

RICE POND VILLAGE SITE PLAN OF LAND

IN
MILLBURY, MASSACHUSETTS

OWNER:

MCLAUGHLIN FAMILY LIVING TRUST

17 RICE ROAD

MILLBURY, MASSACHUSETTS 01527

APPLICANT:

WHITNEY STREET HOME BUILDERS, LLC

ONE GOLDEN COURT

WESTBOROUGH, MASSACHUSETTS 01581

CLIENT NUMBER: 501
JOB NUMBER: 215-501
DRAWING : WESTMAINSTREETCURRENT.dwg

PREPARED BY

AZIMUTH LAND DESIGN, LLC

325 DONALD LYNCH BOULEVARD, SUITE 100

MARLBOROUGH, MASSACHUSETTS 01572

TELEPHONE (508) 485-0137

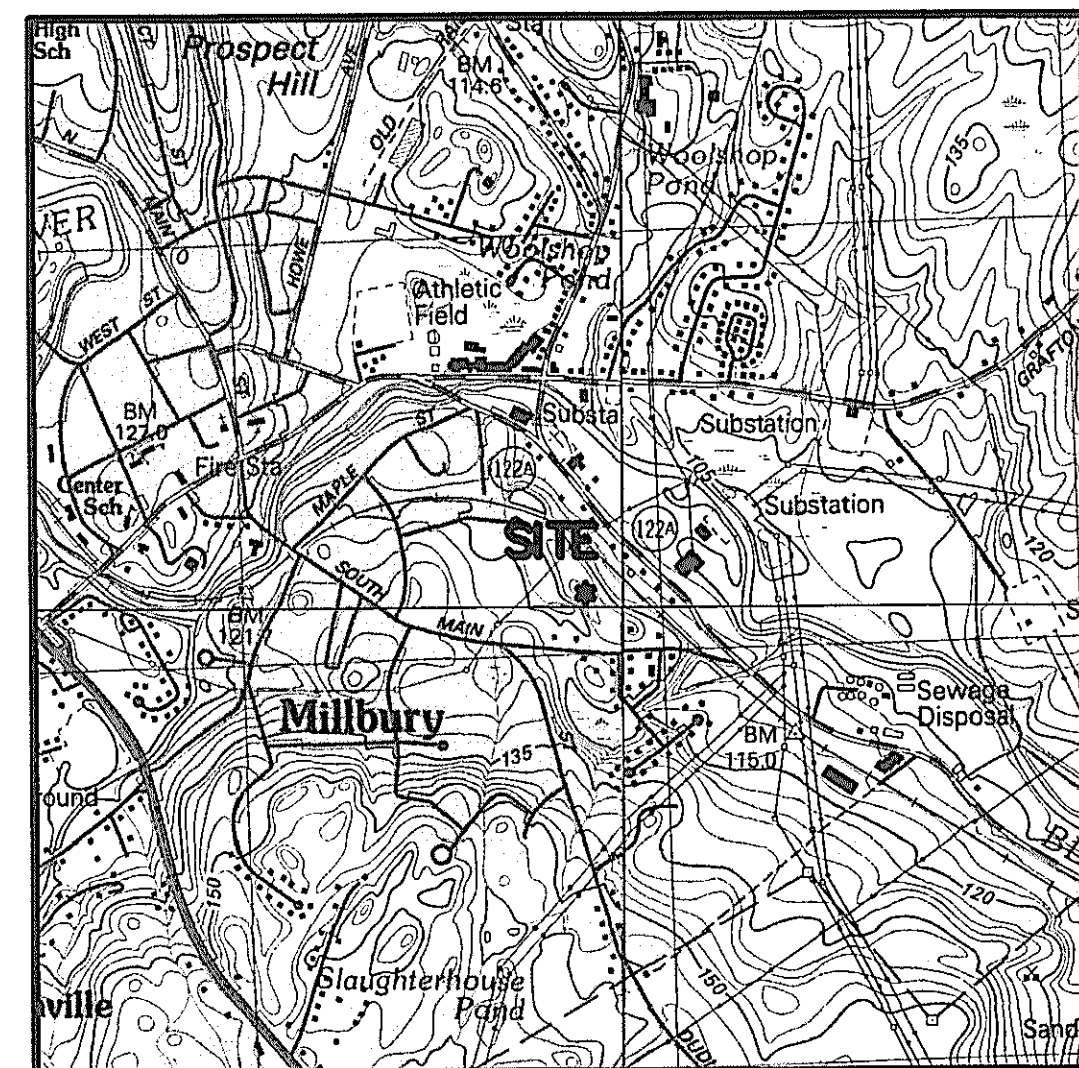
EMAIL: jamest@azimuthlanddesign.co

DATE:

MARCH 26, 2021

REVISED MAY 28, 2021

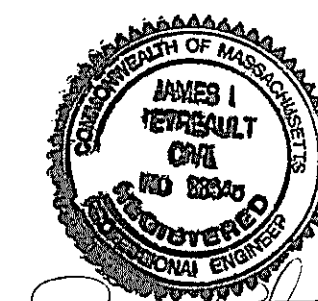
REVISED JULY 21, 2021



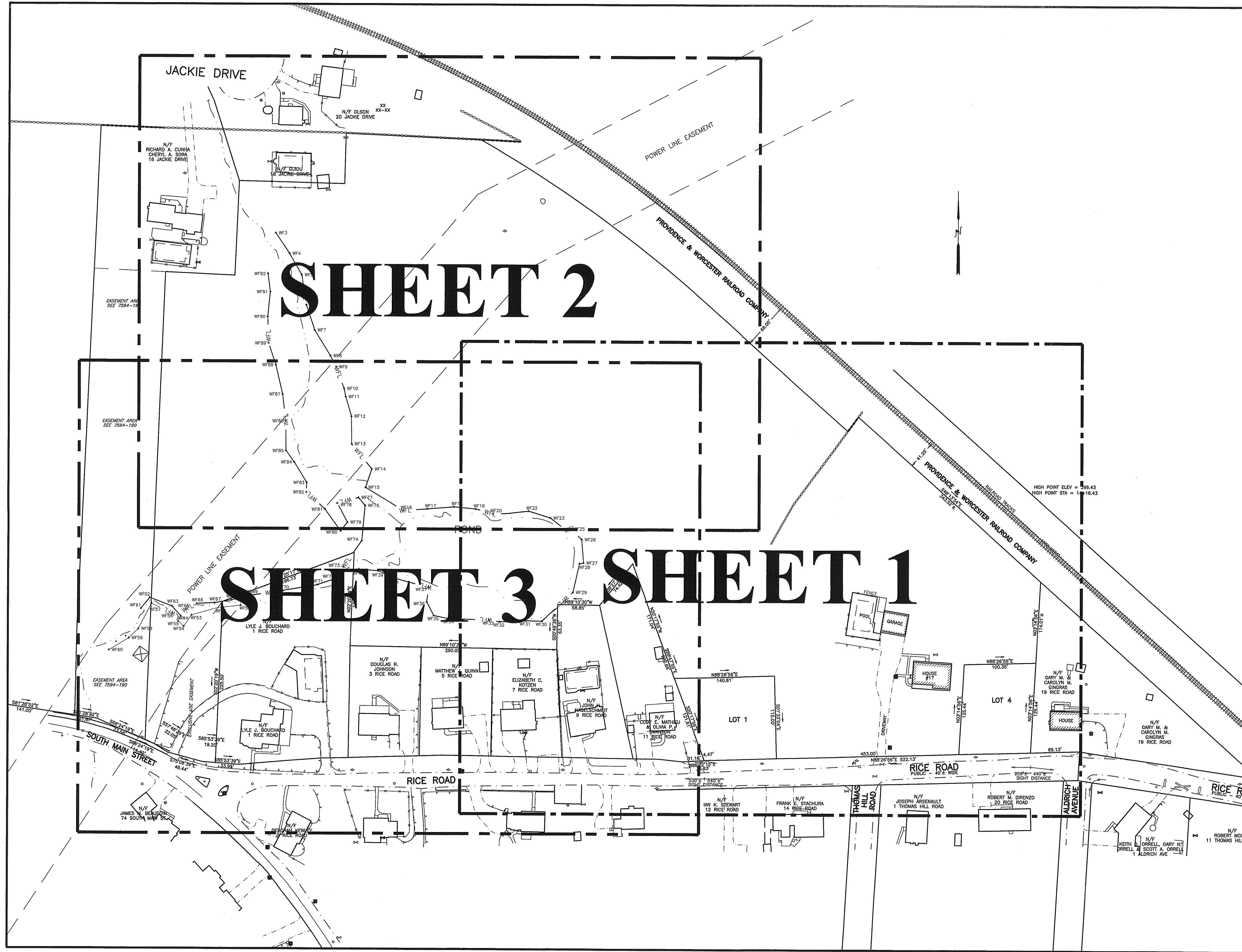
LOCUS MAP

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
KEY SHEET	
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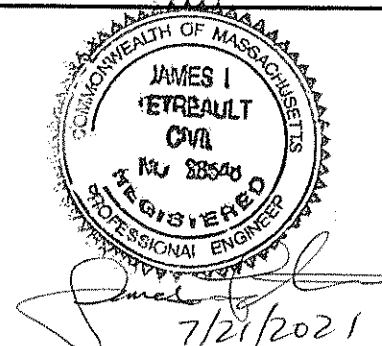
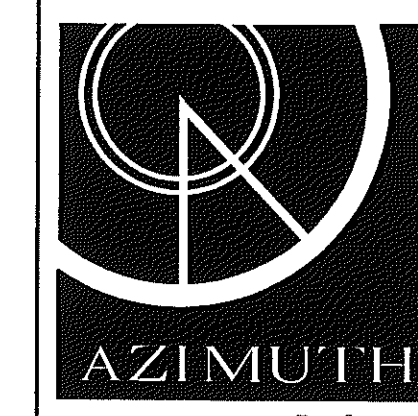


7/21/2021



SHEET 2

SHEET 3 SHEET 1



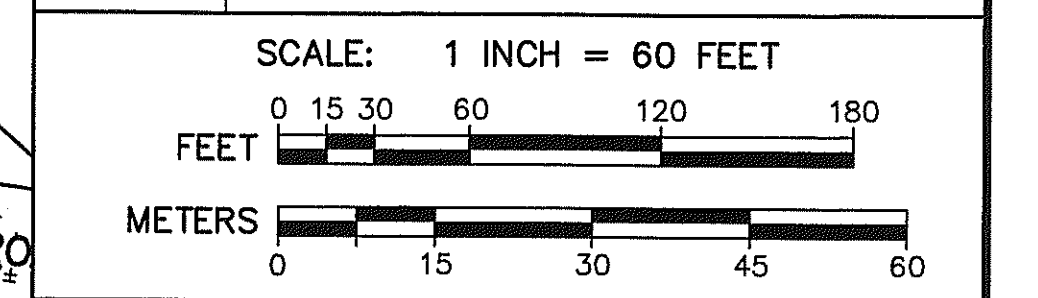
AZIMUTH LAND DESIGN, LLC

Professional Engineers & Erosion Control Specialists
 325 Donald Lynch Boulevard, Suite 100, Marlborough, MA 01752
 Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	3151	JOB NO.	186-3234
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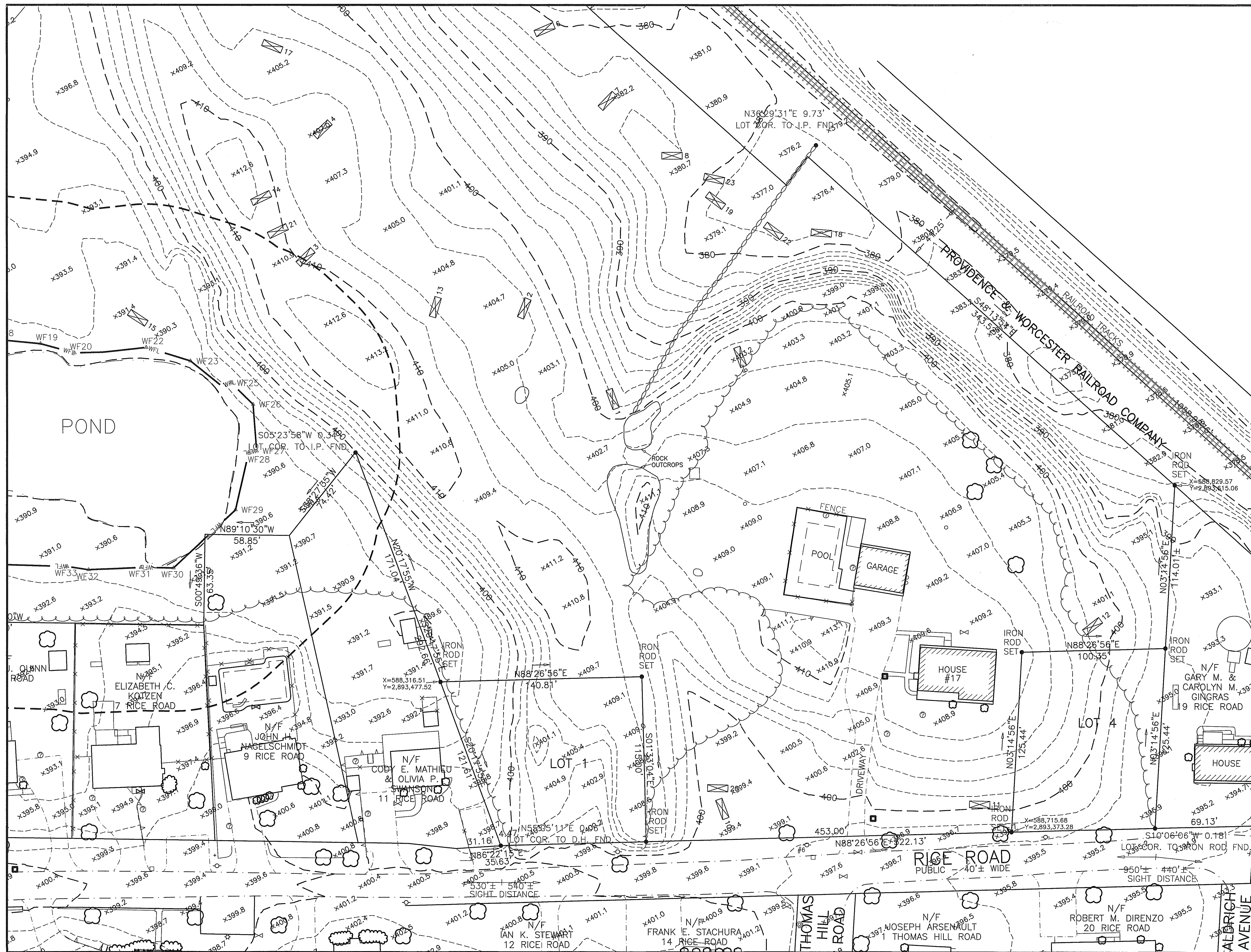
DATE:	MARCH 26, 2021	DWG NO.	RICEROADCURRENT
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REVISIONS	
DATE:	DESCRIPTION
5/28/21	TOWN REVIEW
7/21/21	TOWN REVIEW



**SITE PLAN OF LAND
 AT 17 RICE ROAD**
 IN
MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

KEY SHEET



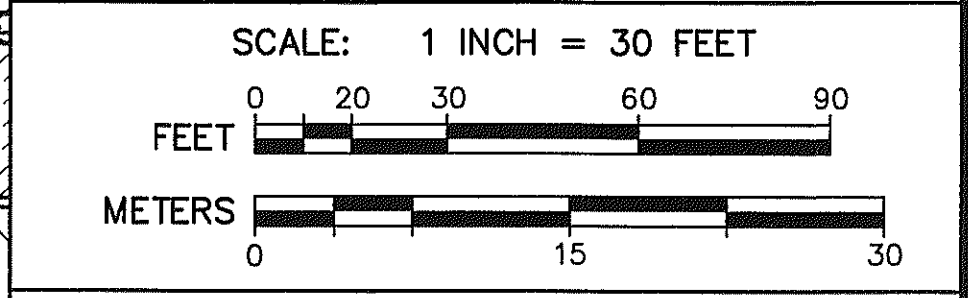
KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
⊙	DRAIN MANHOLE
□	CATCHBASIN
---	EXISTING UNDERGROUND DRAIN OR SEWER PIPE
⊕	WATER GATE
⊖	WATER SHUT OFF
⊕	HYDRANT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING UTILITY POLE
---	OVERHEAD WIRES
---	2' CONTOUR
---	10' CONTOUR
---	STONE WALL
⊕	TREE
---	TREELINE
⊕	DEEP OBSERVATION HOLE

- NOTES:**
1. THE SITE IS IN THE R-1 ZONING DISTRICT.
 2. THE SITE IS SHOWN ON MILLBURY ASSESSOR'S MAP 63 AS PARCELS 75 & 144.
 3. THE DEED TO THE PROPERTY IS RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 38877 PAGE 172.
 4. TOTAL SITE AREA IS APPROXIMATELY 15.6 ACRES.
 5. EXISTING TOPOGRAPHY AND SITE FEATURES WERE PROVIDED BY BLUESKY GEOSPATIAL LTD. SOME EXISTING FEATURES AND PROPERTY LINE INFORMATION WAS PROVIDED BY THOMPSON-LISTON ASSOCIATES, INC.
 6. LOTS 1 AND 4 ARE AS SHOWN ON THE ANR PLAN RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT PLAN BOOK 950 PLAN 65.
 7. WETLAND BOUNDARIES SHOWN WERE FLAGGED BY GODDARD CONSULTING, LLC IN 2020.
 8. THERE ARE NO FEMA FLOOD ZONES ON SITE.

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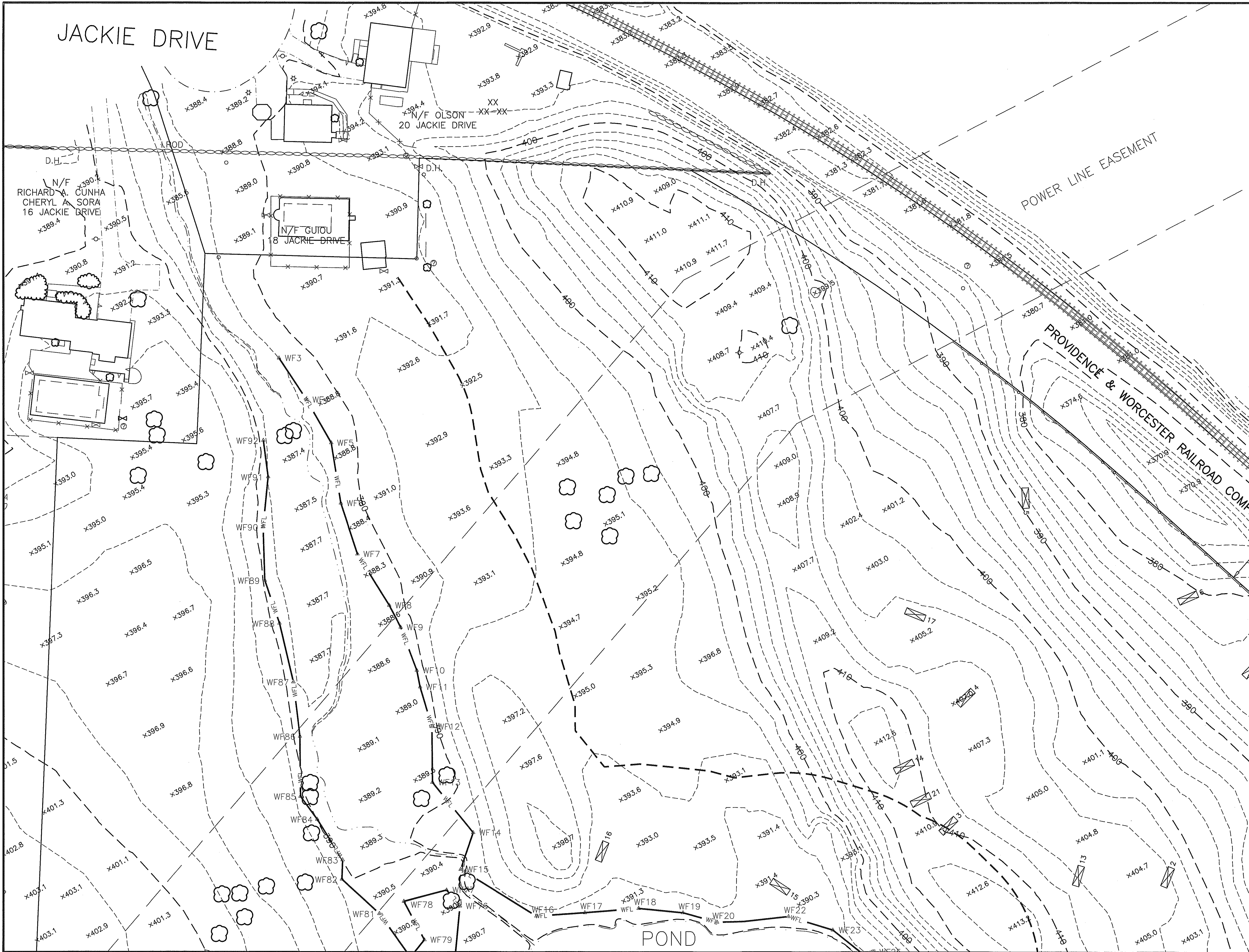
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EXISTING CONDITIONS PLAN E1



