

RICE POND VILLAGE SITE PLAN OF LAND

IN

MILLBURY, MASSACHUSETTS

OWNER AND APPLICANT:

SJV INVESTMENTS, LLC

118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772

CLIENT NUMBER: 501
JOB NUMBER: 224-501
DRAWING : RICEROADCURRENT.DWG

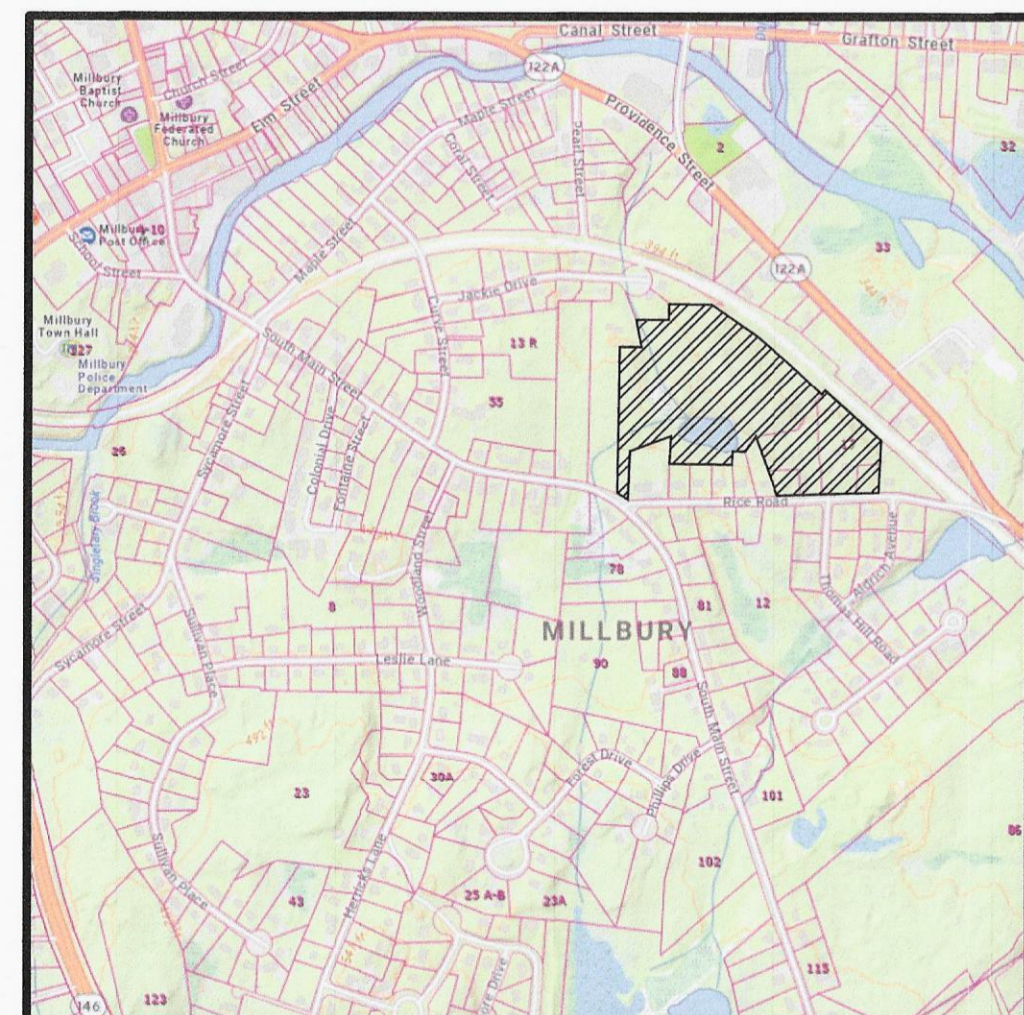
PREPARED BY

AZIMUTH LAND DESIGN, LLC

118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELEPHONE (508) 485-0137
EMAIL: jamest@azimuthlanddesign.co

DATE:

