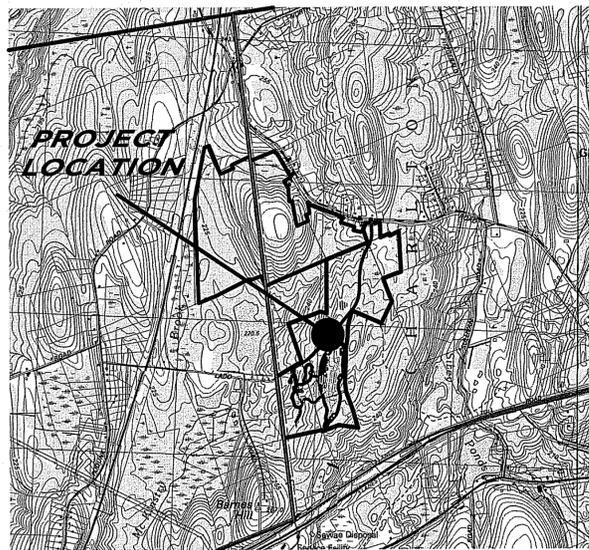
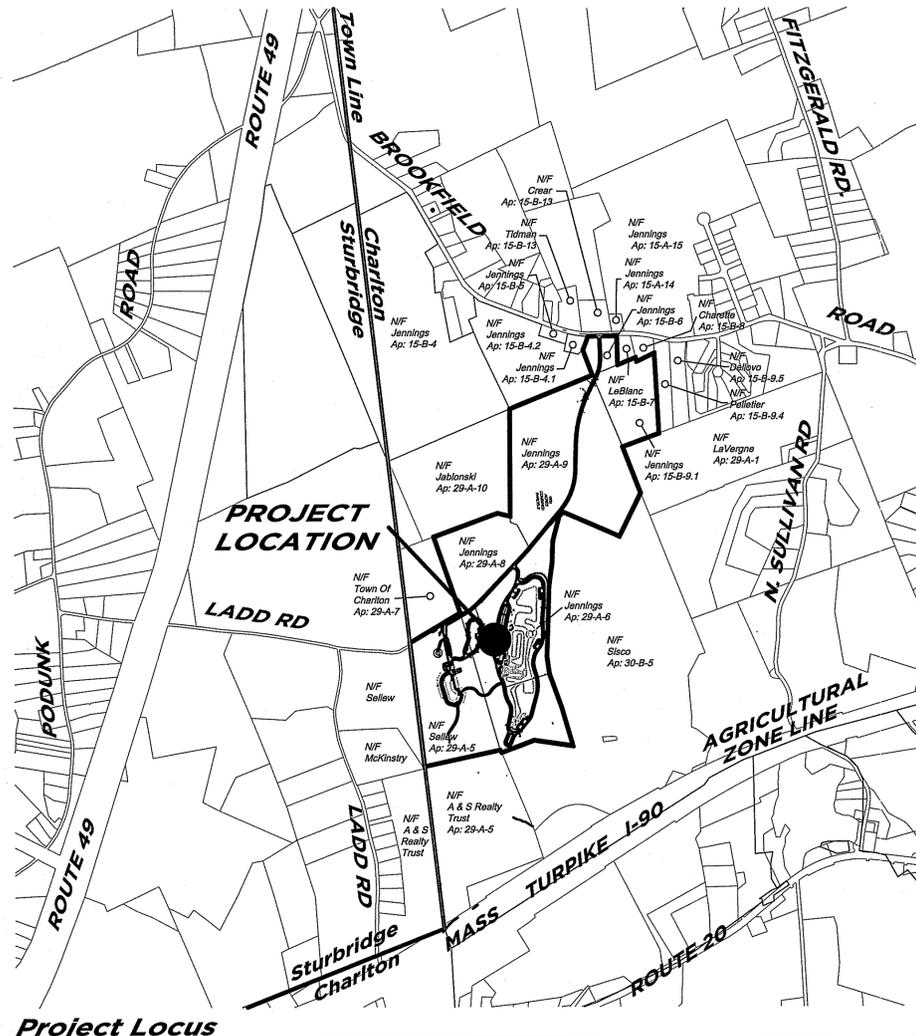


SUNSET CITY

Brookfield Road - Route 49 Charlton, Massachusetts



Site Locus
Scale: 1"=2000'



Project Locus
Scale: 1"=1000'

DRAWING LIST		
SYM	SHEET	NAME
C	1 OF 13	COVER SHEET
E-1	2 OF 13	EXISTING CONDITIONS PLAN
P-1	3 OF 13	LANDSCAPE / PARKING PLAN
P-2	4 OF 13	OVERALL SITE LAYOUT PLAN
L-1	5 OF 13	SITE LAYOUT PLAN
L-2	6 OF 13	SITE LAYOUT PLAN
L-3	7 OF 13	SITE LAYOUT PLAN
L-4	8 OF 13	SITE LAYOUT PLAN
L-5	9 OF 13	SITE LAYOUT PLAN
L-6	10 OF 13	SITE LAYOUT PLAN
S-1	11 OF 13	EROSION CONTROL PLAN
D-1	12 OF 13	DETAIL SHEET
D-2	13 OF 13	DETAIL SHEET

Record Owner(s)

Jennings
P.O. Box 394
Charlton, Ma 01507

Sellew
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

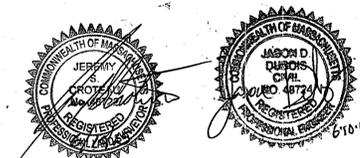
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE CHARLTON PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

CHARLTON TOWN CLERK

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.



NORTH	DRAWN BY: JC	CHECKED BY: ML	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507
	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	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724	COVER SHEET SITE ADDRESS: Brookfield Road Charlton, MA
	1 6-8-15	REVISED SITE LAYOUT	JC
	NO. DATE	REVISION	BY
		DATE: 12-9-14	SCALE: VARIES
		REV #: 1	PROJECT #: 14-643
		DATE: 12-9-14	SCALE: VARIES
		REV #: 1	PROJECT #: 14-643
		DATE: 12-9-14	SCALE: VARIES
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		DATE: 12-9-14	SCALE: VARIES
		REV #: 1	PROJECT #: 14-643

