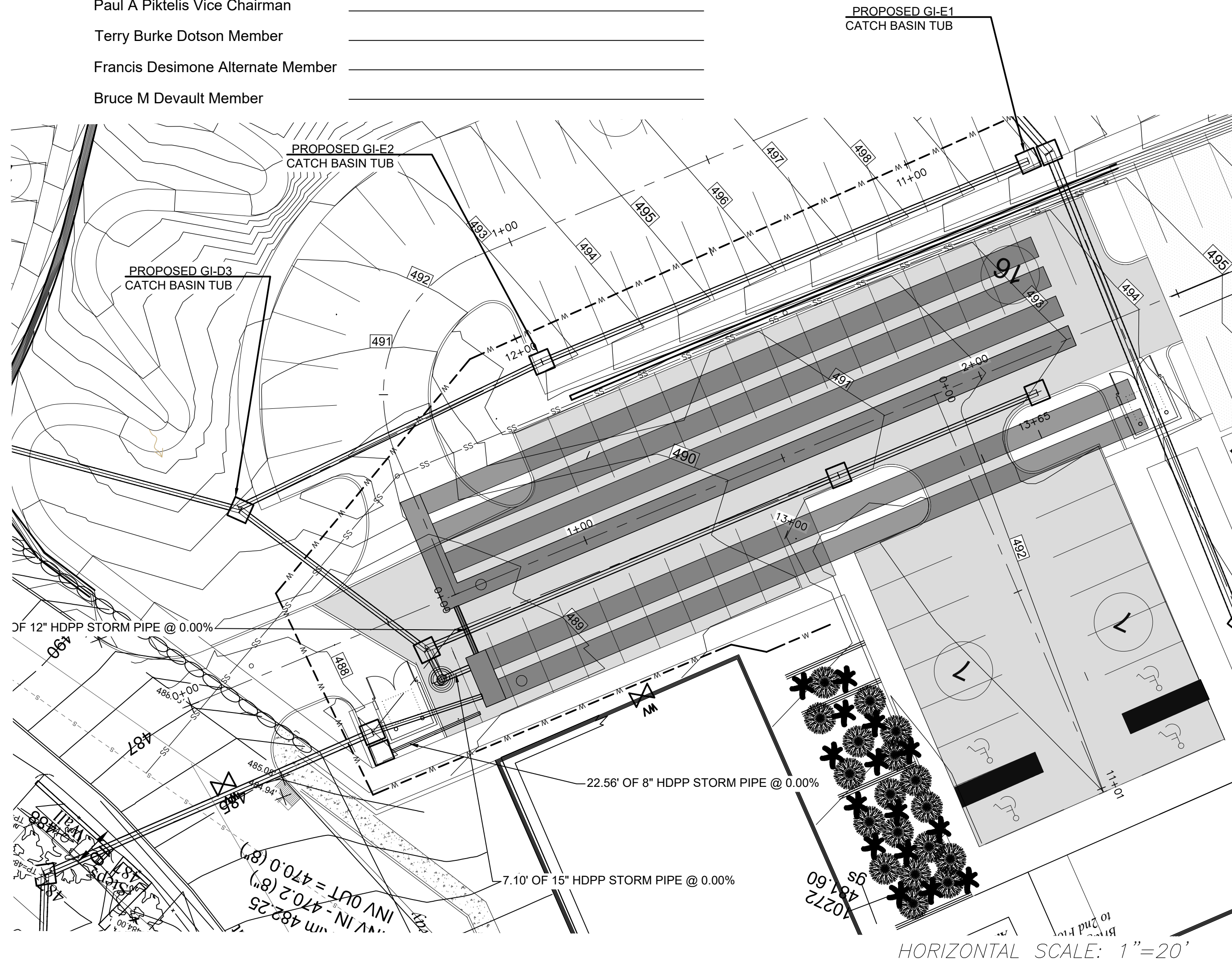
Richard F Gosselin, Jr Chairman _____

Paul A Pikelis Vice Chairman _____

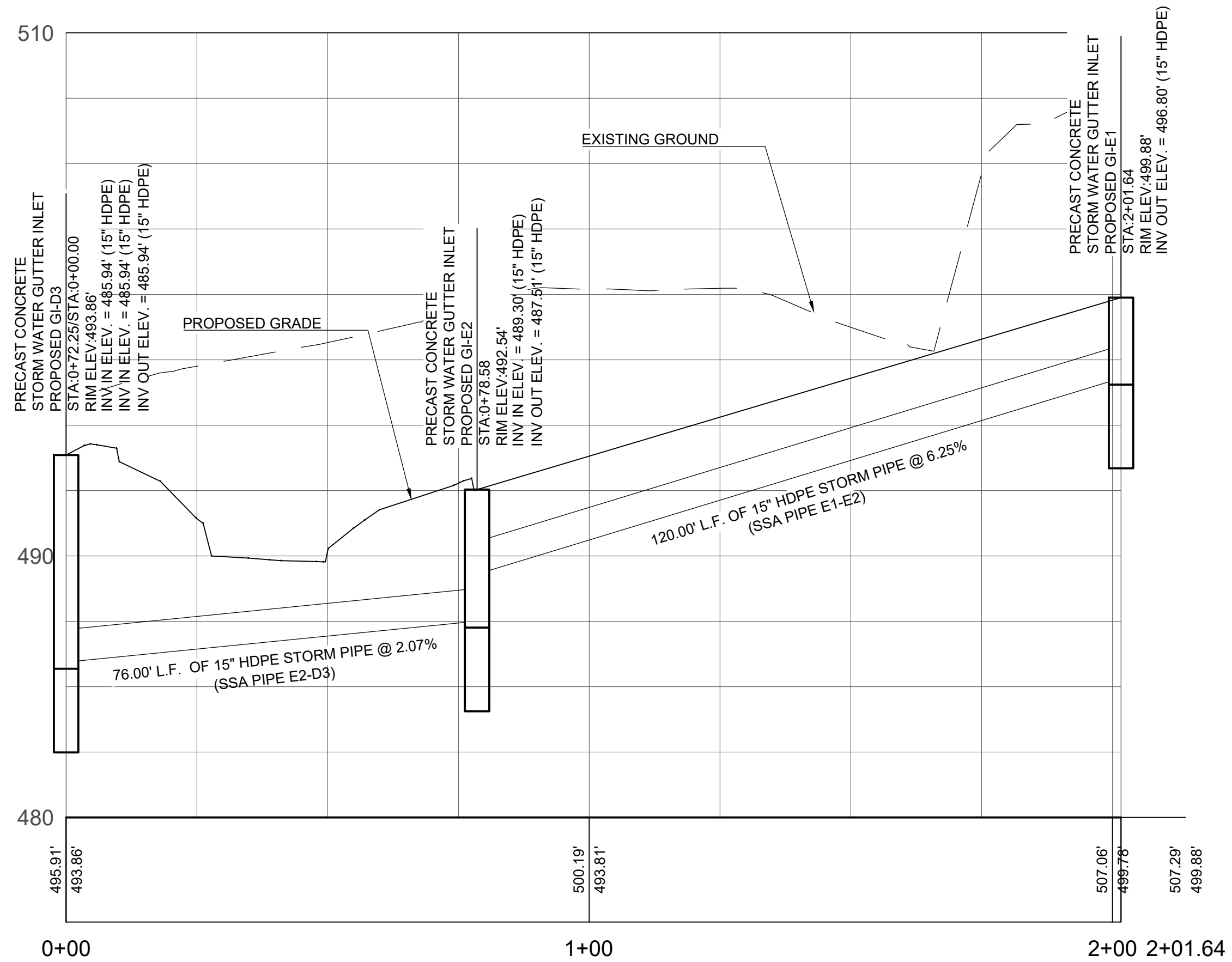
Terry Burke Dotson Member _____

Francis Desimone Alternate Member _____

Bruce M Devault Member _____



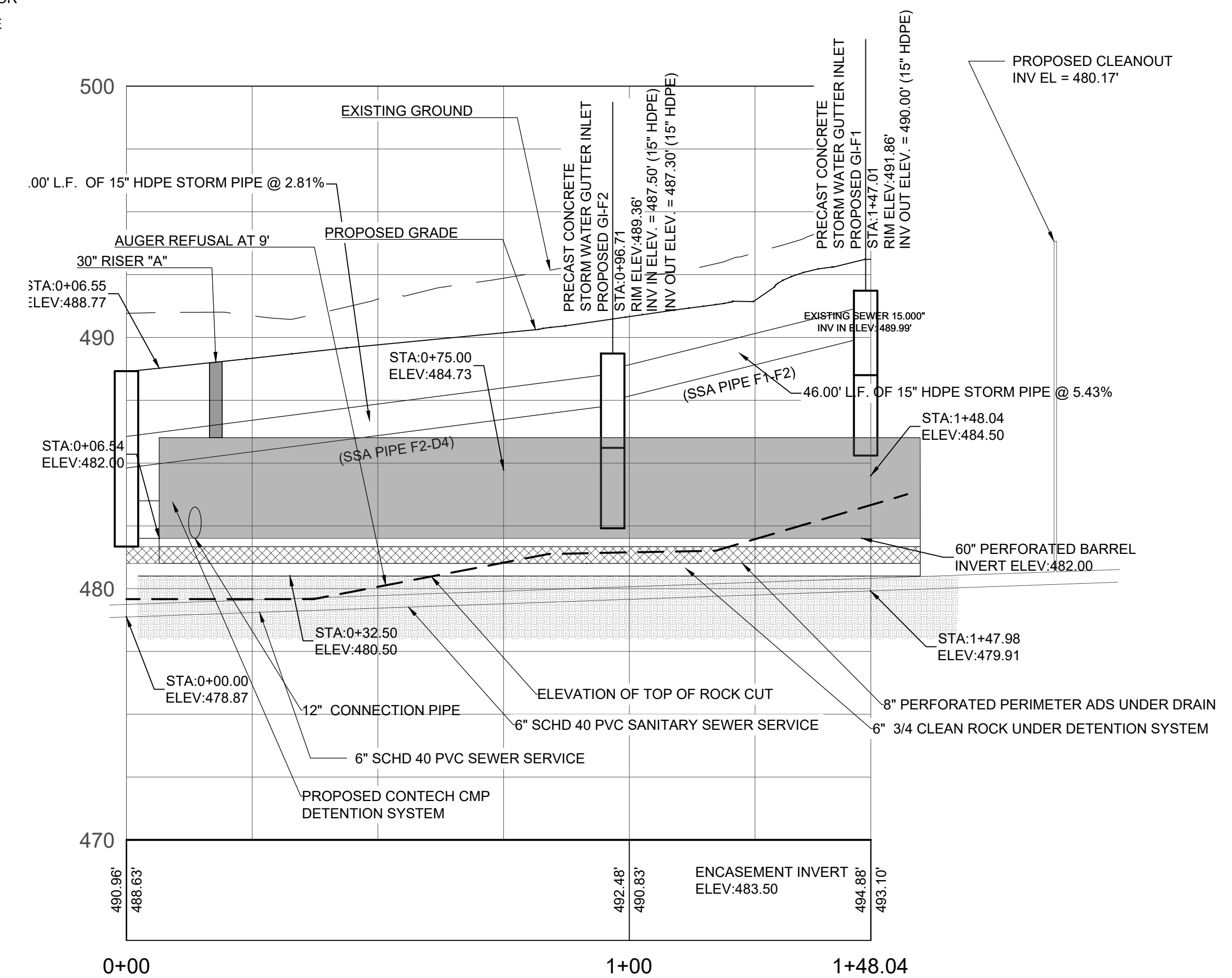
STORM LINE "E"
STA 0+00 TO STA 2+01.64
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'



STORM LINE "F"
STA 0+00 TO STA 1+48.04
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'

LEGEND

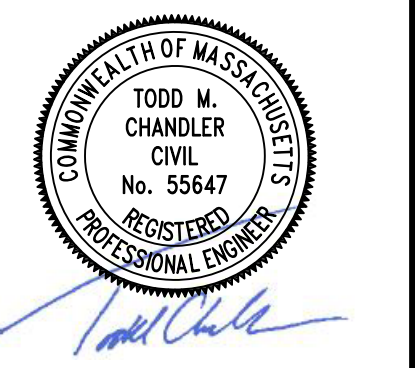
- RIGHT OF WAY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MINOR
- PROPOSED CONTOURS MAJOR
- PROPOSED CONTOURS MINOR
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE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



