

RICE POND VILLAGE SITE PLAN OF LAND

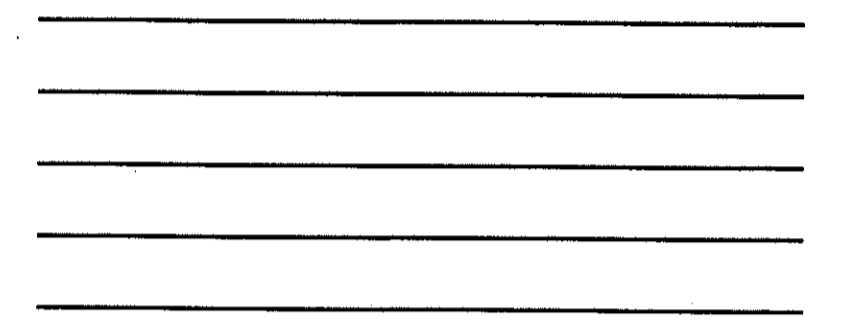
IN
MILLBURY, MASSACHUSETTS

OWNER:
MCLAUGHLIN FAMILY LIVING TRUST

17 RICE ROAD
MILLBURY, MASSACHUSETTS 01527

APPLICANT:
WHITNEY STREET HOME BUILDERS, LLC

ONE GOLDEN COURT
WESTBOROUGH, MASSACHUSETTS 01581

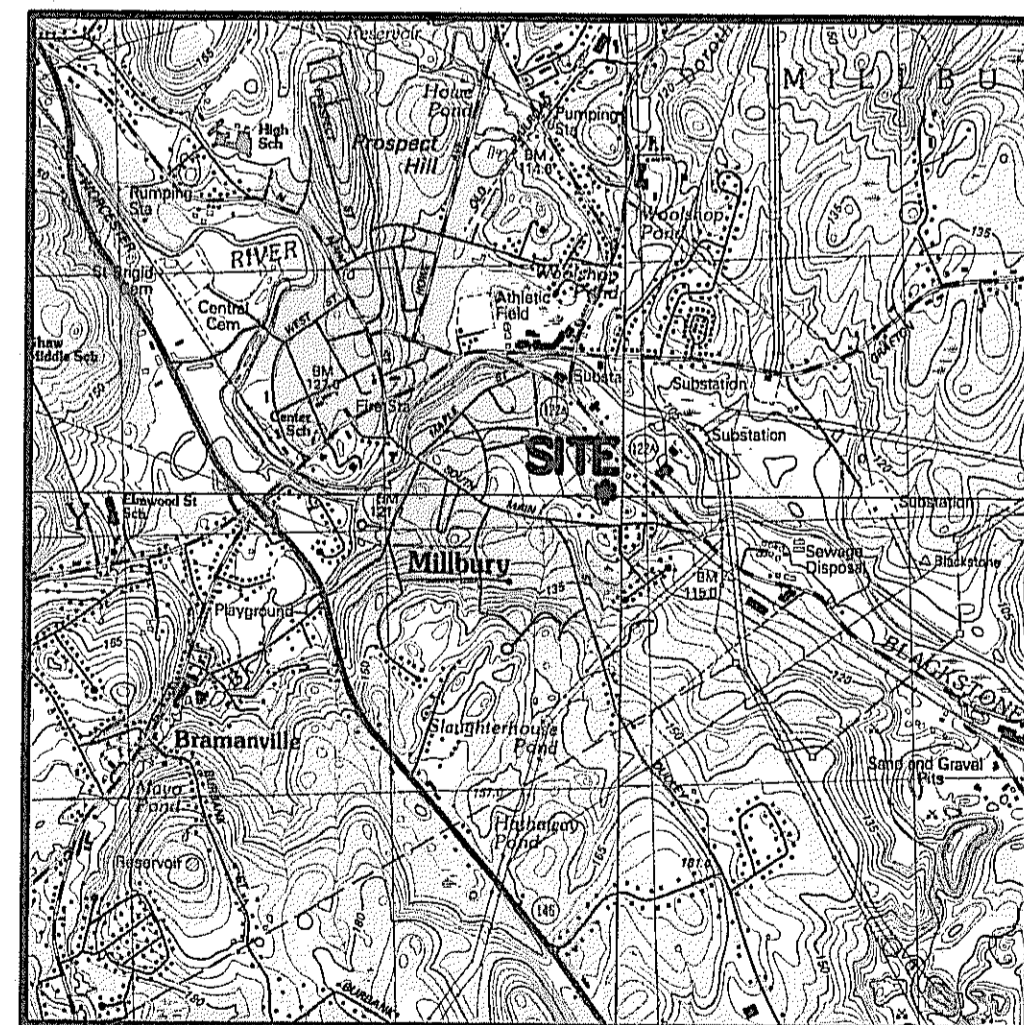


CLIENT NUMBER: 501
JOB NUMBER: 215-501
DRAWING : WESTMAINSTREETCURRENT.dwg

PREPARED BY
AZIMUTH LAND DESIGN, LLC
325 DONALD LYNCH BOULEVARD, SUITE 100
MARLBOROUGH, MASSACHUSETTS 01572
TELEPHONE (508) 485-0137
EMAIL: james@azimuthlanddesign.co

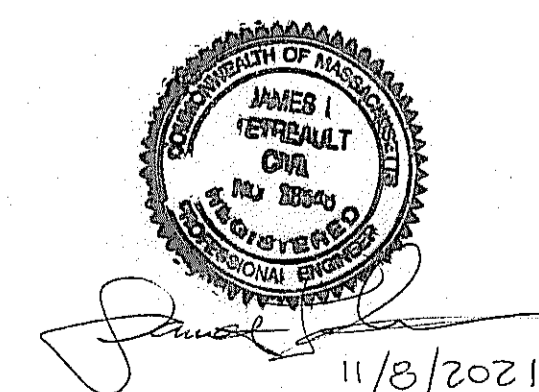
SHEET DIRECTORY

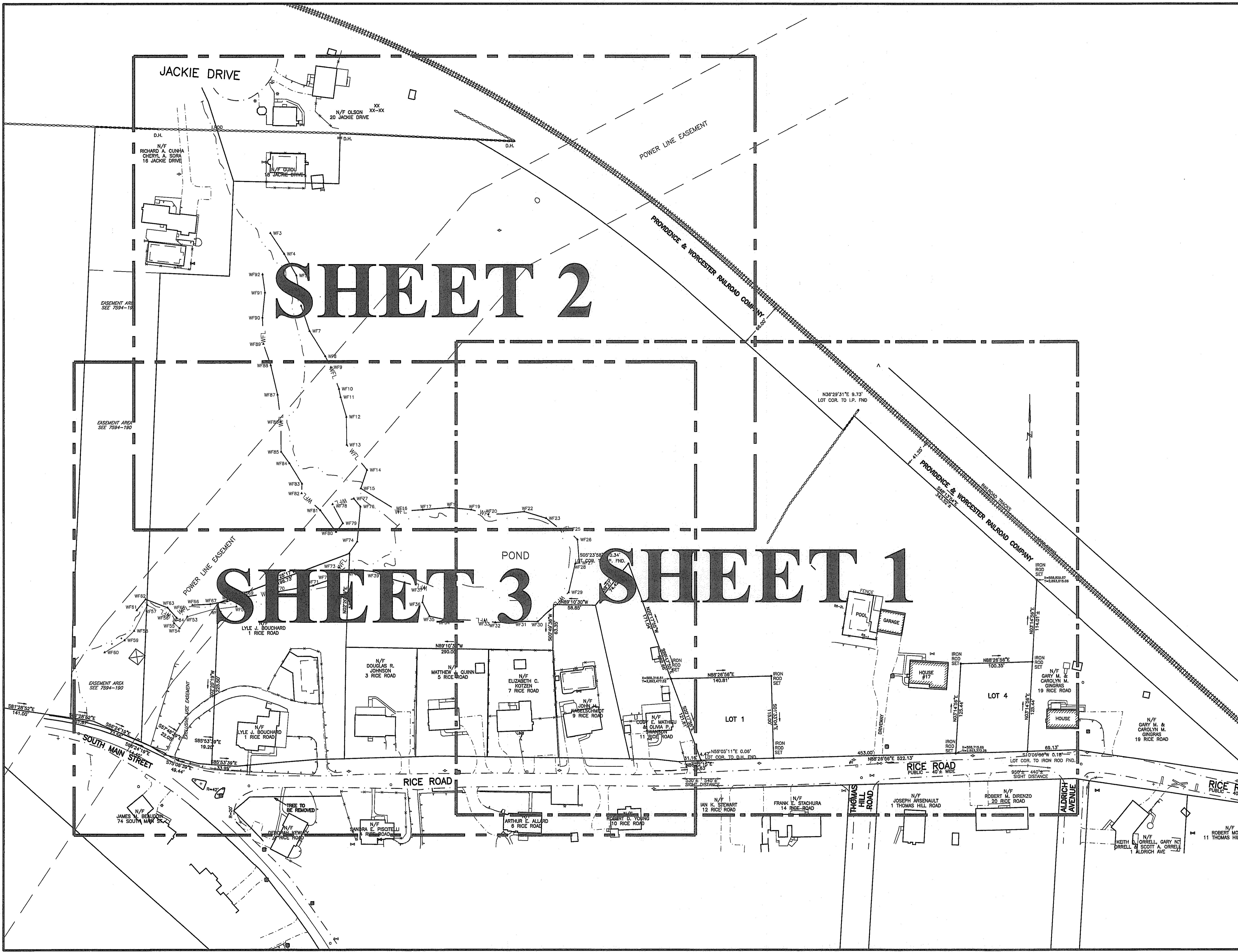
TITLE SHEET	(THIS SHEET)
KEY SHEET	
LAND PLANS (UNCHANGED)	L1 - L3
EXISTING CONDITIONS PLANS (UNCHANGED)	E1 - E3
SITE LAYOUT PLANS	S1 - S3
GRADING PLANS	G1 - G3
EROSION & SEDIMENT CONTROL PLANS	ESC1 - ESC3
PLAN & PROFILE SHEETS	P1 - P2
LANDSCAPING PLANS	LS1 - LS2
SOILS MAP	S01
DETAIL SHEETS	D1 - D4



LOCUS MAP

DATE:
MARCH 26, 2021
REVISED MAY 28, 2021
REVISED JULY 21, 2021
REVISED SEPTEMBER 3, 2021
REVISED NOVEMBER 8, 2021

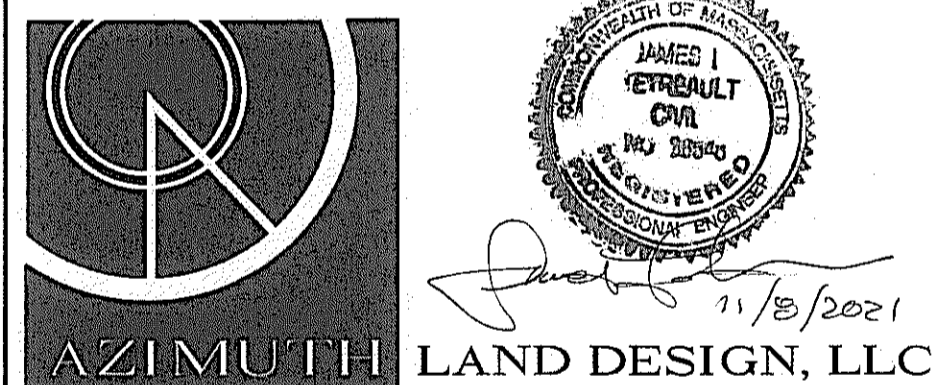




SHEET 2

SHEET 3 SHEET 1

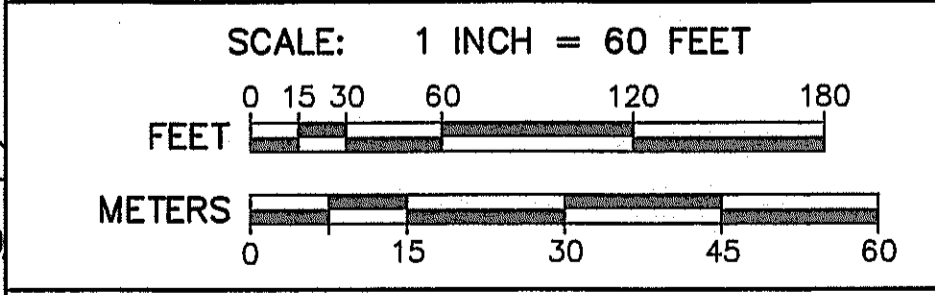
DATUM: NAD83 AND NAVD 88



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
11/8/21	TOWN REVIEW

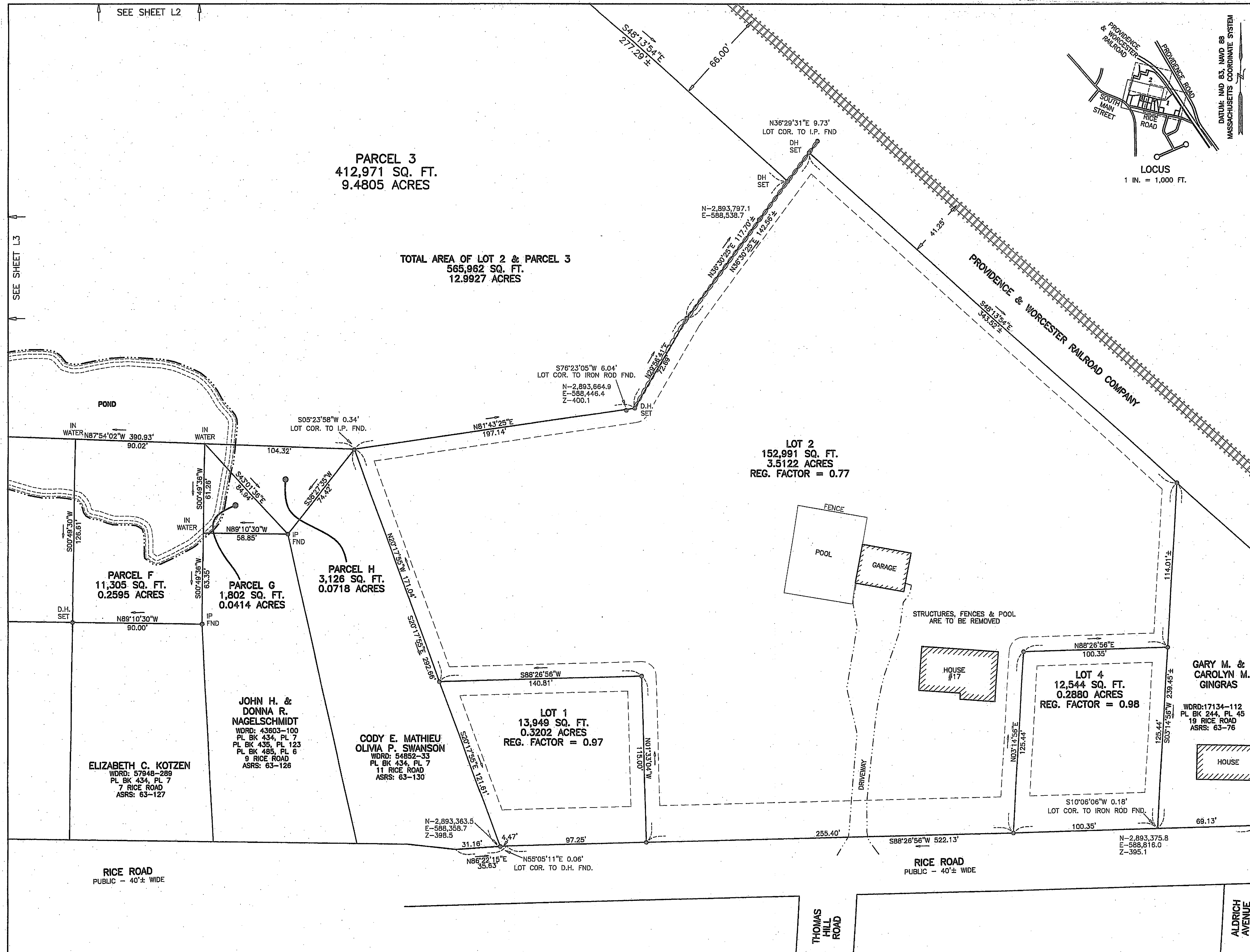


SITE PLAN OF LAND AT 17 RICE ROAD
 IN
MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

KEY SHEET

SEE SHEET L2

SEE SHEET L3



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
 WRD: 43603-100
 PL BK 434, PL 7
 PL BK 435, PL 123
 PL BK 485, PL 6
 9 RICE ROAD
 ASRS: 63-126

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

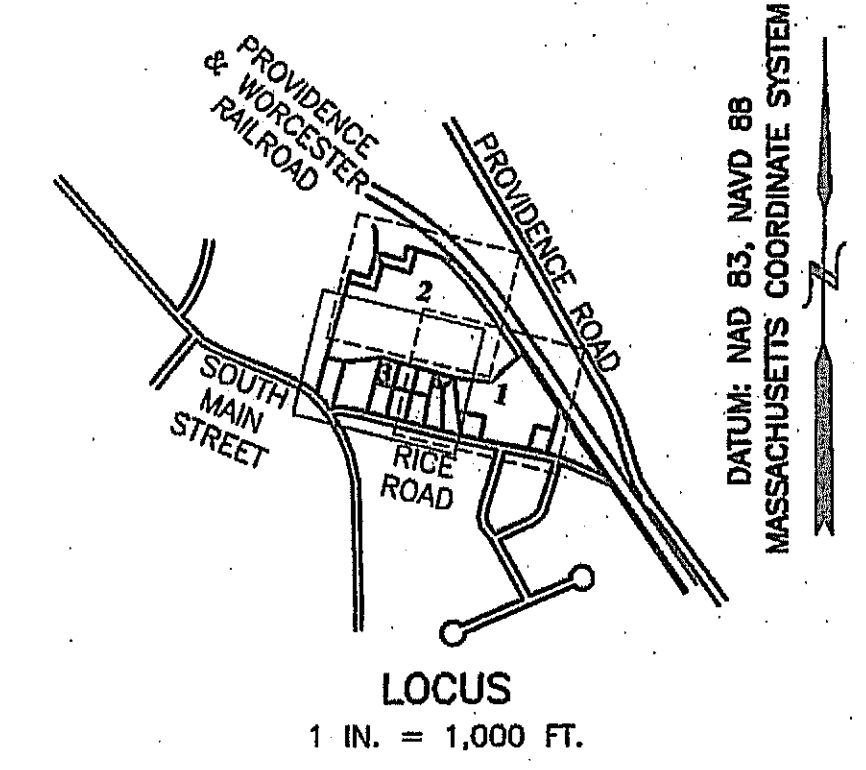
ELIZABETH C. KOTZEN
 WRD: 57948-289
 PL BK 434, PL 7
 7 RICE ROAD
 ASRS: 63-127

RICE ROAD
 PUBLIC - 40'± WIDE

RICE ROAD
 PUBLIC - 40'± WIDE

THOMAS HILL ROAD

ALDRICH AVENUE



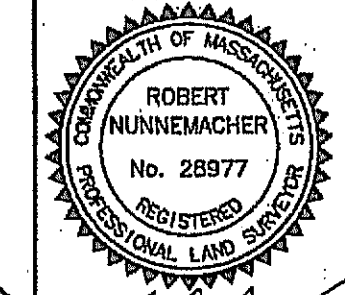
DATUM: NAD 83, NAVD 88
 MASSACHUSETTS COORDINATE SYSTEM

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: => 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 ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

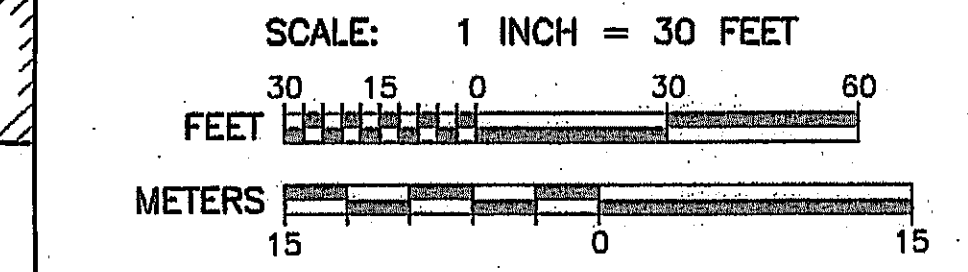
DATE: _____



Robert Munnemacher 9-3-21
 THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

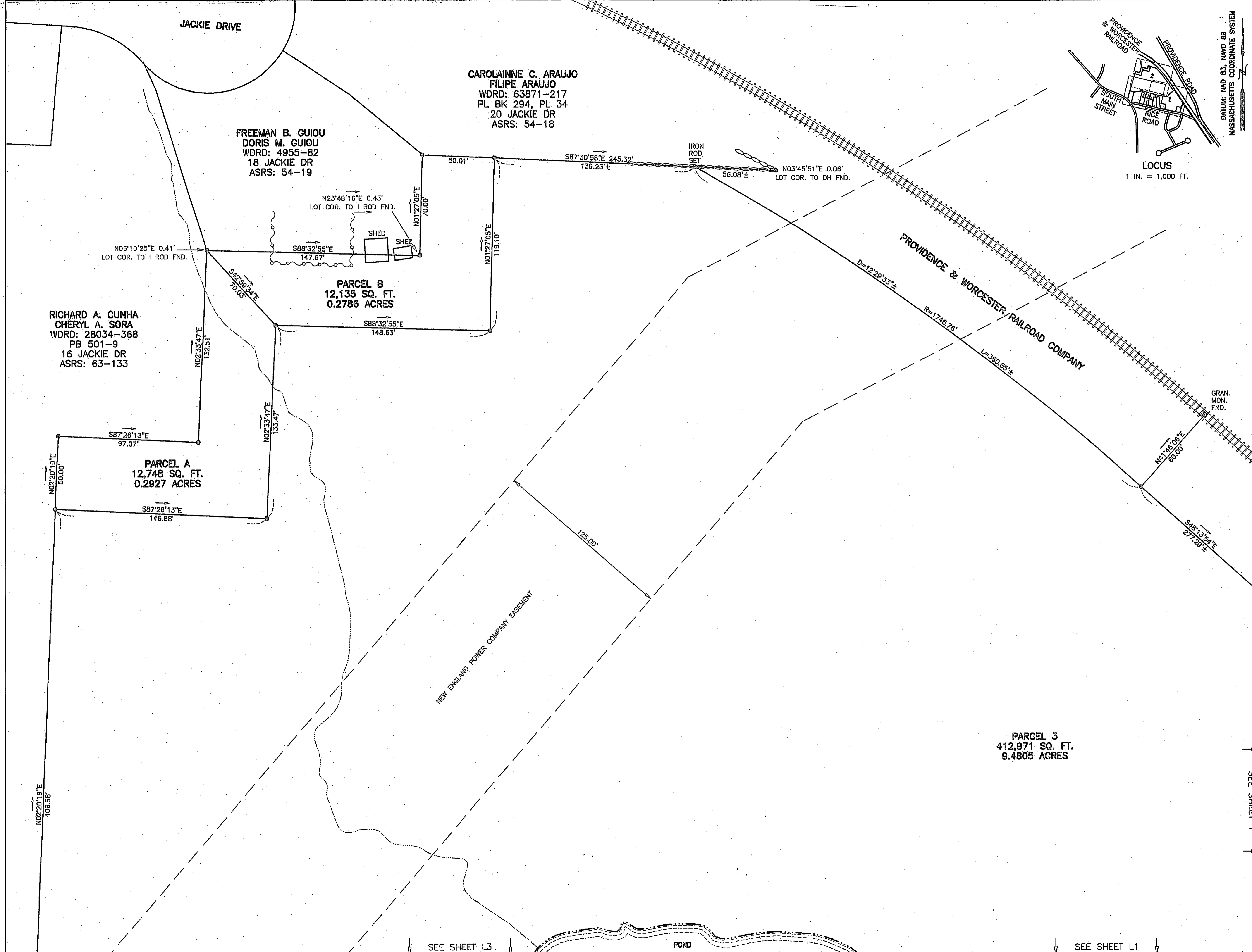
THOMPSON-LISTON ASSOCIATES, INC.
 PROFESSIONAL CIVIL ENGINEERS
 PROFESSIONAL LAND SURVEYORS
 51 MAIN STREET, PO BOX 570
 BOYLSTON, MASS. 01505-0570
 TEL: 508-869-6151 EMAIL: info@tlainc.net

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



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

SHEET L1 OF 3 SHEETS



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
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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

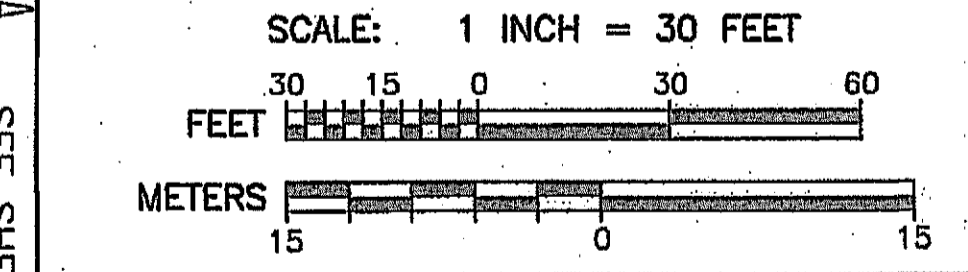
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
MILLBURY PLANNING BOARD PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

DATE: _____

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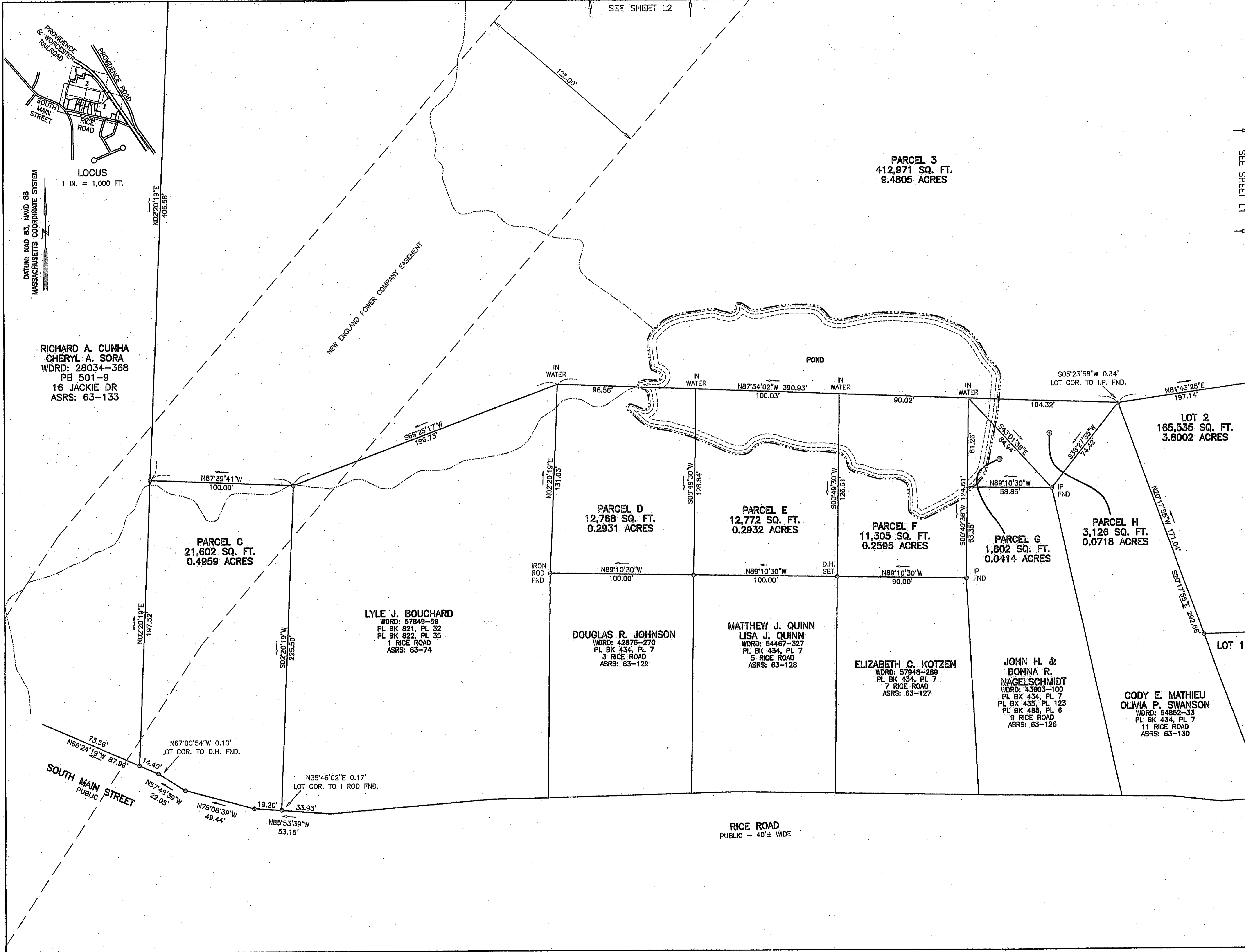
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PLAN OF LAND IN
MILLBURY, MASSACHUSETTS
LOTS 1, 2 & 4 OWNED BY:
MCLAUGHLIN FAMILY LIVING TRUST
WDRD: BOOK 41522, PAGE 260 & 262
ASSESSORS: 63-75
PARCELS 3 & A THRU H OWNED BY:
RICE POND REALTY TRUST
WDRD: BOOK 38877, PAGE 172
ASSESSORS: 63-144

SHEET L2 OF 3 SHEETS



SEE SHEET L2

SEE SHEET L1

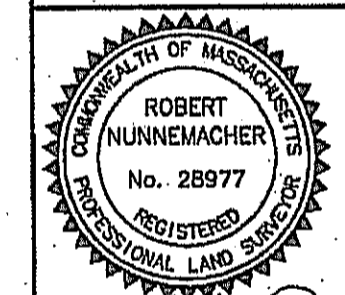
PARCEL 3
412,971 SQ. FT.
9.4805 ACRES

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

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● 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.

