

OBSERVATION TEST HOLE DATA
BY DANIEL B. WOLFE, D.E.R.A., INC.
2/9/2024

224-1: ELEV. = 241.5'
A 0' - 8' FINE SANDY LOAM 10YR 3/2
Bw 8' - 19' FINE LOAMY SAND 10YR 5/6
C1 19' - 56' COURSE SAND 2.5Y 7/3
C2 56' - 132' MEDIUM SAND 2.5Y 7/1
NO MOTTLING
NO GROUNDWATER
NO REFUSAL
E.S.H.W.T. AT >132' (230.5')

224-2: ELEV. = 231.0'
A 0' - 15' FINE SANDY LOAM 10YR 3/2
Bw 15' - 40' FINE LOAMY SAND 10YR 5/6
C 40' - 120' MED-CRS. SAND 2.5Y 7/1
NO MOTTLING
GROUNDWATER AT 104'
NO REFUSAL
E.S.H.W.T. AT 104' (222.3')

224-3: ELEV. = 227.0'
A 0' - 13' FINE SANDY LOAM 10YR 3/2
Bw 13' - 22' FINE LOAMY SAND 10YR 5/6
C1 22' - 38' MEDIUM SAND 5Y 6/3
C2 38' - 70' COURSE SAND 2.5Y 7/2
NO MOTTLING
GROUNDWATER AT 60'
NO REFUSAL
E.S.H.W.T. AT 60' (222.0')

N/F
BOURGEOIS
(MAP 34, PARCEL 115)

N/F
SIMES & STEVENS
(MAP 34, PARCEL 83)

N/F
WHITEHORSE
BUILDING, LLC
(MAP 34, PARCEL 155)

N/F
MICHAUD
(MAP 34, PARCEL 145)

THIRD STREET
(40' WIDE - PUBLIC WAY)

THIRD STREET

MARSHALL STREET

N/F
ROBINSON
(MAP 34, PARCEL 135)

LEGEND

- PROPERTY LINE
CB, DH IP EXISTING MONUMENT
110 EXISTING CONTOUR
OR EXISTING TREE
EXISTING BUILDING
EDGE OF PAVEMENT
UTILITY POLE
GUY WIRE
OHW OVERHEAD WIRES
EXISTING CATCHBASIN
D EXISTING DRAIN LINE
W EXISTING DRAIN MANHOLE
W EXISTING WATER LINE
W EXISTING HYDRANT
W EXISTING WATER VALVE
G EXISTING GAS LINE
S EXISTING SEWER LINE
S EXISTING SEWER MANHOLE
OBSERVATION TEST HOLE
PROPOSED WATER LINE
PROPOSED WATER SHUT OFF
PROPOSED SEWER LINE
PROPOSED SEWER MANHOLE

LOT 1
(AREA= 24,550 S.F.)

LOT 2
(AREA= 24,100 S.F.)

LOT 3
(AREA= 34,200 S.F.)

GROVE POND

ZONING REQUIREMENTS					
RESIDENCE A-2 ZONING DISTRICT					
DESCRIPTION	REQUIRED	EXISTING (#33)	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA (ONE-FAMILY)	12,000 S.F.	N/A	24,550 S.F.±	24,100 S.F.±	34,200 S.F.±
LOT AREA (TWO-FAMILY)	24,000 S.F.	82,850 S.F.±	N/A	N/A	N/A
MIN. LOT FRONTAGE	100'	238.0'	100.0'	100.0'	138.0'
MIN. LOT WIDTH	100'	364.0'	100.0'	100.0'	161.5'
MIN. FRONT SETBACK	20'	31.2'	24.0'	24.0'	22.0'
MIN. SIDE SETBACK	15'	69.3'	17.0'	21.6'	17.0'
MIN. REAR SETBACK	25'	144.7'	174.6'	141.1'	120.2'
MAX BUILDING HEIGHT	2-1/2 STORIES	3 STORIES	2 STORIES	2 STORIES	2 STORIES
MAX BUILDING COVERAGE	25%	1.6%	7.7%	6.6%	5.2%
MAX FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A
MIN. % OPEN SPACE	60%	97.7%	88.6%	90.4%	92.9%

*PROJECT SITE IS LOCATED WITHIN AQUIFER PROTECTION OVERLAY DISTRICT



LOCUS MAP
1" = 300'

NOTES

THE EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY WAS COMPLETED BY DAVID E. ROSS ASSOCIATES INC. IN JULY OF 2023.

WETLAND DELINEATION PERFORMED BY DAVID E. ROSS ASSOCIATES, INC. IN JULY OF 2023.

TOPOGRAPHY SHOWN IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

THE PLAN DEPICTS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.

THE PROJECT SITE IS LOCATED WITHIN A ZONE II OF A PUBLIC WATER SUPPLY.

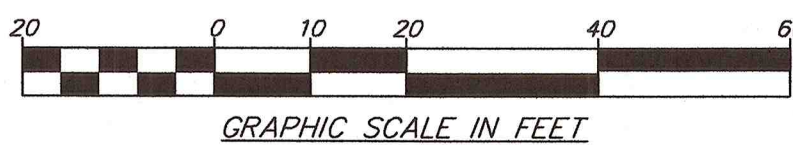
IN ACCORDANCE WITH 320.9.2.A(1) OF THE TOWN OF AYER ZONING BYLAW A MINIMUM OF TWO PARKING SPACES PER DWELLING IS REQUIRED. EACH PROPOSED DWELLING CONTAINS A TWO-CAR GARAGE.

THE EXISTING GRAVEL TRAVEL WAY, OUTSIDE OF THE RIGHT-OF-WAY FOR THIRD STREET, SHALL BE LOAMED AND SEEDED WITH A NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX (OR EQUAL).

RECORD OWNER:
DAN AHO, TRUSTEE OF THE THIRD STREET NOMINEE TRUST
P.O. BOX 54
BRIDGE, NH 03461

MIDDLESEX SOUTH REGISTRY OF DEEDS:
BOOK: 81504
PAGE: 506

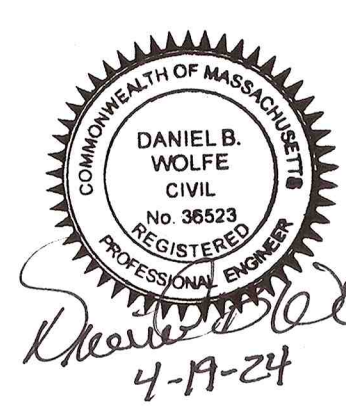
TOWN OF AYER ASSESSORS MAP:
MAP 34, PARCEL 136



SURV.: SPM/MSB	CALC.: KRC	DRAFT: BJD
NR: 845-18	DEED: 81584/506	CHECK: DBW

REVISIONS

2/22/24 Original endorsement
3/5/24 Update plan per Site Plan Regulations
4/19/24 Update plan per Department Head comments



SHEET TITLE:

SITE PLAN

DESIGNED FOR:

AHO DEVELOPMENT CORP.