BRANSON SURVEYING & ENGINEERING, LLC
133 N. 801.565776
231 ROCKPOINT DRIVE
WALNUT SHADE, MO 65771
417-860-9697

Project Name and Address
SINGLETARY ARMS
115 W MAIN STREET, 119 W MAIN STREET
3 BURBANK STREET, 4 BURBANK STREET
MILLBURY, MA 01527

Sheet Title
STORM LINES "E" & "F"



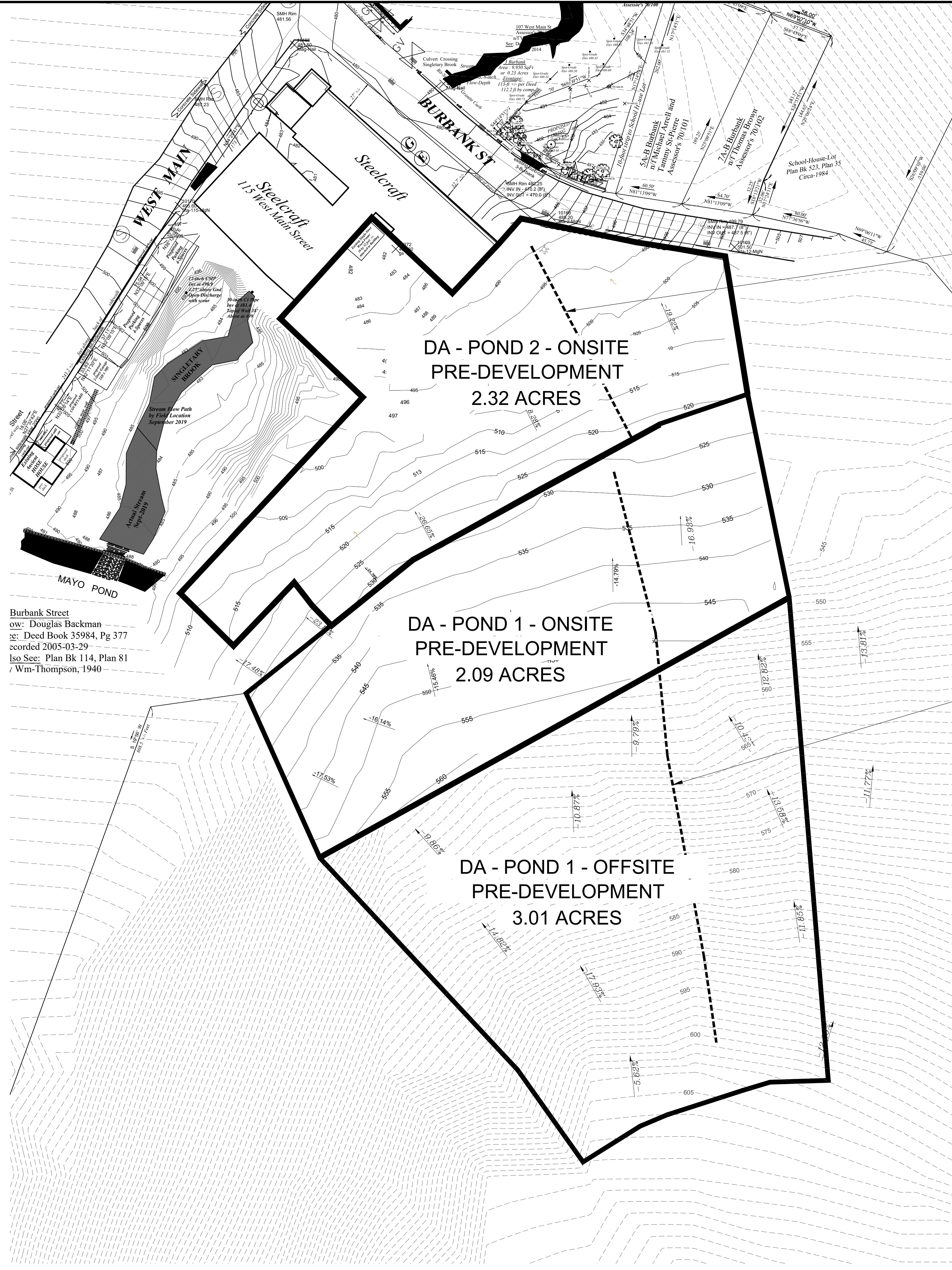
3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	10/01/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	11/29/2020
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4	RESPONSE TO CITY/STANTEC COMMENTS	02/15/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***	Sheet C-15
Date 08/06/2020	Scale AS NOTED

- 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

Burbank Street
 owned by: Douglas Backman
 Deed Book 35984, Pg 377
 recorded 2005-03-29
 also see: Plan Bk 114, Plan 81
 Wm-Thompson, 1940



- Richard F Gosselin, Jr Chairman _____
- Paul A Piktelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

PRE-DEVELOPMENT TO LINE DETENTION POND 2

PRE-DEVELOPMENT TO LINE DETENTION POND 1

PRE-DEVELOPMENT DRAINAGE AREA MAP

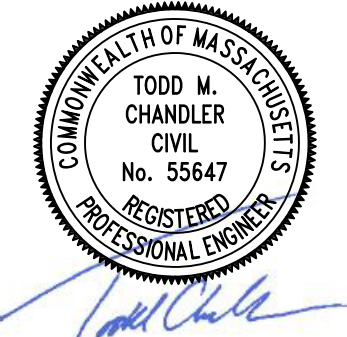
SCALE: 1"=50'

BRANSON SURVEYING & ENGINEERING, LLC
 ID No. 001450776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

