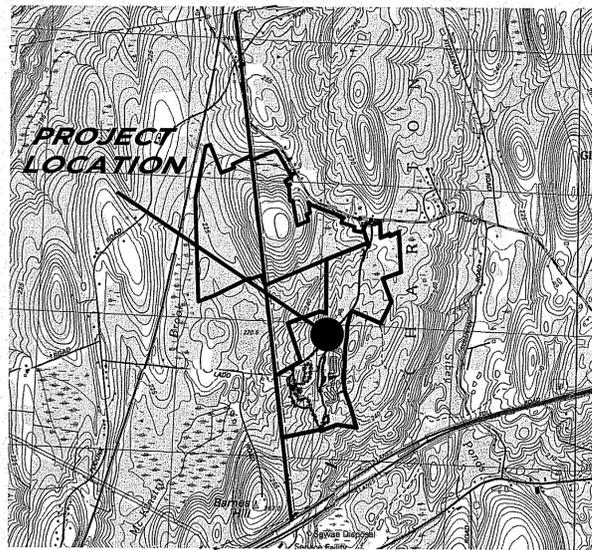
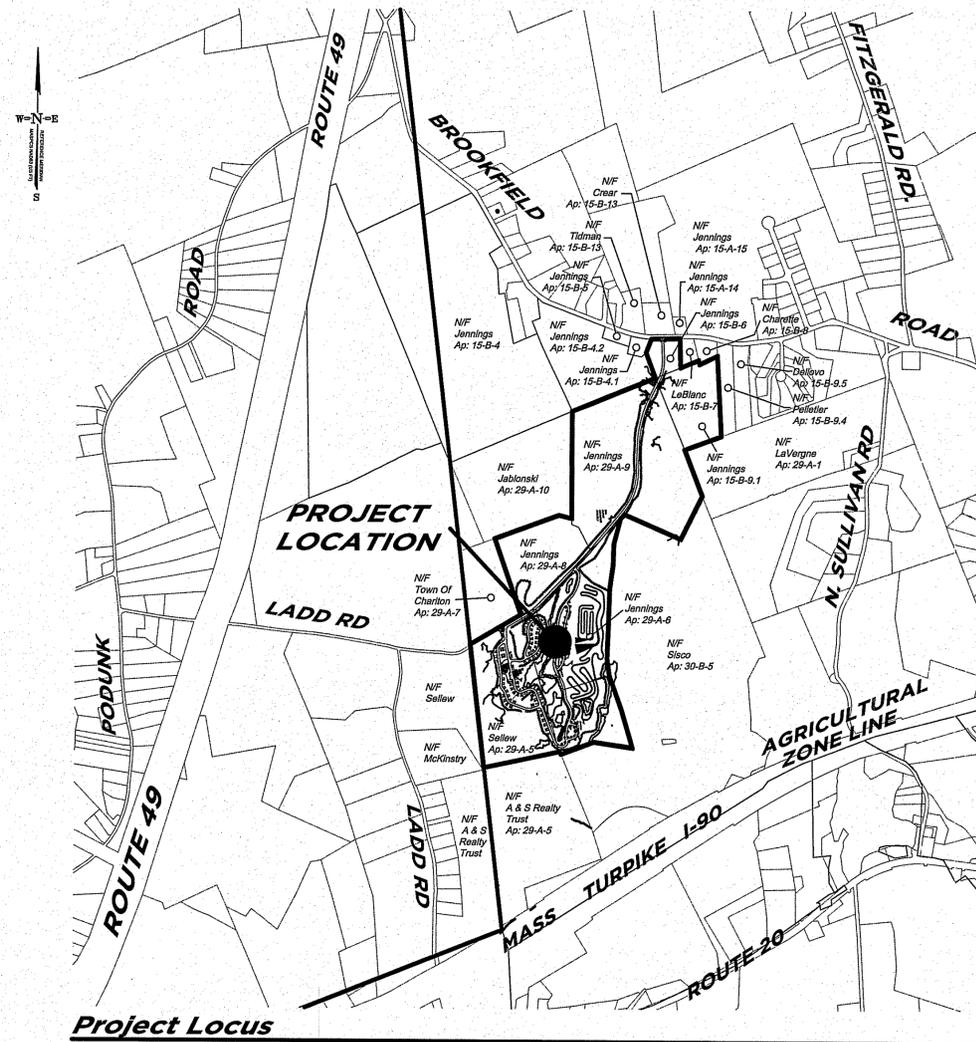


# SUNSET CITY

## Brookfield Road - Route 49 Charlton, Massachusetts



**Site Locus**  
Scale: 1"=2000'



**Project Locus**  
Scale: 1"=1000'

DRAWING LIST		
SYM	SHEET	NAME
C	1 OF 12	COVER SHEET
E	2 OF 12	EXISTING CONDITIONS PLAN
P-1	3 OF 12	OVERALL SITE LAYOUT PLAN
L-1	4 OF 12	SITE LAYOUT PLAN
L-2	5 OF 12	SITE LAYOUT PLAN
L-3	6 OF 12	SITE LAYOUT PLAN
L-4	7 OF 12	SITE LAYOUT PLAN
L-5	8 OF 12	SITE LAYOUT PLAN
L-6	9 OF 12	SITE LAYOUT PLAN
S-1	10 OF 12	EROSION CONTROL PLAN
D-3	11 OF 12	DETAIL SHEET
D-4	12 OF 12	DETAIL SHEET

**Record Owner(s)**

Jennings  
P.O. Box 394  
Charlton, Ma 01507

Sellow  
P.O. Box 394  
Charlton, Ma 01507

**Applicant**

Sunset City  
P.O. Box 394  
Charlton, Ma 01507

**Engineer**

Bertin Engineering Assoc. Inc.  
39 Elm Street  
Southbridge, Ma 01550  
508-765-0195

DATE: \_\_\_\_\_

CHARLTON PLANNING BOARD

\_\_\_\_\_

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I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE CHARLTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

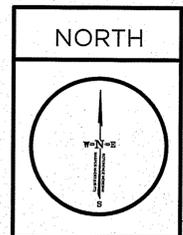
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CHARLTON TOWN CLERK

**CHARLTON ZONING**

ZONE - AGRICULTURAL  
AREA - 60,000 S.F.  
FRONTAGE - 175'  
FRONT - 30 FT.  
SIDE - 15 FT.  
REAR - 30 FT.

PLEASE NOTE THERE ARE NO ZONE CHANGES IN THE TOWN OF CHARLTON WITHIN 1000' OF THE PROPOSED PROJECT BOUNDARY.



DRAWN BY: <b>JC</b> CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	CHECKED BY: <b>ML</b> JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507
		<b>COVER SHEET</b> SITE ADDRESS: Brookfield, Road Charlton, MA
DATE: 12-9-14 SCALE: VARIES REV #: 0 PROJECT #: 14-643 DWG. NO.: C		39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com

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**TAX MAP REFERENCES:**  
 TOWN OF CHARLTON  
 TAX MAP 15 AND 29  
 SEE PLAN FOR ASSESSORS PARCEL DATA

**PLAN REFERENCES:**  
 (WORCESTER COUNTY REGISTRY OF DEEDS)

- PLAN BOOK 464 PLAN 61
- PLAN BOOK 384 PLAN 97
- PLAN BOOK 698 PLAN 125
- PLAN BOOK 595 PLAN 81
- PLAN BOOK 435 PLAN 113
- PLAN BOOK 421 PLAN 13
- PLAN BOOK 372 PLAN 23
- PLAN BOOK 295 PLAN 101
- PLAN BOOK 82 PLAN 13
- PLAN BOOK 114 PLAN 2
- PLAN BOOK 633 PLAN 121
- PLAN BOOK 792 PLAN 25

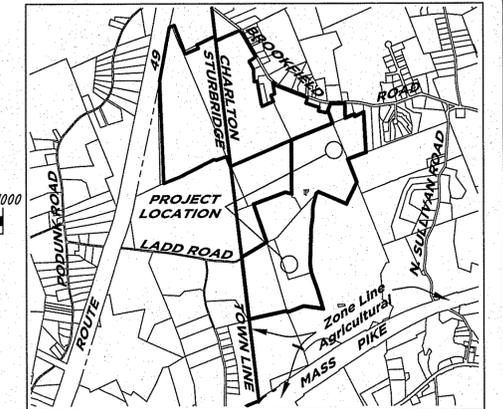
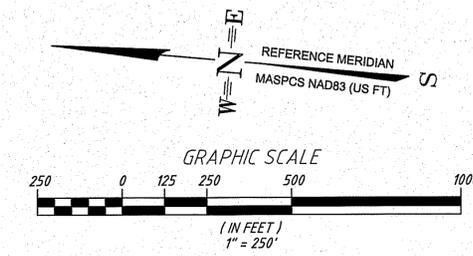
**TOWN OF CHARLTON ZONING**