ADDRESS:

THIRD STREET
AYER, MA

LOT NO.:

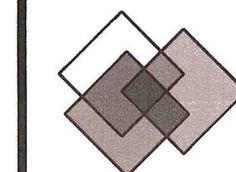
1-3

ASSESSOR MAP:

34

ASSESSOR PARCEL:

136



DAVID E. ROSS
ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS

6 Lancaster County Road
P.O. Box 795
Harvard, MA 01451-0795

978-772-6232
FAX 978-772-6258
www.davidross.com

SCALE:

1"=20'

DATE:

FEBRUARY, 2024

REF.:

32754

PLAN NO.:

L-14748

JOB NO.:

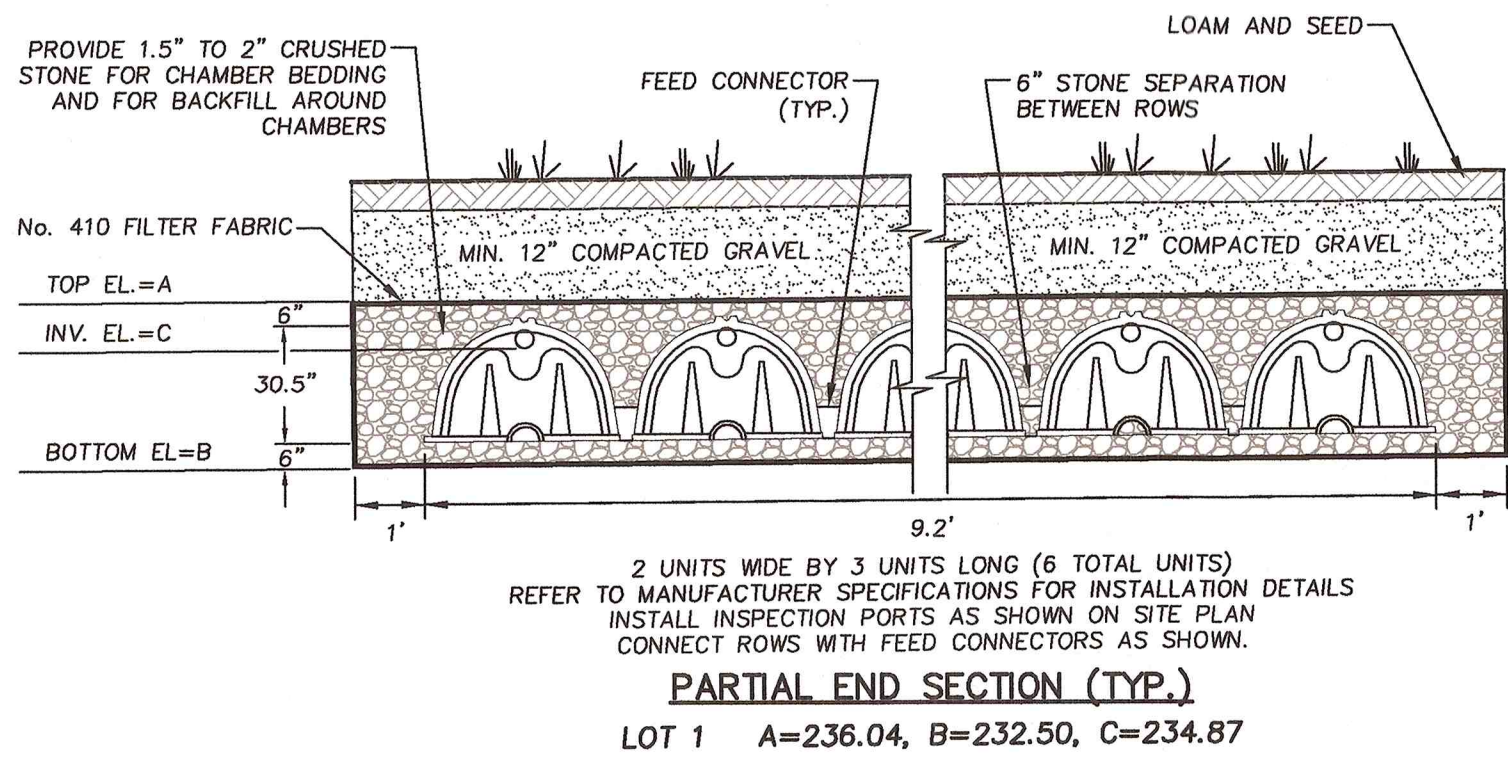
34367

SHEET NO.:

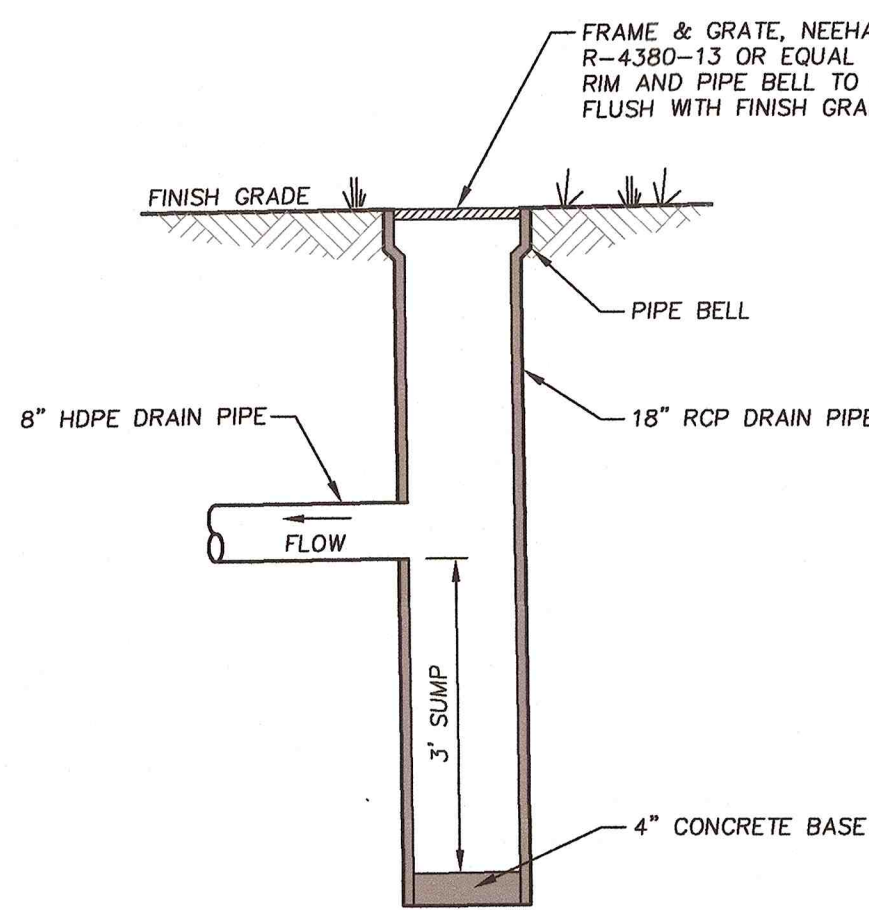
1 of 3

FLOOD PLAIN IMPACT & MITIGATION SUMMARY:

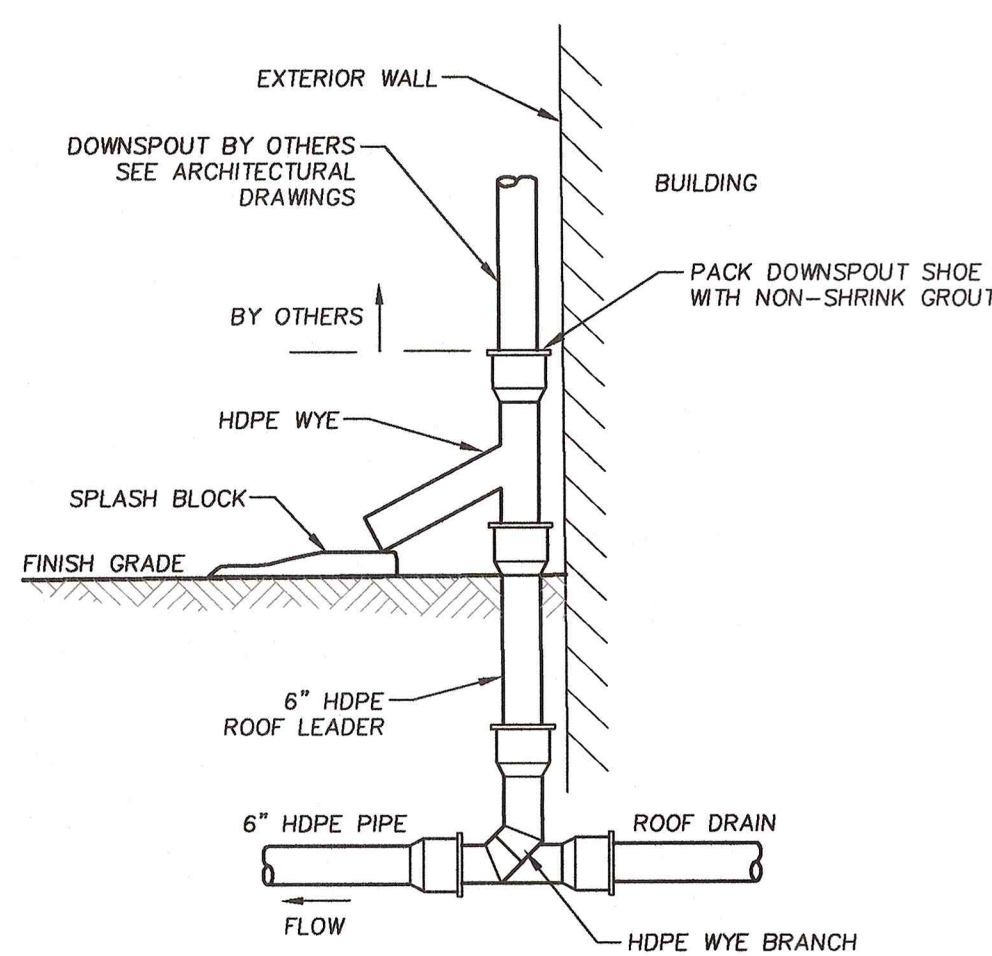
ELEVATION (FT)	FLOOD PLAIN IMPACT (CF)	FLOOD PLAIN MITIGATION (CF)	FLOOD PLAIN NET (CF)
226-226.9	-2,062	2,085	+23
225-226	-543	1,124	+581
224.8-225	-152	205	+53
TOTAL	-2,757	3,414	+657



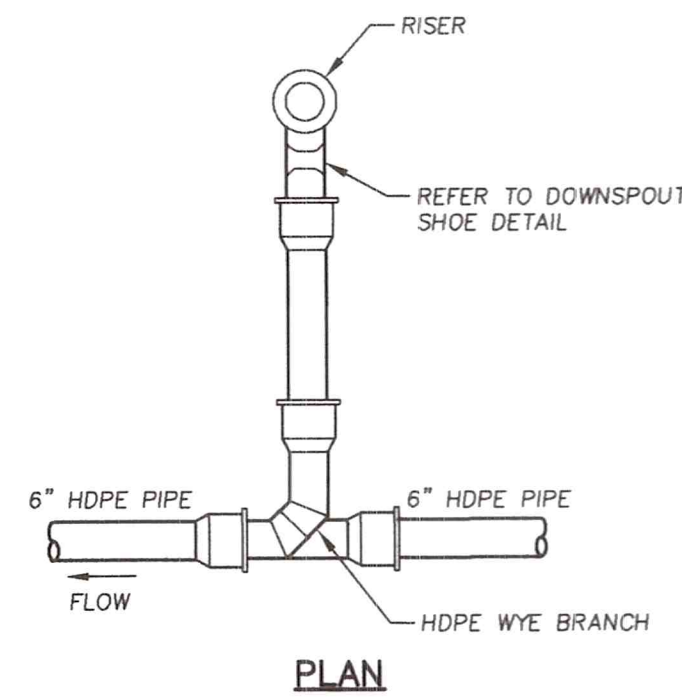
SUBSURFACE INFILTRATION SYSTEM – LOT 1
(CULTEC RECHARGER 330XLHD OR APPROVED EQUAL)
NOT TO SCALE



