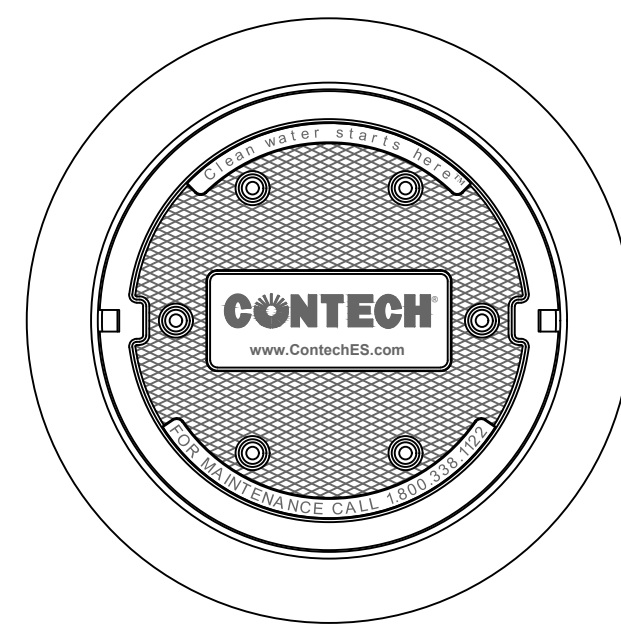
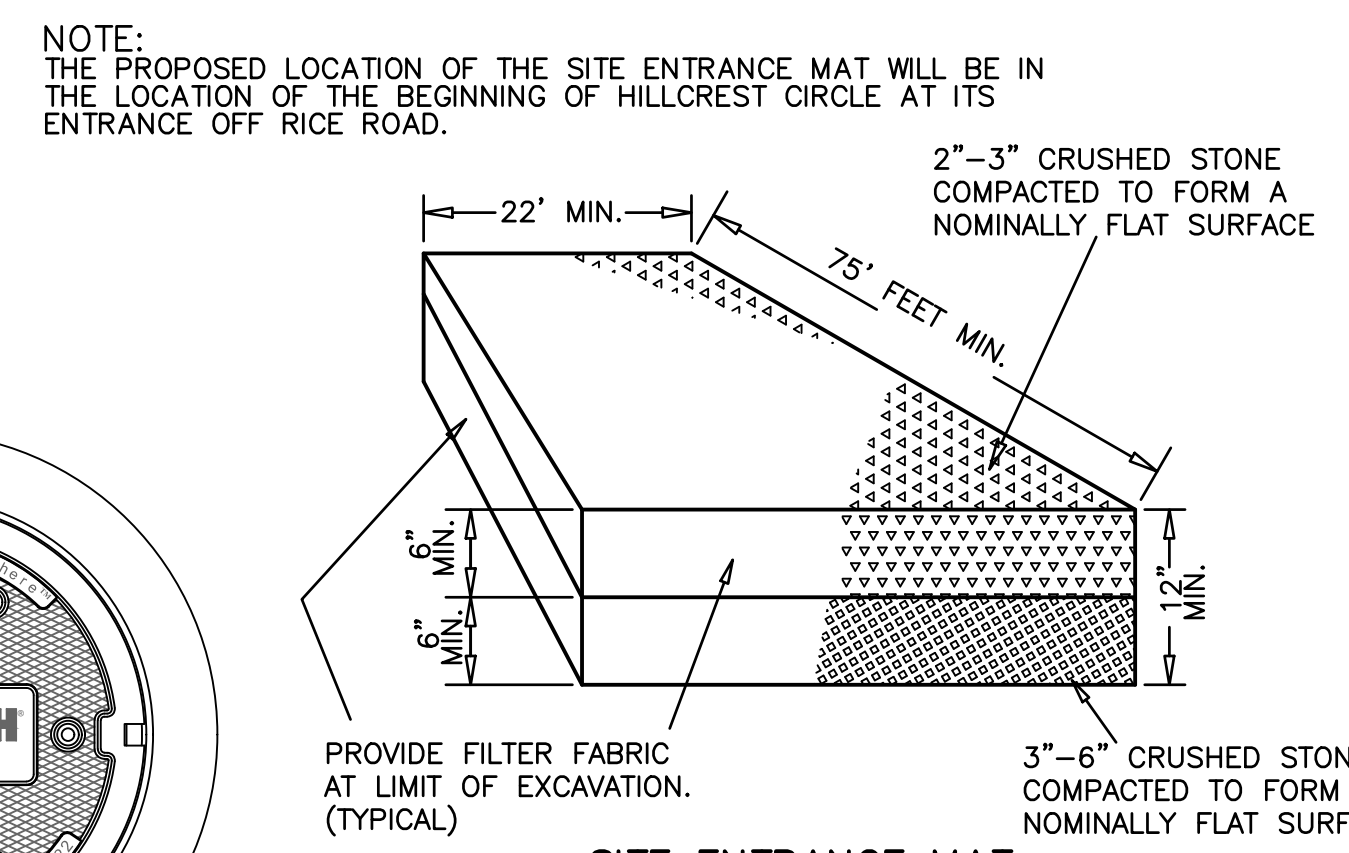


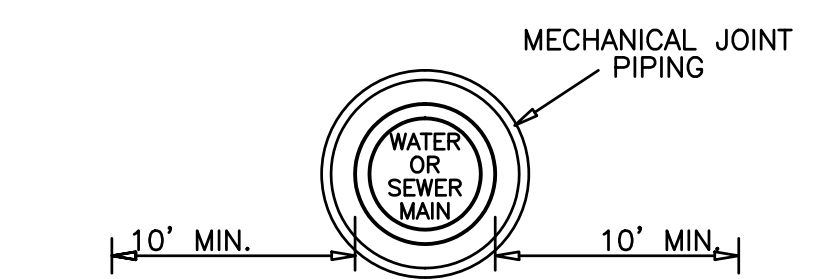
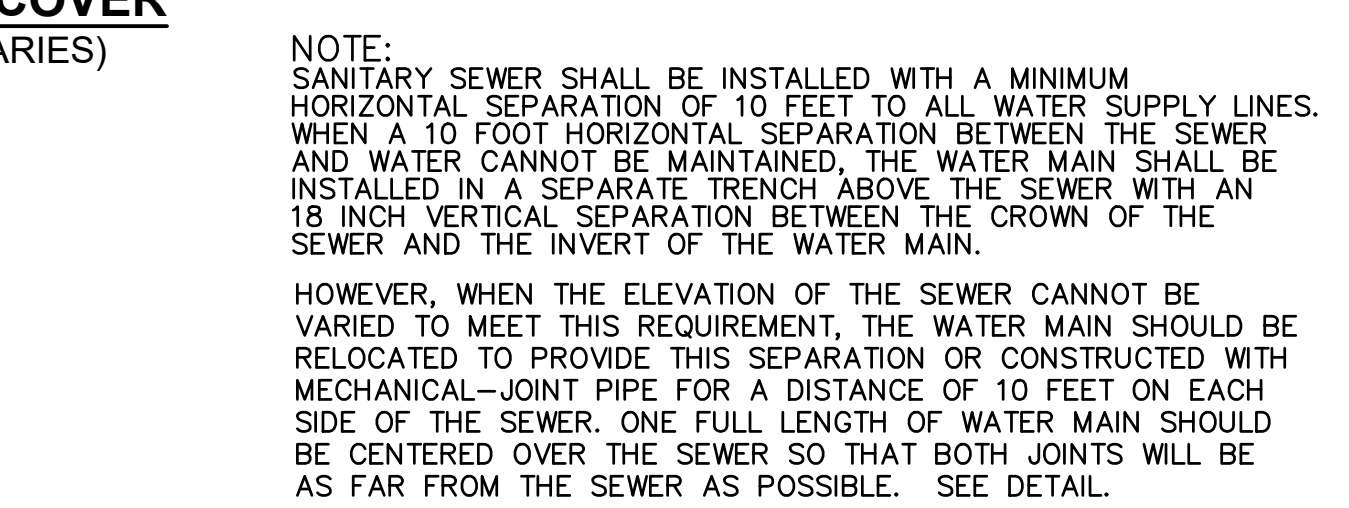
PLAN VIEW B-B
N.T.S.



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

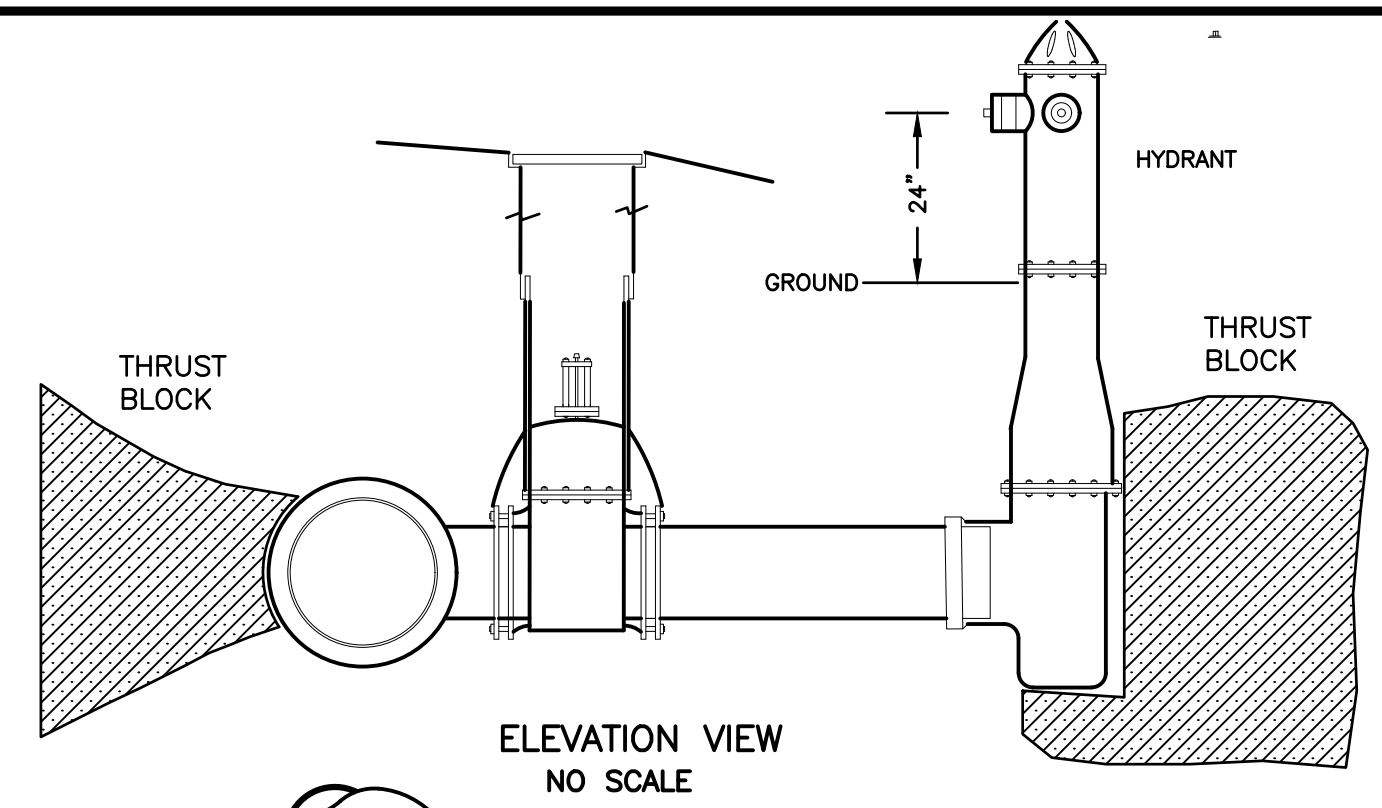


SITE ENTRANCE MAT
(NOT TO SCALE)
RICE ROAD WILL BE SWEEPED DAILY WHEN HAULING IS IN PROGRESS.