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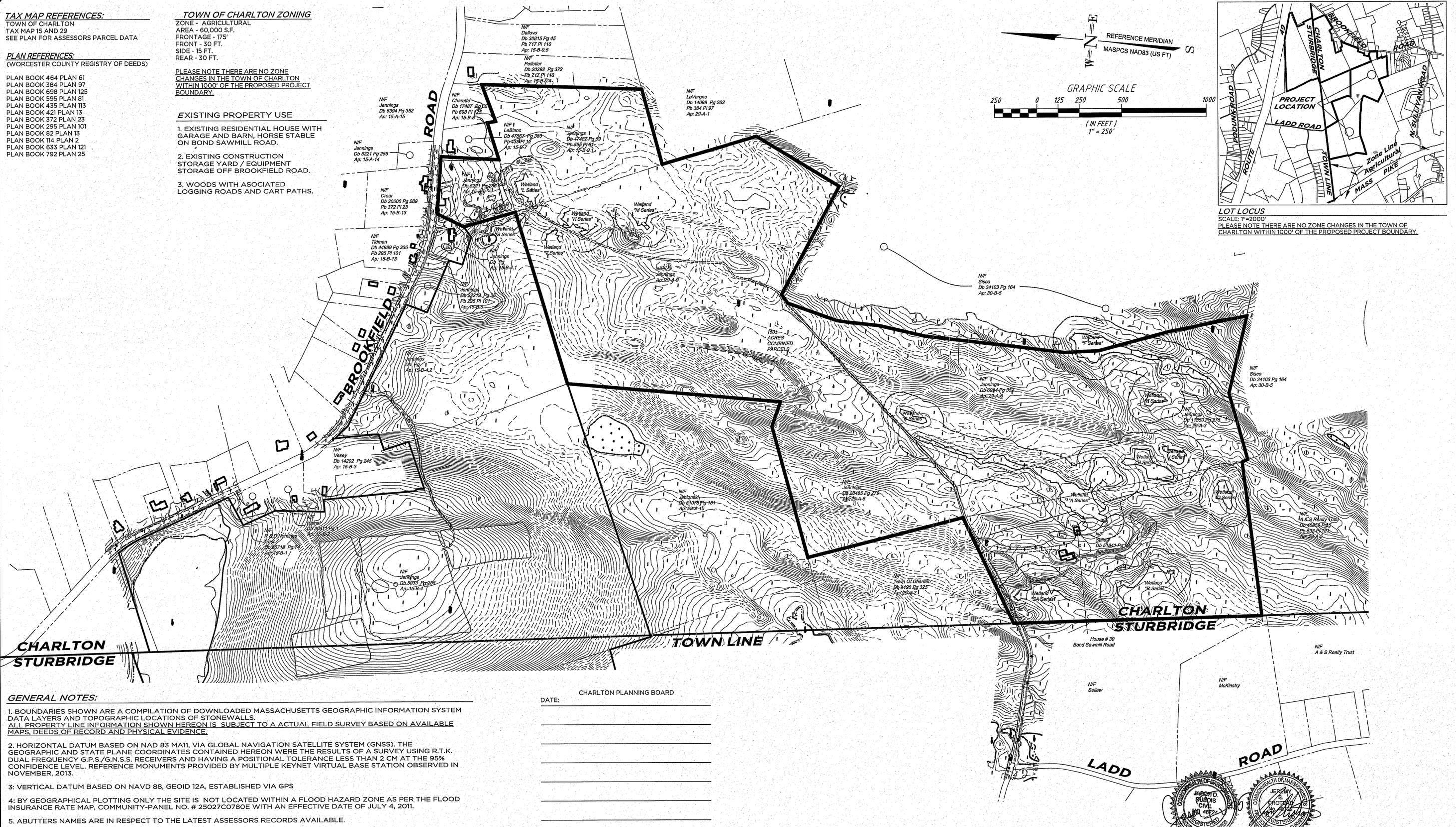
PLEASE NOTE THERE ARE NO ZONE CHANGES IN THE TOWN OF CHARLTON WITHIN 1000' OF THE PROPOSED PROJECT BOUNDARY.

**EXISTING PROPERTY USE**

1. EXISTING RESIDENTIAL HOUSE WITH GARAGE AND BARN, HORSE STABLE ON BOND SAWMILL ROAD.
2. EXISTING CONSTRUCTION STORAGE YARD / EQUIPMENT STORAGE OFF BROOKFIELD ROAD.
3. WOODS WITH ASSOCIATED LOGGING ROADS AND CART PATHS.



**LOT LOCUS**  
 SCALE: 1"=2000'  
 PLEASE NOTE THERE ARE NO ZONE CHANGES IN THE TOWN OF CHARLTON WITHIN 1000' OF THE PROPOSED PROJECT BOUNDARY.



- GENERAL NOTES:**
1. BOUNDARIES SHOWN ARE A COMPILATION OF DOWNLOADED MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM DATA LAYERS AND TOPOGRAPHIC LOCATIONS OF STONEWALLS. ALL PROPERTY LINE INFORMATION SHOWN HEREON IS SUBJECT TO A ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE.
  2. HORIZONTAL DATUM BASED ON NAD 83 MAT1, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE KEYNET VIRTUAL BASE STATION OBSERVED IN NOVEMBER, 2013.
  3. VERTICAL DATUM BASED ON NAVD 88, GEOID 12A, ESTABLISHED VIA GPS
  4. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0780E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
  5. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
  6. A PARTIAL WETLAND DELINEATION WAS PERFORMED BY BERTIN ENGINEERING ASSOC. INC. IN JUNE 2014. WETLANDS WERE LOCATED BY BERTIN ENGINEERING ASSOC. INC. VIA HANDHELD SUBMETER TRIMBLE GPS AND DIFFERENTIALLY CORRECTED VIA PATHFINDER OFFICE SOFTWARE. OTHER WETLAND AREAS OUTSIDE OF THE PROPOSED WORK AREA ARE FROM TOPOGRAPHIC FEATURES AND MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM DATA LAYERS.
  7. TOPOGRAPHY AND TOPOGRAPHIC FEATURES PROVIDED VIA ELECTRONIC CAD FILE FROM EASTERN TOPOGRAPHICS WOLFBORO, MAPPING WAS COLLECTED FROM AERIAL PHOTOGRAPHY AS REFERENCED ABOVE - USING DIGITAL TERRAIN MODELING (DTM) METHODS WITH KLT ATLAS SOFTWARE. DIGITAL FILE NAME: V7B/12537(3) ANY USER SHOULD DETERMINE THE SUITABILITY OF THIS AERIAL MAPPING FOR HIS INTENDED USE AND ASSUME ALL RISK AND LIABILITY IN CONNECTION THEREWITH. NOTE: BUILDING CORNERS AS SHOWN REPRESENT ROOF LINES AS COLLECTED FROM AERIAL PHOTOGRAPHY.
  8. ABUTTERS NAMES AND BUILDINGS ARE SHOWN WITHIN 300' OFF THE SUBJECT PROPERTY. ALL PROPERTY USES TO THE BEST OF OUR KNOWLEDGE ARE RESIDENTIAL USE.

CHARLTON PLANNING BOARD

DATE: \_\_\_\_\_

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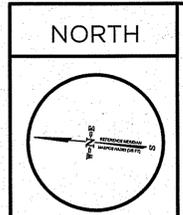
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CHARLTON TOWN CLERK

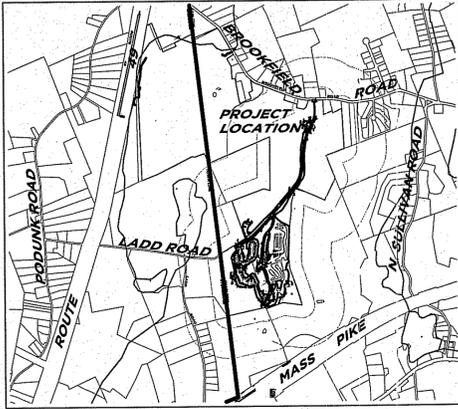
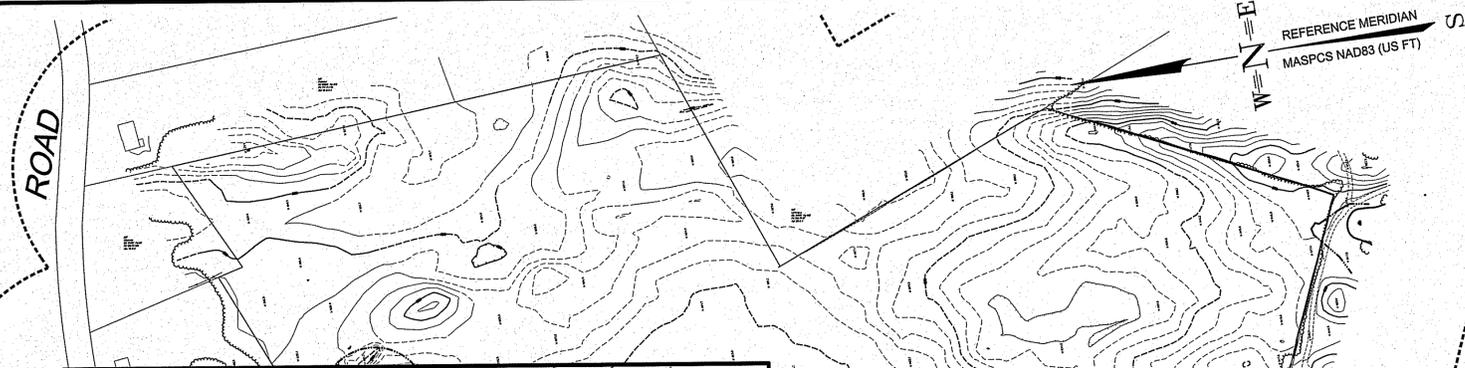


