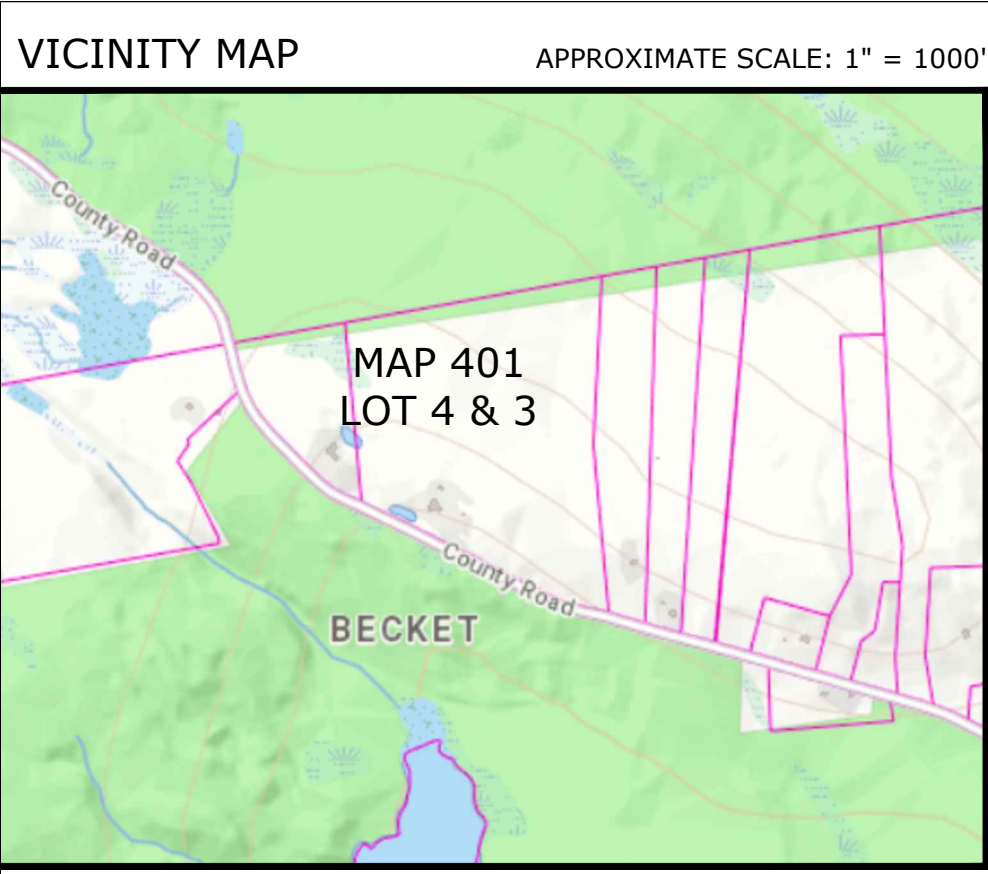




HTR Dream Away Campground

County Road

Becket, MA

SHEET INDEX	
C-0	COVER SHEET, LEGEND, NOTES & SHEET INDEX
W01	PLAN OF LAND PREPARED FOR DREAM AWAY LODGE (ANR/FORM A)
C-1.0	OVERALL EXISTING CONDITIONS
C-1.1	EXISTING CONDITIONS PLAN 1
C-1.2	EXISTING CONDITIONS PLAN 2
C-1.3	EXISTING CONDITIONS PLAN 3
C-1.4	EXISTING CONDITIONS PLAN 4
C-2.0	OVERALL PROPOSED SITE PLAN
C-2.1	PROPOSED SITE PLAN 1
C-2.2	PROPOSED SITE PLAN 2
C-2.3	PROPOSED SITE PLAN 3
C-2.4	PROPOSED SITE PLAN 4
C-3.0	SHEET INDEX FOR PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN
C-3.1- C-3.10	PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLANS
C-4.0- C-4.3	PROPOSED SITE DETAILS

CONSTRUCTION-PHASE MEASURES FOR CONTROL OF SEDIMENT AND EROSION AND PROTECTION OF WETLANDS

- Do not disturb existing vegetated areas far in advance of construction. Limit disturbance only to the extent and duration required for imminent construction activities. Retain and protect natural vegetation and vegetative filter strips wherever possible.
- Temporary vegetation or a heavy mat of wood chips shall be established on all earth stockpiles or stripped areas which will be bare for more than two months and less than 12 months. Such vegetation shall consist of a commercial conservation seed mixture with a high percentage of annual rye grass. Permanent herbaceous cover shall be established on areas which would be bare more than 12 months.
- A heavy mat of straw mulch, wood chips, erosion control netting, mesh or blanket matting shall be used on disturbed areas if vegetation cannot be established due to season or on-going construction process, or if otherwise required.
- Silt fence or carefully positioned staked straw bales shall be installed along the downhill edge of disturbed earthwork areas where required to control erosion and sedimentation.
- Water courses, including intermittent drainage swales, shall be protected from siltation by silt fence barriers or carefully positioned staked straw bale check dams.
- Sediment traps shall be constructed downhill of disturbed areas and upstream of watercourses and/or wetlands. Trapped sediments shall be removed from the basins during the construction period before they become 50% full to prevent sediment from being transported downhill. Dispose of sediments in on-site upland disposal areas, properly graded, seeded and mulched.
- Permanent drainage control structures shall be installed as early as possible in the construction process. Drains shall be provided with drain inlet sediment filters and/or traps.
- Do not fuel construction equipment or store fuel or other potential contaminants within 100 feet of water courses or wetlands.
- Precast concrete shall be washed down at the manufacturer's plant. Cast-in-place concrete within 100 feet of watercourses/wetlands shall be placed so as to minimize runoff of stormwater from fresh concrete, through use of sumps, diversions, etc. Concrete trucks and equipment contaminated with fresh concrete shall not be washed down within 100 feet of wetlands.
- Strictly adhere to all general and special conditions of any Wetlands Protection Act Permits, including plans, details, construction sequencing outline, and other applicable requirements.

General Notes About Compiled Site Plan Base Map:

Portions of the base map is compiled from available sources and is not the result of a recent field survey. Compiled information includes MassGIS (Office of Geographic and Environmental Information, Commonwealth of Massachusetts Office of Environmental Affairs) Aerial Photos, FEMA flood maps, and other published sources. Property lines are compiled from deeds, record surveys and assessors mapping. Utilities are from available plans, records and direct observation.

All compiled information is approximate only and is subject to field verification and change.

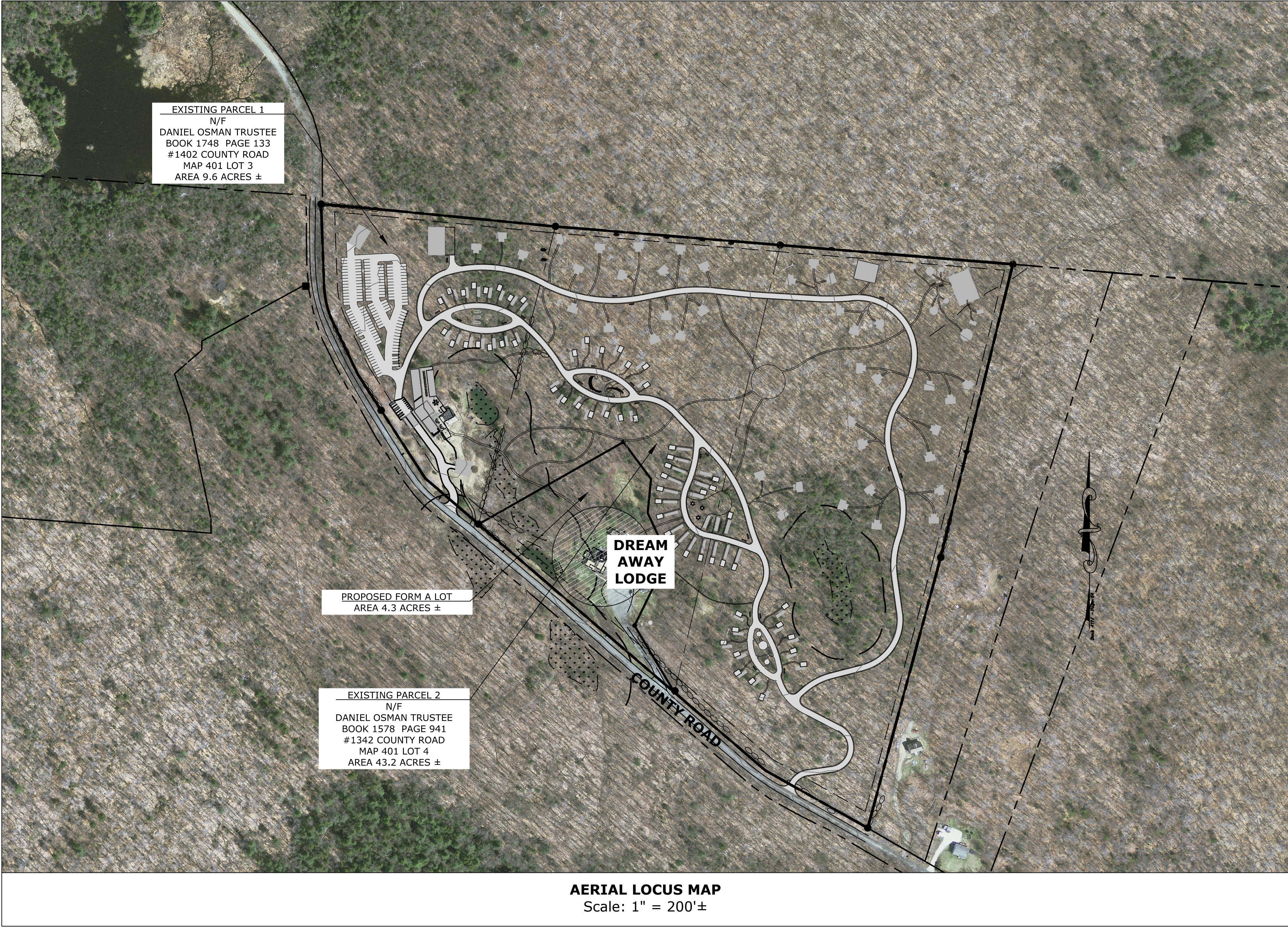
SITE DATA

Data provided by Becket, MA Zoning Bylaw
Amended: March 11, 2019
Zone: Single Town Wide Zone
Dimensional Requirements:

Min. Lot Dimensions
Area = 2 Acres
Min. Lot Frontage = 200 FT
Min. Lot Width = 160 FT

Min. Setbacks:
Front = 40 FT
Side = 20 FT
Rear = 20 FT

Max. Building Height = 40 FT



AERIAL LOCUS MAP
Scale: 1" = 200'±

LEGEND

ADA = AMERICANS WITH DISABILITIES ACT
APPROX = APPROXIMATE
DS = DOOR SILL
PVC = POLYVINYL CHLORIDE
HDPE = HIGH DENSITY POLYETHYLENE
C.I.P. = CAST IRON PIPE
C.M.P. = CORRUGATED METAL PIPE
ELEV = ELEVATION
INV = INVERT
LP = LIGHT POLE
TYP = TYPICAL

BOUND FOUND
IRON PIPE/ROD FOUND
ANCHOR
DECIDUOUS TREE
EVERGREEN TREE
ELECTRIC METER
MAILBOX
STONE PILE
UTILITY POLE
WELL
WETLAND FLAG
TEST PIT
PERC TEST
SIGN

EDGE OF ASPHALT
1' CONTOUR
5' CONTOUR
EDGE OF RIVER
EDGE OF WOODS
OVERHEAD WIRE
PAVED WATERWAY
PROPERTY LINE
RIGHT OF WAY LINE
WETLAND
WETLAND BUFFER ZONE
PROPERTY LINE SETBACK (ZONING)
PROPOSED EDGE OF WOODS/CLEARING LIMITS/LIMITS OF WORK AS APPLICABLE
FENCE
DRAINAGE LINE
EXISTING BUILDING

PROPOSED UNDERGROUND ELECTRIC
PROPOSED UNDERGROUND GAS LINE
PROPOSED UNDERGROUND WATER LINE
PROPOSED UNDERGROUND SEWER LINE
PROPOSED UNDERGROUND DRAIN LINE
PROPOSED ROOF LEADER DRAIN LINE
PROPOSED SUBDRAIN LINE
PROPOSED EROSION CONTROL - TYPE 4
PROPOSED EROSION CONTROL - TYPE 3
PROPOSED SEWER MANHOLE
PROPOSED DRAIN MANHOLE
PROPOSED CATCH BASIN
PROPOSED DOWN SPOUT
PROPOSED FOUNDATION DRAIN CLEANOUT
CONSTRUCTION SEDIMENT TRAP
STONE DISCHARGE APRON

EARTHWORK, GRADING AND ACCESSIBILITY NOTES:

GENERAL

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL EXCAVATIONS AND OTHER SITEWORK COMPLY WITH CURRENT OSHA STANDARDS AND TRENCH SAFETY REGULATIONS.
- AREAS BEYOND THE LIMITS OF PROPOSED WORK THAT ARE DISTURBED BY CONTRACTOR'S WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- ACCESS TO THE SITE FOR EMERGENCY VEHICLES MUST BE PRESERVED AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING OF TRENCHES AND EXCAVATIONS DURING CONSTRUCTION.
- ALL DEMOLISHED MATERIALS, DEBRIS, PAVEMENT, CURBING, TREES AND STUMPS DESIGNATED FOR REMOVAL, SURPLUS MATERIALS, ETC, SHALL BE HANDLED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS EXPENSE, AT IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- ALL WORK WITHIN ANY PUBLIC RIGHT OF WAY (I.E. MUNICIPAL, STATE, ETC) SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED WORK PERMITS FOR WORK WITHIN A PUBLIC WAY.
- ALL WORK INCLUDED IN THE CONDITIONS OF APPROVAL FOR LOCAL, STATE AND/OR FEDERAL PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONFORMED TO THROUGHOUT CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORK METHODS SHALL COMPLY WITH THE MASS. DOT STANDARD SPECIFICATIONS.

GRADING:

- CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS IN ALL AREAS.
- REFER TO AND COORDINATE THE SITEWORK WITH THE ARCHITECTURAL PLANS FOR GRADING AROUND BUILDINGS, RAMPS, STEPS, DOORWAYS, FOUNDATIONS, AND RELATED CONSTRUCTION.

ACCESSIBILITY:

- CONTRACTOR SHALL PERFORM THE SITEWORK SO AS TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF MASS. ARCHITECTURAL ACCESS BOARD, 521 CMR.
- EXCEPT WHERE NOTED, IT IS THE DESIGN INTENTION THAT EXTERIOR DOORWAYS SHALL BE ACCESSIBLE AND THAT WALKWAYS APPROACHING BUILDINGS SHALL BE ACCESSIBLE.
- UNLESS OTHERWISE NOTED OR PERMITTED, ACCESSIBLE WALKWAYS SHALL BE CONSTRUCTED WITH A MAXIMUM RUNNING SLOPE OF 5.0% (LAYOUT TO SLOPE OF 4.5% TO ACCOUNT FOR CONSTRUCTION TOLERANCES), AND A MAXIMUM CROSS PITCH OF 2.0% (LAYOUT TO 1.5% FOR CONSTRUCTION TOLERANCES).
- PER 521 CMR 22.3.1 (EXCEPTION), FOR STREETS AND WAYS WHICH HAVE NATURAL TOPOGRAPHY IN EXCESS OF 5%, SIDEWALKS MAY BE PERMITTED TO HAVE RUNNING SLOPES IN EXCESS OF 5% WITHOUT REQUIRING A RAMP.
- CURB RAMPS SHALL COMPLY WITH THE APPLICABLE MASS. AAB (521 CMR 21 ET SEQ) REGULATIONS. WHERE APPLICABLE, CURB RAMPS SHALL ALSO CONFORM TO MASS. DOT STANDARDS.
- UNLESS OTHERWISE NOTED, HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE IN ANY DIRECTION OF 2.0% (521 CMR 23.4). LAYOUT SHOULD BE TO SLOPE OF 1.5% TO ALLOW FOR CONSTRUCTION TOLERANCES.
- HANDICAP RAMPS SHALL BE CONSTRUCTED TO COMPLY WITH 521 CMR 24. THE MAXIMUM SLOPE SHALL BE 1:12 (8.33%) WITHOUT ANY ALLOWANCE FOR EXCEEDANCE.) THE MAXIMUM RISE OF ANY RUN SHALL NOT EXCEED 30" AND THE MAXIMUM LENGTH OF ANY RUN BETWEEN LANDINGS SHALL NOT EXCEED 20'.
- THE SPOT GRADES SHOWN ON THE PLANS ARE PROVIDED TO GIVE GUIDANCE TO THE CONTRACTOR ABOUT THE DESIGN INTENT FOR ACCESSIBILITY. CONTRACTOR SHALL LAYOUT AND CONSTRUCT THE WORK TO COMPLY WITH THE MASS AAB REQUIREMENTS. ANY DEVIATIONS NOTED IN THE LAYOUT THAT WOULD AFFECT ACCESSIBILITY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CIVIL ENGINEER.
- ANY PORTION OF THE CONSTRUCTED WORK WHICH EXCEEDS THE MAXIMUM SLOPES SPECIFIED IN 521 CMR WILL BE CONSIDERED NON-COMPLIANT; THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR REMEDIATING THE NON-COMPLIANT WORK TO BRING IT WITHIN THE MASS. AAB REQUIREMENTS.

GENERAL NOTES REGARDING SITE UTILITIES:

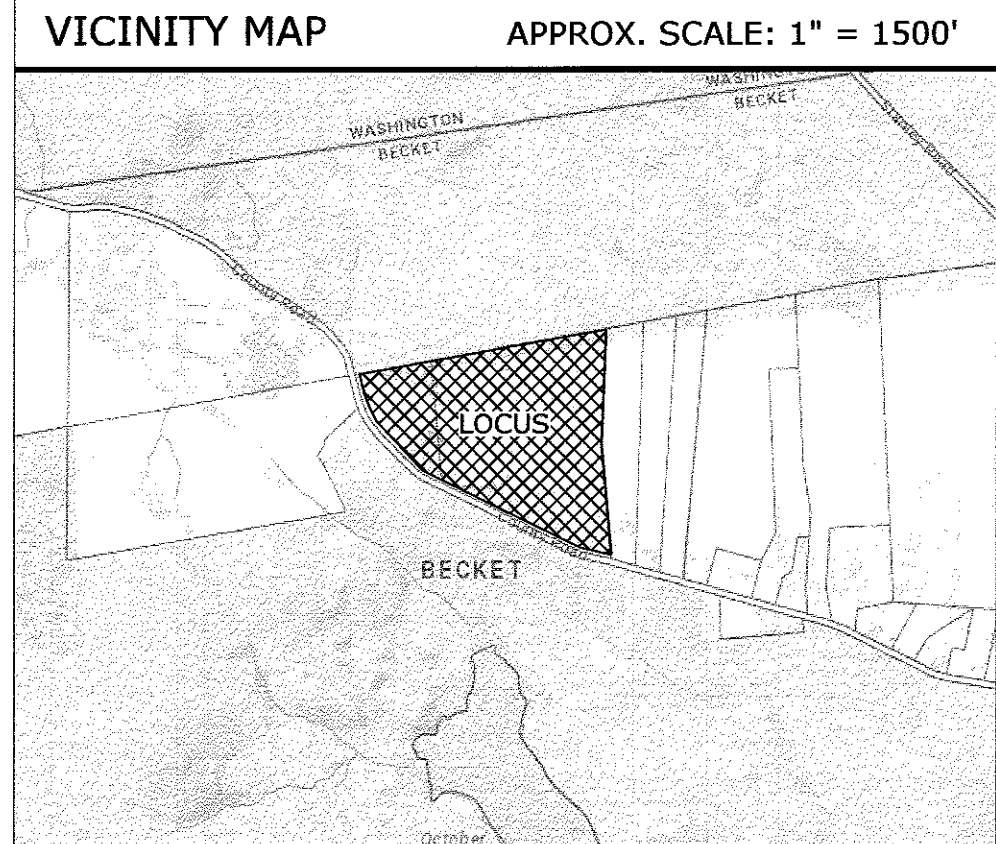
- PRIOR TO CONSTRUCTION, SITEWORK CONTRACTOR SHALL NOTIFY THE DIG SAFE CENTER, PLUS THE MUNICIPAL AND/OR STATE PUBLIC WORKS DEPARTMENT AND PRIVATE UTILITIES TO ALLOW FOR THEM TO FIELD LOCATE THE FACILITIES IN THE VICINITY OF THE WORK. UPDATE THE NOTIFICATIONS TO DIG SAFE, ETC AS REQUIRED DURING CONSTRUCTION
- LOCATE AND PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN. LOCATE AND PROPERLY DECOMMISSION EXISTING UTILITIES TO BE DISCONTINUED. ANY UNREPORTED UNDERGROUND UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER FOR A DETERMINATION ABOUT WHETHER OR NOT THEY SHOULD BE REPAIRED OR MAY BE DECOMMISSIONED.
- COORDINATE SITEWORK WITH OTHER TRADES.
- COORDINATE EXACT LOCATION, ELEVATION & SIZE OF ALL FOUNDATION PENETRATIONS FOR ALL UTILITIES WITH CONTRACTORS: M/E/P/FF/T
- REFER TO PLANS AND SPECIFICATIONS FOR REQUIREMENTS FOR EXPLORATORY TEST PITS AND OTHER PRE-CONSTRUCTION EXPLORATIONS.
- PIPING SUBJECT TO PLUMBING CODE: SITEWORK CONTRACTOR SHALL INSTALL SEWER, WATER AND BUILDING DRAINAGE SERVICE LINES SUBJECT TO THE MASS. STATE PLUMBING CODE TO WITHIN TEN FEET (10') FROM THE BUILDING FOUNDATION. PLUMBING CONTRACTOR SHALL MAKE THE FINAL INSTALLATION AND CONNECTION OF THE SEWER, WATER AND BUILDING DRAINAGE SERVICE LINES WITHIN THE FINAL TEN FEET TO THE BUILDING FOUNDATION. SITEWORK CONTRACTOR SHALL EXCAVATE, BED AND BACKFILL THE TRENCHES TO THE BUILDING FOUNDATION FOR THIS PIPING. (NOTE: BUILDING DRAINAGE LINES INCLUDES STORM DRAIN LINES SUCH AS ROOF LEADERS THAT ORIGINATE INSIDE THE BUILDING; IT DOES NOT INCLUDE FOUNDATION DRAINS, ROOF LEADERS FROM DOWNSPOUTS THAT ORIGINATE OUTSIDE THE BUILDING, OR SURFACE DRAINS OUTSIDE THE BUILDING, WHICH ARE SITEWORK COMPONENTS TO BE INSTALLED BY THE SITEWORK CONTRACTOR.)
- FIRE PROTECTION PIPING SUBJECT TO FIRE CODE: SITEWORK AND FIRE PROTECTION CONTRACTOR SHALL COORDINATE THE INSTALLATION AND TESTING UNDER NFPA STDS (NFPA24, ETC) OF THE FIRE LINES AND APPURTENANCES FROM THE WATER MAIN TO THE BUILDING. SITEWORK CONTRACTOR SHALL EXCAVATE, BED AND BACKFILL THE TRENCHES AND FURNISH THE PIPING TO THE BUILDING FOUNDATION FOR THIS PIPING.
- ANY FIRE SERVICE MAIN INSTALLATION AND TESTING WORK SUBJECT TO NFPA-24 SHALL BE WITNESSED BY THE LICENSED FIRE PROTECTION CONTRACTOR. UPON COMPLETION OF THE WORK INCLUDING FLOW AND PRESSURE TESTS, SITEWORK CONTRACTOR SHALL SUBMIT THE COMPLETED "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING."
- COORDINATE SITEWORK WITH UTILITY COMPANIES: ELECTRIC, COMMUNICATIONS, WIFI, TV, GAS, ETC.
- COORDINATE WITH ELECTRICAL CONTRACTOR (EC) FOR SITE LIGHTING: EXCAVATE, BED AND BACKFILL FOR CONDUITS, HANDHOLES, VAULTS, AND APPURTENANCES (FURNISHED AND INSTALLED BY EC); FURNISH AND INSTALL PRECAST CONC. POLE BASES WITH EMBEDDED ANCHOR BOLTS AND SWEEPS PROVIDED BY EC, ETC.
- COORDINATE WITH MEP CONTRACTOR (MC) FOR CAST-IN-PLACE CONC PADS FOR TRANSFORMER, GENERATOR, CONDENSERS, AIR HANDLERS, ETC; MC TO SUPPLY ANY EMBEDDED ITEMS TO SITEWORK CONTRACTOR FOR INSTALLATION.
- STORM DRAINAGE, EROSION AND SEDIMENTATION CONTROL, AND WETLANDS PROTECTION: REFER TO EROSION AND SEDIMENTATION CONTROL PLANS AND SPECIFICATIONS. PERFORM ALL SITEWORK AS REQUIRED TO REMAIN IN COMPLIANCE THROUGHOUT CONSTRUCTION AND IN ACCORDANCE WITH APPLICABLE PERMITS, INCLUDING BUT NOT LIMITED TO WETLANDS PROTECTION ACT, AND CONSTRUCTION GENERAL PERMIT UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) ISSUED BY EPA.
- WATER AND SEWER LINES SHALL BE SEPARATED A MINIMUM OF 10' HORIZONTALLY AND A MINIMUM OF 18" VERTICALLY AT CROSSINGS. SEE DETAIL.

RECORD OWNER

PARCEL 1
DANIEL OSMAN TRUSTEE
BOOK 1748 PAGE 133
PARCEL ID:022/401.0-0003-0000.0

PARCEL 2
DANIEL OSMAN TRUSTEE
BOOK 1578 PAGE 941
PARCEL ID:022/401.0-0004-0000.0

02/01/2022	ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE
PROJECT TITLE		PROJECT NO.
COVER SHEET, LEGEND, NOTES AND SHEET INDEX		E2935
SCALE		AS NOTED
DATE		12-2-21
DESIGNED BY		SAM/MAL
DRAWN BY		AZM/MAL
CHECKED BY		
SHEET NO.		C-0
OF SHEETS		2255.001
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSTON STREET - PITTSFIELD, MA 01201 TEL: (413) 499-1960 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM		



VICINITY MAP APPROX. SCALE: 1" = 1500'

SITE DATA

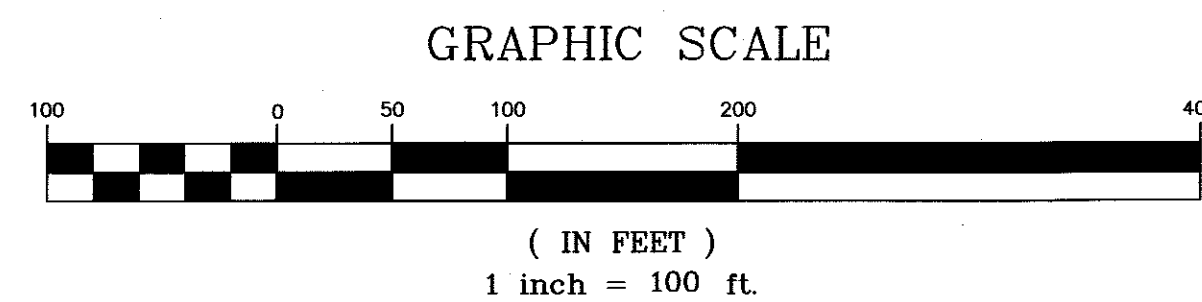
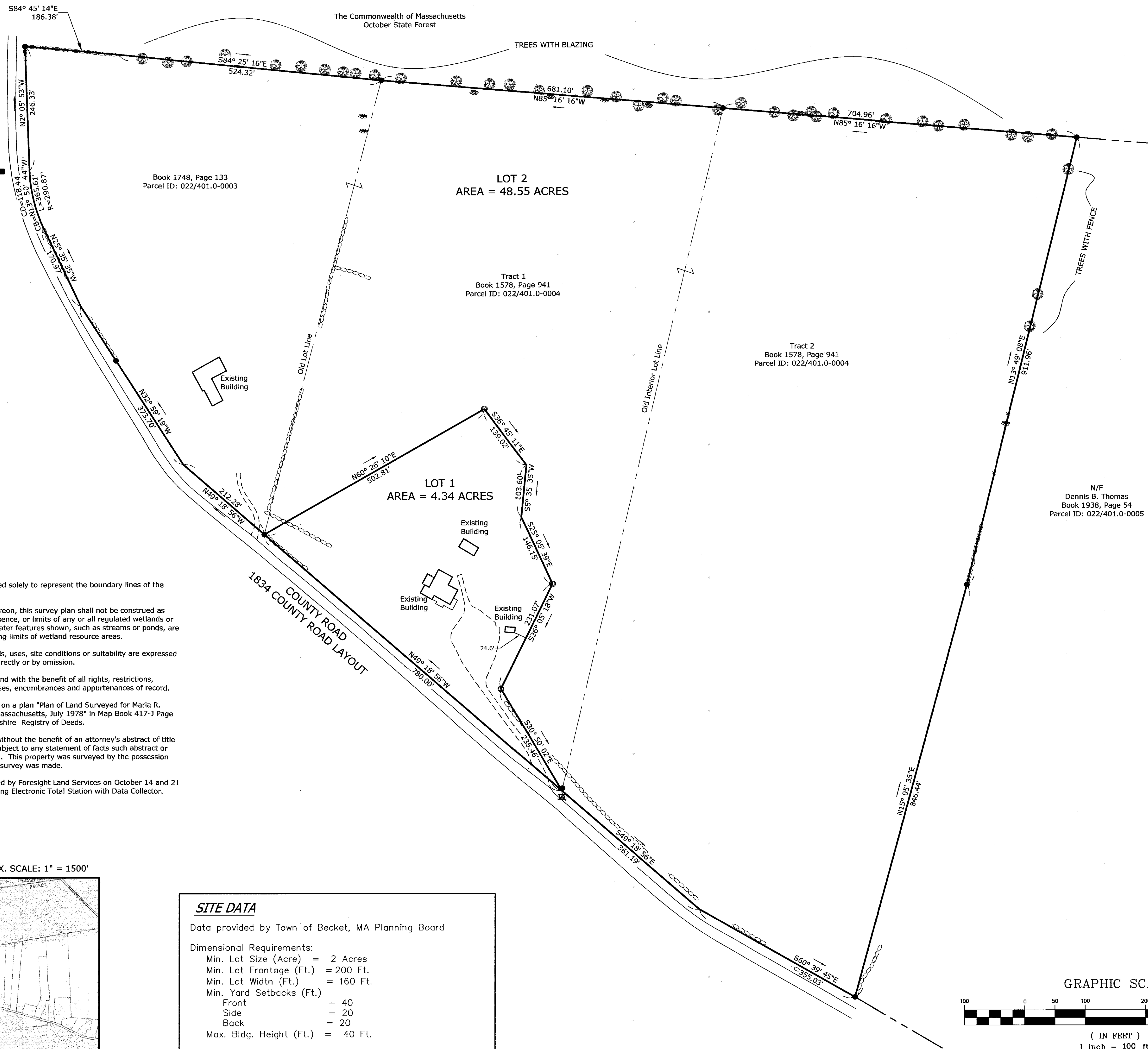
Data provided by Town of Becket, MA Planning Board

Dimensional Requirements:

- Min. Lot Size (Acre) = 2 Acres
Min. Lot Frontage (Ft.) = 200 Ft.
Min. Lot Width (Ft.) = 160 Ft.
Min. Yard Setbacks (Ft.)
Front = 40
Side = 20
Back = 20
Max. Bldg. Height (Ft.) = 40 Ft.

