

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020
DATE

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN JUNE 7, 2019 AND JULY 7, 2019.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020
DATE

I CERTIFY THAT THE LOTS SHOWN ON THIS PLAN HAVE FRONTAGE ON A PUBLIC WAY THAT WAS SHOWN ON A PREVIOUS PLAN (9038C) APPROVED IN ACCORDANCE WITH THE SUBDIVISION CONTROL LAW, OF AT LEAST SUCH DISTANCE, IF ANY, AS IS THEN REQUIRED BY ORDINANCE OR BY-LAW OF SAID TOWN OF MILLIS FOR ERECTION OF A BUILDING ON SUCH LOT, AND IF NO DISTANCE IS SO REQUIRED, HAS SUCH FRONTAGE OF AT LEAST TWENTY FEET.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020
DATE

GENERAL NOTES:

1. ZONING DISTRICT : RESIDENTIAL (R-S)
MINIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 25,000 S.F.
MIN. LOT FRONTAGE = 125'
MIN. BUILDING SETBACKS : FRONT = 40'
SIDE = 20' REAR = 40'

2. LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 15 PLOT 55
LAND COURT CERTIFICATES: 152669 AND 152671
OWNER OF RECORD: STEPHEN & CHIZUKO SILVER

3. PLAN REFERENCES:
P-1.) LAND COURT PLAN 15728 AND 15728

4. COMMUNITY PANEL NUMBER 25021C0161 E
THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREAS OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD.

5.) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON AND BETWEEN JUNE 7, 2019 AND JULY 7, 2019.

WAIVER REQUESTS:

1. TABLE 1 GEOMETRIC DESIGN STANDARDS: FROM THE PAVEMENT WIDTH REQUIREMENT FOR A TYPE I SECONDARY STREET FROM 26' WIDE TO 22' WIDE.

5.1.2 CROSS SECTIONS: FROM THE STANDARD CROSS SECTION, FIGURE 1A, TO THE CROSS SECTION AS SHOWN ON SHEET 7.

5.4.2 SIDEWALKS: FROM THE REQUIREMENT TO HAVE SIDEWALKS ON BOTH SIDES OF THE ROADWAY, TO A SIDEWALK ON ONE SIDE OF THE ROADWAY.

5.5.3 SHADE TREES: FROM THE REQUIREMENT TO INSTALL SHADE TREES ON BOTH SIDES OF THE ROADWAY TO ONE SIDE OF THE ROADWAY.

5.10 STREET LIGHTING: FROM THE REQUIREMENT TO INSTALL LIGHTING ALONG ALL STREETS TO AT THE INTERSECTION AND DRIVEWAY LIGHTS ON LOTS.

5.11 FIRE ALARM & POLICE CALL BOXES: FROM THE REQUIREMENT TO PROVIDE FIRE ALARM AND/OR POLICE CALL BOXES.

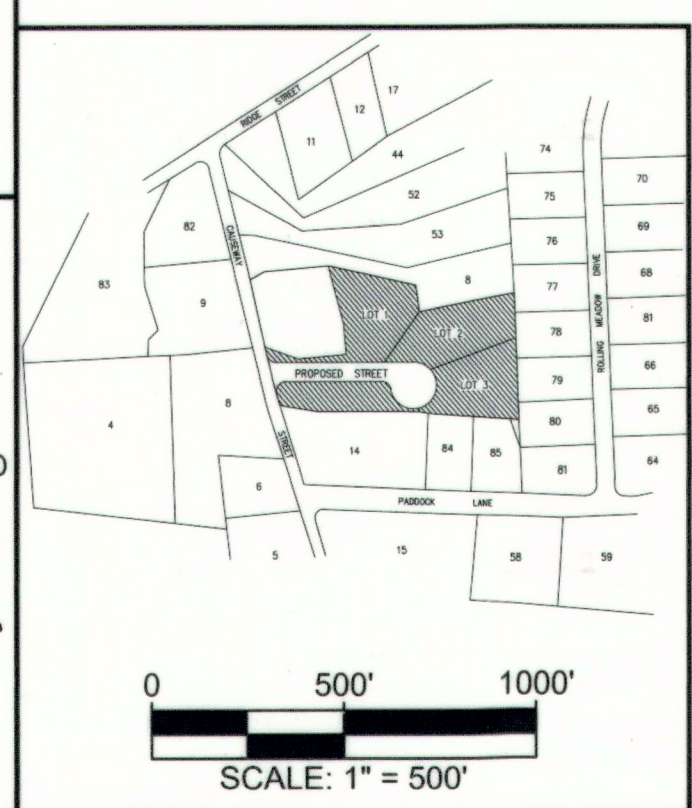
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1/15/2020

AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Tim J. Driscoll
MILLIS TOWN CLERK

2/18/2020
DATE



"Rivendell Woods"

Land Court Plan of Land

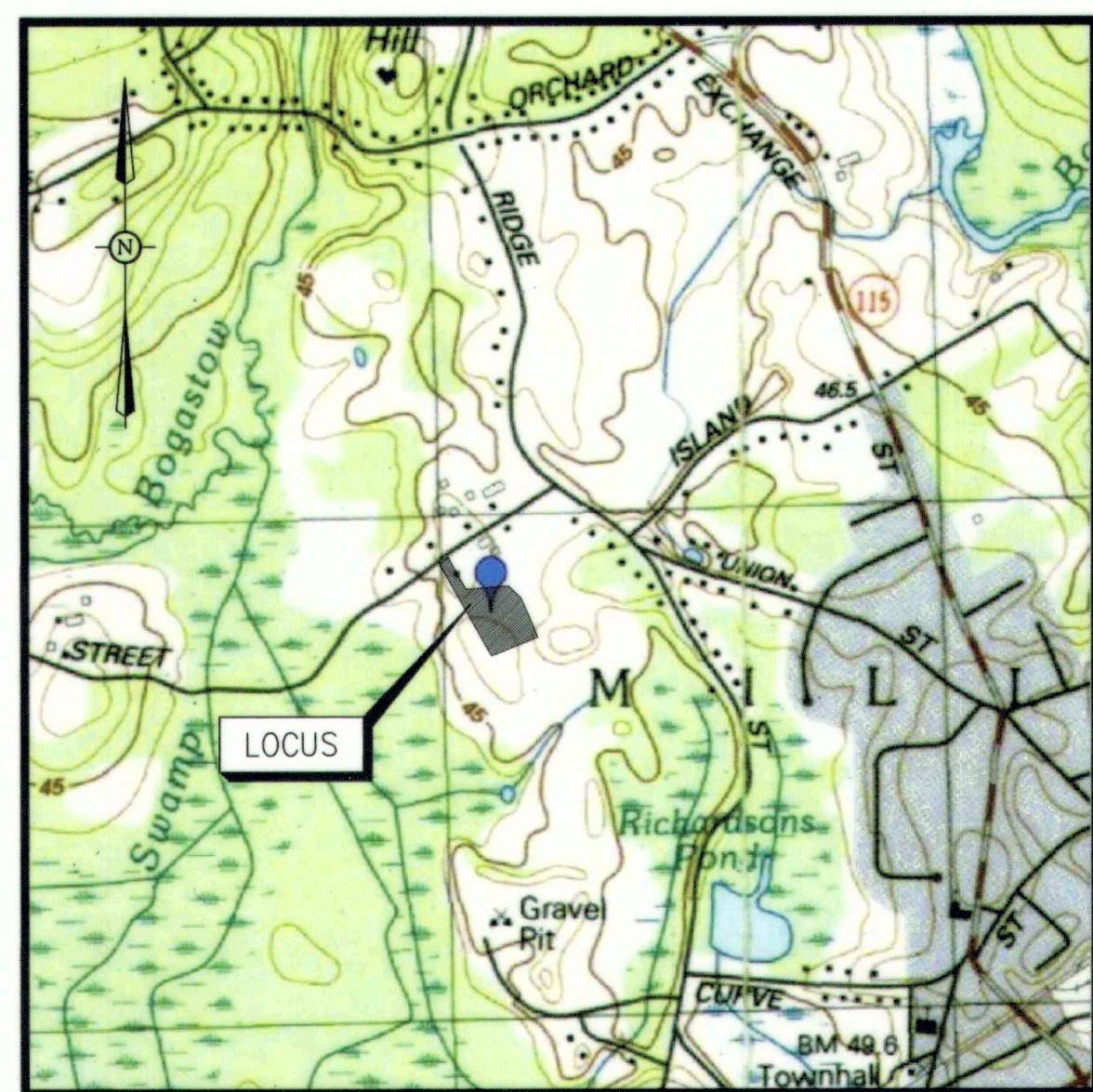
Being a Definitive Subdivision of Lot 65

on Land Court Plan No. 15728 O

o Causeway Street, Millis, MA 02054

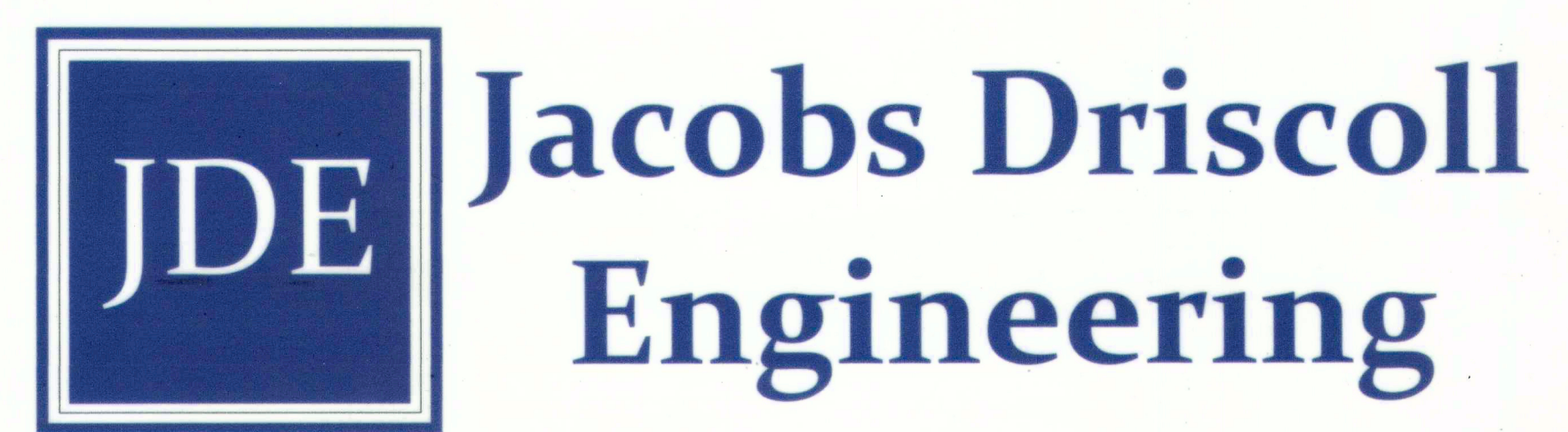
PREPARED FOR:

Stephen Silver
227 Causeway Street
Millis, MA 02054



LOCUS MAP
Not to Scale

PREPARED BY:



Civil Engineering and Land Surveying Professionals
50 Oliver Street, Suite 101
North Easton, MA 02356

TOWN OF MILLIS
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

Bill Ryan 2/11/20
Shirley Kelly
Joe Kelly

2/11/2020
DATE

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF MILLIS AND ARE BUILDABLE LOTS.

REVISIONS		
No.	DATE	DESCRIPTION
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"RIVENDELL WOODS"
Land Court Plan of Land
Being A Definitive Subdivision
of Lot 65 on
Land Court Plan No. 15728 O

COVER SHEET
0 CAUSEWAY STREET
IN
MILLIS
(NORFOLK COUNTY)
MASSACHUSETTS
AUGUST 27, 2019

PREPARED FOR:

STEPHEN SILVER
227 CAUSEWAY STREET
MILLIS
MASSACHUSETTS
02054

JDE
Jacobs Driscoll
Engineering

50 Oliver Street, Suite 101
North Easton, Massachusetts 02356
Phone: 508-928-4400
www.JacobsDriscoll.com

COMMONWEALTH OF MASSACHUSETTS
EDWARD P. JACOBS
NO. 48897
REGISTERED
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
GREGORY W. DRISCOLL, JR.
NO. 45973
REGISTERED
PROFESSIONAL ENGINEER

Edward P. Jacobs

SHEET 1 OF 11
JOB NUMBER: 2018-079

X:\2018\2018-0719 Silver 227 Causeway Street, Millis\CIVIL\DESIGN\2018-0719 LGD.dwg

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Tim J. Barker
MILLIS TOWN CLERK

2/18/2020

DATE

LEGEND

EXIST	PROP	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		STATE HIGHWAY BASELINE
		BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		STATE LINE

EXIST	PROP	
		GRAVEL ROAD
		BITUMINOUS CURB
		PRECAST CONC. CURB
		SLOPED GRAN. CURB
		SAWCUT
		MATCHLINE

EXIST	PROP	
		SOLID WHITE LINE
		BROKEN WHITE LINE
		SOLID WHITE CHANNELIZING LINE
		SOLID YELLOW CHANNELIZING LINE
		DOUBLE YELLOW LINE
		STOP LINE

		STEEL GUARD RAIL
		WOOD GUARD RAIL
		STOCKADE FENCE

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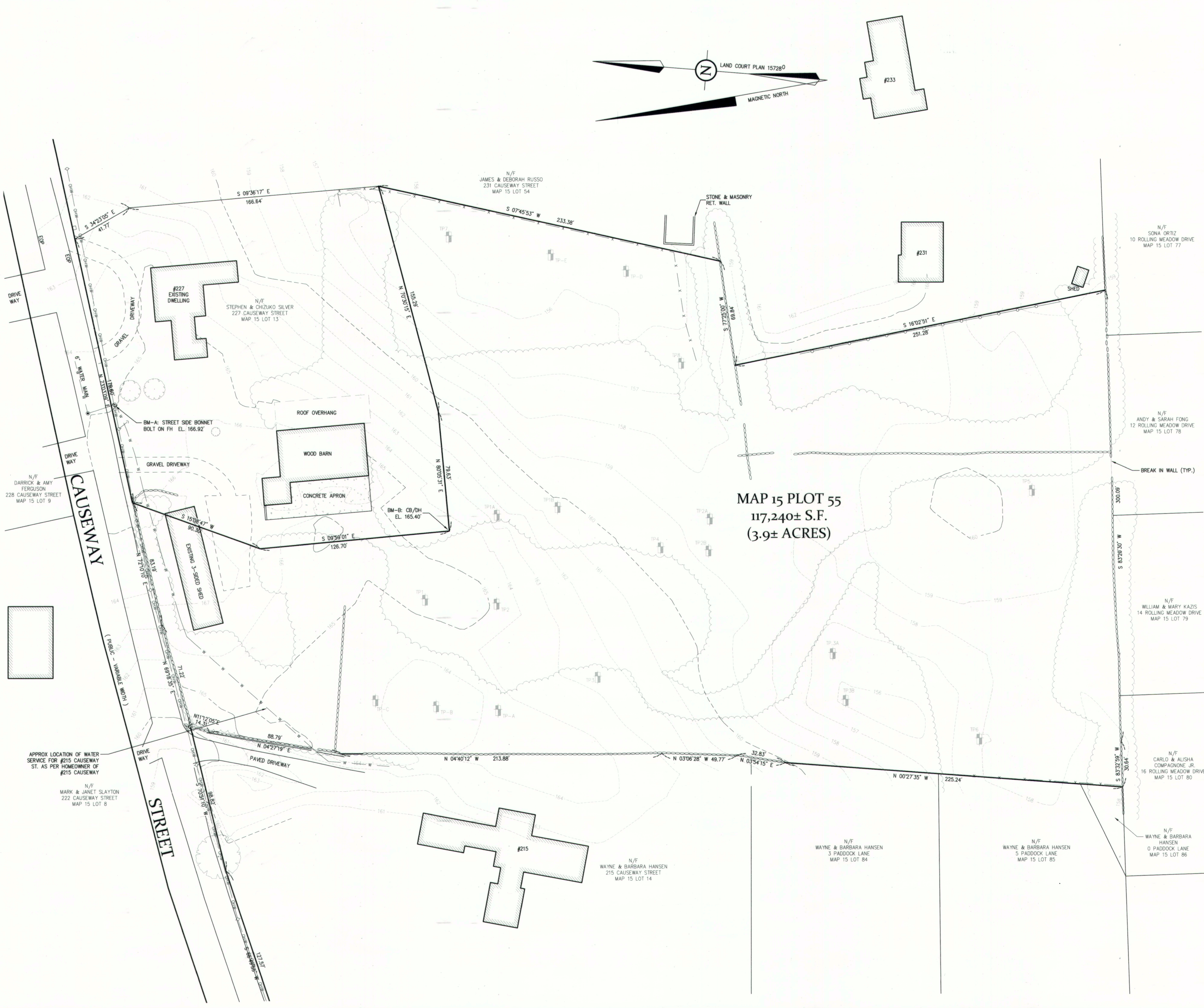
1/15/2020

AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Linda A. Davis
MILLIS TOWN CLERK

2/18/2020

DATE



TOWN OF MILLIS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED

Blair J. 2/11/20
David M. Riley
Gregory W. Driscoll
January 7, 2020

2/11/2020
DATE

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF MILLIS AND ARE BUILDABLE LOTS.

