

RICE POND VILLAGE SITE PLAN OF LAND

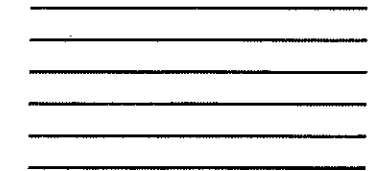
IN

MILLBURY, MASSACHUSETTS

OWNER AND APPLICANT:

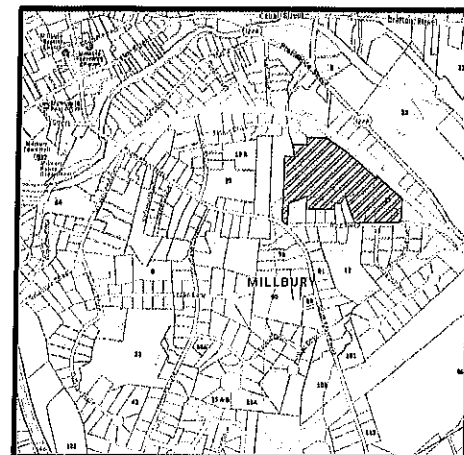
SJV INVESTMENTS, LLC

118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772



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

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



LOCUS MAP

PREPARED BY
AZIMUTH LAND DESIGN, LLC

118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772