GENERAL NOTES

1. This Plan of Land is intended solely to represent the boundary lines of the subject property.
2. Unless otherwise noted hereon, this survey plan shall not be construed as depicting the presence, absence, or limits of any or all regulated wetlands or floodplains. Any surface water features shown, such as streams or ponds, are not represented as indicating limits of wetland resource areas.
3. No other permits, approvals, uses, site conditions or suitability are expressed or implied hereby, either directly or by omission.
4. All parcels are subject to and with the benefit of all rights, restrictions, conditions, easements, leases, encumbrances and appurtenances of record.
5. Horizontal Datum is based on a plan "Plan of Land Surveyed for Maria R. 'Mamma' Frasca, Becket Massachusetts, July 1978" in Map Book 417-J Page 54 recorded in Middle Berkshire Registry of Deeds.
6. This survey was prepared without the benefit of an attorney's abstract of title and/or title report and is subject to any statement of facts such abstract or report would have revealed. This property was surveyed by the possession lines found at the time the survey was made.
7. Survey work was performed by Foresight Land Services on October 14 and 21 and November 2, 2021, using Electronic Total Station with Data Collector.



APPROVAL NOT REQUIRED UNDER
SUBDIVISION CONTROL LAW

BECKET PLANNING BOARD

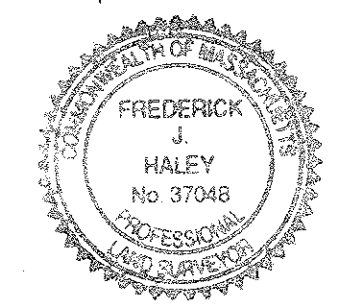
DATE

Planning Board Endorsement
Does not imply That The Lots
or Parcels Shown Hereon Are
Building Lots, Nor That They
Comply With Zoning Bylaws,
Wetlands Regulations, Title 5,
or Other Local, State or
Federal Regulations.

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

Frederick J. Haley

DATE: January 24, 2022



LEGEND

- BOUND FOUND
- IRON PIPE/ROD FOUND
- IRON PIPE TO BE SET
- DECIDUOUS TREE
- EVERGREEN TREE
- MAILBOX
- STONE PILE

- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- OLD PROPERTY LINE
- STONEWALL

RECORD OWNER

LOT 2
DANIEL OSMAN TRUSTEE
BOOK 1578 PAGE 941
PARCEL ID: 022/401.0-0004-0000.0

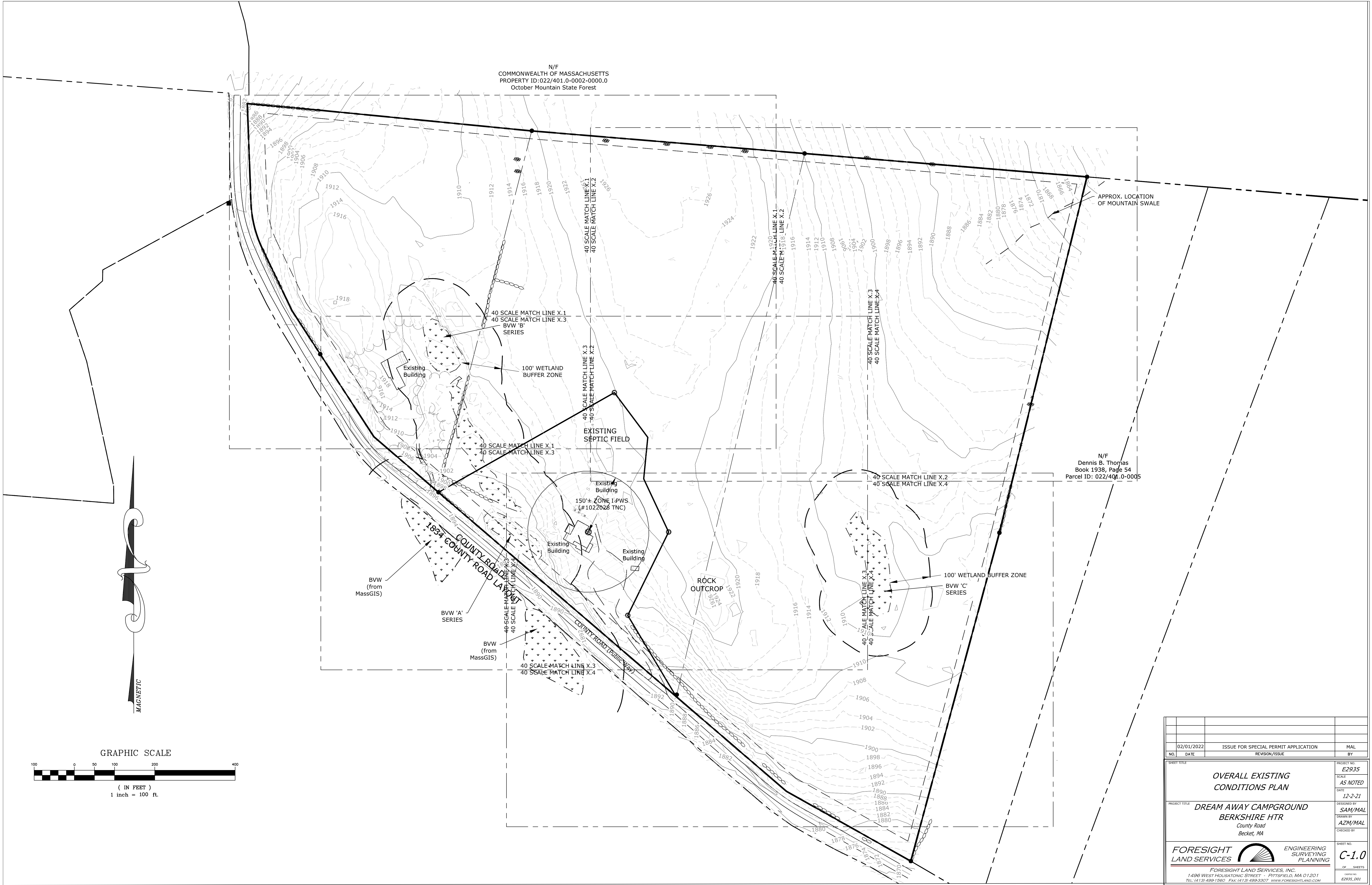
LOT 3
DANIEL OSMAN TRUSTEE
BOOK 1748 PAGE 133
PARCEL ID: 022/401.0-0003-0000.0

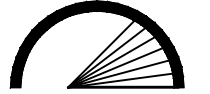
PLAN OF LAND
Prepared For
DREAM AWAY LODGE

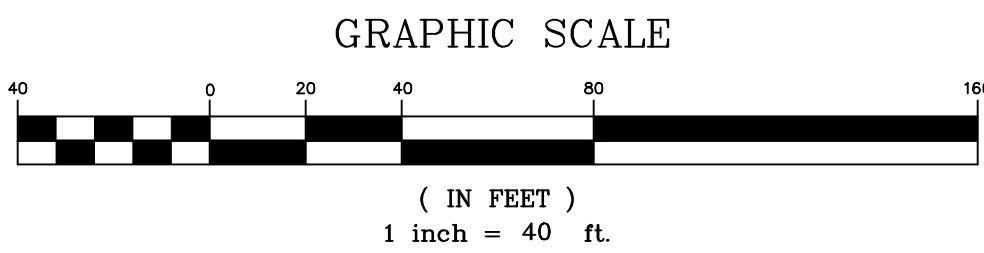
1342 COUNTY ROAD
BECKET, MA.



SCALE: 1" = 100'	DWN. BY: DRB	CHK. BY: FJH
DATE: January 28, 2022	DWG. NO. E2935W01	
JOB NO. E2935	Layout Tab: W01	



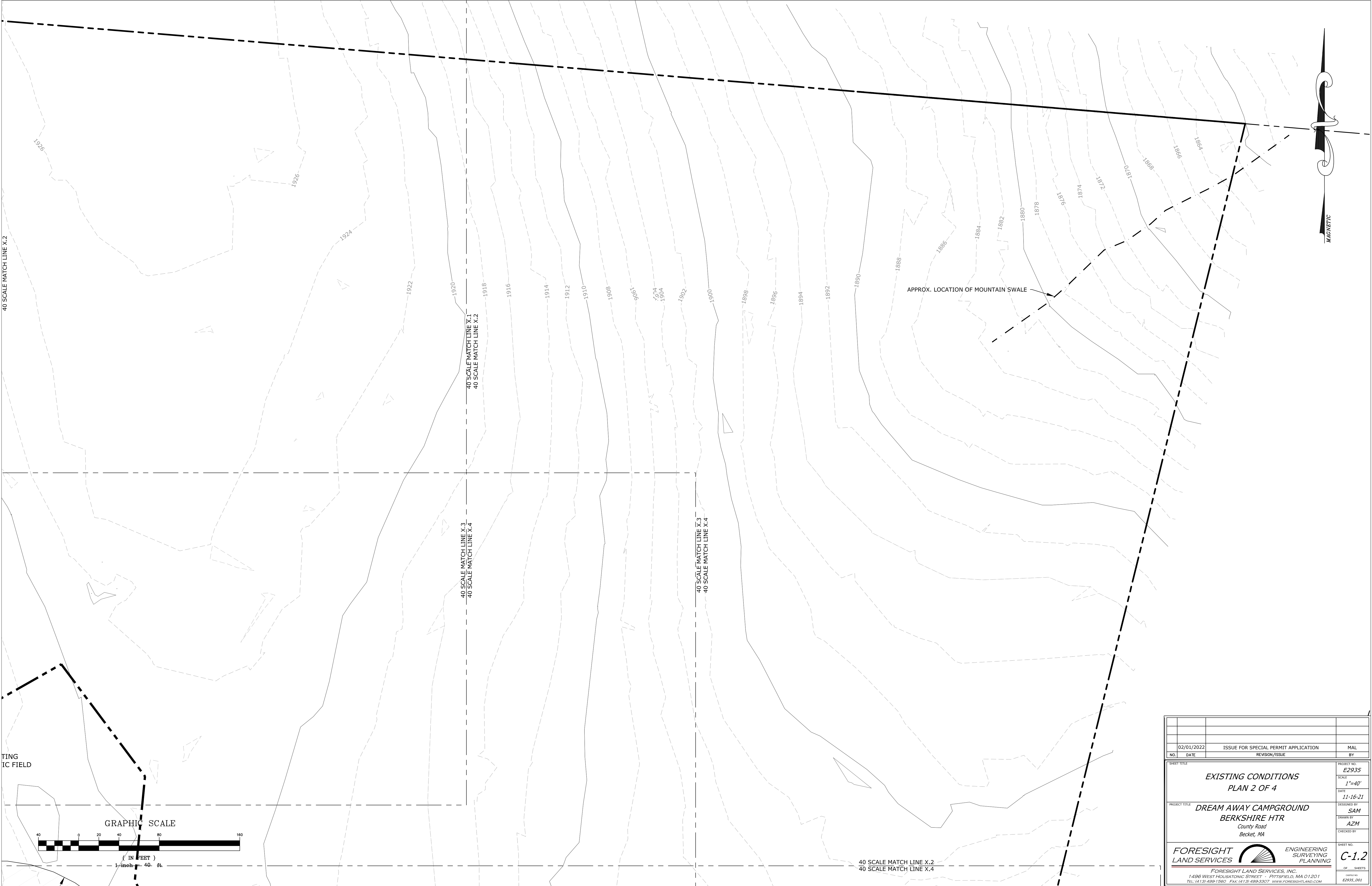
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NO.	DATE	REVISION/ISSUE	BY
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OVERALL EXISTING CONDITIONS PLAN			E2935
			SCALE AS NOTED
PROJECT TITLE			DATE
			12-2-21
DREAM AWAY CAMPGROUND BERKSHIRE HTR County Road Becket, MA			DESIGNED BY
			SAM/MAL
			DRAWN BY
			AZM/MAL
			CHECKED BY
FORESIGHT LAND SERVICES			SHEET NO.
 ENGINEERING SURVEYING PLANNING			C-1.0
			OF SHEETS
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL (413) 499-1960 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM			PROJECT NO. E2935.001



02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY

SHEET TITLE		PROJECT NO.
EXISTING CONDITIONS PLAN 1 OF 4		E2935
SCALE		1"=40'
DATE		11-16-21
PROJECT TITLE		DESIGNED BY
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DRAWN BY		AZM
CHECKED BY		

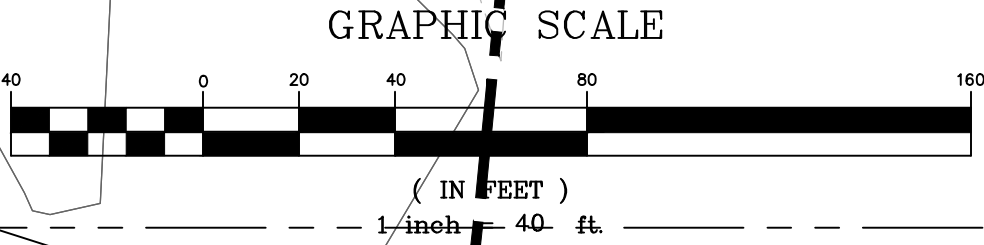
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FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL (413) 499-1960 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM			C-1.1
			OF SHEETS



TING
IC FIELD

APPROX. LOCATION OF MOUNTAIN SWALE

MAGNETIC



02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION		MAL	
NO.	DATE	REVISION/ISSUE		BY	
PROJECT TITLE EXISTING CONDITIONS PLAN 2 OF 4				PROJECT NO. E2935	
SCALE 1"=40'				DATE 11-16-21	
PROJECT TITLE DREAM AWAY CAMPGROUND BERKSHIRE HTR County Road Becket, MA				DESIGNED BY SAM	
DRAWN BY AZM				CHECKED BY	
FORESIGHT LAND SERVICES				ENGINEERING SURVEYING PLANNING	
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL (413) 499-1960 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM				SHEET NO. C-1.2	
OF SHEETS				E2935.001	



02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY
PROJECT TITLE			PROJECT NO.
EXISTING CONDITIONS			E2935
PLAN 3 OF 4			SCALE
			1"=40'
			DATE
			11-16-21
PROJECT TITLE			DESIGNED BY
DREAM AWAY CAMPGROUND			SAM
BERKSHIRE HTR			DRAWN BY
County Road			AZM
Becket, MA			CHECKED BY
FORESIGHT LAND SERVICES			ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.			SHEET NO.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201			C-1.3
TEL: (413) 499-1960 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM			OF SHEETS
			E2935.001



02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY

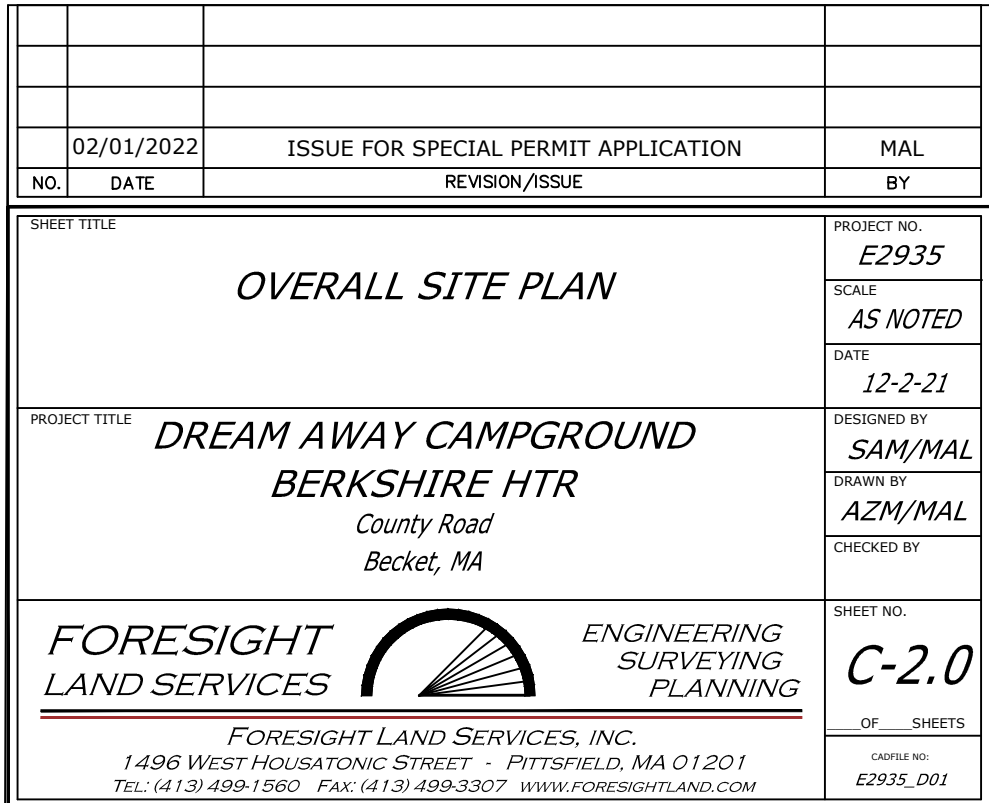
PROJECT TITLE EXISTING CONDITIONS PLAN 4 OF 4		PROJECT NO. E2935
SCALE 1"=40'		DATE 11-16-21
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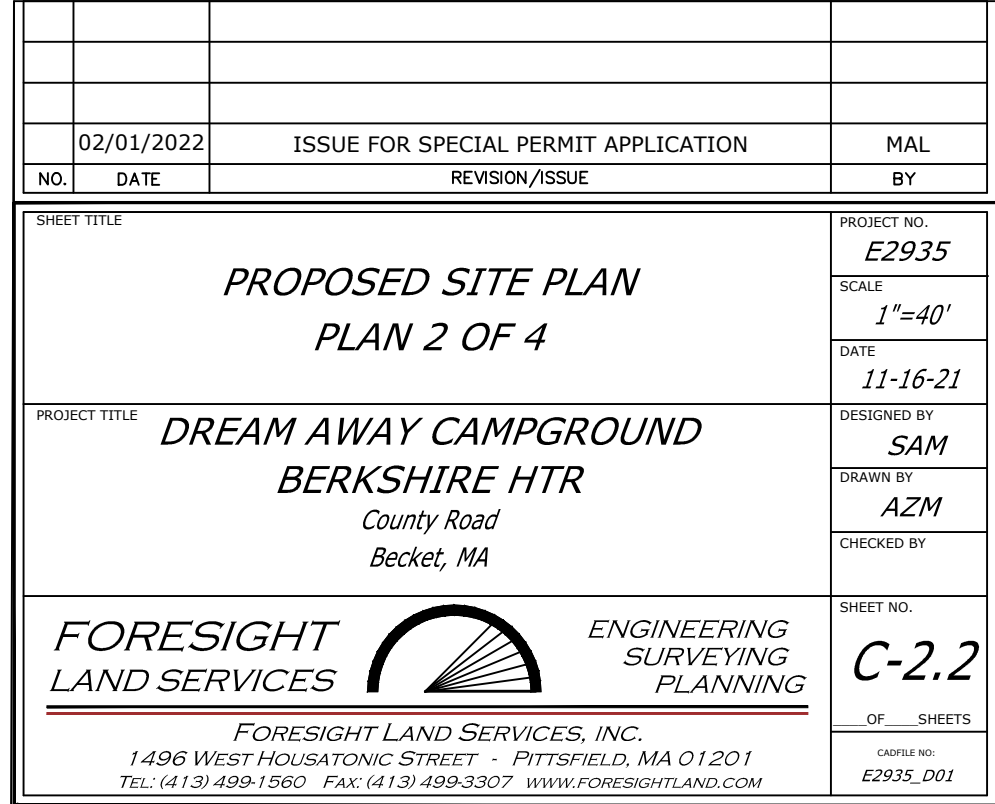
**FORESIGHT
LAND SERVICES**

**ENGINEERING
SURVEYING
PLANNING**

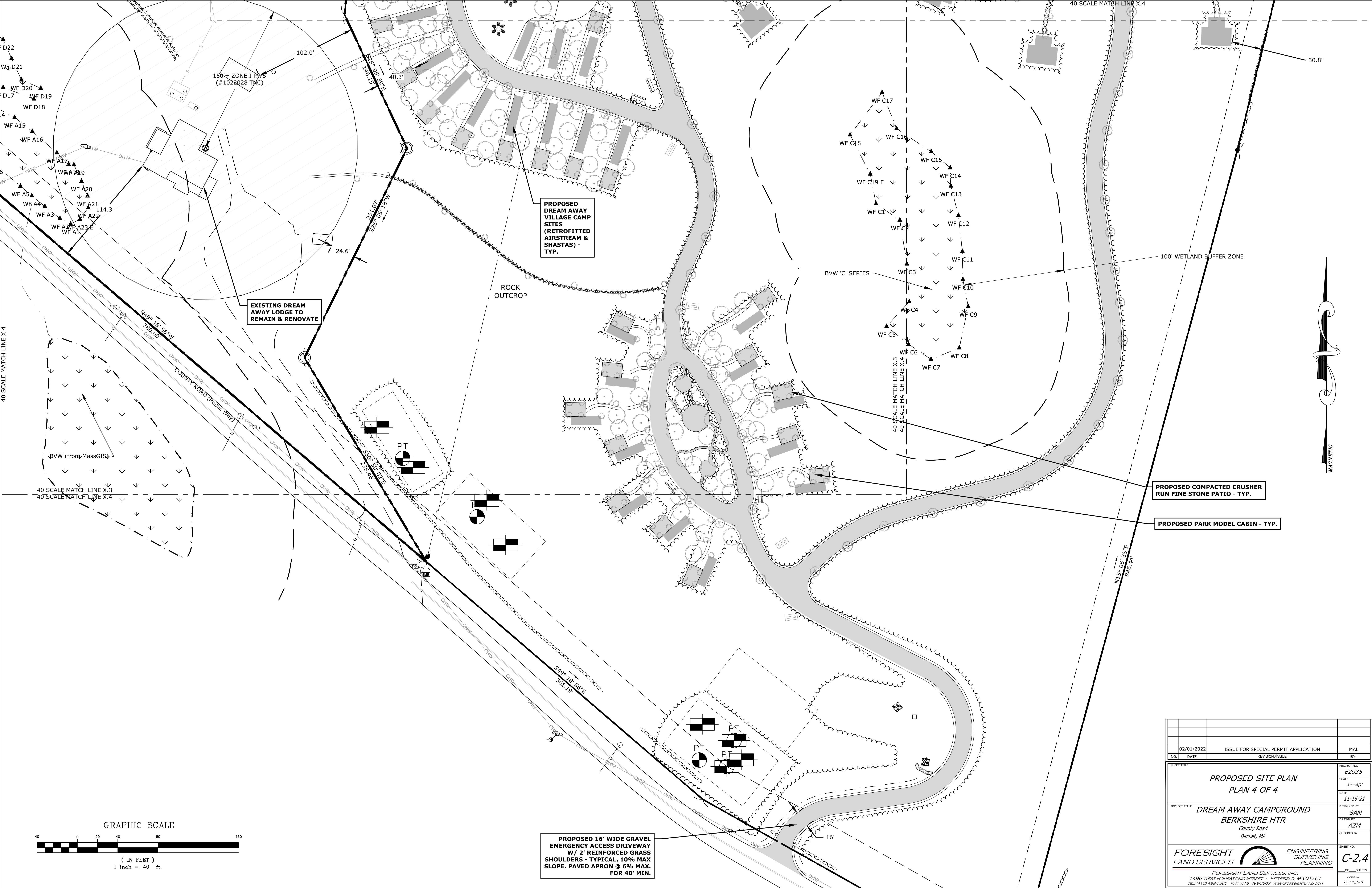
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL (413) 499-1960 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM

SHEET NO.
C-1.4
OF 1 SHEETS

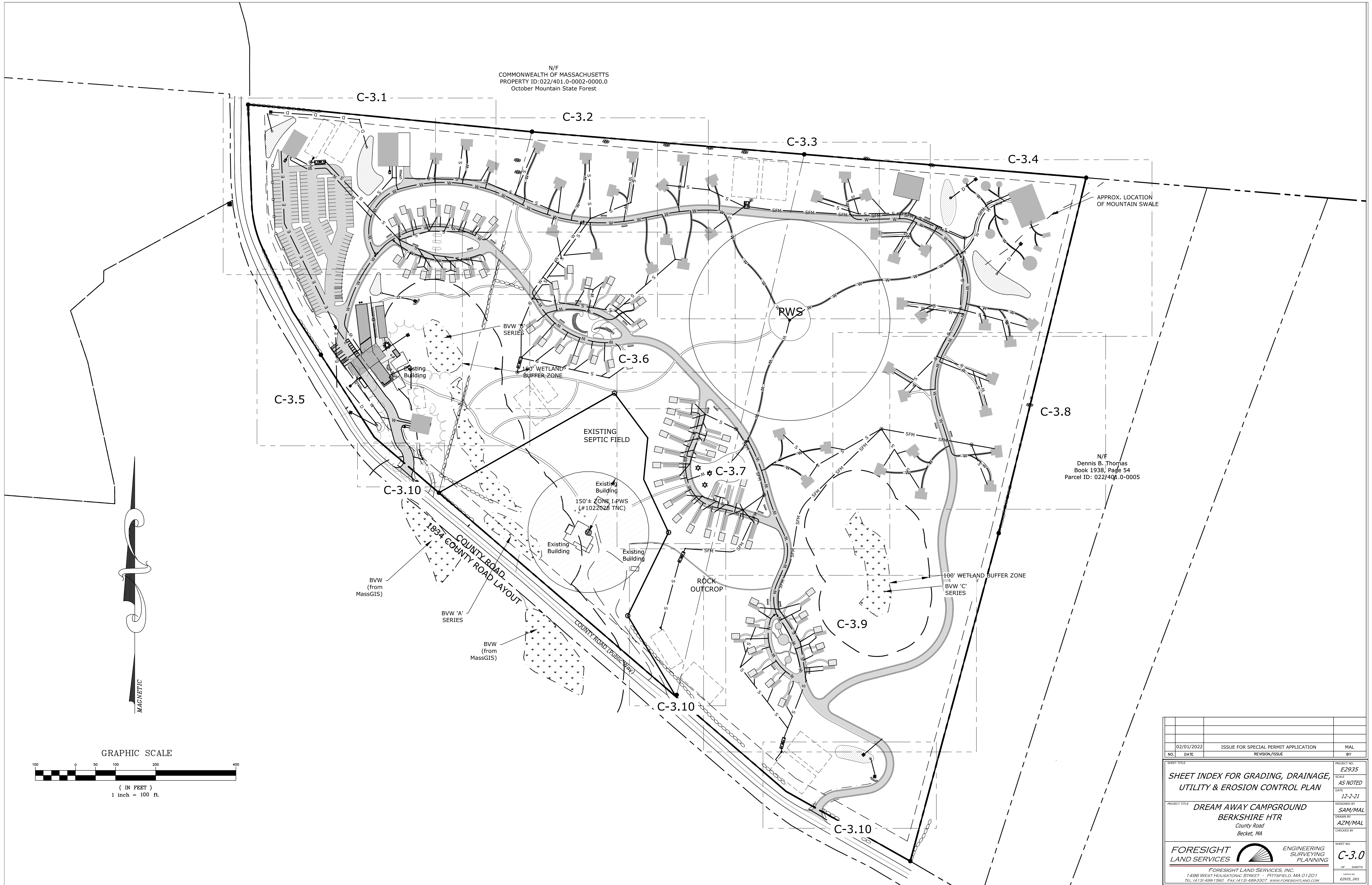








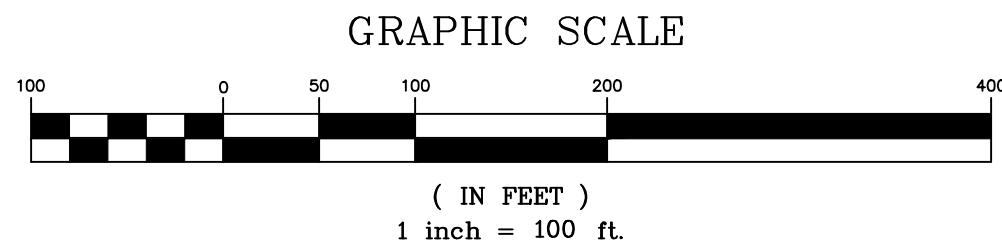
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PROPOSED SITE PLAN			E2935
PLAN 4 OF 4			SCALE
			1"=40'
PROJECT TITLE			DATE
DREAM AWAY CAMPGROUND			11-16-21
BERKSHIRE HTR			DESIGNED BY
County Road			SAM
Becket, MA			DRAWN BY
			AZM
			CHECKED BY
FORESIGHT LAND SERVICES			ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.			SHEET NO.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201			C-2.4
TEL: (413) 499-1960 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM			OF SHEETS
			E2935.001



