CLEARVIEW

OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

APPLICANT:

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

OWNER:

GOLFVIEW COUNTRY CLUB LP
66 A-D PARK HILL AVENUE, MILLBURY, MA 01527
P: 603-672-4456

CIVIL ENGINEERING & LAND SURVEYING:

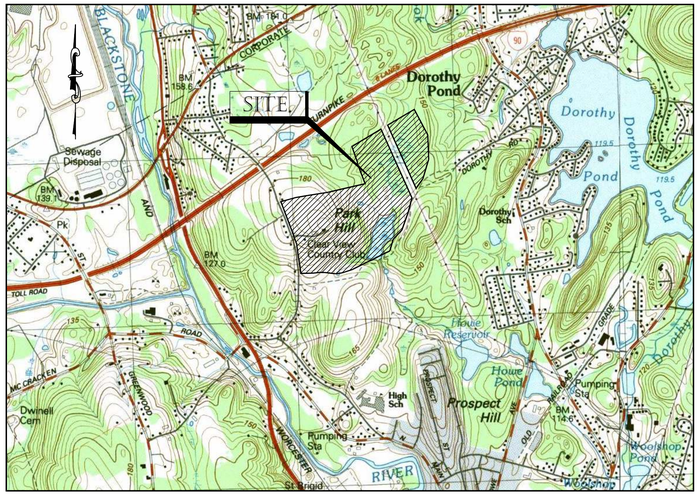
TURNING POINT ENGINEERING
P.O. BOX 969, MILFORD, MA 01757
P: 508-381-1515

WETLANDS CONSULTANT:

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

LANDSCAPE ARCHITECT:

MCCARTY COMPANIES
42 JUNGLE ROAD, LEOMINSTER, MA 01453
P: 978-534-1318



LOCUS MAP
SCALE: 1" = 1,000'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-0.0
GENERAL NOTES, ABBREVIATIONS & LEGEND	C-1.0
OPEN SPACE PLAN	C-2.1
SHEET INDEX	C-2.2
EXISTING CONDITIONS & DEMOLITION PLAN	C-3.1 - C-3.9
LAYOUT & MATERIALS PLAN	C-4.1 - C-4.4
GRADING & DRAINAGE PLAN	C-5.1 - C-5.4
UTILITY PLAN	C-6.1 - C-6.4
CONSTRUCTION DETAILS	C-7.1 - C-7.6
EROSION CONTROL PLAN & DETAILS	C-8.1 - C-8.6
ROADWAY PLANS & PROFILES	C-9.1 - C-9.14
PARK HILL AVENUE IMPROVEMENT PLANS	C-10.1 - C-10.5
DIVISION OF LAND PLAN	C-11.1 - C-11.2
TEST HOLE LOCATION PLAN	C-12.0
PHASING PLAN	C-13.1 - C-13.2
LANDSCAPE PLANS & DETAILS	L-1.1 - L-1.2

DRAWING LIST

OWNER OF RECORD:
GOLFVIEW COUNTRY CLUB LIMITED PARTNERSHIP
66 A-D PARK HILL AVENUE
MILLBURY, MA 01527

MILLBURY ASSESSORS INFORMATION:
MAP 22, PARCEL 2
TOTAL AREA: 118.87± ACRES

DEED REFERENCE:
BK. 15071, PG. 393

PLAN REFERENCES:
P.B. 857, PL. 69
P.B. 792, PL. 52

PROPERTY INFORMATION

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — MICHAEL A. BAIN — No. 47011 — REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

SHEET TITLE
COVER SHEET

SHEET NO.
C-0.0

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:26:54 AM - LAYOUT C-0.0

GENERAL NOTES

PART 1 – TOPOGRAPHIC AND PROPERTY LINE INFORMATION

1. NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

2. PROPERTY LINE AND TOPOGRAPHY:

- EXISTING PROPERTY BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF LAND IN MILLBURY, MASSACHUSETTS OWNED BY: GOLF VIEW COUNTRY CLUB LIMITED PARTNERSHIP" DATED OCTOBER 25, 2002 BY THOMPSON–LISTON ASSOCIATES, INC. RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS P.B. 792, PL. 52.

- EXISTING TOPOGRAPHIC INFORMATION BASED UPON AERIAL TOPOGRAPHIC MAPPING.

3. WETLAND DELINEATION PERFORMED BY BRIAN WATERMAN OF WDA GROUP ON DECEMBER 5–7, 2018.

4. DATUM: NAVD88

5. COORDINATE SYSTEM: MASSACHUSETTS STATE PLANE

6. CONSTRUCTION STAKING CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY TO PERFORM THE WORK.

7. FLOODPLAIN: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA OR 100–YEAR FLOODPLAIN ACCORDING TO THE MOST RECENT FLOOD INSURANCE RATE MAP #25027C0809E, EFFECTIVE 7/4/11.

PART 2 – EXECUTION

2.1 DEMOLITION, SEDIMENTATION, AND EROSION CONTROL

A. THE FIRST STAGE INVOLVES ACTIVITIES NEEDED TO ADDRESS STORMWATER MANAGEMENT, EXCAVATING MATERIAL DESIGNATED FOR OFF–SITE REMOVAL OR ON–SITE RELOCATION AND FENCING SELECTED AREAS. STAGE ONE WILL PREPARE SITE FOR CONVENTIONAL CONSTRUCTION.

B. THE SECOND STAGE WILL CONSIST OF ROUTINE CONSTRUCTION INVOLVING BUILDING, PAVING, LANDSCAPING, AND UTILITIES.

C. THERE ARE GENERAL PHASES OF CONSTRUCTION. IN EACH PHASE OF CONSTRUCTION, IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO INITIATING EARTH DISTURBING ACTIVITIES, AND MAINTAIN THESE PRACTICES THROUGHOUT THE COURSE OF CONSTRUCTION.

D. DURING DEMOLITION, EXCAVATIONS AS MUCH AS 20 FEET MAY BE REQUIRED FOR THE INSTALLATION OF FOUNDATIONS, RETAINING WALLS, AND UTILITIES. EXCAVATIONS SHALL BE CUT TO A STABLE SLOPE OR BE TEMPORARILY BRACED, DEPENDING ON THE EXCAVATION DEPTHS AND THE ENCOUNTERED SUBSURFACE CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT EXCAVATION AND SLOPE STABILIZATION METHODS PRIOR TO THE START OF CONSTRUCTION TO THE ENGINEER FOR REVIEW.

E. BASED ON THE COMPOSITION OF SOILS ENCOUNTERED DURING THE EXPLORATION PROGRAM, SITE SOILS ARE GENERALLY CLASSIFIED AS TYPES B, C, AND D SOILS AS DEFINED BY (USGS) NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), FORMERLY SOIL CONSERVATION SURVEY (SCS). TEMPORARY CONSTRUCTION SLOPES SHOULD BE DESIGNED IN STRICT COMPLIANCE WITH THE MOST RECENT GOVERNING REGULATIONS. STOCKPILES SHOULD BE PLACED WELL AWAY FROM THE EDGE OF THE EXCAVATION AND THEIR HEIGHT SHOULD BE CONTROLLED TO PREVENT SURCHARGE TO THE SIDES OF THE EXCAVATION. SURFACE DRAINAGE SHOULD BE CONTROLLED TO AVOID FLOW OF SURFACE WATER INTO THE EXCAVATIONS.

F. CONSTRUCTION SLOPES SHOULD BE REVIEWED FOR MASS MOVEMENT. IF POTENTIAL STABILITY PROBLEMS ARE OBSERVED, WORK SHOULD CEASE AND A GEOTECHNICAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY. THE RESPONSIBILITY FOR EXCAVATION SAFETY AND STABILITY OF TEMPORARY CONSTRUCTION SLOPES SHOULD LIE SOLELY WITH THE CONTRACTOR.

2.2 – TYPICAL PRACTICES TO BE APPLIED TO THE SITE INCLUDE THE FOLLOWING:

A. PRIOR TO EARTH DISTURBANCE IN ANY WORK AREA, INSTALL EROSION CONTROL BARRIERS BETWEEN THE WORK AREA AND THE SURFACE WATER RESOURCE TO WHICH IT DRAINS.

B. DISCHARGE WATER FROM DEWATERING OPERATIONS TO A TEMPORARY SILTATION TRAP OR SEDIMENTATION BASIN.

C. PROVIDE TEMPORARY BERMS AND SWALES TO DIVERT SURFACE WATER AWAY FROM THE AREAS THAT WILL BE EXPOSED BY CONSTRUCTION ACTIVITY TO MINIMIZE THE AMOUNT OF SURFACE WATER COMING INTO CONTACT WITH EXPOSED SOILS. PROVIDE STABLE OUTLETS FOR THESE DEVICES, AND LINE OR VEGETATE THESE DIVERSIONS TO PROVIDE FOR THEIR STABILITY DURING CONSTRUCTION.

D. LIMIT THE EXTENT OF EXPOSED SOILS TO AREAS THAT CAN BE WORKED AND RESTABILIZED WITHIN THE CONSTRUCTION SEASON AND DURING THE SPECIFIC CONSTRUCTION PHASE.

E. WHEN EARTHWORK CONSTRUCTION ACTIVITY IN AN AREA IS COMPLETE, STABILIZE THE AREA WITH A SUITABLE SURFACE AS DESCRIBED BELOW.

F. IN ADDITION TO THESE PRACTICES, FOLLOW THE SPECIAL PRACTICES DESCRIBED BELOW. COMPLY WITH THE DIRECTIONS OF THE APPLICANT'S REPRESENTATIVE TO ADDRESS EROSION AND SEDIMENTATION CONDITIONS THAT MAY ARISE ON A CASE BY CASE BASIS DURING CONSTRUCTION.

G. THE FOLLOWING IS A DESCRIPTION OF MINIMUM CONSTRUCTION REQUIREMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES WITH REGARD TO DETERMINING THE ADEQUACY OF MEANS AND METHODS OF CONSTRUCTION.

2.3 – CONSTRUCTION SEQUENCING

A. SEQUENCING SHALL BE AS SHOWN ON THE PLAN AND AS DICTATED BY THE REQUIREMENTS OF CONSTRUCTION.

2.4 – MAINTENANCE

A. DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

B. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATION ESTABLISHMENT.

C. TEMPORARY SEDIMENTATION BASINS WILL BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN STORAGE CAPACITY.

D. TEMPORARY DRAINAGE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY.

E. THE EROSION CONTROL BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED AS NECESSARY, PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL.

F. SWEEP ON–SITE PAVED AREAS AND OFF–SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON–SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND/OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY–ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

2.5 – GENERAL

A. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS, FORMERLY SCS) GUIDELINES AND ALL LOCAL, COUNTY AND MUNICIPAL REGULATIONS.

B. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUNDCOVER IS ESTABLISHED.

C. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMITS AND APPROVALS ISSUED AND THE CONSTRUCTION SPECIFICATIONS. BLASTING IS PROHIBITED ON THE PROJECT SITE.

D. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

E. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

F. ALL DISTURBED OR EXPOSED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14)DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

G. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS ARE APPROXIMATE ONLY AND SHALL BE RELOCATED AS REQUIRED AS CONSTRUCTION PROGRESSES.

H. HAYBALE DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN–OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. NO SEDIMENTS SHALL ENTER THE ON–SITE OR OFF–SITE DRAINAGE SYSTEMS AT ANY TIME.

I. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY STRAW WATTLE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

J. EROSION CONTROLS SHALL BE PERIODICALLY INSPECTED AND REPLACED AS REQUIRED.

K. ALL PROPOSED NON–RIPRAP SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EXCELSIOR BLANKETS AND PROTECTED FROM EROSION.

L. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR LOCAL OFFICIALS TO MITIGATE ANY EMERGENCY CONDITION.

M. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

N. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON–SITE UTILITY SERVICES DESIGNATED AS SUCH ON THESE DRAWINGS.

O. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).

P. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.

Q. FOLLOWING THE ADDITION OF A BINDER COURSE, THE CONTRACTOR SHALL SWEEP ALL ON–SITE PAVEMENT, IF NECESSARY, UNTIL ALL SITE CONSTRUCTION IS COMPLETED.

R. THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS. WHEN NO CITY SPECIFICATION IS PROVIDED THE MATERIALS AND METHODS USED IN THE CONSTRUCTION OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF "THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, STANDARDS & SPECIFICATIONS FOR HIGHWAYS & BRIDGES," LATEST EDITION.

PART 3 – STORM DRAINS

A. STORM DRAIN PIPING (INDICATED BY LETTER "D") SHALL BE CORRUGATED POLYETHYLENE PIPE (HDPE) AS INDICATED, PER AASHTO M294 AND M252 MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. HDPE SHALL BE ADS N–12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL.

B. STORM DRAIN MANHOLES (INDICATED BY LETTERS "DMH") SHALL BE PRECAST 4', 5' OR 6' DIAMETER CONCRETE PER ASTM C478 (AS CALLED FOR ON DRAWINGS OR FIELD CONDITIONS REQUIRE) WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. PIPE TO MANHOLE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

C. CATCH BASINS (INDICATED BY LETTERS "CB") SHALL BE PRECAST 4' DIAMETER CONCRETE PER ASTM C478, (ALTERNATE TOP SLAB WHERE NECESSARY) AND RUBBER GASKET JOINTS CONFORMING TO ASTM C443, WITH 4 FOOT SUMPS AND GAS TRAP OUTLET ELBOW. PIPE TO STRUCTURE CONNECTIONS SHALL BE MORTARED PIPE OPENINGS.

D. COORDINATES OF MANHOLES REFER TO CENTERS OF STRUCTURES AND CATCH BASINS REFER TO THE CENTER BACK OF THE FRAME AND GRATE.

E. FLARED END SECTIONS (FES) SHALL BE CORRUGATED POLYETHYLENE PIPE AS INDICATED, MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC. HDPE SHALL BE ADS N–12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL.

PART 4 – UTILITIES

4.1 – WATER DISTRIBUTION AND FIRE PROTECTION

A. WATER MAINS 3" DIA. AND LARGER SHALL HAVE 6'–0" MINIMUM COVER AND SHALL BE CEMENT LINED DUCTILE IRON (CLDI), CLASS 52 MINIMUM, CONFORMING TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A21.50, A21.4, A21.10 AND A21.51. JOINTS AT FITTINGS, VALVES AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT PER ANSI A21.11, WITH GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH–ON TYPE WITH GASKETS PER ANSI A21.11. ALL FITTINGS, VALVES, HYDRANTS AND CAPS SHALL BE CLASS 350 PROVIDED WITH THRUST RESTRAINTS (THRUST BLOCKS AND RETAINING RODS) IN CONFORMANCE WITH THE DETAILS.

B. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR IS ADVISED THAT NOT ALL FITTINGS AND SUPPLY LINES ARE NOTED, SHOWN, OR INDICATED.

C. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" CLDI LATERAL AND SHALL BE INSTALLED WITH A 6" GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET AND BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS.

D. ALL WATER MAIN APPURTENANCES, MATERIALS, AND METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.

E. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTIONS WITH UTILITY TESTS, FLUSHING, AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.

F. EXISTING SERVICES SHALL BE CUT AND A WATERTIGHT PLUG SHALL BE INSTALLED. EXISTING GATE VALVES TO BE ABANDONED SHALL BE PERMANENTLY CLOSED AND CAPPED, AND WATER SERVICES SHOULD BE SHUT OFF AT THE MAIN CORPORATION.

4.2 – UTILITY SEPARATION

A. A MINIMUM 10 FEET CLEAR HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.

A. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.

B. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST TWO FEET BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE CONTRACTOR SHALL DO THE FOLLOWING:

THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL–JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, THE WATER MAIN SHALL BE ENCASED IN CONCRETE.

C. PRIMARY ELECTRICAL ENCASED CONDUIT MUST BE SEPARATED FROM GAS BY 3' MIN. AND FROM OTHER UTILITIES BY 2' MINIMUM.

D. TELEPHONE AND FIRE ALARM WHICH SHARE THE SAME TRENCH MUST HAVE A 1' VERTICAL SEPARATION.

E. GAS MAINS MUST BE SEPARATED FROM OTHER UTILITIES BY 2' MINIMUM.

4.3 – ELECTRIC AND COMMUNICATIONS

A. INSTALLATION OF COMMUNICATIONS (TELEPHONE, CABLE AND FIRE ALARM) SYSTEMS SHALL BE COORDINATED AND SCHEDULED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.

B. COORDINATES REFER TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED OR DETAILED. CONTRACTOR SHALL COORDINATE LIGHT BASE LOCATIONS WITH PROPOSED CURBING AND PARKING LOT STRIPING.

C. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL SERVICE PRIOR TO ORDERING ANY EQUIPMENT.

PART 5 – PAVEMENT AND CURBING

A. JOINTS BETWEEN NEW BITUMINOUS CONCRETE PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED.

B. CURBING SHALL BE INSTALLED AS FOLLOWS:

- MODIFIED CAPE COD BERM ALONG ALL ROADWAYS.
- DIMENSIONS REFER TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL LIMITS OF PAVING SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.

PART 6 – TRAFFIC CONTROL

A. INCLUDING, BUT NOT LIMITED TO, ALL CROSSWALKS, STOP LINES AND LEGENDS.

- LEGENDS SHALL BE PREFORMED PERMANENT PLASTIC. PAVEMENT MARKINGS SHALL BE THERMO PLASTIC (ALKYD). THE MARKINGS, LEGENDS SHALL BE INSTALLED IN ACCORDANCE WITH THE THE RELEVANT PORTIONS OF MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS. THE CONTRACTOR'S ATTENTION ALSO IS DIRECTED TO THE STANDARD SPECIFICATIONS, FOR REQUIREMENTS REGARDING THE AMBIENT AIR TEMPERATURE AT THE TIME OF APPLICATION.

PART 7 – QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 8 – INSPECTION AND MAINTENANCE

BITUMINOUS CONCRETE

A. INSPECT ALL CATCH BASINS (CB) AND MANHOLES AT LOCATIONS SHOWN ON SUBDIVISION PLANS. LOOK FOR SETTLING OF PAVEMENT, REPAIR AS REQUIRED. LOOK AT LEVEL OF SAND, SILT IN SUMPS. HAVE SUMPS CLEANED IF OUTLET PIPE IS BLOCKED. VERIFY THAT ELBOW (OIL TRAP) ON PIPE OUTLET IS SECURELY IN PLACE. CLEAN ALL LEAVES, TRASH, AND PINE NEEDLES FROM CB GRATE.

B. LOOK FOR SIGNS OF CRACKING & POTHOLES, REPAIR AS REQUIRED.

C. LOOK FOR SIGNS OF EROSION AT EDGES OF ROADWAY. INSPECT FOR BROKEN CURB. SEVERE EROSION MAY BE CAUSED BY PIPE BLOCKAGE AND RESULTING OVERFLOWS OUT OF CATCH BASINS. REMOVE DRAIN MANHOLE COVERS AND CB GRATES IN AREA AND LOOK FOR BLOCKAGES WHERE SURFACE EROSION IS EVIDENT.

LAWNS

A. INSPECT AFTER EACH SIGNIFICANT RAINFALL (½" OR MORE) FOR FIRST 6 MONTHS AFTER CONSTRUCTION TO ENSURE SURFACE VEGETATION IS HEALTHY, DISCHARGE DEVICES ARE NOT BLOCKED AND BANKS ARE NOT ERODING. CHECK ALL COMPONENTS AFTER EACH MAJOR STORM (MORE THAN 2" RAINFALL IN 24 HOURS). CLEAN/REPAIR AS REQUIRED.

LANDSCAPING

A. INSPECT FOR DISEASED/DYING TREES, SHRUBS, GROUND COVER, & GRASS; REPLACE AS REQUIRED.

B. INSPECT MULCH BEDS. SUPPLEMENT AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM DEPTH (LOOSE MEASURE).

RIP RAP (STONE) SLOPE PROTECTION

A. INSPECT STONE SLOPE PROTECTION, CUT EMERGING YOUNG TREES GROWING IN STONES. INSPECT STONE AT PIPE OUTLETS. REMOVE DEBRIS. REPAIR AS REQUIRED.

PART 9 – LANDSCAPING

A. ALL SITE INFORMATION REPRESENTED ON THIS PLAN IS ILLUSTRATIVE, AND MUST BE VERIFIED BY THE CONTRACTOR. WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER REPRESENTATIONS ON DRAWINGS.

B. IT IS CONTRACTORS RESPONSIBILITY TO BECOME APPRISED OF EXISTING CONDITIONS, UNDERGROUND UTILITIES, AND OVERHEAD UTILITIES. COORDINATION WITH ALL RELEVANT COMPANIES OR AGENCIES, INCLUDING PERMITTING, AFFECTED BY THIS CONSTRUCTION IS CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM LOCAL AUTHORITIES FOR ALL WORK IN THIS CONTRACT.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR ON–SITE SAFETY OF CONSTRUCTION CREW, AND PARTICULARLY OF SAFETY OF PEDESTRIANS DURING PERIOD OF CONSTRUCTION PROJECT.

D. ALL UNUSED MOVEABLE MATERIALS SHALL BE REMOVED FROM THE SITE DAILY, OR STORED IN SUCH A WAY AS TO PRECLUDE LOSS OR VANDALISM. ALL DEBRIS SHALL BE REMOVED, AND ALL WALKS MADE FREE OF OBSTRUCTIONS, AND SITE LEFT IN NEAT, CLEAN CONDITION AT THE CLOSE OF EACH WORK DAY.

E. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO STARTING WORK. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.

F. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. PLANT COUNTS ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL USE SUFFICIENT PLANT MATERIALS TO FULFILL DESIGN INTENT, BUT IN NO CASE SHALL CONTRACTOR USE FEWER PLANTS THAN LISTED.

G. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

H. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE. ALL TREES SHALL HAVE A SINGLE LEADER UNLESS SPECIFIED OTHERWISE. NO UN–APPROVED SUBSTITUTIONS WILL BE ACCEPTED. PLANT SPECIES AND CULTIVAR, SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

I. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADE BEFORE DIGGING. PLANTS TO BE TRANSPLANTED SHALL BE DUG CAREFULLY, WITH ADEQUATE ROOTBALLS AND PRUNED ACCORDING TO ANA STANDARD PRACTICE. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION. SET PLANTS PLUMB.

J. ALL TREES AND SHRUBS SHALL BE BALLED IN BURLAP OR CONTAINERIZED, UNLESS SPECIFIED OTHERWISE. NO ROOT–BOUND CONTAINER GROWN STOCK WILL BE ACCEPTED. ALL PLASTIC ROOT WRAPPING AND METAL WIRE BASKETS SHALL BE CAREFULLY REMOVED AT THE TIME OF PLANTINGS, EXCEPT WIRE THAT IS DIRECTLY UNDER THE ROOTBALLS.

K. CONTRACTOR SHALL PLACE 2" TO 3" OF FINE SHREDDED, AGED 2 YEARS, DARK BROWN PINE BARK MULCH THROUGHOUT THE BED AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

L. FLOOD PLANTS THOROUGHLY ONCE IMMEDIATELY AFTER PLANTING AND TWICE DURING THE FIRST TWENTY–FOUR HOUR PERIOD AFTER PLANTING.

M. DO NOT WRAP TRUNK OF TREE.

N. THE CONTRACTOR SHALL MAINTAIN THE PLANTS FOR A MINIMUM OF 60 DAYS FOLLOWING INSTALLATION, OR LONGER IF CONTRACTED BY THE OWNER. BEFORE THE END OF THE 60–DAY PERIOD, THE CONTRACTOR SHALL PROVIDE A WRITTEN MAINTENANCE OUTLINE TO THE OWNERS AND THE CONTRACTOR SHALL BE AVAILABLE TO ANSWER QUESTIONS OR CONCERNS AT THAT TIME.

O. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A MINIMUM OF ONE YEAR FROM FINAL ACCEPTANCE BY OWNER/REP. THE CONTRACTOR SHALL REPLACE ANY DEAD MATERIALS AT HIS/HER OWN EXPENSE.

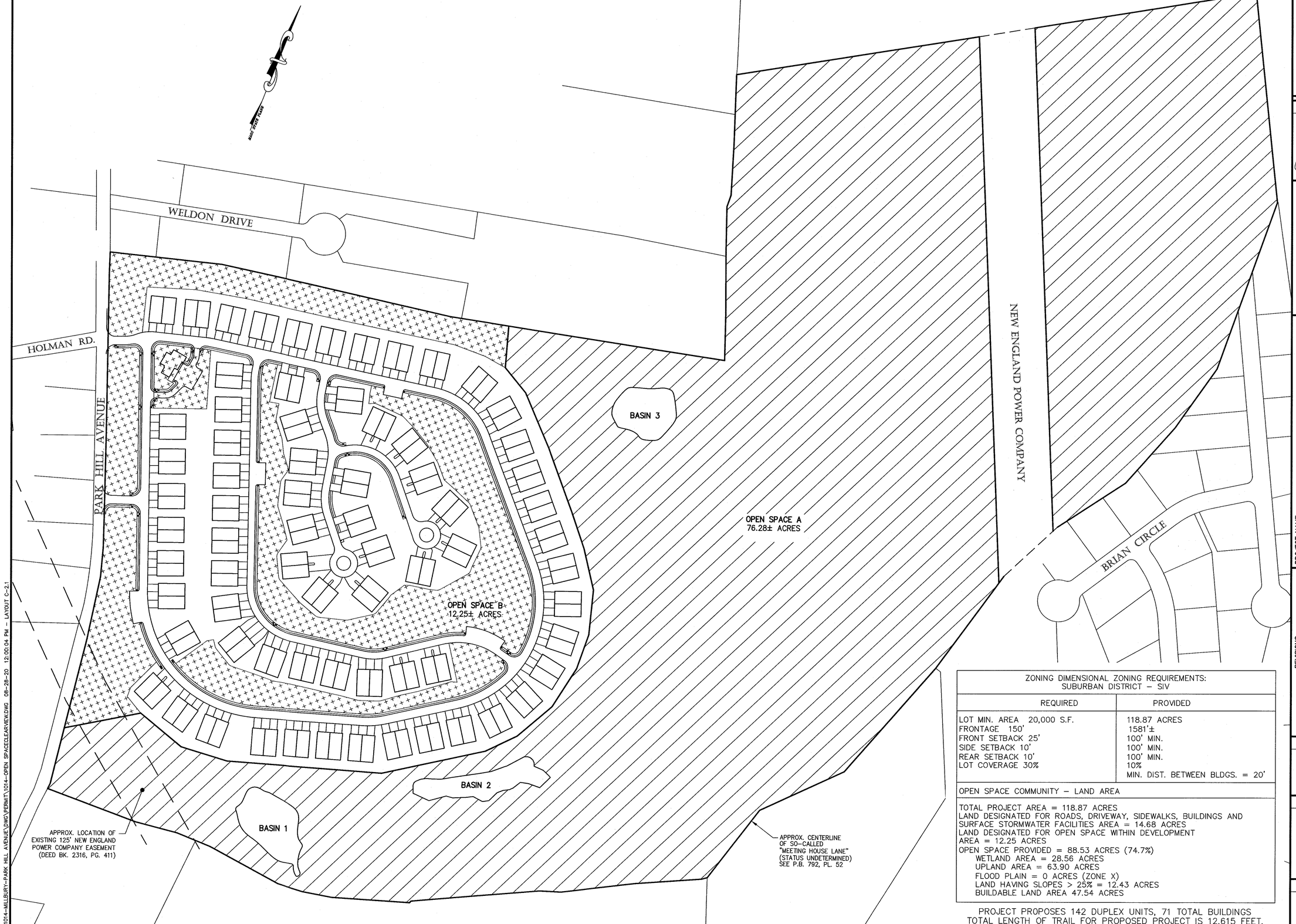
P. GRASS STRIP PREPARATION: REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON THE PREPARED SUBGRADE, RESHAPE AND DRESS ANY DAMAGED OR ERODED AREA PRIOR TO SPREADING THE LOAM. SCARIFY AND LOOSEN SUBGRADE IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. SPREAD STOCKPILED AND OFF–SITE LOAM ON ALL DISTURBED AREAS TO PRODUCE A DEPTH OF 4". FINE GRADE LOAMED AREAS TO PRODUCE A SMOOTH AND UNBROKEN FINISH GRADE TO THE REQUIRED DEPTH. APPLY A STARTER FERTILIZER (10–20–10) AT A RATE OF 20 LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40 LBS. PER 1000 SQUARE FEET. ONCE SPREAD, THE FERTILIZER AND LIME SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM. THE LOAM SHALL BE ROLLED, AND DEPRESSION SHALL BE TOP DRESSED AND RAKED TO CREATE A SMOOTH SURFACE.

Q. SEEDING: SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15 ONLY. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES MEETING AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS.

R. SEEDED AREAS SHALL, AT A MINIMUM, INCLUDE ALL AREAS OF THE SITE THAT HAVE BEEN DISTURBED OR ARE BARREN UNLESS OTHERWISE NOTED ON THE PLANS. SEED SHALL BE APPLIED AT A RATE OF 7 LBS. PER 1000 SQUARE FEET.

TYPICAL ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION
N/F	NOW OR FORMERLY	W.C.H.B.	WORCESTER COUNTY HIGHWAY BOUND
BK.	BOOK	BIT.	BITUMINOUS
PG.	PAGE	CONC.	CONCRETE
P.B.	PLAN BOOK	CCB	CAPE COD BERM
PL.	PLAN	BCC	BITUMINOUS CONCRETE CURB
BC	BOTTOM OF CURB	VGC	VERTICAL GRANITE CURB
TC	TOP OF CURB	SGC	SLOPED GRANITE CURB
BW	BOTTOM OF WALL	PCC	PRECAST CONCRETE CURB
TW	TOP OF WALL	HDPE	HIGH DENSITY POLYETHYLENE PIPE
EXIST.	EXISTING	CLDI	CEMENT LINED DUCTILE IRON
PROP.	PROPOSED	RCP	REINFORCED CONCRETE PIPE
TBM	TEMPORARY BENCHMARK	PVC	POLYVINYL CHLORIDE PIPE
TEMP.	TEMPORARY	INV.	INVERT
N.T.S.	NOT TO SCALE	FES	FLARED END SECTION
TYP.	TYPICAL	OCS	OUTLET CONTROL STRUCTURE
ELEV.	ELEVATION	DMH	DRAIN MANHOLE
BLDG.	BUILDING	CB	CATCH BASIN
BSMT.	BASEMENT	DCB	DOUBLE CATCH BASIN
FFE	FINISHED FLOOR ELEVATION	SMH	SEWER MANHOLE
TOC	TOP OF CONCRETE	CO	CLEANOUT
GAR.	GARAGE	HYD	HYDRANT
TBR	TO BE REMOVED	CO	CLEANOUT
FND	FOUND	O.C.	ON CENTER
D.H.	DRILL HOLE	R=	RADIUS
I.P	IRON P



ZONING DIMENSIONAL ZONING REQUIREMENTS: SUBURBAN DISTRICT – SIV	
REQUIRED	PROVIDED
LOT MIN. AREA 20,000 S.F. FRONTAGE 150' FRONT SETBACK 25' SIDE SETBACK 10' REAR SETBACK 10' LOT COVERAGE 30%	118.87 ACRES 1581'± 100' MIN. 100' MIN. 100' MIN. 10% MIN. DIST. BETWEEN BLDGS. = 20'

OPEN SPACE COMMUNITY – LAND AREA

TOTAL PROJECT AREA = 118.87 ACRES
LAND DESIGNATED FOR ROADS, DRIVEWAY, SIDEWALKS, BUILDINGS AND SURFACE STORMWATER FACILITIES AREA = 14.68 ACRES
LAND DESIGNATED FOR OPEN SPACE WITHIN DEVELOPMENT AREA = 12.25 ACRES
OPEN SPACE PROVIDED = 88.53 ACRES (74.7%)
- WETLAND AREA = 28.56 ACRES
- UPLAND AREA = 63.90 ACRES
- FLOOD PLAIN = 0 ACRES (ZONE X)
- LAND HAVING SLOPES > 25% = 12.43 ACRES
- BUILDABLE LAND AREA 47.54 ACRES

PROJECT PROPOSES 142 DUPLEX UNITS, 71 TOTAL BUILDINGS
TOTAL LENGTH OF TRAIL FOR PROPOSED PROJECT IS 12,615 FEET.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS ANDREW W. BAUM CIVIL ENGINEER NO. 47076 REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REV. PER COMMENT LETTERS

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

120 0 60 120 240
(IN FEET)
1 inch = 120 feet

SHEET TITLE

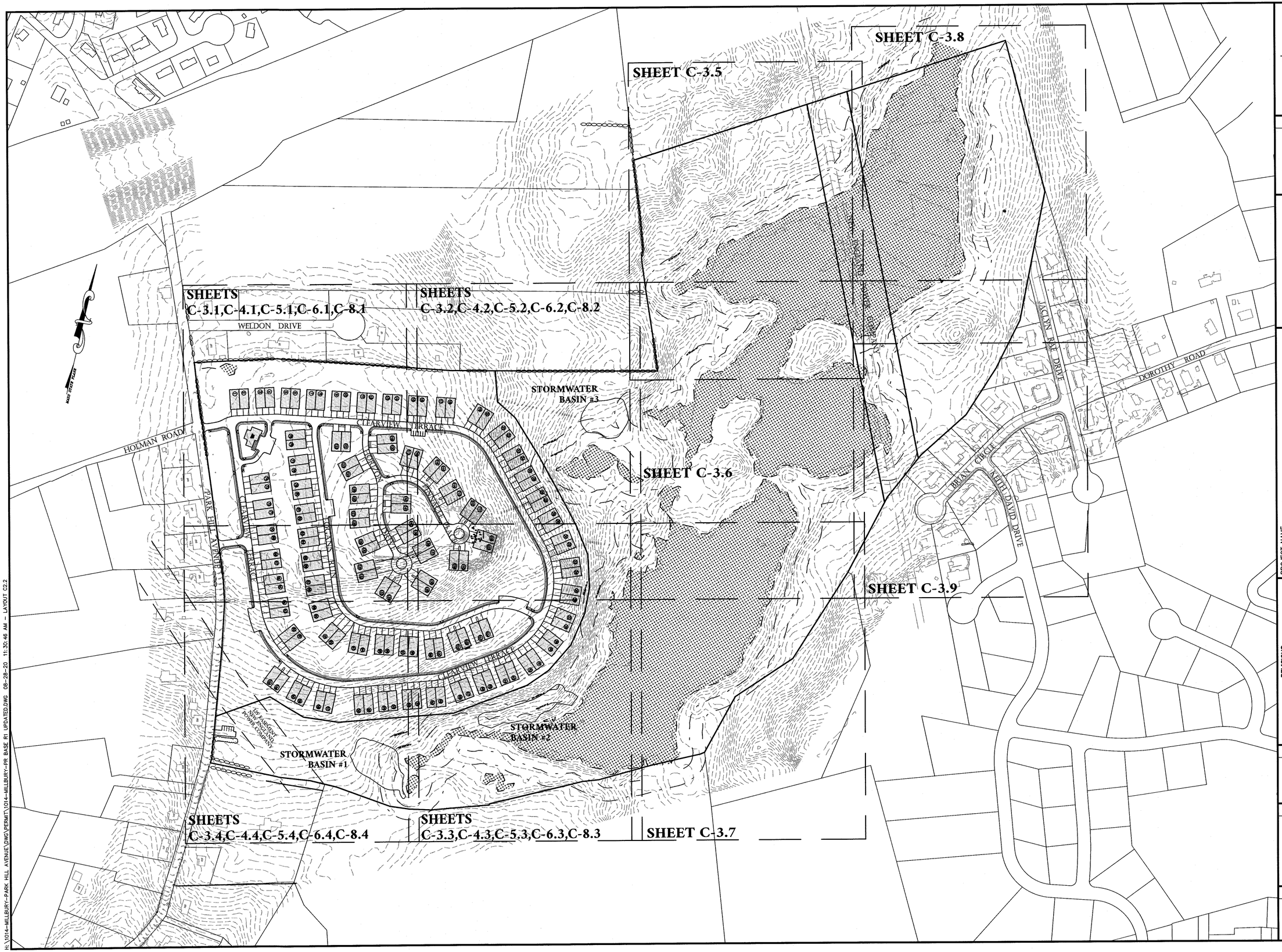
OPEN SPACE PLAN

SHEET 1 OF 1

SHEET NO.

C-2.1

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-OPEN SPACECLEARVIEW.DWG 08-28-20 12:00:04 PM – LAYOUT C-2.1



H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:30:46 AM - LAYOUT C2.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS
ANDREW R. BARAT
CIVIL ENGINEER
No. 37078
REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

Eastland

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
1 inch = 150 feet

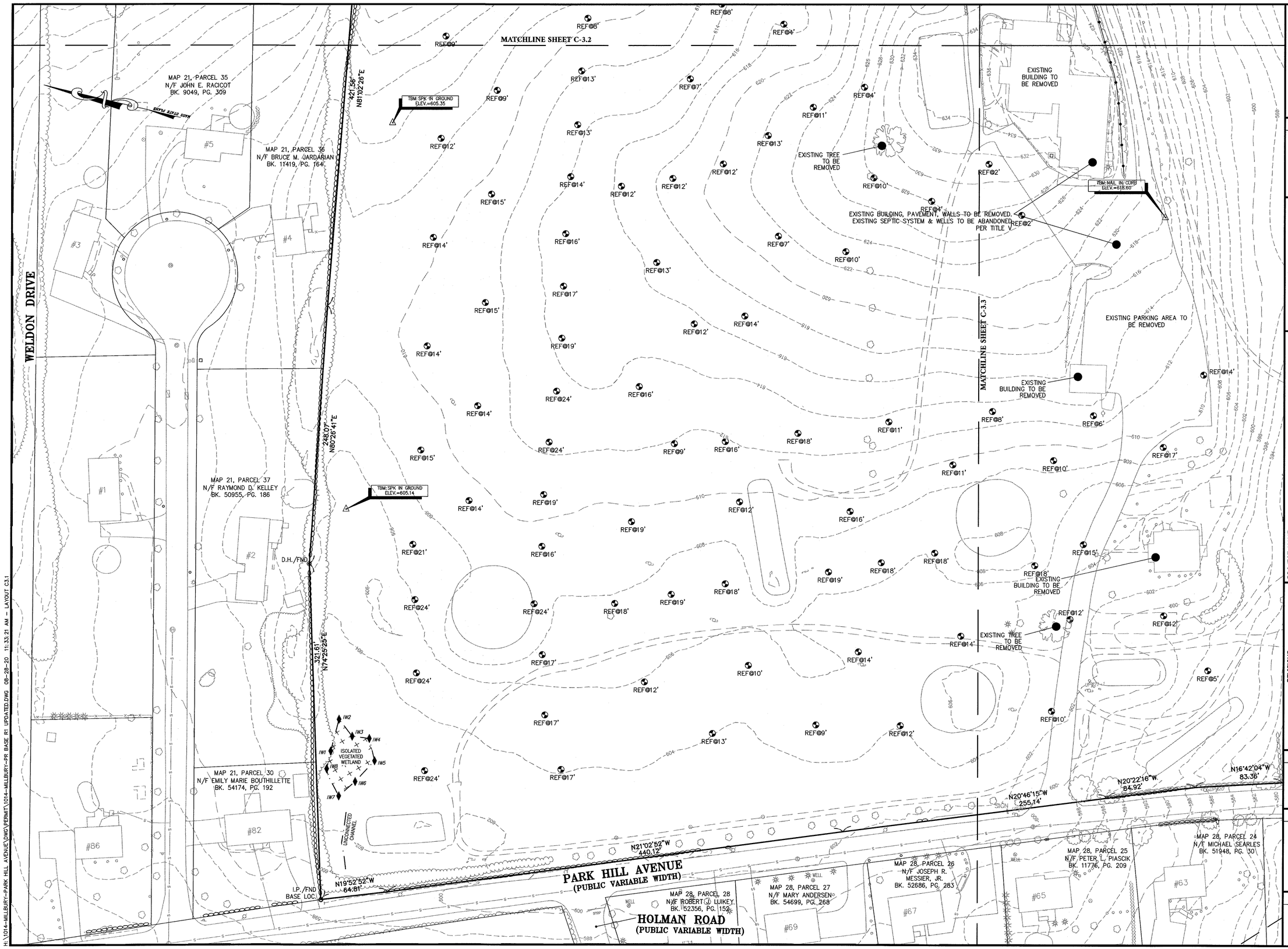
SHEET TITLE

SHEET INDEX

SHEET 1 OF 1

SHEET NO.

