

RICE POND VILLAGE SITE PLAN OF LAND

IN
MILLBURY, MASSACHUSETTS

OWNER:

MCLAUGHLIN FAMILY LIVING TRUST

17 RICE ROAD

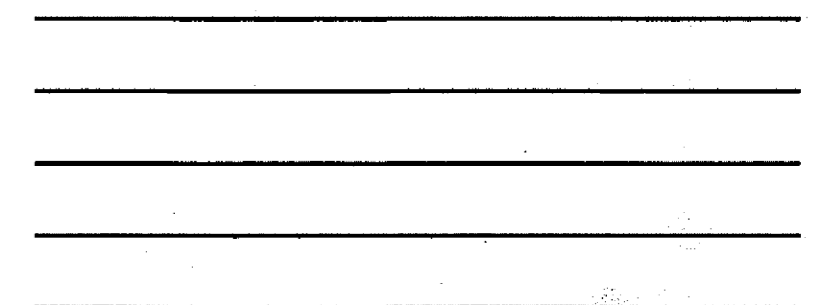
MILLBURY, MASSACHUSETTS 01527

APPLICANT:

WHITNEY STREET HOME BUILDERS, LLC

ONE GOLDEN COURT

WESTBOROUGH, MASSACHUSETTS 01581



CLIENT NUMBER: 501
JOB NUMBER: 215-501
DRAWING : WESTMAINSTREETCURRENT.dwg

PREPARED BY

AZIMUTH LAND DESIGN, LLC

325 DONALD LYNCH BOULEVARD, SUITE 100

MARLBOROUGH, MASSACHUSETTS 01572

TELEPHONE (508) 485-0137

EMAIL: jamest@azimuthlanddesign.co

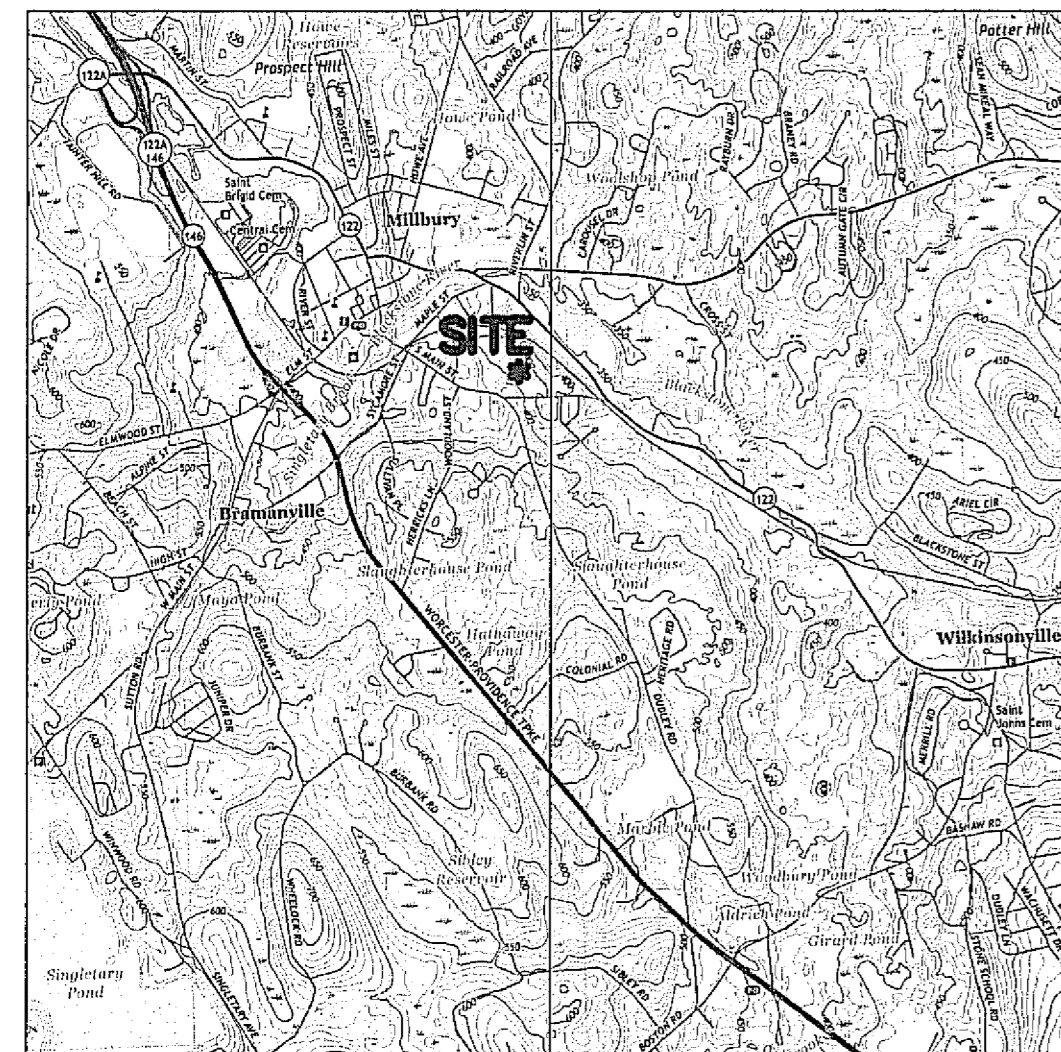
DATE:

MARCH 26, 2021

REVISED MAY 28, 2021

REVISED JULY 21, 2021

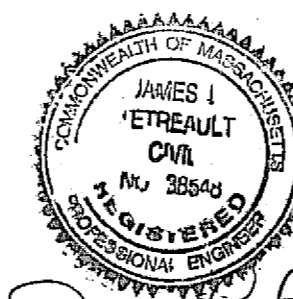
REVISED SEPTEMBER 3, 2021



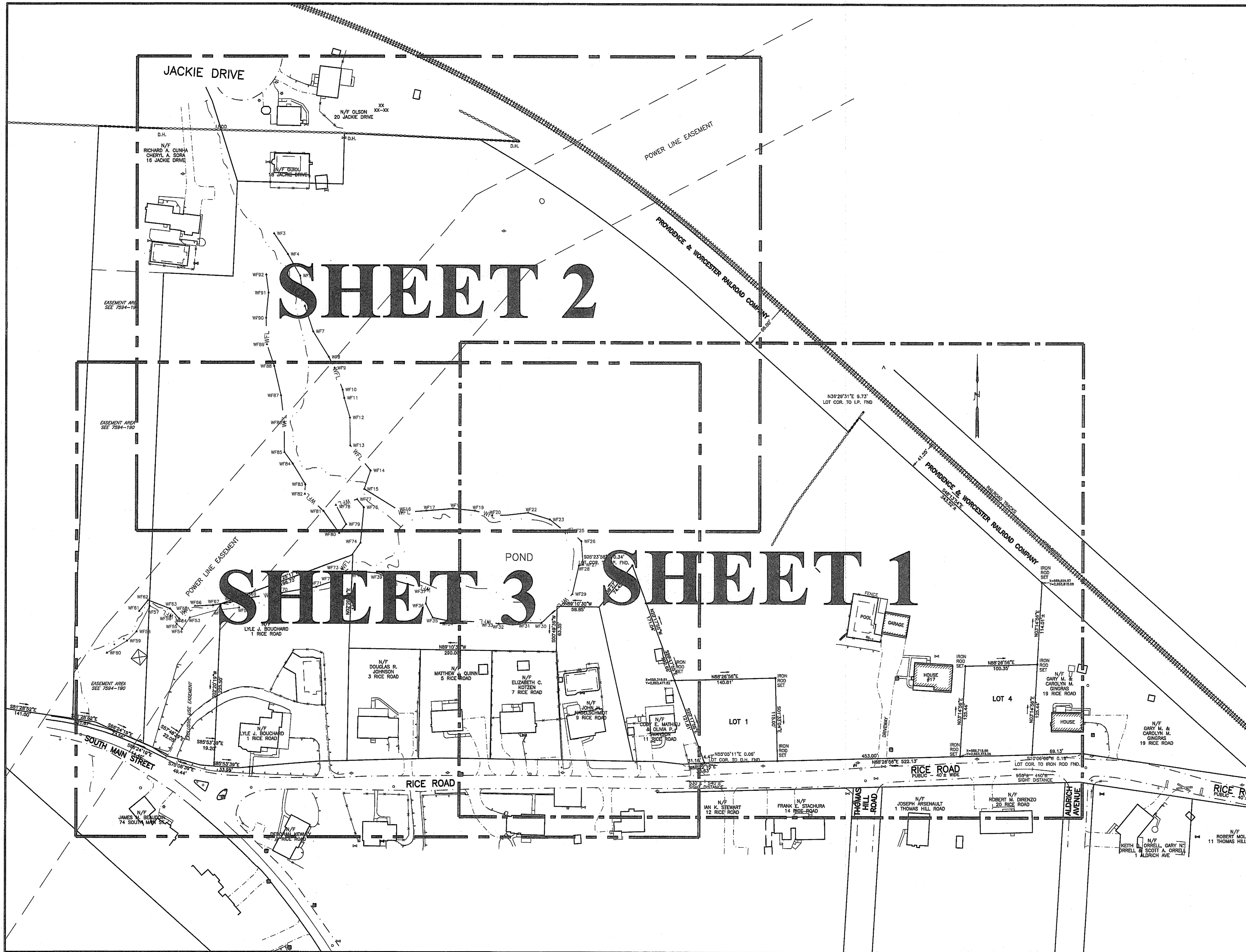
LOCUS MAP

SHEET DIRECTORY

| | |
|---------------------------|--------------|
| TITLE SHEET | (THIS SHEET) |
| KEY SHEET | |
| LAND PLANS | L1 - L3 |
| EXISTING CONDITIONS PLANS | E1 - E3 |
| SITE LAYOUT PLANS | S1 - S3 |
| GRADING PLANS | G1 - G3 |
| PLAN & PROFILE SHEETS | P1 - P2 |
| LANDSCAPING PLAN | LS1 - LS2 |
| SOILS MAP | S01 |
| DETAIL SHEETS | D1 - D4 |



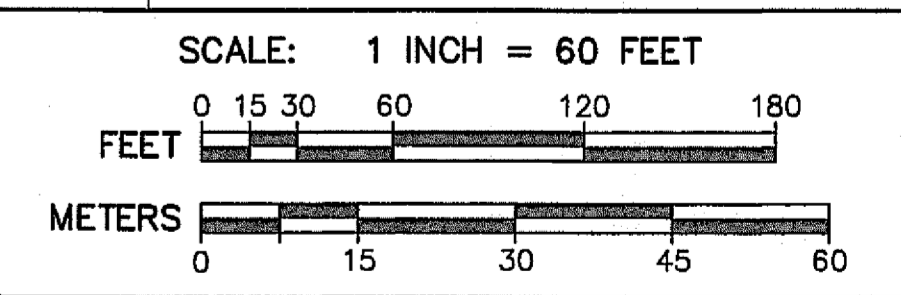
James J. Etcheault
9/3/2021



DATUM: NAD83 AND NAVD 88

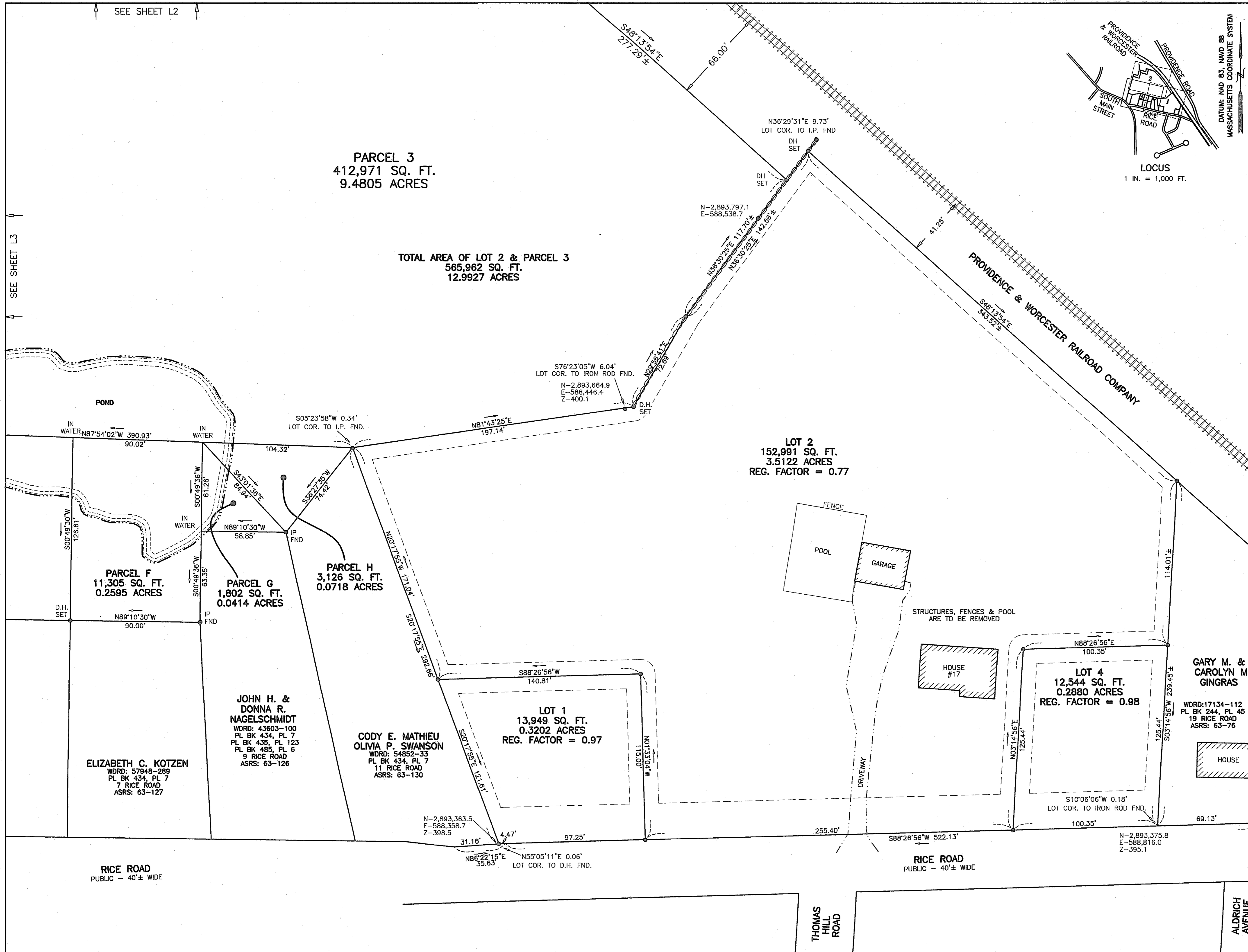
AZIMUTH LAND DESIGN, LLC
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 325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
 Telephone (508)-485-0137 james@azimuthlanddesign.co

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| CLT. NO. | 3151 | JOB NO. | 186-3234 |
| DATE: | MARCH 26, 2021 | DWG NO. | RICEROADCURRENT |
| REVISIONS | | | |
| DATE: | DESCRIPTION | | |
| 5/28/21 | TOWN REVIEW | | |
| 7/21/21 | TOWN REVIEW | | |
| 9/3/21 | TOWN REVIEW | | |



**SITE PLAN OF LAND
 AT 17 RICE ROAD**
 IN
MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

KEY SHEET



PARCEL 3
412,971 SQ. FT.
9.4805 ACRES

TOTAL AREA OF LOT 2 & PARCEL 3
565,962 SQ. FT.
12.9927 ACRES

LOT 2
152,991 SQ. FT.
3.5122 ACRES
REG. FACTOR = 0.77

LOT 1
13,949 SQ. FT.
0.3202 ACRES
REG. FACTOR = 0.97

LOT 4
12,544 SQ. FT.
0.2880 ACRES
REG. FACTOR = 0.98

PARCEL F
11,305 SQ. FT.
0.2595 ACRES

PARCEL G
1,802 SQ. FT.
0.0414 ACRES

PARCEL H
3,126 SQ. FT.
0.0718 ACRES

JOHN H. & DONNA R. NAGELSCHMIDT
WDRD: 43603-100
PL BK 434, PL 7
PL BK 435, PL 123
PL BK 485, PL 6
9 RICE ROAD
ASRS: 63-126

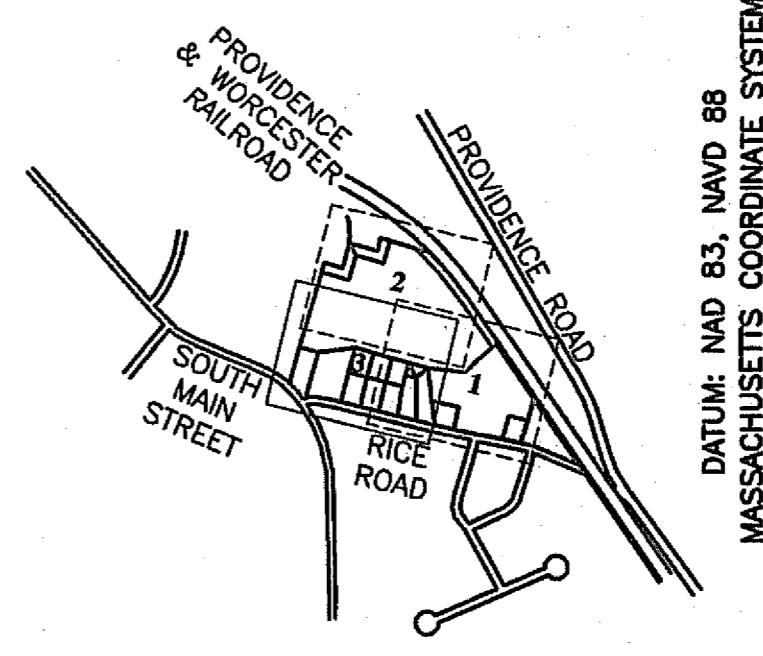
ELIZABETH C. KOTZEN
WDRD: 57948-289
PL BK 434, PL 7
7 RICE ROAD
ASRS: 63-127

**CODY E. MATHIEU
OLIVIA P. SWANSON**
WDRD: 54852-33
PL BK 434, PL 7
11 RICE ROAD
ASRS: 63-130

GARY M. & CAROLYN M. GINGRAS

WDRD: 17134-112
PL BK 244, PL 45
19 RICE ROAD
ASRS: 63-76

DATUM: NAD 83, NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

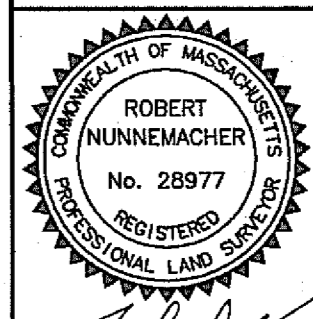


PARCEL 3 IS TO BE COMBINED WITH LOT 2 TO MAKE ONE CONTIGUOUS PARCEL. PARCELS A TO H ARE TO BE CONVEYED TO ABUTTERS.

ZONE: R-1
SINGLE FAMILY
AREA: 12,500 SQ. FT. WITH WATER AND SEWER
REGULARITY FACTOR: $\approx > 0.40$
AREA: 90% IS UPLAND
FRONTAGE: 100 FT. NOT IN UTILITY EASEMENT
FRONT YARD: 25 FT.
SIDE & REAR YARD: 10 FT.
COVERAGE: 30% MAX.

● IRON ROD SET UNLESS OTHERWISE NOTED

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. MILLBURY PLANNING BOARD PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

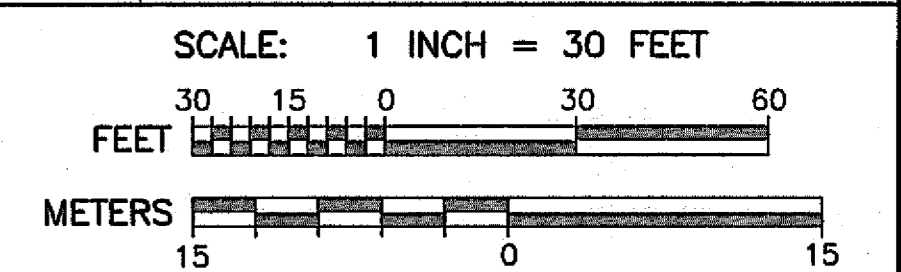


Robert Wunnemacher 9-3-21

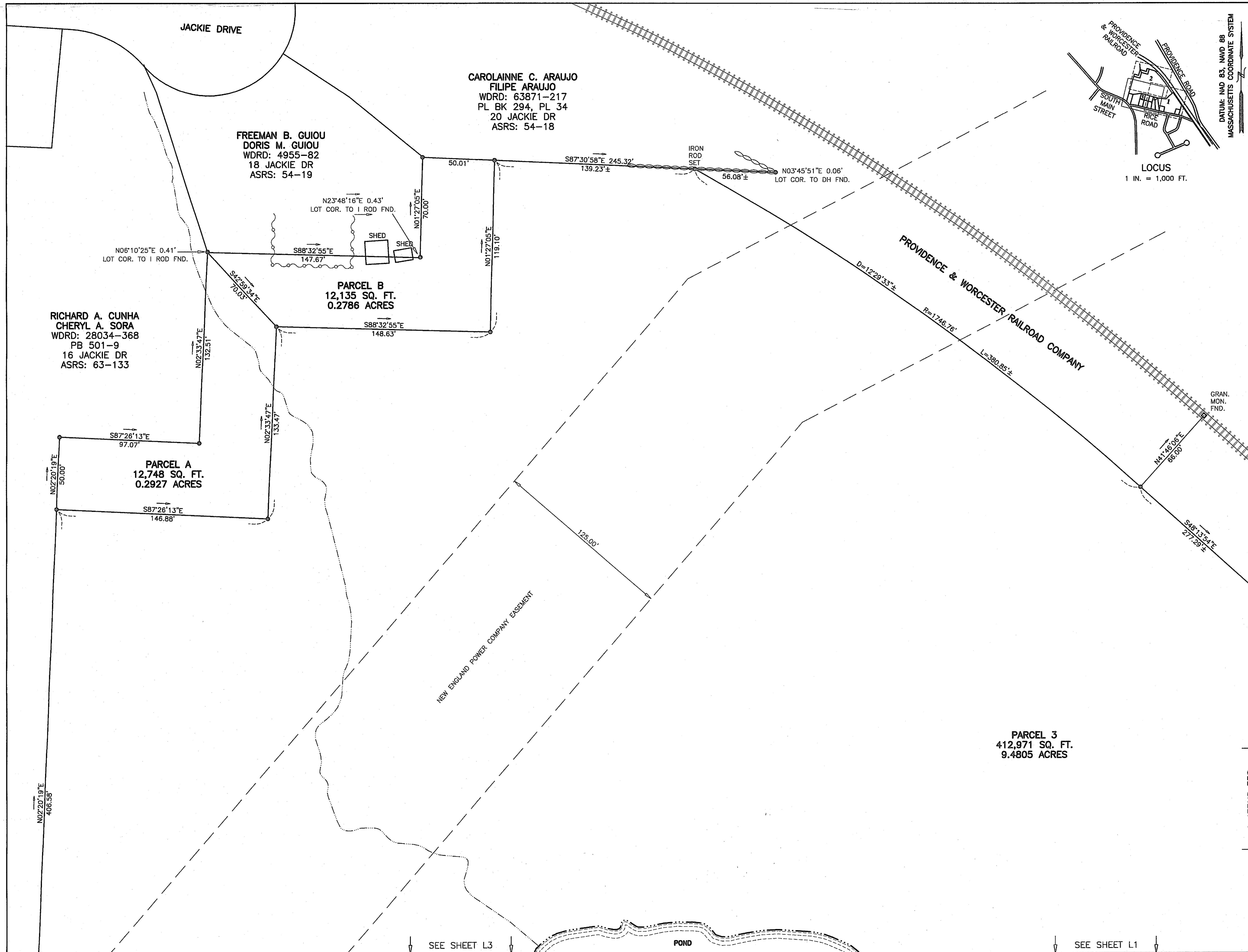
THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

THOMPSON-LISTON ASSOCIATES, INC.
PROFESSIONAL CIVIL ENGINEERS
PROFESSIONAL LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505-0570
TEL: 508-869-6151 EMAIL: info@tlainc.net

| | | | |
|-----------|-------------------|-------------|-----------------|
| CLT. NO. | 3151 | JOB NO. | 186-3338 |
| DATE: | SEPTEMBER 3, 2021 | DWG NO. | RICE CONDO LAND |
| REVISIONS | | | |
| DATE: | | DESCRIPTION | |



PLAN OF LAND IN
MILLBURY, MASSACHUSETTS
LOTS 1, 2 & 4 OWNED BY:
MCLAUGHLIN FAMILY LIVING TRUST
WDRD: BOOK 41522, PAGE 260 & 262
ASSESSORS: 63-75
PARCELS 3 & A THRU H OWNED BY:
RICE POND REALTY TRUST
WDRD: BOOK 38877, PAGE 172
ASSESSORS: 63-144



DATUM: NAD 83, NAD 88
 MASSACHUSETTS COORDINATE SYSTEM

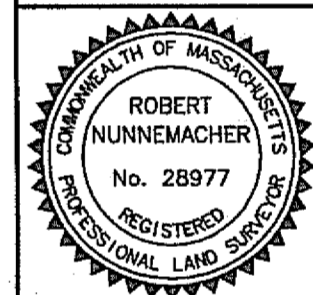
LOCUS
 1 IN. = 1,000 FT.

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DATE: _____

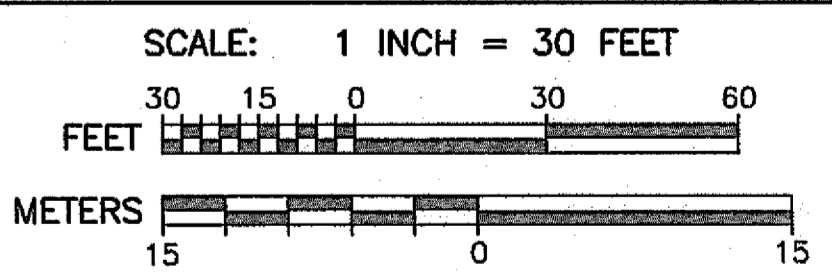


Robert Nunnenmacher 9-3-21

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 WDRD: BOOK 41522, PAGE 260 & 262
 ASSESSORS: 63-75
 PARCELS 3 & A THRU H OWNED BY:
 RICE POND REALTY TRUST
 WDRD: BOOK 38877, PAGE 172
 ASSESSORS: 63-144

SHEET L2 OF 3 SHEETS

SEE SHEET L3

SEE SHEET L1

POND



DATUM: NAD 83 NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

--- KEY ---

| | |
|---------|--|
| WFL A16 | WETLAND EDGE & FLAG NO. |
| 100' | 100' BUFFER ZONE EDGE |
| --- | EXISTING UNDERGROUND DRAIN OR SEWER PIPE |
| ⊙ | SEWER MANHOLE |
| ⊙ | SEWER CLEANOUT |
| ⊙ | DRAIN MANHOLE |
| ⊙ | CATCHBASIN WITH HEADER |
| ⊙ | CATCHBASIN |
| ⊙ | FLARED END SECTION |
| ⊙ | RIPRAP |
| G | GAS LINE |
| V | GAS VALVE |
| M | GAS METER |
| W | WATER LINE |
| W | WATER GATE |
| W | WATER SHUT OFF |
| ⊙ | HYDRANT |
| --- | EDGE OF PAVEMENT |
| ⊙ | IRON ROD WITH CAP |
| ⊙ | UNLESS OTHERWISE NOTED |
| ⊙ | GRANITE MONUMENT |
| ⊙ | CONCRETE MONUMENT |
| --- | UNDERGROUND UTILITY LINE |
| --- | UTILITY POLE |
| --- | UTILITY POLE WITH GUY WIRE |
| ⊙ | POST LIGHT |
| ⊙ | ELECTRIC TRANSFORMER |
| ⊙ | ELECTRIC BOX |
| ⊙ | TELEPHONE BOX |
| ⊙ | CABLE BOX |
| --- | CHAIN LINK FENCE |
| --- | 1' CONTOUR |
| --- | 5' CONTOUR |
| --- | EXISTING SPOT GRADE |
| --- | STONE WALL |
| --- | RETAINING WALL |
| --- | TREE LINE |
| --- | TREE |

SITE PLAN APPROVED BY THE
MILLBURY PLANNING BOARD
PLANNING BOARD ENDORSEMENT IS NOT
A DETERMINATION AS TO CONFORMANCE
WITH THE ZONING BYLAW.