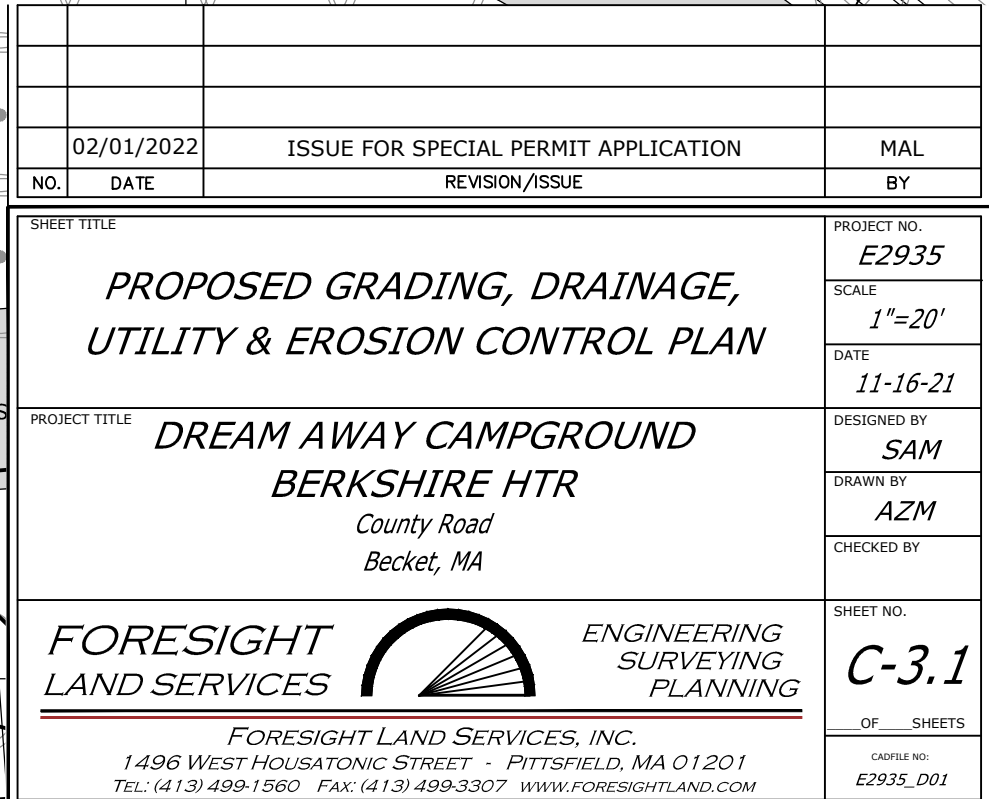
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COMMONWEALTH OF MASSACHUSETTS
PROPERTY ID: 022/401.0-0002-0000.0
October Mountain State Forest

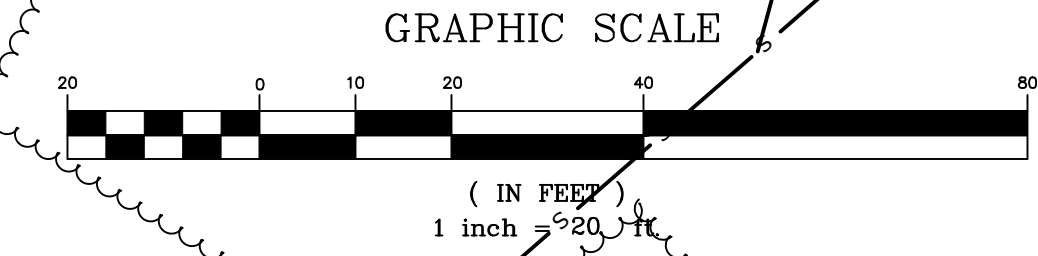
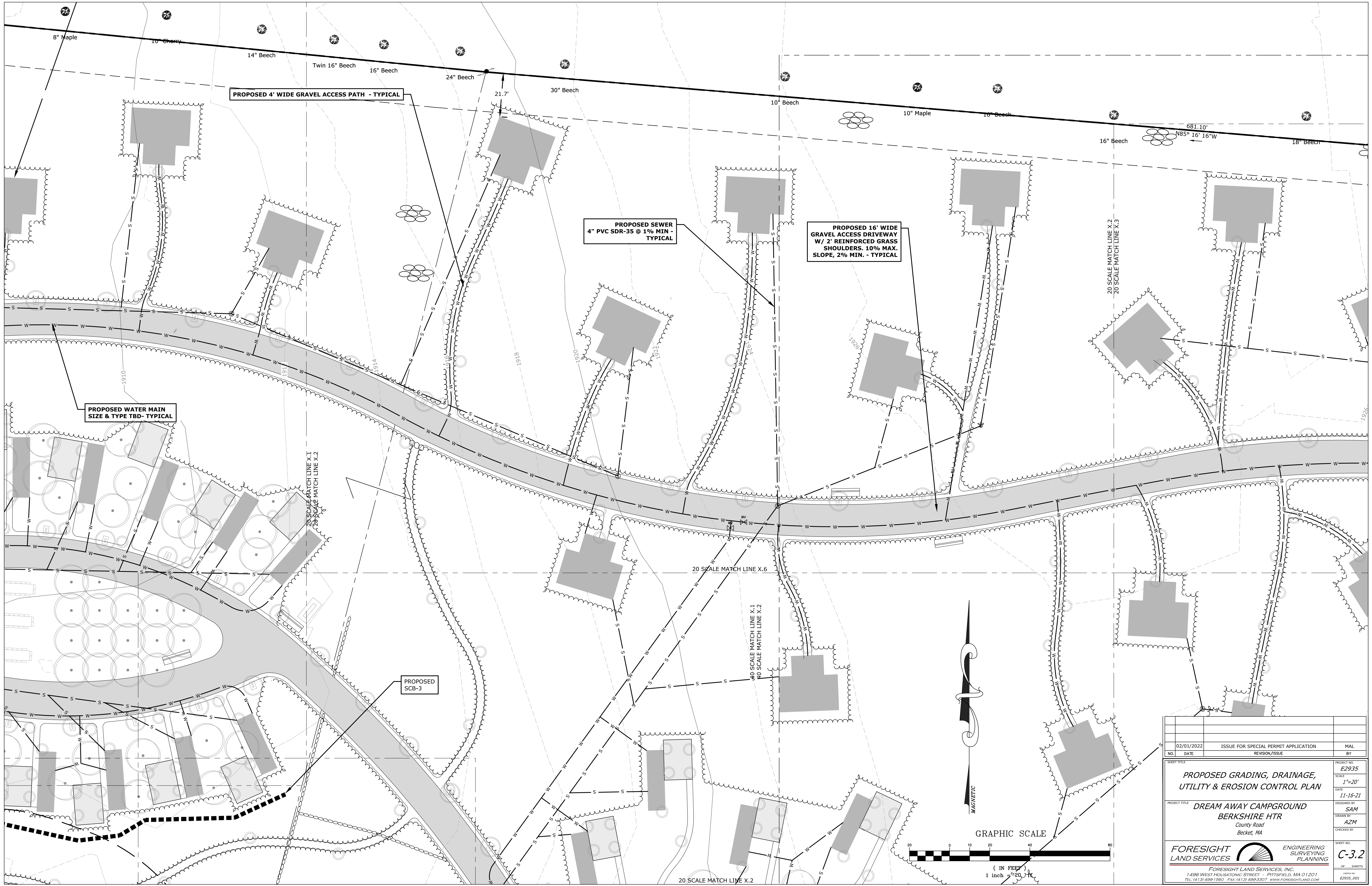
APPROX. LOCATION
OF MOUNTAIN SWALE

N/F
Dennis B. Thomas
Book 1938, Page 54
Parcel ID: 022/401.0-0005

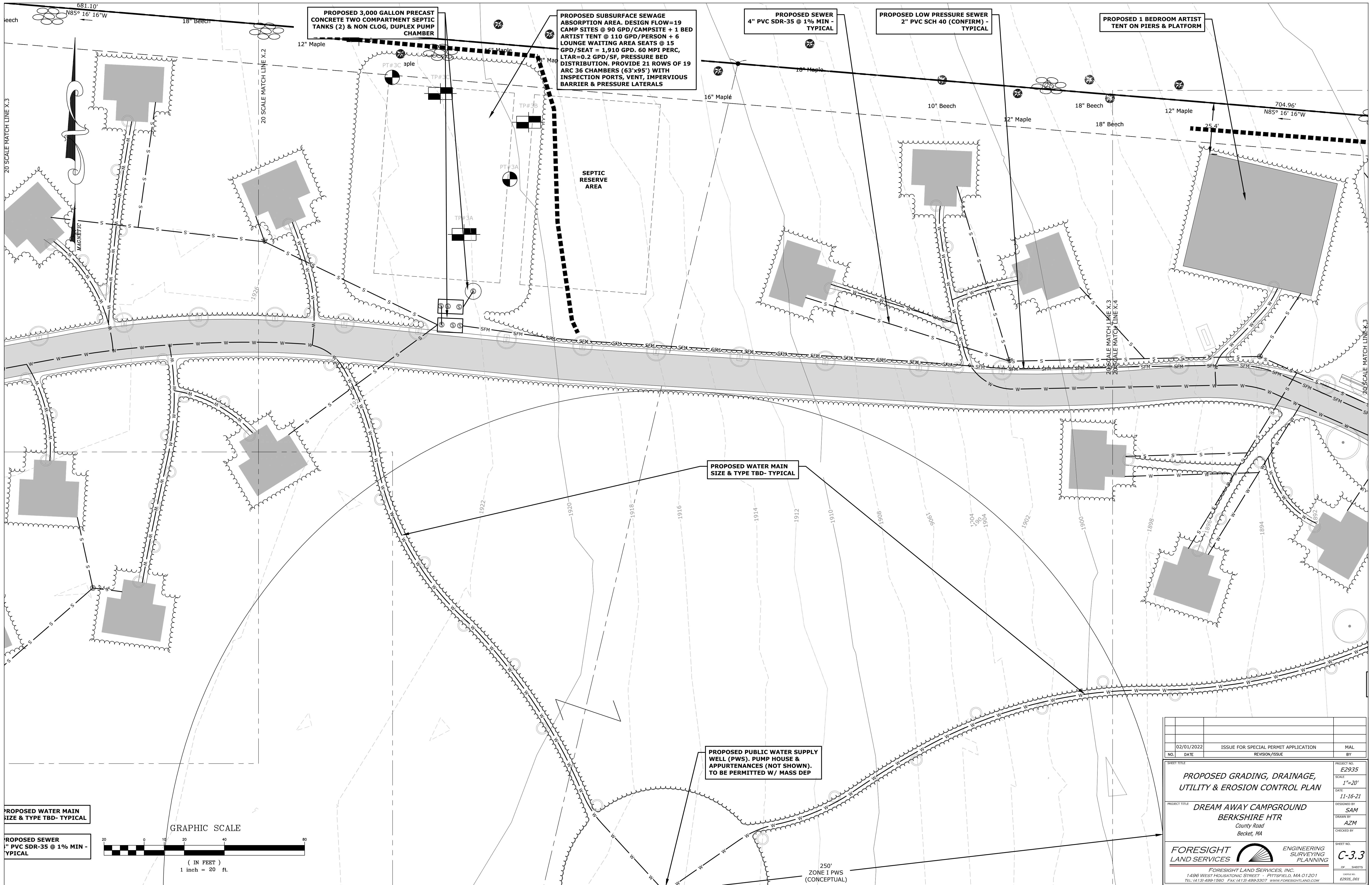


02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY
SHEET TITLE			PROJECT NO.
SHEET INDEX FOR GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN			E2935
DATE			SCALE
12-2-21			AS NOTED
PROJECT TITLE			DESIGNED BY
DREAM AWAY CAMPGROUND			SAM/MAL
BERKSHIRE HTR			DRAWN BY
County Road			AZM/MAL
Becket, MA			CHECKED BY
FORESIGHT LAND SERVICES			SHEET NO.
ENGINEERING SURVEYING PLANNING			C-3.0
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM			OF SHEETS
			E2935.001

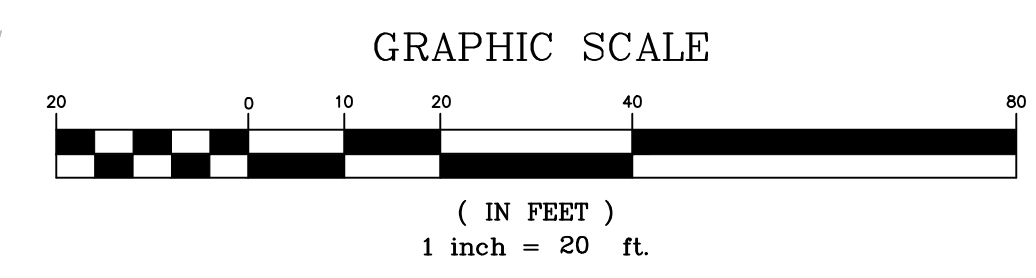
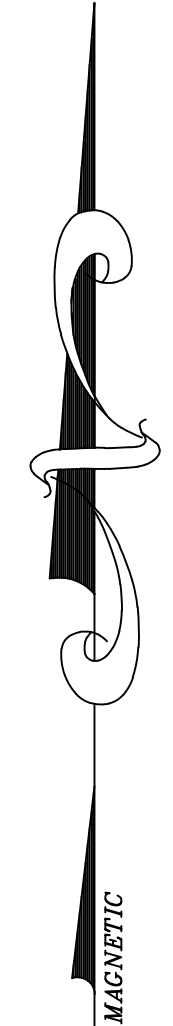
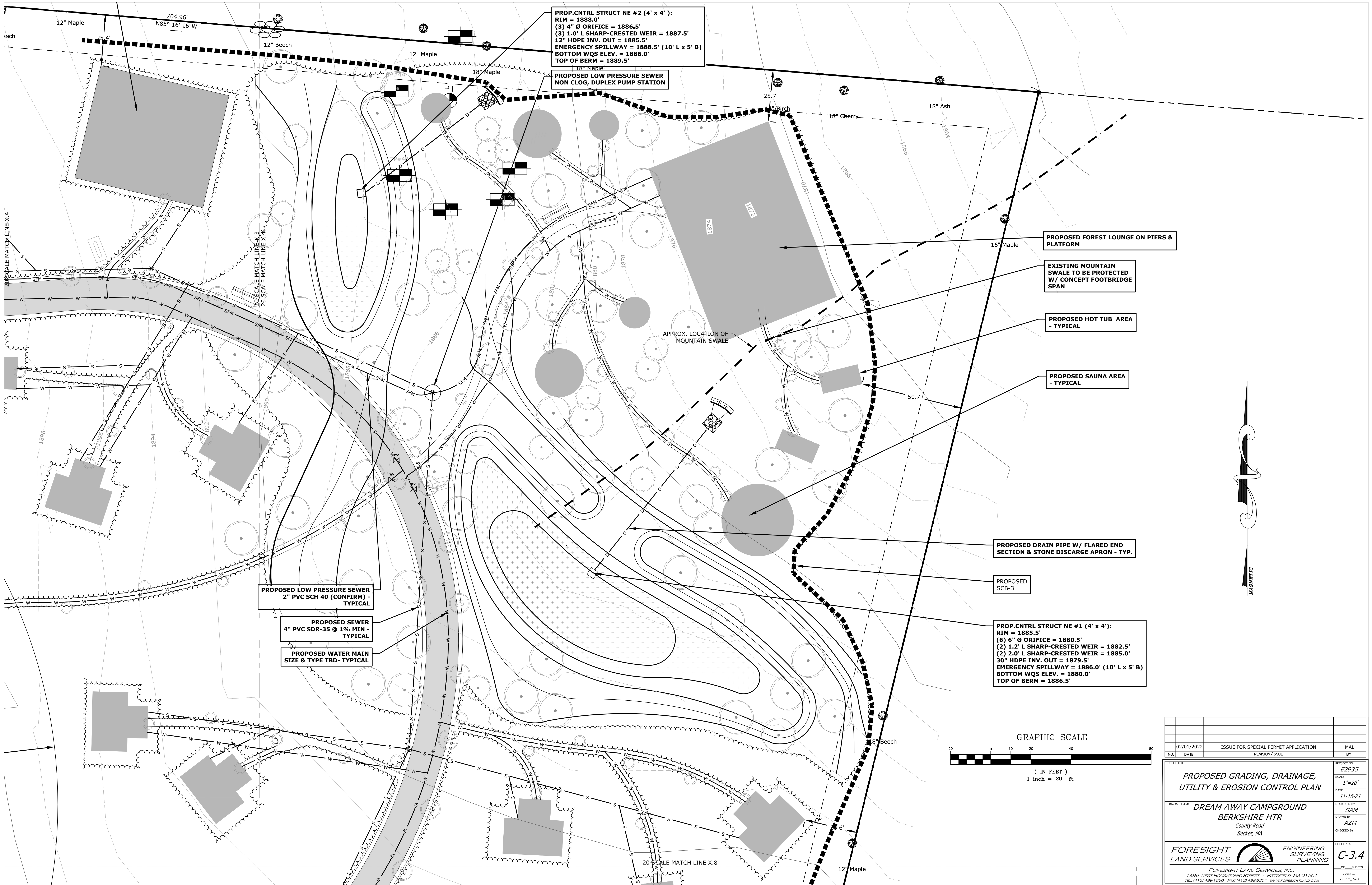




02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY
PROJECT TITLE PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN			PROJECT NO. E2935
PROJECT TITLE DREAM AWAY CAMPGROUND BERKSHIRE HTR County Road Becket, MA			SCALE 1"=20'
DESIGNED BY SAM			DATE 11-16-21
DRAWN BY AZM			CHECKED BY
FORESIGHT LAND SERVICES			ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL (413) 499-1960 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM			SHEET NO. C-3.2 OF SHEETS E2935.001

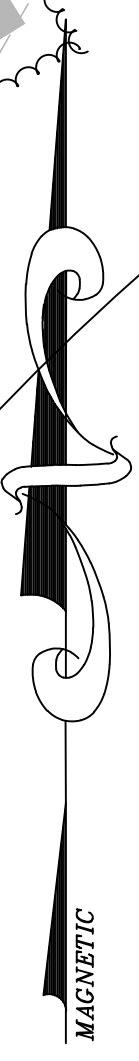
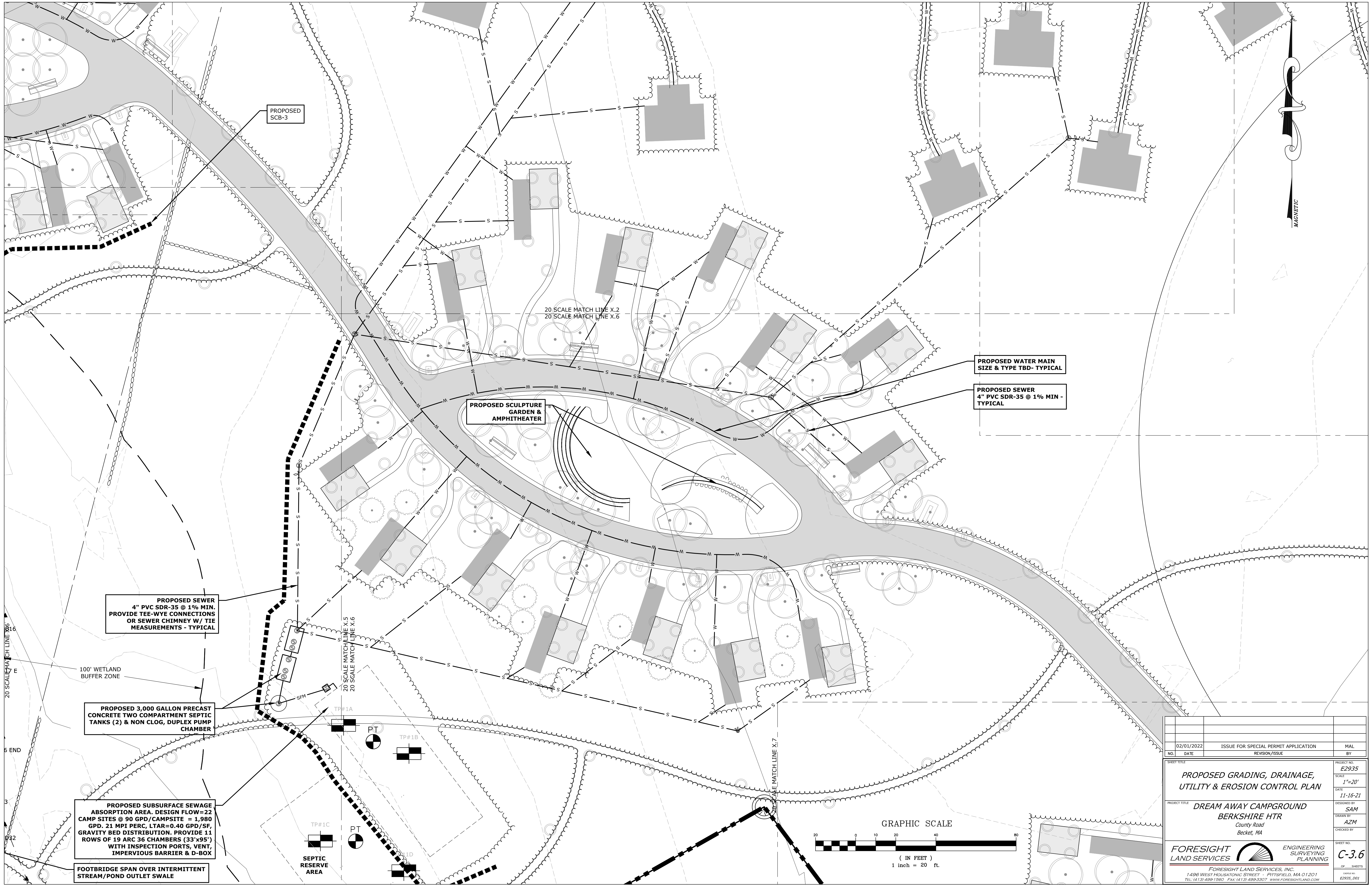


02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY
PROJECT TITLE		PROJECT NO.	E2935
PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN		SCALE	1"=20'
DATE		DESIGNED BY	SAM
11-16-21		DRAWN BY	AZM
PROJECT TITLE		CHECKED BY	
DREAM AWAY CAMPGROUND			
BERKSHIRE HTR			
County Road			
Becket, MA			
FORESIGHT LAND SERVICES		ENGINEERING SURVEYING PLANNING	SHEET NO.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201			C-3.3
TEL (413) 499-1560 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM			OF SHEETS
			E2935.001



02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY
PROJECT TITLE		PROJECT NO.	SHEET NO.
PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN		E2935	C-3.4
SCALE		SCALE	OF SHEETS
1"=20'		1"=20'	
DATE		DATE	
11-16-21		11-16-21	
DESIGNED BY		DESIGNED BY	
SAM		SAM	
DRAWN BY		DRAWN BY	
AZM		AZM	
CHECKED BY		CHECKED BY	
PROJECT TITLE		PROJECT NO.	SHEET NO.
DREAM AWAY CAMPGROUND, BERKSHIRE HTR		E2935	C-3.4
County Road			
Becket, MA			
FORESIGHT LAND SERVICES		ENGINEERING SURVEYING PLANNING	
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201			
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM			



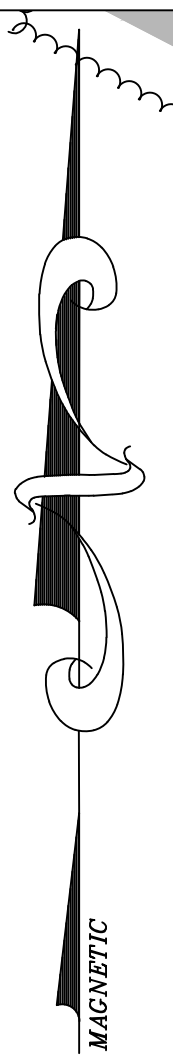
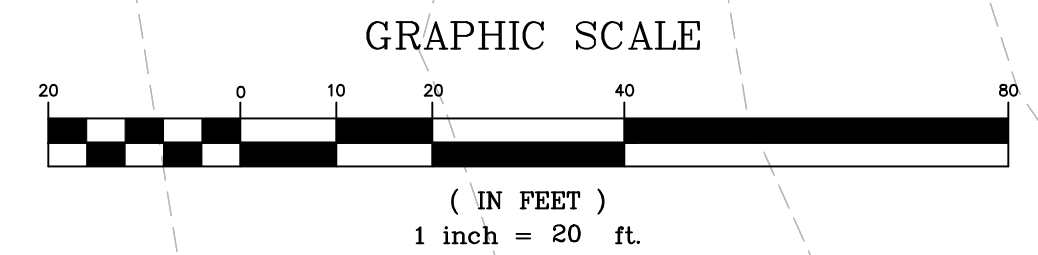
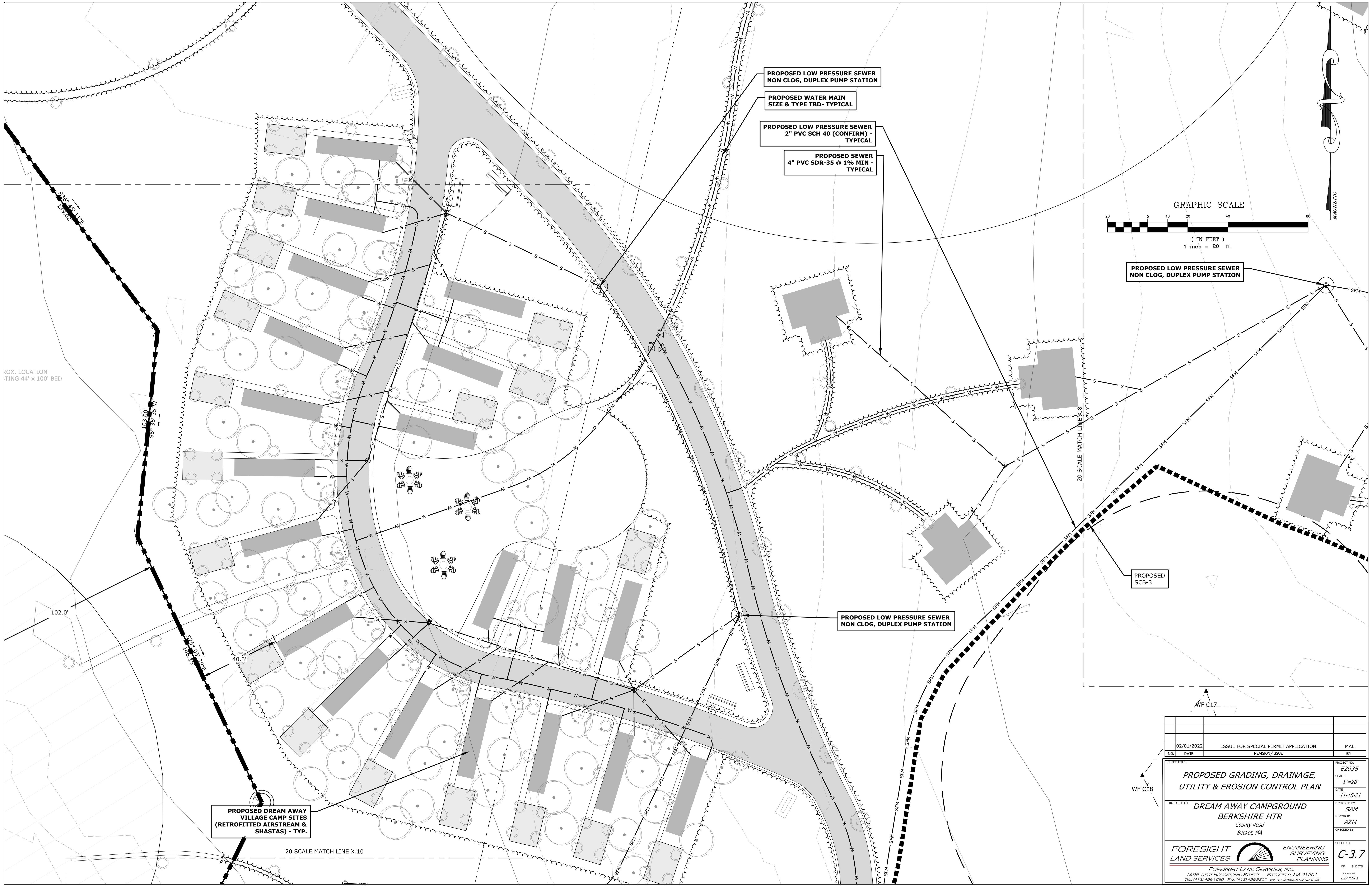


02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY

PROJECT TITLE PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN		PROJECT NO. E2935
SCALE 1"=20'		SCALE
DATE 11-16-21		DATE
DESIGNED BY SAM		DESIGNED BY
DRAWN BY AZM		DRAWN BY
CHECKED BY		CHECKED BY

FORESIGHT LAND SERVICES		ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL (413) 499-1560 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM		

