

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION

PLAN AND PROFILE OF
ROUTE 122 (SOUTH MAIN STREET)
ROADWAY IMPROVEMENTS
IN THE TOWN OF
UXBRIDGE
WORCESTER COUNTY

PRELIMINARY RIGHT OF WAY PLANS

FEDERAL AID PROJECT NO. XXXXXX

UXBRIDGE
ROUTE 122 (SOUTH MAIN STREET)

STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
MA	-		1	33
PROJECT FILE NO. 608171				

PRELIMINARY RIGHT OF WAY
TITLE SHEET & INDEX

THESE PLANS ARE SUPPLEMENTED BY THE OCTOBER 2017 CONSTRUCTION STANDARD DETAILS, THE 2015 OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS, THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1968 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

INDEX

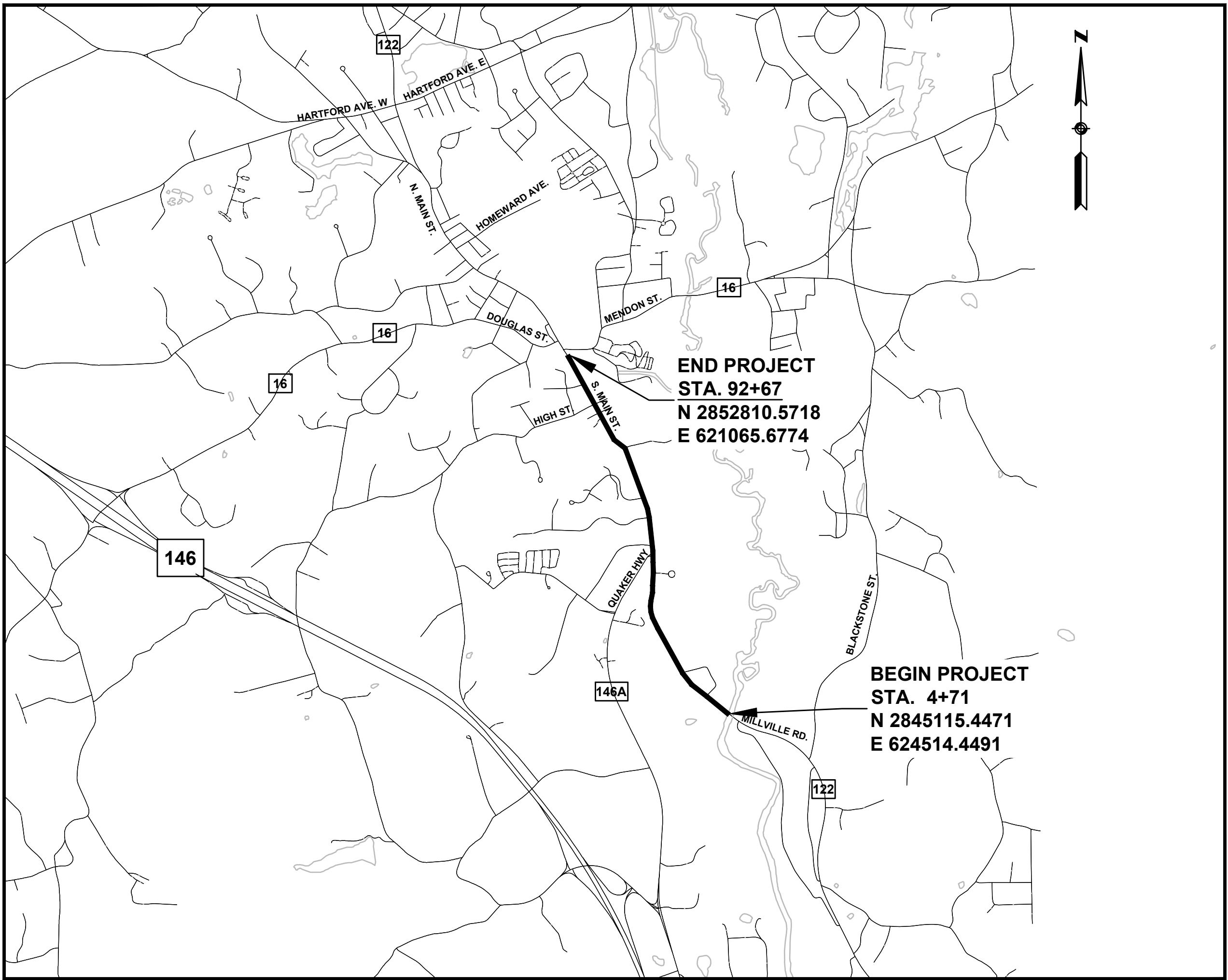
SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	LEGEND, ABBREVIATIONS & PROJECT DESCRIPTION
3	TYPICAL SECTIONS
4-12	PARCEL SUMMARY SHEETS
14-15	LOCATION PLANS
16-33	PROPERTY PLANS

