

- OPEN SPACE SUMMARY:**
- TOTAL LAND AREA: 54.3± ACRES
 - NO FLOOD PLAIN/WETLANDS/WATERSHED PROT. DISTRICT/50' BUFFER
 - MIN. OPEN SPACE: 14.0± ACRES (35%)
 - PROP. OPEN SPACE: 23.1± ACRES (42%)
(23.1± ACRES EXCLUDING STORMWATER BASIN)
(NO LAND IN 50' BUFFER/FLOOD PLAIN /WETLAND/WATERSHED PROT.)
 - OTHER UNBUILDABLE/DRAINAGE AREAS: 6.2± ACRES (11%)
 - MIN. O.S. LOT FRONTAGE BY DISTRICT:
 - R-V: 75 FEET
 - R-S: 75 FEET
 - R-T: 100 FEET
 - MIN. O.S. LOT AREA BY DISTRICT:
 - R-V: 15,000 S.F.
 - R-S: 15,000 S.F.
 - R-T: 19,800 S.F.
 - MINIMUM 50% AVERAGE LOT AREA CALCULATION:
 - R-V LOTS: 5 LOTS @ 20,000 S.F. MIN.
 - R-S LOTS: 29 LOTS @ 20,000 S.F. MIN.
 - R-T LOTS: 10 LOTS @ 30,000 S.F. MIN.
 - WEIGHTED 50% REQ'D MIN. LOT AREA: 22,273 S.F. BASED ON CONVENTIONAL LAYOUT
 - PROVIDED AVERAGE O.S. LOT AREA: 22,500 S.F.±

ZONING DISTRICTS:
 RESIDENTIAL-TOWN (R-T)
 RESIDENTIAL-SUBURBAN (R-S)
 RESIDENTIAL-VILLAGE (R-V)
 GROUNDWATER PROT. DISTRICT (OVERLAY)
 ZONE II

ASSESSORS PARCELS:
 MAP 25, PARCELS 1, 2, 3, 5, 6, 42, 44 & 134, MAP 52, PARCELS 16 & 33

OWNER & APPLICANT:
 WOODLAND, LLC
 66 MAIN STREET
 MILLIS, MA 02054

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 _____ WITH DECISION FILED WITH THE TOWN CLERK ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WOODLAND, LLC, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HERewith. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

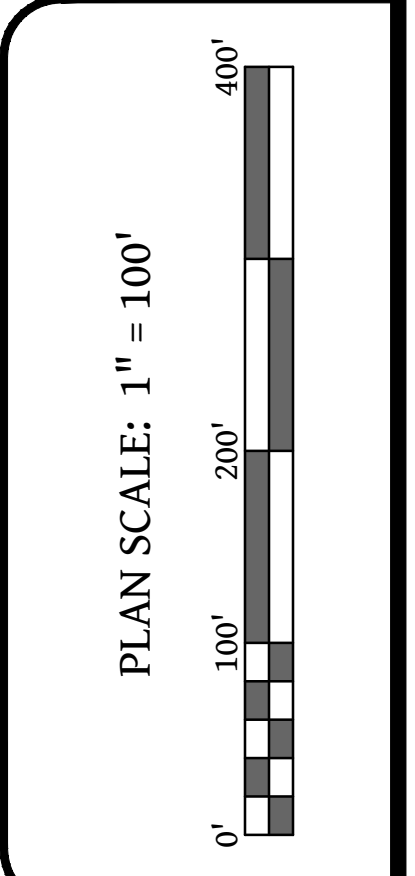
I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