KEY

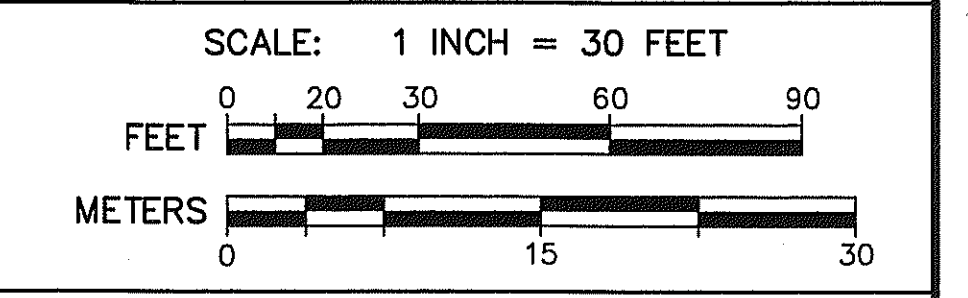
---	WFL	WETLAND EDGE
- - -	100' BUFFER ZONE EDGE	
⊗	DRAIN MANHOLE	
□	CATCHBASIN	
---	EXISTING UNDERGROUND DRAIN OR SEWER PIPE	
⊕	WATER GATE	
⊖	WATER SHUT OFF	
⊕	HYDRANT	
---	EXISTING EDGE OF PAVEMENT	
#6	EXISTING UTILITY POLE	
---	OHW	OVERHEAD WIRES
---	480	2' CONTOUR
---	480	10' CONTOUR
⊗	STONE WALL	
⊗	TREE	
---	TREELINE	
⊗	DEEP OBSERVATION HOLE	

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EXISTING CONDITIONS PLAN E2



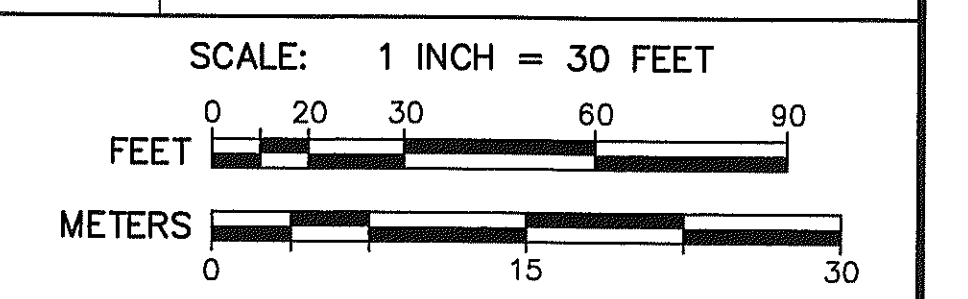
KEY

	WETLAND EDGE
	100' BUFFER ZONE EDGE
	DRAIN MANHOLE
	CATCHBASIN
	EXISTING UNDERGROUND DRAIN OR SEWER PIPE
	WATER GATE
	WATER SHUT OFF
	HYDRANT
	EXISTING EDGE OF PAVEMENT
	EXISTING UTILITY POLE
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
	STONE WALL
	TREE
	TREELINE
	DEEP OBSERVATION HOLE

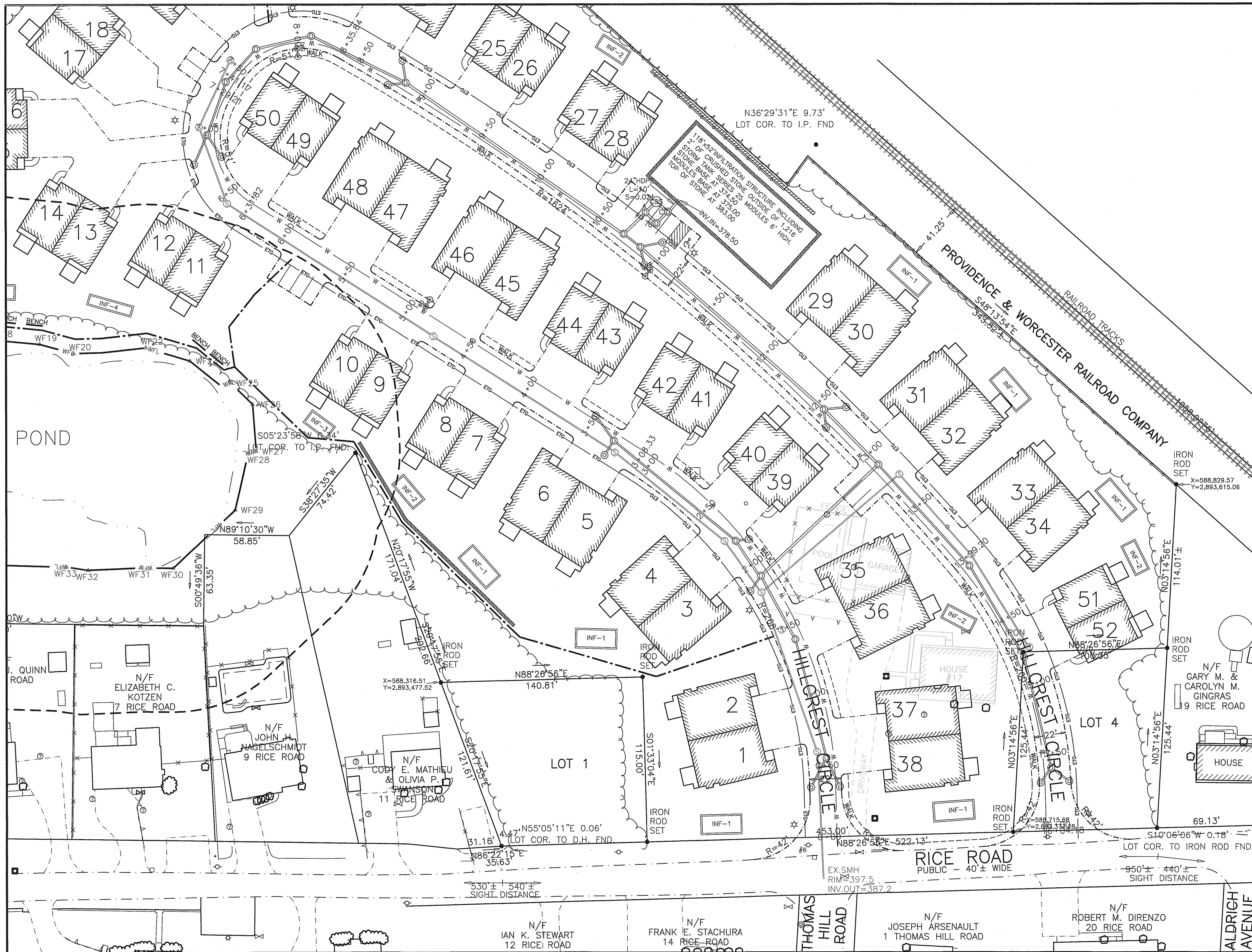
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 EXISTING CONDITIONS PLAN E3

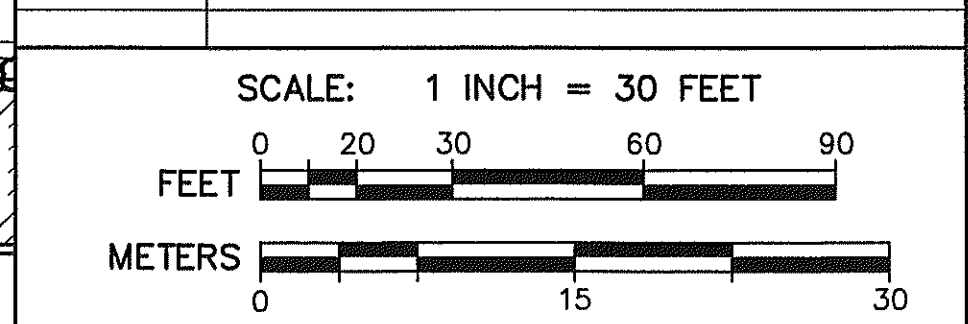


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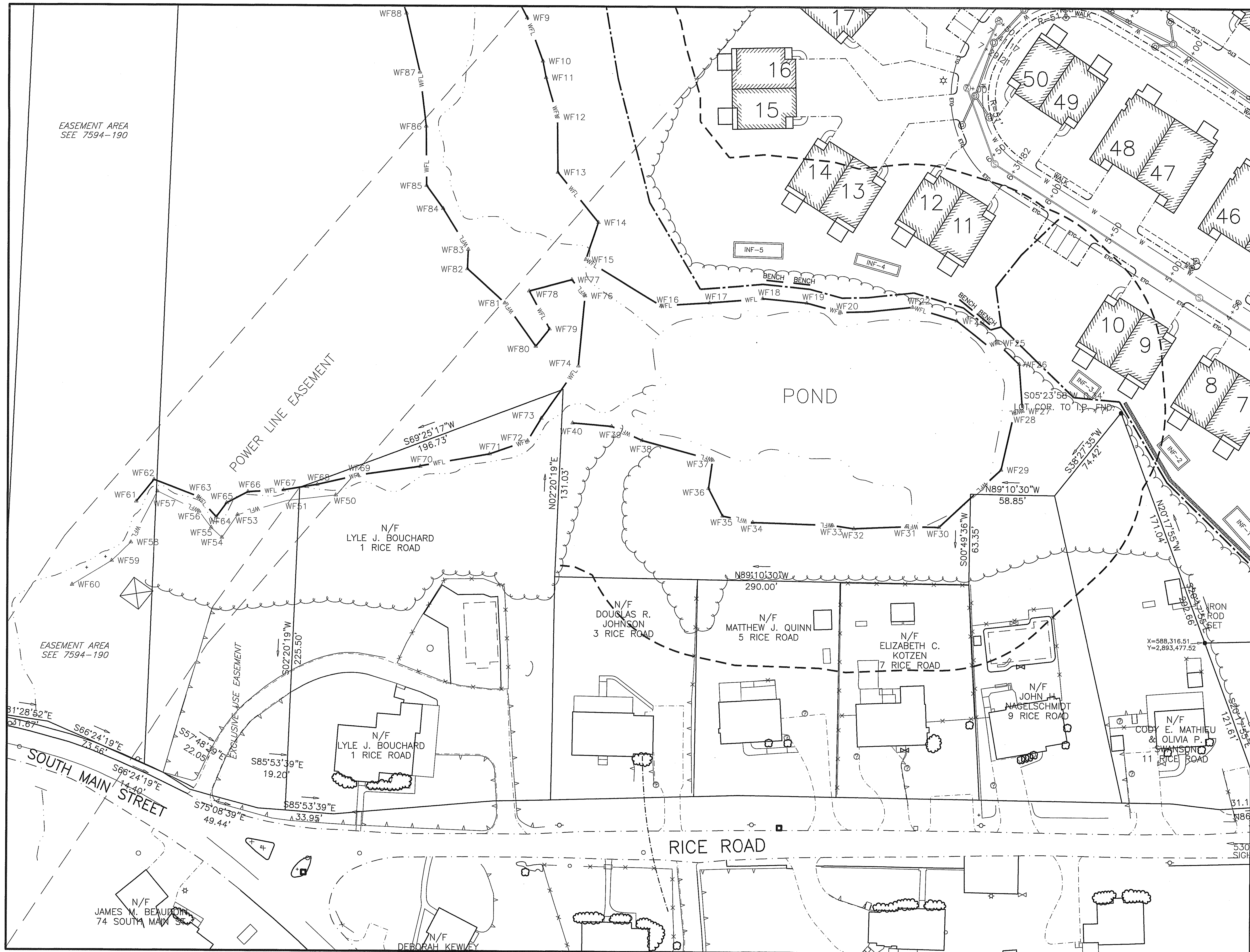
WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
⊙	PROPOSED DRAIN MANHOLE
⊕	PROPOSED CATCHBASIN
⊗	PROPOSED SEWER MANHOLE
---	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
⊕	WATER GATE
⊕	WATER SHUT OFF
⊕	PROPOSED HYDRANT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED SLOPED GRANITE CURBING
---	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
#6	EXISTING UTILITY POLE
---	OVERHEAD WIRES
---	STONE WALL
⊕	TREE
---	PROPOSED TREELINE
⊕	DEEP OBSERVATION HOLE
---	PROPOSED WALKING TRAIL
---	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
INF-1	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF

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SITE LAYOUT PLAN S1



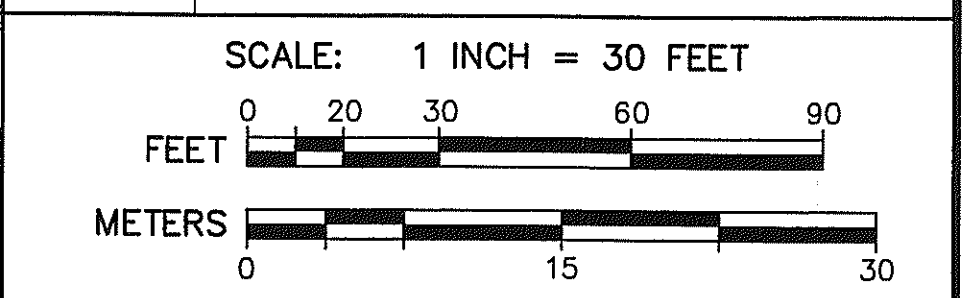
KEY

- WFL ——— WETLAND EDGE
- 100' BUFFER ZONE EDGE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED SEWER MANHOLE
- PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
- WATER GATE
- WATER SHUT OFF
- PROPOSED HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURBING
- PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
- #6_g OHW ——— EXISTING UTILITY POLE
- OVERHEAD WIRES
- STONE WALL
- TREE
- PROPOSED TREELINE
- DEEP OBSERVATION HOLE
- PROPOSED WALKING TRAIL
- ETC ——— PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
- INF-1 ——— PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF



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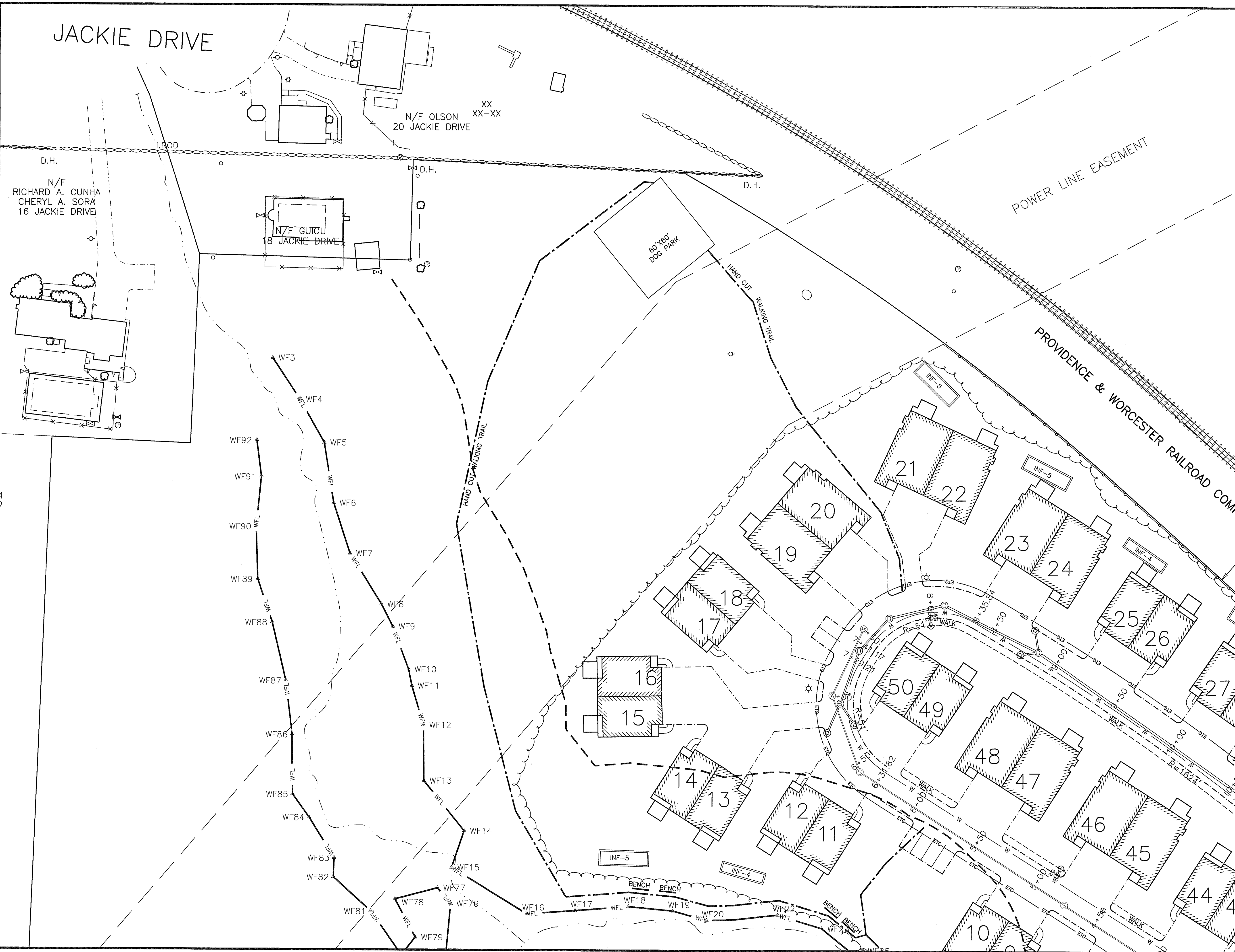
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SITE LAYOUT PLAN S3

JACKIE DRIVE



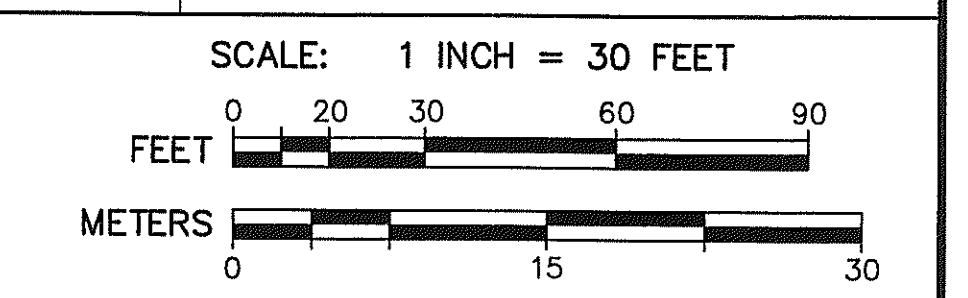
KEY

- WFL WETLAND EDGE
- 100' BUFFER ZONE EDGE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED SEWER MANHOLE
- PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
- WATER GATE
- WATER SHUT OFF
- PROPOSED HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURBING
- PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
- #6 Ø EXISTING UTILITY POLE
- OHW OVERHEAD WIRES
- STONE WALL
- TREE
- PROPOSED TREELINE
- DEEP OBSERVATION HOLE
- PROPOSED WALKING TRAIL
- ETC PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
- INF-1 PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF



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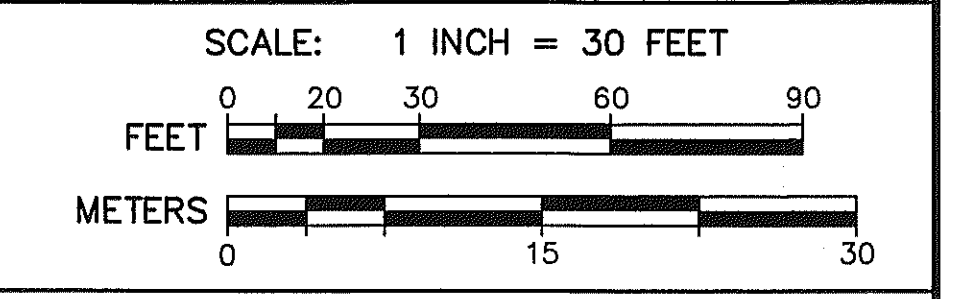


KEY

	WETLAND EDGE
	100' BUFFER ZONE EDGE
	2' CONTOUR
	10' CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED SEWER MANHOLE
	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
	WATER GATE
	WATER SHUT OFF
	PROPOSED HYDRANT
	EXISTING EDGE OF PAVEMENT
	PROPOSED SLOPED GRANITE CURBING
	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
	EXISTING UTILITY POLE
	OVERHEAD WIRES
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	TREE
	PROPOSED TREELINE
	DEEP OBSERVATION HOLE
	PROPOSED WALKING TRAIL
	ETC
	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
	PROPOSED STREET LIGHT
	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF
	PROPOSED EROSION CONTROL BARRIER