TELEPHONE (508) 485-0137

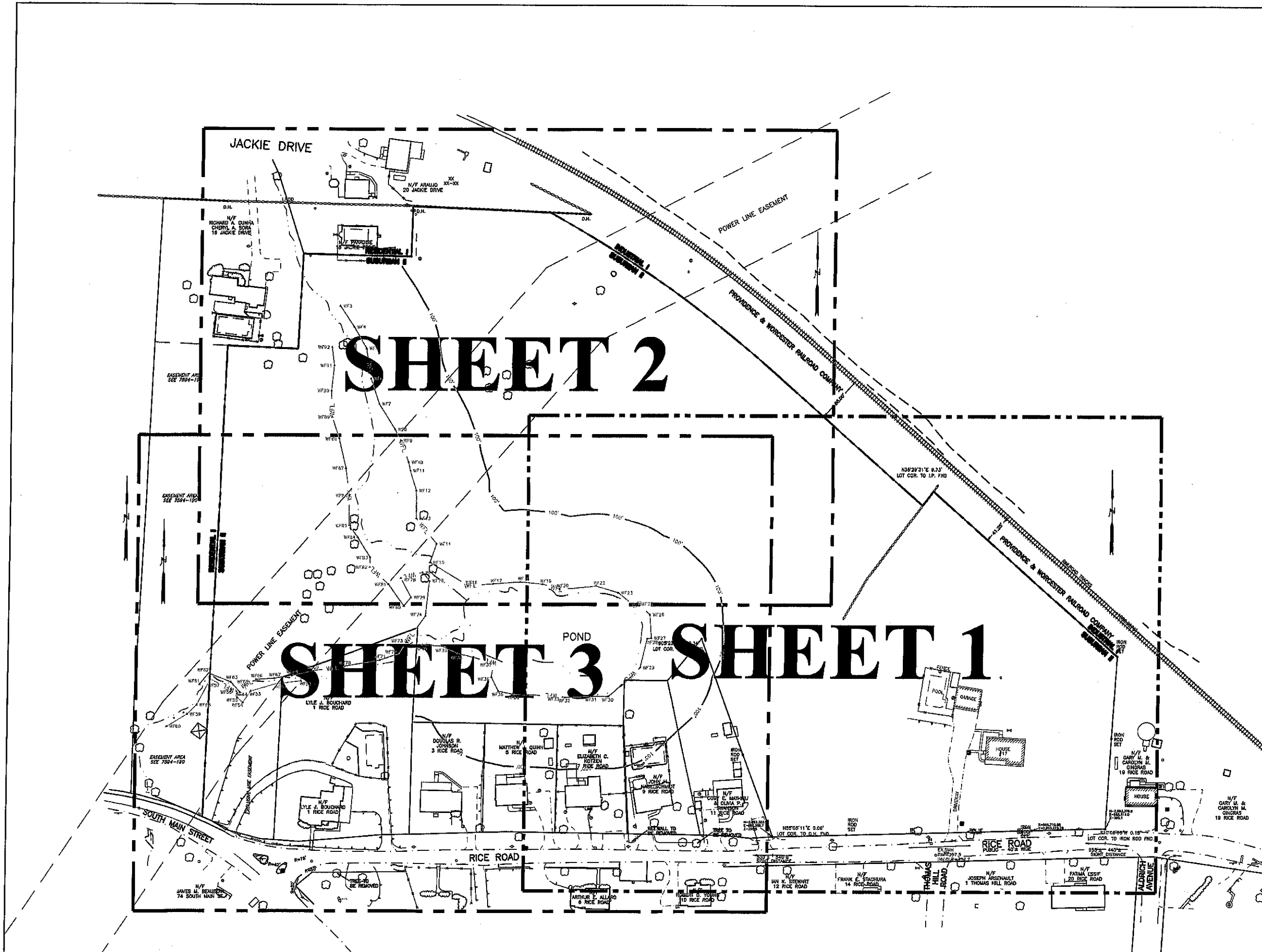
EMAIL: jamest@azimuthlanddesign.co

DATE:
OCTOBER 24, 2023
REVISED DECEMBER 29, 2023
REVISED FEBRUARY 19, 2024

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





SHEET 2

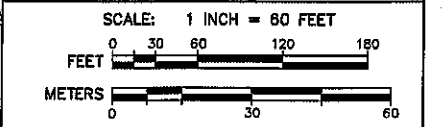
SHEET 3 **SHEET 1**



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

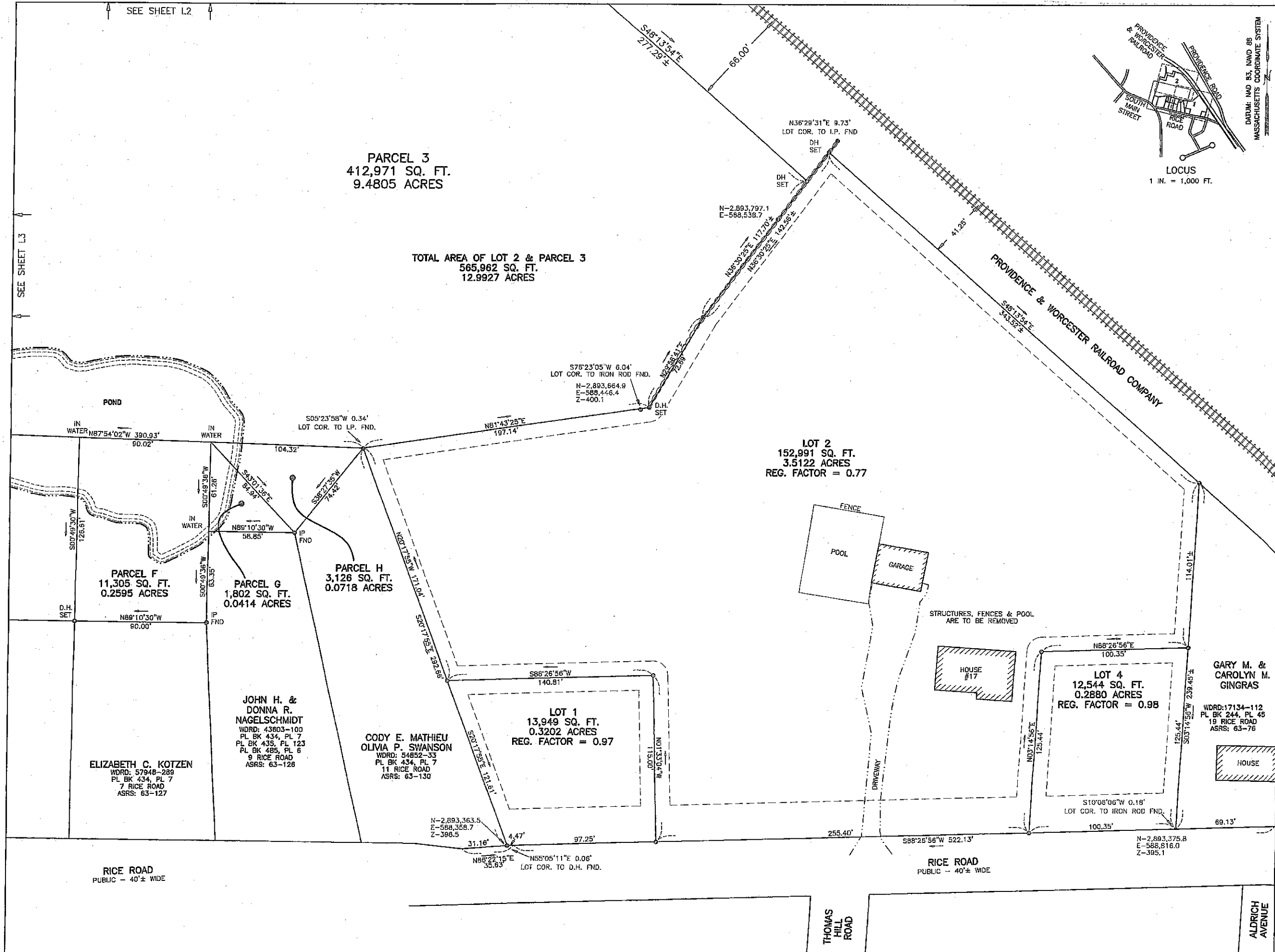
CLT. NO.	501	JOB NO.	224-501
DATE:	OCTOBER 24, 2023	DWG NO.	RICEROADMILLBURYCURRENT

