

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

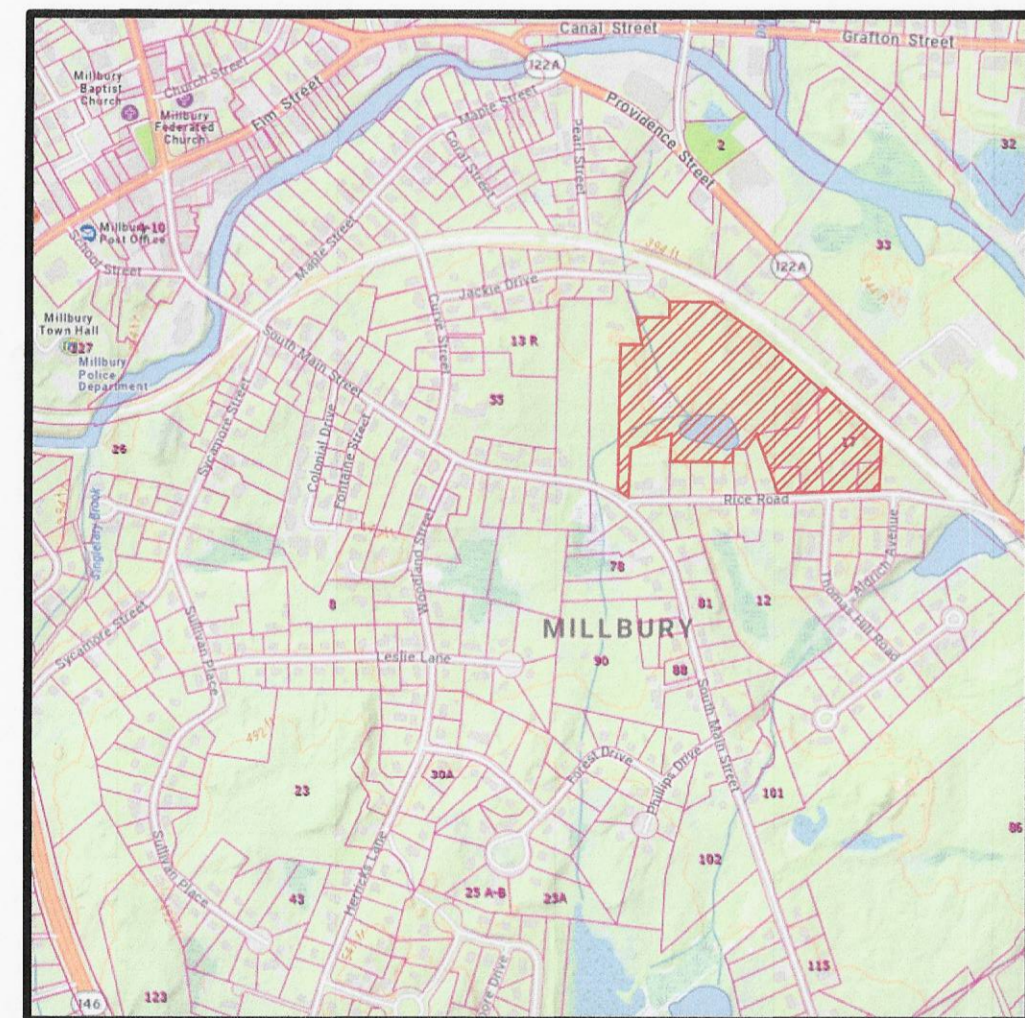
PREPARED BY

AZIMUTH LAND DESIGN, LLC

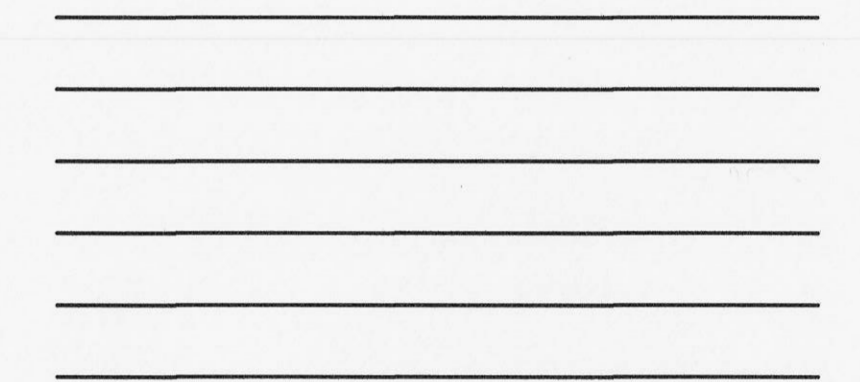
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELEPHONE (508) 485-0137
EMAIL: jamest@azimuthlanddesign.co

DATE:

