



dan@legacy-ce.com

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

May 11, 2021

Planning Board
900 Main Street
Town Offices
Millis, MA 02054

Ref: Emerson Place Definitive Subdivision
Ridge Street, Millis

Dear Members of the Board:

I am transmitting by email an updated version of the subdivision plan with the proposed light pole relocated at the Rolling Meadow Lane end of May Road per BETA's recent review memo. Enclosed are mylar copies of the first 10 sheets of the plan. Given the addition of a drainage easement, we request that the Board endorse these sheets so they can be recorded. Once the Board endorses these sheets, we will provide copies of the entire final plan set for the Town's records.

Do not hesitate to contact me if you have any questions or comments.

Sincerely,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.
President

cc: File



dan@legacy-ce.com
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730 Main Street
Suite 2C
Millis, MA 02054

April 30, 2021

Planning Board
900 Main Street
Town Offices
Millis, MA 02054

Ref: Emerson Place Definitive Subdivision
Ridge Street, Millis

Dear Members of the Board:

I am writing to request that the Board accept the attached revised subdivision plans dated September 28, 2020 as a minor modification/field change. After the Board approved the project in June of 2020, a series of minor changes were made at the request of the Select Board, Conservation Commission and Board of Health. The enclosed plans have already been reviewed by BETA for these other Boards. Note the following summary of changes:

- A drainage easement has been added to Lot 18 for a previously depicted stormwater pipe to Stormwater Basin 2;
- Minor revisions to the May Road profile at Ridge Street and Rolling Meadow Drive based on additional survey information at these intersections.
- Minor changes to the stormwater profiles to match data found in the stormwater report;
- Per the Conservation Commission, the location of the outlet for Stormwater Basin #3 has been moved to avoid having the outfall directly discharge into the wetland replication area. The design function of the basin is not changed by this relocation as the outlet inverts remain unchanged;
- Minor changes to wetland boundaries, vernal pool designations and the final designation of perennial/intermittent status for the three streams on the property as determined by the Conservation Commission;
- Minor changes to the three wetland crossings and associated stream culverts based on the final approval from the Conservation Commission;
- Per the Select Board's water/sewer peer review consultant, a sewer manhole has been added in Ridge Street and the gravity sewer pipe slopes were reduced from 0.005 to 0.004 to allow for more cover over the sewer mains. Note that the previously granted waiver from the 7'



cover requirement is still needed even though the revised design increases cover over the sewer mains; and

- Information has been added to sheet C-25 regarding the abandonment of the existing hydrant and the relocation of the existing water service at the Ridge Street end of May Road (near station 25+50).

Do not hesitate to contact me if you have any questions or comments.

Sincerely,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.
President

cc: File

EMERSON PLACE

DEFINITIVE SUBDIVISION

PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PLAN
FEBRUARY 12, 2020
Latest Revision: MAY 7, 2021

PREPARED FOR:
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN
CONFORMS TO THE ETHICAL, PROCEDURAL
AND TECHNICAL STANDARDS FOR THE
PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE SURVEYS RELATED TO
THIS PLAN CONFORM TO THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS OF THE
AMERICAN CONGRESS ON SURVEYING AND
MAPPING.

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JUNE 9, 2020 WITH A
DECISION FILED WITH THE TOWN CLERK ON
JUNE 17, 2020, SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY TD DEVELOPMENT, LLC ET. AL.,
DATED JANUARY 12, 2021, AND RECORDED IN
THE NORFOLK COUNTY REGISTRY OF DEEDS IN
BOOK 39282 PAGE 121. THE REQUIREMENTS
OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE
THE PLANNING BOARD APPROVAL AND NO
APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

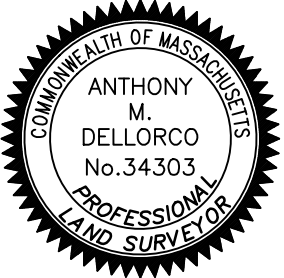
For Registry Use

PLAN SCALE: AS NOTED

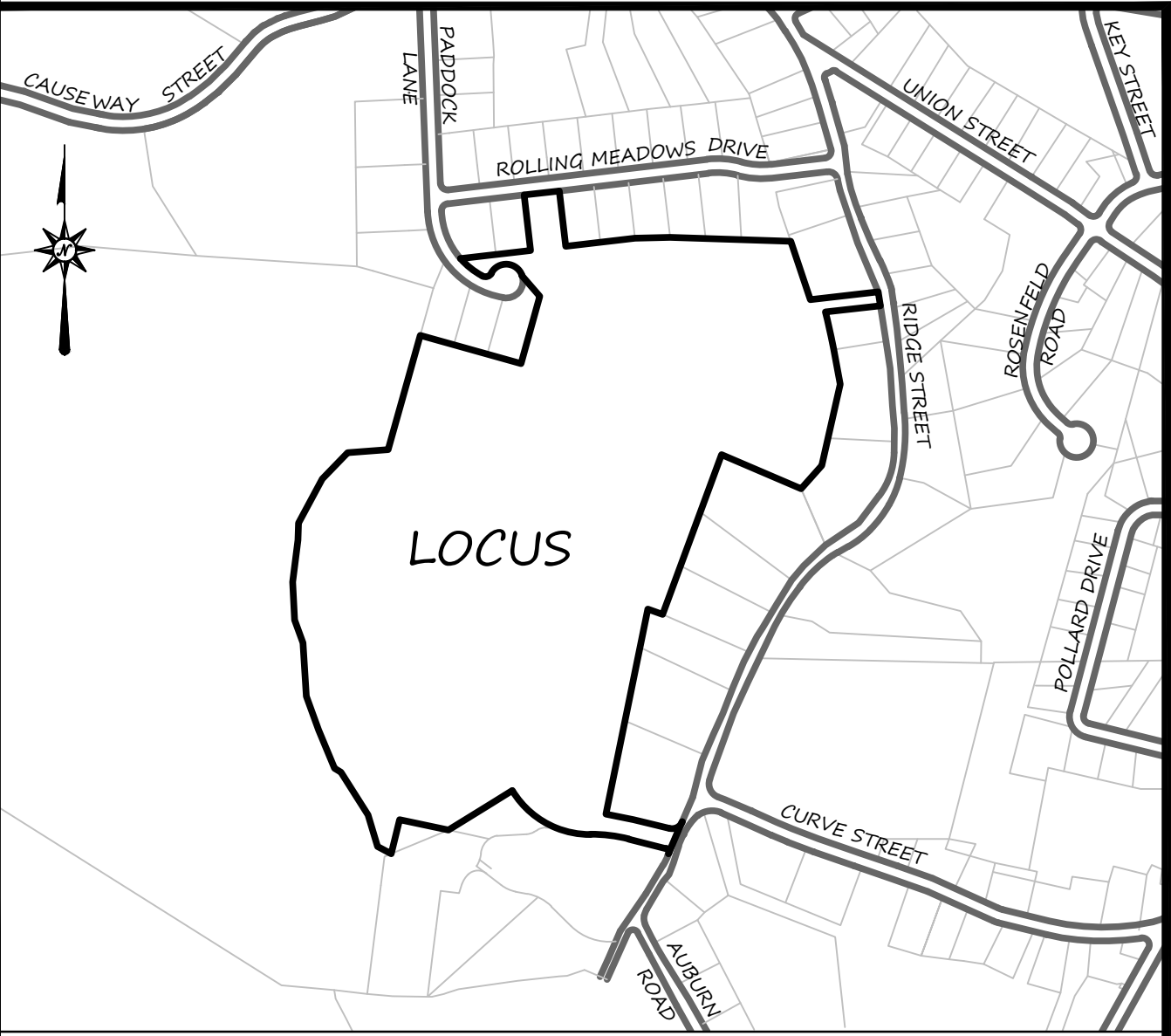
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
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STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
COVER
PLAN OF LAND IN
MILLIS, MA

- WAIVERS GRANTED:
1. TO REQUIRE A SIDEWALK ON ONLY ONE SIDE OF EACH PROPOSED ROADWAY (5.1.2, FIGURE 1-A, 5.4.2).
 2. TO NOT REQUIRE FIRE ALARMS OR POLICE CALL BOXES (5.11).
 3. TO ALLOW LESS THAN 7.0 FEET OF COVER OVER A SEWER LINE (5.12.1.b, FIGURE 1-A).
 4. TO ALLOW STORMWATER BASINS TO HAVE FLAT BOTTOMS AND NO LOW FLOW CHANNEL TO ENCOURAGE MAXIMUM INFILTRATION IN ACCORDANCE WITH STANDARD MASSDEP DESIGN PRACTICES (5.12.2.2.c.5(c)).
 5. TO ALLOW STREET LIGHTS TO BE LOCATED AT INTERSECTIONS ONLY AS SHOWN, WITH EACH LOT REQUIRED TO PROVIDE A LIGHT POST WITHIN 10 FEET OF THE EDGE OF RIGHT-OF-WAY AND DRIVEWAY (5.10).
 6. TO ALLOW STORMWATER BASINS TO BE LOCATED ON MULTIPLE LOTS (5.12.2.2.c.2).
 7. TO ALLOW STORMWATER PIPE TO BE HDPE INSTEAD OF CONCRETE OUTSIDE OF THE ROAD RIGHT OF WAY (5.12.2.2.D.1).
 8. TO ALLOW COVER OVER DRAIN PIPES TO BE LESS THAN 4.5' (5.12.2.2.D.1).
 9. TO NOT REQUIRE CHANGES IN PIPE SIZE ACROSS DRAIN MANHOLES TO BE MATCHED IN ELEVATION AT THE CROWN OF THE PIPES.
 10. TO REDUCE THE WIDTH OF GRASS STRIPS AT THE TWO WETLAND CROSSINGS (5.1.2, FIGURE 1-A, 5.5)



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:05:29 -04'00'



LOCUS PLAN
SCALE: 1" = 600'

LOCUS
SCALE: 1" = 150'

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-1



LEGACY
ENGINEERING

GENERAL NOTES

- DATUM: NGVD88
- PROPERTY LINE SURVEYED BY COLONIAL ENGINEERING, INC.
- EXISTING UTILITY INFORMATION BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
- FEATURES OUTSIDE OF THE PROPERTY SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
- PLAN REFERENCES:
PLAN YEAR 1957 NO. 339
PLAN YEAR 1989 NO. 363
PLAN BOOK 205 NO. 457 AND 458
PLAN BOOK 433 NO. 533
PLAN BOOK 677 NO. 42
LAND COURT PLAN 15728M
- DEED REFERENCES:
BOOK 5974 PAGE 244 (PARCELS 20-26&28)
BOOK 15729 PAGE 230 (PARCEL 20-25)
BOOK 24970 PAGE 572 (PORTION OF PARCEL 23-04)
BOOK 37590 PAGE 91 (PARCEL 20-53)
BOOK 37244 PAGE 254 (PARCEL 20-27)
BOOK 37590 PAGE 91 (PORTION OF PARCEL 20-53)
LAND COURT DOC. NO. 657487 (PARCEL 20-25)
(CERTIFICATE NO. 139613)
LAND COURT DOC. NO. 1362565 (PARCEL 15-66)
(CERTIFICATE NO. 194152)

CONSERVATION NOTES:

- WETLANDS BOUNDARIES WERE DELINEATED BY GODDARD CONSULTING UNDER AN ORAD (SEE ANRAD NOTES).
- OPEN SPACE WILL BE LEFT IN A NATURALLY VEGETATED STATE UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD AND IF WITHIN THE JURISDICTION OF THE CONSERVATION COMMISSION, FROM THE COMMISSION ALSO. THE HOMEOWNERS ASSOCIATION MAY CREATE WALKING/RIDING PATHS THROUGH THE AREA.

ORAD NOTES

- THE FOLLOWING RESOURCE AREAS WERE DELINEATED UNDER THE ORAD ON PORTIONS OF THE SITE:
 - BORDERING VEGETATED WETLANDS REGULATED UNDER THE MILLIS BYLAW AND THE WETLANDS PROTECTION ACT.
 - BORDERING VEGETATED WETLAND REGULATED UNDER THE MILLIS BYLAW ONLY, AND NOT THE WETLANDS PROTECTION ACT (FLAGS 1-100 THROUGH 1-111).
 - MAHW TO SOME OF THE VERNAL POOLS REGULATED UNDER THE MILLIS BYLAW AND THE WETLANDS PROTECTION ACT.
- A SERIES OF "POTENTIAL VERNAL POOLS" HAVE BEEN DELINEATED ON THE SITE.
 - MASSACHUSETTS DEP ONLY RECOGNIZES VERNAL POOLS THAT HAVE BEEN CERTIFIED BY THE MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE. THE VERNAL POOLS ON THIS SITE HAVE NOT BEEN SO CERTIFIED.
 - THE TOWN OF MILLIS DOES NOT REQUIRE THAT VERNAL POOLS BE CERTIFIED BY THE MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE SO LONG AS THEY EXHIBIT VERNAL POOL PROPERTIES. AS SUCH, THE VERNAL POOLS THAT EXHIBIT VERNAL POOL PROPERTIES ARE LABELED AS "VERNAL POOLS" ON THE PLANS UNDER THE MILLIS BYLAW ONLY. THESE VERNAL POOLS INCLUDE PVP 2, PVP 3, PVP Z AND PVP 500.
- THE SITE CONTAINS BORDERING LAND SUBJECT TO FLOODING BASED ON A FEMA ZONE A APPURTENANT TO THE ADJACENT GREAT BLACK SWAMP. ALTHOUGH A ZONE A, A FLOOD ELEVATION OF 142.9 IS CONSERVATIVELY ASSUMED.
- UNDER THE MILLIS WETLAND REGULATIONS, THE "ADJACENT UPLAND RESOURCE AREA" (AURA) IS COINCIDENTAL WITH THE 100' BUFFER ZONE.

CONSTRUCTION NOTES:

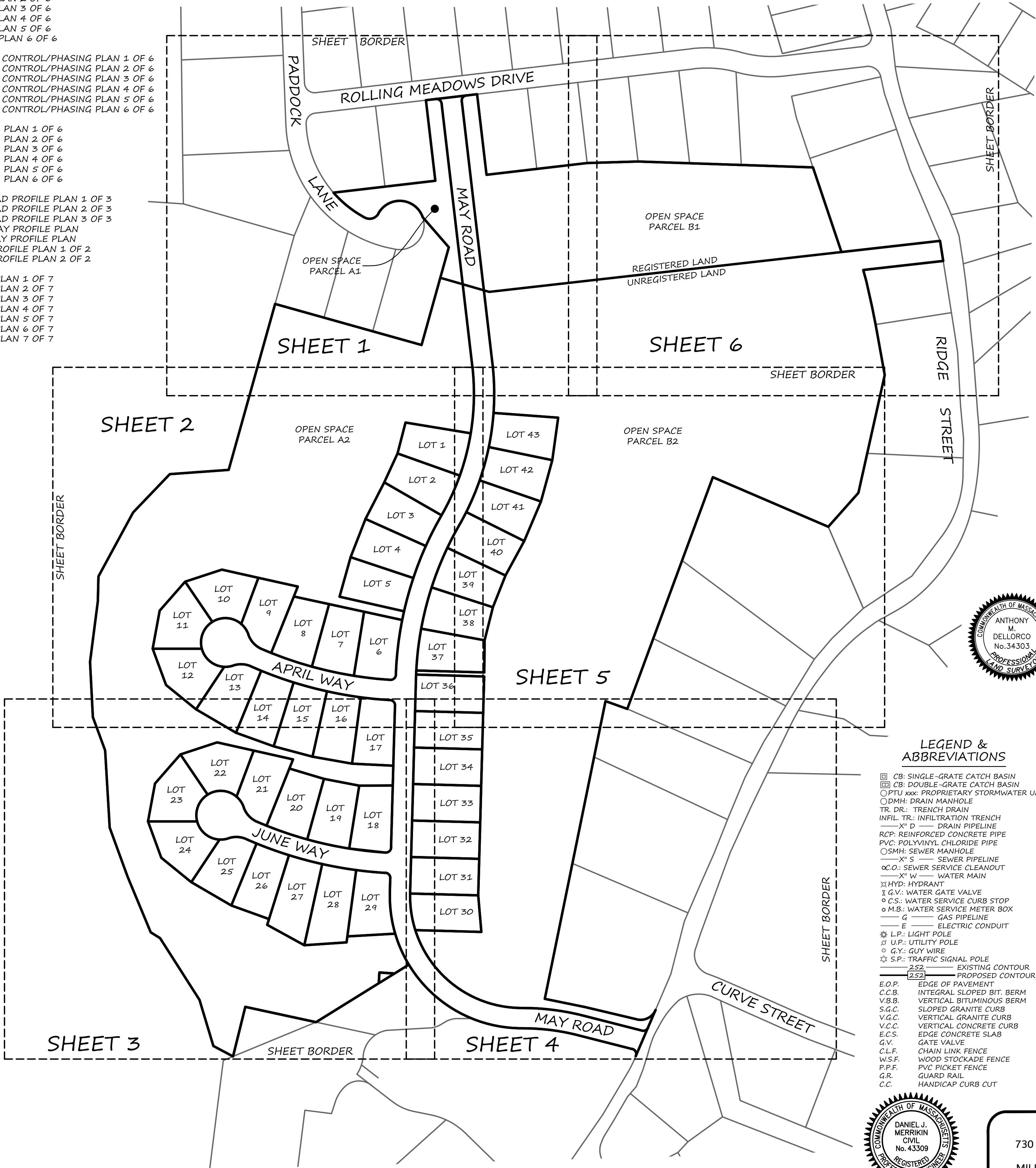
- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
- THE DEVELOPER SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWN OF MILLIS, IF REQUIRED, PRIOR TO THE CONSTRUCTION OF THE STREET OPENINGS ON RIDGE STREET AND ROLLING MEADOWS DRIVE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME AND STOP SIGNS.
- UNLESS OTHERWISE WAIVED, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.
- DETAILS HAVE BEEN PROVIDED ON THE LAST SHEETS OF THIS PLAN SET. MOST OF THE DETAILS INCLUDED THEREIN ARE INTENDED TO MATCH THE REQUIREMENTS OF THE TOWN OF MILLIS LAND "SUBDIVISION RULES" AND REGULATIONS FOR ROADWAY AND UTILITY CONSTRUCTION. WHERE THE STANDARD DETAILS INCLUDED HEREIN DIFFER FROM THE SUBDIVISION RULES, THE SUBDIVISION RULES SHALL BE ADHERED TO UNLESS OTHERWISE AGREED BY THE MILLIS PLANNING BOARD.
- CURBS SHALL BE TYPE SB SLOPED GRANITE EDGING PER MASSDOT M.9.04.2, EXCEPT AS OTHERWISE NOTED.
- TYPE VB GRANITE CURB PER MASSDOT M.9.04.1 SHALL BE INSTALLED AT ALL INTERSECTIONS FOR THE FULL LENGTH OF THE ROUNDED CURVE AND ALONG THE STREAM CROSSING RETAINING WALLS WHERE SHOWN.
- GRANITE THROAT STONES SHALL BE INSTALLED WITH ALL CATCH BASINS AGAINST A ROADWAY GUTTER/CURB LINE.
- GRANITE TRANSITION STONES SHALL BE PROVIDED BETWEEN ALL VERTICAL GRANITE (INCLUDING THROAT STONES) AND SLOPED GRANITE EDGING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS AND/OR HEADWALLS. DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.
- SHADE TREES SHALL BE PROVIDED WHERE SHOWN ON THE PLAN PER 5.5.3 OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE PLANNING BOARD AGENT. TREES SHALL BE AT LEAST 12' IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE OF A SPECIES APPROVED BY THE PLANNING BOARD AGENT.
- PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR THE FOLLOWING: STOP LINES.
- A REPRESENTATIVE OF THE TOWN IS TO OBSERVE THE SUBSOIL CONDITIONS PRIOR TO THE INSTALLATION OF ANY INFILTRATION BASIN.
- TRENCHES ARE NOT TO BE LEFT OPEN OVERNIGHT. ADEQUATE FENCING AND SIGNAGE ARE TO BE PROVIDED AROUND EXCAVATED AREAS TO THE SATISFACTION OF THE BOARD OF HEALTH.
- NO TREE STUMPS OR BOULDERS IN EXCESS OF 20 CUBIC FEET IN VOLUME ARE TO BE BURIED ON SITE.
- ALL AREAS DISTURBED BY EXCAVATION ACTIVITIES ARE TO BE SURFACED WITH A MINIMUM OF 4 INCHES OF TOPSOIL AND SEEDED.

UTILITY NOTES:

- ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.
- THE PRE-CONSTRUCTION CONDITION OF RIDGE STREET AND ROLLING MEADOW DRIVE SHALL BE VIDEO TAPED PRIOR TO ANY CONSTRUCTION ACTIVITIES. COPIES OF THE VIDEO SHALL BE PROVIDED TO LEGACY ENGINEERING LLC AND THE MILLIS DPW PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNDERGROUND FIRE ALARM, GAS, ELECTRICAL, TELEPHONE, AND CABLE DISTRIBUTION SYSTEMS WITHIN THE ROADWAY RIGHT-OF-WAY. DESIGN SHALL INCLUDE THE APPROPRIATE CONDUIT RUNS AND JUNCTION BOX LOCATIONS. JUNCTION BOXES HAVE BEEN APPROXIMATELY SHOWN ON THE LOT CORNERS BUT SUCH LOCATIONS MAY BE CHANGED BY THE ELECTRIC COMPANY AT THE TIME OF CONSTRUCTION.
- FIRE ALARM AND/OR POLICE BOXES ARE NOT TO BE PROVIDED. REFER TO THE SUBDIVISION DECISION.
- WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL BRASS GOODS FOR POTABLE WATER SYSTEMS TO BE LEAD FREE.
- UNLESS OTHERWISE SPECIFIED, DRAIN PIPING SHALL BE CLASS III RCP. DRAIN PIPING LOCATED ENTIRELY OUTSIDE OF THE STREET RIGHT-OF-WAY MAY BE HDPE. DRAIN PIPING IN THE STREET WITH LESS THAN 3' COVER SHALL BE CLASS IV RCP.
- GRAVITY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC PIPE.
- LOW-PRESSURE SEWER MAINS SHALL BE CLASS 200-SDR21 PVC PIPE.
- ALL SEWER SYSTEMS SHALL BE FURNISHED, INSTALLED AND TESTED IN ACCORDANCE WITH THE JULY 2007 TOWN OF MILLIS SEWER CONSTRUCTION GUIDELINES.
- ALL WATER SYSTEMS SHALL BE FURNISHED, INSTALLED AND TESTED IN ACCORDANCE WITH THE JULY 2007 TOWN OF MILLIS WATER MAIN CONSTRUCTION GUIDELINES.
- EACH LOT SHALL PROVIDE A LAMP POST WITHIN 10 FEET OF THE EDGE OF THE ROADWAY RIGHT-OF-WAY AND THE EDGE OF ITS DRIVEWAY.
- STREET LIGHTS SHALL BE PHILIPS LUMEC L80-SE-SF80 (100 WATT MH) ON A 12' DECORATIVE POLE, OR MILLIS DPW APPROVED EQUAL. THESE ARE INTENDED TO BE CONSISTENT WITH LIGHT POLES IN DOWNTOWN MILLIS.

SHEET LEGEND

- C-1: COVER SHEET
- C-2: INDEX, NOTES, LEGEND, KEY
- C-3: EXISTING CONDITIONS
- C-4: LAYOUT OVERVIEW
- C-5: LAYOUT PLAN 1 OF 6
- C-6: LAYOUT PLAN 2 OF 6
- C-7: LAYOUT PLAN 3 OF 6
- C-8: LAYOUT PLAN 4 OF 6
- C-9: LAYOUT PLAN 5 OF 6
- C-10: LAYOUT PLAN 6 OF 6
- C-11: EROSION CONTROL/PHASING PLAN 1 OF 6
- C-12: EROSION CONTROL/PHASING PLAN 2 OF 6
- C-13: EROSION CONTROL/PHASING PLAN 3 OF 6
- C-14: EROSION CONTROL/PHASING PLAN 4 OF 6
- C-15: EROSION CONTROL/PHASING PLAN 5 OF 6
- C-16: EROSION CONTROL/PHASING PLAN 6 OF 6
- C-17: GRADING PLAN 1 OF 6
- C-18: GRADING PLAN 2 OF 6
- C-19: GRADING PLAN 3 OF 6
- C-20: GRADING PLAN 4 OF 6
- C-21: GRADING PLAN 5 OF 6
- C-22: GRADING PLAN 6 OF 6
- C-23: MAY ROAD PROFILE PLAN 1 OF 3
- C-24: MAY ROAD PROFILE PLAN 2 OF 3
- C-25: MAY ROAD PROFILE PLAN 3 OF 3
- C-26: APRIL WAY PROFILE PLAN
- C-27: JUNE WAY PROFILE PLAN
- C-28: DRAIN PROFILE PLAN 1 OF 2
- C-29: DRAIN PROFILE PLAN 2 OF 2
- C-30: DETAIL PLAN 1 OF 7
- C-31: DETAIL PLAN 2 OF 7
- C-32: DETAIL PLAN 3 OF 7
- C-33: DETAIL PLAN 4 OF 7
- C-34: DETAIL PLAN 5 OF 7
- C-35: DETAIL PLAN 6 OF 7
- C-36: DETAIL PLAN 7 OF 7



LEGEND & ABBREVIATIONS

- CB: SINGLE-GRATE CATCH BASIN
- CB: DOUBLE-GRATE CATCH BASIN
- PTU xxx: PROPRIETARY STORMWATER UNIT
- QDMH: DRAIN MANHOLE
- TR DR: TRENCH DRAIN
- INFIL TR: INFILTRATION TRENCH
- X" D-: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- OSMH: SEWER MANHOLE
- X" S-: SEWER PIPELINE
- CC.O: SEWER SERVICE CLEAOUT
- X" W-: WATER MAIN
- XHYD: HYDRANT
- I.G.V: WATER GATE VALVE
- W.S.F: WATER SERVICE CURB STOP
- M.B: WATER SERVICE METER BOX
- G-: GAS PIPELINE
- E-: ELECTRIC CONDUIT
- LP: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y: GUY WIRE
- S.P: TRAFFIC SIGNAL POLE
- 252-: EXISTING CONTOUR
- 252+ : PROPOSED CONTOUR
- E.O.P: EDGE OF PAVEMENT
- C.C.B: INTEGRAL SLOPED BIT. BERM
- V.B.B: VERTICAL BITUMINOUS BERM
- S.G.C: SLOPED GRANITE CURB
- V.G.C: VERTICAL GRANITE CURB
- V.C.C: VERTICAL CONCRETE CURB
- E.C.S: EDGE CONCRETE SLAB
- G.V: GATE VALVE
- C.L.F: CHAIN LINK FENCE
- W.S.F: WOOD STOCKADE FENCE
- P.P.F: PVC PICKET FENCE
- G.R: GUARD RAIL
- C.C: HANDICAP CURB CUT



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:05:51 -0400



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

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PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JUNE 9, 2020 WITH A DECISION FILED WITH THE TOWN CLERK ON JUNE 17, 2020, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TD DEVELOPMENT, LLC ET. AL., DATED JANUARY 12, 2021, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 39282 PAGE 121. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

For Registry Use

PLAN SCALE: 1"=150'



PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
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EMERSON PLACE
DEFINITIVE SUBDIVISION
INDEX, NOTES, LEGEND, KEY
PLAN OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-2

D69-03



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:06:14 -04'00'

For Registry Use

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

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TOWN CLERK DATE

DATE APPROVED: 6/7/2020

DATE ENDORSED:

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-3

D69-03



LEGACY
ENGINEERING

EMERSON PLACE
DEFINITIVE SUBDIVISION
EXISTING CONDITIONS
PLAN OF LAND IN
MILLIS, MA

PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-06-31	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

PLAN SCALE: 1"=120'



EXISTING CONDITIONS NOTES:

- THE TOTAL PARCEL AREA INCLUDES ASSESSOR'S PARCELS 15-66, 20-25 THROUGH 20-28, AND A PORTION OF 20-53 AND 23-04, AND EXCLUDES PORTIONS OF 20-25 AND 20-26.

LAYOUT NOTES:

- EXISTING PARCEL
 - WETLANDS 20.23 ACRES
 - 50' WETLAND BUFFER 8.72 ACRES
 - BLSF (OUTSIDE 50' BUF.) 1.98 ACRES
 - UPLAND 30.30 ACRES
 - TOTAL 61.23 ACRES
 - PERCENT "UPLAND" 49.48%
 - REQUIRED OPEN SPACE (35%) 21.43 ACRES
 - REQUIRED UPLAND OPEN SPACE 10.60 ACRES
- PROPOSED OPEN SPACE SUBDIVISION
 - ROAD 4.61 ACRES
 - LOTS & PARCEL C 15.09 ACRES
 - BASIN IN OPEN SPACE 0.81 ACRES
 - OPEN SPACE PARCELS A1, A2, B1, & B2
 - WETLANDS 20.24 ACRES
 - 50' WETLAND BUFFER 7.88 ACRES
 - BLSF/WPD (OUTSIDE 50' BUF.) 1.98 ACRES
 - "UPLAND AREA" 10.62 ACRES
 - TOTAL 40.72 ACRES
- PROPOSED OPEN SPACE TO BE OWNED AND CONTROLLED BY THE HOMEOWNERS ASSOCIATION.
- PROPOSED OPEN SPACE INCLUDES PARCELS A1, A2, B1, & B2.
- UPLANDS EXCLUDES BORDERING VEGETATED WETLANDS (BVW), 50' BVW BUFFER, WATERSHED PROTECTION DISTRICT AND SPECIAL FLOOD HAZARD DISTRICT
- BLSF = BORDERING LAND SUBJECT TO FLOODING AND MILLIS SPECIAL FLOOD HAZARD DISTRICT
- WPD = MILLIS WATERSHED PROTECTION DISTRICT

LOT REQUIREMENTS*:

LOT AREA
MINIMUM: 15,000 S.F.
PROPOSED: 15,009± S.F. MIN.
AVERAGE: 15,150± S.F.

FRONTAGE
MINIMUM: 75'
PROPOSED: 76' MIN.

SETBACKS
FRONT
MINIMUM: 20'
PROPOSED: 20' MIN.

SIDE
MINIMUM: 10'
PROPOSED: 10' MIN.

REAR
MINIMUM: 20'
PROPOSED: 20' MIN.

*PER SECTION XVIII.C OF BYLAW.

NOTE:

- EACH NEW HOUSE IN THIS SUBDIVISION SHALL CONSTRUCT A ROOF RUNOFF LEACHING SYSTEM AS SHOWN ON THE DETAIL SHEETS.



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE SURVEYS RELATED TO THIS PLAN CONFORM TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JUNE 9, 2020 WITH A DECISION FILED WITH THE TOWN CLERK ON JUNE 17, 2020, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TD DEVELOPMENT, LLC ET. AL., DATED JANUARY 12, 2021, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 39282 PAGE 121. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: 6/17/2020

DATE ENDORSED: _____

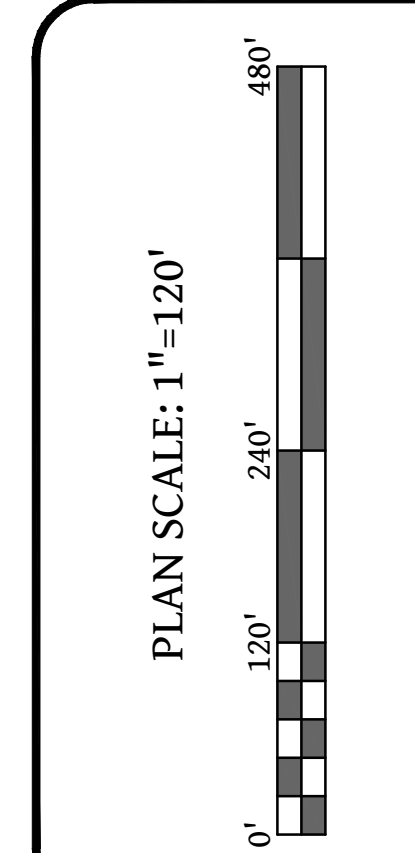
TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-4

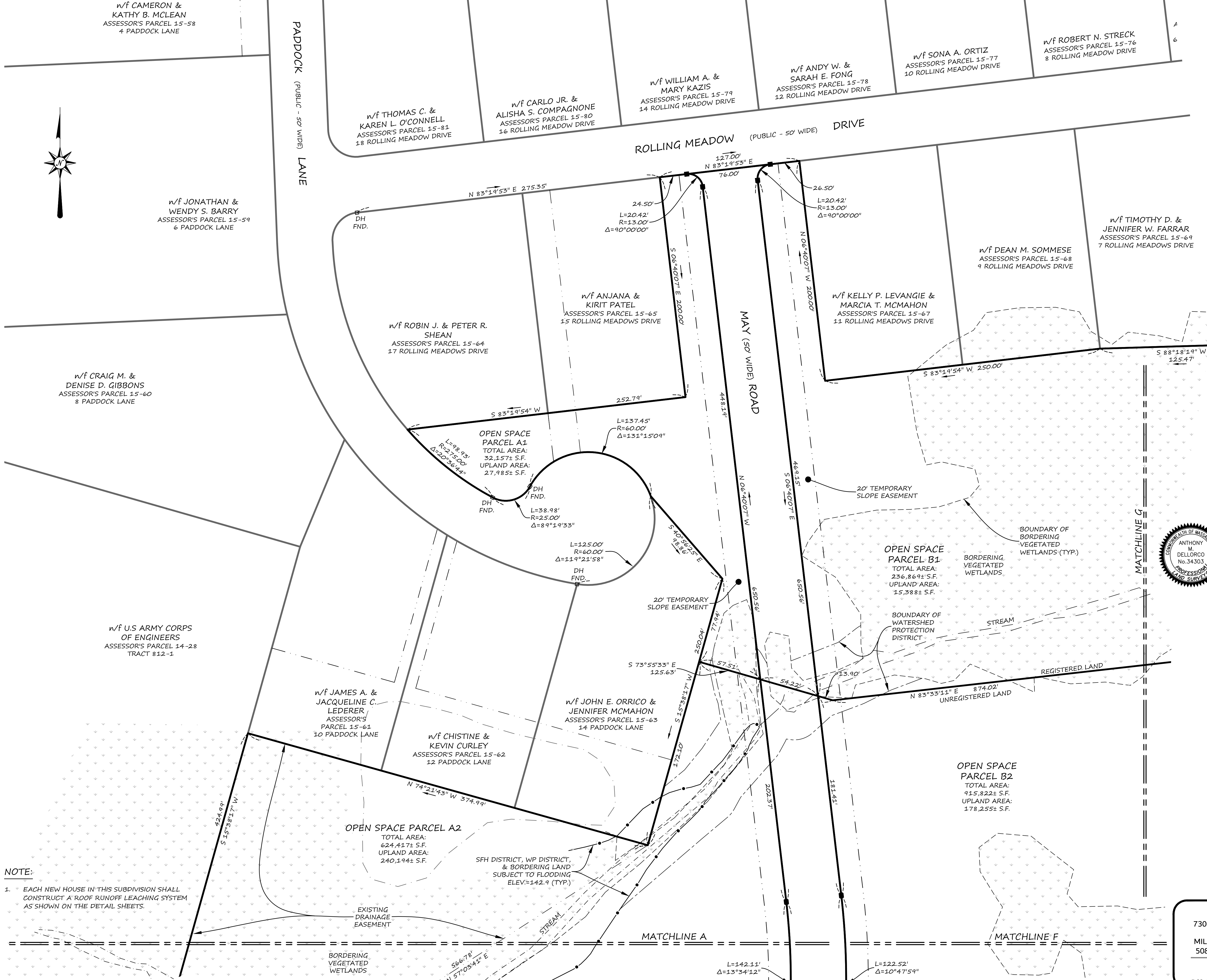


EMERSON PLACE
DEFINITIVE SUBDIVISION
LAYOUT OVERVIEW
PLAN OF LAND IN
MILLIS, MA

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM



For Registry Use



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

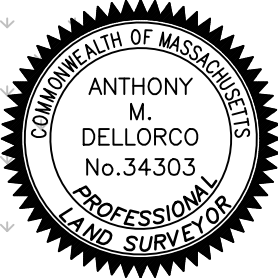
ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
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MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
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MILLIS, MA 02054

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TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-5

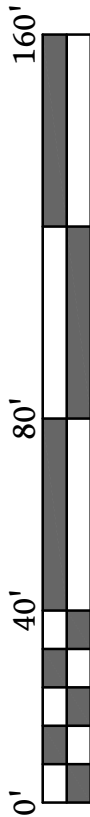
D69-03



LEGACY
ENGINEERING

For Registry Use

PLAN SCALE: 1"=40'



PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-06-31	DJM
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REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

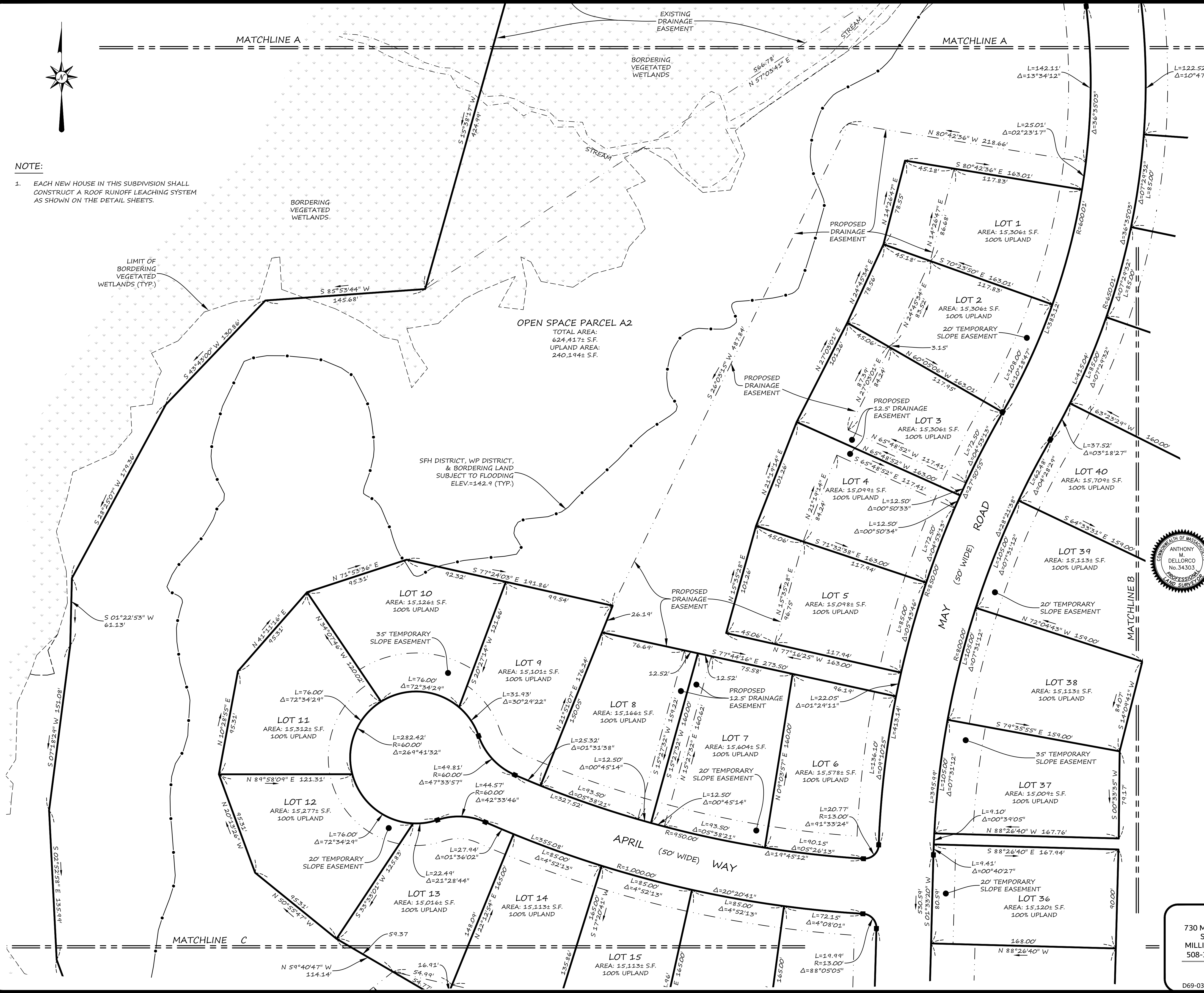
EMERSON PLACE
DEFINITIVE SUBDIVISION
LAYOUT PLAN 1
OF LAND IN
MILLIS, MA

NOTE:
1. EACH NEW HOUSE IN THIS SUBDIVISION SHALL CONSTRUCT A ROOF RUNOFF LEACHING SYSTEM AS SHOWN ON THE DETAIL SHEETS.



