

AYER COMMONS

65 FITCHBURG ROAD

AYER, MASSACHUSETTS

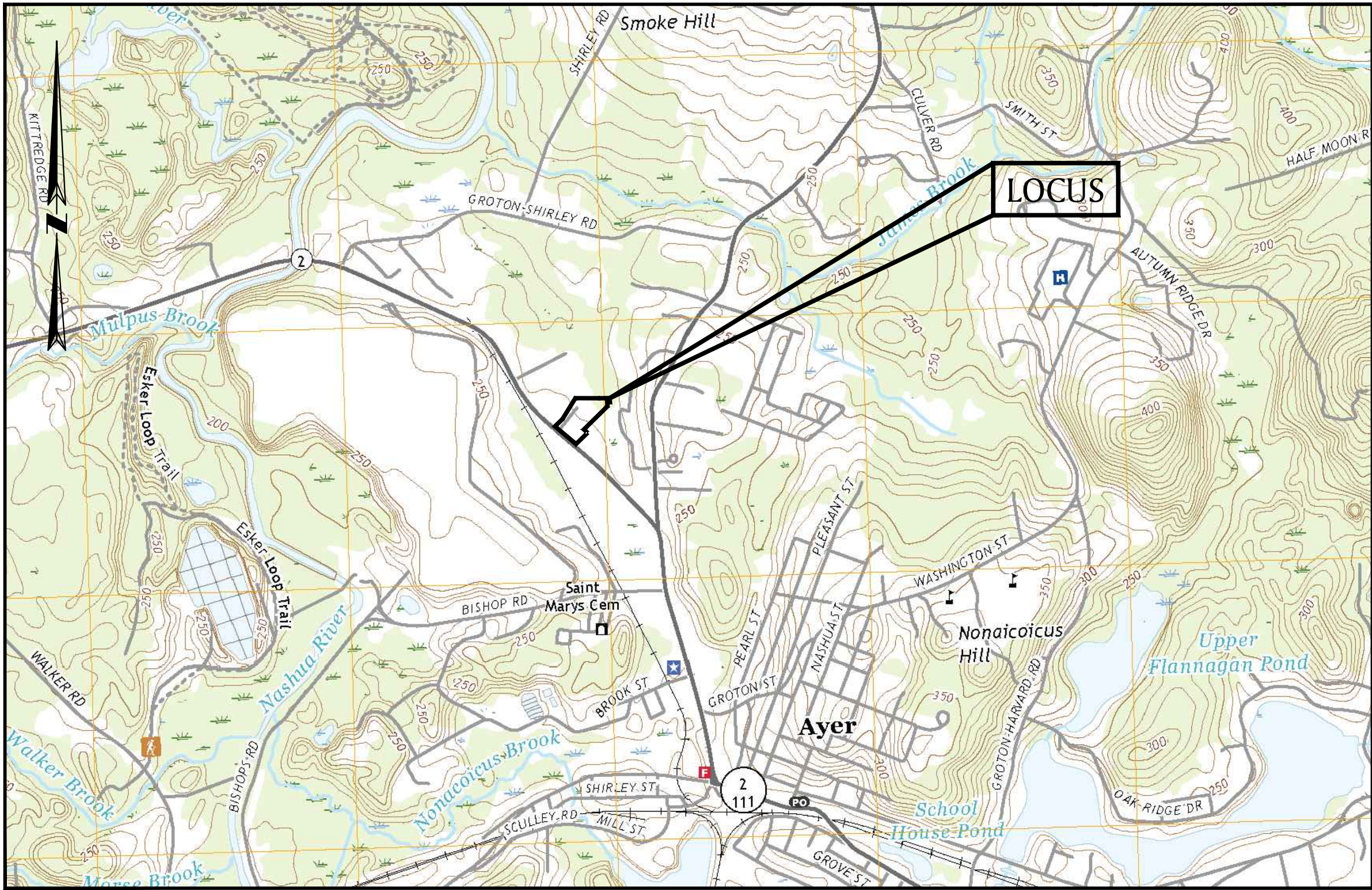
JUNE 14, 2022

PREPARED FOR:

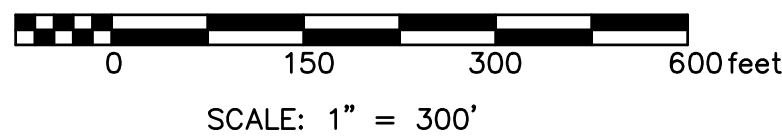


NEIGHBORHOOD OF
AFFORDABLE HOUSING
143 BORDER STREET
EAST BOSTON, MA

PREPARED BY:

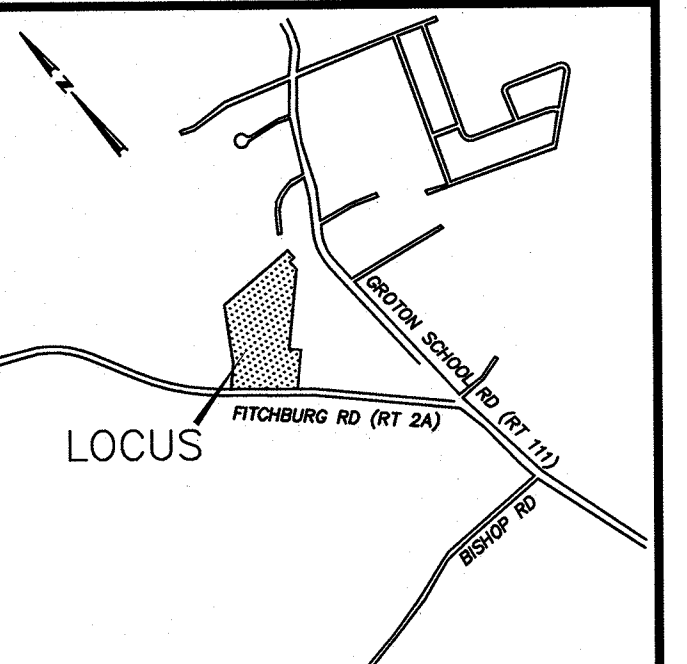
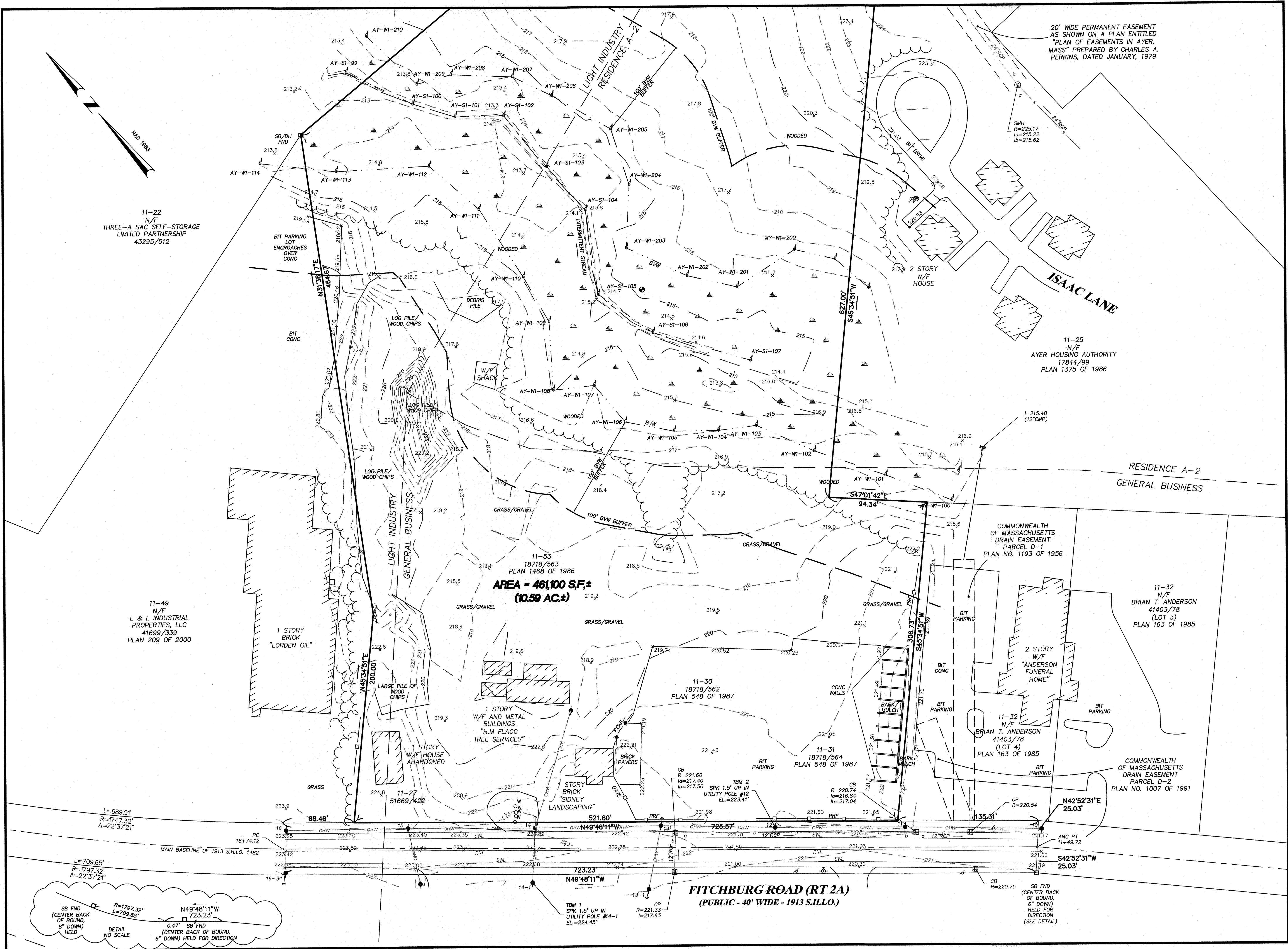


LOCUS MAP



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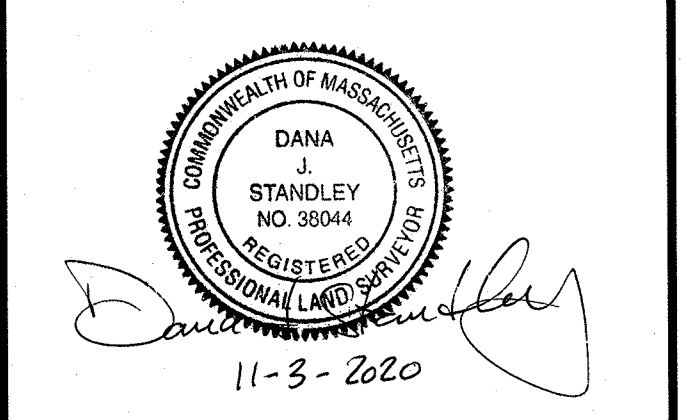


LOCUS MAP
NO SCALE

**TOPOGRAPHIC
PLAN OF
LAND**
65 FITCHBURG STREET
IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS

NOVEMBER 3, 2020



PREPARED FOR:
NEIGHBORHOOD OF
AFFORDABLE HOUSING, INC.
143 BORDER STREET
EAST BOSTON, MA 02128

BSC GROUP
33 Waldo Street
Worcester, Massachusetts
01608 508 792 4500

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SCALE: 1" = 40'
0 20 40 80 FEET

PROJ. MGR.: D.STANDLEY
FIELD: J. PINTAVALLE, P.MORIN, P. MCIVER
CALC./DESIGN: S.COEN
DRAWN: S.COEN
CHECK: D.STANDLEY
FILE: P:\8992601\...8992601EC
DWG.: --- SHEET
JOB. NO: 89926.01 1 OF 2

