EMERSON PLACE
DEFINITIVE SUBDIVISION PLAN

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

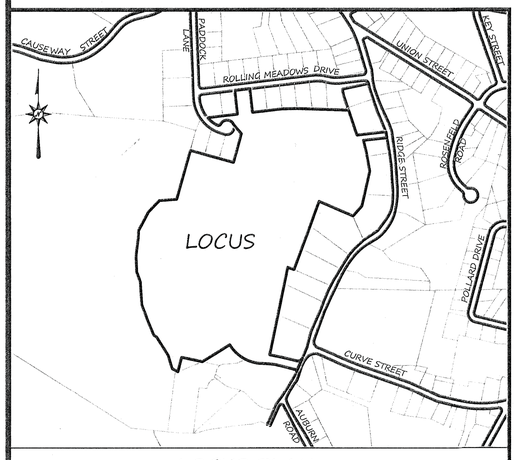
FEBRUARY 12, 2020
Latest Revision: July 15, 2020

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

LOCUS
SCALE: 1" = 150'

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)



LOCUS PLAN
SCALE: 1" = 600'

ZONING DISTRICTS
RESIDENTIAL R-S
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
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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.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Dimeck 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
7-29-07-15

PLAN SCALE: AS NOTED

PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	PJM
REVISIONS PER TOWN COMMENTS	2020-06-05	PJM
REVISIONS PER PLANNING BOARD DEC'N	2020-07-15	PJM

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

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

C-1

D69-03

LEGACY ENGINEERING

GENERAL NOTES

1. DATUM: NGVD88
2. PROPERTY LINE SURVEYED BY COLONIAL ENGINEERING, INC.
3. 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.
4. FEATURES OUTSIDE OF THE PROPERTY SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
5. 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
6. 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:

1. WETLANDS BOUNDARIES WERE DELINEATED BY GODDARD CONSULTING UNDER AN ORAD (SEE ANRAD NOTES).
2. OPEN SPACE WILL BE LEFT IN A NATURALLY VEGETATED STATE UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD. THE HOMEOWNERS ASSOCIATION MAY CREATE WALKING/RIDING PATHS THROUGH THE AREA.

ANRAD NOTES

1. THE FOLLOWING RESOURCE AREAS WERE DELINEATED UNDER THE ORAD ON PORTIONS OF THE SITE:
   - 1.1. BORDERING VEGETATED WETLANDS REGULATED UNDER THE MILLIS BYLAW AND THE WETLANDS PROTECTION ACT.
   - 1.2. BORDERING VEGETATED WETLAND REGULATED UNDER THE MILLIS BYLAW ONLY, AND NOT THE WETLANDS PROTECTION ACT (FLAGS 1-100 THROUGH 1-111).
2. A SERIES OF "POTENTIAL VERNAL POOLS" HAVE BEEN DELINEATED ON THE SITE BASED ON TOPOGRAPHICAL OBSERVATION. NO DETERMINATION WAS MADE AS TO WHETHER SUCH AREAS ACTUALLY SUPPORT VERNAL POOL HABITAT OR WHETHER THEY QUALIFY AS AN ACTUAL VERNAL POOL.
3. 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.
4. UNDER THE MILLIS WETLAND REGULATIONS, THE "ADJACENT UPLAND RESOURCE AREA" (AURA) IS COINCIDENTAL WITH THE 100' BUFFER ZONE.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. 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.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME AND STOP SIGNS.
4. UNLESS OTHERWISE WAIVED, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.
5. 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.
6. CURBS SHALL BE TYPE SB SLOPED GRANITE EDGING PER MASSDOT M.9.04.2, EXCEPT AS OTHERWISE NOTED.
7. 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.
8. GRANITE THROAT STONES SHALL BE INSTALLED WITH ALL CATCH BASINS AGAINST A ROADWAY GUTTER/CURB LINE.
9. GRANITE TRANSITION STONES SHALL BE PROVIDED BETWEEN ALL VERTICAL GRANITE (INCLUDING THROAT STONES) AND SLOPED GRANITE EDGING.
10. 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.
11. 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.
12. PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR THE FOLLOWING: STOP LINES.
13. A REPRESENTATIVE OF THE TOWN IS TO OBSERVE THE SUBSOIL CONDITIONS PRIOR TO THE INSTALLATION OF ANY INFILTRATION BASIN.
14. 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.
15. NO TREE STUMPS OR BOULDERS IN EXCESS OF 20 CUBIC FEET IN VOLUME ARE TO BE BURIED ON SITE.
16. ALL AREAS DISTURBED BY EXCAVATION ACTIVITIES ARE TO BE SURFACED WITH A MINIMUM OF 4 INCHES OF TOPSOIL AND SEEDED.

UTILITY NOTES:

1. ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.
2. 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.
3. 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.
4. FIRE ALARM AND/OR POLICE BOXES ARE NOT TO BE PROVIDED. REFER TO THE SUBDIVISION DECISION.
5. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL BRASS GOODS FOR POTABLE WATER SYSTEMS TO BE LEAD FREE.
6. 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.
7. GRAVITY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC PIPE.
8. LOW-PRESSURE SEWER MAINS SHALL BE CLASS 200-SDR21 PVC PIPE.
9. ALL SEWER SYSTEMS SHALL BE FURNISHED, INSTALLED AND TESTED IN ACCORDANCE WITH THE JULY 2007 TOWN OF MILLIS SEWER CONSTRUCTION GUIDELINES.
10. ALL WATER SYSTEMS SHALL BE FURNISHED, INSTALLED AND TESTED IN ACCORDANCE WITH THE JULY 2007 TOWN OF MILLIS WATER MAIN CONSTRUCTION GUIDELINES.
11. 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.
12. 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

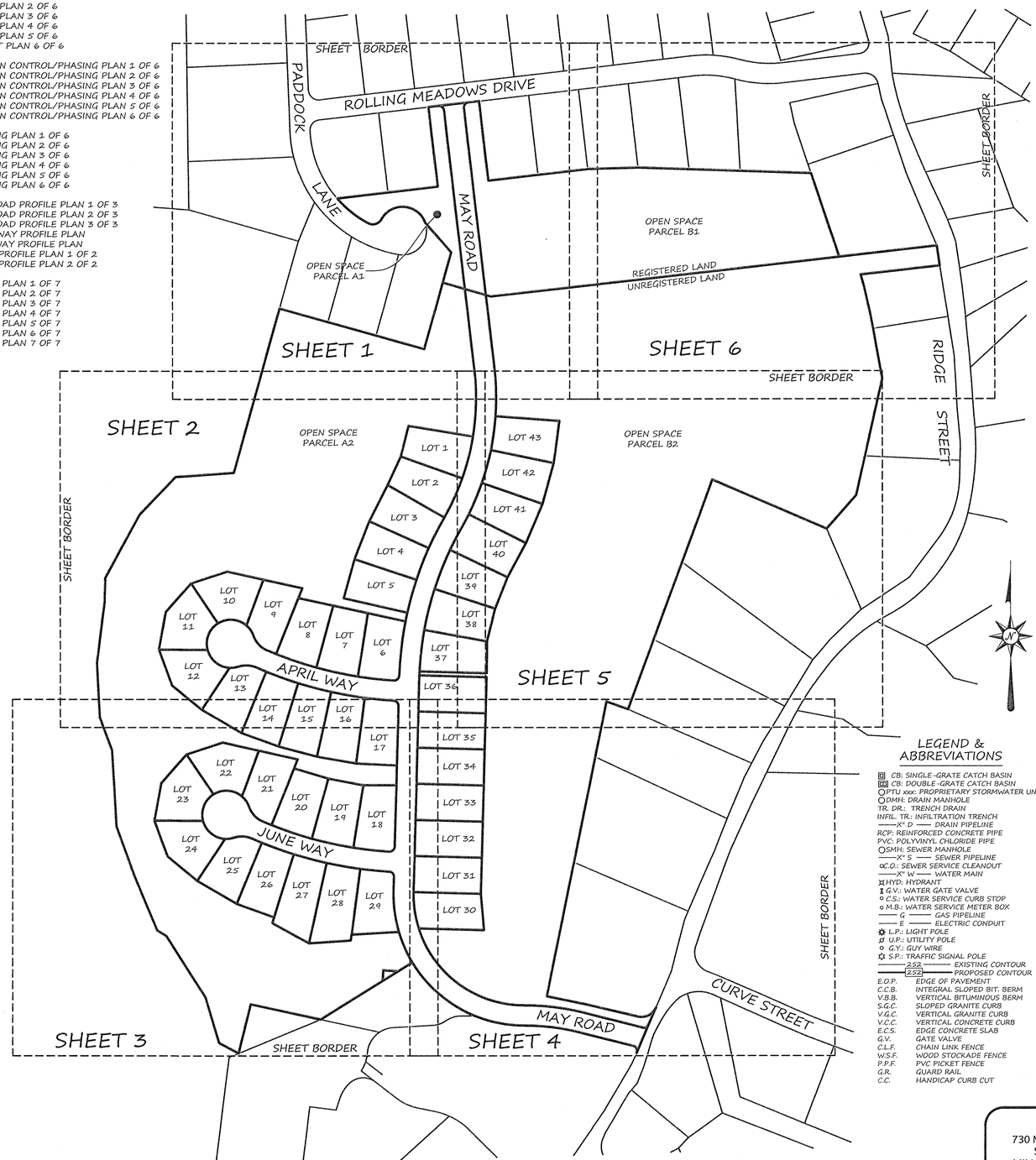
C-4: LAYOUT OVERVIEW
C-5: LAYOUT PLAN 1 OF 6
C-6: LAYOUT PLAN 2 OF 6
C-7: LAYOUT PLAN 3 OF 6
C-8: LAYOUT PLAN 4 OF 6
C-9: LAYOUT PLAN 5 OF 6
C-10: LAYOUT PLAN 6 OF 6

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



ZONING DISTRICTS

RESIDENTIAL R-S
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

LEGEND & ABBREVIATIONS

- CB: SINGLE-GRATE CATCH BASIN
- DCB: DOUBLE-GRATE CATCH BASIN
- PTU xxx: PROPRIETARY STORMWATER UNIT
- DMH: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TR.: INFILTRATION TRENCH
- ——X" D—— DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- ——X" S—— SEWER PIPELINE
- SCO.: SEWER SERVICE CLEANOUT
- ——X" W—— WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- —— G —— GAS PIPELINE
- —— E —— ELECTRIC CONDUIT
- L.P.: 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

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.

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Paul J. Mesmin 7/25/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Nesbitt Asst. 8/27/2020
TOWN CLERK DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS — DANIEL J. MERRIKIN — CIVIL — No. 43309 — REGISTERED PROFESSIONAL ENGINEER — 2020-07-15

COMMONWEALTH OF MASSACHUSETTS — PAUL J. DESIMONE — No. 30466 — PROFESSIONAL LAND SURVEYOR

PLAN SCALE: 1"=150'
0' 150' 300' 600'

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 PLANNING BOARD DEC'N	2020-07-15	DJM

EMERSON PLACE
DEFINITIVE SUBDIVISION
INDEX, NOTES, LEGEND, KEY PLAN OF LAND IN MILLIS, MA

730 MAIN STREET
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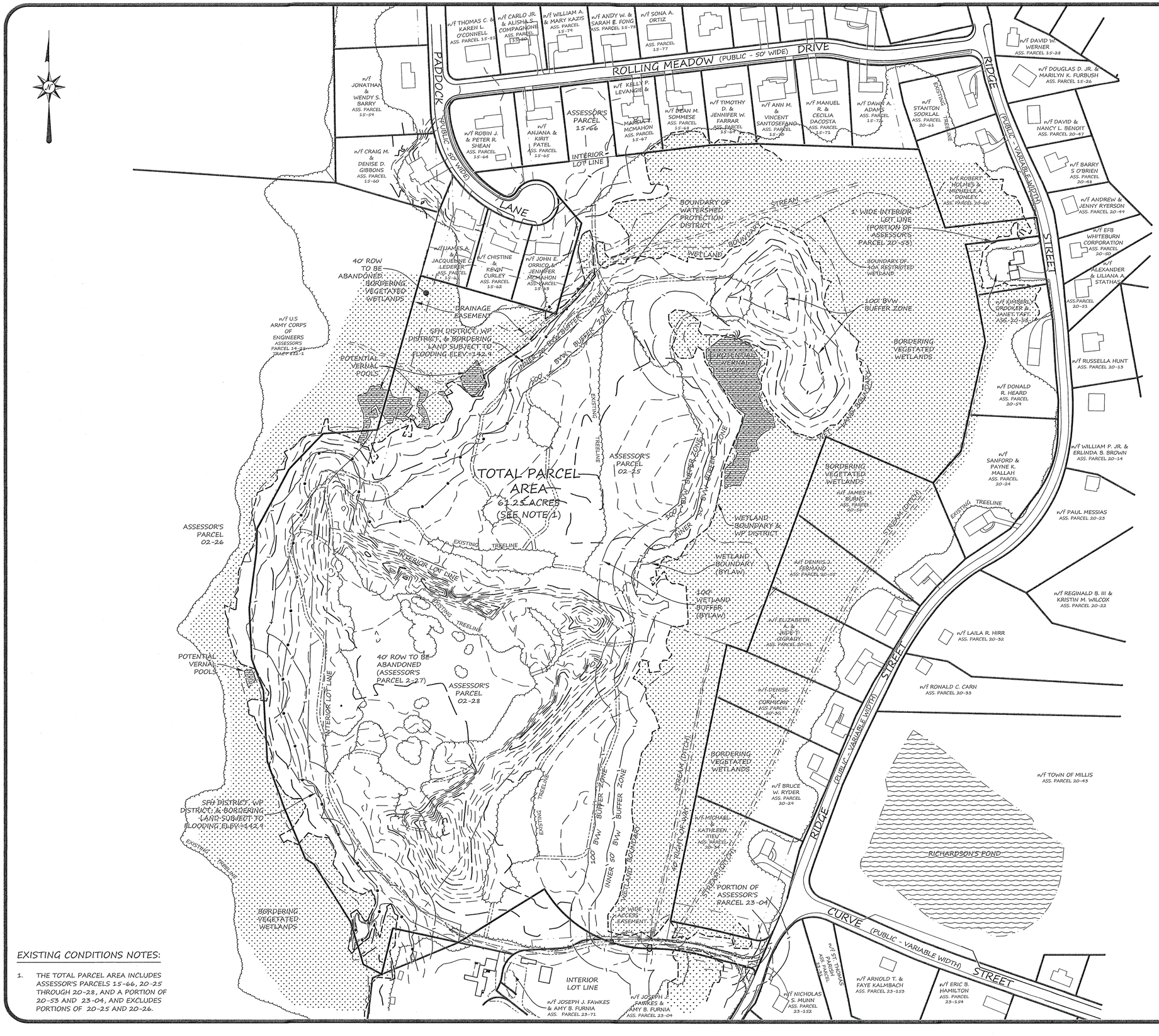
508-376-8883(o)

C-2

LEGACY ENGINEERING

D69-03



EXISTING CONDITIONS NOTES:

1. 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.

ZONING DISTRICTS

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

ASSESSORS PARCELS & OWNERS

15-66
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COMMONWEALTH OF MASSACHUSETTS PAUL J. MEDEIROS No. 30466 PROFESSIONAL LAND SURVEYOR

Paul J. Medeiros 7/25/20
PROFESSIONAL LAND SURVEYOR

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Kathleen E. Smith Asst. 8/27/2020
TOWN CLERK DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER
Daniel J. Merrikin 2020-07-15

PLAN SCALE: 1"=120'
0' 120' 240' 480'

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 PLANNING BOARD DECN	2020-07-15	DJM

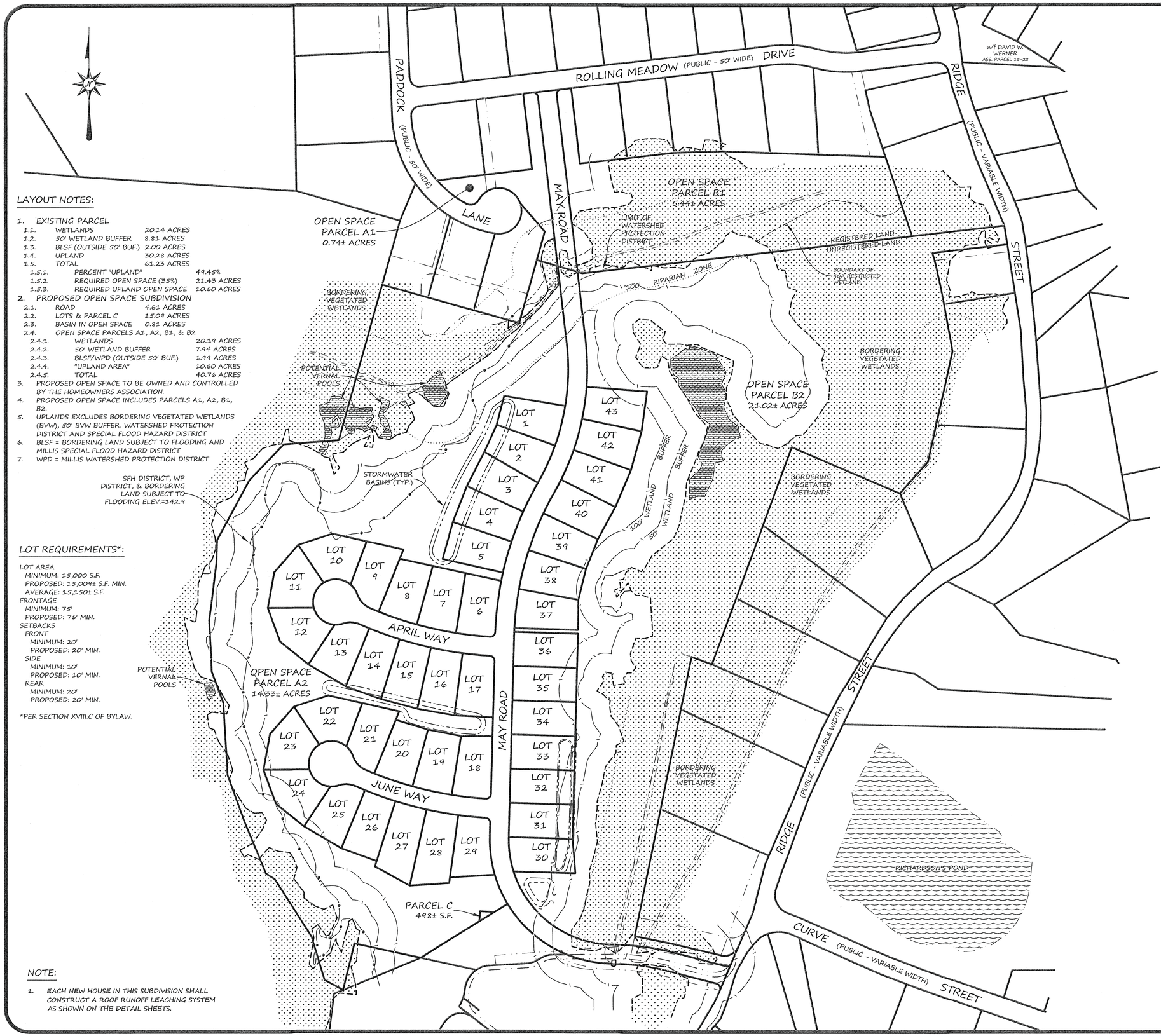
EMERSON PLACE
DEFINITIVE SUBDIVISION
EXISTING CONDITIONS PLAN OF LAND IN MILLIS, MA

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

C-3

D69-03

LEGACY ENGINEERING



LAYOUT NOTES:

1. EXISTING PARCEL

1.1.	WETLANDS	20.14 ACRES	
1.2.	50' WETLAND BUFFER	8.81 ACRES	
1.3.	BLSF (OUTSIDE 50' BUF.)	2.00 ACRES	
1.4.	UPLAND	30.28 ACRES	
1.5.	TOTAL	61.23 ACRES	
1.5.1.	PERCENT "UPLAND"		49.45%
1.5.2.	REQUIRED OPEN SPACE (35%)		21.43 ACRES
1.5.3.	REQUIRED UPLAND OPEN SPACE		10.60 ACRES

2. PROPOSED OPEN SPACE SUBDIVISION

2.1.	ROAD	4.61 ACRES	
2.2.	LOTS & PARCEL C	15.09 ACRES	
2.3.	BASIN IN OPEN SPACE	0.81 ACRES	
2.4.	OPEN SPACE PARCELS A1, A2, B1, & B2		
2.4.1.	WETLANDS		20.19 ACRES
2.4.2.	50' WETLAND BUFFER		7.94 ACRES
2.4.3.	BLSF/WPD (OUTSIDE 50' BUF.)		1.99 ACRES
2.4.4.	"UPLAND AREA"		10.60 ACRES
2.4.5.	TOTAL		40.76 ACRES

3. PROPOSED OPEN SPACE TO BE OWNED AND CONTROLLED BY THE HOMEOWNERS ASSOCIATION.
4. PROPOSED OPEN SPACE INCLUDES PARCELS A1, A2, B1, B2.
5. UPLANDS EXCLUDES BORDERING VEGETATED WETLANDS (BVW), 50' BVW BUFFER, WATERSHED PROTECTION DISTRICT AND SPECIAL FLOOD HAZARD DISTRICT
6. BLSF = BORDERING LAND SUBJECT TO FLOODING AND MILLIS SPECIAL FLOOD HAZARD DISTRICT
7. 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:

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

ZONING DISTRICTS

RESIDENTIAL R-S
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

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.

COMMONWEALTH OF MASSACHUSETTS PAUL J. DeSIMONE No. 30466 PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/23/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Smith 8/27/2020
TOWN CLERK - ASST. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

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

PLAN SCALE: 1"=120'
0' 120' 240' 480'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-4

D69-03

LEGACY ENGINEERING

w/f CAMERON & KATHY B. MCLEAN
ASSESSOR'S PARCEL 15-58
4 PADDOCK LANE

w/f JONATHAN & WENDY S. BARRY
ASSESSOR'S PARCEL 15-59
6 PADDOCK LANE

w/f CRAIG M. & DENISE D. GIBBONS
ASSESSOR'S PARCEL 15-60
8 PADDOCK LANE

PADDOCK (PUBLIC - 50' WIDE) LANE

w/f THOMAS C. & KAREN L. O'CONNELL
ASSESSOR'S PARCEL 15-81
18 ROLLING MEADOW DRIVE

w/f CARLO JR. & ALISHA S. COMPAGNONE
ASSESSOR'S PARCEL 15-80
16 ROLLING MEADOW DRIVE

w/f WILLIAM A. & MARY KAZIS
ASSESSOR'S PARCEL 15-79
14 ROLLING MEADOW DRIVE

w/f ANDY W. & SARAH E. FONG
ASSESSOR'S PARCEL 15-78
12 ROLLING MEADOW DRIVE

w/f SONA A. ORTIZ
ASSESSOR'S PARCEL 15-77
10 ROLLING MEADOW DRIVE

w/f ROBERT N. STRECK
ASSESSOR'S PARCEL 15-76
8 ROLLING MEADOW DRIVE

ROLLING MEADOW (PUBLIC - 50' WIDE) DRIVE

N 83°19'53" E 275.35'

DH FND.