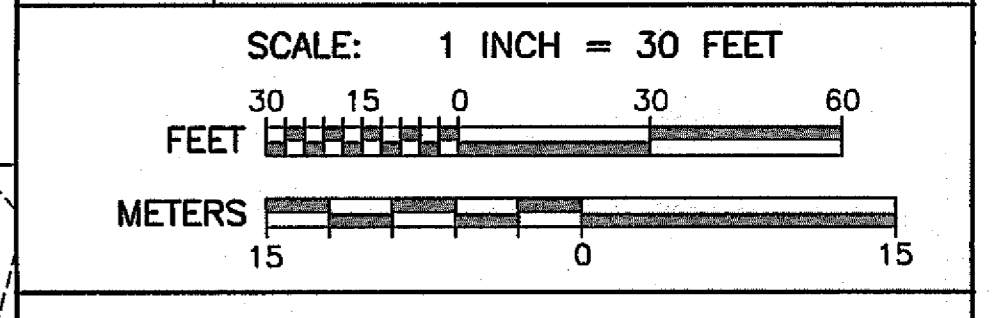
DATE: _____

ROBERT NUNNEMACHER
No. 28977
REGISTERED PROFESSIONAL LAND SURVEYOR

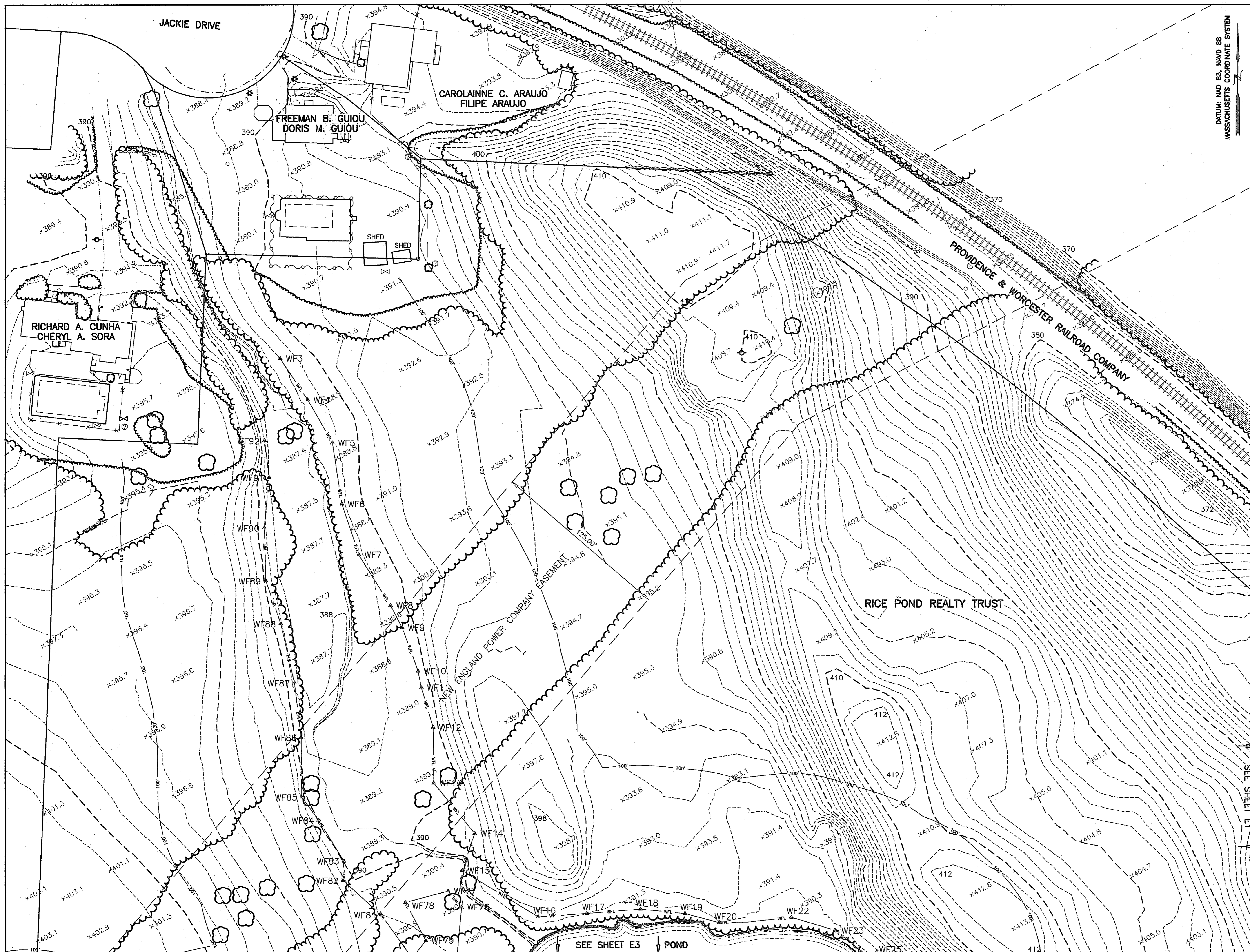
Robert Nunnemacher 9-3-21

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EXISTING CONDITIONS PLAN OF LAND IN
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WDRD: BOOK 41522, PAGE 260 & 262
ASSESSORS: 63-75
AND:
RICE POND REALTY TRUST
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ASSESSORS: 63-144
SHEET E1 OF 3 SHEETS



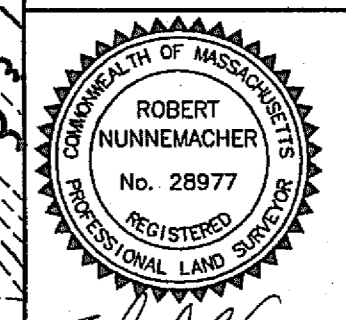
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| ⊙ | POST LIGHT |
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| ⊙ | CABLE BOX |
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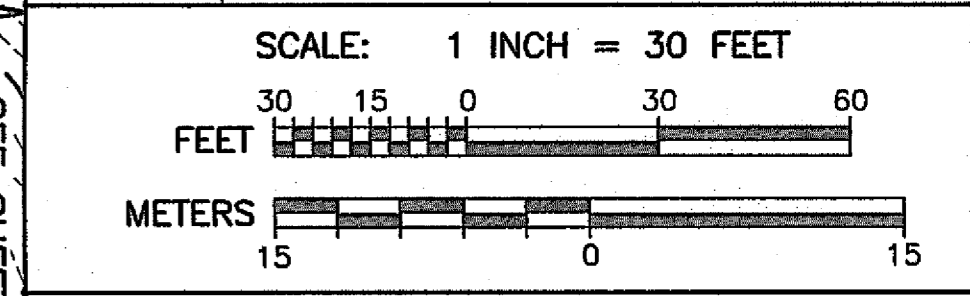
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Robert Nunemacher 9-3-21

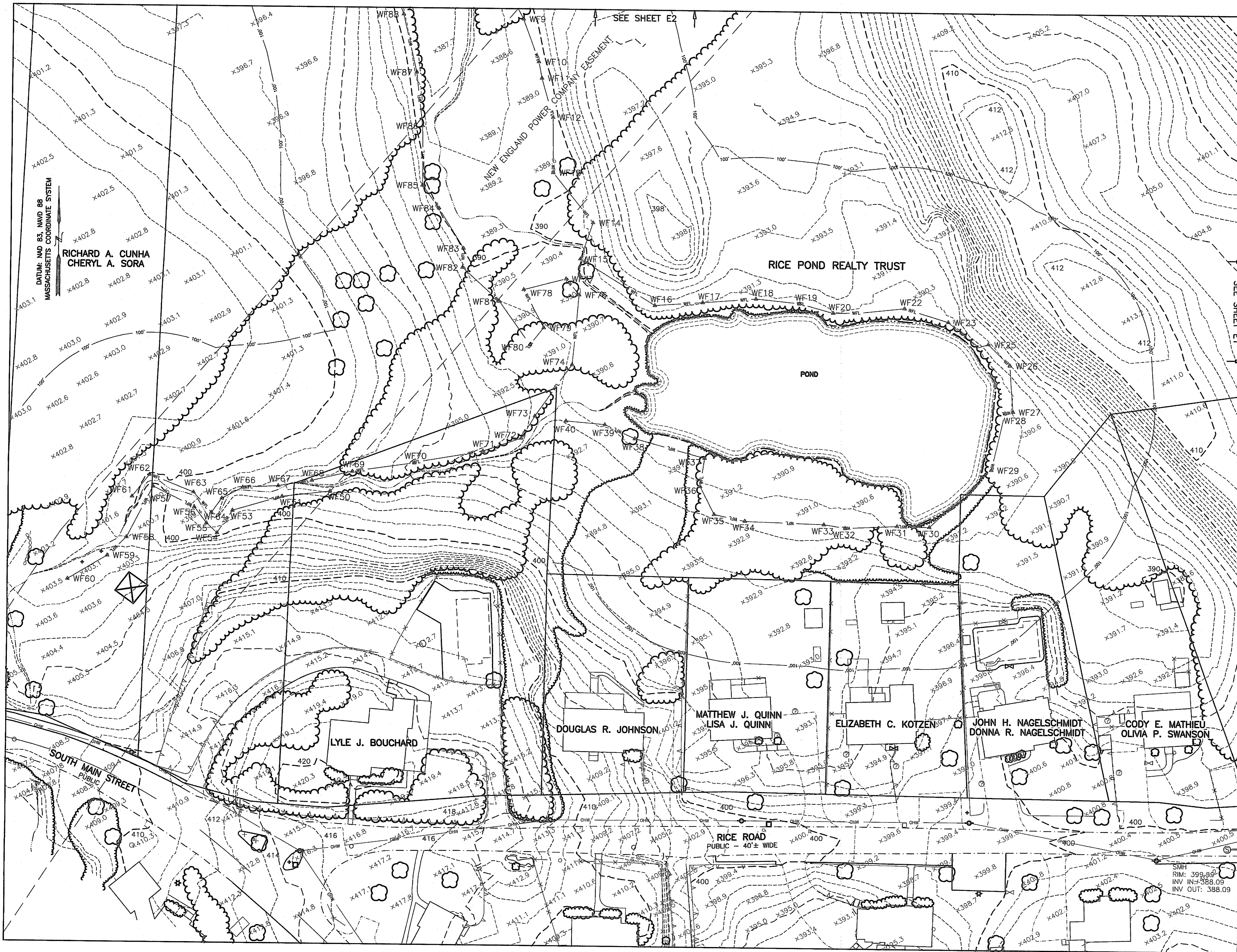
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EXISTING CONDITIONS PLAN OF LAND IN MILLBURY, MASSACHUSETTS
 OWNED BY:
MCLAUGHLIN FAMILY LIVING TRUST
 WRD: BOOK 41522, PAGE 260 & 262
 ASSESSORS: 63-75
 AND:
RICE POND REALTY TRUST
 WRD: BOOK 38877, PAGE 172
 ASSESSORS: 63-144

SHEET E2 OF 3 SHEETS

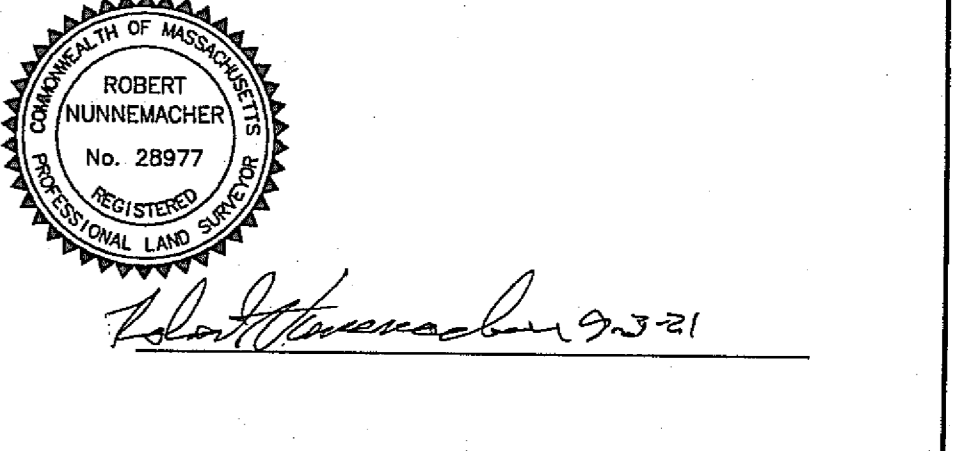


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| --- | TELEPHONE BOX |
| --- | CABLE BOX |
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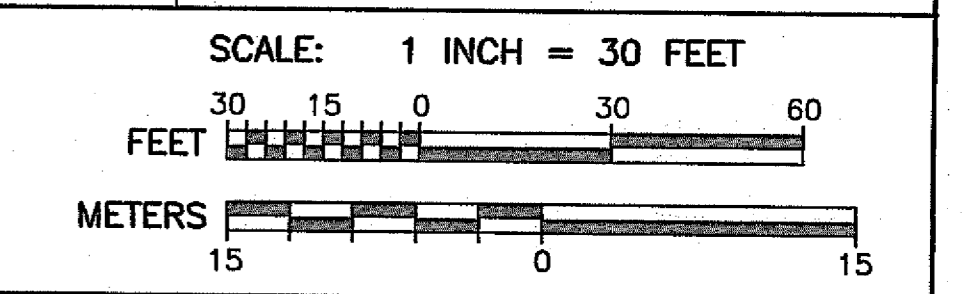
SITE PLAN APPROVED BY THE MILLBURY PLANNING BOARD
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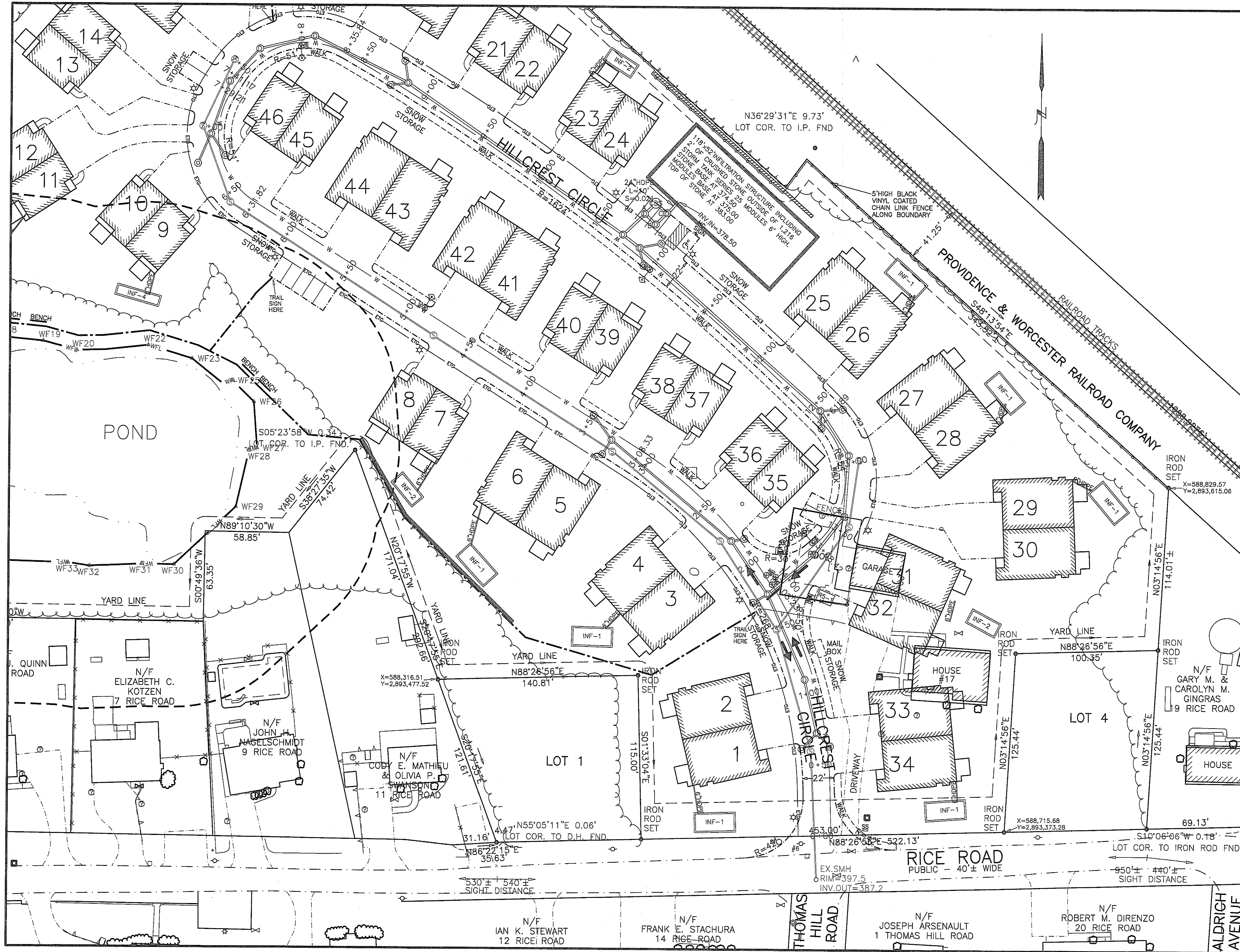


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 SHEET E3 OF 3 SHEETS

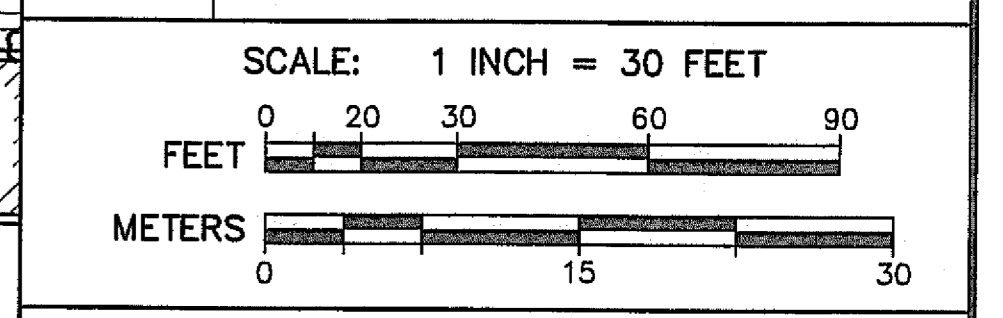


KEY

| | |
|-------|---|
| WFL | WETLAND EDGE |
| ⊙ | 100' BUFFER ZONE EDGE |
| ⊙ | PROPOSED DRAIN MANHOLE |
| ⊙ | PROPOSED SEWER MANHOLE |
| — | PROPOSED UNDERGROUND DRAIN OR SEWER PIPE |
| — | WATER GATE |
| — | WATER SHUT OFF |
| — | PROPOSED HYDRANT |
| — | EXISTING EDGE OF PAVEMENT |
| — | PROPOSED SLOPED GRANITE CURBING |
| — | PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT |
| #6 | EXISTING UTILITY POLE |
| OHW | OVERHEAD WIRES |
| — | STONE WALL |
| ⊙ | TREE |
| — | PROPOSED TREELINE |
| — | DEEP OBSERVATION HOLE |
| — | PROPOSED WALKING TRAIL |
| ETC | PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT |
| INF-1 | PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF |
| ST | PROPOSED STOP SIGN |
| SS | PROPOSED STREET SIGN |

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Professional Engineers & Erosion Control Specialists
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Telephone (508)-485-0137 james@azimuthlanddesign.co

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SITE PLAN OF LAND AT 17 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581
SITE LAYOUT PLAN S1

JACKIE DRIVE

N/F RICHARD A. CUNHA
CHERYL A. SORA
16 JACKIE DRIVE

N/F OLSON
20 JACKIE DRIVE

N/F GUTOU
18 JACKIE DRIVE

60' X 60'
DOG PARK

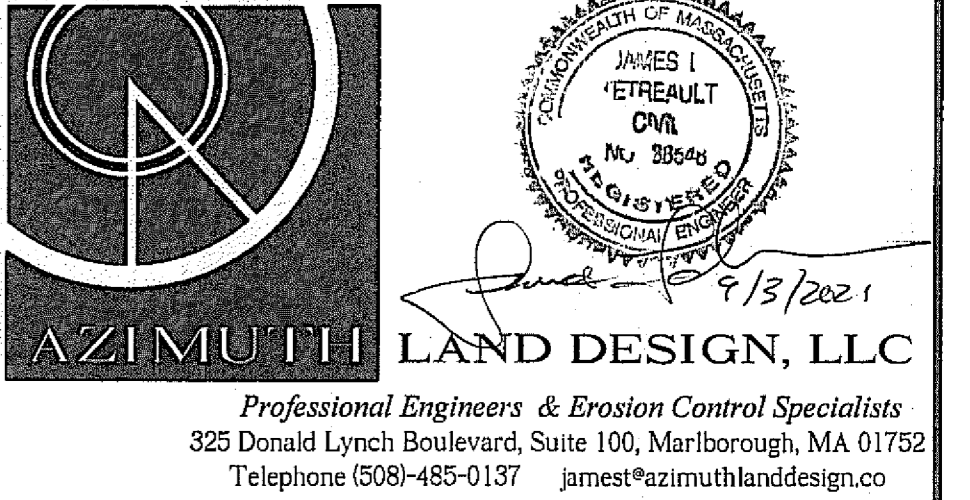
POWER LINE EASEMENT

PROVIDENCE & WORCESTER RAILROAD COMPANY

5' HIGH BLACK VINYL COATED CHAIN LINK FENCE ALONG BOUNDARY

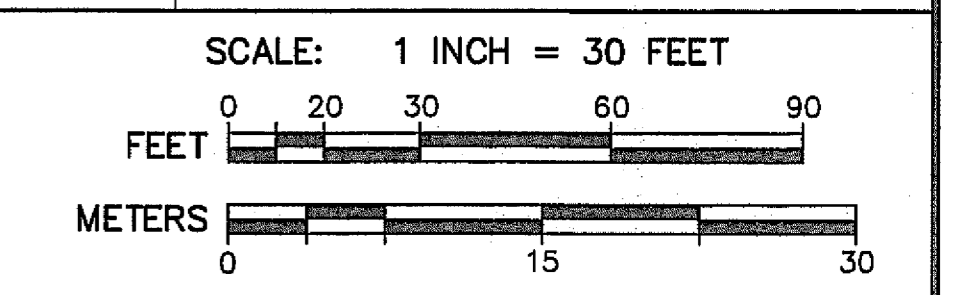
KEY

| | |
|---|---|
| WFL | WETLAND EDGE |
| 100' BUFFER ZONE EDGE | |
| PROPOSED DRAIN MANHOLE | |
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| PROPOSED SEWER MANHOLE | |
| PROPOSED UNDERGROUND DRAIN OR SEWER PIPE | |
| WATER GATE | |
| WATER SHUT OFF | |
| PROPOSED HYDRANT | |
| EXISTING EDGE OF PAVEMENT | |
| PROPOSED SLOPED GRANITE CURBING | |
| PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT | |
| #6 Ø CHW | EXISTING UTILITY POLE |
| | OVERHEAD WIRES |
| | STONE WALL |
| | TREE |
| PROPOSED TREELINE | |
| DEEP OBSERVATION HOLE | |
| PROPOSED WALKING TRAIL | |
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| ST | PROPOSED STOP SIGN |
| SS | PROPOSED STREET SIGN |

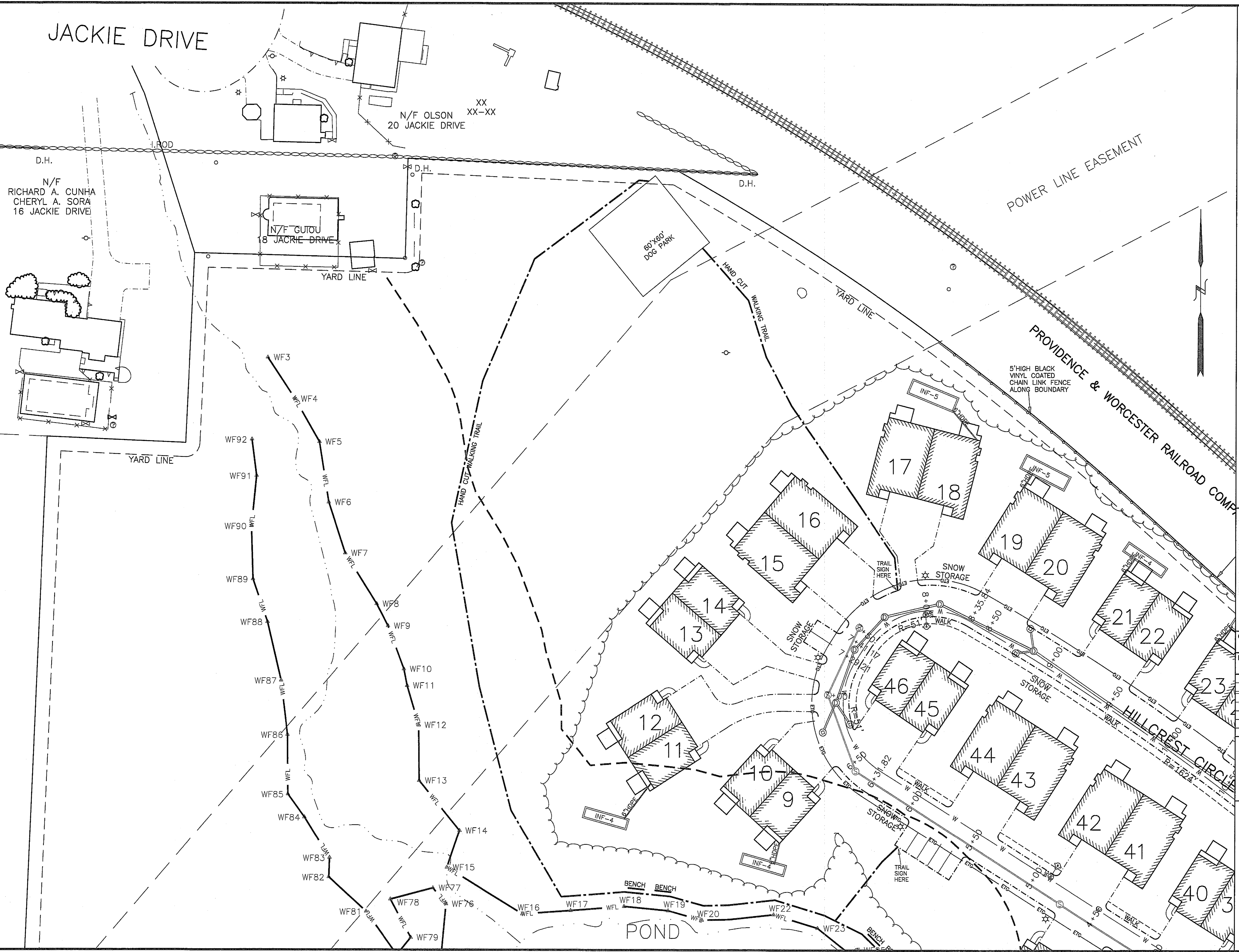


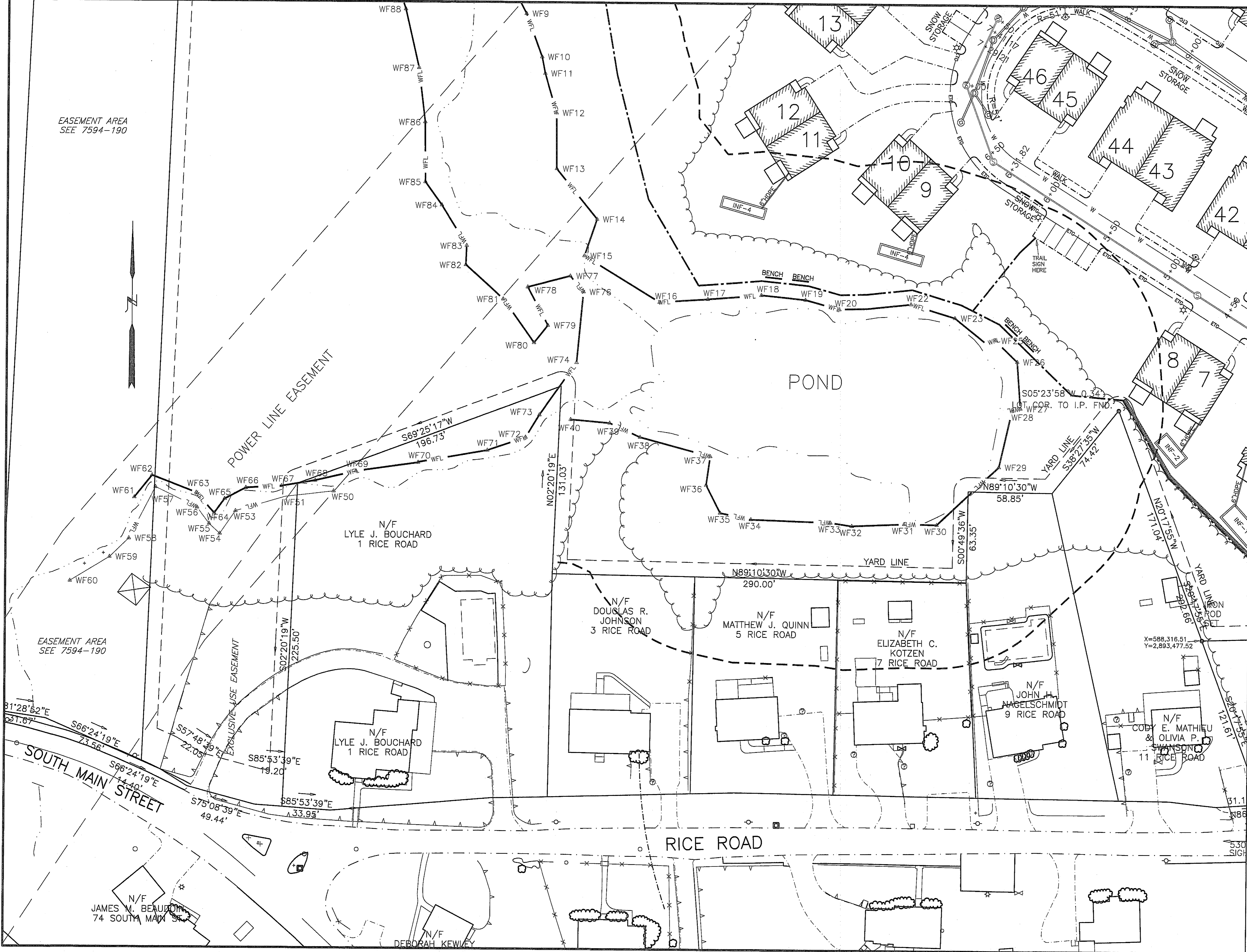
AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
Telephone (508)-485-0137 james@azimuthlanddesign.co

| | | | |
|-----------|----------------|---------|-----------------|
| CLT. NO. | 3151 | JOB NO. | 186-3234 |
| DATE: | MARCH 26, 2021 | DWG NO. | RICEROADCURRENT |
| REVISIONS | | | |
| DATE: | DESCRIPTION | | |
| 5/28/21 | TOWN REVIEW | | |
| 7/21/21 | TOWN REVIEW | | |
| 9/3/21 | TOWN REVIEW | | |



SITE PLAN OF LAND AT 17 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581



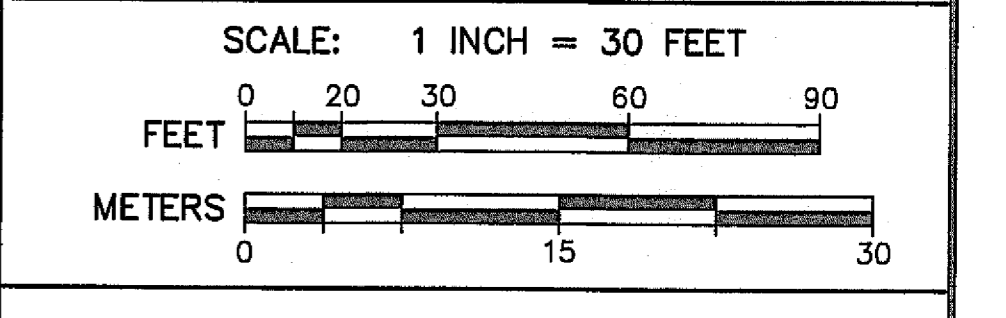


KEY

| | |
|-------|---|
| WFL | WETLAND EDGE |
| --- | 100' BUFFER ZONE EDGE |
| ⊙ | PROPOSED DRAIN MANHOLE |
| ⊙ | PROPOSED CATCHBASIN |
| ⊙ | PROPOSED SEWER MANHOLE |
| --- | PROPOSED UNDERGROUND DRAIN OR SEWER PIPE |
| --- | WATER GATE |
| --- | WATER SHUT OFF |
| --- | PROPOSED HYDRANT |
| --- | EXISTING EDGE OF PAVEMENT |
| --- | PROPOSED SLOPED GRANITE CURBING |
| --- | PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT |
| #6 Ⓞ | EXISTING UTILITY POLE |
| --- | OVERHEAD WIRES |
| --- | STONE WALL |
| --- | TREE |
| --- | PROPOSED TREELINE |
| ⊙ | DEEP OBSERVATION HOLE |
| --- | PROPOSED WALKING TRAIL |
| --- | ETC |
| INF-1 | PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF |
| ST | PROPOSED STOP SIGN |
| SS | PROPOSED STREET SIGN |