LEGEND

BIT	BITUMINOUS
BVW	BORDERING VEGETATED WETLAND
///	BUILDING
■	CATCH BASIN
X-CLF	CHAIN LINK FENCE
CONC	CONCRETE
CB/DH	CONCRETE BOUND W/DRILL HOLE
DYL	DOUBLE YELLOW LINE
■	GYL ANCHOR
HVAC	HEAT, VENTILATION, AIR CONDITIONING
HYD	HYDRANT
INVERT	INVERT
IP	IRON PIPE
MW	MONITORING WELL
OWH	OVERHEAD WIRE
PICKF	PICKET FENCE
PRF	POST AND RAIL FENCE
RCP	REINFORCED CONCRETE PIPE
SMH	SEWER MANHOLE
SIGN	SIGN
SWL	SINGLE WHITE LINE
221.69 x	SPOT GRADE
SB	STONE BOUND
SB/DH	STONE BOUND W/DRILL HOLE
---	TREE LINE
UPOLE	UTILITY POLE
WATER GATE	WATER GATE
WETLAND	WETLAND
WETLAND FLAG	WETLAND FLAG
WOOD POST	WOOD POST
---	UNDERGROUND DRAIN
---	UNDERGROUND SEWER
---	WATER LINE

GENERAL NOTES:

- 1) THE EXISTING CONDITIONS SHOWN HEREON DEPICT THE SUBJECT SITE AS IT APPEARED DURING A FIELD SURVEY CONDUCTED BY BSC GROUP, INC. ON BETWEEN SEPTEMBER 29, 2020 AND OCTOBER 18, 2020.
- 2) THE ABOVE MENTIONED FIELD SURVEY IS BASED ON NAD 1983 HORIZONTAL AND NAVD 1988 VERTICAL DATUM (TEMPORARY BENCH MARKS (TBM) SET) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY.
- 3) NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.
- 4) THE LOCUS SITE LIES IN THE "GENERAL BUSINESS", "RESIDENCE A-2" AND "LIGHT INDUSTRY" ZONING DISTRICTS.
- 5) THE UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM LOCATIONS OF SURFACE STRUCTURES AND SUBSURFACE INVERT MEASUREMENTS (WHERE INDICATED) DURING THE AFOREMENTIONED SURVEY BY BSC GROUP, INC. AND ALSO RECORD INFORMATION SUPPLIED BY UTILITY COMPANIES.
- 6) A PORTION OF THE LOCUS PARCEL IS LOCATED IN FLOOD HAZARD ZONE X, (AREA OF MINIMAL FLOOD HAZARD) AND PARTLY IN SPECIAL FLOOD HAZARD ZONE A IS SHOWN ON THE CURRENT FEMA FLOOD HAZARD RATE MAP, MAP ID NO. 25017C0203E DATED 6/4/2010.
- 7) THE SUBJECT PREMISES HAS DIRECT ACCESS TO FITCHBURG ROAD (PUBLIC).
- 8) CENTERLINE OF INTERMITTENT STREAM AND BOUNDARIES OF ASSOCIATED BORDERING VEGETATED WETLANDS WERE DELINEATED BY BSC GROUP WETLAND SCIENTISTS ON OCTOBER 9, 2020.

REFERENCES:

- 1) RECORDED MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
DEED BK. 51669 / PG. 422 (LOCUS)
DEED BK. 18718 / PG. 563 (LOCUS)
DEED BK. 18718 / PG. 562 (LOCUS)

PLAN NO. 1011 OF 2006
PLAN NO. 209 OF 2000
PLAN NO. 1050 OF 1990
PLAN NO. 1235 OF 1987
PLAN NO. 548 OF 1987
PLAN NO. 1468 OF 1986
PLAN NO. 1375 OF 1986
PLAN NO. 1374 OF 1986
PLAN NO. 257 OF 1985
PLAN NO. 163 OF 1985
PLAN NO. 404 OF 1972
PLAN NO. 1057 OF 1971
- 2) HIGHWAY LAYOUTS AND ALTERATIONS
1913 STATE HIGHWAY LAYOUT OF FITCHBURG RD (RT 2A)
- 3) TOWN OF AYER ASSESSORS REF. 11-27

ZONING DISTRICT:

ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA (S.F.)	15,000	
MINIMUM LOT FRONTAGE (FT)	100	
FRONT YARD SETBACK	30	
SIDE YARD SETBACK	15	
REAR YARD SETBACK	20	
MAXIMUM BUILDING HEIGHT (STORIES / FT)	3 / 35	
FLOOR TO AREA RATIO	1.25	

GENERAL BUSINESS

REQUIRED	PROVIDED
12,000 1 FAMILY	
24,000 2 FAMILY	
100	
30	
15	
25	
2 1/2 / 35	
NA	

RESIDENCE A-2

REQUIRED	PROVIDED
120,000	
100	
25	
50	
30	
2 / 40	
1.25	

LIGHT INDUSTRY

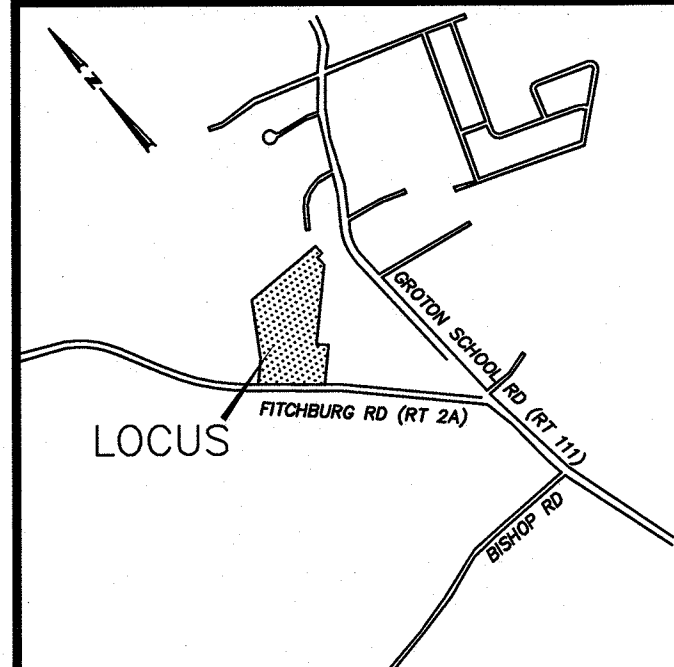
REQUIRED	PROVIDED
120,000	
100	
25	
50	
30	
2 / 40	
1.25	

OWNER:

ROBERT DONELL, HARVEY M. FLAGG AND MARK FLAGG, AS TRUSTEES OF THE FIRST AYER REALTY TRUST
ASSESSOR'S REFERENCES:
11-27: DB 51669, PG 422
11-31: DB 18718, PG 564
11-53: DB 18718, PG 563
11-30: DB 18718, PG 562

UTILITY NOTE

EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.



LOCUS MAP
NO SCALE

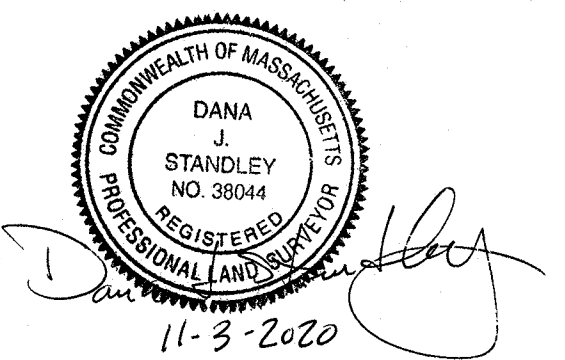
TOPOGRAPHIC PLAN OF LAND

65 FITCHBURG STREET

IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS

NOVEMBER 3, 2020



PREPARED FOR:

NEIGHBORHOOD OF
AFFORDABLE HOUSING, INC.
143 BORDER STREET
EAST BOSTON, MA 02128



33 Waldo Street
Worcester, Massachusetts
01608
508 792 4500

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SCALE: 1" = 40'

0 20 40 80 FEET

PROJ. MGR.: D.STANDLEY

FIELD: J. PINTAVALLE, P.MORIN, P. MCIVER

CALC./DESIGN: S.COHEN

DRAWN: S.COHEN

CHECK: D.STANDLEY

FILE: P:\8992601\...8992601EC

DWG.: ---

JOB. NO: 89926.01

SHEET
2 OF 2

LEGEND

EXISTING	DESC.	PROPOSED
AC.	ACRES	
BK	BOOK	
BIT CONC	BITUMINOUS CONCRETE	BIT CONC
⊙	CABLE MANHOLE	
⊞⊞⊞	CATCH BASIN	⊞⊞
CONC	CONCRETE	
ⓓ	DRAIN MANHOLE	ⓓ
ⓔ	ELECTRIC HANDHOLE	
ⓔ	ELECTRIC MANHOLE	ⓔ
ⓔⓓ	GAS GATE	ⓓ
GC	GRANITE CURB	
ⓗ	HANDHOLE	
ⓗ+	HYDRANT	ⓗ+
☀	LIGHT POLE	☀
ⓞ	MANHOLE	
N/F	NOW OR FORMERLY	
PG	PAGE	
R=	PEDESTRIAN SIGNAL	
Ⓢ	RIM ELEVATION	Ⓢ
SBC	SEWER MANHOLE	
SGC	SLOPED BITUMINOUS CURB	
σ	SLOPED GRANITE CURB	
SQ. FT.	SIGN	—○—
Ⓣ	SQUARE FEET	
TOB	TELEPHONE MANHOLE	Ⓣ
⊞	TOP OF BELL	
⊞	TRAFFIC CONTROL BOX	
ⓉS	TRAFFIC SIGNAL	
Ⓦ	WATER GATE	Ⓦ
—W—	WATER LINE	—W—
—T—	TELEPHONE LINE	
—D—	DRAIN LINE	—D—
—S—	SEWER LINE	—S—
	SEWER FORCE MAIN	
—G—	GAS LINE	—G—
—E—	ELECTRIC LINE	—UGE—
—OHW—	OVERHEAD WIRE	—OHE—
	CABLE TELEVISION CONDUIT	
	CHAIN LINK FENCE	—X—
	ELEC/TEL/CABLE	—CTV—
	VERTICAL GRANITE CURB	=====VGC=====
	BUILDING OVERHANG	— — — — —
	ACCESSIBLE PARKING	— ♿ —
—59—	MINOR CONTOUR	— 59 —
—60—	MAJOR CONTOUR	— 60 —
	NUMBER OF PARKING SPACES	Ⓣ6
—	WETLAND DELINEATION	— — — — —
—	GUARD RAIL	— □ □ □ □ □ —
—	STONE WALL	
	GRADE TO DRAIN	— GTD —

GENERAL EROSION CONTROL NOTES:

- THE PROPOSED PROJECT REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES) FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) UNDER THE 2022 CONSTRUCTION GENERAL PERMIT (CGP) FOR MASSACHUSETTS. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED FOR THE PROJECT. THE SITE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR FOLLOWING THE CONDITIONS OF THE CGP AND SWPPP.
- SEDIMENT BASINS SHALL BE APPROPRIATELY SIZED AND LOCATED/RELOCATED BY THE CONTRACTOR DURING EARTHWORK OPERATIONS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE INCLUDING CONSTRUCTION ENTRANCES AND PERIMETER SEDIMENT CONTROLS. SILT SHALL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
- EROSION CONTROL SHALL, AT MINIMUM, BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADDITIONAL EROSION CONTROLS AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
- CONTRACTOR SHALL STABILIZE ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF 14 DAYS OR MORE IN ACCORDANCE WITH THE SWPPP. IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
- SPRINKLE OR APPLY DUST SUPPRESSERS TO KEEP DUST WITHIN TOLERABLE LIMITS AT THE CONSTRUCTION SITE.
- SILT SACS SHALL BE INSTALLED IN ALL CATCH BASINS, WITH PERIODIC CLEANING AND/OR REPLACING OF THE FILTER FABRIC, WHEN NECESSARY, THROUGHOUT THE DURATION OF THE CONSTRUCTION.