C-2.2



H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:33:21 AM - LAYOUT C3.1

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW R. BEAL — No. 41076 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 1 OF 9

SHEET NO.

C-3.1

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

MATCHLINE SHEET C-3.5

MATCHLINE SHEET C-3.6

MATCHLINE SHEET C-3.7

MATCHLINE SHEET C-3.3

MATCHLINE SHEET C-3.1

N77°00'44"E 152.45'

N77°01'50"E 642.85'

TBM: SPK IN GROUND
ELEV.=520.28'

D.H. /FND
(LOOSE)

ENTER RIVER SOUTH

STN#1
(120" BELOW GRADE)
ELEV.=511.00
(CANTON #339 FINE SANDY LOAM)

STN#2
(120" BELOW GRADE)
ELEV.=510.00
(CANTON #339 FINE SANDY LOAM)

BORDERING VEGETATED WETLAND

WETLAND

50' BVW BUFFER ZONE

100' BVW BUFFER ZONE

EXISTING TREES TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING PARKING AREA TO BE REMOVED

LEACHING AREA (BY OTHERS)

B-12

B-13

SOIL TEST PIT RESULTS (APRIL 4, 2019)
PERFORMED BY: PETER LAVOIE, #1332
TURNING POINT ENGINEERING

TP POND 1-1 ESHGWT @ 60" EL=556.00	TP POND 1-2 ESHGWT @ 120" EL=559.00	TP POND 2-1 ESHGWT @ 96" EL=512.00	TP POND 2-2 ESHGWT @ 96" EL=514.00
TP POND 3-1 ESHGWT 144" EL=498.00	TP POND 3-2 ESHGWT @ 144" EL=496.00	TP POND 4-1 ESHGWT @ 120" EL=516.00	TP POND 4-2 ESHGWT @ 120" EL=511.00

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

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:33:52 AM - LAYOUT C3.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecividesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS ANDREW R. BAAN CIVIL ENGINEER NO. 47078 REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS		
REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 2 OF 9

SHEET NO.

C-3.2

MATCHLINE SHEET C-3.6

MATCHLINE SHEET C-3.8

MATCHLINE SHEET C-3.2

MATCHLINE SHEET C-3.4

WETLAND

BORDERING VEGETATED WETLAND

ISOLATED VEGETATED WETLAND

100' BVW BUFFER ZONE

50' BVW BUFFER ZONE

S81°29'56"W 211.34'

S76°42'02"W 63.40'

S63°37'05"W 367.42'

S21°57'18"W 6.40'

S79°10'48"W 84.40'

S71°59'49"W 224.53'

SOIL TEST PIT RESULTS (APRIL 4, 2019)
PERFORMED BY: PETER LAVOIE, #1332
TURNING POINT ENGINEERING

TP POND 1-1 ESHGWT @ 60" EL=558.00	TP POND 1-2 ESHGWT @ 120" EL=559.00	TP POND 2-1 ESHGWT @ 96" EL=512.00	TP POND 2-2 ESHGWT @ 96" EL=514.00
TP POND 3-1 ESHGWT 144" EL=498.00	TP POND 3-2 ESHGWT @ 144" EL=496.00	TP POND 4-1 ESHGWT @ 120" EL=516.00	TP POND 4-2 ESHGWT @ 120" EL=511.00

TP PONDS SYMBOL
NO G.W. AT 15'
EL=480.0
(PASSIVE 3000
FINE SANDY
LOAM)

PERC SYMBOL
NO G.W. AT 15'
EL=480.0
(PASSIVE 3000
FINE SANDY
LOAM)

TBM: SPK IN GROUND
ELEV.=501.30

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

"OLD MEETING HOUSE ROAD"
(STATUS NOT DETERMINED)
SO CALLED

MUNICIPAL SEPTIC FIELD

B-12

B-13

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS
ANDREW J. SAUER
CIVIL ENGINEER
No. 49170
REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Cedar Street, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 3 OF 9

SHEET NO.

C-3.3

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:34:13 AM - LAYOUT C3.3

MATCHLINE SHEET C-3.3

MATCHLINE SHEET C-3.1

PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

EXISTING SPLIT RAIL FENCE

TBM: NAIL IN CURB
ELEV.=518.60

TBM: NAIL IN PAVEMENT
ELEV.=541.50

VEGETATED WETLAND

50' BW BUFFER ZONE

100' BW BUFFER ZONE

WF1 WF2 WF3 WF4 WF5 WF6 WF7 WF8 WF9 WF10 WF-P1 WF-P2 WF-P3 WF-P4 WF-P5 WF-P6 WF-P7 WF-P8

TP
POND#1 DTH#1
NO H2O @ 81" E
EL=512.50
(PAXTON 2008 FINE SANDY LOAM)

TP
POND#2 DTH#2
NO H2O @ 81" E
EL=514.00
(PAXTON 2008 FINE SANDY LOAM)

TP
POND#3 DTH#3
(10" BELOW GRADE)
G.W.R. EL=508.0
(PAXTON 2008 FINE SANDY LOAM)

TP
POND#4 DTH#4
(10" BELOW GRADE)
G.W.R. EL=508.0
(PAXTON 2008 FINE SANDY LOAM)

SOIL TEST PIT RESULTS (APRIL 4, 2019)
PERFORMED BY: PETER LAVOIE, #1332
TURNING POINT ENGINEERING

TP POND 1-1 ESHGWT @ 60" EL=558.00	TP POND 1-2 ESHGWT @ 120" EL=559.00	TP POND 2-1 ESHGWT @ 96" EL=512.00	TP POND 2-2 ESHGWT @ 96" EL=514.00
TP POND 3-1 ESHGWT 144" EL=498.00	TP POND 3-2 ESHGWT @ 144" EL=496.00	TP POND 4-1 ESHGWT @ 120" EL=516.00	TP POND 4-2 ESHGWT @ 120" EL=511.00

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

MAP 28, PARCEL 21
N/F JOHN TODD MILES
BK. 39994, PG. 219

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 33
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 10
N/F GEORGE J. GREICIUNAS
BK. 38119, PG. 296

APPROX. LOCATION
125' NEW ENGLAND
POWER COMPANY ESEMENT
(DEED BK. 2316, PG. 411)

"OLD MEETING HOUSE ROAD"
(STATUS NOT DETERMINED)

SEWER STUB
INV=522.34

SMH
RIM=537.37
INV=522.60 (8" STUB)
INV=522.77 (8" STUB)

D.H. /FND

N20°46'15"W 255.14'
N20°22'16"W 84.92'
N16°42'04"W 83.35'
N09°49'30"W 181.08'
N07°49'56"W 425.18'
N57°23'14"E 15.89'
S89°49'44"W 269.47'
S83°07'15"W 122.38'
N83°07'15"E 102.92'
N83°16'45"W 74.07'
N83°10'09"W 220.38'

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS
JASON R. BROCHU
No. 47578
REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 4 OF 9

SHEET NO.

C-3.4

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 12:14:08 PM -- LAYOUT C3.4

MATCHLINE SHEET C-3.8

MATCHLINE SHEET C-3.9

N24°11'31"W

N59°08'25"E 161.10'

MAP 22, PARCEL 1
N/F NEW ENGLAND POWER COMPANY
BK. 3989, PG. 56

MAP 15, PARCEL 1
N/F NEW ENGLAND POWER COMPANY
BK. 3957, PG. 174

N59°08'25"E 701.81'

100' BVW BUFFER ZONE

100' BVW BUFFER ZONE

MATCHLINE SHEET C-3.6

N20°42'49"W
130.50'

D.H./FND

N21°54'51"W
178.69'

N20°54'11"W
130.05'

N02°40'30"W
34.90'

N18°44'01"W
144.90'

N20°00'39"W
199.31'

I.R./FND

MAP 21, PARCEL 27
N/F FRANCES L. NORMAN, JR.
BK. 57482, PG. 19

MAP 21, PARCEL 25
N/F MICHAEL D. LORION
BK. 30606, PG. 71

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

MATCHLINE SHEET C-3.2

152.45'
N77°00'48"E

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:36:00 AM - LAYOUT C3.5

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS ANDREW R. SAOUL CIVIL ENGINEER NO. 47576 REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Chatesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVSED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 5 OF 9

SHEET NO.

C-3.5

MATCHLINE SHEET C-3.8

MATCHLINE SHEET C-3.9

SO-CALLED "OLD MEETING HOUSE ROAD" (STATUS NOT DETERMINED)

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

391.69'

MASS STATE PLANE

MATCHLINE SHEET C-3.5

MATCHLINE SHEET C-3.7

BORDERING VEGETATED WETLAND

WF709 WF710 WF711 WF712 WF713 WF714 WF715 WF716 WF717 WF718 WF719 WF720 WF721 WF722 WF723 WF724 WF725 WF726 WF727 WF728 WF729 WF730 WF731 WF732 WF733 WF734 WF735 WF736 WF737 WF738

BORDERING VEGETATED WETLAND

WF216 WF217 WF218 WF219 WF220 WF221 WF222 WF223 WF224 WF225 WF226 WF227 WF228 WF229 WF230 WF231 WF232 WF233

ISOLATED VEGETATED WETLAND

WF189 WF197 WF198 WF199 WF200 WF201 WF202 WF203 WF204 WF205 WF206 WF208 WF209 WF210 WF211 WF212 WF213 WF214

BORDERING VEGETATED WETLAND

WF196 IW-AA IW-BB IW-CC IW-DD IW-EE IW-GG

WF831 WF832 WF833 WF830 WF829

N20°42'49"W 130.50'

N21°54'51"W 178.69'

D.H. / FND

152.45'
N77°00'48"E

MATCHLINE SHEET C-3.2

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

TBM: SPK IN GROUND
ELEV.=520.28'

MATCHLINE SHEET C-3.3

100' BUFFER ZONE

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PRP BASE R1 UPDATED.DWG 09-28-20 11:36:47 AM - LAYOUT C3.6

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS
ANDREW M. ADAM
No. 37977
REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 6 OF 9

SHEET NO.

C-3.6

MATCHLINE SHEET C-3.9

50-CALLED OLD MEETING HOUSE ROAD (STATUS NOT DETERMINED)

MAIN STATE PLANE

391.69'

S19°24'00"W

MATCHLINE SHEET C-3.6

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

S13°23'28"W 265.46'

243.78'

S15°43'28"W

S53°29'53"W 17.35'

S69°10'46"W 191.35'

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

MATCHLINE SHEET C-3.3

ISOLATED VEGETATED WETLAND

BORDERING VEGETATED WETLAND

WF214 WF213 WF212 WF211 WF210 WF209 WF208 WF207 WF206 WF205 WF204 WF203 WF202 WF201 WF200 WF199 WF198 WF197 WF196

IW-AA IW-BB IW-CC IW-DD IW-EE IW-FF IW-GG

500 498 496 494 492

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:37:10 AM - LAYOUT C3.7

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — JOSEPH R. BRUM — No. 47076 — REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 7 OF 9

SHEET NO.

C-3.7

MASS DIVE PLANS

MAP 15, PARCEL 1
N/F NEW ENGLAND POWER COMPANY
BK. 3957, PG. 174

S27°50'39"E
599.94'

MAP 22, PARCEL 73
N/F FRANCES POLITO
BK. 20278, PG. 129

#1
#3
#5
#4

JACLYN RAE DRIVE
(PRIVATE 50' WIDTH)

S02°10'25"E
504.92'

MAP 22, PARCEL 74
N/F TOWN OF MILLBURY
BK. 41249, PG. 382

MAP 22, PARCEL
N/F CHRISTINE A.
BK. 26143, PG.

S13°25'11"W

MATCHLINE SHEET C-3.9

N69°19'54"E
282.67'

100' BUFFER ZONE

N39°06'35"E
657.60'

100' BUFFER ZONE

MAP 15, PARCEL 1
N/F NEW ENGLAND POWER COMPANY
BK. 3957, PG. 174

N24°11'31"W

MAP 22, PARCEL 1
N/F NEW ENGLAND POWER COMPANY
BK. 3989, PG. 56

MATCHLINE SHEET C-3.8

MATCHLINE SHEET C-3.6

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:37:35 AM - LAYOUT C3.8

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — ANDREW J. BLAIR — CIVIL ENGINEER — REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 8 OF 9

SHEET NO.

C-3.8

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:38:00 AM - LAYOUT C3.9

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
ANDREW J. RAHE, CIVIL ENGINEER, No. 33578, COMMONWEALTH OF MASSACHUSETTS, PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS		
REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 9 OF 9

SHEET NO.

C-3.9

MATCHLINE SHEET C-4.2

MATCHLINE SHEET C-4.3

MATCHLINE SHEET C-4.4

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

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

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

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

MAP 28, PARCEL 28
N/F ROBERT J. LUIKEY
BK. 52356, PG. 152

MAP 28, PARCEL 27
N/F MARY ANDERSEN
BK. 54699, PG. 268

MAP 28, PARCEL 26
N/F JOSEPH R. MESSIER, JR.
BK. 52686, PG. 283

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

WELDON DRIVE

CLEARVIEW TERRACE (24' WIDE)

HORIZON DRIVE (20' WIDE)

LOGAN'S RUN (20' WIDE)

PARK HILL AVENUE (PUBLIC VARIABLE WIDTH)

HOLMAN ROAD

CLUB HOUSE

ISOLATED VEGETATED WETLAND

UNCONNECTED CHANNEL

EXISTING ROADWAY TO BE WIDENED AS NECESSARY

110'±

26'±

24.0'

20.0'

15	FFE=605.00 GAR.=604.50
14	FFE=608.00 GAR.=607.50
13	FFE=609.00 GAR.=608.50
12	FFE=611.00 GAR.=610.50
11	FFE=612.00 GAR.=611.50
10	FFE=613.00 GAR.=612.50
9	FFE=613.00 GAR.=612.50
8	FFE=612.00 GAR.=611.50
7	FFE=612.00 GAR.=611.50
6	FFE=610.50 GAR.=610.00
5	FFE=610.00 GAR.=609.50
4	FFE=608.00 GAR.=607.50
3	FFE=608.00 GAR.=607.50
2	FFE=606.00 GAR.=605.50
1	FFE=606.00 GAR.=605.50
112	FFE=618.00 GAR.=609.33
113	FFE=618.00 GAR.=609.33
119	FFE=614.00 GAR.=605.33
120	FFE=616.00 GAR.=607.33
121	FFE=614.00 GAR.=613.50
122	FFE=614.00 GAR.=613.50
123	FFE=616.00 GAR.=615.50
124	FFE=618.00 GAR.=617.50
125	FFE=622.00 GAR.=621.50
126	FFE=622.00 GAR.=621.50
127	FFE=622.00 GAR.=621.50
128	FFE=622.00 GAR.=621.50
129	FFE=622.00 GAR.=621.50
130	FFE=622.00 GAR.=621.50
131	FFE=618.00 GAR.=617.50 BSMT.=609.33
132	FFE=618.00 GAR.=617.50 BSMT.=609.33
133	FFE=614.00 GAR.=613.50 BSMT.=605.33
134	FFE=614.00 GAR.=613.50 BSMT.=605.33
139	FFE=622.00 GAR.=621.50
140	FFE=622.00 GAR.=621.50
141	FFE=622.00 GAR.=621.50
142	FFE=622.00 GAR.=621.50
75	FFE=612.00 GAR.=611.50
76	FFE=613.00 GAR.=612.50
77	FFE=614.00 GAR.=613.50
78	FFE=614.00 GAR.=613.50
79	FFE=615.00 GAR.=614.50
80	FFE=615.00 GAR.=614.50
81	FFE=615.00 GAR.=614.50
82	FFE=615.00 GAR.=614.50
83	FFE=614.00 GAR.=613.00
84	FFE=613.00 GAR.=612.00
85	FFE=610.00 GAR.=608.50
86	FFE=608.00 GAR.=607.50
87	FFE=604.00 GAR.=603.50 BSMT.=595.33
88	FFE=602.00 GAR.=601.50 BSMT.=593.33
74	FFE=604.30 GAR.=602.55
73	FFE=603.80 GAR.=601.55
72	FFE=603.00 GAR.=601.25
71	FFE=602.00 GAR.=600.25
70	FFE=599.70 GAR.=597.95
69	FFE=597.70 GAR.=595.95
68	FFE=595.00 GAR.=593.25
67	FFE=593.00 GAR.=591.25
66	FFE=590.80 GAR.=588.80
65	FFE=588.80 GAR.=587.80

#1 #2 #3 #4 #5 #63 #65 #67 #69 #82 #86

IW1 IW2 IW3 IW4 IW5 IW6 IW7 IW8

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW S. BAU — CIVIL ENGINEER — No. 49618 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE
LAYOUT & MATERIALS PLAN
SHEET 1 OF 4

SHEET NO.
C-4.1

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:38:36 AM - LAYOUT C4.1

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

PROPOSED ACCESS & UTILITY EASEMENT #2
55,155± S.F.

PROPOSED BASIN#3

BORDERING VEGETATED WETLAND

WETLAND

50' BVW BUFFER ZONE

100' BVW BUFFER ZONE

MATCHLINE SHEET C-4.3

INSTALL BOULDER RETAINING WALL FINAL DESIGN BY OTHERS

INSTALL CAPE COD BERM (TYP.)

INSTALL CONC. 5' WIDE WALK (TYP.)

INSTALL LIGHT BASE (TYP.)

INSTALL HYDRANT (TYP.)

INSTALL HANDICAP RAMP(TYP.)

INSTALL 5' WIDE SIDEWALK (TYP.)

PROPOSED 9'X18' PARKING SPACE (TYP.)

CLEARVIEW TERRACE (24' WIDE)

PINNACLE PLACE (20' WIDE)

15	FFE=605.00 GAR.=604.50
16	FFE=603.00 GAR.=602.50
17	FFE=597.00 GAR.=596.50
18	FFE=595.00 GAR.=594.50
19	FFE=598.00 GAR.=598.50 BSMT.=590.33
20	FFE=596.00 GAR.=595.50 BSMT.=577.33
21	FFE=590.00 GAR.=591.50 BSMT.=572.33
22	FFE=590.00 GAR.=591.50 BSMT.=570.33
23	FFE=576.00 GAR.=575.50 BSMT.=567.33
24	FFE=574.00 GAR.=573.50 BSMT.=564.33
25	FFE=566.00 GAR.=565.50 BSMT.=561.33
26	FFE=566.00 GAR.=565.50 BSMT.=559.33
27	FFE=564.00 GAR.=563.50 BSMT.=555.33
28	FFE=564.00 GAR.=563.50 BSMT.=553.33
29	FFE=550.00 GAR.=551.50 BSMT.=551.33
30	FFE=550.00 GAR.=551.50 BSMT.=549.33
31	FFE=550.00 GAR.=551.50 BSMT.=548.33
32	FFE=550.00 GAR.=551.50 BSMT.=547.33
33	FFE=554.00 GAR.=553.50 BSMT.=545.33
34	FFE=553.50 GAR.=553.00 BSMT.=544.83
35	FFE=552.00 GAR.=551.50 BSMT.=543.33
36	FFE=551.00 GAR.=550.50 BSMT.=542.33
107	FFE=610.00 GAR.=609.50 BSMT.=601.33
108	FFE=610.00 GAR.=609.50 BSMT.=601.33
109	FFE=610.00 GAR.=609.50 BSMT.=601.33
110	FFE=610.00 GAR.=609.50 BSMT.=601.33
111	FFE=608.00 GAR.=608.50 BSMT.=598.33
112	FFE=610.00 GAR.=609.50 BSMT.=600.33
113	FFE=614.00 GAR.=613.50 BSMT.=605.33
114	FFE=614.00 GAR.=613.50 BSMT.=605.33
115	FFE=616.00 GAR.=615.50 BSMT.=607.33
116	FFE=616.00 GAR.=615.50 BSMT.=609.33
117	FFE=617.00 GAR.=616.50 BSMT.=609.33
118	FFE=618.00 GAR.=609.33
135	FFE=614.00 GAR.=613.50 BSMT.=605.33
136	FFE=614.00 GAR.=613.50 BSMT.=605.33
137	FFE=616.00 GAR.=615.50 BSMT.=606.33
138	FFE=616.00 GAR.=615.50 BSMT.=607.33
139	FFE=621.00 GAR.=620.50 BSMT.=612.33
140	FFE=621.00 GAR.=620.50 BSMT.=612.33

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

MATCHLINE SHEET C-4.1

MATCHLINE SHEET C-4.4

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:35:56 AM - LAYOUT C4.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ROBERT R. SNOW — No. 41078 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

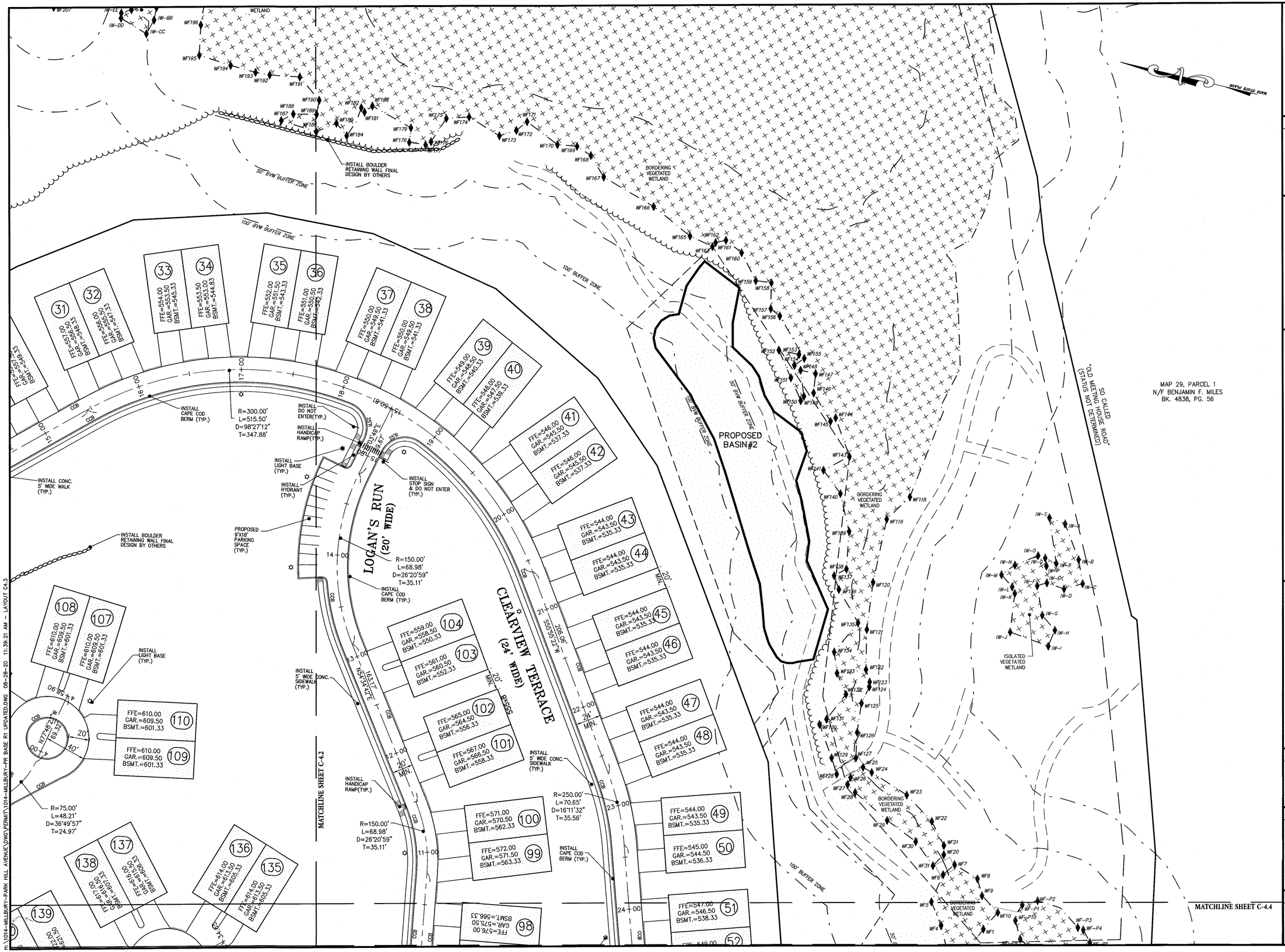
PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE
LAYOUT & MATERIALS PLAN
SHEET 2 OF 4

SHEET NO.
C-4.2



H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:39:21 AM - LAYOUT C4.3

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — Andrew R. Bibby — No. 49077 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

LAYOUT & MATERIALS PLAN

SHEET 3 OF 4

SHEET NO.

C-4.3

LOGAN'S RUN (20' WIDE)

CLEARVIEW TERRACE (20' WIDE)

PARK HILL AVENUE (PUBLIC VARIABLE WIDTH)

MATCHLINE SHEET C-4.1

MATCHLINE SHEET C-4.3

PROPOSED BASIN#1

PROPOSED ACCESS & UTILITY EASEMENT #1 164,129± S.F.

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

MAP 28, PARCEL 21
N/F JOHN TODD MILES
BK. 39994, PG. 219

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 33
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 10
N/F GEORGE J. GREICIUNAS
BK. 38119, PG. 296

APPROX. LOCATION
125' NEW ENGLAND
POWER COMPANY EASEMENT
(DEED BK. 2316, PG. 411)

"OLD MEETING HOUSE ROAD"
(STATUS NOT DETERMINED)

EXISTING ROADWAY TO BE WIDENED AS NECESSARY

PROPOSED 9'X18' PARKING SPACE (TYP.)

INSTALL WALKING TRAIL (TYP.)

INSTALL GRAVEL PARKING AREA (TYP.)

INSTALL VEGETATED BUFFER

INSTALL CONC. 5'WIDE WALK

INSTALL LIGHT BASE (TYP.)

INSTALL 5'WIDE CONC. SIDEWALK (TYP.)

INSTALL HANDICAP RAMP (TYP.)

CAP COD BERM (TYP.)

5' WIDE CONC. SIDEWALK

INSTALL STREET & STOP SIGN (TYP.)

INSTALL STOP SIGN (TYP.)

INSTALL STOP LINE (TYP.)

INSTALL VERTICAL GRANITE CURB (TYP.)

PROPOSED UTILITY POLE

100' BVW BUFFER ZONE

50' BUFFER ZONE

30' TYP.

DESIGNATED VEGETATED WETLAND

WF1 WF2 WF3 WF4 WF5 WF6 WF7 WF8 WF9 WF10 WF-P1 WF-P2 WF-P3 WF-P4 WF-P5 WF-P6 WF-P7 WF-P8 WF-P9 WF-P10

83 FFE=614.00 GAR.=613.00
84 FFE=613.00 GAR.=612.00
85 FFE=610.00 GAR.=609.50
86 FFE=608.00 GAR.=607.50
87 FFE=604.00 GAR.=603.50 BSMT.=595.33
88 FFE=602.00 GAR.=601.50 BSMT.=593.33
89 FFE=599.00 GAR.=598.50 BSMT.=589.33
90 FFE=597.00 GAR.=596.50 BSMT.=587.33
91 FFE=592.00 GAR.=591.50 BSMT.=584.33
92 FFE=591.00 GAR.=590.50 BSMT.=582.33
93 FFE=589.00 GAR.=588.50 BSMT.=579.33
94 FFE=587.00 GAR.=586.50 BSMT.=577.33
95 FFE=584.00 GAR.=583.50 BSMT.=574.33
96 FFE=582.00 GAR.=581.50 BSMT.=572.33
97 FFE=578.00 GAR.=577.50 BSMT.=568.33
98 FFE=576.00 GAR.=575.50 BSMT.=566.33
51 FFE=547.00 GAR.=546.50 BSMT.=538.33
52 FFE=549.00 GAR.=548.50 BSMT.=540.33
53 T.O.C.=551.00 GAR.=550.50 BSMT.=542.33
54 FFE=553.00 GBSMT.=552.50 BSMT.=544.33
55 FFE=555.00 GAR.=545.50 BSMT.=546.33
56 FFE=557.00 GAR.=556.50 BSMT.=548.33
57 FFE=562.00 GAR.=661.50 BSMT.=553.33
58 FFE=564.00 GAR.=563.50 BSMT.=555.33
59 FFE=566.00 GAR.=565.50 BSMT.=557.33
60 FFE=568.00 GAR.=567.50 BSMT.=559.33
106 FFE=570.00 GAR.=569.50 BSMT.=557.33
105 FFE=571.00 GAR.=570.50 BSMT.=558.33
61 FFE=573.00 GAR.=572.50
62 FFE=575.00 GAR.=574.50
63 FFE=583.80 GAR.=581.80
64 FFE=585.80 GAR.=584.80
65 FFE=588.80 GAR.=587.80
66 FFE=590.80 GAR.=589.80
67 FFE=593.00 GAR.=591.25
68 FFE=595.00 GAR.=593.25
69 FFE=597.70 GAR.=595.95
70 FFE=599.70 GAR.=597.95
129 FFE=622.00 GAR.=621.50
130 FFE=622.00 GAR.=621.50
131 FFE=618.00 GAR.=617.50 BSMT.=609.33
132 FFE=618.00 GAR.=617.50 BSMT.=609.33
133 FFE=614.00 GAR.=613.50 BSMT.=605.33
134 FFE=614.00 GAR.=613.50 BSMT.=605.33
139 FFE=624.00 GAR.=623.50
140 FFE=624.00 GAR.=623.50

#65 #63 #53 #40

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS
ANDREW R. DALGLEISH
No. 39,178
REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE
LAYOUT & MATERIALS PLAN
SHEET 4 OF 4

SHEET NO.
C-4.4

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PRR BASE R1 UPDATED.DWG 08-28-20 12:13:13 PM — LAYOUT C4.4

MATCHLINE SHEET C-5.2

MATCHLINE SHEET C-5.3

MATCHLINE SHEET C-5.4

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

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

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

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

MAP 28, PARCEL 28
N/F ROBERT J. LUIKEY
BK. 52356, PG. 152

MAP 28, PARCEL 27
N/F MARY ANDERSEN
BK. 54699, PG. 268

MAP 28, PARCEL 26
N/F JOSEPH R. MESSIER, JR.
BK. 52686, PG. 283

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

WELDON DRIVE

CLEARVIEW TERRACE

LOGAN'S RUN

HORIZON DRIVE

PINNACLE CIRCLE

PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

HOLLEN ROAD
PRIVATE VARIABLE WIDTH

CLUB HOUSE SL=607.50

ISOLATED VEGETATED WETLAND

UNCONNECTED CHANNEL

EXISTING ROADWAY TO BE WIDENED AS NECESSARY

15" HDPE L=244.0'
S=0.0125 FT/FT

15" HDPE L=98.0'
S=0.0125 FT/FT

110'±

26'±

24'

20'

8'

HP

#1 #2 #3 #4 #5 #63 #65 #67 #69 #82 #86

15	FFE=605.00	GAR.=604.50	
14	FFE=608.00	GAR.=607.50	
13	FFE=609.00	GAR.=608.50	
12	FFE=611.00	GAR.=610.50	
11	FFE=612.00	GAR.=611.50	
10	FFE=613.00	GAR.=612.50	
9	FFE=613.00	GAR.=612.50	
8	FFE=612.00	GAR.=611.50	
7	FFE=612.00	GAR.=611.50	
6	FFE=610.50	GAR.=610.00	
5	FFE=610.00	GAR.=609.50	
4	FFE=608.00	GAR.=607.50	
3	FFE=608.00	GAR.=607.50	
2	FFE=606.00	GAR.=605.50	
1	FFE=606.00	GAR.=605.50	
117	FFE=618.00	GAR.=609.33	
119	FFE=614.00	GAR.=605.33	
120	FFE=616.00	GAR.=607.33	
121	FFE=614.00	GAR.=613.50	
122	FFE=614.00	GAR.=613.50	
123	FFE=616.00	GAR.=615.50	
124	FFE=618.00	GAR.=617.50	
125	FFE=621.00	GAR.=621.50	
126	FFE=622.00	GAR.=621.50	
127	FFE=622.00	GAR.=621.50	
128	FFE=622.00	GAR.=621.50	
129	FFE=622.00	GAR.=621.50	
130	FFE=622.00	GAR.=621.50	
131	FFE=618.00	GAR.=617.50 BSMT.=609.33	
132	FFE=618.00	GAR.=617.50 BSMT.=609.33	
133	FFE=614.00	GAR.=613.50 BSMT.=605.33	
134	FFE=614.00	GAR.=613.50 BSMT.=605.33	
139	FFE=621.50	GAR.=621.00	
140	FFE=622.00	GAR.=621.50	
141	FFE=622.00	GAR.=621.50	
142	FFE=622.00	GAR.=621.50	
75	FFE=612.00	GAR.=611.50	
76	FFE=613.00	GAR.=612.50	
77	FFE=614.00	GAR.=613.50	
78	FFE=614.00	GAR.=613.50	
79	FFE=615.00	GAR.=614.50	
80	FFE=615.00	GAR.=614.50	
81	FFE=615.00	GAR.=614.50	
82	FFE=615.00	GAR.=614.50	
83	FFE=614.00	GAR.=613.00	
84	FFE=613.00	GAR.=612.00	
85	FFE=610.00	GAR.=609.50	
86	FFE=608.00	GAR.=607.50	
87	FFE=604.00	GAR.=601.50 BSMT.=595.33	
88	FFE=602.00	GAR.=601.50 BSMT.=593.33	
70	FFE=599.70	GAR.=597.95	
69	FFE=597.70	GAR.=595.95	
68	FFE=595.00	GAR.=593.25	
67	FFE=593.00	GAR.=591.25	
66	FFE=590.80	GAR.=589.80	
65	FFE=588.80	GAR.=587.80	
74	FFE=604.30	GAR.=602.55	
73	FFE=603.80	GAR.=601.55	
72	FFE=603.00	GAR.=601.25	
71	FFE=602.00	GAR.=600.25	

DMH1RC, DMH2RC, DMH1RB, DMH2RB, DMH1RA, DMH2RA, DMH26RA, DMH27RA, DMH-PHA1, DMH-PHA2, DMH 3RA, DMH 2RA, CB40, CB41, CB34, CB35, CB36, CB37, CB52, CB53, CB54, CB55, CB-PHA1, CB-PHA2, CB1, CB2, CB3, CB4, CB5, CB6, CB7, CB8, CB9, CB10, CB11, CB12, CB13, CB14, CB15, CB16, CB17, CB18, CB19, CB20, CB21, CB22, CB23, CB24, CB25, CB26, CB27, CB28, CB29, CB30, CB31, CB32, CB33

IW1 IW2 IW3 IW4 IW5 IW6 IW7 IW8

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:40:23 AM - LAYOUT C5.1

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW W. BAUM — CIVIL ENGINEER — NO. 49071 — REGISTERED PROFESSIONAL ENGINEER — 8/26/20

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

Eastland

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 1 OF 4

SHEET NO.

C-5.1

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

MASS STATE PLANE

PROPOSED BASIN#3
100 YEAR FLOOD ELEVATION
EL=524.53
PEAK STORAGE = 81,786 C.F.

INSTALL SPILLWAY (20'WIDE) EL=525.00

INSTALL SLOWDRAIN I(4")=520.00 I(2"o)=519.00

INSTALL FOREBAY AREA TO BE LINED WITH CLAY EL=520.0 TO 522.0 WQV=8,318 C.F.

INSTALL HEADWALL TW=524.24 I(18")=521.67

INSTALL FLARED END SECTION I(24")=518.42

INSTALLD OUTLET CONTROL STRUCURE R=525.00 I(24")=522.50 I(24")=522.50 I(24")=519.00

PROPOSED ACCESS & UTILITY EASEMENT #2 55,155± S.F.

DthM-2 (120" BELOW GRADE) W=80'/8.00 (CANTON, #228 FINE SANDY LOAM)

INSTALL 10'WIDE ACCESS PATH

INSTALL DRAW DOWN DEVICE

BORDERING VEGETATED WETLAND

INSTALL SPILLWAY (20'WIDE) EL=521.00

INSTALL BOULDER WALL DESIGN BY OTHERS

INSTALL RIP RAP SWALE (TYP.)