DATE: _____

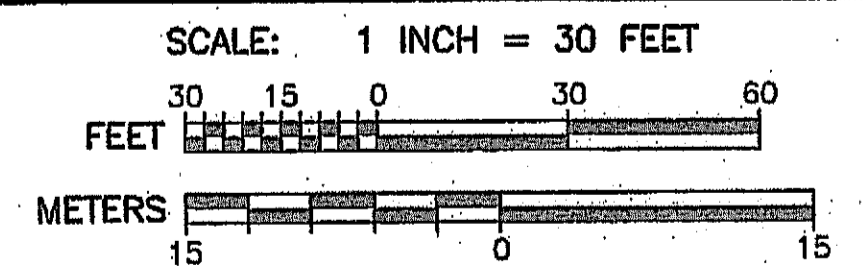


Robert Nunnemacher 9-3-21

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

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PLAN OF LAND IN
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LOTS 1, 2 & 4 OWNED BY:
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PARCELS 3 & A THRU H OWNED BY:
RICE POND REALTY TRUST
WDRD: BOOK 38877, PAGE 172
ASSESSORS: 63-144

SHEET L3 OF 3 SHEETS

RICHARD A. CUNHA
CHERYL A. SORA
WDRD: 28034-368
PB 501-9
16 JACKIE DR
ASRS: 63-133

PARCEL C
21,602 SQ. FT.
0.4959 ACRES

LYLE J. BOUCHARD
WDRD: 57849-59
PL BK 821, PL 32
PL BK 822, PL 35
1 RICE ROAD
ASRS: 63-74

PARCEL D
12,768 SQ. FT.
0.2931 ACRES

DOUGLAS R. JOHNSON
WDRD: 42876-270
PL BK 434, PL 7
3 RICE ROAD
ASRS: 63-129

PARCEL E
12,772 SQ. FT.
0.2932 ACRES

MATTHEW J. QUINN
LISA J. QUINN
WDRD: 54467-327
PL BK 434, PL 7
5 RICE ROAD
ASRS: 63-128

PARCEL F
11,305 SQ. FT.
0.2595 ACRES

ELIZABETH C. KOTZEN
WDRD: 57848-289
PL BK 434, PL 7
7 RICE ROAD
ASRS: 63-127

PARCEL G
1,802 SQ. FT.
0.0414 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

PARCEL H
3,126 SQ. FT.
0.0718 ACRES

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

LOT 2
165,535 SQ. FT.
3.8002 ACRES

LOT 1

RICE ROAD
PUBLIC - 40'± WIDE

SOUTH MAIN STREET
PUBLIC

NEW ENGLAND POWER COMPANY EASEMENT

DATUM: NAD 83, NAD 88
MASSACHUSETTS COORDINATE SYSTEM

LOCUS
1 IN. = 1,000 FT.



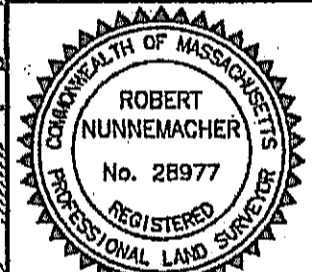
DATUM: NAD 83, NAVD 88
 MASSACHUSETTS COORDINATE SYSTEM

KEY

	WETLAND EDGE & FLAG NO. 100' BUFFER ZONE EDGE
	EXISTING UNDERGROUND DRAIN OR SEWER PIPE
	SEWER MANHOLE
	SEWER CLEANOUT
	DRAIN MANHOLE
	CATCHBASIN WITH HEADER
	CATCHBASIN
	FLARED END SECTION
	RIPRAP
	GAS LINE
	GAS VALVE
	GAS METER
	WATER LINE
	WATER GATE
	WATER SHUT OFF
	HYDRANT
	EDGE OF PAVEMENT
	IRON ROD WITH CAP
	GRANITE MONUMENT
	CONCRETE MONUMENT
	UNDERGROUND UTILITY LINE
	OVERHEAD WIRES
	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
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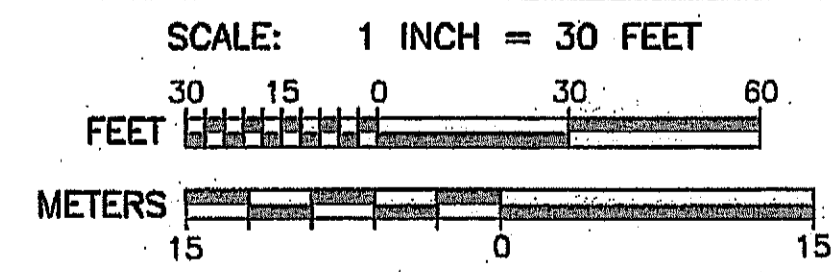
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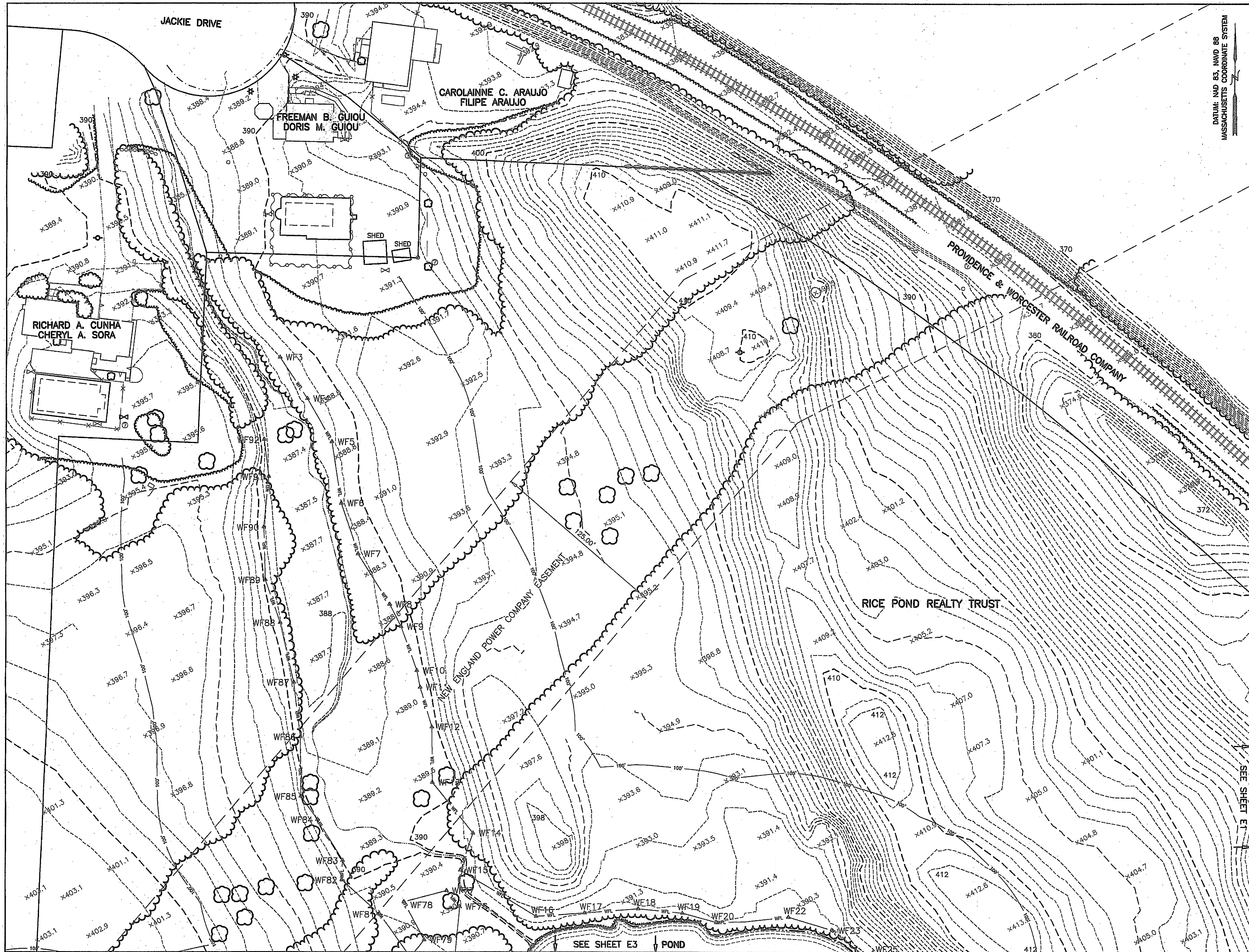
Robert Nunnehammer 9-3-21

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 EX COND.
REVISIONS		DESCRIPTION	
DATE:			



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 E1 OF 3 SHEETS



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
⊙	GAS LINE
⊙	GAS VALVE
⊙	GAS METER
⊙	WATER LINE
⊙	WATER GATE
⊙	WATER SHUT OFF
⊙	HYDRANT
⊙	EDGE OF PAVEMENT
⊙	IRON ROD WITH CAP
⊙	UNLESS OTHERWISE NOTED
⊙	GRANITE MONUMENT
⊙	CONCRETE MONUMENT
⊙	UNDERGROUND UTILITY LINE
⊙	OVERHEAD WIRES
⊙	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

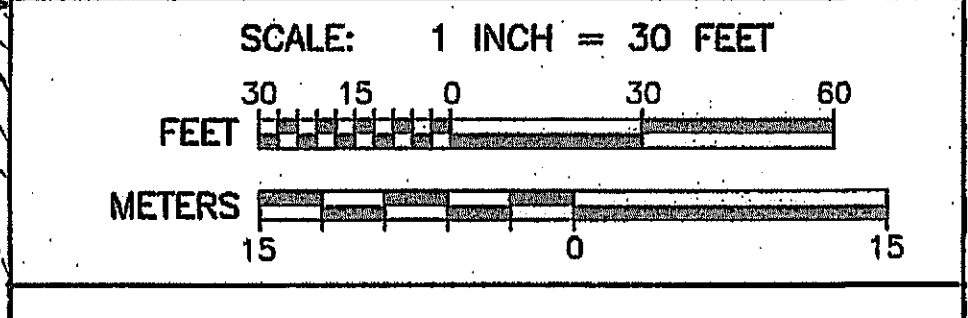
SITE PLAN APPROVED BY THE MILLBURY PLANNING BOARD
 PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

DATE: _____

ROBERT NUNNEMACHER
 No. 28977
 REGISTERED PROFESSIONAL LAND SURVEYOR
Robert Nunnamacher, 9-3-21

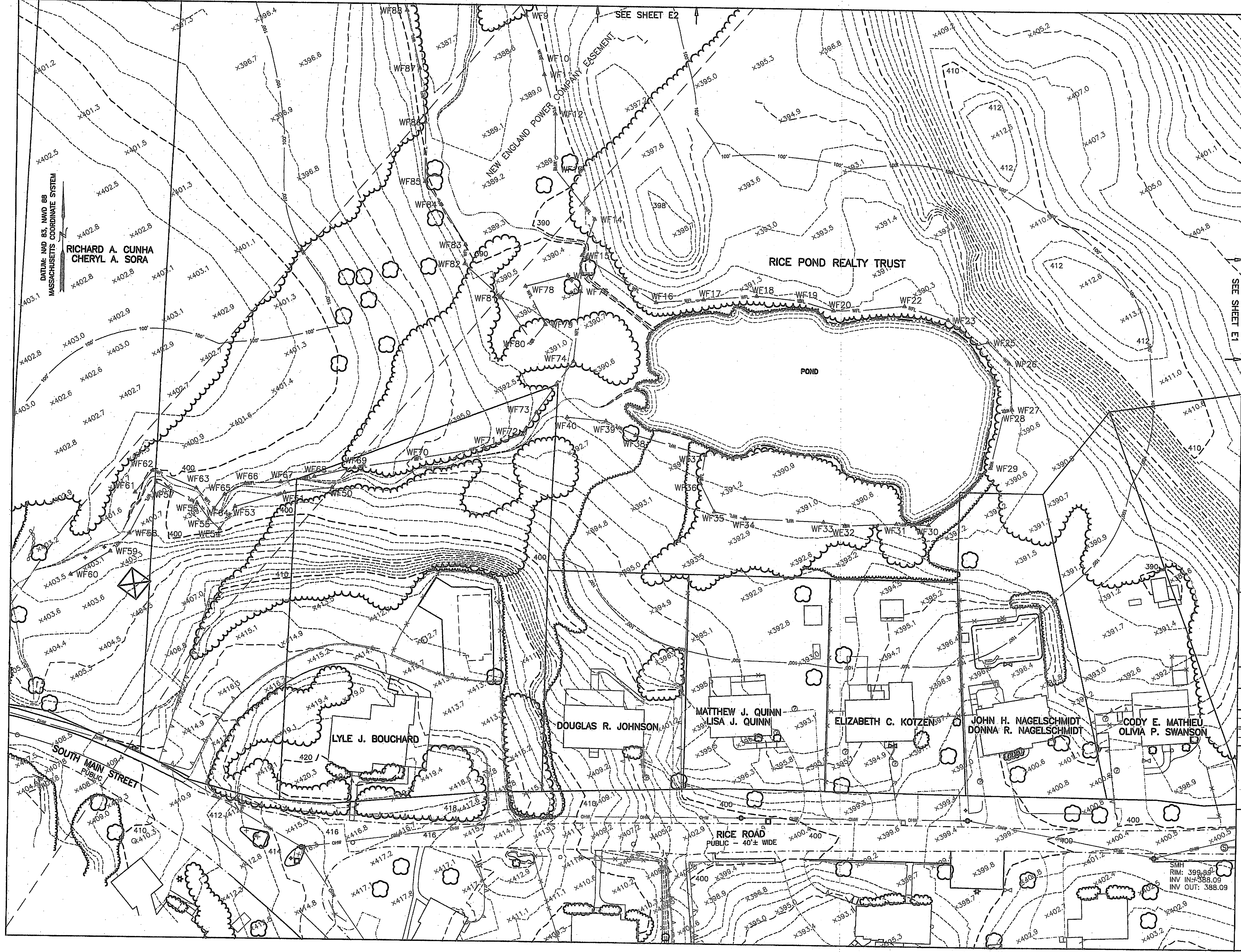
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EXISTING CONDITIONS PLAN OF LAND IN MILLBURY, MASSACHUSETTS
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MC LAUGHLIN FAMILY LIVING TRUST
 WRD: BOOK 41522, PAGE 260 & 262
 ASSESSORS: 63-75
 AND:
RICE POND REALTY TRUST
 WRD: BOOK 38877, PAGE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

SHEET E2 OF 3 SHEETS



KEY

--- A16	WETLAND EDGE & FLAG NO.
---	100' BUFFER ZONE EDGE
---	EXISTING UNDERGROUND DRAIN OR SEWER PIPE
⊙	SEWER MANHOLE
⊙	SEWER CLEANOUT
⊙	DRAIN MANHOLE
⊙	CATCHBASIN WITH HEADER
⊙	CATCHBASIN
⊙	FLARED END SECTION
⊙	RIPRAP
---	GAS LINE
---	GAS VALVE
---	GAS METER
---	WATER LINE
---	WATER GATE
---	WATER SHUT OFF
---	HYDRANT
---	EDGE OF PAVEMENT
---	IRON ROD WITH CAP UNLESS OTHERWISE NOTED
---	GRANITE MONUMENT
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---	OVERHEAD WIRES
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---	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 UNLESS OTHERWISE NOTED A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

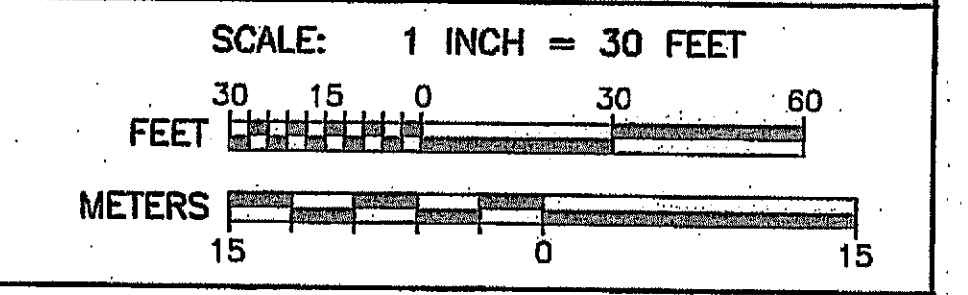
DATE: _____

DATE: _____

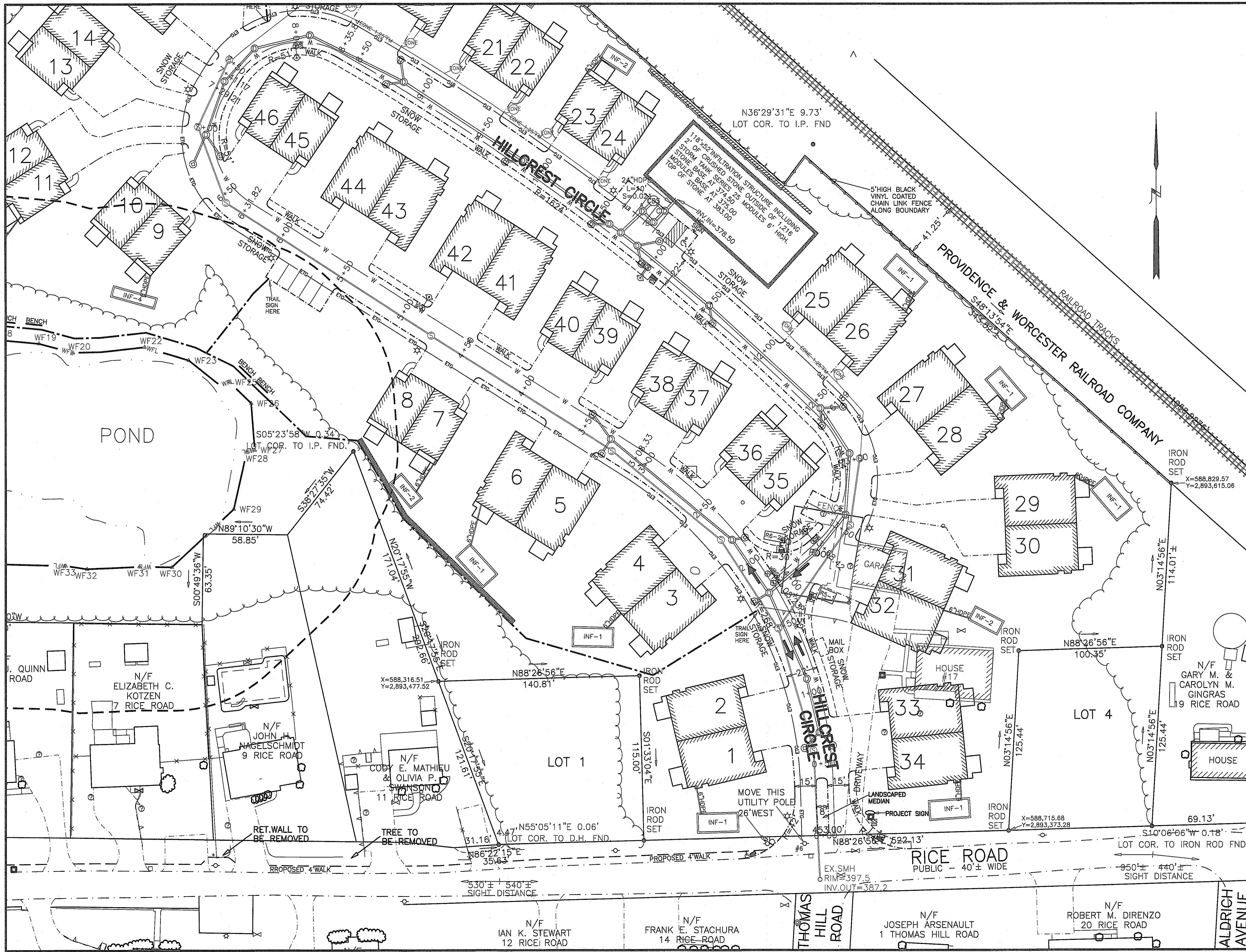
Robert Nunnmacher 9-21

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 SHEET E3 OF 3 SHEETS

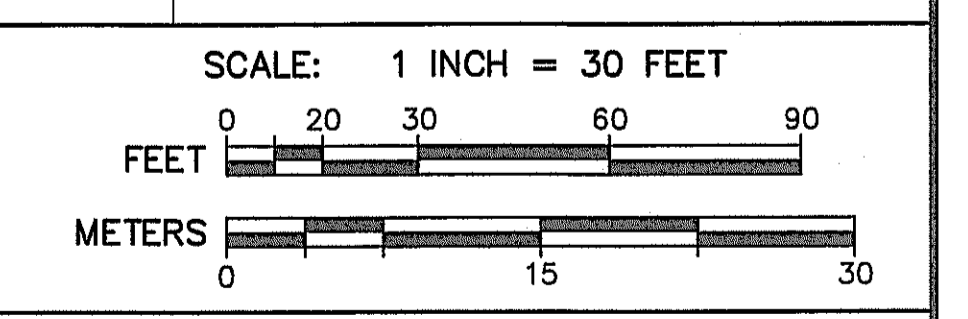


KEY

---	WFL	WETLAND EDGE
- - -		100' BUFFER ZONE EDGE
⊙		PROPOSED DRAIN MANHOLE
⊕		PROPOSED CATCHBASIN
⊕ OR ⊙		PROPOSED DOUBLE GRATED CATCHBASIN
⊕		PROPOSED SEWER MANHOLE
---		PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
---		WATER GATE
---		PROPOSED HYDRANT
- - -		EXISTING EDGE OF PAVEMENT
- - -		PROPOSED SLOPED GRANITE CURBING
- - -		PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
#6 Ⓞ	OHW	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
ONE		PROPOSED E-ONE SANITARY SEWER PUMP
R5-1		PROPOSED R5-1 "DO NOT ENTER" SIGN
R6-2L		PROPOSED R6-2L "ONE WAY" ARROW SIGN