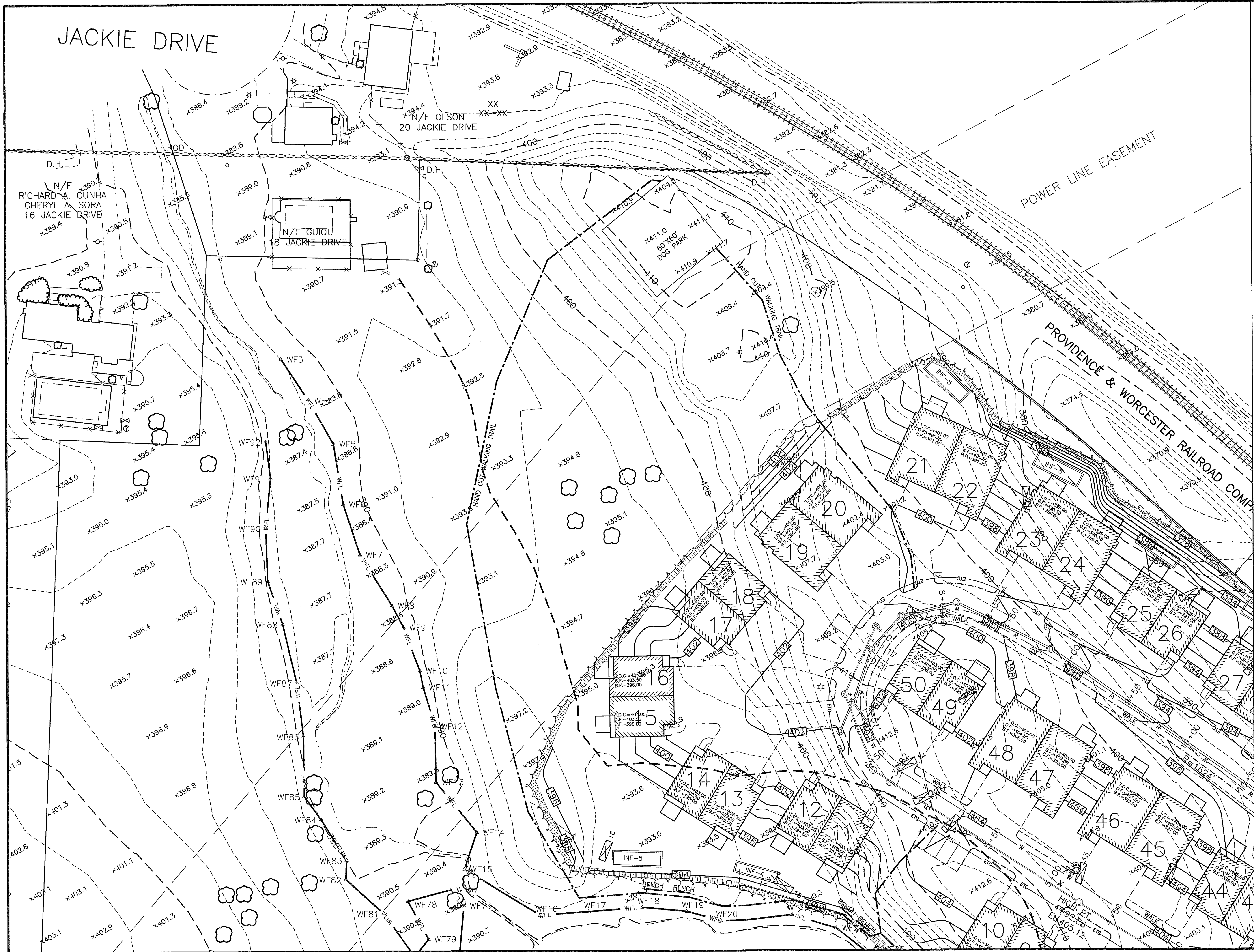
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GRADING PLAN G1

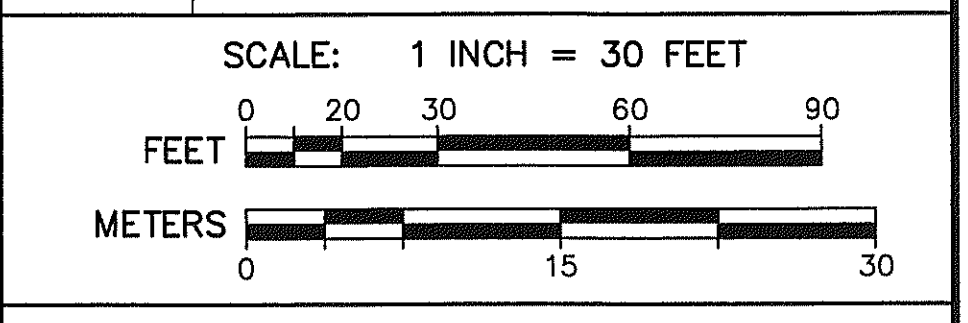


KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
- - -	2' CONTOUR
- - -	10' CONTOUR
---	PROPOSED CONTOUR
x403.0	EXISTING SPOT GRADE
x395.50	PROPOSED SPOT GRADE
⊕	PROPOSED DRAIN MANHOLE
⊙	PROPOSED SEWER MANHOLE
---	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
---	WATER GATE
---	WATER SHUT OFF
---	PROPOSED HYDRANT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED SLOPED GRANITE CURBING
---	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
#6 ♂	EXISTING UTILITY POLE
---	OVERHEAD WIRES
---	STONE WALL
⊕	TREE
---	PROPOSED TREELINE
⊕	DEEP OBSERVATION HOLE
---	PROPOSED WALKING TRAIL
---	ETC
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---	PROPOSED STREET LIGHT
INF-1	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF
---	PROPOSED EROSION CONTROL BARRIER

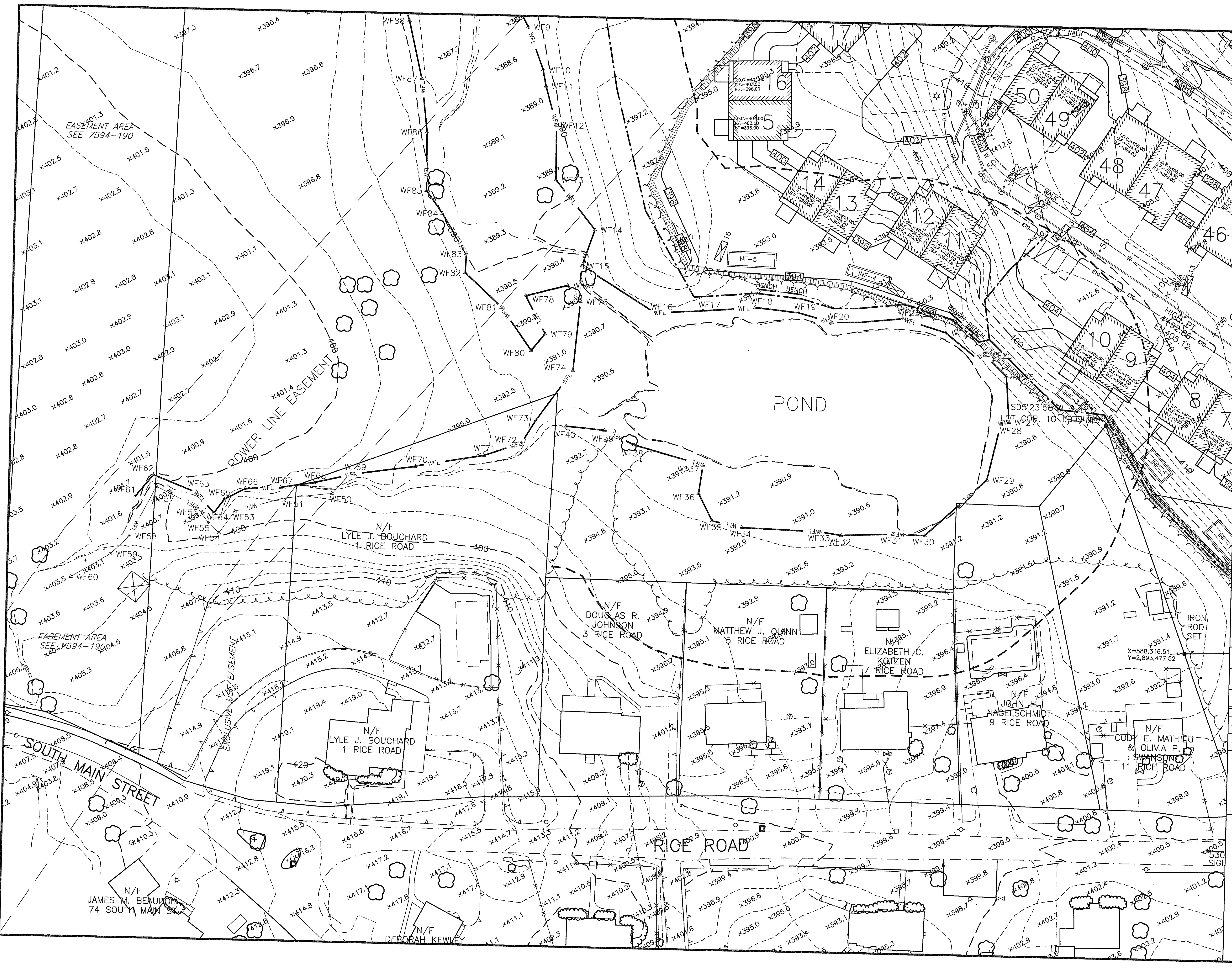
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GRADING PLAN G2

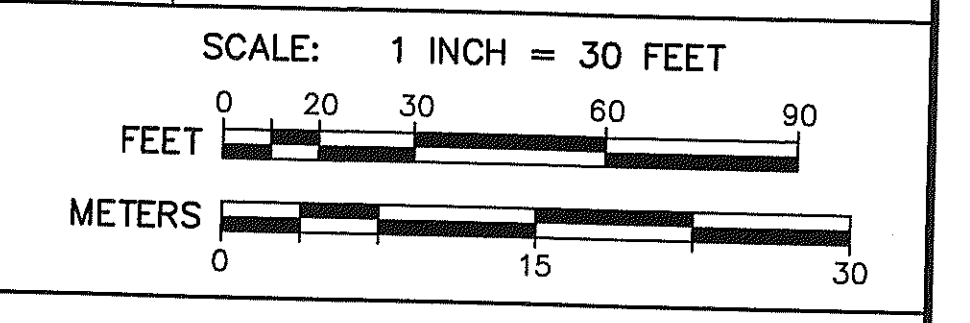


KEY

WFL	WETLAND EDGE
---	100' BUFFER ZONE EDGE
- - -	2' CONTOUR
- - -	10' CONTOUR
400	PROPOSED CONTOUR
x403.0	EXISTING SPOT GRADE
x398.50	PROPOSED SPOT GRADE
⊙	PROPOSED DRAIN MANHOLE
⊙	PROPOSED SEWER MANHOLE
---	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
---	DRAIN OR SEWER PIPE
---	WATER GATE
---	WATER SHUT OFF
---	PROPOSED HYDRANT
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED SLOPED GRANITE CURBING
---	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
#6 Ⓟ	EXISTING UTILITY POLE
---	OVERHEAD WIRES
---	STONE WALL
⊙	TREE
---	PROPOSED TREELINE
---	DEEP OBSERVATION HOLE
---	PROPOSED WALKING TRAIL
---	ETC
---	PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
---	PROPOSED STREET LIGHT
INF-1	PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF
---	PROPOSED EROSION CONTROL BARRIER

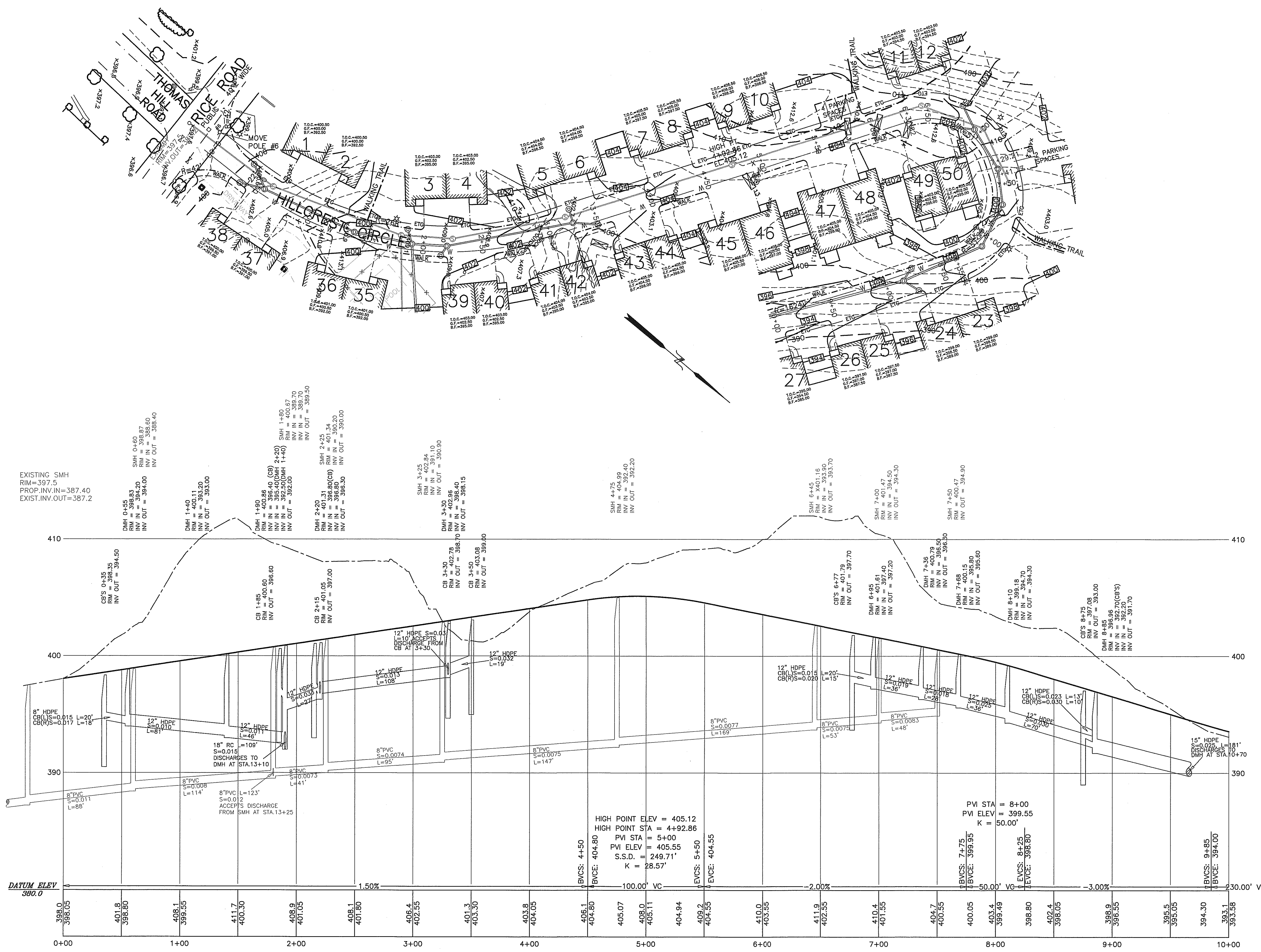
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GRADING PLAN G3



KEY

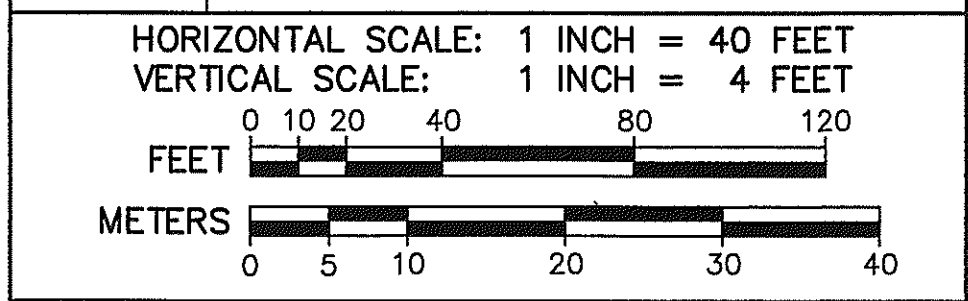
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	100' BUFFER ZONE EDGE
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	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED SEWER MANHOLE
	PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
	WATER SHUT OFF
	PROPOSED HYDRANT
	EXISTING EDGE OF PAVEMENT
	PROPOSED SLOPED GRANITE CURBING
	PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
	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 DUPLEX ROOF RUNOFF

NOTES:

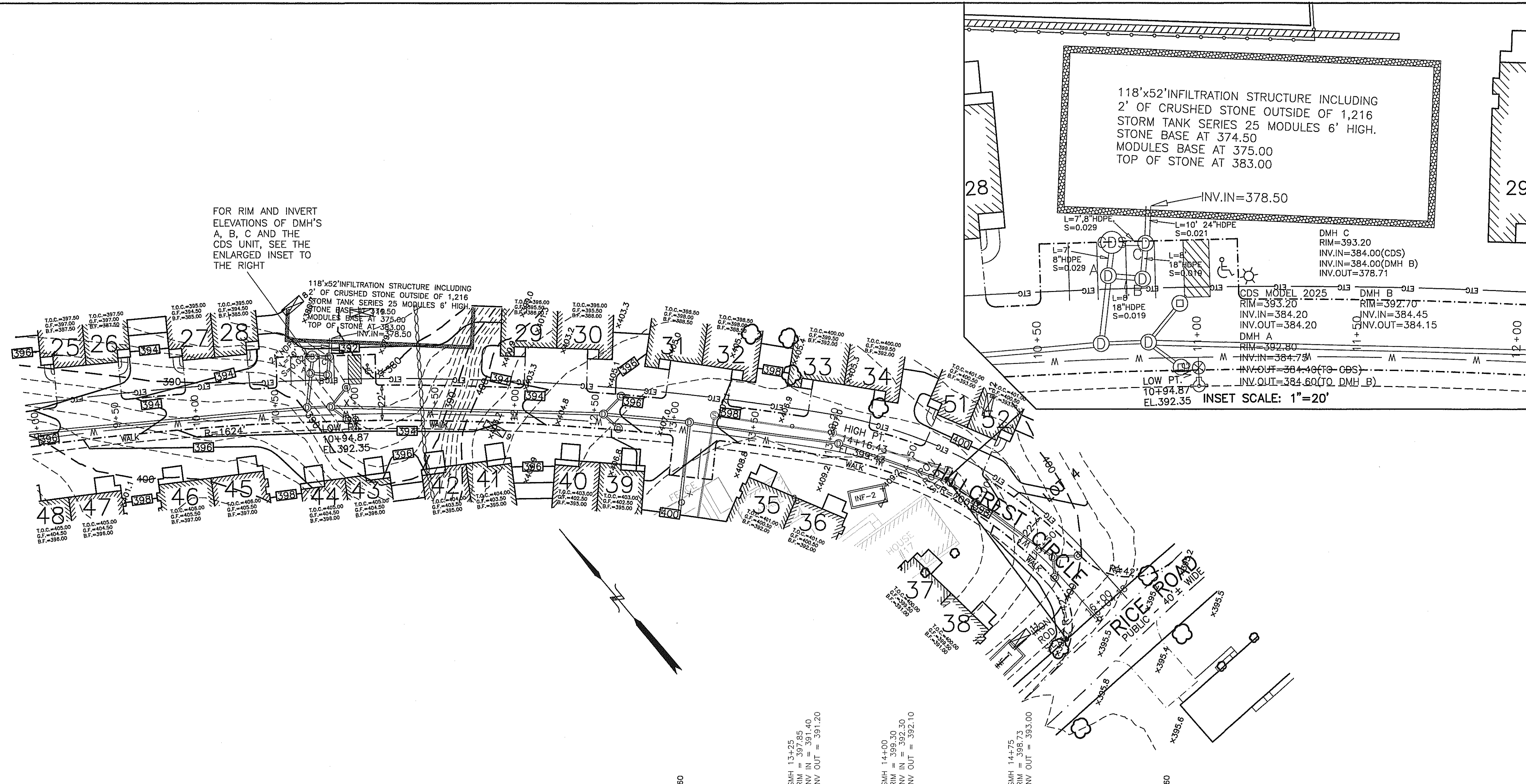
- HILLCREST CIRCLE WILL BE A PRIVATE ROAD MAINTAINED BY THE RICE POND VILLAGE CONDOMINIUM ASSOCIATION.
- UNITS 23-28 WILL BE SERVED BY E-ONE UNITS WHICH WILL PUMP SANITARY SEWER DISCHARGE TO THE SEWER MANHOLE AT STATION 7+50.