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ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

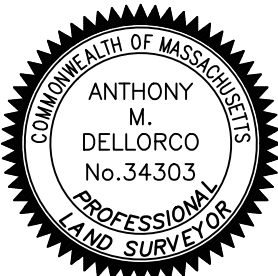
ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOWITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK

DATE APPROVED: 6/7/2020

DATE ENDORSED:

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(0)

C-6

D69-03



LEGACY
ENGINEERING

For Registry Use

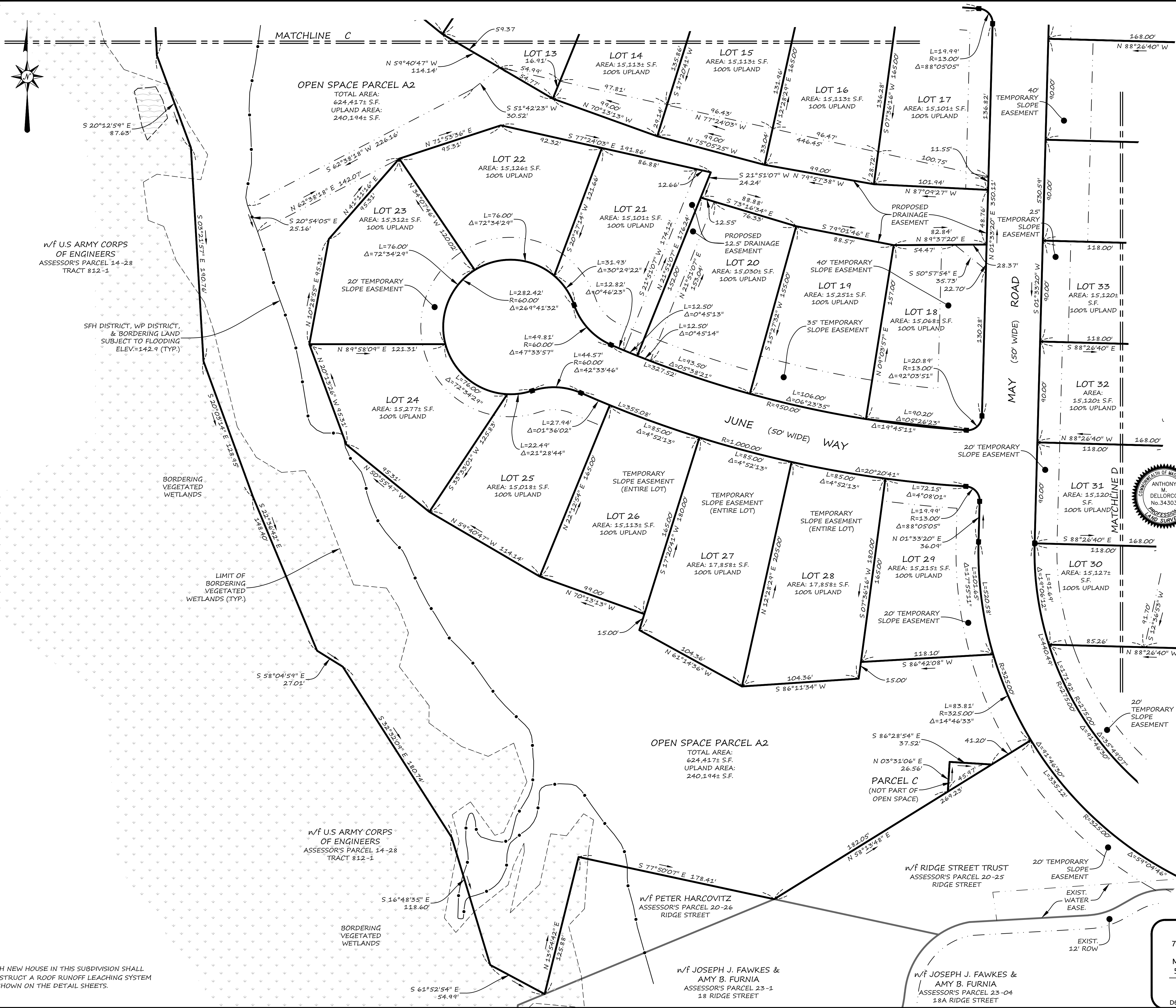
PLAN SCALE: 1"=40'



PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
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STREAM #1 STATUS NOTES	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
LAYOUT PLAN 2
OF LAND IN
MILLIS, MA



ZONING DISTRICTS
RESIDENTIAL R-S
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

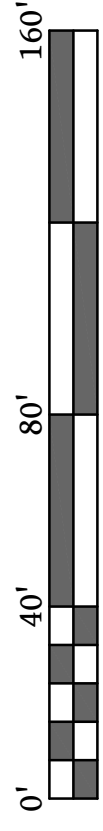
TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-7



For Registry Use

PLAN SCALE: 1"=40'

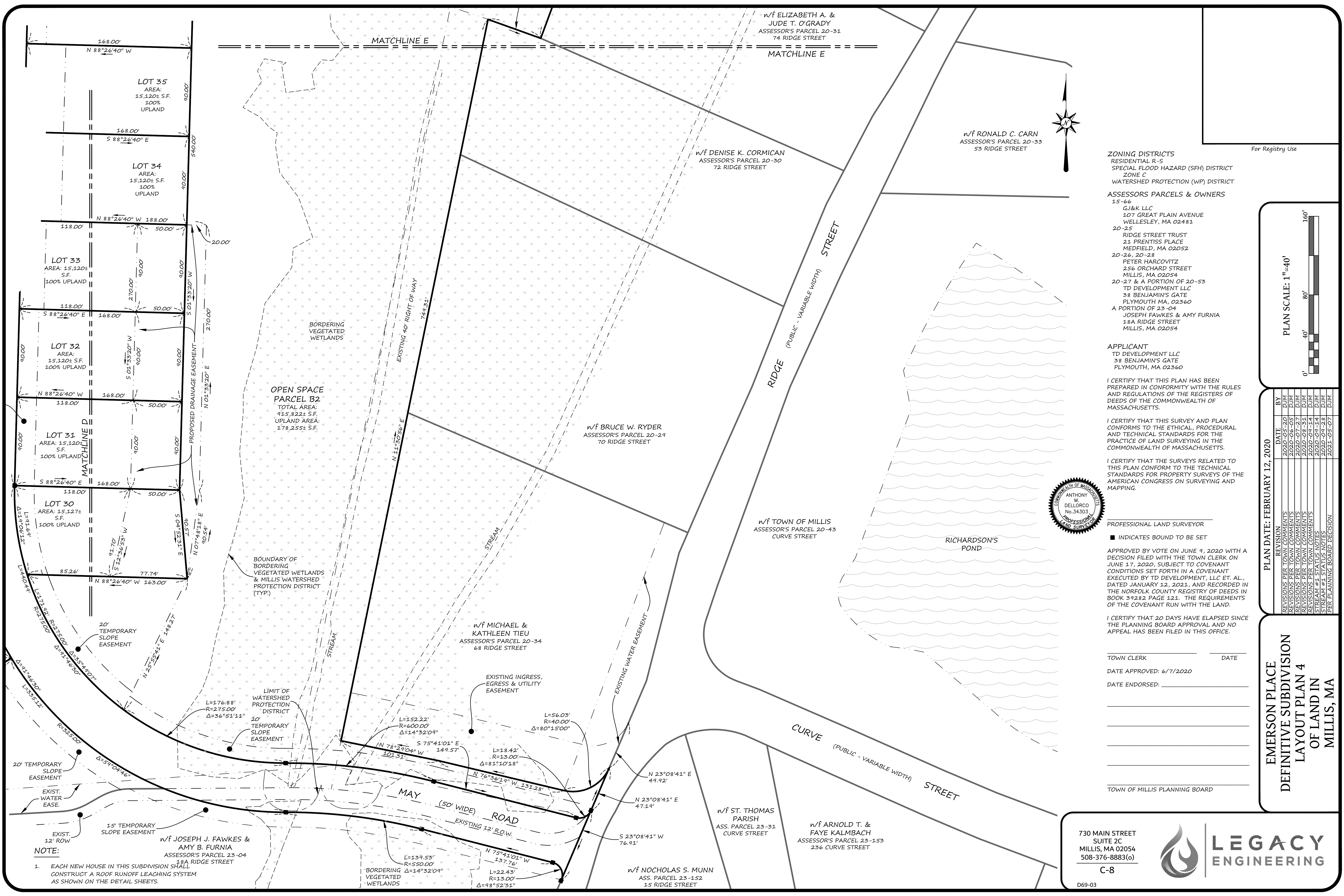


PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY	DATE
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM	
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM	
REVISIONS PER TOWN COMMENTS	2020-06-21	DJM	
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM	
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM	
STREAM #1 STATUS NOTES	2020-09-14	DJM	
STREAM #1 STATUS NOTES	2020-09-28	DJM	
PER PLANNING BOARD DECISION	2021-05-07	DJM	

EMERSON PLACE
DEFINITIVE SUBDIVISION
LAYOUT PLAN 3
OF LAND IN
MILLIS, MA

NOTE:
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ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

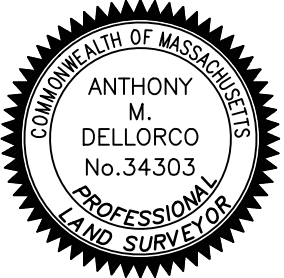
ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
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PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

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TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(oya)

C-8

D69-03



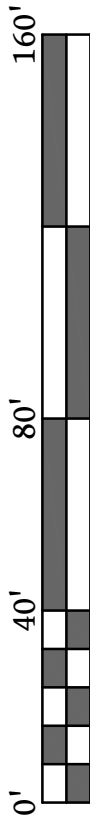
LEGACY
ENGINEERING

EMERSON PLACE
DEFINITIVE SUBDIVISION
LAYOUT PLAN 4
OF LAND IN
MILLIS, MA

PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

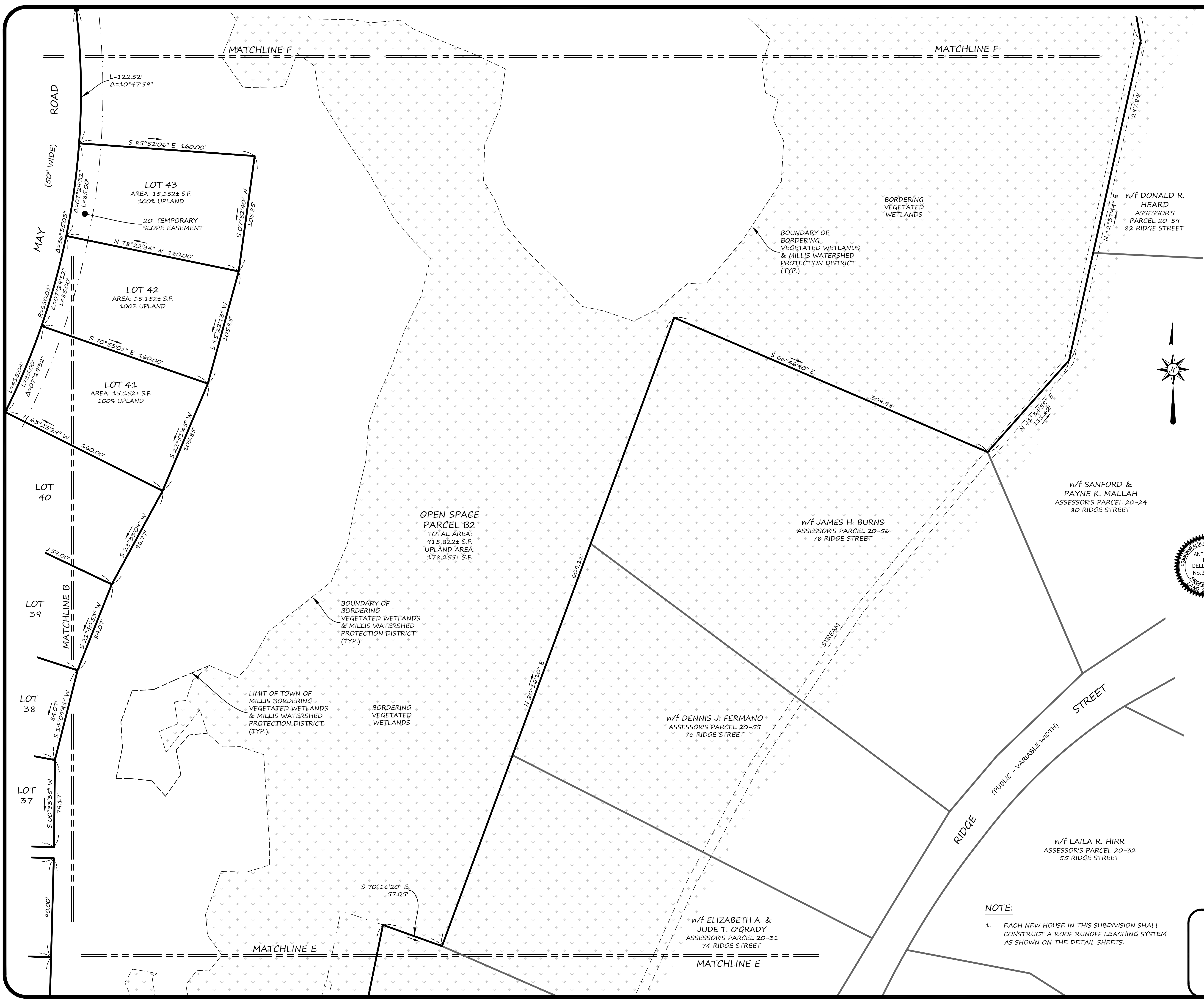
PLAN SCALE: 1"=40'



For Registry Use

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ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
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PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

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TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

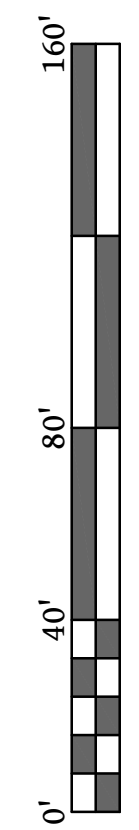
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-9



EMERSON PLACE
DEFINITIVE SUBDIVISION
LAYOUT PLAN 5
OF LAND IN
MILLIS, MA

PLAN DATE: FEBRUARY 12, 2020	
REVISION	DATE
REVISIONS PER TOWN COMMENTS	2020-05-20
REVISIONS PER TOWN COMMENTS	2020-06-05
REVISIONS PER TOWN COMMENTS	2020-08-31
REVISIONS PER TOWN COMMENTS	2020-09-14
STREAM #1 STATUS NOTES	2020-09-28
PER PLANNING BOARD DECISION	2021-05-07

PLAN SCALE: 1"=40'



For Registry Use

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ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

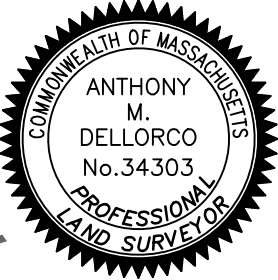
ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
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256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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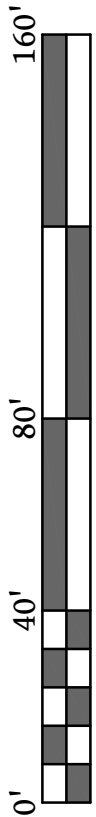
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

For Registry Use

PLAN SCALE: 1"=40'



PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
LAYOUT PLAN 6
OF LAND IN
MILLIS, MA

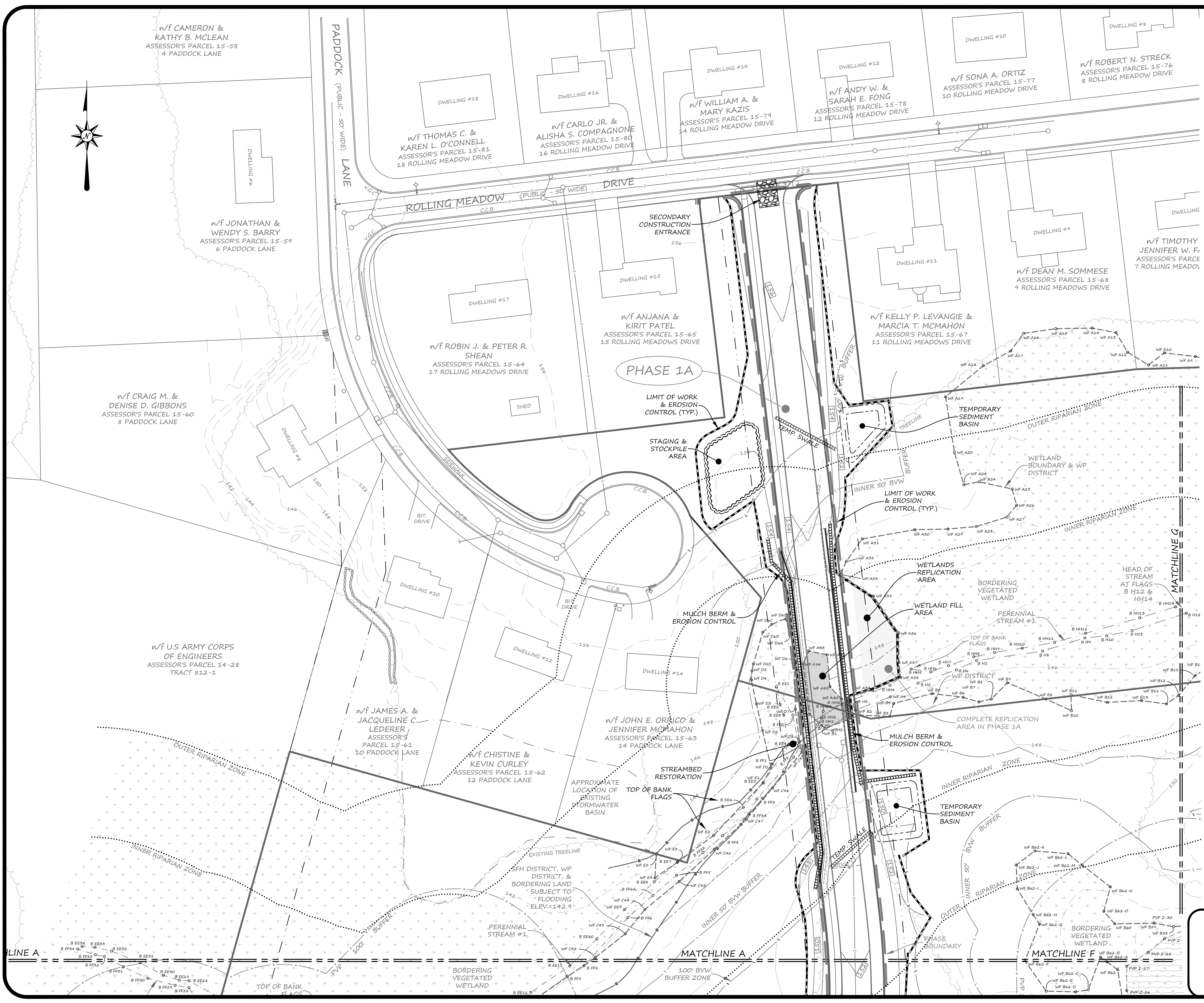
NOTE:
1. EACH NEW HOUSE IN THIS SUBDIVISION SHALL CONSTRUCT A ROOF RUNOFF LEACHING SYSTEM AS SHOWN ON THE DETAIL SHEETS.

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-10



LEGACY
ENGINEERING

D69-03



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

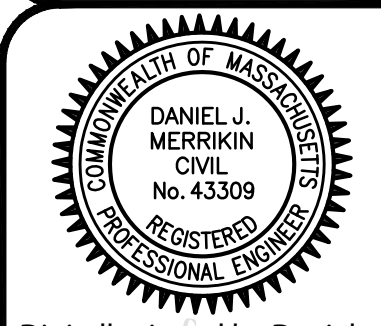
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-11

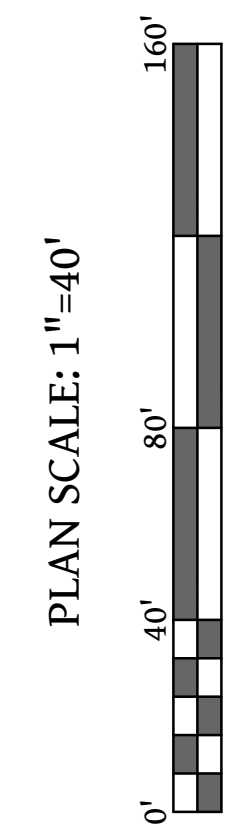
D69-03



LEGACY
ENGINEERING

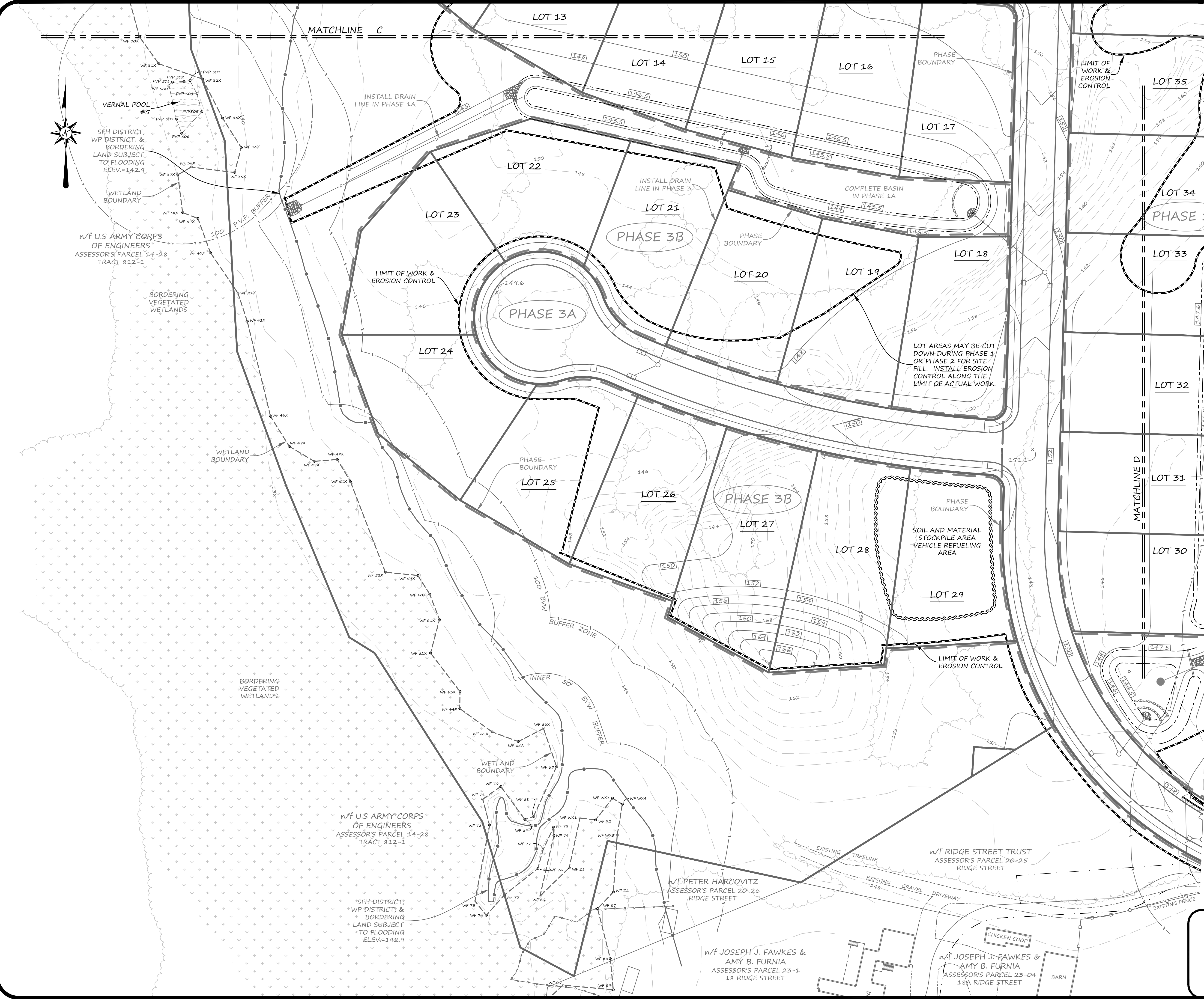


Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:06:38 -04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 1
OF LAND IN
MILLIS, MA



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
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MILLIS, MA 02054
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PLYMOUTH MA, 02360
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APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

DANIEL J. MERRIKIN

CIVIL

No. 43309

REGISTERED

PROFESSIONAL ENGINEER

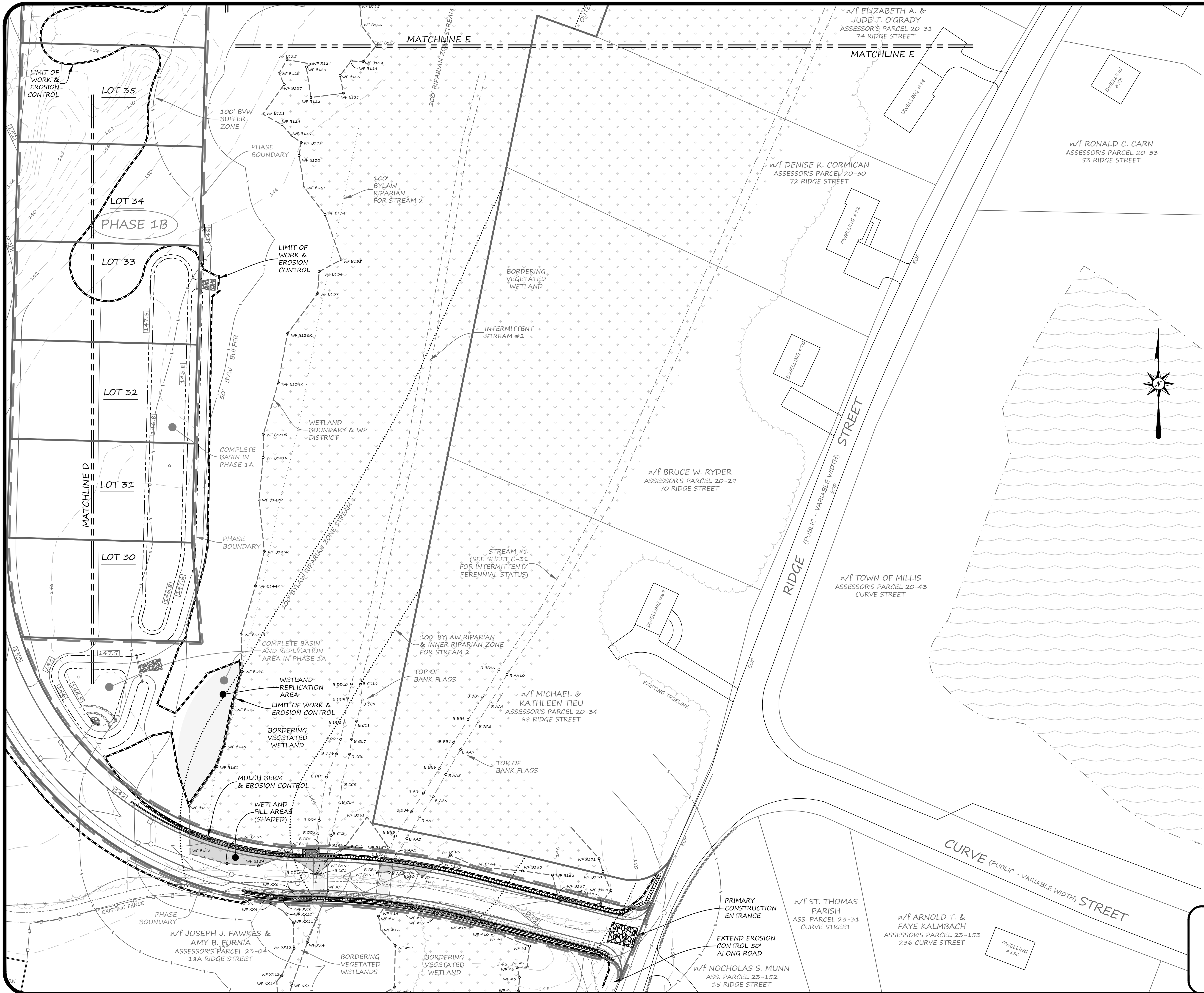
Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:07:09 -0400

PLAN DATE: FEBRUARY 12, 2020	
REVISION	DATE
REVISIONS PER TOWN COMMENTS	2020-05-20
REVISIONS PER TOWN COMMENTS	2020-06-05
REVISIONS PER TOWN COMMENTS	2020-08-31
REVISIONS PER TOWN COMMENTS	2020-09-14
STREAM #1 STATUS NOTES	2020-09-28
PER PLANNING BOARD DECISION	2021-05-07

EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 3
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-13

D69-03



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
GJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

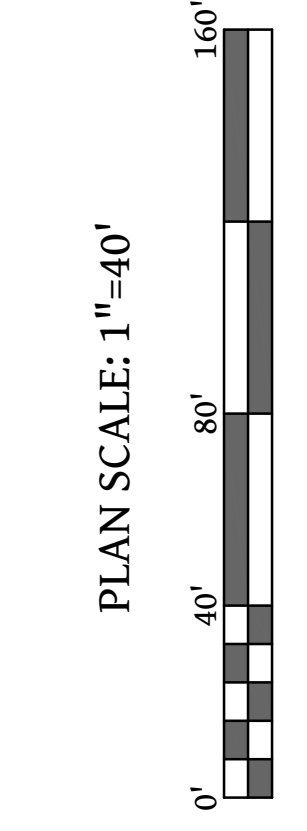
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-14



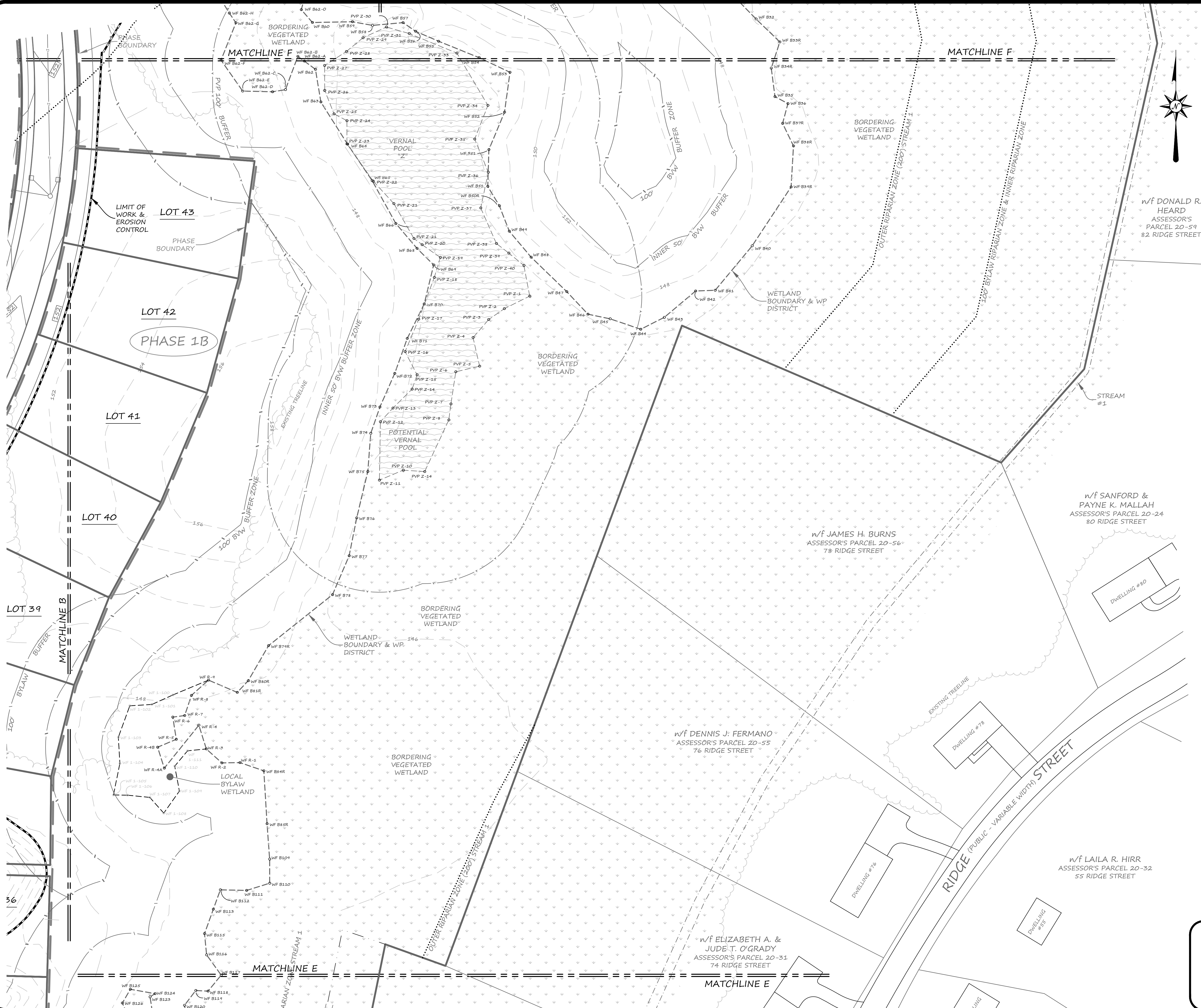
Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:07:27 -04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
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REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
REVISIONS PER TOWN COMMENTS	2020-09-28	DJM
REVISIONS PER TOWN COMMENTS	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 4
OF LAND IN
MILLIS, MA

PLAN DATE: FEBRUARY 12, 2020



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
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MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK DATE

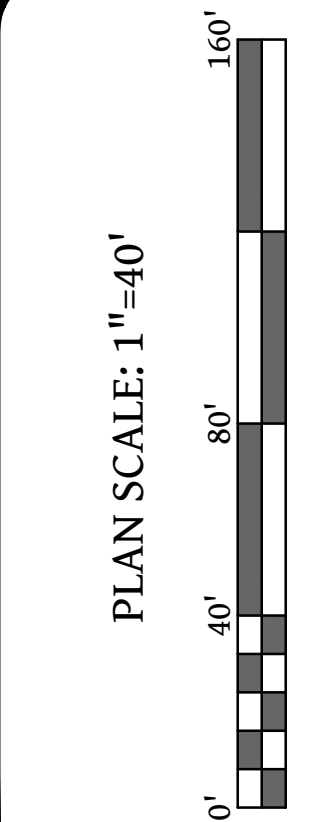
DATE APPROVED: 6/17/2020

DATE ENDORSED:

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:07:44
04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

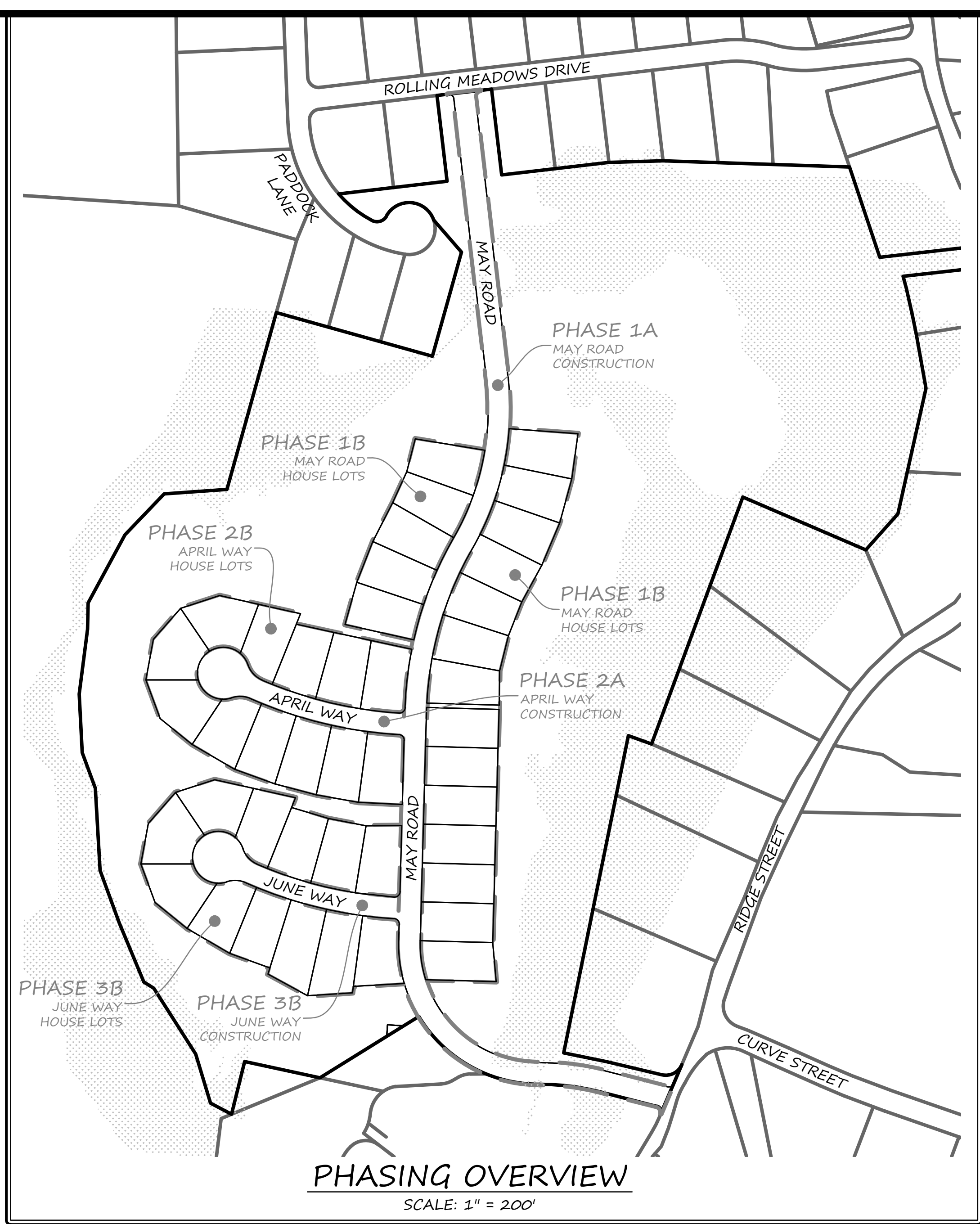
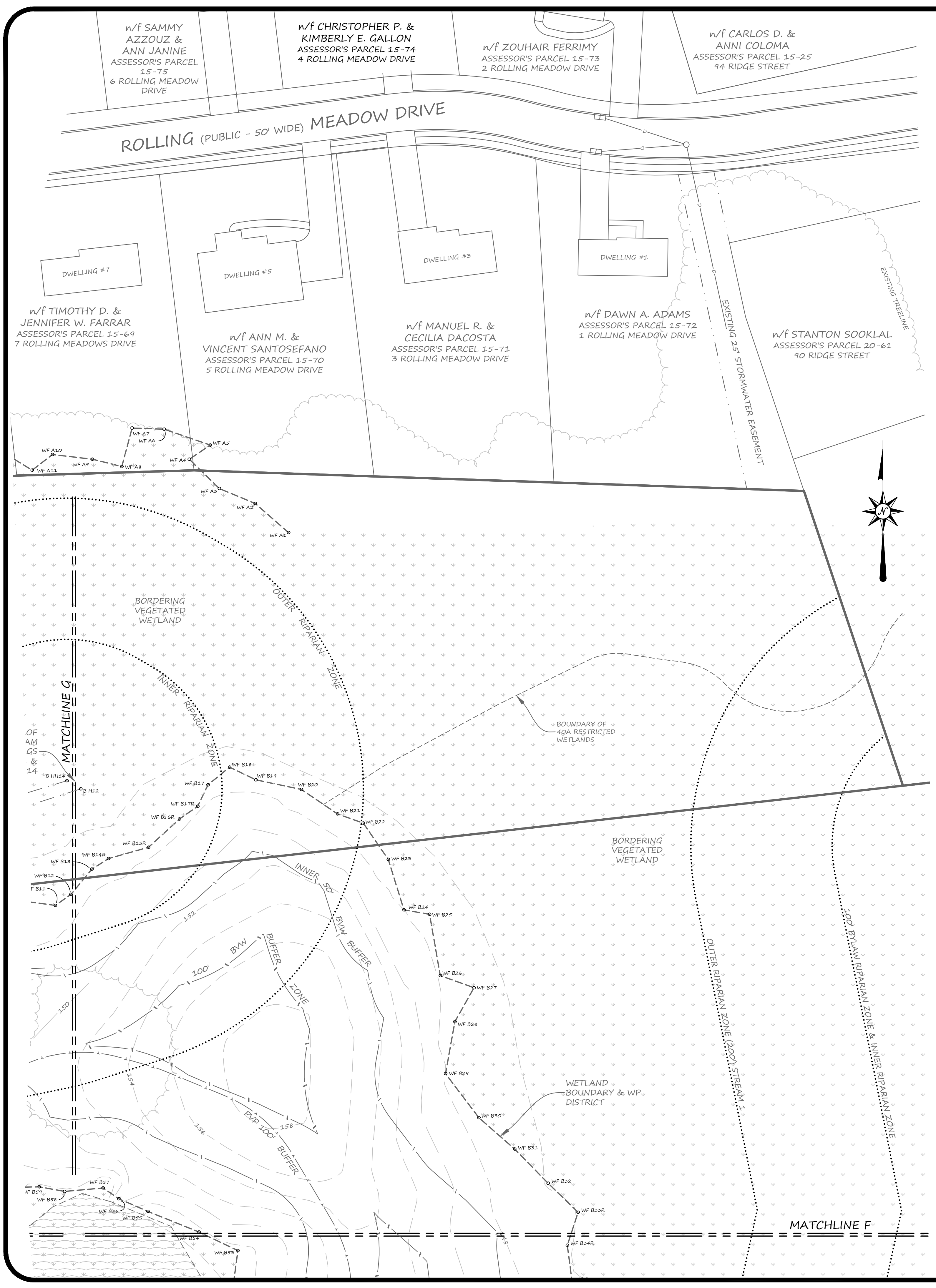
EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 5
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-15



LEGACY
ENGINEERING

D69-03



- GENERAL EROSION & SEDIMENT CONTROL NOTES:**
1. WETLANDS BOUNDARIES WERE DELINEATED BY GODDARD CONSULTING.
 2. THE DISCHARGE OF SEDIMENT OUTSIDE OF THE LIMIT OF WORK IS PROHIBITED. SHOULD THE SPECIFIED EROSION CONTROLS BE FOUND TO BE INADEQUATE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NEEDED INCLUDING ADDITIONAL ROWS OF PERIMETER CONTROLS, INSTALLATION OF DIVERSION BERMS AND THE INSTALLATION OF TEMPORARY SEDIMENT BASINS AT ADDITIONAL LOCATIONS.
 3. EROSION CONTROLS, CONSTRUCTION ENTRANCES, AND TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. TREE CLEARING MAY COMMENCE IN AREAS OUTSIDE THE 50' BUFFER ZONE PRIOR TO EROSION CONTROL INSTALLATION BUT GRUBBING AND STUMP REMOVAL MAY NOT OCCUR UNTIL EROSION CONTROLS ARE INSTALLED.
 4. EROSION CONTROLS AND CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL UPSLOPE AREAS ARE FULLY STABILIZED.
 5. DOWNSTREAM AND NEARBY CATCH BASINS SHALL BE PROTECTED WITH SILTSACS UNTIL UPSTREAM AREAS ARE FULLY STABILIZED (INCLUDING NEWLY INSTALLED CATCH BASINS).
 6. ADJACENT ROADS SHALL BE MAINTAINED IN A CLEAN CONDITION AND SHALL BE SWEEPED AS NEEDED.
 7. EXCEPT FOR HOUSE CONSTRUCTION, SHOULD ANY STORMWATER BASIN BE USED AS A TEMPORARY CONSTRUCTION-STAGE SEDIMENT BASIN, LEAVE BOTTOM 6" ABOVE FINISHED GRADE UNTIL TRIBUTARY AREA CONSTRUCTION IS COMPLETELY STABILIZED.
 8. INSTALL EROSION CONTROLS ALONG THE DOWNSTREAM SIDE OF STOCKPILES.
 9. WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE DAYS, TEMPORARY SOIL STABILIZATION MEASURES ARE TO BE EMPLOYED.
- HOUSE CONSTRUCTION (PHASE B) EROSION & SEDIMENT CONTROL NOTES:**
1. LOTS MAY BE CLEARED BEFORE EROSION CONTROLS ARE INSTALLED BUT GRUBBING AND STUMP REMOVAL MAY NOT OCCUR UNTIL EROSION CONTROLS ARE INSTALLED.
 2. FOR INDIVIDUAL LOTS OR GROUPS OF LOTS, EROSION CONTROLS SHALL BE INSTALLED ALONG ALL DOWNSTREAM LIMITS OF WORK. WHERE GROUPS OF LOTS ARE CONSTRUCTED CONTEMPORANEOUSLY, PERIMETER CONTROLS MAY ENCOMPASS THE TOTAL WORK AREA.
 3. DOWNSTREAM AND NEARBY CATCH BASINS SHALL BE PROTECTED WITH SILTSACS UNTIL UPSTREAM AREAS ARE FULLY STABILIZED (INCLUDING NEWLY INSTALLED CATCH BASINS).
 4. A CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EVERY LOT DEVELOPMENT.
 5. ADJACENT ROADS SHALL BE KEPT CLEAN AND SWEEPED REGULARLY.
 6. LOTS SHALL BE LOAMED AND SEEDED AS SOON AS PRACTICABLE.