OCTOBER 24, 2023
REVISED DECEMBER 29, 2023



LOCUS MAP

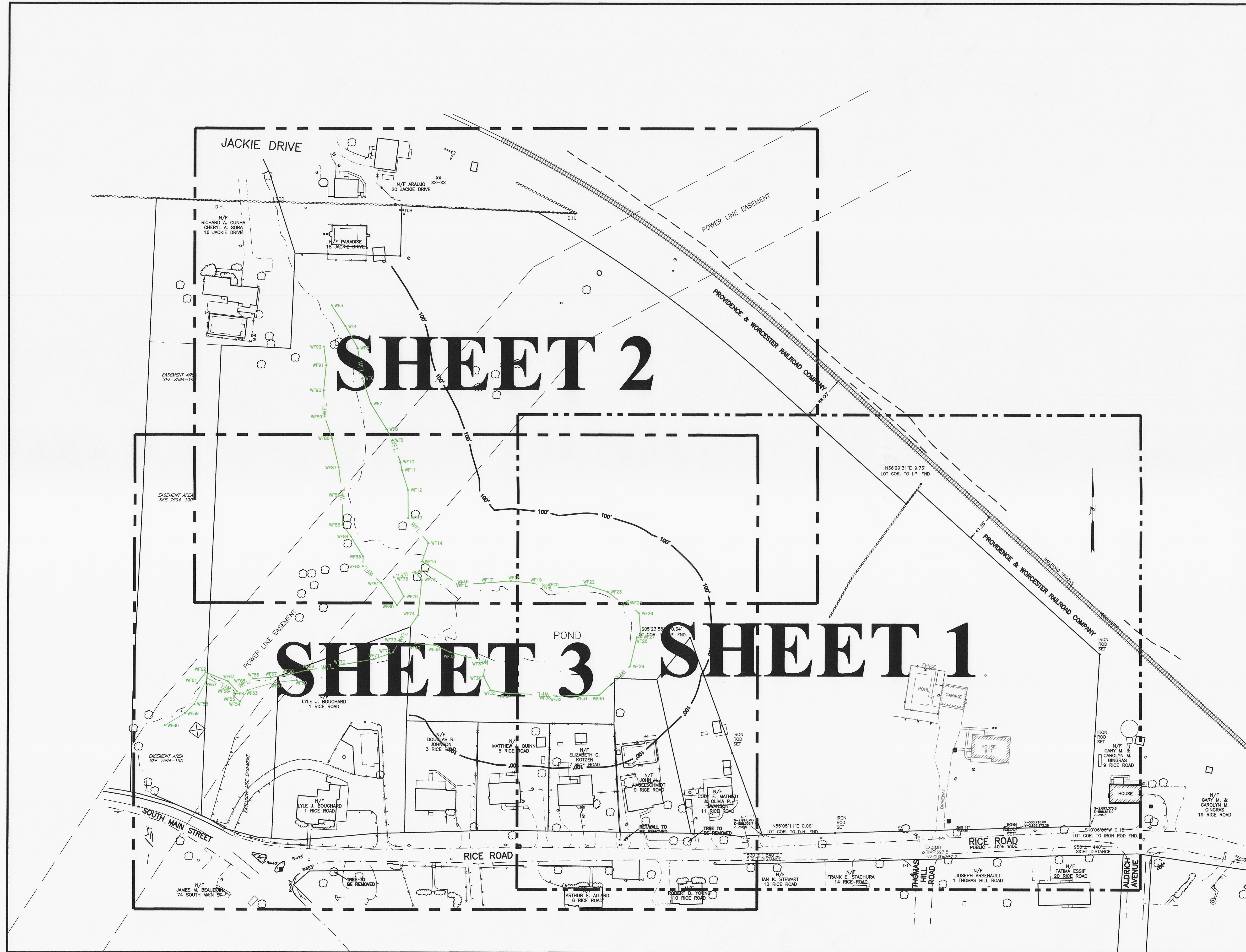


THE PLAN IS SUBJECT TO A COMPREHENSIVE
PERMIT GRANTED BY THE BOARD WITH
CONDITIONS AND LIMITATIONS DATED

SHEET DIRECTORY

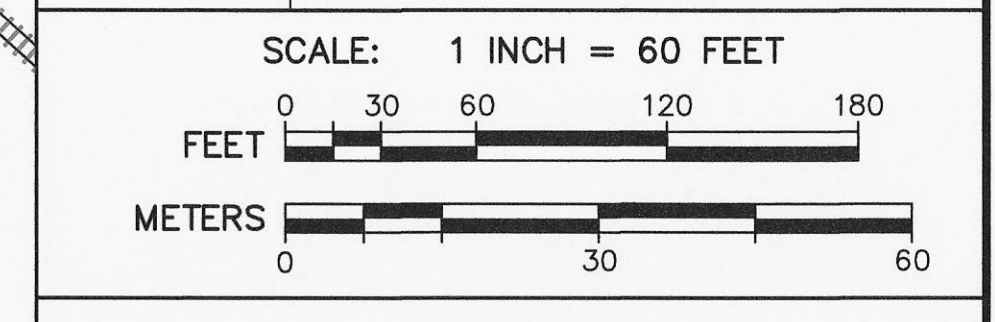
TITLE SHEET	(THIS SHEET)
KEY SHEET	
LAND PLANS	L1 - L3
EXISTING CONDITIONS PLANS	E1 - E3
SITE LAYOUT PLANS	S1 - S3
GRADING PLANS	G1 - G3
UTILITY PLANS	U1 - U3
EROSION & SEDIMENT CONTROL PLANS	ESC1 - ESC3
LANDSCAPING & LIGHTING PLANS	LS1 - LS2
SOILS MAP	S01
DETAIL SHEETS	D1 - D4





