

DEFINITIVE PLAN

Pursuant to Berlin Subdivision Rules and Regulations

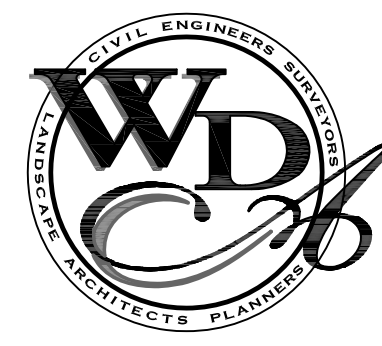
FOR

Ropes Course

IN

Berlin, Massachusetts (Worcester County)

PREPARED BY:



WATERMAN DESIGN
ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (FAX)
WATERMANDSIGN.COM WDA@WDASSOC.COM

OWNER:

Riverbridge Glen LLC

65 River Road West
Berlin, MA 01503

APPLICANT:

Boundless Adventures Berlin, LLC

17 Beechwood Boulevard
Rye Brook, NY, 10573

DATE:	Original issue:	June 16, 2017
	Revised:	August 16, 2017
	Revised:	September 6, 2017
	Revised:	September 18, 2017
	Revised:	August 8, 2018

SHEET LIST:

C1.00	EXISTING CONDITIONS INDEX PLAN
C1.01 - C1.03	COMPILED EXISTING CONDITIONS PLAN
C2.00	OVERALL SITE PLAN
C2.01	LAYOUT AND MATERIALS
C2.02	COURSE PLAN
C3.00	GRADING, DRAINAGE & UTILITIES PLAN
C3.01	GRADING, DRAINAGE & UTILITIES PLAN
C4.00	LIGHTING PLAN
C5.00 - C5.01	DETAILS

NOTES:

3. BOUNDARY INFORMATION IS BASED ON AN ON THE GROUND FIELD SURVEY BY WATERMAN DESIGN ASSOCIATES, INC., BETWEEN MAY, 2010, AND APRIL 2017. TOPOGRAPHIC INFORMATION IS BASED IN PART ON FIELD SURVEY, AERIAL PHOTOGRAPHY, AND GEOGRAPHIC INFORMATION SYSTEMS (GIS). ELEVATIONS ARE BASED ON NAVD 1988.
2. COORDINATE SYSTEM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE.
3. PARTIAL WETLAND BOUNDARIES WERE DETERMINED IN THE FIELD BASED ON ANALYSIS OF SOIL, VEGETATION AND HYDROLOGY. WETLAND FLAGS/LIMITS DELINEATED IN THE FIELD AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES, INC., IN APRIL, 2017. WETLAND BOUNDARIES WERE CONFIRMED BY BERLIN CONSERVATION COMMISSION THROUGH ORIGIN OF CONDITIONS DEP FILE #107-0161 DATED 05/17/06.
4. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
5. APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE B (AREAS OF MINIMAL FLOODING) DO NOT EXIST WITHIN THE FOCUS PARCEL AS COMPILED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 25027C0651F, WORCESTER COUNTY, EFFECTIVE JULY 16, 2014.

30A	RAYNHAM SILT LOAM, 0 TO 3 PERCENT SLOPES
245B	HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
245E	HINCKLEY LOAMY SAND 25 TO 35 PERCENT SLOPES
312B	WOODBIDGE FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY



N/F
WORCESTER SAND &
GRAVEL COMPANY
MAP 7 LOT 17

OWNER OF RECORD:
RIVERBRIDGE GLEN, LLC
5 EAST MAIN STREET, SUITE 4
WESTBOROUGH, MA 01581

ASSESSORS MAP REFERENCE:
MAP 7 PARCEL 28

DEED REFERENCE:
DEED BOOK 45184 PAGE 366

PLAN REFERENCES:

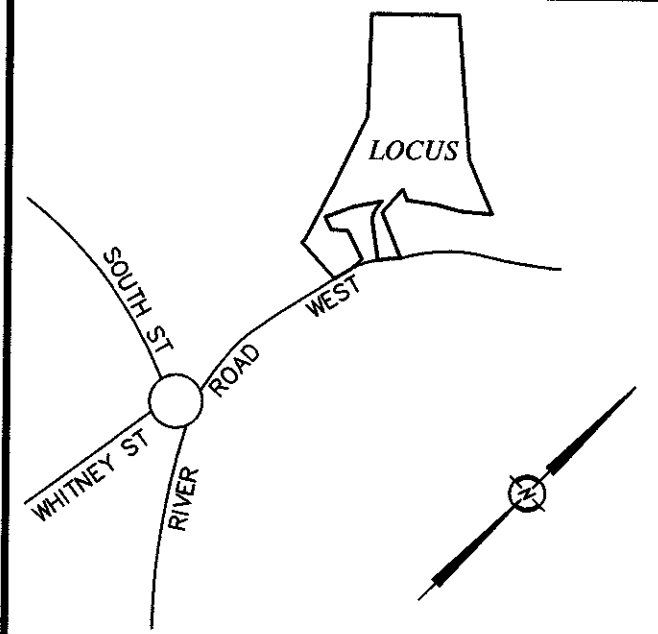
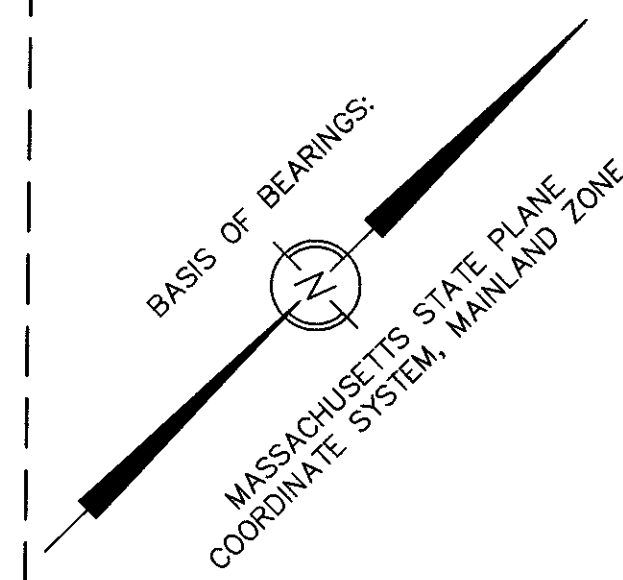
PLAN BOOK 337	PLAN 83
PLAN BOOK 826	PLAN 54
PLAN BOOK 826	PLAN 55
PLAN BOOK 854	PLAN 113
PLAN BOOK 885	PLAN 4

FIRM CLASSIFICATION:
FLOOD INSURANCE RATE MAP
NUMBER 25027C0651F
EFFECTIVE JULY 16, 2014

ZONING CLASSIFICATION:
 LIMITED BUSINESS
 MINIMUM LOT AREA: 140,000 S.F.
 MINIMUM LOT FRONTAGE: 300 FEET
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM FRONT YARD: 50 FEET
 MINIMUM SIDE YARD: 100 FEET
 MINIMUM REAR YARD: 75 FEET
 MINIMUM GREEN AREA: 50%
 MAXIMUM BUILDING HEIGHT: 35 FEET*

* RESIDENTIAL CARE FACILITIES FOR NOT MORE THAN 100 PATIENTS IN THE LIMITED BUSINESS DISTRICT MAY, UPON APPROVAL OF THE SPECIAL PERMIT GRANTING AUTHORITY HAVE A MAXIMUM HEIGHT OF 42 FEET AND MAY BE UP TO 3 STORIES IF THE STRUCTURE IS SPRINKLED.


RESIDENTIAL & AGRICULTURAL
MINIMUM LOT AREA: 80,000 S.F.
MINIMUM LOT FRONTAGE: 200 FEET
MINIMUM LOT WIDTH: 100 FEET
MINIMUM FRONT YARD: 50 FEET
MINIMUM SIDE YARD: 20 FEET
MINIMUM REAR YARD: 40 FEET
MINIMUM GREEN AREA: 70%
MAXIMUM BUILDING HEIGHT: 35 FEET



LOCUS MAP (NOT TO SCALE)

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[illegible]

A		INITIAL ISSUE	
REV.	DATE	DESCRIPTION	INIT.



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17 Beechwood Boulevard
Rye Brook, NY 10573

TITLE:

EXISTING CONDITIONS INDEX PLAN

ROPES COURSE RIVER RUN

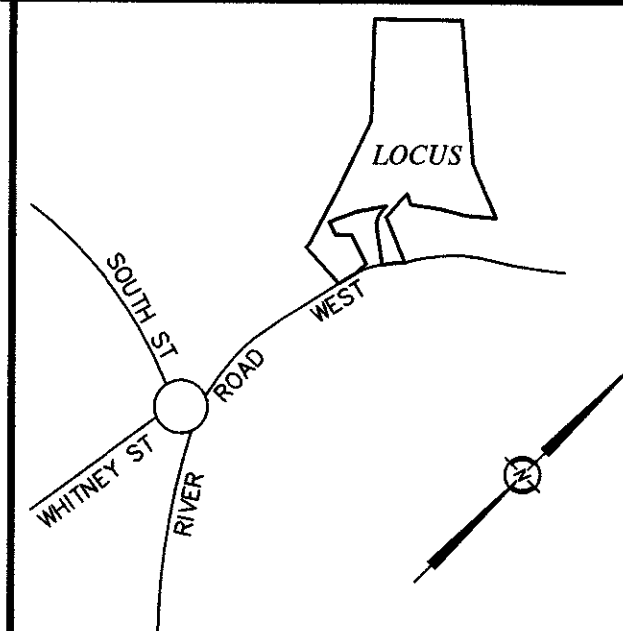
Berlin, MA
(Worcester County)

DEFINITIVE SUBDIVISION



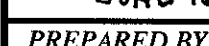
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	1095001	DWN. BY:	JRZ
		CHK'D. BY:	SPC
DRAWING NO.:		SHEET:	

C1.00 |



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A	X		INITIAL ISSUE	
REV:	DATE		DESCRIPTION	I



APPLICANT:
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Berlin LLC**
17 Beechwood Boulevard
Rye Brook, NY 10573

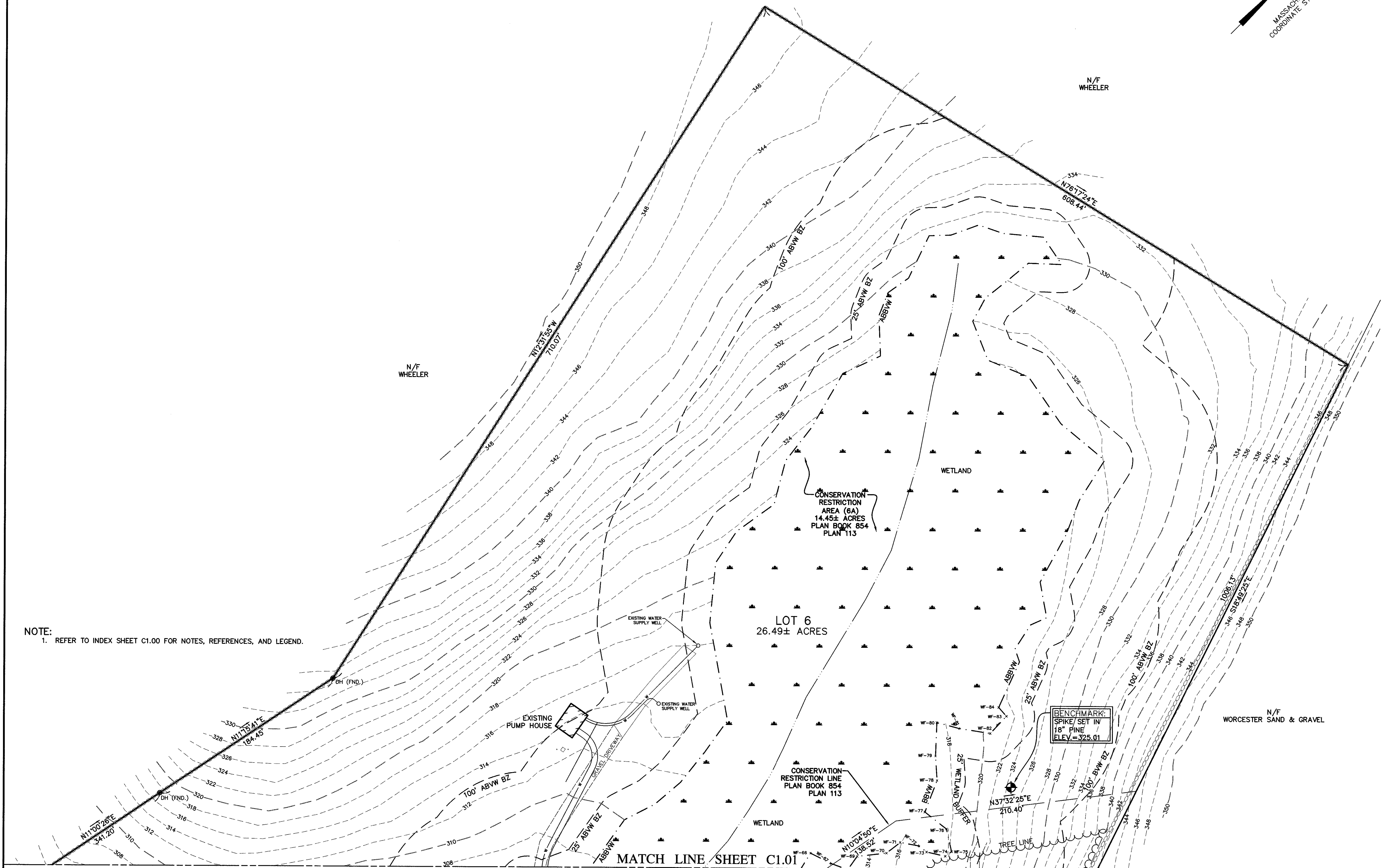
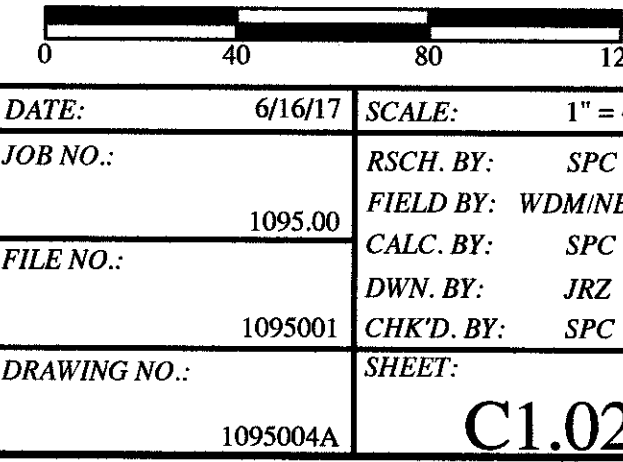
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**COMPILED EXISTING
CONDITIONS PLAN**

