

HICKORY HILLS DEFINITIVE SUBDIVISION

PREPARED BY:

MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PLAN

February 6, 2014
Latest Revision: July 22, 2014

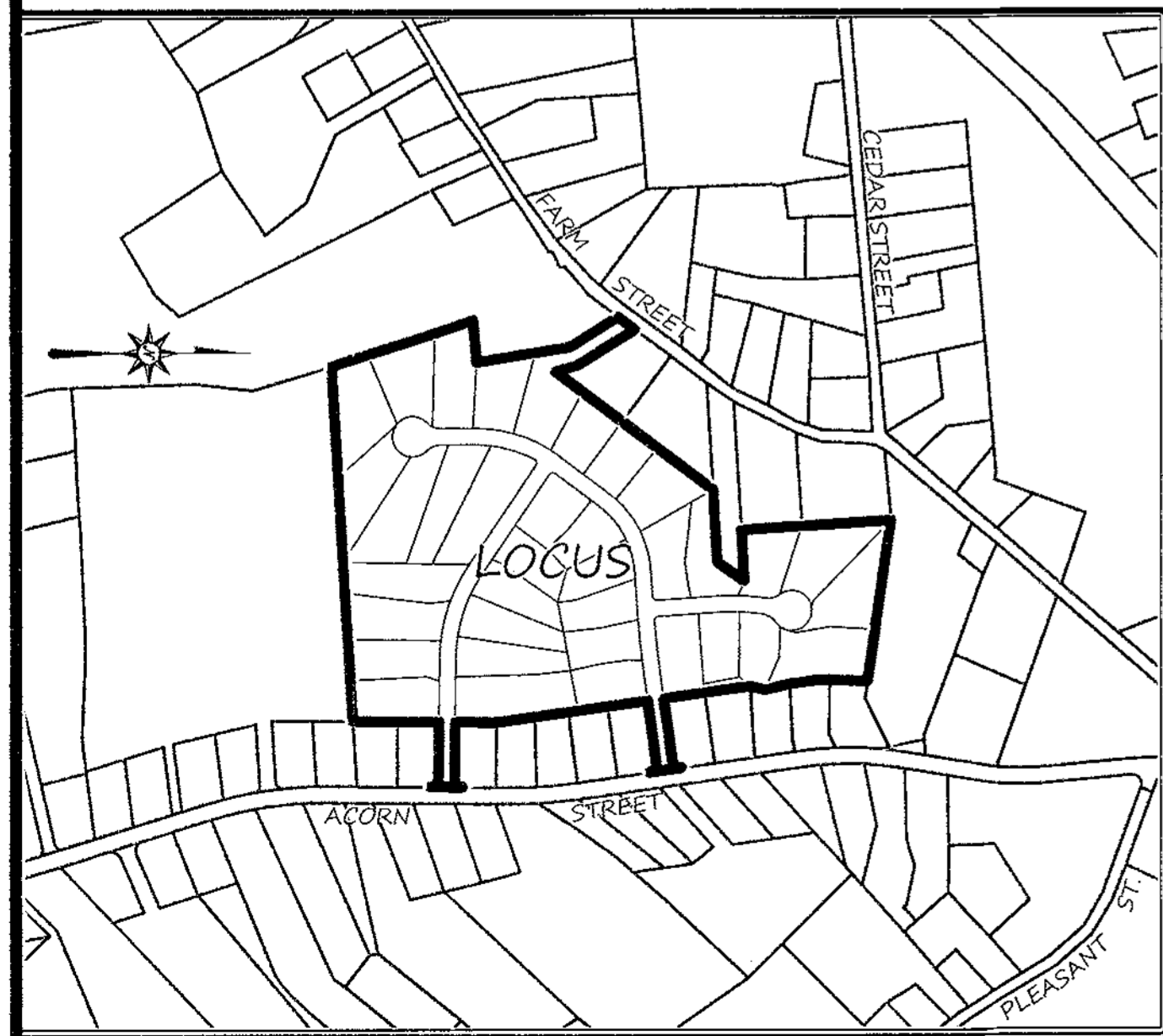
PREPARED FOR:

400 OLD POST LLC
275 TURNPIKE STREET, SUITE 300
CANTON, MA 02021

FOR REGISTRY USE

WAIVER REQUESTS: (REFERENCE SUBDIVISION APPROVAL DECISION FOR ACTUAL WAIVERS GRANTED FOR THE PROJECT)

1. TO REQUIRE A SIDEWALK ON ONLY ONE SIDE OF EACH PROPOSED ROADWAY (S.1.2, FIGURE 1-A, S.4.2)
2. TO ALLOW THE OUTFALL FROM STORMWATER BASIN 1 TO DISCHARGE TO THE SURFACE OF THE GROUND VIA SHEET FLOW IN ORDER TO MAINTAIN EXISTING DISCHARGE PATTERNS AS IS OTHERWISE REQUIRED BY STANDARD ENGINEERING PRACTICE (S.1.2.2.f.1)
3. TO ALLOW LESS THAN 4.5 FEET OF COVER OVER A MAIN DRAIN LINE (S.1.2.1.b, FIGURE 1-A, & S.1.2.2.d.1)
4. TO ALLOW STORMWATER BASINS TO HAVE FLAT BOTTOMS AND NO LOW FLOW CHANNEL TO ENCOURAGE MAXIMUM INFILTRATION IN ACCORDANCE WITH STANDARD MassDOT DESIGN PRACTICES [S.1.2.2.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 (S.1.0)



LOCUS PLAN
SCALE: 1" = 500'

LOCUS
SCALE: 1" = 100'

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 245
MILFORD, MA 02157

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02021

PLAN REFERENCES:
1. PLAN NO. 452 OF 1976
2. PLAN NO. 5 OF 2004
3. PLAN BOOK 628, PAGE 38

DEED REFERENCES:
1. BOOK 10315, PAGE 547
2. BOOK 6779, PAGE 349

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

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

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

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JULY 22, 2014 WITH A DECISION FILED WITH THE TOWN CLERK ON AUGUST 4, 2014, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY 400 OLD POST LLC, ACORN OF HILLS, LLC, HIGHLAND RIDGE CORP., AND THE 6W REALTY TRUST, DATED SEPT. 4, 2014, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWIT. 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.

Patricia M. Spagin 9/13/14
TOWN CLERK *Ans.* DATE

DATE APPROVED: JULY 22, 2014
AUGUST 4, 2014

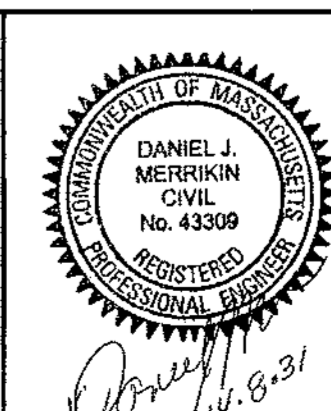
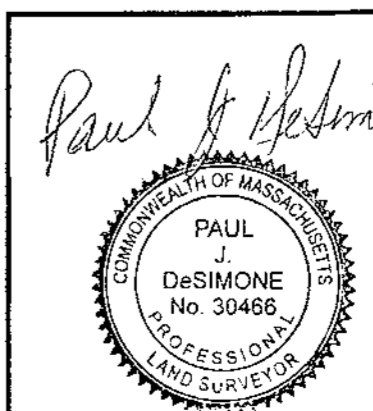
DATE ENDORSED: SEPT. 4, 2014

[Signatures]
TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: AS NOTED

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-05-19	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-06-14	D.J.M.
ADDED DRAIN EASEMENT	2014-07-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
COVER SHEET
PLAN OF LAND IN
MILLIS, MA



MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

GENERAL NOTES:

- SURVEY & PLAN REFERENCES:
 - PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
 - PLAN REFERENCES AS FOLLOWS:
 - PLAN NO. 452 OF 1976
 - PLAN NO. 5 OF 2004
 - PLAN NO. 332(1-7) OF 1944 - ACORN STREET COUNTY LAYOUT
 - PLAN BOOK 682, PAGE 38
 - DEED REFERENCES:
 - BOOK 10315, PAGE 547
 - BOOK 6779, PAGE 349
 - MASSDOT GEODETIC BENCH MARK ID 14186 (NGVD29):
 - 68 E19A: MONEL RIVET IN BOULDER: ELEV. 200.50 (NGVD 29)
 - 68 E19B: MONEL RIVET IN LARGE STONE IN WALL OPPOSITE STANDPIPE: ELEV. 201.37 (NGVD 29)
- EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS FROM THE TOWN OF MILLIS AND OTHER SOURCES 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.
- THE DEVELOPER SHALL RETAIN FEE INTEREST IN THE ROADWAY RIGHT-OF-WAY.

CONSERVATION NOTES:

- WETLANDS BOUNDARIES WERE DELINEATED BY APPLIED ECOLOGICAL SERVICES IN 2013.
- PURSUANT TO THE TOWN OF MILLIS WETLAND PROTECTION BY-LAW (ARTICLE XIX), THE 100' WETLAND BUFFER ZONE SHOWN ON THIS PLAN IS DEFINED AS A "RESOURCE AREA" UNDER SAID BY-LAW.

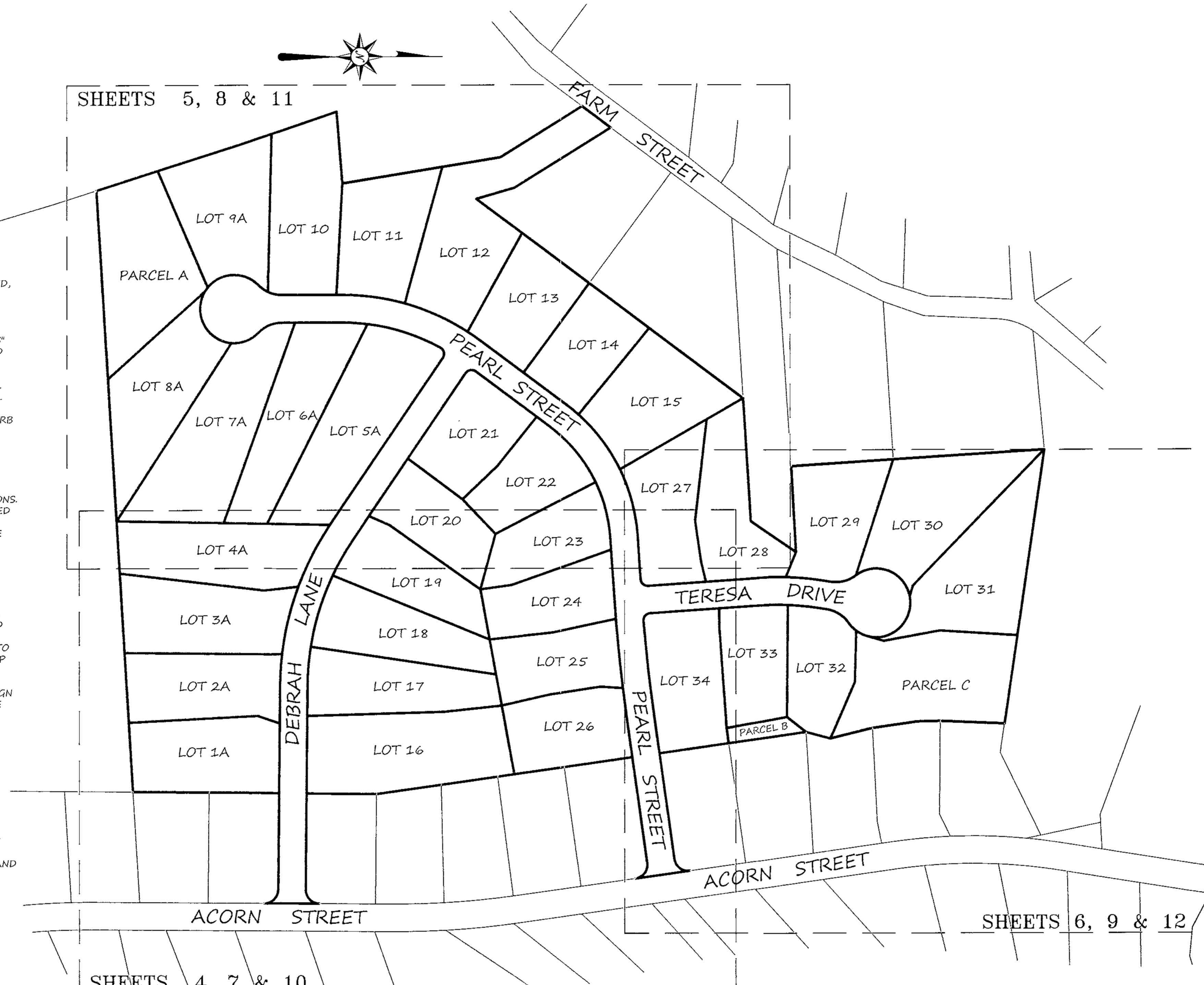
CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
- THE DEVELOPER SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWN OF MILLIS, IF REQUIRED, PRIOR TO THE CONSTRUCTION OF THE STREET OPENINGS ON FARM STREET AND ACORN STREET.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME AND STOP SIGNS.
- UNLESS OTHERWISE WAIVED, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.
- DETAILS HAVE BEEN PROVIDED ON THE LAST SHEETS OF THIS PLAN SET. MOST OF THE DETAILS INCLUDED THEREIN ARE INTENDED TO MATCH THE REQUIREMENTS OF THE TOWN OF MILLIS "SUBDIVISION RULES" AND REGULATIONS FOR ROADWAY AND UTILITY CONSTRUCTION. WHERE THE STANDARD DETAILS INCLUDED HEREIN DIFFER FROM THE SUBDIVISION RULES, THE SUBDIVISION RULES SHALL BE ADHERED TO UNLESS OTHERWISE AGREED BY THE MILLIS PLANNING BOARD.
- CURBS SHALL BE TYPE SB SLOPED GRANITE EDGING PER MASSDOT M.9.04.2, EXCEPT AS OTHERWISE NOTED.
- TYPE VB GRANITE CURB PER MASSDOT M.9.04.1 SHALL BE INSTALLED AT ALL INTERSECTIONS FOR THE FULL LENGTH OF THE ROUNDED CURVE.
- GRANITE THROAT STONES SHALL BE INSTALLED WITH ALL CATCH BASINS AGAINST A ROADWAY GUTTER/CURB LINE.
- GRANITE TRANSITION STONES SHALL BE PROVIDED BETWEEN ALL VERTICAL GRANITE (INCLUDING THROAT STONES) AND SLOPED GRANITE EDGING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS AND/OR HEADWALLS. DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.
- SHADE TREES SHALL BE PROVIDED WHERE SHOWN ON THE PLAN PER 5.5.3 OF THE SUBDIVISION REGULATIONS. TREES SHALL BE AT LEAST 12' IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE OF A SPECIES APPROVED BY THE PLANNING BOARD AGENT.
- PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR THE FOLLOWING: STOP LINES.

UTILITY NOTES:

- ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.
- REFER TO PLANS ENTITLED "FARM STREET SEWER EXTENSION PLAN" PREPARED BY MERRIKIN ENGINEERING, LLP AND DATED JULY 15, 2013 WITH A FINAL REVISION DATE OF AUGUST 9, 2013, WHICH WERE APPROVED BY THE MILLIS BOARD OF SELECTMEN ON AUGUST 12, 2013.
- THE PRE-CONSTRUCTION CONDITION OF ACORN STREET AND FARM STREET SHALL BE VIDEO TAPED PRIOR TO ANY CONSTRUCTION ACTIVITIES. COPIES OF THE VIDEO SHALL BE PROVIDED TO MERRIKIN ENGINEERING, LLP AND THE MILLIS DPW PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNDERGROUND FIRE ALARM, GAS, ELECTRICAL, TELEPHONE, AND CABLE DISTRIBUTION SYSTEMS WITHIN THE ROADWAY RIGHT-OF-WAY. DESIGN SHALL INCLUDE THE APPROPRIATE CONDUIT RUNS AND JUNCTION BOX LOCATIONS. JUNCTION BOXES HAVE BEEN APPROXIMATELY SHOWN ON THE LOT CORNERS BUT SUCH LOCATIONS MAY BE CHANGED BY THE ELECTRIC COMPANY AT THE TIME OF CONSTRUCTION.
- FIRE ALARM AND/OR POLICE BOXES ARE NOT TO BE PROVIDED. REFER TO THE SUBDIVISION DECISION.
- WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL BRASS GOODS FOR POTABLE WATER SYSTEMS TO BE LEAD FREE.
- UNLESS OTHERWISE NOTED, DRAIN PIPING SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP).
- GRAVITY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC PIPE.
- PRESSURE SEWER FORCE MAINS SHALL BE CLASS 150-SDR18 PCV PIPE WITH DUCTILE IRON FITTINGS.
- LOW-PRESSURE SEWER MAINS SHALL BE CLASS 200-SDR11 PVC PIPE.
- ALL SEWER SYSTEMS SHALL BE FURNISHED, INSTALLED AND TESTED IN ACCORDANCE WITH THE JULY 2007 TOWN OF MILLIS CONSTRUCTION GUIDELINES.
- ALL WATER SYSTEMS SHALL BE FURNISHED, INSTALLED AND TESTED IN ACCORDANCE WITH THE JULY 2007 TOWN OF MILLIS WATER MAIN CONSTRUCTION GUIDELINES.
- EACH LOT SHALL PROVIDE A LAMP POST WITHIN 10 FEET OF THE EDGE OF THE ROADWAY RIGHT-OF-WAY AND THE EDGE OF ITS DRIVEWAY.

SHEETS 5, 8 & 11



SHEETS 4, 7 & 10

SHEETS 6, 9 & 12

KEY PLAN
SCALE: 1" = 120'

LEGEND & ABBREVIATIONS

- CB: EXISTING CATCH BASIN
- CB: PROP. SINGLE GRATE CATCH BASIN
- CB: PROP. DOUBLE-GRATE CATCH BASIN
- STC: STORMCEPTOR TREATMENT UNIT
- DMH: DRAIN MANHOLE
- TR: TRENCH DRAIN
- INFIL: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- OC/D: SEWER SERVICE CATCHOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- W.G.V: WATER GATE VALVE
- C.S: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- G: GAS PIPELINE
- 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: CAPE COD BITUMINOUS 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

DRAWING INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - INDEX, NOTES, LEGEND, KEY
- SHEET 3 - EXISTING CONDITIONS
- SHEET 4 - LAYOUT PLAN 1 OF 3
- SHEET 5 - LAYOUT PLAN 2 OF 3
- SHEET 6 - LAYOUT PLAN 3 OF 3
- SHEET 7 - EROSION & PHASING PLAN 1 OF 3
- SHEET 8 - EROSION & PHASING PLAN 2 OF 3
- SHEET 9 - EROSION & PHASING PLAN 3 OF 3
- SHEET 10 - GRADING PLAN 1 OF 3
- SHEET 11 - GRADING PLAN 2 OF 3
- SHEET 12 - GRADING PLAN 3 OF 3
- SHEET 13 - PEARL STREET PROFILE PLAN 1 OF 2
- SHEET 14 - PEARL STREET PROFILE PLAN 2 OF 2
- SHEET 15 - DEBRAH LANE PROFILE 1 OF 2
- SHEET 16 - DEBRAH LANE PROFILE 2 OF 2
- SHEET 17 - TERESA DRIVE PROFILE
- SHEET 18 - DRAIN/SEWER PROFILES
- SHEET 19 - DRAIN/SEWER PROFILES
- SHEET 20 - DRAIN/SEWER PROFILES
- SHEET 21 - DETAILS (ROADWAY & MISC.)
- SHEET 22 - DETAILS (DRAINAGE)
- SHEET 23 - DETAILS (DRAINAGE)
- SHEET 24 - DETAILS (DRAINAGE & SEWER)
- SHEET 25 - DETAILS (SEWER)
- SHEET 26 - DETAILS (WATER & EROSION)

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 245
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02023

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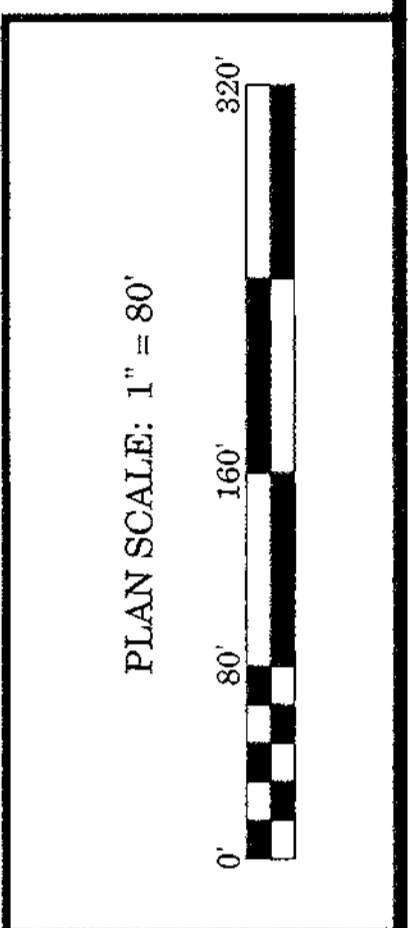
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Dorinda M. Sogin 9/3/14
TOWN CLERK DATE

DATE APPROVED: July 22, 2014

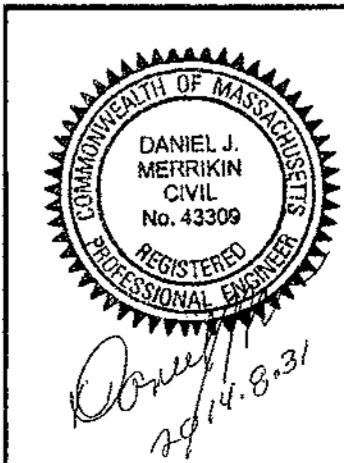
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[Signatures]
TOWN OF MILLIS PLANNING BOARD

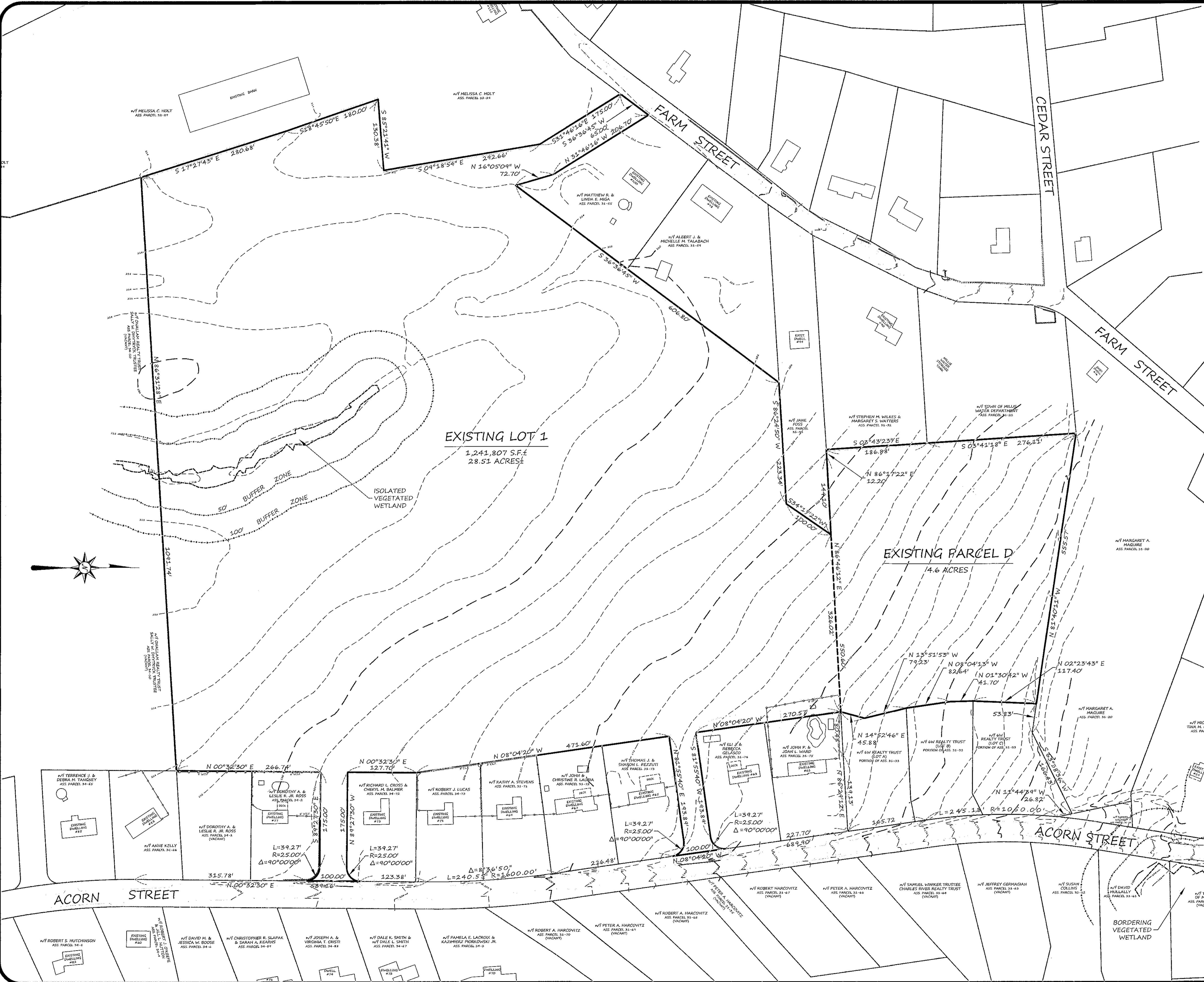


REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-05-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-06-24	D.J.M.
ADDED DRAIN EASEMENT	2014-07-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
NOTES, KEY, LEGEND
PLAN OF LAND IN
MILLIS, MA



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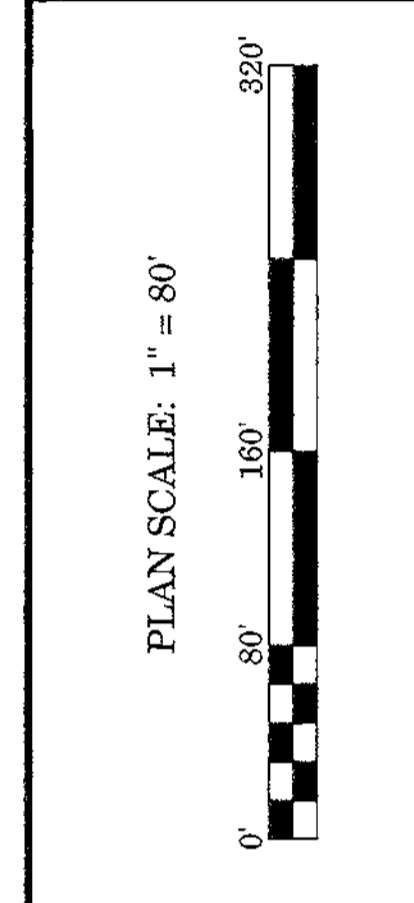
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APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
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PLAN REFERENCES:
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EXISTING LOT 1
1,241,807 S.F.
28.51 ACRES

EXISTING PARCEL D
4.6 ACRES

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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TOWN CLERK *Debra M. Maguire* 9/3/14 DATE

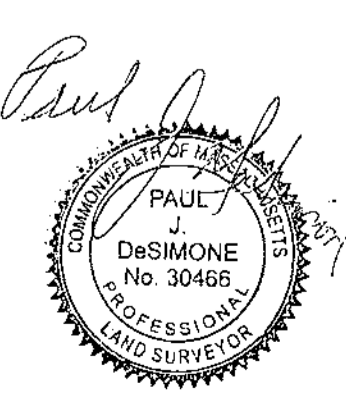
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TOWN OF MILLIS PLANNING BOARD

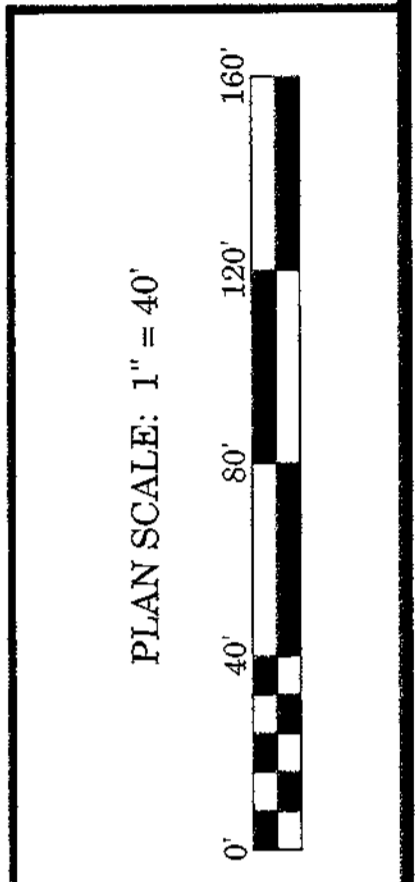
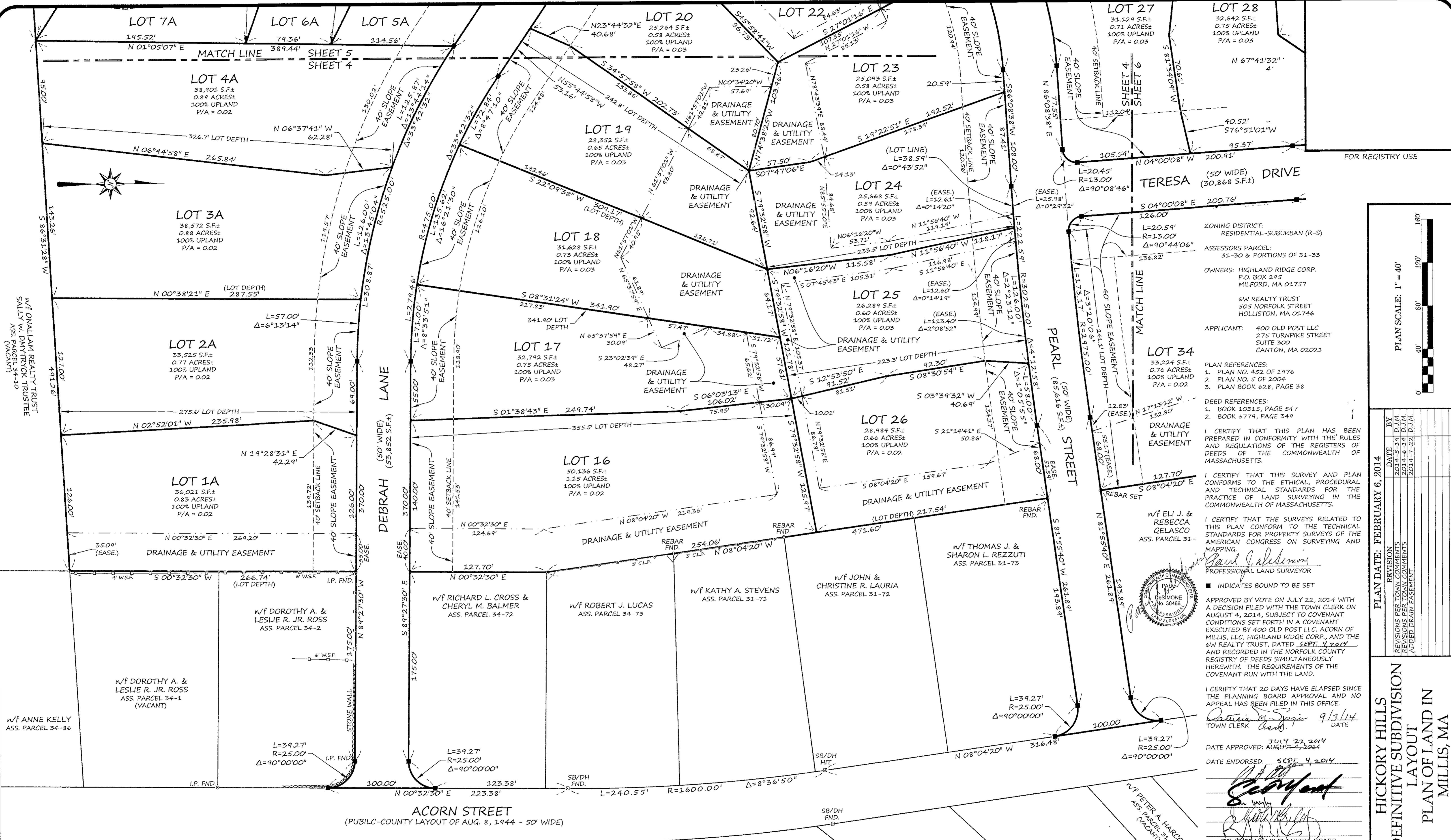
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HICKORY HILLS
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EXISTING CONDITIONS
PLAN OF LAND IN
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ZONING DISTRICT:
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31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
MILFORD, MA 01757

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9/13/14
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AUGUST 1, 2014

DATE ENDORSED: SEPT. 4, 2014

TOWN OF MILLIS PLANNING BOARD

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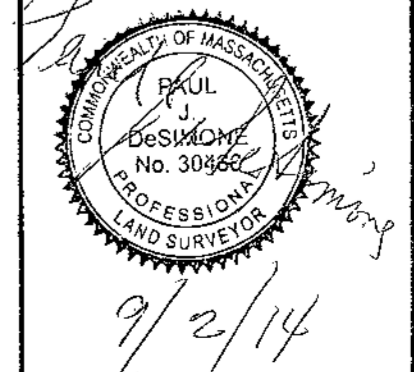
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PLAN OF LAND IN
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ph. 508-376-8883 fax 508-376-8823

D69-01 SHEET 4 OF 26

LEGEND & ABBREVIATIONS

- SB/DH: STONE BOUND W/ DRILL HOLE
- CB/DH: CONCRETE BOUND W/ DRILL HOLE
- I.P.: IRON PIPE
- CL.F.: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.P.F.: PVC PICKET FENCE



w/f MELISSA C. HOLT
ASS. PARCEL 32-29

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- P.P.F: PVC PICKET FENCE

w/f MELISSA C. HOLT
ASS. PARCEL 32-29



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Paul J. Desimone
PROFESSIONAL LAND SURVEYOR

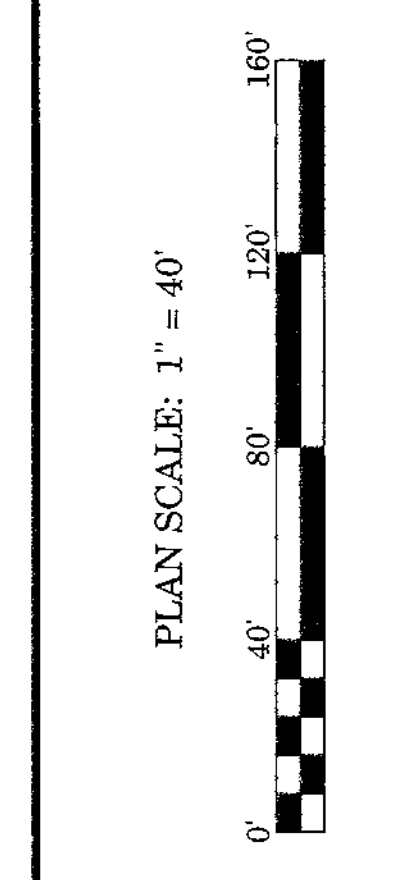
INDICATES BOUND TO BE SET

APPROVED BY VOTE ON JULY 22, 2014 WITH A DECISION FILED WITH THE TOWN CLERK ON AUGUST 4, 2014, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY 400 OLD POST LLC, ACORN OF MILLIS, LLC, HIGHLAND RIDGE CORP., AND THE 6W REALTY TRUST, DATED SEPT. 4, 2014, 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.

Catherine Spogin 9/2/14
TOWN CLERK DATE

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



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-24	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

PLAN DATE: FEBRUARY 6, 2014

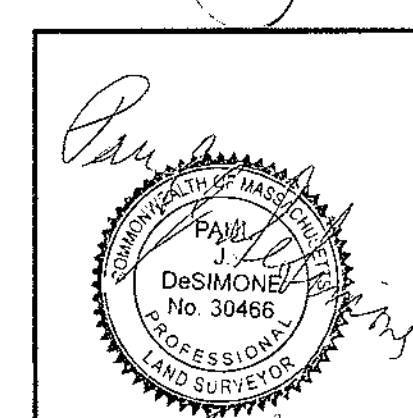
HICKORY HILLS
DEFINITIVE SUBDIVISION
LAYOUT
PLAN OF LAND IN
MILLIS, MA

DATE APPROVED: AUGUST 4, 2014 JULY 22, 2014

DATE ENDORSED: SEPT. 4, 2014

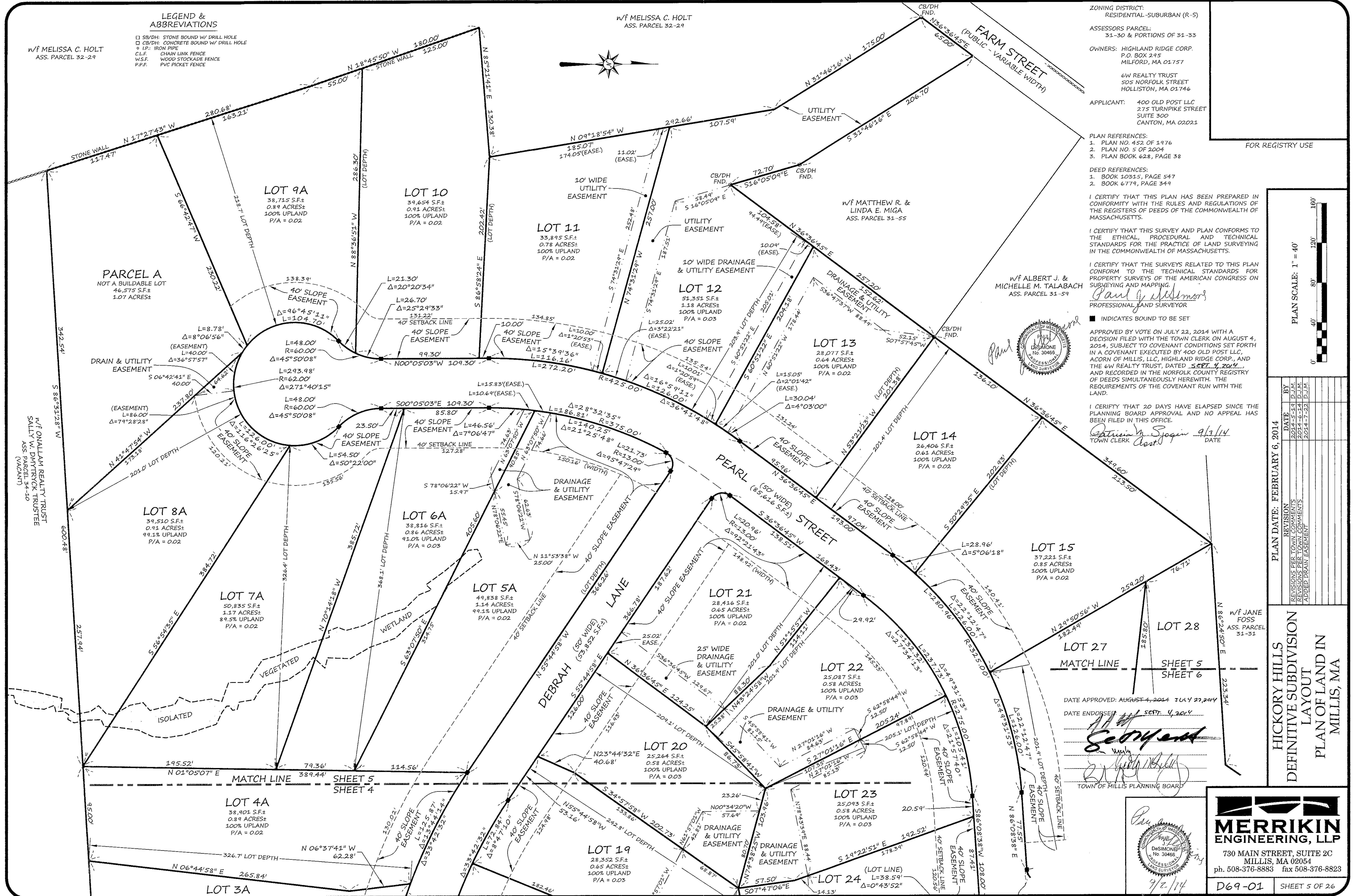
George...