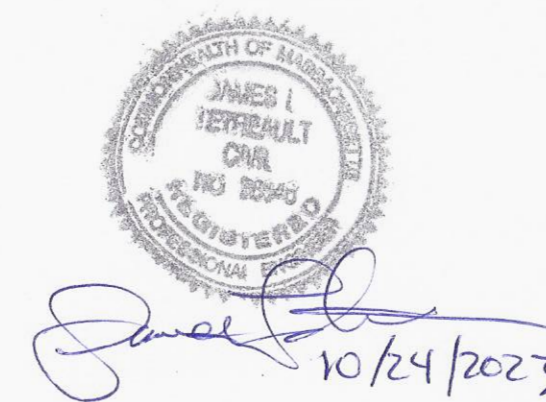
OCTOBER 24, 2023

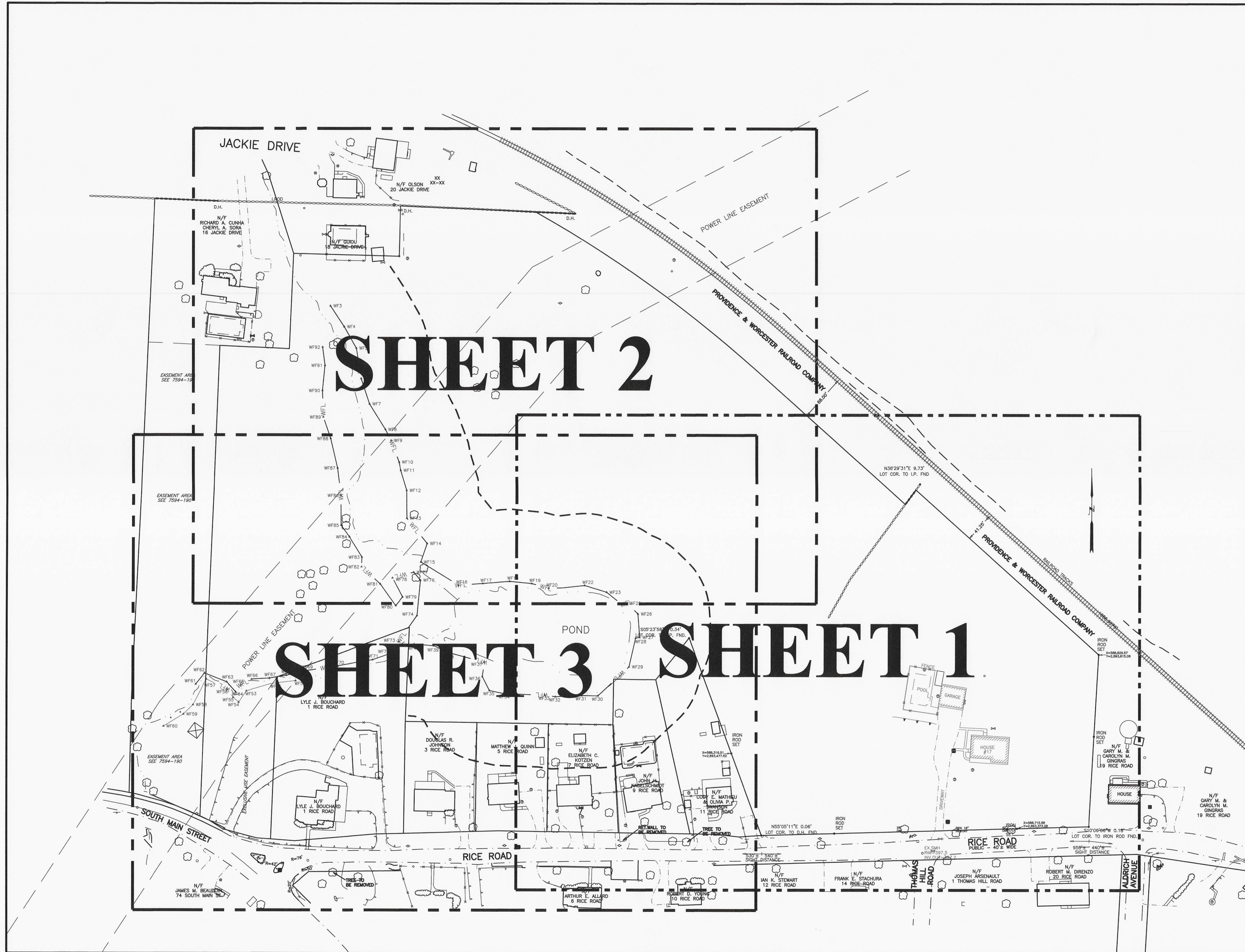


LOCUS MAP

SHEET DIRECTORY

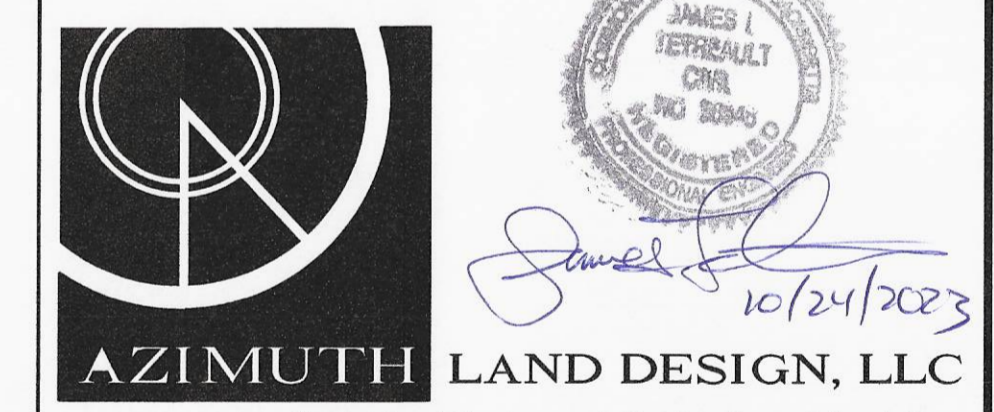
TITLE SHEET	(THIS SHEET)
KEY SHEET	
LAND PLANS	L1 - L3
EXISTING CONDITIONS PLANS	E1 - E3
SITE LAYOUT PLANS	S1 - S3
GRADING PLANS	G1 - G3
UTILITY PLANS	U1 - U3
EROSION & SEDIMENT CONTROL PLANS	ESC1 - ESC3
LANDSCAPING & LIGHTING PLANS	LS1 - LS2
SOILS MAP	SO1
DETAIL SHEETS	D1 - D4