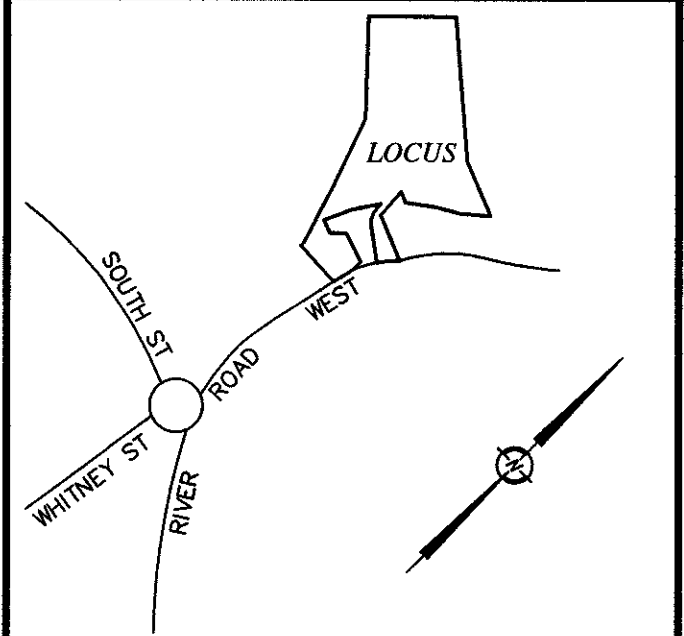
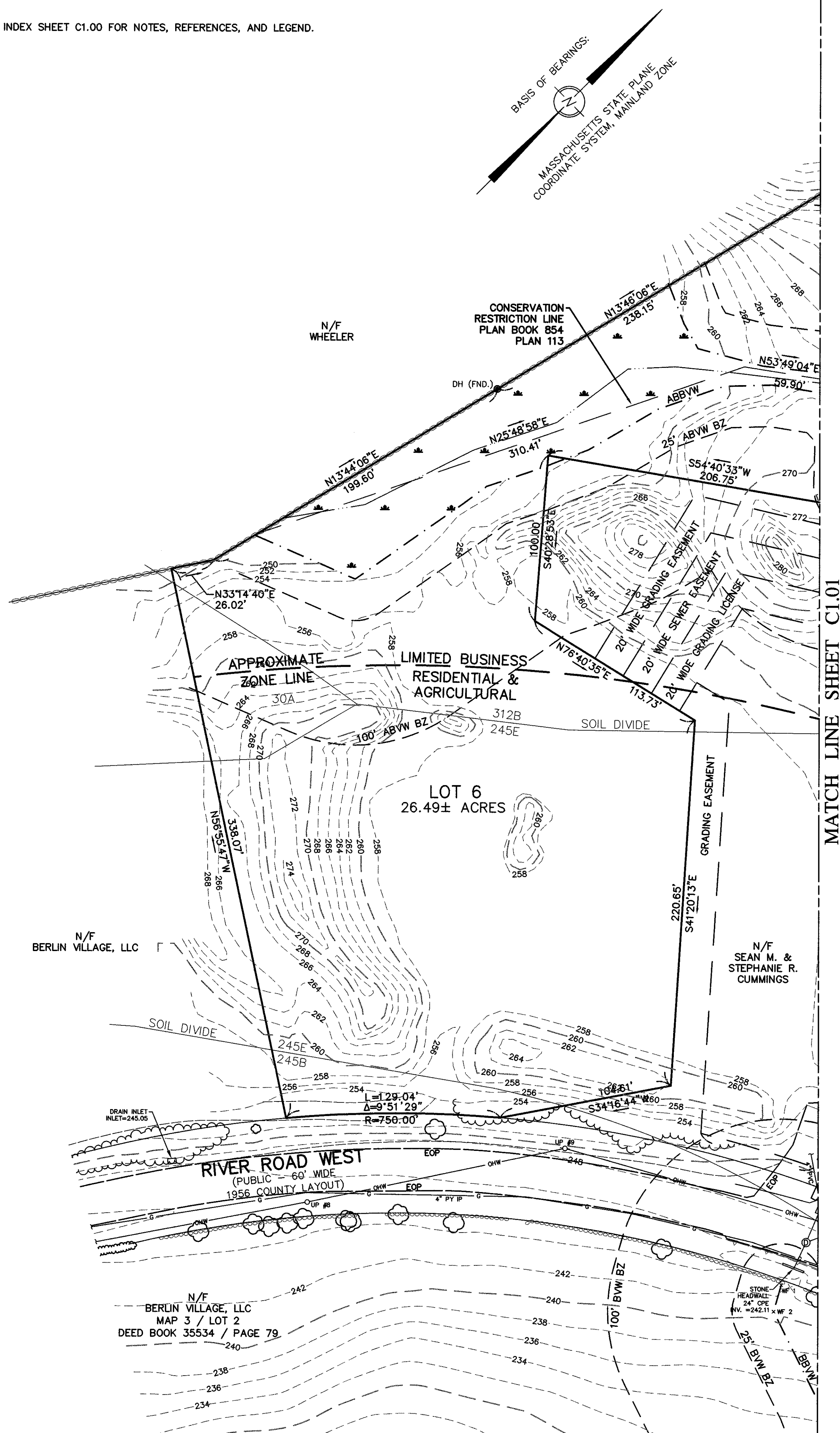
ROPES COURSE

RIVER RUN
Berlin, MA
(Worcester County)

DEFINITIVE SUBDIVISION



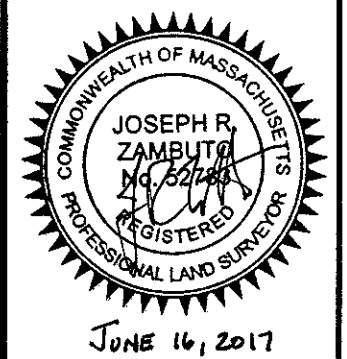
NOTE:
1. REFER TO INDEX SHEET C1.00 FOR NOTES, REFERENCES, AND LEGEND.



LOCUS MAP (NOT TO SCALE)

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CONDITIONS PLAN**

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RIVER RUN
Berlin, MA
(Worcester County)

DEFINITIVE SUBDIVISION



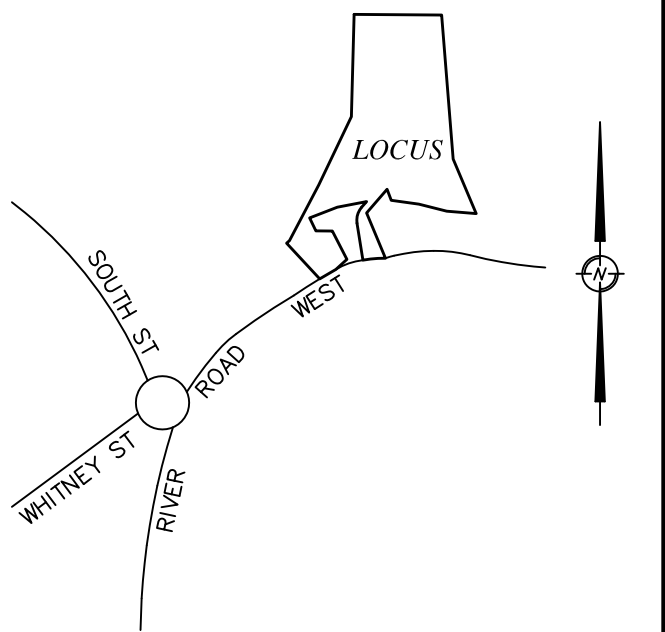
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	1095001	DWN. BY:	JRZ
		CHK'D. BY:	SPC
DRAWING NO.:		SHEET:	
	1095005A		C1.03

1095005A	C1.03
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LIST OF TYPICAL MERCHANDISE AVAILABLE ON SITE :
SMALL SOUVENIRS: SHIRTS, HATS, KEYCHAINS, CLIMBING GLOVES, STICKERS, MAGNETS, SMALL STUFFED ANIMALS.
PRE-PACKAGED FOODS: CHIPS, ICE CREAM, BOTTLED WATER, OTHER NON-ALCOHOLIC DRINKS, POWER BARS
COFFEE AND TEA MADE ON A COFFEE MACHINE.

PARKING SUMMARY TABLE:

STANDARD PARKING:	REQUIRED	PROVIDED
ALL OTHER NON-RESIDENTIAL ESTABLISHMENTS, EXCEPT AGRICULTURAL	AS DETERMINED BY THE BOARD OF APPEALS 1 SPACE PER 200 SF	96 SPACES
ADA STANDARD		2 SPACES
ADA VAN		2 SPACES
TOTAL		100 SPACES

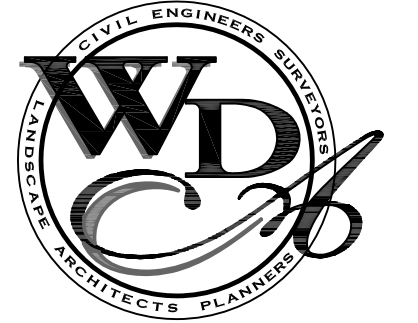


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REV.	DATE	DESCRIPTION	INT.
D	8/8/2018	TICKET BOOTH MOVED	
C	9/6/2017	CLIENT COMMENTS	
B	8/16/2017	ZBA COMMENTS	
A		INITIAL ISSUE	



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17 Beechwood Blvd,
Rye Brook, NY, 10573

TITLE:

OVERALL SITE PLAN

ROPES COURSE

Berlin, MA
(Worcester County)

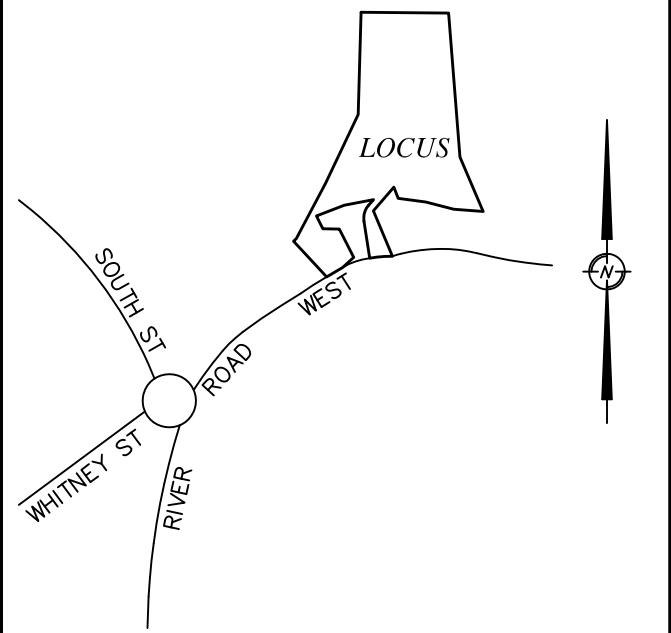
DEFINITIVE SUBDIVISION



DATE:	6/7/2017	SCALE:	1" = 60'
JOB NO.:	1095.00	DWN. BY:	RMI
FILE NO.:	1095200	CHK'D. BY:	LCG
DRAWING NO.:	1095200C	SHEET:	C2.00

REFER TO SHEET C1.00 FOR NOTES, REFERENCES, AND LEGEND.

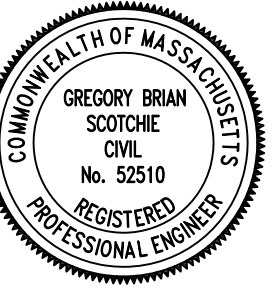
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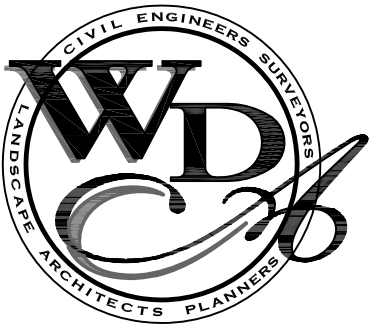
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E	8/18/2018	TICKET BOOTH MOVED	
D	9/18/2017	ZBA COMMENTS	
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A	REV.	INITIAL ISSUE	
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GRADING, DRAINAGE & UTILITIES PLAN

ROPES COURSE

Berlin, MA
(Worcester County)