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

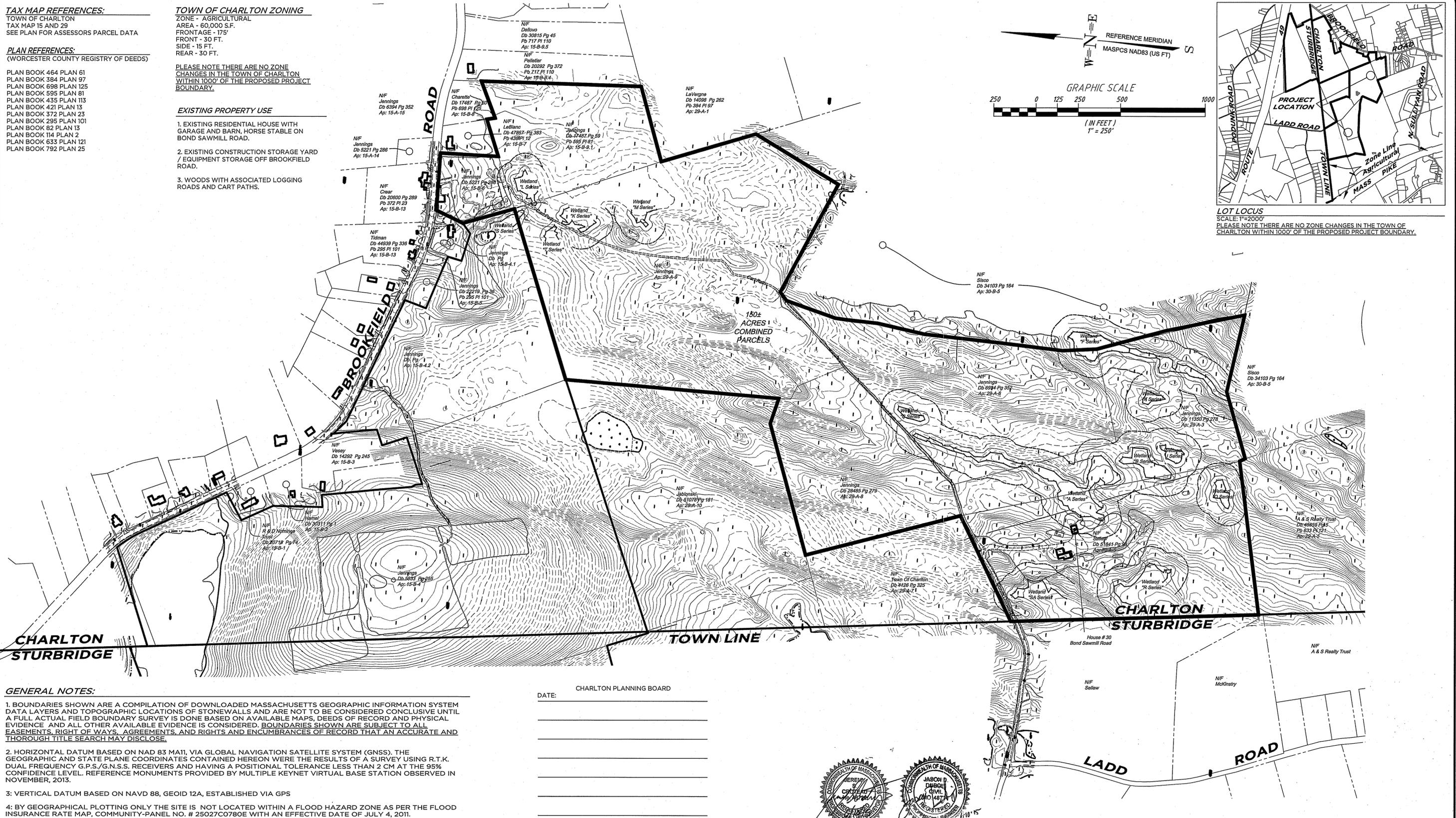
TOWN OF CHARLTON ZONING

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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.

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.



GENERAL NOTES:

1. BOUNDARIES SHOWN ARE A COMPILATION OF DOWNLOADED MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM DATA LAYERS AND TOPOGRAPHIC LOCATIONS OF STONEWALLS AND ARE NOT TO BE CONSIDERED CONCLUSIVE UNTIL A FULL ACTUAL FIELD BOUNDARY SURVEY IS DONE BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE AND ALL OTHER AVAILABLE EVIDENCE IS CONSIDERED. BOUNDARIES SHOWN ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
2. HORIZONTAL DATUM BASED ON NAD 83 MA11, 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 GPS/GNSS 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 WOLFBOURNE, MASSACHUSETTS. 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 ARE SHOWN REPRESENT ROOF LINES AS COLLECTED FROM AERIAL PHOTOGRAPHY. PHOTO DATE 4-2014.
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.

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 	1 6-8-15 NO. DATE	REVISED SITE LAYOUT REVISION	JC BY	DRAWN BY: JC 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 P.O. Box 394 Charlton, MA 01507 EXISTING CONDITIONS SITE ADDRESS: Brookfield Road Charlton, MA	39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
				DATE: 12-9-14 SCALE: 1"=250' REV #: 1 PROJECT #: 14-643 DWG. NO.: E-1			

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Campground Rules

- Upon arrival please register all vehicles, campers, visitors, pets and pit/dirt bikes at the office prior to entering the camp resort. All vehicles and RV's must have valid I.D. tags displayed at all times. Recreational vehicles will require having a vin number on file prior to riding. We suggest bringing a copy of Title papers for our records. Pets must have proof of shots and ownership. The park assumes no responsibility for accidents, injuries or loss from any cause including lost, stolen or items left behind or damaged. The Management reserves the right to interpret all rules. Campers and visitors who are uncooperative or violate park rules may be asked to leave with no refund.
- 5 M.P.H. throughout campsites in vehicles. You must stop at all stop signs.
- Riding in pits is allowed for the signed up rider ONLY, to get from your site to the track and back. No revving of bike at campsite. Ride 1st Gear slow (5 M.P.H.) and MUST wear helmet. NO passengers.
- Enter at your own risk.
- Ride at your own risk.
- Excessive drinking or intoxication of any kind is not permitted.
- No drugs, fireworks, Bow & Arrows and Firearms allowed.
- Only pre-packaged wood labeled "Kiln-dried" is allowed.
- Fire rings are supplied at each site. Fires must be attended to AT ALL TIMES. Campfires must be extinguished by 11:00pm.
- No open campfires, only in designated fire rings- covered chimineas are allowed - must be 16" off ground.
- Fires may not be started if the State declares a Class 4 or 5 day. Please check "Fire Danger Sign" before starting your fire.
- Pets must be on a leash at all times. Pet owners MUST clean up after pets.
- Bicycles, skates, scooter, stake boards are allowed in the park. Massachusetts's law requires that any person wear a bicycle helmet 16 years of age or under.
- Do not create jumps or holes on the property for bicycle riding. Do not ride recklessly or leave bikes in drive/pathways. Violations will result in loss of bike privileges.
- No riding bicycles, skates, scooter, stake boards, pit/dirt bikes after dusk.
- Quiet Time, including generators, 11pm - 6am.
- Be courteous to your neighbors. This is a family campground please keep profanity to minimal. Please do not walk thru any campsites other than your own. Use roadways and pathways when walking thru the park.
- No dumping of ANY fluids such as: RV fluid, Oil, Antifreeze, ect. (Any offense is a lifetime ban!)
- No destruction of property (any offense is a lifetime ban!)
- Please no sitting, standing or leaning your bike on fences.
- Vandalism and theft will be reported to the police.
- The cutting of shrubs or standing trees is strictly prohibited.
- Household Trash must be brought to the dumpsters located throughout the park. Broken furniture, awnings, grills, packaging, tires or used oil(s) are considered not household trash and should be taken home with you.
- Greywater/Sewage dumping on the ground is strictly prohibited. All greywater/sewage is to be disposed at the dump station.
- Washing vehicles, trailers or (motor) bikes is prohibited.

Track Rules

Please note that the Campground Rules still apply while riding at the Track

- Enter and Ride at your own risk.
- Must sign in before entering the track and riding. If first time riding, you MUST sign waiver. A parent or legal guardian must accompany all riders under the age of 18 and copy of legal birth certificate must be on file.
- NO spectators on the track at anytime.
- NO pets on the track at anytime. Pets must be on a leash at all times.
- Riders may NOT drink any alcohol while riding. If so, you will not be allowed to ride for the remainder of the day.
- Please no sitting, standing or leaning your bike on fences.
- Sealed 5-gallon (or under) Gas containers only - Nothing larger permitted. (Re) fuel in vehicle/trailer it was brought on. Do not leave containers along the fence or at starting gate. No changing oil or other fluids.
- If you have a mechanical issue, move off the track and out of the way of other riders.
- No cutting, stopping or pulling to the side on the track. Please enter/exit as indicated.
- NO sneakers/shorts/tank tops while riding.
- MUST wear helmet, goggles, long sleeves and protective gear at all times.
- No loud pipes. Must meet sound/AMA requirements.
- Please note flag indications:
 - Yellow: Rider Down, proceed with caution, NO jumping
 - Black: Exit track immediately.
- If rider fails to follow flags or track rules, they will not be allowed to ride for the remainder of the day.

Sunset City Parking Requirements

- Charlton Zoning By-Law Section 4.2 - Off Street Parking and Loading
- Section 4.2.2 requires 1 space per 250 sq.ft. net building area.

Sunset City Campground

- Floor Area for the use of "Other Business Use"
 - Total Business Building Sq. Ft. - 2,000
 - 2,000 / 250sq. ft. = 8 Parking Spaces Required
- 90 Total Campsites
- 35 Water / Electric Hook Up Campsites
- 55 Safari Field Campsites No Hook Up
- 57 Total Parking Spaces Provided
- 51 Visitor Parking Spaces Provided
- 6 Accessible Parking Spaces Provided
- Please Note All Campsites Are Accessible

Sunset City Motocross

- Floor Area for the use of "Other Business Use"
 - Total Business Building Sq. Ft. - 2,000
 - 2,000 / 250sq. ft. = 8 Parking Spaces Required
- 475 Total Parking Spaces For The Motocross Area
- 272 Oversize Rider Parking Spaces Provided
- 185 Spectator Parking Spaces Provided
- 18 Accessible Parking Spaces Provided
- Section 4.2.4 requires a parking area of over 6 spaces to have a loading area
- 2 - Loading Area Provided for Campground and Track Area

Handicap Parking Requirements

Sunset City Campground

- 521 CMR 23.00, Section 23.2.1 requires 3 Handicap Space for a Parking Lot Between 51-75 spaces.
- 6 - Van Accessible Spaces Provided

Sunset City Motocross

- 521 CMR 23.00, Section 23.2.1 requires 9 Handicap Space for a Parking Lot Between 401-500 spaces.
- 18 - Van Accessible Spaces Provided
- Section 23.2.1 requires One in every Eight Spaces shall be Van Accessible.
- 24 - Van Accessible Spaces Provided

Utility Requirements

Sunset City Campground

- Please note Board of Health and DEP Approval is required for the proposed utility connections outlined herein
- Water is to be piped to each of the 35 campsites
- Electric is to be provided to each of the 35 campsites
- No Hook ups are proposed for the 55 safari campsites
- A Bath House is provided in each area of the campground providing 3 toilets, sinks and showers per sex
- A Sewer Dump Station is Provided For All 90 Campsites
- 90 gpd per day per campsite (90x90 8,100 gpd total)

Sunset City Motocross

- Water: No waterlines are proposed hand wash stations provided in sant cans
- Sewer: Sani-cans will be provided and regularly maintained. Additional units shall be brought in for larger events.
- Electric will be provided for the office building.