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481

20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052

20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054

20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360

A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/17/2020

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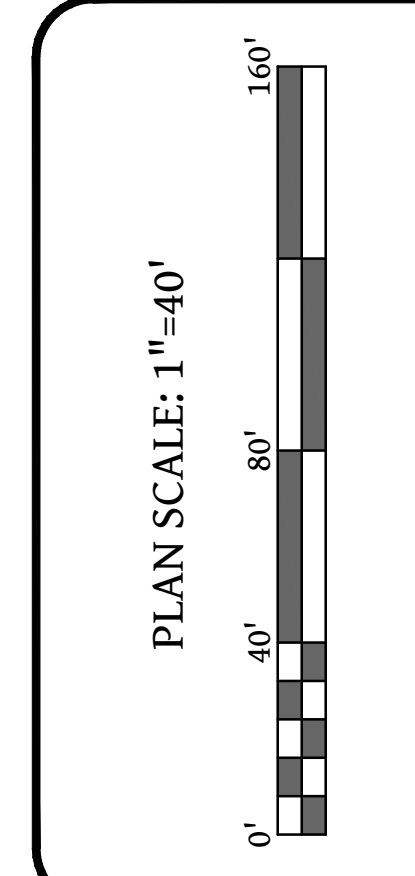
TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-16



COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED
PROFESSIONAL ENGINEER

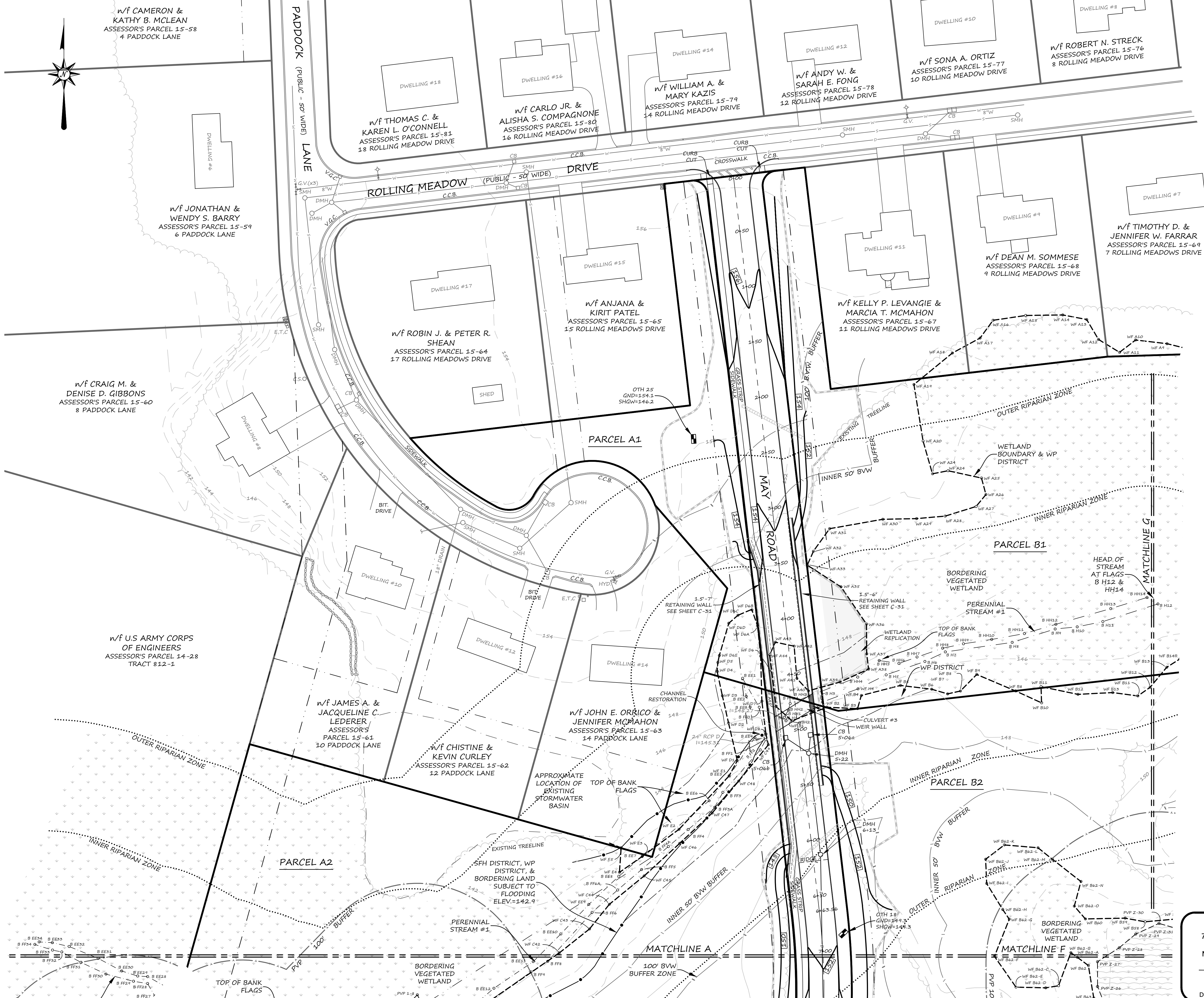
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Date: 2021.05.10 13:08:02
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PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
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PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 6
OF LAND IN
MILLIS, MA



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT
ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
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MILLIS, MA 02054
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TD DEVELOPMENT LLC
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APPLICANT
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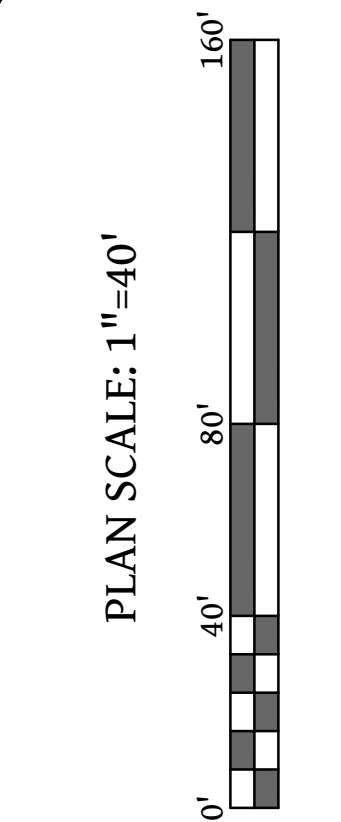
TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 13:08:20 -04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-06-31	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
REVISIONS PER TOWN COMMENTS	2020-09-28	DJM
REVISIONS PER TOWN COMMENTS	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 1
OF LAND IN
MILLIS, MA

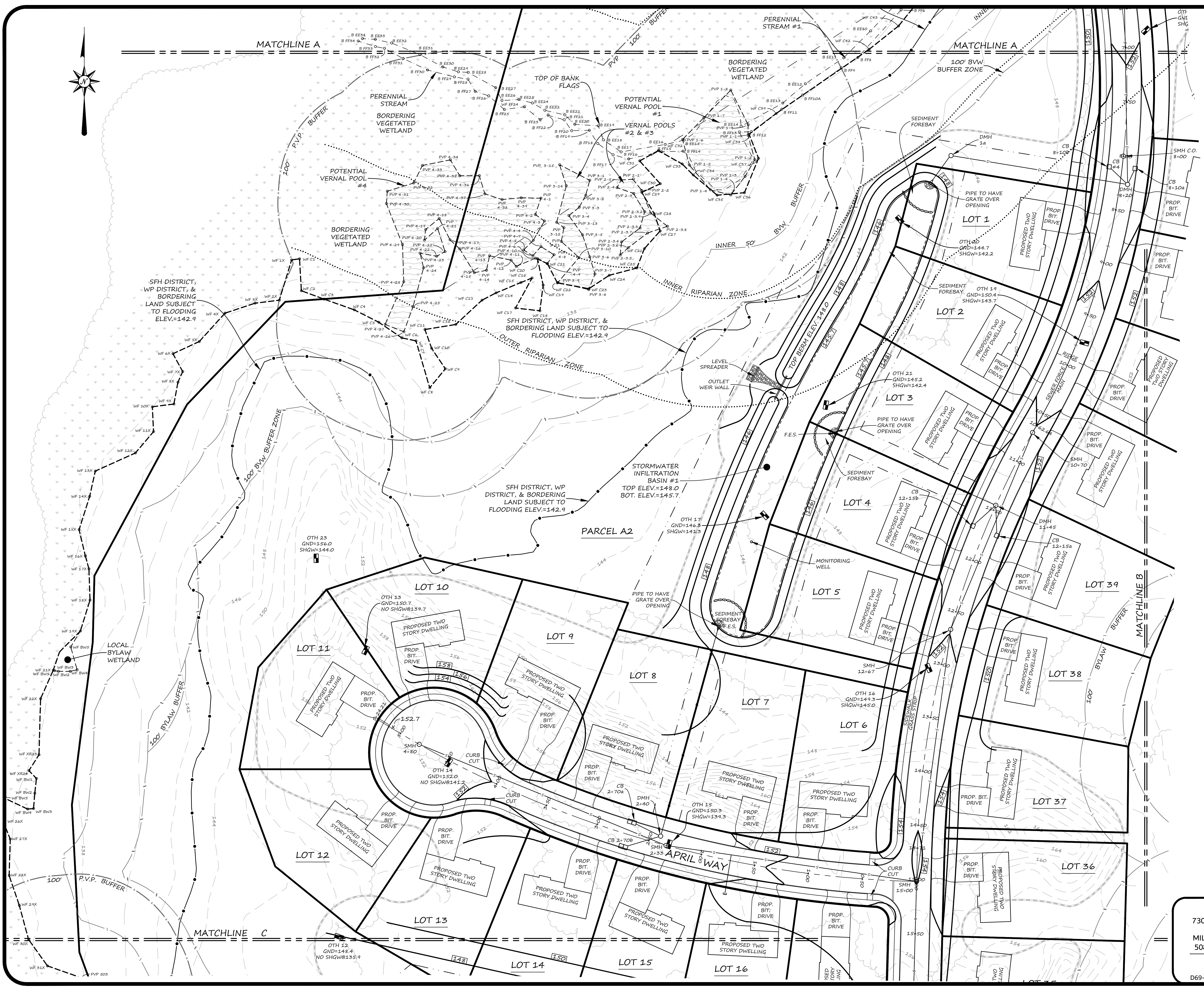
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-17

D69-03



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE SURVEYS RELATED TO THIS PLAN CONFORM TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JUNE 9, 2020 WITH A DECISION FILED WITH THE TOWN CLERK ON JUNE 17, 2020, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TD DEVELOPMENT, LLC ET. AL., DATED JANUARY 12, 2021, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 39282 PAGE 121. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-18

D69-03



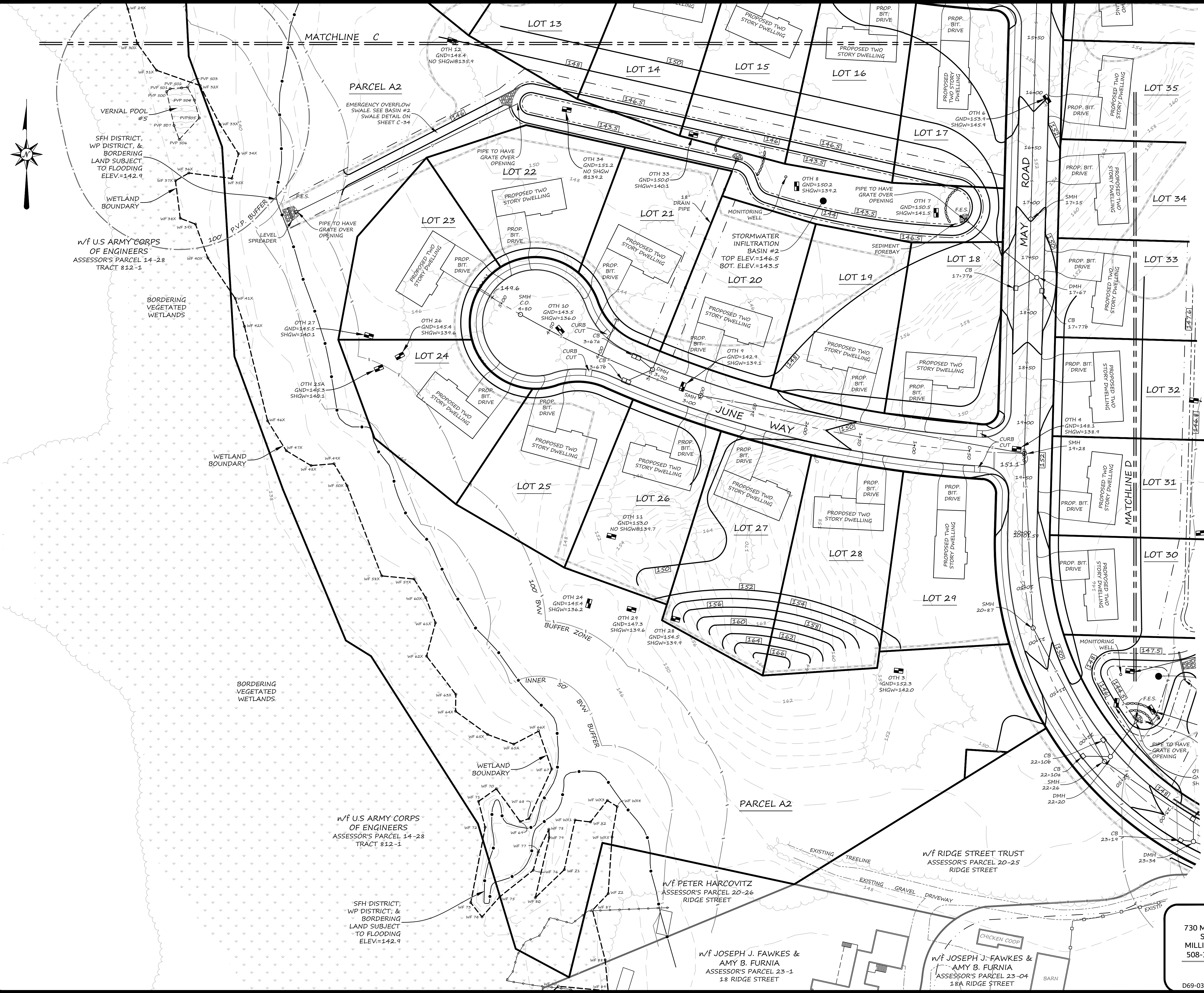
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Date: 2021.05.10 13:08:38 -04'00'



PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY	DATE
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM	
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM	
REVISIONS PER TOWN COMMENTS	2020-06-11	DJM	
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM	
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM	
STREAM #1 STATUS NOTES	2020-09-14	DJM	
PER PLANNING BOARD DECISION	2021-05-07	DJM	

EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 2
OF LAND IN
MILLIS, MA



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

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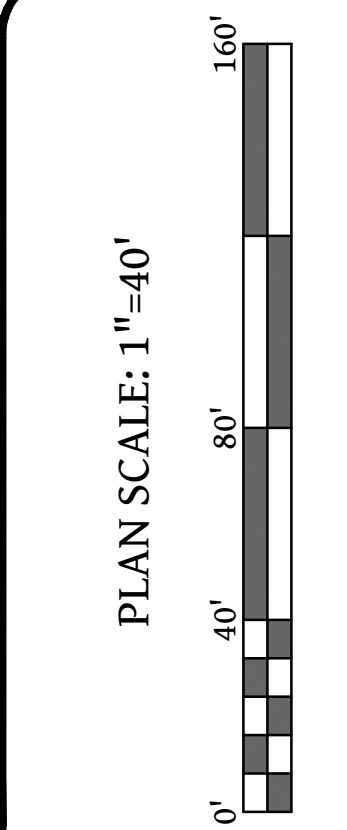
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrin, P.E.
Date: 2021.05.10 13:08:57
04'00"



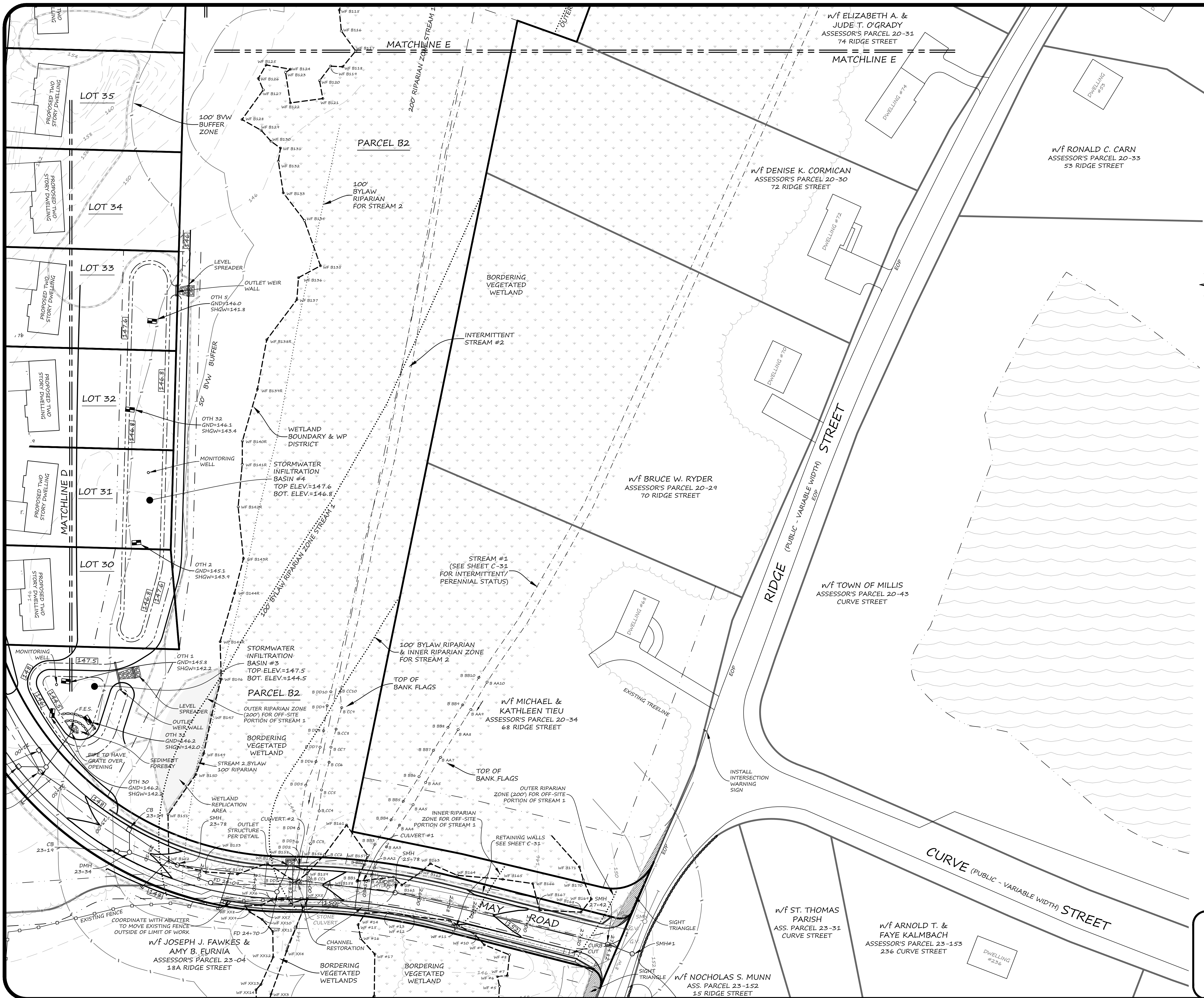
REVISION	DATE	BY	DATE
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM	
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM	
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM	
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM	
STREAM #1 STATUS NOTES	2020-09-28	DJM	
PER PLANNING BOARD DECISION	2021-05-07	DJM	

EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 3
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-19



D69-03



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

INDICATES BOUND TO BE SET

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I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK DATE

DATE APPROVED: 6/7/2020

DATE ENDORSED:

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



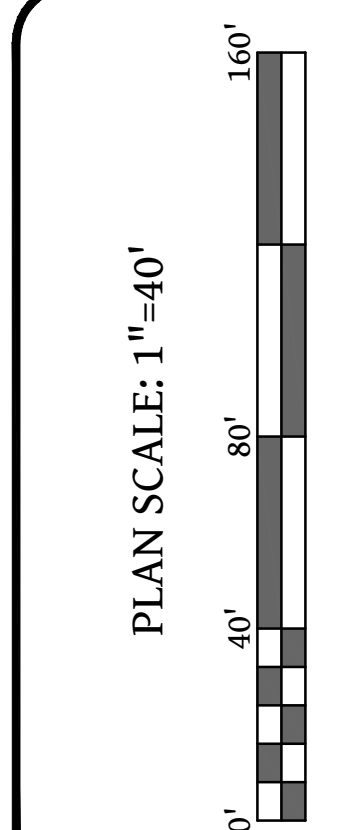
LEGACY
ENGINEERING

C-20

D69-03



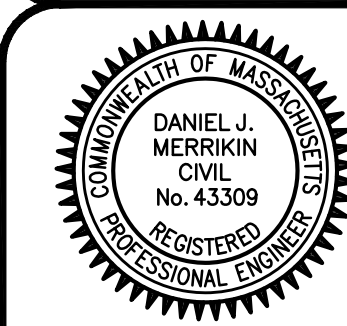
Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:13:01
04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-06-30	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
REVISIONS PER TOWN COMMENTS	2020-09-28	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 4
OF LAND IN
MILLIS, MA

PLAN DATE: FEBRUARY 12, 2020



PLAN SCALE: 1"=40'

TOWN OF MILLIS PLANNING BOARD



D69-03

EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 5
OF LAND IN
MILLIS, MA



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
GJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481

20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052

20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054

20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360

A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

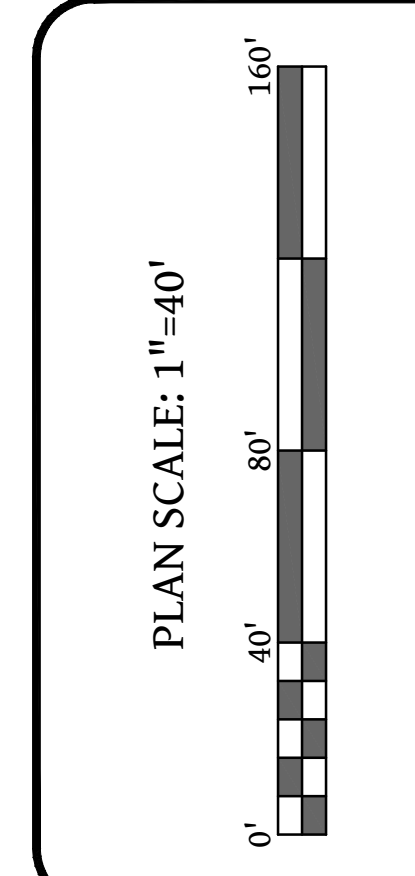
TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-22



COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED
PROFESSIONAL ENGINEER

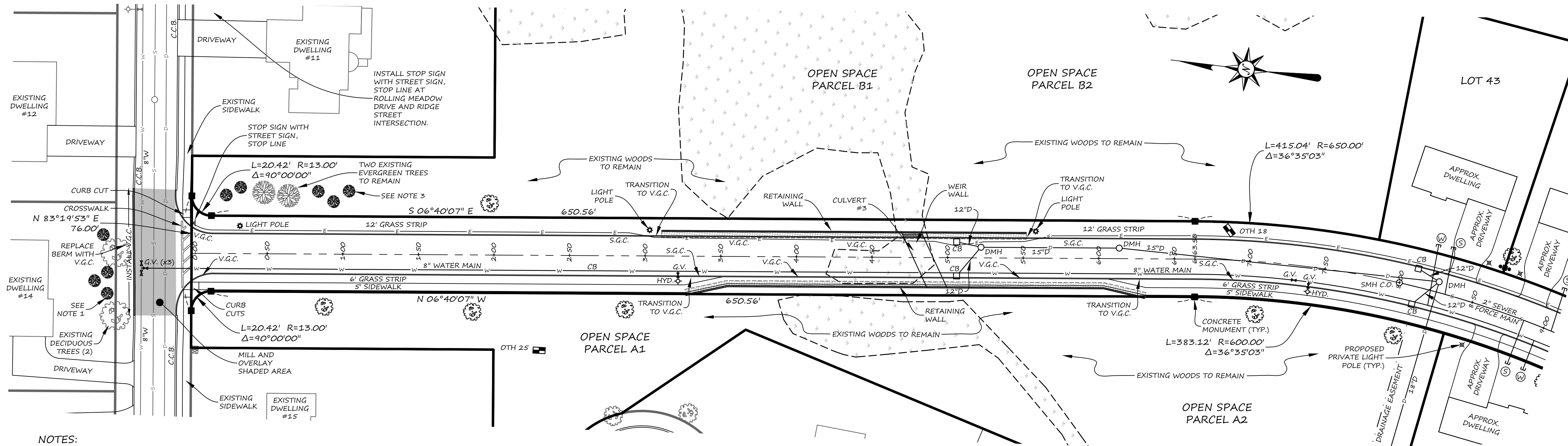
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Date: 2021.05.10 15:25:39 -04'00'



PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 6
OF LAND IN
MILLIS, MA

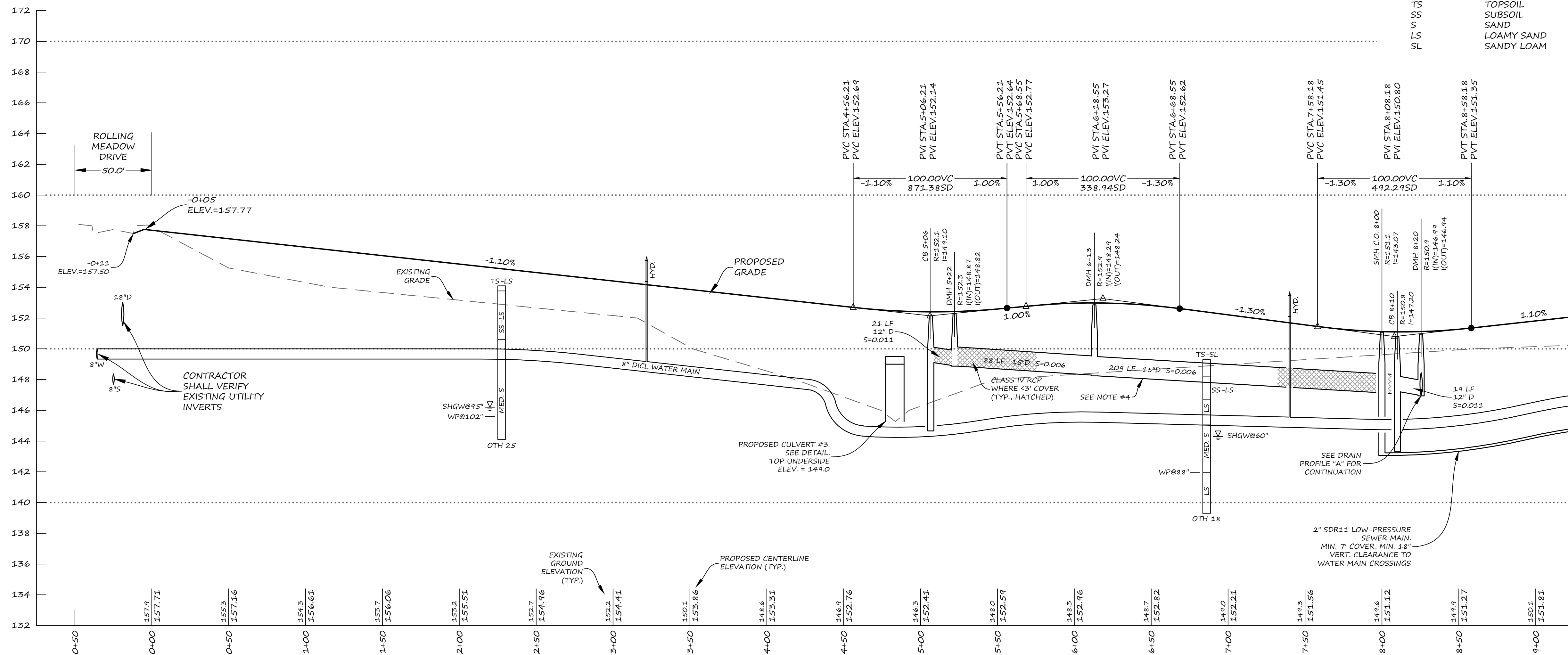


NOTES:

1. INSTALL FOUR 6'-8' THUJA PLICATA (GREEN GIANT ARBORVITAE) ON NEIGHBOR'S LAND IF THEY ALLOW IT. LOCATIONS MAY VARY TO OBSTRUCT VIEW.
2. STREET LIGHT LOCATIONS AT EITHER END OF MAY ROAD SHALL BE CONFIRMED IN THE FIELD WITH THE MILLIS DPW.
3. INSTALL FIVE 6'-8' THUJA PLICATA (GREEN GIANT ARBORVITAE). LOCATIONS MAY VARY TO OBSTRUCT VIEW.
4. PROTECT DRAIN PIPES DURING CONSTRUCTION WHERE COVER IS LESS THAN 4.5'

MAY ROAD PLAN VIEW - STATION 0+00 TO 9+20

SCALE: 1" = 40'



MAY ROAD PROFILE - STATION 0+00 TO 9+20

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOWITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

INDICATES BOUND TO BE SET

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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-23



LEGACY
ENGINEERING

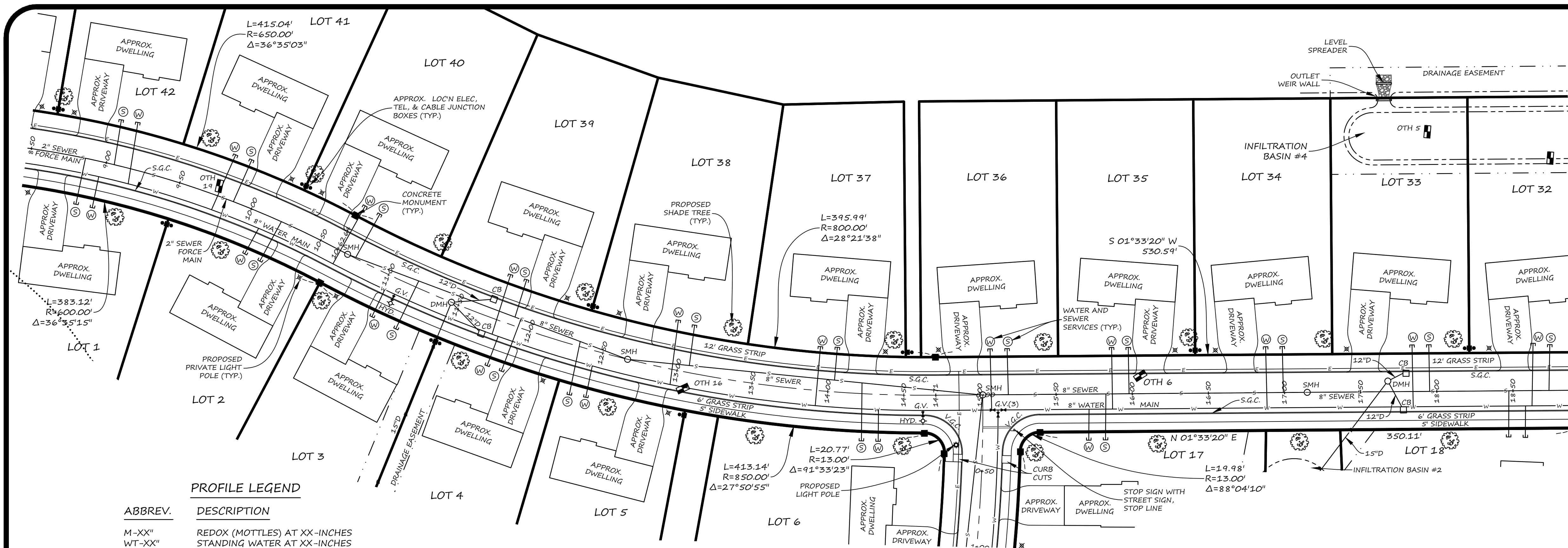


Digitally signed by
Daniel J. Merrikin, P.E.
Date: 2021.05.10
15:14:05 -0400'

PLAN SCALE: 1"=40'

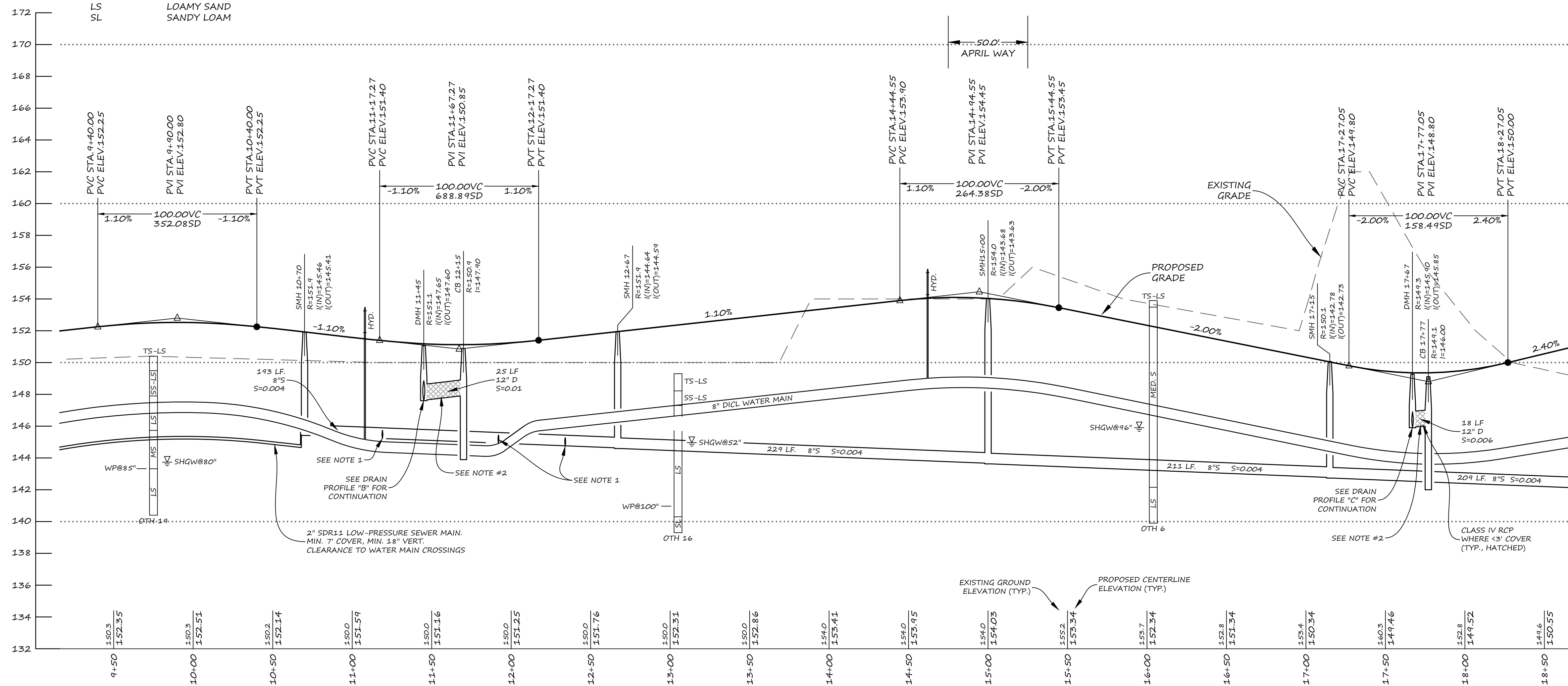
PLAN DATE: FEBRUARY 12, 2020

EMERSON PLACE
DEFINITIVE SUBDIVISION
MAY ROAD PROFILE PLAN 1
OF LAND IN
MILLIS, MA



MAY ROAD PLAN VIEW - STATION 9+20 TO 18+65

SCALE: 1" = 40'



MAY ROAD PROFILE - STATION 9+20 TO 18+65

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT
ASSESSORS PARCELS & OWNERS

15-66 QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25 RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28 PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53 TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04 JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

- NOTES:
1. LOWER WATER MAIN UNDER SEWER SERVICES. PROVIDE CONCRETE ENCASUREMENT OF SEWER SERVICES AT THE WATER MAIN WHERE 18" VERTICAL SEPARATION IS NOT OBTAINED TO WATER MAIN.
 2. PROTECT DRAIN PIPES DURING CONSTRUCTION WHERE COVER IS LESS THAN 4'-5"



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:14:37 -04'00'

PLAN SCALE: 1"=40'



PLAN DATE: FEBRUARY 12, 2020

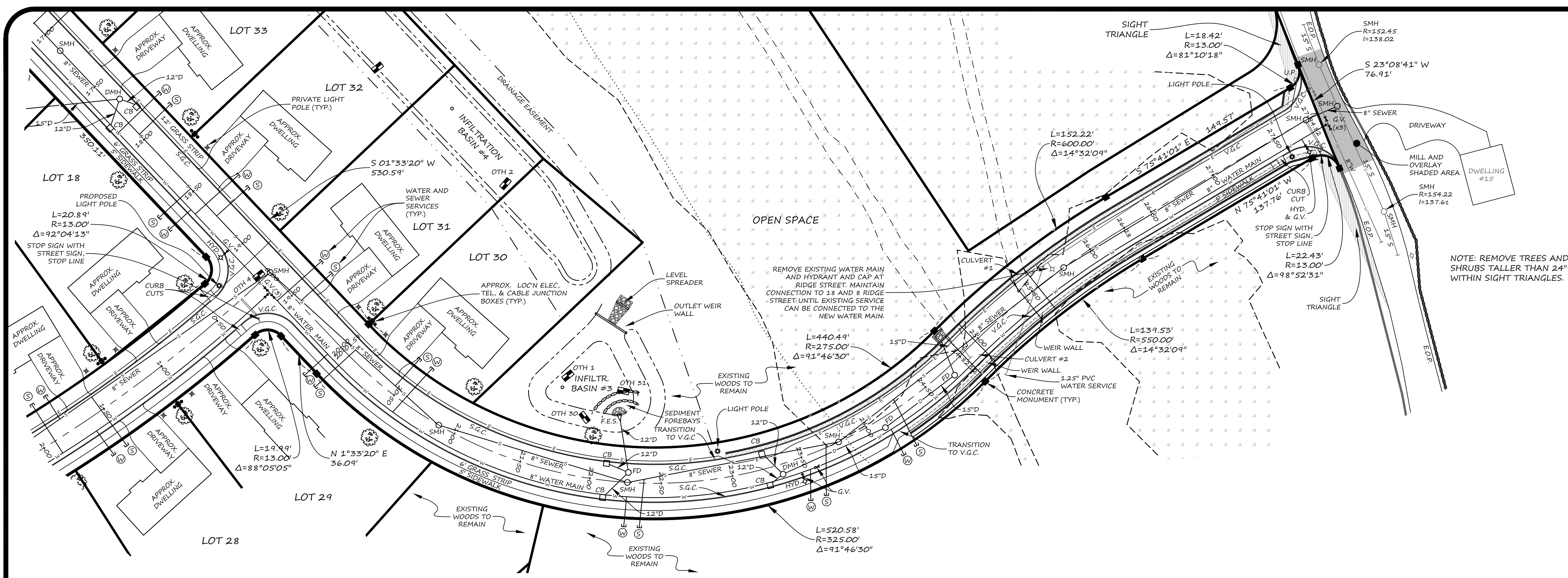
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
MAY ROAD PROFILE PLAN 2
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-24



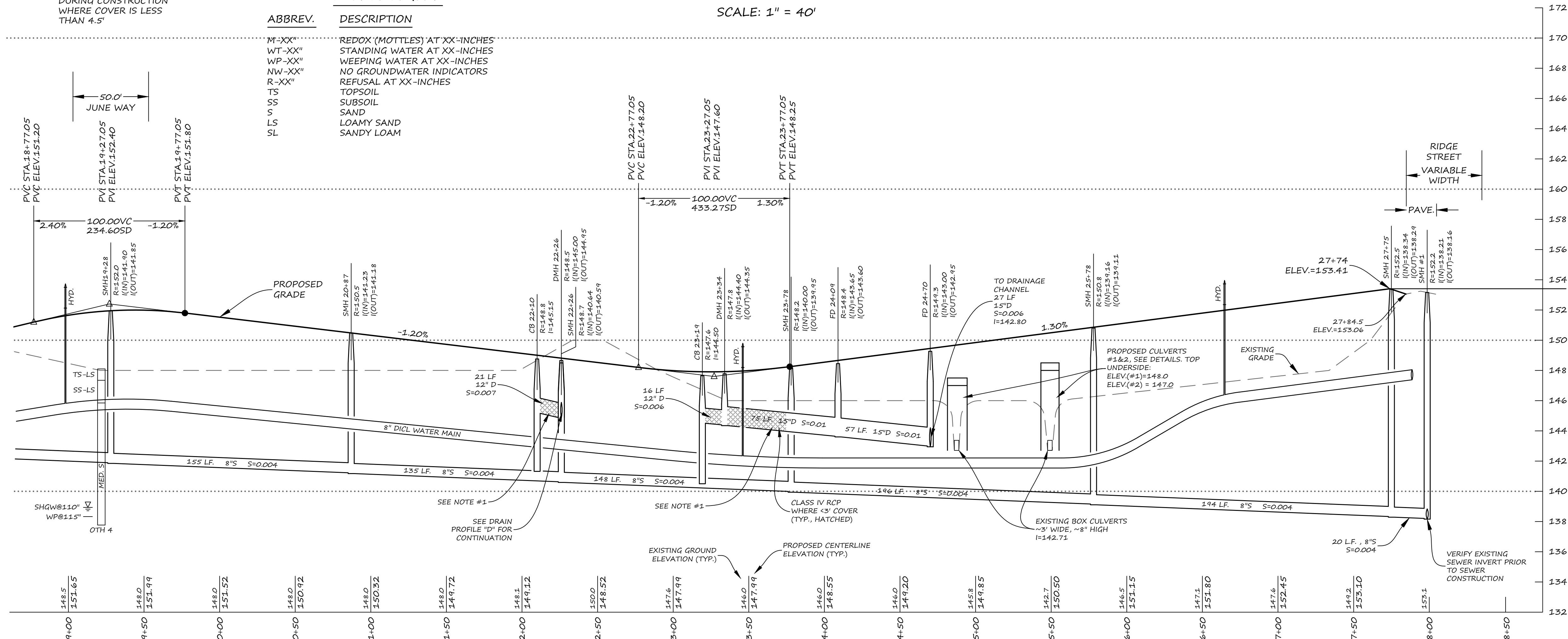
LEGACY
ENGINEERING



NOTES:
1. PROTECT DRAIN PIPES DURING CONSTRUCTION WHERE COVER IS LESS THAN 4'-5"

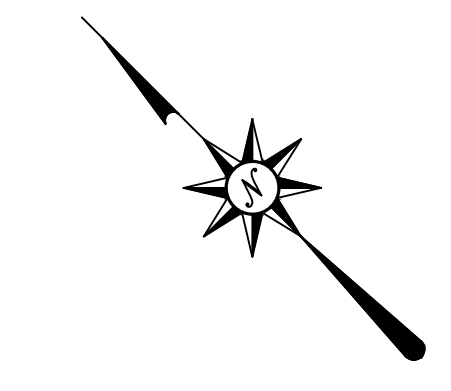
PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEeping WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



MAY ROAD PROFILE - STATION 18+75 TO END

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT
ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOWITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

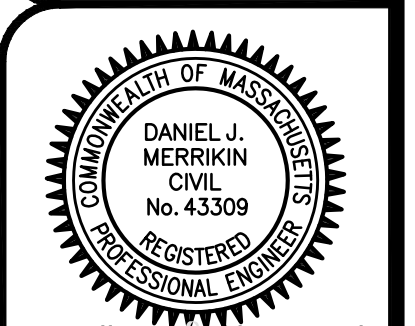
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TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:15:11 04'00"

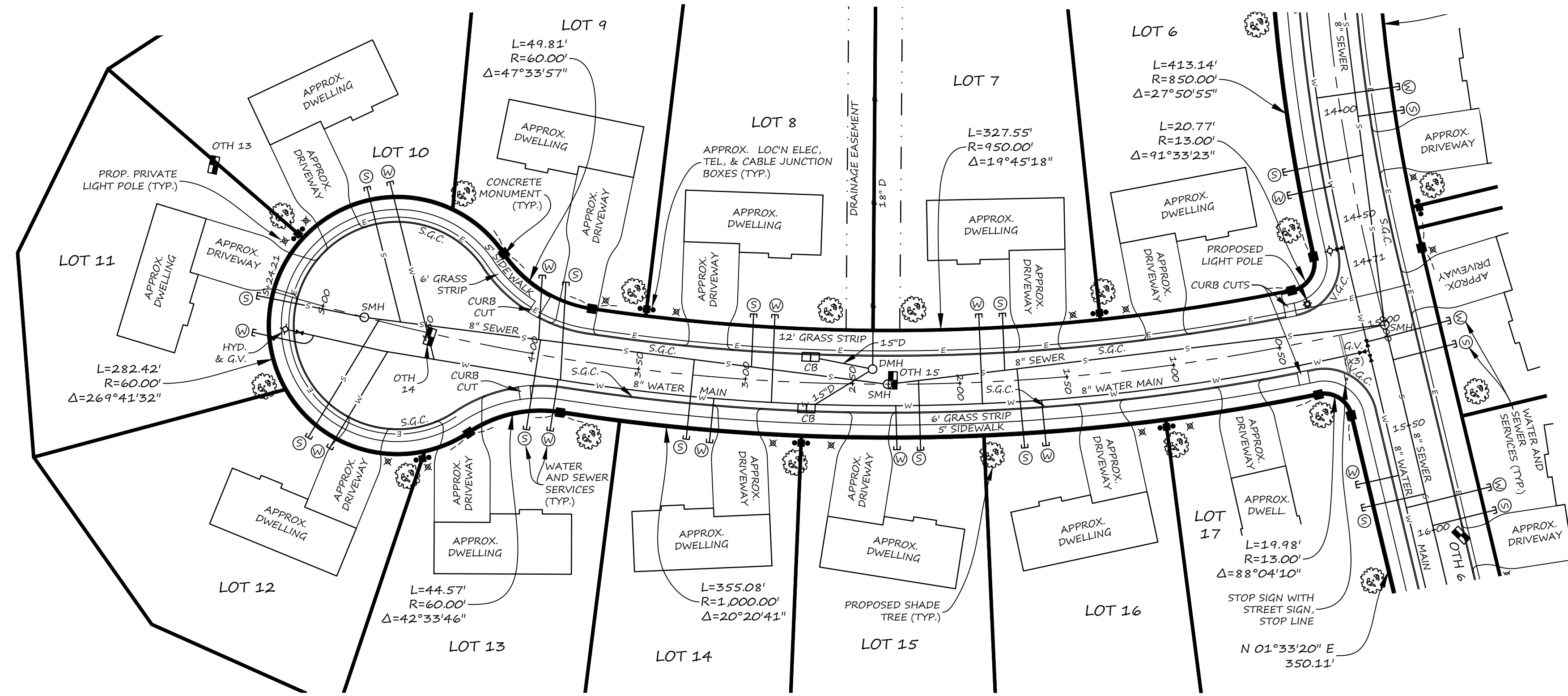
PLAN SCALE: 1"=40'

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
MAY ROAD PROFILE PLAN 3
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-25



