

RICE POND VILLAGE SITE PLAN OF LAND

IN

MILLBURY, MASSACHUSETTS

OWNER AND APPLICANT:

RICE POND VILLAGE, 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

PREPARED BY

AZIMUTH LAND DESIGN, LLC

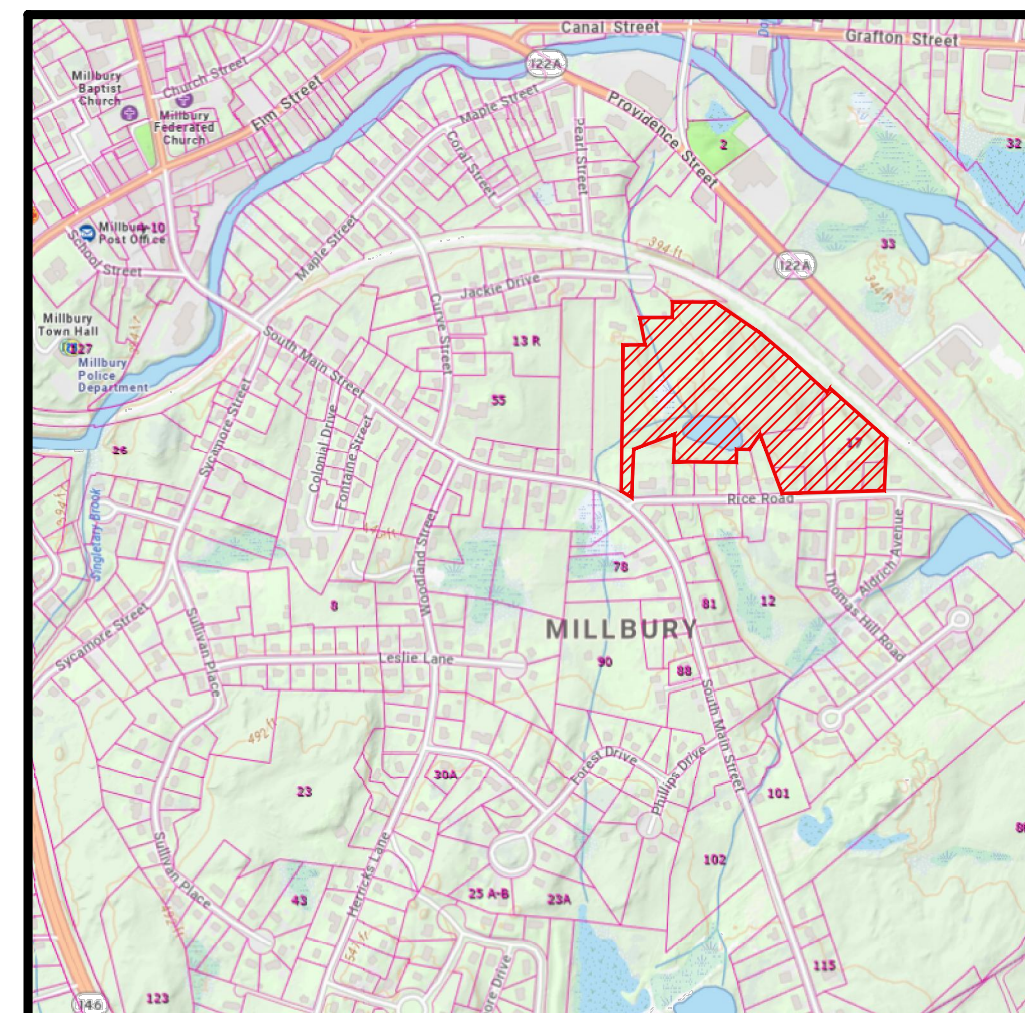
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772

TELEPHONE (508) 485-0137

EMAIL: jamest@azimuthlanddesign.co

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



LOCUS MAP

DATE:

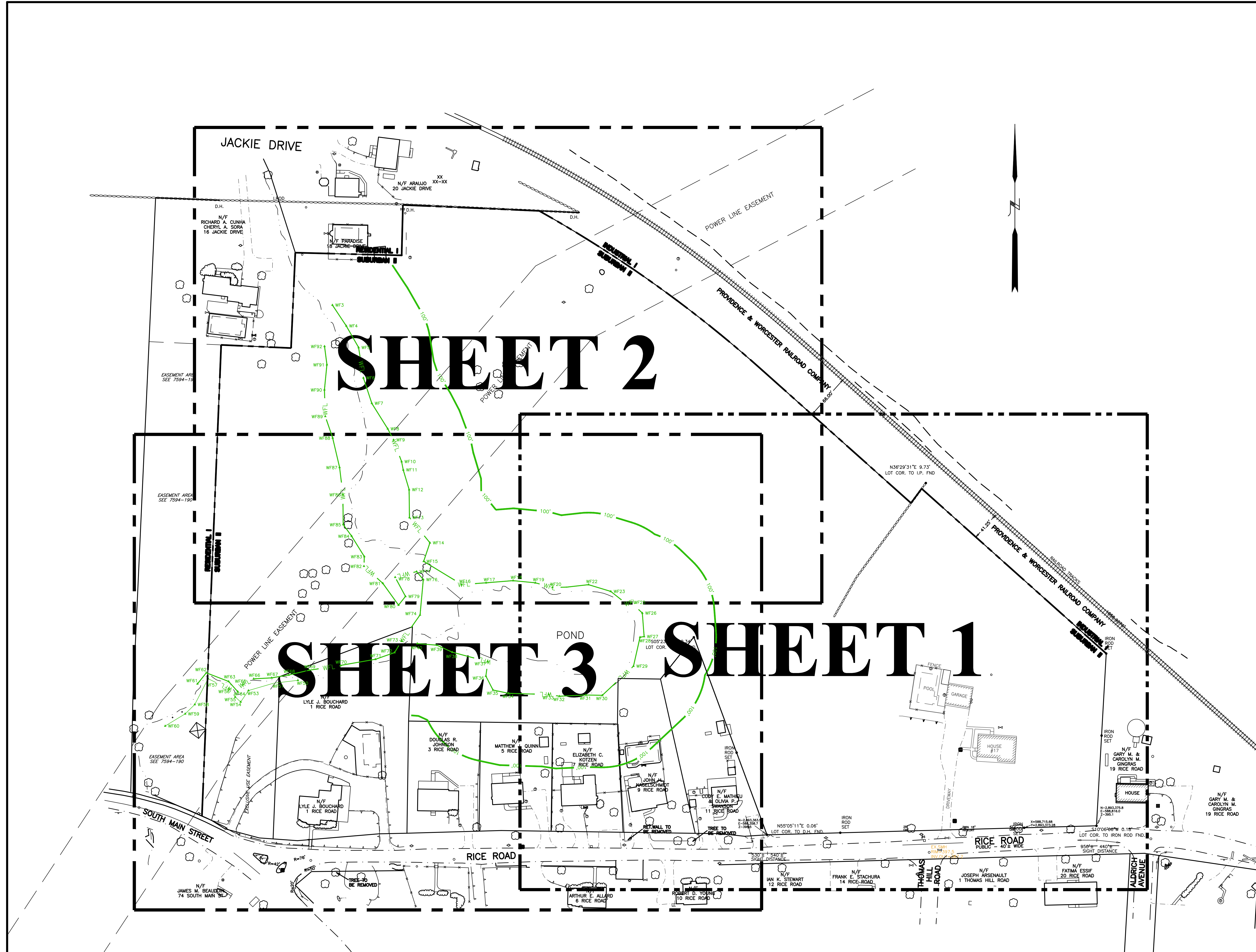
OCTOBER 24, 2023

REVISED DECEMBER 29, 2023

REVISED FEBRUARY 19, 2024

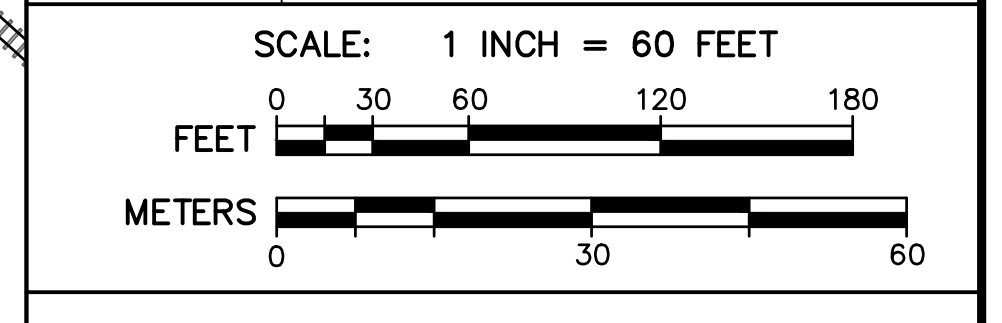
REVISED APRIL 15, 2024





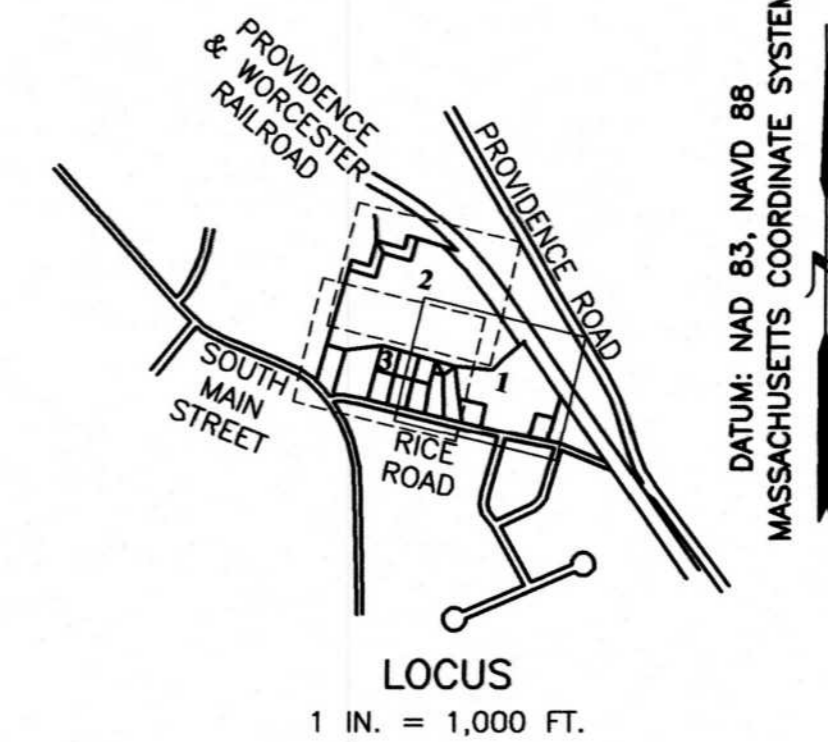
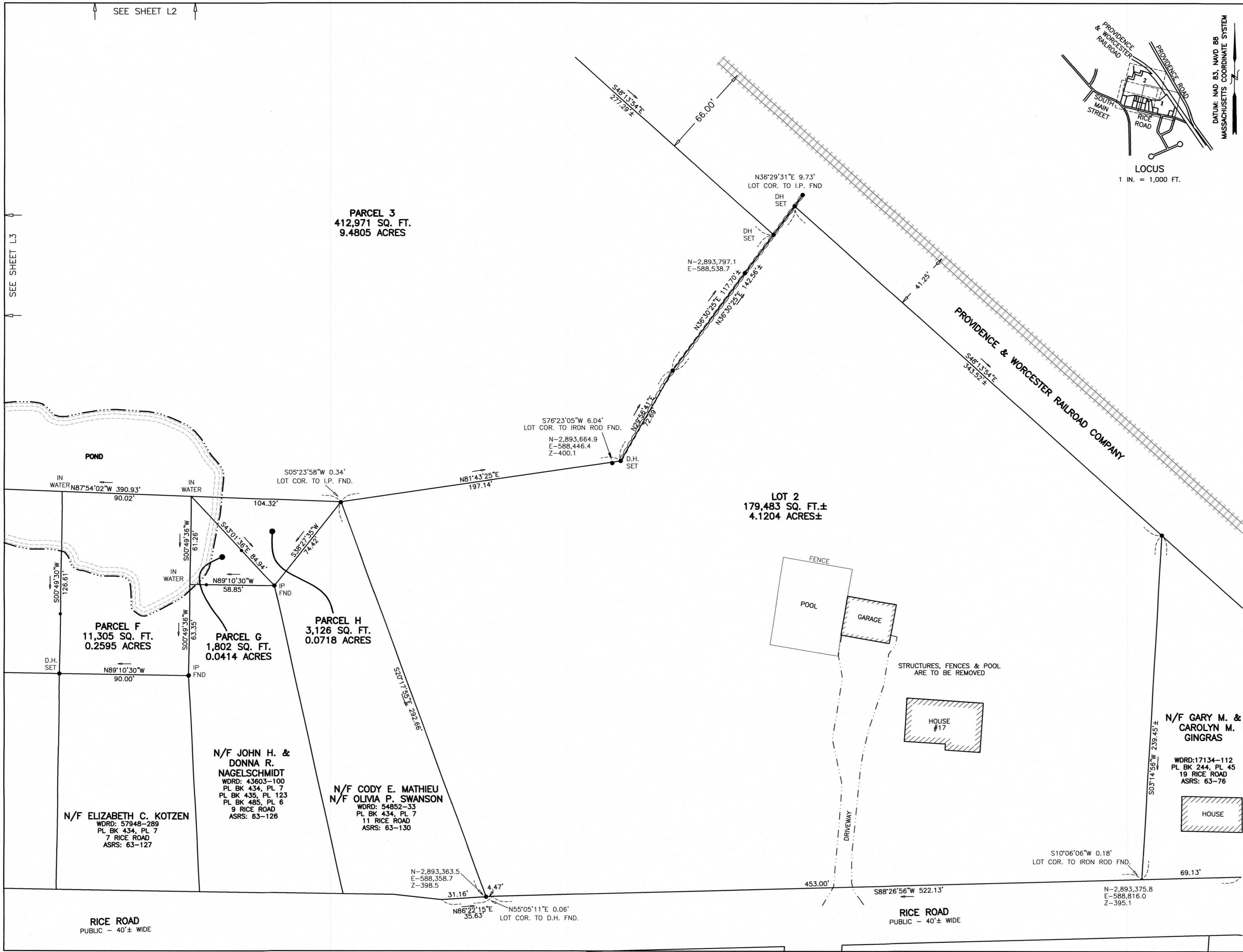
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508) 485-0137 james@azimuthlanddesign.co