PRE-DEVELOPMENT DRAINAGE AREA MAP

Sheet Title



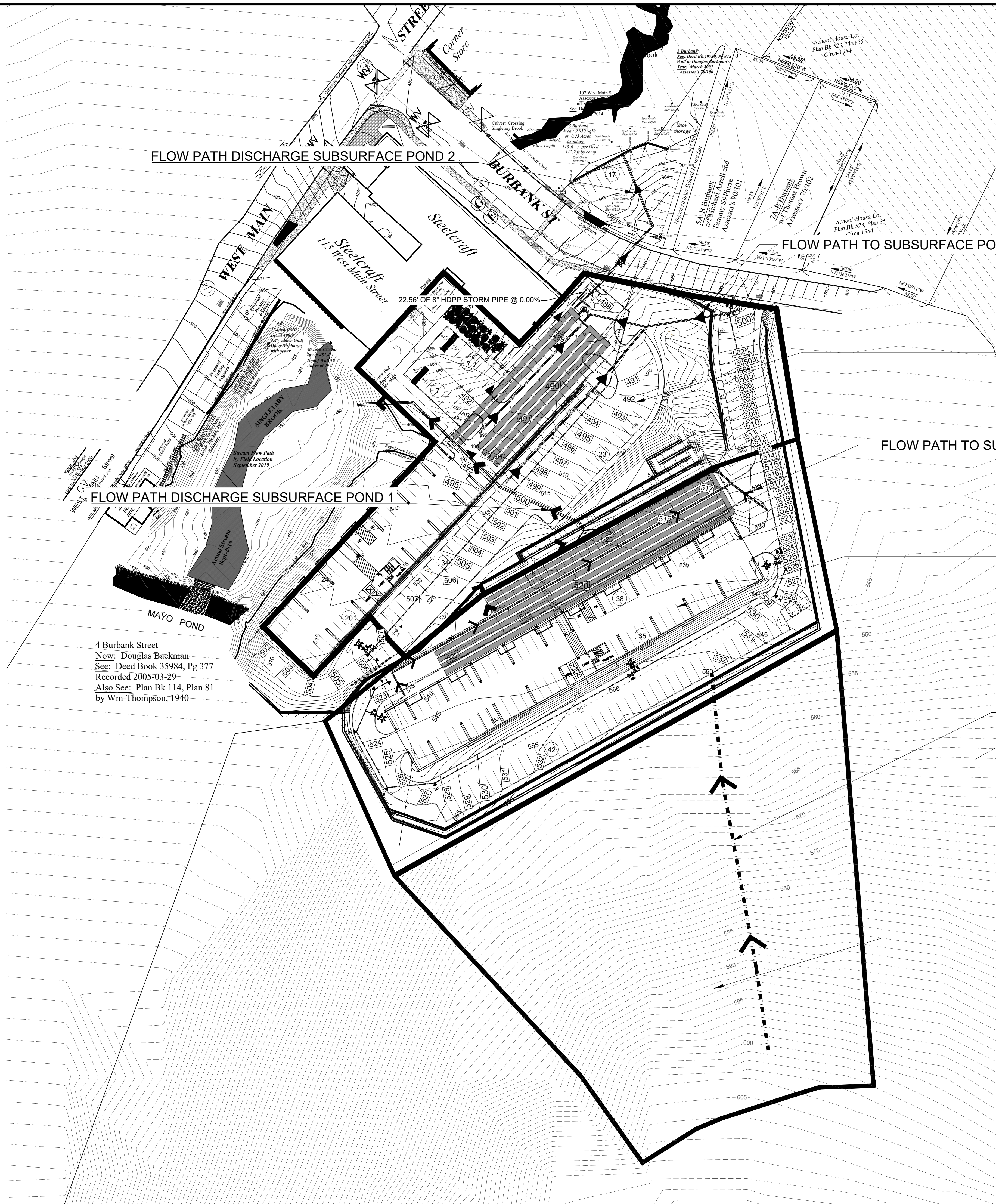
3/1/2021
Date

No.	Revision/Issue	Date
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2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
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4	RESPONSE TO CITY/STANTEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	02/01/2021

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

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
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- WATER VALVE
- FIRE HYDRANT
- THRUST BLOCK



DA - POND 2 - ONSITE
POST-DEVELOPMENT
2.32 ACRES

FLOW PATH TO SUBSURFACE POND 1

DA - POND 1 - ONSITE
POST-DEVELOPMENT
2.09 ACRES

POST-DEVELOPMENT TC LINE DETENTION POND 1

DA - POND 1 - OFFSITE
POST-DEVELOPMENT
3.01 ACRES

- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

BRANSON SURVEYING &
ENGINEERING, LLC
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231 ROCKPOINT DRIVE
WALNUT SHADE, MO 65771
417-860-9697

Project Name and Address
SINGLETARY ARMS
115 W MAIN STREET, 119 W MAIN STREET
3 BURBANK STREET, 4 BURBANK STREET
MILLBURY, MA 01527