24.50'
L=20.42'
R=13.00'
Δ=90°00'00"

127.00'
N 83°19'53" E
76.00'

26.50'
L=20.42'
R=13.00'
Δ=90°00'00"

w/f ROBIN J. & PETER R. SHEAN
ASSESSOR'S PARCEL 15-64
17 ROLLING MEADOWS DRIVE

w/f ANJANA & KIRIT PATEL
ASSESSOR'S PARCEL 15-65
15 ROLLING MEADOWS DRIVE

S 06°40'07" E 200.00'

N 06°40'07" W 200.00'

w/f TIMOTHY D. & JENNIFER W. FARRAR
ASSESSOR'S PARCEL 15-69
7 ROLLING MEADOWS DRIVE

w/f DEAN M. SOMMESE
ASSESSOR'S PARCEL 15-68
9 ROLLING MEADOWS DRIVE

w/f KELLY P. LEVANGIE & MARCIA T. MCMAHON
ASSESSOR'S PARCEL 15-67
11 ROLLING MEADOWS DRIVE

MAY (50' WIDE) ROAD

S 83°19'54" W 252.79'

448.19'

S 06°40'07" E 448.15'

N 06°40'07" W

S 83°19'54" W 250.00'

S 82°38'19" W
125.47'

L=137.45'
R=60.00'
Δ=131°15'09"

L=98.93'
R=215.00'
Δ=26°36'44"

DH FND.

DH FND.

L=38.96'
R=25.03'
Δ=89°11'36"

OPEN SPACE PARCEL A1
TOTAL AREA: 32,157± S.F.
UPLAND AREA: 27,985± S.F.

L=125.00'
R=60.00'
Δ=119°21'58"

DH FND.

S 40°39'23" E 98.80'

20' TEMPORARY SLOPE EASEMENT

20' TEMPORARY SLOPE EASEMENT

OPEN SPACE PARCEL B1
TOTAL AREA: 236,369± S.F.
UPLAND AREA: 15,388± S.F.

BORDERING VEGETATED WETLANDS

BOUNDARY OF BORDERING VEGETATED WETLANDS (TYP.)

BOUNDARY OF WATERSHED PROTECTION DISTRICT

STREAM

w/f U.S ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 14-28
TRACT 812-1

w/f JAMES A. & JACQUELINE C. LEDERER
ASSESSOR'S PARCEL 15-61
10 PADDOCK LANE

w/f CHISTINE & KEVIN CURLEY
ASSESSOR'S PARCEL 15-62
12 PADDOCK LANE

w/f JOHN E. ORRICO & JENNIFER MCMAHON
ASSESSOR'S PARCEL 15-63
14 PADDOCK LANE

650.56'

N 04°40'07" W

S 73°55'33" E 125.63'

250.04'

S 15°38'27" W

S 57°51'

13.90'

59.22'

REGISTERED LAND

N 83°33'11" E 874.02'
UNREGISTERED LAND

MATCHLINE G

N 74°21'43" W 374.99'

424.99'

S 15°38'27" W

OPEN SPACE PARCEL A2
TOTAL AREA: 824,417± S.F.
UPLAND AREA: 240,194± S.F.

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV. 142.9 (TYP.)

EXISTING DRAINAGE EASEMENT

STREAM

BORDERING VEGETATED WETLANDS

S 66°07'8" E

N 51°03'41" E

L=142.11'
Δ=13°34'12"

L=122.52'
Δ=10°47'59"

MATCHLINE A

MATCHLINE F

OPEN SPACE PARCEL B2
TOTAL AREA: 915,822± S.F.
UPLAND AREA: 178,255± S.F.

202.57'

181.43'

NOTE:

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

ZONING DISTRICTS
RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DESIMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
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.

Kathleen E. Smith 8/27/2020
TOWN CLERK - ASST. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-5

D69-03

LEGACY ENGINEERING

NOTE:

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

MATCHLINE A

MATCHLINE B

MATCHLINE C

EXISTING DRAINAGE EASEMENT

STREAM

BORDERING VEGETATED WETLANDS

LIMIT OF BORDERING VEGETATED WETLANDS (TYP.)

S 85°55'44" W 145.68'

S 43°43'00" W 230.86'

S 28°25'07" W 179.36'

S 01°22'53" W 61.13'

S 07°28'29" W 151.08'

S 02°55'58" E 135.49'

424.49'

S 66°18'E

N 57°03'40" E

OPEN SPACE PARCEL A2
TOTAL AREA: 624,417± S.F.
UPLAND AREA: 240,194± S.F.

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.9 (TYP.)

S 26°09'15" W 487.84'

PROPOSED DRAINAGE EASEMENT

PROPOSED 12.5' DRAINAGE EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED 12.5' DRAINAGE EASEMENT

N 71°55'36" E 95.31'

N 41°21'16" E 95.31'

N 10°28'55" E 95.31'

N 89°58'09" E 121.31'

N 20°52'26" W 95.31'

N 50°55'47" W 95.31'

S 33°33'01" W 125.93'

N 59°40'47" W 114.14'

59.37'

16.91'

54.99'

54.77'

S 77°24'03" E 191.86'

92.32'

99.54'

N 34°07'46" W 120.02'

S 20°27'44" W 122.66'

26.19'

76.69'

12.52'

75.58'

S 77°44'16" E 273.50'

96.19'

N 77°16'25" W 163.00'

117.94'

N 21°25'07" E 176.24'

150.05'

S 15°27'32" W 159.22'

N 15°27'32" E 160.62'

N 04°03'57" E 160.00'

L=355.08'

R=1,000.00'

Δ=20°20'41"

L=85.00' Δ=4°52'13"

L=85.00' Δ=4°52'13"

L=85.00' Δ=4°52'13"

L=72.15' Δ=4°08'01"

L=19.99' R=13.00' Δ=88°05'05"

S 17°20'24" W 165.00'

N 22°22'54" E 165.00'

448.09'

135.86'

L=46' E 165.00'

165.00'

LOT 10
AREA: 15,126± S.F.
100% UPLAND

LOT 9
AREA: 15,101± S.F.
100% UPLAND

LOT 11
AREA: 15,312± S.F.
100% UPLAND

LOT 12
AREA: 15,277± S.F.
100% UPLAND

LOT 13
AREA: 15,016± S.F.
100% UPLAND

LOT 14
AREA: 15,113± S.F.
100% UPLAND

LOT 15
AREA: 15,113± S.F.
100% UPLAND

LOT 8
AREA: 15,166± S.F.
100% UPLAND

LOT 7
AREA: 15,604± S.F.
100% UPLAND

LOT 6
AREA: 15,578± S.F.
100% UPLAND

LOT 5
AREA: 15,098± S.F.
100% UPLAND

LOT 4
AREA: 15,099± S.F.
100% UPLAND

LOT 3
AREA: 15,306± S.F.
100% UPLAND

LOT 2
AREA: 15,306± S.F.
100% UPLAND

LOT 1
AREA: 15,306± S.F.
100% UPLAND

35' TEMPORARY SLOPE EASEMENT

20' TEMPORARY SLOPE EASEMENT

20' TEMPORARY SLOPE EASEMENT

L=76.00' Δ=72°34'29"

L=76.00' Δ=72°34'29"

L=76.00' Δ=72°34'29"

L=282.42' R=60.00' Δ=269°41'32"

L=49.81' R=60.00' Δ=47°33'57"

L=44.57' R=60.00' Δ=42°33'46"

L=31.93' Δ=30°29'22"

L=25.32' Δ=01°31'38"

L=12.50' Δ=00°45'14"

L=93.50' Δ=05°38'21"

L=327.52'

R=950.00'

L=12.50' Δ=00°45'14"

L=93.50' Δ=05°38'21"

L=27.94' Δ=01°36'02"

L=22.49' Δ=21°28'44"

L=22.05' Δ=01°29'11"

L=136.10' Δ=09°10'25"

L=413.14'

L=20.77' R=13.00' Δ=91°33'24"

L=90.15' Δ=05°26'13"

Δ=19°45'12"

L=12.50' Δ=00°50'33"

L=12.50' Δ=00°50'34"

L=72.50' Δ=04°29'13"

L=85.00' Δ=05°43'46"

R=850.00'

L=25.01' Δ=02°23'17"

N 80°42'36" W 218.66'

S 80°42'36" E 163.01' 117.83'

45.18'

N 14°26'47" E 78.55'

N 14°26'47" E 86.68'

S 70°23'50" E 163.01' 117.83'

N 24°25'34" E 78.56'

N 24°25'34" E 83.52'

45.06'

3.15'

N 60°05'06" W 163.01' 117.95'

N 27°03'01" E 101.26'

N 27°30'1" E 87.24'

L=209.00' Δ=20°34'47"

L=383.32'

R=600.01'

Δ=36°35'03"

N 23°27'04" E 101.26'

N 21°27'04" E 84.24'

45.06'

S 71°32'58" E 163.00' 117.94'

N 15°35'28" E 101.26'

N 15°35'28" E 96.75'

45.06'

N 77°16'25" W 163.00' 117.94'

L=1462.48' Δ=104°29'29"

L=37.52' Δ=03°18'27"

N 63°23'29" W 160.00'

L=122.52' Δ=10°47'59"

L=415.04' L=85.00' Δ=27°27'32"

R=650.01'

Δ=07°24'32" L=85.00'

Δ=36°35'03"

Δ=07°27'32" L=85.00'

R=800.00'

L=105.00' Δ=07°31'12"

L=105.00' Δ=07°31'12"

S 64°33'31" E 159.00'

S 72°04'43" E 159.00'

S 79°35'55" E 159.00'

N 72°04'43" W 159.00'

S 14°04'43" W 84.07'

L=345.99' L=105.00' Δ=07°31'12"

S 00°33'55" W 79.17'

L=9.10' Δ=00°39'05"

N 88°26'40" W 167.76'

S 88°26'40" E 167.94'

L=9.41' Δ=00°40'27"

S 01°33'20" W 80.59'

90.00'

168.00'

N 88°26'40" W

LOT 40
AREA: 15,709± S.F.
100% UPLAND

LOT 39
AREA: 15,113± S.F.
100% UPLAND

LOT 38
AREA: 15,113± S.F.
100% UPLAND

LOT 37
AREA: 15,009± S.F.
100% UPLAND

LOT 36
AREA: 15,120± S.F.
100% UPLAND

20' TEMPORARY SLOPE EASEMENT

20' TEMPORARY SLOPE EASEMENT

35' TEMPORARY SLOPE EASEMENT

MAY (50' WIDE) ROAD

APRIL (50' WIDE) WAY

ZONING DISTRICTS
RESIDENTIAL R-S
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

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.

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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.

COMMONWEALTH OF MASSACHUSETTS — PAUL J. DeSIMONE — No. 30466 — REGISTERED LAND SURVEYOR

Paul J. DeSimone 7/25/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Smith 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-6

D69-03

LEGACY ENGINEERING

MATCHLINE C

OPEN SPACE PARCEL A2
TOTAL AREA: 624,417± S.F.
UPLAND AREA: 240,194± S.F.

LOT 13 16.91' | LOT 14 AREA: 15,113± S.F. 100% UPLAND | LOT 15 AREA: 15,113± S.F. 100% UPLAND | LOT 16 AREA: 15,113± S.F. 100% UPLAND | LOT 17 AREA: 15,101± S.F. 100% UPLAND

LOT 22 AREA: 15,126± S.F. 100% UPLAND

LOT 23 AREA: 15,312± S.F. 100% UPLAND

LOT 21 AREA: 15,101± S.F. 100% UPLAND

LOT 20 AREA: 15,030± S.F. 100% UPLAND

LOT 19 AREA: 15,251± S.F. 100% UPLAND

LOT 18 AREA: 15,068± S.F. 100% UPLAND

LOT 24 AREA: 15,277± S.F. 100% UPLAND

LOT 25 AREA: 15,018± S.F. 100% UPLAND

LOT 26 AREA: 15,113± S.F. 100% UPLAND

LOT 27 AREA: 17,858± S.F. 100% UPLAND

LOT 28 AREA: 17,858± S.F. 100% UPLAND

LOT 29 AREA: 15,215± S.F. 100% UPLAND

LOT 30 AREA: 15,127± S.F. 100% UPLAND

LOT 31 AREA: 15,120± S.F. 100% UPLAND

LOT 32 AREA: 15,120± S.F. 100% UPLAND

LOT 33 AREA: 15,120± S.F. 100% UPLAND

JUNE (50' WIDE) WAY

MAY (50' WIDE) ROAD

MATCHLINE D

40' TEMPORARY SLOPE EASEMENT

20' TEMPORARY SLOPE EASEMENT

35' TEMPORARY SLOPE EASEMENT

TEMPORARY SLOPE EASEMENT (ENTIRE LOT)

PROPOSED DRAINAGE EASEMENT

PROPOSED 12.5' DRAINAGE EASEMENT

w/f U.S ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 14-28
TRACT 812-1

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.9 (TYP.)

BORDERING VEGETATED WETLANDS

LIMIT OF BORDERING VEGETATED WETLANDS (TYP.)

w/f PETER HARCOVITZ
ASSESSOR'S PARCEL 20-26
RIDGE STREET

w/f RIDGE STREET TRUST
ASSESSOR'S PARCEL 20-25
RIDGE STREET

w/f JOSEPH J. FAWKES & AMY B. FURNIA
ASSESSOR'S PARCEL 23-1
18 RIDGE STREET

w/f JOSEPH J. FAWKES & AMY B. FURNIA
ASSESSOR'S PARCEL 23-04
18A RIDGE STREET

PARCEL C
(NOT PART OF OPEN SPACE)

EXIST. WATER EASE.

EXIST. 12' ROW

SL

OPEN SPACE PARCEL A2
TOTAL AREA: 624,417± S.F.
UPLAND AREA: 240,194± S.F.

ZONING DISTRICTS
RESIDENTIAL R-S
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

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.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE No. 30466 PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Nimtz 8/27/2020
TOWN CLERK ~~Attst.~~ DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DEC'N	2020-07-15	DJM

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

NOTE:

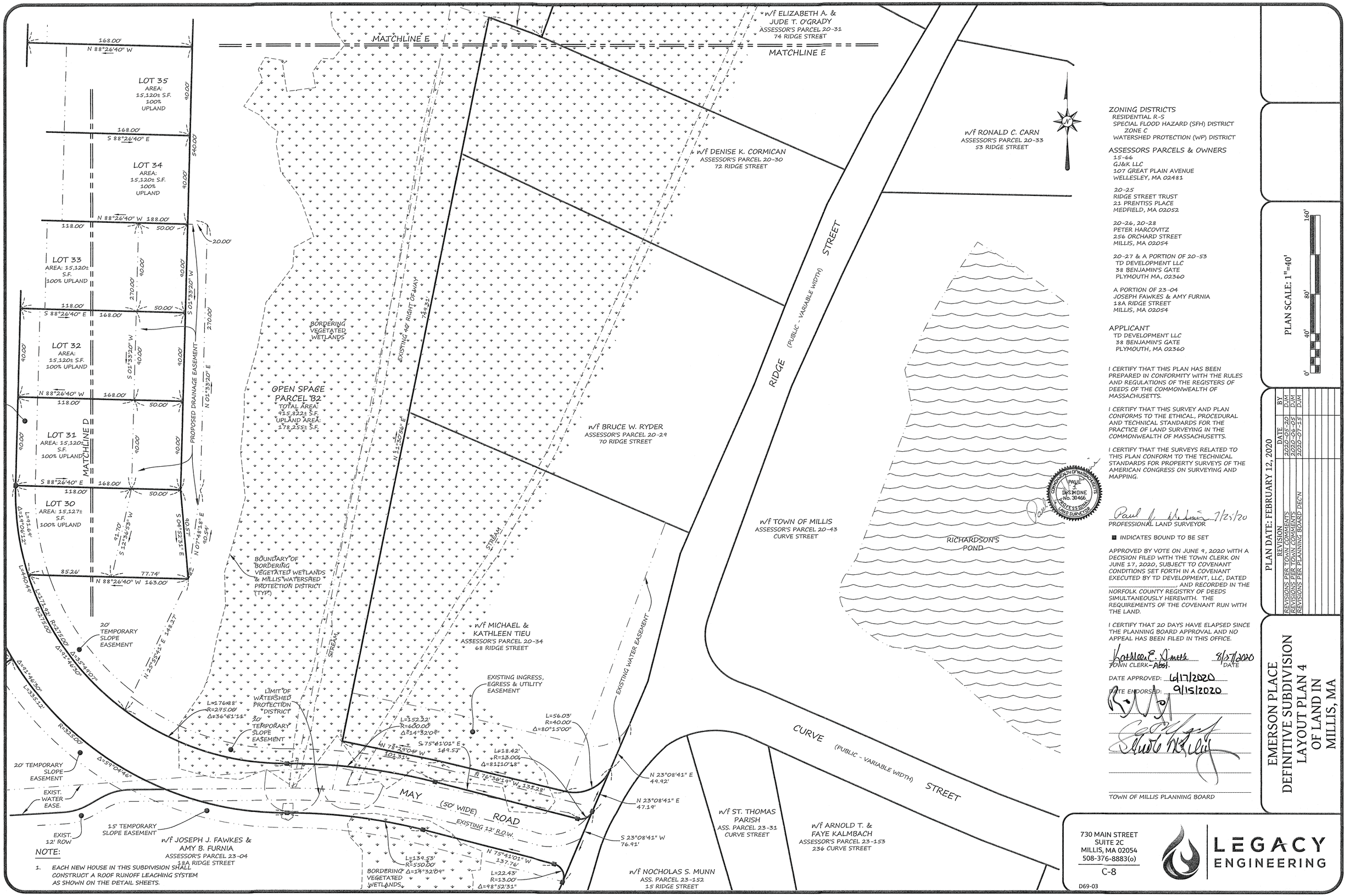
1. EACH NEW HOUSE IN THIS SUBDIVISION SHALL CONSTRUCT A ROOF RUNOFF LEACHING SYSTEM AS SHOWN ON THE DETAIL SHEETS.

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

C-7

D69-03

LEGACY ENGINEERING



ZONING DISTRICTS
RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DESMONE
No. 30466
REGISTERED PROFESSIONAL LAND SURVEYOR

Paul J. DeSmone 7/25/20
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.

Kathleen E. Smith 8/27/2020
TOWN CLERK-Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-8

D69-03

LEGACY ENGINEERING

MATCHLINE F

MATCHLINE F

MAY ROAD (50' WIDE)

L=122.52'
Δ=10°47'59"

S 85°52'06" E 160.00'

LOT 43
AREA: 15,152± S.F.
100% UPLAND

20' TEMPORARY SLOPE EASEMENT

Δ=07°29'32"
L=85.00'

Δ=36°35'03"

S 07°52'40" W
105.85'

N 78°22'34" W 160.00'

LOT 42
AREA: 15,152± S.F.
100% UPLAND

R=630.01'
Δ=07°29'32"
L=82.40'

S 15°22'13" W
105.85'

S 70°53'01" E 160.00'

LOT 41
AREA: 15,152± S.F.
100% UPLAND

L=44.50'
L=85.00'
Δ=07°29'32"

S 22°15'45" W
105.85'

N 63°23'29" W
160.00'

LOT 40

S 28°35'08" W
96.77'

159.00'

MATCHLINE B

LOT 39

S 23°40'53" W
84.07'

LOT 38

S 14°09'41" W
84.07'

LOT 37

S 00°35'35" W
79.17'

90.00'

BORDERING VEGETATED WETLANDS

BOUNDARY OF BORDERING VEGETATED WETLANDS & MILLIS WATERSHED PROTECTION DISTRICT (TYP.)

N 22°37'44" E
29.78'

w/f DONALD R. HEARD
ASSESSOR'S PARCEL 20-59
82 RIDGE STREET

S 66°46'40" E
304.98'

N 42°38'59" E
111.63'

OPEN SPACE PARCEL 'B2'
TOTAL AREA: 915,822± S.F.
UPLAND AREA: 178,255± S.F.

BOUNDARY OF BORDERING VEGETATED WETLANDS & MILLIS WATERSHED PROTECTION DISTRICT (TYP.)

LIMIT OF TOWN OF MILLIS BORDERING VEGETATED WETLANDS & MILLIS WATERSHED PROTECTION DISTRICT (TYP.)

BORDERING VEGETATED WETLANDS

N 20°39'40" E
609.11'

STREAM

w/f JAMES H. BURNS
ASSESSOR'S PARCEL 20-56
78 RIDGE STREET

w/f SANFORD & PAYNE K. MALLAH
ASSESSOR'S PARCEL 20-24
80 RIDGE STREET

w/f DENNIS J. FERMANO
ASSESSOR'S PARCEL 20-55
76 RIDGE STREET

RIDGE STREET (PUBLIC - VARIABLE WIDTH)

w/f LAILA R. HIRR
ASSESSOR'S PARCEL 20-32
55 RIDGE STREET

S 70°16'20" E
57.95'

w/f ELIZABETH A. & JUDE T. O'GRADY
ASSESSOR'S PARCEL 20-31
74 RIDGE STREET

MATCHLINE E

MATCHLINE E

N

ZONING DISTRICTS

RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/23/20
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.

Kathleen E. Nutter 8/27/2020
TOWN CLERK - ASST. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

NOTE:

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

PLAN SCALE: 1"=40'

0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-9

D69-03

LEGACY ENGINEERING

w/f SAMMY AZZOUZ & ANN JANINE
ASSESSOR'S PARCEL 15-75
6 ROLLING MEADOW DRIVE

w/f CHRISTOPHER P. & KIMBERLY E. GALLON
ASSESSOR'S PARCEL 15-74
4 ROLLING MEADOW DRIVE

w/f ZOUHAIR FERRIMY
ASSESSOR'S PARCEL 15-73
2 ROLLING MEADOW DRIVE

w/f CARLOS D. & ANNI COLOMA
ASSESSOR'S PARCEL 15-25
94 RIDGE STREET

ROLLING MEADOW DRIVE (PUBLIC - 50' WIDE)

w/f DAVID W. WERNER
ASSESSOR'S PARCEL 20-28
91 RIDGE STREET

w/f ALLEN W. JOHANSSON
ASSESSOR'S PARCEL 15-42
436 UNION STREET

w/f TIMOTHY D. & JENNIFER W. FARRAR
ASSESSOR'S PARCEL 15-69
7 ROLLING MEADOWS DRIVE

w/f ANN M. & VINCENT SANTOSEFANO
ASSESSOR'S PARCEL 15-70
5 ROLLING MEADOW DRIVE

w/f MANUEL R. & CECILIA DACOSTA
ASSESSOR'S PARCEL 15-71
3 ROLLING MEADOW DRIVE

w/f DAWN A. ADAMS
ASSESSOR'S PARCEL 15-72
1 ROLLING MEADOW DRIVE

L=22.67'
R=325.00'
Δ=3°59'47"

N 83°19'53" E
2.55'

S 12°16'30" E 105.22'

N 12°16'30" W 227.75'

S 18°33'00" E
130.00'

w/f STANTON SOOKLAL
ASSESSOR'S PARCEL 20-61
90 RIDGE STREET

w/f DOUGLAS D. JR & MARILYN K. FURBUSH
ASSESSOR'S PARCEL 20-26
89 RIDGE STREET

w/f DAVID & NANCY L. BENOIT
ASSESSOR'S PARCEL 20-47
87 RIDGE STREET

w/f BARRY S. O'BRIEN
ASSESSOR'S PARCEL 20-48
85 RIDGE STREET

RIDGE STREET (PUBLIC - VARIABLE WIDTH)

S 88°38'19" W
125.47'

N 88°04'01" W 431.86'

40.45'

N 18°33'00" W
229.13'

w/f ROBERT HOLMES & MICHELLE A. BONLEY
ASSESSOR'S PARCEL 20-60
88 RIDGE STREET

OPEN SPACE PARCEL B1
TOTAL AREA:
236,869± S.F.
UPLAND AREA:
115,388± S.F.

