SITE DEVELOPMENT PLAN
"THE DOVER ROAD RESIDENCES"
ASSISTED LIVING COMMUNITY
MILLIS, MASSACHUSETTS

DATE: MARCH 7, 2016
REVISED: MAY 10, 2016
JUNE 8, 2016; NOVEMBER 26, 2016
DECEMBER 21, 2016; JANUARY 5, 2017
JANUARY 16, 2017; JANUARY 31, 2017

<u>ZONING DATA:</u>

RESIDENCE (R-S)

	REQUIRED	PROVIDED
MAP 18, PARCEL 4 LOT AREA:	25,000 S.F.	335,291 ± S.F. (7.697±) ACRES)
FRONTAGE:	125 FT.	DOVER RD: 390.18 FT. BRIDGE ST: 384.22 FT.
LOT DEPTH:	200 FT.	400 + FT.
<u>SETBACKS:</u> FRONT:	40 FT.	77.9' (MAIN BLDG) 42.9' (COTTAGE)
SIDE:	20 FT.	88.3' (MAIN BLDG) 30.2' (COTTAGE)
REAR:	40 FT.	114.9' (MAIN BLDG) 58.0 (COTTAGE)
PERIMETER TO AREA RATIO: (PERIMETER)/(LOT AREA) < 0.08 (2437.61 S.F.)/(335,291 S.F.) = 0.007	<0.08	0.007

<u>LOT COVERAGE ALLOWED:</u>
BUILDING: 25% (83,822 S.F.)

<u>LOT COVERAGE PROVIDED:</u>
MAIN BUILDING: 64,369 S.F.
COTTAGES: 15,645 S.F.
ACCESSORY: 1,376 S.F.
TOTAL 81,390 S.F. (24.3%)

<u>PARKING SCHEDULE: (MAIN BUILDING)</u>

REQUIRED: ONE (1) SPACES PER UNIT

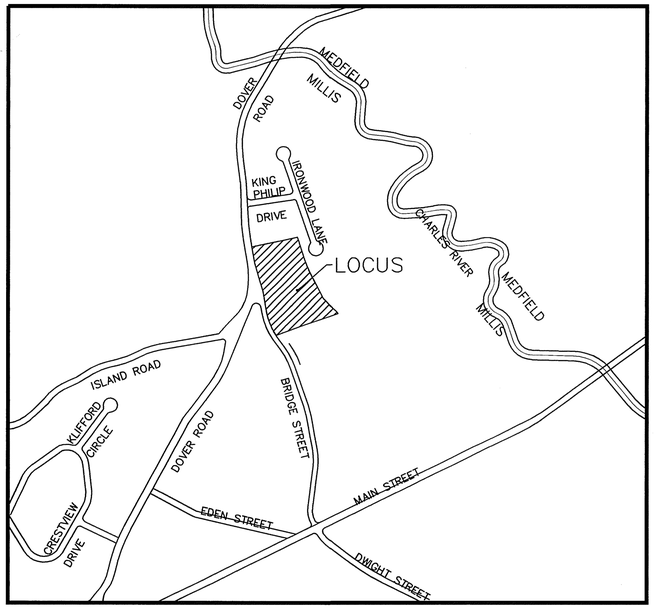
PROPOSED 93 UNITS

PARKING PROVIDED:
HANDICAP: 10 SPACES
<u>STANDARD: 83 SPACES</u>
TOTAL 93 SPACES

<u>ASSESSOR REFERENCE:</u>
PARCEL C: MAP 18, PARCEL 4 – (PROJECT SITE)
PARCEL B: MAP 18, PARCEL 5 – (20' DRAIN EASEMENT)
PARCEL A: MAP 27, PARCEL 1 – (DRAIN EASEMENT RETENTION BASIN)

<u>DEED REFERENCE:</u>
BOOK 33928, PAGE 446
BOOK 33557, PAGE 308

<u>PLAN REFERENCE:</u>
NORFOLK COUNTY REGISTRY OF DEEDS
PLAN FILED AS BOOK 647, PAGE 42
PLAN No. 755 OF 1977, PL. Bk. 262
PLAN No. 841 OF 1956, BK 3483, PG 250



PREPARED BY:

GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

OWNER:

DOVER ROAD LLC
34 BRIDGE STREET
MILLIS, MASSACHUSETTS 02054

APPLICANT:

BARBERRY HOMES, LLC
10 SPEEN STREET, 4TH FLOOR
FRAMINGHAM, MASSACHUSETTS 01701

APPROVED BY THE
MILLIS PLANNING BOARD:

DATE APPROVED: 2/21/17
DATE ENDORSED: 2/21/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. NIHILL
CIVIL
NO. 45689
REGISTERED PROFESSIONAL ENGINEER
1/31/17

COMMONWEALTH OF MASSACHUSETTS
JOYCE E HASTINGS
NO. 39393
REGISTERED LANDSCAPE ARCHITECT
1/31/17

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	COVER SHEET
C-2	LOCUS PLAN
C-3	EXISTING CONDITIONS-1
C-4	EXISTING CONDITIONS-2
C-5	LAYOUT
C-6	GRADING, DRAINAGE & UTILITIES-1
C-7	GRADING, DRAINAGE & UTILITIES-2
C-8	SEWER & WATER EXTENSION-1
C-9	SEWER & WATER EXTENSION-2
C-10	EROSION CONTROL-1
C-11	EROSION CONTROL-2
C-12	SITE DETAILS 1
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L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
T0.00	SITE PLAN & ELEVATION
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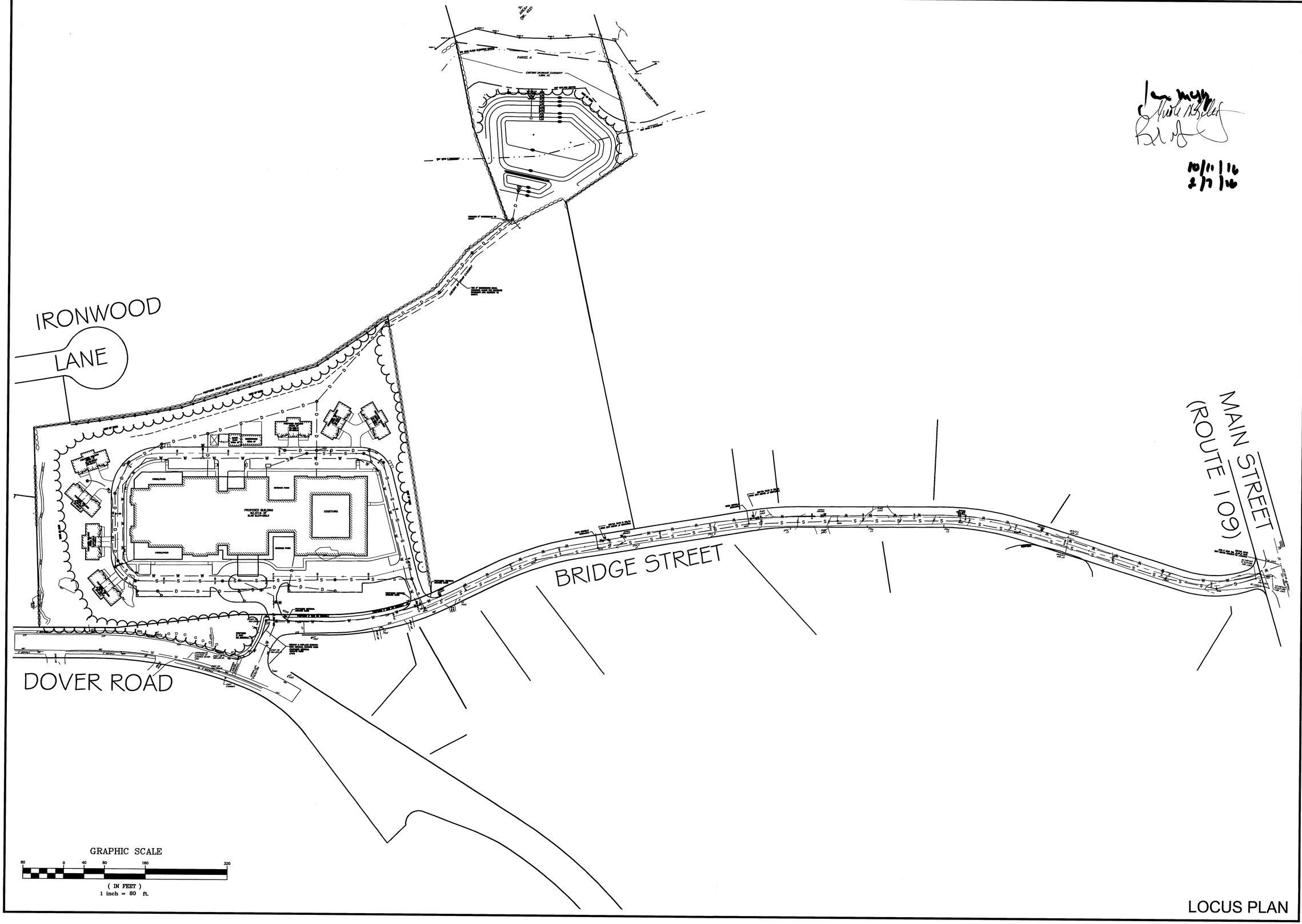
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A2.00	WEST ELEVATION
A2.01	SOUTH & NORTH ELEVATIONS
A2.02	EAST ELEVATIONS
A3.00	PERSPECTIVE VIEW
A4.00	BUILDING SECTION
E1.00	GROUND FLOOR PHOTOMETRICS PLAN
E2.00	FIRST FLOOR PHOTOMETRICS PLAN



LOCUS PLAN

10/11/16
2/7/16

REVISIONS		
No.	DATE	DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS
7	01/31/17	DPW REVIEW COMMENTS

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
NO. 39393
REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOYCE E. HASTINGS P.L.S.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. NIHILL
NO. 49189
REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOSEPH M. NIHILL P.E.

"THE DOVER ROAD RESIDENCES"
BRIDGE STREET
MILLIS, MASSACHUSETTS

PREPARED FOR:
BARBERRY HOMES
10 SPEEN STREET
FRAMINGHAM, MA

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
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www.GLMengineering.com

DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=80'
SHEET:	C-2
PLAN #:	27,016

IRONWOOD LANE

N/F
MATTHEW & JESSICA KEPPLE
6 IRONWOOD LANE

N/F
SUSAN H. STEELE
4 IRONWOOD LANE

N/F
DAVID R. MCCARTER
BRIDGE STREET

N/F
JOSEPH M. SORRENTI
127–129 DOVER ROAD

N/F
CAROL L COAKLEY
50 BRIDGE STREET

N/F
MARY CALO & MEGAN TUFTS
60 BRIDGE STREET

N/F
JEROME LEON &
JEANNETTE C ABULAFIA
105 DOVER STREET

PARCEL C
DOVER ROAD LLC
(BK.33928, PG.446)
335,291 ± S.F.
OR
7.697 ± ACRES

WOODED

S18°16'33"E 71.39'
S18°13'05"E 140.30'
S20°26'23"E 47.85'
S23°14'43"E 31.75'
S27°41'03"E 134.38'
S26°52'29"E 138.43'
S70°35'50"W 314.33'
S70°35'50"W 226.32'
S70°35'50"W 236.09'
N77°58'18"E 87.85'
N77°58'18"E 153.82'
N77°58'18"E 77.48'
136.65'
72.48'
255.00'
243.65'
N10°02'33"W 146.53'
N16°33'01"W
N10°17'53"W 176.39'
R=499.89' Δ=23°56'06" L=208.83' T=105.96'

SET DH.
FND DH.
NOT ORIGINAL WALL
TP16–1
TP16–2
TP16–3
TP16–4
TP16–5
TP16–6
PILE
PROP. DRIVE
10' CART PATH
4' SIDEWALK
5' SIDEWALK
VBC
EOP
CCB
MB
UT POLE
SIGN
EXIST CB RIM=296.93
EXIST CB RIM=293.64
EXIST CB RIM=291.84
EXIST CB RIM=291.29
APPROXIMATE LOCATION OF EXISTING WATER LINE
APPROX. LOC. 8" WATER LINE
EXIST HYDRANT
BIT DRIVE
GRAVEL DRIVE

DOVER ROAD

BRIDGE STREET

LEGEND:

- 186 — EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- TP 1 EXISTING TEST PIT LOCATION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DIG SAFE 1-888-344-7233

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1–888–344–7233

APPROVED BY THE
MILLIS PLANNING BOARD:

DATE APPROVED: 1/31/17
DATE ENDORSED: 2/7/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

EXISTING CONDITIONS-1

REVISIONS

No.	DATE	DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

JOYCE E. HASTINGS NO. 39393 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS 1/31/17
JOYCE E. HASTINGS P.L.S.

JOSEPH M. NIHILL DIVIL NO. 45699 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS 1/31/17
JOSEPH M. NIHILL P.E.

"THE DOVER ROAD RESIDENCES"
BRIDGE STREET
MILLIS, MASSACHUSETTS

PREPARED FOR:
BARBERRY HOMES
10 SPEEN STREET
FRAMINGHAM, MA

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HOLLISTON, MA 01746
P: 508–429–1100
F: 508–429–7160
www.GLMengineering.com

DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=30'
SHEET:	C-3
PLAN #:	27,016

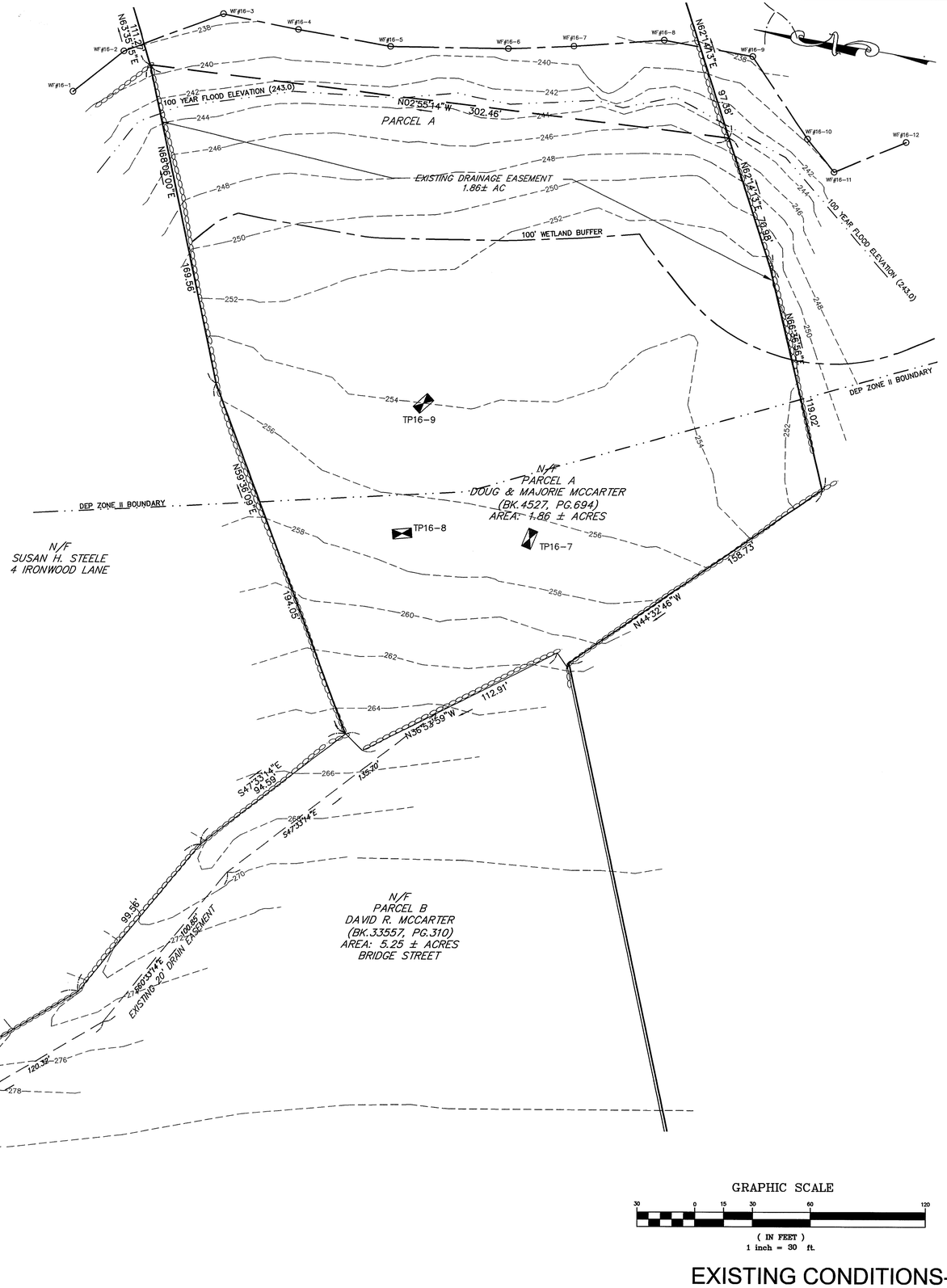
APPROVED BY THE
MILLIS PLANNING BOARD:

DATE APPROVED: 1/10/17

DATE ENDORSED: 1/17/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

EXISTING CONDITIONS-2

DIG SAFE 1-888-344-7233

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DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1-888-344-7233

REVISIONS

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5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

COMMONWEALTH OF MASSACHUSETTS JOYCE E HASTINGS NO. 39393 REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOYCE E. HASTINGS P.L.S.