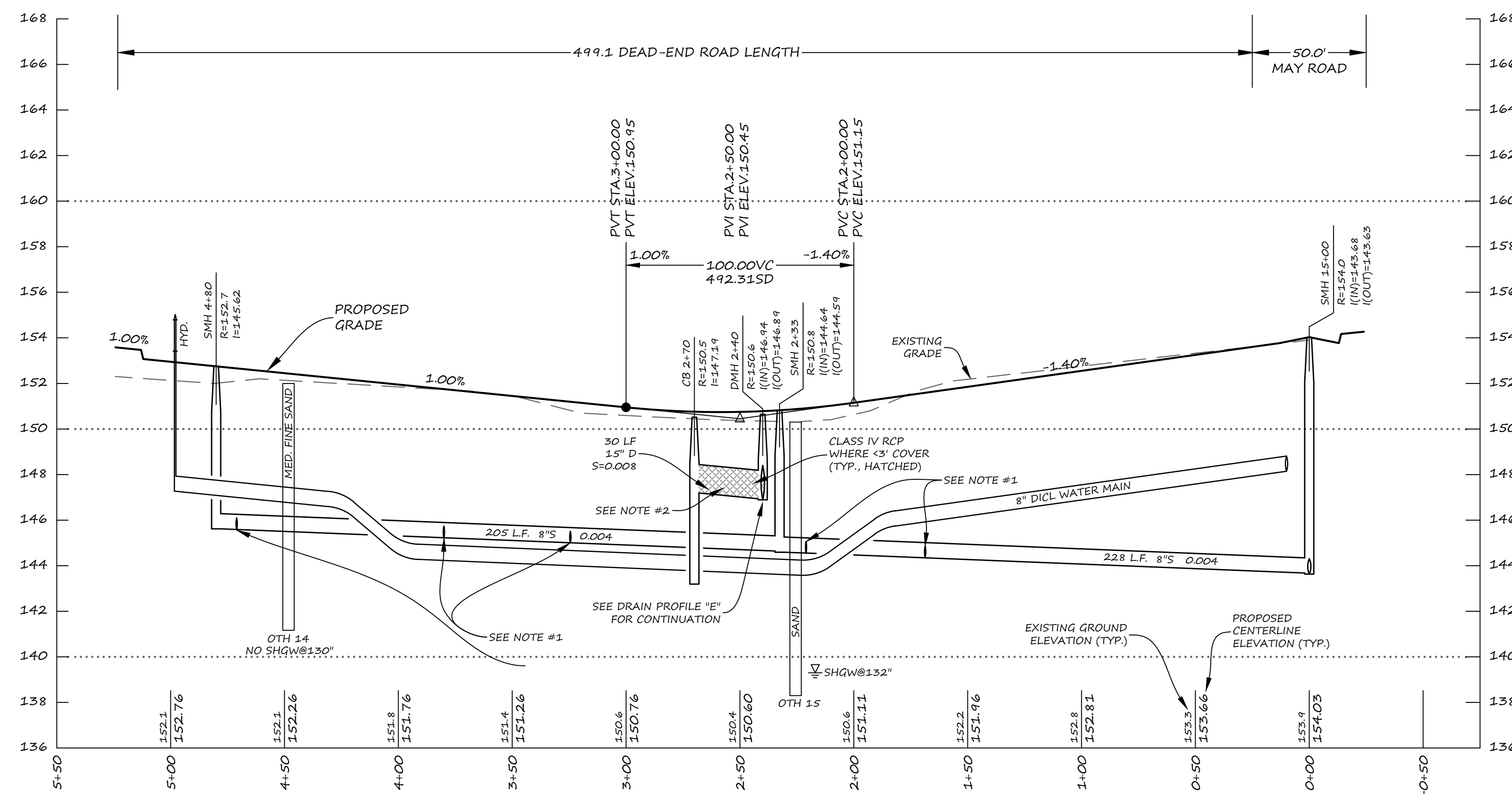


APRIL WAY PLAN VIEW - STATION 0+00 TO END

SCALE: 1" = 40'

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEeping WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



APRIL WAY PROFILE - STATION 0+00 TO END

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

- NOTES:
- LOWER WATER MAIN UNDER SEWER SERVICES. PROVIDE CONCRETE ENCASEMENT OF SEWER SERVICES AT THE WATER MAIN WHERE 18" VERTICAL SEPARATION IS NOT OBTAINED TO WATER MAIN.
 - PROTECT DRAIN PIPES DURING CONSTRUCTION WHERE COVER IS LESS THAN 4.5'

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOWITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

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TOWN CLERK DATE

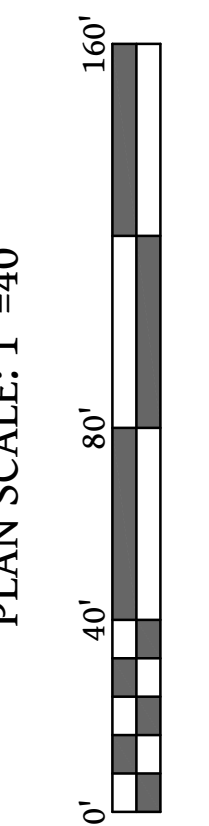
DATE APPROVED: 6/7/2020

DATE ENDORSED:

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:15:47 -04'00'



PLAN DATE: FEBRUARY 12, 2020

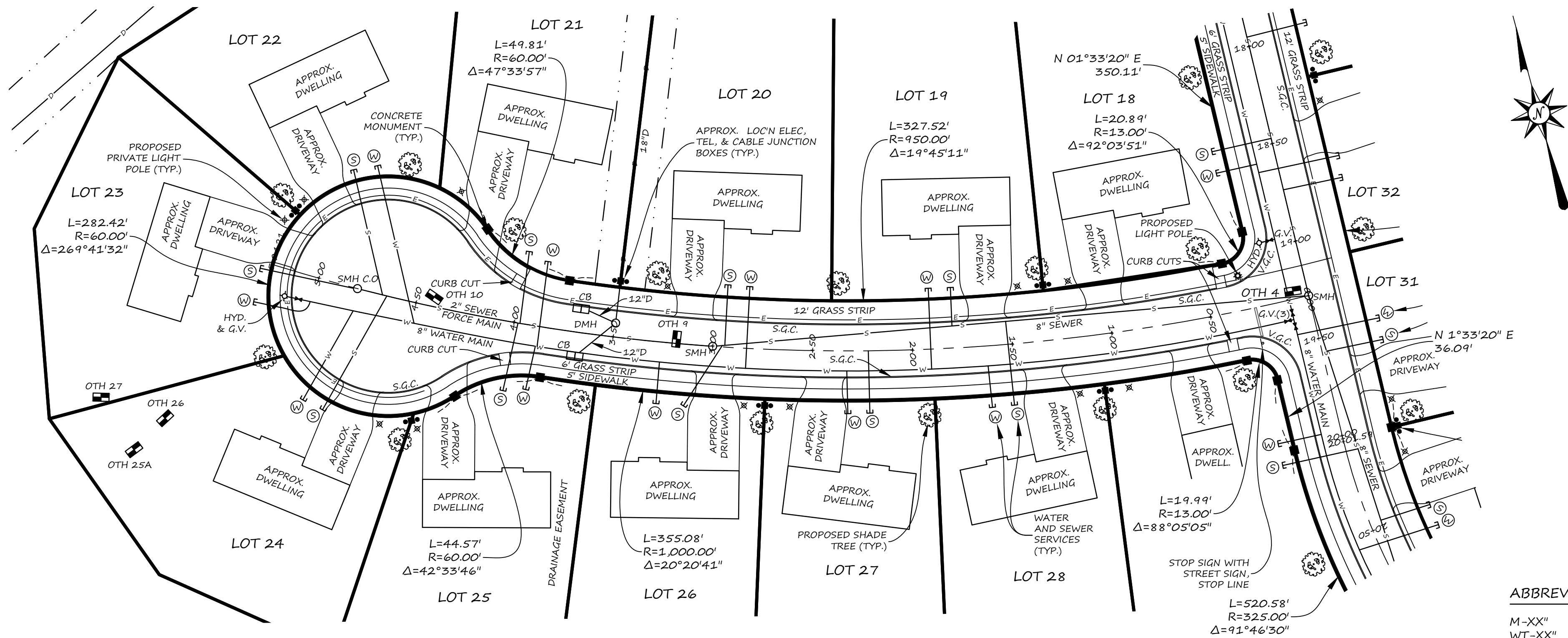
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
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EMERSON PLACE
DEFINITIVE SUBDIVISION
APRIL WAY PROFILE
PLAN OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-26



LEGACY
ENGINEERING

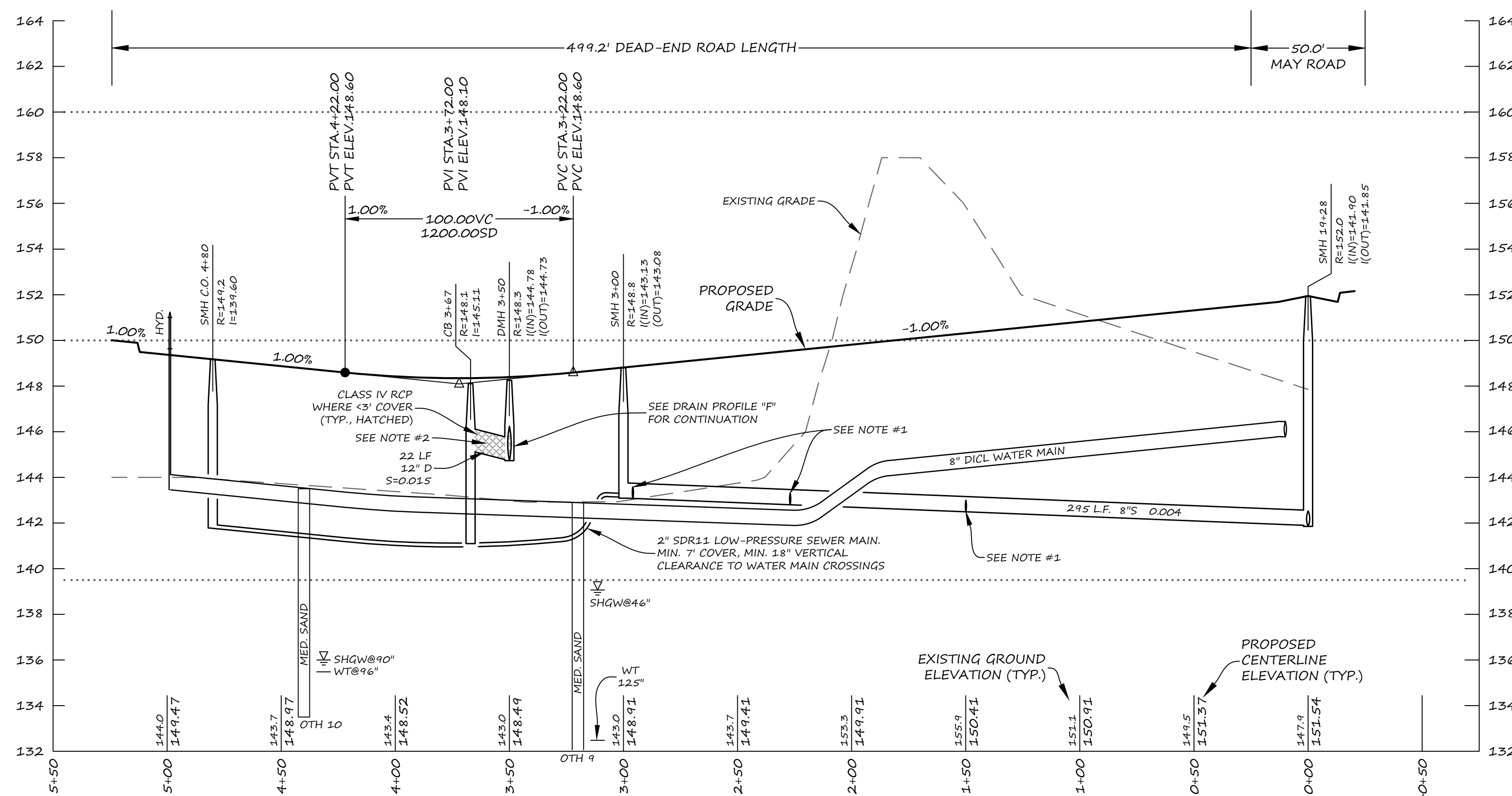


JUNE WAY PLAN VIEW - STATION 0+00 TO END

SCALE: 1" = 40'

PROFILE LEGEND

ABBREV.	DESCRIPTION
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WP-XX"	WEAVING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



JUNE WAY PROFILE - STATION 0+00 TO END

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

- NOTES:
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ZONING DISTRICTS
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SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT
ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
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PETER HARCOWITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
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A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
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APPLICANT
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38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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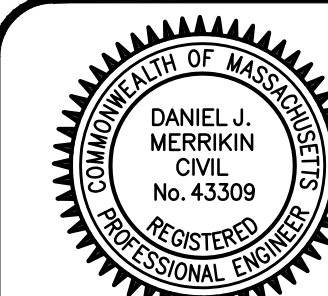
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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:16:42 -04'00'



PLAN DATE: FEBRUARY 12, 2020

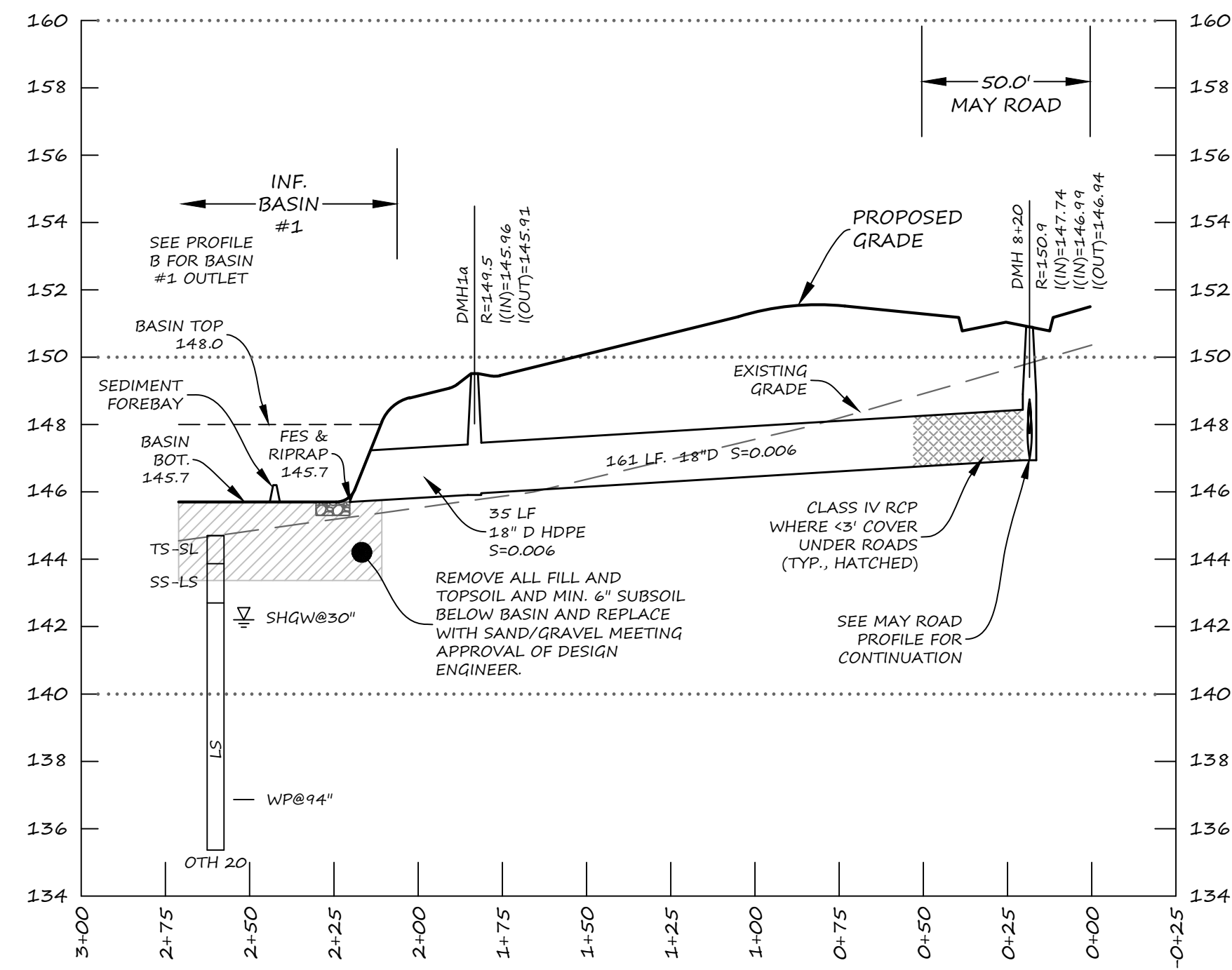
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
STREAM #1 STATUS NOTES	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
JUNE WAY PROFILE
PLAN OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-27



LEGACY
ENGINEERING

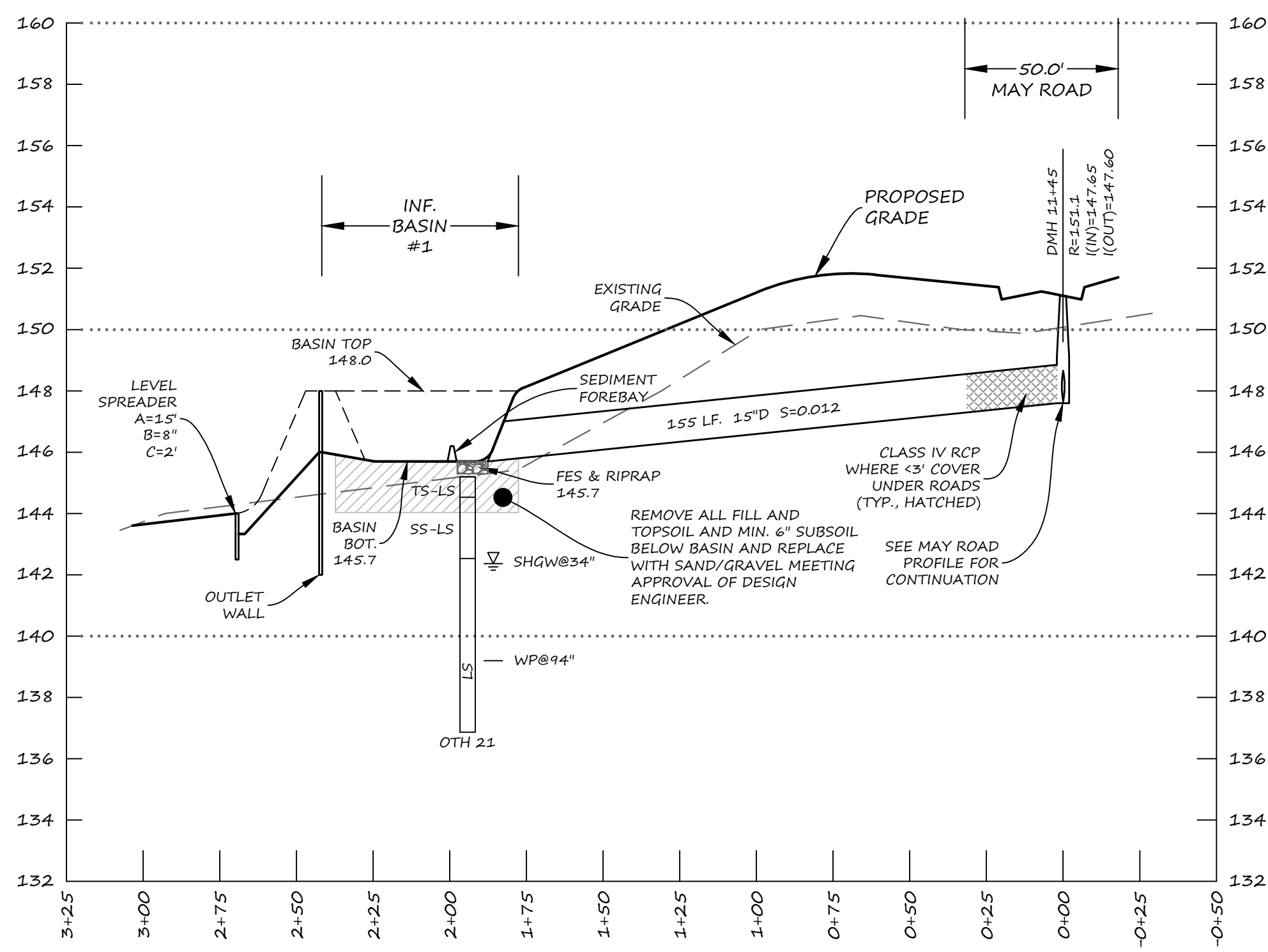


DRAINAGE PROFILE A

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

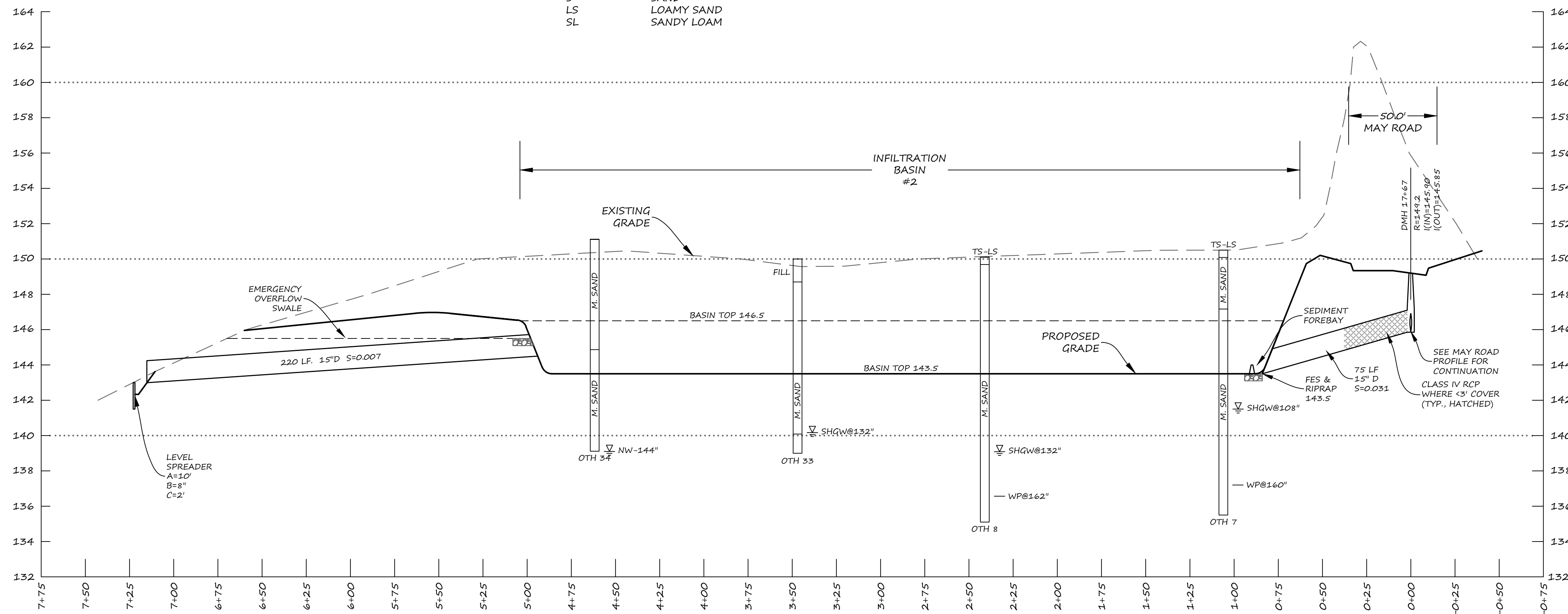
PROFILE LEGEND

ABBREV.	DESCRIPTION
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WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEeping WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



DRAINAGE PROFILE B

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



DRAINAGE PROFILE C

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
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RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
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APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN CLERK DATE

DATE APPROVED: 6/7/2020

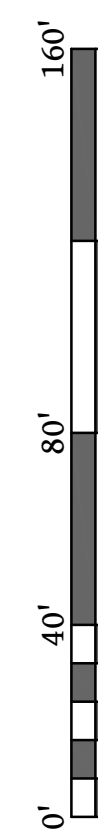
DATE ENDORSED:

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:17:31 -04'00'

PLAN SCALE: 1"=40'



PLAN DATE: FEBRUARY 12, 2020

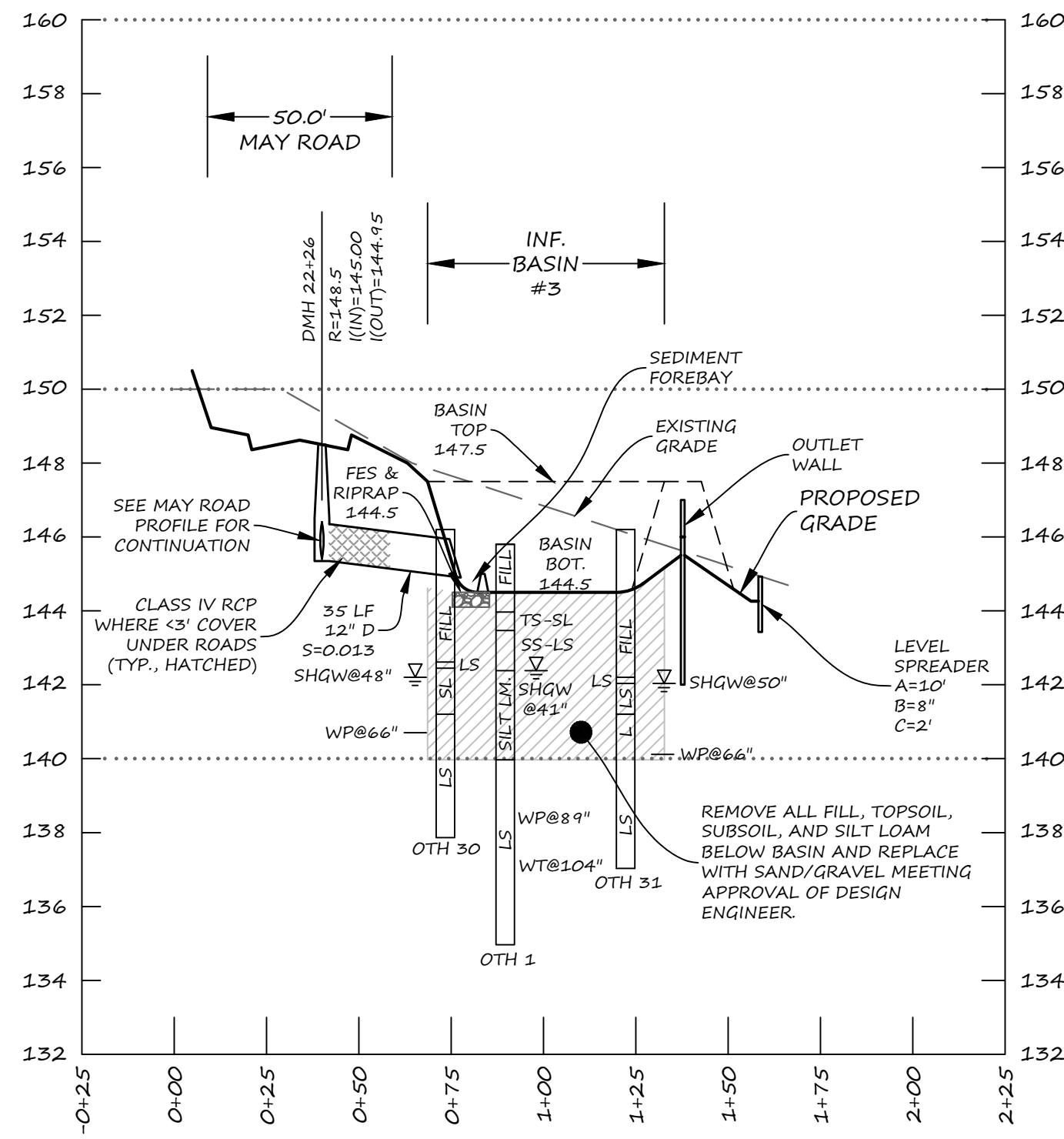
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
DRAINAGE PROFILE PLAN 1
OF LAND IN
MILLIS, MA

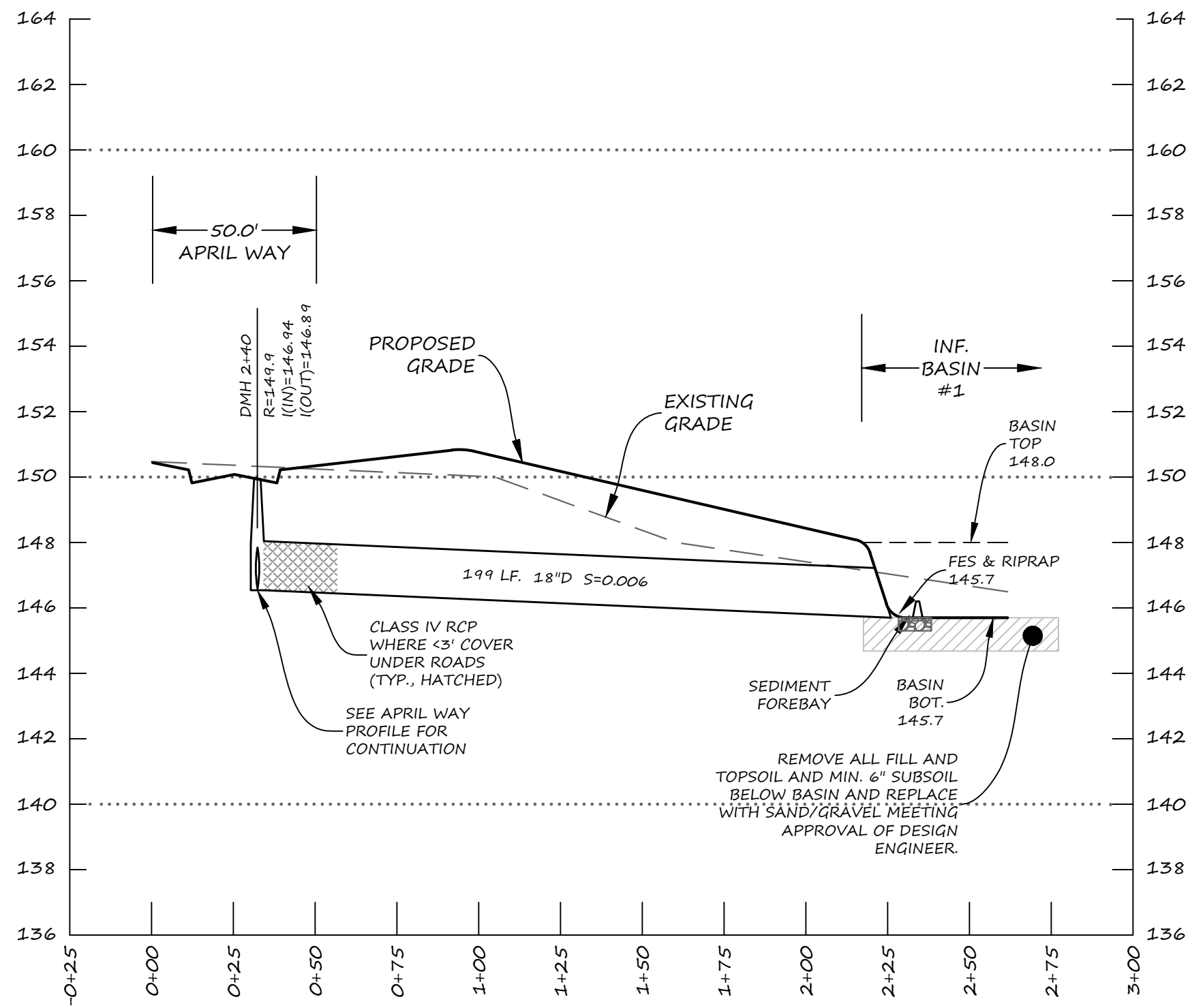
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-28



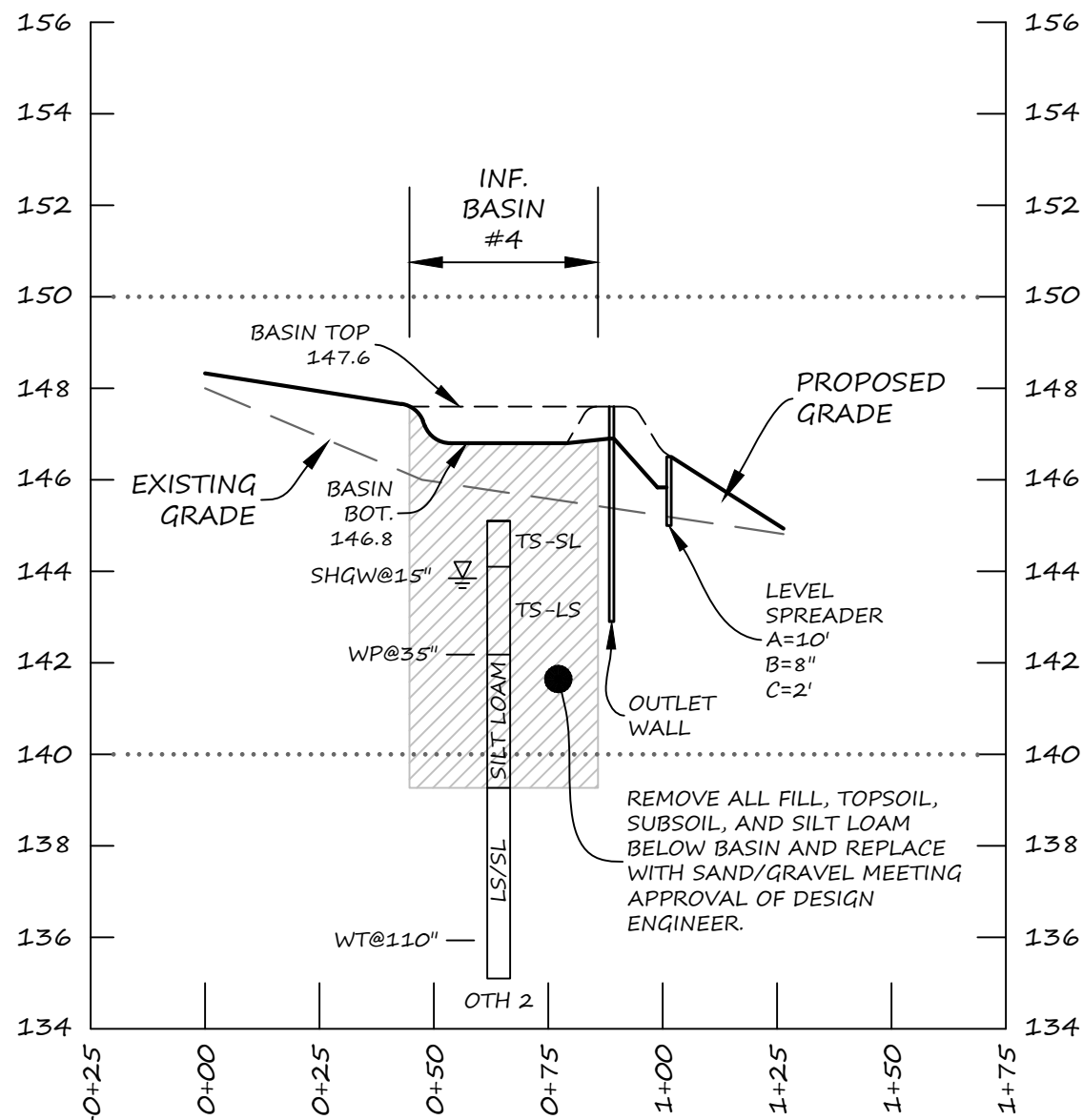
LEGACY
ENGINEERING



DRAINAGE PROFILE D
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



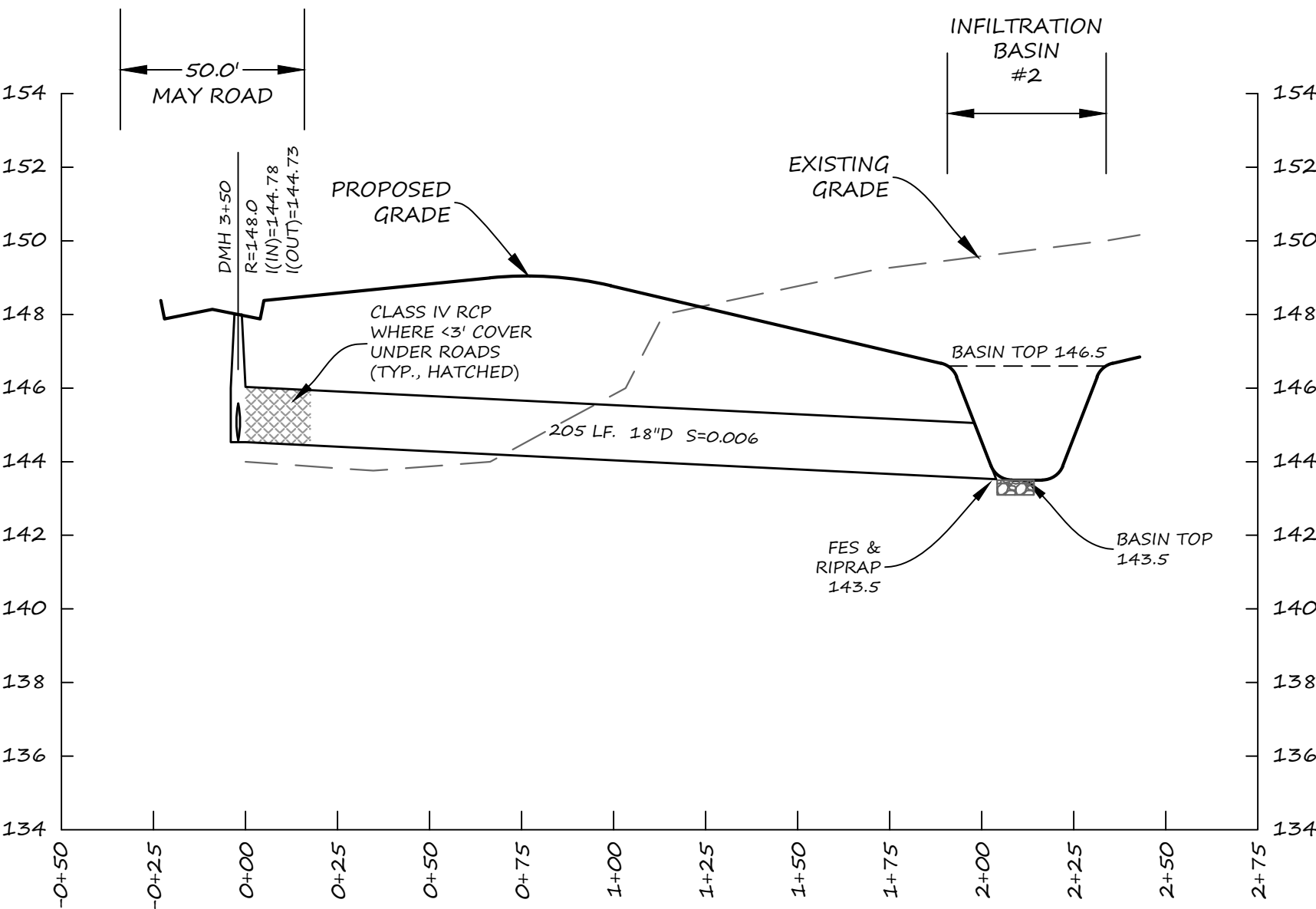
DRAINAGE PROFILE E
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



DRAINAGE PROFILE H
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



DRAINAGE PROFILE F
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT
ASSESSORS PARCELS & OWNERS
15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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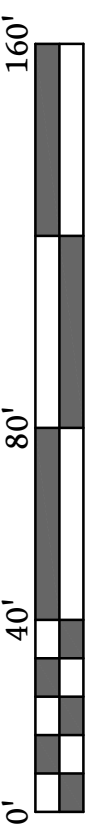
TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:18:13 04'00'

PLAN SCALE: 1"=40'



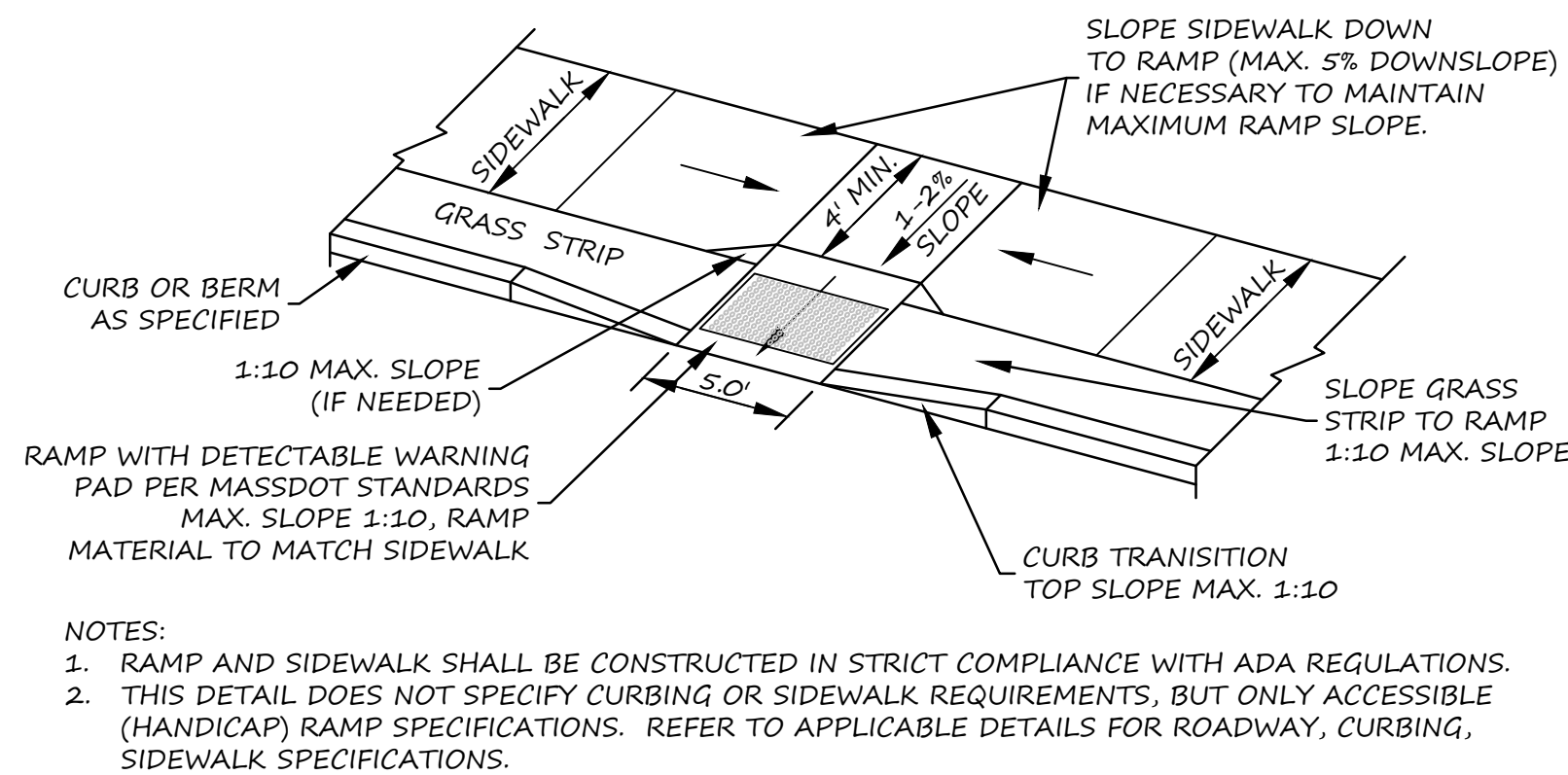
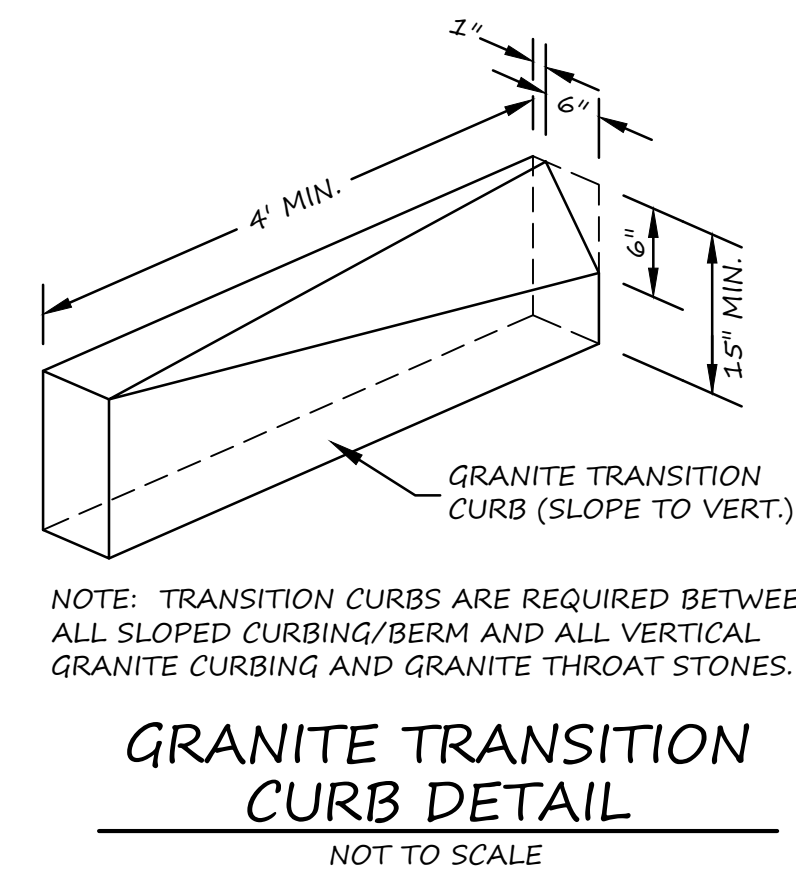
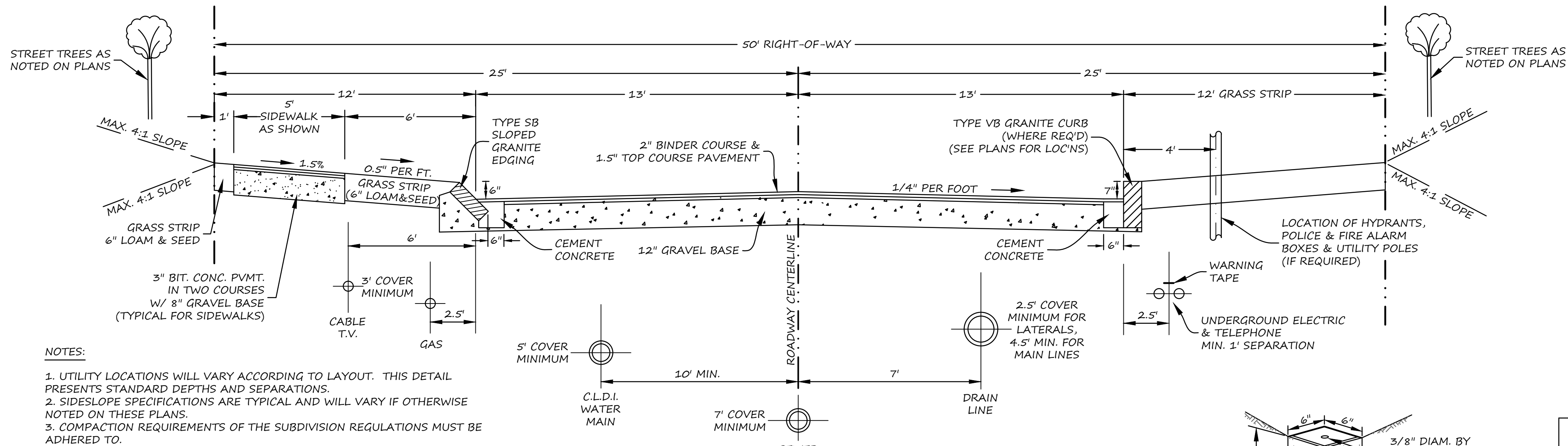
PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
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REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