SHEET NO. C-3.6	
OF SHEETS	



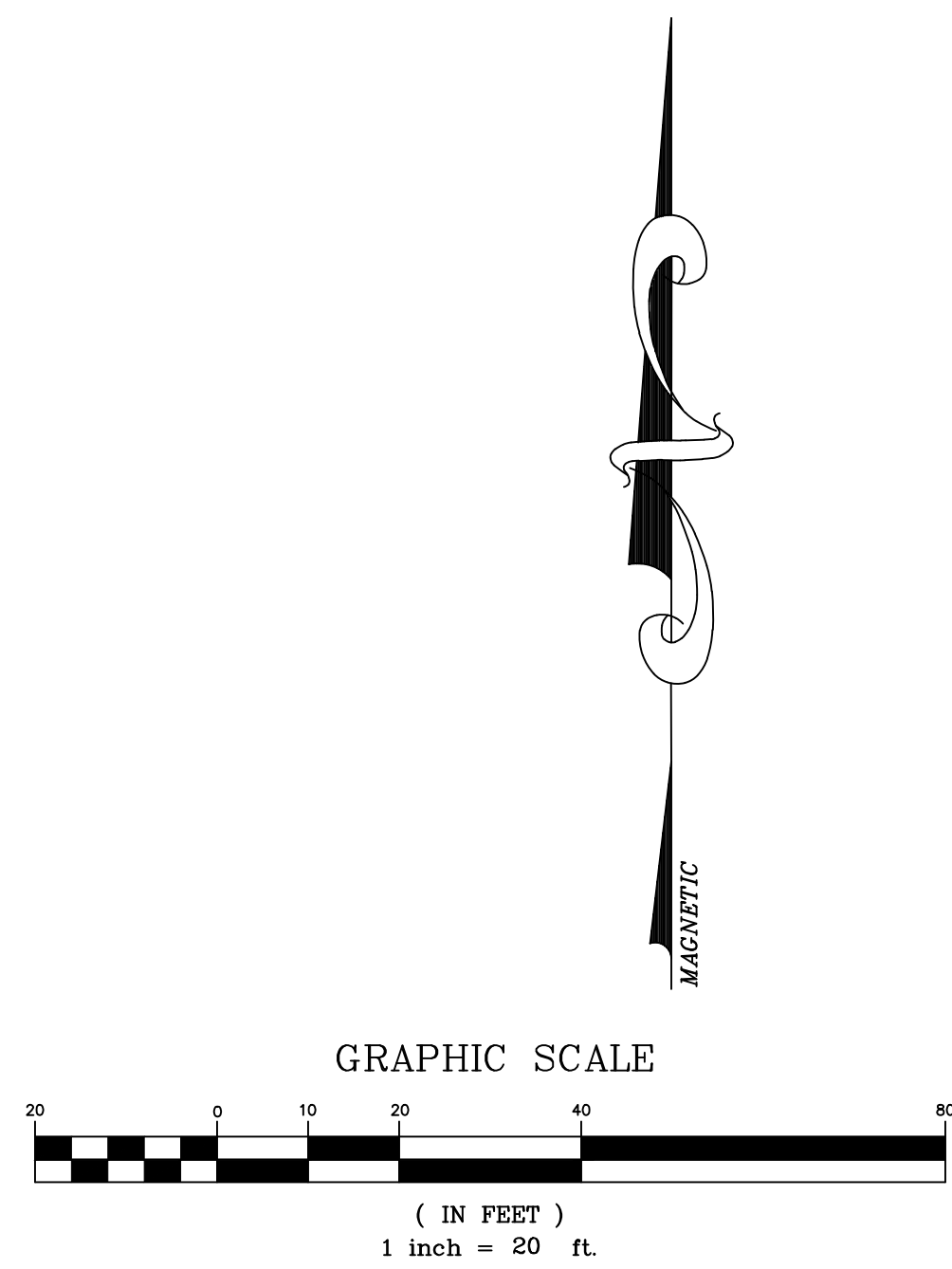
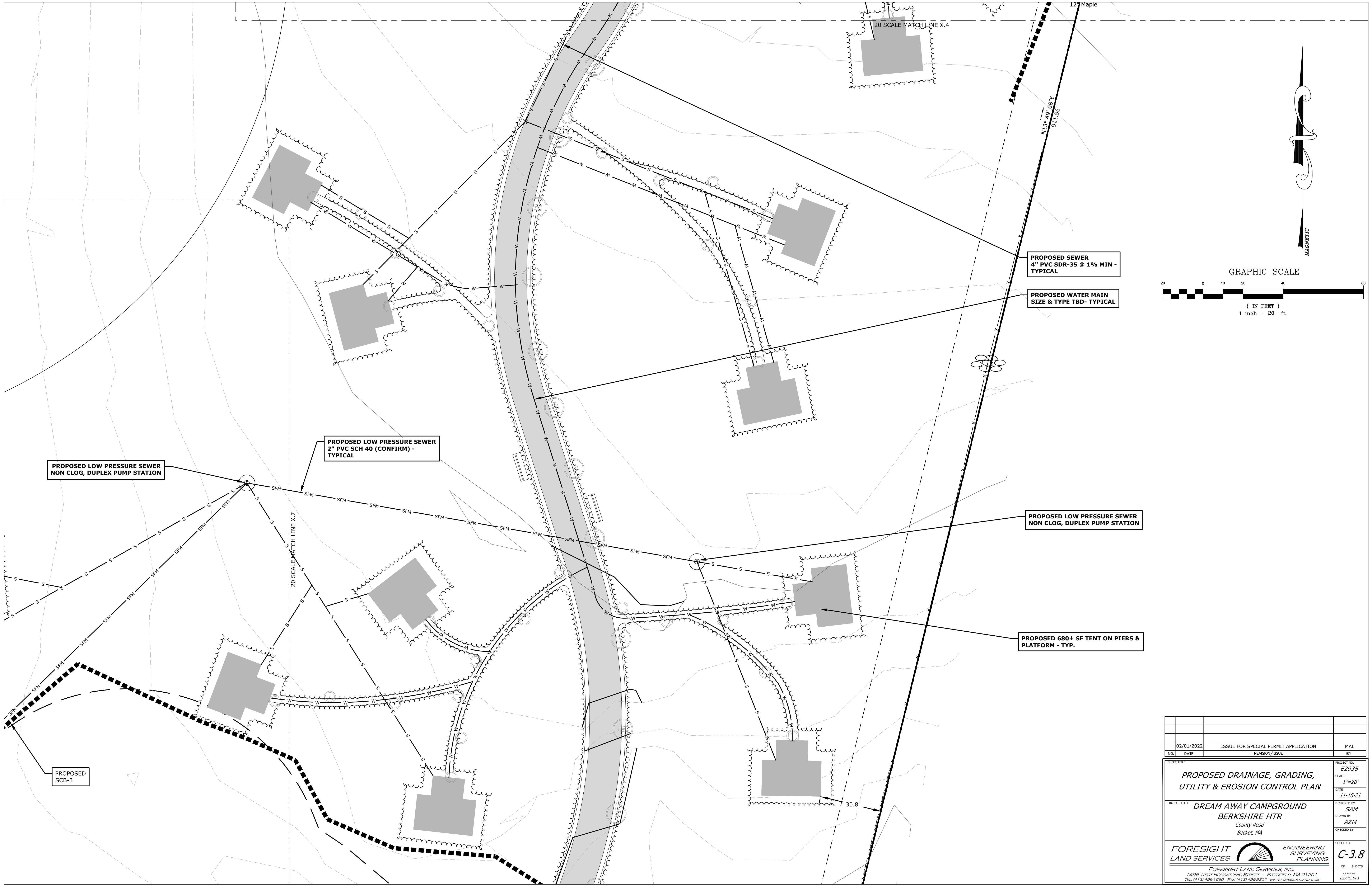
PROPOSED LOW PRESSURE SEWER
NON CLOG, DUPLEX PUMP STATION

PROPOSED
SCB-3

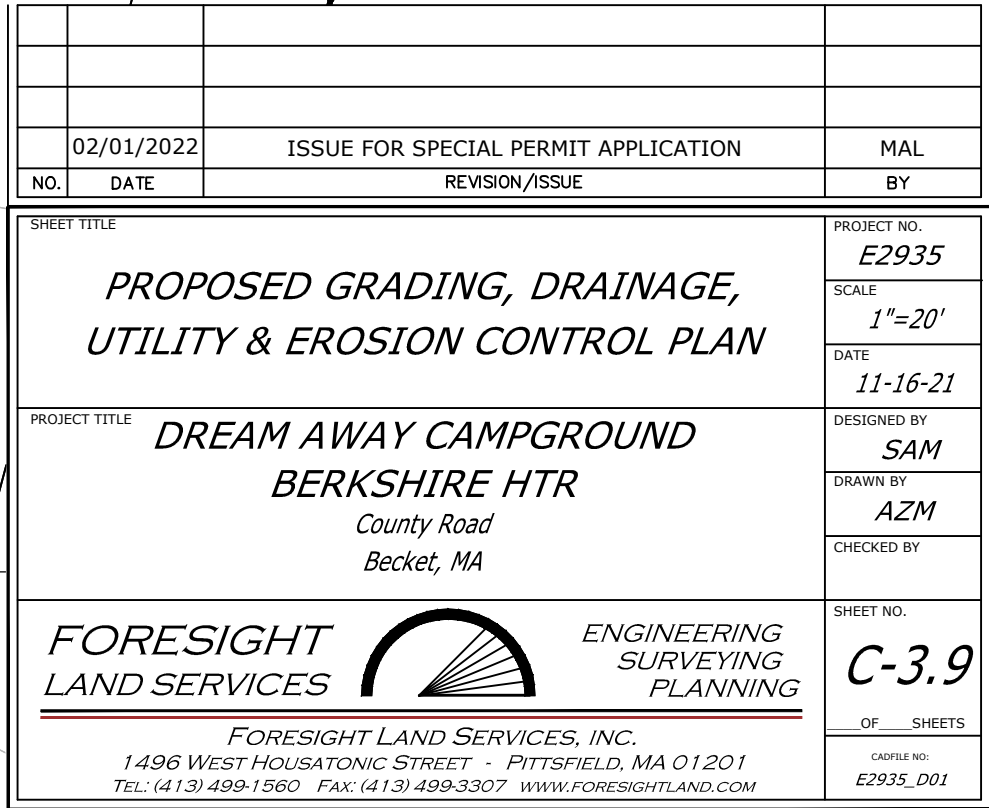
PROPOSED LOW PRESSURE SEWER
NON CLOG, DUPLEX PUMP STATION

PROPOSED DREAM AWAY
VILLAGE CAMP SITES
(RETROFITTED AIRSTREAM &
SHASTAS) - TYP.

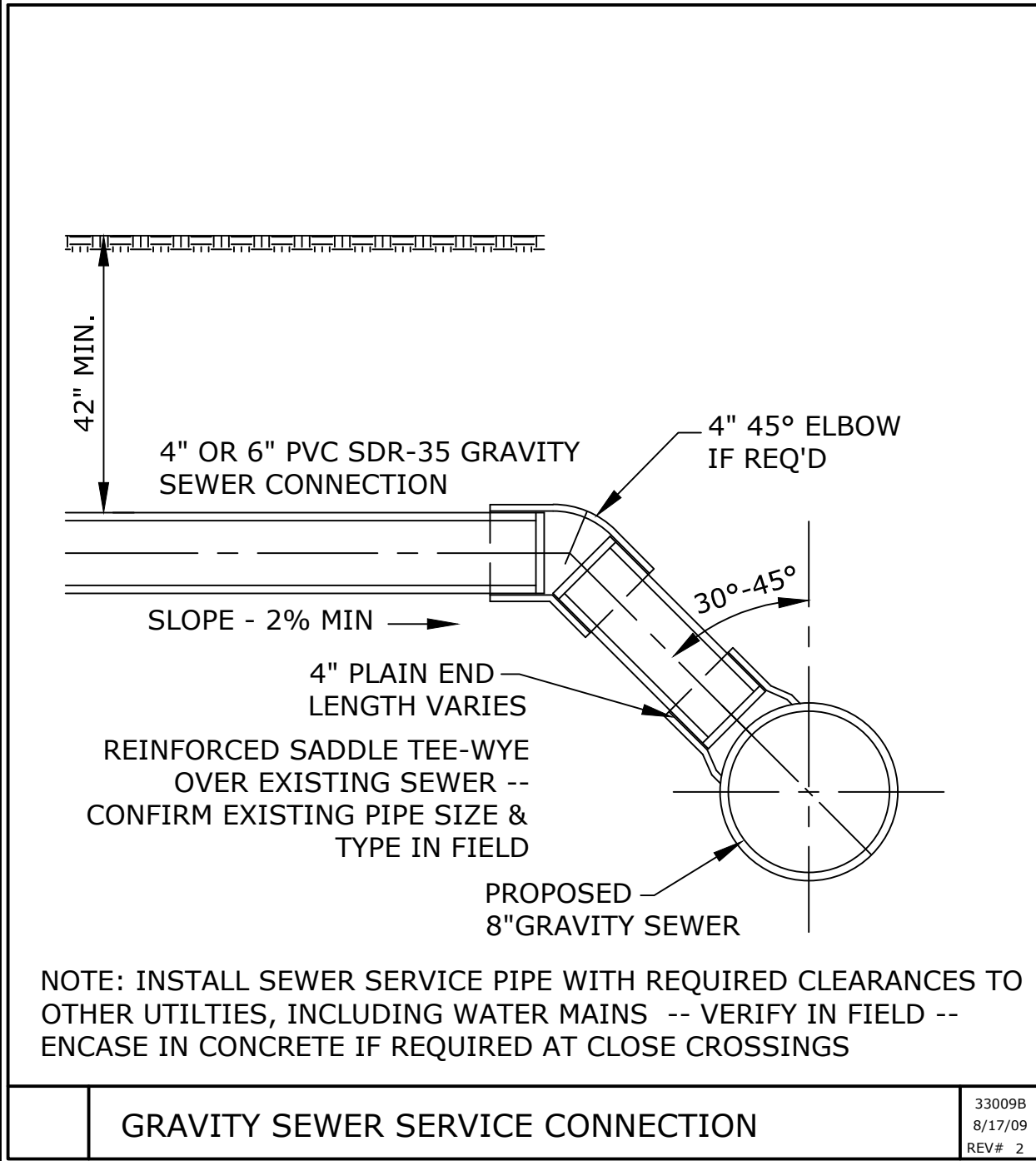
02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY
SHEET TITLE		PROJECT NO.	E2935
PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN		SCALE	1"=20'
DATE		DESIGNED BY	SAM
11-16-21		DRAWN BY	AZM
PROJECT TITLE		CHECKED BY	
DREAM AWAY CAMPGROUND BERKSHIRE HTR County Road Becket, MA		SHEET NO.	C-3.7
OF SHEETS		OF SHEETS	23
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSTON STREET - PITTSFIELD, MA 01201 TEL (413) 499-1560 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM		ENGINEERING SURVEYING PLANNING	



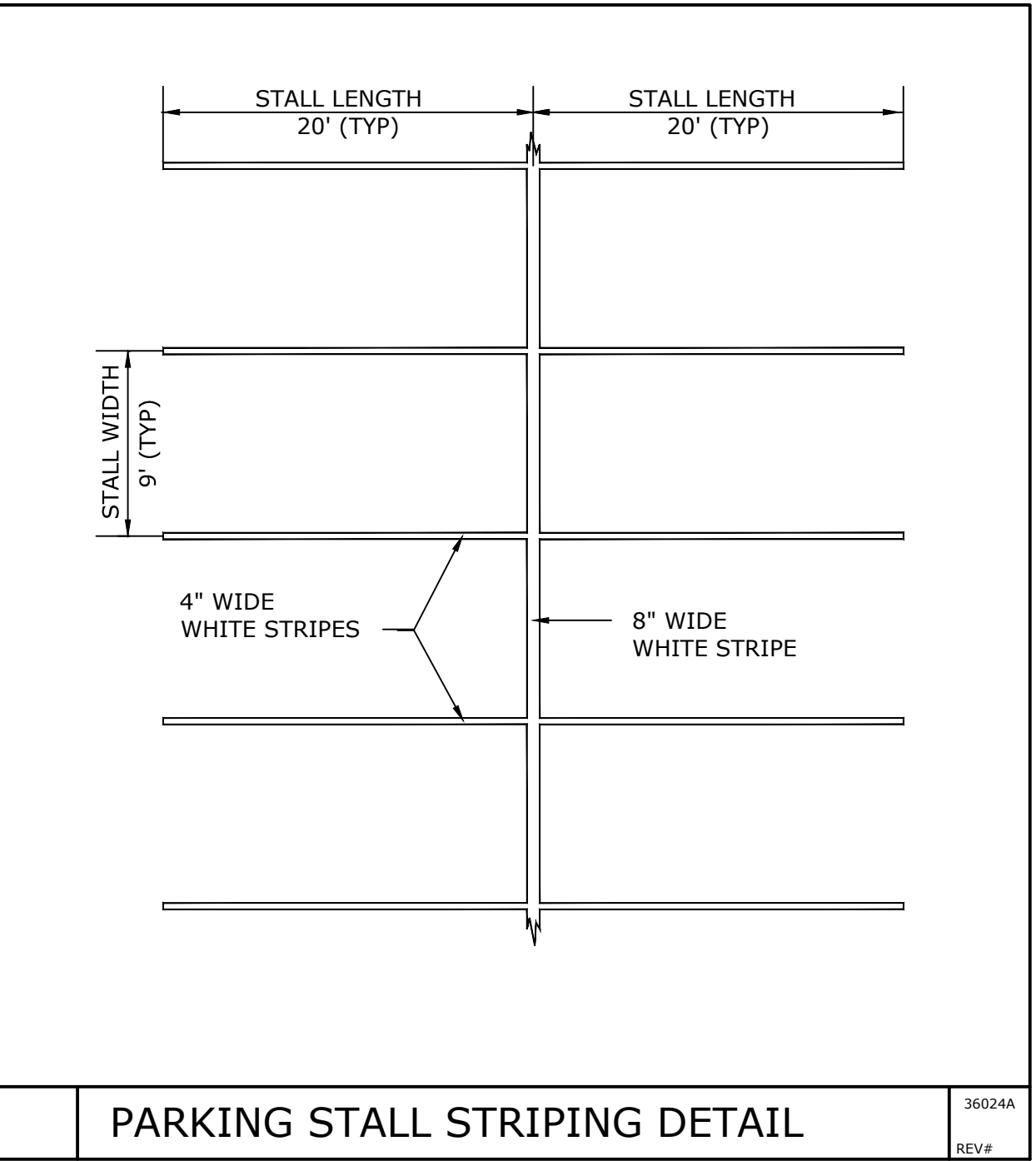
02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	REVISION/ISSUE	BY
SHEET TITLE		PROJECT NO.	
PROPOSED DRAINAGE, GRADING, UTILITY & EROSION CONTROL PLAN		E2935	
		SCALE	
		1"=20'	
		DATE	
		11-16-21	
PROJECT TITLE		DESIGNED BY	
DREAM AWAY CAMPGROUND BERKSHIRE HTR		SAM	
County Road		DRAWN BY	
Becket, MA		AZM	
		CHECKED BY	
FORESIGHT LAND SERVICES			
		ENGINEERING SURVEYING PLANNING	
SHEET NO.		C-3.8	
OF SHEETS		OF SHEETS	
E2935.001		E2935.001	
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM			



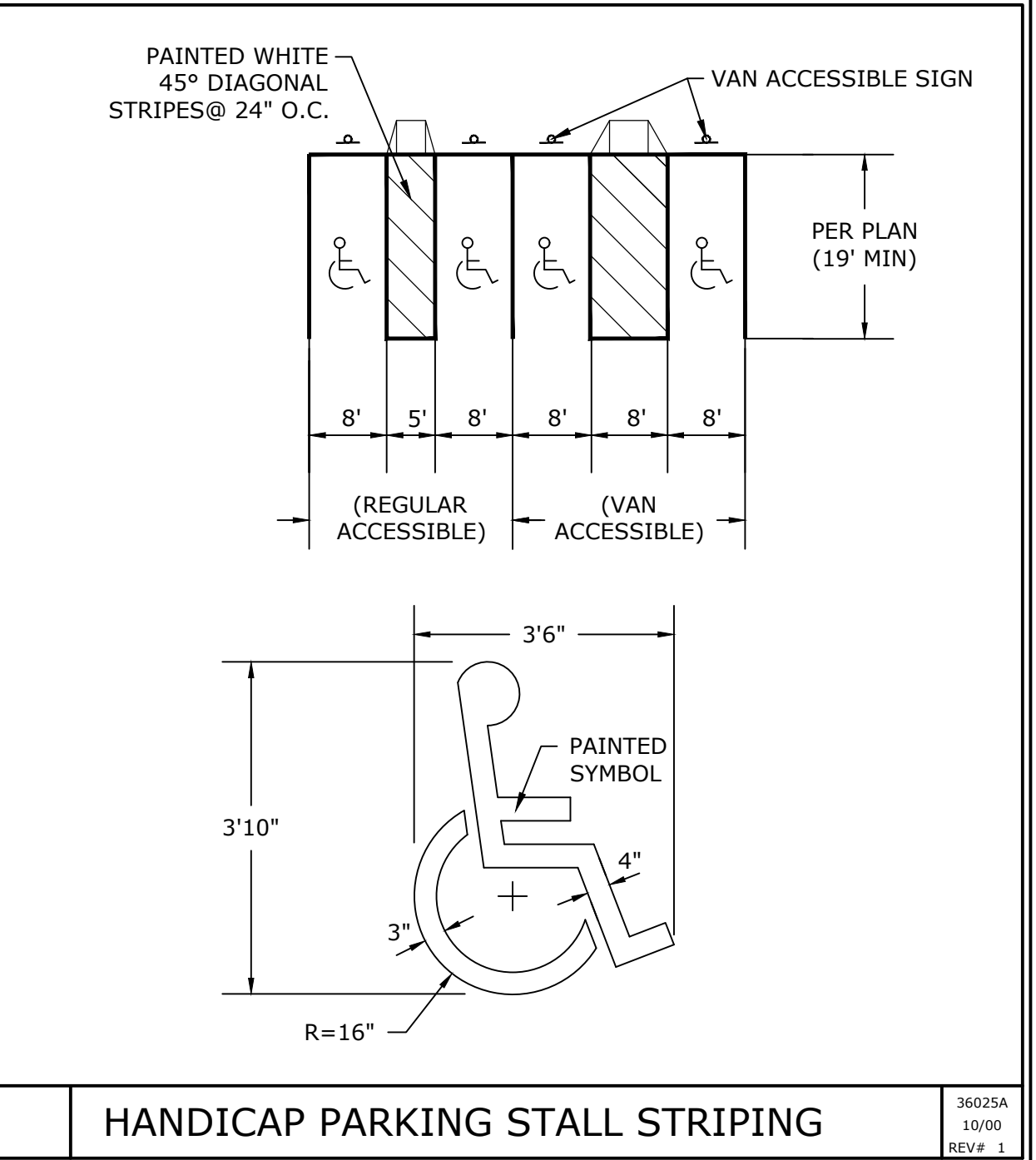
02/01/2022	ISSUE FOR SPECIAL PERMIT APPLICATION		MAL
No.	DATE	REVISION/ISSUE	BY
PROJECT TITLE			PROJECT NO. E2935
<i>PROPOSED GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN</i>			SCALE "1"=20'
			DRAWN BY AJM
			CHECKED BY
PROJECT TITLE			SHEET NO. C-3.10
<i>DREAM AWAY CAMPGROUND BERKSHIRE HTR</i>			OF SHEETS
Country Road Becket, MA			OWNER'S DOI E2935_D01
<i>FORESIGHT LAND SERVICES</i>			<i>ENGINEERING SURVEYING PLANNING</i>
<i>FORESIGHT LAND SERVICES, INC.</i>			
<i>1496 WEST HOUSTONIC STREET - PITTSFIELD, MA 01201</i>			
<i>Tel: (413) 428-1550 Fax: (413) 480-3307 WWW.FORESIGHTAND.COM</i>			



