

_____ FOR _____
DMG INVESTMENTS, LLC

LOCATION OF SITE:
201 & 205 WEST MAIN STREET,
TOWN OF AYER,
MIDDLESEX COUNTY, MASSACHUSETTS
MAP #32, LOT #14 & 15

EXISTING CONDITIONS SURVEY:
FELDMAN LAND SURVEYORS
102 HAMDEN STREET
BOSTON, MA 02119
DATE: 09/08/2022
REVISED: 09/16/2022

GEOTECHNICAL INVESTIGATION REPORT:
GEOTECHNICAL PARTNERSHIP, INC.
354 ASHBURNHAM STREET
FITCHBURG, MA 01420
DATE: 11/30/2022

FIRST FLOOR CONSTRUCTION PLAN OVERALL:
BERGMAYER ASSOCIATES, INC.
51 SLEEPER STREET 6TH FLOOR
BOSTON MA, 02210
DATE: 02/17/2023

LANDSCAPE PHOTOGRAPHIC PLAN:
MICHAEL D'ANGELO LANDSCAPE
ARCHITECTURE LLC
840 SUMMER STREET, SUITE 201A
BOSTON, MA 02127
DATE RECEIVED: 08/06/2023

TRAFFIC IMPACT STUDY:
MCMAHON ASSOCIATES
210 WASHINGTON STREET, 4TH FLOOR
BOSTON, MA 02109
DATE: 06/2023

LANDSCAPE PLANTING AND LIGHTING PLAN:
MICHAEL D'ANGELO LANDSCAPE
ARCHITECTURE LLC
840 WASHINGTON STREET, SUITE 201A
BOSTON, MA 02127
DATE RECEIVED: 08/06/2023

WETLANDS BORDER REPORT:
GODDARD CONSULTING LLC
291 MAIN STREET, SUITE 8
NORFOLK, MA 01932
DATE: 09/09/2022



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PROJECT:

FOR

**DMG
INVESTMENTS, LLC**

PROPOSED
WEST AYER VILLAGE
MIXED USE RESIDENTIAL
DEVELOPMENT

MAP: 32 LOT: 14 & 15
201 & 205 WEST MAIN STREET,
TOWN OF AYER,
MIDDLESEX COUNTY,
MASSACHUSETTS

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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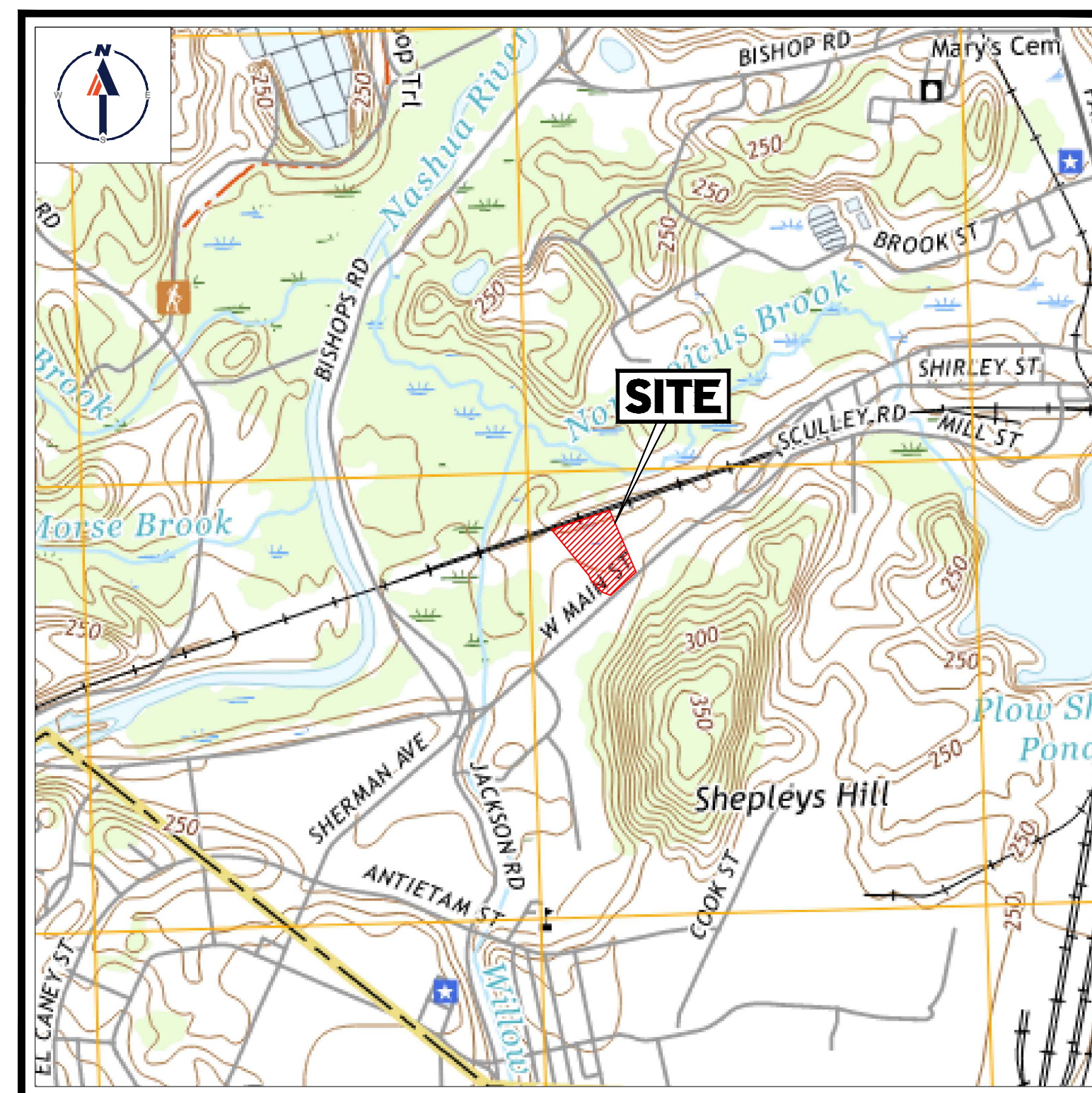


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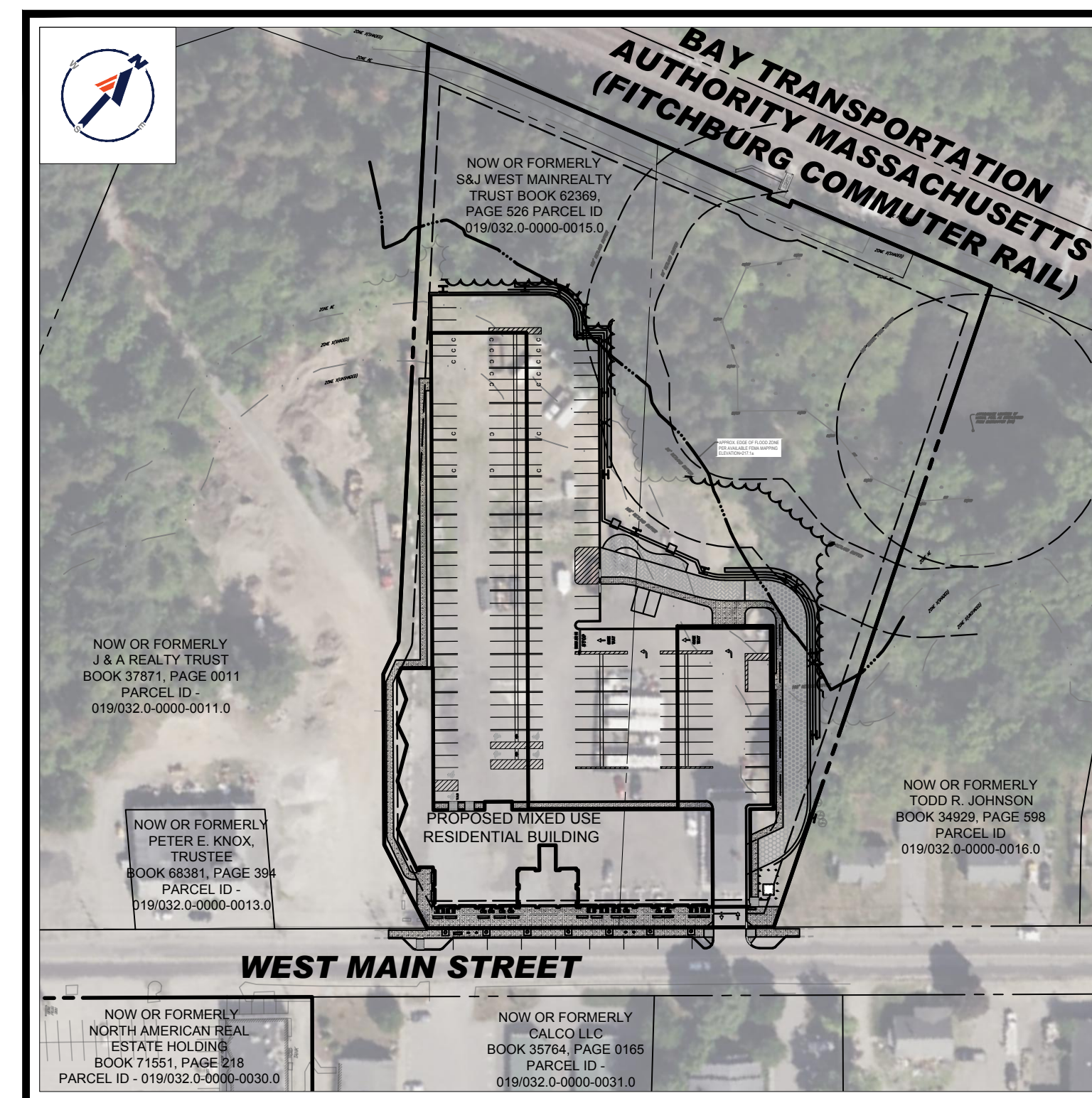
SHEET NUMBER:

C-101

REVISION 2 - 06/07/2023

**USGS MAP**

SCALE: 1" = 1,000'
SOURCE: AYER MASSACHUSETTS
USGS QUADRANGLE



SITE MAP

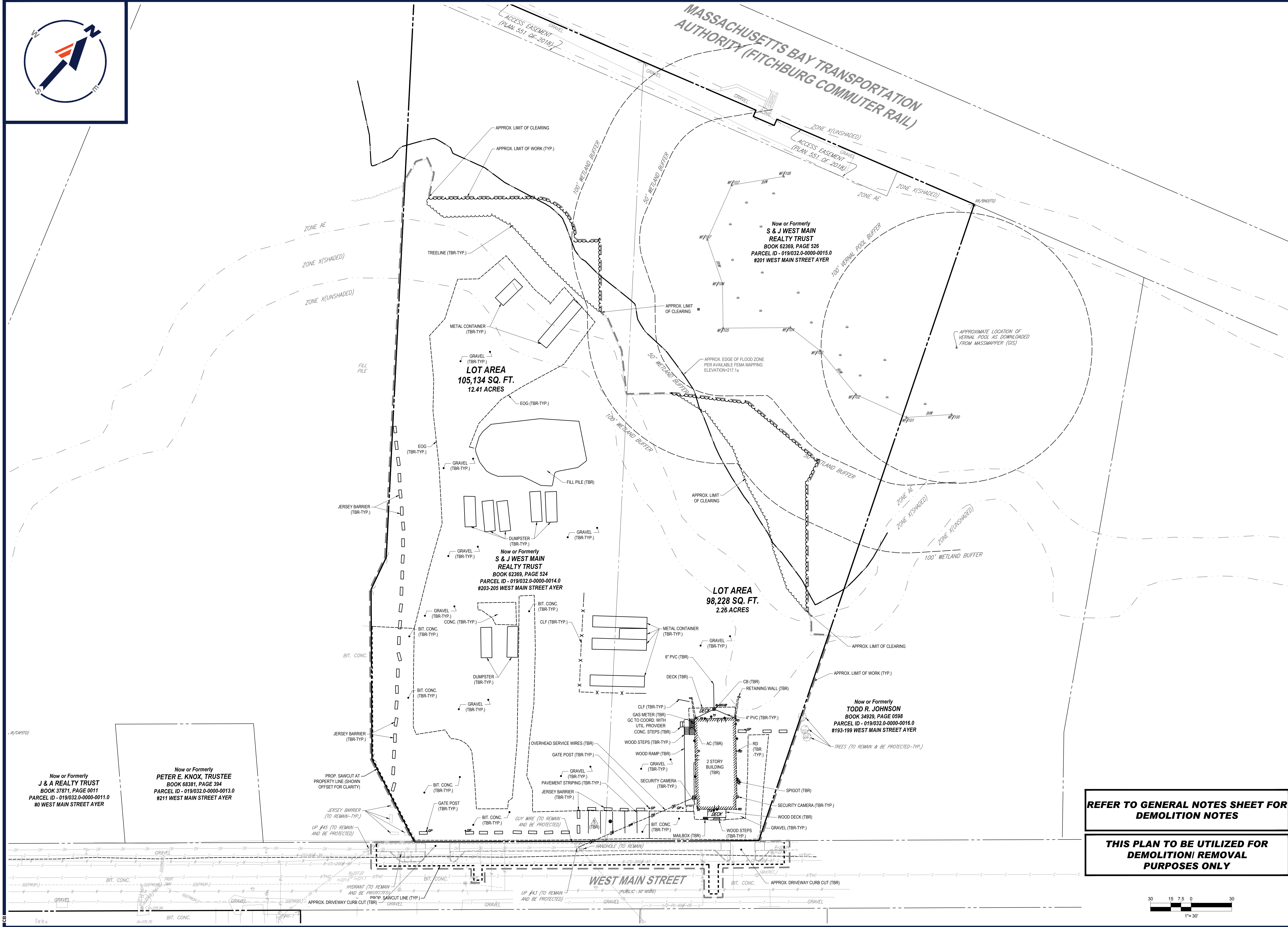
SCALE: 1" = 100'
SOURCE: BING AERIAL IMAGERY