INSTALL 10'WIDE ACCESS PATH

INSTALL 10'WIDE ACCESS PATH

MATCHLINE SHEET C-5.3

MATCHLINE SHEET C-5.1

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

CLEARVIEW TERRACE

PINNACLE PLACE

BW=500.00 TW=506.00

BW=492.00 TW=506.00

BW=598.00 TW=592.00

BW=588.00 TW=590.00

BW=586.00 TW=590.00

BW=589.00 TW=592.00

1	FFE=556.00 GAR.=553.50 BSMT.=545.33	
2	FFE=553.50 GAR.=551.00 BSMT.=543.33	
3	FFE=552.00 GAR.=549.50 BSMT.=541.33	
4	FFE=551.00 GAR.=548.50 BSMT.=540.33	
5	FFE=550.00 GAR.=547.50 BSMT.=539.33	
6	FFE=549.00 GAR.=546.50 BSMT.=538.33	
7	FFE=548.00 GAR.=545.50 BSMT.=537.33	
8	FFE=547.00 GAR.=544.50 BSMT.=536.33	
9	FFE=546.00 GAR.=543.50 BSMT.=535.33	
10	FFE=545.00 GAR.=542.50 BSMT.=534.33	
11	FFE=544.00 GAR.=541.50 BSMT.=533.33	
12	FFE=543.00 GAR.=540.50 BSMT.=532.33	
13	FFE=542.00 GAR.=539.50 BSMT.=531.33	
14	FFE=541.00 GAR.=538.50 BSMT.=530.33	
15	FFE=605.00 GAR.=604.50	
16	FFE=603.00 GAR.=602.50	
17	FFE=597.00 GAR.=596.50	
18	FFE=595.00 GAR.=594.50	
19	FFE=599.00 GAR.=598.50 BSMT.=590.33	
20	FFE=596.00 GAR.=595.50 BSMT.=587.33	
21	FFE=580.00 GAR.=579.50 BSMT.=571.33	
22	FFE=580.00 GAR.=579.50 BSMT.=571.33	
23	FFE=574.00 GAR.=573.50 BSMT.=565.33	
24	FFE=570.00 GAR.=569.50 BSMT.=561.33	
25	FFE=568.00 GAR.=567.50 BSMT.=559.33	
26	FFE=566.00 GAR.=565.50 BSMT.=557.33	
27	FFE=564.00 GAR.=563.50 BSMT.=555.33	
28	FFE=564.00 GAR.=563.50 BSMT.=555.33	
29	FFE=560.00 GAR.=559.50 BSMT.=551.33	
30	FFE=558.00 GAR.=557.50 BSMT.=549.33	
31	FFE=552.00 GAR.=551.50 BSMT.=543.33	
32	FFE=550.00 GAR.=549.50 BSMT.=541.33	
33	FFE=556.00 GAR.=553.50 BSMT.=545.33	
34	FFE=553.50 GAR.=553.00 BSMT.=544.83	
35	FFE=552.00 GAR.=551.50 BSMT.=543.33	
36	FFE=551.00 GAR.=550.50 BSMT.=542.33	
107	FFE=610.00 GAR.=609.50 BSMT.=601.33	
108	FFE=610.00 GAR.=609.50 BSMT.=601.33	
109	FFE=610.00 GAR.=609.50 BSMT.=601.33	
110	FFE=610.00 GAR.=609.50 BSMT.=601.33	
111	FFE=609.00 GAR.=608.50 BSMT.=599.33	
112	FFE=610.00 GAR.=609.50 BSMT.=600.33	
113	FFE=614.00 GAR.=613.50 BSMT.=604.33	
114	FFE=613.00 GAR.=612.50 BSMT.=603.33	
115	FFE=616.00 GAR.=615.50 BSMT.=606.33	
116	FFE=617.00 GAR.=616.50 BSMT.=608.33	
117	FFE=618.00 GAR.=617.50 BSMT.=609.33	
118	FFE=618.00 GAR.=609.33	
135	FFE=614.00 GAR.=613.50 BSMT.=605.33	
136	FFE=614.00 GAR.=613.50 BSMT.=605.33	
137	FFE=616.00 GAR.=615.50 BSMT.=607.33	
138	FFE=616.00 GAR.=615.50 BSMT.=607.33	
139	FFE=621.00 GAR.=620.50	
140	FFE=621.00 GAR.=620.50	

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 09-01-20 4:14:55 PM - LAYOUT C5.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — MICHAEL R. EMOLI — No. 47477 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW,
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW

OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

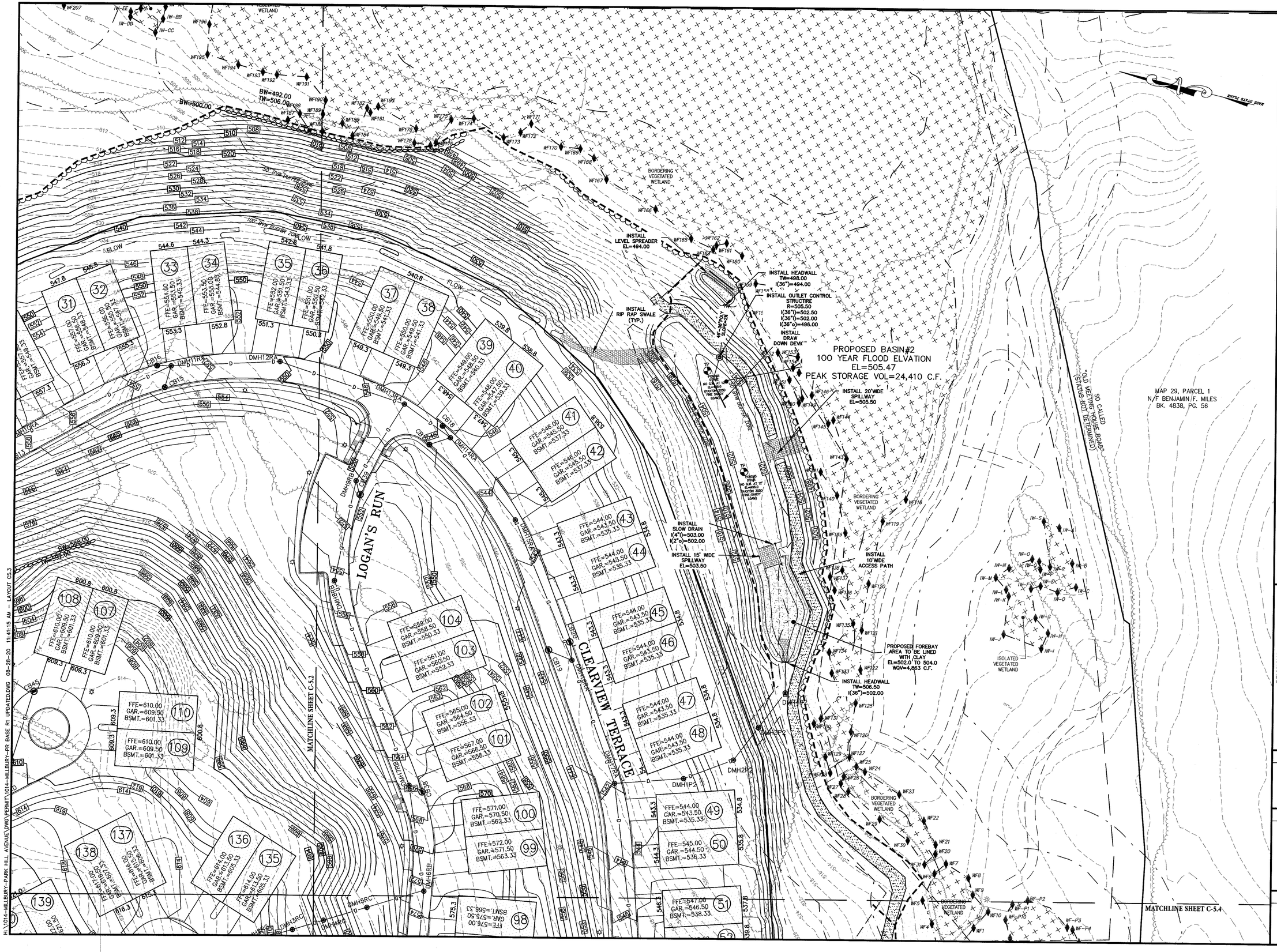
SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 2 OF 4

SHEET NO.

C-5.2



TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW S. BAUER — NO. 49774 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

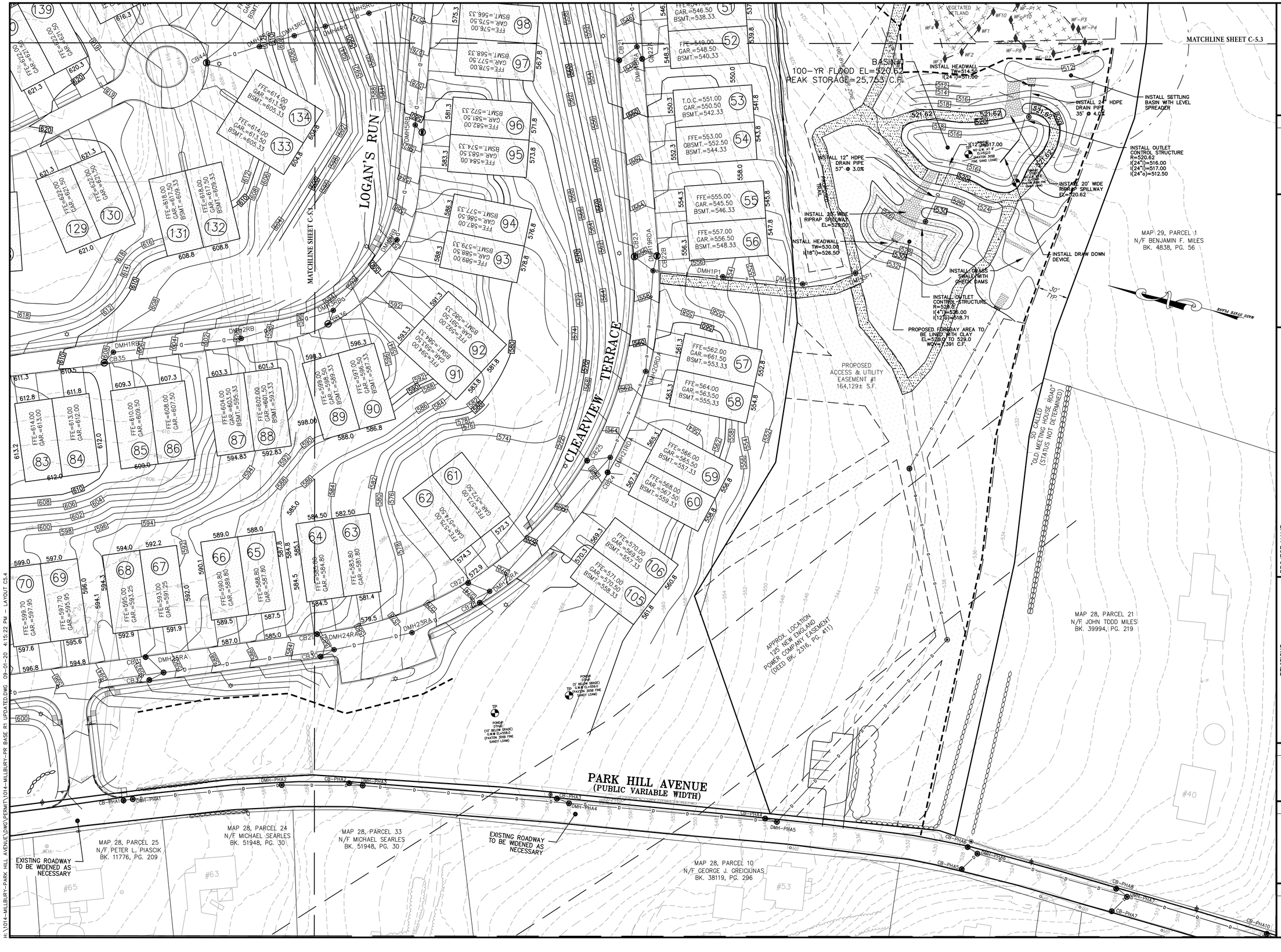
GRADING & DRAINAGE PLAN

SHEET 3 OF 4

SHEET NO.

C-5.3

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:41:15 AM - LAYOUT C5.3



TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — ANDREW R. EMAM — No. 49,407 — REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 4 OF 4

SHEET NO.

C-5.4

H:\1014-MILLBURY-PARK HILL AVENUE\LOWC\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 09-01-20 4:15:22 PM - LAYOUT C5.4

MATCHLINE SHEET C-6.2

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

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

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

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

WELDON DRIVE

CLEARVIEW TERRACE

PINNACLE PLACE

HORIZON DRIVE

LOGAN'S RUN

CLEARVIEW TERRACE

PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

HOLMAN ROAD
(PRIVATE VARIABLE WIDTH)

MATCHLINE SHEET C-6.3

MATCHLINE SHEET C-6.4

110'±

26'±

20'

INSTALL 8" DI WATER MAIN(TYP.)

INSTALL 8" PVC SEWER MAIN(TYP.)

INSTALL BLOW OFF VALVE AT END OF LINE

EXISTING ROADWAY TO BE WIDENED AS NECESSARY

CLUB HOUSE

ISOLATED VEGETATED WETLAND

UNCONNECTED CHANNEL

15	FFE=605.00 GAR.=604.50	14	FFE=608.00 GAR.=607.50
13	FFE=609.00 GAR.=608.50	12	FFE=611.00 GAR.=610.50
11	FFE=612.00 GAR.=611.50	10	FFE=613.00 GAR.=612.50
9	FFE=613.00 GAR.=612.50	8	FFE=612.00 GAR.=611.50
7	FFE=612.00 GAR.=611.50	6	FFE=610.50 GAR.=610.00
5	FFE=610.00 GAR.=609.50	4	FFE=608.00 GAR.=607.50
3	FFE=608.00 GAR.=607.50	2	FFE=606.00 GAR.=605.50
1	FFE=606.00 GAR.=605.50	117	FFE=618.00 GAR.=609.33
118	FFE=618.00 GAR.=609.33	119	FFE=614.00 GAR.=605.33
120	FFE=616.00 GAR.=607.33	121	FFE=614.00 GAR.=613.50
122	FFE=614.00 GAR.=613.50	123	FFE=616.00 GAR.=615.50
124	FFE=618.00 GAR.=617.50	125	FFE=621.50 GAR.=621.50
126	FFE=622.00 GAR.=621.50	127	FFE=622.00 GAR.=621.50
128	FFE=622.00 GAR.=621.50	129	FFE=622.00 GAR.=621.50
130	FFE=622.00 GAR.=621.50	131	FFE=618.00 GAR.=617.50 BSMT.=609.33
132	FFE=618.00 GAR.=617.50 BSMT.=609.33	133	FFE=614.00 GAR.=613.50 BSMT.=605.33
134	FFE=614.00 GAR.=613.50 BSMT.=605.33	135	FFE=618.00 GAR.=617.50 BSMT.=609.33
136	FFE=618.00 GAR.=617.50 BSMT.=609.33	137	FFE=622.00 GAR.=621.50
138	FFE=622.00 GAR.=621.50	139	FFE=622.00 GAR.=621.50
140	FFE=622.00 GAR.=621.50	141	FFE=622.00 GAR.=621.50
142	FFE=622.00 GAR.=621.50	75	FFE=612.00 GAR.=611.50
76	FFE=613.00 GAR.=612.50	77	FFE=614.00 GAR.=613.50
78	FFE=614.00 GAR.=613.50	79	FFE=615.00 GAR.=614.50
80	FFE=615.00 GAR.=614.50	81	FFE=615.00 GAR.=614.50
82	FFE=615.00 GAR.=614.50	83	FFE=614.00 GAR.=613.00
84	FFE=613.00 GAR.=612.00	85	FFE=610.00 GAR.=609.50
86	FFE=608.00 GAR.=607.50	87	FFE=604.00 GAR.=603.50 BSMT.=595.33
88	FFE=602.00 GAR.=601.50 BSMT.=593.33	65	FFE=588.80 GAR.=587.80
66	FFE=590.80 GAR.=589.80	67	FFE=593.00 GAR.=591.25
68	FFE=595.00 GAR.=593.25	69	FFE=597.70 GAR.=595.95
70	FFE=599.70 GAR.=597.95	71	FFE=602.00 GAR.=600.25
72	FFE=603.00 GAR.=601.25	73	FFE=603.80 GAR.=601.55
74	FFE=604.30 GAR.=602.55		

SMH1C, SMH2C, SMH3C, SMH4C, SMHXC9, SMHXC10, SMH20

IW1, IW2, IW3, IW4, IW5, IW6, IW7

MAP 28, PARCEL 28
N/F ROBERT J. LUIKEY
BK. 52356, PG. 152

MAP 28, PARCEL 27
N/F MARY ANDERSEN
BK. 54699, PG. 268

MAP 28, PARCEL 26
N/F JOSEPH R. MESSIER, JR.
BK. 52686, PG. 283

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

#1, #2, #3, #4, #5, #63, #65, #67, #69, #82, #86

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:42:15 AM - LAYOUT C6.1

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. — ANDREW R. SAAD, CIVIL ENGINEER, No. 47474, COMMONWEALTH OF MASSACHUSETTS, PROFESSIONAL ENGINEER

P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

Eastland

REVISIONS			
REV.	DATE	DESCRIPTION	
1	8/26/20	REVISED PER COMMENT LETTERS	

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

UTILITY PLAN

SHEET 1 OF 4

SHEET NO.

C-6.1

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

MASS STATE PLANE

PROPOSED ACCESS & UTILITY EASEMENT #2 55,155± S.F.

PROPOSED BASIN#3

BORDERING VEGETATED WETLAND

WETLAND

50' BVW BUFFER ZONE

100' BVW BUFFER ZONE

MATCHLINE SHEET C-6.3

CLEARVIEW TERRACE

PINNACLE PLACE

INSTALL 8" PVC SEWER MAIN(TYP.)

INSTALL 8" DI WATER MAIN(TYP.)

INSTALL BLOW OFF VALVE AT END OF LINE

20'

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

MATCHLINE SHEET C-6.1

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:42:40 AM - LAYOUT C6.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
ANDREW R. BRAY PE ENGINEER NO. 47911 REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

UTILITY PLAN

SHEET 2 OF 4

SHEET NO.

C-6.2

WETLAND

50' BVW BUFFER ZONE

100' BVW BUFFER ZONE

BORDERING VEGETATED WETLAND

INSTALL 8" PVC SEWER MAIN(TYP.)

LOGAN'S RUN

CLEARVIEW TERRACE

PROPOSED BASIN#2

20' BVW BUFFER ZONE

INSTALL BLOW OFF VALVE AT END OF LINE

INSTALL 8" DI WATER MAIN(TYP.)

INSTALL HYDRANT (TYP.)

MATCHLINE SHEET C-6.2

MATCHLINE SHEET C-6.4

ISOLATED VEGETATED WETLAND

SO CALLED "OLD MEETING HOUSE ROAD" (STATUS NOT DETERMINED)

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

31	FFE=557.00 GAR.=556.50 BSMT.=548.33	32	FFE=556.00 GAR.=555.50 BSMT.=547.33
33	FFE=554.00 GAR.=553.50 BSMT.=545.33	34	FFE=553.50 GAR.=553.00 BSMT.=544.83
35	FFE=552.00 GAR.=551.50 BSMT.=543.33	36	FFE=551.00 GAR.=550.50 BSMT.=542.33
37	FFE=550.00 GAR.=549.50 BSMT.=541.33	38	FFE=550.00 GAR.=549.50 BSMT.=541.33
39	FFE=549.00 GAR.=548.50 BSMT.=540.33	40	FFE=548.00 GAR.=547.50 BSMT.=539.33
41	FFE=546.00 GAR.=545.50 BSMT.=537.33	42	FFE=546.00 GAR.=545.50 BSMT.=537.33
43	FFE=544.00 GAR.=543.50 BSMT.=535.33	44	FFE=544.00 GAR.=543.50 BSMT.=535.33
45	FFE=544.00 GAR.=543.50 BSMT.=535.33	46	FFE=544.00 GAR.=543.50 BSMT.=535.33
47	FFE=544.00 GAR.=543.50 BSMT.=535.33	48	FFE=544.00 GAR.=543.50 BSMT.=535.33
49	FFE=544.00 GAR.=543.50 BSMT.=535.33	50	FFE=545.00 GAR.=544.50 BSMT.=536.33
51	FFE=547.00 GAR.=546.50 BSMT.=538.33	52	FFE=549.00 GAR.=548.50 BSMT.=540.33
98	FFE=576.00 GAR.=575.50 BSMT.=566.33	99	FFE=572.00 GAR.=571.50 BSMT.=563.33
100	FFE=571.00 GAR.=570.50 BSMT.=562.33	101	FFE=567.00 GAR.=566.50 BSMT.=558.33
102	FFE=565.00 GAR.=564.50 BSMT.=556.33	103	FFE=561.00 GAR.=560.50 BSMT.=552.33
104	FFE=559.00 GAR.=558.50 BSMT.=550.33	107	FFE=610.00 GAR.=609.50 BSMT.=601.33
108	FFE=610.00 GAR.=609.50 BSMT.=601.33	109	FFE=610.00 GAR.=609.50 BSMT.=601.33
110	FFE=610.00 GAR.=609.50 BSMT.=601.33	135	FFE=614.00 GAR.=613.50 BSMT.=605.33
136	FFE=614.00 GAR.=613.50 BSMT.=605.33	137	FFE=612.00 GAR.=611.50 BSMT.=603.33
138	FFE=612.00 GAR.=611.50 BSMT.=603.33	139	FFE=621.00 GAR.=620.50 BSMT.=612.33

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 09-28-20 11:43:04 AM - LAYOUT C6.3

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — ANDREW M. BADIK — No. 49,167 — PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

UTILITY PLAN

SHEET 3 OF 4

SHEET NO.

C-6.3

LOGAN'S RUN

CLEARVIEW TERRACE

INSTALL BLOW OFF VALVE AT END OF LINE

INSTALL 8" PVC SEWER MAIN(TYP.)

INSTALL HYDRANT (TYP.)

INSTALL 8" DI WATER MAIN(TYP.)

PROPOSED 8" PVC SEWER MAIN(TYP.)

MATCHLINE SHEET C-6.3

MATCHLINE SHEET C-6.1

50' BVW BUFFER ZONE

100' BVW BUFFER ZONE

VEGETATED WETLAND

PROPOSED SETTLING BASIN

PROPOSED BASIN#1

PROPOSED FOREBAY

PROPOSED ACCESS & UTILITY EASEMENT #1 164,129± S.F.

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

30' TYP.

"OLD MEETING HOUSE ROAD" (STATUS NOT DETERMINED)

MAP 28, PARCEL 21
/F JOHN TODD MILES
BK. 39994, PG. 219

APPROX. LOCATION 125' NEW ENGLAND POWER COMPANY EASEMENT (DEED BK. 2316, PG. 411)

INSTALL 12" PVC SEWER MAIN(TYP.)

INSTALL 8" DI WATER MAIN(TYP.)

PROPOSED HYDRANT

PROPOSED UTILITY POLE

PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

PROP. 8" DI WATER MAIN

PROP. GAS MAIN

PROPOSED WATER SERVICE, TYP.

EXISTING ROADWAY TO BE WIDENED AS NECESSARY

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 33
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 10
N/F GEORGE J. GREICIUNAS
BK. 38119, PG. 296

SEWER STUB INV.=224.3±

SMH INV.=232.60 (8")

INSTALL NEW 12"PVC SEWER INVERT IN EXISTING MANHOLE

PROPOSED UTILITY POLE

PROP. 8" DI WATER MAIN

#65 #63 #53 #40

WELL

MASS STATE PLANE

139	FFE=622.00 GAR.=621.50		
140	FFE=622.00 GAR.=621.50		
134	FFE=614.00 GAR.=613.50	BSMT.=603.33	
133	FFE=614.00 GAR.=611.50	BSMT.=605.33	
130	FFE=627.00 GAR.=626.50		
129	FFE=627.00 GAR.=621.50		
132	FFE=618.50 GAR.=618.00	BSMT.=609.33	
131	FFE=618.00 GAR.=617.50	BSMT.=609.33	
98	FFE=576.00 GAR.=575.50	BSMT.=566.33	
97	FFE=578.00 GAR.=577.50	BSMT.=568.33	
96	FFE=582.00 GAR.=581.50	BSMT.=572.33	
95	FFE=584.00 GAR.=583.50	BSMT.=574.33	
94	FFE=587.00 GAR.=586.50	BSMT.=577.33	
93	FFE=589.00 GAR.=588.50	BSMT.=579.33	
92	FFE=592.00 GAR.=591.50	BSMT.=582.33	
91	FFE=594.00 GAR.=593.50	BSMT.=584.33	
90	FFE=597.00 GAR.=596.50	BSMT.=587.33	
89	FFE=599.00 GAR.=598.50	BSMT.=589.33	
88	FFE=602.00 GAR.=601.50	BSMT.=593.33	
87	FFE=604.00 GAR.=603.50	BSMT.=595.33	
86	FFE=608.00 GAR.=607.50		
85	FFE=610.00 GAR.=609.50		
84	FFE=613.00 GAR.=612.00		
83	FFE=614.00 GAR.=613.00		
51	FFE=547.00 GAR.=546.50	BSMT.=538.33	
52	FFE=549.00 GAR.=548.50	BSMT.=540.33	
53	T.O.C.=551.00 GAR.=550.50	BSMT.=542.33	
54	FFE=553.00 GBSMT.=552.50	BSMT.=544.33	
55	FFE=555.00 GAR.=545.50	BSMT.=546.33	
56	FFE=557.00 GAR.=556.50	BSMT.=548.33	
57	FFE=562.00 GAR.=661.50	BSMT.=553.33	
58	FFE=564.00 GAR.=563.50	BSMT.=555.33	
59	FFE=566.00 GAR.=565.50	BSMT.=557.33	
60	FFE=568.00 GAR.=567.50	BSMT.=559.33	
106	FFE=570.00 GAR.=569.50	BSMT.=557.33	
105	FFE=571.00 GAR.=570.50	BSMT.=558.33	
61	FFE=575.00 GAR.=574.50		
62	FFE=575.00 GAR.=574.50		
63	FFE=583.80 GAR.=581.80		
64	FFE=585.80 GAR.=584.80		
65	FFE=588.80 GAR.=587.80		
66	FFE=590.80 GAR.=589.80		
67	FFE=593.00 GAR.=591.25		
68	FFE=595.00 GAR.=593.25		
69	FFE=597.70 GAR.=595.95		
70	FFE=599.70 GAR.=597.95		

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — MICHAEL R. BAUM — CIVIL ENGINEER — NO. 47171 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVSED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

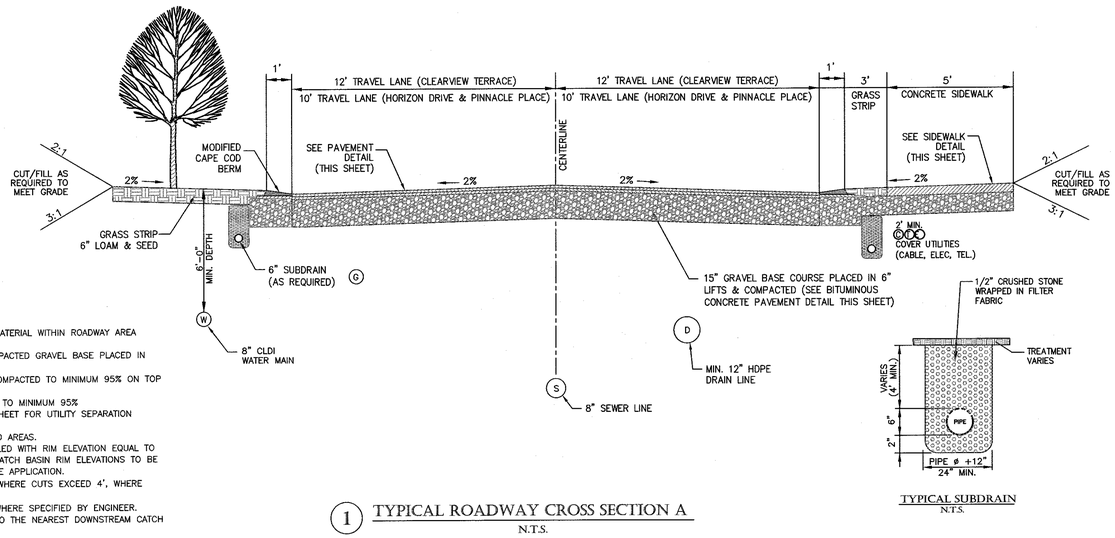
UTILITY PLAN

SHEET 4 OF 4

SHEET NO.

C-6.4

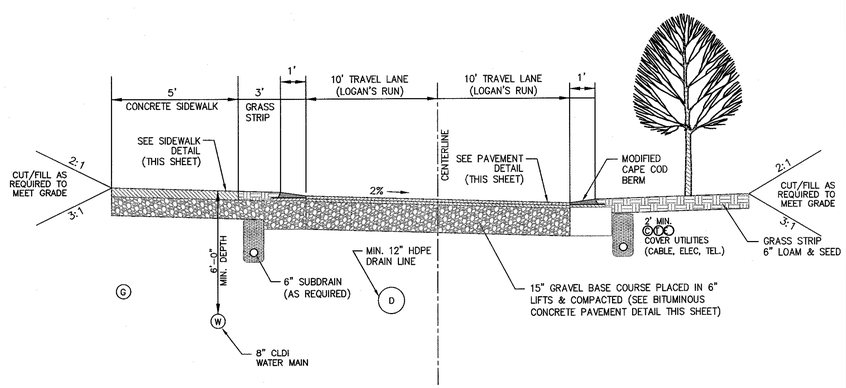
H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 09-01-20 4:13:30 PM - LAYOUT C6.4



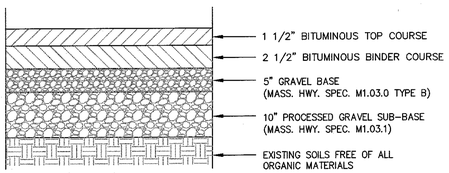
NOTES:
1. ALL UNSUITABLE SUBGRADE MATERIAL WITHIN ROADWAY AREA SHALL BE REMOVED.
2. GRAVEL BASE SHALL BE COMPACTED GRAVEL BASE PLACED IN TWO LIFTS CONSISTING OF:
   - 3/4" PROCESSED GRAVEL COMPACTED TO MINIMUM 95% ON TOP OF
   - GRADED GRAVEL COMPACTED TO MINIMUM 95%
3. REFER TO GENERAL NOTES SHEET FOR UTILITY SEPARATION REQUIREMENTS.
4. LOAM & SEED ALL DISTURBED AREAS.
5. CATCH BASINS TO BE INSTALLED WITH RIM ELEVATION EQUAL TO BINDER COURSE ELEVATION. CATCH BASIN RIM ELEVATIONS TO BE RAISED PRIOR TO TOP COURSE APPLICATION.
6. SUB-DRAINS ARE REQUIRED WHERE CUTS EXCEED 4', WHERE GROUNDWATER IS LESS THAN 3' BELOW GRADE, OR WHERE SPECIFIED BY ENGINEER. SUB-DRAINS TO DISCHARGE TO THE NEAREST DOWNSTREAM CATCH BASIN.

1 TYPICAL ROADWAY CROSS SECTION A
N.T.S.

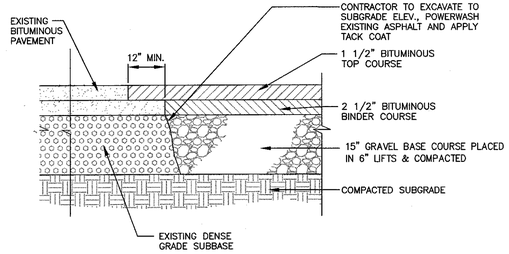
TYPICAL SUBDRAIN
N.T.S.



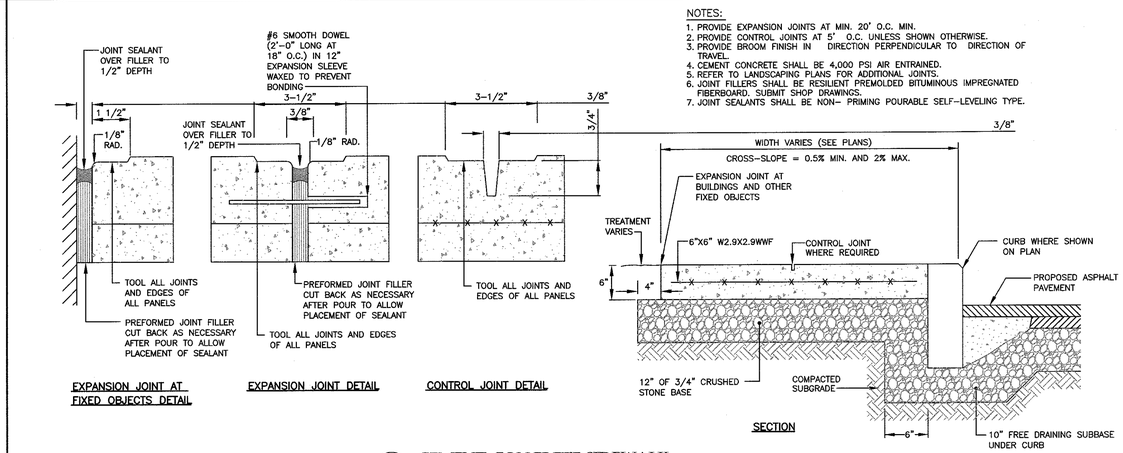
2 TYPICAL ROADWAY CROSS SECTION B
N.T.S.



3 BITUMINOUS CONCRETE PAVEMENT
N.T.S.

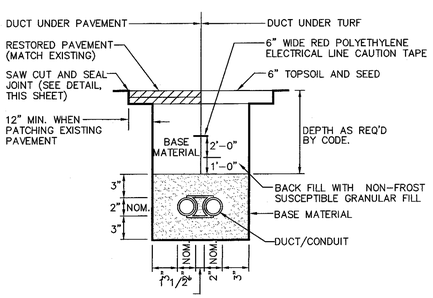


4 PAVEMENT JOINTING
N.T.S.

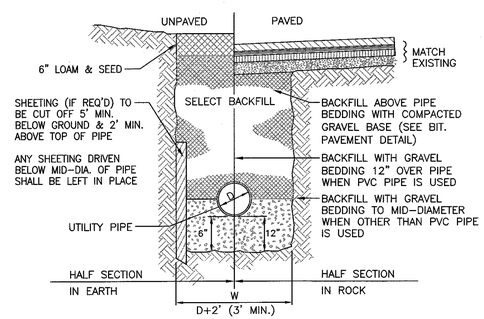


NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 20' O.C. MIN.
2. PROVIDE CONTROL JOINTS AT 5' O.C. UNLESS SHOWN OTHERWISE.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO DIRECTION OF TRAVEL.
4. CEMENT CONCRETE SHALL BE 4,000 PSI AIR ENTRAINED.
5. REFER TO LANDSCAPING PLANS FOR ADDITIONAL JOINTS.
6. JOINT FILLERS SHALL BE RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD. SUBMIT SHOP DRAWINGS.
7. JOINT SEALANTS SHALL BE NON- PRIMING POURABLE SELF-LEVELING TYPE.

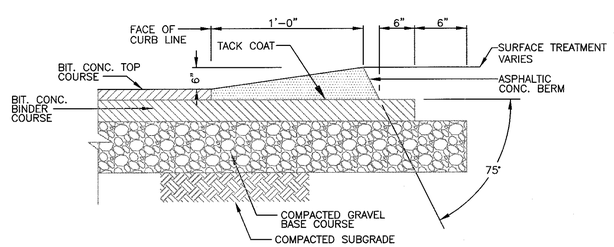
5 CEMENT CONCRETE SIDEWALK
N.T.S.



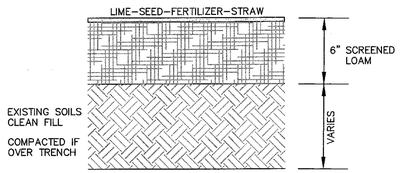
6 UNENCASED DUCT/CONDUIT
N.T.S.



7 TYPICAL UTILITY TRENCH
N.T.S.



8 MODIFIED ASPHALTIC CAPE COD BERM (CCB)
N.T.S.



9 LOAM & SEED
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

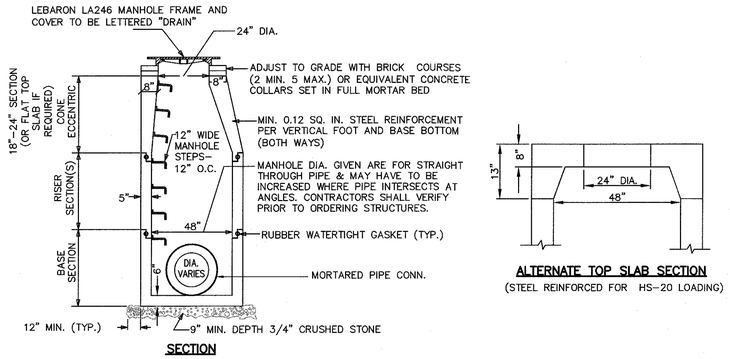
PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury_R1 UPDATED.dwg
PLAN NO. L-207

SHEET TITLE
CONSTRUCTION DETAILS
SHEET 1 OF 6

SHEET NO.
C-7.1

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:43:47 AM - LAYOUT C-7.1

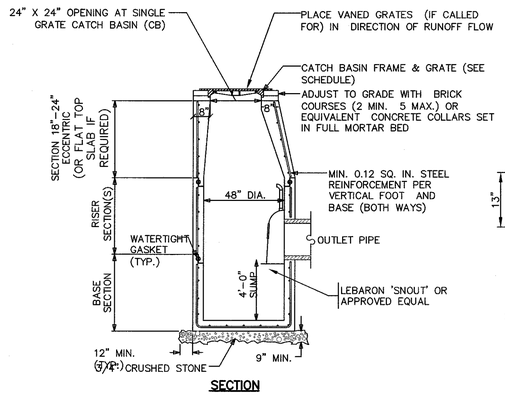
NOTES:
1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
3. MANHOLE DESIGN CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361.
5. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

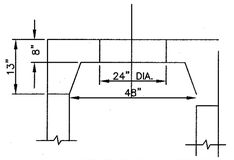


ALTERNATE TOP SLAB SECTION
(STEEL REINFORCED FOR HS-20 LOADING)

1 PRECAST CONCRETE DRAIN MANHOLE
N.T.S.

NOTES:
1. USE 4-FLANGE LEBARON LF248-2 GRATES AT ALL CB STRUCTURES.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
4. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
5. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361.

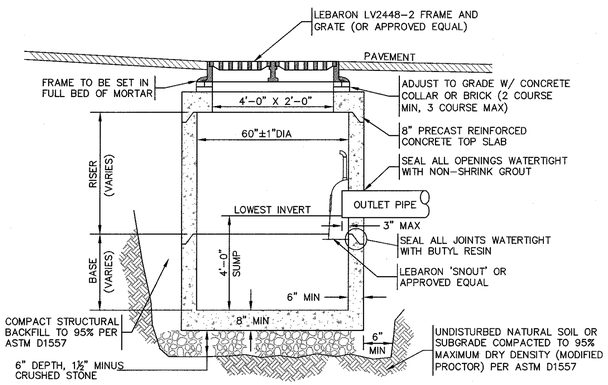




ALTERNATE TOP SLAB SECTION
(STEEL REINFORCED FOR HS-20 LOADING)

2 PRECAST CONCRETE DEEP SUMP CATCH BASIN
N.T.S.

NOTES:
1. 4,000 PSI PRECAST CONCRETE AT 28 DAYS CONFORMING WITH LATEST ASTM C478.
2. REINFORCING PER LATEST ASTM A185.
3. STRUCTURE SHALL BE RATED FOR H-20 LOADING UNLESS SPECIFIED OTHERWISE.
4. VERIFY FRAME AND GRATE TO SUIT APPLICATION



3 PRECAST CONCRETE DOUBLE GRATE DEEP SUMP CATCH BASIN
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpcivildesign.com

P.E.	P.L.S.

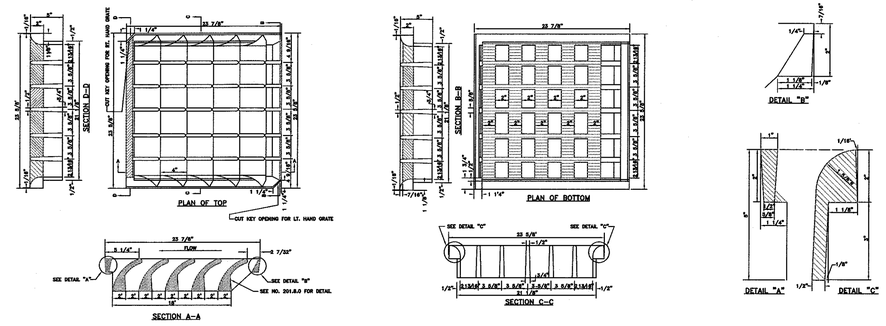
APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

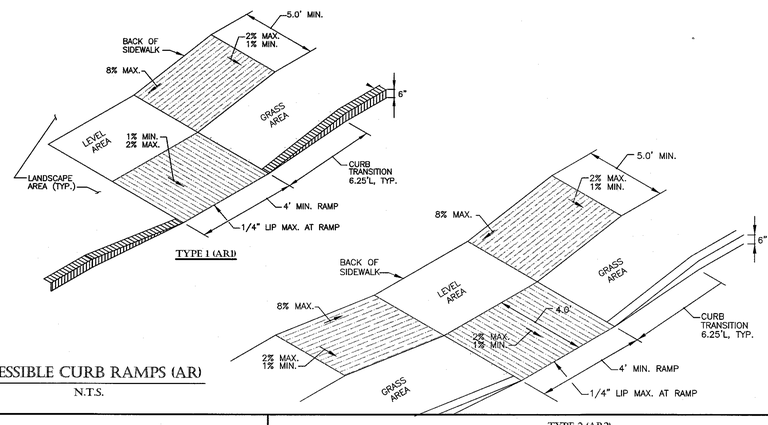
ENDORSEMENT DATE: _____

NOTE:
1. CASCADE GRATES ARE REQUIRED WHERE THE ROAD GRADE IS 7% (SEVEN PERCENT) OR GREATER PER SUBDIVISION RULES AND REGULATIONS.

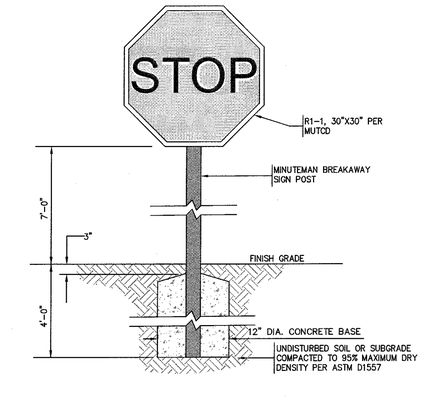


4 CASCADE CATCH BASIN GRATE
N.T.S.

NOTES:
1. SEE PLANS FOR CURB TYPE.
2. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF JANUARY 1992.
3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN.)
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTES, EXCLUDING CURB RAMPS SHALL BE 5%.
5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
6. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTES (I.E., TREE WELLS, HYDRANTS, UTILITY POLES, SIGNS, ETC.)
7. GRADE BASE OF RAMP TO PREVENT PONDING.
8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
9. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
10. ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
11. ALL RAMPS SHALL BE CEMENT CONCRETE WITH ROUGHENED NON-SLIP SURFACE.