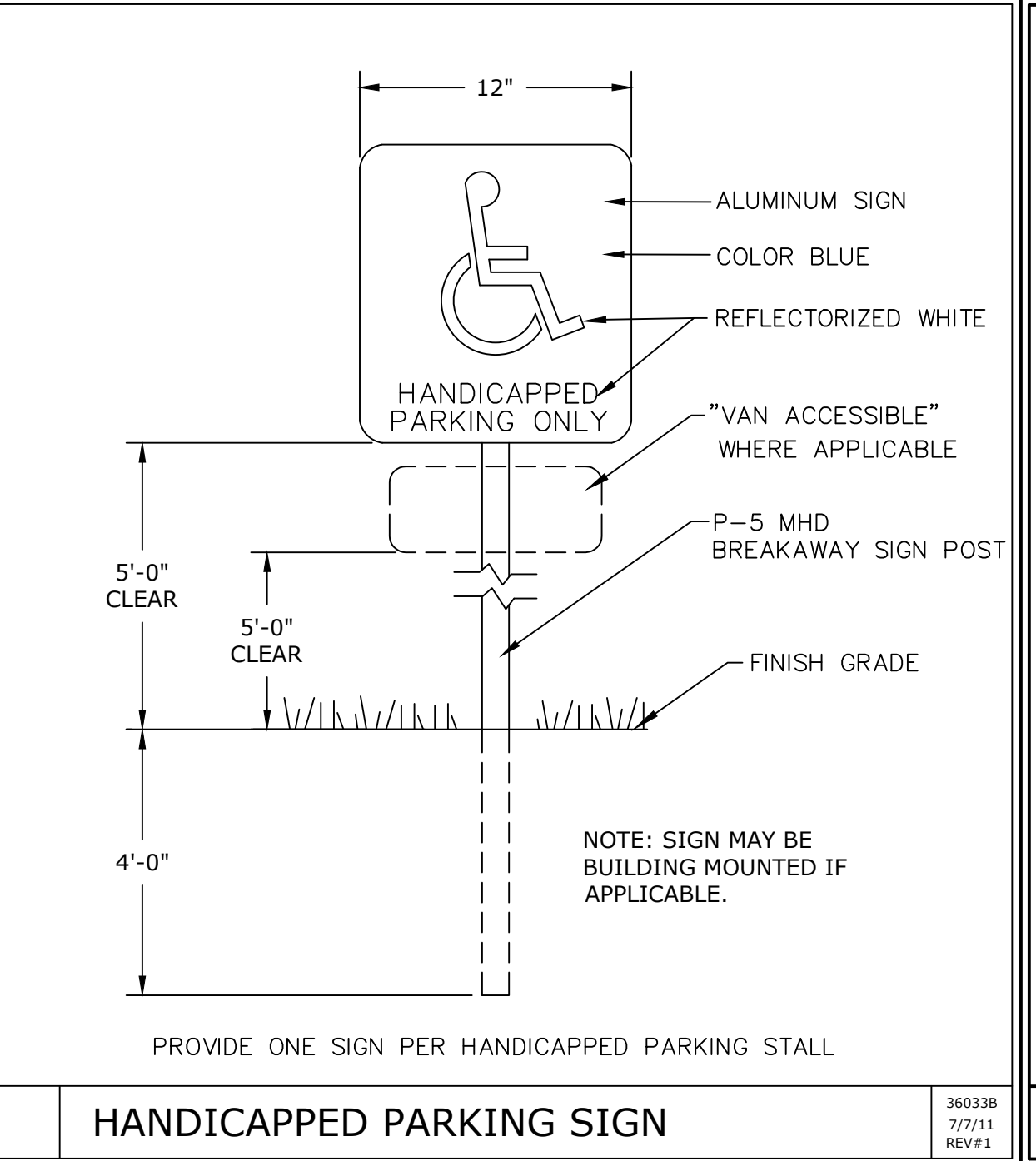
GRAVITY SEWER SERVICE CONNECTION



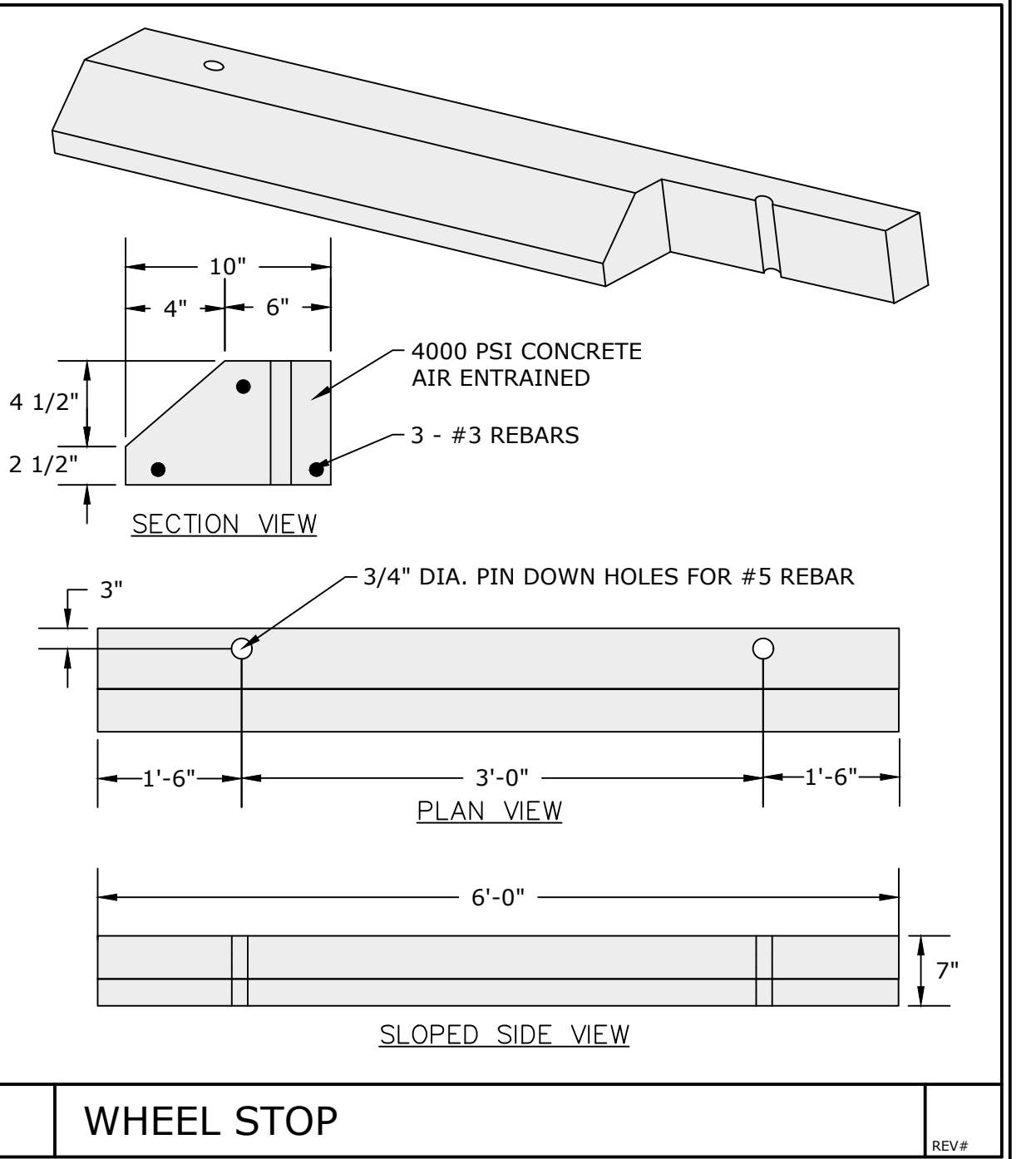
PARKING STALL STRIPING DETAIL



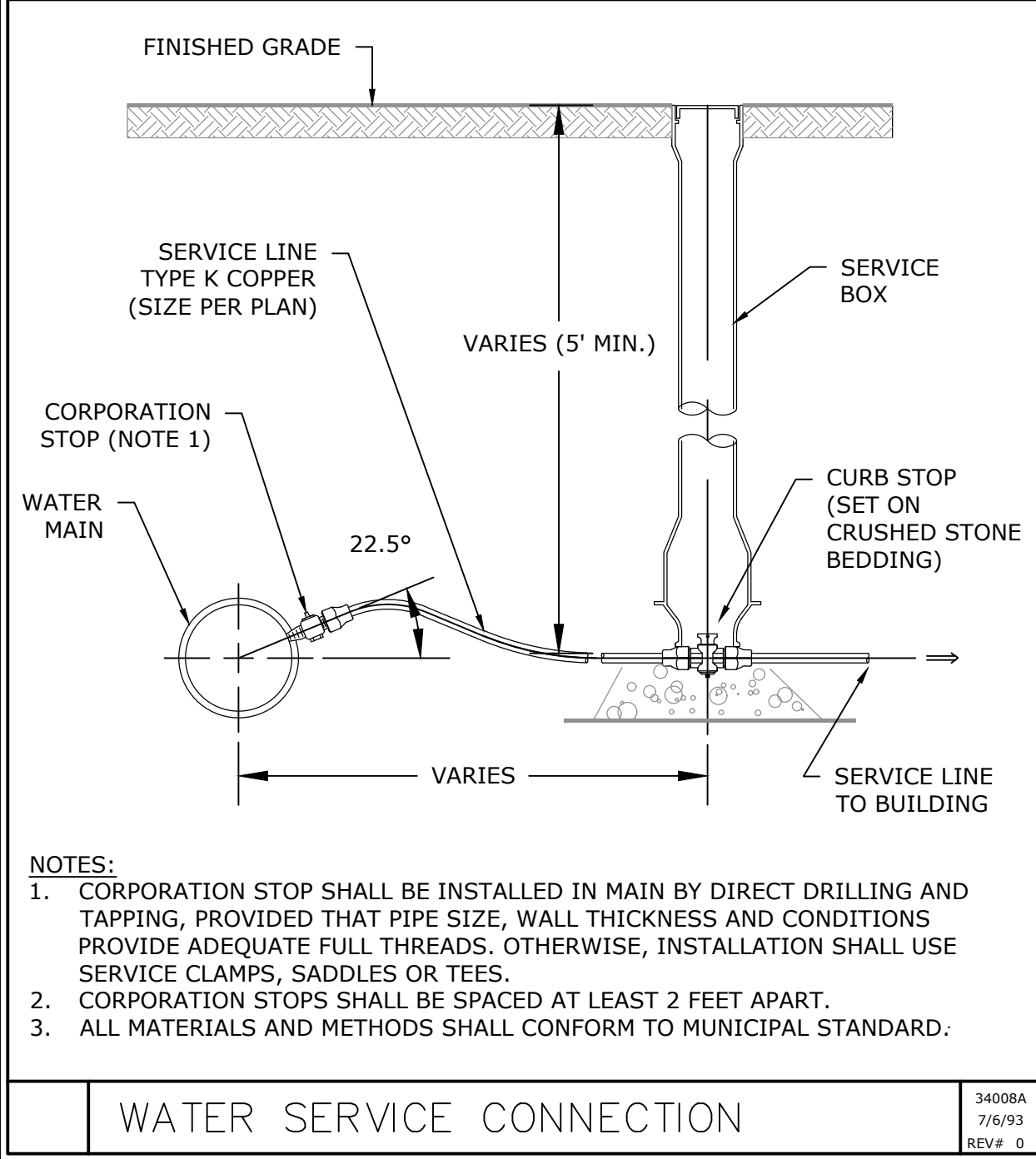
HANDICAP PARKING STALL STRIPING



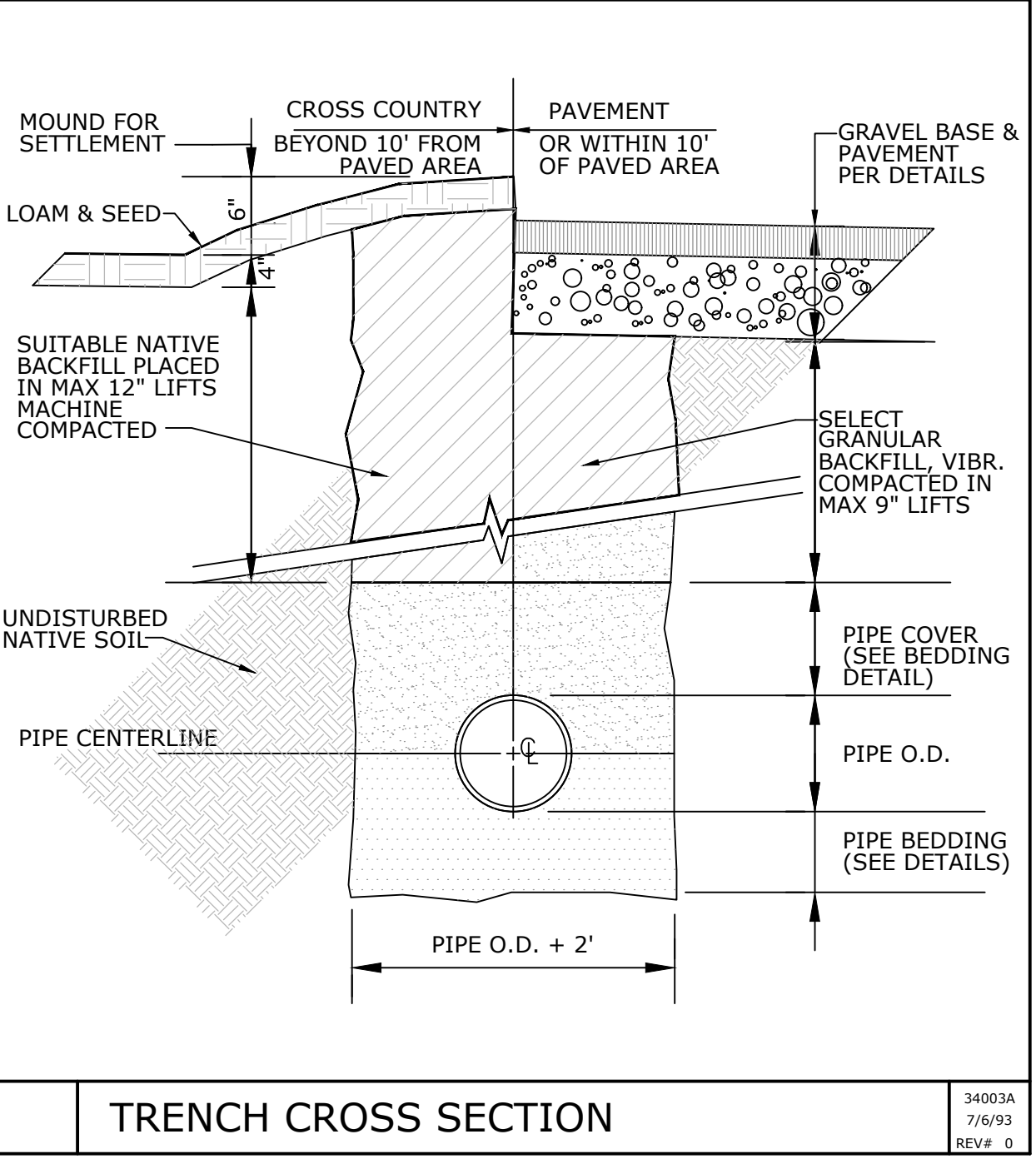
HANDICAPPED PARKING SIGN



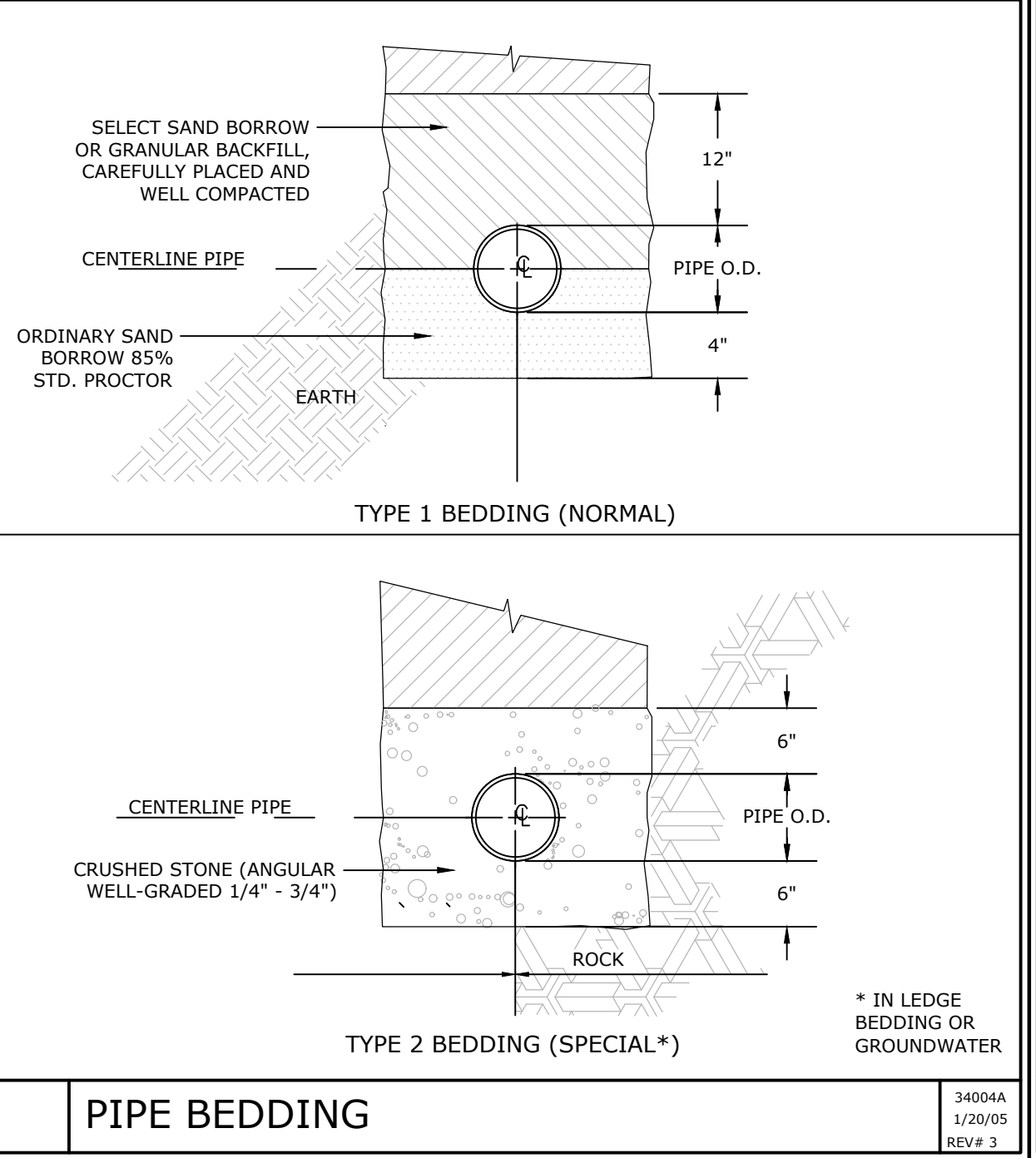
WHEEL STOP



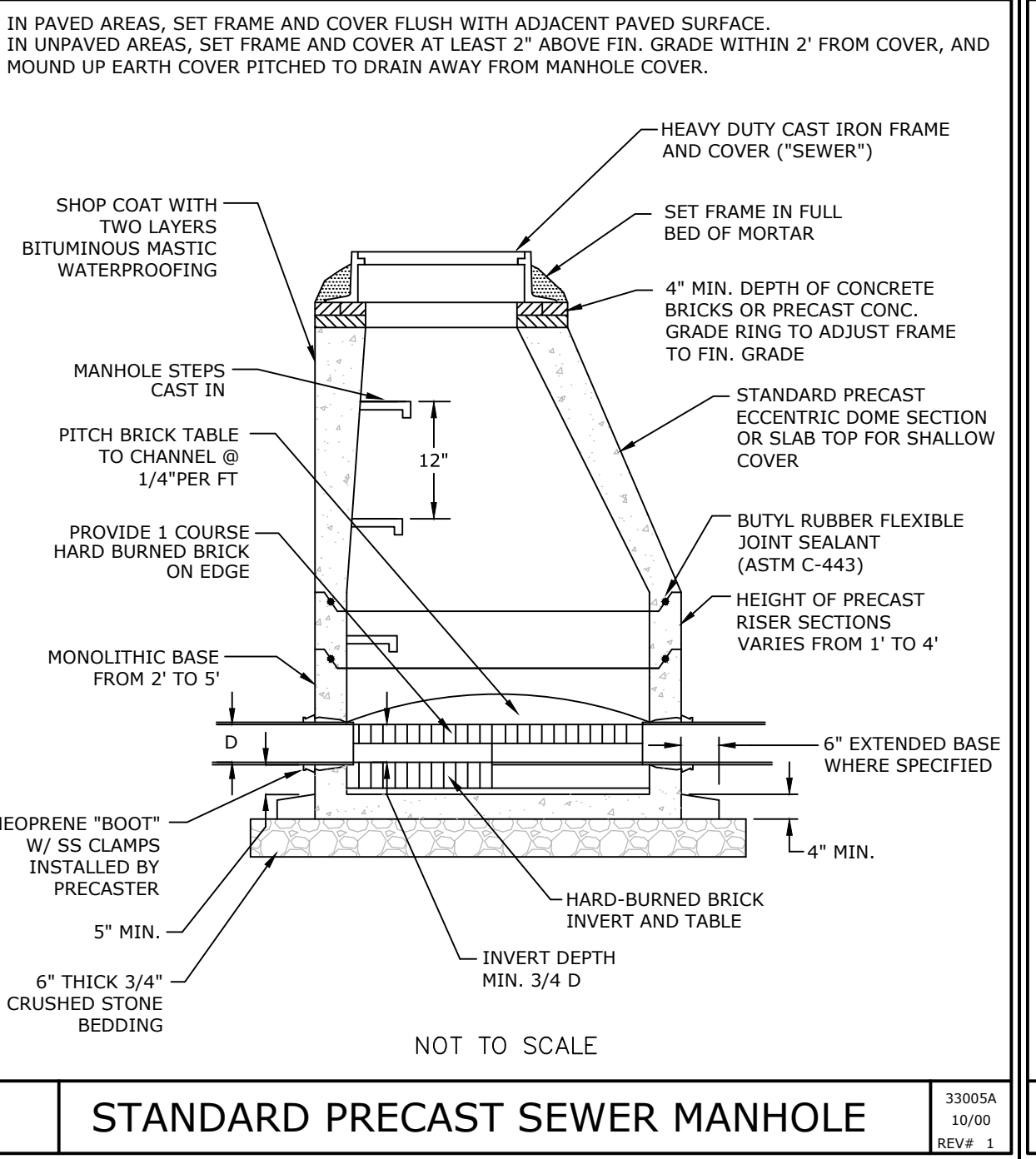
WATER SERVICE CONNECTION



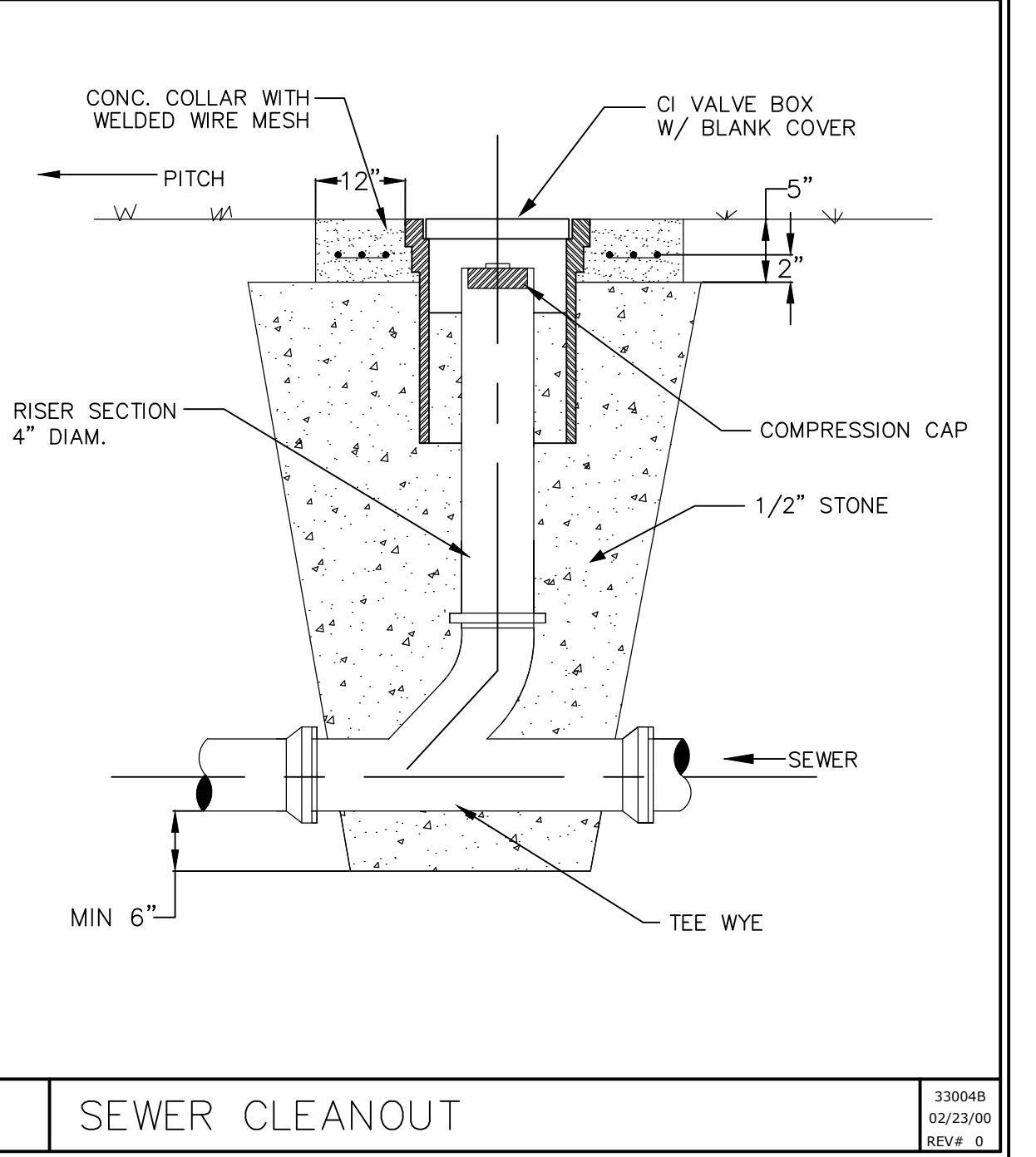
TRENCH CROSS SECTION



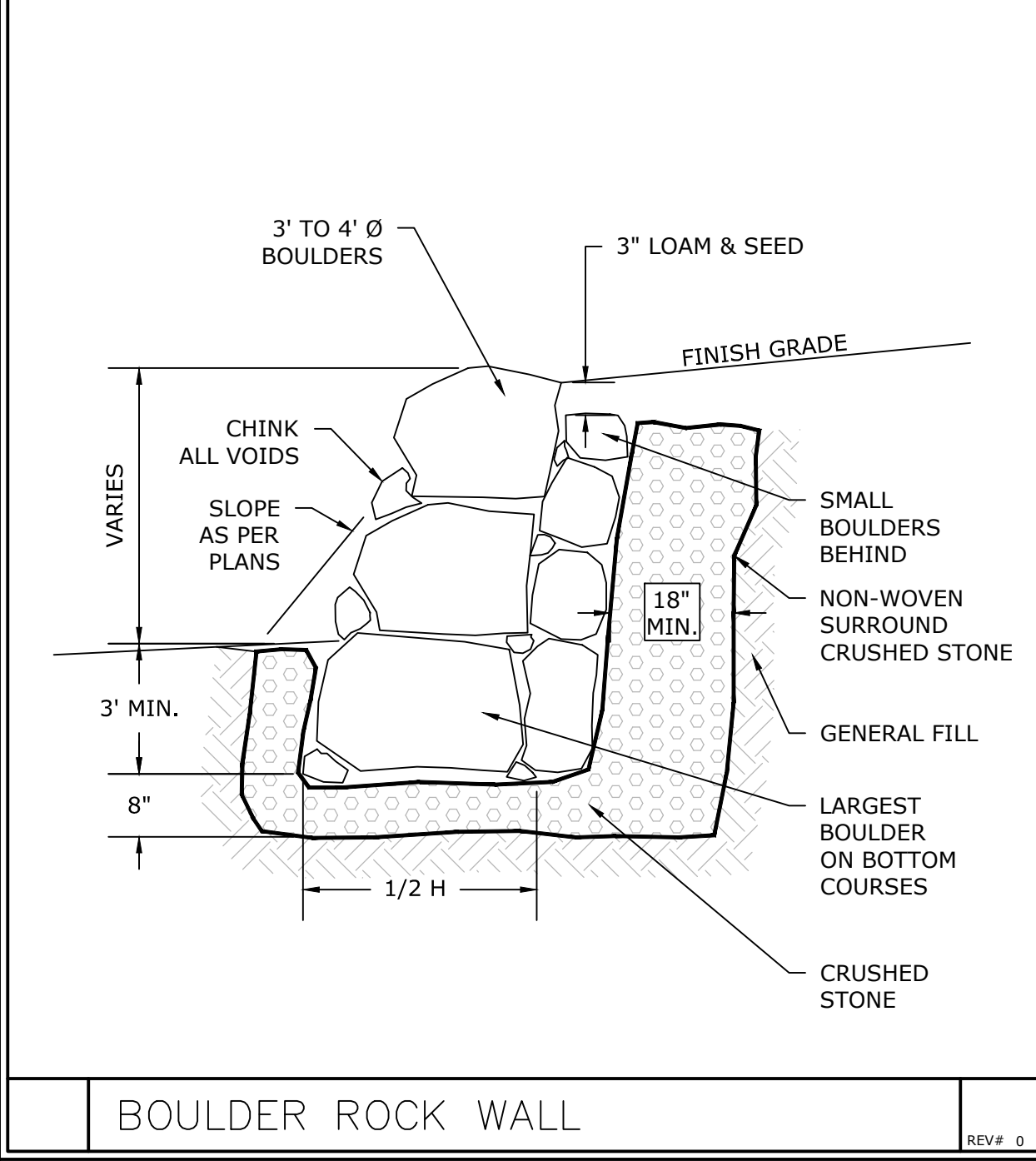
PIPE BEDDING



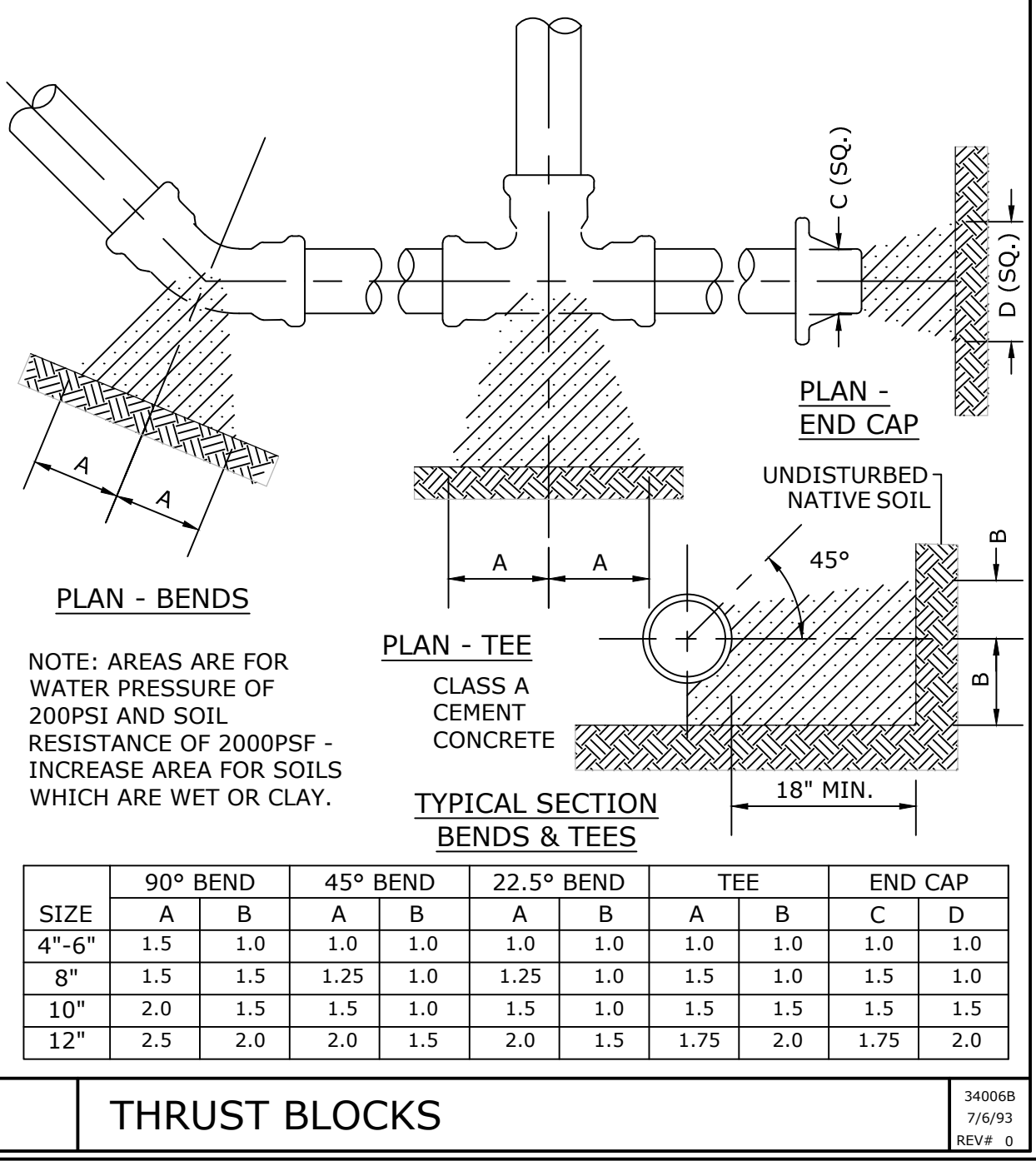
STANDARD PRECAST SEWER MANHOLE