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"RIVENDELL WOODS"
Land Court Plan of Land
Being A Definitive Subdivision
of Lot 65 on
Land Court Plan No. 15728^O
**EXISTING CONDITIONS
PLAN**

0 CAUSEWAY STREET

IN

MILLIS

(NORFOLK COUNTY)

MASSACHUSETTS

AUGUST 27, 2019

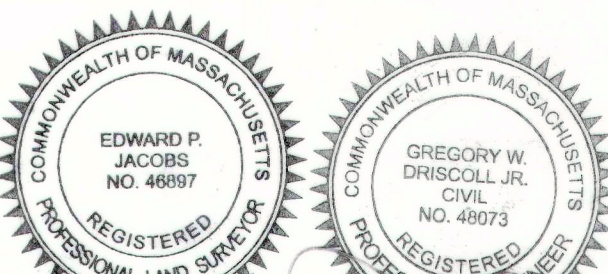
PREPARED FOR:

STEPHEN SILVER
227 CAUSEWAY STREET
MILLIS
MASSACHUSETTS
02054

0 30' 60'
SCALE: 1" = 30'

JDE
Jacobs Driscoll
Engineering

50 Oliver Street, Suite 101
North Easton, Massachusetts 02356
Phone: 508-928-4400
www.JacobsDriscoll.com



Edward P. Jacobs
Gregory W. Driscoll, Jr.

SHEET 3 OF 11

JOB NUMBER: 2018-079

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

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DATE

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020
DATE

GENERAL NOTES:

1. ZONING DISTRICT: RESIDENTIAL (R-S) MINIMUM ZONING REQUIREMENTS MIN. LOT AREA=25,000 S.F. MIN. LOT FRONTAGE=125' MIN. BUILDING SETBACKS: FRONT=40' SIDE=20' REAR=40'
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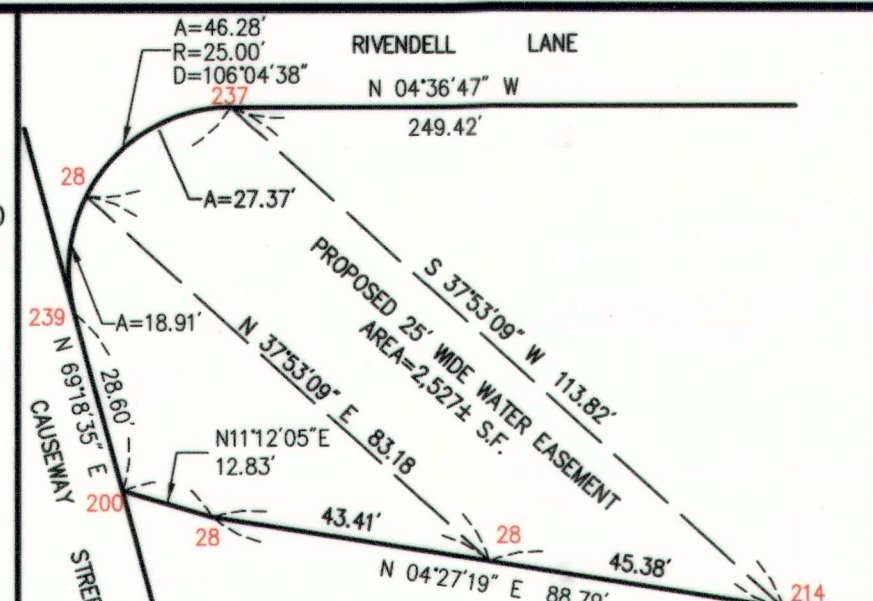
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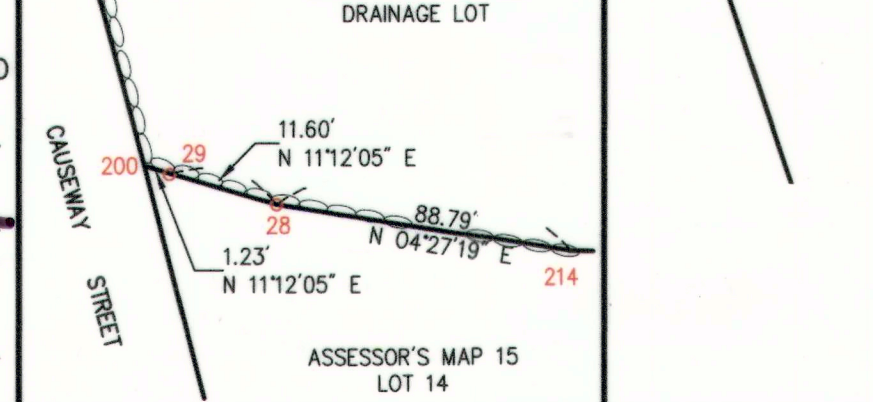
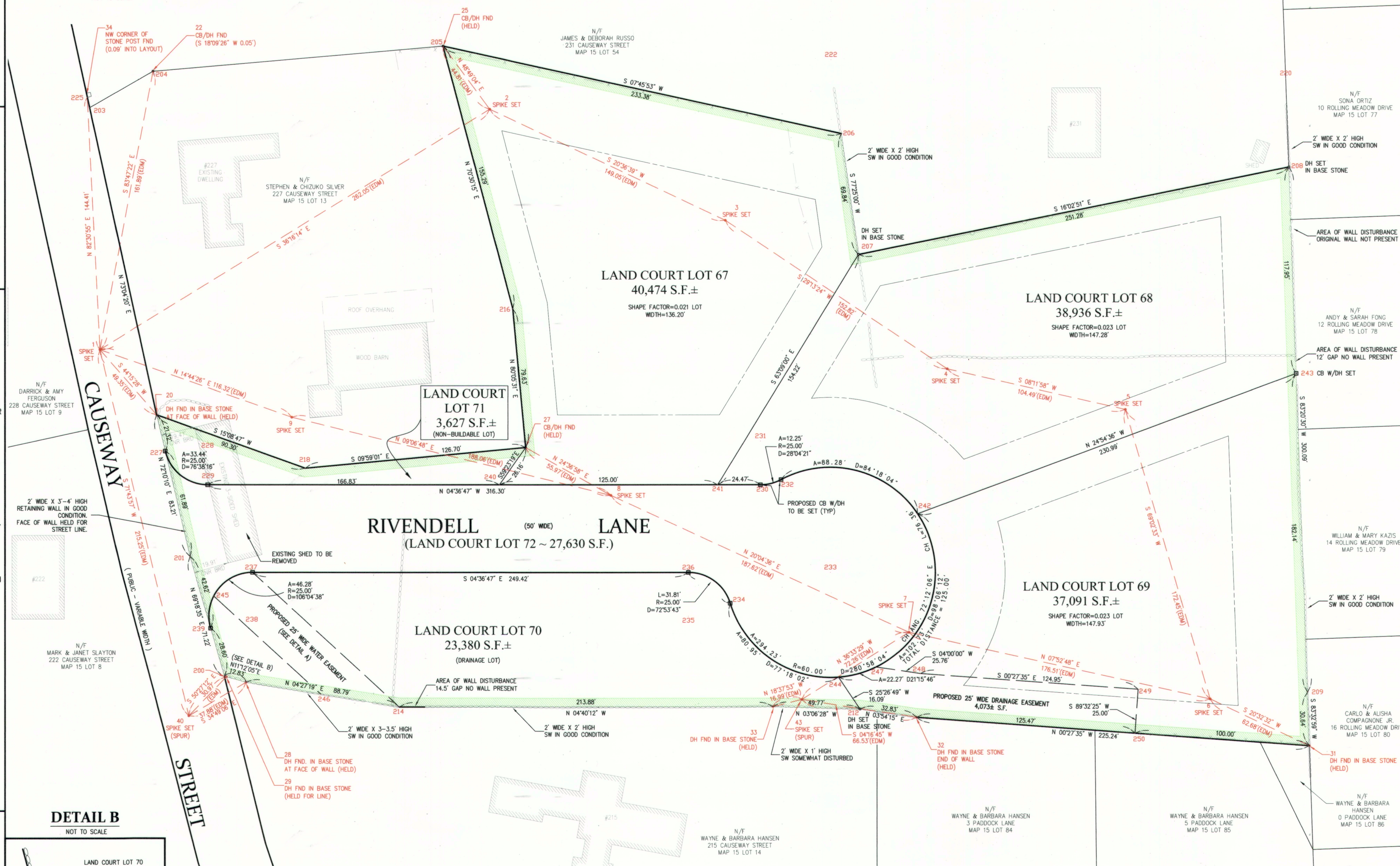
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Amir D. Kaulin
MILLIS TOWN CLERK

2/18/2020
DATE



DETAIL A
NOT TO SCALE

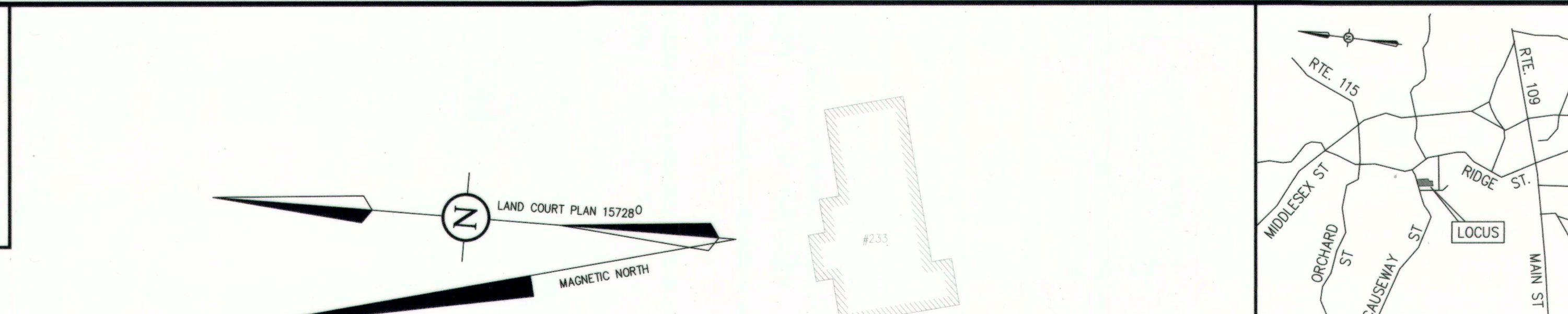


UNADJUSTED FIELD TRAVERSE PARAMETERS:

LINEAR ERROR OF CLOSURE = 0.021'
DIRECTIONAL ERROR OF CLOSURE = S 61°01'40\" W
ACCURACY=1 : 62,449
TOTAL STATION = TOPCON ES-103
EDM = INTERNAL
EDM ACCURACY = 2 MM + 2 PPM
NOTE : ALL LINES MEASURED BY EDM UNLESS OTHERWISE NOTED.

LEGEND

FND = FOUND NOT LOCATED
D = DISTURBED
N/F = NOW OR FORMERLY
FND = FOUND
DH = DRILL HOLE
CNR BRD = CORNER BOARD
--- = STONE WALL
--- = WIRE FENCE
--- = WOOD FENCE
--- = TRAVERSE



TOWN OF MILLIS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

2/11/2020
2/11/2020
DATE

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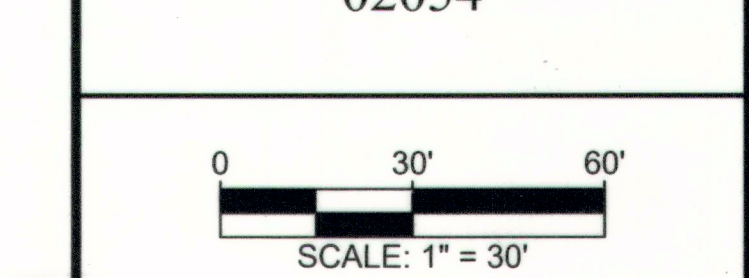
"RIVENDELL WOODS"
Land Court Plan of Land Being A Definitive Subdivision of Lot 65 on Land Court Plan No. 15728⁰

LOT LAYOUT PLAN

0 CAUSEWAY STREET
IN
MILLIS
(NORFOLK COUNTY)
MASSACHUSETTS
AUGUST 27, 2019

PREPARED FOR:

STEPHEN SILVER
227 CAUSEWAY STREET
MILLIS
MASSACHUSETTS
02054



JDE
Jacobs Driscoll Engineering

50 Oliver Street, Suite 101
North Easton, Massachusetts 02356
Phone: 508-928-4400
www.jacobsdriscoll.com

I CERTIFY THAT I HAVE COMPLIED WITH SECTION 2.1.3.4.8 OF THE 2006 LAND COURT MANUAL OF INSTRUCTIONS IN REGARDS TO REDUNDANT MEASUREMENTS FOR MONUMENTATION BY DOUBLING ALL ANGLES AND DISTANCES TO SIDESHOTS.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020
DATE

SHEET 4 OF 11

JOB NUMBER: 2018-079

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1. TABLE 1 GEOMETRIC DESIGN STANDARDS: FROM THE PAVEMENT WIDTH REQUIREMENT FOR A TYPE I SECONDARY STREET FROM 26' WIDE TO 22' WIDE.

- 5.1.2 CROSS SECTIONS: FROM THE STANDARD CROSS SECTION, FIGURE 1A, TO THE CROSS SECTION AS SHOWN ON SHEET 7.

- 5.4.2 SIDEWALKS: FROM THE REQUIREMENT TO HAVE SIDEWALKS ON BOTH SIDES OF THE ROADWAY, TO A SIDEWALK ON ONE SIDE OF THE ROADWAY.

- 5.5.3 SHADE TREES: FROM THE REQUIREMENT TO INSTALL SHADE TREES ON BOTH SIDES OF THE ROADWAY TO ONE SIDE OF THE ROADWAY.

- 5.10 STREET LIGHTING: FROM THE REQUIREMENT TO INSTALL LIGHTING ALONG ALL STREETS TO AT THE INTERSECTION AND DRIVEWAY LIGHTS ON LOTS.

- 5.11 FIRE ALARM & POLICE CALL BOXES: FROM THE REQUIREMENT TO PROVIDE FIRE ALARM AND/OR POLICE CALL BOXES.

