



CLEARVIEW

Clearview A Open Space Community Plan **66 Park Hill Avenue, Millbury, Massachusetts**

PLAN DATED MAY 16, 2019

REVISED: JULY 12, 2019

APPLICANT

EASTLAND PARTNERS, INC.
4 CHARLESVIEW ROAD, HOPEDALE MA 01747
Phone: 508-647-1919

OWNER

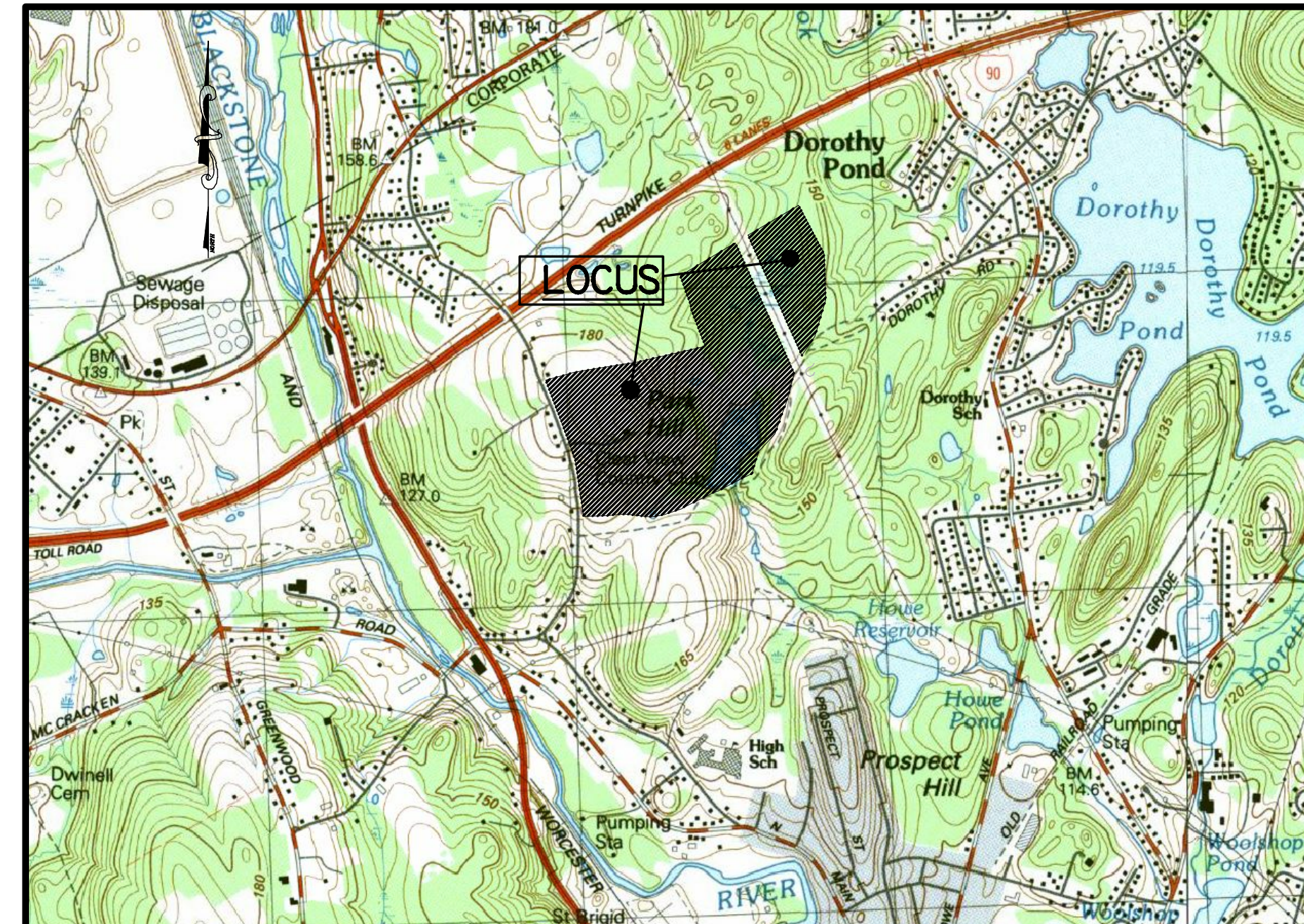
GOLFVIEW COUNTRY CLUB
44 PARK HILL AVENUE, MILLBURY MA 01527
Phone: 603-672-4456

WETLANDS CONSULTANT

WDA GROUP
P.O. BOX 804, WESTBOROUGH MA 01562
Phone: 508-885-5121

LANDSCAPE ARCHITECT

WDA GROUP
P.O. BOX 804, WESTBOROUGH MA 01562
Phone: 508-885-5121



LOCUS MAP
SCALE: 1"=1,000'

LIST OF DRAWINGS

— COVER SHEET
1 EXISTING CONDITIONS PLAN
1 OVERALL SKETCH PLAN
1 INDEX SKETCH PLAN
4 SKETCH PLAN
1 OPEN SPACE PLAN
1 OVERALL YIELD PLAN
1 INDEX YIELD PLAN
10 YIELD PLAN
1 TRAIL PLAN

TOTAL PLANS: 22

NOTES:

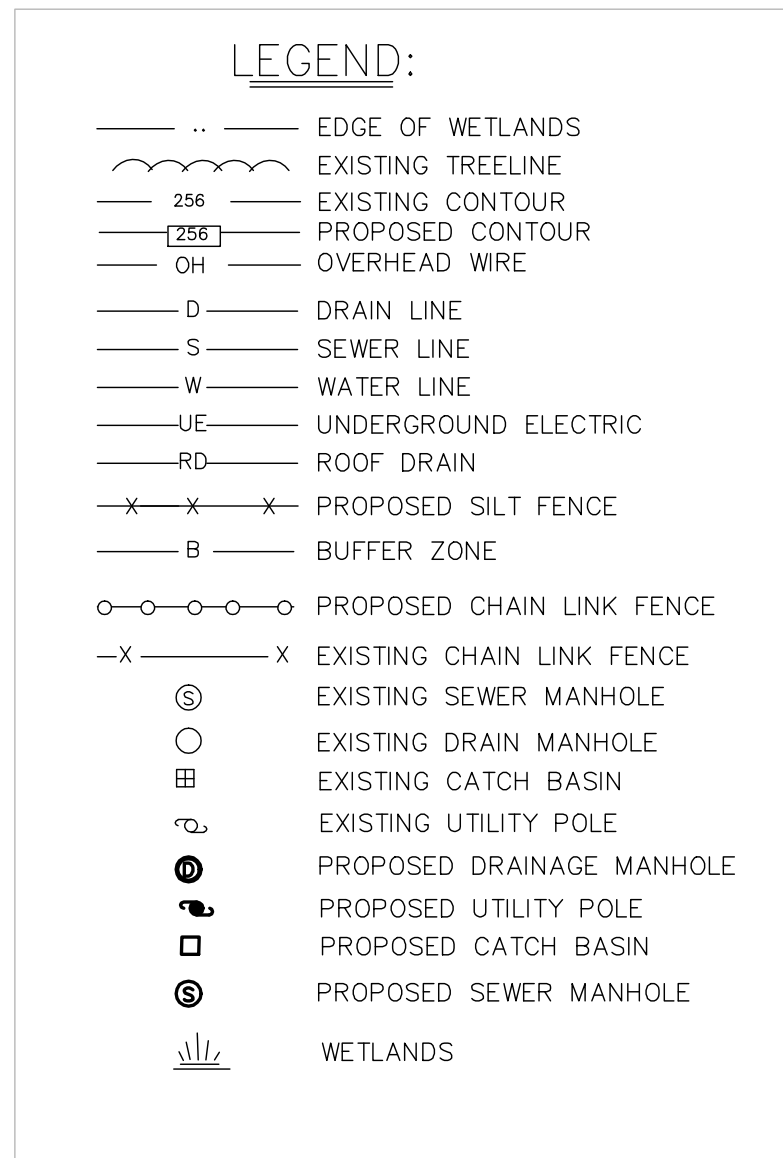
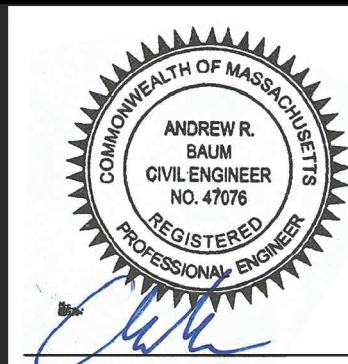
1. SEE DEED BOOK 15071 PAGE 393 RECORDED AT THE WORCESTER REGISTRY OF DEEDS.
2. REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS

PLAN	BOOK	PLAN
857		69
792		52

3. ASSESSORS INFORMATION PROJECT REFERS TO
MAP 21, LOT 58-82
MAP 22, LOT 96-98
MAP 28, LOT 36-74

CIVIL ENGINEER

TURNING POINT ENGINEERING
4 Charlesview Road, Suite 4, Hopedale Ma 01747
Phone: 508-647-1919 FAX: 508-647-0189



LAND AREA TABLE	
UPLAND AREA	88.90 ACRES
WETLAND AREA	28.56 ACRES
FLOOD PLAIN	0 ACRES (ZONE X)
LAND HAVING SLOPES IN EXCESS OF 25%	12.43 ACRES
TOTAL PROJECT AREA	117.46 ACRES

EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED THAT ANY UNEXPECTED EXISTING UTILITY LINES ENCOUNTERED DURING EXCAVATION WORK, HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

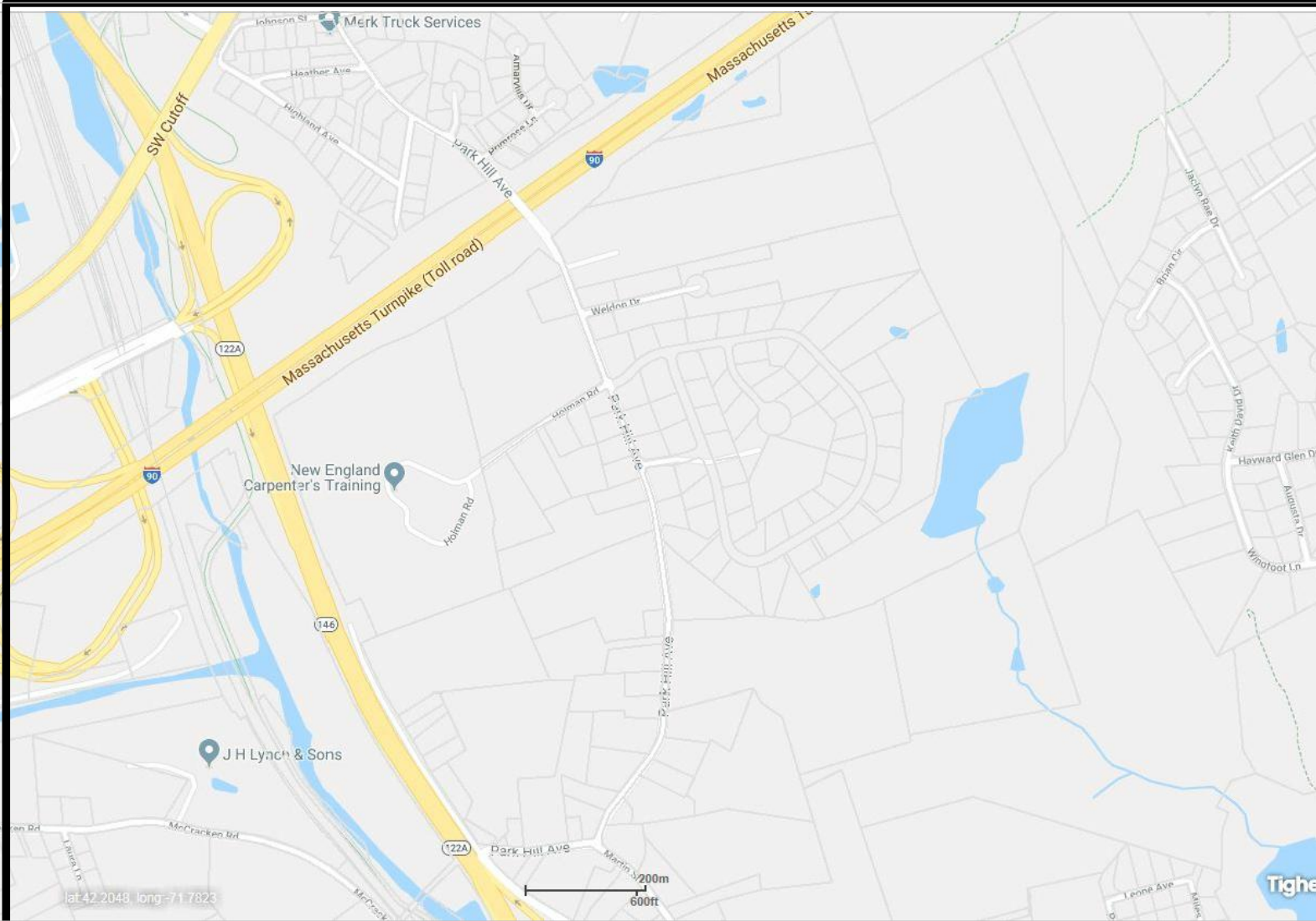
		REVISIONS
1	7/12/19	REVISED PER COMMENT LETTERS.