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CLT. NO.	501	JOB NO.	186-501
DATE:	MARCH 26, 2021	DWG. NO.	RICECURRENT
REVISIONS			
DATE:	5/28/21	TOWN REVIEW	
DATE:	7/21/21	TOWN REVIEW	



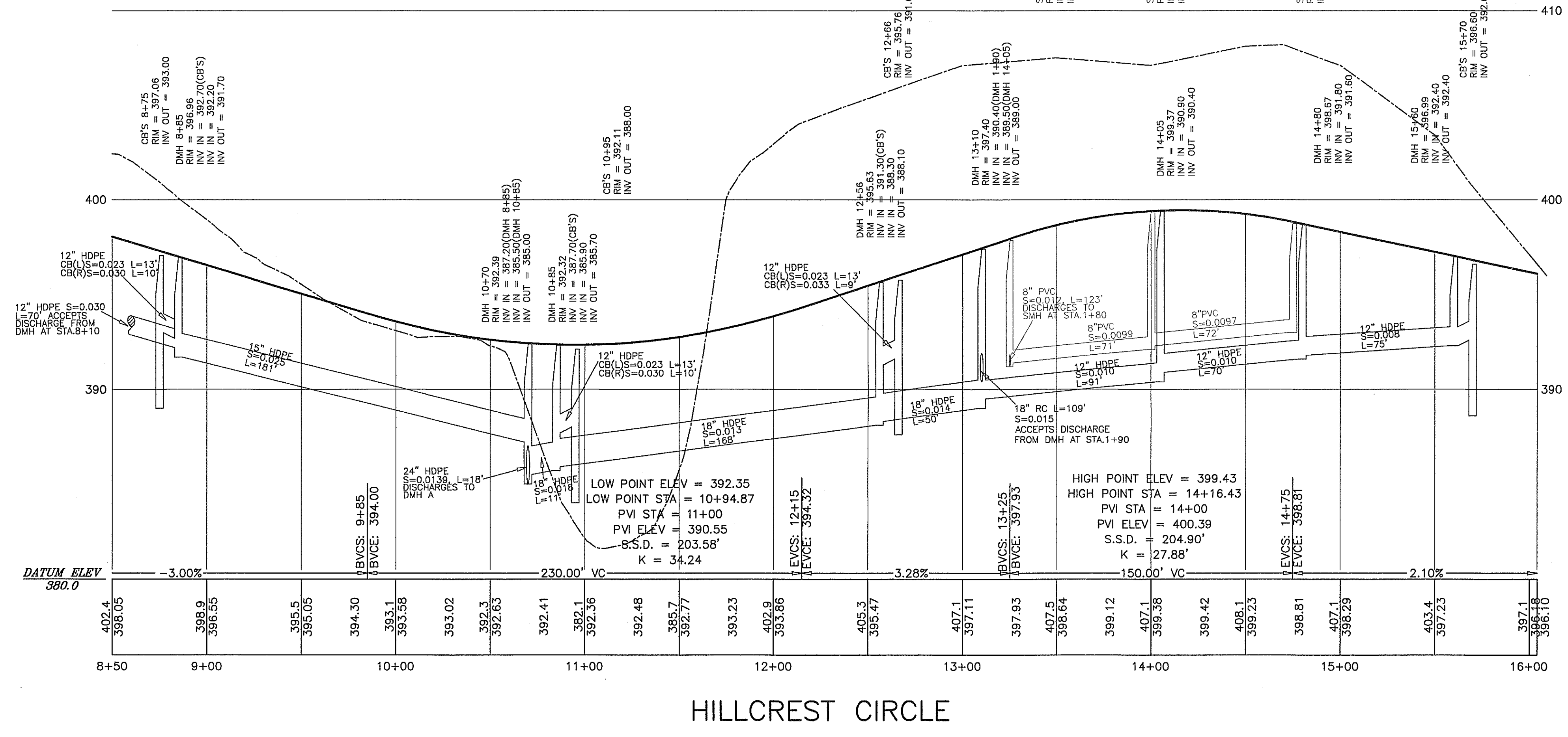
RICE POND VILLAGE
PLAN & PROFILE OF
HILLCREST CIRCLE
IN
MILLBURY, MASSACHUSETTS
OWNER
MCLAUGHLIN FAMILY LIVING TRUST
17 RICE ROAD
MILLBURY, MASS. 01527
APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581
SHEET P1



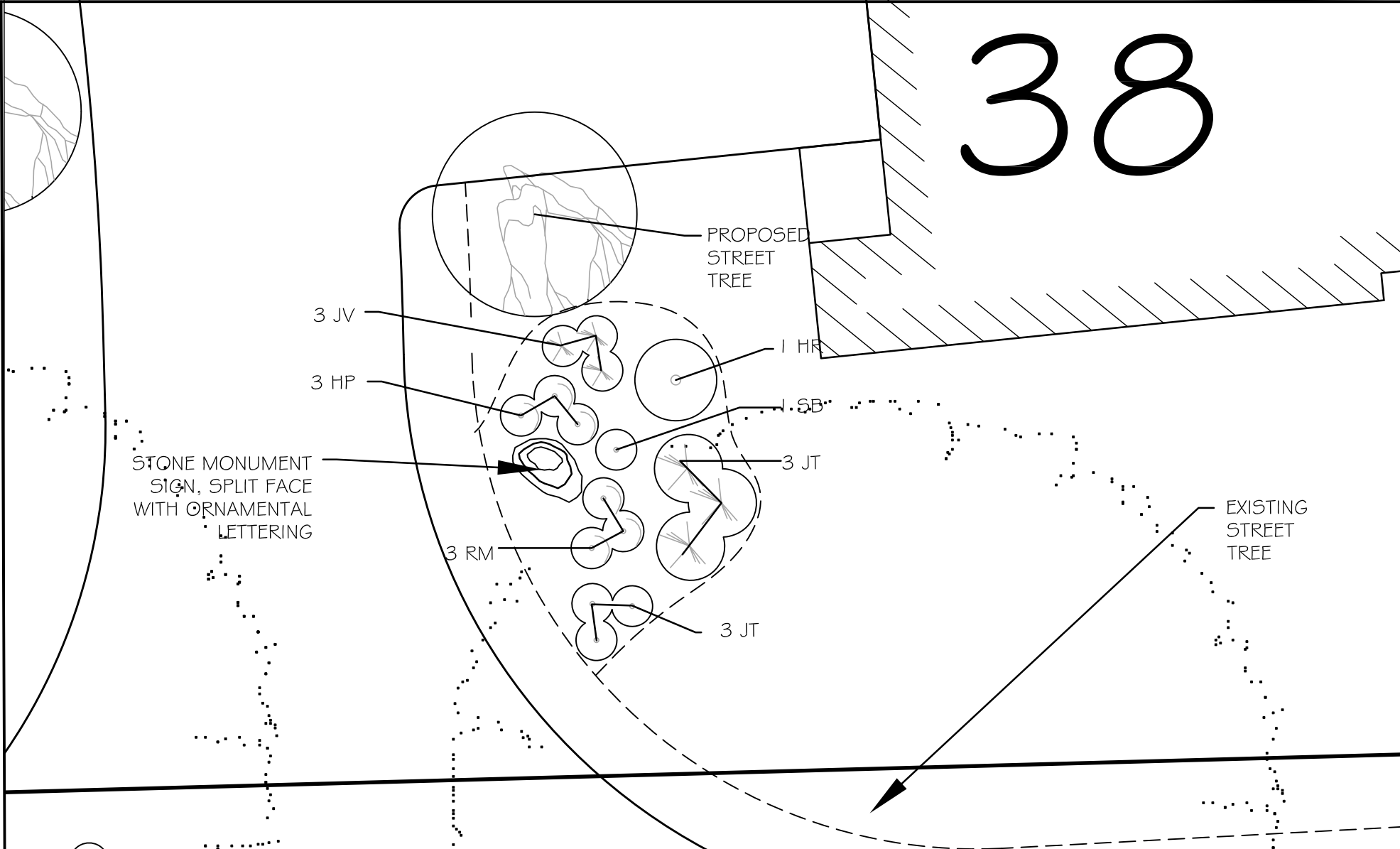
KEY

- WFL
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- 2' CONTOUR
- 10' CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED SEWER MANHOLE
- PROPOSED UNDERGROUND DRAIN OR SEWER PIPE
- WATER GATE
- WATER SHUT OFF
- PROPOSED HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURBING
- PROPOSED EDGE OF INDIVIDUAL DRIVEWAY PAVEMENT
- EXISTING UTILITY POLE
- OVERHEAD WIRES
- STONE WALL
- TREE
- PROPOSED TREELINE
- DEEP OBSERVATION HOLE
- PROPOSED WALKING TRAIL
- ETC
- PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUIT
- PROPOSED STREET LIGHT
- PROPOSED INFILTRATION STRUCTURE TO RECEIVE DUPLEX ROOF RUNOFF

NOTE:
 UNITS 29 & 30 WILL BE SERVED BY AN E-ONE UNIT WHICH WILL PUMP SANITARY SEWER DISCHARGE TO THE SEWER MANHOLE AT STATION 13+25.



Qty	Key	Common Name	Botanical Name	Size	Remarks
TREES					
2	CD	Turkish Fibert	<i>Corylus corulna</i>	3" Cal.	B&B
5	CK	Chinese Dogwood	<i>Cornus kousa chinensis</i>	3" Cal.	B&B
6	CS	'Santoni' Dogwood	<i>Cornus kousa 'Santoni'</i>	3" Cal.	B&B
3	CV	'Winter King' Hawthorn	<i>Crataegus viridis 'Winter King'</i>	7" Cal.	B&B
4	HG	'Gracilis' Hinoki Cypress	<i>Cham. obtusa 'Gracilis'</i>	7" Ht.	B&B
10	MS	'Snowdrift' Crabapple	<i>Malus sp. 'Snowdrift'</i>	3" Cal.	B&B
1	PA	Norway Spruce	<i>Picea abies</i>	8" Ht.	B&B
5	PB	'Hoopsi' Blue Spruce	<i>Picea pungens 'Hoopsi'</i>	12" Ht.	B&B
5	PC	'Krauter Vesuvius' Plum	<i>Prunus cerasifera 'Krauter vesuvius'</i>	3" Cal.	B&B
5	PD	'Chanticleer' Pear	<i>Pyrus calleryana 'Chanticleer'</i>	3" Cal.	B&B
6	PJ	White Spruce	<i>Picea glauca</i>	8" Ht.	B&B
29	OP	'Green Pillar' Oak	<i>Quercus palustris 'Green Pillar'</i>	3" Cal.	B&B
10	SP	Japanese Stewartia	<i>Stewartia pseudocamellia 'Koreana'</i>	3" Cal.	B&B



Entrance Planting Schedule
scale: 1"=10'

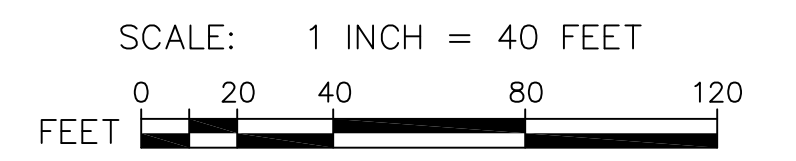
Qty	Key	Common Name	Botanical Name	Size	Remarks
SHRUBS					
3	HP	Golden Cup St. John's Wort	<i>Hypericum Hidcote</i>	24"	B&B
1	HR	'Blue chiffon' Hibiscus	<i>Hibiscus syriacus 'Rose Satin'</i>	5' Ht.	B&B
3	JT	'Emerald Sentinel' Juniper	<i>Juniperus virginiana 'Emerald Sentinel'</i>	6' Ht.	B&B
3	JV	'Taylor' Red Cedar	<i>Juniperus virginiana 'Taylor'</i>	60" Ht.	B&B
3	RM	'Blushing Knock out' Rose	<i>Rosa sp. 'Blushing Knock Out'</i>	24"	B&B
1	SB	'Shirabi' Spirea	<i>Spirea japonica 'Shirabi'</i>	#7 Pot	Container Grown
6	VP	'Popcorn' Viburnum	<i>Viburnum plicatum 'Popcorn'</i>	24" Ht.	B&B

HIGH POINT ELEV = 399.43
HIGH POINT STA = 14+16.43

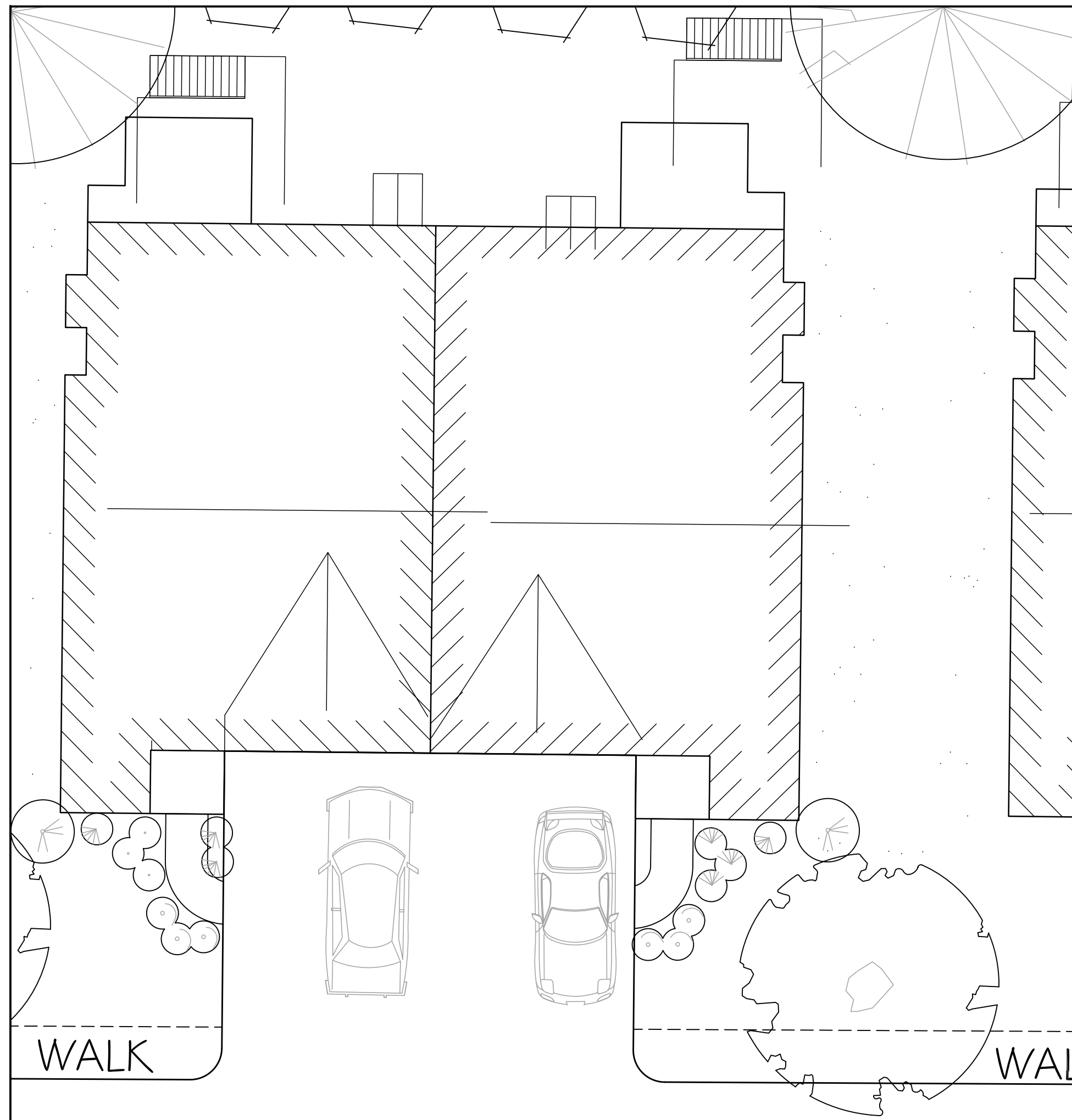


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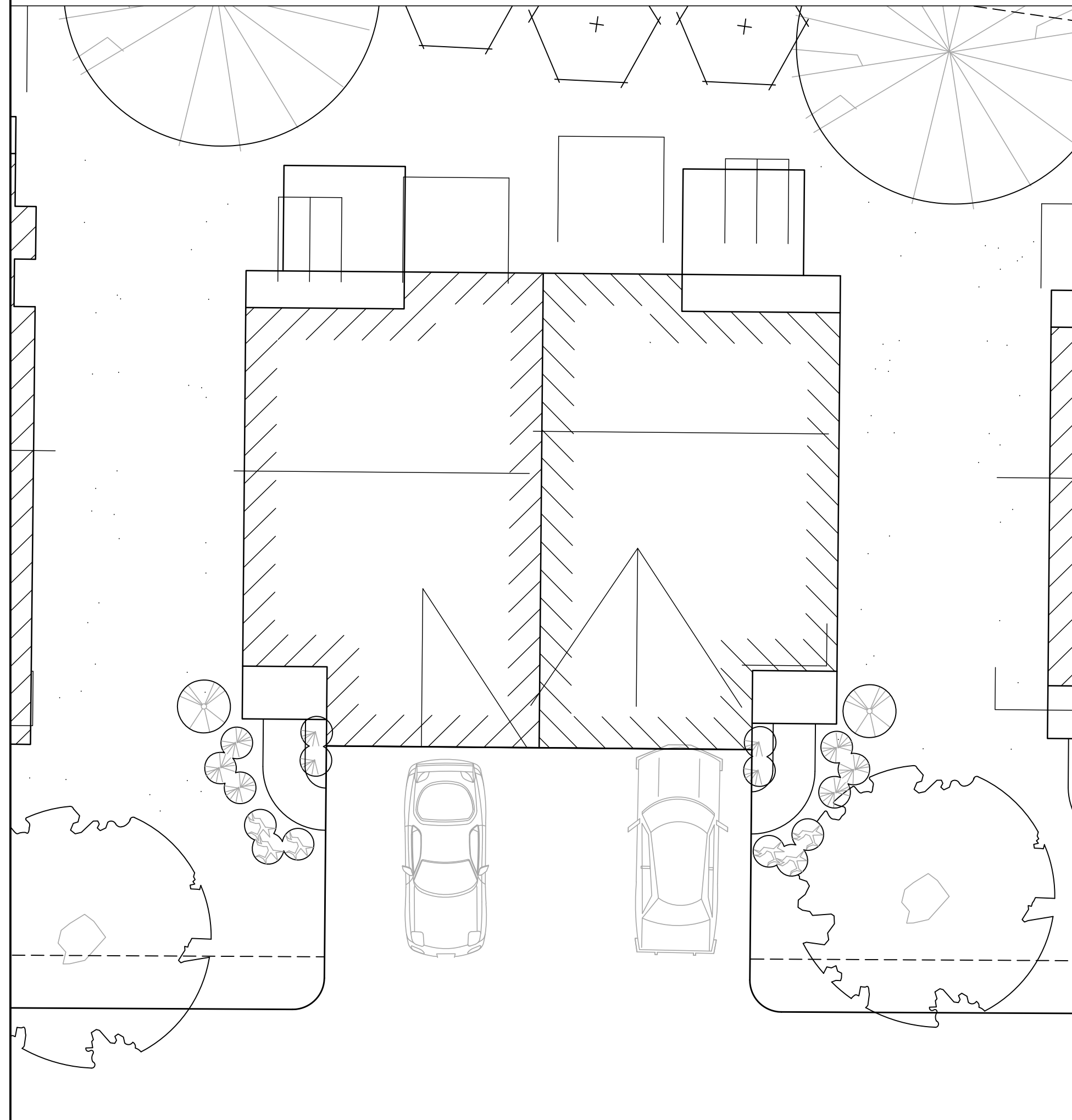
CLT. NO.	3151	JOB NO.	186-3234
DATE:	MARCH 26, 2021	DWG NO.	ANTAYACURRENT
REVISIONS			
DATE:	DESCRIPTION		
6/4/21	TOWN COMMENTS		
7/21/21	TOWN COMMENTS		