NO.	DATE	REVISION	BY

DRAWN BY: JC	CHECKED BY: ML
CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 NH. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724 JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722

CLIENT: <b>Subsidiary</b> P.O. Box 394 Charlton, MA 01550	39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
<b>EXISTING CONDITIONS</b>	
SITE ADDRESS: Brookfield, Road Charlton, MA	
<b>B BERTIN ENGINEERING</b>	
DATE: 12-9-14	SCALE: 1"=250'
REV #: 0	PROJECT #: 14-643
LDWG. NO.: E-1	

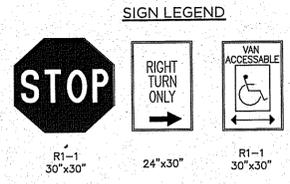
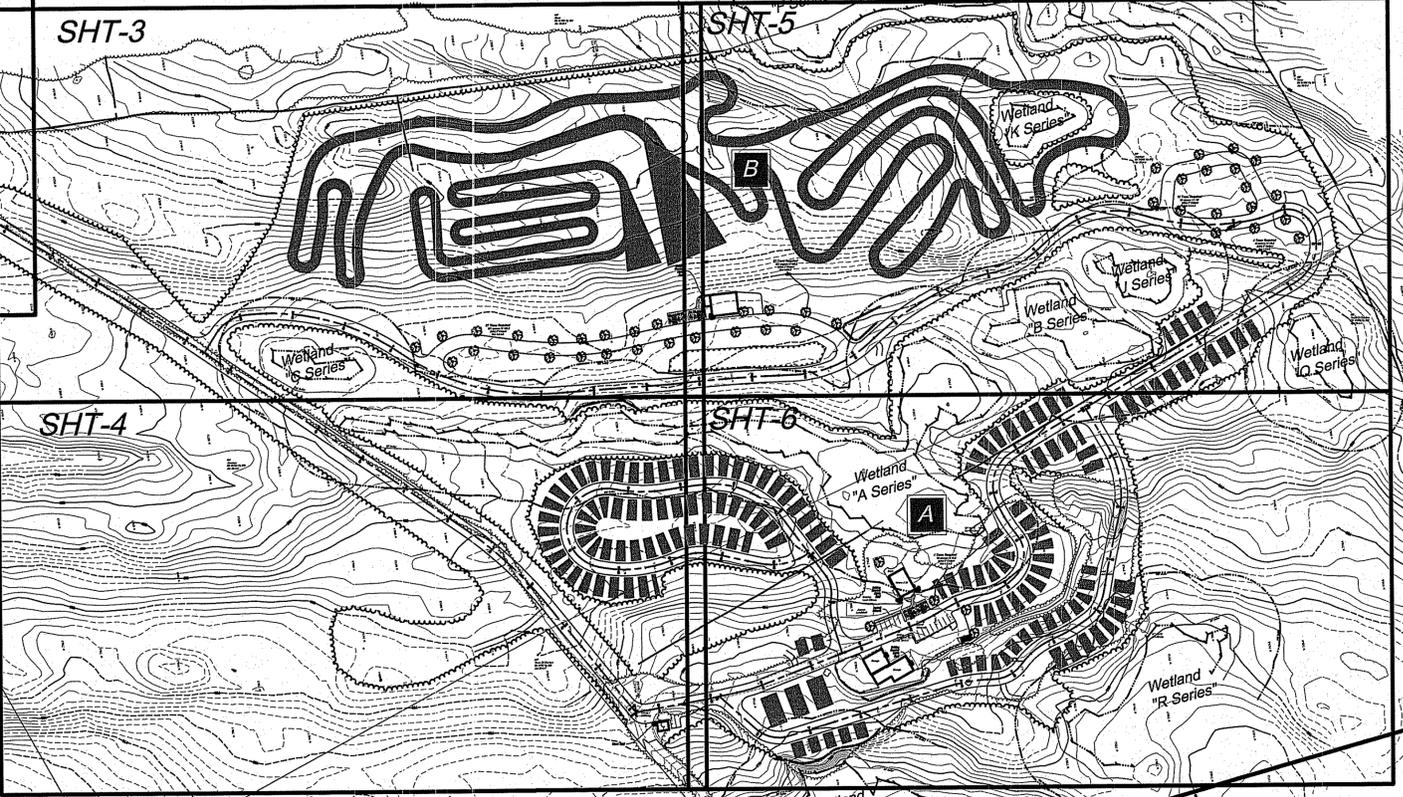
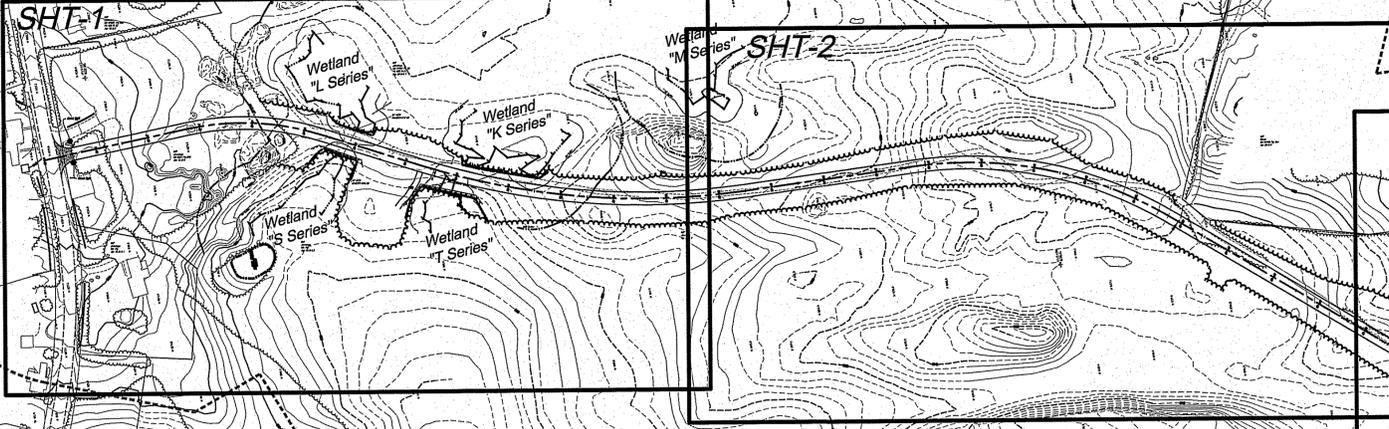
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DATE: \_\_\_\_\_  
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CHARLTON TOWN CLERK \_\_\_\_\_



**LEGEND**

**A** Family Campground 150 ± Spaces  
**B** Motocross / Offroad Park

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  - ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN. 18" WIDE 500 STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFERENCE SITENETWORK SPECIFICATIONS.
  - ALL CURBED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITENETWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - WETLANDS BUFFERS ARE PRESENT ON THIS SITE AS INDICATED BY THE WF SYMBOL AND THE FLAG NUMBER WF A-1
  - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED STANDARD SITE WORK SPECIFICATIONS.
  - PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
  - REFER TO ARCH. PLANS FOR BUILDING LIGHTING.

**UTILITY REQUIREMENTS**

**MAIN ACCESS DRIVE / CAMPGROUND DRIVES**

- WATER: NO WATER LINES ARE PROPOSED.
- SEWER LINES ARE PROPOSED.
- ELECTRIC: NO ELECTRIC OVERHEAD OR UNDERGROUND ARE PROPOSED.

**MOTOCROSS / OFFROAD AREA**

- WATER: NO WATER LINES ARE PROPOSED
- SEWER: SANI-CANS WILL BE PROVIDED AND REGULARLY MAINTAINED. ADDITIONAL UNITS SHALL BE BROUGHT IN FOR LARGER EVENTS.
- ELECTRIC: ELECTRICITY MAY BE PROVIDED OVERHEAD TO THE PROPOSED BUILDING.

**CAMPGROUND AREA**

- WATER: NO WATER LINES ARE PROPOSED CAMPERS WILL HAVE NO WATER HOOK UPS. THE EXISTING HOUSE WILL UTILIZE THE EXISTING WELL FOR OFFICE USE ONLY NO PUBLIC RESTROOMS.
- SEWER: SANI-CANS WILL BE PROVIDED AND REGULARLY MAINTAINED. CAMPERS WILL HAVE NO SEWER HOOK UPS. THE EXISTING HOUSE WILL UTILIZE THE EXISTING SEPTIC FOR OFFICE USE ONLY NO PUBLIC RESTROOMS.
- ELECTRIC: ELECTRICITY IS ALREADY PROVIDED TO THE EXISTING OFFICE AND MAY BE EXTENDED INTO THE CAMPGROUND DEPENDING UPON CAPACITY AND PROPER PERMITS.