Lighting Requirements

Charlton Zoning By-Law, Section 4.2.4.7 - Lighting

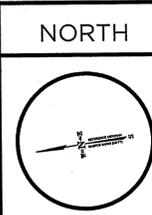
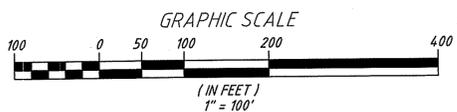
- The proposed building (Campground Office and Track Office) are going to have Wall Mounted Lights. Lighting to conform to 4.2.4.7.
- One pole light is provided at the entrance onto Brookfield Road, no light is to spill into brookfield road.
- Pole lights are provided throughout the Campground as shown.
- 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
- Motocross Track Area 475 / 5 = 95 Trees Required
- Campground Area 57 / 5 = 12 Trees Required
- 107 Trees Required
- 116 Trees Provided
- The Landscaping Is Also Shown On Sheets L-1 Thru L-6 For Clarity

SITE PLANT LIST

KEY	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	VA	18	DELEWARE AMERICAN ELM	VLMUS AMERICANA DELAWARE	3"-3.5", B&B
(Symbol)	AC	27	GREEN MOUNTAIN LEGACY	ACER SACCHARUM	3"-3.5", B&B
(Symbol)	QR	33	RED OAK	QUERCUS RUBA	3"-3.5", B&B
(Symbol)	AR	19	CRIMSON KING MAPLE	ACER PLATANOIDES 'CRIMSON KING'	3"-3.5", B&B
(Symbol)	NS	19	NORWAY SPRUCE	PICEA ABIES	8"-10", B&B



1	6-8-15	REVISED SITE LAYOUT	JC
NO.	DATE	REVISION	BY

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

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

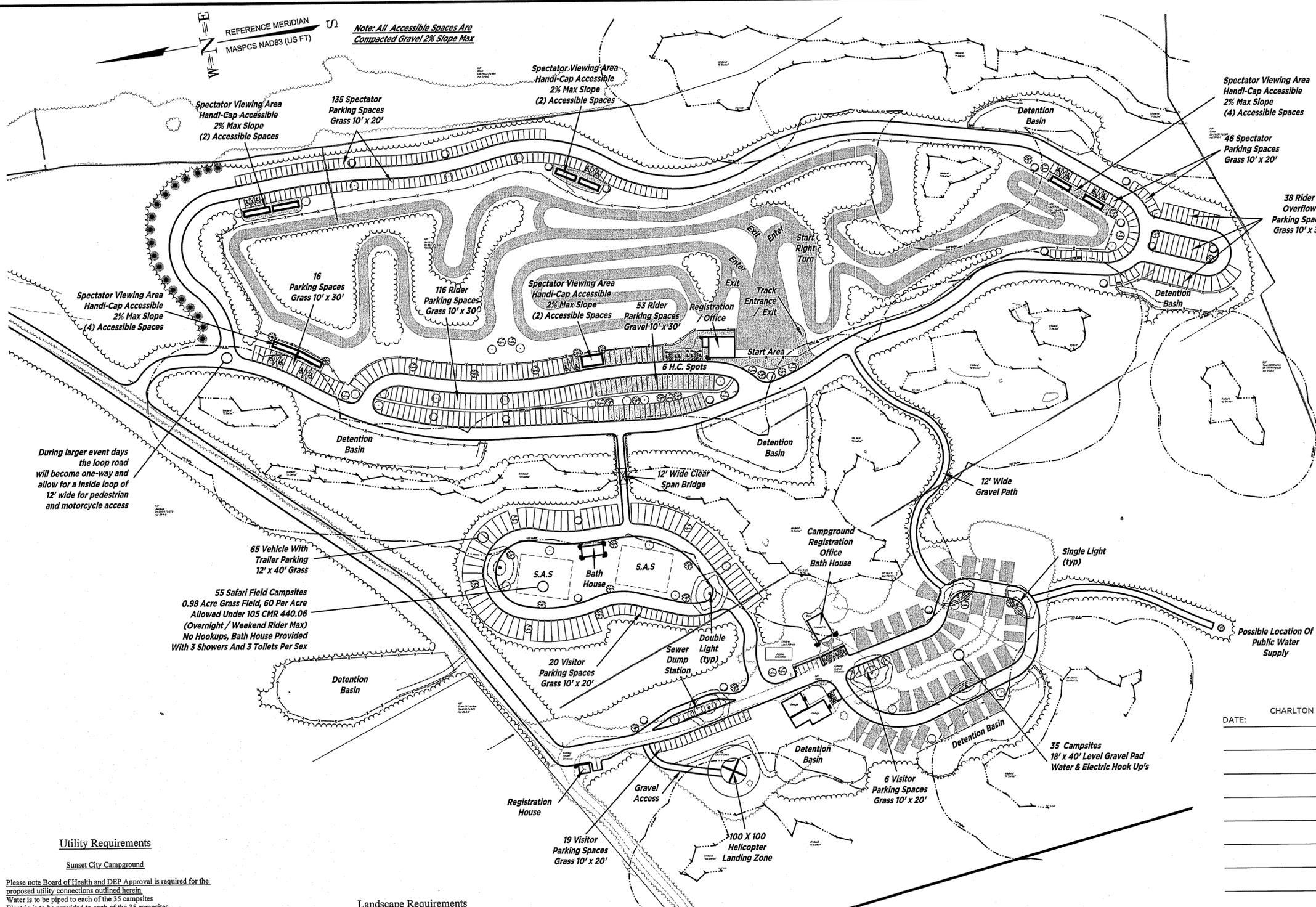
CLIENT: Sunset City
P.O. Box 394
Charlton, MA 01507

Landscape / Parking Plan

SITE ADDRESS:
Brookfield Road
Charlton, MA

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

DATE: 12-9-14 SCALE: 1"=100' REV # 1 PROJECT #: 14-643 DWG. NO.: P-1



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ROAD

SHT-1

SHT-2

SHT-3

SHT-6

SHT-4

SHT-5

150± ACRES COMBINED PARCELS

LEGEND

- A** Sunset City Campground
- B** Sunset City Motocross

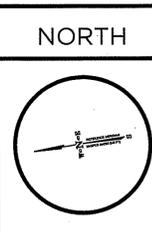
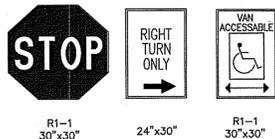
SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBLES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. 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 SOD STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFERENCE SITEMARK SPECIFICATIONS.
5. ALL CURBED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. 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 SITEMARK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. WETLANDS BUFFERS ARE PRESENT ON THIS SITE AS INDICATED BY THE WF SYMBOL AND THE FLAG NUMBER WF-A-1.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED STANDARD SITE WORK SPECIFICATIONS.
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR BUILDING LIGHTINGS.

OPEN SPACE REQUIREMENTS

CHARLTON ZONING BY LAW 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%.

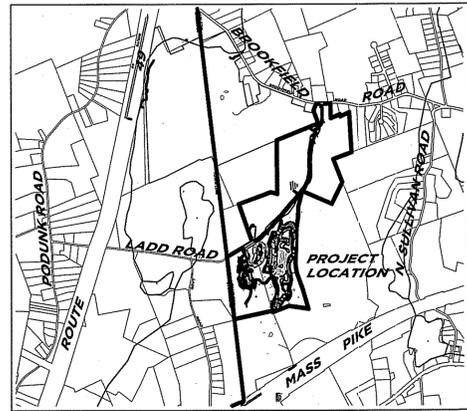
SIGN LEGEND



NO.	DATE	REVISION	BY
1	6-9-15	REVISED SITE LAYOUT	JC

DRAWN BY: JC 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 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 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
DATE: 12-9-14	SCALE: None
REV #: 1	PROJECT #: 14-643
	DWG. NO.: P-2



LOT LOCUS SCALE: 1"=2000'