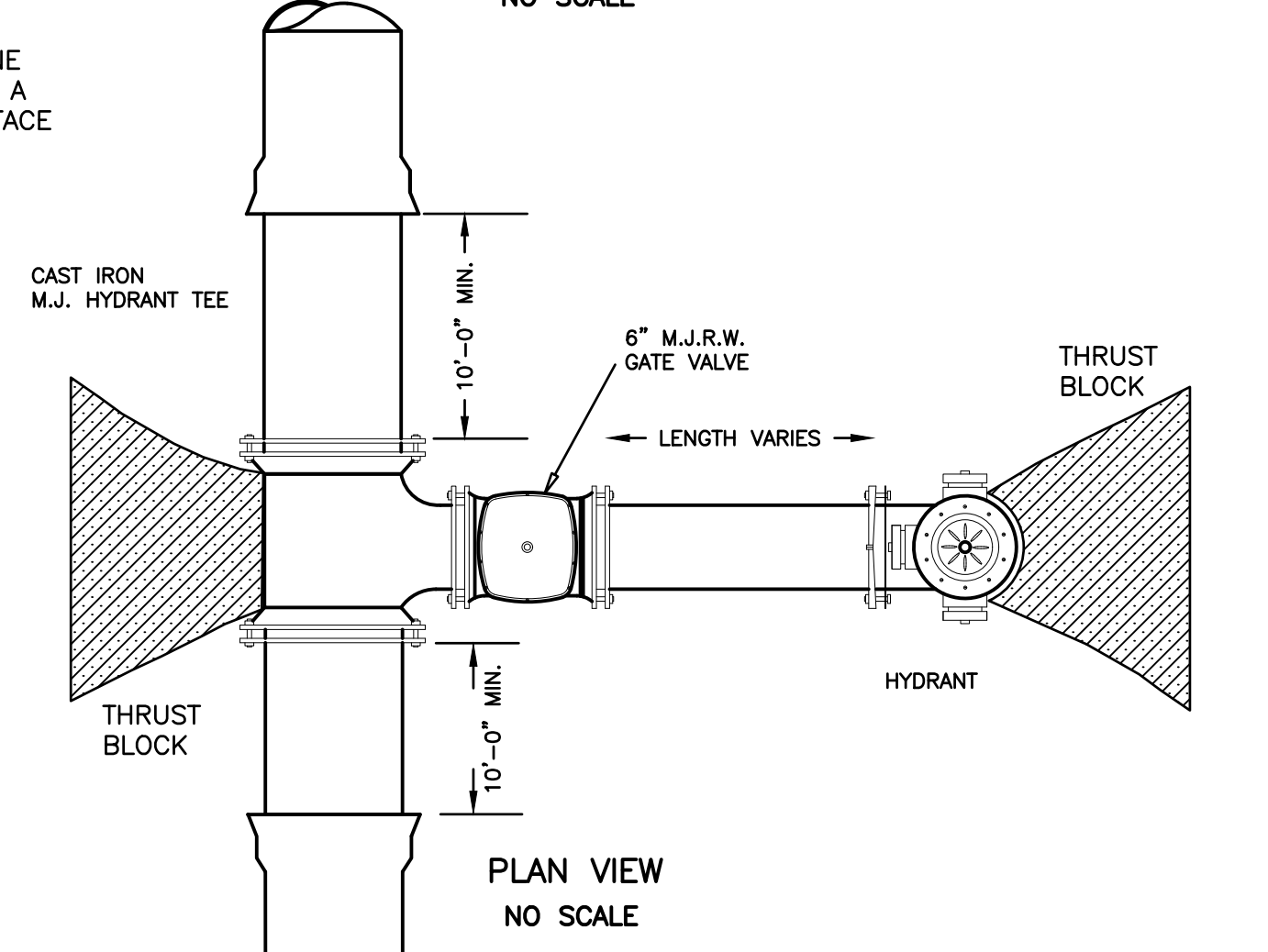


MECHANICAL JOINT PIPING
MECHANICAL JOINT PIPING OF BOTH WATER AND SEWER SHALL EXTEND FOR 10 FEET FROM THE INTERSECTION OF THE MAINS AND ALONG EACH MAIN. CENTER ONE FULL PIPE LENGTH OF BOTH WATER AND SEWER OVER THE INTERSECTION.

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

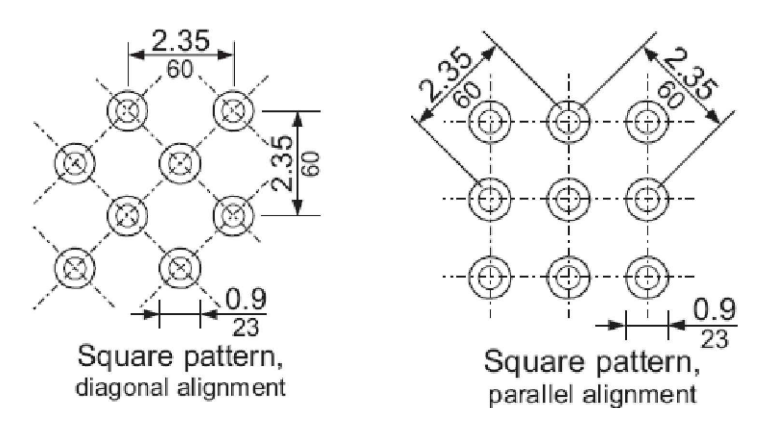


ELEVATION VIEW
NO SCALE

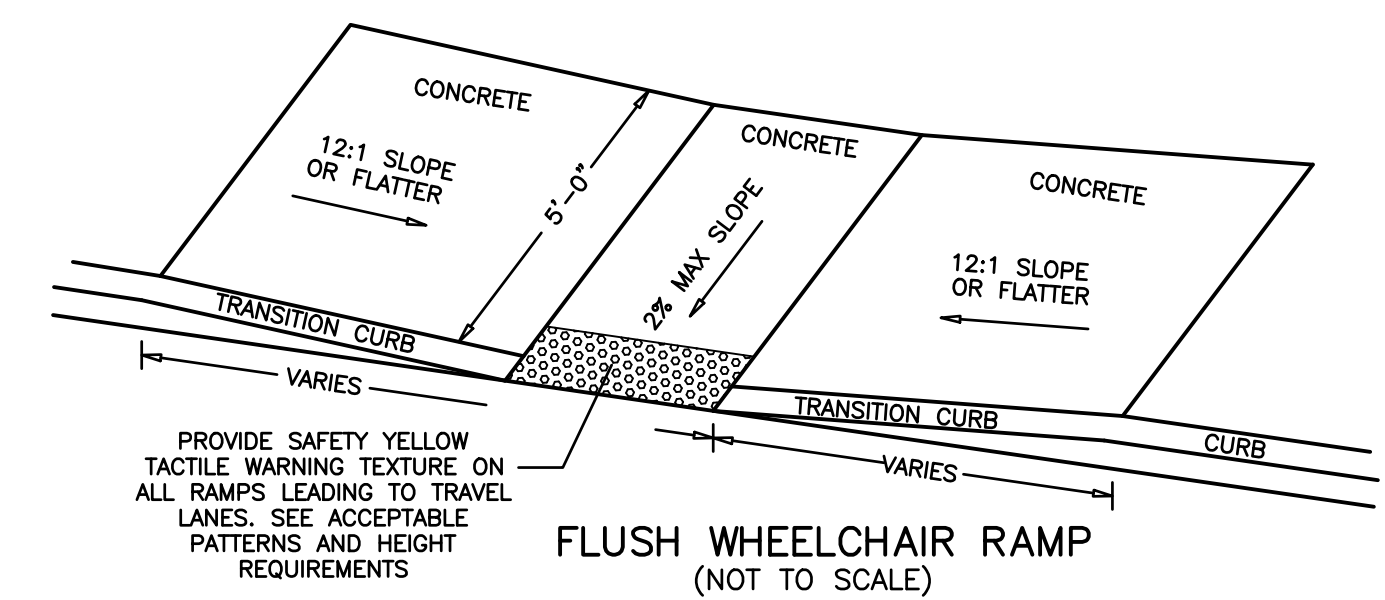


PLAN VIEW
NO SCALE

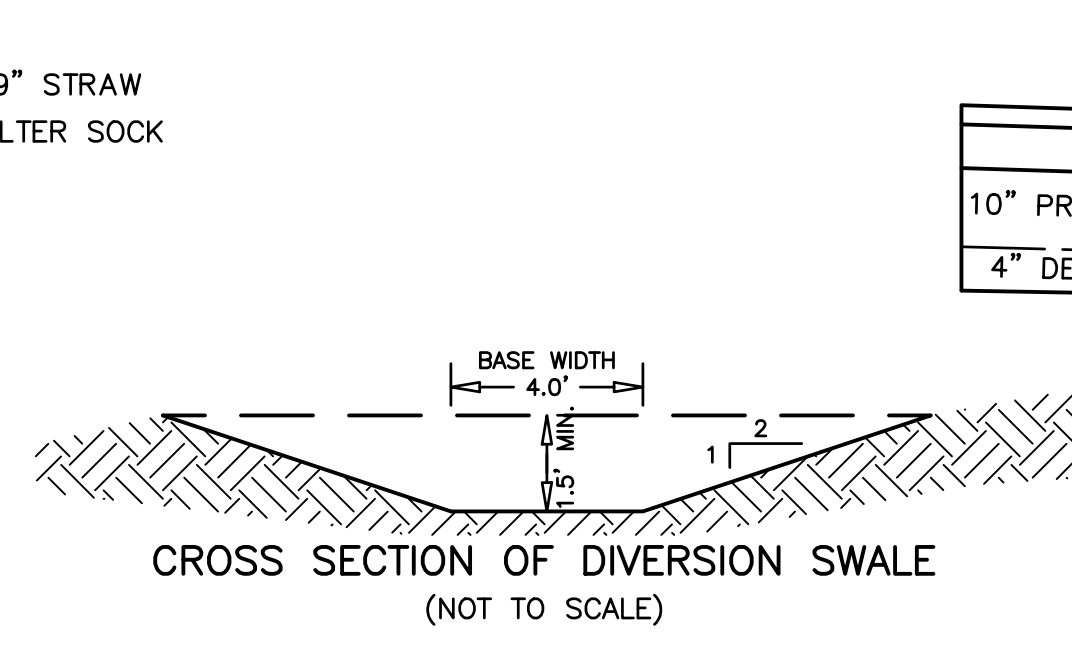
TYPICAL HYDRANT W/GATE
(NOT TO SCALE)