* THIS PROJECT CONSISTS OF MINIMAL CHANGES TO ROADWAY PROFILE GRADES. AS SUCH, NO CRITICAL PROFILES ARE NEEDED NOR PROVIDED.

BASE MAP NOTES

- THE SURVEY BASE PLAN WAS PREPARED BY GILBERT AND MALONEY IN JUNE, 2007 AND SUPPLEMENTED BY NITSCH ENGINEERING IN JUNE, 2021
- THE MOST RECENT SITE VISIT WAS COMPLETED BY BETA GROUP, INC. IN SEPTEMBER, 2022 TO VERIFY THAT THE EXISTING CONDITIONS SHOWN ON THE PLAN ARE THE CURRENT CONDITIONS IN THE FIELD.
- THE LAYOUT AND PROPERTY LINES SUBMITTED ON THE PLAN WERE COMPILED FROM NITSCH ENGINEERING CERTIFIED BY JEFFREY CAMPBELL, A PLS IN DIRECT CHARGE AND SUPERVISION OF THE SURVEY BASEMAP.
- THE OWNERS HAVE BEEN CHECKED AND UPDATED AS OF JANUARY, 2023.
- THE PREQUALIFIED SURVEYOR UNDER THE S3 CATEGORY IS PARTICIPATING IN THE DEVELOPMENT OF THE ROW PLANS. NITSCH ENGINEERING HAS VERIFIED HIGHWAY LAYOUT BASELINES AND SIDELINES, VERIFIED MUNICIPAL LAYOUTS, VERIFIED THAT ABUTTERS PROPERTY LINES ARE CREATED BASED ON RECORD DEEDS AND PLANS, VERIFIED CURRENT ABUTTERS OWNERSHIP INFORMATION, VERIFIED EXISTING PERMANENT EASEMENTS, AND VERIFIED ANY OTHER ELEMENTS IN THE SURVEY BASE PLAN THAT AFFECTS DISPOSITIONS AND LAND ACQUISITIONS.

THE LAYOUT LINES, AS REPRESENTED ON THE PRELIMINARY RIGHT OF WAY PLANS, ARE BASED UPON AN INSTRUMENT SURVEY THAT MEETS 250 CMR 6.02 AND ARE SUITABLE TO BE USED FOR A RECORDABLE PLAN.



0 2000 3000 4000 5000
SCALE: 1" = 2000'

LENGTH OF PROJECT = 8,796 FEET = 1.67 MILES



ROW PLANS PREPARED BY:
BETA
www.BETA-Inc.com

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED:

DIVISION ADMINISTRATOR DATE

RECOMMENDED FOR APPROVAL

CHIEF ENGINEER DATE

APPROVED

HIGHWAY ADMINISTRATOR DATE

PROJECT TOTALS - TOWN			
AFFECTED PROPERTIES	FEE TAKINGS	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
16	0	10	19

UXBRIDGE
ROUTE 122 (SOUTH MAIN STREET)

STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
MA	-		12	33
PROJECT FILE NO. 608171				