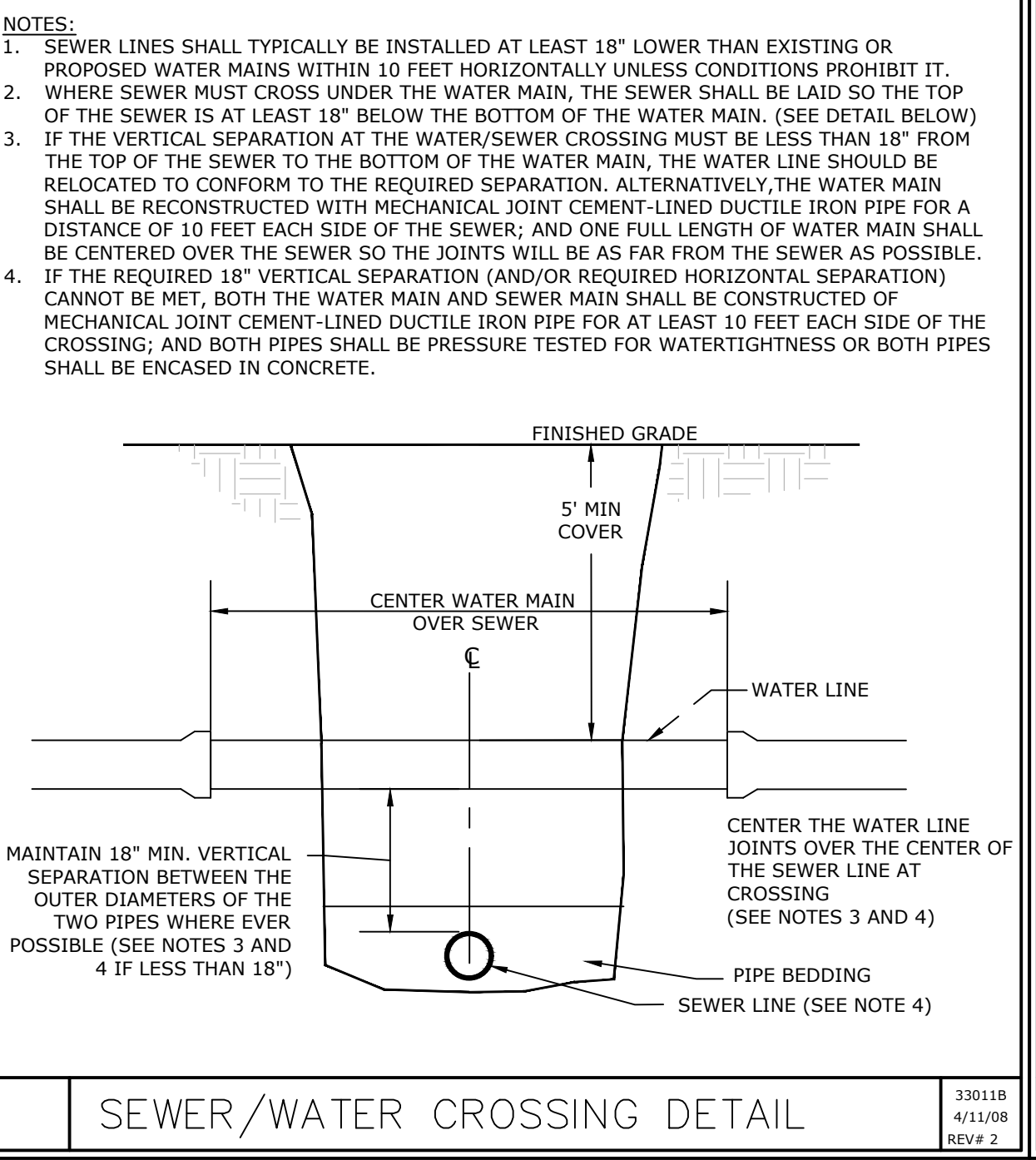
SEWER CLEANOUT



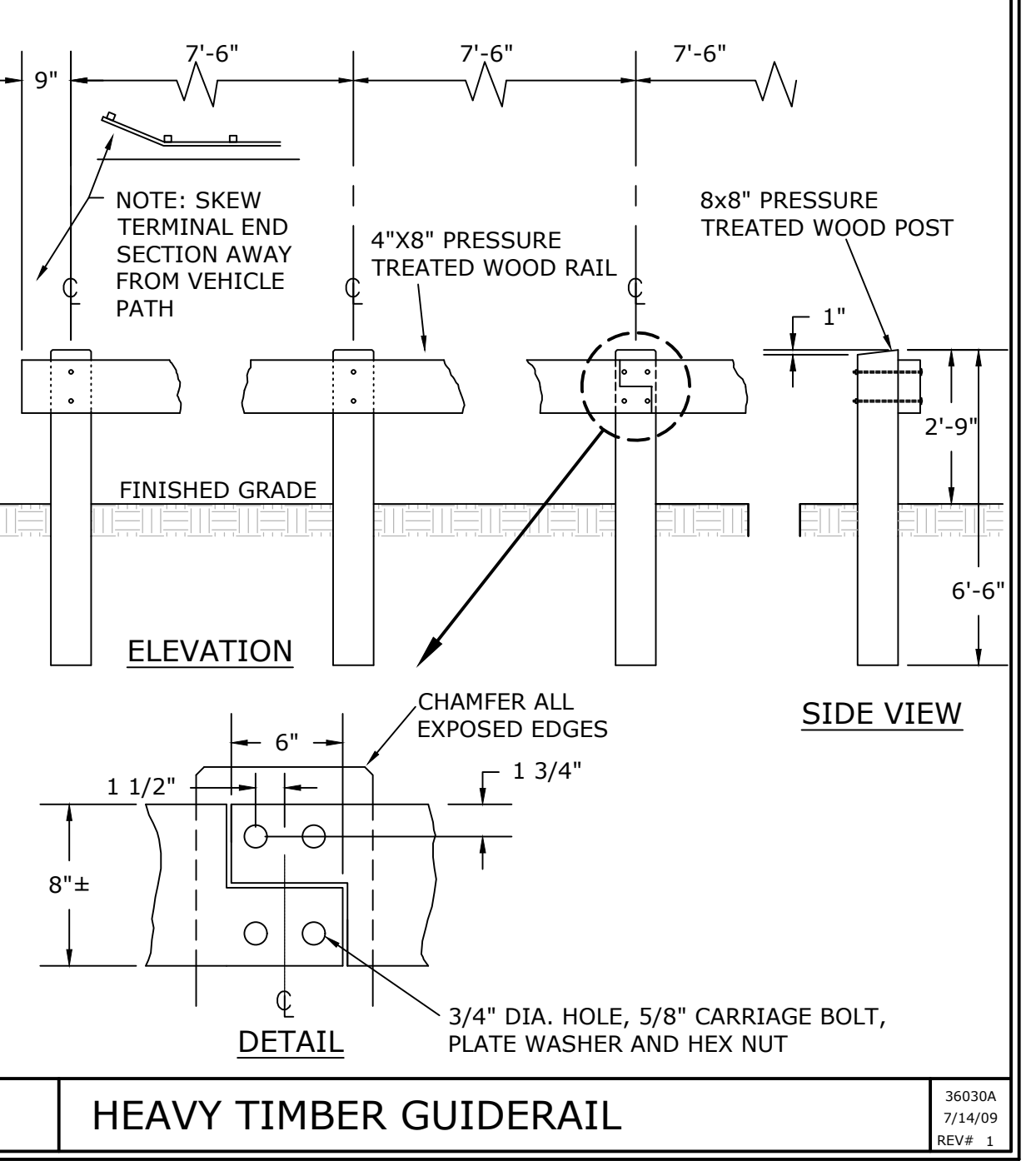
BOULDER ROCK WALL



THRUST BLOCKS

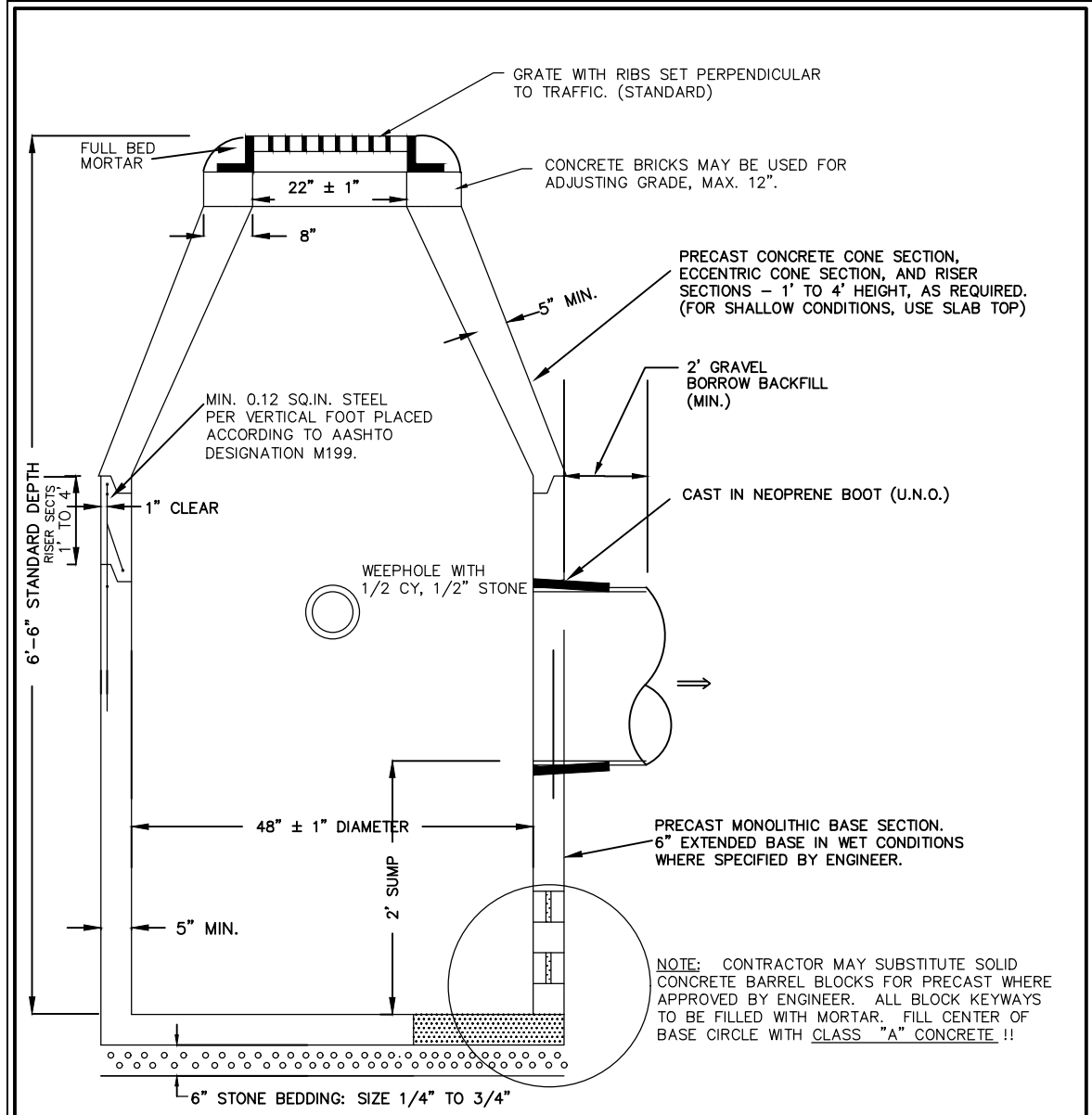


SEWER/WATER CROSSING DETAIL



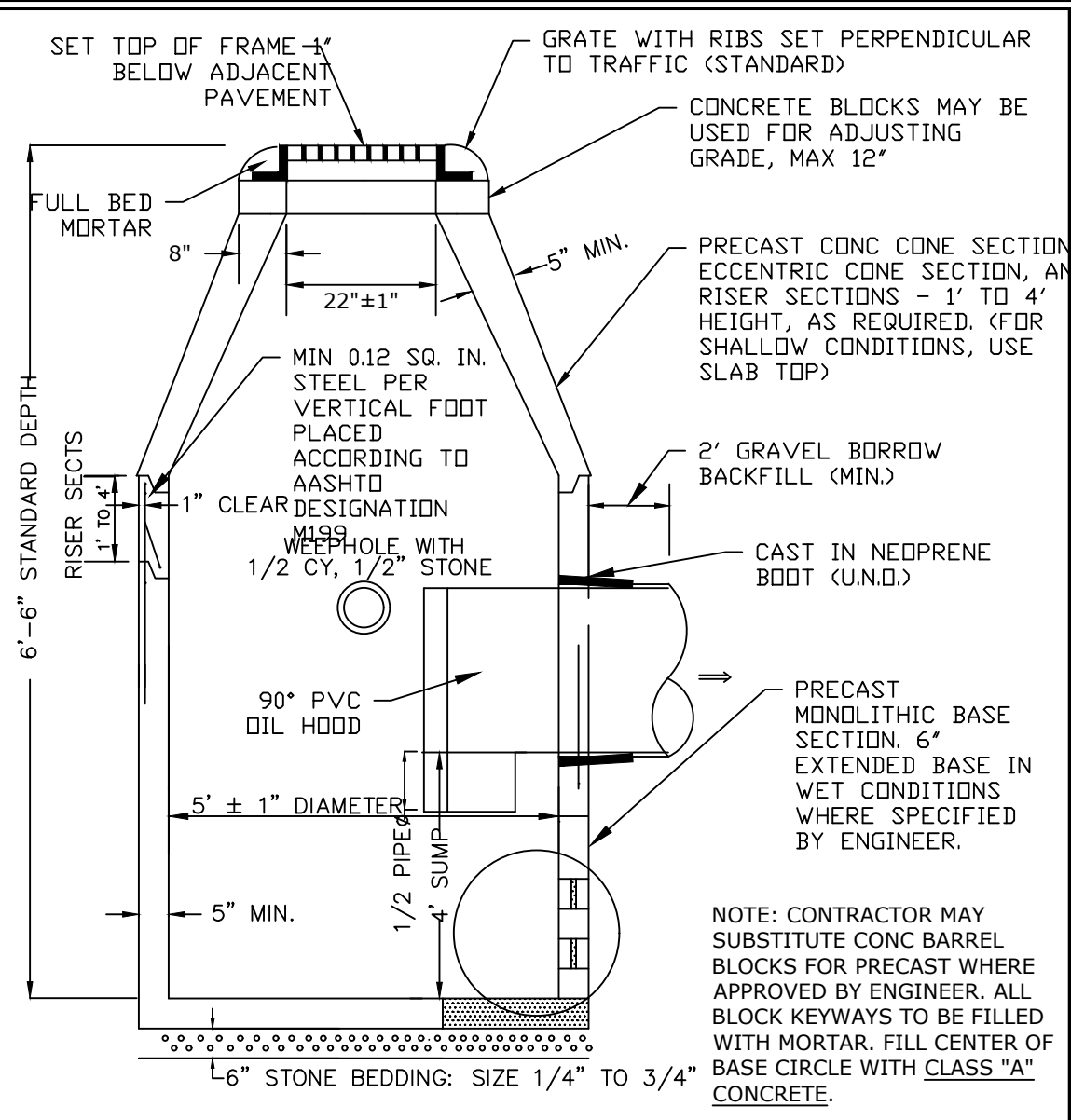
HEAVY TIMBER GUIDERAIL

02/01/2022	ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	BY
SHEET TITLE		
PROJECT NO.		
SCALE		
DATE		
PROJECT TITLE		
DRAWN BY		
CHECKED BY		
SHEET NO.		
OF SHEETS		
C-4.1		
FORESIGHT LAND SERVICES		
ENGINEERING SURVEYING PLANNING		
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201		
TEL (413) 499-1960 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM		