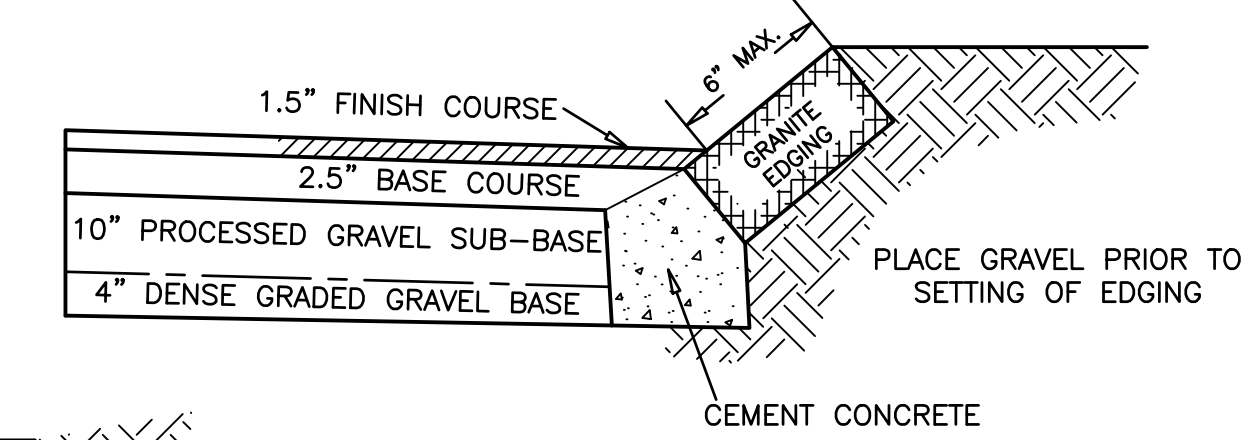
Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 in (23 mm), a height of nominal 0.2 in (5 mm) and a center-to-center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. Detectable warnings used on interior surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. ADAAG 4.29.2



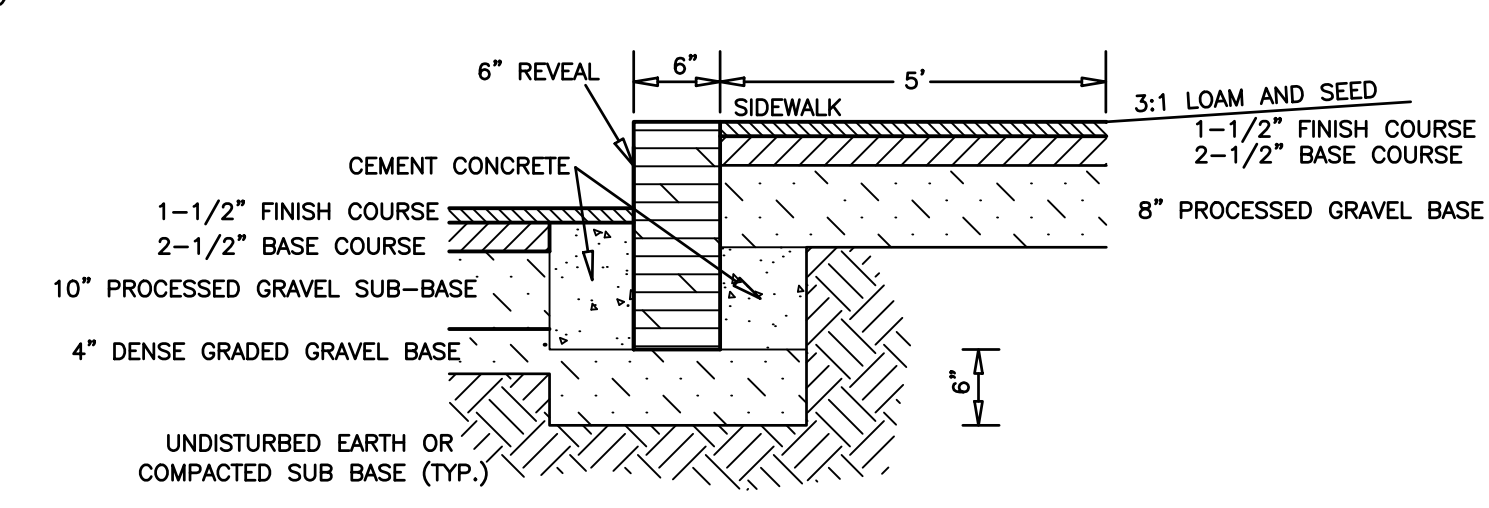
FLUSH WHEELCHAIR RAMP
(NOT TO SCALE)



CROSS SECTION OF DIVERSION SWALE
(NOT TO SCALE)



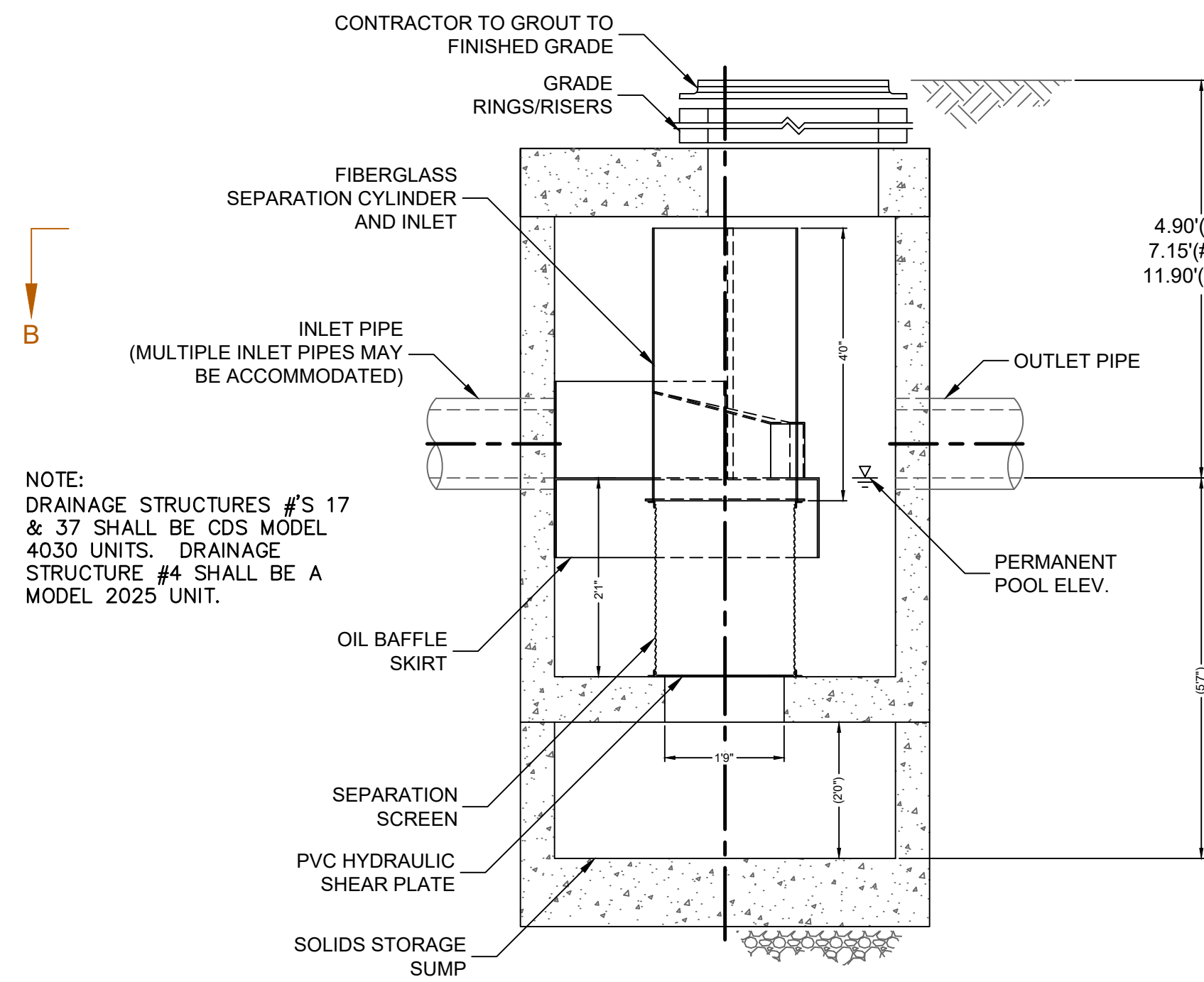
SETTING SLOPED GRANITE CURBING
(NOT TO SCALE)



VERTICAL GRANITE CURB AND SIDEWALK
(NOT TO SCALE)

