

Site Plan Approval Documents

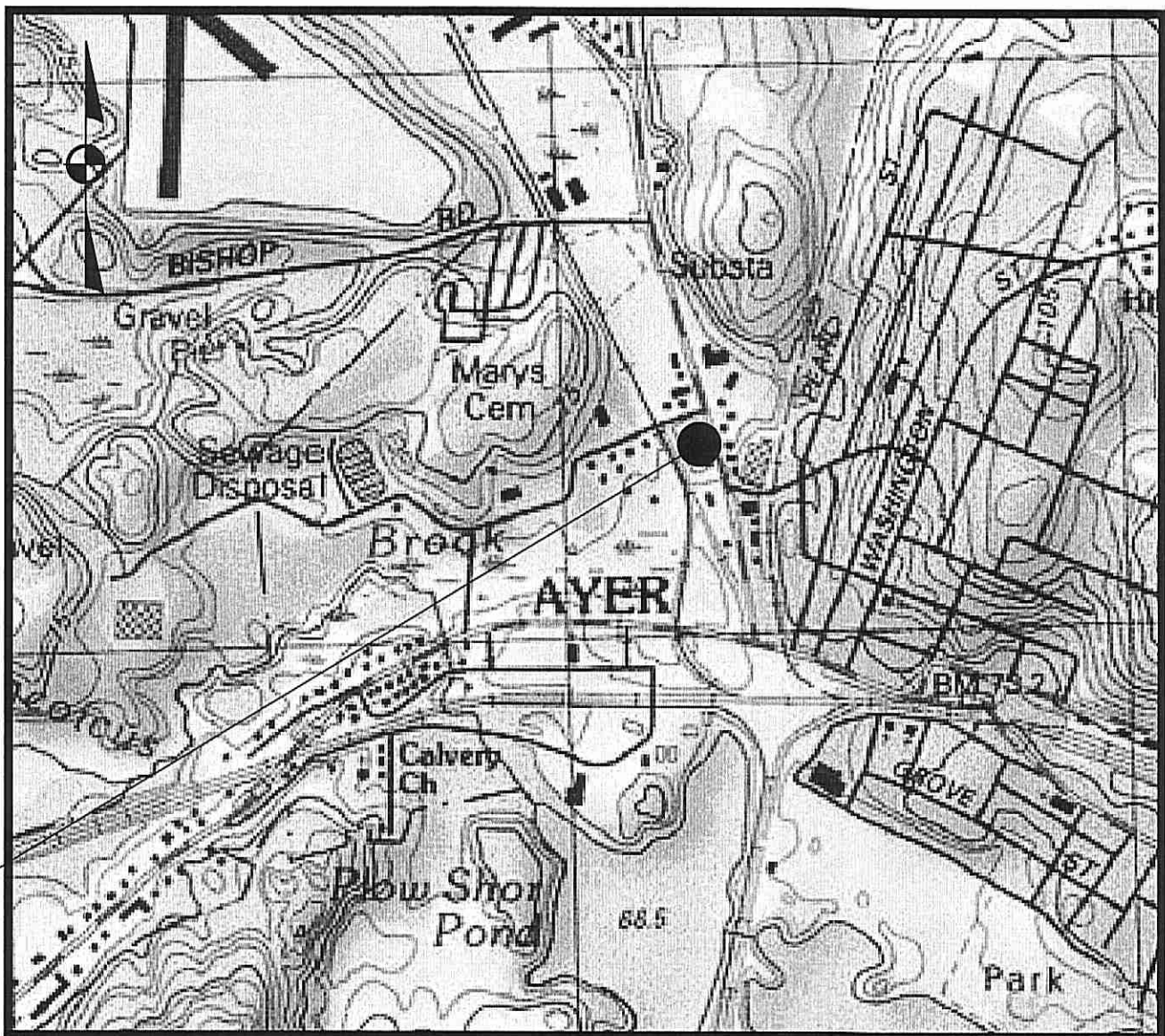
September 13, 2023

Proposed Mixed-Use Development

42 Park Street

Ayer, Massachusetts 01432

PROJECT SITE



SCALE: 1"=1000' ±

Applicant:
Alexandria Goldinak
50 Mountain Ave
Fitchburg, MA 01420
(978) 202-6333

Owner:
Francis Mannone
44 Park Street
Ayer, MA 01432

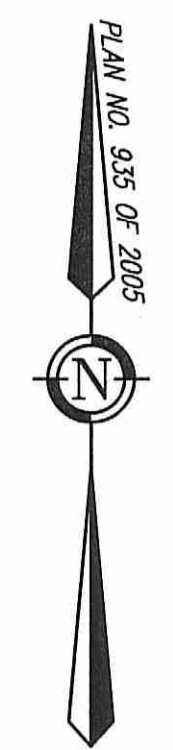
Surveyor:
Odone Survey & Mapping
291 Main Street, Suite 5
Northborough, MA 01532
(508) 351-6022

Civil Engineer:
McCarty Engineering, Inc.
42 Tucker Drive
Leominster, MA 01453
(978) 534-1318

Architect:
GMG Design
78 Blake Street
Hyde park, MA 02136
(617) 980-4938

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	Cover Sheet	
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3	Grading, Drainage & Utility Plan	7
4	Erosion Control Plan	
		Construction Details
		Construction Details
		Construction Details