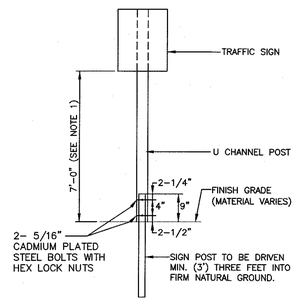


5 ACCESSIBLE CURB RAMPS (AR)
N.T.S.



6 STOP SIGN
N.T.S.

NOTES:
1. SEE TRAFFIC CONTROL SCHEDULE FOR EXACT MOUNTING HEIGHT. 2. CHANNEL POST SECTIONS TO BE CONNECTED WITH AT LEAST TWO (2) APPROPRIATELY SIZED GALVANIZED BOLTS W/ LOCK WASHERS AND NUTS.



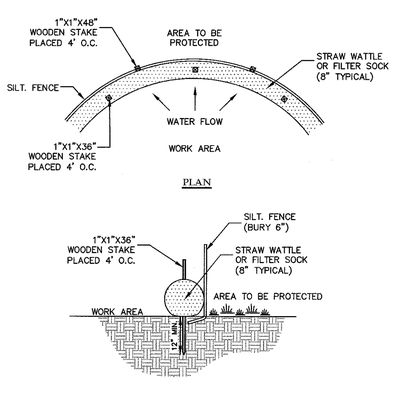
7 TYPICAL BREAKAWAY SIGN POST
N.T.S.

NOTES:
1. ALL SIGNS ARE REFLECTORIZED AND HAVE 7'-0" CHANNEL MOUNTING HEIGHT.
2. ALL REGULATORY SIGNS SHALL MEET THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SIGN NO.	SIGN	SIZE AND COLOR
R1-1	STOP	30"X30"; WHITE ON RED
D-3	STREET NAME	6" X VARIES"; WHITE ON GREEN 3" MIN LETTERS
		24"X24"; BLACK ON YELLOW
	NOT A THRU STREET	18"X24"; BLACK ON WHITE

8 TRAFFIC CONTROL SIGNAGE
N.T.S.

TYPE 2 (AR2)



9 EROSION CONTROL BARRIER (ECB)
N.T.S.

REVISIONS		
REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland

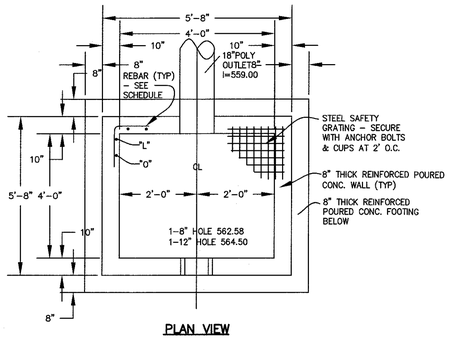
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

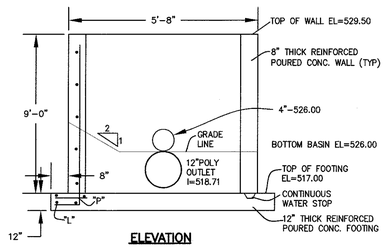
SHEET TITLE
CONSTRUCTION DETAILS
SHEET 2 OF 6

SHEET NO.
C-7.2

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:44:21 AM - LAYOUT C-7.2



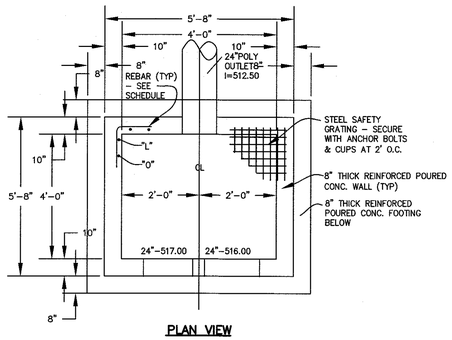
PLAN VIEW



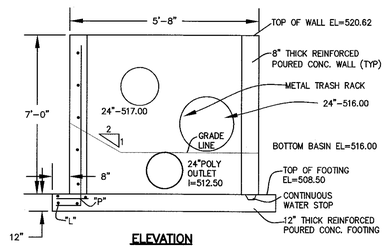
ELEVATION

REINFORCEMENT SCHEDULE		
BAR	NO.	SPACING (IN.)
"L"	4	10"O.C.
"O"	3	12"O.C.
"P"	3	18"O.C.

1 OUTLET CONTROL STRUCTURE POND #1A
N.T.S.



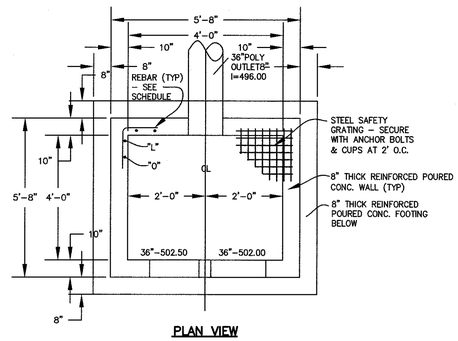
PLAN VIEW



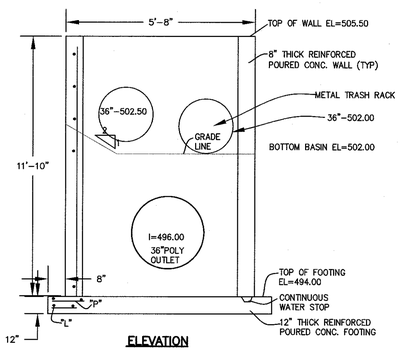
ELEVATION

REINFORCEMENT SCHEDULE		
BAR	NO.	SPACING (IN.)
"L"	4	10"O.C.
"O"	3	12"O.C.
"P"	3	18"O.C.

2 OUTLET CONTROL STRUCTURE POND #1B
N.T.S.



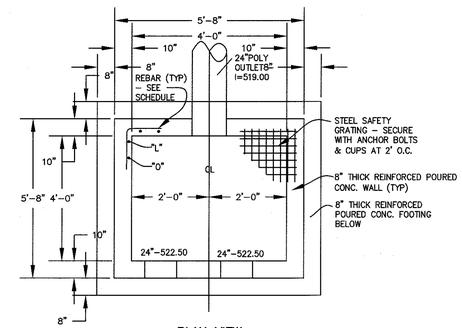
PLAN VIEW



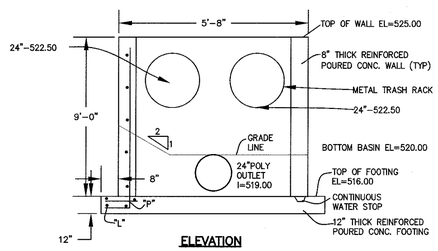
ELEVATION

REINFORCEMENT SCHEDULE		
BAR	NO.	SPACING (IN.)
"L"	4	10"O.C.
"O"	3	12"O.C.
"P"	3	18"O.C.

3 OUTLET CONTROL STRUCTURE POND #2
N.T.S.



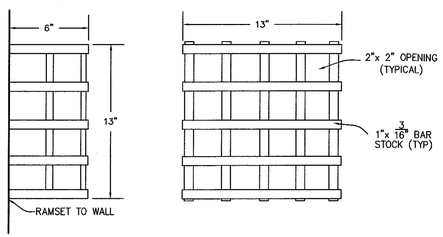
PLAN VIEW



ELEVATION

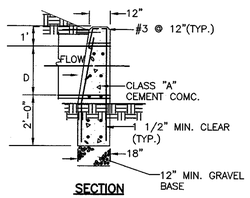
REINFORCEMENT SCHEDULE		
BAR	NO.	SPACING (IN.)
"L"	4	10"O.C.
"O"	3	12"O.C.
"P"	3	18"O.C.

4 OUTLET CONTROL STRUCTURE POND #3
N.T.S.

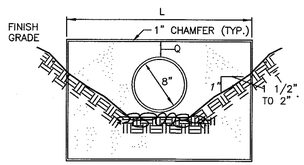


SIDE VIEW FRONT VIEW

5 METAL TRASH RACK
N.T.S.



SECTION

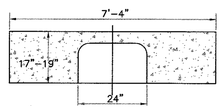


ELEVATION

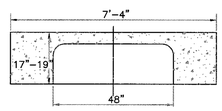
TRENCH EXCAV. 1' DEPTH	PIPE DIA.	1 1/2:1 SLOPE			2:1 SLOPE			TRENCH EXCAV. 1' DEPTH
			CONC.	STEEL		CONC.	STEEL	
C.F.	"D"	"L"	C.Y.	LBS	"L"	C.Y.	LBS	C.F.
21.60	8"	4'-2"	0.77	15	5'-10"	1.08	21	27.40

6 TYPICAL CONCRETE HEADWALL
N.T.S.

NOTE:
1. REQUIRED AT CATCH BASINS ADJACENT TO MODIFIED CAPE COD BERM.



FRONT ELEVATION
FOR SINGLE GRATE CATCH BASIN

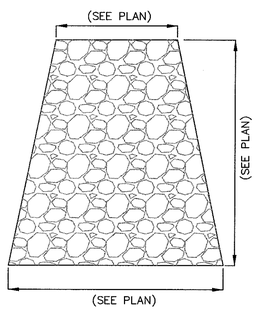


FRONT ELEVATION
FOR DOUBLE GRATE CATCH BASIN

GRANITE STONE

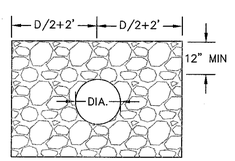
INLET CURB

7 GRANITE CURB INLET STONE
N.T.S.

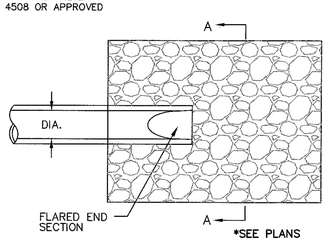


TYPICAL OUTFALL RIP-RAP APRON

NOTES:
1. MINIMUM STONE DIAMETER: 6"
2. MINIMUM WEIGHT OF STONE: 50 LBS.
3. MAXIMUM WEIGHT OF STONE: 125 LBS.
4. PLACE ALL RIP-RAP OVER FILTER FABRIC, AMOCO 4508 OR APPROVED EQUAL.



SECTION A-A
NTS



8 STONE RIP-RAP FOR PIPE ENDS
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

SHEET TITLE

CONSTRUCTION DETAILS

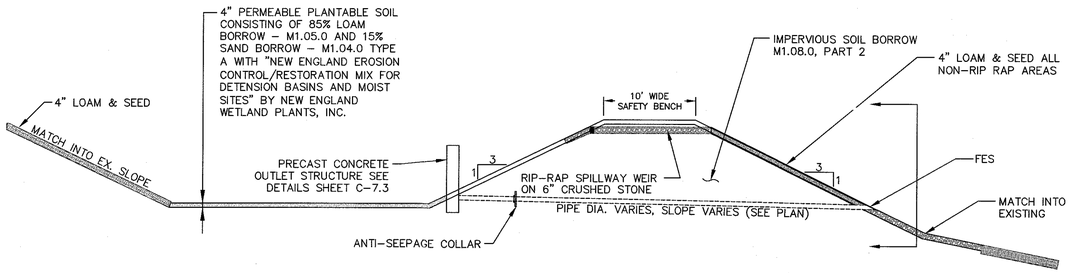
SHEET 3 OF 6

SHEET NO.

C-7.3

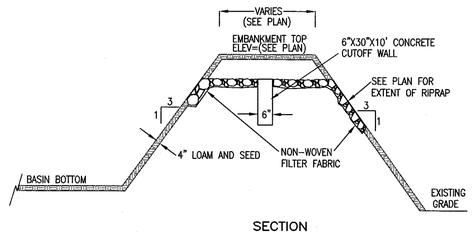
H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:44:42 AM - LAYOUT C-7.3

NOTES:
1. ALL TOP AND SUBSOIL SHALL BE REMOVED PRIOR TO CONSTRUCTION OF INFILTRATION BASIN.

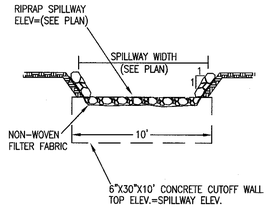


1 TYPICAL INFILTRATION BASIN CROSS SECTION
N.T.S.

NOTES:
1. EMBANKMENT TO BE CONSTRUCTED OF CLEAN FILL FREE OF ORGANIC SOILS/MATERIALS WITH NO STONES OVER 12" MAX. DIMENSION. EMBANKMENT TO TO BE CONSTRUCTED IN COMPACTED LIFTS NOT TO EXCEED 8".
2. BASIN BOTTOM AND SIDE SLOPES (INSIDE AND OUT) TO BE COVERED WITH 4" LOAM AND SEED.
3. RIP-RAP SPILLWAY STONE (M2.02.2).

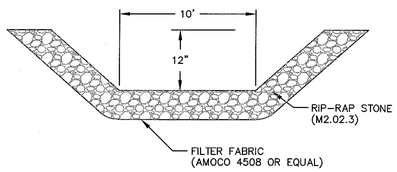


SECTION

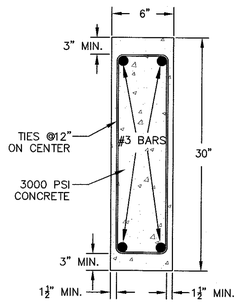


SPILLWAY PROFILE

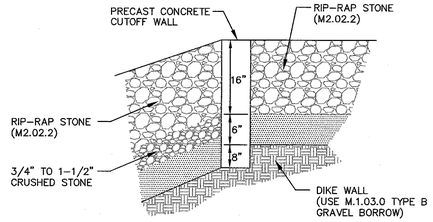
2 TYPICAL BASIN EMBANKMENT/SPILLWAY
N.T.S.



3 STONE RIP-RAP EMERGENCY SPILLWAY
N.T.S.

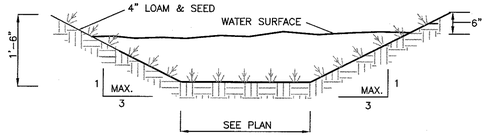


4 PRECAST CONCRETE CUTOFF WALL
N.T.S.



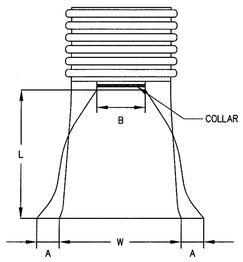
5 CUTOFF WALL CONFIGURATION
N.T.S.

NOTES:
1. GRASS SPECIES TO BE FINE, UNIFORM AND DENSE COVERING.
2. SPECIES TO BE MOISTURE TOLERANT.

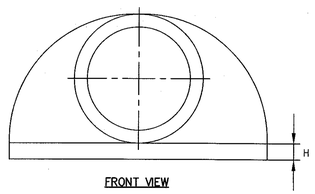


6 OPEN GRASSED CHANNEL
N.T.S.

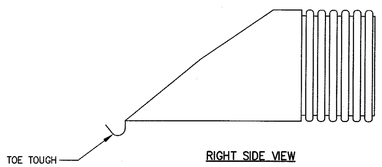
PIPE DIAMETER (INCHES)						
DIAMETER (INCHES)	12	15	18	24	30	36
A (INCHES)	6.5	6.5	7.5	7.5	7.5	7.5
B (MAX) (INCHES)	10.0	10.0	15.0	18.0	22.0	25.0
H (INCHES)	6.5	6.5	6.5	6.5	8.6	8.6
L (INCHES)	25.0	25.0	32.0	36.0	58.0	58.0
W (INCHES)	29.0	29.0	35.0	45.0	63.0	63.0



TOP VIEW



FRONT VIEW

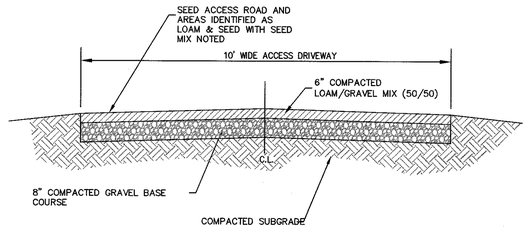


RIGHT SIDE VIEW

7 CORRUGATED POLYETHYLENE FLARED-END SECTION (FES)
N.T.S.

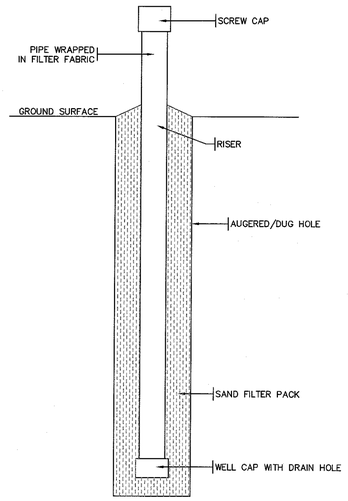
NOTES:
[1] SEED ACCESS ROAD AND AREAS IDENTIFIED AS LOAM & SEED WITH SEED MIX NOTED BELOW

SEED WEIGHT	% BY
CREEPING FESCUE IMPROVED VARIETIES	70
KENTUCKY BLUE GRASS IMPROVED VARIETIES	15
PERENNIAL RYE GRASS IMPROVED VARIETIES	15



8 BASIN ACCESS DRIVE
N.T.S.

NOTES:
1. MONITORING WELL TO BE MINIMUM 2IN DIAMETER PERFORATED SCH-40 PVC PIPE.
2. PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.
3. END OF PIPE TO BE HAVE SCREW CAP AND BE RAISED 1 FOOT ABOVE THE SURROUNDING GROUND.



9 MONITORING WELL
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS ANDREW M. RAY CIVIL ENGINEER REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

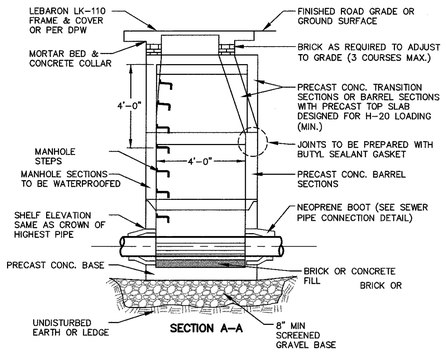
PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

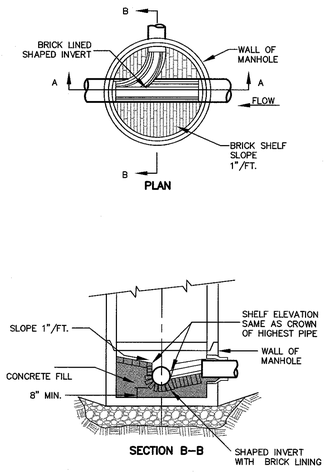
SHEET TITLE
CONSTRUCTION DETAILS
SHEET 4 OF 6

SHEET NO.
C-7.4

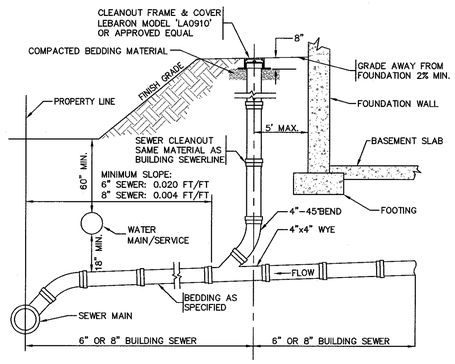
H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:45:05 AM - LAYOUT C-7.4

NOTES:
1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
3. MANHOLE DESIGN CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361. 5. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

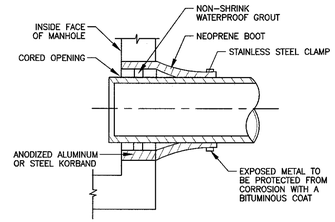




1 PRECAST CONCRETE SEWER MANHOLE
N.T.S.

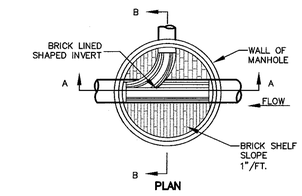


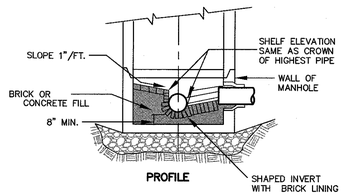
2 SERVICE CONNECTION TO SEWER MAIN
N.T.S.

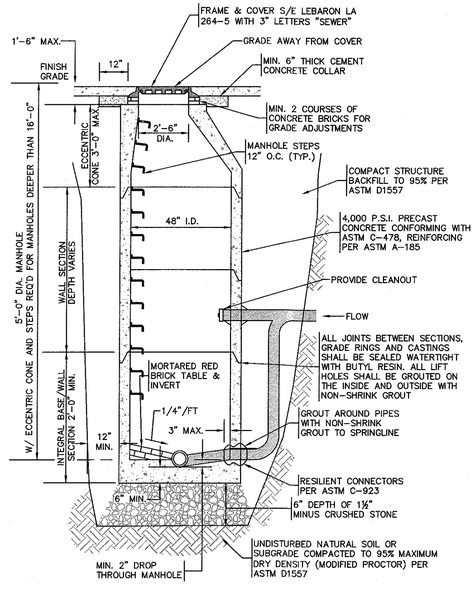


3 SEWER PIPE MANHOLE CONNECTION
N.T.S.

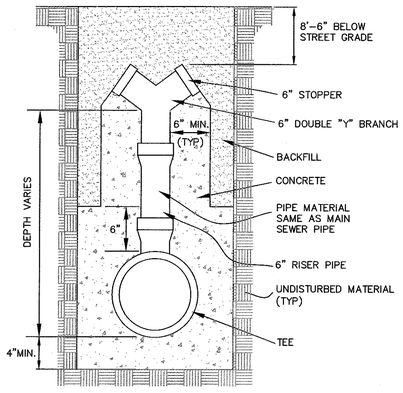
NOTES:
1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
3. MANHOLE DESIGN CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361. 5. BASE SECTION SHALL BE ONE POUR MONOLITHIC.



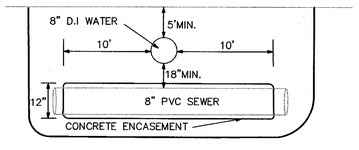




4 PRECAST CONCRETE DROP SEWER MANHOLE
N.T.S.

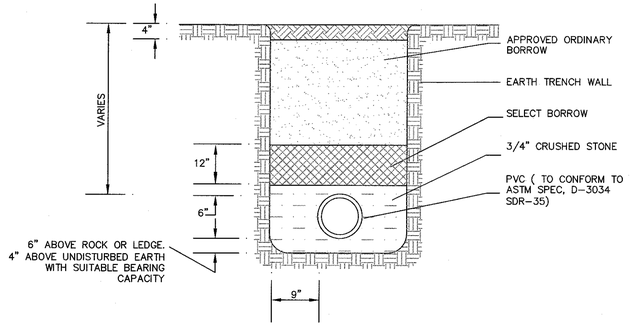


5 SEWER CHIMNEY RISER DETAIL
N.T.S.

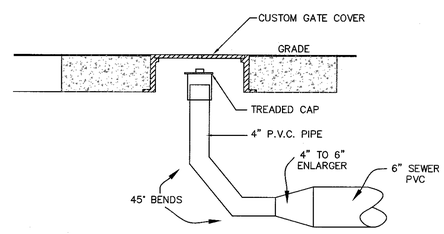


IF MIN. SEPARATION OF 18" VERTICALLY OR 10' HORIZONTALLY IS NOT MET, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10' IN EACH DIRECTION.

7 WATER & SEWER MAIN CROSSING
N.T.S.



6 PVC PIPE TRENCH SECTION
N.T.S.



9 SEWER CLEANOUT
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ROBERT R. PARK — CIVIL ENGINEER — No. 45161 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

SHEET TITLE

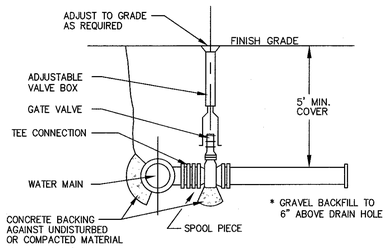
CONSTRUCTION DETAILS

SHEET 5 OF 6

SHEET NO.

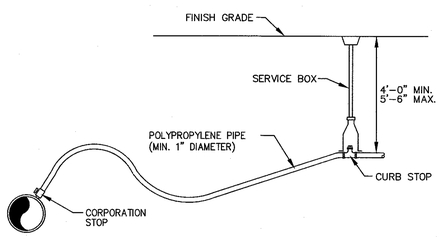
C-7.5

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:45:26 AM - LAYOUT C-7.5

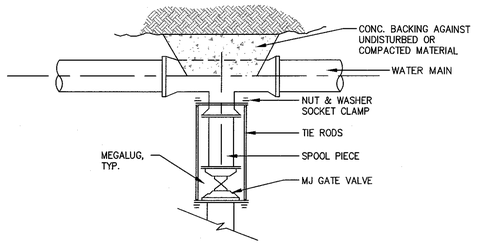


TYPICAL VALVE DETAIL

NOTES:
1. ALL FITTINGS SHALL BE COMPRESSION TYPE.
2. ALL APPURTANENCES SHALL CONFORM TO TOWN SPECIFICATIONS.
3. MECHANICAL JOINTS TO BE MEGALUG, OR APPROVED EQUAL.



TYPICAL WATER SERVICE DETAIL



TYPICAL VALVE CONNECTION – RESTRAINED JOINT TEE

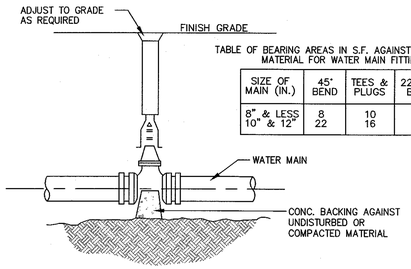
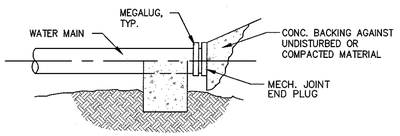


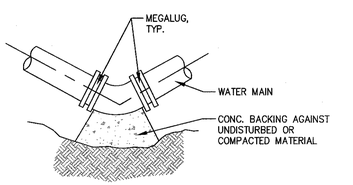
TABLE OF BEARING AREAS IN S.F. AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS

SIZE OF MAIN (IN.)	45° BEND	TEES & PLUGS	22 1/2° BEND
8" & LESS	8	10	8
10" & 12"	22	16	13

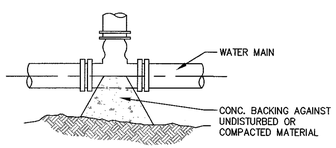


TYPICAL PLUG DETAIL

TYPICAL VALVE



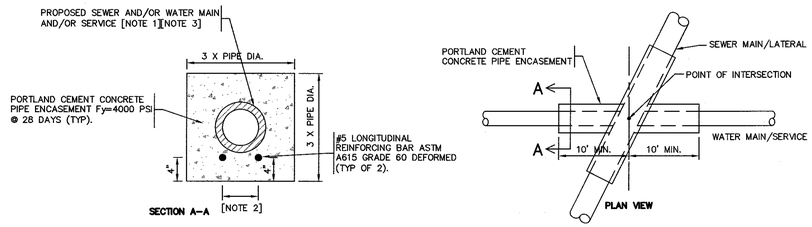
TYPICAL BEND DETAIL



TYPICAL TEE

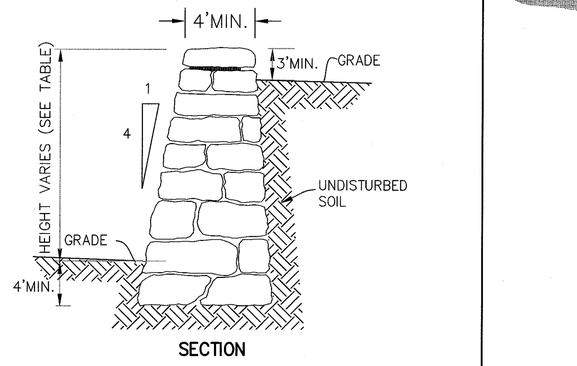
1 TYPICAL WATER SUPPLY DETAILS
N.T.S.

NOTES:
[1] CONCRETE PIPE ENCASEMENT TO EXTEND 10 FT ALONG SEWER LINE AND WATER LINE FROM POINT OF INTERSECTION.
[2] DISTANCE EQUAL TO PIPE DIAMETER.
[3] CONCRETE PIPE ENCASEMENT REQUIRED WHENEVER PROPOSED SEWER MAIN/LATERAL IS WITHIN 10' OF PROPOSED WATER MAIN/SERVICE.



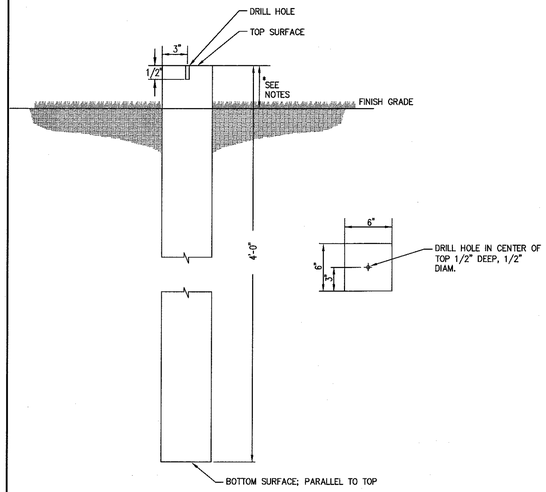
2 PIPE ENCASEMENT
N.T.S.

HEIGHT FT.	SECTION AREA SF.	VOLUME CY/LN.FT
4.0	59.12	2.18
6.0	73.12	2.71
8.0	88.13	3.26
10.0	104.12	3.86
12.0	111.63	4.13
15.0	168.67	6.25
20.0	229.50	8.50
25.0	298.67	11.06



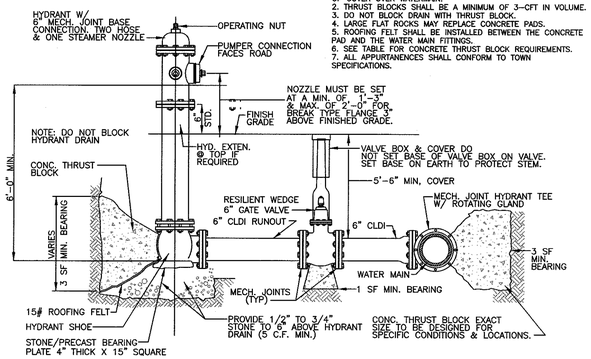
3 DRY STONE RETAINING WALL
N.T.S.

NOTES:
1. BOUNDS FOR FRONT YARD CORNERS AND STREET LAYOUT POINTS SHALL BE 48" IN LENGTH AND SET WITH THE TOP OF THE BOUND FLUSH WITH THE FINISH GRADE.
2. BOUNDS FOR SUBDIVISION PERIMETER SHALL BE 48" IN LENGTH AND SET WITH THE TOP OF THE BOUND 3" ABOVE FINISH GRADE.
3. BOUNDS SHALL BE BACKFILLED WITH CLEAN GRAVEL OR SAND, THOROUGHLY TAMPED.
4. WHERE BOUNDS FALL ON SOLID LEDGE OR IN UNSTABLE AREA, STEEL RODS, DRILL HOLES OR OFFSET MONUMENTS MAY BE USED WITH ENGINEER'S CONSENT.

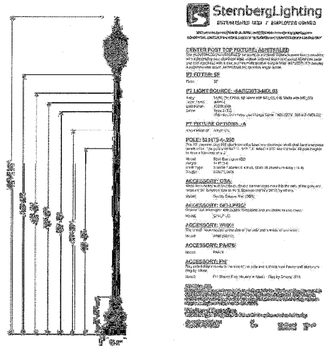


4 GRANITE BOUND
N.T.S.

NOTES:
1. DEPTH OF HYDRANT PER DESIGN PLANS WITH MINIMUM DEPTH OF COVER OVER WATERMAIN.
2. THRUST BLOCKS SHALL BE A MINIMUM OF 3-CFT IN VOLUME.
3. DO NOT BLOCK DRAIN WITH THRUST BLOCK.
4. LARGE FLAT ROCKS MAY REPLACE CONCRETE PADS.
5. ROOFING FELT SHALL BE INSTALLED BETWEEN THE CONCRETE PAD AND THE WATER MAIN FITTINGS.
6. SEE TABLE FOR CONCRETE THRUST BLOCK REQUIREMENTS.
7. ALL APPURTANENCES SHALL CONFORM TO TOWN SPECIFICATIONS.



5 TYPICAL FIRE HYDRANT CONNECTION DETAIL
N.T.S.



6 TYPICAL LIGHT POLE
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

SHEET TITLE
CONSTRUCTION DETAILS
SHEET 6 OF 6

SHEET NO.
C-7.6

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:45:57 AM – LAYOUT C-7.6

MATCHLINE SHEET C-8.2

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

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

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

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

WELDON DRIVE

CLEARVIEW TERRACE

PINNACLE PLACE

HORIZON DRIVE

LOGAN'S RUN

CLEARVIEW TERRACE

PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

MATCHLINE SHEET C-8.4

MAP 28, PARCEL 28
N/F ROBERT J. LUIKEY
BK. 52356, PG. 152

MAP 28, PARCEL 27
N/F MARY ANDERSEN
BK. 54699, PG. 268

MAP 28, PARCEL 26
N/F JOSEPH R. MESSIER, JR.
BK. 52686, PG. 283

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11726, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

EXISTING ROADWAY TO BE WIDENED AS NECESSARY

PROPOSED TEMPORARY SETTLING BASIN

PROPOSED MULCH SOCK CHECK DAMS 50' O.C. ALONG SIDE OF ROADWAY

PROPOSED STRAW WATTLE & SILT SACS IN ALL CATCH BASINS(TYP.)

PROPOSED MATTING TO STABILIZE STEEP SLOPE AREA (TYP.)

PROPOSED STRAW WATTLE CHECK DAMS 50' O.C. ALONG BOTTOM OF SLOPE TO DIRECT RUNOFF TO SETTLING BASIN

PROPOSED STOCKPILE&STAGGING AREA

CLUB HOUSE SL=607.50

PROPOSED SILT FENCE & STRAW WATTLE

PROPOSED GRASS TRENCH

PROPOSED TEMPORARY SETTLING BASIN

ISOLATED VEGETATED WETLAND

UNCONNECTED CHANNEL

STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL)

HAYBALES TO BE INSTALLED ACROSS ENTRANCE AT THE END OF EACH DAY

PROPOSED STRAW WATTLE CHECK DAMS 50' O.C. ALONG SIDE OF ROADWAY

FLOW

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:46:25 AM - LAYOUT C8.1

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE:

ENDORSEMENT DATE:

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

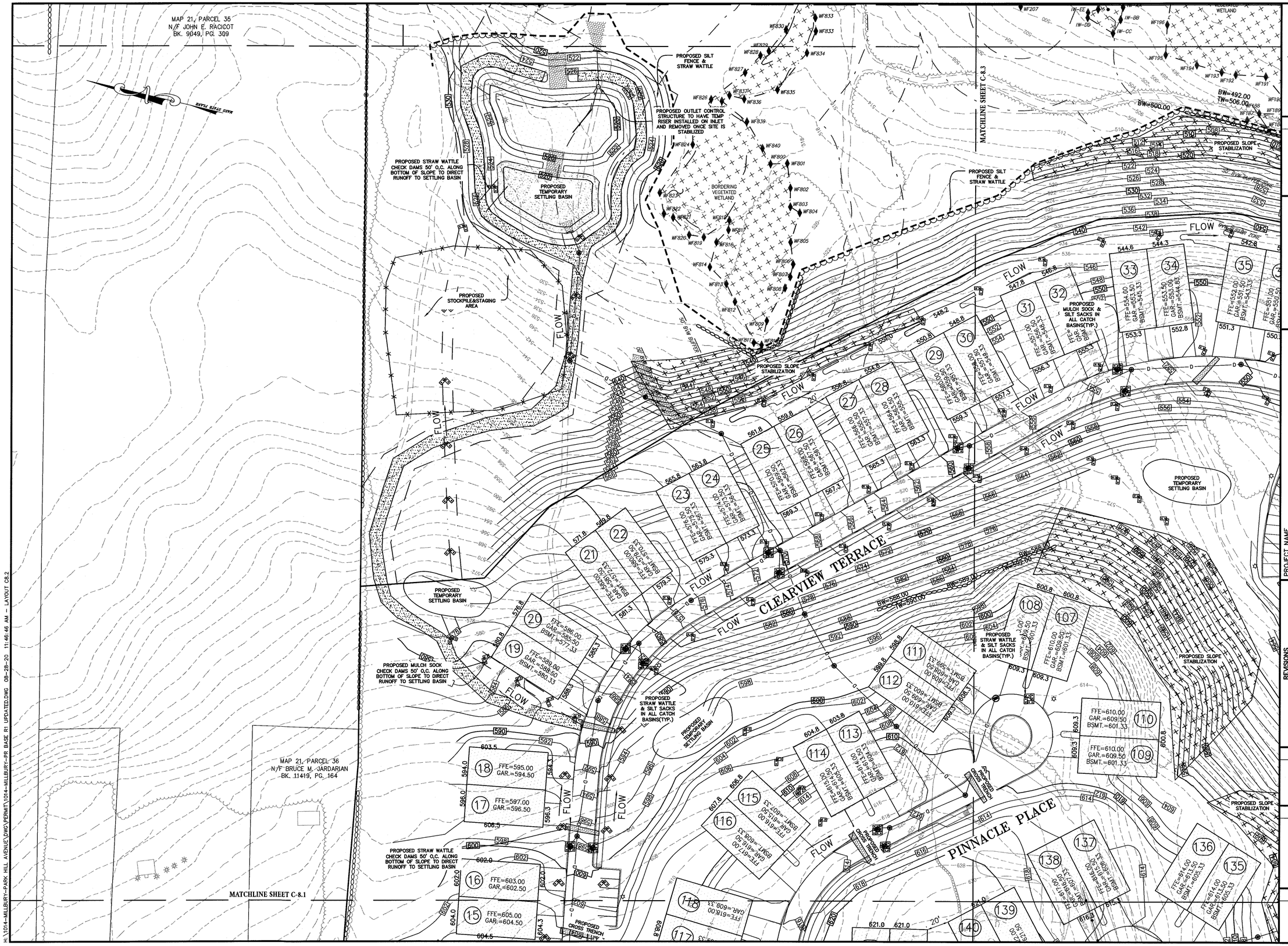
SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET 1 OF 6

SHEET NO.

C-8.1



H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:46:46 AM - LAYOUT C8.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW R. BAIN — No. 37571 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW

OPEN SPACE COMMUNITY

DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

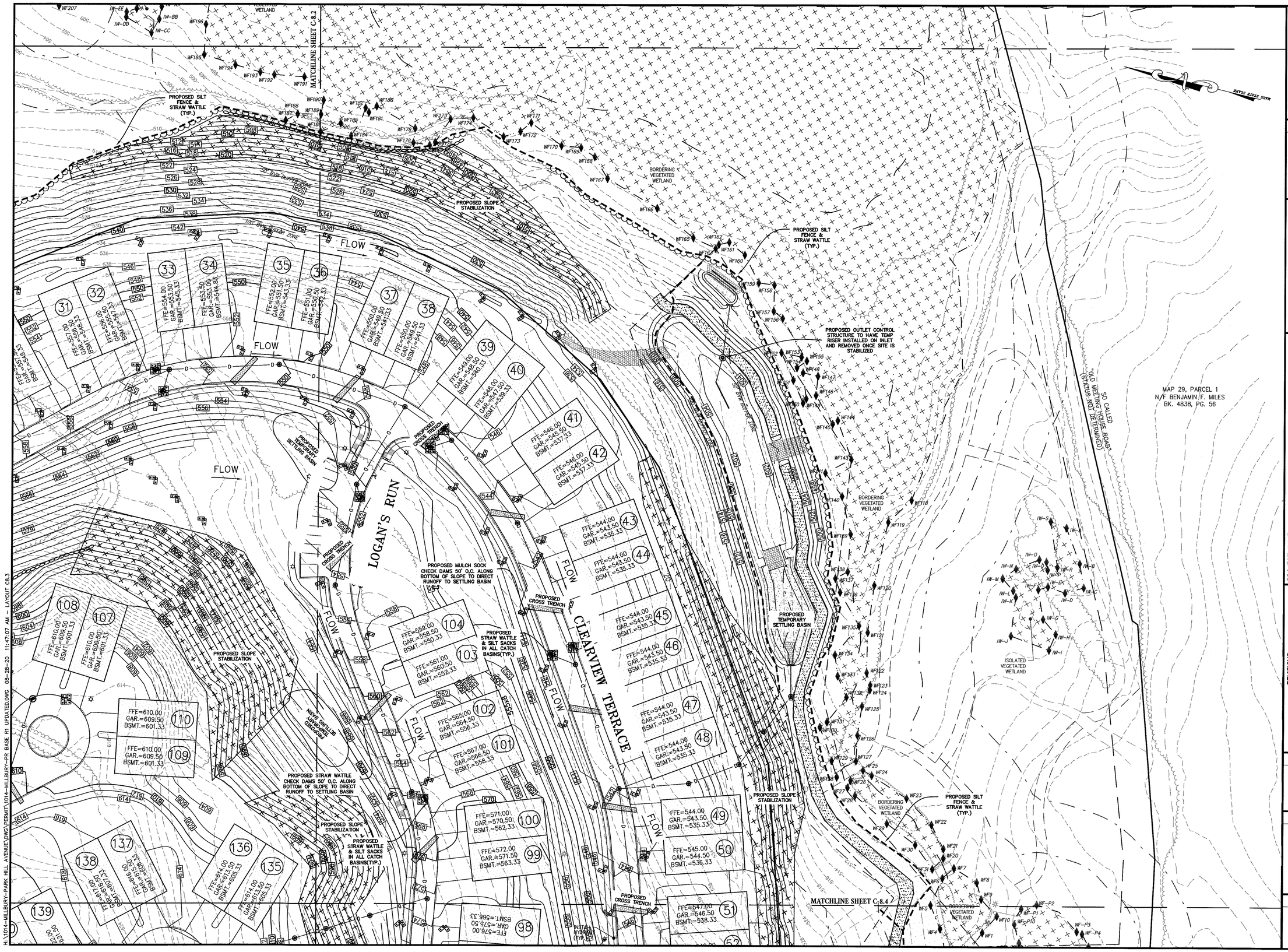
SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET 2 OF 6

SHEET NO.