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY 9 OF 10

TOWN OF UXBRIDGE

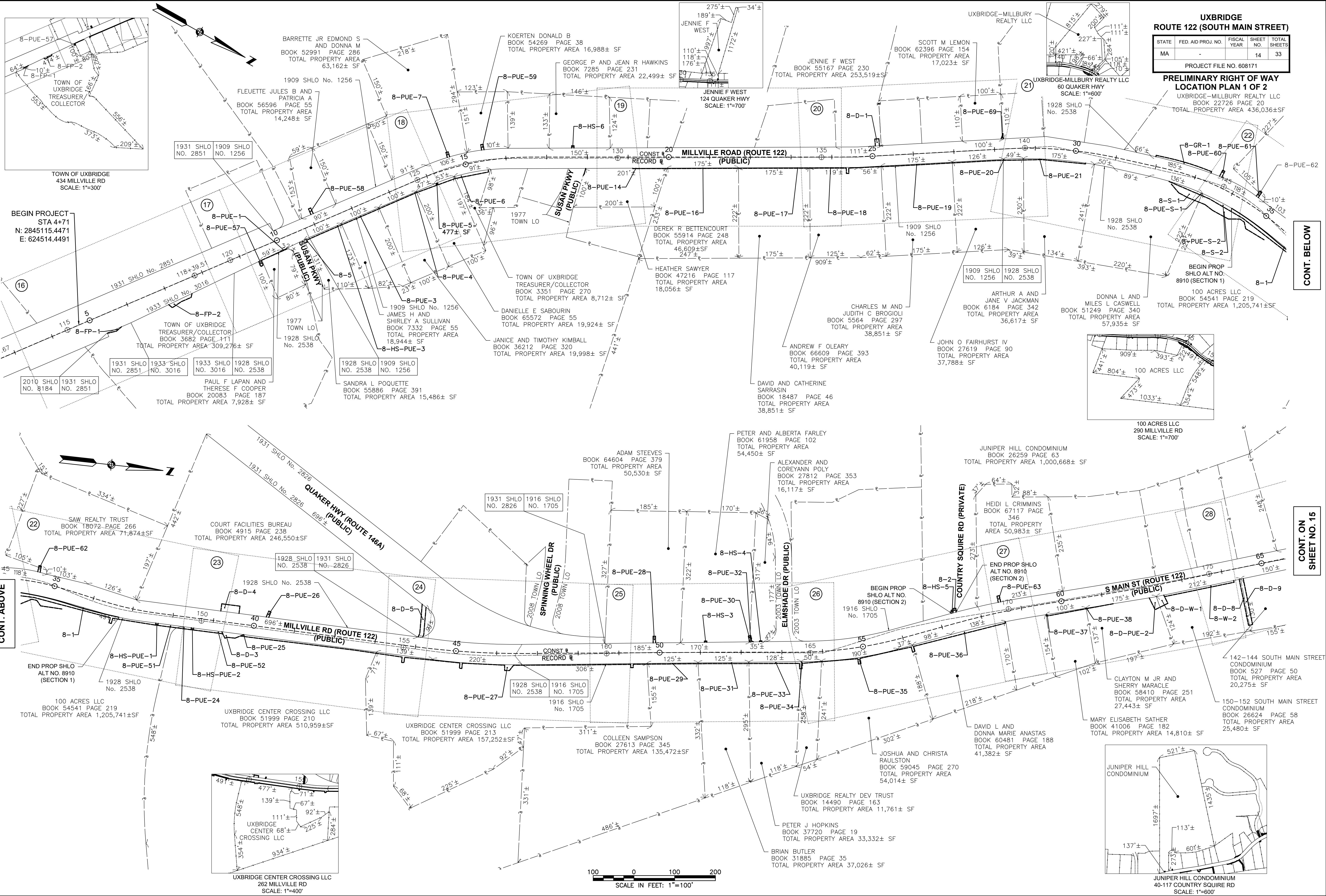
PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)				TOTAL PROPERTY AREA (S.F.)	FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	REMARKS	LAND RESTRICTION FROM THE DEED		
			DEED BOOK	PAGE NO.	LCC NO.	CERT NO.	TAKEN		EASEMENT							TOTAL TAKEN	REMAINING
							TOWN	STATE	TYPE	AREA							
E-16	31, 32	THE SMITH IRREVOCABLE TRUST	64917	358					PERM	174			19,998	141	53 S MAIN ST	SIDEWALK	
TE-117	31	THE SMITH IRREVOCABLE TRUST	64917	358					TEMP	135						PROP GRAVEL DRIVEWAY	
E-17	31, 32	ROBERT E AND DIANNE M JOHNSON	7934	35					PERM	46			8,276	60	47 S MAIN ST	SIDEWALK	
TE-120	31, 32	ROBERT E AND DIANNE M JOHNSON	7934	35					TEMP	166						PROP HMA DRIVEWAY	
E-18	32	PARK PLACE REALTY TRUST	8504	263					PERM	45			5,593	148	43 S MAIN ST	SIDEWALK, PEDESTRIAN CURB RAMP	
TE-121	32	PARK PLACE REALTY TRUST	8504	263					TEMP	755						PROP HMA DRIVEWAY	
E-9	32	TOWN OF UXBRIDGE BOARD OF SELECTMEN	54952	1					PERM	54			33,541	232	31 S MAIN ST	PEDESTRIAN CURB RAMP	
E-10	32	TOWN OF UXBRIDGE BOARD OF SELECTMEN	54952	1					PERM	26						PEDESTRIAN CURB RAMP, SIDEWALK	
TE-124	32	TOWN OF UXBRIDGE BOARD OF SELECTMEN	54952	1					TEMP	198						PROP HMA DRIVEWAY	
TE-125	32	TOWN OF UXBRIDGE BOARD OF SELECTMEN	54952	1					TEMP	582						PROP HMA DRIVEWAY, MULCH, R&R CURB, REMOVE SHRUBS	