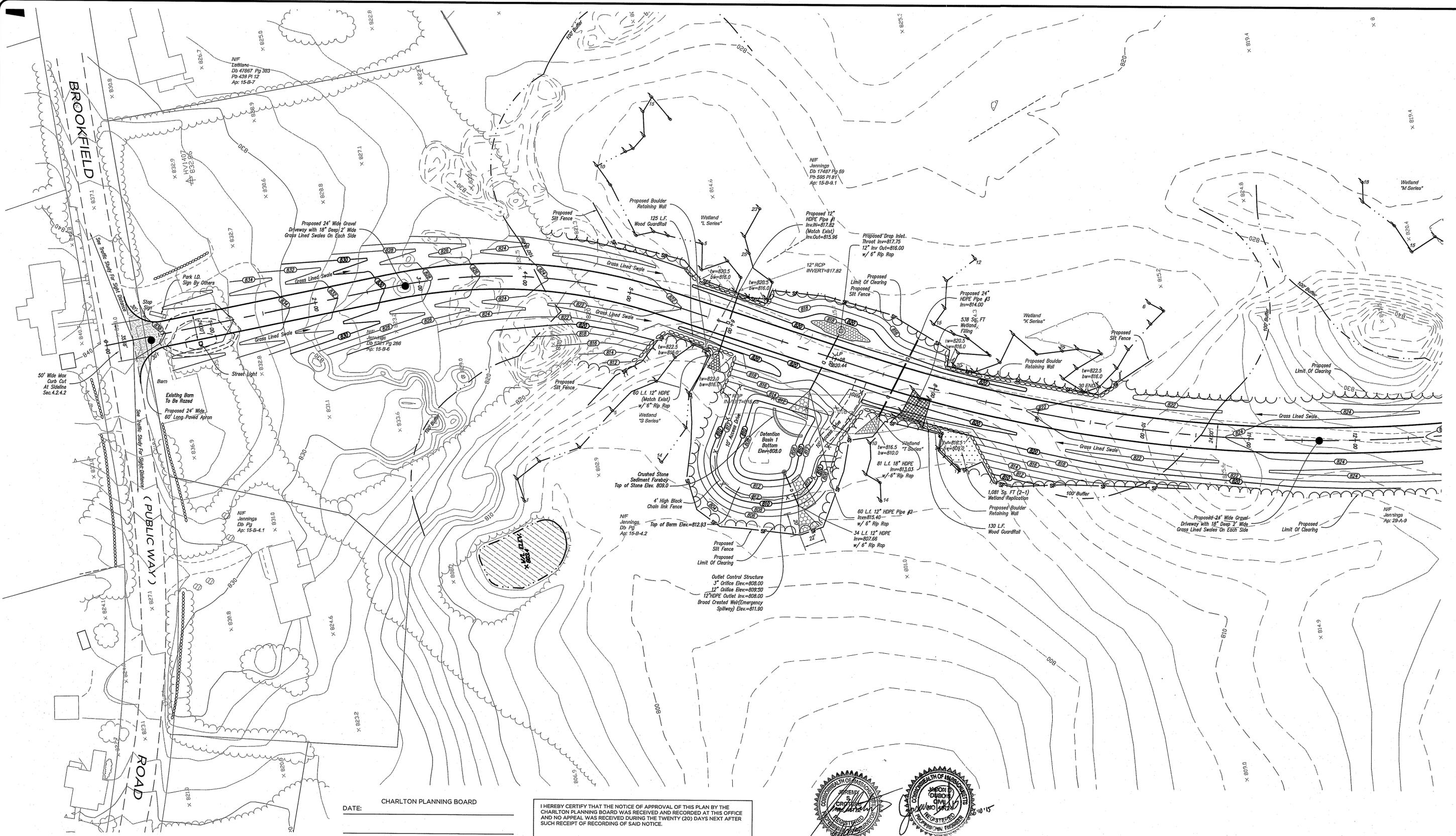
CHARLTON PLANNING BOARD

DATE:

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CHARLTON TOWN CLERK

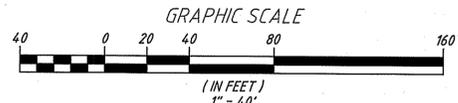
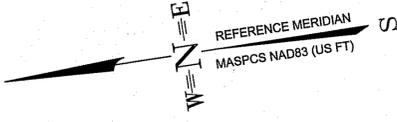
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DATE: _____

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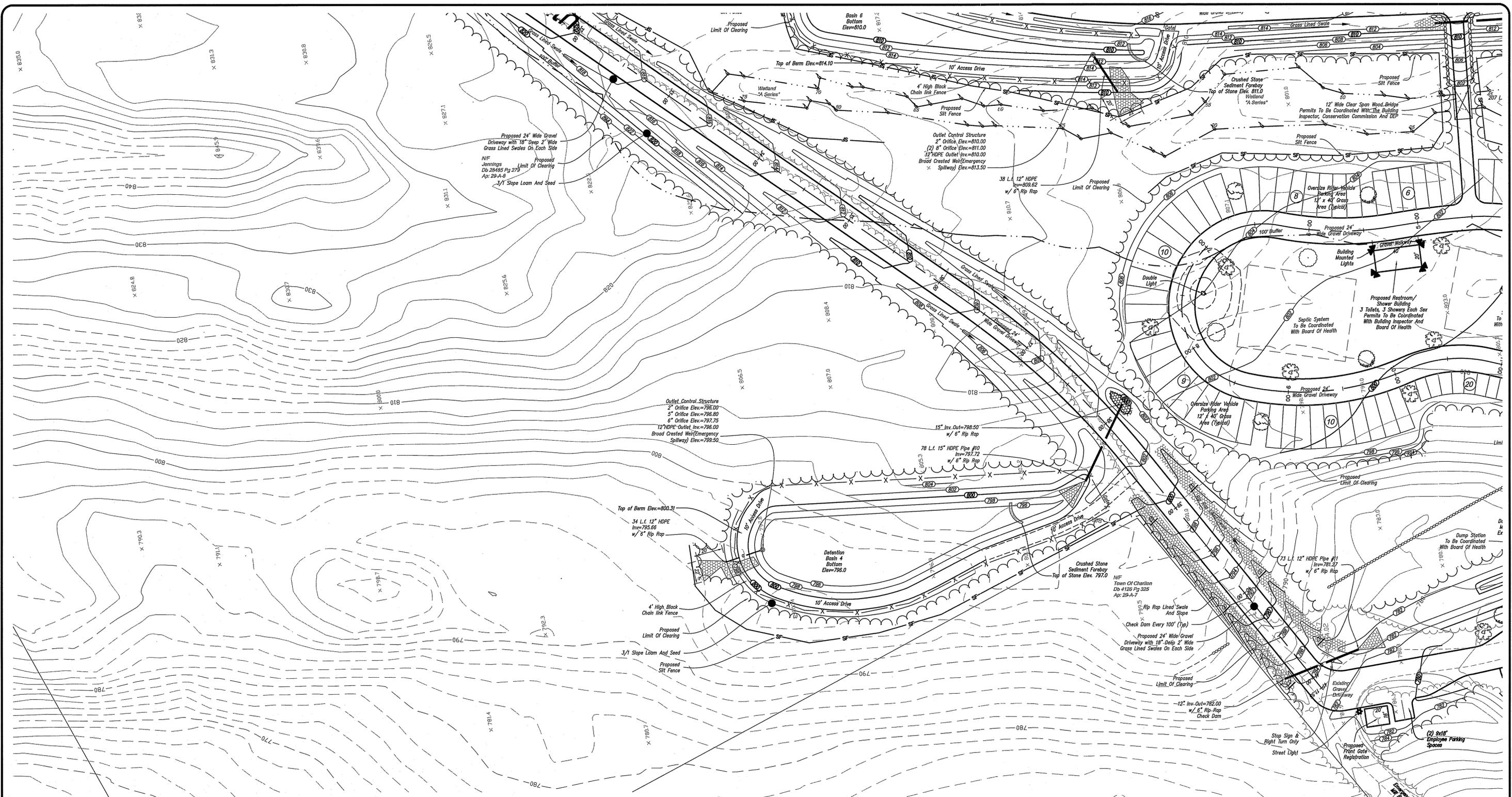
CHARLTON TOWN CLERK



NORTH		1	6-8-15	REVISED SITE LAYOUT	JC
		NO.	DATE	REVISION	BY

DRAWN BY:	CHECKED BY:	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507
JC	ML	
CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 NH. LIC. NO.: 9568 N.J. LIC. NO.: 28645 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 48724	LAYOUT PLAN SITE ADDRESS: Brookfield Road Charlton, MA
JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722		B BERTIN ENGINEERING www.bertinengineering.com
DATE: 12-9-14	SCALE: 1"=40'	REV #: 1
PROJECT #: 14-643	LDWG. NO.: L-1	

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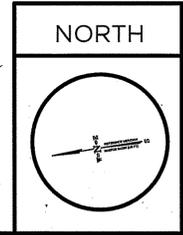
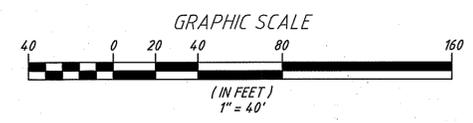
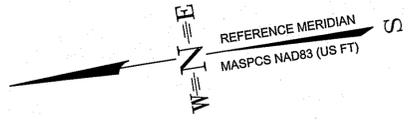