REVISIONS	
DATE:	DESCRIPTION
12/29/23	TOWN REVIEW
2/19/24	TOWN REVIEW



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

KEY SHEET



PARCEL 3
412,971 SQ. FT.
9.4805 ACRES

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

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

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

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

PARCEL F
11,305 SQ. FT.
0.2595 ACRES

PARCEL G
1,802 SQ. FT.
0.0414 ACRES

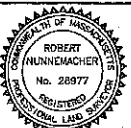
PARCEL H
3,126 SQ. FT.
0.0718 ACRES

JOHN H. & DONNA R. NAGELSCHMIDT
WDRD: 43803-100
PL BK 434, PL 7
PL BK 435, PL 123
PL BK 485, PL 6
9 RICE ROAD
ASRS: 63-128

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

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

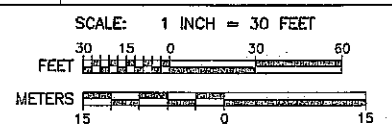
GARY M. & CAROLYN M. GINGRAS



THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER 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:
RICE POND REALTY 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

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

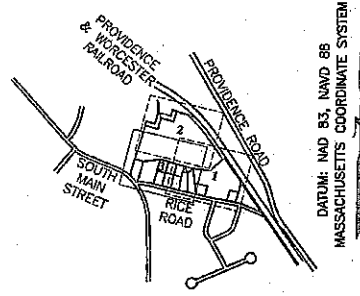
ZONE: R-1
SINGLE FAMILY
AREA: 12,500 SQ. FT. WITH WATER AND SEWER
REGULARITY FACTOR: > 0.40
AREA: 90% IS UPLAND
FRONTAGE: 100 FT. NOT IN UTILITY EASEMENT
FRONT YARD: 25 FT.
SIDE & REAR YARD: 10 FT.
COVERAGE: 30% MAX.
● IRON ROD SET UNLESS OTHERWISE NOTED

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: _____

SEE SHEET L2

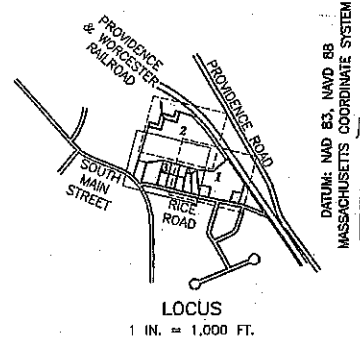
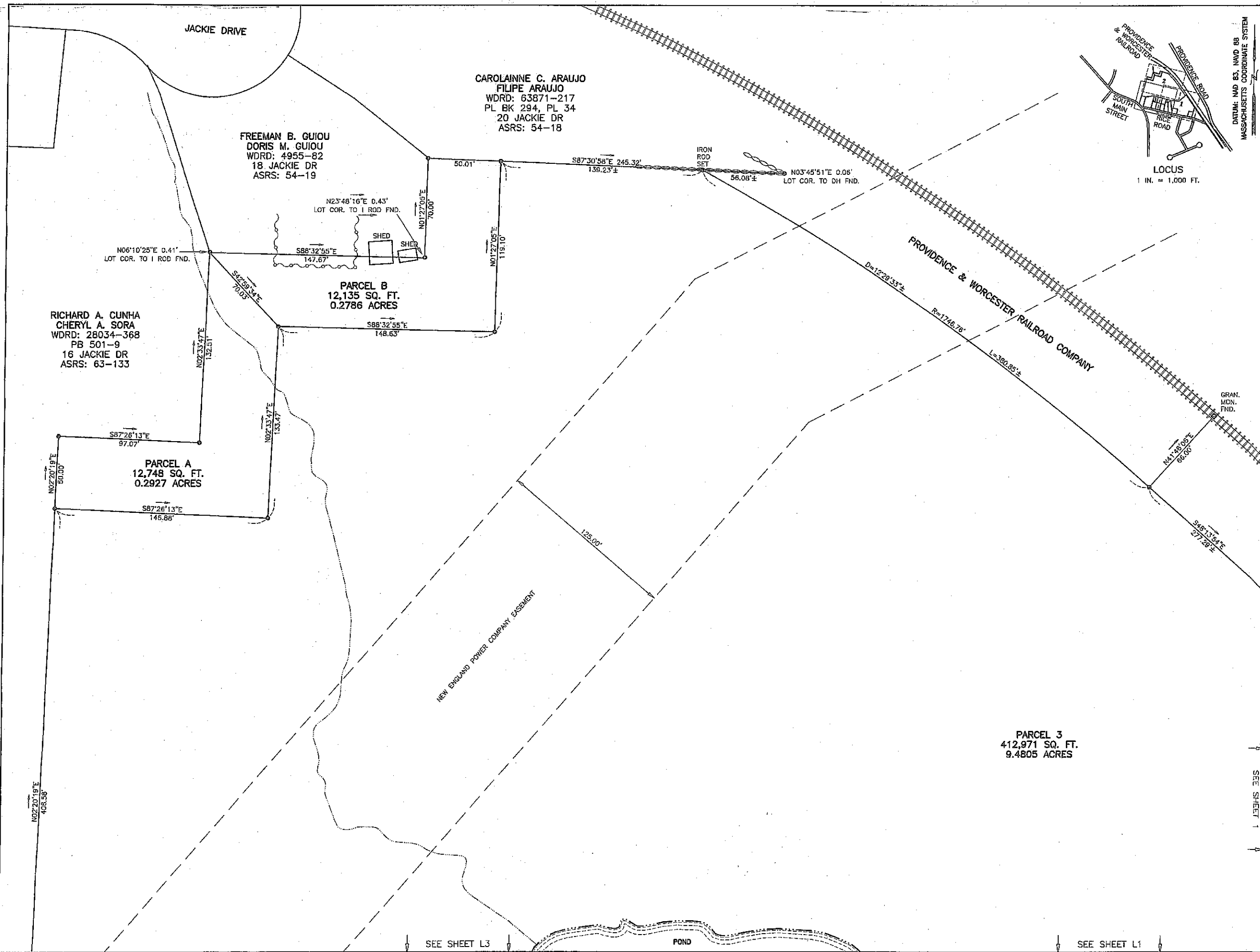
SEE SHEET L3