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DATE:	OCTOBER 24, 2023	DWG NO.	RICEROADMILLBURYCURRENT
REVISIONS			
DATE:	DESCRIPTION		
12/29/23	TOWN REVIEW		
2/19/24	TOWN REVIEW		
4/15/24	TOWN REVIEW		



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

KEY SHEET



DATUM: NAD 83, NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

PARCEL 3
412,971 SQ. FT.
9.4805 ACRES

LOT 2
179,483 SQ. FT.±
4.1204 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

N/F 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

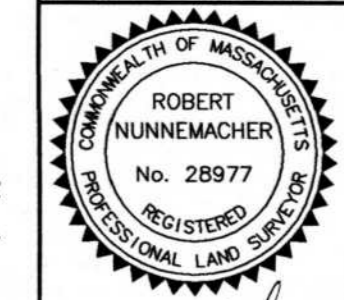
N/F ELIZABETH C. KOTZEN
WDRD: 57948-289
PL BK 434, PL 7
7 RICE ROAD
ASRS: 63-127

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

RICE ROAD
PUBLIC - 40'± WIDE

RICE ROAD
PUBLIC - 40'± WIDE

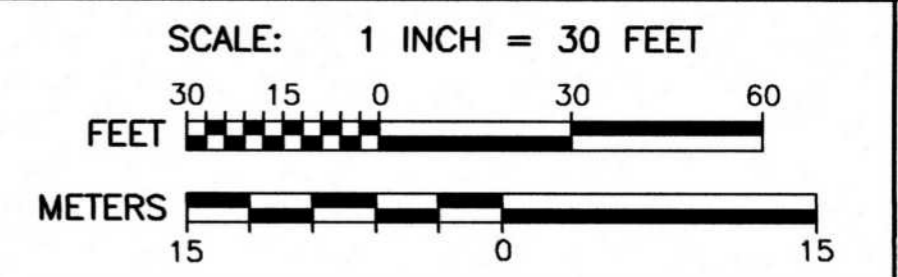
PARCEL 3 IS TO BE COMBINED WITH LOT 2 TO MAKE ONE CONTIGUOUS PARCEL OF 592,454 SQ. FT., 13.6009 ACRES, REG. FACTOR = 0.66.
PARCELS A TO H ARE TO BE CONVEYED TO ABUTTERS.
ZONE: R-1
SINGLE FAMILY
AREA: 12,500 SQ. FT. WITH WATER AND SEWER
REGULARITY FACTOR: => 0.40
AREA: 90% IS UPLAND
FRONTAGE: 100 FT. NOT IN UTILITY EASEMENT
FRONT YARD: 25 FT.
SIDE & REAR YARD: 10 FT.
COVERAGE: 30% MAX.
● IRON ROD SET UNLESS OTHERWISE NOTED