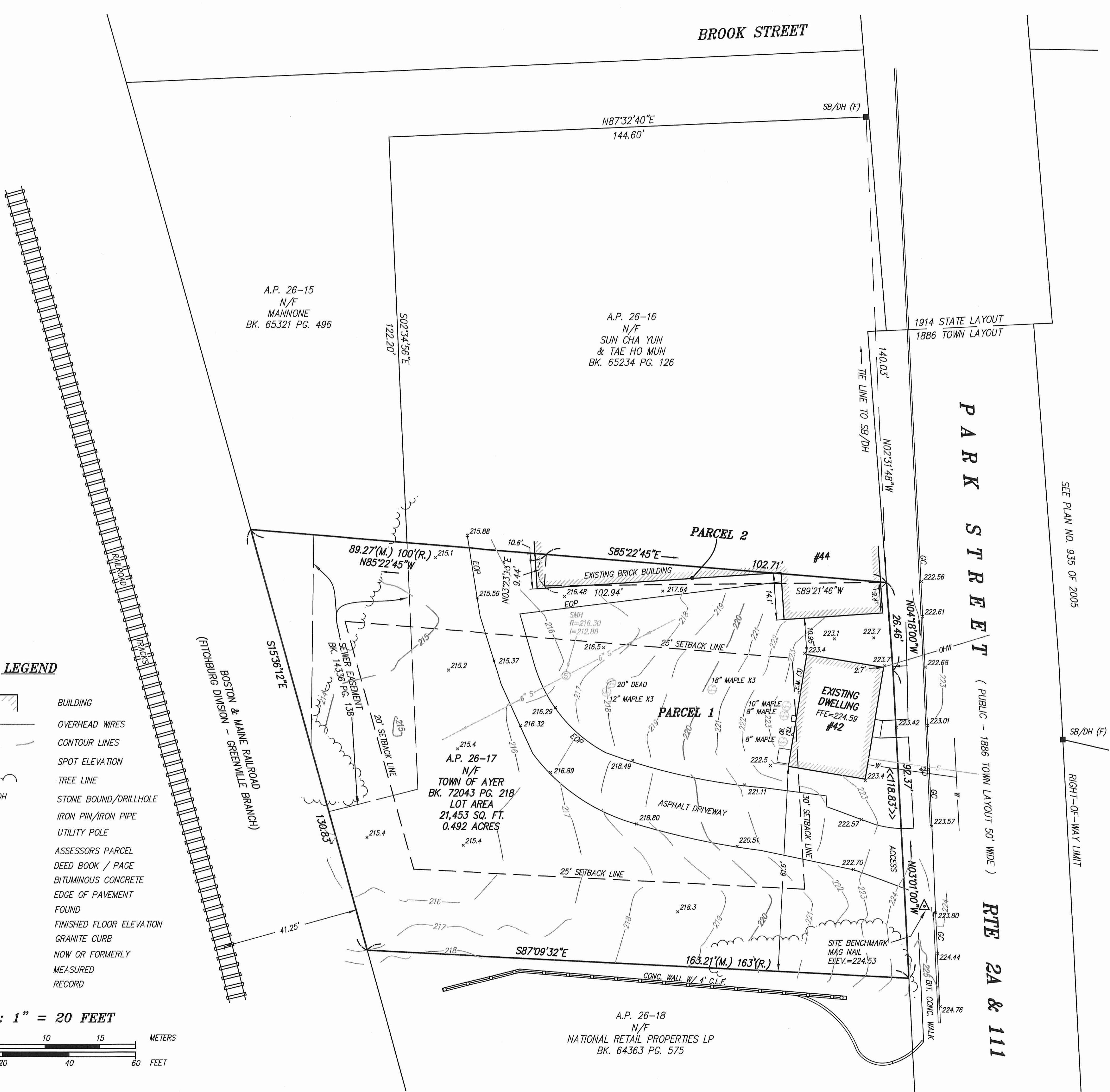


LEGEND

	BUILDING
	OVERHEAD WIRES
	CONTOUR LINES
	SPOT ELEVATION
	TREE LINE
	STONE BOUND/DRILLHOLE
	IRON PIN/IRON PIPE
	UTILITY POLE
	ASSESSOR'S PARCEL
	DEED BOOK / PAGE
	BITUMINOUS CONCRETE
	EDGE OF PAVEMENT
	FOUND
	FINISHED FLOOR ELEVATION
	GRANITE CURB
	NOW OR FORMERLY
	MEASURED
	RECORD

SCALE: 1" = 20 FEET

0 5 10 15 METERS
0 10 20 40 60 FEET



NOTES:

CURRENT OWNER OF RECORD:
TOWN OF AYER VIA TAX TAKING FROM FRANCIS MANNONE*
1 MAIN STREET, AYER, MA 01432
DEED REFERENCE: BOOK 72043 PAGE 218
*SEE FORCLOSURE DEED FROM NORTH MIDDLESEX SAVINGS BANK TO FRANCIS MANNONE, BK. 63721 PG. 484

THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY Odone Survey & Mapping on May 3, & June 8, 2023. SURVEY BY TRIMBLE S5 TOTAL STATION.

THE VERTICAL POSITIONS SHOWN ON THIS PLAN ARE BASED ON KEYNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

UTILITIES HAVE BEEN COMPILED FROM OBSERVED EVIDENCE AND AVAILABLE RECORDS AND THEREFORE, THE RELATIONSHIP BETWEEN ACTUAL FIELD LOCATION AND LOCATION SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233

ZONING DISTRICT: GENERAL BUSINESS (GB)
DIMENSIONAL REQUIREMENTS:
MINIMUM FRONT YARD.....30 FT.
MINIMUM SIDE YARD.....25 FT.
MINIMUM REAR YARD.....20 FT.

FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250180 0204E WHICH HAS AN EFFECTIVE DATE OF JUNE 4, 2010 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PREPARED BY:

OSM **ODONE SURVEY & MAPPING**

SURVEYING ~ MAPPING ~ PLANNING & CONSULTING

291 Main Street, Suite 5
Northborough, MA 01532
Tel.: 508-351-6022 Fax: 508-351-6633
web: www.osm-pc.com

CERTIFIED PLOT PLAN

**42 PARK STREET
AYER, MA 01432**

OWNER:
TOWN OF AYER

VIA TAX TAKING
FROM
FRANCIS MANNONE

I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING AND IMPROVEMENTS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN AND CONFORMED TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN OF AYER WHEN CONSTRUCTED OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40A SECTION 7.