DATUM: NAD 83, NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

THOMAS HILL ROAD

ALDRICH AVENUE



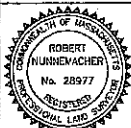
DATUM: NAD 83, NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

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.

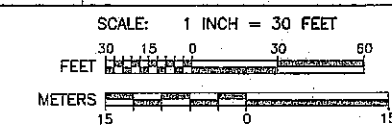
DATE: _____



Robert Minneva 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	



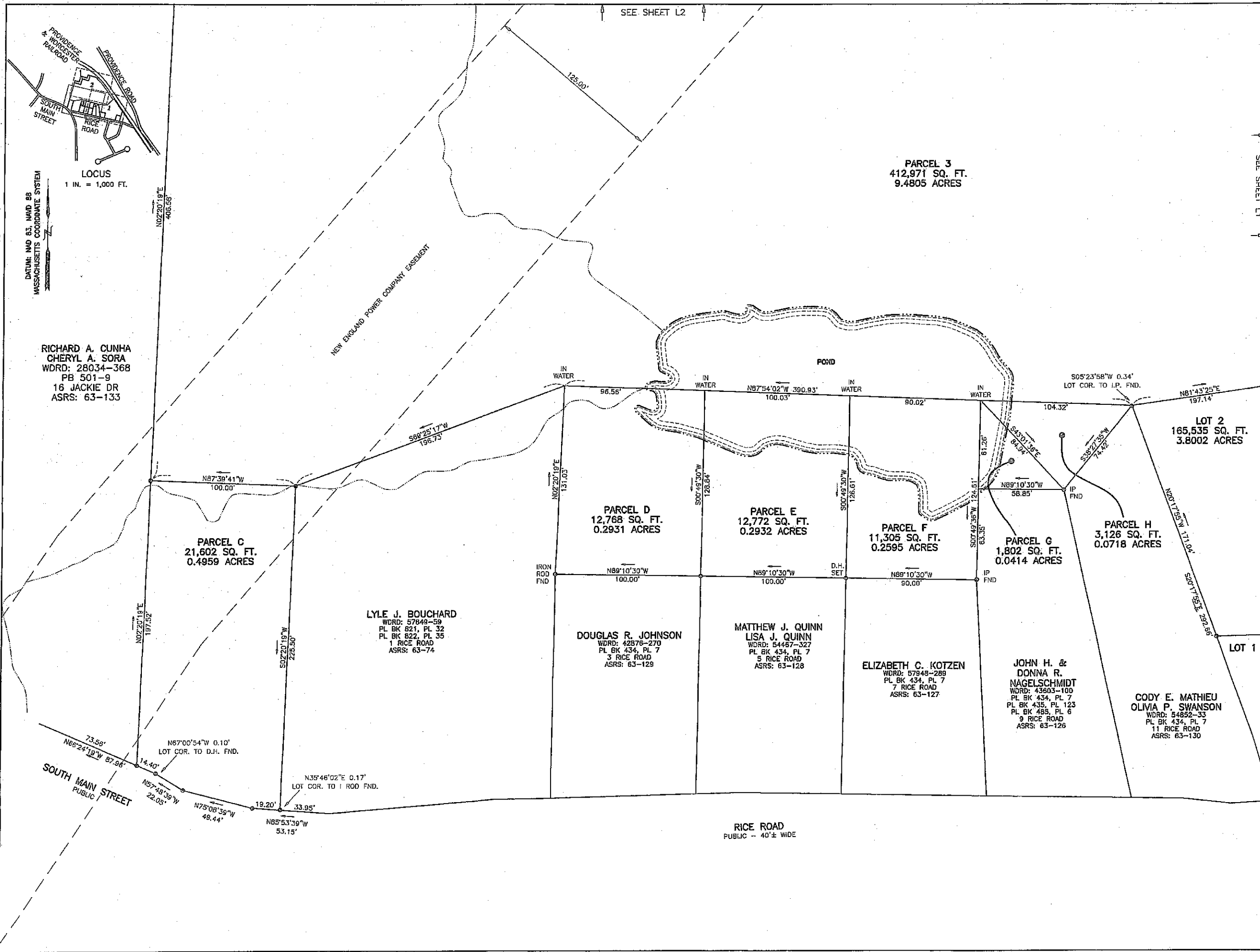
PLAN OF LAND IN
MILLBURY, MASSACHUSETTS
LOTS 1, 2 & 4 OWNED BY:
MCLAUGHLIN FAMILY LIVING TRUST
WDRD: BOOK 41522, PAGE 260 & 262
ASSESSORS: 63-75
PARCELS 3 & A THRU H OWNED BY:
RICE POND REALTY TRUST
WDRD: BOOK 38877, PAGE 172
ASSESSORS: 63-144