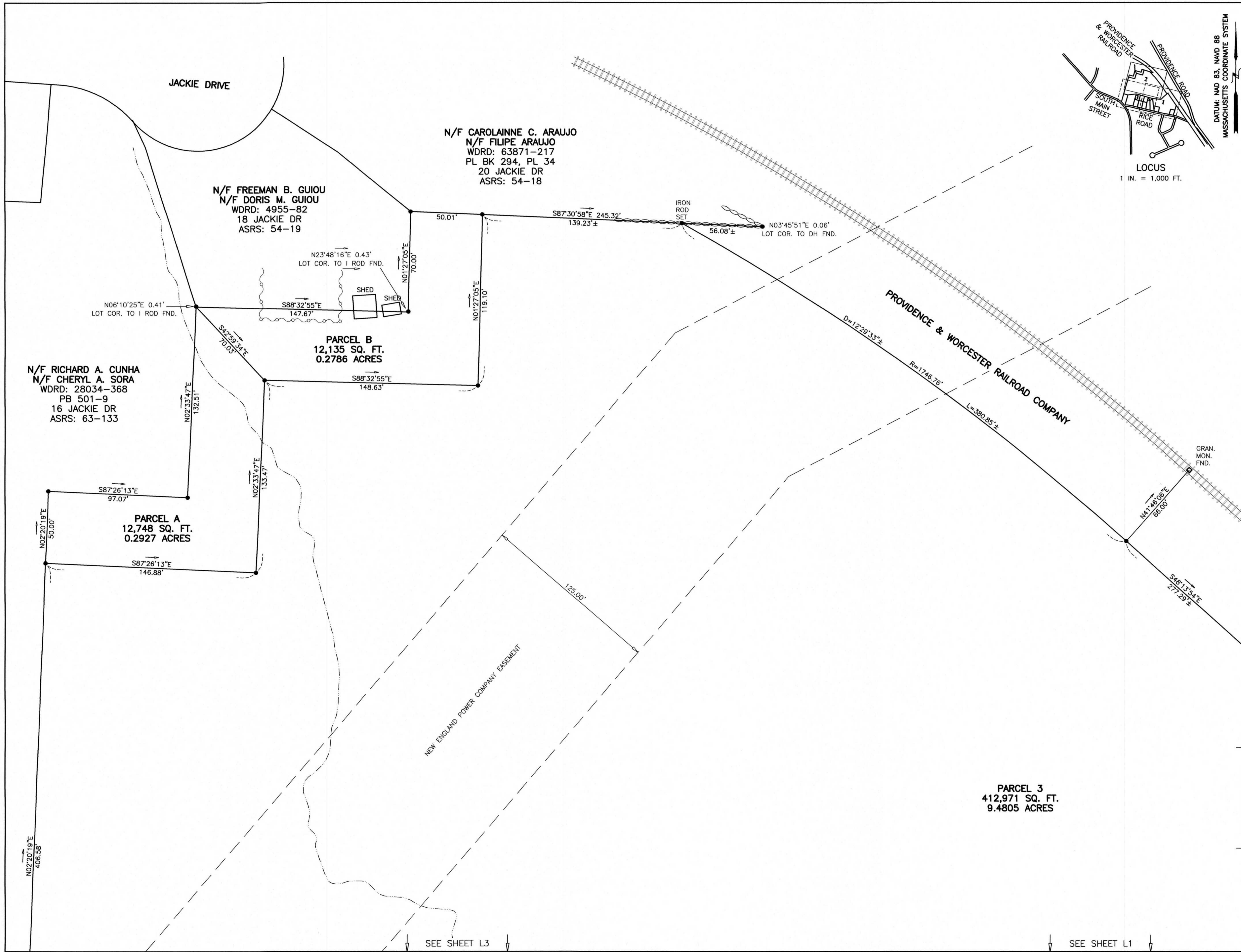
Robert Nunnenmacher 4.15.24
THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

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.
FEBRUARY 19, 2024	RICE ROAD LAND
REVISIONS	
DATE:	DESCRIPTION
04-15-24	REVISED OWNER



PLAN OF LAND IN
MILLBURY, MASSACHUSETTS
OWNED BY:
RICE POND VILLAGE, LLC
WDRD: BOOK 70365, PAGES 323
ASSESSORS: 63-75, 75A, 75B, 75C, 144



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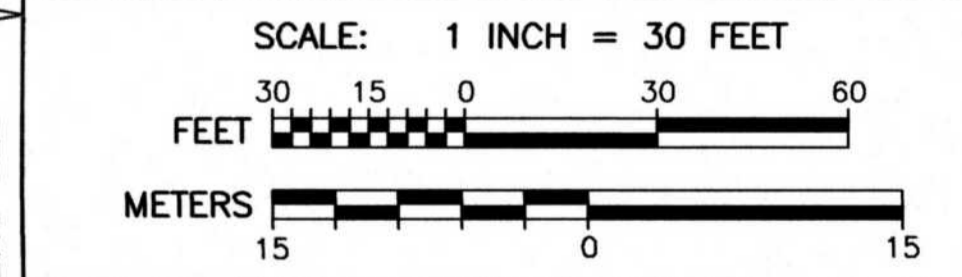
ROBERT NUNNEMACHER
No. 28977
REGISTERED PROFESSIONAL LAND SURVEYOR