TOWN OF MILLIS PLANNING BOARD



MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D69-01 SHEET 5 OF 26



w/f ONALLAM REALTY TRUST
SALLY W. DIMITROV TRUSTEE
ASS. PARCEL 34-10
(VACANT)

w/f MATTHEW R. &
LINDA E. MIGA
ASS. PARCEL 31-55

w/f ALBERT J. &
MICHELLE M. TALABACH
ASS. PARCEL 31-59

w/f JANE
FOSS
ASS. PARCEL
31-31

LOT 4A
38,401 S.F.±
0.89 ACRES±
100% UPLAND
P/A = 0.02

LOT 3A

LOT 7A
50,835 S.F.±
1.17 ACRES±
89.5% UPLAND
P/A = 0.02

LOT 8A
39,510 S.F.±
0.91 ACRES±
99.1% UPLAND
P/A = 0.02

LOT 6A
38,816 S.F.±
0.88 ACRES±
91.0% UPLAND
P/A = 0.03

LOT 5A
49,838 S.F.±
1.14 ACRES±
99.1% UPLAND
P/A = 0.02

LOT 10
39,654 S.F.±
0.91 ACRES±
100% UPLAND
P/A = 0.02

LOT 9A
38,715 S.F.±
0.89 ACRES±
100% UPLAND
P/A = 0.02

LOT 11
33,895 S.F.±
0.78 ACRES±
100% UPLAND
P/A = 0.02

LOT 12
51,351 S.F.±
1.18 ACRES±
100% UPLAND
P/A = 0.03

LOT 13
28,077 S.F.±
0.64 ACRES±
100% UPLAND
P/A = 0.02

LOT 14
26,406 S.F.±
0.61 ACRES±
100% UPLAND
P/A = 0.02

LOT 15
37,221 S.F.±
0.85 ACRES±
100% UPLAND
P/A = 0.02

LOT 21
28,416 S.F.±
0.65 ACRES±
100% UPLAND
P/A = 0.02

LOT 22
25,087 S.F.±
0.58 ACRES±
100% UPLAND
P/A = 0.03

LOT 20
25,264 S.F.±
0.58 ACRES±
100% UPLAND
P/A = 0.03

LOT 23
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0.58 ACRES±
100% UPLAND
P/A = 0.03

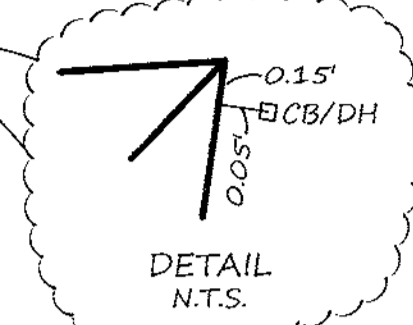
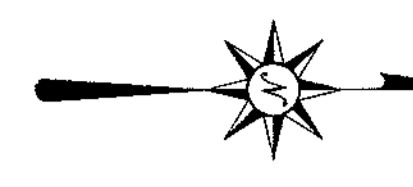
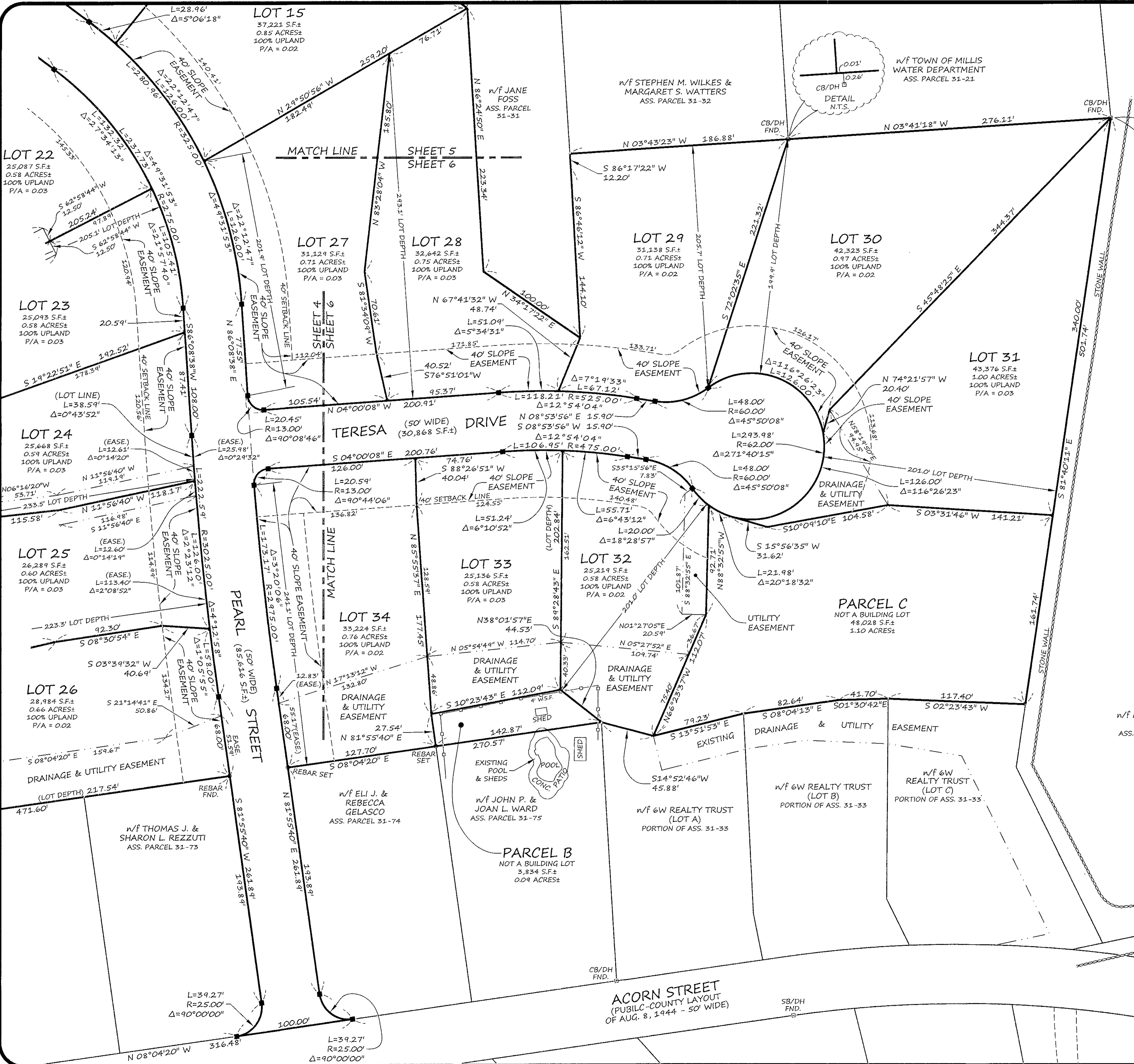
LOT 24 (LOT LINE)
L=38.59'
Δ=0°43'52"

LOT 28
w/f JANE FOSS
ASS. PARCEL 31-31

LOT 27
MATCH LINE

LOT 28
MATCH LINE

SHEET 5
SHEET 6



LEGEND & ABBREVIATIONS

- SB/DH: STONE BOUND W/ DRILL HOLE
- CB/DH: CONCRETE BOUND W/ DRILL HOLE
- LP: IRON PIPE
- C.L.F.: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.P.F.: PVC PICKET FENCE

FOR REGISTRY USE

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-5)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 245
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02021

PLAN REFERENCES:
1. PLAN NO. 452 OF 1976
2. PLAN NO. 5 OF 2004
3. PLAN BOOK 628, PAGE 38

DEED REFERENCES:
1. BOOK 10315, PAGE 547
2. BOOK 6779, PAGE 349

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.



Patricia A. Johnson
PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

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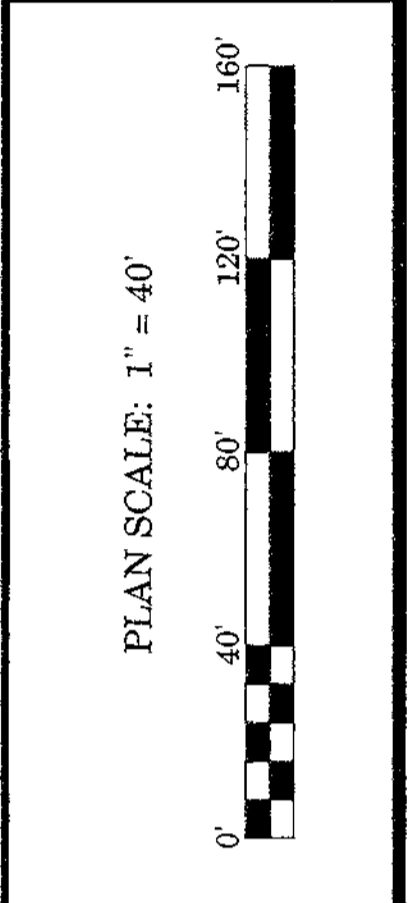
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Patricia A. Johnson 9/3/14
TOWN CLERK DATE

DATE APPROVED: AUGUST 4, 2014

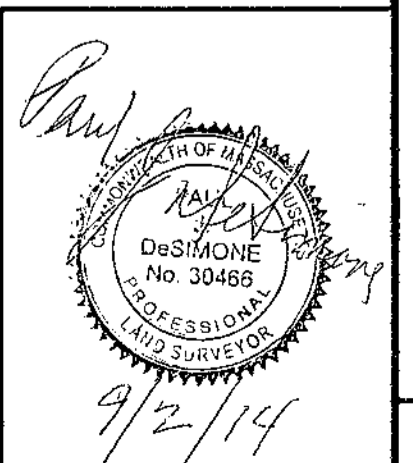
DATE ENDORSED: SEPT. 4, 2014

Seo Young
TOWN OF MILLIS PLANNING BOARD

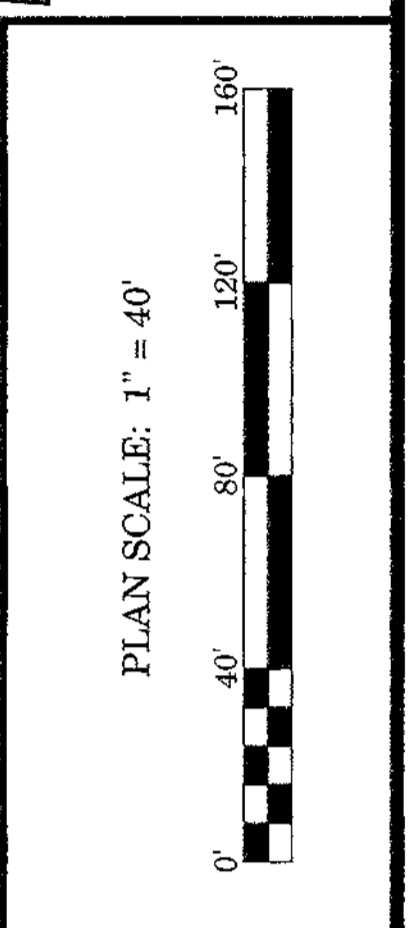
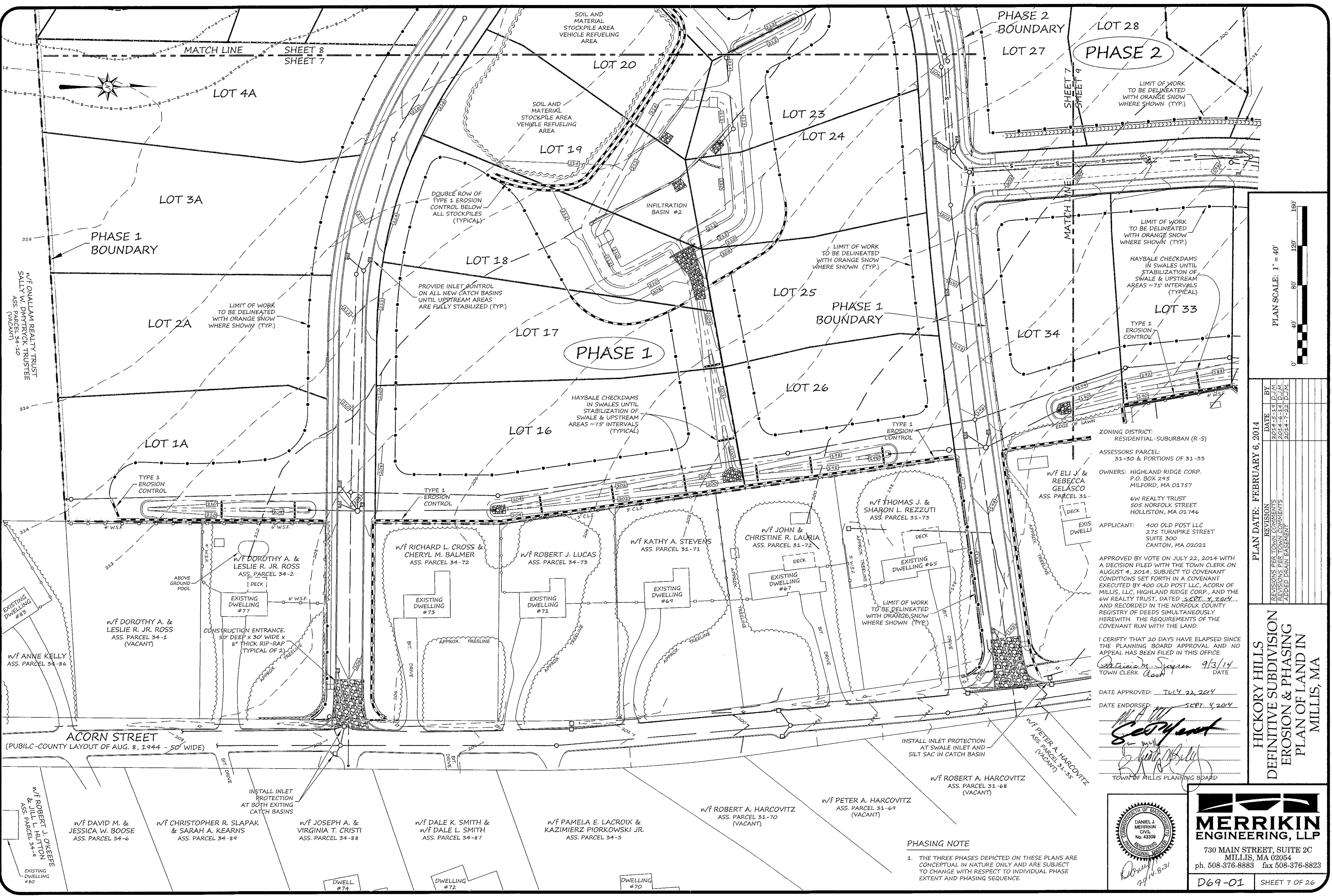


REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-05-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-06-24	D.J.M.
ADDED DRAIN EASEMENT	2014-07-22	D.J.

HICKORY HILLS
DEFINITIVE SUBDIVISION
LAYOUT
PLAN OF LAND IN
MILLIS, MA



MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-24	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

PLAN DATE: FEBRUARY 6, 2014

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02021

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Artisiana Signer 9/3/14
TOWN CLERK *Acorn* DATE

DATE APPROVED: JULY 22, 2014
DATE ENDORSED: SEPT. 4, 2014

Scott Ford
TOWN OF MILLIS PLANNING BOARD

HICKORY HILLS
DEFINITIVE SUBDIVISION
EROSION & PHASING
PLAN OF LAND IN
MILLIS, MA

MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
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ph. 508-376-8883 fax 508-376-8823

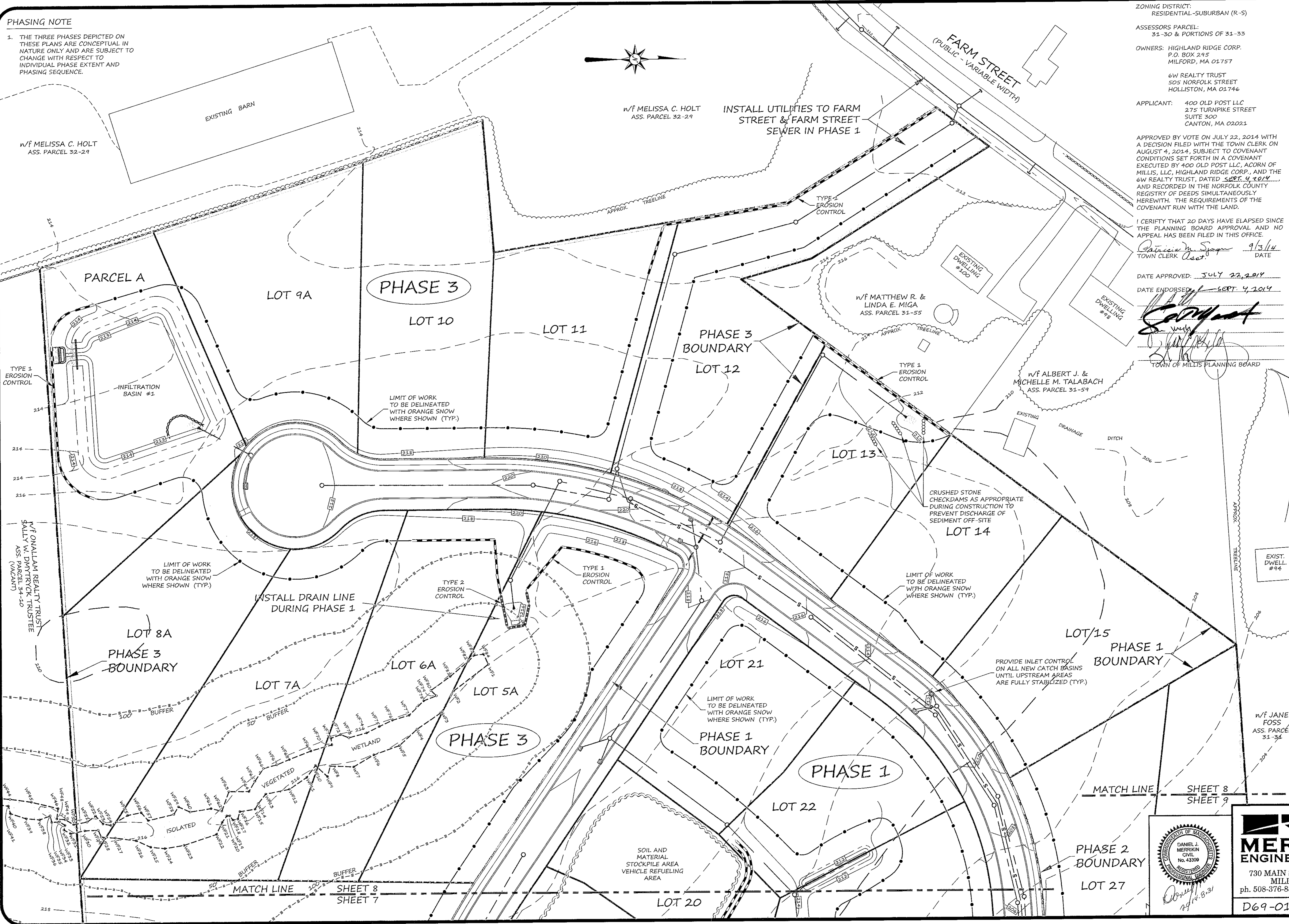
D69-01 SHEET 7 OF 26

PHASING NOTE

1. THE THREE PHASES DEPICTED ON THESE PLANS ARE CONCEPTUAL IN NATURE ONLY AND ARE SUBJECT TO CHANGE WITH RESPECT TO INDIVIDUAL PHASE EXTENT AND PHASING SEQUENCE.

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ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-5)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 245
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

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SUITE 300
CANTON, MA 02021

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Patricia M. Spina 9/3/14
TOWN CLERK Asst. DATE

DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT. 4, 2014

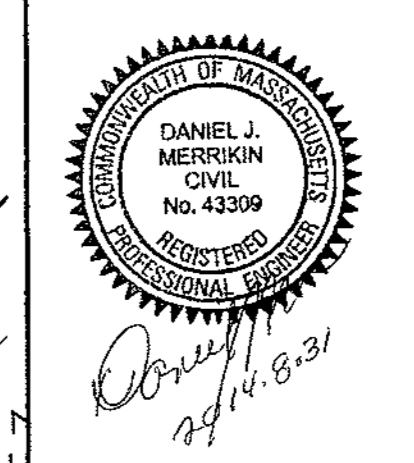
[Signatures]
TOWN OF MILLIS PLANNING BOARD

PLAN SCALE: 1" = 40'

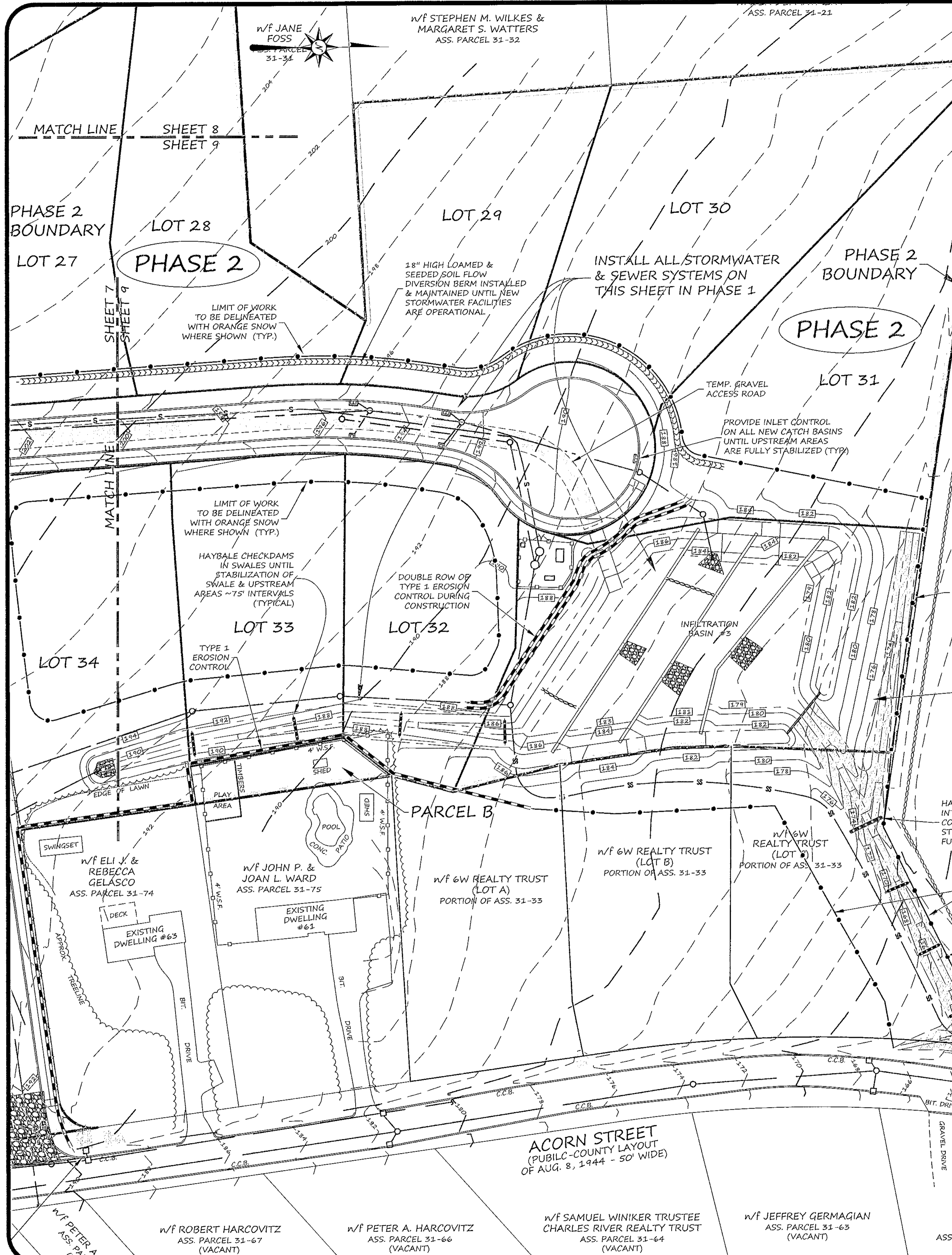
PLAN DATE: FEBRUARY 6, 2014

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-19	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-14	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

**HICKORY HILLS
DEFINITIVE SUBDIVISION
EROSION & PHASING
PLAN OF LAND IN
MILLIS, MA**



MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

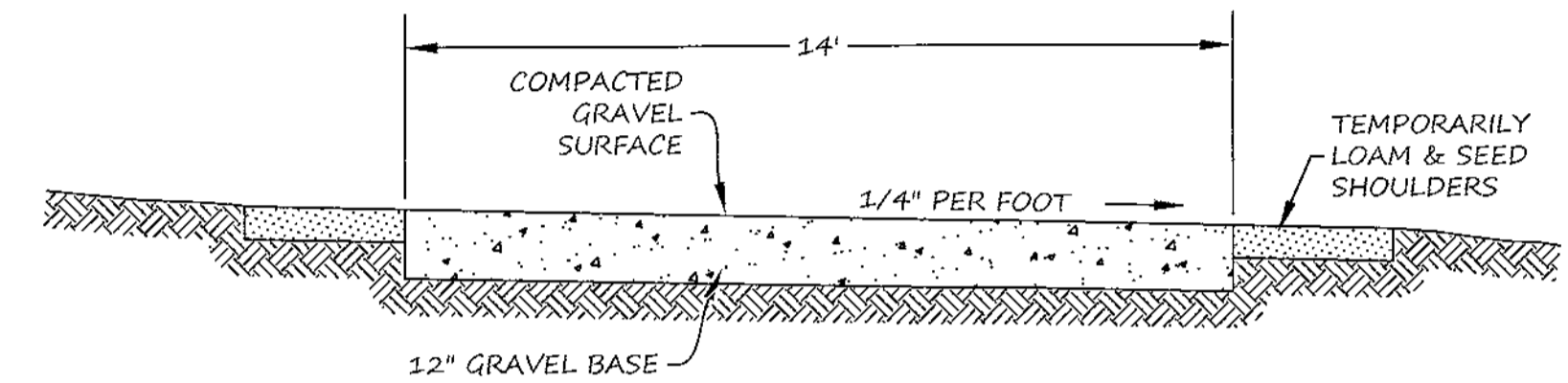


EROSION CONTROL AND CONSTRUCTION SEQUENCE NOTES

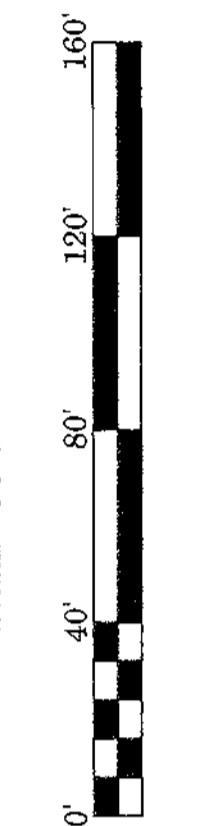
1. ALL CONSTRUCTION ACTIVITIES WILL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLANS APPROVED BY THE TOWN OF MILLIS AND PREPARED FOR THE EPA CONSTRUCTION GENERAL PERMIT (CGP). WITH THE EXCEPTION OF STORMWATER INFILTRATION BASIN #1, ALL STORMWATER SWALES AND INFILTRATION BASINS SHALL BE CONSTRUCTED IN THE FIRST PHASE OF THE CONSTRUCTION.
2. IF THE DEAD-END PORTION OF PEARL STREET IS CONSTRUCTED AS A SEPARATE PHASE, THE CONSTRUCTION OF STORMWATER INFILTRATION BASIN #1 MAY BE DELAYED UNTIL SUCH TIME AS SAID DEAD-END CONSTRUCTION COMMENCES, AT WHICH TIME INFILTRATION BASIN #1 SHALL BE CONSTRUCTED IN THE INITIAL DEAD-END CONSTRUCTION ACTIVITIES.
3. BOTH CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY TREE CLEARING OR GRUBBING ACTIVITIES (EXCEPT AT THE CONSTRUCTION ENTRANCES).
4. LIMIT OF WORK IN EACH PHASE TO BE CONSTRUCTED SHALL BE STAKED BY A REGISTERED LAND SURVEYOR PRIOR TO ANY TREE CLEARING ACTIVITIES.
5. EROSION CONTROLS, DIVERSION BERMS, AND LIMIT OF WORK DELINEATIONS IN EACH PHASE TO BE CONSTRUCTED SHALL BE INSTALLED PRIOR TO ANY EARTHWORK OR GRUBBING AND SHALL BE MAINTAINED UNTIL SUCH TIME AS ALL UPSTREAM AREAS ARE FULLY STABILIZED.
6. ADDITIONAL EROSION CONTROLS SHALL BE PROVIDED AS NEEDED TO PREVENT THE DISCHARGE OF SEDIMENT AND ERODED MATERIALS FROM THE SITE/WORK AREA.
7. SWALE CONSTRUCTION SHALL BE TARGETED DURING PERIODS OF LOW RAINFALL AND DRY WEATHER CONDITIONS.
8. NEW CATCH BASINS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION WITH SILT SACS OR WITH INLET PROTECTION PER THE DETAIL.

PHASING NOTE

1. THE THREE PHASES DEPICTED ON THESE PLANS ARE CONCEPTUAL IN NATURE ONLY AND ARE SUBJECT TO CHANGE WITH RESPECT TO INDIVIDUAL PHASE EXTENT AND PHASING SEQUENCE.
2. SEWER PUMP STATION SHALL BE CONSTRUCTED AS EARLY AS PRACTICABLE IN PHASE 1 AND BROUGHT ON-LINE.



TEMPORARY GRAVEL ACCESS ROAD SECTION
(NO SCALE)



ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-5)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02021

APPROVED BY VOTE ON JULY 22, 2014 WITH A DECISION FILED WITH THE TOWN CLERK ON AUGUST 4, 2014. SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY 400 OLD POST LLC, ACORN OF MILLIS, LLC, HIGHLAND RIDGE CORP., AND THE 6W REALTY TRUST, DATED SEPT. 4, 2014 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HERewith. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

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Christina M. Spagnoli 9/13/14
TOWN CLERK (Seal) DATE

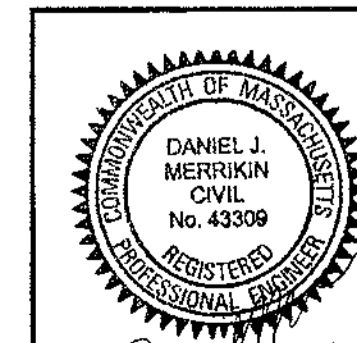
DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT. 4, 2014

[Signature]
TOWN OF MILLIS PLANNING BOARD

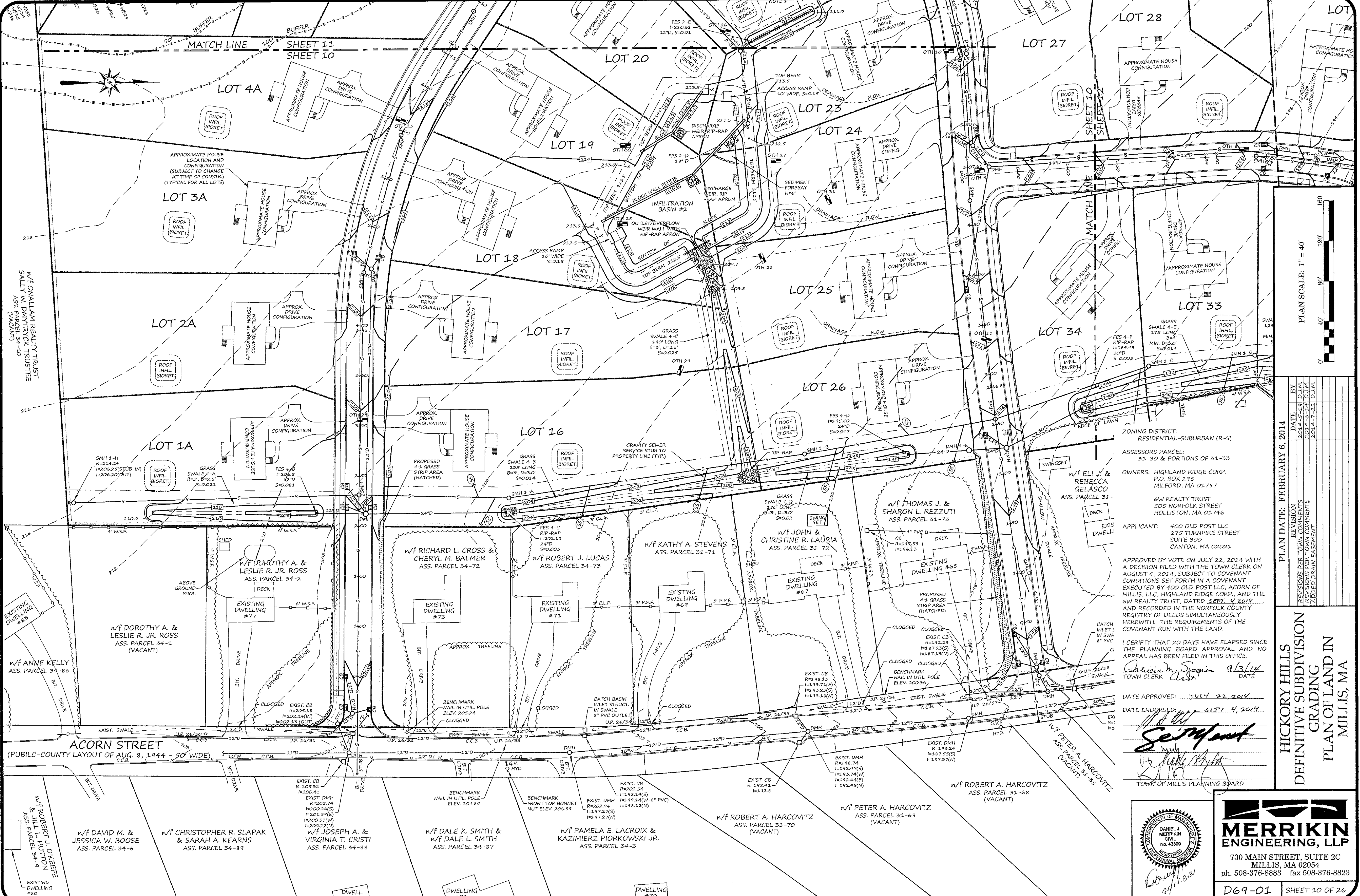
PLAN DATE: FEBRUARY 6, 2014

HICKORY HILLS
DEFINITIVE SUBDIVISION
EROSION & PHASING
PLAN OF LAND IN
MILLIS, MA



MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



PLAN SCALE: 1" = 40'

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-29	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-9-24	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

PLAN DATE: FEBRUARY 6, 2014

HICKORY HILLS
DEFINITIVE SUBDIVISION
GRADING
PLAN OF LAND IN
MILLIS, MA

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
MILFORD, MA 01757

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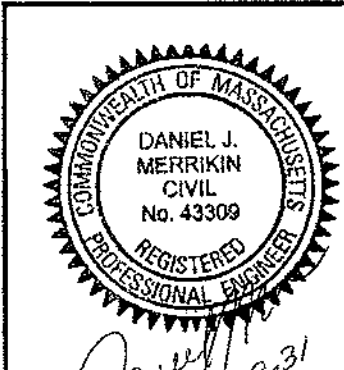
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Patricia M. Spina 9/3/14
TOWN CLERK DATE

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[Signature]
TOWN OF MILLIS PLANNING BOARD



MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

- GRADING NOTES**
- SWALE BETWEEN HOUSES MAY BE RAISED AND HAVE DIFFERENT SLOPES TO BETTER FIT PROPOSED HOUSE GRADES SO LONG AS THE MINIMUM SLOPE IS OBTAINED AND THE REQUIRED SWALE CROSS-SECTION IS PROVIDED.
 - ROOF INFILTRATION SYSTEM LOCATIONS ARE APPROXIMATE ONLY AND AT THE DISCRETION OF EACH INDIVIDUAL LOT CONSTRUCTION.
 - RIP-RAP SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

"SHADOWFAX FARM"

w/f MELISSA C. HOLT
ASS. PARCEL 32-29

w/f MELISSA C. HOLT
ASS. PARCEL 32-29
"SHADOWFAX FARM"

ZONING DISTRICT:
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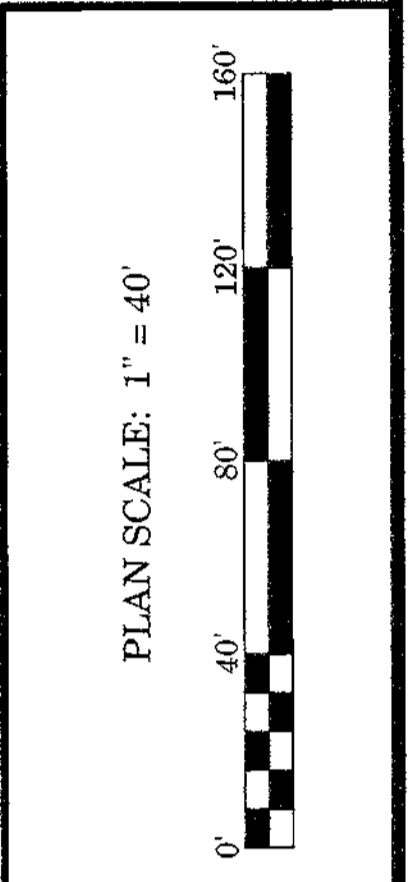
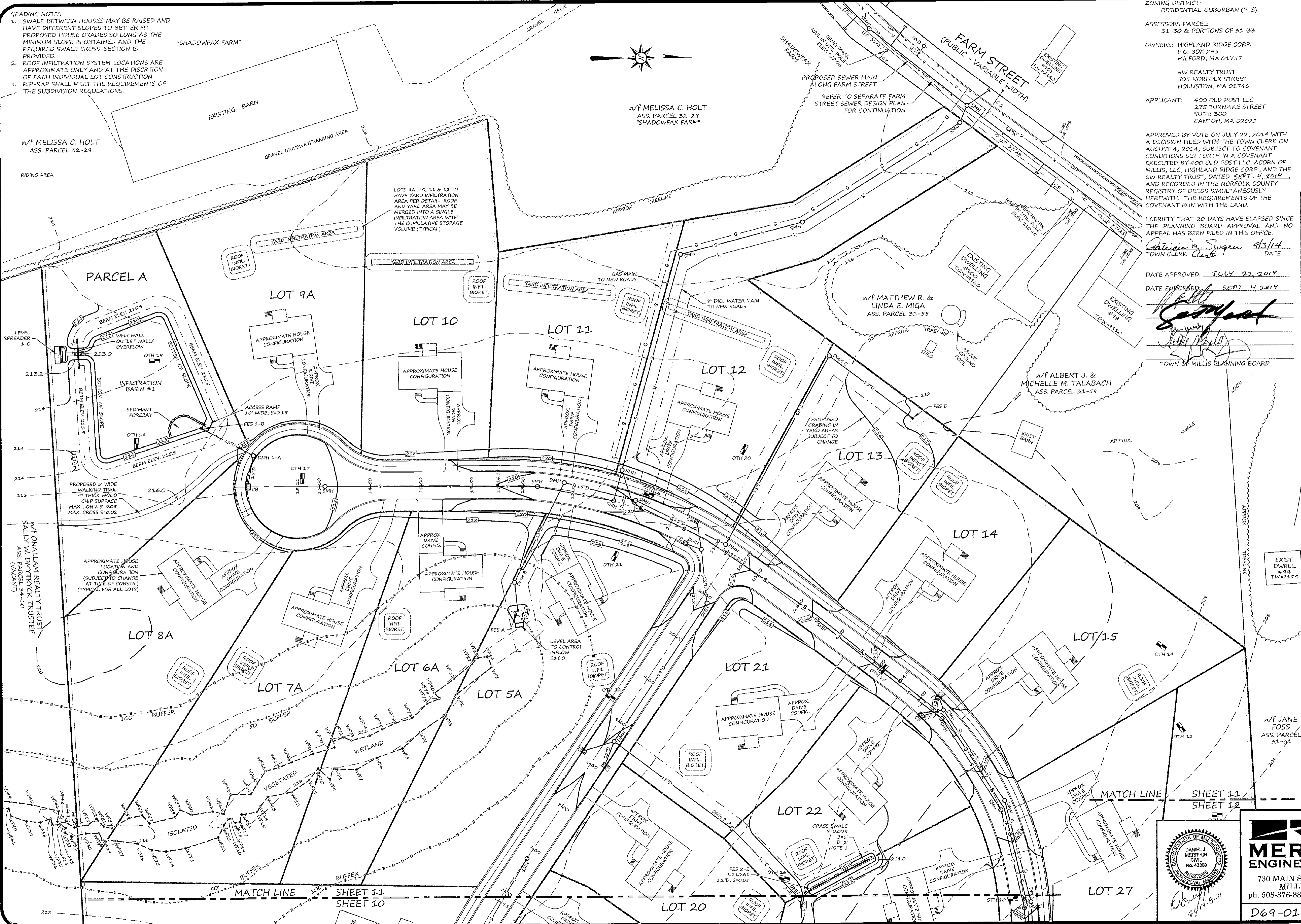
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Debra M. Spurr 9/3/14
TOWN CLERK DATE

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DATE ENDORSED: SEPT. 4, 2014

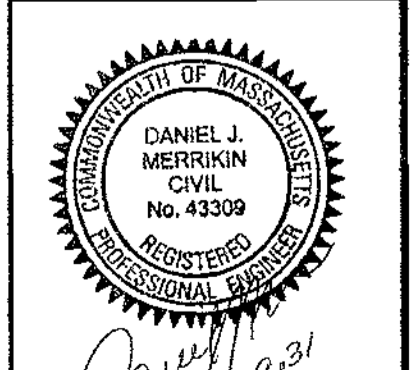
[Signatures]
TOWN OF MILLIS PLANNING BOARD



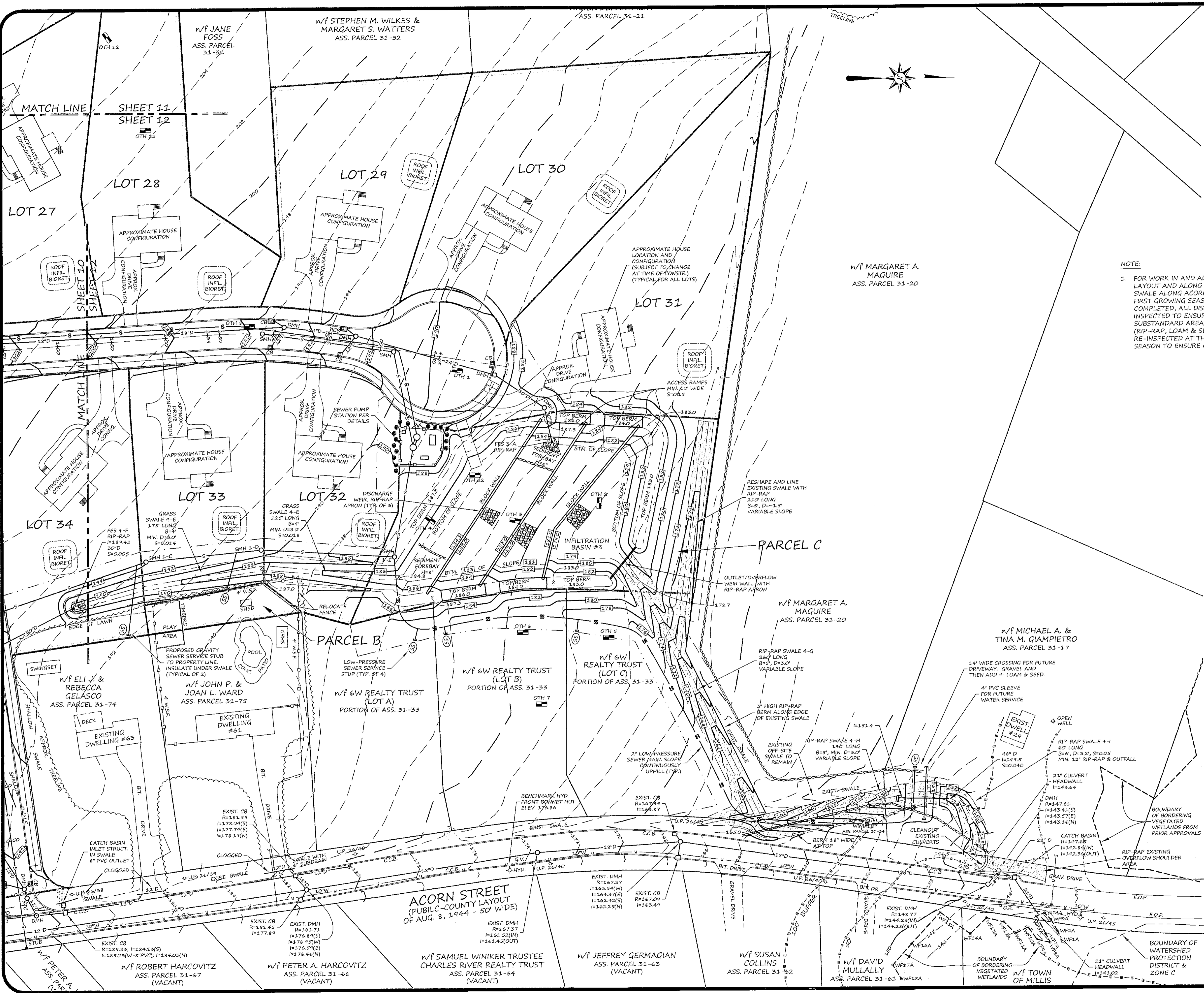
PLAN DATE: FEBRUARY 6, 2014

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REVISIONS PER TOWN COMMENTS	2014-6-14	D.J.M.
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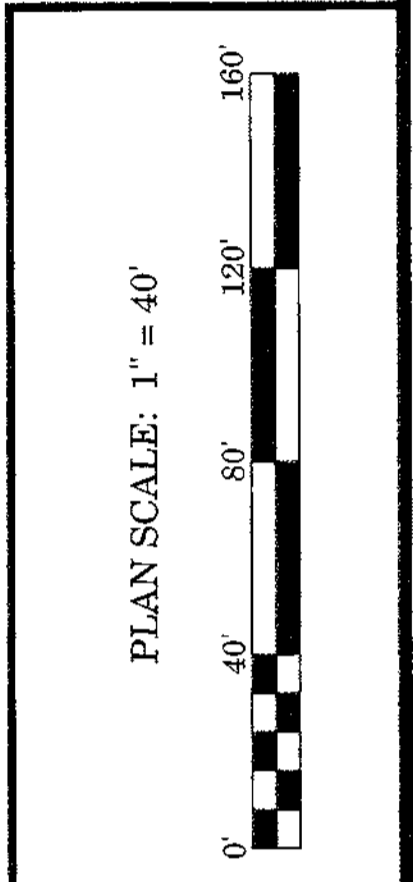
HICKORY HILLS
DEFINITIVE SUBDIVISION
GRADING
PLAN OF LAND IN
MILLIS, MA



MERRIKIN ENGINEERING, LLP
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MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



NOTE:
 1. FOR WORK IN AND ALONG THE ACORN STREET LAYOUT AND ALONG THE EXISTING STORMWATER SWALE ALONG ACORN STREET AT THE END OF THE FIRST GROWING SEASON AFTER THE WORK HAS BEEN COMPLETED, ALL DISTURBED AREAS SHALL BE INSPECTED TO ENSURE FULL STABILIZATION. ANY SUBSTANDARD AREAS SHALL BE RE-STABILIZED (RIP-RAP, LOAM & SEED, ETC.) AND THE AREA RE-INSPECTED AT THE END OF THE NEXT GROWING SEASON TO ENSURE COMPLETE STABILIZATION.