C-8.2



H:\2014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\2014-MILLBURY-PRP BASE R1 UPDATED.DWG 08-28-20 11:47:07 AM - LAYOUT C8.3

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

ANDREW R. BAHL — No. 47186 — REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\2014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET 3 OF 6

SHEET NO.

C-8.3

LOGAN'S RUN

CLEARVIEW TERRACE

PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

MATCHLINE SHEET C-8.3

MATCHLINE SHEET C-8.1

PROPOSED SLOPE STABILIZATION

PROPOSED STRAW WATTLE & SILT SACKS IN ALL CATCH BASINS (TYP.)

PROPOSED STRAW WATTLE CHECK DAMS 50' O.C. ALONG BOTTOM OF SLOPE TO DIRECT RUNOFF TO SETTLING BASIN

PROPOSED CROSS TRENCH

PROPOSED TEMPORARY SETTLING BASIN

PROPOSED STOCKPILE&STAGING AREA

PROPOSED ACCESS & UTILITY EASEMENT #1
164,129± S.F.

PROPOSED SILT FENCE & WATTLE

PROPOSED OUTLET CONTROL STRUCTURE TO HAVE TEMP RISER INSTALLED ON INLET AND REMOVED ONCE SITE IS STABILIZED

PROPOSED SILT FENCE & STRAW WATTLE

VEGETATED WETLAND

100' BVW BUFFER ZONE

50' BVW BUFFER ZONE

FLOW

"OLD MEETING HOUSE ROAD"
(STATUS NOT DETERMINED)

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

MAP 28, PARCEL 21
N/F JOHN TODD MILES
BK. 39994, PG. 219

APPROX. LOCATION
125' NEW ENGLAND
POWER COMPANY EASEMENT
(DEED BK. 2316, PG. 411)

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 33
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 10
N/F GEORGE J. GREICIUNAS
BK. 38119, PG. 296

EXISTING ROADWAY TO BE WIDENED AS NECESSARY

SEWER STUB
INV.=522.32

SMH
RIM=530.37
INV=522.60 (8")

D.H./FND

SIGN

0+15.33

0+00

0+15.88

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 12:09:59 PM - LAYOUT C8.4

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpcivildesign.com

P.E. — COMMONWEALTH OF MASSACHUSETTS — JOSEPH S. ANDRUSKIEWICZ — No. 47764 — REGISTERED PROFESSIONAL ENGINEER

P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlestown Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET 4 OF 6

SHEET NO.

C-8.4

EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 – GENERAL

1.01 SUMMARY

A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.

1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF LIMITS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.

4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.

5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS

A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.

B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.

C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE.

1.03 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 2 – PRODUCTS

2.01 MATERIALS

A. STRAW BALES: WEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.

B. STRAW WATTLES: NORTH AMERICAN GREEN MODEL WS1210 OR APPROVED EQUAL.

C. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/SF MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMOCO FABRICS & FIBERS, OR APPROVED EQUAL.

D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.

E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.

F. EXCELSIOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.

G. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TAILINGS.

H. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.

PART 3 – EXECUTION

3.01 THROUGHOUT CONSTRUCTION

A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.

C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.

D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.

E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES AS SOON AS PRACTICABLE.

F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.

PART 3 – CONTINUED

G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.

J. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.

3.02 SITE PREPARATION AND ACCESS

A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.

B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.

C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.

3.03 CLEARING, GRUBBING, AND STRIPPING

A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE. DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.

B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE.

C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.

D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.

E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.

3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES

A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.

B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.

C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.

D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.

3.05 SITE GRADING

A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.

B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.

C. EXPOSED SOILS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

D. ALL SHALL BE STABILIZED AS QUICKLY AS POSSIBLE. SLOPES STEEPER THAN 3:1 SHALL BE STABLIZIED WITH EROSION CONTROL MATTING OR OTHER ACCEPTABLE METHODS OF STABILIZATION.

3.06 LANDSCAPING

A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.

B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.

C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

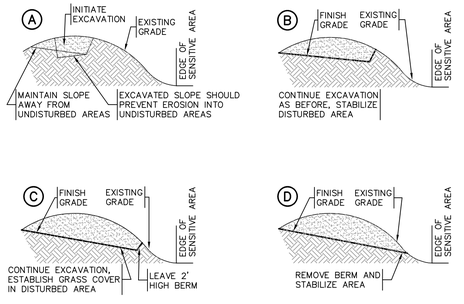
PHASING & CONSTRUCTION SEQUENCE PLAN:

A. SITE TO BE FLAGGED FOR LIMIT OF CLEARING AND EROSION CONTROL BY A PROFESSIONAL LAND SURVEYOR.
B. EROSION CONTROL TO BE INSTALLED PER FLAGGED LOCATIONS BY THE LAND SURVEYOR BASED ON THE EROSION CONTROL PLAN. SEE SHEETS C-8.1 THRU C-8.4.
C. EXISTING STRUCTURES AND INFRASTRUCTURE TO BE RAZED AND/OR REMOVED FROM THE SITE AS NECESSARY.
D. AREA TO BE CLEARED AND GRUBBED UP TO EROSION CONTROL OR LIMIT OF PROJECT FENCE. ALL MATERIALS TO BE SEPARATED AND STOCK PILED IN DESIGNATED AREA ON EROSION CONTROL PLANS. SEE SHEETS C-8.1 THRU C-8.4 FOR LOCATIONS. TEMPORARY STOCKPILES MAY BE RELOCATED FROM TIME TO TIME AND WILL NOT BE LOCATED WITHIN BUFFER ZONE AREAS.

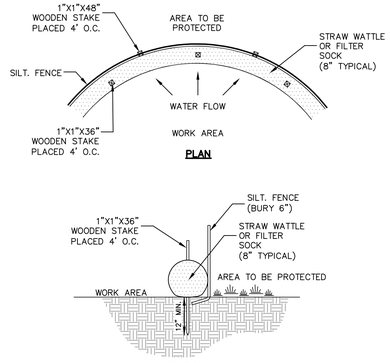
PHASE 1 WORK WILL CONSIST OF THE FOLLOWING:
A. CONSTRUCTION OF NEW BOOSTER STATION AS SHOWN ON THE PARK HILL IMPROVEMENT PLANS.
B. INSTALLATION OF NEW UTILITIES, INCLUDING WATER MAIN, GAS MAIN & NEW DRAINGE WITHIN PARK HILL AVENUE IN CONJUNCTION WITH PARK HILL AVENUE WIDENING.
C. BINDER SHALL BE INSTALLED AFTER NEW UTILITIES HAVE BEEN INSTALLED IN PARK HILL AVENUE.
D. EARTHWORK FOR THE ENTIRE SITE SHALL BE PERFORMED IN A SINGLE PHASE TO ACHIEVE ROUGH FINISHED GRADES. TEMPORARY SEDIMENT TRAPS, DIVERSION DITCHES AND STORMWATER BASINS SHALL BE CONSTRUCTED FOR THE ENTIRE SITE. ALL AREAS OUTSIDE OF PHASE 1, AS SHOWN ON SHEET C-13.2, SHALL BE LOAMED, SEEDED AND STABILIZED.

THE FOLLOWING TASKS SHALL BE COMPLETED IN THE SEQUENCE OF PHASES SHOWN ON SHEET C-13.2.

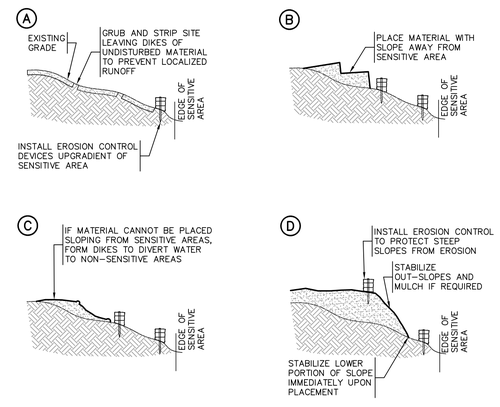
PHASES 2-5 WORK WILL CONSIST OF THE FOLLOWING:
1. INSTALLATION OF DRAINAGE, WATER, SEWER AND GAS FOR PROPOSED PROJECT.
2. ALL ROADWAYS TO BE STAKED OUT AND CONSTRUCTION OF ROADWAY TO OCCUR.
3. PROPOSED BUILDING PAD SITE TO BE GRADED PER APPROVED DESIGN PLANS.
4. SITE CONTRACTOR TO REFER TO STORMWATER FACILITIES INSPECTION PROCEDURES PER APPROVED STORMWATER REPORT. WEEKLY INSPECTIONS TO OCCUR THROUGHOUT PROJECT.
5. PROPOSED ROADWAYS TO BE PAVED WITH BINDER COURSE AS UTLITIES ARE INSTALLED AND FINAL DESIGN GRADES ARE ACHIEVED.
6. CONSTRUCTION OF PROPOSED DUPLEX BUILDINGS ONCE ROADWAY IS PAVED IN FRONT OF DESIGNATED UNITS.
7. INSTALLATION OF CURBING PER THE DESIGN PLANS.
8. FINAL PAVING TO BE DONE ONCE CURBING IS INSTALLED AND HOMES ARE CONSTRUCTED AND OCCUPIED.
9. ALL DRAINAGE STRUCTURES TO BE CLEANED OUT PRIOR TO FINAL PAVEMENT TOPCOAT.



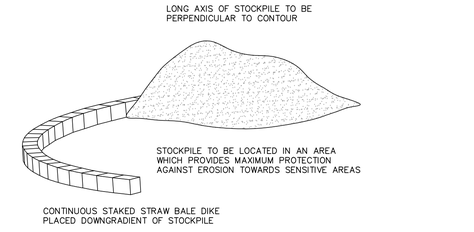
1 EXCAVATION PROCEDURE
N.T.S.



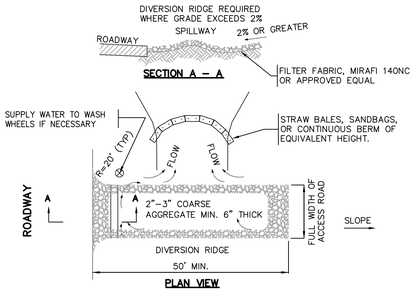
2 EROSION CONTROL BARRIER (ECB)
N.T.S.



3 FILL PROCEDURE
N.T.S.

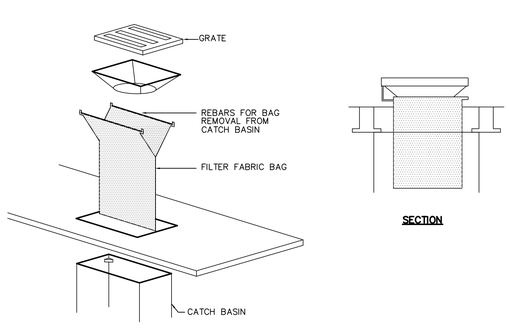


4 TEMPORARY STOCKPILE
N.T.S.



NOTES:
[1] THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
[2] WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
[3] WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
[4] USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

5 CONSTRUCTION ENTRANCE
N.T.S.



NOTES:
[1] TO BE SILTSTACK BY ATLANTIC CONSTRUCTION FABRICS, INC., OR APPROVED EQUAL.
[2] TO BE INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF CATCH BASIN STRUCTURE AND REMAIN UNTIL FINISH COURSE IS PLACED.
[3] FILTER BAG SHALL BE MAINTAINED AND CLEANED AS NEEDED.

6 CATCH BASIN FILTER BAG
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpcivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS – MICHAEL A. BAKIS – REGISTERED PROFESSIONAL ENGINEER – NO. 49031

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

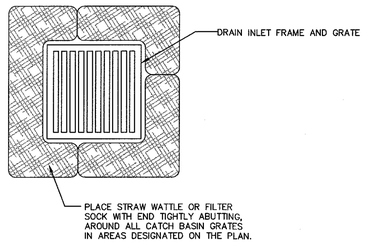
PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	S.JO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

SHEET TITLE
EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET 5 OF 6

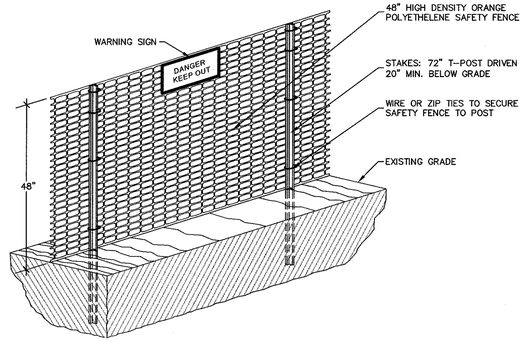
SHEET NO.
C-8.5

H:\1014-MILLBURY-PARK HILL AVENUE\VWO\PERMIT\1014-MILLBURY-PRP BASE R1 UPDATED.DWG 09-01-20 4:14:31 PM - LAYOUT C-8.5



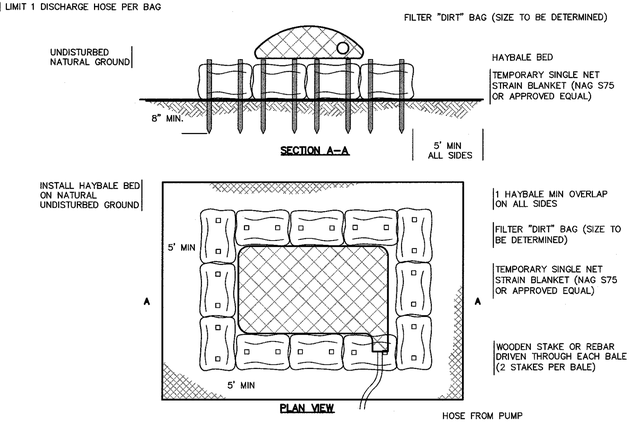
1 CATCH BASIN STRAW WATTLE/FILTER SOCK
N.T.S.

NOTES:
[1] ALL ACTIVE CONSTRUCTION AREAS SHALL BE PROTECTED PER PLAN.
[2] SAFETY FENCE SHALL BE FASTENED SECURELY TO T-POSTS.
[3] FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE SAFETY FENCE MUST BE APPROVED.
[4] "DANGER KEEP OUT SIGNS TO BE SPACED AT 100 FOOT INTERVALS.

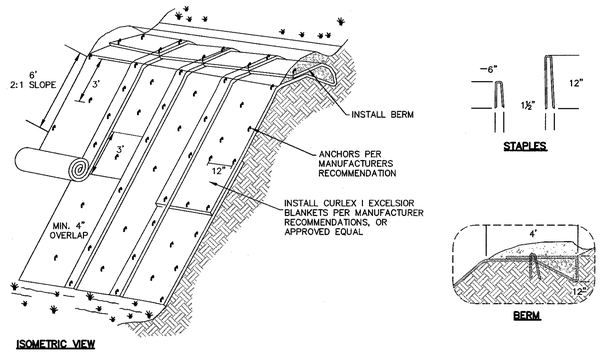


2 CONSTRUCTION SAFETY FENCE
N.T.S.

NOTES:
[1] LIMIT 1 DISCHARGE HOSE PER BAG

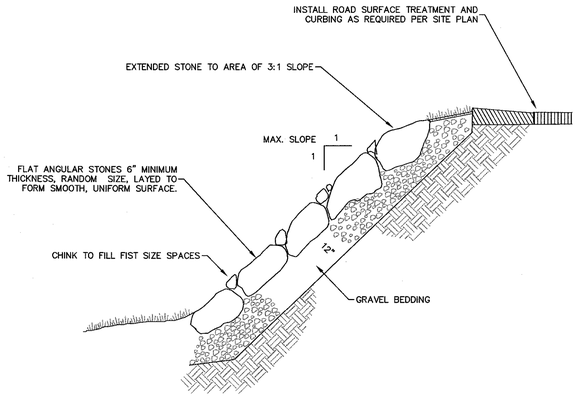


2 TEMPORARY DEWATERING STRUCTURE
N.T.S.



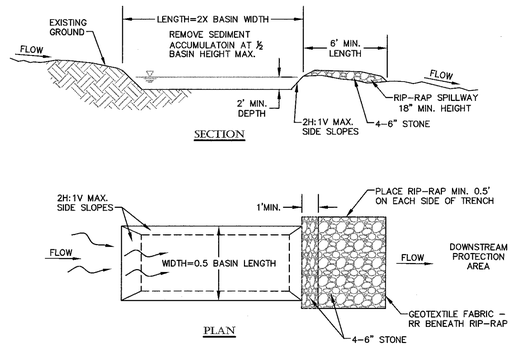
NOTES:
[1] SLOPE STABILIZATION SHALL BE USED ON SLOPES STEEPER THAN 2:1 AND/OR AREAS OF HIGHER SUSCEPTIBILITY TO RUNOFF AND EROSION.
[2] SLOPE SURFACE SHALL BE FREE OF ROCK, CLODS, STICKS AND GRASS, MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT
[3] APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS
[4] LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
[5] MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE
[6] TAMP SOIL OVER MAT/BLANKET

4 EROSION CONTROL BLANKET SLOPE STABILIZATION
N.T.S.



5 RIP-RAP SLOPE STABILIZATION
N.T.S.

NOTES:
[1] TEMPORARY SEDIMENT TRAPS SHALL HAVE A DRAINAGE AREA OF NOT MORE THAN 5 ACRES.
[2] THE TEMPORARY SEDIMENT TRAP SHALL HAVE A MINIMUM VOLUME BASED ON 1/2 INCH OF STORAGE FOR EACH ACRE OF CONTRIBUTING DRAINAGE AREA OR 67 CUBIC YARDS OF VOLUME FOR EACH ACRE OF DRAINAGE AREA.
[3] SPILLWAY DEPTH SHALL BE A MINIMUM OF 1.5 BELOW DESIGNED, SETTLED TO OF EMBANKMENT. FREEBOARD SHALL BE A MINIMUM OF 0.5 FOOT.



6 RIP-RAP SLOPE STABILIZATION
N.T.S.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS ANDREW R. RAMI CIVIL ENGINEER REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

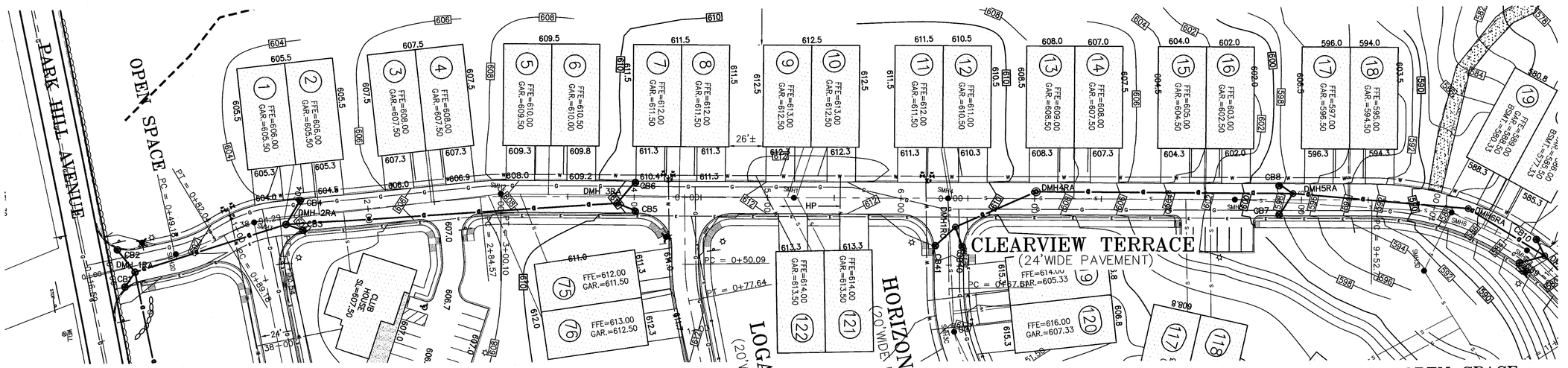
PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJG, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

SHEET TITLE
EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET 6 OF 6

SHEET NO.
C-8.6

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:48:21 AM - LAYOUT C-8.6



GRID NORTH NAD 83 MASSACHUSETTS STATE PLANE

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:48:54 AM - LAYOUT C9.1

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpcivildesign.com

P.E.	P.L.S.
ANDREW S. BAHL, ENGINEER, No. 49757, COMMONWEALTH OF MASSACHUSETTS, PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW TERRACE
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Chandlerview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

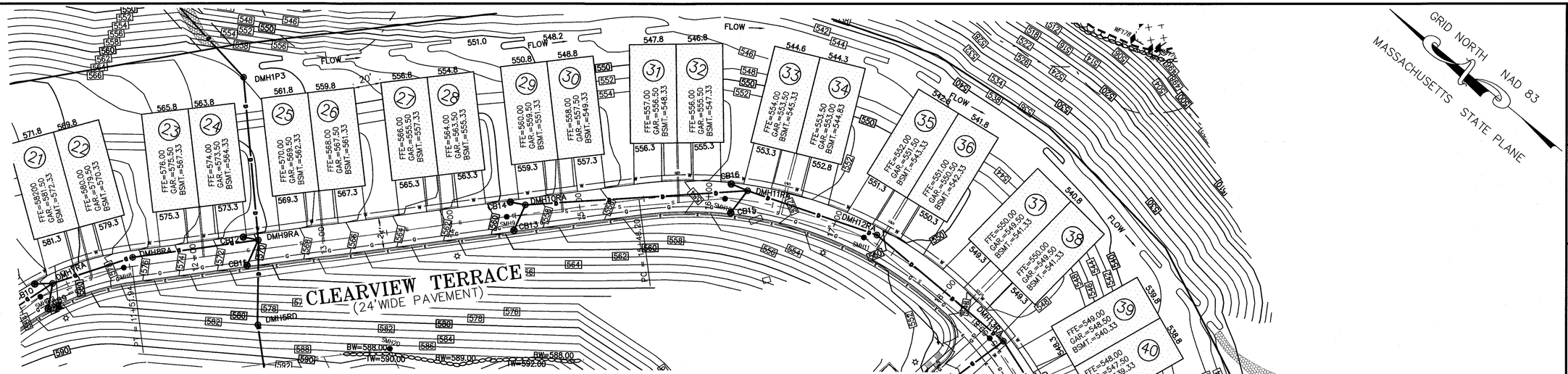
SHEET TITLE

CLEARVIEW TERRACE
PLAN & PROFILE
STA. 0+00 TO 10+50

SHEET 1 OF 14

SHEET NO.

C-9.1



H:\1014-MILLBURY-PARK HILL AVENUE\DWGS\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:49:13 AM — LAYOUT C9.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW B. ADAMS — No. 37176 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

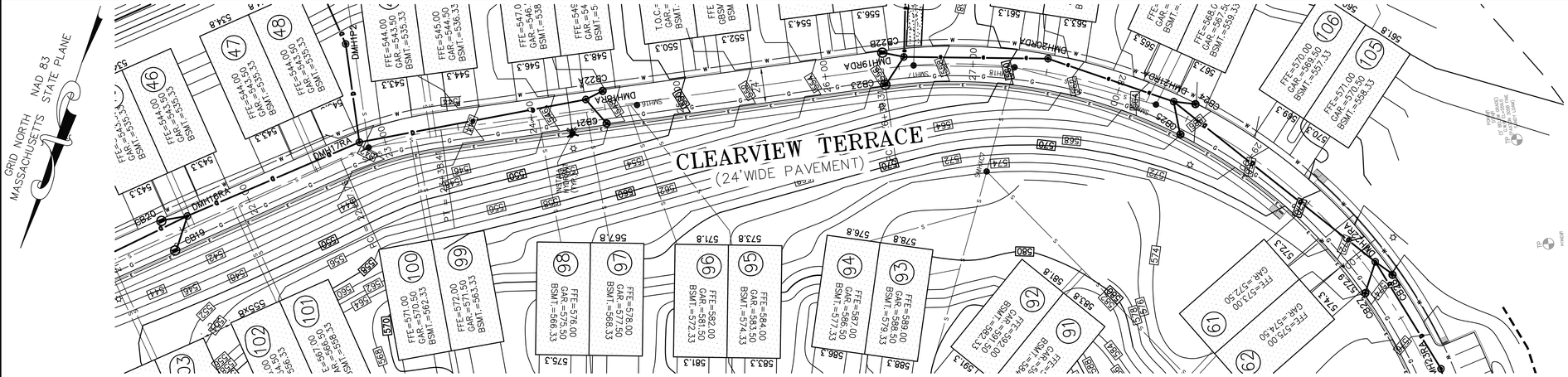
SHEET TITLE

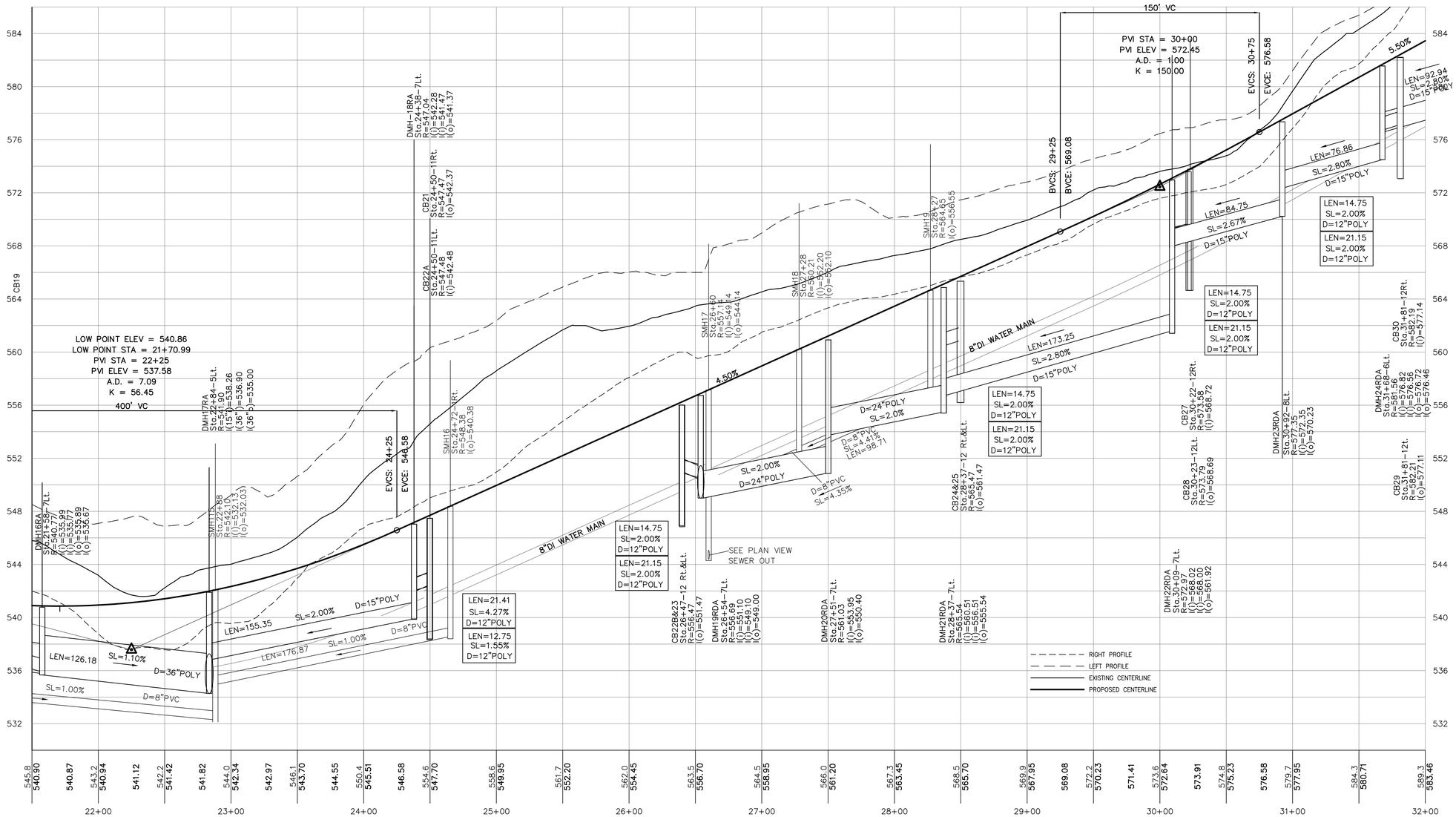
CLEARVIEW TERRACE
PLAN & PROFILE
STA. 10+50 TO 21+50

SHEET 2 OF 14

SHEET NO.

C-9.2





TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS ANDREW R. BEAL CIVIL ENGINEER NO. 47078 REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW,
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

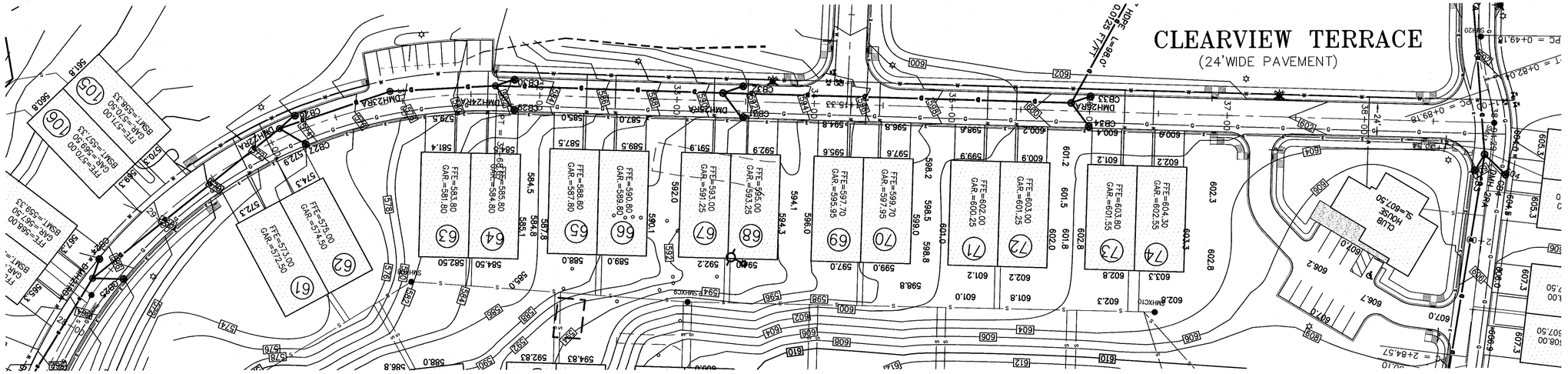
CLEARVIEW TERRACE
PLAN & PROFILE
STA. 21+50 TO 32+00

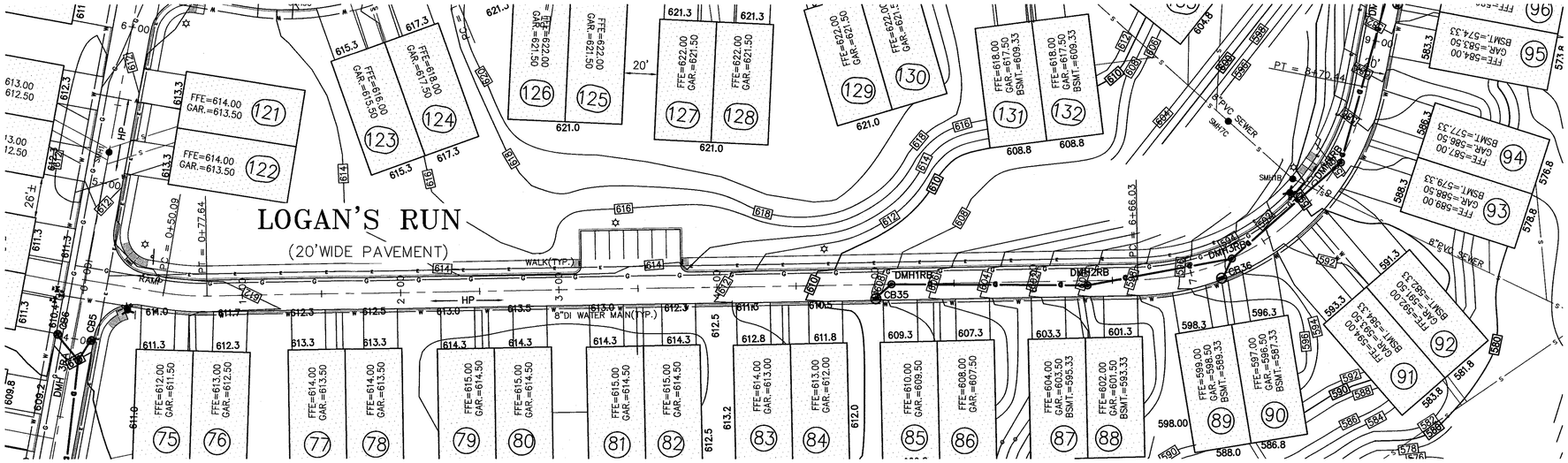
SHEET 3 OF 14

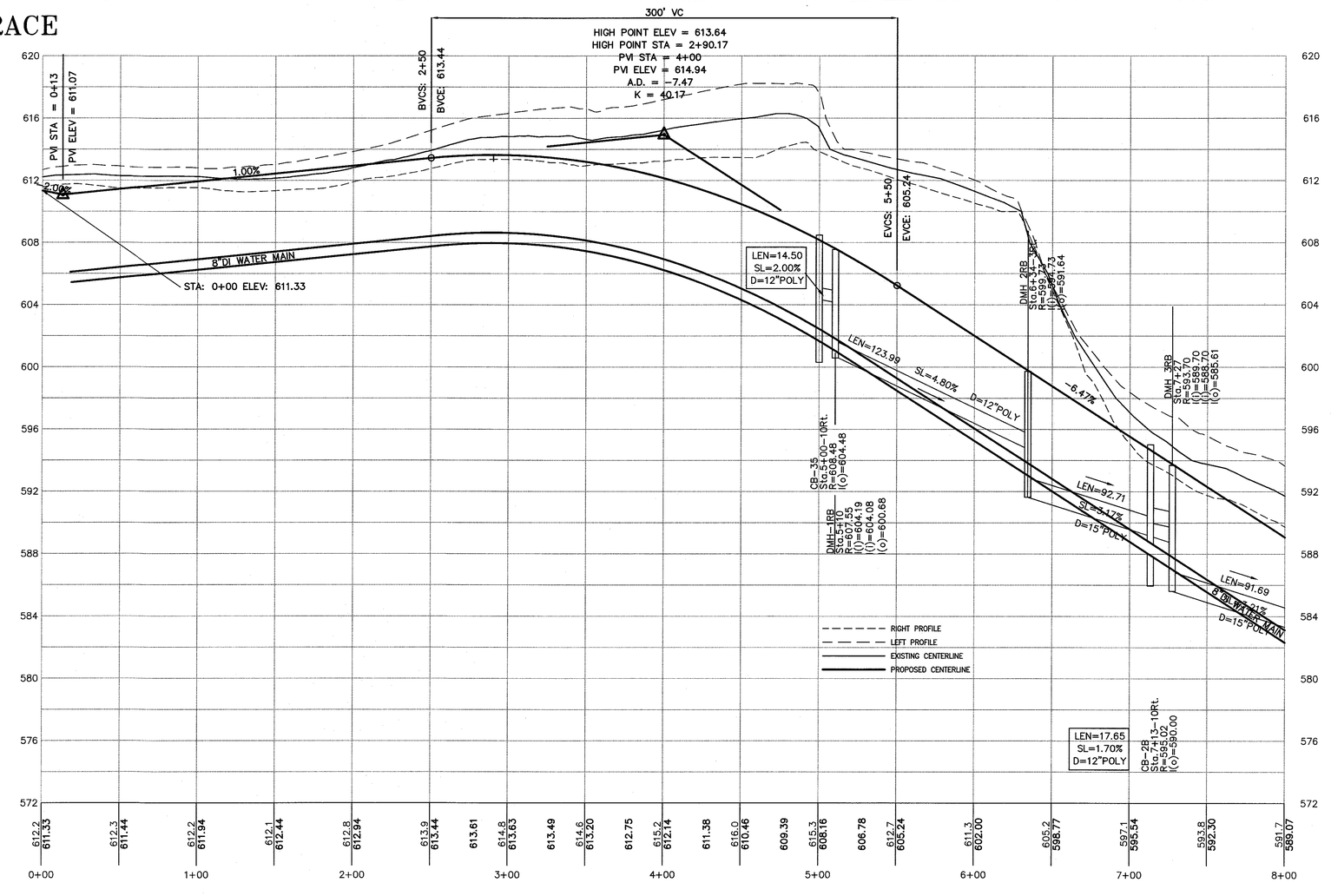
SHEET NO.

C-9.3

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 09-01-20 4:16:15 PM - LAYOUT C9.3


CLEARVIEW TERRACE
(24'WIDE PAVEMENT)
CLUB HOUSE S=807.50
DMH24RDA
DMH25RDA
DMH26RDA
CB33
CB34
SMH20
SMH3
SMH4
SMH5
SMH6
SMH7
SMH8
SMH9
SMH10
SMH11
SMH12
SMH13
SMH14
SMH15
SMH16
SMH17
SMH18
SMH19
SMH21
SMH22
SMH23
SMH24
SMH25
SMH26
SMH27
SMH28
SMH29
SMH30
SMH31
SMH32
SMH33
SMH34
SMH35
SMH36
SMH37
SMH38
SMH39
SMH40
SMH41
SMH42
SMH43
SMH44
SMH45
SMH46
SMH47
SMH48
SMH49
SMH50
SMH51
SMH52
SMH53
SMH54
SMH55
SMH56
SMH57
SMH58
SMH59
SMH60





TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS ANDREW BAKO 50,437 REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

LOGAN'S RUN
PLAN & PROFILE
STA. 0+00 TO 8+00

SHEET 5 OF 14

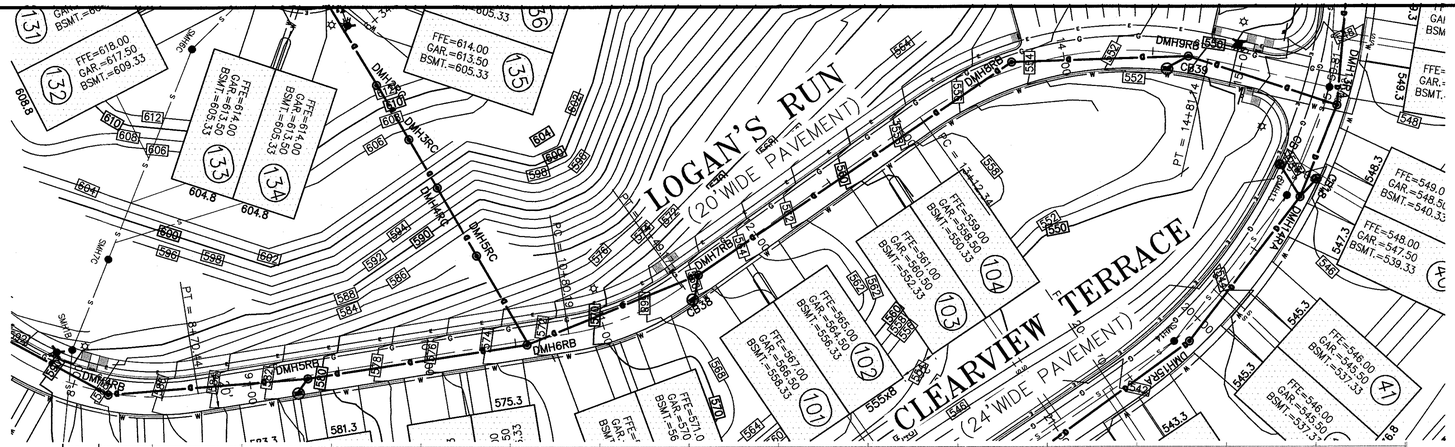
SHEET NO.