GLENN D. Odone JR.
MA REG. P.L.S. NO. 45068

SCALE: 1 INCH = 20 FEET	DATE: JUNE 15, 2023
DWG FILE: 1663-01A	PROJECT NO. 20231663

1914 STATE LAYOUT
1886 TOWN LAYOUT

DMH 2
RIM=216.7
INV IN=212.95(CB 2)
INV IN=213.7(DMH 1)
INV OUT=212.5

PROPOSED TRANSFORMER
AND PAD. CONTRACTOR TO
COORDINATE WITH NATIONAL
GRID ON SIZE AND LOCATION

BOSTON & MAINE RAILROAD
GREENVILLE BRANCH
DIVISION - FITCHBURG

SEWER EASEMENT
PG. 13
Bk. 14336

PROPOSED 8"X8"X8"
INV=21
ROOF

A.P. 26-18
N/F
RETAIL PROPERTIES LP
64363 PG. 575

LOCUS PLAN
1"=1,000 FT.±

NOTES:

1. EXISTING CONDITIONS INFORMATION SHOWN IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY ODEON SURVEY & MAPPING IN JUNE OF 2023.
2. LANDSCAPING AND LIGHTING PLANS TO BE PROVIDED BY GMM DESIGN.
3. CONTRACTOR TO VERIFY CONDITION OF EXISTING SEWER AND DOMESTIC WATER SERVICES ON THE PROPERTY. IF IT IS DETERMINED THAT THE EXISTING SERVICES ARE INADEQUATE, CONTRACTOR TO COORDINATE WITH MEI ON LOCATION OF NEW SEWER AND DOMESTIC WATER SERVICES.

GENERAL NOTES

1. THE CONSTRUCTION OF ALL PROPOSED UTILITIES SHALL CONFORM TO THE TOWN OF AYER STANDARDS AND SPECIFICATIONS, LATEST EDITION, AS WELL AS THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS DURING CONSTRUCTION.
 2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO MCCARTY ENGINEERING, INC. AT 978-534-1318.
- THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1-888-DIG-SAFE (344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
 5. CONTRACTOR SHALL STRIP TOP SOIL AND STOCKPILE ON-SITE FOR REUSE. SOIL STOCKPILES SHALL BE NO HIGHER THAN 8'. STOCKPILES SHALL BE ENCLOSED BY TEMPORARY SLT FENCES TO PREVENT TRAVEL OF SEDIMENT TO ADJACENT DRAINAGE WAYS.

THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1-888-DIG-SAFE (344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
5. CONTRACTOR SHALL STRIP TOP SOIL AND STOCKPILE ON-SITE FOR REUSE. SOIL STOCKPILES SHALL BE NO HIGHER THAN 8". STOCKPILES SHALL BE ENCLOSED BY TEMPORARY SILT FENCES TO PREVENT TRAVEL OF SEDIMENT TO ADJACENT DRAINAGE WAYS.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SURFACE RESTORATION IS COMPLETE AND SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
8. DRAINAGE GENERATED AS A RESULT OF TRENCH DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER EROSION CONTROL MEASURES. DIRECT DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
9. WHEN TAPPING EXISTING PRECAST MANHOLES OR SEWER PIPE, DRILL HOLES AT 4" CENTER TO CENTER WITH A STARDRILL AROUND THE PERIPHERY OF THE OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING THE SECTION OUT.

NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR
THE PURPOSE OF OBTAINING STATE
AND LOCAL PERMITS AND ARE NOT
INTENDED TO BE USED AS
CONSTRUCTION DOCUMENTS.

No.	Date	Revision
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Ben M. Smith 9/13/23

Drawn By: JLL Designed By: JLL Checked By: *TSNM*

McCarthy Engineering, Inc.
Civil Engineers
42 Tucker Drive, Leominster, MA 01453
phone:(978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

Project Name
Proposed Mixed-Use
Development
42 Park Street
Ayer, MA 01432

Sheet Title

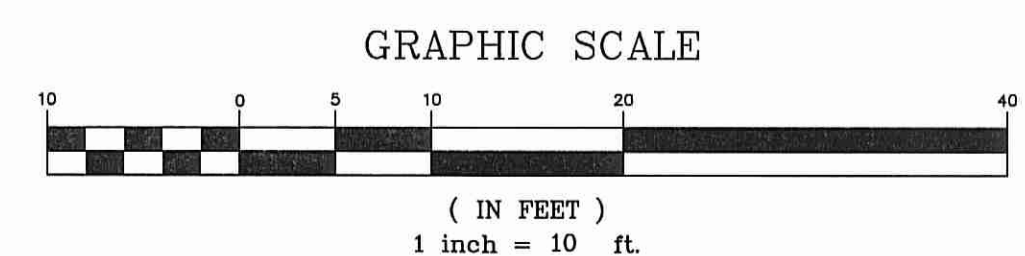
**Grading, Drainage &
Utility Plan**

Job No: 419 Sheet No.

File Name: 419P-CPG01

Date: September 13, 2023

Scale: 1"=10' 3



15
E
G. 496

SEWER EASEMENT
PG. 138-
14336

[illegible]

11/11/2011

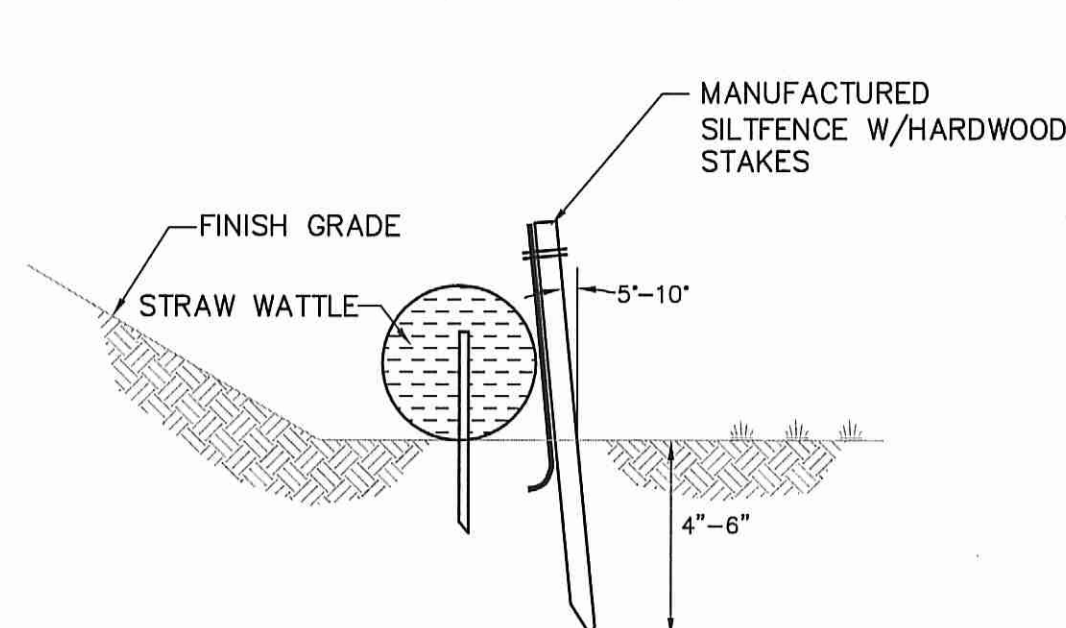
- The Applicant will hold a pre-construction meeting with representatives of the Town, the Engineer, Contractor's employees and the Inspector in order to review permits, procedures and construction methods.
- Establish the Site Entrance Mat at the construction entrance to the site.
- Establish a construction staging and equipment storage area protected against erosion by lines of stacked straw wattles and siltation fencing.
- Install the siltation control barriers between the work areas and in other locations as shown within the plan set.
- Strip and Stockpile Topsoil
- Place the straw wattles or fencing at least five feet from the base of the loam pile, if applicable
- Excavate for foundation
- Excavate for underground utilities
- Install additional septic tank
- Form and pour concrete footings and foundation walls. After concrete cures, backfill footing and foundation to proposed grades shown.
- Construct addition
- Upon completion of exterior improvements, complete drainage installation
- Construct parking fields.
- Place asphalt to limits shown on plan.
- Loam and seed all disturbed areas.