SHEET 2

SHEET 3 **SHEET 1**

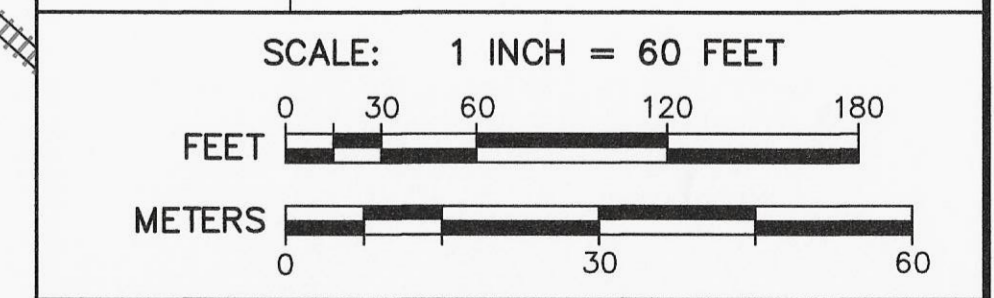


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DATE: OCTOBER 24, 2023 DWG NO. RICEROADMILLBURYCURRENT

REVISIONS	
DATE:	DESCRIPTION



RICE POND VILLAGE
SITE PLAN OF LAND
 IN
MILLBURY, MASSACHUSETTS
 PREPARED FOR
SVJ INVESTMENTS, LLC
 118 TURNPIKE ROAD, SUITE 200
 SOUTHBOROUGH, MA 01772

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
WDRD: 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**
WDRD: 54852-33
PL BK 434, PL 7
11 RICE ROAD
ASRS: 63-130

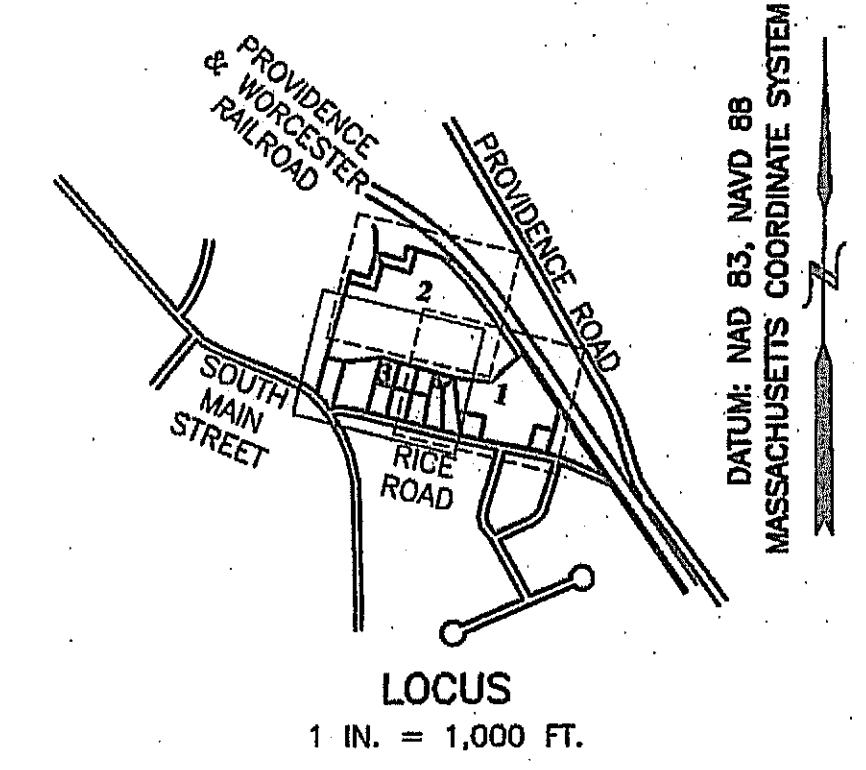
ELIZABETH C. KOTZEN
WDRD: 57948-289
PL BK 434, PL 7
7 RICE ROAD
ASRS: 63-127

RICE ROAD
PUBLIC - 40'± WIDE

RICE ROAD
PUBLIC - 40'± WIDE

THOMAS HILL ROAD

ALDRICH AVENUE



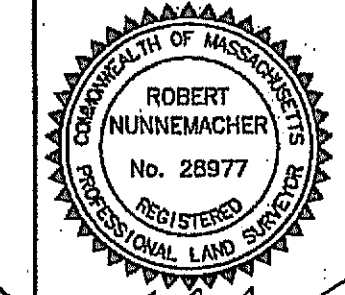
DATUM: NAD 83, NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

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
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