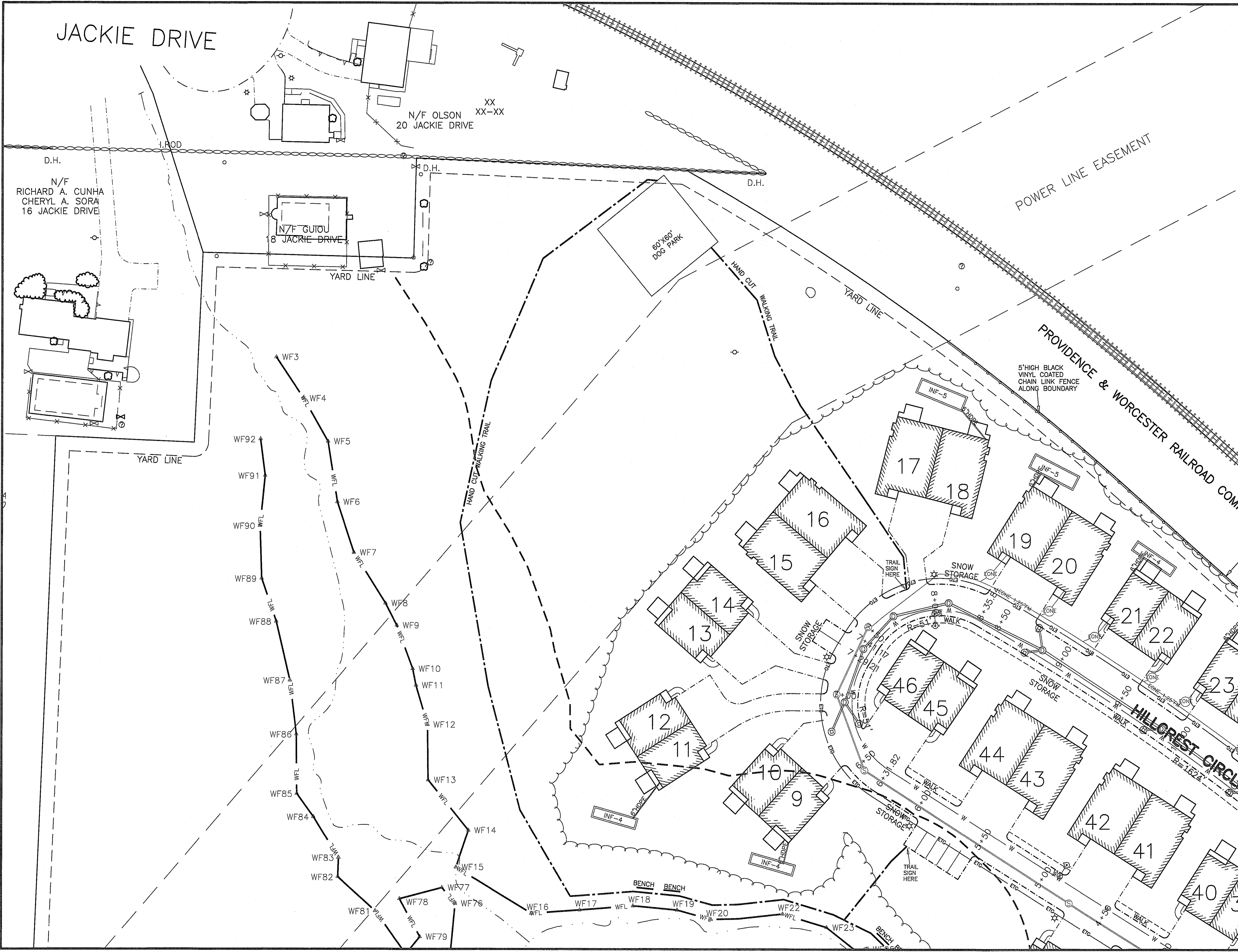
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
 Telephone (508) 485-0137 james@azimuthlanddesign.co

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	
11/8/21		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

SITE LAYOUT PLAN S1

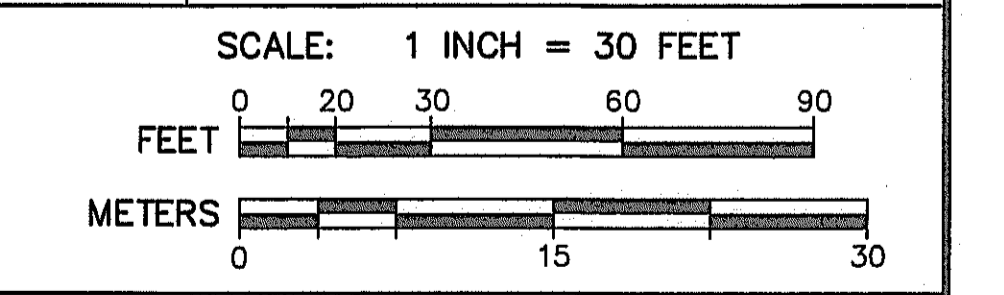


KEY

---	WFL	WETLAND EDGE
- - -	100' BUFFER ZONE EDGE	100' BUFFER ZONE EDGE
⊙	PROPOSED DRAIN MANHOLE	PROPOSED DRAIN MANHOLE
⊕	PROPOSED CATCHBASIN	PROPOSED CATCHBASIN
⊕ or ⊕	PROPOSED DOUBLE GRATED CATCHBASIN	PROPOSED DOUBLE GRATED CATCHBASIN
⊕	PROPOSED SEWER MANHOLE	PROPOSED SEWER MANHOLE
---	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
---	WATER GATE	WATER GATE
---	PROPOSED HYDRANT	PROPOSED HYDRANT
- - -	EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT
- - -	PROPOSED SLOPED GRANITE CURBING	PROPOSED SLOPED GRANITE CURBING
- - -	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
#6 ⌀	EXISTING UTILITY POLE	EXISTING UTILITY POLE
OHW	OVERHEAD WIRES	OVERHEAD WIRES
---	STONE WALL	STONE WALL
⊗	TREE	TREE
---	PROPOSED TREELINE	PROPOSED TREELINE
⊗	DEEP OBSERVATION HOLE	DEEP OBSERVATION HOLE
---	PROPOSED WALKING TRAIL	PROPOSED WALKING TRAIL
---	ETC	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
INF-1	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF
ST	PROPOSED STOP SIGN	PROPOSED STOP SIGN
SS	PROPOSED STREET SIGN	PROPOSED STREET SIGN
⊕NF	PROPOSED E-ONE SANITARY SEWER PUMP	PROPOSED E-ONE SANITARY SEWER PUMP
R5-1	PROPOSED R5-1 "DO NOT ENTER" SIGN	PROPOSED R5-1 "DO NOT ENTER" SIGN
R6-2L	PROPOSED R6-2L "ONE WAY" ARROW SIGN	PROPOSED R6-2L "ONE WAY" ARROW SIGN

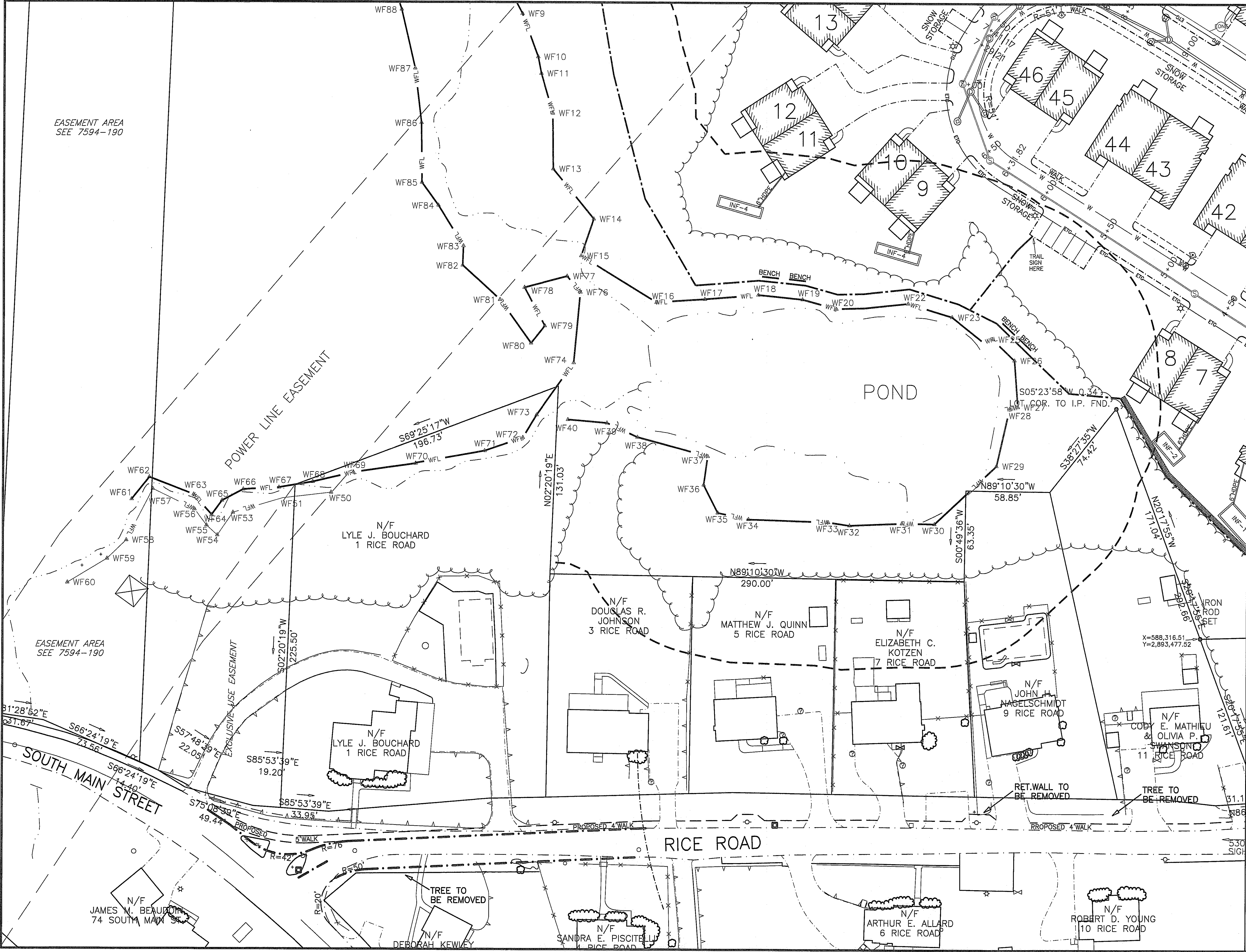
AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
Telephone (508)-485-0137 jamest@azimuthlanddesign.co

CLT. NO.	3151	JOB NO.	186-3234
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DATE:	DESCRIPTION		
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7/21/21	TOWN REVIEW		
9/3/21	TOWN REVIEW		
11/8/21	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

SITE LAYOUT PLAN S2



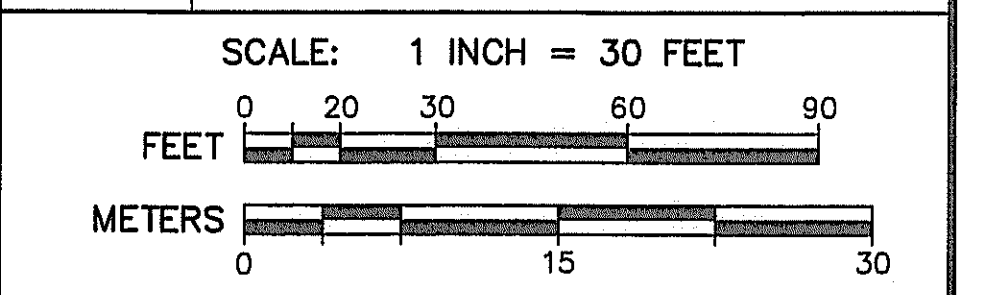
KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
⊙	PROPOSED DRAIN MANHOLE
⊕	PROPOSED CATCHBASIN
⊕ OR ⊕	PROPOSED DOUBLE GRATED CATCHBASIN
⊙	PROPOSED SEWER MANHOLE
---	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
---	WATER GATE
---	PROPOSED HYDRANT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED SLOPED GRANITE CURBING
---	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
#6φ	EXISTING UTILITY POLE
---	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
E-ONE	PROPOSED E-ONE SANITARY SEWER PUMP
R5-1	PROPOSED R5-1 "DO NOT ENTER" SIGN
R6-2L	PROPOSED R6-2L "ONE WAY" ARROW SIGN

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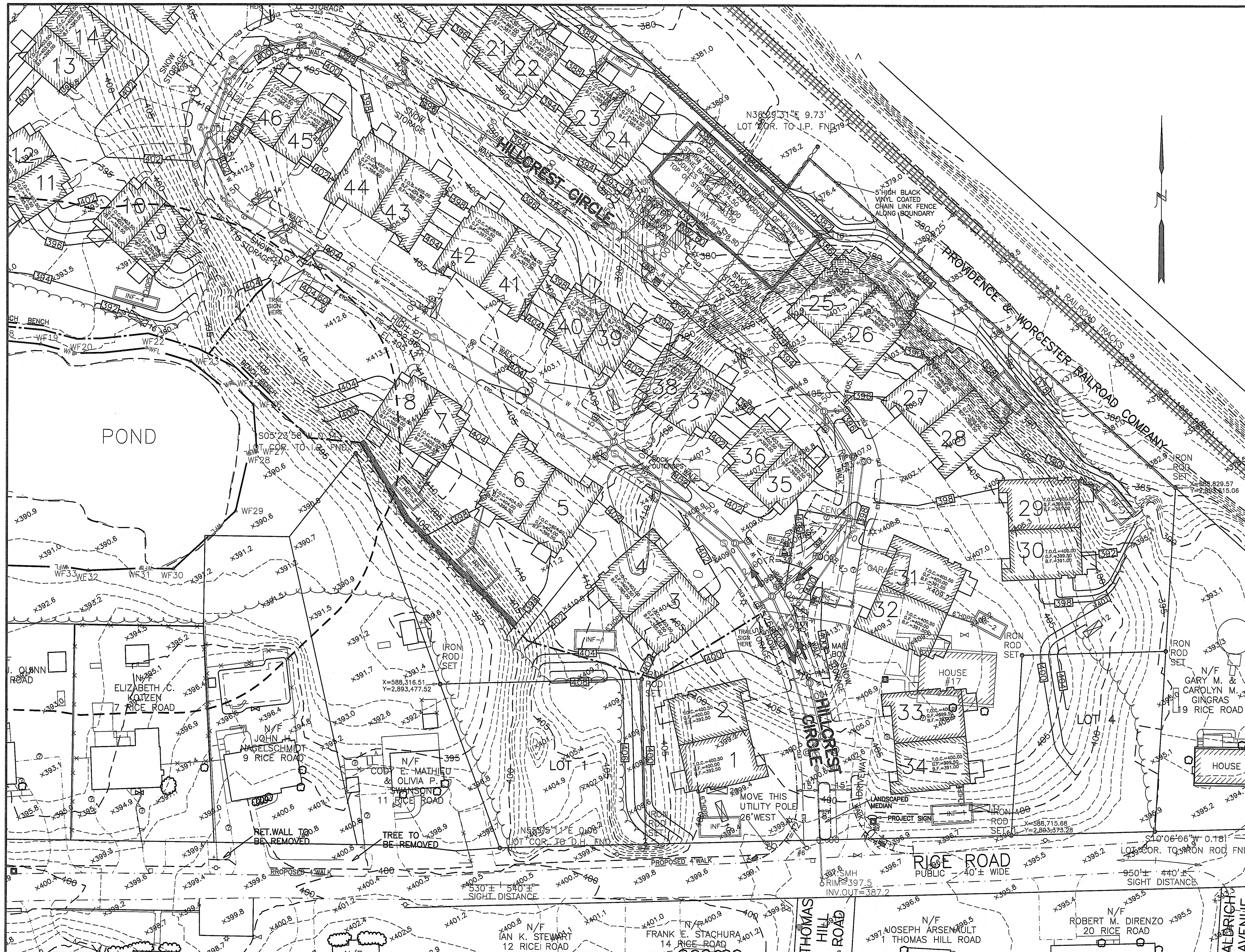
11/8/2021

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		
11/8/21	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

SITE LAYOUT PLAN S3

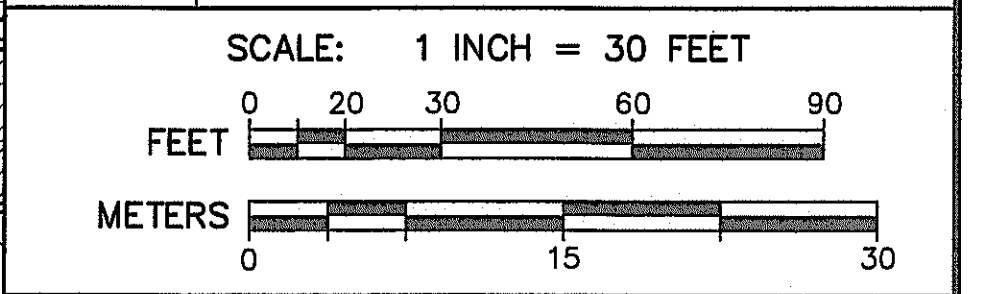


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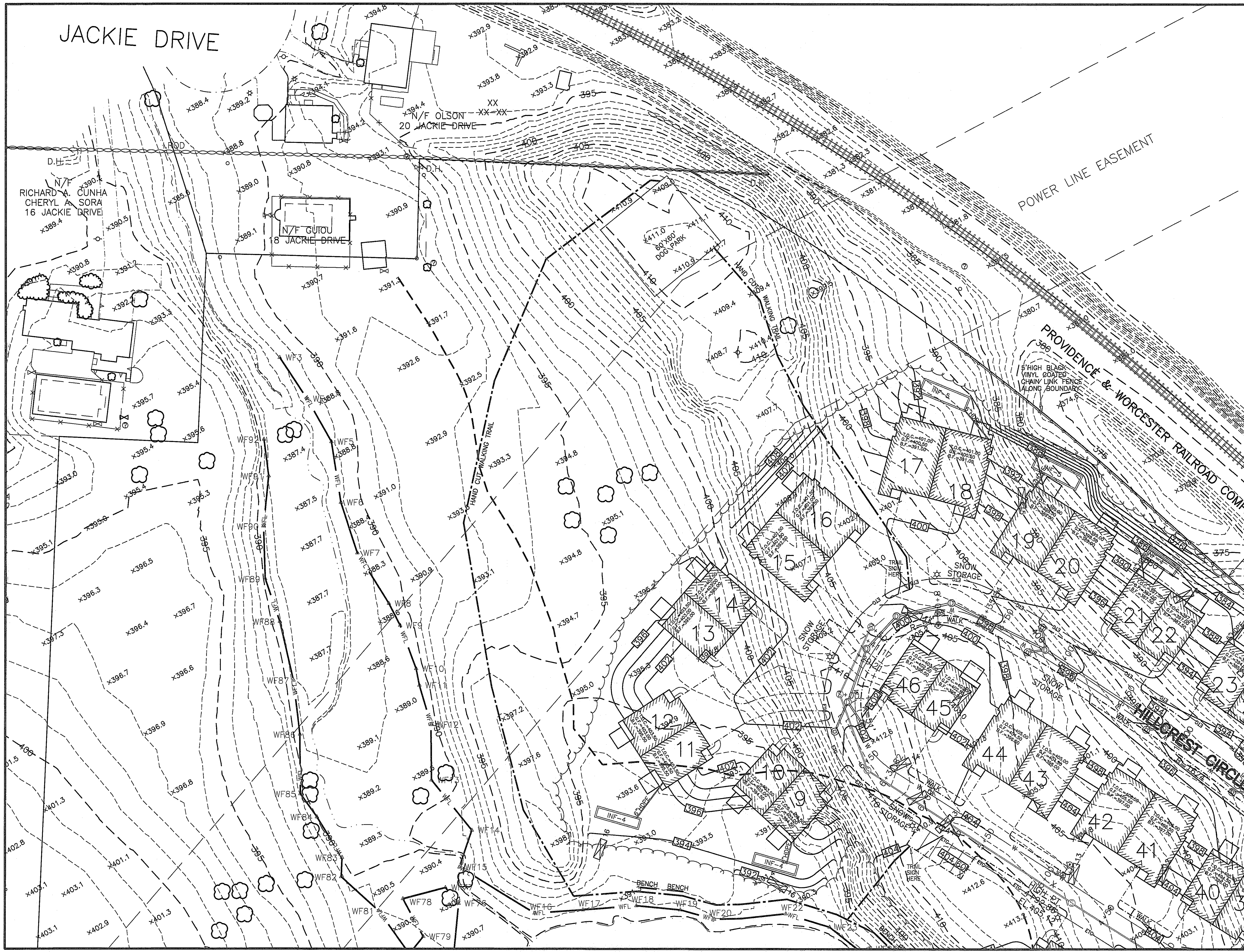
WFL	WETLAND EDGE
100' BUFFER ZONE EDGE	
2' CONTOUR	
10' CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT GRADE	
PROPOSED SPOT GRADE	
PROPOSED DRAIN MANHOLE	
PROPOSED CATCHBASIN	
PROPOSED DOUBLE GRATED CATCHBASIN	
PROPOSED SEWER MANHOLE	
PROPOSED UNDERGROUND DRAIN OR SEWER PIPE	
WATER GATE	
PROPOSED HYDRANT	
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 STOP SIGN	
PROPOSED STREET SIGN	
PROPOSED R5-1 "DO NOT ENTER" SIGN	
PROPOSED R6-2L "ONE WAY" ARROW SIGN	

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9/3/21	TOWN REVIEW		
11/8/21	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
GRADING PLAN G1

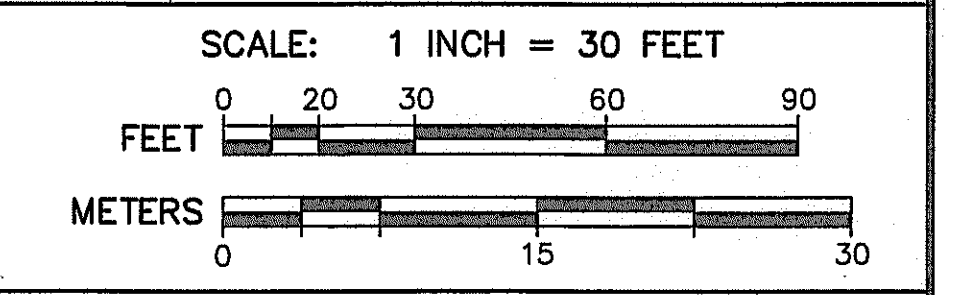


KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
---	2' CONTOUR
---	10' CONTOUR
---	PROPOSED CONTOUR
---	EXISTING SPOT GRADE
X138.50	PROPOSED SPOT GRADE
⊙	PROPOSED DRAIN MANHOLE
⊕	PROPOSED CATCHBASIN
⊕ OR ⊙	PROPOSED DOUBLE GRATED CATCHBASIN
⊕	PROPOSED SEWER MANHOLE
---	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
---	WATER GATE
---	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
⊕ 23	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
ST	PROPOSED STOP SIGN
SS	PROPOSED STREET SIGN
R5-1	PROPOSED R5-1 "DO NOT ENTER" SIGN
R6-2L	PROPOSED R6-2L "ONE WAY" ARROW SIGN

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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 G2



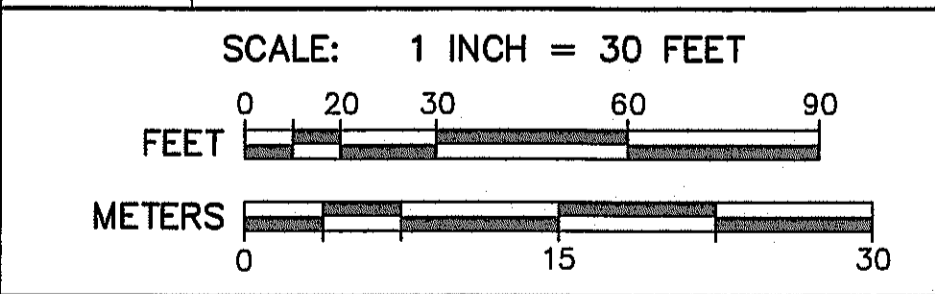
KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
---	2' CONTOUR
---	10' CONTOUR
---	PROPOSED CONTOUR
---	EXISTING SPOT GRADE
---	PROPOSED SPOT GRADE
⊙	PROPOSED DRAIN MANHOLE
⊙	PROPOSED CATCHBASIN
⊙ OR ⊙	PROPOSED DOUBLE GRATED CATCHBASIN
⊙	PROPOSED SEWER MANHOLE
---	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
---	WATER GATE
---	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	ETC
---	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
---	PROPOSED STREET LIGHT
INF-1	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF
ST	PROPOSED STOP SIGN
SS	PROPOSED STREET SIGN
R5-1	PROPOSED R5-1 "DO NOT ENTER" SIGN
R6-2L	PROPOSED R6-2L "ONE WAY" ARROW SIGN

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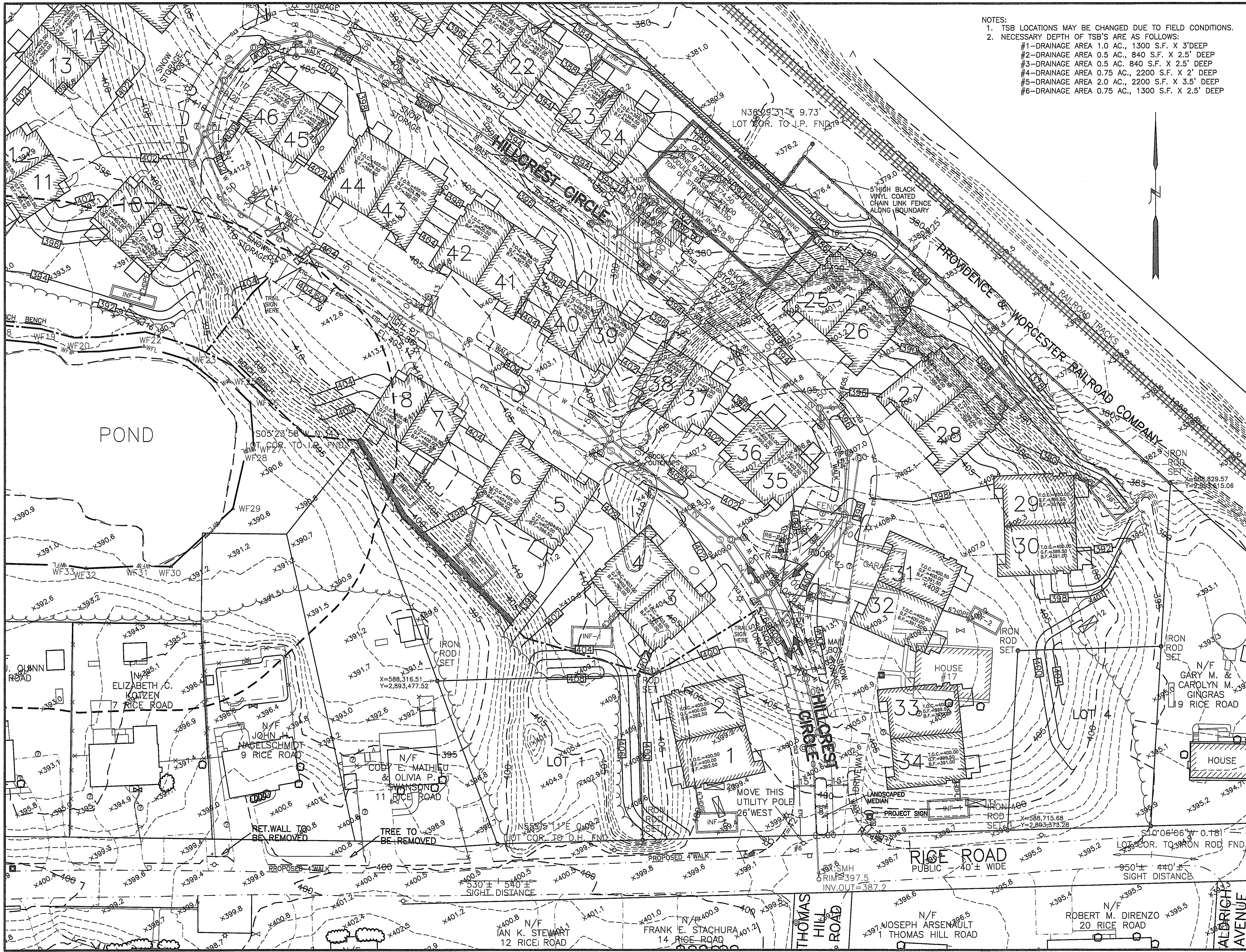
James T. Estabrook 11/13/2021
Professional Engineer
MA 01904
No. 2554
Professional Engineer

