

DEFINITIVE SUBDIVISION & OPEN SPACE RESIDENTIAL DEVELOPMENT PLAN IN AYER STRATTON HILL TITLE SHEET

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE:
SHEET C1.0	TITLE SHEET	4/25/2023
SHEET C1.1	NOTES, SYMBOLS & ABBREV.	4/25/2023
SHEET C1.2	KEY SHEET	4/25/2023
SHEET C1.3	EXISTING CONDITIONS PLAN 1	4/25/2023
SHEET C1.4	EXISTING CONDITIONS PLAN 2	4/25/2023
SHEET C1.5	EXISTING CONDITIONS PLAN 3	4/25/2023
SHEET C1.6	EXISTING CONDITIONS PLAN 4	4/25/2023
SHEET C2.0A	OVERALL LOT LAYOUT PLAN "A"	4/25/2023
SHEET C2.0B	OVERALL LOT LAYOUT PLAN "B"	4/25/2023
SHEET C2.1	LOT LAYOUT PLAN 1	4/25/2023
SHEET C2.2	LOT LAYOUT PLAN 2	4/25/2023
SHEET C2.3	LOT LAYOUT PLAN 3	4/25/2023
SHEET C2.4	LOT LAYOUT PLAN 4	4/25/2023
SHEET C3.0	EROSION CONTROL PLAN	4/25/2023
SHEET C4.0	UTILITY & LAYOUT PLAN 1	4/25/2023
SHEET C4.1	UTILITY & LAYOUT PLAN 2	4/25/2023
SHEET C4.2	UTILITY & LAYOUT PLAN 3	4/25/2023
SHEET C4.3	UTILITY & LAYOUT PLAN 4	4/25/2023
SHEET C5.0	GRADING & DRAINAGE PLAN 1	4/25/2023
SHEET C5.1	GRADING & DRAINAGE PLAN 2	4/25/2023
SHEET C5.2	GRADING & DRAINAGE PLAN 3	4/25/2023
SHEET C5.3	GRADING & DRAINAGE PLAN 4	4/25/2023
SHEET C6.0	PLAN & PROFILE SHEET 1	4/25/2023
SHEET C6.1	PLAN & PROFILE SHEET 2	4/25/2023
SHEET C6.2	PLAN & PROFILE SHEET 3	4/25/2023
SHEET C6.3	PLAN & PROFILE SHEET 4	4/25/2023
SHEET C6.4	PLAN & PROFILE SHEET 5	4/25/2023
SHEET C7.0	CONSTRUCTION DETAILS 1	4/25/2023
SHEET C7.1	CONSTRUCTION DETAILS 2	4/25/2023
SHEET C7.2	CONSTRUCTION DETAILS 3	4/25/2023
SHEET C7.3	CONSTRUCTION DETAILS 4	4/25/2023
SHEET C7.4	CONSTRUCTION DETAILS 5	4/25/2023
SHEET C7.5	CONSTRUCTION DETAILS 6	4/25/2023

APPLICANT & OWNER: FOX MEADOW REALTY CORP.
129 SKYFIELDS DRIVE
GROTON, MA 01540

DEED REFERENCE: BK.28127 PG.79
BK.35948 PG.374

PLAN REFERENCE: PLAN NO. 357 OF 1994
PLAN NO. 829 OF 2005

ASSESSORS REFERENCE: MAP: 6, PARCELS: 7, 22, 39, 42, 49, 53-55

ZONING CLASSIFICATION: RESIDENCE A-1

LOT SIZE STANDARDS: AREA = 40,000 SF FRONTAGE = 150'



LOCUS MAP
SCALE: 1"=1,000'±

LIST OF WAIVERS:

- SECTION VI.(H) – A WAIVER FROM THE LANDSCAPING PLAN REQUIREMENT
- SECTION VI.(P) – A WAIVER FROM THE SIGNAGE & ROAD STRIPING PLAN REQUIREMENT
- SECTION VI.(F.2) – A WAIVER FROM THE TEST HOLE DATA AT ALL PROPOSED STREETS ALONG THE CENTERLINE AT TWO-HUNDRED FOOT INTERVALS & AT CUT SECTIONS AND AREAS OF QUESTIONABLE FOUNDATION MATERIAL
- SECTION VII.(B)(2A) – A WAIVER FROM MINIMUM PAVEMENT WIDTH REQUIREMENT

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE	APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD					I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS  	 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com	DEFINITIVE SUBDIVISION PLAN AYER, MASSACHUSETTS TITLE SHEET STRATTON HILL																											
	BEING A MAJORITY DATE APPROVED: _____ DATE ENDORSED: _____							PLAN REVISIONS <table><thead><tr><th>NO.</th><th>DATE:</th><th>DESCRIPTION:</th><th>BY:</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>				NO.	DATE:	DESCRIPTION:	BY:													<table><tr><td>DESIGN BY: RPV/FMM</td><td>DRAWN BY: RPV</td><td>CHECKED BY: FMM</td><td>SHEET NO. C1.0</td></tr><tr><td>DATE: 4/25/2023</td><td>JOB NUMBER: 6083</td><td>DRAWING NO. 6083-COVER</td><td> </td></tr></table>				DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.0
NO.	DATE:	DESCRIPTION:	BY:																																
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.0																																
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-COVER																																	

LEGEND

PROP. FEATURE	DESCRIPTION	PROP. SYM.	DESCRIPTION
	REPLICATED WETLANDS		PROPOSED LIGHT POLE
	PROPERTY LINE		PROPOSED TELEPHONE POLE
	EASEMENT LINE		PROPOSED HYDRANT
	HAYBALES		PROPOSED SANITARY MANHOLE
	WIRE FENCE		PROPOSED STORM WATER MANHOLE
	WOOD FENCE		PROPOSED TELEPHONE MANHOLE
	GUARD RAIL		PROPOSED ELECTRICAL MANHOLE
	CHAIN LINK FENCE		PROPOSED WATER SHUTOFF
	POURED CONCRETE RETAINING WALL		PROPOSED POST
	CONC. BLOCK RETAINING WALL		PROPOSED CATCH BASIN
	STONE RETAINING WALL		PROPOSED DOUBLE CATCH BASIN
	PROPOSED WATER LINE		PROPOSED WATER GATE VALVE
	PROPOSED GAS LINE		PROPOSED GAS GATE VALVE
	PROPOSED ELECTRICAL LINE		PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED SANITARY SEWER		PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED STORM DRAIN		PROPOSED GAS METER
	PROPOSED ROOF DRAIN		PROPOSED TRAFFIC SIGNAL SWITCH
	PROPOSED UNDER DRAIN		PROPOSED SIGN
	PROPOSED TELEPHONE LINE		BORING
	PROPOSED CABLE LINE		HANDICAPPED SPACE
	PROPOSED BACK CAPE COD BERM		PROPOSED FLARED END SECTION
	PROPOSED EDGE OF PAVEMENT		PROPOSED RIPRAP
	PROPOSED UNPAVED ROAD		PROPOSED STONE BOUND
	PROPOSED CONTOUR (INDEX)		STANDARD TREE
	PROPOSED CONTOUR (INTERMEDIATE)		PINE TREE
	PROPOSED SPOT ELEVATION		SHRUB
	PROPOSED BUILDING/HOUSE		
	TREE LINE		

LEGEND

EXIST. FEATURE	DESCRIPTION	EXIST. SYM.	DESCRIPTION
	STREAMS/RIVERS		LIGHT POLE
	WETLANDS		TELEPHONE POLE
	LIMIT OF BUFFER ZONE		GUY WIRE
	LEDGE		HYDRANT
	WELL RADIUS		SEWER MANHOLE
	PROPERTY LINE		STORM WATER MANHOLE
	EASEMENT LINE		WELL
	WIRE FENCE		MISCELLANEOUS MANHOLE
	WOOD FENCE		WETLAND FLAG
	GUARD RAIL		CATCH BASIN
	CHAIN LINK FENCE		WATER GATE VALVE
	CONCRETE RETAINING WALL		GAS GATE VALVE
	STONE RETAINING WALL		ELECTRICAL METER
	STONE WALL		GAS METER
	WATER LINE		TRAFFIC SIGNAL SWITCH
	GAS LINE		SIGN
	ELECTRICAL LINE		PERC TEST
	SANITARY SEWER		TEST PIT
	STORM DRAIN		ELECTRICAL TRANSFORMER
	ELEPHONE LINE		TELEPHONE BOX
	CABLE LINE		CABLE BOX
	EXISTING OVER-HEAD WIRES		FLAG POLE
	EXISTING CONTOUR (INDEX)		WATER SHUT OFF
	EXISTING CONTOUR (INTERMEDIATE)		SHRUB
	EXISTING SPOT ELEVATION		CLEANOUT
	EXISTING BUILDING/HOUSE		FIRE ALARM
	TREE LINE		VENT PIPE

GRADING/DRAINAGE NOTES:

- GRADES SHOWN ON PLANS (C5.0-C5.3) REFER TO FINAL FINISHED GRADES.
- REFER TO SHEETS C7.0 THROUGH C7.5 FOR ADDITIONAL DETAILS PERTAINING TO TYPICAL CROSS SECTIONS AND OTHER PERTINENT DETAILS.
- REFER TO SHEET C3.0 FOR DETAILS RELATIVE TO SITE STABILIZATION AND OTHER EROSION CONTROL DETAILS.
- STORM DRAIN PIPE TO BE SMOOTH LINED HDPE PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
- MANHOLES SHALL BE 4-FOOT DIAMETER PRECAST CONCRETE STRUCTURES FOR H-20 LOADING UNLESS OTHERWISE NOTED. SEE DETAIL ON SHEET C7.0 THROUGH C7.5.
- ALL CATCH BASINS SHALL BE 4-FOOT DIAMETER PRECAST CONCRETE CATCH BASINS FOR H-20 LOADING UNLESS OTHERWISE NOTED. SEE DETAIL ON SHEET C7.0.
- ALL CATCH BASIN GRATES SHALL BE SET AT BINDER ASPHALT GRADES AND RAISED TO FINAL FINISHED GRADES JUST PRIOR TO TOP COAT PAVEMENT PLACEMENT.
- ALL CATCH BASINS ARE TO BE FUNCTIONAL WITH BINDER PAVEMENT. NO STRUCTURES SHALL BE SET TO FINISH ELEVATIONS UNTIL JUST PRIOR TO FINISH PAVING.
- THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO MINIMIZE COMPACTION OF SOILS IN RECHARGE AREAS BOTH DURING AND AFTER CONSTRUCTION.
- BUILDING FOOTPRINTS ARE CHOSEN FOR EACH UNIT, THE GRADING AROUND THE UNITS SHALL BE ADJUSTED TO SITE SPECIFIC FOUNDATION DESIGNS.

LAYOUT / MATERIAL NOTES:

- REFER TO SHEETS C3.0 FOR EROSION CONTROL LAYOUT AND C1.1 FOR EROSION & SEDIMENTATION CONTROL NOTES.
- ALL PAVEMENT DIMENSION AND RADII REFER TO FRONT FACE OF BERMS AND CURBS.
- THE WEARING SURFACES OF ROADWAYS SHALL BE CLASS I, BITUMINUS CONCRETE, BASE COURSE, TYPE I-1.
- DRIVEWAYS SHALL BE 1 1/2" BITUMINOUS WEARING COURSE OVER 1 1/2" BITUMINOUS BASE COURSE OVER 8" OF GRAVEL MEETING M1.03.0, TYPE B.
- PAVEMENT SHALL BE PLANT MIXED AND LAID HOT TO A FINISHED DEPTH OF THREE INCHES IN TOW COURSES OF ONE AND ONE HALF INCHES EACH. EACH COURSE SHALL BE COMPACTED WITH NO LESS THAN A TEN TON ROLLER.
- SIDEWALKS SHALL BE BITUMINOUS CONCRETE.
- CURBING SHALL BE BE VERTICAL GRANITE CURB AND ASPHALT CURBING. SEE DETAILS C7.2.

GENERAL NOTES/REFERENCES:

- BASE MAPPING SHOWN ON THIS PLAN REFERS TO PLANS PREPARED BY R. WILSON AND ASSOCIATES, INC. ENTITLED "STRATTON HILL DEFINITIVE SUBDIVISION" DATED FEBRUARY 10, 2000 WITH REVISIONS THROUGH JUNE 2, 2004.
- ELEVATIONS REFER TO NAVD 88.
- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN REFERS TO THE PLAN ABOVE, ALONG WITH RECORD PLANS AND DEEDS.
- WETLAND DELINEATION REFERS TO AN ORDER OF RESOURCE AREA DELINEATION (ORAD) DEP FILE NUMBER 100-0445.
- EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG-SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.

UTILITY NOTES:

- WATER:
 - ALL WATER MAINS, VALVES, BLOWOFFS, FITTINGS AND OTHER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE AYER WATER DEPARTMENT.
 - PROPOSED WATER MAIN SHALL BE 8"ø, C900 PIPE.
 - WATER SERVICES SHALL BE 1"ø POLYETHYLENE RATED FOR 200 PSI. EACH SERVICE TO BE EQUIPPED WITH A CORP STOP AT THE MAIN, A CURB STOP AND BOX, WATER METER AND PRESSURE REDUCING VALVE. TRACER WIRE SHALL BE RUN WITH THE SERVICE LINE.
 - WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE DEP GUIDELINES.
- ELECTRICAL, TELEPHONE & CABLE:
 - CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC DEPARTMENT FOR THE PROPOSED SERVICE EXTENSION.
 - CONTRACTOR TO PROVIDE ALL REQUIRED CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY.
 - QUANTITY, LOCATION AND SIZE OF PROPOSED TRANSFORMERS, PULL BOXES, SERVICE BOXES, TELEPHONE DISCONNECTS, ETC. SHALL BE SPECIFIED BY THE APPLICABLE UTILITY COMPANY.
 - OWNER SHALL PROVIDE THE REQUIRED EASEMENTS TO THE UTILITY COMPANY AS REQUIRED FOR THE INSTALLATION OF THE INFRASTRUCTURE.
- SEWER:
 - SEWER PIPE SHALL BE 8" PVC SDR-35 OR EQUAL
 - SEWER MANHOLES SHALL BE 4' DIAMETER PRECAST CONCRETE FOR H-20 LOADING AS DETAILED ON SHEET C7.1.
 - LATERALS SHALL BE 4"ø PVC, SDR-35.
 - CLEANOUTS SHALL BE 4"ø PVC, AS DETAILED ON SHEET C7.1.

EROSION & SEDIMENTATION CONTROL NOTES:

- GENERAL REQUIREMENTS
 - CONTRACTOR TO COMPLY WITH THE REQUIREMENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY DILLIS AND ROY CIVIL DESIGN GROUP, INC. CONTRACTOR SHALL PREPARE & FILE AN EPA NOI ONCE THE SWPPP IS COMPLETE. CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
 - EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE. AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC. RETAIN EXISTING VEGETATION WHERE FEASIBLE.
 - THERE SHALL BE NO STORAGE OF ANY KIND OF ANY CHEMICALS, PESTICIDES, FUELS AND OTHER POTENTIALLY TOXIC OR HAZARDOUS MATERIALS ON SITE.
 - NO DEBRIS, JUNK, RUBBISH OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE. STUMPS AND OTHER WOOD DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE "POLICY ON THE DISPOSAL OF WOODWASTES" PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS, DATED AUGUST 14, 1987.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
- MAINTENANCE/ PERFORMANCE STANDARDS
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL WITH AN ACCUMULATION OF 1/2" OR MORE. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:
 - THE SILT FENCE BARRIERS SHALL BE CHECKED REGULARLY FOR TEARS, DETEIORATION AND UNDERMINING AND SHALL BE REPAIRED AS REQUIRED.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE RESEDED AS NEEDED.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD, DIRT DEBRIS, ETC., ONTO THE PUBLIC ROAD. THIS MAY REQUIRE PERIODIC UP KEEP/RECONSTRUCTION OF THE TOP DRESSING WITH 2 INCH STONE AS CONDITIONS DEMAND AND OR CLEANOUT/REPLACEMENT OF STONE IF CLOGGING OR SEDIMENTATION OCCURS. ALL MATERIALS SPILLED DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE TOWN ROAD MUST BE REMOVED DAILY BY SWEEPING OR OTHER SUITABLE MEANS.
 - ALL AREAS ON SITE SUBJECT TO EROSION/SEDIMENTATION SHALL BE INSPECTED ON A REGULAR BASIS. ALL ITEMS SPECIFIED ON THIS AND OTHER PLANS SHALL BE INSPECTED TO VERIFY THAT THEY ARE OPERATING AS DESIGNED AND INTENDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND REPAIR ALL STRUCTURES.
 - THE ENTIRE DRAINAGE SYSTEM SHALL BE INSPECTED ON A REGULAR BASIS AND PRIOR TO AND IMMEDIATELY AFTER ANY RAINFALL EVENT WHILE THE SITE IS DISTURBED. CONTRACTOR SHALL PREVENT SEDIMENT FROM ENTERING THE DRAINAGE POND DURING CONSTRUCTION.
- TEMPORARY MEASURES
 - PLACE SILT FENCE WITH STRAW BALES AS SHOWN ON THE EROSION CONTROL PLAN. PLACE A SECOND SILT FENCE IN LOCATIONS AS DEPICTED ON THE EROSION CONTROL PLAN.
 - IF LOAM IN PLACED OUTSIDE OF THE NORMAL GROWING SEASON SILT FENCE OR STRAW WADDLES SHALL BE PLACED BETWEEN THE LAWN AREA AND PAVEMENT.
 - CONSTRUCT TEMPORARY STONE PAD AT EXIT TO THE SITE AS SHOWN ON THE EROSION CONTROL PLAN.
 - DURING DRY PERIODS, PROVIDE MEANS FOR MITIGATION OF DUST, SUCH AS WATERING OF EXPOSED AREAS.
 - STOCKPILE LOCATIONS SHALL BE WITHIN THE PROPOSED LIMIT OF WORK AND OUTSIDE ALL RESOURCE AREAS. SOIL STOCKPILES STORED FOR 24 HOURS OR LONGER WILL BE PROVIDED WITH ANY NECESSARY EROSION CONTROL. PILES LEFT FOR 21 DAYS OR MORE SHALL BE SEEDED.
 - WASTE DISPOSAL RECEPTACLES AND TRAILERS SHALL BE USED FOR THE DISPOSAL OF CONSTRUCTION DEBRIS, WHICH SHALL BE REMOVED FROM SITE ACCORDING TO STATE, LOCAL AND FEDERAL GUIDELINES. CONSTRUCTION DEBRIS INCLUDES PAVEMENT, UTILITY, EARTH AND BUILDING MATERIALS THAT CANNOT BE REUSED. THE RECEPTACLES SHALL BE LOCATED ON-SITE OUTSIDE OF ALL RESOURCE AREAS AND COVERED.
 - THE TEMPORARY MEASURES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION HAS OCCURRED AND ONLY AFTER APPROVAL BY THE AYER CONSERVATION COMMISSION AND THE ENGINEER.
 - IF LEDGE IS ENCOUNTERED DURING THE CONSTRUCTION OF A TEMPORARY SETTLING BASIN, THE DOWNHILL EXTENTS OF THE BASINS SHALL BE BERMED, AS OPPOSED TO REMOVING SECTIONS OF THE ENCOUNTERED LEDGE.
- PERMANENT STABILIZATION
 - SLOPES IN EXCESS OF 3 TO 1 SHALL BE HYDRO-MULCHED. LOAMED (6" MIN.) AND SEEDED SLOPES SHALL BE PROTECTED FROM WASHOUT BY MULCHING OR OTHER ACCEPTABLE SLOPE PROTECTION UNTIL VEGETATION IS ESTABLISHED.
 - UNLESS OTHERWISE INDICATED HEREON ALL DISTURBED AREAS SHALL BE LOAMED (6" MIN.) AND SEEDED WITH AN APPROPRIATE MIXTURE OF GRASSES SUITABLE FOR THE AREA. AREAS NOT STABILIZED BEFORE THE END OF THE FALL PLANTING SEASON SHALL BE HYDRO-MULCHED AND SEEDED IN THE SPRING. ALL DISTURBED AREAS DURING THE WINTER MONTHS WILL BE STABILIZED BY LIMITING THE SLOPES TO 3 TO 1 OR HYDRO-MULCHED, AS DESCRIBED ABOVE.
- DEWATERING
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING OPERATIONS DURING CONSTRUCTION.
 - DEWATERING SHALL BE PERFORMED TO ACHIEVE CONSTRUCTION OF FOOTINGS, FOUNDATIONS, PAVEMENTS, AND OTHER SUBSURFACE UTILITIES AND APPURTENANCES IN DRY CONDITIONS.
 - DEWATERING SHALL BE PERFORMED THROUGH THE USE OF IN TRENCH SUMP PUMPS, WELLS, DRAINS AND OTHER ITEMS NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, OPERATE AND REMOVE ALL DEWATERING DEVICES AND APPURTENANCES AS REQUIRED FOR CONSTRUCTION. SUCH ACTIVITIES SHALL BE INCLUDED IN THE CONTRACTORS BID.
 - THE FLOW FROM DEWATERING PUMPS SHALL BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO DISCHARGE TO A RESOURCE AREA. CONSTRUCT SEDIMENTATION BASIN WITH HAY BALES STAKED IN PLACE. BASINS TO BE 10-FEET X 10- FEET INTERIOR DIMENSIONS. DETENTION BASINS TO BE CLEANED AFTER UPGRADIENT AREAS ARE COMPLETELY STABILIZED.
 - SEDIMENT BASIN LOCATIONS DEPICTED ON PLANS SHALL BE ADJUSTED BY THE CONTRACTOR AS REQUIRED FOR SITE SPECIFIC EROSION CONTROL.
 - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED.
 - TEMPORARY SEDIMENT BASINS ARE TO BE CLEANED ONCE 33% OF THE BASINS CAPACITY HAS BEEN REACHED