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MILLIS PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

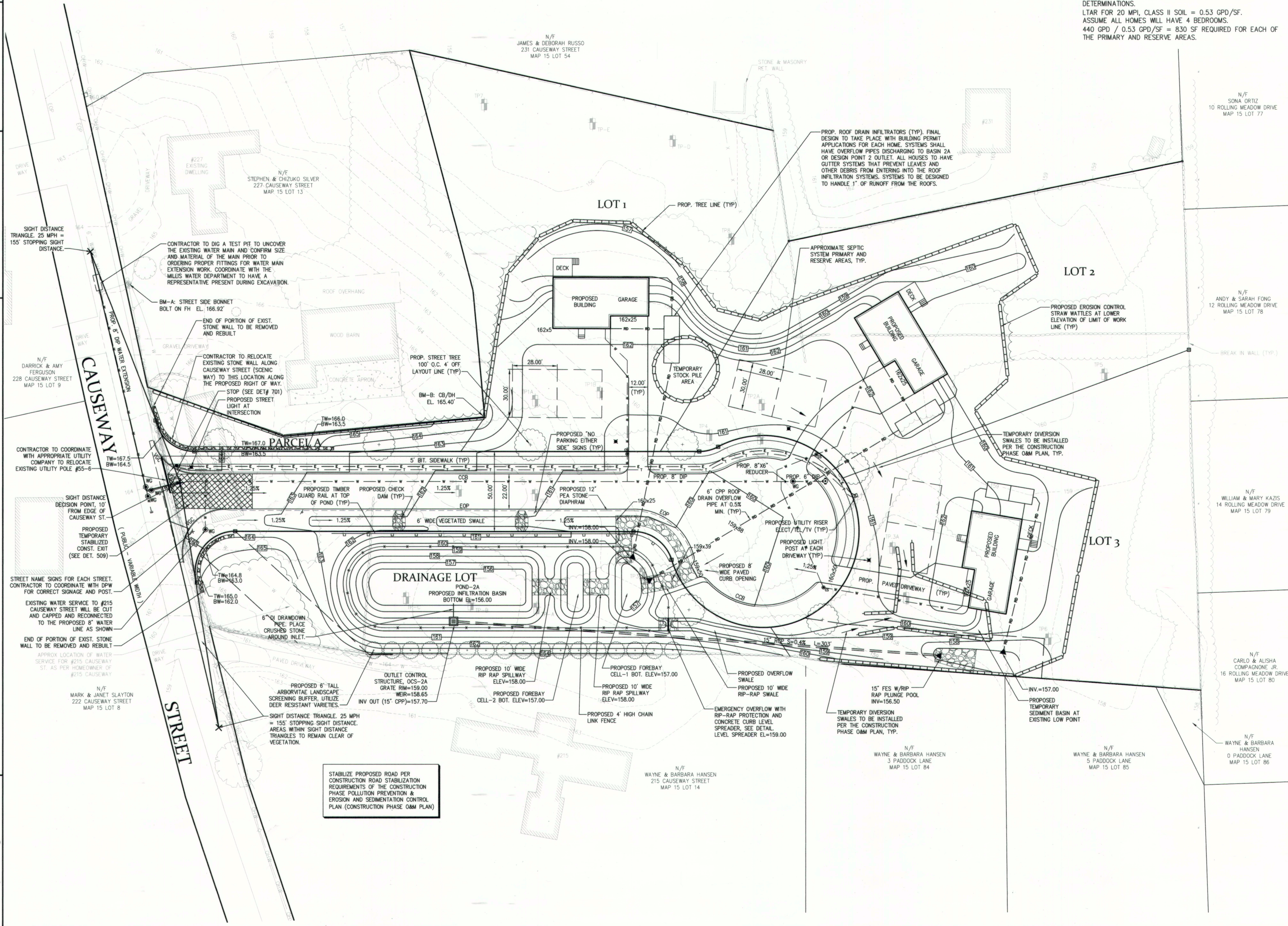
1/15/2020

AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Timothy Paulin
MILLIS TOWN CLERK

2/18/2020

DATE



BUILD-OUT NOTE:
HOUSE FOOTPRINTS AND DRIVEWAYS SHOWN ON THIS PLAN ARE PLACEHOLDERS FOR DESIGN AND CALCULATION PURPOSES ONLY. ACTUAL HOMES TO BE BUILT WILL BE CHOSEN BY THE FUTURE HOME BUYERS AND WILL VARY FROM WHAT IS SHOWN ON THIS PLAN. FINAL SITE LAYOUT DESIGN WILL BE PROVIDED ON THE FUTURE BUILDING PERMIT PLOT PLANS AT THE TIME THAT THE BUILDING PERMIT APPLICATION IS MADE. FURTHERMORE, THE INDIVIDUAL HOUSE LOT GRADING IS ALSO SCHEMATIC AND WILL BE FINALIZED AT THE BUILDING PERMIT PLOT PLAN PHASE AS WELL. THE PURPOSE OF THIS DEFINITIVE SUBDIVISION IS TO CREATE BUILDABLE HOUSE LOTS.

PRELIMINARY SEPTIC SYSTEM SIZING
LONGEST PERCOLATION RATE RECORDED ONSITE = 11 MPI.
USE 20 MPI, CLASS II RATE FOR PRELIMINARY SIZING.
SEE SHEET 9 FOR SOIL LOGS WITH GROUNDWATER DETERMINATIONS.
LTAR FOR 20 MPI, CLASS II SOIL = 0.53 GPD/SF.
ASSUME ALL HOMES WILL HAVE 4 BEDROOMS.
440 GPD / 0.53 GPD/SF = 830 SF REQUIRED FOR EACH OF THE PRIMARY AND RESERVE AREAS.

TOWN OF MILLIS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

2/11/20
2/11/2020
DATE

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF MILLIS AND ARE BUILDABLE LOTS.

REVISIONS		
No.	DATE	DESCRIPTION
1	10-28-2019	PER REVIEW COMMENTS
2	11-11-2019	PER REVIEW COMMENTS
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4	12-13-2019	PER REVIEW COMMENTS
5	01-09-2020	PER REVIEW COMMENTS

"RIVENDELL WOODS"
Land Court Plan of Land
Being A Definitive Subdivision
of Lot 65 on
Land Court Plan No. 15728O
**GRADING, DRAINAGE &
UTILITY PLAN**
0 CAUSEWAY STREET
IN
MILLIS
(NORFOLK COUNTY)
MASSACHUSETTS
AUGUST 27, 2019

PREPARED FOR:
STEPHEN SILVER
227 CAUSEWAY STREET
MILLIS
MASSACHUSETTS
02054

0 30' 60'
SCALE: 1" = 30'

JDE
Jacobs Driscoll
Engineering

50 Oliver Street, Suite 101
North Easton, Massachusetts 02356
Phone: 508-928-4400
www.JacobsDriscoll.com

EDWARD P. JACOBS
NO. 46007
REGISTERED
PROFESSIONAL LAND SURVEYOR

GREGORY W. DRISCOLL JR.
NO. 46073
REGISTERED
PROFESSIONAL ENGINEER

SHEET 5 OF 11

JOB NUMBER: 2018-079

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

DATE

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

DATE

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

DATE

GENERAL NOTES:

1. ZONING DISTRICT : RESIDENTIAL (R-S)
MINIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 25,000 S.F.
MIN. LOT FRONTAGE = 125'
MIN. BUILDING SETBACKS : FRONT = 40'
SIDE = 20' REAR = 40'
2. LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 15 PLOT 55
LAND COURT CERTIFICATES: 152669 AND 152671
OWNER OF RECORD: STEPHEN & CHIZUKO SILVER
3. PLAN REFERENCES:
P-1.) LAND COURT PLAN 15728 AND 15728
4. COMMUNITY PANEL NUMBER 2502100161 E
THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREAS OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD.

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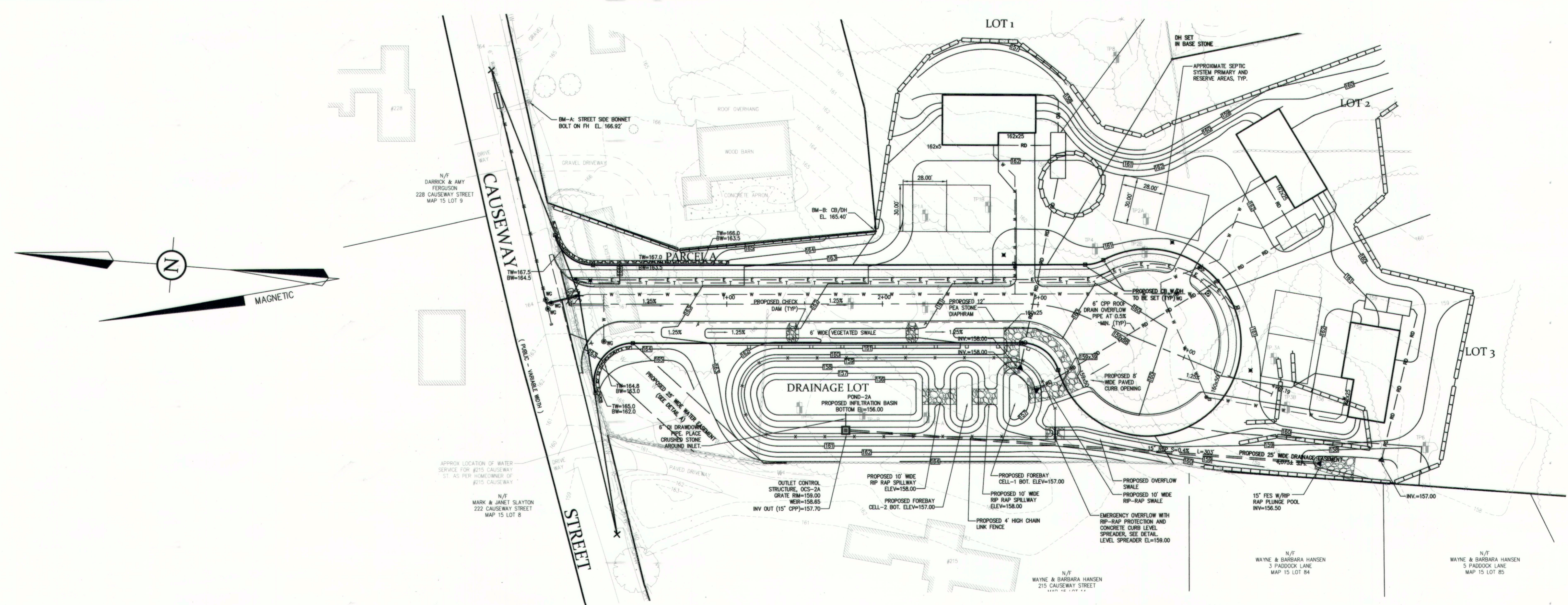
1/15/2020

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Timothy D. Hallin
MILLIS TOWN CLERK

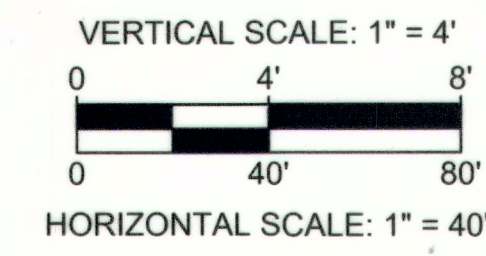
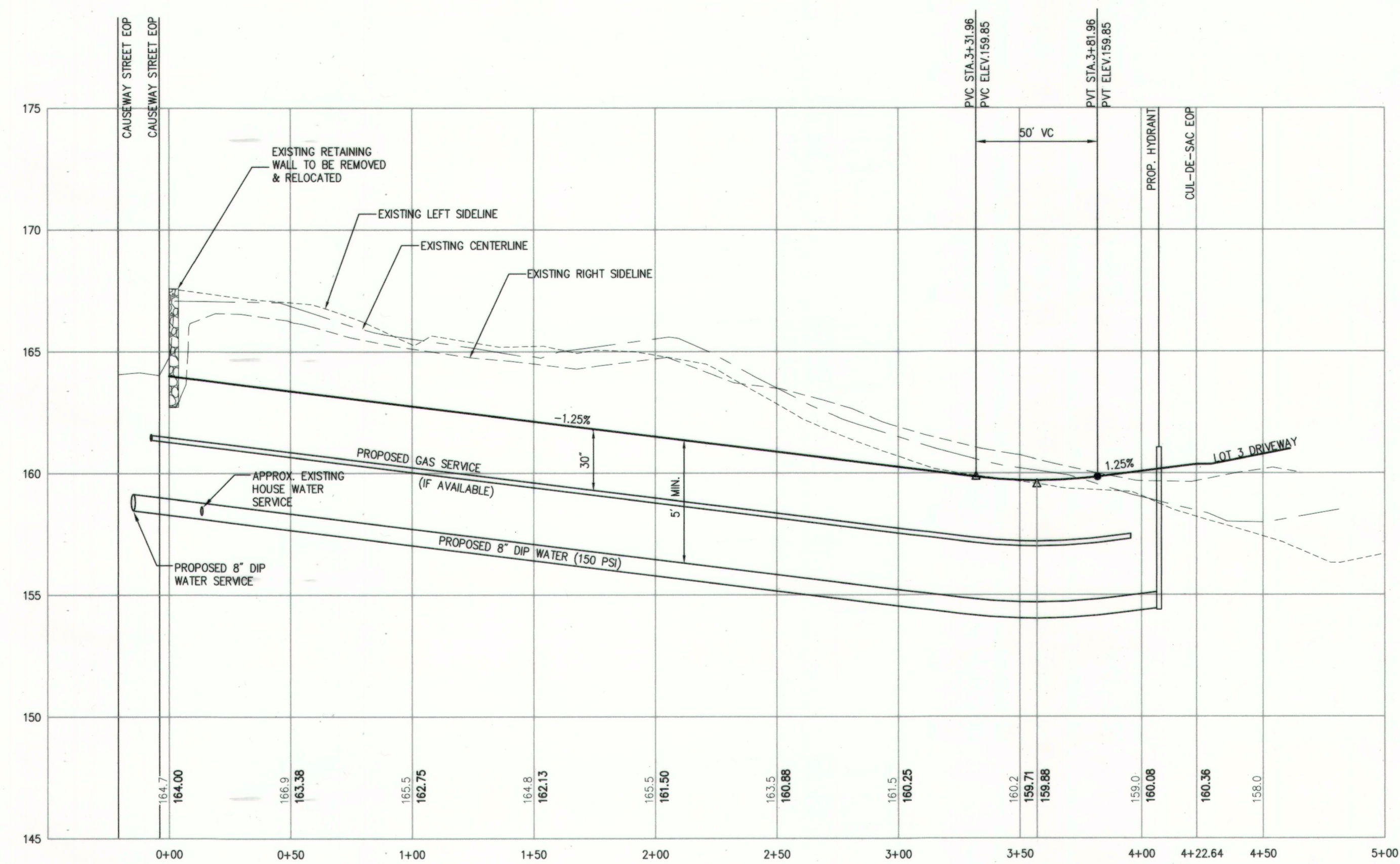
2/18/2020

DATE



RIVENDELL LANE

TYPE-1 SECONDARY STREET PER MILLIS SUBDIVISION RULES AND REGULATIONS



TOWN OF MILLIS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

John M. Kelly
2/11/2020

2/11/2020
DATE

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Land Court Plan of Land
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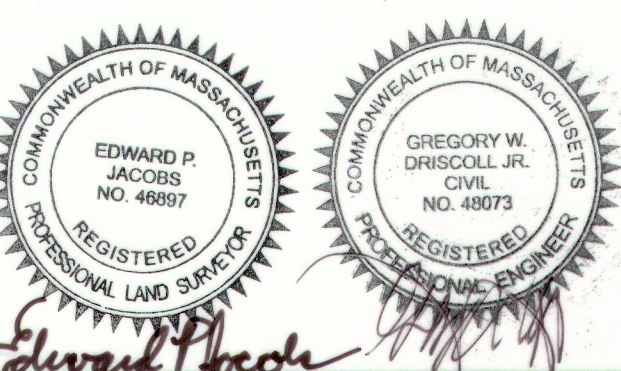
PLAN & PROFILE
0 CAUSEWAY STREET
IN
MILLIS
(NORFOLK COUNTY)
MASSACHUSETTS
AUGUST 27, 2019

PREPARED FOR:

STEPHEN SILVER
227 CAUSEWAY STREET
MILLIS
MASSACHUSETTS
02054

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SHEET 6 OF 11

JOB NUMBER: 2018-079

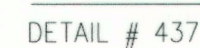
DATE _____

DATE _____

DATE _____

MILLS TOWN CLERK

DATE _____



TYPICAL SUPER ELEVATED PAVED ROAD SECTION

JDE



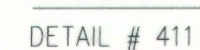
1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE .5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF CURB RAMPS SHALL BE .6%.
4. THE MAXIMUM ALLOWABLE SLOPE OF CURB RAMP SHALL BE .5% EXCEPTED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC).
5. CURB TREATMENT VARIATIONS, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT EROSION.
7. SEE TYPICAL SIDEWALK SECTION FOR CURB CONSTRUCTION.
8. DETECTABLE WARNING PANEL LOCATION NOT LESS THAN 6" OR MORE THAN 24" FROM ROADWAY EDGE (GUTTER).
9. TRUNCATED CONES TO BE ALIGNED WITH DIRECTION OF TRAVEL. FOR DETAIL OF TRUNCATED DOMES SEE MASSDOT DRAWING E-107.65.R.