COMMONWEALTH OF MASSACHUSETTS JOSEPH M. NIHILL NO. 49511 REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOSEPH M. NIHILL P.E.

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DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=30'
SHEET:	C-4
PLAN #:	27,016

IRONWOOD LANE

PROPOSED SOLID STOCKADE FENCE (APPROX. 660 LF.)

LIMIT OF WORK

40' Setback Line

PROPOSED BUILDING 2235± SF SLAB=294.4 GF=294.0

PROPOSED BUILDING 2235± SF SLAB=294.4 GF=294.0

PROPOSED BUILDING 2235± SF SLAB=296.4 GF=296.0

PROPOSED BUILDING 2235± SF SLAB=296.5 GF=296.1

PROPOSED BUILDING 2235± SF TC=295.4 GF=295.0

PROPOSED BUILDING 2235± SF TC=295.4 GF=295.0

PROPOSED BUILDING 2235± SF TC=295.4 GF=295.0

PROPOSED BUILDING 62,411± SF SLAB ELEV=298.0

PAD FOR NATURAL GAS GENERATOR

DUMPSTER PAD w/FENCE

MAINT. BLDG 576± SF

GREENHOUSE 800± SF

GARDEN

BIT DRIVEWAY

5' WALK

CCB

VCC

5' SIDEWALK

BITUMINOUS PAVEMENT

CROSS WALK

ADA COMPLIANT RAMP

PORCH/PATIO

AMBULANCE ENTRANCE

COVERED PATIO

OUTDOOR PATIO

COURTYARD

DELIVERIES

PORCH

COVERED ENTRANCE

BOLLARD W/HC PARKING SIGN(TYP)

SNOW STORAGE AREA(TYP)

PROPOSED IDENTIFICATION SIGN

PROPOSED VERTICAL GRANITE CURB

PROPOSED 5' WIDE BIT SIDEWALK

R1-1 STOP

STOP LINE

BRIDGE STREET

DOVER ROAD

PROPOSED 5' WIDE BIT SIDEWALK

REMOVE & REPLACE EXISTING WITH VERTICAL GRANITE CURB
PROPOSED VERTICAL GRANITE CURB (TYP)

DOUBLE YELLOW LINE

PROPOSED PAINTED CROSSWALK

PROVIDE SIGNAGE W11-2 W16-7p

PROVIDE ACCESSIBLE RAMP AT CROSSING

EXIST CB RIM=296.03

EXIST CB RIM=291.84

EXIST CB RIM=291.29

EXIST CB RIM=293.94

DITCH

GRAVEL DRIVE

UT & POLE

MB

SIGN

EOP

56.6'

87.7'

42.9'

114.5'

84.2'

88.3'

30.2'

64.2'

74.8'

77.9'

107.7'

NOTES:

1. SIDEWALKS SHALL BE 5' WIDE, BITUMINOUS ASPHALT WITH CEMENT CONCRETE RAMPS AT ALL DRIVEWAY AND STREET CROSSINGS. RAMPS SHALL HAVE GRANITE CURB TYPE VA5.
2. RAMPS AND SIDEWALKS SHALL MEET MASSDOT 2014 CONSTRUCTION STANDARD DETAILS AND ALL ADA AND AAB STANDARDS.
3. SIGNAGE SHALL MEET MUTCD MASSDOT STANDARDS FOR CROSSWALK ON BRIDGE STREET AND DOVER ROAD.

LEGEND:

- 186 — EXISTING CONTOUR
- 163x2 — EXISTING SPOT ELEVATION
- WG — EXISTING WATER GATE
- TP 1 — EXISTING TEST PIT LOCATION
- 202 — PROPOSED CONTOUR
- 163x2 — PROPOSED SPOT ELEVATION
- WF# 12-89 — EXISTING WETLAND FLAG
- VCC — VERTICAL CONCRETE CURB
- CCB — CAPE COD BERM
- PROPOSED TREE LINE
- PROPOSED SNOW STORAGE AREA

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

DIG SAFE 1-888-344-7233

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

LAYOUT PLAN

APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/7/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

REVISIONS		
No.	DATE	DESCRIPTION
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3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

COMMONWEALTH OF MASSACHUSETTS JOYCE E. HASTINGS NO. 39393 REGISTERED PROFESSIONAL LAND SURVEYOR

JOYCE E. HASTINGS P.L.S.

COMMONWEALTH OF MASSACHUSETTS JOSEPH M. NIHILL CIVIL NO. 45489 REGISTERED PROFESSIONAL ENGINEER 1/16/17

JOSEPH M. NIHILL P.E.

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MILLIS, MASSACHUSETTS

PREPARED FOR:
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www.GLMengineering.com

DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=30'
SHEET:	C-5
PLAN #:	27,016

APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 12/7/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

REVISIONS		
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3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

JOYCE E. HASTINGS P.L.S. 1/31/17

JOSEPH M. NIHILL P.E. 1/31/17

"THE DOVER ROAD RESIDENCES"
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DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=30'
SHEET:	C-6
PLAN #:	27,016

LEGEND:

186	EXISTING CONTOUR
163x2	EXISTING SPOT ELEVATION
WV	EXISTING WATER GATE
TP 1	EXISTING TEST PIT LOCATION
202	PROPOSED CONTOUR
163x2	PROPOSED SPOT ELEVATION
	PROPOSED HYDRANT
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED TREE LINE
	PROPOSED DOUBLE CATCHBASIN
S	PROPOSED SEWER LINE
S	PROPOSED SEWER MANHOLE
FM	PROPOSED SANITARY FORCE MAIN
8"W	PROPOSED WATER LINE
	WATER GATE
GLM 12-B9	EXISTING WETLAND FLAG (GLM ENGINEERING)
VCC	VERTICAL CONCRETE CURB
CCB	CAPE COD BERM

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

NOTE: CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER LINE IN DOVER ROAD PRIOR TO CONSTRUCTION

GRADING, DRAINAGE & UTILITY PLAN-1

APPROVED BY THE
MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/7/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

NOTE:
1. A REPRESENTATIVE OF THE PLANNING BOARD SHALL HAVE THE RIGHT TO ENTER THE PROPERTY AT A REASONABLE TIME AND MANNER FOR THE PURPOSE OF INSPECTION.
2. AREAS DISTURBED TO CONSTRUCT THE CROSS COUNTRY DRAINAGE NETWORK SHALL BE SEEDED WITH '*NEW ENGLAND CONSERVATION/WILDLIFE MIX' OR APPROVED EQUAL.
3. AREAS DISTURBED TO CONSTRUCT THE SEDIMENT FOREBAY AND INFILTRATION BASIN SHALL BE LOAMED AND SEEDED.
4. AT THE END OF EACH WORK DAY ALL OPEN TRENCHES SHALL BE BACKFILLED OR APPROPRIATELY PLATED. NO EXCAVATIONS TO BE LEFT OPEN OVERNIGHT.
5. ALL EXCAVATIONS SHALL BE ADEQUATELY FENCED OR OR WARNING SIGNAGE POSTED DURING CONSTRUCTION.

*NEW ENGLAND CONSERVATION/WILDLIFE MIX
SPECIES:
BIG BLUESTEM (ANDROPOGON GERARDII), FRINGED BROME GRASS (BROMUS CILIATUS), CREEPING RED FESCUE (FESTUCA RUBRA), CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), SWITCHGRASS (PANICUM VIRGATUM), DEER TONGUE (PANICUM CLANDESTINUM), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), INDIAN GRASS (SORGHASTRUM NUTANS), COMMON MILKWEED (ASCLEPIAS SYRIACA), NEW ENGLAND ASTER (ASTER NOVAE–ANGLIAE), PATRIDGE PEA (CHAMAECRISTA FASCICULATA), SHOWY TICK–TREFOIL (DESMODIUM CANADENSE), GRASS LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA), GRAY GOLDENROD (SOLIDAGO NEMORALIS).

DEEP OBSERVATION HOLE LOGS

DEEP HOLE – 16–1 — DATE: 1/15/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	290.2
REMOVE 10"		289.4
28"	Bw SANDY LOAM 10YR5/6	287.9
98"	C SANDY LOAM 2.5Y5/4	282.0
	GROUNDWATER OBSERVED	
28"	SOIL MOTTLING	287.9
	GROUNDWATER MONITORED	
28"	ESTIMATED SEASONAL HIGH GROUNDWATER	**287.9**

DEEP HOLE – 16–2 — DATE: 1/15/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	292.0
REMOVE 14"		290.8
30"	Bw SANDY LOAM 10YR5/6	289.5
90"	C SANDY LOAM 2.5Y5/4	284.5
	GROUNDWATER OBSERVED	
30"	SOIL MOTTLING	289.5
	GROUNDWATER MONITORED	
30"	ESTIMATED SEASONAL HIGH GROUNDWATER	**289.5**

DEEP HOLE – 16–3 — DATE: 1/15/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	287.0
REMOVE 6"		286.5
24"	Bw SANDY LOAM 10YR5/6	285.0
110"	C SANDY LOAM 2.5Y5/4	277.8
	GROUNDWATER OBSERVED	
	SOIL MOTTLING	
	GROUNDWATER MONITORED	
	ESTIMATED SEASONAL HIGH GROUNDWATER	

DEEP HOLE – 16–4 — DATE: 1/15/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	288.0
REMOVE 6"		287.5
26"	Bw SANDY LOAM 10YR5/6	285.8
90"	C SANDY LOAM 2.5Y5/4	280.5
	GROUNDWATER OBSERVED	
26"	SOIL MOTTLING	285.8
	GROUNDWATER MONITORED	
26"	ESTIMATED SEASONAL HIGH GROUNDWATER	**285.8**

DEEP HOLE – 16–5 — DATE: 1/15/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	285.8
REMOVE 10"		285.0
28"	Bw SANDY LOAM 10YR5/6	283.5
92"	C SANDY LOAM 2.5Y5/4	277.8
	GROUNDWATER OBSERVED	
28"	SOIL MOTTLING	283.5
	GROUNDWATER MONITORED	
28"	ESTIMATED SEASONAL HIGH GROUNDWATER	**283.5**

DEEP HOLE – 16–6 — DATE: 1/15/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	301.0
REMOVE 6"		300.5
26"	Bw SANDY LOAM 10YR5/6	298.8
120"	C SANDY LOAM 2.5Y5/4	291.0
	GROUNDWATER OBSERVED	XXX
40"	SOIL MOTTLING	297.7
	GROUNDWATER MONITORED	
40"	ESTIMATED SEASONAL HIGH GROUNDWATER	**297.7**

DEEP HOLE – 16–7 — DATE: 2/2/16

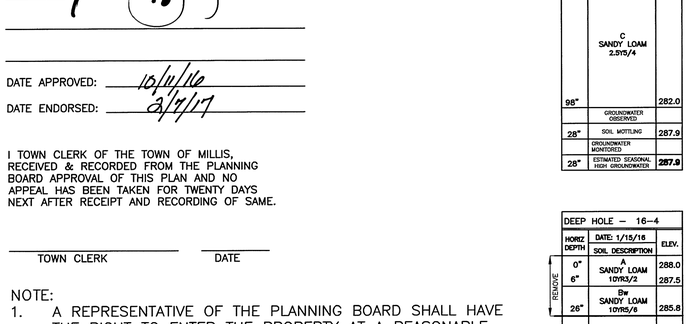
HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM	256.8
REMOVE 8"		256.1
28"	Bw SANDY LOAM	254.5
56"	C1 FINE–MED SAND 50% GRAVEL	252.1
104"	C2 MED–COARSE SAND 30% GRAVEL	248.1
	GROUNDWATER OBSERVED	
56"	SOIL MOTTLING	252.1
	GROUNDWATER MONITORED	
56"	ESTIMATED SEASONAL HIGH GROUNDWATER	**252.1**

DEEP HOLE – 16–8 — DATE: 2/2/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	257.0
REMOVE 8"		256.3
26"	Bw SANDY LOAM 10YR5/6	254.8
54"	C1 FINE–MED SAND 50% GRAVEL	252.5
104"	C2 MED–COARSE SAND 30% GRAVEL	248.3
96"	GROUNDWATER OBSERVED	249.0
54"	SOIL MOTTLING	252.5
	GROUNDWATER MONITORED	
54"	ESTIMATED SEASONAL HIGH GROUNDWATER	**252.5**

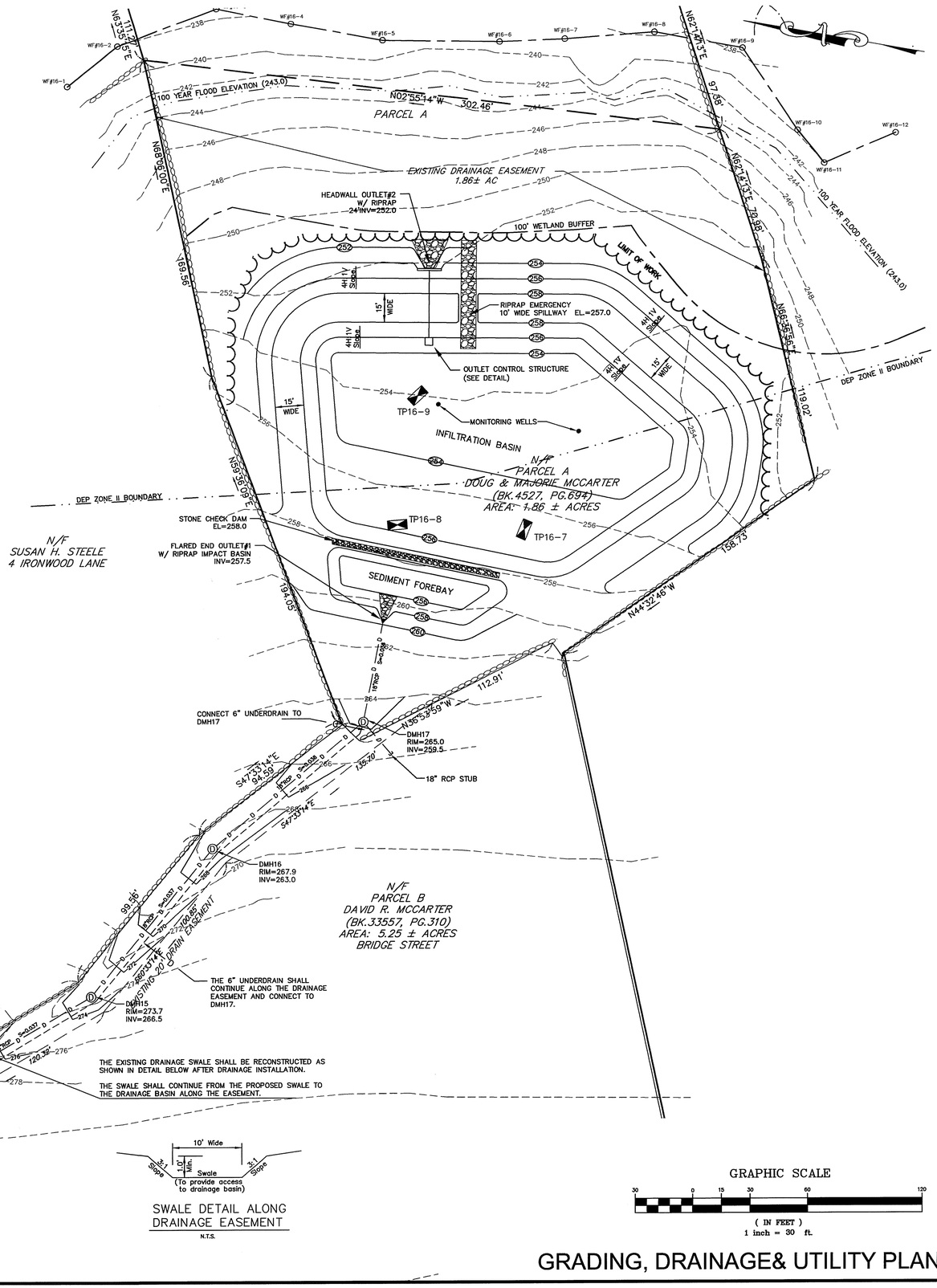
DEEP HOLE – 16–9 — DATE: 2/2/16

HORIZ DEPTH	SOIL DESCRIPTION	ELEV.
REMOVE 0"	A SANDY LOAM 10YR3/2	254.0
REMOVE 8"		253.3
24"	Bw SANDY LOAM 10YR5/6	252.0
48"	C1 FINE–MED SAND 50% GRAVEL	250.0
108"	C2 MED–COARSE SAND 30% GRAVEL	245.0
76"	GROUNDWATER OBSERVED	247.7
48"	SOIL MOTTLING	250.0
	GROUNDWATER MONITORED	
48"	ESTIMATED SEASONAL HIGH GROUNDWATER	**250.0**



BASIN CROSS SECTION
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1–888–344–7233



GRADING, DRAINAGE& UTILITY PLAN-2

REVISIONS		
No.	DATE	DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

JOYCE E. HASTINGS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 39393 COMMONWEALTH OF MASSACHUSETTS
1/31/17
JOYCE E. HASTINGS P.L.S.