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12/29/23		TOWN REVIEW	

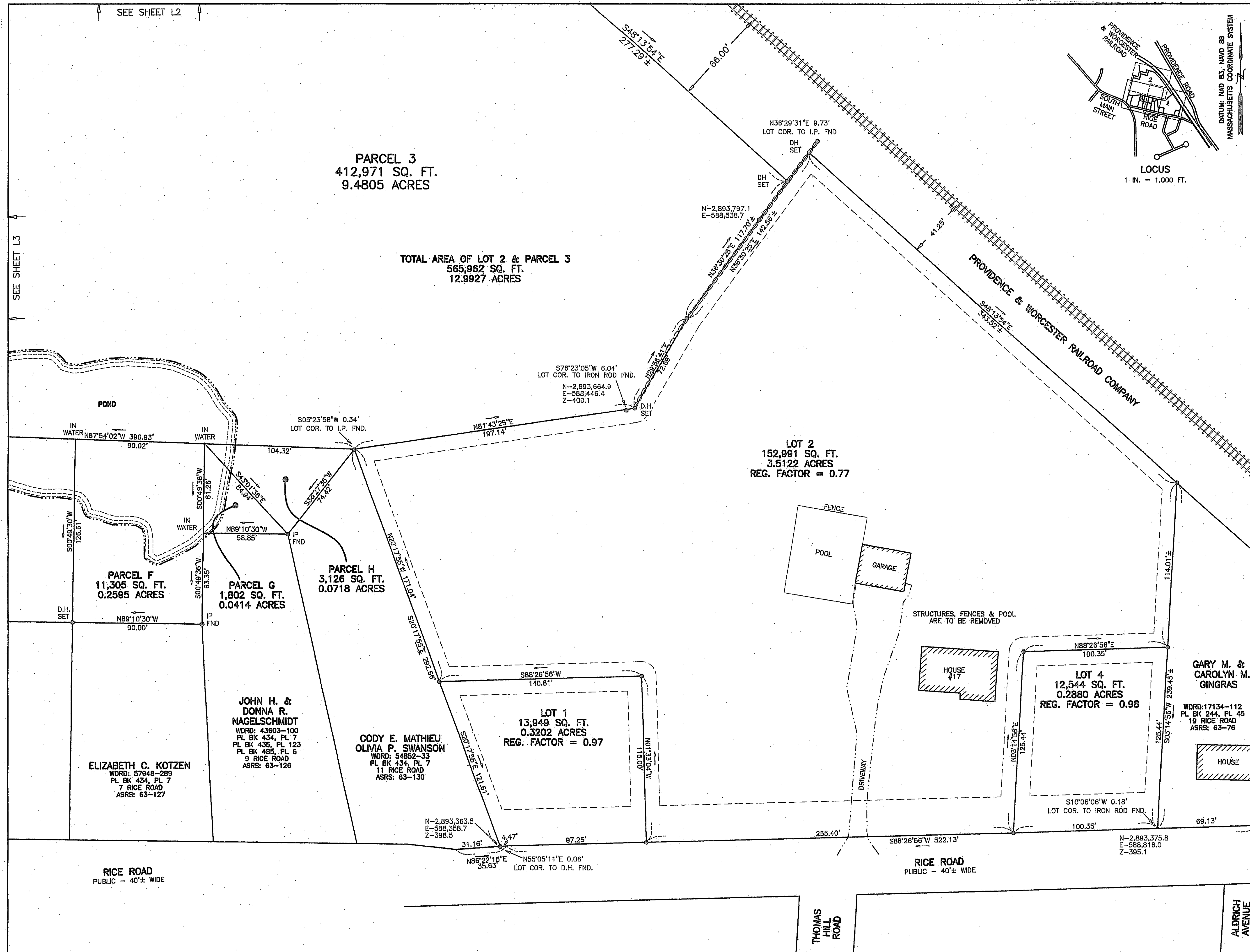


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 SITE PLAN OF LAND
 IN
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 PREPARED FOR
SJV INVESTMENTS, LLC
 118 TURNPIKE ROAD, SUITE 200
 SOUTHBOROUGH, MA 01772

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
 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

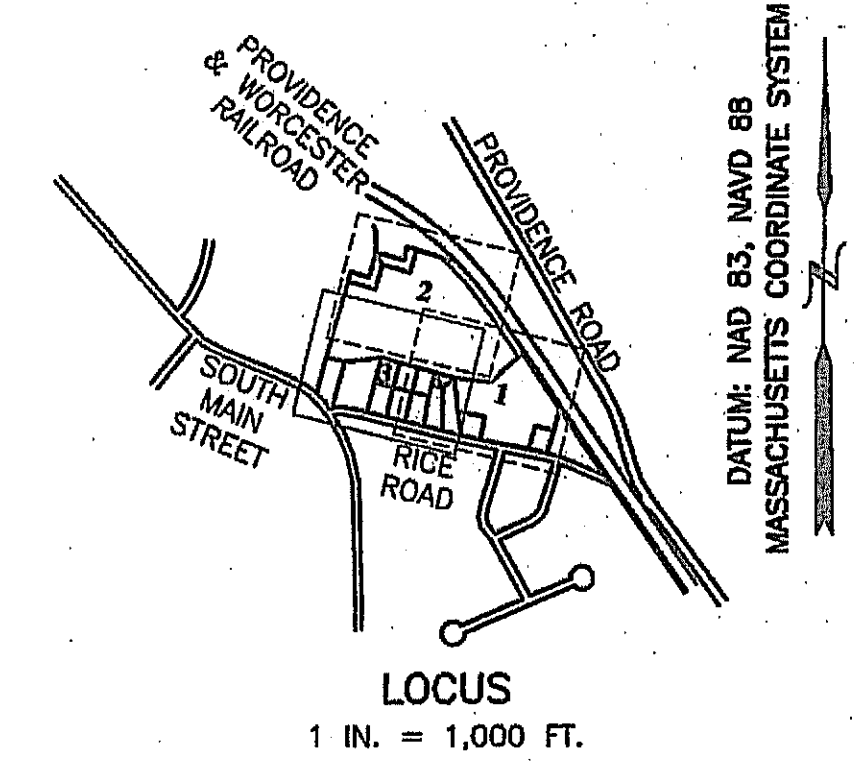
ELIZABETH C. KOTZEN
 WRD: 57948-289
 PL BK 434, PL 7
 7 RICE ROAD
 ASRS: 63-127