DETAIL # 402

ACCESSIBLE CURB RAMP - TYPE "B"

JDE



CAPE COD BERM (CCB)

JDE



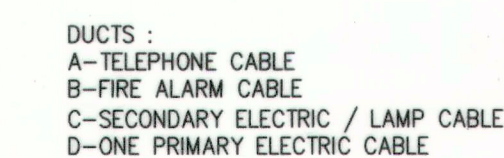
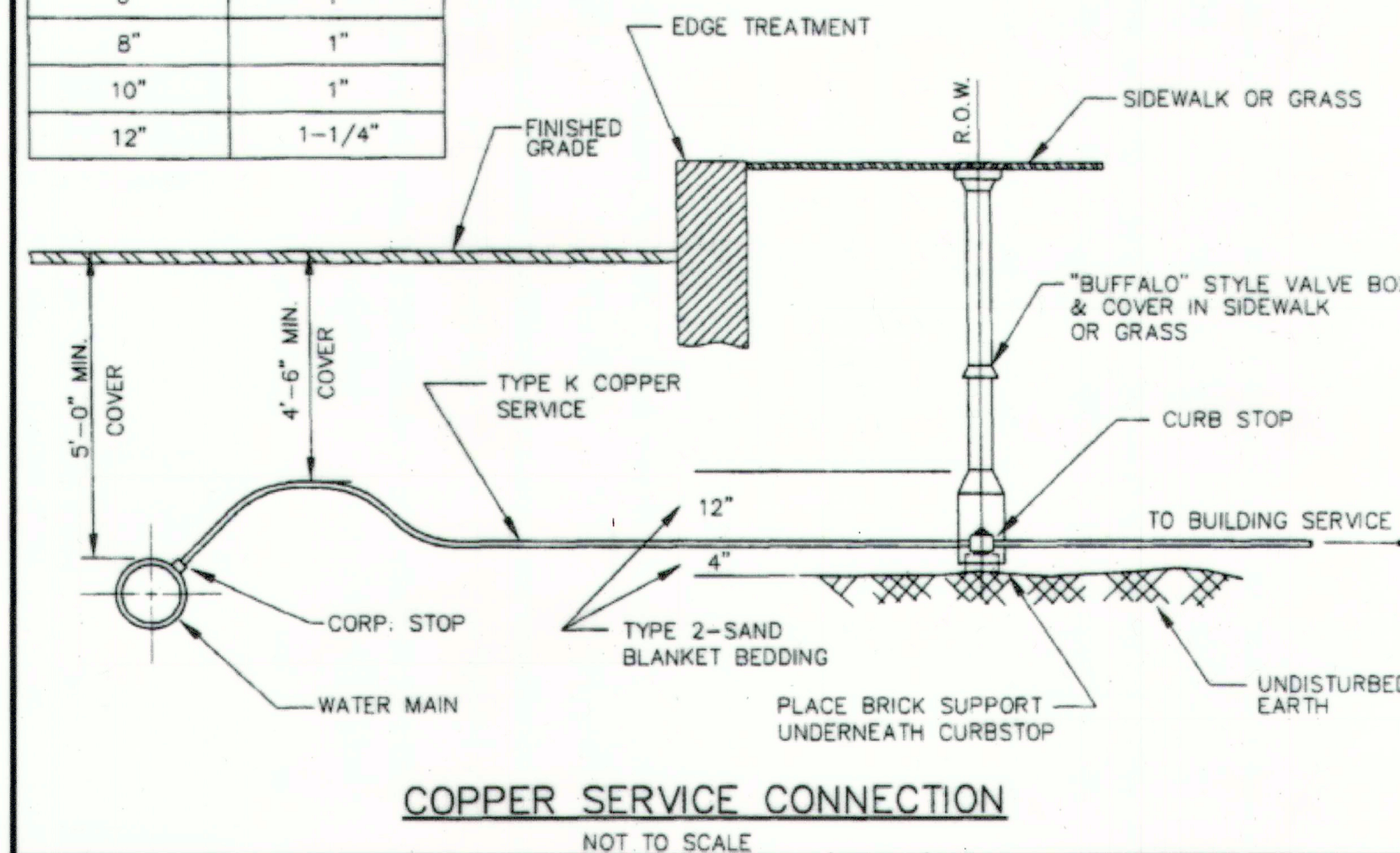
1. COLLARS TO BE 4350 PSI (30 MPa), 1-1/2" (40mm), 740 LB. (335 kg) CEMENT CONCRETE MASONRY OR H.E.S. AS DIRECTED (IF HAND MIXED SEE LATEST STANDARD SPECIFICATIONS).
2. NO CONCRETE REQUIRED IN CONCRETE PAVEMENT.
3. ALL WORK SHALL CONFORM TO MHD STANDARD 202.9.0 UNLESS OTHERWISE NOTED.

DETAIL # 451

CONCRETE COLLAR

JDE

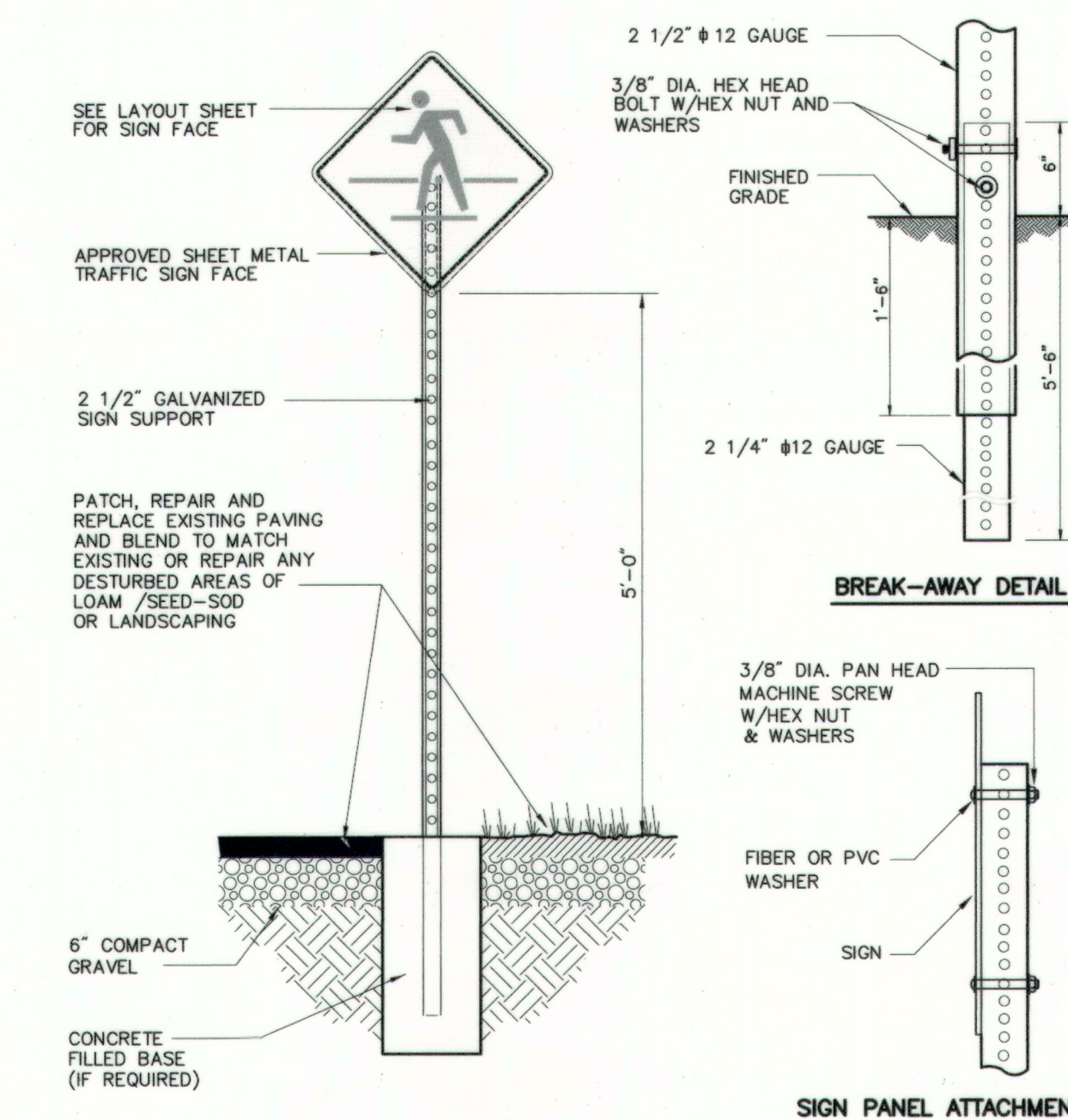
* WHERE THE SIZE OF THE CONNECTION EXCEEDS THAT GIVEN IN THE TABLE A BOSS SHALL BE PROVIDED OR THE TAP SHALL BE MADE BY MEANS OF MULTIPLE CORN. STOPS AND BRANCH FITTINGS, TAPPED TEE, OR TAPPED SADDLE. TAPPING SADDLES SHALL BE USED FOR ALL SIZES OF AC AND PVC WATER MAINS



DETAIL # 004

DUCT BANK SECTION

JD



DETAIL # 704

TRAFFIC SIGN POST

JD

REVISIONS

02054

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

DATE

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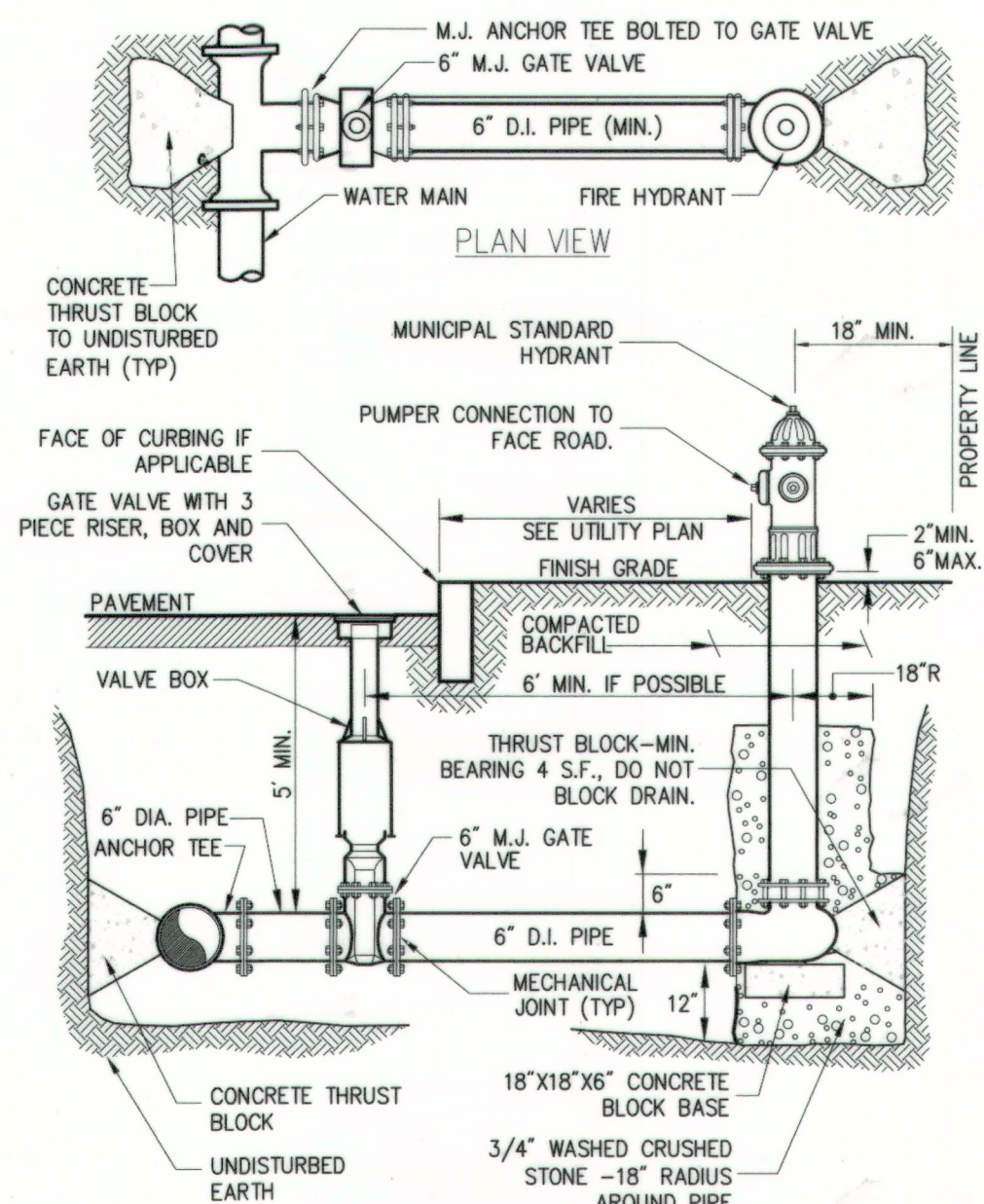
1/15/2020

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Tim J. Danahy
MILLIS TOWN CLERK