ABBREVIATIONS

ABB.	DESCRIPTION
ATM	ATMOSPHERIC TANK
UD	UNDERDRAIN
FD	FOUNDATION DRAIN
F.S.	FIRE SERVICE
DOM.	DOMESTIC WATER SERVICE
B.O.	WATER BLOW OFF
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
ST	SEPTIC TANK
PC	PUMP CHAMBER
DP1	DRAIN PIPE ID
SP1	SEWER PIPE ID
DB	DISTRIBUTION BOX
SC	STORMCATCHER CATCH BASIN
GAL	GALLON
TOP	TOP OF FOUNDATION
EL.	ELEVATION
INV.	INVERT
WSO	WATER SHUTOFF
BCCB	BUTYMINOUS CAPE COD BERM
RET.	RETAINING WALL
C.O.	CLEAN OUT
INSP. I.	INSPECTION PORT
VCC	VERTICAL CONCRETE CURB
BCCB	BUTYMINOUS CAPE COD BERM
VCC	VERTICAL GRANITE CURB

SOIL TEST DATA						NAME OF SOIL EVALUATOR: DILLIS & ROY CIVIL DESIGN GROUP STAN DILLIS
DEEP TEST PIT: 1122-608	DEPTH	HOR.	TEX.	COLOR	MOTT.	
DATE OF TEST: 11/17/22	0-10"	A	S.L.	-	NONE	
REFUSAL AT: 84"	10-24"	B	S.L.	-	NONE	
	24-84"	C	S.L.	-	48"	
(SURFACE ELEV. = 310.54)						
ESTIMATED SEASONAL HIGH GROUND WATER AT 84" (ELEVATION = 306.5)						
DEEP TEST PIT: 1122-608A	DEPTH	HOR.	TEX.	COLOR	MOTT.	
DATE OF TEST: 11/17/22	0-12"	A	S.L.	-	NONE	
REFUSAL AT: NONE OBSERVED	12-24"	B	S.L.	-	36"	
	24-120"	C	S.L.	-	NONE	
(SURFACE ELEV. = 308.04)						
ESTIMATED SEASONAL HIGH GROUND WATER AT 36" (ELEVATION = 305.0)						
DEEP TEST PIT: 1122-609	DEPTH	HOR.	TEX.	COLOR	MOTT.	
DATE OF TEST: 11/17/22	0-12"	A	S.L.	-	NONE	
REFUSAL AT: 48"	12-24"	B	S.L.	-	NONE	
	24-48"	C	S.L.	-	NONE	
(SURFACE ELEV. = 314.04)						
ESTIMATED SEASONAL HIGH GROUND WATER AT 48" (ELEVATION = 310.0)						

NAME OF SOIL EVALUATOR:
R. WILSON & ASSOCIATES

SOIL TEST DATA					
DEEP TEST PIT: TH200-5	DEPTH	HOR.	TEX.	COLOR	MOTT.
DATE OF TEST: 02/08/00	0-10"	A	S.L.	-	NONE
REFUSAL AT: NONE OBSERVED	10-24"	B	S.L.	-	NONE
	12-84"	C	L.S.	-	75% @ 84"
(SURFACE ELEV. = 280.02)					
ESTIMATED SEASONAL HIGH GROUND WATER AT 84" (ELEVATION = 253.00)					
DEEP TEST PIT: TH200-6	DEPTH	HOR.	TEX.	COLOR	MOTT.
DATE OF TEST: 02/08/00	0-12"	A	S.L.	-	NONE
REFUSAL AT: NONE OBSERVED	12-20"	B	S.L.	-	NONE
	20-132"	C	L.S.	-	NONE
(SURFACE ELEV. = 256.34)					
ESTIMATED SEASONAL HIGH GROUND WATER > 132" (ELEVATION = < 245.30)					
DEEP TEST PIT: TH200-7	DEPTH	HOR.	TEX.	COLOR	MOTT.
DATE OF TEST: 02/08/00	0-8"	A	S.L.	-	NONE
REFUSAL AT: NONE OBSERVED	8-28"	B	S.L.	-	NONE
	28-84"	C	L.S.	-	75% @ 84"
(SURFACE ELEV. = 250.02)					
ESTIMATED SEASONAL HIGH GROUND WATER AT 84" (ELEVATION = 243.00)					

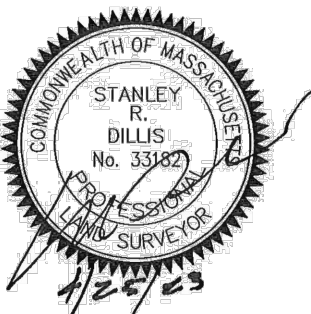
RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



PROFESSIONAL ENGINEER DATE



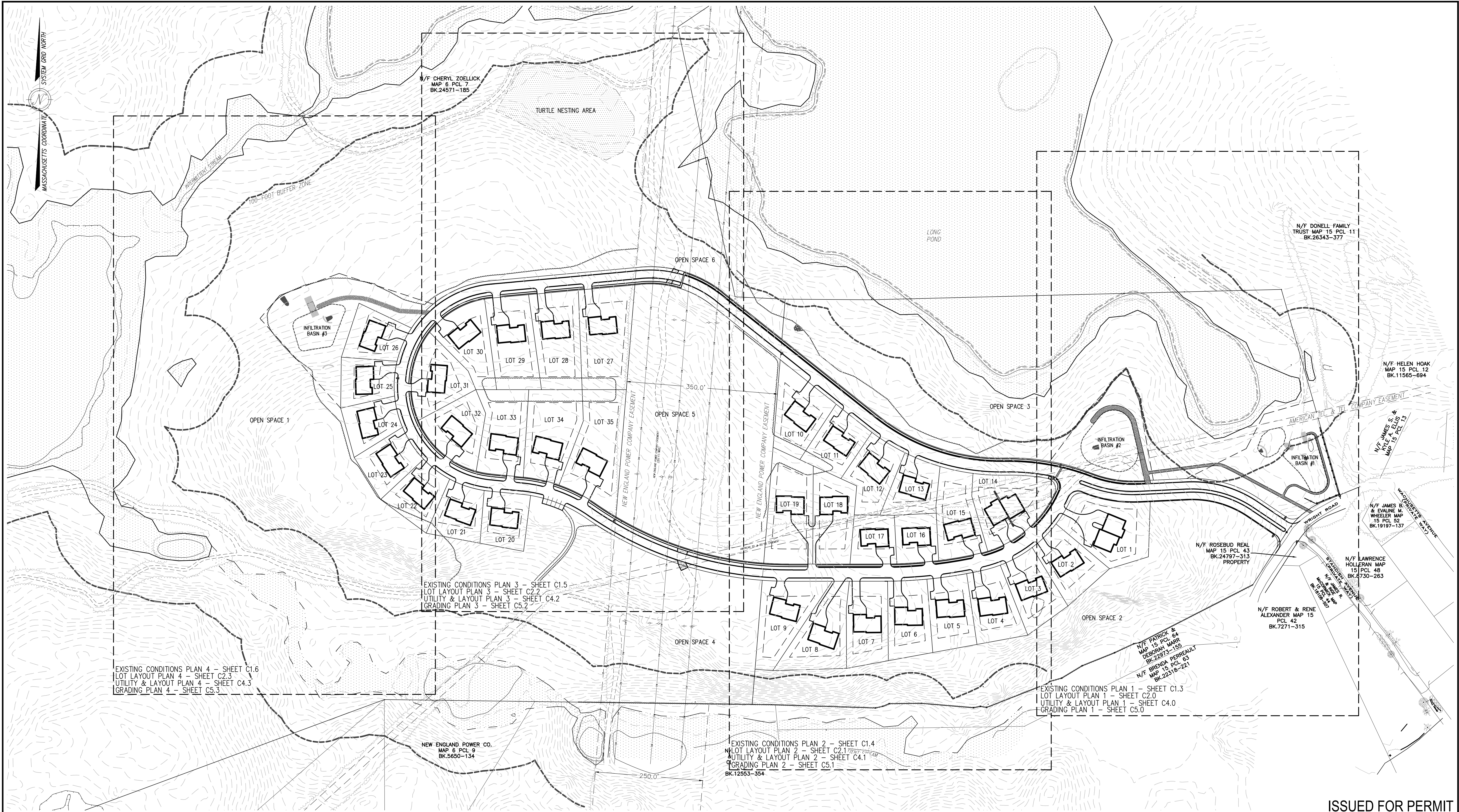
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 PHONE: (978) 779-6091
LUNENBURG, MA 01462 www.dillisandroy.com

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
NOTES, ABBREVIATIONS & LEGEND
STRATTON HILL

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-NOTES	



ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____

DIG SAFE
1-888-344-7233

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

STANLEY R. DILLIS
No. 33067
PROFESSIONAL LAND SURVEYOR
4/22/23

FRANCIS M. MOPARTLAN
No. 49572
PROFESSIONAL ENGINEER
4/25/2023

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP

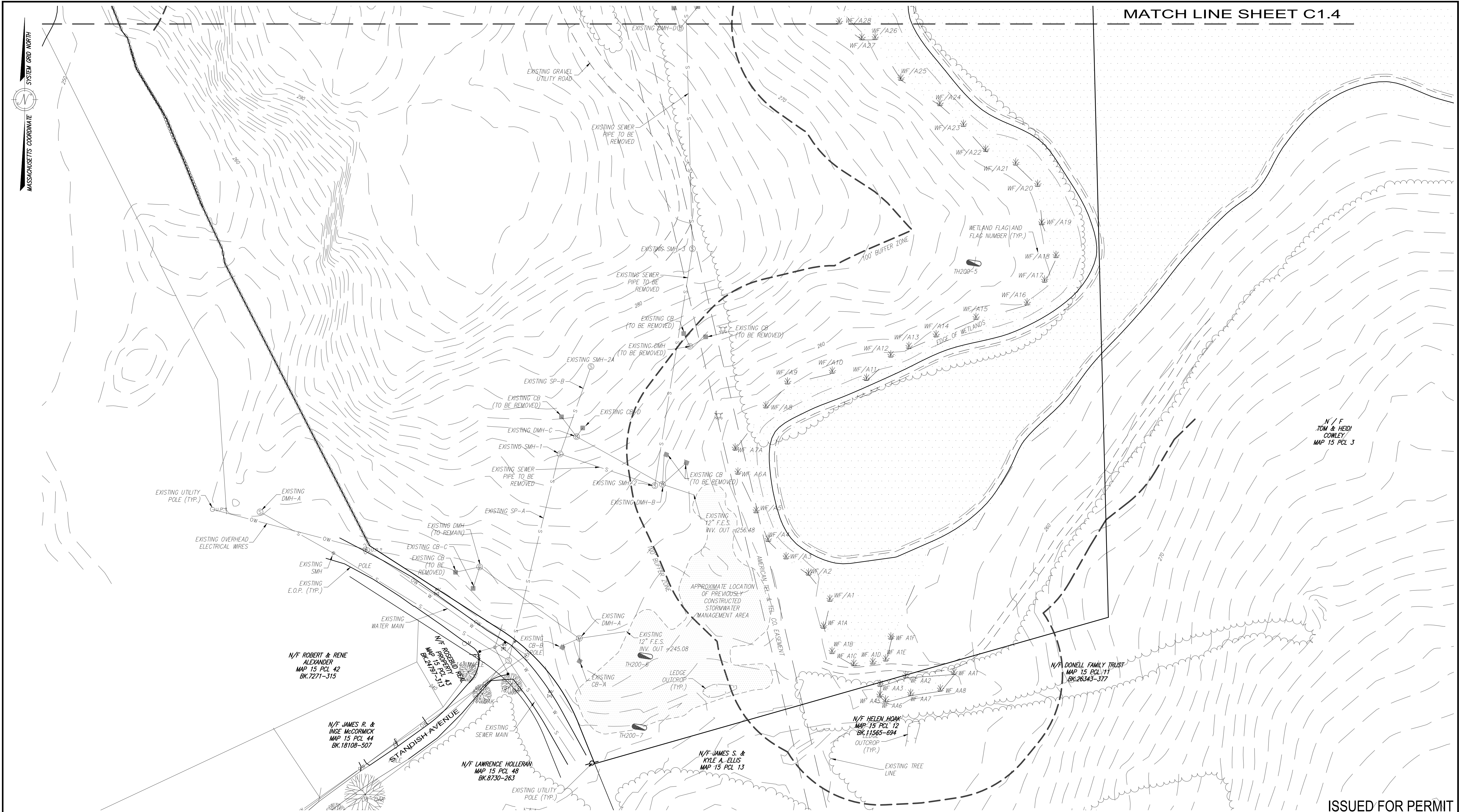
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
KEY SHEET
STRATTON HILL

100 0 50 100 200 400
1 in. = 100 ft.

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-KEY	



MATCH LINE SHEET C1.4

N / F
TOM & HEIDI
COWLEY
MAP 15 PCL 3

N/F ROBERT & RENE
ALEXANDER
MAP 15 PCL 42
BK.7271-315

N/F JAMES R. &
INGE MCCORMICK
MAP 15 PCL 44
BK.18108-507

N/F LAWRENCE HOLLERAN
MAP 15 PCL 48
BK.8730-263

N/F JAMES S. &
KYLE A. ELLIS
MAP 15 PCL 13

N/F DONELL FAMILY TRUST
MAP 15 PCL 11
BK.26343-377

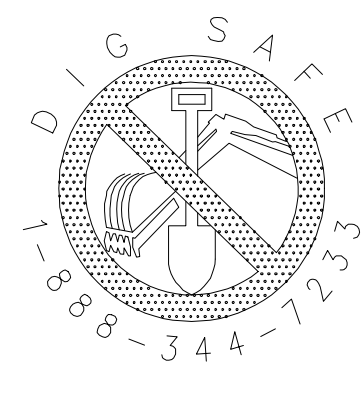
N/F HELEN HOAK
MAP 15 PCL 12
BK.11565-694

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



PROFESSIONAL ENGINEER DATE

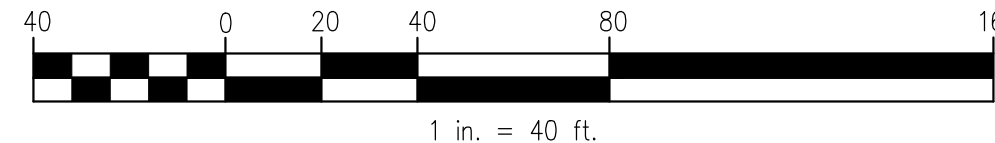
DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

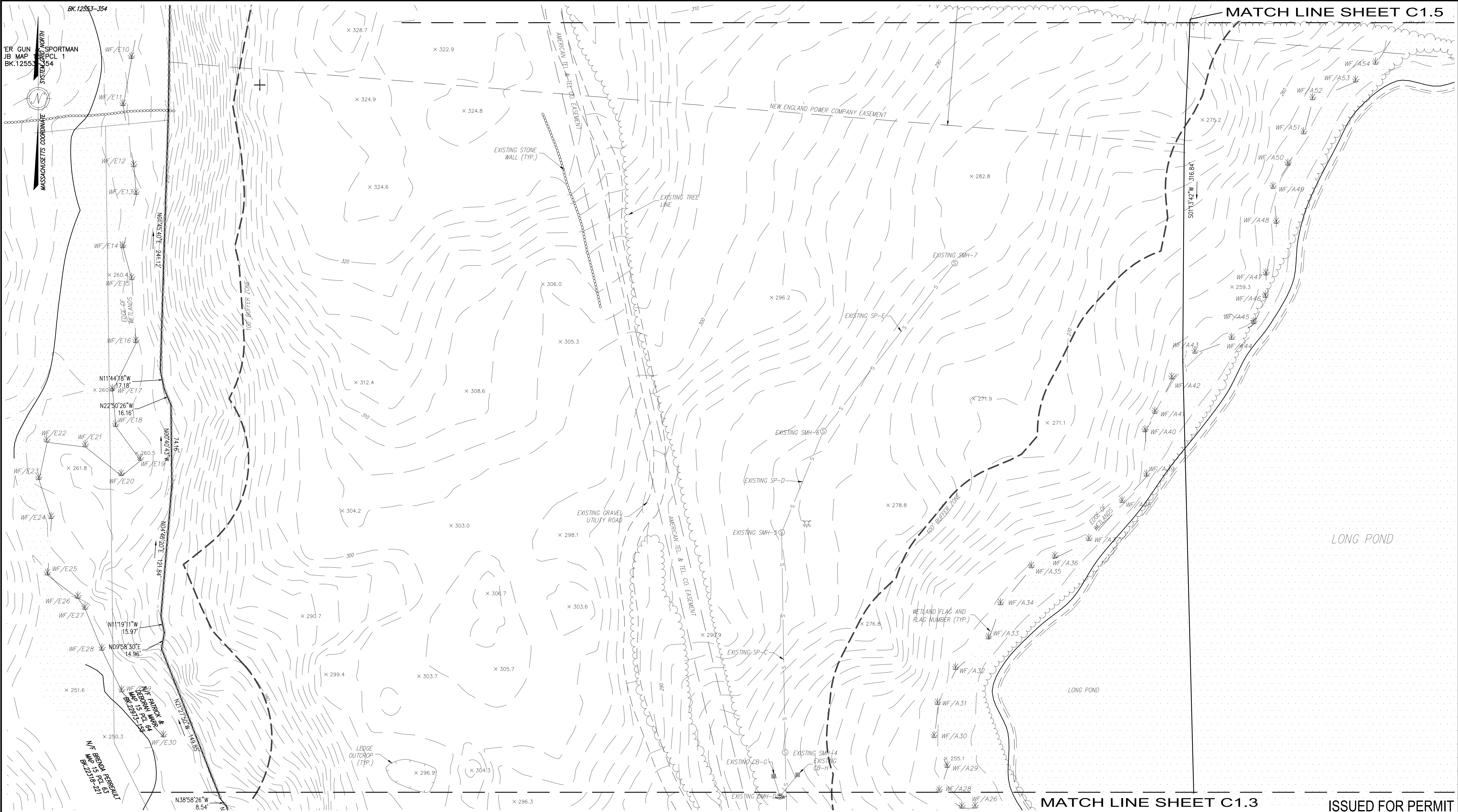
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
EXISTING CONDITIONS PLAN 1
STRATTON HILL