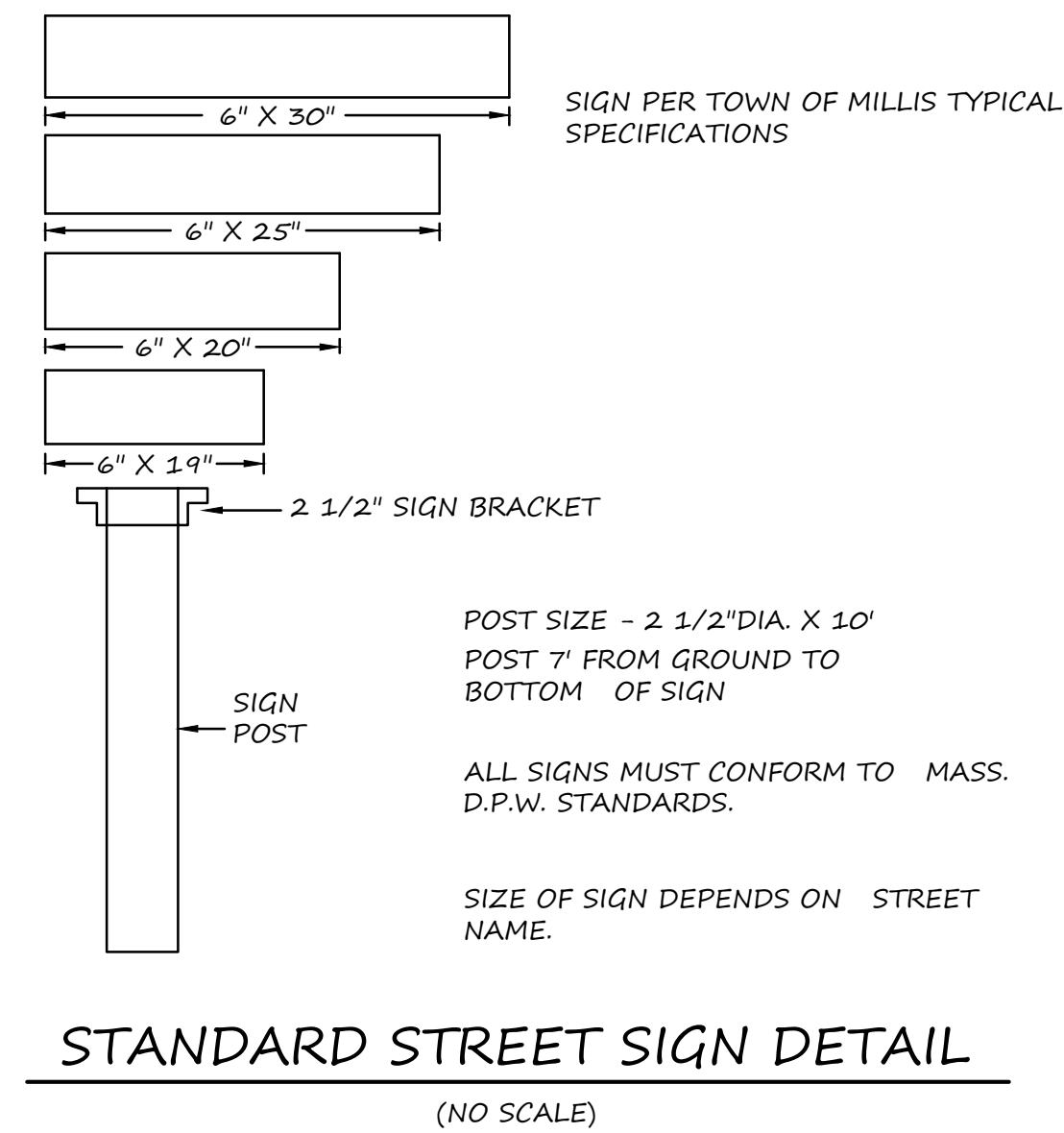
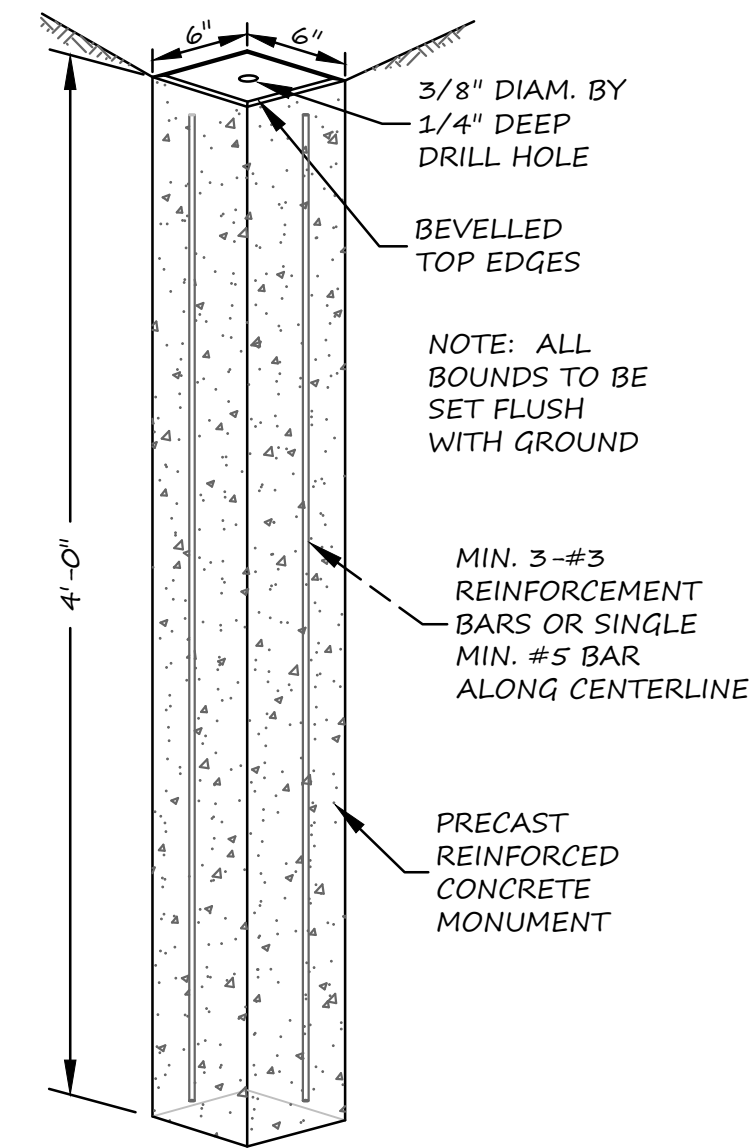
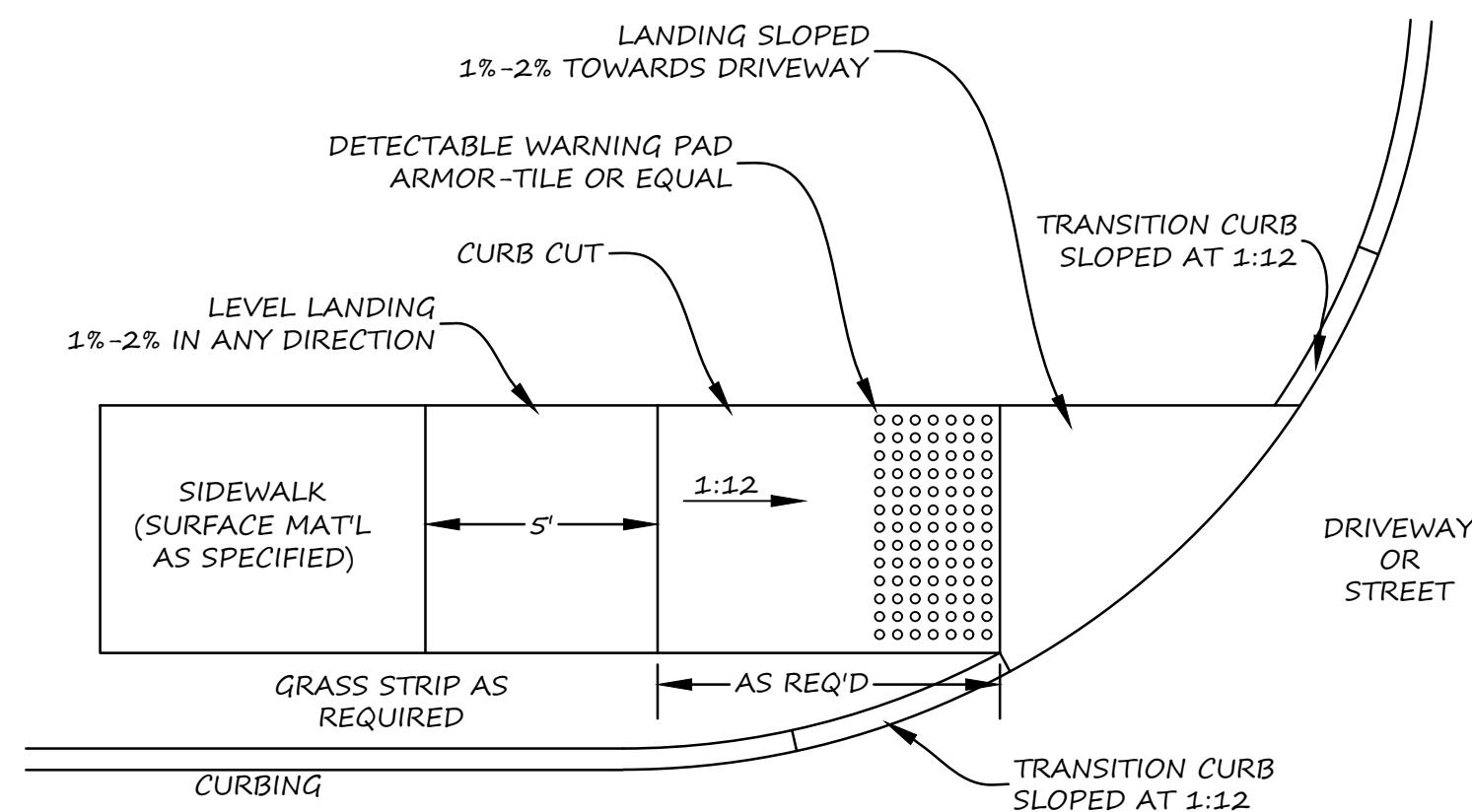
EMERSON PLACE
DEFINITIVE SUBDIVISION
DRAINAGE PROFILE PLAN 2
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-29



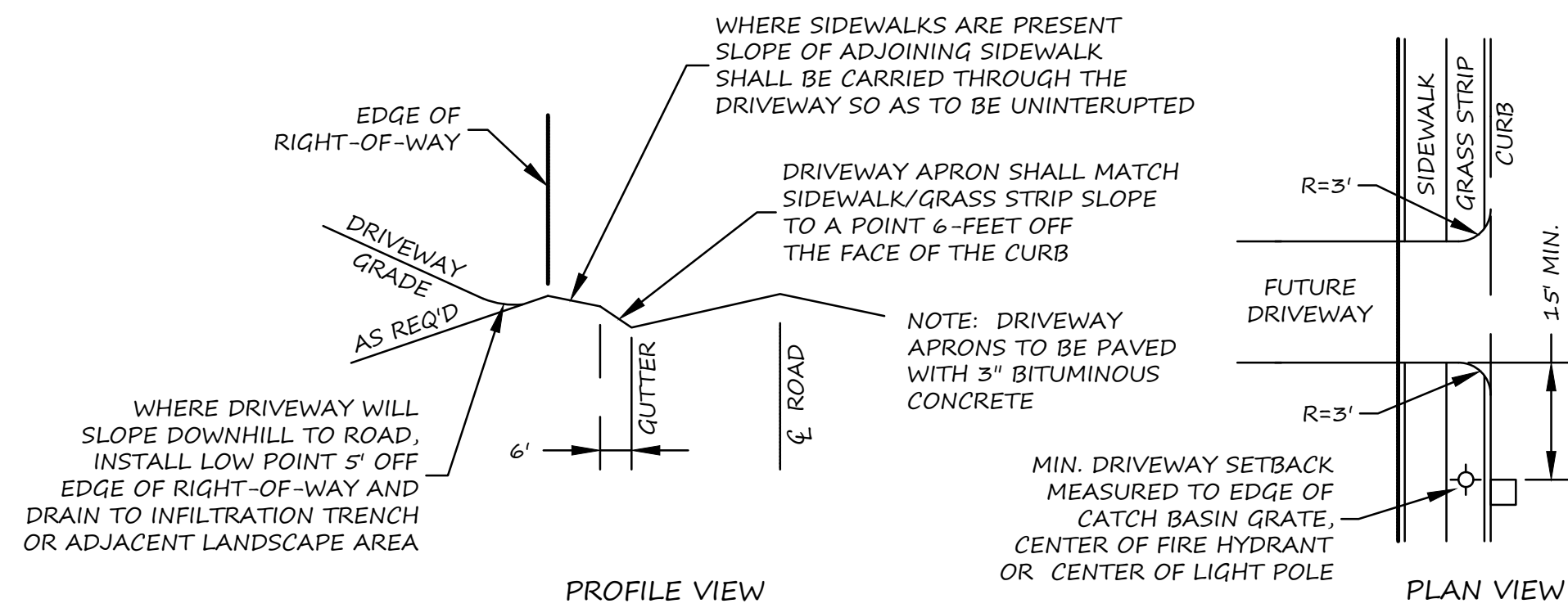
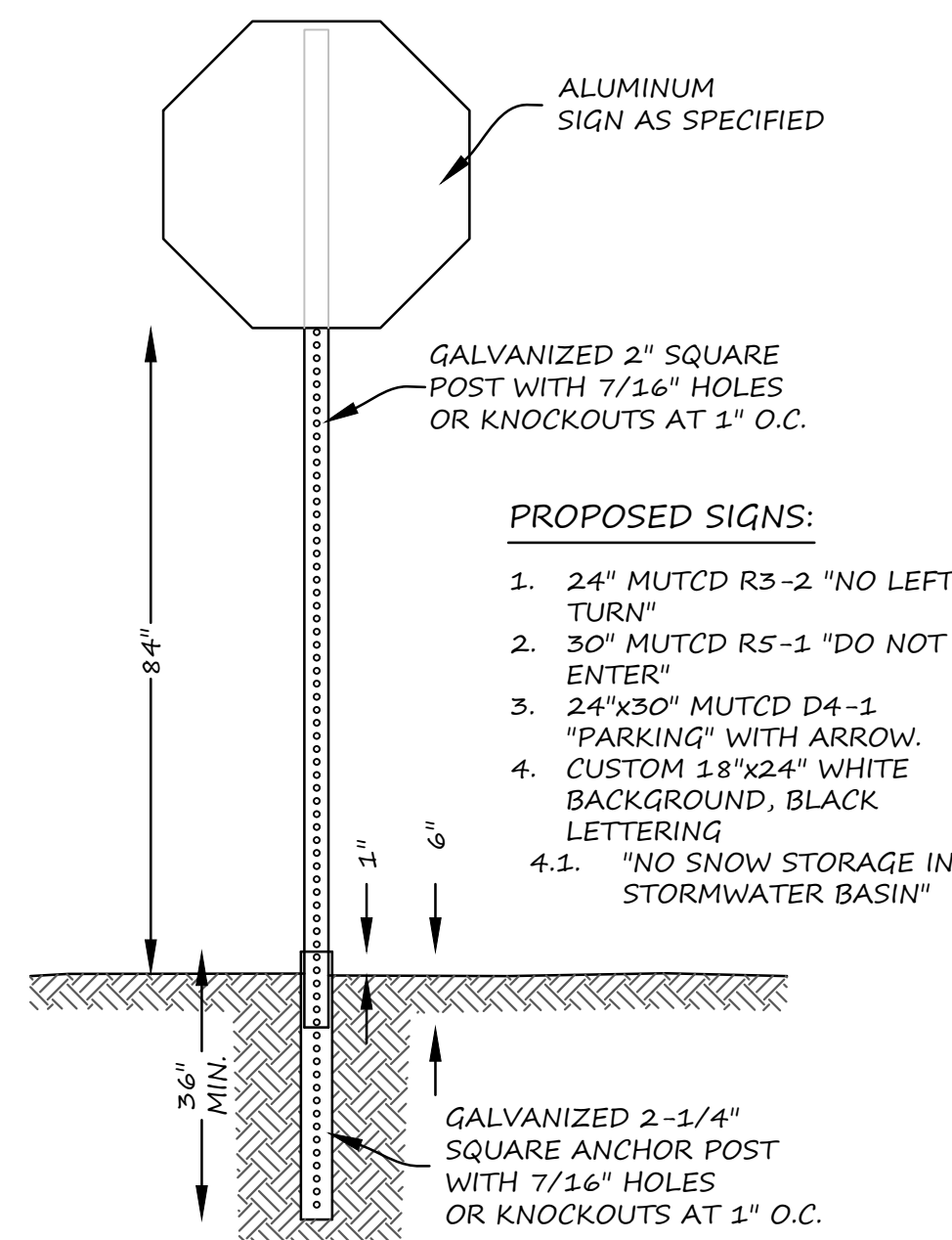
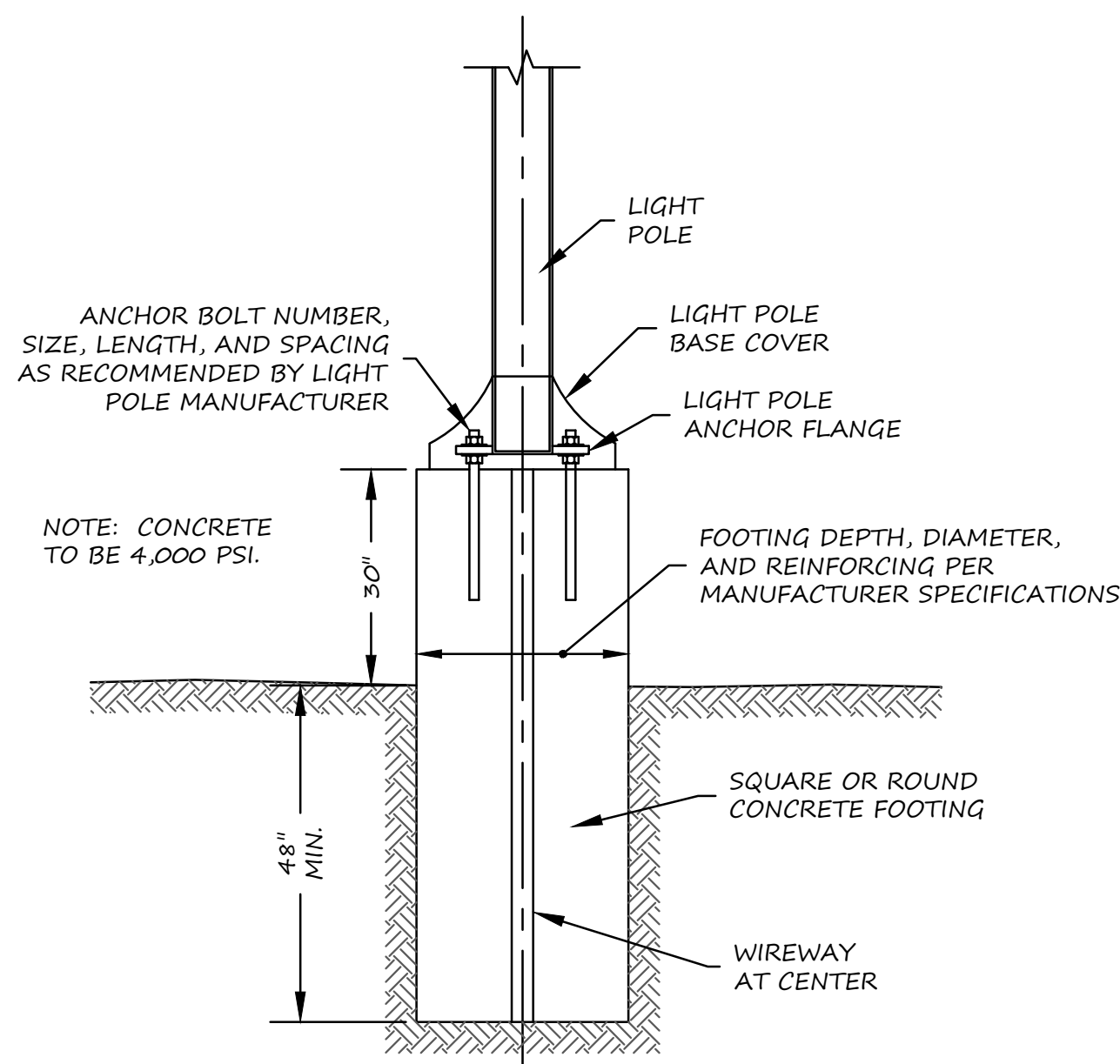


TYPICAL ROADWAY CROSS SECTION
(NO SCALE)



ACCESSIBLE RAMP DETAIL
(NOT TO SCALE)

CONCRETE MONUMENT DETAIL
(NOT TO SCALE)



TYPICAL DRIVEWAY APRON DETAIL
(NOT TO SCALE)

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT
ASSESSORS PARCELS & OWNERS
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QJ&K LLC
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PROFESSIONAL LAND SURVEYOR

INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JUNE 9, 2020 WITH A DECISION FILED WITH THE TOWN CLERK ON JUNE 17, 2020, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TD DEVELOPMENT, LLC ET AL., DATED JANUARY 12, 2021, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 39282 PAGE 121. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____
DATE APPROVED: 6/7/2020
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



Digitally signed by
Daniel J. Merrikin, P.E.
Date: 2021.05.10
15:18:58 -04'00'

PLAN SCALE: NOT TO SCALE

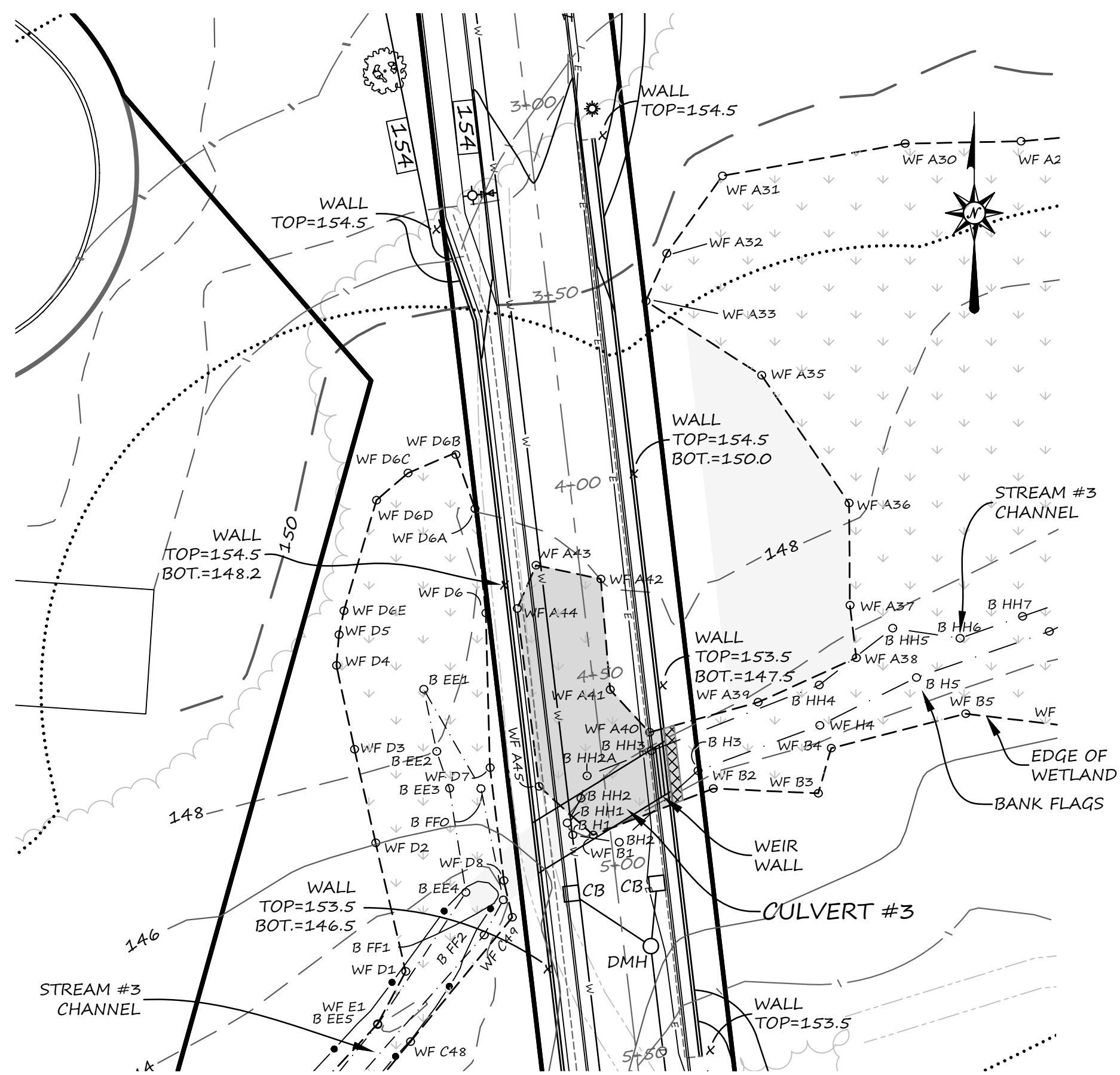
PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 1
OF LAND IN
MILLIS, MA

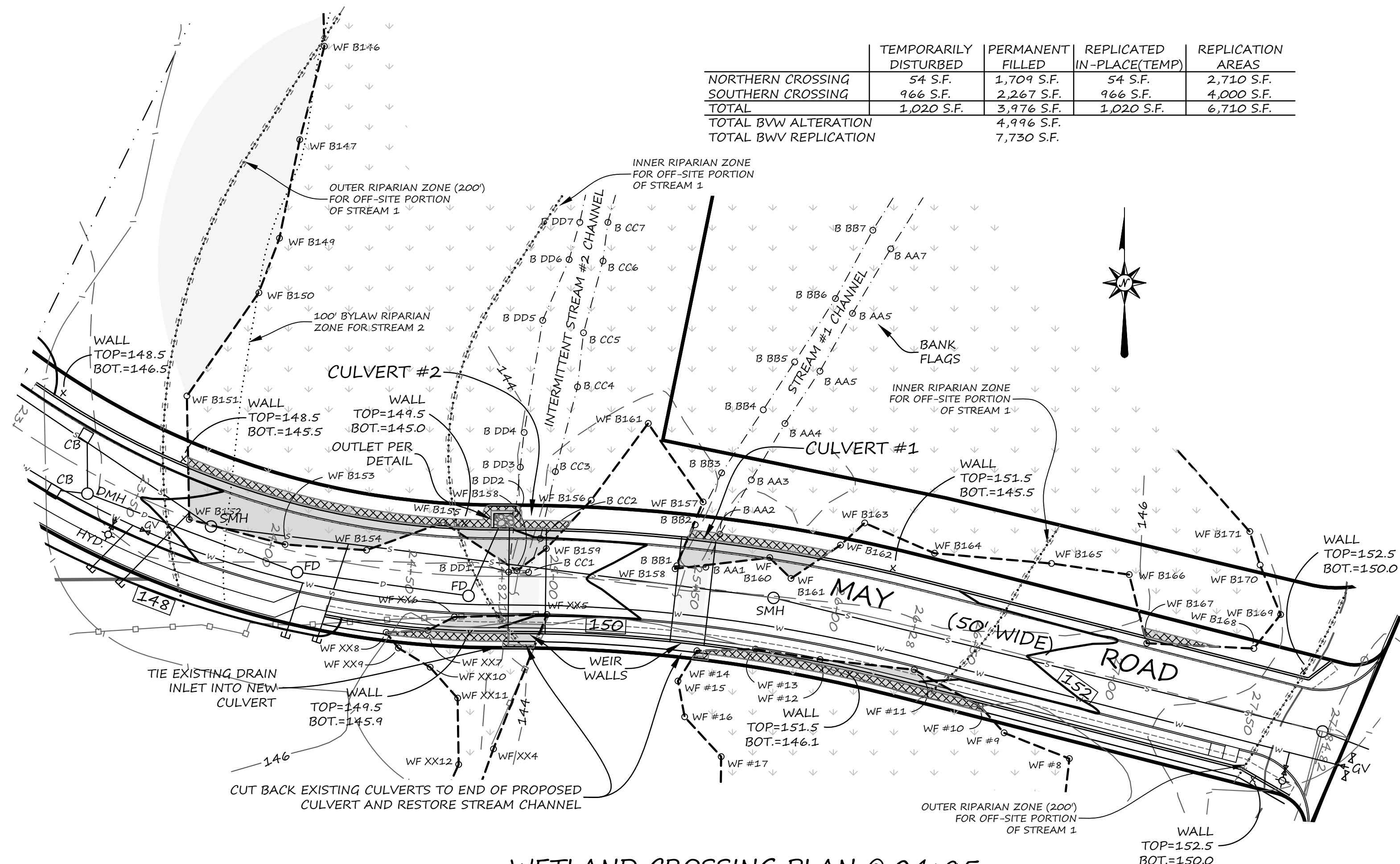
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-30





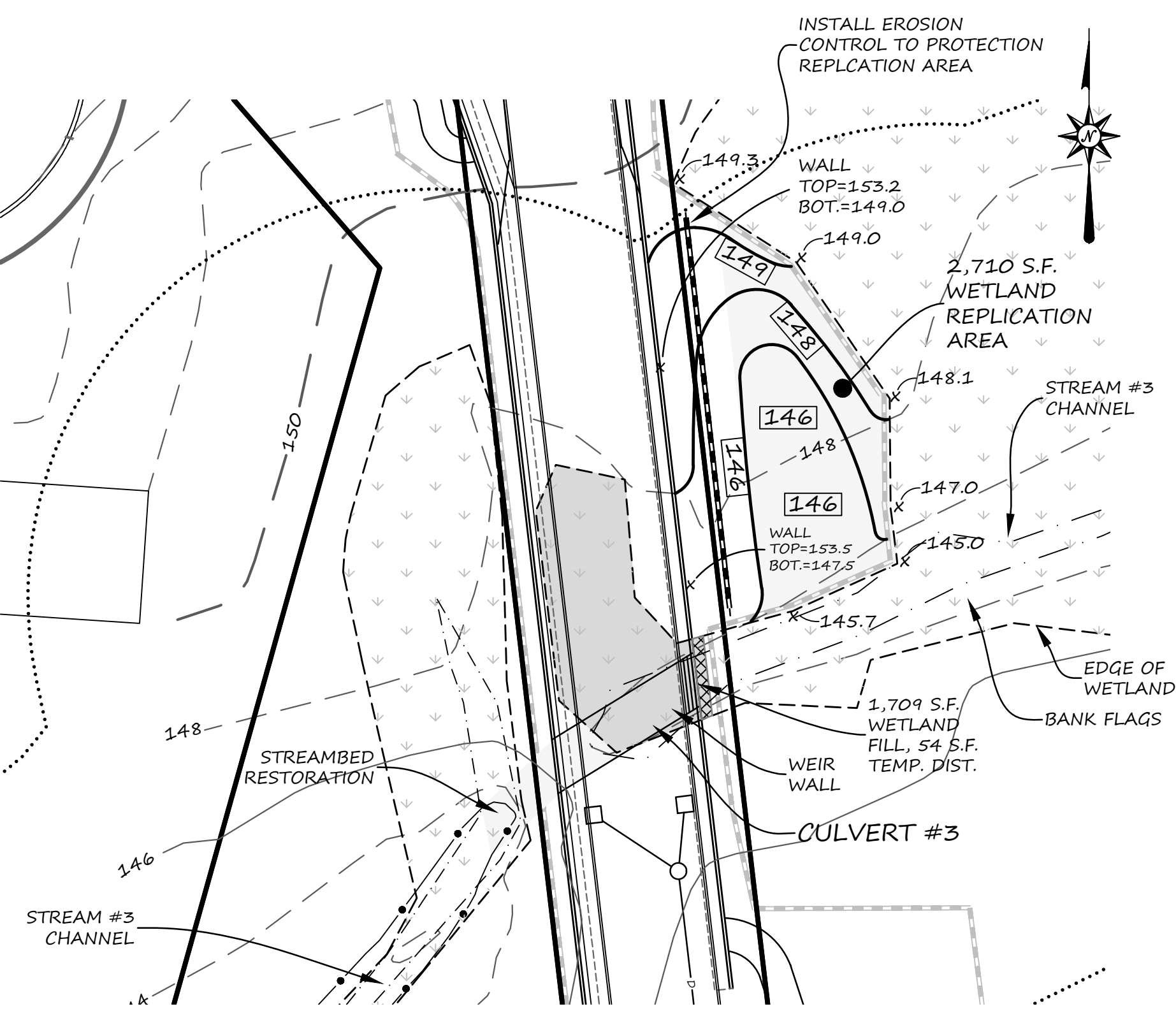
WETLAND CROSSING PLAN @ 4+85

SCALE: 1" = 40'



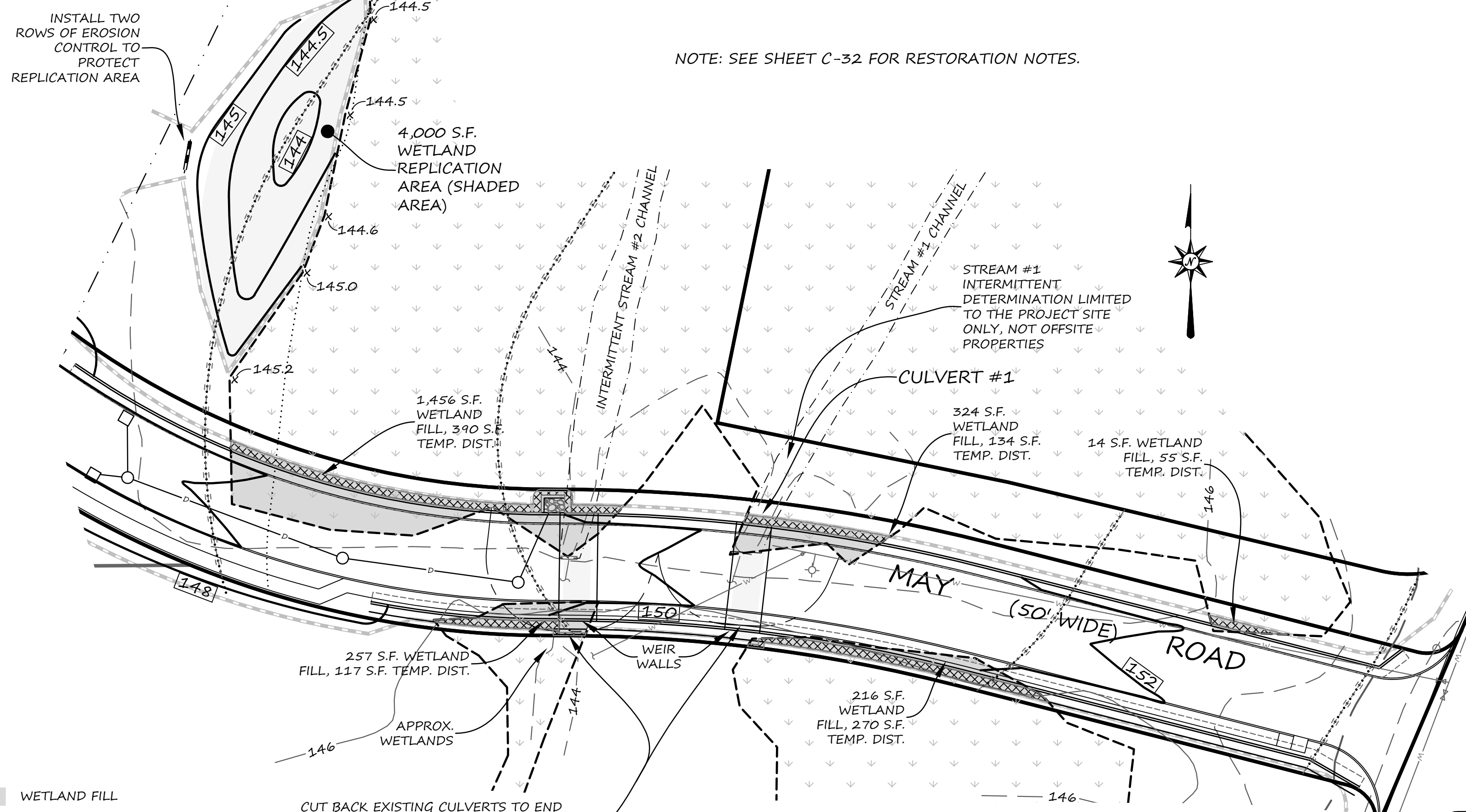
WETLAND CROSSING PLAN @ 24+85

SCALE: 1" = 40'



WETLAND DETAIL @ 4+85

SCALE: 1" = 40'



WETLAND DETAIL @ 24+85

SCALE: 1" = 40'

	TEMPORARILY DISTURBED	PERMANENT FILLED	REPLICATED IN-PLACE(TEMP)	REPLICATION AREAS
NORTHERN CROSSING	54 S.F.	1,709 S.F.	54 S.F.	2,710 S.F.
SOUTHERN CROSSING	966 S.F.	2,267 S.F.	966 S.F.	4,000 S.F.
TOTAL	1,020 S.F.	3,976 S.F.	1,020 S.F.	6,710 S.F.
TOTAL BVW ALTERATION		4,996 S.F.		
TOTAL BVW REPLICATION		7,730 S.F.		

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrick, P.E.
Date: 2021.05.10 15:19:47 -0400

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
2020-05-20	DJM	
2020-06-05	DJM	
2020-08-31	DJM	
2020-09-14	DJM	
2020-09-28	DJM	
2020-09-28	DJM	
2021-05-07	DJM	

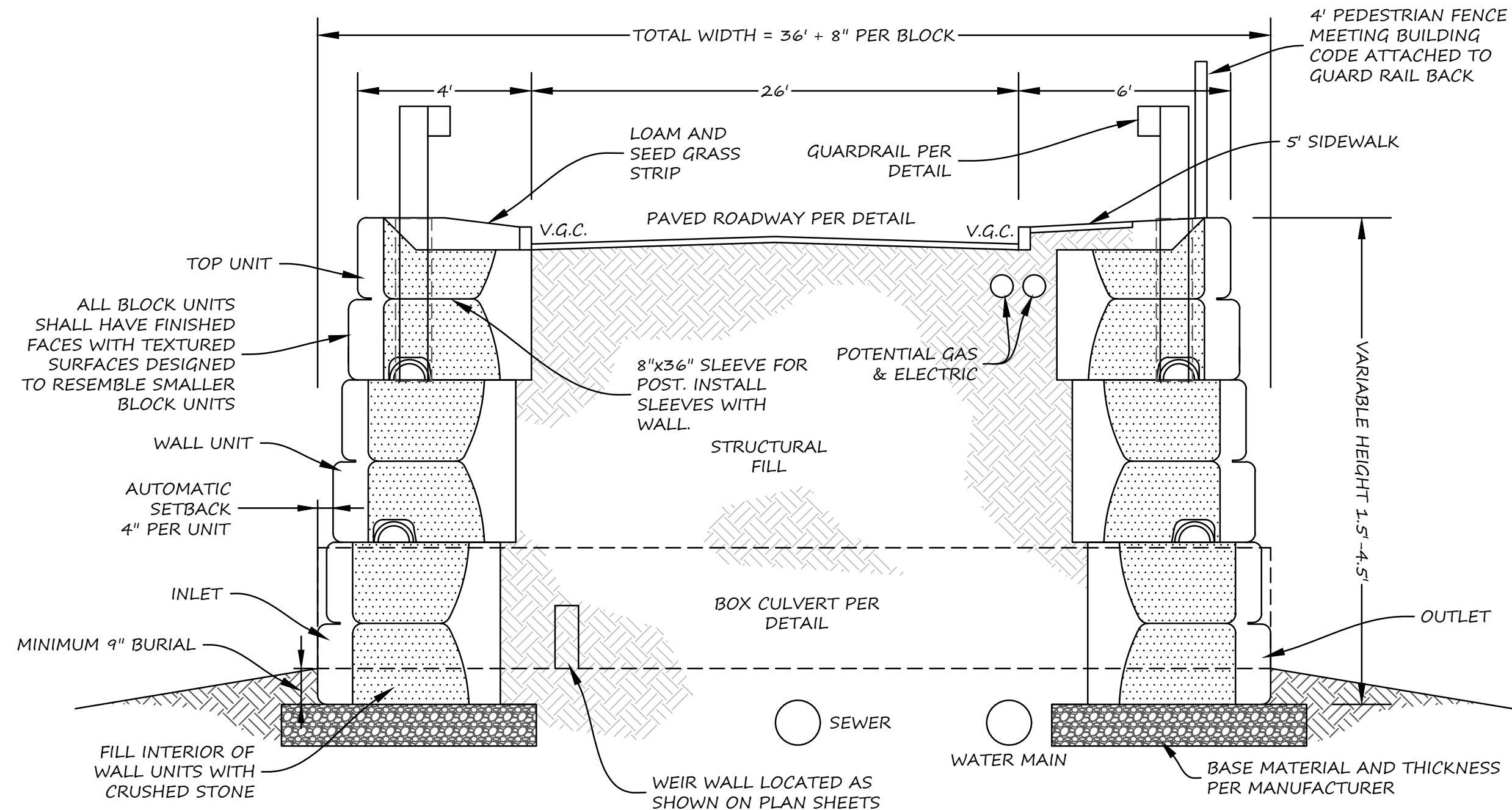
EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 2
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-31



LEGACY
ENGINEERING

D69-03



NOTES:

1. RETAINING WALL SHALL BE OF THE SO-CALLED "BIG-BLOCK" GRAVITY WALL SYSTEMS. THE SYSTEM DEPICTED ON THIS PLAN IS THE "STONE STRONG" SYSTEM MANUFACTURED BY STONE STRONG, LLC. ALTERNATIVE SYSTEMS MAY BE ALLOWED BY THE OWNER.
2. RETAINING WALL SYSTEMS SHALL BE DESIGNED BY THE PRODUCT MANUFACTURER. THE DETAILS ON THIS PLAN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED ON THE FINAL DESIGN BY A REGISTERED PROFESSIONAL ENGINEER.

TYPICAL ROADWAY CROSSING SECTION

NOT TO SCALE

STREAM CROSSING STANDARDS:

1. CROSSING WIDTH IS AT LEAST 1.2 TIMES THE BANKFULL WIDTH (BFW).
 - 1.1. CULVERT 1: 9.75' AVERAGE BFW * 1.2 = 11.7' MIN.; 12' WIDTH PROVIDED
 - 1.2. CULVERT 2: 8.0' AVERAGE BFW * 1.2 = 9.6' MIN.; 13' WIDTH PROVIDED
 - 1.3. CULVERT 3: 10.5' AVERAGE BFW * 1.2 = 12.6' MIN.; 13' WIDTH PROVIDED
2. THE BOTTOM SUBSTRATE MATCHES THE EXISTING SUBSTRATE.
3. THE PROPOSED WATER DEPTH AND VELOCITY MATCH EXISTING CONDITIONS OVER A RANGE OF FLOWS.
4. OPENNESS (X-SECTION AREA/L) IS MORE THAN 0.82. THE CROSS SECTIONAL AREA OF EACH CULVERT HAS BEEN CALCULATED TO EXCLUDE THE FLOW-CONTROL WEIR WALL.
- 4.1. CULVERT #1: 36.5 S.F./36'=1.01
- 4.2. CULVERT #2: 29.6 S.F./36'=0.82
- 4.3. CULVERT #3: 35.4 S.F./40'=0.89
5. BANKS MATCH THE EXISTING BANKS AND WILL BE CONSTRUCTED SO AS TO NOT HINDER RIVERINE WILDLIFE.