CHARLTON PLANNING BOARD

DATE: _____

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 _____

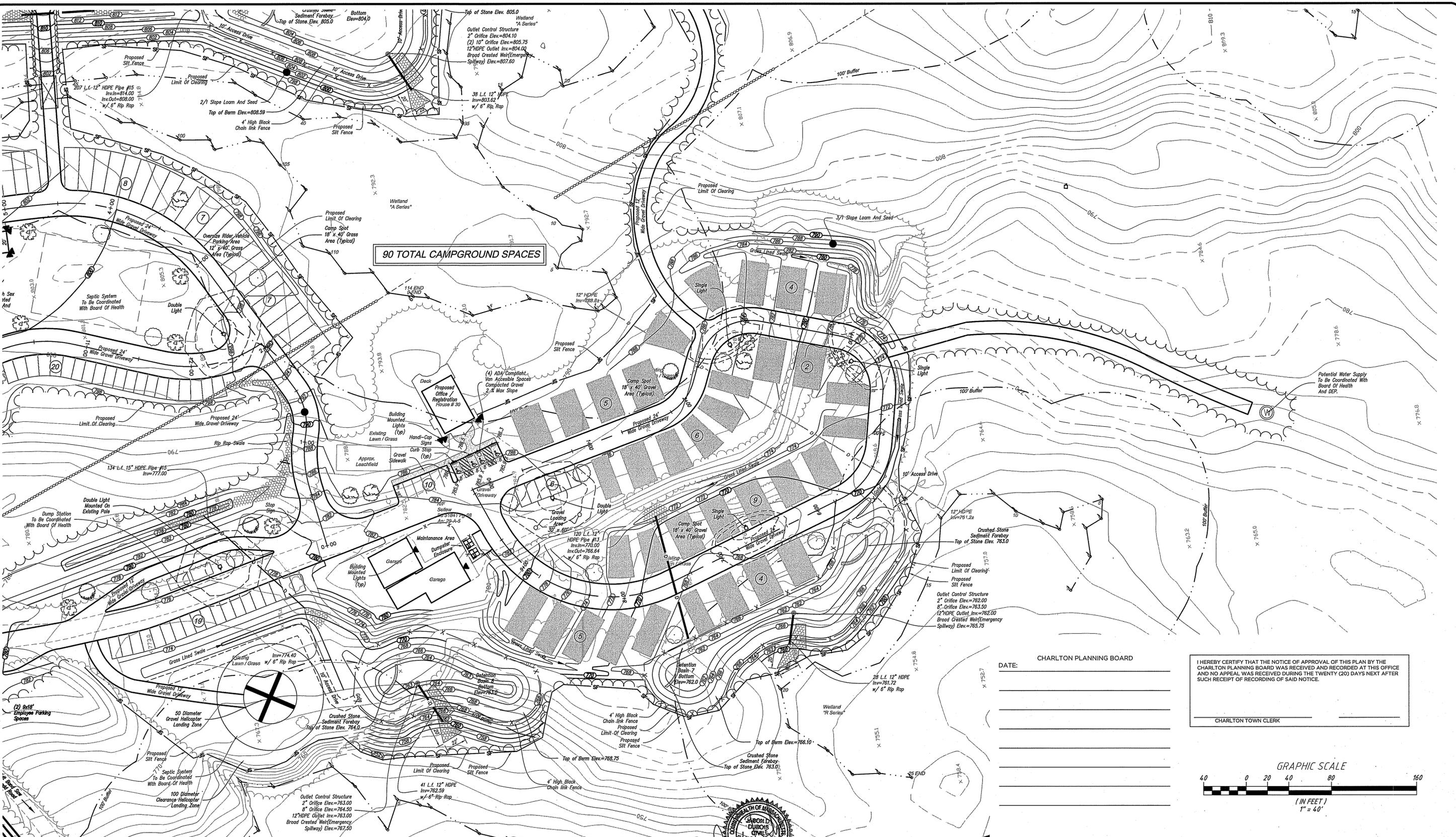


NO.	DATE	REVISION	BY
1	6-8-15	REVISED SITE LAYOUT	JC

DRAWN BY: JC 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	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507
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LAYOUT PLAN		39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
SITE ADDRESS: Brookfield Road Charlton, MA		
DATE: 12-9-14	SCALE: 1"=40'	REV #: 1
PROJECT #: 14-643	DWG. NO.:	L-4

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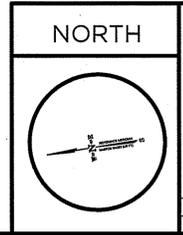
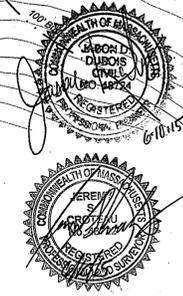
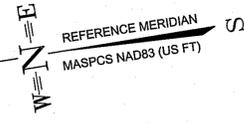
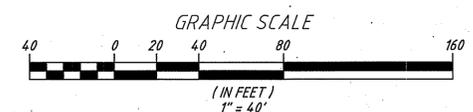
90 TOTAL CAMPGROUND SPACES

CHARLTON PLANNING BOARD

DATE: _____

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 _____



1	6-8-15	REVISED SITE LAYOUT	JC
NO.	DATE	REVISION	BY

DRAWN BY: **JC**
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

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
 P.O. Box 394
 Charlton, MA 01507

LAYOUT 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: **12-9-14** SCALE: **1"=40'** REV #: **1**

PROJECT #: **14-643** DWG. NO.: **L-5**

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BROOKFIELD ROAD

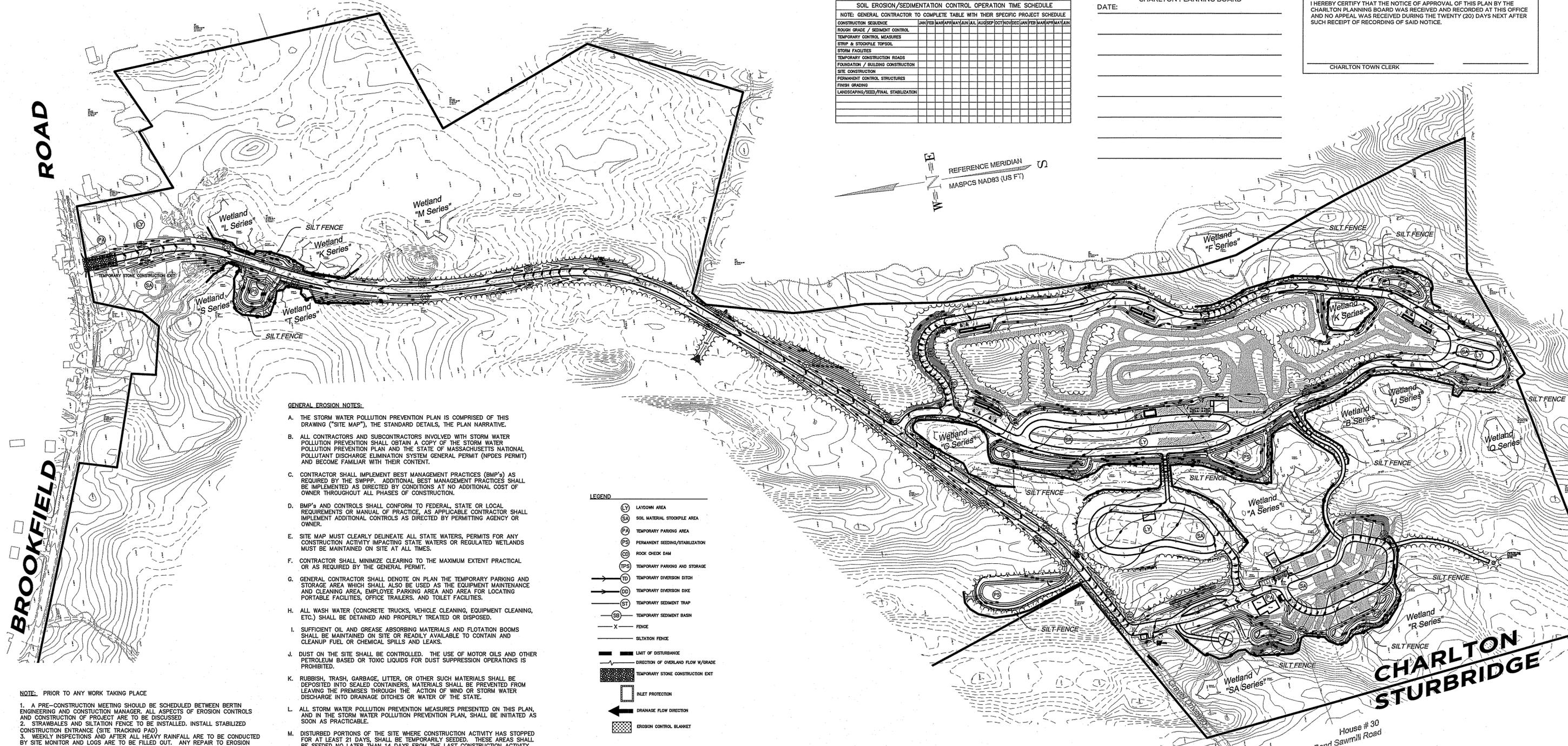
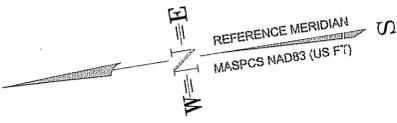
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
ROUGH GRADE / SEDIMENT CONTROL												
TEMPORARY CONTROL MEASURES												
STRIP & STOCKPILE TOPSOIL												
STORM FACILITIES												
TEMPORARY CONSTRUCTION ROADS												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