SHEET L2 OF 3 SHEETS

SEE SHEET L3

POND

SEE SHEET L1



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: _____

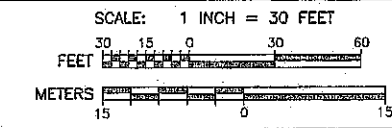
ROBERT HUNNEMACHER
No. 25977
REGISTERED PROFESSIONAL LAND SURVEYOR

Robert Hunnemacher 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

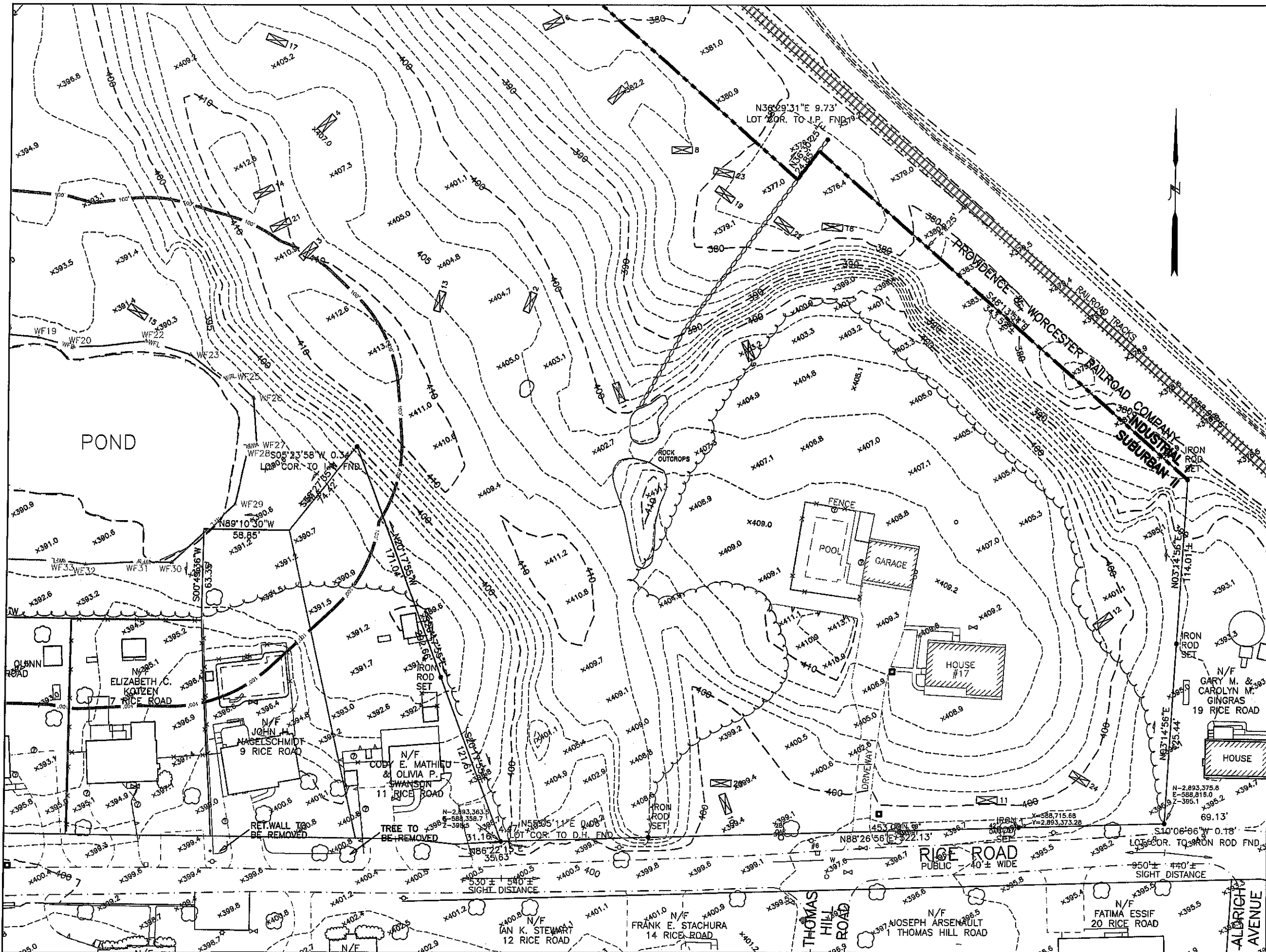
CLT. NO.	JOB NO.
3151	186-3338
DATE:	DWG NO.
SEPTEMBER 3, 2021	RICE CONDO LAND
DATE:	REVISIONS
	DESCRIPTION