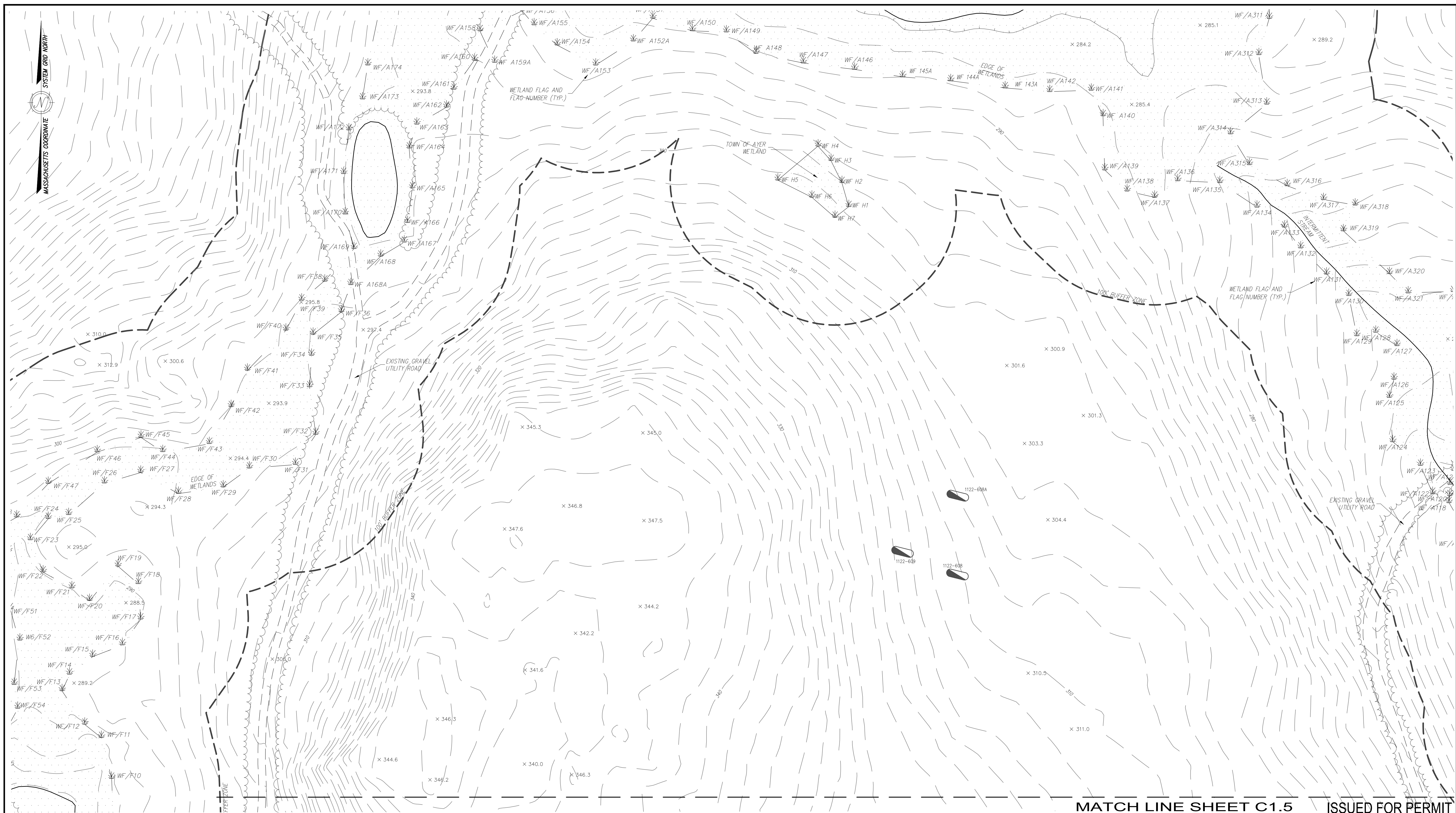
DESIGN BY: FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.3
DATE: 4/24/2023	JOB NUMBER: 6083	DRAWING NO. 6083-EC	



RESERVED FOR REGISTRY USE	APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD			I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS  	 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com	DEFINITIVE SUBDIVISION PLAN AYER, MASSACHUSETTS EXISTING CONDITIONS PLAN 2 STRATTON HILL 			
	BEING A MAJORITY DATE APPROVED: _____ DATE ENDORSED: _____					DESIGN BY: FMM DATE: 4/25/2023		DRAWN BY: RPV JOB NUMBER: 6083	

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

MATCH LINE SHEET C1.4

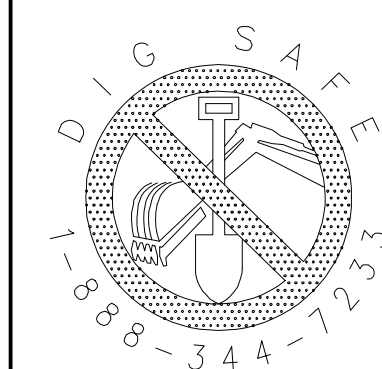


MATCH LINE SHEET C1.5 ISSUED FOR PERMIT

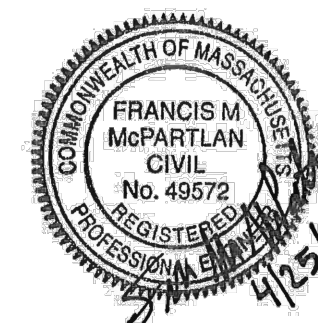
RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



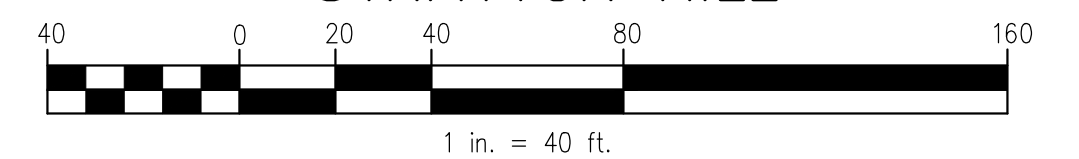
PROFESSIONAL LAND SURVEYOR	DATE	PROFESSIONAL ENGINEER	DATE
----------------------------	------	-----------------------	------



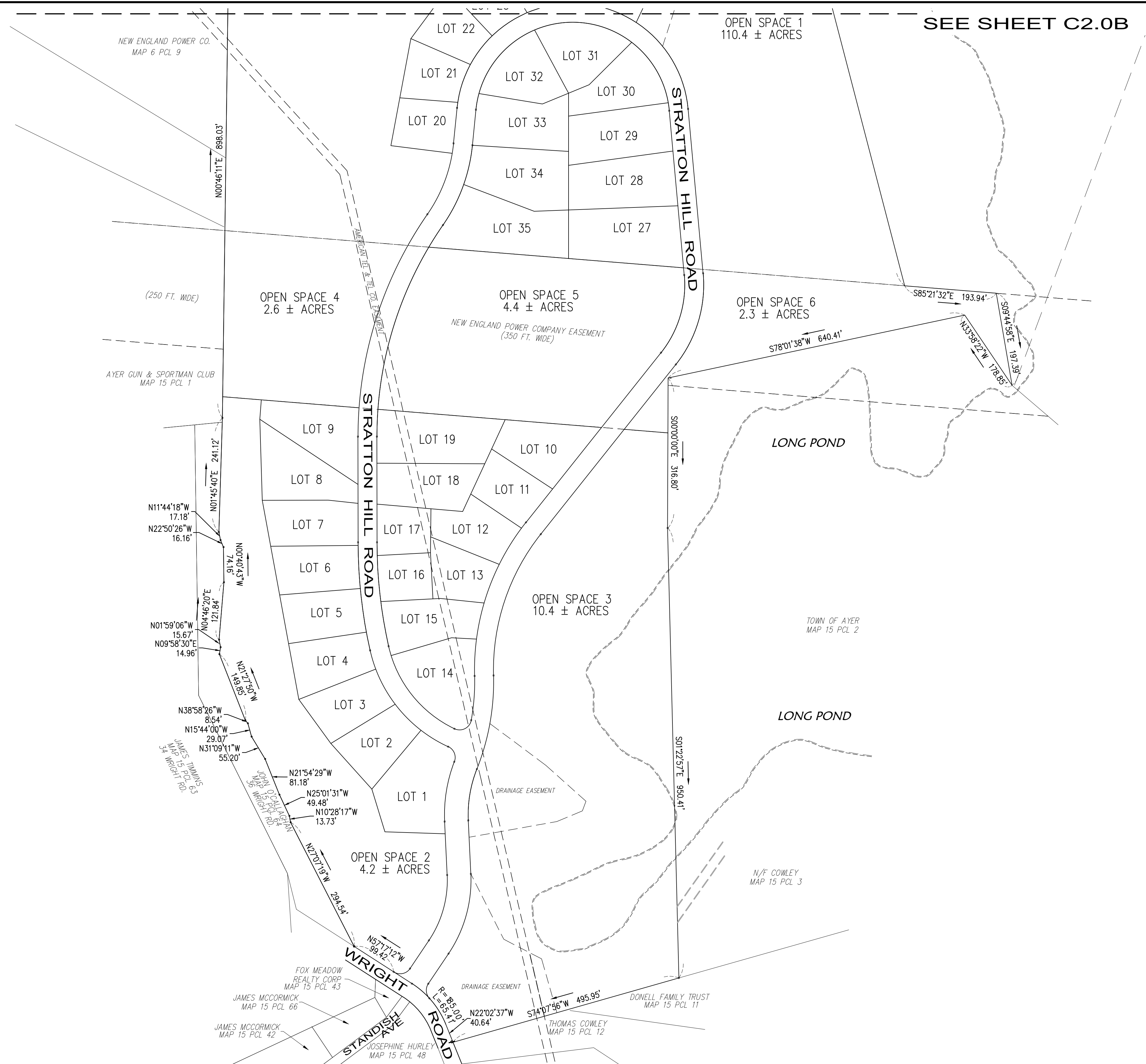
CIVIL ENGINEERS	LAND SURVEYORS	WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1		PHONE: (978) 779-6091
LUNENBURG, MA 01462		www.dillisanndroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

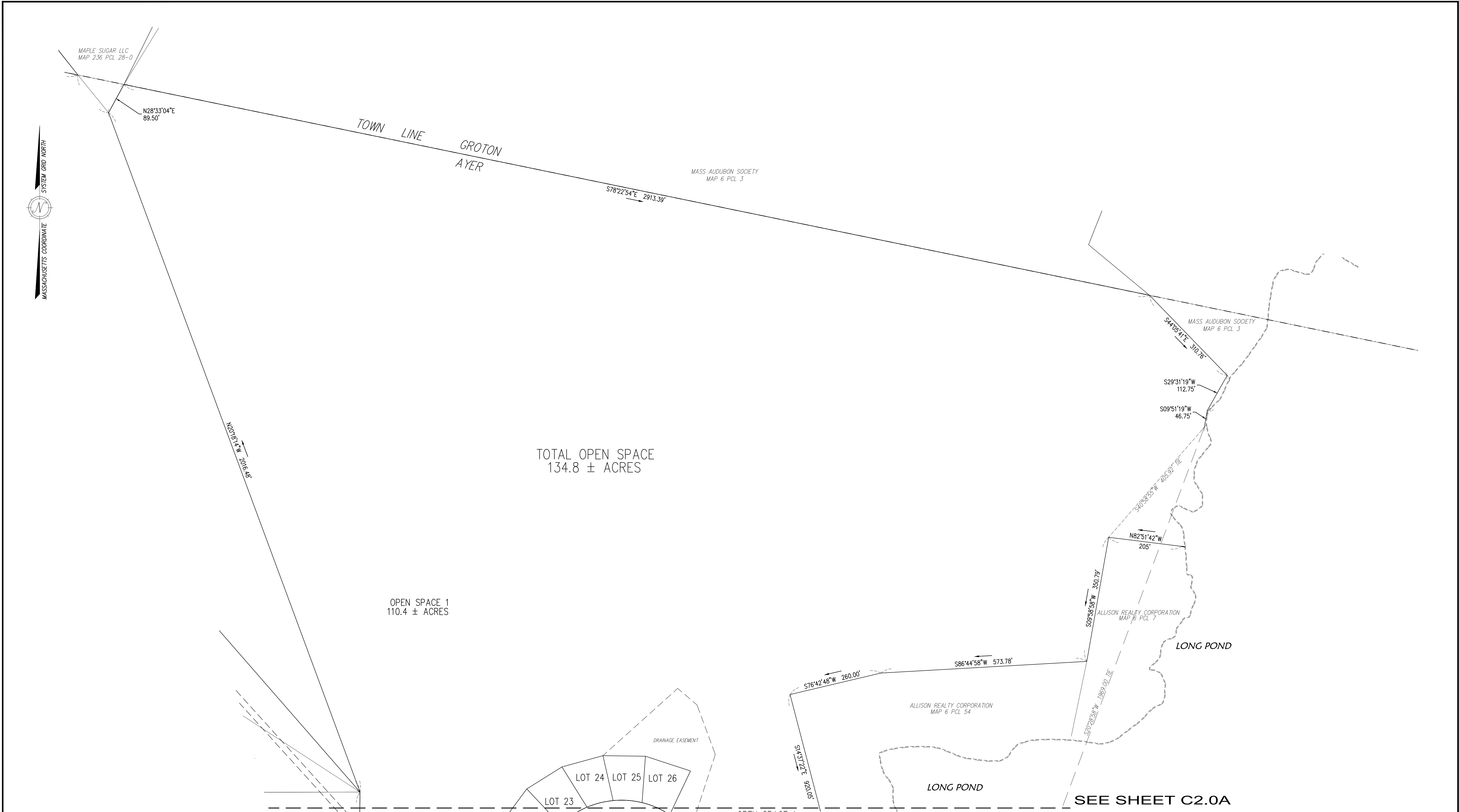
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
EXISTING CONDITIONS PLAN 4
STRATTON HILL



DESIGN BY: FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.6
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-EC	



C2.0A



RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____

LOT 23 LOT 24 LOT 25 LOT 26

1-888-344-7233

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

STANLEY R. DILLIS
No. 33187
LAND SURVEYOR
4/22/23

PROFESSIONAL LAND SURVEYOR DATE _____

DILLIS & ROY
CIVIL DESIGN GROUP

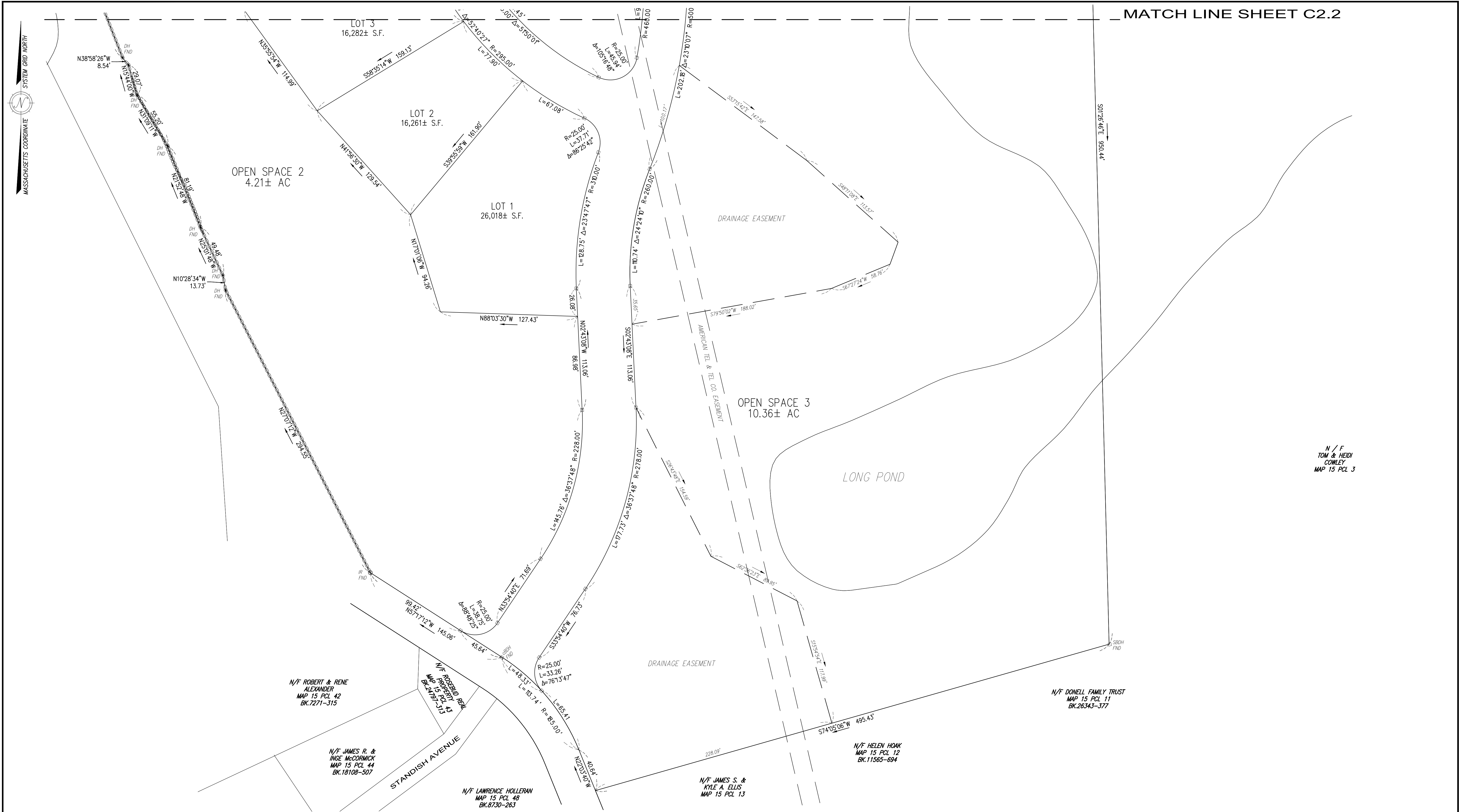
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

**DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
OVERALL LOT LAYOUT PLAN "B"
STRATTON HILL**

120 0 60 120 240 480
1 in. = 120 ft.