DATE: _____

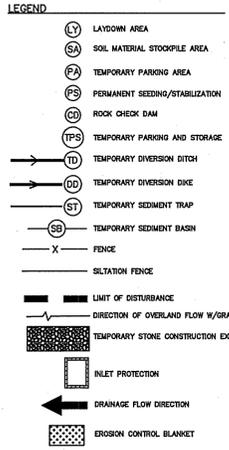
CHARLTON PLANNING BOARD

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



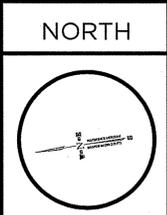
- GENERAL EROSION NOTES:**
- THE STORM WATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE.
 - ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MASSACHUSETTS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENT.
 - CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP's) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES CONSTRUCTION.
 - BMP's AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
 - SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
 - CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
 - GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
 - SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATER OF THE STATE.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
 - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
 - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OF MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
 - ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS, OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENTS IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
 - ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP's. STOCKPILE AND BORROW AREA LOCATION SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC) TO PREVENT EROSION.
 - ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
 - ALL PERIMETER DIKES, SLOPES, BASIN OR TRAP EMBANKMENTS WILL BE STABILIZED WITH SO2, HYDROSEED, AND/OR STRAW MULCH ANCHORED ON SLOPES GREATER THAN 15%, WITHIN (7) CALENDAR DAYS AFTER DISTURBING ACTIVITIES HAVE CEASED.



- NOTE:** PRIOR TO ANY WORK TAKING PLACE
- A PRE-CONSTRUCTION MEETING SHOULD BE SCHEDULED BETWEEN BERTIN ENGINEERING AND CONSTRUCTION MANAGER. ALL ASPECTS OF EROSION CONTROL AND CONSTRUCTION OF PROJECT ARE TO BE DISCUSSED.
 - STRAWBALES AND SILTATION FENCE TO BE INSTALLED. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SITE TRACKING PAD).
 - WEEKLY INSPECTIONS AND AFTER ALL HEAVY RAINFALL ARE TO BE CONDUCTED BY SITE MONITOR AND LOGS ARE TO BE FILLED OUT. ANY REPAIR TO EROSION CONTROL DEVICES ARE TO BE MADE AS NEEDED.

- MAINTENANCE:**
- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN AND, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHED ONE-HALF THE HEIGHT OF THE SILT FENCES.
 - THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

- SEQUENCE OF CONSTRUCTION**
- INSTALL STABILIZED CONSTRUCTION EXIT(S) AND SWPPP ENTRANCE SIGN.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: PARKING, LAY DOWN, PORTA POTTY, MATERIAL STORAGE CONTAINERS, ECT., DENOTE THEM ON THE SITE MAPS IMMEDIATELY, AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
 - INSTALL SILT FENCE(S) ON THE SITE WHERE INDICATED.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
- HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- CONSTRUCT AND STABILIZE SEDIMENT TRAPS.
 - BEGIN CLEARING AND GRUBBING THE SITE.
 - COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 - CALL BERTIN ENGINEERING CONSULTANT (CEC) AFTER THE SITE APPEARS TO BE FULLY STABILIZED FOR AN INSPECTION.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER APPROVAL OF THE CEC AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP.
 - CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY BERTIN ENGINEERING THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.
 - EXPECTED DATE OF COMPLETION IS FALL OF 2015

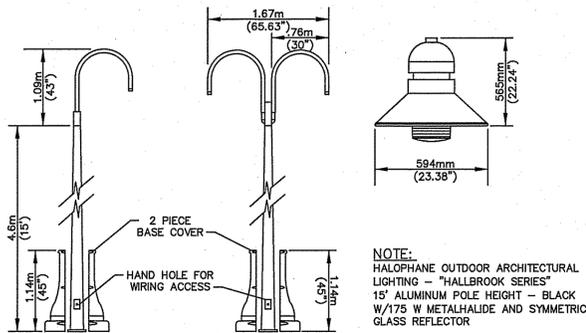


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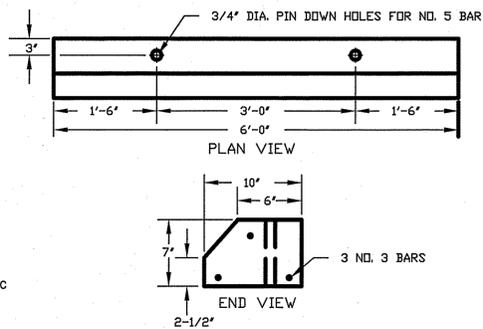
DRAWN BY:		CHECKED BY:	
CALISTO J. BERTIN, P.E.		JASON D. DUBOIS, P.E.	
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER	
CT. LIC. NO.: 12950	MA. LIC. NO.: 40595	JEREMY S. CROTEAU, P.L.S.	
MA. LIC. NO.: 40595	N.J. LIC. NO.: 9368	PROFESSIONAL LAND SURVEYOR	
N.Y. LIC. NO.: 28845	N.Y. LIC. NO.: 60022	MA. LIC.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

CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507	EROSION CONTROL 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: 12-9-14	SCALE: None
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	DWG. NO.: 5-1

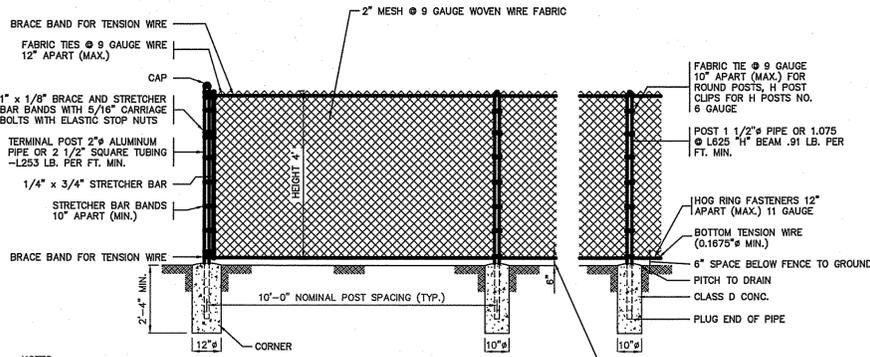
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STREET LIGHTING DETAIL NOT TO SCALE

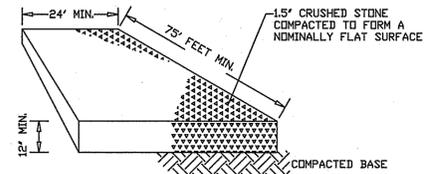


PRECAST CONCRETE WHEEL STOP NOT TO SCALE



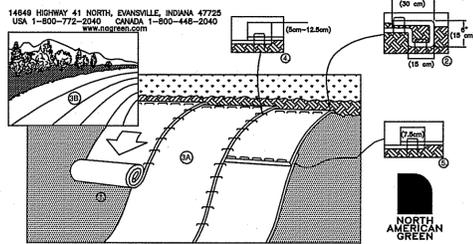
- NOTES**
- ALL ALUMINUM TIES, HOG RINGS AND CLIPS SHALL BE ALLOY 6061-T6
 - CAP NOT REQUIRED FOR "H" BEAMS
 - FABRIC SHALL BE ALUMINUM ALLOY, ALL PIPE TO CONFORM TO CURRENT ASTM DESIGNATION B 429, SCHEDULE 40, PLAIN END.
 - BRACE RAIL AND ROD AT CORNER AND END SECTION ONLY.
 - ALL REFERENCES TO PIPE DIAMETER ARE ASTM NOMINAL SIZE.
 - WITH THE APPROVAL OF THE ENGINEER, IN SOFT MARSHY GROUND, POSTS MAY BE DRIVEN, THE CONCRETE FOOTING DELETED AND APPROVED DRIVE ANCHORS USED.