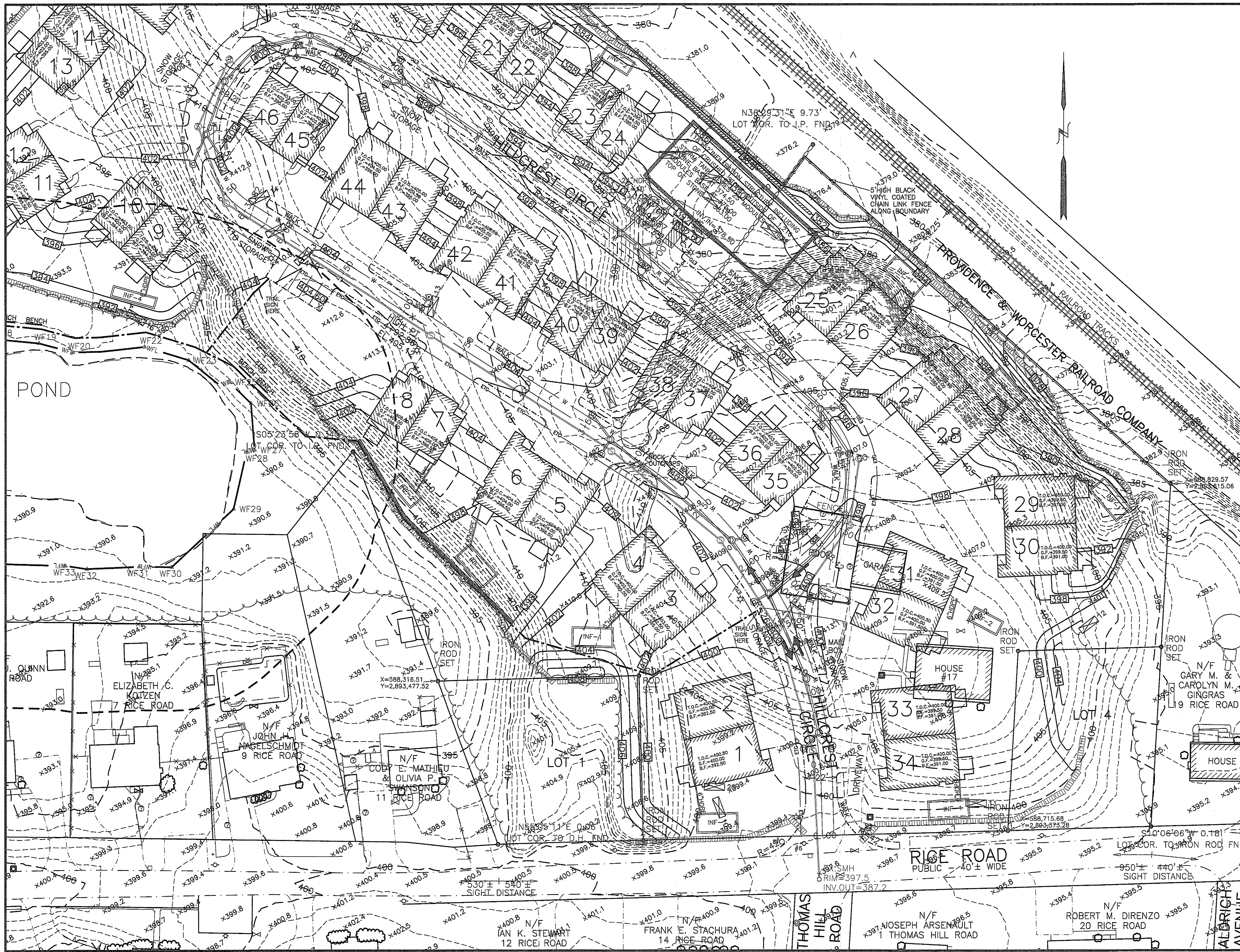
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| DATE: | 5/28/21 | REVISIONS DESCRIPTION | TOWN REVIEW |
| DATE: | 7/21/21 | REVISIONS DESCRIPTION | TOWN REVIEW |
| DATE: | 9/3/21 | REVISIONS DESCRIPTION | TOWN REVIEW |



SITE PLAN OF LAND AT 17 RICE ROAD
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 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

SITE LAYOUT PLAN S3



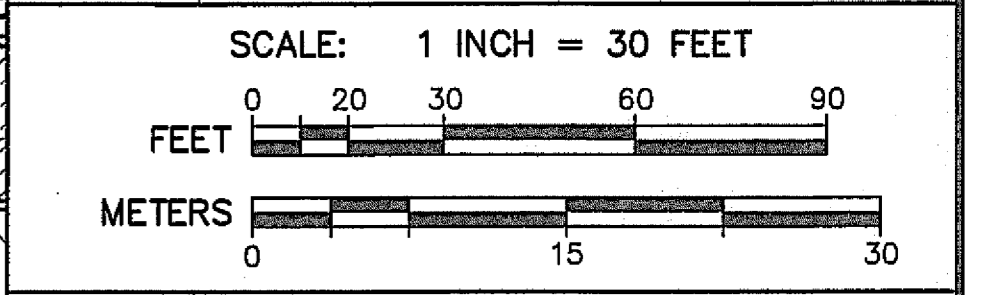
KEY

| | |
|--|---|
| | WETLAND EDGE |
| | 100' BUFFER ZONE EDGE |
| | 2' CONTOUR |
| | 10' CONTOUR |
| | PROPOSED CONTOUR |
| | EXISTING SPOT GRADE |
| | PROPOSED SPOT GRADE |
| | PROPOSED DRAIN MANHOLE |
| | PROPOSED CATCHBASIN |
| | PROPOSED SEWER MANHOLE |
| | PROPOSED UNDERGROUND DRAIN OR SEWER PIPE |
| | WATER GATE |
| | WATER SHUT OFF |
| | PROPOSED HYDRANT |
| | EXISTING EDGE OF PAVEMENT |
| | PROPOSED SLOPED GRANITE CURBING |
| | PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT |
| | EXISTING UTILITY POLE |
| | OVERHEAD WIRES |
| | STONE WALL |
| | TREE |
| | PROPOSED TREELINE |
| | DEEP OBSERVATION HOLE |
| | PROPOSED WALKING TRAIL |
| | ETC |
| | PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT |
| | PROPOSED STREET LIGHT |
| | PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF |
| | PROPOSED EROSION CONTROL BARRIER |
| | PROPOSED STOP SIGN |
| | PROPOSED STREET SIGN |

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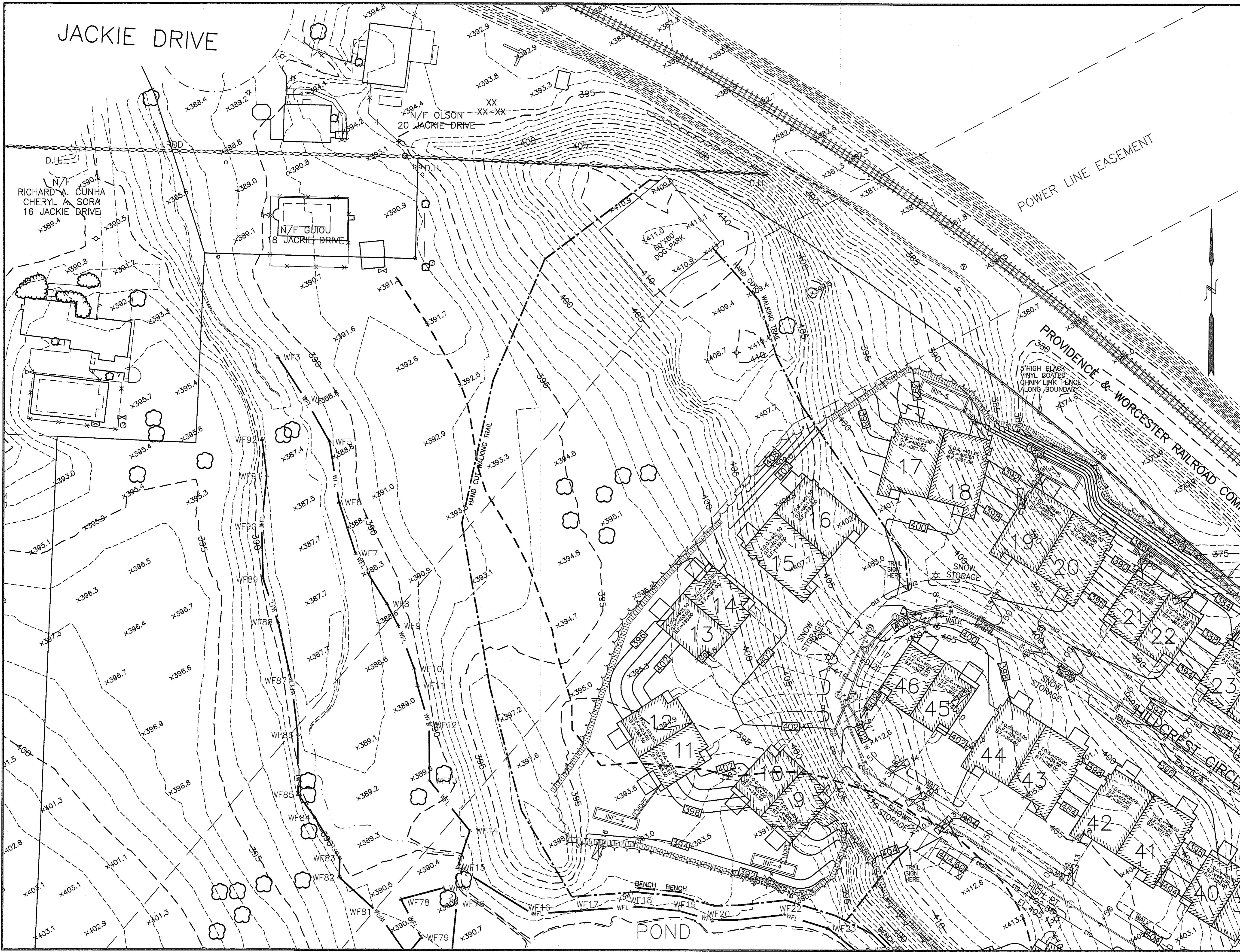
James M. Ricero 9/3/2021
Professional Engineer License No. 28840
Professional Engineer License No. 28840

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|-----------|----------------|---------|-----------------|
| CLT. NO. | 3151 | JOB NO. | 186-3234 |
| DATE: | MARCH 26, 2021 | DWG NO. | RICEROADCURRENT |
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SITE PLAN OF LAND AT 17 RICE ROAD
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PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581

GRADING PLAN G1

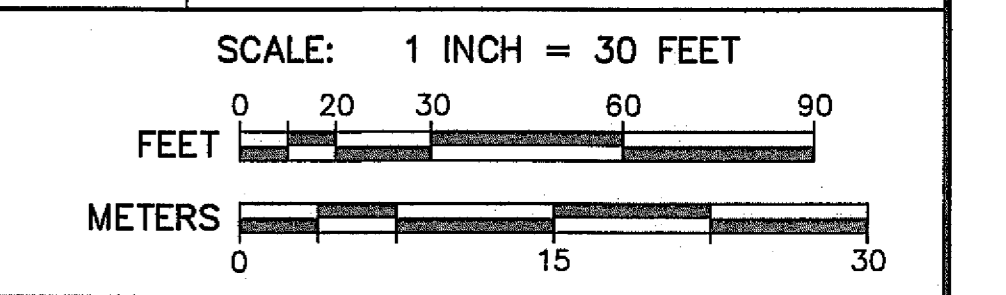


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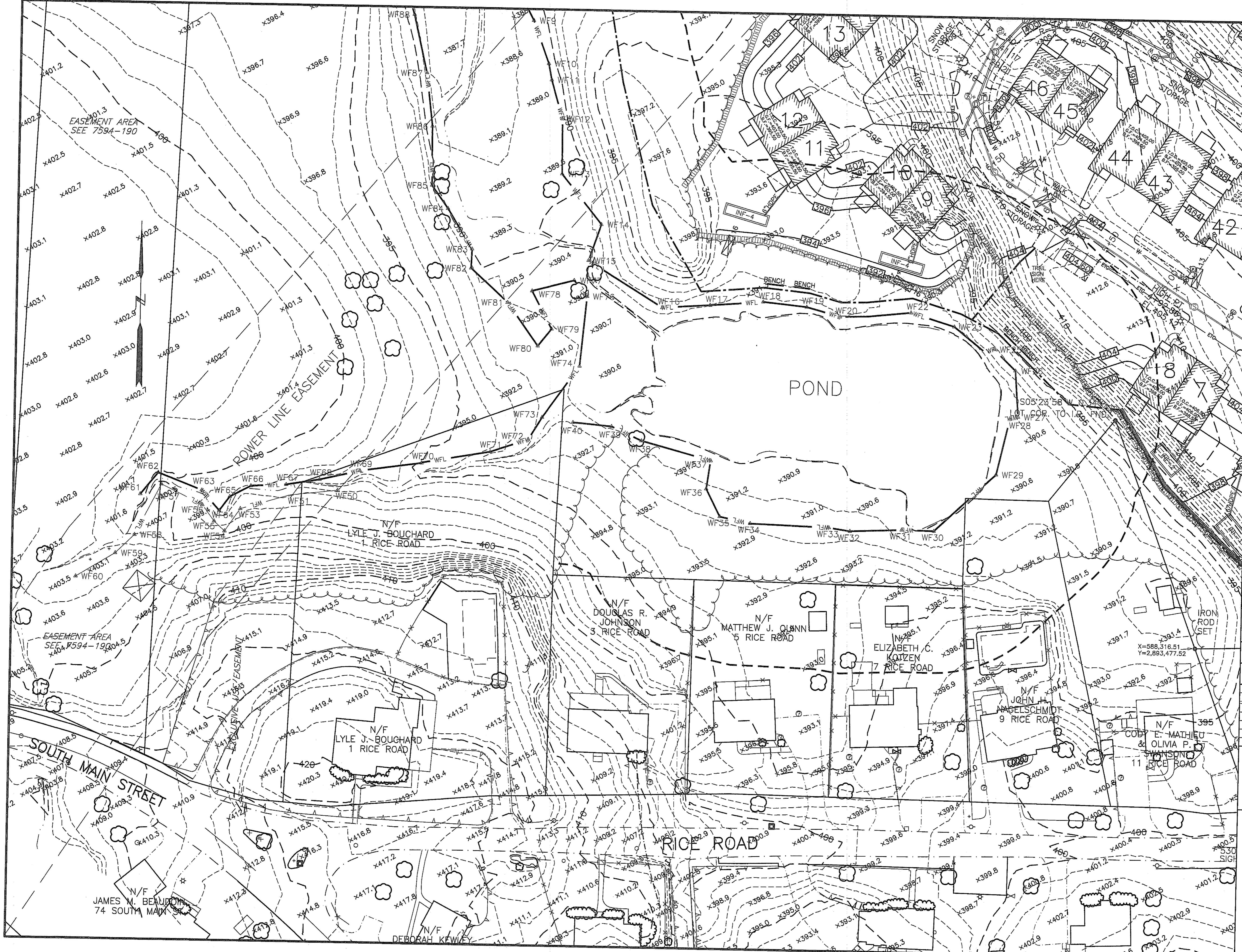
| | |
|-----------------------|---|
| WFL | WETLAND EDGE |
| 100' BUFFER ZONE EDGE | |
| 2' CONTOUR | |
| 10' CONTOUR | |
| 400 | PROPOSED CONTOUR |
| x403.0 | EXISTING SPOT GRADE |
| x398.50 | PROPOSED SPOT GRADE |
| ⊙ | PROPOSED DRAIN MANHOLE |
| ⊕ | PROPOSED CATCHBASIN |
| ⊙ | PROPOSED SEWER MANHOLE |
| — | PROPOSED UNDERGROUND DRAIN OR SEWER PIPE |
| — | WATER GATE |
| — | WATER SHUT OFF |
| — | PROPOSED HYDRANT |
| — | EXISTING EDGE OF PAVEMENT |
| — | PROPOSED SLOPED GRANITE CURBING |
| — | PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT |
| #6p | EXISTING UTILITY POLE |
| OHW | OVERHEAD WIRES |
| — | STONE WALL |
| ⊙ | TREE |
| — | PROPOSED TREELINE |
| ⊙ | DEEP OBSERVATION HOLE |
| — | PROPOSED WALKING TRAIL |
| ETC | ETC |
| ⊙ | PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT |
| ⊙ | PROPOSED STREET LIGHT |
| INF-1 | PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF |
| — | PROPOSED EROSION CONTROL BARRIER |
| ST | PROPOSED STOP SIGN |
| SS | PROPOSED STREET SIGN |

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| DATE: | DESCRIPTION | | |
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| 9/3/21 | TOWN REVIEW | | |



**SITE PLAN OF LAND
AT 17 RICE ROAD**
 IN
MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

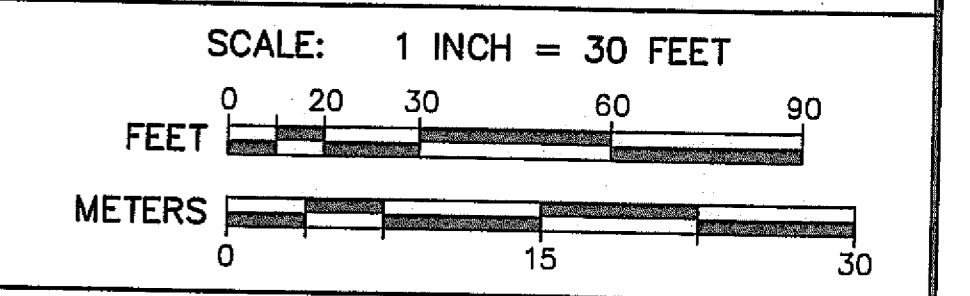


KEY

| | |
|---------|---|
| WFL | WETLAND EDGE |
| -#0 | 100' BUFFER ZONE EDGE |
| -#0 | 2' CONTOUR |
| -#0 | 10' CONTOUR |
| X403.0 | PROPOSED CONTOUR |
| X403.0 | EXISTING SPOT GRADE |
| X398.50 | PROPOSED SPOT GRADE |
| ⊙ | PROPOSED DRAIN MANHOLE |
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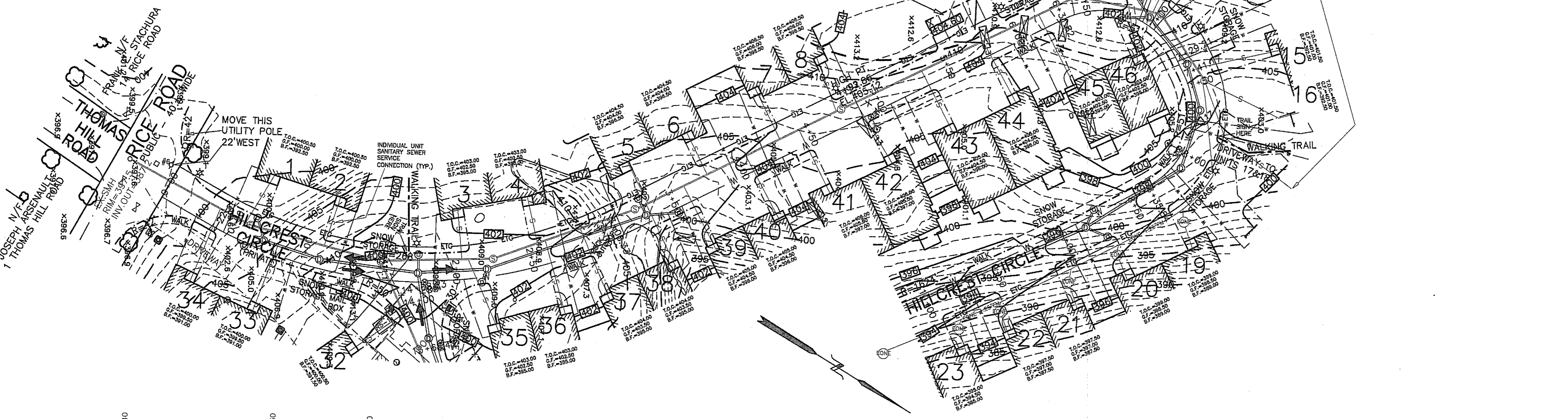
SITE PLAN OF LAND AT 17 RICE ROAD
 IN
MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

GRADING PLAN G3

THE CONTRACTOR SHALL BUILD UP THIS DRIVEWAY AT THE GUTTER LINE TO MAINTAIN FLOW TO THE CATCH BASIN AT STATION 6+77.

NOTE: THESE AND ALL OTHER PROPOSED SATELLITE OR AUXILIARY PARKING SPACES ARE MIN. 9' WIDE AND 18' DEEP.

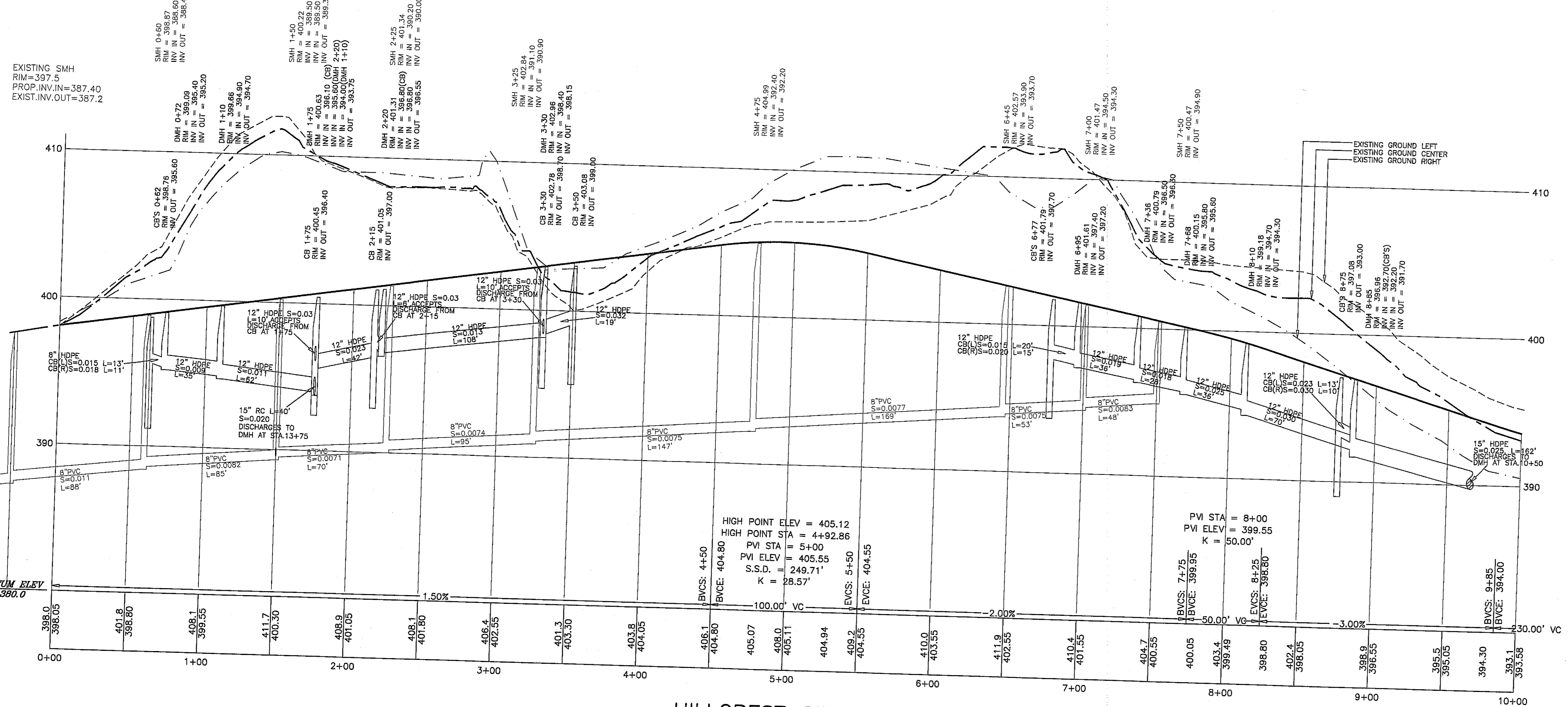
USE ONE SANITARY SEWER PIPE CONNECTION TO SERVE BOTH UNITS AT THE DUPLEXES WITH UNITS 11&12, 13&14 AND 17&18 TO EASE PIPE CONGESTION.



KEY

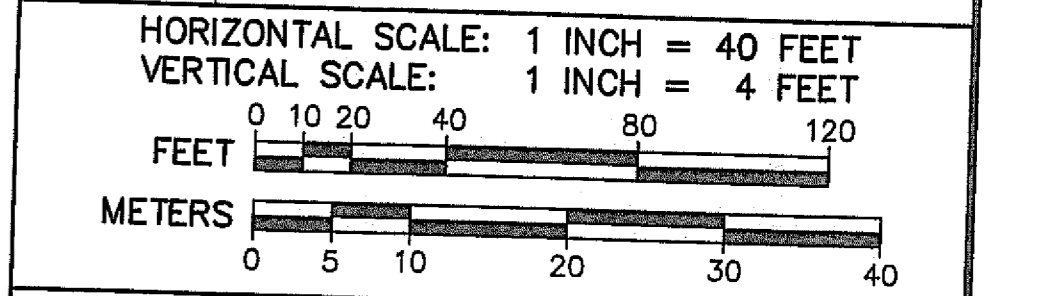
| | |
|-----------------------|---|
| WFL | WETLAND EDGE |
| 100' BUFFER ZONE EDGE | |
| 1' CONTOUR | |
| 5' CONTOUR | |
| 400 | PROPOSED CONTOUR |
| 403.0 | EXISTING SPOT GRADE |
| 392.50 | PROPOSED SPOT GRADE |
| ⊕ | PROPOSED DRAIN MANHOLE |
| ⊙ | PROPOSED CATCH BASIN |
| ⊗ | PROPOSED SEWER MANHOLE |
| — | PROPOSED UNDERGROUND DRAIN OR SEWER PIPE |
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| — | PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT |
| #6 | EXISTING UTILITY POLE OVERHEAD WIRES |
| — | STONE WALL |
| — | TREE |
| — | PROPOSED TREELINE |
| — | DEEP OBSERVATION HOLE |
| — | PROPOSED WALKING TRAIL |
| ETC | PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT |
| — | PROPOSED STREET LIGHT |
| INF-1 | PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF |
| R5-1 | PROPOSED R5-1 "DO NOT ENTER" STREET SIGN |
| ST O | PROPOSED STOP SIGN |
| SS | PROPOSED STREET SIGN |

- NOTES:**
- HILLCREST CIRCLE WILL BE A PRIVATE ROAD MAINTAINED BY THE RICE POND VILLAGE CONDOMINIUM ASSOCIATION.
 - UNITS 19-24 WILL BE SERVED BY E-ONE UNITS WHICH WILL PUMP SANITARY SEWER DISCHARGE TO THE SEWER MANHOLE AT STATION 7+50.
 - AFTER STATION 1+75, HILLCREST CIRCLE WILL BE A ONE WAY ROAD WITH TRAFFIC ONLY PROCEEDING IN A CLOCKWISE DIRECTION.