REVISION	DATE	BY
2014-5-19	D.J.M.	
2014-6-14	D.J.M.	
2014-7-23	D.J.M.	
ADDED DRAIN EASEMENT		

PLAN DATE: FEBRUARY 6, 2014

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-5)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02021

APPROVED BY VOTE ON JULY 22, 2014 WITH A DECISION FILED WITH THE TOWN CLERK ON AUGUST 4, 2014, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY 400 OLD POST LLC, ACORN OF MILLIS, LLC, HIGHLAND RIDGE CORP., AND THE 6W REALTY TRUST, DATED SEPT. 4, 2014 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HERewith. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

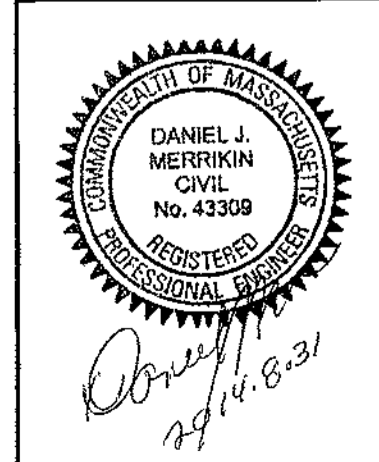
I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

Patricia M. Sporn 9/3/14
TOWN CLERK DATE

DATE APPROVED: JULY 22, 2014

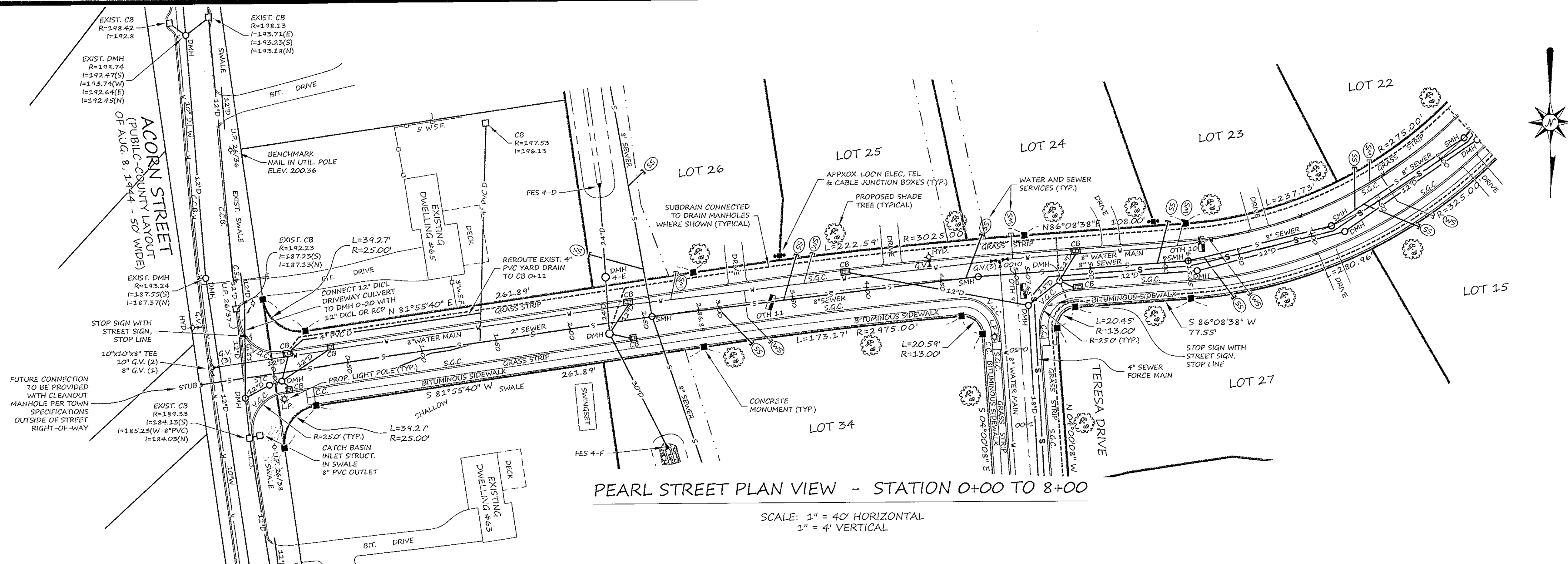
DATE ENDORSED: SEPT. 4, 2014

Scott York
TOWN OF MILLIS PLANNING BOARD

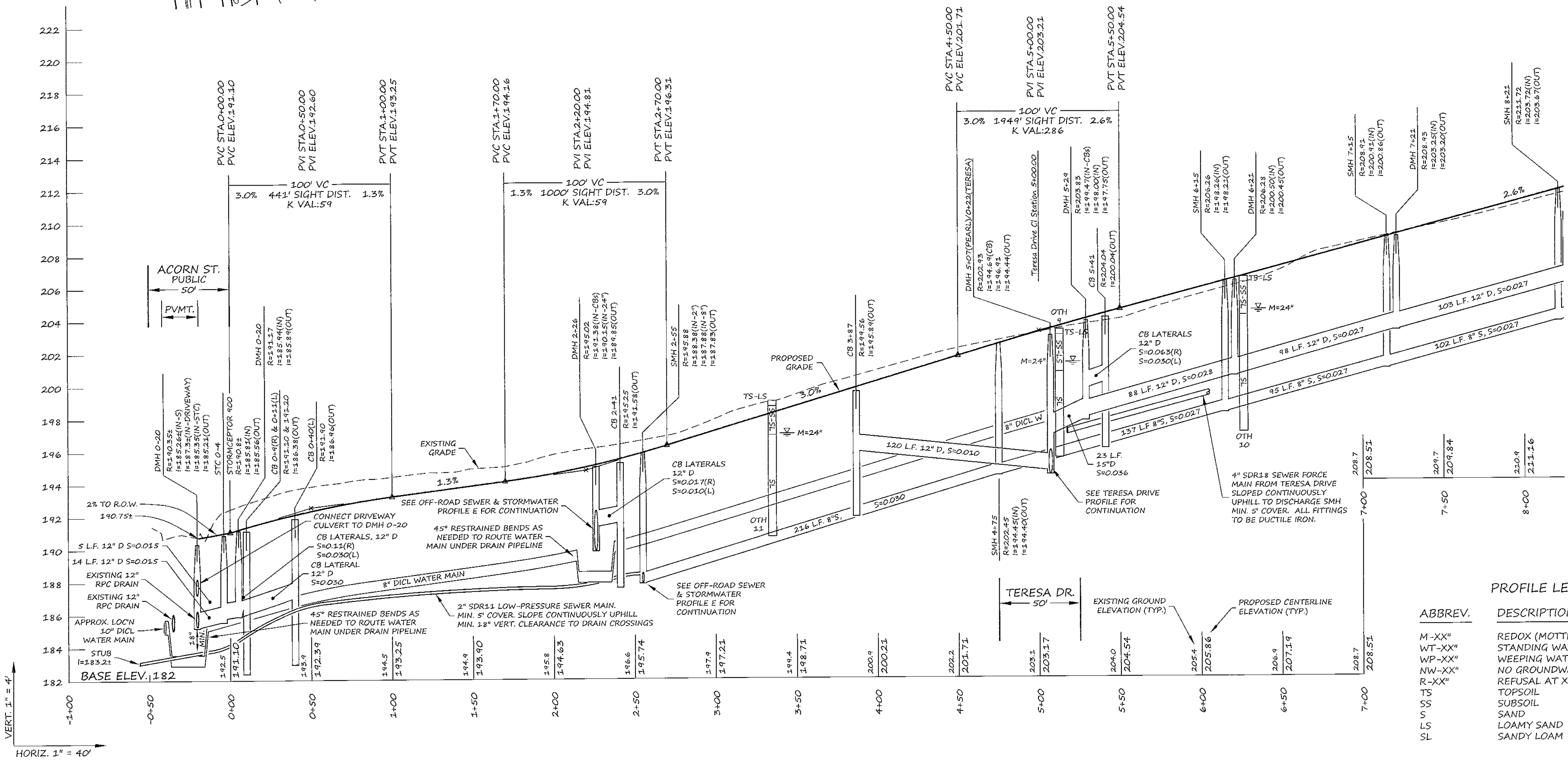


MERRIKIN ENGINEERING, LLP
 730 MAIN STREET, SUITE 2C
 MILLIS, MA 02054
 ph. 508-376-8883 fax 508-376-8823

HICKORY HILLS
 DEFINITIVE SUBDIVISION
 GRADING
 PLAN OF LAND IN
 MILLIS, MA



PEARL STREET PLAN VIEW - STATION 0+00 TO 8+00
 SCALE: 1" = 40' HORIZONTAL
 1" = 4' VERTICAL



PEARL STREET PROFILE - STATION 0+00 TO 8+00
 SCALE: 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

PROFILE LEGEND

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

ZONING DISTRICT:
 RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
 31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
 P.O. BOX 245
 MILFORD, MA 01757

6W REALTY TRUST
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 HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
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 SUITE 300
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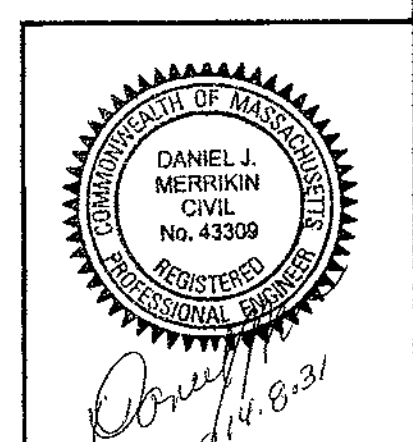
Christine M. Spagnoli 9/3/14
 TOWN CLERK DATE

DATE APPROVED: JULY 23, 2014
 DATE ENDORSED: SEPT. 4, 2014

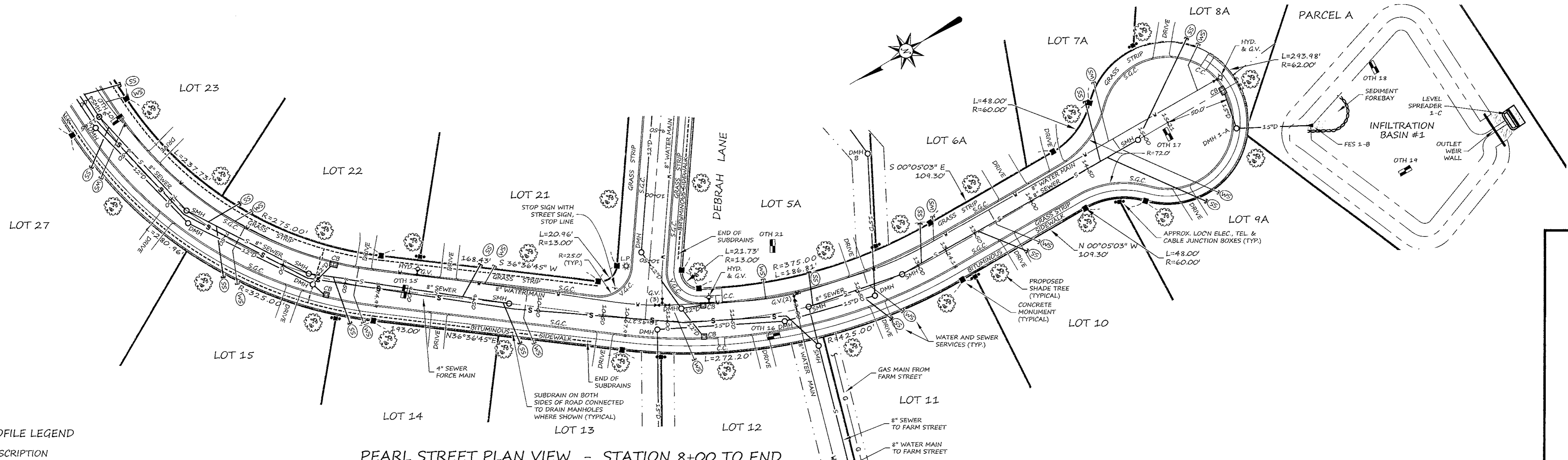
PLAN DATE: FEBRUARY 6, 2014

REVISION	DATE	BY
2014-5-19	D.J.M.	
2014-6-14	D.J.M.	
2014-7-22	D.J.M.	

HICKORY HILLS
 DEFINITIVE SUBDIVISION
 PEARL STREET PROFILE
 PLAN OF LAND IN
 MILLIS, MA



MERRIKIN ENGINEERING, LLP
 730 MAIN STREET, SUITE 2C
 MILLIS, MA 02054
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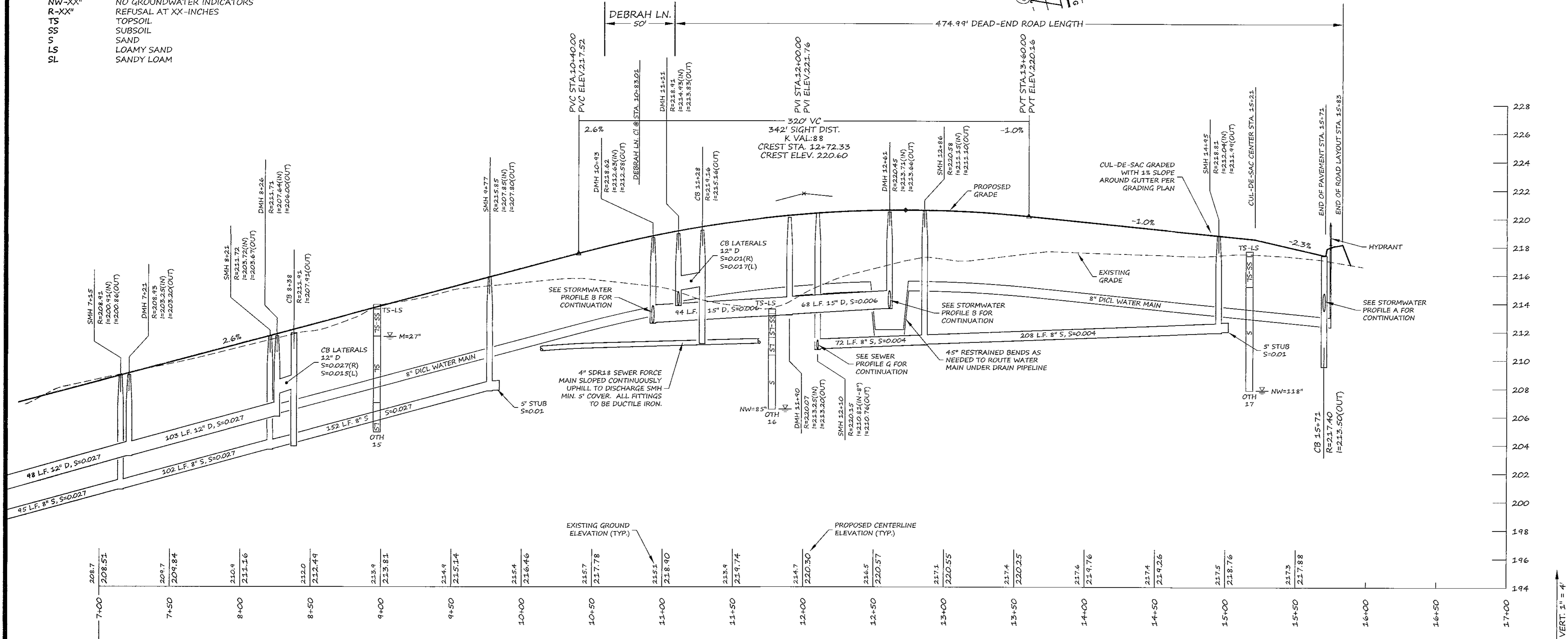


PEARL STREET PLAN VIEW - STATION 8+00 TO END

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

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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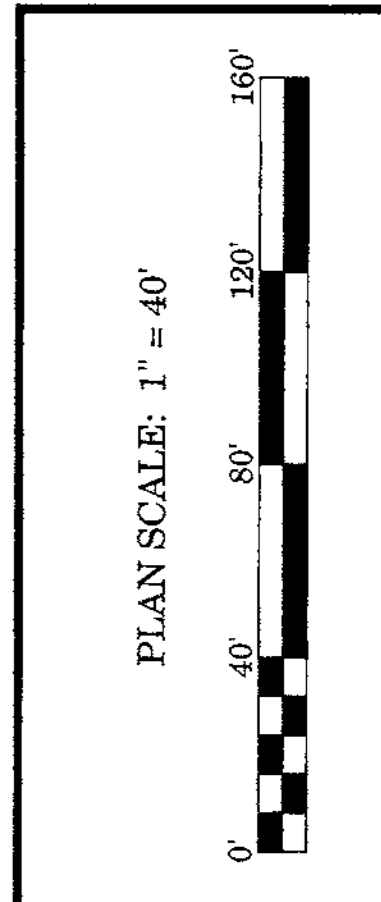
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Patricia M. Sagan 9/3/14
TOWN CLERK DATE

DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT. 4, 2014

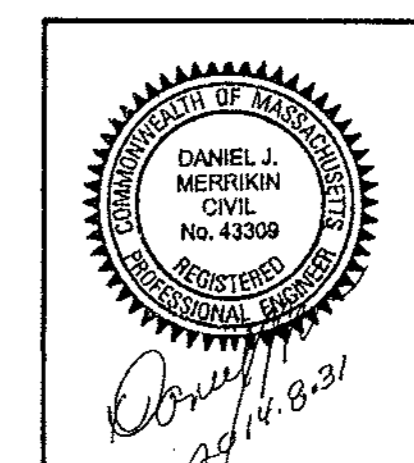
[Signature]
TOWN OF MILLIS PLANNING BOARD



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-19	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-14	D.J.M.
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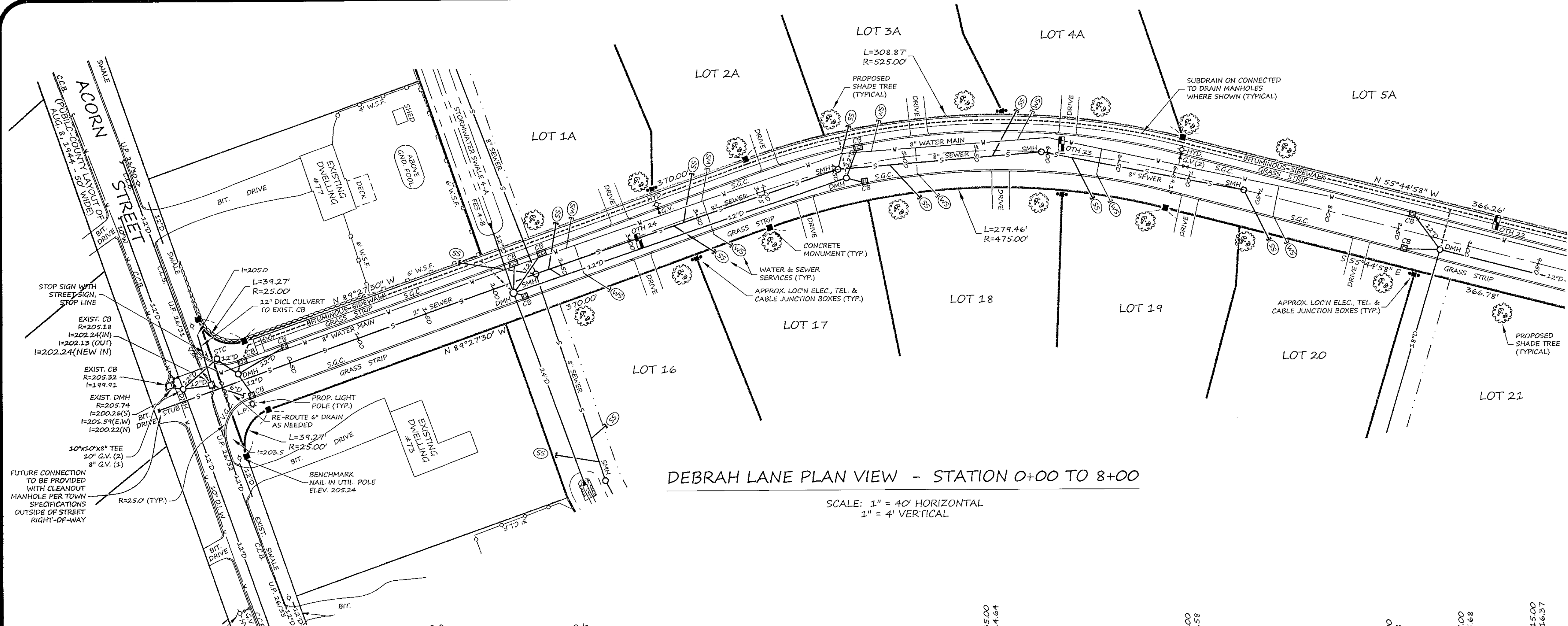
PLAN DATE: FEBRUARY 6, 2014

HICKORY HILLS
DEFINITIVE SUBDIVISION
PEARL STREET PROFILE
PLAN OF LAND IN
MILLIS, MA



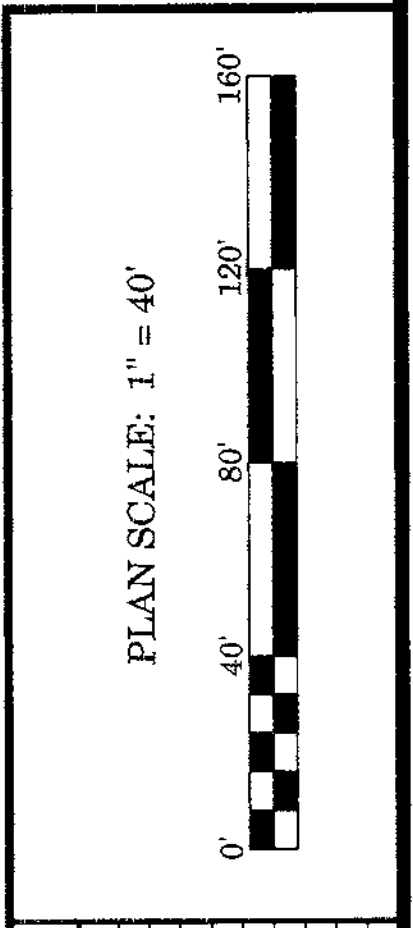
MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



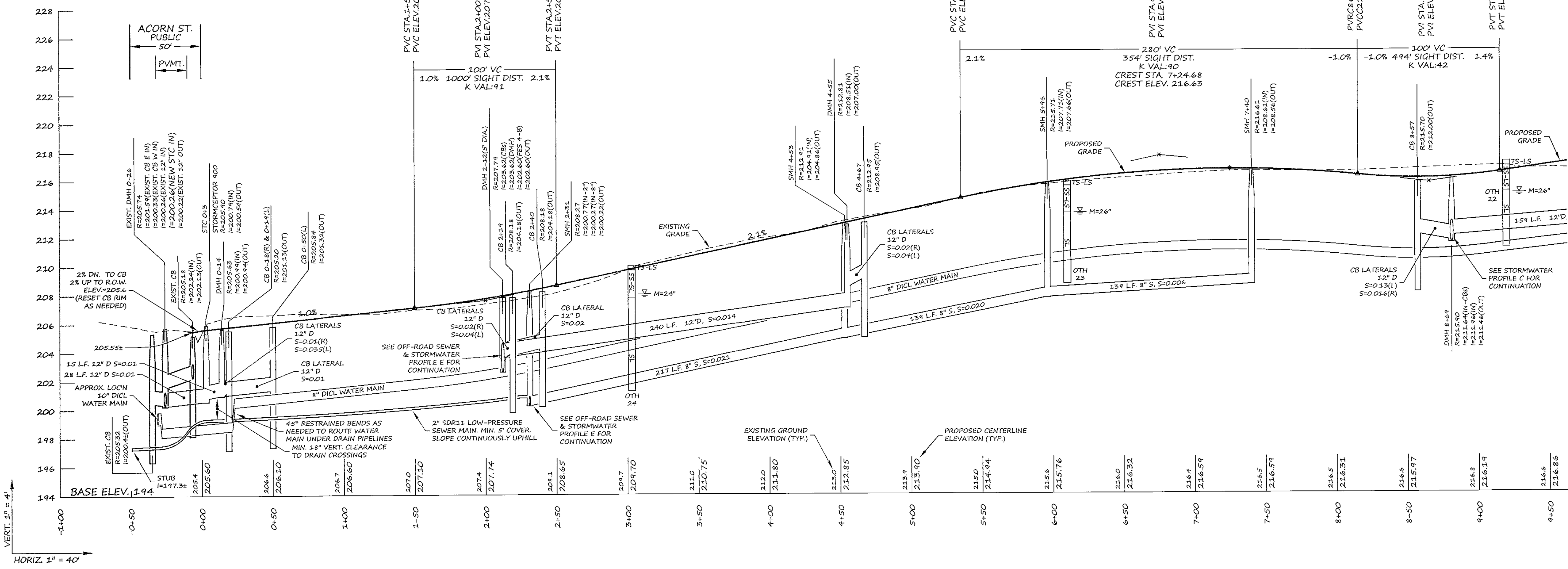
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DEBRAH LANE PLAN VIEW - STATION 0+00 TO 8+00

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



DEBRAH LANE PROFILE - STATION 0+00 TO 8+00

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

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MILFORD, MA 01757

6W REALTY TRUST
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HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
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SUITE 500
CANTON, MA 02021

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Daniel J. Merrikin 9/3/14
TOWN CLERK

DATE APPROVED: JULY 22, 2014

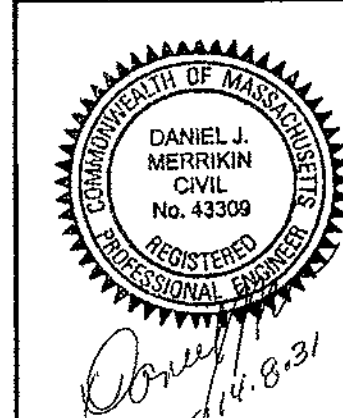
DATE ENDORSED: SEPT. 4, 2014

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TOWN OF MILLIS PLANNING BOARD

PLAN DATE: FEBRUARY 6, 2014

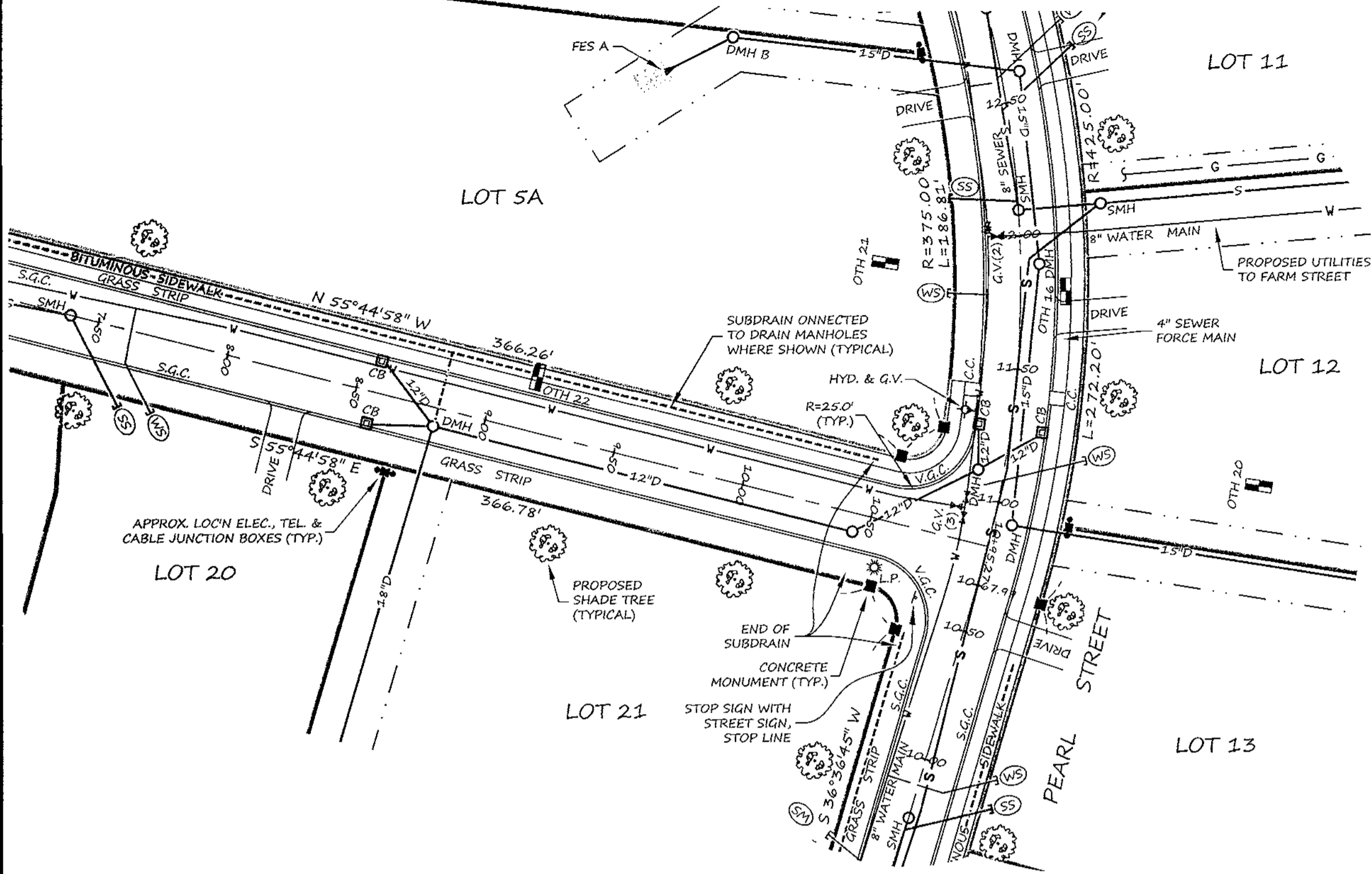
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-14	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
DEBRAH LANE PROFILE
PLAN OF LAND IN
MILLIS, MA



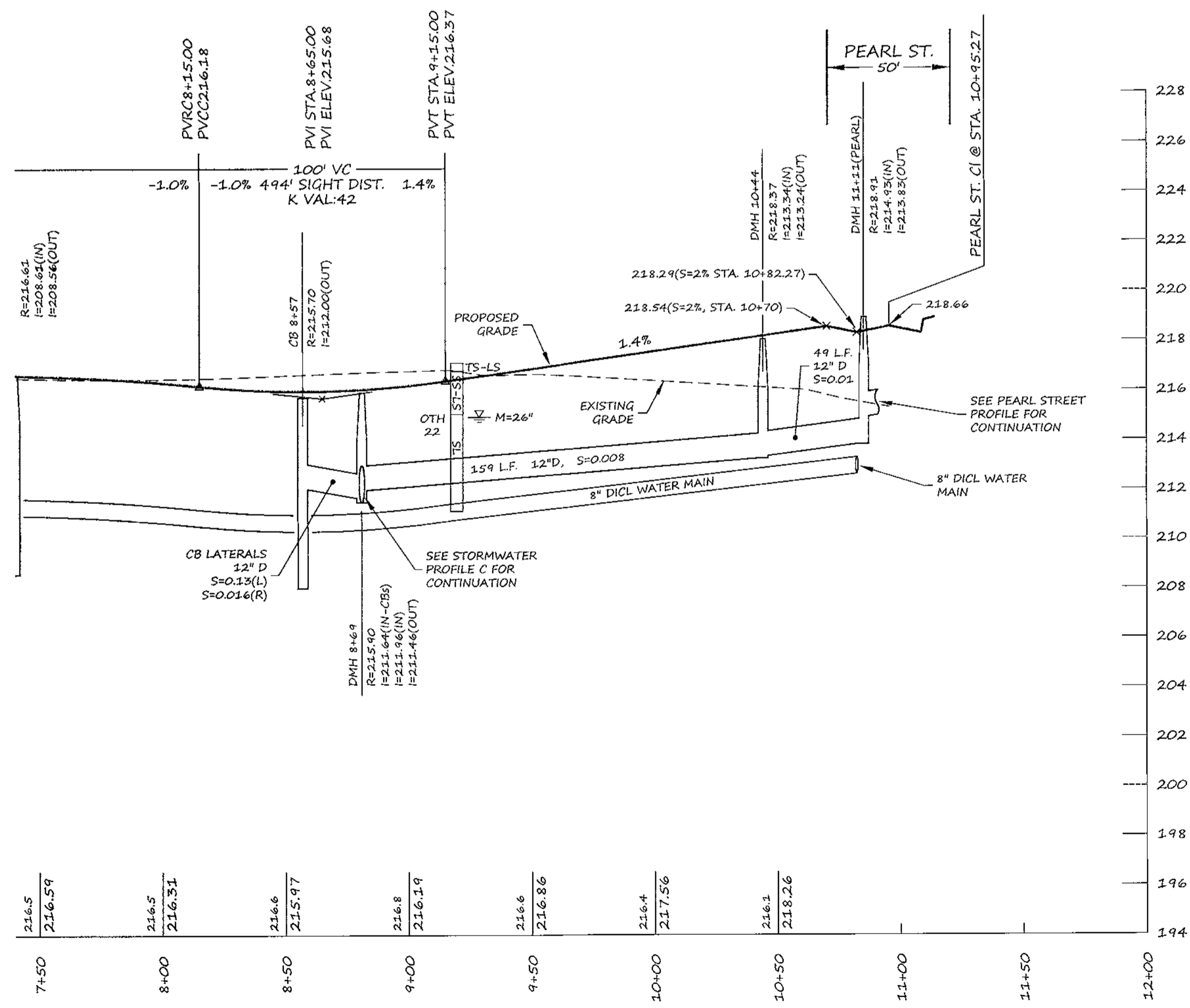
MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



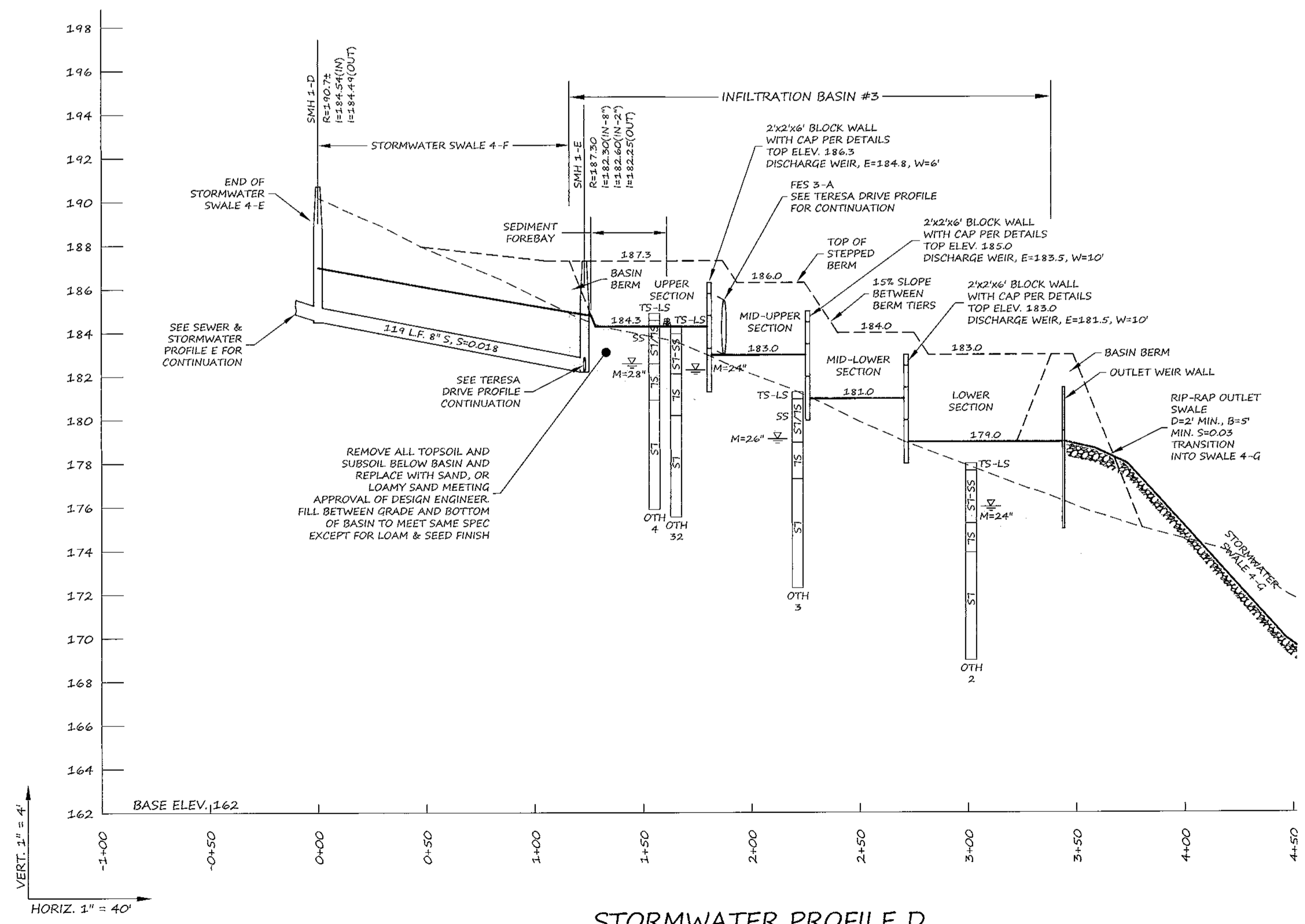
DEBRAH LANE PLAN VIEW - STATION 8+00 TO INT.

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



DEBRAH LANE PROFILE - STATION 8+00 TO INT.