STREAM

BOUNDARY OF BORDERING VEGETATED WETLANDS & MILLIS WATERSHED PROTECTION DISTRICT (TYP.)

w/f ANDREW & JENNY RUERSON
ASSESSOR'S PARCEL 20-49
83 RIDGE STREET

N 08°56'00" W
50.00'

MATCHLINE G

S 83°33'11" W 244.98'

BH
FND

REGISTERED LAND
UNREGISTERED LAND

N 83°33'11" E 874.02'

w/f EFB WHITEBURN CORPORATION
ASSESSOR'S PARCEL 20-50
81 RIDGE STREET

N 83°33'09" E 198.60'

N 15°34'37" W
29.24'

"OPEN SPACE" PARCEL B2
TOTAL AREA:
915,822± S.F.
UPLAND AREA:
178,255± S.F.

w/f KIMBERLY DROOKER & JANET TAFT
ASSESSOR'S PARCEL 20-53
84 RIDGE STREET

N 12°32'50" W
64.00'

BOUNDARY OF BORDERING VEGETATED WETLANDS & MILLIS WATERSHED PROTECTION DISTRICT (TYP.)

BORDERING VEGETATED WETLANDS

N 11°24'47" W
44.74'

w/f ALEXANDER & LILIANA A. STATHAS
ASS. PARCEL 20-51
79 RIDGE STREET

w/f DONALD R. HEARD
ASSESSOR'S PARCEL 20-59
82 RIDGE STREET

N 10°22'34" W 126.62'

w/f RUSSEL A. HUNT
ASSESSOR'S PARCEL 20-13
77 RIDGE STREET

MATCHLINE F

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

ZONING DISTRICTS
RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS PAUL J. DeSIMONE No. 30466 REGISTERED PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/2/20
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.

Kathleen E. Nunes Asst. 8/27/2020
TOWN CLERK DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-10

D69-03

LEGACY ENGINEERING

w/f CAMERON & KATHY B. MCLEAN
ASSESSOR'S PARCEL 15-58
4 PADDOCK LANE

PADDOCK (PUBLIC - 50' WIDE) LANE

ROLLING MEADOW DRIVE (PUBLIC - 50' WIDE)

DWELLING #18
w/f THOMAS C. & KAREN L. O'CONNELL
ASSESSOR'S PARCEL 15-81
18 ROLLING MEADOW DRIVE

DWELLING #16
w/f CARLO JR. & ALISHA S. COMPAGNONE
ASSESSOR'S PARCEL 15-80
16 ROLLING MEADOW DRIVE

DWELLING #14
w/f WILLIAM A. & MARY KAZIS
ASSESSOR'S PARCEL 15-79
14 ROLLING MEADOW DRIVE

DWELLING #12
w/f ANDY W. & SARAH E. FONG
ASSESSOR'S PARCEL 15-78
12 ROLLING MEADOW DRIVE

DWELLING #10
w/f SONA A. ORTIZ
ASSESSOR'S PARCEL 15-77
10 ROLLING MEADOW DRIVE

DWELLING #8
w/f ROBERT N. STRECK
ASSESSOR'S PARCEL 15-76
8 ROLLING MEADOW DRIVE

DWELLING #6

w/f JONATHAN & WENDY S. BARRY
ASSESSOR'S PARCEL 15-59
6 PADDOCK LANE

DWELLING #17

w/f ROBIN J. & PETER R. SHEAN
ASSESSOR'S PARCEL 15-64
17 ROLLING MEADOWS DRIVE

SHED

DWELLING #15

w/f ANJANA & KIRIT PATEL
ASSESSOR'S PARCEL 15-65
15 ROLLING MEADOWS DRIVE

DWELLING #11

w/f KELLY P. LEVANGIE & MARCIA T. MCMAHON
ASSESSOR'S PARCEL 15-67
11 ROLLING MEADOWS DRIVE

DWELLING #9

w/f DEAN M. SOMMESE
ASSESSOR'S PARCEL 15-68
9 ROLLING MEADOWS DRIVE

w/f TIMOTHY JENNIFER W. F
ASSESSOR'S PARCE
7 ROLLING MEADOV

w/f CRAIG M. & DENISE D. GIBBONS
ASSESSOR'S PARCEL 15-60
8 PADDOCK LANE

DWELLING #8

DWELLING #10

DWELLING #12

DWELLING #14

w/f U.S ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 14-28
TRACT 812-1

w/f JAMES A. & JACQUELINE C. LEDERER
ASSESSOR'S PARCEL 15-61
10 PADDOCK LANE

w/f CHISTINE & KEVIN CURLEY
ASSESSOR'S PARCEL 15-62
12 PADDOCK LANE

w/f JOHN E. ORRICO & JENNIFER MCMAHON
ASSESSOR'S PARCEL 15-63
14 PADDOCK LANE

SECONDARY CONSTRUCTION ENTRANCE

PHASE 1A

LIMIT OF WORK & EROSION CONTROL (TYP.)

STAGING & STOCKPILE AREA

TEMP. SWALE

TEMPORARY SEDIMENT BASIN

TREELINE

WETLAND BOUNDARY & WP DISTRICT

INNER 50' BVW

LIMIT OF WORK & EROSION CONTROL (TYP.)

100' BYLAW RIPARIAN ZONE

WETLANDS REPLICATION AREA

WETLAND FILL AREA

BORDERING VEGETATED WETLAND

APPROXIMATE INTERMITTENT STREAM LOCATION

TOP OF BANK FLAGS

WP DISTRICT

MULCH BERM & EROSION CONTROL

STREAMBED RESTORATION

APPROXIMATE LOCATION OF EXISTING STORMWATER BASIN

EXISTING TREELINE

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.9

INTERMITTENT STREAM

APPROX. INTERMITTENT STREAM LOCATION

BORDERING VEGETATED WETLAND

TOP OF BANK FLAGS

100' BVW BUFFER ZONE

RHASE BOUNDARY

MATCHLINE A

MATCHLINE F

MATCHLINE G

BIT. DRIVE

C.C.B.

V.G.C.

ZONING DISTRICTS

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

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A PORTION OF 23-04
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APPLICANT

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PLYMOUTH, MA 02360

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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DASMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. Dasmone 7/25/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Dimeck 9/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
2020.07.15

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-11

D69-03

LEGACY ENGINEERING

MATCHLINE A

MATCHLINE B

MATCHLINE C

100' BUFFER

P.V.P. BUFFER

100' RIPARIAN ZONE

BVW BUFFER

INNER 50' BVW BUFFER

100' BYLAW BUFFER

INTERMITTENT STREAM

APPROX. INTERMITTENT STREAM LOCATION

BORDERING VEGETATED WETLAND

TOP OF BANK FLAGS

POTENTIAL VERNAL POOL

POTENTIAL VERNAL POOLS

ROTENTIAL VERNAL POOL

100' BVW BUFFER ZONE

PHASE BOUNDARY

COMPLETE BASIN IN PHASE 1A

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.9

SFH DISTRICT, WP DISTRICT & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.9

LOCAL BYLAW WETLAND

TOP BERM ELEV.=148.0

INSTALL EROSION CONTROL UPSTREAM AFTER BASIN COMPLETION TO PREVENT EROSION INTO BASIN (TYPICAL FOR ALL STORMWATER BASINS)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 36

LOT 37

LOT 38

LOT 39

PHASE 1A

PHASE 1B

PHASE 2A

PHASE 2B

LOT AREAS MAY BE CUT DOWN DURING PHASE 1 OR PHASE 2 FOR SITE FILL. INSTALL EROSION CONTROL ALONG THE LIMIT OF ACTUAL WORK.

LIMIT OF WORK & EROSION CONTROL

INSTALL DRAIN LINE IN PHASE 2

SOIL AND MATERIAL STOCKPILE AREA- VEHICLE REFUELING AREA

LOT AREAS MAY BE CUT DOWN DURING PHASE 1 FOR SITE FILL. INSTALL EROSION CONTROL ALONG THE LIMIT OF ACTUAL WORK. DO NOT WORK IN BUFFER ZONE.

LIMIT OF WORK &

PHASE BOUNDARY

RIDGE

ZONING DISTRICTS

RESIDENTIAL R-S
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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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.

Paul J. DeSimone 7/25/20
PROFESSIONAL LAND SURVEYOR

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Karalean E. Jones — TOWN CLERK - ASST. — 8/27/2020 DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
7-24-20

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
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EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 2
OF LAND IN
MILLIS, MA

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

C-12

D69-03

LEGACY ENGINEERING

MATCHLINE C

MATCHLINE D

LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19 · LOT 20 · LOT 21 · LOT 22 · LOT 23 · LOT 24 · LOT 25 · LOT 26 · LOT 27 · LOT 28 · LOT 29 · LOT 30 · LOT 31 · LOT 32 · LOT 33 · LOT 34 · LOT 35

PHASE 1B

PHASE 3A

PHASE 3B

PHASE 3B

PHASE BOUNDARY

PHASE BOUNDARY

PHASE BOUNDARY

LIMIT OF WORK & EROSION CONTROL

LIMIT OF WORK & EROSION CONTROL

LIMIT OF WORK & EROSION CONTROL

INSTALL DRAIN LINE IN PHASE 1A

INSTALL DRAIN LINE IN PHASE 3

COMPLETE BASIN IN PHASE 1A

LOT AREAS MAY BE CUT DOWN DURING PHASE 1 OR PHASE 2 FOR SITE FILL. INSTALL EROSION CONTROL ALONG THE LIMIT OF ACTUAL WORK.

SOIL AND MATERIAL STOCKPILE AREA
VEHICLE REFUELING AREA

POTENTIAL VERNAL POOL

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.9

WETLAND BOUNDARY

P.V.P. BUFFER

100'

w/f U.S ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 14-28
TRACT 812-1

BORDERING VEGETATED WETLANDS

WETLAND BOUNDARY

100' BVW BUFFER ZONE

INNER 50' BVW BUFFER

BORDERING VEGETATED WETLANDS

WETLAND BOUNDARY

w/f U.S ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 14-28
TRACT 812-1

"SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV=142.9

w/f PETER HARCOVITZ
ASSESSOR'S PARCEL 20-26
RIDGE STREET

w/f RIDGE STREET TRUST
ASSESSOR'S PARCEL 20-25
RIDGE STREET

w/f JOSEPH J. FAWKES & AMY B. FURNIA
ASSESSOR'S PARCEL 23-1
18 RIDGE STREET

w/f JOSEPH J. FAWKES & AMY B. FURNIA
ASSESSOR'S PARCEL 23-04
18A RIDGE STREET

EXISTING TREELINE

EXISTING GRAVEL DRIVEWAY

EXISTING FENCE

CHICKEN COOP

BARN

ZONING DISTRICTS

RESIDENTIAL R-S
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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Paul J. DeSimone 7/25/20
PROFESSIONAL LAND SURVEYOR

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Kathleen E. Nagle 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
7/25/2020

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

PLAN SCALE: 1"=40'

0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

LEGACY ENGINEERING

MATCHLINE E

MATCHLINE E

MATCHLINE D

LIMIT OF WORK & EROSION CONTROL

LOT 35

LOT 34

PHASE 1B

LOT 33

LOT 32

LOT 31

LOT 30

100' BVW BUFFER ZONE

PHASE BOUNDARY

300' BYLAW RIPARIAN

LIMIT OF WORK & EROSION CONTROL

50' BVW BUFFER

BORDERING VEGETATED WETLAND

APPROXIMATE INTERMITTENT STREAM LOCATION

WETLAND BOUNDARY & WP DISTRICT

COMPLETE BASIN IN PHASE 1A

PHASE BOUNDARY

APPROXIMATE INTERMITTENT STREAM LOCATION

COMPLETE BASIN IN PHASE 1A

WETLAND REPLICATION AREA

BORDERING VEGETATED WETLAND

LIMIT OF WORK & EROSION CONTROL

MULCH BERM & EROSION CONTROL

WETLAND FILL AREAS (SHADED)

EXISTING FENCE

PHASE BOUNDARY

APPROXIMATE WETLAND BOUNDARY

TOP OF BANK FLAGS

TOE OF BANK FLAGS

EXISTING TREELINE

100' BYLAW RIPARIAN ZONE

w/f ELIZABETH A. & JUDE T. O'GRADY
ASSESSOR'S PARCEL 20-31
74 RIDGE STREET

w/f RONALD C. CARN
ASSESSOR'S PARCEL 20-33
53 RIDGE STREET

w/f DENISE K. CORMICAN
ASSESSOR'S PARCEL 20-30
72 RIDGE STREET

w/f BRUCE W. RYDER
ASSESSOR'S PARCEL 20-29
70 RIDGE STREET

w/f MICHAEL & KATHLEEN TIEU
ASSESSOR'S PARCEL 20-34
68 RIDGE STREET

w/f JOSEPH J. FAWKES & AMY B. FURNIA
ASSESSOR'S PARCEL 23-04
18A RIDGE STREET

w/f TOWN OF MILLIS
ASSESSOR'S PARCEL 20-43
CURVE STREET

w/f ST. THOMAS PARISH
ASS. PARCEL 23-31
CURVE STREET

w/f ARNOLD T. & FAYE KALMBACH
ASSESSOR'S PARCEL 23-153
236 CURVE STREET

w/f NOCHOLAS S. MUNN
ASS. PARCEL 23-152
15 RIDGE STREET

DWELLING #74

DWELLING #53

DWELLING #72

DWELLING #70

DWELLING #68

DWELLING #236

EOP

RIDGE (PUBLIC - VARIABLE WIDTH) STREET

CURVE (PUBLIC - VARIABLE WIDTH) STREET

PRIMARY CONSTRUCTION ENTRANCE

EXTEND EROSION CONTROL 50' ALONG ROAD

ZONING DISTRICTS

RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS
PAUL
J. DESMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. Desmone 7/25/20
PROFESSIONAL LAND SURVEYOR

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Kathleen E. Smith 6/07/2020
TOWN CLERK - Asst DATE

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DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

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

2020-07-15

PLAN SCALE: 1"=40'

0' 40' 80' 160'

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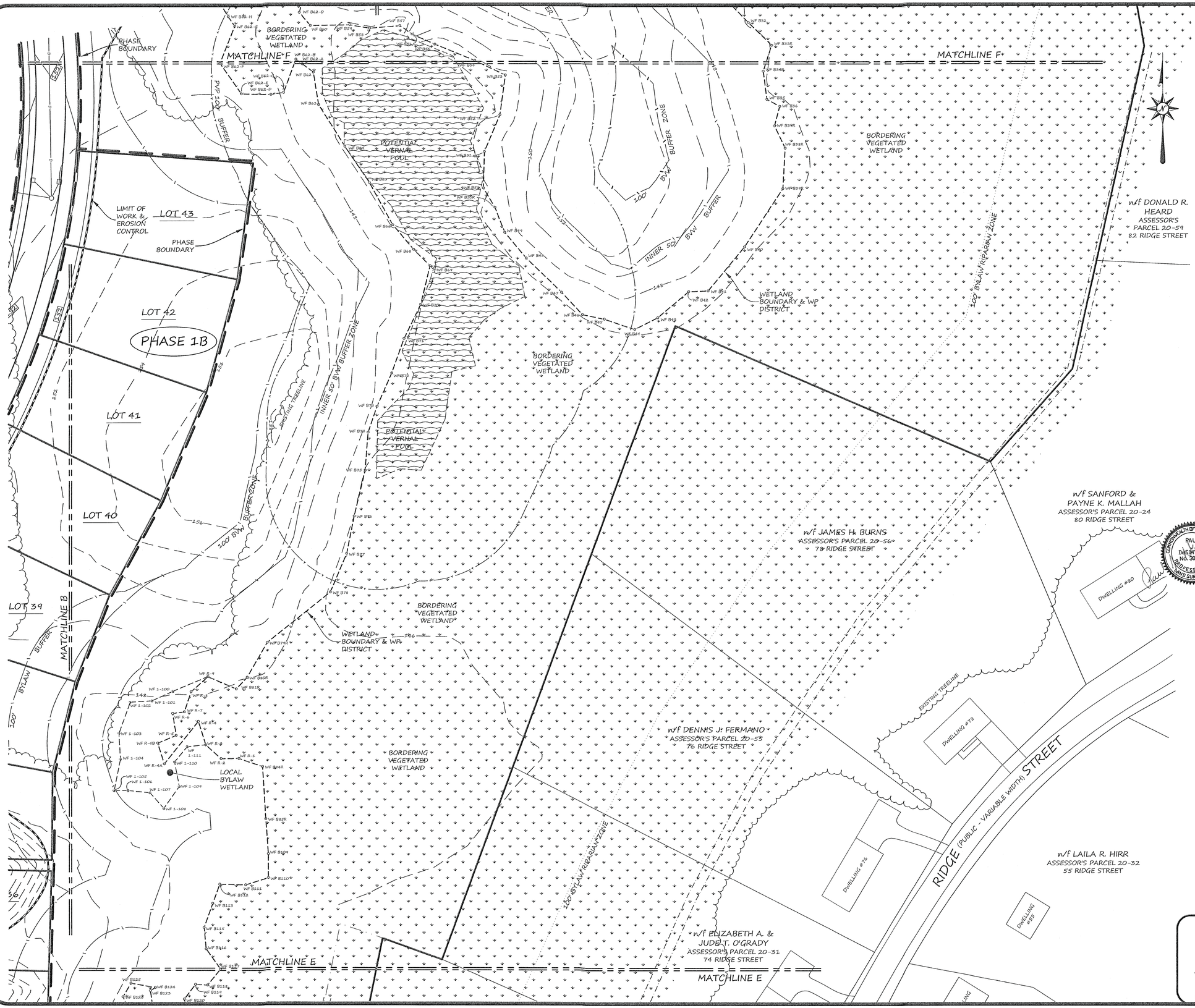
EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 4 OF LAND IN MILLIS, MA

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

C-14

D69-03

LEGACY ENGINEERING



ZONING DISTRICTS

RESIDENTIAL R-S
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
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PROFESSIONAL LAND SURVEYOR

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TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
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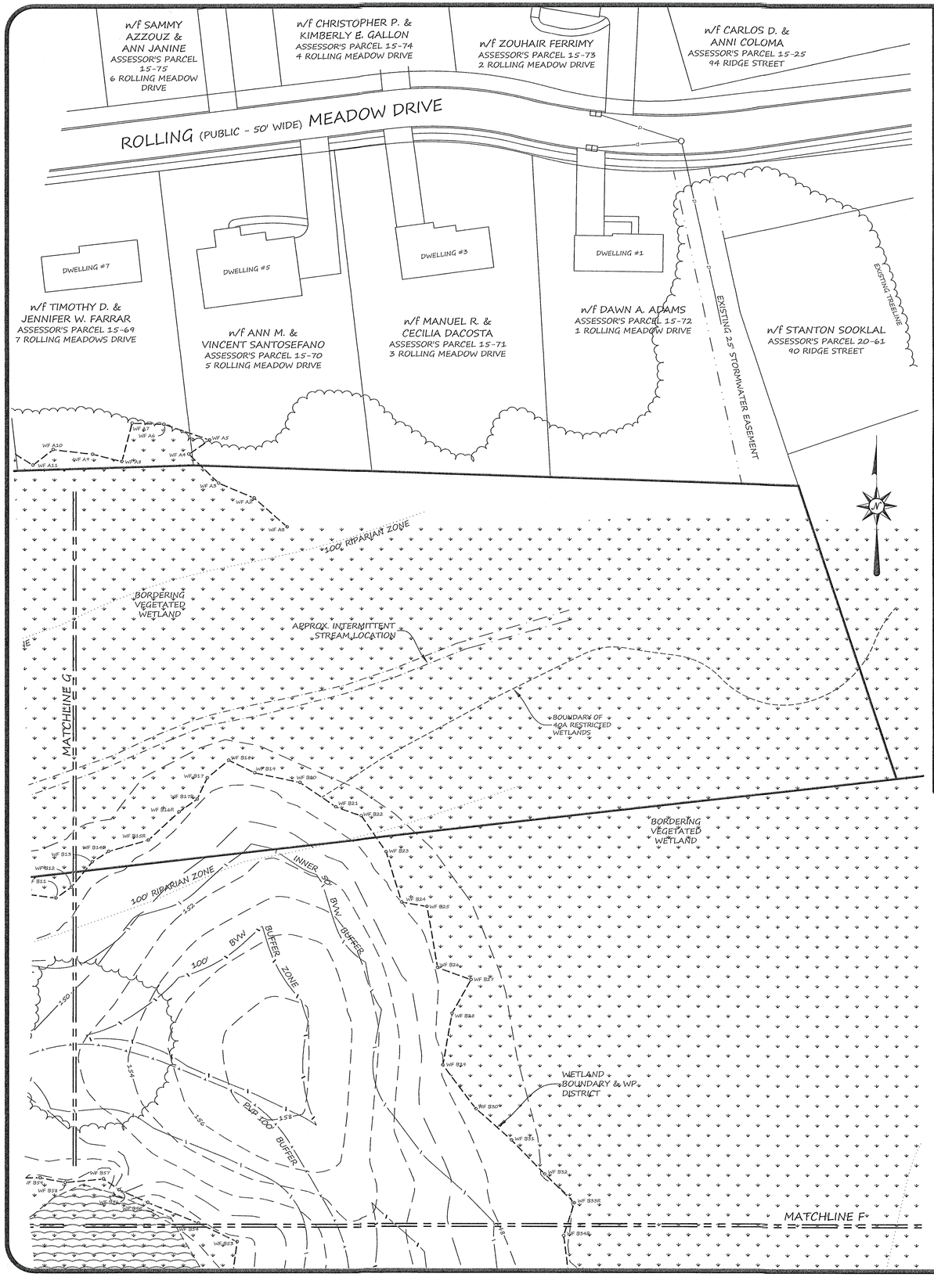
EMERSON PLACE
DEFINITIVE SUBDIVISION
EROSION & PHASING PLAN 5
OF LAND IN
MILLIS, MA

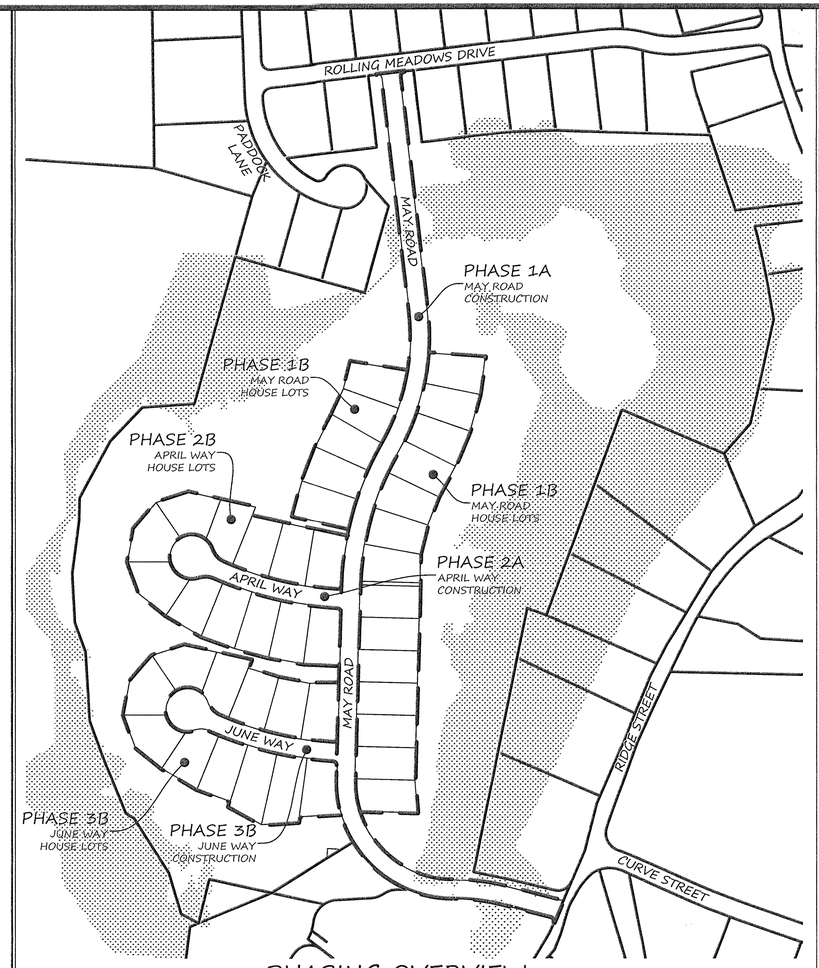
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-15

D69-03

LEGACY ENGINEERING





PHASING OVERVIEW

SCALE: 1" = 200'

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 SWEPT 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 SWEPT REGULARLY.
6. LOTS SHALL BE LOAMED AND SEEDED AS SOON AS PRACTICABLE.