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 L3 OF 3 SHEETS



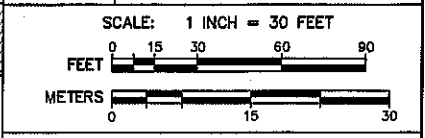
LEGEND

WFL	WETLAND EDGE
100'	100' WETLAND BUFFER ZONE LIMIT
2'	2' CONTOUR
10'	10' CONTOUR
x403.0	EXISTING SPOT GRADE
-	EXISTING EDGE OF PAVEMENT
#8	EXISTING UTILITY POLE
OHW	OVERHEAD WIRES
-	STONE WALL
(Tree symbol)	TREE
(Wavy line symbol)	TREELINE



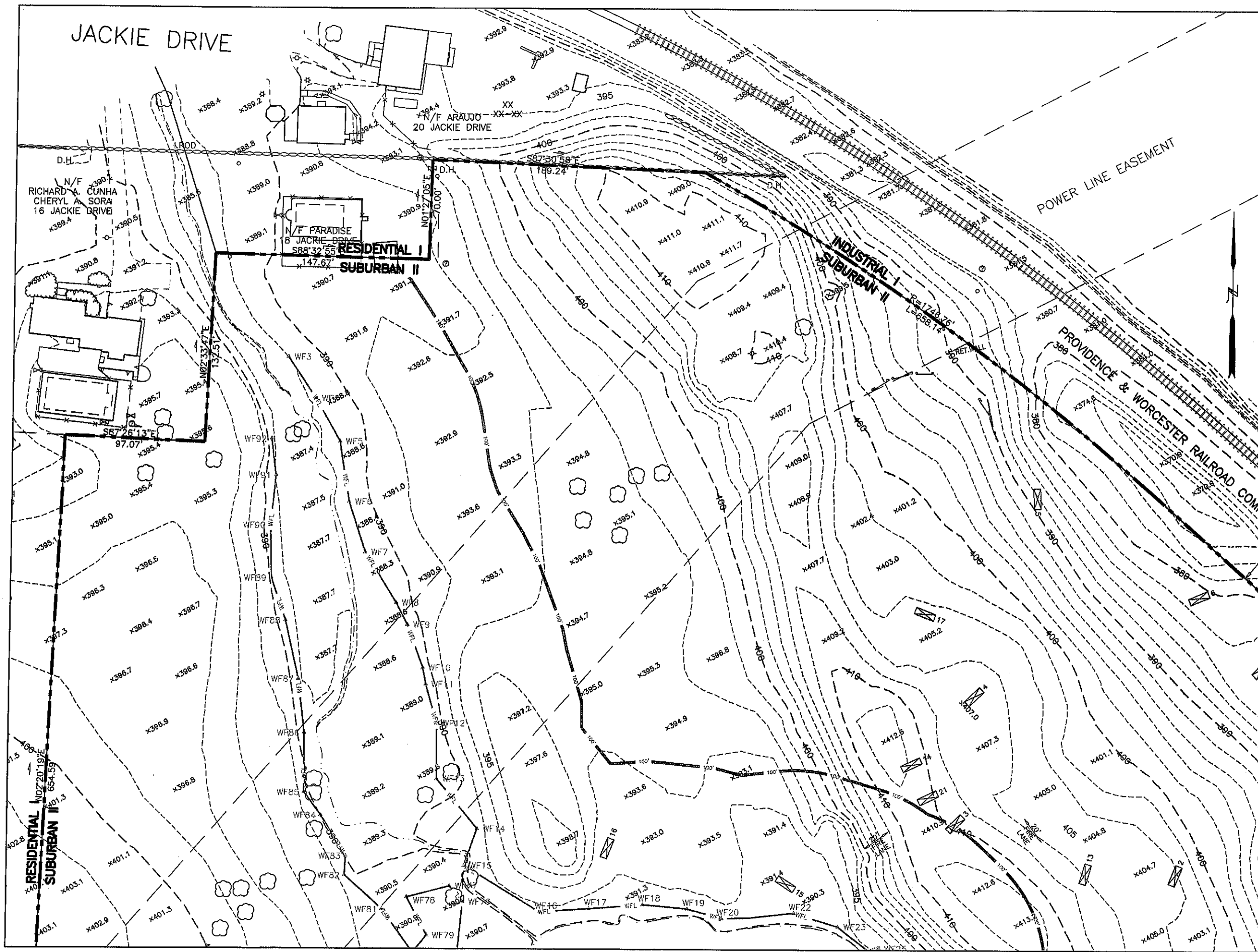
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508)-485-0137 james@azimuthlanddesign.com

CLT. NO.	501	JOB NO.	224-501
DATE:	OCTOBER 24, 2023	DWG. NO.	RICEROADMILLBURYCURRENT
DATE:	12/29/23	REVISIONS DESCRIPTION	TOWN REVIEW
DATE:	2/19/24	REVISIONS DESCRIPTION	TOWN REVIEW