SCALE: 1" = 40' HORIZONTAL
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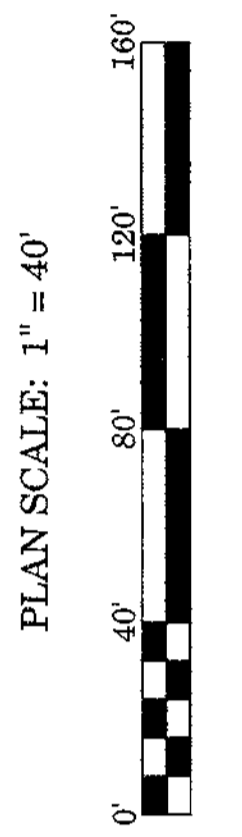


STORMWATER PROFILE D

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PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
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ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
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Cynthia M. Spigo 9/3/14
TOWN CLERK *Acet* DATE

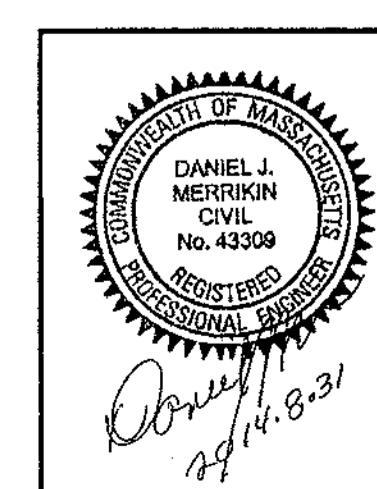
DATE APPROVED: JULY 22, 2014

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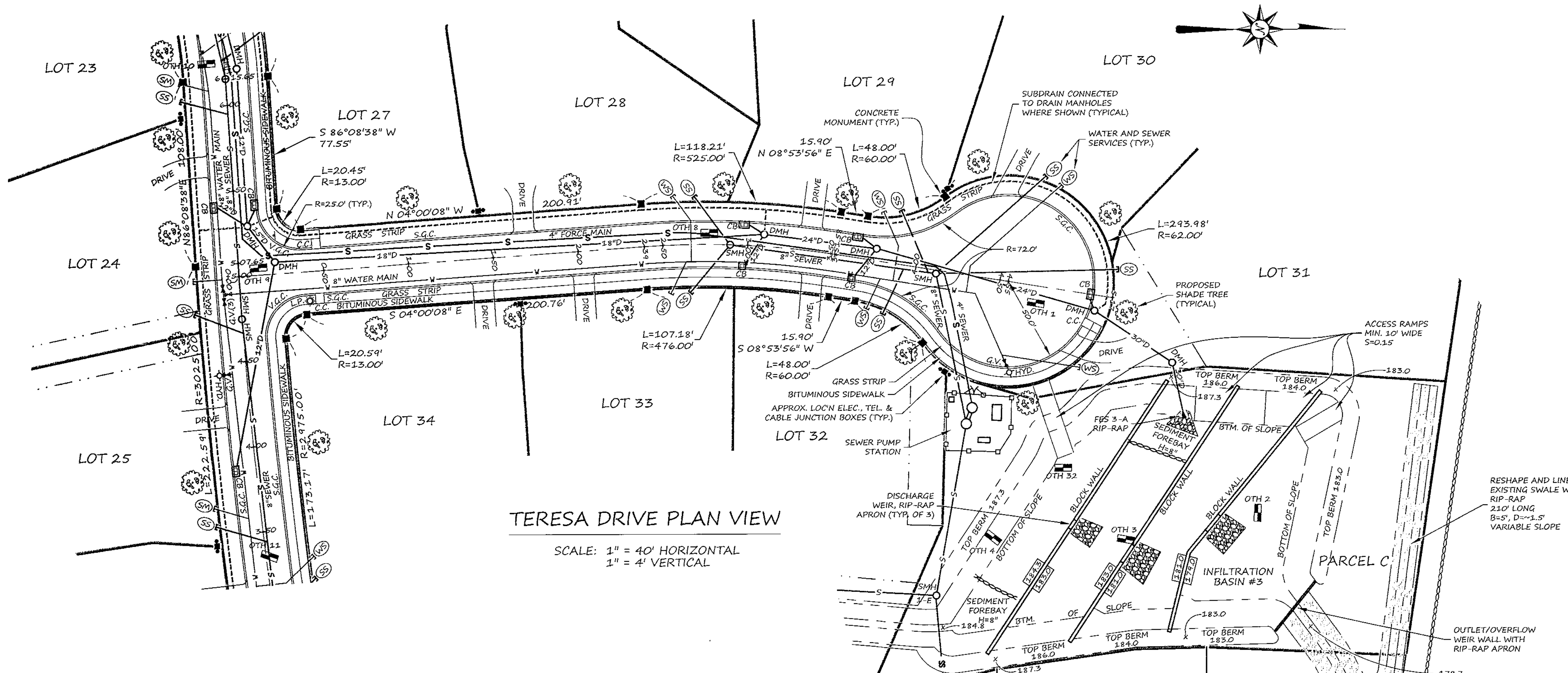
[Signature]
TOWN OF MILLIS PLANNING BOARD

PLAN DATE: FEBRUARY 6, 2014

HICKORY HILLS
DEFINITIVE SUBDIVISION
DEBRAH LANE PROFILE
PLAN OF LAND IN
MILLIS, MA

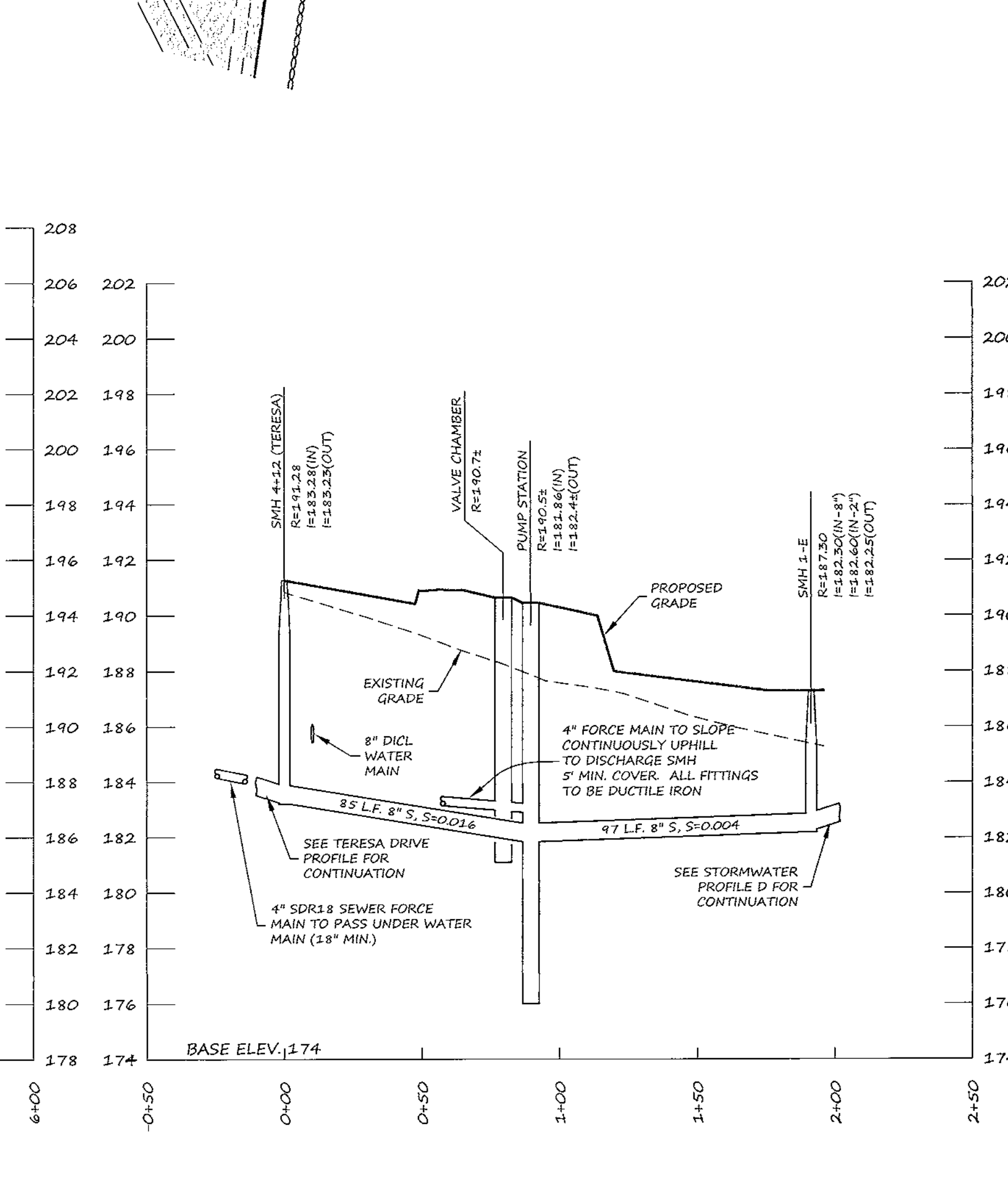
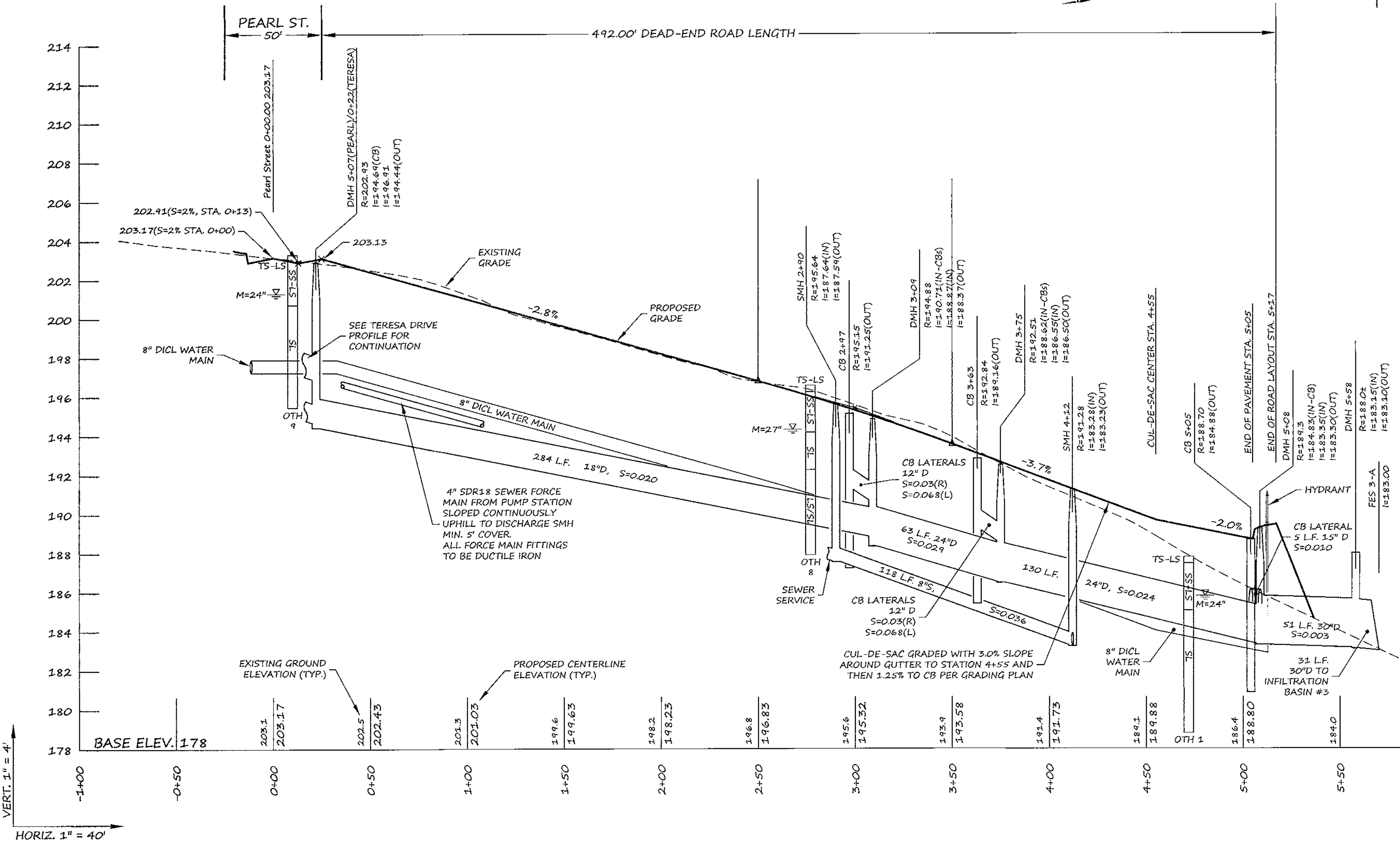
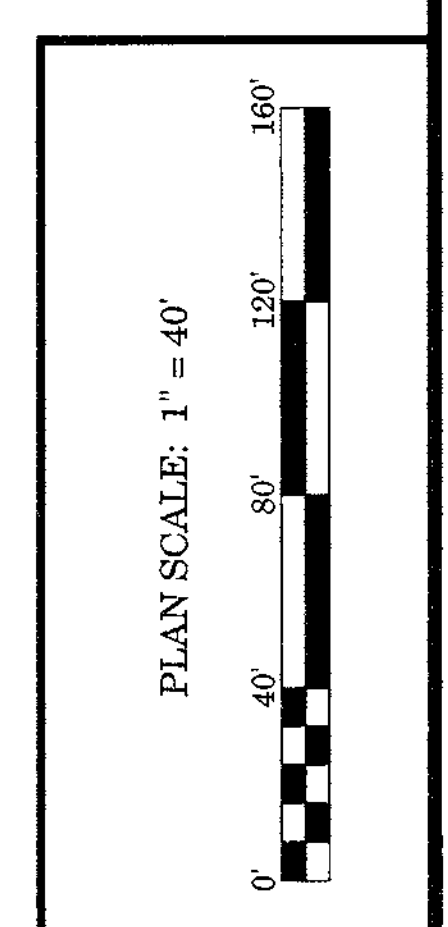


MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
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ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

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31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
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Patricia M. Soggin 9/3/14
TOWN CLERK
DATE

DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT 4, 2014

[Signatures]
TOWN OF MILLIS PLANNING BOARD

PLAN DATE: FEBRUARY 6, 2014

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-14	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
TERESA DRIVE PROFILE
PLAN OF LAND IN
MILLIS, MA



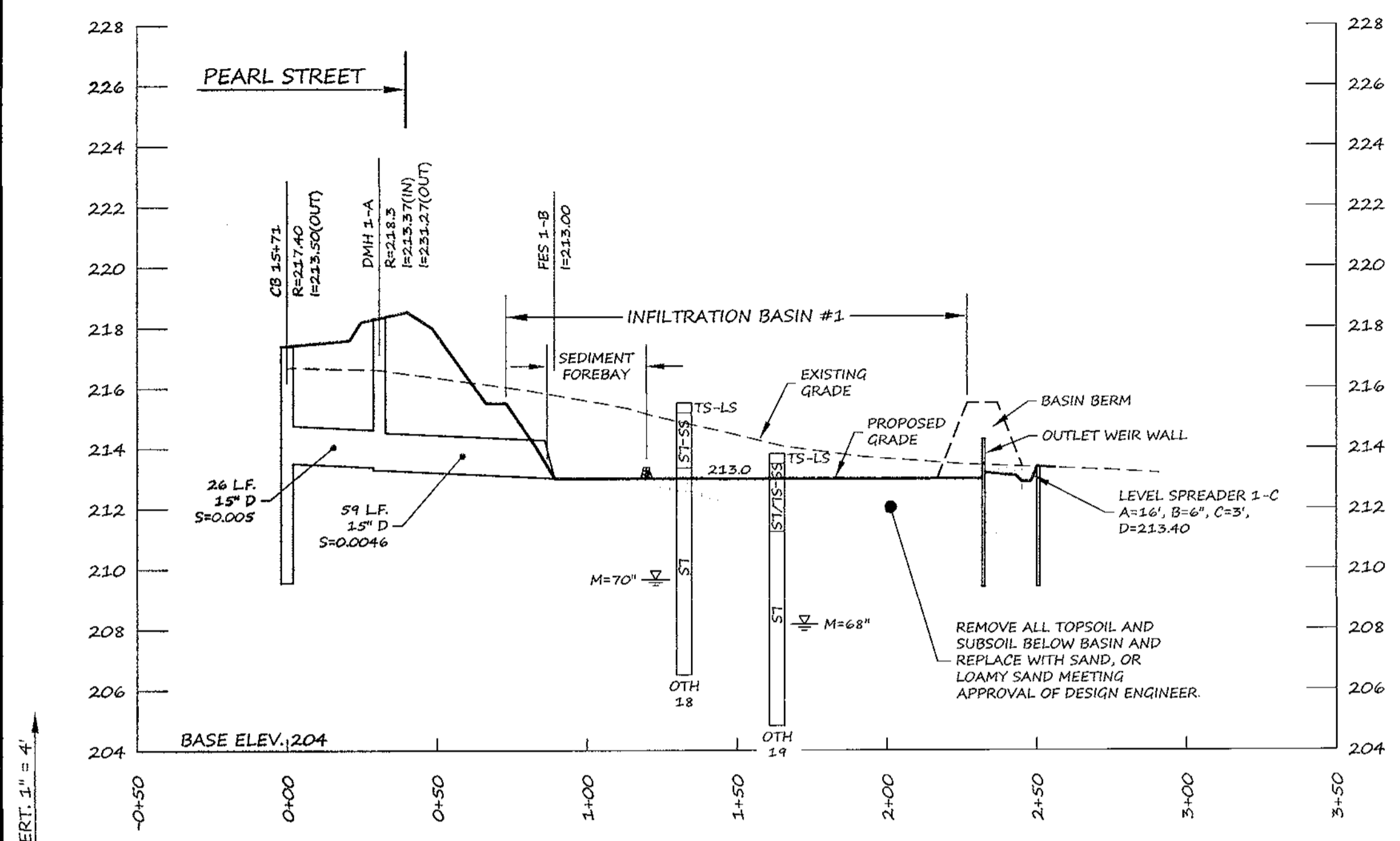
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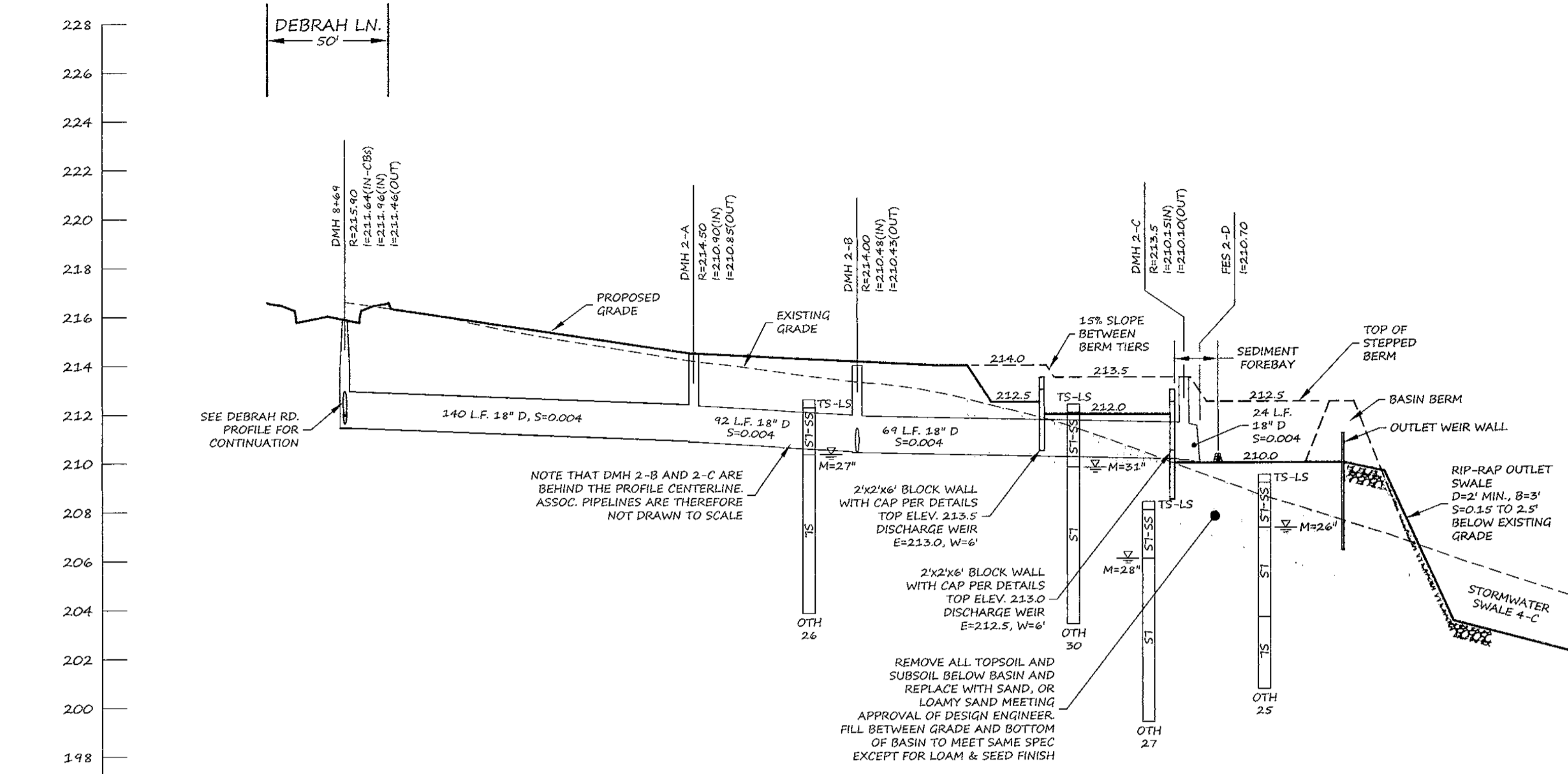
D69-01 SHEET 17 OF 26

PROFILE LEGEND

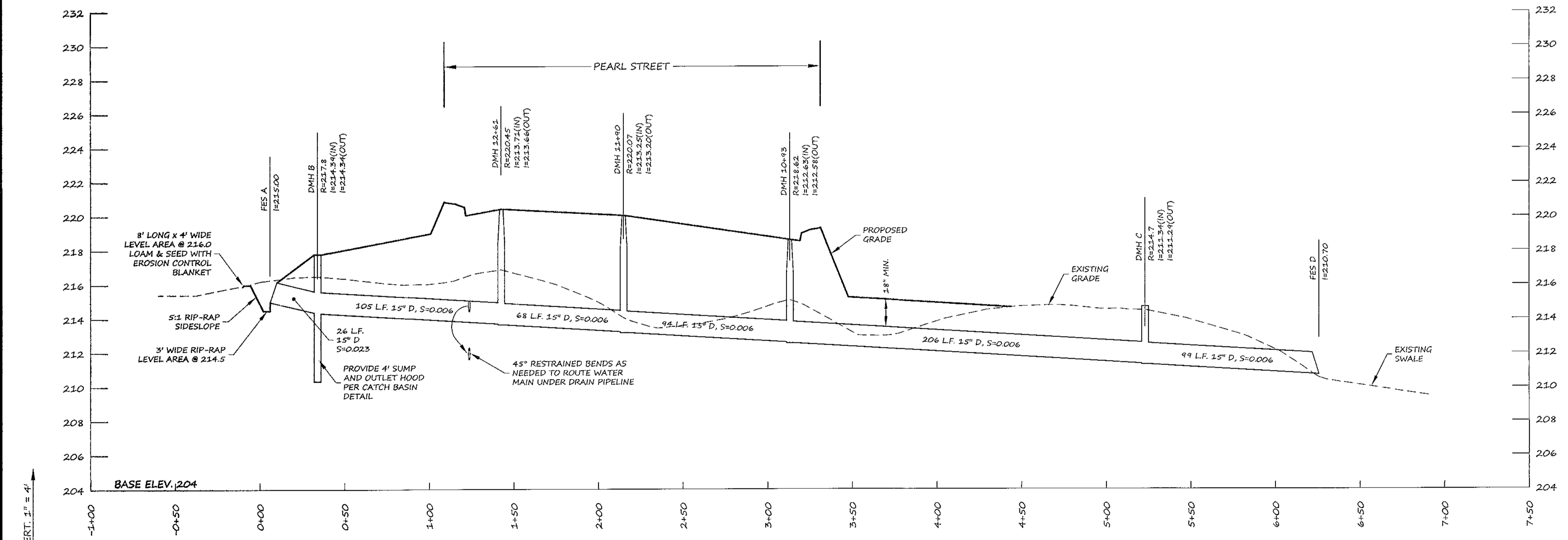
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STORMWATER PROFILE A
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



STORMWATER PROFILE C
SCALE: 1" = 40' HORIZONTAL
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STORMWATER PROFILE B
SCALE: 1" = 40' HORIZONTAL
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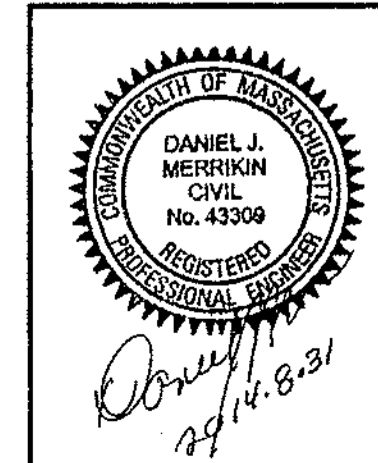
Seiji Oost
TOWN OF MILLIS PLANNING BOARD



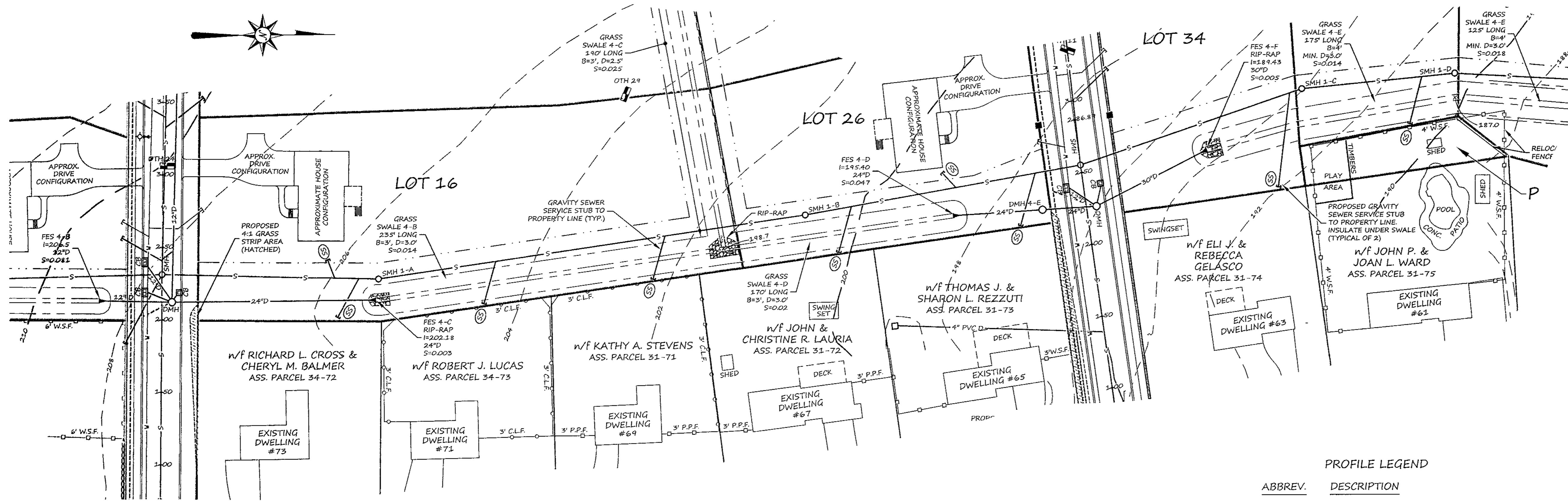
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-31	D.J.M.
ADDED DRAIN COMMENTS	2014-7-22	D.J.M.
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PLAN DATE: FEBRUARY 6, 2014

HICKORY HILLS
DEFINITIVE SUBDIVISION
DRAIN/SEWER PROFILES
PLAN OF LAND IN
MILLIS, MA



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730 MAIN STREET, SUITE 2C
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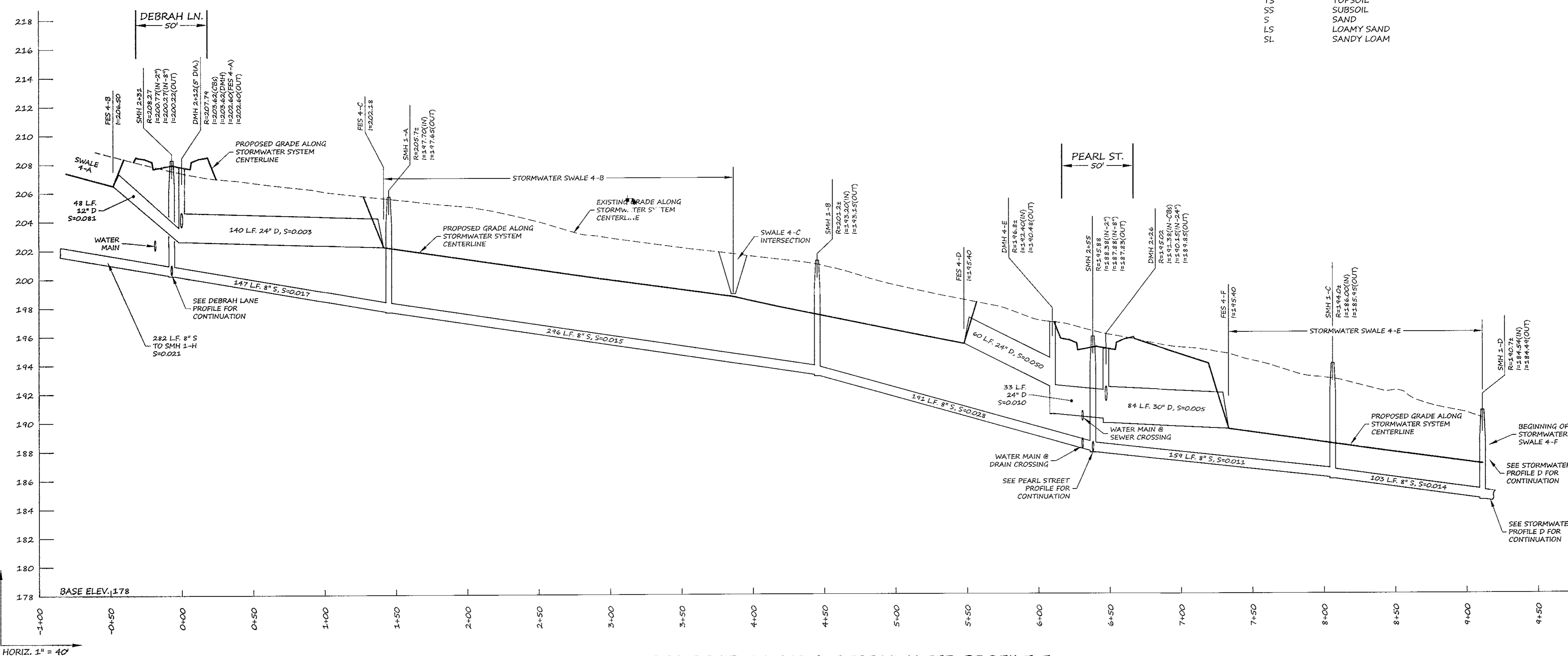


OFF-ROAD SEWER & STORMWATER PLAN VIEW

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

PROFILE LEGEND

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SUITE 500
CANTON, MA 02021

APPROVED BY VOTE ON JULY 22, 2014 WITH A DECISION FILED WITH THE TOWN CLERK ON AUGUST 4, 2014, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY 400 OLD POST LLC, ACORN OF MILLIS, LLC, HIGHLAND RIDGE CORP., AND THE 6W REALTY TRUST, DATED SEPT. 4, 2014 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.

Debrah L. Noyes 9/3/14
TOWN CLERK DATE

DATE APPROVED: JULY 22, 2014

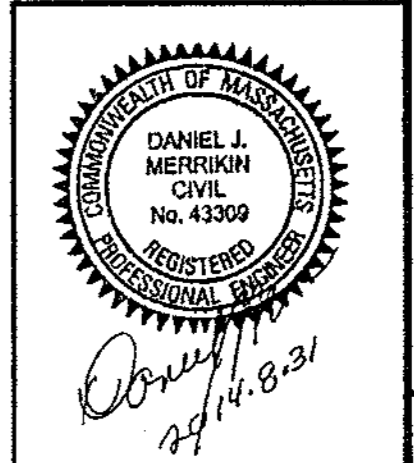
DATE ENDORSED: SEPT. 4, 2014

[Signature]
TOWN OF MILLIS PLANNING BOARD

PLAN DATE: FEBRUARY 6, 2014

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-14	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

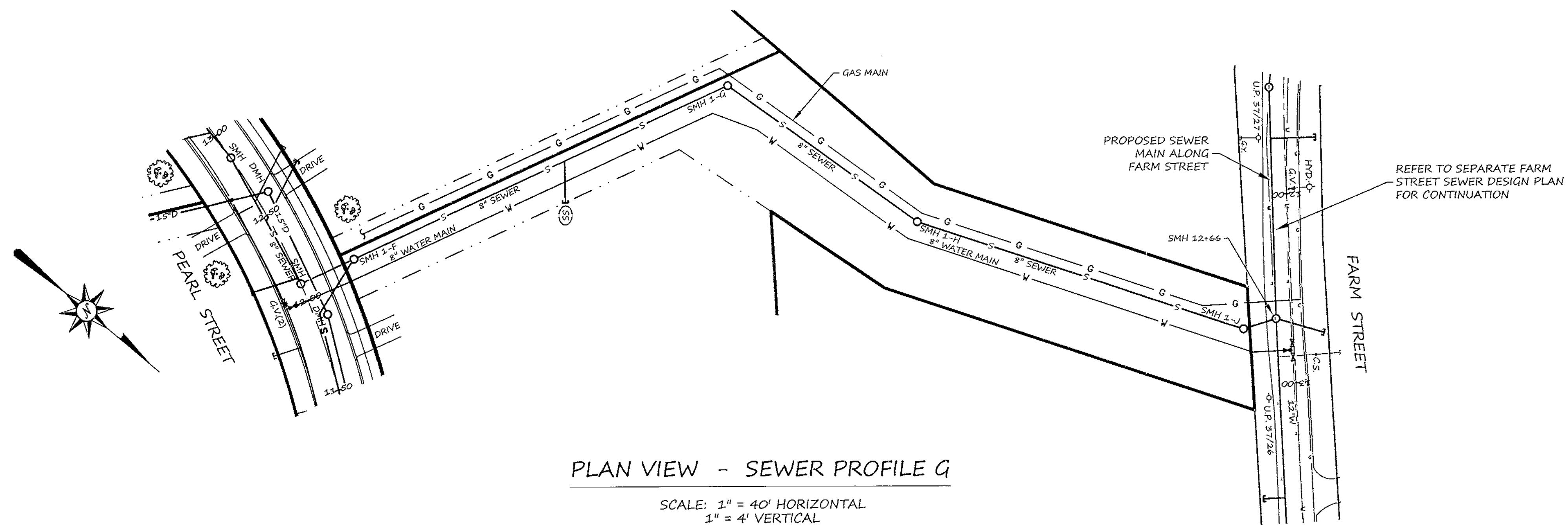
HICKORY HILLS
DEFINITIVE SUBDIVISION
DRAIN/SEWER PROFILES
PLAN OF LAND IN
MILLIS, MA



MERRIKIN ENGINEERING, LLP

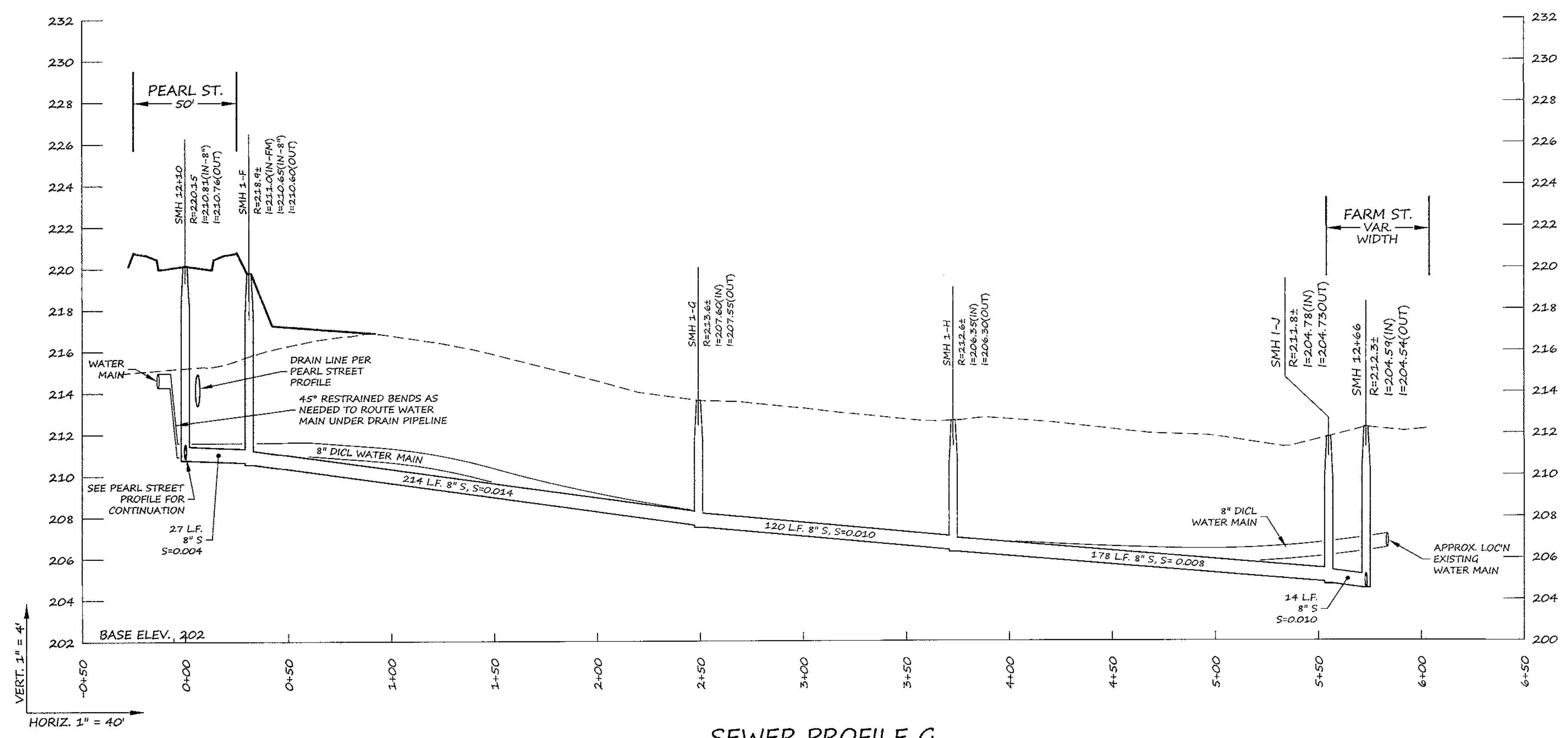
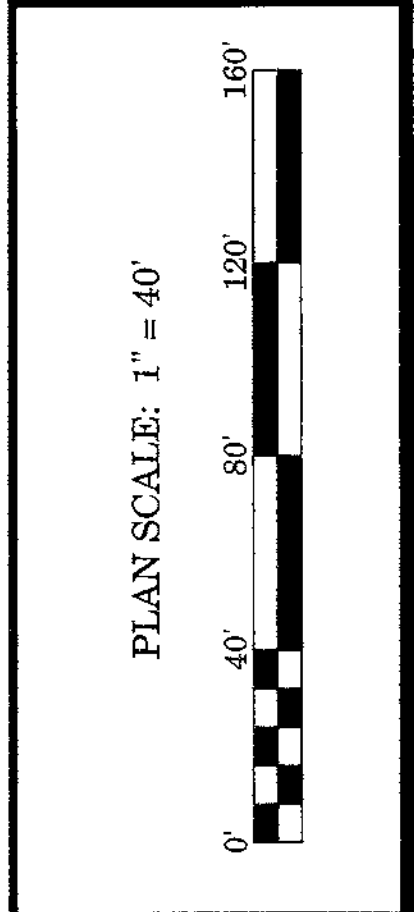
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D69-01 SHEET 19 OF 26



PLAN VIEW - SEWER PROFILE G

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



SEWER PROFILE G

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

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02021

APPROVED BY VOTE ON JULY 22, 2014 WITH A DECISION FILED WITH THE TOWN CLERK ON AUGUST 4, 2014, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY 400 OLD POST LLC, ACORN OF MILLIS, LLC, HIGHLAND RIDGE CORP., AND THE 6W REALTY TRUST, DATED SEPT. 4, 2014, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

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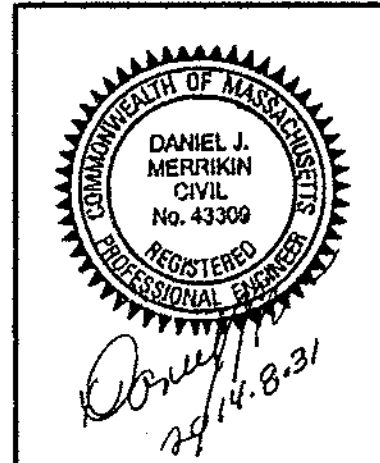
Dorisia M. Rogin 9/3/14
TOWN CLERK DATE

DATE APPROVED: JULY 22, 2014
DATE ENDORSED: SEPT. 4, 2014

[Signature]
TOWN OF MILLIS PLANNING BOARD

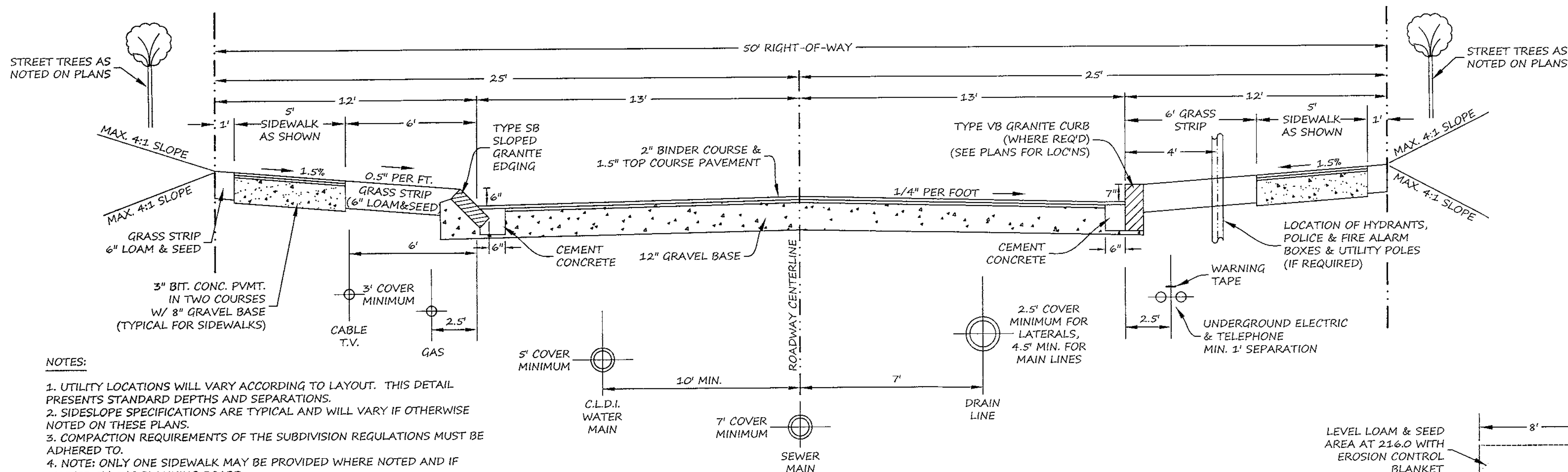
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-24	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
DRAIN/SEWER PROFILES
PLAN OF LAND IN
MILLIS, MA



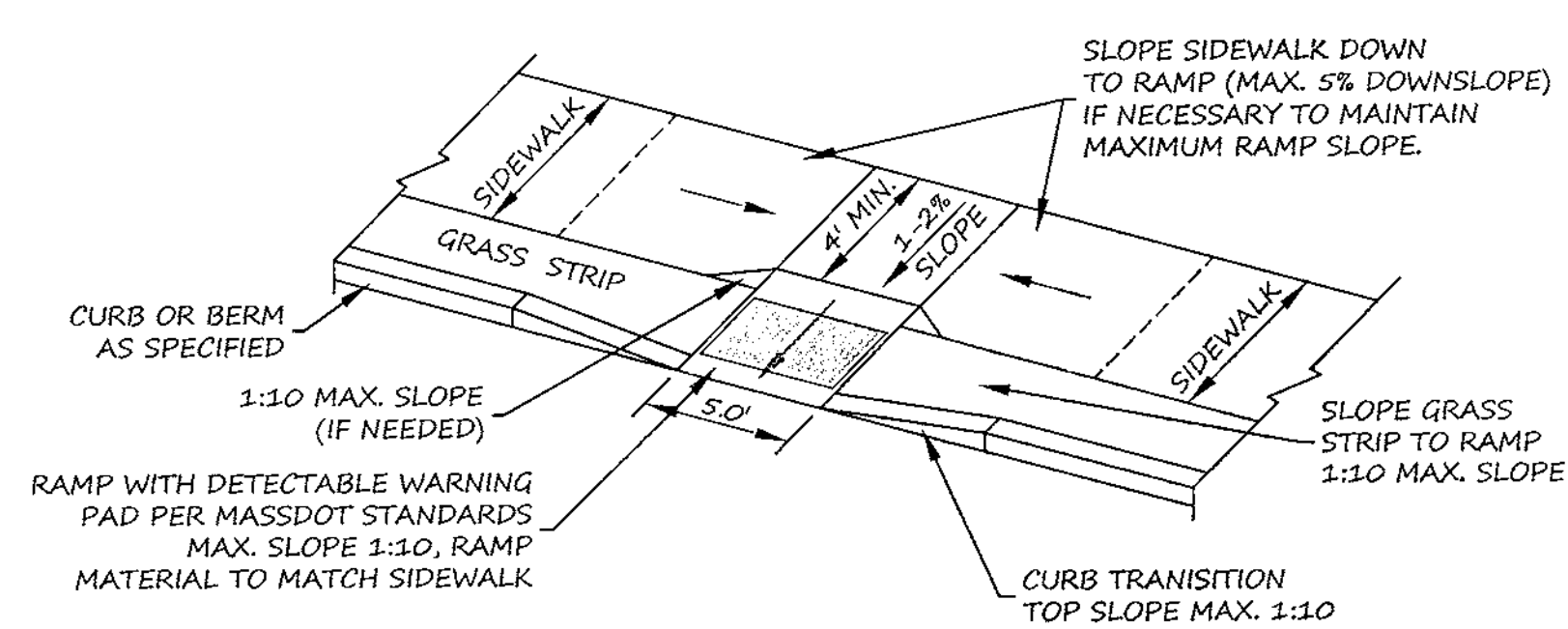
MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



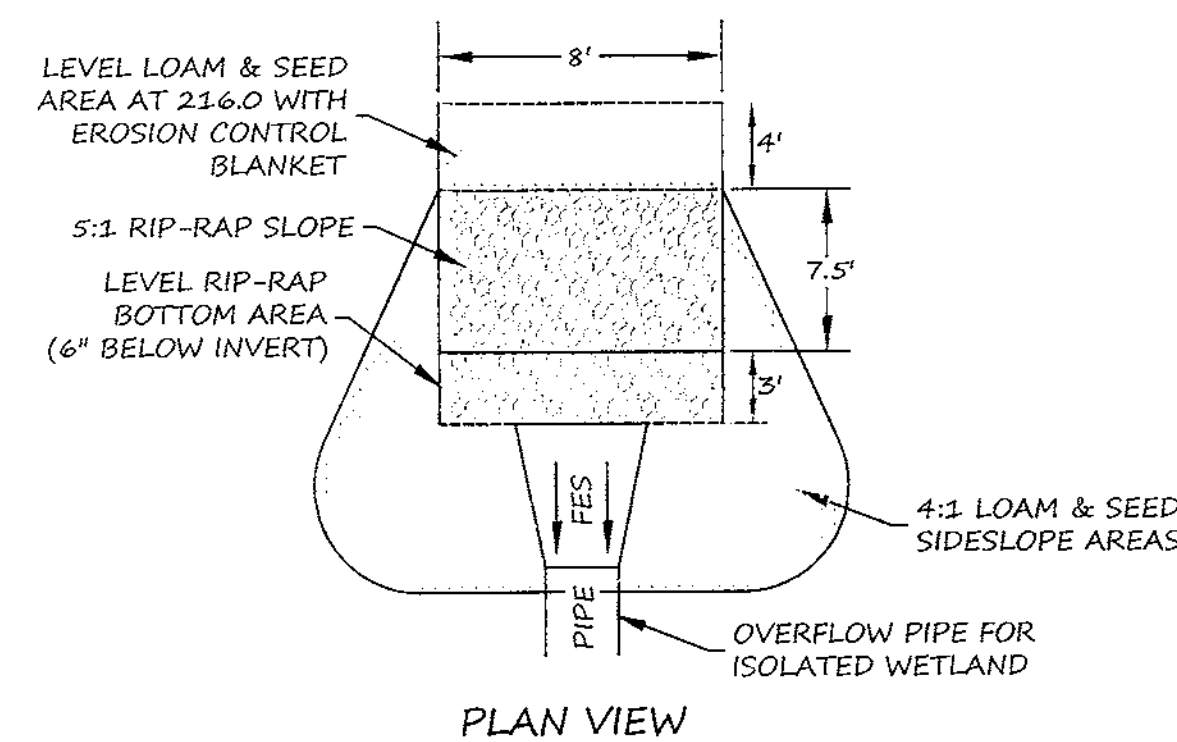
TYPICAL ROADWAY CROSS SECTION
(NO SCALE)

- 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.
 4. NOTE: ONLY ONE SIDEWALK MAY BE PROVIDED WHERE NOTED AND IF WAIVED BY THE PLANNING BOARD.