PREPARED BY

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DRAWING SHEET INDEX

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CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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SUSTAINABLE DESIGN
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REVISIONS

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PROJECT No.:	MAA220121.00
DRAWN BY:	CPB
CHECKED BY:	DG/LMD
DATE:	01/30/2023
CAD I.D.:	MAA220121.00-SPPD-2B

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

- FOR -

**DMG
INVESTMENTS, LLC**

**PROPOSED
WEST AYER VILLAGE
MIXED USE RESIDENTIAL
DEVELOPMENT**

MAP: 32 LOT: 14 & 15
201 & 205 WEST MAIN STREET,
TOWN OF AYER,
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MASSACHUSETTS

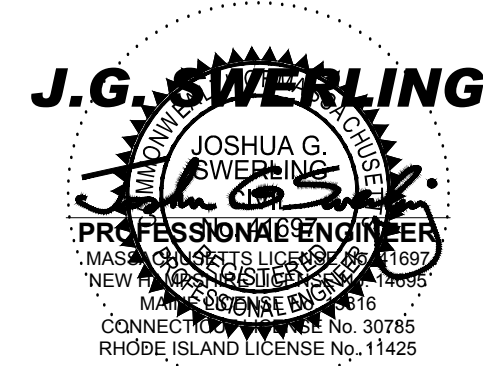
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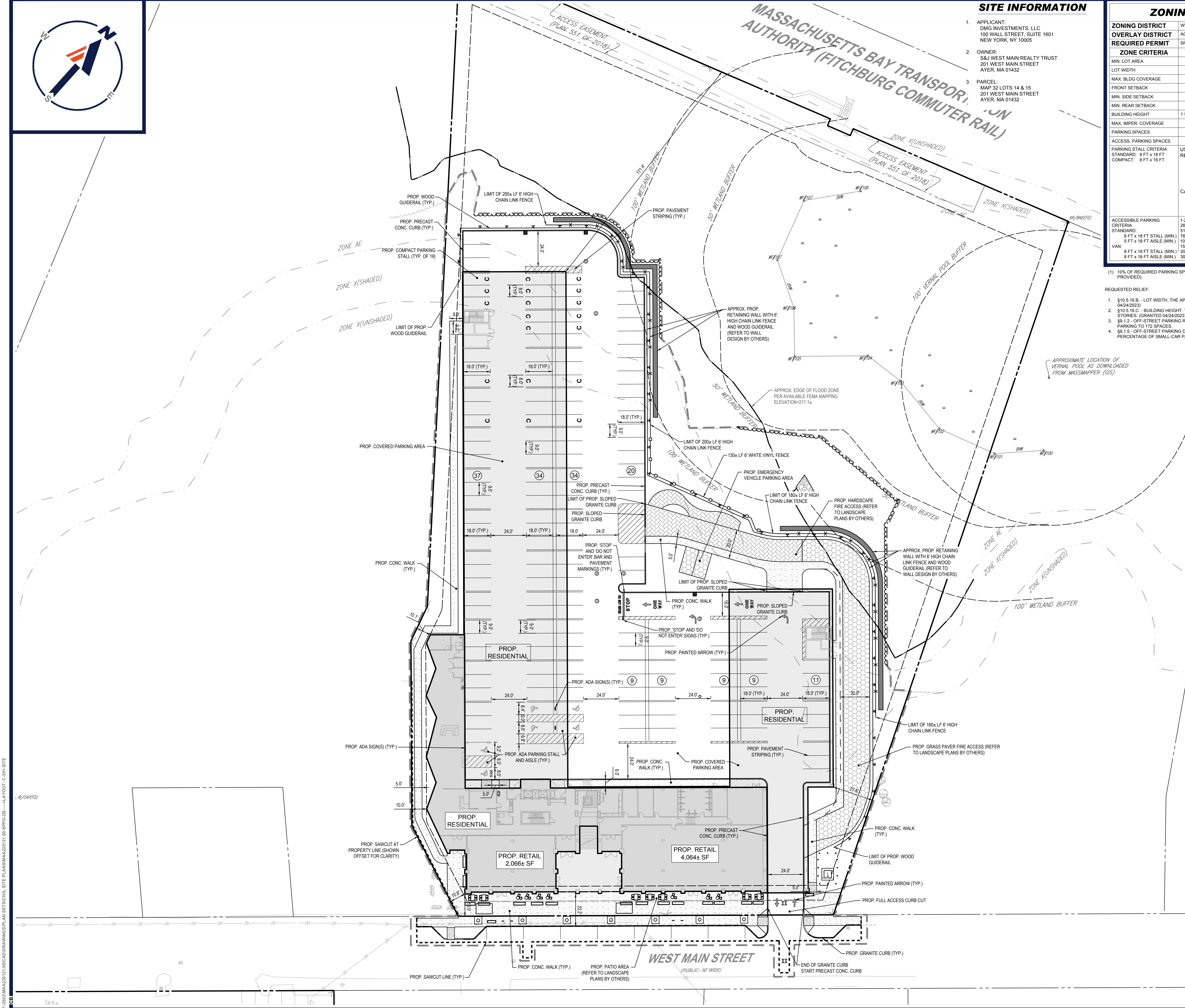
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 2 - 06/07/2023



SITE INFORMATION

1. APPLICANT:
DMG INVESTMENTS, LLC
100 WALL STREET, SUITE 1601
NEW YORK, NY 10005
2. OWNER:
S&J WEST MAIN REALTY TRUST
201 WEST MAIN STREET
AYER, MA 01432
3. PARCEL:
MAP 32 LOTS 14 & 15
201 WEST MAIN STREET
AYER, MA 01432

ZONING ANALYSIS TABLE

ZONING DISTRICT		WEST AYER VILLAGE (VILLAGE CORE & VILLAGE STREET ZONES)		N/A - NOT APPLICABLE
OVERLAY DISTRICT		AQUIFER PROTECTION OVERLAY DISTRICT		N/S - NOT SPECIFIED
REQUIRED PERMIT		SPECIAL PERMIT FROM PLANNING BOARD REQUIRED FOR GREATER THAN 15% PROP. IMPERVIOUS AREA		(V) - VARIANCE REQUESTED
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED	(W) - WAIVER REQUESTED
MIN. LOT AREA	N/S	203,382 SF	NO CHANGE	(E) - EXIST. NON-COMFORMANCE
LOT WIDTH	60 FT (MIN.) / 192 FT (MAX.)	254.1 FT (E)	NO CHANGE (V)	
MAX. BLDG. COVERAGE	60%	1.0%	26.3%	
FRONT SETBACK	10 FT (MIN.) / 20 FT (MAX.)	23.2 FT (E)	15.0 FT	
MIN. SIDE SETBACK	10 FT	23.4 FT	10.0 FT	
MIN. REAR SETBACK	25 FT	417.1 FT	165.9 FT	
BUILDING HEIGHT	1 STORY (MIN.) / 3 STORIES (MAX.)	2 STORIES	4 STORIES (V)	
MAX. IMPER. COVERAGE	N/S	8.6%	46.0%	
PARKING SPACES	289	5	172 (V) (1)	
ACCESS. PARKING SPACES	6	N/A	6	
PARKING STALL CRITERIA	USE/CATEGORY: RETAIL, RESIDENTIAL	MIN. 3 SPACES PER 1,000 SF GFA		
STANDARD: 9 FT x 18 FT	REQUIRED PARKING: RETAIL:	MAX. 1 SPACE PER 200 SF GFA		
COMPACT: 8 FT x 16 FT	RESIDENTIAL:	1 SPACE PER STUDIO UNIT		
		1.5 SPACES PER ONE BEDROOM UNIT		
		2 SPACES PER 2+ BEDROOM UNIT		
		PLUS 5% ADDITIONAL SPACES FOR VISITOR PARKING		
	CALCULATION:	RESIDENTIAL: (APPROX. 21 STUDIO UNITS X 1 SPACE/UNIT) + APPROX. 125 1-BEDROOM UNITS X (1.5 SPACES/UNIT) + APPROX. 24 2+ BEDROOM UNITS (2 SPACES/UNIT) X 1.05 = 270 SPACES		
		RETAIL: 6,130± SF X (3 SPACES/1,000 SF) = 19 SPACES		
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES		
STANDARD: 9 FT x 18 FT STALL (MIN.)	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	501-1,000 SPACES = MIN. 2% OF TOTAL		
	51-75 SPACES = 3 MIN. ACCESSIBLE SPACES	1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000		
	76-100 SPACES = 4 MIN. ACCESSIBLE SPACES			
	101-150 SPACES = 5 MIN. ACCESSIBLE SPACES			
	151-200 SPACES = 6 MIN. ACCESSIBLE SPACES			
	201-300 SPACES = 7 MIN. ACCESSIBLE SPACES			
	301-400 SPACES = 8 MIN. ACCESSIBLE SPACES			
VAN:	8 FT x 18 FT STALL (MIN.)	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		
	8 FT x 18 FT AISLE (MIN.)			

- (1) 10% OF REQUIRED PARKING SPACES MAY BE COMPACT SPACES (8 FT x 16 FT) IN PARKING AREAS EXCEEDING 50 SPACES (12% PROVIDED).
- REQUESTED RELIEF:
1. §10.5.16.B - LOT WIDTH. THE APPLICANT IS REQUESTING RELIEF TO INCREASE THE MAXIMUM LOT WIDTH TO 254.1 FT. (GRANTED 04/24/2023)
 2. §10.5.16.C - BUILDING HEIGHT. THE APPLICANT IS REQUESTING RELIEF TO INCREASE THE MAXIMUM BUILDING HEIGHT TO FOUR (4) STORIES. (GRANTED 04/24/2023)
 3. §9.1.2 - OFF-STREET PARKING REQUIREMENTS. THE APPLICANT IS REQUESTING RELIEF TO REDUCE THE REQUIRED OFF-STREET PARKING TO 172 SPACES.
 4. §9.1.5 - OFF-STREET PARKING DESIGN STANDARDS. THE APPLICANT REQUESTING RELIEF TO INCREASE THE MAXIMUM PERCENTAGE OF SMALL-CAR PARKING SPACES TO 12%.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	02/14/2023	REVISED BUILDING FOOTPRINT	CPB
2	06/07/2023	REVISED FOR SITE PLAN REVIEW	CPB



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PROJECT No.: MAA220121.00
DRAWN BY: CPB
CHECKED BY: DGLMD
DATE: 01/30/2023
CAD ID: MAA220121.00-SPDP-2B

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

DMG INVESTMENTS, LLC

PROPOSED WEST AYER VILLAGE MIXED USE RESIDENTIAL DEVELOPMENT

MAP: 32 LOT: 14 & 15
201 & 205 WEST MAIN STREET,
TOWN OF AYER,
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MASSACHUSETTS

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SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

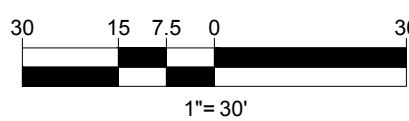
C-301

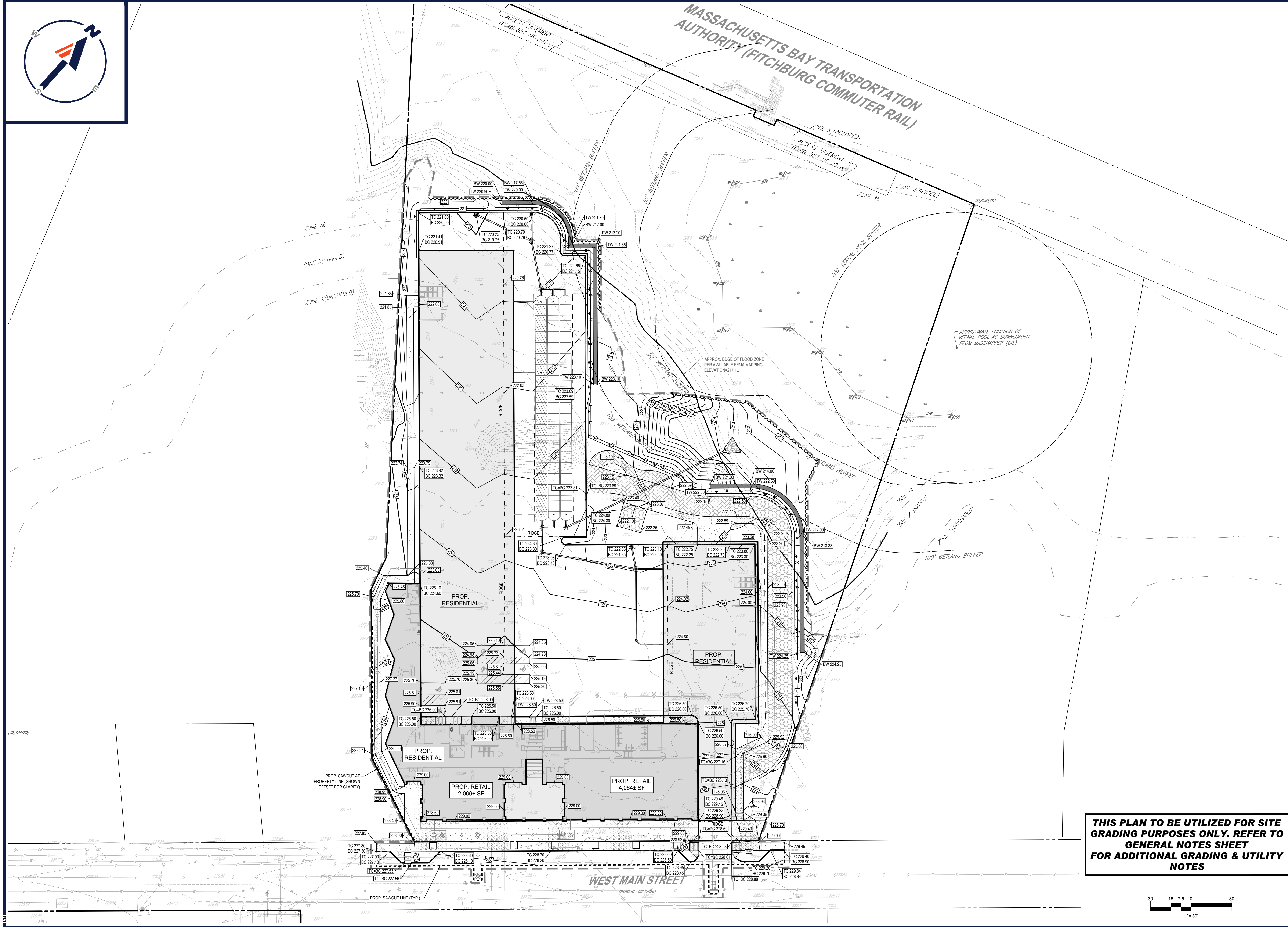
REVISION 2 - 06/07/2023

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

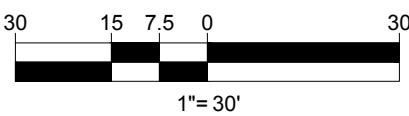
MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES





**THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY. REFER TO
GENERAL NOTES SHEET
FOR ADDITIONAL GRADING & UTILITY
NOTES**

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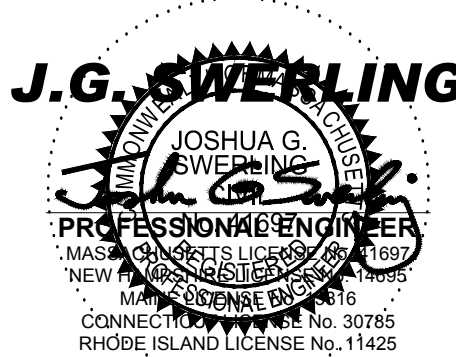
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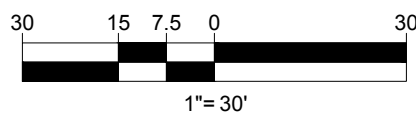
SHEET TITLE:

GRADING PLAN

SHEET NUMBER

C-401

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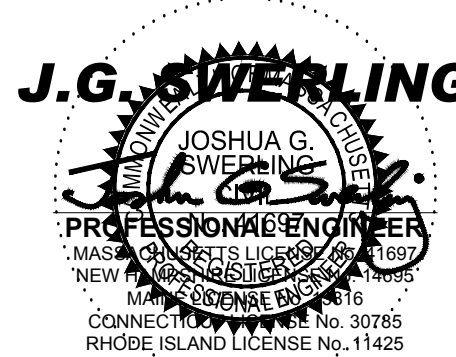
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**PROPOSED
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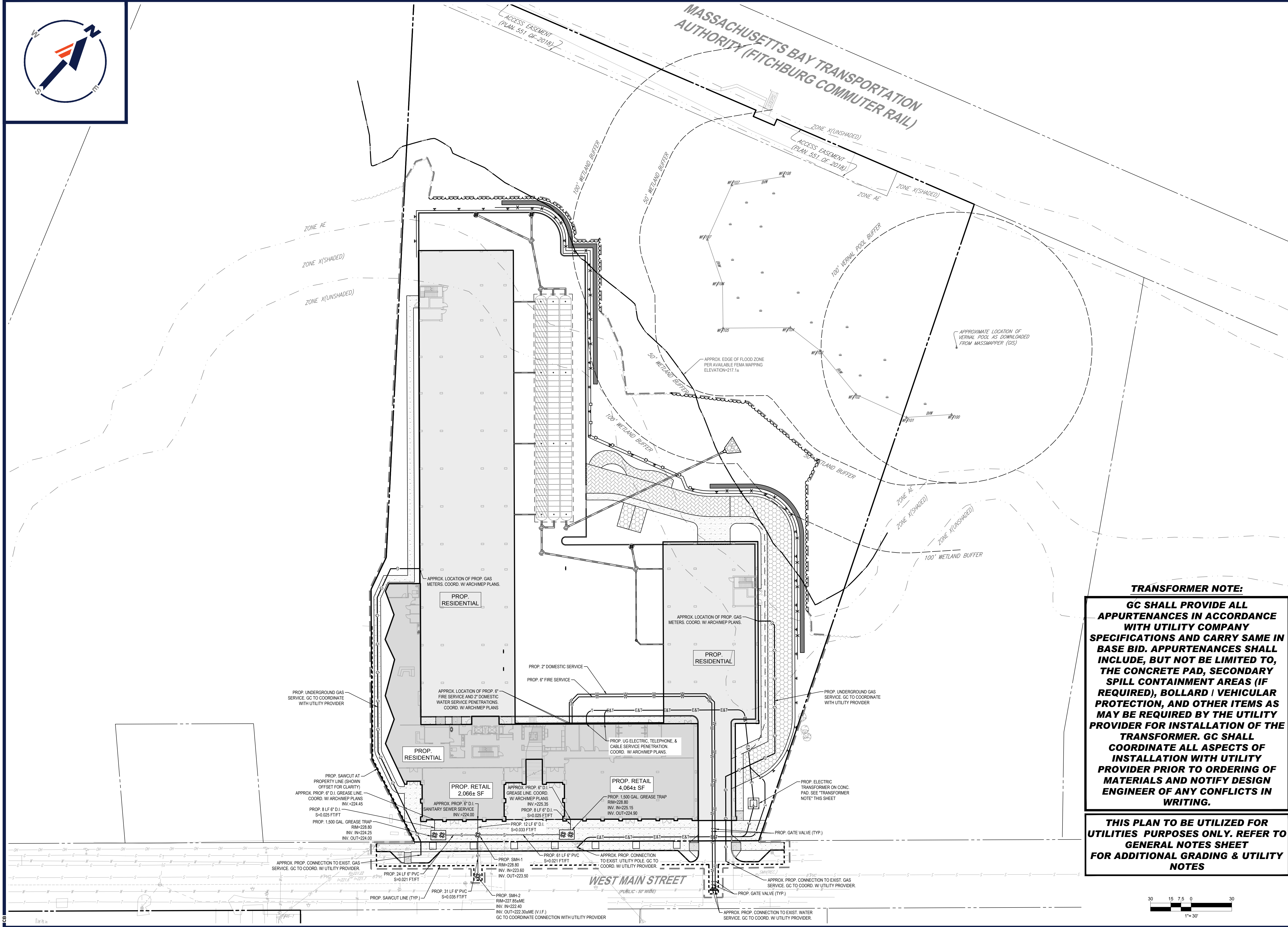


SHEET TITLE:

SHEET NUMBER:

C-402

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CIVIL AND CONSULTING ENGINEERING
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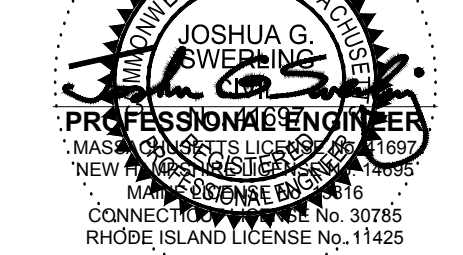
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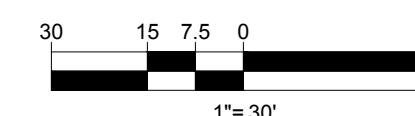
UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 2 - 06/07/2023

P:\2022\MAA220121.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220121.00-SPPD-2B----->LAYOUT: C-501-UTIL



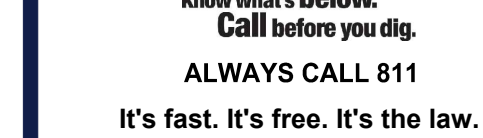
SHEET TITLE:

***SOIL EROSION
& SEDIMENT
CONTROL PLAN***

SHEET NUMBER:

C-601

REVISION 2 - 06/07/2023



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INVESTMENTS, LLC

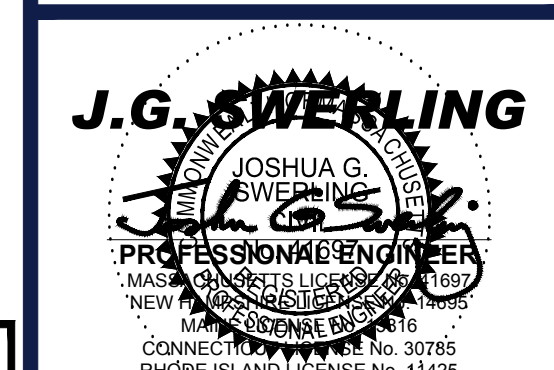
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SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: _____

C-601

REVISION 2 - 06/07/2023

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY AND ALL OR SNOW MELT OR WHEN NO LONGER SERVICABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
- 10.1. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
- 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT, APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
- 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS; SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOO MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOO ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
- 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION PROTECTED AREA	MULCH STRAW	MULCH RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

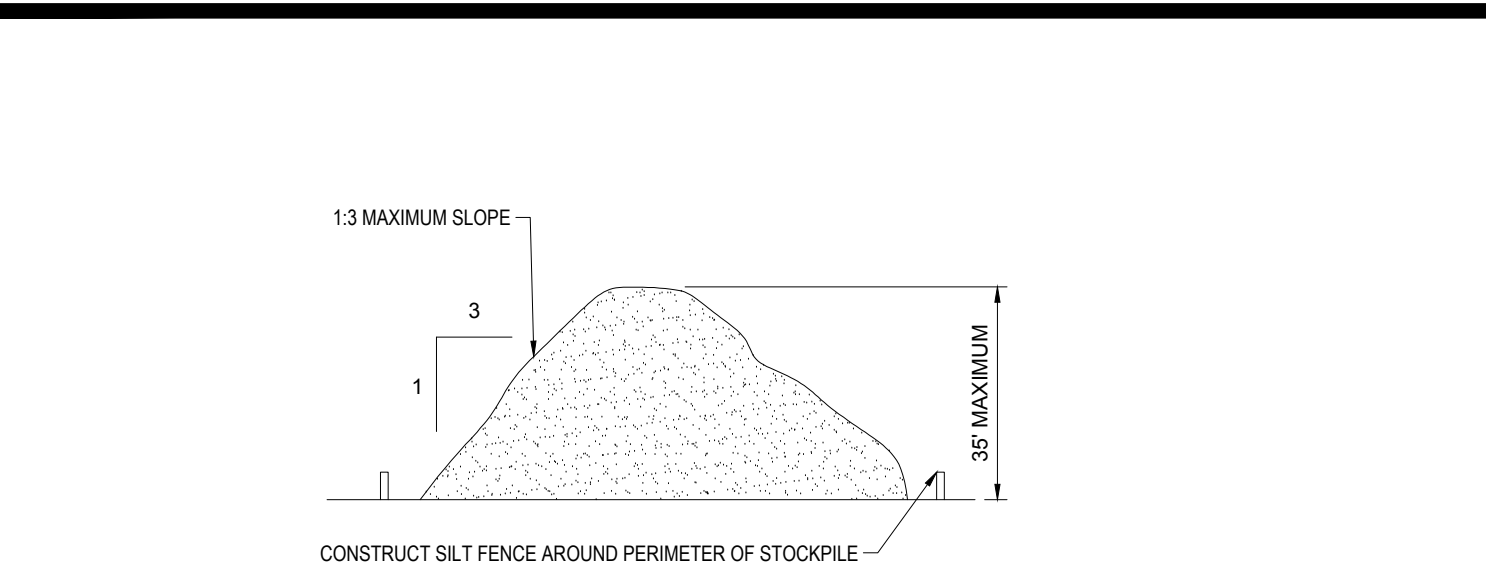
* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SO, YD/BLCK), MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