DATE: _____

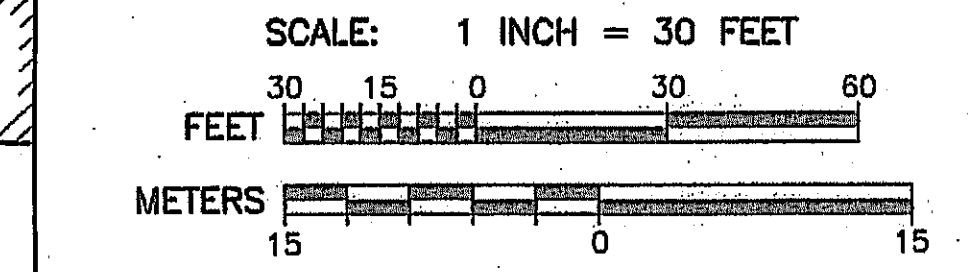


Robert Munnemacher 9-3-21

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

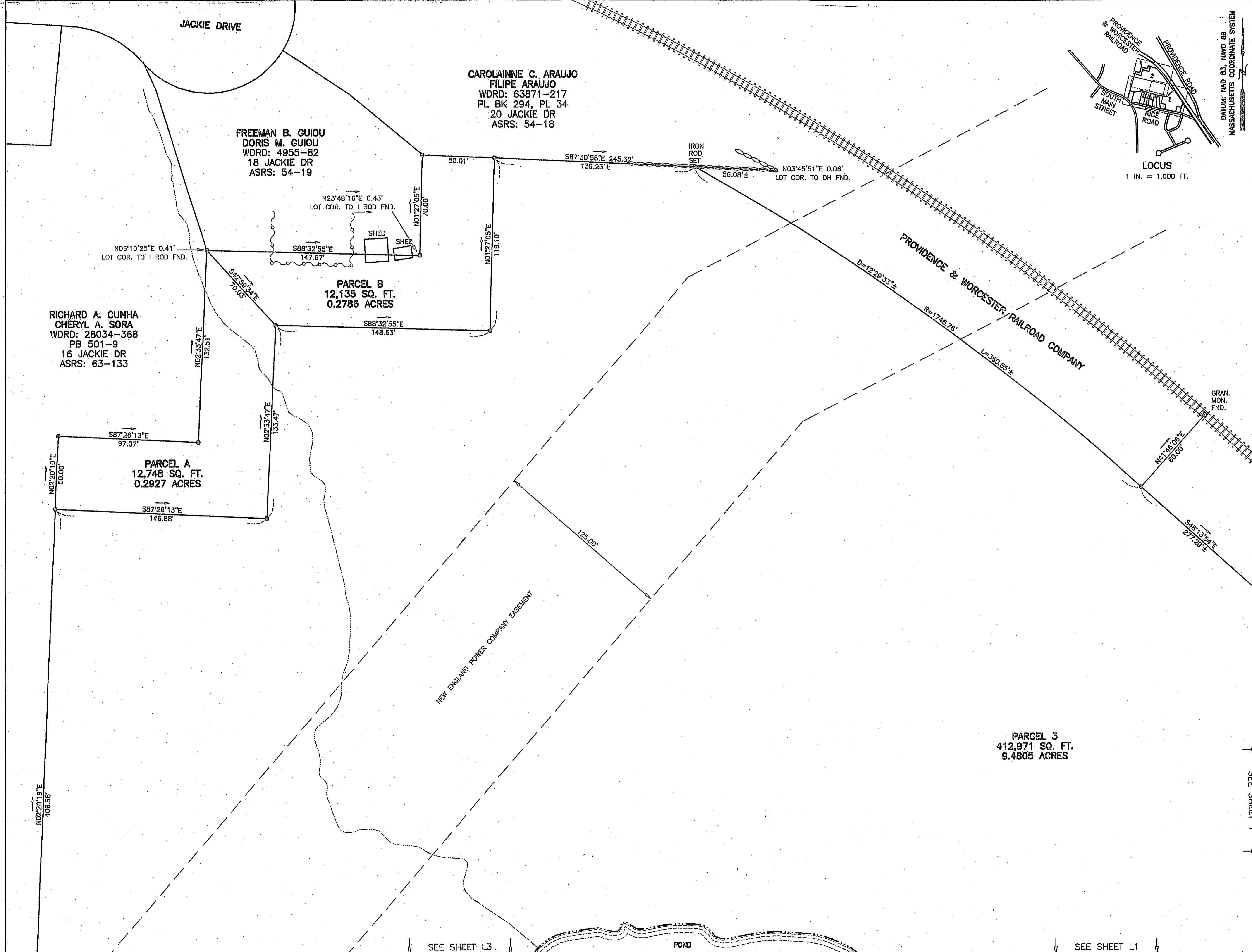
THOMPSON-LISTON ASSOCIATES, INC.
PROFESSIONAL CIVIL ENGINEERS
PROFESSIONAL LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505-0570
TEL: 508-869-6151 EMAIL: info@tlainc.net

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

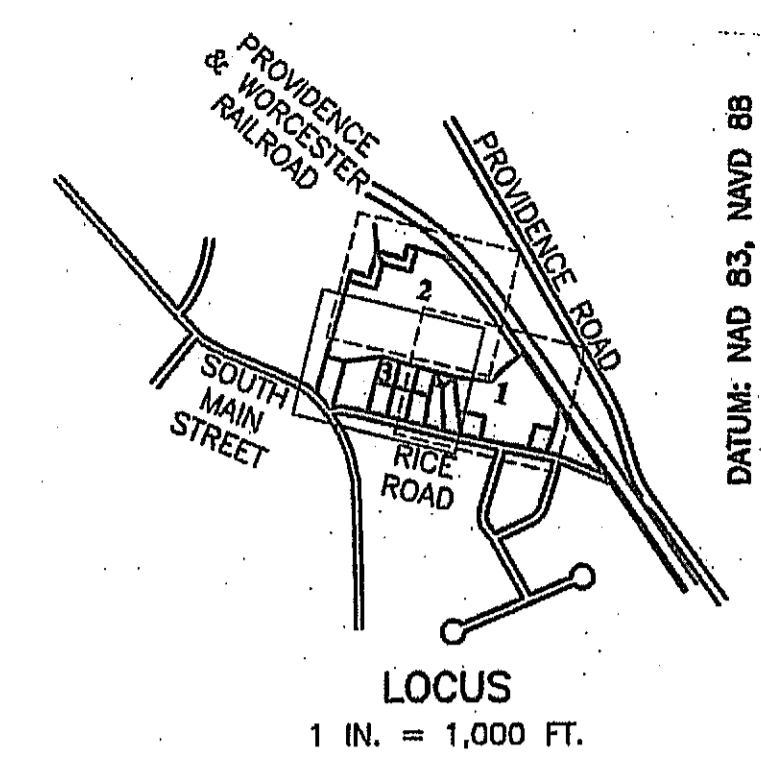


PLAN OF LAND IN
MILLBURY, MASSACHUSETTS
LOTS 1, 2 & 4 OWNED BY:
MCLAUGHLIN FAMILY LIVING TRUST
WDRD: BOOK 41522, PAGE 260 & 262
ASSESSORS: 63-75
PARCELS 3 & A THRU H OWNED BY:
RICE POND REALTY TRUST
WDRD: BOOK 38877, PAGE 172
ASSESSORS: 63-144