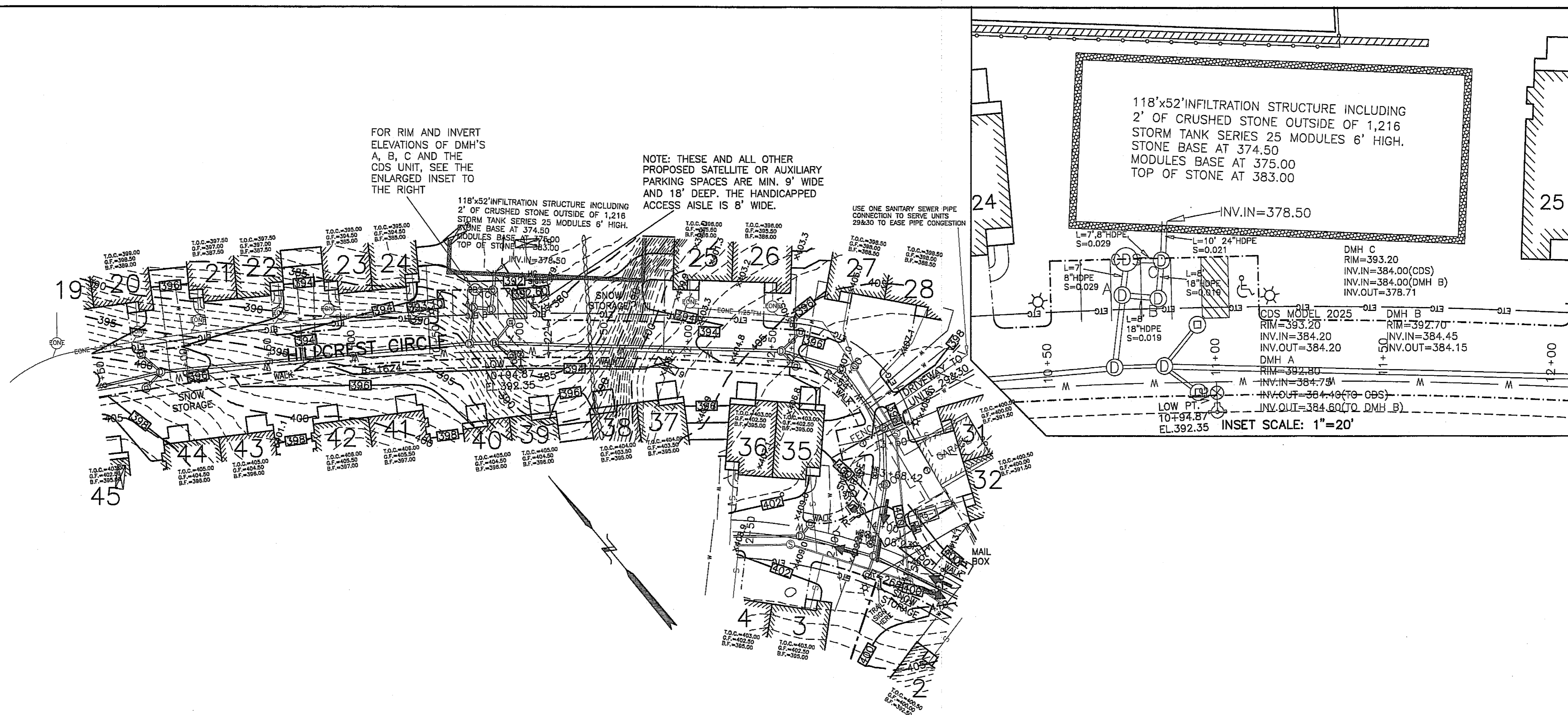


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| | | | |
|-----------|----------------|----------|-------------|
| CLT. NO. | 501 | JOB NO. | 186-501 |
| DATE: | MARCH 26, 2021 | DWG. NO. | RICECURRENT |
| REVISIONS | | | |
| DATE: | DESCRIPTION | | |
| 5/28/21 | TOWN REVIEW | | |
| 7/21/21 | TOWN REVIEW | | |
| 9/3/21 | TOWN REVIEW | | |



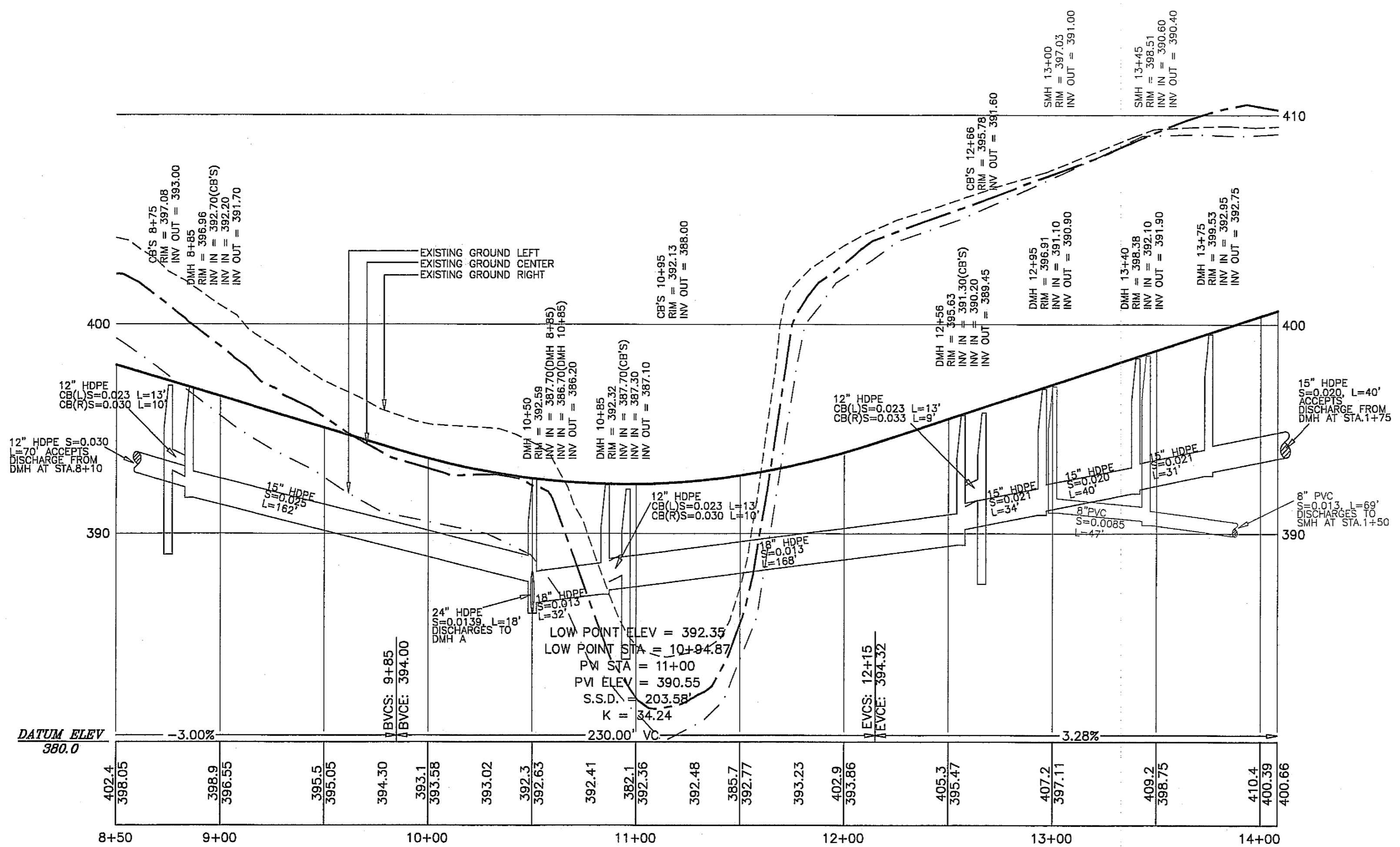
RICE POND VILLAGE
 PLAN & PROFILE OF
HILLCREST CIRCLE
 IN
MILLBURY, MASSACHUSETTS
 OWNER
MCLAUGHLIN FAMILY LIVING TRUST
 17 RICE ROAD
 MILLBURY, MASS. 01527
 APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581
 SHEET P1



KEY

| | |
|-----------------------|---|
| WFL | WETLAND EDGE |
| 100' BUFFER ZONE EDGE | |
| 1' CONTOUR | |
| 5' CONTOUR | |
| 400 | PROPOSED CONTOUR |
| x403.0 | EXISTING SPOT GRADE |
| x388.50 | PROPOSED SPOT GRADE |
| ⊕ | PROPOSED DRAIN MANHOLE |
| ⊖ | PROPOSED CATCHBASIN |
| ⊙ | PROPOSED SEWER MANHOLE |
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| — | WATER GATE |
| — | PROPOSED HYDRANT |
| — | EXISTING EDGE OF PAVEMENT |
| — | PROPOSED SLOPED GRANITE CURBING |
| — | PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT |
| #6 ⌀ | EXISTING UTILITY POLE |
| — | OVERHEAD WIRES |
| — | STONE WALL |
| ⊗ | TREE |
| — | PROPOSED TREELINE |
| ⊠ | DEEP OBSERVATION HOLE |
| — | PROPOSED WALKING TRAIL |
| ETG | PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT |
| — | PROPOSED STREET LIGHT |
| INF-1 | PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF |
| RS-1 | PROPOSED R5-1 "DO NOT ENTER" STREET SIGN |
| STO | PROPOSED STOP SIGN |
| — | PROPOSED STREET SIGN |

- NOTES:**
- HILLCREST CIRCLE WILL BE A PRIVATE ROAD MAINTAINED BY THE RICE POND VILLAGE CONDOMINIUM ASSOCIATION.
 - UNITS 25 & 26 WILL BE SERVED BY E-ONE UNITS WHICH WILL PUMP SANITARY SEWER DISCHARGE TO THE SEWER MANHOLE AT STATION 13+00.
 - AFTER STATION 1+75, HILLCREST CIRCLE WILL BE A ONE WAY ROAD WITH TRAFFIC ONLY PROCEEDING IN A CLOCKWISE DIRECTION.



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| | | | |
|------------------------------------|----------------|---------|-------------|
| CLT. NO. | 501 | JOB NO. | 186-501 |
| DATE: | MARCH 26, 2021 | DWG NO. | RICECURRENT |
| REVISIONS | | | |
| DATE: | DESCRIPTION | | |
| 5/28/21 | TOWN REVIEW | | |
| 7/21/21 | TOWN REVIEW | | |
| 9/3/21 | TOWN REVIEW | | |
| HORIZONTAL SCALE: 1 INCH = 40 FEET | | | |
| VERTICAL SCALE: 1 INCH = 4 FEET | | | |
| | | | |

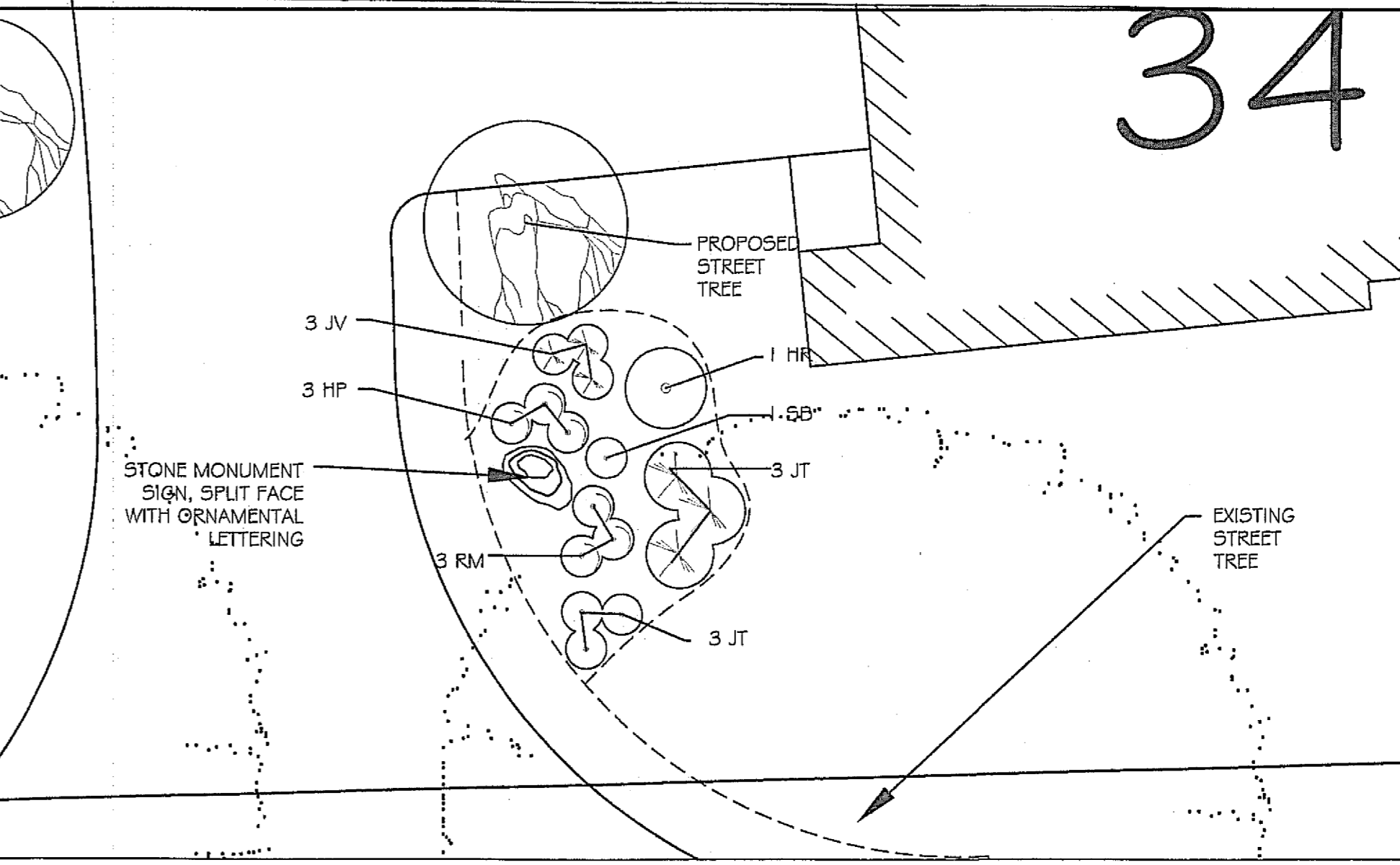
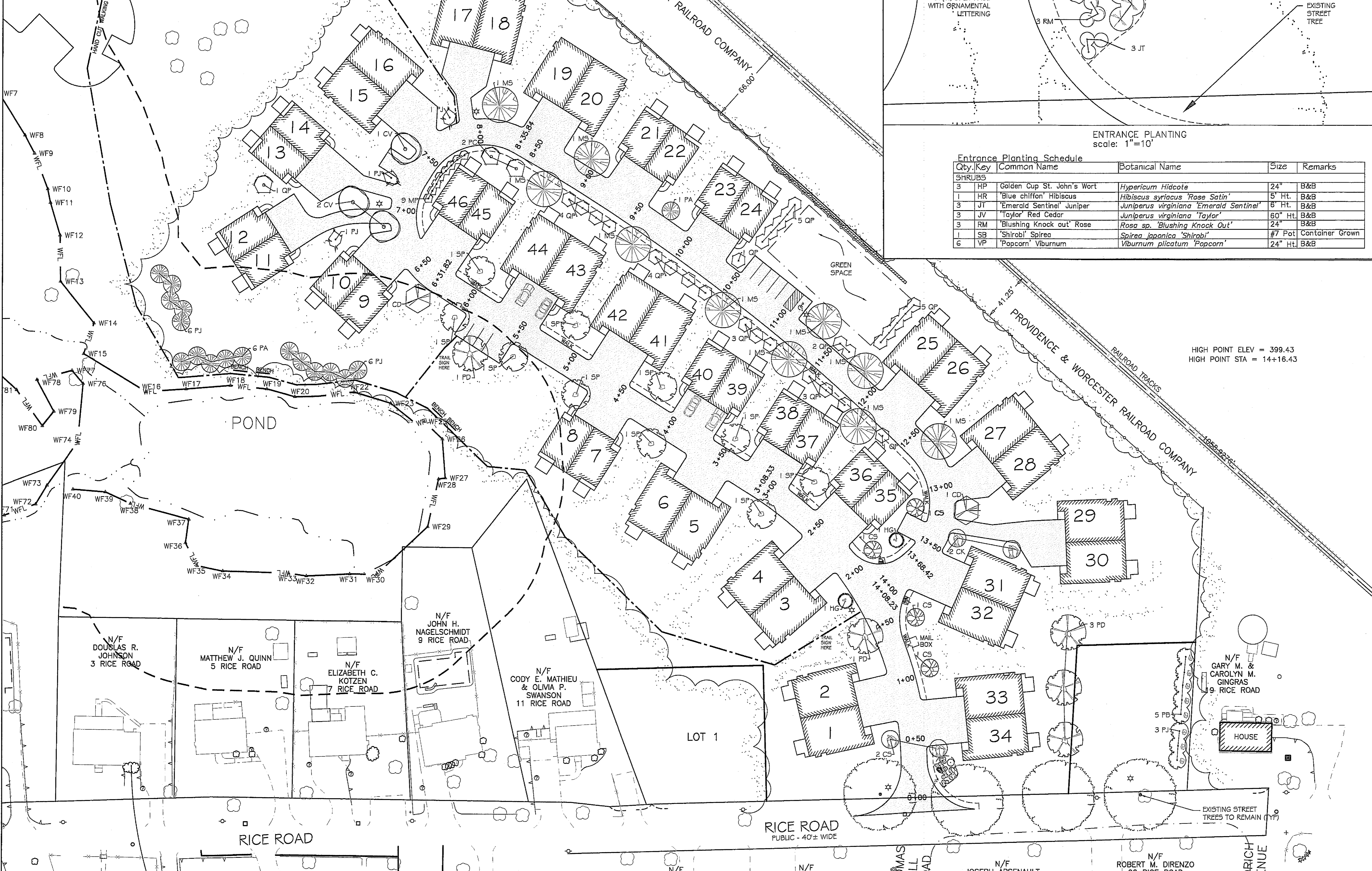
RICE POND VILLAGE
 PLAN & PROFILE OF
 HILLCREST CIRCLE
 IN
 MILLBURY, MASSACHUSETTS

OWNER
MCLAUGHLIN FAMILY LIVING TRUST
 17 RICE ROAD
 MILLBURY, MASS. 01527

APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

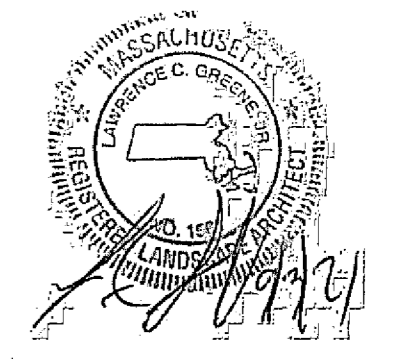
SHEET P2

| Planting Schedule | | | | |
|-------------------|------------------------------|---|---------|---------|
| Qty./Key | Common Name | Botanical Name | Size | Remarks |
| TREES | | | | |
| 2 | CD Turkish Filbert | <i>Corylus corulna</i> | 3" Cal. | B&B |
| 2 | CK Chinese Dogwood | <i>Cornus kousa chinensis</i> | 3" Cal. | B&B |
| 6 | CS 'Satom' Dogwood | <i>Cornus kousa 'Satom'</i> | 3" Cal. | B&B |
| 3 | CV 'Winter King' Hawthorn | <i>Crataegus viridis 'Winter King'</i> | 3" Cal. | B&B |
| 3 | HG 'Gracilis' Hinoki Cypress | <i>Cham. obtusa 'Gracilis'</i> | 7" Ht. | B&B |
| 9 | MS 'Snowdrift' Crabapple | <i>Malus sp. 'Snowdrift'</i> | 3" Cal. | B&B |
| 7 | PA Norway Spruce | <i>Picea abies</i> | 8" Ht. | B&B |
| 5 | PB 'Hoops!' Blue Spruce | <i>Picea pungens 'Hoops!'</i> | 12" Ht. | B&B |
| 2 | PC 'Krauter Vesuvius' Plum | <i>Prunus cerasifera 'Krauter vesuvius'</i> | 3" Cal. | B&B |
| 5 | PD 'Chanticleer' Pear | <i>Pyrus calleryana 'Chanticleer'</i> | 3" Cal. | B&B |
| 15 | PJ White Spruce | <i>Picea glauca</i> | 8" Ht. | B&B |
| 29 | QP 'Green Pillar' Oak | <i>Quercus palustris 'Green Pillar'</i> | 3" Cal. | B&B |
| 5 | SP Japanese Stewartia | <i>Stewartia pseudocamellia 'Koreana'</i> | 3" Cal. | B&B |
| SHRUBS | | | | |
| 9 | MP Northern Bayberry | <i>Myrica pensylvanica</i> | 36" Ht. | B&B |



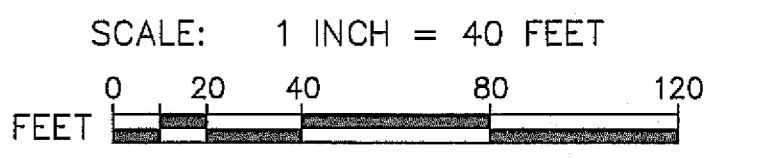
| Entrance Planting Schedule | | | | |
|----------------------------|-------------------------------|--|---------|-----------------|
| Qty./Key | Common Name | Botanical Name | Size | Remarks |
| SHRUBS | | | | |
| 3 | HP Golden Cup St. John's Wort | <i>Hypericum Hidcote</i> | 24" | B&B |
| 1 | HR 'Blue chiffon' Hibiscus | <i>Hibiscus syriacus 'Rose Satin'</i> | 5' Ht. | B&B |
| 3 | JT 'Emerald Sentinel' Juniper | <i>Juniperus virginiana 'Emerald Sentinel'</i> | 6' Ht. | B&B |
| 3 | JV 'Taylor' Red Cedar | <i>Juniperus virginiana 'Taylor'</i> | 60" Ht. | B&B |
| 3 | RM 'Blushing Knock out' Rose | <i>Rosa sp. 'Blushing Knock Out'</i> | 24" | B&B |
| 1 | SB 'Shirobi' Spirea | <i>Spirea japonica 'Shirobi'</i> | #7 Pot | Container Grown |
| 6 | VP 'Popcorn' Viburnum | <i>Viburnum plicatum 'Popcorn'</i> | 24" Ht. | B&B |

HIGH POINT ELEV = 399.43
HIGH POINT STA = 14+16.43

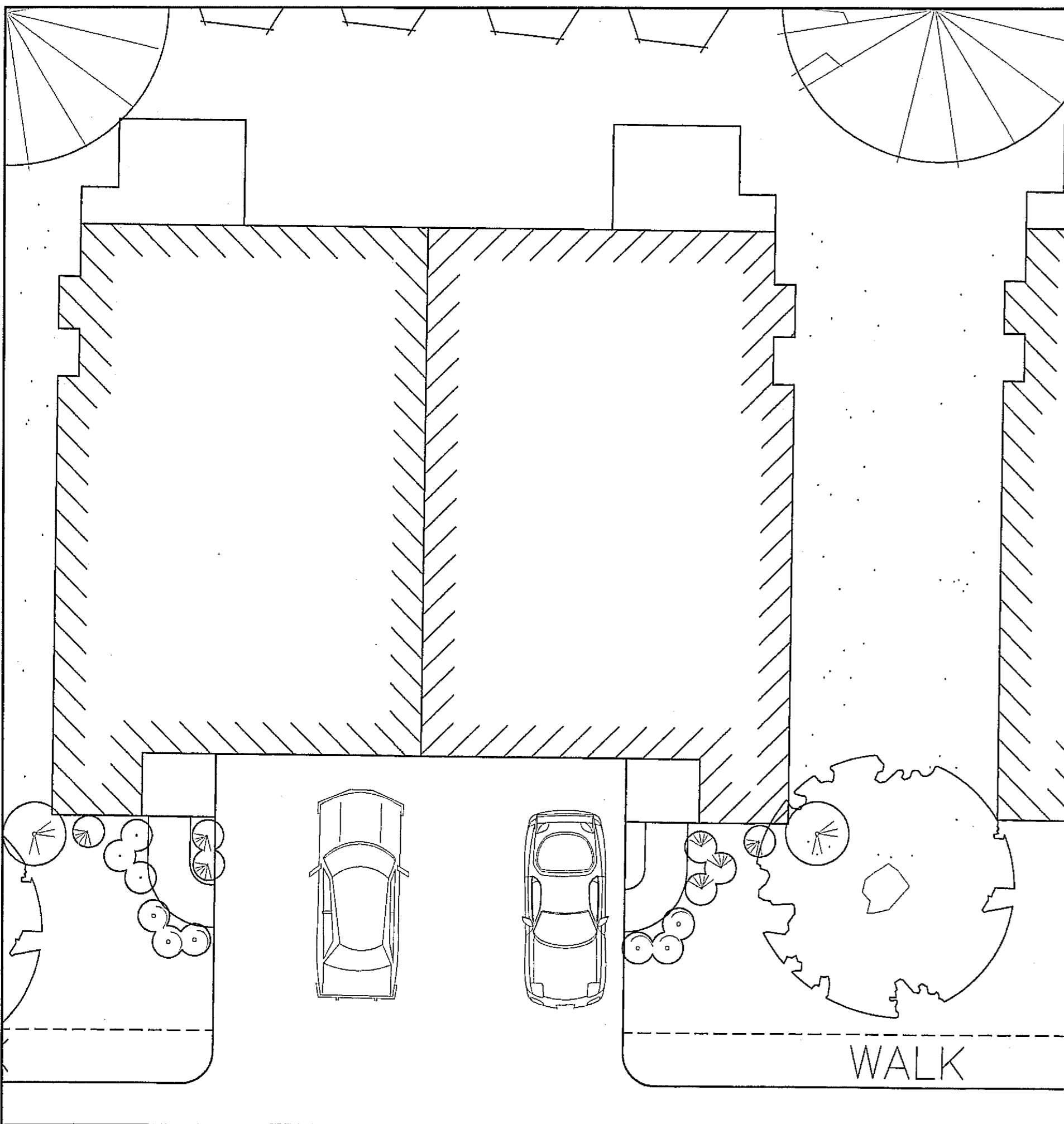


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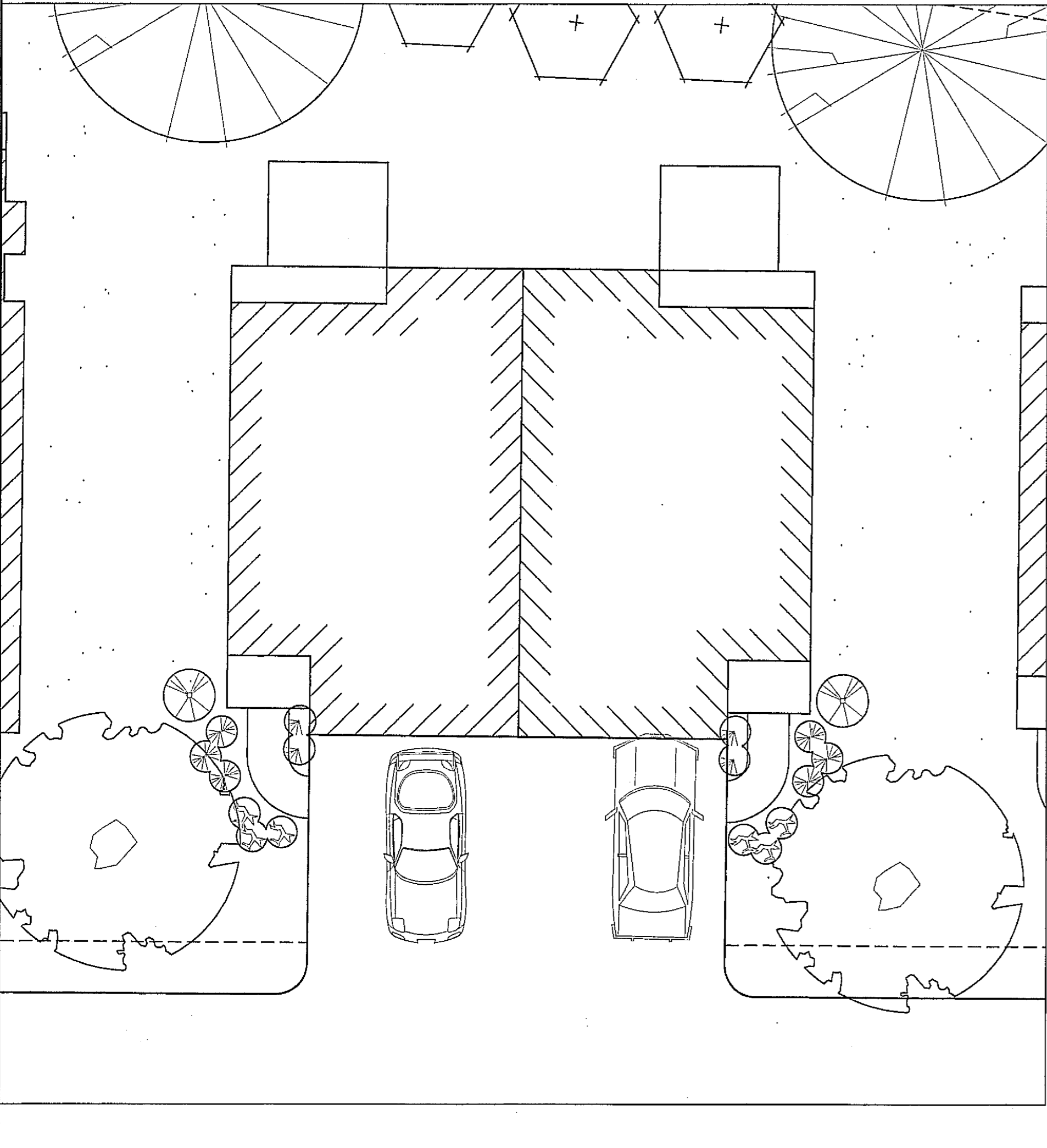
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| DATE: | MARCH 26, 2021 | DWG NO. | ANTAYACURRENT |
| REVISIONS | | | |
| DATE: | DESCRIPTION | | |
| 6/4/21 | TOWN COMMENTS | | |
| 7/21/21 | TOWN COMMENTS | | |
| 9/3/21 | TOWN COMMENTS | | |



SITE PLAN OF LAND AT 15 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581
LANDSCAPE PLAN LS-1



TYPICAL PLANTINGS AT UNIT ENTRANCES



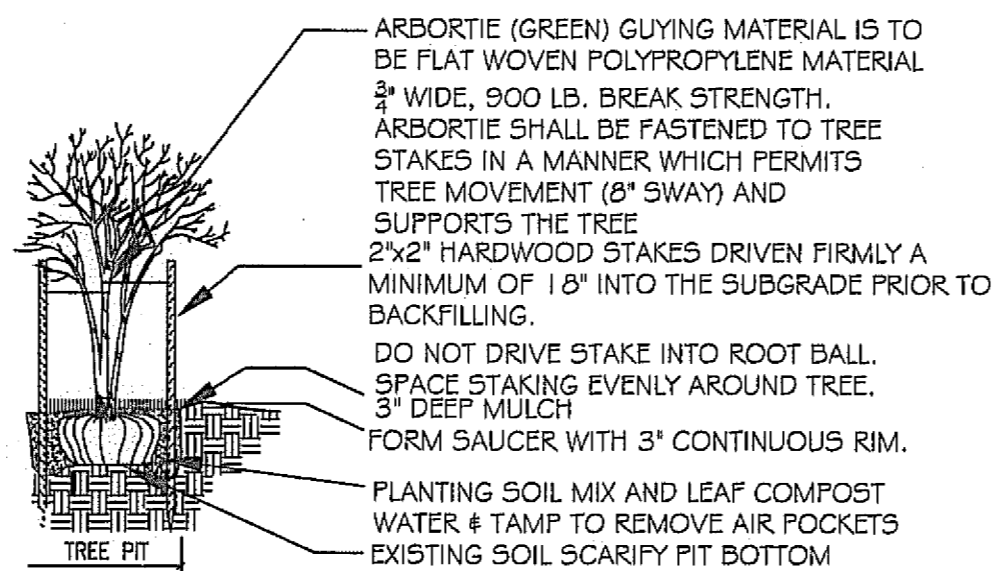
PLANT SCHEDULE -

| | | | |
|-------------------------------|---|---------|-----|
| Service-Berry | <i>Amelanchier laevis</i> | 36" Ht. | B&B |
| Smooth Azalea | <i>Rhododendron arborescens</i> | 36" Ht. | B&B |
| American Plum | <i>Prunus americana</i> | 36" Ht. | B&B |
| 'Dark Knight' Bluebeard | <i>Caryopteris x clandonensis 'Dark Knight'</i> | 36" Ht. | B&B |
| 'Golden Mops' Hinoki Cypress | <i>Chamaecyparis obtusa 'Golden Mops'</i> | 36" Ht. | B&B |
| 'Pearl Glam' Callicarpa | <i>Callicarpa sp. 'Pearl Glam'</i> | 36" Ht. | B&B |
| Alternate-Leaf Dogwood | <i>Cornus alternifolia</i> | 36" Ht. | B&B |
| Witch-alder | <i>Fothergilla major</i> | 36" Ht. | B&B |
| 'Lady Stanley' Rose of Sharon | <i>Hibiscus syriacus 'Lady Stanley'</i> | 36" Ht. | B&B |
| St. Johns-wort | <i>Hypericum prolificum</i> | 36" Ht. | B&B |
| 'Little Quick Fire' Hydrangea | <i>Hydrangea paniculata 'Little quick fire'</i> | 36" Ht. | B&B |
| American Yew | <i>Taxus canadensis</i> | 36" Ht. | B&B |
| 'Sky Pencil' Holly | <i>Ilex crenata 'Sky Pencil'</i> | 36" Ht. | B&B |
| Mountain pieris | <i>Pieris floribunda</i> | 36" Ht. | B&B |
| Plumleaf Azalea | <i>Rhododendron prunifolium</i> | 36" Ht. | B&B |
| 'Blushing Knock out' Rose | <i>Rosa sp. 'Blushing Knock Out'</i> | 36" Ht. | B&B |

| | | | |
|-------------------------|--|--------|-----------------|
| Common Yarrow | <i>Achillea millefolium</i> | #3 Pot | Container Grown |
| 'Hameln' Fountain Grass | <i>Pennisetum alopecuroides 'Hameln'</i> | #3 Pot | Container Grown |
| Creeping Phlox | <i>Phlox subulata</i> | #3 Pot | Container Grown |
| Black-Eyed Susan | <i>Rudbeckia hirta</i> | #3 Pot | Container Grown |
| Green-Headed Coneflower | <i>Rudbeckia laciniata</i> | #3 Pot | Container Grown |