2/18/2020

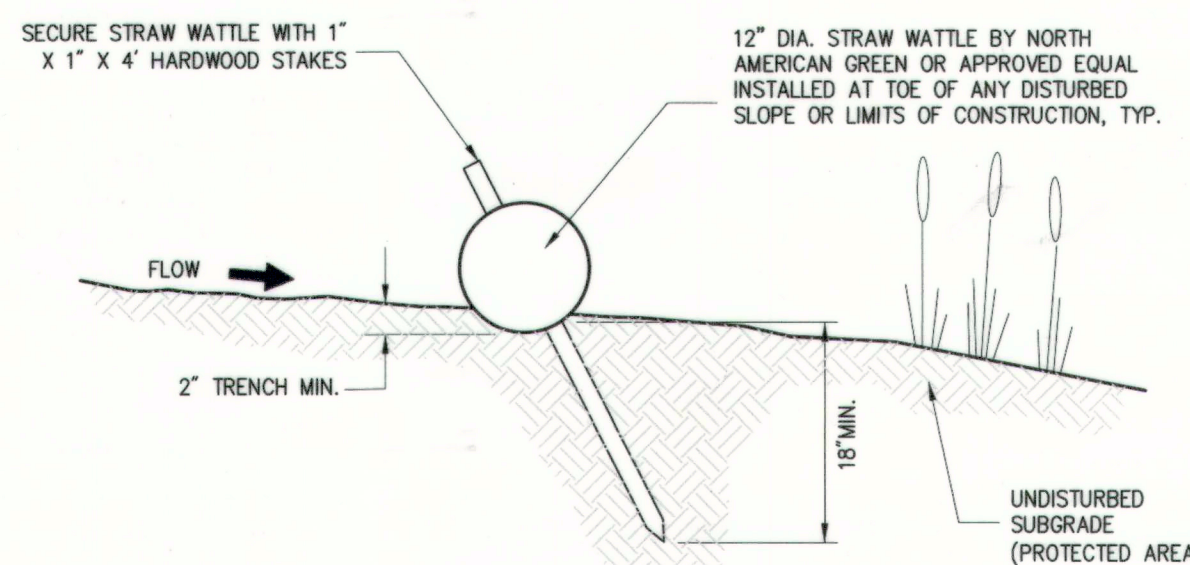
DATE



DETAIL # 300

FIRE HYDRANT CONNECTION

JDE



DETAIL # 519

STRAW WATTLE EROSION CONTROL

JDE

TABLE OF DIMENSIONS													
BENDS	B	C	D	E	F	BENDS	B	C	D	E	F		
6\"	111/4\"	8\"	15\"	12\"	24\"	12\"	6\"	45\"	8\"	30\"	12\"	24\"	14\"
6\"	221/2\"	-	19\"	-	-	13\"	6\"	90\"	-	30\"	-	-	27\"
8\"	111/4\"	-	20\"	-	-	12\"	8\"	45\"	-	30\"	-	-	24\"
8\"	221/2\"	-	22\"	-	-	17\"	8\"	90\"	-	30\"	-	-	36\"
12\"	111/4\"	-	30\"	-	-	15\"	12\"	45\"	-	40\"	-	-	40\"
12\"	221/2\"	-	35\"	-	-	25\"	12\"	90\"	-	60\"	-	-	52\"

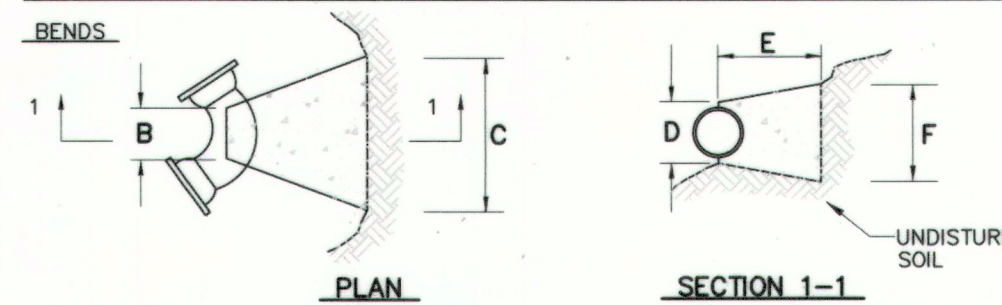
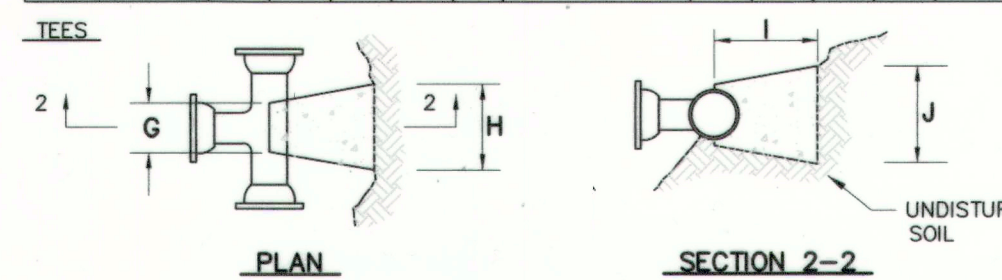


TABLE OF DIMENSIONS													
TEES	G	H	I	J		TEES	G	H	I	J			
6" x 6" x 6"	12"	24"	24"	18"		12" x 12" x 6"	12"	24"	24"	18"			
8" x 8" x 6"	-	-	-	-		12" x 12" x 8"	-	-	-	24"			
8" x 8" x 8"	-	-	-	24"		12" x 12" x 12"	-	36"	-	36"			

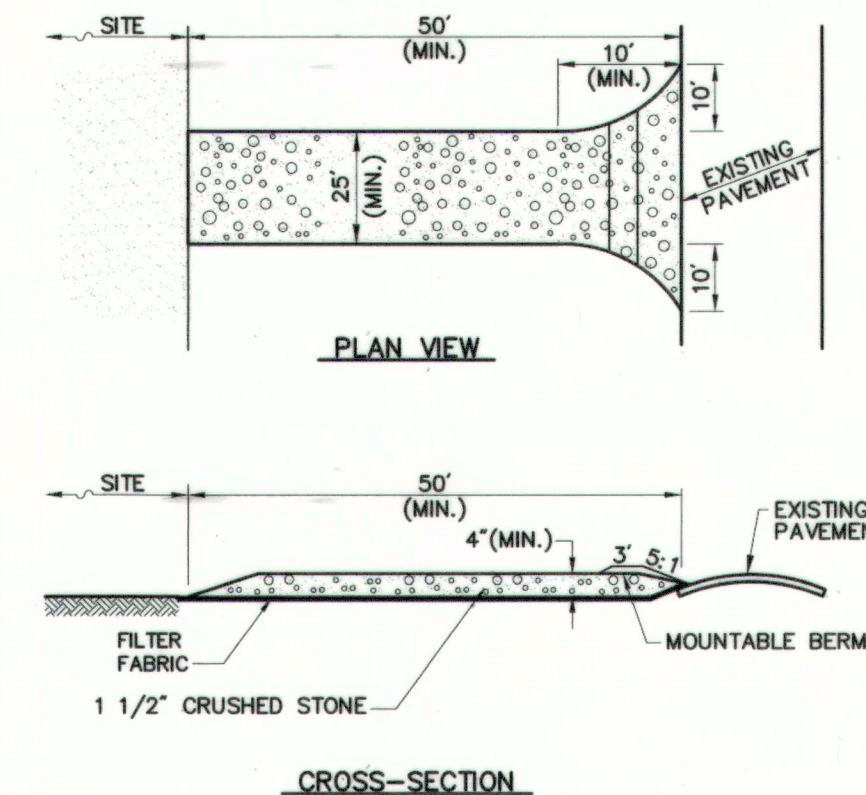


- NOTES:
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
 2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

DETAIL # 301

CONCRETE THRUST BLOCK

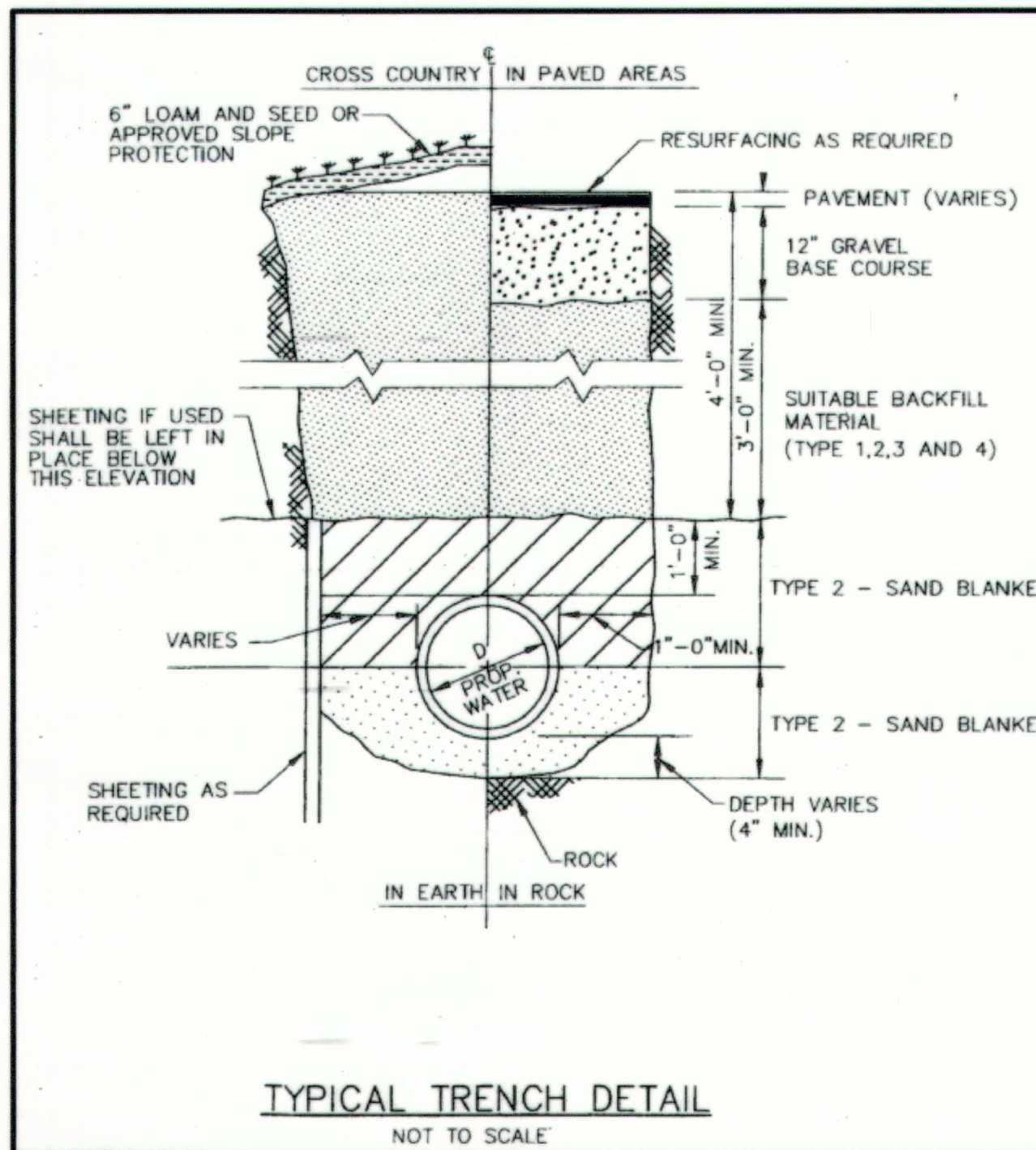
JDE



DETAIL # 509

STABILIZED CONSTRUCTION EXIT

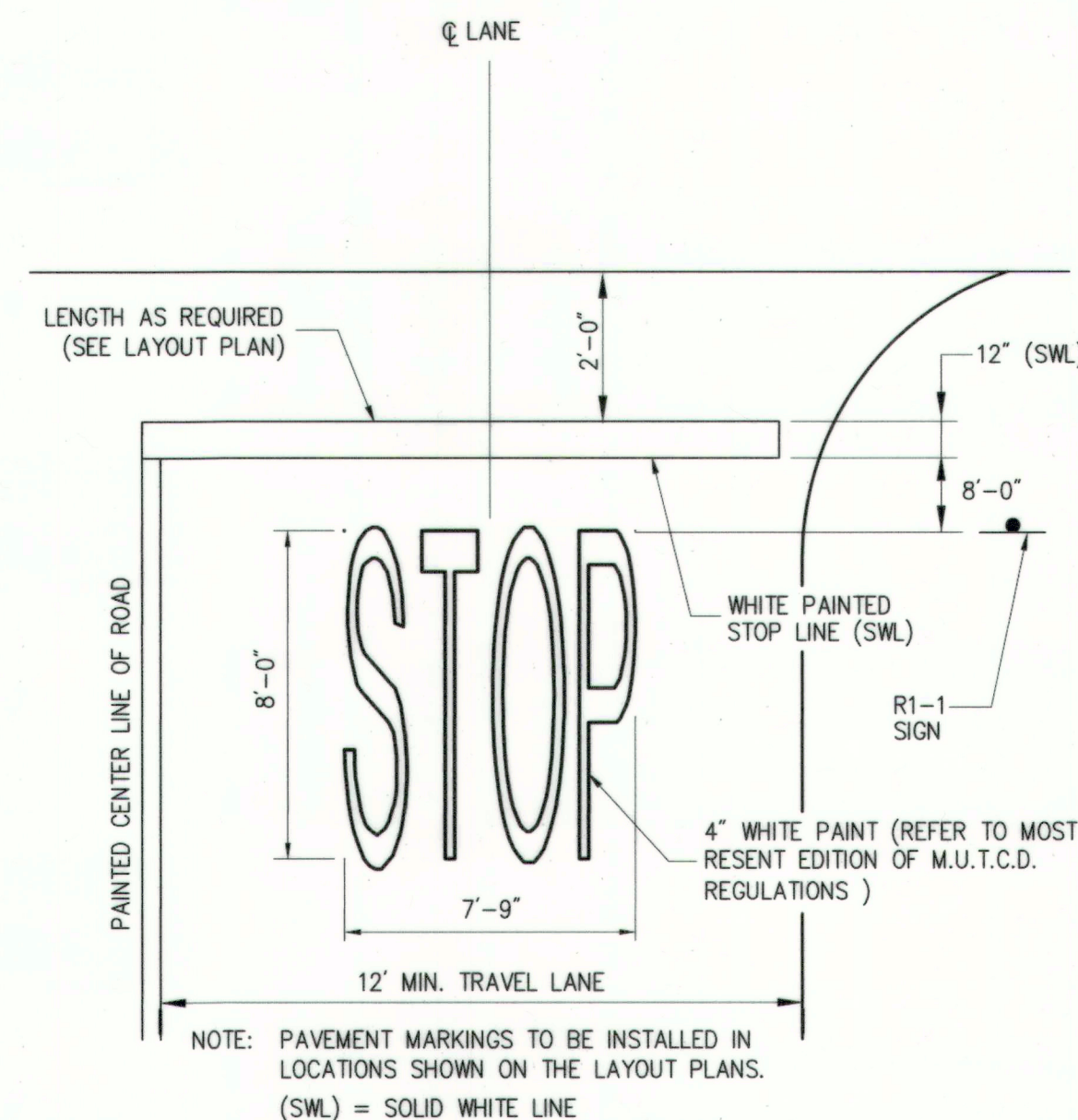
JDE



DETAIL # 701

PAINTED TRAFFIC SYMBOL (STOP)