ZONING DISTRICTS
RESIDENTIAL R-S
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

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

Paul J. DeSimone 7/21/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Nutter 9/17/2020
TOWN CLERK - MMS — DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
2020-07-15

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-16

D69-03

LEGACY ENGINEERING

w/f CAMERON & KATHY B. MCLEAN
ASSESSOR'S PARCEL 15-58
4 PADDOCK LANE

w/f JONATHAN & WENDY S. BARRY
ASSESSOR'S PARCEL 15-59
6 PADDOCK LANE

w/f CRAIG M. & DENISE D. GIBBONS
ASSESSOR'S PARCEL 15-60
8 PADDOCK LANE

w/f U.S ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 14-28
TRACT 812-1

w/f THOMAS C. & KAREN L. O'CONNELL
ASSESSOR'S PARCEL 15-81
18 ROLLING MEADOW DRIVE

w/f CARLO JR. & ALISHA S. COMPAGNONE
ASSESSOR'S PARCEL 15-80
16 ROLLING MEADOW DRIVE

w/f WILLIAM A. & MARY KAZIS
ASSESSOR'S PARCEL 15-79
14 ROLLING MEADOW DRIVE

w/f ANDY W. & SARAH E. FONG
ASSESSOR'S PARCEL 15-78
12 ROLLING MEADOW DRIVE

w/f SONA A. ORTIZ
ASSESSOR'S PARCEL 15-77
10 ROLLING MEADOW DRIVE

w/f ROBERT N. STRECK
ASSESSOR'S PARCEL 15-76
8 ROLLING MEADOW DRIVE

w/f TIMOTHY D. & JENNIFER W. FARRAR
ASSESSOR'S PARCEL 15-69
7 ROLLING MEADOWS DRIVE

w/f DEAN M. SOMMESE
ASSESSOR'S PARCEL 15-68
9 ROLLING MEADOWS DRIVE

w/f KELLY P. LEVANGIE & MARCIA T. MCMAHON
ASSESSOR'S PARCEL 15-67
11 ROLLING MEADOWS DRIVE

w/f ANJANA & KIRIT PATEL
ASSESSOR'S PARCEL 15-65
15 ROLLING MEADOWS DRIVE

w/f ROBIN J. & PETER R. SHEAN
ASSESSOR'S PARCEL 15-64
17 ROLLING MEADOWS DRIVE

w/f JAMES A. & JACQUELINE C. LEDERER
ASSESSOR'S PARCEL 15-61
10 PADDOCK LANE

w/f CHISTINE & KEVIN CURLEY
ASSESSOR'S PARCEL 15-62
12 PADDOCK LANE

w/f JOHN E. ORRICO & JENNIFER MCMAHON
ASSESSOR'S PARCEL 15-63
14 PADDOCK LANE

PADDOCK (PUBLIC - 50' WIDE) LANE

ROLLING MEADOW DRIVE (PUBLIC - 50' WIDE)

PARCEL A1

PARCEL A2

PARCEL B1

PARCEL B2

MAY ROAD

MATCHLINE A

MATCHLINE F

MATCHLINE G

WETLAND BOUNDARY & WP DISTRICT

BORDERING VEGETATED WETLAND

APPROXIMATE INTERMITTENT STREAM LOCATION

100' BVW BUFFER ZONE

INNER 50' BVW BUFFER

100' BYLAW RIPARIAN ZONE

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.8

APPROXIMATE TOP OF BANK FLAGS LOCATION OF EXISTING STORMWATER BASIN

1.5'-6' RETAINING WALL SEE SHEET C-31

CULVERT #3 WEIR WALL

24" RCP D I=145.34

CHANNEL RESTORATION

GRASS SWALE

SIDEWALK

BIT. DRIVE

SHED

DWELLING #6

DWELLING #8

DWELLING #10

DWELLING #12

DWELLING #14

DWELLING #15

DWELLING #16

DWELLING #17

DWELLING #18

DWELLING #7

DWELLING #9

DWELLING #11

OTH 25 GND=154.1 SHGW=146.2

OTH 18 GND=149.3 SHGW=144.3

PVP 1-8

PVP Z-30

PVP Z-29

PVP Z-28

PVP Z-27

PVP Z-26R

PVP 10

ZONING DISTRICTS
RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
REGISTERED LAND SURVEYOR

Paul J. DeSimone 7/25/20
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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Maureen E. Smith 8/27/2020
TOWN CLERK ~~PRO~~ DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

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

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: FEBRUARY 12, 2020

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

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

C-17

D69-03

LEGACY ENGINEERING

MATCHLINE A

MATCHLINE B

MATCHLINE C

INTERMITTENT STREAM

APPROX. INTERMITTENT STREAM LOCATION

BORDERING VEGETATED WETLAND

TOP OF BANK FLAGS

POTENTIAL VERNAL POOL

POTENTIAL VERNAL POOLS

100' BUFFER

100' R.V.P. BUFFER

100' RIPARIAN ZONE

INNER 50' BVW BUFFER

100' BVW BUFFER ZONE

SFH DISTRICT, WP DISTRICT, & BORDERING LAND SUBJECT TO FLOODING ELEV.=142.9

LOCAL BYLAW WETLAND

100' BYLAW BUFFER

LEVEL SPREADER

OUTLET WEIR WALL

TOP BERM ELEV.=148.0

STORMWATER INFILTRATION BASIN #1
TOP ELEV.=148.0
BOT. ELEV.=145.7

PARCEL A2

SEDIMENT FOREBAY

MONITORING WELL

F.E.S.

PIPE TO HAVE GRATE OVER OPENING

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 36

LOT 37

LOT 38

LOT 39

PROPOSED TWO STORY DWELLING

PROP. BIT. DRIVE

APRIL WAY

CURB CUT

SIDEWALK GRADE STRIP

SEWER EASEMENT

RIDGE

OTH 19 GND=150.4 SHGW=145.7

OTH 20 GND=144.7 SHGW=142.2

OTH 21 GND=145.2 SHGW=142.4

OTH 17 GND=146.3 SHGW=143.5

OTH 23 GND=156.0 SHGW=144.0

OTH 13 GND=150.7 NO SHGW@134.7

OTH 14 GND=152.9 NO SHGW@143.2

OTH 15 GND=150.3 SHGW=134.2

OTH 16 GND=144.3 SHGW=141.9

OTH 12 GND=148.7 NO SHGW@135.9

DMH 1a

DMH 8+20

DMH 12+45

CB 8+06

CB 8+08

CB 8+44

CB 12+15b

CB 12+15a

SMH C.O. 8+00

SMH 10+70

SMH 12+67

SMH 4+80

SMH 2+70A

DMH 2+40

CB 2+70B

SMH 2+53

SMH 15+00

ZONING DISTRICTS
RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS
PAUL DeSIMONE
No. 30466
REGISTERED PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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Kathleen E. Smith 8/27/2020
TOWN CLERK DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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

C-18

D69-03

LEGACY ENGINEERING

ZONING DISTRICTS
RESIDENTIAL R-S
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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Paul J. DeSimone 7/2/20
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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_____ 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

_____
TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	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

LEGACY ENGINEERING

MATCHLINE E

MATCHLINE D

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

PROPOSED TWO STORY DWELLING

100' BVW BUFFER ZONE

50' BVW BUFFER

100' BYLAW RIPARIAN ZONE

PARCEL B2

LEVEL SPREADER

OUTLET WEIR WALL

OTH 5 GND=146.0 SHGW=141.8

OTH 32 GND=146.1 SHGW=143.4

OTH 2 GND=145.1 SHGW=143.9

OTH 1 GND=145.8 SHGW=142.2

OTH 31 GND=146.2 SHGW=143.2

OTH 30 GND=146.2 SHGW=142.5

MONITORING WELL

F.E.S.

PIPE TO HAVE SPRAY OVER OPENING

SEDIMENT FOREBAY

BORDERING VEGETATED WETLAND

APPROXIMATE INTERMITTENT STREAM LOCATION

WETLAND BOUNDARY & WP DISTRICT

STORMWATER INFILTRATION BASIN #4 TOP ELEV.=147.6 BOT. ELEV.=146.8

STORMWATER INFILTRATION BASIN #3 TOP ELEV.=147.5 BOT. ELEV.=144.5

TOP OF BANK FLAGS

WETLAND REPLICATION AREA

OUTLET STRUCTURE PER DETAIL

CULVERT #2

CULVERT #1

RETAINING WALLS SEE SHEET C-31

CB 23+19

SMH 23+78

SMH 25+78

DMH 23+34

FD 24+01

FD 24+70

CULVERT

CHANNEL RESTORATION

APPROXIMATE WETLAND BOUNDARY

APPROXIMATE INTERMITTENT STREAM LOCATION

EXISTING FENCE

COORDINATE WITH ABUTTER TO MOVE EXISTING FENCE OUTSIDE OF LIMIT OF WORK

w/f JOSEPH J. FAWKES & AMY B. FURNIA
ASSESSOR'S PARCEL 23-04
18A RIDGE STREET

w/f ELIZABETH A. & JUDE T. O'GRADY
ASSESSOR'S PARCEL 20-31
74 RIDGE STREET

w/f DENISE K. CORMICAN
ASSESSOR'S PARCEL 20-30
72 RIDGE STREET

w/f RONALD C. CARN
ASSESSOR'S PARCEL 20-33
53 RIDGE STREET

w/f BRUCE W. RYDER
ASSESSOR'S PARCEL 20-29
70 RIDGE STREET

w/f MICHAEL & KATHLEEN TIEU
ASSESSOR'S PARCEL 20-34
68 RIDGE STREET

w/f TOWN OF MILLIS
ASSESSOR'S PARCEL 20-43
CURVE STREET

w/f ST. THOMAS PARISH
ASS. PARCEL 23-31
CURVE STREET

w/f ARNOLD T. & FAYE KALMBACH
ASSESSOR'S PARCEL 23-153
236 CURVE STREET

w/f NOCHOLAS S. MUNN
ASS. PARCEL 23-152
15 RIDGE STREET

DWELLING #74

DWELLING #72

DWELLING #70

DWELLING #68

DWELLING #53

DWELLING #236

EXISTING TREELINE

EOP

INTERSECTION WARNING SIGN

SIGHT TRIANGLE

RIDGE (PUBLIC - VARIABLE WIDTH) STREET

CURVE (PUBLIC - VARIABLE WIDTH) STREET

MAY ROAD

ZONING DISTRICTS

RESIDENTIAL R-S
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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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DESIMONE
No. 30466
REGISTERED LAND SURVEYOR

Paul J. Desimone 7/25/20
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.

Maureen E. Imbriglio 8/27/2020
TOWN CLERK - ASST. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

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

7-20-20

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
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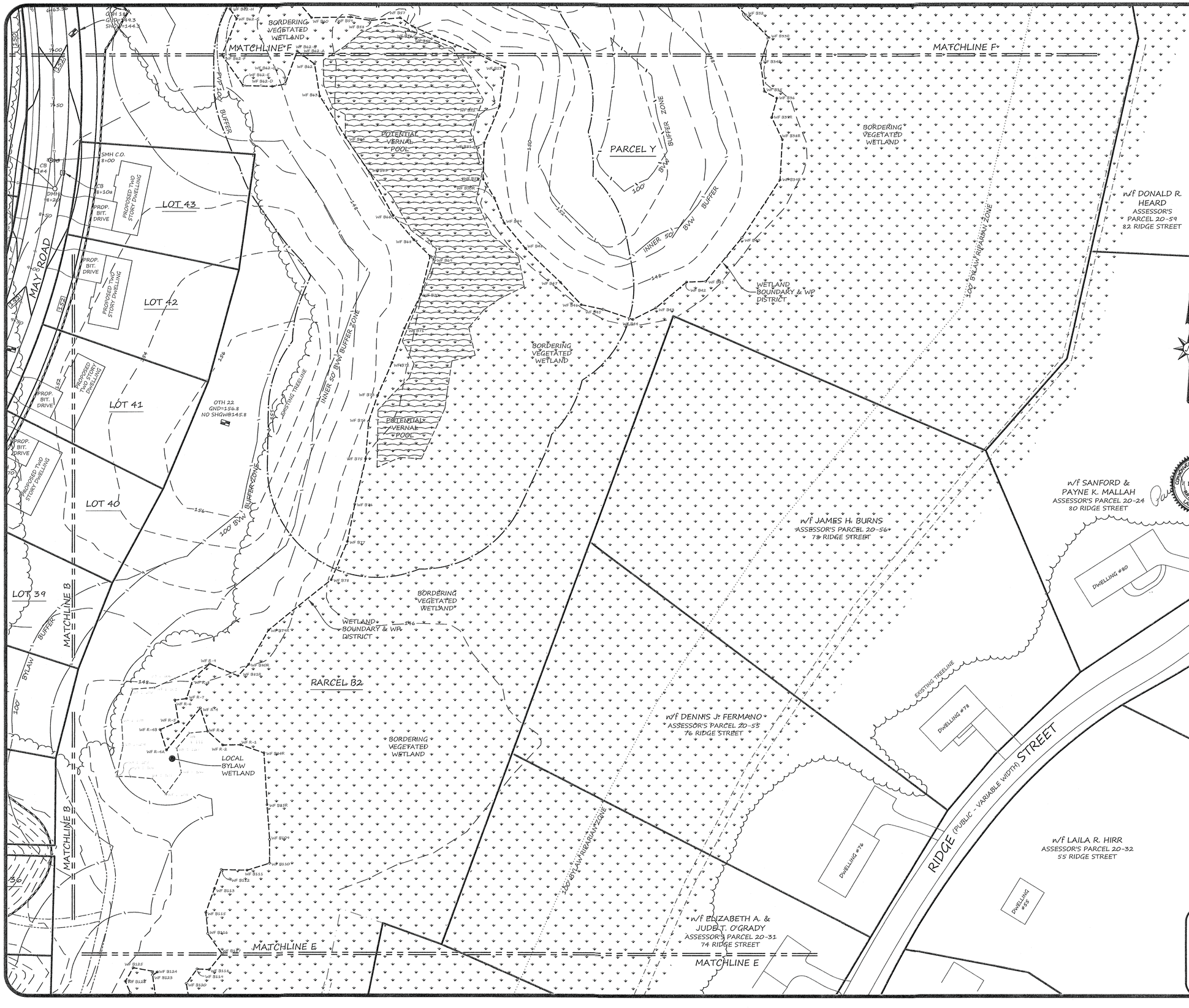
EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 4
OF LAND IN
MILLIS, MA

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

C-20

D69-03

LEGACY ENGINEERING



ZONING DISTRICTS
RESIDENTIAL R-S
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
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APPLICANT
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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
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.

Valdea E. Jinela 8/07/2020
TOWN CLERK-Asst. DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
Daniel 2020-07-15

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DEC'N	2020-07-15	DJM

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

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

C-21

D69-03

LEGACY ENGINEERING

w/f SAMMY AZZOUZ & ANN JANINE
ASSESSOR'S PARCEL 15-75
6 ROLLING MEADOW DRIVE

w/f CHRISTOPHER P. & KIMBERLY E. GALLON
ASSESSOR'S PARCEL 15-74
4 ROLLING MEADOW DRIVE

w/f ZOUHAIR FERRIMY
ASSESSOR'S PARCEL 15-73
2 ROLLING MEADOW DRIVE

w/f CARLOS D. & ANNI COLOMA
ASSESSOR'S PARCEL 15-25
94 RIDGE STREET

ROLLING (PUBLIC - 50' WIDE) MEADOW DRIVE

RIDGE (PUBLIC - VARIABLE WIDTH) STREET

DWELLING #91
w/f DAVID W. WERNER
ASSESSOR'S PARCEL 20-28
91 RIDGE STREET

w/f ALLEN W. JOHANSSON
ASSESSOR'S PARCEL 15-42
436 UNION STREET

DWELLING #89
w/f DOUGLAS D. JR & MARILYN K. FURBUSH
ASSESSOR'S PARCEL 20-26
89 RIDGE STREET

DWELLING #7
w/f TIMOTHY D. & JENNIFER W. FARRAR
ASSESSOR'S PARCEL 15-69
7 ROLLING MEADOWS DRIVE

DWELLING #5
w/f ANN M. & VINCENT SANTOSEFANO
ASSESSOR'S PARCEL 15-70
5 ROLLING MEADOW DRIVE

DWELLING #3
w/f MANUEL R. & CECILIA DACOSTA
ASSESSOR'S PARCEL 15-71
3 ROLLING MEADOW DRIVE

DWELLING #1
w/f DAWN A. ADAMS
ASSESSOR'S PARCEL 15-72
1 ROLLING MEADOW DRIVE

EXISTING 25' STORMWATER EASEMENT

EXISTING TREELINE

DWELLING #90
w/f STANTON SOOKLAL
ASSESSOR'S PARCEL 20-61
90 RIDGE STREET

DWELLING #87
w/f DAVID & NANCY L. BENOIT
ASSESSOR'S PARCEL 20-47
87 RIDGE STREET

DWELLING #85
w/f BARRY S. O'BRIEN
ASSESSOR'S PARCEL 20-48
85 RIDGE STREET

DWELLING #83
w/f ANDREW & JENNY RUERSON
ASSESSOR'S PARCEL 20-49
83 RIDGE STREET

DWELLING #81
w/f EFB WHITEBURN CORPORATION
ASSESSOR'S PARCEL 20-50
81 RIDGE STREET

DWELLING #84
w/f KIMBERLY DROOKER & JANET TAFT
ASSESSOR'S PARCEL 20-53
84 RIDGE STREET

DWELLING #79
w/f ALEXANDER & LILIANA A. STATHAS
ASS. PARCEL 20-51
79 RIDGE STREET

DWELLING #77
w/f RUSSEL A. HUNT
ASSESSOR'S PARCEL 20-13
77 RIDGE STREET

DWELLING #82
w/f ROBERT HOLMES & MICHELLE A. BONLEY
ASSESSOR'S PARCEL 20-60
88 RIDGE STREET

w/f DONALD R. HEARD
ASSESSOR'S PARCEL 20-59
82 RIDGE STREET

MATCHLINE G

MATCHLINE F

100' RIPARIAN ZONE

BORDERING VEGETATED WETLAND

APPROX. INTERMITTENT STREAM LOCATION

PARCEL B1

PARCEL B2

BOUNDARY OF 10A RESTRICTED WETLANDS

INNER 50' BVW BUFFER

BVW BUFFER ZONE

WETLAND BOUNDARY & WP DISTRICT

WF A1 WF A2 WF A3 WF A4 WF A5 WF A6 WF A7 WF A8 WF A9 WF A10 WF A11 WPB1 WPB2 WPB3 WPB4 WPB5 WPB6 WPB7 WPB8 WPB9 WPB10 WPB11 WPB12 WPB13 WPB14 WPB15 WPB16 WPB17 WPB18 WF B1 WF B2 WF B3 WF B4 WF B5 WF B6 WF B7 WF B8 WF B9 WF B10 WF B11 WF B12 WF B13 WF B14 WF B15 WF B16 WF B17 WF B18 WF B19 WF B20 WF B21 WF B22 WF B23 WF B24 WF B25 WF B26 WF B27 WF B28 WF B29 WF B30 WF B31 WF B32 WF B33 WF B34 WF B35 WF B36 WF B37 WF B38 WF B39 WF B40 WF B41 WF B42 WF B43 WF B44 WF B45 WF B46 WF B47 WF B48 WF B49 WF B50 WF B51 WF B52 WF B53 WF B54 WF B55 WF B56 WF B57

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

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.