PROPOSED OPEN SPACE COMMUNITY
CLEARVIEW
EXISTING CONDITIONS
AT
66 PARK HILL AVENUE
MILLBURY, MASS.
SCALE: 1"=150'
DATE: MAY 10, 2019

TURNING POINT
ENGINEERING
CIVIL SITE DESIGN

4 Charlesview Road, Hopedale Ma 01747
Phone: 508-647-1919 Fax: 508-647-0189
www.tpecivildesign.com

TPE Project Number TPE-1014	Sheet E
--------------------------------	------------



LOCUS MAP
SCALE: 1"=800'

N/F: EMILY MARIE BOUTHILLETTE
MAP 21, LOT 30
BK. 54174, PG. 192

N/F: RAYMOND D. KELLEY
MAP 21, LOT 37
BK. 50955, PG. 186

N/F: BRUCE M. JARDARIAN
MAP 21, LOT 36
BK. 11419, PG. 164

WELDON DRIVE
(PUBLIC VARIABLE WIDTH)

HOLMAN ROAD
(PRIVATE VARIABLE WIDTH)

PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

N/F: JOHN E. RACICOT
MAP 21, LOT 35
BK. 9049, PG. 309

MAP 22, PARCEL 96

MAP 22, PARCEL 98

MAP 22, PARCEL 97

N/F: TOWN OF MILLBURY
MAP 22, LOT 93
BK. 41249, PG. 382

N/F: PHILIP H. MILES
MAP 29, LOT 2
BK. 25998, PG. 148

"WARNING"

EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

N/F: JOHN TODD-MILES
40 PARK HILL AVENUE
MAP 28, LOT 21
BK. 39994, PG. 219

N/F: BENJAMIN F. MILES
MAP 29, LOT 1
BK. 4638, PG. 56

APPLICANT:
EASTLAND PARTNERS
4 CHARLESVIEW ROAD
HOPEDALE, MA 01747

OWNER:
GOLFVIEW COUNTRY CLUB, LP
44 PARK HILL AVENUE
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

OPEN SPACE COMMUNITY SITE PLAN
CLEARVIEW
SKETCH PLAN
AT
66 PARK HILL AVENUE
MILLBURY, MASS.
SCALE: 1"=150'
DATE: MAY 16, 2019

**TURNING POINT
ENGINEERING**
CIVIL SITE DESIGN

4 Charlesview Road, Hopedale, MA 01747
Phone: 508-647-1919 Fax: 508-647-0189
www.tpecivildesign.com

TPE Project Number
TPE-1014

Sheet
S1

NOTES:

1. FLOOD LIMITS INFORMATION IS REFERENCED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILLBURY MASSACHUSETTS, COMMUNITY PANEL NO. 25027C0809E EFF 4/7/2011. THERE IS NO 500 YEAR FLOOD LIMIT SHOWN NEAR THE SITE.
2. WETLANDS SHOWN WERE DELINEATED BY WDA DESIGN GROUP, WESTBORO MA AND LOCATED BY TURNING POINT ENGINEERING.
3. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY BY CHAS. H. SELLS BASED ON PHOTOGRAPHY DATED JUNE 2002 AND ON THE GROUND FIELD SURVEY BY TURNING POINT ENGINEERING CONDUCTED JANUARY AND FEBRUARY 2019. TOPOGRAPHIC ELEVATIONS AREA BASED ON BENCH MARK RM4-3(A PAINTED SPOT IN THE SOUTHWEST CORNER OF THE BRIDGE OVER THE BLACKSTONE ON RIVERLINE STREET). HORIZONTAL COORDINATES ARE NAVD 88.

LAND AREA TABLE

UPLAND AREA	88.90 ACRES
WETLAND AREA	28.56 ACRES
FLOOD PLAIN	0 ACRES (ZONE X)
LAND HAVING SLOPES IN EXCESS OF 25%	12.43 ACRES
TOTAL PROJECT AREA	117.46 ACRES

LEGEND:

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256' EXISTING CONTOUR
- 256' PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X PROPOSED SILT FENCE
- B BUFFER ZONE
- O O PROPOSED CHAIN LINK FENCE
- X X EXISTING CHAIN LINK FENCE
- S EXISTING SEWER MANHOLE
- O EXISTING DRAIN MANHOLE
- ▣ EXISTING CATCH BASIN
- ⊙ EXISTING UTILITY POLE
- ⊙ PROPOSED DRAINAGE MANHOLE
- ⊙ PROPOSED UTILITY POLE
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED SEWER MANHOLE
- WETLANDS



GRID NORTH NAD 83
MASSACHUSETTS STATE PLANE



LEGEND:

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256 — EXISTING CONTOUR
- 258 — PROPOSED CONTOUR
- OH — OVERHEAD WIRE
- D — DRAIN LINE
- S — SEWER LINE
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- RD — ROOF DRAIN
- X X X — PROPOSED SILT FENCE
- B — BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- X — EXISTING CHAIN LINK FENCE
- ⊙ — EXISTING SEWER MANHOLE
- ⊙ — EXISTING DRAIN MANHOLE
- ⊙ — EXISTING CATCH BASIN
- ⊙ — EXISTING UTILITY POLE
- ⊙ — PROPOSED DRAINAGE MANHOLE
- ⊙ — PROPOSED UTILITY POLE
- ⊙ — PROPOSED CATCH BASIN
- ⊙ — PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:
EASTLAND PARTNERS
4 CHARLESVIEW ROAD
HOPEDALE, MA 01747

OWNER:
GOLFVIEW COUNTRY CLUB, LP
44 PARK HILL AVENUE
MILLBURY, MA 01748

REVISIONS		
1	7/12/19	REVISED PER COMMENT LETTERS.

OPEN SPACE COMMUNITY SITE PLAN
CLEARVIEW
SITE INDEX PLAN
AT
66 PARK HILL AVENUE
MILLBURY, MASS.
SCALE: 1"=100'
DATE: MAY 16, 2019

TURNING POINT
ENGINEERING
CIVIL SITE DESIGN
4 Charlesview Road, Hopedale Ma 01747
Phone: 508-647-1919 Fax: 508-647-0189
www.tpecivildesign.com



TPE Project Number
TPE-1014

Sheet
SI



NOTES:
1. ALL EXISTING SEWER SERVICES LOCATED ON THE PROPERTY TO BE STUBBED AT PARK HILL AVENUE PRIOR TO START OF CONSTRUCTION.

LEGEND:

- EDGE OF WETLANDS
- - - EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD WIRE
- - - DRAIN LINE
- - - SEWER LINE
- - - WATER LINE
- - - UNDERGROUND ELECTRIC
- - - ROOF DRAIN
- - - PROPOSED SILT FENCE
- - - BUFFER ZONE
- - - PROPOSED CHAIN LINK FENCE
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING SEWER MANHOLE
- - - EXISTING DRAIN MANHOLE
- - - EXISTING CATCH BASIN
- - - EXISTING UTILITY POLE
- - - PROPOSED DRAINAGE MANHOLE
- - - PROPOSED UTILITY POLE
- - - PROPOSED CATCH BASIN
- - - PROPOSED SEWER MANHOLE
- - - WETLANDS

APPLICANT:
EASTLAND PARTNERS
4 CHARLESVIEW ROAD
HOPEDALE, MA 01747

OWNER:
GOLFVIEW COUNTRY CLUB, LP
44 PARK HILL AVENUE
MILLBURY, MA 01748

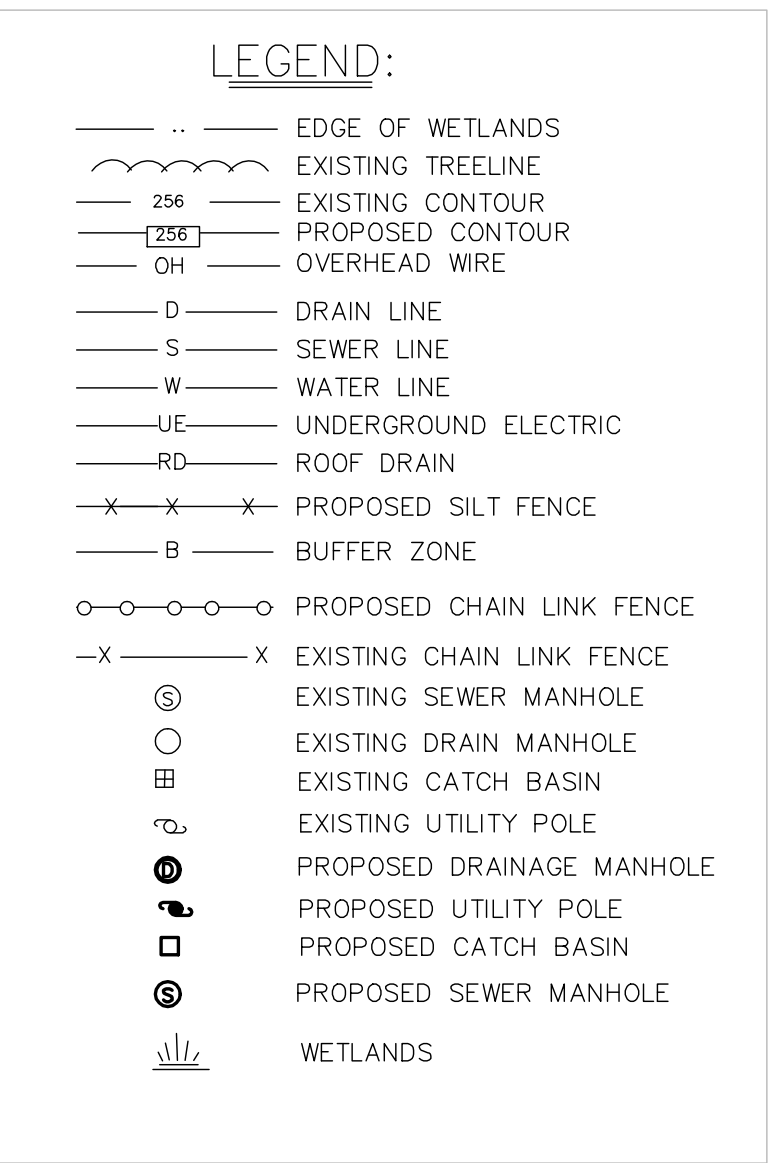
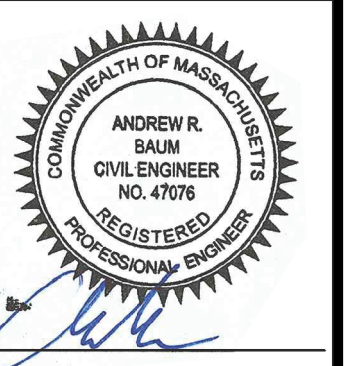
REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

**OPEN SPACE COMMUNITY SITE PLAN
CLEAR VIEW
GRADING & DRAINAGE
AT
66 PARK HILL AVENUE
MILLBURY, MASS.
SCALE: 1"=40'
DATE: MAY 16, 2019**

**TURNING POINT
ENGINEERING**
CIVIL SITE DESIGN
4 Charlesview Road, Hopedale Ma 01747
Phone: 508-647-1919 Fax: 508-647-0189
www.tpecivildesign.com

0 20 40 FEET 80 120
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 1 of 4
--------------------------------	-----------------