SHEET L1 OF 3 SHEETS



DATUM: NAD 83, NAVD 88
 MASSACHUSETTS COORDINATE SYSTEM



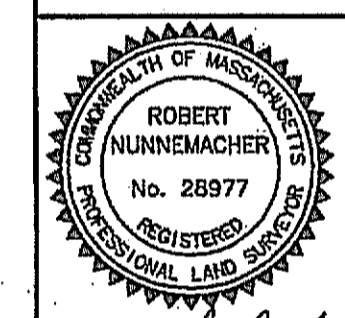
PARCEL 3 IS TO BE COMBINED WITH LOT 2 TO MAKE ONE CONTIGUOUS PARCEL.
 PARCELS A TO H ARE TO BE CONVEYED TO ABUTTERS.

ZONE: R-1
 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 PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

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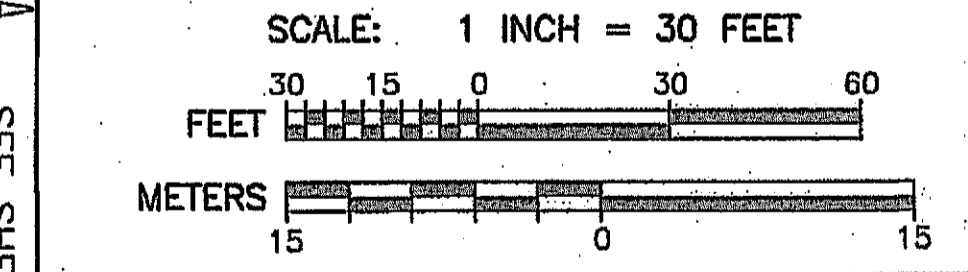


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 WDRD: BOOK 41522, PAGE 260 & 262
 ASSESSORS: 63-75
 PARCELS 3 & A THRU H OWNED BY:
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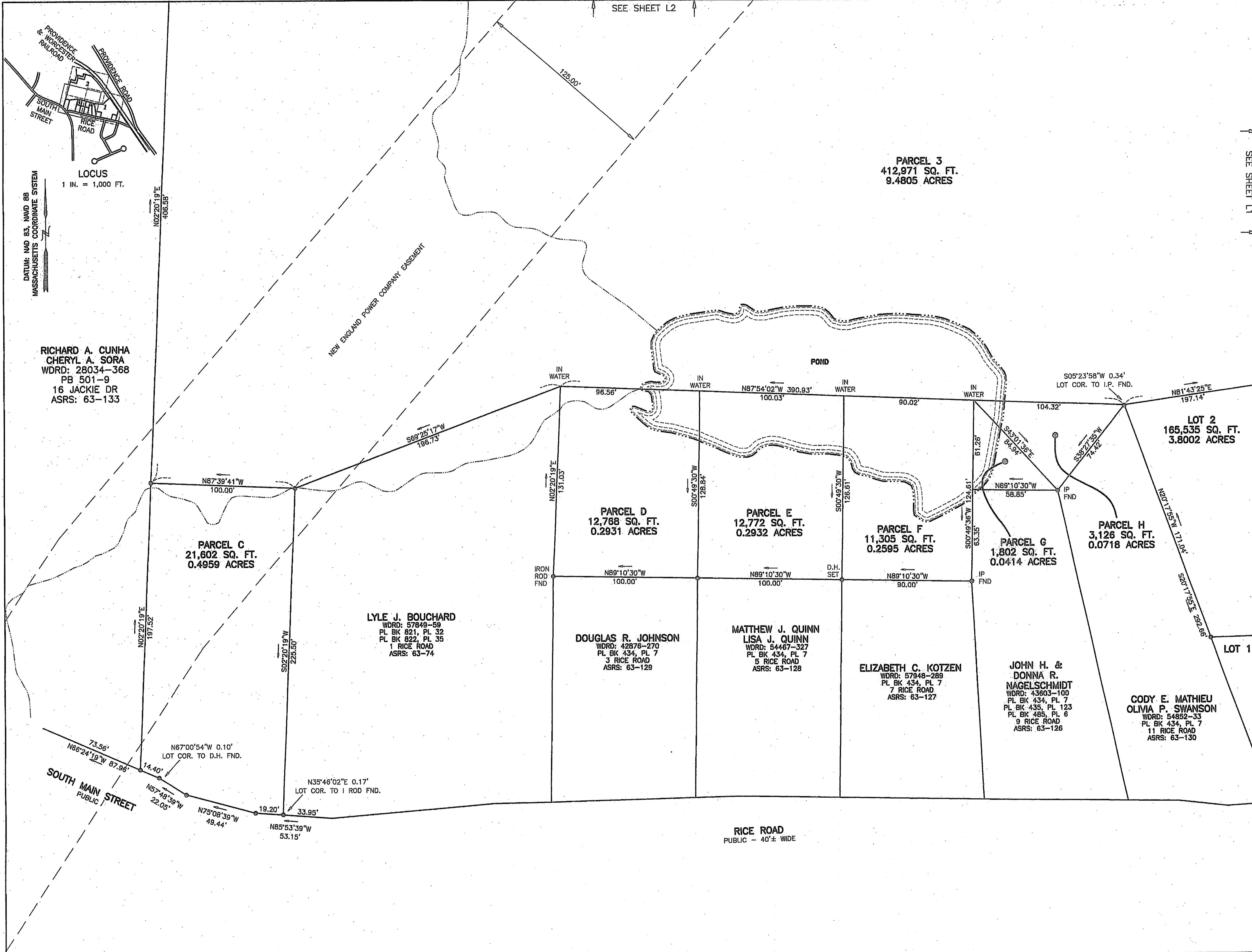
SHEET L2 OF 3 SHEETS