CLT. NO.	3151	JOB NO.	186-3234
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REVISIONS			
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9/3/21		TOWN REVIEW	
11/8/21		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

GRADING PLAN G3

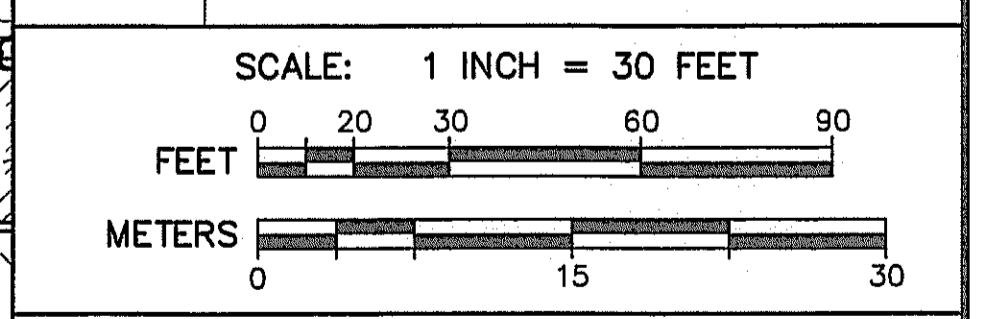


NOTES:
 1. TSB LOCATIONS MAY BE CHANGED DUE TO FIELD CONDITIONS.
 2. NECESSARY DEPTH OF TSB'S ARE AS FOLLOWS:
 #1-DRAINAGE AREA 1.0 AC., 1300 S.F. X 3' DEEP
 #2-DRAINAGE AREA 0.5 AC., 840 S.F. X 2.5' DEEP
 #3-DRAINAGE AREA 0.5 AC., 840 S.F. X 2.5' DEEP
 #4-DRAINAGE AREA 0.75 AC., 2200 S.F. X 2' DEEP
 #5-DRAINAGE AREA 2.0 AC., 2200 S.F. X 3.5' DEEP
 #6-DRAINAGE AREA 0.75 AC., 1300 S.F. X 2.5' DEEP

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 DOUBLE GRATED CATCHBASIN
	PROPOSED SEWER MANHOLE
	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
	WATER GATE
	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
	PROPOSED R5-1 "DO NOT ENTER" SIGN
	PROPOSED R6-2L "ONE WAY" ARROW SIGN
	PROPOSED DIVERSION SWALE

AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
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CLT. NO.	3151	JOB NO.	186-3234
DATE:	NOVEMBER 8, 2021	DWG NO.	RICEROADCURRENT
REVISIONS			
DATE:	DESCRIPTION		



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
 EROSION & SEDIMENT CONTROL PLAN ESC1



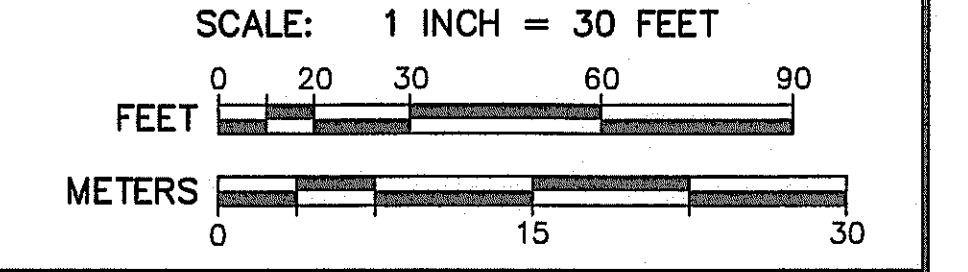
KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
400	2' CONTOUR
x403.0	10' CONTOUR
x398.50	PROPOSED CONTOUR
○	EXISTING SPOT GRADE
⊙	PROPOSED SPOT GRADE
⊙	PROPOSED DRAIN MANHOLE
⊙	PROPOSED CATCHBASIN
⊙	PROPOSED DOUBLE GRATED CATCHBASIN
⊙	PROPOSED SEWER MANHOLE
⊙	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
⊙	WATER GATE
⊙	PROPOSED HYDRANT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED SLOPED GRANITE CURBING
---	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
#6 p	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
R5-1	PROPOSED R5-1 "DO NOT ENTER" SIGN
R6-2L	PROPOSED R6-2L "ONE WAY" ARROW SIGN
---	PROPOSED DIVERSION SWALE

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

Professional Seal: JAMES I. RETRAULT, CIVIL ENGINEER, No. 5894, State of Massachusetts, Exp. 11/18/2021

CLT. NO.	3151	JOB NO.	186-3234
DATE:	NOVEMBER 8, 2021	DWG NO.	RICEROADCURRENT
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DATE:		DESCRIPTION	

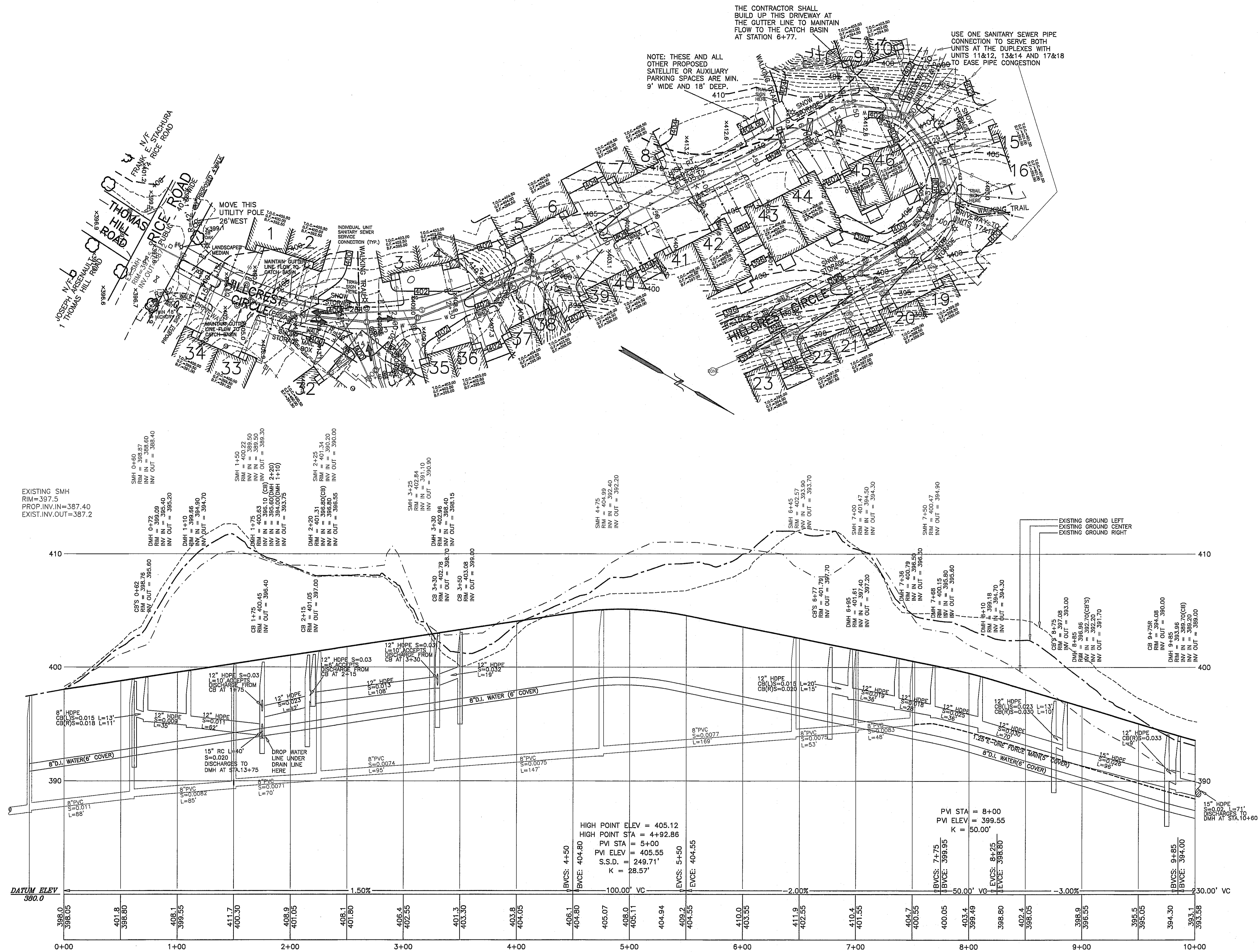


SITE PLAN OF LAND AT 17 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581
EROSION & SEDIMENT CONTROL PLAN ESC3

THE CONTRACTOR SHALL BUILD UP THIS DRIVEWAY AT THE CUTTER 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

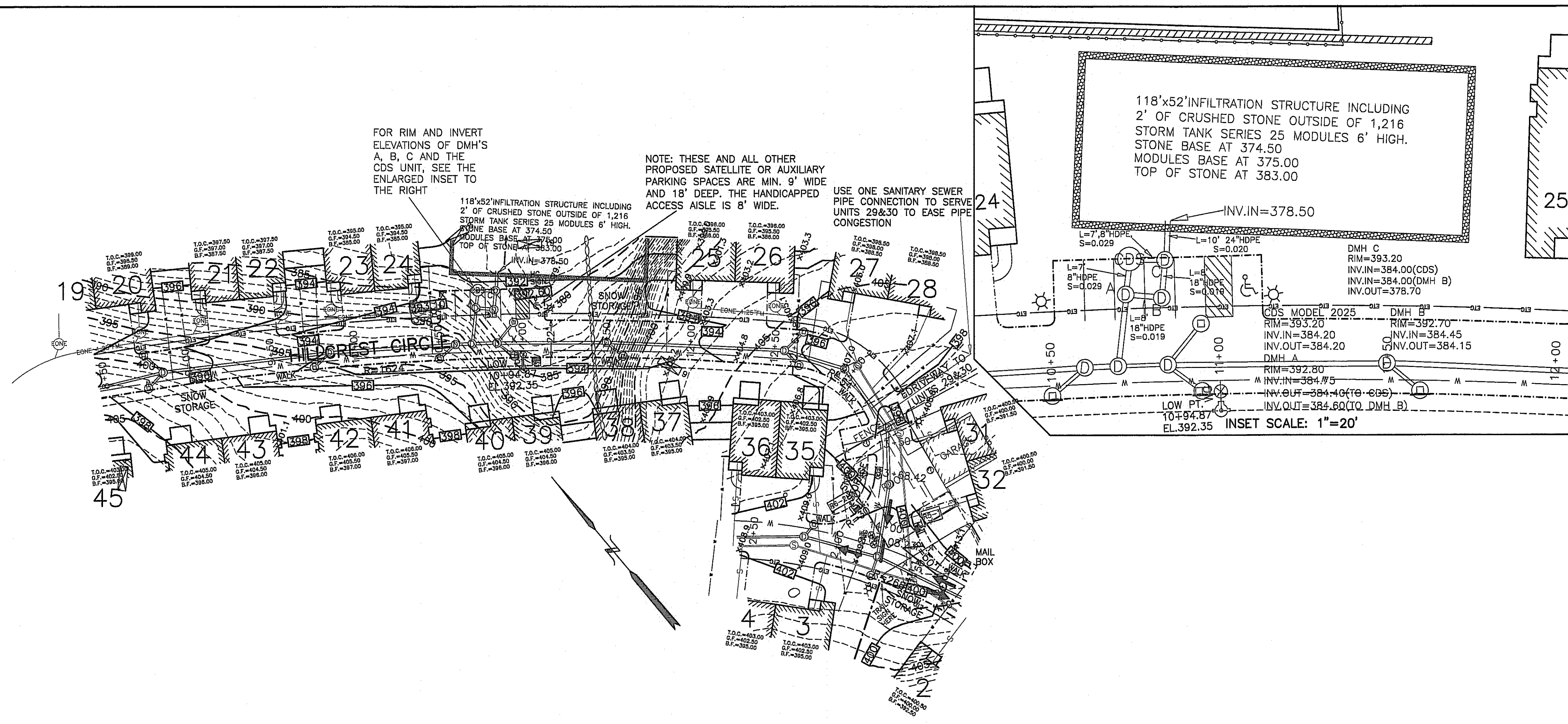
	WETLAND EDGE
	100' BUFFER ZONE EDGE
	1' CONTOUR
	5' CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED DOUBLE GRATE CATCHBASIN
	PROPOSED SEWER MANHOLE
	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
	WATER GATE
	PROPOSED HYDRANT
	EXISTING EDGE OF PAVEMENT
	PROPOSED SLOPED GRANITE CURBING
	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
	EXISTING UTILITY POLE
	OVERHEAD WIRES
	STONE WALL
	PROPOSED TREELINE
	DEEP OBSERVATION HOLE
	PROPOSED WALKING TRAIL
	ETC
	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF
	PROPOSED R5-1 "DO NOT ENTER" SIGN
	PROPOSED R6-2L "ONE WAY" ARROW SIGN
	PROPOSED STOP SIGN
	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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5/28/21	TOWN REVIEW		
7/21/21	TOWN REVIEW		
9/3/21	TOWN REVIEW		
11/8/21	TOWN REVIEW		
HORIZONTAL SCALE: 1 INCH = 40 FEET			
VERTICAL SCALE: 1 INCH = 4 FEET			
FEET			
METERS			

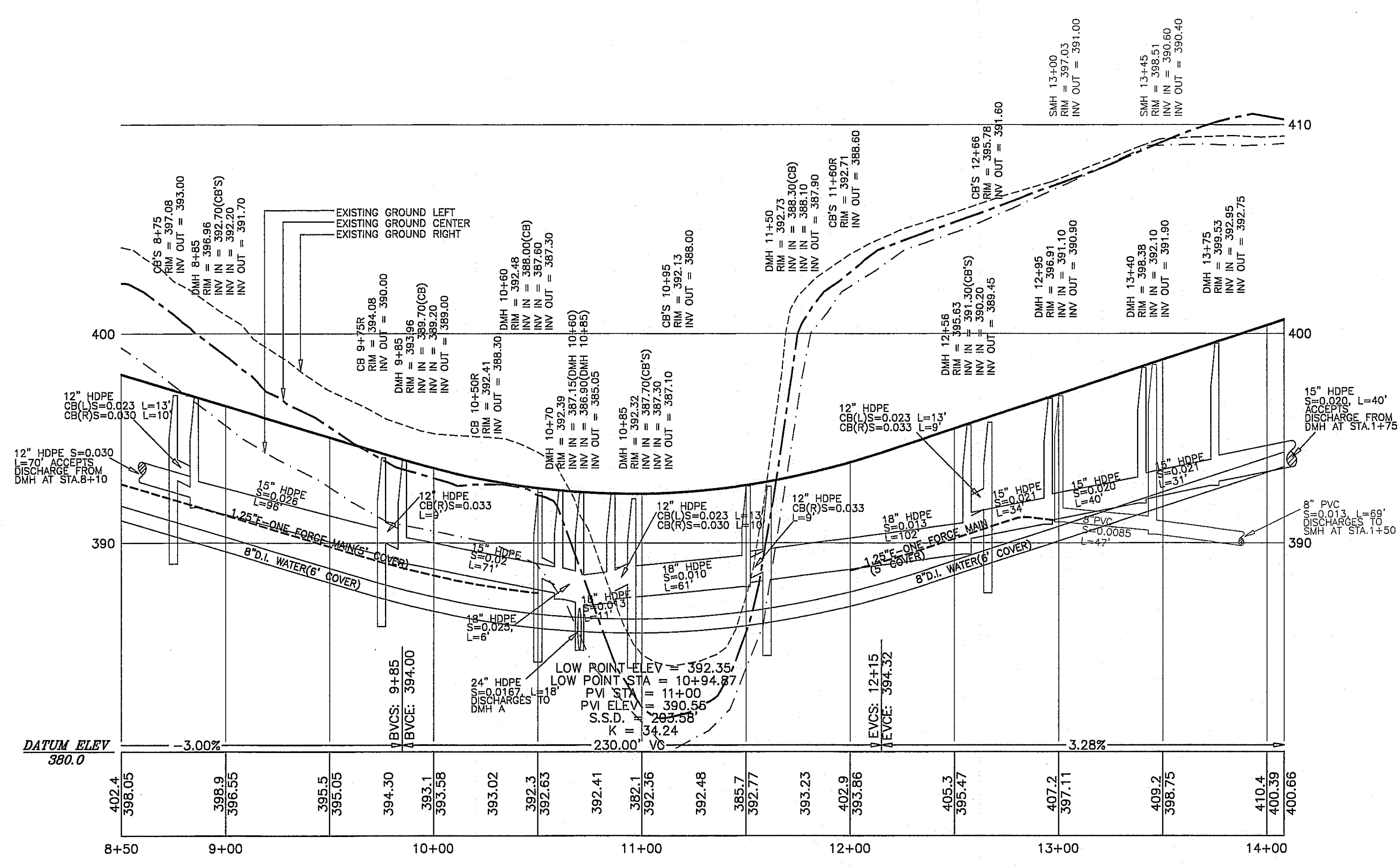
RICE POND VILLAGE
 PLAN & PROFILE OF
 HILLCREST CIRCLE
 IN
 MILLBURY, MASSACHUSETTS
 OWNER
MCLAUGHLIN FAMILY LIVING TRUST
 17 RICE ROAD
 MILLBURY, MASS. 01527
 APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581
 SHEET P1



KEY

WFL	WETLAND EDGE
100' BUFFER ZONE EDGE	100' BUFFER ZONE EDGE
1' CONTOUR	1' CONTOUR
5' CONTOUR	5' CONTOUR
PROPOSED CONTOUR	PROPOSED CONTOUR
EXISTING SPOT GRADE	EXISTING SPOT GRADE
PROPOSED SPOT GRADE	PROPOSED SPOT GRADE
PROPOSED DRAIN MANHOLE	PROPOSED DRAIN MANHOLE
PROPOSED CATCHBASIN	PROPOSED CATCHBASIN
PROPOSED DOUBLE GRATE CATCHBASIN	PROPOSED DOUBLE GRATE CATCHBASIN
PROPOSED SEWER MANHOLE	PROPOSED SEWER MANHOLE
PROPOSED UNDERGROUND DRAIN OR SEWER PIPE	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
WATER GATE	WATER GATE
PROPOSED HYDRANT	PROPOSED HYDRANT
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT
PROPOSED SLOPED GRANITE CURBING	PROPOSED SLOPED GRANITE CURBING
PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
EXISTING UTILITY POLE	EXISTING UTILITY POLE
OVERHEAD WIRES	OVERHEAD WIRES
STONE WALL	STONE WALL
PROPOSED TREELINE	PROPOSED TREELINE
DEEP OBSERVATION HOLE	DEEP OBSERVATION HOLE
PROPOSED WALKING TRAIL	PROPOSED WALKING TRAIL
ETC	ETC
PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
PROPOSED STREET LIGHT	PROPOSED STREET LIGHT
PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF
PROPOSED R5-1 "DO NOT ENTER" SIGN	PROPOSED R5-1 "DO NOT ENTER" SIGN
PROPOSED R6-2L "ONE WAY" ARROW SIGN	PROPOSED R6-2L "ONE WAY" ARROW SIGN
PROPOSED STOP SIGN	PROPOSED STOP SIGN
PROPOSED STREET 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.



HILLCREST CIRCLE

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.	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	
11/8/21		TOWN REVIEW	
HORIZONTAL SCALE: 1 INCH = 40 FEET			
VERTICAL SCALE: 1 INCH = 4 FEET			
FEET			
METERS			

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

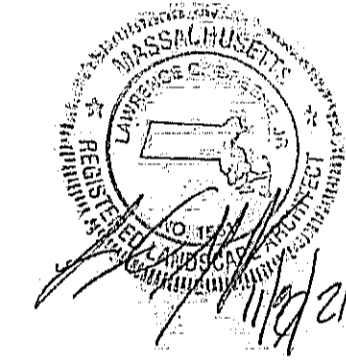


POST LANTERN

LIGHTING PLAN WAS DONE IN COORDINATION WITH REFLEX LIGHTING AND GRAYBAR ELECTRIC
 CONTACT: WILLIAM DONAHUE/INSIDE SALES REPRESENTATIVE, WORCESTER, MA
 OFFICE: (508)-453-4021

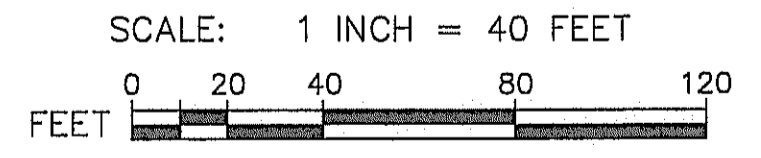
Symbol	Label	Lum. Lumens	Lum. Watts	LLF	Description	Qty
○	S1	8239	71	0.900	NLS: CLA-1-T5-32L-7-30K-UNV	9

Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Plan	Fc	0.15	4.4	0.0	N.A.	N.A.



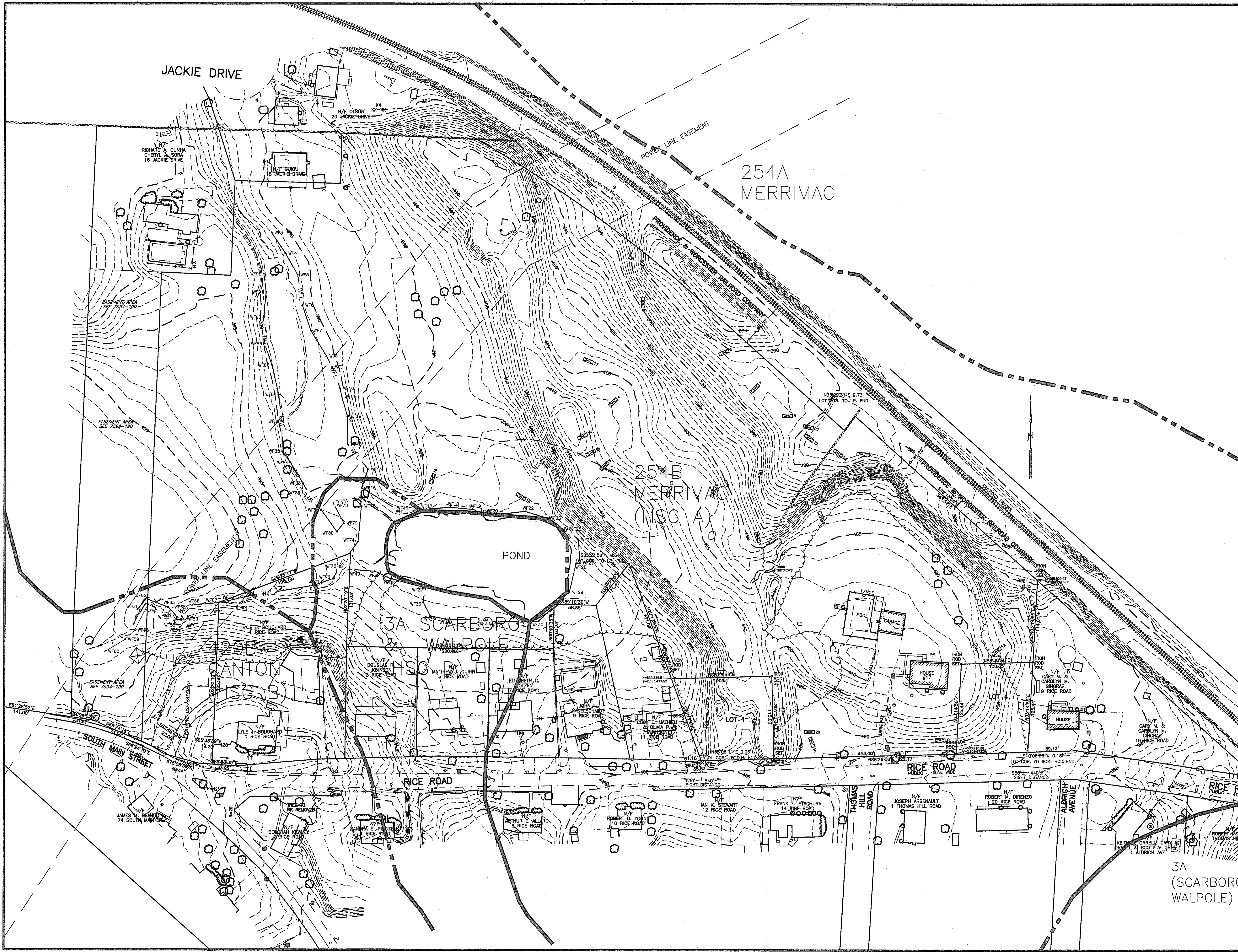
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
 Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	3151	JOB NO.	186-3234
DATE:	MARCH 26, 2021	DWG NO.	ANTAYACURRENT
REVISIONS			
DATE:	DESCRIPTION		
6/4/21	TOWN COMMENTS		
7/21/21	TOWN COMMENTS		
9/3/21	TOWN COMMENTS		
11/8/21	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

LS2
PHOTOMETRIC PLAN



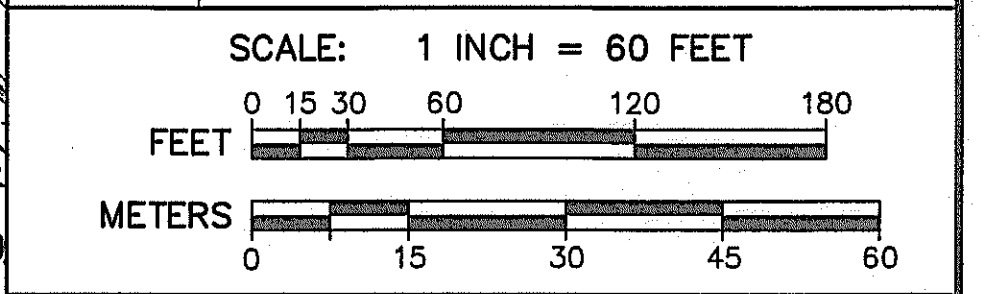
KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
⊙	DRAIN MANHOLE
□	CATCHBASIN
---	EXISTING UNDERGROUND
---	DRAIN OR SEWER PIPE
---	WATER GATE
---	WATER SHUT OFF
---	HYDRANT
---	EXISTING EDGE OF PAVEMENT
#6	EXISTING UTILITY POLE
OHW	OVERHEAD WIRES
#60	2' CONTOUR
---	10' CONTOUR
---	STONE WALL
⊙	TREE
---	TREELINE
⊠	DEEP OBSERVATION HOLE

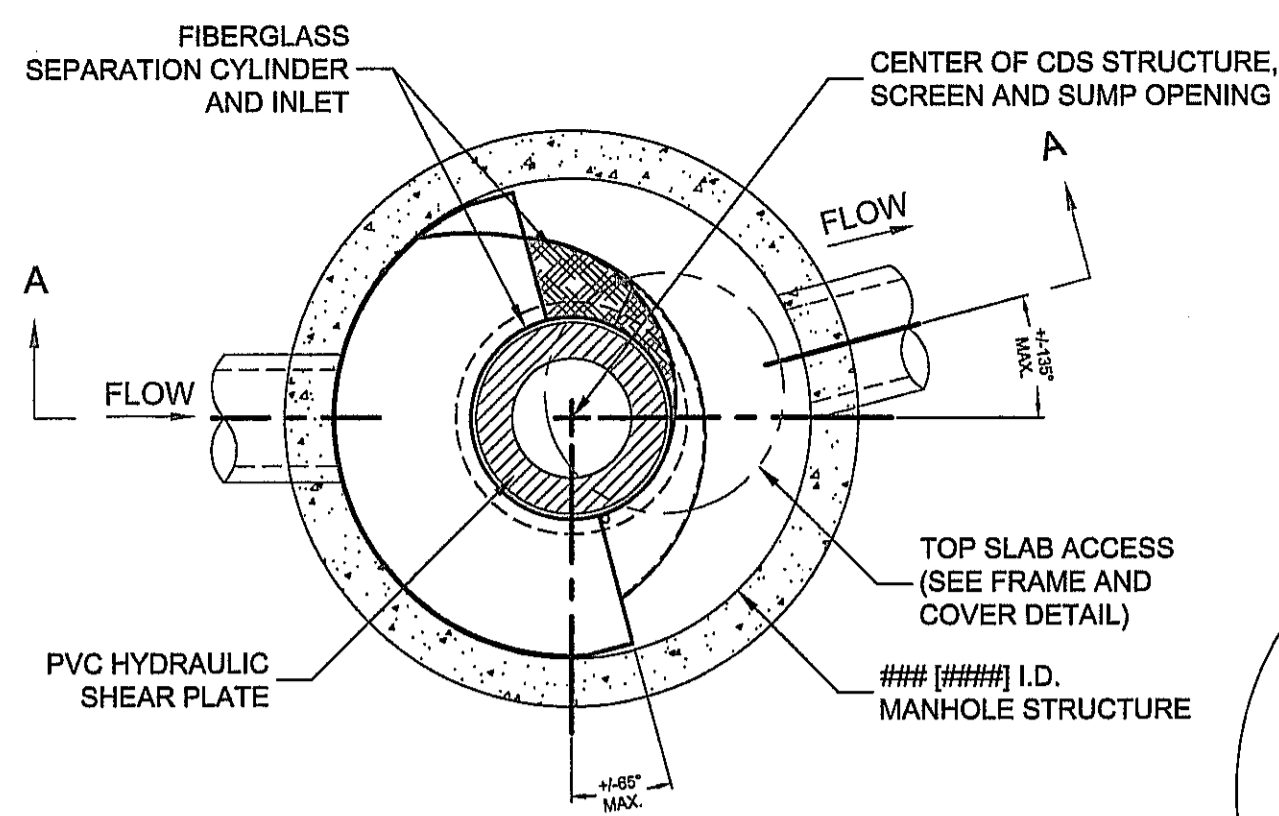
NOTE:
SOIL TYPE BOUNDARIES SHOWN ON THIS PLAN ARE TAKEN FROM THE USDA NRCS WEB SOIL SURVEY.