DEFINITIVE SUBDIVISION



DATE:	6/16/2017	SCALE:	1" = 40'
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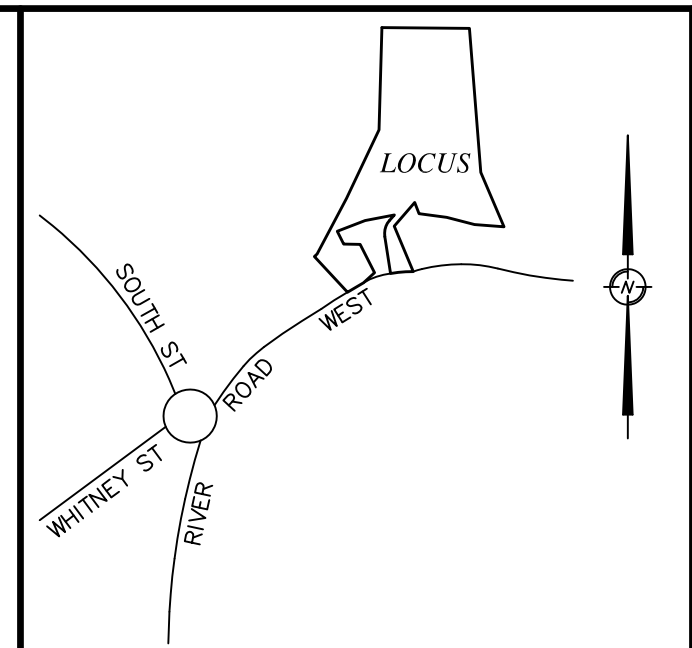
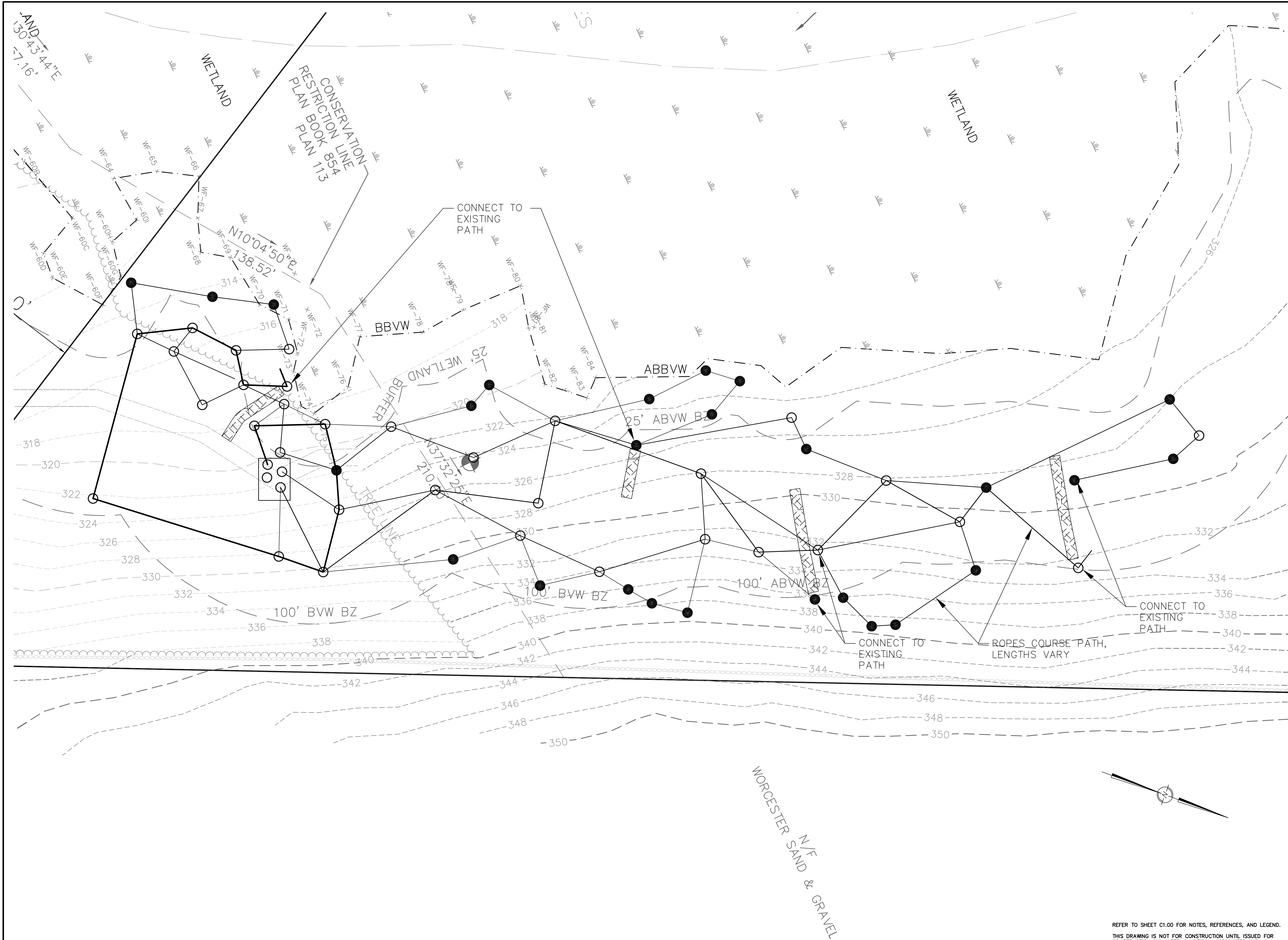
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DRAWING NO.:	C2 00

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REFER TO SHEET C1.00 FOR NOTES, REFERENCES, AND LEGEND.

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REV.	DATE	DESCRIPTION	INIT.
C	9/6/2017	CLIENT COMMENTS	
B	8/16/2017	ZBA COMMENTS	
A		INITIAL ISSUE	



9-6-2017

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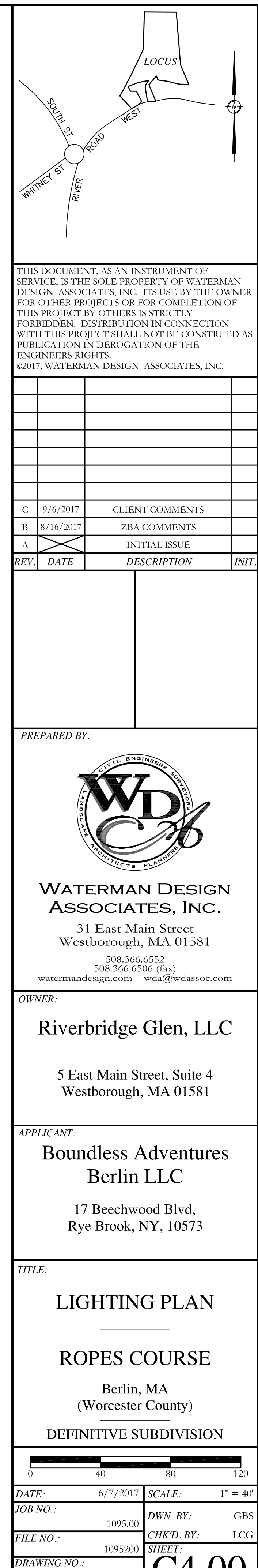
17 Beechwood Blvd,
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(Worcester County)