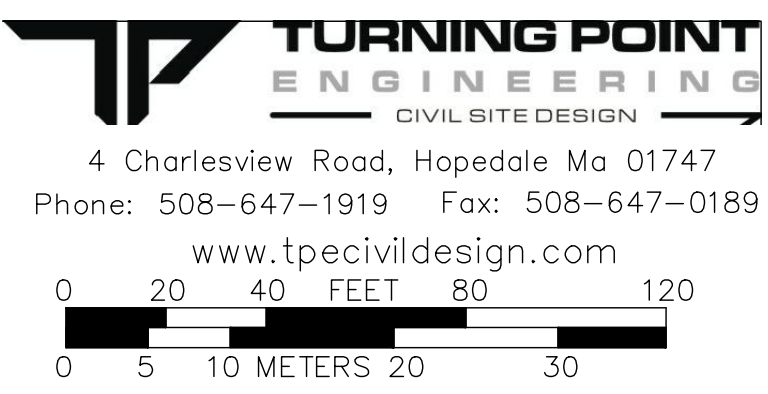


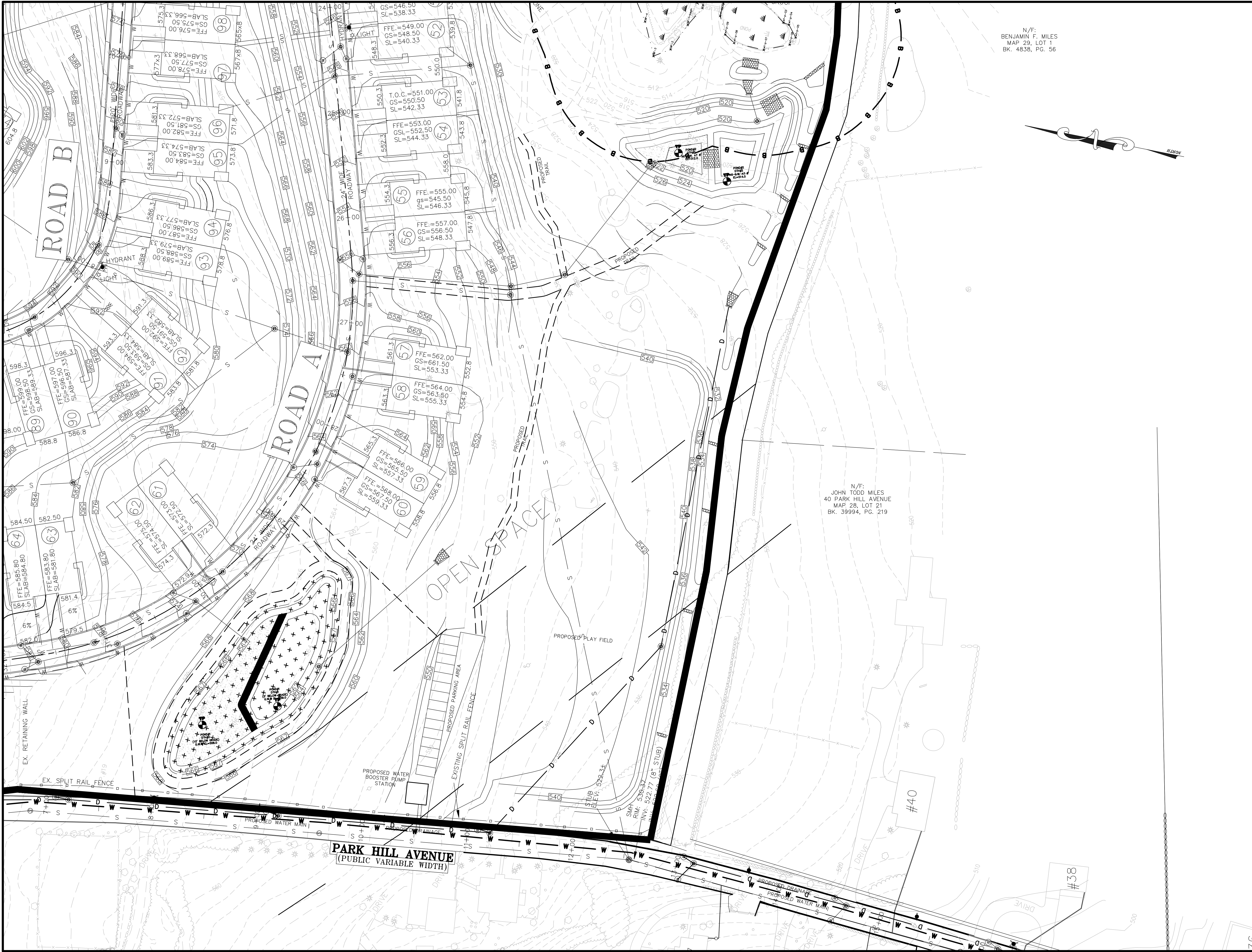
APPLICANT:
EASTLAND PARTNERS
4 CHARLESVIEW ROAD
HOPEDALE, MA 01747

OWNER:
GOLFVIEW COUNTRY CLUB, LP
44 PARK HILL AVENUE
MILLBURY, MA 01748

REVISIONS		
1	7/12/19	REVISED PER COMMENT LETTERS.

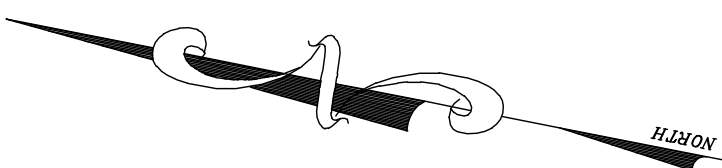
OPEN SPACE COMMUNITY SITE PLAN
CLEARVIEW
GRADING & DRAINAGE
AT
66 PARK HILL AVENUE
MILLBURY, MASS.
SCALE: 1"=40'
DATE: MAY 16, 2019





N/F:
BENJAMIN F. MILES
MAP 29, LOT 1
BK. 4838, PG. 56

N/F:
JOHN TODD MILES
40 PARK HILL AVENUE
MAP 28, LOT 21
BK. 39994, PG. 219



LEGEND:

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256 — EXISTING CONTOUR
- 256 — PROPOSED CONTOUR
- OH — OVERHEAD WIRE
- D — DRAIN LINE
- S — SEWER LINE
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- RD — ROOF DRAIN
- X — X — PROPOSED SILT FENCE
- B — BUFFER ZONE
- O — O — PROPOSED CHAIN LINK FENCE
- X — X — EXISTING CHAIN LINK FENCE
- ⊙ — EXISTING SEWER MANHOLE
- — EXISTING DRAIN MANHOLE
- ⊞ — EXISTING CATCH BASIN
- ⊞ — EXISTING UTILITY POLE
- ⊞ — PROPOSED DRAINAGE MANHOLE
- ⊞ — PROPOSED UTILITY POLE
- ⊞ — PROPOSED CATCH BASIN
- ⊞ — PROPOSED SEWER MANHOLE
- W — WETLANDS

APPLICANT:
EASTLAND PARTNERS
4 CHARLESVIEW ROAD
HOPEDALE, MA 01747

OWNER:
GOLFVIEW COUNTRY CLUB, LP
44 PARK HILL AVENUE
MILLBURY, MA 01748

REVISIONS		
1	7/12/19	REVISED PER COMMENT LETTERS.

**OPEN SPACE COMMUNITY SITE PLAN
CLEARVIEW
GRADING & DRAINAGE
AT
66 PARK HILL AVENUE
MILLBURY, MASS.
SCALE: 1"=40'
DATE: MAY 16, 2019**

**TURNING POINT
ENGINEERING**
CIVIL SITE DESIGN
4 Charlesview Road, Hopedale, MA 01747
Phone: 508-647-1919 Fax: 508-647-0189
www.tpecivildesign.com

0 20 40 FEET 80 120
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 3 of 4
--------------------------------	-----------------

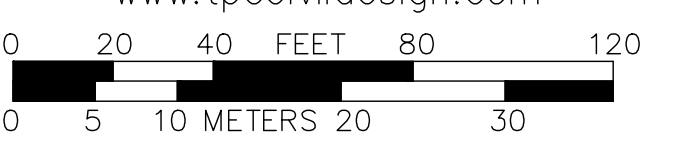
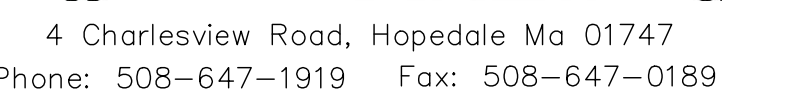