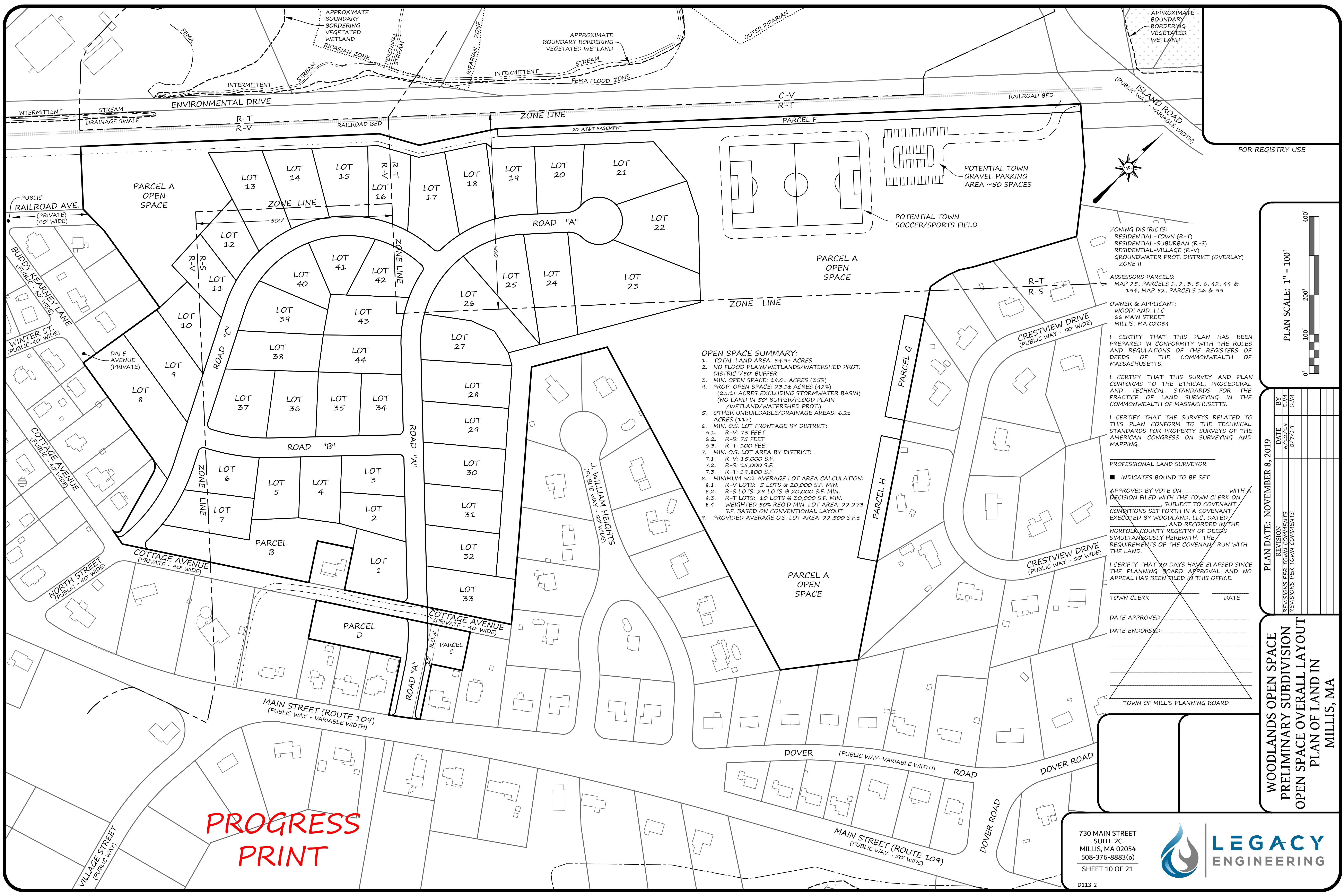
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	6/12/19	DJM
REVISIONS PER TOWN COMMENTS	8/7/19	DJM