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Telephone (508)-485-0137 james@azimuthlanddesign.co

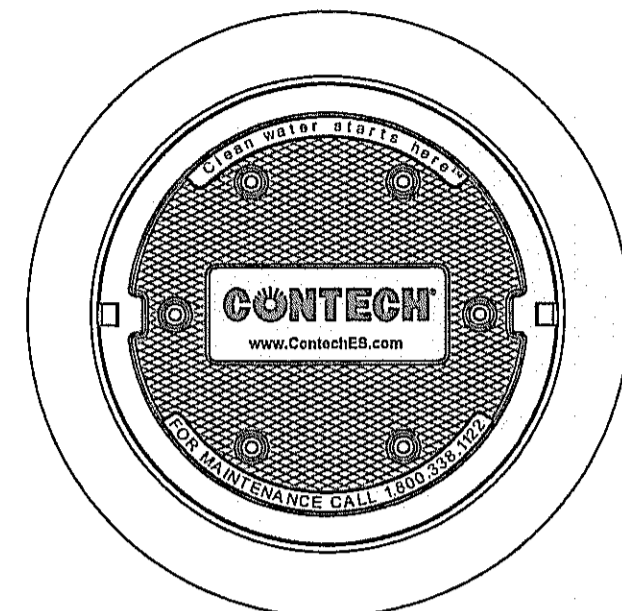
CLT. NO.	3151	JOB NO.	186-3234
DATE:	MARCH 26, 2021	DWG NO.	RICEROADCURRENT
REVISIONS			
DATE:	DESCRIPTION		
5/28/21	TOWN REVIEW		
7/21/21	TOWN REVIEW		
9/3/21	TOWN REVIEW		
11/8/21	TOWN REVIEW		



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

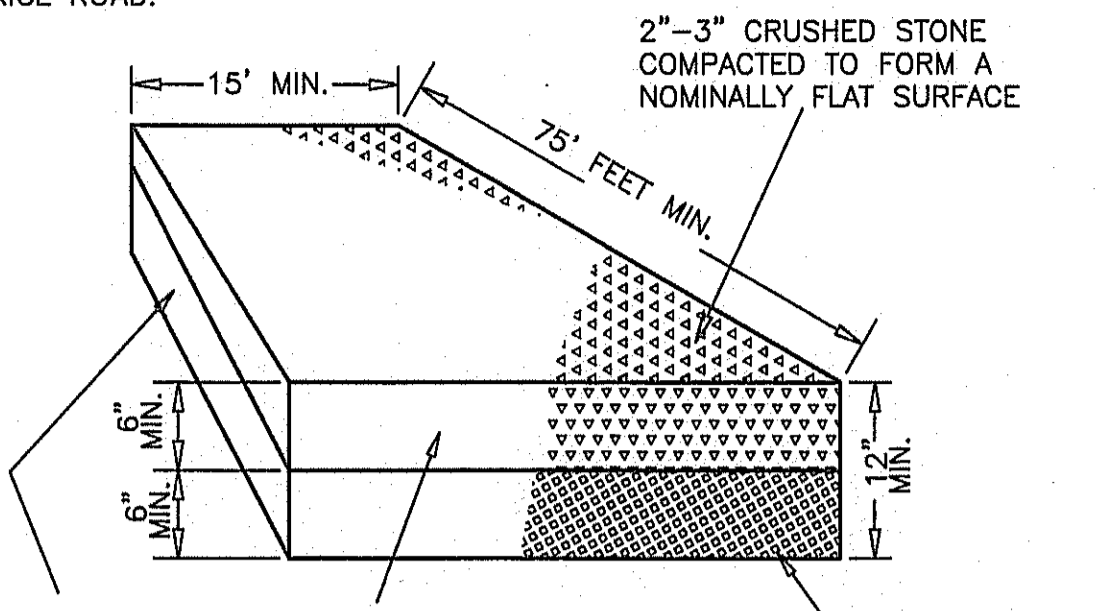


PLAN VIEW B-B
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

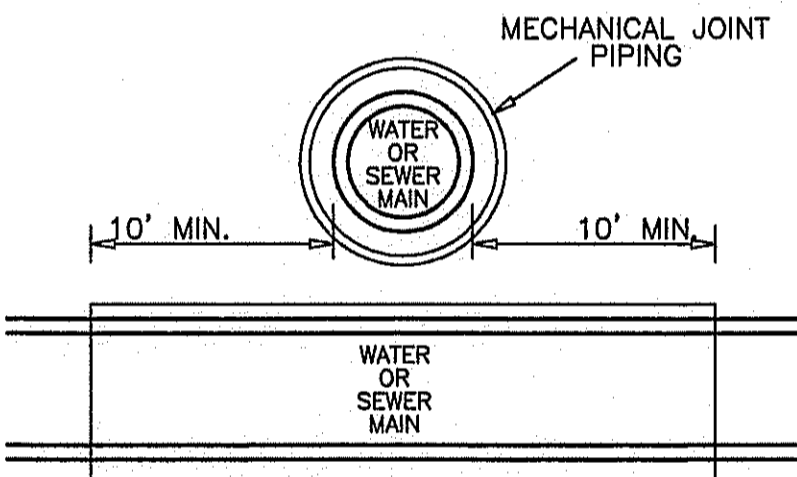
NOTE:
THE PROPOSED LOCATION OF THE SITE ENTRANCE MAT WILL BE IN THE LOCATION OF THE BEGINNING OF HILLCREST CIRCLE AT ITS ENTRANCE OFF RICE ROAD.



SITE ENTRANCE MAT
(NOT TO SCALE)
RICE ROAD WILL BE SWEEPED DAILY WHEN HAULING IS IN PROGRESS.

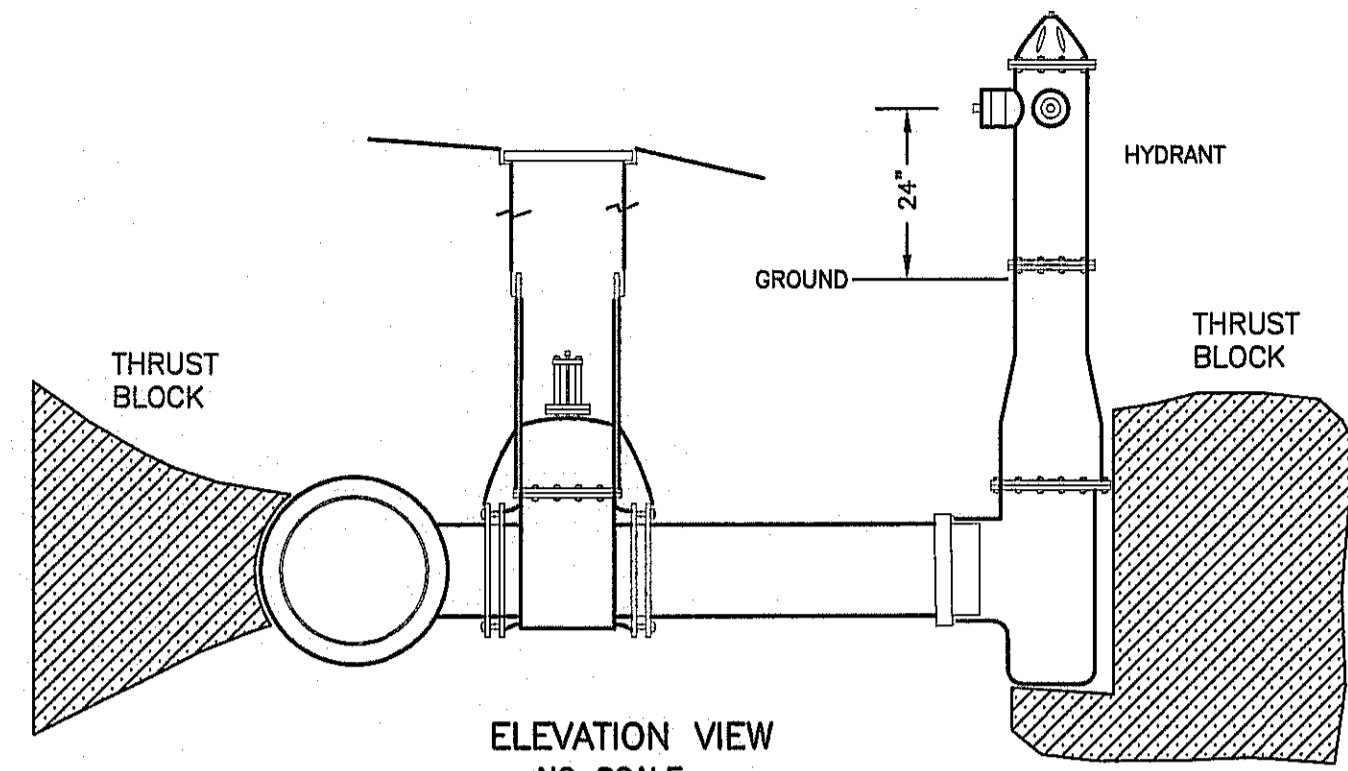
NOTE:
SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO ALL WATER SUPPLY LINES. WHEN A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION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

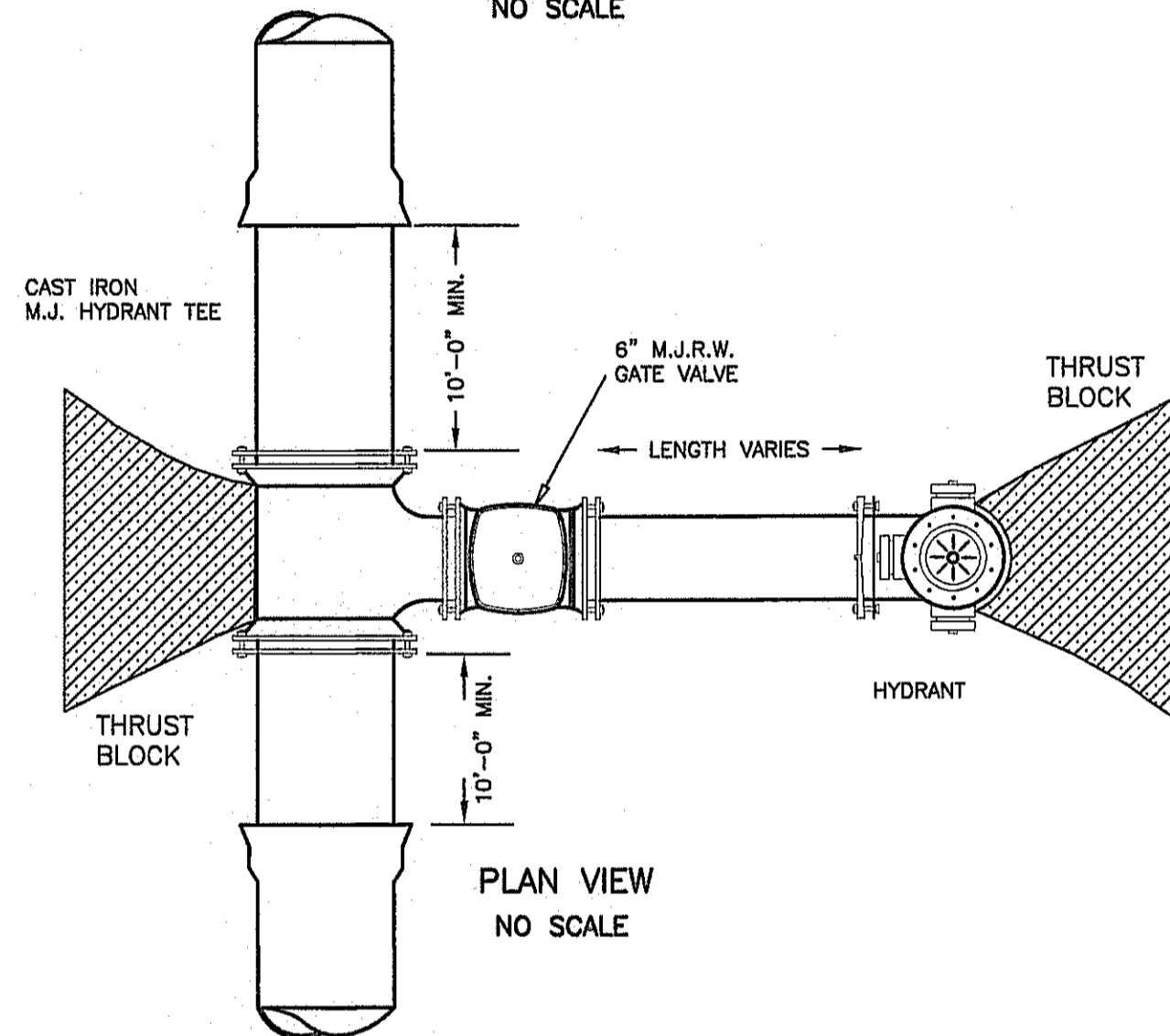


MECHANICAL JOINT PIPING
MECHANICAL JOINT PIPING OF BOTH WATER AND SEWER SHALL EXTEND FOR 10 FEET FROM THE INTERSECTION OF THE MAINS AND ALONG EACH MAIN. CENTER ONE FULL PIPE LENGTH OF BOTH WATER AND SEWER OVER THE INTERSECTION.

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



ELEVATION VIEW
NO SCALE



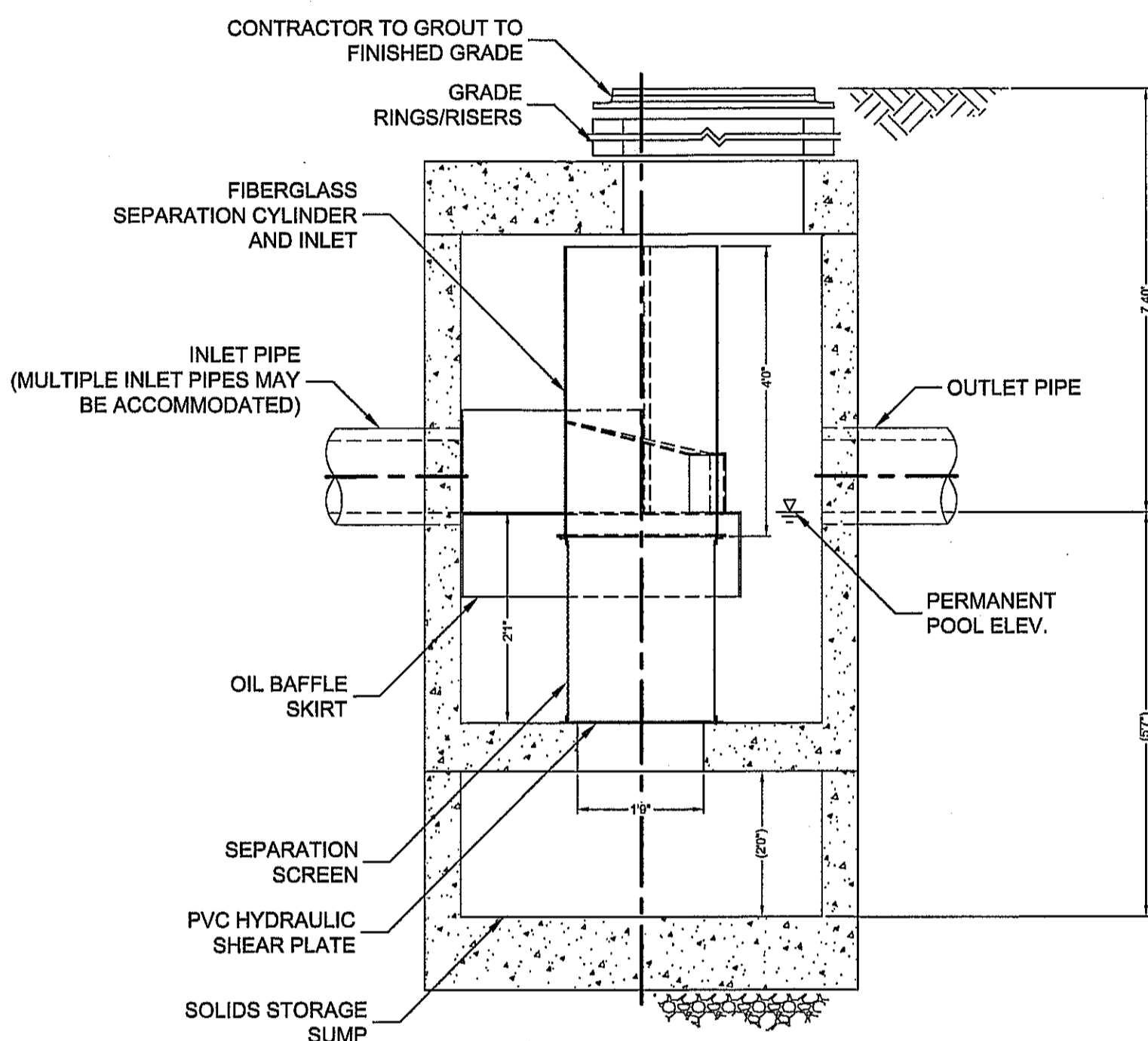
PLAN VIEW
NO SCALE

TYPICAL HYDRANT W/GATE
(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.

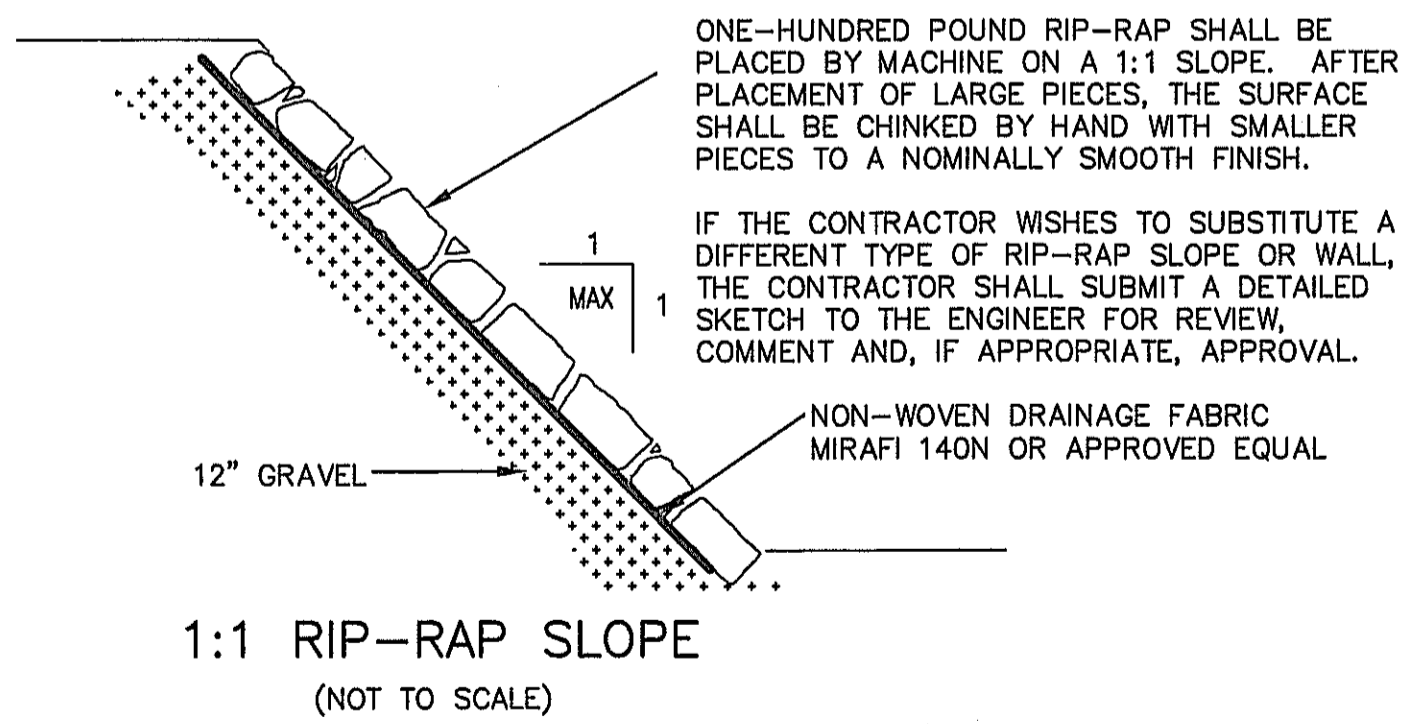
DIG SAFE:

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.

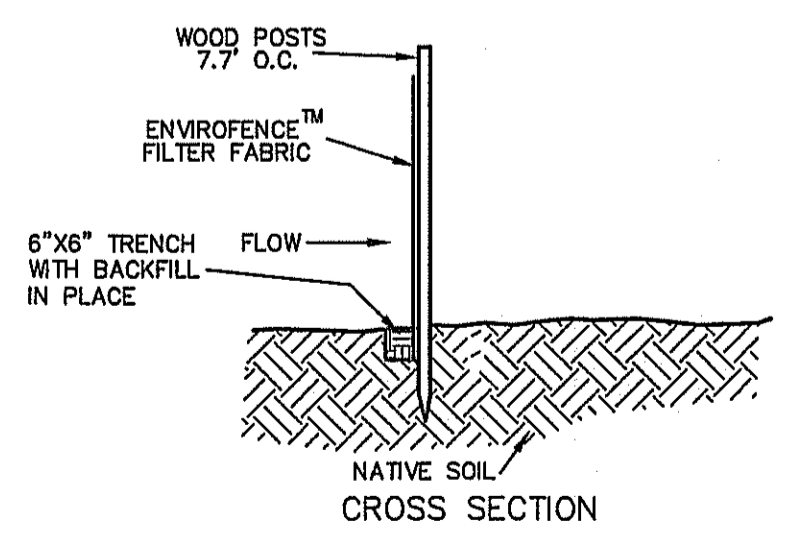


ELEVATION A-A
N.T.S.