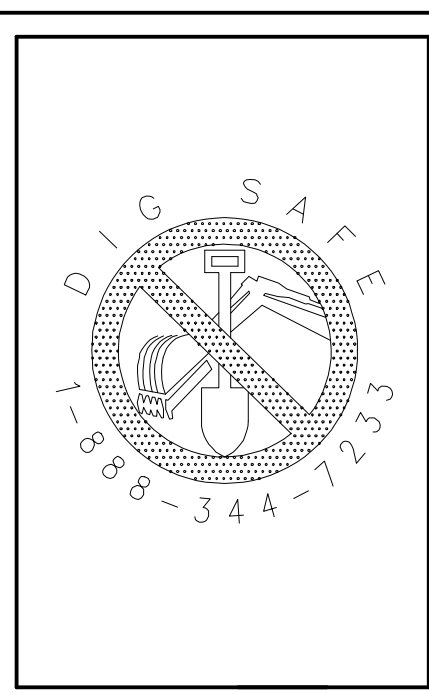
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C2.0B
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



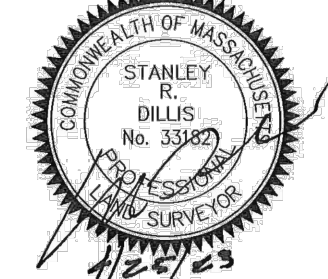
RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE _____

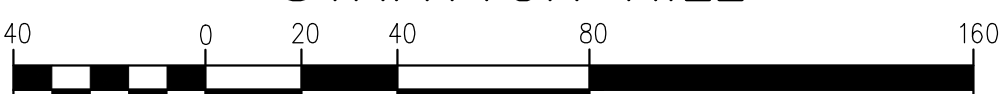


DILLIS & ROY
CIVIL DESIGN GROUP

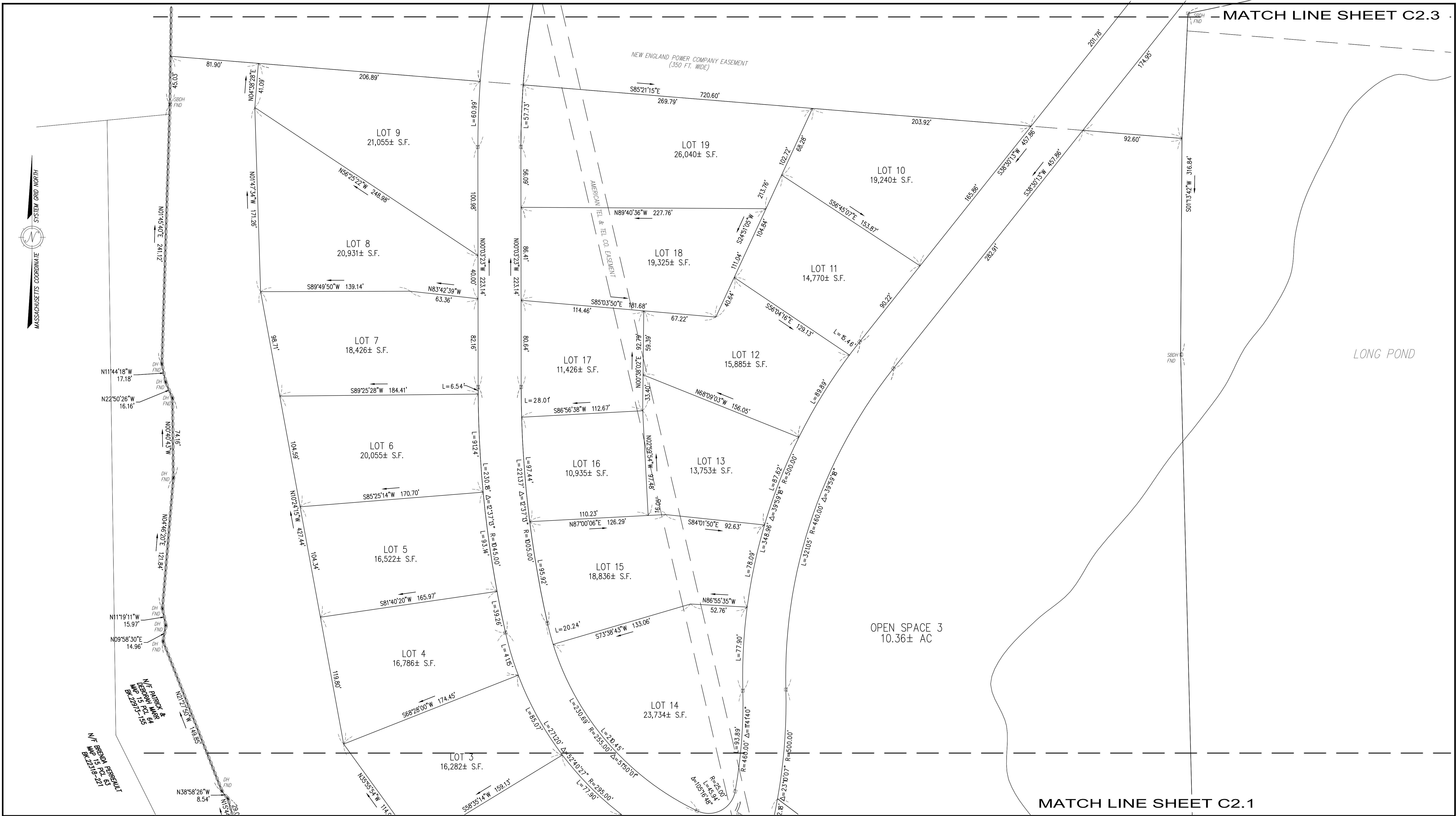
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
LOT LAYOUT PLAN 1
STRATTON HILL


1 in. = 40 ft.

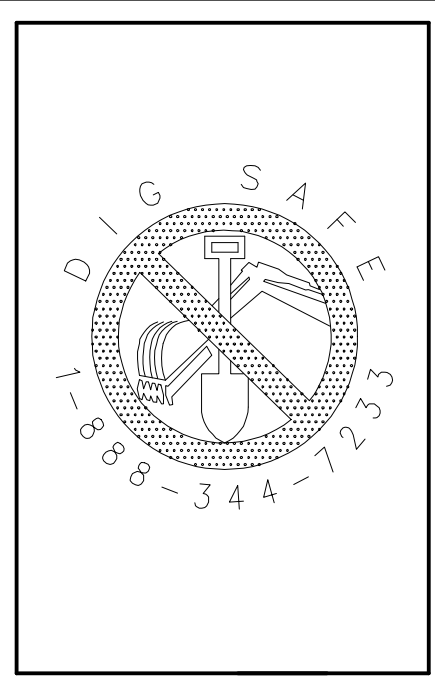
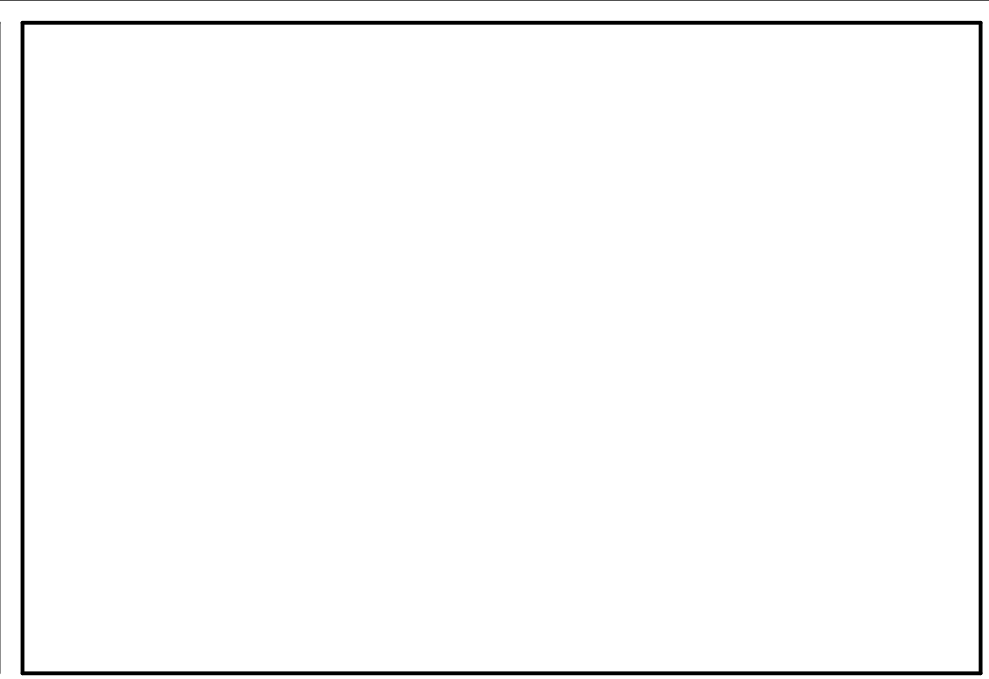
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C2.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE _____

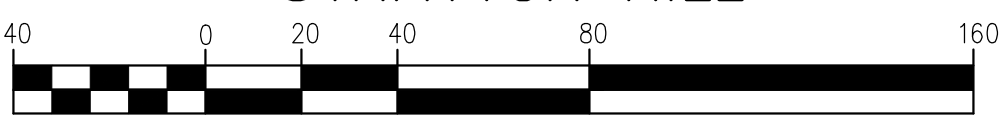


DILLIS & ROY
CIVIL DESIGN GROUP

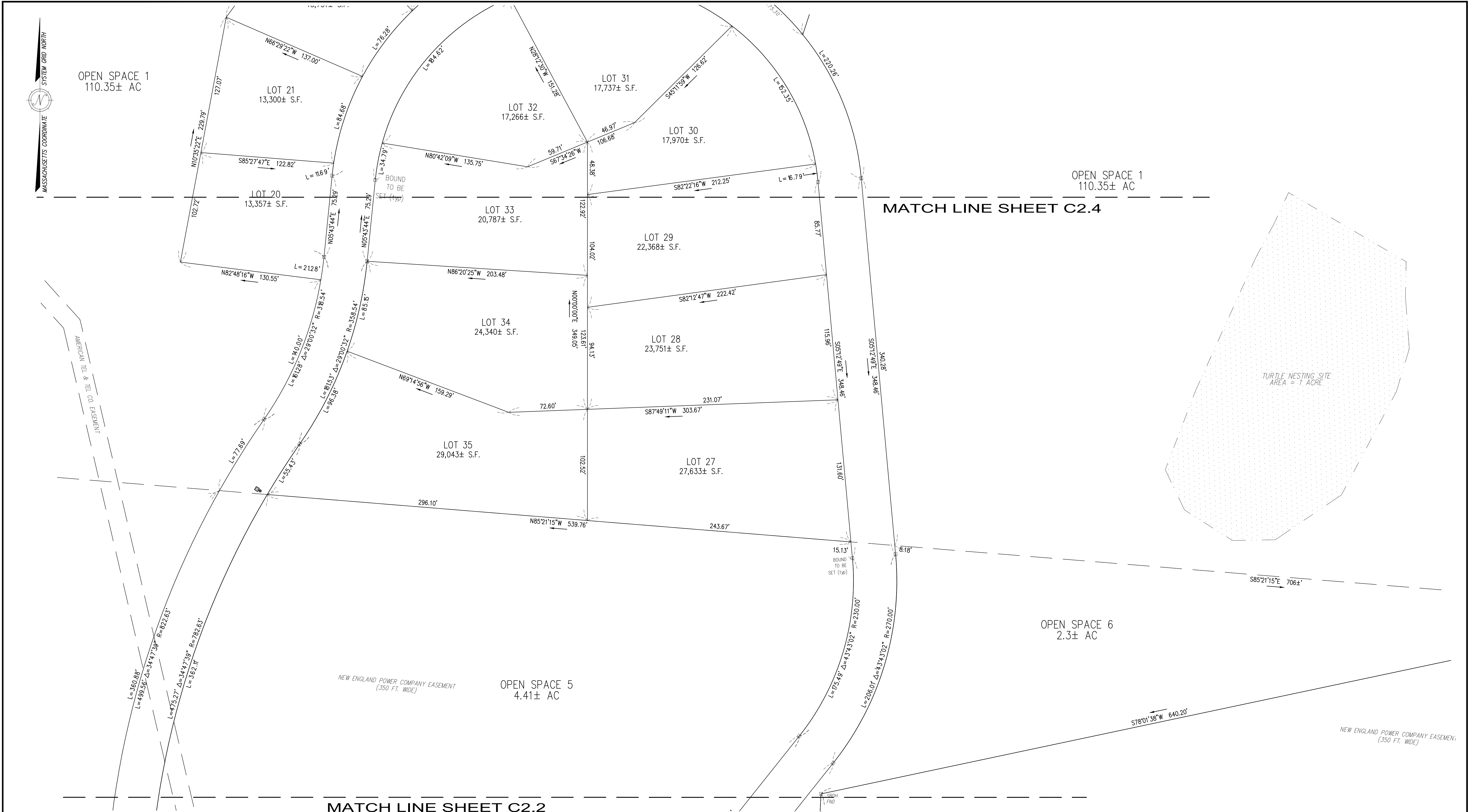
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
LOT LAYOUT PLAN 2
STRATTON HILL


1 in. = 40 ft.

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C2.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

STANLEY R. DILLIS
No. 33567
LAND SURVEYOR

4/22/23

PROFESSIONAL LAND SURVEYOR DATE _____

DILLIS & ROY
CIVIL DESIGN GROUP

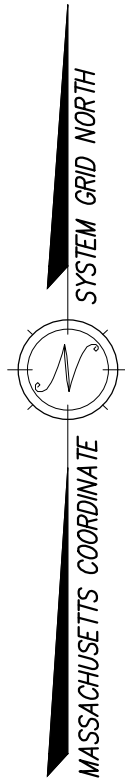
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
LOT LAYOUT PLAN 3
STRATTON HILL

1 in. = 40 ft.

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C2.3
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



TOTAL OPEN SPACE
134.8± AC

OPEN SPACE 1
110.35± AC

DRAINAGE EASEMENT

OPEN SPACE 1
110.35± AC

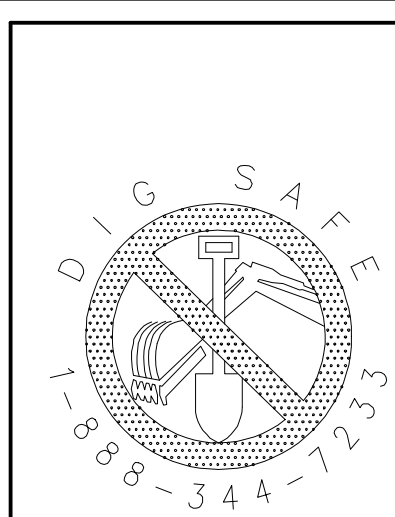
OPEN SPACE 1
110.35± AC

MATCH LINE SHEET C2.3

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



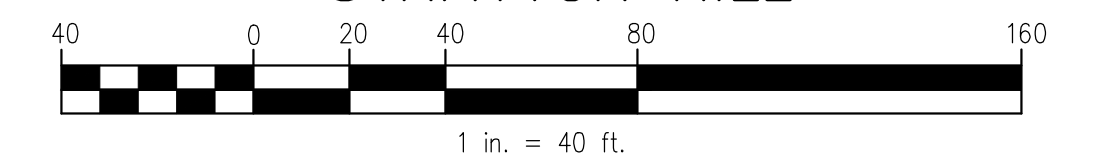
PROFESSIONAL LAND SURVEYOR DATE

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillissandroy.com

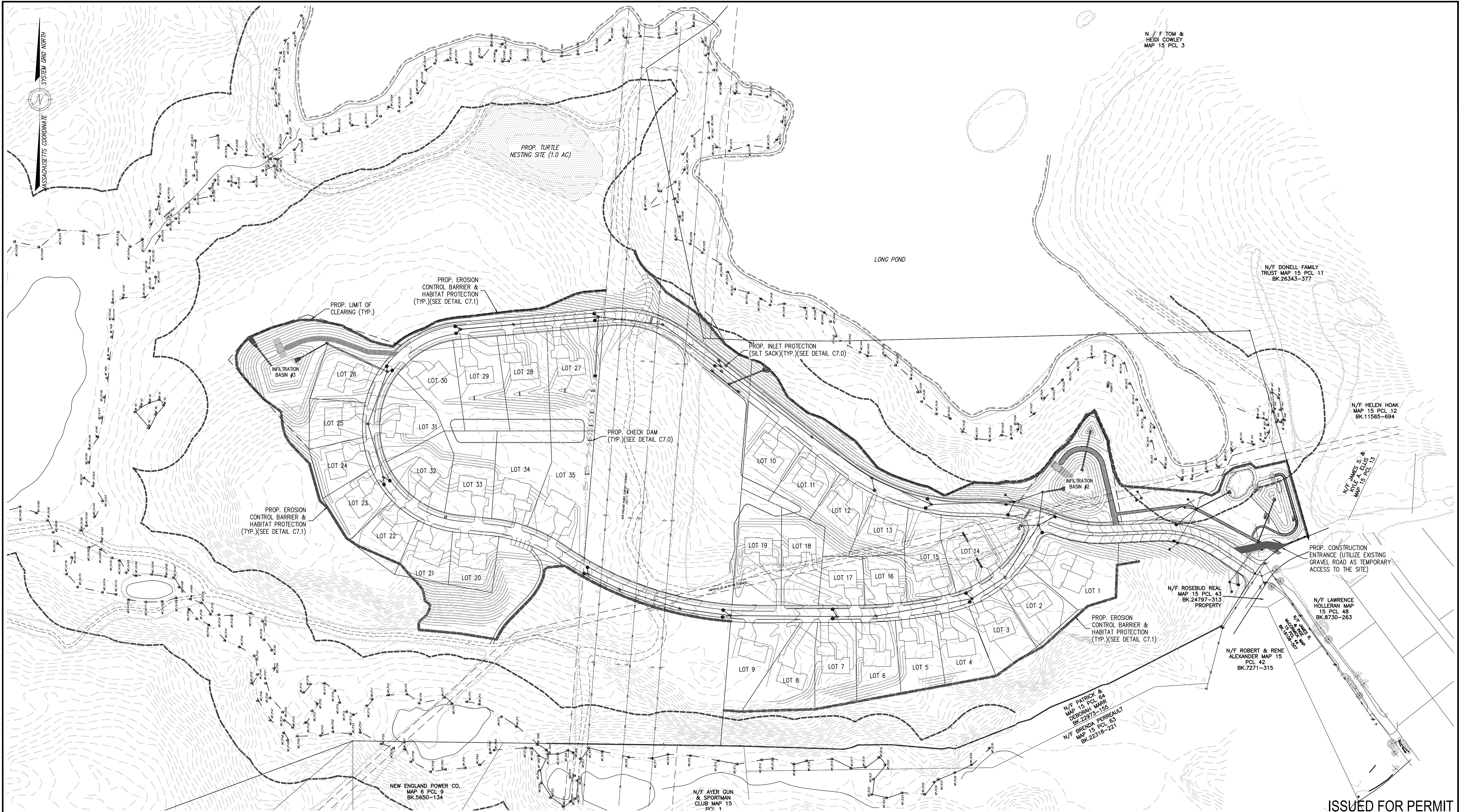
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
LOT LAYOUT PLAN 4
STRATTON HILL



DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C2.4
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE		APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD BEING A MAJORITY DATE APPROVED: _____ DATE ENDORSED: _____				I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS 		CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com		DEFINITIVE SUBDIVISION PLAN AYER, MASSACHUSETTS SOIL EROSION & SEDIMENTATION CONTROL PLAN STRATTON HILL 1 in. = 100 ft.																														
						PLAN REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE:</th> <th>DESCRIPTION:</th> <th>BY:</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE:	DESCRIPTION:	BY:													<table border="1"> <tr> <td>DESIGN BY:</td> <td>DRAWN BY:</td> <td>CHECKED BY:</td> <td>SHEET NO.</td> </tr> <tr> <td>RPV/FMM</td> <td>RPV</td> <td>FMM</td> <td rowspan="2">C3.0</td> </tr> <tr> <td>DATE:</td> <td>JOB NUMBER:</td> <td>DRAWING NO.</td> </tr> <tr> <td>4/25/2023</td> <td>6083</td> <td>6083-GRD</td> <td> </td> </tr> </table>		DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.	RPV/FMM	RPV	FMM	C3.0	DATE:	JOB NUMBER:	DRAWING NO.	4/25/2023	6083	6083-GRD	
NO.	DATE:	DESCRIPTION:	BY:																																					
DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.																																					
RPV/FMM	RPV	FMM	C3.0																																					
DATE:	JOB NUMBER:	DRAWING NO.																																						
4/25/2023	6083	6083-GRD																																						

MATCH LINE SHEET C4.1

SIGN SCHEDULE

FOR TRAFFIC CONTROL SIGNS WITHIN SITE PARKING AND ACCESS DRIVE AREAS. SIGNS SHALL CONFORM TO STANDARDS OF FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) (2003 EDITION) AND "STANDARD HIGHWAY SIGNS" (2004 EDITION). OTHER DIRECTIONAL SIGNS AND INFORMATION SIGNS TO BE SIZED AND LETTERED IN CONFORMANCE WITH BOXBOROUGH PROTECTIVE BYLAW.