E-11	32	TOWN OF UXBRIDGE BOARD OF SELECTMEN	626	297					PERM	87			17,598	213	21 S MAIN ST	PEDESTRIAN CURB RAMP, SIDEWALK, RRFB	
E-12	32, 33	TOWN OF UXBRIDGE BOARD OF SELECTMEN	626	297					PERM	768						SIDEWALK	
TE-127	32, 33	TOWN OF UXBRIDGE BOARD OF SELECTMEN	626	297					TEMP	669						PROP HMA DRIVEWAY, MULCH, R&R CURB	
TE-128	33	TOWN OF UXBRIDGE BOARD OF SELECTMEN	626	297					TEMP	533						MULCH	
E-13	32, 33	28 S MAIN ST UXBRIDGE REALTY TRUST	55594	244					PERM	60			8,414	125	28 S MAIN ST	SIDEWALK	
E-15	32	28 S MAIN ST UXBRIDGE REALTY TRUST	55594	244					PERM	59						RRFB	
TE-126	32	28 S MAIN ST UXBRIDGE REALTY TRUST	55594	244					TEMP	692						PROP HMA DRIVEWAY	
E-14	32, 33	BRAD BARRY REALTY TRUST	36534	195					PERM	10			13,068	293	20 S MAIN ST & 10 S MAIN ST	SIDEWALK	
TE-129	32, 33	BRAD BARRY REALTY TRUST	36534	195					TEMP	2400						PROP HMA DRIVEWAY, GRADING (MAX 2:1), LOAM AND SEED, REMOVE SHRUBS, TREE TRIMMING	
TE-113	31	MICHAEL J SMITH	18529	146					TEMP	244				244	61 S MAIN ST	GRADING (MAX 2:1), LOAM AND SEED	
TE-116	31	JEANNETTE M WHITE	55351	241					TEMP	101				101	56 S MAIN ST	PROP HMA DRIVEWAY	
TE-118	31, 32	JASON M QUIGLEY AND AMANDA P HOWARD	58684	61					TEMP	113				95	50 S MAIN ST	PROP HMA DRIVEWAY	
TE-133	31, 32	JASON M QUIGLEY AND AMANDA P HOWARD	58684	61					TEMP	40						PROP HMA DRIVEWAY	
TE-119	31, 32	DANIEL OMAR	65578	236					TEMP	145				78	46 S MAIN ST	PROP HMA DRIVEWAY	
TE-122	32	KRISTA MARIE TRIPODI	66484	115					TEMP	164				95	42 S MAIN ST	PROP HMA DRIVEWAY	