CHAIN LINK FENCE DETAIL NOT TO SCALE



SITE ENTRANCE MAT (NOT TO SCALE)
THE TOWN ROAD WILL BE SWEEPED DAILY WHEN HAULING IS IN PROGRESS.
CRUSHED STONE SHALL BE REPLACED WHEN DEPOSITED SOILS ACCUMULATE TO THE EXTENT THAT THEY LESSEN THE EFFECTIVENESS OF THE MAT

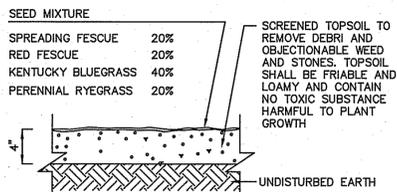
TRACKING PAD DETAIL NOT TO SCALE



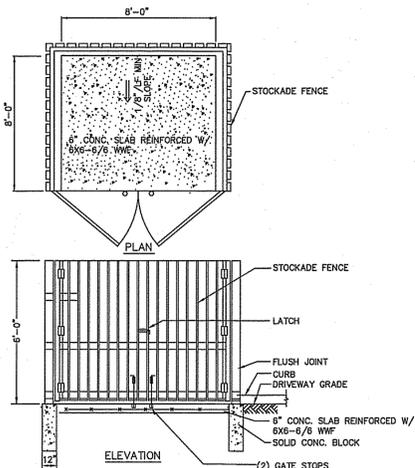
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. HYDROSEED SLOPE BEFORE INSTALLATION OF BLANKETS.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" (10cm) DEEP X 8" (20cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE ANCHORS. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OFFICIAL DOT SYSTEM STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-0" (60cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SINGLE STAPLE WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROTECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES
NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS IN EXCESS OF 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

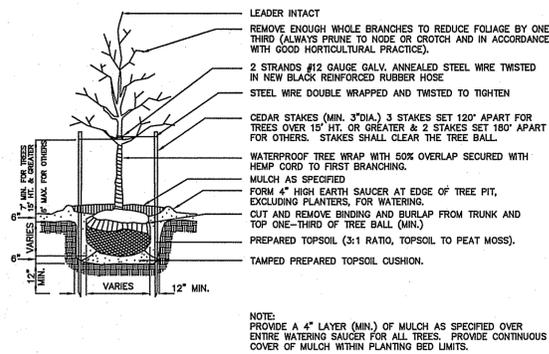
SLOPE STABILIZATION INSTALLATION NOT TO SCALE



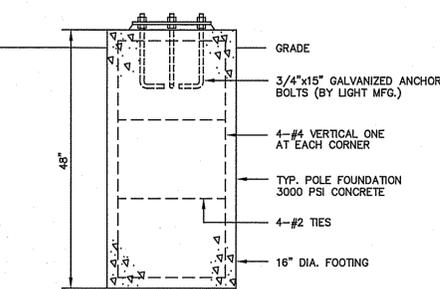
TOP SOIL & GRASS DETAIL NOT TO SCALE



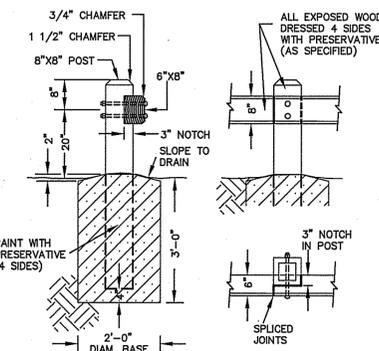
TRASH AND RECYCLED MATERIAL ENCLOSURE NOT TO SCALE



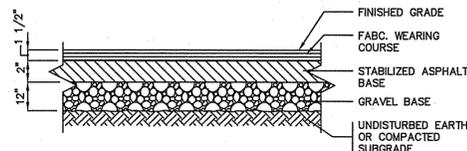
TYPICAL TREE PLANTING DETAIL NOT TO SCALE



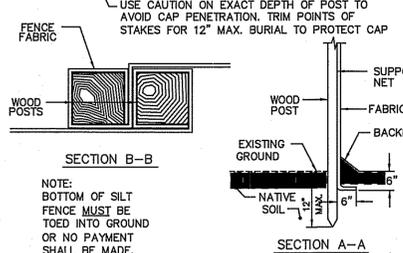
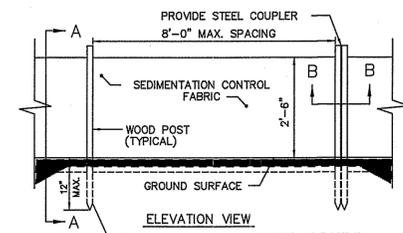
TYPICAL FOOTING DETAIL FOR STANDARD LIGHT NOT TO SCALE



TIMBER GUARD RAIL NOT TO SCALE

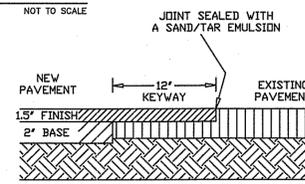


ASPHALT PAVEMENT DETAIL NOT TO SCALE

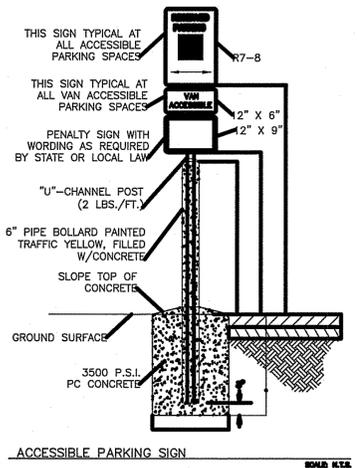


SILTATION FENCE DETAIL NOT TO SCALE

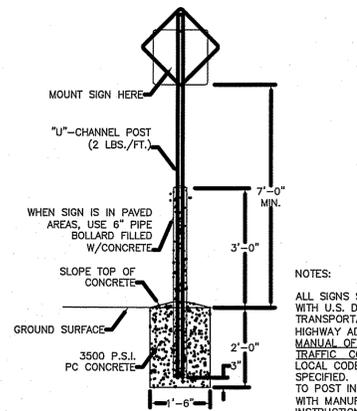
- NOTE:**
- POST SPACING OF 7'-4" ALLOWS USE OF 8'-0" LENGTH TIMBER RAILS FOR CONSTRUCTION. USE THIS AS MAXIMUM SPACING.
 - FOR BASES OVER CULVERTS USE 2' DIAMETER AND 2' DEEP.
 - NICK THREADS ON BOLTS.
 - USE C.I. OEGE WASHERS WITH ALL NUTS.



PAVEMENT BLEND DETAIL NOT TO SCALE



ACCESSIBLE PARKING SIGN NOT TO SCALE



STANDARD SIGN BASE NOT TO SCALE

NOTES:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

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	1	6-8-15	REVISED SITE LAYOUT	JC
			REVISION	BY

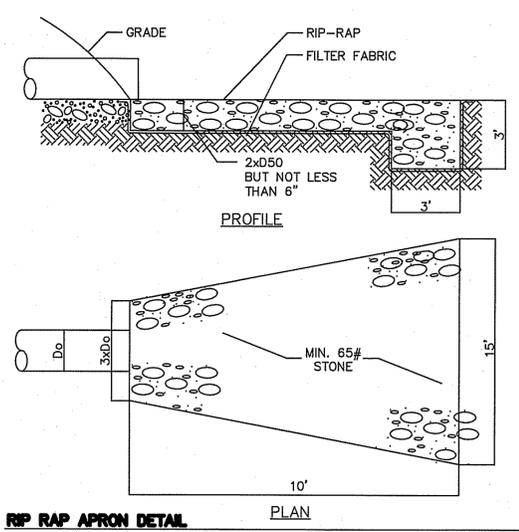
DRAWN BY: CALISTO J. BERTIN, P.E.	CHECKED BY: JASON D. DUBOIS, P.E.	CLIENT: Sunset City P.O. Box 394 Charlton, MA 01507
CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694	PROFESSIONAL ENGINEER MA. LIC. NO.: 48724 JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722	DETAIL SHEET SITE ADDRESS: Brookfield Road Charlton, MA 39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
DATE: 12-9-14	SCALE: None	REV #: 1
PROJECT #: 14-643	DWG. NO.:D-1	

CHARLTON PLANNING BOARD

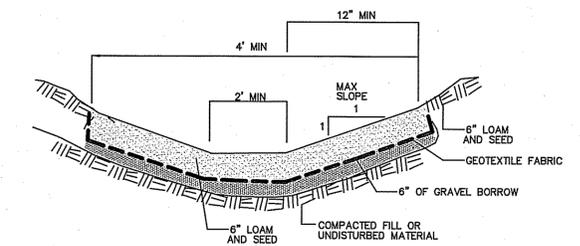
DATE: _____

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.