SEE SHEET L3

POND

SEE SHEET L1

SEE SHEET 1



SEE SHEET L2

SEE SHEET L1

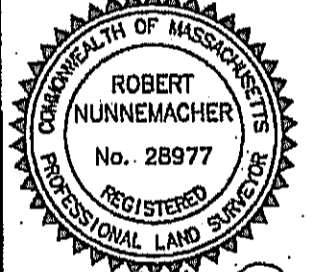
PARCEL 3
412,971 SQ. FT.
9.4805 ACRES

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

ZONE: R-1
SINGLE FAMILY
AREA: 12,500 SQ. FT. WITH WATER AND SEWER
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FRONTAGE: 100 FT. NOT IN UTILITY EASEMENT
FRONT YARD: 25 FT.
SIDE & REAR YARD: 10 FT.
COVERAGE: 30% MAX.
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DATE: _____

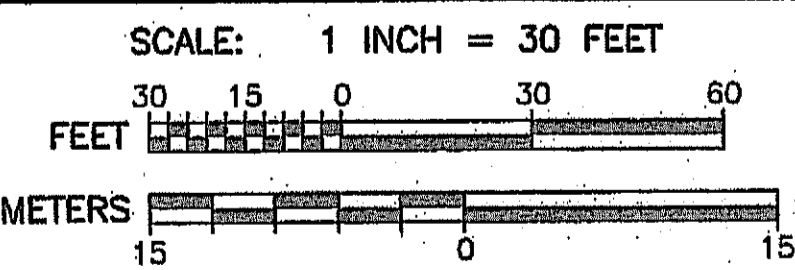


Robert Nunnehammer 9-3-21

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

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.

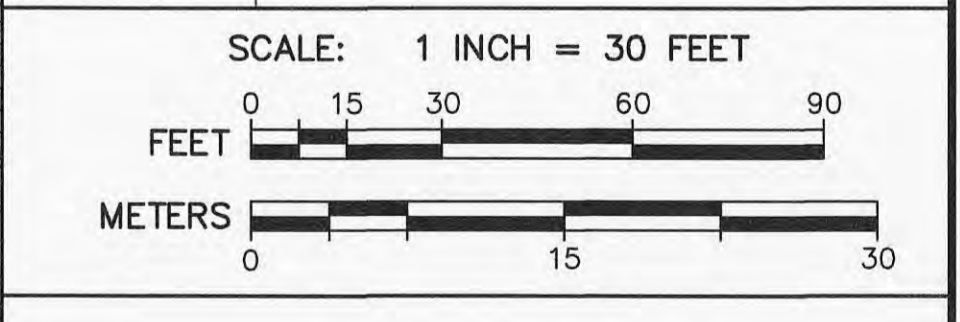


LEGEND

WFL	WETLAND EDGE
---	100' WETLAND BUFFER ZONE LIMIT
- - -	2' CONTOUR
x403.0	EXISTING SPOT GRADE
- - -	EXISTING EDGE OF PAVEMENT
#6	EXISTING UTILITY POLE
OHW	OVERHEAD WIRES
---	STONE WALL
(Tree symbol)	TREE
(Line symbol)	TREELINE