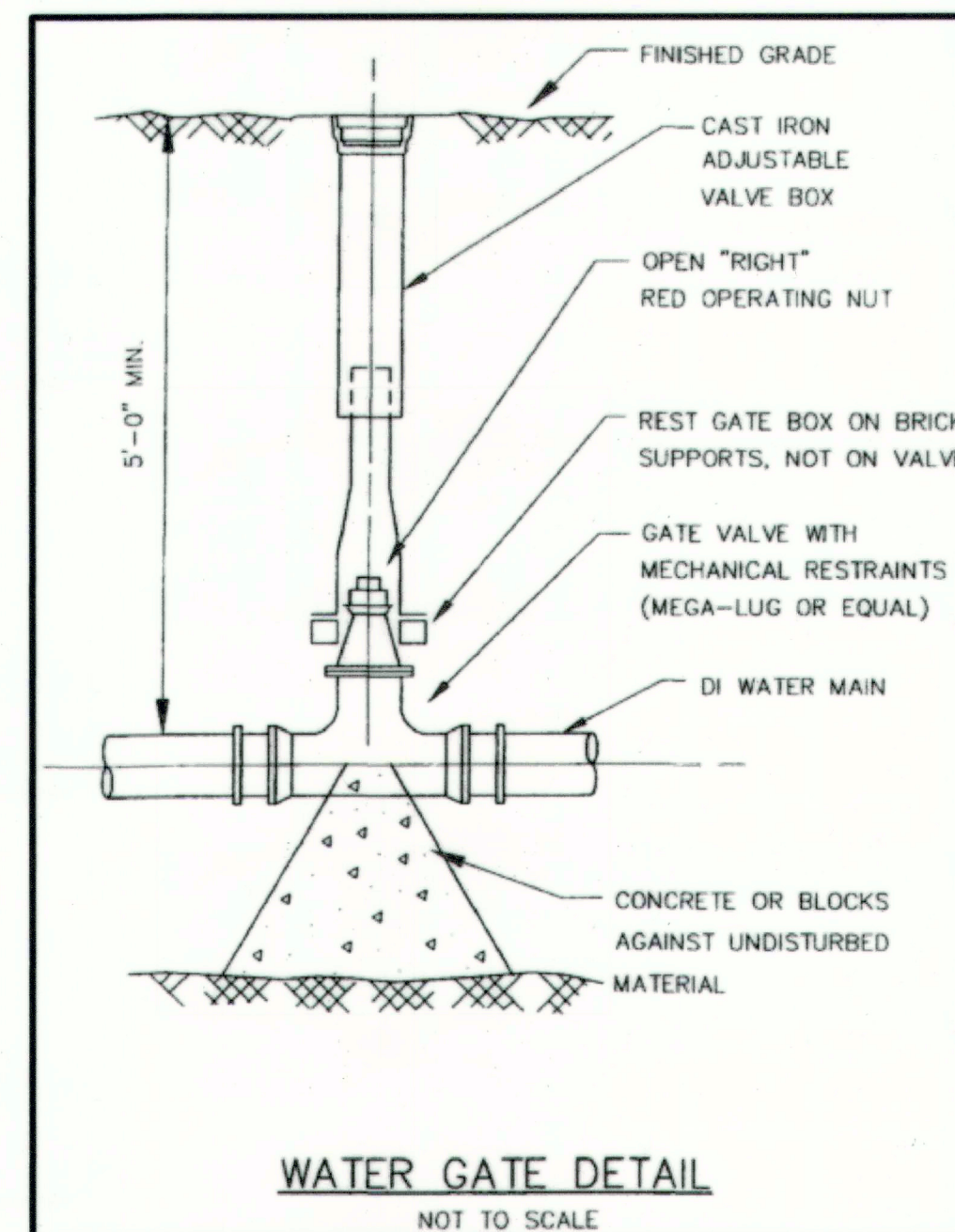
JDE



DETAIL # 523

TEMPORARY CONCRETE WASH OUT/ DE-WATERING BASIN

JDE



TOWN OF MILLIS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

2/11/2020
Hank Akley
February 11, 2020

2/11/2020
DATE

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF MILLIS AND ARE BUILDABLE LOTS.

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"RIVENDELL WOODS" Land Court Plan of Land Being A Definitive Subdivision of Lot 65 on

Land Court Plan No. 15728^O

CONSTRUCTION DETAILS

0 CAUSEWAY STREET
IN

MILLIS

(NORFOLK COUNTY)

MASSACHUSETTS

AUGUST 27, 2019

PREPARED FOR:

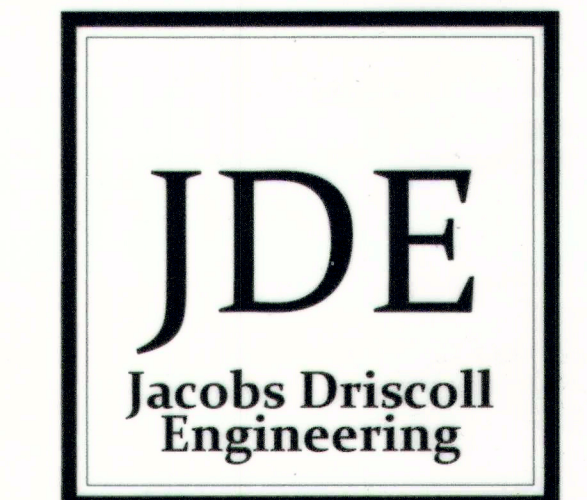
STEPHEN SILVER

227 CAUSEWAY STREET

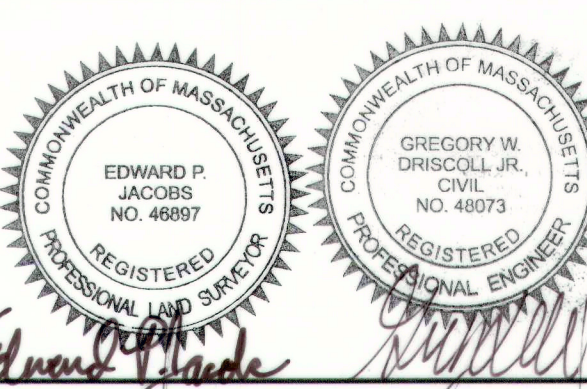
MILLIS

MASSACHUSETTS

02054



50 Oliver Street, Suite 101
North Easton, Massachusetts 02356
Phone: 508-928-4400
www.JacobsDriscoll.com



SHEET 8 OF 11

JOB NUMBER: 2018-079

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REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

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REGISTERED PROFESSIONAL LAND SURVEYOR

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WAIVER REQUESTS:

1. TABLE 1 GEOMETRIC DESIGN STANDARDS: FROM THE PAVEMENT WIDTH REQUIREMENT FOR A TYPE I SECONDARY STREET FROM 26' WIDE TO 22' WIDE.
- 5.1.2 CROSS SECTIONS: FROM THE STANDARD CROSS SECTION, FIGURE 1A, TO THE CROSS SECTION AS SHOWN ON SHEET 7.
- 5.4.2 SIDEWALKS: FROM THE REQUIREMENT TO HAVE SIDEWALKS ON BOTH SIDES OF THE ROADWAY, TO A SIDEWALK ON ONE SIDE OF THE ROADWAY.
- 5.5.3 SHADE TREES: FROM THE REQUIREMENT TO INSTALL SHADE TREES ON BOTH SIDES OF THE ROADWAY TO ONE SIDE OF THE ROADWAY.
- 5.10 STREET LIGHTING: FROM THE REQUIREMENT TO INSTALL LIGHTING ALONG ALL STREETS TO AT THE INTERSECTION AND DRIVEWAY LIGHTS ON LOTS.
- 5.11 FIRE ALARM & POLICE CALL BOXES: FROM THE REQUIREMENT TO PROVIDE FIRE ALARM AND/OR POLICE CALL BOXES.

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MILLIS PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND CORRECTED AT THIS OFFICE ON

1/15/2020

AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Stephen Silver
MILLIS TOWN CLERK

2/18/2020

DATE

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 1 GRD. EL. 165.2
GW. EL. 154.2
DATE: 6-19-18 MOTTLES @ NONE
TEST BY: PATRICK CARRARA
WITNESSED BY: EXPLORATORY SOIL TESTING
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-11	AP	10YR 4/3	SANDY LOAM	
11-27	BW	10YR 5/6	LOAMY SAND	
27-54	BG	10YR 6/6	SAND	
54-64	C1	2.5Y 6/3	SAND	
64-80	C2	2.5Y 5/2	SANDY LOAM	
80-132	C3	2.5Y 6/3	SAND	

WEeping @ N/A
PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 1A GRD. EL. 162.4
GW. EL. 151.4
DATE: 5-29-19 MOTTLES @ NONE
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-9	AP	10YR 3/2	SANDY LOAM	
9-19	BW	10YR 5/6	LOAMY SAND	
19-48	C1	2.5Y 6/6	LOAMY SAND	
48-132	C2	2.5Y 5/3	LOAMY SAND	41'-59'

WEeping @ N/A
PERC RATE 5 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # C GRD. EL. 164.3
GW. EL. 151.8
DATE: 10-17-19 MOTTLES @ NONE
TEST BY: GREGORY DRISCOLL, JR. P.E.
WITNESSED BY: GREGORY DRISCOLL, JR. P.E.
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-11	AP	10YR 3/4	SANDY LOAM	
11-27	BW	10YR 5/6	LOAMY SAND	
27-56	C1	2.5Y 6/4	FINE SAND	
56-150	C2	2.5Y 5/3	LOAMY SAND	

WEeping @ N/A
PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE2816

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # E GRD. EL. 155.8
GW. EL. 153.7
DATE: 10-17-19 MOTTLES @ 153.7
TEST BY: GREGORY DRISCOLL, JR. P.E.
WITNESSED BY: GREGORY DRISCOLL, JR. P.E.
CERTIFIED BY: NONE

WEeping @ 126"

PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE2816

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 2 GRD. EL. 164.5
GW. EL. 153.75
DATE: 6-19-18 MOTTLES @ NONE
TEST BY: PATRICK CARRARA
WITNESSED BY: EXPLORATORY SOIL TESTING
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-10	AP	10YR 3/3	SANDY LOAM	
10-40	BW	10YR 6/6	LOAMY SAND	
40-129	C1	2.5Y 6/2	LOAMY SAND	38'-56'

WEeping @ N/A
PERC RATE 11 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 1B GRD. EL. 160.2
GW. EL. 152.2
DATE: 5-29-19 MOTTLES @ 152.2
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-10	AP	10YR 3/2	SANDY LOAM	
10-27	BW	10YR 5/8	LOAMY SAND	
27-69	C1	2.5Y 6/3	LOAMY SAND	12'-30'
69-93	C2	2.5Y 5/3	SILT LOAM	
93-125	C3	2.5Y 5/3	SAND	

WEeping @ 96"
PERC RATE 2 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # D GRD. EL. 155.8
GW. EL. 153.8
DATE: 10-17-19 MOTTLES @ 153.8
TEST BY: GREGORY DRISCOLL, JR. P.E.
WITNESSED BY: GREGORY DRISCOLL, JR. P.E.
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-12	AP	10YR 3/2	SANDY LOAM	
12-24	BW	10YR 5/6	SANDY LOAM	
24-40	C1	2.5Y 6/3	LOAMY SAND	MOTTLES AT 24'
40-62	C2	2.5Y 6/2	SANDY LOAM	
62-100	C3	5Y 6/2	SILT	
100-120	C4	10YR 5/4	SANDY LOAM	

WEeping @ N/A
PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE2816

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-12	AP	10YR 3/2	SANDY LOAM	
12-22	BW	10YR 5/6	SANDY LOAM	
22-40	C1	2.5Y 6/3	LOAMY SAND	MOTTLES AT 25'
40-64	C2	2.5Y 6/2	SANDY LOAM	
64-97	C3	5Y 6/2	SILT	
97-128	C4	10YR 5/4	SANDY LOAM	

WEeping @ 126"
PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE2816

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 3 GRD. EL. 162.5
GW. EL. 153.42
DATE: 6-19-18 MOTTLES @ NONE
TEST BY: PATRICK CARRARA
WITNESSED BY: EXPLORATORY SOIL TESTING
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-9	AP	10YR 4/3	SANDY LOAM	
9-23	BW	10YR 5/6	LOAMY SAND	
23-80	C1	2.5Y 6/4	SAND	
80-109	C2	5Y 5/3	SANDY LOAM	

WEeping @ N/A
PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 2A GRD. EL. 158.5
GW. EL. 151.7
DATE: 5-29-19 MOTTLES @ 151.7
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-9	AP	10YR 3/2	SANDY LOAM	
9-28	BW	10YR 5/6	LOAMY SAND	
28-74	C1	2.5Y 6/3	LOAMY SAND	24'-42'
74-120	C2	2.5Y 6/3	SANDY LOAM	MOTTLES AT 82'

WEeping @ 88"
PERC RATE 2 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 2B GRD. EL. 158.7
GW. EL. 152.0
DATE: 5-29-19 MOTTLES @ 152.0
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-9	AP	10YR 3/2	SANDY LOAM	
9-21	BW	10YR 5/6	LOAMY SAND	
21-66	C1	2.5Y 6/3	SAND	24'-42'
66-115	C2	5YR 5/3	SANDY LOAM	MOTTLES AT 80'

WEeping @ 88"
PERC RATE 2 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 3A GRD. EL. 156.5
GW. EL. 153.2
DATE: 5-29-19 MOTTLES @ 153.2
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

WEeping @ 66"

PERC RATE 2 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 4 GRD. EL. 159.5
GW. EL. 149.33
DATE: 6-19-18 MOTTLES @ NONE
TEST BY: PATRICK CARRARA
WITNESSED BY: EXPLORATORY SOIL TESTING
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-12	AP	10YR 4/3	SANDY LOAM	
12-31	BW	10YR 5/8	LOAMY SAND	
31-62	C1	2.5Y 6/3	SAND	
62-77	C2	5Y 5/3	LOAMY SAND	
77-99	C3	2.5Y 4/3	LOAMY SAND	
99-122	C4	2.5Y 6/3	LOAMY SAND	

WEeping @ N/A
PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 2B GRD. EL. 158.7
GW. EL. 152.0
DATE: 5-29-19 MOTTLES @ 152.0
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-9	AP	10YR 3/2	SANDY LOAM	
9-21	BW	10YR 5/6	LOAMY SAND	
21-66	C1	2.5Y 6/3	SAND	24'-42'
66-115	C2	5YR 5/3	SANDY LOAM	MOTTLES AT 80'

WEeping @ 88"
PERC RATE 2 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 3A GRD. EL. 156.5
GW. EL. 153.2
DATE: 5-29-19 MOTTLES @ 153.2
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-7	AP	10YR 3/2	SANDY LOAM	
7-20	BW	10YR 5/8	LOAMY SAND	
20-60	C1	2.5Y 6/4	SAND	20'-38'
60-77	C2	5YR 5/3	SANDY LOAM	MOTTLES AT 40'
77-120	C3	2.5YR 5/	SANDY LOAM	
120-135	C4	5YR 5/2	LOAMY SAND	

WEeping @ 66"
PERC RATE 2 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 3B GRD. EL. 155.7
GW. EL. 152.0
DATE: 10-17-19 MOTTLES @ NONE
TEST BY: GREGORY DRISCOLL, JR. P.E.
WITNESSED BY: GREGORY DRISCOLL, JR. P.E.
CERTIFIED BY: NONE

WEeping @ 54"

PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE2816

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 5 GRD. EL. 159.5
GW. EL. 150.67
DATE: 6-19-18 MOTTLES @ 150.67
TEST BY: PATRICK CARRARA
WITNESSED BY: EXPLORATORY SOIL TESTING
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-7	AP	10YR 4/4	SANDY LOAM	
7-26	BW	10YR 6/6	LOAMY SAND	
26-35	C1	2.5Y 7/3	SAND	
35-48	C2	2.5Y 6/3	LOAMY SAND	
48-66	C3	2.5Y 5/3	SANDY LOAM	
66-77	C4	2.5Y 5/4	SAND	
77-146	C5	2.5Y 6/2	LOAMY SAND	

WEeping @ 132"
PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 3A GRD. EL. 156.5
GW. EL. 153.2
DATE: 5-29-19 MOTTLES @ 153.2
TEST BY: PATRICK CARRARA
WITNESSED BY: JOHN MCVEIGH
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-7	AP	10YR 3/2	SANDY LOAM	
7-20	BW	10YR 5/8	LOAMY SAND	
20-60	C1	2.5Y 6/4	SAND	20'-38'
60-77	C2	5YR 5/3	SANDY LOAM	MOTTLES AT 40'
77-120	C3	2.5YR 5/	SANDY LOAM	
120-135	C4	5YR 5/2	LOAMY SAND	