Sheet Title
**POST-DEVELOPMENT DRAINAGE
AREA MAP**



3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

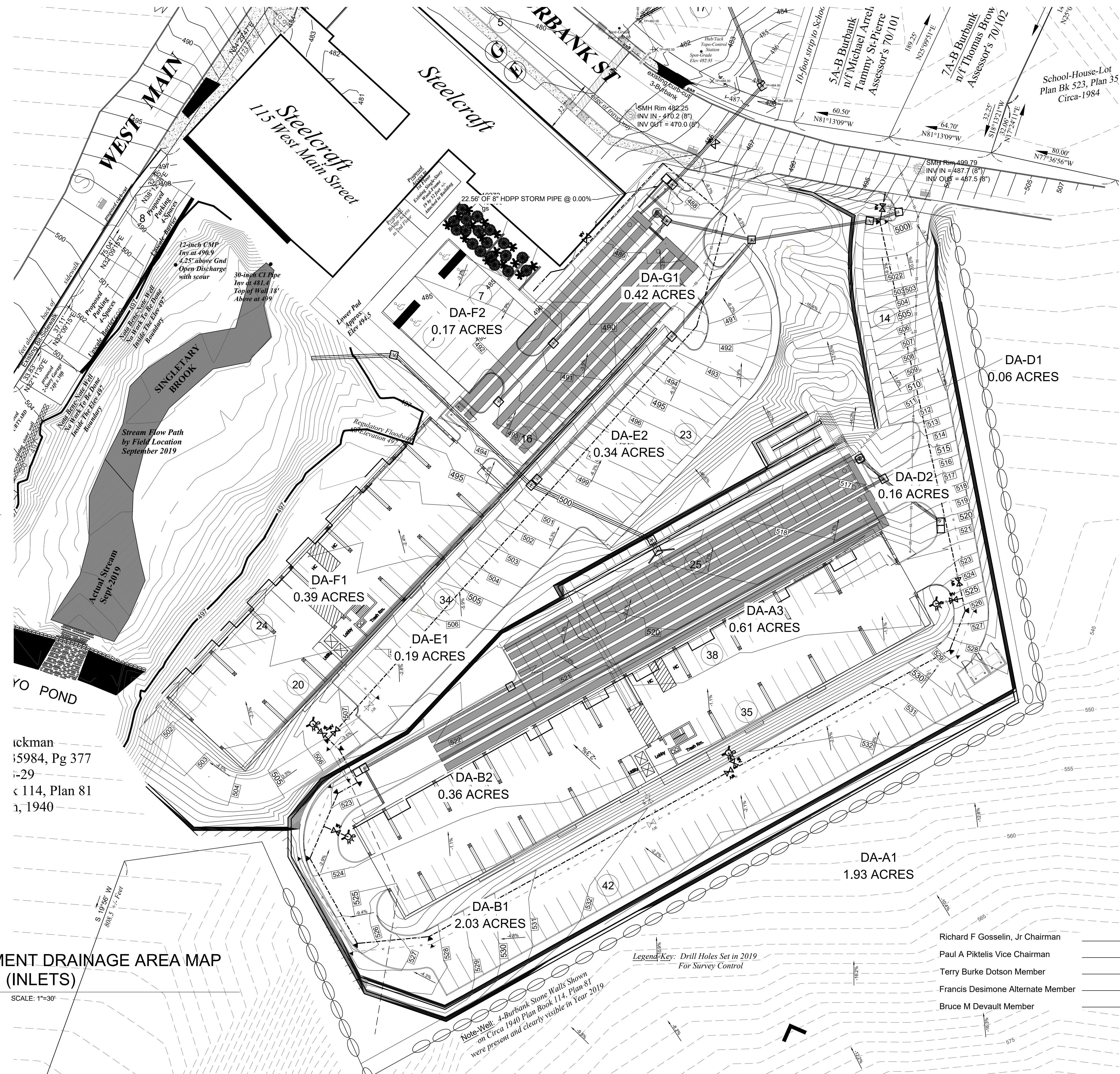
Project No. ***
Date 08/06/2020
Scale AS NOTED
Sheet C-18

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
Date 03/06/2020
Scale AS NOTED

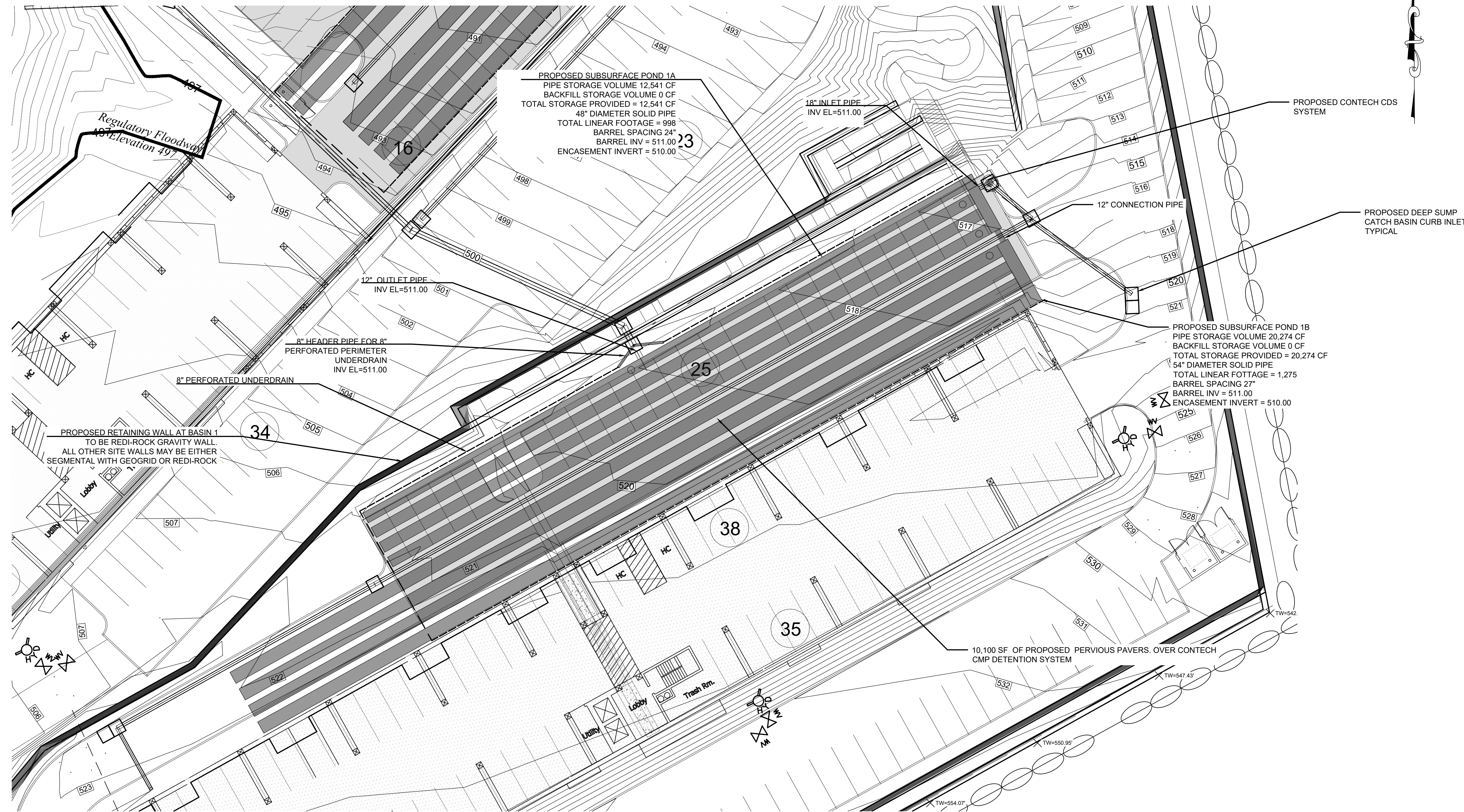
Sheet C-19

- 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



rickman
15984, Pg 377
11-29
114, Plan 81
1, 1940

Richard F Gosselin, Jr Chairman
Paul A Pikelis Vice Chairman
Terry Burke Dotson Member
Francis Desimone Alternate Member
Bruce M Devault Member