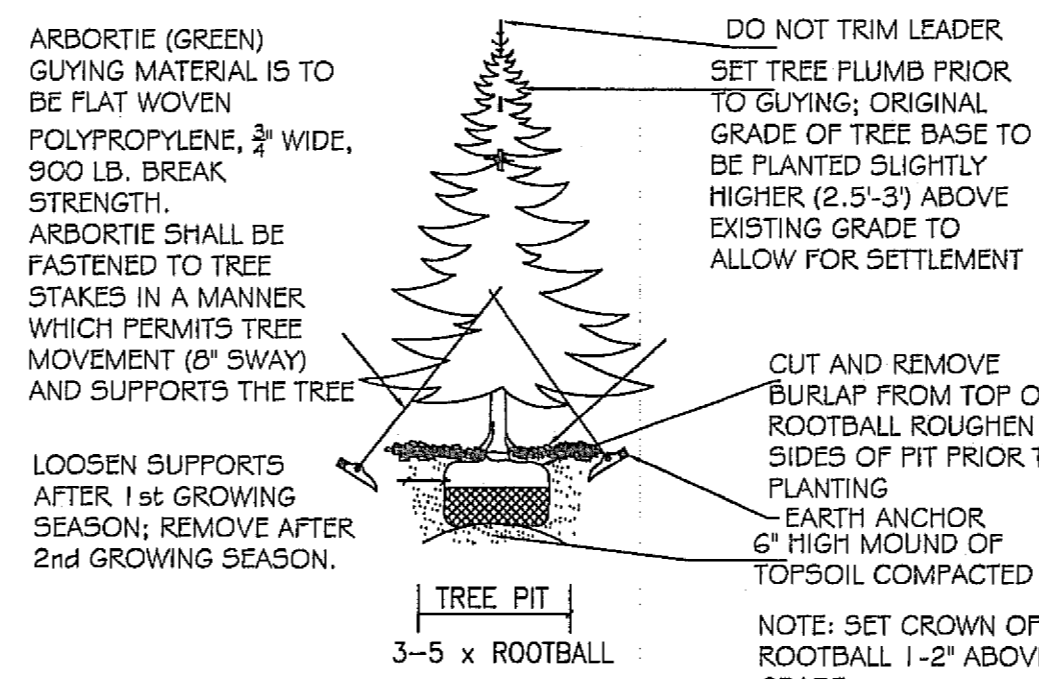
LANDSCAPING NOTES

- NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
- DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE 'BEST FACE' SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
- ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
- WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
- PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
- PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
- LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% GARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
- SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SQ. FT.
- DETENTION BASIN SEED MIX SHALL BE NEW ENGLAND CONTROL MIX SHALL BE FROM NEW ENGLAND PLANTS INC. PLANT AT A RATE OF 1250#/LB.
- LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
- WILDLIFE SEED MIX SHALL BE THE NEW ENGLAND CONSERVATION SEED MIX FROM NEW ENGLAND WETLAND PLANTS INC. OR AN APPROVED EQUAL.
- THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
- PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
- THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
- WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
- ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
- LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
- EXISTING GRAVEL ROADS, TO BE LOOSEND AND SUPPLEMENTED WITH 6" OF LOAM AND SEEDED WITH THE WILDLIFE SEED MIX.
- DURING CONSTRUCTION COORDINATE WITH PROJECT LANDSCAPE ARCHITECT THE TRANSITION BETWEEN THE WOODS AND MOWING AREA.
- DISTURBED AREAS WITHIN THE RIVERFRONT AREA THAT IS TO BE RESTORED TO MEADOW, SHALL RECEIVE 6" OF LOAM AND SEEDED WITH THE WILDLIFE SEED MIX.
- AREAS DISTURBED OUTSIDE THE DEMARCATED LAWN AREAS TO BE SEEDED WITH THE WILDLIFE SEED MIX.

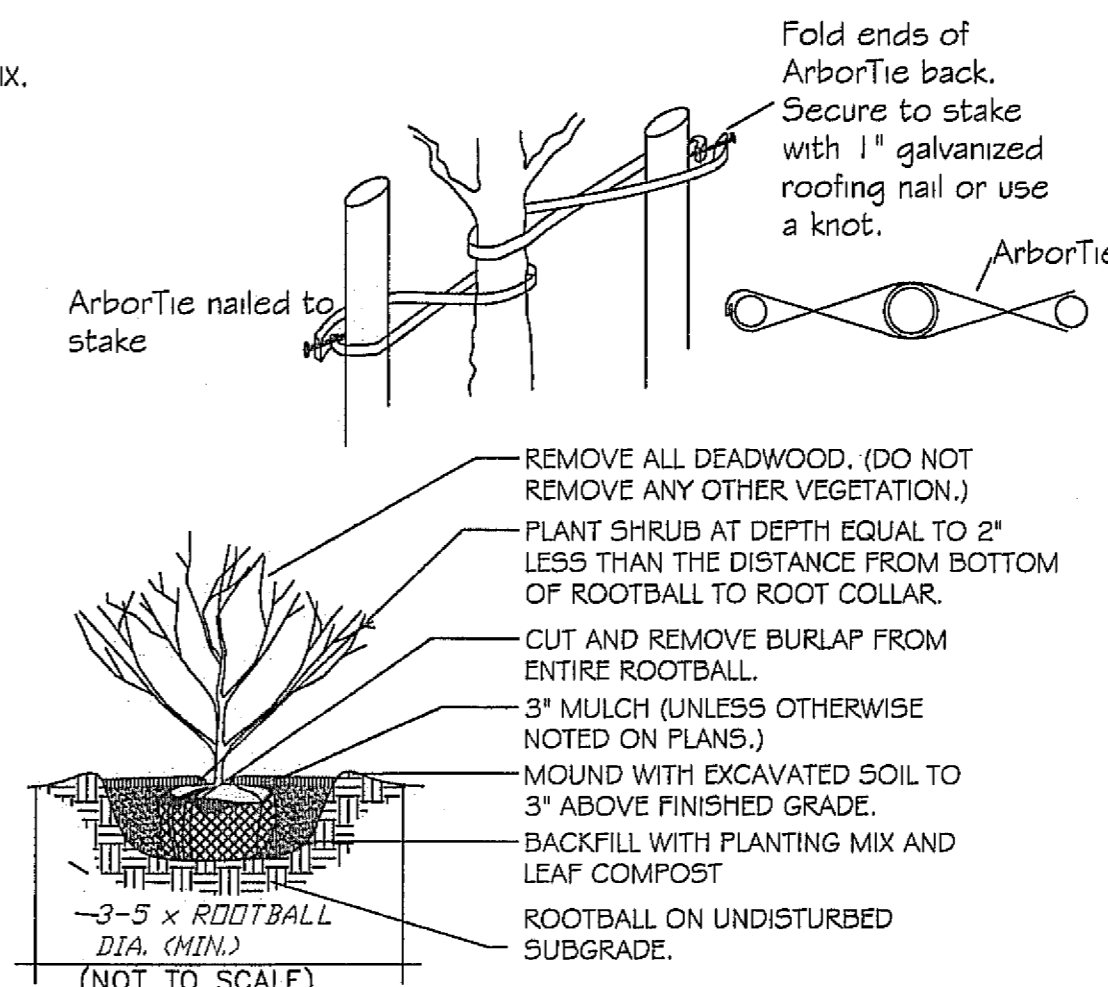


- NOTES:
- STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
 - PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 - GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
 - REMOVE ALL CONTAINERS AND BASKETS FROM ROOT BALL.
 - REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
 - LOOSEN ROOTBALL PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



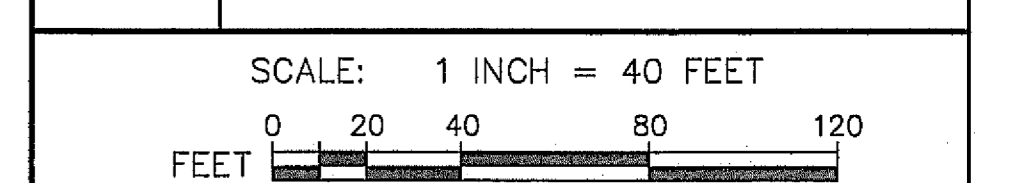
SHRUB PLANTING
NOT TO SCALE



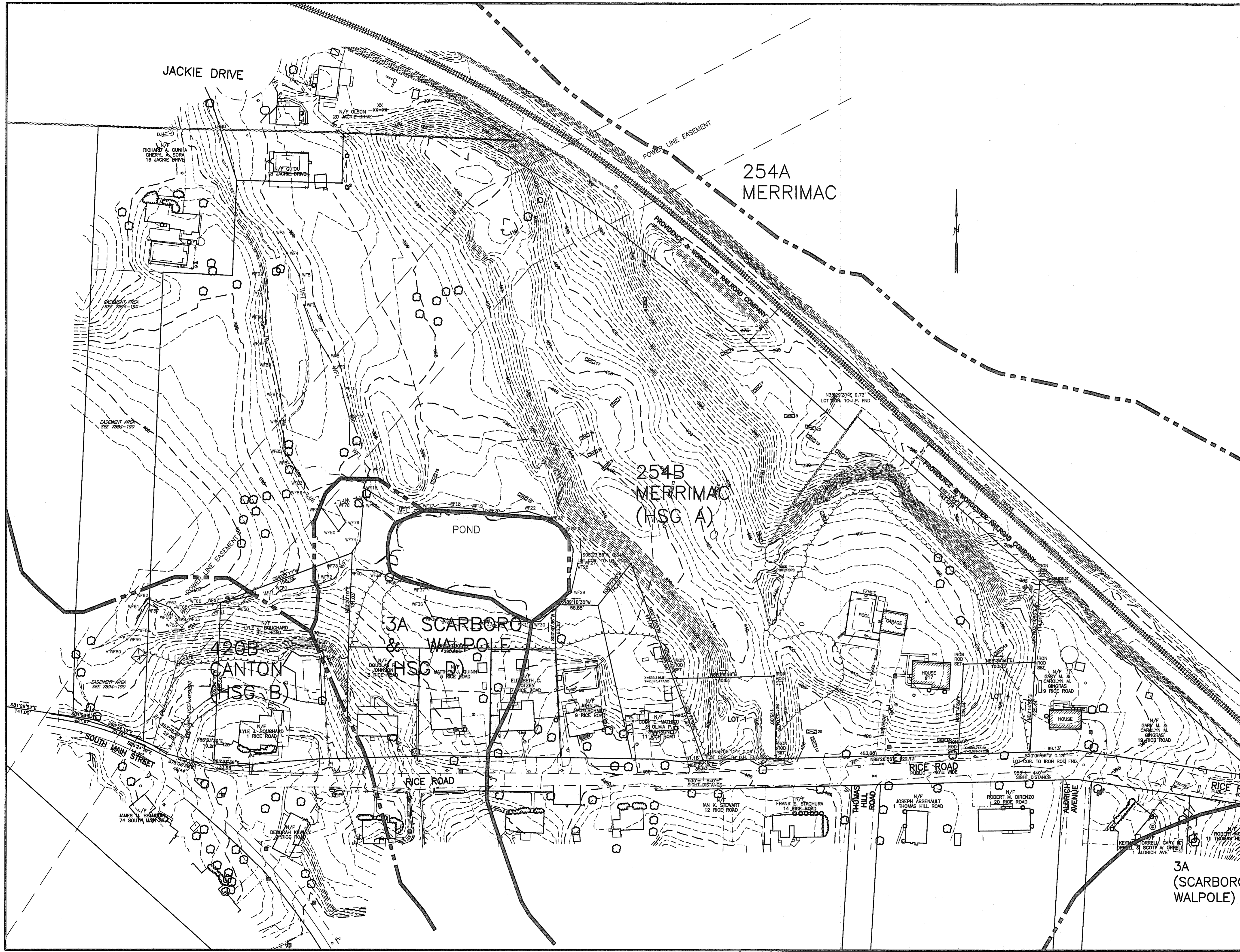
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
 Telephone (508)-485-0137 james@azimuthlanddesign.com

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|----------|----------------|---------|---------------|
| CLT. NO. | 3151 | JOB NO. | 186-3234 |
| DATE: | MARCH 26, 2021 | DWG NO. | ANTAYACURRENT |

| REVISIONS | |
|-----------|---------------|
| DATE: | DESCRIPTION |
| 7/21/21 | TOWN COMMENTS |
| 9/3/21 | TOWN COMMENTS |



SITE PLAN OF LAND
 AT 17 RICE ROAD
 IN
 MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
 WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581
 LANDSCAPE PLAN LS-2



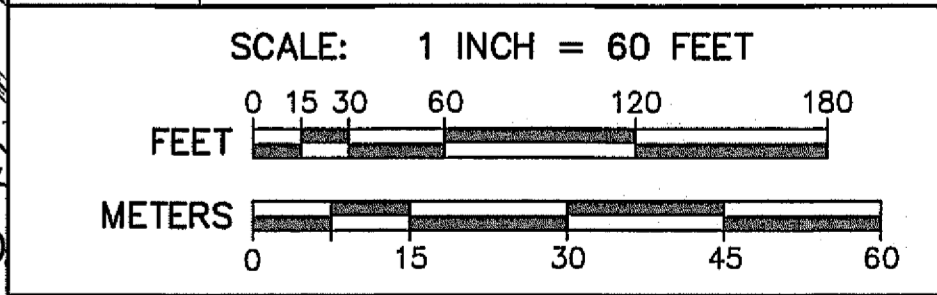
KEY

| | | | |
|-----|------------------|-----|--|
| --- | WFL | --- | WETLAND EDGE |
| --- | 100' BUFFER ZONE | --- | 100' BUFFER ZONE EDGE |
| ⊙ | ⊙ | ⊙ | DRAIN MANHOLE |
| □ | □ | □ | CATCHBASIN |
| --- | --- | --- | EXISTING UNDERGROUND DRAIN OR SEWER PIPE |
| --- | --- | --- | WATER GATE |
| --- | --- | --- | WATER SHUT OFF |
| --- | --- | --- | HYDRANT |
| --- | --- | --- | EXISTING EDGE OF PAVEMENT |
| --- | --- | --- | EXISTING UTILITY POLE |
| --- | --- | --- | OVERHEAD WIRES |
| --- | --- | --- | 2' CONTOUR |
| --- | --- | --- | 10' CONTOUR |
| --- | --- | --- | STONE WALL |
| ⊙ | ⊙ | ⊙ | TREE |
| --- | --- | --- | TREELINE |
| ⊠ | ⊠ | ⊠ | DEEP OBSERVATION HOLE |

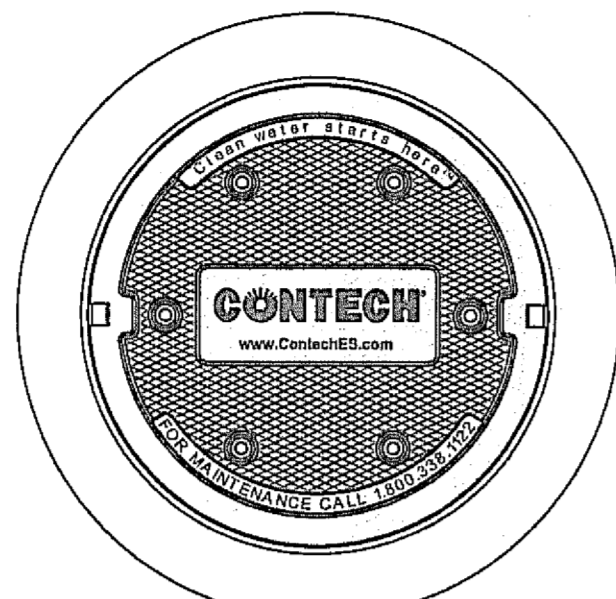
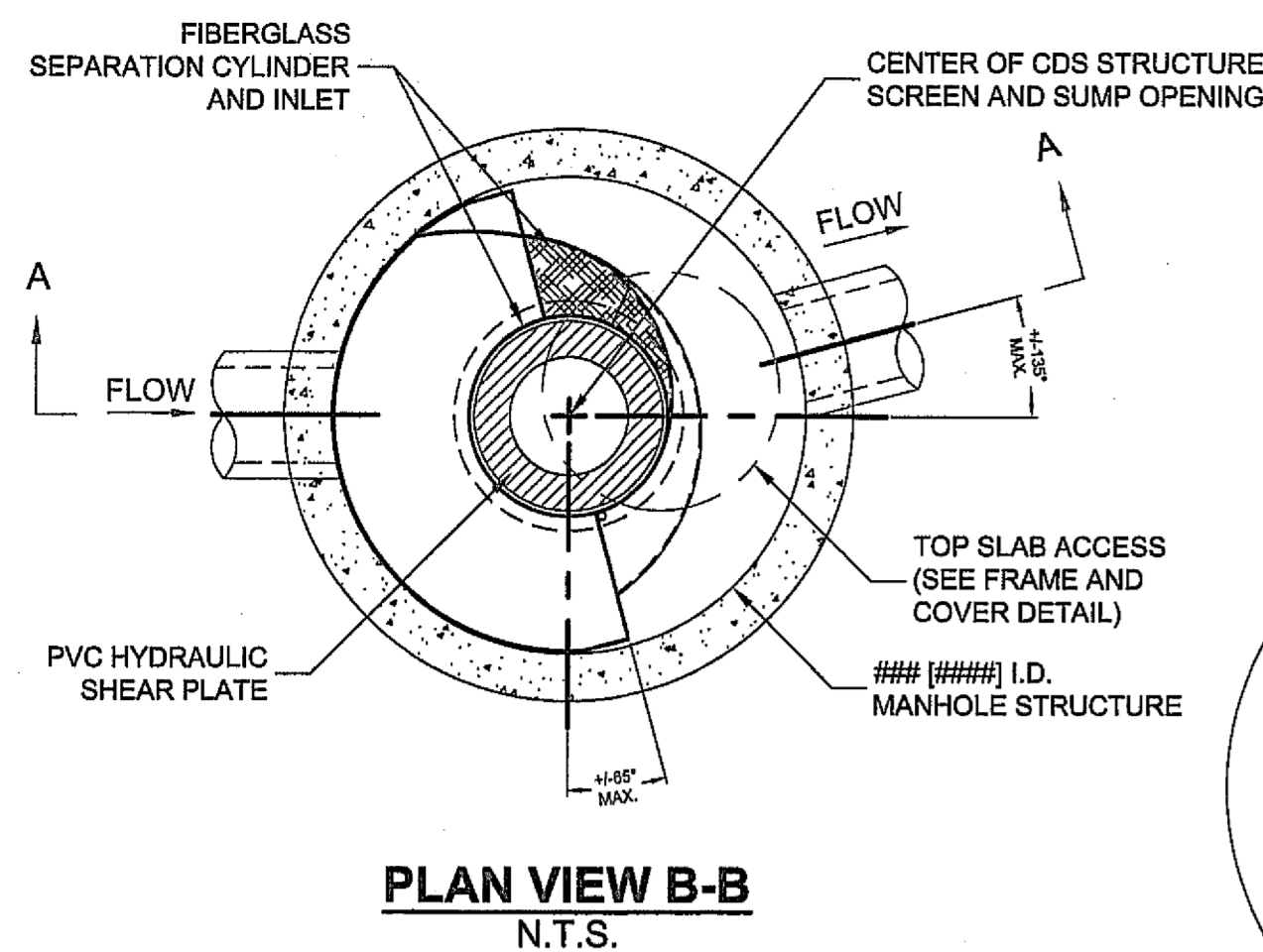
NOTE:
SOIL TYPE BOUNDARIES SHOWN ON THIS PLAN ARE TAKEN FROM THE USDA NRCS WEB SOIL SURVEY.

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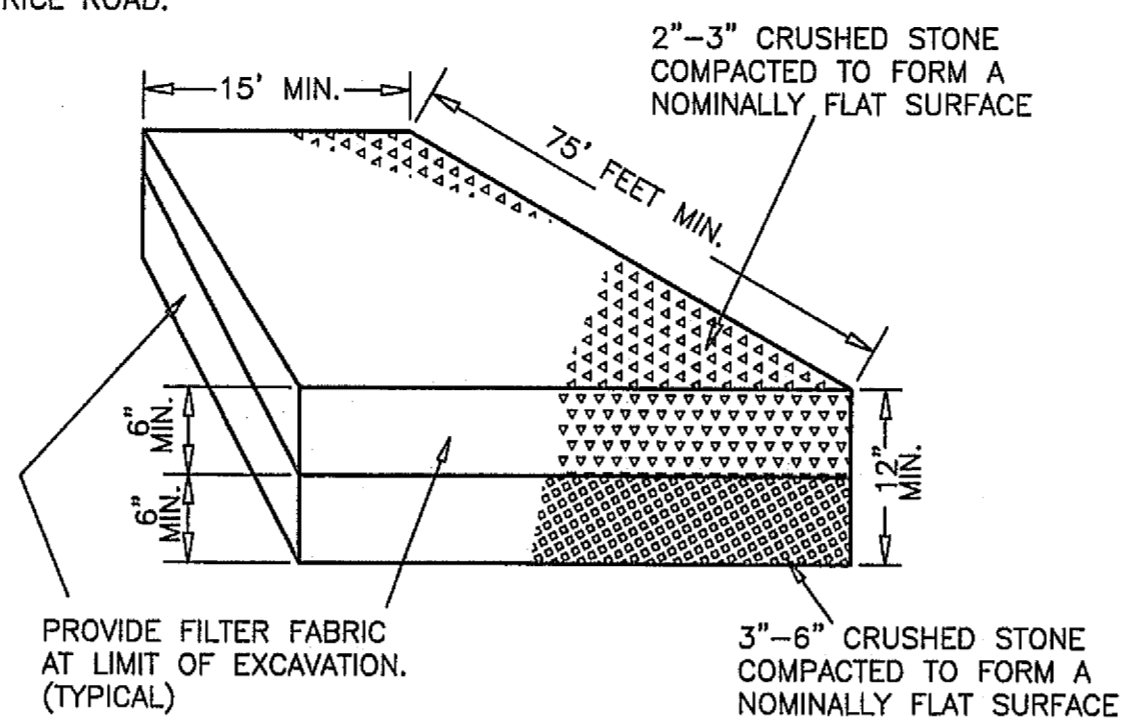
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| DATE: | MARCH 26, 2021 | DWG NO. | RICEROADCURRENT |
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| DATE: | | DESCRIPTION | |
| 5/28/21 | | TOWN REVIEW | |
| 7/21/21 | | TOWN REVIEW | |
| 9/3/21 | | TOWN REVIEW | |



SITE PLAN OF LAND AT 17 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581



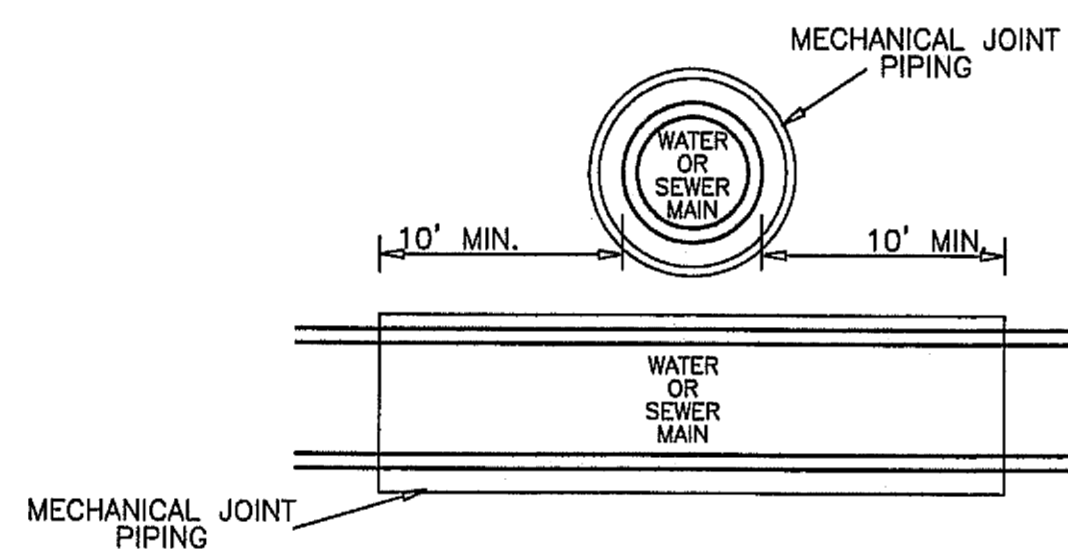
NOTE:
THE PROPOSED LOCATION OF THE SITE ENTRANCE MAT WILL BE IN THE LOCATION OF THE BEGINNING OF HILLCREST CIRCLE AT ITS ENTRANCE OFF RICE ROAD.



NOTE:
RICE ROAD WILL BE SWEEPED DAILY WHEN HAULING IS IN PROGRESS.

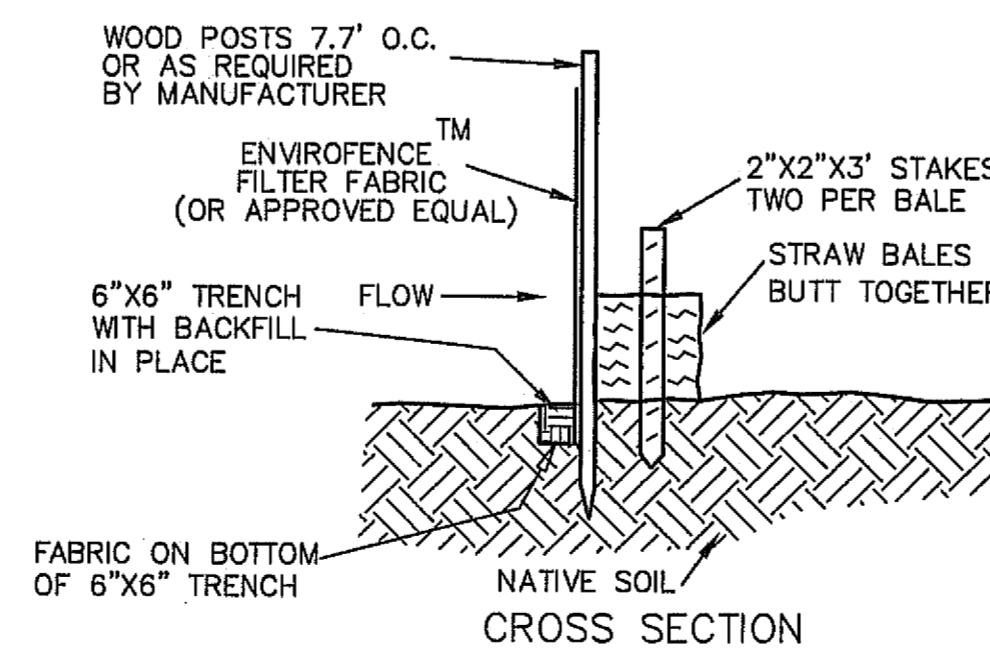
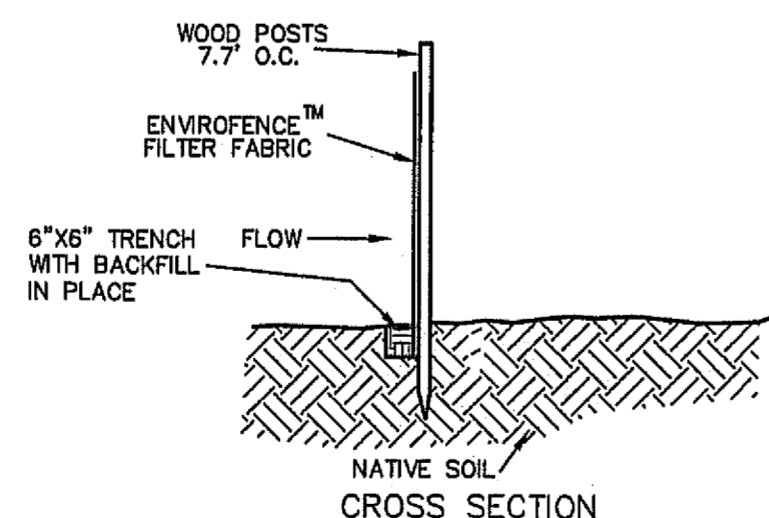
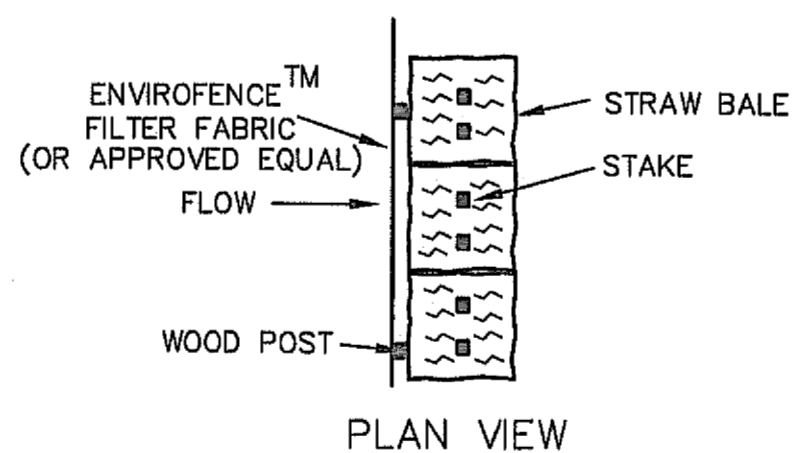
NOTE:
SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO ALL WATER SUPPLY LINES. WHEN A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN.