RICE ROAD
 PUBLIC - 40'± WIDE

RICE ROAD
 PUBLIC - 40'± WIDE

THOMAS HILL ROAD

ALDRICH AVENUE



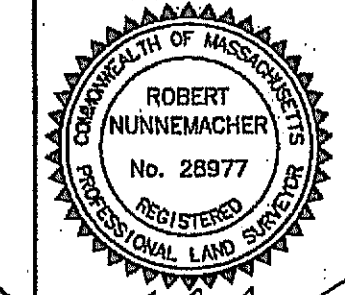
DATUM: NAD 83, NAVD 88
 MASSACHUSETTS COORDINATE SYSTEM

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: _____

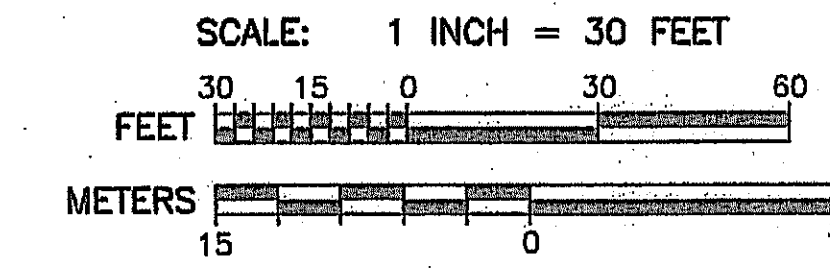


Robert Munnemacher 9-3-21

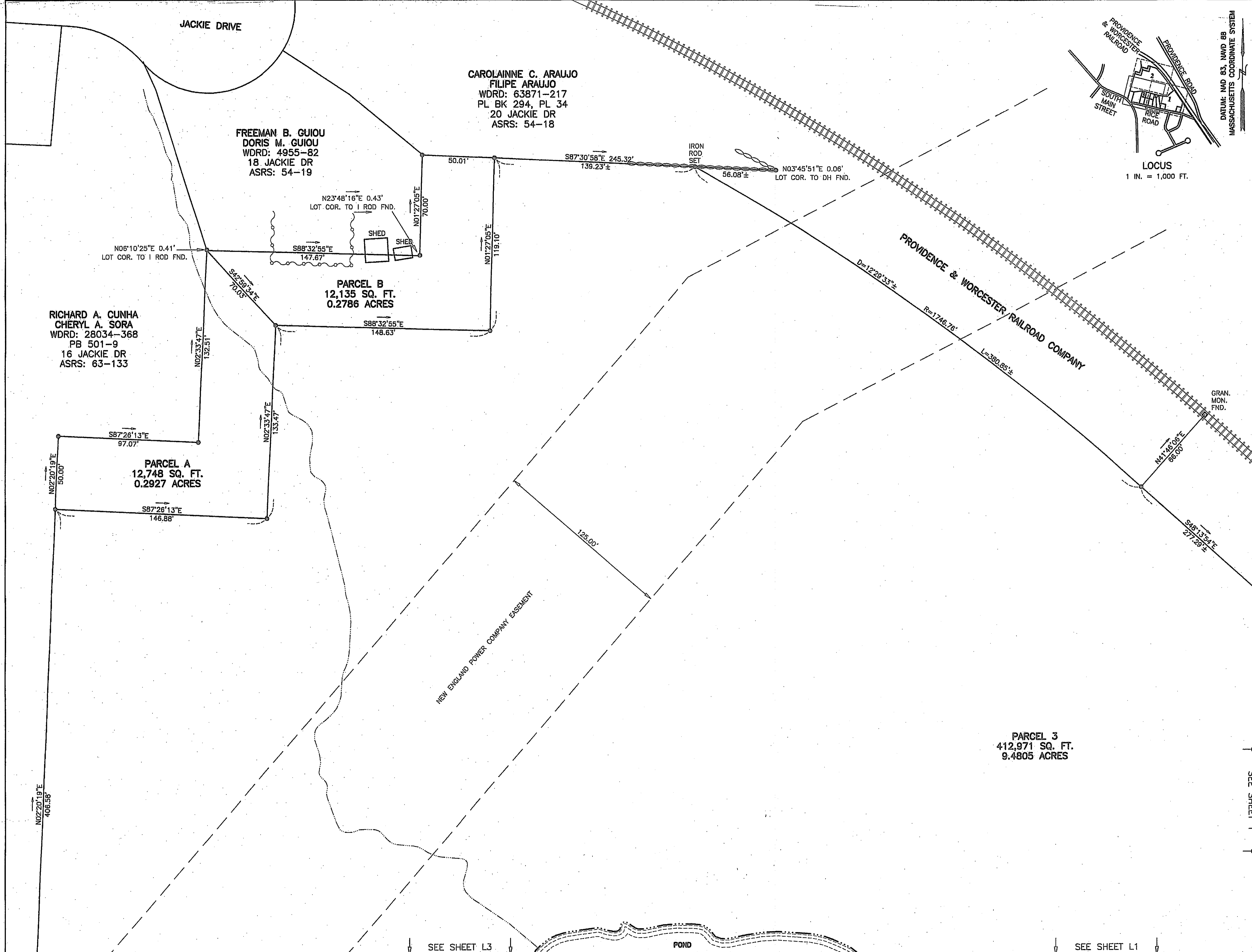
THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