JOSEPH M. NIHILL CIVIL NO. 43489 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
1/31/17
JOSEPH M. NIHILL P.E.

"THE DOVER ROAD RESIDENCES"
BRIDGE STREET
MILLIS, MASSACHUSETTS

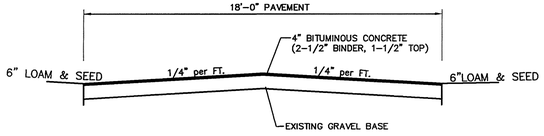
PREPARED FOR:
BARBERRY HOMES
10 SPEEN STREET
FRAMINGHAM, MA

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508–429–1100
F: 508–429–7160
www.GLMengineering.com

DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=30'
SHEET:	C-7
PLAN #:	27,016

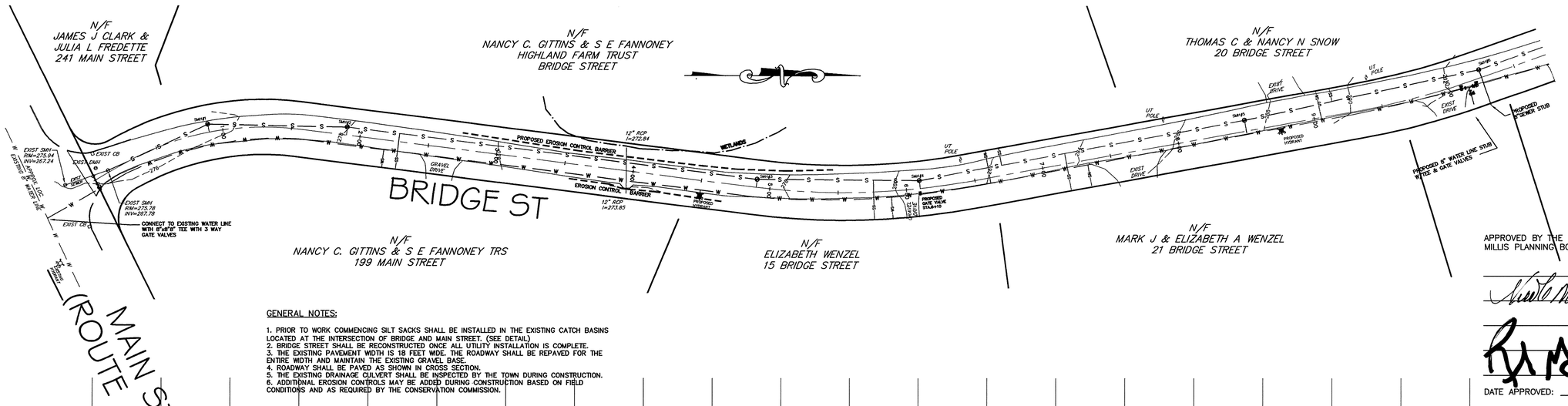
OWNER OF BRIDGE STREET

TOWN OF MILLIS



BRIDGE STREET CROSS SECTION

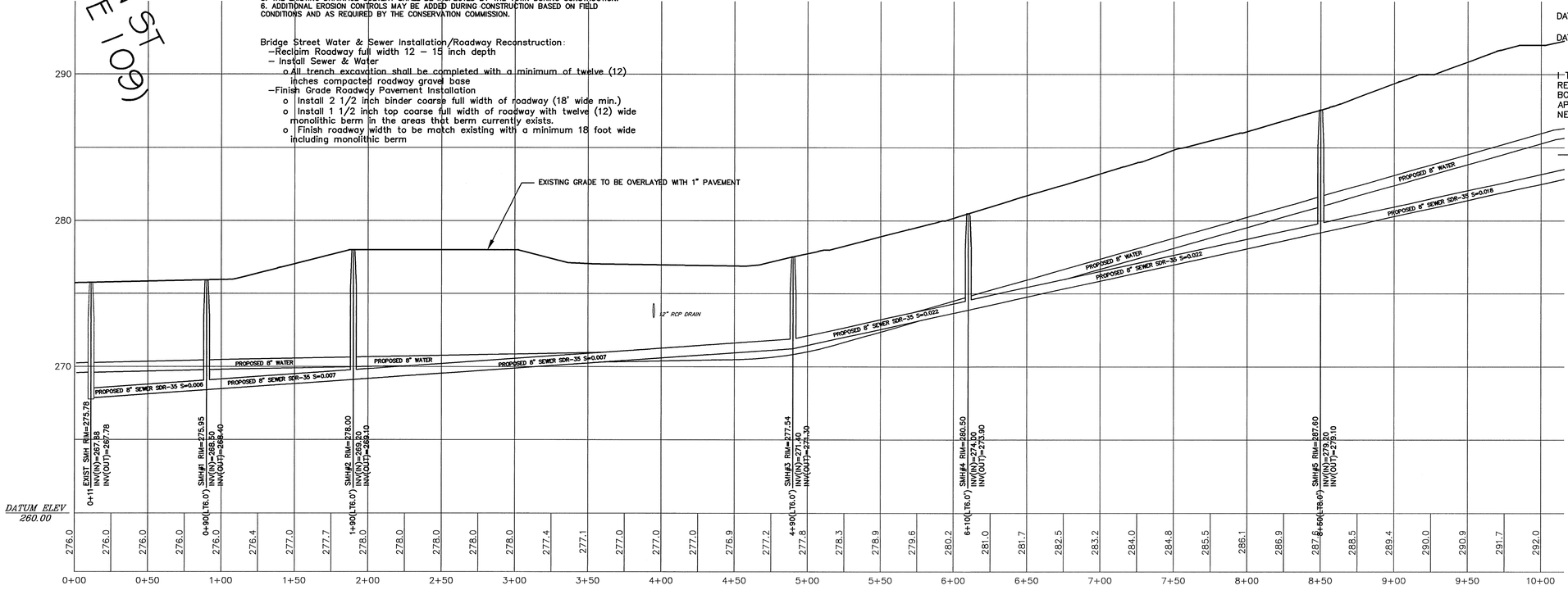
NOT TO SCALE



GENERAL NOTES:

1. PRIOR TO WORK COMMENCING SILT SACKS SHALL BE INSTALLED IN THE EXISTING CATCH BASINS LOCATED AT THE INTERSECTION OF BRIDGE AND MAIN STREET. (SEE DETAIL)
2. BRIDGE STREET SHALL BE RECONSTRUCTED ONCE ALL UTILITY INSTALLATION IS COMPLETE.
3. THE EXISTING PAVEMENT WIDTH IS 18 FEET WIDE. THE ROADWAY SHALL BE REPAVED FOR THE ENTIRE WIDTH AND MAINTAIN THE EXISTING GRAVEL BASE.
4. ROADWAY SHALL BE PAVED AS SHOWN IN CROSS SECTION.
5. THE EXISTING DRAINAGE CULVERT SHALL BE INSPECTED BY THE TOWN DURING CONSTRUCTION.
6. ADDITIONAL EROSION CONTROLS MAY BE ADDED DURING CONSTRUCTION BASED ON FIELD CONDITIONS AND AS REQUIRED BY THE CONSERVATION COMMISSION.

Bridge Street Water & Sewer Installation/Roadway Reconstruction:
- –Reclaim Roadway full width 12 – 15 inch depth
- – Install Sewer & Water
  - o all trench excavation shall be completed with a minimum of twelve (12) inches compacted roadway gravel base
- –Finish Grade Roadway Pavement Installation
  - o Install 2 1/2 inch binder coarse full width of roadway (18' wide min.)
  - o Install 1 1/2 inch top coarse full width of roadway with twelve (12) wide monolithic berm in the areas that berm currently exists.
  - o Finish roadway width to be match existing with a minimum 18 foot wide including monolithic berm



APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 12/1/16

DATE ENDORSED: 2/7/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1–888–344–7233

BRIDGE STREET PLAN & PROFILE-1

REVISIONS

No.	DATE	DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

JOYCE E. HASTINGS P.L.S. 1/31/17

JOSEPH M. NIHILL P.E. 1/31/17

"THE DOVER ROAD RESIDENCES"
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MILLIS, MASSACHUSETTS

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HOLLISTON, MA 01746
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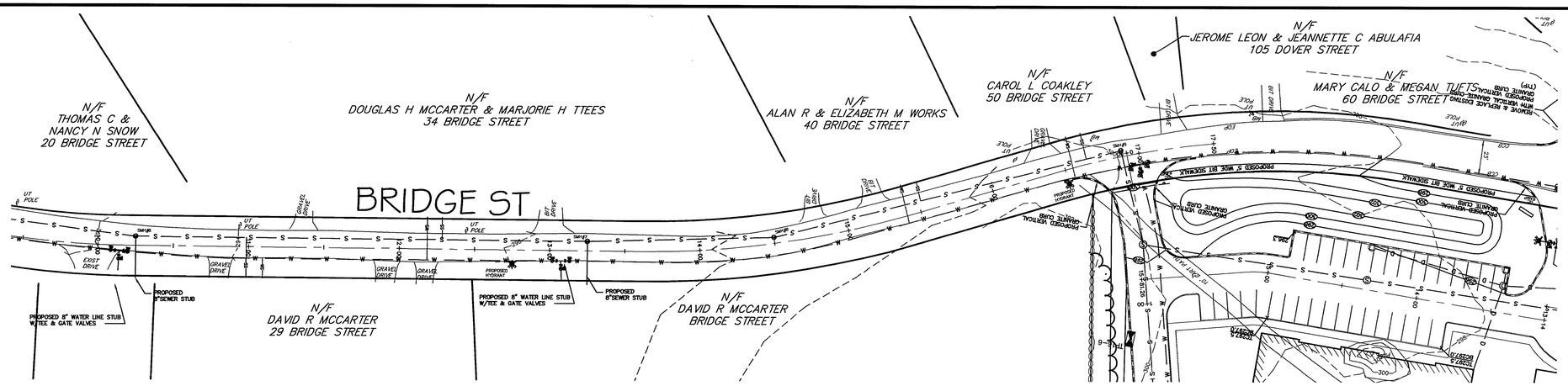
F: 508–429–7160
www.GLMengineering.com

DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=40'
SHEET:	C-8
PLAN #:	27,016


N/F
THOMAS C &
NANCY N SNOW
20 BRIDGE STREET
N/F
DOUGLAS H MCCARTER & MARJORIE H TTEES
34 BRIDGE STREET
N/F
ALAN R & ELIZABETH M WORKS
40 BRIDGE STREET
N/F
CAROL L COAKLEY
50 BRIDGE STREET
N/F
JEROME LEON & JEANNETTE C ABULAFIA
105 DOVER STREET
N/F
MARY CALO & MEGAN TUFTS
60 BRIDGE STREET
BRIDGE ST
N/F
DAVID R MCCARTER
29 BRIDGE STREET
N/F
DAVID R MCCARTER
BRIDGE STREET
PROPOSED 8" WATER LINE STUB W/TEE & GATE VALVES
PROPOSED 8" SEWER STUB
PROPOSED HYDRANT
PROPOSED 8" WATER LINE STUB W/TEE & GATE VALVES
PROPOSED 8" SEWER STUB
PROPOSED 5' WIDE SIDEWALK
PROPOSED REMOVAL OF GRANITE CURB
PROPOSED CURB
REMOVE & REPLACE EXISTING PROPOSED REMOVAL OF GRANITE CURB
PROPOSED CURB
PROPOSED 5' WIDE SIDEWALK
PROPOSED CURB

IRONWOOD LANE

N/F
MATTHEW & JESSICA KEPPLE
6 IRONWOOD LANE

N/F
SUSAN H. STEELE
4 IRONWOOD LANE

CONSTRUCT TEMPORARY DRAINAGE SWALE ALONG PROPOSED SWALE. WHEN THE SITE IS STABLIZED RECONSTRUCT SWALE PER FINAL PLAN AND DRAIN TRENCH DETAIL.

LIMIT OF WORK AND EROSION BARRIER

PROPOSED SOLID STOCKADE FENCE (APPROX. 660 LF.)

LIMIT OF WORK

TEMPORARY SEDIMENT BASIN

S18°16'33"E 71.39'
S18°13'05"E 140.30'
S20°26'23"E 47.89'
S23°14'43"E 31.75'
S27°41'03"E 134.48'
S26°52'29"E 138.43'
S70°35'50"W 314.33'

40' Setback Line

SET DH.
NOT ORIGINAL WALL
136.65'
72.48'
87.85'
N77°58'18"E
255.00'
153.82'
87.7'
N77°58'18"E
77.48'
FND DH.

TP16-1
TP16-2
TP16-3
TP16-4
TP16-5
TP16-6

PROPOSED BUILDING 2235± SF SLAB=294.4 (GF=294.9)
PROPOSED BUILDING 2235± SF SLAB=294.4 (GF=294.9)
PROPOSED BUILDING 2235± SF SLAB=296.4 (GF=296.9)
PROPOSED BUILDING 2235± SF TC=295.4 GF=295.0
PROPOSED BUILDING 2235± SF TC=295.4 GF=295.0
PROPOSED BUILDING 2235± SF TC=295.4 GF=295.0
MAINT. BLDG 576± SF
GREENHOUSE 800± SF
PROPOSED BUILDING 62,411± SF SLAB ELEV=298.0

LEACH CHAMBER
EROSION CHAMBER
6" ROOF DRAIN
ROOF DRAIN
DRIP LINE
SWALE (SEE DETAIL)
BIO-RETENTION/RAIN GARDEN

TEMPORARY CONSTRUCTION AREA
STOCKPILE AREA

PROPOSED OVERFLOW FROM LEACH CHAMBER CONNECT TO 18" DRAIN

PORCH/PATIO
OUTDOOR PATIO
COURTYARD

PARCEL C
DOVER ROAD LLC
(BK.33928, PG.446)
335,291 ± S.F.
OR
7.697 ± ACRES

N/F
JOSEPH M. SORRENTI
127-129 DOVER ROAD

N/F
DAVID R. MCCARTER
BRIDGE STREET

N/F
CAROL L COAKLEY
50 BRIDGE STREET

N/F
MARY CALO & MEGAN TUFTS
60 BRIDGE STREET

SNOW STORAGE AREA(TYP)

PROPOSED 1-½" CRUSHED STONE 6" DEPTH CONSTRUCTION ENTRANCE

PROPOSED VERTICAL GRANITE CURB

PROPOSED 5' WIDE BIT SIDEWALK

R=499.89' Δ=23°56'06" L=208.83'

N10°17'53"W 175.39'

S43°16'07"W 43.65'

N16°36'07"W 146.53'

N19°02'33"W 146.53'

LIMIT OF WORK AND EROSION BARRIER

INSTALL SILT SACK

PROPOSED 5' WIDE BIT SIDEWALK

REMOVE & REPLACE EXISTING VERTICAL GRANITE CURB WITH PROPOSED VERTICAL GRANITE CURB (TYP)

DOVER ROAD

BRIDGE STREET

4' SIDEWALK
5' SIDEWALK
EOP
VBC
MB
CCB
BIT DRIVE
GRAVEL DRIVE
UT POLE
SIGN
EXIST CB RIM=291.84
EXIST CB RIM=291.22
EXIST HYDRANT
APPROXIMATE LOCATION OF EXISTING WATER LINE
APPROX. LOC. 8" WATER LINE
PROPOSED 5' WIDE BIT SIDEWALK

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DIG SAFE 1-888-344-7233

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1-888-344-7233

EROSION CONTROL PLAN-1

APPROVED BY THE MILLIS PLANNING BOARD

DATE APPROVED: 10/24/16

DATE ENDORSED: 8/2/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

REVISIONS

No.	DATE	DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
NO. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR
1/31/17
JOYCE E. HASTINGS P.L.S.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. NIHILL
CIVIL
NO. 49195
REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOSEPH M. NIHILL P.E.