COMMONWEALTH OF MASSACHUSETTS
PAUL DESMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul A. Desmone 7/25/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Smith 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

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

7-25-20

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

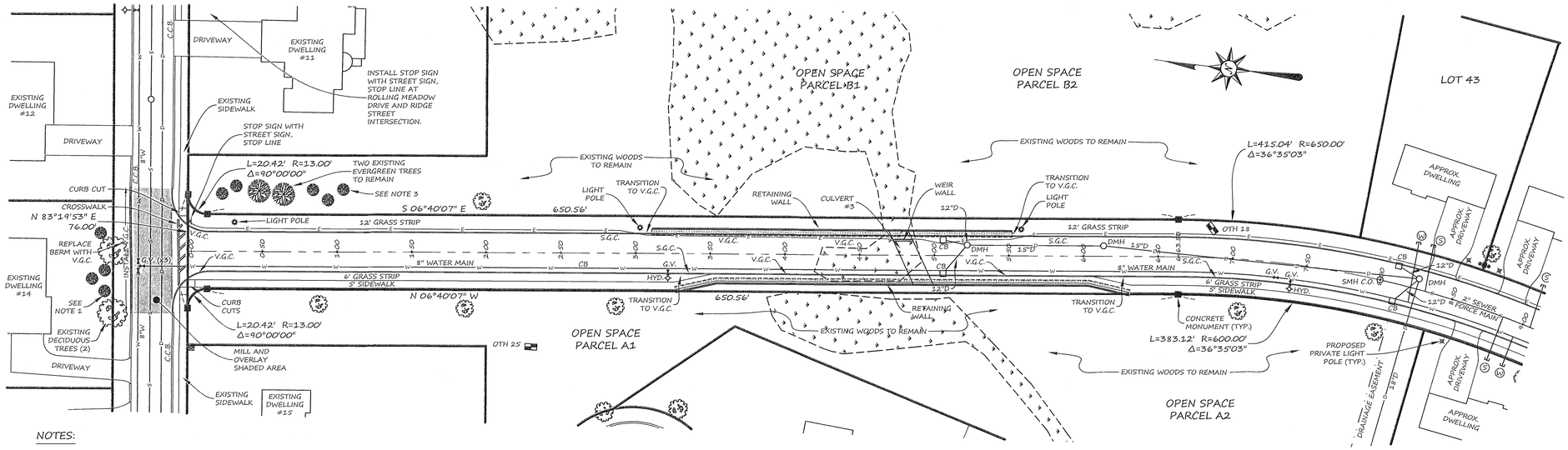
EMERSON PLACE
DEFINITIVE SUBDIVISION
GRADING PLAN 6
OF LAND IN
MILLIS, MA

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

C-22

D69-03

LEGACY ENGINEERING

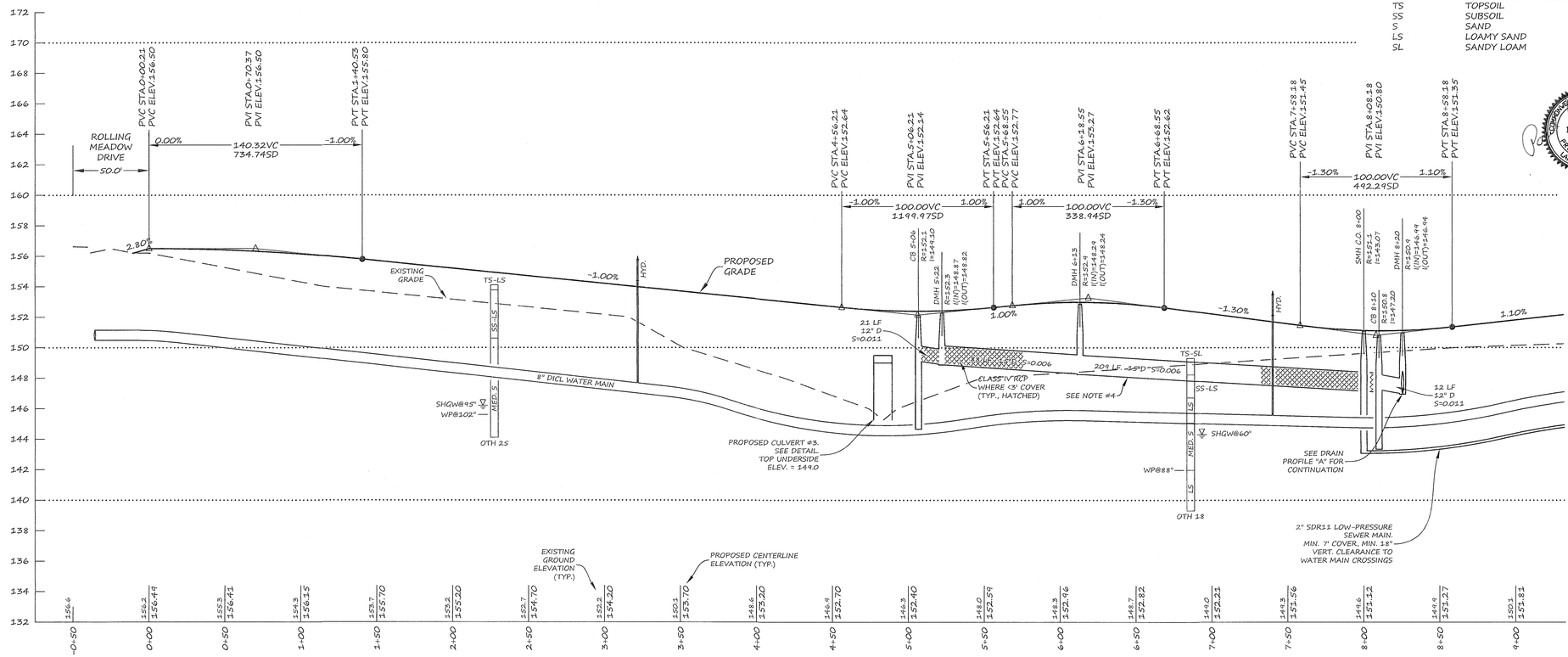


MAY ROAD PLAN VIEW - STATION 0+00 TO 9+20

SCALE: 1" = 40'

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 PROFILE - STATION 0+00 TO 9+20

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

ZONING DISTRICTS

RESIDENTIAL R-S
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

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

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.

COMMONWEALTH OF MASSACHUSETTS PAUL J. DeSIMONE No. 30466 PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/21/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen P. Smith 7/27/2020
TOWN CLERK - ASST. DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

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

PLAN SCALE: 1"=40'

0' 40' 80' 160'

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 PLANNING BOARD DEC'N	2020-07-15	DJM

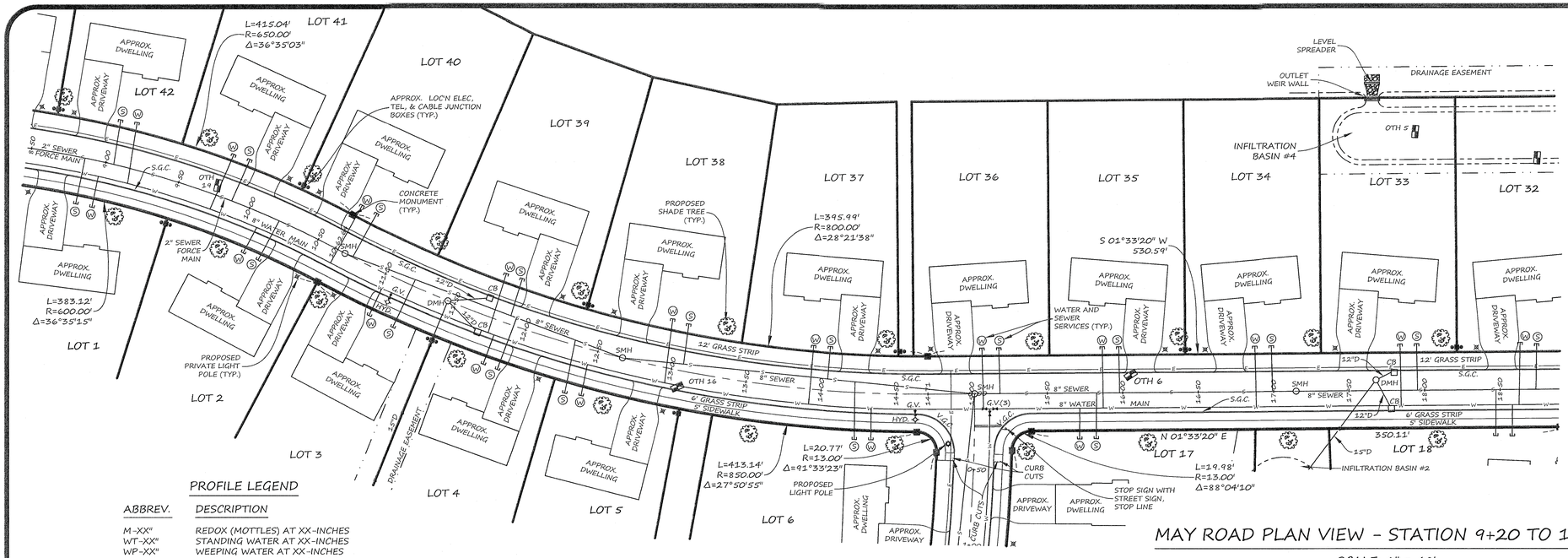
EMERSON PLACE
DEFINITIVE SUBDIVISION
MAY ROAD PROFILE PLAN 1
OF LAND IN
MILLIS, MA

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

C-23

D69-03

LEGACY ENGINEERING



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

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
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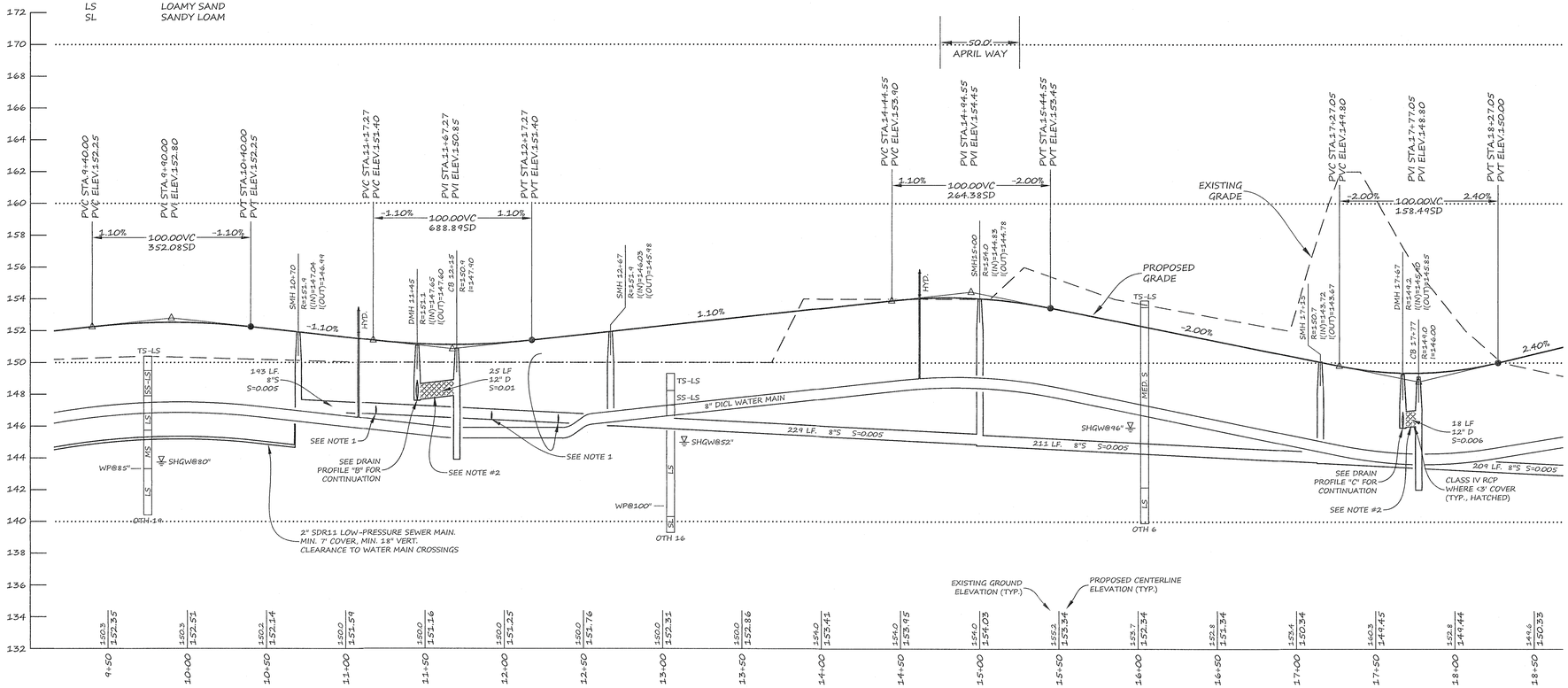
SL	SANDY LOAM



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

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

NOTES:
1. 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.
2. PROTECT DRAIN PIPES DURING CONSTRUCTION WHERE COVER IS LESS THAN 4.5'

ZONING DISTRICTS
RESIDENTIAL R-S
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

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.

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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
REGISTERED PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
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.

Judith E. Nimtz — 8/27/2020
TOWN CLERK - Asst. — DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
2020-09-15

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

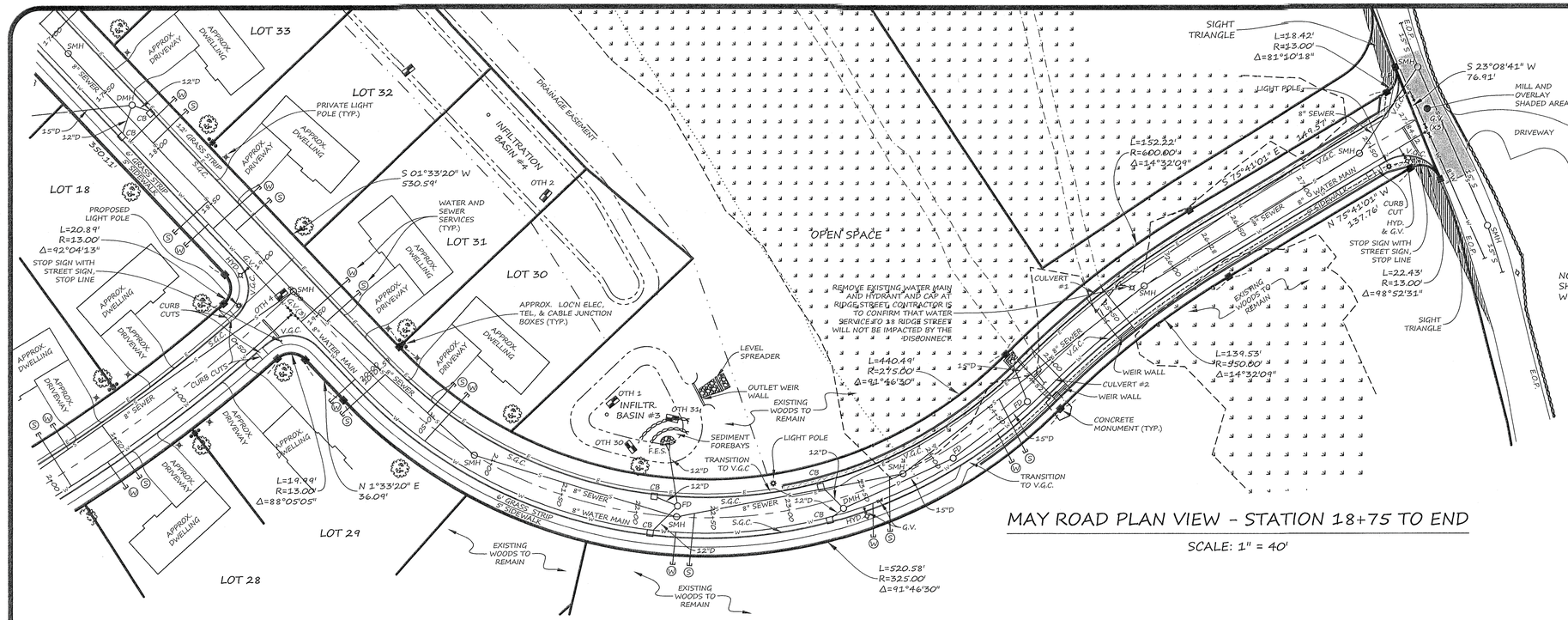
EMERSON PLACE
DEFINITIVE SUBDIVISION
MAY ROAD PROFILE PLAN 2
OF LAND IN
MILLIS, MA

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

C-24

D69-03

LEGACY ENGINEERING



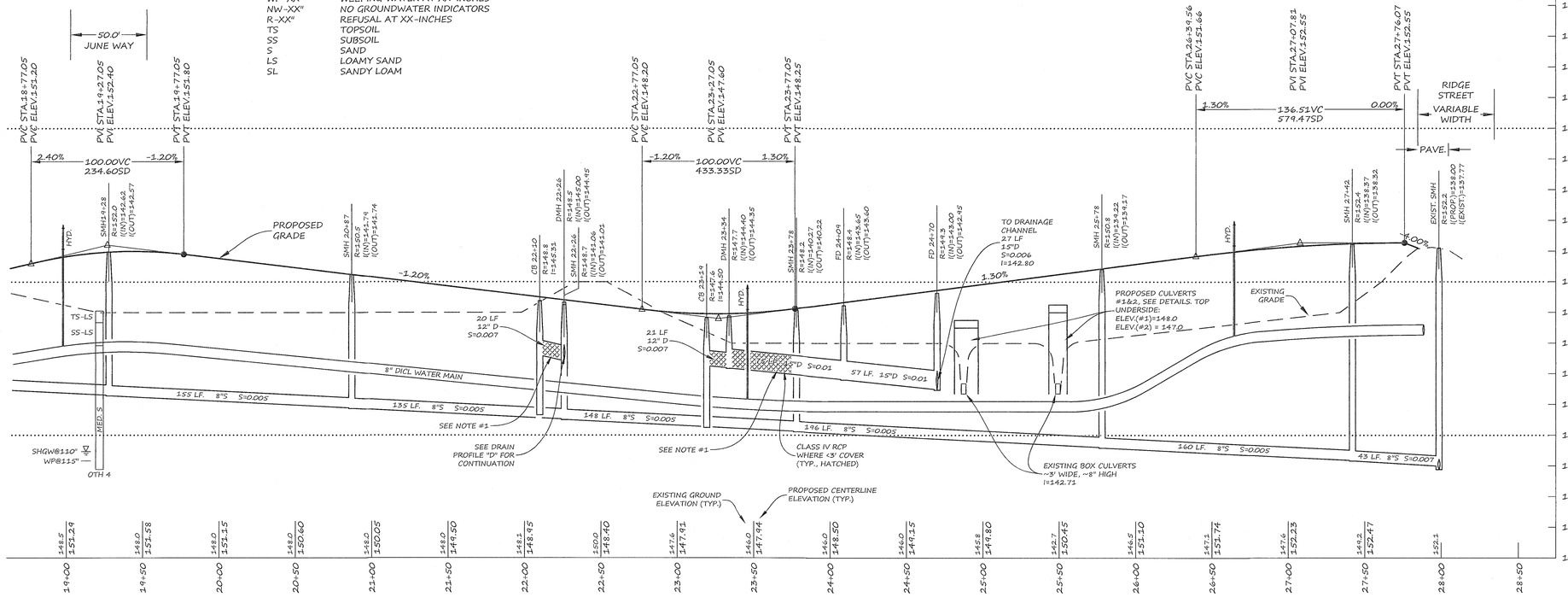
MAY ROAD PLAN VIEW - STATION 18+75 TO END

SCALE: 1" = 40'

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-S
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

NOTE: REMOVE TREES AND SHRUBS TALLER THAN 24" WITHIN SIGHT TRIANGLES.

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.

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COMMONWEALTH OF MASSACHUSETTS PAUL J. DESMINE No. 30466 PROFESSIONAL LAND SURVEYOR

Paul J. Desmine 7/25/20
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.

Kathleen C. Arnold 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER
10-07-15

PLAN SCALE: 1"=40'
0' 40' 80' 160'

PLAN DATE: FEBRUARY 12, 2020

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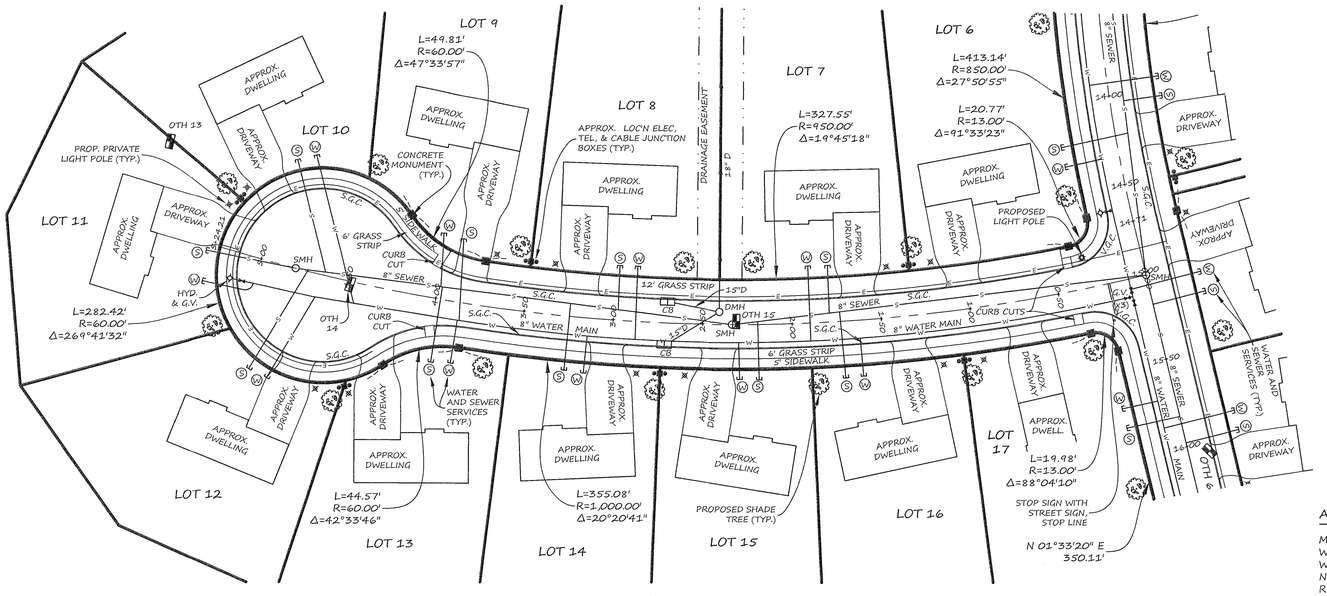
EMERSON PLACE
DEFINITIVE SUBDIVISION
MAY ROAD PROFILE PLAN 3
OF LAND IN
MILLIS, MA

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

C-25

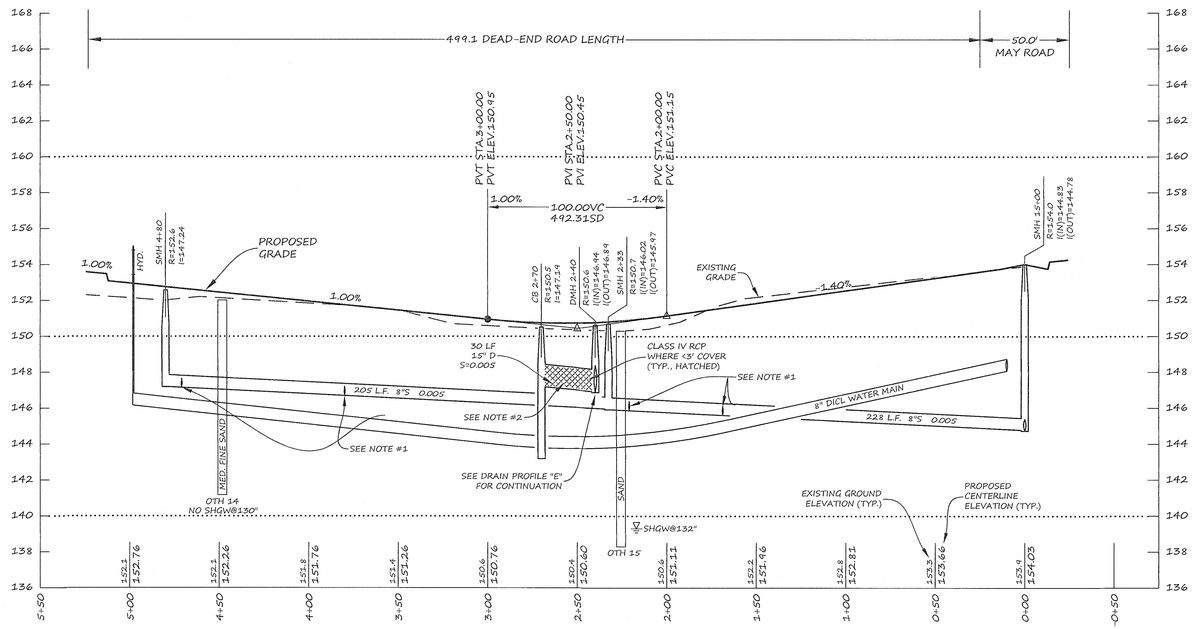
D69-03

LEGACY ENGINEERING



APRIL WAY PLAN VIEW - STATION 0+00 TO END

SCALE: 1" = 40'



APRIL WAY PROFILE - STATION 0+00 TO END

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

NOTES:
1. 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.
2. PROTECT DRAIN PIPES DURING CONSTRUCTION WHERE COVER IS LESS THAN 4.5'

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
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SL	SANDY LOAM

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

ASSESSORS PARCELS & OWNERS

15-66
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107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481

20-25
RIDGE STREET TRUST
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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
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.