PROPOSED CRUSHED STONE
CONSTRUCTION ENTRANCE

(IN FEET)
1 inch = 10 ft.

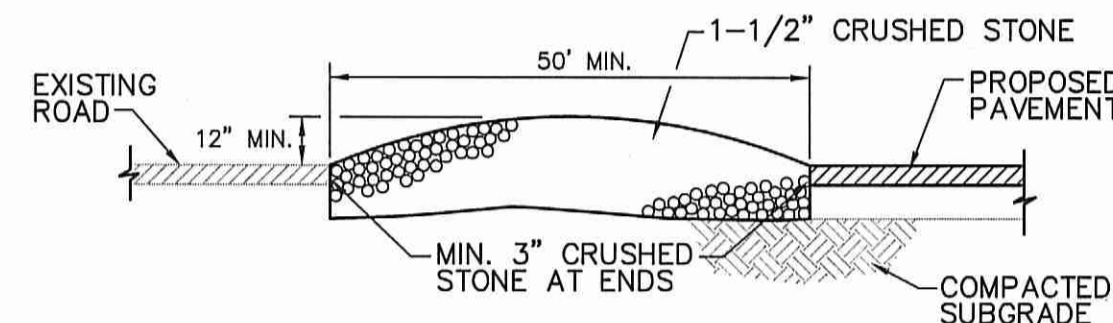
McCarty Engineering, Inc.
Civil Engineers
42 Tucker Drive, Leominster, MA 01453
phone:(978) 534-1318 fax: (978) 840-6907
www.mccartydb.com

<u>Project Name</u>	
Proposed Mixed-Use Development 42 Park Street Ayer, MA 01432	
<u>Sheet Title</u>	
Erosion Control Plan	
<u>Job No:</u> 419	<u>Sheet No.</u>
<u>File Name:</u> 419P-CER01	
<u>Date:</u> September 13, 2023	
<u>Scale:</u> 1"=10'	
4	



- NOTE: 1. STRAW WATTLES SHALL BE INSTALLED ON CONTOUR AND STAKED WITH 18 OR 24 INCH WOOD STAKES AT FOUR FEET ON CENTER
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES $\frac{3}{4}$ OF ROLL HEIGHT

STRAW WATTLE / SILT FENCE DETAIL
N.T.S.

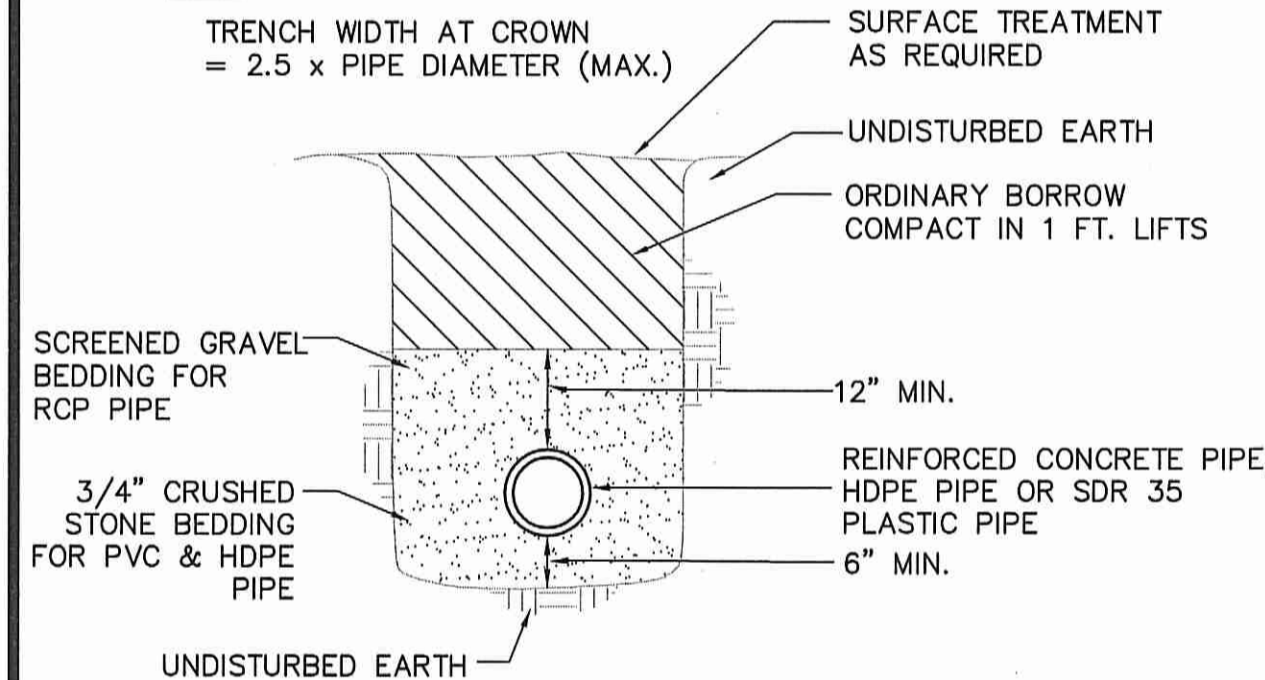


- NOTES:
- THE PURPOSE OF THIS TEMPORARY BERM IS TO REMOVE MUD FROM THE TIRES OF VEHICLES LEAVING THE SITE DURING CONSTRUCTION.
- PROVIDE LEVEL AREA OF CRUSHED STONE 50 FEET IN FROM EDGE OF EXISTING ROAD.