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F: 508-429-7160
www.GLMengineering.com

DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=30'
SHEET:	C-10
PLAN #:	27,016

APPROVED BY THE
MILLIS PLANNING BOARD

DATE APPROVED: 10/11/16

DATE ENDORSED: 1/3/17

I TOWN CLERK OF THE TOWN OF MILLIS,
RECEIVED & RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO
APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL SPECIFICATIONS ARE IN EFFECT WHEN SITE ALTERATION WORK IS CONTEMPLATED TO PREVENT DOWN GRADIENT OR ADJACENT AREAS FROM BEING ADVERSELY IMPACTED.

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.

2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT WITH SILT FENCE DETAIL ABOVE.

3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND CONSTRUCTION FENCE SHALL BE REMOVED.

4. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE NOT PROPOSED SHALL BE LOAMED AND SEEDED. NO LESS THAN FOUR INCHES OF LOAM TOPSOIL SHALL BE SPREAD AND THE AREA SEEDED WITH CONSERVATION MIX.

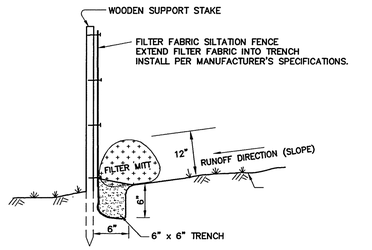
5. ALL AREAS OUTSIDE THE LIMIT OF WORK ARE TO BE LEFT UNDISTURBED. DURING SITE WORK ALL PERSONS AND EQUIPMENT SHALL STAY OUTSIDE THESE AREAS TO PRESERVE THE EXISTING VEGETATION.

6. ALL SLOPES CAUSED BY EXCAVATION OF EXISTING GROUND, OR FILL OVER EXISTING GROUND TO CREATE BERMS OF EARTH MATERIALS OR RESULTING FROM RECONTOURING LAND FOR PROPOSED HOUSE LOCATIONS SHALL BE NO GREATER THAN 3:1, HORIZONTAL TO VERTICAL. THE TOE OF SLOPES IN FILL AREAS OR TOP OF SLOPE IN EXCAVATED AREAS SHALL BE NO CLOSER THAN 5 FEET FROM ADJACENT LOT LINES.

7. A COPY OF THE SWPPP SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND COMMENT PRIOR TO CONSTRUCTION.

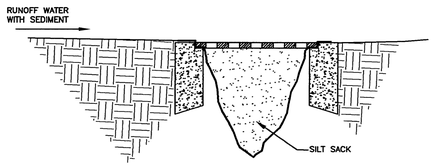
8. THE INFILTRATION BASIN SHOULD NOT BE EXCAVATED TO WITHIN MORE THAN ONE (1) FOOT OF FINISHED GRADE UNTIL THE SITE IS STABILIZED WITH FINAL PLANTINGS AND PAVEMENT.

A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.



SEE DETAILS SHEET C-12 FOR ADDITIONAL INFORMATION

FILTER MITT WITH CONSTRUCTION FENCE DETAIL
NOT TO SCALE



SILT SACK CATCH BASIN INLET
NOT TO SCALE

DIGSAFE 1-888-344-7233

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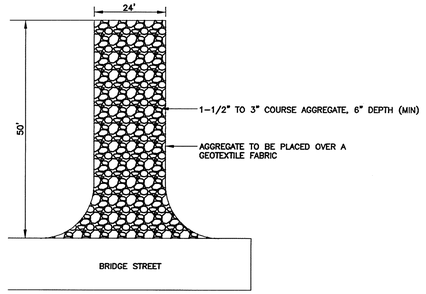
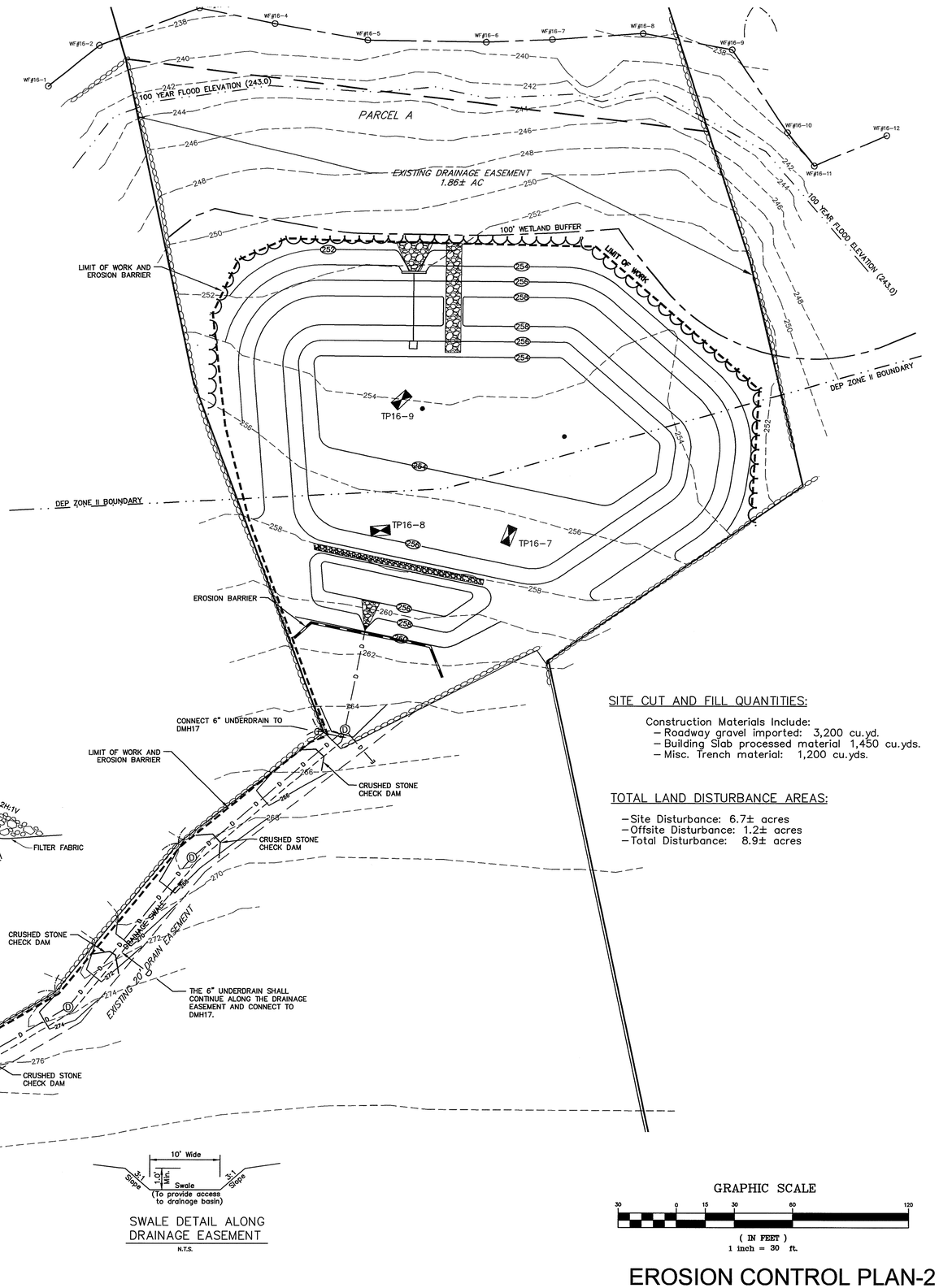
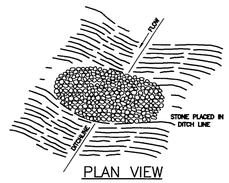


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE





STONE CHECK DAM DETAIL
NOT TO SCALE

SWALE DETAIL ALONG DRAINAGE EASEMENT
N.T.S.

SITE CUT AND FILL QUANTITIES:

Construction Materials Include:
- Roadway gravel imported: 3,200 cu.yd.
- Building Slab processed material 1,450 cu.yds.
- Misc. Trench material: 1,200 cu.yds.

TOTAL LAND DISTURBANCE AREAS:

- Site Disturbance: 6.7± acres
- Offsite Disturbance: 1.2± acres
- Total Disturbance: 8.9± acres

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

EROSION CONTROL PLAN-2

REVISIONS

No.	DATE	DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

COMMONWEALTH OF MASSACHUSETTS JOYCE E. HASTINGS NO. 39393 REGISTERED PROFESSIONAL LAND SURVEYOR
1/31/17
JOYCE E. HASTINGS P.L.S.

COMMONWEALTH OF MASSACHUSETTS JOSEPH M. NIHILL CIVIL NO. 45889 REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOSEPH M. NIHILL P.E.

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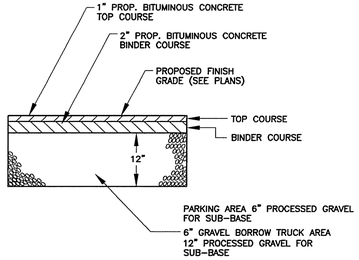
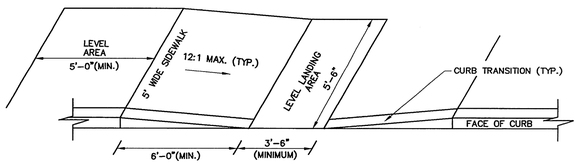
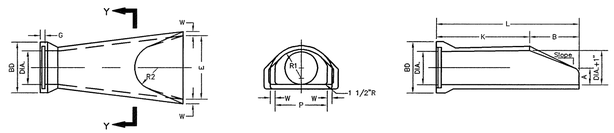
DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	1"=30'
SHEET:	C-11
PLAN #:	27,016



PAVEMENT SECTION
NOT TO SCALE



HANDICAP SIDEWALK RAMP
NOT TO SCALE



DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. ±1"	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	6'-9 7/8"	6'-1 3/8"	2'-0"	20"	6'-8 1/8"	6'-4 1/8"	19 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-6"	24"	6'-9 5/8"	6'-4 5/8"	24 5/16"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	6"	2'-3"	3'-10"	6'-1"	3'-0"	28"	6'-3 7/8"	6'-4 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	32"	7'-8 5/16"	6'-7 3/16"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-1 1/2"	2'-6"	6'-1"	4'-0"	36"	7'-0 1/2"	6'-8"	33 3/16"	25"	16 13/16"	14"	4"	3"	3:1

R.C.P. FLARED END SECTION DETAILS
NOT TO SCALE

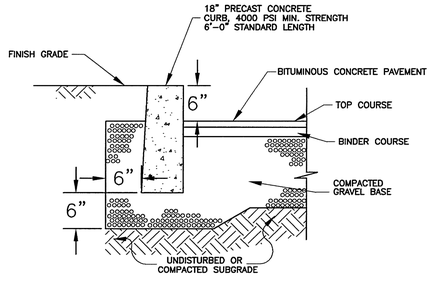
APPROVED BY THE MILLIS LANNING BOARD

DATE APPROVED: 10/11/16

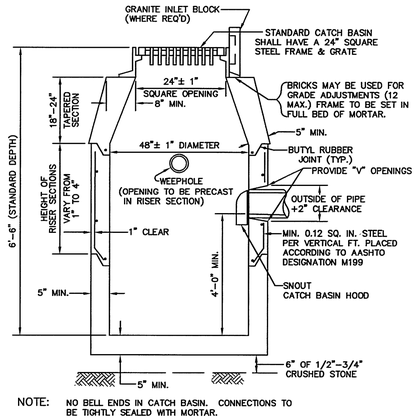
DATE ENDORSED: 2/2/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

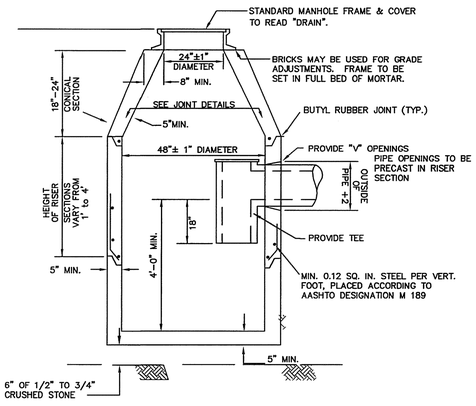


PRECAST CONCRETE CURB
NOT TO SCALE



NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

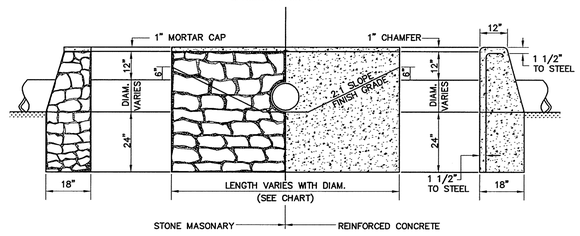
PRECAST CONCRETE CATCH BASIN DETAIL
NOT TO SCALE



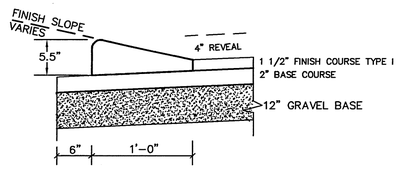
PRECAST DEEP-SUMP CONCRETE MANHOLE DETAIL
NOT TO SCALE

DIAMETER	12"	15"	16"	18"	21"	24"	30"
LENGTH	7'-6"	8'-9"	9'-2"	10'-0"	11'-6"	12'-6"	15'-0"
CONC. (Cu.Yd.)	1.49	1.82	1.94	2.18	2.62	2.97	3.86
STEEL (Lbs.)	26	29	30	32	42	46	56

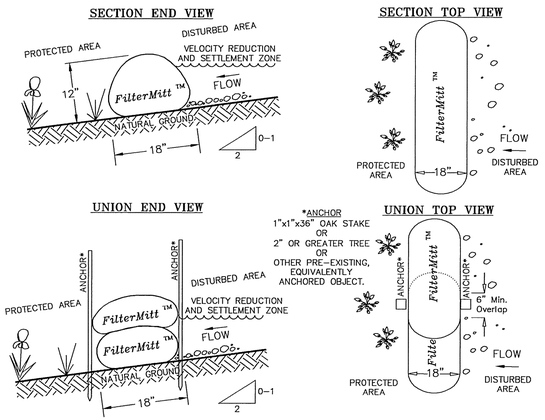
ALL STEEL SHALL BE #3 REINFORCED BARS, SPACED 12" ON CENTER



HEADWALL MASONRY & CONCRETE
N.T.S.



CAPE COD BERM DETAIL
NOT TO SCALE



Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union.

FILTER MITT DETAIL
NOT TO SCALE

FilterMitt™ **COMPONENTS:**

OUTSIDE CASING: 100% organic hessian.