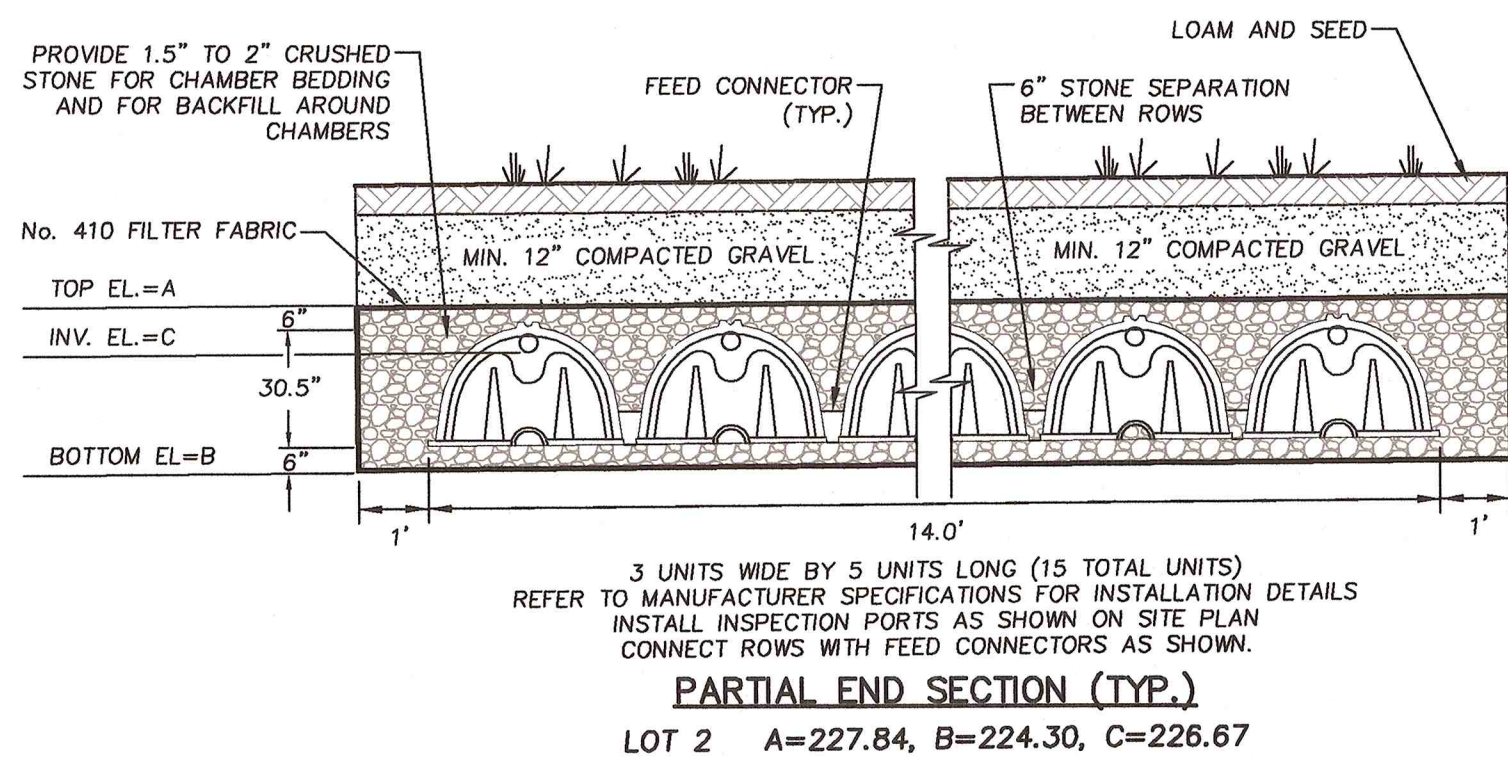
AREA DRAIN DETAIL
NOT TO SCALE



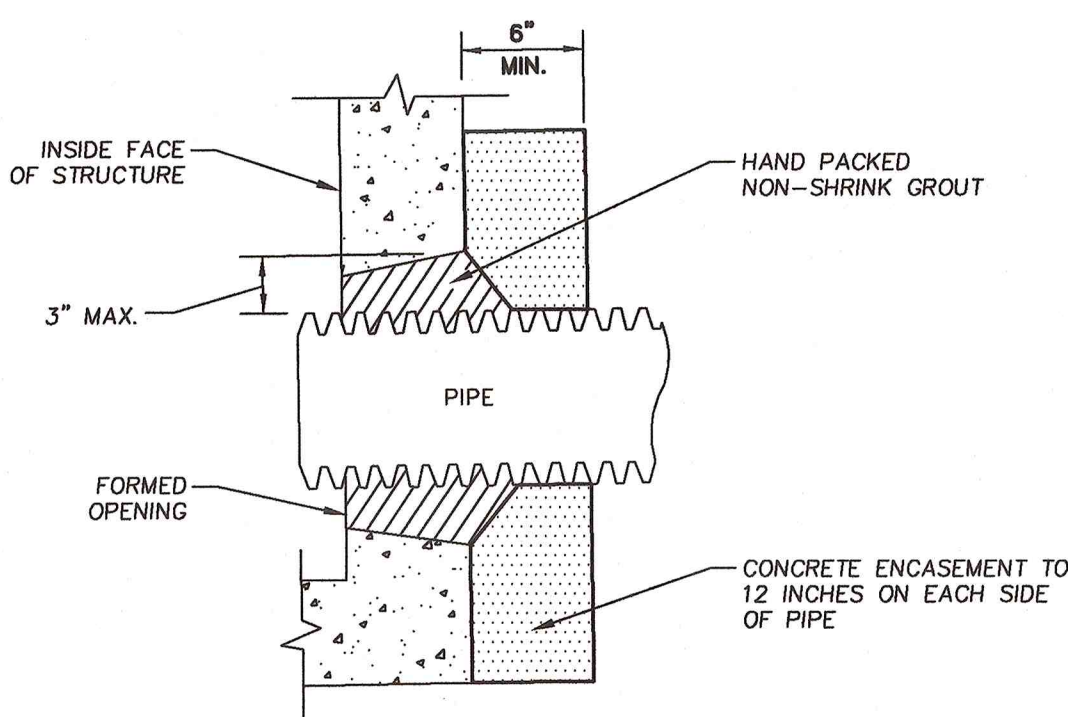
DOWNSPOUT SHOE DETAIL
NOT TO SCALE



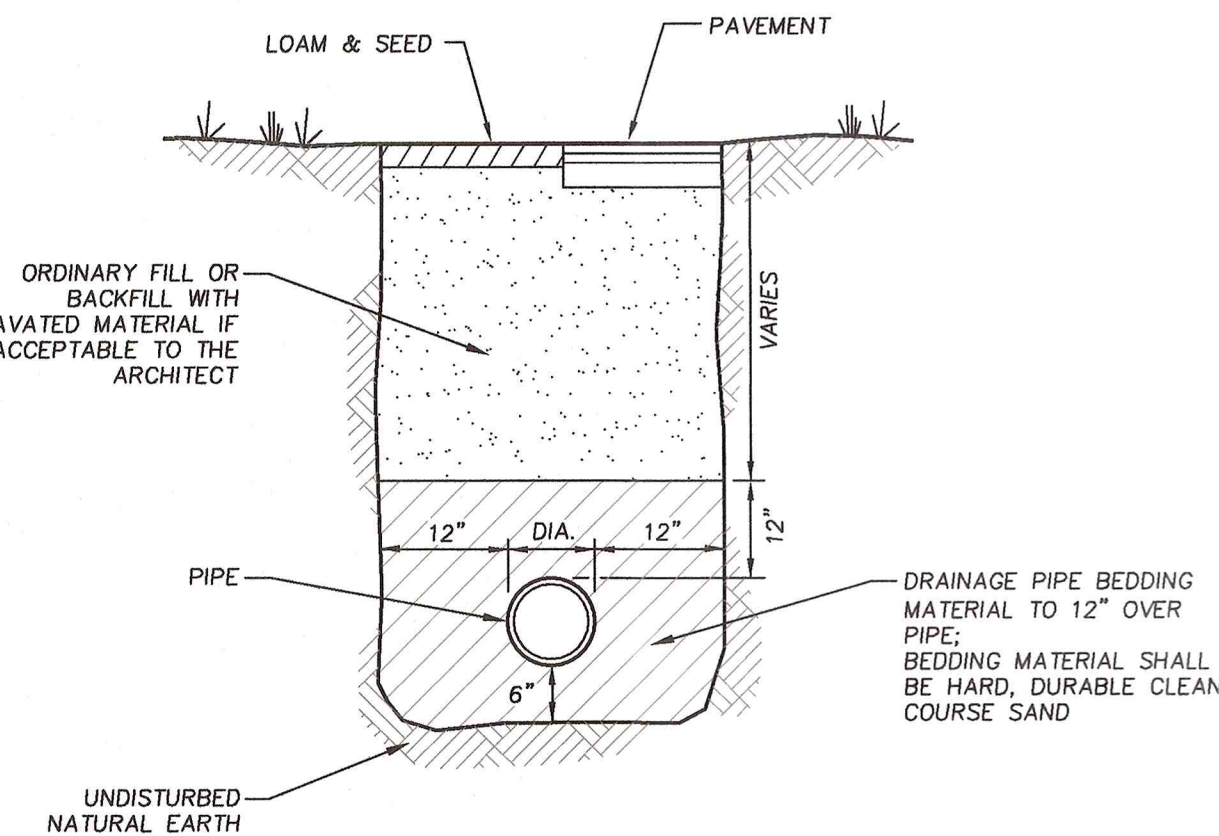
DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE



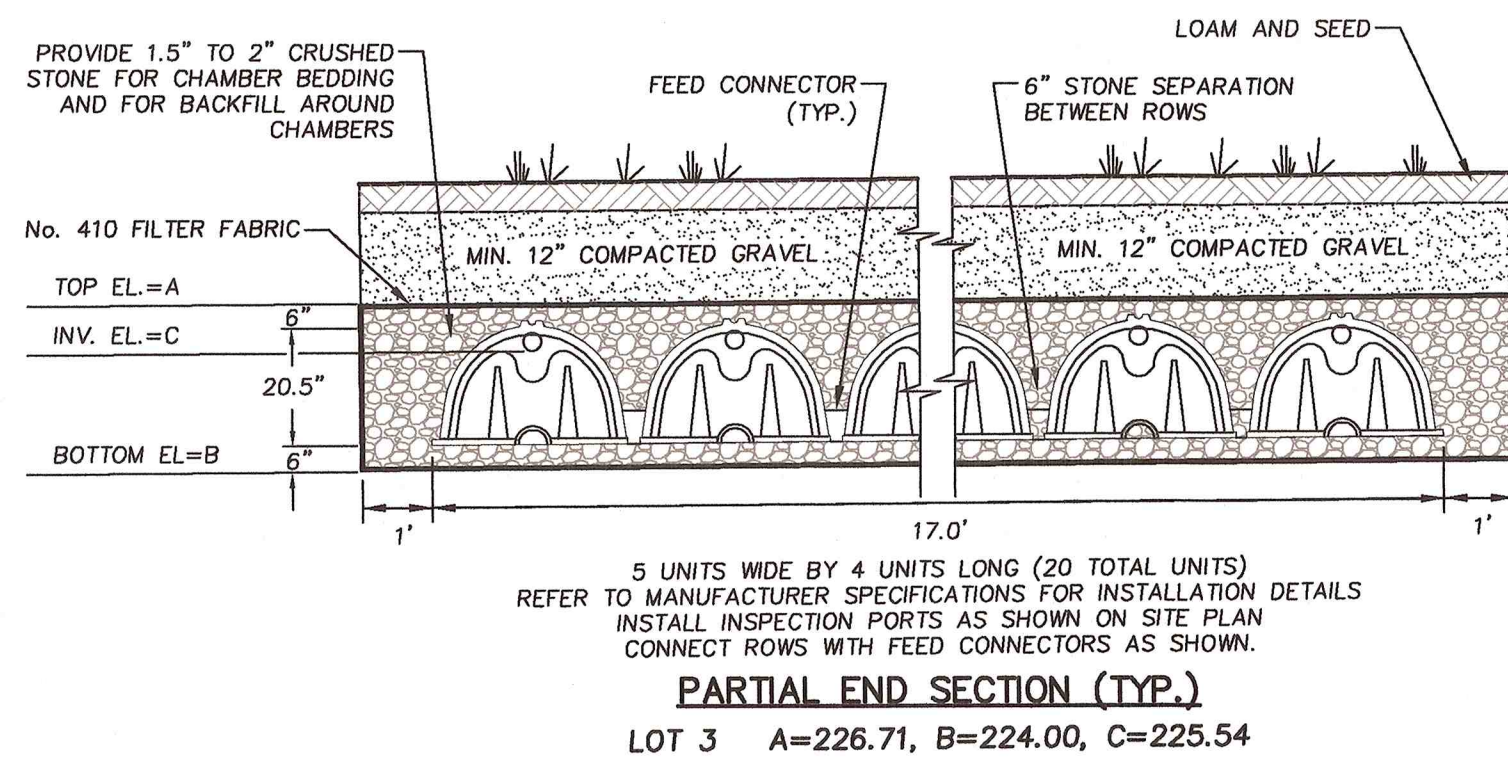
SUBSURFACE INFILTRATION SYSTEM – LOT 2
(CULTEC RECHARGER 330XLHD OR APPROVED EQUAL)
NOT TO SCALE