TEMPORARY ENTRANCE BERM
N.T.S.

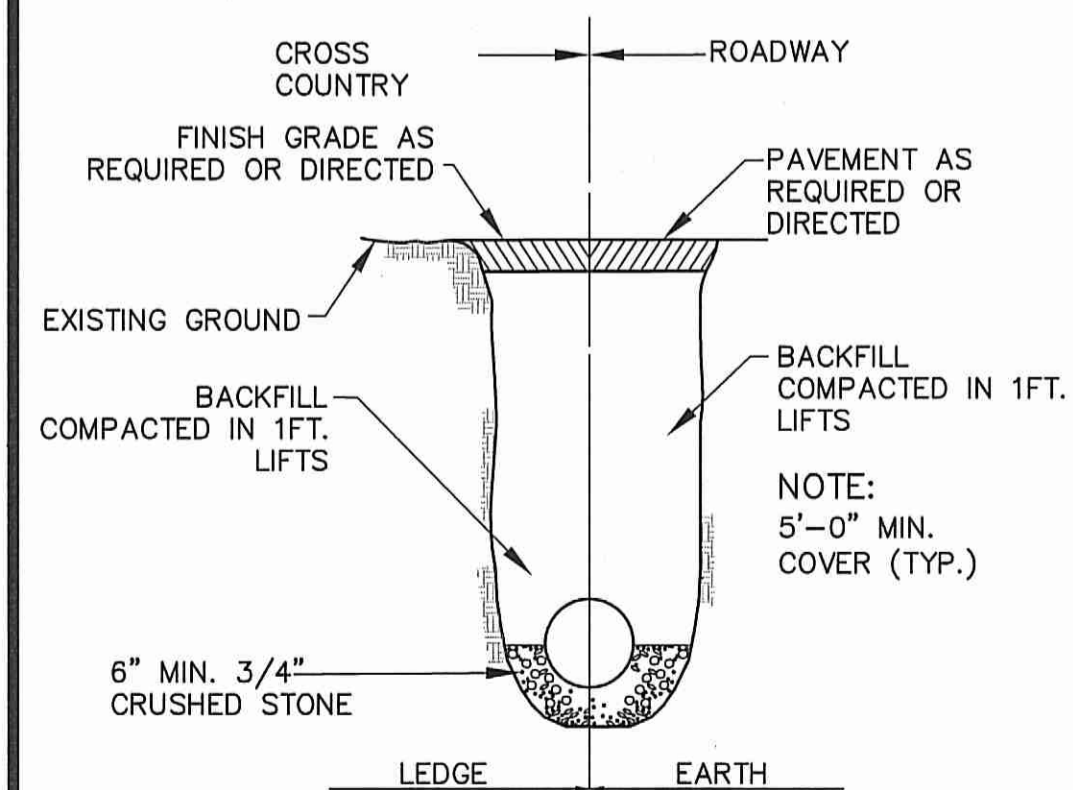
NOTE

TRENCH WIDTH AT CROWN = 2.5 x PIPE DIAMETER (MAX.)



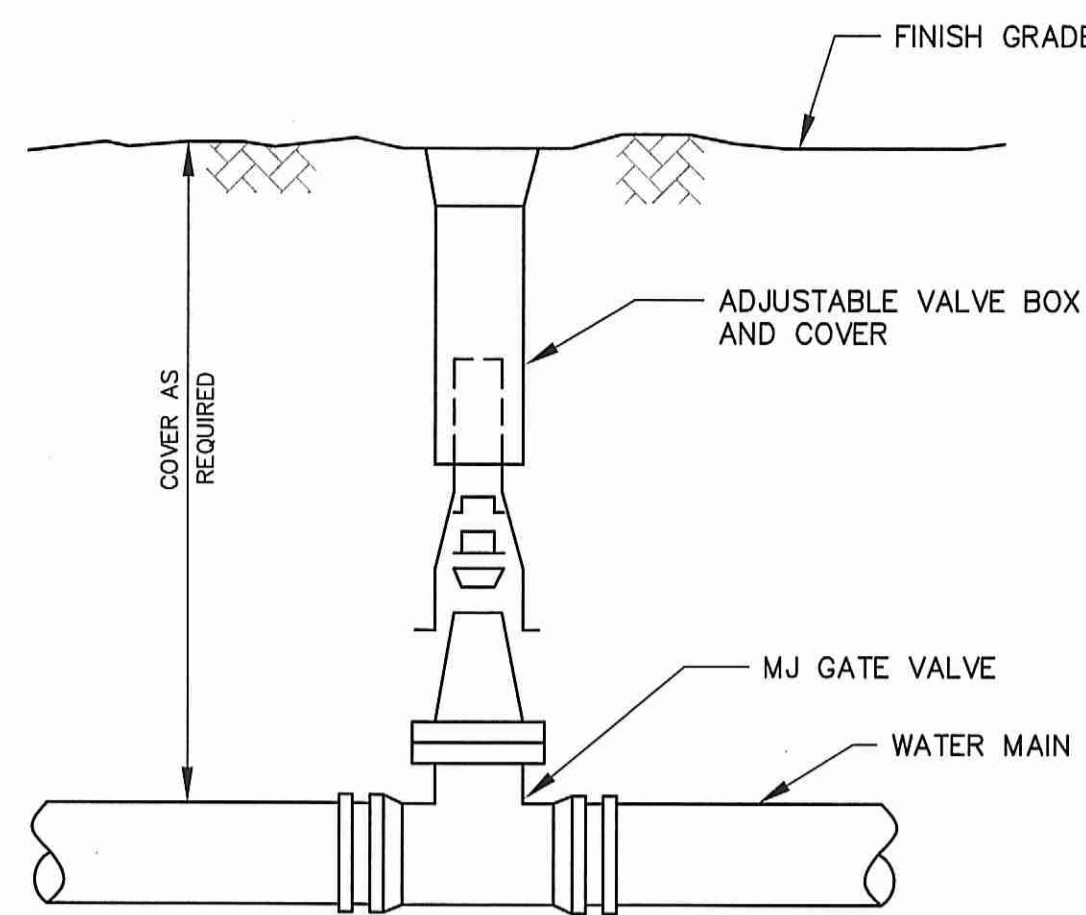
- NOTES:
1. TRENCH EXCAVATION WIDTH TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT
2. ALL COMPACTION TO A MINIMUM 95 PERCENT DRY DENSITY DETERMINED BY ASTM D1557.
3. SEE MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS
4. AVOID HEAVY EQUIPMENT LOADS OVER PIPE DURING CONSTRUCTION