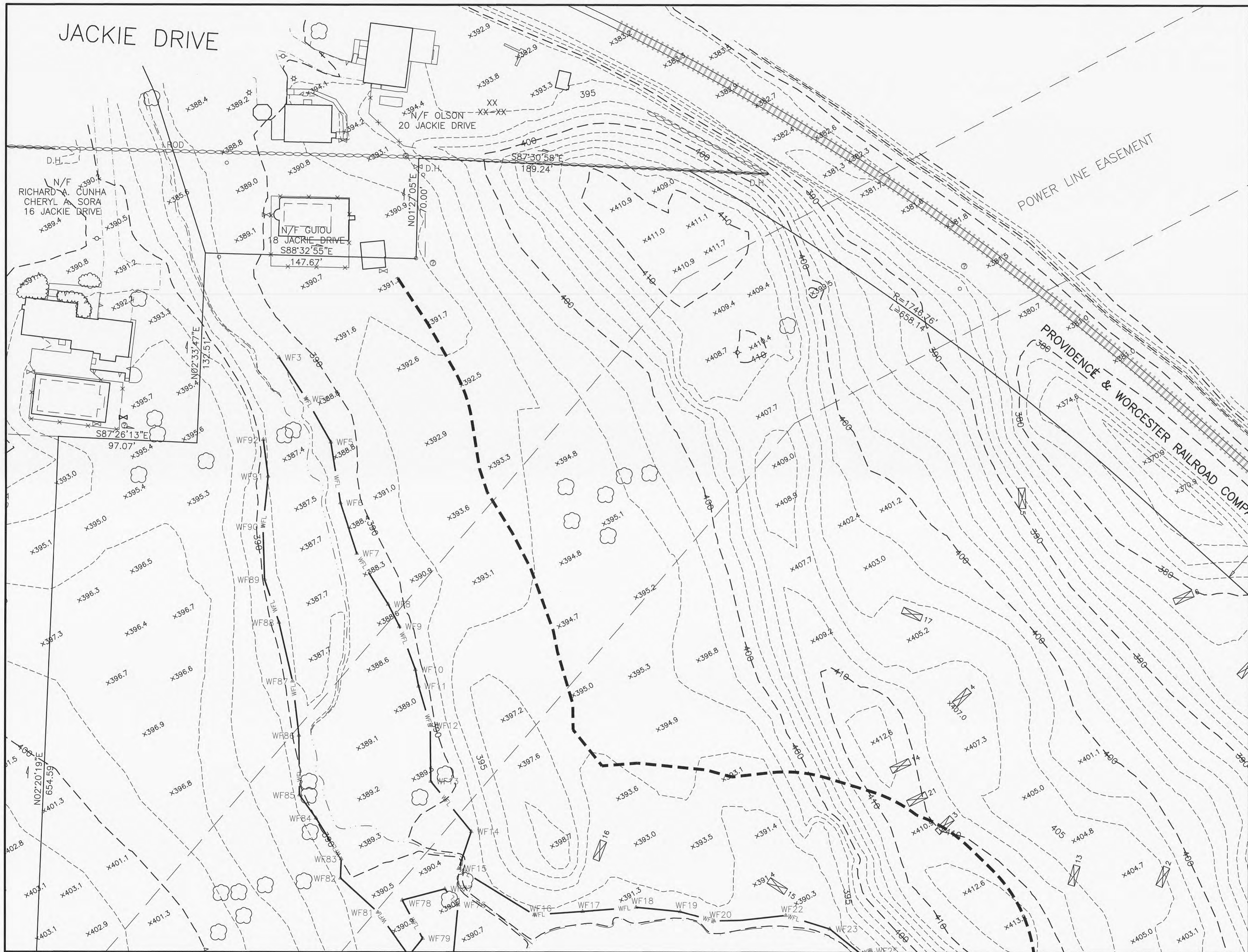
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	501	JOB NO.	224-501
DATE:	OCTOBER 24, 2023	DWG NO.	RICEROADMILLBURYCURRENT
REVISIONS			
DATE:		DESCRIPTION	



**RICE POND VILLAGE
 SITE PLAN OF LAND
 IN
 MILLBURY, MASSACHUSETTS**
 PREPARED FOR
SVJ INVESTMENTS, LLC
 118 TURNPIKE ROAD, SUITE 200
 SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS PLAN E1



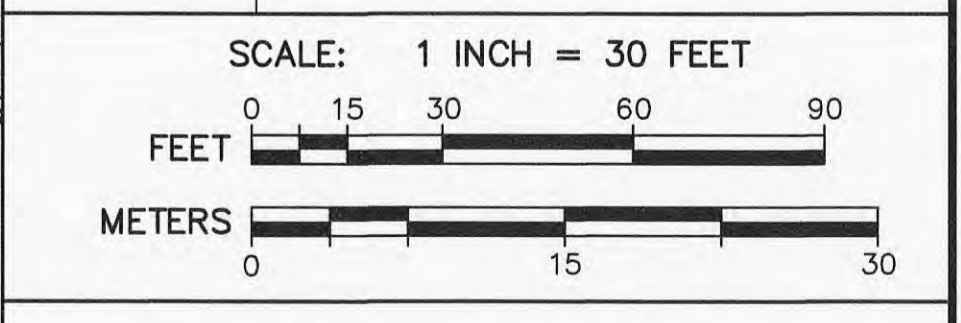
LEGEND

WFL	WETLAND EDGE
--- (dashed line)	100' WETLAND BUFFER ZONE LIMIT
- - - - (dashed line)	2' CONTOUR
x403.0	EXISTING SPOT GRADE
- - - - (dashed line)	EXISTING EDGE OF PAVEMENT
#6	EXISTING UTILITY POLE
OHW	OVERHEAD WIRES
--- (dashed line)	STONE WALL
(tree symbol)	TREE
--- (wavy line)	TREELINE

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SJV INVESTMENTS, LLC
 118 TURNPIKE ROAD, SUITE 200
 SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS PLAN E2

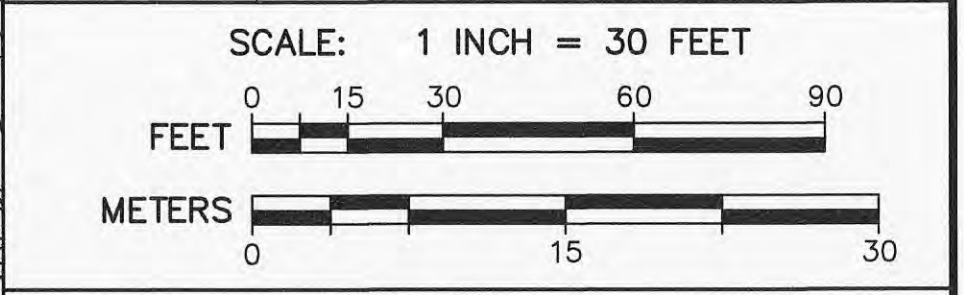


LEGEND

	WETLAND EDGE
	100' WETLAND BUFFER ZONE LIMIT
	2' CONTOUR
	10' CONTOUR
	EXISTING SPOT GRADE
	EXISTING EDGE OF PAVEMENT
	EXISTING UTILITY POLE
	OVERHEAD WIRES
	STONE WALL
	TREE
	TREELINE