FILLER INGREDIENT: *FiberRoot Mulch*™

- A blend of coarse and fine compost and shredded wood.
- Particle sizes: 100% passing a 3" screen; 90–100% passing a 1" screen; 70–100% passing a 0.75" screen; 30–75% passing a 0.25" screen.
- Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

For more information visit:
www.groundscapesexpress.com
or contact us at:

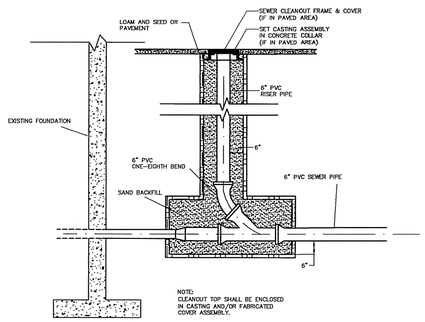
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093
(508) 384–7140

FilterMitt™ **INSTALLATION:**

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

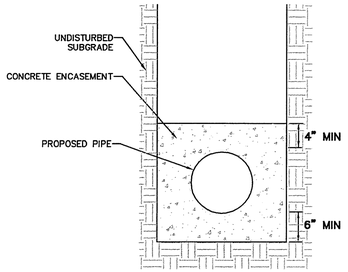
The flexibility of *FilterMitt*™ allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.



NOTES:

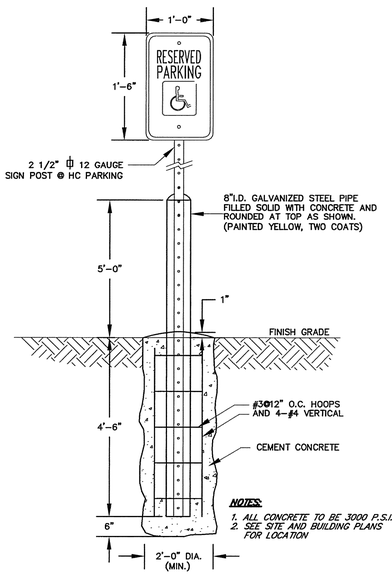
1. SEWER CLEANOUTS SHALL BE TYPICALLY LOCATED A MINIMUM OF 10' FROM THE FOUNDATION THE 10' ZONE SHALL BE CONSIDERED THE DISTANCE FROM THE INSIDE FACE OF THE FOUNDATION TO A DISTANCE OF 10' OUTSIDE OF THE FOUNDATION, PERPENDICULAR TO THE INSIDE FACE OF THE FOUNDATION.

SEWER CLEANOUT
NOT TO SCALE



SEWER MAIN TO BE ENCASED IN CONCRETE WHERE 10' HORIZONAL OF 18" VERTICAL SEPARATION CANNOT BE ACHIEVED

PIPE ENCASEMENT
NOT TO SCALE



BOLLARD
N.T.S.

DETAILS-1

No.	DATE	REVISIONS DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

JOYCE E. HASTINGS P.L.S.

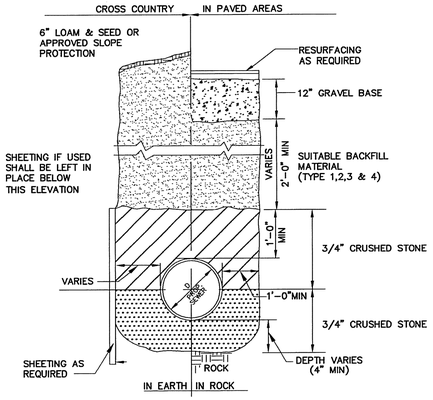
JOSEPH M. NIHILL P.E.

"THE DOVER ROAD RESIDENCES"
BRIDGE STREET
MILLIS, MASSACHUSETTS

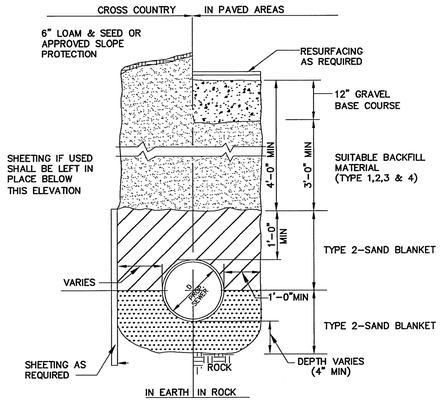
PREPARED FOR:
BARBERRY HOMES
10 SPEEN STREET
FRAMINGHAM, MA

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

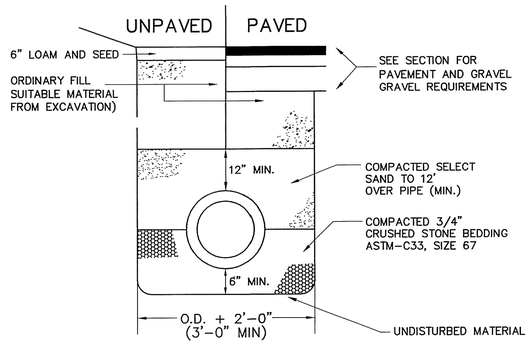
DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	NTS
SHEET:	C-12
PLAN #:	27,016



SEWER TRENCH DETAIL
NOT TO SCALE



WATER TRENCH DETAIL
NOT TO SCALE



ALL DRAIN PIPE SHALL BE REINFORCED CONCRETE (RCP), CLASS III, WALL B, UNLESS OTHERWISE NOTED IN THE DRAWINGS.

SELECT SAND TO 12" ABOVE PIPE SHALL BE AS FOLLOWS :
A. 100% PASSING A 1/2 INCH SIEVE
B. 15%(MAX) PASSING A NO. 200 SIEVE
C. FREE FROM ORGANIC MATERIALS

DRAIN TRENCH DETAIL
NOT TO SCALE

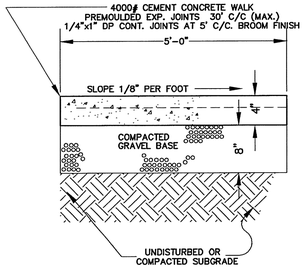
I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

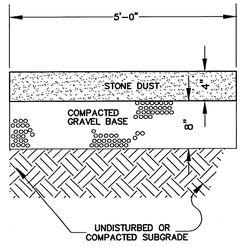
APPROVED BY THE MILLIS PLANNING BOARD

DATE APPROVED: 10/24/16

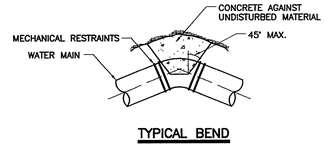
DATE ENDORSED: 2/2/17



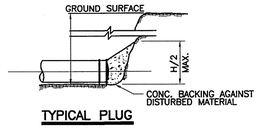
TYPICAL SIDEWALK SECTION
N.T.S.



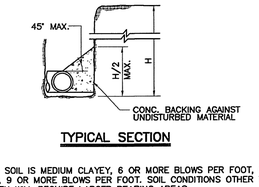
WALKING TRAIL SECTION
N.T.S.



TYPICAL BEND



TYPICAL PLUG



TYPICAL TEE

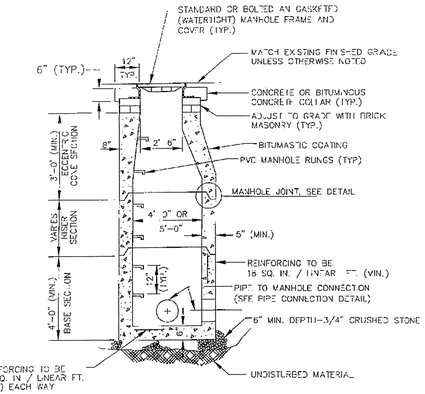
TYPICAL SECTION

TABLE OF BEARING AREAS IN SQ.FT. AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS*			
SIZE OF MAIN (IN)	90° BEND	TEES AND PLUGS	45° BEND
6	4	2.5	2
8	6	4	3
12	12	9	7
16	21	16	12

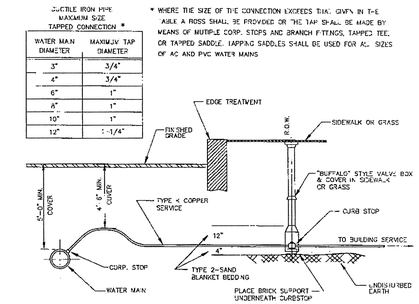
* TYPE OF SOIL IS MEDIUM CLAYEY, 6 OR MORE BLOWS PER FOOT, OR LOOSE GRANULAR, 9 OR MORE BLOWS PER FOOT. SOIL CONDITIONS OTHER THAN THOSE GIVEN WILL REQUIRE LARGER BEARING AREAS.

NOTES:
1. FOR FITTINGS WITH LESS THAN 45° DEFLECTION, USE BEARING AREAS FOR 45° BEND.
2. BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 P.S.F. AND INTERNAL WATER PRESSURE OF 150 P.S.I.G. JOINTS SHALL NOT BE ENCASED IN CONCRETE, BEARING AREAS MAY BE DISREGARDED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND THE ROCK FACE.
3. THE CONTRACTOR SHALL SUBMIT 2 WEEKS IN ADVANCE OF PLACEMENT, WORKING DRAWINGS FOR EACH THRUST BLOCK TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

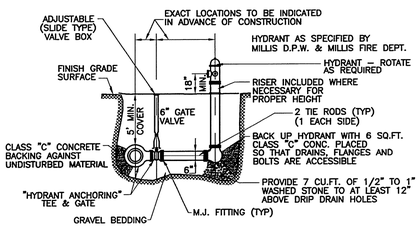
TYPICAL THRUST BLOCK DETAILS
N.T.S.



4'-0" & 5'-0" DIA. PRECAST SEWER MANHOLE DETAIL
N.T.S.

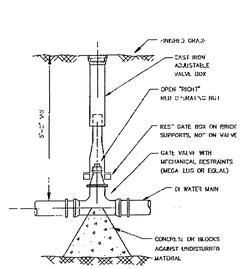


TYPICAL SERVICE CONNECTION
N.T.S.

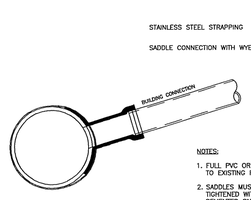


NOTE:
HYDRANTS TO OPEN LEFT
DUCTILE IRON FITTINGS AND MECHAINCAL JOINTS SHALL MEET ANSI AND AWWA STANDARDS.
MECHANICAL RESTRAINTS (MEGA-LUG OR EQUAL) ARE REQUIRED AT ALL BENDS AND FITTINGS IN ADDITION TO CONCRETE THRUST BLOCKS

TYPICAL HYDRANT ASSEMBLY DETAIL
N.T.S.



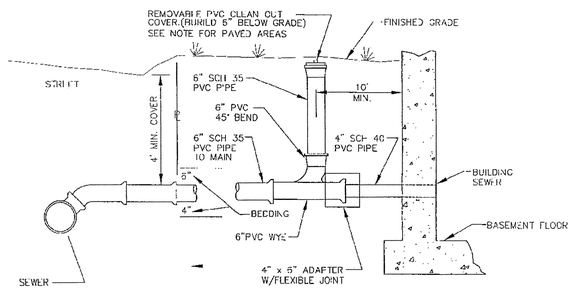
TYPICAL GATE VALVE
N.T.S.



NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

TYPICAL IN-LINE DRAIN/SEWER CONNECTION
N.T.S.

CONSTRUCTION NOTES
1. MINIMUM SLOPE 1/8" PER FOOT FOR 6" PVC SEWER SERVICE
2. CLEAN OUT REQUIRED IF CLEAN OUT NOT INSIDE BASEMENT
3. "GENICO" STYLE CAST IRON FRAME AND COVER REQUIRED IN PAVED AREAS. INSTALL FLUSH TO FINISHED GRADE OF PAVEMENT.
4. GREEN TRACER TAPE MARKED "CAUTION SEWER LINE BELOW" MUST BE PLACED OVER THE SEWER SERVICE AT A 16" DEPTH BELOW FINISHED GRADE
5. PIPE BEDDING TO BE 3/4" CRUSHED STONE WHEN GROUND WATER IS PRESENT AND TYPE 2 "SAND" WHEN DRY.



SEWER SERVICE LINE OUTSIDE CLEANOUT AND FITTINGS
N.T.S.

REVISIONS		
No.	DATE	DESCRIPTION
1	05/10/16	BETA COMMENTS
2	06/08/16	BETA COMMENTS
3	11/26/16	B.O.H. Comments
4	12/21/16	REVIEW COMMENTS
5	01/05/17	REVIEW COMMENTS
6	01/16/17	BOH REVIEW COMMENTS

COMMONWEALTH OF MASSACHUSETTS JOYCE E. HASTINGS NO. 39393 REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOYCE E. HASTINGS P.L.S.

COMMONWEALTH OF MASSACHUSETTS JOSEPH M. NIHILL NO. 46899 REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOSEPH M. NIHILL P.E.

"THE DOVER ROAD RESIDENCES"
BRIDGE STREET
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GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
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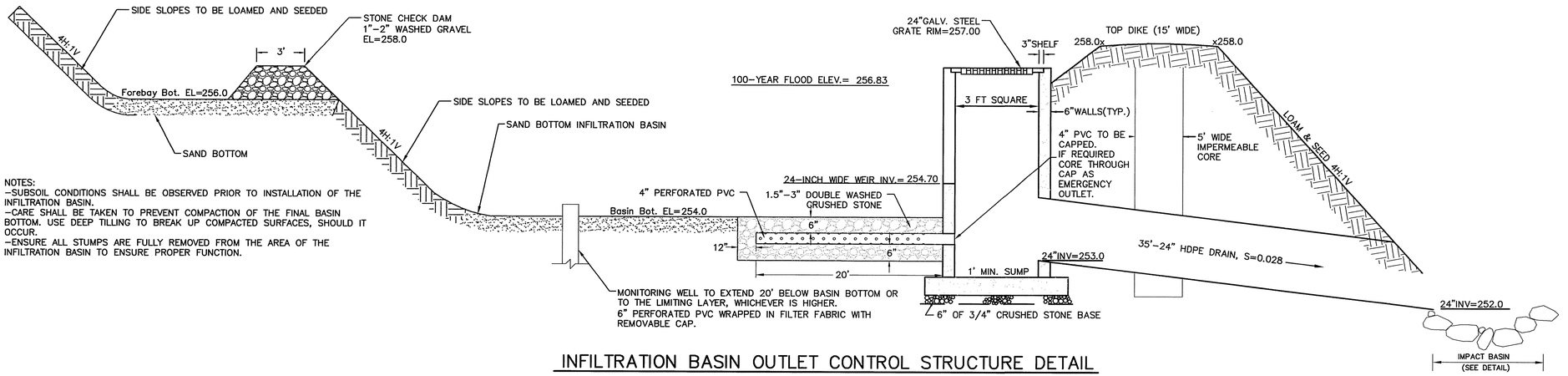
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	NTS
SHEET:	C-13
PLAN #:	27,016

DETAILS-2



NOTES:
-SUBSOIL CONDITIONS SHALL BE OBSERVED PRIOR TO INSTALLATION OF THE INFILTRATION BASIN.
-CARE SHALL BE TAKEN TO PREVENT COMPACTION OF THE FINAL BASIN BOTTOM. USE DEEP TILLING TO BREAK UP COMPACTED SURFACES, SHOULD IT OCCUR.
-ENSURE ALL STUMPS ARE FULLY REMOVED FROM THE AREA OF THE INFILTRATION BASIN TO ENSURE PROPER FUNCTION.