PLAN DATE: MAY 6, 2019

**WOODLANDS OPEN SPACE
 PRELIMINARY SUBDIVISION
 OPEN SPACE OVERALL LAYOUT
 PLAN OF LAND IN
 MILLIS, MA**

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)
 SHEET 10 OF 21





**PROGRESS
PRINT**

- OPEN SPACE SUMMARY:**
- TOTAL LAND AREA: 54.3± ACRES
 - NO FLOOD PLAIN/WETLANDS/WATERSHED PROT. DISTRICT/50' BUFFER
 - MIN. OPEN SPACE: 14.0± ACRES (35%)
 - PROP. OPEN SPACE: 23.1± ACRES (42%)
(23.1± ACRES EXCLUDING STORMWATER BASIN)
(NO LAND IN 50' BUFFER/FLOOD PLAIN /WETLAND/WATERSHED PROT.)
 - OTHER UNBUILDABLE/DRAINAGE AREAS: 6.2± ACRES (11%)
 - MIN. O.S. LOT FRONTAGE BY DISTRICT:
 - R-V: 75 FEET
 - R-S: 75 FEET
 - R-T: 100 FEET
 - MIN. O.S. LOT AREA BY DISTRICT:
 - R-V: 15,000 S.F.
 - R-S: 15,000 S.F.
 - R-T: 19,800 S.F.
 - MINIMUM 50% AVERAGE LOT AREA CALCULATION:
 - R-V LOTS: 5 LOTS @ 20,000 S.F. MIN.
 - R-S LOTS: 29 LOTS @ 20,000 S.F. MIN.
 - R-T LOTS: 10 LOTS @ 30,000 S.F. MIN.
 - WEIGHTED 50% REQ'D MIN. LOT AREA: 22,273 S.F. BASED ON CONVENTIONAL LAYOUT
 - PROVIDED AVERAGE O.S. LOT AREA: 22,500 S.F.±

ZONING DISTRICTS:
RESIDENTIAL-TOWN (R-T)
RESIDENTIAL-SUBURBAN (R-S)
RESIDENTIAL-VILLAGE (R-V)
GROUNDWATER PROT. DISTRICT (OVERLAY)
ZONE II

ASSESSORS PARCELS:
MAP 25, PARCELS 1, 2, 3, 5, 6, 42, 44 & 134, MAP 52, PARCELS 16 & 33

OWNER & APPLICANT:
WOODLAND, LLC
66 MAIN STREET
MILLIS, MA 02054

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 _____ WITH A DECISION FILED WITH THE TOWN CLERK ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WOODLAND, LLC, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HERewith. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

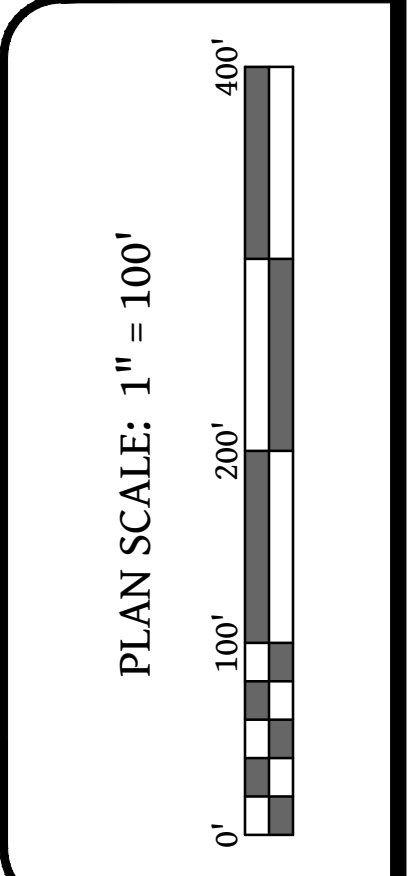
I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