SITE PLAN OF LAND
AT 15 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581



TYPICAL PLANTINGS AT UNIT ENTRANCES



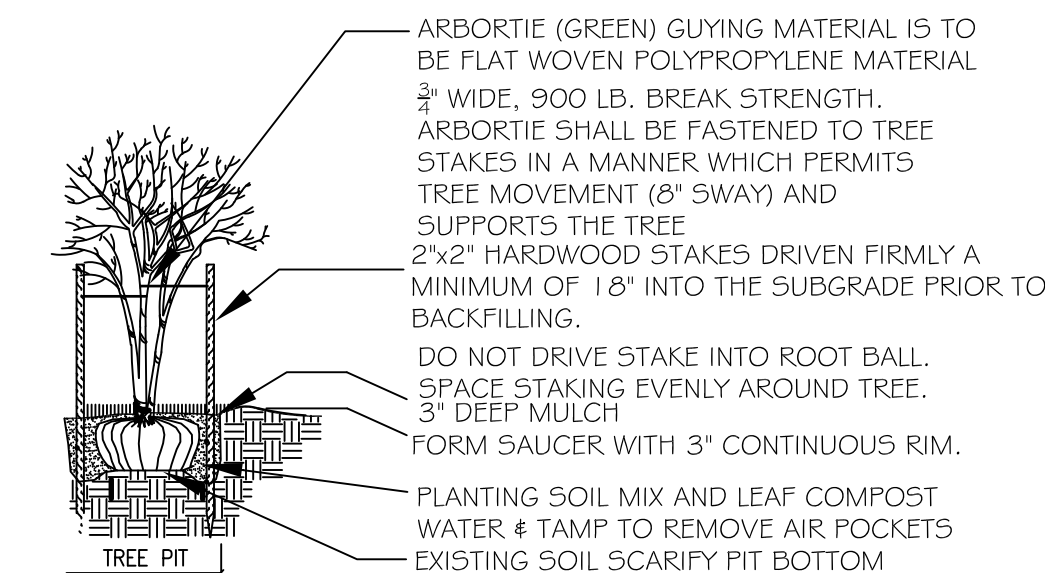
PLANT SCHEDULE -

Service-Berry	<i>Amelanchier laevis</i>	36" Ht.	B&B
Smooth Azalea	<i>Rhododendron arborescens</i>	36" Ht.	B&B
American Plum	<i>Prunus americana</i>	36" Ht.	B&B
'Dark Knight' Bluebeard	<i>Caryopteris x clandonensis 'Dark Knight'</i>	36" Ht.	B&B
'Golden Mops' Hinoki Cypress	<i>Chamaecyparis obtusa 'Golden Mops'</i>	36" Ht.	B&B
'Pearl Glam' Callicarpa	<i>Callicarpa sp. 'Pearl Glam'</i>	36" Ht.	B&B
Alternate-Leaf Dogwood	<i>Cornus alternifolia</i>	36" Ht.	B&B
Witch-alder	<i>Fothergilla major</i>	36" Ht.	B&B
'Lady Stanley' Rose of Sharon	<i>Hibiscus syriacus 'Lady Stanley'</i>	36" Ht.	B&B
St. Johns-wort	<i>Hypericum prolificum</i>	36" Ht.	B&B
'Little Quick Fire' Hydrangea	<i>Hydrangea paniculata 'Little quick fire'</i>	36" Ht.	B&B
American Yew	<i>Taxus canadensis</i>	36" Ht.	B&B
'Sky Pencil' Holly	<i>Ilex crenata 'Sky Pencil'</i>	36" Ht.	B&B
Mountain pieris	<i>Pieris floribunda</i>	36" Ht.	B&B
Plumleaf Azalea	<i>Rhododendron prunifolium</i>	36" Ht.	B&B
'Blushing Knock out' Rose	<i>Rosa sp. 'Blushing Knock Out'</i>	36" Ht.	B&B

Common Yarrow	<i>Achillea millefolium</i>	#3 Pot	Container Grown
'Hameln' Fountain Grass	<i>Pennisetum alopecuroides 'Hameln'</i>	#3 Pot	Container Grown
Creeping Phlox	<i>Phlox subulata</i>	#3 Pot	Container Grown
Black-Eyed Susan	<i>Rudbeckia hirta</i>	#3 Pot	Container Grown
Green-Headed Coneflower	<i>Rudbeckia laciniata</i>	#3 Pot	Container Grown

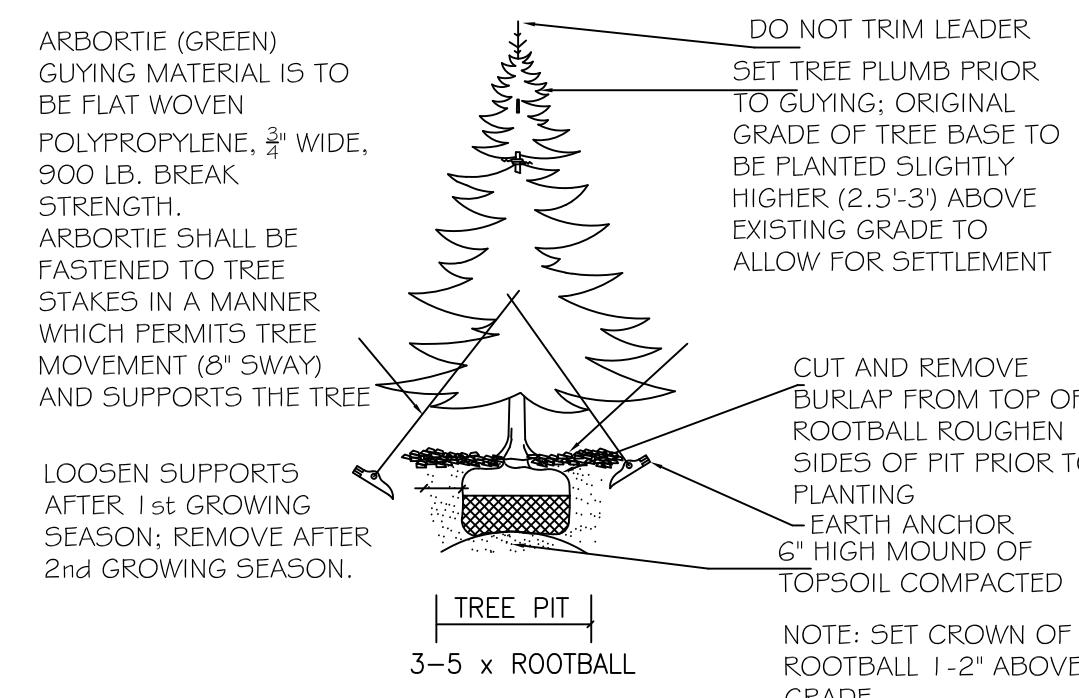
LANDSCAPING NOTES

- NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
- DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE 'BEST FACE' SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
- THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
- ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
- WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
- PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
- PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 6&2 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
- LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
- SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150. SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150SF.
- DETENTION BASIN SEED MIX SHALL BE NEW ENGLAND CONTROL MIX SHALL BE FROM NEW ENGLAND PLANTS INC. PLANT AT A RATE OF 1250SF/LB.
- LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA. INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
- WILDLIFE SEED MIX SHALL BE THE NEW ENGLAND CONSERVATION SEED MIX FROM NEW ENGLAND WETLAND PLANTS INC. OR AN APPROVED EQUAL.
- THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
- PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
- THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST. AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
- WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
- ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
- LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
- EXISTING GRAVEL ROADS, TO BE LOOSENED AND SUPPLEMENTED WITH 6" OF LOAM AND SEEDED WITH THE WILDLIFE SEED MIX.
- DURING CONSTRUCTION COORDINATE WITH PROJECT LANDSCAPE ARCHITECT THE TRANSITION BETWEEN THE WOODS AND MOWING AREA.
- DISTURBED AREAS WITHIN THE RIVERFRONT AREA THAT IS TO BE RESTORED TO MEADOW, SHALL RECEIVE 6" OF LOAM AND SEEDED WITH THE WILDLIFE SEED MIX.
- AREAS DISTURBED OUTSIDE THE DEMARCATED LAWN AREAS TO BE SEEDED WITH THE WILDLIFE SEED MIX.

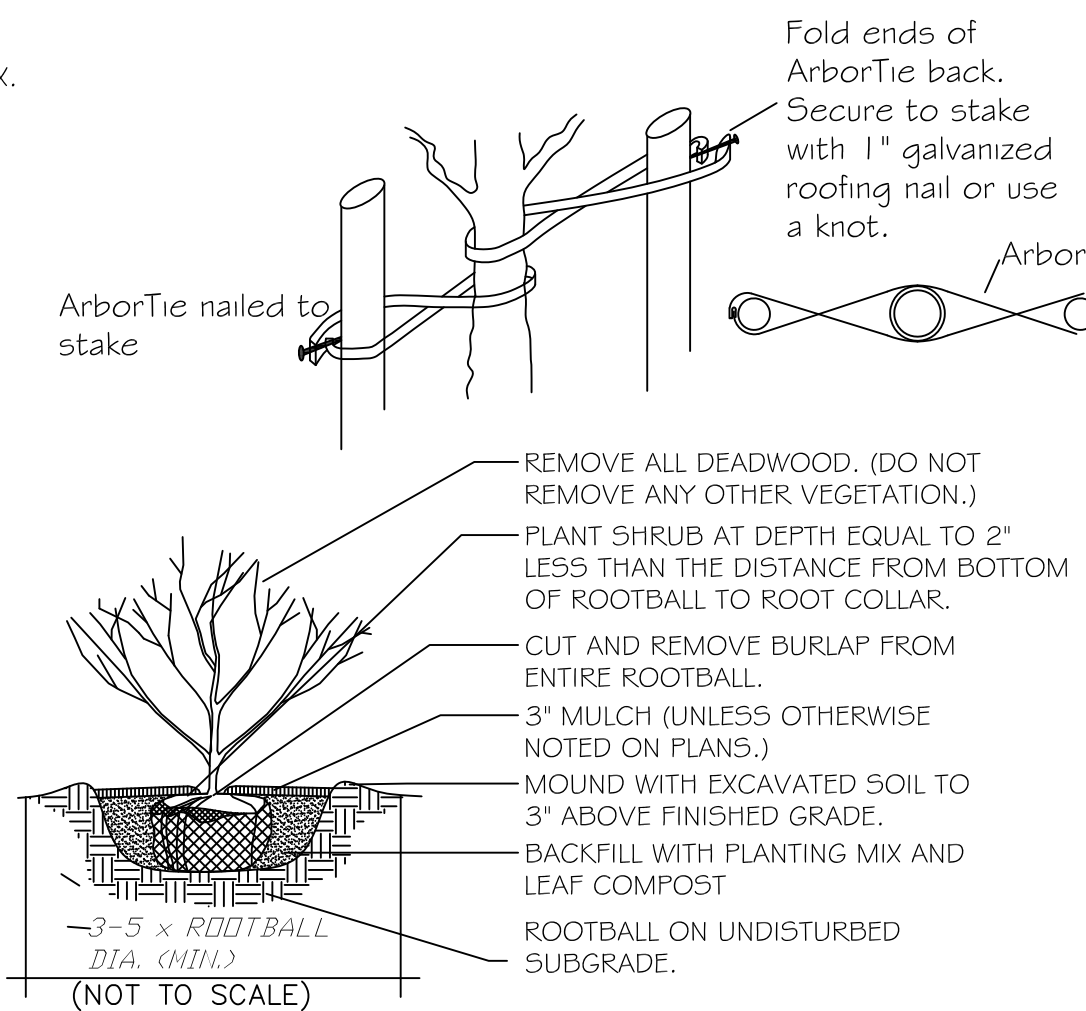


- NOTES:
- STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
 - PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 - GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
 - REMOVE ALL CONTAINERS AND BASKETS FROM ROOT BALL.
 - REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
 - LOOSEN ROOTBALL PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE

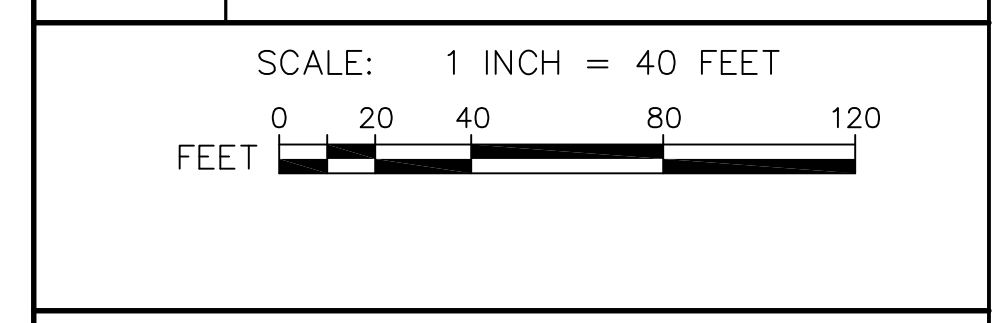


SHRUB PLANTING
NOT TO SCALE

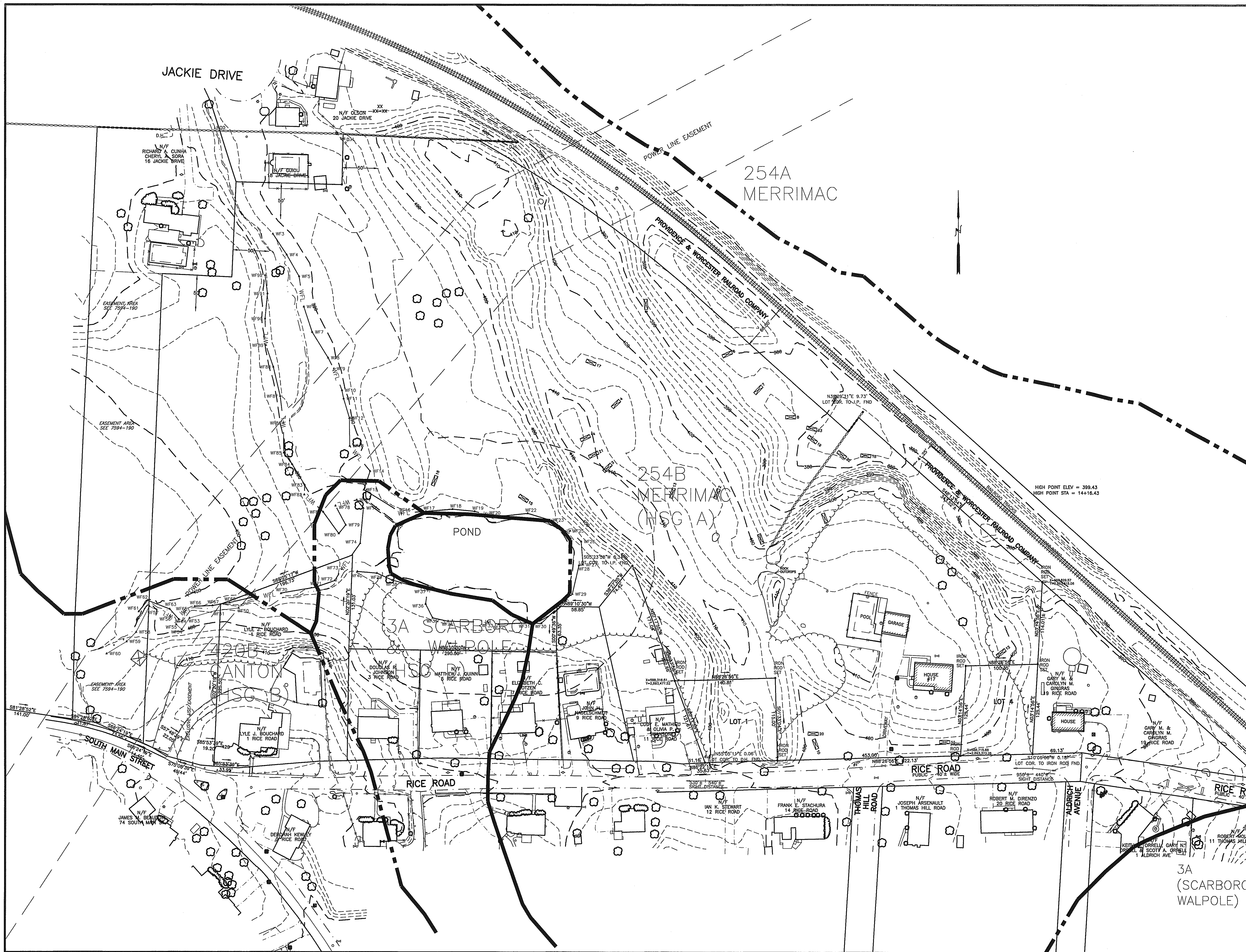


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CLT. NO.	3151	JOB NO.	186-3234
DATE:	MARCH 26, 2021	DWG NO.	ANTAYACURRENT
REVISIONS			
DATE:		DESCRIPTION	
7/21/21		TOWN COMMENTS	



SITE PLAN OF LAND
 AT 17 RICE ROAD
 IN
 MILLBURY, MASSACHUSETTS
 PREPARED FOR APPLICANT
 WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581



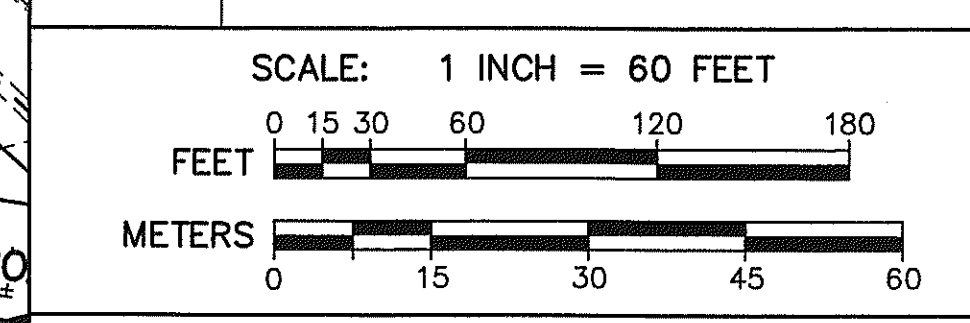
KEY

---	WFL	WETLAND EDGE
- - - -	100' BUFFER ZONE EDGE	
⊙	DRAIN MANHOLE	
□	CATCHBASIN	
---	EXISTING UNDERGROUND DRAIN OR SEWER PIPE	
W	WATER GATE	
⊖	WATER SHUT OFF	
⊕	HYDRANT	
---	EXISTING EDGE OF PAVEMENT	
---	OVERHEAD UTILITY POLE	
---	#6 ⌀	
---	OHW	
---	460	
---	2' CONTOUR	
---	10' CONTOUR	
---	STONE WALL	
⊙	TREE	
---	TREELINE	
⊠	DEEP OBSERVATION HOLE	

NOTE:
SOIL TYPE BOUNDARIES SHOWN ON THIS PLAN ARE TAKEN FROM THE USDA NRCS WEB SOIL SURVEY.