DURING CONSTRUCTION

- THE CONTRACTOR SHALL INSPECT THE SITE IN ACCORDANCE WITH THE SWPPP, AND AT A MINIMUM OF ONCE A WEEK TO INSURE THAT EROSION OF SLOPES, STOCKPILES, ETC, ARE NOT OCCURRING. IN INSTANCES WHERE EROSION IS OBSERVED, SILT FENCE/HAYBALES SHALL BE INSTALLED DOWN GRADIENT OF ERODING AREAS. APPROPRIATE REPAIRS TO THE SEDIMENT CONTROLS SHALL BE MADE AS NECESSARY.
- INSTALL SILT SACS UNDER ALL CATCH BASIN RIMS. SILT SACS SHALL BE INSPECTED ONCE A WEEK AND WITHIN 24 HOURS OF A 1/4 INCH OR GREATER RAIN STORM EVENT TO INSURE THAT DAMAGE TO THE SILT SACS HAS NOT OCCURRED. APPROPRIATE REPAIRS TO THE FILTER FABRIC SHALL BE MADE AS NECESSARY.
- CONSTRUCTION ENTRANCES SHALL BE INSPECTED WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE. THE CONSTRUCTION ENTRANCE SHALL BE TOP DRESSED WITH NEW STONE ONCE THE ENTRANCE BECOMES COMPLETELY CLOGGED WITH MUD AND SOIL PARTICLES.
- SEDIMENT BEHIND PERIMETER SEDIMENT CONTROLS SHALL BE REMOVED ONCE SEDIMENT REACHES A LEVEL OF DEPOSITION EQUAL TO HALF THE HEIGHT OF THE BARRIER OR LOWER IF RECOMMENDED BY THE MANUFACTURER.

FOLLOWING CONSTRUCTION (OWNER'S RESPONSIBILITY)

- CATCH BASINS SHALL BE INSPECTED FOUR TIMES A YEAR AND CLEANED TWICE PER YEAR (AT A MINIMUM). CLEANING SHOULD OCCUR IN THE EARLY SPRING FOLLOWING SNOWMELT.
- STORMCEPTOR WATER QUALITY UNITS (OR APPROVED EQUAL) SHALL BE INSPECTED FOUR TIMES A YEAR AND CLEANED TWICE PER YEAR (AT A MINIMUM). CLEANING SHALL OCCUR IN THE EARLY SPRING FOLLOWING SNOWMELT.
- STORMCEPTOR WATER QUALITY UNITS (OR APPROVED EQUAL) SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY SPILL OF HAZARDOUS MATERIALS.
- CLEANING OF CATCH BASINS AND STORMCEPTOR UNITS (OR APPROVED EQUAL) SHALL BE PERFORMED BY A VACUUM TRUCK AND MATERIALS REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- SUBSURFACE INFILTRATION SYSTEMS SHALL BE INSPECTED AFTER EVERY MAJOR STORM FOR THE FIRST THREE MONTHS FOLLOWING CONSTRUCTION. SUBSEQUENTLY, THESE SYSTEMS SHALL BE INSPECTED ANNUALLY.

SITE PREPARATION AND DEMOLITION:

- AREAS OUTSIDE THE LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND LOCAL & STATE REQUIREMENTS.
- ALL MATERIALS SHALL BE DISPOSED OF PER APPLICABLE LAWS AND REGULATIONS.
- WHERE EXISTING PAVEMENT TO BE REMOVED MEETS EXISTING PAVEMENTS TO REMAIN, CONTRACTOR SHALL SAWCUT A STRAIGHT LINE UNLESS INDICATED OTHERWISE. ADDITIONALLY, EXISTING PAVEMENT SHALL BE SAWCUT, AS NECESSARY, FOR ALL PROPOSED UTILITY CONNECTIONS WITHIN THE RIGHT-OF-WAY. ALL WORK SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE TOWN OF AYER AND, "CONSTRUCTION STANDARDS" OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
- ALL EXISTING REMAINING UTILITIES SHALL BE PROTECTED, UNLESS NOTED OTHERWISE.
- ALL EXISTING UTILITY STRUCTURES, CONDUITS, AND APPURTENANCES OF ANY KIND SHALL BE COMPLETELY REMOVED WITHIN THE LIMITS OF EXCAVATION FOR NEW BUILDINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. OUTSIDE THE LIMITS OF EXCAVATION FOR NEW BUILDINGS, ALL ABANDONED AND TO-BE-ABANDONED UTILITIES GREATER THAN 8 INCHES IN DIAMETER SHALL BE SEALED BY FILLING WITH HIGH SLUMP CONCRETE (FLOWABLE FILL) AT THE LIMIT OF EXCAVATION. ALL UTILITY STRUCTURES TO BE REMOVED SHALL HAVE THE ASSOCIATED PIPES REMOVED TO A DISTANCE OF 15 FEET FROM THE STRUCTURE AND SEALED.

GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE TOWN OF AYER AND, "CONSTRUCTION STANDARDS" OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
- FILL MATERIALS PLACED UNDER PROPOSED DRIVEWAYS, LOADING DOCKS AND PARKING AREAS SHALL MEET THE FILL MATERIAL GRADATION AND COMPACTION REQUIREMENTS OF THE PROJECT PLANS AND SPECIFICATIONS.
- UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
- ALL ACCESSIBLE PARKING SPACES, WALKWAYS AND PUBLIC BUILDING ENTRANCES SHALL BE IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS 521 AAB AND DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION. FOR ANY DISCREPANCIES OR CLARIFICATION THE CONTRACTOR SHALL CONTACT THE ENGINEER.
- CONTRACTOR SHALL CONSTRUCT ALL PEDESTRIAN WAYS IN ACCORDANCE WITH ADA/AAB STANDARDS.
- ALL CURB RADII SHALL BE AS NOTED.
- ALL EXISTING PAVEMENT IN THE VICINITY OF THE PROPOSED WORK SHALL BE RESTORED, IF DAMAGED, AT NO ADDITIONAL COST TO THE OWNER. ALL PAVEMENT WORK SHALL BLEND WITH EXISTING PAVEMENT WITH SAWCUTS AND EMULSION APPLIED TO ALL CUT SURFACES.
- ALL DUMPSTERS SHALL REQUIRE A PERMIT PER 527 CMR 34.03.
- CONTRACTOR SHALL PROVIDE FULL AS-BUILT OF UTILITY WORK PRIOR TO FINAL PAYMENT. AS-BUILT PLANS SHALL BE SUBMITTED ON MYLAR AND ELECTRONICALLY UPON COMPLETION OF PROJECT.
- ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

UTILITY NOTES:

- LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS; CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT 1(888)344-7233 NO LESS THAN 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
- EXISTING UTILITIES ARE A COMPILATION OF ON THE GROUND SURVEY AND DIGITIZED INFORMATION FROM PREVIOUSLY APPROVED DESIGN PLANS BASED ON FIELD OBSERVATIONS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO FIELD LOCATE EXISTING UTILITIES. CONTRACTOR SHALL CONDUCT TEST PITS, AS NEEDED, TO LOCATE EXISTING UTILITIES. ALL LOCATION WORK SHALL BE CONDUCTED PRIOR TO CONSTRUCTION AND COORDINATED WITH THE ENGINEER.
- FINAL DESIGN OF PRIVATE UTILITIES INCLUDING GAS, ELECTRIC, COMMUNICATIONS AND TELEPHONE SHALL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANY. THE DRY UTILITIES SHOWN HERE ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY.
- CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, ETC. BY THE UTILITY COMPANY.
- ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING HS-20 WHEEL LOADS.
- MEP CONSULTANT/ENGINEER IS RESPONSIBLE FOR ALL CONNECTIONS WITHIN 10-FT OF ALL PROPOSED BUILDINGS.
- RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS SHALL BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- CONTRACTOR SHALL VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL AND MEP DRAWINGS.
- INSTALL THRUST BLOCKS AT ALL TEES AND BENDS IN ALL WATERLINES, SEWER FORCE MAINS, AND FIRE HYDRANTS.
- ALL DRAINAGE STRUCTURES SHALL BE CLEANED AT COMPLETION OF THE PROJECT.
- WATER METERS SHALL BE INSTALLED IN AN UN-OBSTRUCTED AND EASILY ACCESSIBLE LOCATION.
- THE CONTRACTOR SHALL SUBMIT AN AS-BUILT OF ALL UNDERGROUND UTILITIES, INCLUDING TELEPHONE, ELECTRIC, GAS, WATER, SEWER, AND STORM DRAINAGE TO THE OWNER. THE AS-BUILT SHALL INCLUDE HORIZONTAL AND VERTICAL TIES FROM ANY HANDHOLES, MANHOLES, VALVES, GATES, CLEANOUTS, TEES, ELBOWS, BENDS, ETC. TO FIXED POINTS OF REFERENCE. THE AS-BUILT SHALL BE SUBMITTED ON ONE (1) CAD DISK AND ONE (1) MYLAR.

EARTHWORK/GRADING NOTES:

- RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS SHALL BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH EPA'S NPDES PERMITTING FOR CONSTRUCTION ACTIVITIES, AS WELL ANY EROSION AND SEDIMENTATION CONTROL PERMIT ISSUED FOR THIS PROJECT.
- THE CONTRACTOR SHALL GIVE FOURTY-EIGHT (48) HOUR NOTICE, OR AS REQUIRED BY PROJECT PERMITS, TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING WORK IN THE FIELD.



PROFESSIONAL ENGINEER DATE

AYER COMMONS

65 FITCHBURG ROAD
IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

LEGEND & NOTES

JUNE 14, 2022

REVISIONS:		
NO.	DATE	DESC.

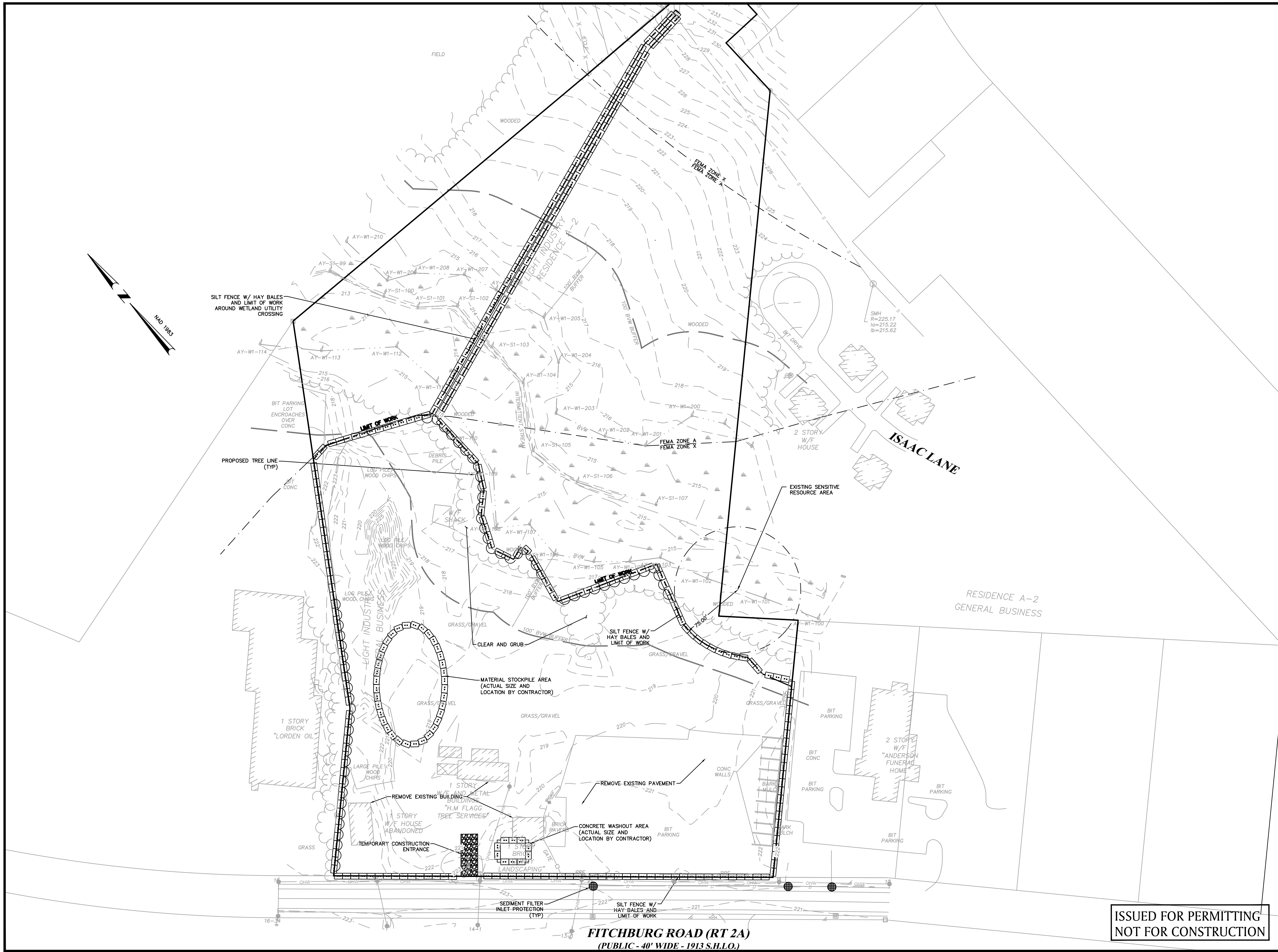
PREPARED FOR:
NEIGHBORHOOD OF
AFFORDABLE HOUSING
143 BORDER STREET
EAST BOSTON, MA