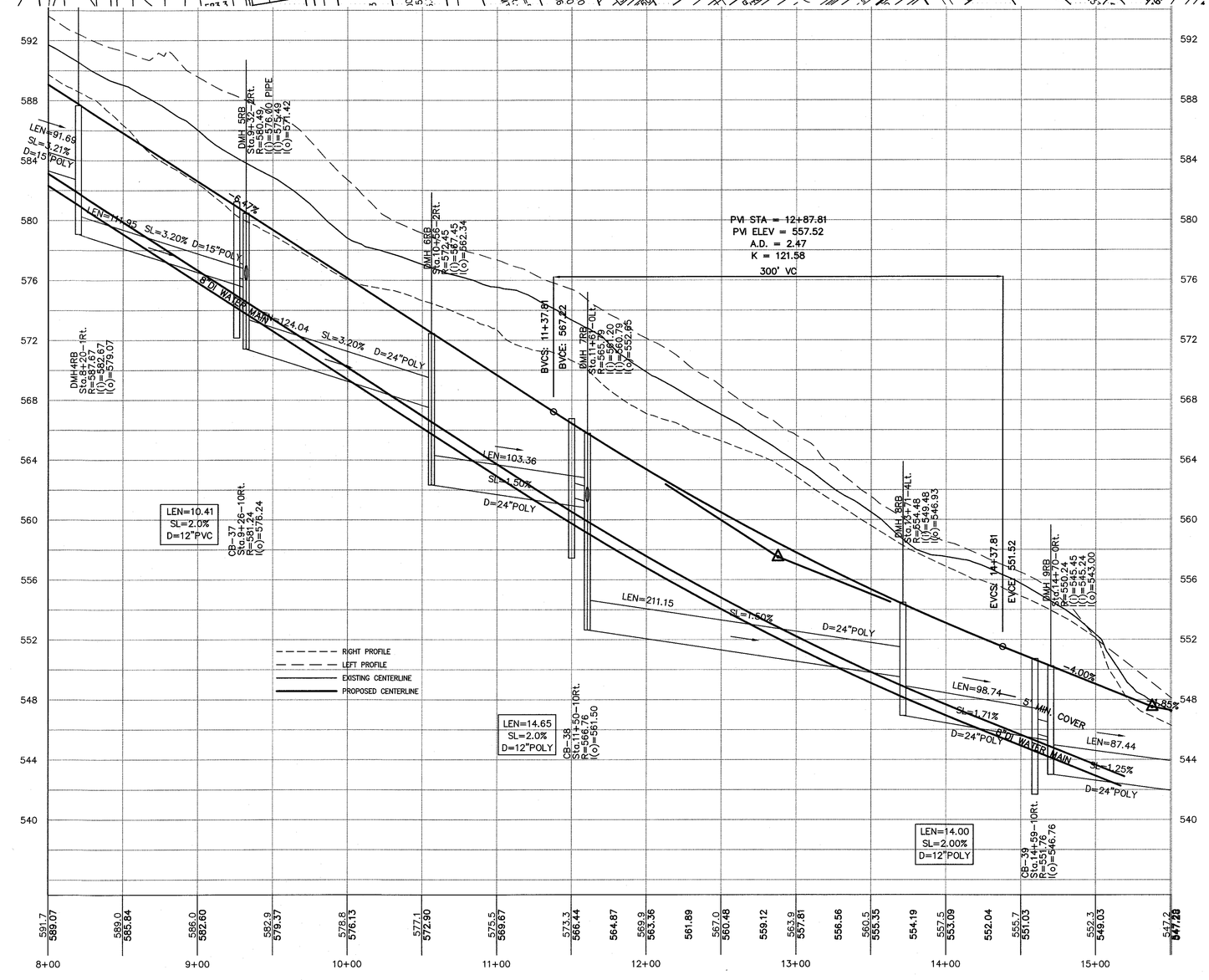
C-9.5

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:50:10 AM - LAYOUT C9.5

GRID NORTH NAD 83

MASSACHUSETTS STATE PLANE





H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:50:36 AM - LAYOUT C9.6

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — JOSEPH M. CIVIL ENGINEER — PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

REVISIONS		
REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

LOGAN'S RUN
PLAN & PROFILE
STA. 8+00 TO 15+50

SHEET 6 OF 14

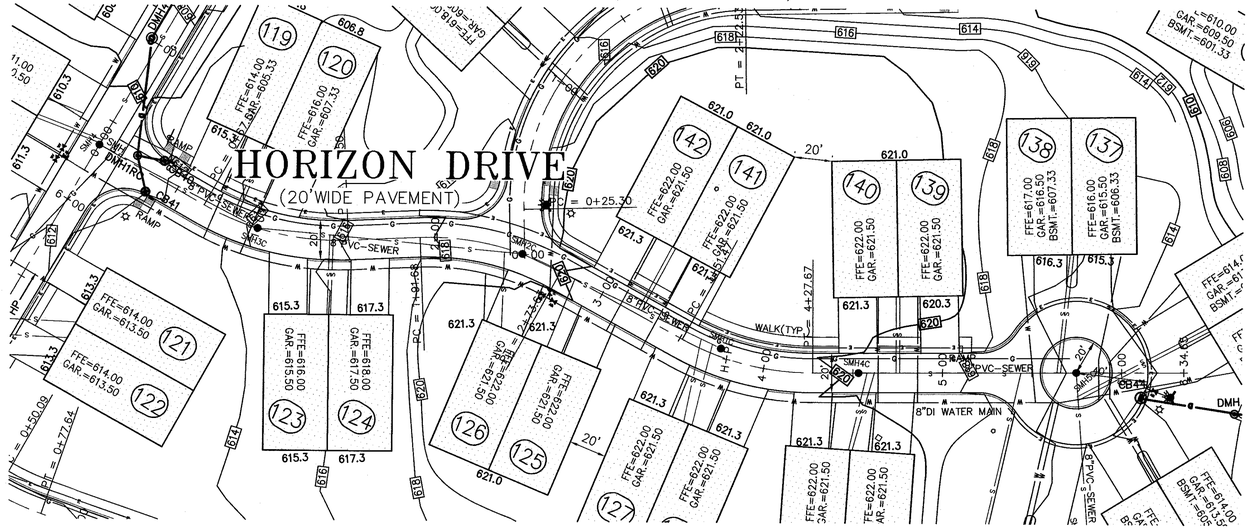
SHEET NO.

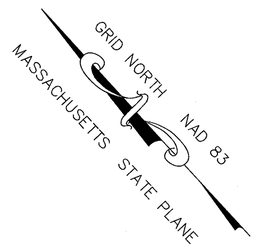
C-9.6

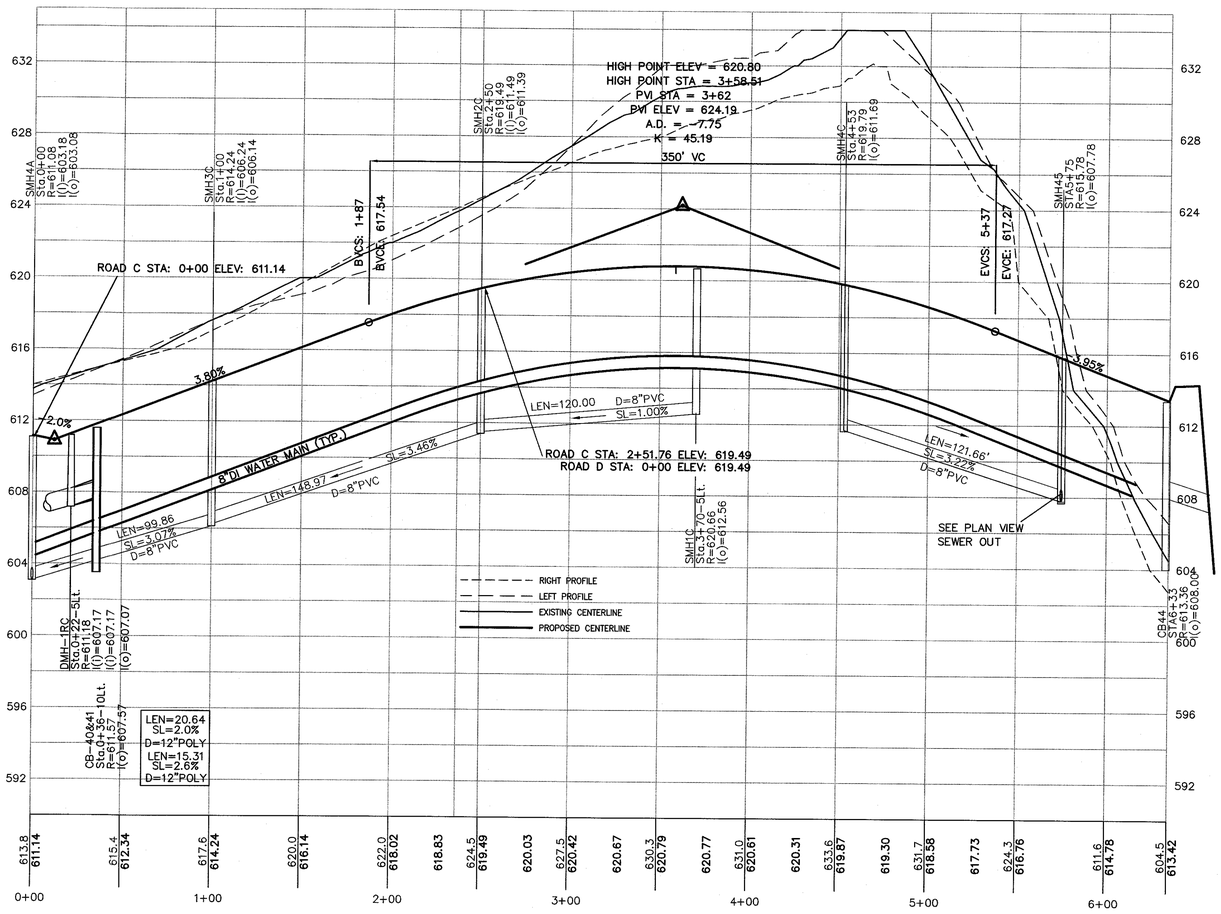
PINNACLE PLACE
(20'WIDE PAVEMENT)

CLEARVIEW TERRACE
(24'WIDE PAVEMENT)

HORIZON DRIVE
(20'WIDE PAVEMENT)







TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — Matthew Bell — No. 47078 — REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SHEET TITLE

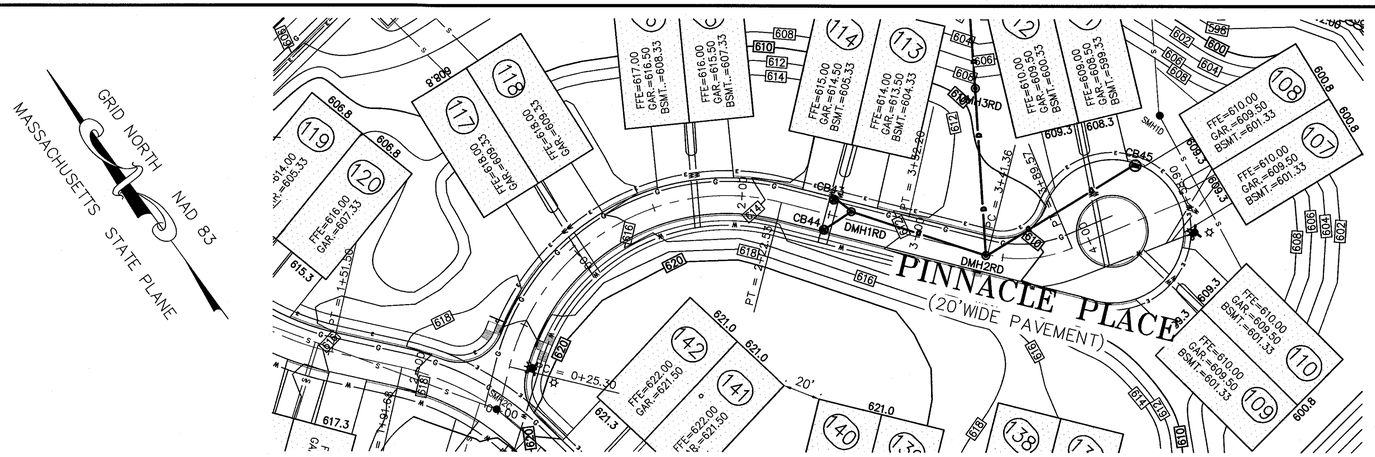
HORIZON DRIVE
PLAN & PROFILE
STA. 0+00 TO 6+34

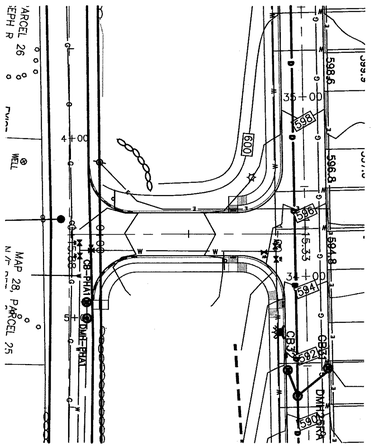
SHEET 7 OF 14

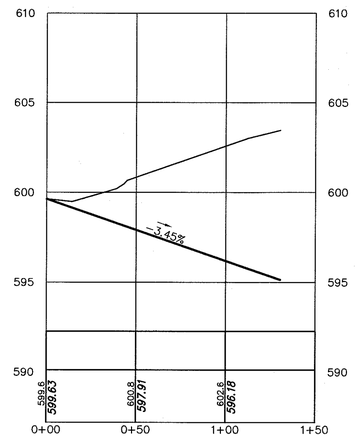
SHEET NO.

C-9.7

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:50:58 AM - LAYOUT C9.7







CLEARVIEW TERRACE EXT.

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — MICHAEL R. OAK — ENGINEER — 37177 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS		
REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

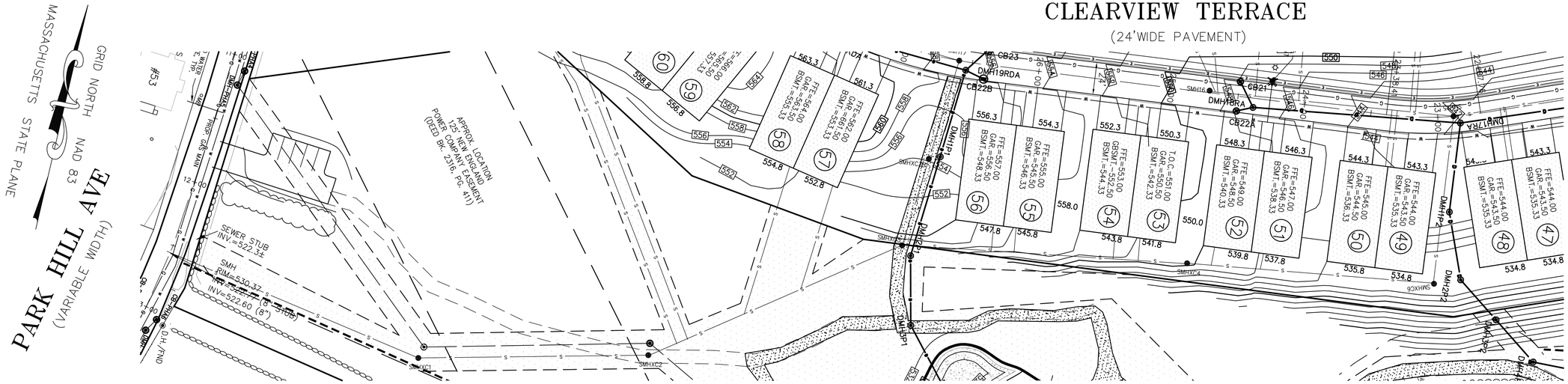
PINNACLE PLACE
AND CLEARVIEW TER. EXT.
PLAN & PROFILE
STA. 0+00 TO 4+58

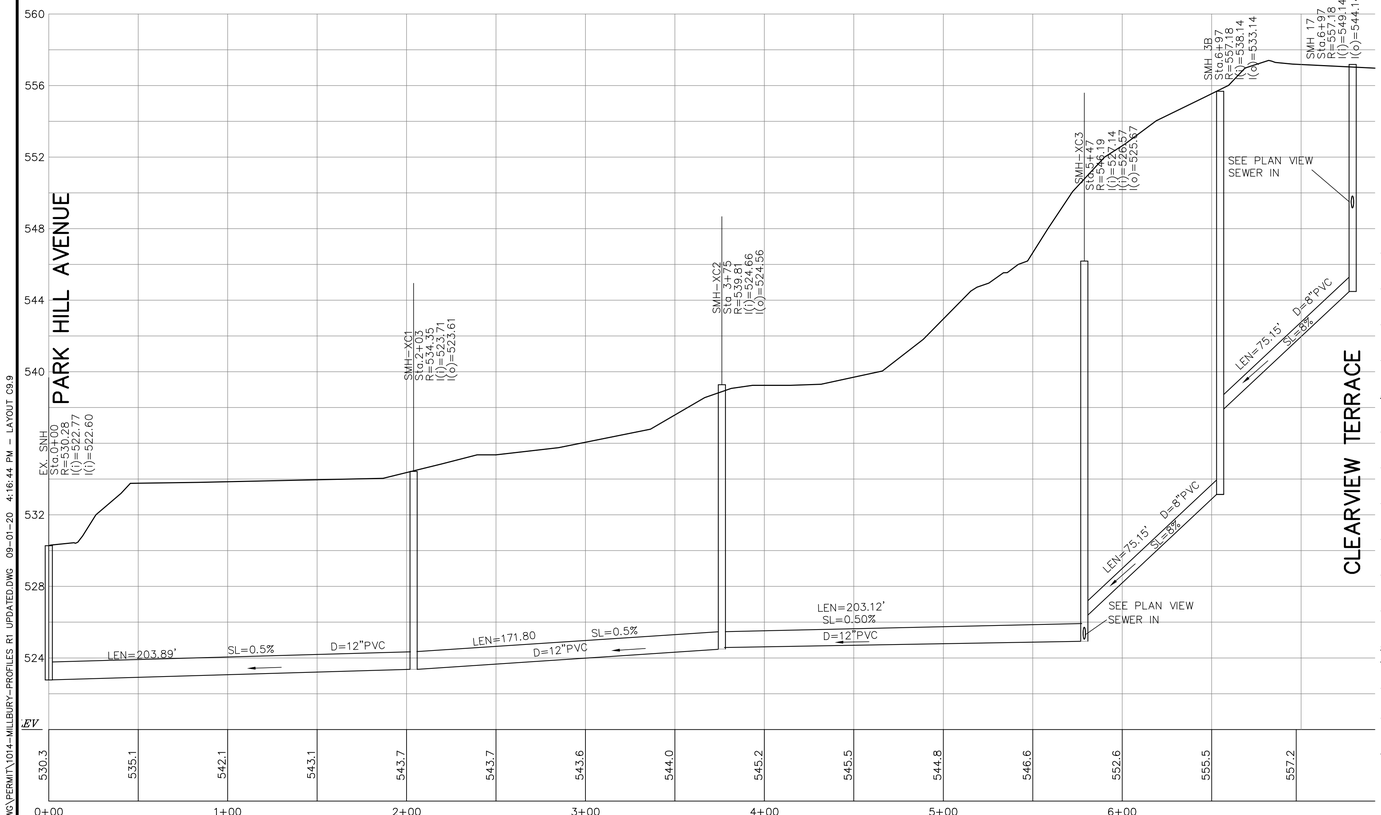
SHEET 8 OF 14

SHEET NO.

C-9.8

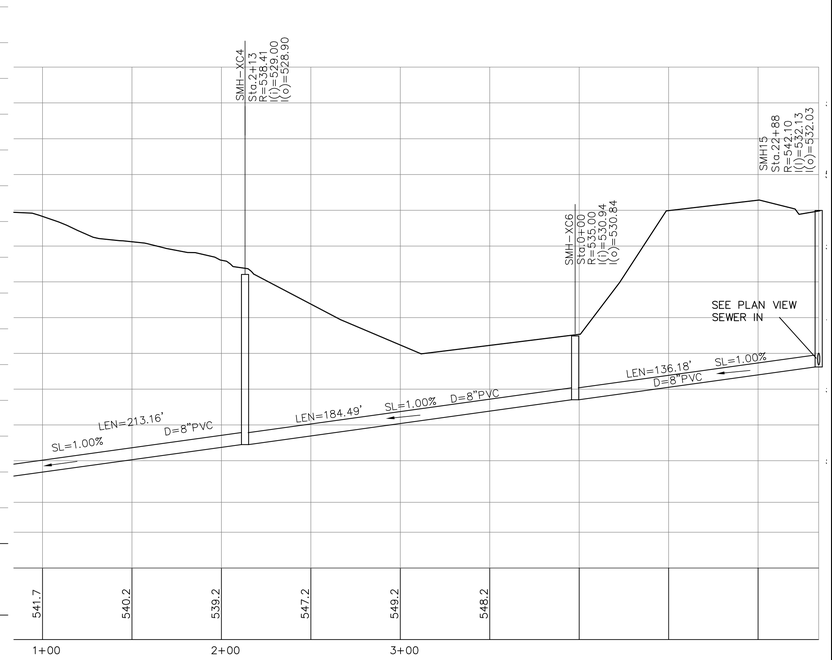
H:\1014-MILLBURY-PARK HILL AVENUE\DWGS\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:51:14 AM - LAYOUT C9.8





X-COUNTRY SEWER 1

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



X-COUNTRY SEWER 2

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

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS ANDREW R. BIAGI REGISTERED PROFESSIONAL ENGINEER NO. 47171 PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW,
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

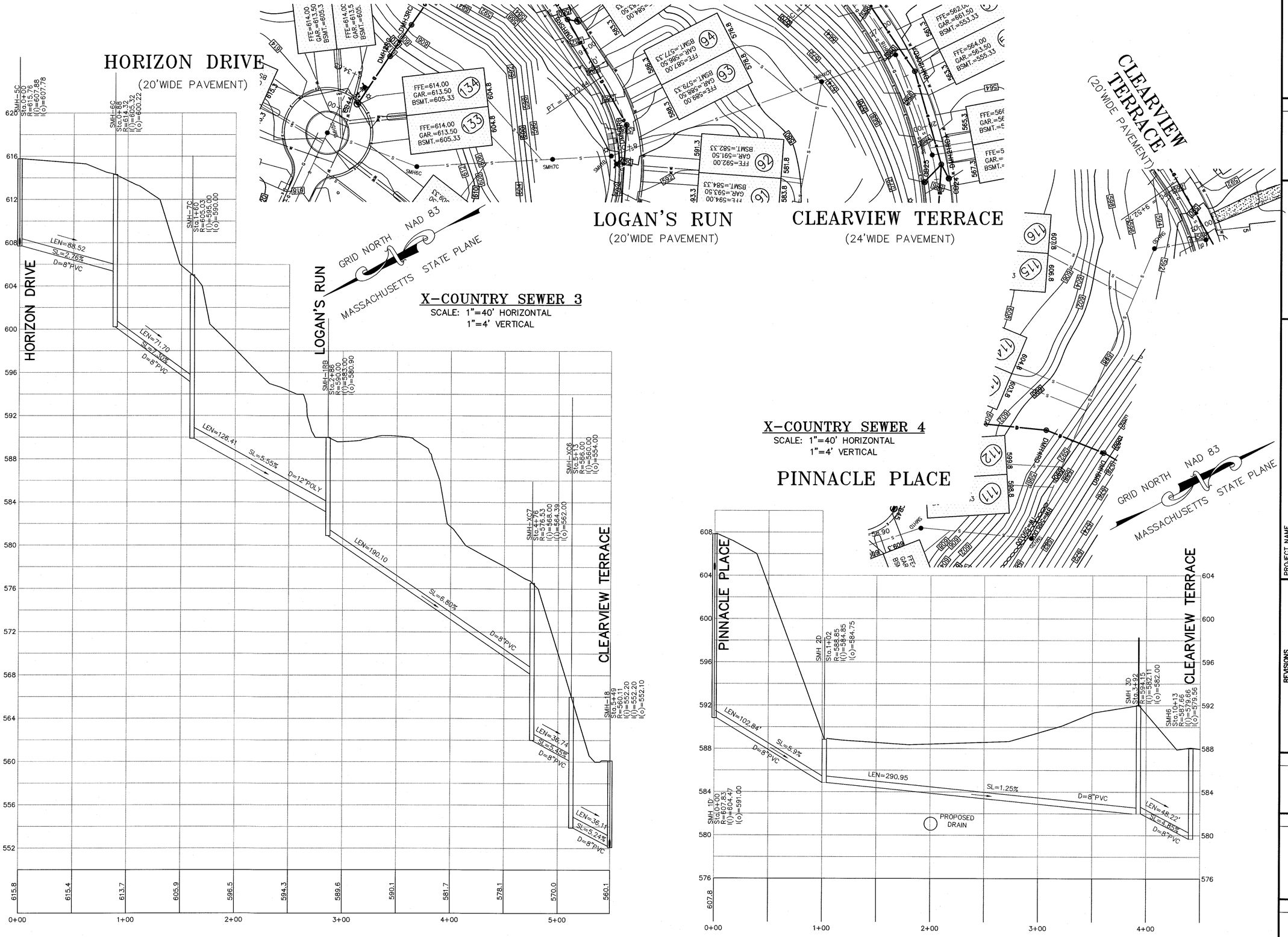
X-COUNTRY SEWER 1&2
PLAN & PROFILE

SHEET 9 OF 14

SHEET NO.

C-9.9

H:\1014-MILLBURY-PARK HILL AVENUE\DWGS\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 09-01-20 4:16:44 PM - LAYOUT C9.9



TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS ANDREW J. ARIEL No. 47771 REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

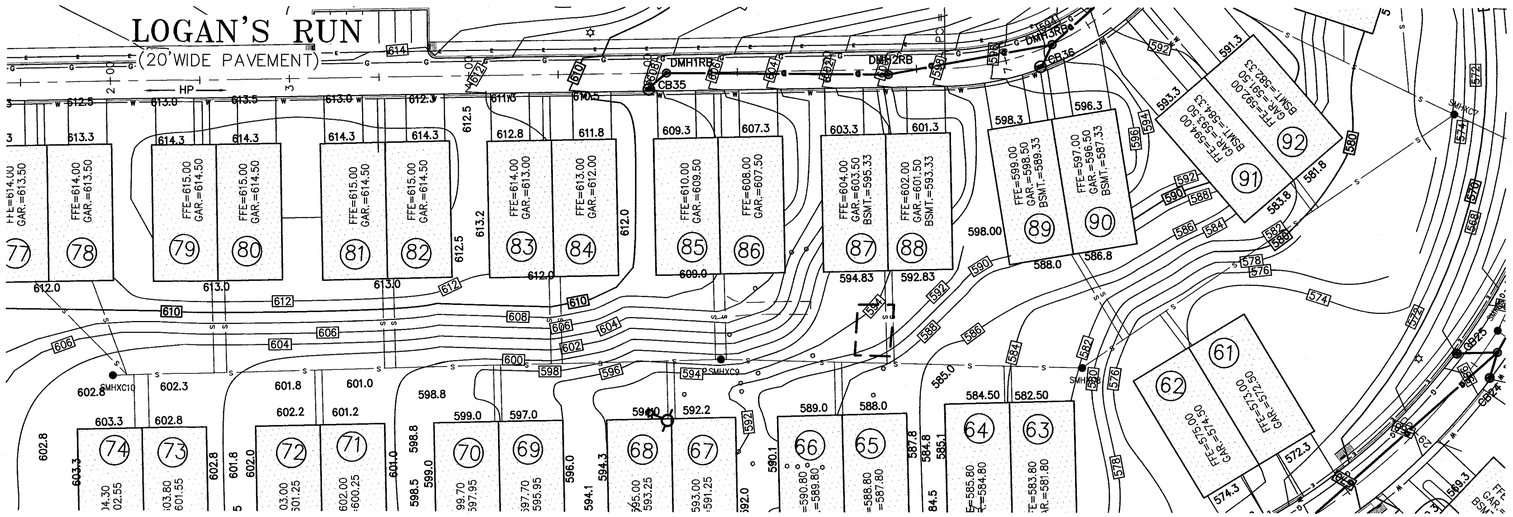
X-COUNTRY SEWER 3
PLAN & PROFILE

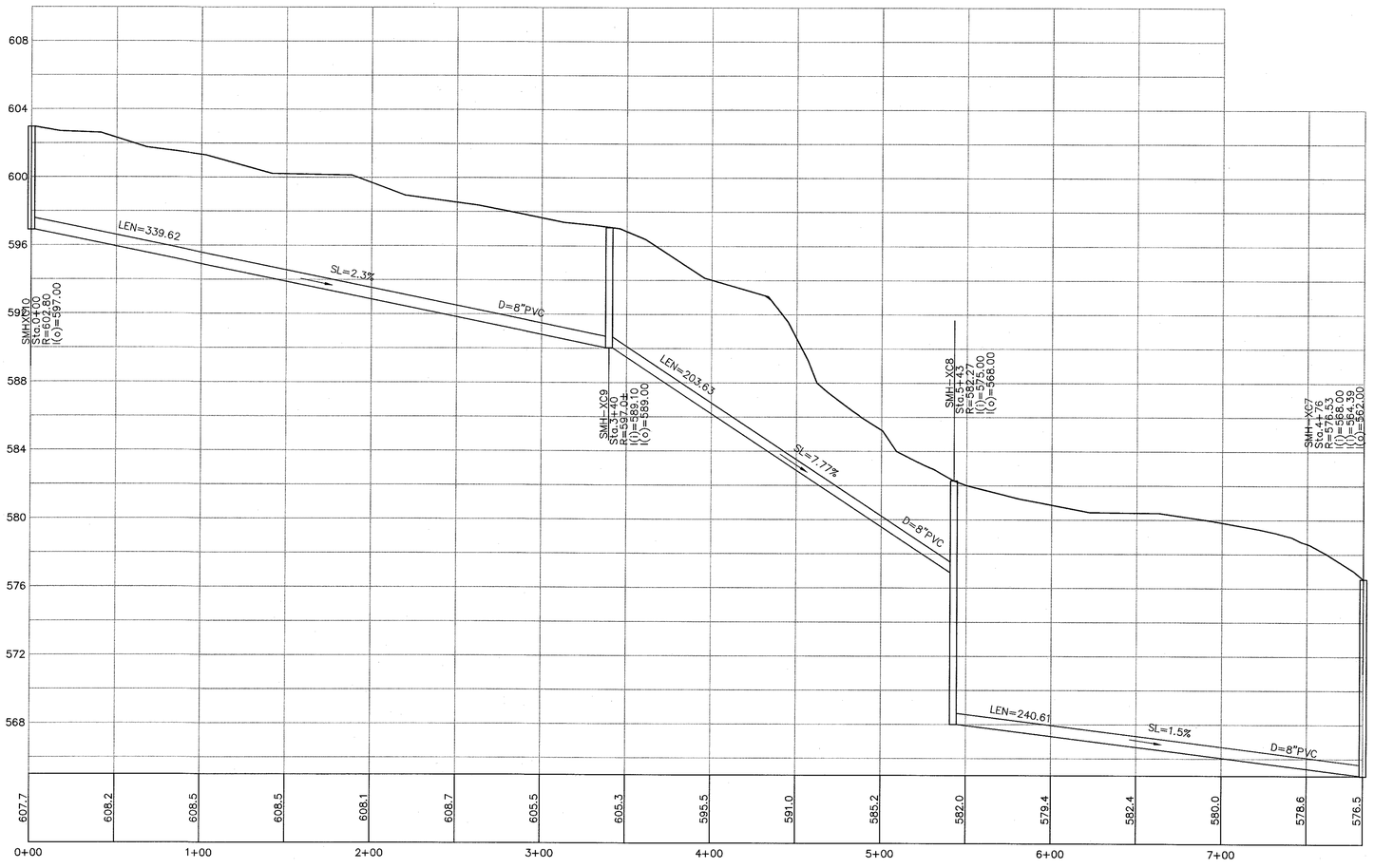
SHEET 10 OF 14

SHEET NO.

C-9.10

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:51:57 AM - LAYOUT C9.10





X-COUNTRY SEWER 5

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

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P.(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

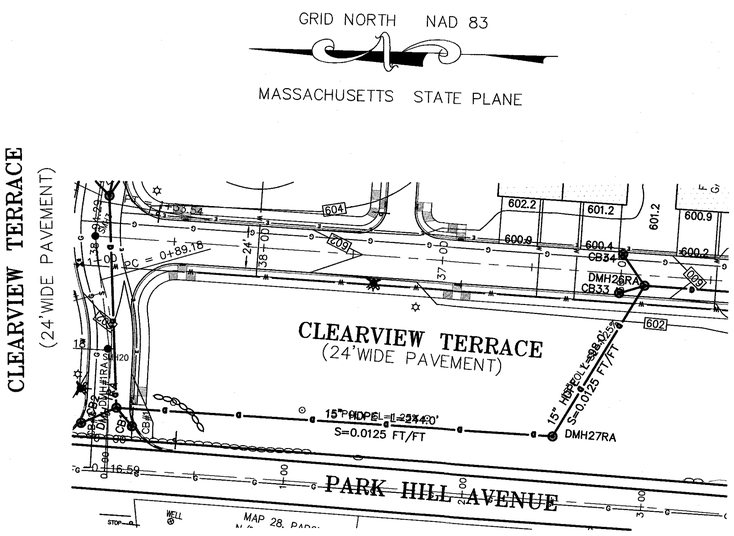
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

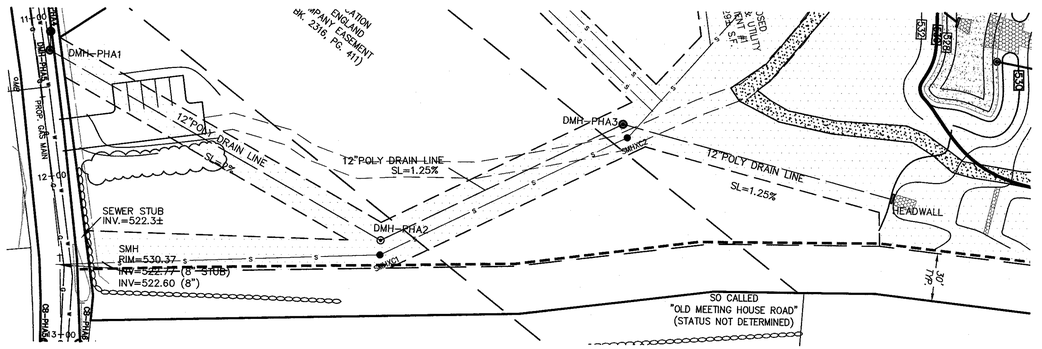
SHEET TITLE
X-COUNTRY SEWER 5&6
PLAN & PROFILE

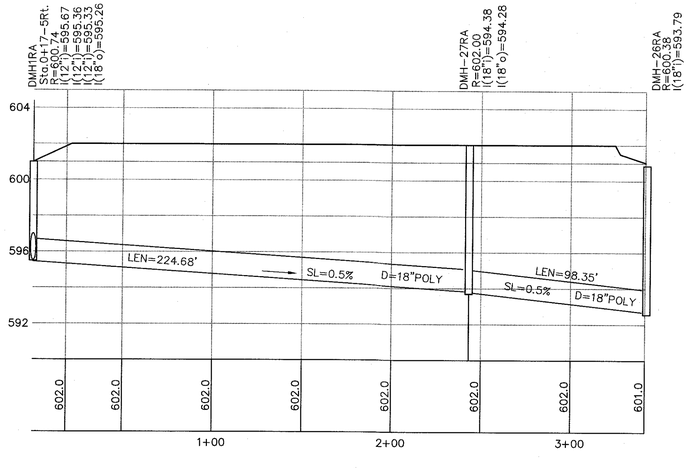
SHEET 11 OF 14

SHEET NO.
C-9.11

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:52:18 AM - LAYOUT C9.11

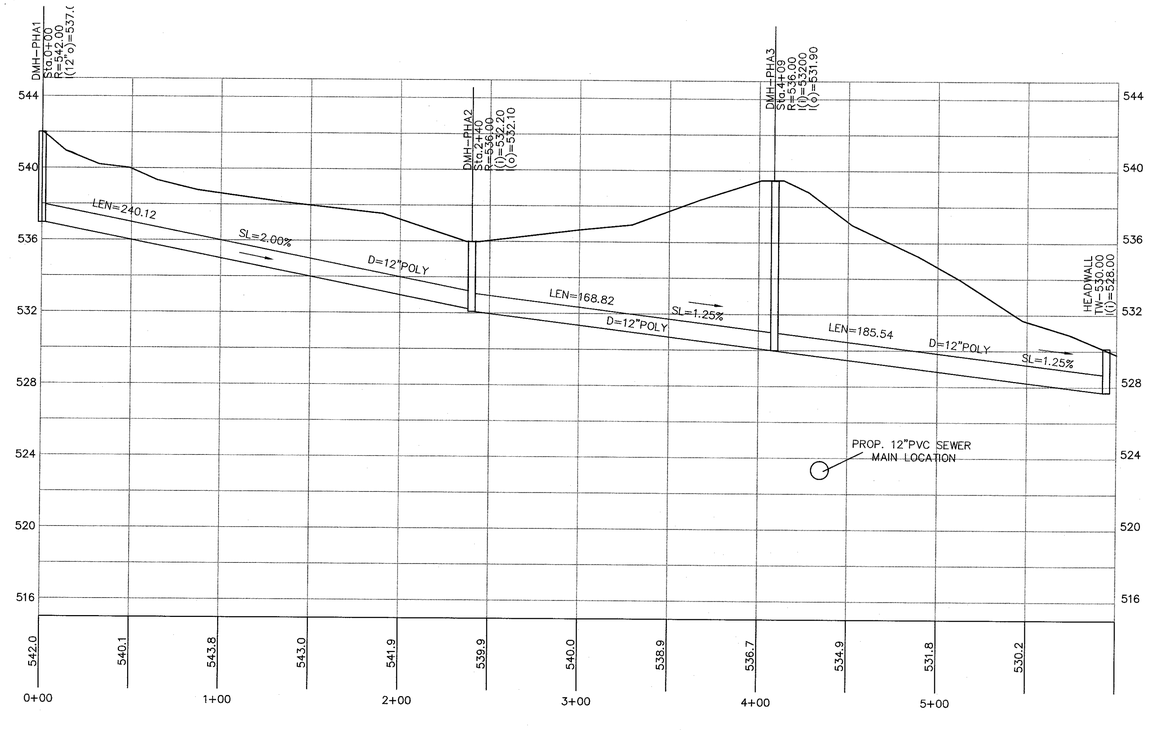






X-COUNTRY DRAIN 1

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



X-COUNTRY DRAIN 2

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

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

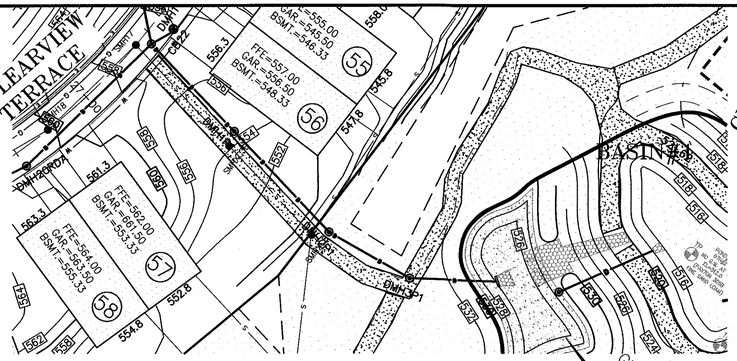
X-COUNTRY DRAIN 1&2
PLAN & PROFILE

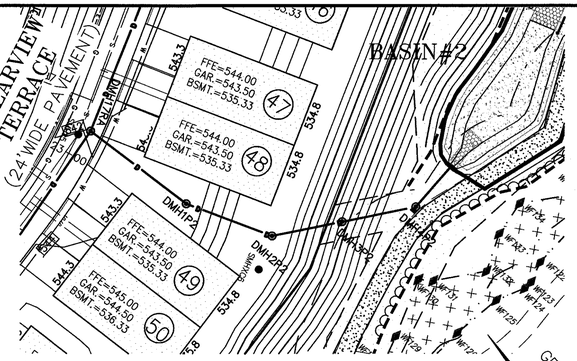
SHEET 12 OF 14

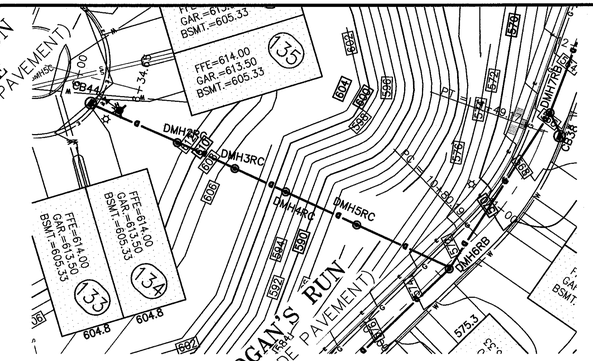
SHEET NO.