UXBRIDGE
ROUTE 122 (SOUTH MAIN STREET)

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MA	-		13	33
PROJECT FILE NO. 608171				

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY 10 OF 10

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)				TOTAL PROPERTY AREA (S.F.)	FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	REMARKS	LAND RESTRICTION FROM THE DEED		
			DEED BOOK	PAGE NO.	LCC NO.	CERT NO.	TAKEN		EASEMENT							TOTAL TAKEN	REMAINING
							TOWN	STATE	TYPE	AREA							
TE-123	32	TOWN OF UXBRIDGE BOARD OF SELECTMEN SENIOR CENTER	7017	233					TEMP	257			129	36 S MAIN ST	PROP HMA DRIVEWAY		
TE-134	33	VASILIOS ZAHARIADIS	49798	77					TEMP	53			39	13 S MAIN ST	SIDEWALK AT DRIVEWAY CONSTRUCTION		
TE-132	33	KONSTANTINOS TZEREMES	26647	299					TEMP	67			88	6 S MAIN ST	PROP HMA DRIVEWAY		
TE-135	33	BAYSTATE INVESTMENT FUND LLC	61583	73					TEMP	54			187	5 & 11 S MAIN ST	SIDEWALK AT DRIVEWAY CONSTRUCTION		



**UXBRIDGE
ROUTE 122 (SOUTH MAIN STREET)**

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MA			14	33

PROJECT FILE NO. 608171

**PRELIMINARY RIGHT OF WAY
LOCATION PLAN 1 OF 2**

UXBRIDGE-MILLBURY REALTY LLC
BOOK 22726 PAGE 20
TOTAL PROPERTY AREA 436,036± SF

CONT. BELOW

CONT. ON
SHEET NO. 15



STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
MA	-		15	33

TOWN JURISDICTION

**CONT. ON
SHEET NO. 14**

STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
MA	-		31	33



EXIST	1977 TOWN LAYOUT	1+00
+	+	+

1+00
HIGH ST (PUBLIC)
VGC

S MAIN ST (RTE. 122)

**GRISWALD CT
(PRIVATE)**

**REPRINTER TER
(PRIVATE)**

CONT. ON
SHEET NO. 32

CONT. ON
SHEET NO. 30

20 0 20 40
SCALE IN FEET: 1"=20'

STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
MA	-		33	33

N/F
SAVERS CO OPERATIVE BANK
BOOK 27180 PAGE 27
1 SOUTH MAIN ST
MAP 24A LOT 0855

END PROJECT
STA 92+67.00
N: 2852810.5718
E: 621065.6774

N/F
SAVERS CO OPERATIVE BANK
BOOK 27180 PAGE 29
3 SOUTH MAIN ST
MAP 24A LOT 0856

TE-134
—VASILIOS ZAHARIADIS
AREA ABOUT 53 SF

TE-135
BAYSTATE INVESTMENT FUND LLC
AREA ABOUT 54 SF

TE-127
TOWN OF UXBRIDGE
BOARD OF SELECTMEN
AREA ABOUT 669 SF

N
7

OWN TOWN OF UXBRIDGE
BOARD OF SELECTMEN
AREA ABOUT 533 SF
PROP AGED PINE
BARK MULCH
E-12
TOWN OF UXBRIDGE
BOARD OF SELECTMEN
AREA ABOUT 768 SF

E-12 BARK MULCH
TOWN OF UXBRIDGE
BOARD OF SELECTMEN
AREA ABOUT 768 SF

CONGREGACION MARANATHA
BOOK 40682 PAGE 5
15 S MAIN ST
MAP 24A LOT 0898

RET WALK
RET RAILING AND WALL
RET STEPS
TAF MEMORIAL
UNITED METHODIST CHURCH
PROP CEM

S MAIN ST (RTE. 122)
(PUBLIC) 92

E-13
28 S MAIN ST UXBRIDGE
REALTY TRUST (S)
AREA ABOUT 60 SF

END PROP TOWN
LO ALT
(SECTION F) 90

TE-132
KONSTANTINOS TZEREMES
AREA ABOUT 67 SF

TE-129
BRAD BARRY REALTY TRUST
AREA ABOUT 2400 SF

END PROP TOWN LO ALT
(SECTION E)

E-14
BRAD BARRY REALTY TRUST
AREA ABOUT 10 SF

N/F
THOMAS TZEREMES
BOOK 51828 PAGE 366
2 S MAIN ST
MAP 24A LOT 0864

MENDON ST (RTE. 16)
(PUBLIC)

CONT. ON
SHEET NO. 32

BEGIN PROP TOWN
LO ALT (SECTION
E)