WEeping @ 66"
PERC RATE 2 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # 3B GRD. EL. 155.7
GW. EL. 152.0
DATE: 10-17-19 MOTTLES @ NONE
TEST BY: GREGORY DRISCOLL, JR. P.E.
WITNESSED BY: GREGORY DRISCOLL, JR. P.E.
CERTIFIED BY: NONE

DEPTH (IN)	SOIL HORZ.	SOIL COLOR	SOIL TEXTURE	OTHER
0-11	AP	10YR 3/2	SANDY LOAM	
11-21	BW	10YR 5/6	LOAMY SAND	
21-67	C1	2.5Y 5/4	SAND	12'-30'
67-108	C2	5YR 5/3	SANDY LOAM	MOTTLES AT 44'
108	R	-	REFUSAL	

WEeping @ 54"
PERC RATE 4 MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE338

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDWATER

TEST PIT # A GRD. EL. 164.0
GW. EL. 152.0
DATE: 10-17-19 MOTTLES @ NONE
TEST BY: GREGORY DRISCOLL, JR. P.E.
WITNESSED BY: GREGORY DRISCOLL, JR. P.E.
CERTIFIED BY: NONE

WEeping @ N/A

PERC RATE N/A MIN/INCH
*APPROVED SOIL EVALUATOR NUMBER SE2816

OBSERVATION HOLE DATA (DRAINAGE TEST PITS)

INDICATES PERC INDICATES OBSERVED
TEST TEST
GROUNDWATER GROUNDW

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

DATE

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN JUNE 7, 2019 AND JULY 7, 2019.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

DATE

I CERTIFY THAT THE LOTS SHOWN ON THIS PLAN HAVE FRONTAGE ON A PUBLIC WAY THAT WAS SHOWN ON A PREVIOUS PLAN (9038C) APPROVED IN ACCORDANCE WITH THE SUBDIVISION CONTROL LAW, OF AT LEAST SUCH DISTANCE, IF ANY, AS IS THEN REQUIRED BY ORDINANCE OR BY-LAW OF SAID TOWN OF MILLIS FOR ERECTION OF A BUILDING ON SUCH LOT, AND IF NO DISTANCE IS SO REQUIRED, HAS SUCH FRONTAGE OF AT LEAST TWENTY FEET.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

02/05/2020

DATE

GENERAL NOTES:

1. ZONING DISTRICT: RESIDENTIAL (R-S)
MINIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 25,000 S.F.
MIN. LOT FRONTAGE = 125'
MIN. BUILDING SETBACKS: FRONT = 40'
SIDE = 20' REAR = 40'
2. LOCUS PROPERTY IS COMPRISED OF:
ASSESSOR'S MAP 15 PLOT 55
LAND COURT CERTIFICATES: 152669 AND 152671
OWNER OF RECORD: STEPHEN & CHIZUKO SILVER
3. PLAN REFERENCES:
P-1.) LAND COURT PLAN 15728 AND 15728
4. COMMUNITY PANEL NUMBER 25021C0161 E
THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREAS OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD.
- 5.) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON AND BETWEEN JUNE 7, 2019 AND JULY 7, 2019.

WAIVER REQUESTS:

1. TABLE 1 GEOMETRIC DESIGN STANDARDS: FROM THE PAVEMENT WIDTH REQUIREMENT FOR A TYPE I SECONDARY STREET FROM 26' WIDE TO 22' WIDE.
- 5.1.2 CROSS SECTIONS: FROM THE STANDARD CROSS SECTION, FIGURE 1A, TO THE CROSS SECTION AS SHOWN ON SHEET 7.
- 5.4.2 SIDEWALKS: FROM THE REQUIREMENT TO HAVE SIDEWALKS ON BOTH SIDES OF THE ROADWAY, TO A SIDEWALK ON ONE SIDE OF THE ROADWAY.
- 5.5.3 SHADE TREES: FROM THE REQUIREMENT TO INSTALL SHADE TREES ON BOTH SIDES OF THE ROADWAY TO ONE SIDE OF THE ROADWAY.
- 5.10 STREET LIGHTING: FROM THE REQUIREMENT TO INSTALL LIGHTING ALONG ALL STREETS TO AT THE INTERSECTION AND DRIVEWAY LIGHTS ON LOTS.
- 5.11 FIRE ALARM & POLICE CALL BOXES: FROM THE REQUIREMENT TO PROVIDE FIRE ALARM AND/OR POLICE CALL BOXES.

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MILLIS PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

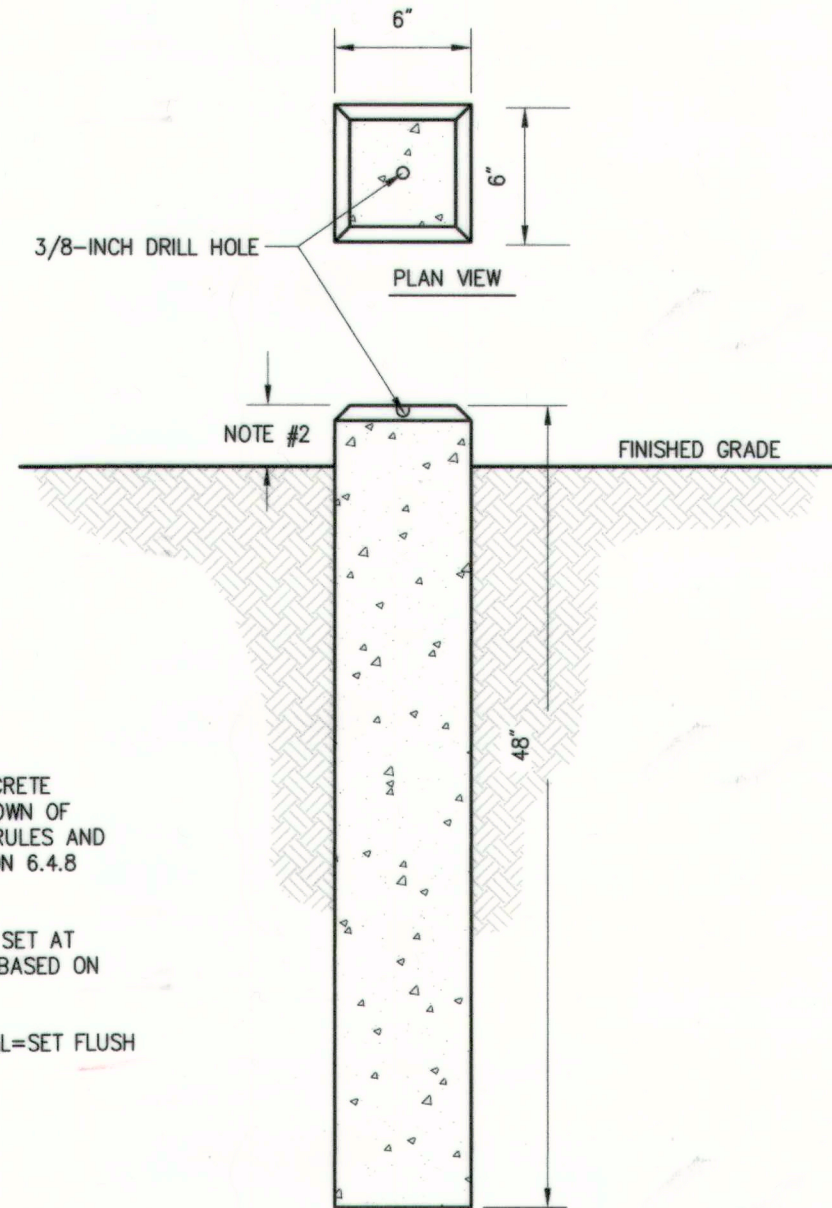
1/15/2020

AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Timothy Clark
MILLIS TOWN CLERK