Robert Nunnemacher 2-15-24

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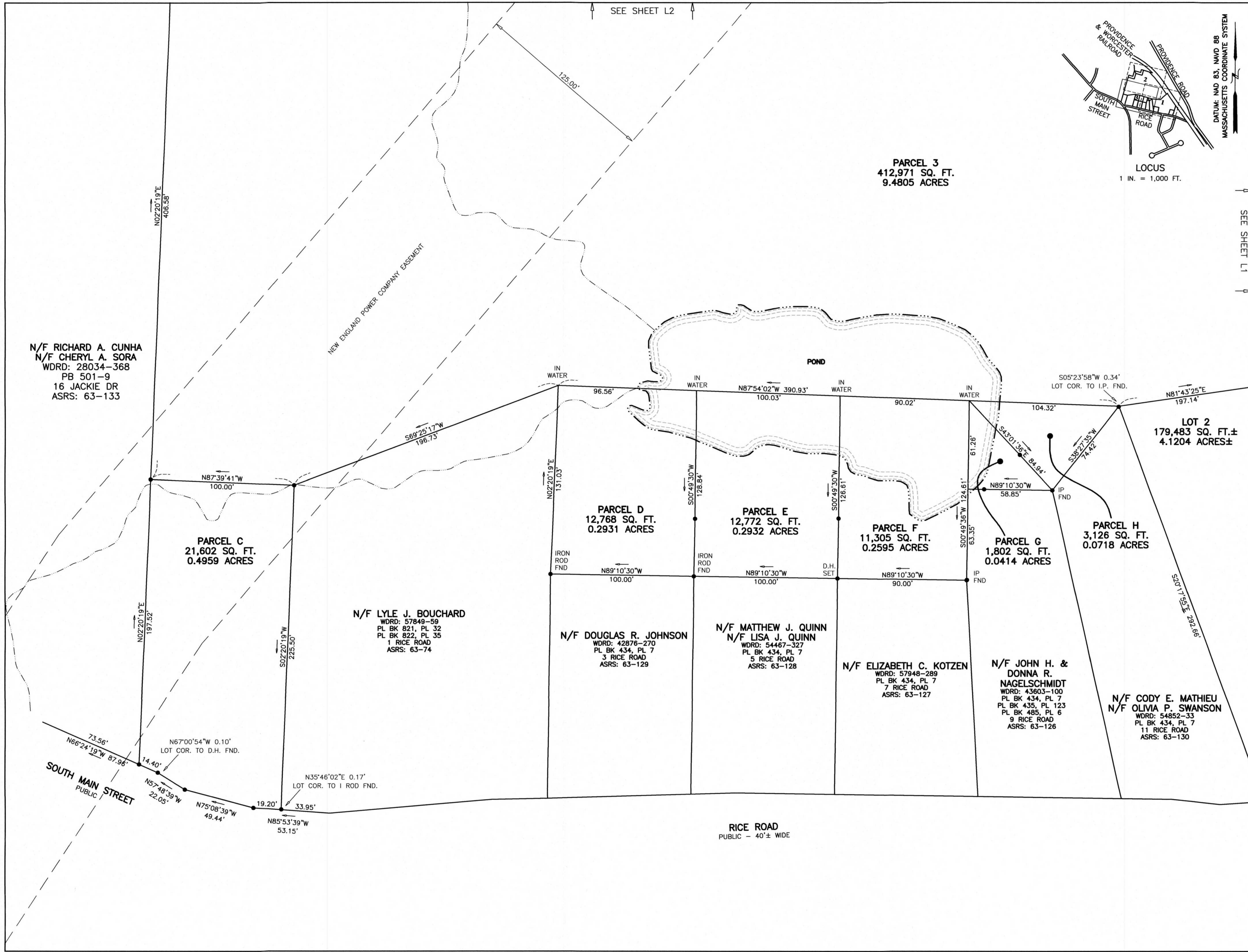


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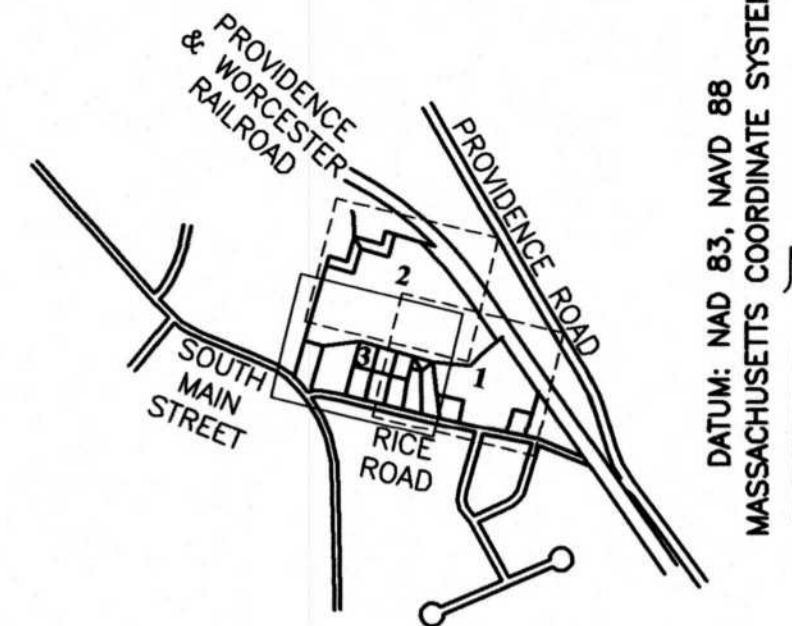
SEE SHEET L3

SEE SHEET L1

SEE SHEET 1



SEE SHEET L2



DATUM: NAD 83, NAVD 88
MASSACHUSETTS COORDINATE SYSTEM

PARCEL 3
412,971 SQ. FT.
9.4805 ACRES

LOCUS
1 IN. = 1,000 FT.

SEE SHEET L1

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REGULARITY FACTOR: => 0.40
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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