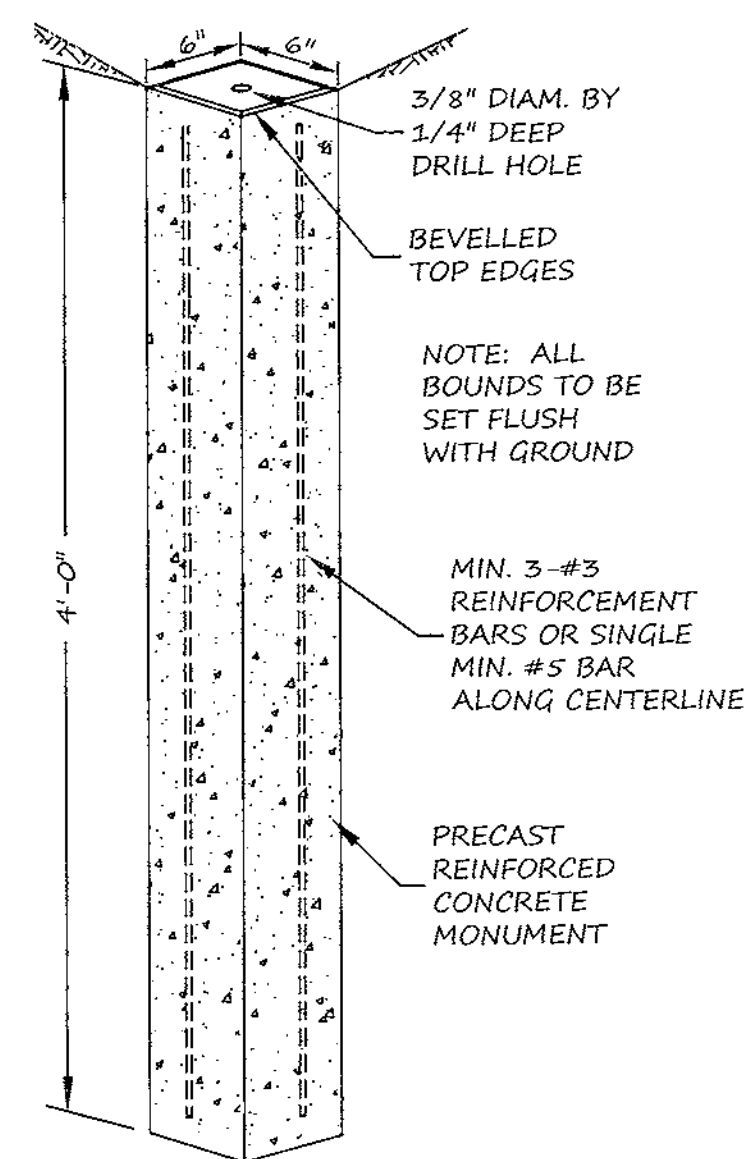


ACCESSIBLE RAMP DETAIL
NOT TO SCALE

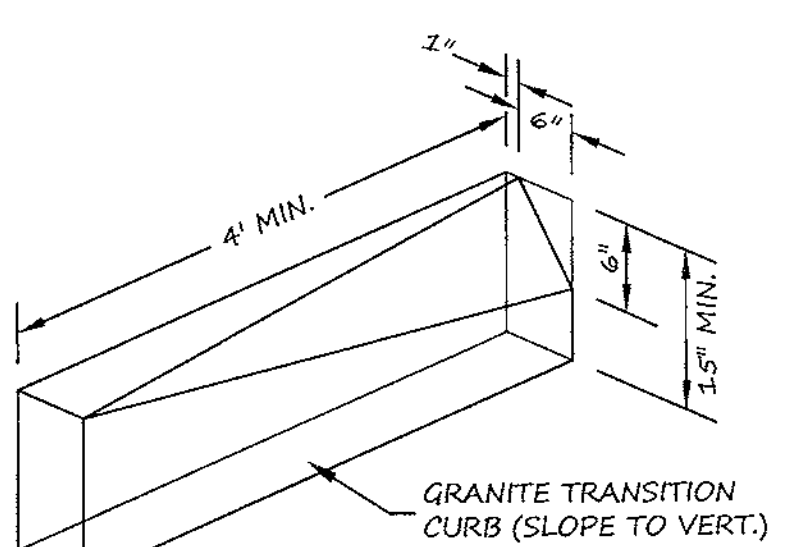
- NOTES:
1. RAMP AND SIDEWALK SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH ADA REGULATIONS.
 2. THIS DETAIL DOES NOT SPECIFY CURBING OR SIDEWALK REQUIREMENTS, BUT ONLY ACCESSIBLE (HANDICAP) RAMP SPECIFICATIONS. REFER TO APPLICABLE DETAILS FOR ROADWAY, CURBING, SIDEWALK SPECIFICATIONS.



FES A DETAIL (PEARL STREET)
NOT TO SCALE

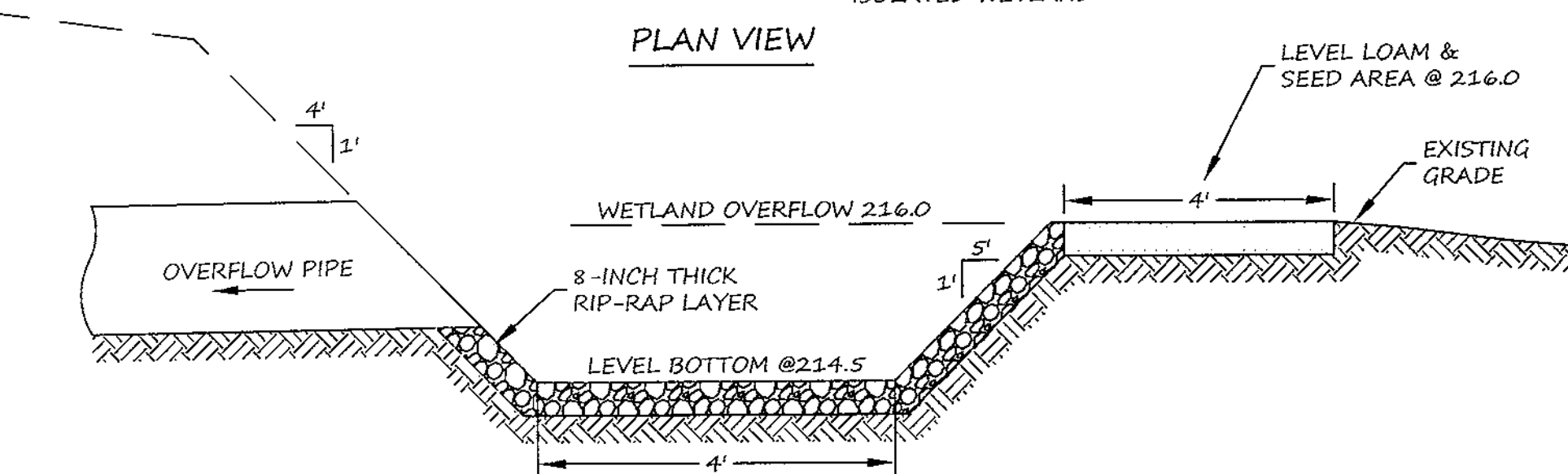


CONCRETE MONUMENT DETAIL
NOT TO SCALE



GRANITE TRANSITION CURB DETAIL
NOT TO SCALE

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



TYPICAL CROSS-SECTION
NOT TO SCALE

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
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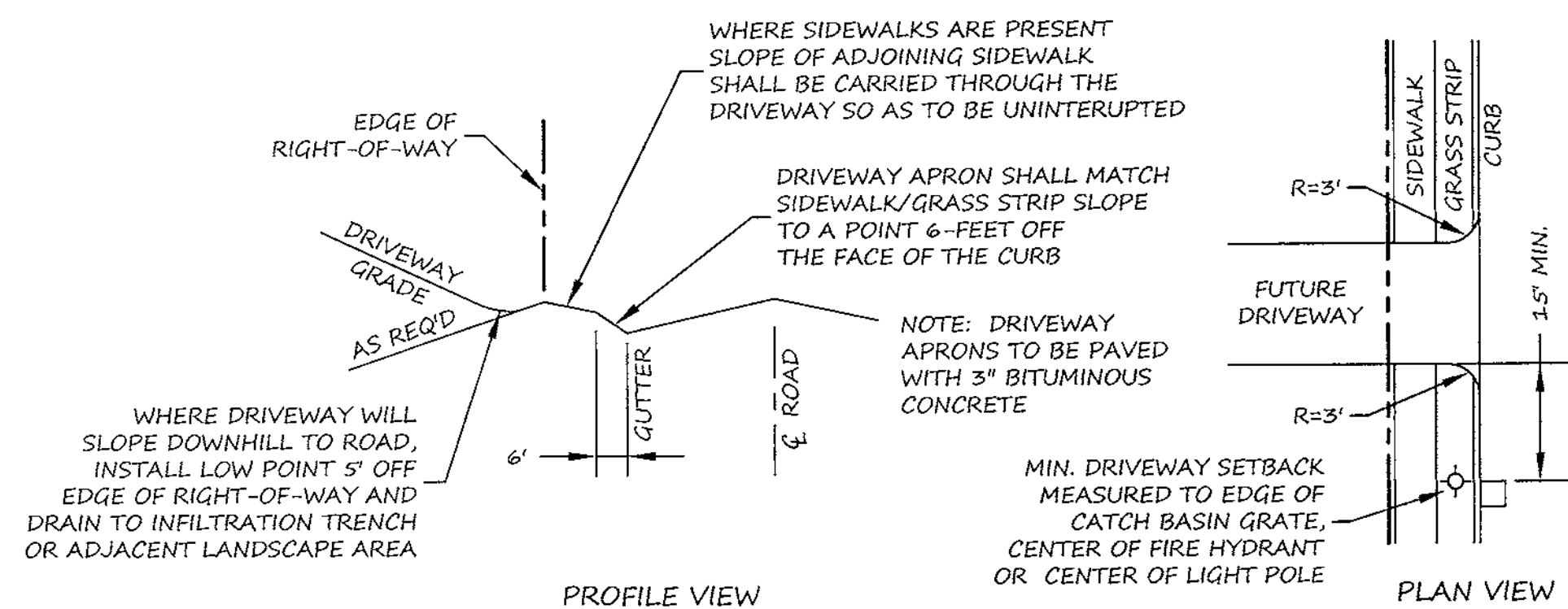
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Dorinda M. Segar 9/3/14
TOWN CLERK DATE

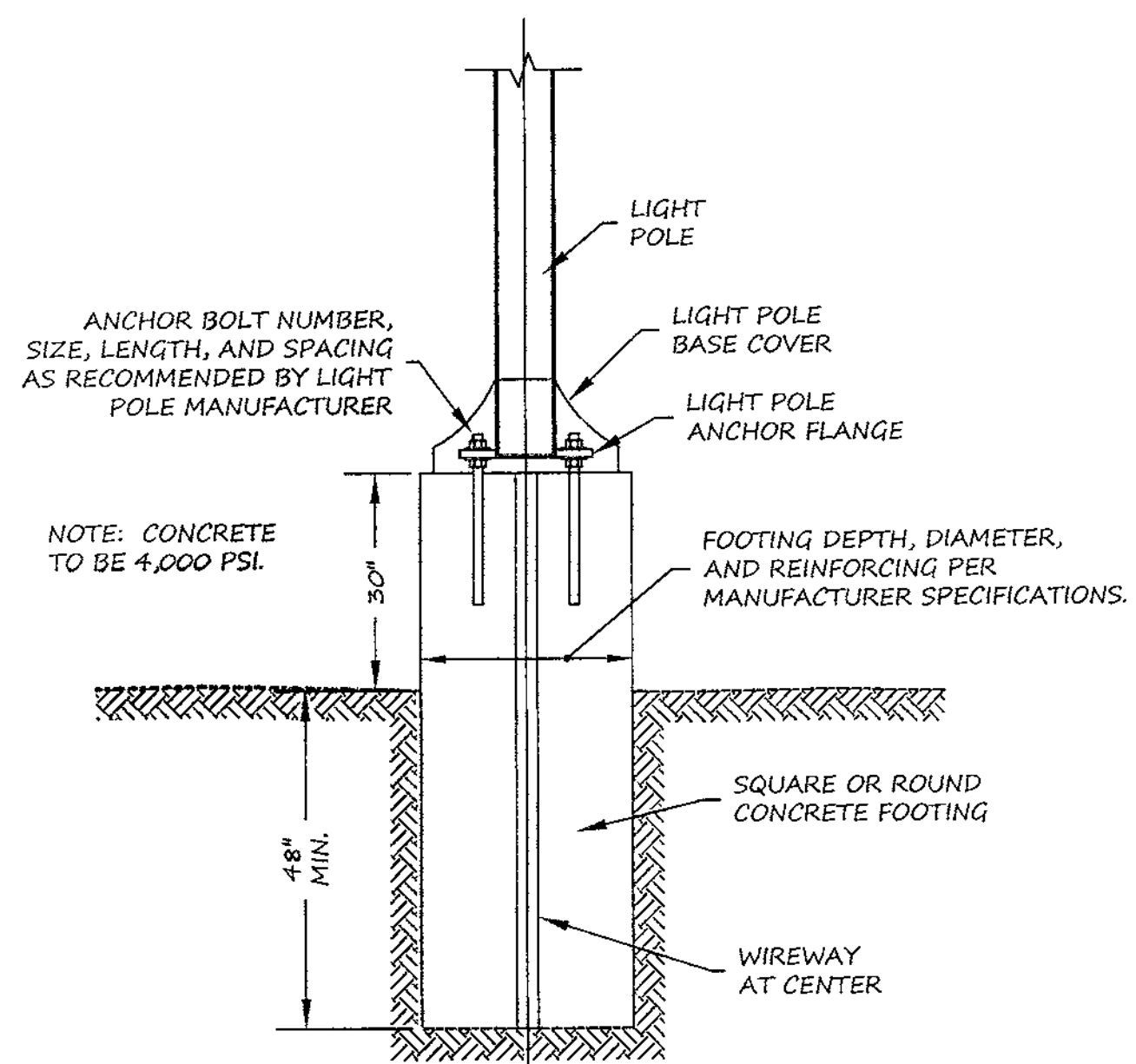
DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT 4, 2014

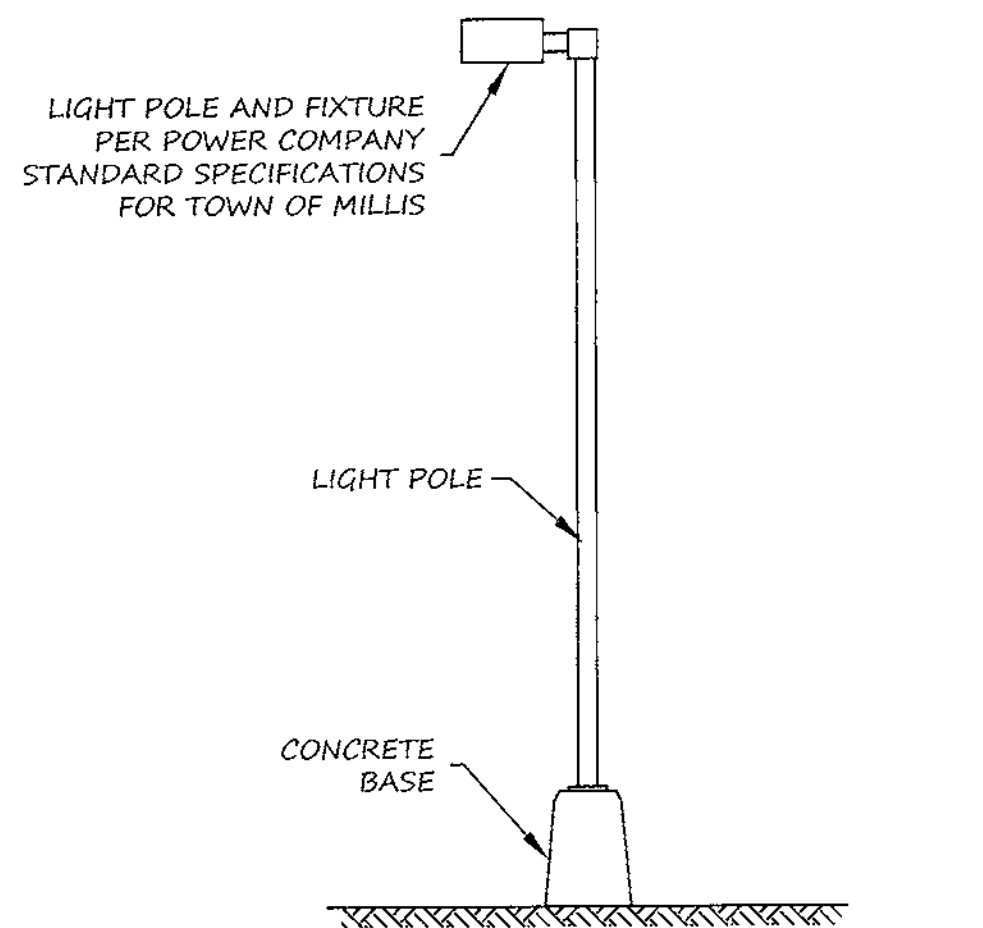
[Signature]
TOWN OF MILLIS PLANNING BOARD



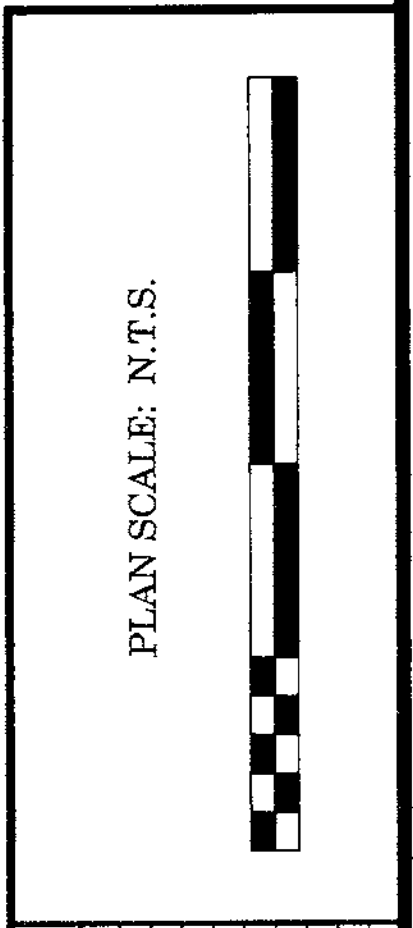
TYPICAL DRIVEWAY APRON DETAIL
NOT TO SCALE



CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE

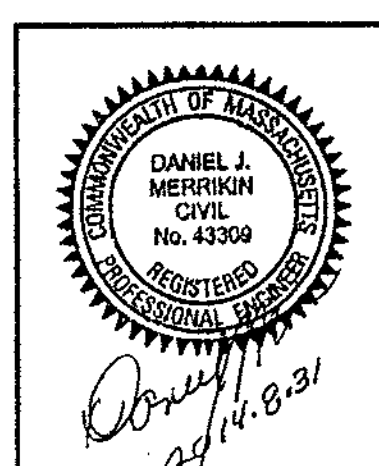


TYPICAL LIGHT POLE DETAIL
NOT TO SCALE



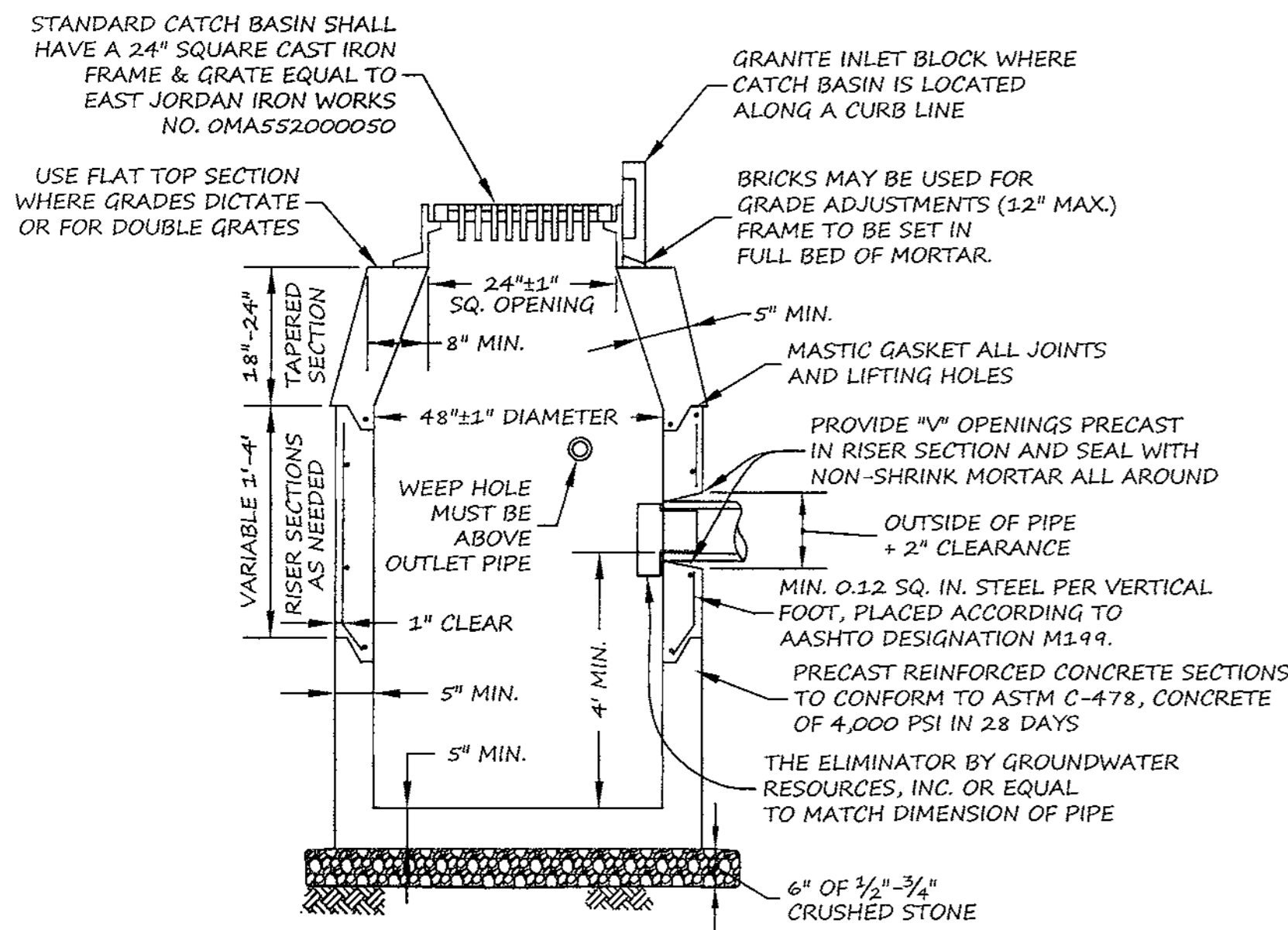
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-19	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-14	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MILLIS, MA



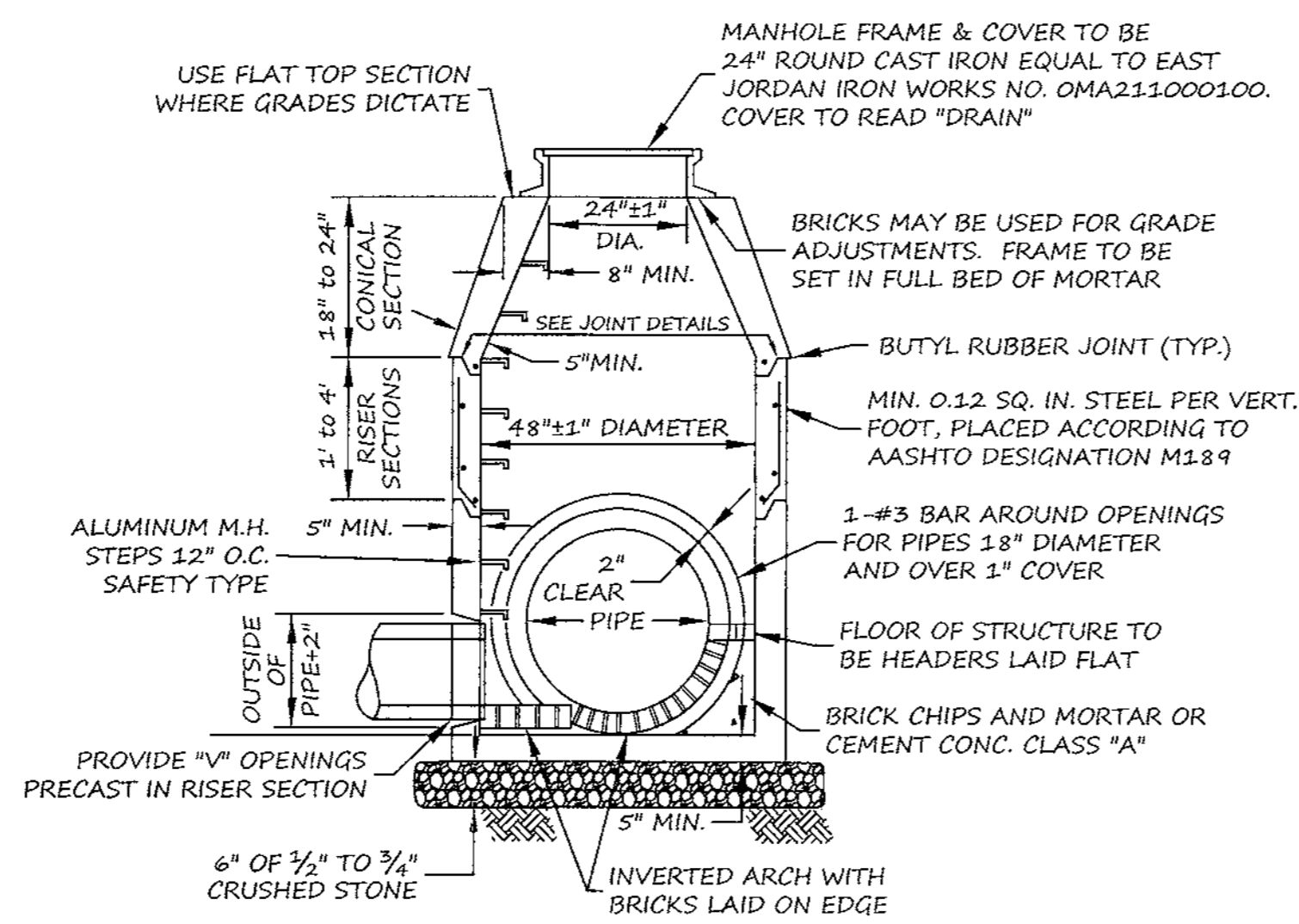
MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



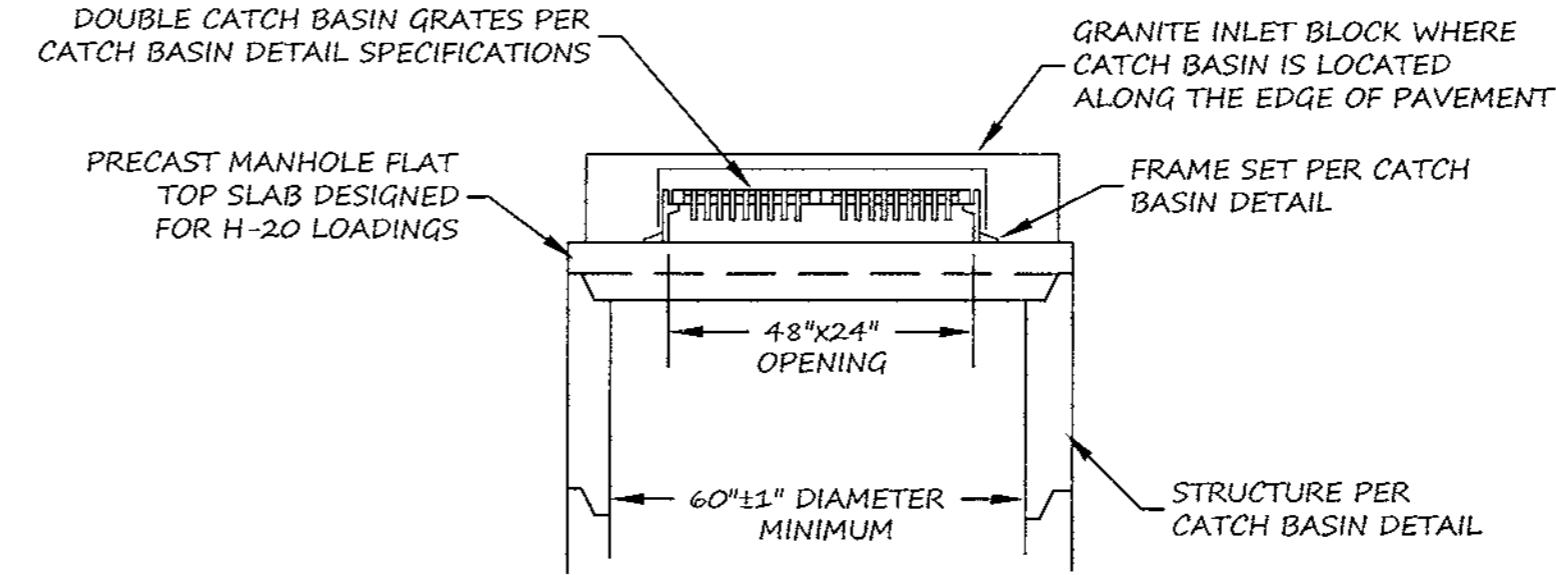
- NOTES:
- NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
 - SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
 - PROVIDE 5" DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000022 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

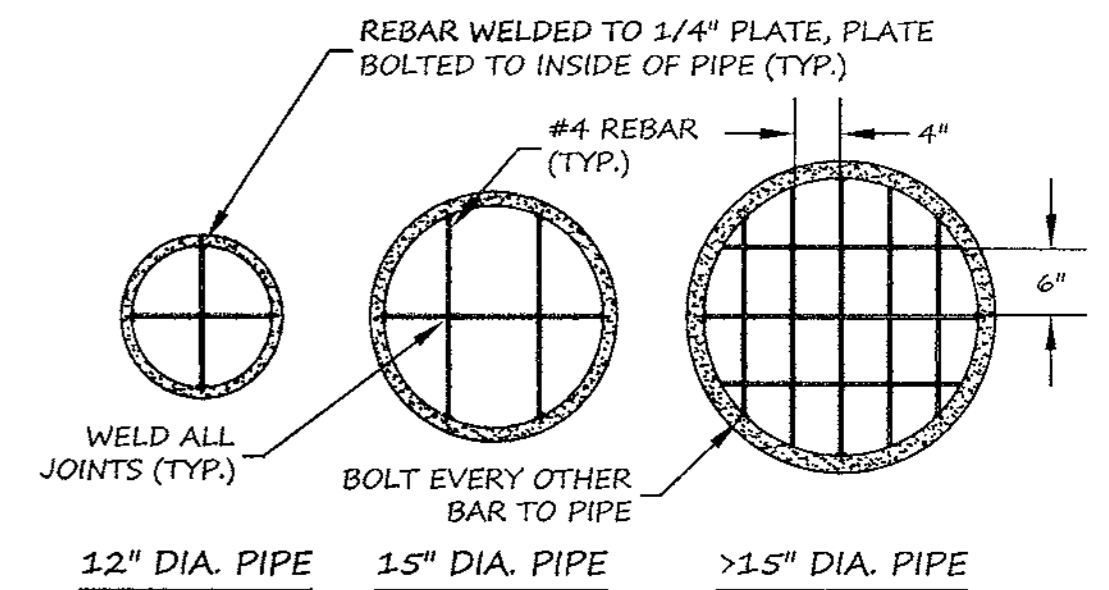


- NOTES:
- MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
 - SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

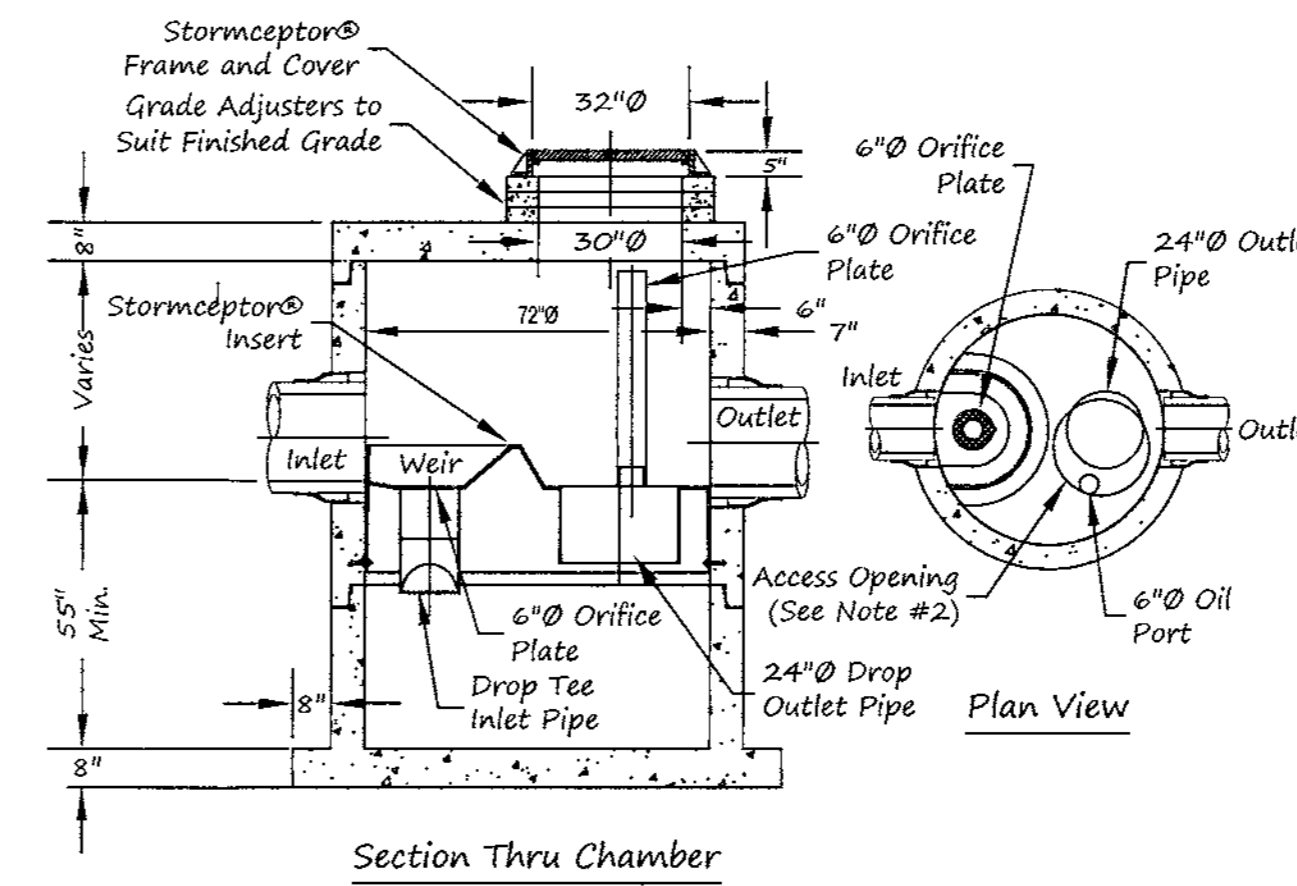
PRECAST CONCRETE MANHOLE
NOT TO SCALE



CATCH BASIN DOUBLE GRATE DETAIL
NOT TO SCALE

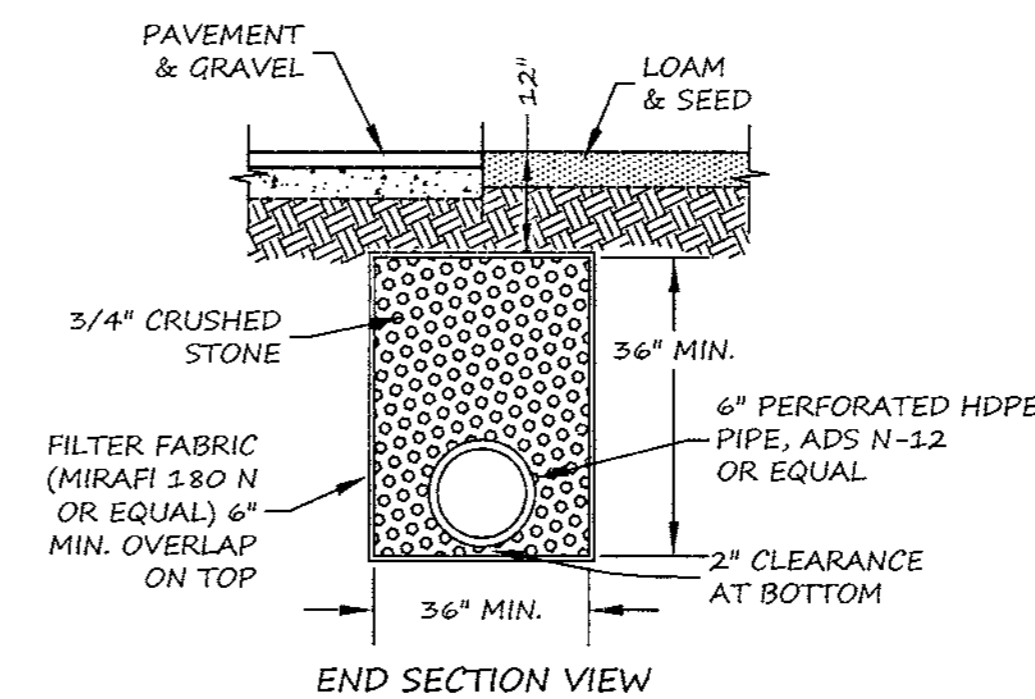


PIPE DISCHARGE GRATE DETAIL
NOT TO SCALE



- NOTES:
- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 - The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
 - The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753153, #5849183, #6068765, #6371690.
 - Contact a Concrete Pipe Division representative for further details not listed on this drawing.