WETLAND REPLICATION NOTES:

1. CONSTRUCT WETLAND REPLICATION AREAS IN ACCORDANCE WITH THE REPORT FROM GODDARD CONSULTANTS.
2. STRIP EACH WETLAND REPLICATION AREA TO A DEPTH 6"-12" BELOW PROPOSED GRADES. INSTALL 6"-12" OF ORGANIC SOIL IN THE WETLAND REPLICATION AREAS WITH SALVAGED LOAM FROM THE STRIPPING OF FILLED WETLANDS AREAS. SUPPLEMENT WITH 50:50 MIX OF LOAM AND ORGANIC MATERIAL WITH ORGANIC CONTENT OF 12-20%. DO NOT DRIVE OVER LOAM AFTER INSTALLATION AND PROVIDE MICRO RELIEF PITS AND MOUNDS AS DIRECTED BY THE APPLICANT'S WETLAND SCIENTIST.
3. INSTALL WOODY DEBRIS AND ROCKS THROUGHOUT REPLICATION AREA AS DIRECTED BY APPLICANT'S WETLAND SCIENTIST.
4. PLANT EACH REPLICATION AREA IN ACCORDANCE WITH THE APPROVED WETLAND REPLICATION PLAN BY GODDARD CONSULTANTS.
5. CONSTRUCTION OF THE WETLANDS IS TO OCCUR AS SOON AS PRACTICABLE AFTER ALTERATION OF EXISTING WETLANDS AND DURING THE SAME GROWING SEASON TO THE FULLEST EXTENT POSSIBLE.

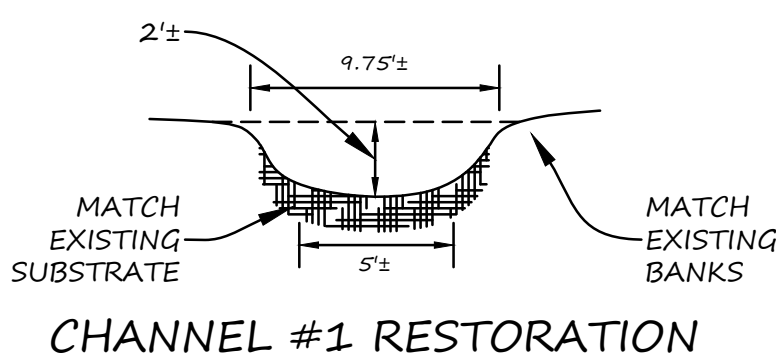
BANK/STREAM RESTORATION NOTES:

1. SHOULD THE STREAM BE FLOWING DURING STREAM WORK ACTIVITY, A SMALL TEMPORARY COFFERDAM (E.G. SANDBAGS, SHEET METAL ETC.) SHALL BE INSTALLED ACROSS THE STREAMBED IMMEDIATELY UPGRADIENT OF THE PROPOSED WORK ACTIVITY. CONTAINED WATER WILL BE PUMPED DOWNGRADIENT AROUND THE WORK AREA TO THE STREAM CHANNEL DOWNSTREAM.
2. EFFORT SHALL BE MADE TO SCHEDULE WORK ON THE STREAM DURING PERIODS OF LOW WATER AND WHEN PREDICTED WEATHER CONDITIONS ARE ABSENT OF A SUBSTANTIAL FORECASTED RAIN EVENTS.
3. EROSION CONTROLS WITHIN THE STREAM CHANNEL SHALL BE IMPLEMENTED DURING CONSTRUCTION, INCLUDING STAKED HAY-BALES AND SILT-FENCE INSTALLED ACROSS THE STREAMBED IMMEDIATELY DOWNGRADIENT OF THE PROPOSED WORK.
4. ANY NECESSARY DEWATERING WILL BE PERFORMED USING CONSTRUCTION BEST MANAGEMENT PRACTICES.
5. SIX INCH BIODEGRADABLE COIR FIBER LOGS SHALL BE USED TO RESTORE AND/OR STABILIZE THE STREAM BANKS IMMEDIATELY ADJACENT TO THE RETAINING WALL. CONSTRUCTION, THE FIBER LOGS SHALL BE INSTALLED/EMBEDDED DIRECTLY ON THE FACE OF THE BANK AND ANCHORED (E.G. DUCKBILL, EARTH ANCHORS OR WOODEN STAKES).
6. IF NECESSARY, APPROPRIATE BIODEGRADABLE EROSION CONTROL NETTING (E.G. JUTE) SHALL BE INSTALLED AND STAKED ACCORDING TO THE MANUFACTURER OVER ANY DISTURBED AREAS IMMEDIATELY ADJACENT TO THE STREAM CHANNEL SUBJECT TO FLOW OR EROSION, OR AS RECOMMENDED BY THE WETLAND SCIENTIST.
7. THE BOTTOM SUBSTRATE WITHIN THE RESTORED CHANNEL IMMEDIATELY ADJACENT TO THE NEW RETAINING WALLS SHALL BE SIMILAR TO THE COMPOSITION OF THE SUBSTRATE IN THE ADJACENT EXISTING STREAM CHANNEL AND WILL BE DESIGNED TO RESIST DISPLACEMENT.
8. EFFORTS SHALL BE MADE STOCKPILE AND RE-USE EXISTING STREAM SUBSTRATE WHEN APPROPRIATE.

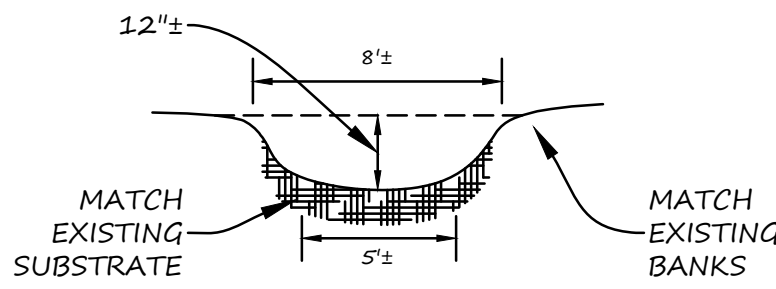
CROSSING SEQUENCING NOTES

AFTER EROSION CONTROL INSTALLATION AT THE CROSSINGS, THE INITIAL PHASE OF CLEARING AND GRUBBING ON THE SITE SHALL INCLUDE THE ENTRANCE ROADWAYS, REPLICATION AREAS, AND A STOCKPILE/ STAGING AREA. THE REMAINDER OF THE SITE SHALL BE CLEARED AFTER THE FOLLOWING WORK IS UNDERTAKEN:

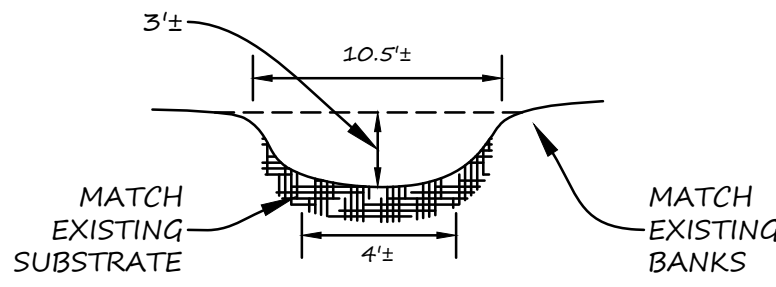
1. INSTALL EROSION CONTROLS AT THE CROSSINGS.
2. IF THERE IS FLOW IN THE STREAM CHANNEL(S), INSTALL COFFERDAM UPSTREAM AND BYPASS PUMP AS NOTED ABOVE.
3. CLEAR THE CROSSINGS, WETLAND REPLICATION AREAS AND STAGING AREAS. GRUB UPLAND AREAS ONLY INITIALLY.
4. INSTALL THE REMAINDER OF EROSION CONTROLS.
5. INSTALL TEMPORARY EARTHEN BERMS ALONG EITHER SIDE OF THE CROSSINGS, INSIDE OF EROSION CONTROL LINES (EXCEPT AT THE STREAM CHANNEL). BERMS SHALL BE AT LEAST THREE FEET HIGH.
6. REMOVE TOPSOIL AND UNSUITABLES AND STOCKPILE IN THE STAGING AREA.
7. INSTALL A MINIMUM OF TWO FEET OF DRIVEWAY FILL THROUGH CROSSING TO STABILIZE THE ENTRANCE, EXCEPT AT THE STREAM CHANNEL AND TO PROVIDE A WORKING SURFACE.
8. INSTALL UTILITIES THROUGH THE CROSSING AREAS.
9. INSTALL CULVERTS.
10. INSTALL BASE LAYERS OF RETAINING WALLS TO A HEIGHT SUFFICIENT TO STABILIZE THE WORK AREA.
11. INSTALL ROADWAY RETAINING WALLS.
11. GRADE AND INSTALL TOPSOIL IN BOTH WETLAND REPLICATION AREAS.
12. FINISH GRADE AREAS ALONG RETAINING WALLS AND CULVERTS.
13. RESTORE STREAM CHANNELS IMMEDIATELY ADJACENT TO NEW RETAINING WALLS.
14. PLANT WETLAND REPLICATION AREAS AS SOON AS WEATHER PERMITS AS DIRECTED BY WETLAND SCIENTIST.



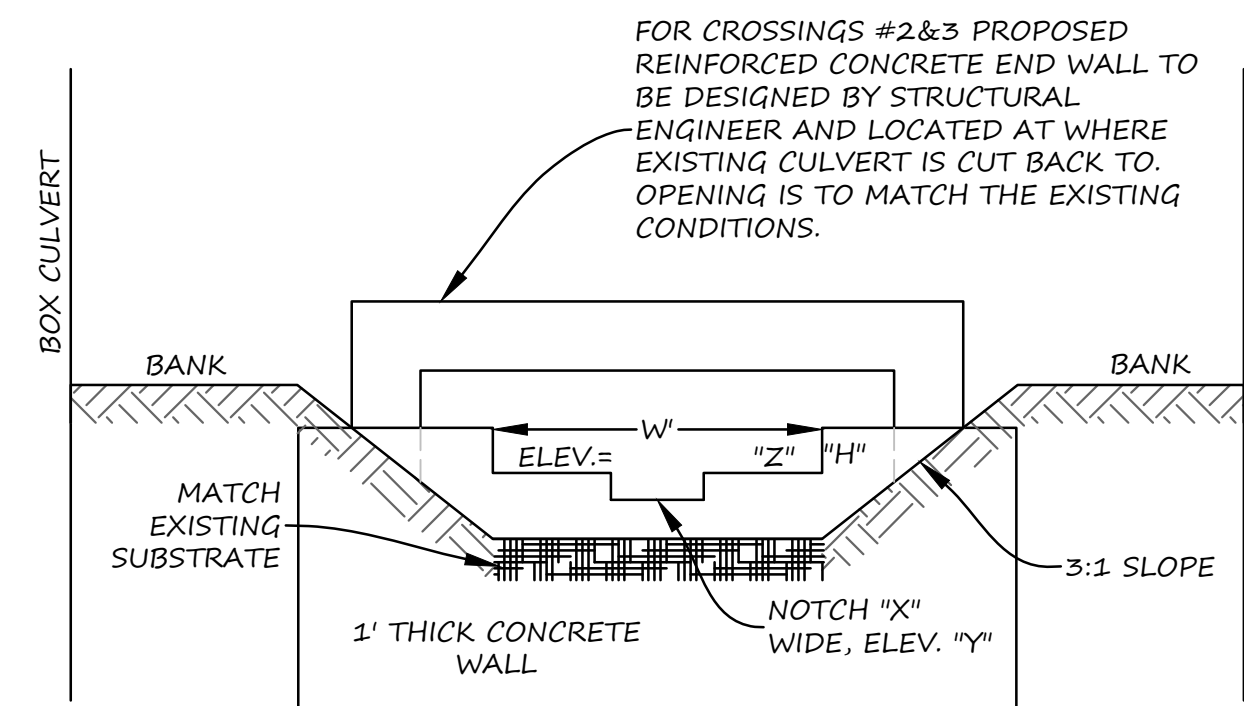
CHANNEL #1 RESTORATION



CHANNEL #2 RESTORATION



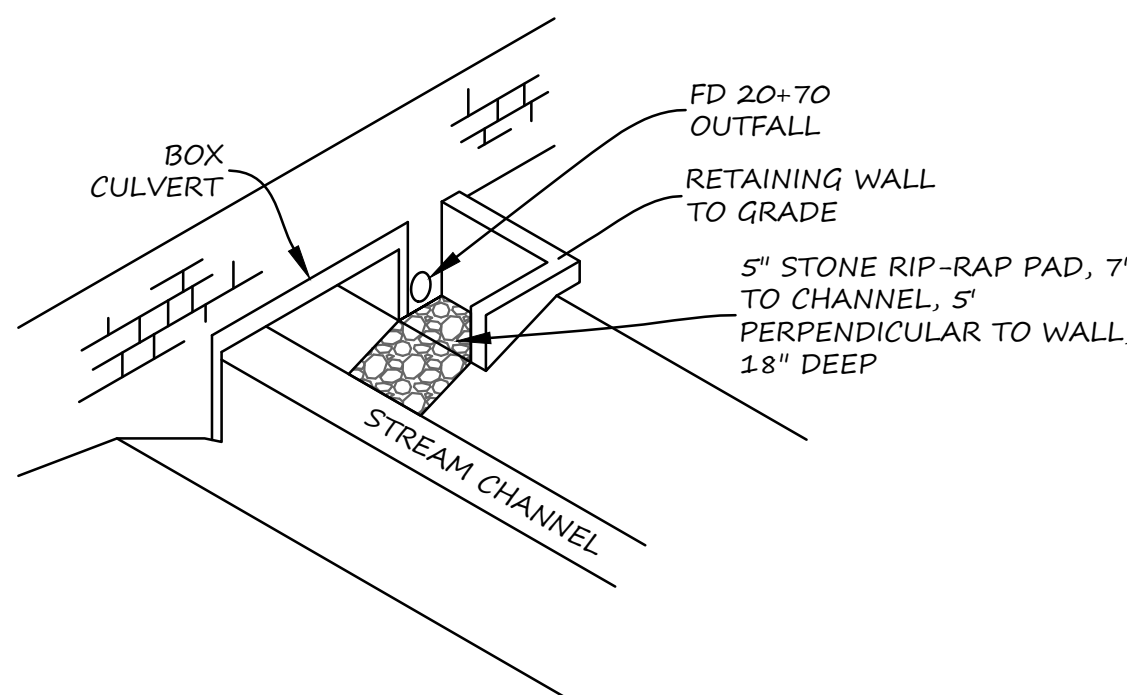
CHANNEL #3 RESTORATION



SCHEDULE OF DIMENSIONS AND ELEVATIONS

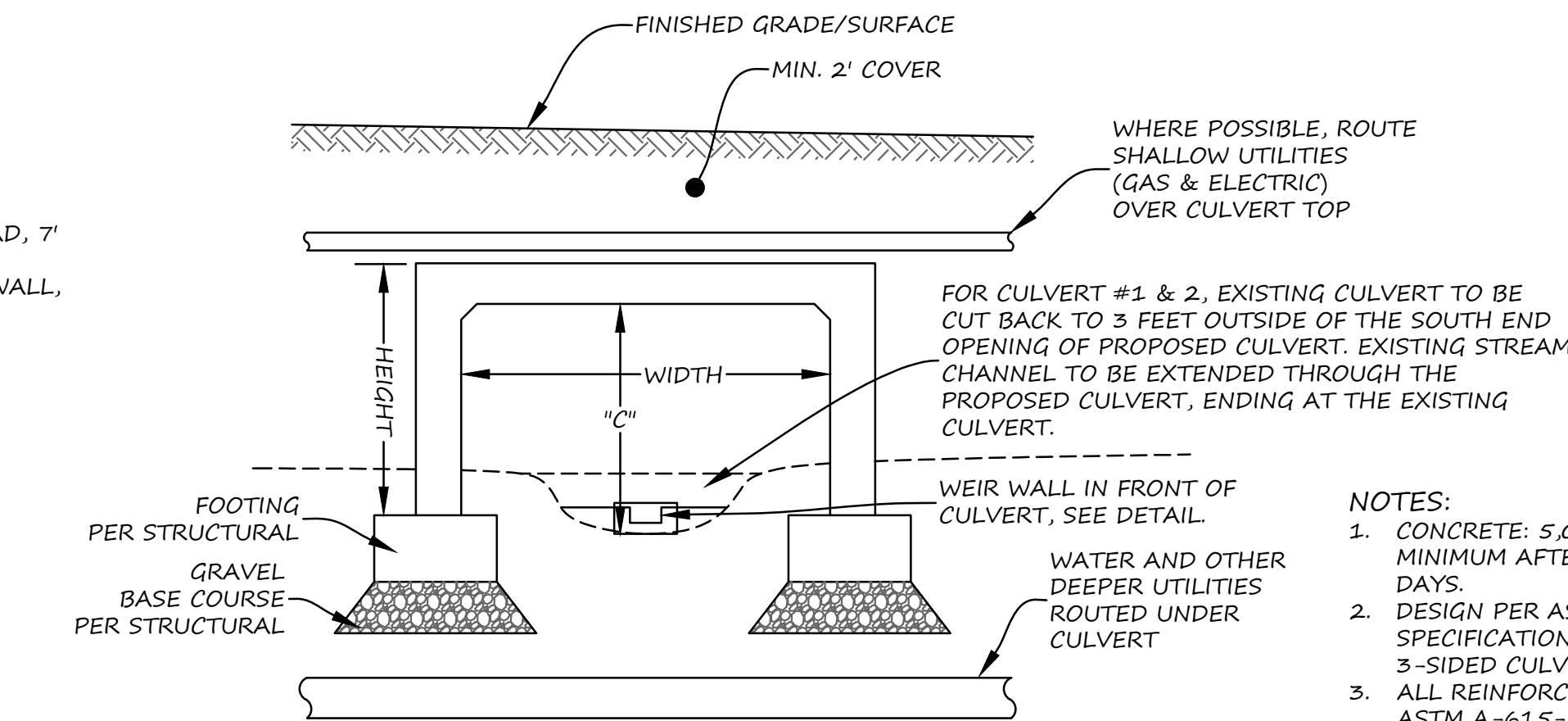
	CULVERT #3	CULVERT #1 & 2
NOTCH WIDTH "X"	2'	1.4'
NOTCH ELEV. "Y"	145.80	143.50
OVERFLOW WIDTH "W"	5'	3'
OVERFLOW ELEV. "Z"	146.00	144.90
OVERFLOW HEIGHT "H"	0.5'	0.1'

WEIR WALL AND EXISTING CULVERT



FD 20+70 OUTFALL DETAIL

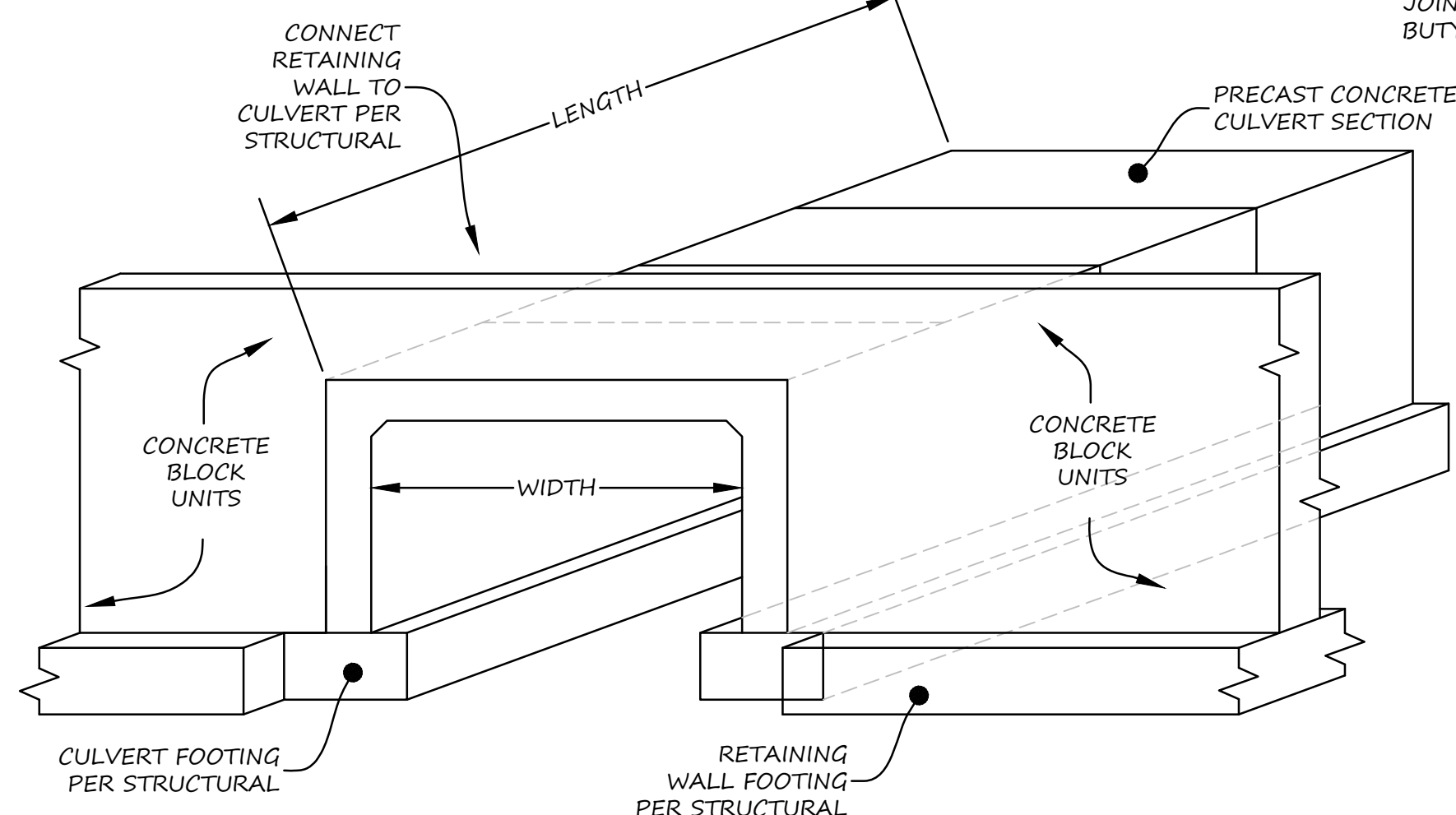
NOT TO SCALE



END VIEW

NOTES:

1. CONCRETE: 5,000 SF PSI MINIMUM AFTER 28 DAYS.
2. DESIGN PER ASTM C1504 SPECIFICATION FOR 3-SIDED CULVERT.
3. ALL REINFORCEMENT PER ASTM A-615-75.
4. DESIGNED TO AASHTO H-20 LOADING, 1 TO 5 FEET COVER.
5. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN.



BOX CULVERT DIMENSIONS

	CULVERT #1	CULVERT #2	CULVERT #3
BOX CULVERT WIDTH	12' MIN.	13' MIN.	13' MIN.
BOX CULVERT HEIGHT	6.5' MIN.	6' MIN.	6' MIN.
CLEARANCE "C"	4.5' MIN.	3.7' MIN.	3.2' MIN.
BOX CULVERT LENGTH	36'	36'	40'

NOTES:

1. CULVERTS SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER FOR HS20 TRUCK LOADINGS.

TYPICAL PRECAST BOX CULVERT STREAM CROSSING

NOT TO SCALE

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT
ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
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PETER HARCOVITZ
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TD DEVELOPMENT LLC
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APPLICANT
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TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-32

D69-03



LEGACY
ENGINEERING



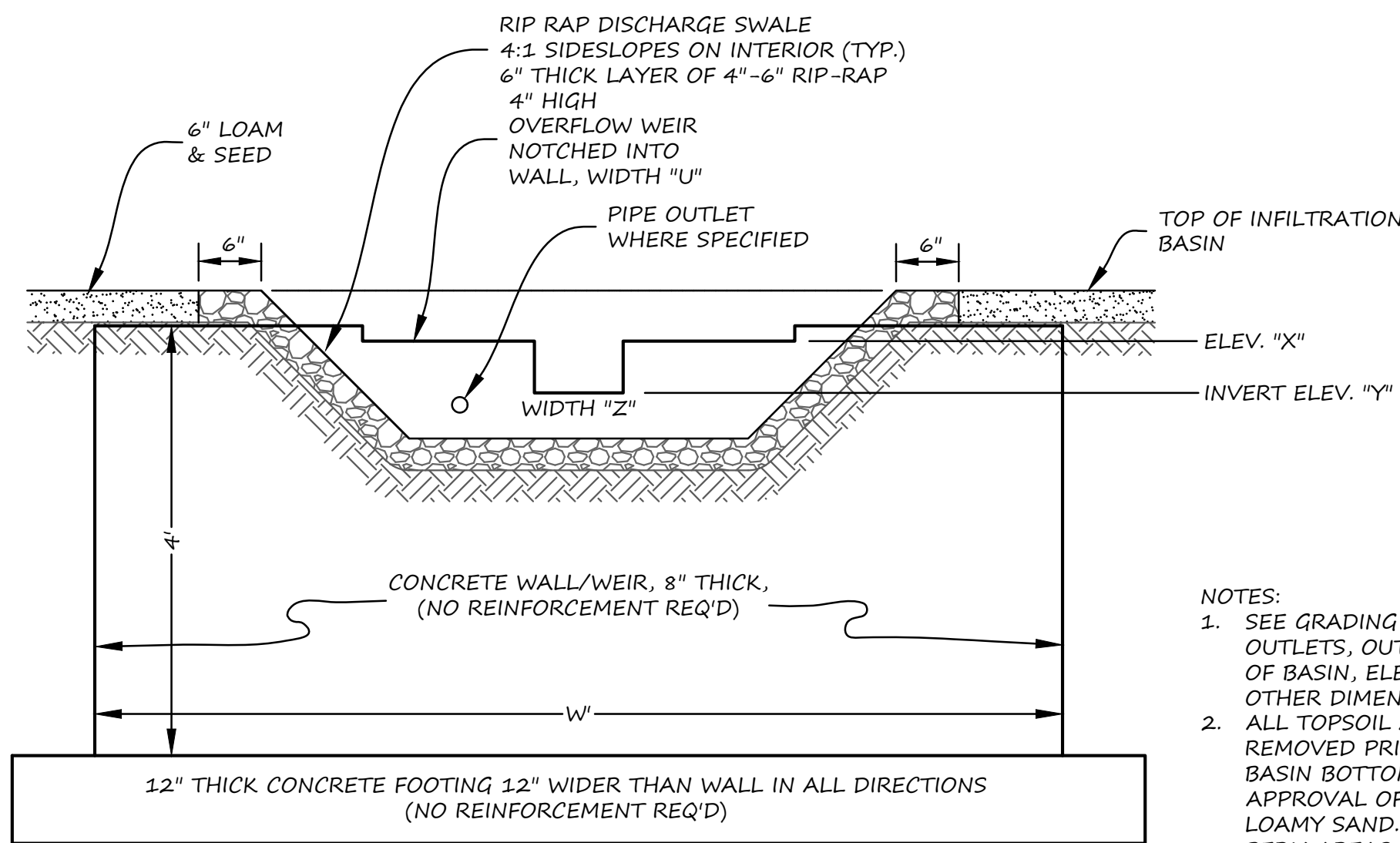
Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:20:42 -04'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
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PER PLANNING BOARD DECISION	2021-05-07	DJM

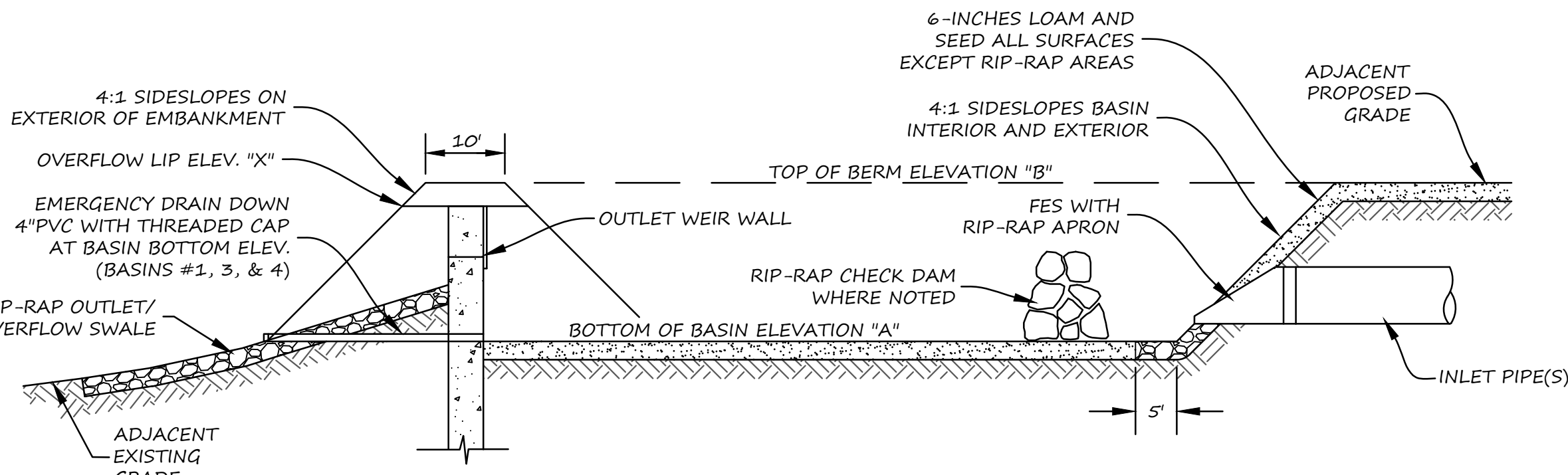
EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 2
OF LAND IN
MILLIS, MA

PLAN DATE: FEBRUARY 12, 2020



OUTLET WEIR AND RIP-RAP SWALE DETAIL

- NOTES:
- SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN SAND OR GRAVEL MEETING THE APPROVAL OF THE DESIGN ENGINEER. FILL FOR BERMS MAY BE SAND OR LOAMY SAND. (TITLE V CLASSIFICATIONS).
 - BERM AREAS SHALL BE REMOVED OF ALL TOPSOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.
 - MONITORING WELLS ARE TO BE IMPLEMENTED WHERE NOTED ON THE PLANS. WELLS ARE TO BE 4" PERFORATED PVC PIPE WRAPPED IN TWO LAYERS OF FILTER FABRIC WITH A REMOVABLE CAP SET 6" ABOVE FINISHED GRADE.
 - A SIEVE ANALYSIS IS TO BE COMPLETED FOR ALL FILL PLACED UNDERNEATH THE BASINS.



TYPICAL BASIN CROSS-SECTION

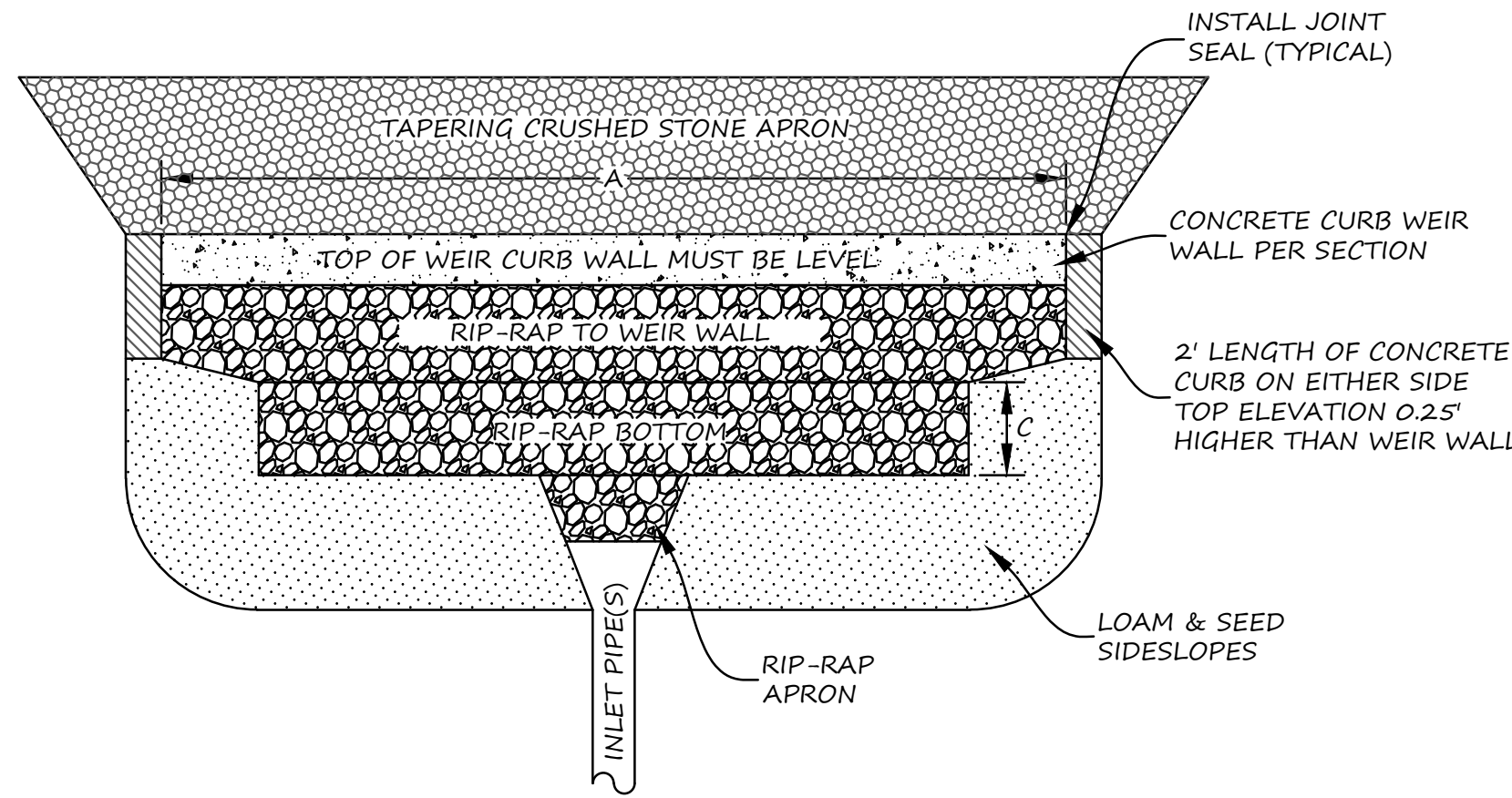
SCHEDULE OF DIMENSIONS AND ELEVATIONS

BASIN #1	BASIN #2	BASIN #3	BASIN #4
145.7	143.5	144.5	146.8
148.0	146.5	147.5	147.6
24'	N/A	26'	10'
146.50	145.50	146.5	147.20
5'	5'	4'	
146.00	N/A	N/A	146.90
1'	N/A	N/A	1.5
N/A	15"	2"	N/A
N/A	144.50	145.00	N/A

BOTTOM OF BASIN ELEVATION "A"
TOP OF BERM ELEVATION "B"
OUTLET WEIR WALL LENGTH "W"
OVERFLOW ELEVATION "X"
OVERFLOW WIDTH "U"
DISCHARGE ORIFICE INVERT "Y"
ORIFICE WIDTH "Z"
PIPE DIAMETER
PIPE INVERT

TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

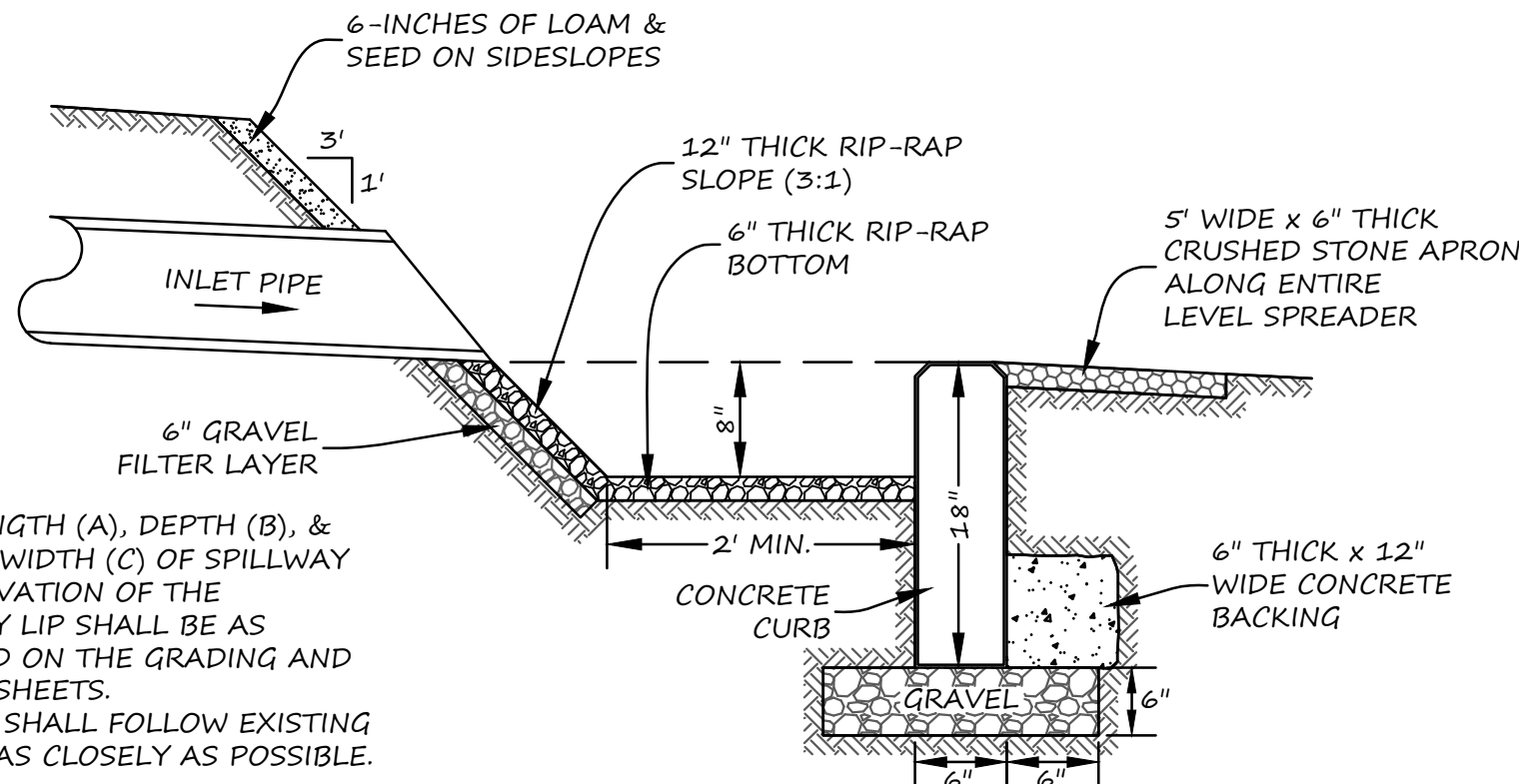


PLAN VIEW

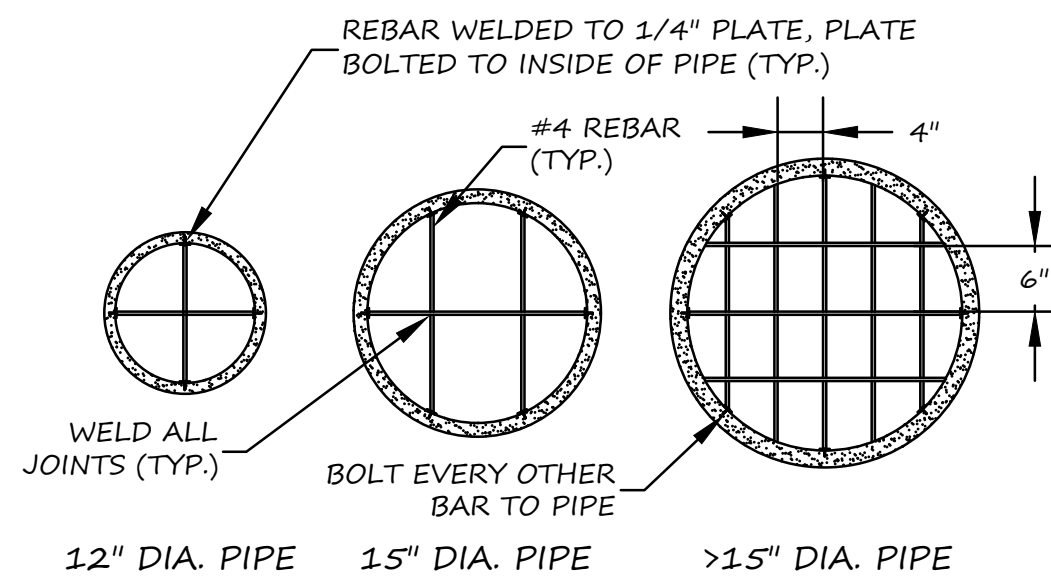
LEVEL SPREADER DETAIL

NOT TO SCALE

- NOTES:
- WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
 - WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.