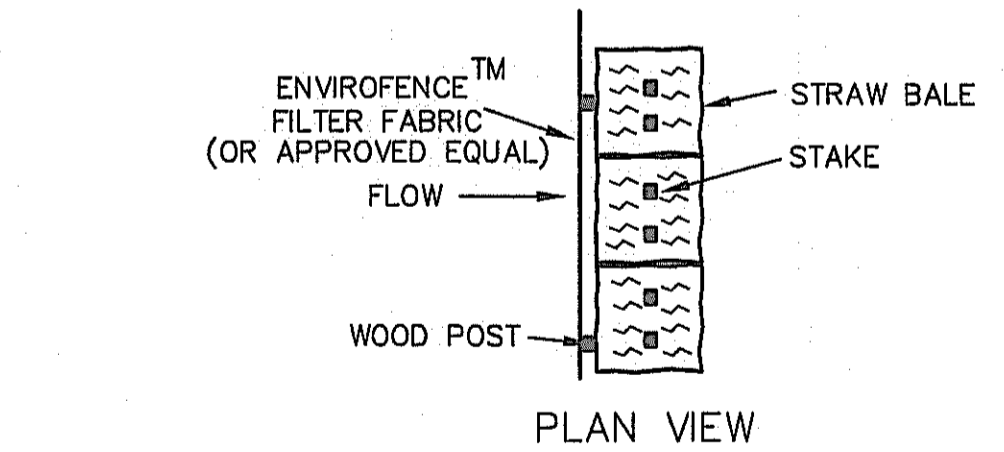
CONTECH CDS MODEL 2025
STORMWATER FILTRATION UNIT
(NOT TO SCALE)



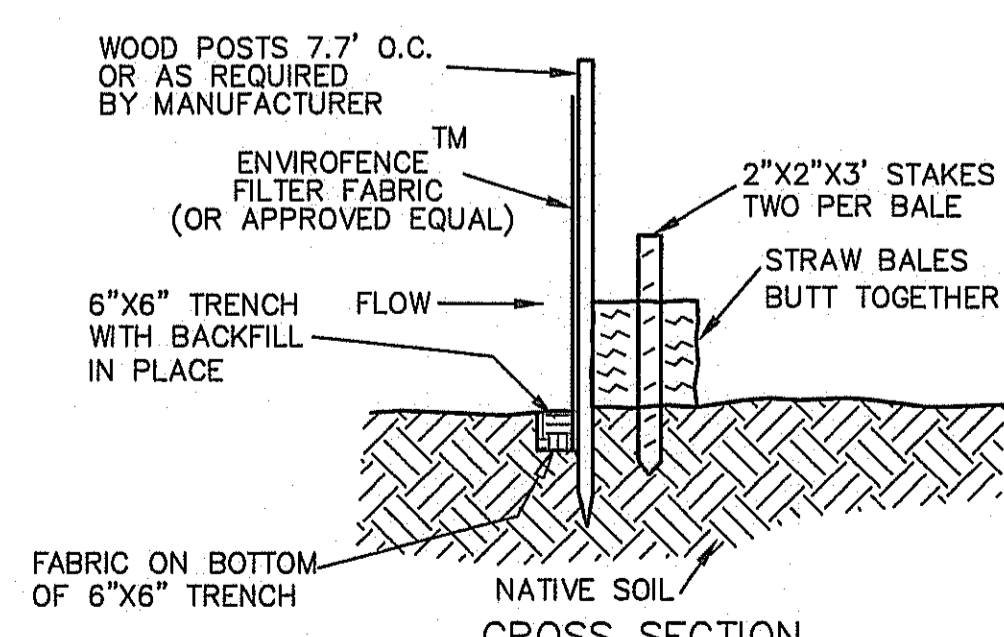
1:1 RIP-RAP SLOPE
(NOT TO SCALE)



SEDIMENTATION CONTROL FENCING
(NOT TO SCALE)

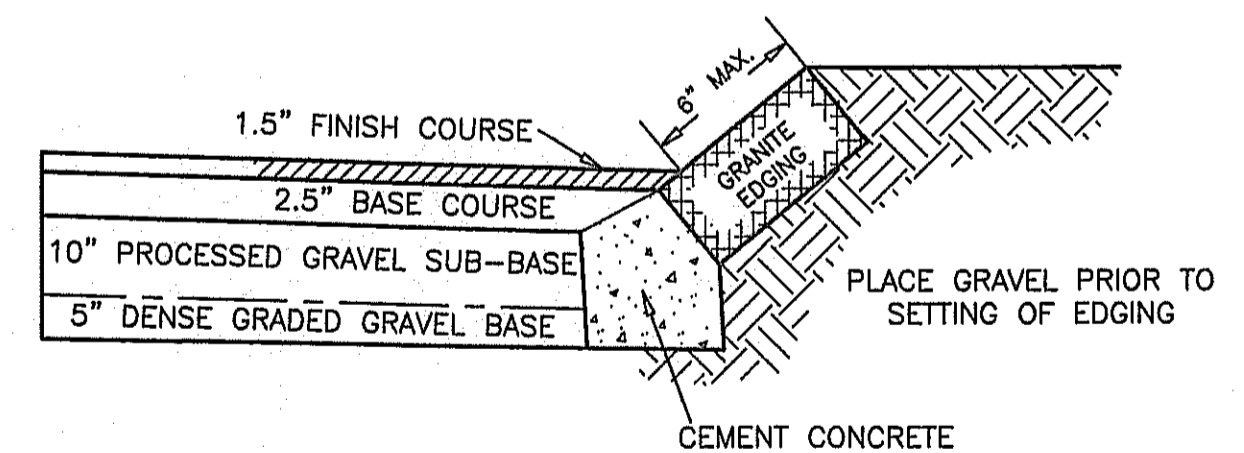


PLAN VIEW

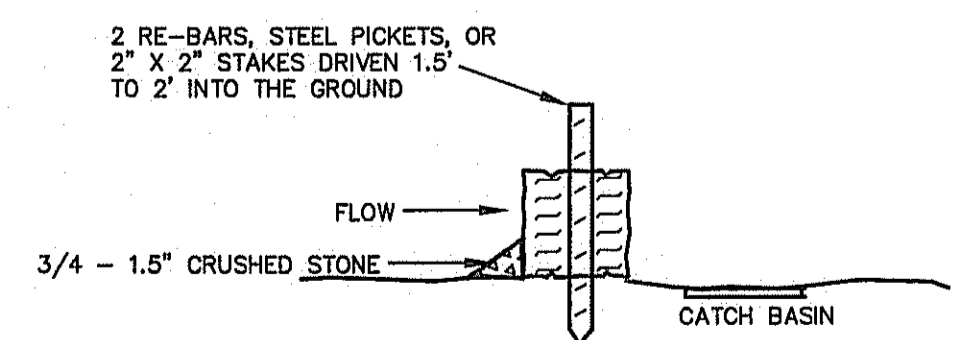


CROSS SECTION

SEDIMENT CONTROL BARRIER
(NOT TO SCALE)



SETTING SLOPED GRANITE CURBING
(NOT TO SCALE)



TO BE PLACED AROUND CATCH BASINS DURING CONSTRUCTION

STRAW BALE DIKE
(NOT TO SCALE)

3:1 TO 1:1 SLOPE VEGETATIVE TREATMENT
(NOT TO SCALE)

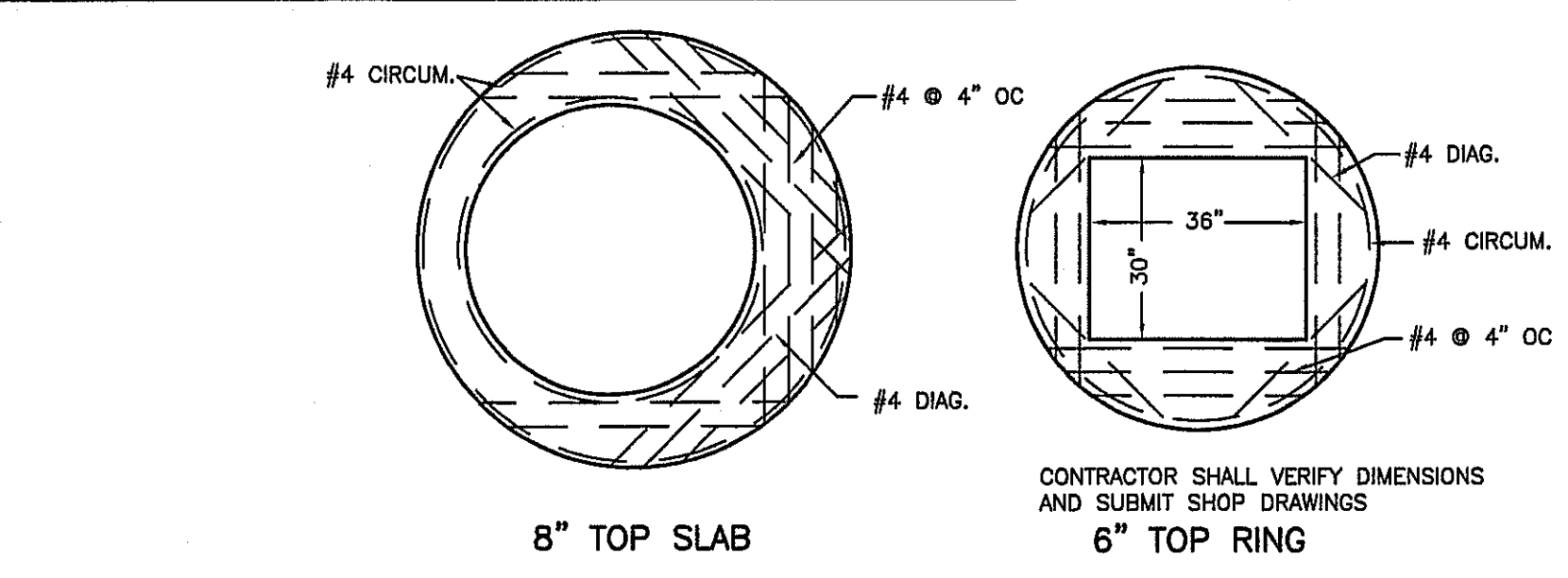
AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
Telephone (508)-485-0137 james@azimuthlanddesign.co