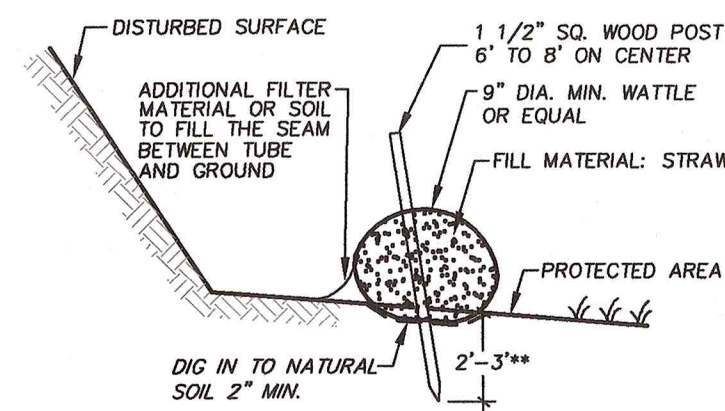
PIPE CONNECTION DETAIL
NOT TO SCALE



TYPICAL TRENCH SECTION
NOT TO SCALE



SUBSURFACE INFILTRATION SYSTEM – LOT 3
(CULTEC RECHARGER 180HD OR APPROVED EQUAL)
NOT TO SCALE



**SILTATION BARRIER
WATTLE DETAIL**
NOT TO SCALE

WATTLE NETTING SHALL BE MADE OF NATURAL MATERIAL; PLASTIC IS PROHIBITED.

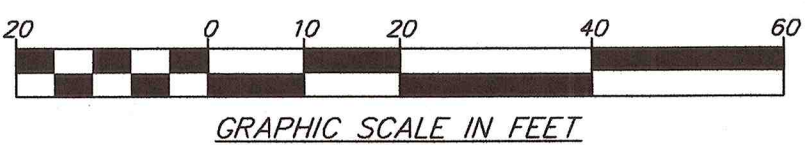
ACCUMULATED SEDIMENT SHOULD BE REMOVED, OR A NEW WATTLE INSTALLED, WHEN IT REACHES APPROXIMATELY ONE-HALF OF THE WATTLE DIAMETER.

IF SHEET FLOWS ARE BYPASSING OR BREACHING THE WATTLE DURING STORM EVENTS, IT MUST BE REPAIRED IMMEDIATELY AND BETTER SECURED, EXPANDED ENLARGED OR AUGMENTED WITH ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES.

AN ADDITIONAL 25 FEET OF WATTLES SHALL BE STORED IN A DRY SPACE ON SITE FOR EMERGENCY PURPOSES.

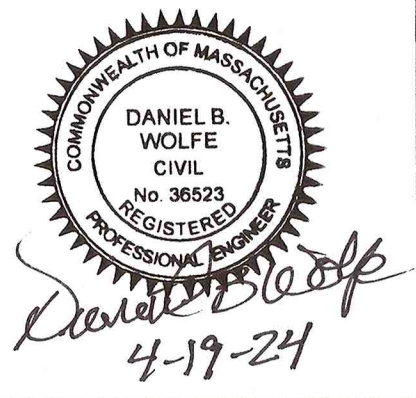


LOCUS MAP
1" = 300'



SURV.: SPM/MSB	CALC.: KRC	DRAFT: BJD
NR: 845-18	DEED: 81584/506	CHECK: DBW

REVISIONS	
2/22/24	Original endorsement
3/5/24	Update plan per Site Plan Regulations
4/19/24	Update plan per Department Head comments