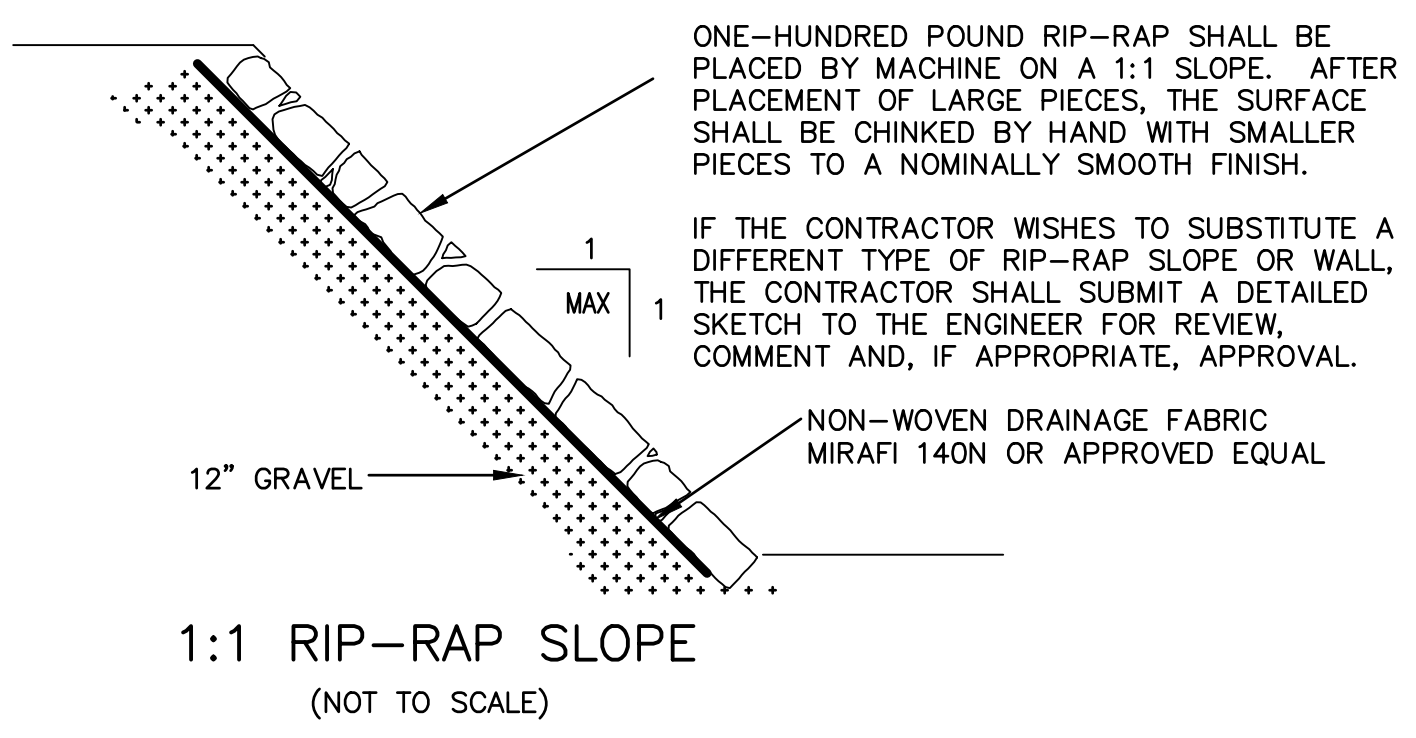
NOTE: VGC IS ONLY TO BE USED WHERE THERE IS SIDEWALK AGAINST THE CURB

NOTE: DRAINAGE STRUCTURES #S 17 & 37 SHALL BE CDS MODEL 4030 UNITS. DRAINAGE STRUCTURE #4 SHALL BE A MODEL 2025 UNIT.

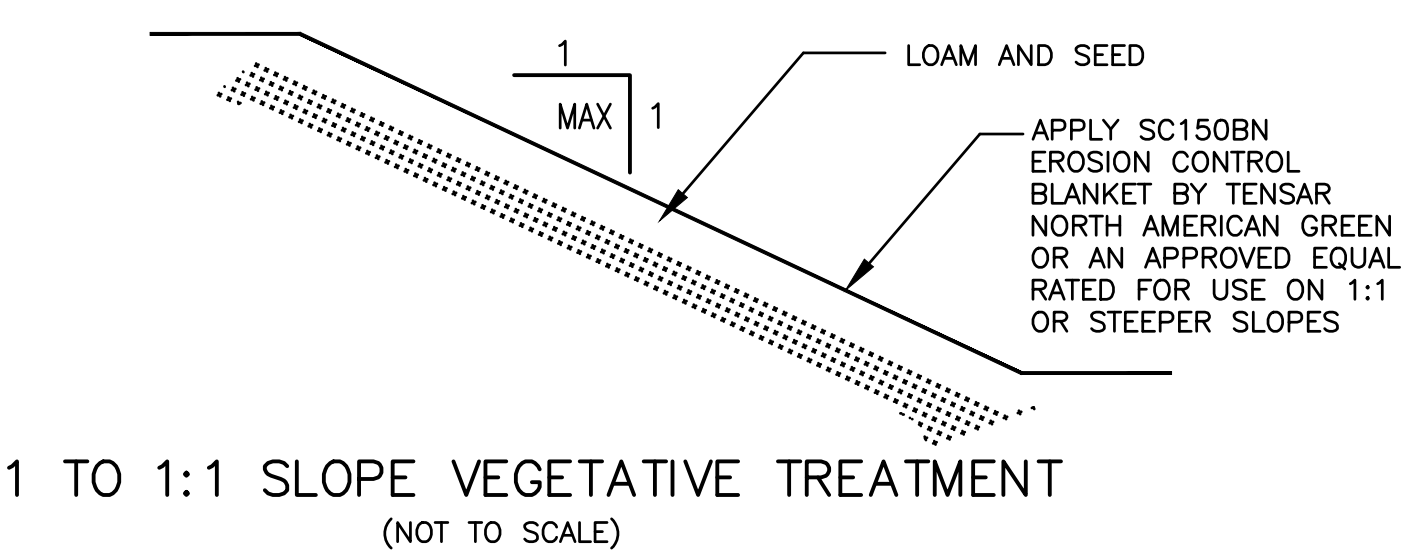


ELEVATION A-A
N.T.S.

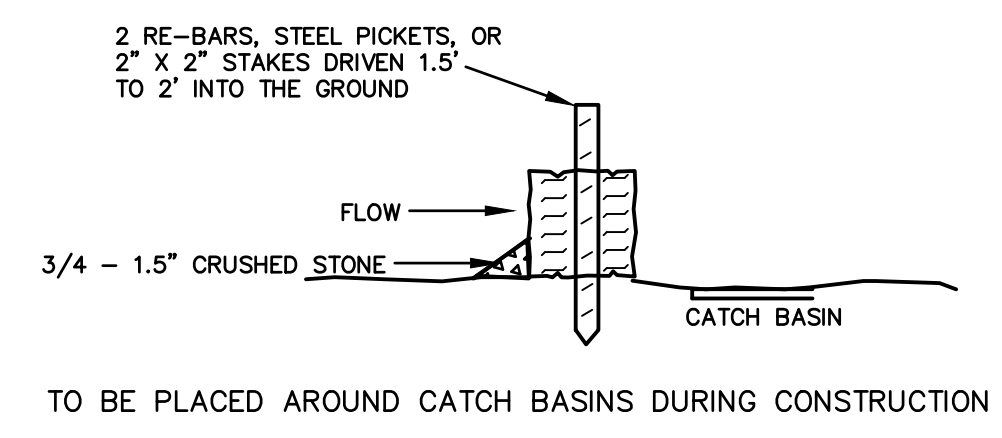
CONTECH CDS MODEL 4030
STORMWATER FILTRATION UNIT
(NOT TO SCALE)



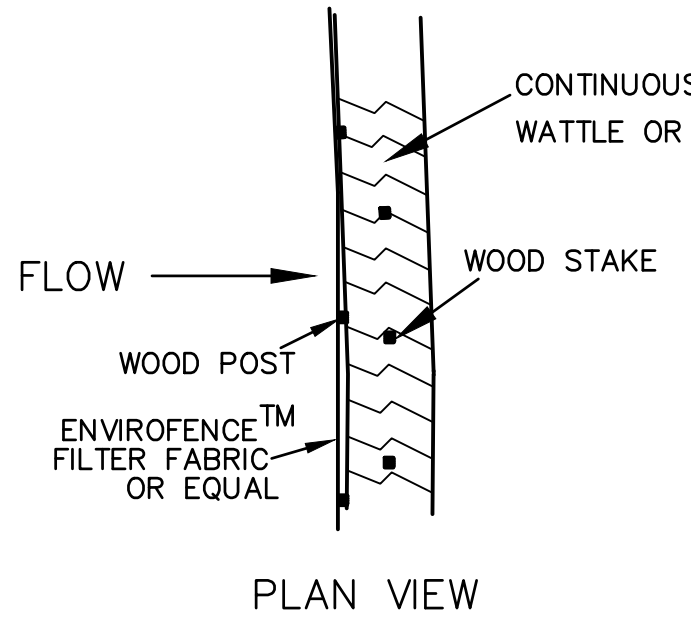
1:1 RIP-RAP SLOPE
(NOT TO SCALE)



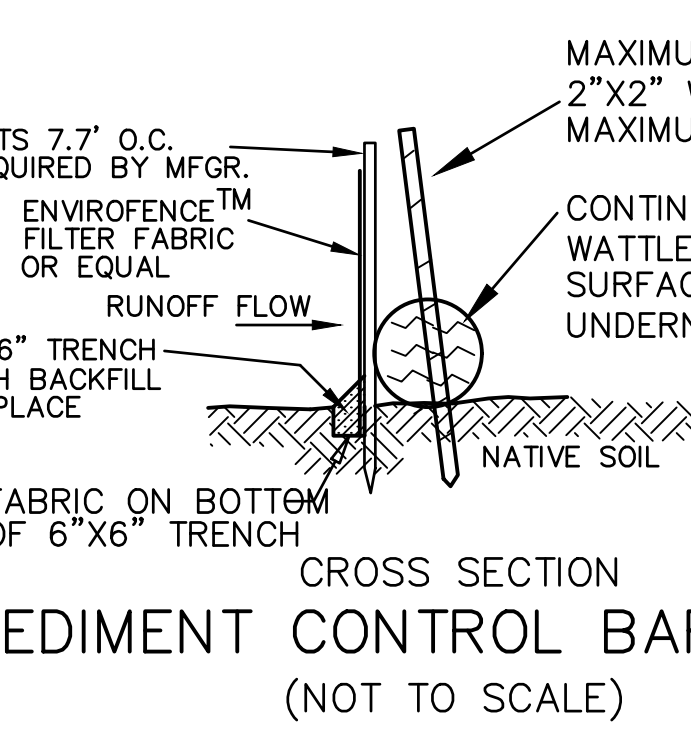
3:1 TO 1:1 SLOPE VEGETATIVE TREATMENT
(NOT TO SCALE)



STRAW BALE DIKE
(NOT TO SCALE)



SEDIMENTATION CONTROL FENCING
(NOT TO SCALE)



SEDIMENT CONTROL BARRIER
(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, 75A, 75B, 75C 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 NORTHWEST OF THE EXISTING HOME AND IN FRONT OF BUILDING 1.
- 6) THE PROPOSED RETAINING WALLS BEHIND THE BUILDINGS AND THE CLUBHOUSE WILL BE MADE USING CONIGLIARO BLOCK MATERIALS, OR APPROVED EQUAL.
- 7) THE PROPOSED SITE DESIGN GRADING SHOWN CREATES A MATERIAL BALANCE ON SITE BETWEEN CUTS AND FILLS.
- 8) THE APPLICANT'S DEED TO THE PROPERTY IS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 70365 PAGE 323.
- 9) THE WETLANDS ON SITE WERE DELINEATED BY GODDARD CONSULTING, LLC IN NOVEMBER 2020. THEN THAT DELINEATION WAS CONFIRMED BY THE CONSERVATION COMMISSION AND THEN BY DEP.
- 10) RICE ROAD SHALL BE SWEEPED DAILY BEFORE THE BASE COAT OF PAVEMENT HAS BEEN INSTALLED.
- 11) ALL APPLICABLE TOWN RULES IN REGARD TO DEMOLITION OF THE EXISTING HOME AND HAMMERING OF LEDGE SHALL BE FOLLOWED.
12. TEMPORARY SETTLING BASINS SHALL HAVE 2:1 SIDE SLOPES AND CAPACITIES AT LEAST MEETING DEP STANDARDS OF 3600 FT PER ACRE DRAINING TO THEM.
13. UNLESS INDICATED OTHERWISE ON THE LANDSCAPING PLAN, THE SURFACE TREATMENT OF ALL DISTURBED AREAS NOT PAVED SHALL BE A MIN. 4" OF LOAM AND SEED.