James I. Tremblay, P.E.
11/8/2021

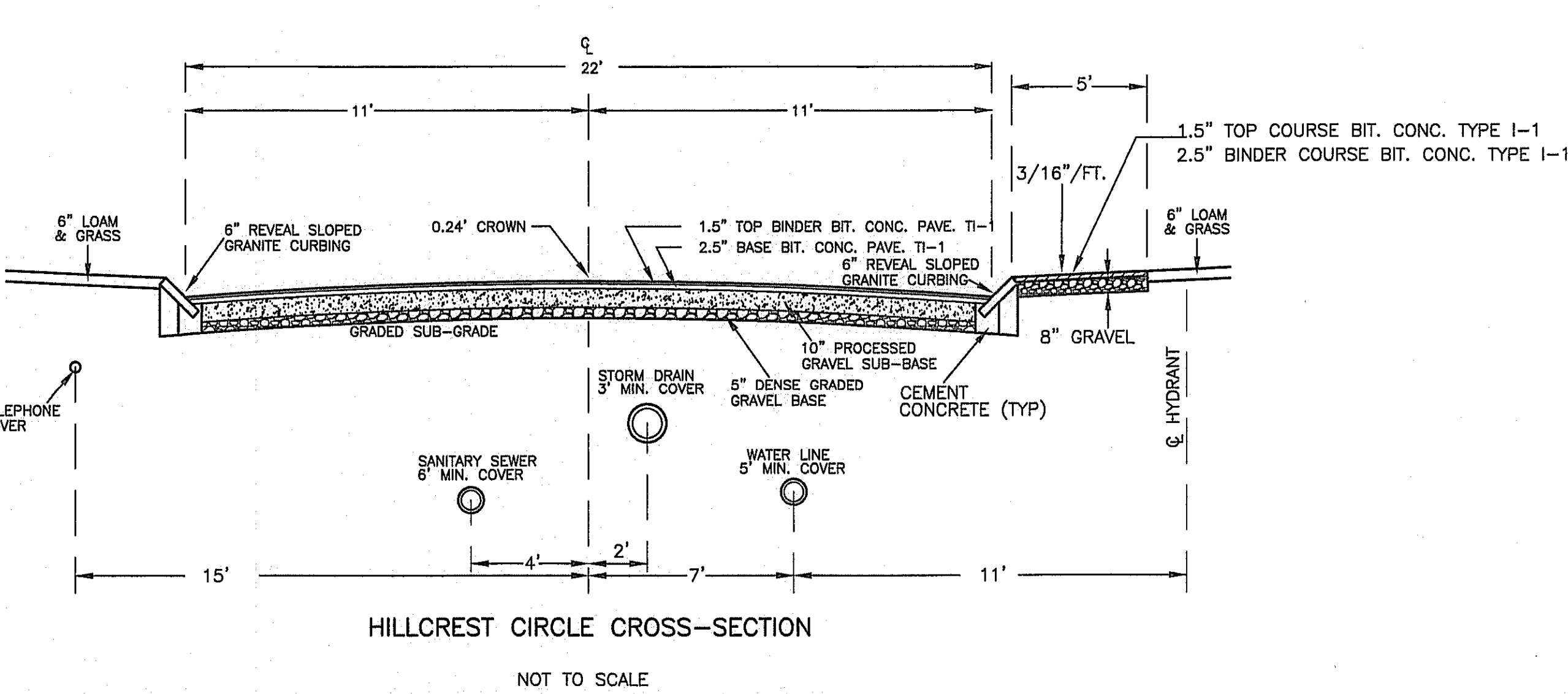
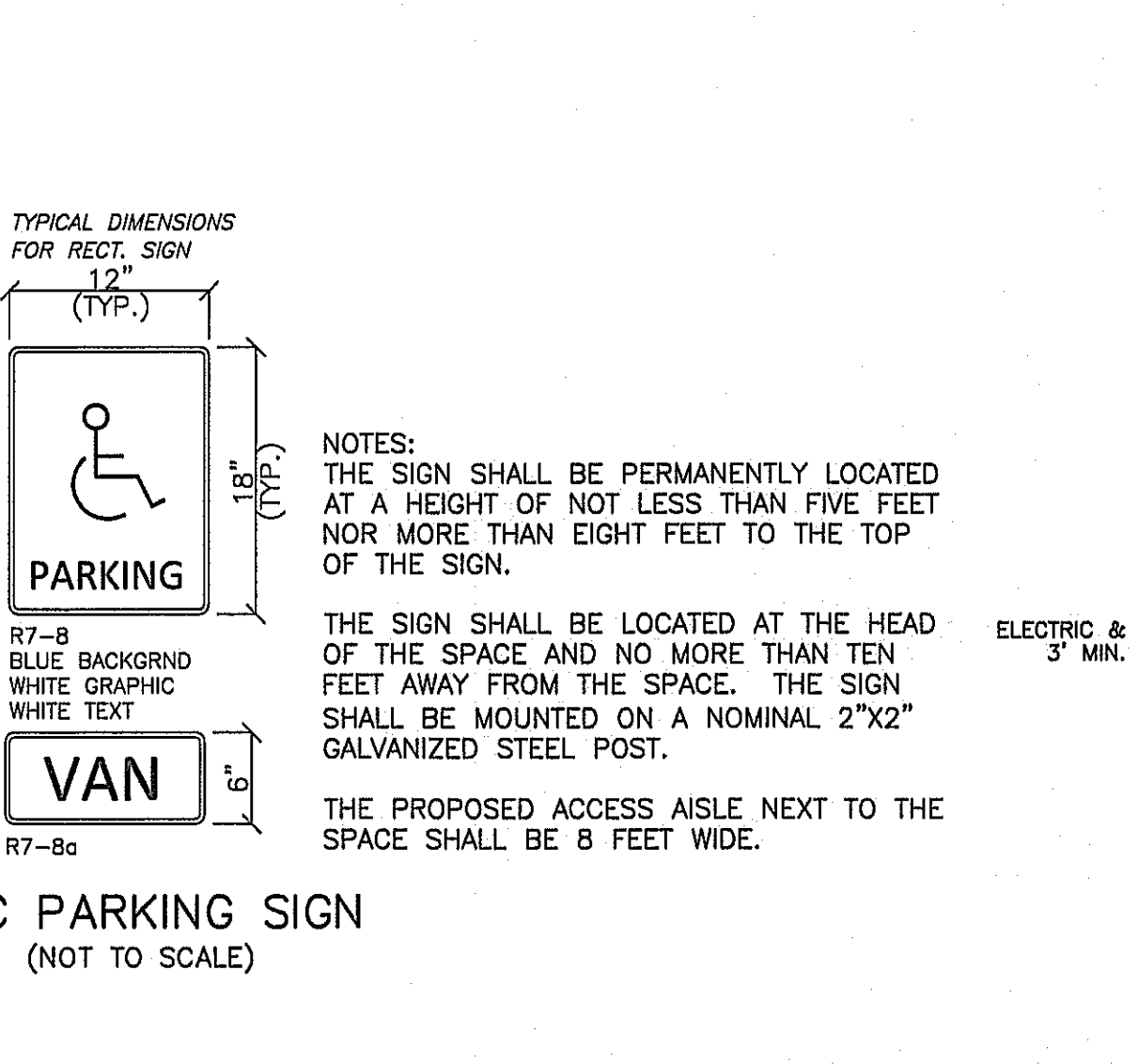
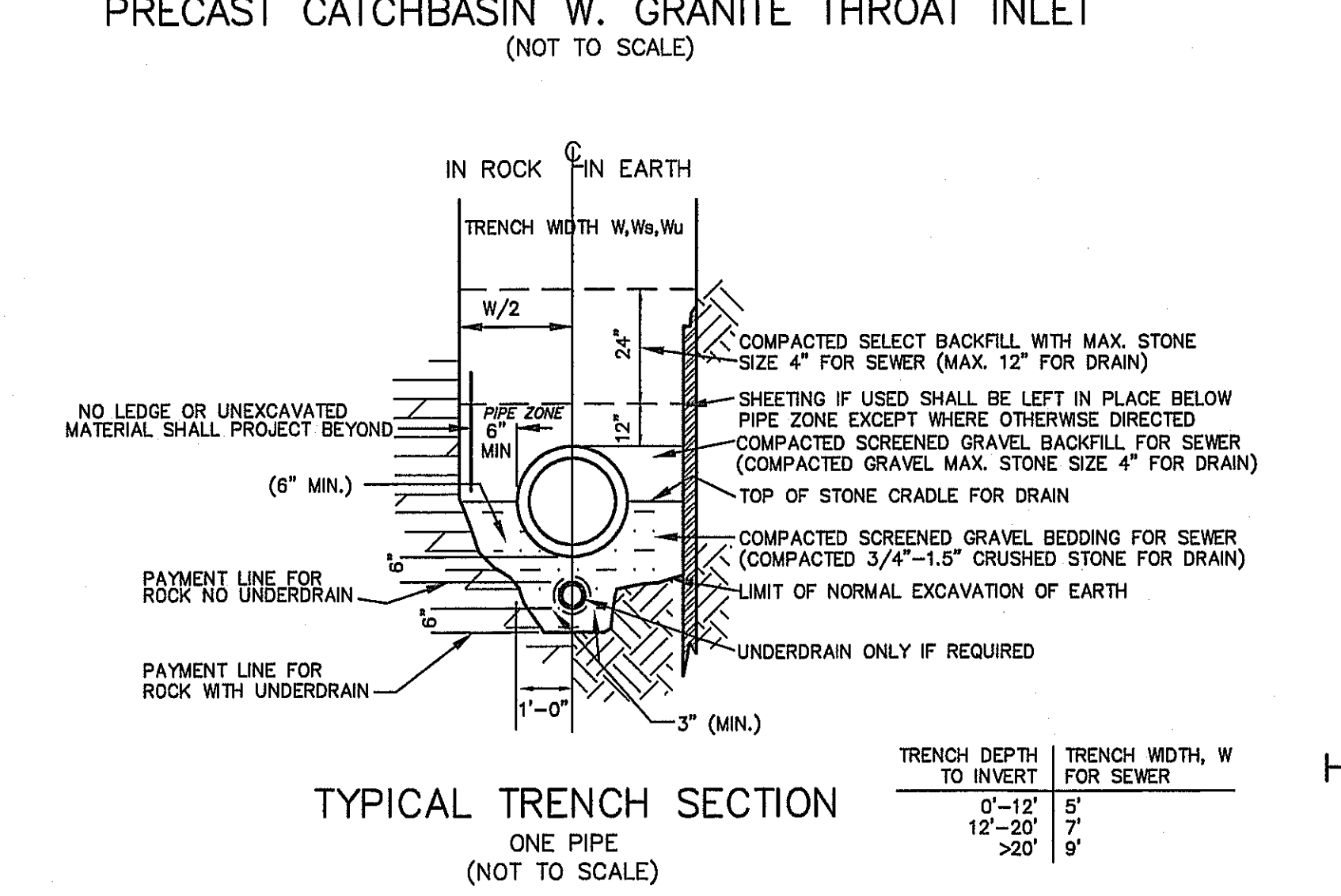
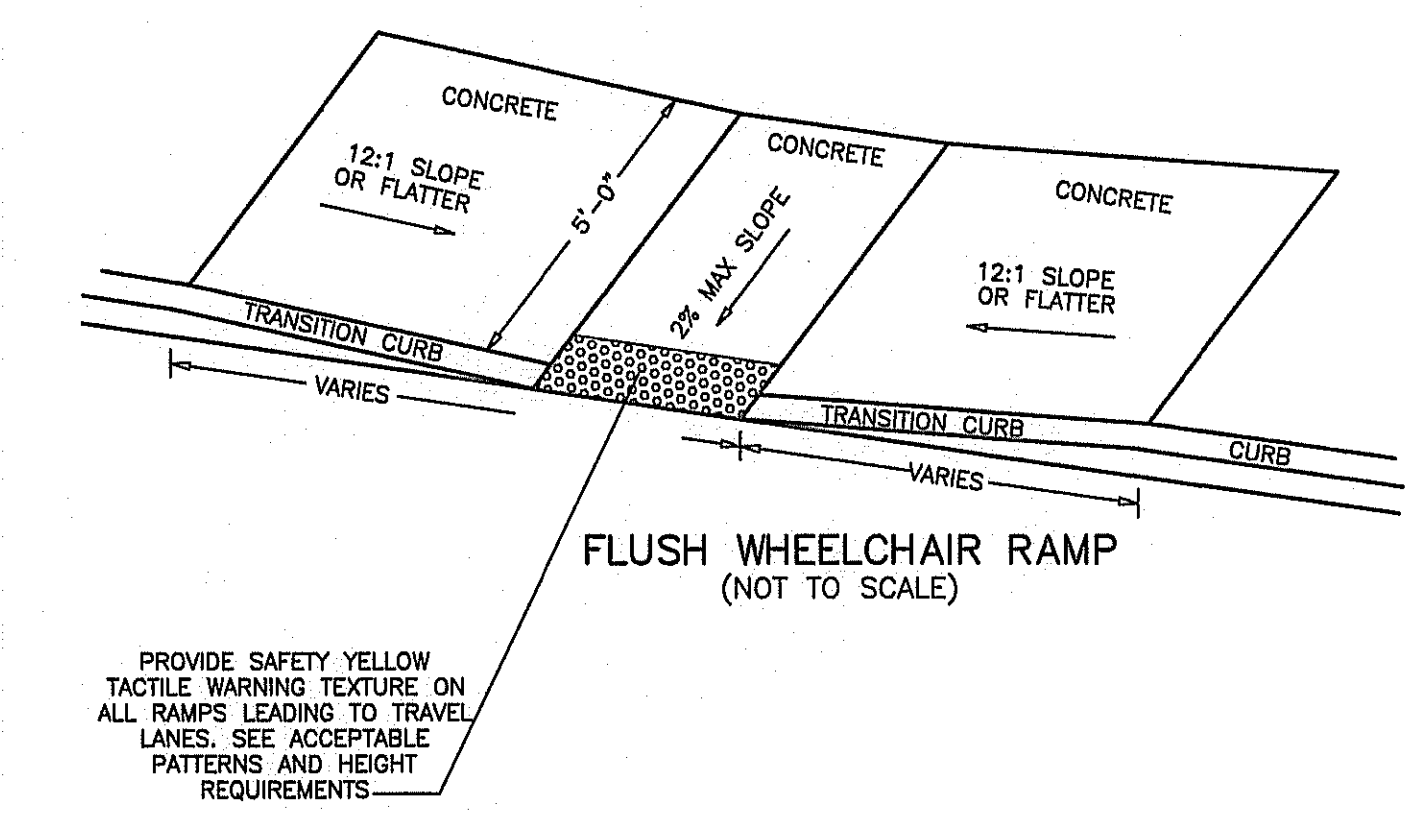
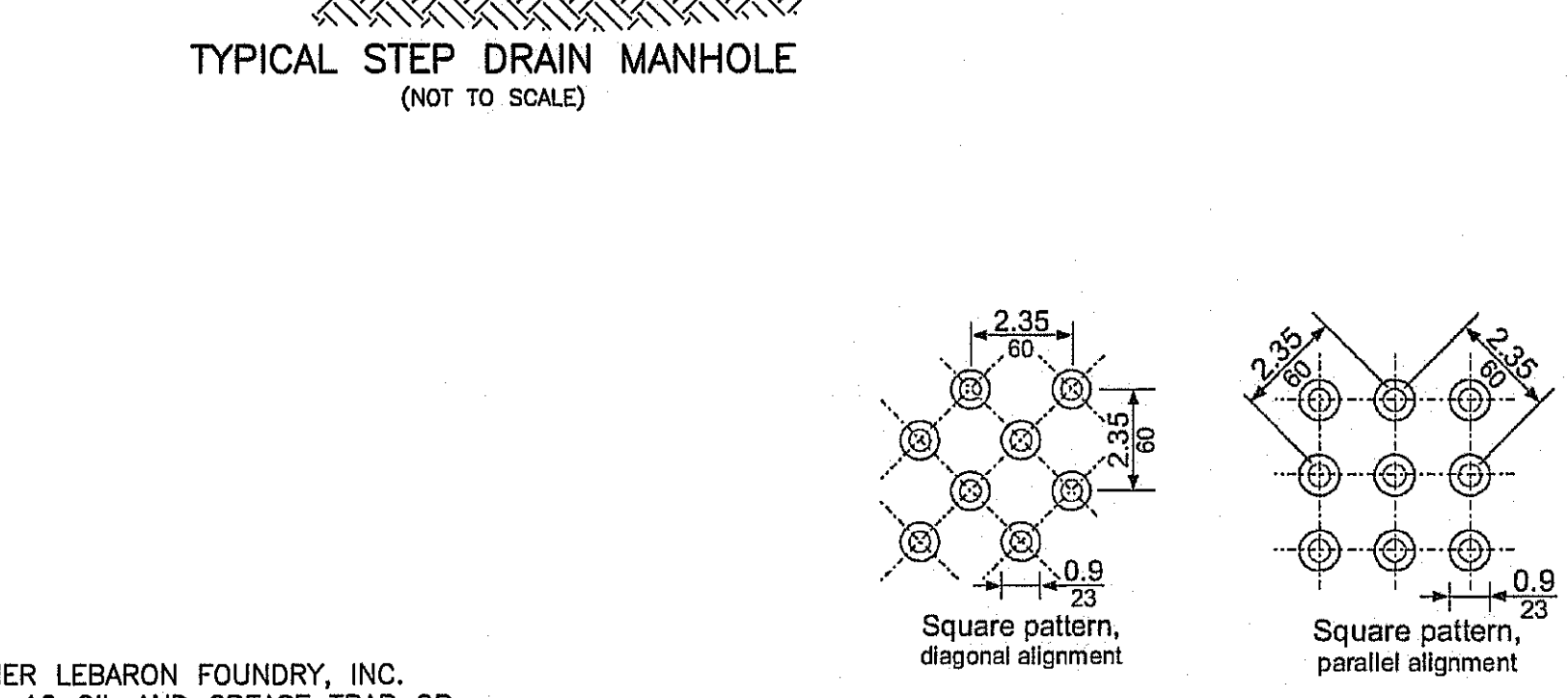
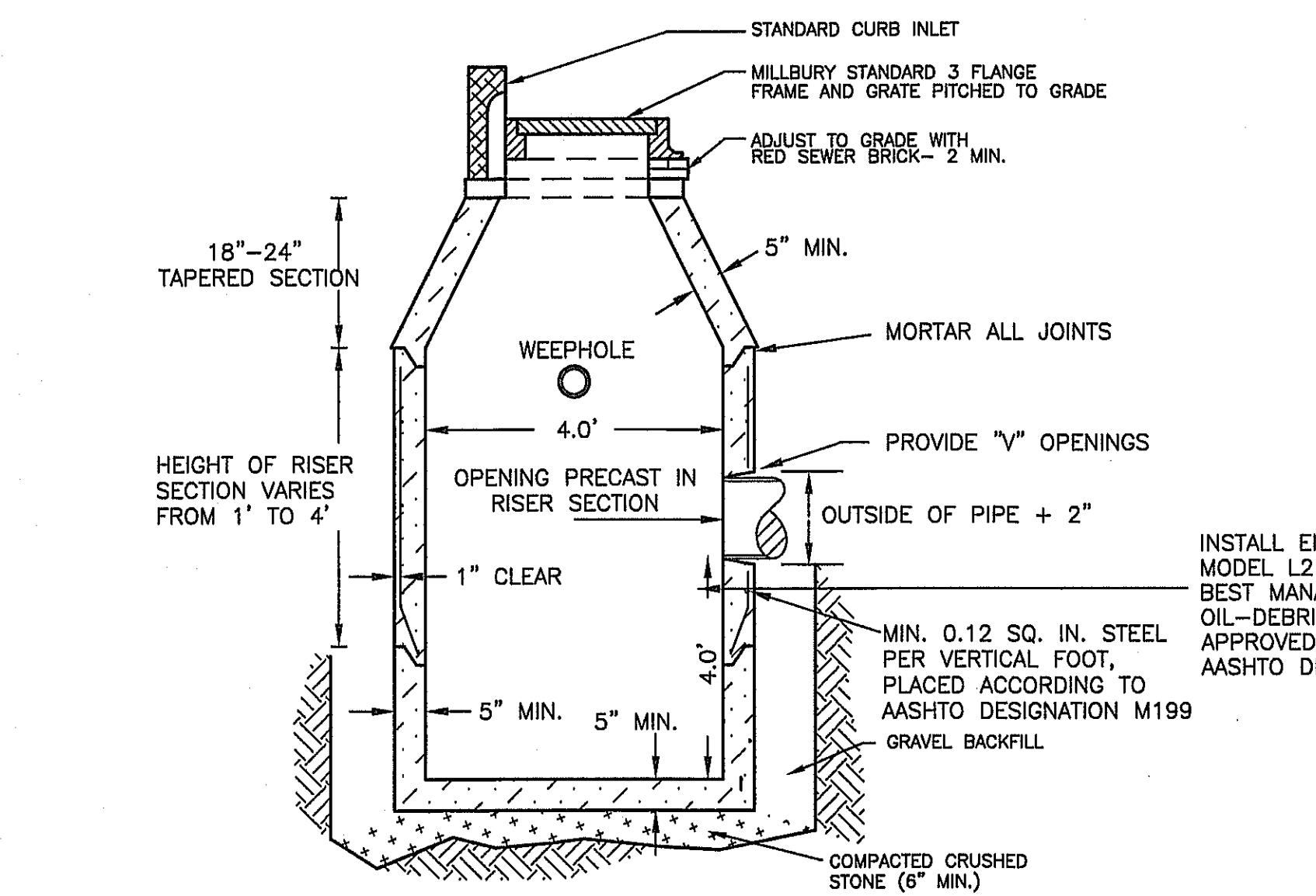
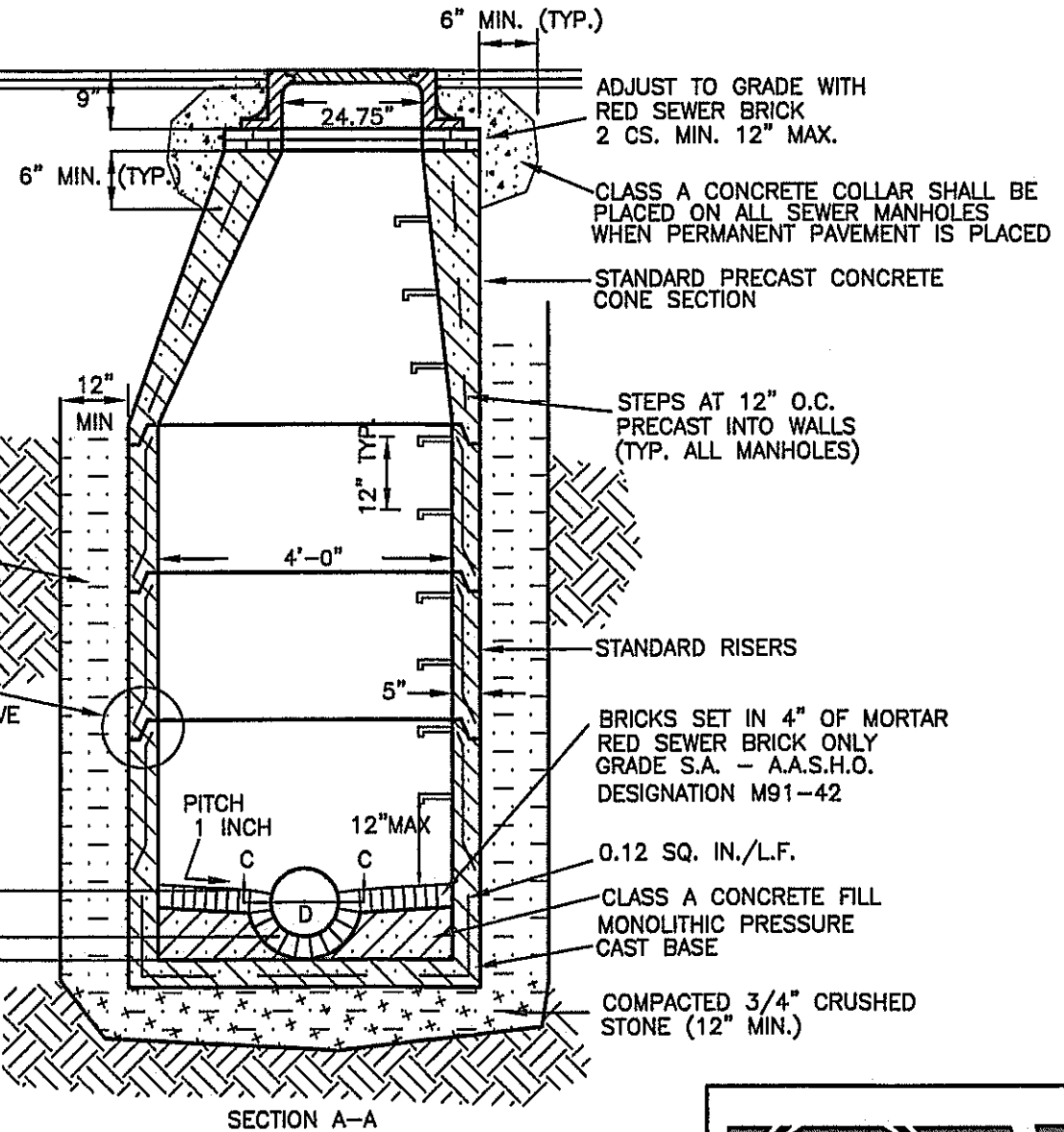
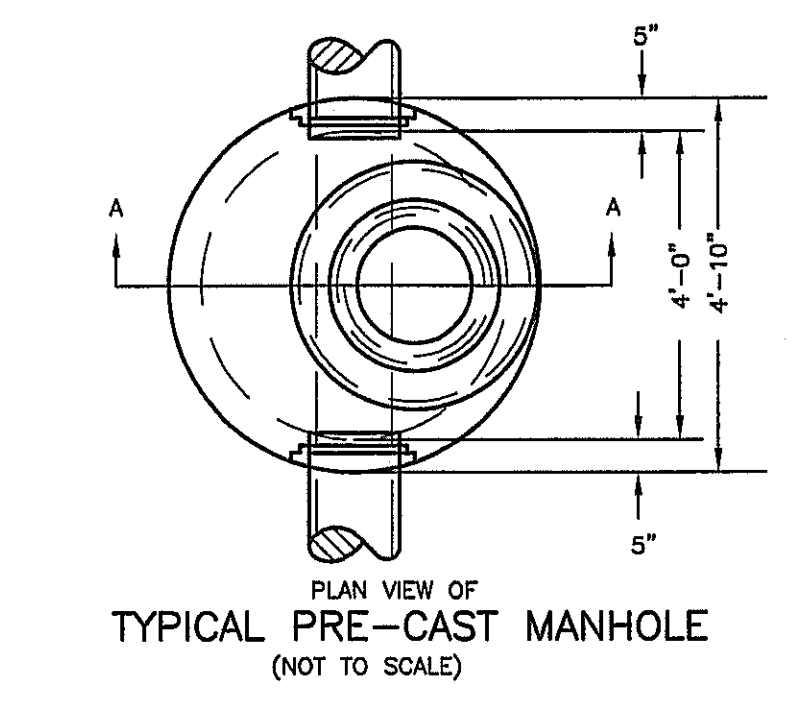
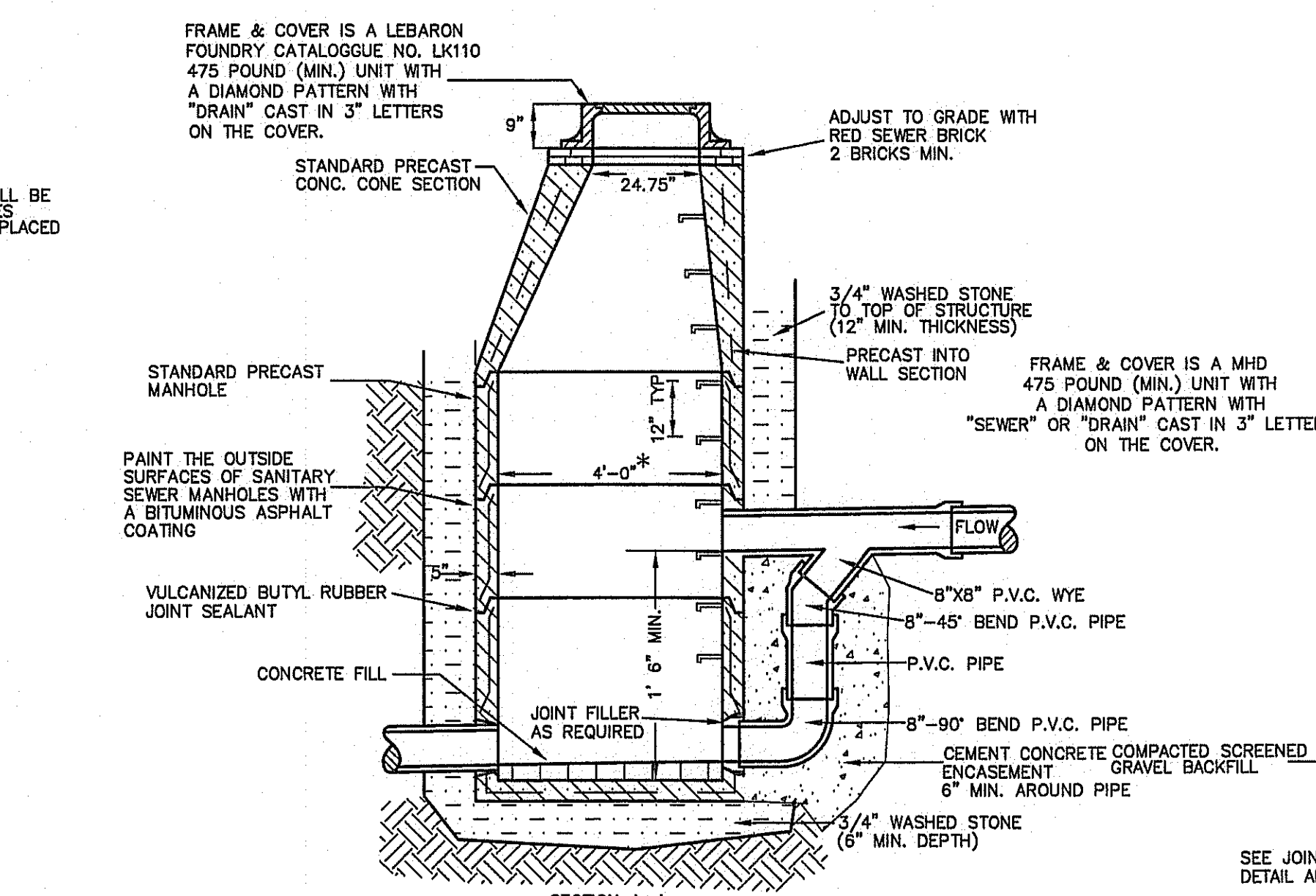
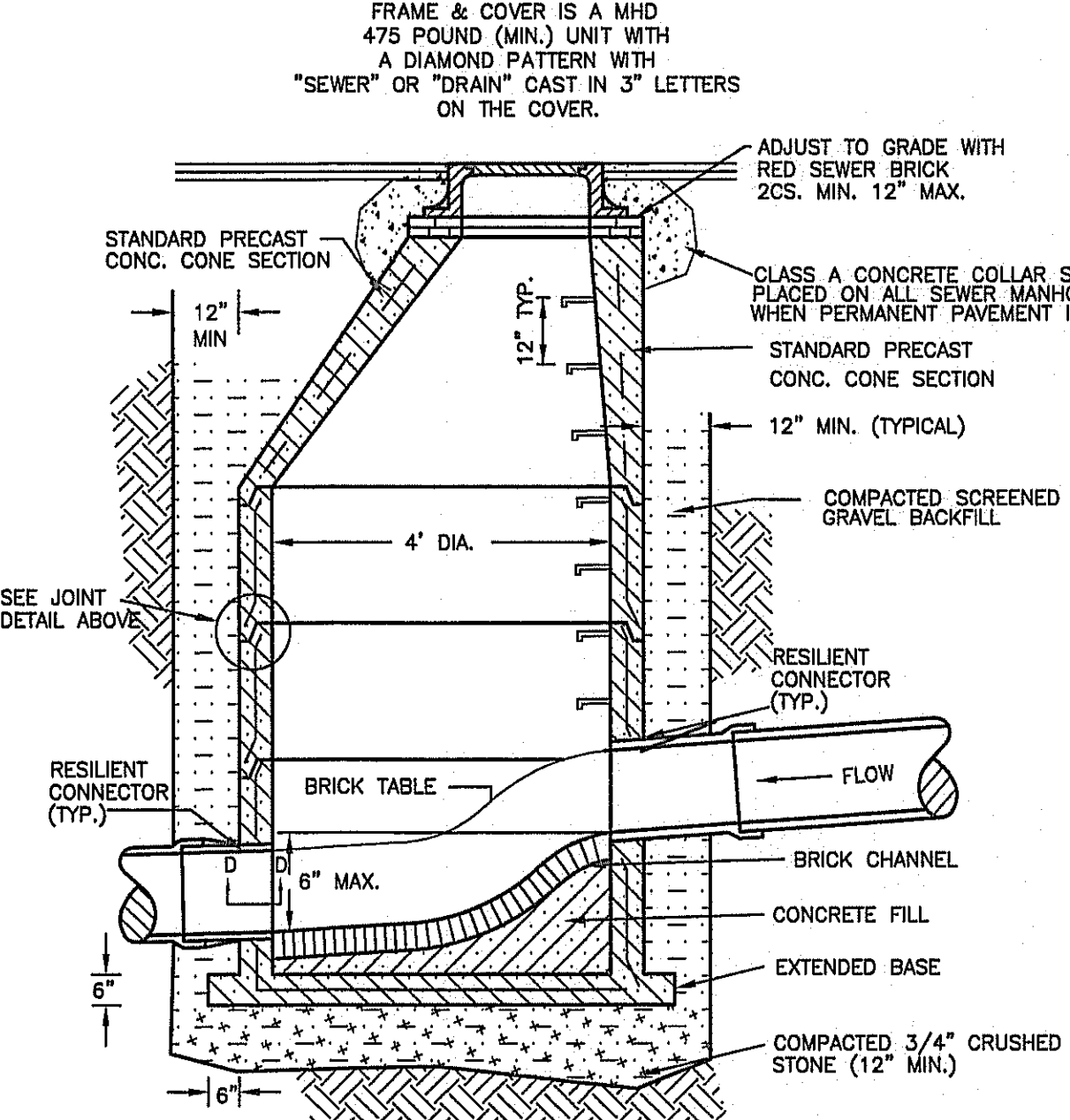
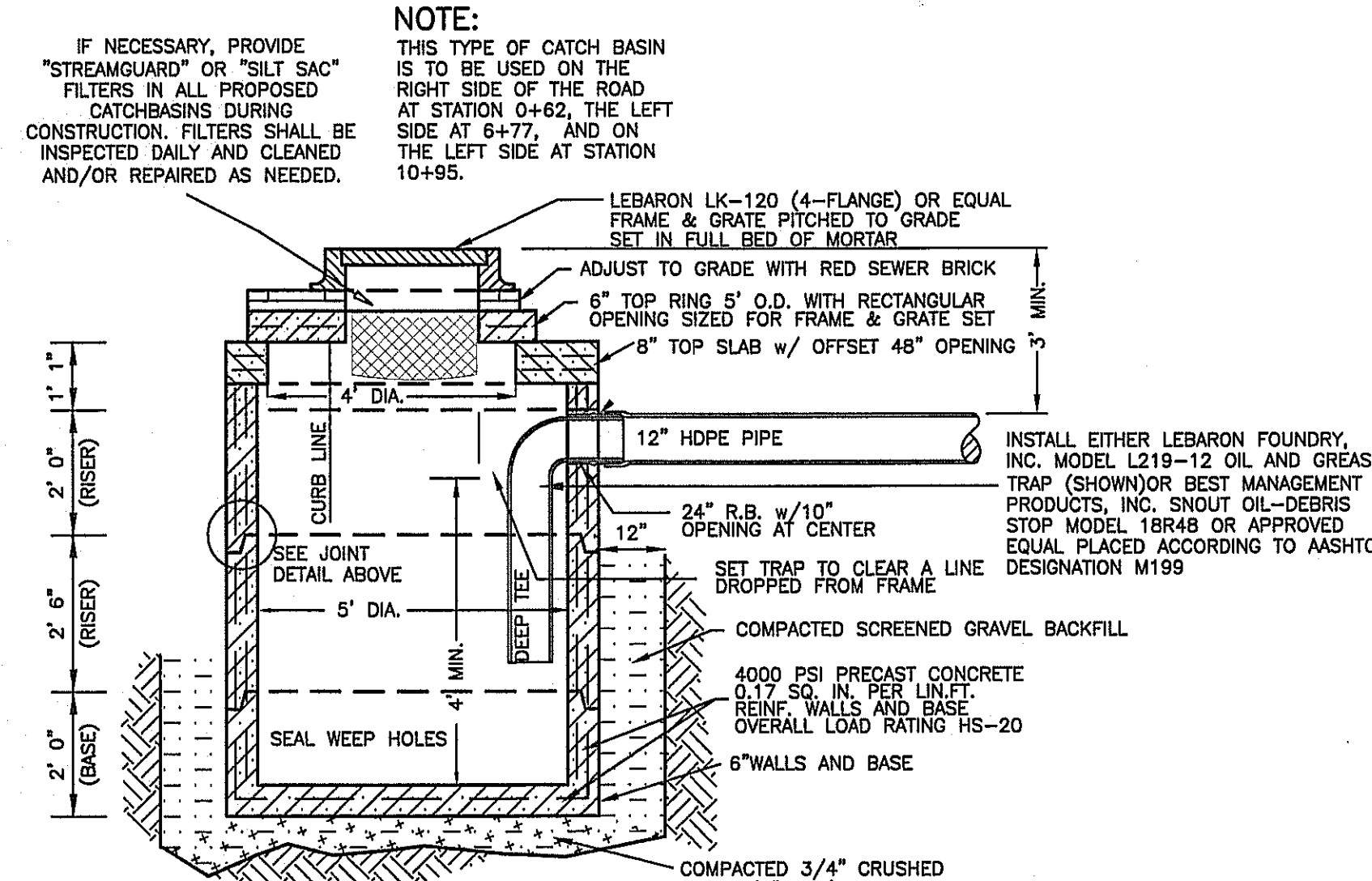
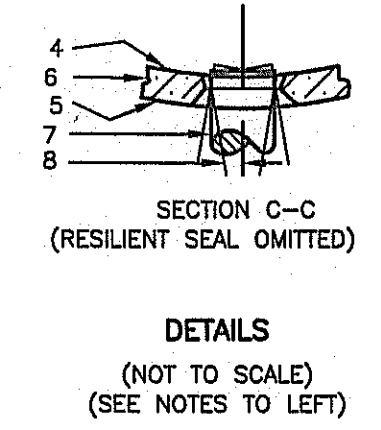
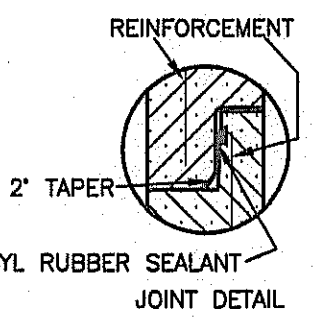
CLT. NO.	3151	JOB NO.	186-3234
DATE:	MARCH 26, 2021	DWG NO.	RICEROADCURRENT
REVISIONS			
DATE:	DESCRIPTION		
5/28/21	TOWN REVIEW		
7/21/21	TOWN REVIEW		
9/3/21	TOWN REVIEW		
11/8/21	TOWN REVIEW		

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



1. KOR-N-SEAL RESILIENT CONNECTION - SIZED TO MEET CLASS AND TYPE OF PIPE
2. PIPE SECTION
3. BEVEL TO ALLOW FOR MISALIGNMENT
4. INNER SURFACE OF PRECAST CONCRETE MANHOLE
5. OUTER SURFACE OF PRECAST CONCRETE MANHOLE
6. PRECAST CONCRETE MANHOLE (A.S.T.M. C478-88)
7. PVC, CLAY, CAST IRON OR CONCRETE PIPE
8. 9" ALLOWABLE MISALIGNMENT OFF CENTER IN ANY DIRECTION



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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5/28/21	TOWN REVIEW		
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9/3/21	TOWN REVIEW		
11/8/21	TOWN REVIEW		

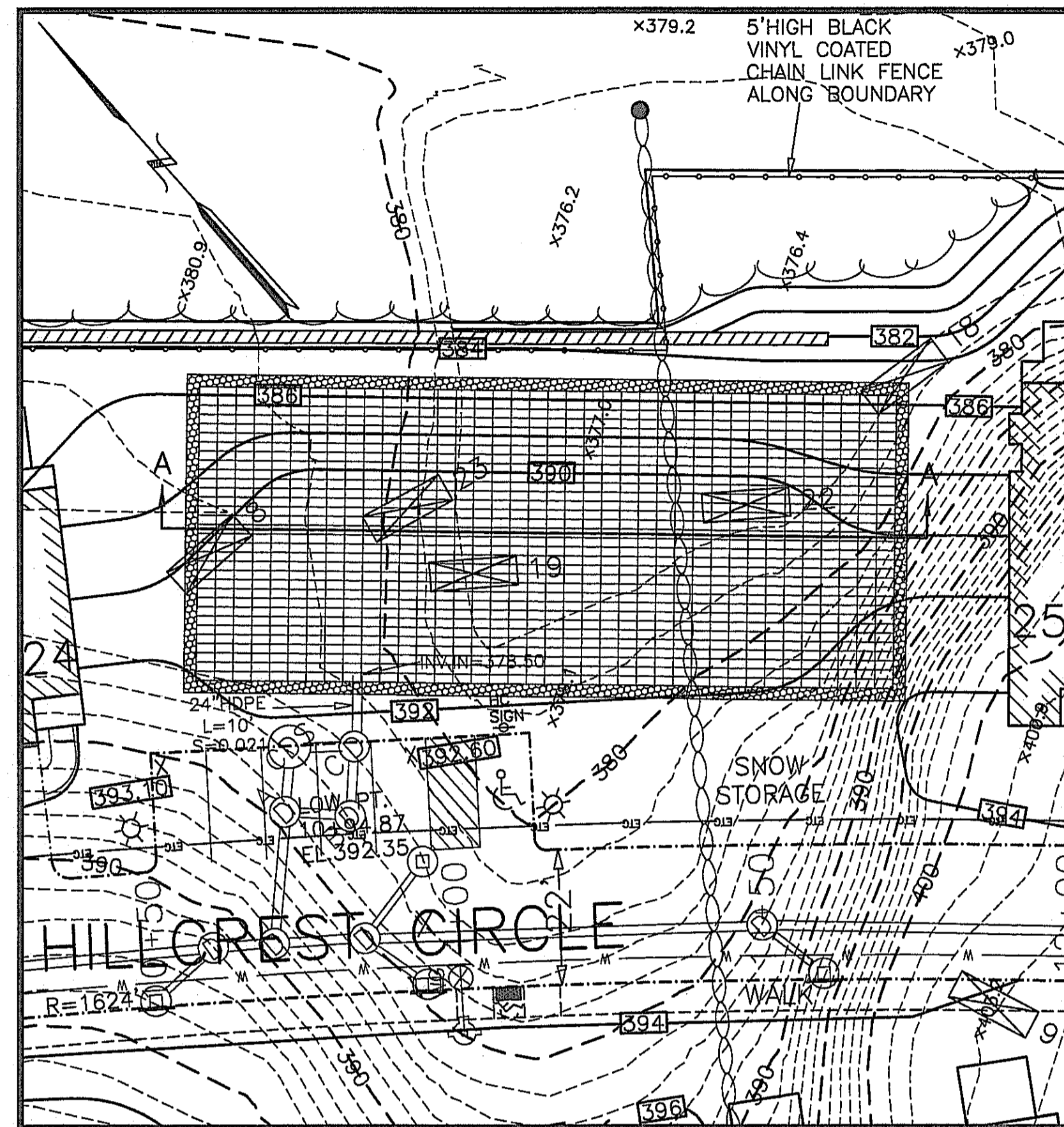
SCALE: AS NOTED

SITE PLAN OF LAND AT 17 RICE ROAD

IN
MILLBURY, MASSACHUSETTS

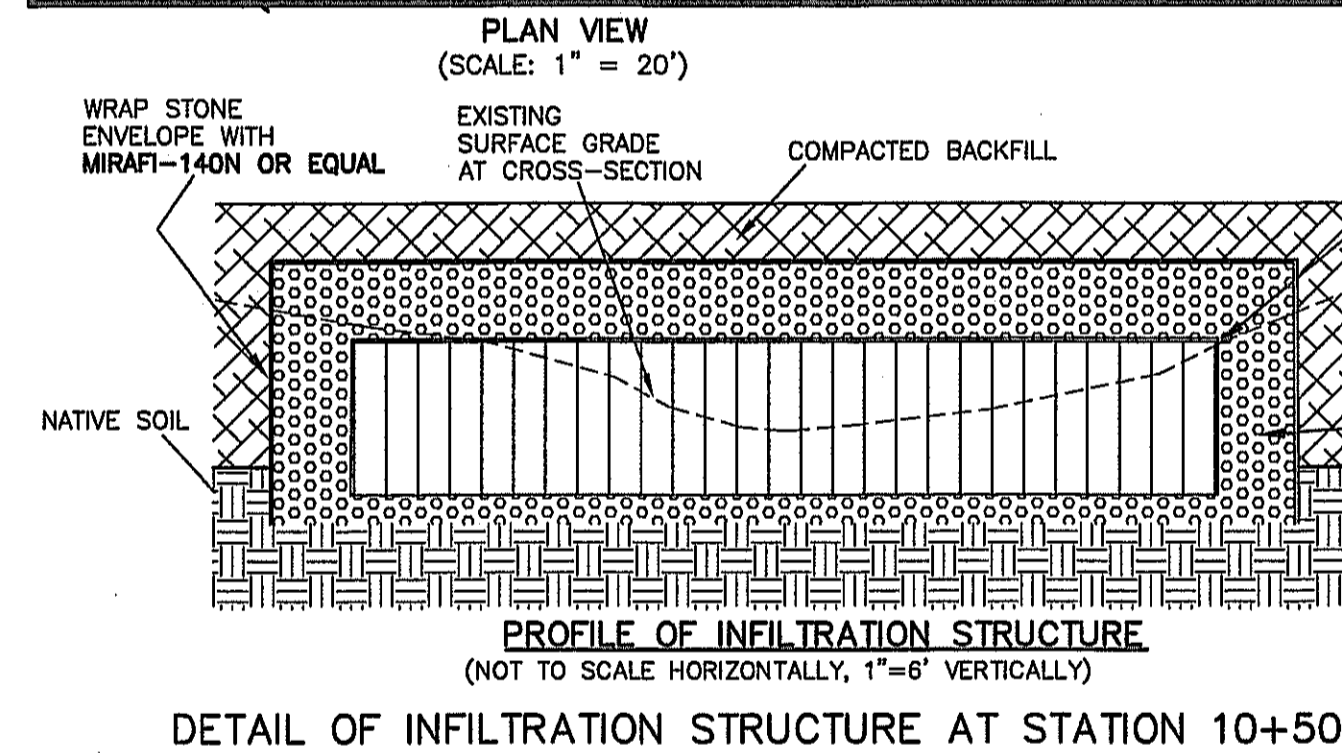
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581