BSC GROUP
300 Brickstone Square
Andover, Massachusetts
01810
617 896 4300

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SCALE:

FILE: LN
DWG.:
JOB. NO: 8-9926.01
SHEET C-100

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



AYER COMMONS

65 FITCHBURG ROAD
IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

**EROSION AND SEDIMENT
CONTROL PLAN**

JUNE 14, 2022

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
NEIGHBORHOOD OF
AFFORDABLE HOUSING
143 BORDER STREET
EAST BOSTON, MA

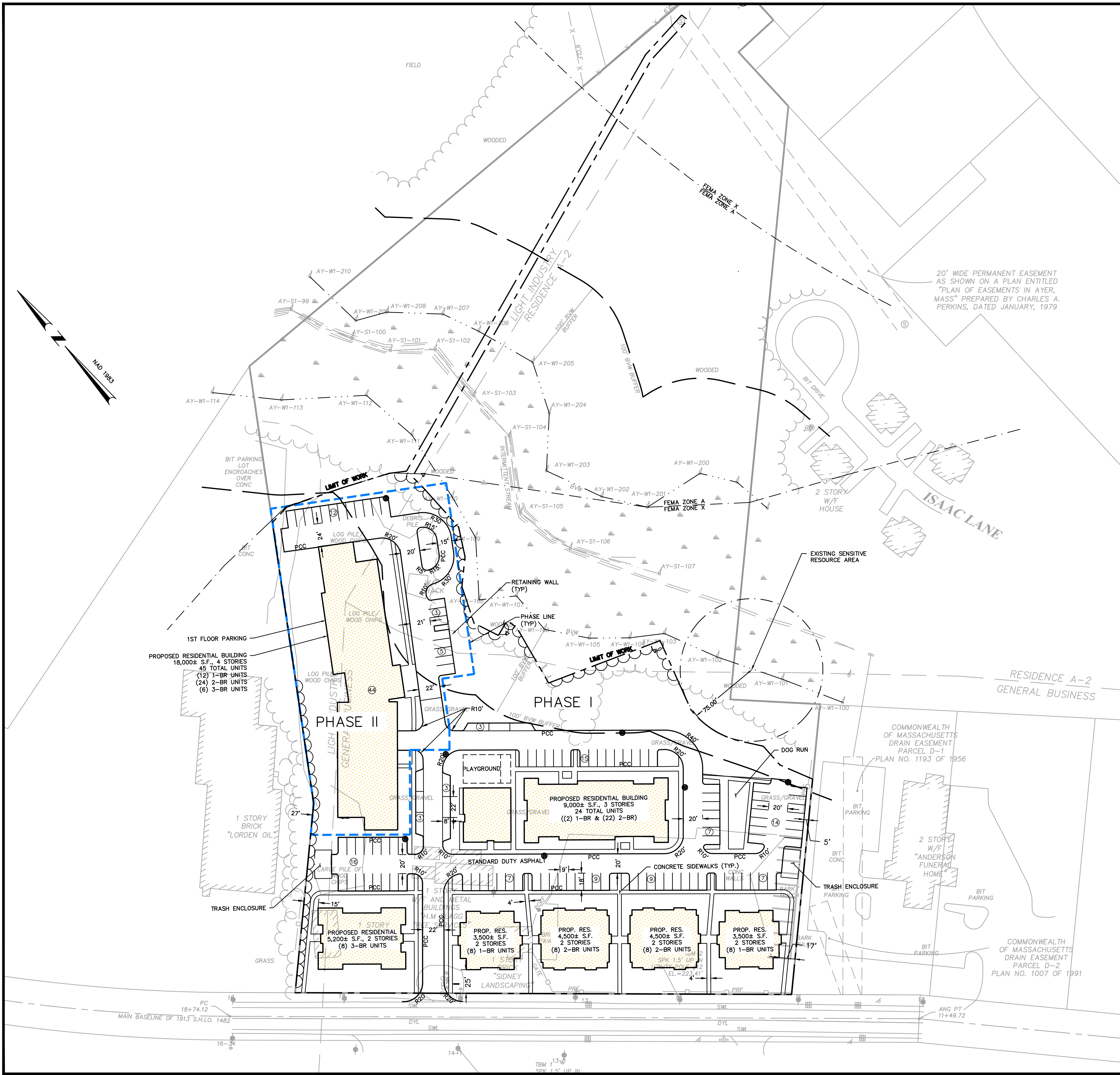
BSC GROUP
300 Brickstone Square
Andover, Massachusetts
01810
617 896 4300

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SCALE: 1" = 50'
0 25 50 100 FEET

FILE:
DWG.:
JOB. NO: 8-9926.01

SHEET C-101

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ZONING SUMMARY		
ZONING DISTRICT: GENERAL BUSINESS - LIMITED COMMERCIAL - RESIDENCE A-2	REQUIRED	PROVIDED
MINIMUM LOT AREA (SF)	15,000 - 120,000 - 40,000	461,100
MAXIMUM BUILDING HEIGHT	35' - 40' - 35'	SEE ARCHITECTURAL PLANS
MAXIMUM BUILDING COVERAGE	60% - 50% - 15%	10.88%
MINIMUM LOT FRONTAGE	100' - 100' - 150'	521'
MAXIMUM FLOOR AREA RATIO	1.25 - 1.25 - NA	.217
MINIMUM FRONT SETBACK	30' - 25' - 35'	25'
MINIMUM SIDE SETBACK	25' - 25' - 15'	15'
MINIMUM REAR SETBACK	20' - 30' - 30'	>30'
MINIMUM OPEN SPACE	20% - 30% - 80%	65.7%
LANDSCAPE SETBACKS - PARKING	10' ON ALL SIDES OF LOT	5'
LANDSCAPING	10% OF PARKING AREA WHERE THERE ARE MORE THAN 25 SPACES	10.9%
PARKING SPACES (9'X18' MIN)		9'X18'

SECTION 4.5 LOTS DIVIDED BY DISTRICT BOUNDARIES WHERE A DISTRICT BOUNDARY LINE DIVIDES ANY LOT EXISTING AT THE TIME SUCH LINE IS ADOPTED, THE REGULATIONS FOR THE LESS RESTRICTED PORTIONS OF SUCH LOT SHALL EXTEND NO MORE THAN FIFTY (50) FEET INTO THE MORE RESTRICTED PORTION OF SUCH LOT, PROVIDED THE LOT HAS FRONTAGE IN THE LESS RESTRICTIVE DISTRICT AND THE LOT EXISTED WHEN THE ZONING DISTRICT BOUNDARY WAS ESTABLISHED.

PARKING TABLE		
	REQUIRED	PROVIDED
MULTI-FAMILY HOUSING:	76 2/3-BEDROOM UNITS (152) +	157 SPACES
1.5 SPACES PER 1 BEDROOM UNITS	30 1 BEDROOM UNITS (45) + 5% (10) =	
2 SPACES PER 2/3 BEDROOM UNITS	207 SPACES	
+ 5% FOR VISITOR PARKING		

- GENERAL CONSTRUCTION NOTES:
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS HIGHWAY DIVISION (LATEST EDITION), THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (LATEST EDITION), AND THESE CONTRACT DOCUMENTS.
 - UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
 - ALL ACCESSIBLE PARKING SPACES, WALKWAYS AND PUBLIC BUILDING ENTRANCES SHALL BE IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR) LATEST EDITION AND THE AMERICANS WITH DISABILITIES ACT. FOR ANY DISCREPANCIES OR CLARIFICATION THE CONTRACTOR IS TO CONTACT THE ENGINEER IN WRITING.
 - ALL EXISTING PAVEMENT IN THE VICINITY OF THE PROPOSED WORK IS TO BE RESTORED, IF DAMAGED, AT NO ADDITIONAL COST TO THE OWNER. ALL PAVEMENT WORK SHALL BLEND WITH EXISTING PAVEMENT WITH SAWCUTS AND EMULSION APPLIED TO ALL CUT SURFACES.
 - ALL DUMPSTERS WILL REQUIRE A PERMIT PER 527 CMR 34.03.
 - CONTRACTOR TO PROVIDE FULL AS-BUILT OF UTILITY WORK PRIOR TO FINAL PAYMENT. AS-BUILT PLANS SHALL BE SUBMITTED ON MYLAR UPON COMPLETION OF PROJECT.
 - ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.

LEGEND:
PCC PRECAST CONCRETE CURB



PROFESSIONAL ENGINEER DATE

AYER COMMONS

65 FITCHBURG ROAD

IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

LAYOUT AND
MATERIAL PLAN

JUNE 14, 2022

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
NEIGHBORHOOD OF
AFFORDABLE HOUSING
143 BORDER STREET
EAST BOSTON, MA

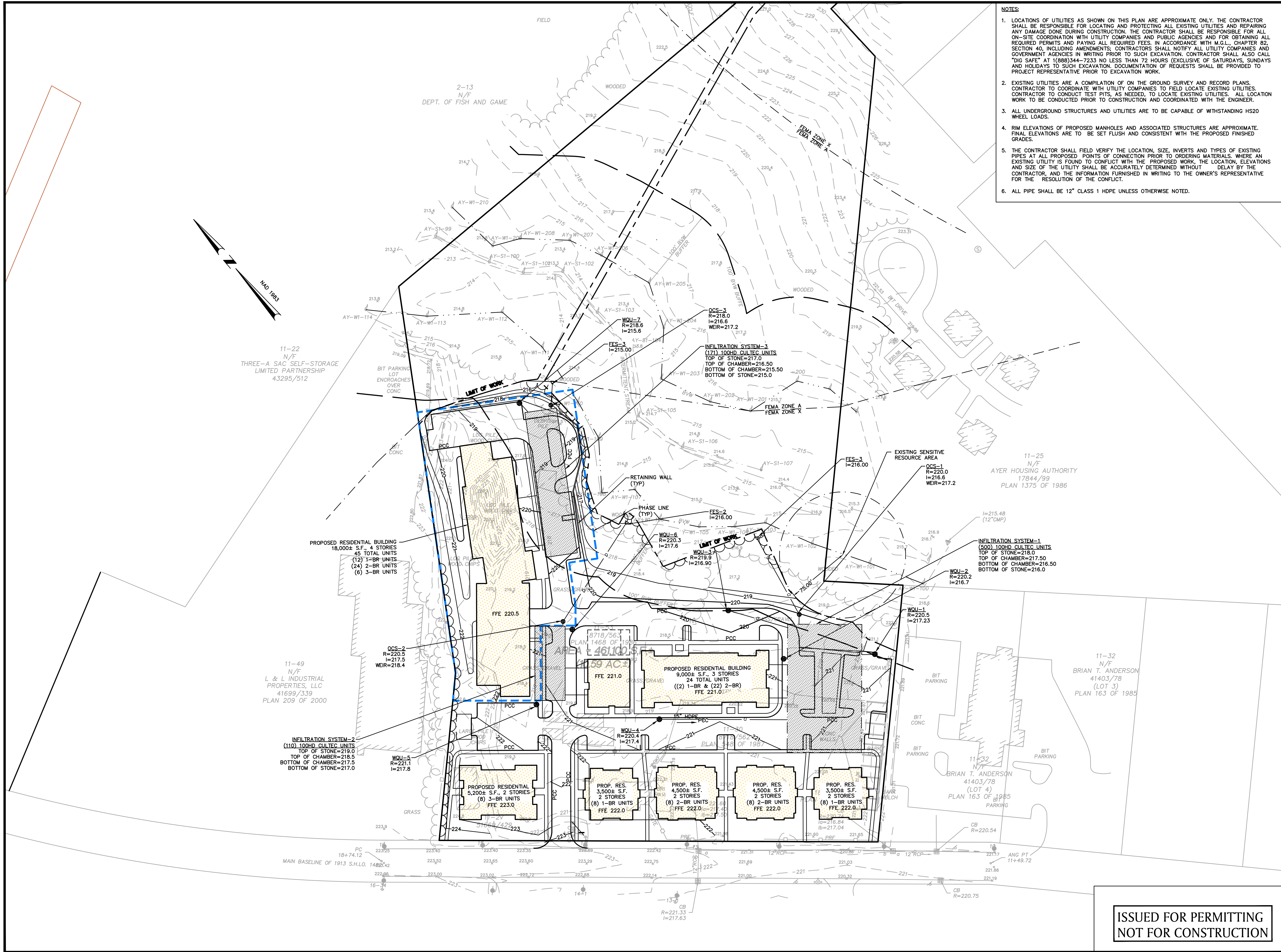
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- NOTES:
1. LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT 1(888)344-7233 NO LESS THAN 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
 2. EXISTING UTILITIES ARE A COMPILATION OF ON THE GROUND SURVEY AND RECORD PLANS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO FIELD LOCATE EXISTING UTILITIES. CONTRACTOR TO CONDUCT TEST PITS, AS NEEDED, TO LOCATE EXISTING UTILITIES. ALL LOCATION WORK TO BE CONDUCTED PRIOR TO CONSTRUCTION AND COORDINATED WITH THE ENGINEER.
 3. ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING HS20 WHEEL LOADS.
 4. RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
 5. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
 6. ALL PIPE SHALL BE 12" CLASS 1 HDPE UNLESS OTHERWISE NOTED.