**PARKING REQUIREMENTS**

CHARLTON ZONING BYLAW SECTION 4.2 OFF STREET PARKING AND LOADING

SECTION 4.2.2 REQUIRES 1 SPACE PER 250 Sq.Ft. NET

FLOOR AREA FOR THE USE OF " OTHER BUSINESS USE" CAMP GROUND  
 TOTAL BUSINESS BUILDING Sq Ft.=2,000  
 2,000 / 250= 8  
**8 SPACES REQUIRED**

4 HANDI-CAP SPACES  
 15 9X18 SPACES

**19 TOTAL SPACES PROVIDED**

FLOOR AREA FOR THE USE OF " OTHER BUSINESS USE" TRACK AREA  
 TOTAL BUSINESS BUILDING Sq Ft.=2,000  
 2,000 / 250= 8  
**8 SPACES REQUIRED**

6 HANDI-CAP SPACES  
 125 CAR / TRUCK & TRAILER SPACES (LOT A)  
 65 CAR / TRUCK & TRAILER SPACES (LOT B)

**196 TOTAL SPACES PROVIDED**

SECTION 4.2.4 REQUIRES A PARKING AREA OF OVER  
 6 SPACES TO HAVE A LOADING AREA  
**2 LOADING AREAS PROVIDED FOR CAMPGROUND AND TRACK AREA**

**HANDI-CAP PARKING REQUIREMENTS**

**CAMPGROUND PARKING AREA**  
 521 CMR 23.00  
 SECTION 23.2.1 REQUIRES 1 HANDI-CAP SPACES FOR  
 A PARKING LOT WITH BETWEEN 15-25 SPACES  
**4 VAN ACCESSIBLE SPACES PROVIDED**

**TRACK AREA**  
 521 CMR 23.00  
 SECTION 23.2.1 REQUIRES 6 HANDI-CAP SPACES FOR  
 A PARKING LOT WITH BETWEEN 151-200 SPACES  
**6 VAN ACCESSIBLE SPACES PROVIDED**

SECTION 23.2.1 REQUIRES ONE IN EVERY EIGHT SPACES SHALL BE VAN ACCESSIBLE  
**10 VAN ACCESSIBLE SPACES PROVIDED**

**LIGHTING REQUIREMENTS**

CHARLTON ZONING BYLAW SECTION 4.2.4.7 LIGHTING

THE PROPOSED BUILDING (CAMPGROUND OFFICE AND TRACK OFFICE) ARE GOING TO HAVE WALL MOUNTED LIGHTS. LIGHTING TO CONFORM TO 4.2.4.7

TWO POLE LIGHTS ARE TO BE PROVIDED AT THE ENTRANCE ONTO BROOKFIELD ROAD

ONE POLE LIGHT IS TO BE PROVIDED AT THE ENTRANCE OF THE CAMPGROUND.

ALL PROPOSED LIGHT FIXTURES SHOULD BE FULLY SHIELDED ABOVE 90° AND LIMIT THE LIGHT INTENSITY BETWEEN 80° AND 90° TO MITIGATE NIGHT SKY ILLUMINATION.  
 ANY PROPOSED LIGHTS TO BE NIGHT SKY COMPLIANT

**LANDSCAPE REQUIREMENTS**

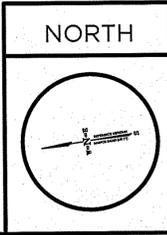
CHARLTON ZONING BYLAW SECTION 4.2 OFF STREET PARKING AND LOADING

SECTION 4.2.4.5 REQUIRES (1) TREE OF (2) INCHES IN CALIPER FOR EACH (5) SPACES  
 215 SPACES / 5 = 43 TREES  
**(43) 2" CALIPER TREES PROVIDED**

**OPEN SPACE REQUIREMENTS**

CHARLTON ZONING BYLAW SECTION 4.2.4.6 REQUIRES 25% UNOCCUPIED OPEN SPACE FREE OF BUILDING AND PARKING ECT.

THERE IS OVER 25% OF FREE UNOCCUPIED OPEN SPACE PROVIDED. ESSENTIALLY THE WETLANDS TAKE UP THAT 25%.



NO.	DATE	REVISION	BY

DRAWN BY: **JC** CHECKED BY: **ML**

CLIENT: Sunset City  
 P.O. Box 394  
 Charlton, MA 01507

**OVERALL LAYOUT PLAN**

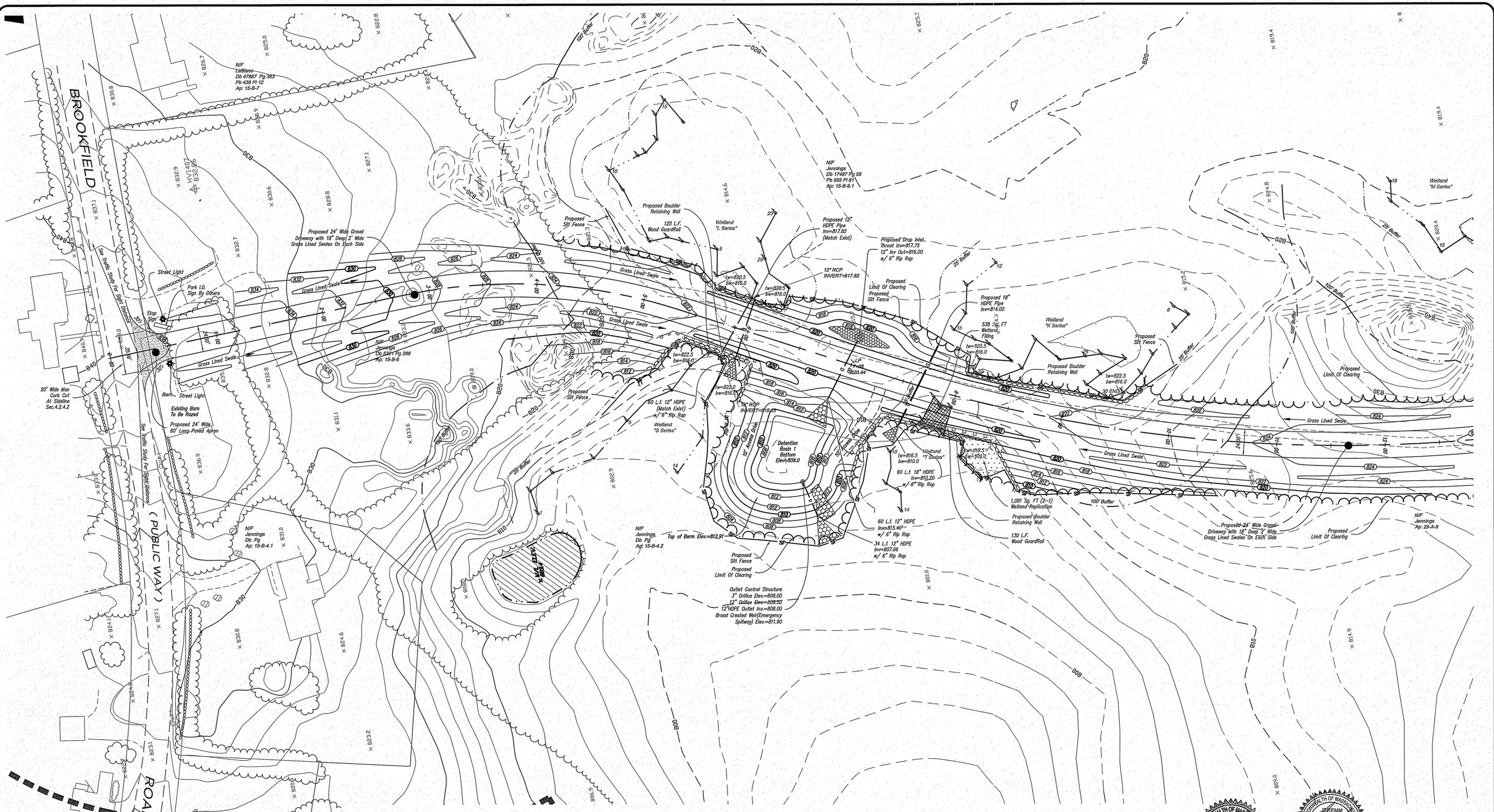
SITE ADDRESS:  
 Brookfield Road  
 Charlton, MA

39 ELM STREET  
 SOUTHBRIDGE, MA 01550  
 P 508.765.0195  
 F 508.765.0193  
 www.bertinengineering.com

**B BERTIN ENGINEERING**

DATE: **12-9-14** SCALE: **None** REV #: **0** PROJECT #: **14-643** DWG. NO.: **P-1**

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CHARLTON PLANNING BOARD

DATE: \_\_\_\_\_

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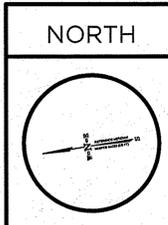
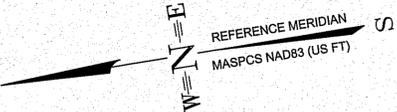
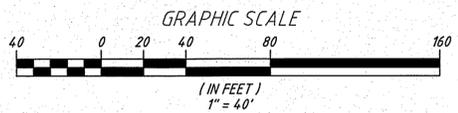
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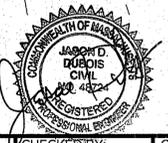
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CHARLTON TOWN CLERK