SIGN CODE	SIGN SIZE	LEGEND
R1-1	24"x24"	STOP
W11-2	30"x30"	PEDESTRIAN CROSSING SIGN

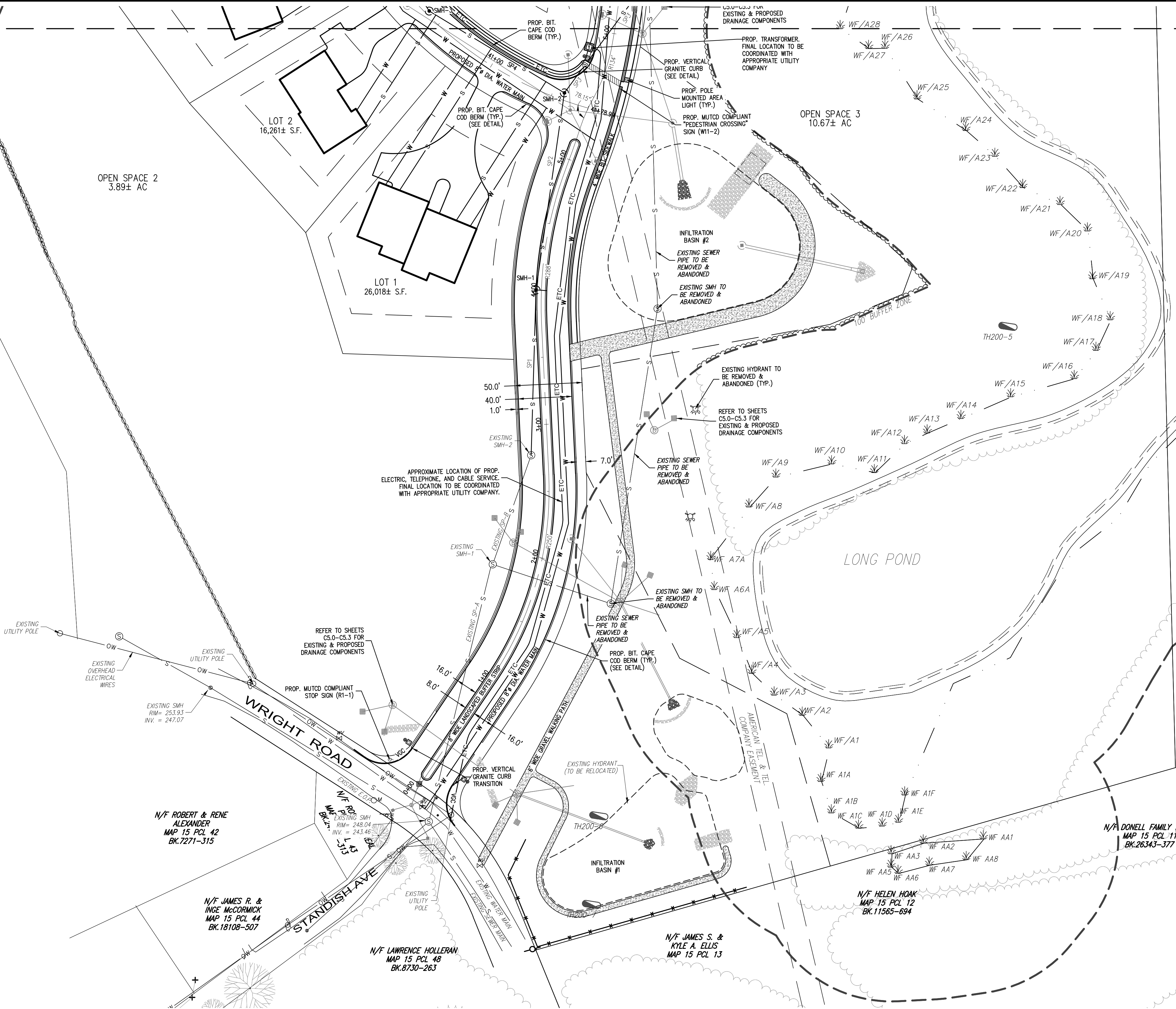
PARKING TABLE

PARKING SPACES	REQUIRED	PROVIDED
PER RESIDENTIAL UNIT	2 SPACES PER UNIT	5 SPACES PER UNIT (2 GARAGE & 3 GUEST)
STREET PARKING	-	5 SPACES
TOTAL	74	189 SPACES

N / F
TOM & HEIDI
COWLEY
MAP 15 PCL 3

ISSUED FOR PERMIT

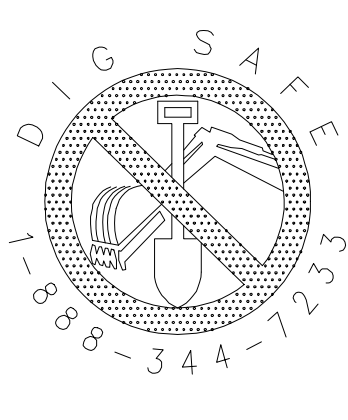
SYSTEM GRID NORTH
MASSACHUSETTS COORDINATE



RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



PROFESSIONAL ENGINEER DATE

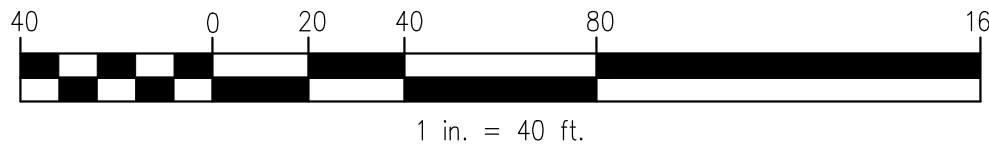
DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
UTILITY & LAYOUT PLAN 1
STRATTON HILL



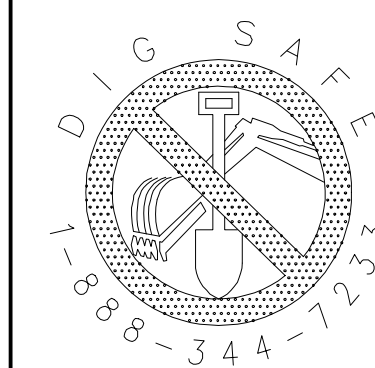
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C4.0
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



ISSUED FOR PERMIT

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



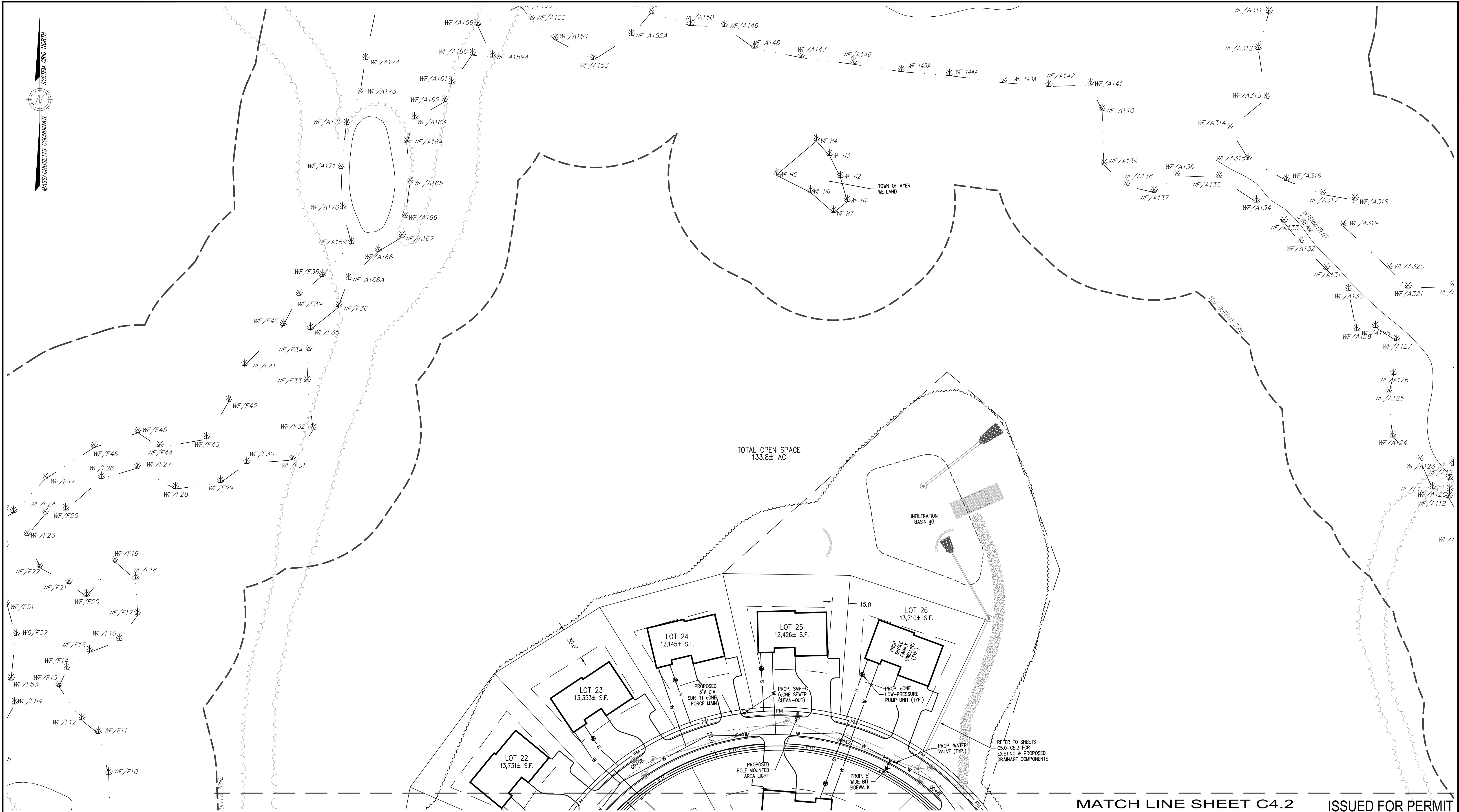
COMMONWEALTH OF MASSACHUSETTS
STANLEY R. DILLIS
No. 33182
PROFESSIONAL
SURVEYOR
4/28/03

CIVIL ENGINEERS	LAND SURVEYORS	WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1		PHONE: (978) 779-6091
LUNENBURG, MA 01462		www.dillisonandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C4.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	

C4.2



MATCH LINE SHEET C4.2 ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE 4/22/23



PROFESSIONAL ENGINEER DATE 4/25/2023

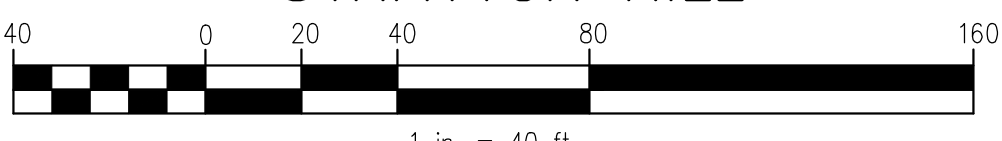


DILLIS & ROY
CIVIL DESIGN GROUP

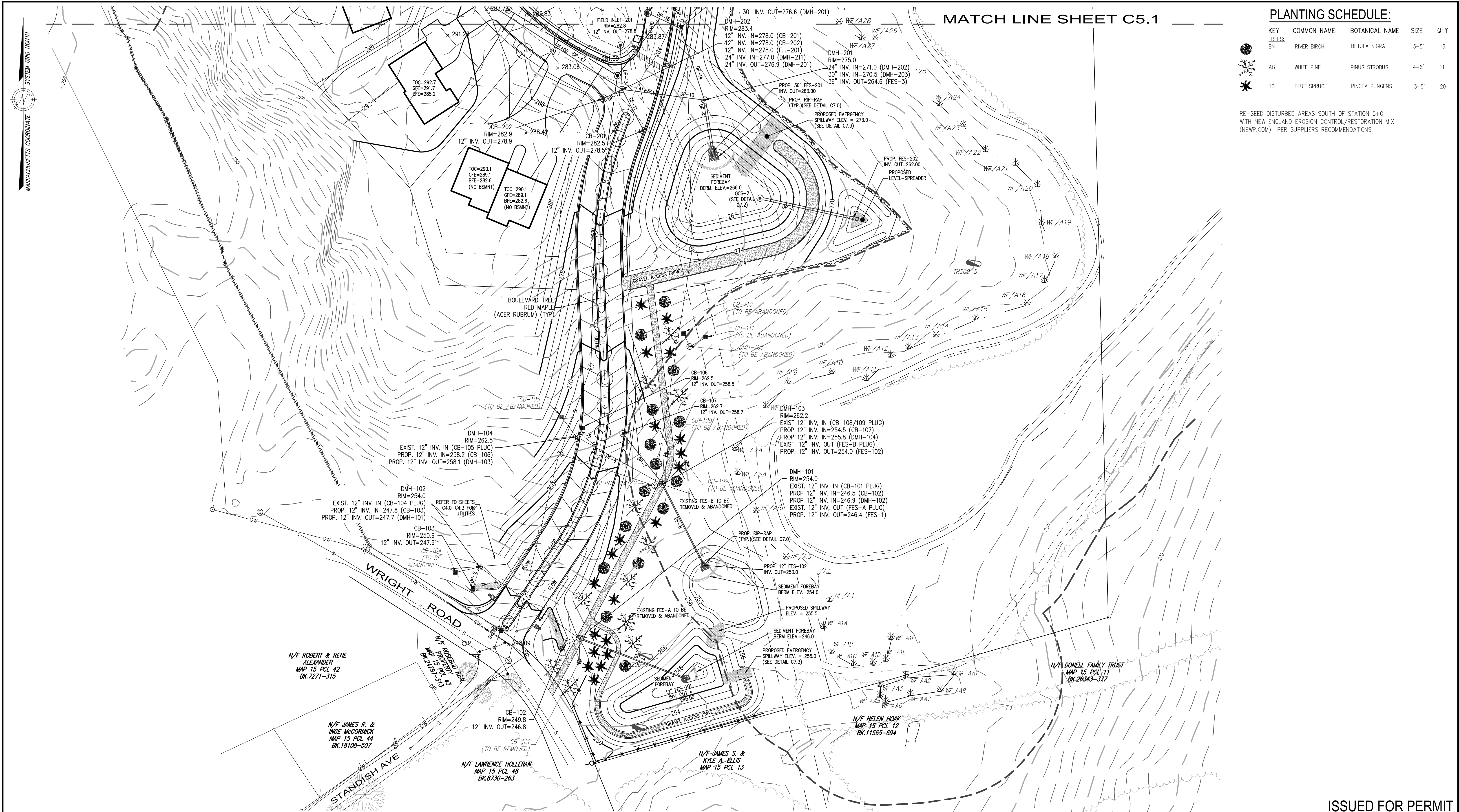
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
UTILITY & LAYOUT PLAN 4
STRATTON HILL



DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C4.3
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



MATCH LINE SHEET C5.1

PLANTING SCHEDULE:

KEY	COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES:				
BN	RIVER BIRCH	BETULA NIGRA	3-5'	15
AG	WHITE PINE	PINUS STROBUS	4-6'	11
TO	BLUE SPRUCE	PINCEA PUNGENS	3-5'	20

RE-SEED DISTURBED AREAS SOUTH OF STATION 5+0
WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX
(NEWPCOM) PER SUPPLIERS RECOMMENDATIONS

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

STANLEY R. DILLIS
No. 33852
4/22/23
PROFESSIONAL LAND SURVEYOR DATE

FRANCIS M. MARTELLAN
No. 49572
4/15/2023
PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

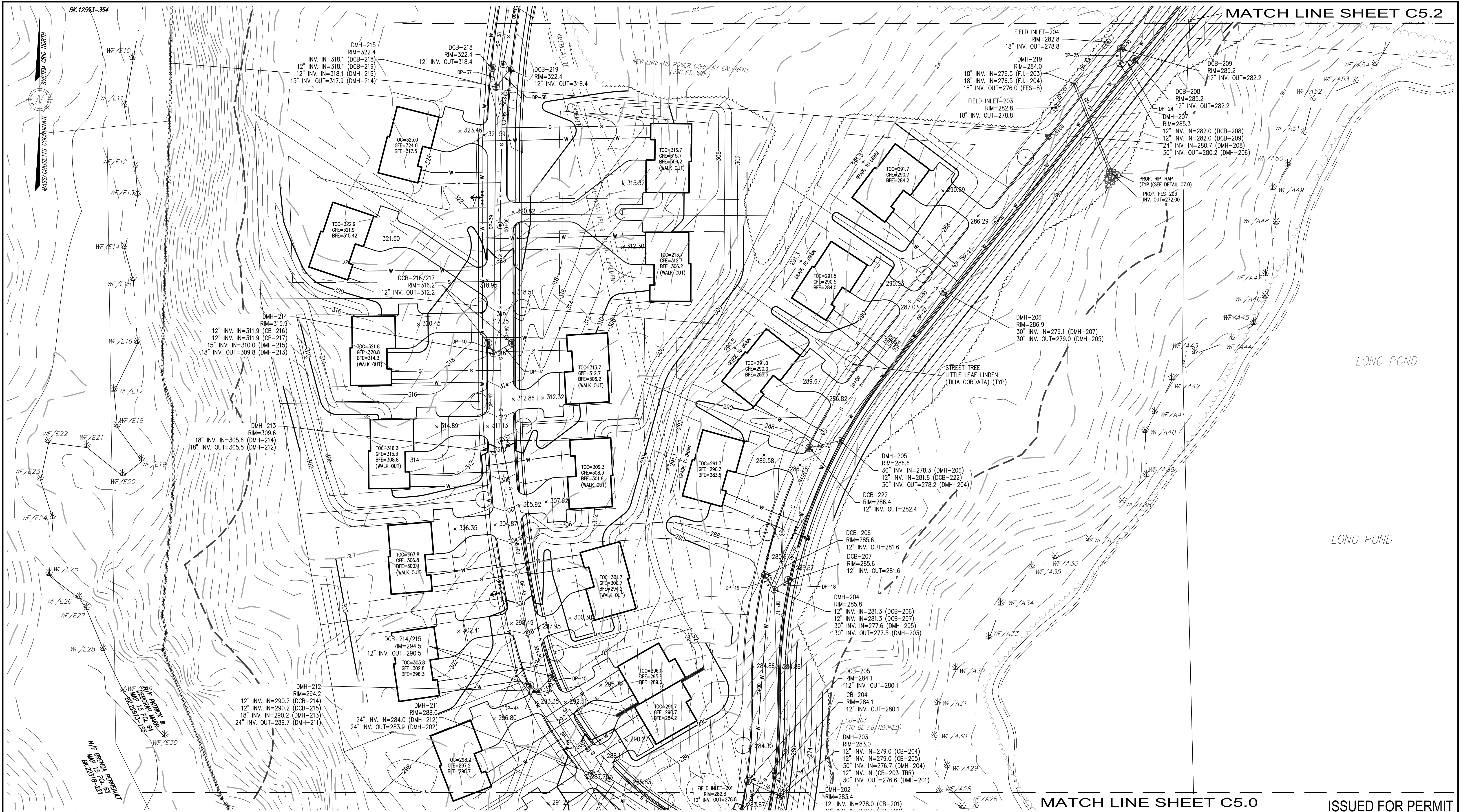
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 1
STRATTON HILL