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

NEW ENGLAND POWER COMPANY EASEMENT

PARCEL C
21,602 SQ. FT.
0.4959 ACRES

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

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

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

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

N/F 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

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

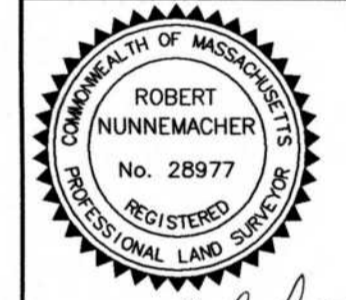
PARCEL D
12,768 SQ. FT.
0.2931 ACRES

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

LOT 2
179,483 SQ. FT.±
4.1204 ACRES±

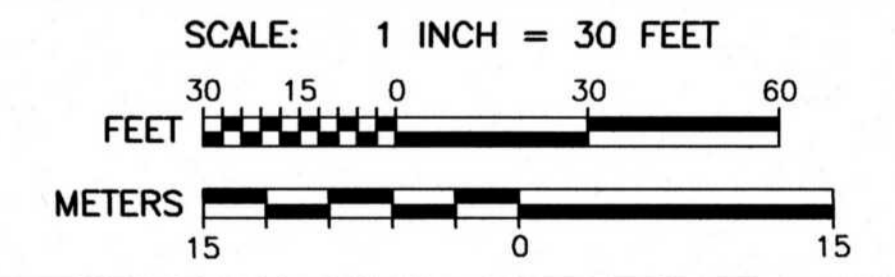


Robert Nunnemacher 4-15-24

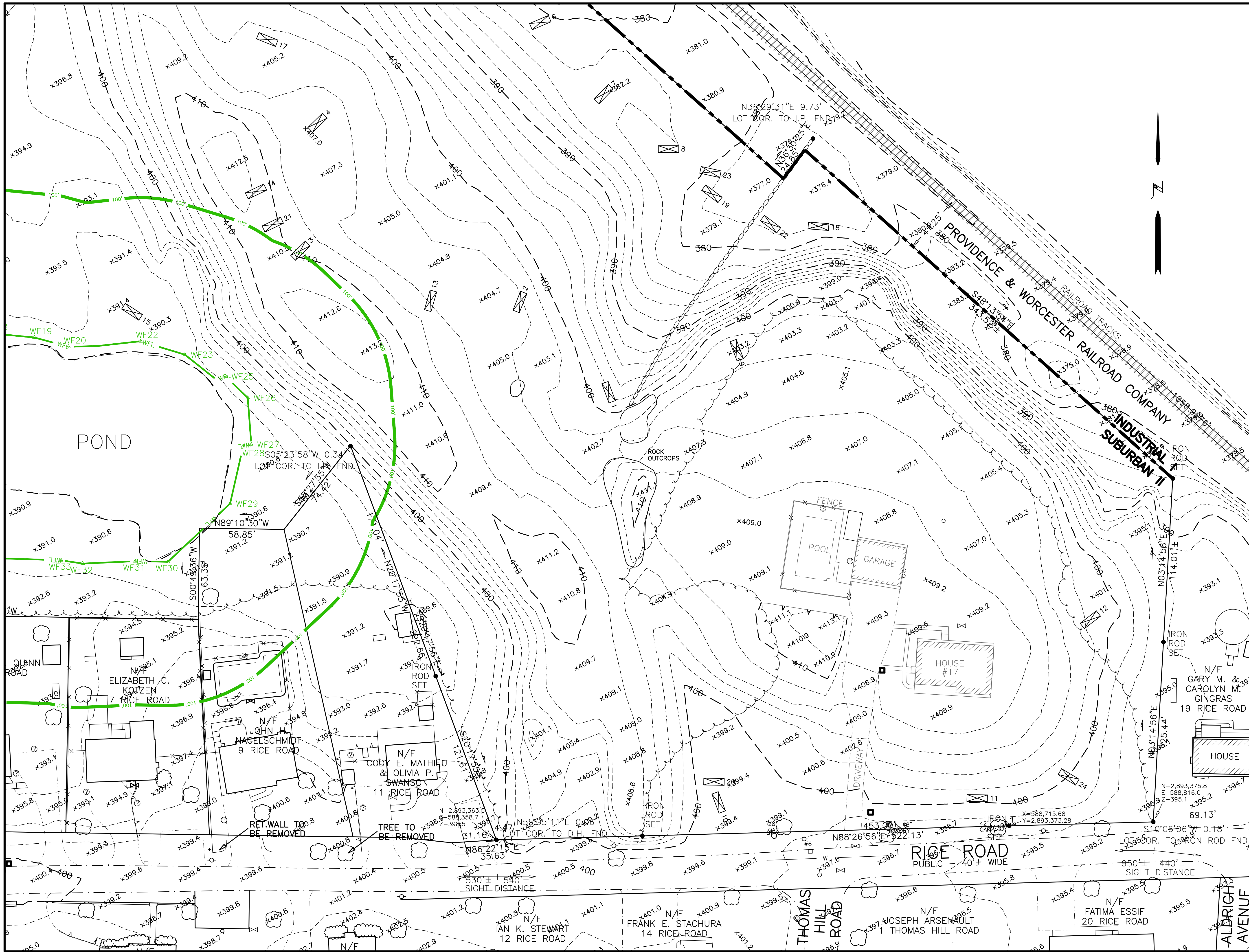
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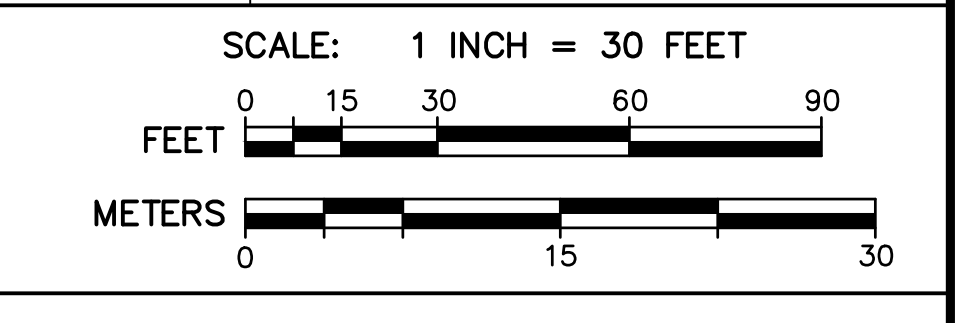


LEGEND

	WFL	WETLAND EDGE
	100'	100' WETLAND BUFFER ZONE LIMIT
	2'	2' CONTOUR
	10'	10' CONTOUR
	X403.0	EXISTING SPOT GRADE
	#6	EXISTING EDGE OF PAVEMENT
	OHW	EXISTING UTILITY POLE
		OVERHEAD WIRES
		STONE WALL
		TREE
		TREELINE