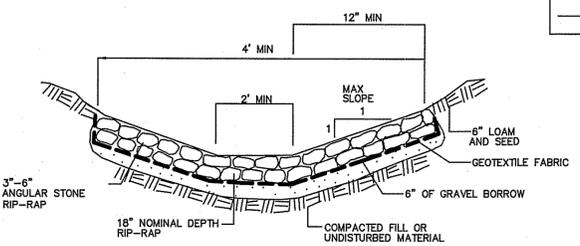
CHARLTON TOWN CLERK _____



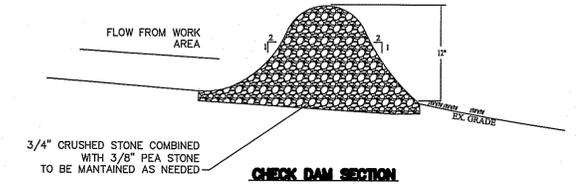
RIP RAP APRON DETAIL NOT TO SCALE



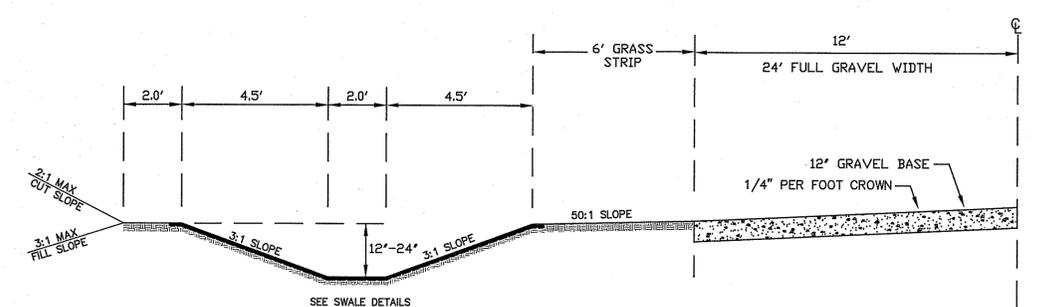
SWALE DETAIL 0-3% SLOPES NOT TO SCALE



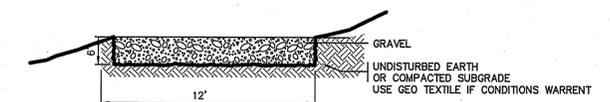
RIP-RAP SWALE 3-8% SLOPES NOT TO SCALE



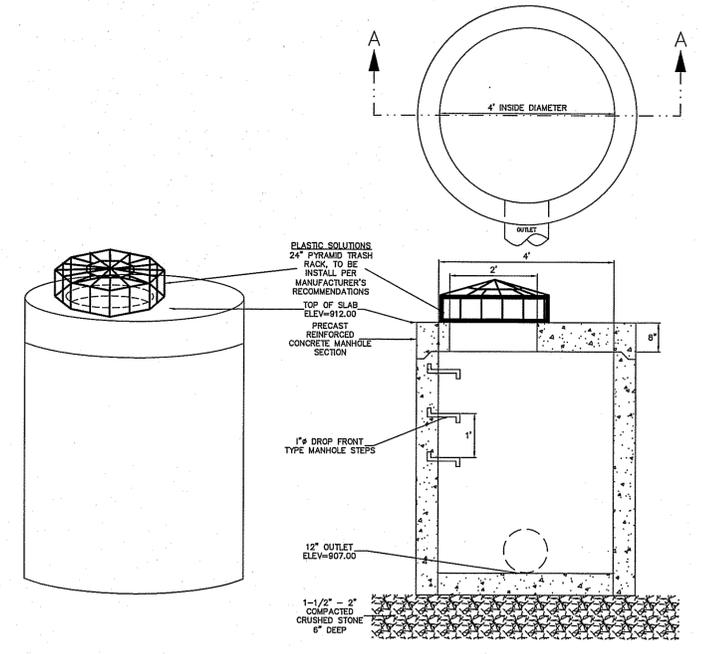
STONE CHECK DAM DETAIL NOT TO SCALE



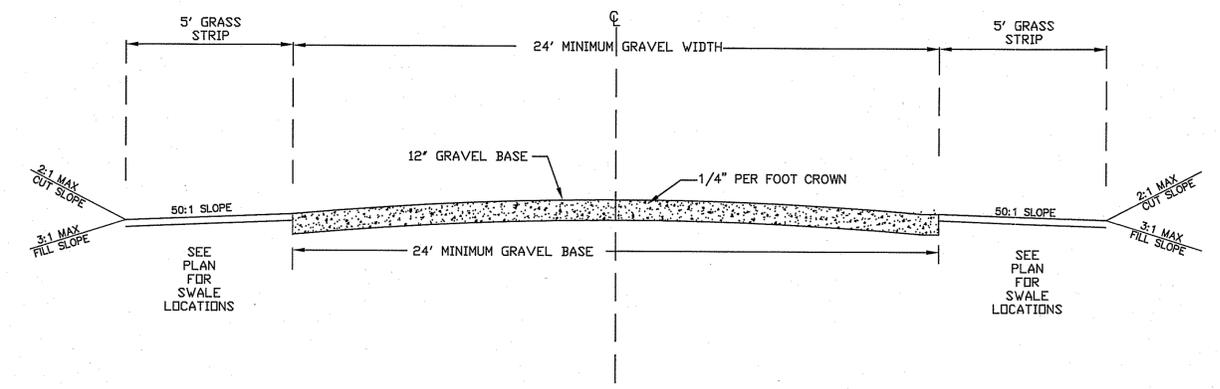
MAIN ACCESS DRIVEWAY CROSS SECTION DETAIL NOT TO SCALE



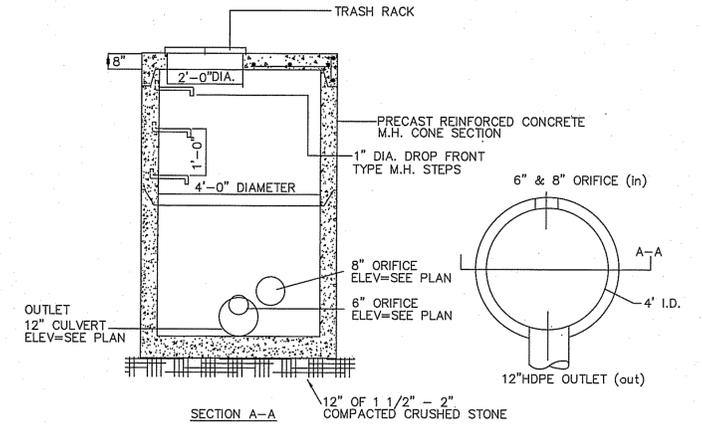
GRAVEL DRIVEWAY DETAIL NOT TO SCALE



ISOLATED FLOOD AREA - OUTLET CONTROL STRUCTURE NOT TO SCALE



TYPICAL DRIVEWAY CROSS SECTION DETAIL (MOTOCROSS AND CAMPGROUND ROADS) NOT TO SCALE



TYPICAL DETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL NOT TO SCALE



<p>NORTH</p>	<p>DRAWN BY: JC</p> <p>CALISTO I. BERTIN, P.E.</p> <p>PROFESSIONAL ENGINEER</p> <p>CT. LIC. NO.: 12950</p> <p>MA. LIC. NO.: 40595</p> <p>N.H. LIC. NO.: 9368</p> <p>N.J. LIC. NO.: 28845</p> <p>N.Y. LIC. NO.: 60022</p> <p>R.I. LIC. NO.: 6694</p>	<p>CHECKED BY: ML</p> <p>JASON D. DUBOIS, P.E.</p> <p>PROFESSIONAL ENGINEER</p> <p>MA. LIC. NO.: 48724</p> <p>JEREMY S. CROTEAU, P.L.S.</p> <p>PROFESSIONAL LAND SURVEYOR</p> <p>MA. LIC. NO.: 48722</p>	<p>CLIENT: Sunset City</p> <p>P.O. Box 394</p> <p>Charlton, MA 01507</p> <p>SITE ADDRESS: Brookfield Road, Charlton, MA</p> <p>39 ELM STREET</p> <p>SOUTHBRIDGE, MA 01550</p> <p>P 508.765.0195</p> <p>F 508.765.0193</p> <p>www.bertinengineering.com</p>
	<p>1 6-9-15 REVISED SITE LAYOUT JC</p> <p>NO. DATE REVISION BY</p>	<p>DATE: 12-9-14</p> <p>SCALE: None</p> <p>REV #: 1</p>	<p>PROJECT #: 14-643</p> <p>DWG. NO.: D-2</p>

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