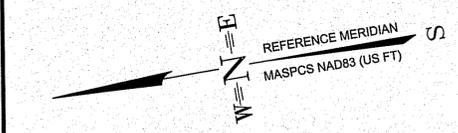
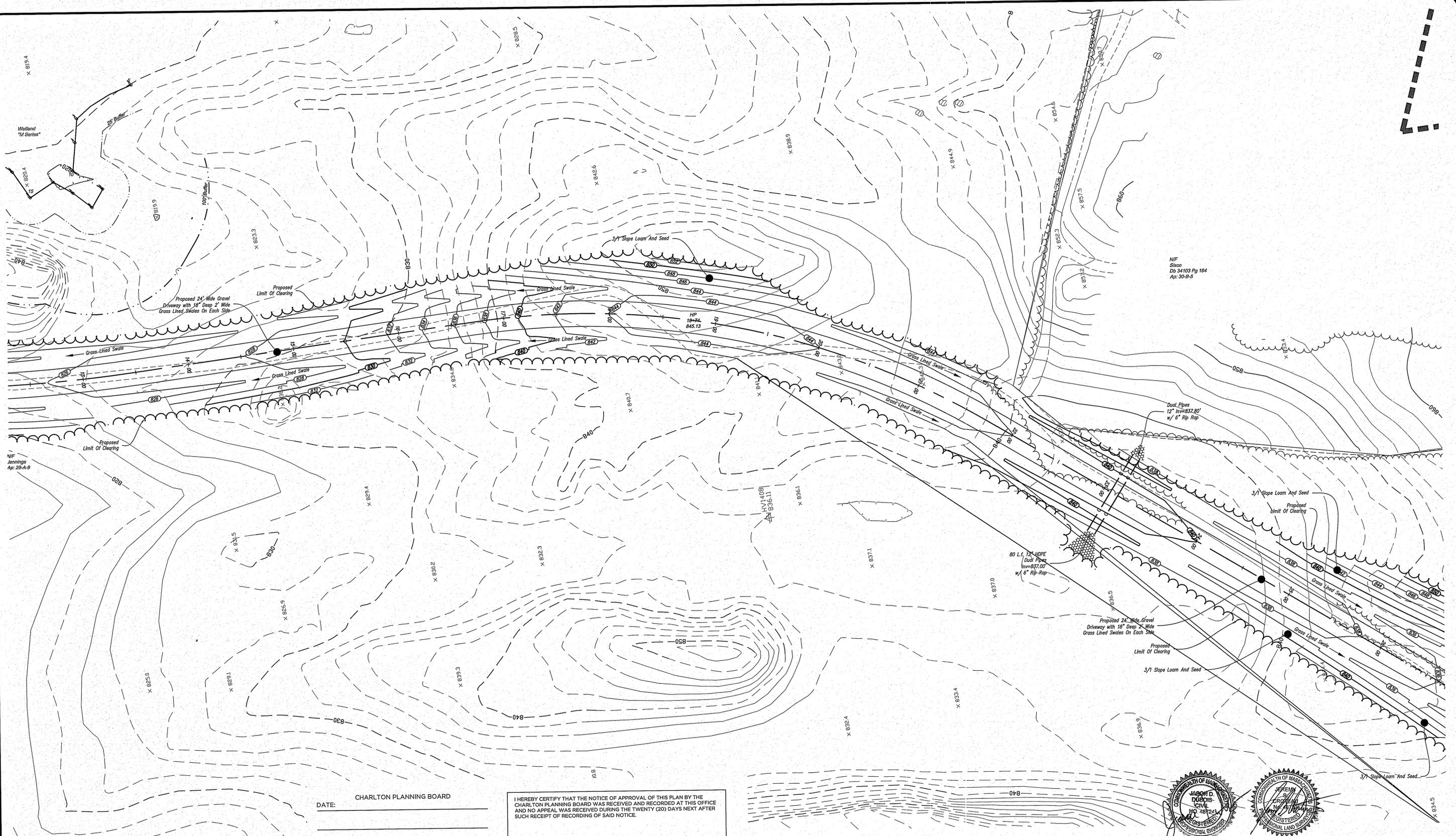
NO.	DATE	REVISION	BY

DRAWN BY: <b>JC</b> CALISTO J. BERTIN, P.E. <small>PROFESSIONAL ENGINEER</small> CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 RI. LIC. NO.: 6694	CHECKED BY: <b>ML</b> JASON D. DUBOIS, P.E. <small>PROFESSIONAL ENGINEER</small> MA. LIC. NO.: 48724 JEREMY S. CROTEAU, P.L.S. <small>PROFESSIONAL LAND SURVEYOR</small> MA. LIC. NO.: 48722	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507 <b>LAYOUT PLAN</b> SITE ADDRESS: Brookfield, Road Charlton, MA 39 ELM STREET SOUTHBRIIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
DATE: 12-9-14 SCALE: 1"=40' REV #: 0 PROJECT #: 14-643		DWG. NO.: L-1 4 OF 12 12/14



ORIGINAL

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DATE: \_\_\_\_\_

CHARLTON PLANNING BOARD

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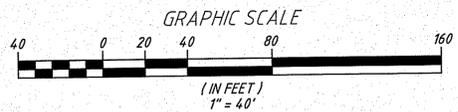
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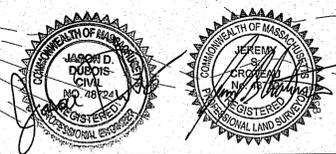
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CHARLTON TOWN CLERK



NORTH	NO.	DATE	REVISION	BY

DRAWN BY: <b>JC</b> <b>CALISTO J. BERTIN, P.E.</b> PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 63022 RI. LIC. NO.: 6694	CHECKED BY: <b>ML</b> <b>JASON D. DUBOIS, P.E.</b> PROFESSIONAL ENGINEER MA. LIC. NO.: 48724	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507 <b>LAYOUT PLAN</b> SITE ADDRESS: Brookfield, Road Charlton, MA <b>BERTIN ENGINEERING</b> 39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
DATE: <b>12-9-14</b> SCALE: <b>1"=40'</b> REV #: <b>0</b>	PROJECT #: <b>14-643</b> DWG. NO.: <b>L-2</b>	



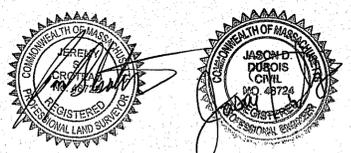
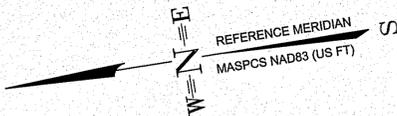
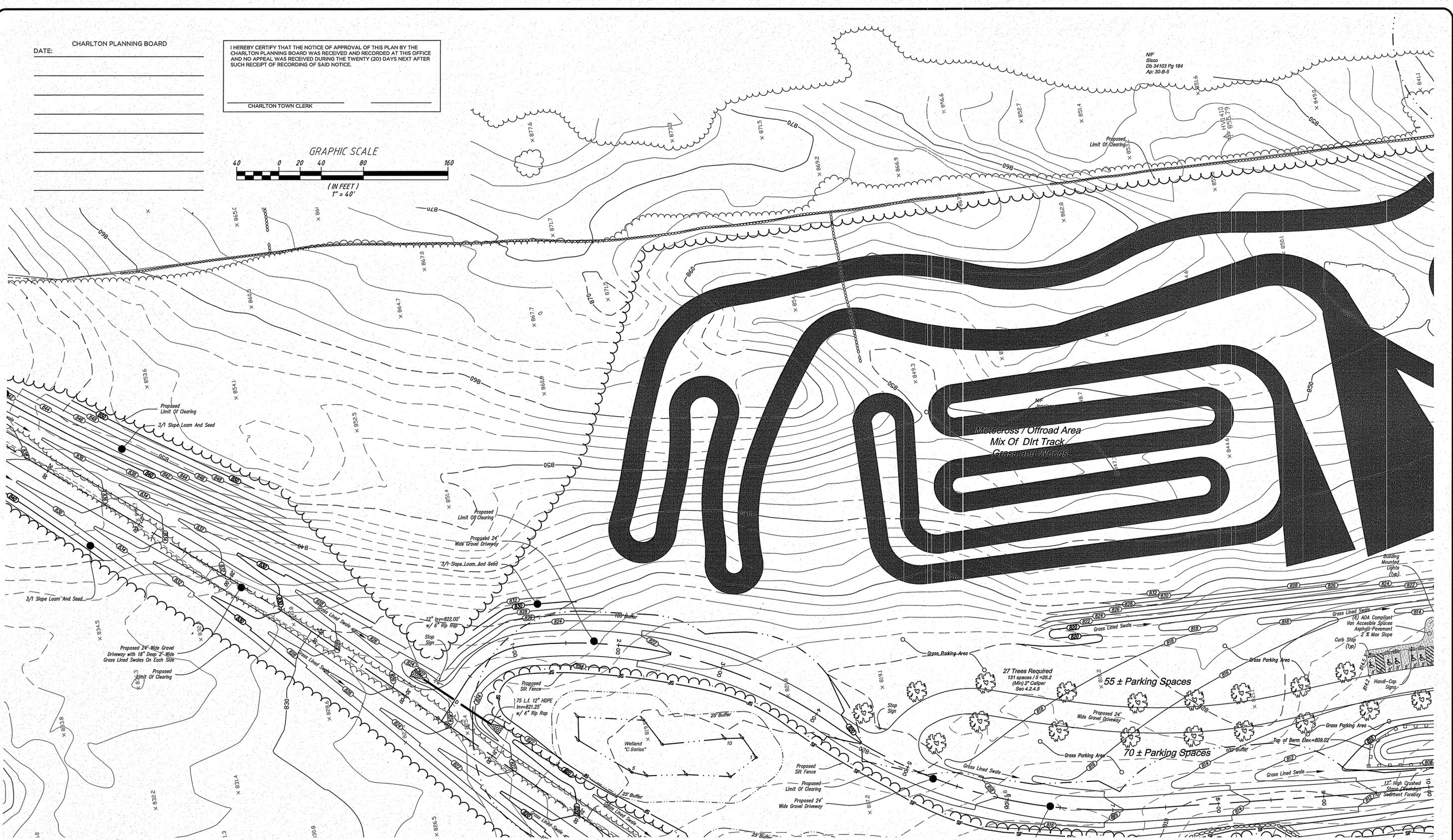
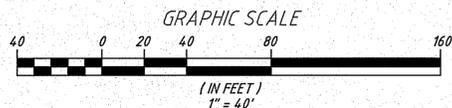
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DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CHARLTON PLANNING BOARD