DATE
PROFESSIONAL ENGINEER

AYER COMMONS

65 FITCHBURG ROAD
IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

GRADING AND DRAINAGE PLAN

JUNE 14, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
NEIGHBORHOOD OF
AFFORDABLE HOUSING
143 BORDER STREET
EAST BOSTON, MA



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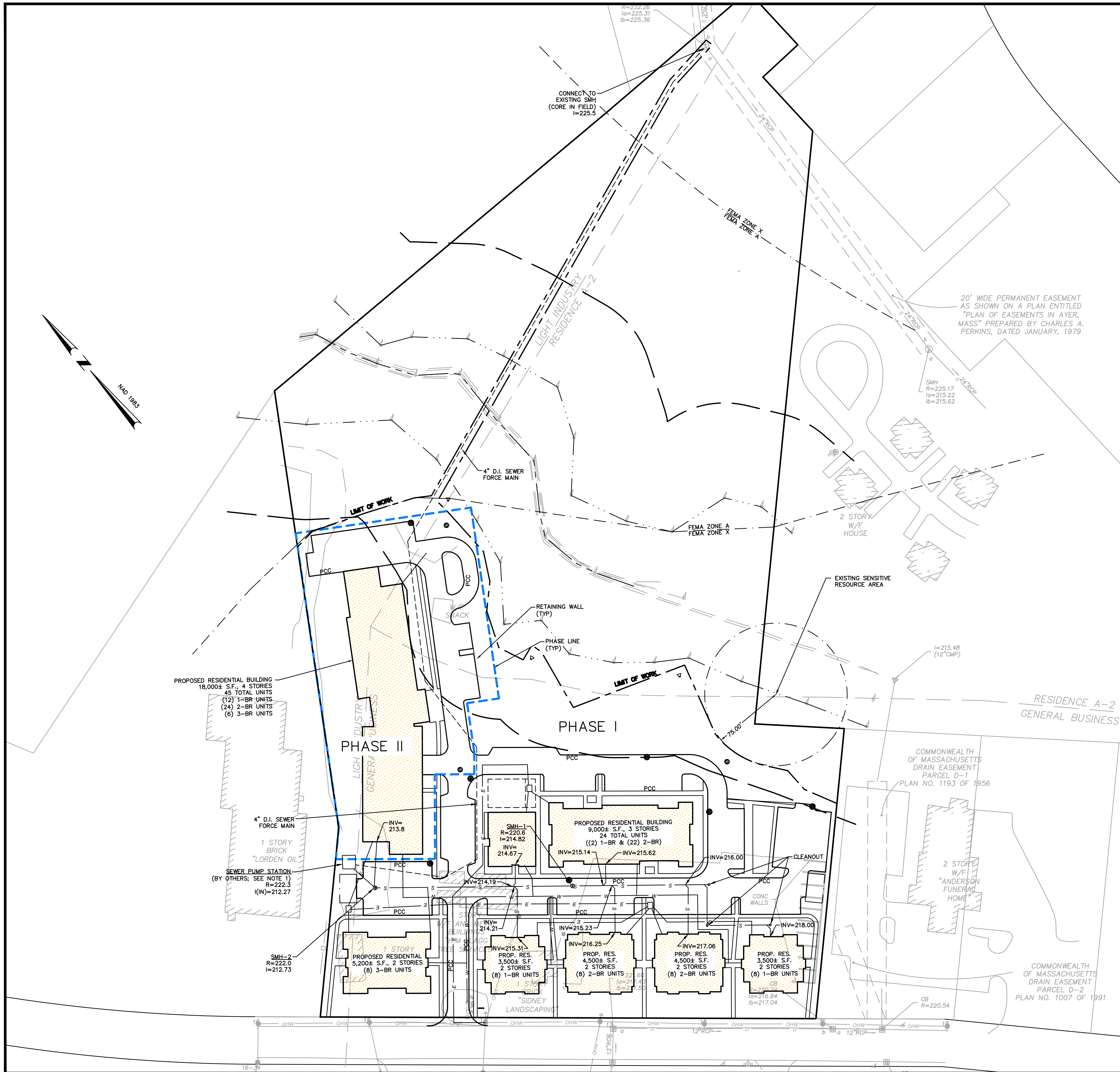
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NOTES:

- SEWER PUMP STATION DIMENSIONS AND DESIGN PARAMETERS ARE FOR EXAMPLE ONLY. CONTRACTOR SHALL CONFIRM ALL DESIGNS WITH MANUFACTURER.
- PUMP DESIGN PARAMETERS (FOR EXAMPLE ONLY):
 - AVERAGE TOTAL DAILY FLOW: 21,785 GPD
 - PEAK TOTAL DAILY FLOW: 65,355 GPD
 - PUMP FLOW RATE (ASSUMED): 70 GPM
 - STATIC HEAD: *13.2 FT
 - MAX. TOTAL DYNAMIC HEAD: 34.2 FT

*STATIC HEAD, NOT INCLUDING WET WELL DEPTH BELOW INVERT.