HOWEVER, WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHOULD BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SEE DETAIL.

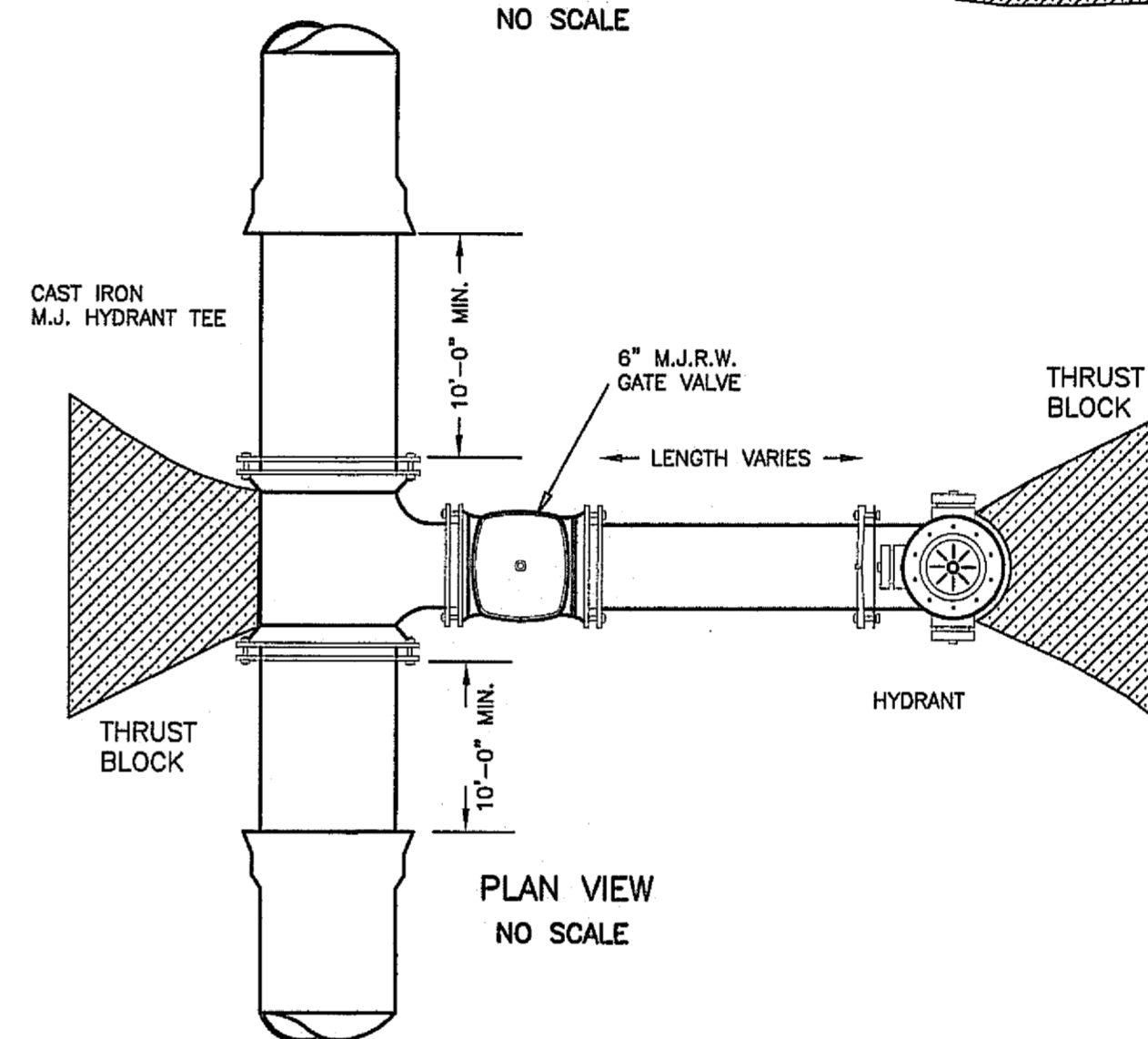
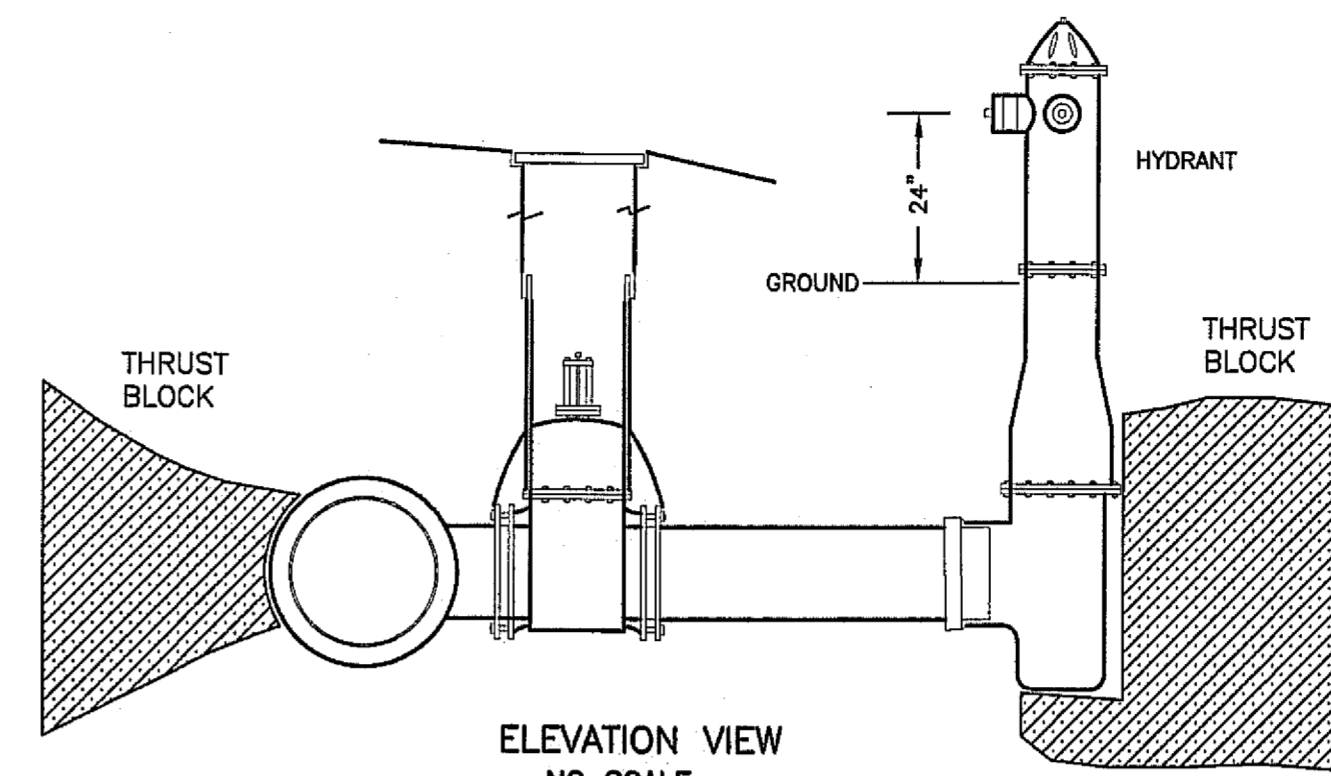


MECHANICAL JOINT PIPING OF BOTH WATER AND SEWER SHALL EXTEND FOR 10 FEET FROM THE INTERSECTION OF THE MAINS AND ALONG EACH MAIN. CENTER ONE FULL PIPE LENGTH OF BOTH WATER AND SEWER OVER THE INTERSECTION.

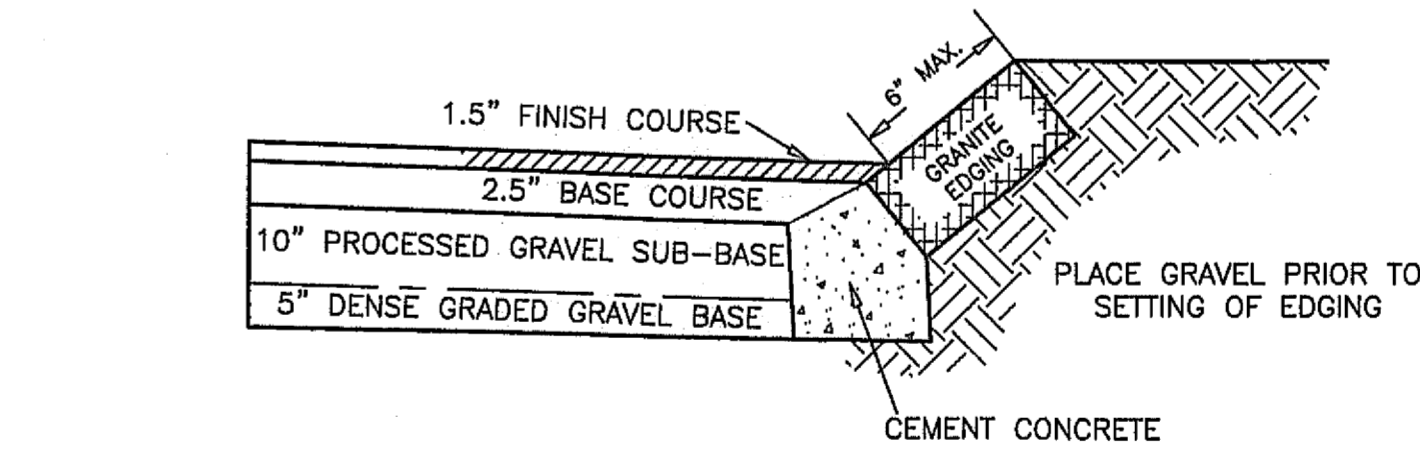
WATER MAIN/SEWER MAIN CROSSING
WHERE 18" VERTICAL CLEARANCE IS NOT PROVIDED
(NOT TO SCALE)



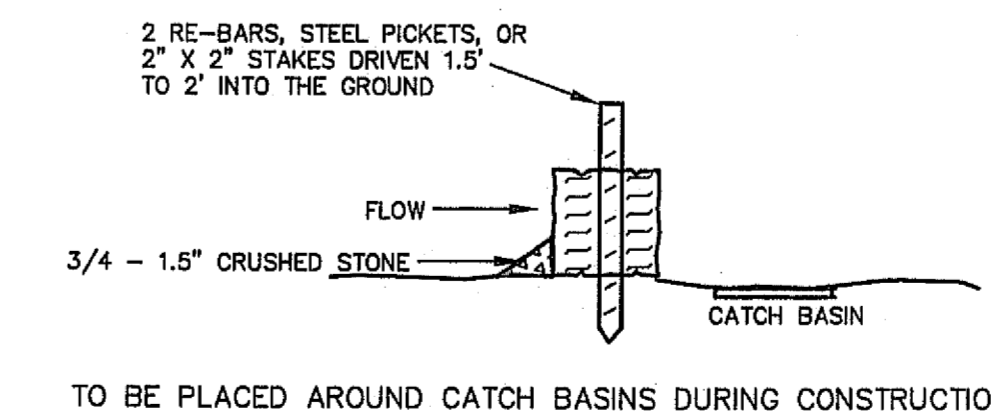
SEDIMENT CONTROL BARRIER
(NOT TO SCALE)



TYPICAL HYDRANT W/GATE
(NOT TO SCALE)



SETTING SLOPED GRANITE CURBING
(NOT TO SCALE)



STRAW BALE DIKE
(NOT TO SCALE)

GENERAL NOTES:

- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS SITE.
- 2) ACCORDING TO THE MASS GIS OLIVER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
- 3) THE PROJECT SITE IS COMPRISED OF PARCELS NUMBERS 75 AND 144 ON ASSESSOR MAP 63.
- 4) TOTAL SITE ALTERATION IS EXPECTED TO BE 7.5 ACRES.
- 5) TOPSOIL WILL BE STOCKPILED IN THE AREA OF UNITS 35 & 36.

DIG SAFE:

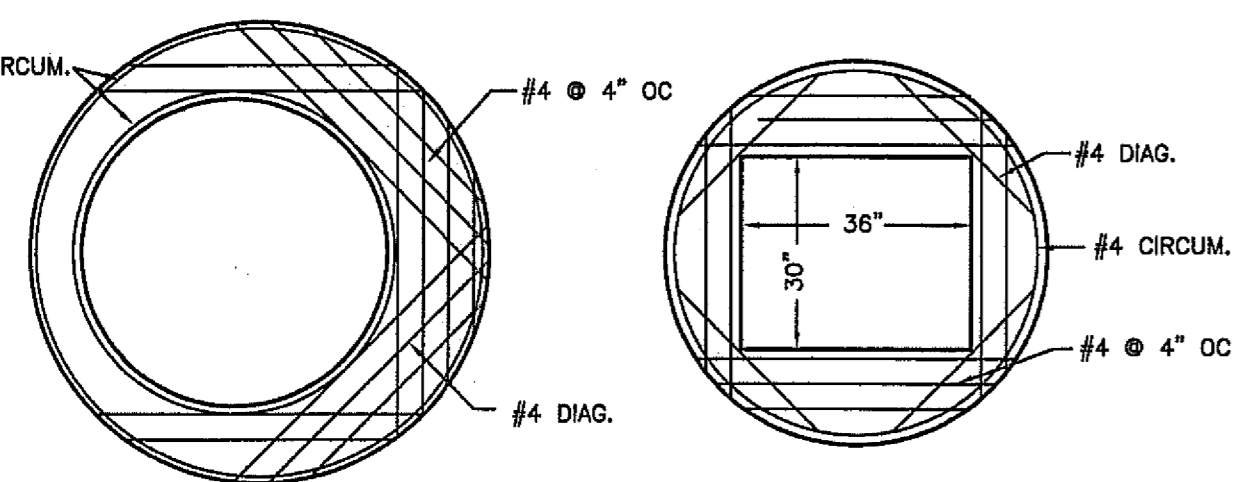
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 811 OR 1-888-DIG-SAFE.

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SCALE: AS NOTED

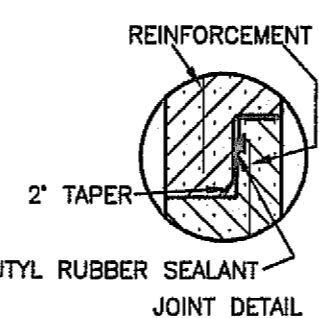
**SITE PLAN OF LAND
AT 17 RICE ROAD**
IN
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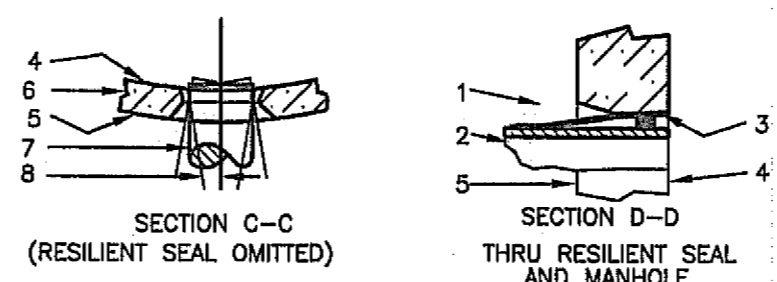
8" TOP SLAB
6" TOP RING

CONTRACTOR SHALL VERIFY DIMENSIONS AND SUBMIT SHOP DRAWINGS

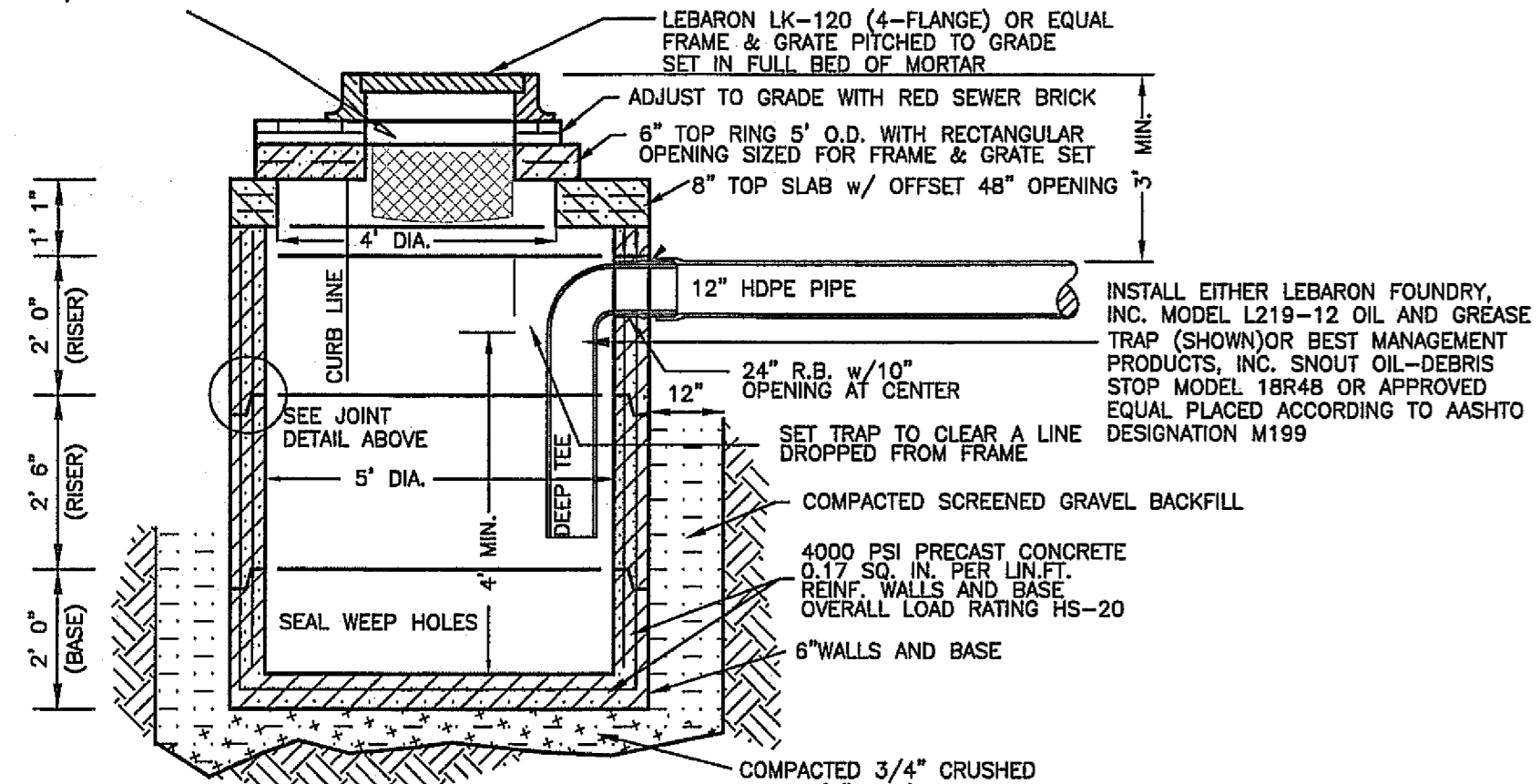
- KOR-N-SEAL RESILIENT CONNECTION - SIZED TO MEET CLASS AND TYPE OF PIPE
- PIPE SECTION
- BEVEL TO ALLOW FOR MISALIGNMENT
- INNER SURFACE OF PRECAST CONCRETE MANHOLE
- OUTER SURFACE OF PRECAST CONCRETE MANHOLE
- PRECAST CONCRETE MANHOLE (A.S.T.M. C478-88)
- PVC, CLAY, CAST IRON OR CONCRETE PIPE
- ALLOWABLE MISALIGNMENT OFF CENTER IN ANY DIRECTION



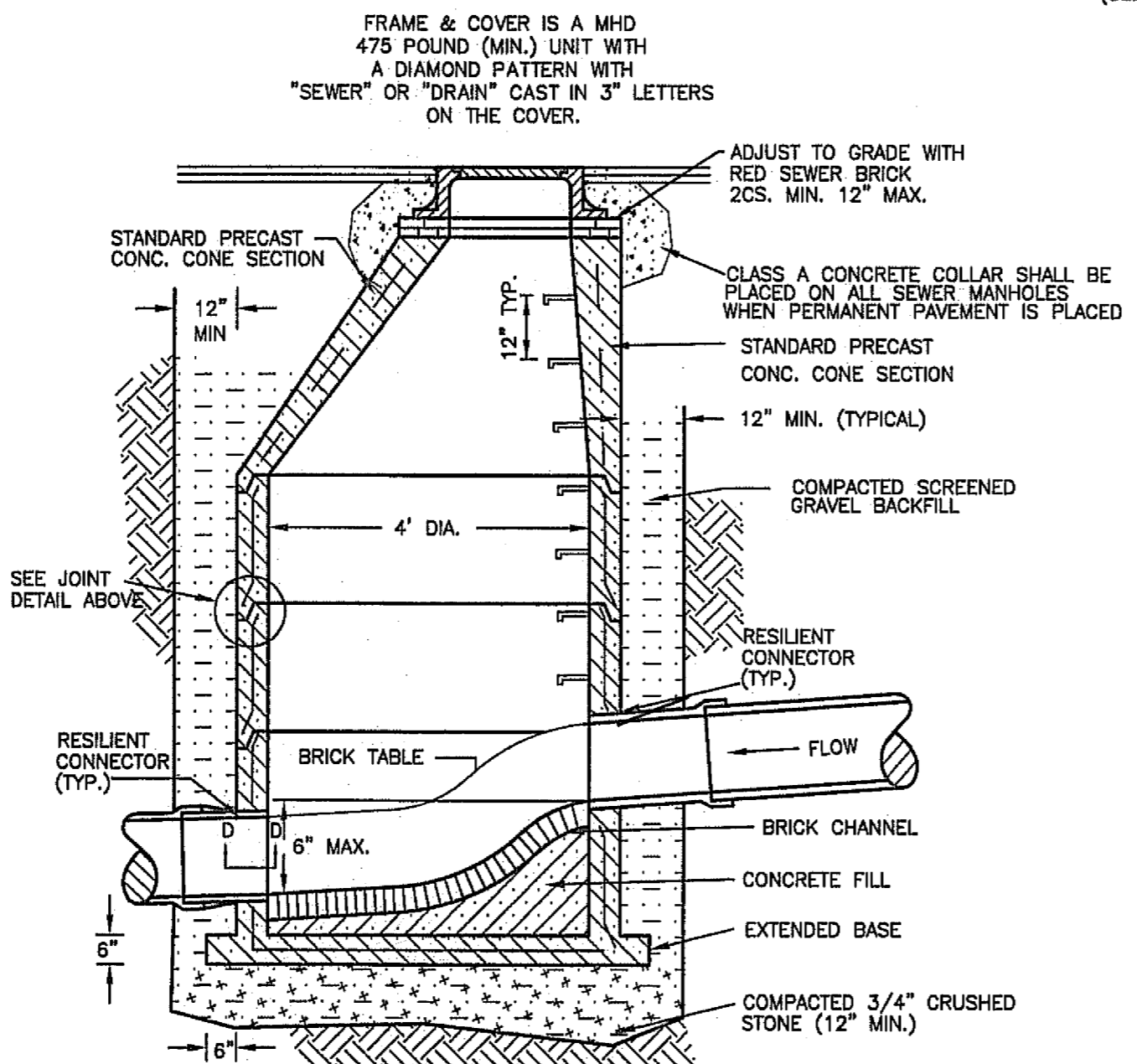
DETAILS
(NOT TO SCALE)
(SEE NOTES TO LEFT)



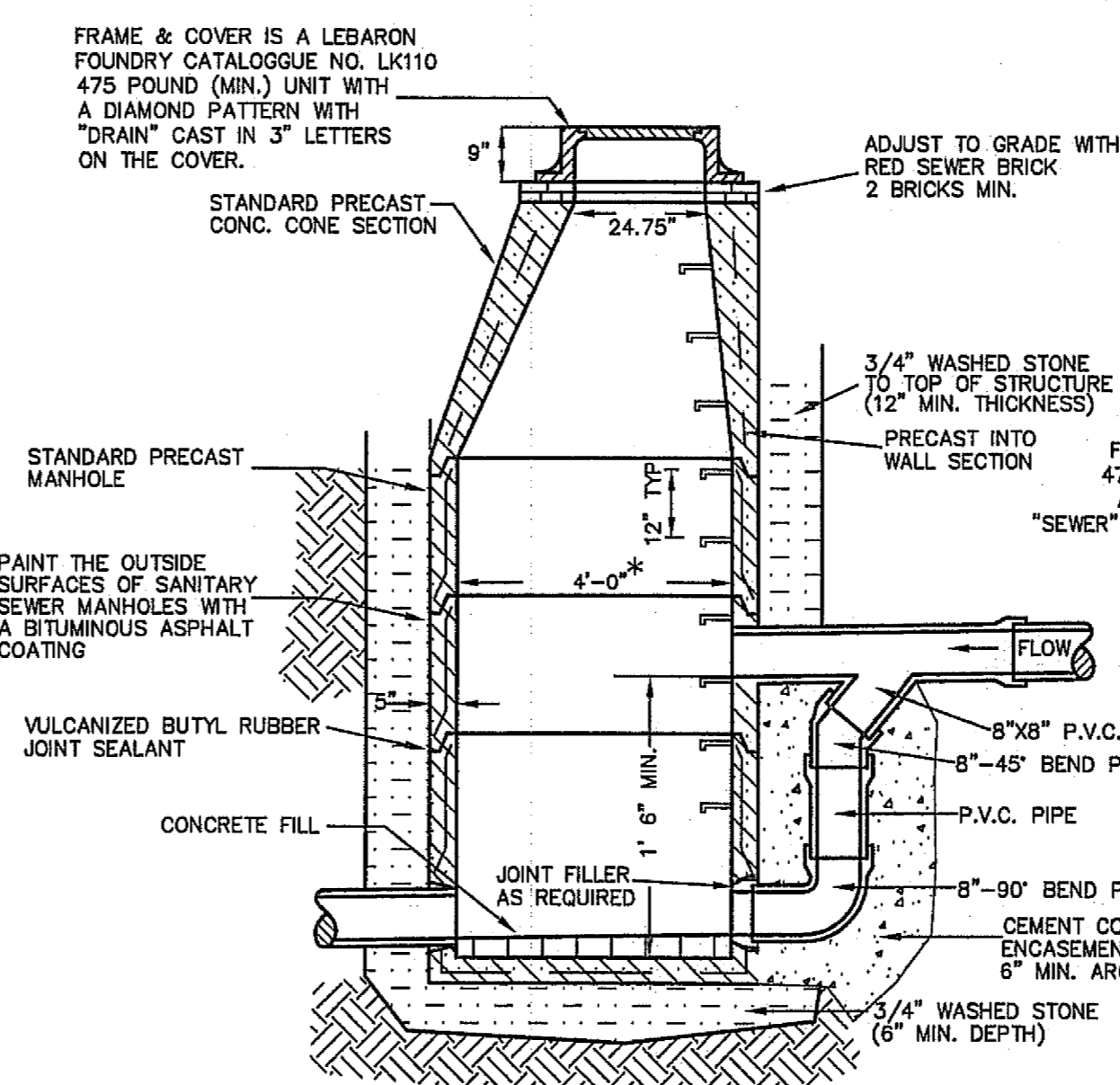
NOTE:
IF NECESSARY, PROVIDE "STREAMGUARD" OR "SILT SAC" FILTERS IN ALL PROPOSED CATCHBASINS DURING CONSTRUCTION. FILTERS SHALL BE INSPECTED DAILY AND CLEANED AND/OR REPAIRED AS NEEDED.