2/18/2020

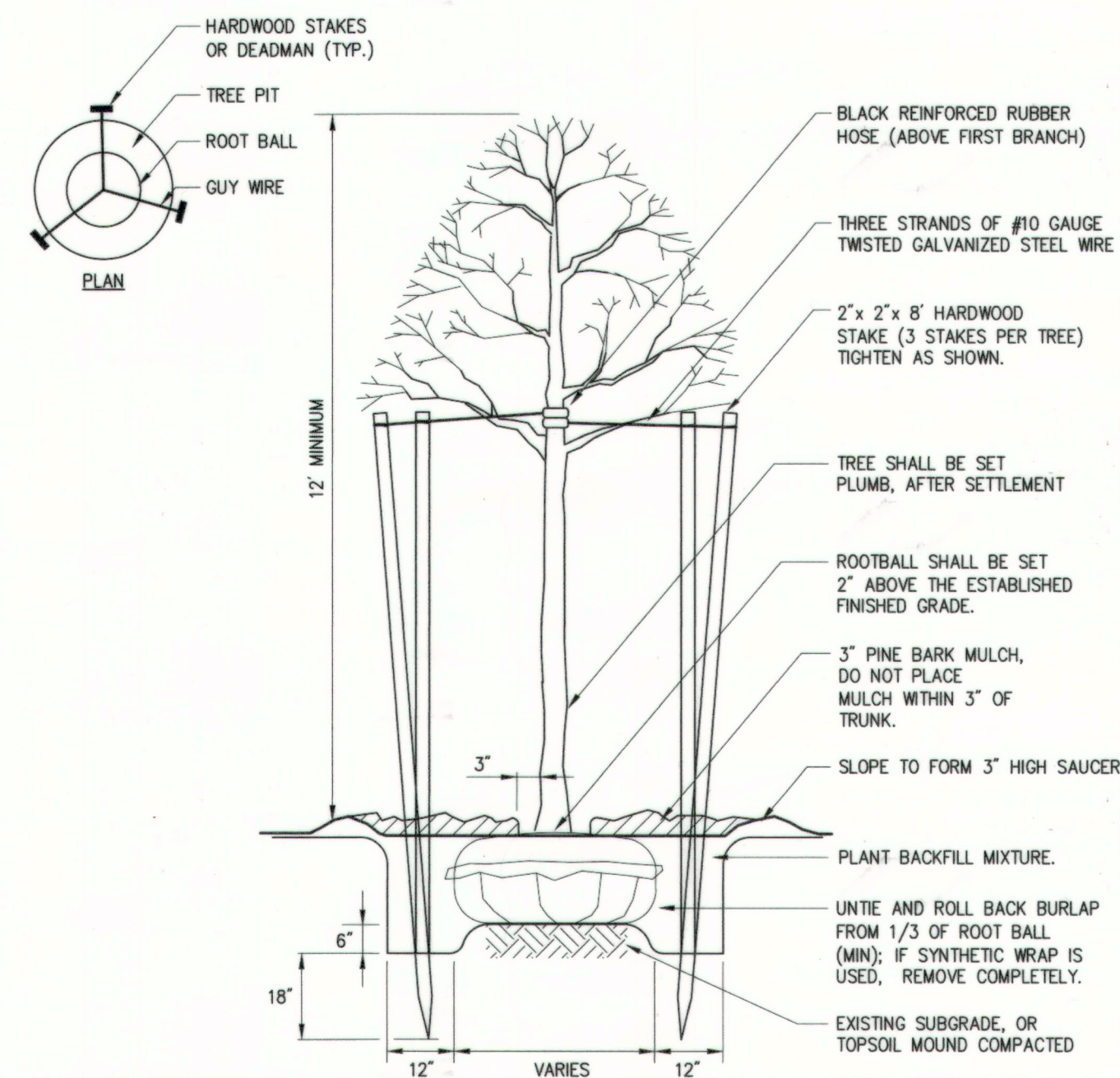
DATE



DETAIL # 001

PRECAST REINFORCED CONC. BOUND

JDE

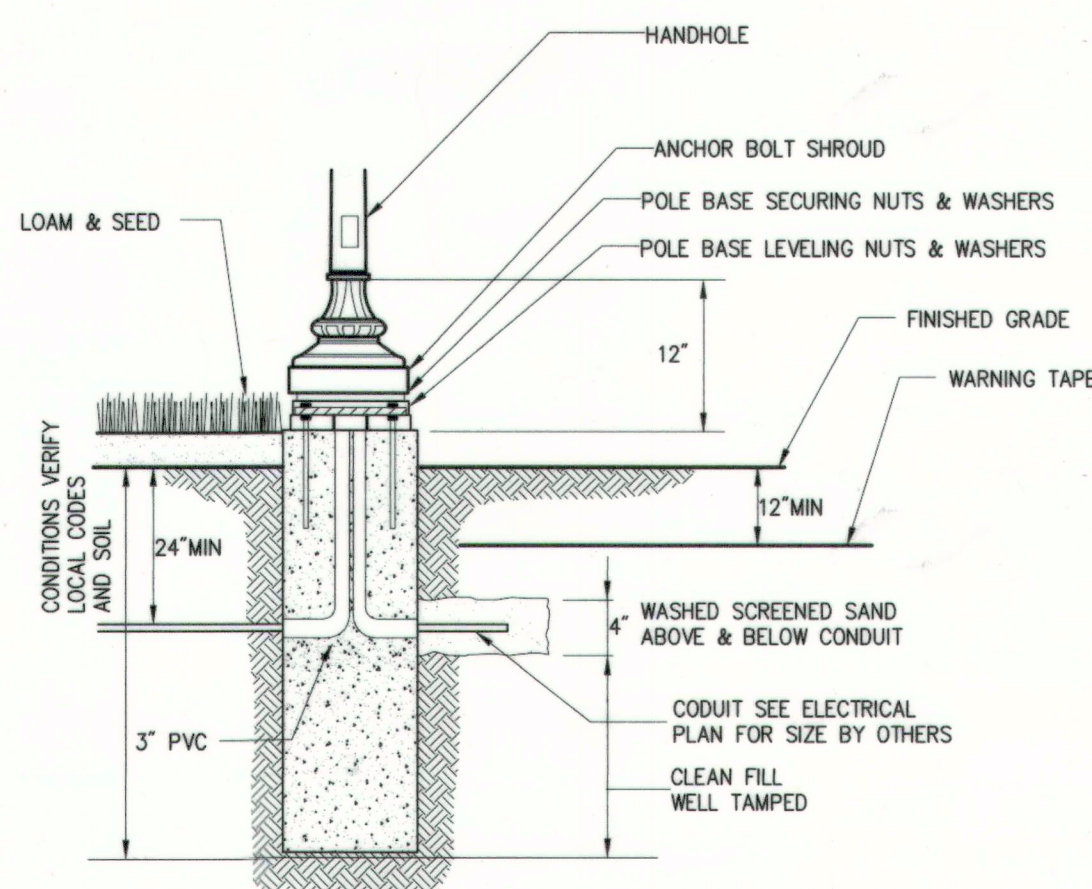


DETAIL # 602

STREET TREE PLANTING

JDE

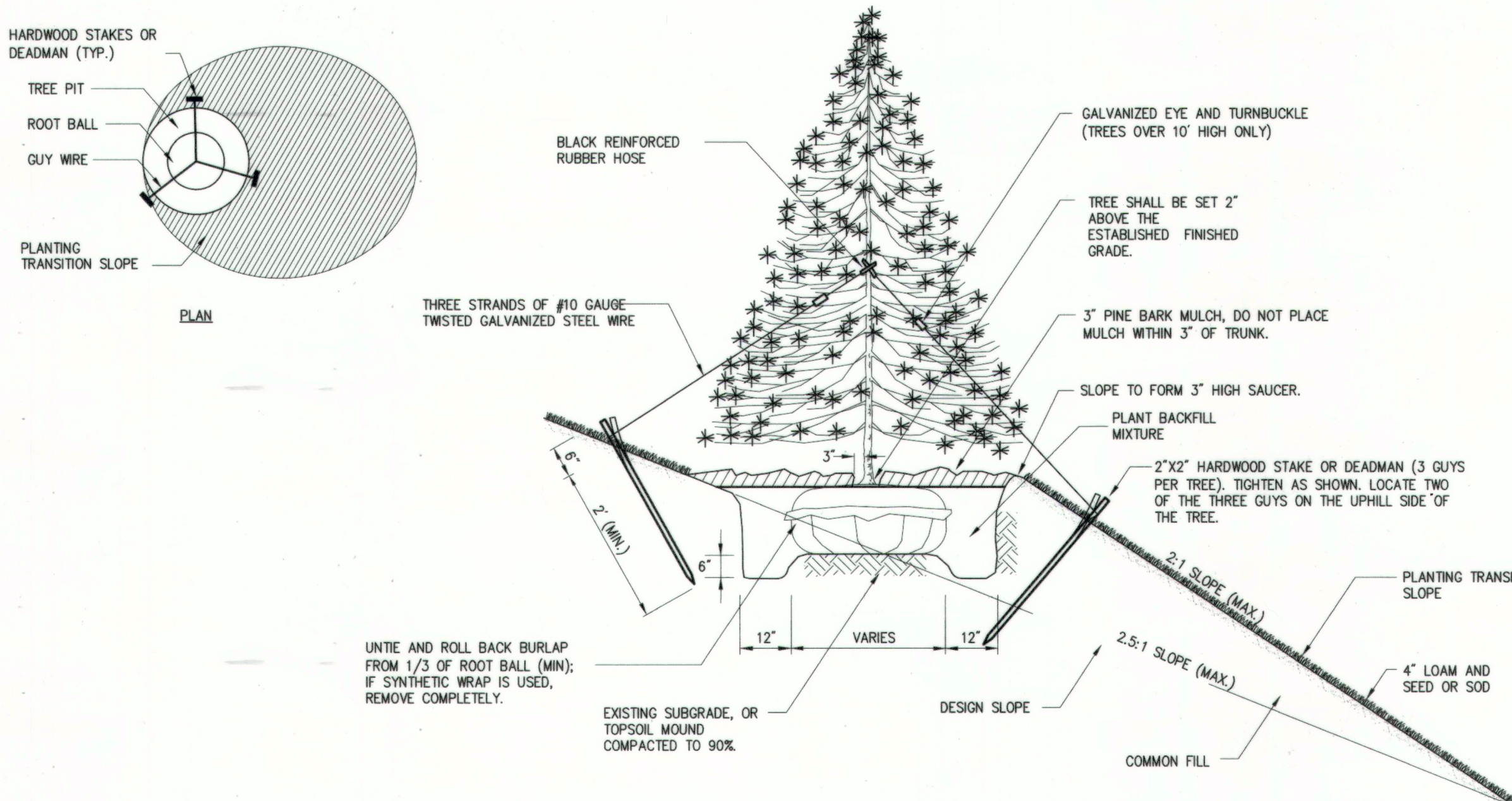
NOTES:
LIGHT TO MEET LOCAL FOOTCANDLE REQUIREMENTS.
LIGHTING SUPPLIER TO DETERMINE WIND LOADS AND LOCAL ORDINANCES PRIOR TO CONSTRUCTION.
LIGHT POLE TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR WILL SUPPLY A ILLUMINATION PLAN PREPARED BY THE MANUFACTURER TO VERIFY LIGHT INTENSITY AND COMPLIANCE TO TOWN OF XXXXX REGULATIONS.
LIGHT, BASE AND POLE STYLES TO BE DETERMINED PRIOR TO CONTRACT BID. DETAILS OF LIGHT COMPONENTS SHALL BE PROVIDED BY MANUFACTURE AND APPROVED BY ARCHITECT PRIOR TO ANY CONSTRUCTION.
THIS DETAIL IS FOR GENERAL STYLE COORDINATION ONLY.



DETAIL # 901

LIGHT POLE (Acorn Style)

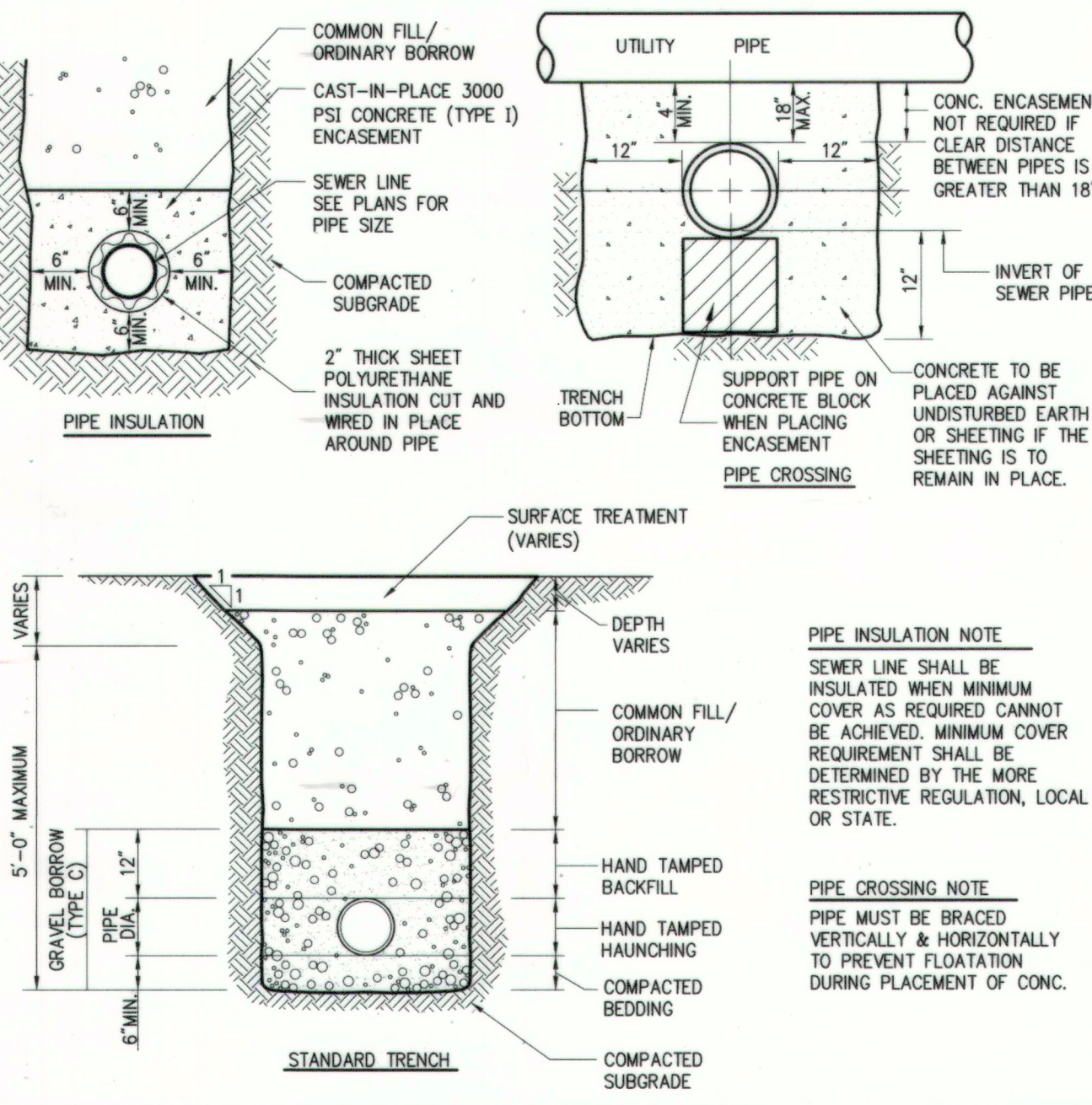
JDE



DETAIL # 605

LANDSCAPING SCREEN ON SLOPE

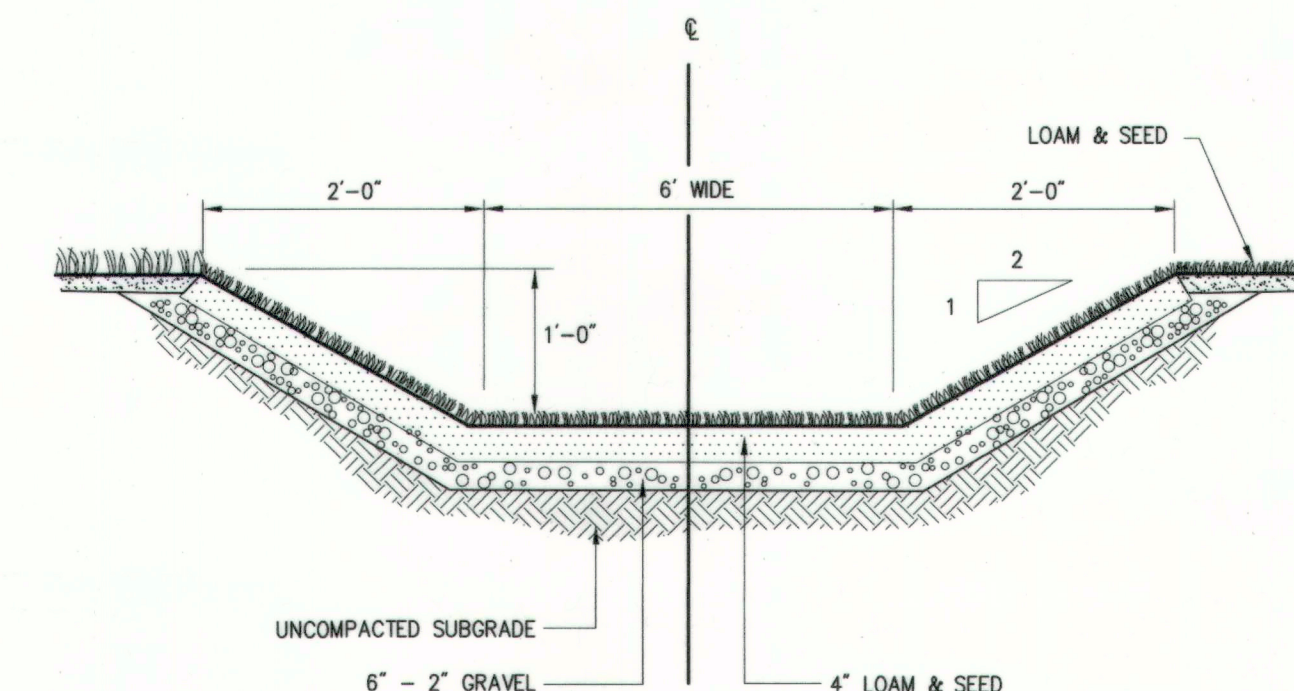
JDE



DETAIL #020

UTILITY TRENCH

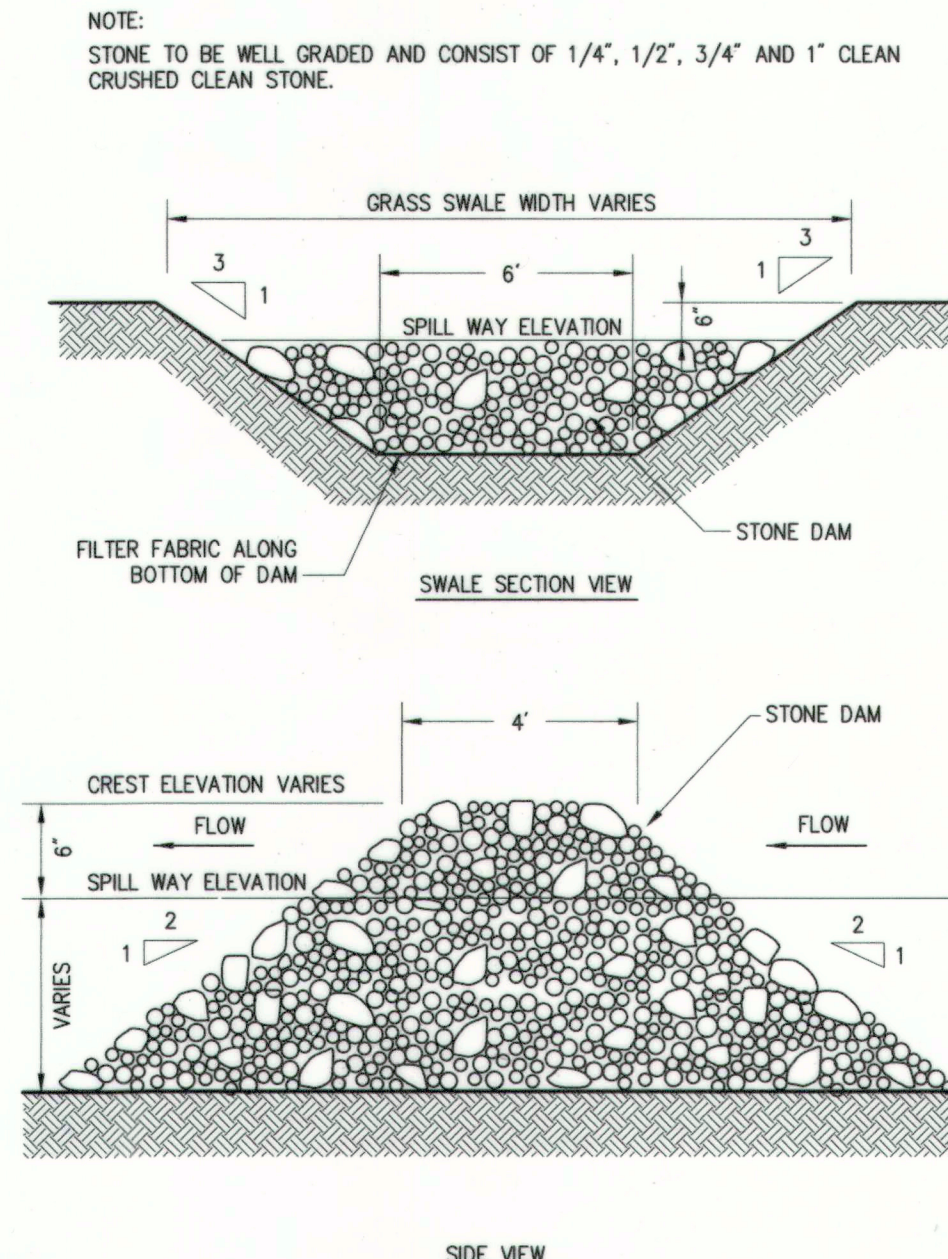
JDE



DETAIL # 134

GRASS INFILTRATION SWALE

JDE



DETAIL # 165

STONE CHECK DAM

JDE

TOWN OF MILLIS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

2/11/20
Shirley M. Riley
2/11/2020

DATE

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF MILLIS AND ARE BUILDABLE LOTS.

REVISIONS

No.	DATE	DESCRIPTION
1	10-28-2019	PER REVIEW COMMENTS
2	11-11-2019	PER REVIEW COMMENTS
3	12-6-2019	PER REVIEW COMMENTS
4	12-13-2019	PER REVIEW COMMENTS
5	01-09-2020	PER REVIEW COMMENTS

"RIVENDELL WOODS"
Land Court Plan of Land
Being A Definitive Subdivision
of Lot 65 on
Land Court Plan No. 15728O

CONSTRUCTION DETAILS

0 CAUSEWAY STREET

IN

MILLIS
(NORFOLK COUNTY)

MASSACHUSETTS

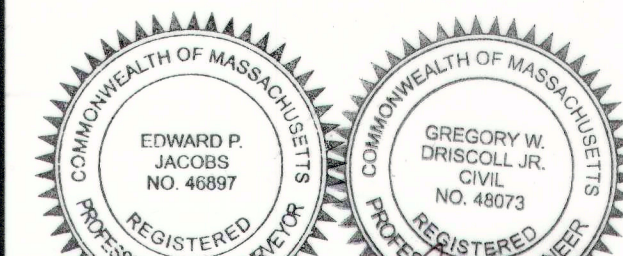
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