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



DATUM: NAD 83, NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

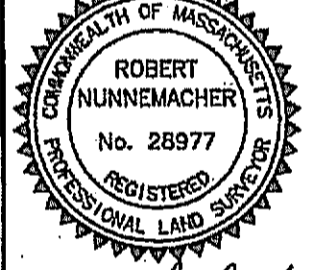
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MILLBURY PLANNING BOARD PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

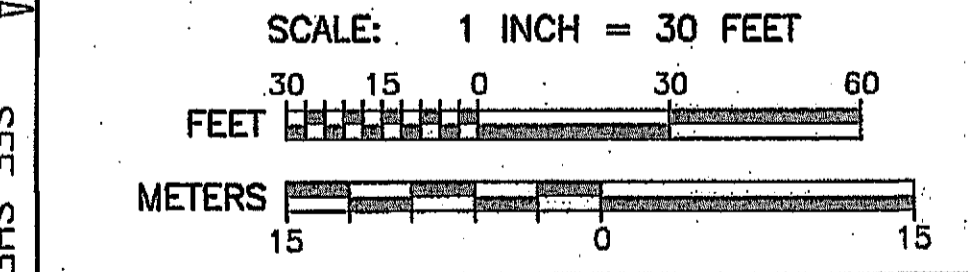
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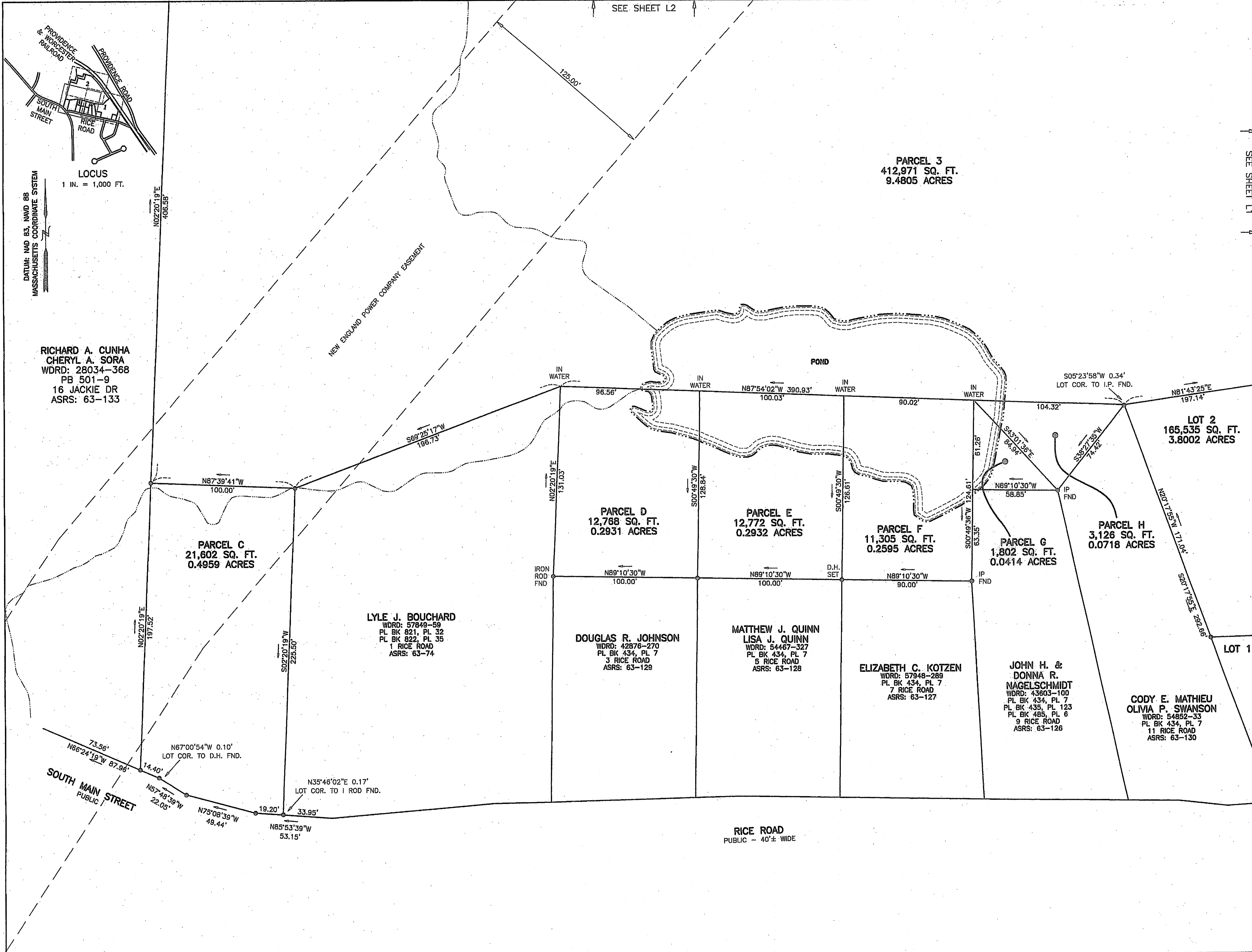
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PARCELS 3 & A THRU H OWNED BY:
RICE POND REALTY TRUST
WDRD: BOOK 38877, PAGE 172
ASSESSORS: 63-144

SHEET L2 OF 3 SHEETS



SEE SHEET L2

SEE SHEET L1

LOCUS
1 IN. = 1,000 FT.