PROPOSED DETENTION POND 1 PLAN

SCALE: 1"=20'

- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

PRE-DEVELOPMENT ALLOWABLE RELEASE RATES & ACTUAL ROUTED RELEASE RATES

STORM EVENT	*PRE-DEVELOPMENT RELEASE RATE (CFS)	**ROUTED RELEASE RATE (CFS)	ELEVATION IN FEET	VOLUME PROVIDED
2	4.21	5.17	511.98	3,467 CUFT
10	10.05	10.68	512.51	6,265 CUFT
25	14.63	14.15	512.86	8,237 CUFT
50	19.43	16.95	513.26	10,492 CUFT
100	24.34	19.58	513.68	12,820 CUFT

* = FROM PRE-DEV. HYDROGRAPH
 ** = FROM RATING TABLE

PERVIOUS PAVERS

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
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- ▼ THRUST BLOCK

BRANSON SURVEYING & ENGINEERING, LLC
 13 N. 801.56776
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLETARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Sheet Title
PROPOSED DETENTION POND 1 PLAN

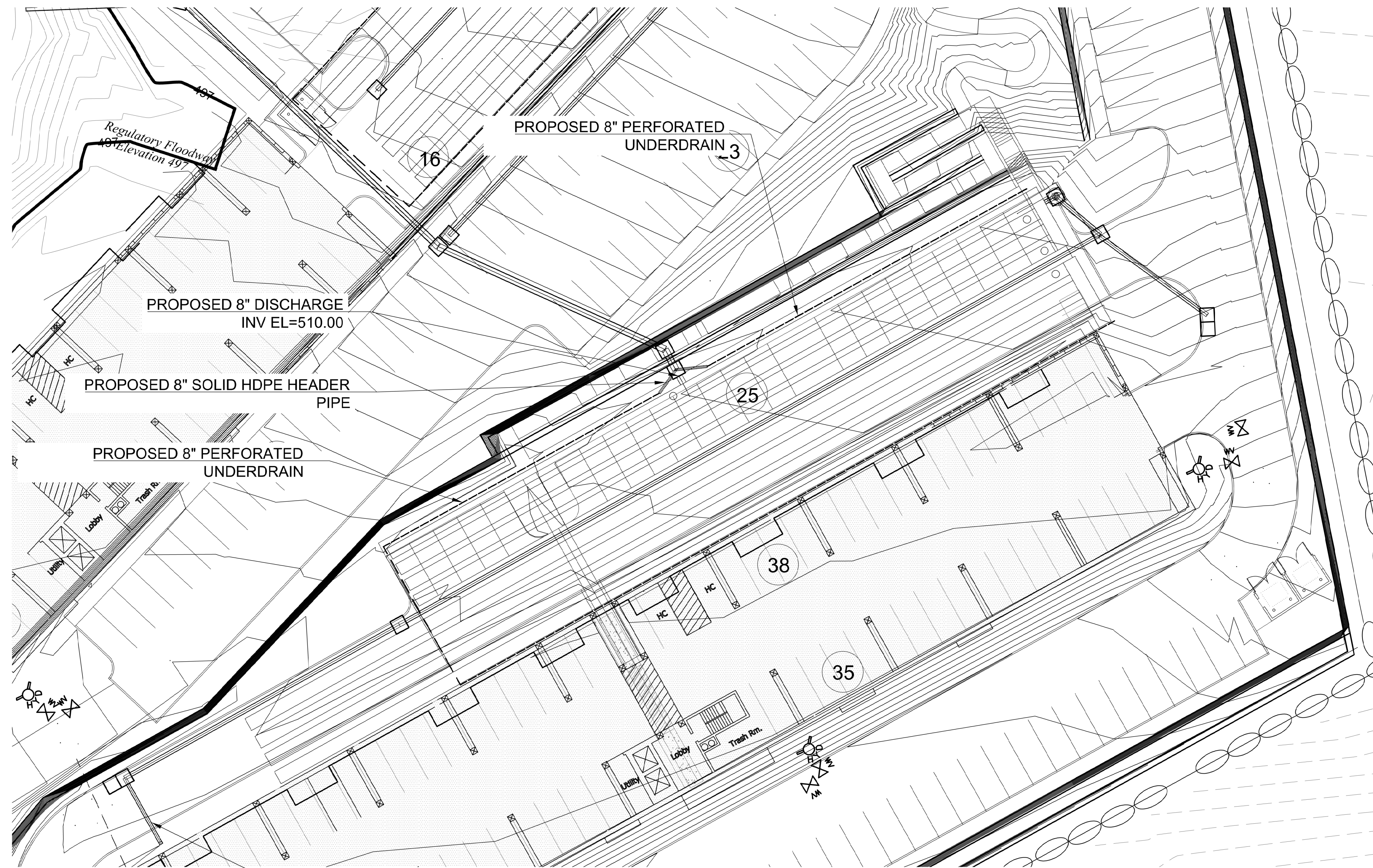


3/1/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
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5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

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

Sheet **C-20**



PROPOSED 8" DISCHARGE
INV EL=510.00

PROPOSED 8" SOLID HDPE HEADER
PIPE

PROPOSED 8" PERFORATED
UNDERDRAIN

PROPOSED 8" PERFORATED
UNDERDRAIN 3

12" HDPE ROOF DRAIN CONNECTION
@ MIN 0.5% SLOPE TYP. ONCE ACTUAL DOWNSPOUT
LOCATIONS ARE PROVIDED, PIPING DESIGN WILL
BE COMPLETED.