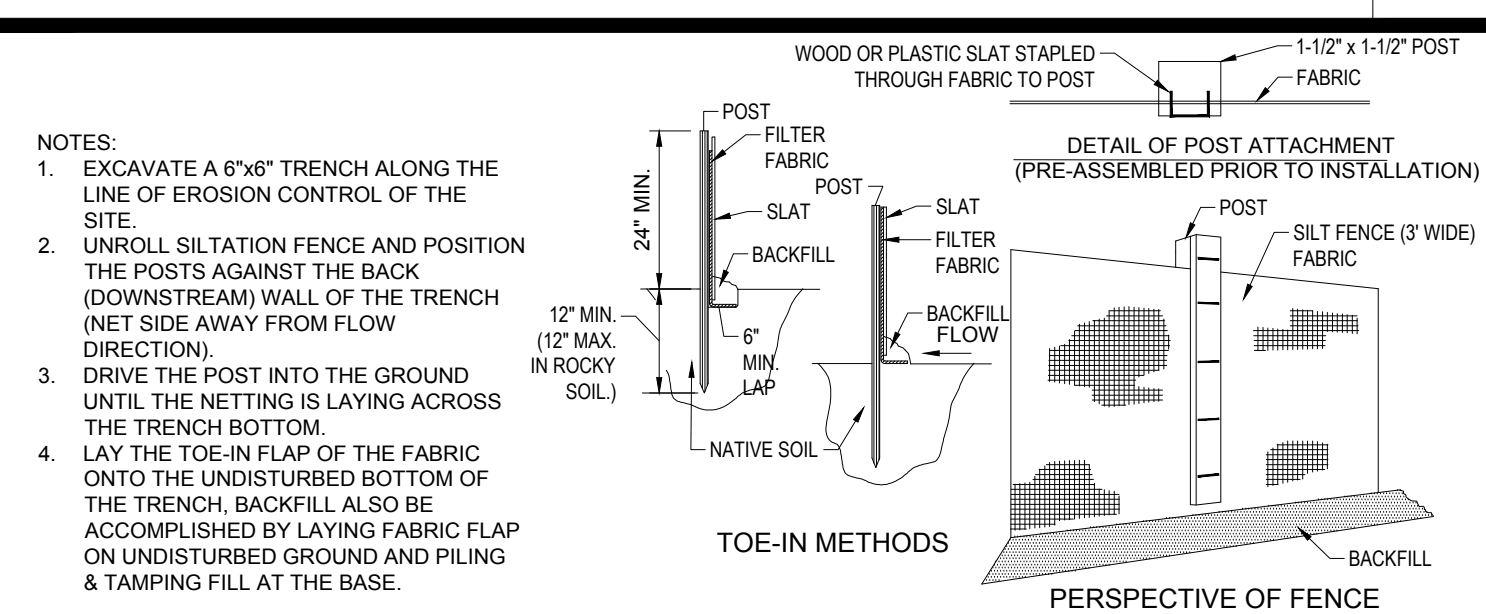
15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- 15.1. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE SOIL SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
16. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
17. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
22. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
23. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
24. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
26. MULCHING REQUIREMENTS:
- 26.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
- 26.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
- 26.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

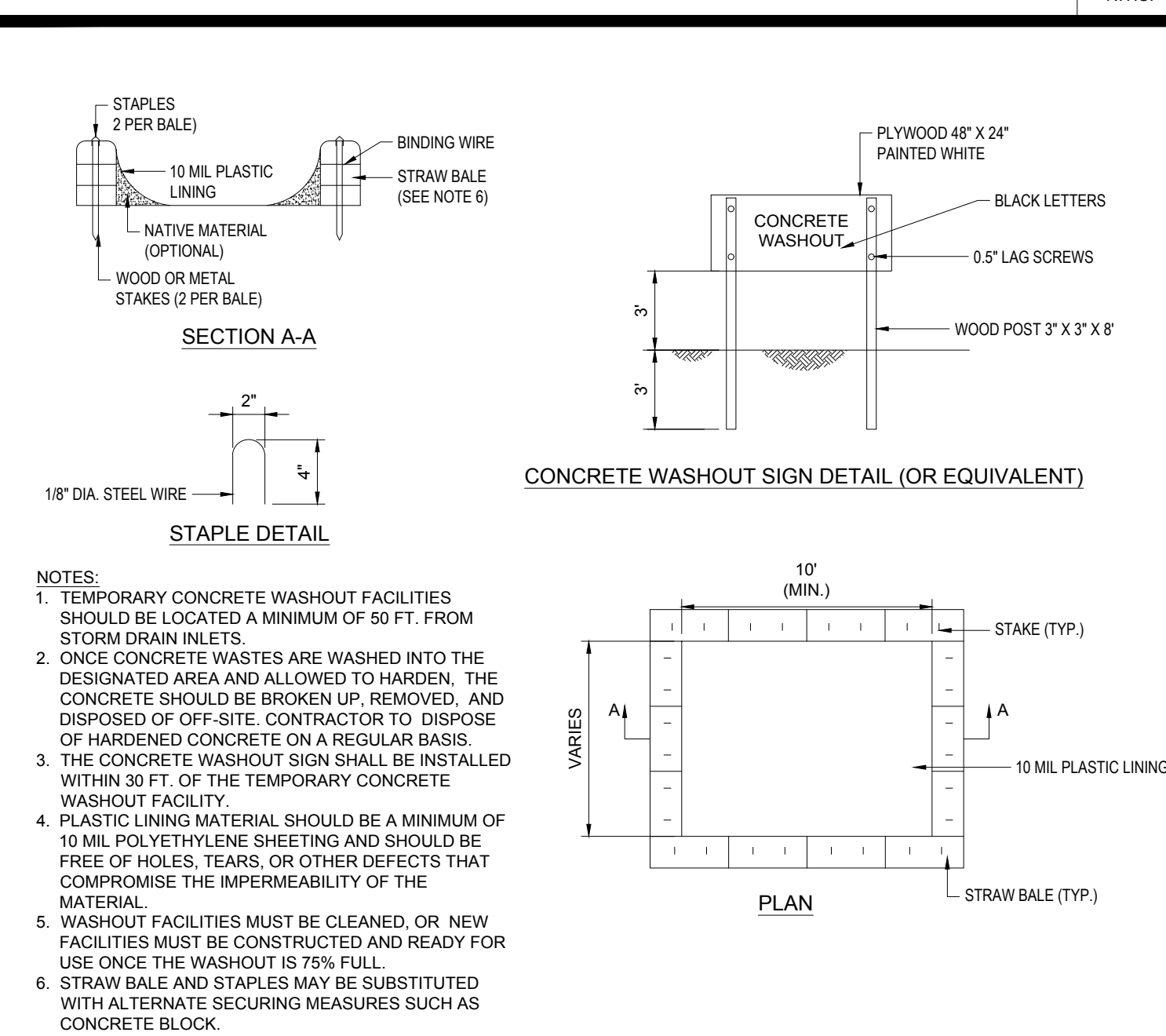
1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 2.99 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
- A. STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON SITE.
- B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
- C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.



TEMPORARY STOCKPILE



TYP. SILTATION FENCE

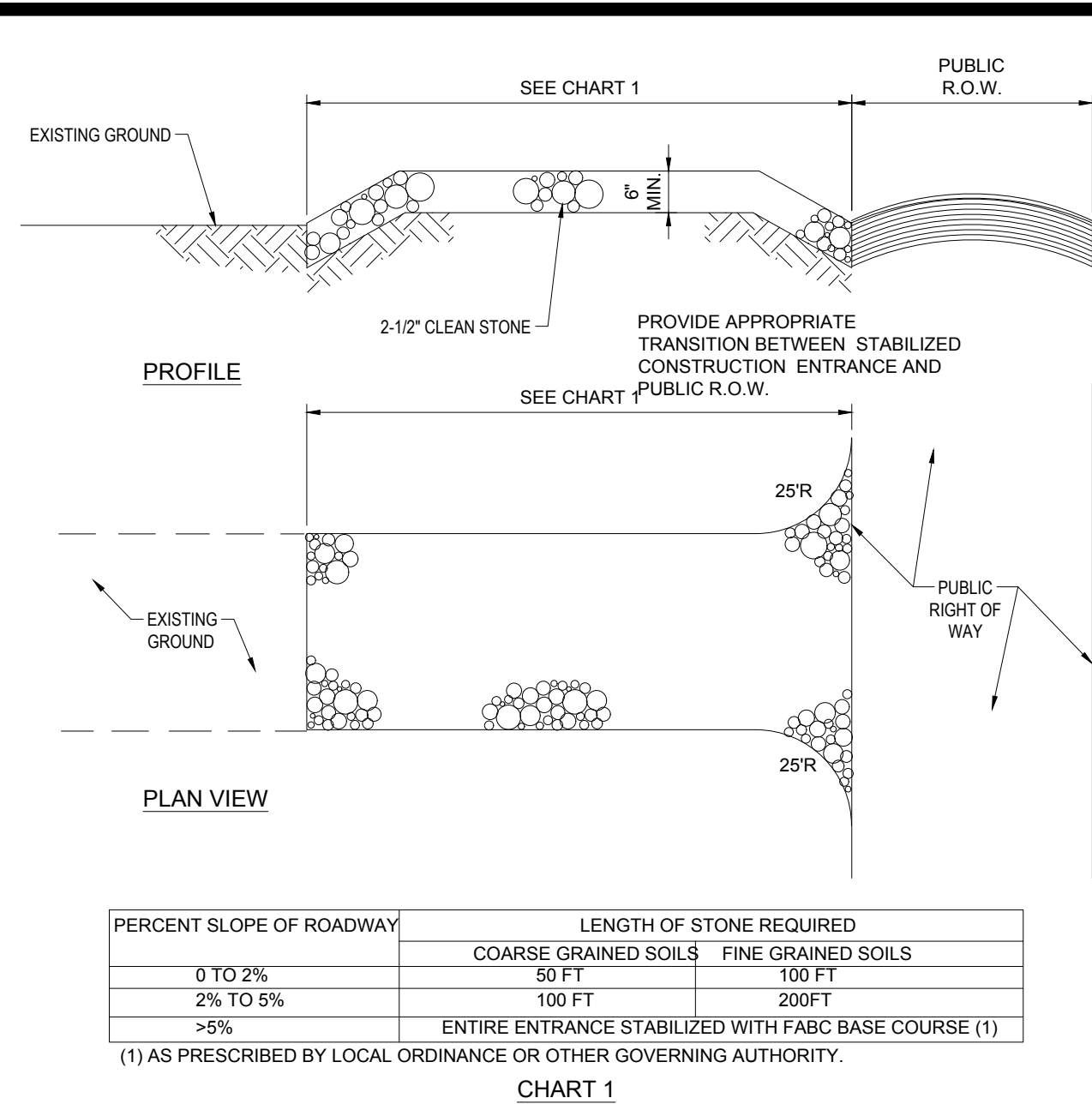


CONCRETE WASTE MANAGEMENT AREA

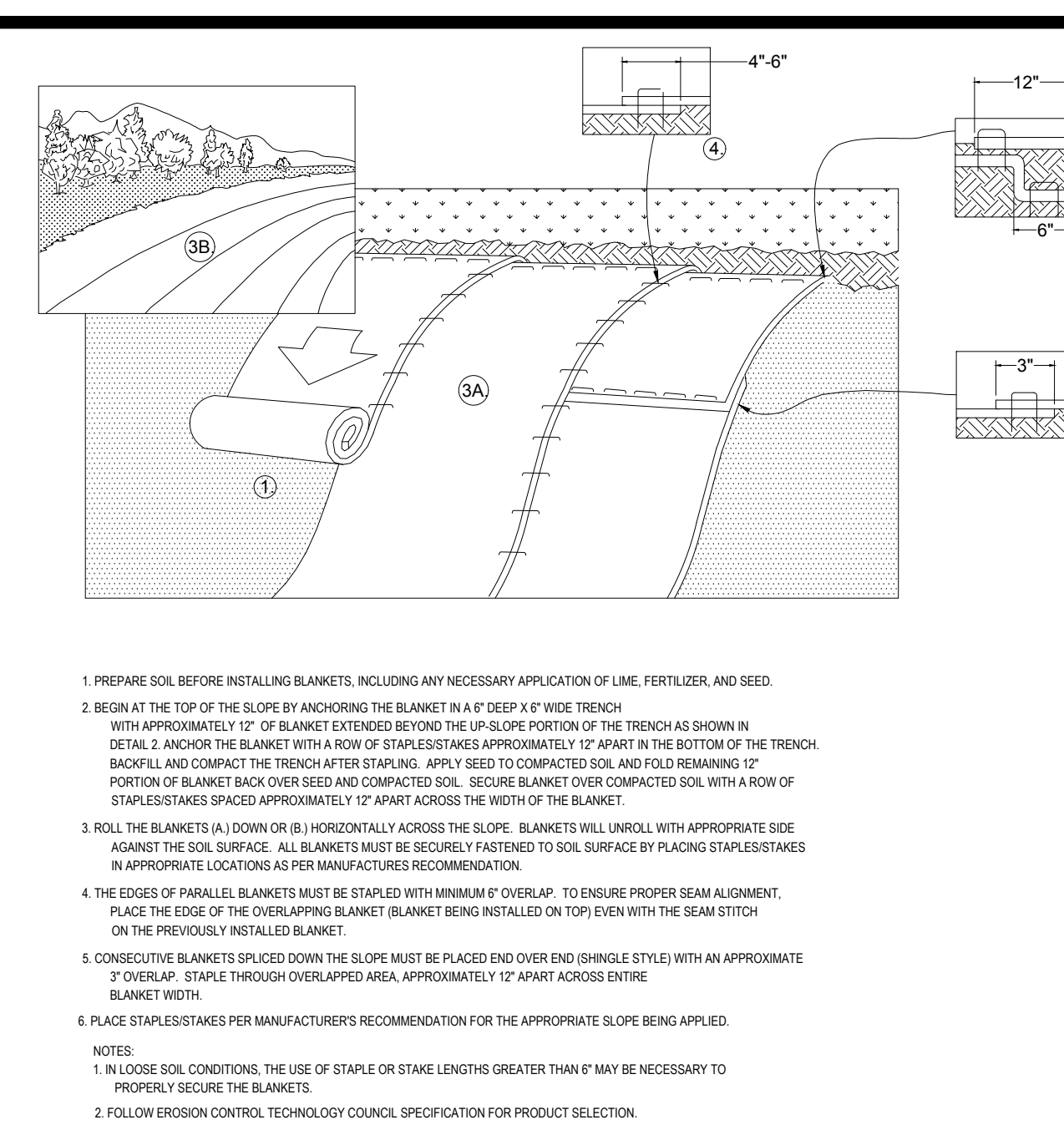
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6\"/>
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