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE CHARLTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

CHARLTON TOWN CLERK

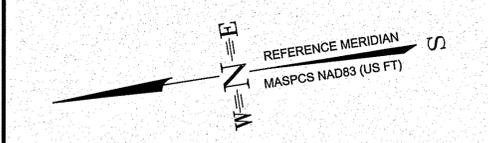
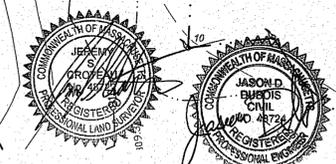
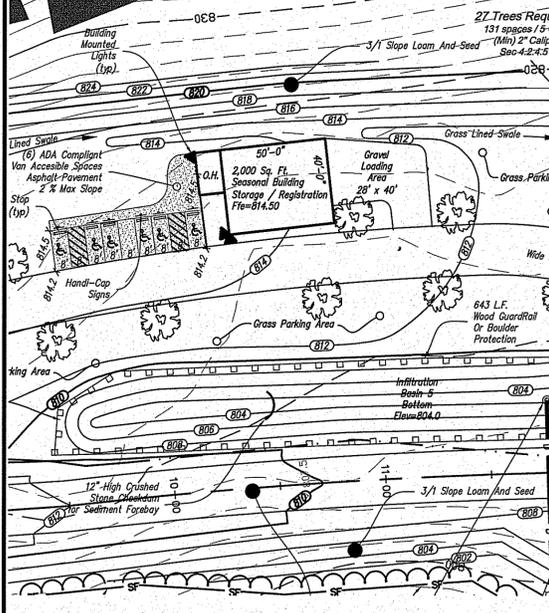
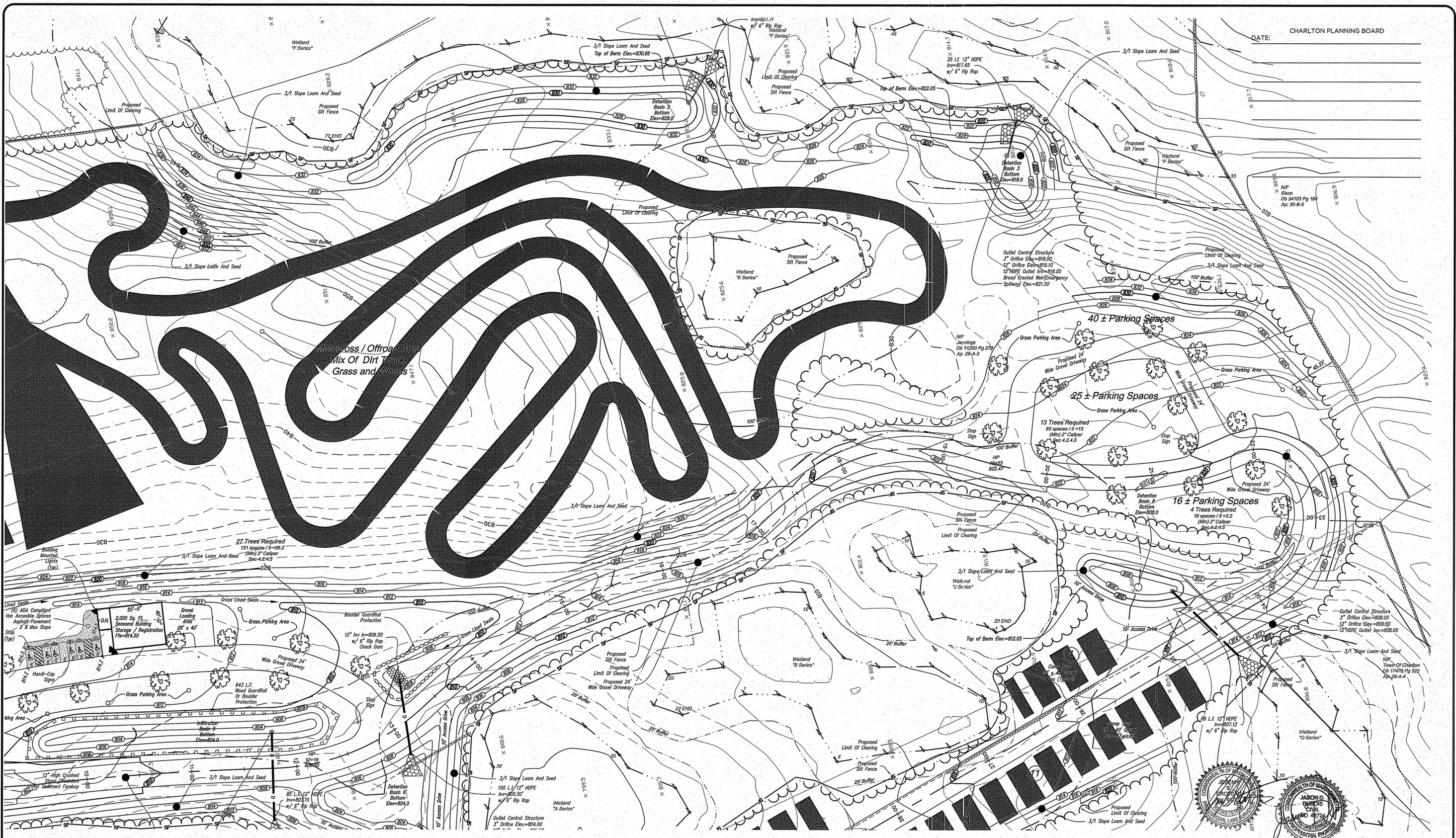


NORTH 	DRAWN BY: <b>JC</b> <b>CALISTO J. BERTIN, P.E.</b> PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 NH. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	CHECKED BY: <b>ML</b> <b>JASON D. DUBOIS, P.E.</b> PROFESSIONAL ENGINEER MA. LIC. NO.: 48724 <b>JEREMY S. CROTEAU, P.L.S.</b> PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507 <b>LAYOUT PLAN</b> SITE ADDRESS: Brookfield, Road Charlton, MA <b>BERTIN ENGINEERING</b> 39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
	NO. DATE REVISION BY	DATE: <b>12-9-14</b> SCALE: <b>1"=40'</b> REV #: <b>0</b> PROJECT #: <b>14-643</b> DWG. NO.: <b>L-3</b>	

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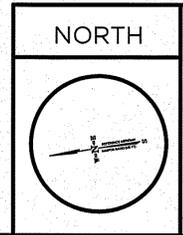
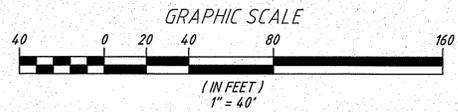






I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE CHARLTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

CHARLTON TOWN CLERK



NO.	DATE	REVISION	BY

<b>DRAWN BY:</b> JC CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 NH. LIC. NO.: 9366 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	<b>CHECKED BY:</b> ML JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724 JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722	<b>CLIENT:</b> Sunset City P.O. Box 394 Charlton, MA 01507 <b>LAYOUT PLAN</b> <b>SITE ADDRESS:</b> Brookfield, Road Charlton, MA <b>B BERTIN ENGINEERING</b> 39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com	
<b>DATE:</b> 12-9-14	<b>SCALE:</b> 1" = 40'	<b>REV #:</b> 0	<b>PROJECT #:</b> 14-643
		<b>LDWG. NO.:</b> L-6	

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I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE CHARLTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