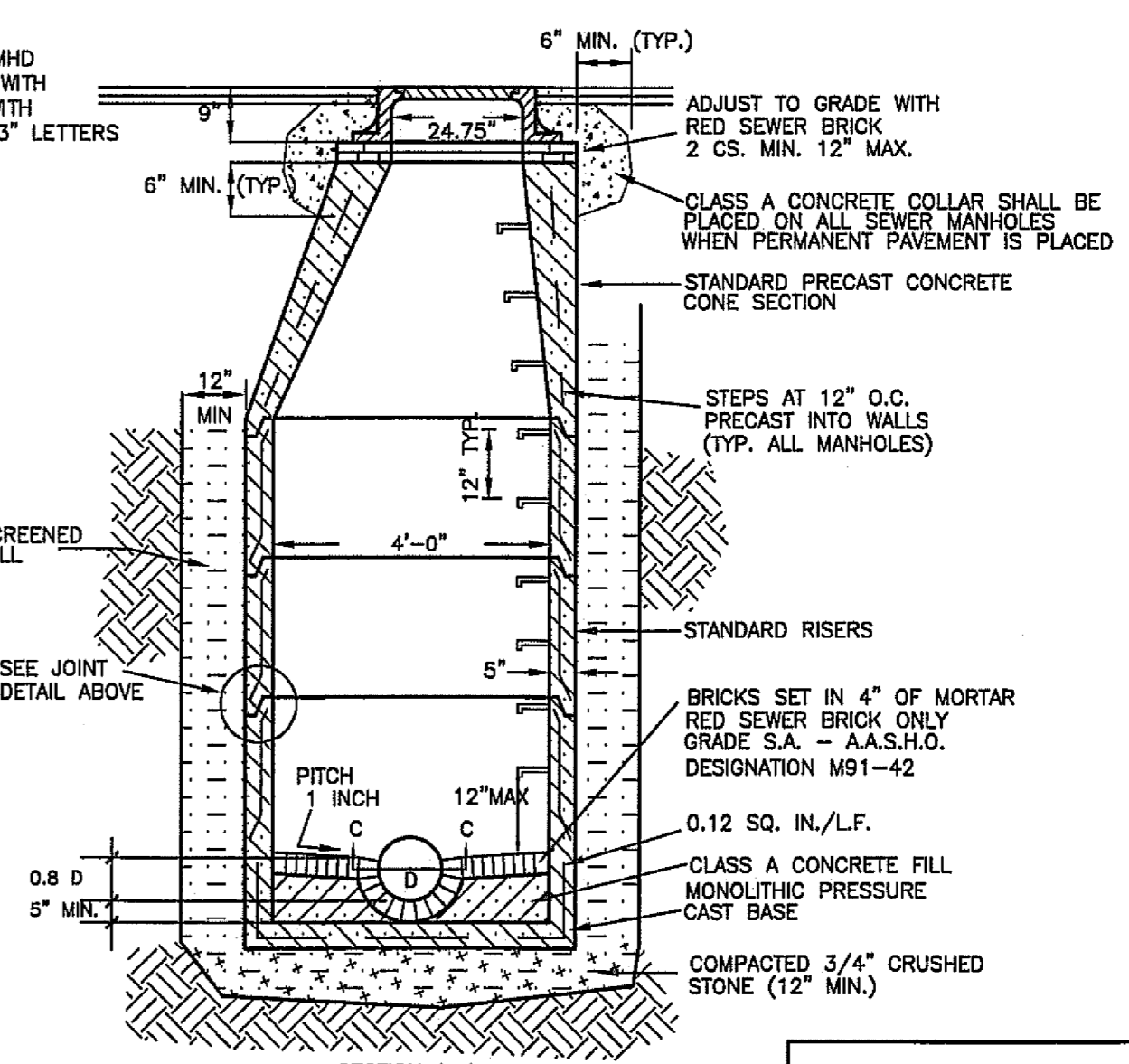
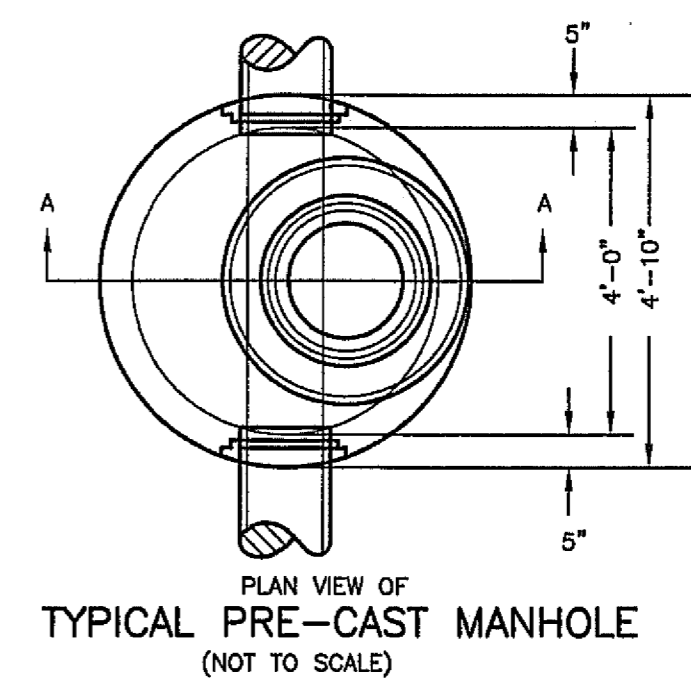
TYPICAL 4 FLANGE GRATE PRE-CAST CATCH BASIN
(NOT TO SCALE)



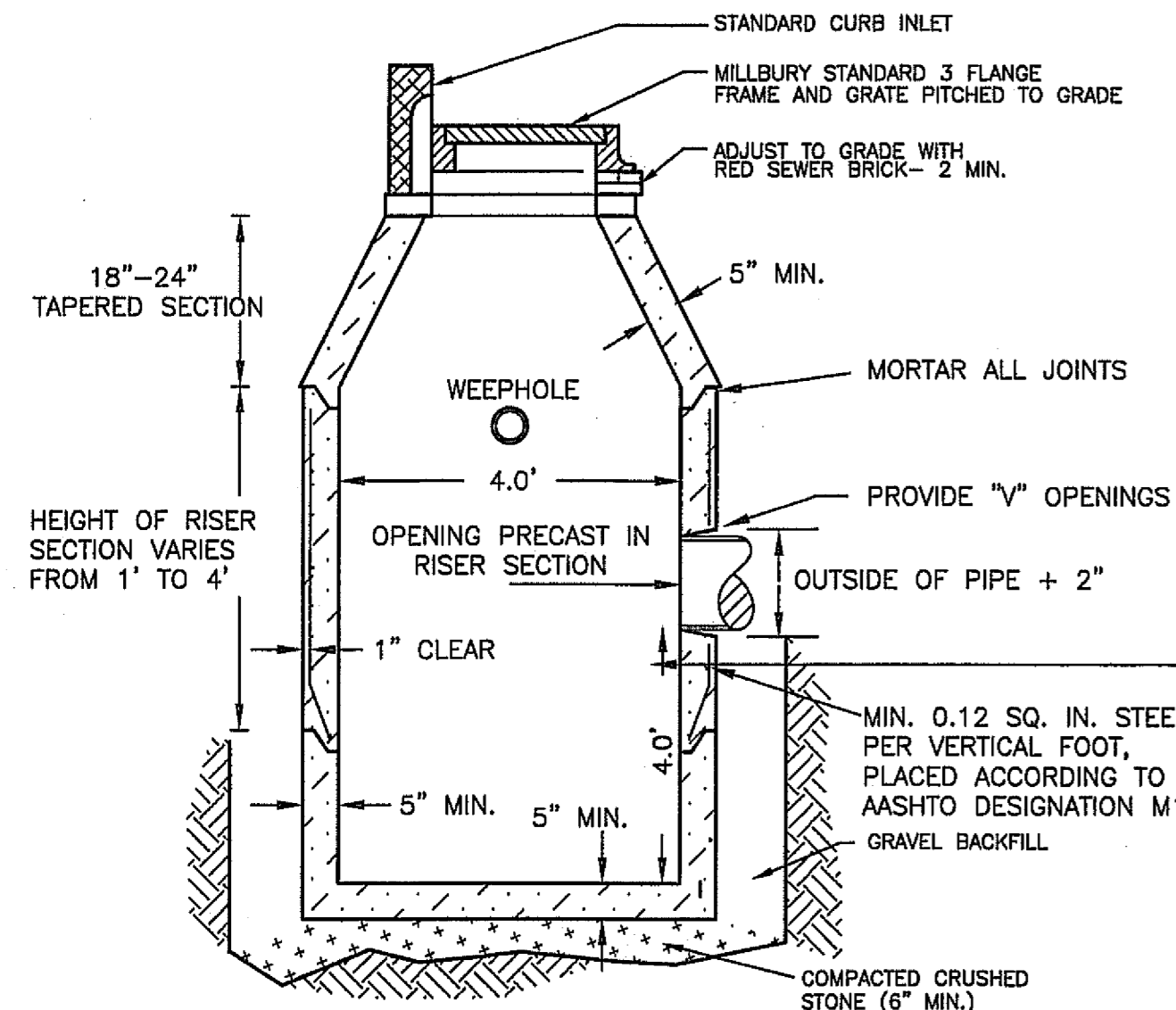
TYPICAL STEP DRAIN MANHOLE
(NOT TO SCALE)



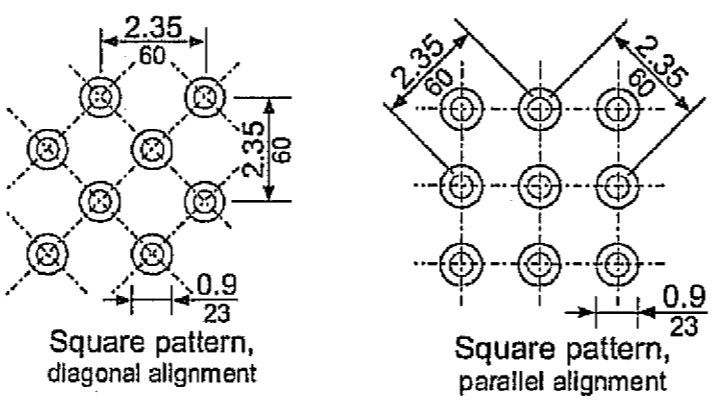
TYPICAL DROP MANHOLE
(NOT TO SCALE)



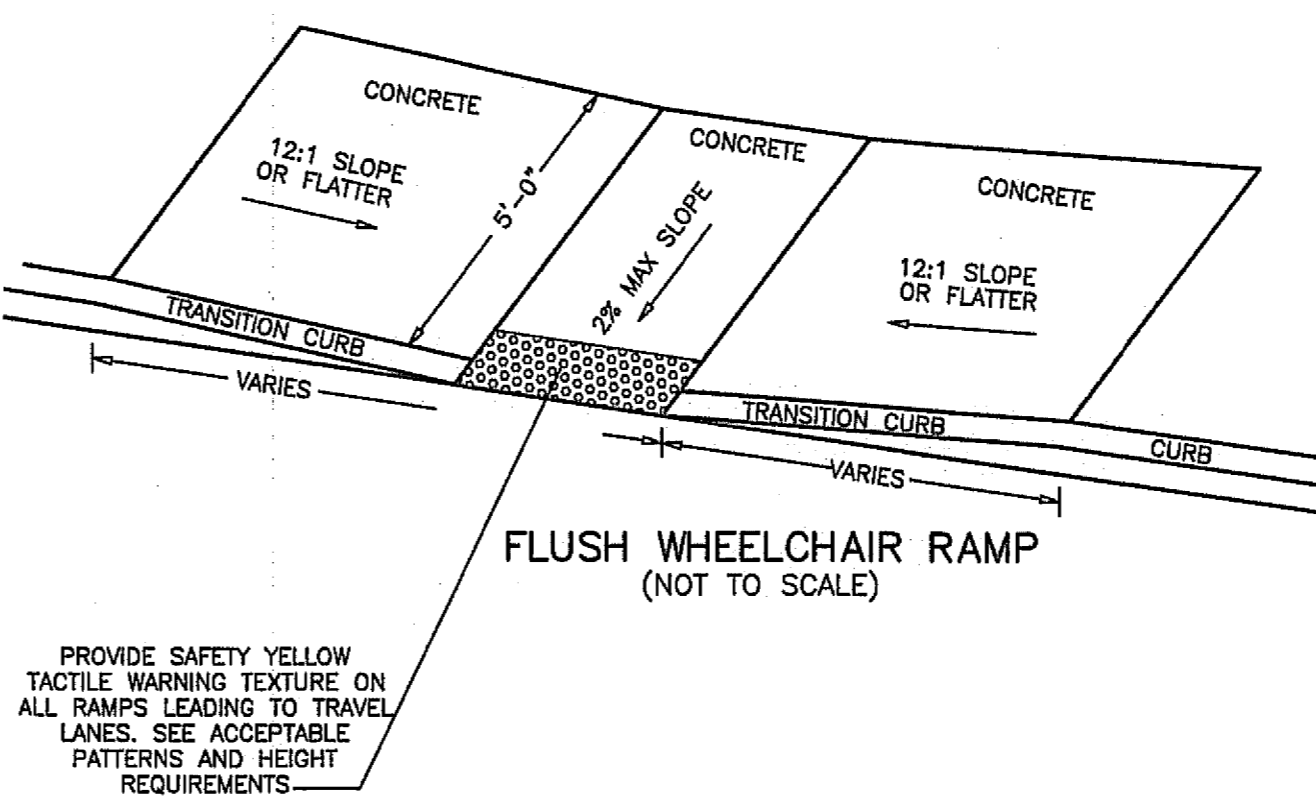
TYPICAL PRE-CAST MANHOLE
(NOT TO SCALE)



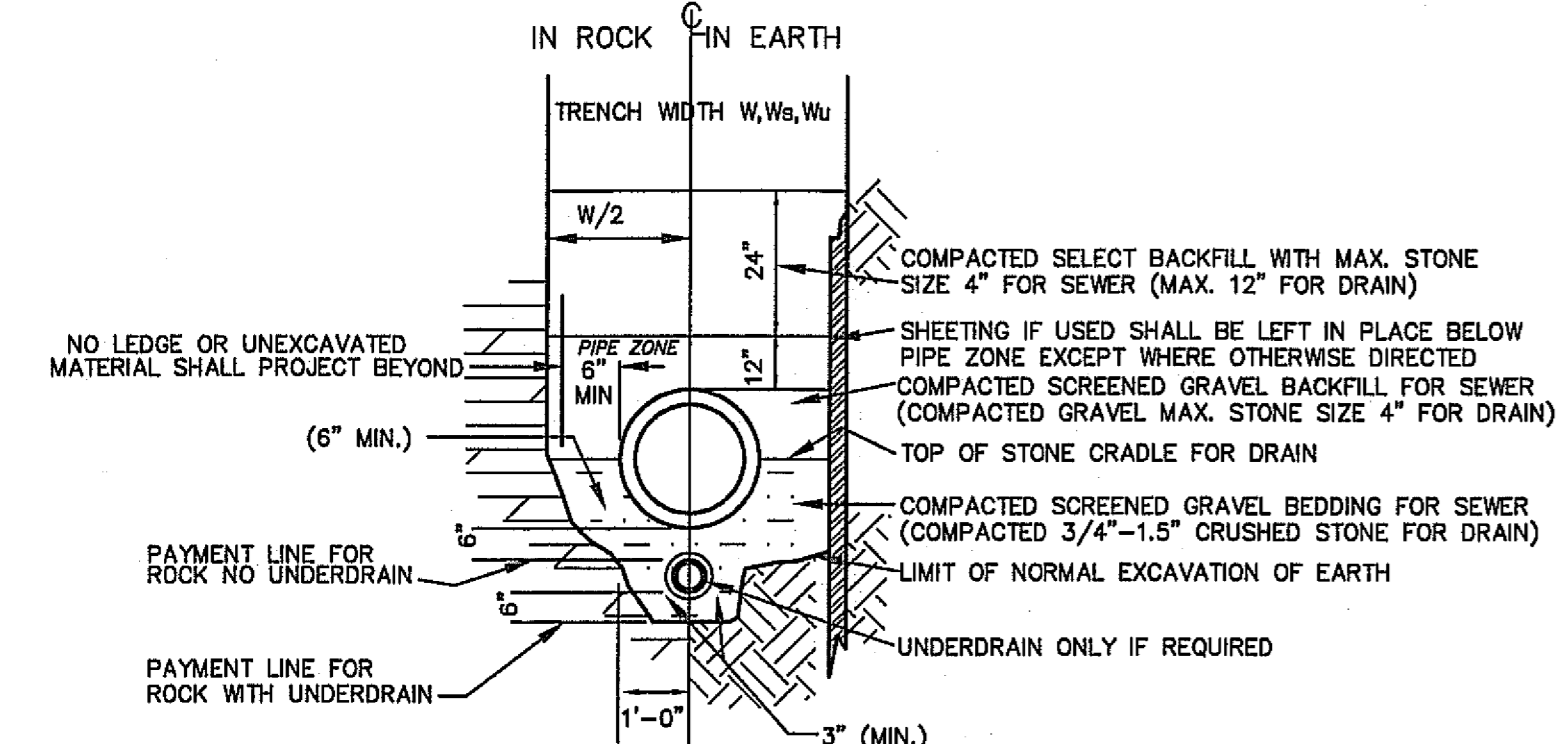
PRECAST CATCHBASIN W. GRANITE THROAT INLET
(NOT TO SCALE)



Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 in (23 mm), a height of nominal 0.2 in (5 mm) and a center-to-center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. Detectable warnings used on interior surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. ADAAG 4.29.2

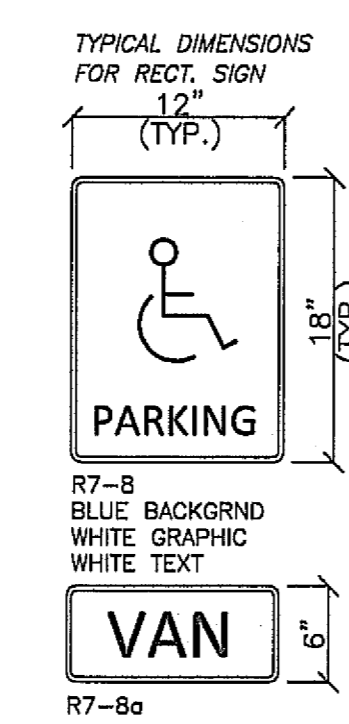


PROVIDE SAFETY YELLOW TACTILE WARNING TEXTURE ON ALL RAMP LEADING TO TRAVEL LANES. SEE ACCEPTABLE PATTERNS AND HEIGHT REQUIREMENTS



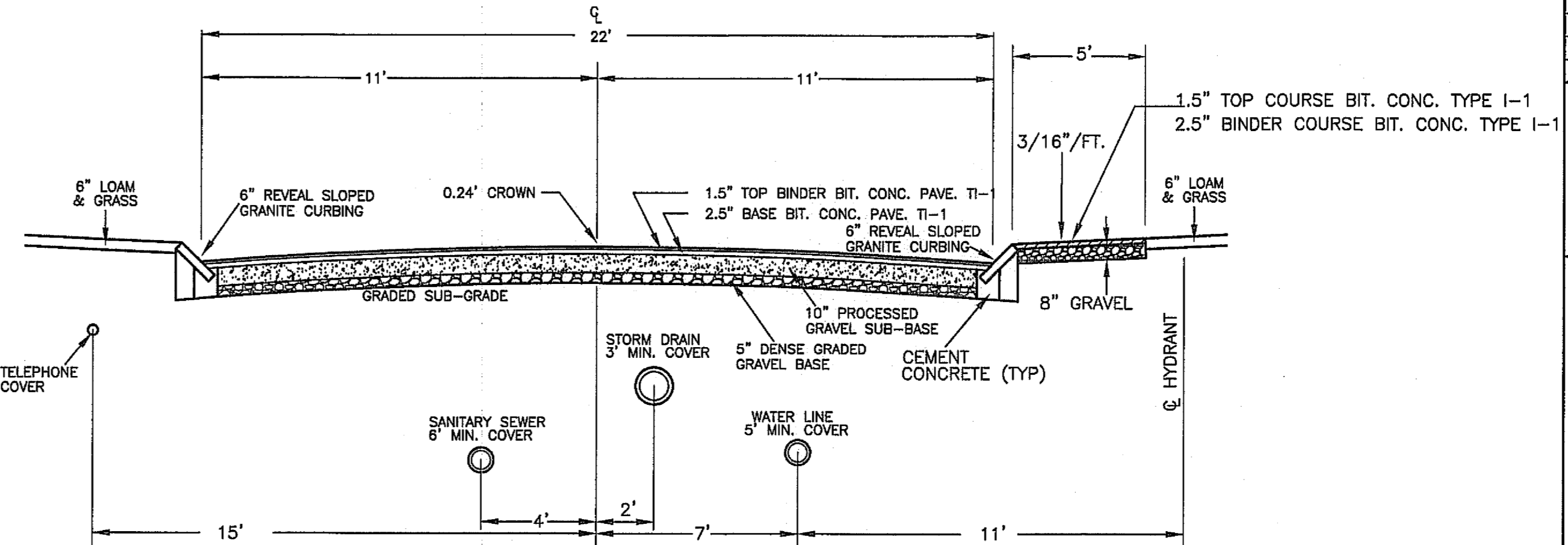
TYPICAL TRENCH SECTION
ONE PIPE
(NOT TO SCALE)

| TRENCH DEPTH TO INVERT | TRENCH WIDTH, W FOR SEWER |
|------------------------|---------------------------|
| 0'-12" | 5' |
| 12'-20" | 7' |
| >20" | 9' |



HC PARKING SIGN
(NOT TO SCALE)

NOTES:
THE SIGN SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN.
THE SIGN SHALL BE LOCATED AT THE HEAD OF THE SPACE AND NO MORE THAN TEN FEET AWAY FROM THE SPACE. THE SIGN SHALL BE MOUNTED ON A NOMINAL 2"X2" GALVANIZED STEEL POST.
THE PROPOSED ACCESS AISLE NEXT TO THE SPACE SHALL BE 8 FEET WIDE.



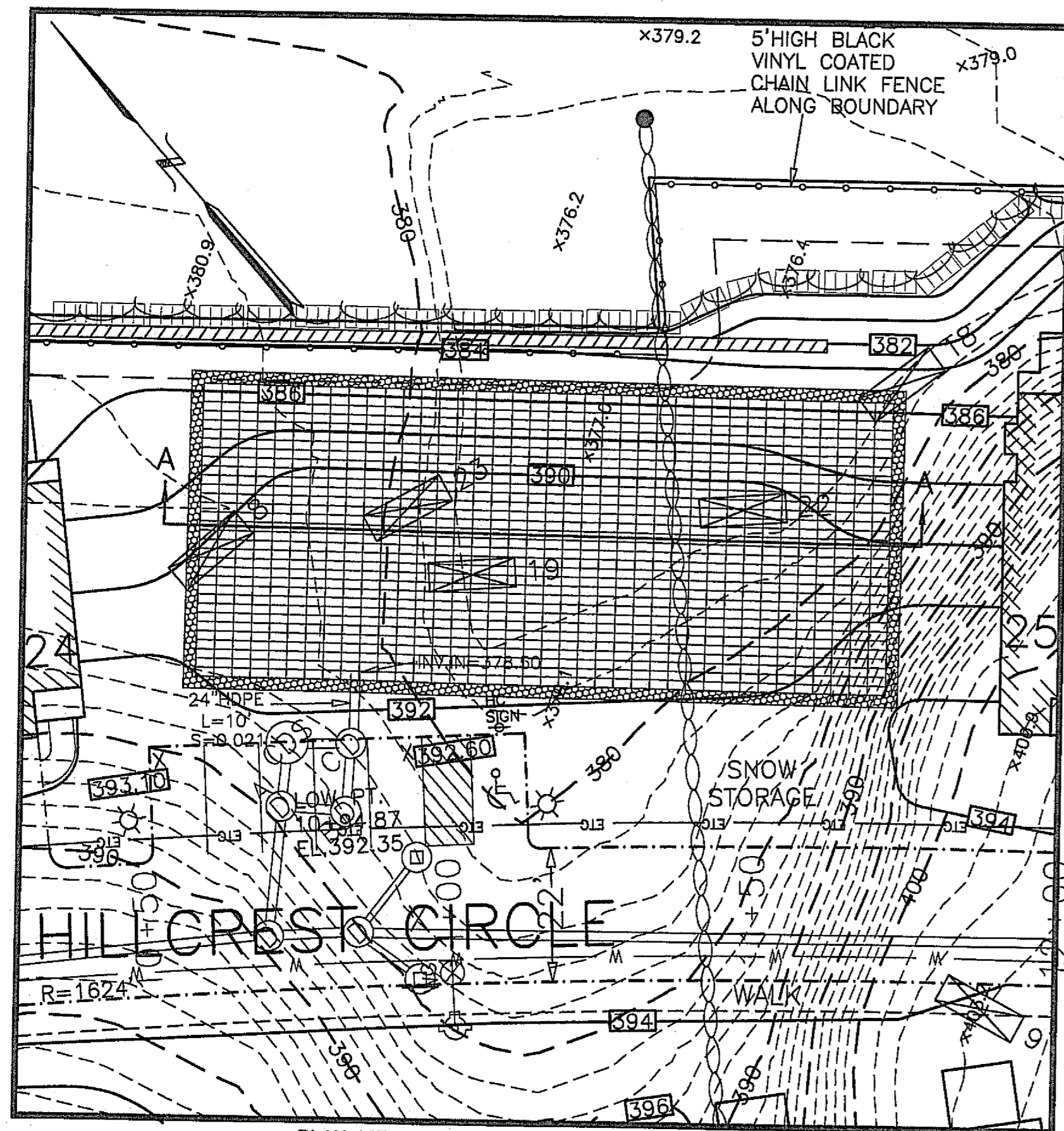
HILLCREST CIRCLE CROSS-SECTION
NOT TO SCALE

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| | | | |
|-----------|----------------|---------|-----------------|
| CLT. NO. | 3151 | JOB NO. | 186-3234 |
| DATE: | MARCH 26, 2021 | DWG NO. | RICEROADCURRENT |
| REVISIONS | | | |
| DATE: | DESCRIPTION | | |
| 5/28/21 | TOWN REVIEW | | |
| 7/21/21 | TOWN REVIEW | | |
| 9/3/21 | TOWN REVIEW | | |

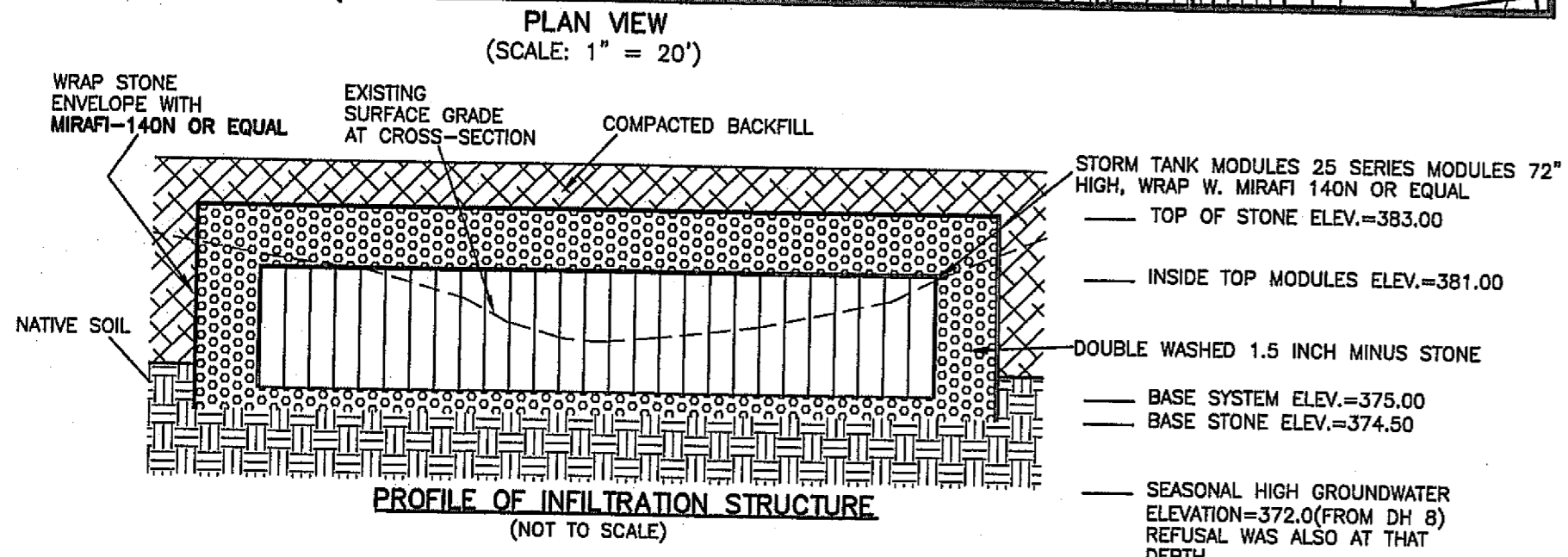
SCALE: AS NOTED

SITE PLAN OF LAND AT 17 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581

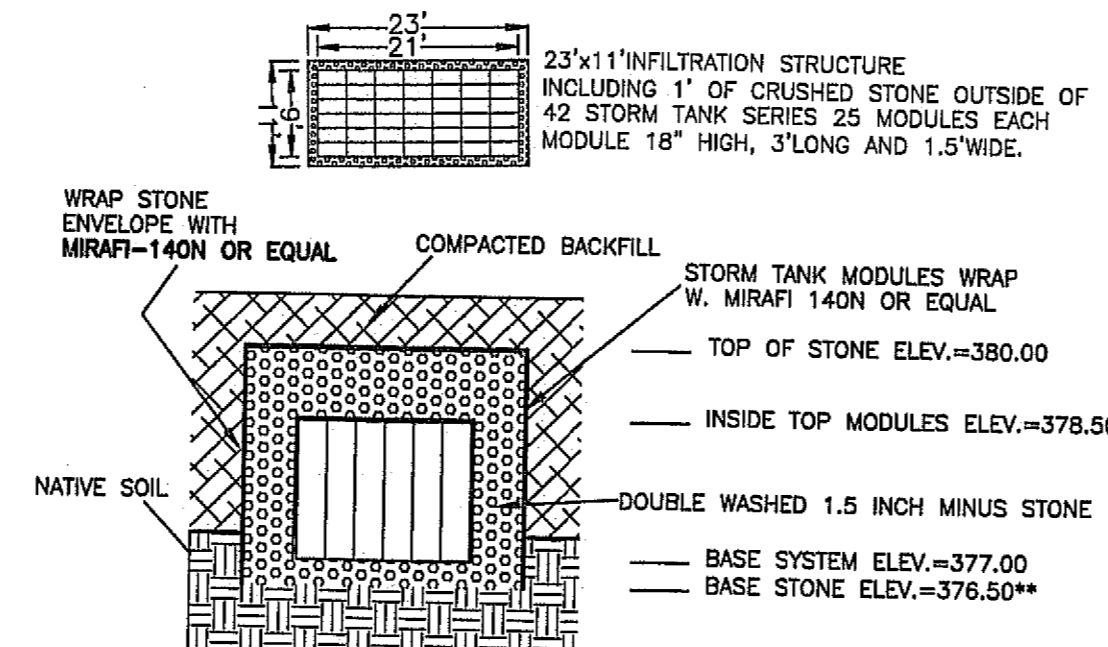


118'x52' INFILTRATION STRUCTURE INCLUDING 2' OF CRUSHED STONE OUTSIDE OF 1,216 STORM TANK SERIES 25 MODULES (38 UNITS PER ROW PARALLEL TO HILLCREST CIRCLE) EACH MODULE 6' HIGH, 3' LONG AND 1.5' WIDE.
 STONE BASE AT 374.50
 MODULES BASE AT 375.00
 TOP OF STONE AT 383.00