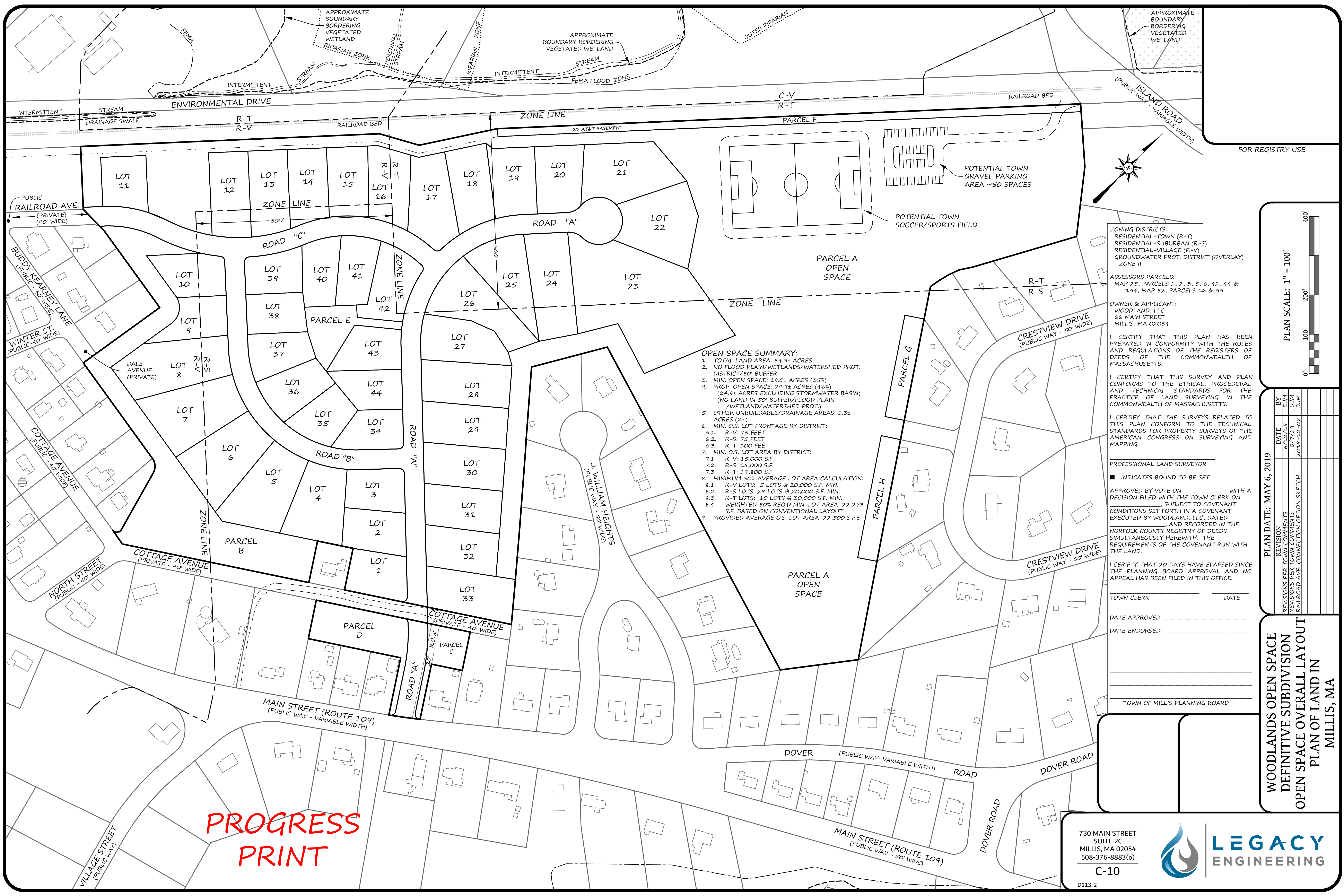
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	6/12/19	DJM
REVISIONS PER TOWN COMMENTS	8/7/19	DJM