DATUM: NAD 83, NAD 88
MASSACHUSETTS COORDINATE SYSTEM

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

PARCEL C
21,602 SQ. FT.
0.4959 ACRES

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

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

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

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

JOHN H. & DONNA R. NAGELSCHMIDT
WDR: 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
WDR: 54852-33
PL BK 434, PL 7
11 RICE ROAD
ASRS: 63-130

PARCEL 3
412,971 SQ. FT.
9.4805 ACRES

PARCEL D
12,768 SQ. FT.
0.2931 ACRES

PARCEL E
12,772 SQ. FT.
0.2932 ACRES

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

LOT 2
165,535 SQ. FT.
3.8002 ACRES

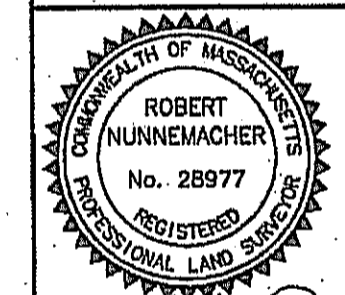
LOT 1

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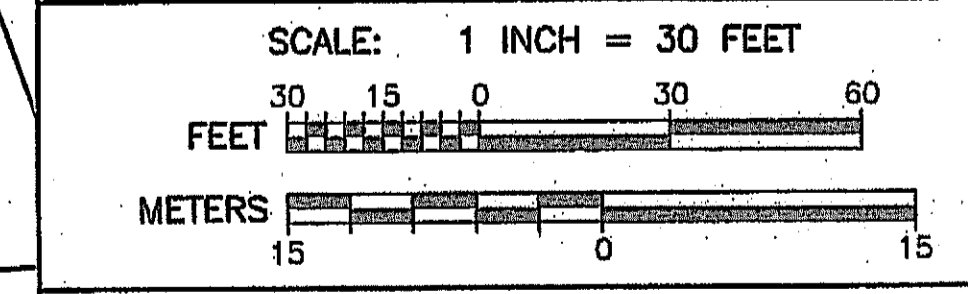
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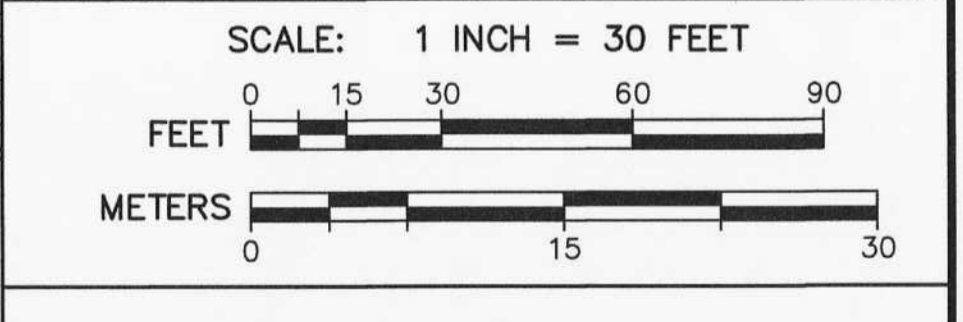


LEGEND

	WFL	WETLAND EDGE
	100'	100' WETLAND BUFFER ZONE LIMIT
	x400	2' CONTOUR
	x403.0	10' CONTOUR
		EXISTING SPOT GRADE
	#6	EXISTING EDGE OF PAVEMENT
		EXISTING UTILITY POLE
		OVERHEAD WIRES
		STONE WALL
		TREE
		TREELINE