SCALE: 1"=20'

PERVIOUS PAVERS

LEGEND

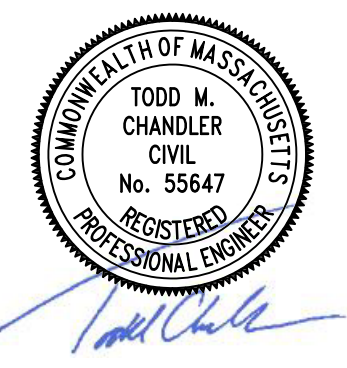
- RIGHT OF WAY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MINOR
- PROPOSED CONTOURS MAJOR
- PROPOSED CONTOURS MINOR
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE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

- Richard F Gosselin, Jr Chairman _____
- Paul A Pikelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

BRANSON SURVEYING &
ENGINEERING, LLC
ID No. 00158776
231 ROCKPOINT DRIVE
WALNUT SHADE, MO 65771
417-860-9697

Project Name and Address
SINGLETARY ARMS
115 W MAIN STREET, 119 W MAIN STREET
3 BURBANK STREET, 4 BURBANK STREET
MILLBURY, MA 01527

Sheet Title
**PROPOSED DETENTION POND 1
UNDER-DRAIN PLAN**

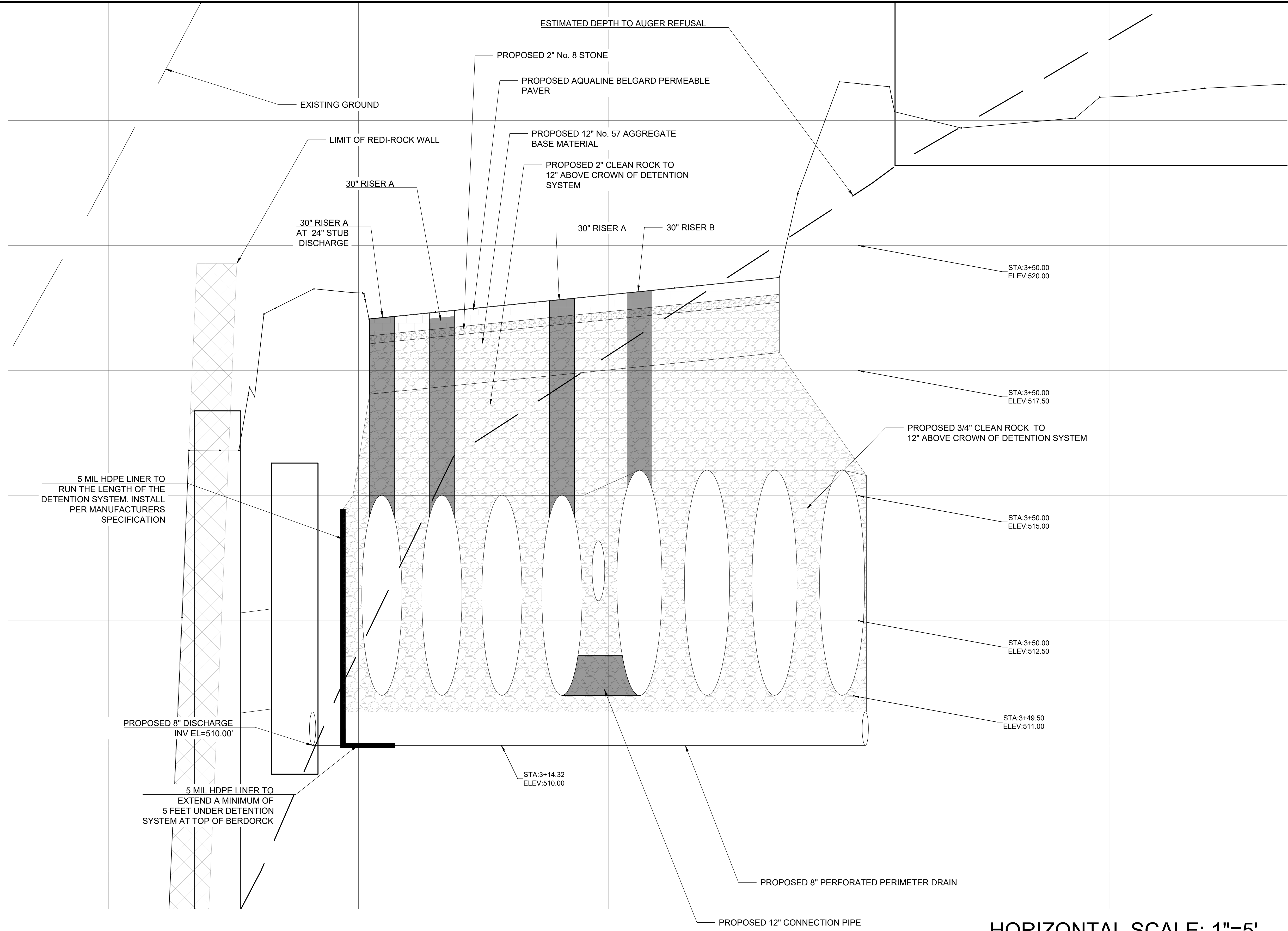


3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
Date 03/06/2020
Scale AS NOTED

Sheet C-20.1



HORIZONTAL SCALE: 1"=5'
 VERTICAL SCALE: 1"=10'

- Richard F Gosselin, Jr Chairman _____
- Paul A Piktelis Vice Chairman _____
- Terry Burke Dotson Member _____
- Francis Desimone Alternate Member _____
- Bruce M Devault Member _____