DRAIN PIPE TRENCH DETAIL
N.T.S.

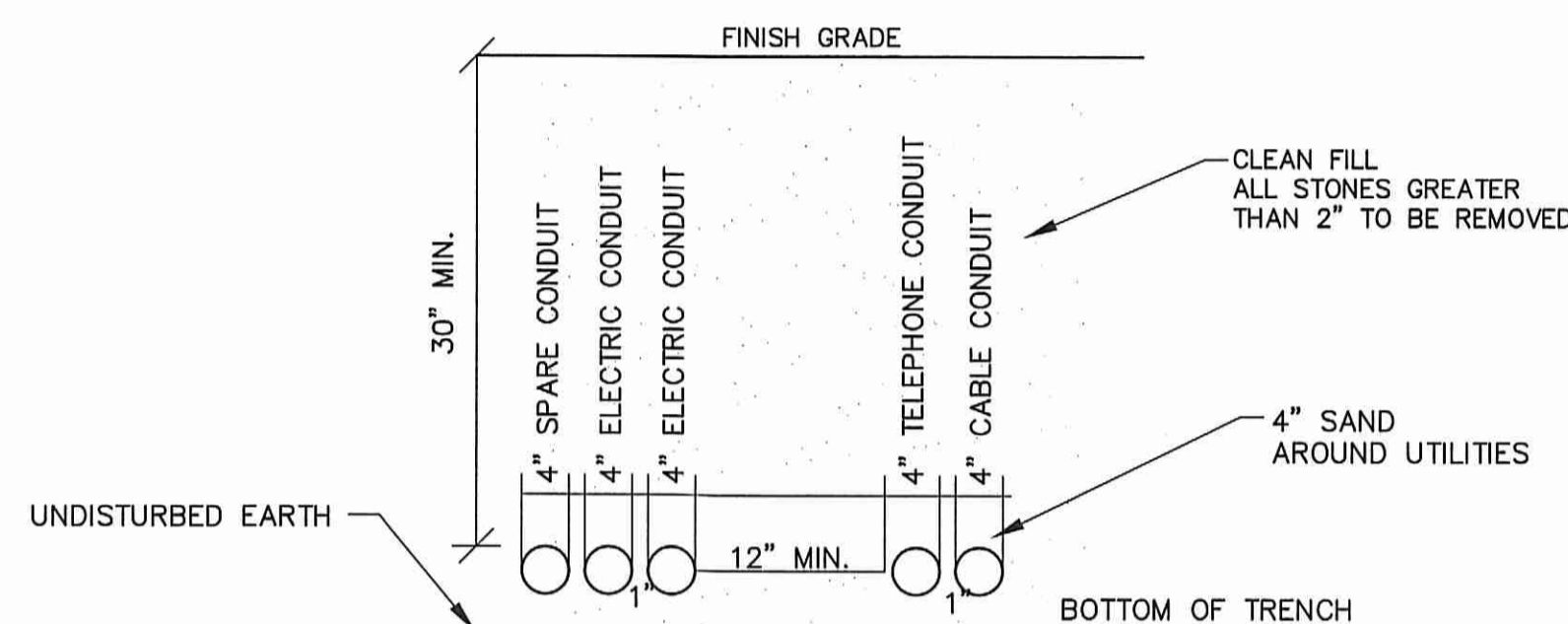


- NOTE: BACKFILL MATERIAL SHALL CONSIST OF EXCAVATED MATERIAL AND/OR GRAVEL BORROW AS DIRECTED BY THE ENGINEER.