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PROFESSIONAL ENGINEER DATE

AYER COMMONS

65 FITCHBURG ROAD
IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

UTILITY PLAN

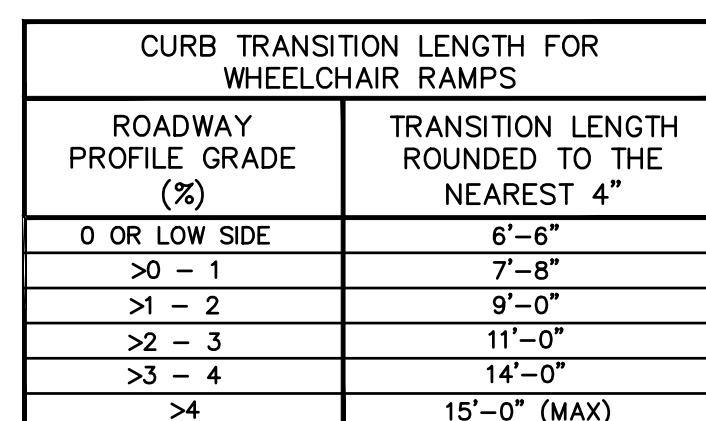
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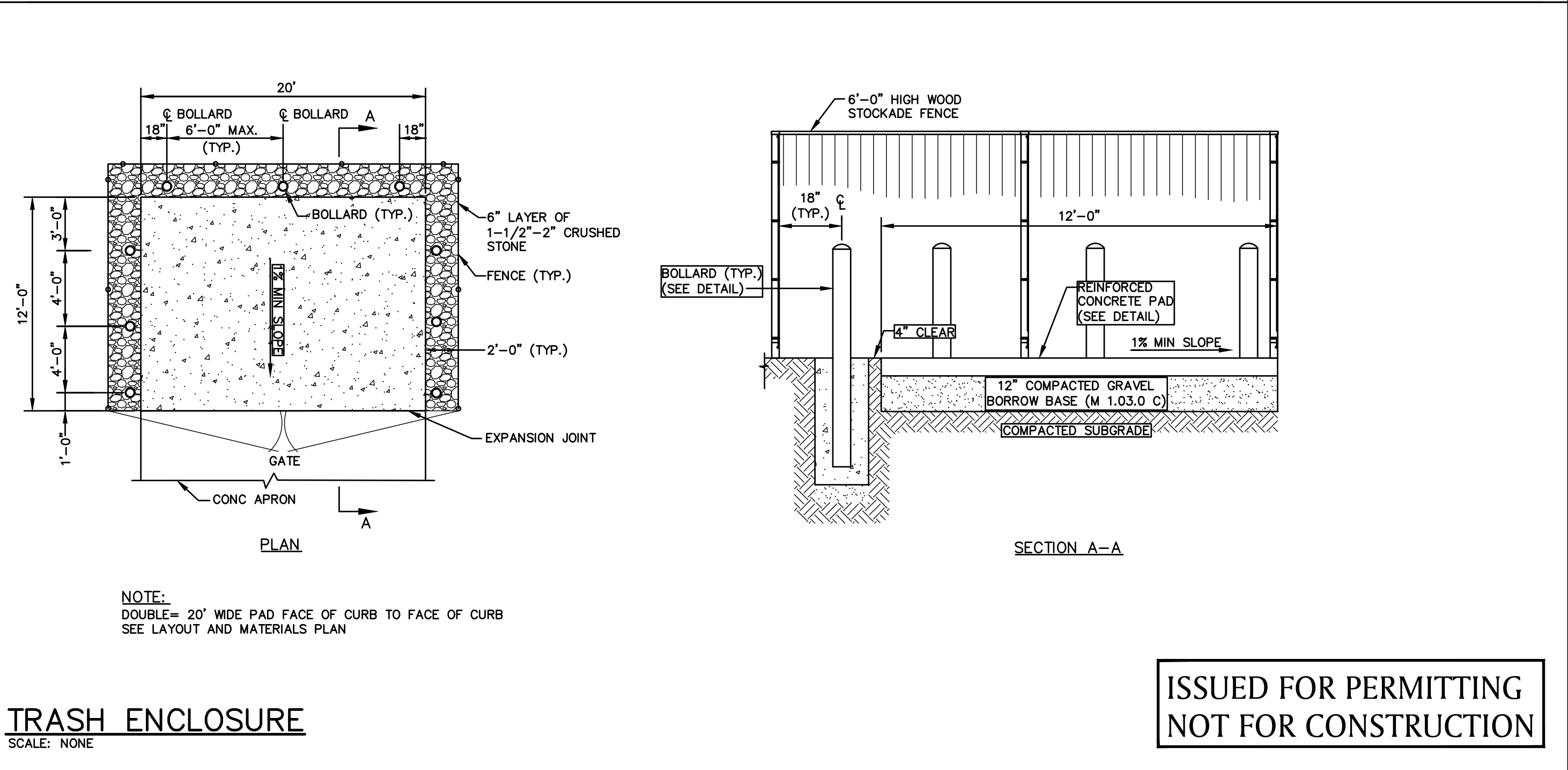