..	EDGE OF WETLANDS
~~~~~	EXISTING TREELINE
256	EXISTING CONTOUR
256	PROPOSED CONTOUR
OH	OVERHEAD WIRE
—D	DRAIN LINE
—S	SEWER LINE
—W	WATER LINE
—UE	UNDERGROUND ELECTRIC
—RD	ROOF DRAIN
—X —X —X	PROPOSED SILT FENCE
—B	BUFFER ZONE
○ — ○ — ○ — ○	PROPOSED CHAIN LINK FENCE
—X —X —X	EXISTING CHAIN LINK FENCE
⊗	EXISTING SEWER MANHOLE
⊙	EXISTING DRAIN MANHOLE
⊞	EXISTING CATCH BASIN
⊞	EXISTING UTILITY POLE
⊞	PROPOSED DRAINAGE MANHOLE
⊞	PROPOSED UTILITY POLE
⊞	PROPOSED CATCH BASIN
⊞	PROPOSED SEWER MANHOLE
	WETLANDS

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

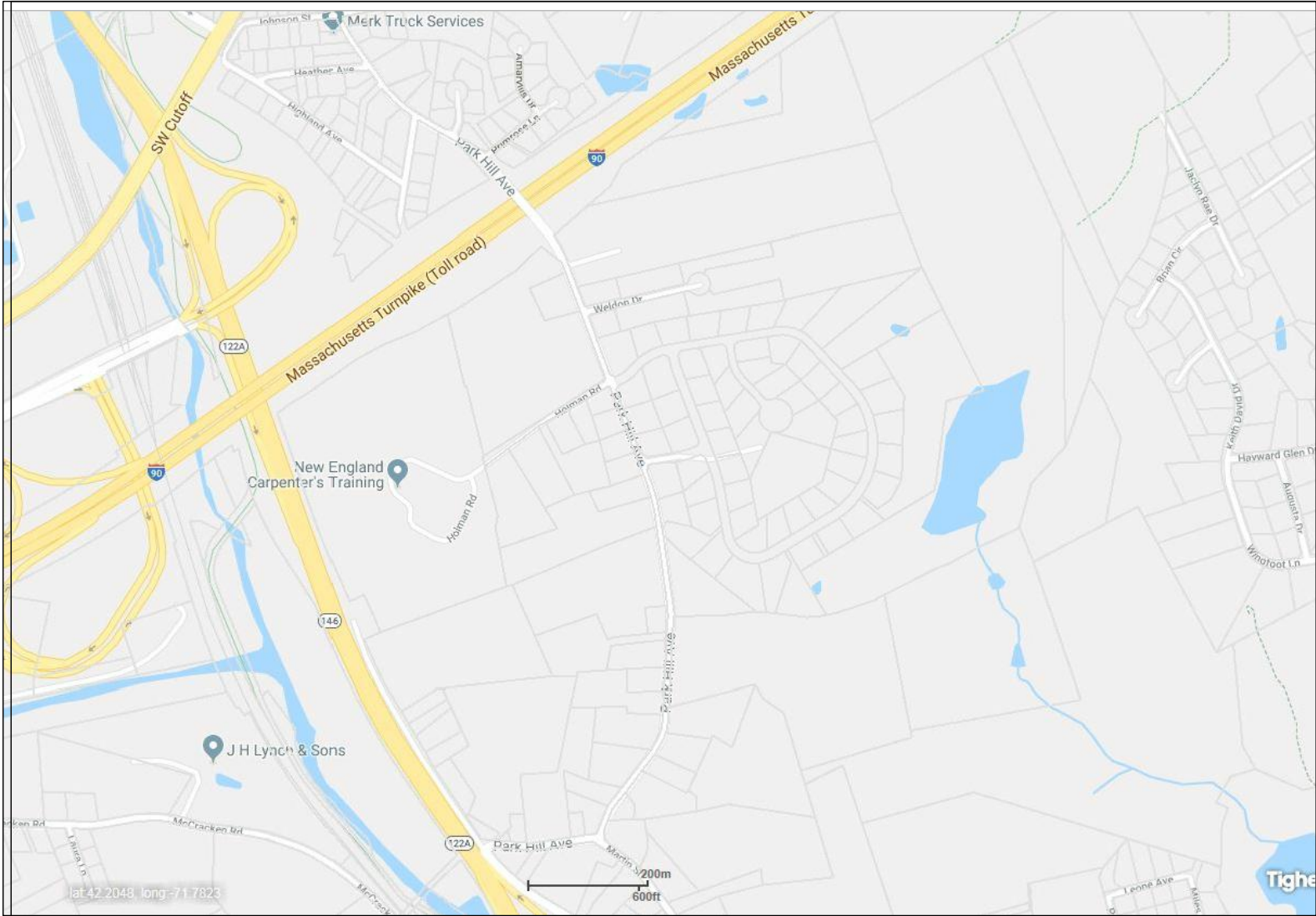
		REVISIONS
1	7/12/19	REVISED PER COMMENT LETTERS.

SCALE: 1"=40'  
DATE: MAY 16, 2019



Sheet  
4 of 4





LOCUS MAP  
SCALE: 1"=800'

MASSACHUSETTS TURNPIKE  
(PUBLIC)



WELDON DRIVE

OPEN SPACE B  
AREA=617,680 S.F.  
OR 14.18 ACRES

NEW ENGLAND POWER COMPANY

JACLYN RAE DRIVE  
(PRIVATE 50' WIDTH)

BRIAN CIRCLE

OPEN SPACE A  
AREA=3,410,748 S.F.  
OR 78.3 ACRES

PARK HILL AVENUE  
(PUBLIC VARIABLE WIDTH)

LAND AREA TABLE

UPLAND AREA	88.90 ACRES
WETLAND AREA	28.56 ACRES
FLOOD PLAIN	0 ACRES (ZONE X)
LAND HAVING SLOPES IN EXCESS OF 25%	12.43 ACRES
TOTAL PROJECT AREA	117.46 ACRES

ZONING DIMENSIONAL ZONING REQUIREMENTS:  
SUBURBAN DISTRICT - SIV

REQUIRED	PROVIDED
LOT MIN. AREA 20,000 S.F.*	117.46 ACRES
FRONTAGE 150'	1581'±
FRONT SETBACK 25'	100' MIN.
SIDE SETBACK 10'	100' MIN.
REAR SETBACK 10'	100' MIN.
LOT COVERAGE 30%	10%

OPEN SPACE COMMUNITY - LAND AREA

LAND DESIGNATED FOR ROADS, DRIVEWAY, SIDEWALKS & BUILDINGS  
AREA = 11.88 ACRES  
OPEN SPACE PROVIDED = 92.46 ACRES (78.7%)  
WETLAND AREA = 28.56 ACRES  
UPLAND AREA = 63.90 ACRES  
BUILDABLE LAND AREA = 52.37 ACRES

TOTAL TRAILS PROVIDED BY PROJECT 12,700 LF

"WARNING"

EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS  
ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND  
ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL  
TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING  
UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING  
IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE  
DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED  
TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY  
EXCAVATION WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS  
AS TO POSSIBLE UNMARKED UTILITY LINES.

LEGEND:

---	EDGE OF WETLANDS
---	EXISTING TREELINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
OH	OVERHEAD WIRE
D	DRAIN LINE
S	SEWER LINE
W	WATER LINE
UE	UNDERGROUND ELECTRIC
RD	ROOF DRAIN
X X X	PROPOSED SILT FENCE
B	BUFFER ZONE
o-o-o-o	PROPOSED CHAIN LINK FENCE
-X-	EXISTING CHAIN LINK FENCE
⊗	EXISTING SEWER MANHOLE
⊙	EXISTING DRAIN MANHOLE
⊞	EXISTING CATCH BASIN
⊡	EXISTING UTILITY POLE
⊕	PROPOSED DRAINAGE MANHOLE
⊖	PROPOSED UTILITY POLE
⊞	PROPOSED CATCH BASIN
⊗	PROPOSED SEWER MANHOLE
⊡	WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

OPEN SPACE COMMUNITY SITE PLAN  
CLEARVIEW  
OPEN SPACE PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=150'  
DATE: MAY 10, 2019



TPE Project Number  
TPE-1014

Sheet  
OS1



# PROJECT INFORMATION

ROADWAYS:  
ROAD A = 4,600 LF  
ROAD B = 3,100 LF  
ROAD C = 700 LF  
ROAD D = 850 LF  
ROAD E = 365 LF  
ROAD F = 500 LF  
ROAD G = 450 LF  
ROAD H = 410 LF

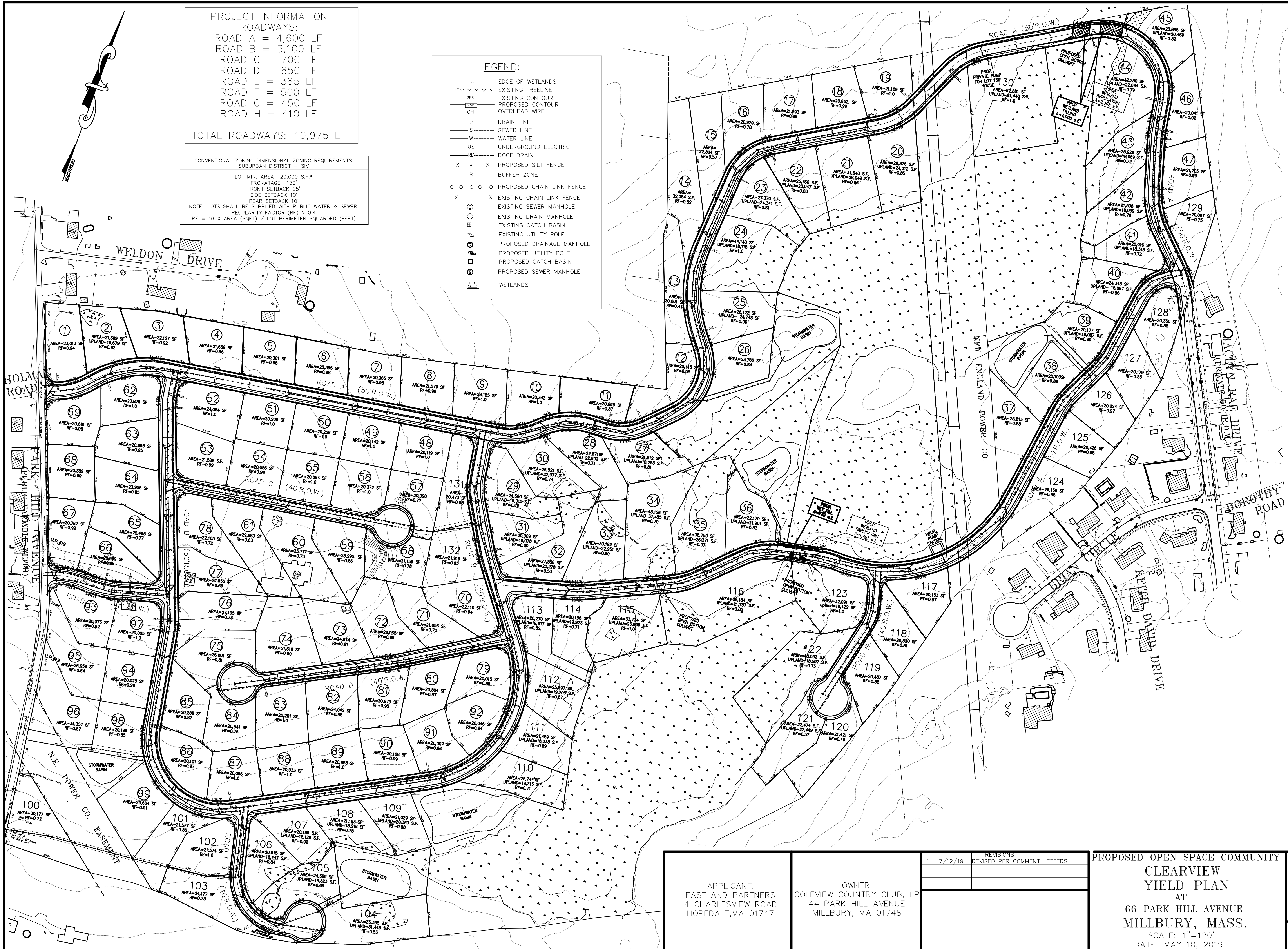
TOTAL ROADWAYS: 10,975 LF

## CONVENTIONAL ZONING DIMENSIONAL ZONING REQUIREMENTS:

SUBURBAN DISTRICT - SIV  
LOT MIN. AREA 20,000 S.F.*  
FRONTAGE 150'  
FRONT SETBACK 25'  
SIDE SETBACK 10'  
REAR SETBACK 10'  
NOTE: LOTS SHALL BE SUPPLIED WITH PUBLIC WATER & SEWER.  
REGULARITY FACTOR (RF) > 0.4  
RF = 16 X AREA (SQFT) / LOT PERIMETER SQUARED (FEET)

## LEGEND:

- EDGE OF WETLANDS
- EXISTING TRELLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OH OVERHEAD WIRE
- DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X PROPOSED SILT FENCE
- B BUFFER ZONE
- O PROPOSED CHAIN LINK FENCE
- X X EXISTING CHAIN LINK FENCE
- O EXISTING SEWER MANHOLE
- O EXISTING DRAIN MANHOLE
- O EXISTING CATCH BASIN