RECOMMENDED CONSTRUCTION SEQUENCE

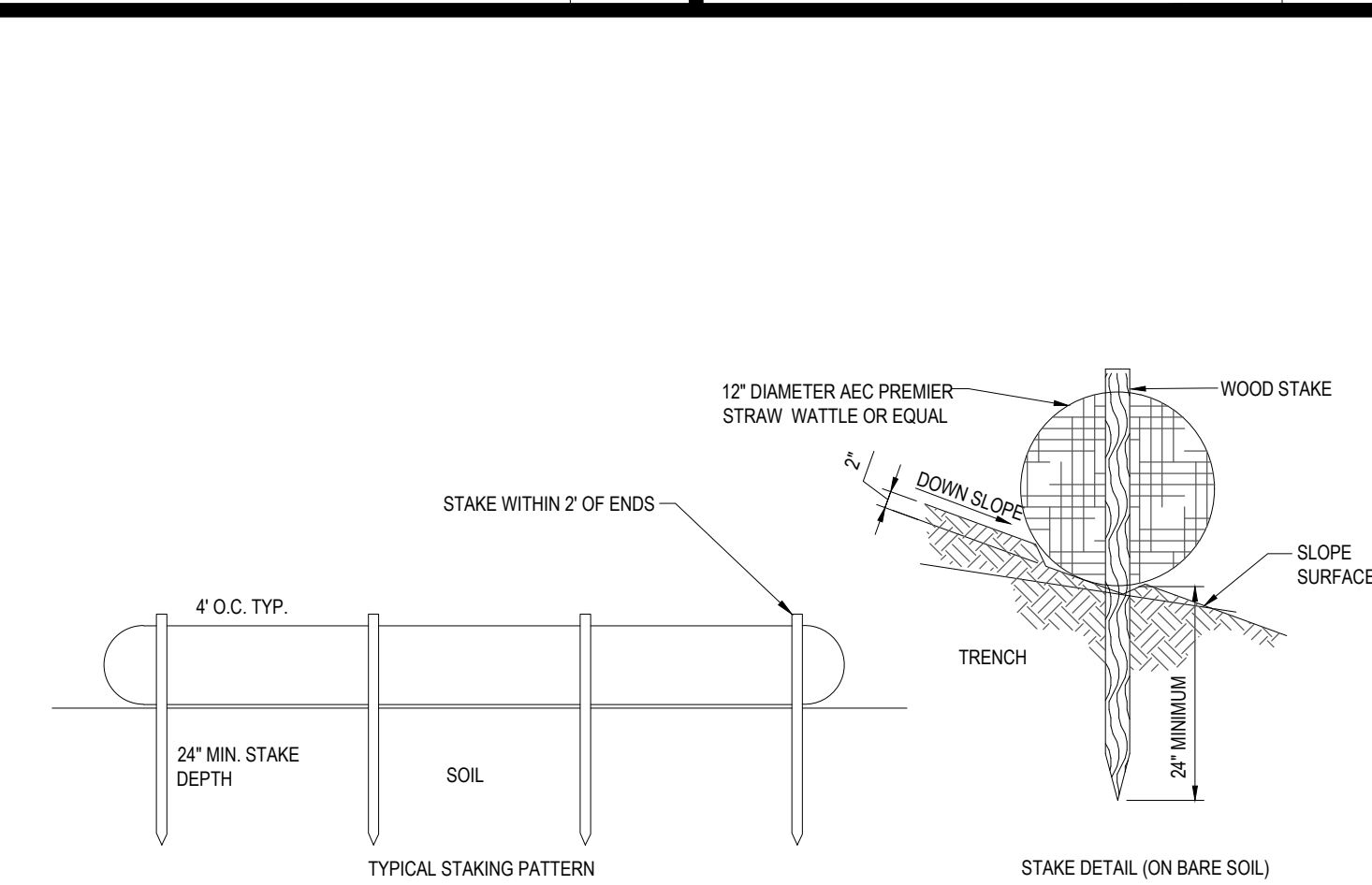


STABILIZED CONSTRUCTION ENTRANCE

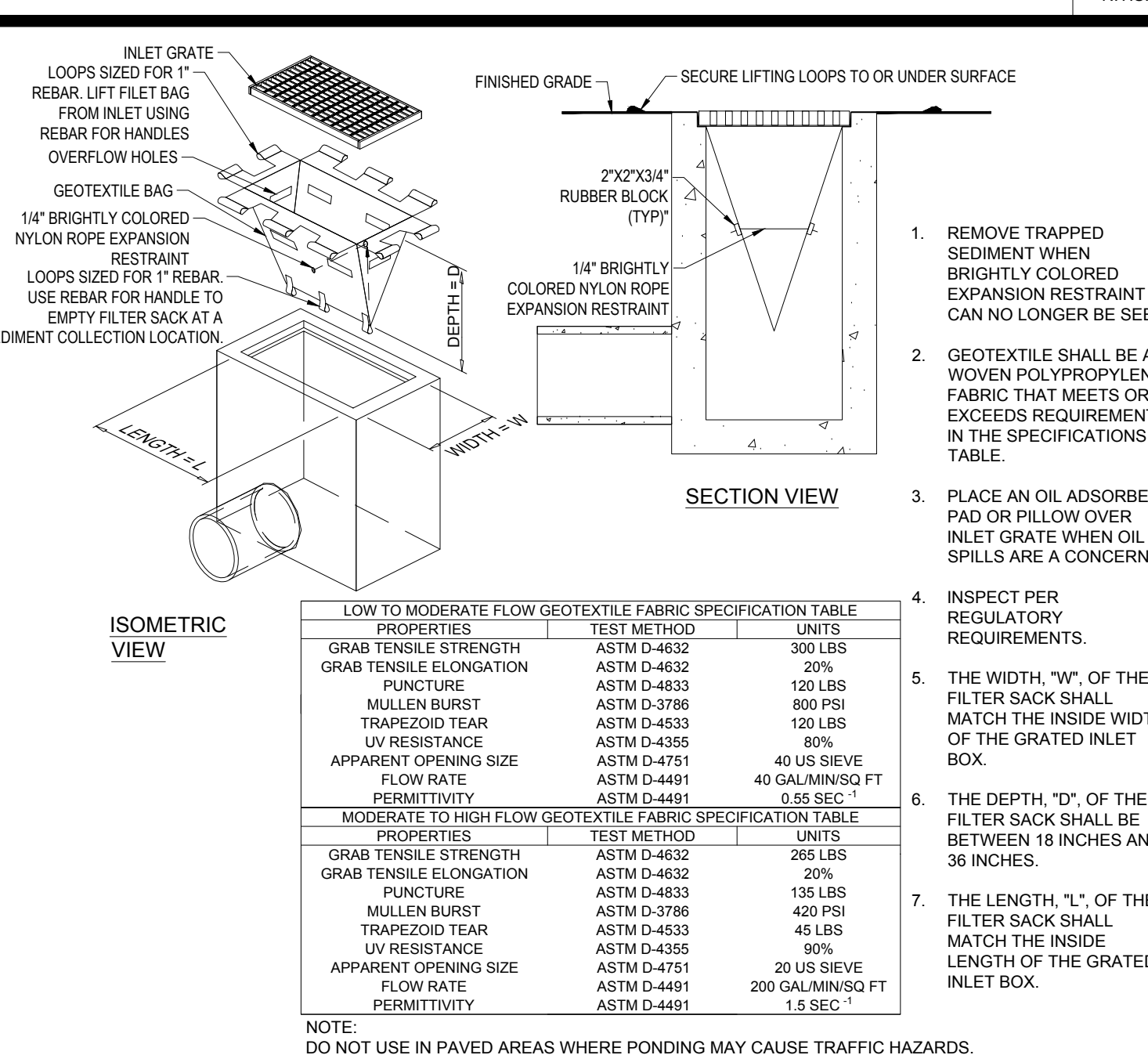


EROSION CONTROL BLANKET 2:1 SLOPES (SLOPE INSTALLATION)

TREE PROTECTION DURING CONSTRUCTION



12\"/>



FILTER SACKS (GRADED INLETS)

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REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	02/14/2023	REVISED BUILDING FOOTPRINT	CPB
2	06/07/2023	REVISED FOR SITE PLAN REVIEW	DEG



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PROJECT No.: MAA220121.00
DRAWN BY: CPB
CHECKED BY: DGL/MD
DATE: 01/30/2023
CAD ID: MAA220121.00-SPFD-2B

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

DMG INVESTMENTS, LLC

PROPOSED WEST AYER VILLAGE MIXED USE RESIDENTIAL DEVELOPMENT

MAP: 32 LOT: 14 & 15
201 & 205 WEST MAIN STREET, TOWN OF AYER, MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER TM

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J.G. SWEHLING

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 30785
NEW HAMPSHIRE LICENSE NO. 11425
CONNECTICUT LICENSE NO. 30785
RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

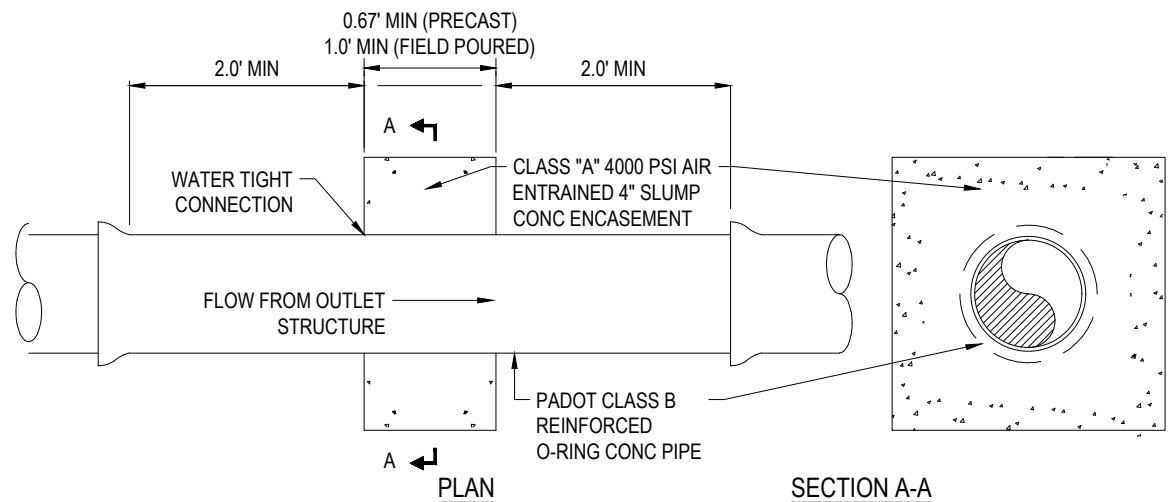
SHEET NUMBER:

C-602

REVISION 2 - 06/07/2023

P:\0222\MAA220121.00\CADD\DRAWINGS\PLAN SET\BOHLER SITE\MAA220121.00-SPPD-2B-----LAYOUT C-903.DETL

CS



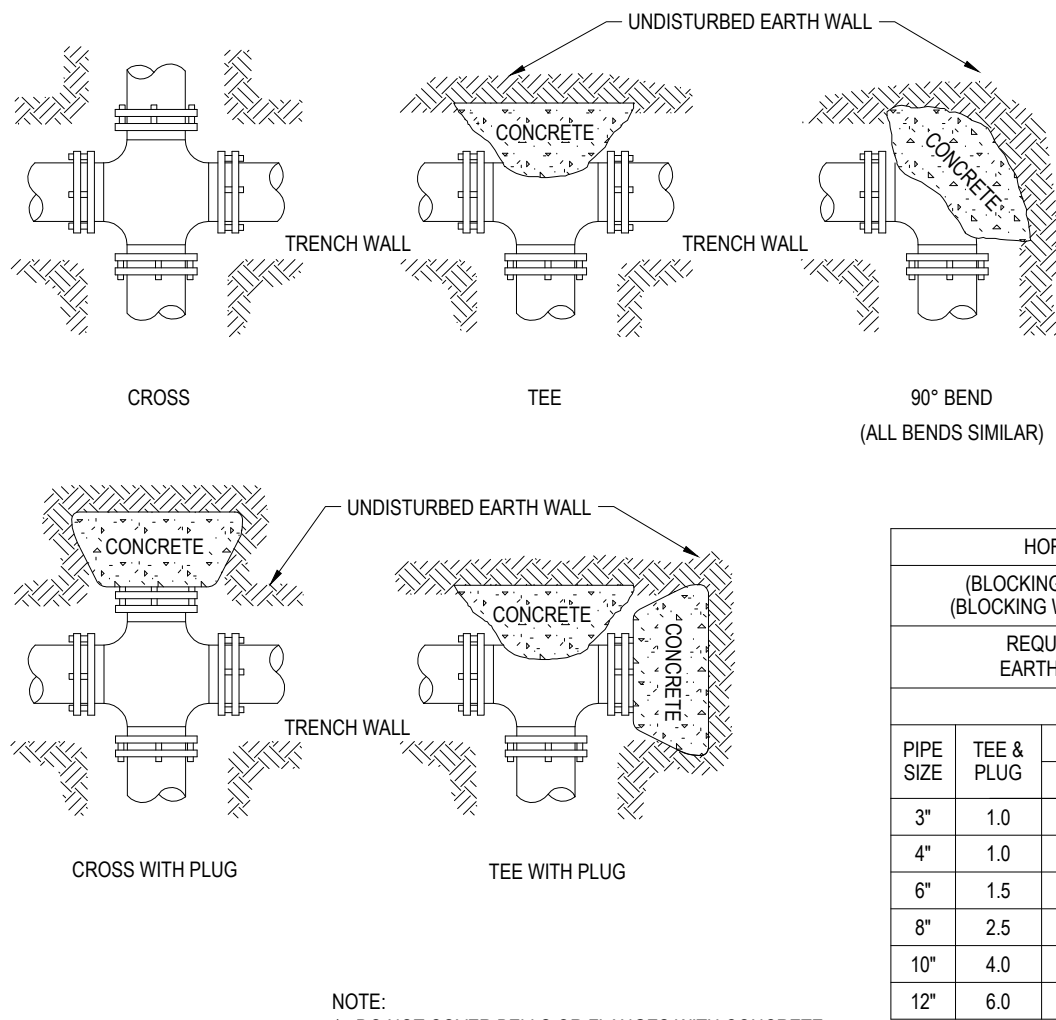
NOTE:
FIELD POURED COLLARS SHALL HAVE A MINIMUM THICKNESS OF TWELVE (12) INCHES.
COLLARS MAY NOT BE INSTALLED WITHIN TWO (2) FEET OF PIPE JOINTS.