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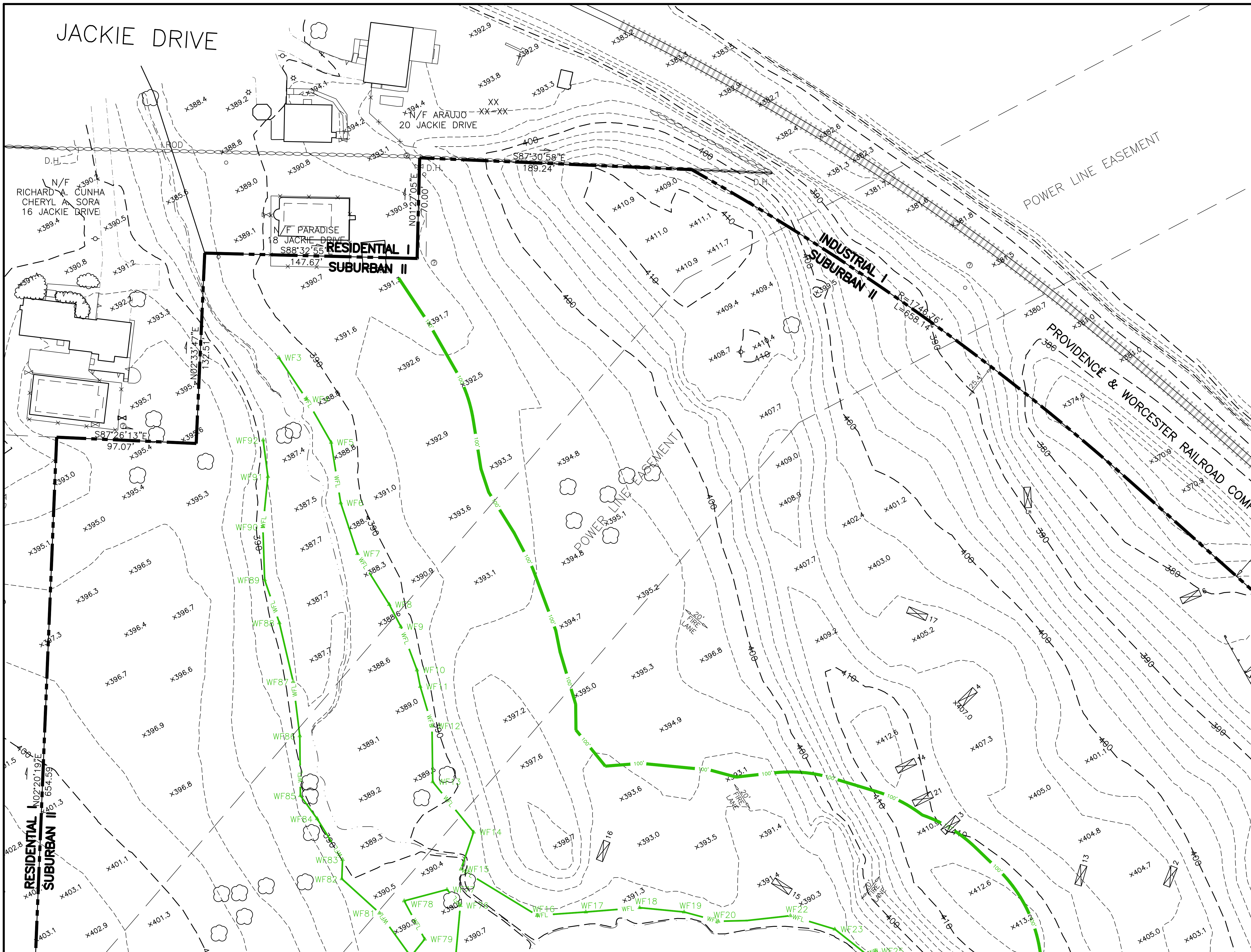


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SITE PLAN OF LAND
IN
MILLBURY, MASSACHUSETTS**

PREPARED FOR
RICE POND VILLAGE, LLC
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS PLAN E1

JACKIE DRIVE



LEGEND

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

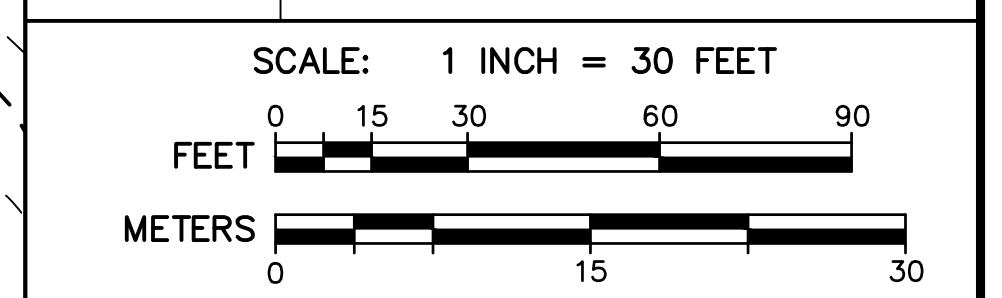
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JAMES L. TETREAULT
 CIVIL
 No. 38548
 PROFESSIONAL ENGINEER

CLT. NO.	501	JOB NO.	224-501
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 SITE PLAN OF LAND
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 118 TURNPIKE ROAD, SUITE 200
 SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS PLAN E2



LEGEND

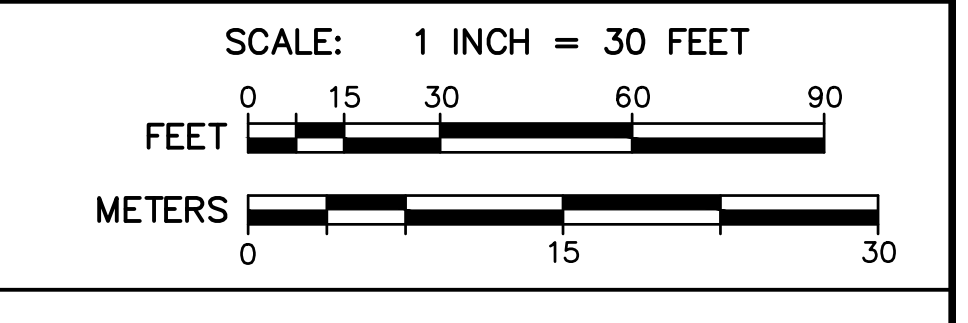
	WFL	WETLAND EDGE
	100'	100' WETLAND BUFFER ZONE LIMIT
	2'	2' CONTOUR
	10'	10' CONTOUR
	x403.0	EXISTING SPOT GRADE
	-	EXISTING EDGE OF PAVEMENT
	#6s	EXISTING UTILITY POLE
	OHW	OVERHEAD WIRES
	-	STONE WALL
	-	TREE
	-	TREELINE