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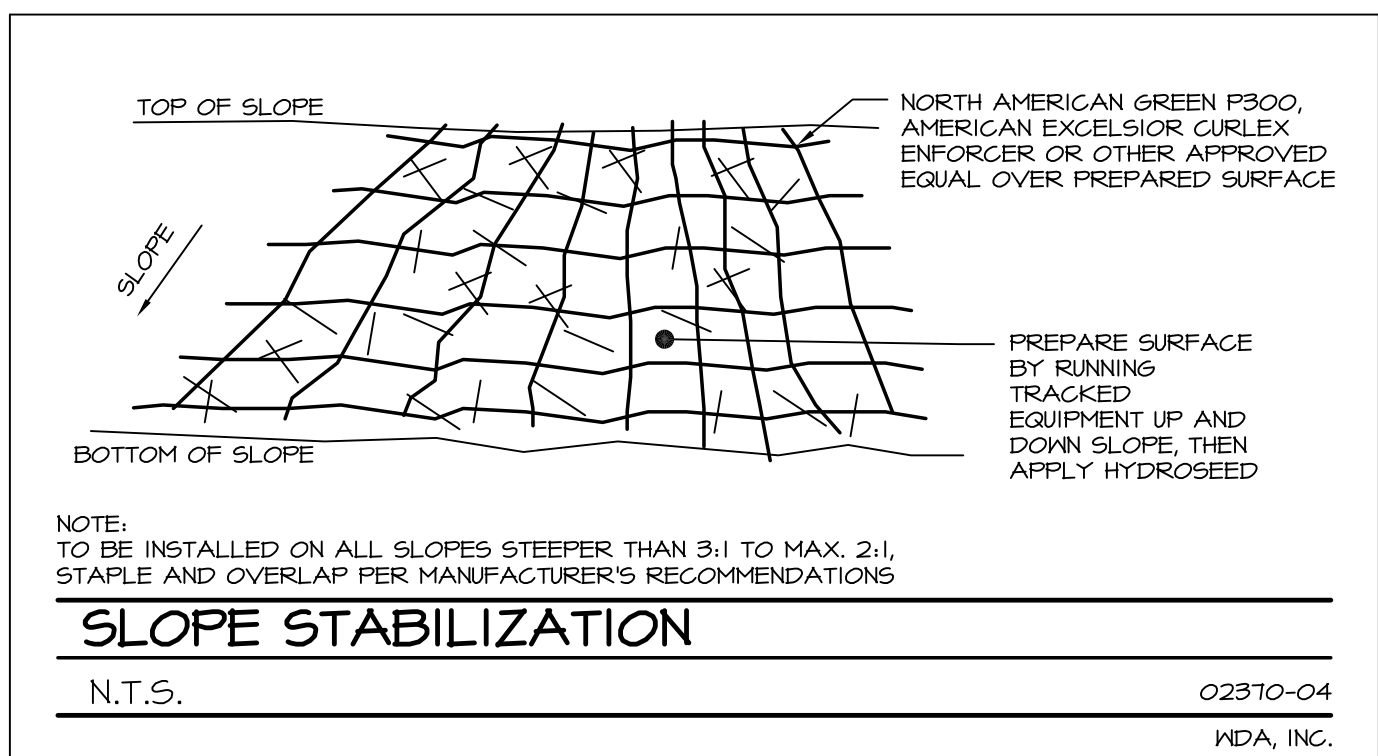
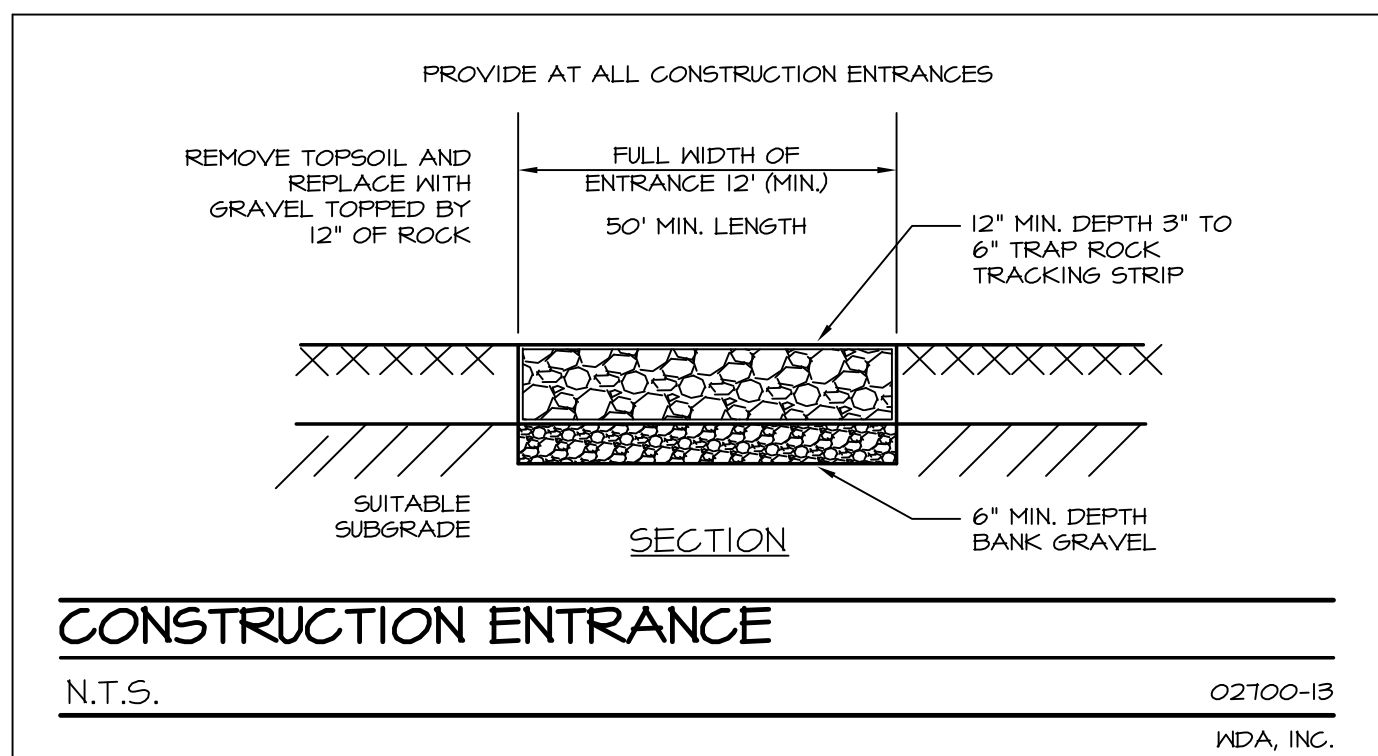
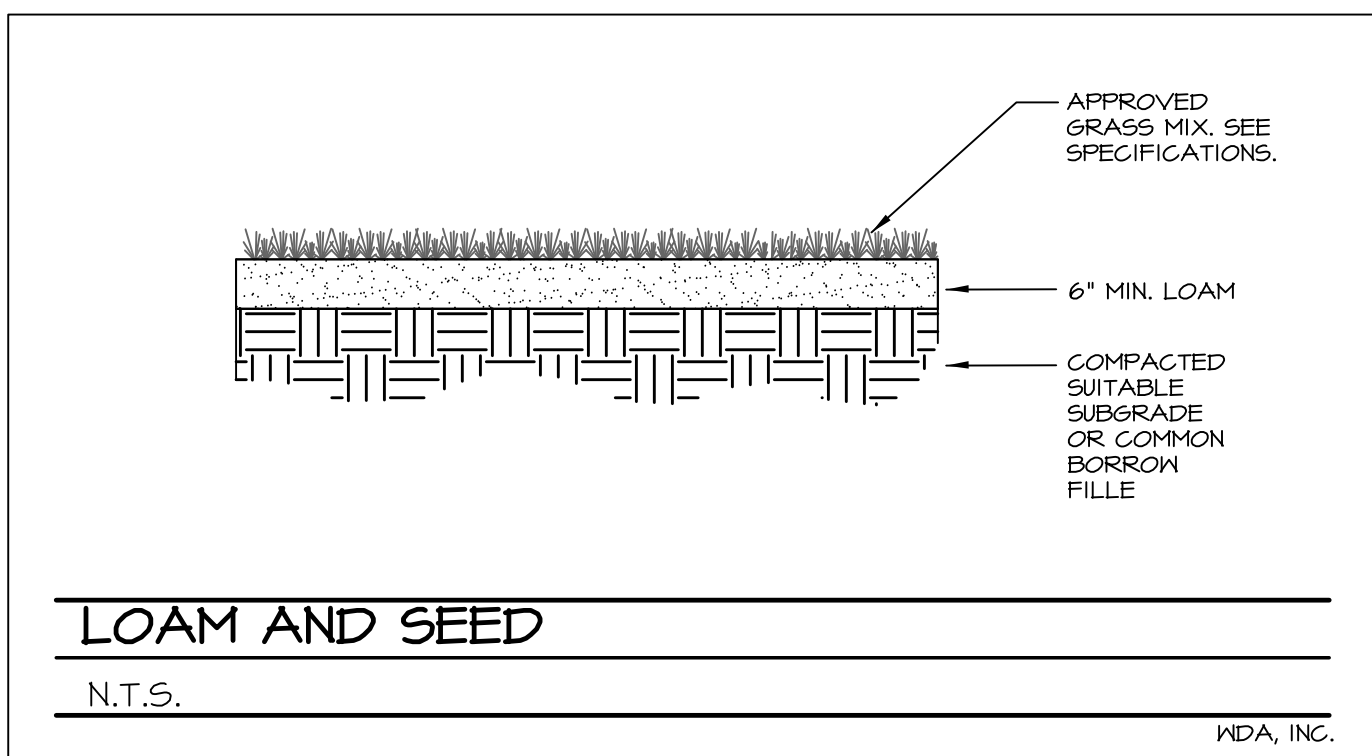
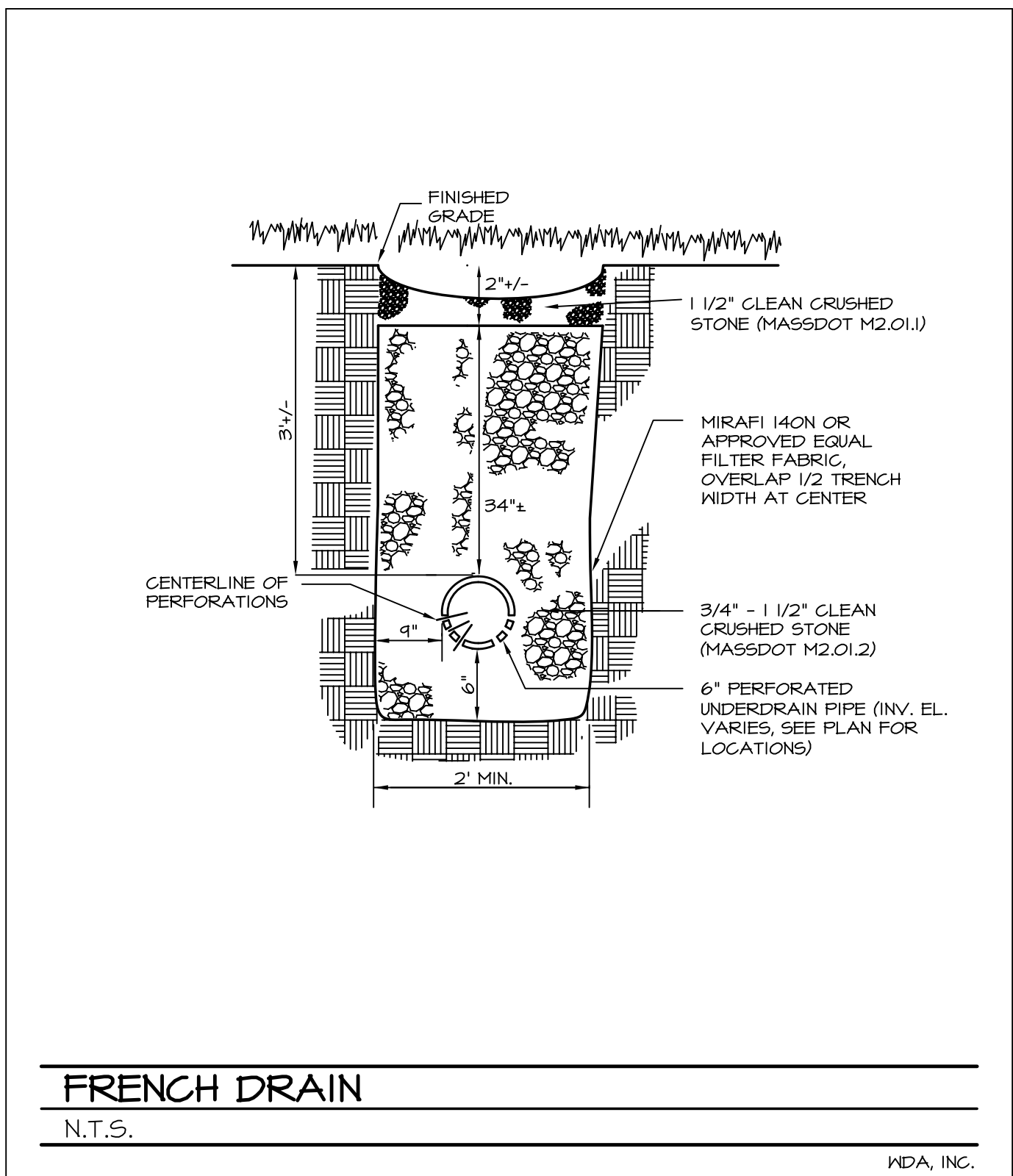
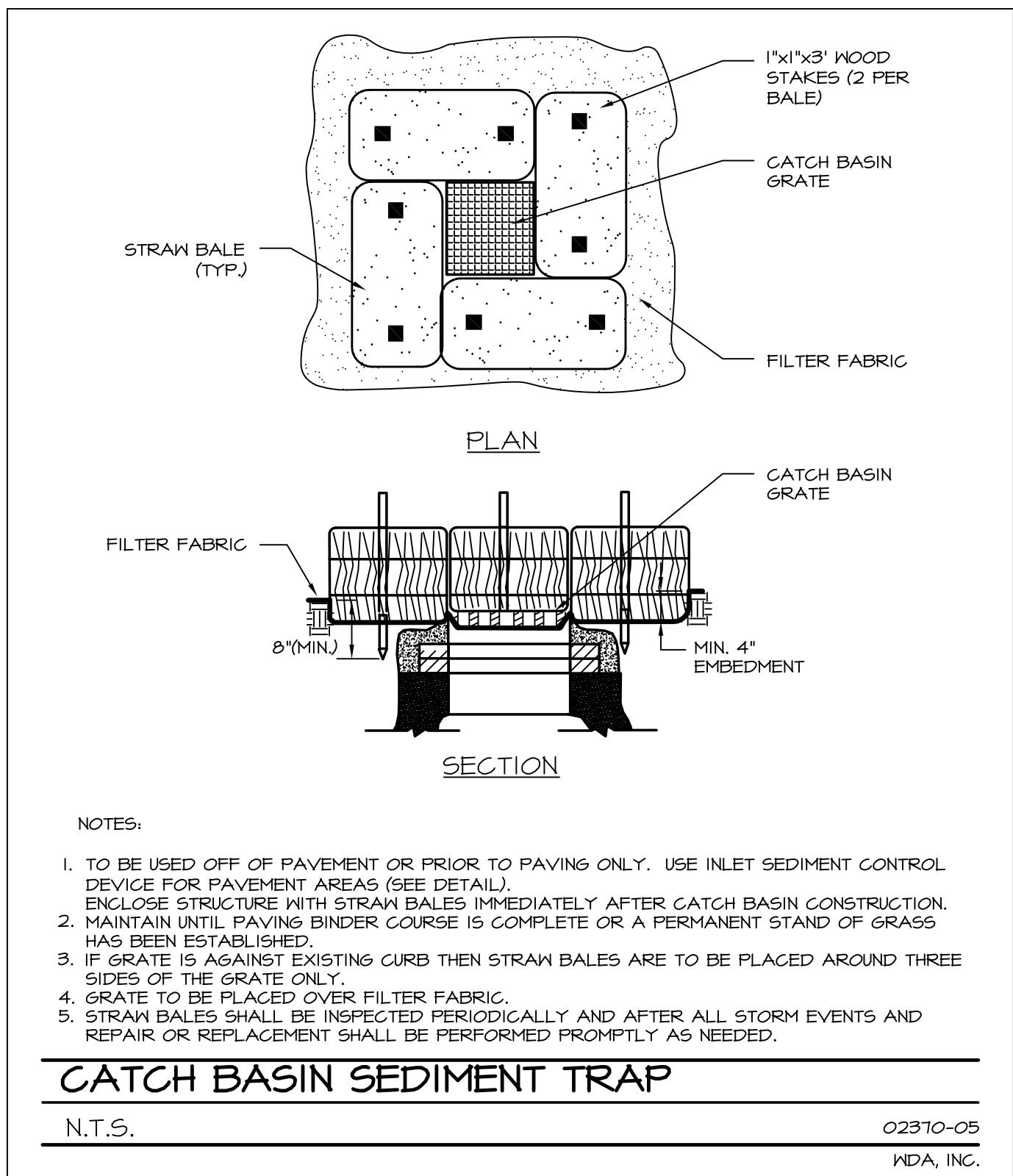
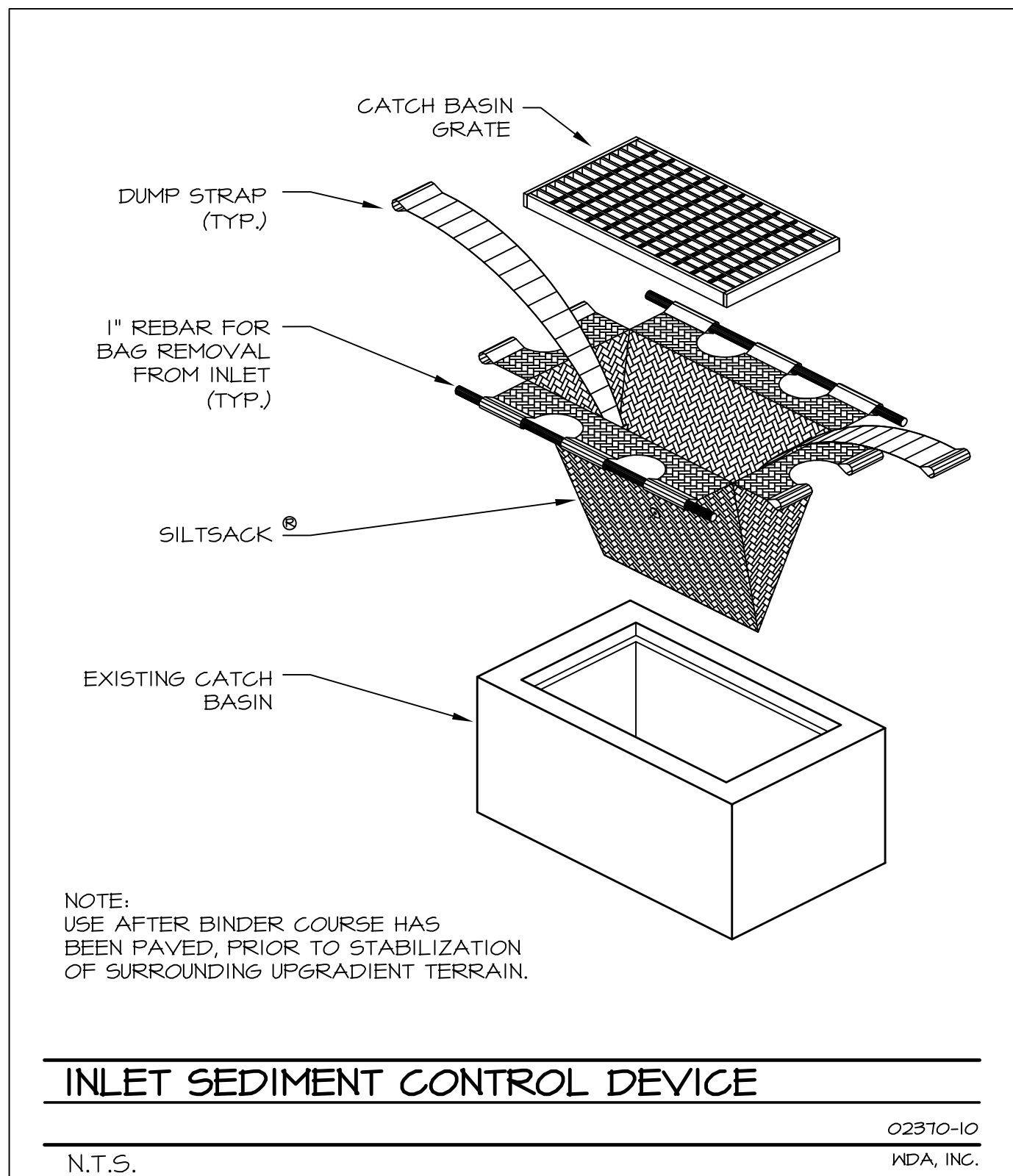
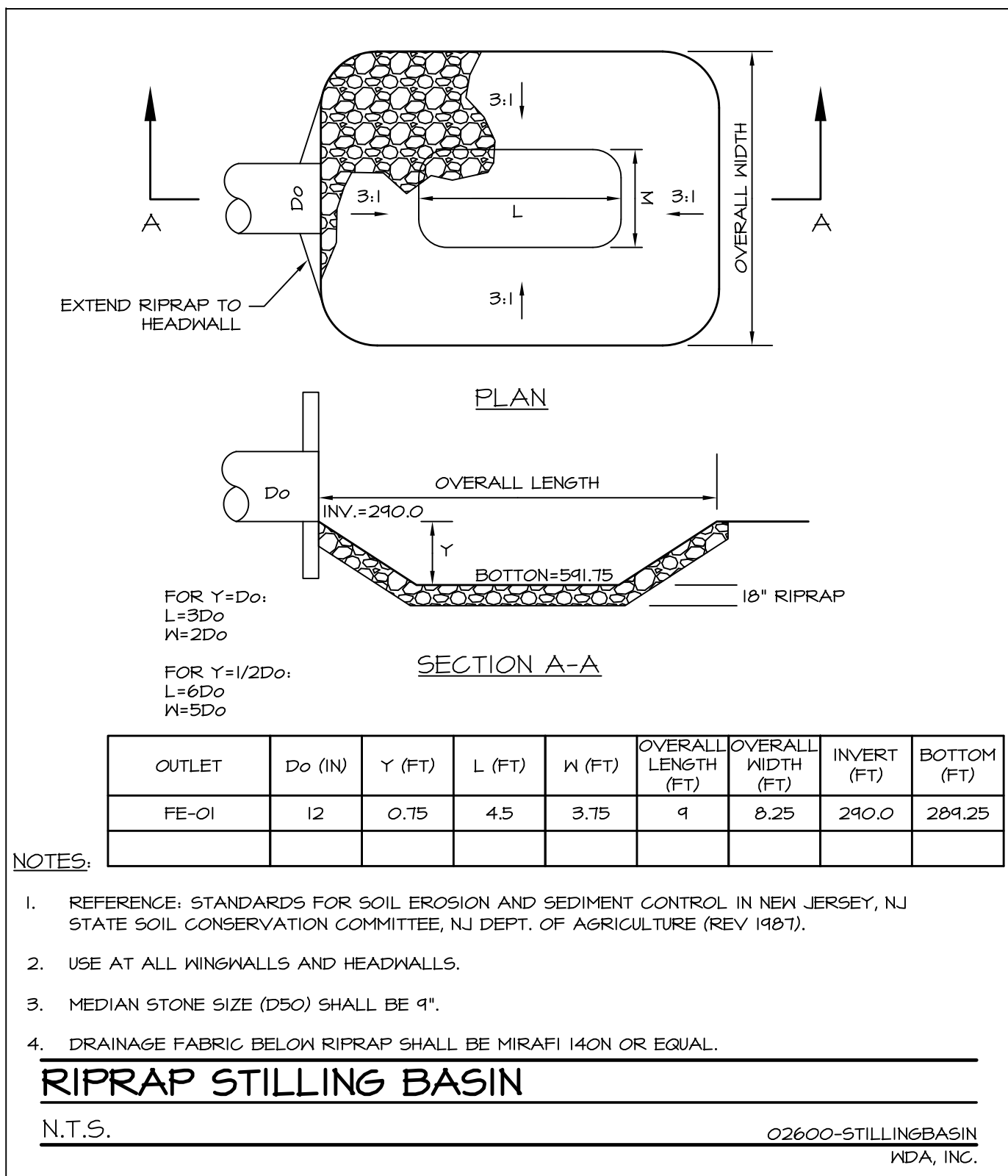