ANTI-SEEP COLLAR

N.T.S.

GATE VALVE

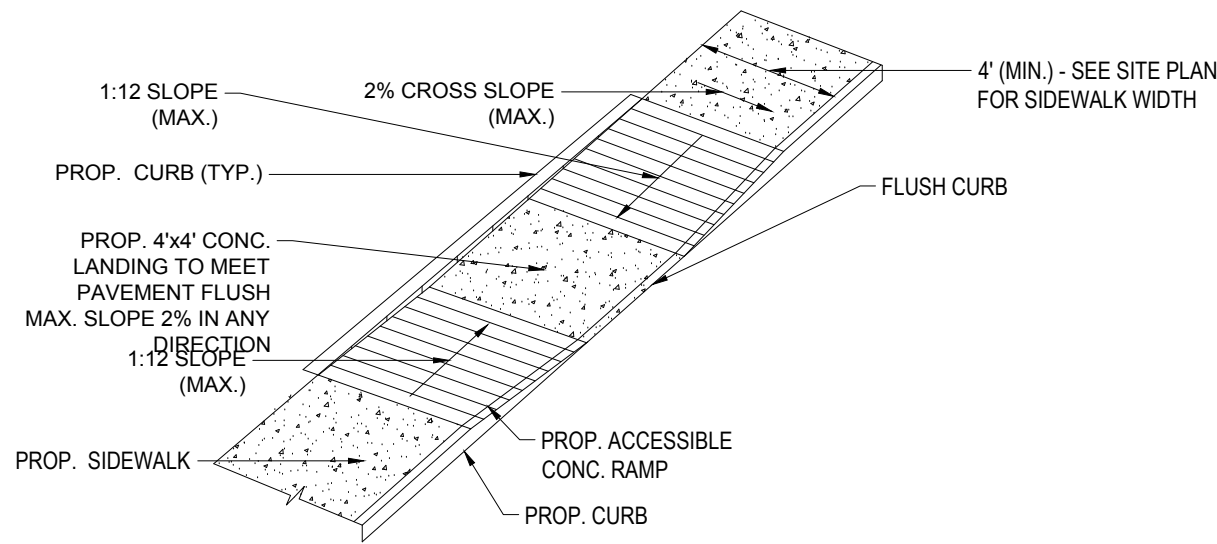
N.T.S.



NOTE:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB/SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

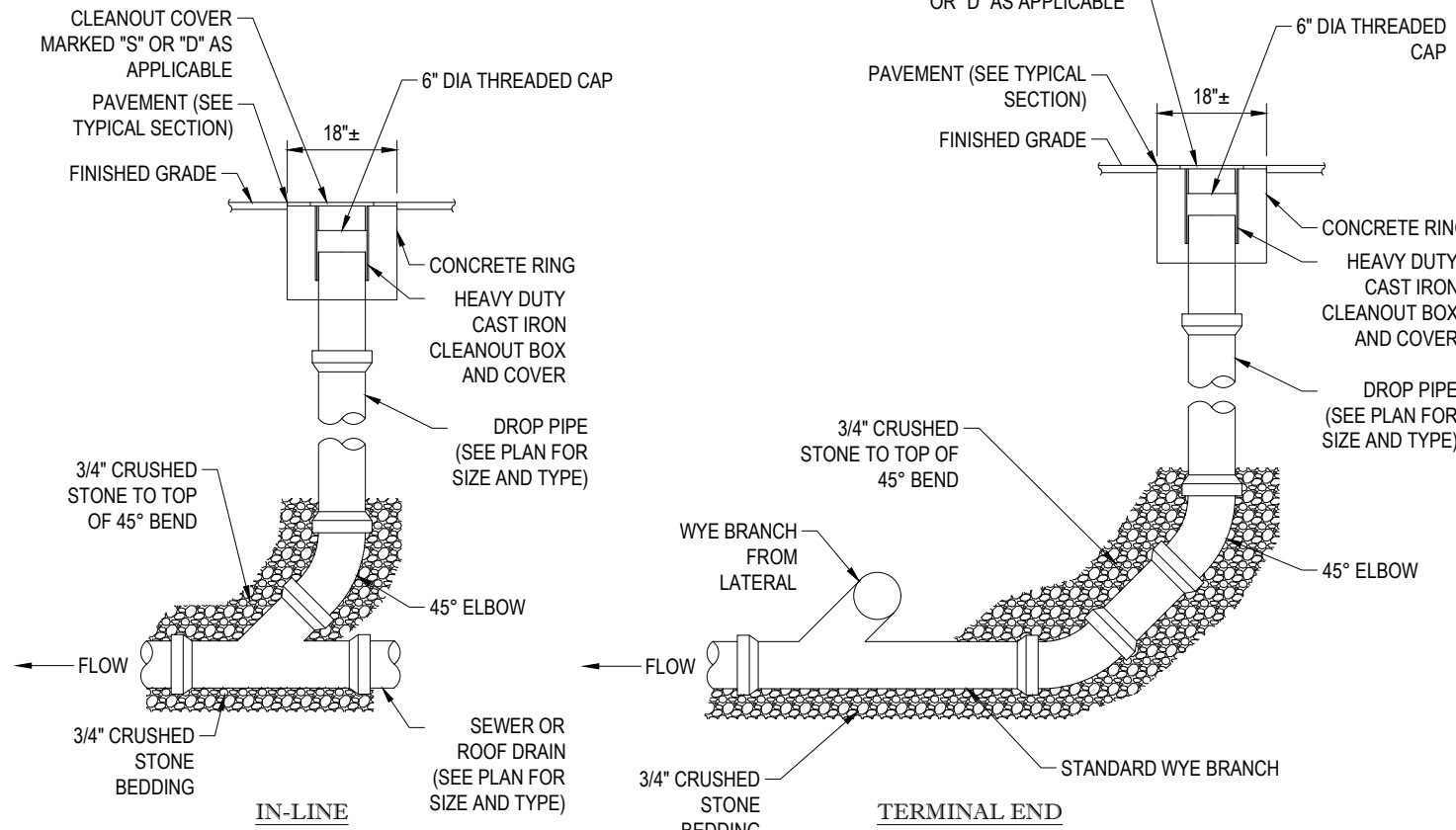
HORIZONTAL THRUST BLOCKING

N.T.S.



ACCESSIBLE RAMP TYPE E

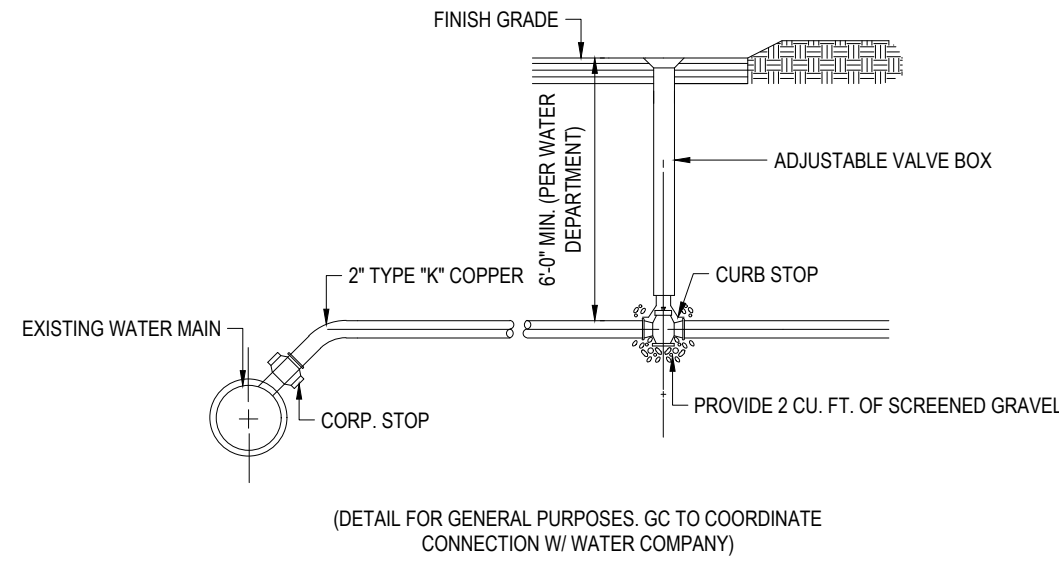
N.T.S.



NOTES:
1. CLEANOUTS TO BE INSTALLED WHERE INDICATED ON THE PLANS.
2. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER/RAIN LINE UP TO 6".
3. BACKFILL TO TOP OF 45° WITH 3/4" CRUSHED STONE.

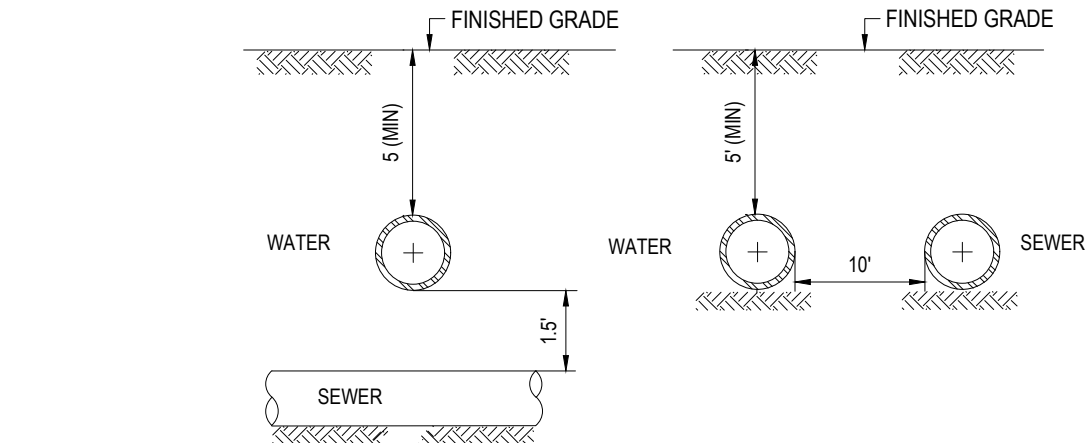
SEWER/ROOF DRAIN CLEANOUT

N.T.S.



WATER SERVICE CONSTRUCTION

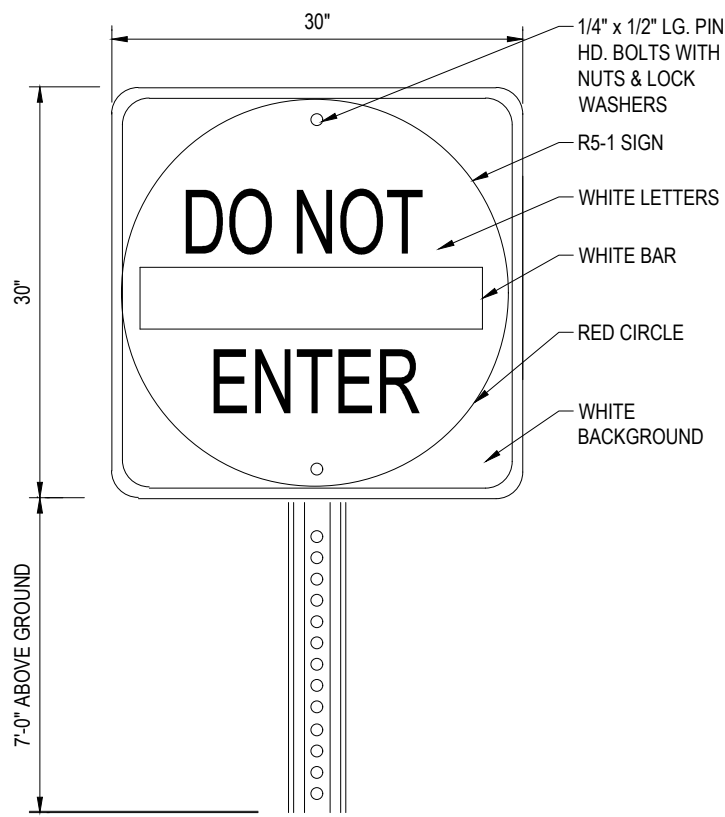
N.T.S.



NOTE:
10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER AND SEWER AS DEPICTED IN THIS DETAIL OR SEWER SHALL BE ENCASED IN CONCRETE (SEE 'CONCRETE ENCASEMENT DETAIL AT UTILITY CROSSING' DETAIL THIS SHEET) IN SECTIONS WHERE SEPARATIONS SHALL NOT BE ACHIEVED.

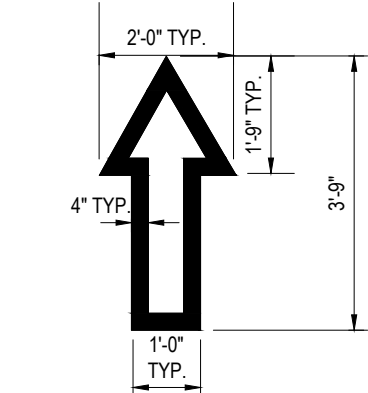
UTILITY CROSSING (WATER & SEWER)

N.T.S.