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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.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen C. Nolan 8/07/2020
TOWN CLERK - ASST. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
2020-07-15

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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 PLANNING BOARD DECN	2020-07-15	DJM

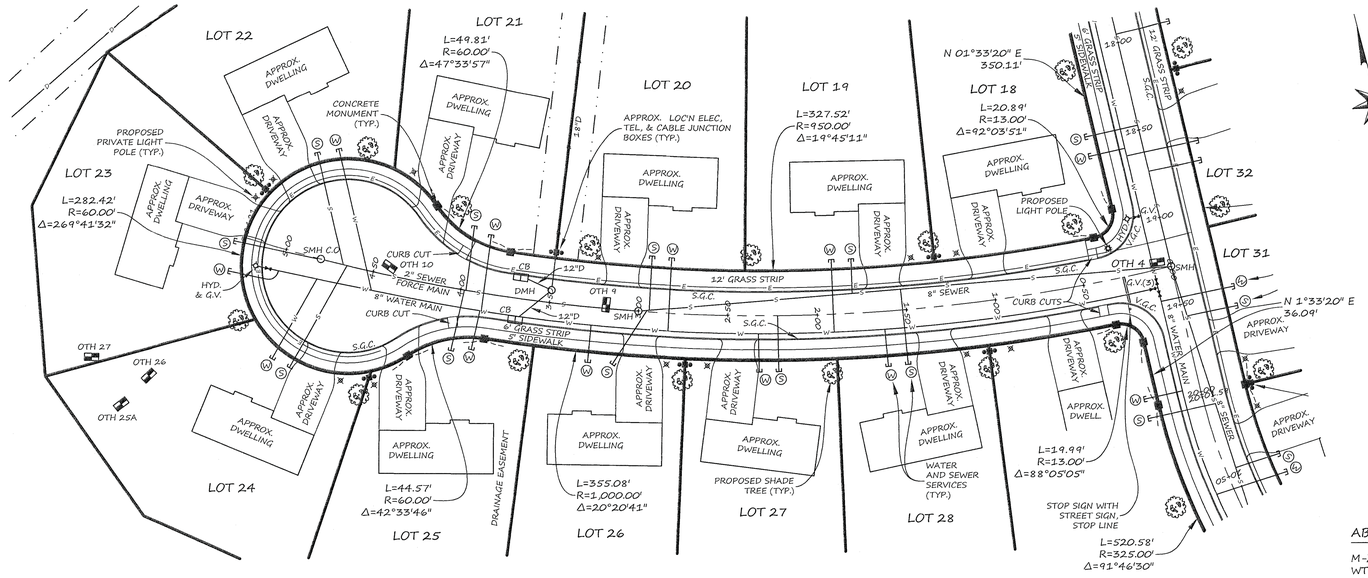
EMERSON PLACE
DEFINITIVE SUBDIVISION
APRIL WAY PROFILE
PLAN OF LAND IN MILLIS, MA

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

C-26

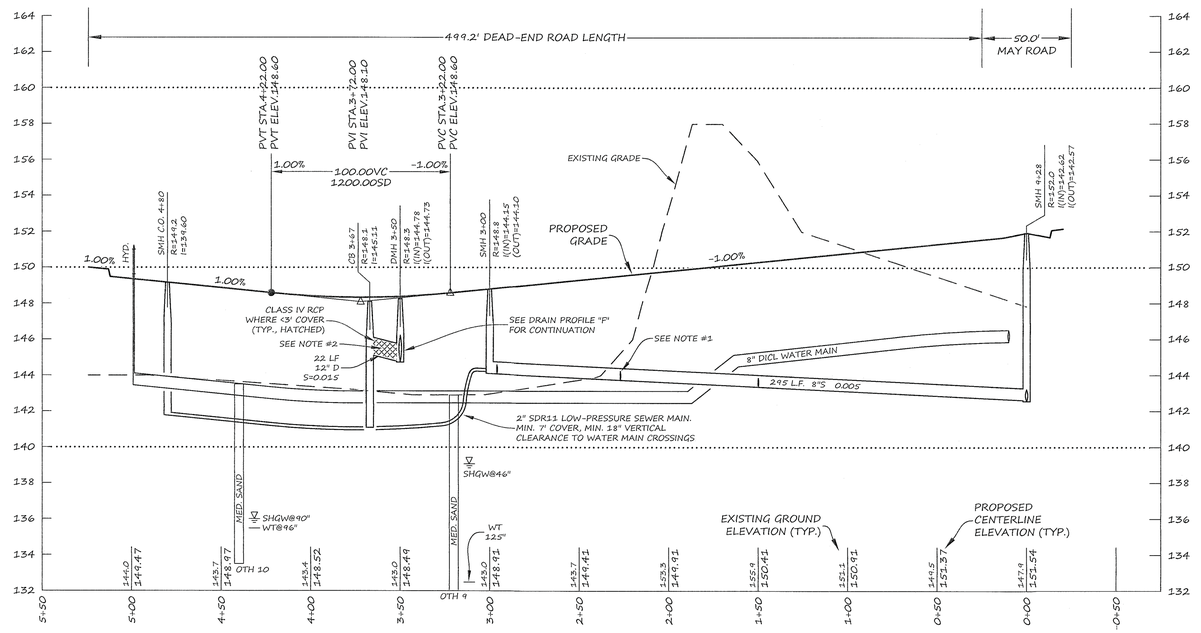
D69-03

LEGACY ENGINEERING



JUNE WAY PLAN VIEW - STATION 0+00 TO END

SCALE: 1" = 40'



JUNE WAY PROFILE - STATION 0+00 TO END

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

NOTES:
1. 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.
2. 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

ZONING DISTRICTS
RESIDENTIAL R-S
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
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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
REGISTERED PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone
PROFESSIONAL LAND SURVEYOR

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Kathleen E. Nosek 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/11/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
2020-07-15

PLAN SCALE: 1"=40'
0' 40' 80' 160'

PLAN DATE: FEBRUARY 12, 2020

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REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
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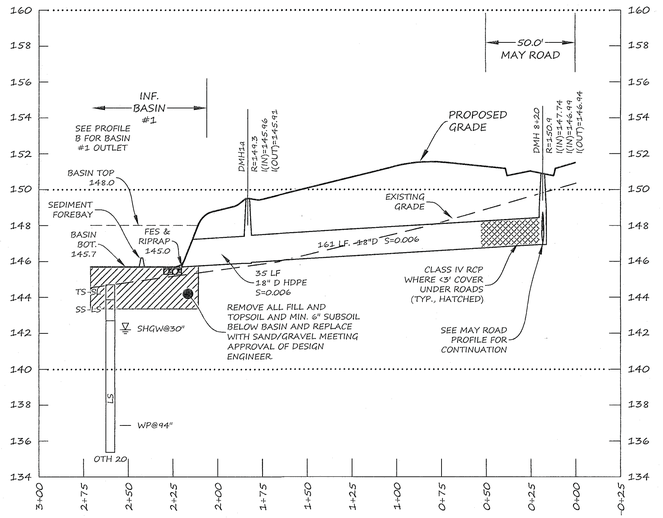
EMERSON PLACE
DEFINITIVE SUBDIVISION
JUNE WAY PROFILE
PLAN OF LAND IN MILLIS, MA

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

C-27

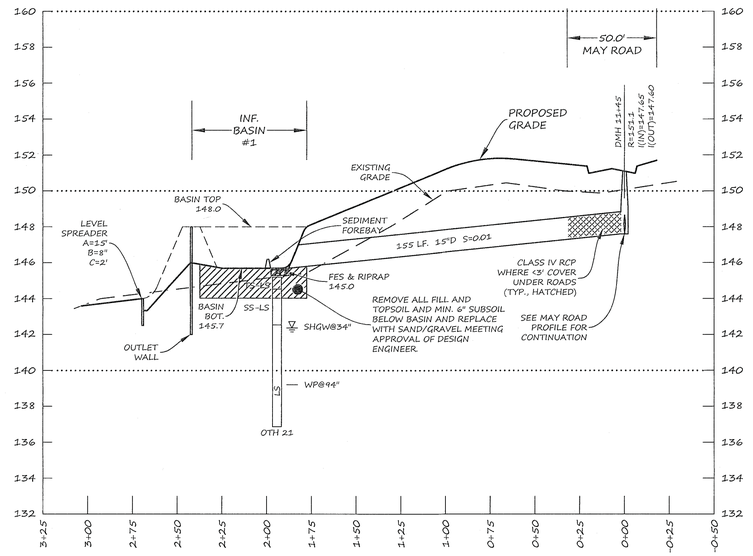
D69-03

LEGACY ENGINEERING



DRAINAGE PROFILE A

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



DRAINAGE PROFILE B

SCALE: 1" = 40' HORIZONTAL
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PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
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R-XX"	REFUSAL AT XX-INCHES
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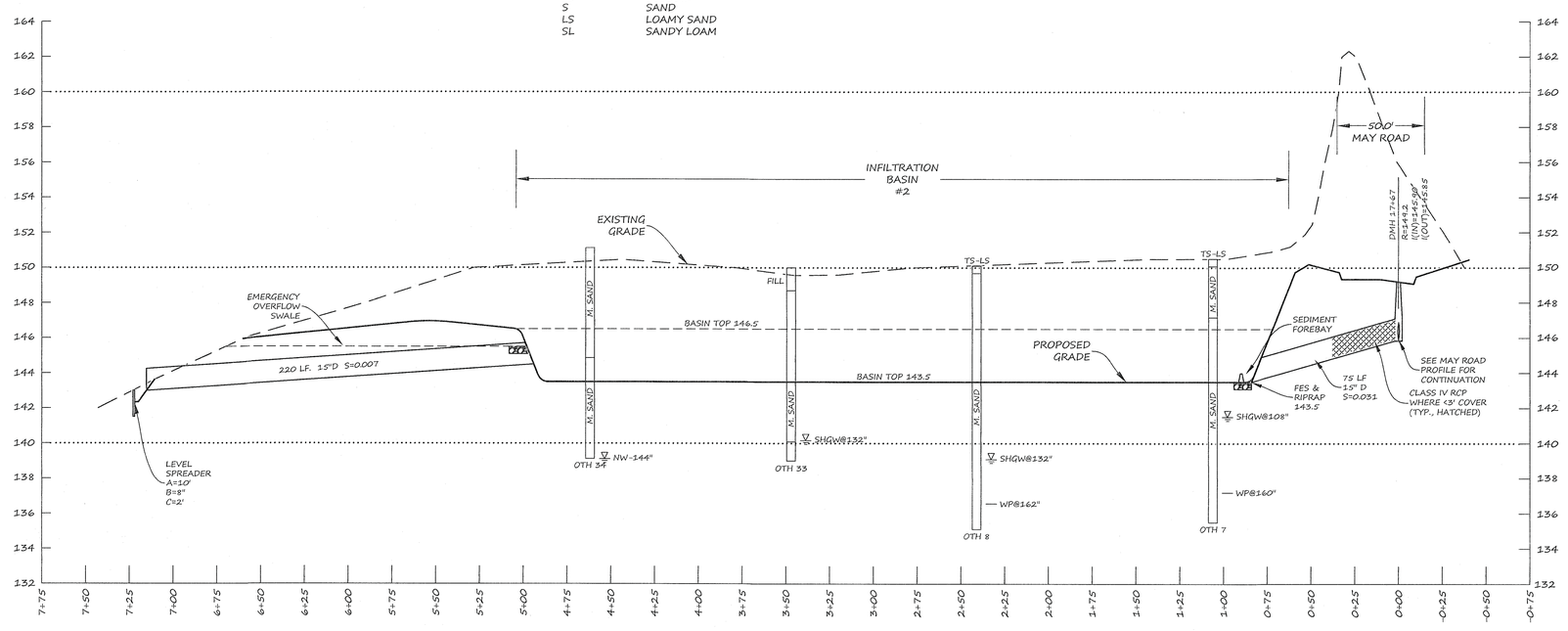
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



DRAINAGE PROFILE C

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

ZONING DISTRICTS

RESIDENTIAL R-S
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
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20-27 & A PORTION OF 20-53
TD DEVELOPMENT LLC
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A PORTION OF 23-04
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APPLICANT

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38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
PROFESSIONAL LAND SURVEYOR

Paul J. Desimone 7/24/20
PROFESSIONAL LAND SURVEYOR

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Kathleen E. Smith 9/07/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
2020-07-15

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0' 40' 80' 160'

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER PLANNING BOARD DECN	2020-07-15	DJM

PLAN DATE: FEBRUARY 12, 2020

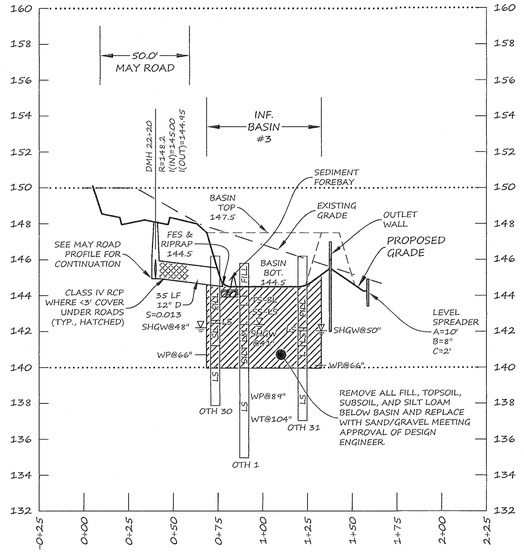
EMERSON PLACE
DEFINITIVE SUBDIVISION
DRAINAGE PROFILE PLAN 1
OF LAND IN
MILLIS, MA

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

C-28

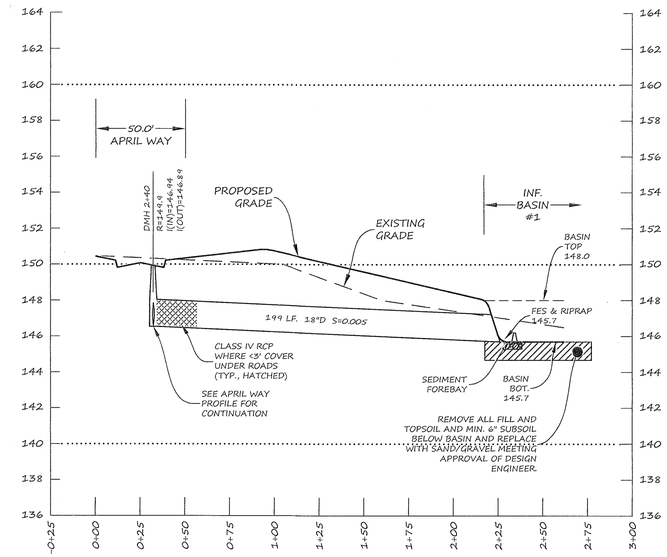
D69-03

LEGACY ENGINEERING



DRAINAGE PROFILE D

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



DRAINAGE PROFILE E

SCALE: 1" = 40' HORIZONTAL
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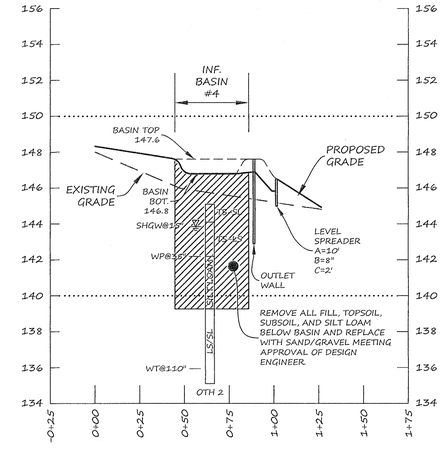

DRAINAGE PROFILE H

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PROFILE LEGEND

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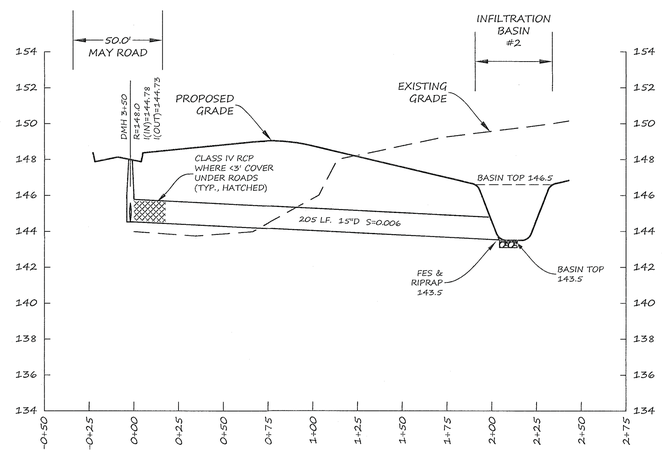

DRAINAGE PROFILE F

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1" = 4' VERTICAL

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

ASSESSORS PARCELS & OWNERS
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GJ&K LLC
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WELLESLEY, MA 02481

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PETER HARCOVITZ
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APPLICANT
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38 BENJAMIN'S GATE
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COMMONWEALTH OF MASSACHUSETTS
PAUL J. DES MOINE
No. 30466
REGISTERED LAND SURVEYOR

Paul J. DesMoine 7/21/20
PROFESSIONAL LAND SURVEYOR

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Heather E. Linnell 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
2020-07-15

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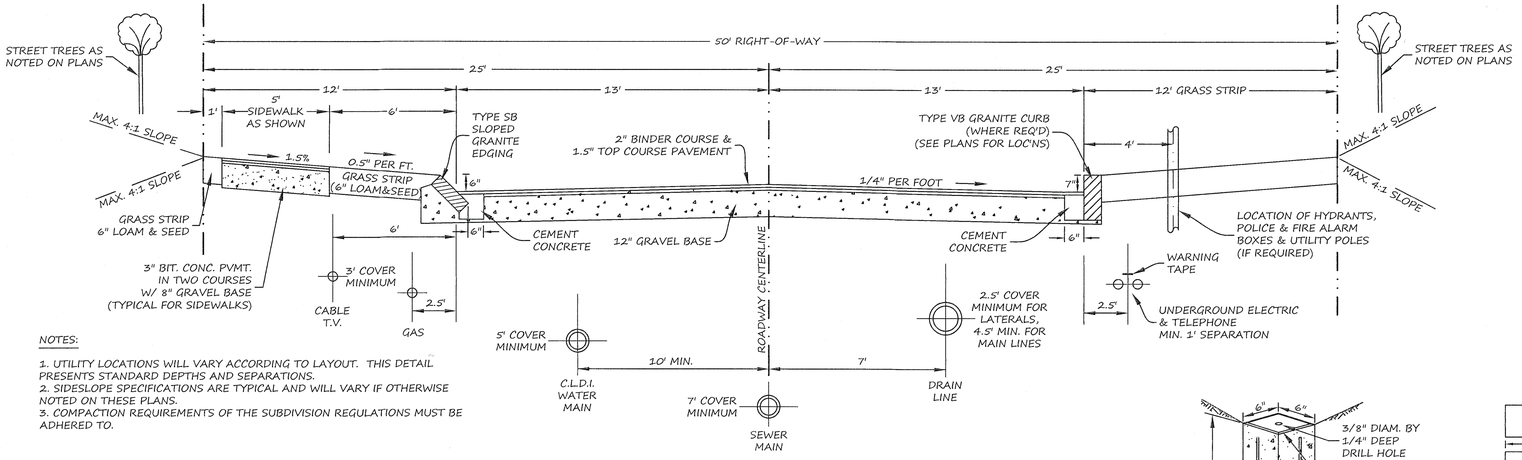
EMERSON PLACE
DEFINITIVE SUBDIVISION
DRAINAGE PROFILE PLAN 2
OF LAND IN
MILLIS, MA

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

LEGACY ENGINEERING

D69-03

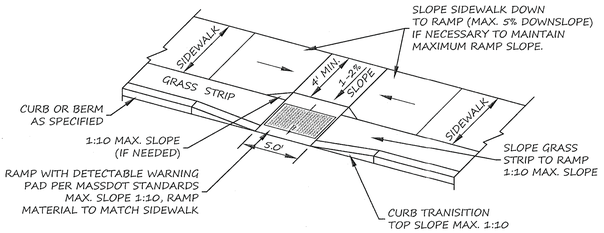


NOTES:

1. UTILITY LOCATIONS WILL VARY ACCORDING TO LAYOUT. THIS DETAIL PRESENTS STANDARD DEPTHS AND SEPARATIONS.
2. SIDESLOPE SPECIFICATIONS ARE TYPICAL AND WILL VARY IF OTHERWISE NOTED ON THESE PLANS.
3. COMPACTION REQUIREMENTS OF THE SUBDIVISION REGULATIONS MUST BE ADHERED TO.

TYPICAL ROADWAY CROSS SECTION

(NO SCALE)

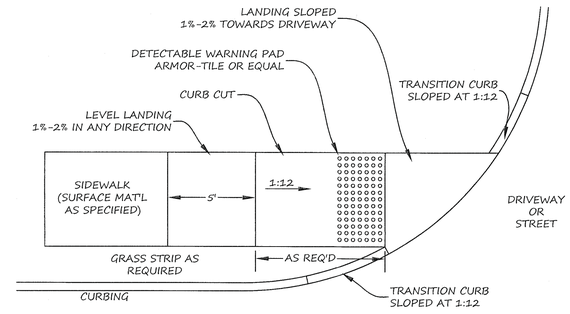


NOTES:

1. RAMP AND SIDEWALK SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH ADA REGULATIONS.
2. THIS DETAIL DOES NOT SPECIFY CURBING OR SIDEWALK REQUIREMENTS, BUT ONLY ACCESSIBLE (HANDICAP) RAMP SPECIFICATIONS. REFER TO APPLICABLE DETAILS FOR ROADWAY, CURBING, SIDEWALK SPECIFICATIONS.