STC 900 PRECAST CONCRETE STORMCEPTOR®
NOT TO SCALE

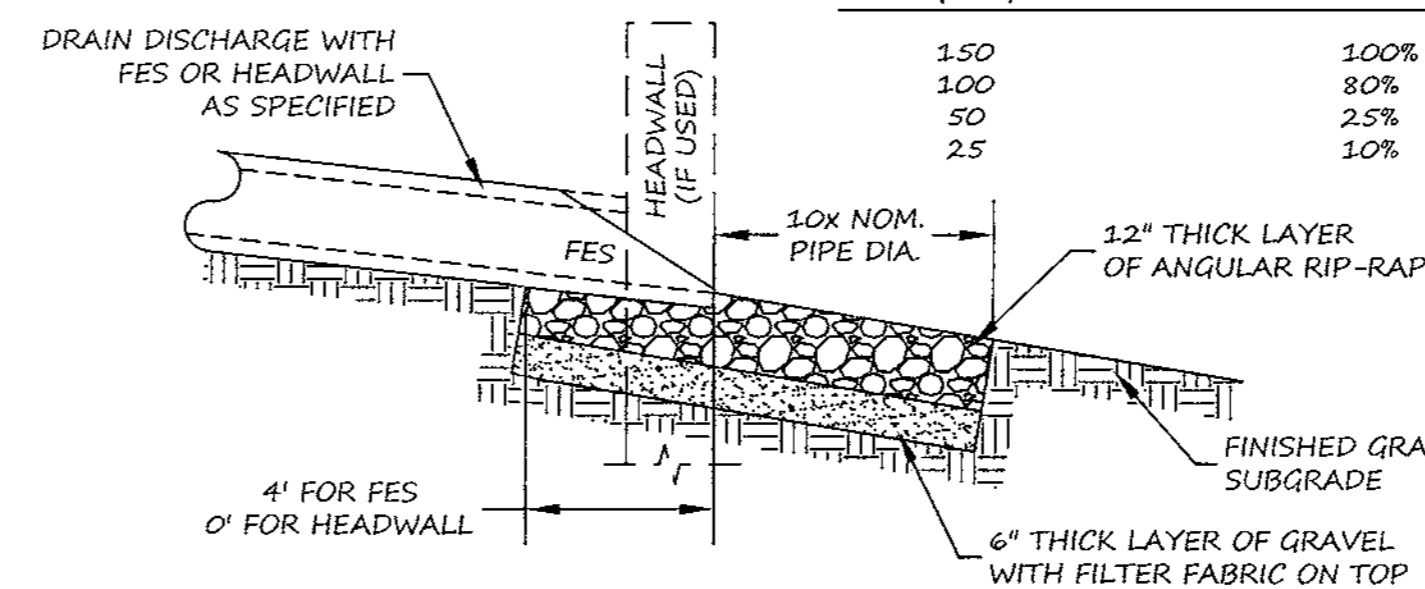


ROADWAY SUBDRAIN DETAIL
NOT TO SCALE

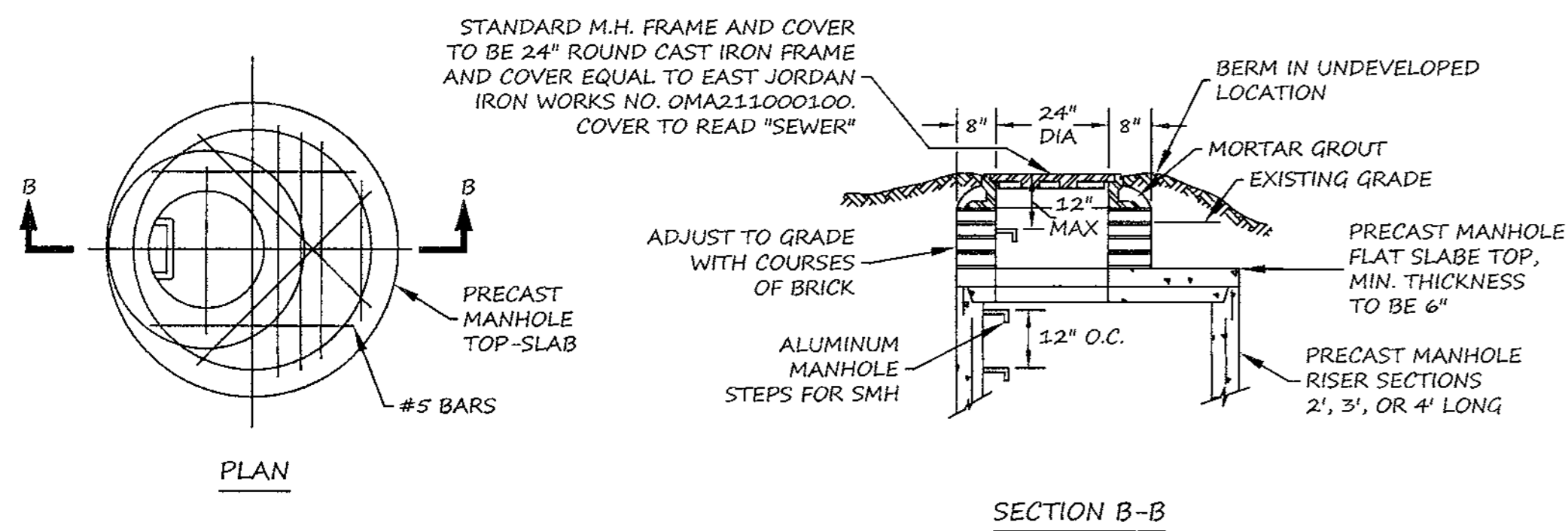
NOTES:

- RIP-RAP TO BE PLACED ON EMBANKMENTS TO A POINT 1' ABOVE TOP OF FES (WHERE APPLICABLE).
- WIDTH OF RIP-RAP APRON SHALL EQUAL THE HEADWALL WIDTH (BETWEEN WINGWALLS IF USED) OR THE NOMINAL PIPE DIA. PLUS 6'-FEET FOR FES OUTLETS.
- RIP-RAP SHALL CONFORM TO SUBDIVISION REGULATIONS AND AS FOLLOWS:

WEIGHT OF STONE (LBS.)	MAX. % OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
150	100%
100	80%
50	25%
25	10%

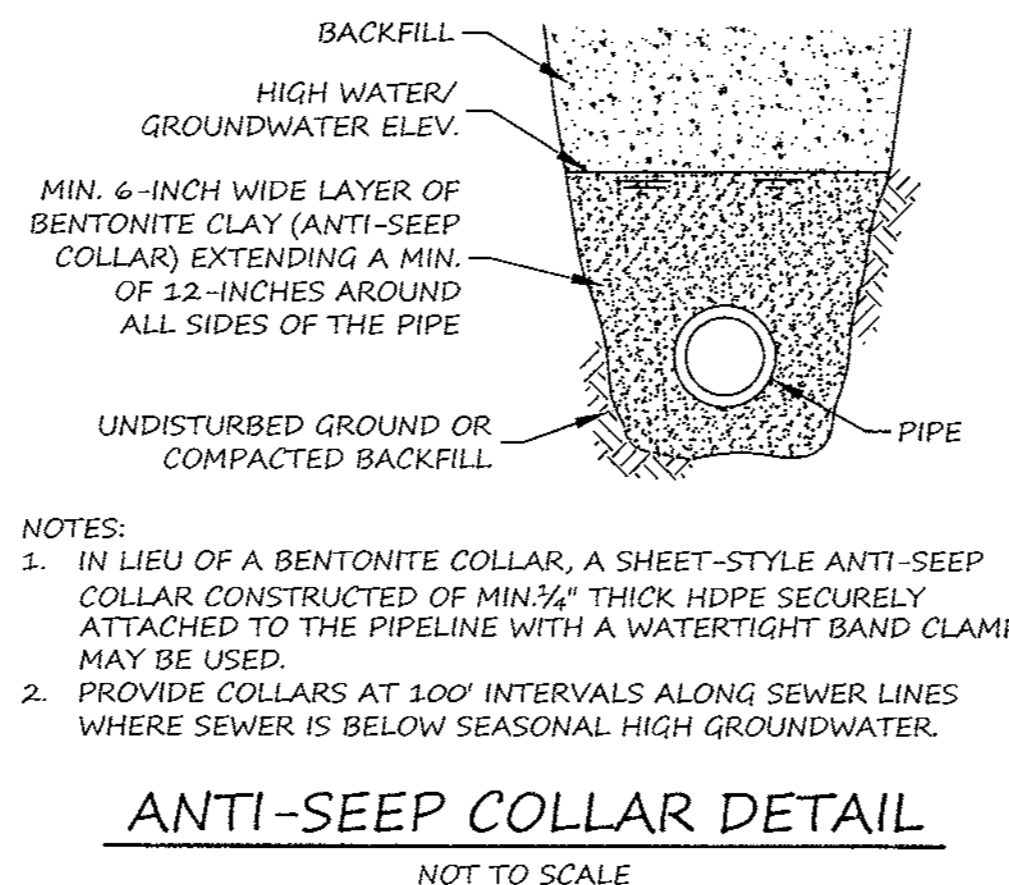


TYPICAL RIP-RAP APRON DETAIL
NOT TO SCALE

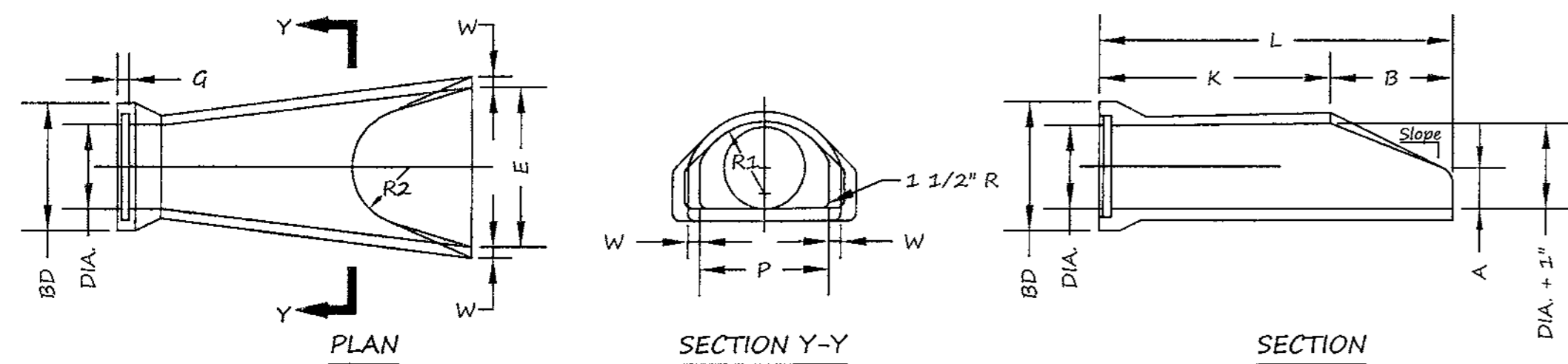


NOTE:
FOR ALL USE WHERE SHALLOW INSTALLATION DOES NOT PERMIT THE USE OF A CONE TYPE SECTION OR AS DIRECTED.

PRECAST MANHOLE FLAT TOP SECTION
NOT TO SCALE

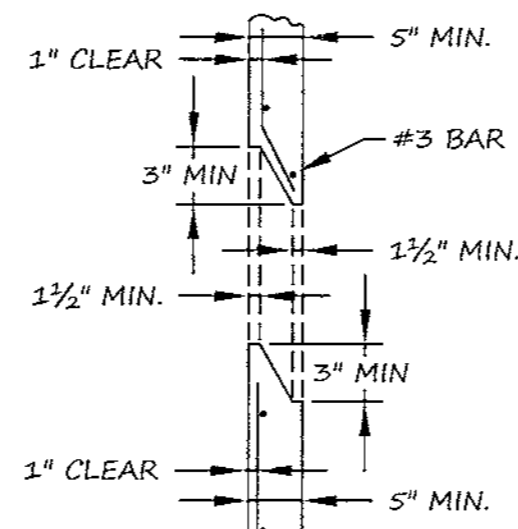


ANTI-SEEP COLLAR DETAIL
NOT TO SCALE



DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. ± 1/4"	R1	R2	S	G	Slope
1.2"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/4"	2'-0"	20"	4'-1 1/8"	6'-1 1/4"	14 5/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
1.5"	2 3/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-6"	24"	4'-3 1/8"	6'-1 1/4"	14 5/16"	16"	12 1/2"	11"	4"	2 3/2"	3:1
1.8"	2 1/2"	4"	2'-3"	3'-10"	6'-1"	3'-0"	28"	4'-3 1/8"	6'-1 1/4"	14 5/16"	19"	15 1/2"	12"	4"	2 3/4"	3:1
2.1"	2 3/4"	4"	2'-3 1/2"	3'-2"	6'-1"	3'-6"	32"	4'-3 1/8"	6'-1 1/4"	14 5/16"	22"	16 1/4"	13"	4"	2 3/4"	3:1
2.4"	3"	4 1/2"	3'-1 1/2"	2'-6"	6'-1"	4'-0"	36"	3'-0 1/2"	6'-1"	14 5/16"	25"	16 1/4"	14"	4"	3"	3:1

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



PRECAST STRUCTURE JOINT DETAILS
NOT TO SCALE

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-5)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
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6W REALTY TRUST
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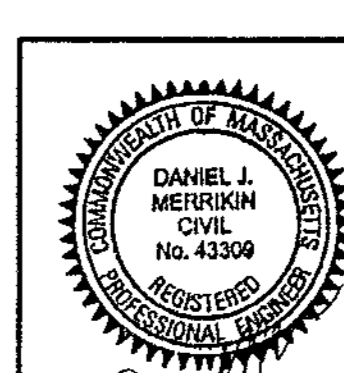
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Catherine M. Spagnoli 9/3/14
TOWN CLERK Asst. DATE

DATE APPROVED: JULY 23, 2014

DATE ENDED: SEPT. 4, 2014

[Signature]
TOWN OF MILLIS PLANNING BOARD



MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
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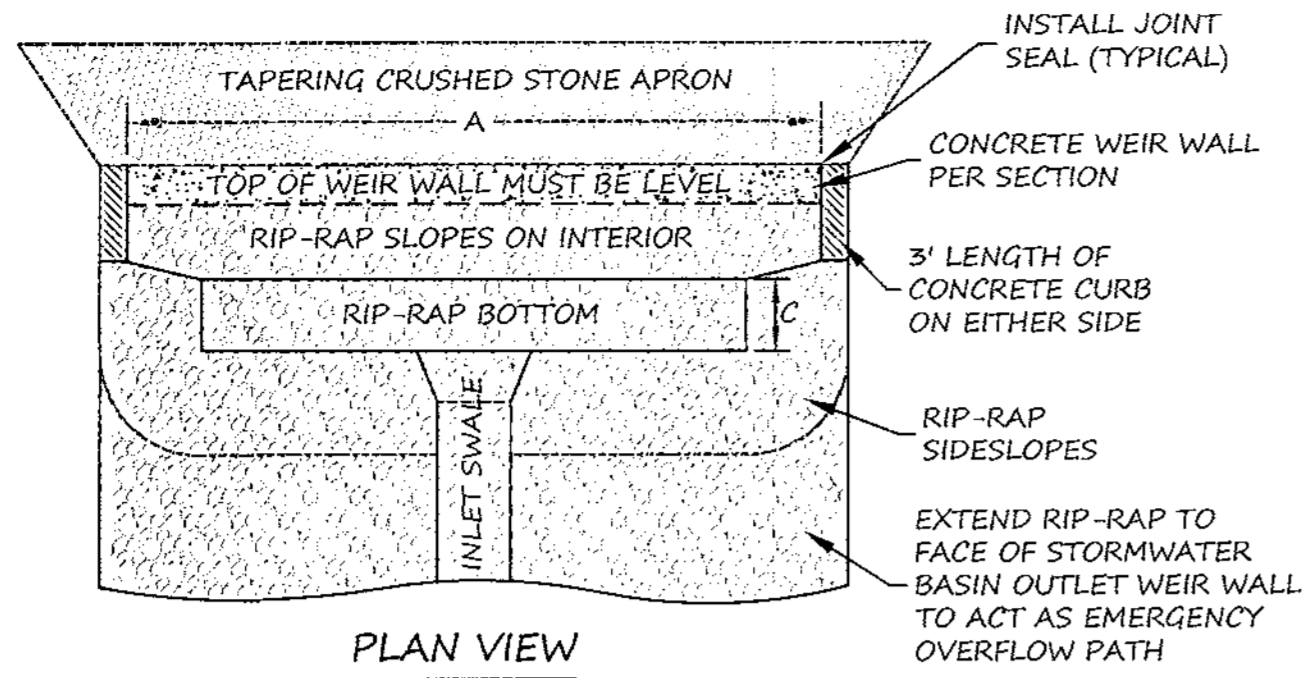
PLAN SCALE: N.T.S.

PLAN DATE: FEBRUARY 6, 2014

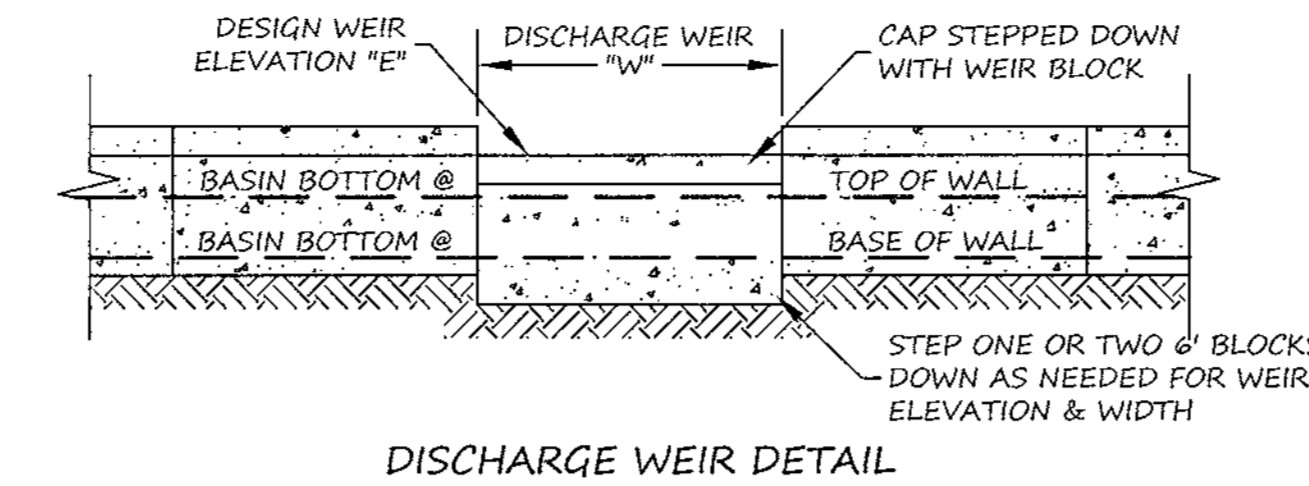
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HICKORY HILLS
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PLAN OF LAND IN
MILLIS, MA

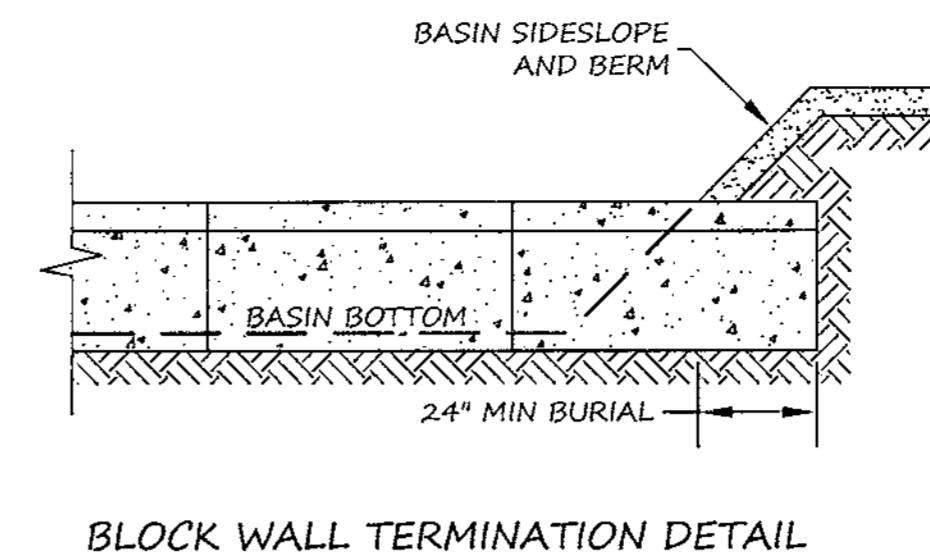
- NOTES:
- WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
 - WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.



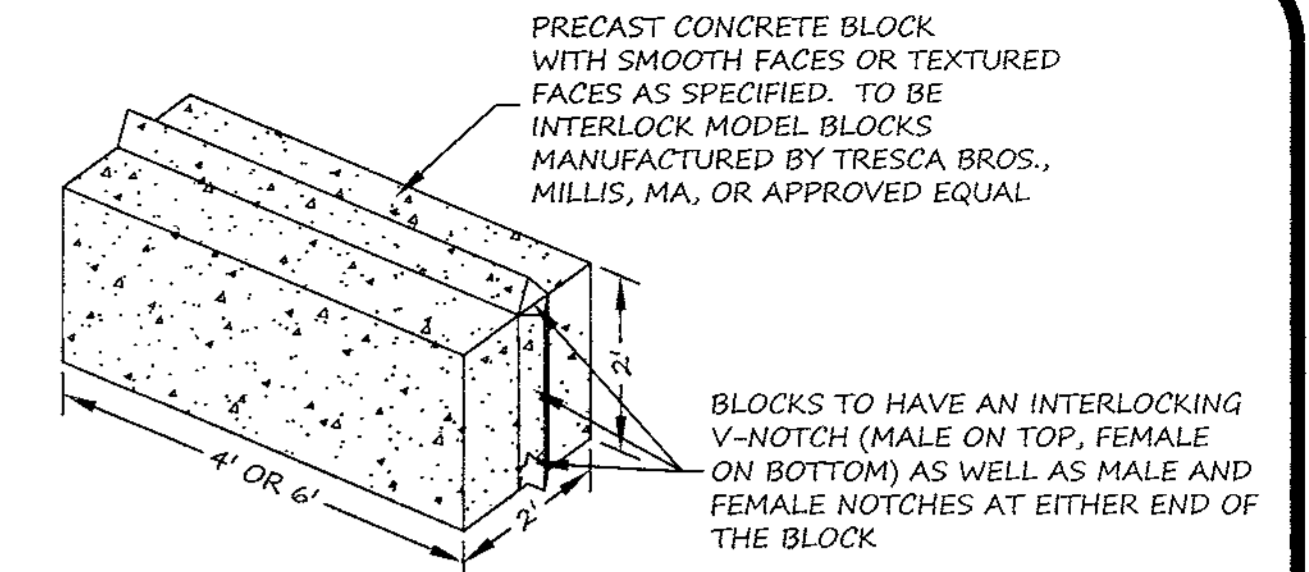
PLAN VIEW



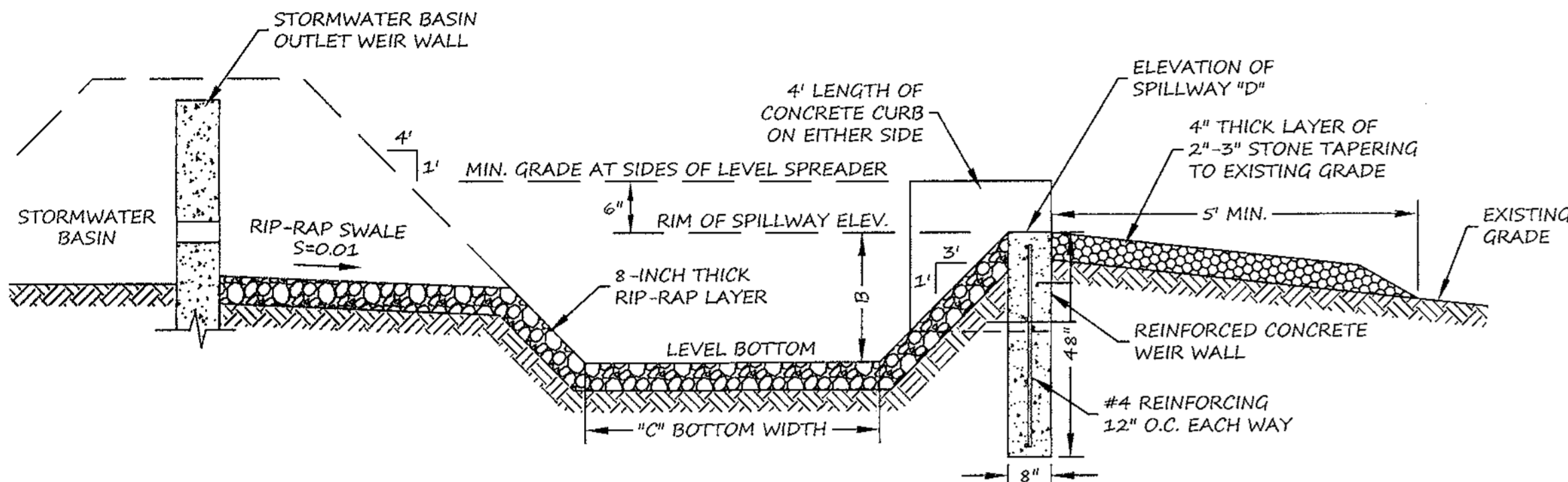
DISCHARGE WEIR DETAIL



BLOCK WALL TERMINATION DETAIL



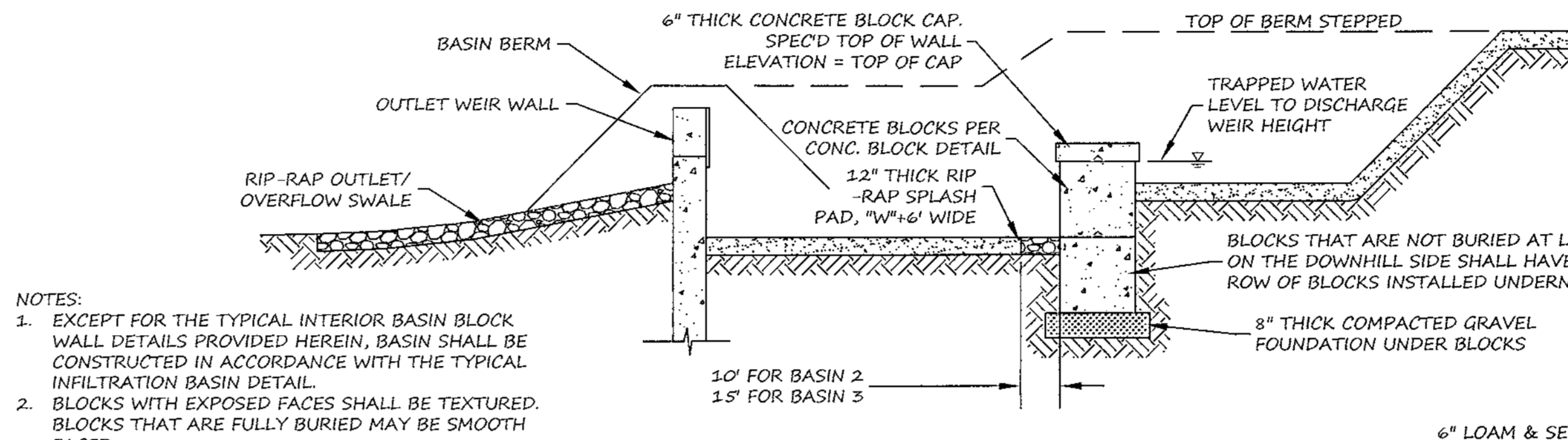
CONCRETE BLOCK DETAIL



TYPICAL CROSS-SECTION

LEVEL SPREADER DETAIL

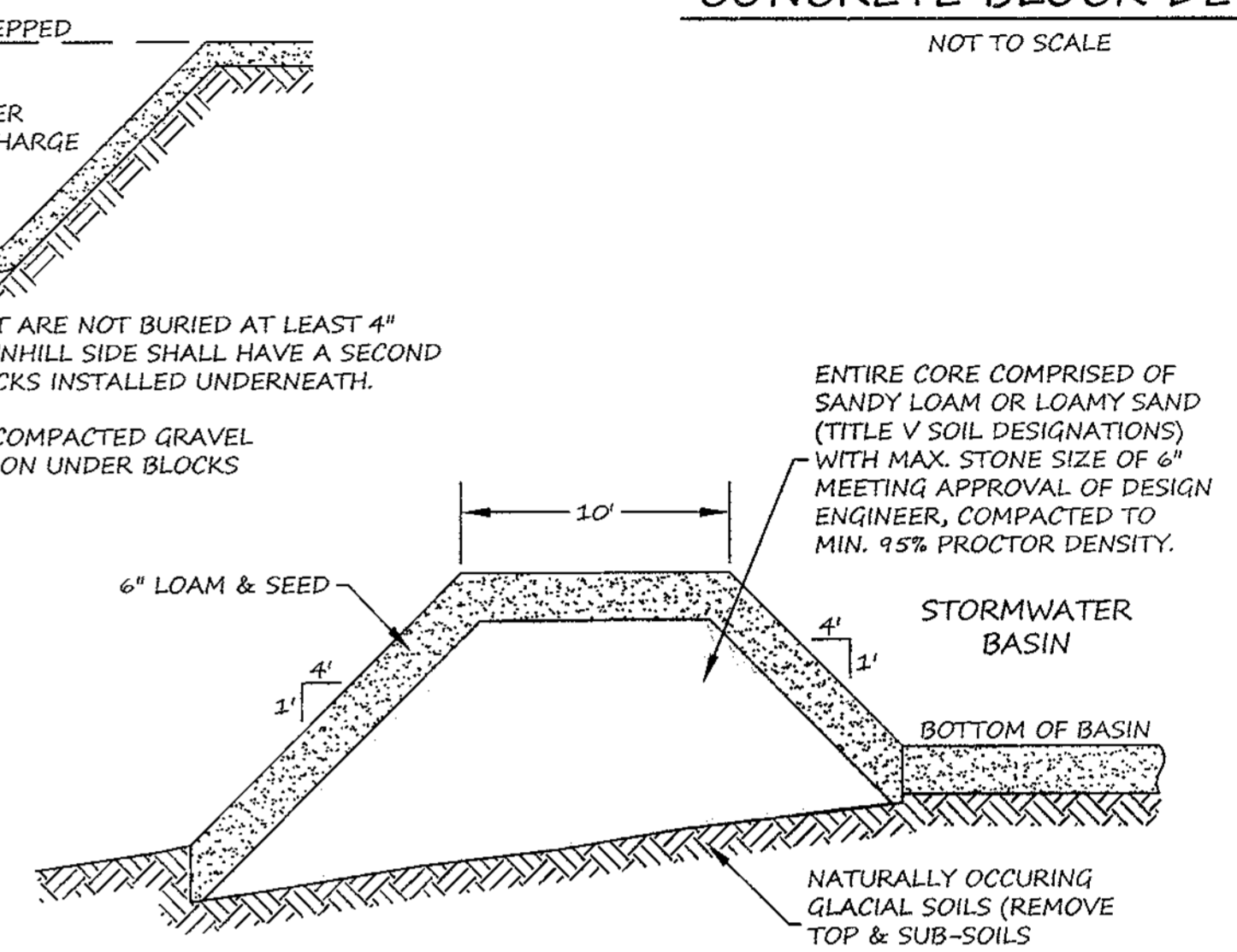
NOT TO SCALE



TYPICAL BASIN CROSS-SECTION

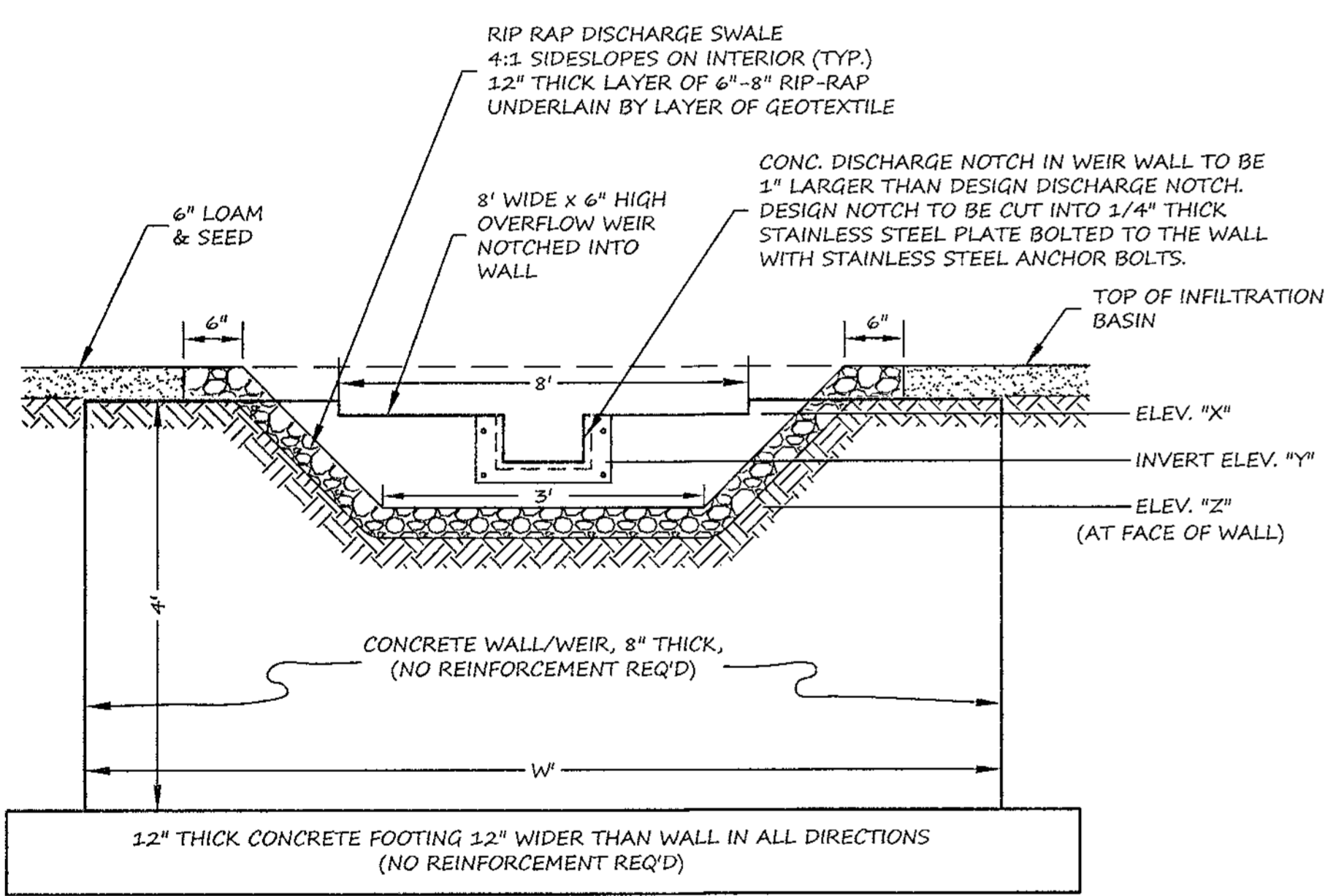
INFILTRATION BASIN #2 & #3 SUB-DETAILS

NOT TO SCALE

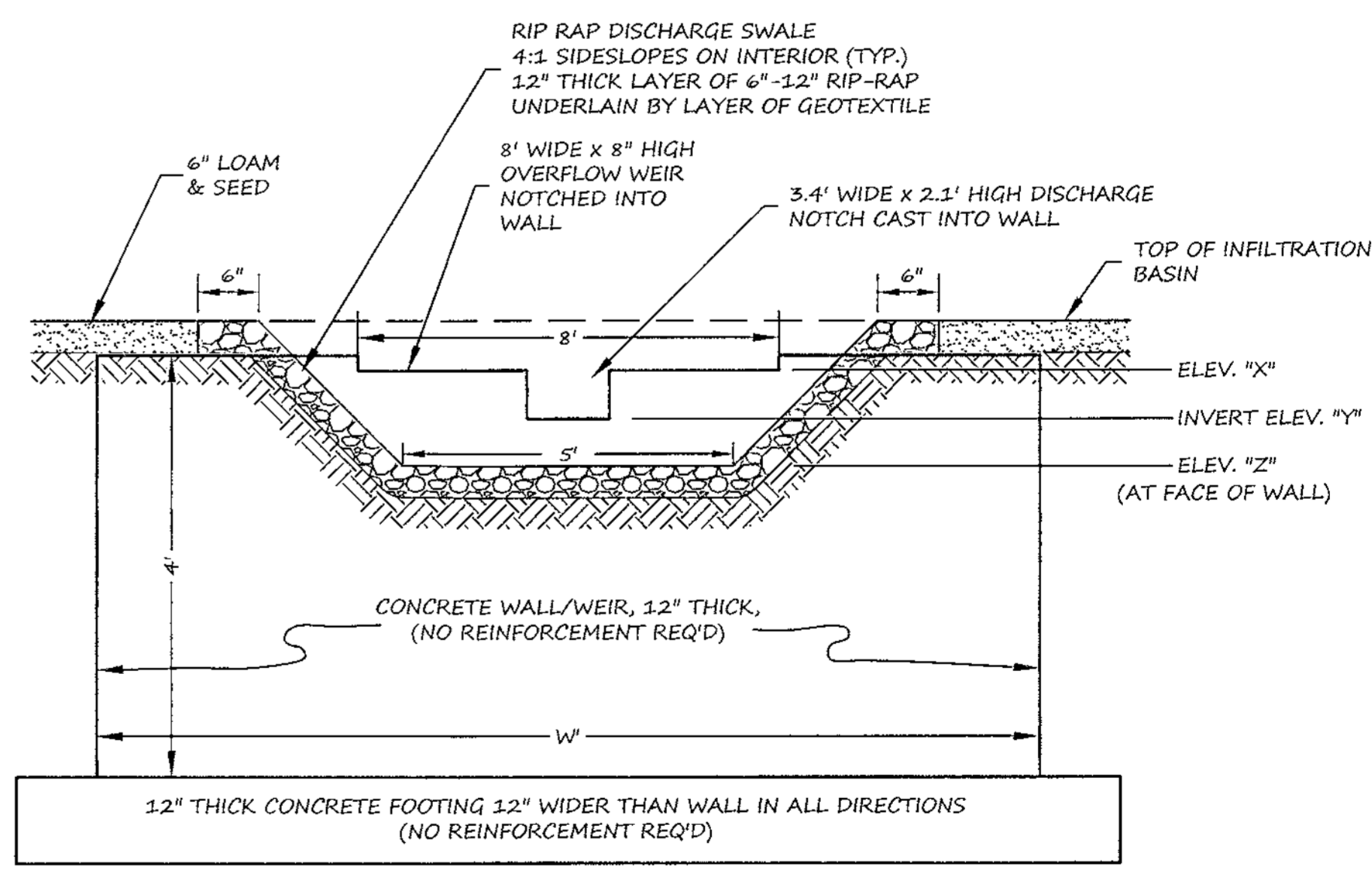


INFILTRATION BASIN BERM DETAIL

NOT TO SCALE



INFILTRATION BASIN #1 & 2 OUTLET WEIR AND RIP-RAP SWALE DETAIL



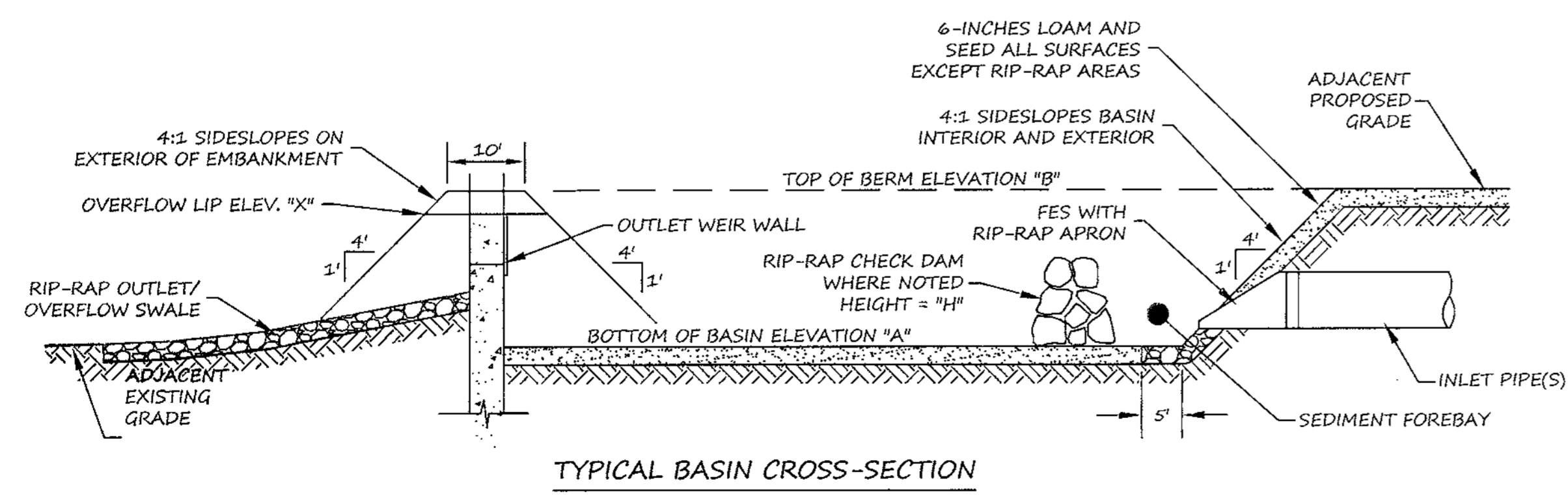
INFILTRATION BASIN #3 OUTLET WEIR AND RIP-RAP SWALE DETAIL

- NOTES:
- SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE SAND OR LOAMY SAND MEETING THE APPROVAL OF THE DESIGN ENGINEER. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM MEETING THE APPROVAL OF THE DESIGN ENGINEER. (TITLE V CLASSIFICATIONS).
 - BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.
 - BOTTOM OF INFILTRATION BASINS TO BE FLAT AT THE SPECIFIED ELEVATIONS.