C-9.12

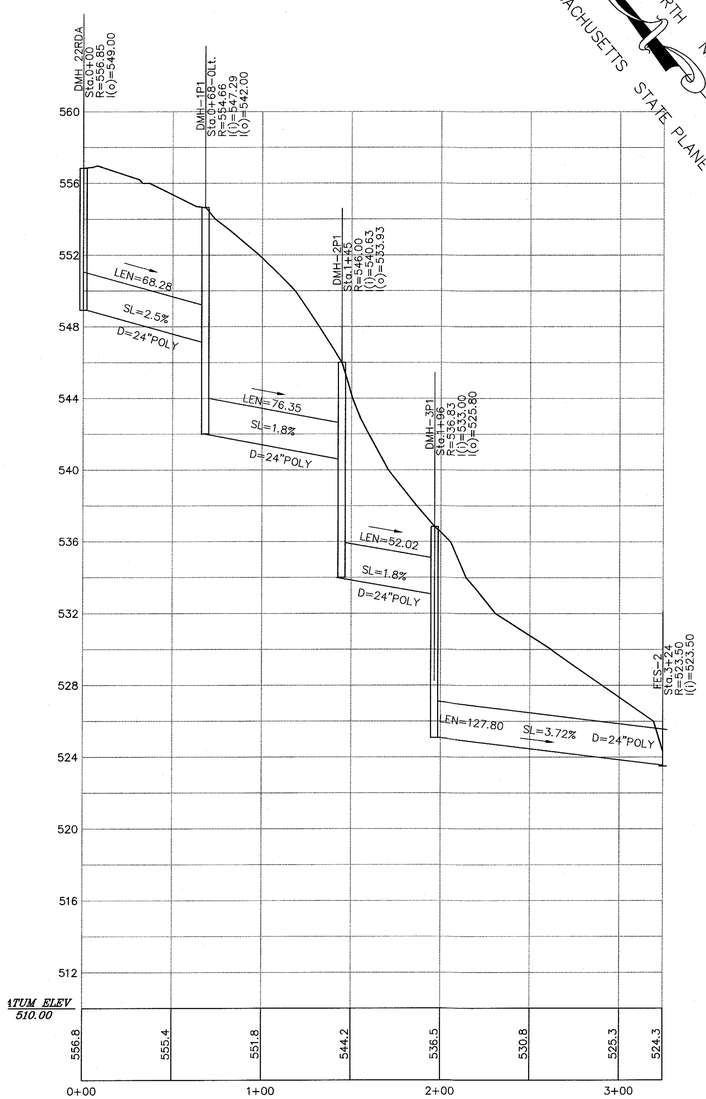
H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:52:43 AM - LAYOUT C9.12





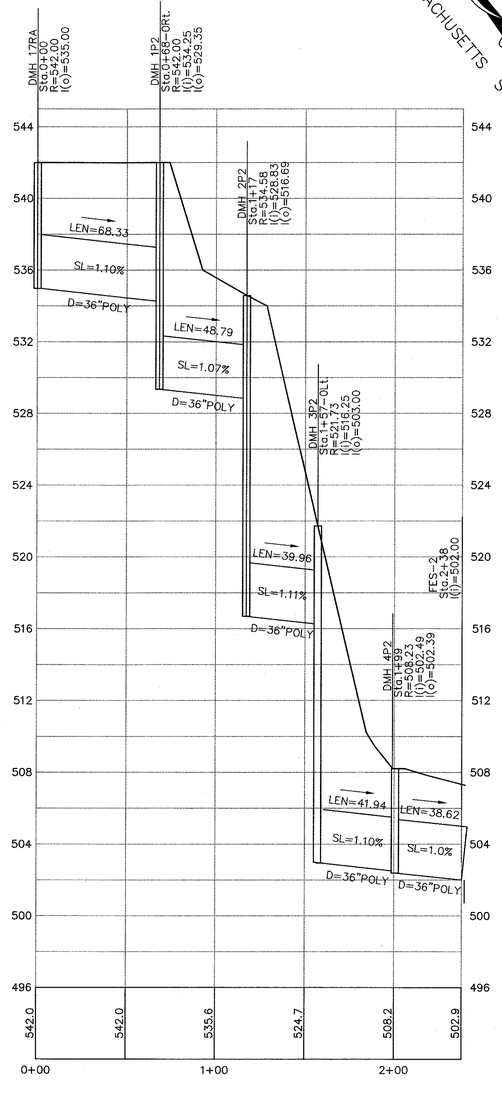


GRID NORTH
NAD 83
MASSACHUSETTS STATE PLANE



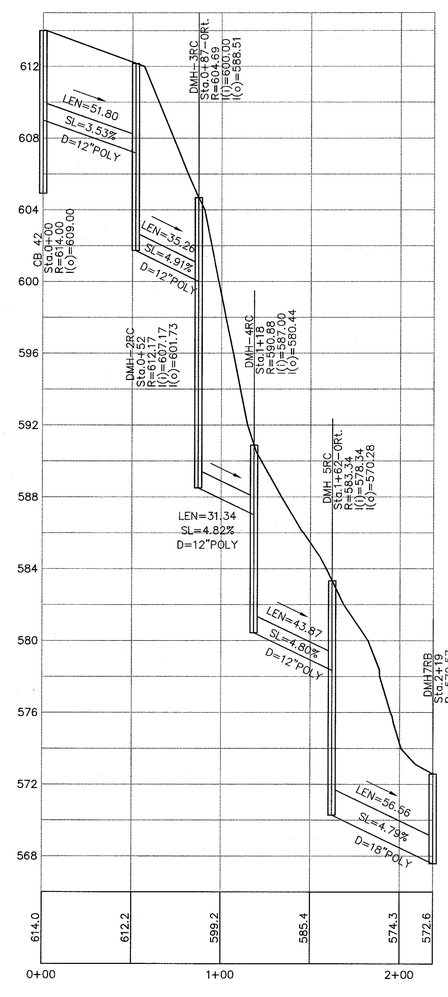
X-COUNTRY TO BASIN 1

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



X-COUNTRY TO BASIN 2

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



X-COUNTRY DRAIN 2

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

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpcivildesign.com

P.E.	P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

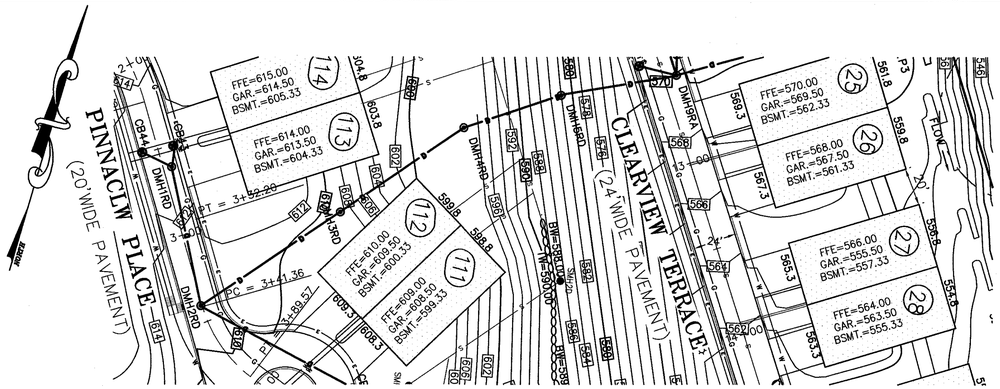
X-COUNTRY DRAIN
PLAN & PROFILE

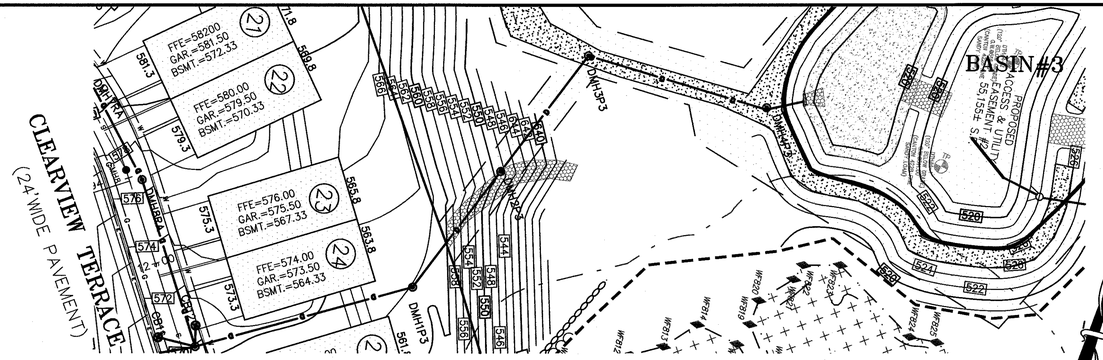
SHEET 13 OF 14

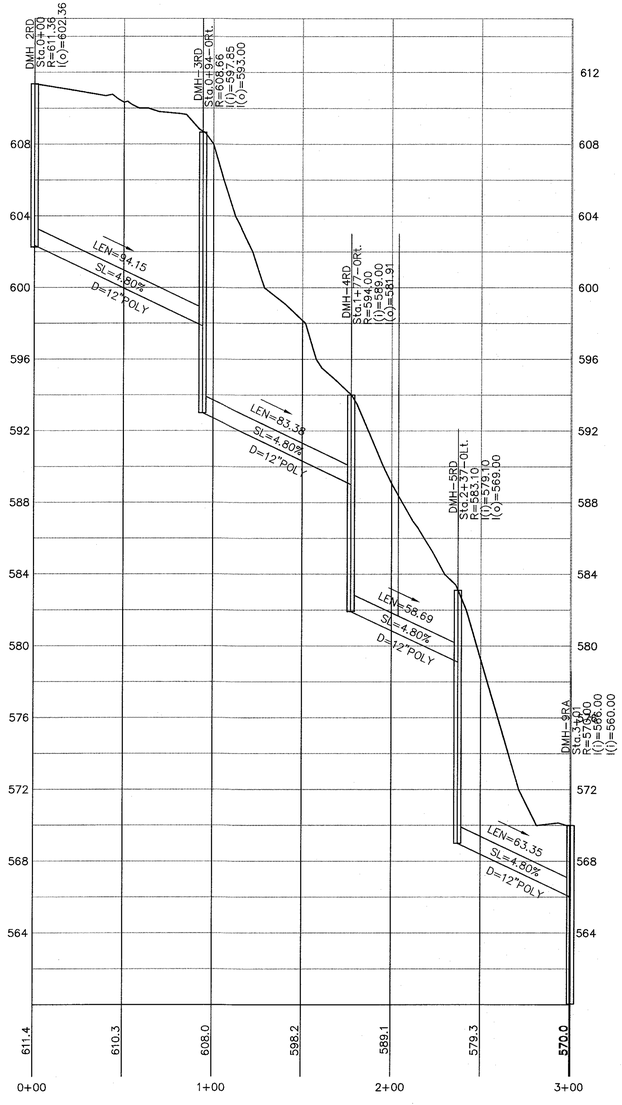
SHEET NO.

C-9.13

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:53:06 AM — LAYOUT 09.13

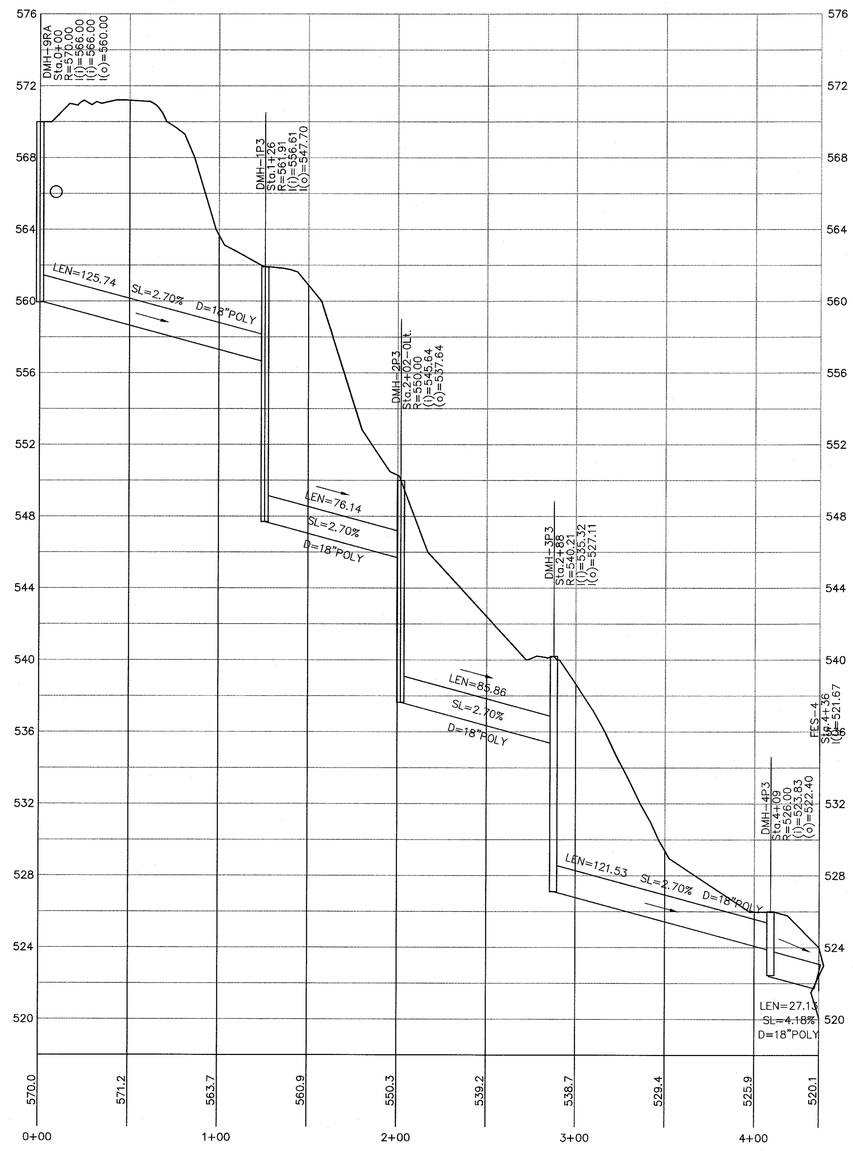






X-COUNTRY DRAIN 4

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



X-COUNTRY DRAIN TO BASIN 3

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

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS
MICHELE R. PAULI
CIVIL ENGINEER
No. 47370
REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

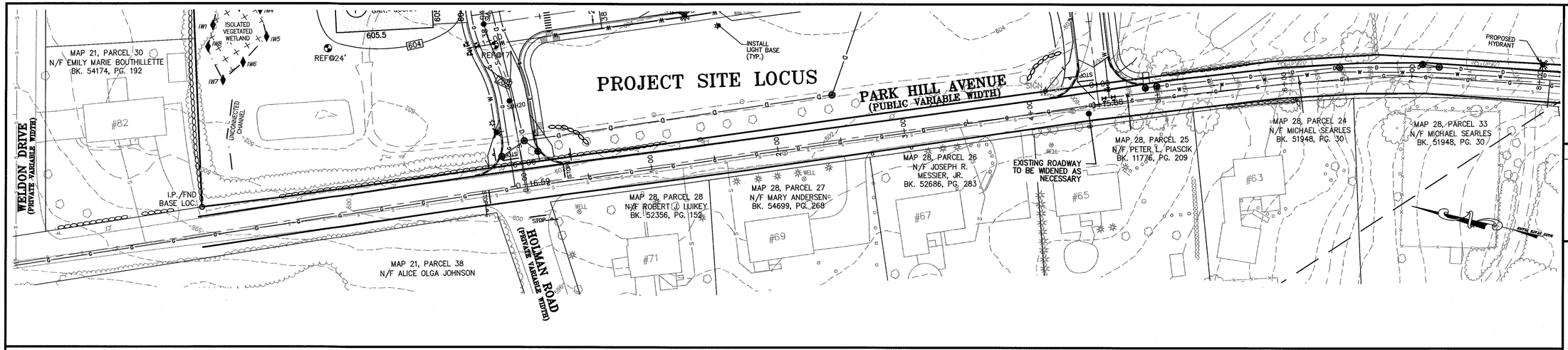
X-COUNTRY DRAIN
PLAN & PROFILE

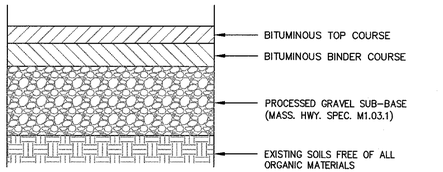
SHEET 14 OF 14

SHEET NO.

C-9.14

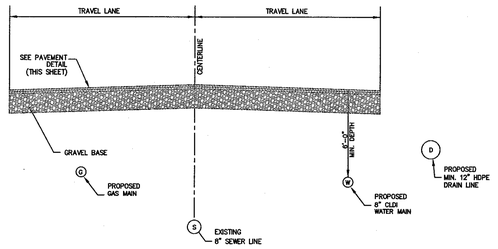
H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PROFILES R1 UPDATED.DWG 08-28-20 11:53:26 AM - LAYOUT C9.14



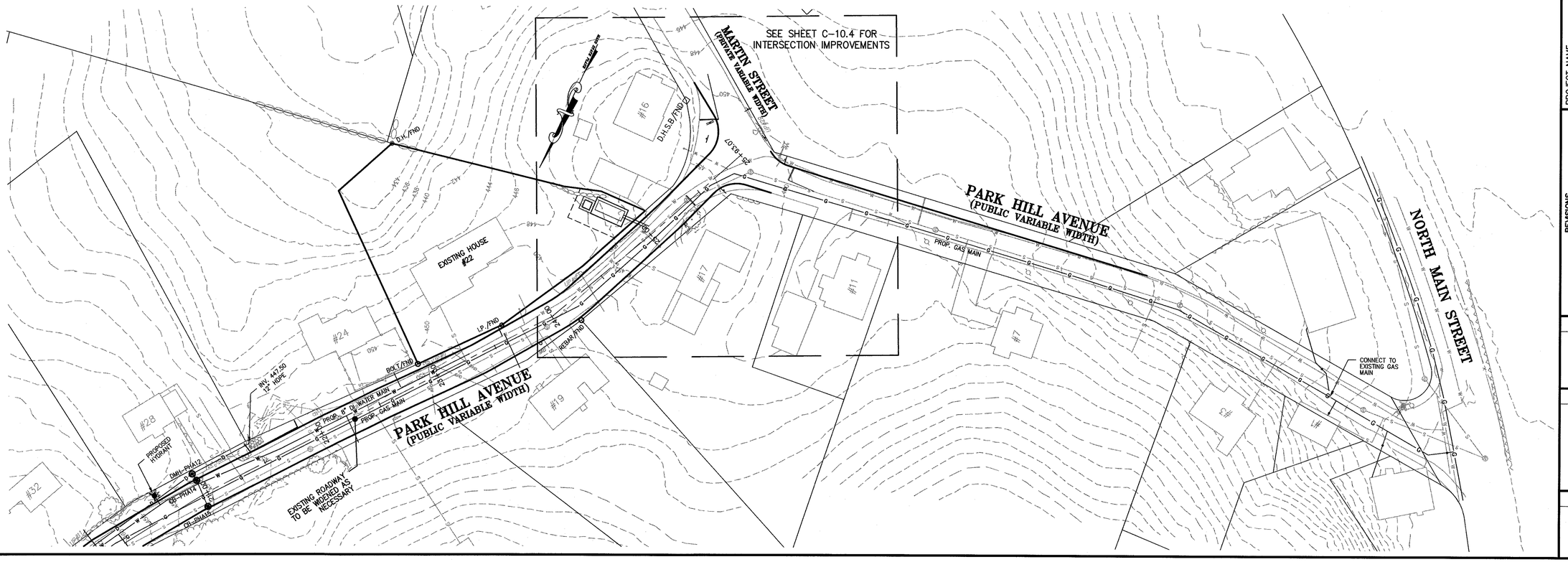


NOTE: GRAVEL AND PAVEMENT THICKNESSES TO BE VERIFIED DURING CONSTRUCTION.

1 BITUMINOUS CONCRETE PAVEMENT
N.T.S.



2 TYPICAL ROADWAY CROSS SECTION - PARK HILL AVENUE



H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:54:44 AM - LAYOUT C10.1

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E.	P.L.S.
COMMONWEALTH OF MASSACHUSETTS — THOMAS R. BOLAND — CIVIL ENGINEER — No. 39078 — REGISTERED PROFESSIONAL ENGINEER	

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

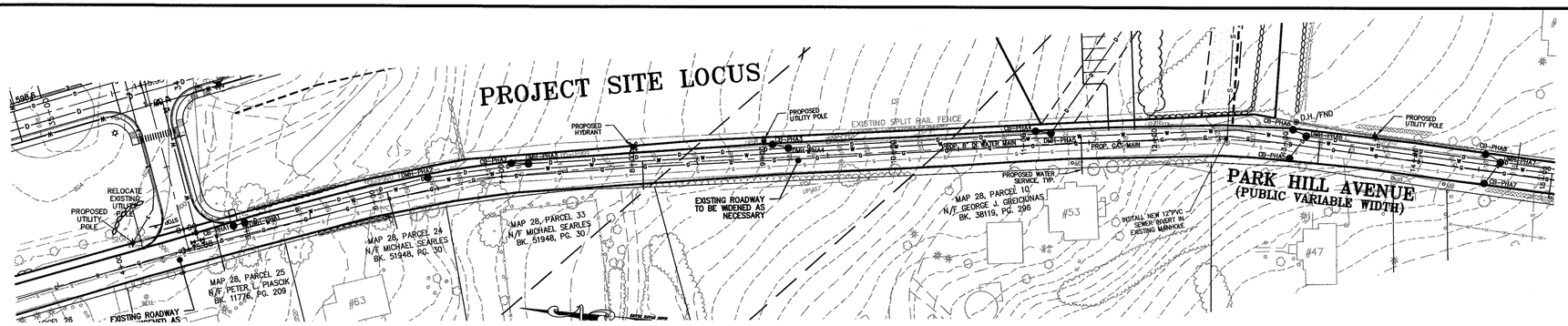
PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

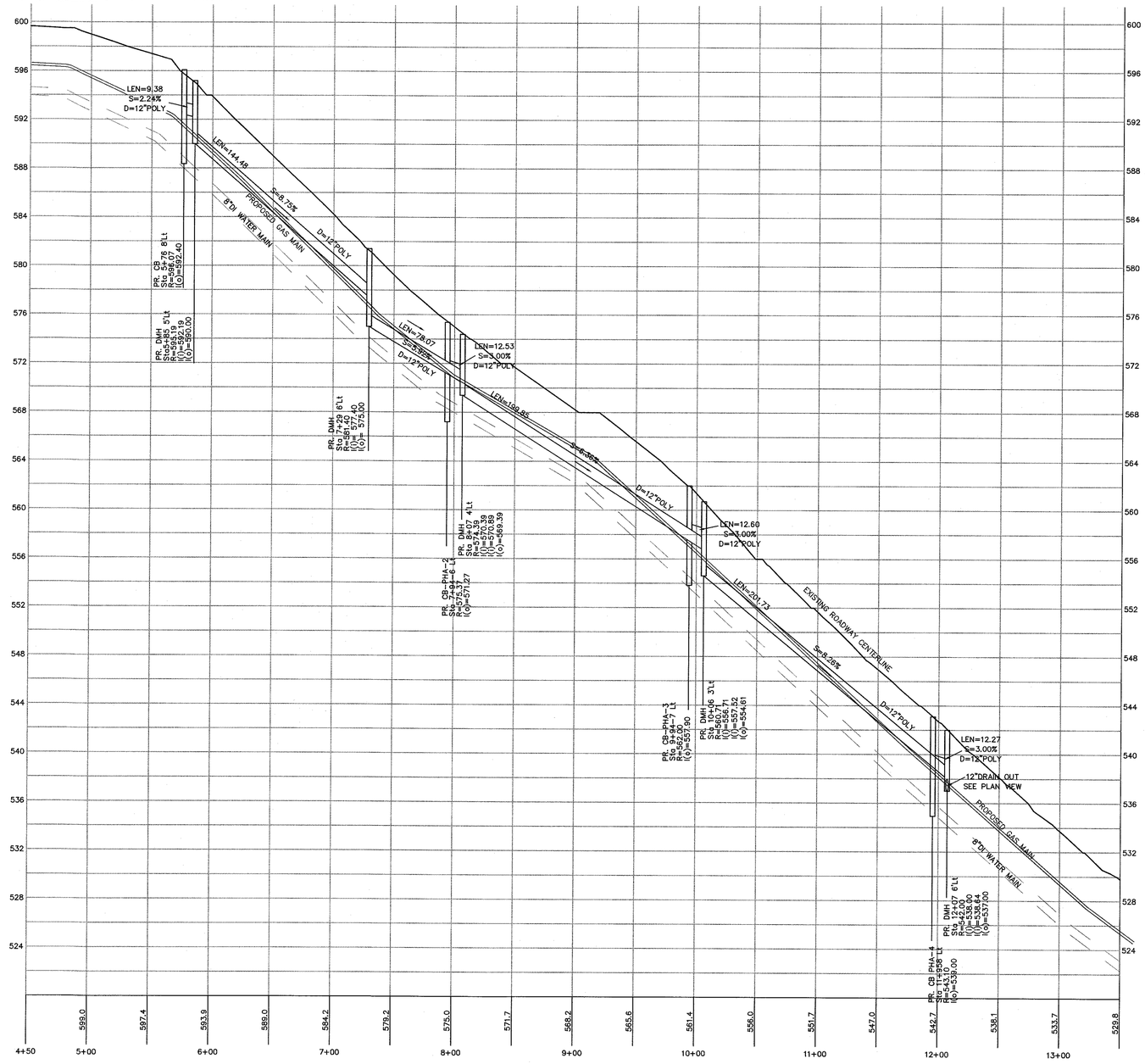
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE
PARK HILL AVENUE IMPROVEMENT PLANS
SHEET 1 OF 5

SHEET NO.
C-10.1

PROJECT SITE LOCUS





TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW D. BALL — CIVIL ENGINEER — No. 49172 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

REVISIONS		
REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	S/O, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

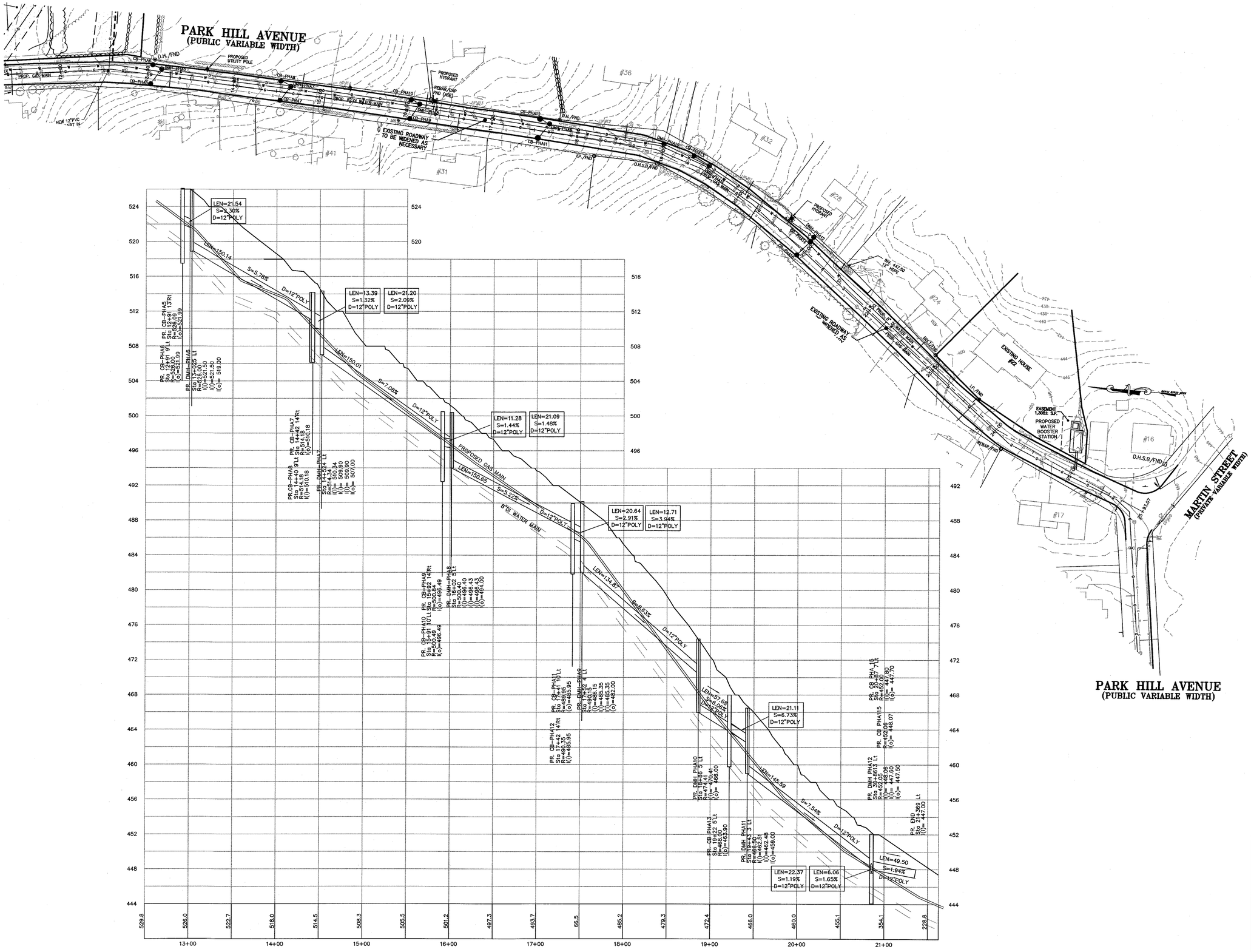
PARK HILL AVENUE
IMPROVEMENT PLANS

SHEET 2 OF 5

SHEET NO.

C-10.2

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:55:10 AM - LAYOUT C10.2



PARK HILL AVENUE
(PUBLIC VARIABLE WIDTH)

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW J. SHUMAN — 52735 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

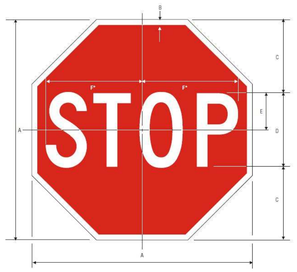
PARK HILL AVENUE
IMPROVEMENT PLANS

SHEET 3 OF 5

SHEET NO.

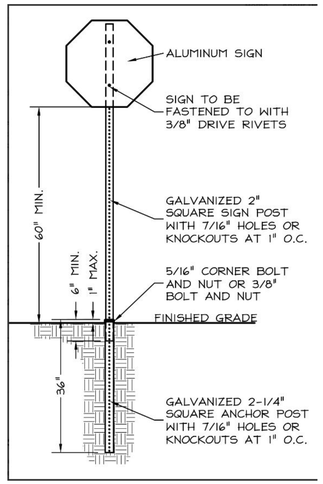
C-10.3

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:55:40 AM — LAYOUT C10.3



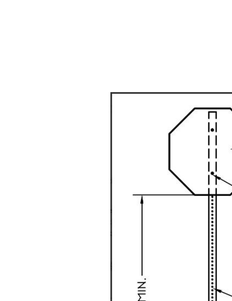
	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

STOP SIGN DETAIL



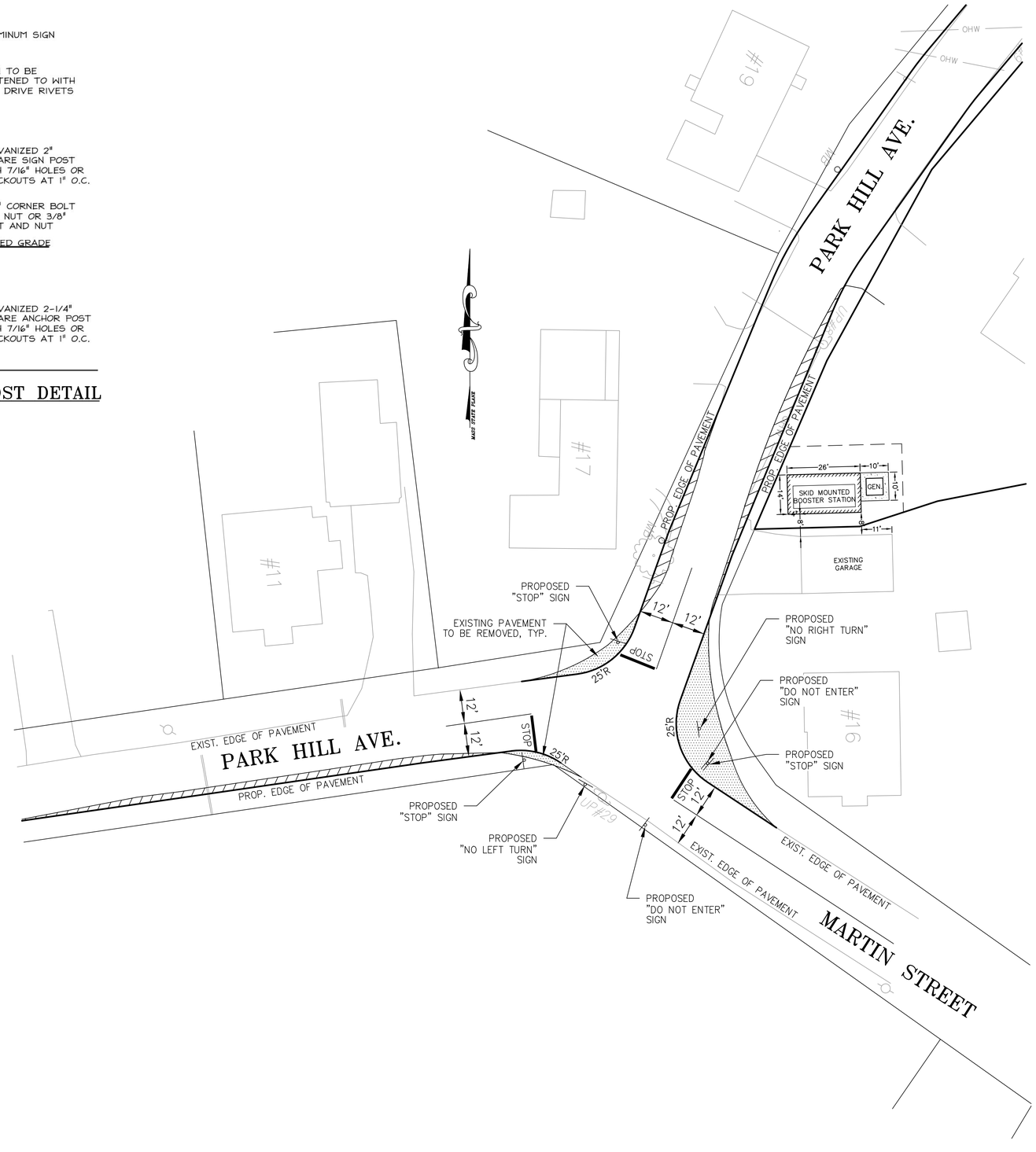
STOP SIGN POST DETAIL

"NO LEFT TURN" DETAIL



"NO RIGHT TURN" DETAIL

"DO NOT ENTER" DETAIL



TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — MOSES A. BAGH — CIVIL ENGINEER — NO. 47070 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
1 inch =20 feet

SHEET TITLE

PARK HILL AVENUE
IMPROVEMENT PLANS

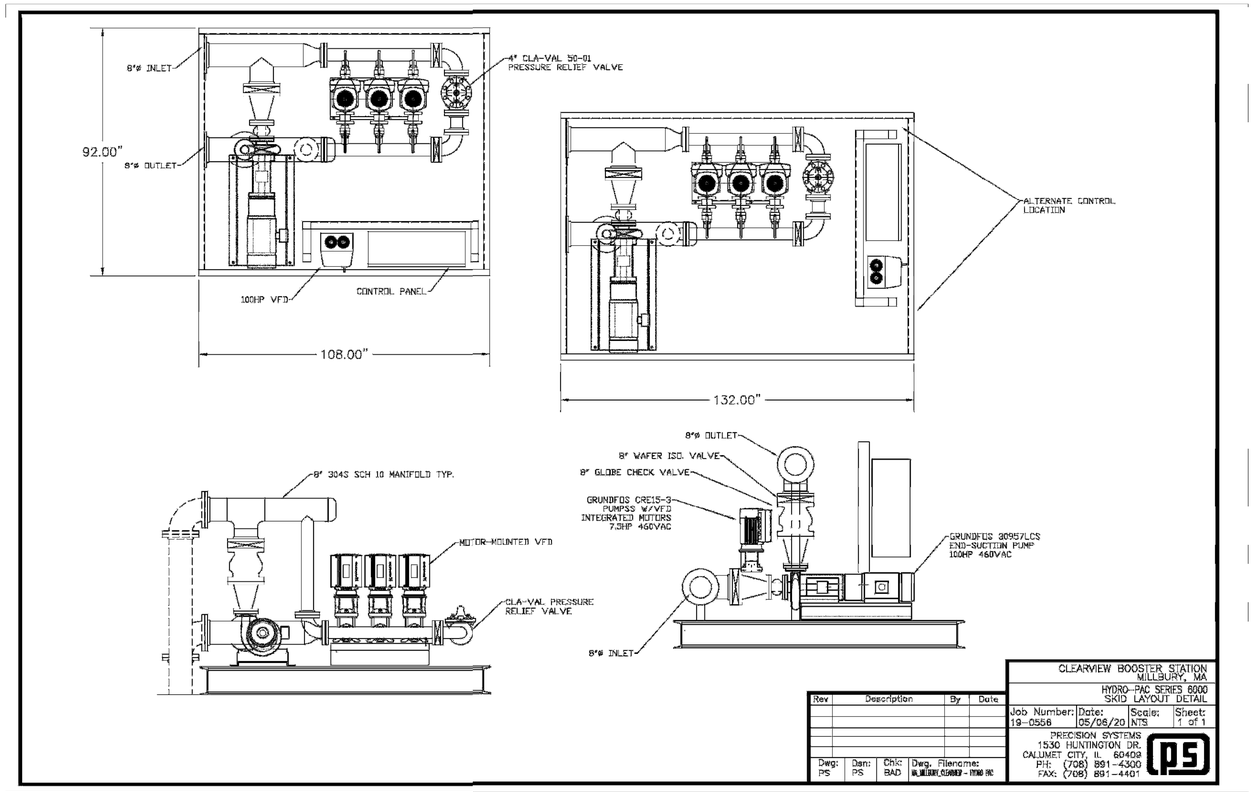
SHEET 4 OF 5

SHEET NO.