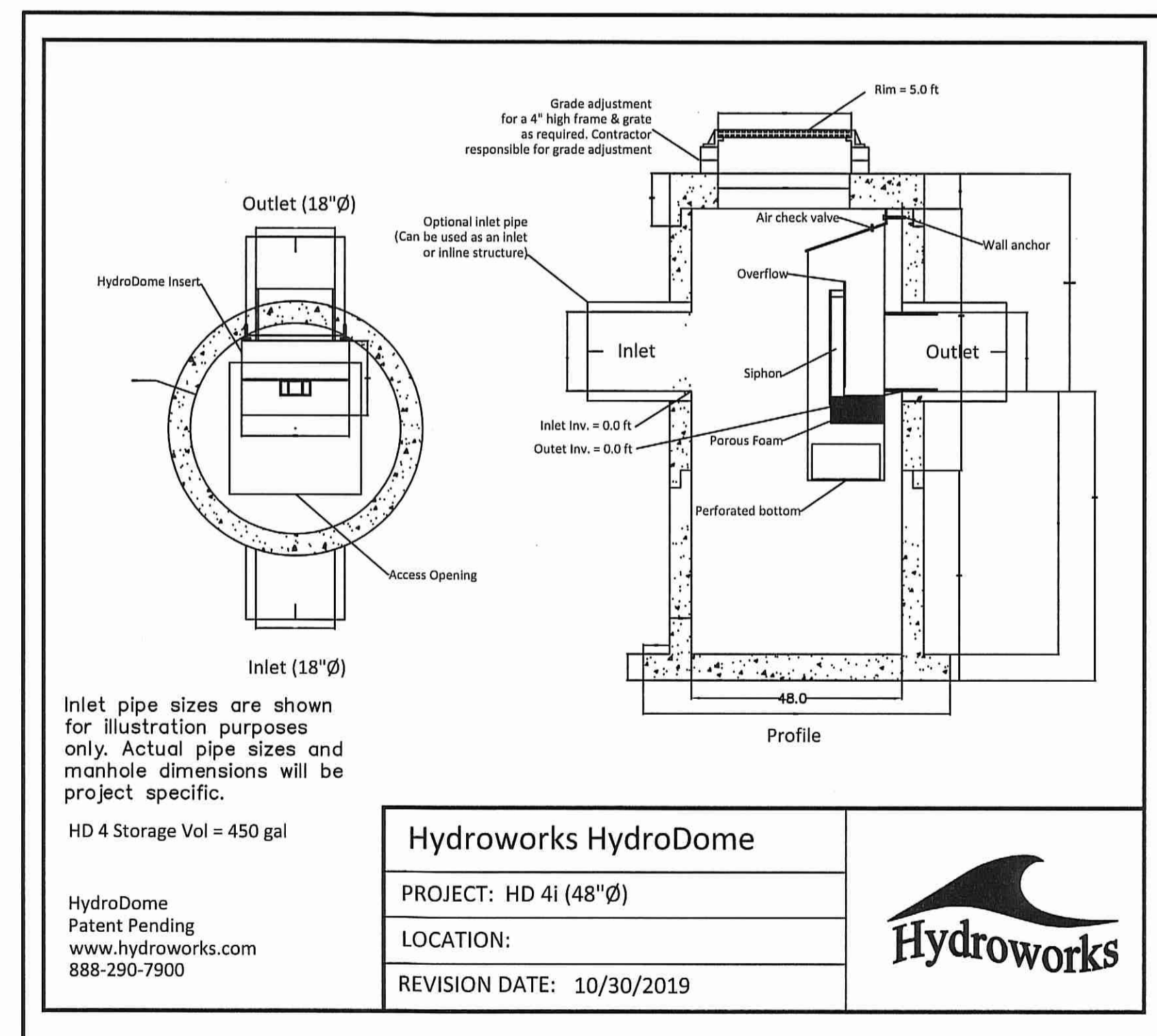
TYPICAL WATER MAIN TRENCH DETAIL
N.T.S.



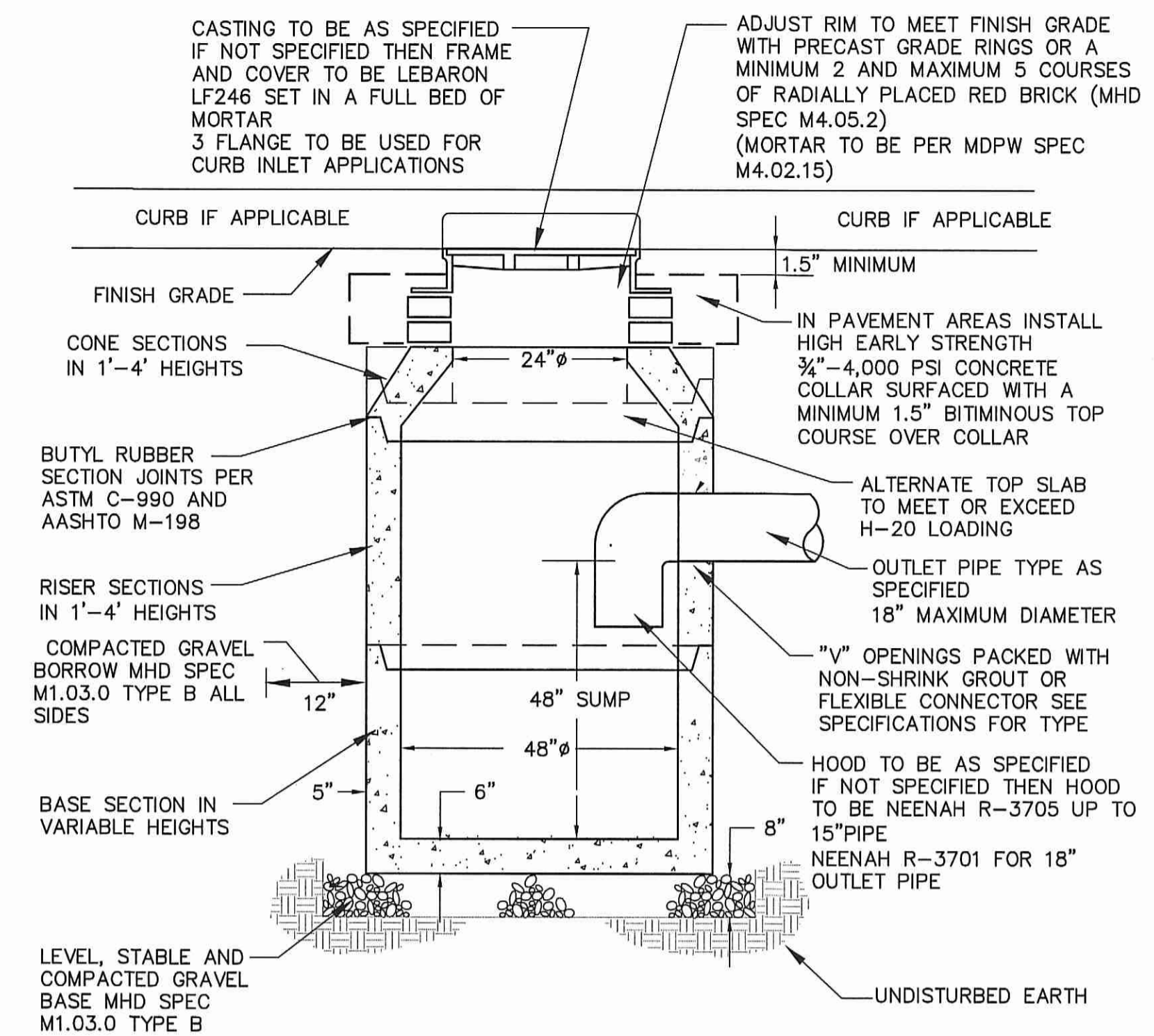
BURIED GATE VALVE DETAIL
N.T.S.