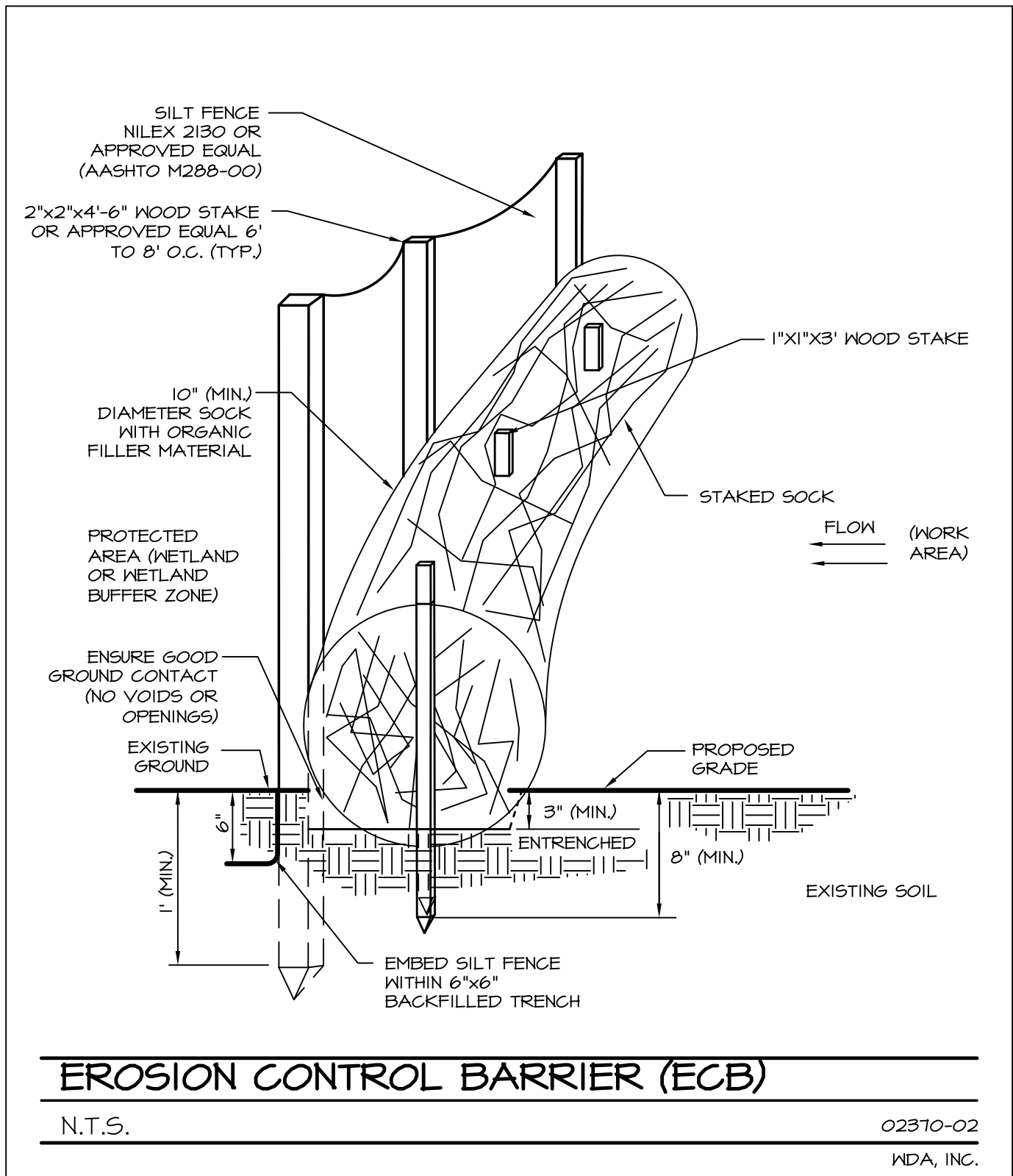
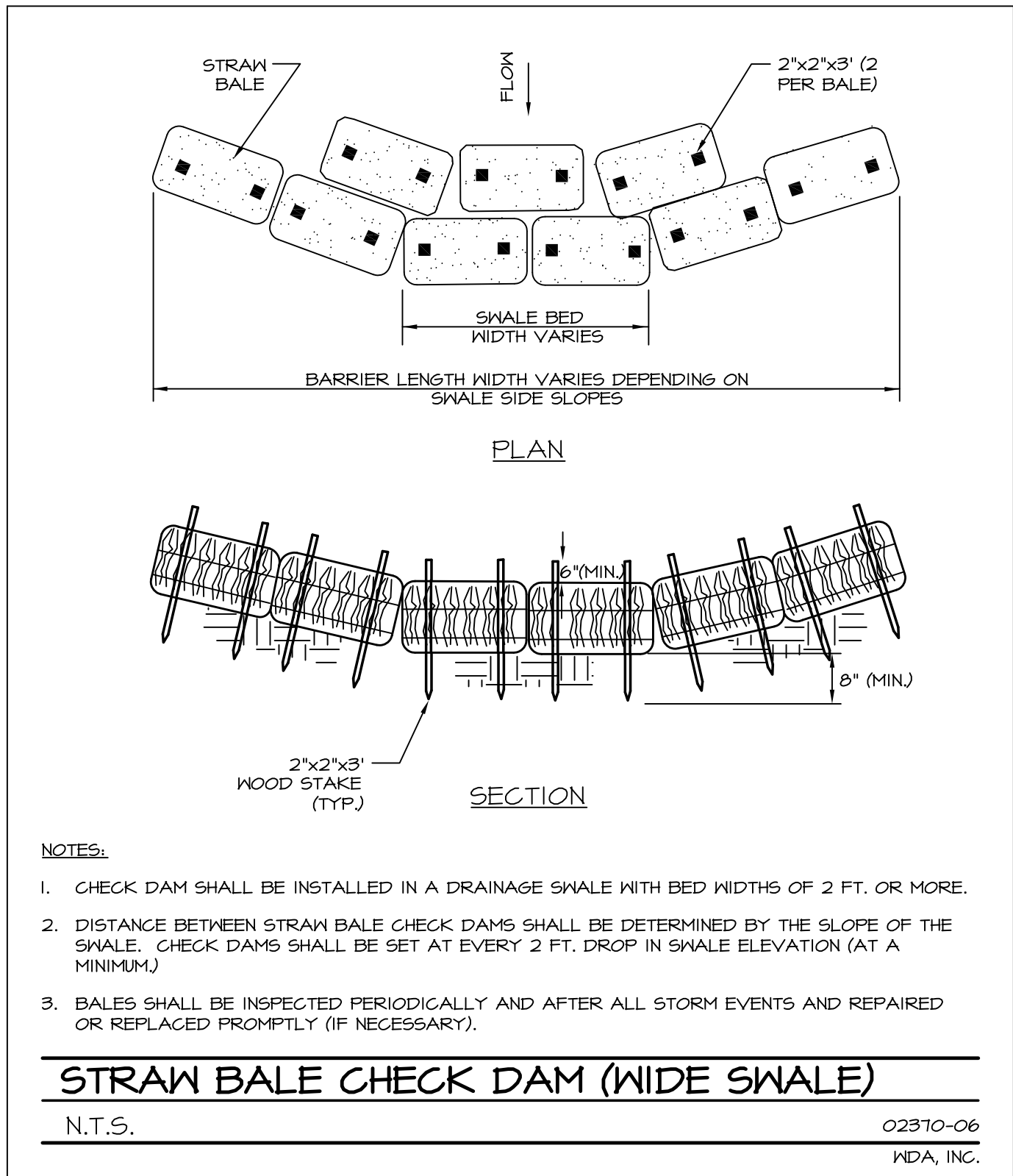
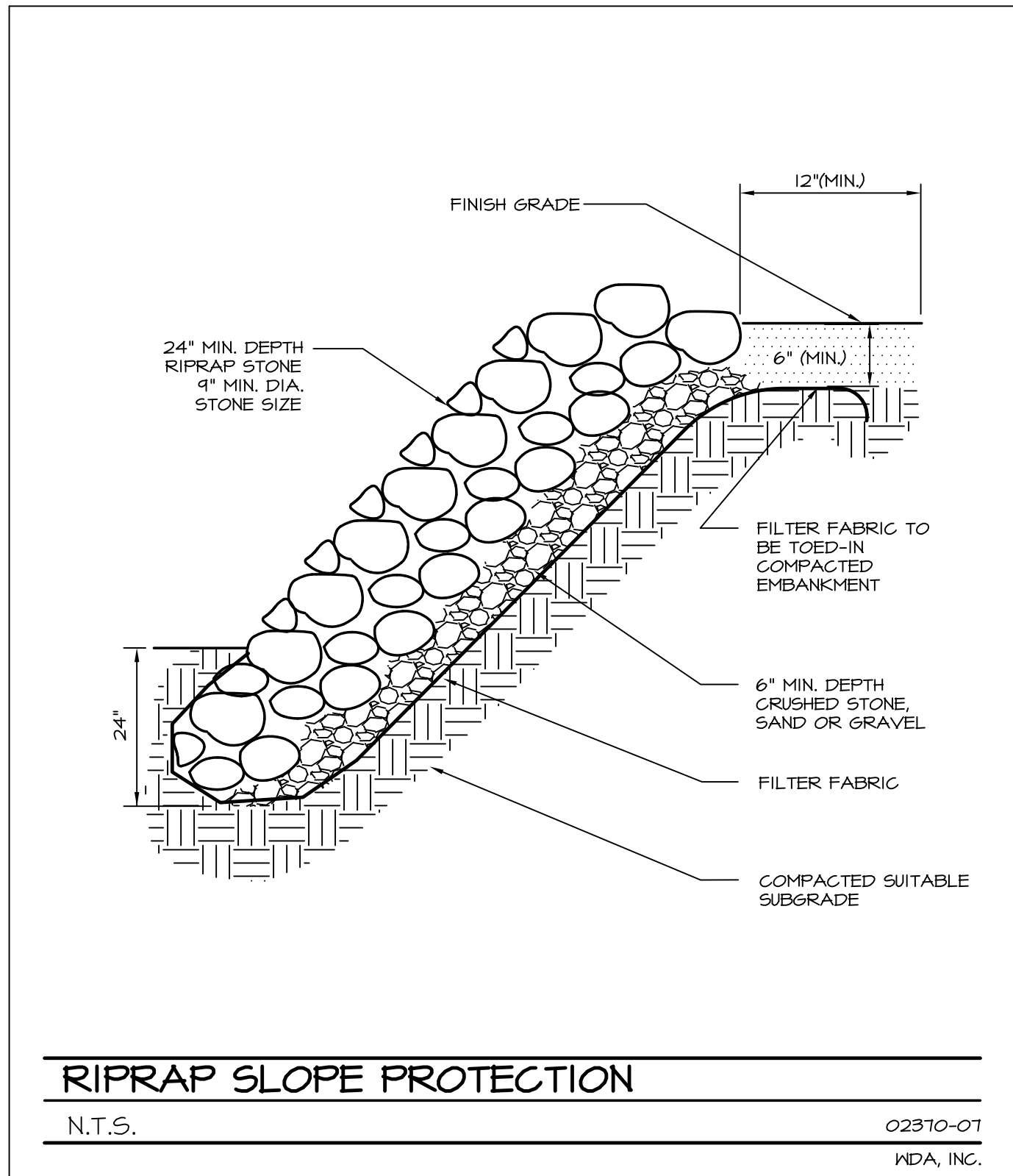
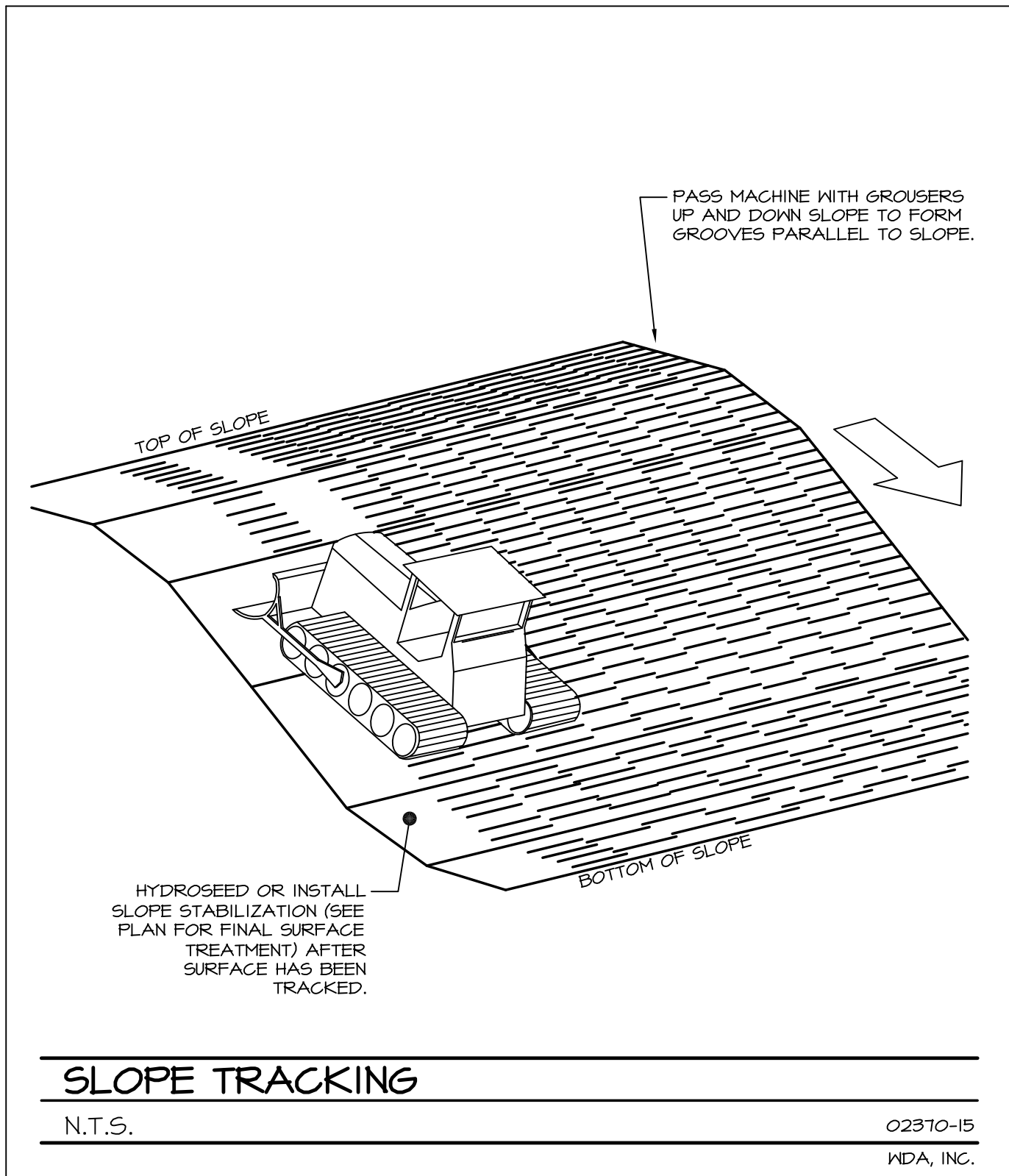
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JOB NO.:	1095.00	DWN. BY:	RMI
FILE NO.:	1095300	CHK'D. BY:	LCG
DRAWING NO.:	1095301C	SHEET:	C3.01