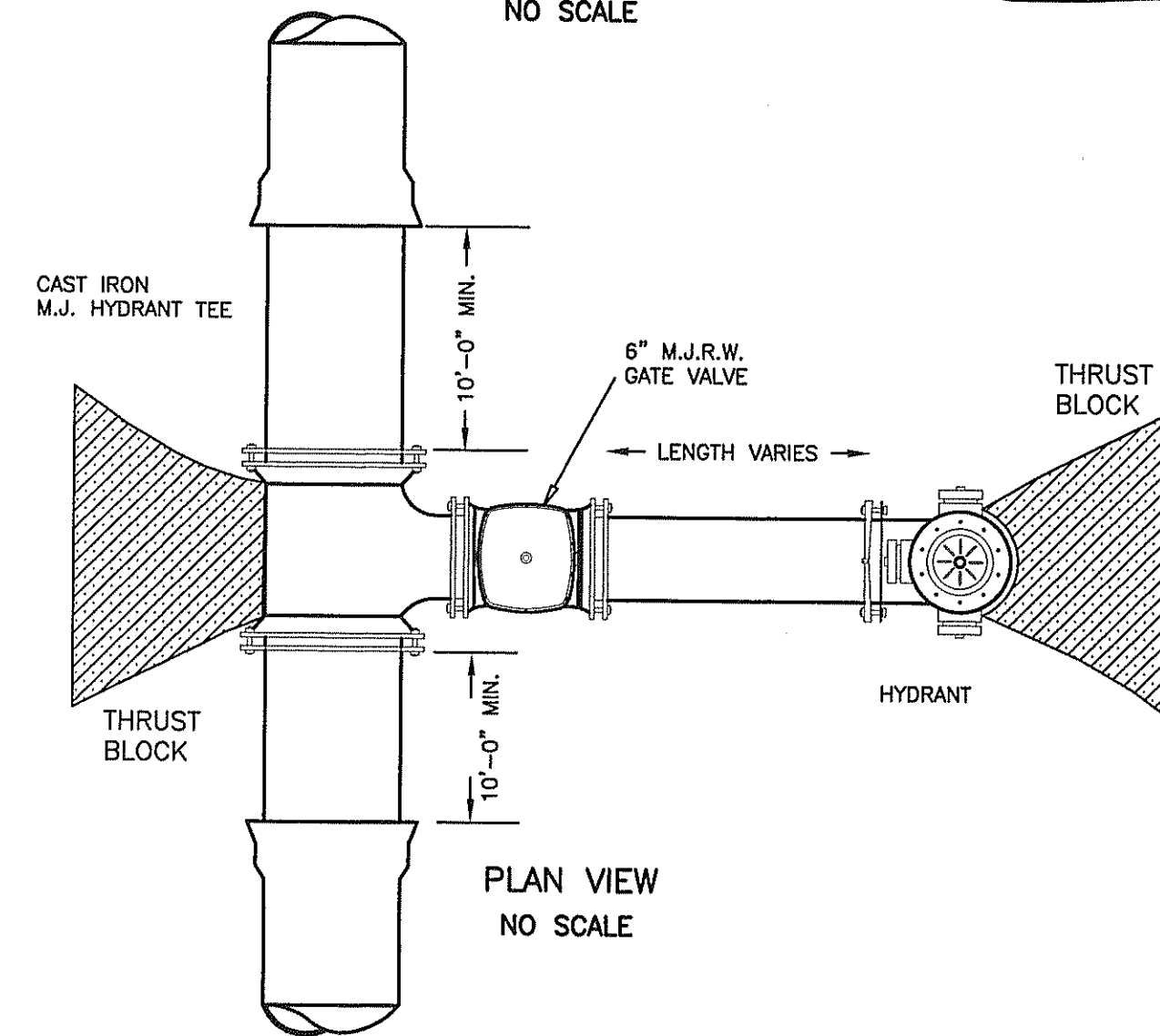
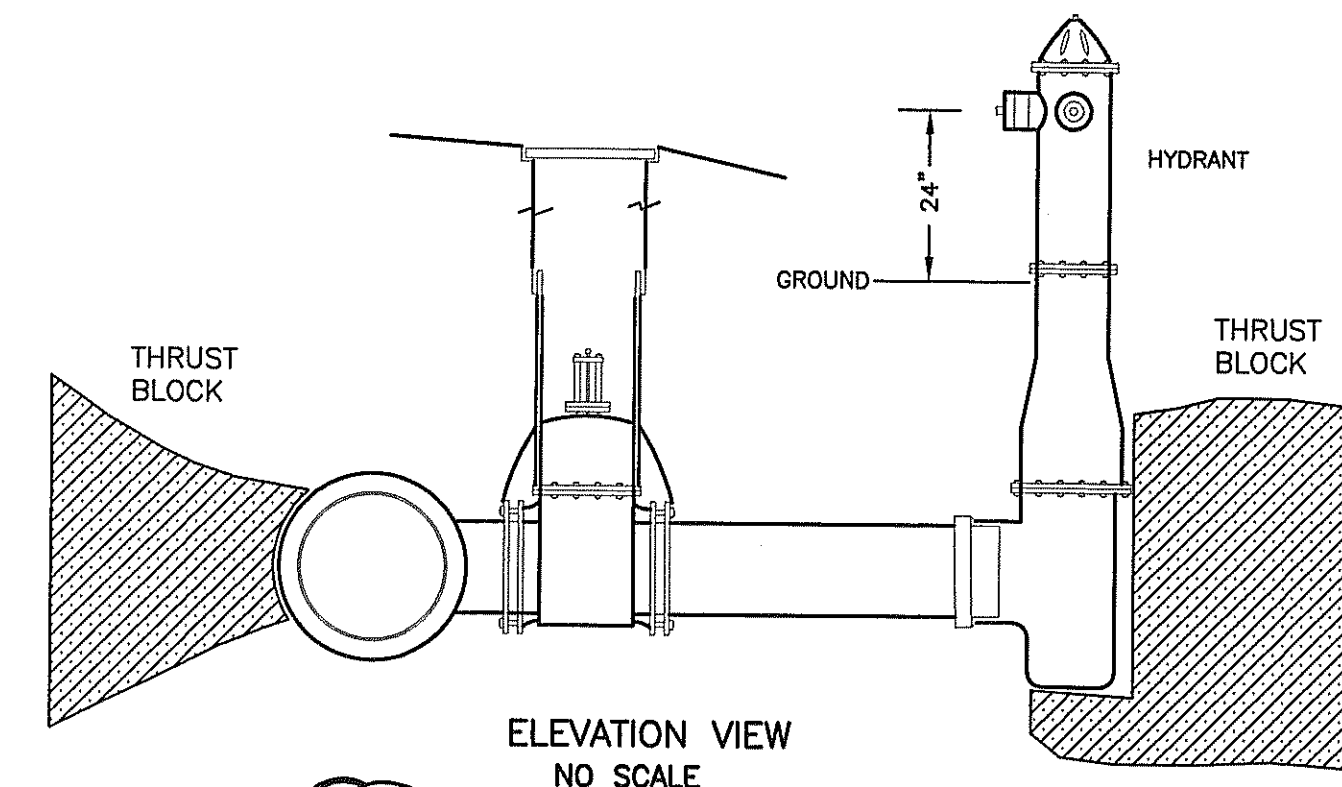
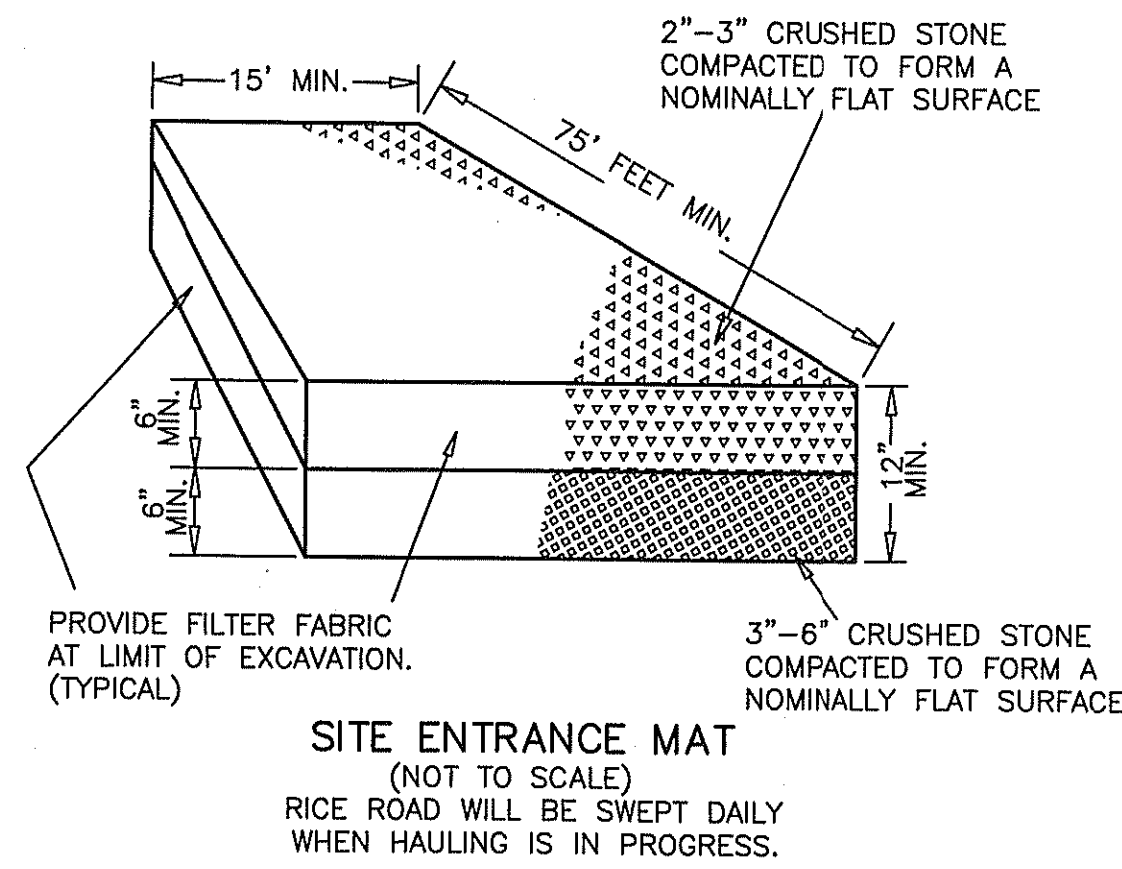
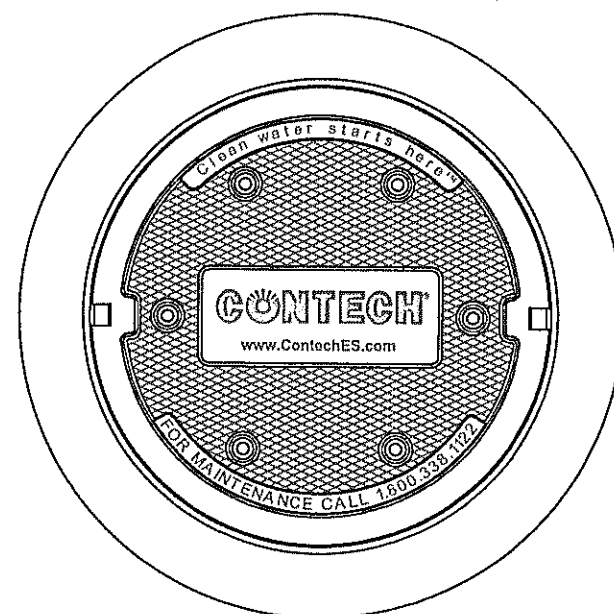
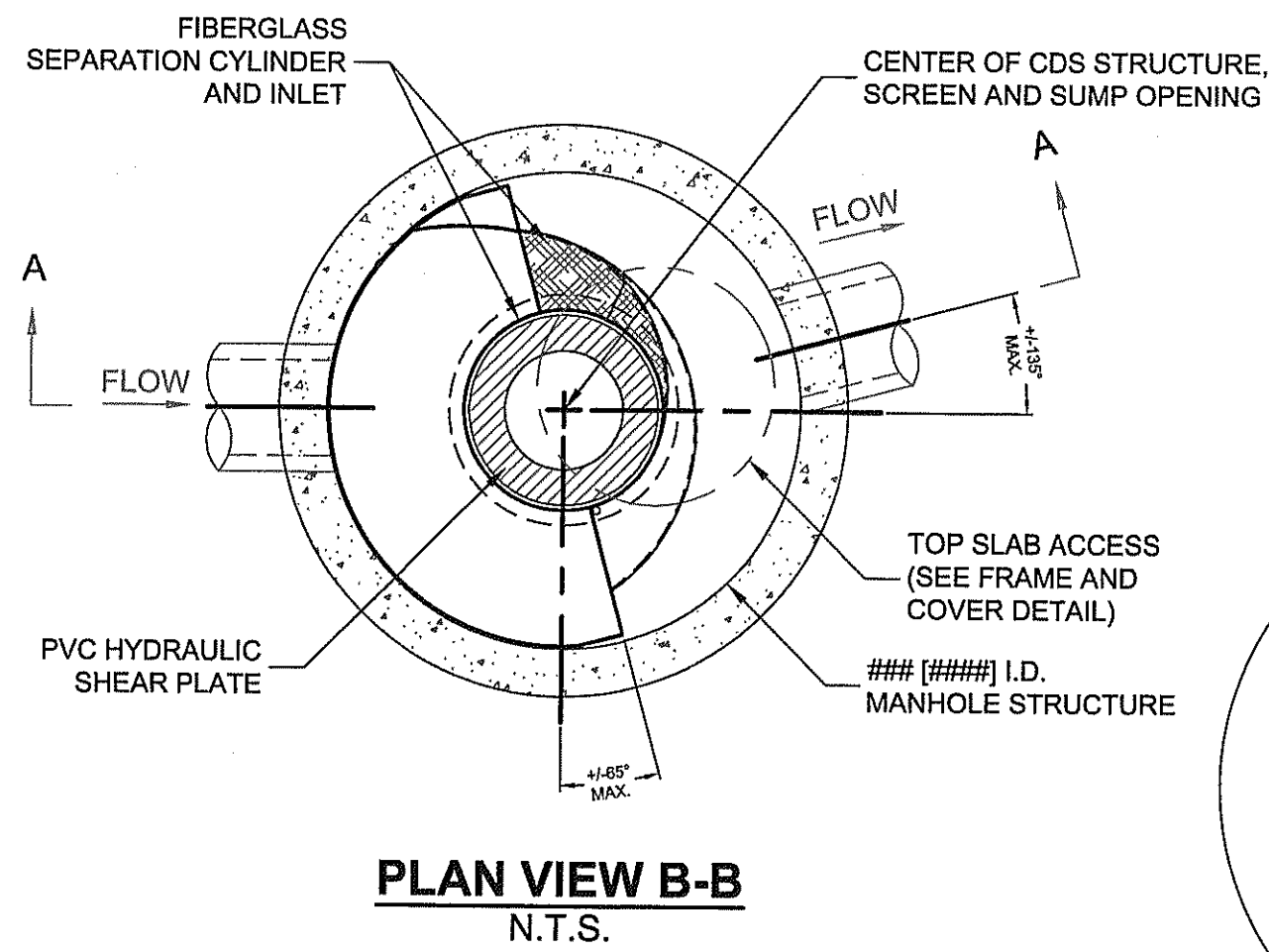
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DATE:	DESCRIPTION		
5/28/21	TOWN REVIEW		
7/21/21	TOWN REVIEW		



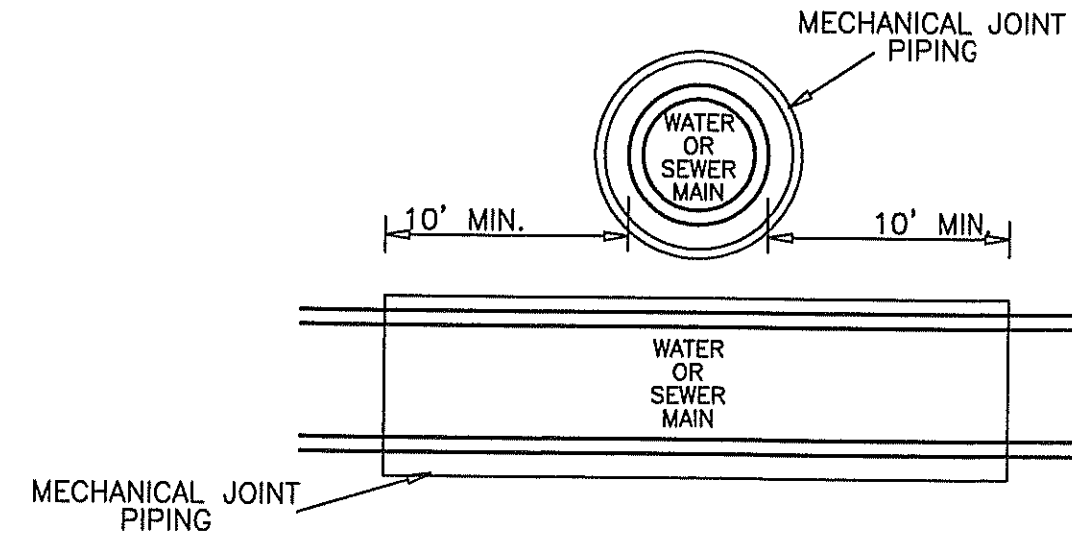
SITE PLAN OF LAND AT 17 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
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WESTBOROUGH, MA 01581

SOILS MAP S01



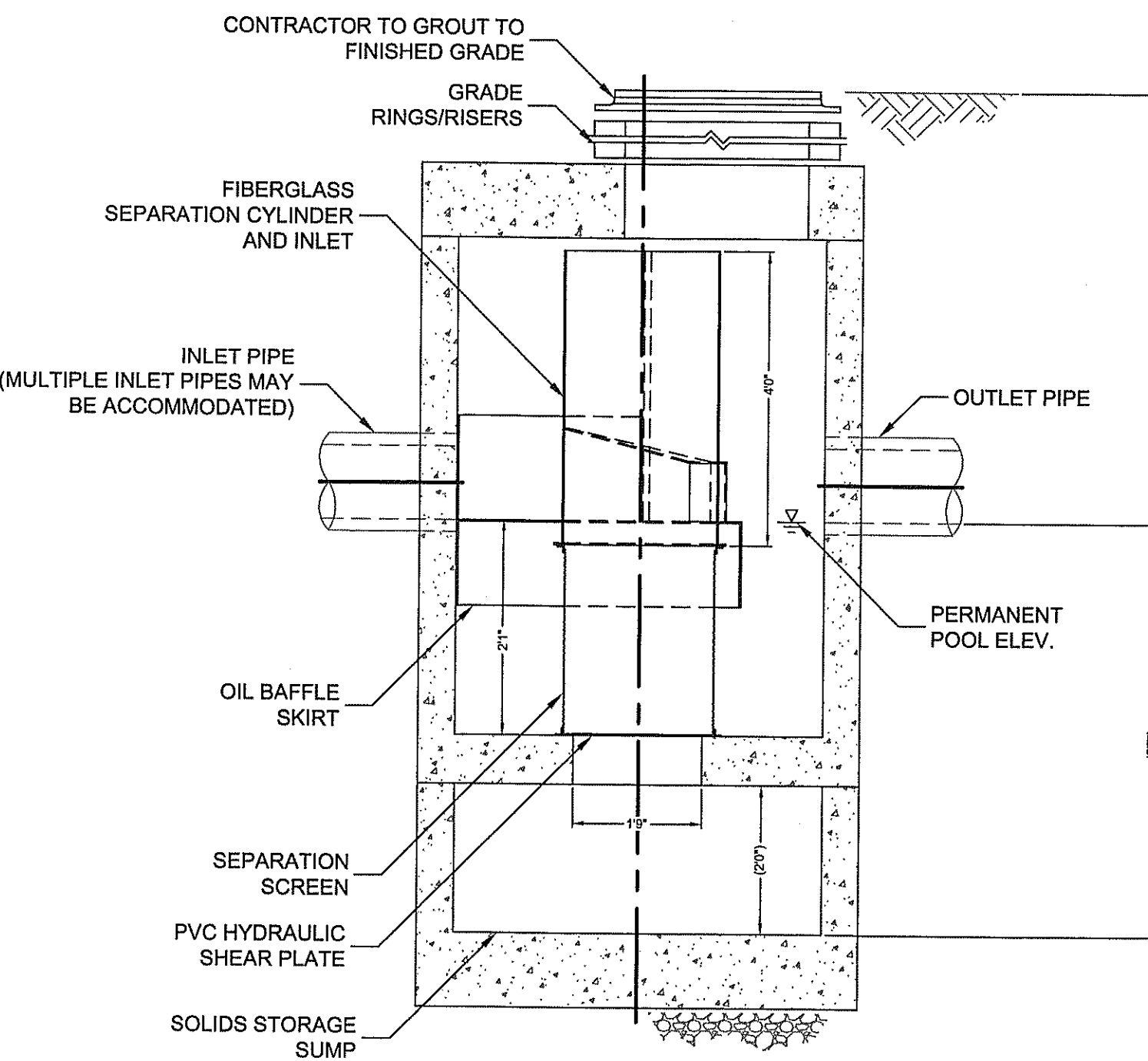
TYPICAL HYDRANT W/GATE (NOT TO SCALE)

NOTE: SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO ALL WATER SUPPLY LINES. WHEN A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. HOWEVER, WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHOULD BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SEE DETAIL.