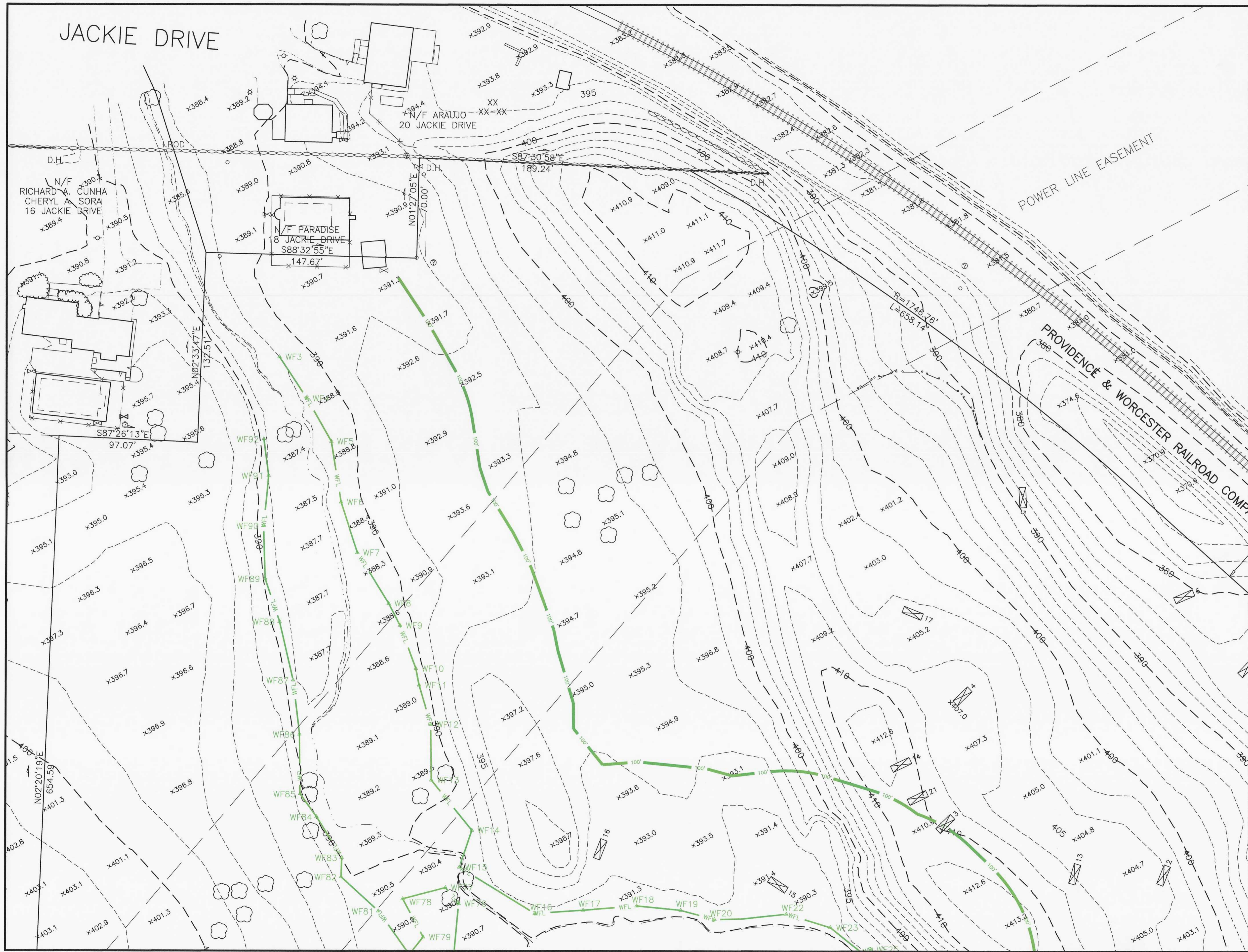
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**RICE POND VILLAGE
SITE PLAN OF LAND**
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR
SVJ INVESTMENTS, LLC
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS PLAN E1



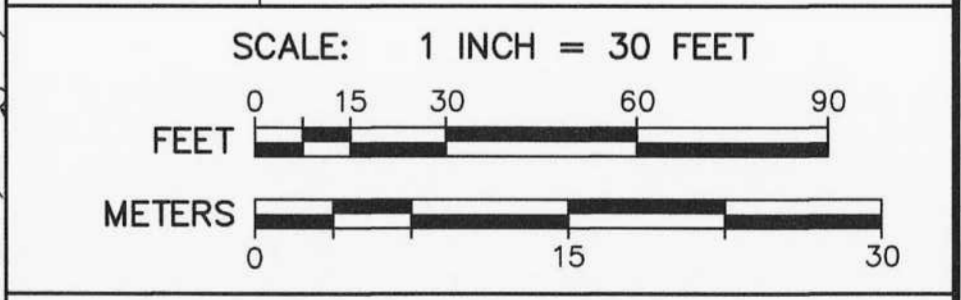
LEGEND

	WFL	WETLAND EDGE
	100'	100' WETLAND BUFFER ZONE LIMIT
	400	2' CONTOUR
	x403.0	10' CONTOUR
		EXISTING SPOT GRADE
		EXISTING EDGE OF PAVEMENT
	#6g	EXISTING UTILITY POLE
	OHW	OVERHEAD WIRES
		STONE WALL
		TREE
		TREELINE




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EXISTING CONDITIONS PLAN E2

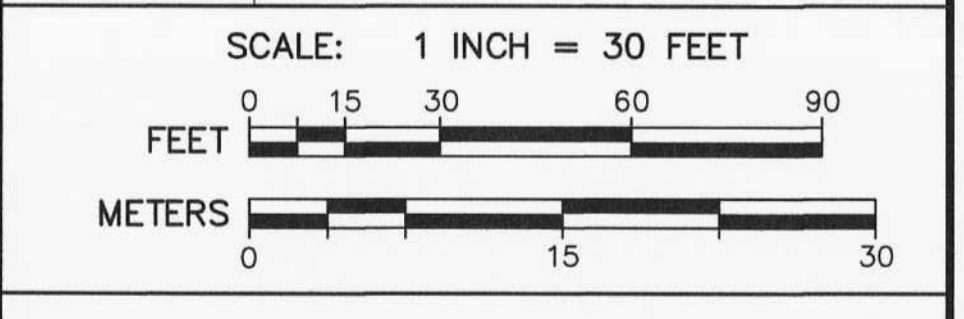


LEGEND

	WFL	WETLAND EDGE
	100'	100' WETLAND BUFFER ZONE LIMIT
	2'	2' CONTOUR
	10'	10' CONTOUR
	x403.0	EXISTING SPOT GRADE
	-	EXISTING EDGE OF PAVEMENT
	#6	EXISTING UTILITY POLE
	OHW	OVERHEAD WIRES
	-	STONE WALL
	-	TREE
	-	TREELINE