'DO NOT ENTER' SIGN

N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS.

TRAFFIC FLOW ARROW

N.T.S.

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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

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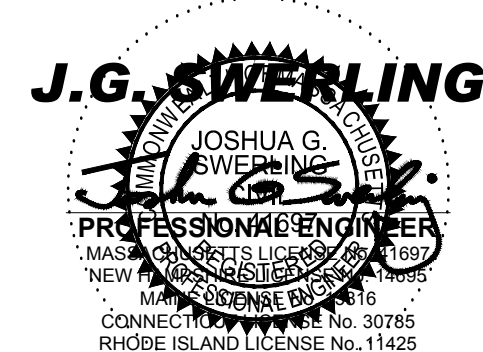
PROPOSED WEST AYER VILLAGE MIXED USE RESIDENTIAL DEVELOPMENT

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SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

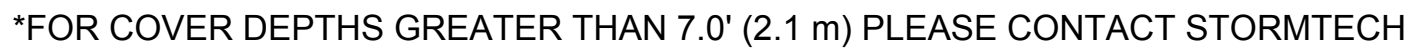
C-903

REVISION 2 - 06/07/2023



PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. A STONE MATERIALS ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTENCH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL CIRCLES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTENCH FOR DETAILS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101

2. M-450 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

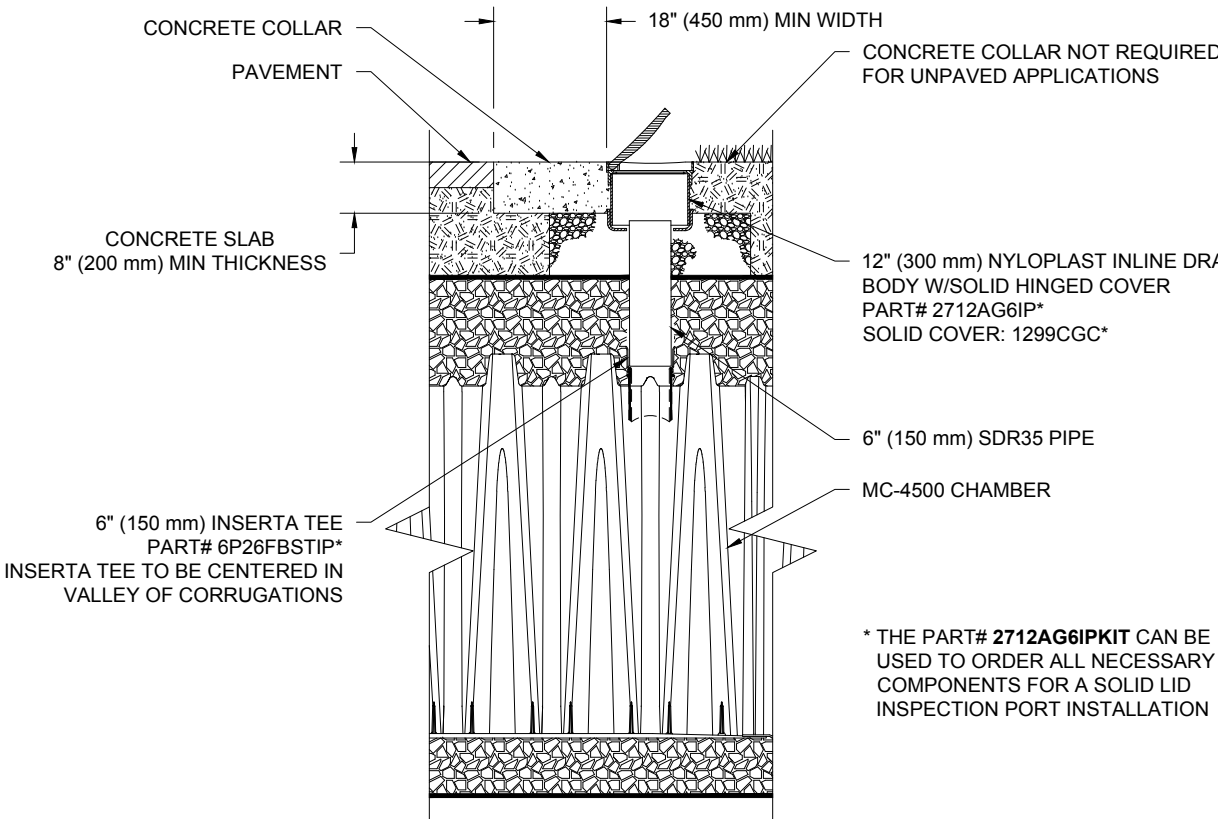
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- a. TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- b. TO PREVENT A SEPARATE JOINT DURING OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
- c. TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, IF THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LB/IN²IN.
- d. TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

N.T.S.



N.T.S

N.T.S.

NOMINAL CHAMBER SPECIFICATIONS	
SIZE (W X H X INSTALLED LENGTH)	106.0" X 60.0" X 48.3" (3.01 m)
CHAMBER STORAGE	100.0 CUBIC FEET (2.84 m ³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET (4.60 m ³)
WEIGHT (NOMINAL)	125.0 lbs. (56.7 kg)

NOMINAL END CAP SPECIFICATIONS	
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8" (2.286 m X 1.549 m X 0.833 m)
END CAP STORAGE	39.5 CUBIC FEET (1.12 m ³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET (3.26 m ³)
WEIGHT (NOMINAL)	90 lbs. (40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-450 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

NOTE: ALL DIMENSIONS ARE NOMINAL

N.T.S.

STEP 1

INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

1. REMOVE COVER FROM INLET OR UPSTREAM INLINE DRAIN

2. REMOVE AND CLEAN FLEXPORT FILTER IF INSTALLED

3. USING A FLASHLIGHT, INSPECT FOR SEDIMENT, MUD, DEBRIS, AND ROOTS OF SEDIMENT AND RECORD ON MAINTENANCE LOG

4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF BOTTOM (SEE APPENDIX FOR PROTOCOL)

A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3

B. AT ISOLATOR ROW PLUS

1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS

2. USING A FLASHLIGHT, INSPECT FOR SEDIMENT ROW PLUS THROUGH OUTLET PIPE

3. MIRRORS ON POLES OR CAMERAS MAY BE USED TO VIEW A CONFINED SPACE

4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING SPACE

5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3

STEP 2

CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

A. FIXED CULVERT CLEANING NOZZLE WITH REAR FACING END OF 45° INLET OR UPSTREAM INLET

B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN

C. REMOVE STRUCTURE SUMPS AS REQUIRED

STEP 3

REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

N.T.S.



Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

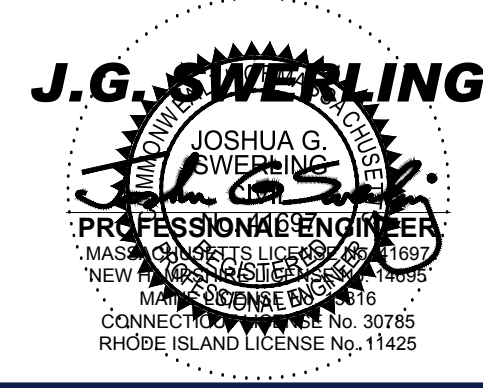
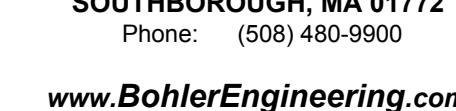
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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA220121.00
DRAWN BY:	CPB
CHECKED BY:	DG/LMD
DATE:	01/30/2023
CAD I.D.:	MAA220121.00-SPPD-2B

PROJECT:

FOR

**PROPOSED
WEST AYER VILLAGE
MIXED USE RESIDENTIAL
DEVELOPMENT
MAP: 32 LOT: 14 & 15
201 & 205 WEST MAIN STREET
TOWN OF AYER,
MIDDLESEX COUNTY,
MASSACHUSETTS**

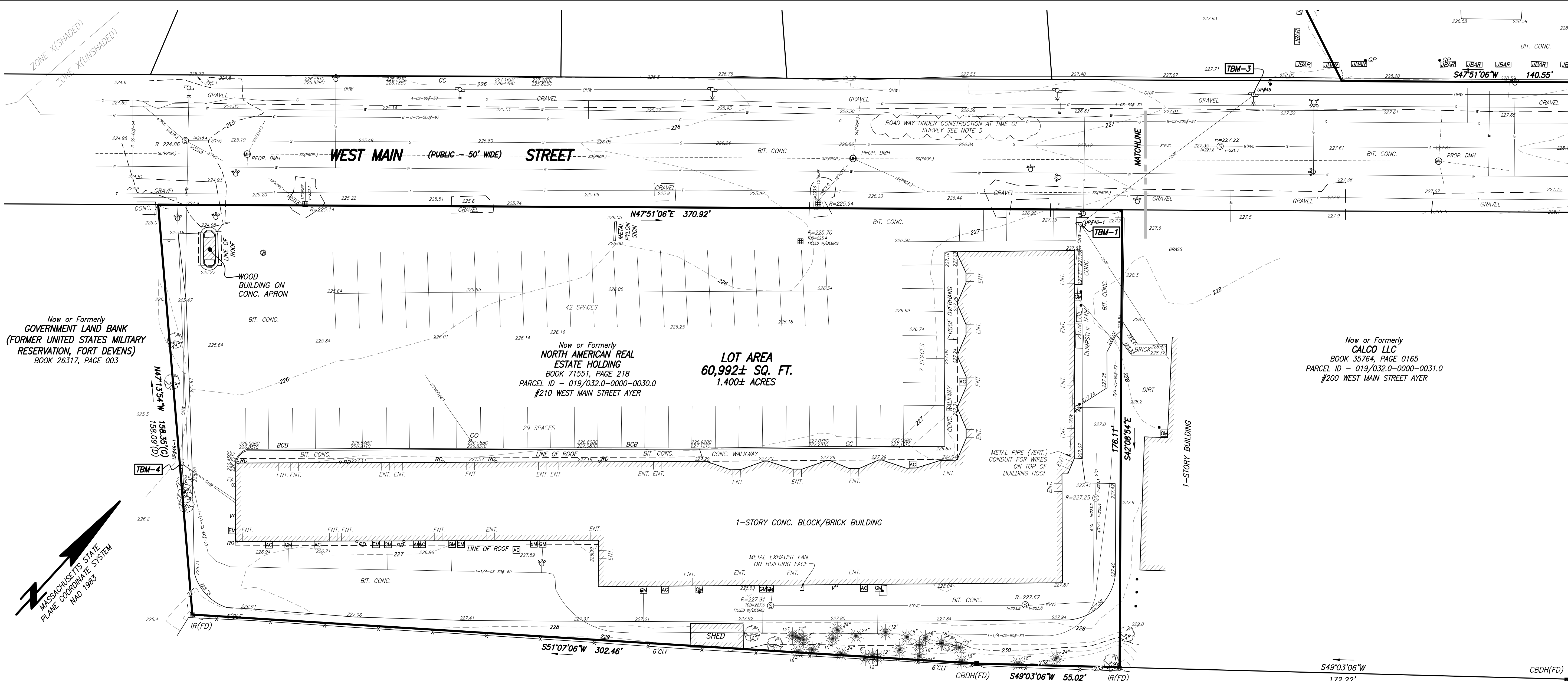


SHEET TITLE

SHEET NUMBER

C-904

REVISION 2 - 06/07/2023



NOTES:

- BENCH MARK INFORMATION:
BENCH MARK USED:
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON SEPTEMBER 1, 2022.
TEMPORARY BENCH MARKS SET:
TBM-1: MAG NAIL SET IN UP#46-1, AS SHOWN HEREON. ELEVATION = 228.31
TBM-2: MAG NAIL SET IN UP#43, AS SHOWN HEREON. ELEVATION = 229.37
TBM-3: MAG NAIL SET IN UP#45, AS SHOWN HEREON. ELEVATION = 229.24
TBM-4: MAG NAIL SET IN UP#49-1, AS SHOWN HEREON. ELEVATION = 228.51
ELEVATIONS REFER TO NAVD83 DATUM.
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, ALSO LIES WITHIN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD, AND ALSO LIES WITHIN ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0211E, TOWN OF AYER, COMMUNITY NUMBER 250180, PANEL NUMBER 211, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY; WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- WEST MAIN STREET ROADWAY WAS UNDER CONSTRUCTION AT TIME OF THIS FIELD SURVEY NOT ALL SURFACE STRUCTURES COULD BE LOCATED, A PLAN ENTITLED "ROADWAY IMPROVEMENT, AYER, MA., PREPARED BY AYER DPW AND DATED 07/16/2021 (60% PLAN SET) WAS USED TO HELP SHOW EXISTING AND PROPOSED SUBSURFACE UTILITY CONNECTIONS.
- WETLANDS WERE FLAGGED BY GODDARD CONSULTING.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