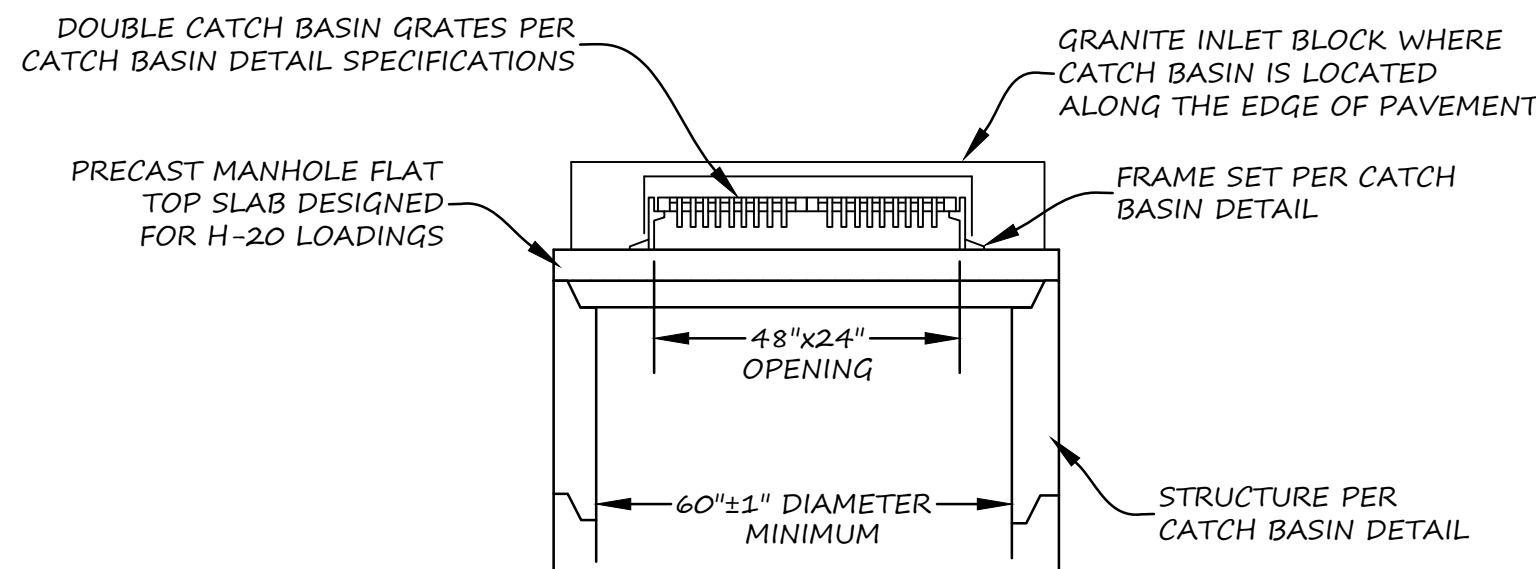
TYPICAL SECTIONAL VIEW



NOTE: GRATES SHALL BE INSTALLED ON ALL PIPE DISCHARGES

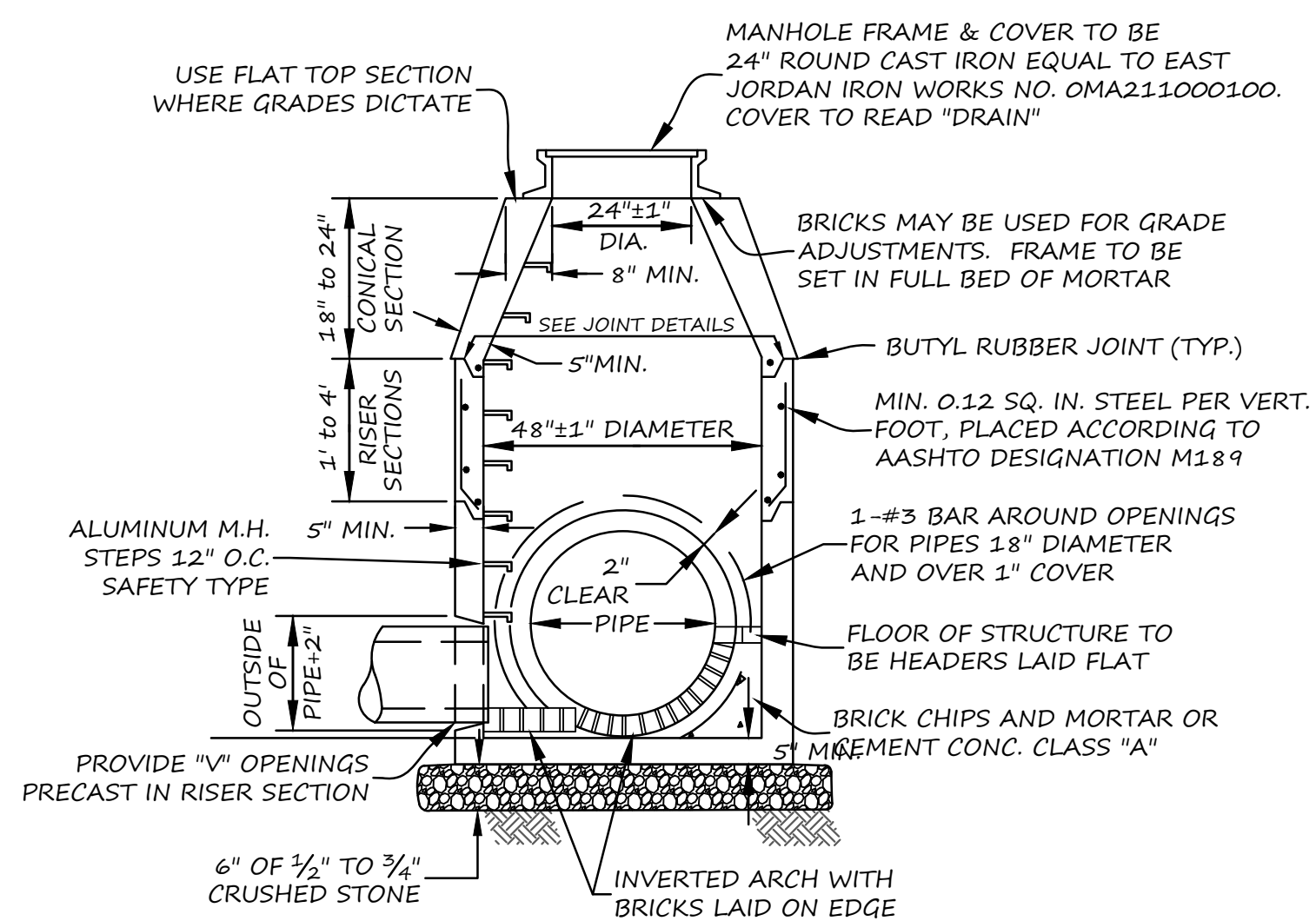
PIPE DISCHARGE GRATE DETAIL

NOT TO SCALE



CATCH BASIN DOUBLE GRATE DETAIL

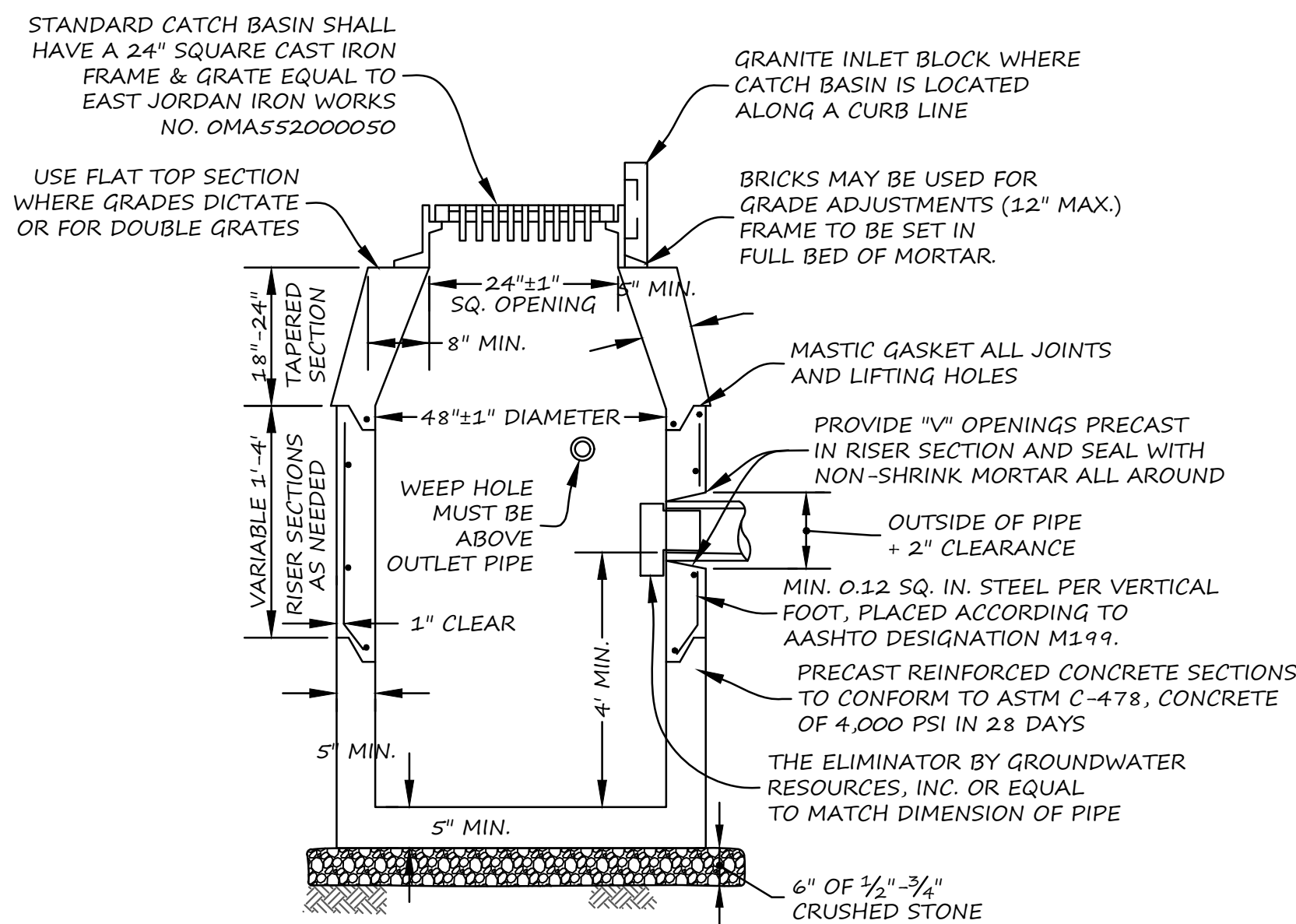
NOT TO SCALE



- NOTES:
- MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
 - SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

PRECAST CONCRETE DRAIN MANHOLE

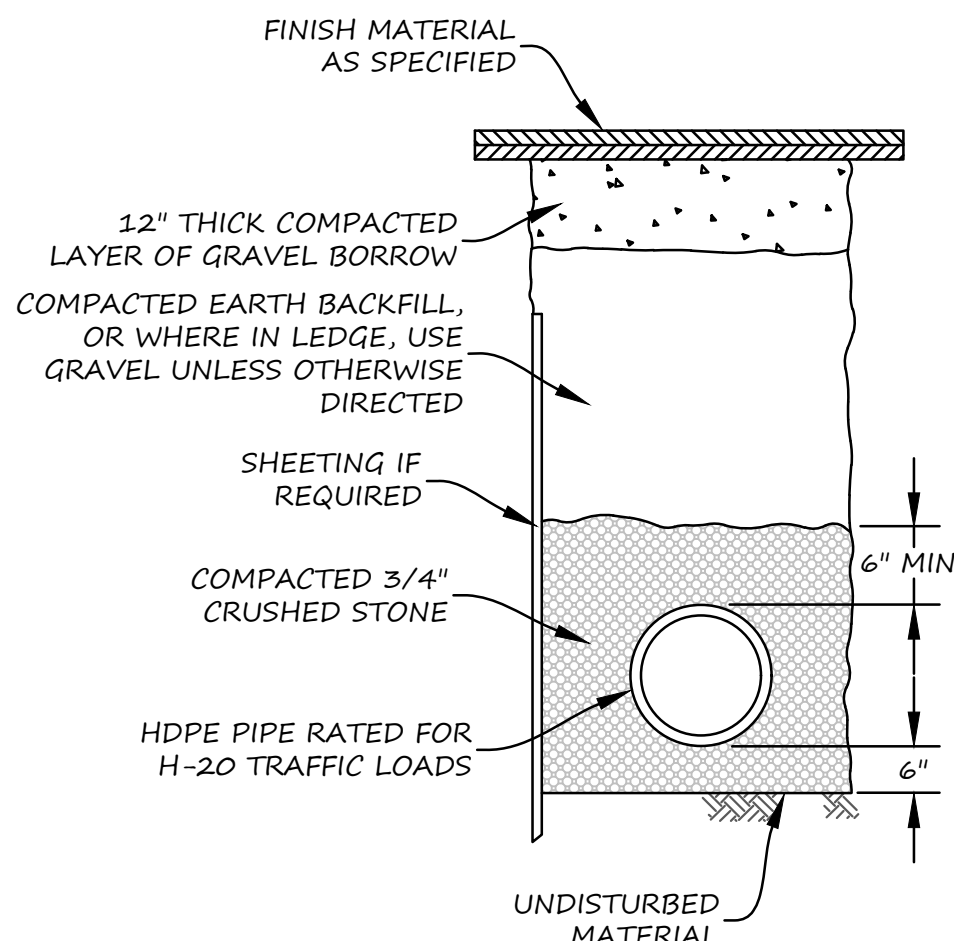
NOT TO SCALE



- NOTES:
- NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
 - PROVIDE 5' DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. 0MA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



TYPICAL DRAIN TRENCH

(NO SCALE)

ZONING DISTRICTS
RESIDENTIAL R-S
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
G&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JUNE 9, 2020 WITH A DECISION FILED WITH THE TOWN CLERK ON JUNE 17, 2020, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TD DEVELOPMENT, LLC ET AL., DATED JANUARY 12, 2021, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 34282 PAGE 121. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-33



LEGACY
ENGINEERING



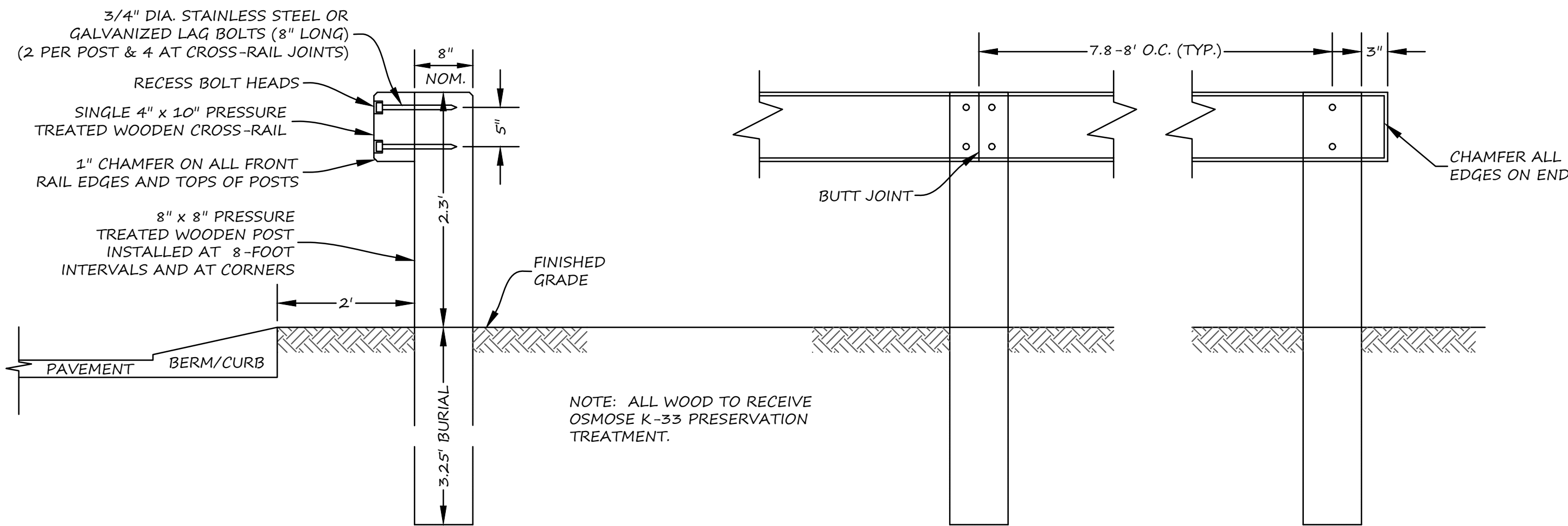
Digitally signed by
Daniel J. Merrikin, P.E.
Date: 2021.05.10
15:21:31 -04'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

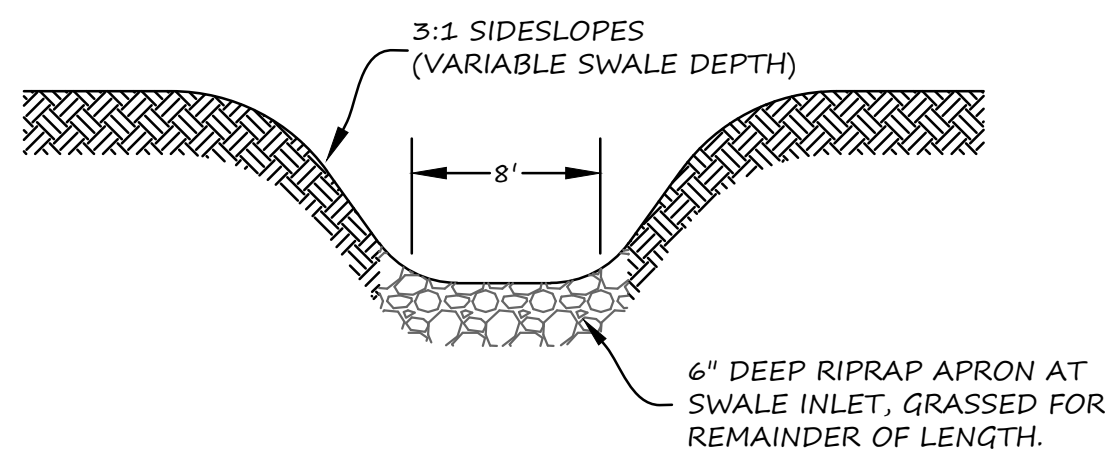
EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 3
OF LAND IN
MILLIS, MA



SIDE SECTIONAL VIEW

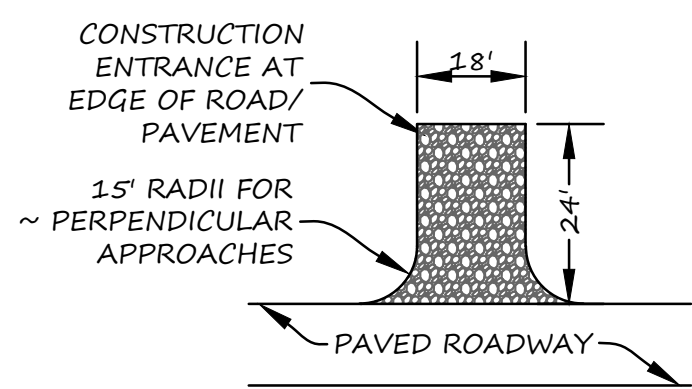
FRONT VIEW & TYPICAL END SECTION

WOOD GUARD RAIL DETAIL
NOT TO SCALE

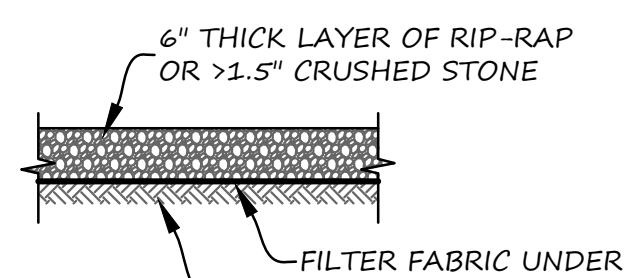


NOTES:
1. SWALE SLOPE TO BE AT LEAST 0.5%

BASIN #2 SWALE DETAIL
NOT TO SCALE



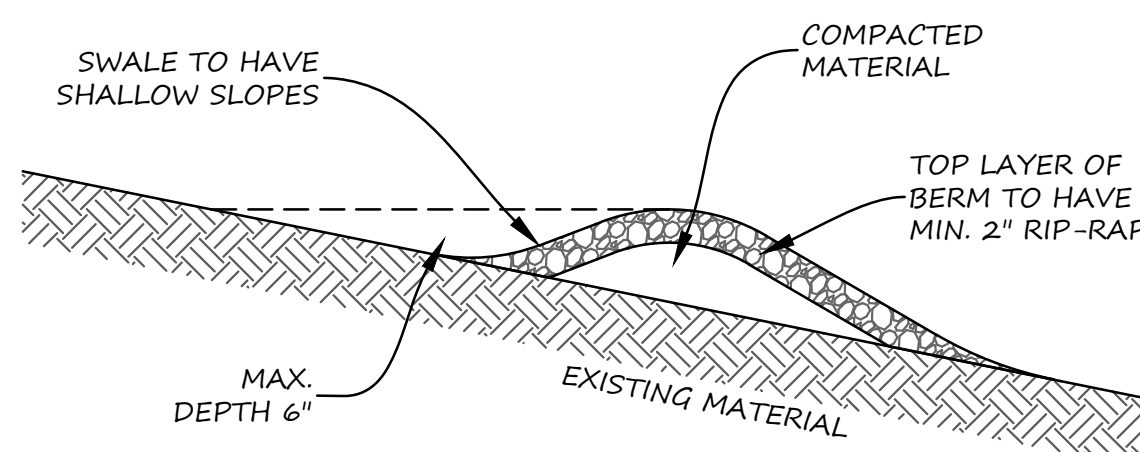
PLAN VIEW



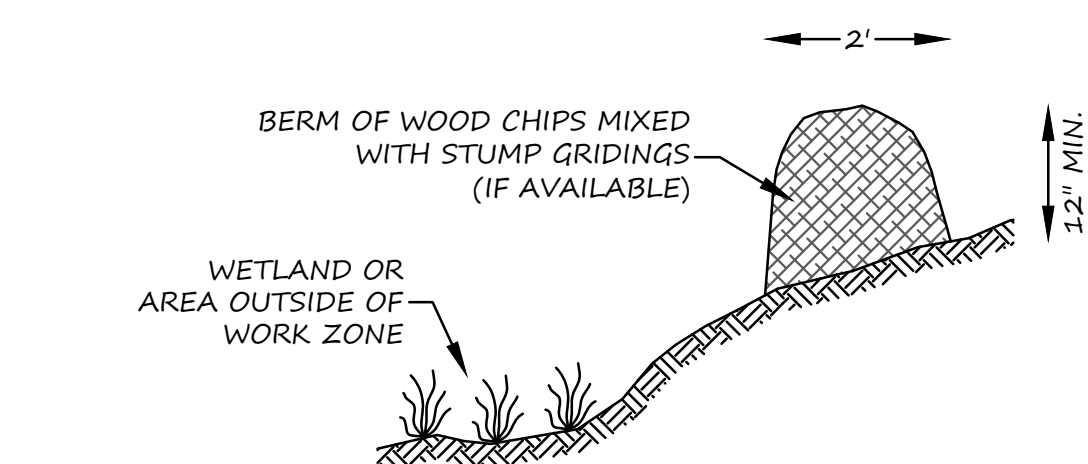
SECTIONAL VIEW

NOTES:
1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
2. ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



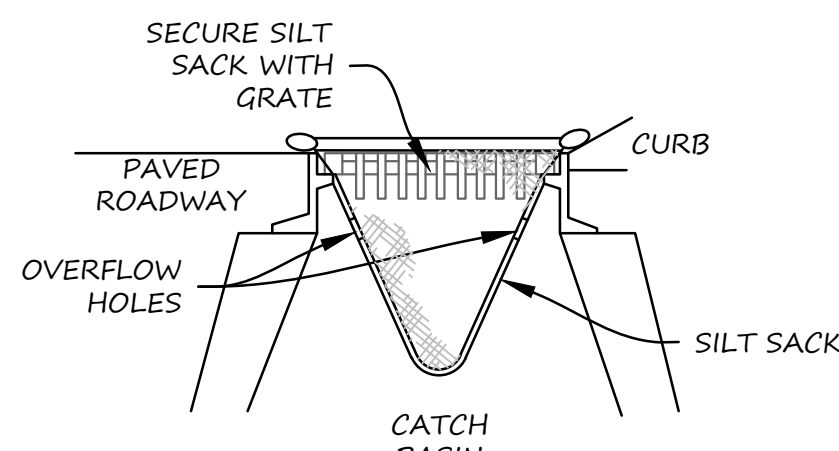
TEMPORARY SWALE
NOT TO SCALE



SECTIONAL VIEW

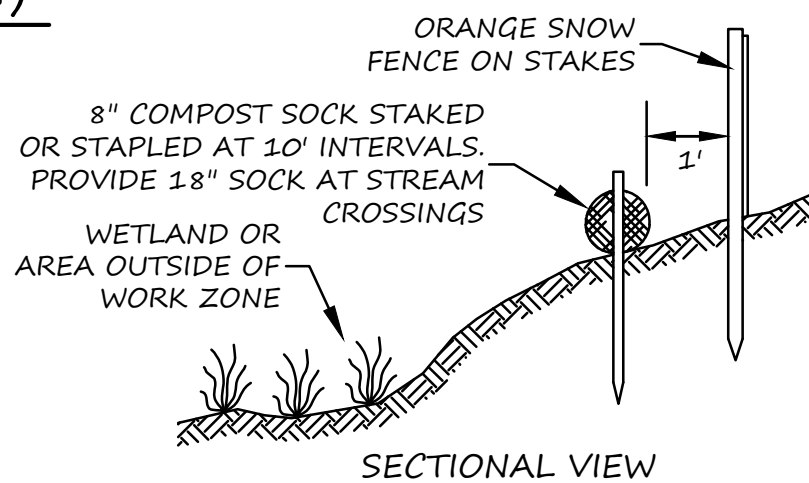
EROSION CONTROL
DETAIL (MULCH BERM)

NOT TO SCALE



CATCH BASIN SILT SACK DETAIL

NOT TO SCALE

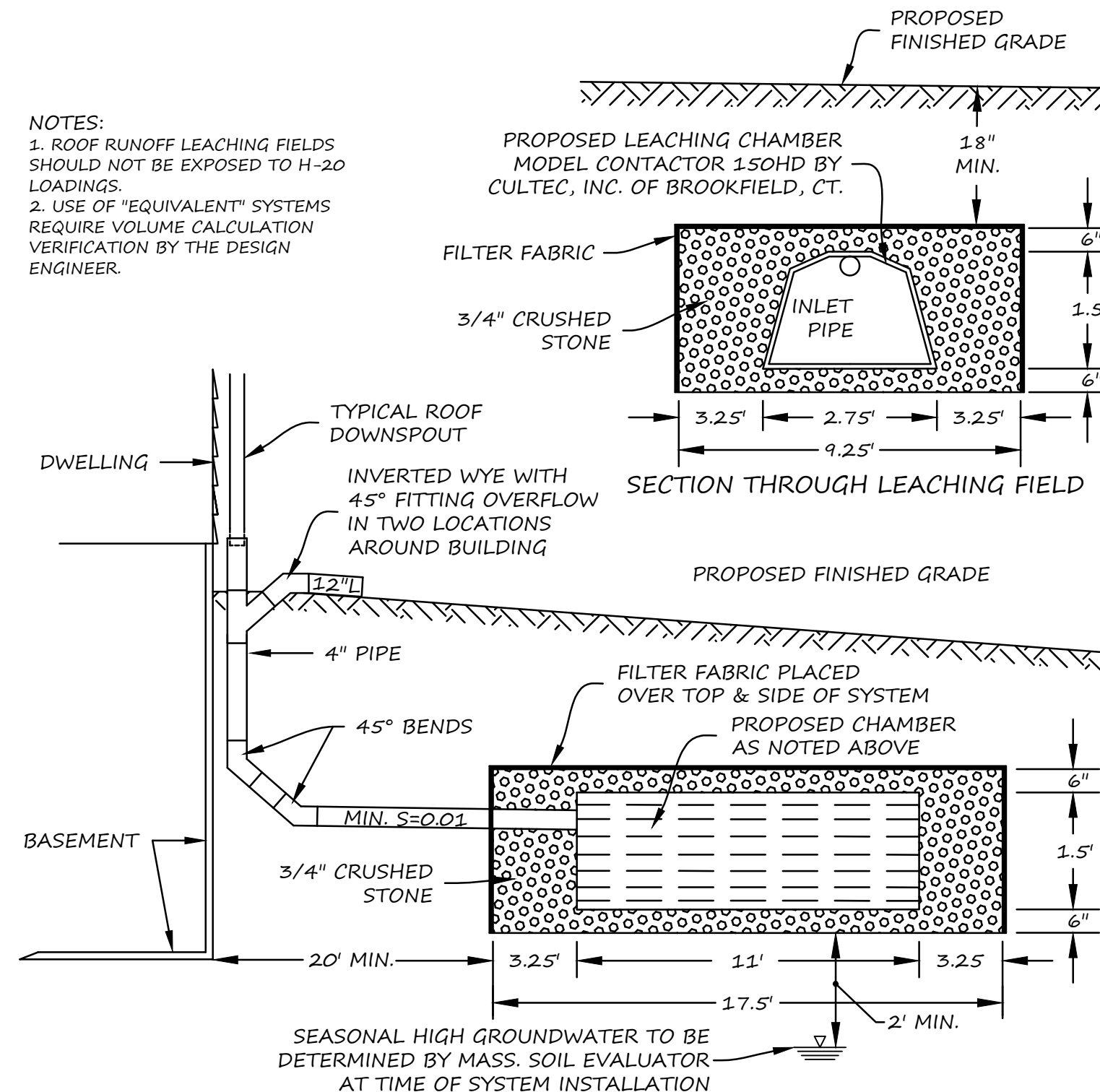


SECTIONAL VIEW

NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET.

EROSION CONTROL
(COMPOST SOCK)

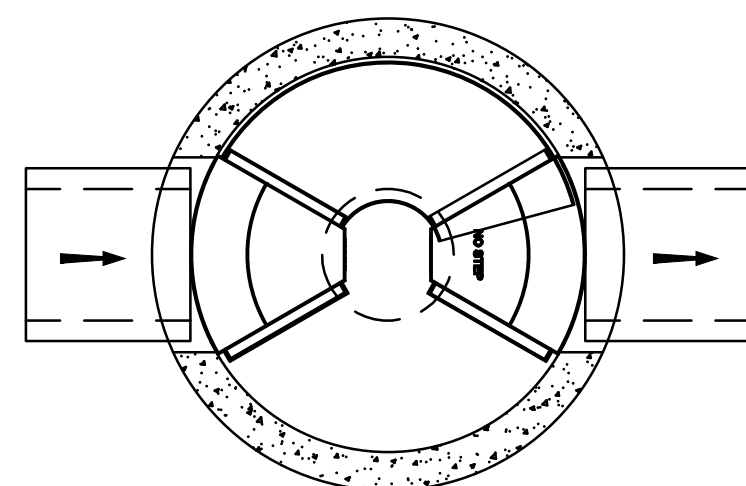
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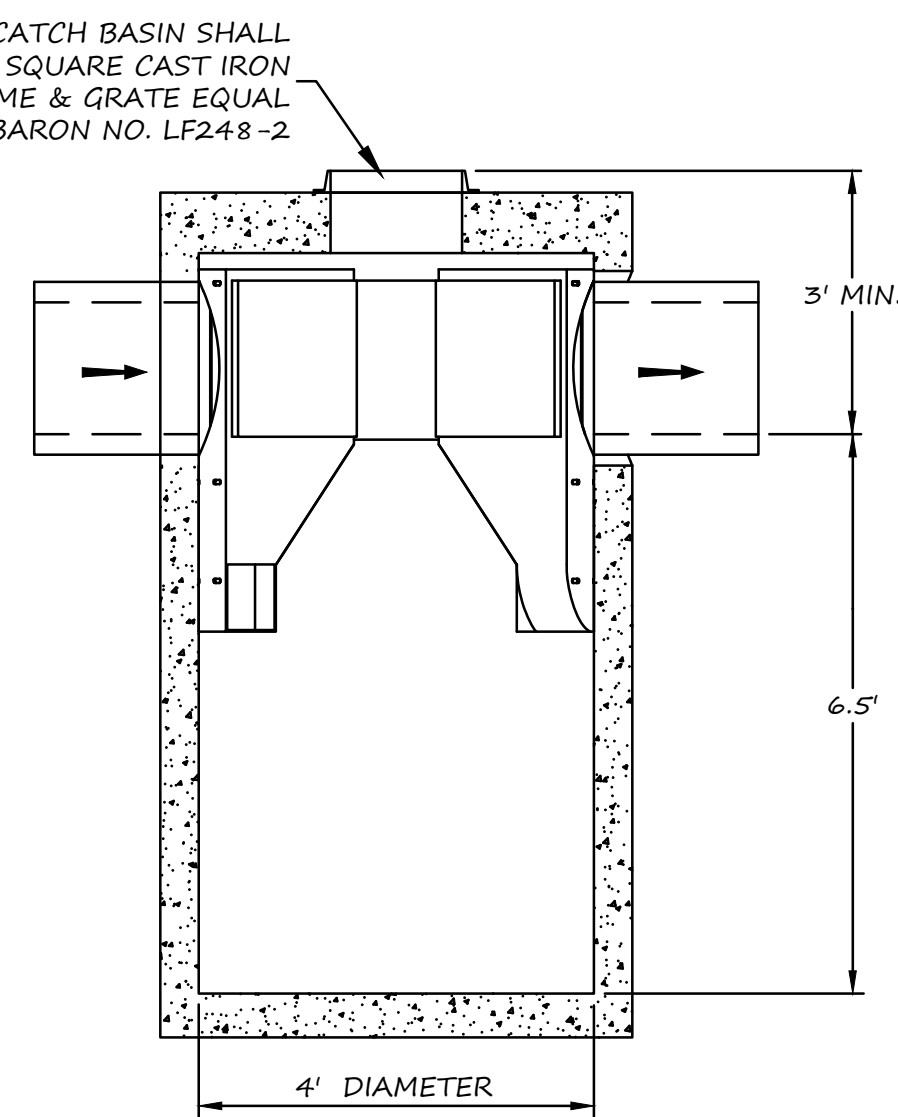
DESIGN NOTES:
1. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1-INCH OF RUNOFF FROM AN 1,800 S.F. ROOF AREA, WHICH IS TYPICAL FOR THE PROPOSED DEVELOPMENT. PROVIDE ONE SYSTEM FOR EACH HOUSE (OR TWO SMALLER SYSTEMS WITH THE EQUIVALENT STORAGE VOLUME).
2. THE COMPLETED ROOF RUNOFF COLLECTION SYSTEM MUST COLLECT RUNOFF FROM THE ENTIRE ROOF AREA OF THE PROPOSED HOUSE. THE SYSTEM DESIGNED HAS A STORAGE CAPACITY OF 153 C.F.
3. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.

ROOF RUNOFF LEACHING FIELD

NOT TO SCALE



PLAN VIEW



PROFILE VIEW

FIRST DEFENSE (4' DIA. MODEL)

NOT TO SCALE

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
GJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
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RIDGE STREET TRUST
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APPLICANT
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38 BENJAMIN'S GATE
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PROFESSIONAL LAND SURVEYOR

INDICATES BOUND TO BE SET

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TOWN CLERK DATE

DATE APPROVED: 6/7/2020

DATE ENDORSED:

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:22:21 -04'00'

PLAN SCALE: NOT TO SCALE

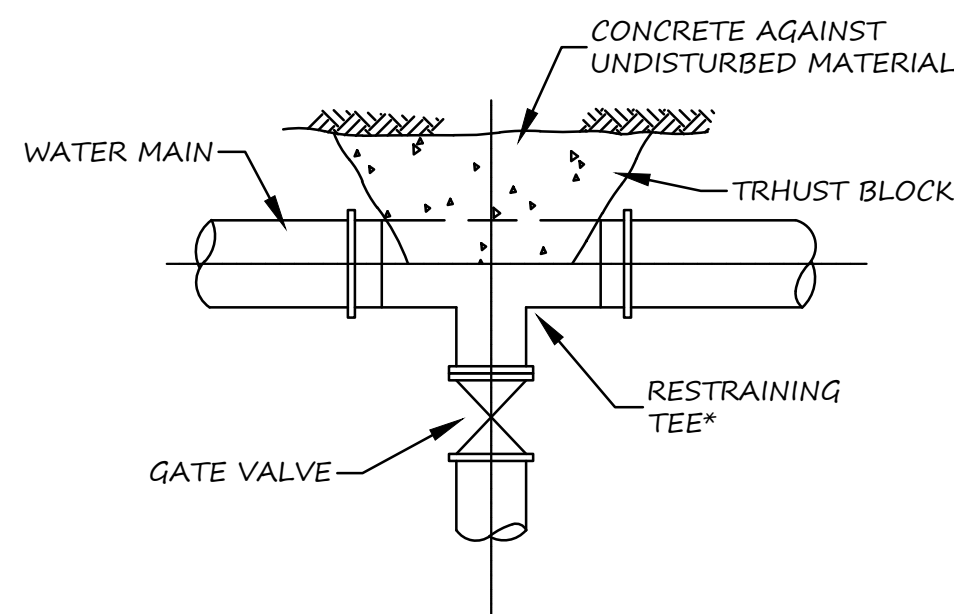
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-08-31	DJM
REVISIONS PER TOWN COMMENTS	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 4
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-34



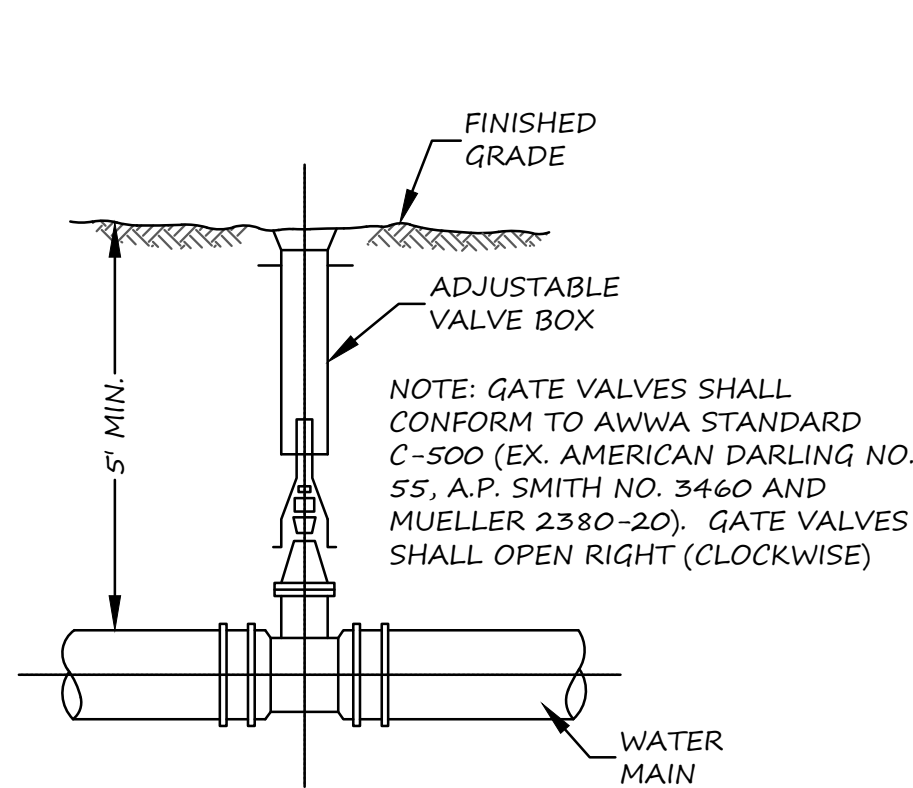
D69-03



NOTE: MECHANICAL JOINT RESTRAINT SYSTEMS SUCH AS 'MEGALUG' MAY BE USED SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS/ENGINEERING DEPT.

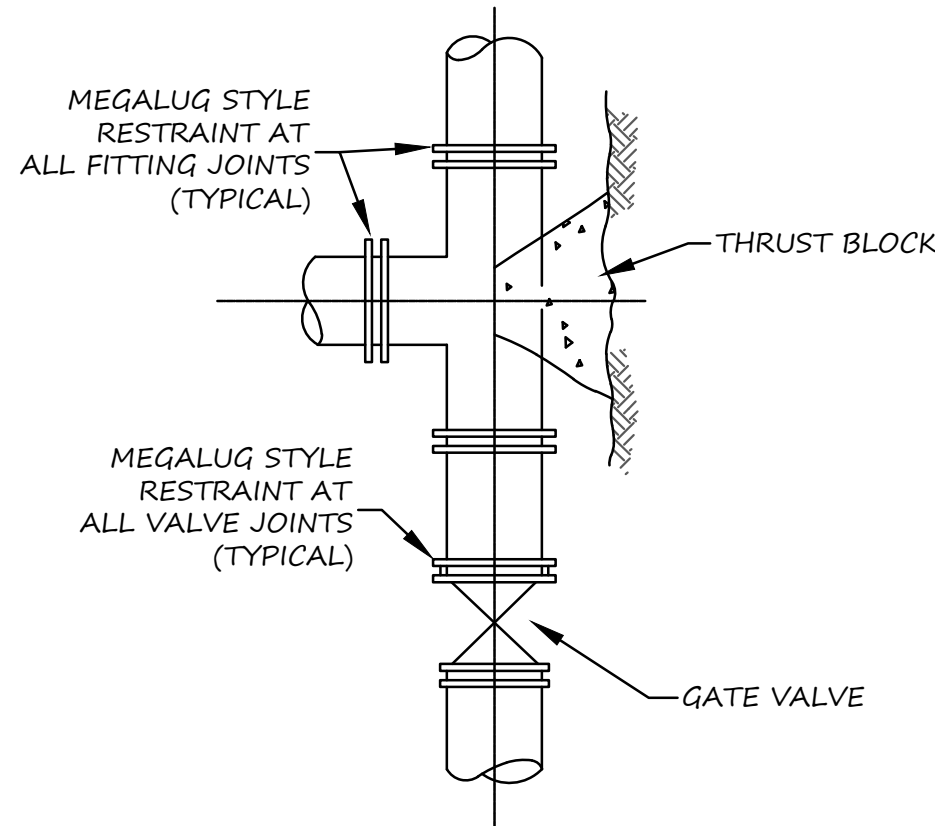
TYPICAL LATERAL GATE VALVE CONNECTION DETAILS

NOT TO SCALE



TYPICAL GATE VALVE

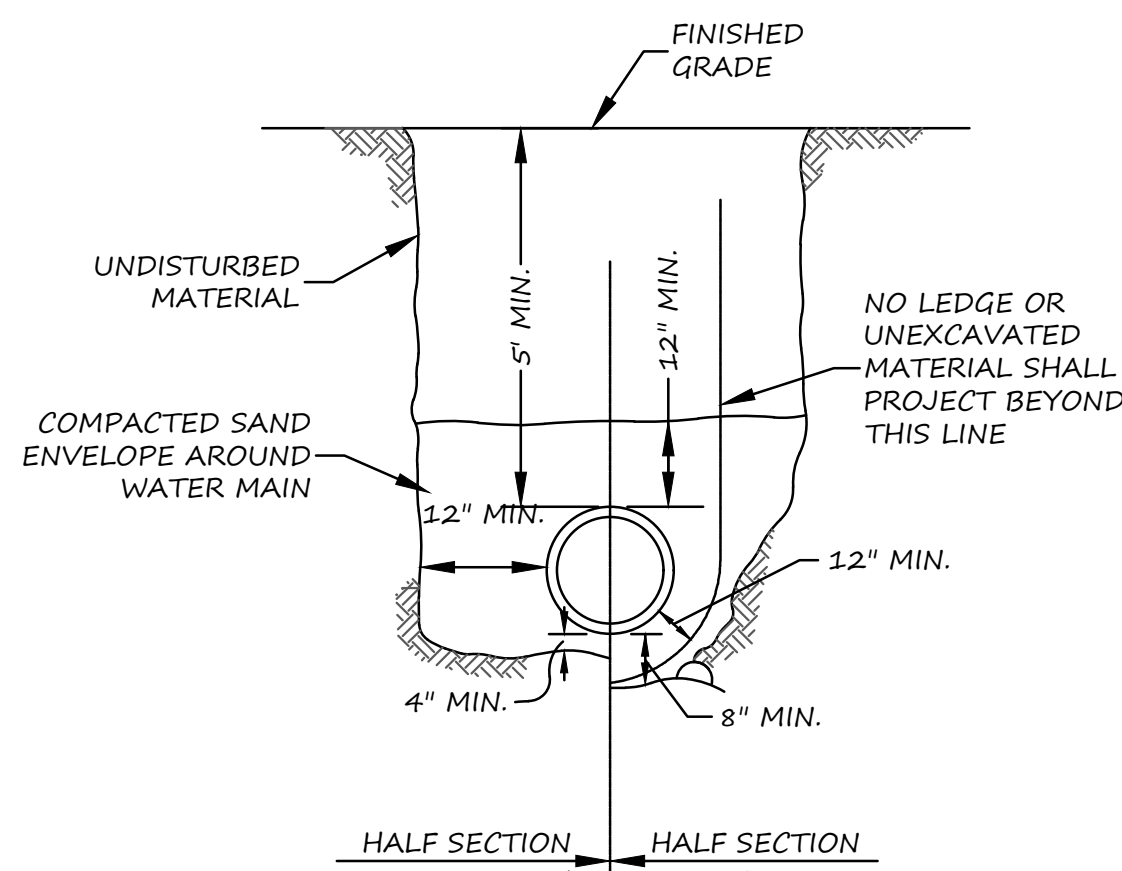
NOT TO SCALE



NOTE: ALL GATE VALVES AND FITTINGS SHALL BE PROVIDED WITH MEGALUG STYLE JOINT RESTRAINTS. TEES AND BENDS SHALL ALSO BE PROVIDED WITH THRUST BLOCKS.