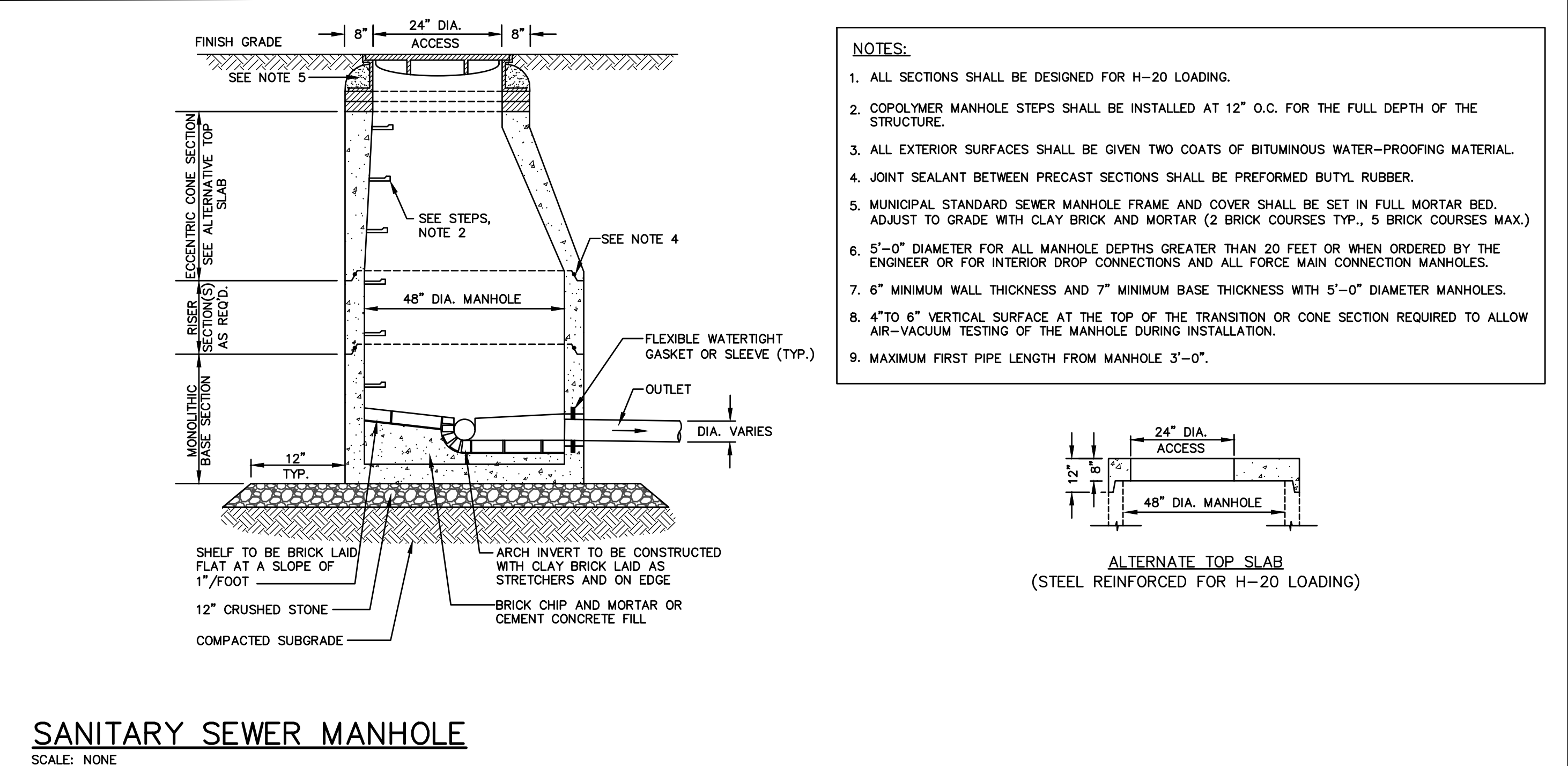
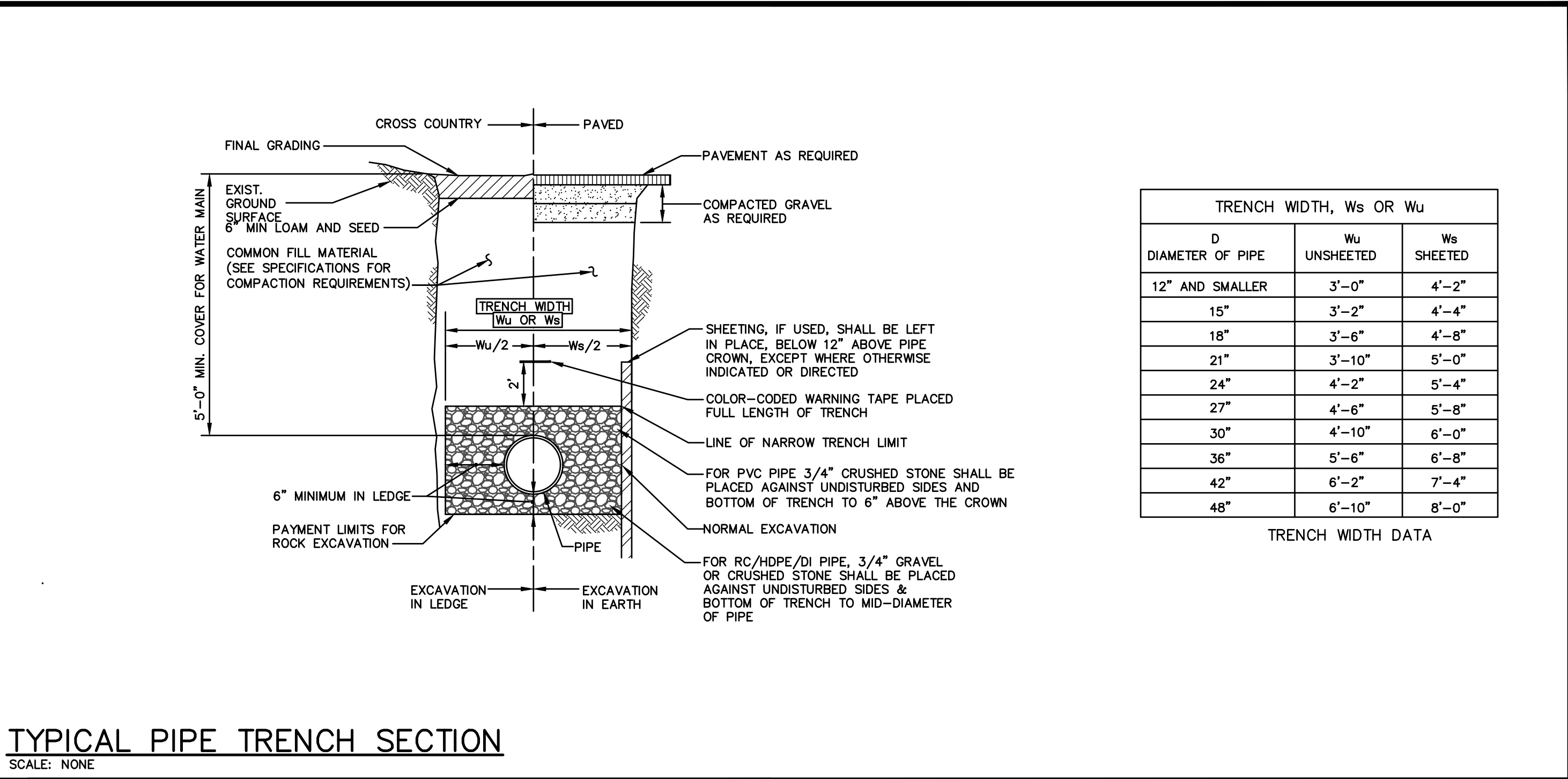
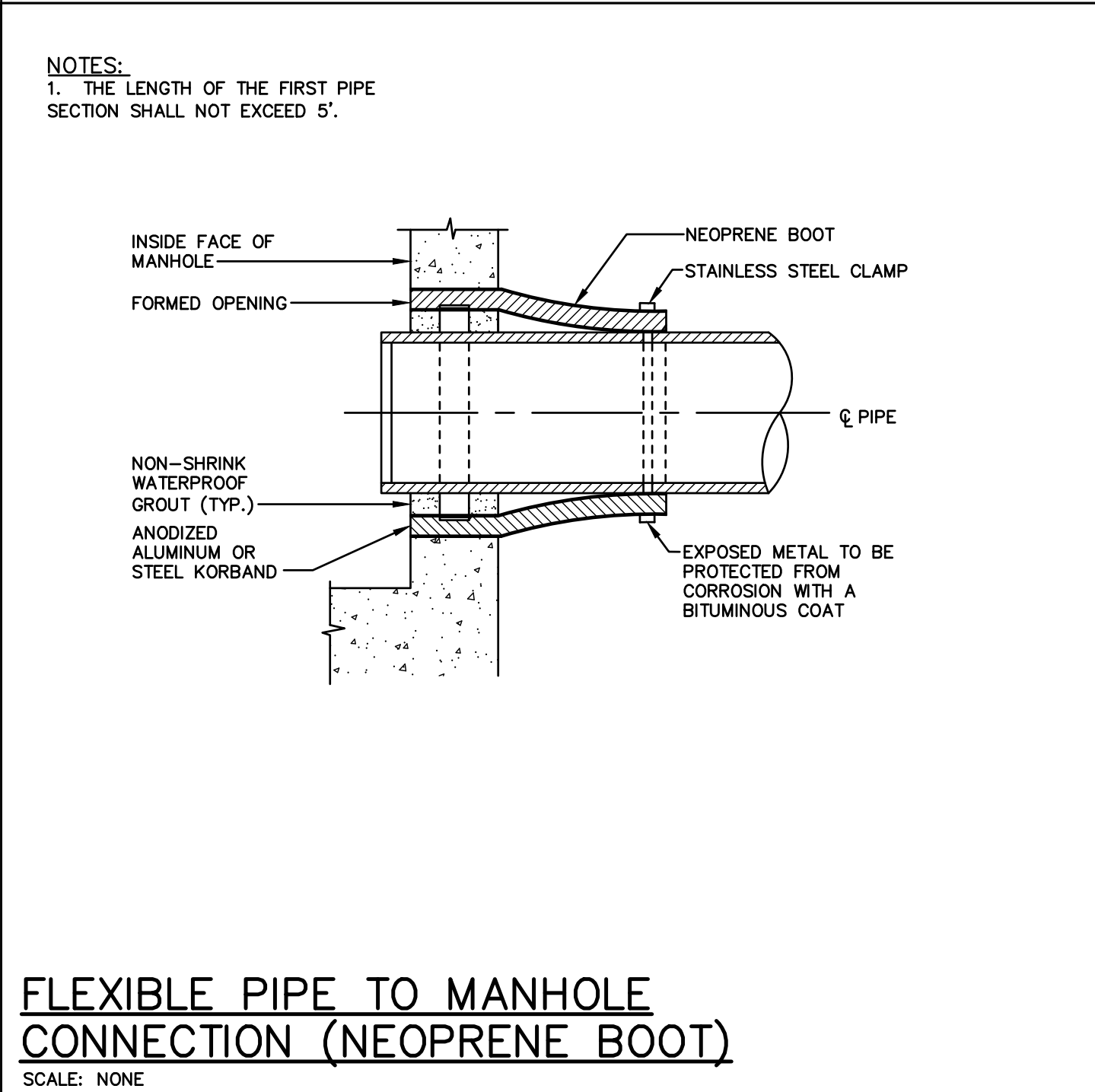
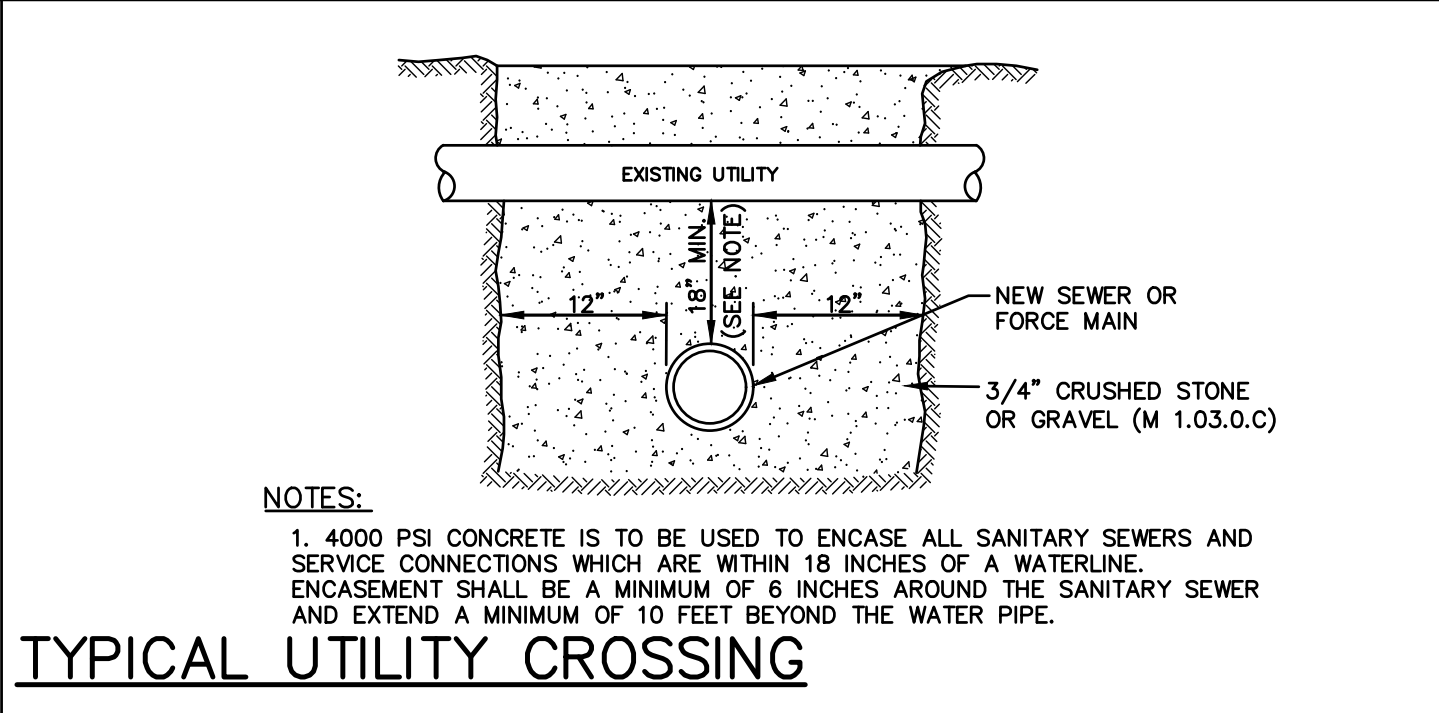
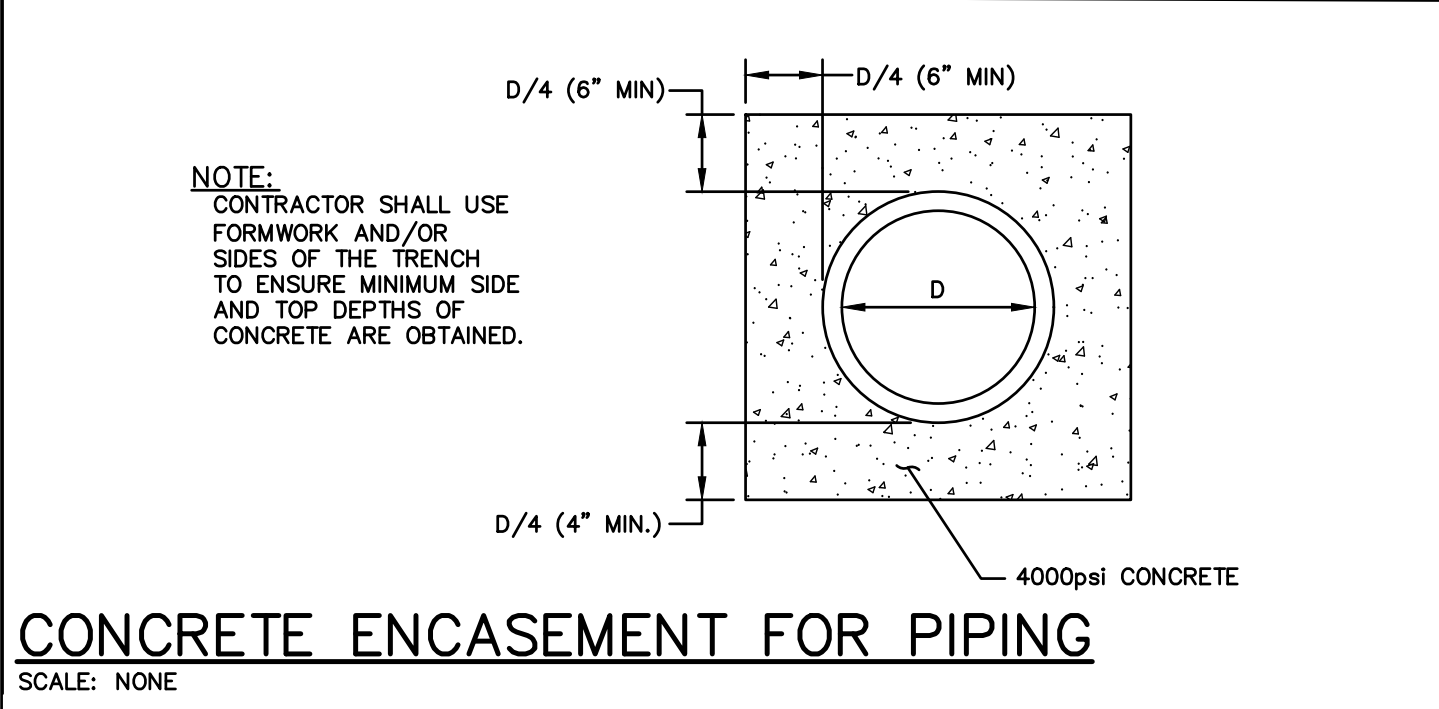
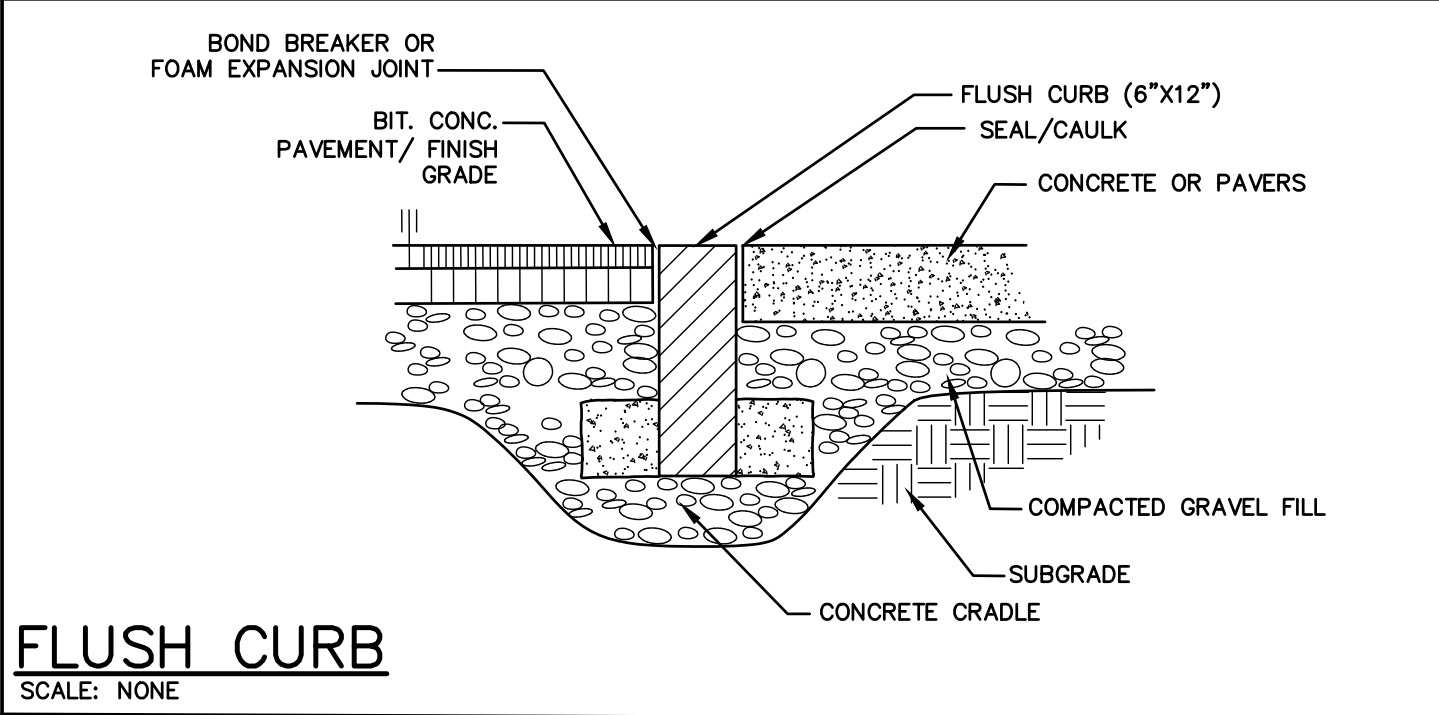
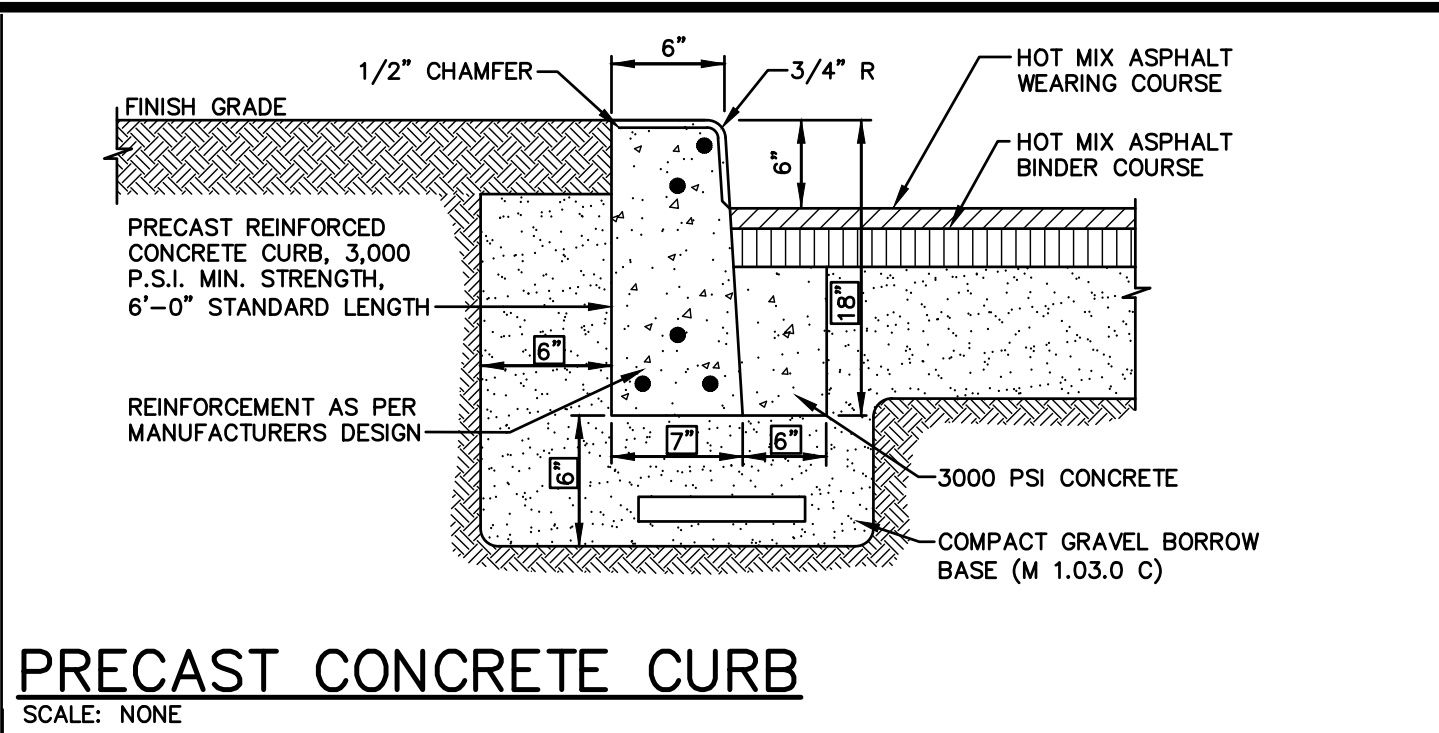
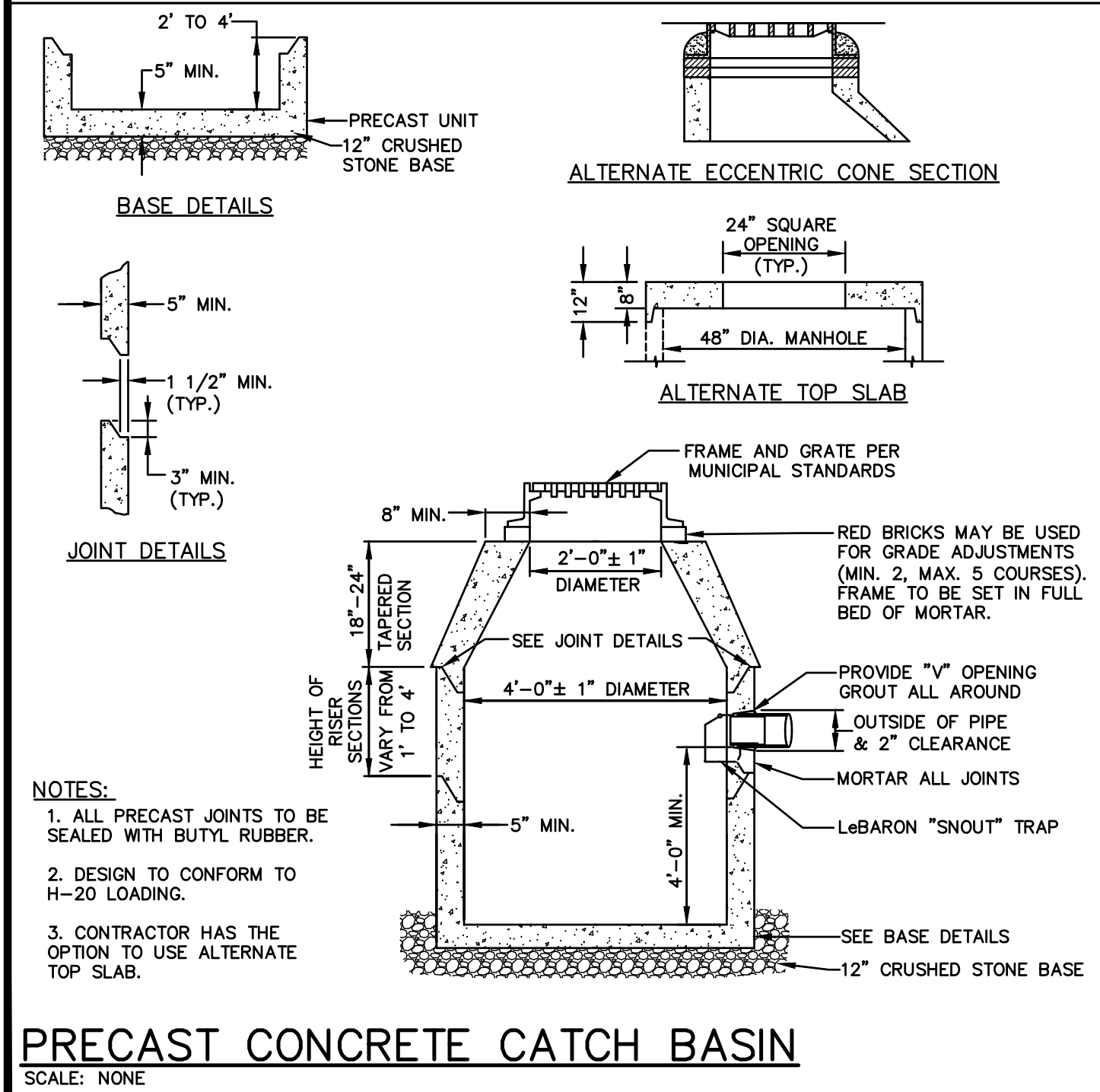