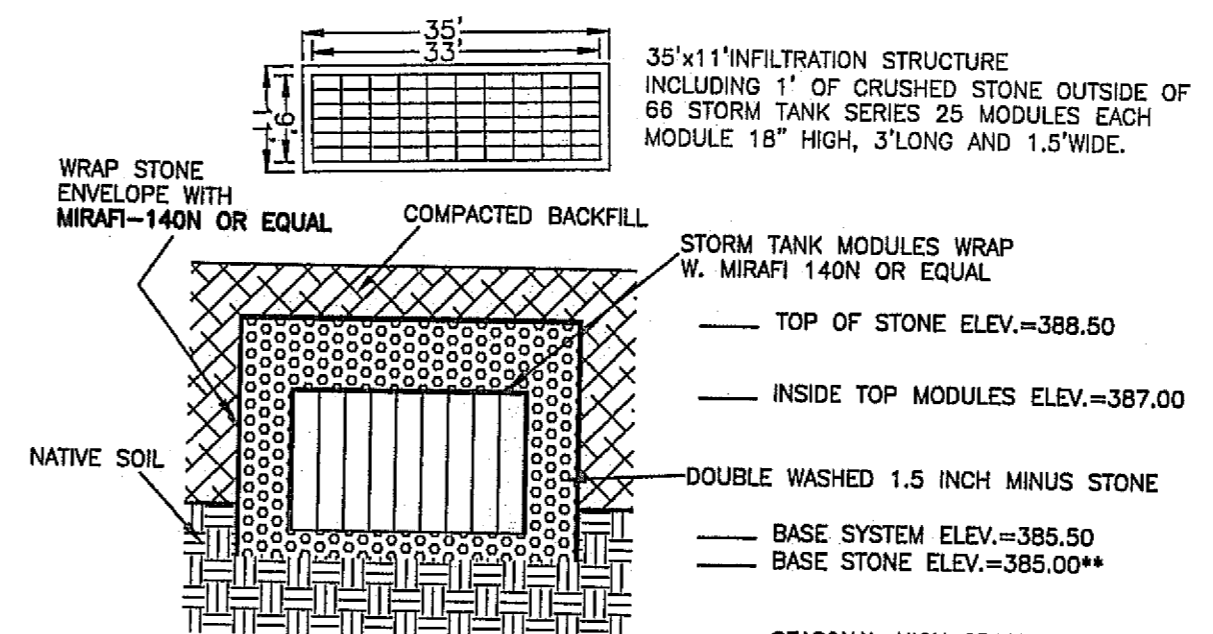
DH 8 SURF=381.5 114" SO SHGW = 372.0
 DH 19 SURF=378.0 132" SO SHGW = 367.0
 DH 22 SURF=378.0 112" SO SHGW = 368.7
 DH 23 SURF=379.0 94" SO SHGW = 371.2
 SEASONAL HIGH GROUNDWATER ELEVATION=372.0 (FROM DH 8)



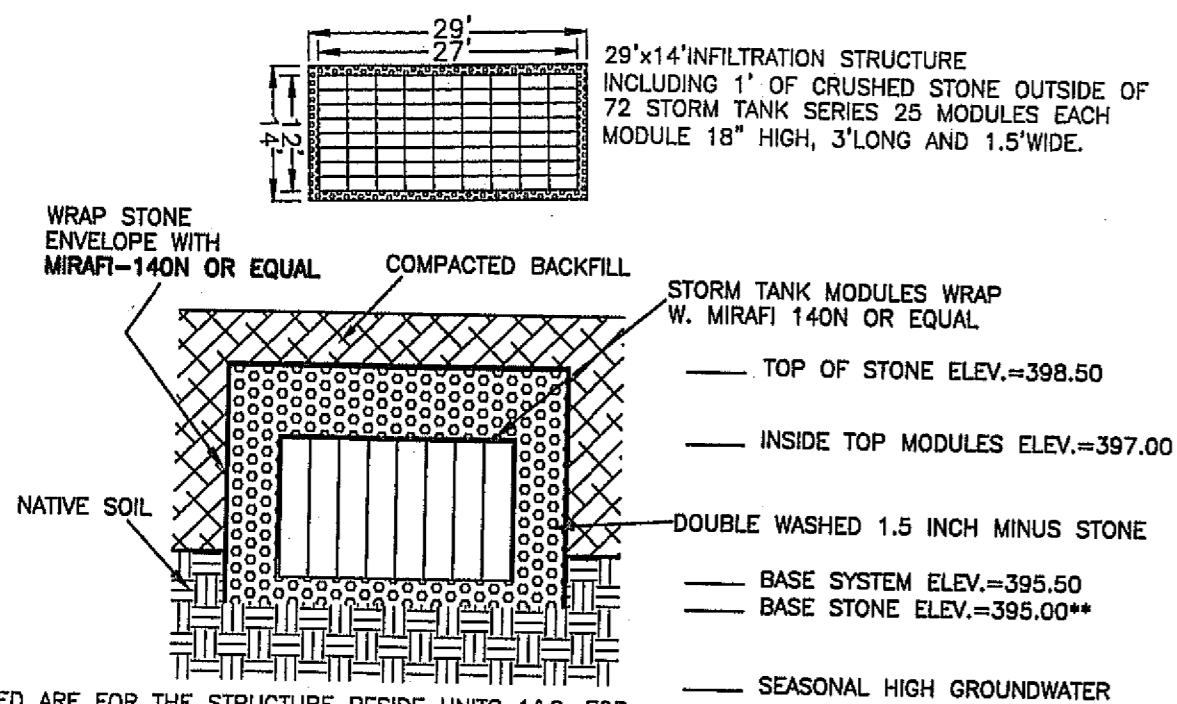
DETAIL OF INFILTRATION STRUCTURE AT STATION 10+50



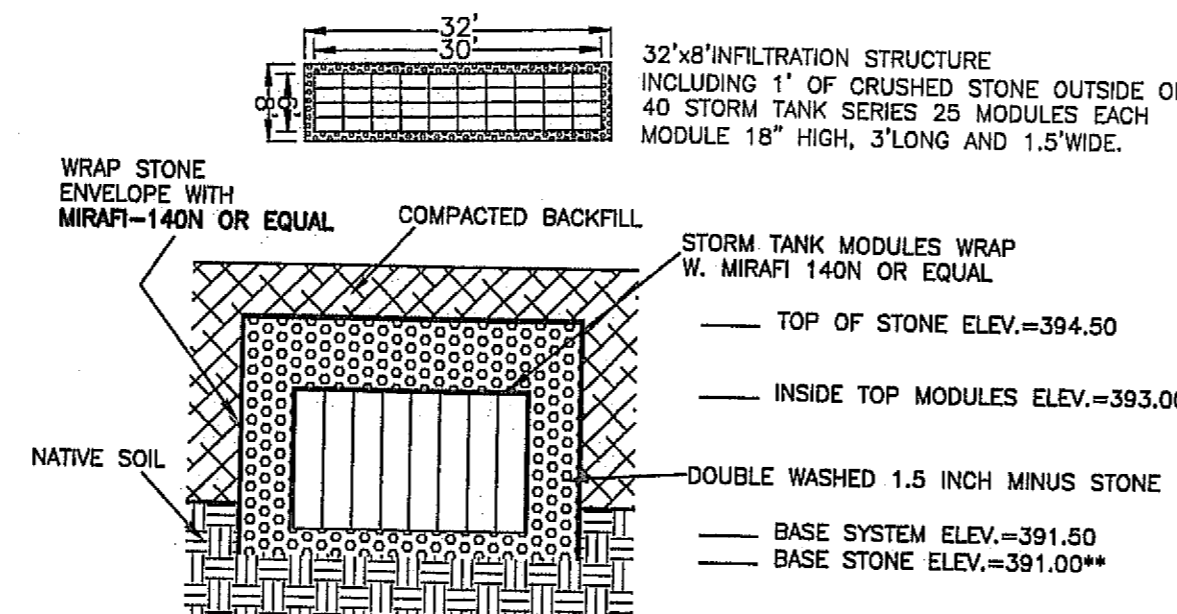
DETAIL OF INFILTRATION STRUCTURE 2
 (THESE STRUCTURES RECEIVE ALL OF THE ROOF RUNOFF OF A SMALLER FOOTPRINT DUPLEX AND ARE LOCATED IN SAND TEXTURE SOILS)
 (NOT TO SCALE)



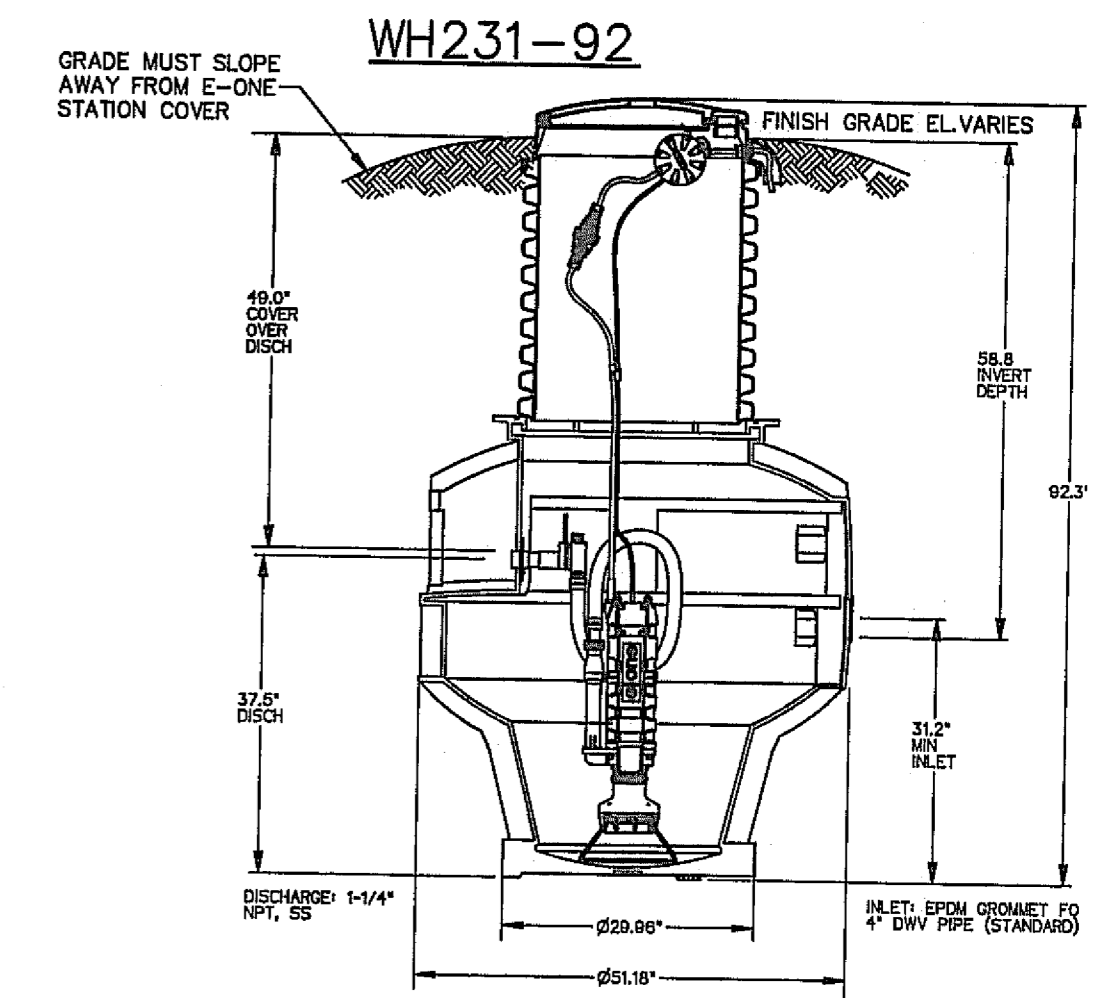
DETAIL OF INFILTRATION STRUCTURE 5
 (THESE STRUCTURES WILL EACH RECEIVE THE RUNOFF FROM THE BACK HALF OF THE ROOF OF A LARGER FOOTPRINT DUPLEX AND ARE LOCATED IN SANDY LOAM TEXTURE SOILS)
 (NOT TO SCALE)



DETAIL OF INFILTRATION STRUCTURE 1
 (THESE STRUCTURES RECEIVE ALL OF THE ROOF RUNOFF OF A LARGER FOOTPRINT DUPLEX AND ARE LOCATED IN SAND TEXTURE SOILS)
 (NOT TO SCALE)



DETAIL OF INFILTRATION STRUCTURE 4
 (THESE STRUCTURES WILL EACH RECEIVE THE RUNOFF FROM THE BACK HALF OF THE ROOF OF A SMALLER FOOTPRINT DUPLEX AND ARE LOCATED IN SANDY LOAM TEXTURE SOILS)
 (NOT TO SCALE)



THESE E-ONE UNITS SHALL BE INSTALLED TO SERVE UNITS #S 19-26 EACH UNIT WILL DISCHARGE TO ITS OWN E-ONE UNIT EACH OF WHICH WILL DISCHARGE INTO A 1.25 INCH FORCE MAIN. UNITS 19-24 WILL DISCHARGE TO A FORCE MAIN DISCHARGING INTO THE SMH AT STATION 7+50. UNITS 25&26 WILL DISCHARGE INTO A FORCE MAIN THAT WILL DISCHARGE INTO THE SMH AT STATION 13+00

PROPOSED WH231-92 E-ONE UNIT
 (NOT TO SCALE)

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SCALE: AS NOTED

SITE PLAN OF LAND AT 17 RICE ROAD
 IN
MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

**POLLUTION PREVENTION PLAN
FOR
RICE POND VILLAGE, MILLBURY, MA**

PROJECT DESCRIPTION

This is a proposal to develop this site, first demolishing the existing house and associated structures and then constructing a 1408 foot long private drive and 26 duplexes on this 15.6 acre site.

Construction will take place in a single phase and is expected to last from the fall of 2021 into the summer of 2023. Total site alteration will be approximately 7.5 acres almost 2 acres of which was previously altered.

Construction Process
Before construction begins, erosion control barriers consisting of silt fencing attached to posts and backed by staked straw bales will be placed at the limit of work as shown on the Grading Plans, Sheets G1-G3.

The first step of the construction process will be the demolition of the existing structures. The resulting debris will be disposed of at appropriate licensed facilities. The second step of the process will be the cutting of any trees within the limits of proposed development. After this has been accomplished in the demarcated areas, clearing and grubbing will take place and loam will be stockpiled. Then the existing pavement will be removed and also disposed of at an appropriate licensed facility.

The time of construction requiring the most attention and care occurs during the stripping of natural overburden and the stabilization of construction areas. Cut and fill areas create additional risk by increasing the possibility of stormwater runoff causing erosion.

The contractor will, to the extent possible, leave natural cover untouched at the edges of the property. The contractor will limit to the shortest time possible the time that areas are exposed. The landscaping will be completed as early as weather and building construction allow. During the times between clearing and landscaping, soils will be stabilized with a combination of stump grindings, wood chips, hay/straw mulch, temporary grass seeding and other measures as necessary to prevent any significant erosion of soils.

Soil stockpile areas will be kept out of the 100 foot buffer zone associated with the delineated wetland on site. Soil stockpiles shall be surrounded by staked silt fence placed at least 5 foot off the toe of slope of the stockpile. One suitable stockpile location is in the area of proposed units 35 & 36.

In conjunction with the site grading process, a number of sedimentation control procedures will be followed. The object of the procedures is to prevent the erosion of soils and the transport of sediments to adjacent properties and eventually to wetland resource areas off site.

Stabilization

Temporary and permanent stabilization of disturbed surfaces is the most reliable method of preventing the erosion and transport of site soils. Toward that end, the areas that are disturbed will be provided temporary stabilization within two weeks after the last disturbance when:

- Work is not complete in that area,
- Work will remain incomplete for a period of three weeks or more, and
- The planting season has not been reached in areas which will be re-vegetated.

Permanent stabilization will take place when:

- Work is complete in that area and
- The planting season has been reached and areas can be revegetated.

Best Management Practices Employed

To guard against the transport of soils offsite several Best Management Practices (BMP's) may be employed. Sediment control barriers, sediment sumps, temporary settling basins, straw bale check dikes, swales, a site entrance mat, flocculants in both crystal and block forms, and organic media for capture of silt below flocculants may be used on this site as appropriate. All of these measures are temporary. The site's permanent protection against erosion and the deposition of sediment off site at resource areas is the permanent stabilization of formerly exposed surfaces with pavement, lawn and other landscaping.

Soils
According to the MassGIS Oliver web site the soils underlying this site are almost entirely Merrimac series soils which we are categorizing as hydrologic soil group A soils. However, unofficial soil tests at deep holes #s1-6 and 15-17 revealed soils with a sandy loam texture that were inconsistent with the expectation of sand textured Merrimac series soils. Sandy loam texture soils have much more risk of erosion than sand textured soils so there is more risk of erosion at this site than the Oliver mapping would indicate.

Resource Areas

There is a pond, wetlands and intermittent streams on the southwest and west ends of the site.

SITE PLAN DEVELOPMENT

As part of the Site Plans submitted to the Town of Millbury, Thompson-Liston Associates, Inc. has prepared this erosion and sediment control plan calling for permanent and temporary erosion control measures. The site has no existing drainage system and there will be no drainage system connection to the system in the State Highway layout.

PHASING

Construction of the project will take place in one phase. Total site alteration will be approximately 7.5 acres.

POLLUTION PREVENTION SITE PLAN

The Site Plans prepared by Thompson-Liston Associates, Inc. contain Grading Plans. Various Best Management Practices (BMP's) are described herein and/or shown on the Grading Plans or the Detail Sheets and will be used to prevent or to mitigate erosion and pollution.

INSPECTION AND MAINTENANCE OF EROSION CONTROLS

1. At all times, siltation fabric fencing, straw wattles or straw bales and stakes sufficient to construct an erosion control barrier a minimum 25 feet long will be stockpiled on the site in order to repair established barriers which may have been damaged or breached.
2. The Developer will designate as inspector a person or entity other than the site supervisor. The inspector must be accessible seven days a week and be responsible for inspecting and coordinating the maintenance and repair of all erosion control systems on the site.
3. An inspection of all erosion control measures shall be conducted by the inspector at least once each week until the completion of construction of the subdivision. The Contractor shall inspect all erosion control systems daily and shall notify the inspector of any breaches or failures. In case of any noted breach or failure, the Contractor shall immediately make appropriate repairs.
4. The inspector shall inspect all erosion control systems on the site before, during and after any storm event reaching one of the following thresholds:
 - a. Any storm in which rain is predicted to last for 12 consecutive hours or more.
 - b. Any storm for which a flash flood watch or warning is issued.
 - c. Any single storm predicted to have a cumulative rainfall greater than 1/2 inch.
 - d. Any storm event not meeting the previous three thresholds but which would mark the third consecutive day of measurable rainfall.
5. The inspector shall inspect erosion control measures at times of significant increase in runoff due to rapid thawing when the risk of failure of those measures is significant.
6. In such instances as remedial action is necessary, the inspector shall cause to be repaired within seven days, any and all significant deficiencies in erosion control measures.
7. The Millbury Conservation Commission shall be notified of any significant failure of erosion control measures and shall be notified of any release of pollutants.

SOIL TEST RESULTS:

UNOFFICIAL SOIL TEST RESULTS

- DH1 - SANDY LOAM TO 84" NO REFUSAL
- DH2 - SANDY LOAM TO 72" NO REFUSAL
- DH3 - SANDY LOAM TO 100" NO REFUSAL
- DH4 - SANDY LOAM TO 88" NO REFUSAL
- DH5 - SANDY LOAM TO 113" NO REFUSAL
- DH6 - SANDY LOAM TO 84" NO REFUSAL
- DH7 - SAND TO 114" NO REFUSAL
- DH8 - SAND TO 114" REFUSAL AT THAT DEPTH
- DH9 - FILL TO 120"
- DH10 - FILL TO 57" THEN SAND TO 119"
- DH11 - FILL TO 50" THEN SAND TO 114"
- DH12 - SAND TO 108" NO REFUSAL
- DH 13 - SAND TO 144" NO REFUSAL
- DH 14 - SAND TO 144" NO REFUSAL
- DH 15 - SANDY LOAM, MOTTLING, WEEPING AT 36"
- DH 16 - SANDY LOAM, MOTTLING, WEEPING AT 30"
- DH 17 - SANDY LOAM TO 72" NO REFUSAL
- DH 18 - SAND TO 108" NO REFUSAL
- DH 19 - SAND TO 132" NO REFUSAL

LIGHTING NOTES

- 1) NINE STREET LIGHTS ARE PROPOSED ALONGSIDE HILLCREST CIRCLE, ON THE LEFT SIDE OF THE TRAVELED WAY AT STATIONS 0+13, 1+80, 4+80, 6+00, 7+20, 8+00, 10+48, 11+17 AND 13+42.
- 2) ALL PROPOSED STREET LIGHTS SHALL BE AMERICAN REVOLUTION DELUXE LED SERIES ARDL MODEL LIGHTS UP TO 150 WATTS.

PARKING CALCULATION

SECTION 33.2 OF THE TOWN OF MILLBURY ZONING BYLAW CALLS FOR OFF STREET PARKING TO BE PROVIDED AS FOLLOWS FOR THE PROPOSED USE:

THREE (3) SPACES PER TWO BEDROOM MULTI-FAMILY DWELLING UNIT AND ONE (1) ADDITIONAL SPACE PER BEDROOM SHALL BE ADDED FOR EACH MULTI-FAMILY DWELLING UNIT CONTAINING AN EXCESS OF TWO BEDROOMS.

EVERY UNIT IN RICE POND VILLAGE MAY HAVE A FLOOR PLAN WHICH COULD SHOW THREE BEDROOMS AND THUS BE REQUIRED TO HAVE A PROVISION OF FOUR PARKING SPACES.

EVERY UNIT IN RICE POND VILLAGE WILL BE PROVIDED WITH A TWO CAR GARAGE AND WITH SPACE TO PARK TWO CARS IN THE DRIVEWAY IN FRONT OF THAT UNIT, NOT ON HILLCREST CIRCLE. SO, EVERY UNIT WILL BE PROVIDED WITH FOUR PARKING SPACES, THROFESSIONAL OR BUSINESS OFFICE USES REQUIRE 1 PARKING SPACE PER EACH 400 S.F. OF GROSS FLOOR AREA.

IN ADDITION, 15 OVERFLOW OR VISITOR PARKING SPACES WILL BE PROVIDED AT FOUR LOCATIONS OFF HILLCREST CIRCLE.

EROSION CONTROL DEVICES OR PROCESSES

1. Sediment Control Barrier

The sediment control barrier will consist of an approved siltation fabric fencing installed on posts according to the manufacturer's instructions and backed by staked straw bales. The barriers will be placed in a manner that prevents the passage of soil materials under, around or over it. Sediment will be removed from against the barrier when the accumulated sediment has reached one third of the original installed height of the barrier.

2. Straw Bale Diversion Dike

Straw bales will be placed in other locations on the site in order to further prevent the flow of sediment from the site or reduce the velocity of runoff crossing open land or running off stockpile or fill areas. Straw bale diversion dikes will also be placed within developing rills to reduce surface runoff velocities and to shift the path of the water flow. The locations where straw bale diversion dikes are installed will be determined in the field at the Inspector's discretion.

3. Slope Stabilization

Slopes or surfaces that are created due to excavation or filling along the edge of the parking or loading areas will be temporarily stabilized with one or more of the following:

- Hay or straw mulch with tackifier
 - Soft wood and hard wood chips or stump grindings.
- Permanent stabilization of slopes and surfaces will employ one or more of the following:
- 6 inches of loam and grass
 - Sod
 - Riprap
 - Erosion control blankets such as Tensar North American Green C125BN or approved equal and vegetation
 - Mulch and landscaping plantings
 - A combination of grasses, riprap and/or plants and shrubbery

- In areas that will be steeper than 2:1, after construction, the slope will be stabilized by the placement of heavy riprap or by the installation of erosion control matting specifically rated by the manufacturer for use on a 1:1 slope. The riprap slope will be formed by placing heavy stone on a one foot thick layer of gravel that is covered by an approved filter fabric.

4. Diversion Swale

Runoff diversion swales may be provided in order to intercept sheet and concentrated flows above areas of cut, above abutting properties or Rice Road. The swales will direct runoff to sediment sumps or temporary settling basins. The swales will be approximately 5 feet wide and one foot deep. Straw bale diversion dikes may be installed on the downhill side of the swales to assist in containing the water flow.

5. Sediment Sumps

Sediment sumps are excavated depressions of 10 foot diameter and 2 foot depth. The sumps will collect runoff from unfinished drives and slopes and will allow sediment to settle out before flow continues to a detention area or siltation control barrier. Sediment sumps will be cleaned whenever the accumulated sediment has reached one half of the original depth of the sump.

6. Temporary Settling Basins

Temporary settling basins (TSB's) are larger excavations made at locations that will receive significant stormwater runoff flow. They are used to capture and detain stormwater in the construction phase to settle out some eroded material and to lessen the rate of flow of stormwater from construction phase work areas. Temporary settling basins are larger than sediment sumps and shall have silt fence or straw bale dikes at their entrance and exit to control flow. They shall be sized according to the DEP Stormwater management standards which requires that they have sufficient capacity to hold 1 inch of runoff from the watershed contributing flow to them. For example, a TSB receiving flow from 1 acre of land should have a volume capacity of at least 3,630 square feet. TSB's should have flocculant blocks and jute mesh matting at their outlet. TSB's should be cleaned out whenever the accumulated sediment has reached more than 6 inches deep. No TSB shall be located where the proposed infiltration structure is to be situated at station 10+50 of Hillcrest Circle. Expected locations for TSB's include the location of units 1&2, behind unit#10, the location of unit17 and behind unit 27.

7. Flocculants

If the capture of flows in sediment sumps and temporary settling basins does not sufficiently reduce the turbidity of runoff before it leaves the site, flocculant blocks shall be installed at the outlet of any sediment sump, TSB or swale discharge flow to the site's drainage system. Immediately downstream of the flocculant blocks, a suitable organic media such as jute mesh matting shall be installed over stone for runoff that has contacted the flocculant blocks to flow. This will allow capture of silts.

In addition, crystal flocculants may be used to reduce turbidity of captured runoff in sediment sumps and temporary settling basins.

SEQUENCE OF INSTALLATION AND CONSTRUCTION

The following is a sequence for the construction of the project. The actual schedule may vary somewhat from that stated if site or weather conditions require.

An example of a logical change to the schedule would be deviating from the sequence below to allow the laying of berms prior to a freeze in order to better control the site drainage.

1. The Developer will hold a preconstruction meeting with representatives of the Town of Millbury in order to review permits, procedures and construction methods.
2. The Developer will hold a preconstruction meeting with the Engineer, Contractor's employees and the Inspector in order to review permits, procedures and construction methods.
3. Establish the construction entrance to the site off Rice Road.
4. Install the site entrance mat in the location of the proposed entrance of Hillcrest Circle off Rice Road. and erosion control barriers at the limit of work as shown on the Grading Plans.
5. Demolish the existing structures, removing any debris from the site and disposing of it in appropriate facilities according to applicable regulations.
6. Cut trees as necessary for the proposed development but no further. Chip wood and then remove existing pavement and dispose of it at an appropriate facility. Then, clear and grub where trees were cut.
7. Stockpile and compact excavated loam in an area surrounded by staked straw bales or siltation fencing. We suggest the proposed location of units 35&36. Place the straw bales or fencing at least five feet from the base of the loam pile.
8. Begin earthwork to bring grades to the subgrade elevations for Hillcrest Circle.
9. Begin construction of the duplexes and install the utility connections to the proposed duplexes.
10. Install the new drainage system, new sanitary sewer, new water line services to the duplexes and new electric connections and, when complete, lay the binder course of pavement.
11. Continue construction of the duplexes.
12. Permanently stabilize exposed slopes with riprap, 6 inches of loam and grass, other vegetation and landscaping.
13. Finish interior construction of the proposed buildings and lay a finish course of pavement.
14. Remove accumulated sediment and temporary erosion control measures after all slopes have been permanently stabilized and the risk of erosion has passed.
15. Prepare and submit an as-built survey of the work to the Town of Millbury.

ZONING COMPLIANCE TABLE

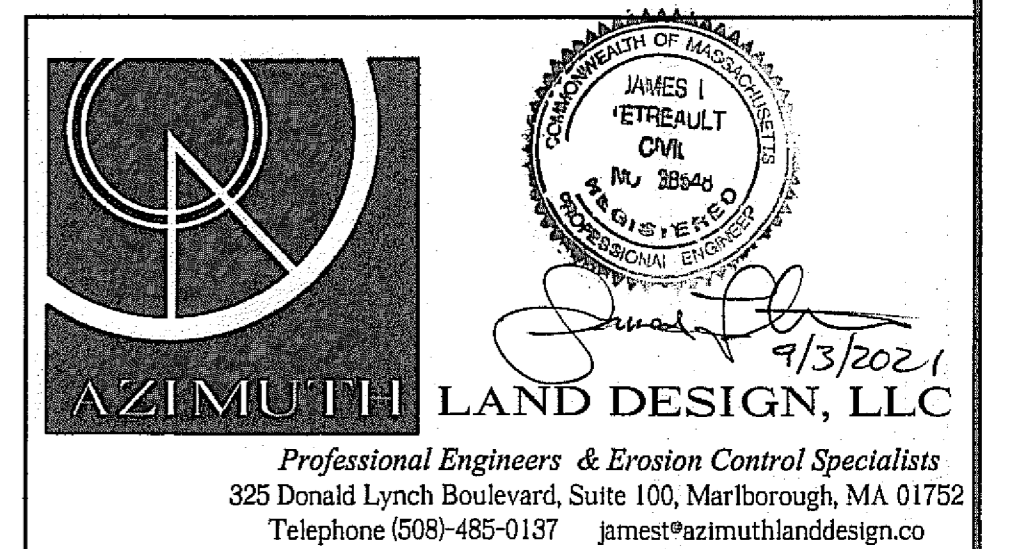
THE SITE IS LOCATED IN THE R1 ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE R1 ZONING REQUIREMENTS AND DIMENSIONS PROPOSED AT THIS SITE:

| DIMENSION | REQUIREMENT | PROPOSED |
|----------------------|-------------|----------------|
| MIN. LOT AREA | 40,000* | 654,220 S.F. |
| MIN. FRONTAGE | 100' | 346.09' |
| MIN. FRONT YARD | 25' | 30.2'(UNIT 34) |
| MIN. SIDE YARD | 10' | 19.9'(UNIT 3) |
| MIN. REAR YARD | 10' | 27.2'(UNIT 24) |
| MAX. LOT COVERAGE | 30% | 12% |
| MAX. BUILDING HEIGHT | 30' | 29' |

*THE MINIMUM LOT AREA REQUIREMENT MAY BE REDUCED TO 12,500 S.F. IF THE LOT WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWERAGE. WITH 46 UNITS PROPOSED, THE AREA PER UNIT IS 14,222 S.F.

MAILBOX NOTES

- 1) THE PROPOSED MAILBOX AT STATION 1+30 SHALL CONSIST OF 3 USPS STANDARD FLORENCE MODEL 1570-16(TYPE III) CLUSTER BOX UNITS EACH WITH 16 STANDARD COMPARTMENTS AND TWO PARCEL COMPARTMENTS.
- 2) THE CLUSTER BOX UNITS SHALL BE INSTALLED PER USPS STANDARDS AND REGULATIONS.
- 3) THE CONCRETE PAD ON WHICH THE CLUSTER BOX UNITS SHALL BE INSTALLED SHALL MEASURE A MINIMUM 4 FEET DEEP, 13 FEET WIDE AND 6 INCHES THICK AND MEET USPS STANDARDS.



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