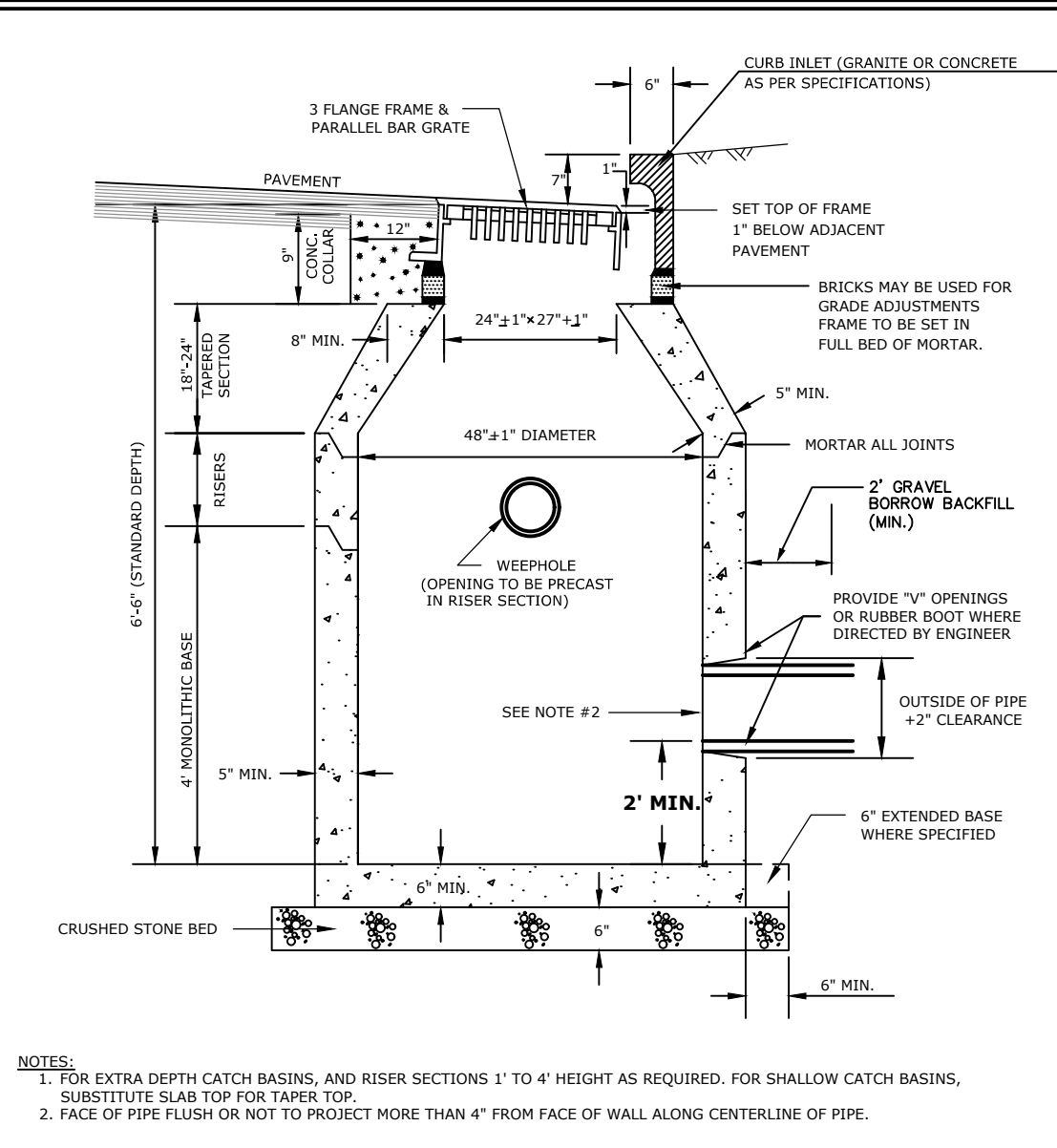
PRECAST CONCRETE CATCH BASIN

32111A
12/15/09
REV# 1



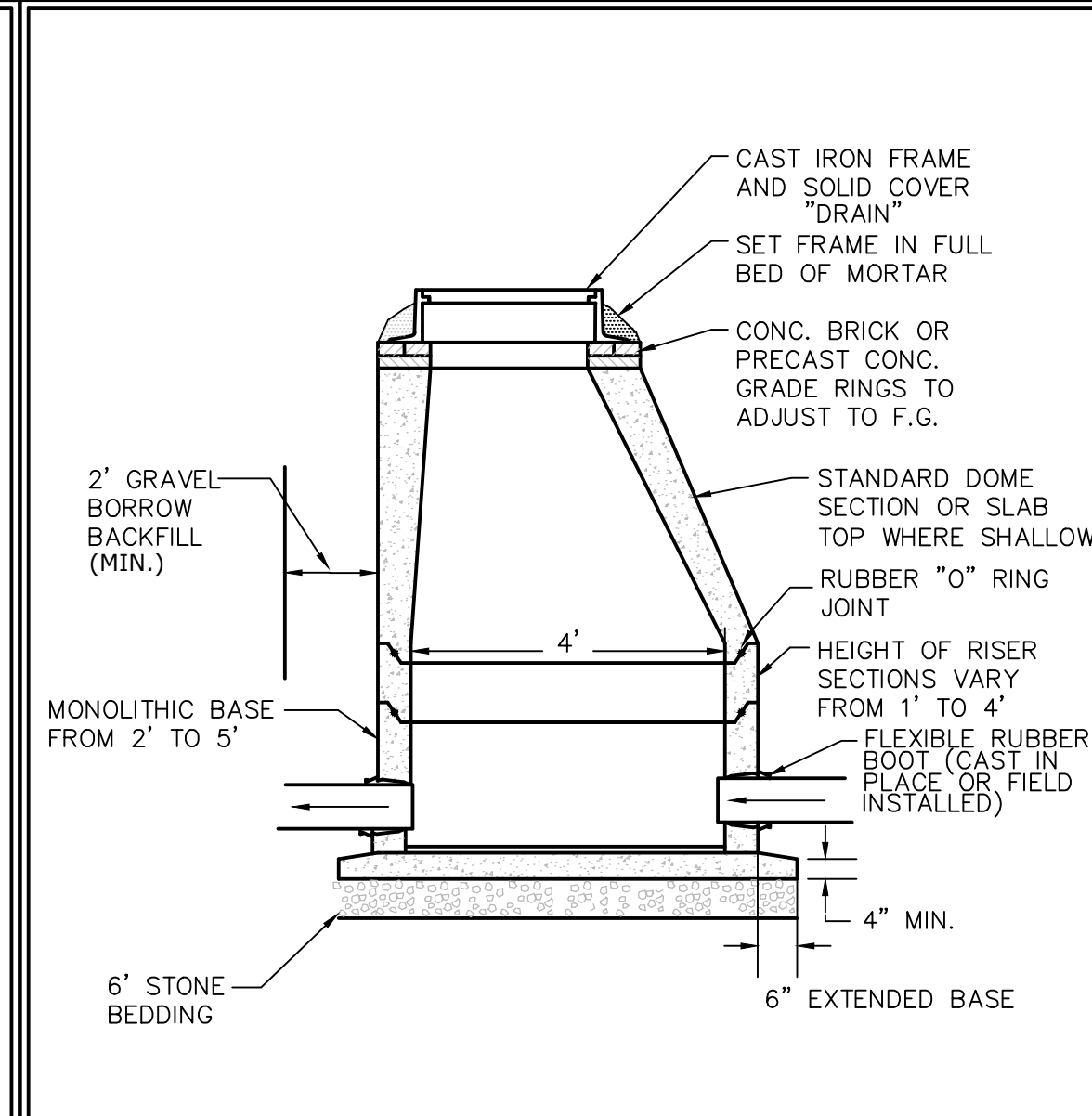
OVERSIZED CATCH BASIN W/ OIL HOOD

32111C
REV#



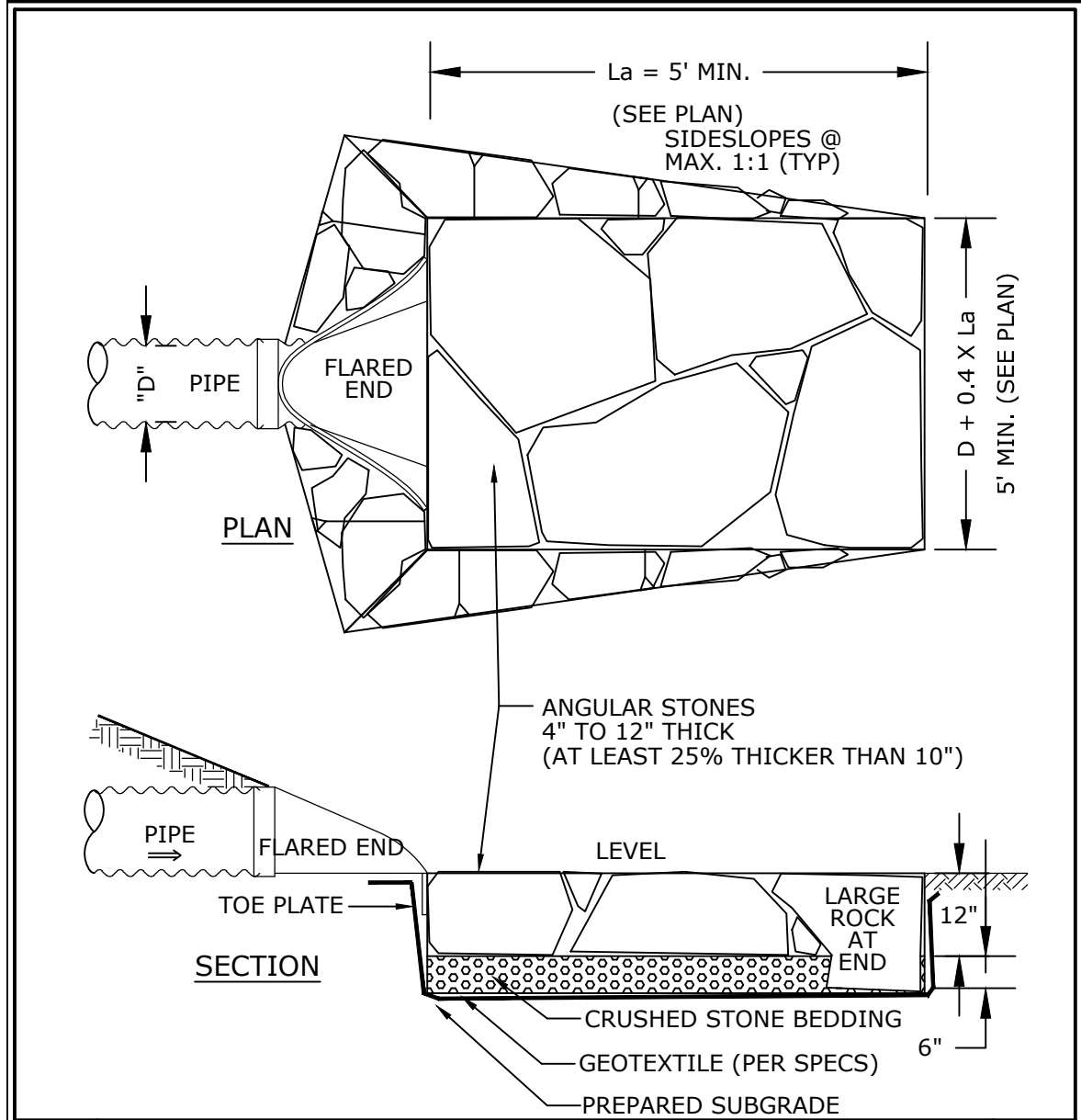
CATCH BASIN - CURB INLET - TYPE A

32111B
11/11/09
REV# 0



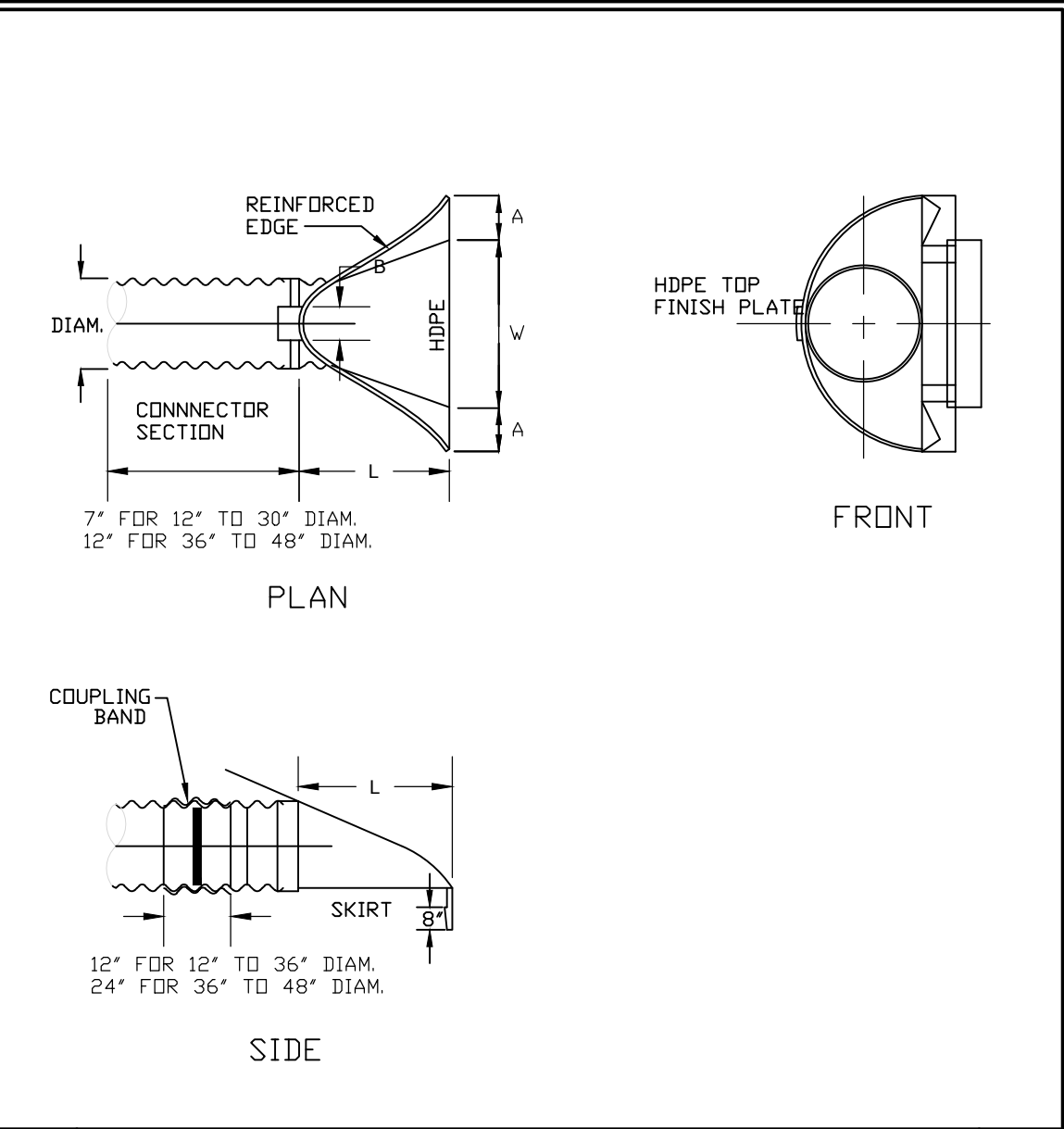
STANDARD DRAINAGE MANHOLE

32110A
3/27/02



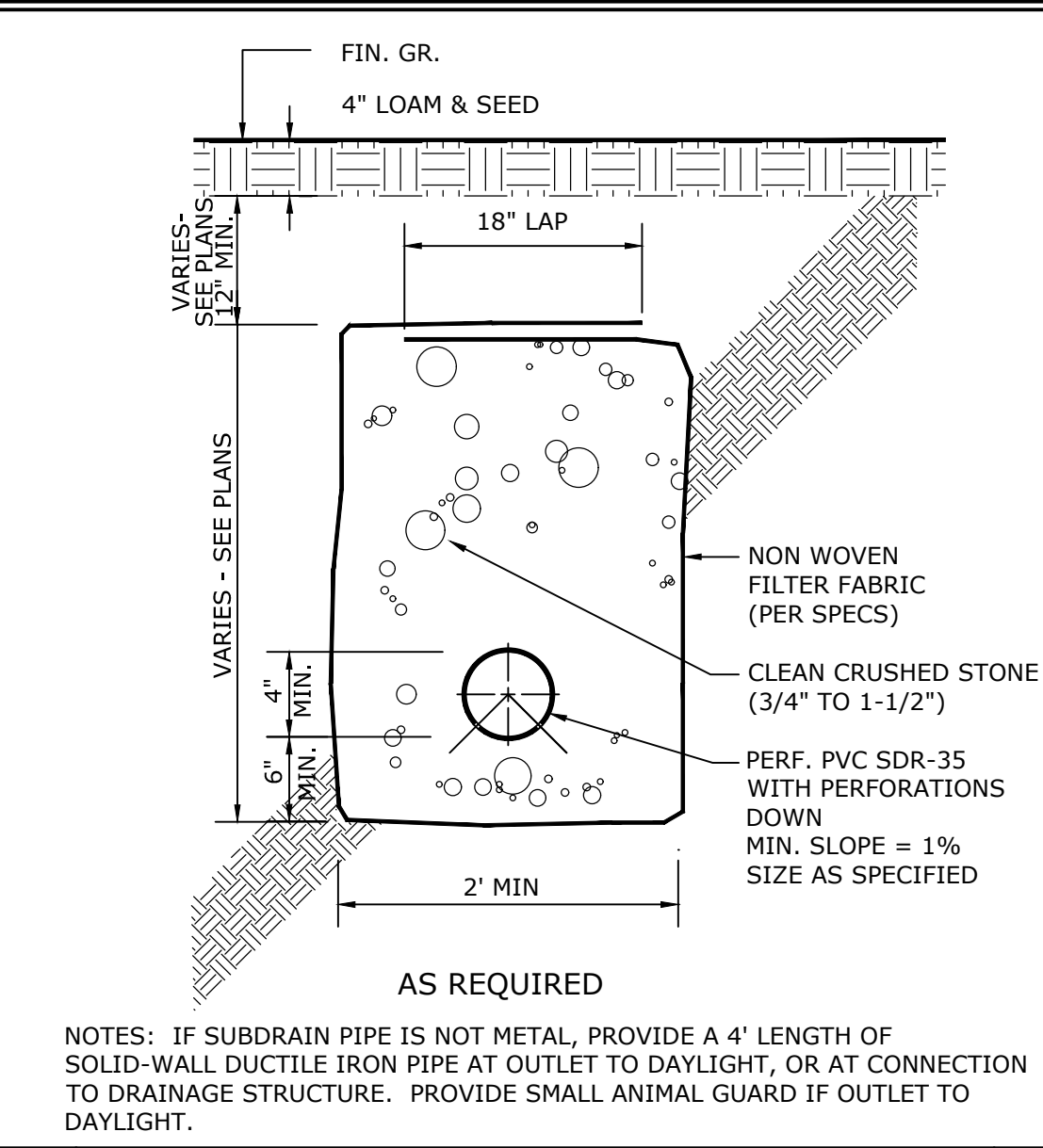
STONE DISCHARGE APRON

32106A
4/2/93
REV# 3



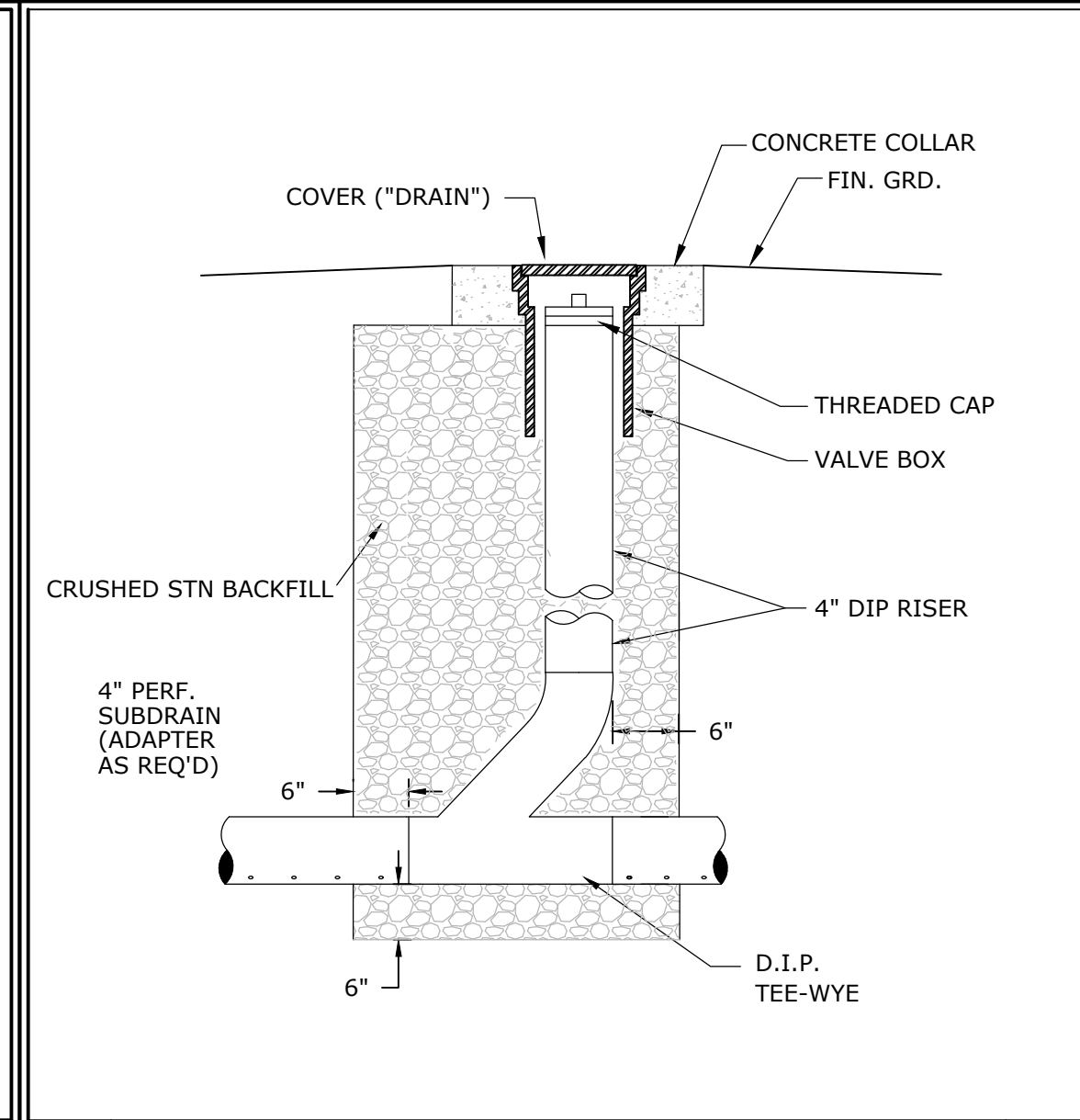
FLARED END SECTION

32117A
6/22/93
REV# 0

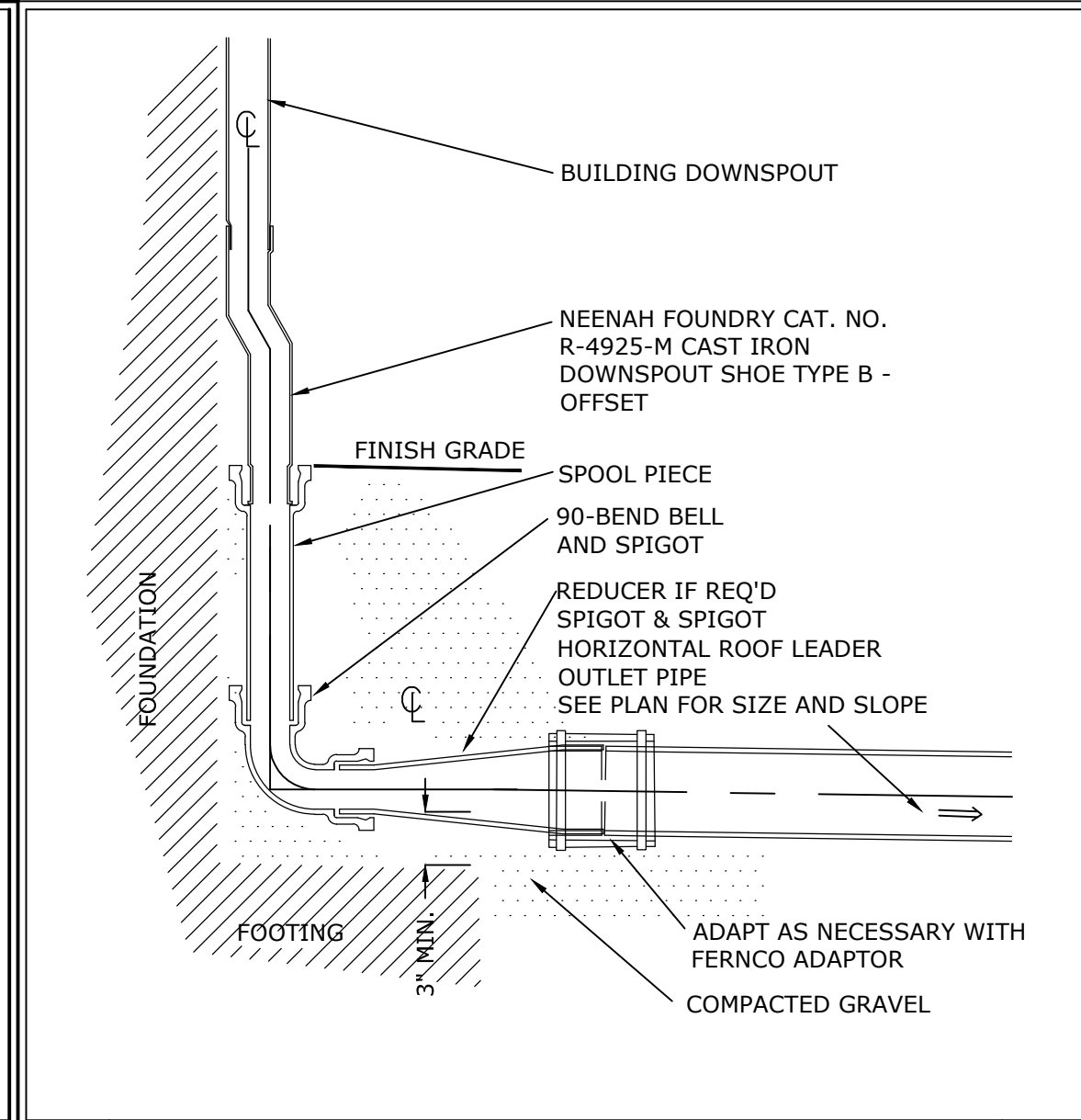


SUBDRAIN

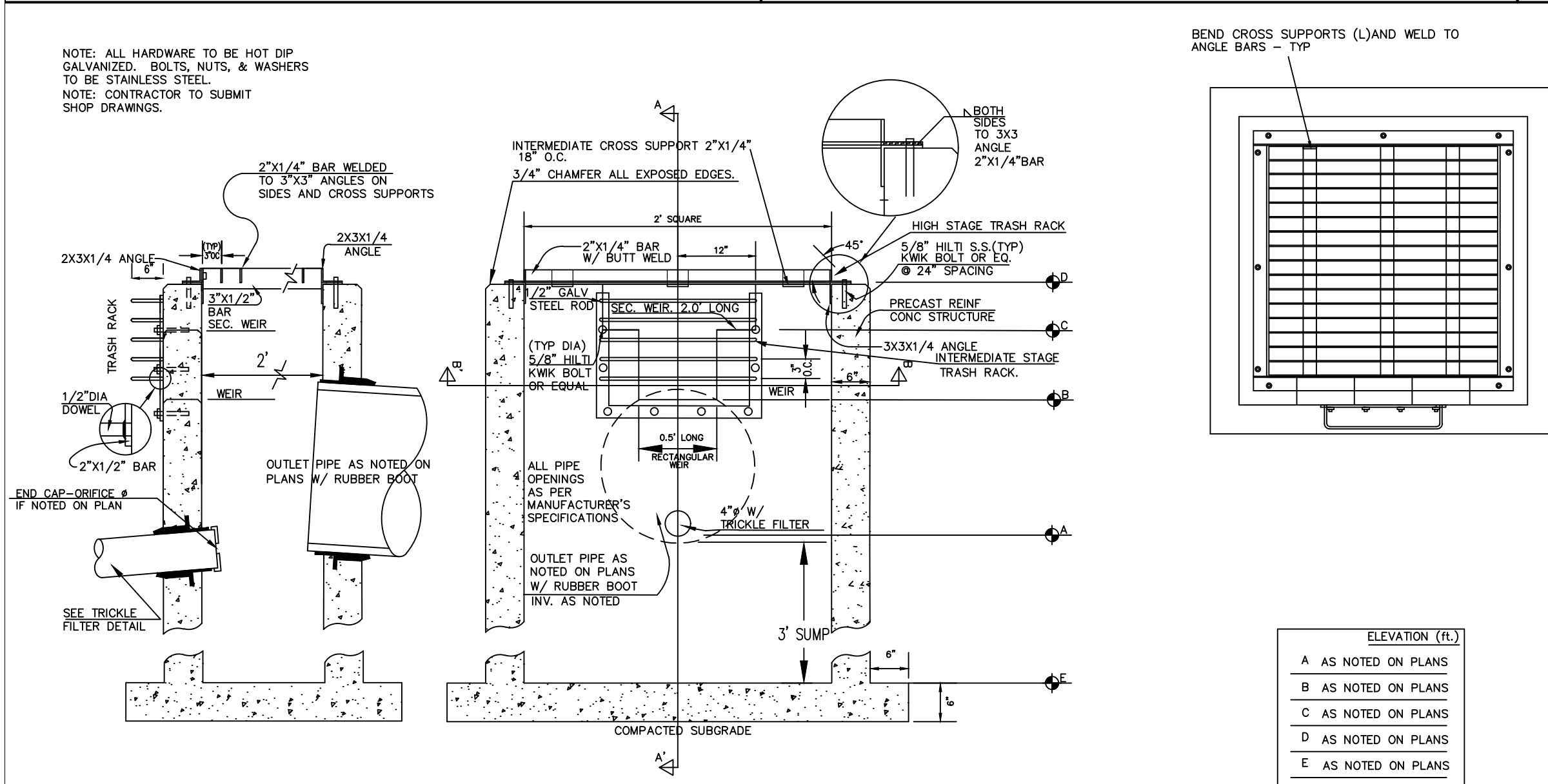
32103A
6/10/2013
REV# 1



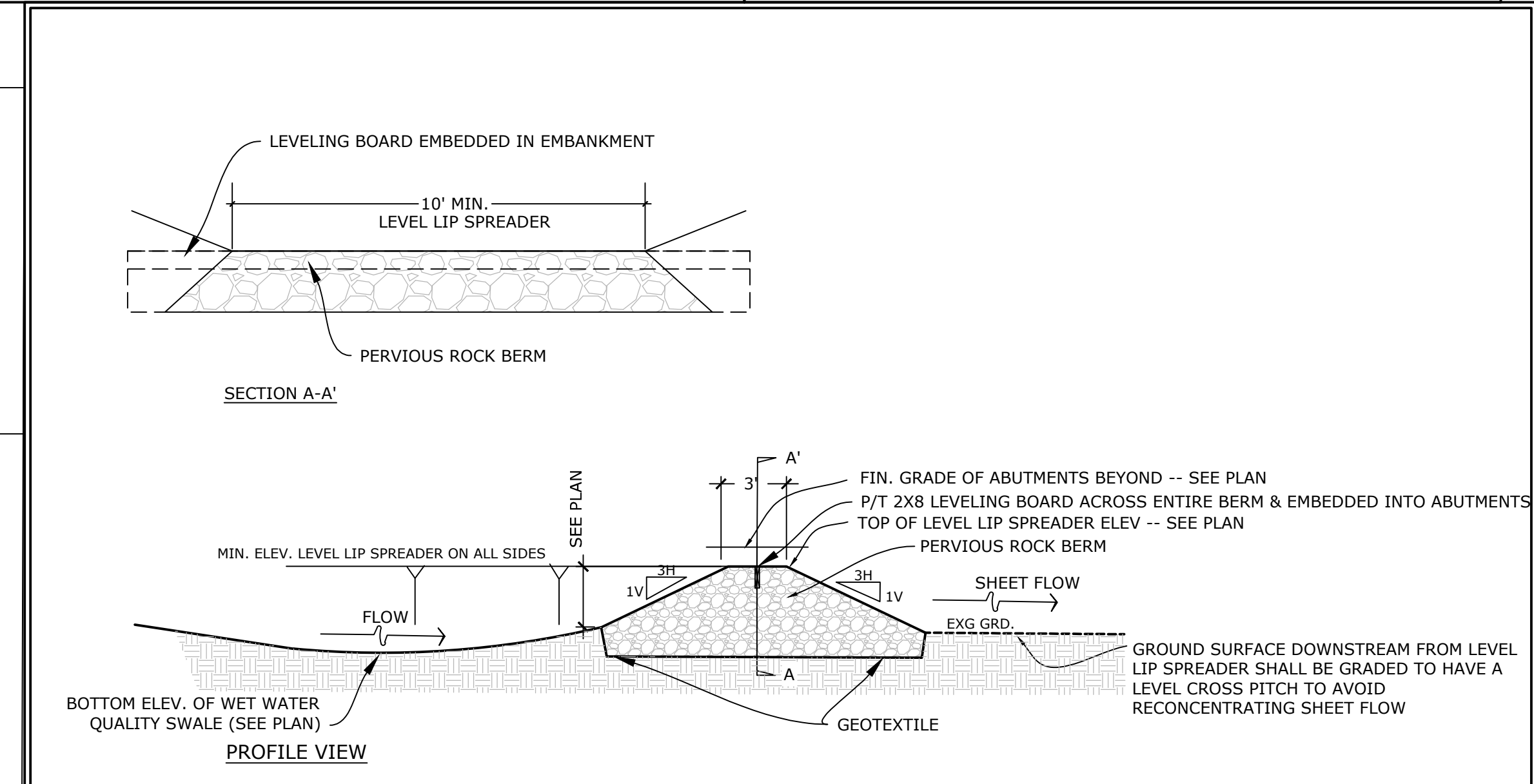
SUBDRAIN CLEANOUT



DOWNSPOUT LEADER INLET



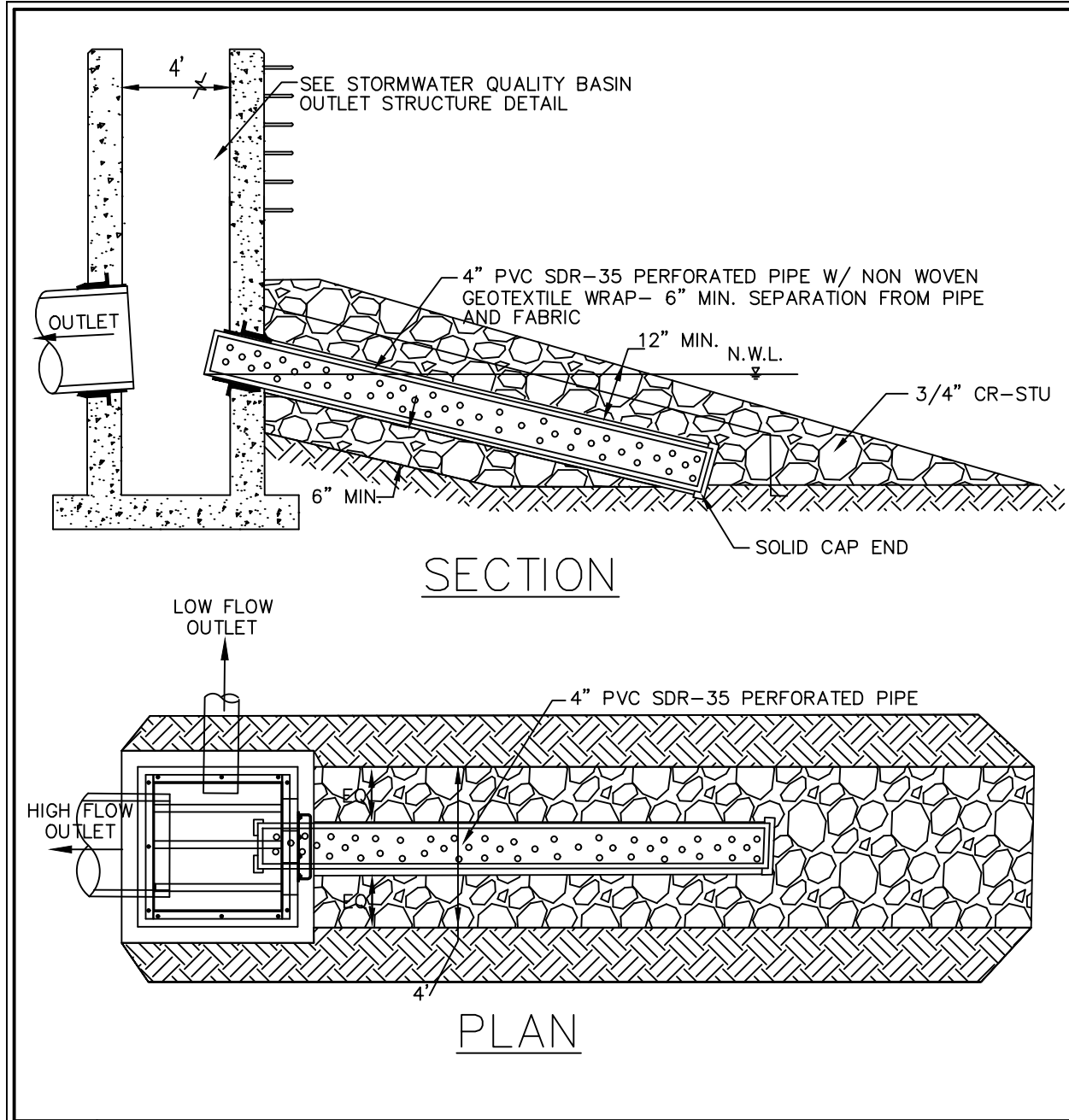
SWMA MULTI-STAGE OUTLET STRUCTURE



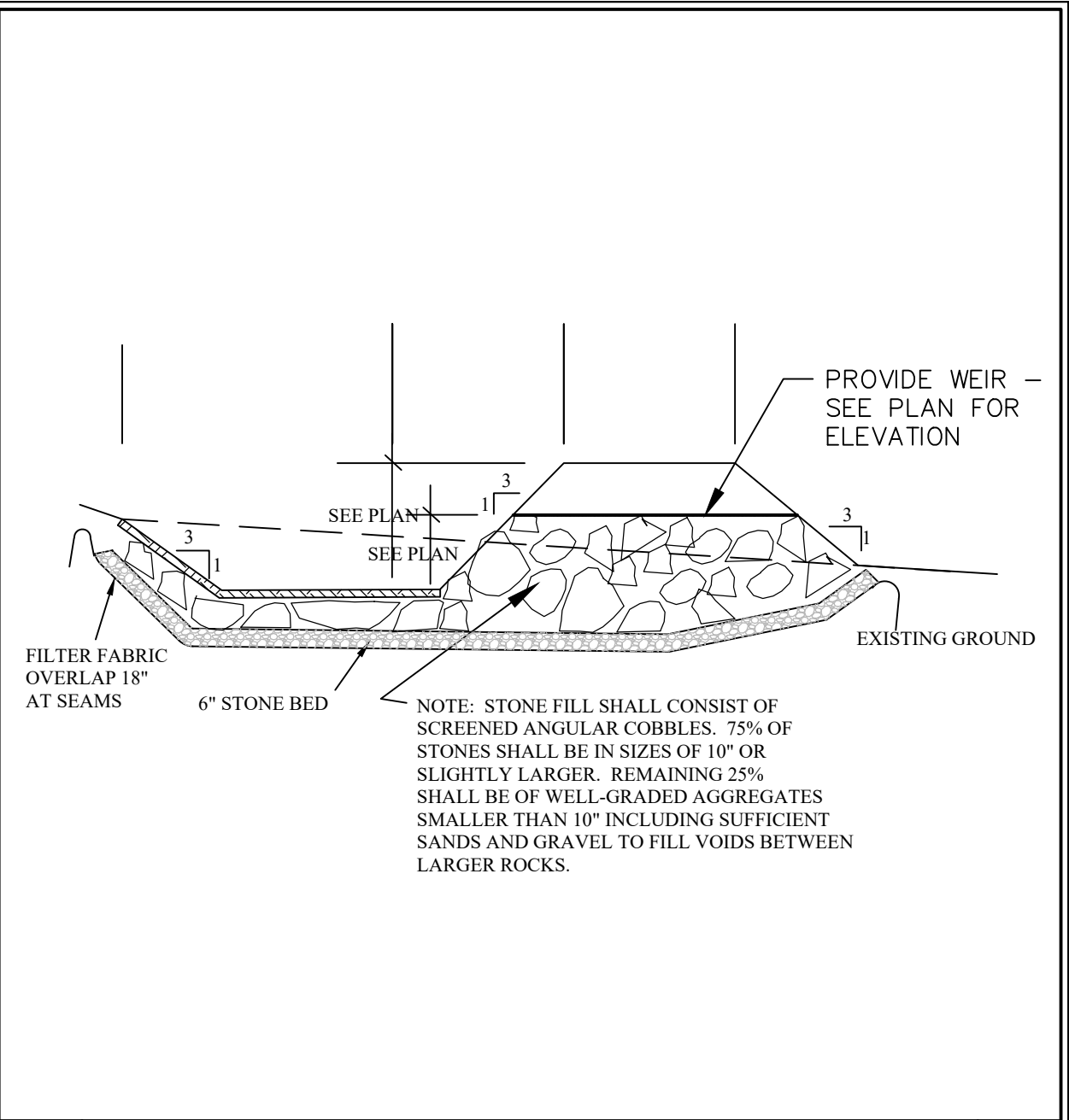
LEVEL LIP SPREADER AND PERVIOUS ROCK BERM

32144F
4-2-19
REV 0

02/01/2022		ISSUE FOR SPECIAL PERMIT APPLICATION		MAL
NO.	DATE	REVISION/ISSUE		BY
SHEET TITLE		PROJECT NO.		PROJECT NO.
PROPOSED SITE DETAILS		E2935		E2935
SHEET 3		SCALE		AS NOTED
PROJECT TITLE		DATE		11-16-21
DREAM AWAY CAMPGROUND		DESIGNED BY		SAM
BERKSHIRE HTR		DRAWN BY		AZM
County Road		CHECKED BY		
Becket, MA		SHEET NO.		C-4.2
FORESIGHT LAND SERVICES		ENGINEERING SURVEYING PLANNING		OF SHEETS
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201		FORESIGHT LAND SERVICES, INC.		
TEL: (413) 499-1960 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM		4-2-19		