INFILTRATION BASIN OUTLET CONTROL STRUCTURE DETAIL

NOT TO SCALE

APPROVED BY THE
MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/7/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

REVISIONS		
No.	DATE	DESCRIPTION
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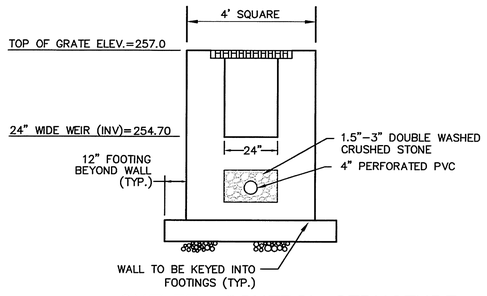
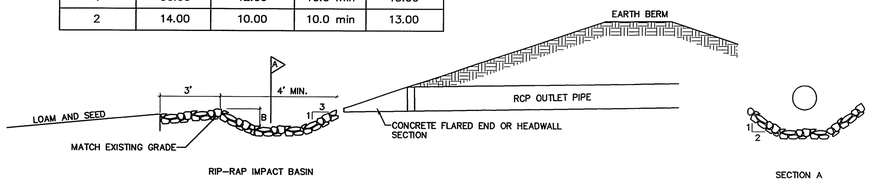


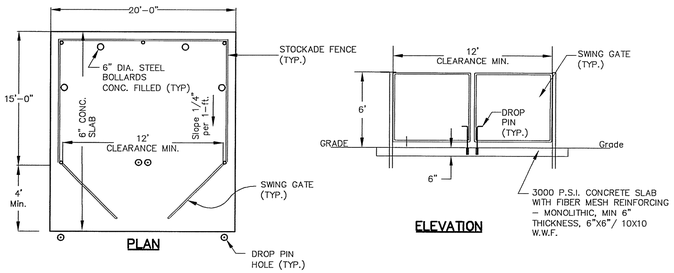
OUTLET CONTROL STRUCTURE
(PRECAST CONCRETE STRUCTURE)
NOT TO SCALE

IMPACT BASIN SIZING

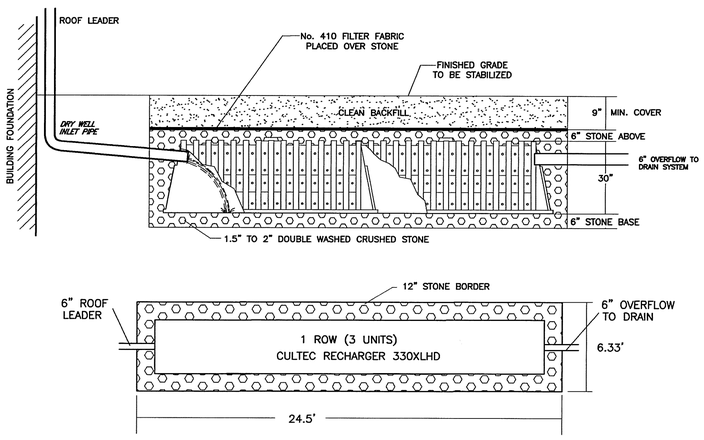
OUTLET #	DEPTH "B" (INCHES)	RIP-RAP SIZE D50 (IN.)	APRON LENGTH(FT)	APRON END WIDTH (FT)
1	30.00	12.00	10.0 min	13.00
2	14.00	10.00	10.0 min	13.00



RIP-RAP IMPACT BASIN AT OUTLETS
NOT TO SCALE



DUMPSTER SCREENING
NOT TO SCALE



DRAINAGE SYSTEM CALCULATIONS

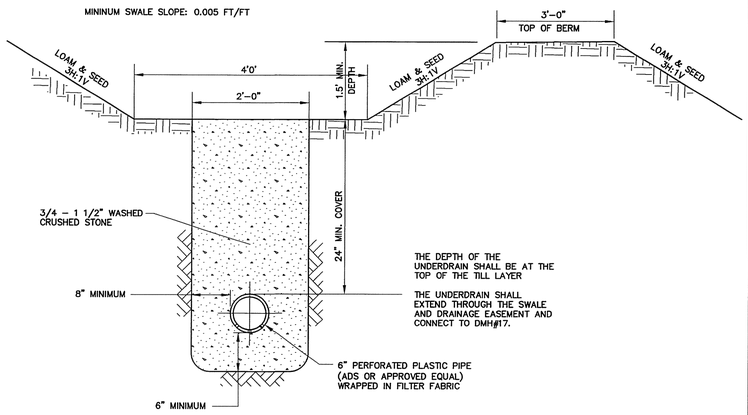
PROPOSED ROOF AREA = 2235 S.F.

VOLUME REQUIRED FOR 1" OF RUNOFF OVER ROOF AREA:
2235 S.F. x 1" = 186 C.F.

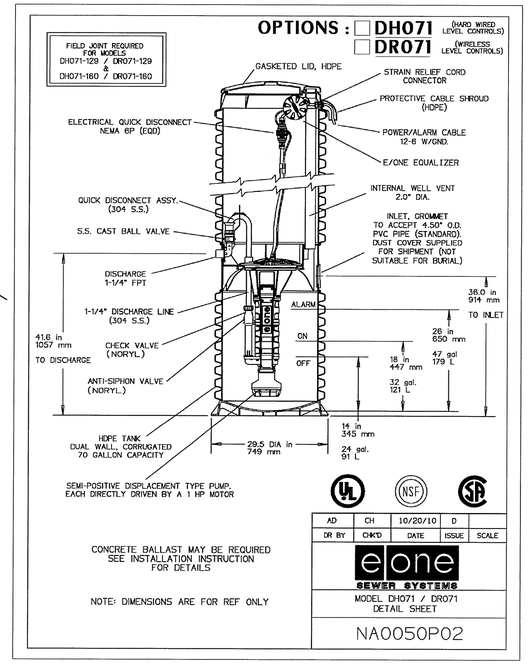
DRAINAGE SYSTEM:
CULTEC CHAMBERS - RECHARGER 330 WITH STONE
CHAMBER STORAGE VOLUME = 167.6 CU.FT.
STONE STORAGE VOLUME = 152.8 CU.FT.
TOTAL STORAGE WITH STONE = 320.4 CU.FT.

ALL ROOF RUNOFF FROM COTTAGE BUILDINGS TO BE DIRECTED TO CULTEC LEACHING SYSTEM. ONE SYSTEM PER BUILDING.

CULTEC LEACHING SYSTEM FOR ROOF RUNOFF INFILTRATION
CULTEC RECHARGER 330XLHD
N.T.S.



DRAIN TRENCH W/TRENCH DRAIN
NOT TO SCALE



COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
NO. 39393
REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOYCE E. HASTINGS P.L.S.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. NIHILL
CIVIL
NO. 45889
REGISTERED PROFESSIONAL ENGINEER
1/31/17
JOSEPH M. NIHILL P.E.

"THE DOVER ROAD RESIDENCES"
BRIDGE STREET
MILLIS, MASSACHUSETTS

PREPARED FOR:
BARBERRY HOMES
10 SPEEN STREET
FRAMINGHAM, MA

GLM Engineering Consultants, Inc.
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DRW.:	15664-Site Plan
JOB No.	15664
DATE:	03/07/16
SCALE:	NTS
SHEET:	C-14
PLAN #:	27,016

DETAILS-3

PLANT SCHEDULE - PERMITTING

TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
14	AC	ABIES CONCOLOR	WHITE FIR	10'-12' HT.	BALL & BURLAP	(N)
18	AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8'-10' HT.	B&B	(N)
10	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3-3.5" CAL.	B&B	40' O.C. (N)
3	AS	ACER SACCHARUM	SUGAR MAPLE	3-3.5" CAL.	SPECIMEN | B&B	(N)
27	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-10' HT.	HEAVY | B&B	(N)
4	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3.5-4" CAL.	SPECIMEN | B&B	(N)
15	NS	NYSSA SYLVATICA	BLACK TUPELO	2.5-3" CAL.	B&B	40' O.C. (N)
12	PA	PICEA ABIES	NORWAY SPRUCE	12'-14' HT.	HEAVY | B&B	(N)
28	PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	HEAVY | B&B	(N)
2	QA	QUERCUS ALBA	WHITE OAK	3"-3.5" CAL.	B&B	40' O.C. (N)
8	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3"-3.5" CAL.	B&B	(N)
14	QR	QUERCUS RUBRA	RED OAK	2.5"- 3" CAL.	B&B	40' O.C. (N)

TURF

67,556 SF	LO-GROW FESCUE; TURF TYPE; TALL FESCUE SEED MIX	SUMMIT SEED; MANTENO, IL; 815.468.7333 (N)
68,850 SF	NEW ENGLAND CONSERVATION | WLDLIFE SEED MIX	NE WETLAND PLANTS, INC., MA; 413.548.8000
	MIX INCLUDES; VIRGINIA WILD RYE; LITTLE BLUESTEM; BIG BLUESTEM; CREEPING RED FESCUE; SWITCH GRASS; PARTRIDGE PEA; DEER TONGUE; INDIAN GRASS; COMMON MILKWEED; OX EYE SUNFLOWER; PURPLE JOE PYE WEED; GRASS LEAVED GOLDENROD; BLUE VERVAIN; GOLDEN ALEXANDERS; FLAT TOPPED/UMBRELLA ASTER; EARLY GOLDENROD	APPLICATION RATE 25 LBS/ ACRE (N)

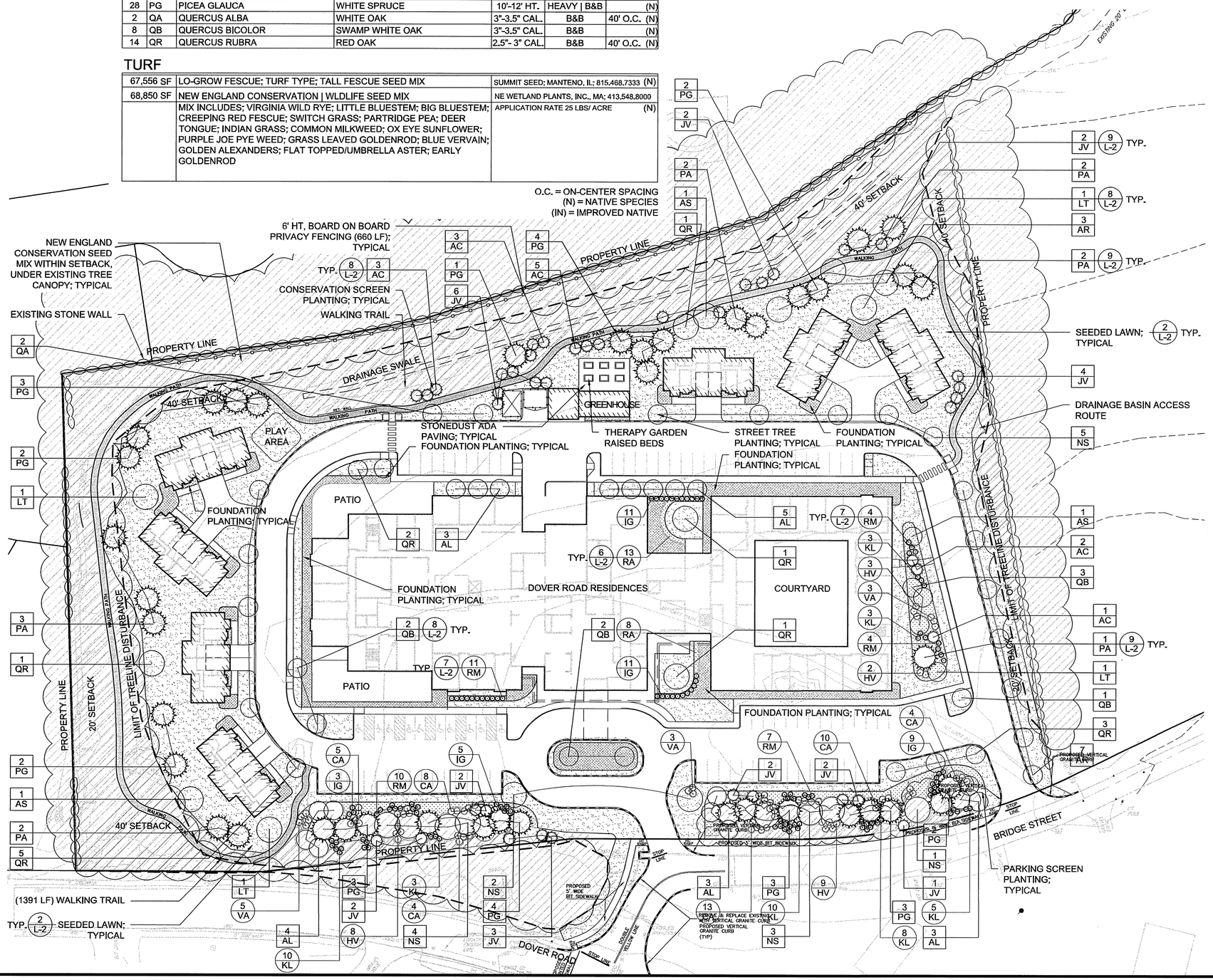
O.C. = ON-CENTER SPACING
(N) = NATIVE SPECIES
(IN) = IMPROVED NATIVE

PLANT SCHEDULE - PERMITTING

SCREENING SHRUBS

44	CA	CLETHRA ALINFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	24"-30" HT.	#10 CONT.	4' O.C. (IN)
22	HV	HAMAMELIS VIRGINANA	COMMON WITCHHAZEL	5'-6' HT.	B&B	8' O.C. (N)
39	IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30" HT.	#5 CONT.	4' O.C. (N)
42	KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	4'-5' HT.	B&B	5' O.C. (N)
21	RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24"-30" SP.	#3 CONT.	4' O.C. (IN)
36	RM	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	6'-7' HT.	B&B	5' O.C. (N)
11	VA	VIBURNUM ACERFOLIUM	MAPLE LEAF VIBURNUM	18"-24" HT.	#3 CONT.	5' O.C. (N)

O.C. = ON-CENTER SPACING
(N) = NATIVE SPECIES
(IN) = IMPROVED NATIVE



APPROVED BY THE MILLIS PLANNING BOARD

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/2/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

GENERAL PERMITTING PLANTING NOTES

1. REMOVE AND DISPOSE COMPLETE ALL INVASIVE OR NON-NATIVE PLANT MATERIALS AS INDICATED BY PLAN AND/OR AS PER FIELD TAGGING UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
2. PROTECT EXISTING WOODLAND HUMUS AND LEAF LITTER; WHERE DISTURBANCE OCCURS INSTALL NEW LEAF MULCH MIXED WITH THE FOLLOWING NATURALIZED SEED MIX; NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX FROM NEW ENGLAND WETLAND PLANTS, INC., WHEN PLANTING ACTIVITIES ARE COMPLETE.
3. PROVIDE TREE PIT TO THE DEPTH OF ROOTBALL SHOWN IN THE TREE PLANTING DETAIL; BACKFILL WITH FRESH PLANTING MIX.
4. PROVIDE SHRUB PIT TO THE DEPTH OF ROOTBALL SHOWN IN THE SHRUB PLANTING DETAIL; BACKFILL WITH FRESH PLANTING MIX.
8. PROVIDE PERENNIAL/ GROUNDCOVER PLANTING TO THE DEPTH OF ROOTBALL SHOWN IN THE PERENNIAL/ GROUNDCOVER PLANTING DETAIL; BACKFILL WITH FRESH PLANTING MIX.
9. ALL PLANTING BEDS NOT WITHIN THE SETBACKS / NO-DISTURBANCE ZONE SHALL RECEIVE MAXIMUM 2-INCH DEPTH OF WELL-ROTTED, HARDWOOD MULCH UNLESS OTHERWISE INDICATED BY THE RULING REGULATORY AGENCY.
10. ALL PLANTING BEDS WITHIN THE SETBACK / NO-DISTURBANCE ZONE SHALL NOT BE HARDWOOD MULCHED BUT RATHER OVERSEEDED WITH THE FOLLOWING NATURALIZING SEED MIX; NEW ENGLAND CONSERVATION SEED MIX FROM NEW ENGLAND WETLAND PLANTS, INC., WHEN PLANTING ACTIVITIES ARE COMPLETE.
11. ALL FOUNDATION AND GROUNDCOVER PLANTINGS WILL BE DETERMINED DURING THE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
12. EXISTING TREES WITHIN SETBACK AREAS WILL BE SELECTIVELY CLEARED BASED ON RECOMMENDATIONS PROVIDED BY THE LANDSCAPE ARCHITECT FOR HEALTH, SAFETY, WELFARE CONCERNS.