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

CLT. NO.	501	JOB NO.	224-501
DATE:	OCTOBER 24, 2023	DWG NO.	RICEROADCURRENT
REVISIONS			
DATE:	DESCRIPTION		
12/29/23	TOWN REVIEW		
2/19/24	TOWN REVIEW		
4/15/24	TOWN REVIEW		

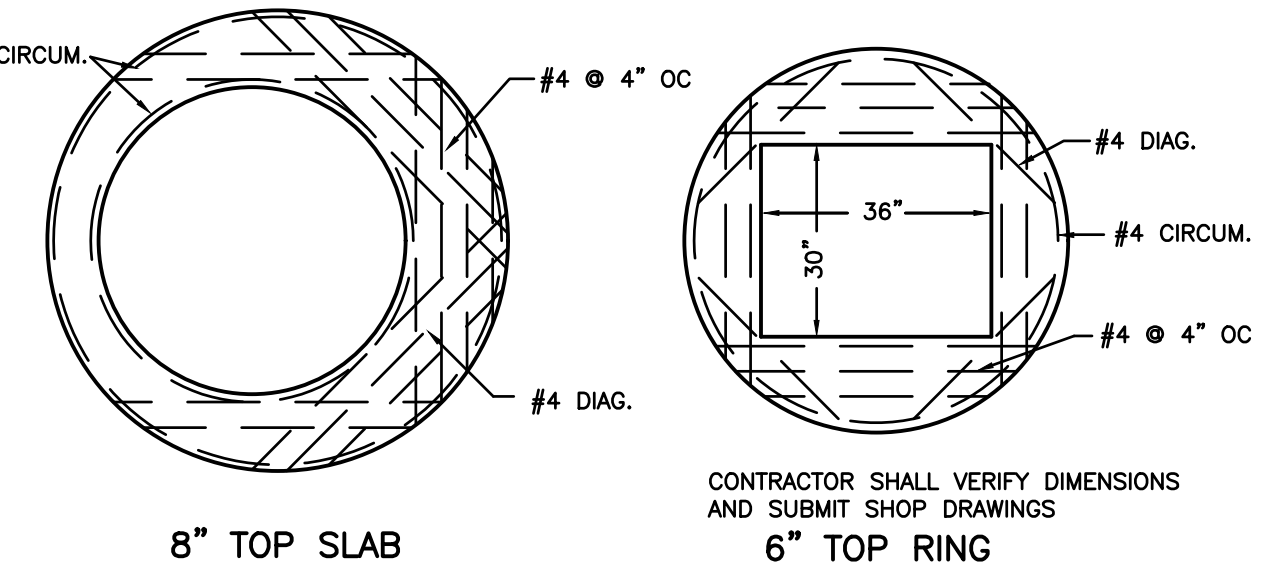
SCALE: AS NOTED

RICE POND VILLAGE
SITE PLAN OF LAND

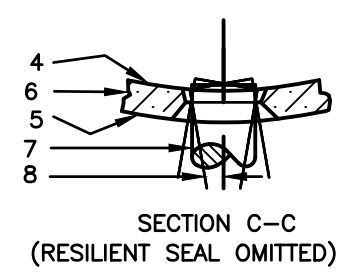
IN
MILLBURY, MASSACHUSETTS

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

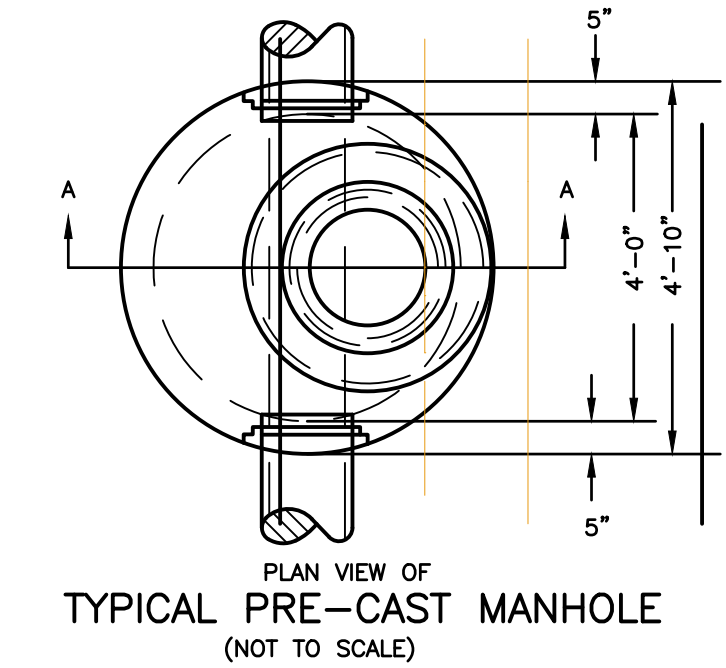
DETAIL SHEET D1



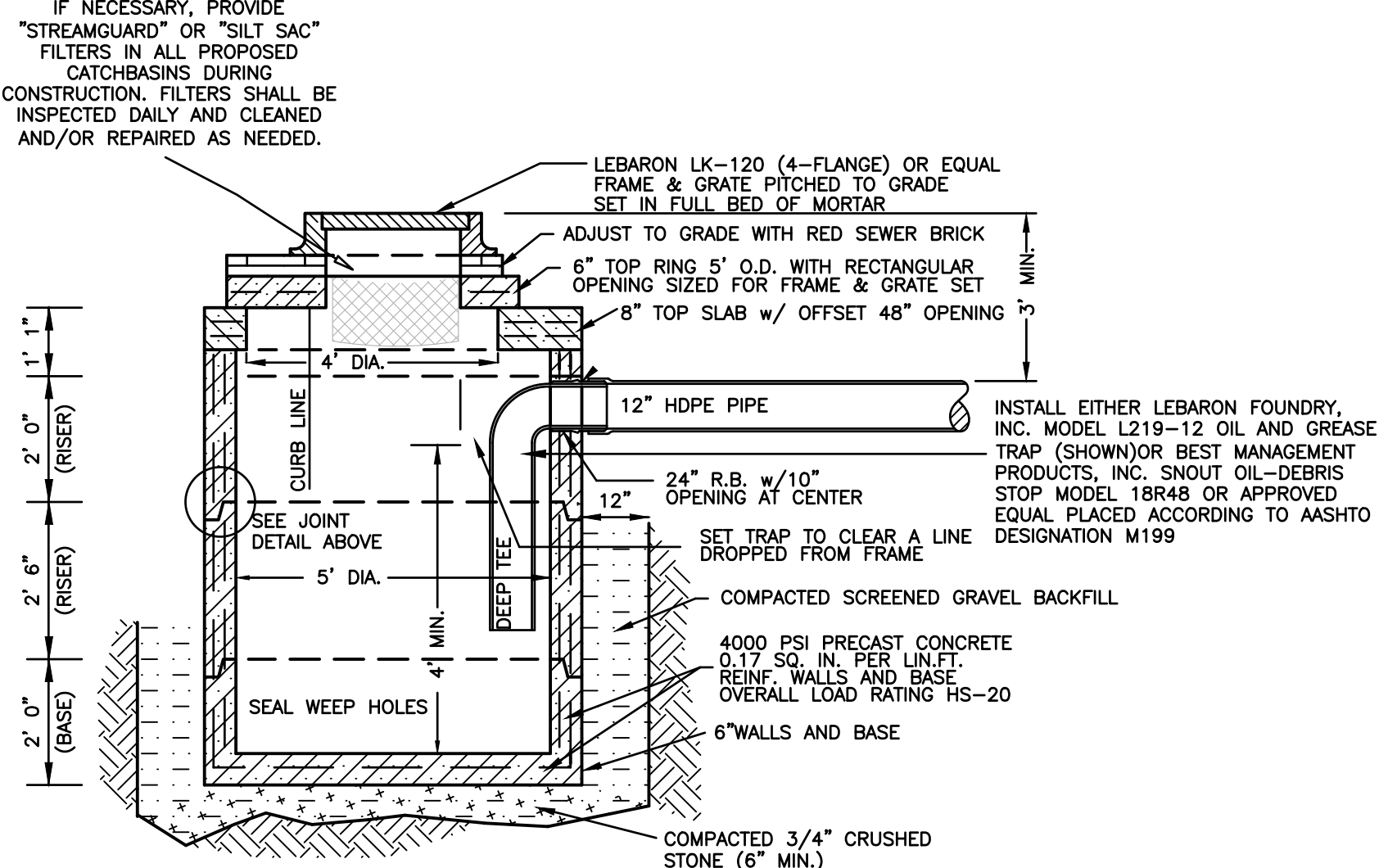
1. KOR-N-SEAL RESILIENT CONNECTION - SIZED TO MEET CLASS AND TYPE OF PIPE
2. PIPE SECTION
3. BEVEL TO ALLOW FOR MISALIGNMENT
4. INNER SURFACE OF PRECAST CONCRETE MANHOLE
5. OUTER SURFACE OF PRECAST CONCRETE MANHOLE
6. PRECAST CONCRETE MANHOLE (A.S.T.M. C478-68)
7. P.V.C. CLAY, CAST IRON OR CONCRETE PIPE
8. 9" ALLOWABLE MISALIGNMENT OFF CENTER IN ANY DIRECTION