SCHEDULE OF INFILTRATION BASIN DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2	BASIN #3
BOTTOM OF BASIN ELEVATION "A"	213.0	210.0-212.5*	179.0-184.3*
TOP OF BERM ELEVATION "B"	215.5	212.5-214.0*	183.0-187.3*
OUTLET WEIR WALL LENGTH "W"	24'	24'	36'
OVERFLOW ELEVATION "X"	214.5	211.20	182.60
DESIGN DISCH. NOTCH INVERT "Y"	213.50	210.50	179.50
DESIGN DISCH. NOTCH DIMS.	0.25'W x 0.8'H(RECT.)	0.5'W x 0.7'H(RECT.)	3.4'Wx2.1'H(RECT.)
RIP RAP SWALE OUTLET ELEV. "Z" (AT FACE OF WALL)	213.2	210.00	179.0

* SEE GRADING PLAN FOR ELEVATIONS OF TIERED BASIN BOTTOMS AND BERMS



TYPICAL BASIN CROSS-SECTION

TYPICAL INFILTRATION BASIN DETAILS

NOT TO SCALE

ZONING DISTRICT:
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505 NORFOLK STREET
HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC
275 TURNPIKE STREET
SUITE 300
CANTON, MA 02021

APPROVED BY VOTE ON JULY 22, 2014 WITH A DECISION FILED WITH THE TOWN CLERK ON AUGUST 4, 2014, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY 400 OLD POST LLC, ACORN OF MILLIS, LLC, HIGHLAND RIDGE CORP., AND THE 6W REALTY TRUST, DATED 8/17/2014, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

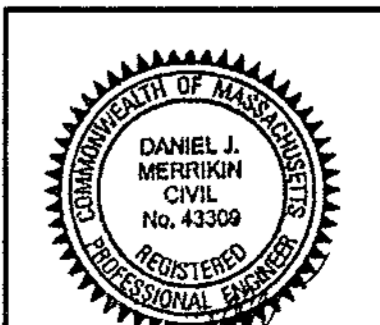
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

Patricia M. Sogin 9/3/14
TOWN CLERK

DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT. 4, 2014

[Signature]
TOWN OF MILLIS PLANNING BOARD



MERRIKIN ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D69-01 SHEET 23 OF 26

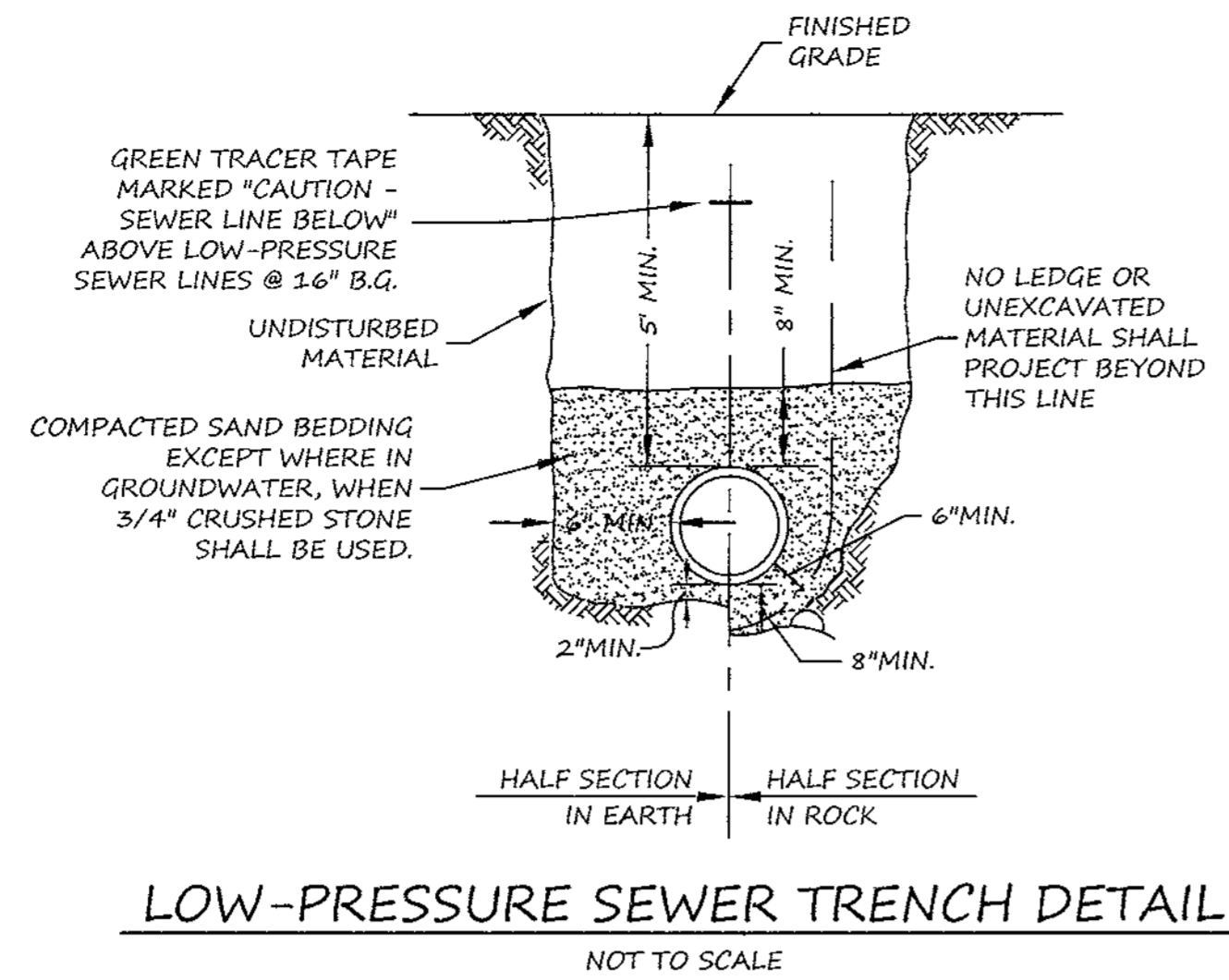
PLAN DATE: FEBRUARY 6, 2014

REVISIONS PER TOWN COMMENTS

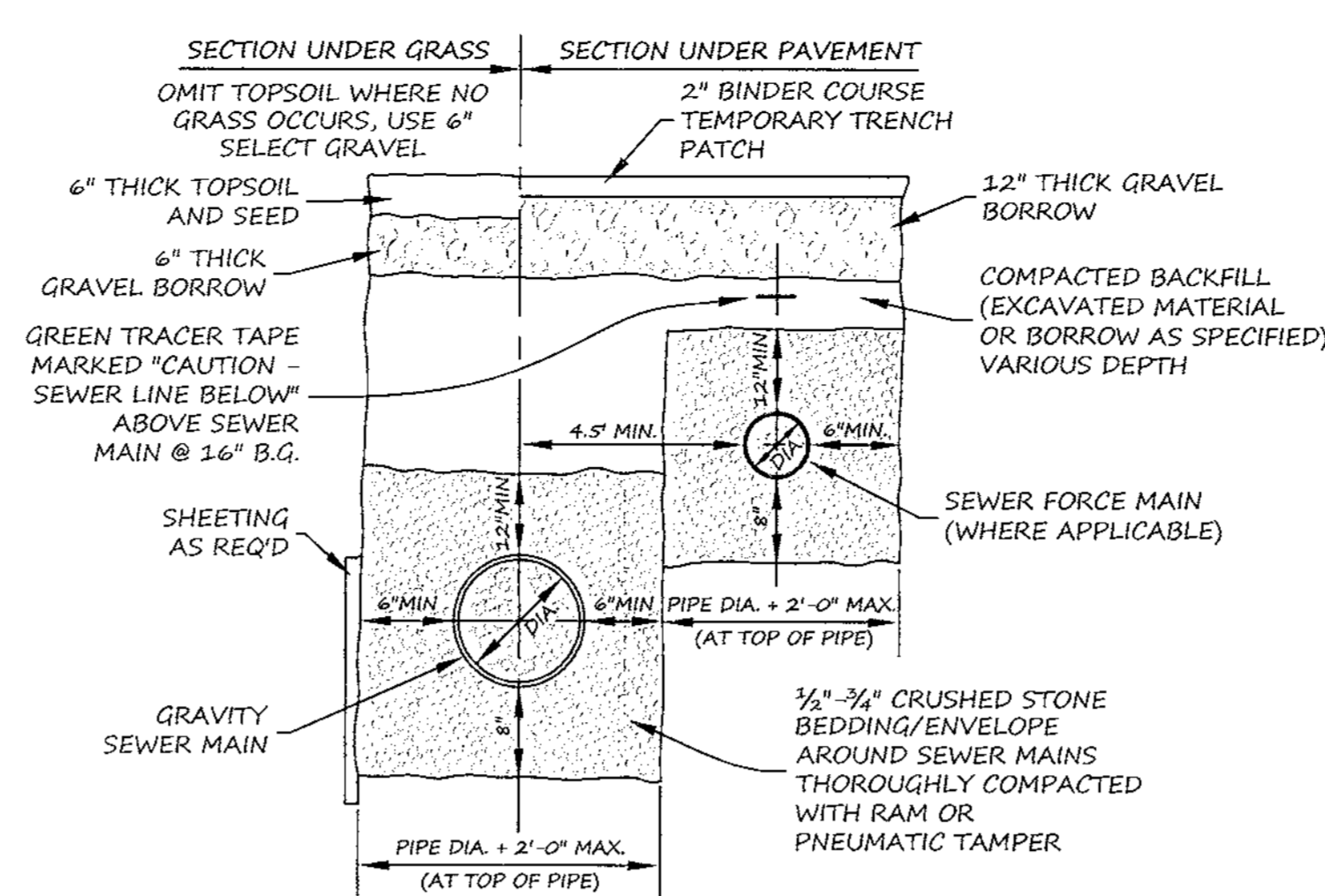
REVISIONS PER TOWN COMMENTS	DATE	BY
ADDED DRAIN EASEMENT	2014-07-22	D.J.M.
	2014-06-24	D.J.M.
	2014-05-19	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MILLIS, MA

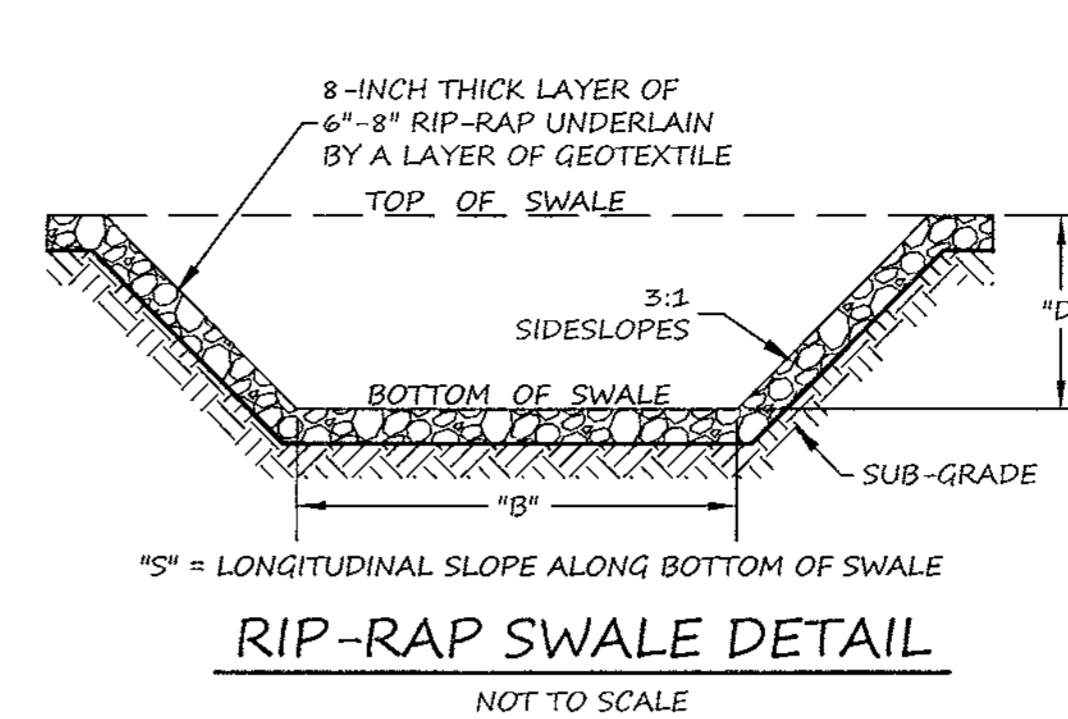
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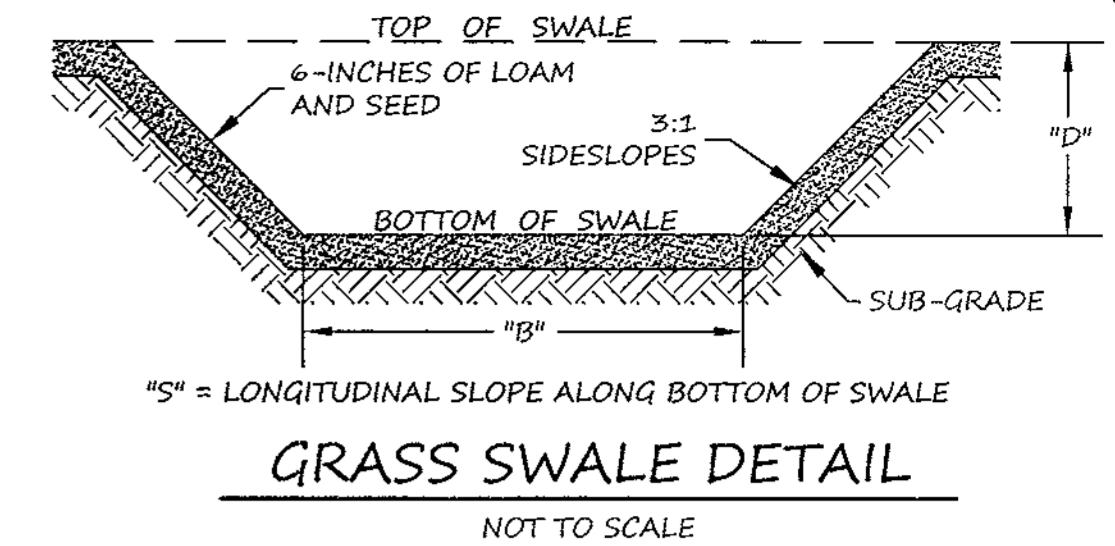
LOW-PRESSURE SEWER TRENCH DETAIL
NOT TO SCALE



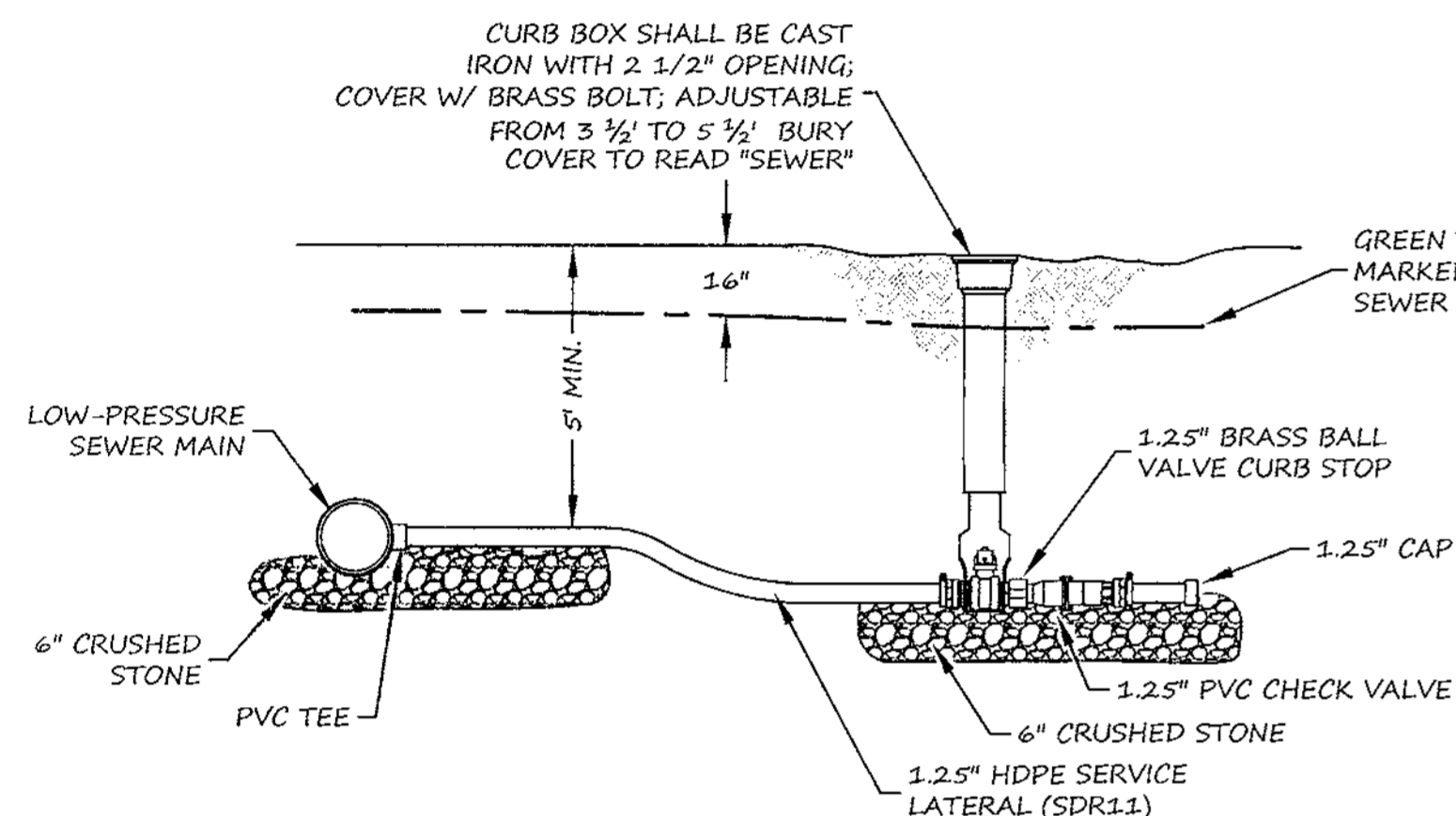
TYPICAL SEWER TRENCH
NOT TO SCALE



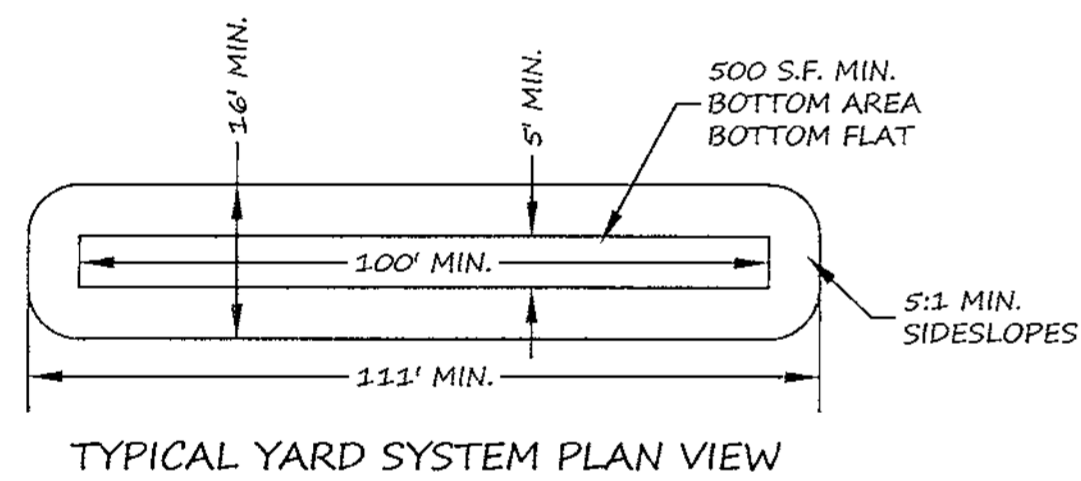
RIP-RAP SWALE DETAIL
NOT TO SCALE



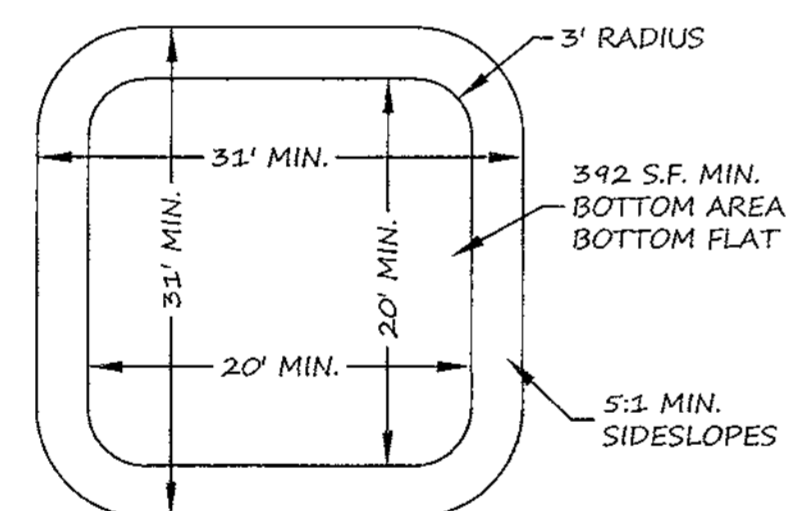
GRASS SWALE DETAIL
NOT TO SCALE



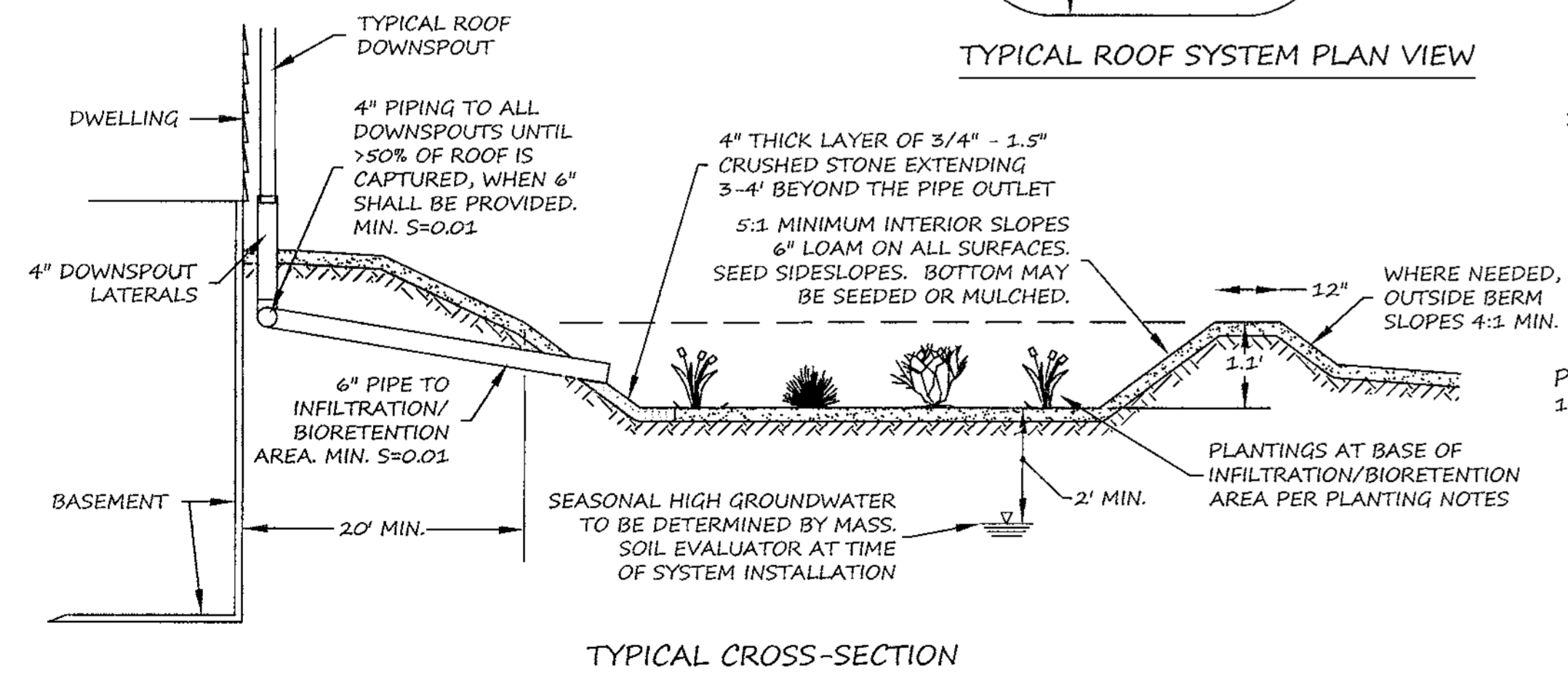
LOW PRESSURE SEWER SERVICE LATERAL DETAIL
NOT TO SCALE



TYPICAL YARD SYSTEM PLAN VIEW



TYPICAL ROOF SYSTEM PLAN VIEW



TYPICAL CROSS-SECTION

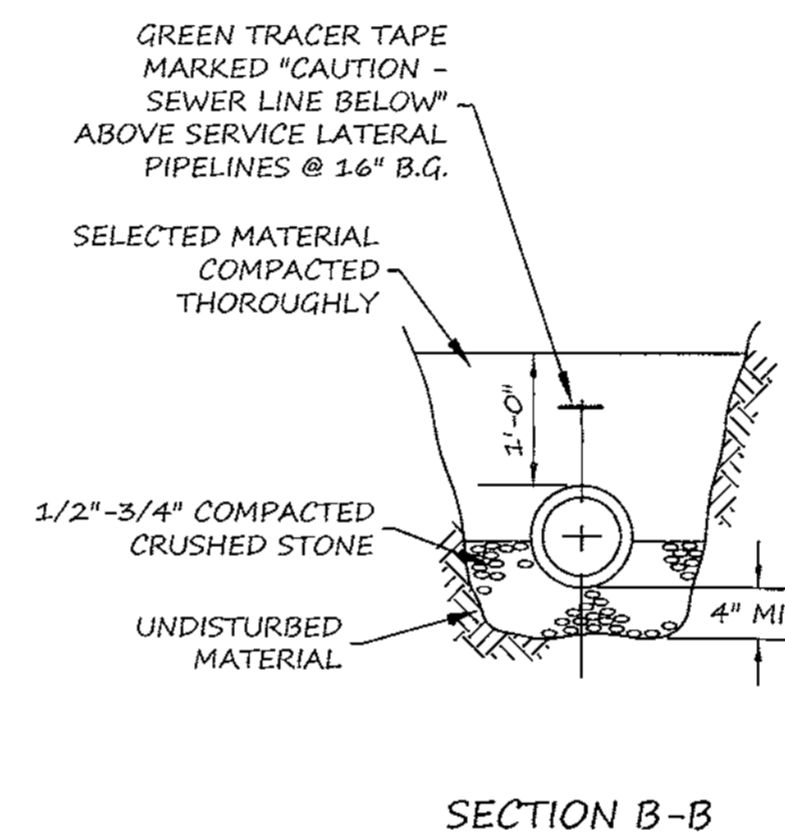
- ROOF SYSTEM DESIGN NOTES:**
1. EACH NEW HOUSE WITHIN THIS SUBDIVISION MUST PROVIDE ONE NEW ROOF RUNOFF INFILTRATION/BIORETENTION AREA, WHICH IS DESIGNED TO CAPTURE AND INFILTRATE THE 100-YEAR RAINFALL RUNOFF FROM A HOUSE WITH A FOOTPRINT OF 2,150 SQUARE FEET. THE INFILTRATION/BIORETENTION AREA SPECIFIED ABOVE CONTAINS A VOLUME OF 706 CUBIC FEET. LARGER HOUSES MAY BE CONSTRUCTED BUT THE SIZE OF THE INFILTRATION AREA SHALL BE INCREASED PROPORTIONATELY. SUCH INCREASE MUST BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER AND MUST HAVE THE SAME RATIO OF BOTTOM AREA TO VOLUME.
 2. THE COMPLETED ROOF RUNOFF COLLECTION SYSTEM MUST COLLECT RUNOFF FROM THE ENTIRE ROOF AREA OF THE PROPOSED HOUSE VIA SCHEDULE 40 PVC OR HDPE PIPES CONNECTED TO ALL DOWNSPOUTS AND DISCHARGING INTO THE INFILTRATION/BIORETENTION AREA.
 3. UNDERGROUND INFILTRATION TRENCHES MAY BE USED TO OFFSET A PORTION OF THE REQUIRED ROOF RUNOFF INFILTRATION AREA. IN SUCH A CIRCUMSTANCE A REGISTERED PROFESSIONAL ENGINEER SHALL DESIGN SUCH SYSTEM ALONG WITH A PRORATA REDUCED ROOF RUNOFF INFILTRATION/BIORETENTION AREA. IN SUCH CIRCUMSTANCES THE DESIGN OF SUCH ALTERNATIVE SYSTEMS, ALONG WITH VOLUME CALCULATIONS, SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ROOF AND YARD RUNOFF INFILTRATION/BIORETENTION AREAS
NOT TO SCALE

- YARD SYSTEM DESIGN NOTES:**
1. LOTS 9A, 10, 11 & 12 MUST PROVIDE ONE YARD RUNOFF INFILTRATION SYSTEM ACROSS THE REAR OF THE LANDSCAPE AREA.
 2. THE ROOF AND YARD RUNOFF SYSTEMS MAY BE MERGED INTO A SINGLE INFILTRATION SYSTEM BUT THE SIZE, SHAPE AND CONFIGURATION OF SUCH MERGED SYSTEM SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER TO CONTAIN AT LEAST THE MINIMUM VOLUME REQUIRED FOR BOTH SYSTEMS.
 3. YARD INFILTRATION SYSTEMS SHALL BE IDENTICAL IN CONSTRUCTION TO ROOF RUNOFF SYSTEM EXCEPT THAT NO INLET PIPING IS REQUIRED. THE ENTIRE LANDSCAPED YARD AREAS SHALL BE GRADED TO SHEET FLOW INTO THE YARD SYSTEM.

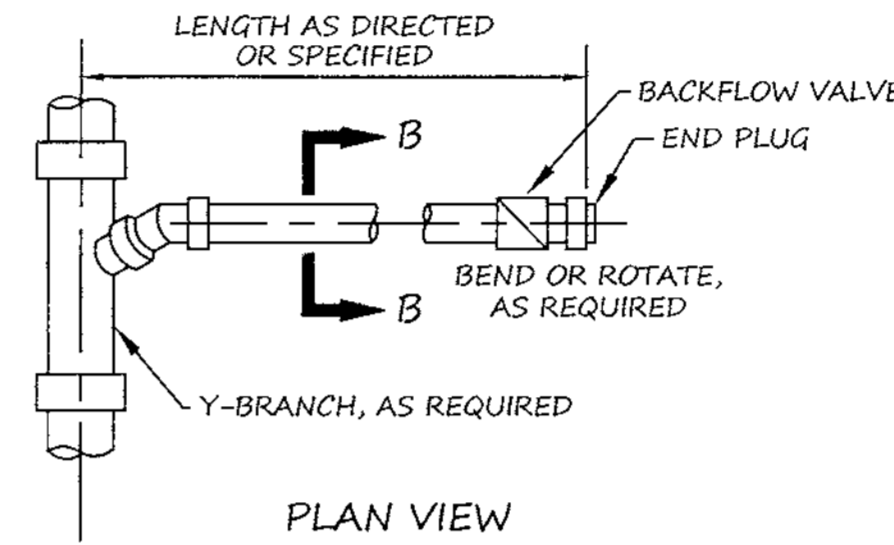
PLANTING NOTES:

1. EACH YARD AND ROOF RUNOFF/BIORETENTION AREA SHALL BE PLANTED WITH AT LEAST FIVE OF THE FOLLOWING SHRUBS. SHRUBS SHALL HAVE A MINIMUM POT SIZE OF ONE GALLON AND AT LEAST THREE SPECIES SHALL BE PROVIDED IN EACH YARD AND ROOF RUNOFF AREA.
 - 1.a. CORNUS STOLONIFERA (RED STEM DOGWOOD)
 - 1.b. CLETHRA ALNIFOLIA (SWEET PEPPERBUSH)
 - 1.c. ILEX BLABRA (INKBERRY)
 - 1.d. ILEX VERTICILLATA (WINTERBERRY)
 - 1.e. PHYSCARPUS OPULIFOLIUS (NINEBARK)
 - 1.f. HYPERICUM DENSIFLORUM (BUSH ST. JOHNSWORT)

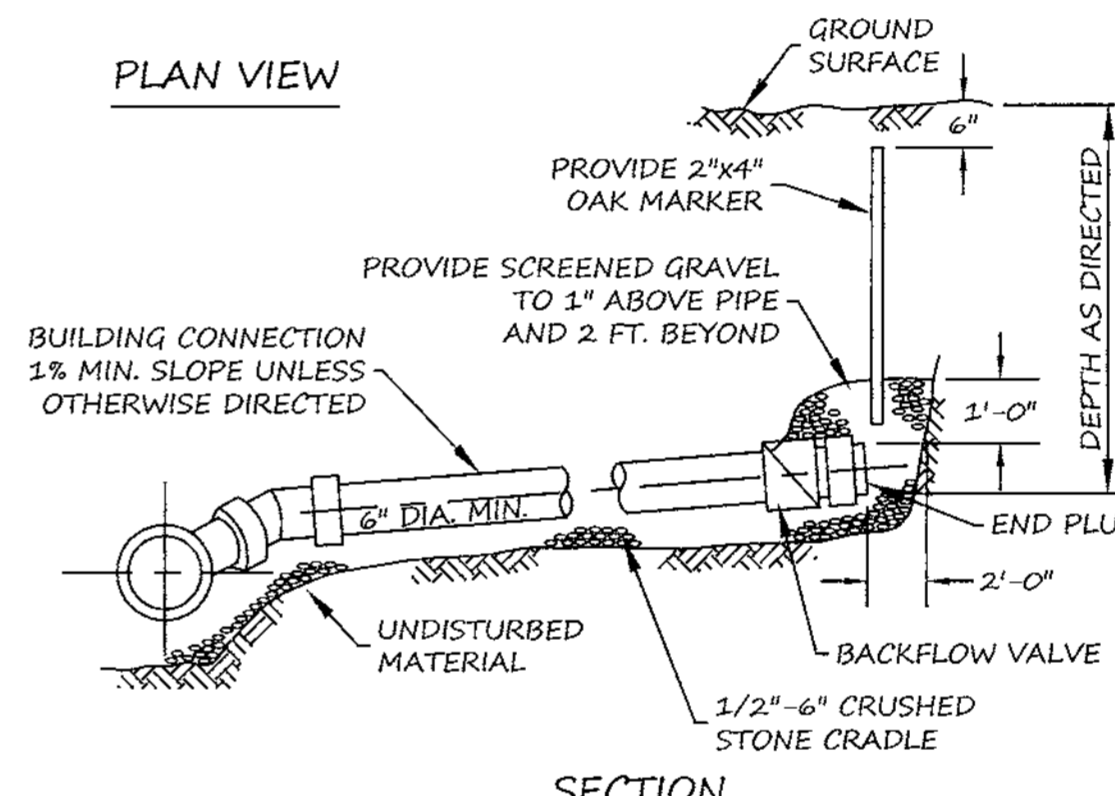


SECTION B-B

TYPICAL BUILDING SEWER SERVICE CONNECTION
NOT TO SCALE

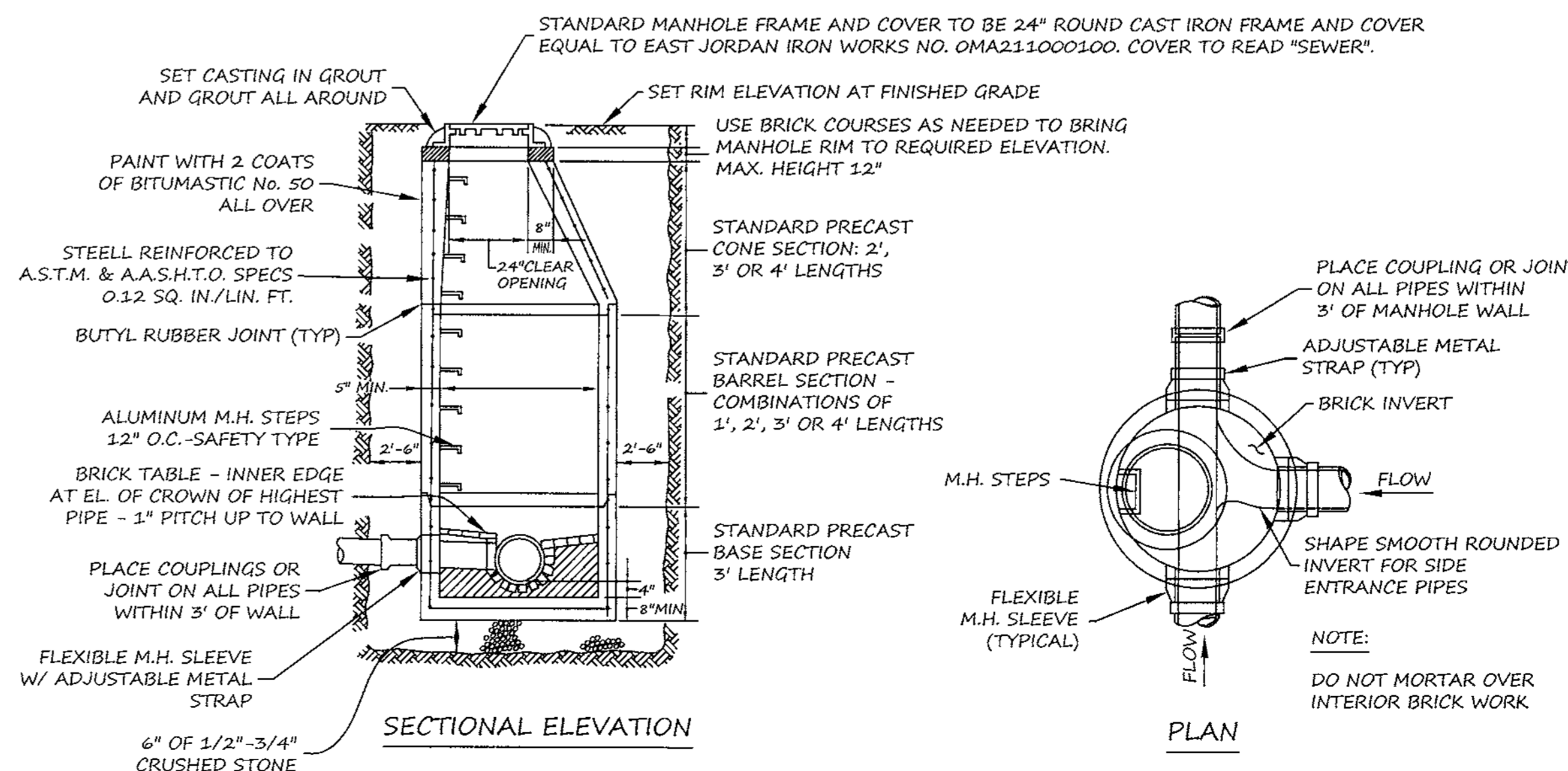
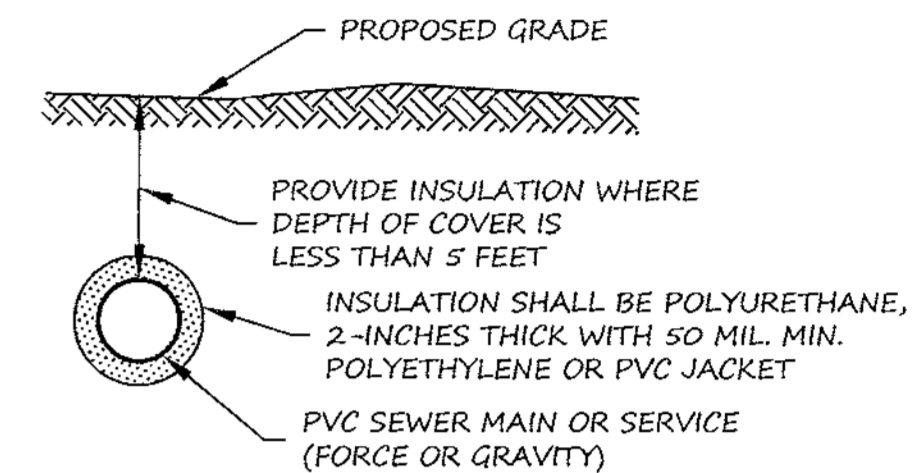


PLAN VIEW



SECTION

TYPICAL SEWER INSULATION
NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-5)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
P.O. BOX 295
MILFORD, MA 01757

6W REALTY TRUST
505 NORFOLK STREET
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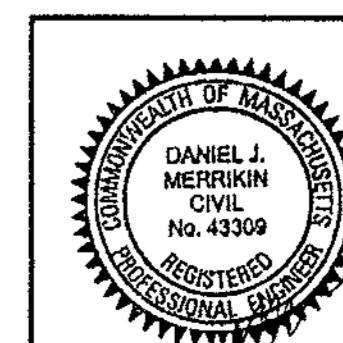
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Arturina Spina 9/3/14
TOWN CLERK DATE

DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT. 4, 2014

[Signature]
TOWN OF MILLIS PLANNING BOARD



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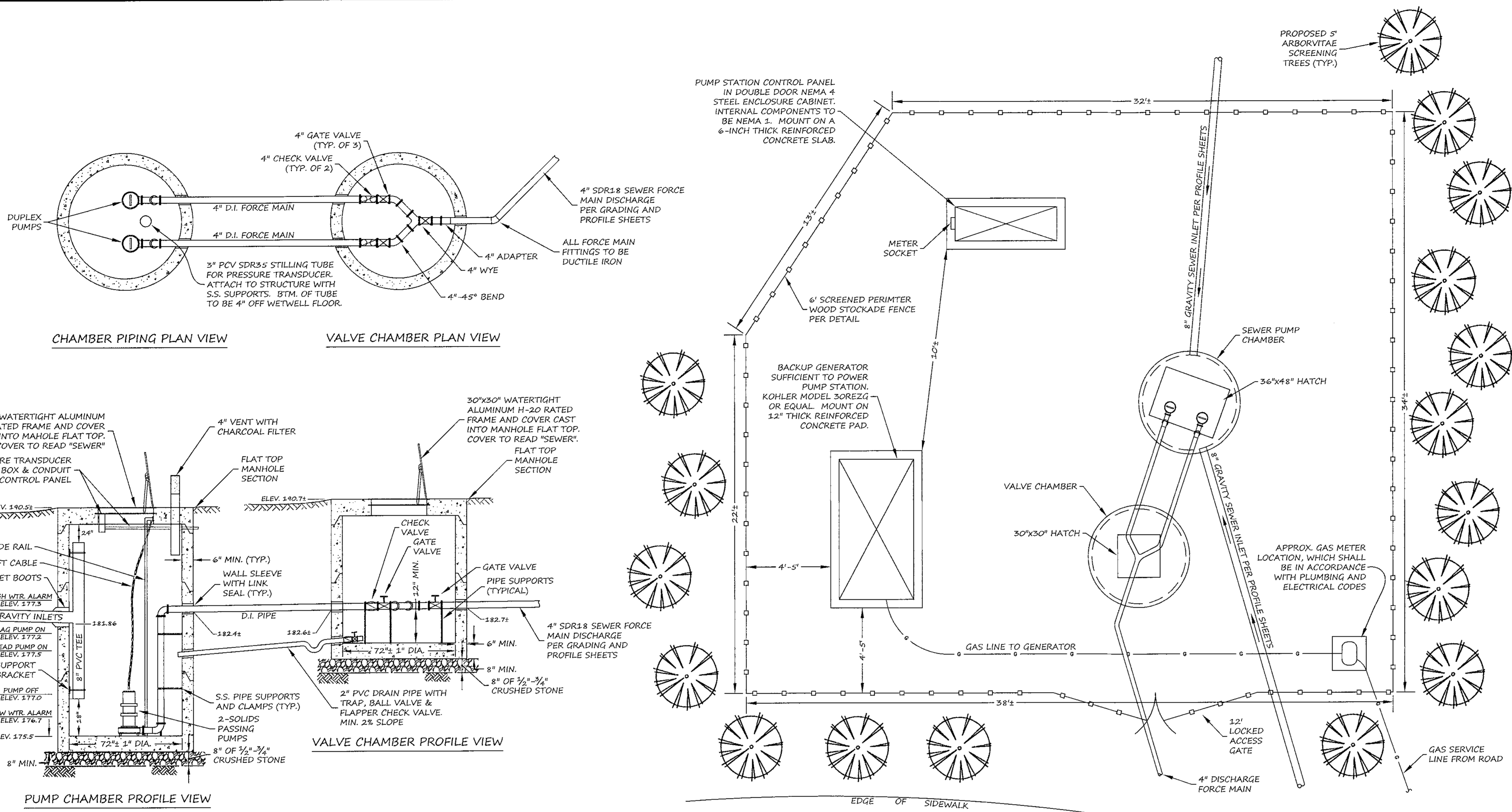
D69-01 SHEET 24 OF 26

PLAN SCALE: N.T.S.