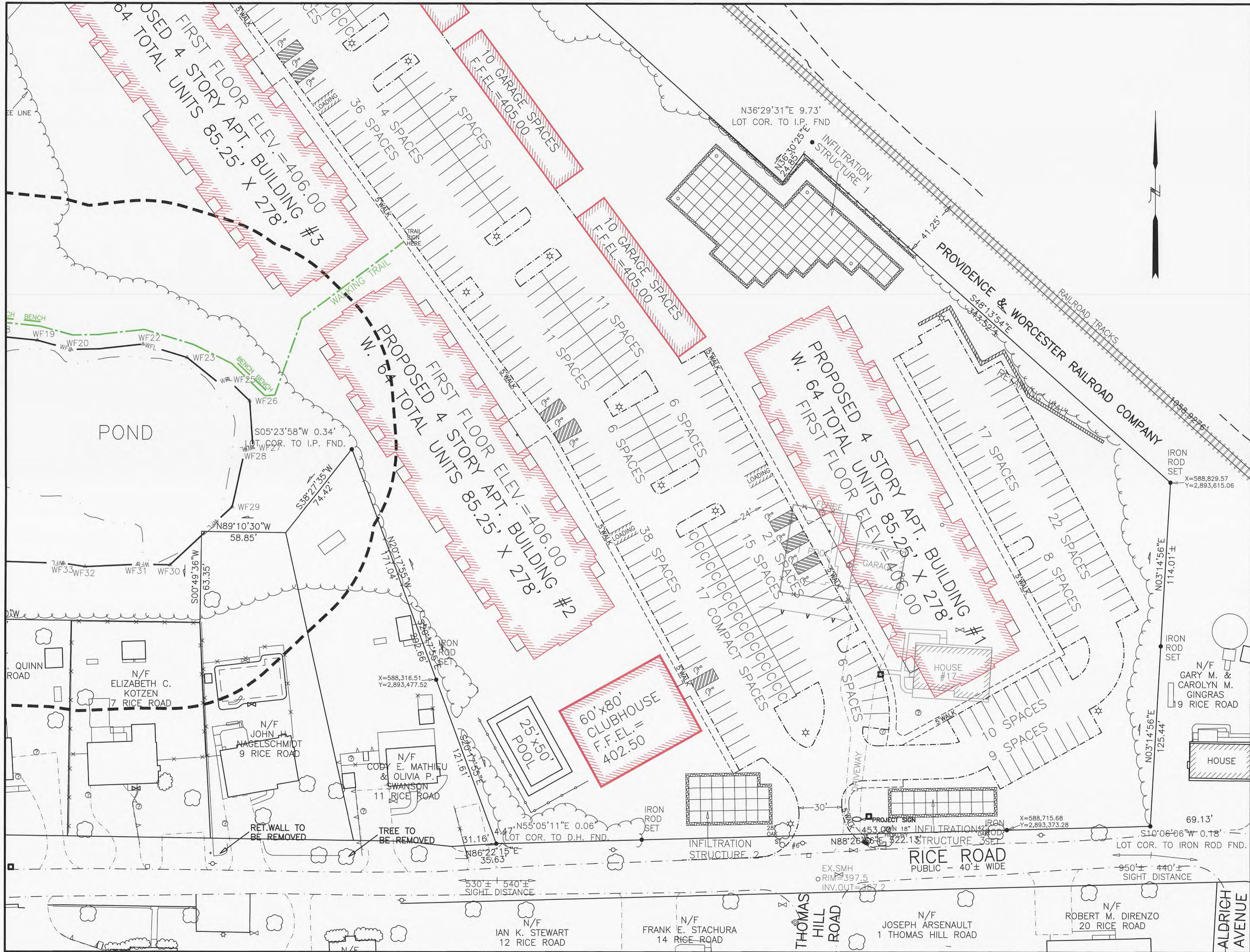
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EXISTING CONDITIONS PLAN E3



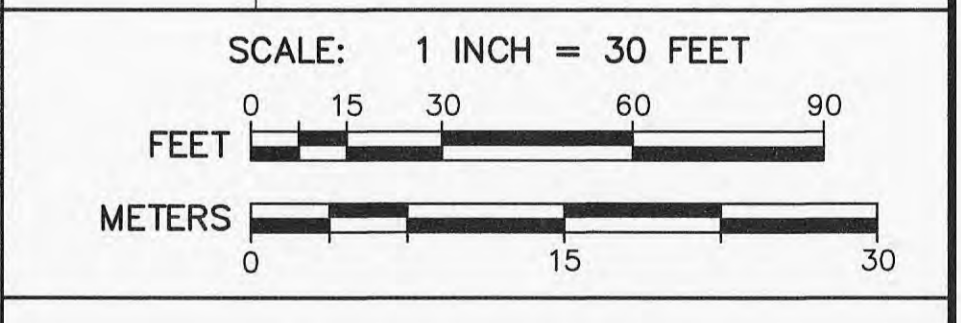
LEGEND

	WETLAND EDGE
	100' WETLAND BUFFER ZONE LIMIT
	EXISTING EDGE OF PAVEMENT
	PROPOSED SLOPED GRANITE CURBING
	EXISTING UTILITY POLE
	OVERHEAD WIRES
	STONE WALL
	TREE
	PROPOSED TREELINE
	DEEP OBSERVATION HOLE
	PROPOSED WALKING TRAIL
	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
	PROPOSED STREET LIGHT
	PROPOSED INFILTRATION STRUCTURE TO RECEIVE CAPTURED RUNOFF
	PROPOSED STOP SIGN
	PROPOSED HANDICAPPED ACCESSIBLE PARKING SPACE

AZIMUTH LAND DESIGN, LLC
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118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508)-485-0137 james@azimuthlanddesign.co

James I. Ferrelly
10/24/2023

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