SHEET TITLE: **SITE PLAN**

DESIGNED FOR: **AHO DEVELOPMENT CORP.**

ADDRESS: **THIRD STREET
AYER, MA**

LOT NO.:	ASSESSOR MAP:	ASSESSOR PARCEL:
1-3	34	136

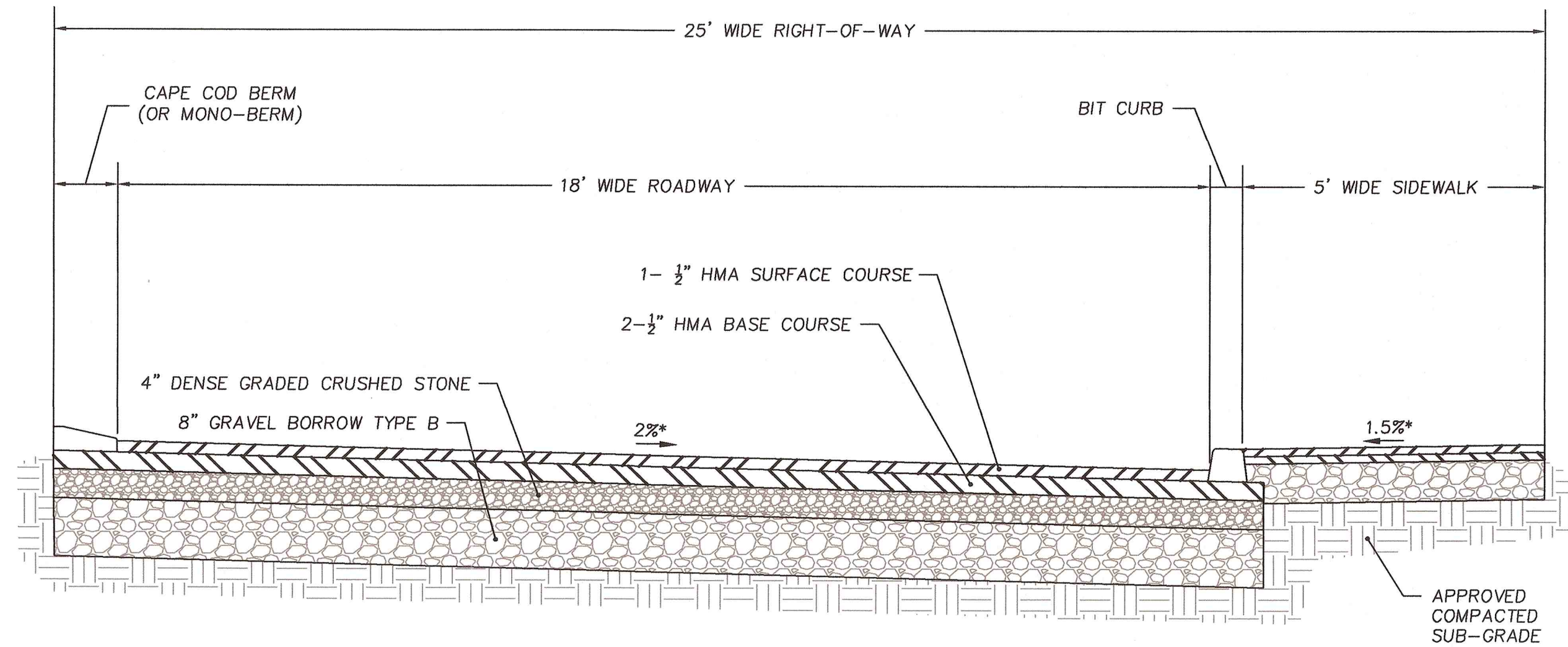
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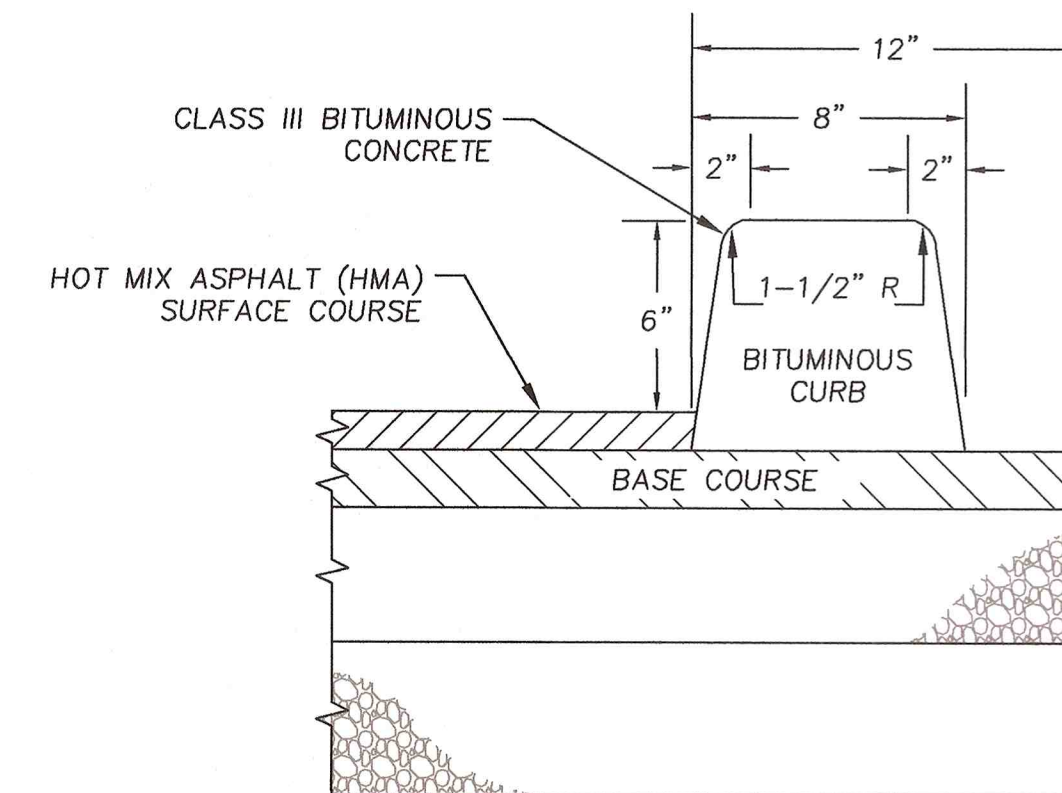
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SCALE: 1"=20'	DATE: FEBRUARY, 2024
REF.: 32754	PLAN NO.: L-14748
JOB NO.: 34367	SHEET NO.: 2 of 3