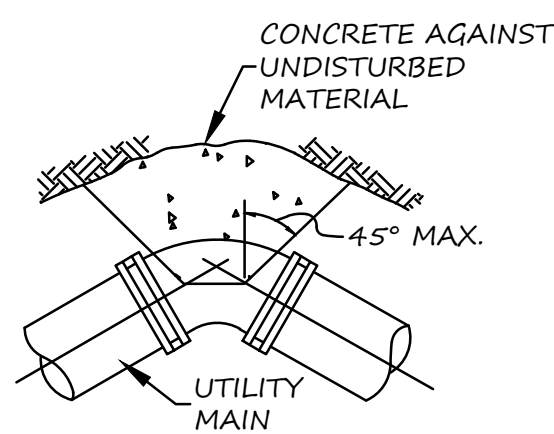
TYPICAL JOINT RESTRAINT DETAIL

NOT TO SCALE

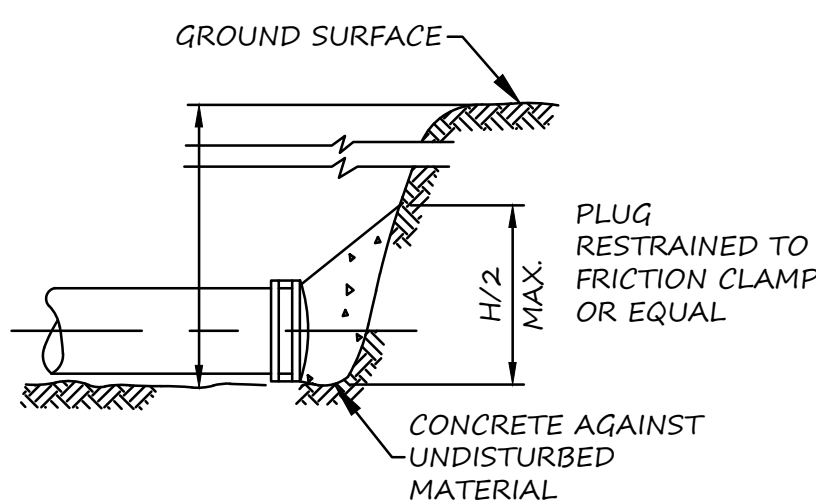


WATER MAIN TRENCH DETAIL

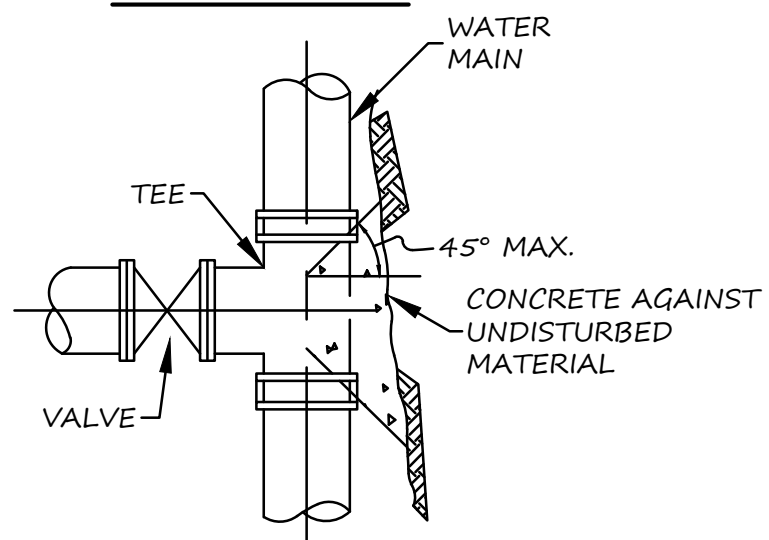
NOT TO SCALE



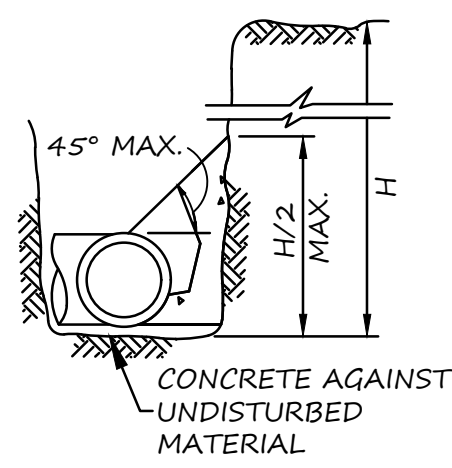
TYPICAL BEND



TYPICAL PLUG



TYPICAL TEE



TYPICAL SECTION

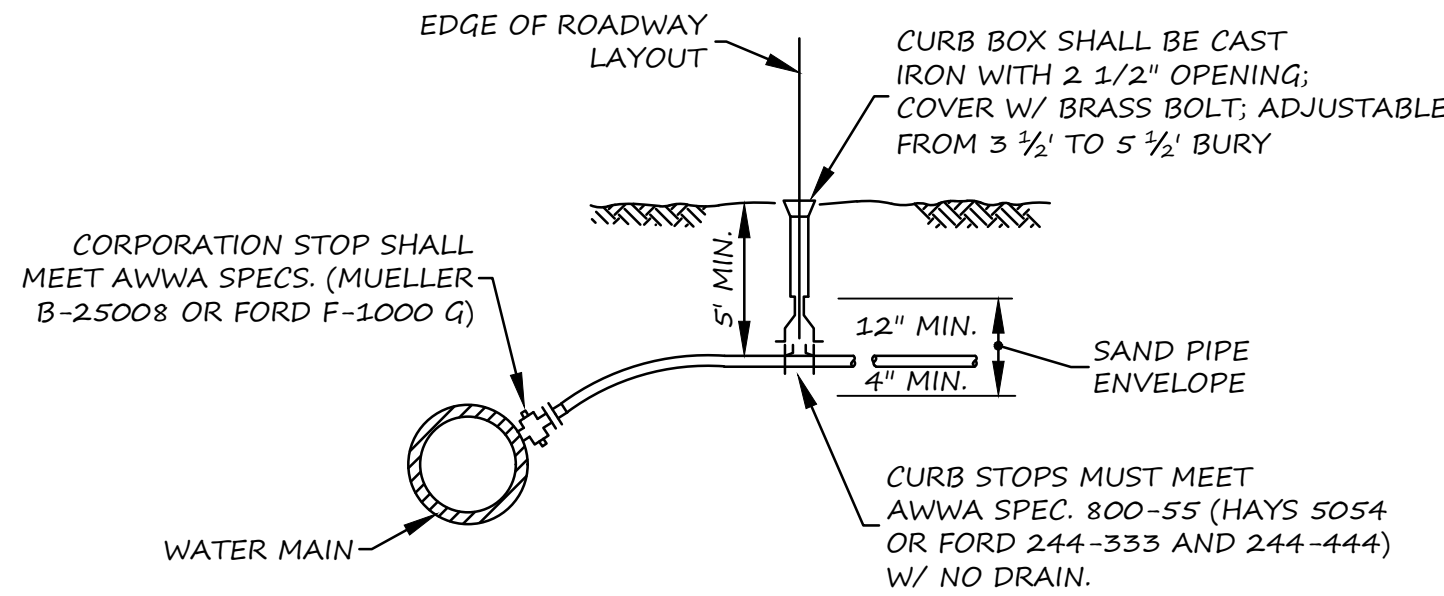
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAT THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE)

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
2 AND 4	5	5		5
6 AND 8	8	8		8
10 AND 12	22	13	8	16

NOTE: TO BE PROVIDED FOR ALL WATER MAINS (IN ADDITION TO MEGALUG JOINT RESTRAINTS) AND LOW-PRESSURE SEWER MAIN AND SEWER FORCE MAIN BENDS.

TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE

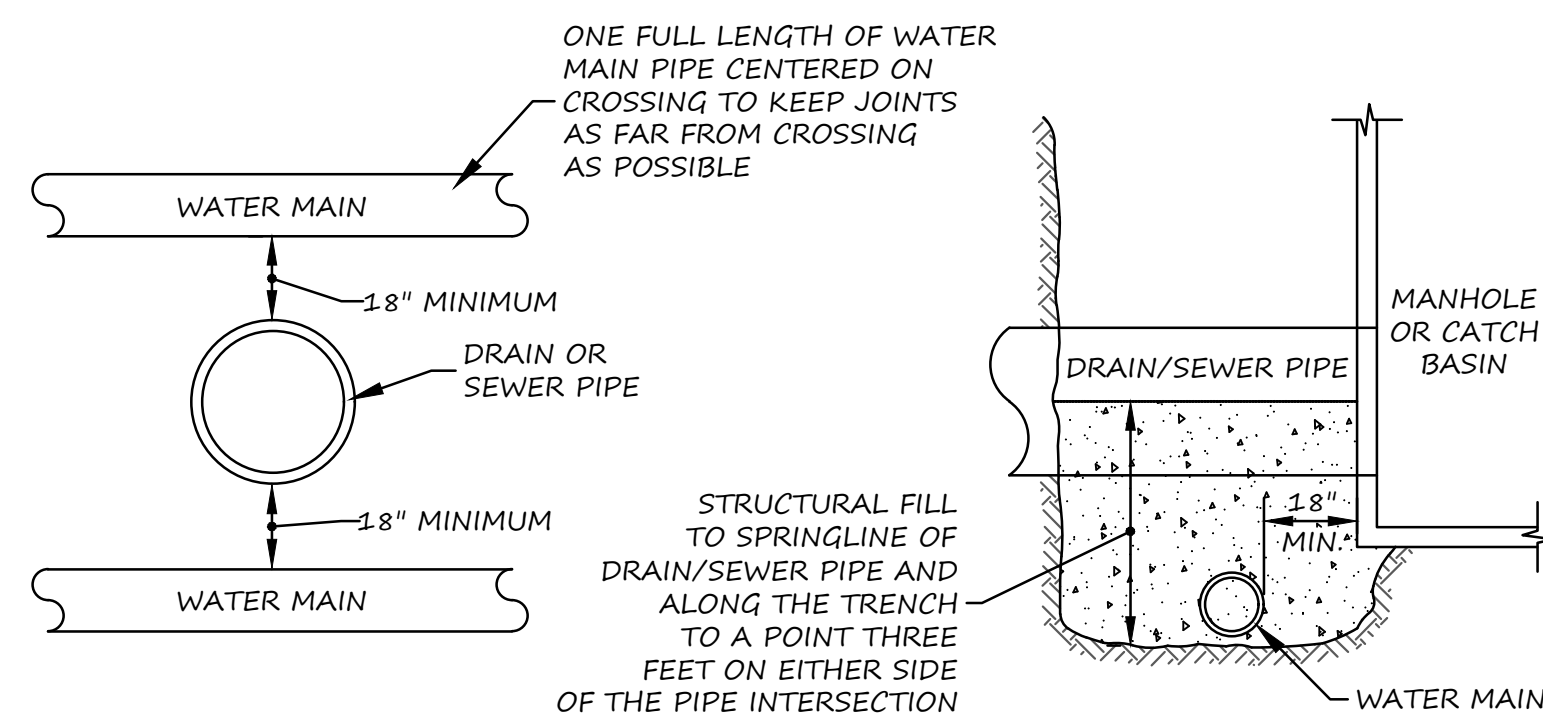


NOTES:

1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.
3. WATER SERVICE PIPING SHALL BE BEDDED IN COMPACTED SAND, MIN. 4" UNDERNEATH, MIN. 12" ON EITHER SIDE AND MIN. 12" ABOVE.

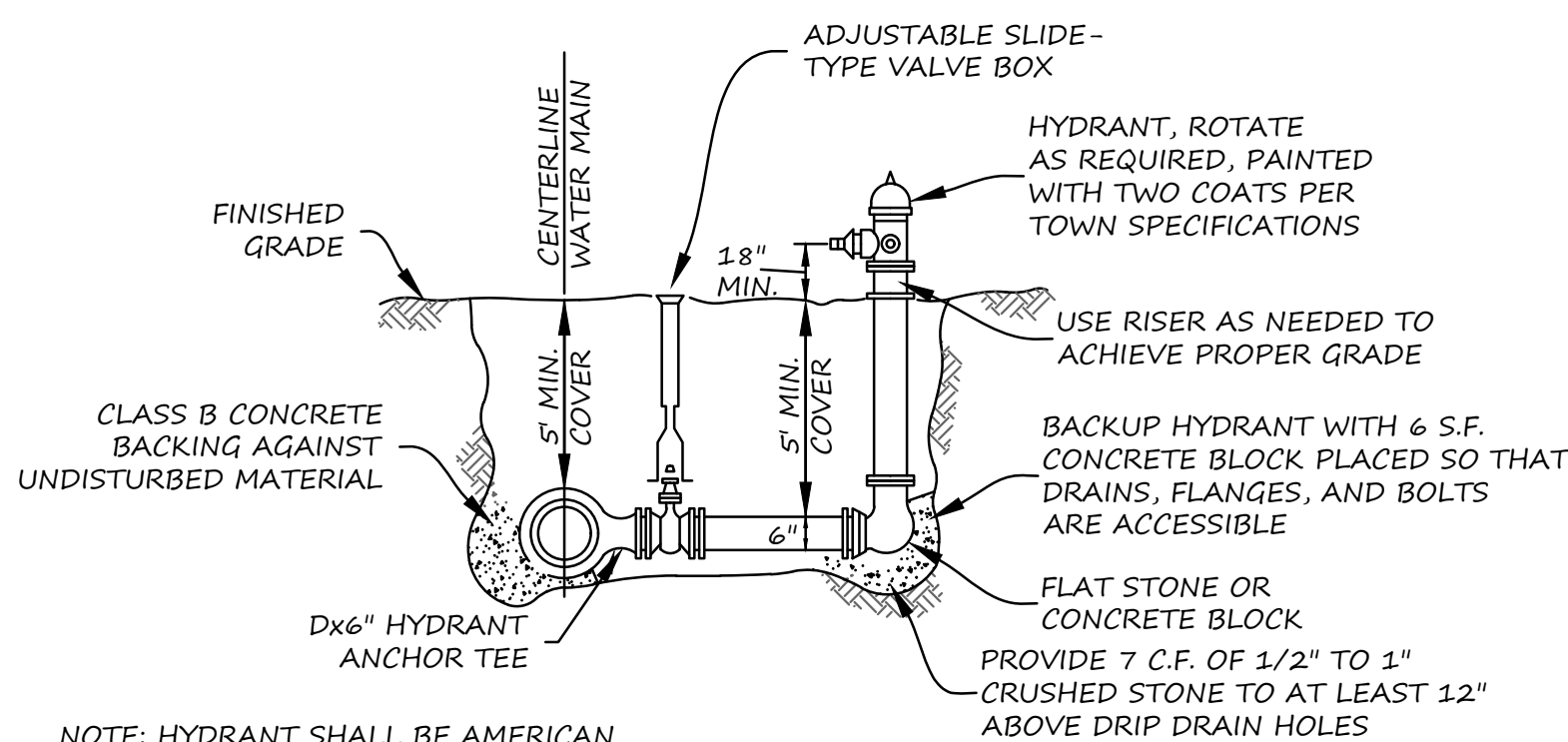
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



WATER MAIN CROSSING DETAIL

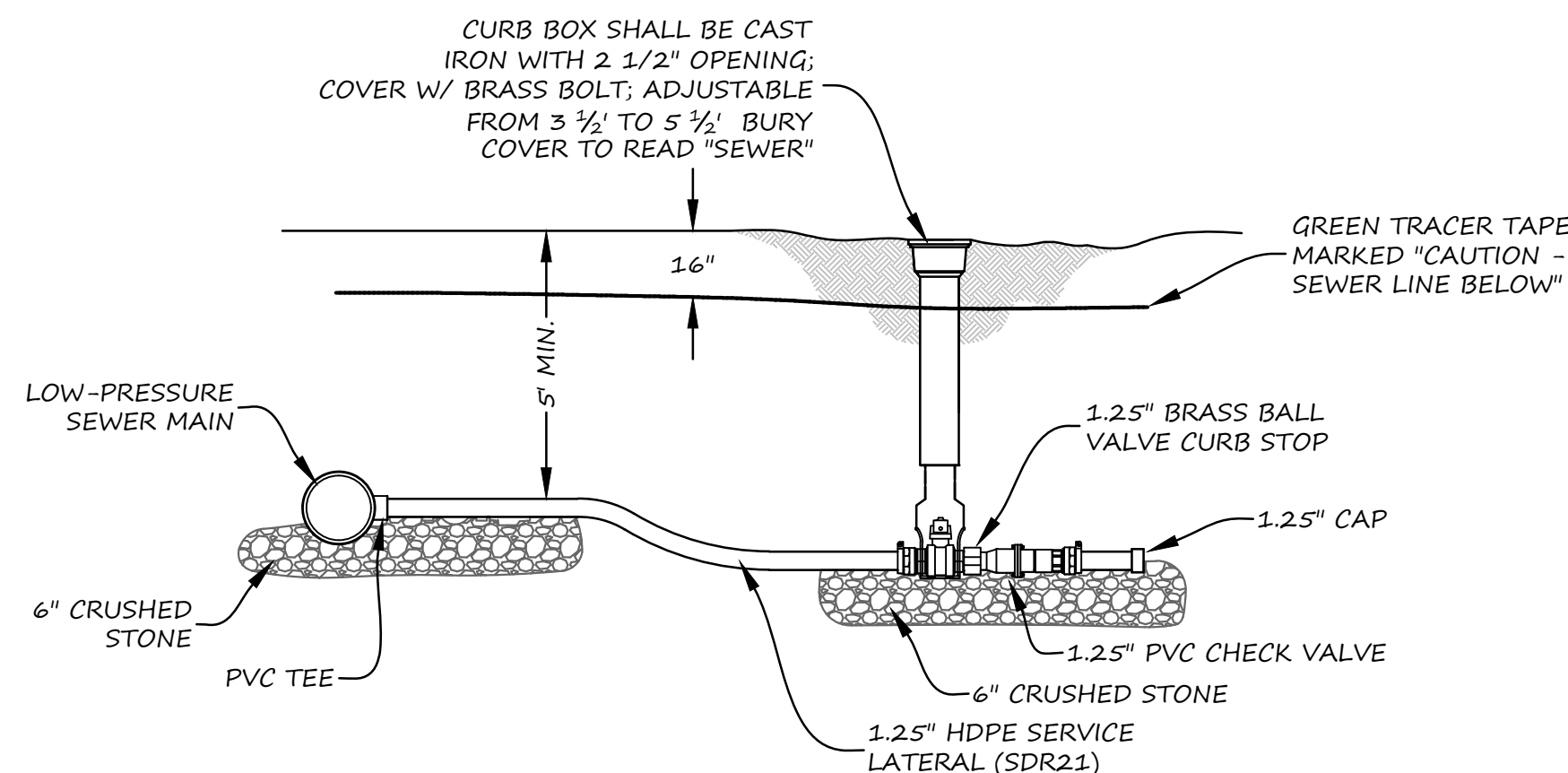
NOT TO SCALE



NOTE: HYDRANT SHALL BE AMERICAN DARLING MODEL B-84 OPEN RIGHT (CLOCKWISE)

TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



LOW PRESSURE SEWER SERVICE LATERAL DETAIL

NOT TO SCALE

ZONING DISTRICTS
RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
GJK LLC
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TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:23:08 -04'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
2020-05-20	DJM	
2020-06-05	DJM	
2020-06-11	DJM	
2020-08-31	DJM	
2020-09-14	DJM	
2020-09-28	DJM	
2021-05-07	DJM	

EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 5
OF LAND IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-35



LEGACY
ENGINEERING

D69-03

SEWER SYSTEM NOTES:

- REFERENCE TOWN OF MILLIS SEWER CONSTRUCTION GUIDELINES GOVERNING SEWER WORK IN THE TOWN OF MILLIS, MASSACHUSETTS REVISED JULY 2007 (HEREIN THE "MILLIS SEWER STANDARDS")
- ALL MATERIALS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MILLIS SEWER STANDARDS.
- UNLESS OTHERWISE SPECIFIED, GRAVITY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC.
- SERVICE LATERAL LOCATIONS ARE SHOWN APPROXIMATELY AND ARE SUBJECT TO FIELD CHANGE DEPENDING ON ACTUAL SITE CONDITIONS. LATERALS SHALL BE AT LEAST 10 FEET FROM WATER SERVICES.
- SEWER TESTING FOR ALL SEWER MAINS:
 - All debris shall be removed from manholes and shall thoroughly flush from sewers and force mains prior to testing for watertightness. All sewers and force mains, (not including manholes), service connections and sewer laterals constructed shall be tested and shall satisfactorily meet the test requirements prior to final acceptance of the work. An exfiltration, infiltration, or low pressure air tests for gravity sewers and shall perform water pressure test for the force main.
 - SEWER LINE MANDREL TESTING: Prior to testing all lines shall be flushed and jetted. A 5% maximum deflection test is required for the PVC mainline pipes after final trench compaction has taken place and 30 days after installation. The test shall be conducted with a rigid mandrel (go no go) device cylindrical in shape and constructed with a minimum of nine or ten evenly spaced arms or prongs. The mandrel shall be hand pulled by the contractor through all sewer lines. Any section of sewer not passing the mandrel shall be uncovered and the contractor shall re-round or replace the sewer at the contractor's expense. The excavation shall be mechanically compacted to a minimum of 95 percent and the pipe retested.
 - SEWER LINE TELEVISION INSPECTION OF LINES: All mainline gravity sewer pipes shall be television tested upon completion of all other tests. The testing shall be done by a company specializing in this type of work. The camera shall be drawn through the pipe, with a color image projected upon a color video screen that includes a distance. All services shall be located a distance from the manhole on the tape. All imperfections should be noted on the tape. Two copies of the tape shall be furnished to the Town of Millis. Any misalignments, imperfections, sags, or other unacceptable observations shall be corrected by the contractor. If the line is not flushed properly and requires re-flushing the contractor shall re-video the line.
- SEWER MANHOLE TESTING:
 - Each manhole shall be tested immediately after assembly and prior to backfilling.
 - All lift holes shall be plugged with an approved non-shrink grout. All pipes entering the manhole shall be plugged; taking care to securely brace the plug from begin drawn into the manhole. The test head shall be placed at the inside of the top of the core section and the seal inflated in accordance with the manufacturers recommendations. A vacuum of 10 inches of mercury shall be drawn and the vacuum pump shut off. With the valves closed, the time shall be measured for the vacuum to drop to 9 inches. The manhole shall pass the test if the time is greater than those listed below:

Depth of Manhole 4 and 5 footdiameter	Maximum Allowable Time (sec)
0-10'	60
10-15'	75
15-25'	90

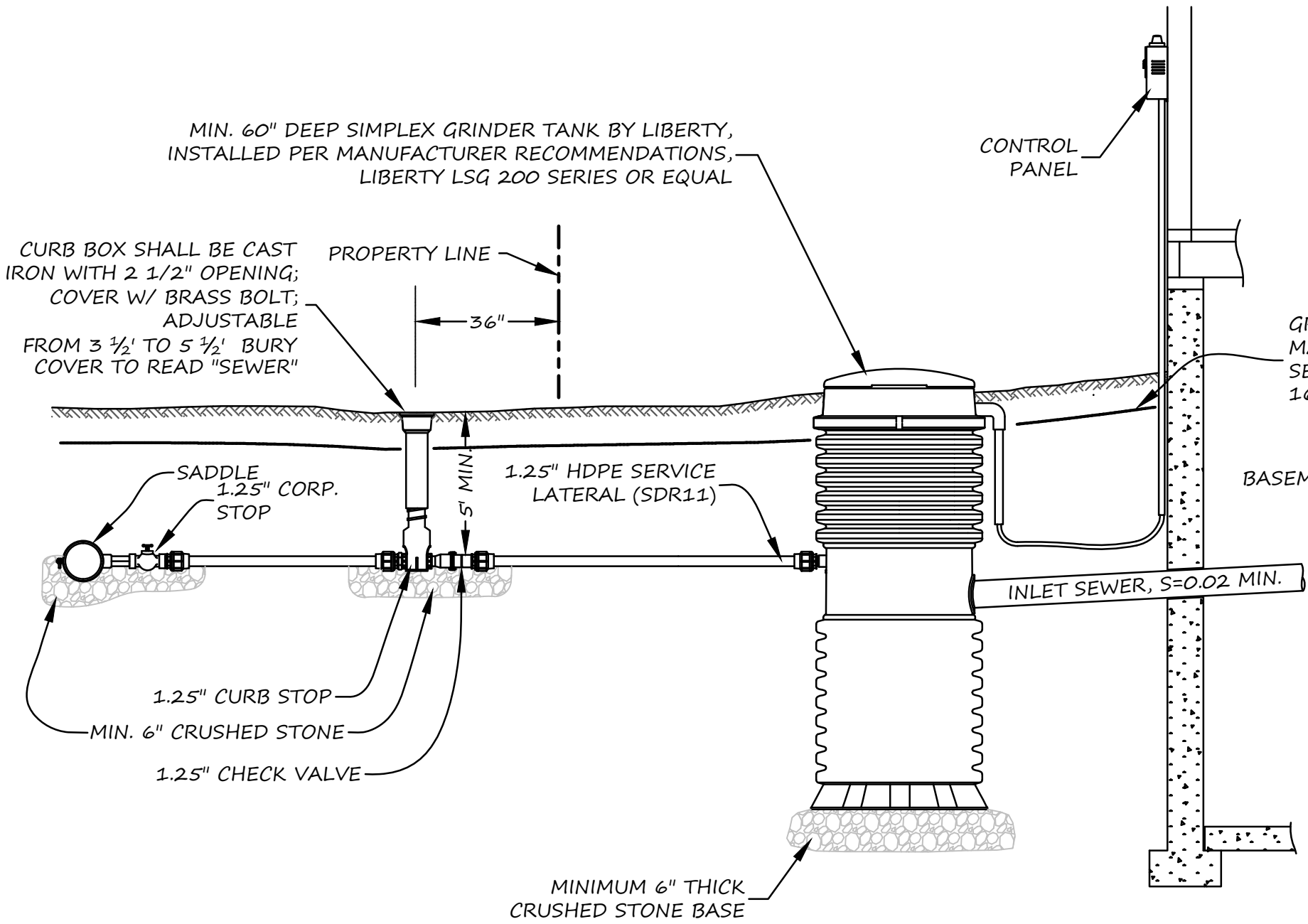
If the manhole fails the initial test, necessary repairs shall be made with a non-shrink grout while the vacuum is still being drawn. Retesting shall proceed until a satisfactory test is obtained. Following satisfactory test results, the manhole may be backfilled.

7. GRAVITY SEWER TESTING REQUIREMENTS (LOW-PRESSURE AIR TEST):

- The low pressure air test shall be performed with AIR-LOC equipment manufactured by Cherne Industrial Inc., Hopkins, Minnesota; New Britain Prod., New Britain, Pa., or equal
- All wyes, tees, or ends of lateral stubs, shall be capped to withstand the internal test pressures. Caps shall be easily removable for future lateral connections or extensions.
- After a manhole-to-manhole section of sewer has been backfilled and cleaned, it shall be plugged at each manhole with pneumatic plugs. The pneumatic plugs shall be such that they will hold against the line test pressure without requiring external blocking or bracing. One of the plugs shall have three hose connections. Air for inflation of the triple connection pneumatic plug shall be supplied through a factory-equipped control panel. One hose shall be used for inflation of the plug. The second hose shall be used for continuously reading the air pressure in the sealed line. The third hose shall be used for introducing low pressure air into the sealed line.
- There shall be a 3 1/2" or larger diameter, 0-30 psi gauge mounted on the control panel for reading of the internal pressure in the line being tested. Calibrations from 0-10 psi shall cover 90% of the complete dial range.
- Low pressure air shall be introduced into the sealed line until the internal air pressure reaches 4 psi greater than the average backpressure of any ground water that may be over the pipe. At least two (2) minutes shall be allowed for the air pressure to stabilize. After the stabilization period, the third hose shall be quickly disconnected from the control panel.
- The portion of line being tested shall be accepted if the portion under test does not lose air at a rate greater than 0.003 cfm per square foot of internal pipe surface when tested at an average pressure of 3.0 psig greater than any back pressure exerted by ground water that may be over the pipe at the time of the test.
- The requirements shall be accomplished by performing the test as follows: The time required in minutes for the pressure to decrease from 3.5 to 2.5 psig (greater than the average back pressure of any ground water over the pipe) shall not be less than the time shown for the given diameters in the following tables:

Pipe Diameter in Inches	Minutes
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5
18	8.5
21	10.0
24	11.5

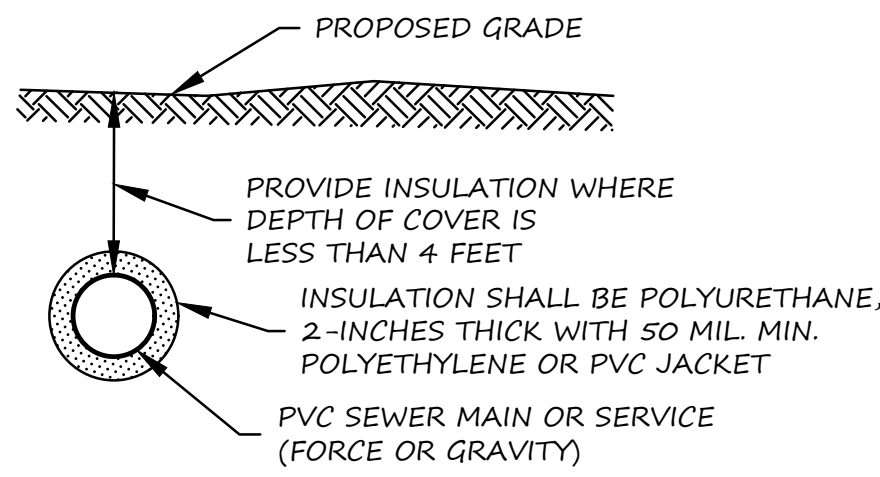
- In areas where ground water is known to exist, a one-half inch diameter capped pipe nipple, approximately 10" long, shall be installed through the manhole. This shall be done at the time the sewer line is installed. Immediately prior to the performance of the line acceptance test the ground water level shall be determined by removing the pipe cap, blowing air through the pipe nipple into the ground so as to clear it, and then connecting a clear plastic tube to the pipe nipple. The hose shall be held vertically and a measurement of the height in feet of water shall be taken after the water stops rising in this plastic tube. The height in feet shall be divided by 2.3 to establish the pounds of pressure that will be added to all readings.
 - If leakage exceeds the specified amount make the necessary repairs or re-placements required to permanently reduce the leak-age to within the specified limit, and the test shall be repeated until the leakage requirement is met.
8. LOW-PRESSURE SEWER TESTING REQUIREMENTS (FORCE MAIN PRESSURE TEST):
- The section of pipe to be tested shall be filled with water of approved quality, and all air shall be expelled from the pipe.
 - For the pressure test, by pumping, raise the water pressure (based on the elevation at the lowest point of the section under test and corrected to the gauge location) to a pressure in pounds per square inch numerically equal to the class rating of the pipe. If the pressure cannot be maintained for a period of one hour, the section under test shall be considered as having failed the pressure test.
 - Following a successful pressure test, perform a leakage test by metering the flow of water into the pipe while maintaining in the section being tested a pressure equal to the average pressure to which the pipe will be subjected under normal conditions of service. This shall be done by placing the section under system pressure or by pumping. If the average leakage during a 12 hour period exceeds 75gallons per inch diameter per mile of pipe per day, the section shall be considered as having failed the leakage test.
 - The lengths of joint to be used in determining the allowable leakage shall be based on the nominal diameter of the pipe.
 - If the section fails to pass the pressure test, the leakage test, or both, everything necessary to locate, uncover, even to the extent of uncovering the entire section, and repair or replace the defective pipe, fitting, or joint shall be done.



- NOTES:
- ALL INSTALLATION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
 - SLOPE THE LOW-PRESSURE SEWER LATERAL CONTINUOUSLY UPHILL TO SEWER MAIN WHERE POSSIBLE.

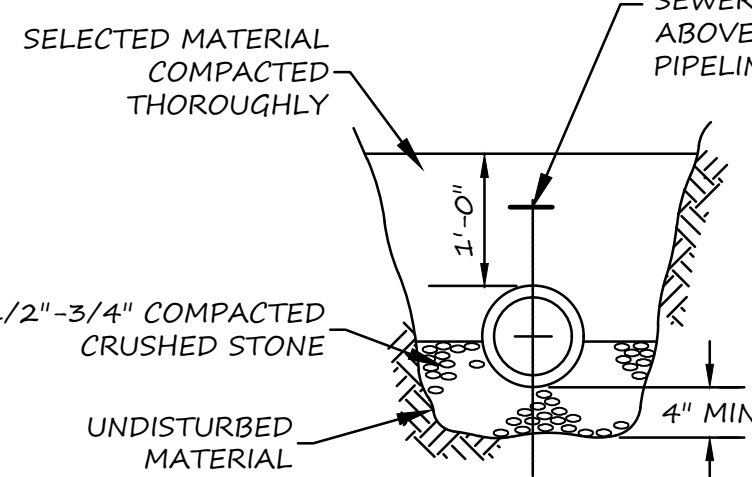
LOW-PRESSURE SEWER PUMP SYSTEM DETAIL

NOT TO SCALE

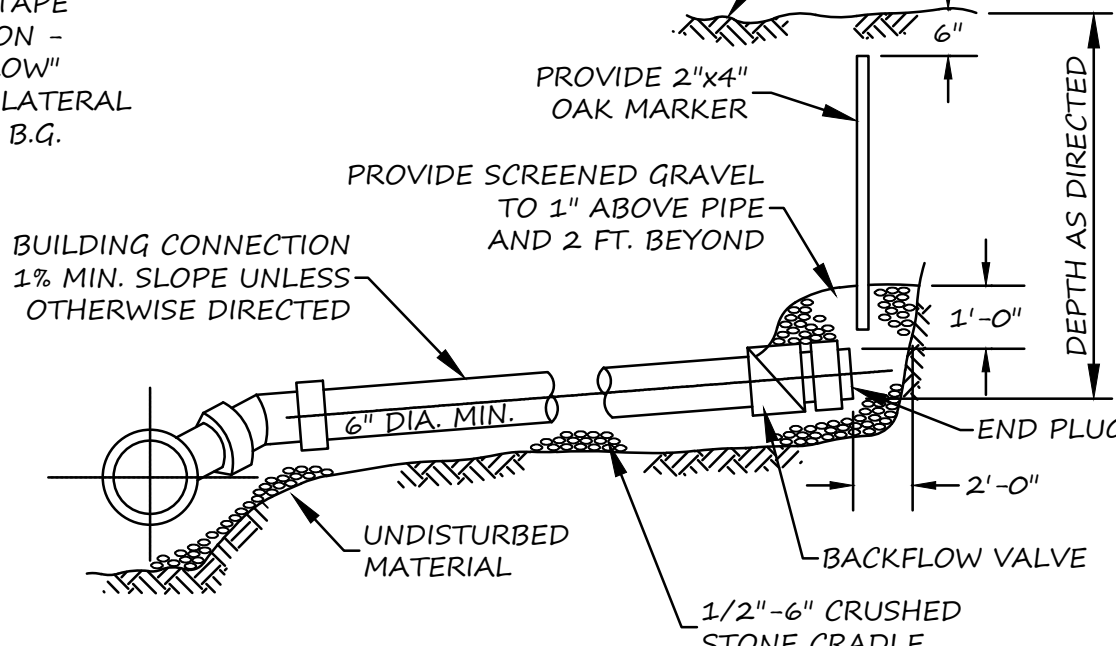


TYPICAL SEWER INSULATION

NOT TO SCALE



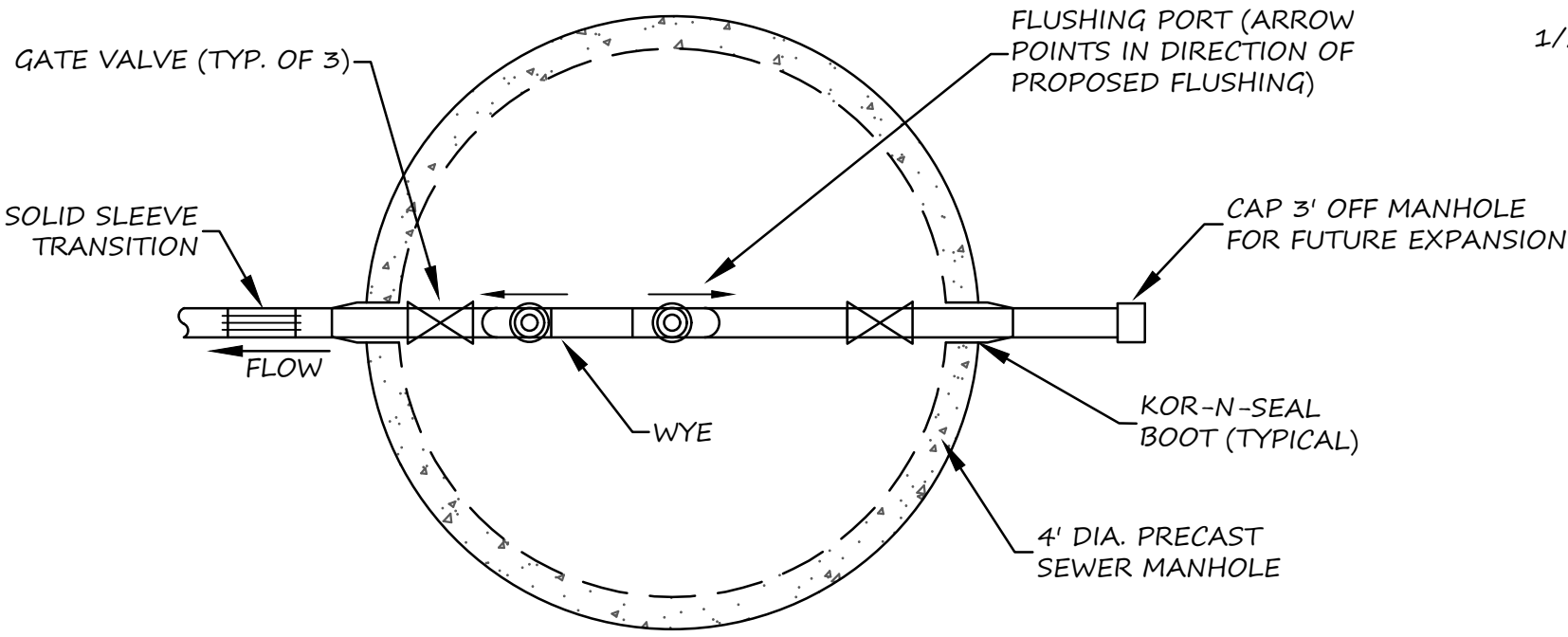
SECTION B-B



SECTION

TYPICAL BUILDING SEWER SERVICE CONNECTION

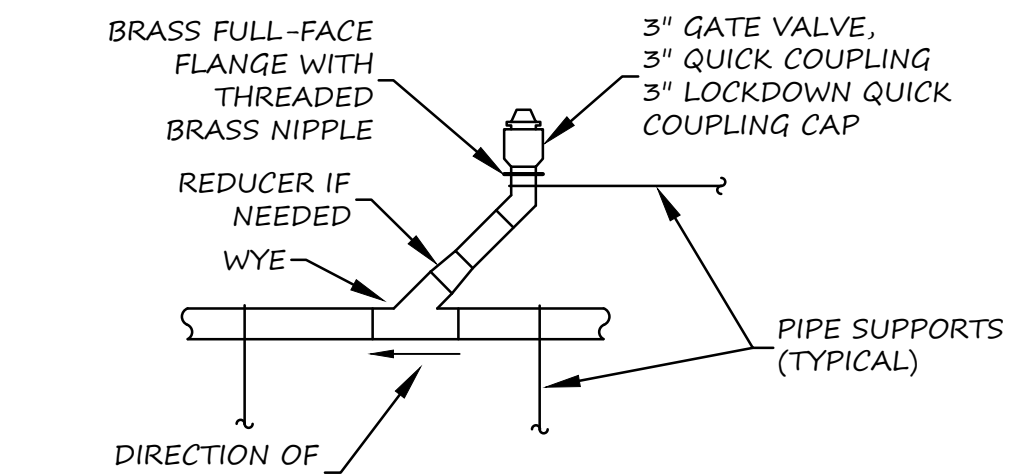
NOT TO SCALE



PLAN VIEW

NOTES:

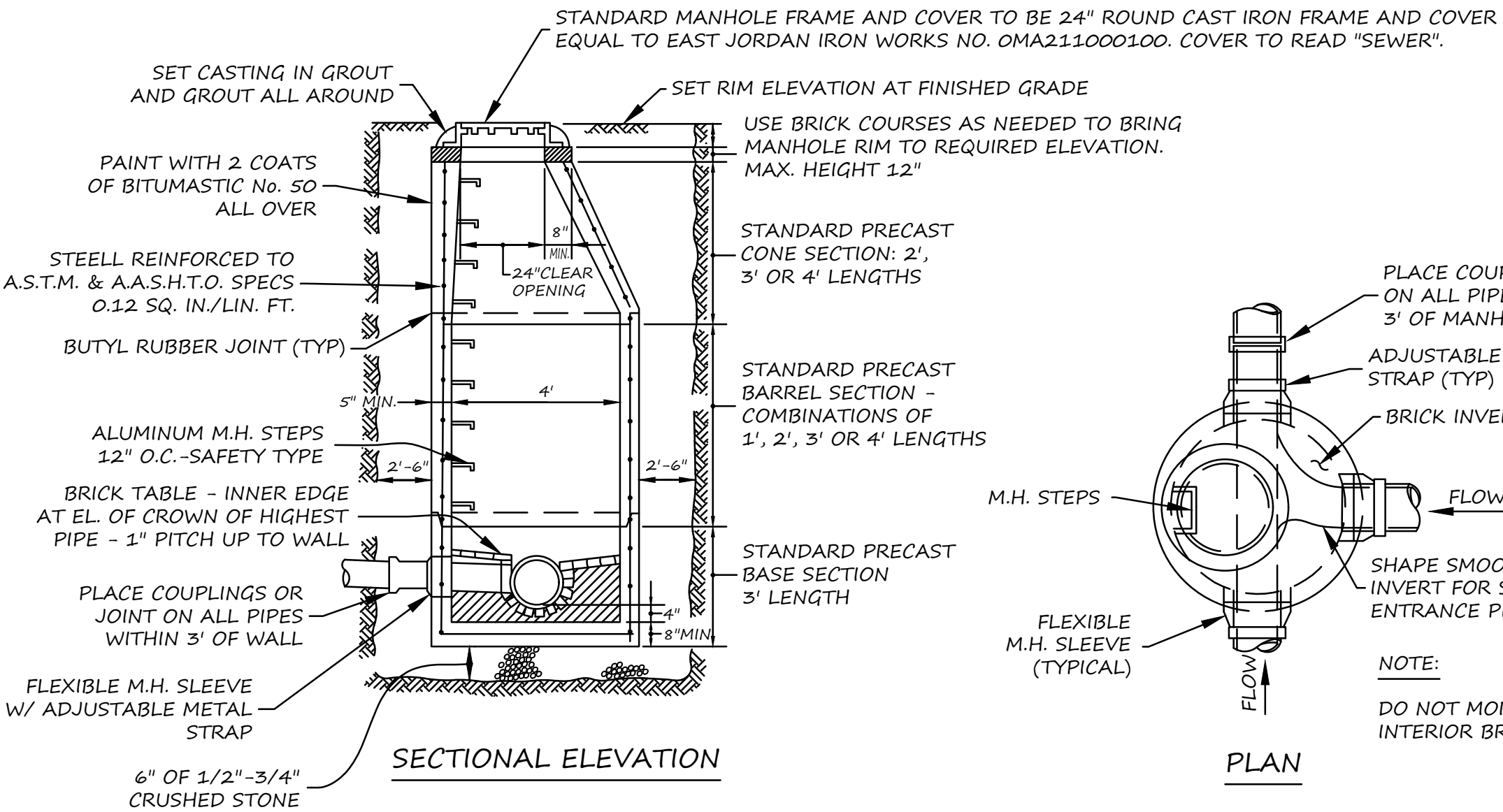
- ALL PIPING AND FITTINGS INSIDE MANHOLE TO BE PVC. PIPING TO BE SDR21 PVC. FITTINGS TO MEET SDR17 250 PSI.
- VALVES TO BE BRASS AND RATED FOR 200 PSI.
- ALL PIPES, VALVES AND FITTINGS TO BE FULLY SUPPORTED WITH PIPE SUPPORTS, BRACKETS AND/OR HANGERS.



FLUSHING PORT PROFILE VIEW

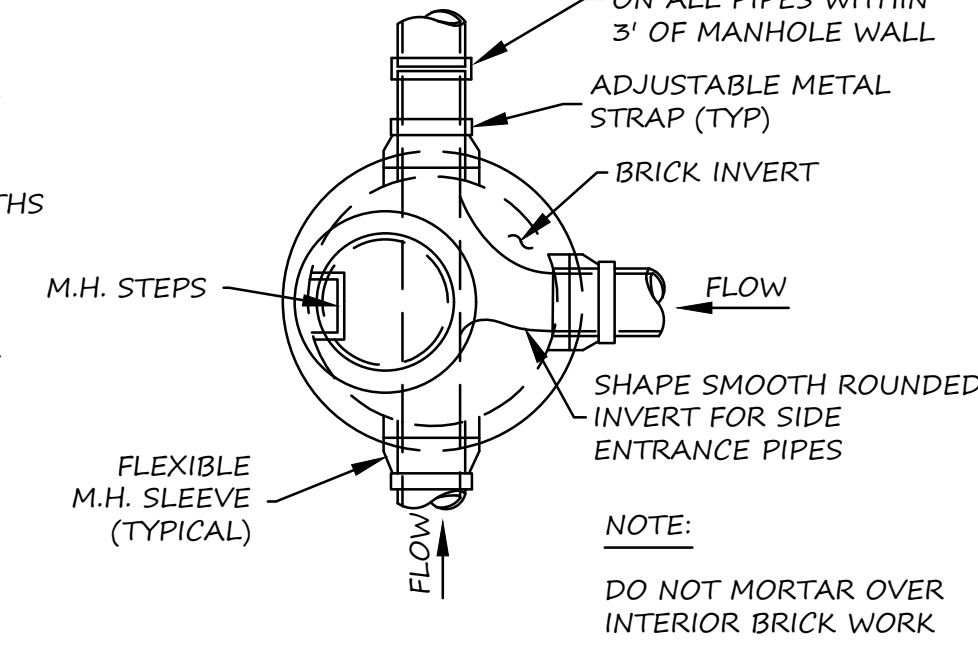
NOT TO SCALE

LOW-PRESSURE SEWER MANHOLE CLEANOUT



TYPICAL PRECAST CONCRETE MANHOLE DETAILS

NOT TO SCALE



PLAN

ZONING DISTRICTS

RESIDENTIAL R-5
SPECIAL FLOOD HAZARD (SFH) DISTRICT
ZONE C
WATERSHED PROTECTION (WP) DISTRICT

ASSESSORS PARCELS & OWNERS

15-66
QJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481
20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
MEDFIELD, MA 02052
20-26, 20-28
PETER HARCOVITZ
256 ORCHARD STREET
MILLIS, MA 02054
20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH MA, 02360
A PORTION OF 23-04
JOSEPH FAWKES & AMY FURNIA
18A RIDGE STREET
MILLIS, MA 02054

APPLICANT

TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE SURVEYS RELATED TO THIS PLAN CONFORM TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JUNE 9, 2020 WITH A DECISION FILED WITH THE TOWN CLERK ON JUNE 17, 2020, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TD DEVELOPMENT, LLC ET. AL., DATED JANUARY 12, 2021, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 39282 PAGE 121. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: 6/7/2020

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-36

D69-03



LEGACY
ENGINEERING



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2021.05.10 15:24:44
04'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER TOWN COMMENTS	2020-06-21	DJM
REVISIONS PER TOWN COMMENTS	2020-08-21	DJM
REVISIONS PER TOWN COMMENTS	2020-08-21	DJM
STREAM #1 STATUS NOTES	2020-09-14	DJM
STREAM #1 STATUS NOTES	2020-09-28	DJM
PER PLANNING BOARD DECISION	2021-05-07	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 6
OF LAND IN
MILLIS, MA