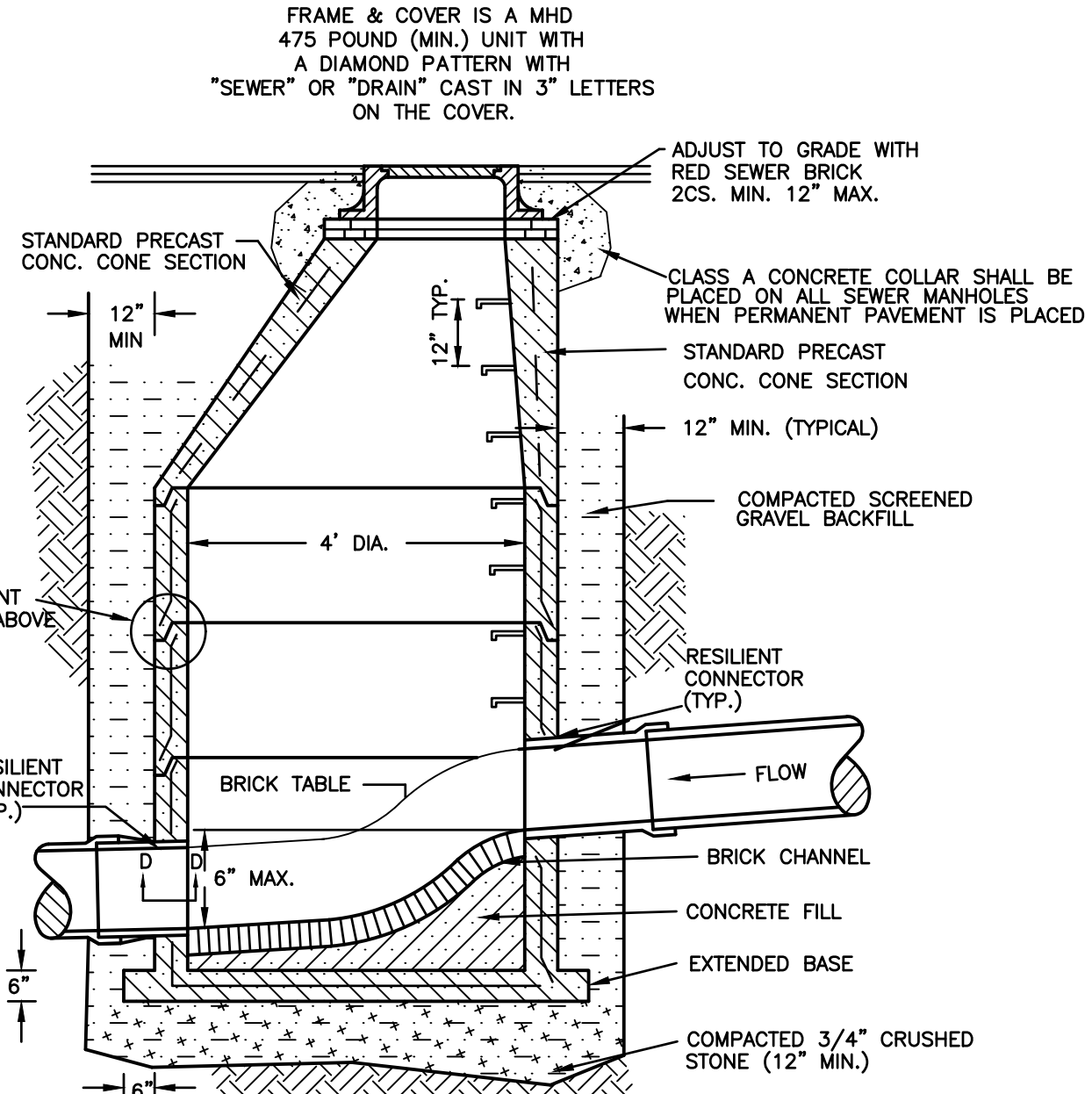
DETAILS
(NOT TO SCALE)
(SEE NOTES TO LEFT)



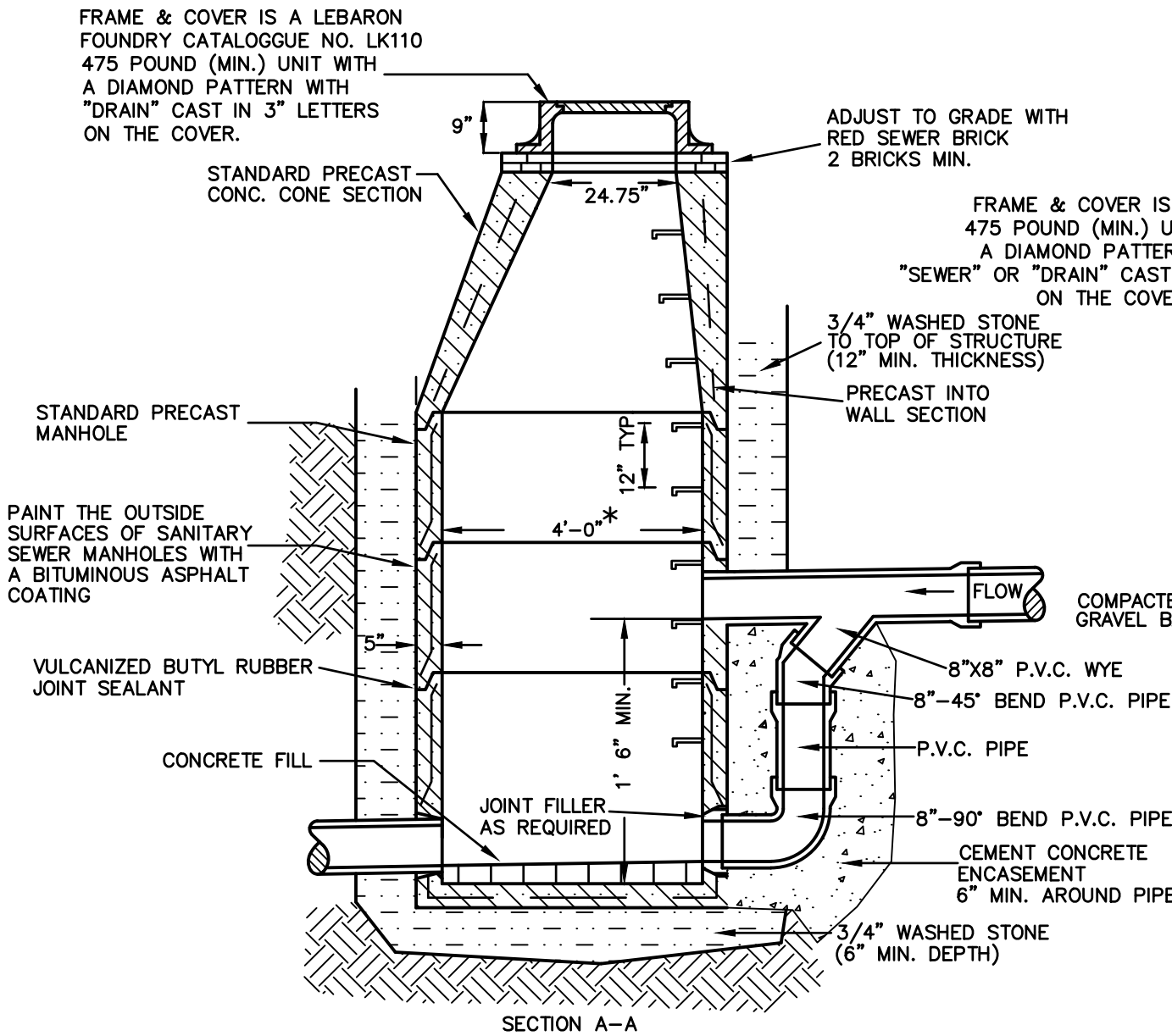
TYPICAL PRE-CAST MANHOLE
(NOT TO SCALE)



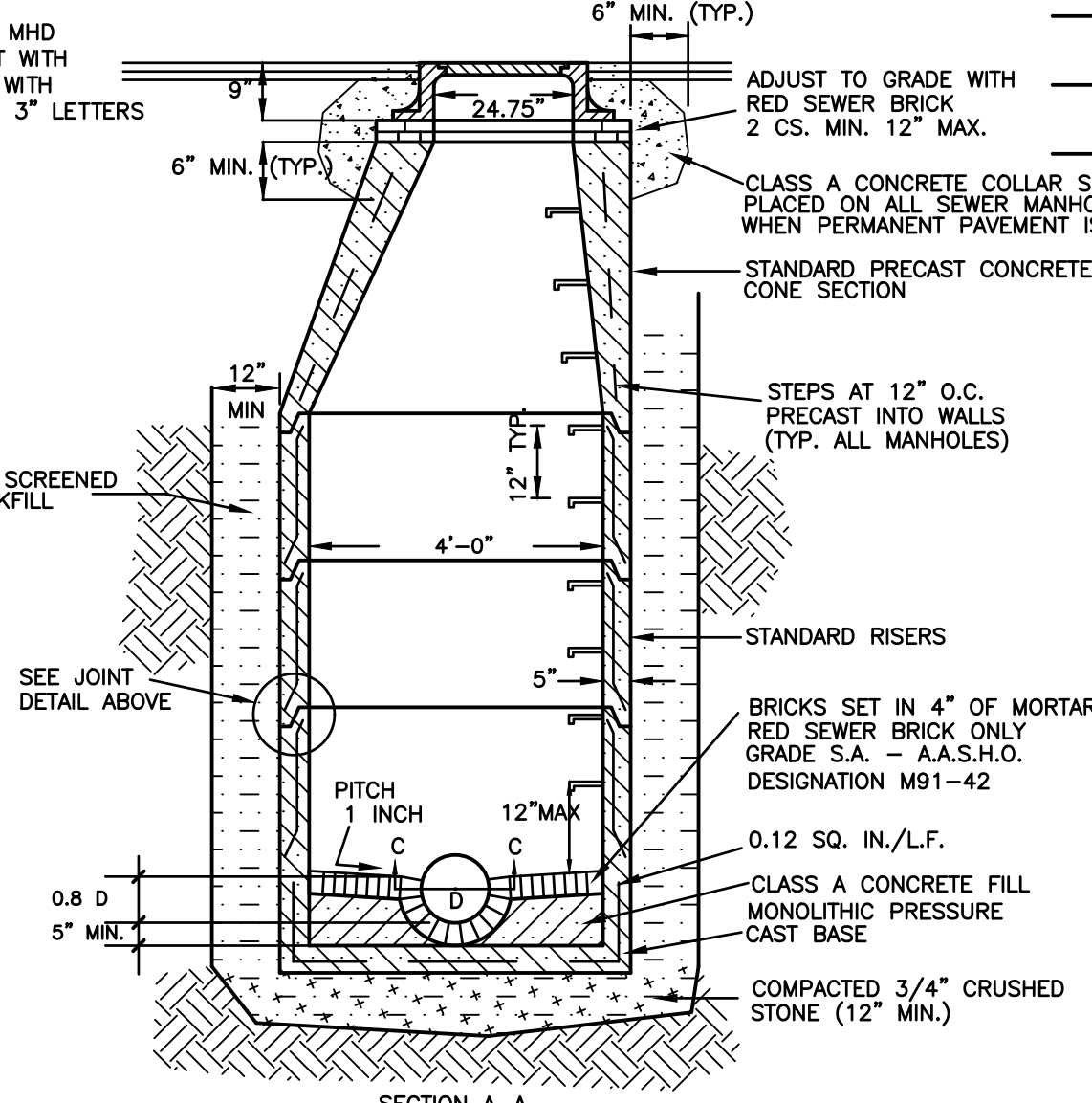
TYPICAL 4 FLANGE GRATE PRE-CAST CATCH BASIN
(NOT TO SCALE)



TYPICAL STEP DRAIN MANHOLE
(NOT TO SCALE)