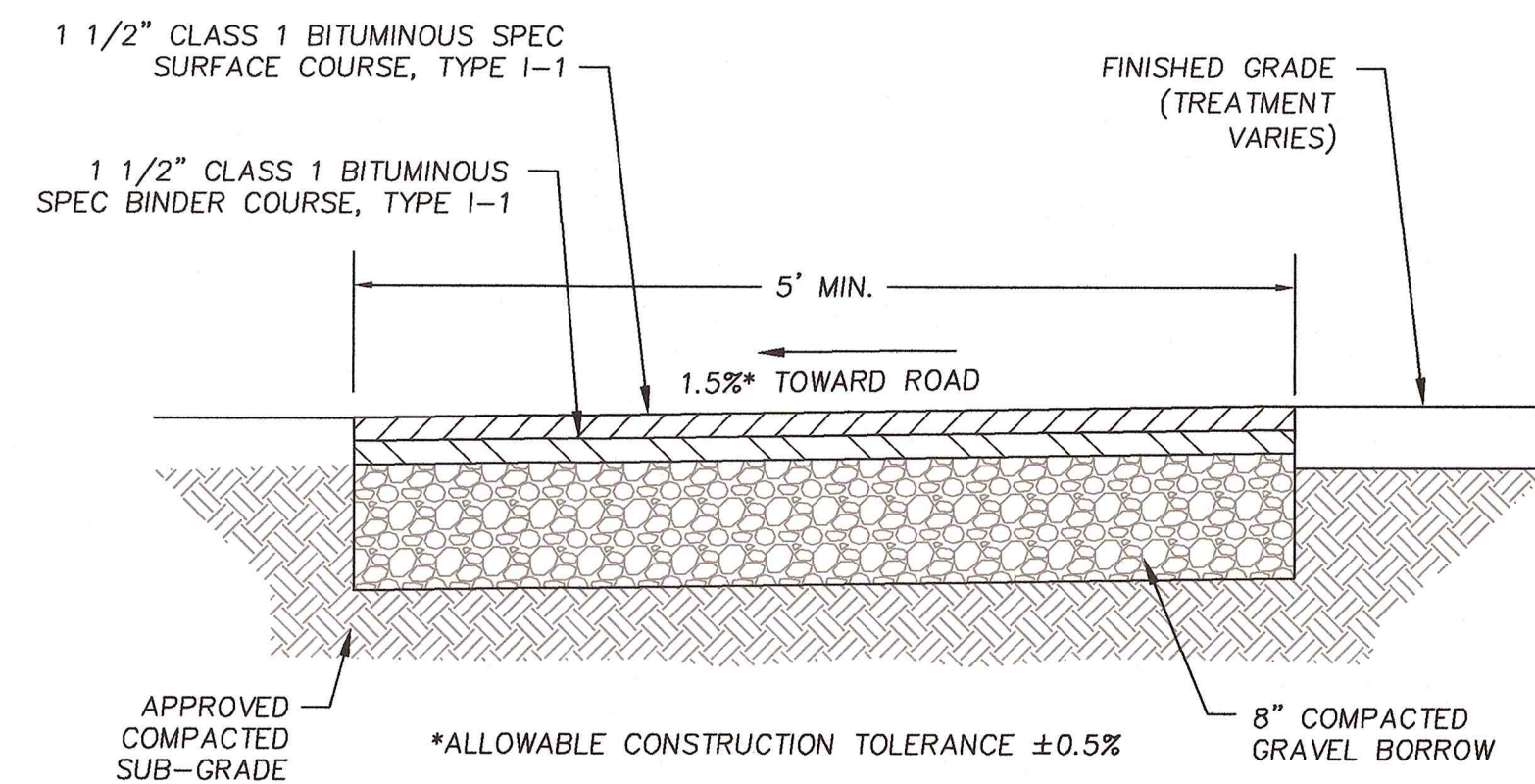


*ALLOWABLE CONSTRUCTION TOLERANCE $\pm 0.5\%$

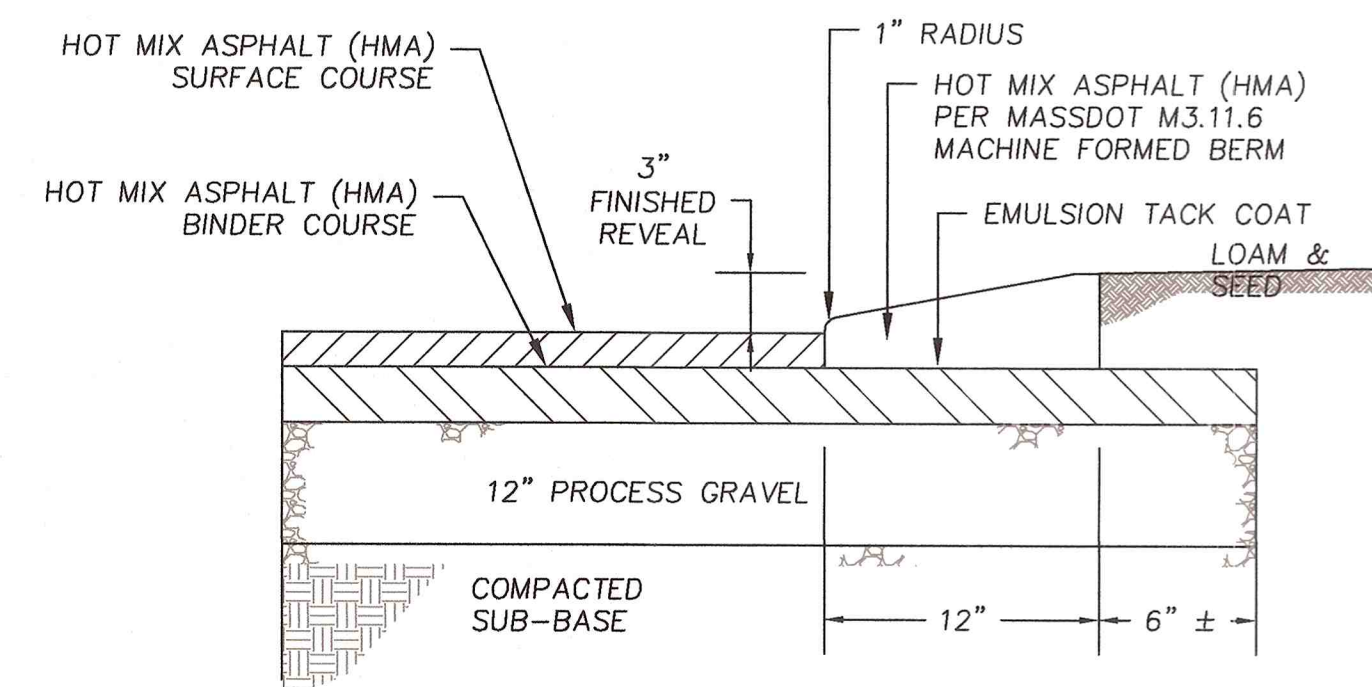
THIRD STREET ROADWAY CROSS SECTION
NOT TO SCALE



TYPE 3 BITUMINOUS CURB
NOT TO SCALE



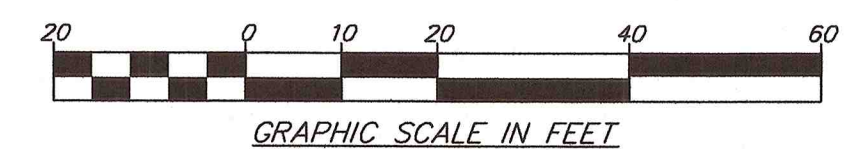
BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE

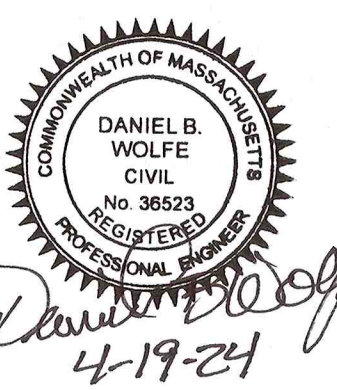


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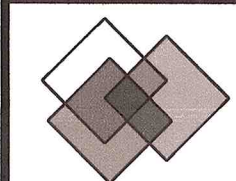


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ADDRESS: **THIRD STREET
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LOT NO.: 1-3	ASSESSOR MAP: 34	ASSESSOR PARCEL: 136
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JOB NO.: 34367	SHEET NO.: 3 of 3