C-10.4

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:56:17 AM — LAYOUT C-10.4

NOTES:
1. FINAL BUILDING DIMENSIONS, MATERIALS AND DESIGN CHARACTERISTICS SHALL BE APPROVED BY AQUARION WATER COMPANY.
2. ALL WATER MAIN APPURTENANCES, MATERIALS, AND METHODS OF INSTALLATION SHALL MEET OR EXCEED AQUARION WATER COMPANY SPECIFICATIONS.



Rev	Description	By	Date

Dwg: PS | Dsn: PS | Chk: BAD | Dwg. Filename: M:\MILLBURY_CLEARVIEW - HYDRO PAC

CLEARVIEW BOOSTER STATION
MILLBURY, MA
HYDRO-PAC SERIES 6000
SKID LAYOUT DETAIL

Job Number:	Date:	Scale:	Sheet:
19-0556	05/06/20	NTS	1 of 1

PRECISION SYSTEMS
1530 HUNTINGTON DR
CALUMET CITY, IL 60409
PH: (708) 891-4300
FAX: (708) 891-4401

SKID LAYOUT DETAIL

WATER BOOSTER STATION

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ANDREW R. BAUM — CIVIL ENGINEER — NO. 47074 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

SHEET TITLE

PARK HILL AVENUE
WATER BOOSTER STATION

SHEET 5 OF 5

SHEET NO.

C-10.5

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 11:56:44 AM - LAYOUT C-10.5

FOR REGISTRY USE ONLY

LEGEND

NOW OR FORMERLY	N/F
SQUARE FEET	S.F.
DRILL HOLE	D.H.
FOUND	FND
NOT TO SCALE	N.T.S
DRILL HOLE	◉ D.H.
IRON PIPE	○ IP
CONCRETE BOUND	⊡ CB
PROPOSED GRANITE BOUND	■
STONEWALL	

MASS STATE PLANE

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

I.P./FND BASE (SEE DETAIL A)

I.P./FND
N: 2902016.1050
E: 581775.7310
ELEV: 598.66

MAP 21, PARCEL 38
N/F ALICE OLGA JOHNSON

WELDON DRIVE

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

D.H./FND (SEE DETAIL B)

S74°25'25"E 321.61'
N80°26'41"E 248.07'
N81°02'26"E 421.56'

PUBLIC SAFETY EQUIPMENT EASEMENT
2,507± S.F.

S19°52'52"E 64.81'

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

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

MAP 21, PARCEL 27
N/F FRANCES L. NORMAN, JR.
BK. 57482, PG. 19

MAP 21, PARCEL 25
N/F MICHAEL D. LORION
BK. 30606, PG. 71

MAP 15, PARCEL 1
N/F NEW ENGLAND POWER COMPANY
BK. 3957, PG. 174

I.P./FND
N16°55'13"W 22.30'
N20°00'39"W 199.31'
N18°44'01"W 144.90'
N02°40'30"W 34.90'
N20°54'11"W 130.05'
N21°54'51"W 178.69'
N20°42'49"W 130.50'

D.H./FND (LOOSE) (SEE DETAIL C)

D.H./FND
N: 2902388.3680
E: 583521.9290
ELEV: 522.00

D.H./FND (SEE DETAIL C)

N59°06'25"E 701.81'
161.10' N59°06'25"E
557.60'
N59°19'54"E 82.97'
STNS.
C.B.
S27°50'39"E 599.94'
S24°11'31"E
N24°11'31"W 1560.40'
1437.21'
S02°10'25"E 504.52'

PARCEL B
(NOT A SEPARATE BUILDING LOT)
766,022± S.F.
17.585± ACRES
(P.B. 792, PL. 52)

MAP 22, PARCEL 73
N/F FRANCES POLITO
BK. 20278, PG. 129

MAP 22, PARCEL 74
N/F TOWN OF MILLBURY
BK. 41249, PG. 382

MAP 22, PARCEL 75
N/F CHRISTINE A. VALERY
BK. 26143, PG. 105

MAP 22, PARCEL 78
N/F GARY J. HAGLUND
BK. 54924, PG. 32

MAP 22, PARCEL 79
N/F ARTHUR F. TOMASETTA, JR.
BK. 21335, PG. 187

MAP 22, PARCEL 76
N/F JUDITH A. FENNELLY
BK. 55991, PG. 267

JACLYN RAE DRIVE

S13°25'11"W 207.00'
S19°49'10"W 212.00'
S35°09'56"W 231.00'
16.98'
23.64' 190.86'
207.64' TOTAL
S25°25'10"W

BRIAN CIRCLE

KEITH DAVID DRIVE

MAP 22, PARCEL 81
N/F TOM HUYHN
BK. 20380, PG. 265

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

MAP 22, PARCEL 80
N/F ANNA M. GERHARDT
BK. 53966, PG. 253

MAP 22, PARCEL 1
N/F NEW ENGLAND POWER COMPANY
BK. 3989, PG. 56

HOLMAN RD.

PARK HILL AVENUE (PUBLIC - VARIABLE WIDTH)

N21°02'52"W 440.12'

MAP 28, PARCEL 28
N/F ROBERT J. LUIKEY
BK. 52356, PG. 152

MAP 28, PARCEL 27
N/F MARY ANDERSEN
BK. 54699, PG. 268

MAP 28, PARCEL 26
N/F JOSEPH R. MESSIER, JR.
BK. 52686, PG. 283

MAP 28, PARCEL 25
N/F PETER L. PIASCIK
BK. 11776, PG. 209

MAP 28, PARCEL 24
N/F MICHAEL SEARLES
BK. 51948, PG. 30

MAP 28, PARCEL 33
N/F MICHAEL SEARLES
BK. 51948, PG. 30

N20°46'15"W 255.14'
N20°22'16"W 84.92'
N16°42'04"W 83.36'
N09°49'30"W 181.08'

MAP 28, PARCEL 10
N/F GEORGE J. GREGOLIAS
BK. 38119, PG. 236

425.18' TOTAL

APPROX. LOCATION OF EXISTING 125' NEW ENGLAND POWER COMPANY EASEMENT (DEED BK. 2316, PG. 411)

N07°49'56"W 222.11'
S57°19'11"W
S72°14'16"E 150.54'
S85°17'31"W 136.56'
S72°29'11"W 444.24'
S56°01'57"W 303.16'

PROPOSED ACCESS & UTILITY EASEMENT #1
164,129± S.F.
(SEE SHEET 2)

EASEMENT "A"
59,321± S.F.
(1.36± ACRES)
P.B. PL.

D.H./FND
N: 2900514.8082
E: 582185.7334
ELEV: 528.84

N05°23'14"E 15.84'
S05°23'19"W 16.61'
S88°48'44"W 269.47'
S83°07'15"W 122.38'
S89°30'25"E 102.92'

MAP 28, PARCEL 21
N/F JOHN TODD MILES
BK. 39994, PG. 219

APPROX. CENTERLINE OF SO-CALLED "MEETING HOUSE LANE" (STATUS UNDETERMINED) SEE P.B. 792, PL. 52

N83°10'08"W 220.36'
S85°16'45"W 74.07'
S79°10'48"W 84.40'
S71°59'49"W 224.53'
S21°57'18"W 6.40'
S63°24'05"W 367.42'
S70°42'02"W 63.40'
S61°29'56"W 211.34'
S64°10'46"W 191.35'
S53°29'53"W 17.35'

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

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

LOT 1
1,773,201± S.F.
39.790± ACRES

PARCEL A
(NOT A SEPARATE BUILDING LOT)
2,678,793± S.F.
61.495± ACRES

PROPOSED ACCESS & UTILITY EASEMENT #2
55,155± S.F.
(SEE SHEET 2)

S17°19'55"E 119.35'
S61°17'06"E 92.64'
S44°49'28"E 172.94'
S44°54'56"E 196.44'
S40°38'58"E 107.70'
S39°02'41"E 120.09'
S16°11'40"E 128.65'
S02°13'23"E 103.15'
S10°46'41"W 128.86'
S27°48'01"W 129.98'
S42°26'10"W 101.44'
S19°24'09"W 391.69'
S43°23'28"W 265.46'
S14°30'25"W 304.84' 328.48' TOTAL
S15°43'28"W 243.79' TOTAL

APPROX. CENTERLINE OF SO-CALLED "MEETING HOUSE LANE" (STATUS UNDETERMINED) SEE P.B. 792, PL. 52

N77°01'50"E 642.85'
152.45' N77°00'48"E

DETAIL A N.T.S
S27°55'47"W 0.19'
I.P./FND BASE
321.61'
64.81'

DETAIL B N.T.S
N11°38'59"E 0.13'
D.H./FND
321.61'
248.07'

DETAIL C N.T.S
D.H./FND (LOOSE)
642.85'
S84°39'30"W 1.04'
130.50'
152.45'
D.H./FND
N47°09'33"E 0.21'

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

I CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE MILLBURY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED IN THE TWENTY DAYS SUBSEQUENT TO SUCH RECEIPT AND RECORDING.

MILLBURY TOWN CLERK: _____ DATE: _____

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

COMMONWEALTH OF MASSACHUSETTS
BRUCE E. WILSON, JR.
NO. 36870
REGISTERED PROFESSIONAL ENGINEER

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P.(508) 381-1515 F.(508) 647-0189
www.tpecivildesign.com

OWNER OF RECORD:
GOLFVIEW COUNTRY CLUB LIMITED PARTNERSHIP
66 PARK HILL AVENUE
MILLBURY, MA 01748

MILLBURY ASSESSORS INFORMATION:
MAP 22, PARCEL 2
TOTAL AREA: 118.87± ACRES

MILLBURY ZONING INFORMATION:
ZONE: SUBURBAN DISTRICT – SIV
MINIMUM AREA: 20,000 S.F.
MINIMUM FRONTAGE: 150'
SETBACKS: FRONT 25', SIDE 10', REAR 10'

DEED REFERENCE:
BK. 15071, PG. 393

PLAN REFERENCES:
P.B. 256, PL. 43
P.B. 258, PL. 46
P.B. 531, PL. 57
P.B. 699, PL. 9
P.B. 792, PL. 52

NOTES:
1. THE RELATIVE ERROR OF CLOSURE SHALL EXCEED CMR 250.6 IN ACCORDANCE WITH SUBDIVISION REGULATIONS.
2. ALL STREET NUMBERS FOR THIS PROJECT ARE ASSIGNED BY THE MILLBURY POLICE DEPARTMENT, FOR FURTHER INFORMATION CALL (508) 865–3521.

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REV. PER COMMENT LETTERS

PROJECT NO. TPE-1014
DESIGNED BY TRB
CHECKED BY SJO, AB, BW
DATE 3/20/20
CAD FILE H:\1014-Millbury R1 UPDATED.dwg
PLAN NO. L-207

GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
1 inch = 120 feet

SHEET TITLE
DIVISION OF LAND PLAN
SHEET 1 OF 2

SHEET NO.
C-11.1

RECORDABLE PLAN 1 OF 2

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-81P CLEARVIEW.DWG 09-01-20 4:12:27 PM – LAYOUT C-11.1

FOR REGISTRY USE ONLY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

LEGEND

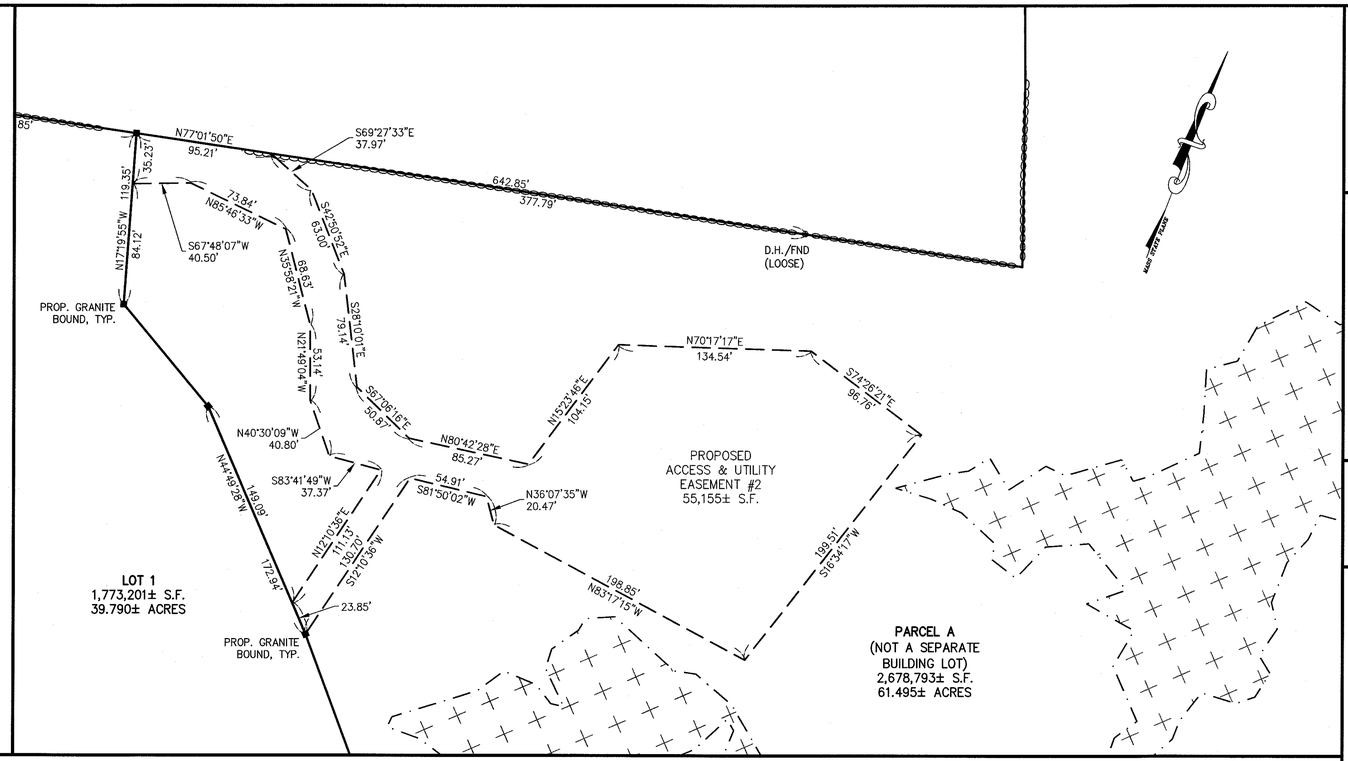
NOW OR FORMERLY	N/F
SQUARE FEET	S.F.
DRILL HOLE	D.H.
FOUND	FND
NOT TO SCALE	N.T.S
DRILL HOLE	⊙ D.H.
IRON PIPE	○ IP
CONCRETE BOUND	⊡ CB
PROPOSED GRANITE BOUND	■
STONEWALL	

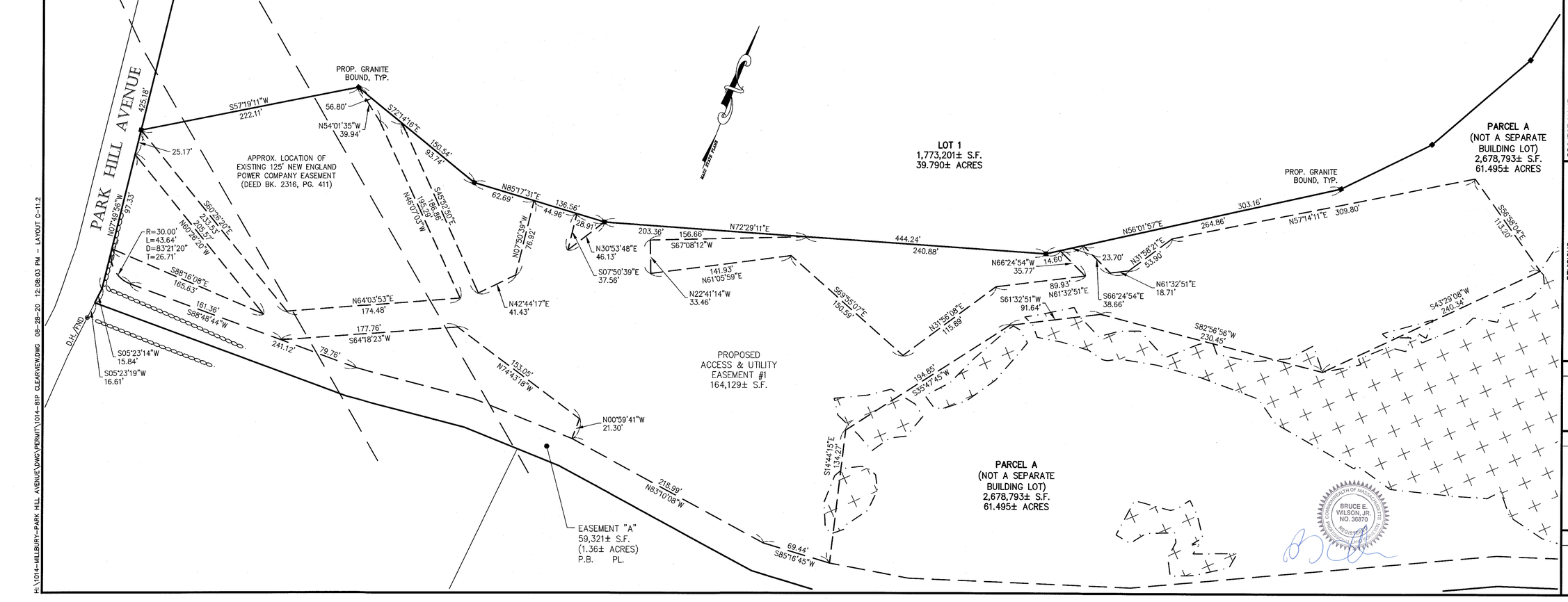
I CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE MILLBURY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED IN THE TWENTY DAYS SUBSEQUENT TO SUCH RECEIPT AND RECORDING.

MILLBURY TOWN CLERK: _____ DATE: _____

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.





TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

OWNER OF RECORD:
GOLFVIEW COUNTRY CLUB LIMITED PARTNERSHIP
66 PARK HILL AVENUE
MILLBURY, MA 01748

MILLBURY ASSESSORS INFORMATION:
MAP 22, PARCEL 2
TOTAL AREA: 118.87± ACRES

MILLBURY ZONING INFORMATION:
ZONE: SUBURBAN DISTRICT – SIV
MINIMUM AREA: 20,000 S.F.
MINIMUM FRONTAGE: 150'
SETBACKS: FRONT 25', SIDE 10', REAR 10'

DEED REFERENCE:
BK. 15071, PG. 393

PLAN REFERENCES:
P.B. 256, PL. 43
P.B. 258, PL. 46
P.B. 531, PL. 57
P.B. 699, PL. 9
P.B. 792, PL. 52

NOTES:
1. THE RELATIVE ERROR OF CLOSURE SHALL EXCEED CMR 250.6 IN ACCORDANCE WITH SUBDIVISION REGULATIONS.
2. ALL STREET NUMBERS FOR THIS PROJECT ARE ASSIGNED BY THE MILLBURY POLICE DEPARTMENT, FOR FURTHER INFORMATION CALL (508) 865-3521.

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REV. PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB, BW
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 feet

SHEET TITLE
DIVISION OF LAND PLAN
SHEET 2 OF 2

SHEET NO.
C-11.2

BRUCE E. WILSON, JR. NO. 36870 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

RECORDABLE PLAN 2 OF 2

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-81P CLEARVIEW.DWG 08-28-20, 12:08:03 PM - LAYOUT C-11.2

WELDON DRIVE

HOLMAN ROAD

PARK HILL AVENUE

CLEARVIEW TERRACE

CLEARVIEW TERRACE

PINNACLE PLACE

HORIZON DRIVE

LOGANS RUN

CLEARVIEW TERRACE

STORMWATER BASIN #3

STORMWATER BASIN #2

STORMWATER BASIN #1

20' EASEMENT NEW ENGLAND POWER COMPANY

OLD MILL ROAD (ESTATE NOT DEVELOPED)

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 12:05:08 PM - LAYOUT C-12.0

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — ROBERT BANE — No. 52018 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Chelsea View Road, Suite 1
Holyoke, MA 01147

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	S.O., AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 feet

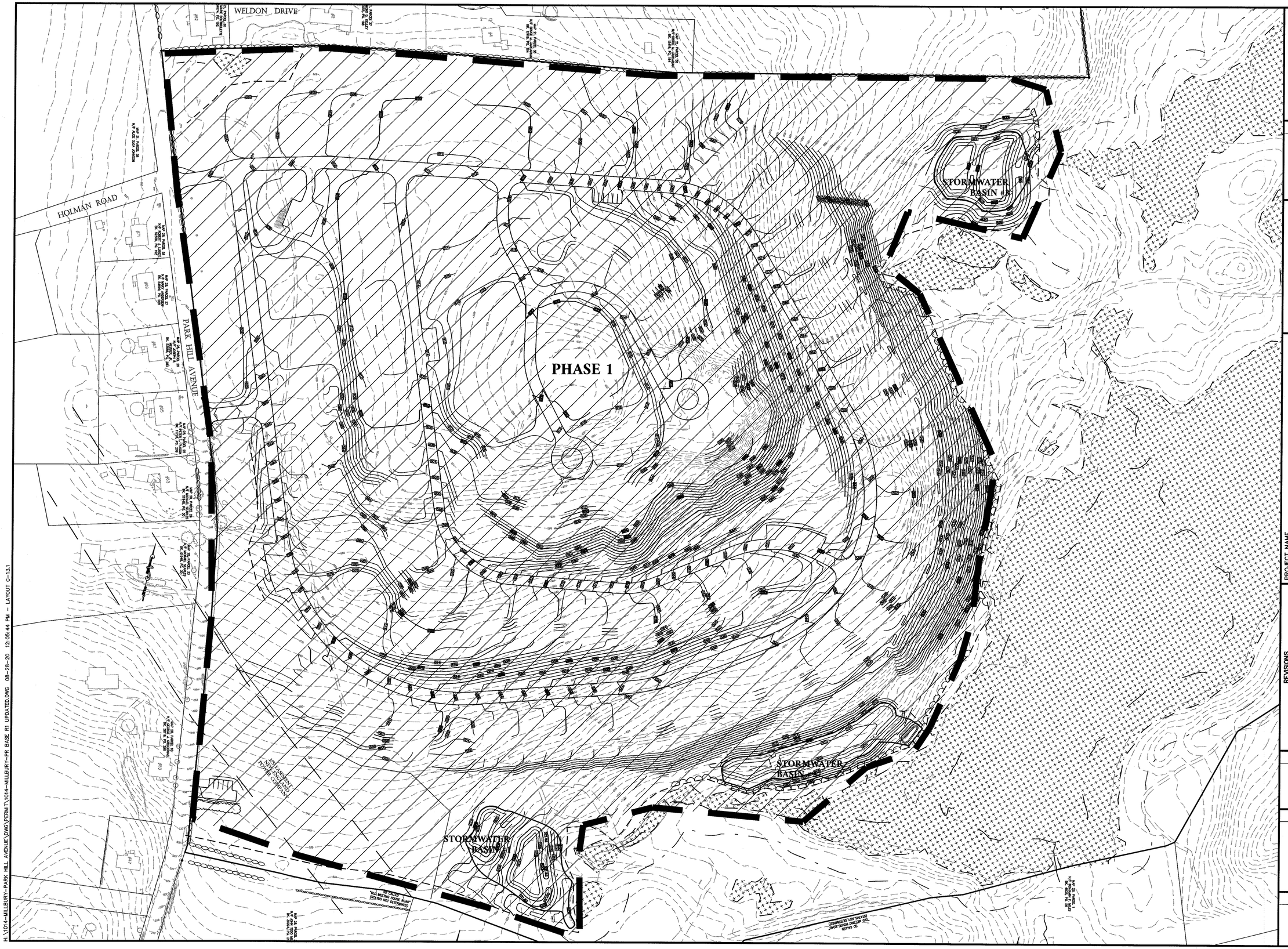
SHEET TITLE

TEST HOLE
LOCATION PLAN

SHEET 1 OF 1

SHEET NO.

C-12.0


WELDON DRIVE
HOLMAN ROAD
PARK HILL AVENUE
PHASE 1
STORMWATER BASIN #3
STORMWATER BASIN #2
STORMWATER BASIN #1
JET EXPRESS/ NEW ENGLAND POWER COMPANY
MAP 21, PARCEL 36
N/F ALICE OLIVA JOHNSON
MAP 36, PARCEL 71
N/F ROBERT & DEBORAH MOSCA
TR. 7004, PG. 222
MAP 36, PARCEL 69
N/F ANN MARIE PERRON
TR. 7004, PG. 290
MAP 36, PARCEL 67
N/F MARIO & MARIA MARCHESE
TR. 7004, PG. 290
MAP 36, PARCEL 65
N/F PETER & DEBORAH GRIEGO
TR. 7004, PG. 290
MAP 36, PARCEL 63
N/F MICHAEL & MARIA MARCHESE
TR. 7004, PG. 290
MAP 36, PARCEL 61
N/F MICHAEL & MARIA MARCHESE
TR. 7004, PG. 290
MAP 36, PARCEL 59
N/F MICHAEL & MARIA MARCHESE
TR. 7004, PG. 290
MAP 36, PARCEL

WELDON DRIVE

HOLMAN ROAD

PARK HILL AVENUE

CLEARVIEW TERRACE

PHASE 2

PHASE 3

PHASE 4

PHASE 5

STORMWATER BASIN #3

STORMWATER BASIN #2

STORMWATER BASIN #1

HOLLY VIEW

PRESCOTT HEIGHTS

20' EASEMENT NEW ENGLAND POWER COMPANY

H:\1014-MILLBURY-PARK HILL AVENUE\DWG\PERMIT\1014-MILLBURY-PR BASE R1 UPDATED.DWG 08-28-20 12:06:10 PM - LAYOUT C-13.2

TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

P.E. | P.L.S.

COMMONWEALTH OF MASSACHUSETTS — JOSEPH R. SKOV — CIVIL ENGINEER — NO. 44776 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

Eastland

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 feet

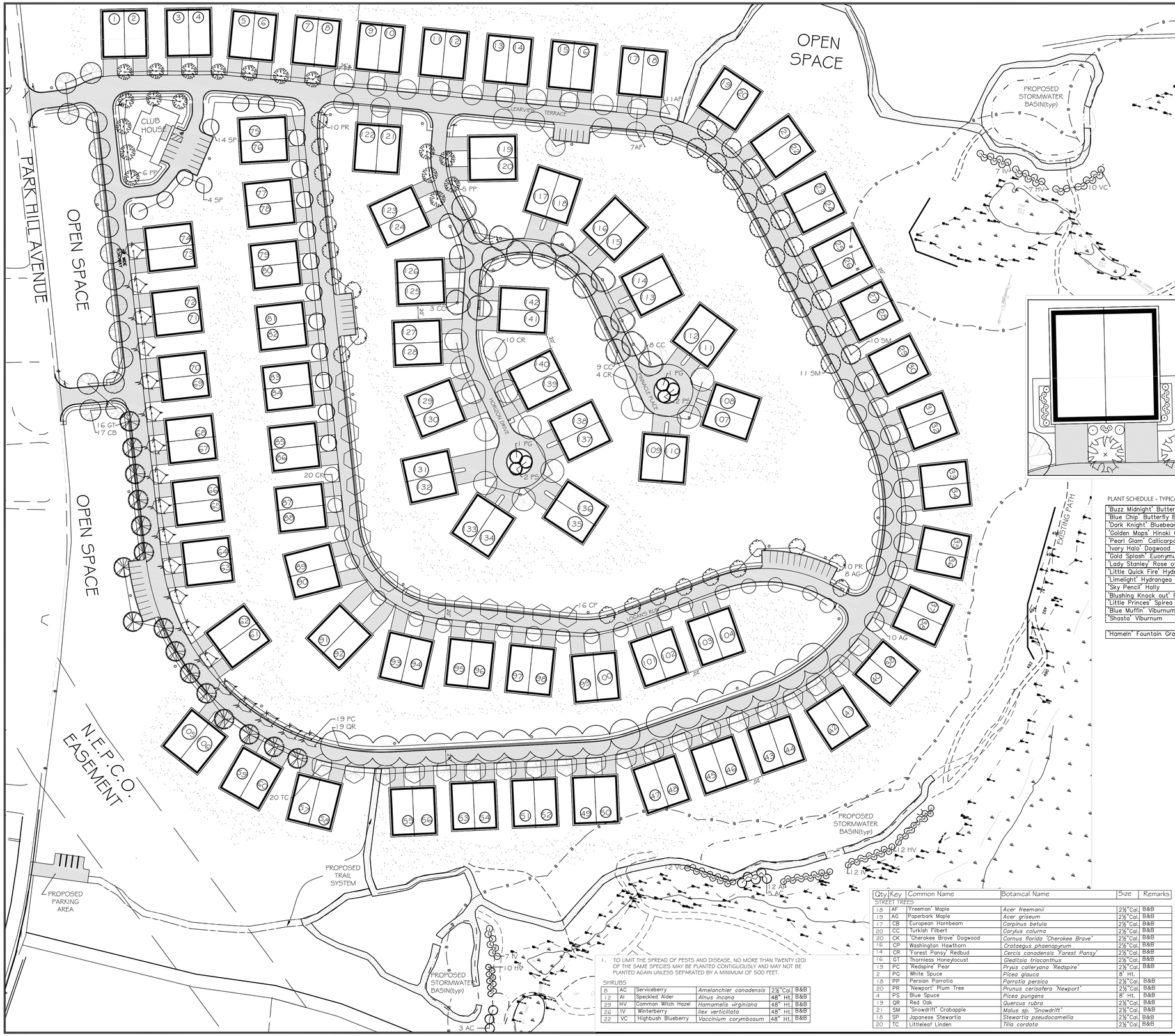
SHEET TITLE

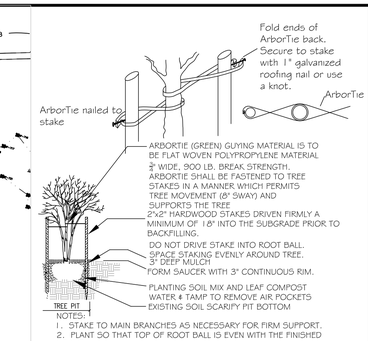
PHASING PLAN
(FOR CONSTRUCTION)

SHEET 2 OF 2

SHEET NO.

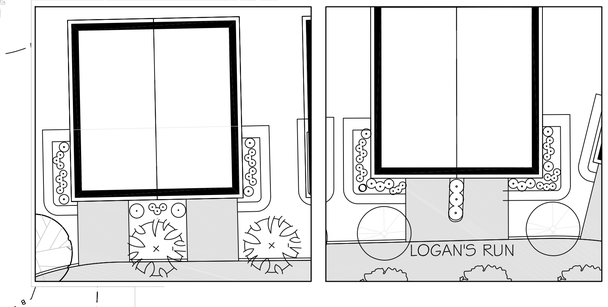
C-13.2





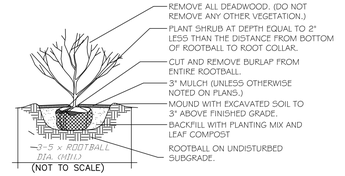
NOTES:
1. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
3. GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
4. REMOVE ALL CONTAINERS AND BASKETS FROM ROOT BALL.
5. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
6. LOOSEN ROOTBALL PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING
NOT TO SCALE



PLANT SCHEDULE - TYPICAL TWO HOUSE PLANTING

'Buzz Midnight' Butterfly Bush	*Buddeia davidi 'Buzz Midnight'*	36" Ht.	B&B
'Blue Chip' Butterfly Bush	*Buddeia davidi 'Blue Chip'*	36" Ht.	B&B
'Dark Knight' Bluebeard	*Caryopteris x clandonensis'Dark Knight'*	36" Ht.	B&B
'Golden Mops' Hinoki Cypress	*Chamaecyparis obtusa 'Golden Mops'*	36" Ht.	B&B
'Pearl Glam' Callicarpa	*Callicarpa sp. 'Pearl Glam'*	36" Ht.	B&B
'Ivory Halo' Dogwood	*Cornus alba 'Ivory halo'*	36" Ht.	B&B
'Gold Splash' Euonymus	*Euonymus fortunei 'Gold Splash'*	36" Ht.	B&B
'Lady Stanley' Rose of Sharon	*Hibiscus syriacus 'Lady Stanley'*	36" Ht.	B&B
'Little Quick Fire' Hydrangea	*Hydrangea paniculata 'Little quick fire'*	36" Ht.	B&B
'Limelight' Hydrangea	*Hydrangea paniculata 'Limelight'*	36" Ht.	B&B
'Sky Pencil' Holly	*Ilex crenata 'Sky Pencil'*	36" Ht.	B&B
'Blushing Knock out' Rose	*Rosa sp. 'Blushing Knock Out'*	36" Ht.	B&B
'Little Princes' Spirea	*Spirea japonica 'Little Princes'*	36" Ht.	B&B
'Blue Muffin' Viburnum	*Viburnum dentatum 'Blue Muffin'*	36" Ht.	B&B
'Shasta' Viburnum	*Viburnum plicatum tomen. 'Shasta'*	36" Ht.	B&B
'Hameln' Fountain Grass	*Pennisetum alopecuroides 'Hameln'*	#3 Pot	C G



(NOT TO SCALE)

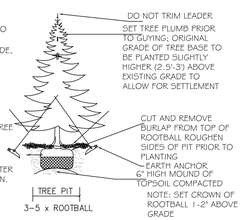
SHRUB PLANTING
NOT TO SCALE

1. TO LIMIT THE SPREAD OF PESTS AND DISEASE, NO MORE THAN TWENTY (20) OF THE SAME SPECIES MAY BE PLANTED CONTIGUOUSLY AND MAY NOT BE PLANTED AGAIN UNLESS SEPARATED BY A MINIMUM OF 500 FEET.

SHRUBS

8	AC	Serviceberry	*Amelanchier canadensis*	2½"Cal.	B&B
12	AI	Speckled Alder	*Alnus incana*	48" Ht.	B&B
29	HV	Common Witch Hazel	*Hamamelis virginiana*	48" Ht.	B&B
26	IV	Winterberry	*Ilex verticillata*	48" Ht.	B&B
22	VC	Highbush Blueberry	*Vaccinium corymbosum*	48" Ht.	B&B

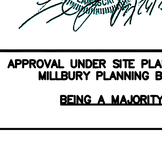
Qty.	Key	Common Name	Botanical Name	Size	Remarks
STREET TREES					
18	AF	'Freeman' Maple	*Acer freemanii*	2½"Cal.	B&B
19	AG	Paperbark Maple	*Acer griseum*	2½"Cal.	B&B
17	CB	European Hornbeam	*Carpinus betula*	2½"Cal.	B&B
20	CC	Turkish Filbert	*Corylus colurna*	2½"Cal.	B&B
20	CK	'Cherokee Brave' Dogwood	*Cornus florida 'Cherokee Brave'*	2½"Cal.	B&B
16	CP	Washington Hawthorn	*Crataegus phaenopyrum*	2½"Cal.	B&B
14	CR	'Forest Pansy' Redbud	*Cercis canadensis 'Forest Pansy'*	2½"Cal.	B&B
16	GT	Thornless Honeylocust	*Gleditsia triacanthus*	2½"Cal.	B&B
19	PC	'Redspire' Pear	*Pryus calleryana 'Redspire'*	2½"Cal.	B&B
2	PG	White Spuce	*Picea glauca*	8' Ht.	
18	PP	Persian Parrotia	*Parrotia persica*	2½"Cal.	B&B
20	PR	'Newport' Plum Tree	*Prunus cerisafera 'Newport'*	2½"Cal.	B&B
4	PS	Blue Spuce	*Picea pungens*	8' Ht.	
19	QR	Red Oak	*Quercus rubra*	2½"Cal.	B&B
21	SM	'Snowdrift' Crabapple	*Malus sp. 'Snowdrift'*	2½"Cal.	B&B
18	SP	Japanese Stewartia	*Stewartia pseudocamellia*	2½"Cal.	B&B
20	TC	Littleleaf Linden	*Tilia cordata*	2½"Cal.	B&B



EVERGREEN TREE PLANTING

McCarty Engineering, Inc.
Civil Engineers
42 Jungle Road, Leominster, MA 01453
phone:(978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

STAMP



APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE:_____

ENDORSEMENT DATE:_____

REVISIONS		
REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NAME
CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR
Eastland

Eastland Partners, Inc.
4 Charlesview Road, Suite 1
Hopedale, MA 01747

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	S.DO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

SHEET TITLE

LANDSCAPE PLAN & DETAILS

SHEET NO.

L-1.1

CONSTRUCTION SEQUENCE FOR WALKING TRAILS

1. HAYBALES AND SILT FENCE TO BE INSTALLED AND INSPECTED.
2. TREES ARE TO BE CUT WITH SKIDDER AND MECHANICAL HAND CHAIN SAWS.
3. PATH IS TO BE STUMPED AND GRUBBED. ALL ROOTS ARE TO BE REMOVED WITHIN THE 10' WIDE TRAILS.
4. TRAIL IS TO BE MECHANICALLY COMPACTED WITH SMALL SIDEWALK ROLLERS OR VIBRATORY HAND COMPACTORS.
5. TRAILS ARE TO BE GRADED WITH SMALL EQUIPMENT SUCH AS BOBCATS AND BACKHOES.
6. FINISH COURSE IS TO BE PLACED BY HAND WITH THE AID OF SMALL VEHICLES.
7. FINAL TRAIL SURFACE TO BE MECHANICALLY COMPACTED WITH SMALL SIDEWALK ROLLERS OR VIBRATORY HAND COMPACTORS.

CONSTRUCT WALKING PATH AS FOLLOWS:

1. TOPSOIL AND SUBSOIL TO BE ROLLED AND COMPACTED.
2. 3" OF WOODCHIPS TO BE PLACED ON TOP OF ROLLED SURFACE EXCEPT ON AREAS WITH A SLOPE >10%
3. IN AREAS OF SLOPE >10%, SURFACE IS TO CONSIST OF A COMPACTED GRAVEL MATERIAL WITH NO STONES LARGER THAN 3" IN DIAM.

WALKING PATH CROSS SECTION
NOT TO SCALE

McCarty Engineering, Inc.
Civil Engineers
42 Jungle Road, Leominster, MA 01453
phone:(978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

STAMP

COMMONWEALTH OF MASSACHUSETTS
LAWRENCE C. GRIMMER JR.
NO. 51
REGISTERED LANDSCAPE ARCHITECT
8/26/20

APPROVAL UNDER SITE PLAN REVIEW.
MILLBURY PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PROJECT NAME

CLEARVIEW

OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

PREPARED FOR

Eastland

Eastland Partners, Inc.
4 Charlestown Road, Suite 1
Hopedale, MA 01747

REVISIONS

REV.	DATE	DESCRIPTION
1	8/26/20	REVISED PER COMMENT LETTERS

PROJECT NO.	TPE-1014
DESIGNED BY	TRB
CHECKED BY	SJO, AB
DATE	3/20/20
CAD FILE	H:\1014-Millbury R1 UPDATED.dwg
PLAN NO.	L-207

GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
1 inch = 150 feet

SHEET TITLE

LANDSCAPE PLAN
(TRAILS)

SHEET 2 OF 2

SHEET NO.

L-1.2