PLAN DATE: FEBRUARY 6, 2014

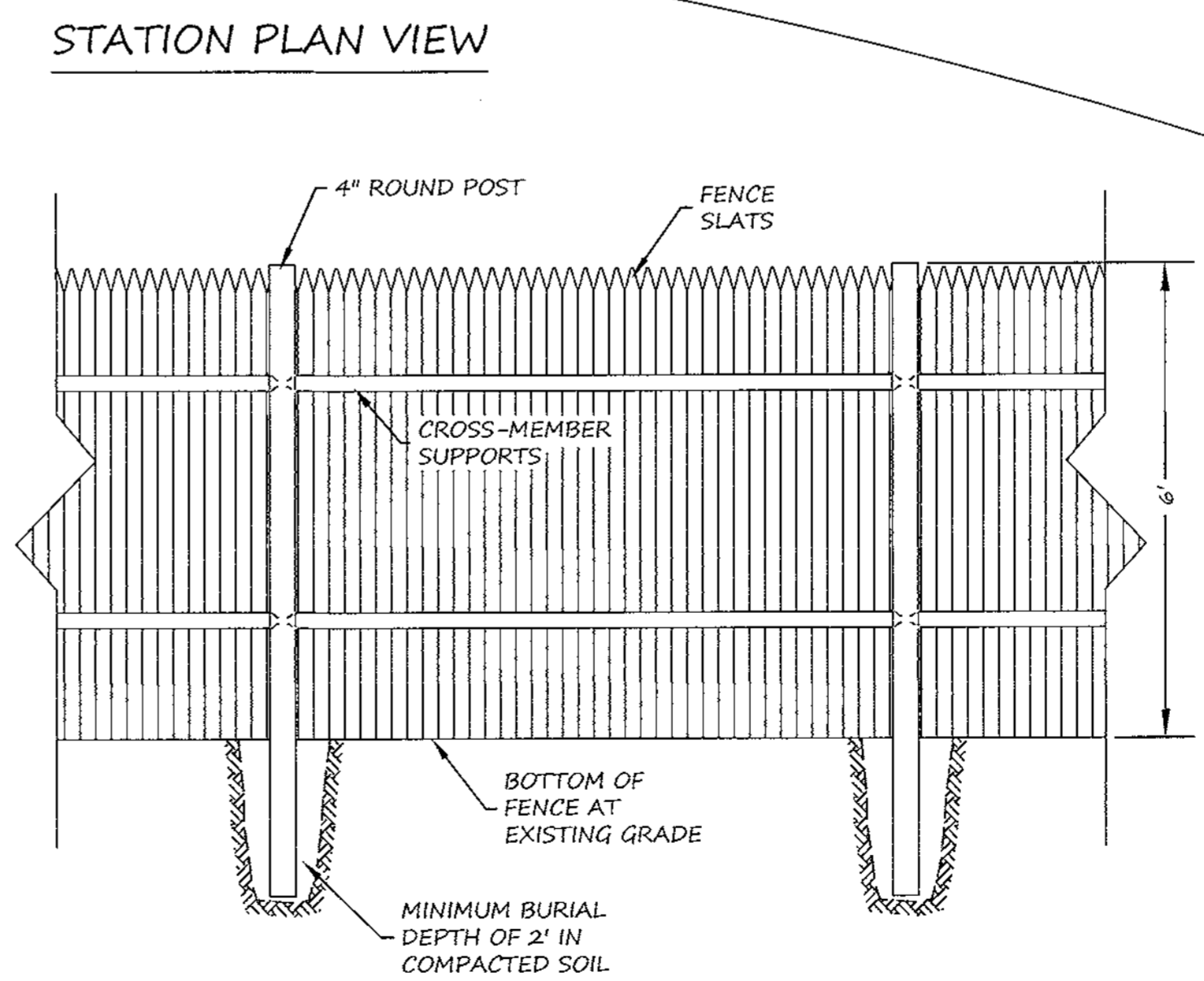
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-05-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-06-14	D.J.M.
ADDED DRAIN EASEMENT	2014-07-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MILLIS, MA



- GENERAL NOTES:**
1. ALL CONCRETE JOINTS AND CHAMBER PENETRATIONS TO BE WATERTIGHT.
- PUMP CHAMBER NOTES:**
2. MANHOLES PER SEWER MANHOLE DETAILS AND FLAT TOP DETAILS.
 3. ALL PIPE AND FITTINGS INSIDE THE PUMP AND VALVE CHAMBERS TO BE DUCTILE IRON. FITTINGS TO BE MECHANICAL JOINT 350 PSI PRESSURE RATED. PIPING TO BE THICKNESS CLASS 52 MECHANICAL JOINT PIPE.
 4. ALL VALVES WITHIN VALVE CHAMBER TO BE RESILIENT WEDGE DUCTILE IRON.
 5. ALL PIPE SUPPORTS AND METAL HARDWARE SHALL BE 316 STAINLESS STEEL UNLESS OTHERWISE NOTED.
 6. PUMPS (PROVIDE TWO PUMPS) SHALL BE SUBMERSIBLE SOLIDS HANDLING BARNES MODEL 4SHV85074, 5.0 Hp, WITH 170 mm IMPELLERS AS MANUFACTURED BY CRANE. SUBSTITUTE PUMPS SHALL BE APPROVED BY THE ENGINEER.
 7. PUMP DESIGN ARE BASED ON PROVIDING 100 GPM AT 44' TOTAL DYNAMIC HEAD.
 8. A 4-20 mA PRESSURE TRANSDUCER, TETHER CABLE, AND NEMA 4 JUNCTION BOX SHALL BE INSTALLED IN THE PUMP CHAMBER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND SHALL BE CONNECTED TO THE PUMP CONTROL PANEL OR TO A SEPARATE TRANSDUCER PANEL WHICH WILL IN-TURN INTERACT WITH THE PUMP CONTROL PANEL. ALLOWING PROGRAMMABLE CHANGES TO ON/OFF/ALARM WATER LEVEL SETTINGS. EITHER THE TRANSDUCER PANEL OR THE PUMP CONTROL PANEL SHALL BE CAPABLE OF PROGRAMING THE LOW-WATER ALARM, PUMP OFF, PUMP ON, AND HIGH-WATER ALARM LEVELS. PROVIDE A REDUNDANT, INTRINSICALLY SAFE HIGH WALTER BACKUP FLOAT SWITCH AS WELL.
 9. "LOW-WATER ALARM" AND "PUMP-OFF" ELEVATIONS SHALL BE AS SHOWN ON THIS DETAIL. "PUMP ON" AND "HIGH-WATER ALARM" SETTINGS SHOWN ON THIS DETAIL SHALL BE ADJUSTABLE AND ARE SET FOR THE INITIAL LOW-SEWAGE GENERATING TIMEFRAME. AS MORE USERS CONNECT TO THE PUMP STATION, THE SYSTEM OPERATOR SHALL COORDINATE WITH THE ENGINEER TO DETERMINE APPROPRIATE INCREASES TO THE OPERATING RANGE TO MINIMIZE PUMP CYCLING.
 10. PROVIDE A DIGITAL DUPLEX PUMP CONTROL PANEL IN A NEMA 4 STAINLESS STEEL OR ALUMINUM CABINET ENCLOSURE. PANEL SHALL HAVE ON-OFF-AUTO OPERATIONS. PUMP SHALL BE PROGRAMMED TO RUN AUTOMATICALLY TO TURN ON AT THE "PUMP ON" SETPOINT AND TO TURN OFF AT THE "PUMP OFF" SETPOINT. PUMPS SHALL ALTERNATE OPERATION AFTER EACH CYCLE. SHOULD ONE PUMP FAIL, AN ALARM SHALL SOUND AND ALL CYCLES SHALL BE BY THE REMAINING WORKING PUMP. PANEL SHALL INCLUDE A SEPARATE ALARM CIRCUIT, LAG START DELAY, ELAPSED TIME METERS, MOISTURE & TEMPERATURE SENSORS AND DRY CONTACT RELAYS AND SHALL BE UL LISTED.
 11. PROVIDE THE PUMP CONTROL PANEL WITH AN AUDIBLE (WITH SILENCER BUTTON) AND LIGHT ALARM TO INDICATE LOW-WATER LEVEL, HIGH-WATER LEVEL, FAILURE OF EITHER OF THE PUMPS, LOSS OF THE ALARM TRANSMISSION CAPABILITY, LOSS OF POWER TO THE STATION. THE PANEL SHALL HAVE AN ALARM TEST BUTTON WHICH SHALL ENGAGE THE AUDIBLE AND LIGHT ALARM. CONTROL PANEL SHALL BE REMOTE MONITORED BY A MAINTENANCE COMPANY AND ANY ALARMS SHALL ALSO BE SENT TO THE MILLIS POLICE DEPARTMENT.
 12. THE PUMP CONTROL PANEL SHALL BE WIRED TO A DIFFERENT ELECTRICAL CIRCUIT THAN THE PUMPS.
 13. HATCHES TO BE STAINLESS STEEL OR ALUMINUM WATERTIGHT WITH SPRING ASSISTED HATCH, STAINLESS STEEL SLAM LOCK, AND LOCKABLE COVER.
 14. ALL PIPING WITHIN THE PUMP CHAMBER SHALL BE SUPPORTED WITH STANDS OR HANGERS.
 15. PUMP DISCHARGE FORCE MAIN PIPING SHALL SLOPE CONTINUOUSLY UPWARDS FROM THE PUMP CHAMBER TO THE DISCHARGE SEWER MANHOLE. ALL NEW FORCE MAIN PIPING SHALL BE INSTALLED WITH AT LEAST 5 FEET OF COVER TO PREVENT FREEZING.

PRECAST CONCRETE DUPLEX PUMP CHAMBER DETAILS
NOT TO SCALE



- NOTES:**
1. ALL WOOD COMPONENTS TO BE CEDAR.
 2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.

WOOD STOCKADE FENCE DETAIL
NOT TO SCALE

ZONING DISTRICT:
RESIDENTIAL-SUBURBAN (R-5)

ASSESSORS PARCEL:
31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP.
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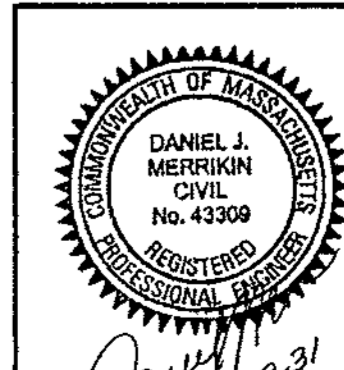
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Patricia Sequin 9/3/14
TOWN CLERK DATE

DATE APPROVED: JULY 22, 2014

DATE ENDORSED: SEPT. 4, 2014

[Signature]
TOWN OF MILLIS PLANNING BOARD



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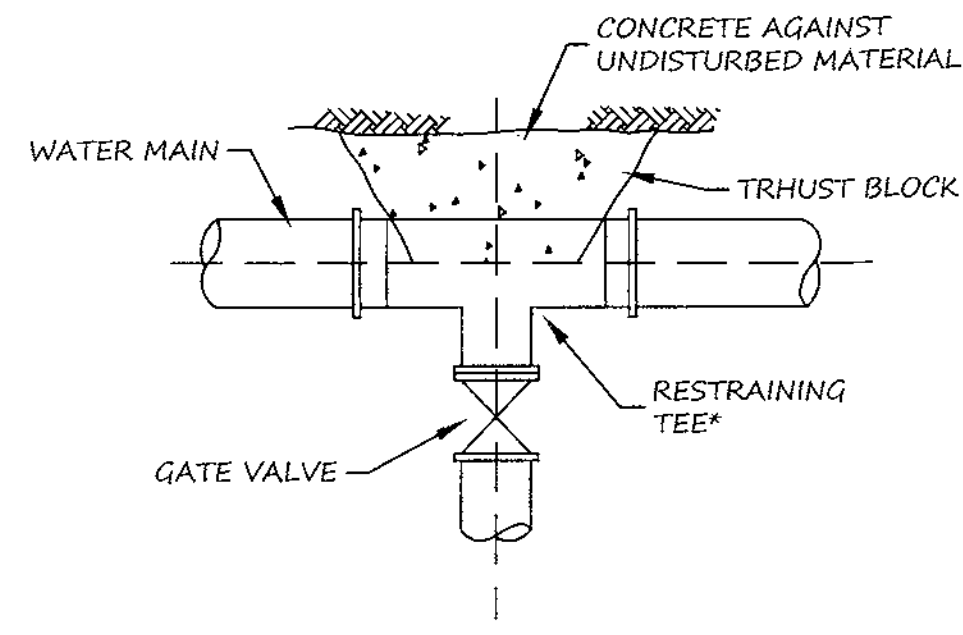
HICKORY HILLS
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MILLIS, MA

PLAN DATE: FEBRUARY 6, 2014

REVISIONS PER TOWN COMMENTS

REVISIONS	DATE	BY
2014-5-14	D.J.M.	
2014-6-14	D.J.M.	
2014-7-22	D.J.M.	

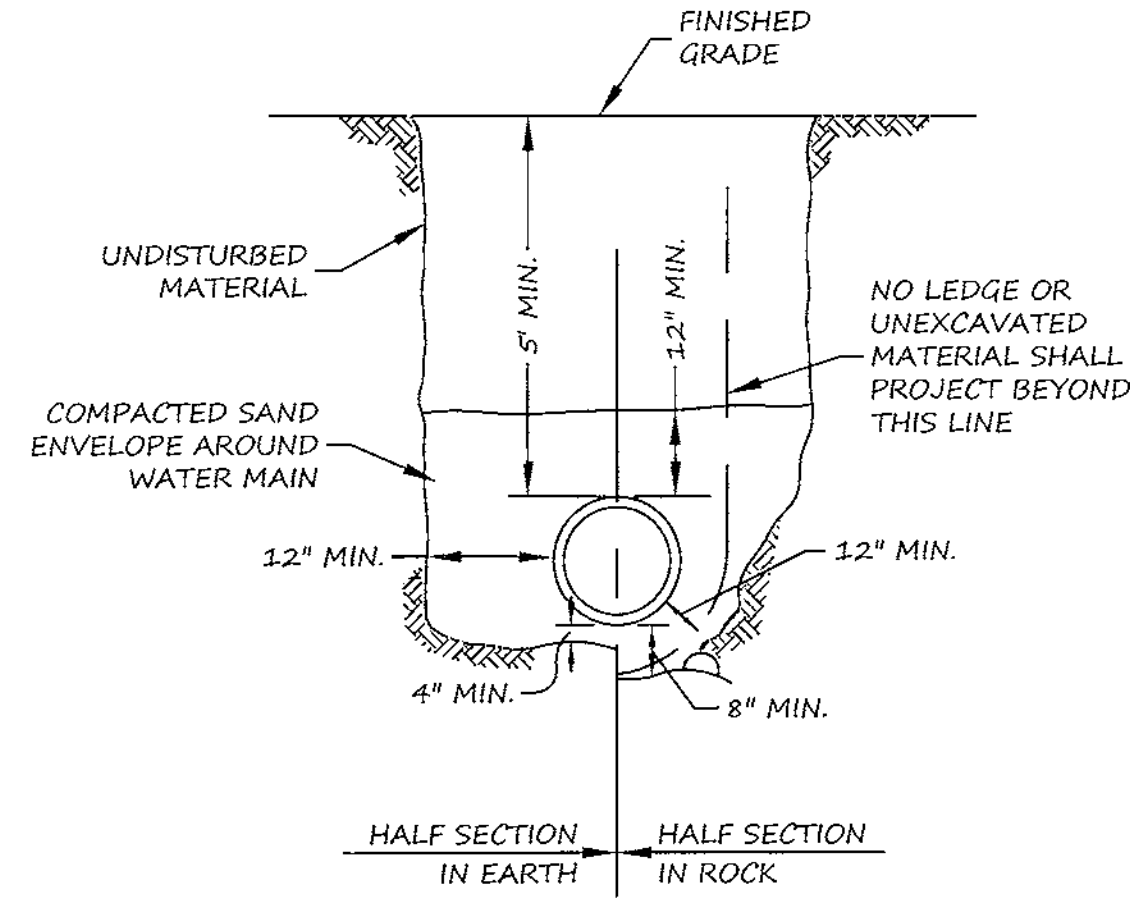
PLAN SCALE: N.T.S.



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

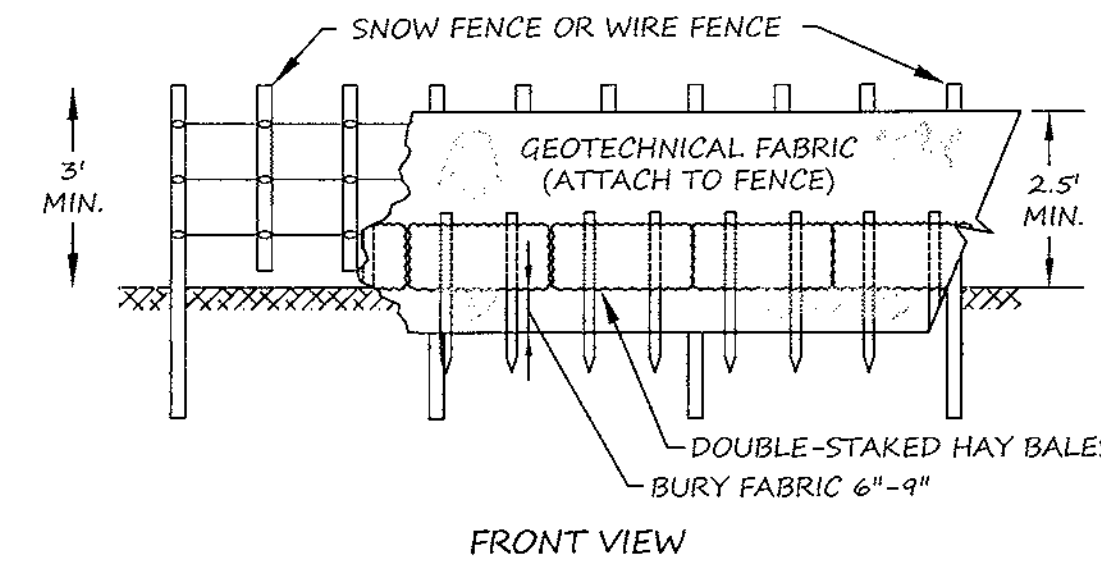
TYPICAL LATERAL GATE VALVE CONNECTION DETAILS

NOT TO SCALE

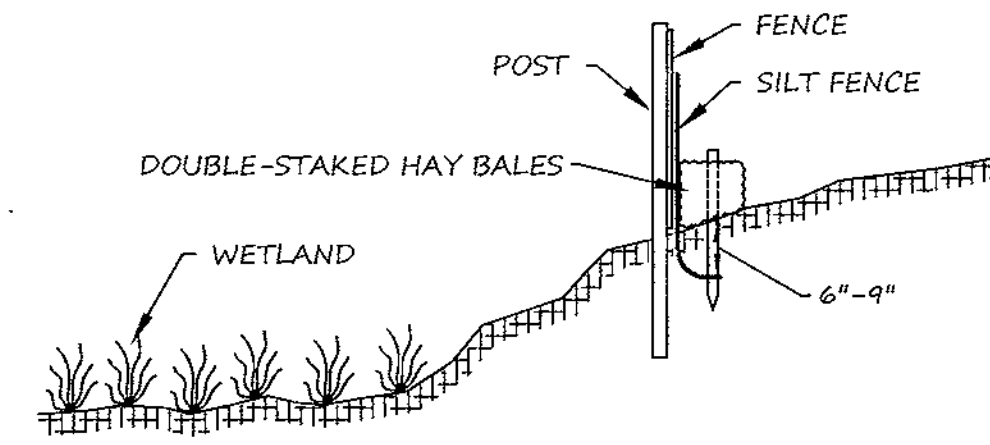


WATER MAIN TRENCH DETAIL

NOT TO SCALE



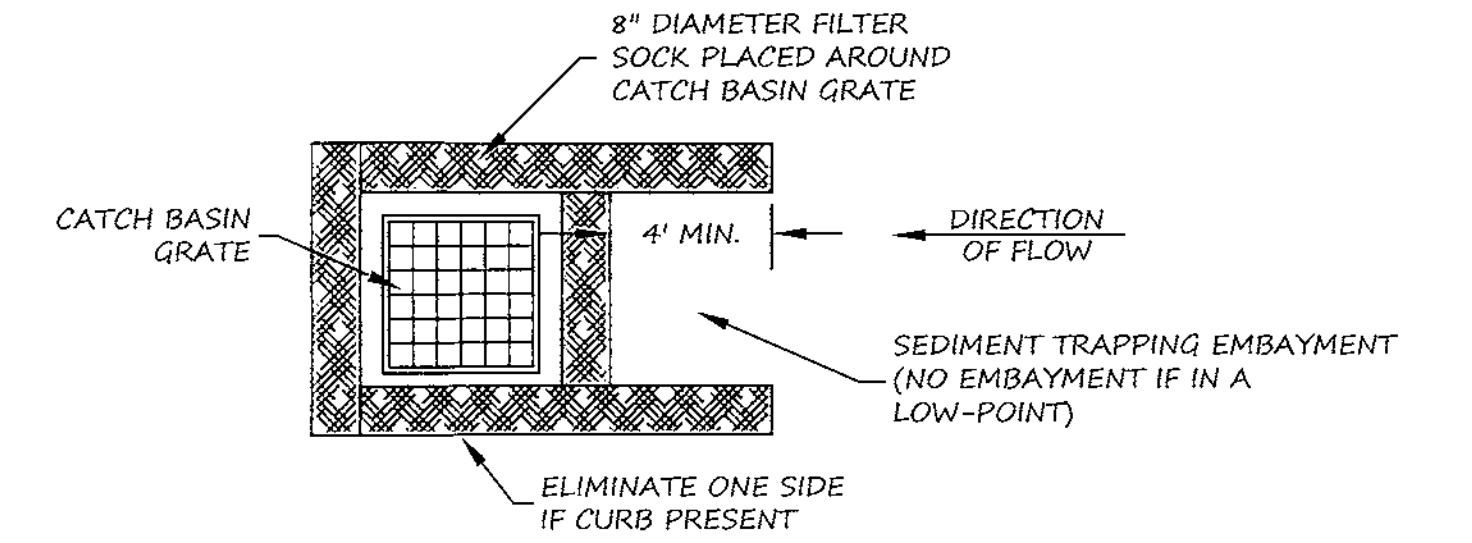
FRONT VIEW



SIDE VIEW

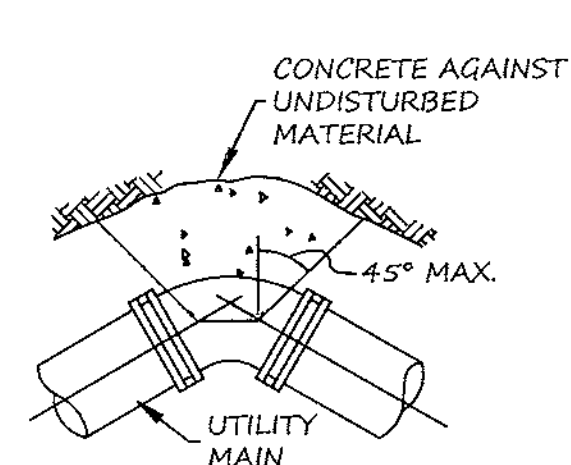
EROSION CONTROL - TYPE 2 SILT FENCE & HAY-BALES

NOT TO SCALE

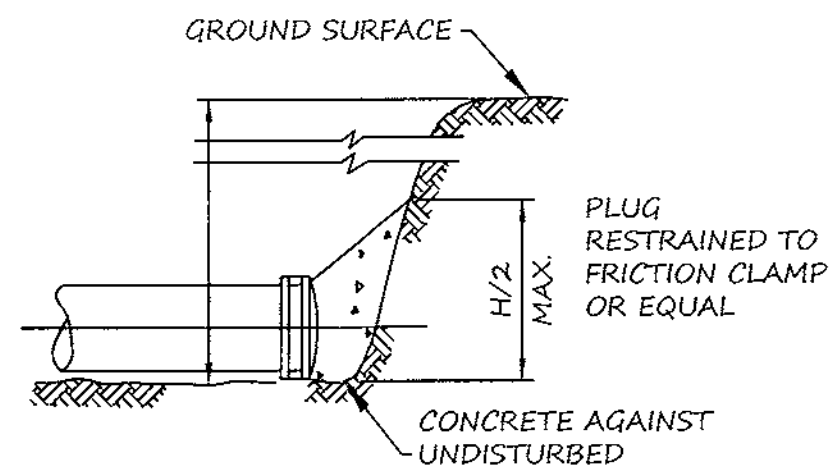


INLET PROTECTION DETAIL

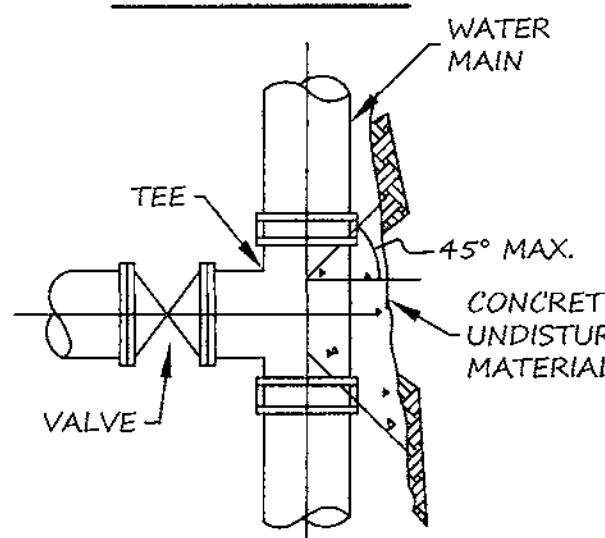
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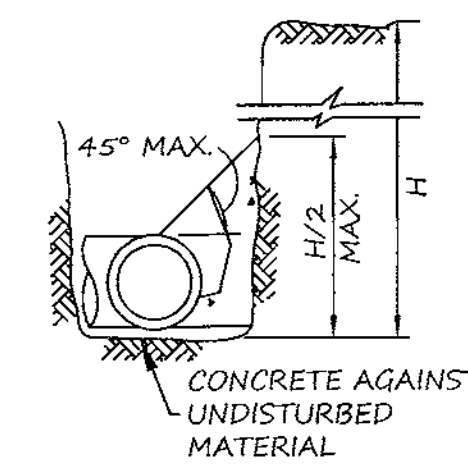
TYPICAL BEND



TYPICAL PLUG



TYPICAL TEE



TYPICAL SECTION

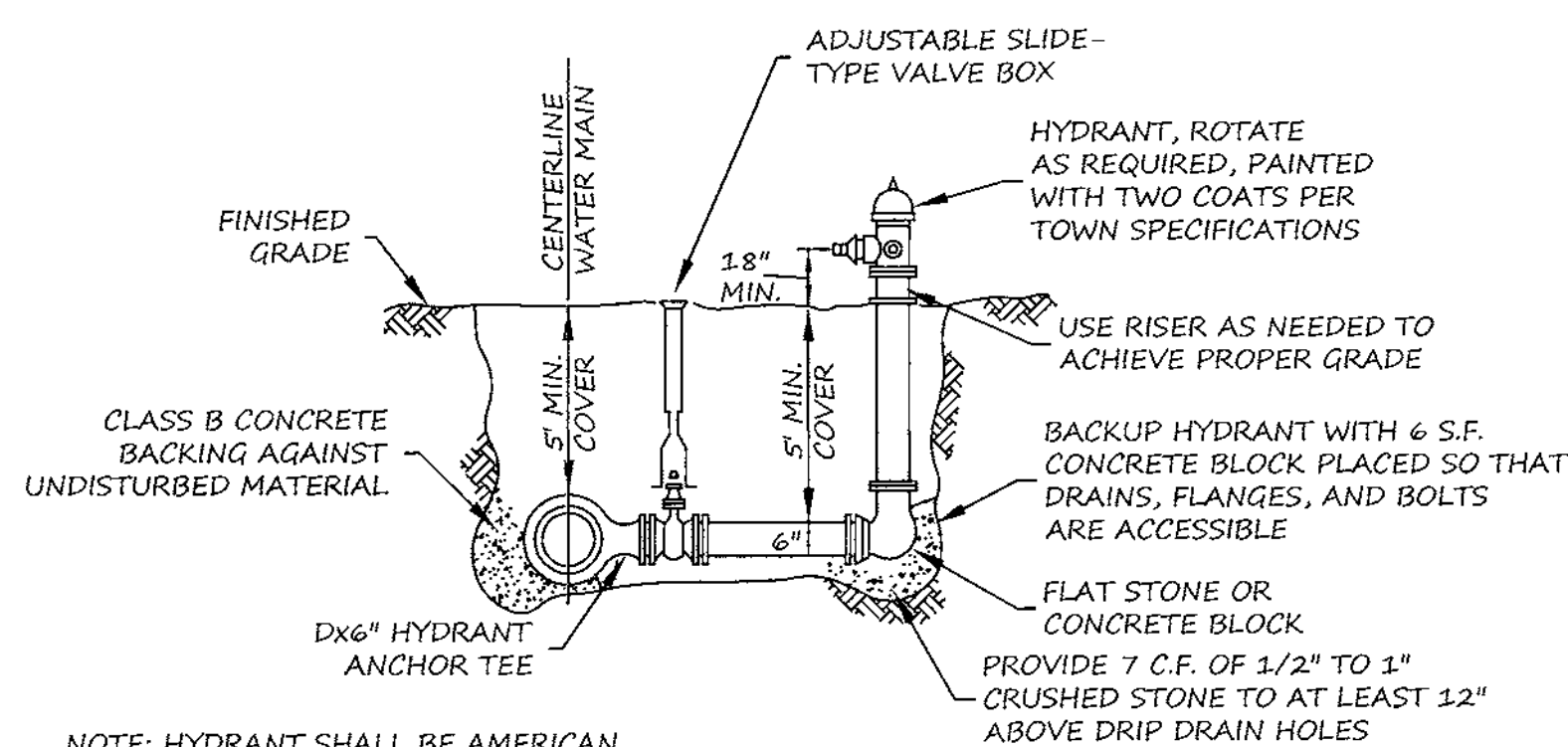
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE)

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

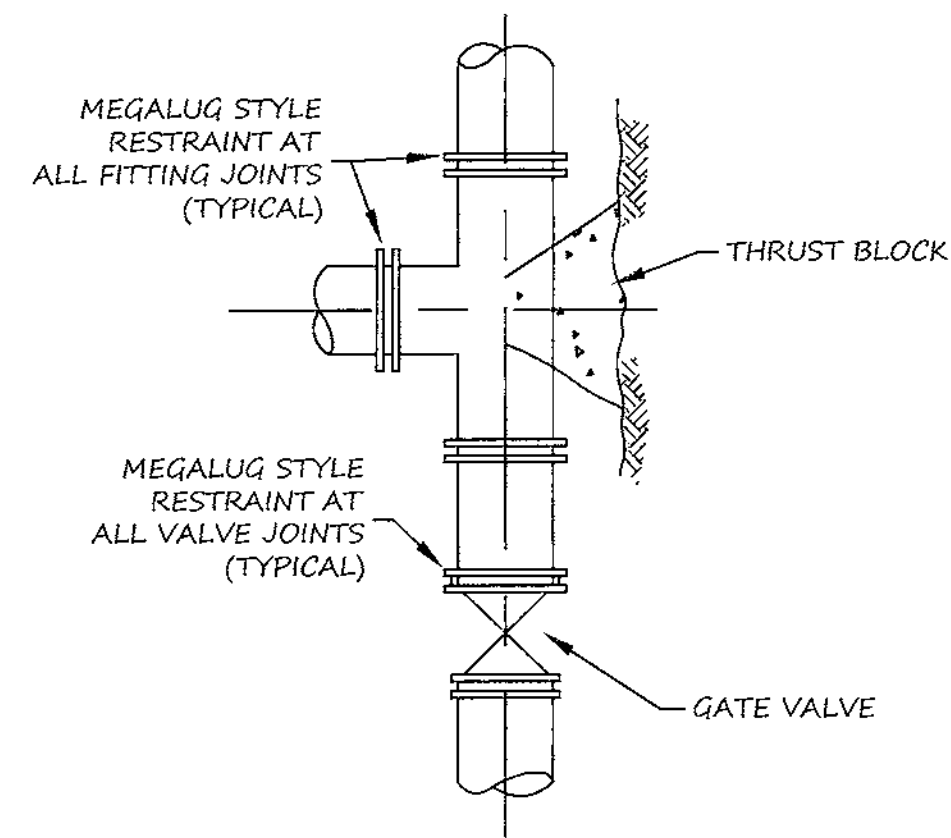
NOT TO SCALE



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

TYPICAL HYDRANT ASSEMBLY DETAIL

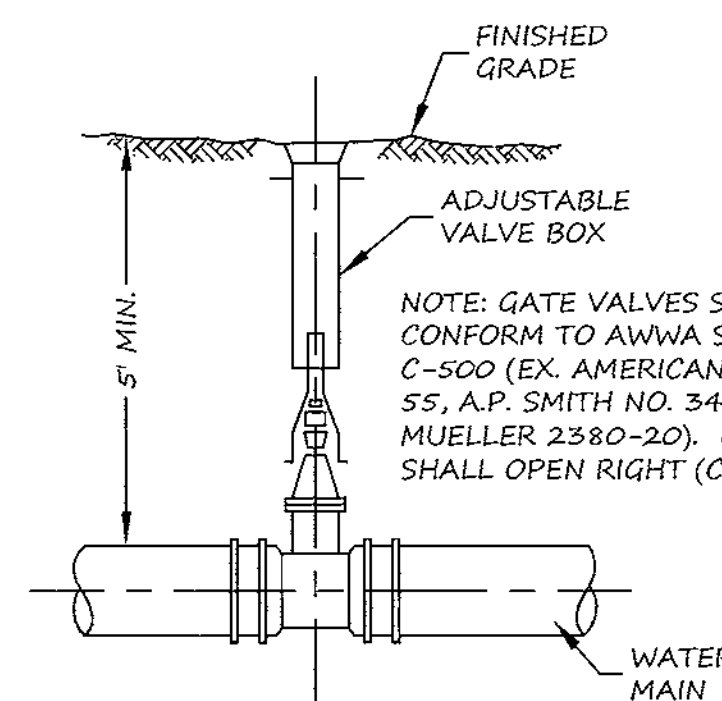
NOT TO SCALE



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

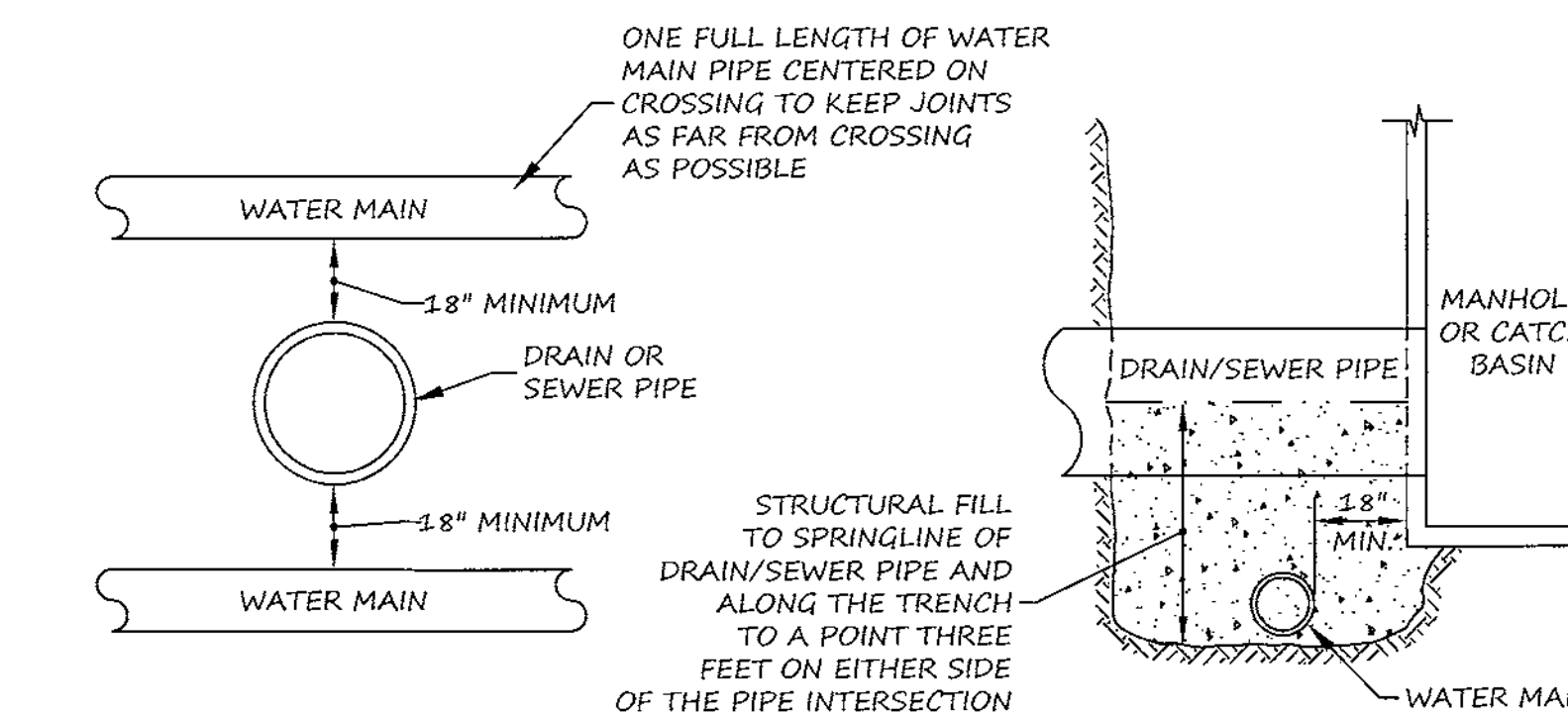
TYPICAL JOINT RESTRAINT DETAIL

NOT TO SCALE



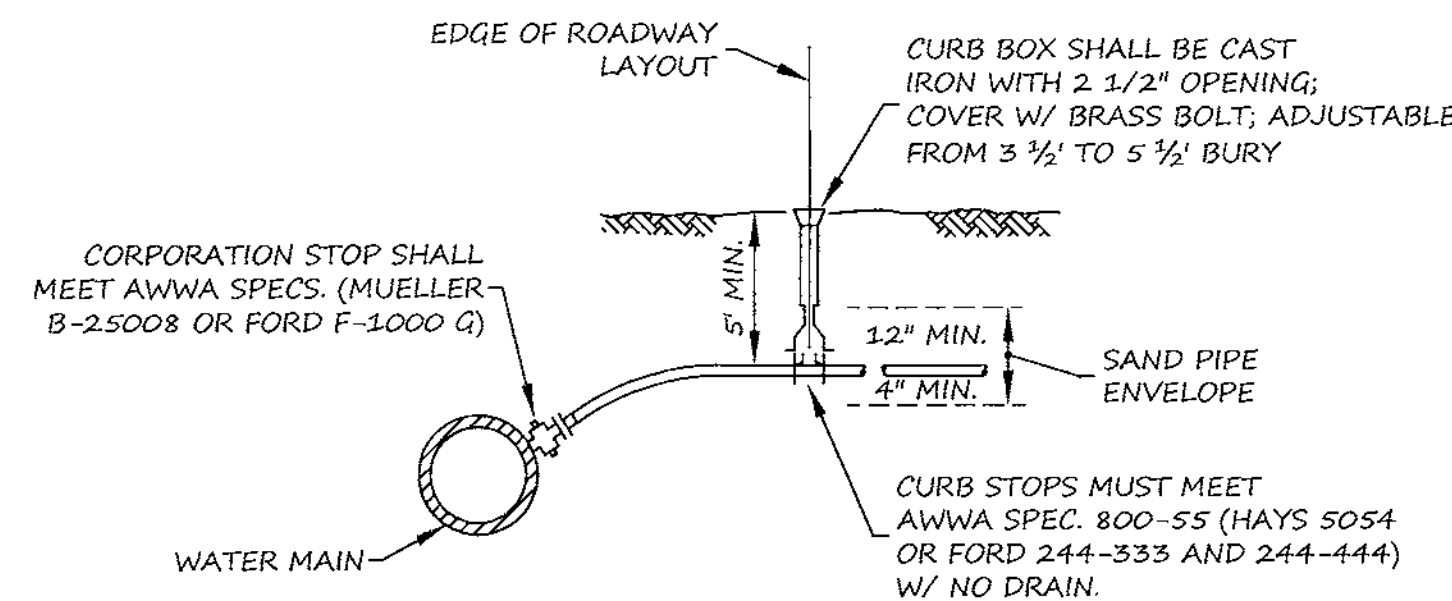
TYPICAL GATE VALVE

NOT TO SCALE



WATER MAIN CROSSING DETAIL

NOT TO SCALE

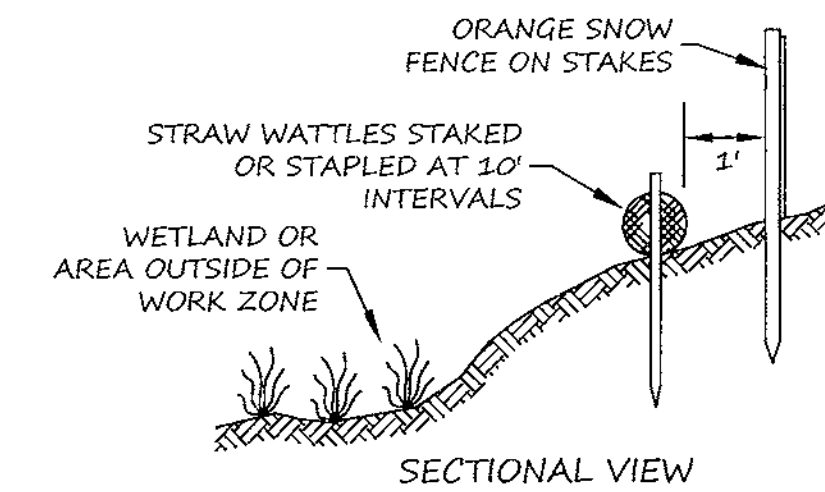


NOTES:

1. COPPER TUBING SHALL MEET AWWA SPEC. 76-OR 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: NON-BIODEGRADABLE SOCK SHELL FILLED WITH FILTER MEDIA (BIODEGRADABLE OR OTHERWISE). JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET.

EROSION CONTROL TYPE 1 (FILTER SOCK)

NOT TO SCALE

ZONING DISTRICT: RESIDENTIAL-SUBURBAN (R-S)

ASSESSORS PARCEL: 31-30 & PORTIONS OF 31-33

OWNERS: HIGHLAND RIDGE CORP. P.O. BOX 245 MILFORD, MA 01757

6W REALTY TRUST 505 NORFOLK STREET HOLLISTON, MA 01746

APPLICANT: 400 OLD POST LLC 275 TURNPIKE STREET SUITE 300 CANTON, MA 02021

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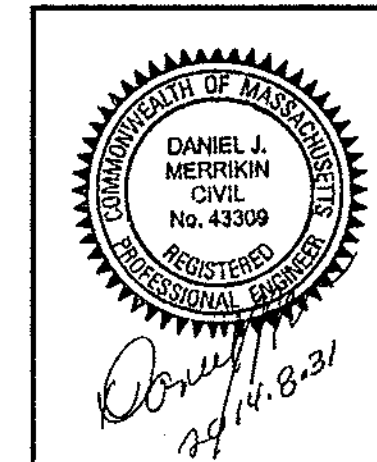
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TOWN CLERK *Ant.* DATE

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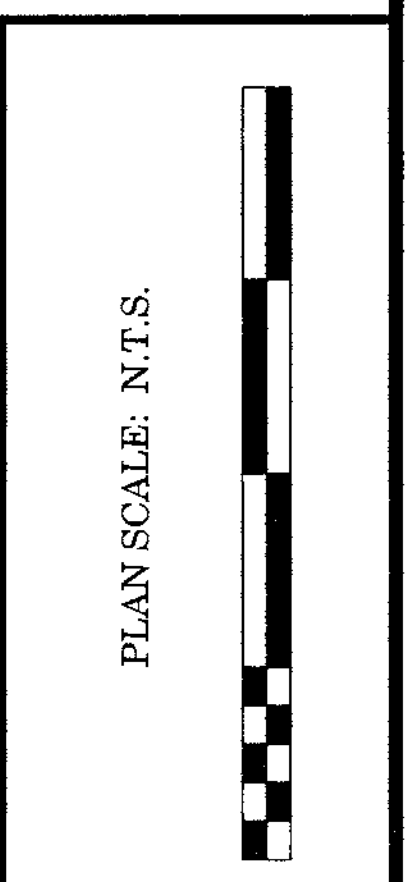
[Signature]
TOWN OF MILLIS PLANNING BOARD



MERRIKIN ENGINEERING, LLP

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D69-01 SHEET 26 OF 26



PLAN DATE: FEBRUARY 6, 2014

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-5-14	D.J.M.
REVISIONS PER TOWN COMMENTS	2014-6-24	D.J.M.
ADDED DRAIN EASEMENT	2014-7-22	D.J.M.

HICKORY HILLS
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MILLIS, MA