CHARLTON TOWN CLERK \_\_\_\_\_

DATE: \_\_\_\_\_

CHARLTON PLANNING BOARD

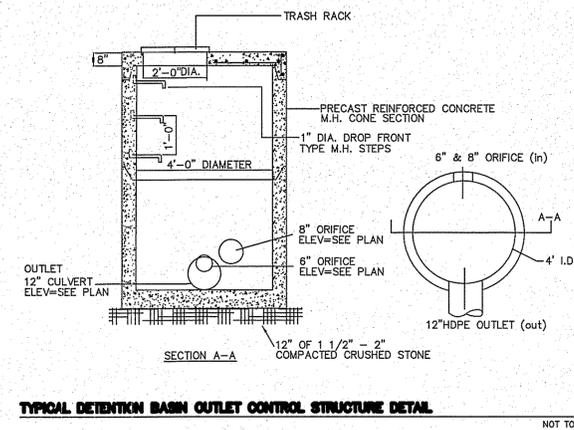
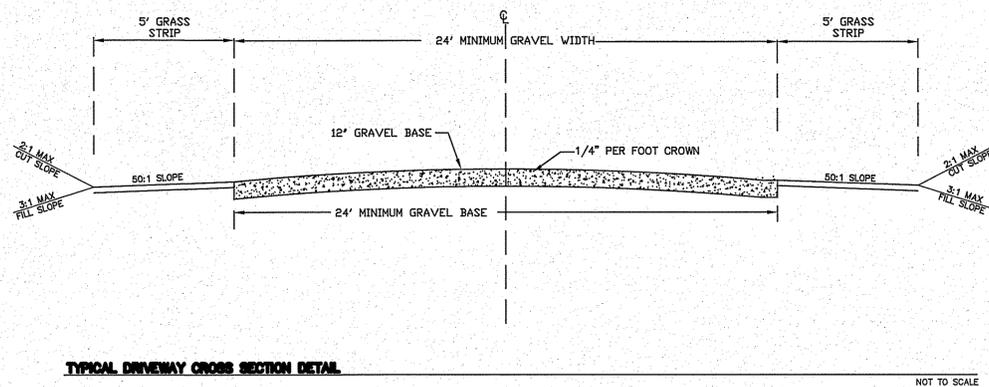
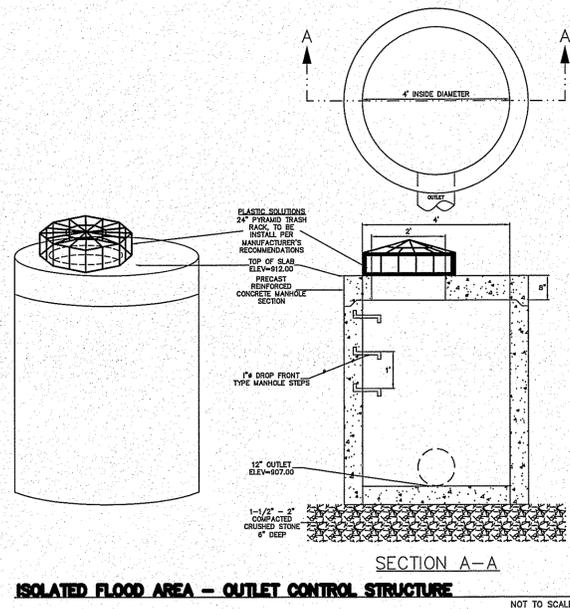
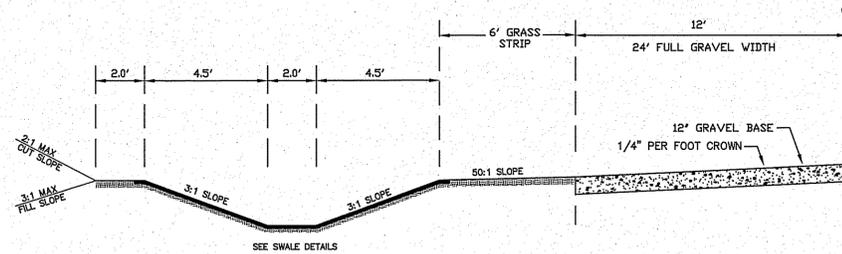
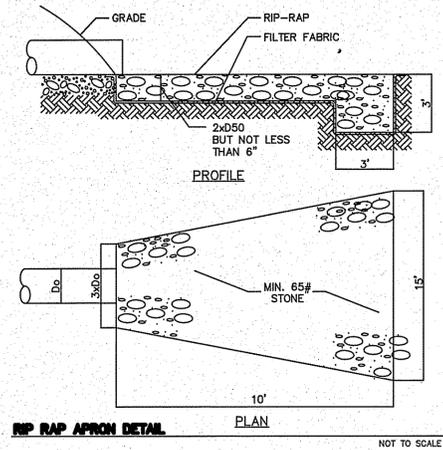
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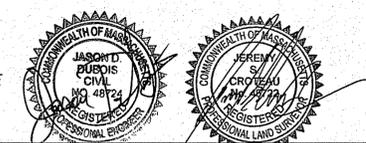
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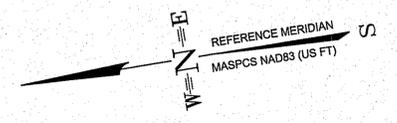
	NO. DATE _____	REVISION _____	BY _____	DRAWN BY: <b>JC</b> CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	CHECKED BY: <b>ML</b> JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724 JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507 <b>DETAIL SHEET</b> SITE ADDRESS: Brookfield, Road Charlton, MA 39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
				DATE: <b>12-9-14</b>	SCALE: <b>None</b>	REV #: <b>0</b>



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ROAD

BROOKFIELD



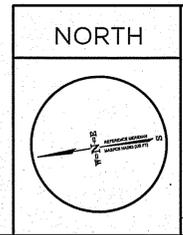
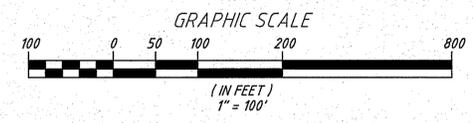
DA-E1  
AREA: 501,184  
CN=58  
Tc=23.9 Min

Cart Path

Cart Path

FLOW PATH

FLOW PATH



NO.	DATE	REVISION	BY

DRAWN BY: **JDD**  
**CALISTO J. BERTIN, P.E.**  
 PROFESSIONAL ENGINEER  
 CT. LIC. NO.: 12950  
 MA. LIC. NO.: 40395  
 N.H. LIC. NO.: 9368  
 N.J. LIC. NO.: 28845  
 N.Y. LIC. NO.: 60022  
 R.I. LIC. NO.: 6694

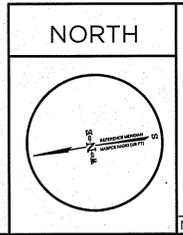
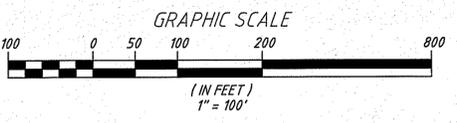
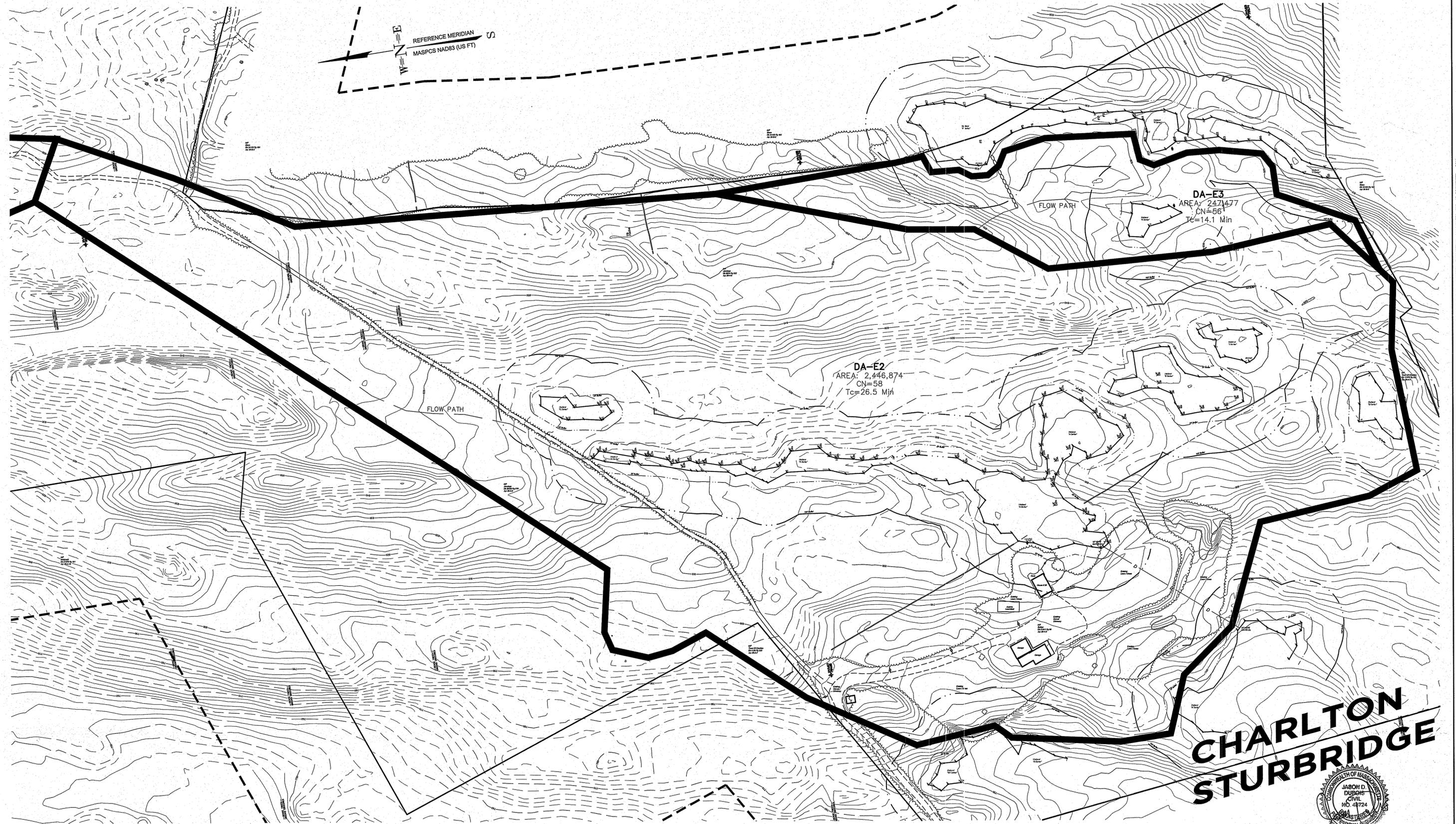
CHECKED BY: **ML**  
**JASON D. DUBOIS, P.E.**  
 PROFESSIONAL ENGINEER  
 MA. LIC. NO.: 48724  
**JEREMY S. CROTEAU, P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 MA. LIC. NO.: 48722