LEGEND

- PROPERTY LINE
- ZONING SETBACK
- LIMIT OF DISTRUBANCE
- (50) EXISTING CONTOUR
- TREELINE
- PROPOSED DECIDUOUS TREE | SHRUB
- PROPOSED EVERGREEN TREE | SHRUB
- TREE TAG
- SHRUB TAG
- SEED HATCH
- FOUNDATION PLANTING HATCH
- SCREENING PLANTING HATCH
- CONSERVATION SEED MIX (WITHIN PROJECT PROPERTY LINES)

NORTH

No.	DATE	REVISIONS DESCRIPTION
1.	05/10/2016	BERM PLANTING
2.	01/06/2017	BOARD COMMENTS
3.	01/18/2017	BOH COMMENTS

KELLIE A. CONNELLY R.L.A

terrainK
landscape architecture + planning
7 Central St., Arlington, MA 02476
telephone: 781.316.1595

DOVER ROAD RESIDENCES
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MILLIS, MASSACHUSETTS

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DRW.:	16005
JOB No.	15664
DATE:	03/08/16
SCALE:	N.T.S.
SHEET:	1 of 3
PLAN #:	L-1

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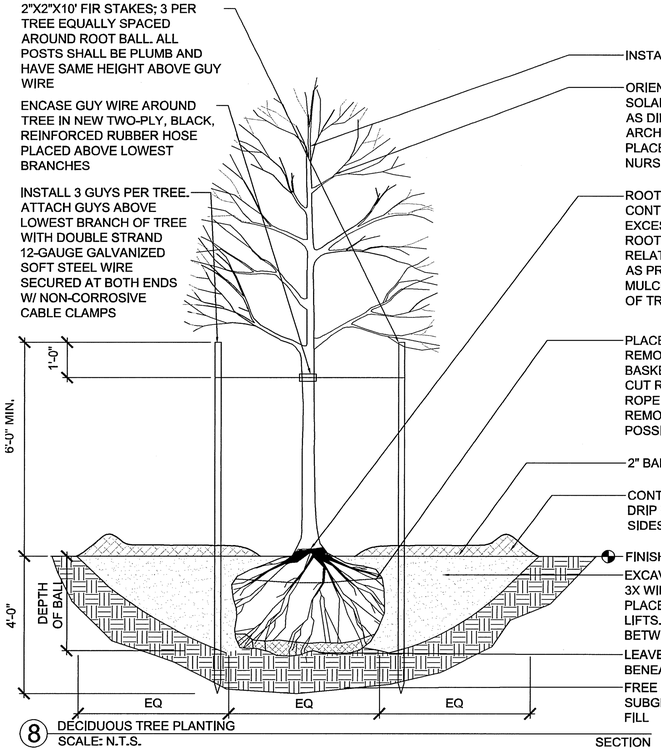
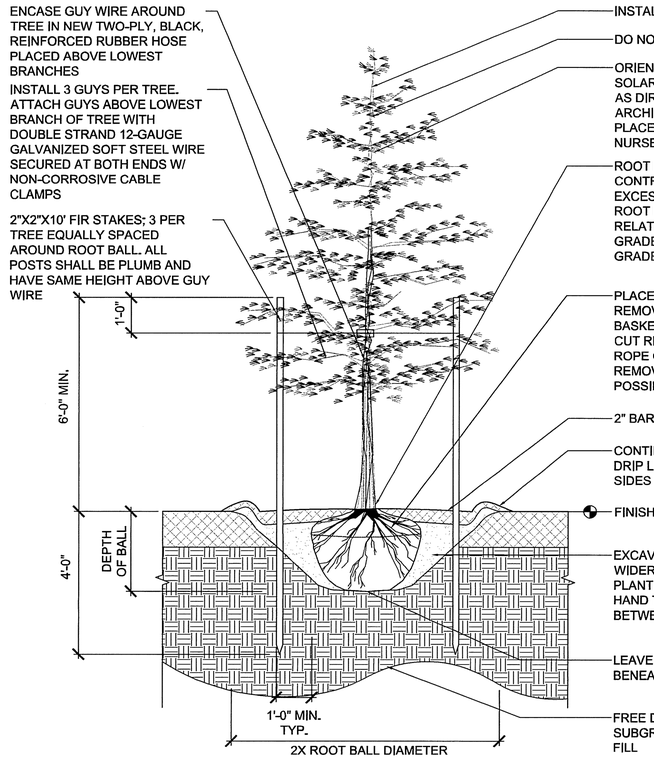
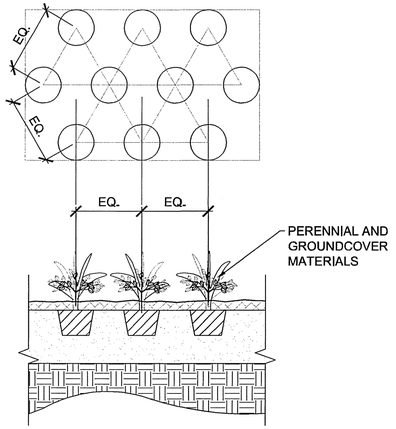


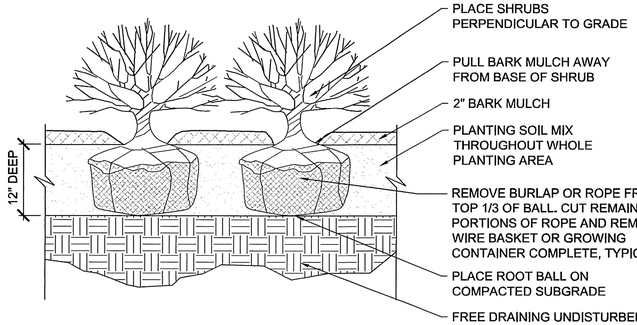
8 DECIDUOUS TREE PLANTING
SCALE: N.T.S. SECTION



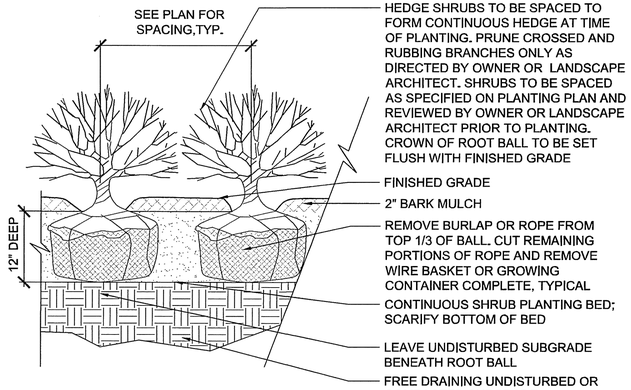
9 EVERGREEN TREE PLANTING
SCALE: N.T.S. SECTION



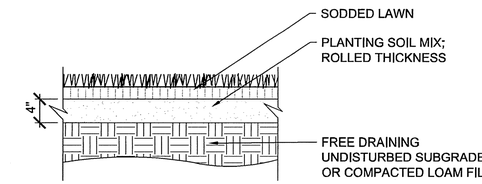
5 HERBACEOUS MATERIALS SPACING CHART
SCALE: N.T.S. PLAN | SECTION



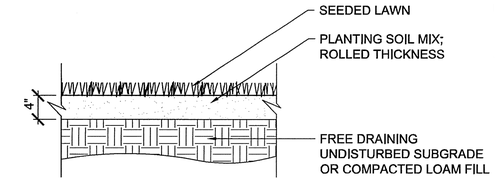
6 SHRUB PLANTING
SCALE: N.T.S. SECTION



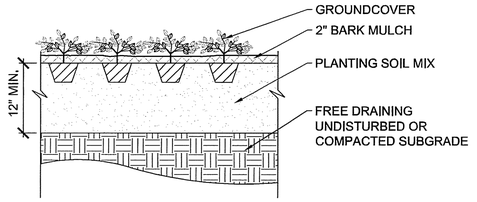
7 HEDGE PLANTING
SCALE: N.T.S. SECTION



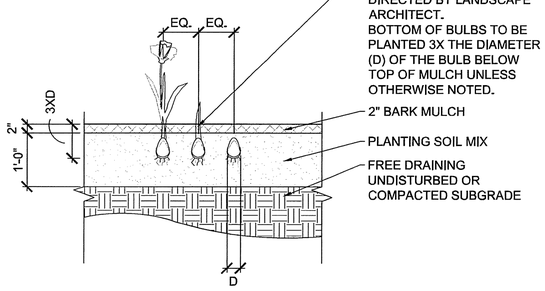
1 SOD LAWN
SCALE: N.T.S. SECTION



2 SEED LAWN
SCALE: N.T.S. SECTION



3 PERENNIAL PLANTING
SCALE: N.T.S. SECTION



4 BULB PLANTING
SCALE: N.T.S. SECTION

PLANTING DETAILS

APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/7/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

No.	DATE	REVISIONS DESCRIPTION

MASSACHUSETTS KELLIE A. CONNELLY NO. 1214 REGISTERED LANDSCAPE ARCHITECT

KELLIE A. CONNELLY R.L.A

terraink
landscape architecture+planning
7 Central St . Arlington . MA 02476
telephone: 781.316.1595

DOVER ROAD RESIDENCES
BRIDGE STREET
MILLIS, MASSACHUSETTS

PREPARED FOR:
BARBERRY HOMES
10 SPEEN STREET
FRAMINGHAM, MA

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DRW.:	16005
JOB No.	15664
DATE:	03/08/16
SCALE:	N.T.S.
SHEET:	2 of 3
PLAN #:	L-2

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APPROVED BY THE
MILLIS PLANNING BOARD

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/7/17

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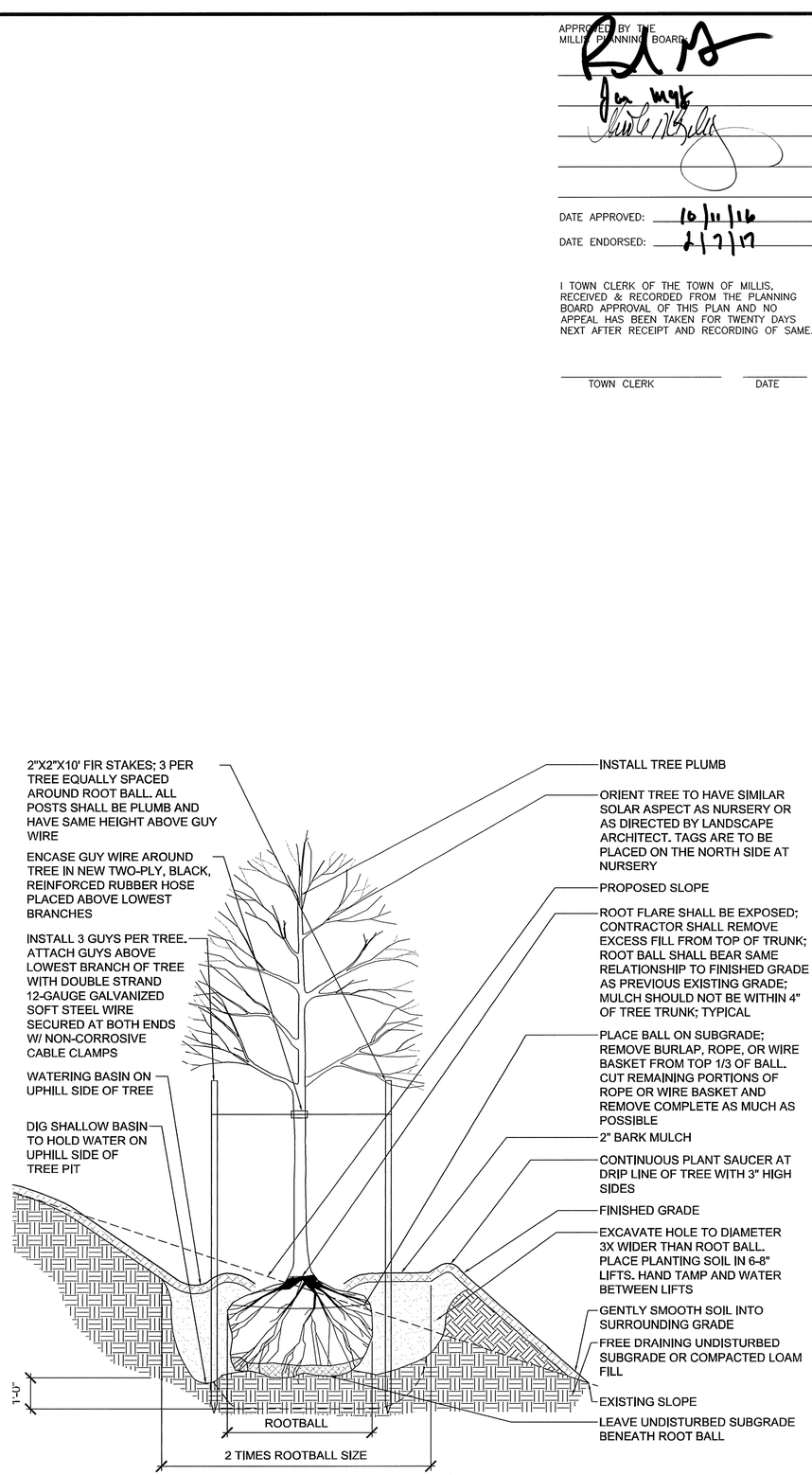
TOWN CLERK _____ DATE _____



1 TREE PLANTING ON SLOPE
SCALE: N.T.S.

SECTION

PLANTING DETAILS

REVISIONS

No.	DATE	DESCRIPTION
1	01/18/2017	BOH COMMENTS

KELLIE A. CONNELLY R.L.A

terraink
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▪ telephone: 781.316.1595

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DRW.:	16005
JOB No.	15664
DATE:	03/08/16
SCALE:	N.T.S.
SHEET:	3 of 3
PLAN #:	L-3

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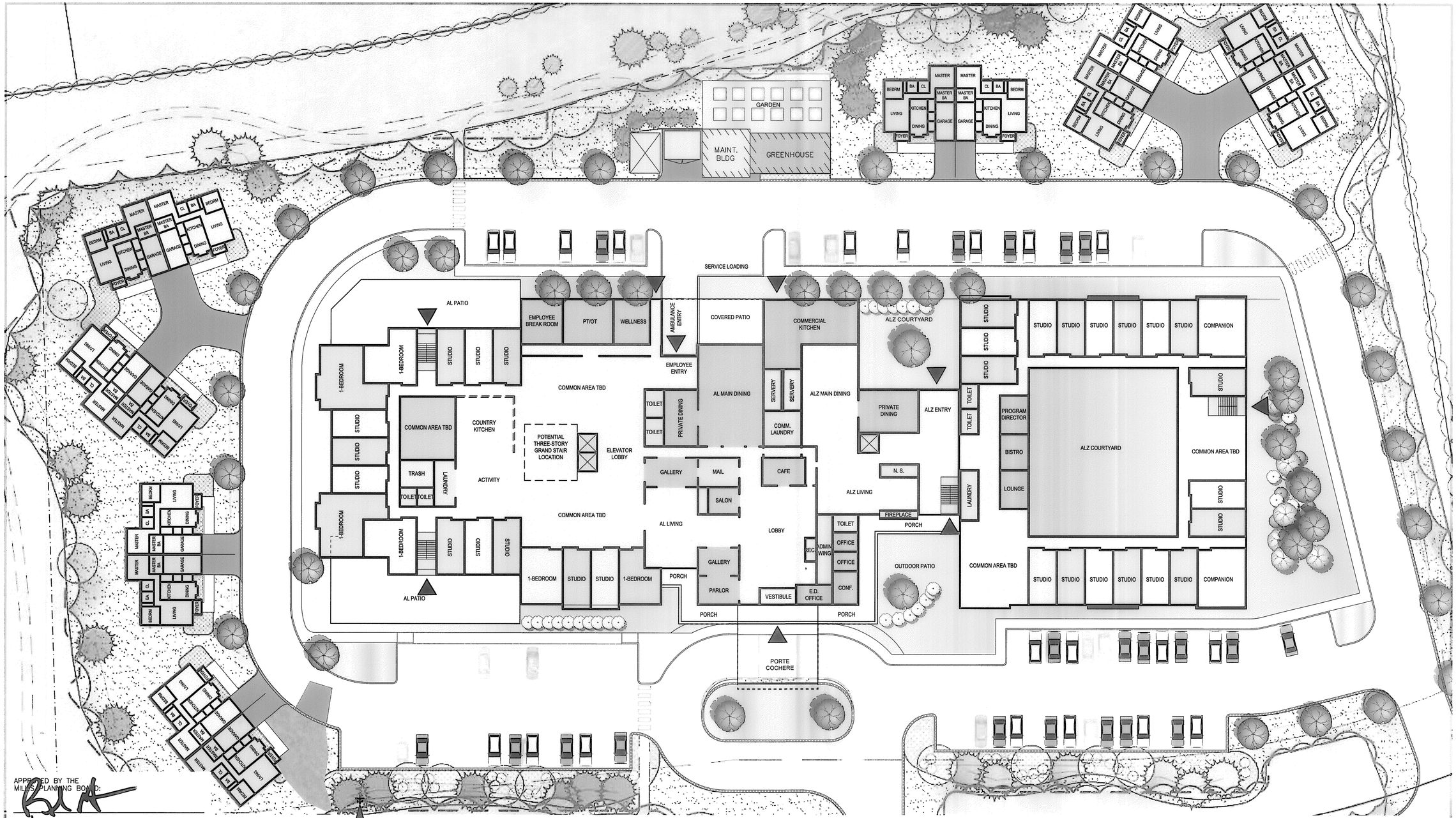

APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/17/16

DATE ENDORSED: 2/2/17

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TOWN CLERK _____ DATE _____

Site Plan & Elevation

0 20' 40' 80'

REVISIONS

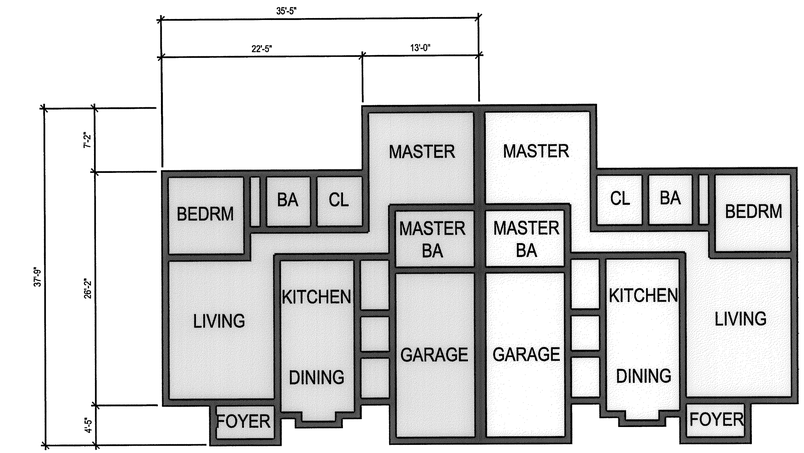
No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00



TYPICAL COTTAGE FLOOR PLAN

0 10' 20' 40'

APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

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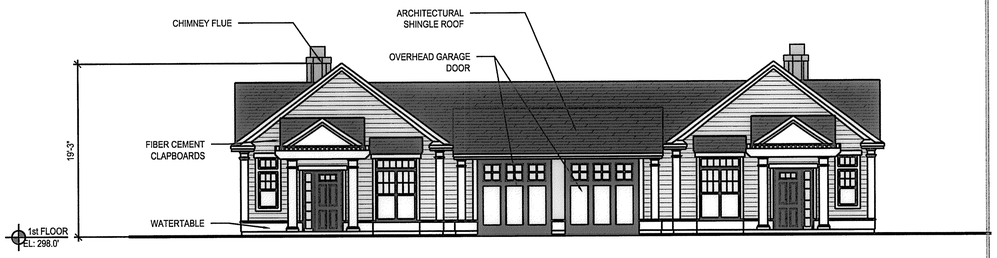


TYPICAL COTTAGE ELEVATION

0 10' 20' 40'

BASEMENT PLAN

0 20' 40' 80'

BUILDING SUMMARY

53 AL Units	40 ALZ Units
35 Studios	36 Studios
18 One-Bedrooms	4 Companion
14 Cottages	

Basement Plan & Cottage Plan and Elevation

REVISIONS

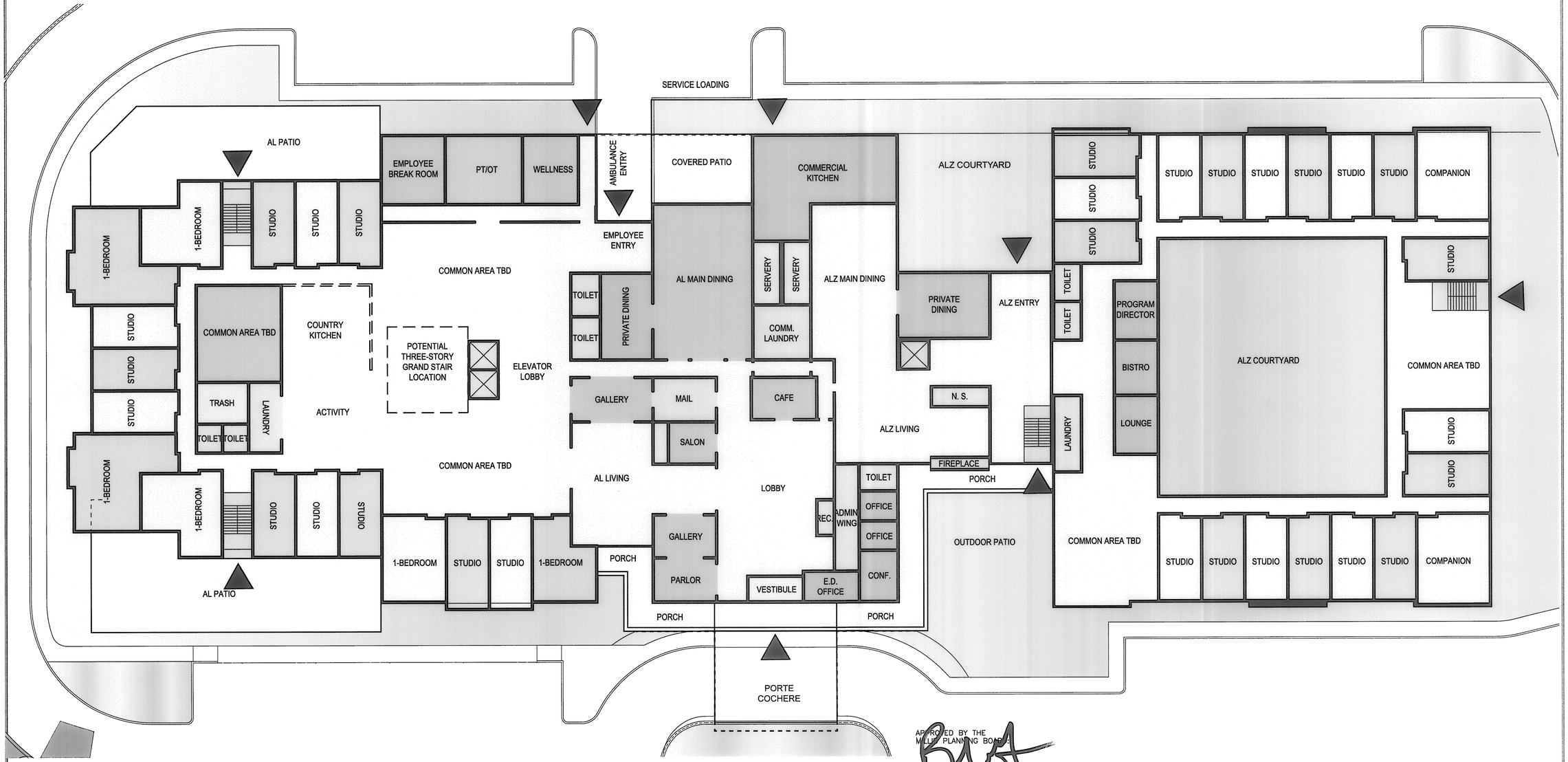
No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00



APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/27/17

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TOWN CLERK _____ DATE _____

BUILDING SUMMARY

53 AL Units	40 ALZ Units
35 Studios	36 Studios
18 One-Bedrooms	4 Companion
14 Cottages	

First Floor Plan

0 20' 40' 80'

REVISIONS

No.	DATE	DESCRIPTION

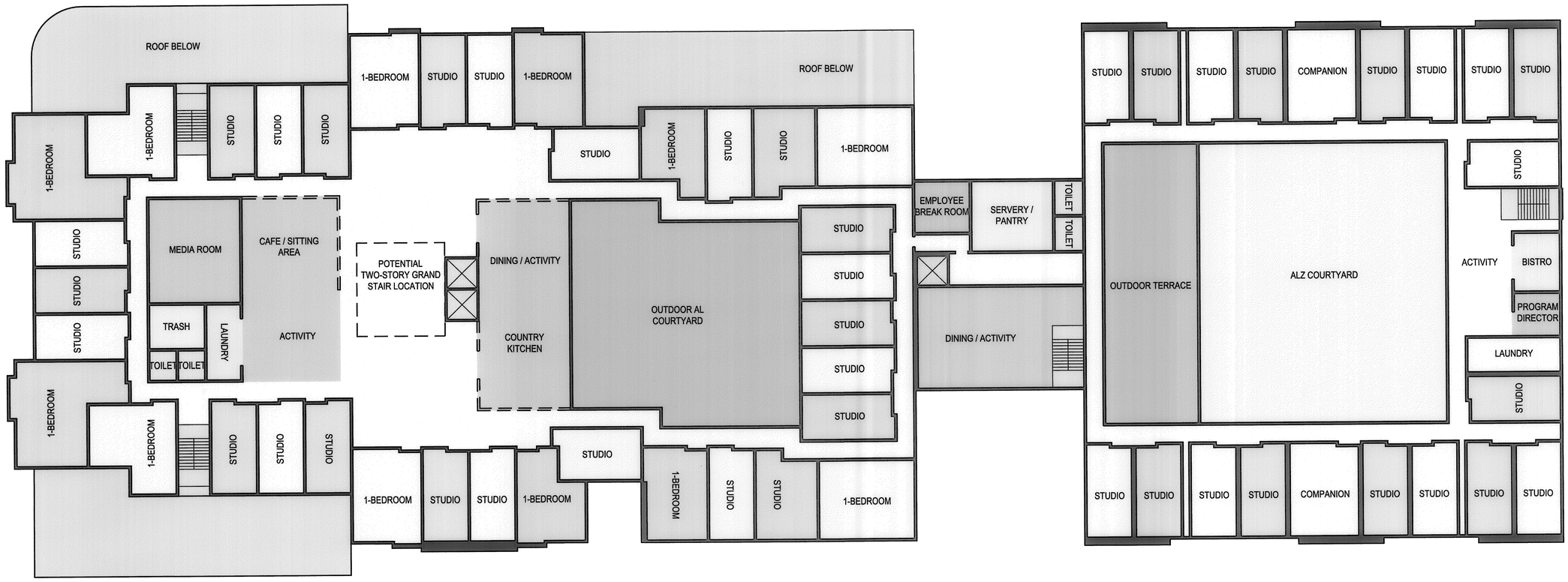
16009.00

05/17/2016

AS NOTED

A1.00

LAYOUT PLAN



Second Floor Plan

0 20' 40' 80'

APPROVED BY THE MILLIS PLANNING BOARD

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/2/17

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TOWN CLERK DATE

BUILDING SUMMARY

53 AL Units	40 ALZ Units
35 Studios	36 Studios
18 One-Bedrooms	4 Companion
14 Cottages	

REVISIONS

No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00

LAYOUT PLAN

West Elevations

0 10' 20' 40'

MATERIAL KEY

- FIBER CEMENT CLAPBOARDS, EXPOSURE TBD
- MASONRY VENEER CHIMNEY
- ARCHITECTURAL SHINGLE ROOFING
- FIBER CEMENT PANELING
- METAL CLADDING

APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 8/2/17

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TOWN CLERK DATE

REVISIONS

No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00

LAYOUT PLAN

APPROVED BY THE
MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/27/17

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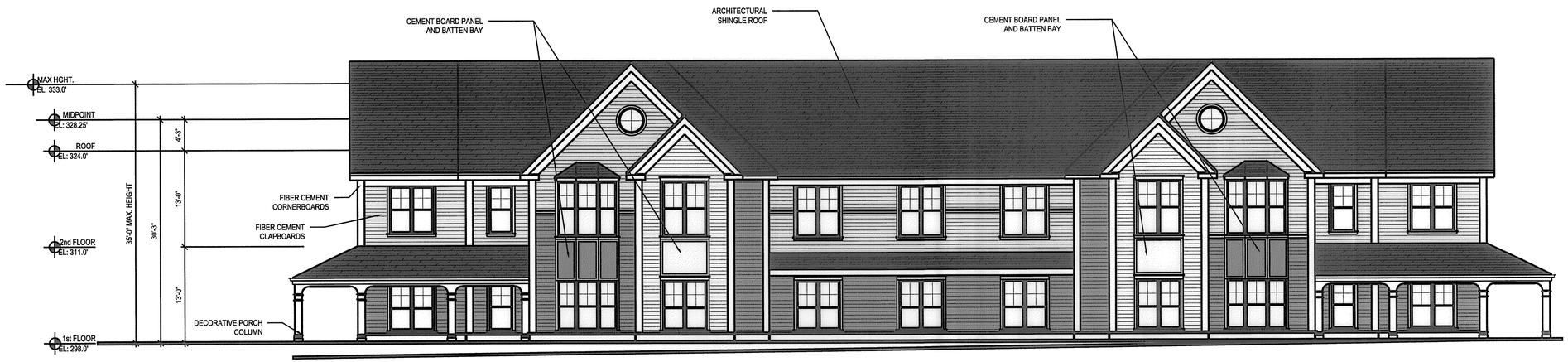
TOWN CLERK _____ DATE _____

SOUTH ELEVATION



NORTH ELEVATION

MATERIAL KEY

- FIBER CEMENT CLAPBOARDS, EXPOSURE TBD
- MASONRY VENEER CHIMNEY
- ARCHITECTURAL SHINGLE ROOFING
- FIBER CEMENT PANELING
- METAL CLADDING

South and North Elevations

0 10' 20' 40'

LAYOUT PLAN

REVISIONS

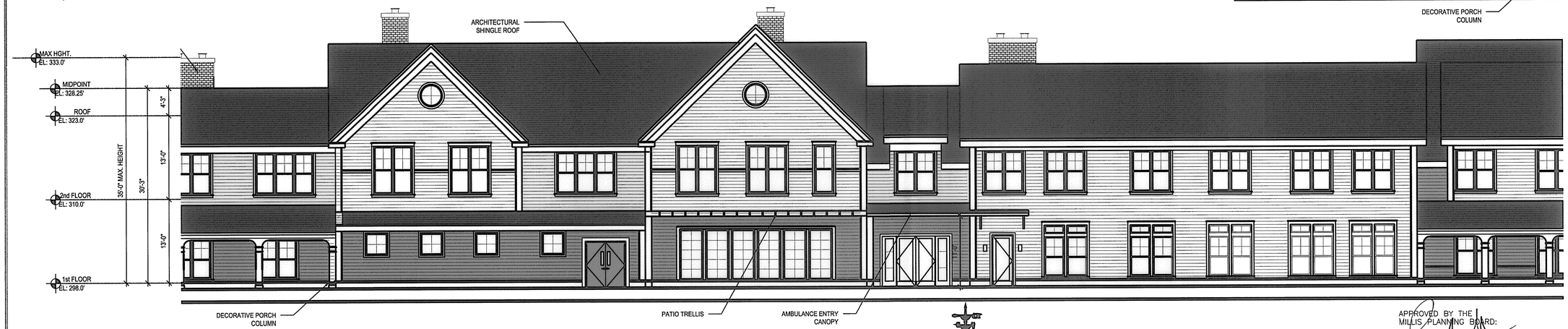
No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00



East Elevations

0 10' 20' 40'

APPROVED BY THE MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/9/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

MATERIAL KEY

- FIBER CEMENT CLAPBOARDS, EXPOSURE TBD
- MASONRY VENEER CHIMNEY
- ARCHITECTURAL SHINGLE ROOFING
- FIBER CEMENT PANELING
- METAL CLADDING

REVISIONS

No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00

LAYOUT PLAN

APPROVED BY THE
MILLIS PLANNING BOARD:

DATE APPROVED: 10/11/16

DATE ENDORSED: 2/2/17

I TOWN CLERK OF THE TOWN OF MILLIS,
RECEIVED & RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO
APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

Perspective View

REVISIONS

No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00

APPROVED BY THE A
MILLIS PLANNING BOARD:

DATE APPROVED: 10 Jan 16

DATE ENDORSED: 2/3/17

I TOWN CLERK OF THE TOWN OF MILLIS, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

Perspective View

REVISIONS

No.	DATE	DESCRIPTION

16009.00

05/17/2016

AS NOTED

A1.00