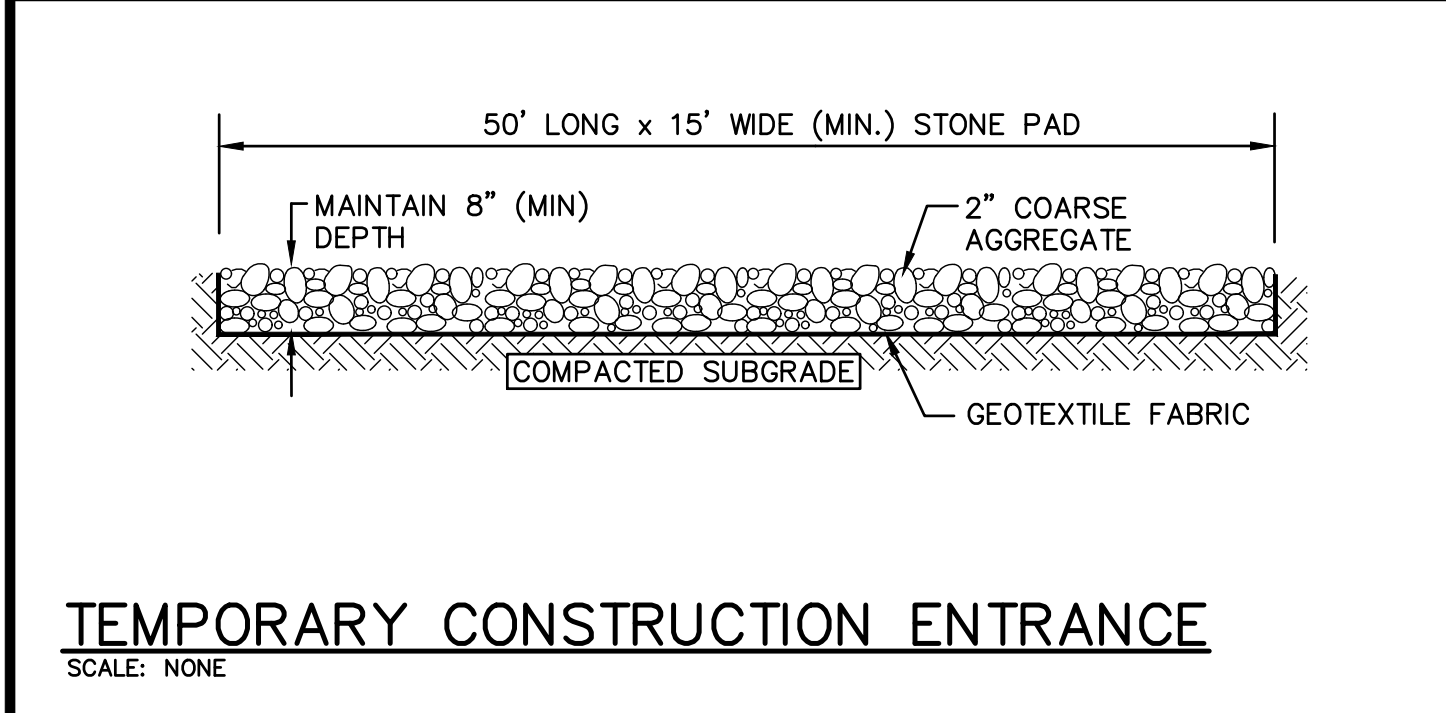
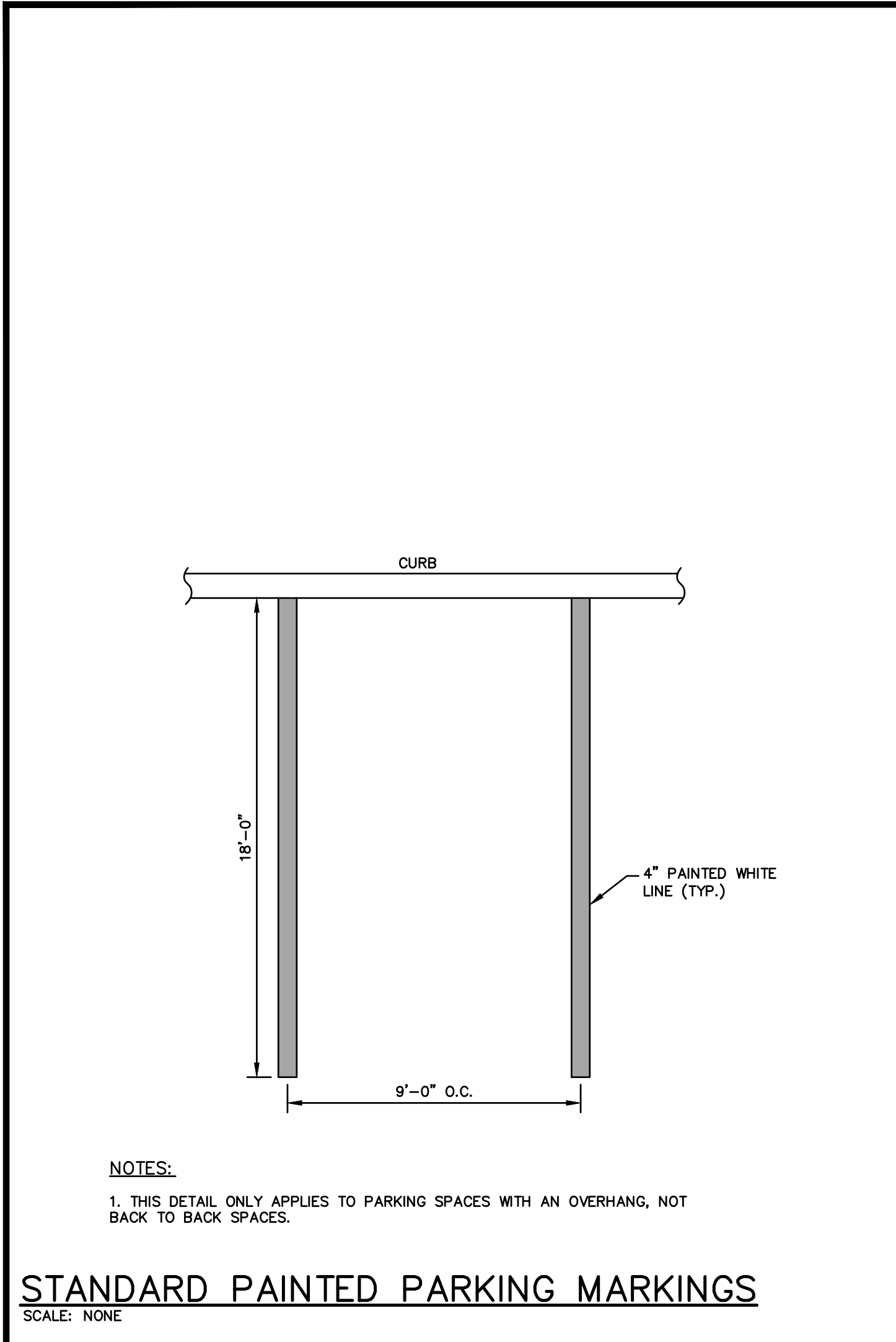
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AYER COMMONS

65 FITCHBURG ROAD
IN
AYER
MASSACHUSETTS
(MIDDLESEX COUNTY)

CIVIL DETAILS II

JUNE 14, 2022

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