LEGEND

- | | | |
|-------------------------------|----------------------------------|--------------------------------|
| MANHOLE | IRRIGATION CONTROL VALVE | RETAINING |
| HYDRANT | JERSEY BARRIER | STONE BOUND |
| WATER SHUT OFF/WATER GATE | BOTTOM | SQ. FT.: SQUARE FEET |
| GAS SHUT OFF/GAS GATE | BOTTOM OF CURB | TOP |
| CATCH BASIN | BIT. CONC. BERM | TBM: TEMPORARY BENCH MARK |
| GUY WIRE | BITUMINOUS | TC: TOP OF CURB |
| UTILITY POLE | BOT= BOTTOM ELEVATION | TOD: TOP OF DEBRIS |
| LIGHT POLE | BS: BOTTOM OF STEPS | TOW: TOP OF WATER |
| WALK LIGHT | BW: BORDERING VEGETATED WETLANDS | TR: CENTERLINE OF TROUGH |
| ELECTRIC HANDHOLE | BW: BOTTOM OF WALL | TS: TOP OF STEPS |
| BOLLARD | (C): CALCULATED | TT: TOP OF TRAP |
| POST | CB: CONCRETE BOUND | TW: TOP OF WALL |
| MAIL BOX | CHB: CHORD BEARING | TYP: TYPICAL |
| SIGN | CHD: CHORD DISTANCE | VGC: VERTICAL GRANITE CURB |
| AD: AREA DRAIN | CLF: CHAIN LINK FENCE | WF-#: WETLAND FLAG NUMBER |
| CO: CLEAN OUT | CONC: CONCRETE | DRAIN |
| FA: FIRE ALARM | CRW: CONCRETE RETAINING WALL | SD(PROP.): DRAIN (PROPOSED) |
| RD: ROOF DRAIN | Δ: DELTA ANGLE | E: ELECTRIC |
| BOUND FOUND WITH DRILL HOLE | DH: DRILL HOLE | G: GAS |
| IRON PIPE | D: DISTURBED | OHW: OVERHEAD WIRES |
| IRON ROD | ENT: ENTRANCE | S: SEWER |
| OBSERVATION WELL | FD: FOUND | T: TELEPHONE |
| WETLANDS | FOW: FULL OF WATER | W: WATER |
| SECURITY CAMERA | GFA: GROSS FLOOR AREA | 12"(C): PIPE SIZE AND MATERIAL |
| STAND PIPE/SIAMESE CONNECTION | HR: HAND RAIL | CI: CAST IRON |
| SPIGOT | I: INVERT ELEVATION | PVC: POLYVINYL CHLORIDE |
| FLOOD LIGHT | INACC: INACCESSIBLE | RCP: REINFORCED CONCRETE PIPE |
| UTILITY POLE W/ LIGHT | IP: IRON PIPE | VCP: VITRIFIED CLAY PIPE |
| GAS METER | IR: IRON ROD | X: FENCE |
| ELECTRIC METER | L: ARC LENGTH | ~: EDGE OF WOODS |
| AIR CONDITIONING UNIT | M&S: MULCH & SHRUBS | Z: INDICATES COMMON OWNERSHIP |
| WETLAND FLAG | NF: NOT FOUND | |
| DECIDUOUS TREE | NTS: NOT TO SCALE | |
| CONIFEROUS TREE | NVP: NO VISIBLE PIPES | |
| GATE POST | R: RADIUS OR RIM ELEVATION | |
| | (R): RECORD | |
| | (REC): RECORD | |

REFERENCES

MIDDLESEX (SOUTH) COUNTY REGISTRY OF DEEDS
PLAN NO. 84 OF 1985
PLAN NO. 93 OF 2003
PLAN NO. 108 OF 1993
PLAN NO. 551 OF 2018
1918 COUNTY LAYOUT OF WEST MAIN STREET

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

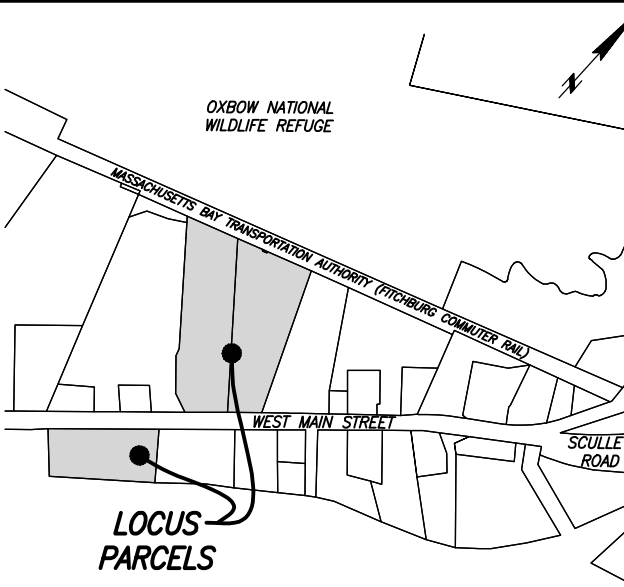
TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE
TAGURKIS@FELDMANGE.COM

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com

Right. From the Ground Up



ADDRESS:

210 WEST MAIN STREET
AYER, MASS.

RESEARCH: TRA	FIELD CHIEF: CL
PROJ MGR: TRA	APPROVED:
CALC: UK	CADD: UK
FIELD CHK:	CRD FILE: 2200983-EC

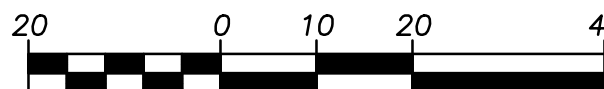
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DRAWING NAME:

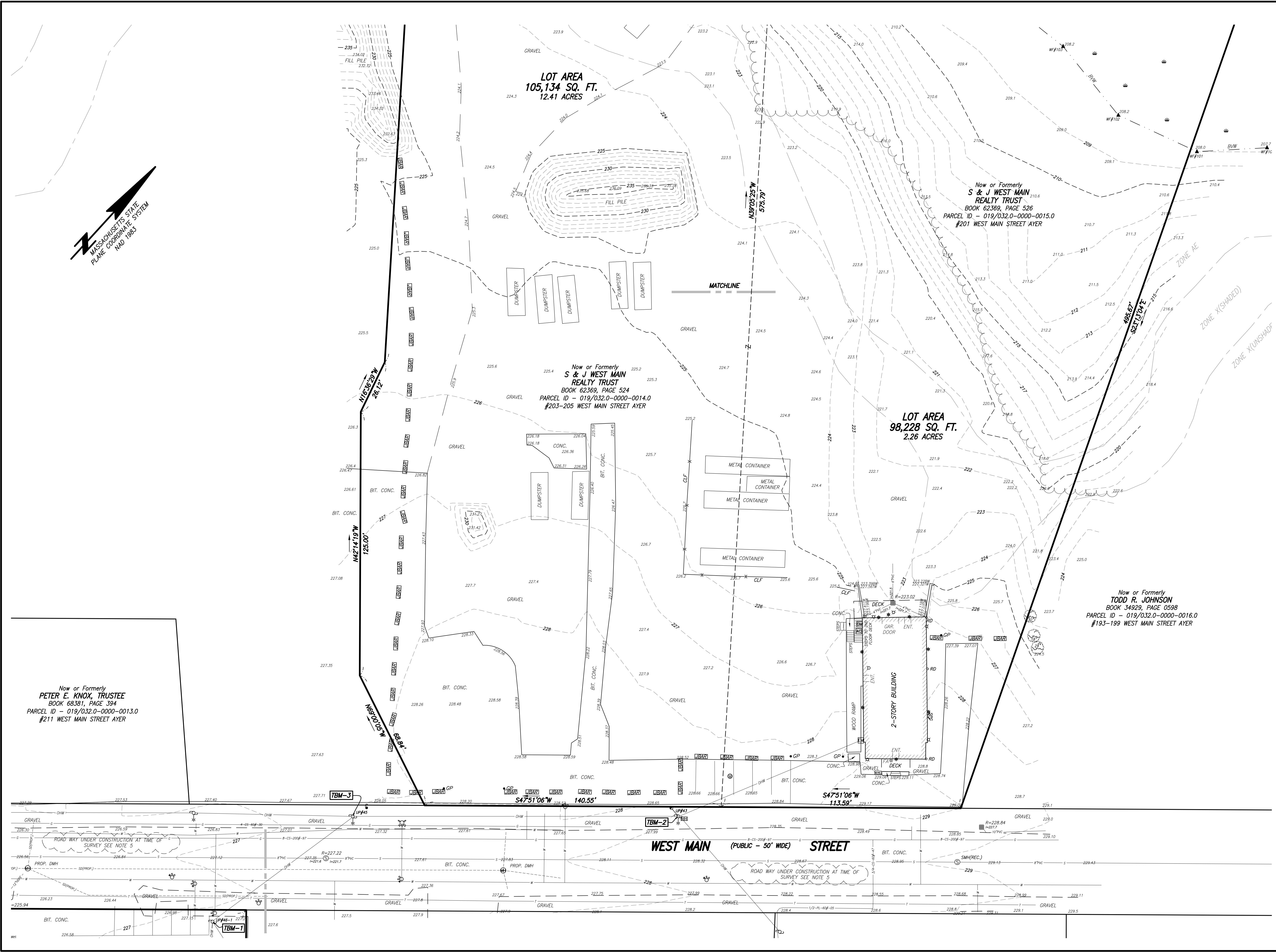
DRAFT 9/16/2022

EXISTING CONDITIONS
PLAN

DATE: SEPTEMBER 8, 2022



SHEET NO. 1 OF 3



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LOCUS MAP NOT TO SCALE

ADDRESS:

210 WEST MAIN STREET
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RESEARCH: TRA	FIELD CHIEF: CL
PROJ MGR: TRA	APPROVED:
CALC: UK	CADD: UK
FIELD CHK:	CRD FILE: 2200983-EC

REVISIONS:

DRAWING NAME:

DRAFT 9/16/2022

EXISTING CONDITIONS PLAN

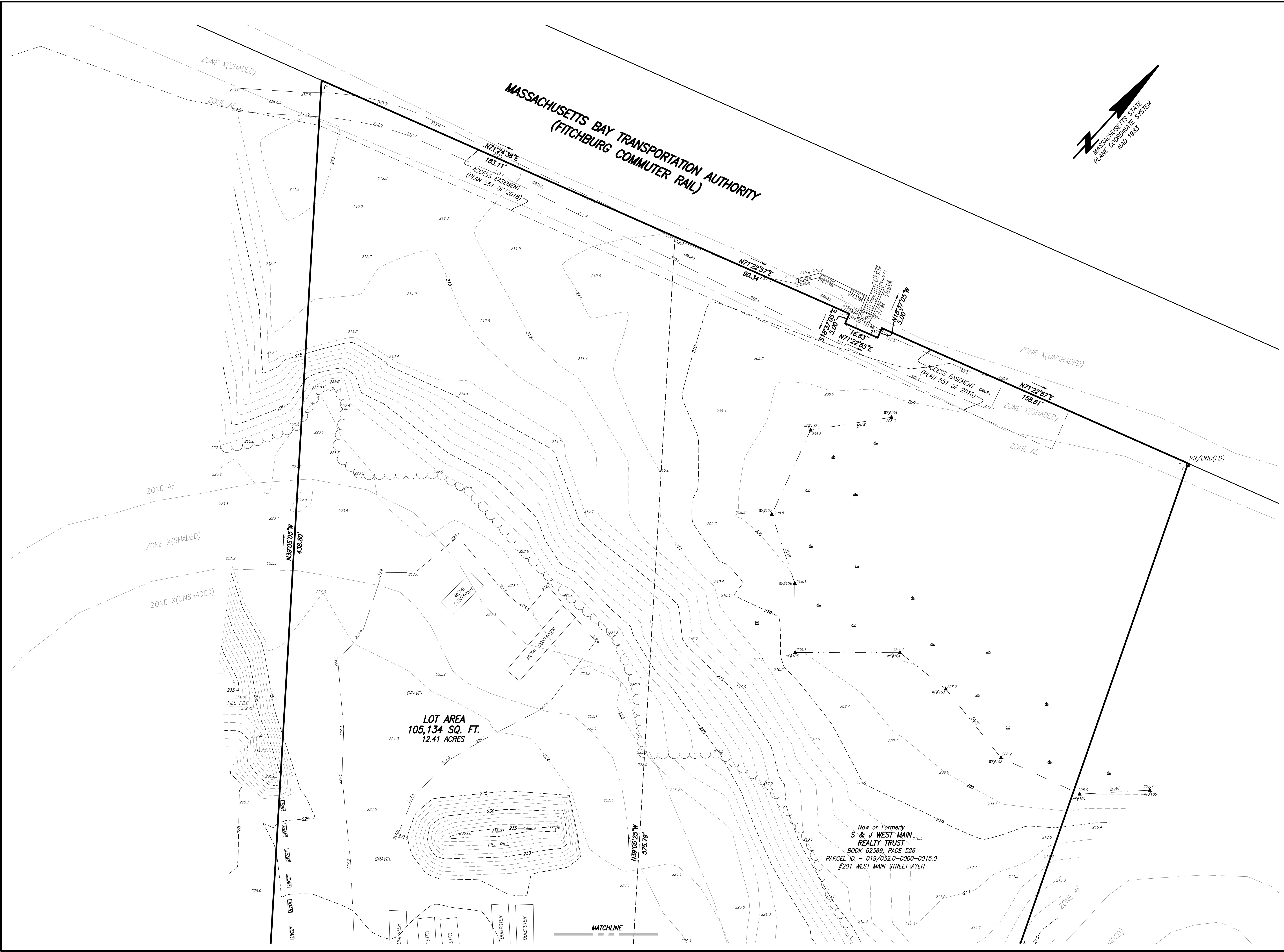
DATE: SEPTEMBER 8, 2022

20 0 10 20 40

SCALE: 1"=20'

SHEET NO. 2 OF 3

FILENAME: C:\PROJECTS\2200983\DWG\2200983-EC.dwg



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RESEARCH: TRA	FIELD CHIEF: CL
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REVISIONS:

DRAWING NAME:

DRAFT 9/16/2022

**EXISTING CONDITIONS
PLAN**

DATE: SEPTEMBER 8, 2022

20 0 10 20 40

SCALE: 1"=20'

SHEET NO. 3 OF 3