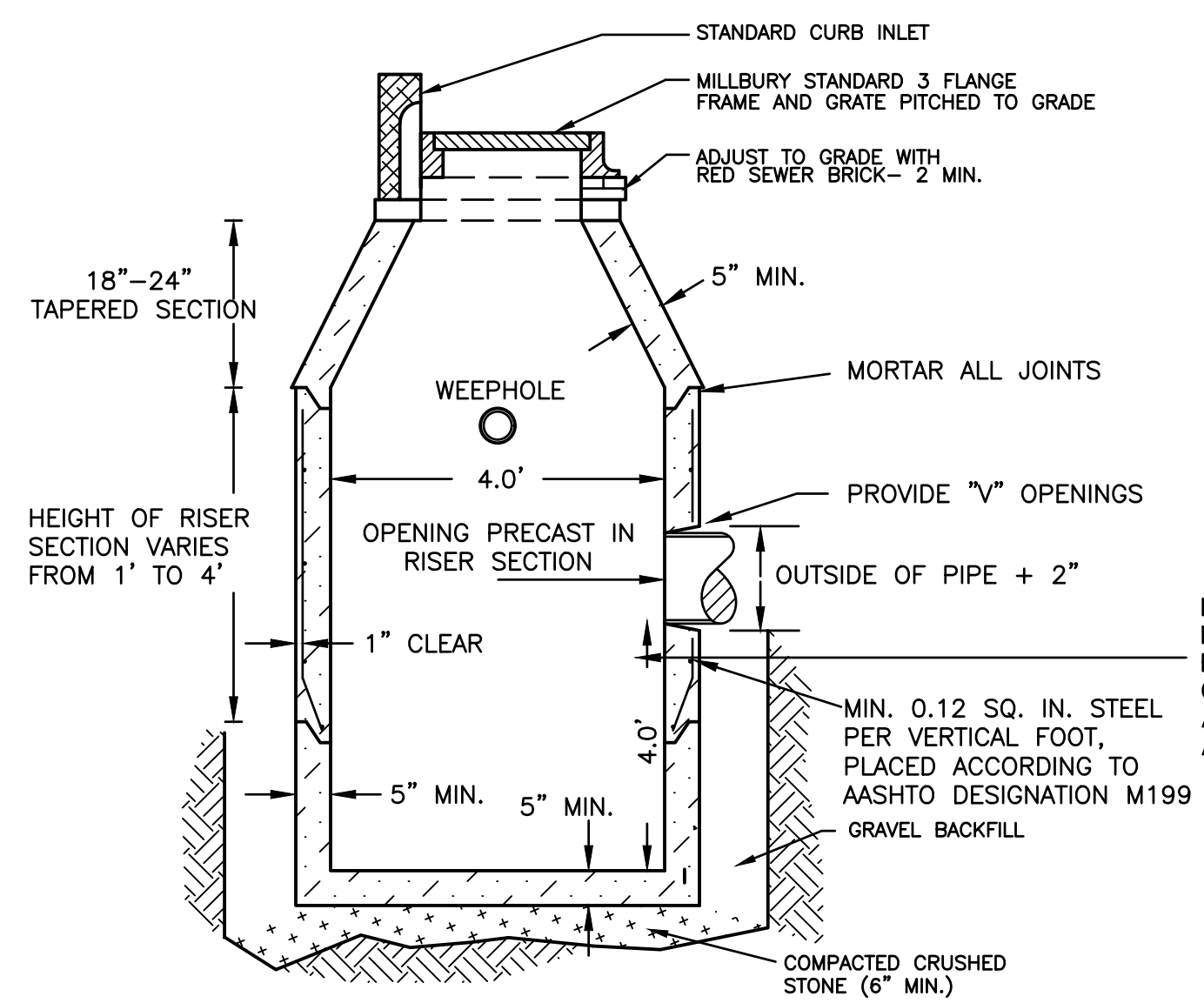


TYPICAL DROP MANHOLE
(NOT TO SCALE)

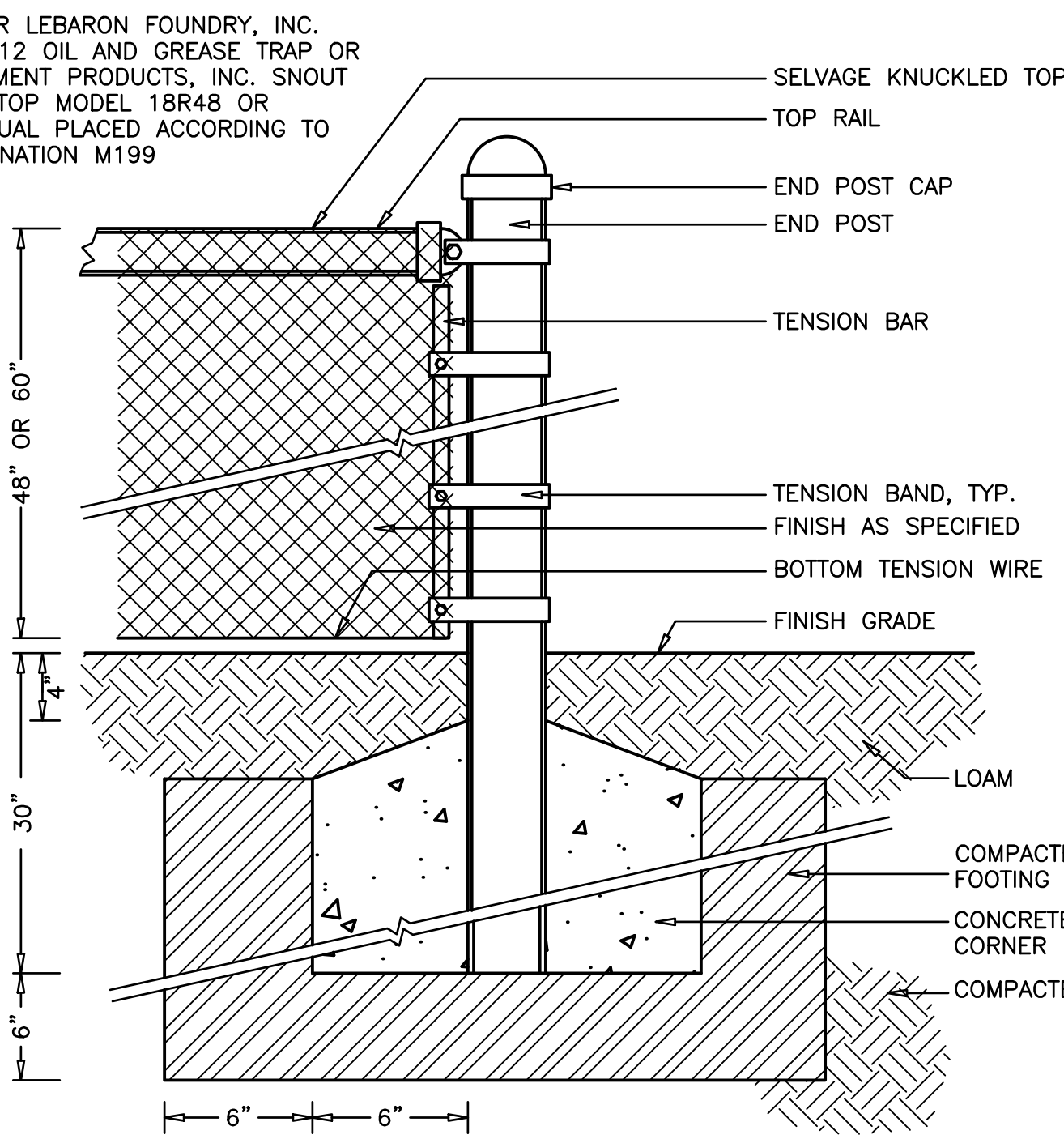


TYPICAL PRE-CAST MANHOLE
(NOT TO SCALE)

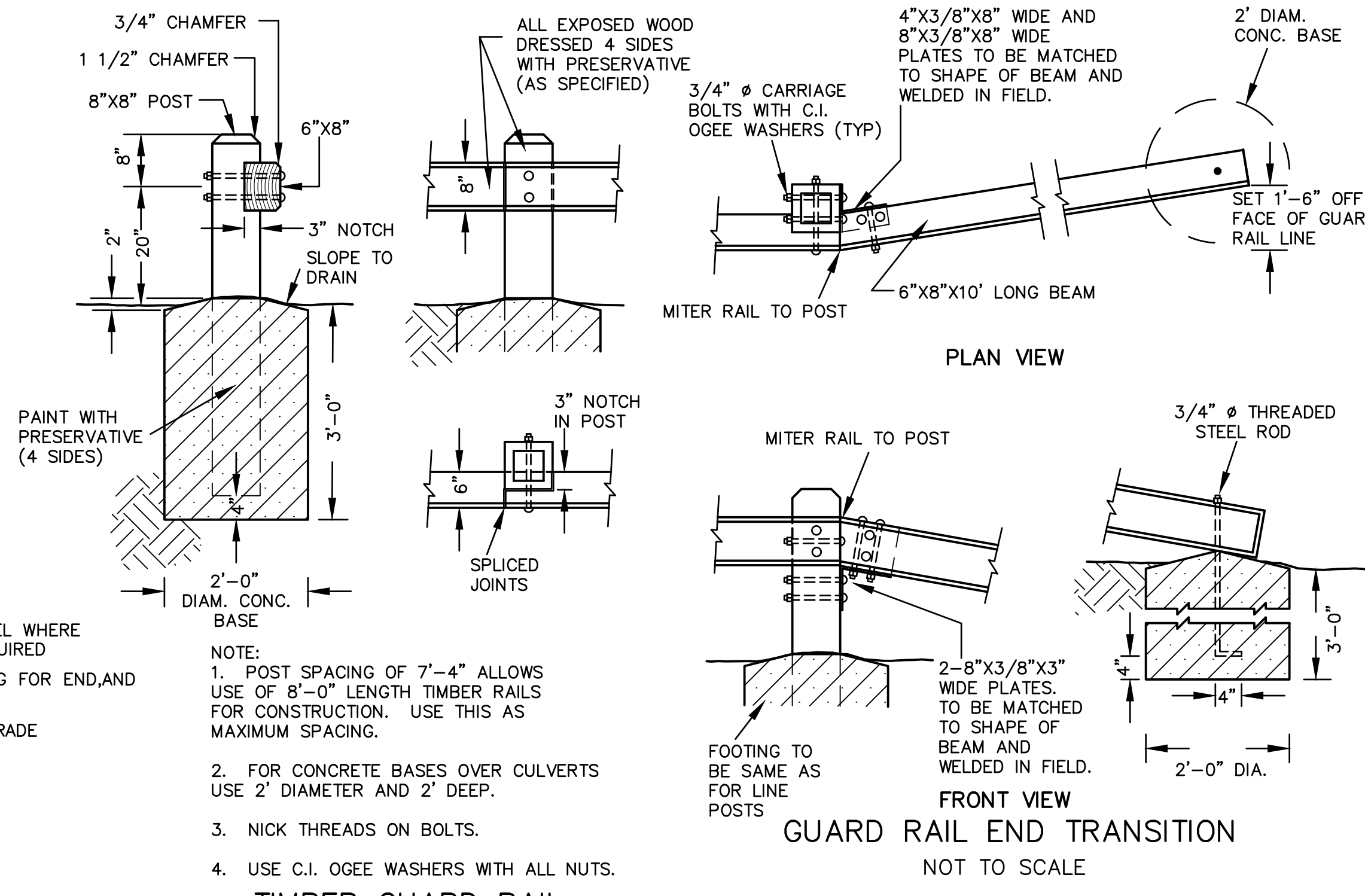
DIG SAFE:
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST 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. AZIMUTH LAND DESIGN, 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.