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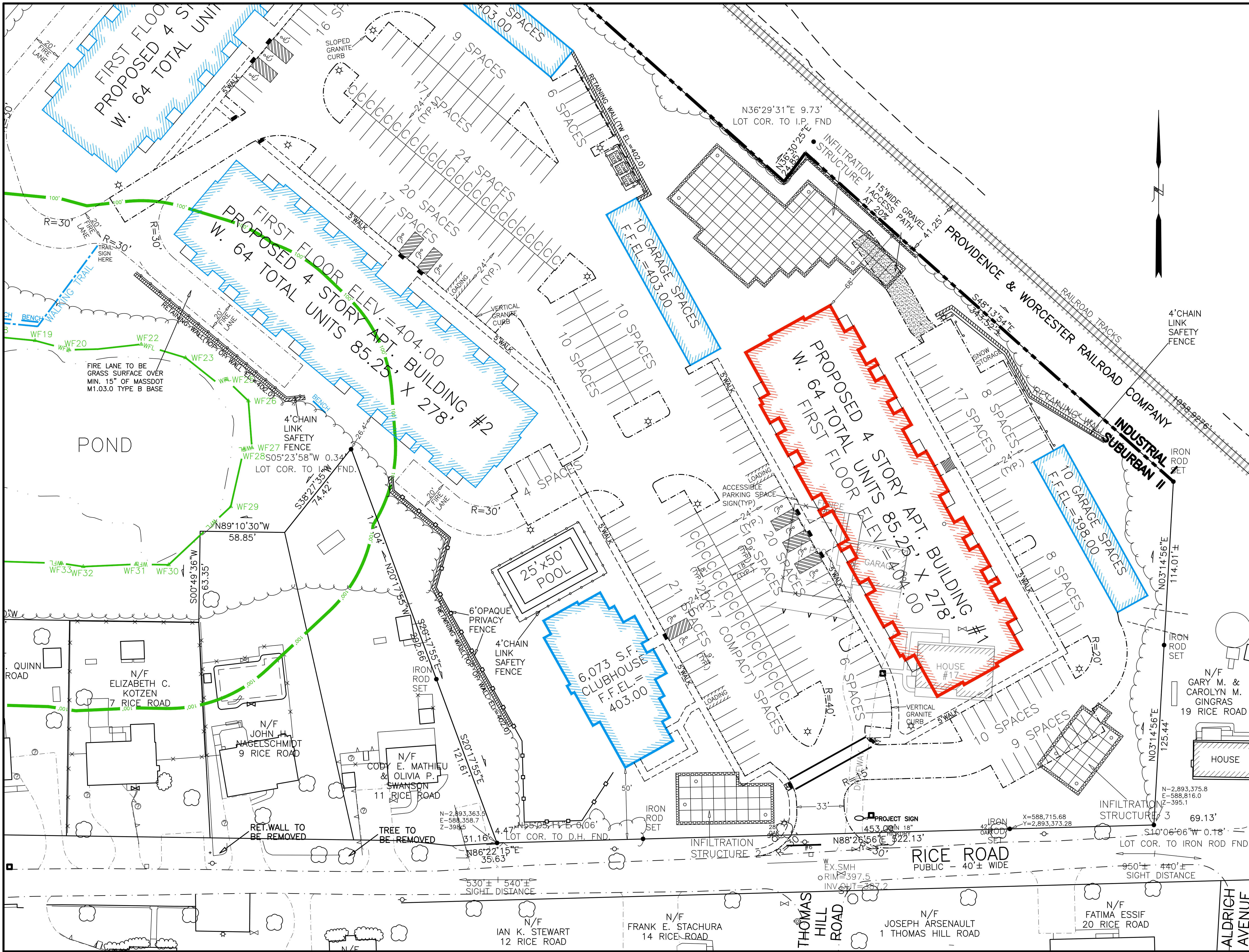


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EXISTING CONDITIONS PLAN E3



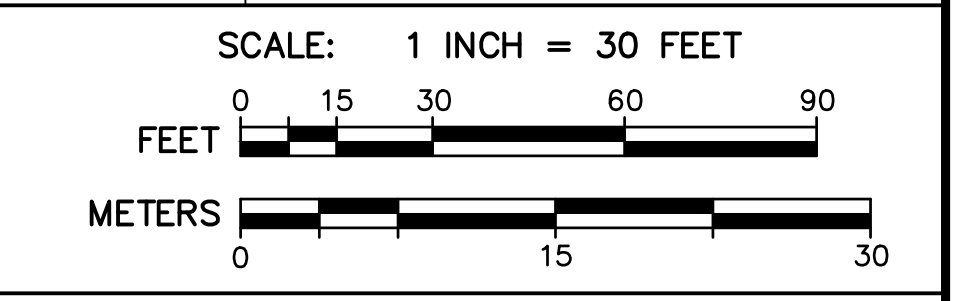
LEGEND

	WFL	WETLAND EDGE
	100'	100' WETLAND BUFFER ZONE LIMIT
		EXISTING EDGE OF PAVEMENT
		PROPOSED SLOPED GRANITE CURBING
	#6p	EXISTING UTILITY POLE
	OHW	OVERHEAD WIRES
		STONE WALL
		TREE
		PROPOSED TREELINE
	23	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