CLIENT: Sunset City, Inc  
 P.O. Box 394  
 Charlton, MA 01507  
**EXISTING DRAINAGE PLAN**  
 SITE ADDRESS:  
 Brookfield, Road  
 Charlton, MA  
**B BERTIN ENGINEERING**  
 39 ELM STREET  
 SOUTHBRIDGE, MA 01550  
 P 508.765.0195  
 F 508.765.0193  
 www.bertinengineering.com  
 DATE: 12-8-14 SCALE: 1" = 100' REV #: 0 PROJECT #: 13-643 DWG. NO.: DA-1



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ORIGINAL  
12-14-14



NO.	DATE	REVISION	BY

DRAWN BY: <b>JDD</b> CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	CHECKED BY: <b>ML</b> JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724 JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722
---	---

CLIENT: Sunset City, Inc P.O. Box 394 Charlton, MA 01507	<b>EXISTING DRAINAGE PLAN</b>
SITE ADDRESS: Brookfield, Road Charlton, MA	39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
DATE: 12-5-14	SCALE: 1" = 100'
REV #: 0	PROJECT #: 13-643
	DWG. NO.: DA-2

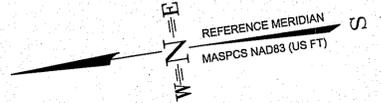


ORIGINAL  
12-14-14

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ROAD

BROOKFIELD



DA-P1  
AREA: 229,762  
CN=68  
Tc=31.2 Min

DA-P2  
AREA: 271,422  
CN=61  
Tc=29.3 Min

DA-P13  
AREA: 220,218  
CN=57  
Tc=14.6 Min

DA-P6  
AREA: 392,108  
CN=61  
Tc=32.9 Min

DA-P7  
AREA: 361,668  
CN=64  
Tc=30.1 Min

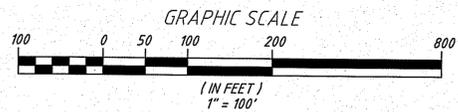
FLOW PATH

FLOW PATH

FLOW PATH

FLOW PATH

FLOW PATH



NORTH



DRAWN BY: JDD

CALISTO J. BERTIN, P.E.  
PROFESSIONAL ENGINEER  
CT. LIC. NO.: 12950  
MA. LIC. NO.: 40595  
N.H. LIC. NO.: 9368  
N.J. LIC. NO.: 28845  
N.Y. LIC. NO.: 60022  
R.I. LIC. NO.: 6694

CHECKED BY: ML

JASON D. DUBOIS, P.E.  
PROFESSIONAL ENGINEER  
MA. LIC. NO.: 48724  
JEREMY S. CROTEAU, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
MA. LIC. NO.: 48722

CLIENT: Sunset City, Inc  
P.O. Box 394  
Charlton, MA 01507

**PROPOSED DRAINAGE PLAN**  
SITE ADDRESS:  
Brookfield, Road  
Charlton, MA

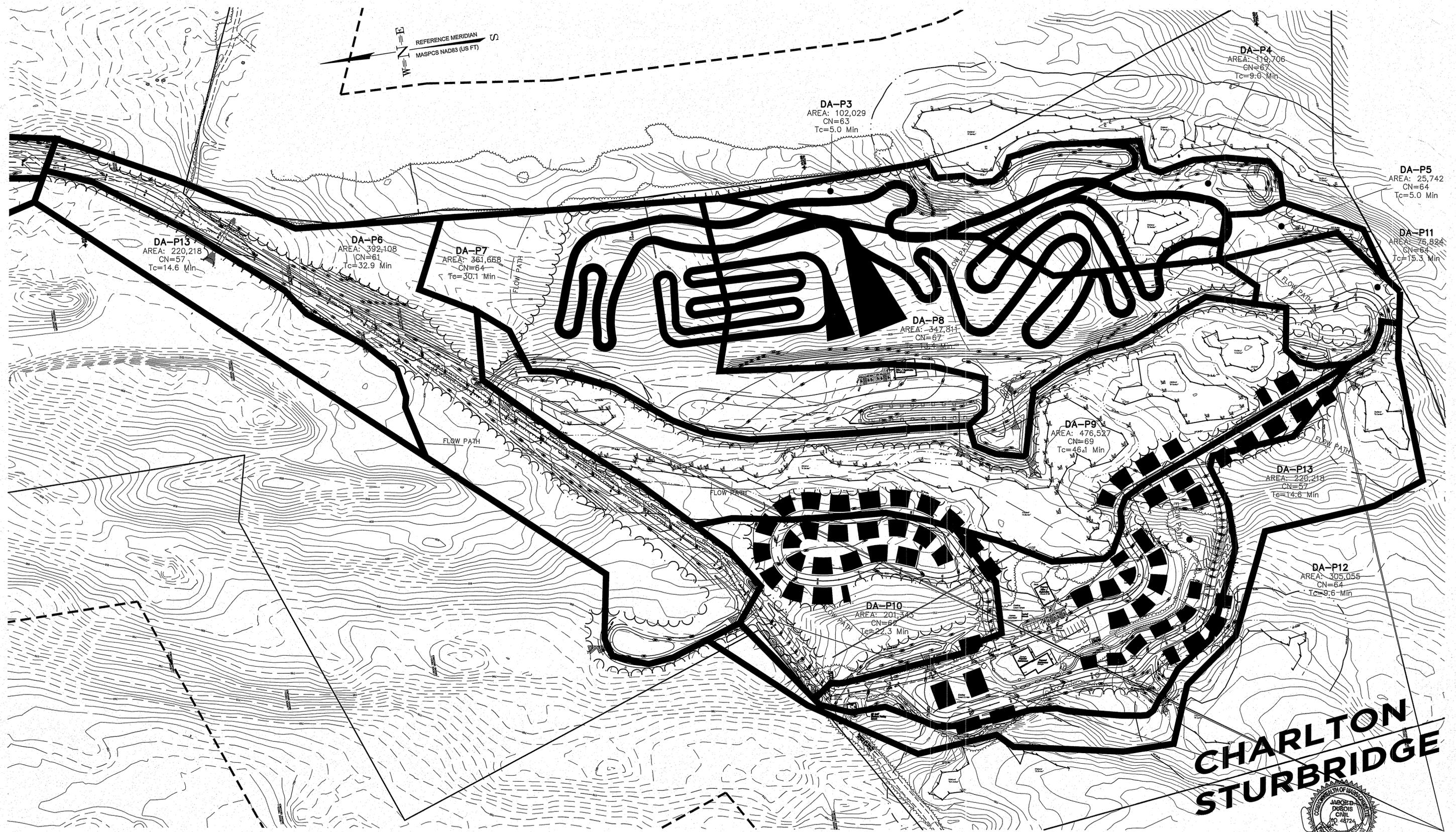
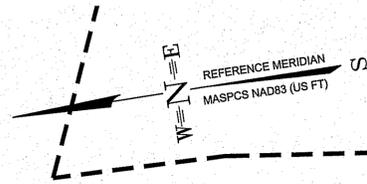
**B BERTIN ENGINEERING**  
39 ELM STREET  
SOUTHBRIDGE, MA 01550  
P 508.765.0195  
F 508.765.0193  
www.bertinengineering.com

DATE: 12-8-14 SCALE: 1" = 100' REV #: 0 PROJECT #: 13-643 DWG. NO.: DA-3

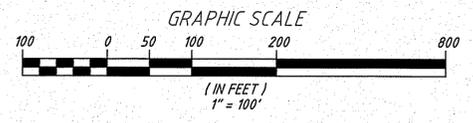
NO. DATE REVISION BY

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ORIGINAL



# CHARLTON STURBRIDGE



NORTH 	NO. DATE	REVISION	BY	DRAWN BY: <b>JDD</b>	CHECKED BY: <b>ML</b>	CLIENT: Sunset City, Inc. P.O. Box 394 Charlton, MA 01507
				CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 NH. LIC. NO.: 8368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 RI. LIC. NO.: 6694	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724  JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722	<b>PROPOSED DRAINAGE PLAN</b> SITE ADDRESS: Brookfield, Road Charlton, MA
						39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
						DATE: 12-5-14 SCALE: 1" = 100' REV #: 0 PROJECT #: 13-643 DWG. NO.: DA-4

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ORIGINAL  
12-10-14