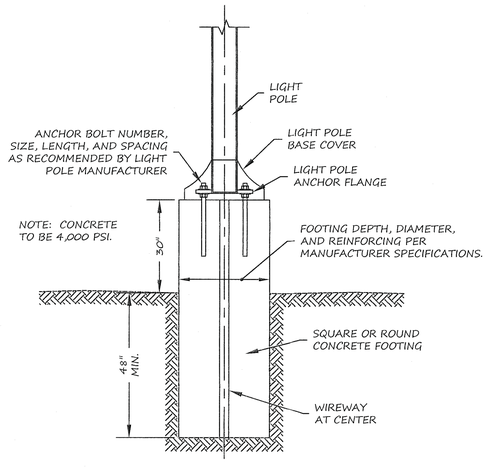
ACCESSIBLE RAMP DETAIL

NOT TO SCALE



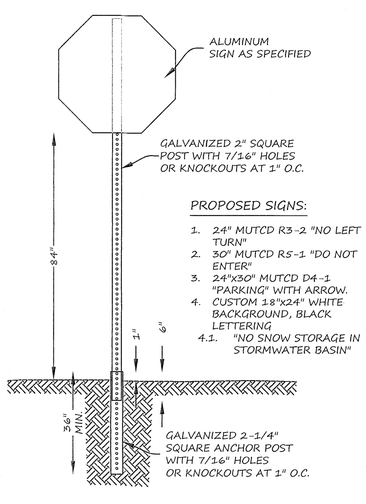
TYPICAL ACCESSIBLE CURB CUT DETAIL

NOT TO SCALE



CONCRETE LIGHT POLE BASE DETAIL

NOT TO SCALE

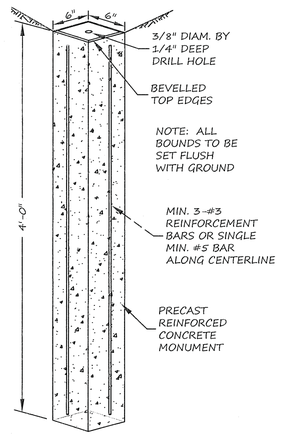


PROPOSED SIGNS:

1. 24" MUTCD R3-2 "NO LEFT TURN"
2. 30" MUTCD R5-1 "DO NOT ENTER"
3. 24"x30" MUTCD D4-1 "PARKING" WITH ARROW.
4. CUSTOM 18"x24" WHITE BACKGROUND, BLACK LETTERING
   4.1. "NO SNOW STORAGE IN STORMWATER BASIN"

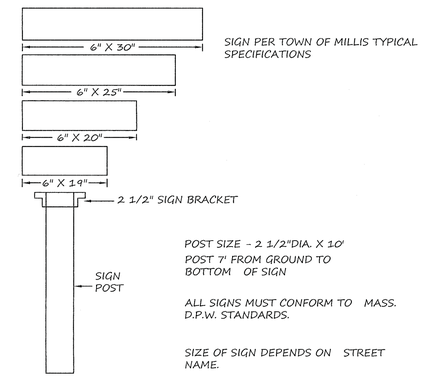
TYPICAL SIGN POST DETAIL

NOT TO SCALE



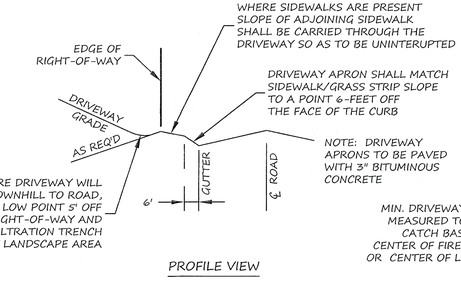
CONCRETE MONUMENT DETAIL

NOT TO SCALE



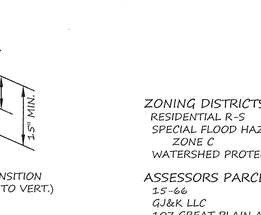
STANDARD STREET SIGN DETAIL

(NO SCALE)



TYPICAL DRIVEWAY APRON DETAIL

NOT TO SCALE



NOTE: TRANSITION CURBS ARE REQUIRED BETWEEN ALL SLOPED CURBING/BERM AND ALL VERTICAL GRANITE CURBING AND GRANITE THROAT STONES.

GRANITE TRANSITION CURB DETAIL

NOT TO SCALE

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

ASSESSORS PARCELS & OWNERS

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COMMONWEALTH OF MASSACHUSETTS — PAUL J. DeSIMONE — No. 30466 — PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/23/20
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.

Kathleen E. Jones 8/27/2020
TOWN CLERK - Acct. / DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

Paul J. DeSimone
Edward McKay
TOWN OF MILLIS PLANNING BOARD

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

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 PLANNING BOARD DECN	2020-07-15	DJM

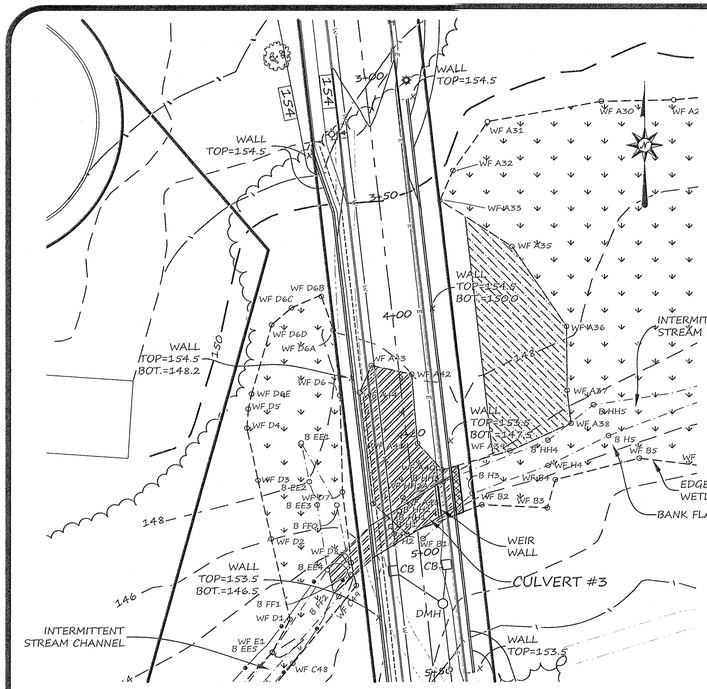
EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 1
OF LAND IN
MILLIS, MA

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

C-30

D69-03

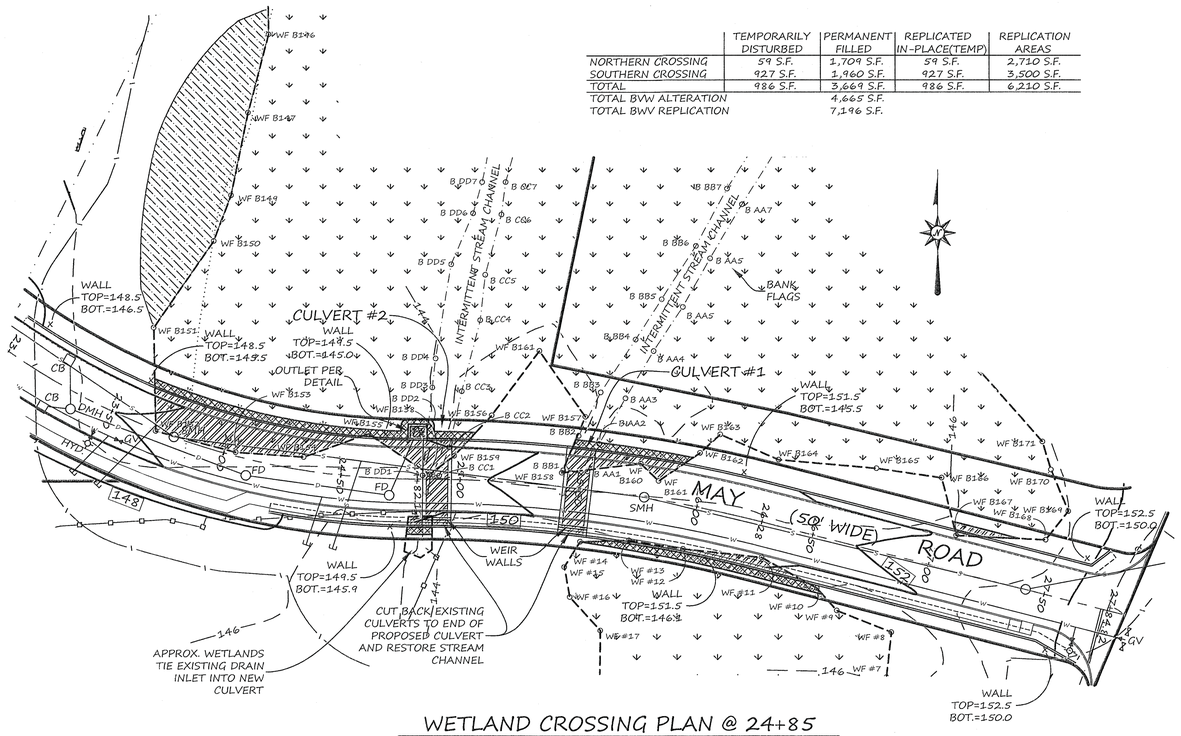
LEGACY ENGINEERING



WETLAND CROSSING PLAN @ 4+85

SCALE: 1" = 40'

	TEMPORARILY DISTURBED	PERMANENT FILLED	REPLICATED IN-PLACE(TEMP)	REPLICATION AREAS
NORTHERN CROSSING	59 S.F.	1,709 S.F.	59 S.F.	2,710 S.F.
SOUTHERN CROSSING	927 S.F.	1,960 S.F.	927 S.F.	3,500 S.F.
TOTAL	986 S.F.	3,669 S.F.	986 S.F.	6,210 S.F.
TOTAL BVW ALTERATION		4,665 S.F.		
TOTAL BVW REPLICATION		7,196 S.F.		



WETLAND CROSSING PLAN @ 24+85

SCALE: 1" = 40'

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

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.

COMMONWEALTH OF MASSACHUSETTS PAUL J. DESIMONE No. 30466 PROFESSIONAL LAND SURVEYOR

Paul J. DeSimone 7/25/20
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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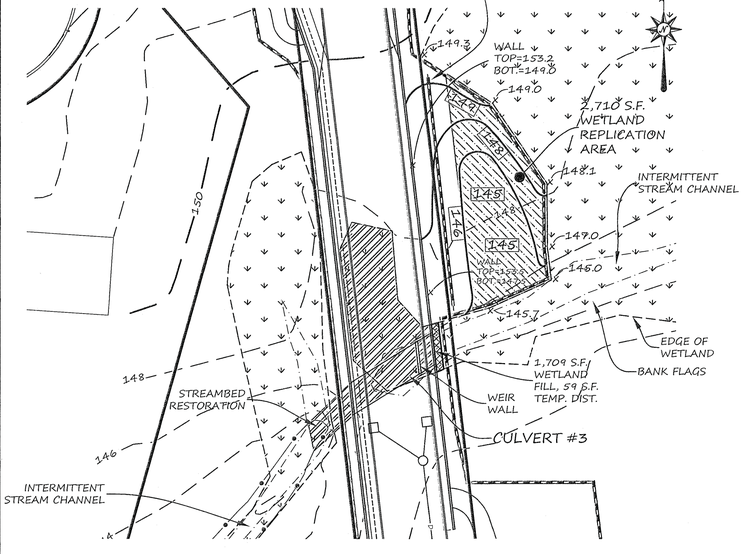
Kathleen E. Sinnett 8/27/2020
TOWN CLERK — ASST. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

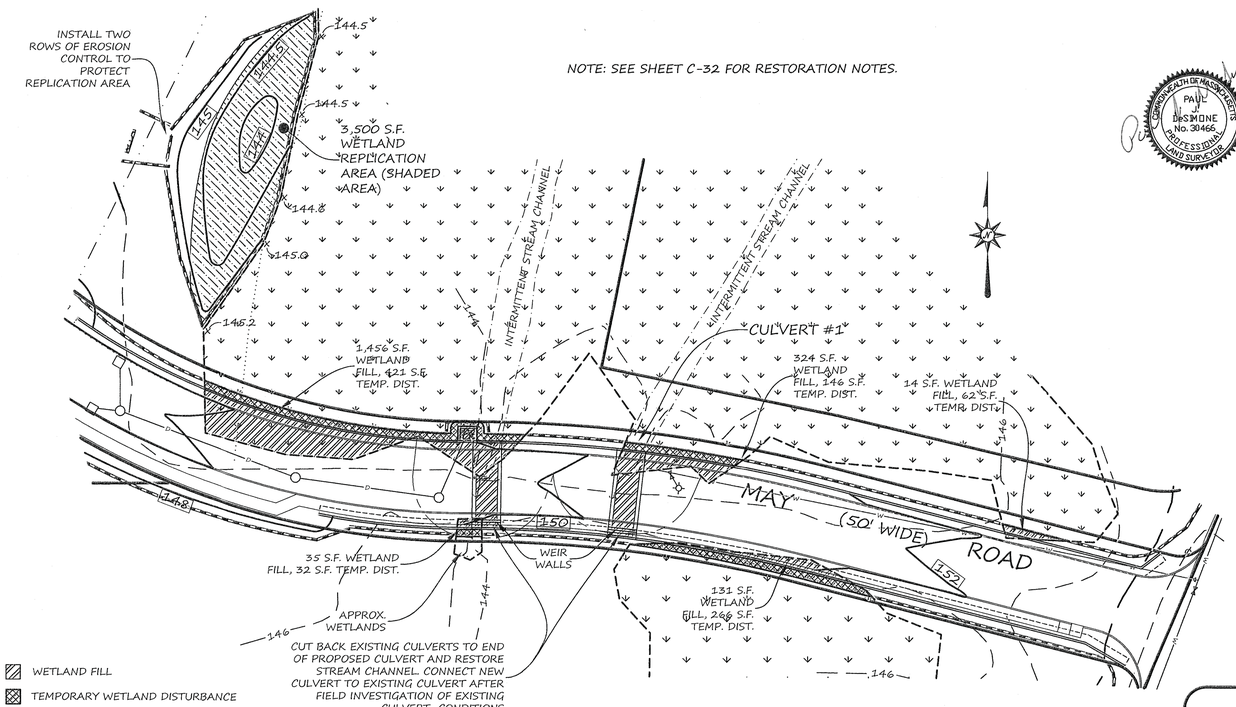
TOWN OF MILLIS PLANNING BOARD

NOTE: SEE SHEET C-32 FOR RESTORATION NOTES.



WETLAND DETAIL @ 4+85

SCALE: 1" = 40'



WETLAND FILL

TEMPORARY WETLAND DISTURBANCE

WETLAND DETAIL @ 24+85

SCALE: 1" = 40'

PLAN SCALE: NOT TO SCALE

PLAN DATE: FEBRUARY 12, 2020

REVISION	DATE	BY
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REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
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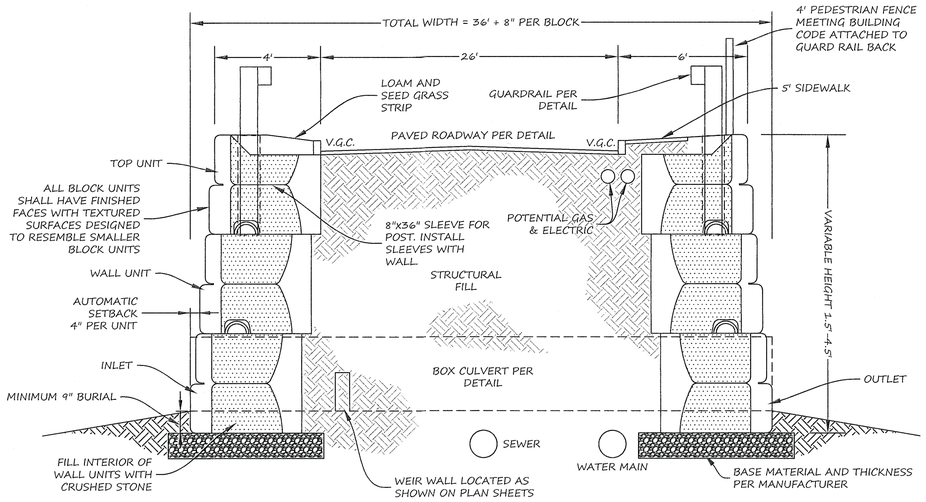
D69-03

LEGACY ENGINEERING

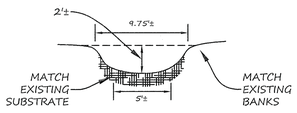


NOTES:

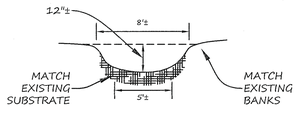
1. RETAINING WALL SHALL BE OF THE SO-CALLED "BIG-BLOCK" GRAVITY WALL SYSTEMS. THE SYSTEM DEPICTED ON THIS PLAN IS THE "STONE STRONG" SYSTEM MANUFACTURED BY STONE STRONG, LLC. ALTERNATIVE SYSTEMS MAY BE ALLOWED BY THE OWNER.
2. RETAINING WALL SYSTEMS SHALL BE DESIGNED BY THE PRODUCT MANUFACTURER. THE 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

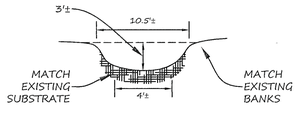
NOT TO SCALE



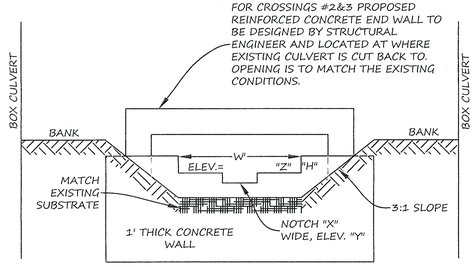
CHANNEL #1 RESTORATION



CHANNEL #2 RESTORATION



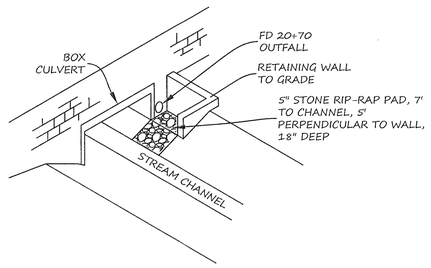
CHANNEL #3 RESTORATION



SCHEDULE OF DIMENSIONS AND ELEVATIONS

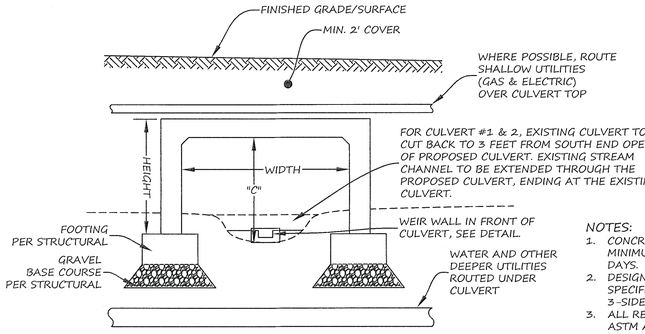
	CULVERT #3	CULVERT #1 & 2
NOTCH WIDTH "X"	2'	1.4'
NOTCH ELEV. "Y"	145.80	143.50
OVERFLOW WIDTH "W"	5'	3'
OVERFLOW ELEV. "Z"	146.00	144.90
OVERFLOW HEIGHT "H"	0.5'	0.1'

WEIR WALL AND EXISTING CULVERT

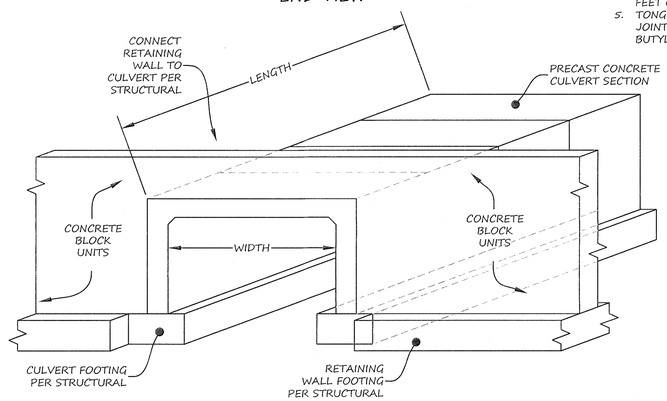


FD 20+70 OUTFALL DETAIL

NOT TO SCALE



END VIEW



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

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.

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 BVW * 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.

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.
12. GRADE AND INSTALL TOPSOIL IN BOTH WETLAND REPLICATION AREAS.
13. FINISH GRADE AREAS ALONG RETAINING WALLS AND CULVERTS.
14. RESTORE STREAM CHANNELS IMMEDIATELY ADJACENT TO NEW RETAINING WALLS.
15. PLANT WETLAND REPLICATION AREAS AS SOON AS WEATHER PERMITS AS DIRECTED BY WETLAND SCIENTIST.

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APPLICANT

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COMMONWEALTH OF MASSACHUSETTS — DANIEL J. MERRIKIN — CIVIL — No. 43309 — REGISTERED PROFESSIONAL ENGINEER — 2020.07.15

Paul J. DeMone 7/21/20
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: NOT TO SCALE

PLAN DATE: FEBRUARY 12, 2020

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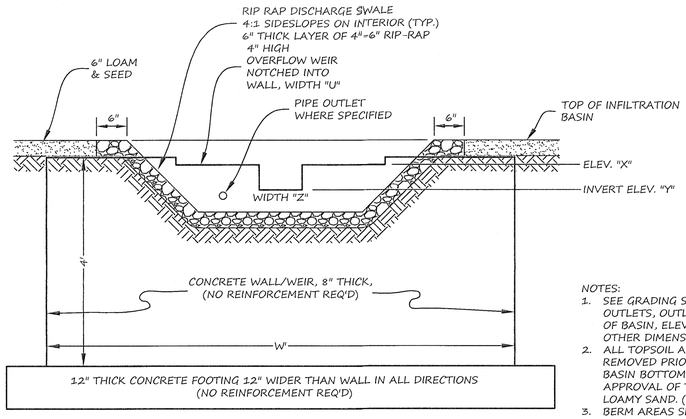
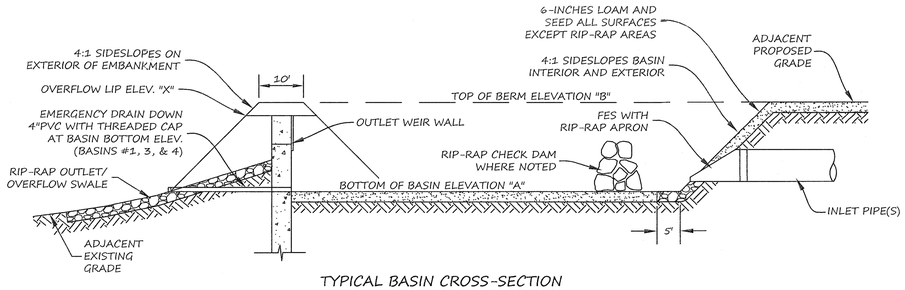


OUTLET WEIR AND RIP-RAP SWALE DETAIL



TYPICAL BASIN CROSS-SECTION

NOTES:
1. 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.
2. 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).
3. 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.
4. 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.
5. A SIEVE ANALYSIS IS TO BE COMPLETED FOR ALL FILL PLACED UNDERNEATH THE BASINS.

SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2	BASIN #3	BASIN #4
BOTTOM OF BASIN ELEVATION "A"	145.7	143.5	144.5	146.8
TOP OF BERM ELEVATION "B"	148.0	146.5	147.5	147.6
OUTLET WEIR WALL LENGTH "W"	24'	N/A	16'	10'
OVERFLOW ELEVATION "X"	146.50	145.50	146.5	147.20
OVERFLOW WIDTH "U"	5'	5'	4'	8'
DISCHARGE ORIFICE INVERT "Y"	146.00	N/A	N/A	146.90
ORIFICE WIDTH "Z"	1'	N/A	N/A	1.5
PIPE DIAMETER	N/A	15"	2"	N/A
PIPE INVERT	N/A	144.50	145.00	N/A

TYPICAL INFILTRATION BASIN CROSS-SECTION

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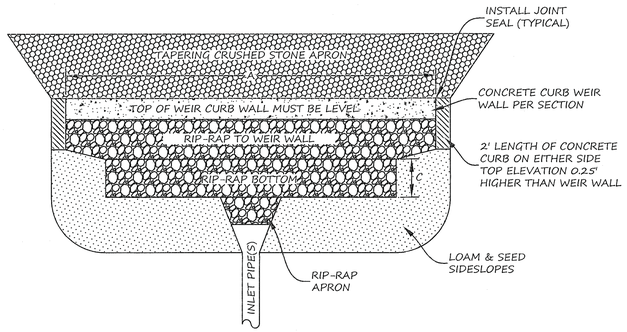
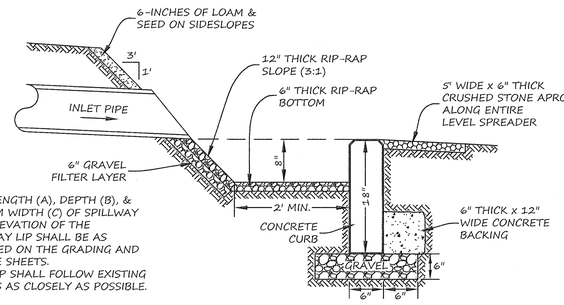


PLAN VIEW

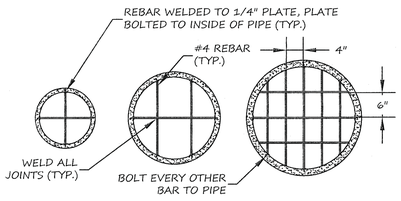


NOTES:
1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

TYPICAL SECTIONAL VIEW

LEVEL SPREADER DETAIL

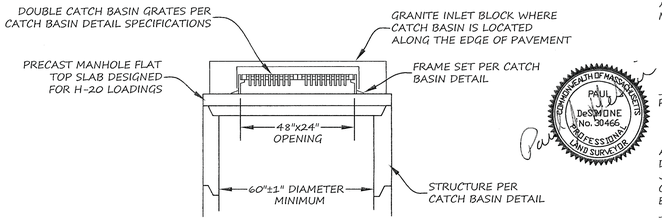
NOT TO SCALE



NOTE: GRATES SHALL BE INSTALLED ON ALL PIPE DISCHARGES

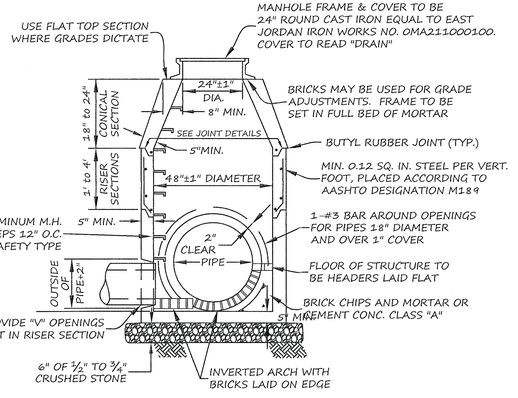
PIPE DISCHARGE GRATE DETAIL

NOT TO SCALE



CATCH BASIN DOUBLE GRATE DETAIL

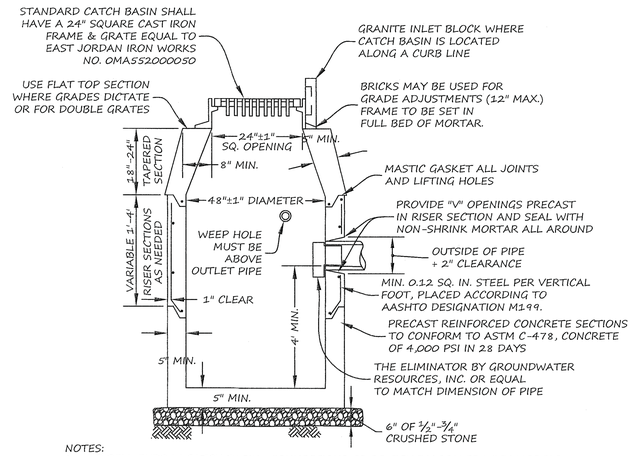
NOT TO SCALE



NOTES:
1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
2. 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

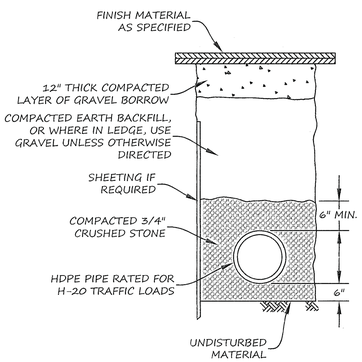
NOT TO SCALE



NOTES:
1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. PROVIDE 5' DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 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
GJ&K LLC
107 GREAT PLAIN AVENUE
WELLESLEY, MA 02481

20-25
RIDGE STREET TRUST
21 PRENTISS PLACE
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PETER HARCOVITZ
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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
TD DEVELOPMENT LLC
38 BENJAMIN'S GATE
PLYMOUTH, MA 02360

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Paul J. Wedmore 7/23/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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.

Kathleen E. Smith 8/27/2020
TOWN CLERK - ASST. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
7/20-07-15

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 PLANNING BOARD DEC'N	2020-07-15	DJM

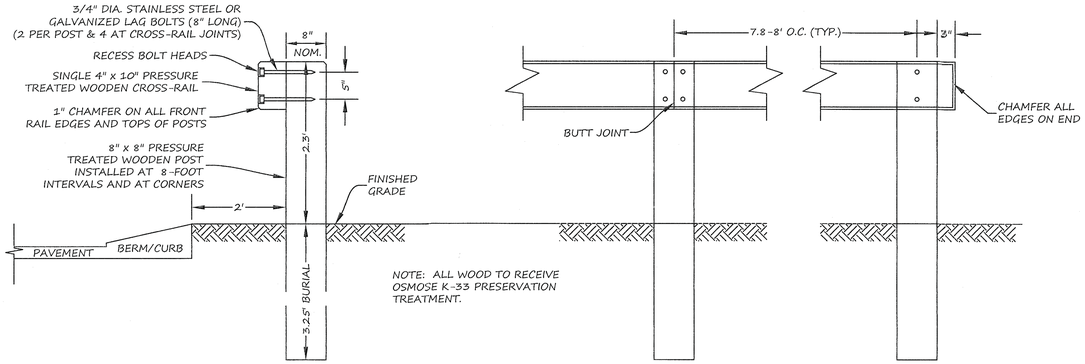
EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 3
OF LAND IN
MILLIS, MA

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

C-33

LEGACY ENGINEERING

D69-03

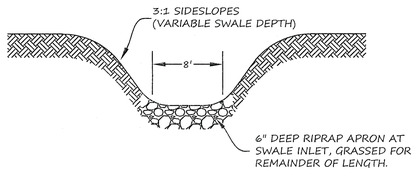


SIDE SECTIONAL VIEW

FRONT VIEW & TYPICAL END SECTION

WOOD GUARD RAIL DETAIL

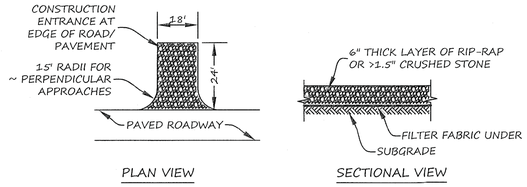
NOT TO SCALE



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

BASIN #2 SWALE DETAIL

NOT TO SCALE



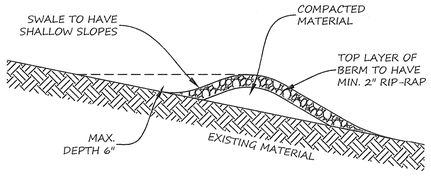
PLAN VIEW

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.

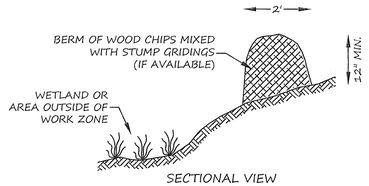
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



TEMPORARY SWALE

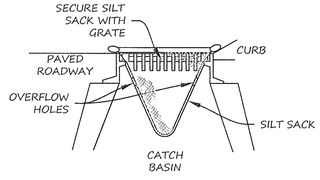
NOT TO SCALE



SECTIONAL VIEW

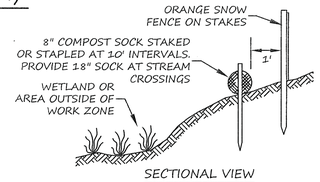
EROSION CONTROL DETAIL (MULCH BERM)

NOT TO SCALE



CATCH BASIN SILT SACK DETAIL

NOT TO SCALE

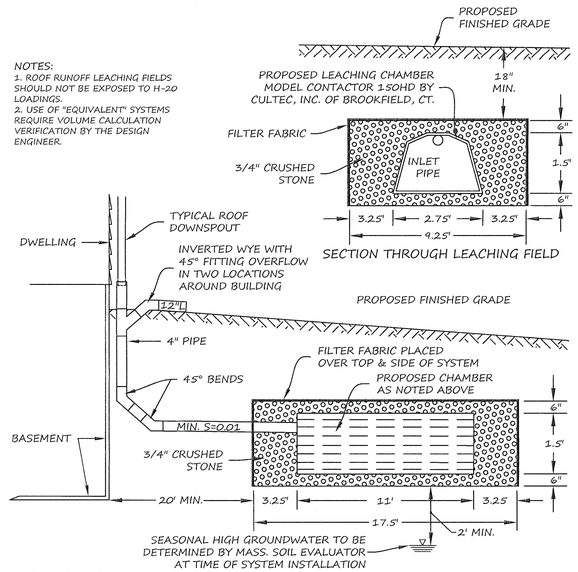


SECTIONAL VIEW

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

EROSION CONTROL (COMPOST SOCK)

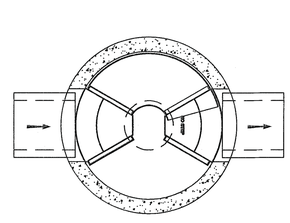
NOT TO SCALE



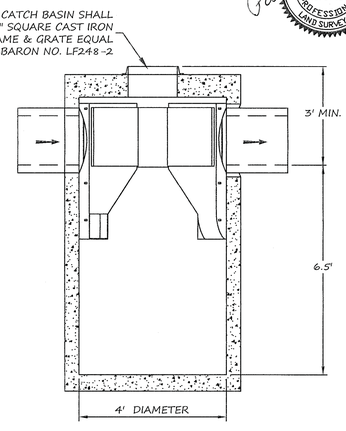
DESIGN NOTES:
1. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1-INCH OF RUNOFF FROM AN 1,800 S.F. ROOF AREA, WHICH IS TYPICAL FOR THE PROPOSED DEVELOPMENT. PROVIDE ONE SYSTEM FOR EACH HOUSE (OR TWO SMALLER SYSTEMS WITH THE EQUIVALENT STORAGE VOLUME).
2. THE COMPLETED ROOF RUNOFF COLLECTION 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-S
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
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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Paul J. DeSimone 7/25/20
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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Debra E. Powell 8/07/2020
TOWN CLERK-Asst. DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER
7-15-20

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 PLANNING BOARD DECN	2020-07-15	DJM

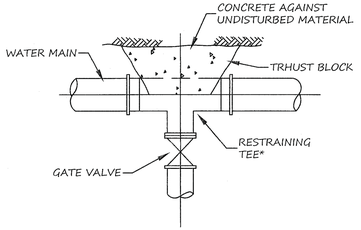
EMERSON PLACE
DEFINITIVE SUBDIVISION
DETAILS PLAN 4
OF LAND IN
MILLIS, MA

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

C-34

D69-03

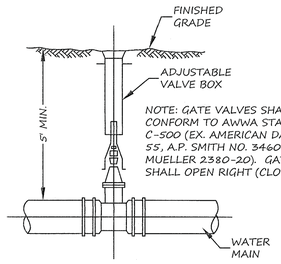
LEGACY ENGINEERING



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

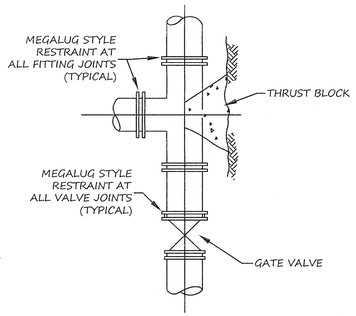
NOT TO SCALE



NOTE: GATE VALVES SHALL CONFORM TO AWWA STANDARD C-500 (EX. AMERICAN DARLING NO. 55, A.P. SMITH NO. 3460 AND MUELLER 2380-20). GATE VALVES SHALL OPEN RIGHT (CLOCKWISE)

TYPICAL GATE VALVE

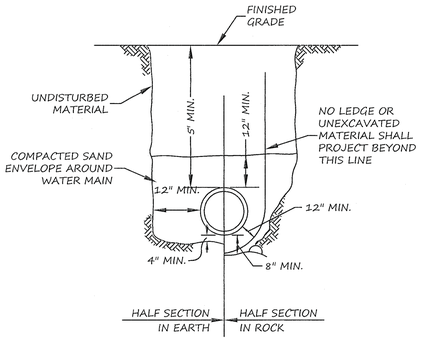
NOT TO SCALE



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

ZONING DISTRICTS

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

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APPLICANT

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

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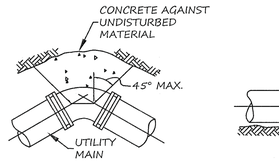
COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
7/10-07-15

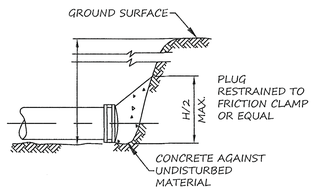
PLAN SCALE: NOT TO SCALE

PLAN DATE: FEBRUARY 12, 2020

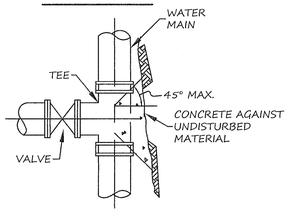
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2020-05-20	DJM
REVISIONS PER TOWN COMMENTS	2020-06-05	DJM
REVISIONS PER PLANNING BOARD DEC'N	2020-07-15	DJM



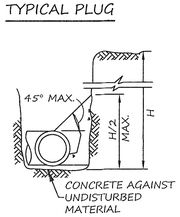
TYPICAL BEND



TYPICAL PLUG



TYPICAL TEE



TYPICAL SECTION

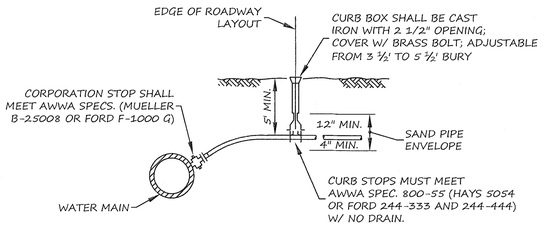
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAT THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE)

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

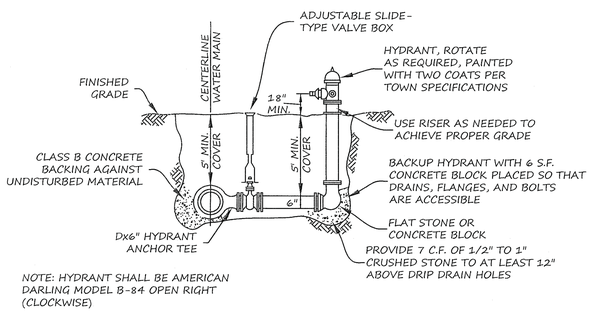


NOTES:

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

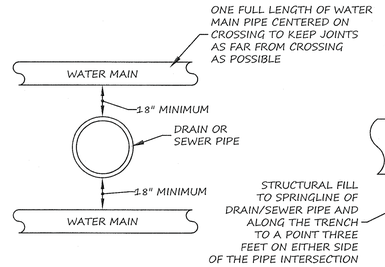
NOT TO SCALE

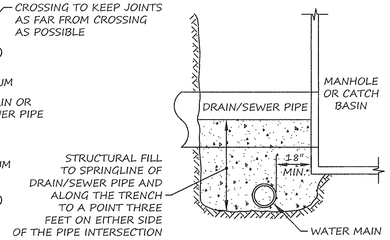


NOTE: HYDRANT SHALL BE AMERICAN DARLING MODEL B-84 OPEN RIGHT (CLOCKWISE)

TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE





WATER MAIN CROSSING DETAIL

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DeSIMONE
No. 30466
REGISTERED LAND SURVEYOR

Paul J. DeSimone 7/25/20
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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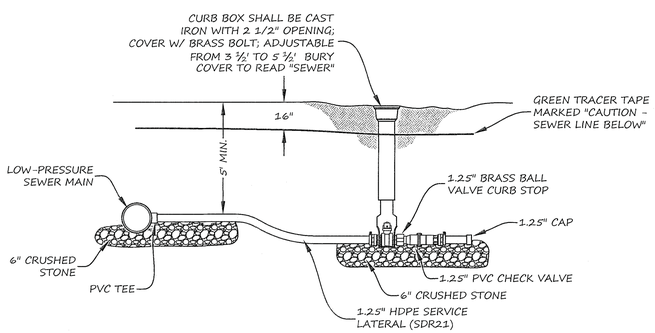
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

Kathleen E. Jarosz 8/27/2020
TOWN CLERK - Asst. DATE

DATE APPROVED: 6/17/2020
DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD



LOW PRESSURE SEWER SERVICE LATERAL DETAIL

NOT TO SCALE

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

D69-03

LEGACY ENGINEERING

SEWER SYSTEM NOTES:

1. REFERENCE TOWN OF MILLIS SEWER CONSTRUCTION GUIDELINES GOVERNING SEWER WORK IN THE TOWN OF MILLIS, MASSACHUSETTS REVISED JULY 2007 (HEREIN THE "MILLIS SEWER STANDARDS")
2. ALL MATERIALS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MILLIS SEWER STANDARDS.
3. UNLESS OTHERWISE SPECIFIED, GRAVITY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC.
4. 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.
5. SEWER TESTING FOR ALL SEWER MAINS:

5.1. 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.

5.2. 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.

5.3. 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.

6. SEWER MANHOLE TESTING:

6.1. Each manhole shall be tested immediately after assembly and prior to backfilling.

6.2. 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):

7.1. 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

7.2. 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.

7.3. 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.

7.4. 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.

7.5. 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.

7.6. 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.

7.7. 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

7.8. 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.

7.9. 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):

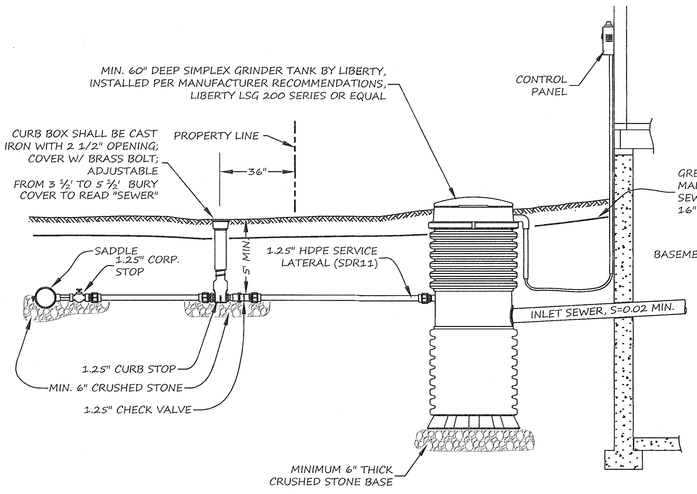
8.1. The section of pipe to be tested shall be filled with water of approved quality, and all air shall be expelled from the pipe.

8.2. 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.

8.3. 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.

8.4. The lengths of joint to be used in determining the allowable leakage shall be based on the nominal diameter of the pipe.

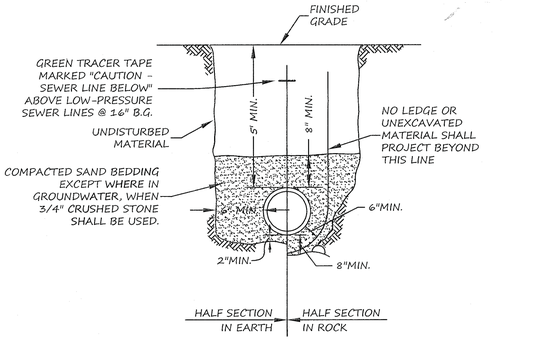
8.5. If the section fails to pass the pressure test, the leakage test, or both, everything necessary to locate, uncover, even to the extent of uncovering the entire section, and repair or replace the defective pipe, fitting, or joint shall be done.



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

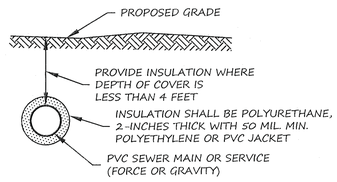
LOW-PRESSURE SEWER PUMP SYSTEM DETAIL

NOT TO SCALE



LOW-PRESSURE SEWER TRENCH DETAIL

NOT TO SCALE



TYPICAL SEWER INSULATION

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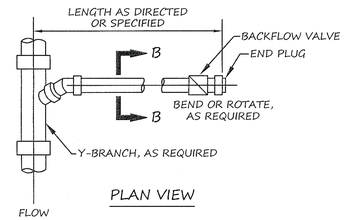
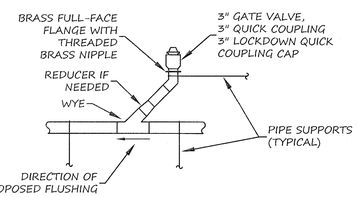


PLAN VIEW

PLAN VIEW

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



FLUSHING PORT PROFILE VIEW

LOW-PRESSURE SEWER MANHOLE CLEANOUT

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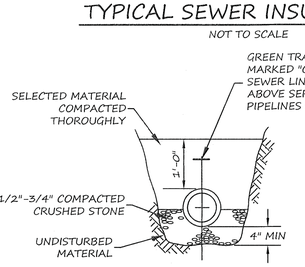
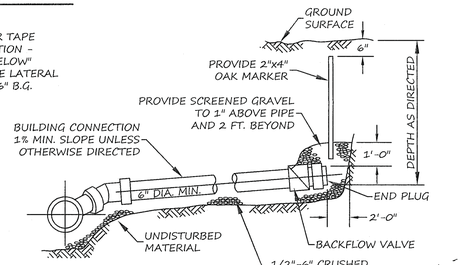


SECTION B-B



SECTION

TYPICAL BUILDING SEWER SERVICE CONNECTION

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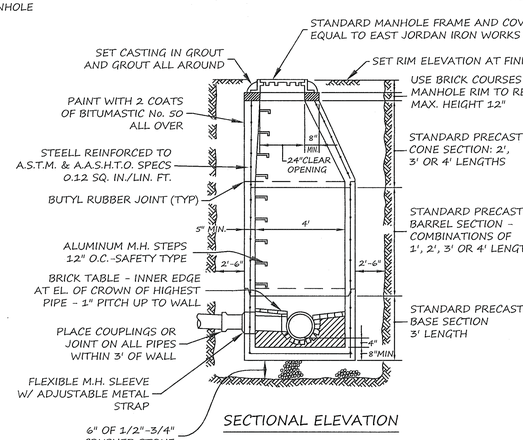
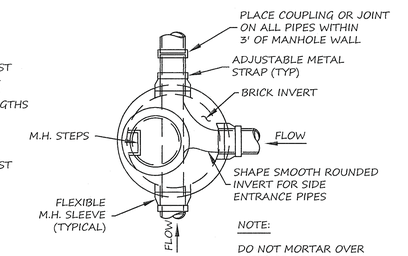


SECTIONAL ELEVATION



PLAN

NOTE:
DO NOT MORTAR OVER INTERIOR BRICK WORK

TYPICAL PRECAST CONCRETE MANHOLE DETAILS

NOT TO SCALE

ZONING DISTRICTS
RESIDENTIAL R-S
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

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.

Paul J. DeSimone 7/28/20
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, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. 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 — 8/27/2020 DATE

DATE APPROVED: 6/17/2020

DATE ENDORSED: 9/15/2020

TOWN OF MILLIS PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS — DANIEL J. MERRIKIN — CIVIL — No. 43309 — REGISTERED PROFESSIONAL ENGINEER — 7-28-20

COMMONWEALTH OF MASSACHUSETTS — PAUL J. DeSIMONE — No. 20466 — PROFESSIONAL LAND SURVEYOR

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 PLANNING BOARD DECN	2020-07-15	DJM

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

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