DESIGN BY: RPV/FMM
DATE: 4/25/2023

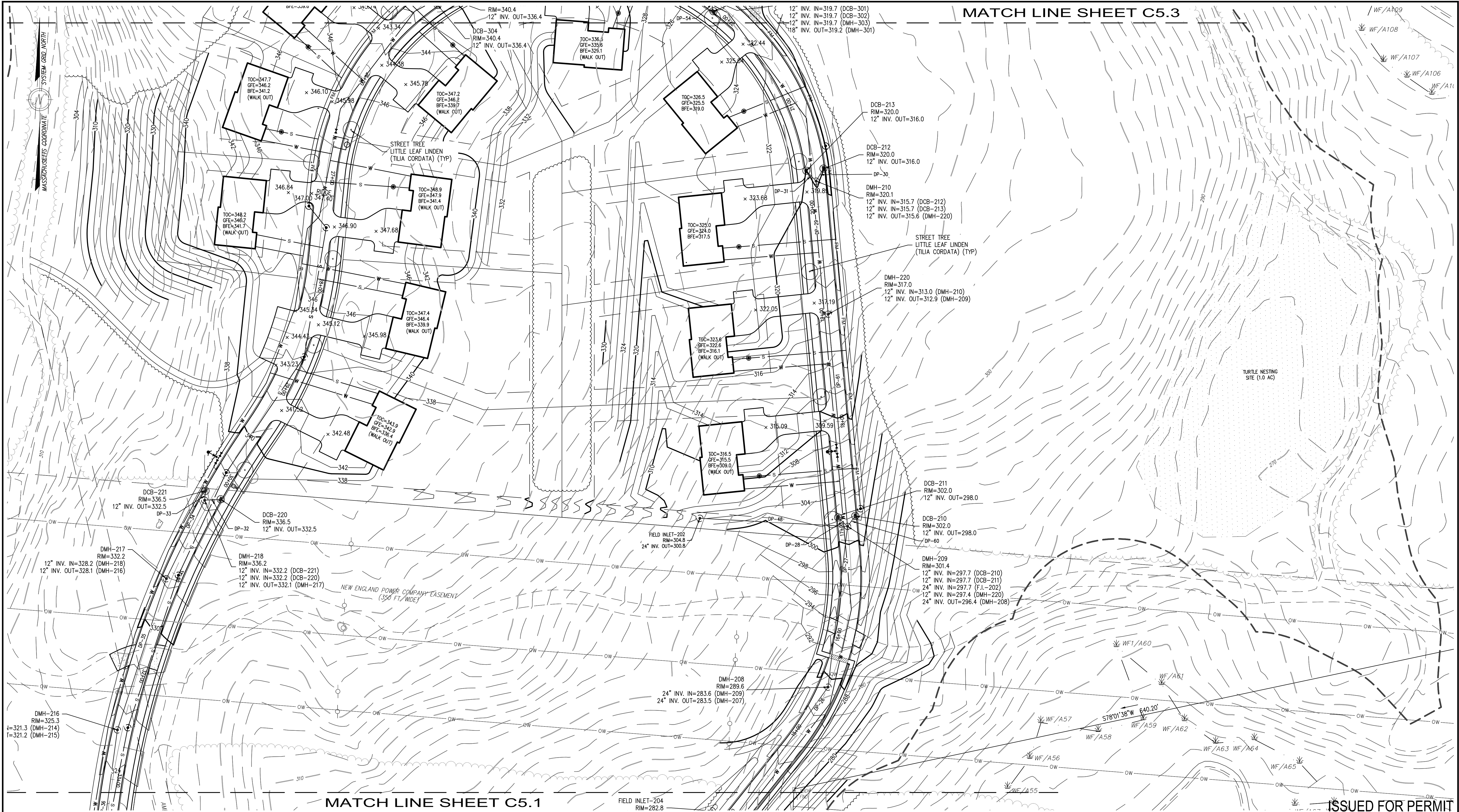
DRAWN BY: RPV
JOB NUMBER: 6083

CHECKED BY: FMM
DRAWING NO. 6083-GRD

SHEET NO.
C5.0



RESERVED FOR REGISTRY USE	APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD			I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS 	 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com	DEFINITIVE SUBDIVISION PLAN AYER, MASSACHUSETTS GRADING & DRAINAGE PLAN 2 STRATTON HILL 1 in. = 40 ft.	
	BEING A MAJORITY DATE APPROVED: _____ DATE ENDORSED: _____						
PLAN REVISIONS							
NO.	DATE:	DESCRIPTION:	BY:				
DESIGN BY: RPV/FMM		DRAWN BY: RPV		CHECKED BY: FMM		SHEET NO. C5.1	
DATE: 4/25/2023		JOB NUMBER: 6083		DRAWING NO. 6083-GRD			



RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____

DIG SAFE
1-888-344-7233

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

STANLEY R.
DILLIS
No. 33857
REGISTERED
LAND SURVEYOR
4/22/23

FRANCIS M.
MARTIN
No. 49572
REGISTERED
PROFESSIONAL ENGINEER
4/15/2023

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY

CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1
LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisoroy.com

PLAN REVISIONS

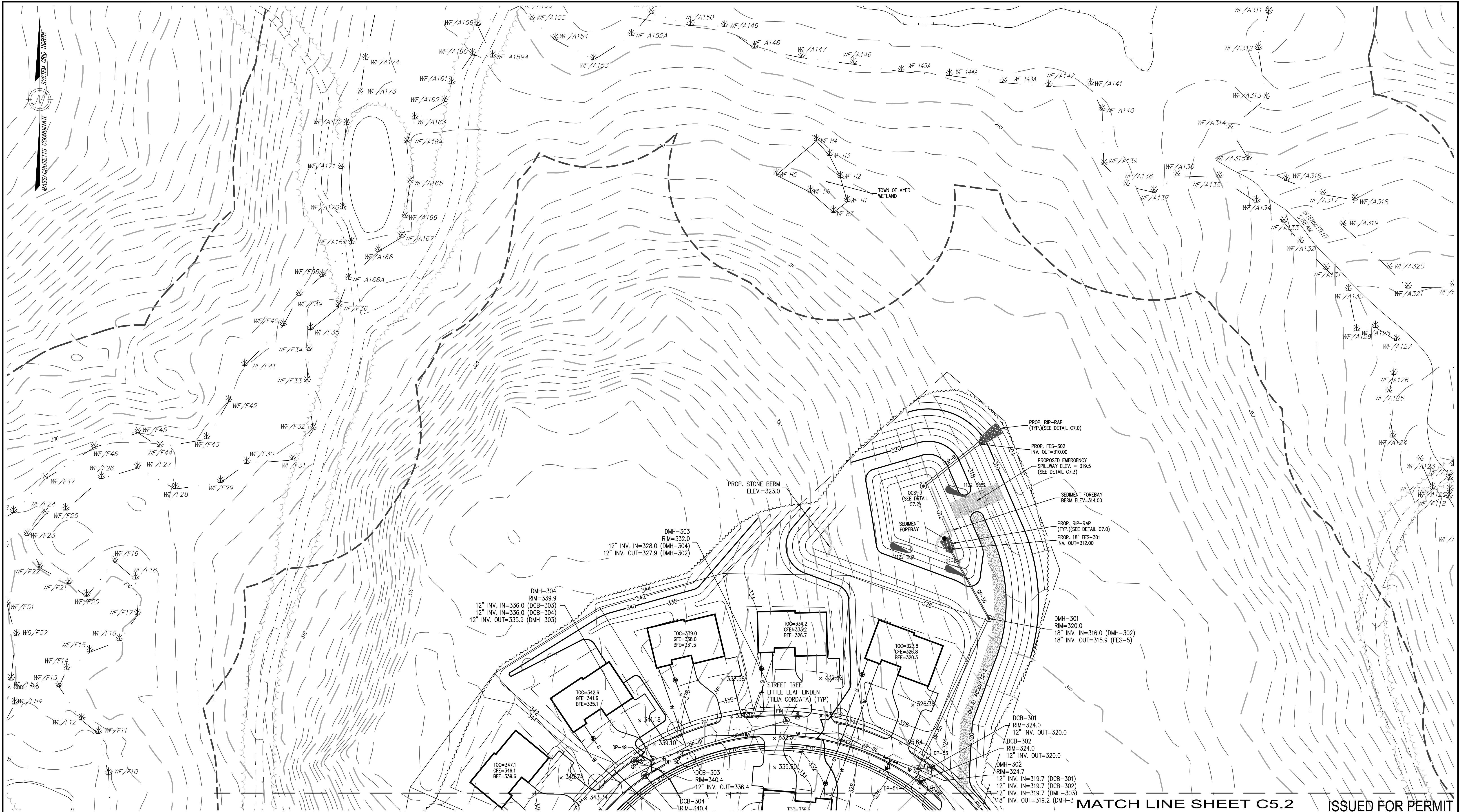
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 3
STRATTON HILL

40 0 20 40 80 160
1 in. = 40 ft.

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C5.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	

ISSUED FOR PERMIT



RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____

1-888-344-7233

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR DATE _____ PROFESSIONAL ENGINEER DATE _____

DILLIS & ROY
CIVIL DESIGN GROUP

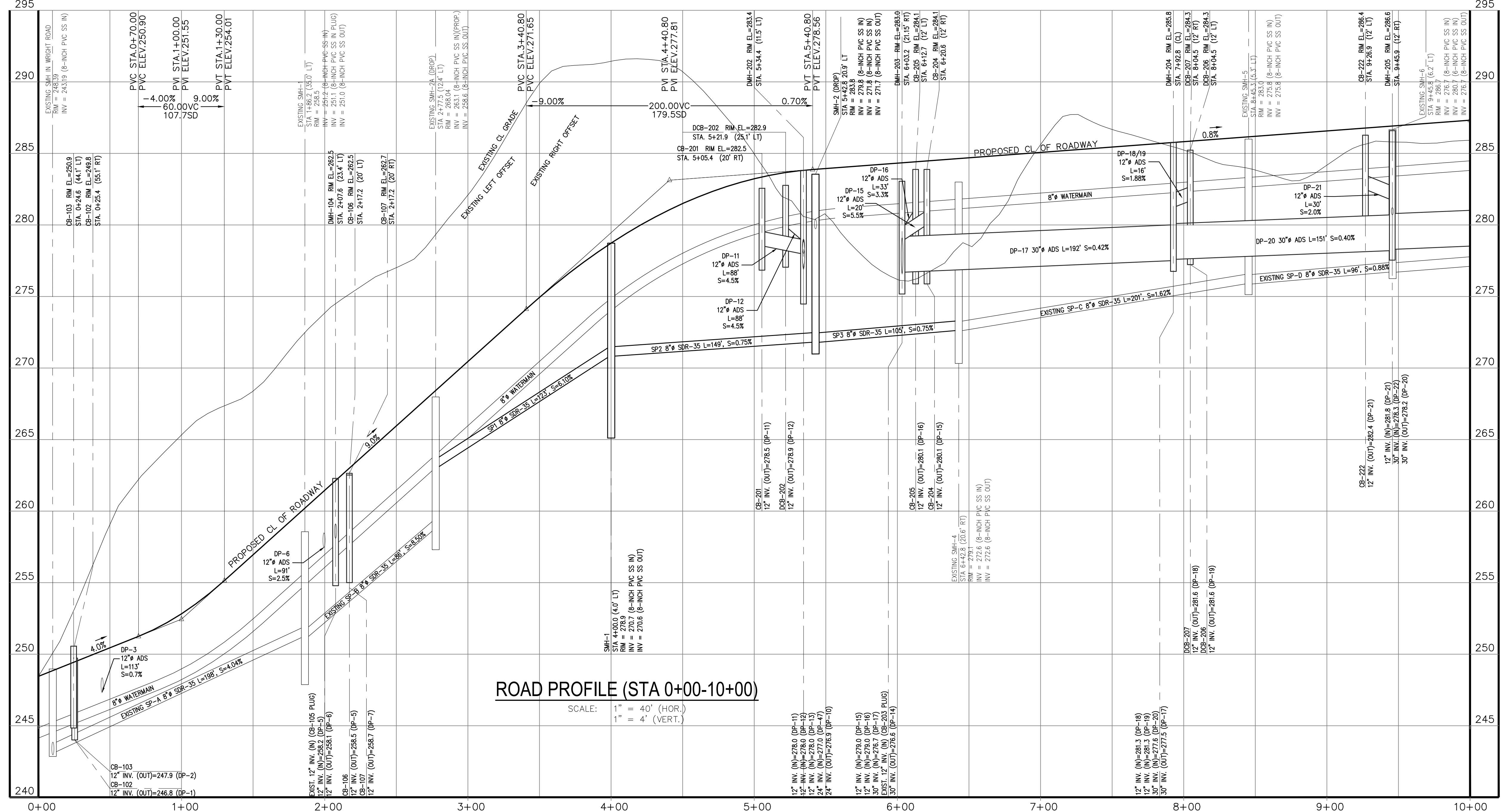
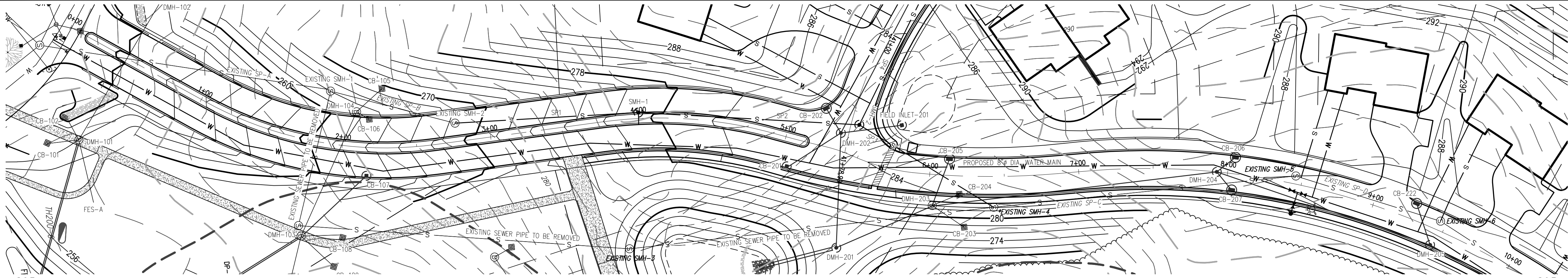
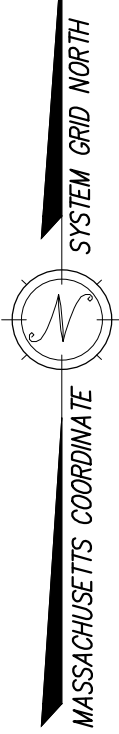
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 4
STRATTON HILL

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C5.3
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	

MATCH LINE SHEET C5.2 ISSUED FOR PERMIT



ROAD PROFILE (STA 0+00-10+00)

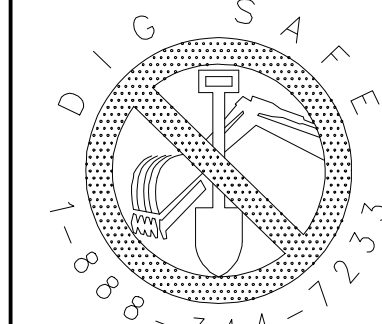
SCALE: 1" = 40' (HOR.)
1" = 4' (VERT.)

ISSUED FOR PERMIT

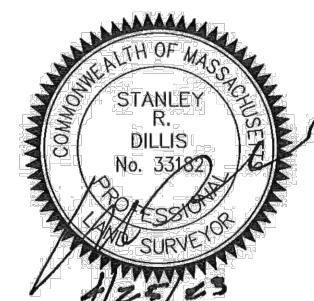
RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

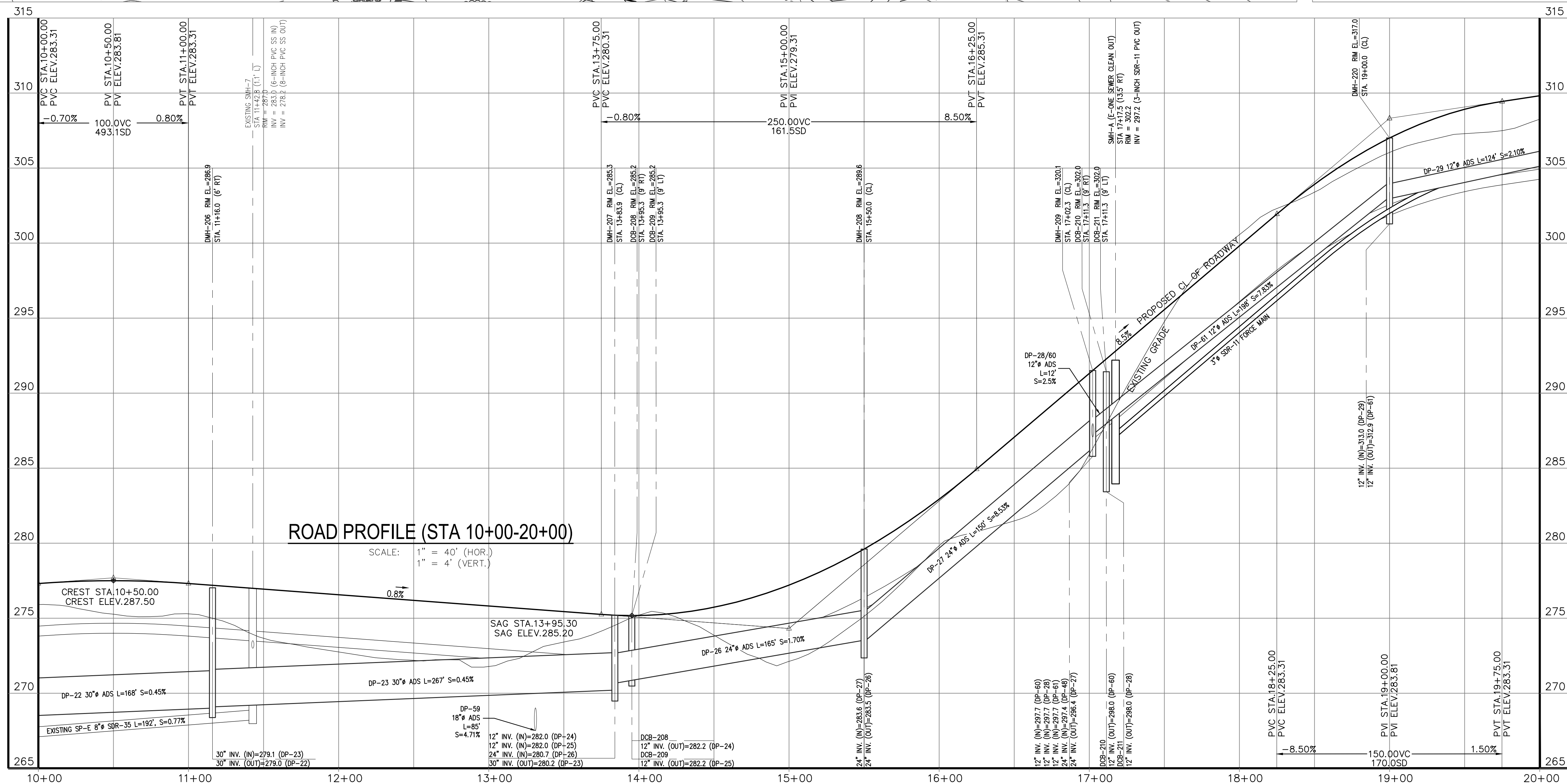
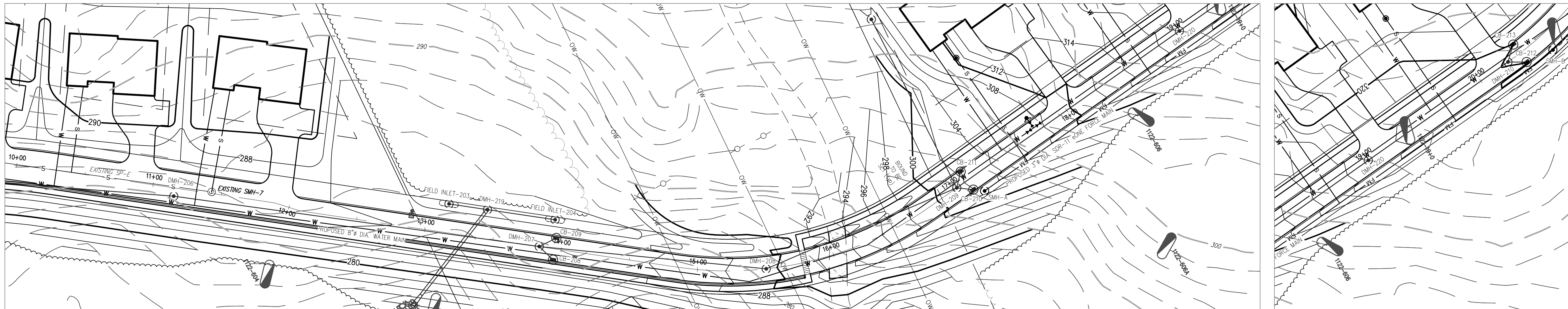
1 MAIN STREET, SUITE 1
LUNENBURG, MA 01462

PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C6.0
DATE:	JOB NUMBER:	DRAWING NO.	
4/25/2023	6083	6083-GRD	

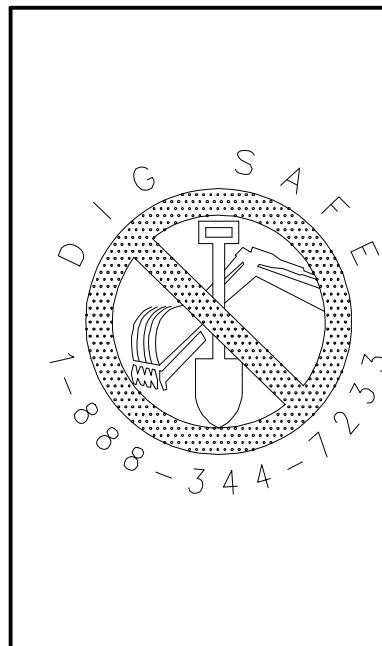


ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

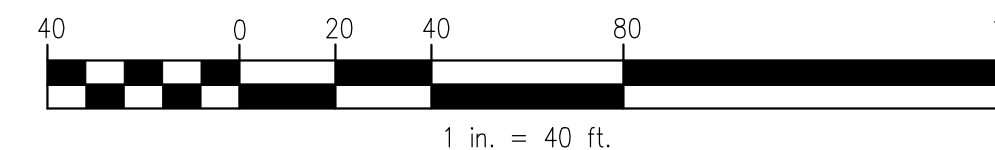


DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

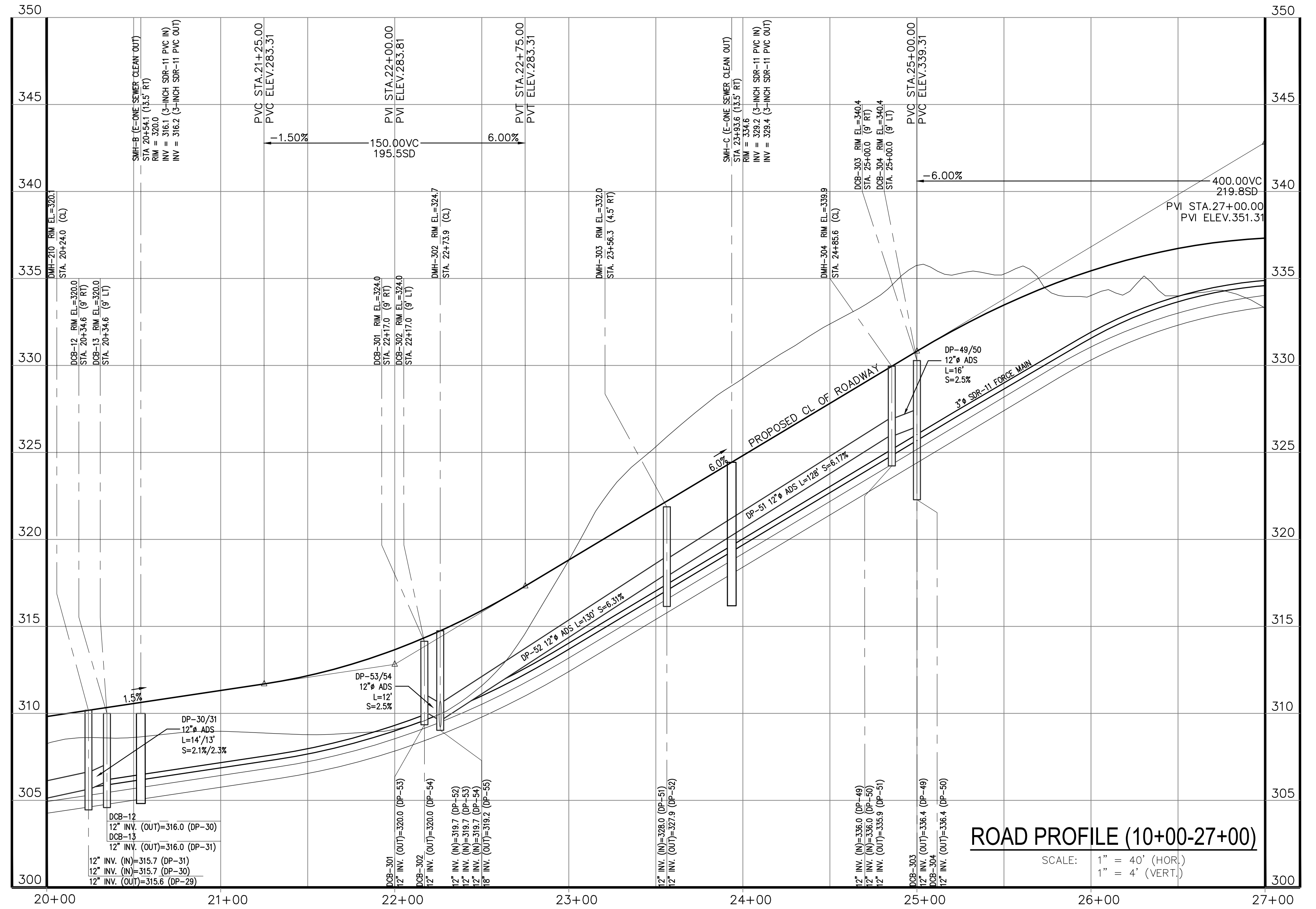
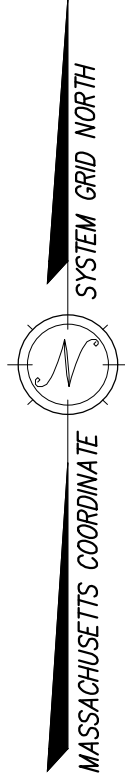
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL



DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C6.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



ROAD PROFILE (10+00-27+00)

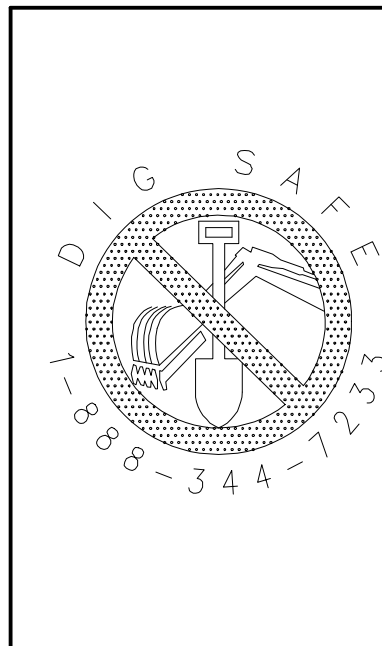
SCALE: 1" = 40' (HORI.)
1" = 4' (VERT.)

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

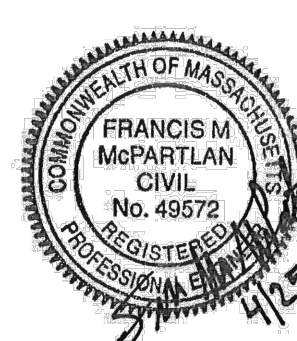
BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



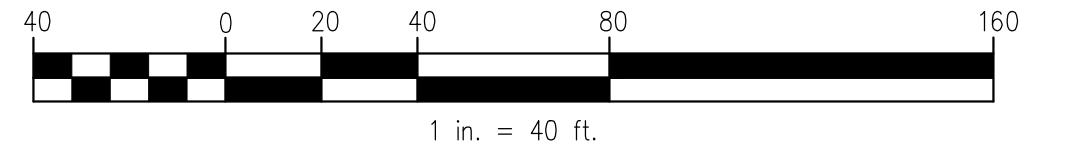
PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisoroy.com

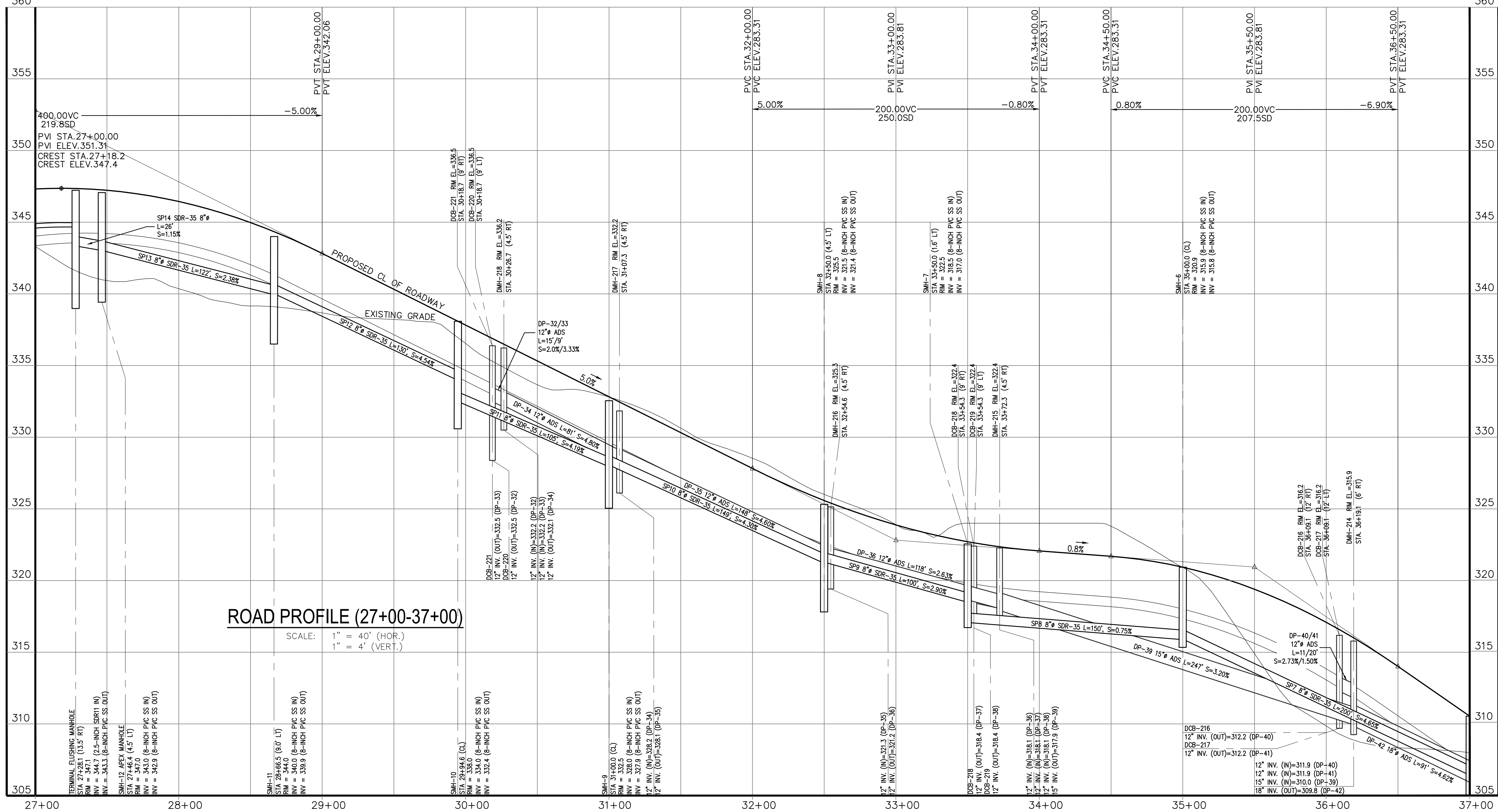
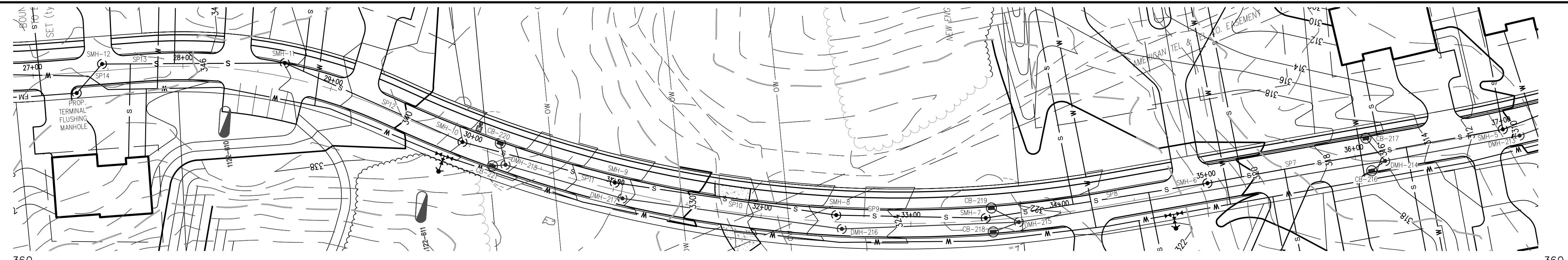
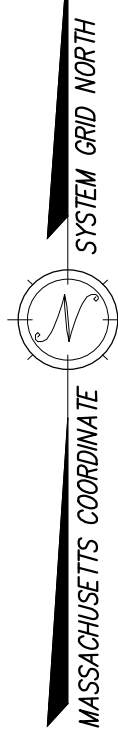
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL



DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C6.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



ROAD PROFILE (27+00-37+00)

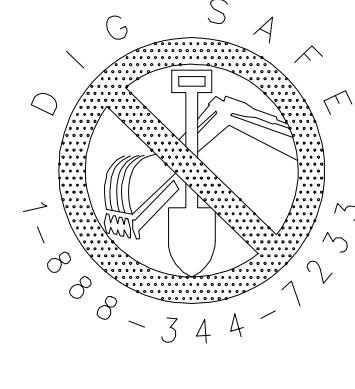
SCALE: 1" = 40' (HOR.)
1" = 4' (VERT.)

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



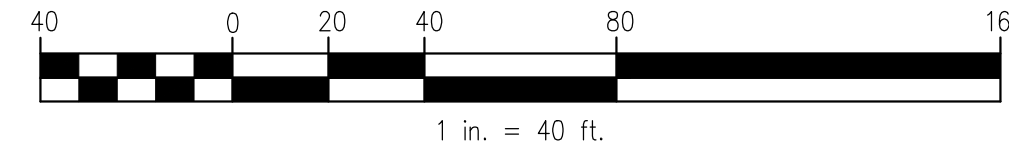
PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisoroy.com

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

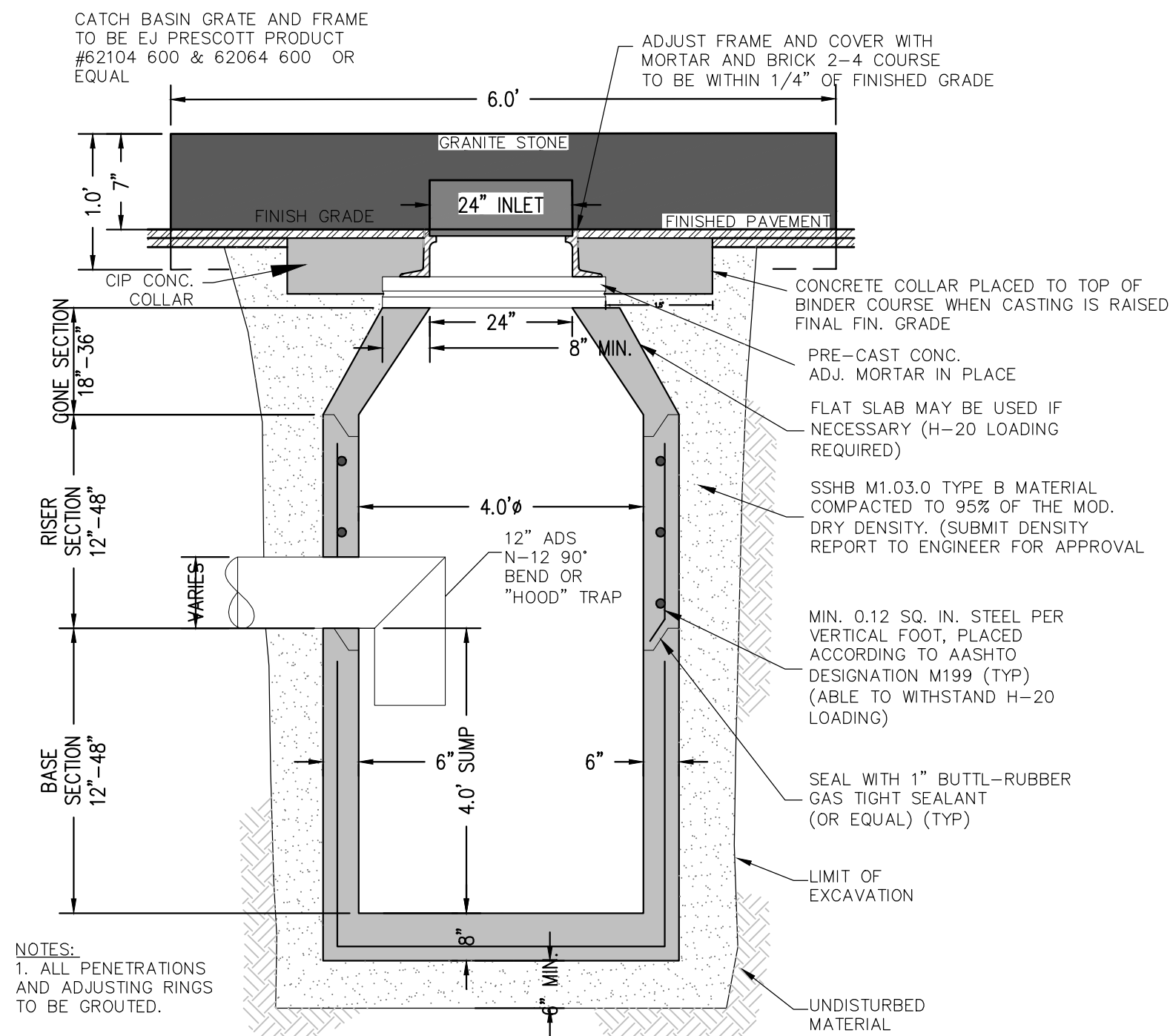
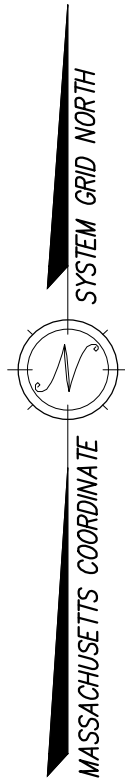
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL



DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C6.3
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



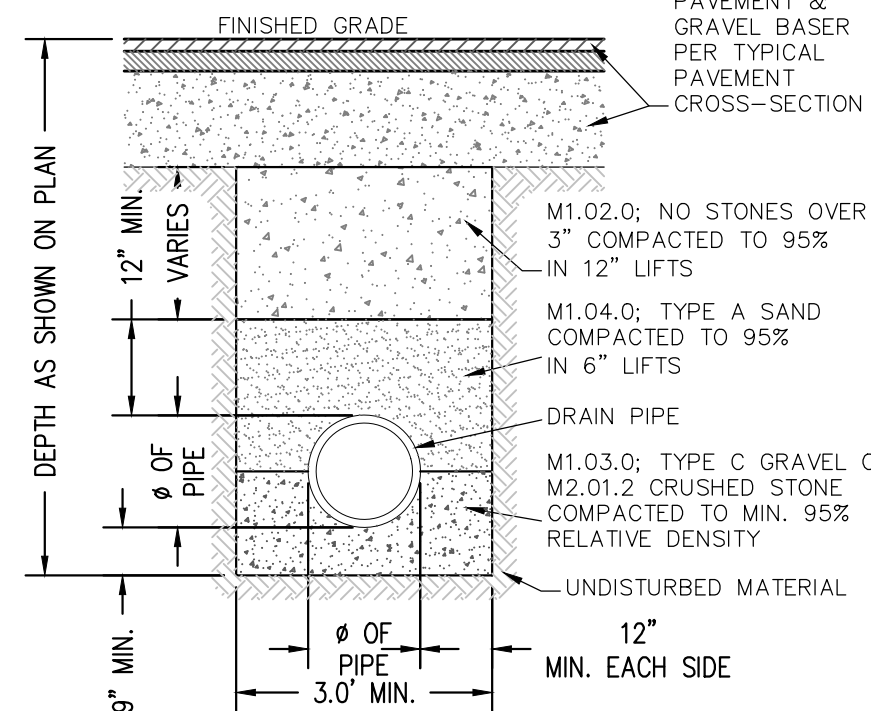
C6.4



DEEP SUMP CONCRETE CATCH BASIN

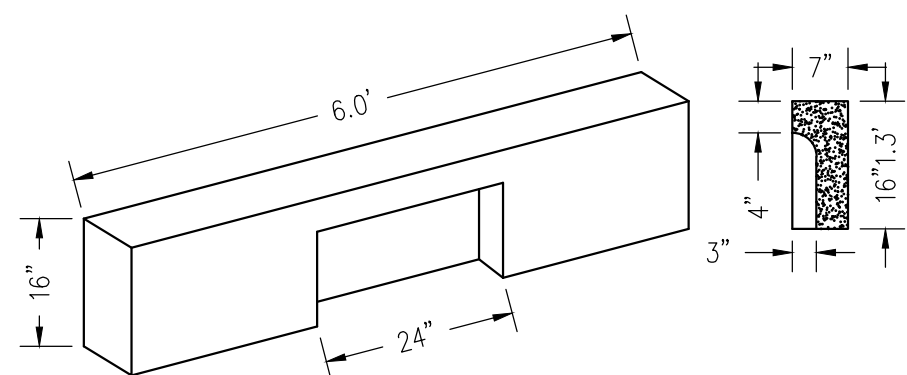
NOT TO SCALE

NOTE:
PIPE SHALL CONFORM
WITH ASTM C76 CLASS III.