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

EXISTING CONDITIONS PLAN E1

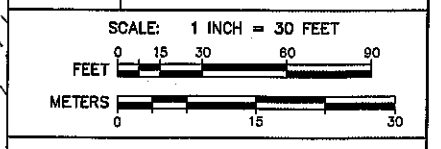


LEGEND

WFL	WETLAND EDGE
100'	100' WETLAND BUFFER ZONE LIMIT
-480	2' CONTOUR
x403.0	10' CONTOUR
-	EXISTING SPOT GRADE
-	EXISTING EDGE OF PAVEMENT
#6p	EXISTING UTILITY POLE
DHW	OVERHEAD WIRES
-	STONE WALL
(Tree symbol)	TREE
-	TREELINE

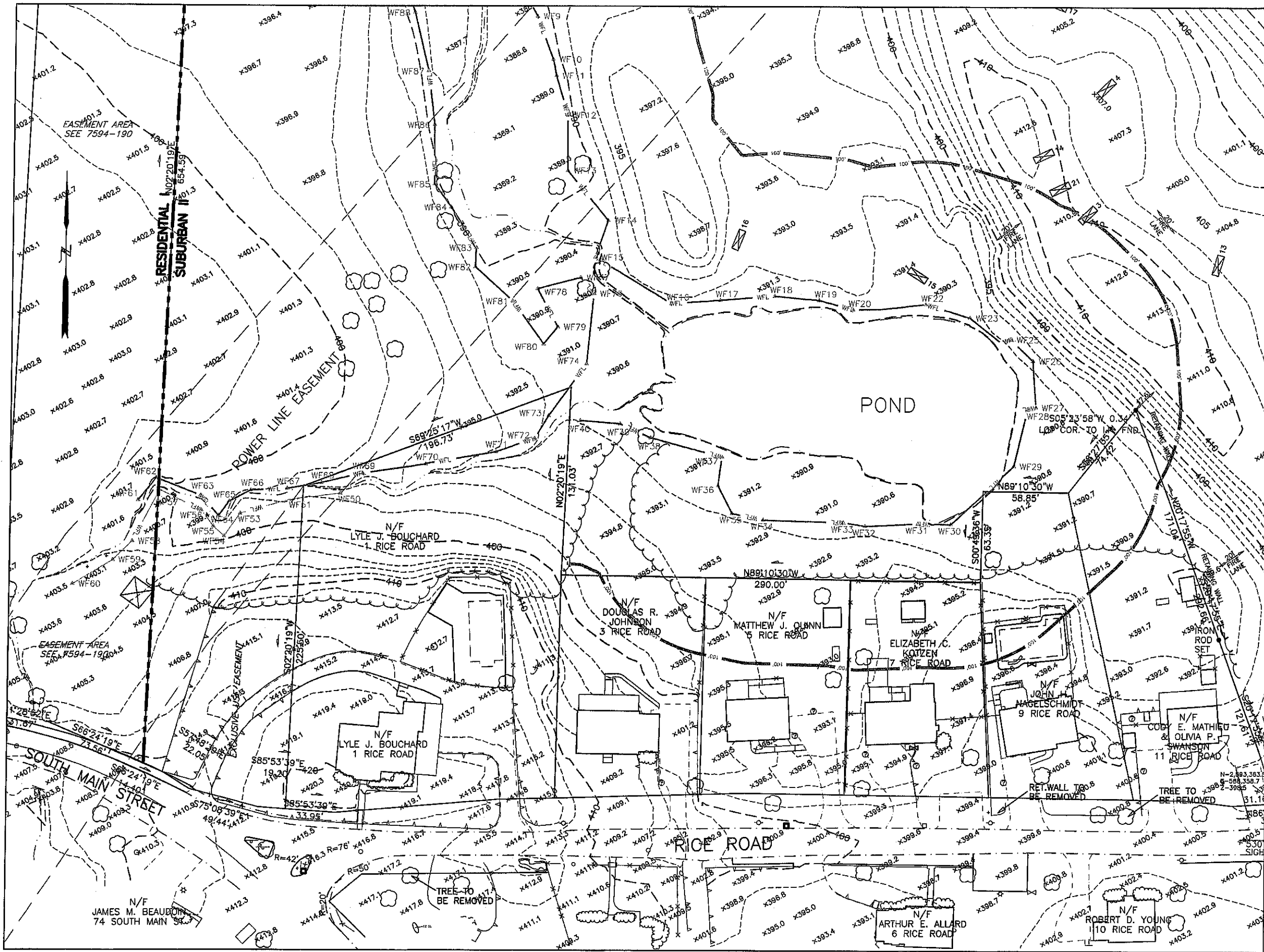
AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone 508-468-0137 jarrisi@azimuthlanddesign.com

CLT. NO.	501	JOB NO.	224-501
DATE:	OCTOBER 24, 2023	DWG NO.	RICEROADMILLBURYCURRENT
REVISIONS			
DATE:	DESCRIPTION		
12/29/23	TOWN REVIEW		
2/19/24	TOWN REVIEW		