- O EXISTING UTILITY POLE
- O PROPOSED DRAINAGE MANHOLE
- O PROPOSED UTILITY POLE
- O PROPOSED CATCH BASIN
- O PROPOSED SEWER MANHOLE
- W WETLANDS



BRUCE E. WILSON, JR. No. 38670 REGISTERED LAND SURVEYOR		ANDREW R. BAUM CIVIL ENGINEER No. 1075 REGISTERED PROFESSIONAL ENGINEER			
No.#	TOTAL LOT AREA	FRONTAGE	UPLAND	WETLAND	IRF
1	23,013 S.F.	220.54'	23,013 S.F.	0 S.F.	0.94
2	21,569 S.F.	150.95'	19,679 S.F.	1,890 S.F.	0.92
3	22,127 S.F.	151.00'	22,127 S.F.	0 S.F.	0.92
4	21,859 S.F.	151.00'	21,859 S.F.	0 S.F.	0.96
5	20,361 S.F.	152.76'	20,361 S.F.	0 S.F.	0.98
6	20,365 S.F.	152.76'	20,365 S.F.	0 S.F.	0.98
7	20,365 S.F.	152.45'	20,365 S.F.	0 S.F.	0.98
8	21,570 S.F.	152.78'	21,570 S.F.	0 S.F.	0.99
9	23,185 S.F.	152.64'	23,185 S.F.	0 S.F.	1.00
10	20,343 S.F.	157.89'	20,343 S.F.	0 S.F.	1.00
11	20,665 S.F.	150.87'	20,665 S.F.	0 S.F.	0.87
12	20,415 S.F.	342.53'	20,415 S.F.	0 S.F.	0.58
13	20,001 S.F.	192.89'	20,001 S.F.	0 S.F.	0.44
14	20,084 S.F.	150.00'	20,084 S.F.	0 S.F.	0.46
15	22,824 S.F.	150.00'	22,824 S.F.	0 S.F.	0.57
16	20,929 S.F.	150.06'	20,929 S.F.	0 S.F.	0.78
17	21,893 S.F.	150.00'	21,893 S.F.	0 S.F.	0.99
18	20,652 S.F.	150.00'	20,652 S.F.	0 S.F.	0.99
19	21,109 S.F.	150.00'	21,109 S.F.	0 S.F.	1.00
20	28,376 S.F.	150.00'	28,376 S.F.	4,364 S.F.	0.85
21	34,643 S.F.	150.98'	28,049 S.F.	6,594 S.F.	0.96
22	28,760 S.F.	150.00'	23,047 S.F.	2,713 S.F.	0.83
23	27,370 S.F.	200.30'	24,341 S.F.	3,029 S.F.	0.81
24	44,140 S.F.	228.47'	18,118 S.F.	22,022 S.F.	1.00
25	26,122 S.F.	157.19'	24,748 S.F.	1,374 S.F.	0.96
26	23,762 S.F.	155.49'	23,762 S.F.	0 S.F.	0.84
27	21,512 S.F.	160.53'	18,263 S.F.	3,249 S.F.	0.81
28	22,484 S.F.	164.53'	22,415 S.F.	69 S.F.	0.71
29	24,560 S.F.	188.17'	19,015 S.F.	5,545 S.F.	0.78
30	26,710 S.F.	150.00'	23,166 S.F.	3,544 S.F.	0.74
31	20,009 S.F.	201.17'	19,078 S.F.	936 S.F.	0.80
32	21,856 S.F.	166.42'	20,278 S.F.	1,578 S.F.	0.83
33	30,182 S.F.	176.40'	24,451 S.F.	5,731 S.F.	0.89
34	43,126 S.F.	150.00'	37,455 S.F.	5,671 S.F.	0.70
35	38,759 S.F.	150.00'	26,371 S.F.	12,388 S.F.	0.97
36	24,170 S.F.	150.00'	21,901 S.F.	2,269 S.F.	0.83
37	25,813 S.F.	252.02'	25,813 S.F.	0 S.F.	0.58
38	20,100 S.F.	188.24'	20,100 S.F.	0 S.F.	0.86
39	20,177 S.F.	150.00'	20,177 S.F.	0 S.F.	0.99
40	24,343 S.F.	190.90'	18,097 S.F.	6,246 S.F.	0.86
41	20,016 S.F.	150.01'	18,313 S.F.	1,703 S.F.	0.72
42	21,508 S.F.	150.00'	18,039 S.F.	3,469 S.F.	0.78
43	25,926 S.F.	150.00'	20,694 S.F.	7,857 S.F.	0.72
44	42,250 S.F.	304.32'	22,694 S.F.	19,556 S.F.	0.79
45	20,895 S.F.	201.17'	20,459 S.F.	436 S.F.	0.82
46	20,041 S.F.	215.46'	20,041 S.F.	0 S.F.	0.92
47	21,260 S.F.	173.40'	21,260 S.F.	0 S.F.	0.99
48	20,119 S.F.	151.00'	20,119 S.F.	0 S.F.	1.00
49	20,142 S.F.	151.00'	20,142 S.F.	0 S.F.	1.00
50	20,226 S.F.	151.00'	20,226 S.F.	0 S.F.	1.00
51	20,206 S.F.	150.82'	20,206 S.F.	0 S.F.	1.00
52	24,084 S.F.	180.17'	24,084 S.F.	0 S.F.	1.00
53	21,588 S.F.	150.00'	21,588 S.F.	0 S.F.	0.99
54	20,586 S.F.	150.00'	20,586 S.F.	0 S.F.	0.99
55	20,694 S.F.	151.00'	20,694 S.F.	0 S.F.	1.00
56	20,372 S.F.	162.18'	20,372 S.F.	0 S.F.	1.00
57	20,020 S.F.	171.66'	20,020 S.F.	0 S.F.	0.97
58	21,159 S.F.	160.44'	21,159 S.F.	0 S.F.	0.78
59	23,295 S.F.	150.00'	23,295 S.F.	0 S.F.	0.86
60	33,717 S.F.	150.00'	33,717 S.F.	0 S.F.	0.73
61	29,683 S.F.	151.00'	29,683 S.F.	0 S.F.	0.83
62	20,876 S.F.	175.20'	20,876 S.F.	0 S.F.	1.00
63	20,895 S.F.	152.36'	20,895 S.F.	0 S.F.	0.95
64	23,956 S.F.	152.36'	23,956 S.F.	0 S.F.	0.85
65	20,451 S.F.	152.85'	20,451 S.F.	0 S.F.	0.77
66	20,639 S.F.	151.00'	20,639 S.F.	0 S.F.	0.86
67	20,767 S.F.	186.62'	20,767 S.F.	0 S.F.	0.92
68	20,389 S.F.	150.00'	20,389 S.F.	0 S.F.	0.99
69	20,681 S.F.	152.90'	20,681 S.F.	0 S.F.	0.98
70	22,110 S.F.	154.56'	22,110 S.F.	0 S.F.	0.93
71	21,856 S.F.	152.94'	21,856 S.F.	0 S.F.	0.81
72	26,965 S.F.	151.00'	26,965 S.F.	0 S.F.	0.86
73	24,644 S.F.	150.71'	24,644 S.F.	0 S.F.	0.91
74	21,516 S.F.	193.31'	21,516 S.F.	0 S.F.	0.69
75	20,015 S.F.	152.85'	20,015 S.F.	0 S.F.	0.81
76	27,105 S.F.	150.00'	27,105 S.F.	0 S.F.	0.73