PLAN DATE: NOVEMBER 8, 2019

**WOODLANDS OPEN SPACE
PRELIMINARY SUBDIVISION
OPEN SPACE OVERALL LAYOUT
PLAN OF LAND IN
MILLIS, MA**

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET 10 OF 21





**PROGRESS
PRINT**

- OPEN SPACE SUMMARY:**
- TOTAL LAND AREA: 54.3± ACRES
 - NO FLOOD PLAIN/WETLANDS/WATERSHED PROT. DISTRICT/50' BUFFER
 - MIN. OPEN SPACE: 19.0± ACRES (35%)
 - PROP. OPEN SPACE: 24.9± ACRES (46%)
(24.9± ACRES EXCLUDING STORMWATER BASIN)
(NO LAND IN 50' BUFFER/FLOOD PLAIN /WETLAND/WATERSHED PROT.)
 - OTHER UNBUILDABLE/DRAINAGE AREAS: 1.3± ACRES (2%)
 - MIN. O.S. LOT FRONTAGE BY DISTRICT:
 - R-V: 75 FEET
 - R-S: 75 FEET
 - R-T: 100 FEET
 - MIN. O.S. LOT AREA BY DISTRICT:
 - R-V: 15,000 S.F.
 - R-S: 15,000 S.F.
 - R-T: 19,800 S.F.
 - MINIMUM 50% AVERAGE LOT AREA CALCULATION:
 - R-V LOTS: 5 LOTS @ 20,000 S.F. MIN.
 - R-S LOTS: 29 LOTS @ 20,000 S.F. MIN.
 - R-T LOTS: 10 LOTS @ 30,000 S.F. MIN.
 - WEIGHTED 50% REQ'D MIN. LOT AREA: 22,273 S.F. BASED ON CONVENTIONAL LAYOUT
 - PROVIDED AVERAGE O.S. LOT AREA: 22,500 S.F.±

ZONING DISTRICTS:
 RESIDENTIAL-TOWN (R-T)
 RESIDENTIAL-SUBURBAN (R-S)
 RESIDENTIAL-VILLAGE (R-V)
 GROUNDWATER PROT. DISTRICT (OVERLAY)
 ZONE II

ASSESSORS PARCELS:
 MAP 25, PARCELS 1, 2, 3, 5, 6, 42, 44 & 134, MAP 52, PARCELS 16 & 33

OWNER & APPLICANT:
 WOODLAND, LLC
 66 MAIN STREET
 MILLIS, MA 02054

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

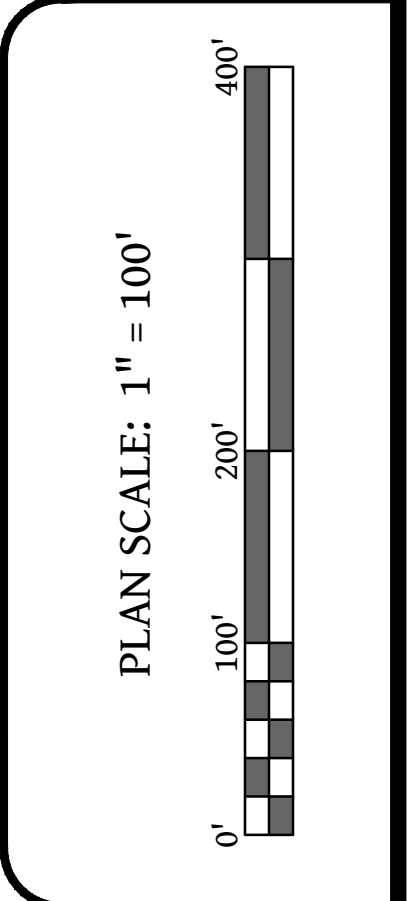
APPROVED BY VOTE ON _____ WITH A DECISION FILED WITH THE TOWN CLERK ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WOODLAND, LLC, DATED _____, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HERewith. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

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

TOWN CLERK _____ DATE _____

DATE APPROVED: _____
 DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	6/12/19	DJM
REVISIONS PER TOWN COMMENTS	8/7/19	DJM
RAILROAD AVE. CONNECTION OPTION SKETCH	2019-12-02	DJM

PLAN DATE: MAY 6, 2019

**WOODLANDS OPEN SPACE
 DEFINITIVE SUBDIVISION
 OPEN SPACE OVERALL LAYOUT
 PLAN OF LAND IN
 MILLIS, MA**

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)
C-10
 D113-2