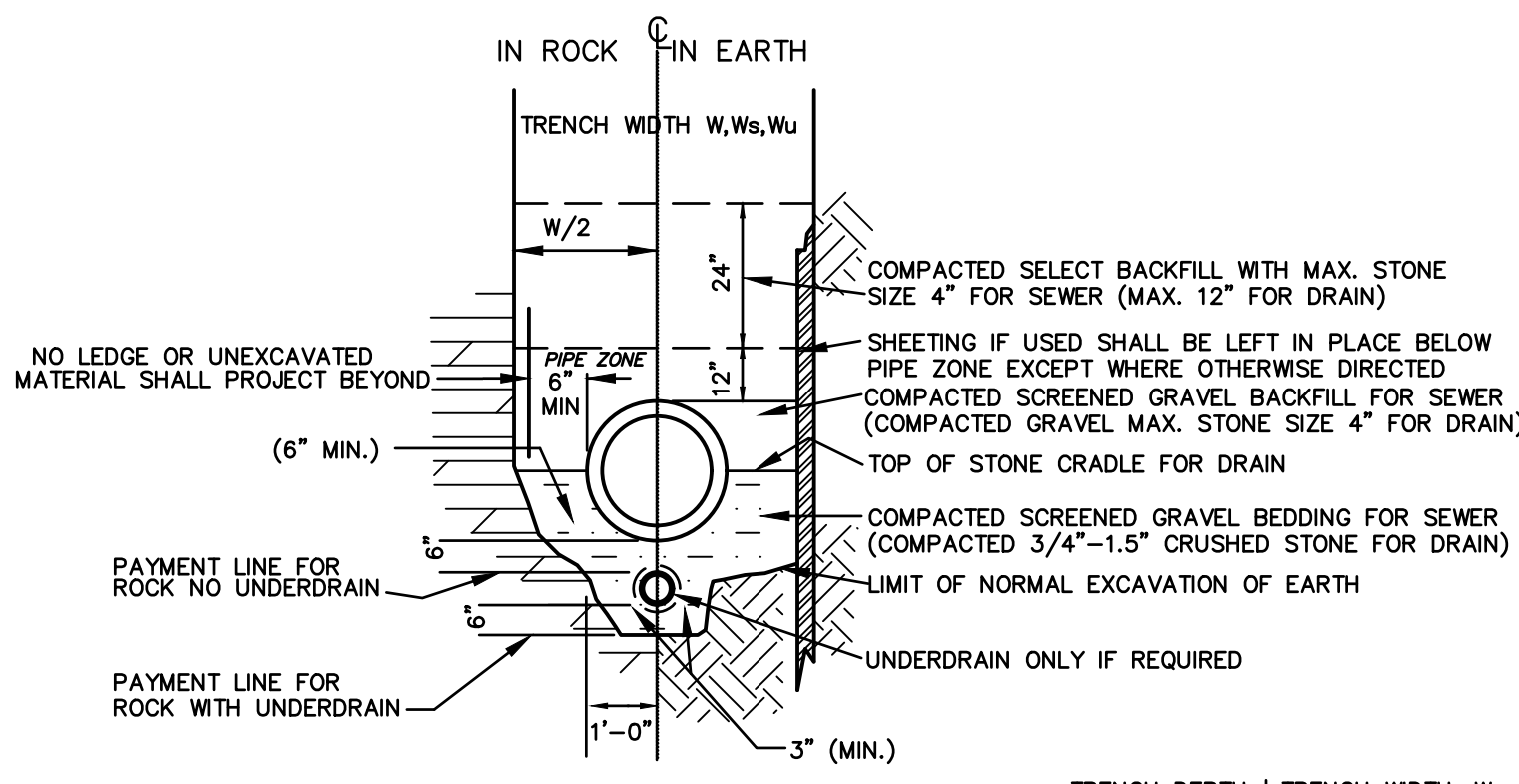
PRECAST CATCHBASIN W. GRANITE THROAT INLET
(NOT TO SCALE)



CHAIN LINK SAFETY FENCE
48" AT TOP OF STEEP SLOPES AND
RETAINING WALLS
(NOT TO SCALE)



GUARD RAIL END TRANSITION
(NOT TO SCALE)



TYPICAL TRENCH SECTION
(NOT TO SCALE)

TRENCH DEPTH TO INVERT	TRENCH WIDTH, W FOR SEWER
0'-12"	5'
12'-20'	7'
>20'	9'

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

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12/29/23	TOWN REVIEW		
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SCALE: AS NOTED

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

**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 three apartment buildings having 64 units each along with associated parking and driving aisles and necessary utility infrastructure on this 15.6 acre site.

Construction will take place in a single phase and is expected to last from the summer 2024 into the fall of 2026. 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 Erosion & Sediment Control Plans, Sheets ESC1–ESC3.

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 northwest of the existing home and in front of proposed building #1.

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 MassMapper 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, 15-17 and 21 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 MassMapper 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, Azimuth Land Design, LLC 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 Rice Road.

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 Erosion & Sediment Control Plans. Various Best Management Practices (BMP's) are described herein and/or shown on the Erosion & Sediment Control 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 wattles 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.

DUST CONTROL

DUST WILL BE CONTROLLED ON SITE THROUGH THREE METHODS. THE FIRST WILL BE THE APPLICATION OF MULCH OR STUMP GRINDINGS OVER EXPOSED SOIL TO PREVENT THE DRYING OUT OF SOILS AND THEIR BECOMING WINDBORN. THIS WILL BE UTILIZED IN SITUATIONS SUCH AS COVERING THE AREA OF PROPOSED BUILDINGS #S 2 AND 3 AND THE CLUBHOUSE WHILE BUILDING #1 IS UNDER CONSTRUCTION AND THE SLAB FOUNDATIONS OF THOSE BUILDINGS HAVE NOT YET BEEN POURED.

THE SECOND METHOD OF DUST CONTROL THAT WILL BE APPLIED IS THE SPRAYING OF WATER FROM A TRUCK EQUIPPED WITH THE APPROPRIATE SPRAY SYSTEM. THIS IS TYPICALLY MOST APPLICABLE TO DRIVING AISLE AND PARKING AREAS THAT HAVE BEEN GRADED BUT NOT YET HAD A BASE COURSE OF PAVEMENT APPLIED.

THE THIRD METHOD, IF NECESSARY WILL BE THE SPRAYING OF A PALLIATIVE SUCH AS SOIL–SEMENT OR APPROVED EQUAL.

PARKING

192 UNITS ARE PROPOSED, CONSISTING OF 102 ONE BEDROOM UNITS, 66 TWO BEDROOM UNITS AND 24 THREE BEDROOM UNITS. 298 PARKING SPACES ARE PROPOSED, A RATIO OF 1.55 PER UNIT.

THESE 298 PARKING SPACES WILL INCLUDE THE FOLLOWING:
30 GARAGE SPACES TOTAL, IN 3 GARAGE BUILDINGS EACH WITH 10 SPACES.
12 VAN ACCESSIBLE SPACES TOTAL, IN FRONT OF THE ENTRANCE OF EACH OF THE FOUR STRUCTURES ON SITE.
41 COMPACT CAR SPACES TOTAL, IN TWO SEPARATE AREAS(EACH MEASURING 8'WIDE BY 18'DEEP).
215 REGULAR OUTDOOR PARKING SPACES(EACH MEASURING 9'WIDE BY 18'DEEP).

OFFICIAL SOIL TEST RESULTS

- DH 20 – FILL TO 56" THEN SAND TO 126"
- DH 21 – SANDY LOAM TO 96" NO REFUSAL
- DH 22 – SAND TO 112" NO REFUSAL
- DH 23 – SAND TO 138", NO REFUSAL
- DH 24 – FILL TO 66", LOAMY SAND TO 138"

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 at least three layers of 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 structures are proposed. Expected locations for TSB's are shown on the Erosion & Sediment Control Plans.

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.


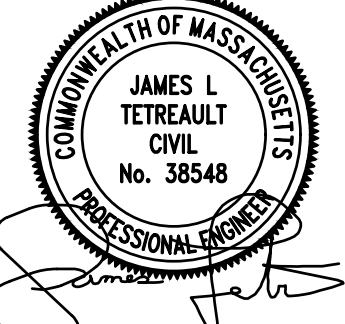
1. The Developer will hold a preconstruction meeting with representatives of the Town of Millbury in order to review permits, procedures and construction methods.
2. The Developer will hold a preconstruction meeting with the Engineer, Contractor's employees and the Inspector in order to review permits, 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 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. Grind stumps for use of the grindings as a temporary stabilization cover.
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 the proposed driving aisles and parking areas.
9. Begin construction of the three apartment buildings and install the utility connections to the proposed apartment buildings.
10. Install the new drainage system, new sanitary sewer, new water line services to the buildings and new electric connections and, when complete, lay the binder course of pavement.
11. Continue construction of the buildings.
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 SUBURBAN 2 ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE S2 ZONING REQUIREMENTS AND DIMENSIONS PROPOSED AT THIS SITE:

DIMENSION	REQUIREMENT	PROPOSED
MIN. LOT AREA	15,000*	654,220 S.F.
MIN. FRONTAGE	150'	346.09'
MIN. FRONT YARD	25'	50'(CLUBHOUSE)
MIN. SIDE YARD	10'	26.4'(BUILDING 2)
MIN. REAR YARD	10'	25.4'(BUILDING 3)
MAX. LOT COVERAGE	30%	9.7%
MAX. BUILDING HEIGHT	30'	65.5'

*THE MINIMUM LOT AREA REQUIREMENT MAY BE REDUCED TO 15,000 S.F. IF THE LOT WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWERAGE.
--WITH 192 UNITS PROPOSED, THE AREA PER UNIT IS 3,407 S.F.
--FLOOR AREA RATIO WILL BE 0.38 ((21,119 S.F. X 4 FLOORS X 3 BUILDINGS+CLUBHOUSE)/15.6 ACRES)
--BUILDING COVERAGE WILL BE 0.10 ((21,119 S.F. X 3 BUILDINGS + CLUBHOUSE)/15.6 ACRES)
--TOTAL SITE ALTERATION WILL BE 7.5 ACRES.

 AZIMUTH LAND DESIGN, LLC Professional Engineers & Erosion Control Specialists 118 Turnpike Road, 200, Southborough, MA 01772 Telephone (508)-455-0137 jamest@azimuthlanddesign.co	 JAMES L. TETREAULT CIVIL No. 38548 PROFESSIONAL ENGINEER
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CLT. NO. 501	JOB NO. 224–501
DATE: OCTOBER 24, 2023	DWG NO. RICEROADCURRENT

REVISIONS	
DATE:	DESCRIPTION
12/29/23	TOWN REVIEW
2/19/24	TOWN REVIEW
4/15/24	TOWN REVIEW

SCALE: AS NOTED

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

DETAIL SHEET D4