77	22,655 S.F.	150.00'	22,655 S.F.	0 S.F.	0.69
78	22,105 S.F.	150.00'	22,105 S.F.	0 S.F.	0.72
79	20,015 S.F.	150.00'	20,015 S.F.	0 S.F.	0.86
80	20,804 S.F.	150.82'	20,804 S.F.	0 S.F.	0.87
81	20,879 S.F.	151.13'	20,879 S.F.	0 S.F.	0.95
82	24,042 S.F.	150.00'	24,042 S.F.	0 S.F.	0.98
83	25,201 S.F.	152.36'	25,201 S.F.	0 S.F.	1.00
84	20,541 S.F.	150.45'	20,541 S.F.	0 S.F.	0.76
85	20,288 S.F.	192.02'	20,288 S.F.	0 S.F.	0.87
86	20,101 S.F.	151.00'	20,101 S.F.	0 S.F.	0.97
87	20,056 S.F.	161.15'	20,056 S.F.	0 S.F.	1.00
88	20,033 S.F.	151.00'	20,033 S.F.	0 S.F.	1.00
89	20,865 S.F.	151.00'	20,865 S.F.	0 S.F.	1.00
90	20,108 S.F.	151.00'	20,108 S.F.	0 S.F.	0.99
91	20,007 S.F.	150.00'	20,007 S.F.	0 S.F.	0.96
92	20,046 S.F.	194.81'	20,046 S.F.	0 S.F.	0.94
93	20,073 S.F.	152.36'	20,073 S.F.	0 S.F.	0.92
94	20,025 S.F.	150.00'	20,025 S.F.	0 S.F.	0.99
95	26,959 S.F.	150.00'	26,959 S.F.	0 S.F.	0.64
96	34,357 S.F.	187.00'	34,357 S.F.	0 S.F.	0.67
97	20,005 S.F.	150.00'	20,005 S.F.	0 S.F.	0.00
98	20,196 S.F.	160.88'	20,196 S.F.	0 S.F.	0.85
99	29,664 S.F.	150.00'	29,664 S.F.	0 S.F.	0.91
100	36,177 S.F.	156.49'	36,177 S.F.	0 S.F.	0.72
101	21,577 S.F.	150.00'	21,577 S.F.	0 S.F.	0.86
102	21,374 S.F.	153.19'	21,374 S.F.	0 S.F.	1.00
103	24,177 S.F.	150.64'	24,177 S.F.	0 S.F.	0.73
104	35,355 S.F.	150.17'	31,449 S.F.	3,906 S.F.	0.53
105	24,586 S.F.	225.37'	18,823 S.F.	4,763 S.F.	0.69
106	20,515 S.F.	253.60'	18,422 S.F.	2,093 S.F.	0.84
107	20,185 S.F.	152.85'	18,129 S.F.	2,057 S.F.	0.92
108	21,163 S.F.	151.00'	18,216 S.F.	2,947 S.F.	0.78
109	21,029 S.F.	151.00'	20,363 S.F.	666 S.F.	0.88
110	25,744 S.F.	150.00'	18,315 S.F.	7,429 S.F.	0.71
111	21,489 S.F.	150.00'	18,238 S.F.	3,251 S.F.	0.89
112	25,697 S.F.	150.00'	19,705 S.F.	5,992 S.F.	0.87
113	20,270 S.F.	155.00'	19,917 S.F.	353 S.F.	0.52
114	20,196 S.F.	150.00'	19,923 S.F.	273 S.F.	0.71
115	33,714 S.F.	150.00'	23,655 S.F.	10,059 S.F.	1.00
116	58,184 S.F.	394.56'	21,757 S.F.	36,427 S.F.	0.85
117	20,153 S.F.	186.41'	20,153 S.F.	0 S.F.	0.81
118	20,520 S.F.	155.14'	20,520 S.F.	0 S.F.	0.87
119	20,437 S.F.	166.62'	20,437 S.F.	0 S.F.	0.88
120	21,421 S.F.	150.97'	21,421 S.F.	0 S.F.	0.49
121	22,474 S.F.	150.02'	22,455 S.F.	19 S.F.	0.57
122	48,032 S.F.	179.78'	15,597 S.F.	29,435 S.F.	0.73
123	32,091 S.F.	223.50'	18,422 S.F.	13,669 S.F.	1.00
124	26,136 S.F.	236.81'	26,136 S.F.	0 S.F.	0.68
125	20,426 S.F.	150.00'	20,426 S.F.	0 S.F.	0.98
126	20,244 S.F.	150.00'	20,244 S.F.	0 S.F.	0.97
127	20,179 S.F.	150.00'	20,179 S.F.	0 S.F.	0.85
128	20,350 S.F.	189.24'	20,350 S.F.	0 S.F.	0.85
129	20,067 S.F.	227.11'	20,067 S.F.	0 S.F.	0.75
130	62,881 S.F.	228.31'	21,448 S.F.	41,433 S.F.	1.00
131	20,473 S.F.	230.16'	20,473 S.F.	0 S.F.	0.65
132	21,916 S.F.	150.00'	21,916 S.F.	0 S.F.	0.95



APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

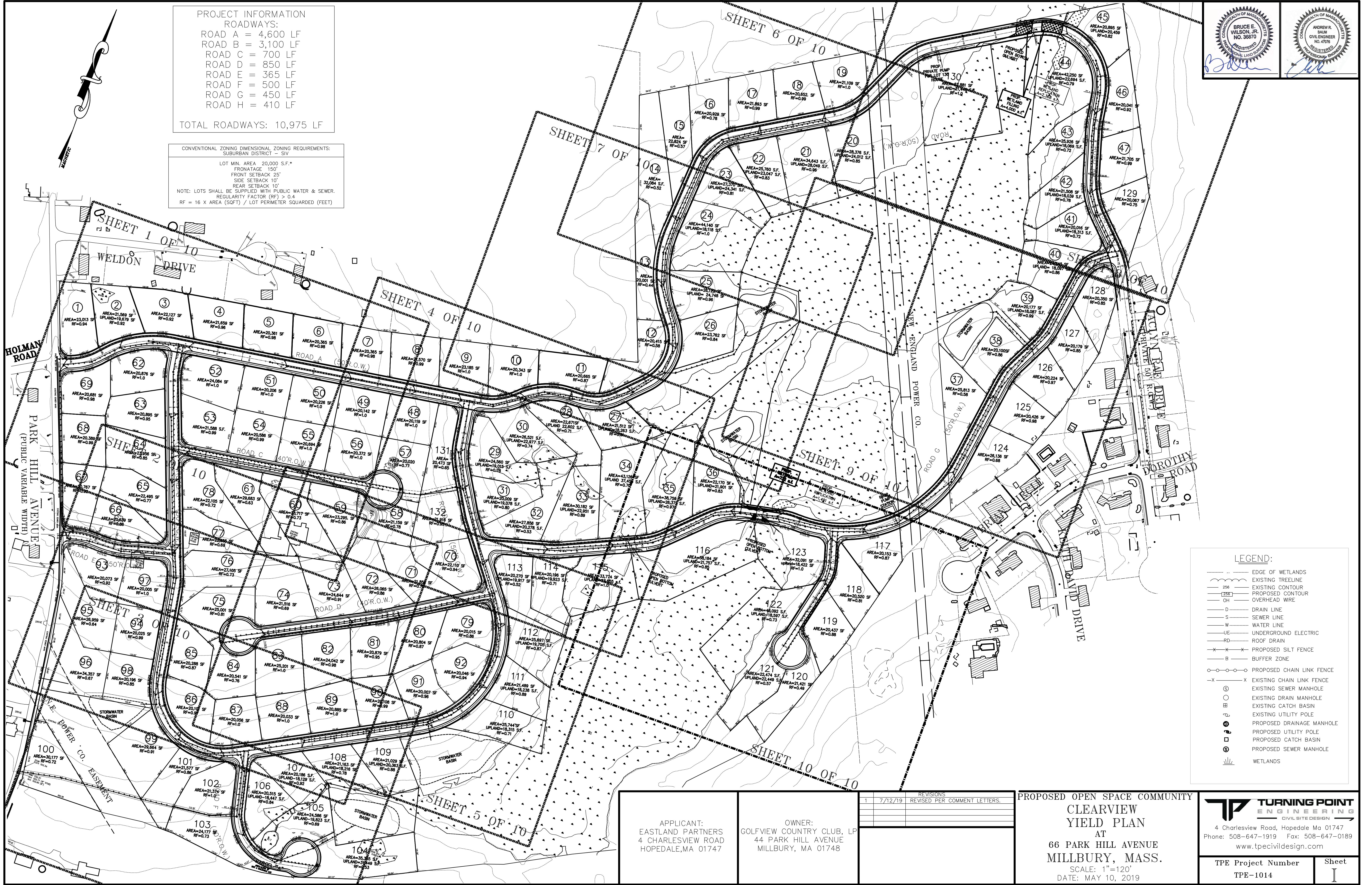
REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

PROPOSED OPEN SPACE COMMUNITY  
CLEARVIEW  
YIELD PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=120'  
DATE: MAY 10, 2019

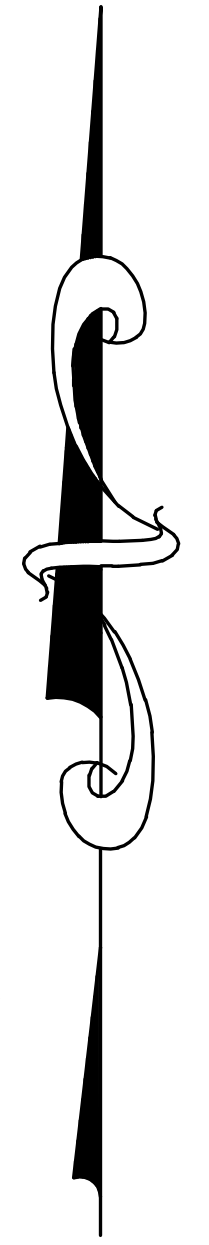
**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivilsdesign.com

TPE Project Number: TPE-1014      Sheet: 1









**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- ROOF DRAIN
- PROPOSED SILT FENCE
- BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

**OPEN SPACE COMMUNITY SITE PLAN  
CLEARVIEW  
PROPOSED YIELD PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019**

**TURNING POINT  
ENGINEERING  
CIVIL SITE DESIGN**  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 1 of 10
--------------------------------	------------------





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- ROOF DRAIN
- PROPOSED SILT FENCE
- BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

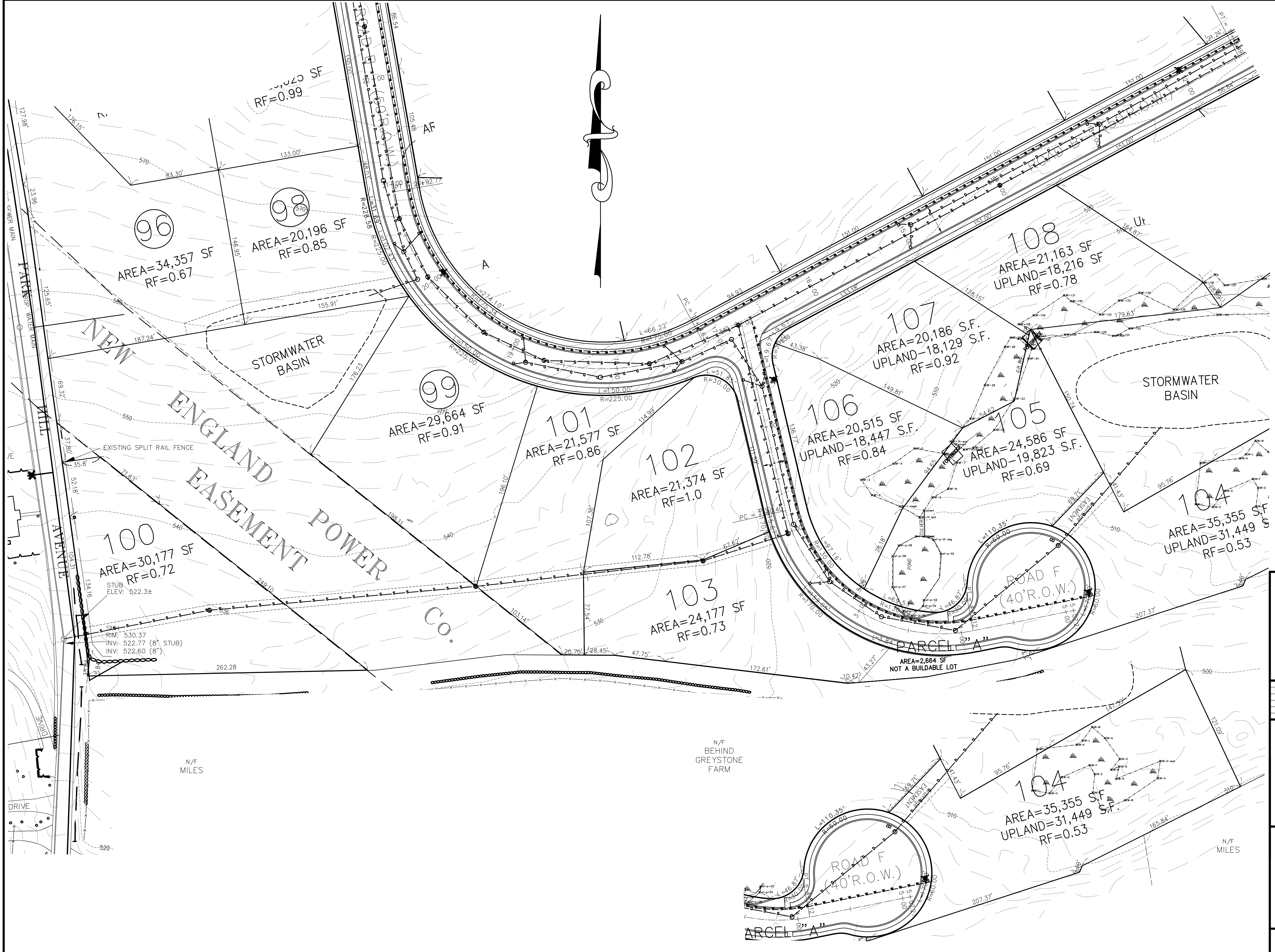
OPEN SPACE COMMUNITY SITE PLAN  
**CLEARVIEW**  
PROPOSED YIELD PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 2 of 10
--------------------------------	------------------