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

EXISTING CONDITIONS PLAN E2

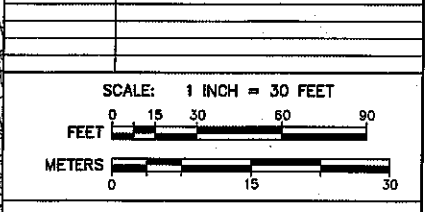


LEGEND

	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

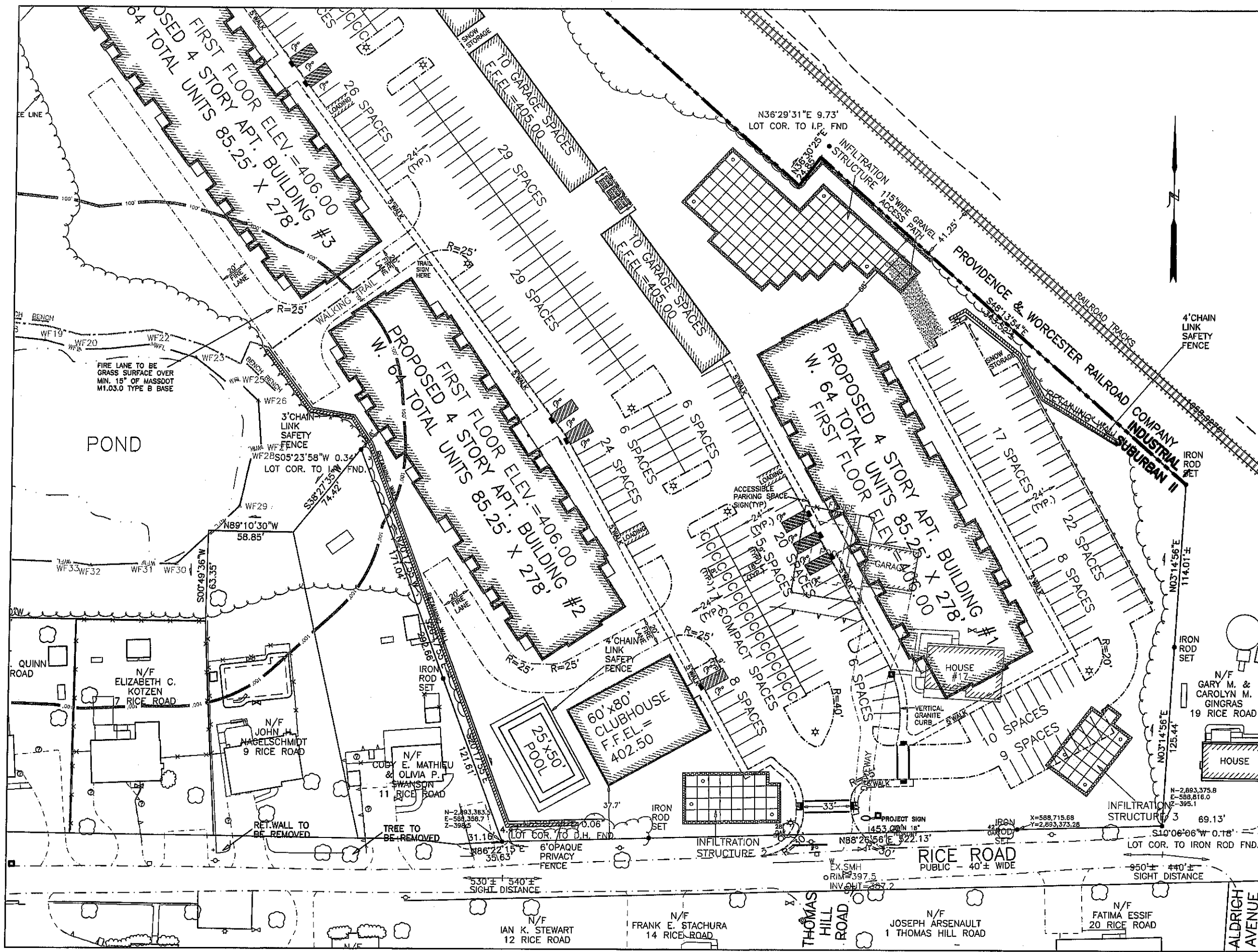
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	501	JOB NO.	224-501
DATE:	OCTOBER 24, 2023	DWG. NO.	RICEROADMILLBURYCURRENT
REVISIONS			
DATE:	DESCRIPTION		
12/29/23	TOWN REVIEW		
2/19/24	TOWN REVIEW		



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

EXISTING CONDITIONS PLAN E3

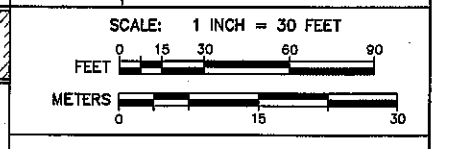


LEGEND

	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
	PROPOSED GUARDRAIL

AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508) 455-0137 jamest@azimuthlanddesign.co

CLT. NO.	501	JOB NO.	224-501
DATE:	OCTOBER 24, 2023	DWG NO.	RICEROADMILLBURYCURRENT
REVISIONS			
DATE:	12/29/23	TOWN REVIEW	
	2/19/24	TOWN REVIEW	



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