DETAIL SHEET D2



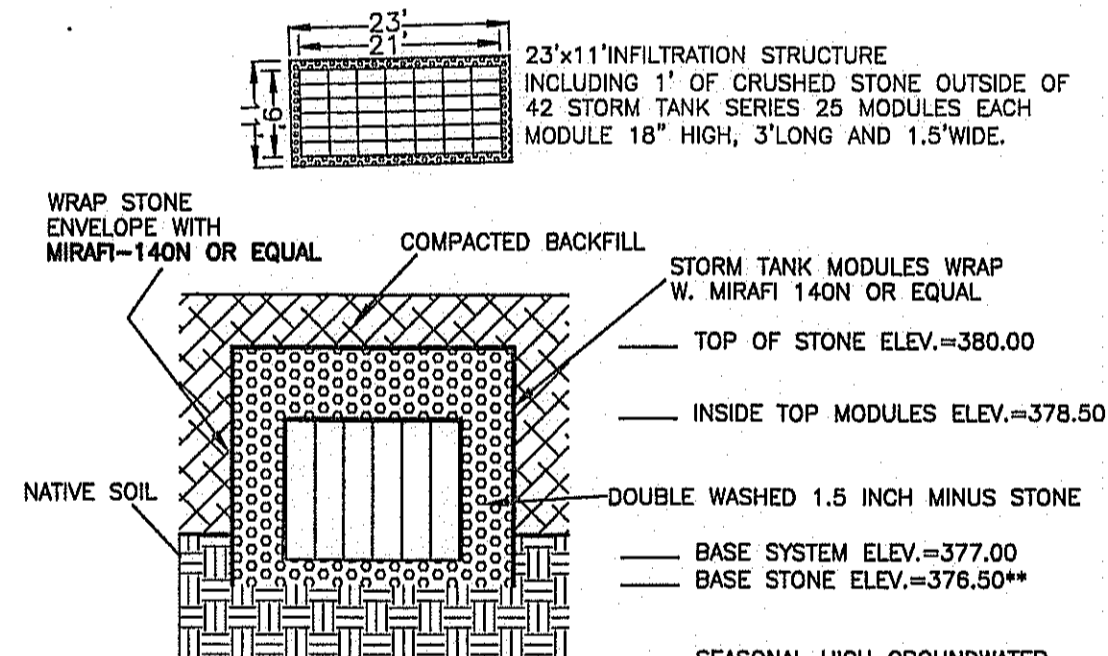
118'x52' INFILTRATION STRUCTURE INCLUDING 2' OF CRUSHED STONE OUTSIDE OF 1,216 STORM TANK SERIES 25 MODULES (38 UNITS PER ROW PARALLEL TO HILLCREST CIRCLE) EACH MODULE 6' HIGH, 3' LONG AND 1.5' WIDE. STONE BASE AT 374.50 MODULES BASE AT 375.00 TOP OF STONE AT 383.00

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)



PROFILE OF INFILTRATION STRUCTURE (NOT TO SCALE HORIZONTALLY, 1"=6" VERTICALLY)

DETAIL OF INFILTRATION STRUCTURE AT STATION 10+50

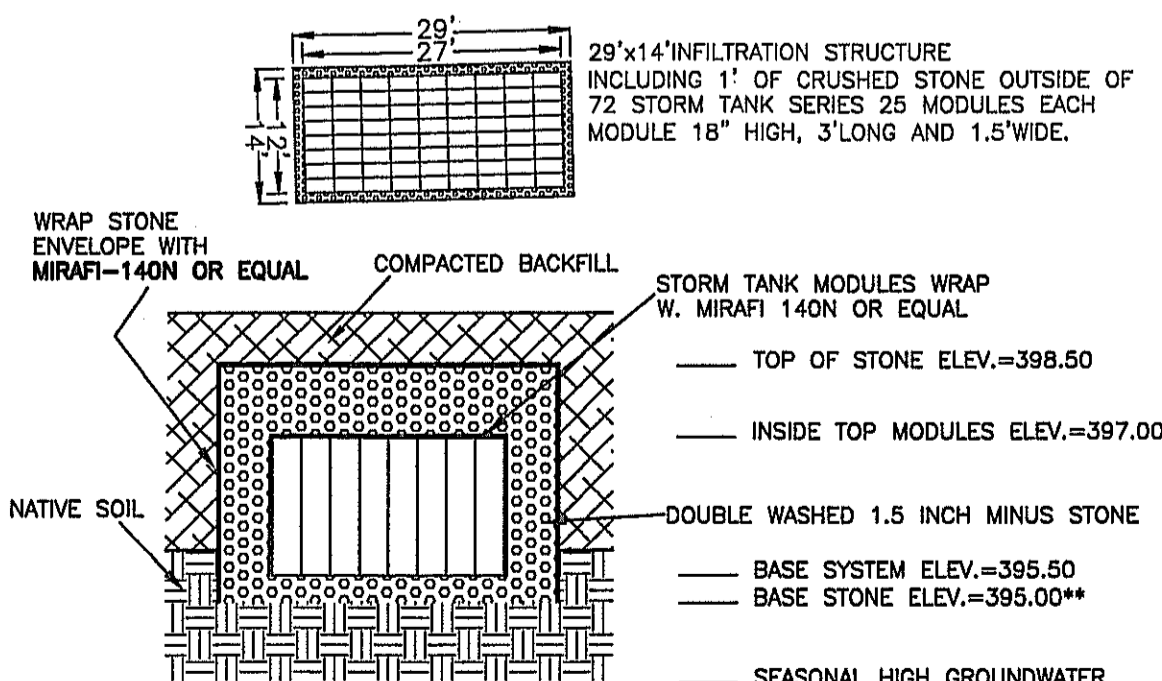


**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BEHIND UNITS 23&24. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 7&8=393.00, 31&32=395.00

THIS SIZE INFILTRATION STRUCTURE WILL RECEIVE ROOF RUNOFF FROM THE BACK HALF OF THE ROOFS OF UNITS 7&8, 23&24 AND 31&32

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)

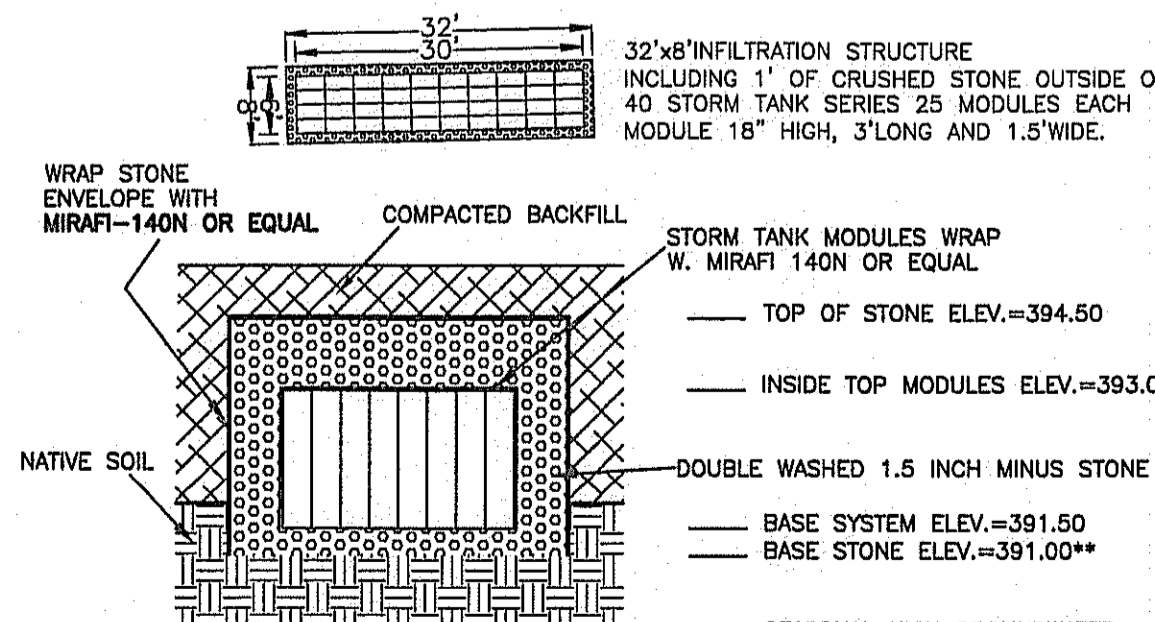
NOTE: THERE ARE NO LONGER ANY DUPLEXES SENDING ROOF RUNOFF TO AN INFILTRATION STRUCTURE OF THE SIZE AND DIMENSIONS OF STRUCTURE 3 SO THAT DETAIL HAS BEEN DELETED.



**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BEHIND UNITS 1&2. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 3&4=398.00, 5&6=394.00, 25&26=377.00, 27&28=380.00, 29&30=382.00, 33&34=395.00

THIS SIZE INFILTRATION STRUCTURE WILL RECEIVE ROOF RUNOFF FROM THE ENTIRE ROOFS OF UNITS 1&2, 3&4, 5&6, 25&26, 27&28, 29&30 AND 33&34

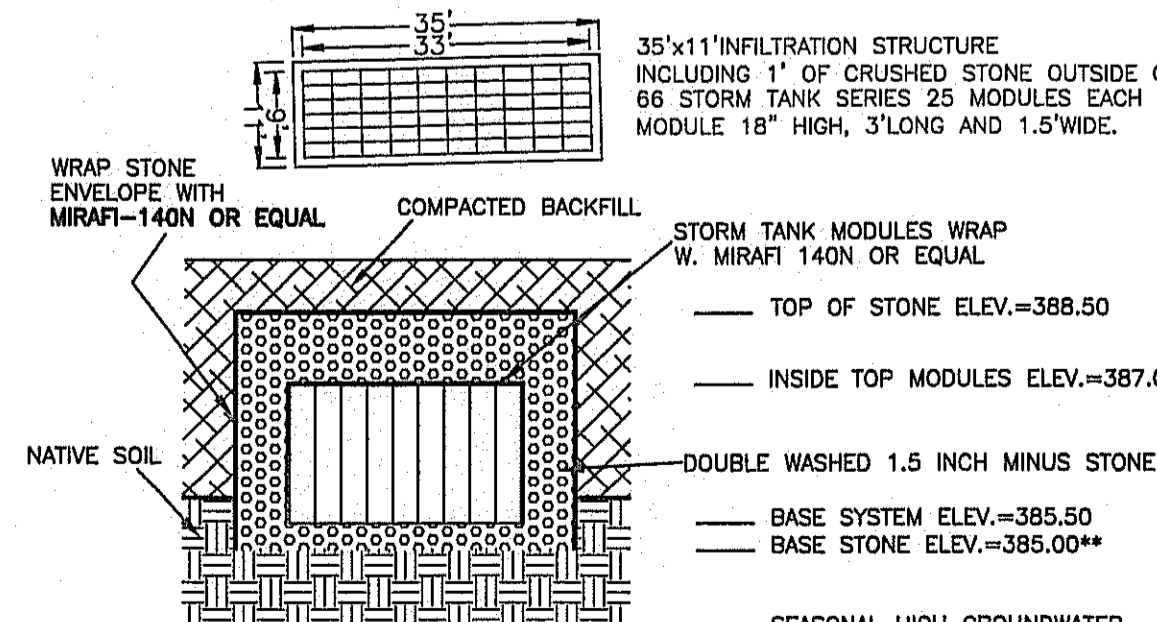
DETAIL OF INFILTRATION STRUCTURE 1 (THESE STRUCTURES RECEIVE ALL OF THE ROOF RUNOFF OF A LARGER FOOTPRINT DUPLEX AND ARE LOCATED IN SAND TEXTURE SOILS) (NOT TO SCALE)



**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BEHIND UNITS 9&10. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 11&12=391.00, 21&22=378.00

THIS SIZE INFILTRATION STRUCTURE WILL RECEIVE ROOF RUNOFF FROM THE BACK HALF OF THE ROOFS OF UNITS 9&10, 11&12 AND 21&22

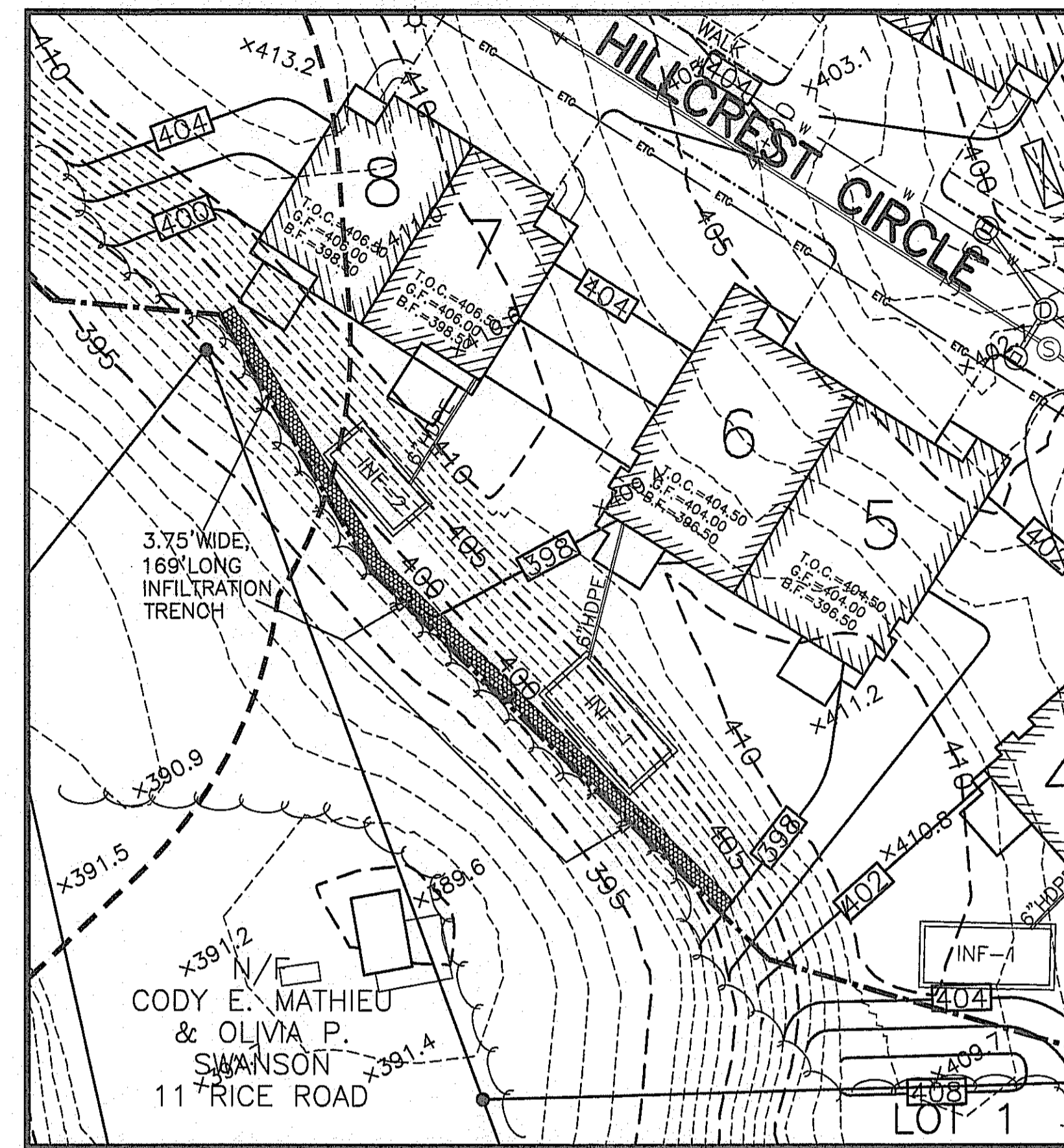
DETAIL OF INFILTRATION STRUCTURE 4 (THESE STRUCTURES WILL EACH RECEIVE THE RUNOFF FROM THE BACK HALF OF THE ROOF OF A SMALLER FOOTPRINT DUPLEX AND ARE LOCATED IN SANDY LOAM TEXTURE SOILS) (NOT TO SCALE)



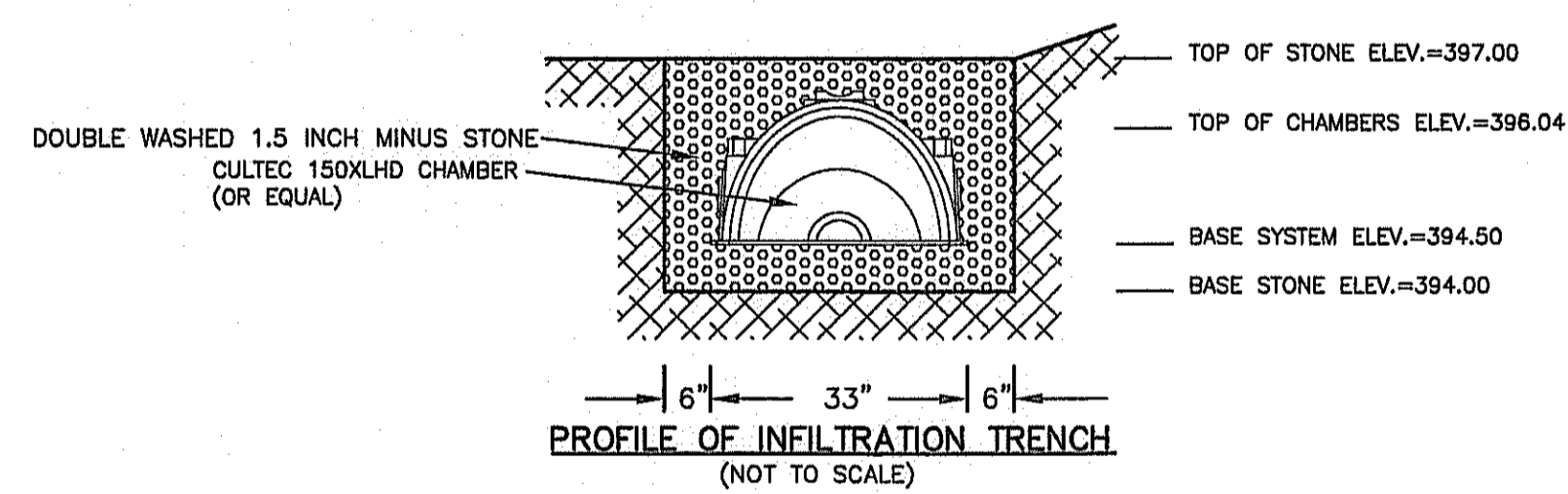
**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BEHIND UNITS 17&18. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 19&20=378.00

THIS SIZE INFILTRATION STRUCTURE WILL RECEIVE ROOF RUNOFF FROM THE BACK HALF OF THE ROOFS OF UNITS 17&18 AND 19&20

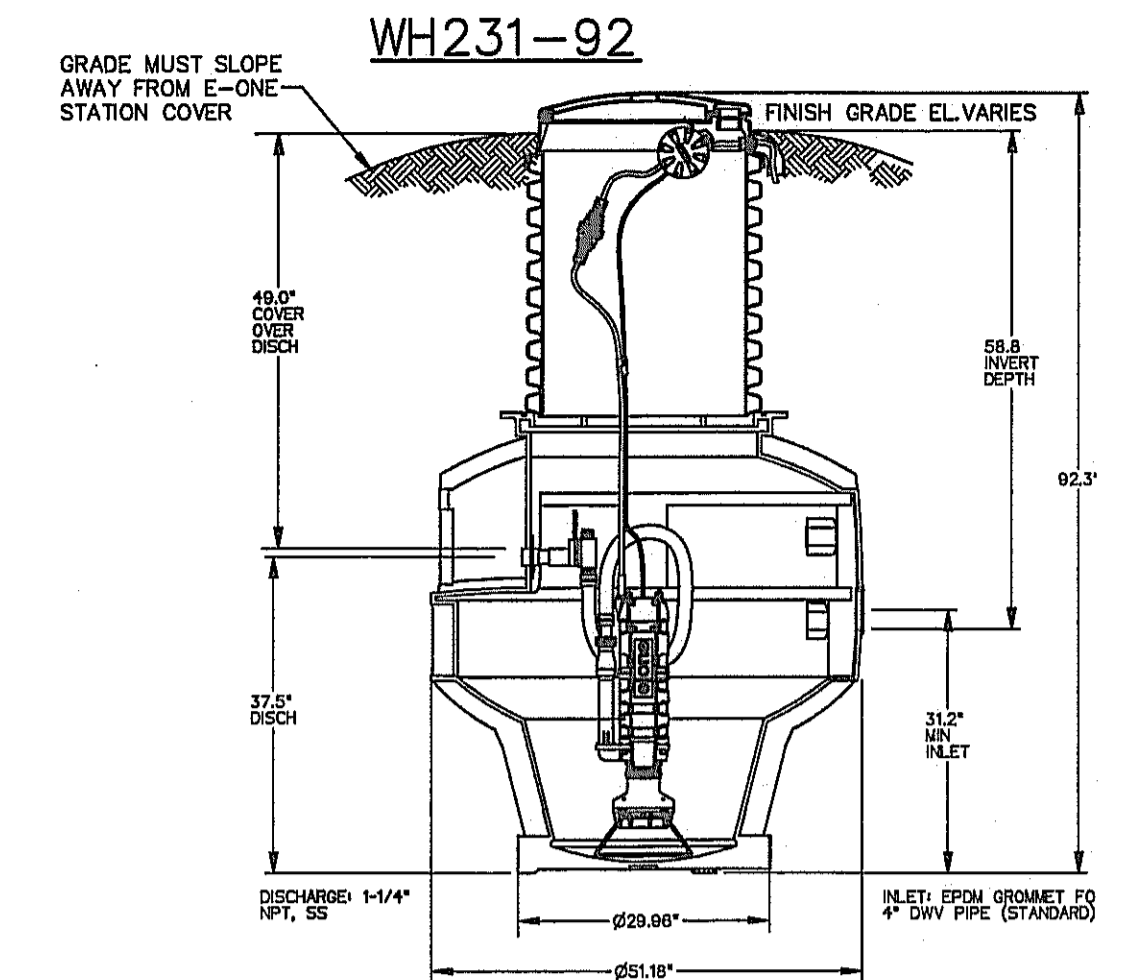
DETAIL OF INFILTRATION STRUCTURE 5 (THESE STRUCTURES WILL EACH RECEIVE THE RUNOFF FROM THE BACK HALF OF THE ROOF OF A LARGER FOOTPRINT DUPLEX AND ARE LOCATED IN SANDY LOAM TEXTURE SOILS) (NOT TO SCALE)



PLAN VIEW (SCALE: 1" = 20')
 DETAIL OF INFILTRATION TRENCH BELOW UNITS 4-8
 NOTE: THERE WILL BE 15 CULTEC MODEL 150XLHD CHAMBERS CONNECTED END TO END IN A SINGLE ROW, WITHIN THE INFILTRATION TRENCH.



PROFILE OF INFILTRATION TRENCH (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)

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		
11/8/21	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

**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 23 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 between 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 are categorized 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 watties 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, MOTTILING, WEEPING AT 36"
- DH 16 - SANDY LOAM, MOTTILING, 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 sited at station 10+50 of Hillcrest Circle. Expected locations for TSB's include below unit #1, below unit #34, below unit #7, below unit #11, at the back of units #'s 23 & 24, and below 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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DETAIL SHEET D4