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- ROOF DRAIN
- PROPOSED SILT FENCE
- BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

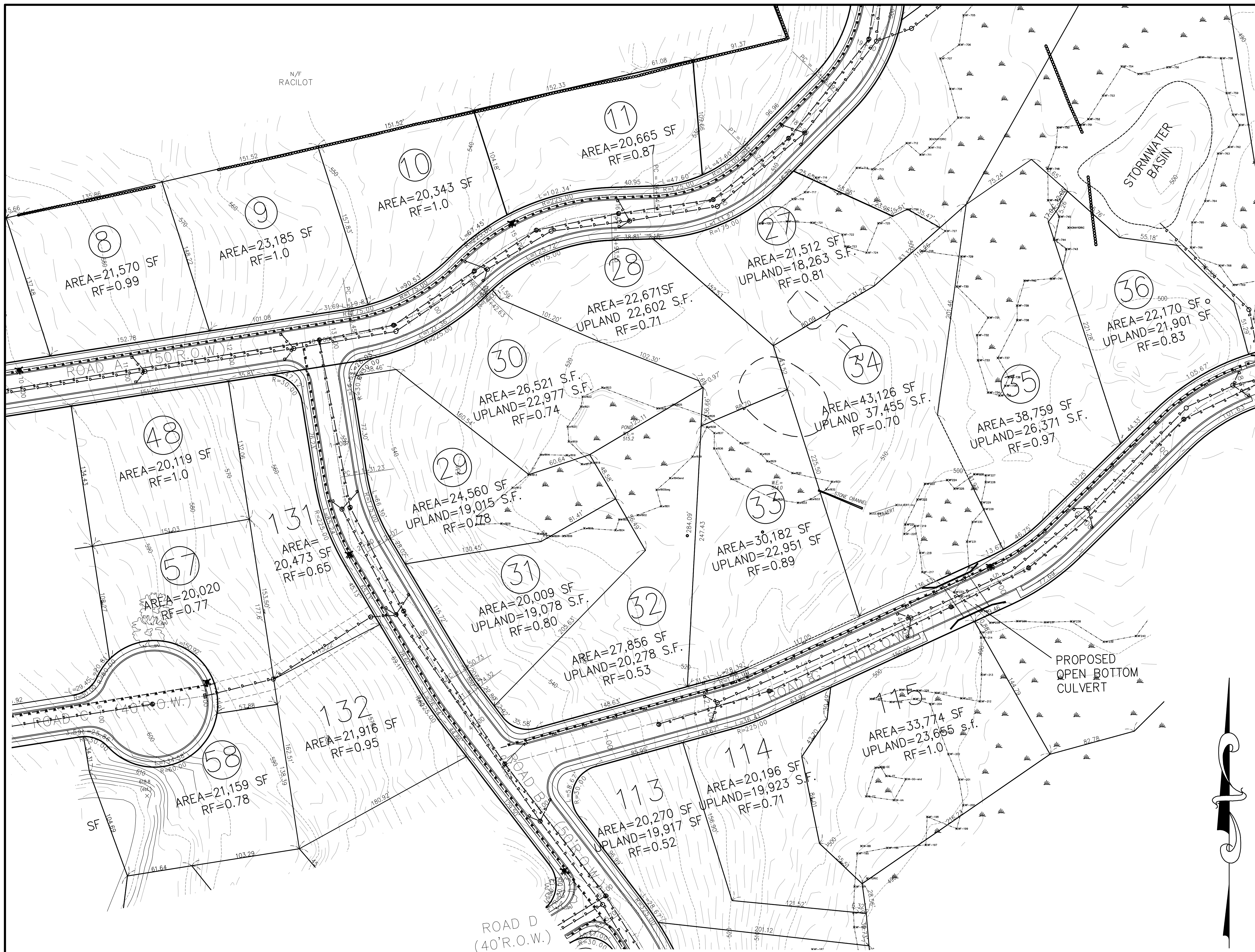
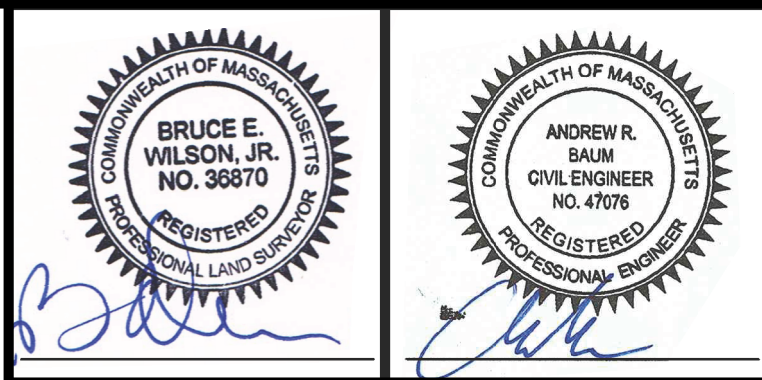
OPEN SPACE COMMUNITY SITE PLAN  
CLEARVIEW  
PROPOSED YIELD PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 3 of 10
--------------------------------	------------------





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256' EXISTING CONTOUR
- 236' PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X X PROPOSED SILT FENCE
- B BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

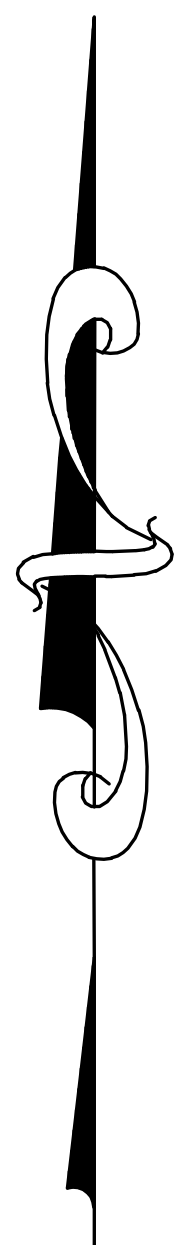
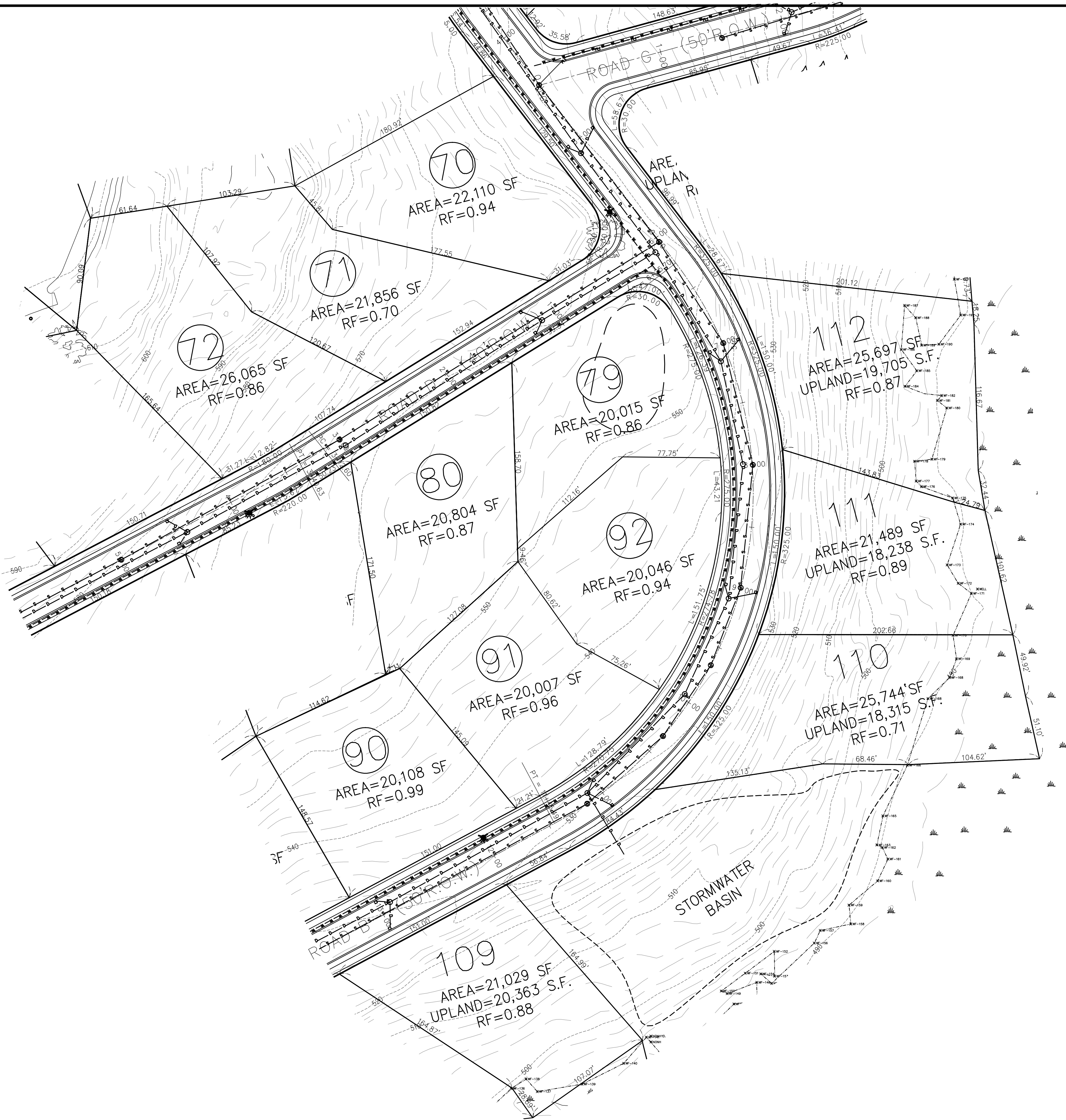
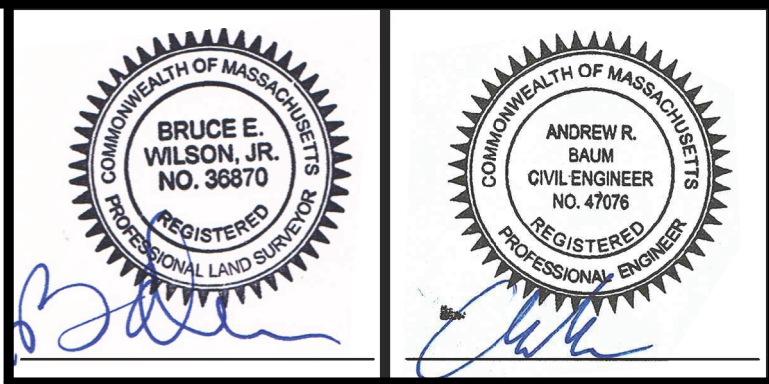
OPEN SPACE COMMUNITY SITE PLAN  
**CLEARVIEW**  
**PROPOSED YIELD PLAN**  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 16, 2019

**TURNING POINT**  
ENGINEERING  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 4 of 10
--------------------------------	------------------





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256' EXISTING CONTOUR
- 236' PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X X PROPOSED SILT FENCE
- B BUFFER ZONE
- O O O PROPOSED CHAIN LINK FENCE
- X-X- EXISTING CHAIN LINK FENCE
- ⊙ EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- ⊞ EXISTING CATCH BASIN
- ⊙ EXISTING UTILITY POLE
- ⊙ PROPOSED DRAINAGE MANHOLE
- ⊙ PROPOSED UTILITY POLE
- ⊞ PROPOSED CATCH BASIN
- ⊙ PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

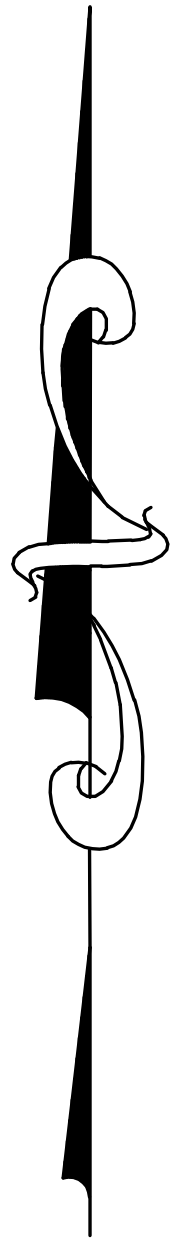
OPEN SPACE COMMUNITY SITE PLAN  
**CLEARVIEW**  
**PROPOSED YIELD PLAN**  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 80 120 FEET  
0 5 10 20 30 METERS

TPE Project Number TPE-1014	Sheet 5 of 10
--------------------------------	------------------





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256' EXISTING CONTOUR
- 236' PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- FM PROPOSED FORCE MAIN
- X X PROPOSED SILT FENCE
- B BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

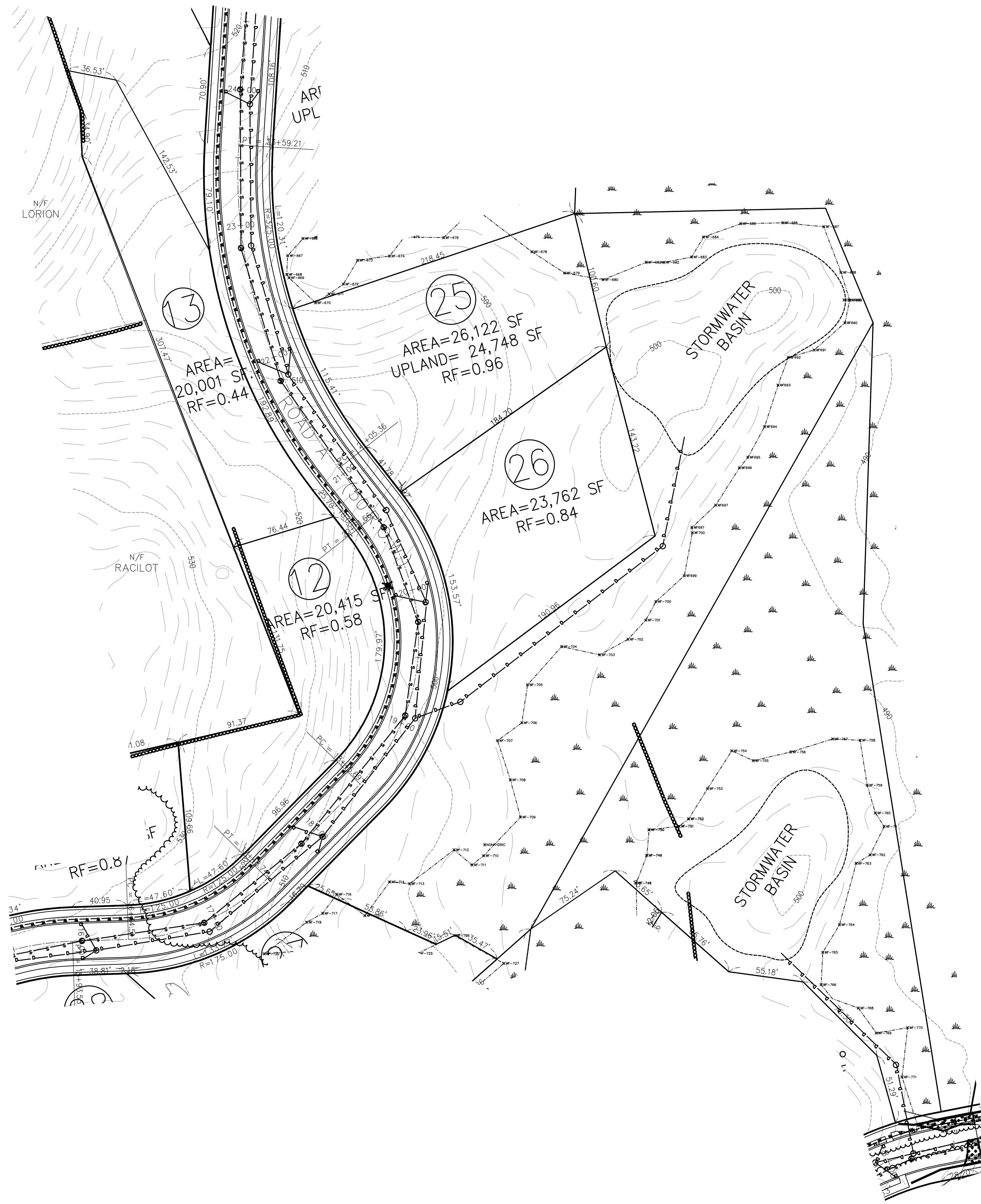
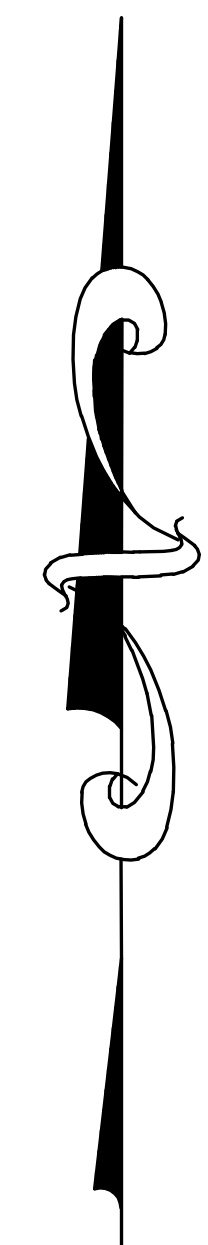
OPEN SPACE COMMUNITY SITE PLAN  
**CLEARVIEW**  
**PROPOSED YIELD PLAN**  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 6 of 10
--------------------------------	------------------





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256 EXISTING CONTOUR
- 236 PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X X PROPOSED SILT FENCE
- B BUFFER ZONE
- O O O PROPOSED CHAIN LINK FENCE
- X X X EXISTING CHAIN LINK FENCE
- ⊙ EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- ⊞ EXISTING CATCH BASIN
- ⊙ EXISTING UTILITY POLE
- ⊙ PROPOSED DRAINAGE MANHOLE
- ⊙ PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- ⊙ PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS		
1	7/12/19	REVISED PER COMMENT LETTERS.

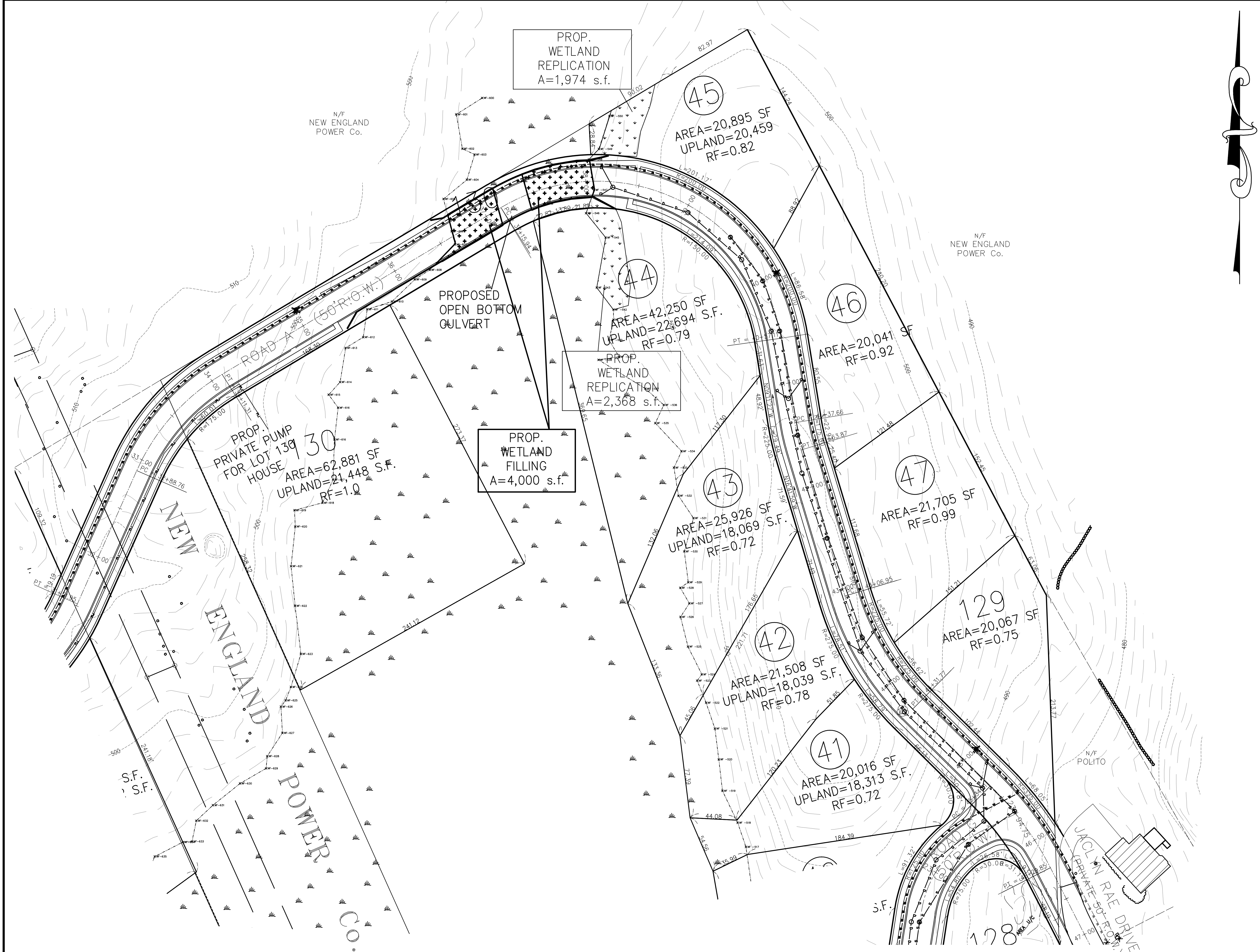
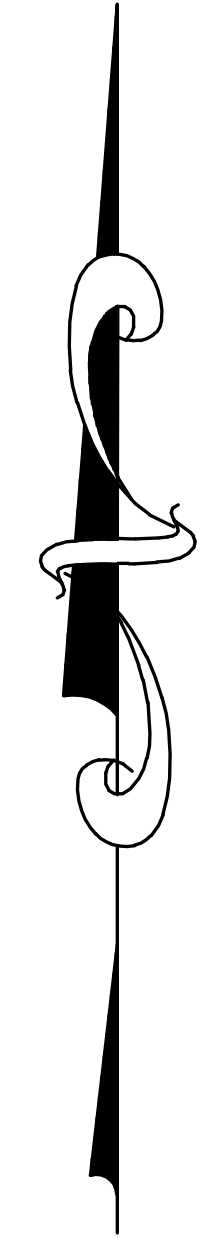
OPEN SPACE COMMUNITY SITE PLAN  
**CLEARVIEW  
PROPOSED YIELD PLAN**  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT  
ENGINEERING**  
CIVIL SITE DESIGN

4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- PROPOSED FORCE MAIN
- PROPOSED SILT FENCE
- BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

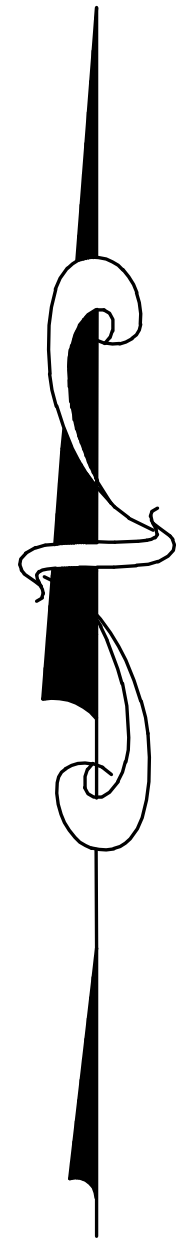
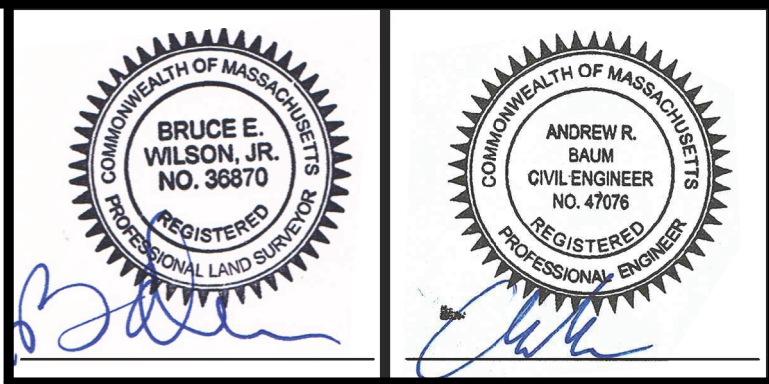
OPEN SPACE COMMUNITY SITE PLAN  
CLEARVIEW  
PROPOSED YIELD PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN

4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- ROOF DRAIN
- PROPOSED SILT FENCE
- BUFFER ZONE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

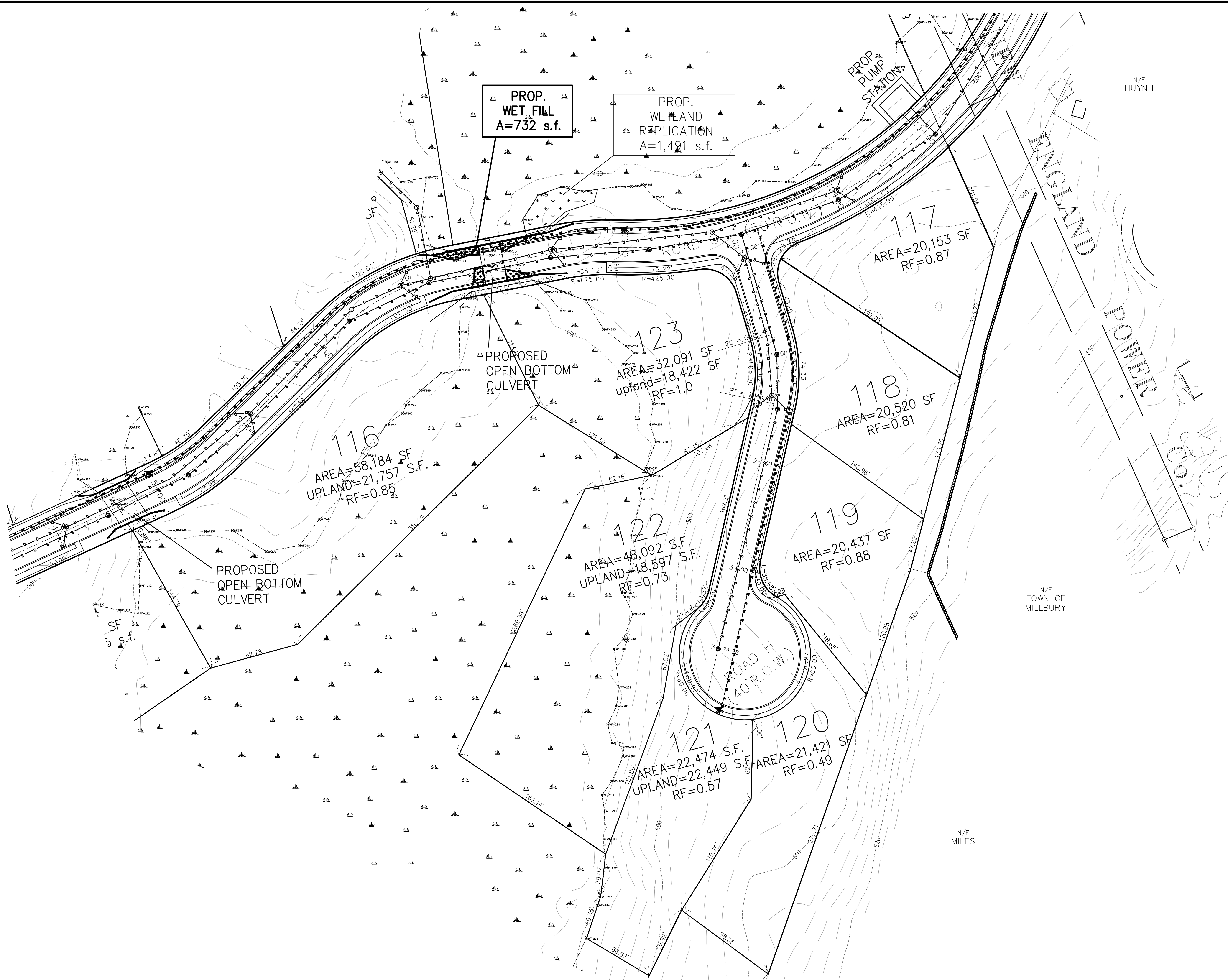
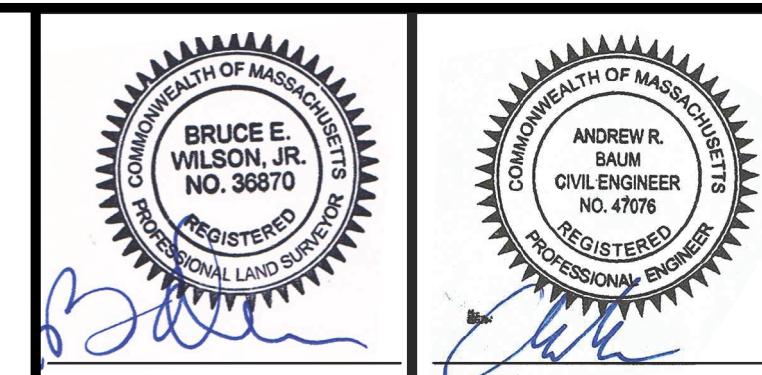
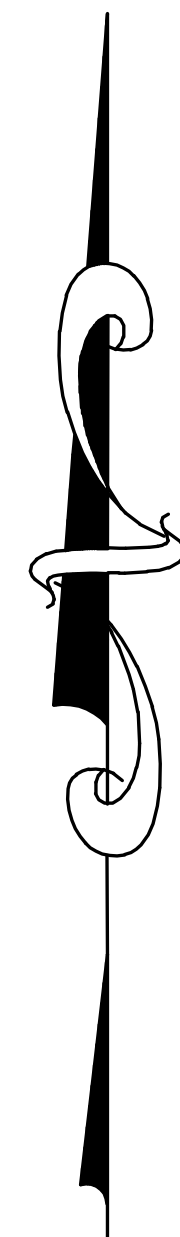
OPEN SPACE COMMUNITY SITE PLAN  
**CLEARVIEW**  
**PROPOSED YIELD PLAN**  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 80 120  
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 9 of 10
--------------------------------	------------------