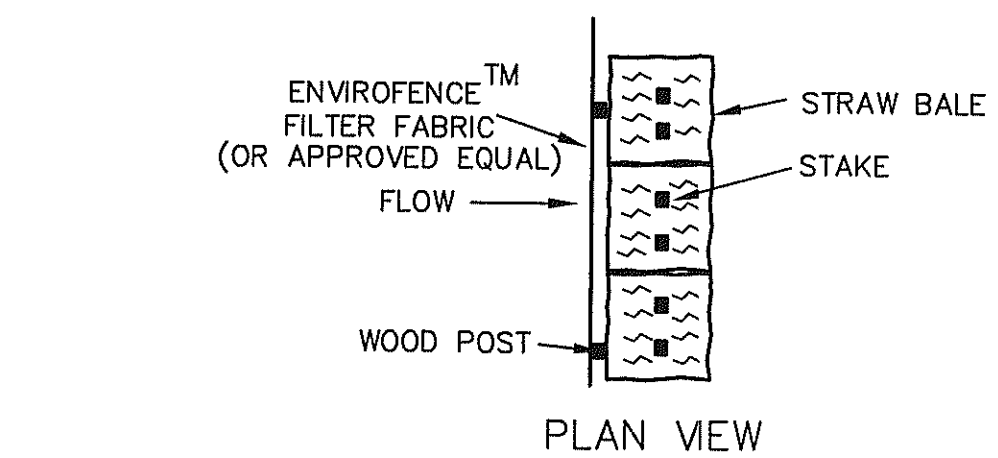
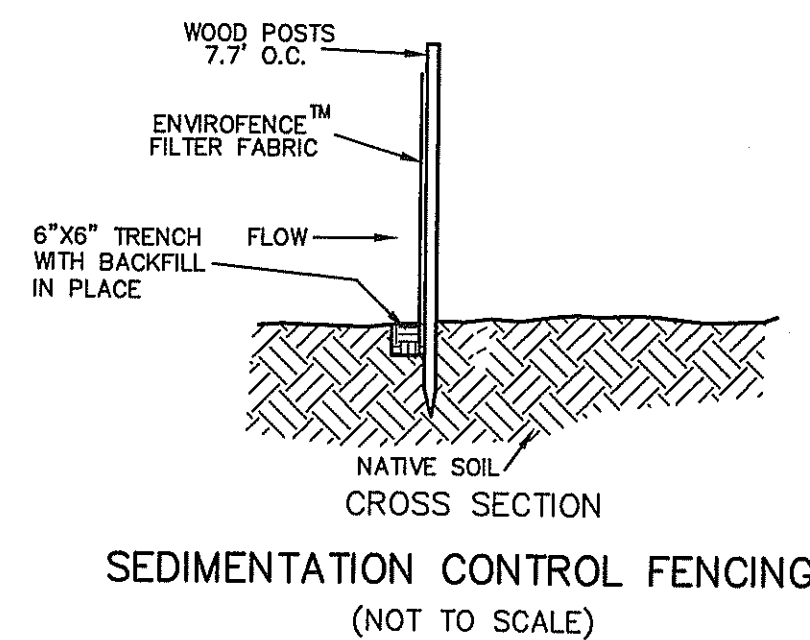
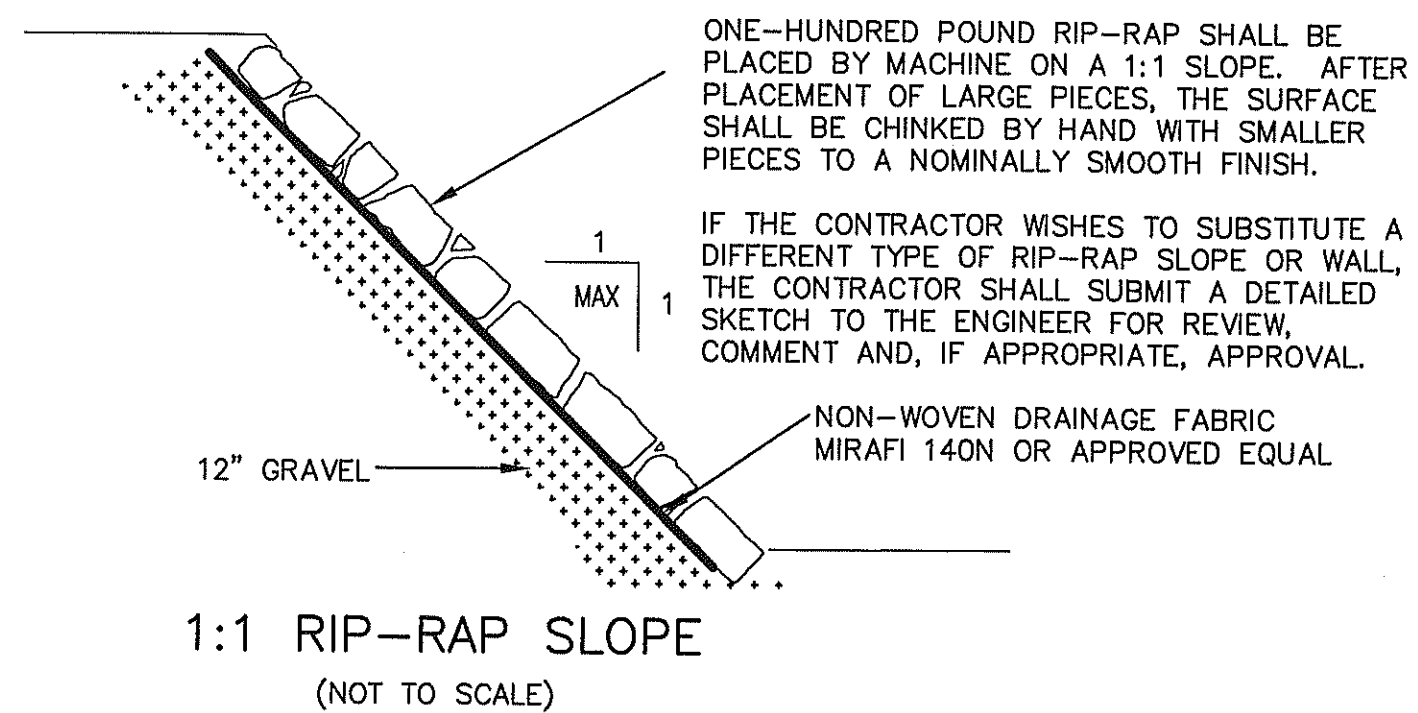


MECHANICAL JOINT PIPING OF BOTH WATER AND SEWER SHALL EXTEND FOR 10 FEET FROM THE INTERSECTION OF THE MAINS AND ALONG EACH MAIN. CENTER ONE FULL PIPE LENGTH OF BOTH WATER AND SEWER OVER THE INTERSECTION.

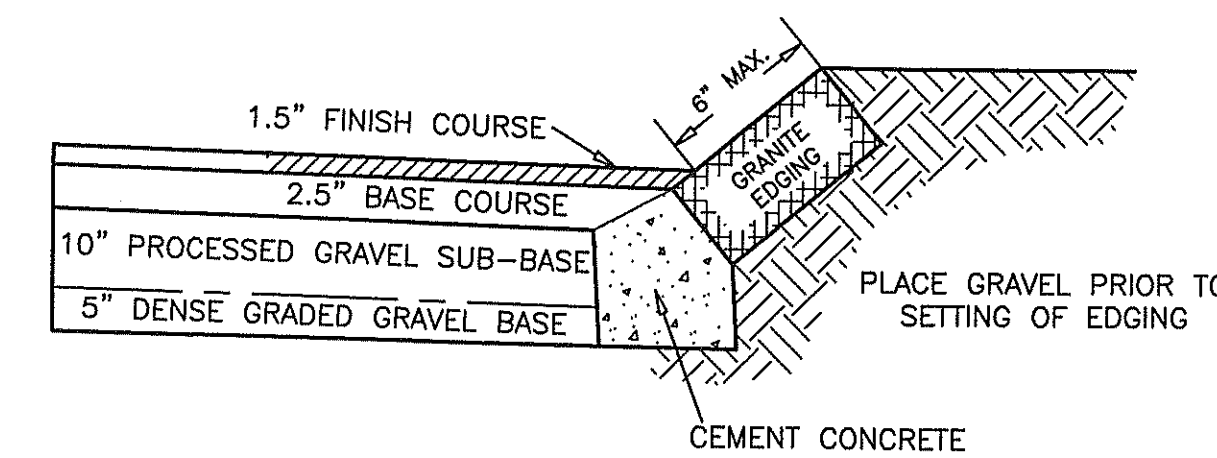
WATER MAIN/SEWER MAIN CROSSING WHERE 18" VERTICAL CLEARANCE IS NOT PROVIDED (NOT TO SCALE)



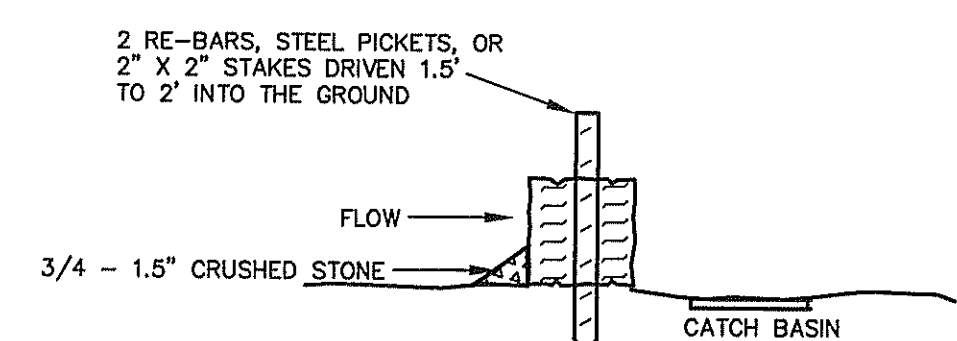
CONTECH CDS MODEL 2025 STORMWATER FILTRATION UNIT (NOT TO SCALE)



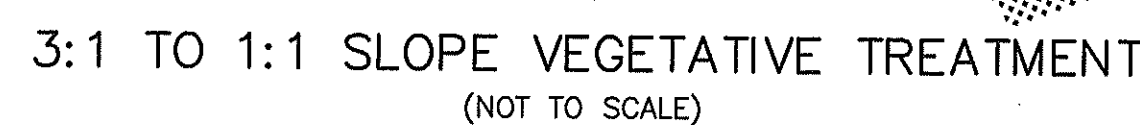
SEDIMENT CONTROL BARRIER (NOT TO SCALE)



SETTING SLOPED GRANITE CURBING (NOT TO SCALE)



STRAW BALE DIKE (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 AND 144 ON ASSESSOR MAP 63.
- 4) TOTAL SITE ALTERATION IS EXPECTED TO BE 7.6 ACRES.

DIG SAFE:

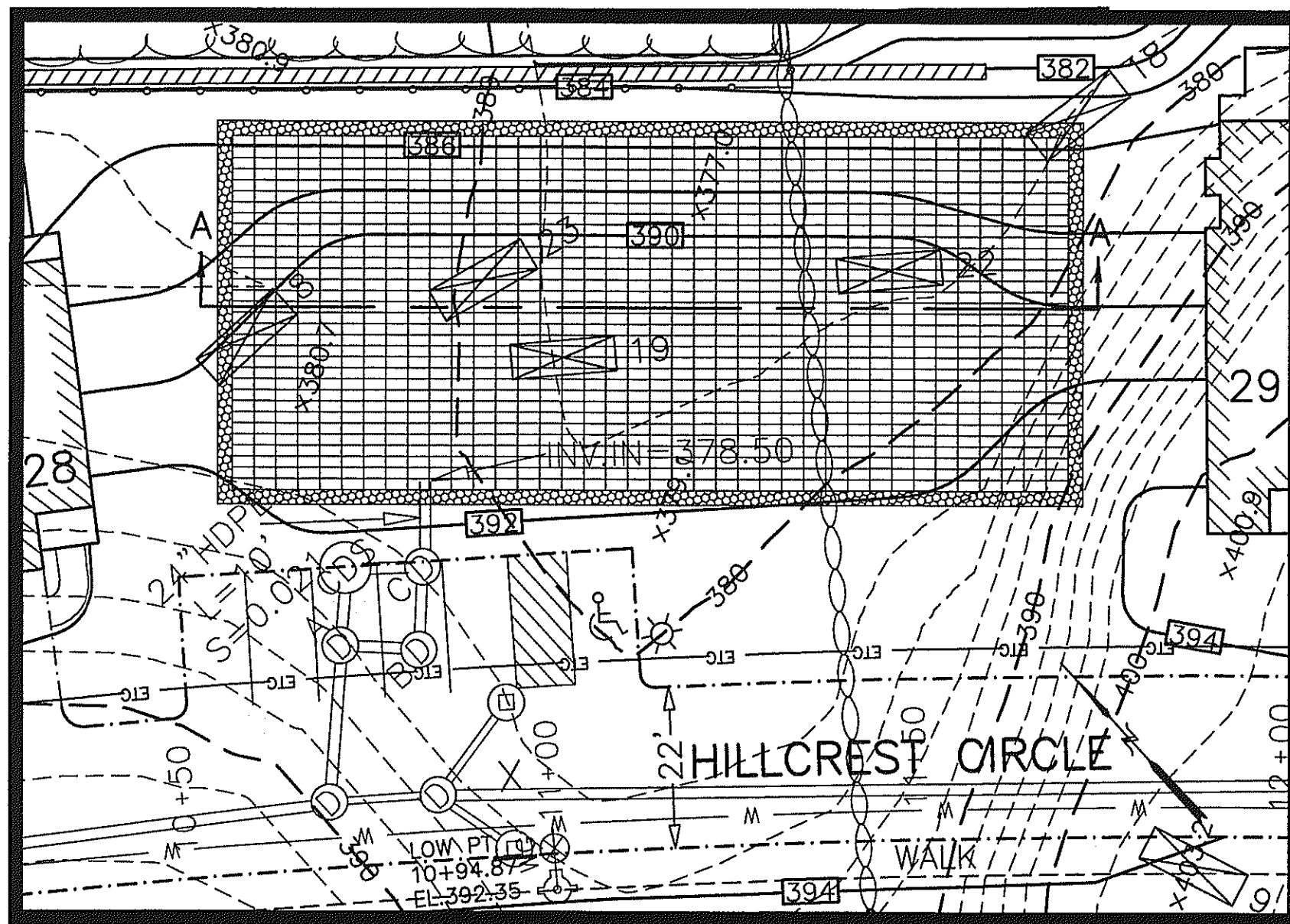
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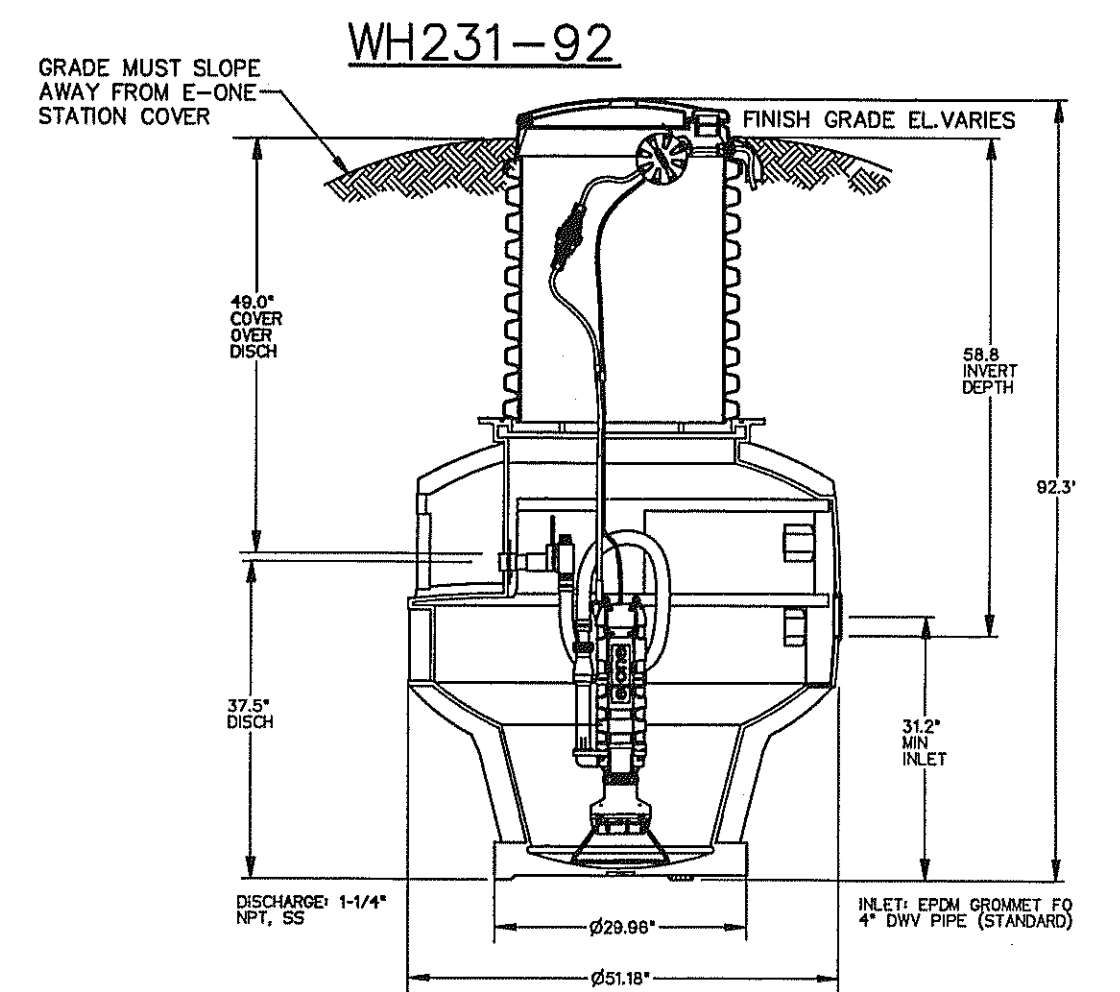
CLT. NO.	3151	JOB NO.	186-3234
DATE:	MARCH 26, 2021	DWG NO.	RICEROADCURRENT
REVISIONS			
DATE:	DESCRIPTION		
5/28/21	TOWN REVIEW		
7/21/21	TOWN REVIEW		

SCALE: AS NOTED

SITE PLAN OF LAND AT 17 RICE ROAD
IN
MILLBURY, MASSACHUSETTS
PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
ONE GOLDEN COURT
WESTBOROUGH, MA 01581

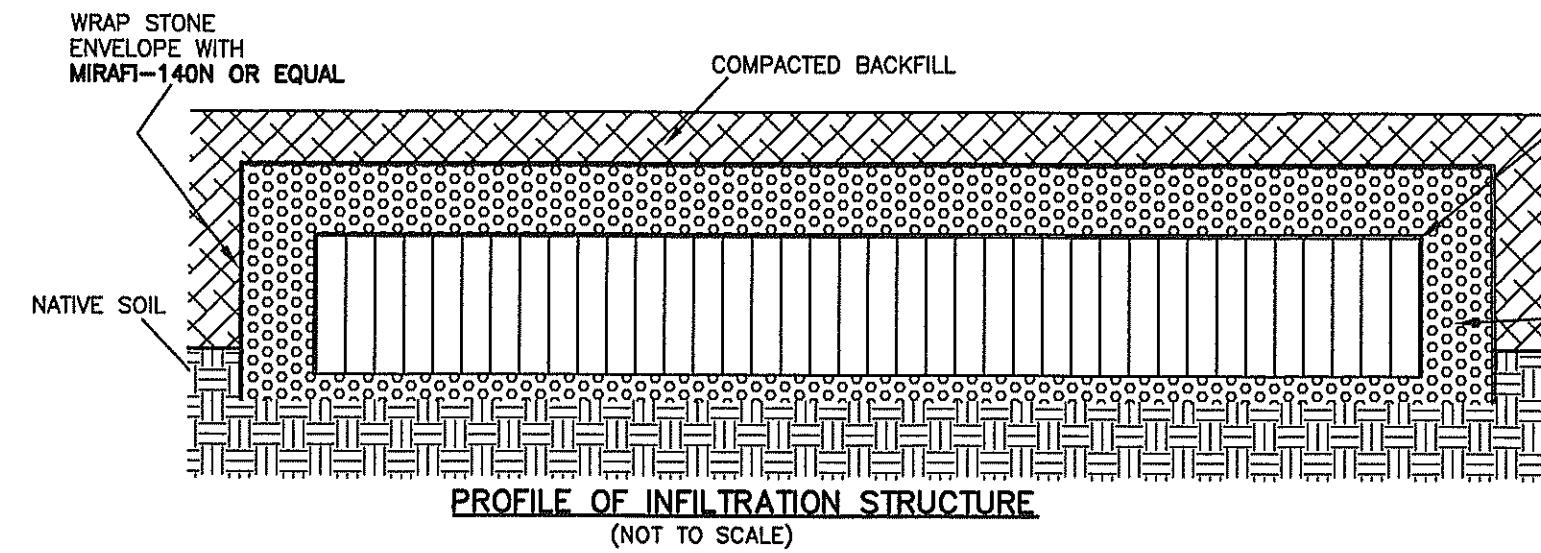


118'x52' INFILTRATION STRUCTURE INCLUDING 2' OF CRUSHED STONE OUTSIDE OF 1,216 STORM TANK SERIES 25 MODULES (38 UNITS PER EACH OF THE 24 ROWS PARELL TO HILLCREST CIRCLE) EACH MODULE IS 6' HIGH, 3' LONG AND 1.5' WIDE. STONE BASE AT 374.50 MODULES BASE AT 375.00 TOP OF STONE AT 383.00