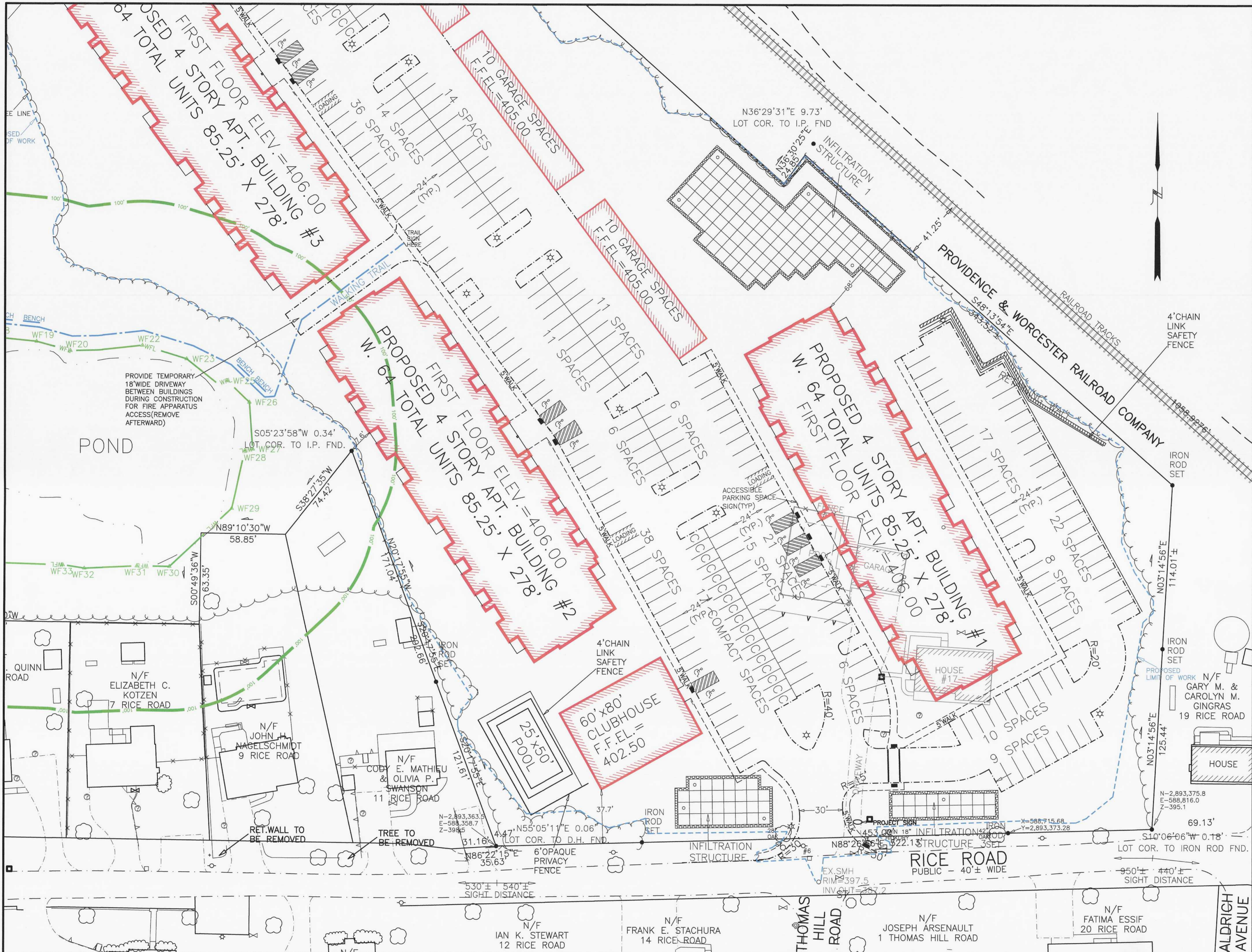
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EXISTING CONDITIONS PLAN E3

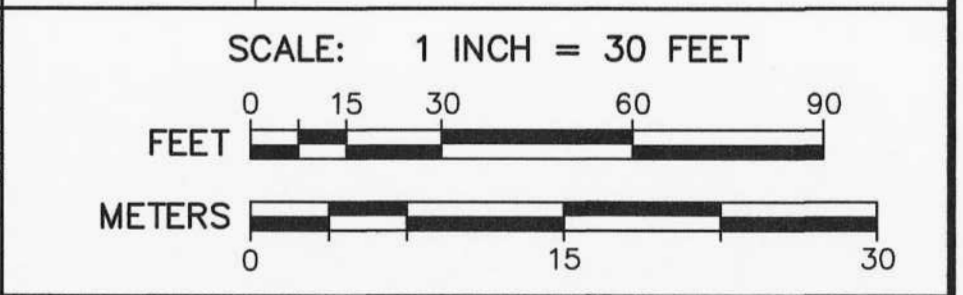


LEGEND

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

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SITE LAYOUT PLAN S1