**LEGEND:**

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256' EXISTING CONTOUR
- 256' PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X X PROPOSED SILT FENCE
- B BUFFER ZONE
- O O PROPOSED CHAIN LINK FENCE
- X X EXISTING CHAIN LINK FENCE
- (S) EXISTING SEWER MANHOLE
- (O) EXISTING DRAIN MANHOLE
- (B) EXISTING CATCH BASIN
- (P) EXISTING UTILITY POLE
- (D) PROPOSED DRAINAGE MANHOLE
- (P) PROPOSED UTILITY POLE
- (B) PROPOSED CATCH BASIN
- (S) PROPOSED SEWER MANHOLE
- WETLANDS

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

REVISIONS	
1	7/12/19 REVISED PER COMMENT LETTERS.

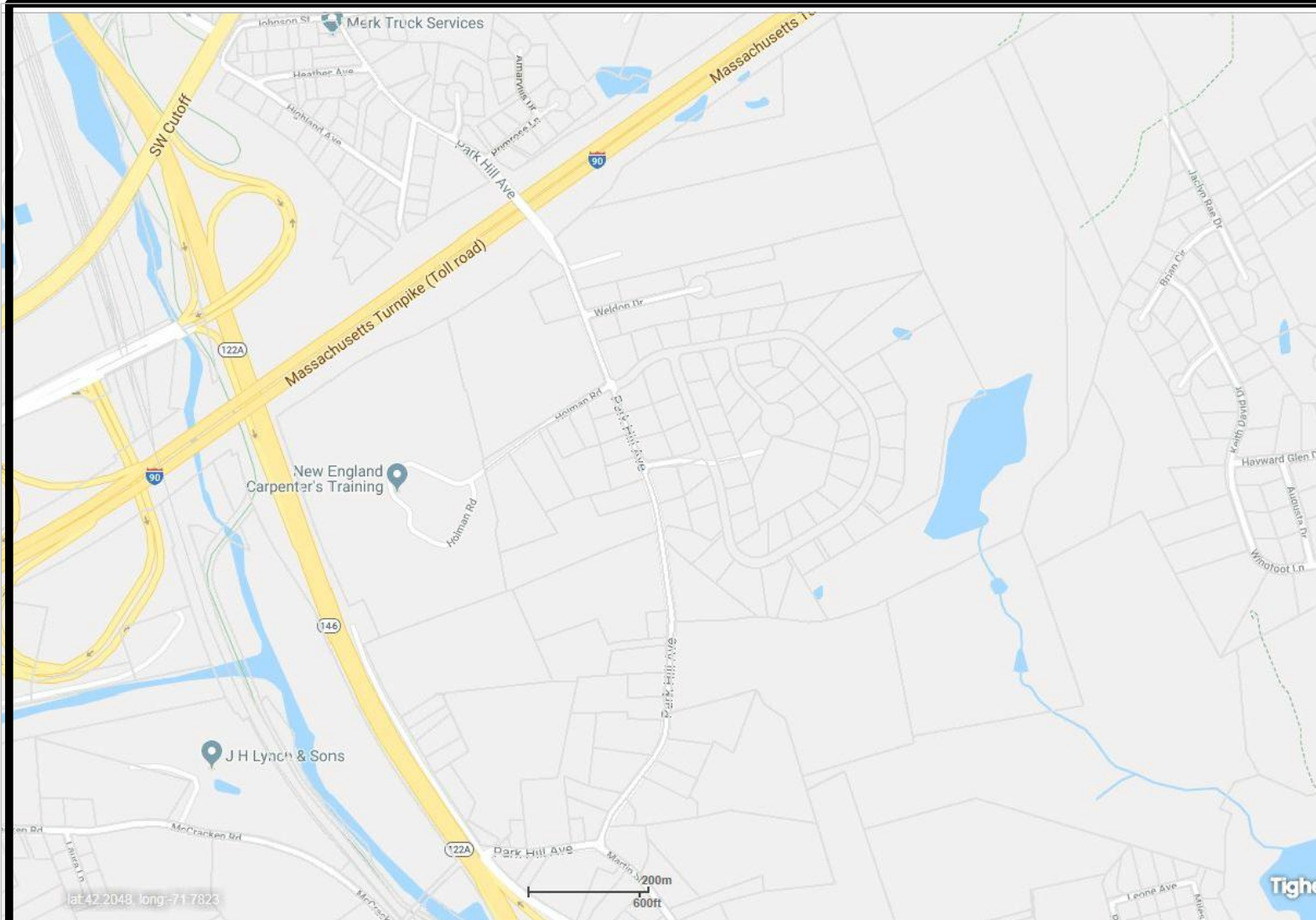
OPEN SPACE COMMUNITY SITE PLAN  
CLEARVIEW  
PROPOSED YIELD PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=40'  
DATE: MAY 10, 2019

**TURNING POINT ENGINEERING**  
CIVIL SITE DESIGN  
4 Charlesview Road, Hopedale Ma 01747  
Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

0 20 40 FEET 80 120  
0 5 10 METERS 20 30

TPE Project Number TPE-1014	Sheet 10 of 10
--------------------------------	-------------------





LOCUS MAP  
SCALE: 1"=800'

N/F:  
EMILY MARIE BOUTHILLETTE  
MAP 21, LOT 30  
BK. 54174, PG. 192

N/F:  
RAYMOND D. KELLEY  
MAP 21, LOT 37  
BK. 50955, PG. 186

N/F:  
BRUCE M. JARDARIAN  
MAP 21, LOT 36  
BK. 11419, PG. 164

WELDON DRIVE  
(PUBLIC VARIABLE WIDTH)

HOLMAN ROAD  
(PRIVATE VARIABLE WIDTH)

PARK HILL AVENUE  
(PUBLIC VARIABLE WIDTH)

N/F:  
JOHN E. RAGICOT  
MAP 21, LOT 35  
BK. 9049, PG. 309

N/F:  
TOWN OF MILLBURY  
MAP 22, LOT 93  
BK. 41249, PG. 382

N/F:  
PHILIP H. MILES  
MAP 29, LOT 2  
BK. 25998, PG. 148

N/F:  
JOHN TODD-MILES  
40 PARK HILL AVENUE  
MAP 28, LOT 21  
BK. 39994, PG. 219

N/F:  
BENJAMIN F. MILES  
MAP 29, LOT  
BK. 4838, PG. 56

MASSACHUSETTS TURNPIKE  
(PUBLIC)

MAP 22, PARCEL 96

MAP 22, PARCEL 98

MAP 22, PARCEL 97

JACLYN RAE DRIVE  
(PRIVATE 50' WIDTH)

DOROTHY ROAD

BRIAN CIRCLE  
KEITH DAVID DRIVE



LAND AREA TABLE

UPLAND AREA	88.90 ACRES
WETLAND AREA	28.56 ACRES
FLOOD PLAIN	0 ACRES (ZONE X)
LAND HAVING SLOPES IN EXCESS OF 25%	12.43 ACRES
TOTAL PROJECT AREA	117.46 ACRES

LEGEND:

- EDGE OF WETLANDS
- EXISTING TREELINE
- 256' EXISTING CONTOUR
- 256' PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X X PROPOSED SILT FENCE
- B BUFFER ZONE
- O O O PROPOSED CHAIN LINK FENCE
- X X X EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- WETLANDS

ZONING DIMENSIONAL ZONING REQUIREMENTS:  
SUBURBAN DISTRICT - SIV

REQUIRED	PROVIDED
LOT MIN. AREA 20,000 S.F.*	117.46 ACRES
FRONTAGE 150'	1581'±
FRONT SETBACK 25'	100' MIN.
SIDE SETBACK 10'	100' MIN.
REAR SETBACK 10'	100' MIN.
LOT COVERAGE 30%	10%

OPEN SPACE COMMUNITY - LAND AREA

LAND DESIGNATED FOR ROADS, DRIVEWAY, SIDEWALKS & BUILDINGS  
AREA = 11.88 ACRES  
OPEN SPACE PROVIDED = 92.46 ACRES (78.7%)  
WETLAND AREA = 28.56 ACRES  
UPLAND AREA = 63.90 ACRES  
BUILDABLE LAND AREA = 52.37 ACRES

TOTAL TRAILS PROVIDED BY PROJECT 12,700 LF

"WARNING"  
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS  
ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND  
ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL  
TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING  
UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING  
IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.  
EXISTING LINES OTHER THAN THOSE INDICATED ON THESE  
DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED  
TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY  
EXCAVATION WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS  
AS TO POSSIBLE UNMARKED UTILITY LINES.

APPLICANT:  
EASTLAND PARTNERS  
4 CHARLESVIEW ROAD  
HOPEDALE, MA 01747

OWNER:  
GOLFVIEW COUNTRY CLUB, LP  
44 PARK HILL AVENUE  
MILLBURY, MA 01748

OPEN SPACE COMMUNITY SITE PLAN  
CLEARVIEW  
TRAIL PLAN  
AT  
66 PARK HILL AVENUE  
MILLBURY, MASS.  
SCALE: 1"=150'  
DATE: MAY 16, 2019



Phone: 508-647-1919 Fax: 508-647-0189  
www.tpecivildesign.com

TPE Project Number  
TPE-1014

Sheet  
T1