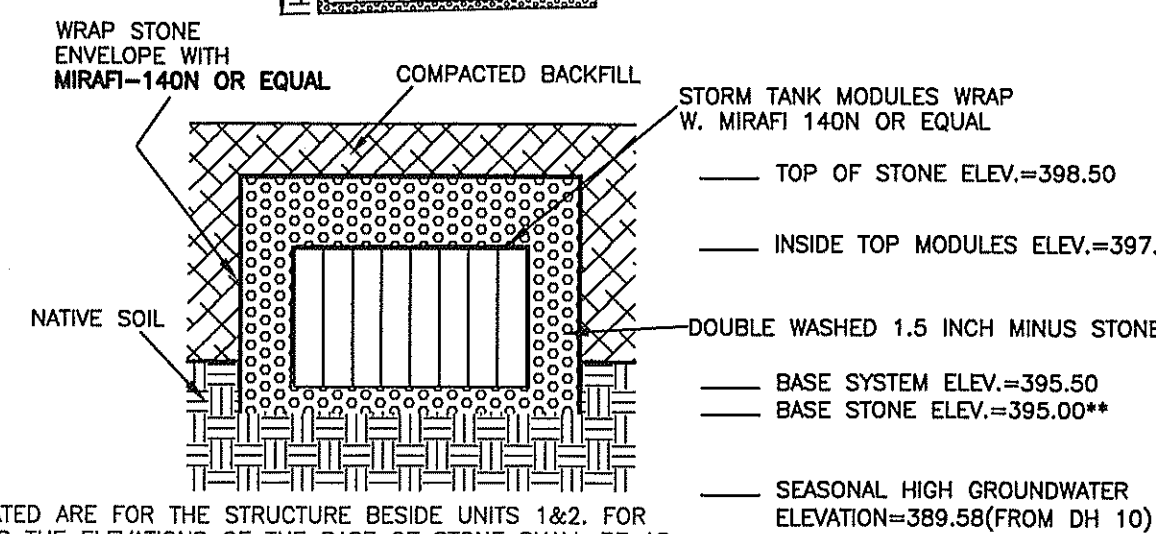
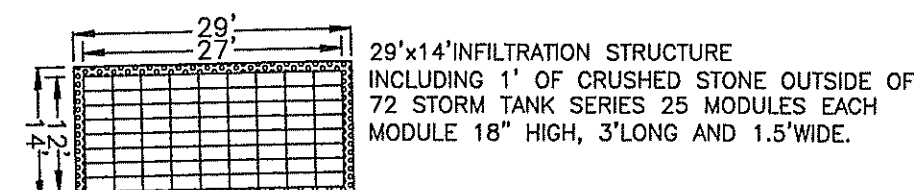
PROPOSED WH231-92 E-ONE UNIT (NOT TO SCALE)

PLAN VIEW (SCALE: 1" = 20')



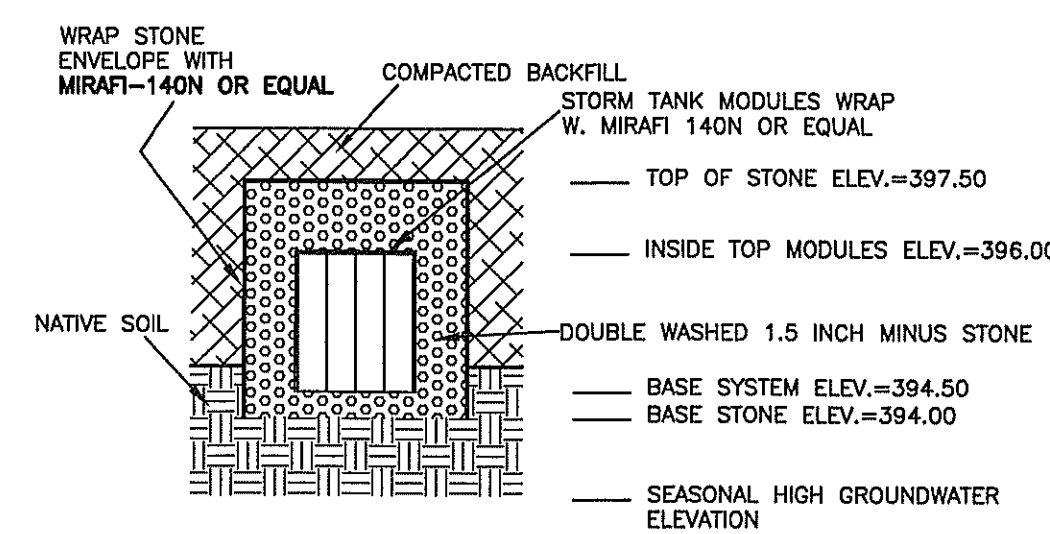
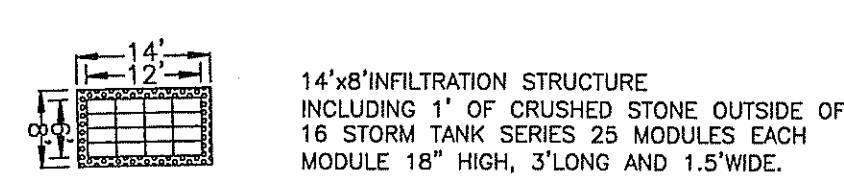
STORM TANK MODULES 25 SERIES MODULES 72" HIGH, WRAP W. MIRAFI 140N OR EQUAL ON TOP AND SIDES
 TOP OF STONE ELEV.=383.00
 INSIDE TOP MODULES ELEV.=381.00
 DOUBLE WASHED 1.5 INCH MINUS STONE
 BASE SYSTEM ELEV.=375.00
 BASE STONE ELEV.=374.50
 SEASONAL HIGH GROUNDWATER ELEVATION=372.0(FROM DH 8)
 DH 8 SURF=381.5 114" SO SHGW = 372.0
 DH 19 SURF=378.0 132" SO SHGW = 367.0
 DH 22 SURF=378.0 112" SO SHGW = 368.7
 DH 23 SURF=378.0 84" SO SHGW = 371.2
 SEASONAL HIGH GROUNDWATER ELEVATION=372.0(FROM DH 8)

DETAIL OF INFILTRATION STRUCTURE AT STATION 11+25



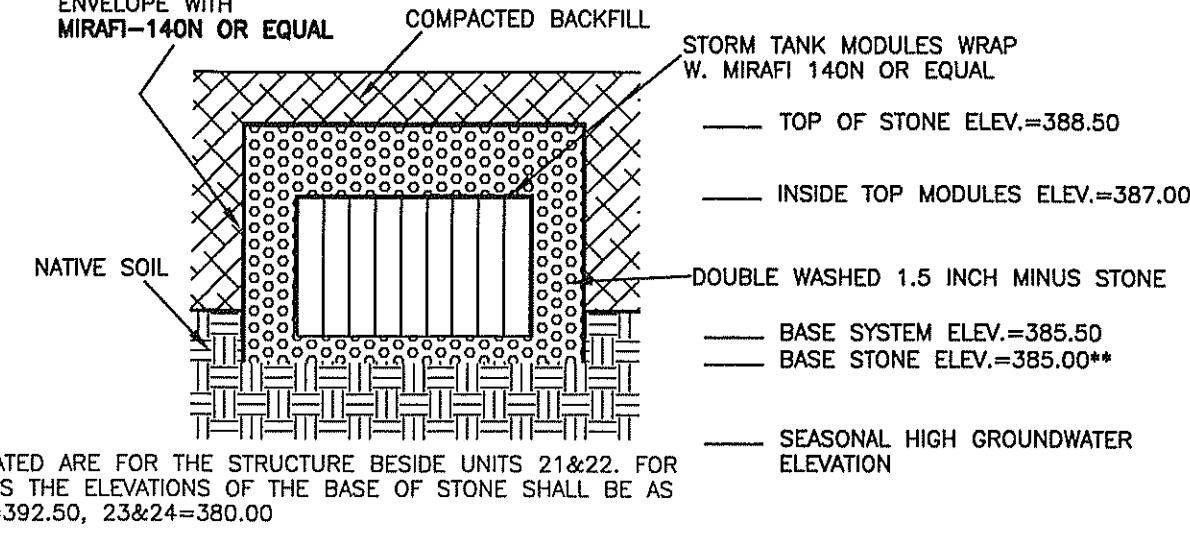
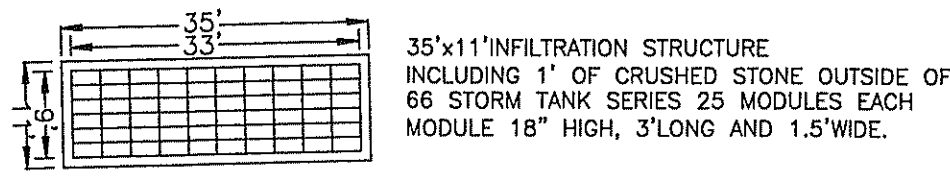
**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BESIDE UNITS 1&2. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 3&4=400.00, 5&6=395.00, 29&30=377.00, 31&32=379.00, 33&34=382.00, 37&38=395.00

DETAIL OF INFILTRATION STRUCTURE 1 (NOT TO SCALE)



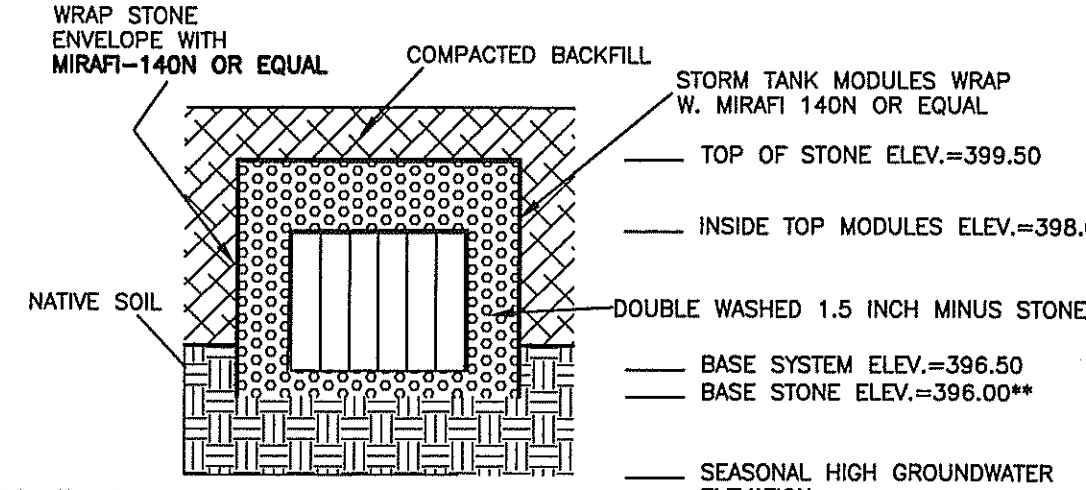
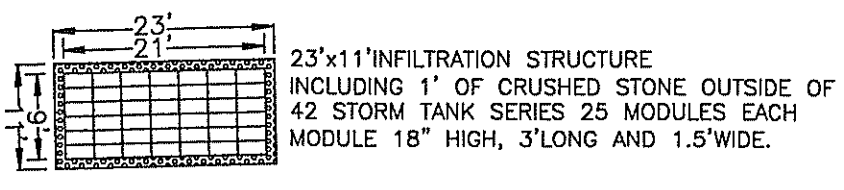
THIS SIZE INFILTRATION STRUCTURE WILL RECEIVE ROOF RUNOFF FROM THE BACK HALF OF THE ROOFS OF UNITS 9&10.

DETAIL OF INFILTRATION STRUCTURE 3 (NOT TO SCALE)



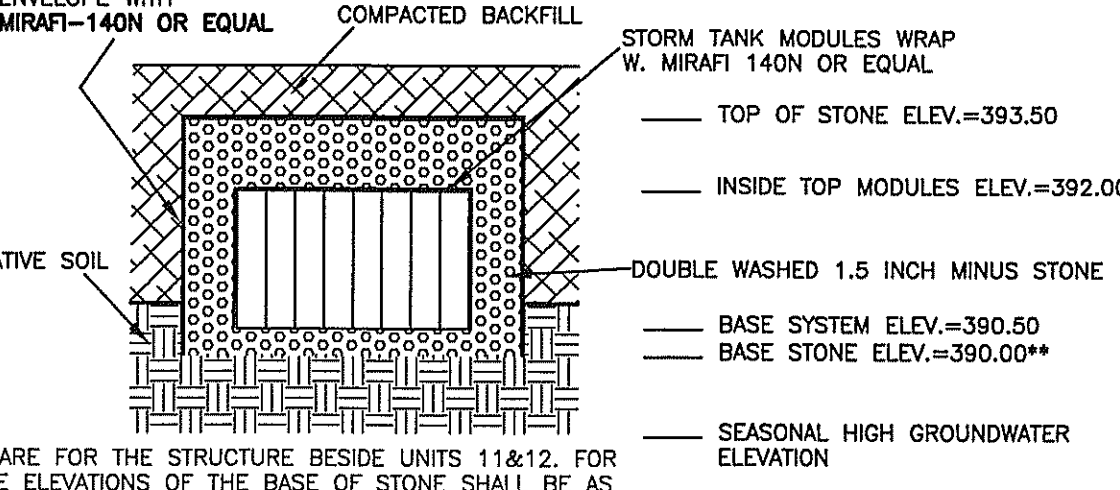
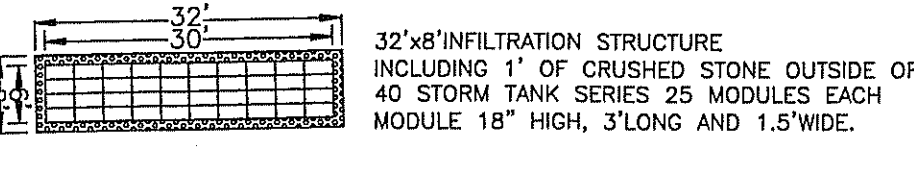
**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BESIDE UNITS 21&22. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 13&14=392.50, 23&24=380.00

DETAIL OF INFILTRATION STRUCTURE 5 (NOT TO SCALE)



**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BEHIND UNITS 7&8. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 27&28=376.00, 35&36=395.00

DETAIL OF INFILTRATION STRUCTURE 2 (NOT TO SCALE)



**ELEVATIONS INDICATED ARE FOR THE STRUCTURE BESIDE UNITS 11&12. FOR OTHER STRUCTURES THE ELEVATIONS OF THE BASE OF STONE SHALL BE AS FOLLOWS: 25&26=379.00

DETAIL OF INFILTRATION STRUCTURE 4 (NOT TO SCALE)

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SITE PLAN OF LAND AT 17 RICE ROAD
 IN
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 PREPARED FOR APPLICANT
WHITNEY STREET HOME BUILDERS, LLC
 ONE GOLDEN COURT
 WESTBOROUGH, MA 01581

**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 a 1604 foot long private drive and 26 duplexes on this 15.6 acre site.

Construction will take place in a single phase and is expected to last from the summer of 2021 into the summer of 2023. 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 Grading Plans, Sheets G1-G3.

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 of proposed units 41 & 42.

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 MassGIS Oliver web site the soils underlying this site are almost entirely Merrimac series soils which we are categorizing as hydrologic soil group A soils. However, unofficial soil tests at deep holes #s1-6 and 15-17 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 Oliver 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, Thompson-Liston Associates, Inc. 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 the State Highway layout.

PHASING

Construction of the project will take place in one phase. Total site alteration will be approximately 7.6 acres.

POLLUTION PREVENTION SITE PLAN

The Site Plans prepared by Thompson-Liston Associates, Inc. contain Grading Plans. Various Best Management Practices (BMP's) are described herein and/or shown on the Grading 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.

SOIL TEST RESULTS:

- DH1 - SANDY LOAM TO 84" NO REFUSAL
- DH2 - SANDY LOAM TO 72" NO REFUSAL
- DH3 - SANDY LOAM TO 100" NO REFUSAL
- DH4 - SANDY LOAM TO 88" NO REFUSAL
- DH5 - SANDY LOAM TO 113" NO REFUSAL
- DH6 - SANDY LOAM TO 84" NO REFUSAL
- DH7 - SAND TO 114" NO REFUSAL
- DH8 - SAND TO 114" REFUSAL AT THAT DEPTH
- DH9 - FILL TO 120"
- DH10 - FILL TO 57" THEN SAND TO 119"
- DH11 - FILL TO 50" THEN SAND TO 114"
- DH12 - SAND TO 108" NO REFUSAL
- DH 13 - SAND TO 144" NO REFUSAL
- DH 14 - SAND TO 144" NO REFUSAL
- DH 15 - SANDY LOAM, MOTTLING, WEEPING AT 36"
- DH 16 - SANDY LOAM, MOTTLING, WEEPING AT 30"
- DH 17 - SANDY LOAM TO 72" NO REFUSAL
- DH 18 - SAND TO 108" NO REFUSAL
- DH 19 - SAND TO 132" NO REFUSAL
- DH 20 - FILL TO 72" THEN SAND TO 111"
- DH 21 - SAND TO 92" NO REFUSAL
- DH 22 - SAND TO 112" NO REFUSAL
- DH 23 - SAND TO 94" REFUSAL AT THAT DEPTH

PARKING CALCULATION

SECTION 33.2 OF THE TOWN OF MILLBURY ZONING BYLAW CALLS FOR OFF STREET PARKING TO BE PROVIDED AS FOLLOWS FOR THE PROPOSED USE:

THREE (3) SPACES PER TWO BEDROOM MULTI-FAMILY DWELLING UNIT AND ONE (1) ADDITIONAL SPACE PER BEDROOM SHALL BE ADDED FOR EACH MULTI-FAMILY DWELLING UNIT CONTAINING AN EXCESS OF TWO BEDROOMS.

EVERY UNIT IN RICE POND VILLAGE MAY HAVE A FLOOR PLAN WHICH COULD SHOW THREE BEDROOMS AND THUS BE REQUIRED TO HAVE A PROVISION OF FOUR PARKING SPACES.

EVERY UNIT IN RICE POND VILLAGE WILL BE PROVIDED WITH A TWO CAR GARAGE AND WITH SPACE TO PARK TWO CARS IN THE DRIVEWAY IN FRONT OF THAT UNIT, NOT ON HILLCREST CIRCLE. SO, EVERY UNIT WILL BE PROVIDED WITH FOUR PARKING SPACES, THROFESSIONAL OR BUSINESS OFFICE USES REQUIRE 1 PARKING SPACE PER EACH 400 S.F. OF GROSS FLOOR AREA.

IN ADDITION, 15 OVERFLOW OR VISITOR PARKING SPACES WILL BE PROVIDED AT FOUR LOCATIONS OFF HILLCREST CIRCLE.

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:
 - 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 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 structure is to be situated at station 10+50 of Hillcrest Circle.
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.

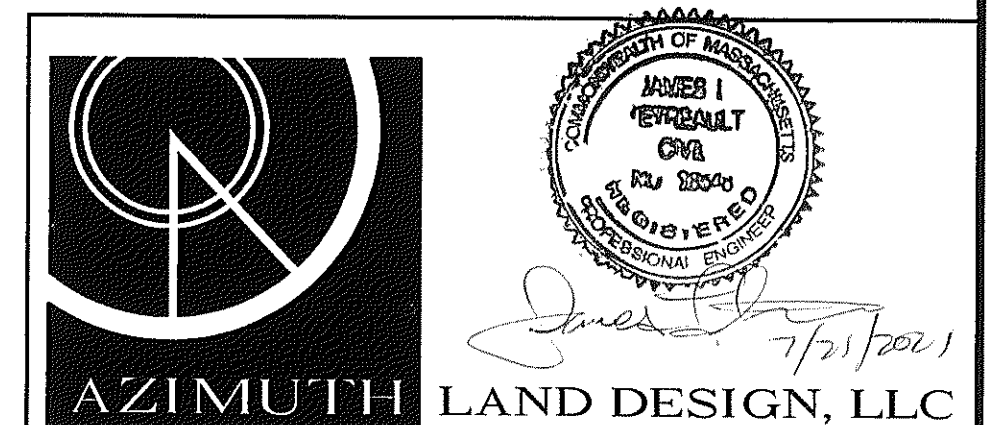
1. The Developer will hold a preconstruction meeting with representatives of the Town of Millbury in order to review permits, procedures and construction methods.
2. The Developer will hold a preconstruction meeting with the Engineer, Contractor's employees and the Inspector in order to review permits, procedures and construction methods.
3. Establish the construction entrance(s) to the site off Rice Road.
4. Install the site entrance mat(s) 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 proosed 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.
7. Stockpile and compact excavated loam in an area surrounded by staked straw bales or siltation fencing. 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 Hillcrest Circle.
9. Begin construction of the duplexes and install the utility connections to the proposed duplexes.
10. Install the new drainage system, new sanitary sewer, new water line services to the duplexes and new electric connections and, when complete, lay the binder course of pavement.
11. Continue construction of the duplexes.
12. Permanently stabilize exposed slopes with rirap, 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 R1 ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE R1 ZONING REQUIREMENTS AND DIMENSIONS PROPOSED AT THIS SITE:

DIMENSION	REQUIREMENT	PROPOSED
MIN. LOT AREA	40,000*	679,500 S.F.
MIN. FRONTAGE	100'	346.09'
MIN. FRONT YARD	25'	30.2'(UNIT 38)
MIN. SIDE YARD	10'	17.6'(UNIT 3)
MIN. REAR YARD	10'	25.5'(UNIT 29)
MAX. LOT COVERAGE	30%	12%
MAX. BUILDING HEIGHT	30'	29'

*THE MINIMUM LOT AREA REQUIREMENT MAY BE REDUCED TO 12,500 S.F. IF THE LOT WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWERAGE.



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