TYPICAL UTILITY TRENCH DETAIL
N.T.S.

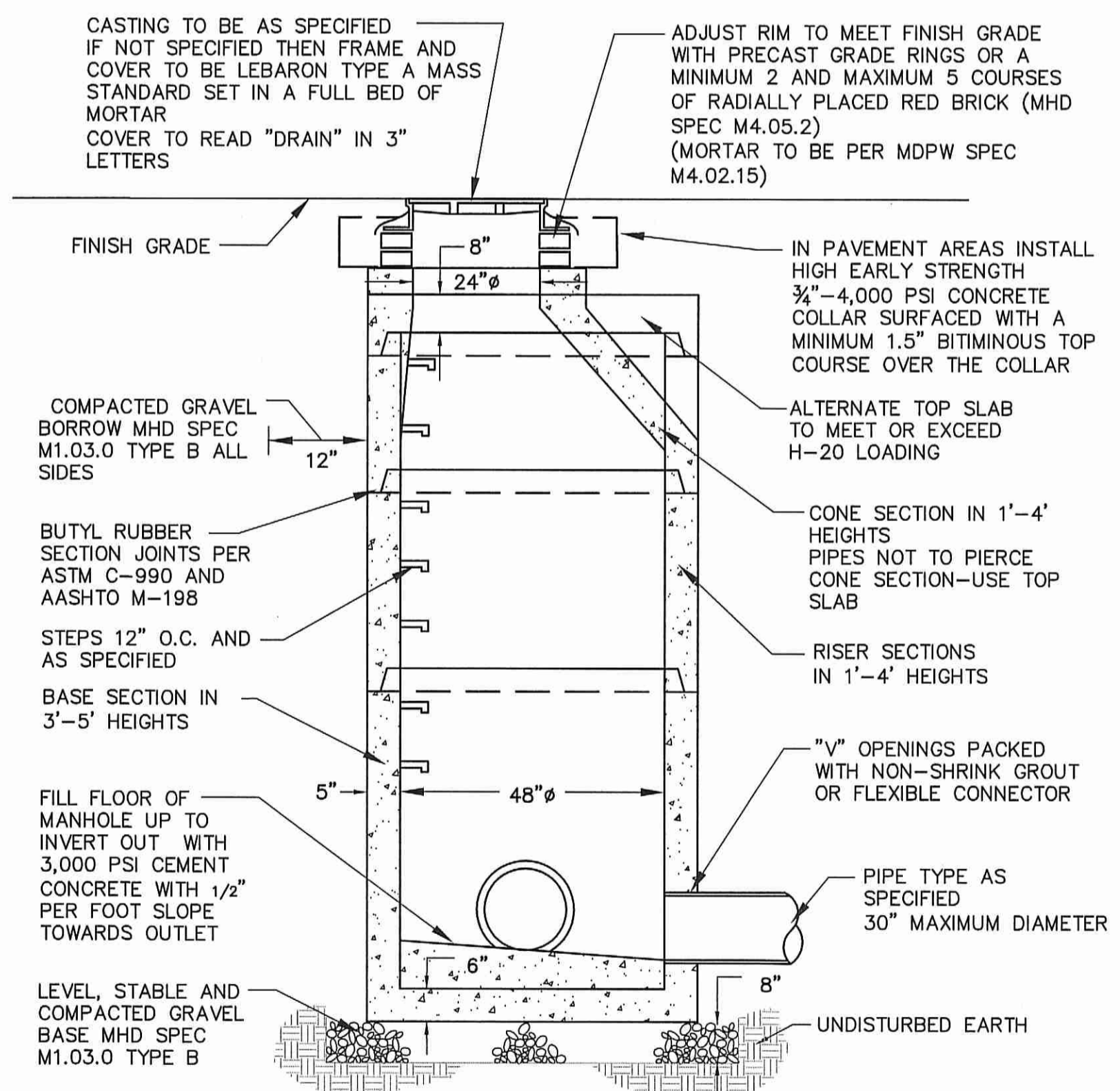


HYDROWORKS HYDRODOME HD4i DETAIL
N.T.S.



1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT
2. ALL COMPACTION TO A MINIMUM 95 PERCENT DRY DENSITY DETERMINED BY ASTM D1557 SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
3. ALL PRECAST TO MEET OR EXCEED ASTM C-478 AND AASHTO M 199 SPECIFICATIONS
4. REINFORCED STEEL TO MEET OR EXCEED ASTM A185 AND H-20 LOADING REQUIREMENTS
5. ALL PRECAST CONCRETE TO BE 4,000 PSI MINIMUM AND MEET ASTM C-478 (6.1)
6. ALL INTERIOR HOLES TO BE SEALED WITH NON-SHRINK GROUT

PRECAST CONCRETE CATCH BASIN DETAIL
N.T.S.



- NOTES:
1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT
2. ALL COMPACTION TO A MINIMUM 95 PERCENT DRY DENSITY DETERMINED BY ASTM D1557 SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
3. ALL PRECAST TO MEET OR EXCEED ASTM C-478 AND ASSHTO M 199 SPECIFICATIONS
4. REINFORCED STEEL TO MEET OR EXCEED ASTM A185 AND H-20 LOADING REQUIREMENTS
5. ALL PRECAST CONCRETE TO BE 4,000 PSI MINIMUM AND MEET ASTM C-478 (6.1)
6. IF NO STEPS ARE SPECIFIED THAN AS THE LOCAL MUNICIPALITY REQUIRES OR IF NO MUNICIPALITY REQUIREMENTS THEN COPOLYMER POLYPROPYLENE COATED REINFORCED PER ASTM C-478 AND OSHA (STD 1-1.9)
7. CONTRACTOR TO CONFIRM WITH CITY OR TOWN DPW THAT BRICK INVERTS ARE NOT A REQUIREMENT
8. FILL ALL INTERNAL AND EXTERNAL HOLES WITH NON-SHRINK GROUT

PRECAST CONCRETE DRAIN MANHOLE DETAIL
N.T.S.

No.	Date	Revision



Drawn By: JLL
Designed By: JLL
Checked By: JLL

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5

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