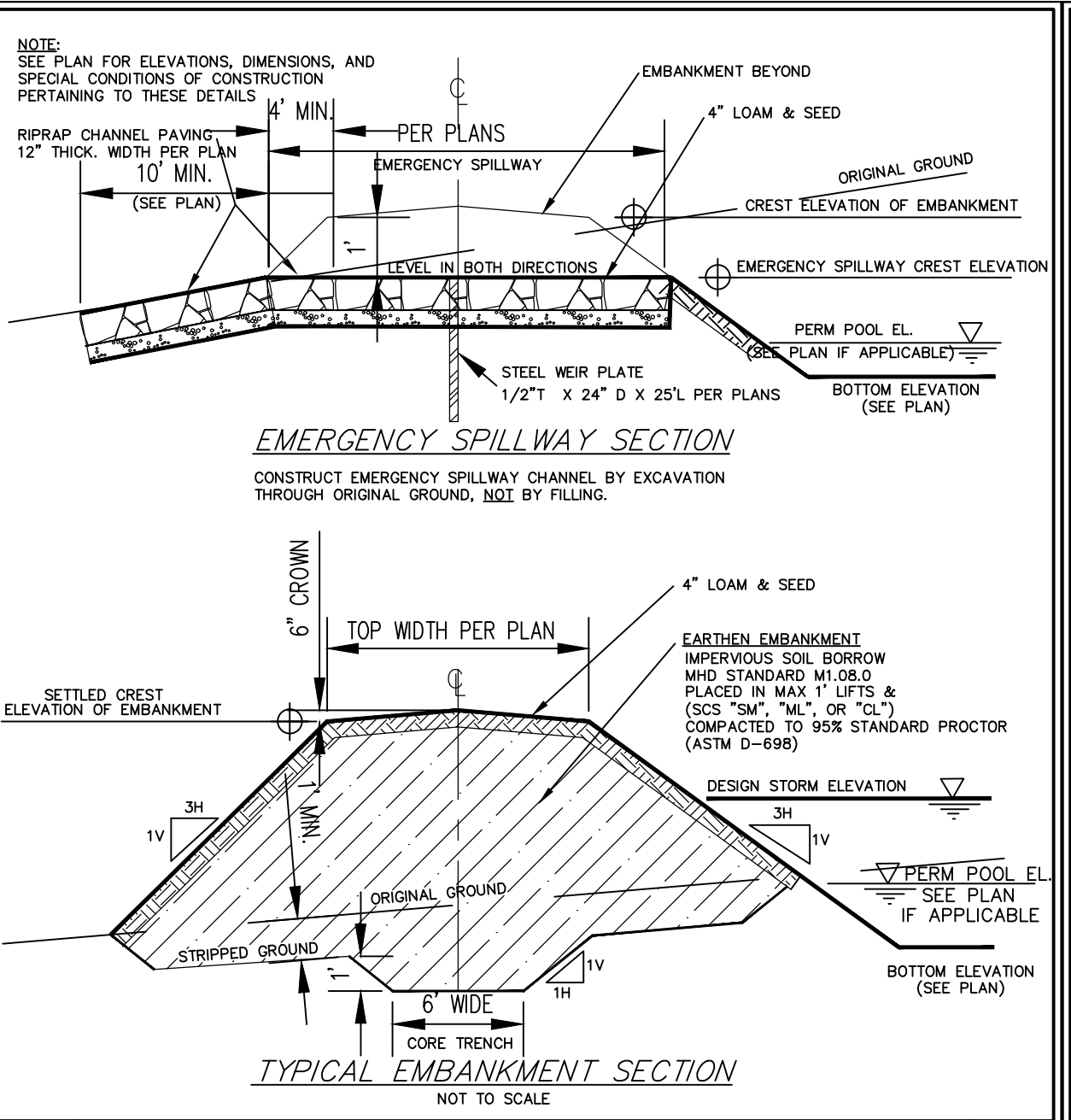


SWMA REVERSE SLOPE TRICKLE FILTER



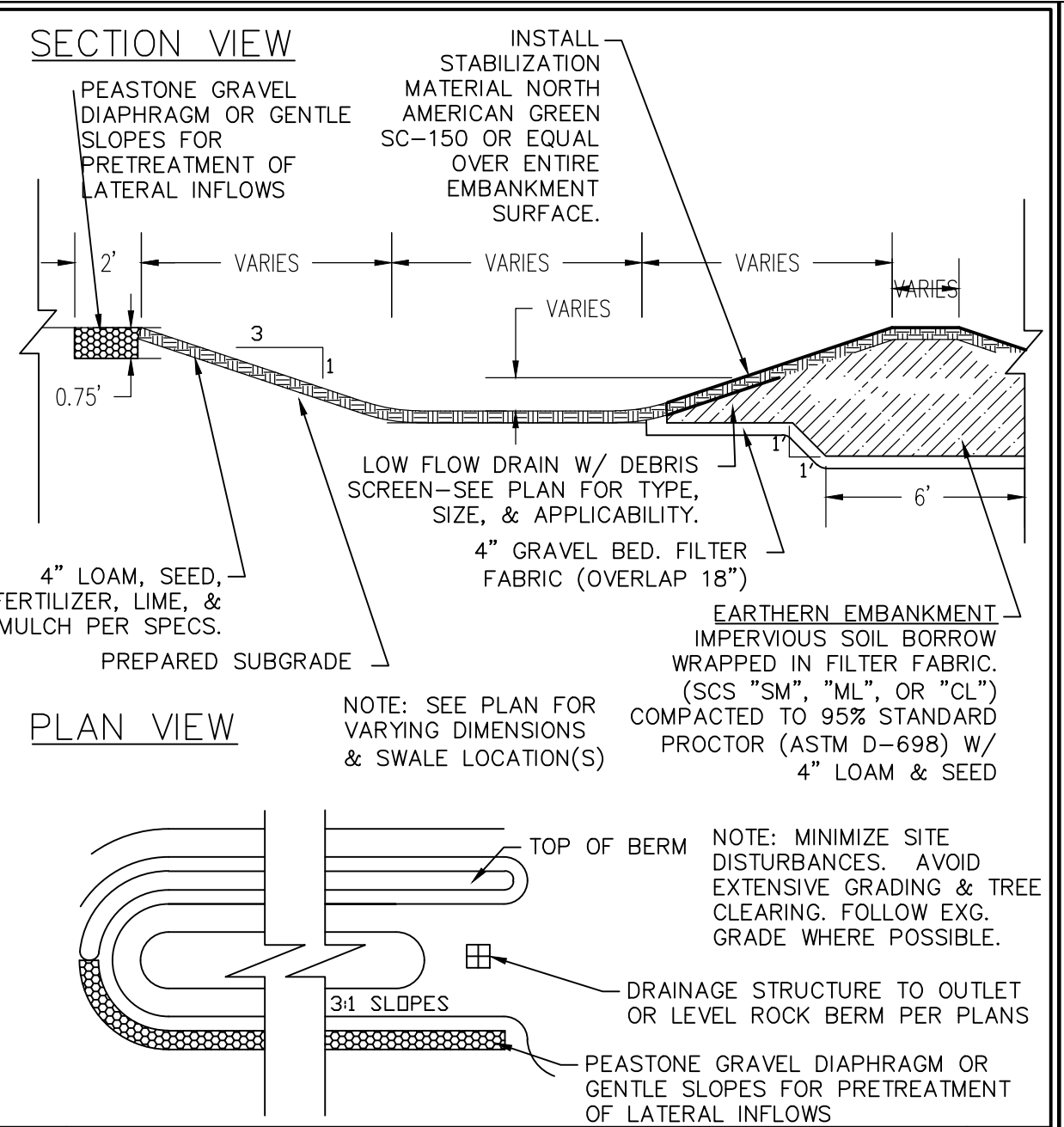
PERVIOUS ROCK BERM

32108A
6/22/93
REV# 0



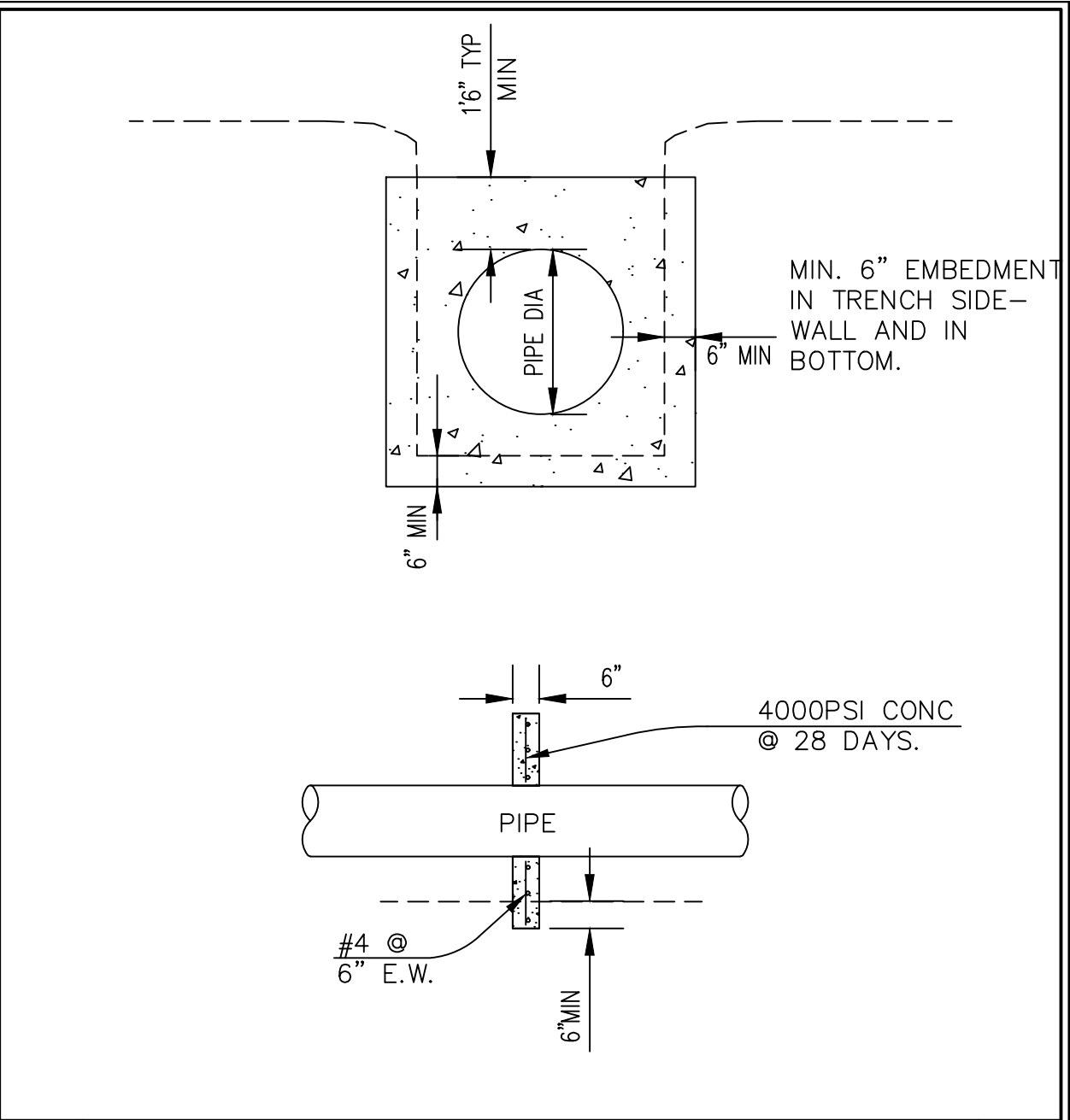
STORMWATER BASIN EMBANKMENT

32115A
9/26/95
REV# 0



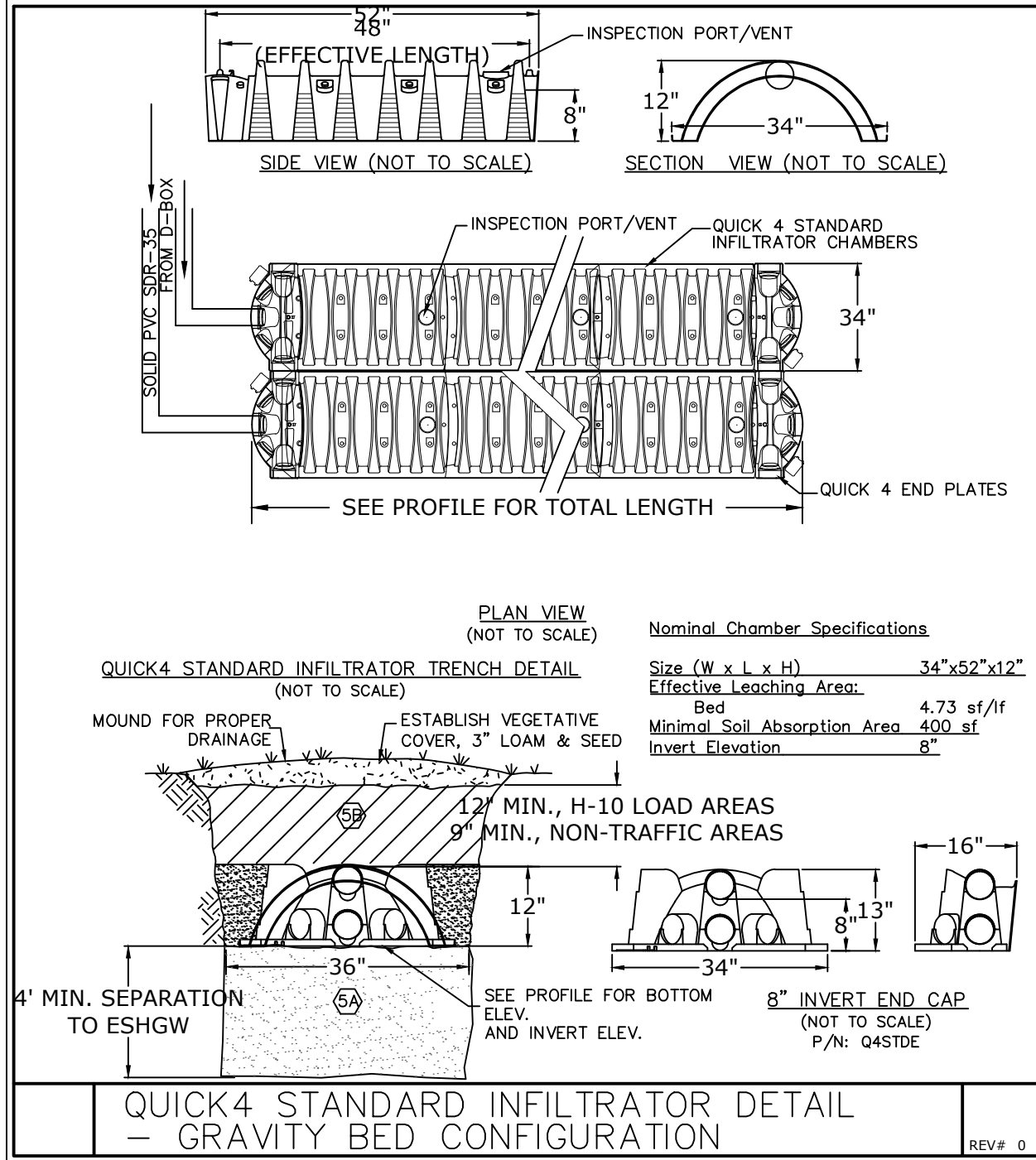
WATER QUALITY SWALE - WET (NTS)

32153A
4/21/99
REV# 1



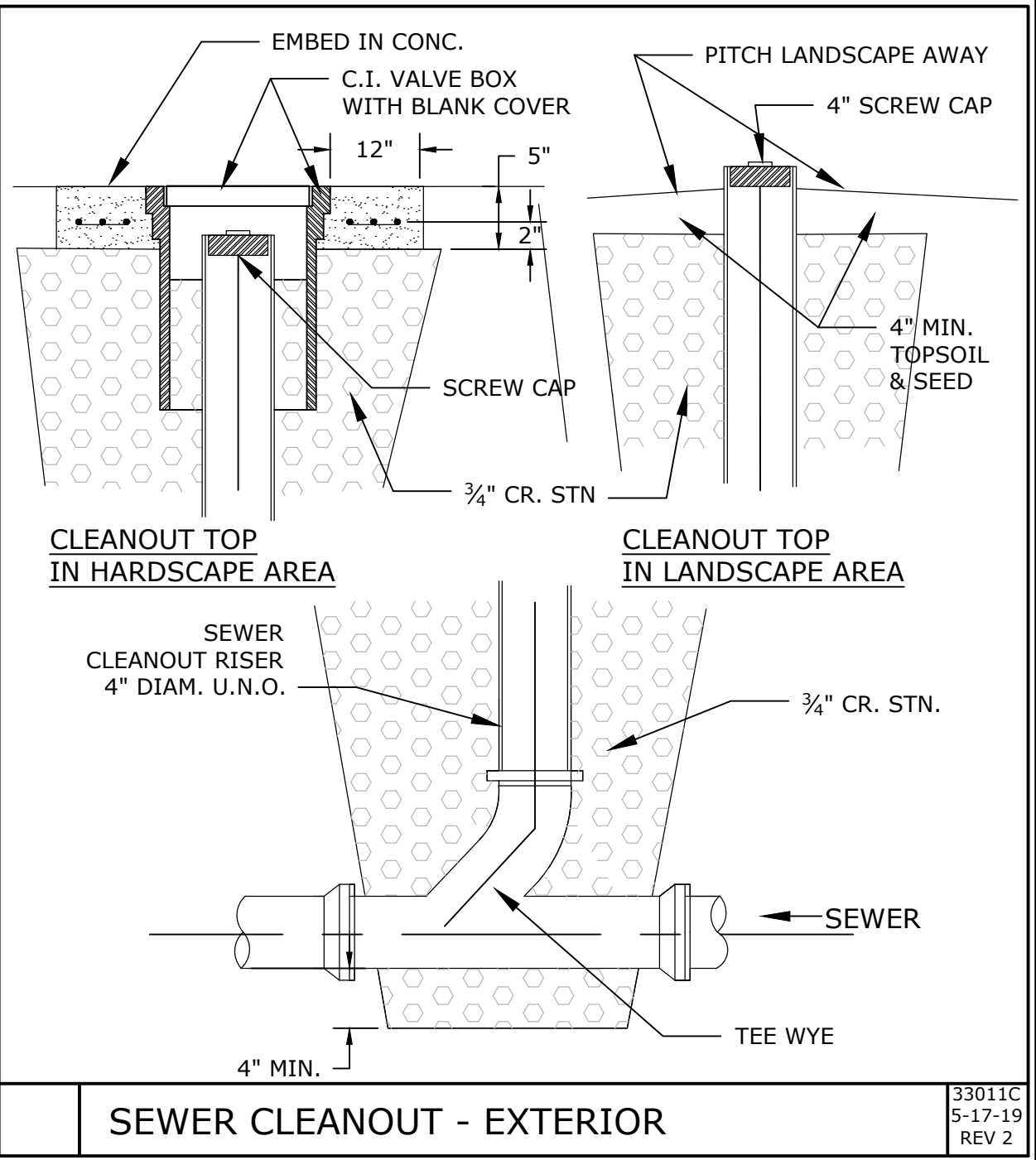
ANTI-SEEP COLLAR

32130B
3/16/97
REV# 0



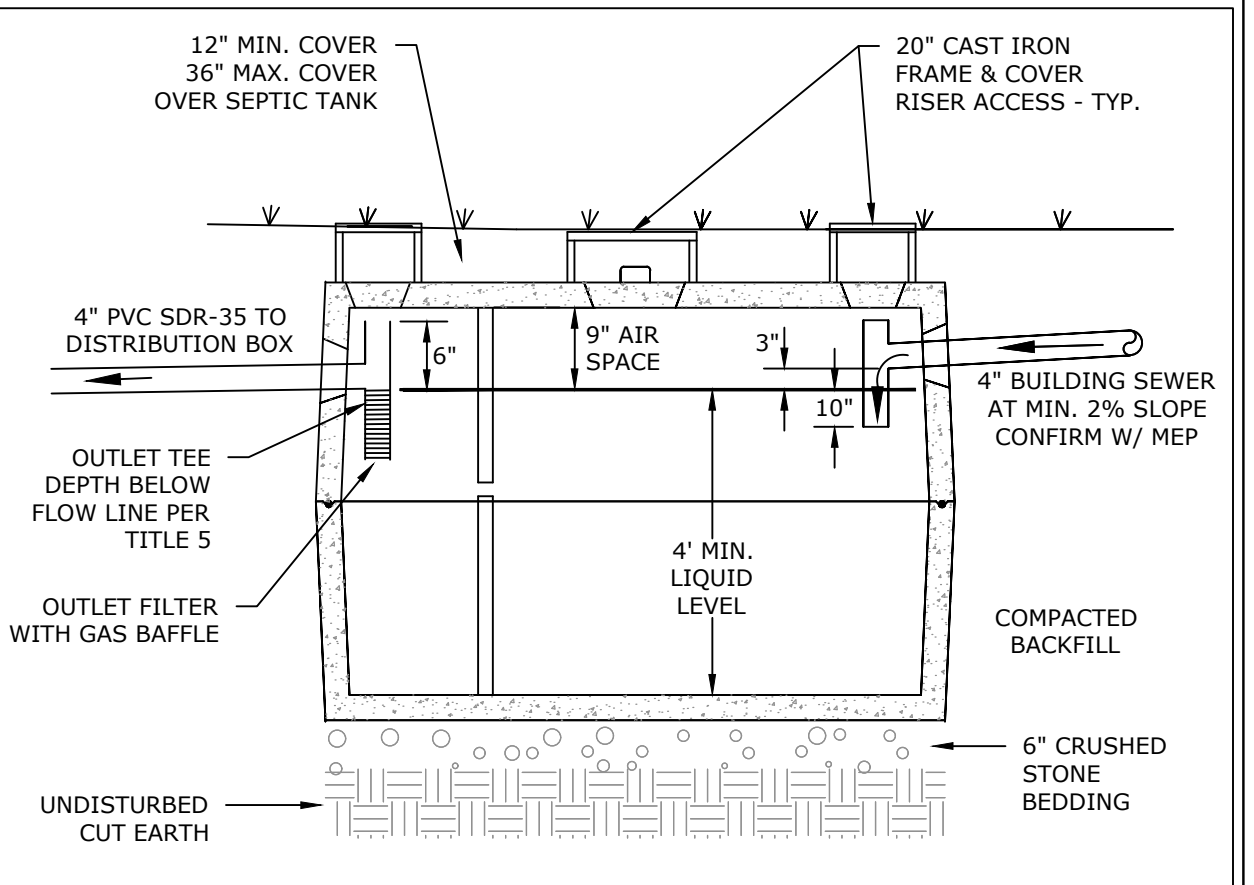
QUICK4 STANDARD INFILTRATOR DETAIL
- GRAVITY BED CONFIGURATION

REV# 0

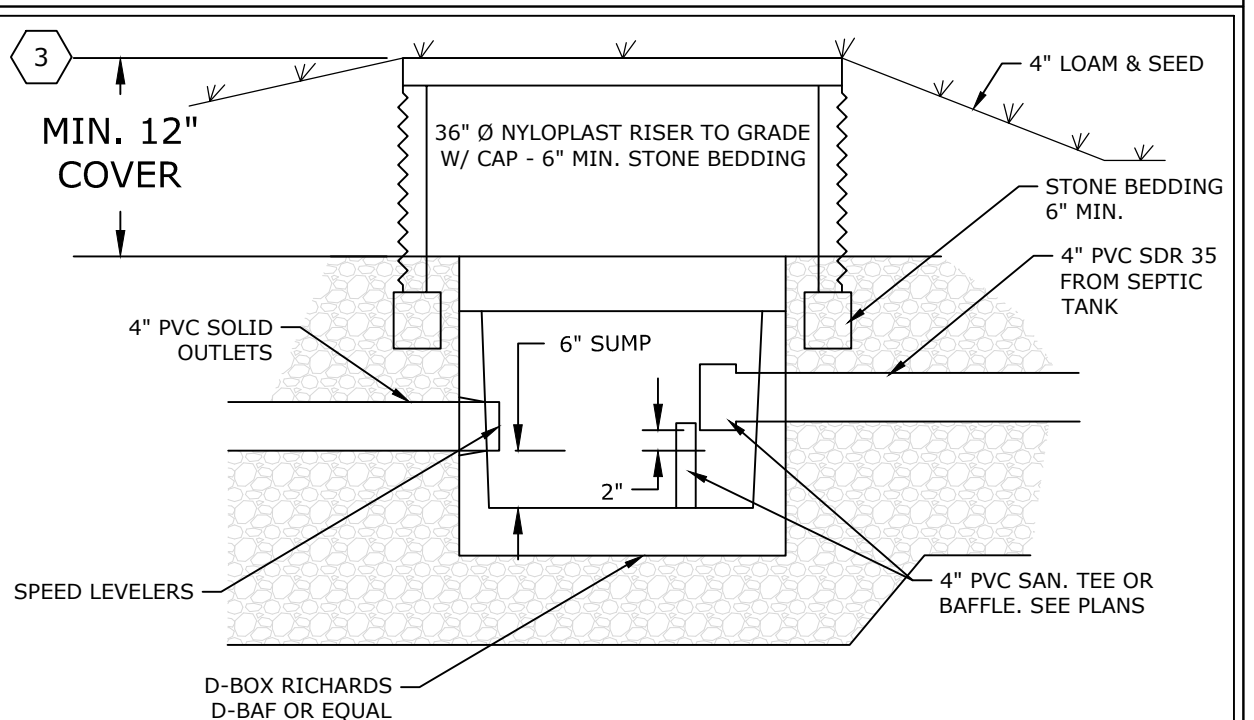


SEWER CLEANOUT - EXTERIOR

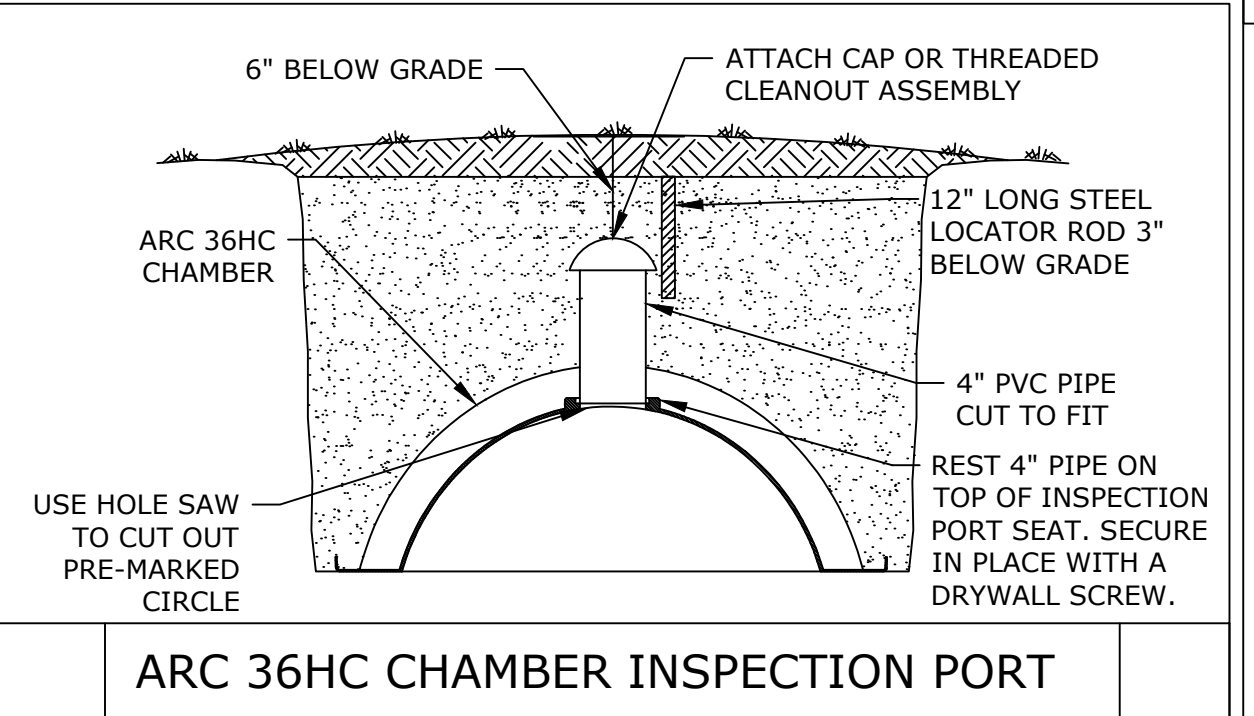
33011C
5-17-19
REV 2



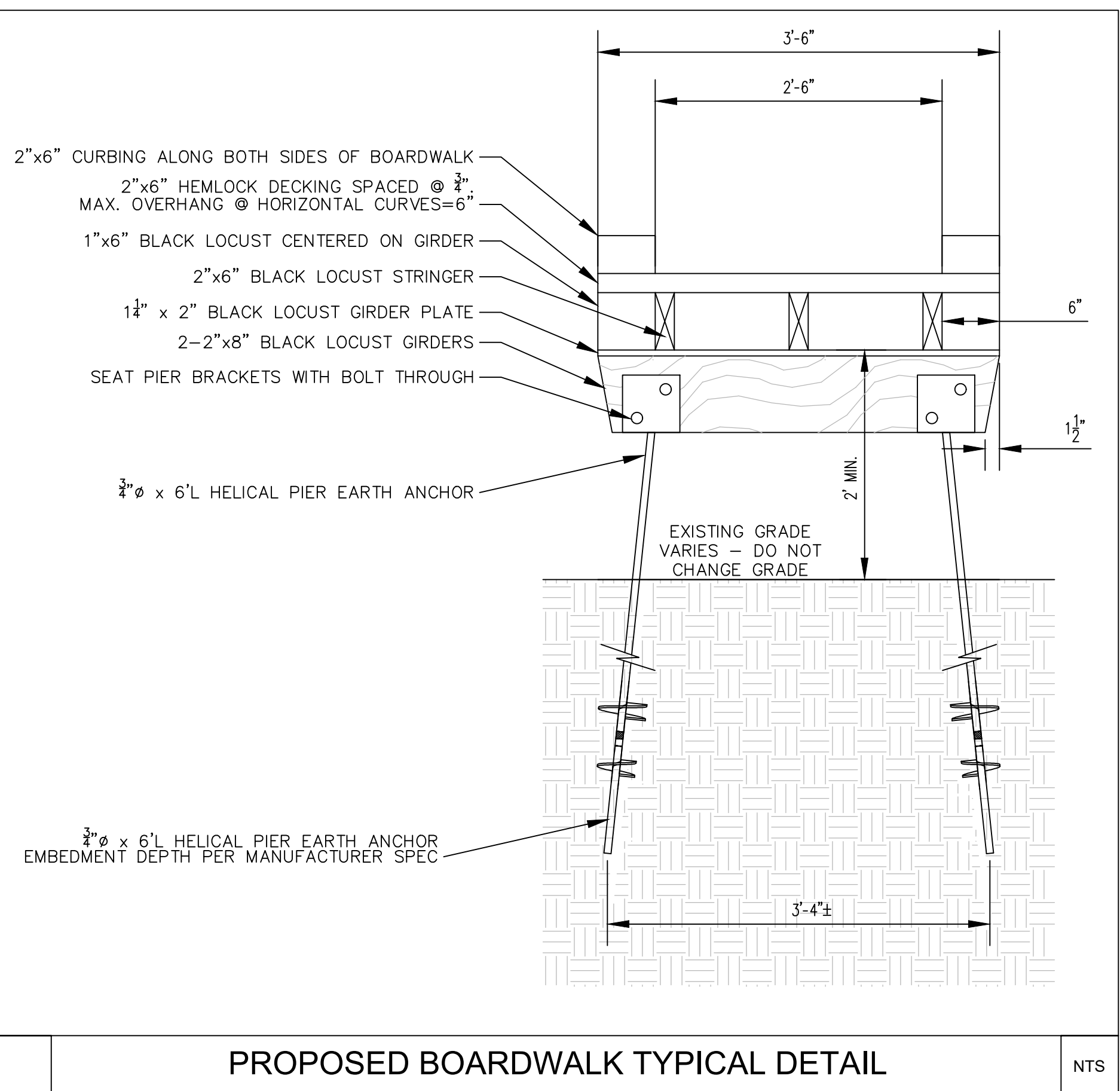
TYP. 2 COMPARTMENT SEPTIC TANK (SIZE PER PLANS)



DISTRIBUTION BOX- TYPICAL RICHARDS OR EQUAL



ARC 36HC CHAMBER INSPECTION PORT



PROPOSED BOARDWALK TYPICAL DETAIL

NTS

02/01/2022	ISSUE FOR SPECIAL PERMIT APPLICATION	MAL
NO.	DATE	BY
PROJECT TITLE		
PROPOSED SITE DETAILS		
SHEET 4		
PROJECT TITLE		
DREAM AWAY CAMPGROUND		
BERKSHIRE HTR		
County Road		
Becket, MA		
FORESIGHT LAND SERVICES, INC.		
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201		
TEL: (413) 499-1960 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM		
ENGINEERING SURVEYING PLANNING		
SHEET NO.		
C-4.3		
OF SHEETS		
DESIGNED BY		
SAM		
DRAWN BY		
AZM		
CHECKED BY		
E2935		
SCALE		
AS NOTED		
DATE		
11-16-21		