PARKING AREA LIGHT POST ARE TO BE WIRED TO PROGRAMMABLE DIGITAL TIMER. TIMING OF ON/OFF FOR LIGHT POLES TO BE COORDINATED BY OWNER.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Holophane	GELS 070 4K XXXX 4	GLASWERS 4K LED HALOBLOB EXTENDED	60 4K LED ARRAY	1	GELS_070_4K_XXXX_4.1e6	6422	0.92	76.8
		3	Holophane	GELS 070 4K XXXX 4	GLASWERS 4K LED HALOBLOB EXTENDED	60 4K LED ARRAY	1	GELS_070_4K_XXXX_4.1e8	6422	0.92	153.6

Luminaire Locations									
		Location					Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Z
1	A	623996.10	2957002.00	16.00	16.00	305.18	0.00	623997.43	2957003.00
2	A	623900.30	2957050.00	16.00	16.00	115.59	0.00	623901.13	2957049.00
3	A	623737.30	2956596.00	16.00	16.00	89.40	0.00	623738.23	2956599.00
4	A	623652.50	2956427.00	16.00	16.00	67.42	0.00	623653.83	2956427.00
5	A	624038.40	2957220.00	16.00	16.00	140.05	0.00		
2	B	624023.10	2957107.00	16.00	16.00	136.85	0.00		
3	B	624146.30	2957154.00	16.00	16.00	134.26	0.00		



MUTCD REFERS TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, 1988 EDITION (AS AMENDED) AND/OR STANDARD HIGHWAY SIGNS, 1973 (AS AMENDED), BOTH ISSUED BY THE USDOT/FHWA.

AASHTO REFERS TO AASHTO STANDARD SPECIFICATIONS FOR TRANSPORTATION MATERIALS AND METHODS OF SAMPLING AND TESTING, PART I - SPECIFICATIONS, TWENTIETH EDITION (AS AMENDED).

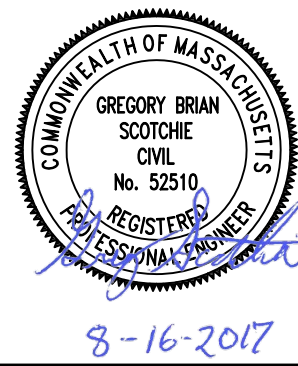
MIDSS REFERS TO MASS. HIGHWAY DEPT. STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 (AS AMENDED).

DPW REFERS TO LOCAL DEPARTMENT OF PUBLIC WORKS.

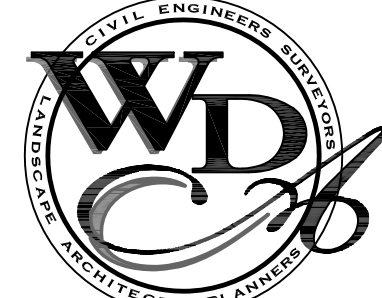
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B	8/16/2017	ZBA COMMENTS	
A		INITIAL ISSUE	
REV	DATE	DESCRIPTION	APP'D



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5 East Main Street, Suite 4
Westborough, MA 01581

PREPARED FOR:

**Boundless Adventures
Berlin LLC**

17 Beechwood Blvd,
Rye Brook, NY, 10573

TITLE:

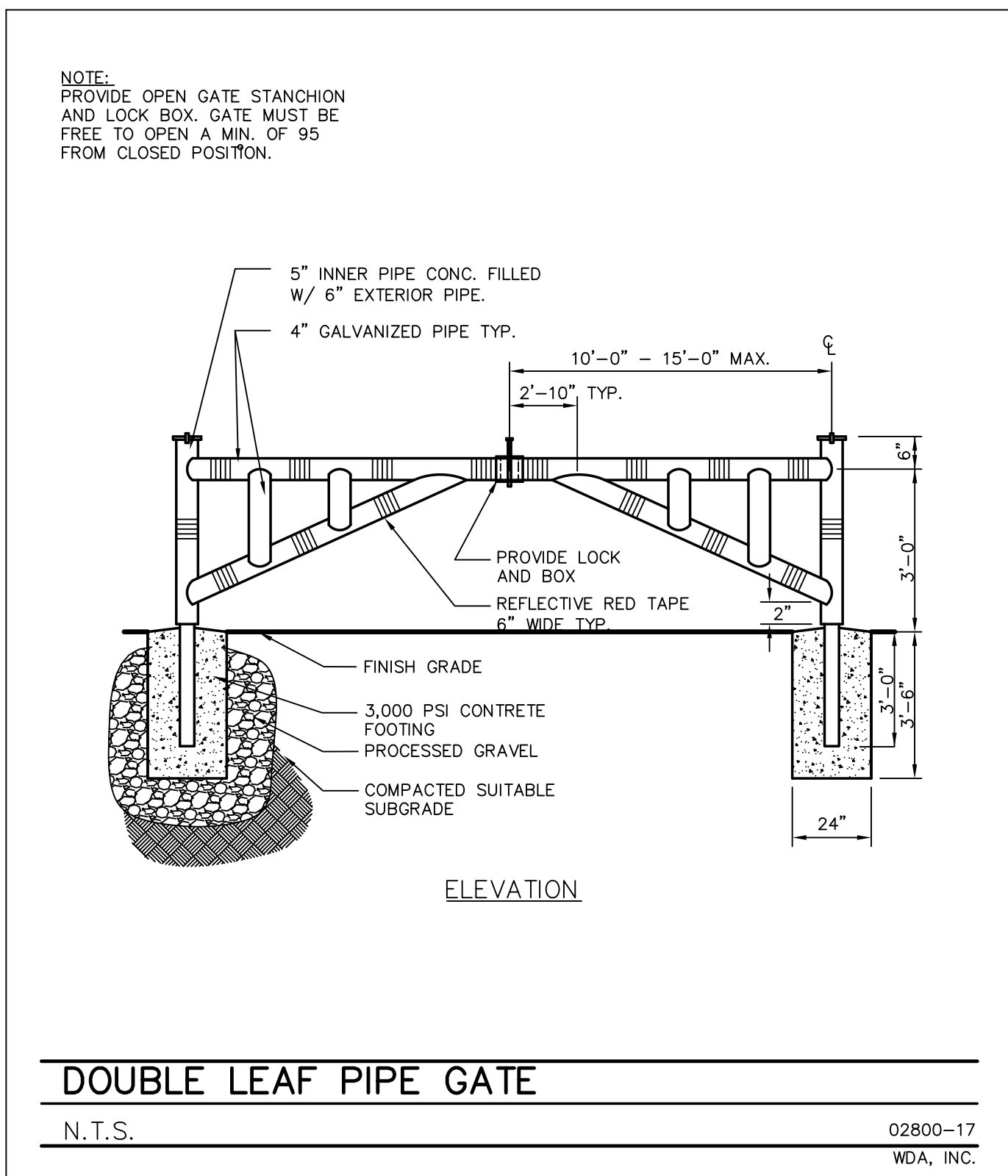
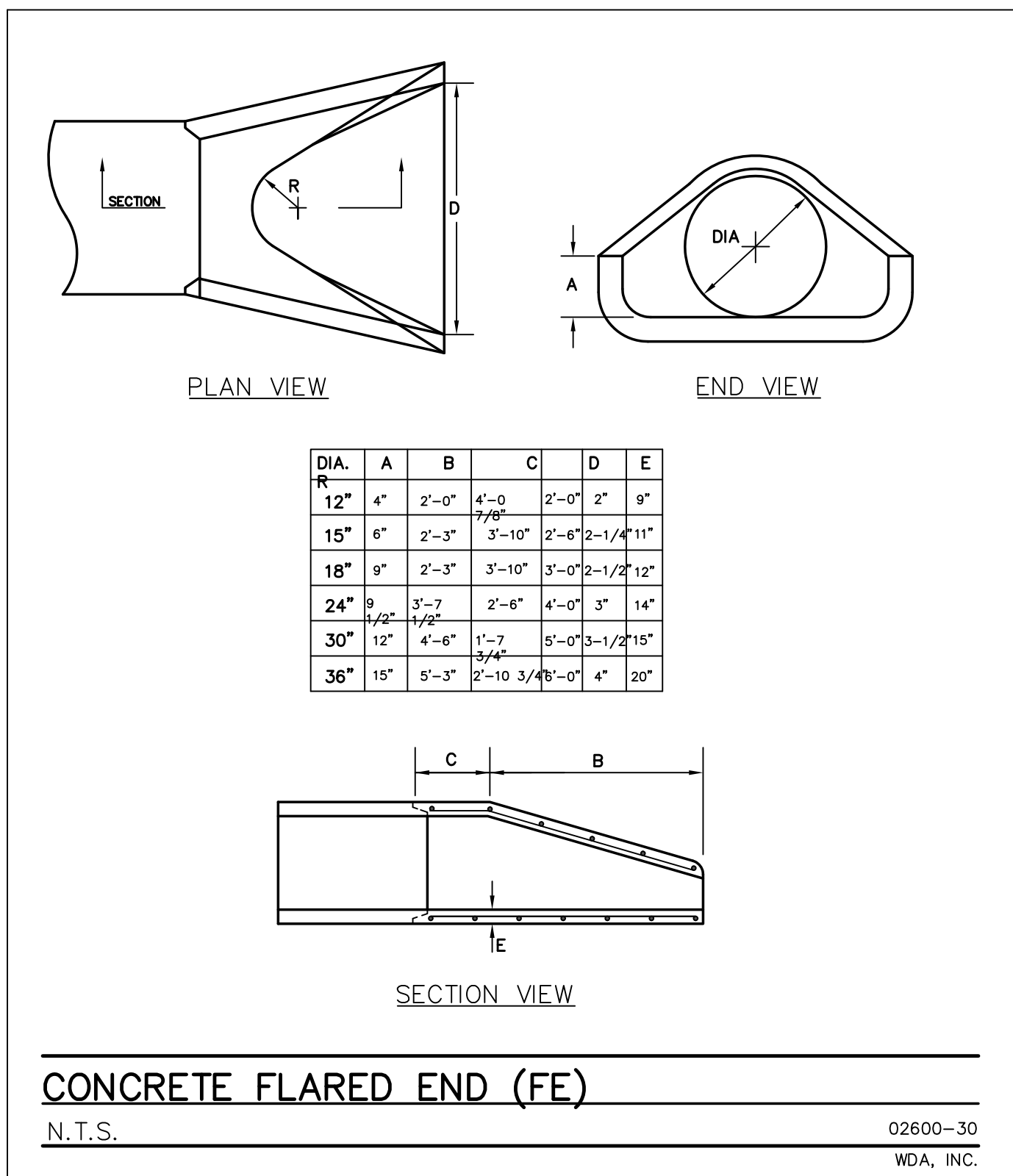
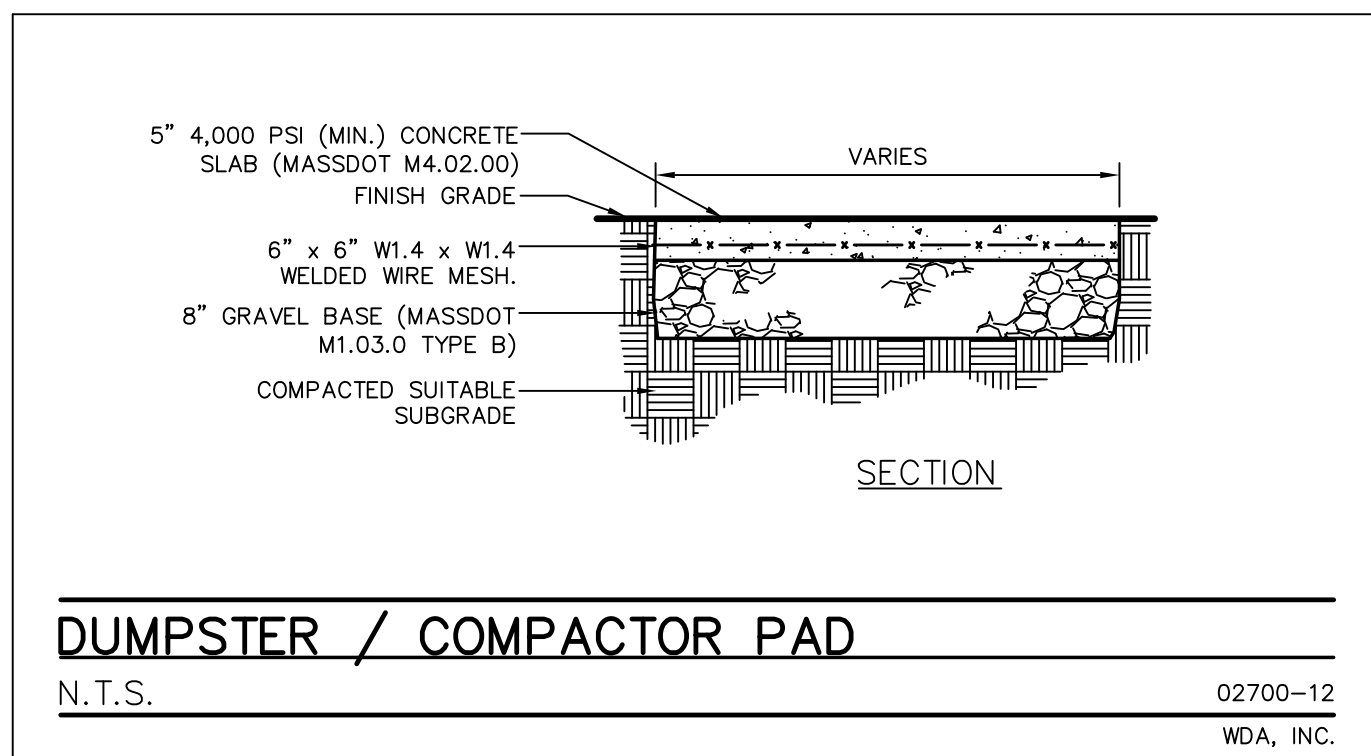
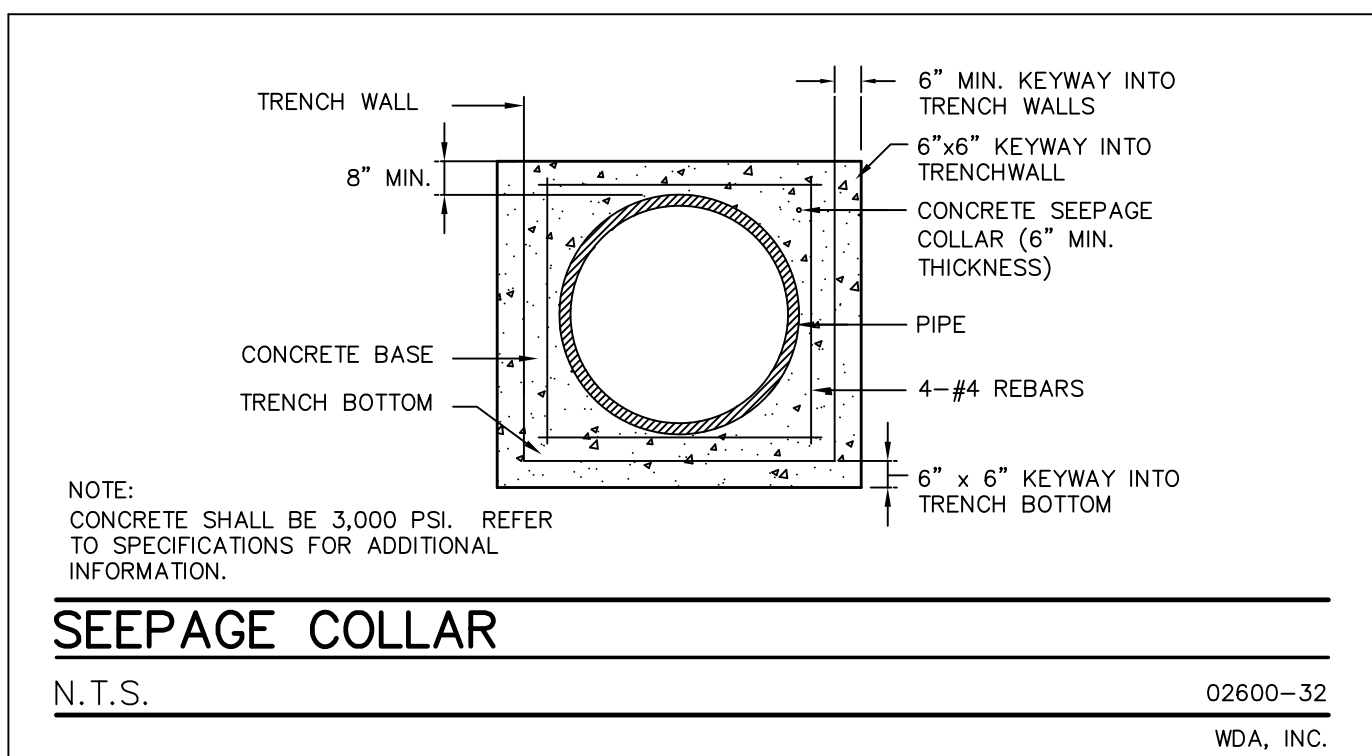
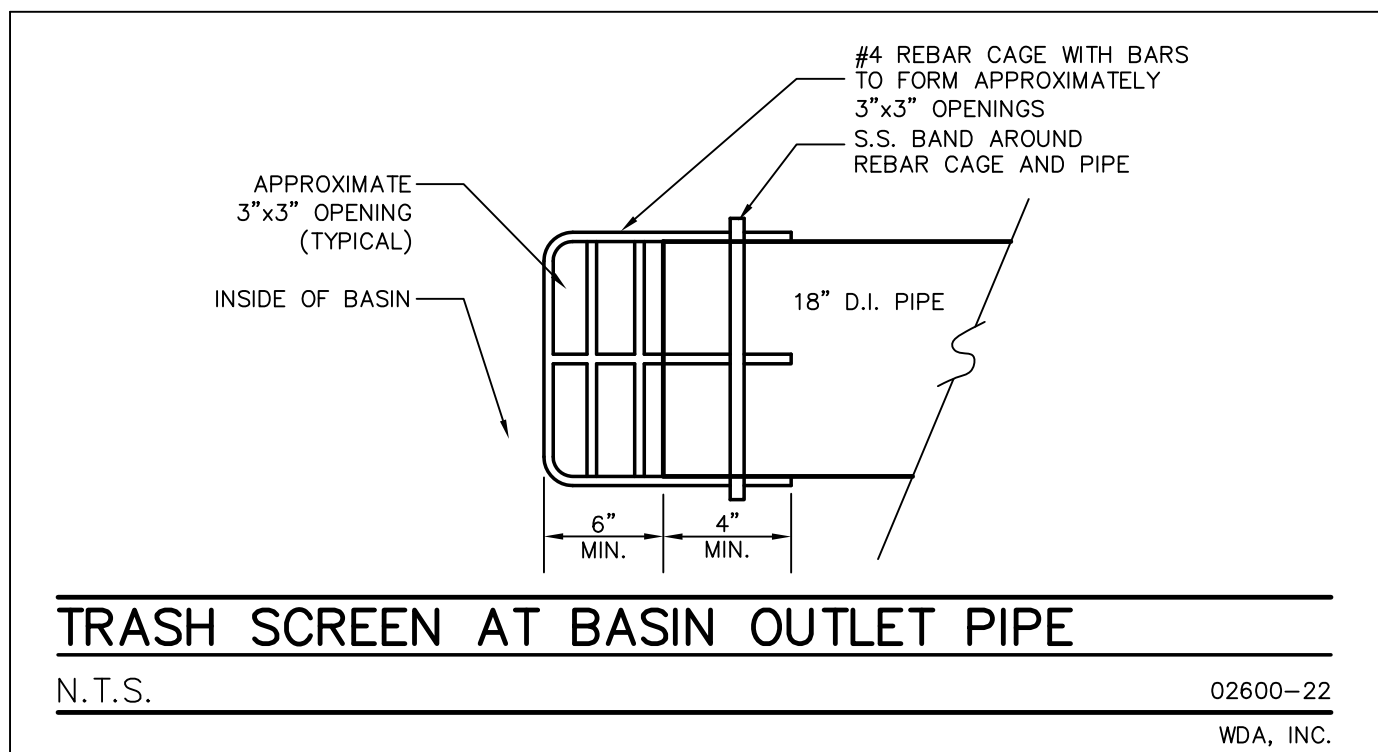
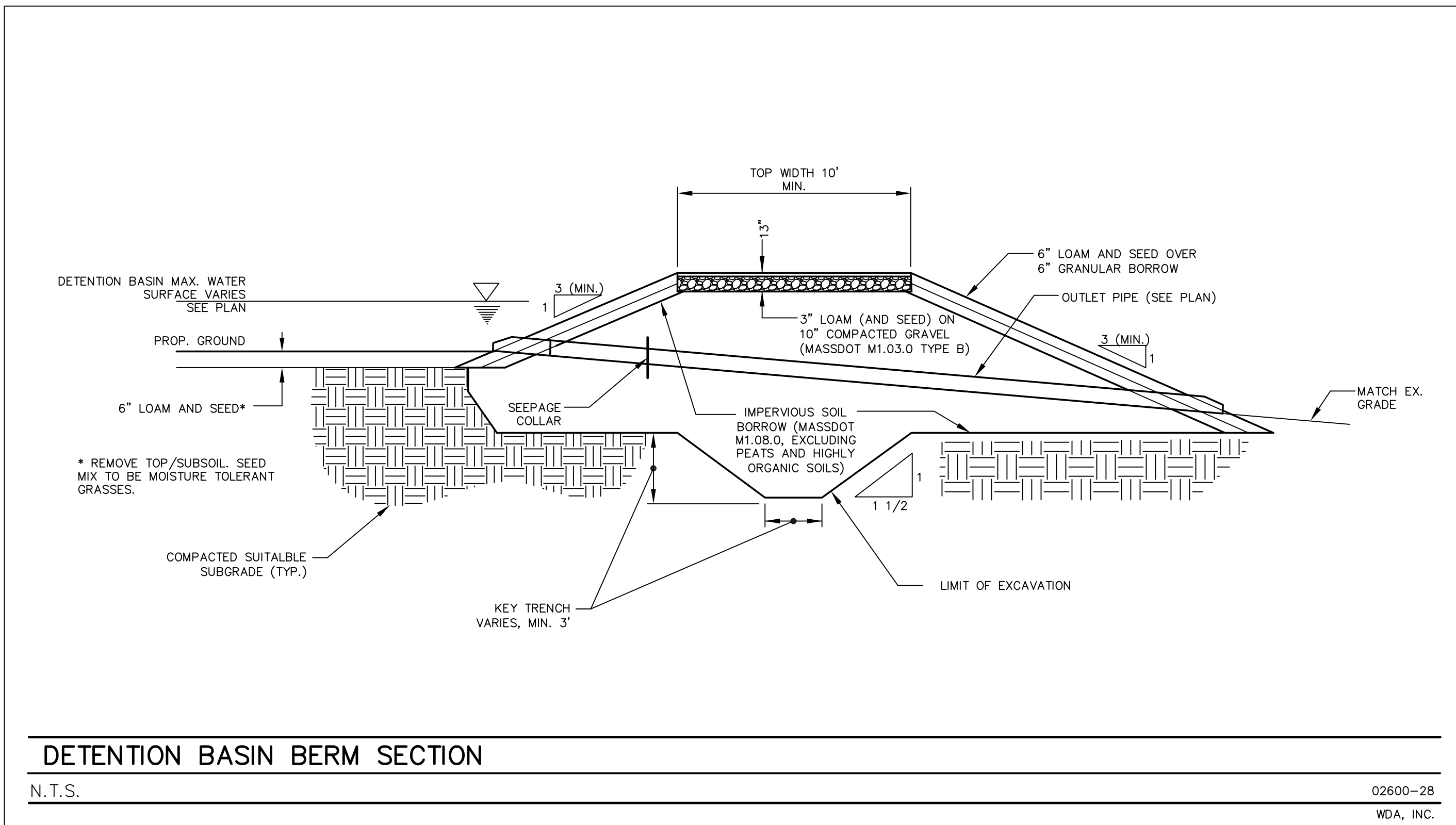
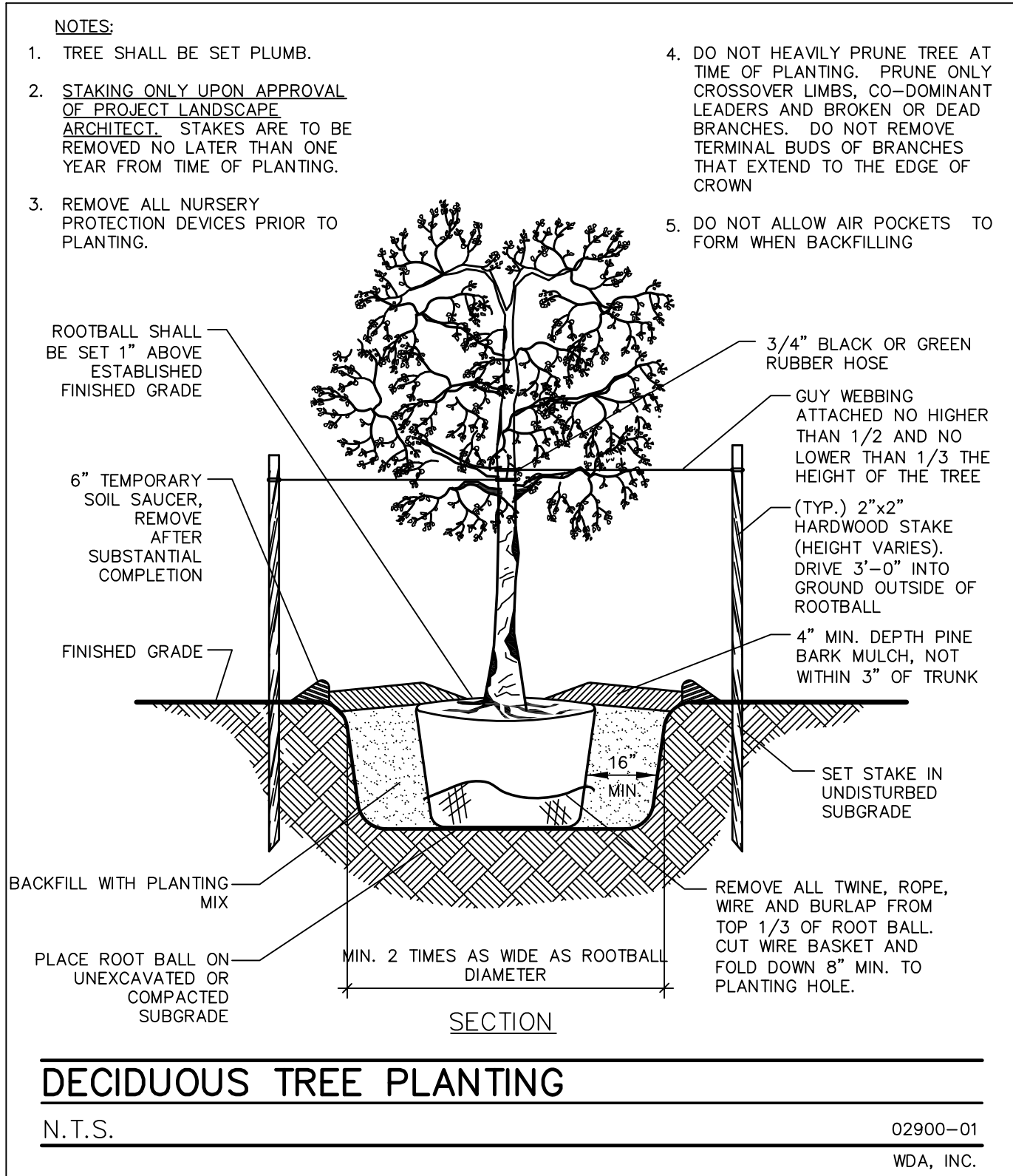
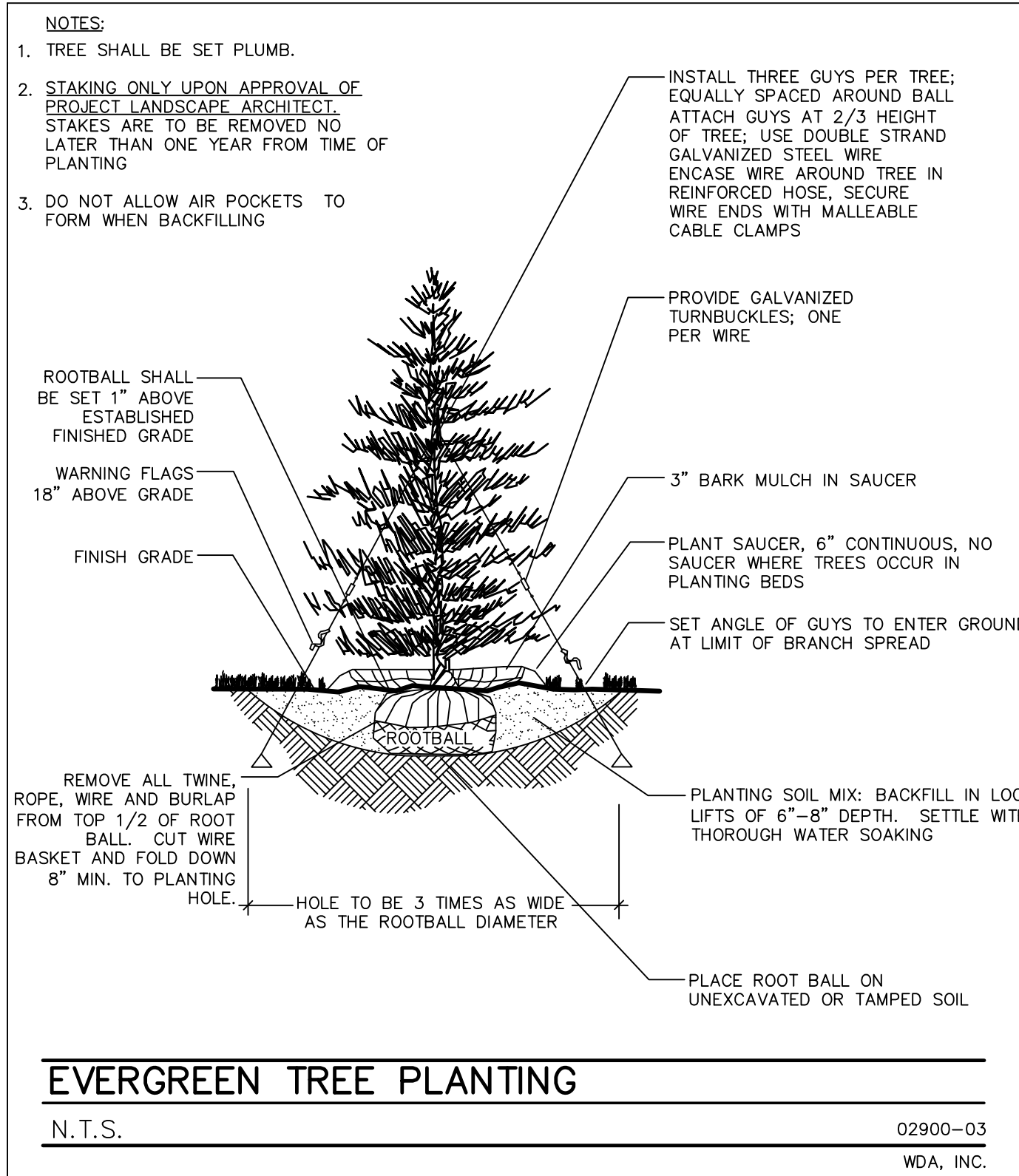
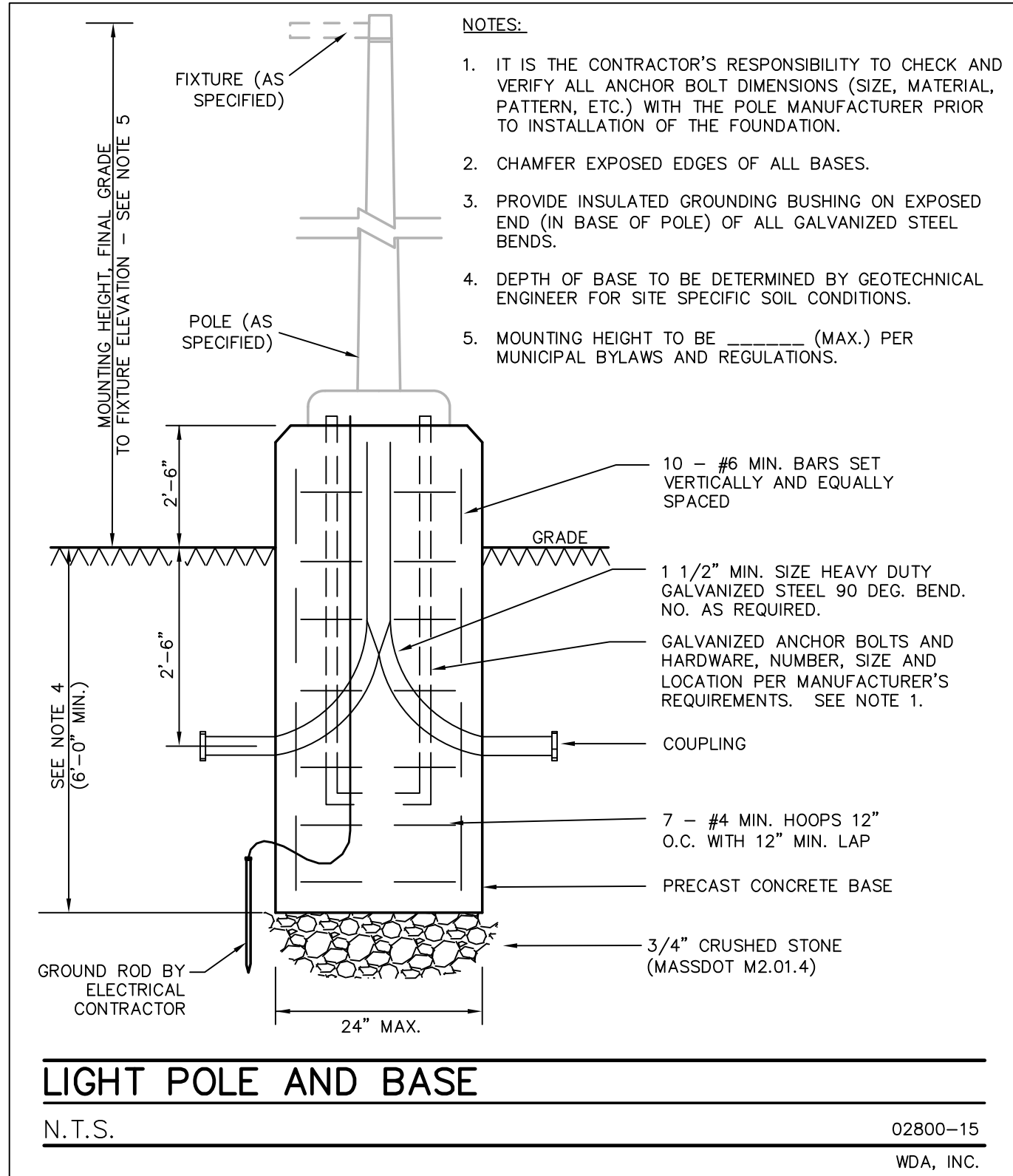
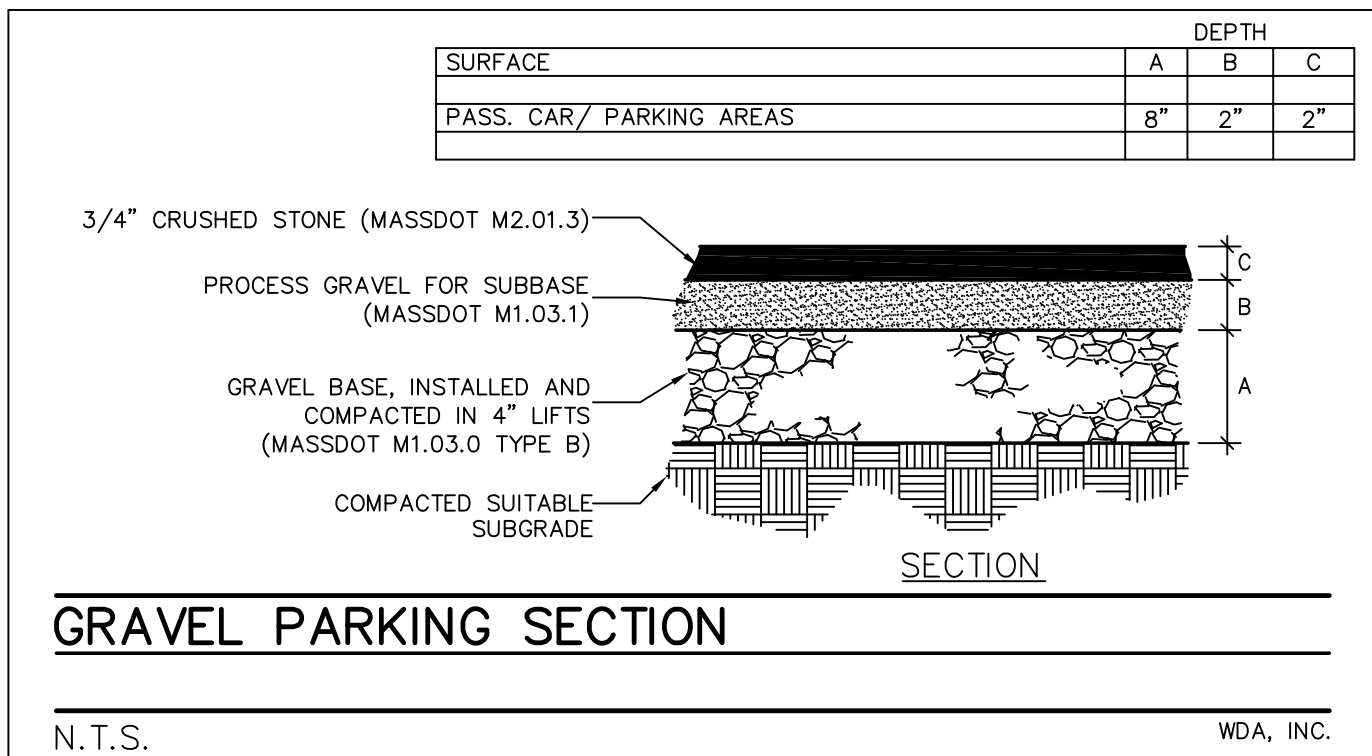
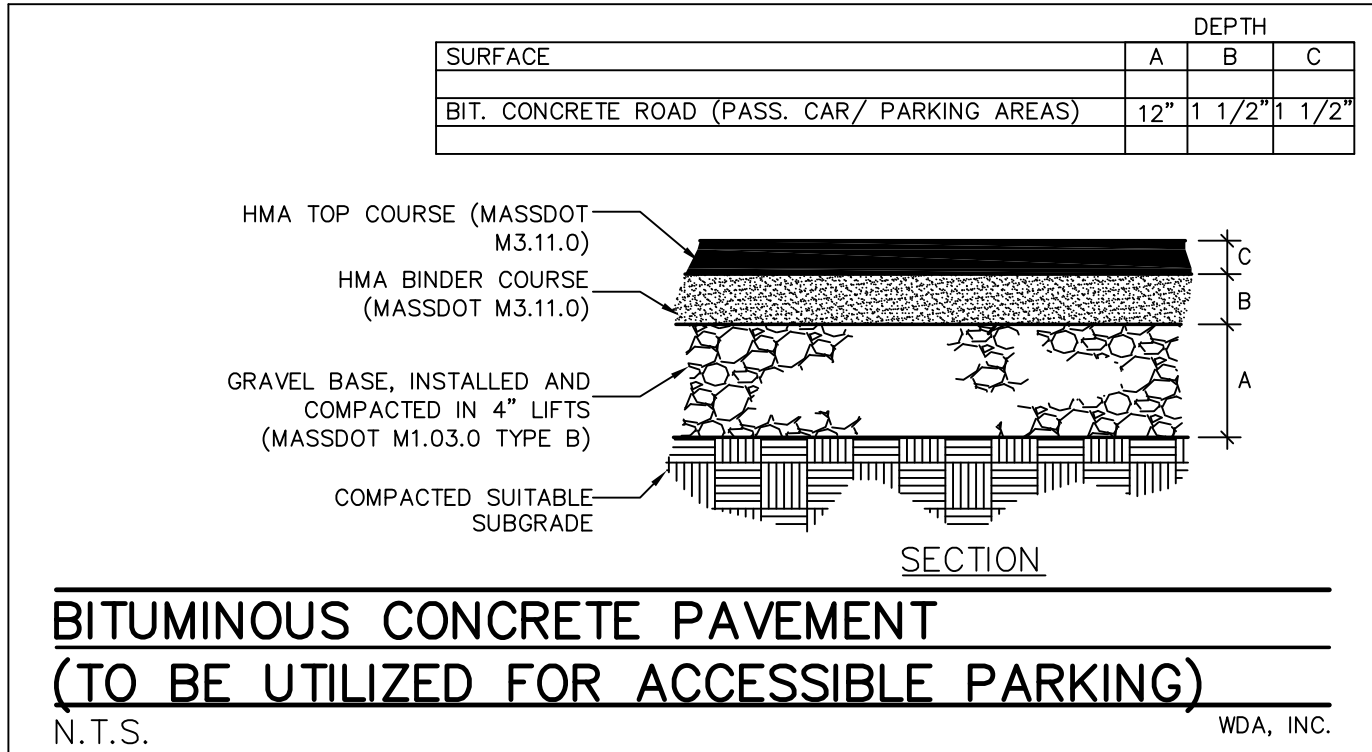
DETAILS

ROPES COURSE

Berlin, MA
(Worcester County)

DEFINITIVE SUBDIVISION

DATE:	6/16/2017	SCALE:	
JOB NO.:	1095.00	DWN. BY:	GBS
FILE NO.:	1095500	CHK'D. BY:	LCC
DRAWING NO.:	1095500A	SHEET:	C5.00



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B	8/16/2017	ZBA COMMENTS	
A		INITIAL ISSUE	
REV	DATE	DESCRIPTION	APP'D



PREPARED BY:



**WATERMAN DESIGN
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5 East Main Street, Suite 4
Westborough, MA 01581

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**Boundless Adventures
Berlin LLC**

17 Beechwood Blvd,
Rye Brook, NY, 10573

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DRAWING NO.:	1095500A	SHEET:	C5.01