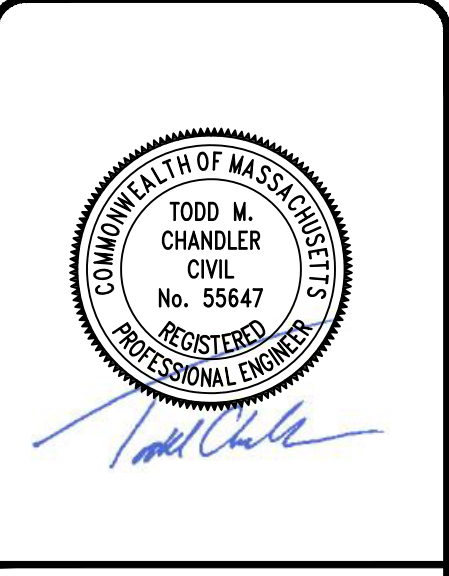
LEGEND

---	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

BRANSON SURVEYING & ENGINEERING, LLC
 ID No. 00145076
 231 ROCKPOINT DRIVE
 WALNUT SHADE, MO 65771
 417-860-9697

Project Name and Address
SINGLEARY ARMS
 115 W MAIN STREET, 119 W MAIN STREET
 3 BURBANK STREET, 4 BURBANK STREET
 MILLBURY, MA 01527

Sheet Title
PROPOSED DETENTION POND I SECTION

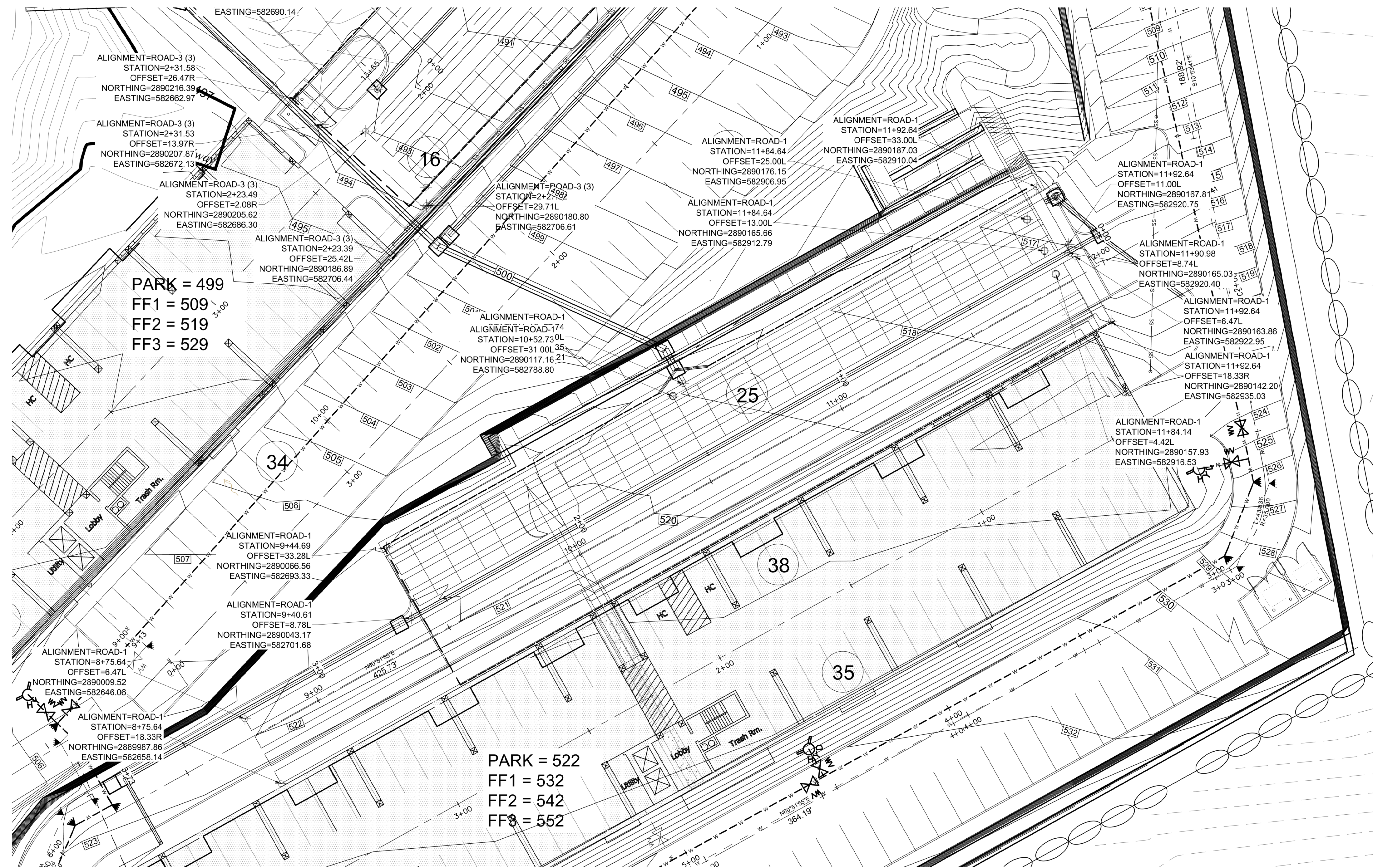


3/1/2021
 Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/29/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

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

Sheet C-20.2



SCALE: 1"=20'

Richard F Gosselin, Jr Chairman _____

Paul A Piktelis Vice Chairman _____

Terry Burke Dotson Member _____

Francis Desimone Alternate Member _____

Bruce M Devault Member _____

BRANSON SURVEYING &
ENGINEERING, LLC
ID No. 00156776
231 ROCKPOINT DRIVE
WALNUT SHADE, MO 65771
417-860-9697

Project Name and Address
SINGLETARY ARMS
115 W MAIN STREET, 119 W MAIN STREET
3 BURBANK STREET, 4 BURBANK STREET
MILLBURY, MA 01527

Sheet Title
**PROPOSED DETENTION POND I
DIMENSION PLAN**



3/1/2021
Date

No.	Revision/Issue	Date
1	RESPONSE TO CITY/STANTEC COMMENTS	09/28/2020
2	RESPONSE TO CITY/STANTEC COMMENTS	10/22/2020
3	RESPONSE TO CITY/STANTEC COMMENTS	12/09/2020
4	RESPONSE TO CITY/STANTEC COMMENTS	01/20/2021
5	RESPONSE TO CITY/STANTEC COMMENTS	03/01/2021

Project No. ***
Date 03/06/2020
Scale AS NOTED

Sheet
C-20.3