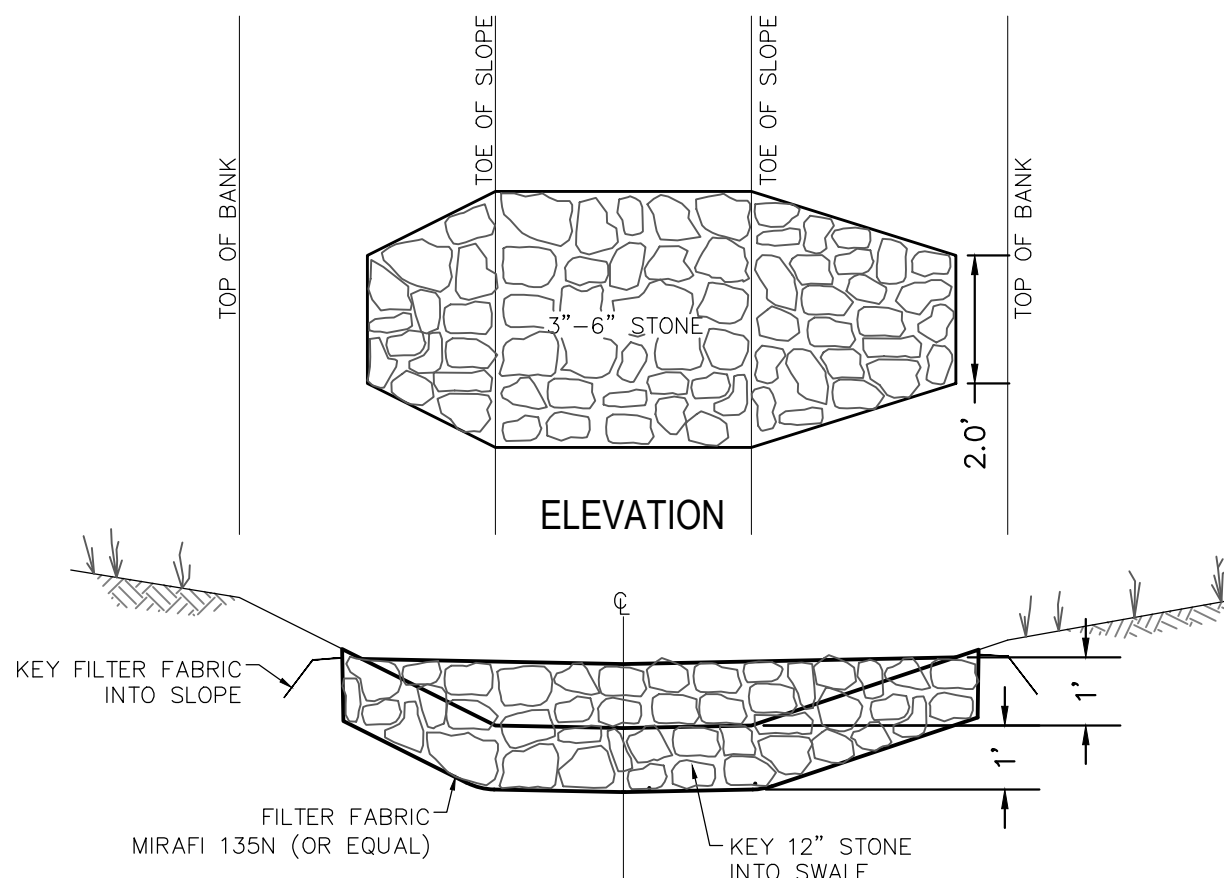
DRAIN PIPE TRENCH DETAIL

NOT TO SCALE



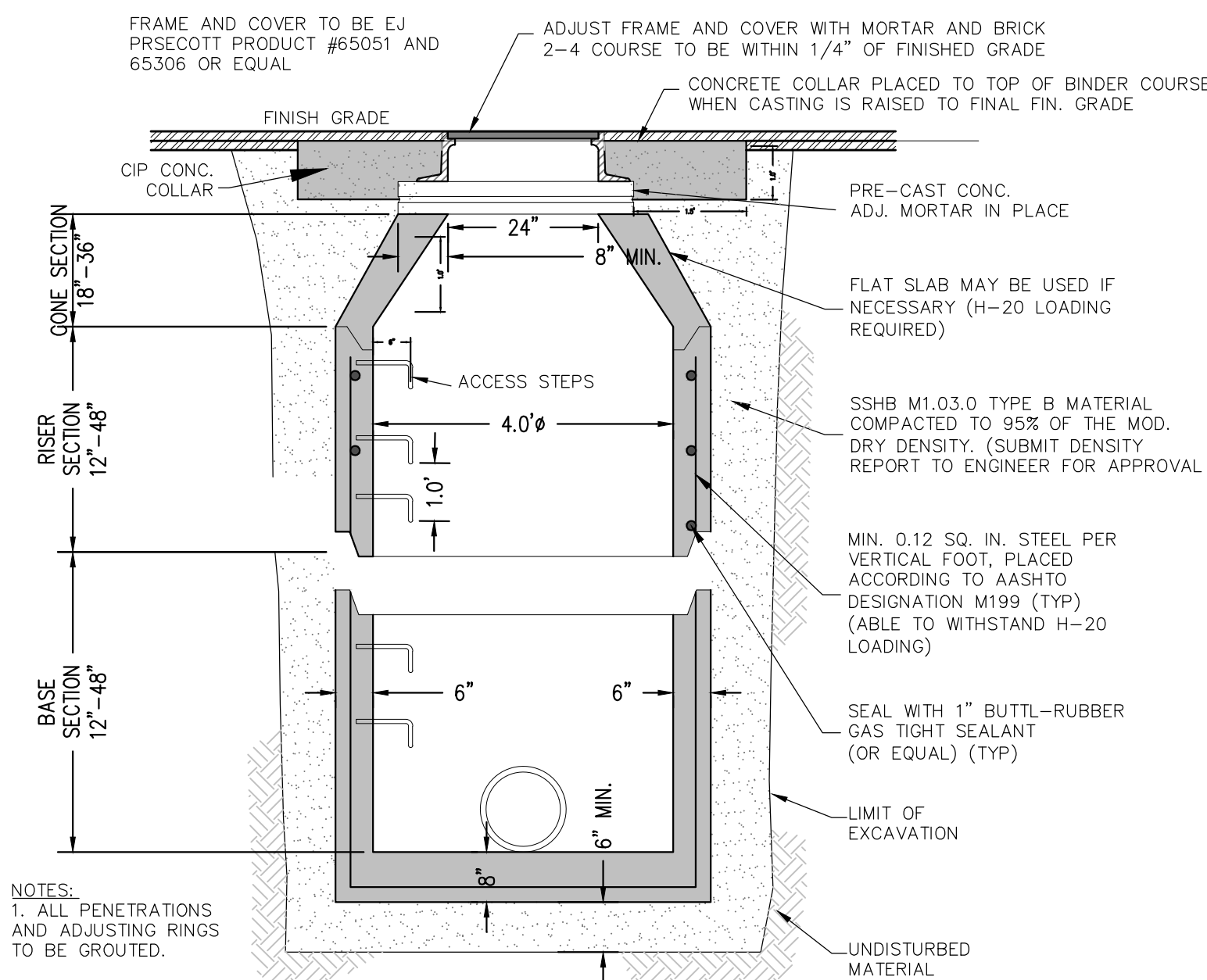
GRANITE CURB INLET

NOT TO SCALE



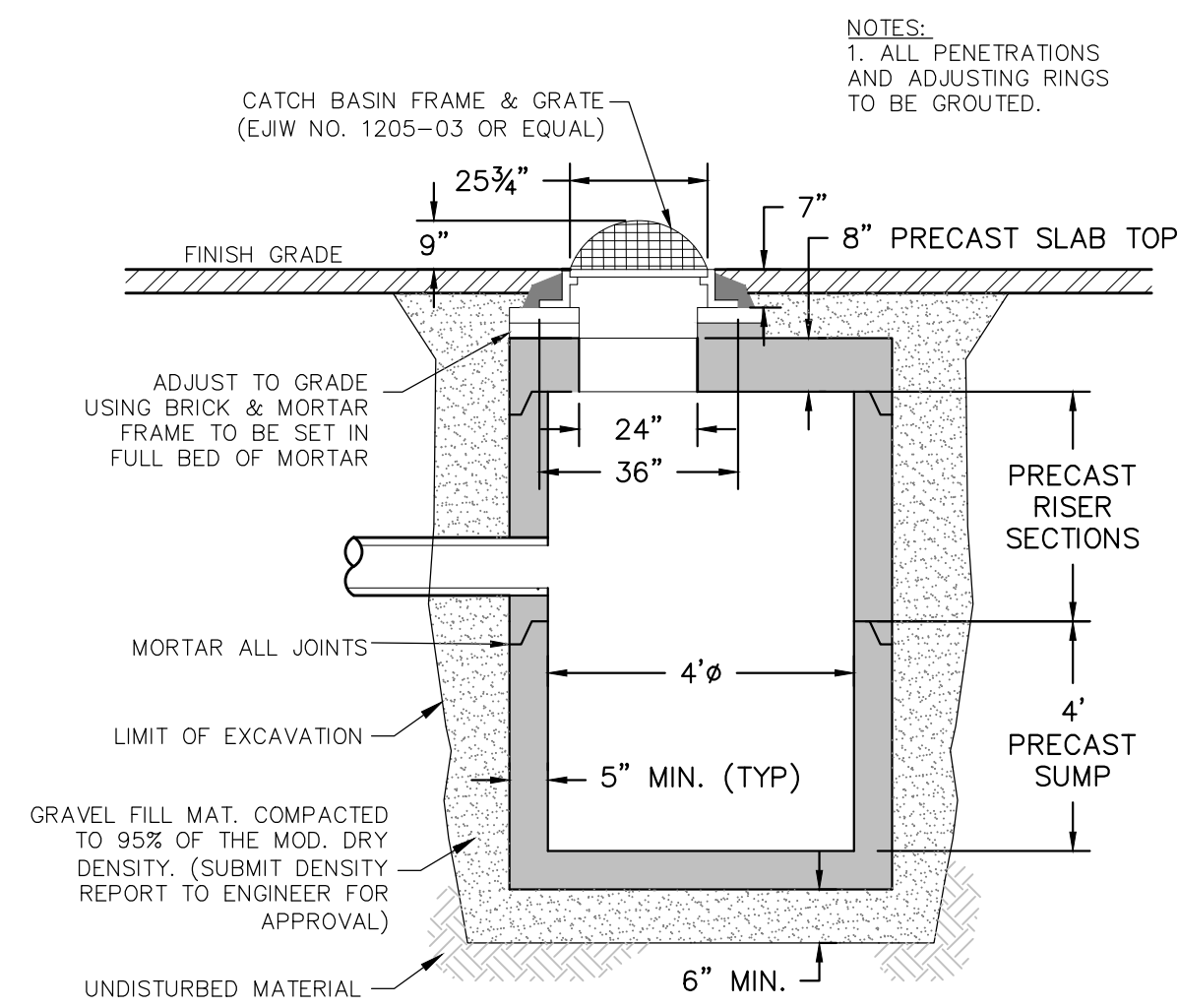
CROSS-SECTION
CHECK DAM DETAIL

SCALE: 1"=3'



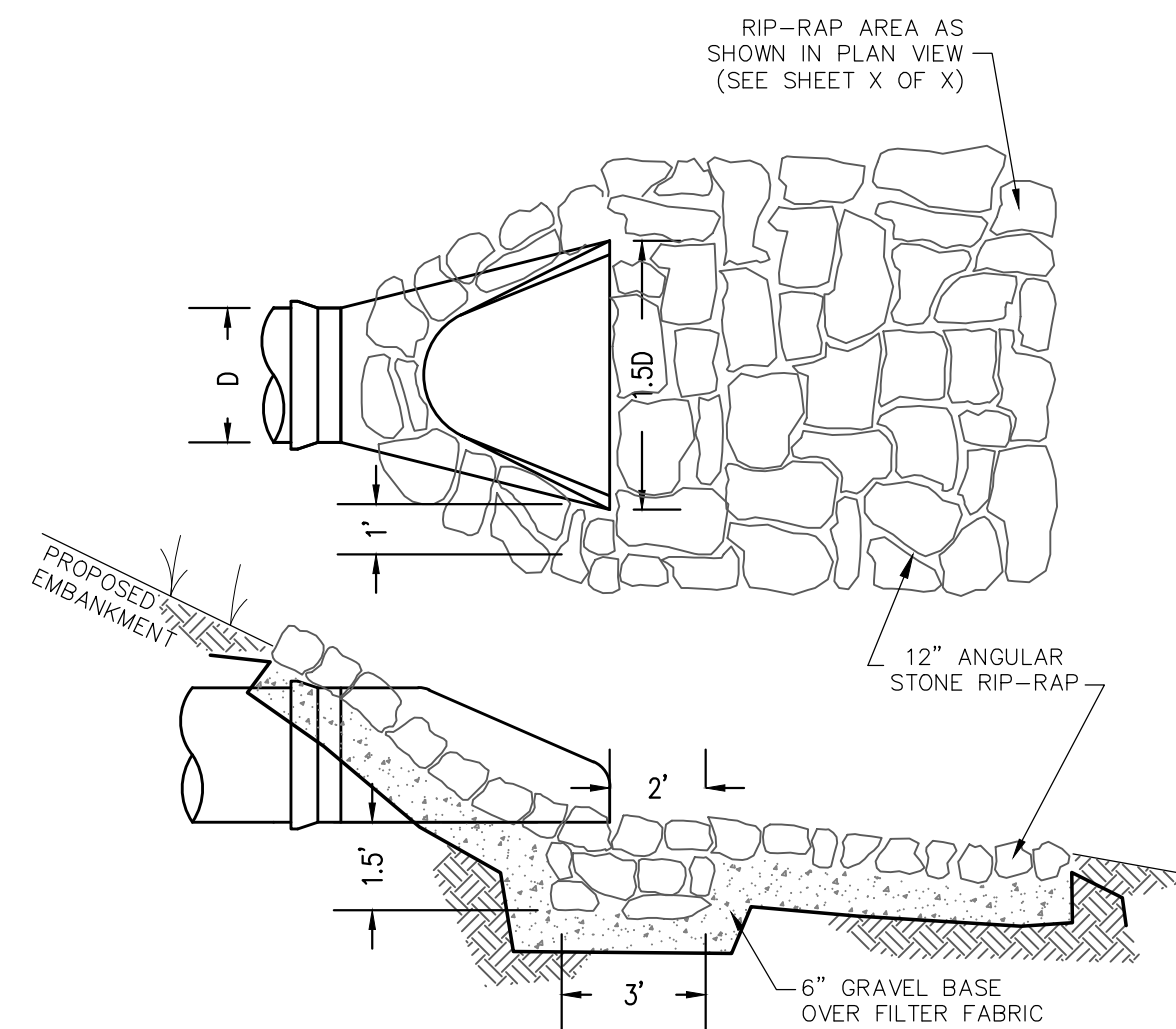
DRAIN MANHOLE DETAIL

NOT TO SCALE



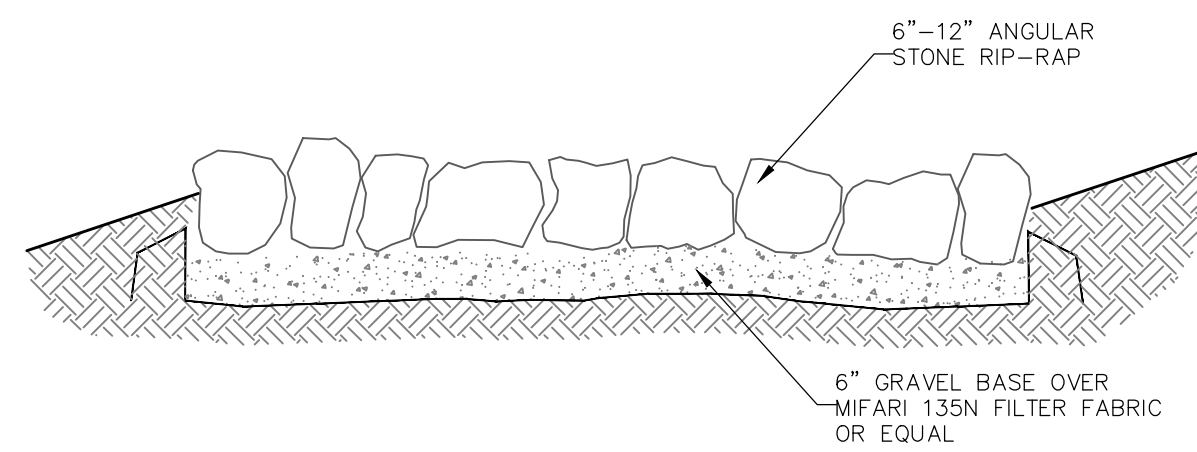
FIELD BASIN W/ BEEHIVE GRATE

NOT TO SCALE



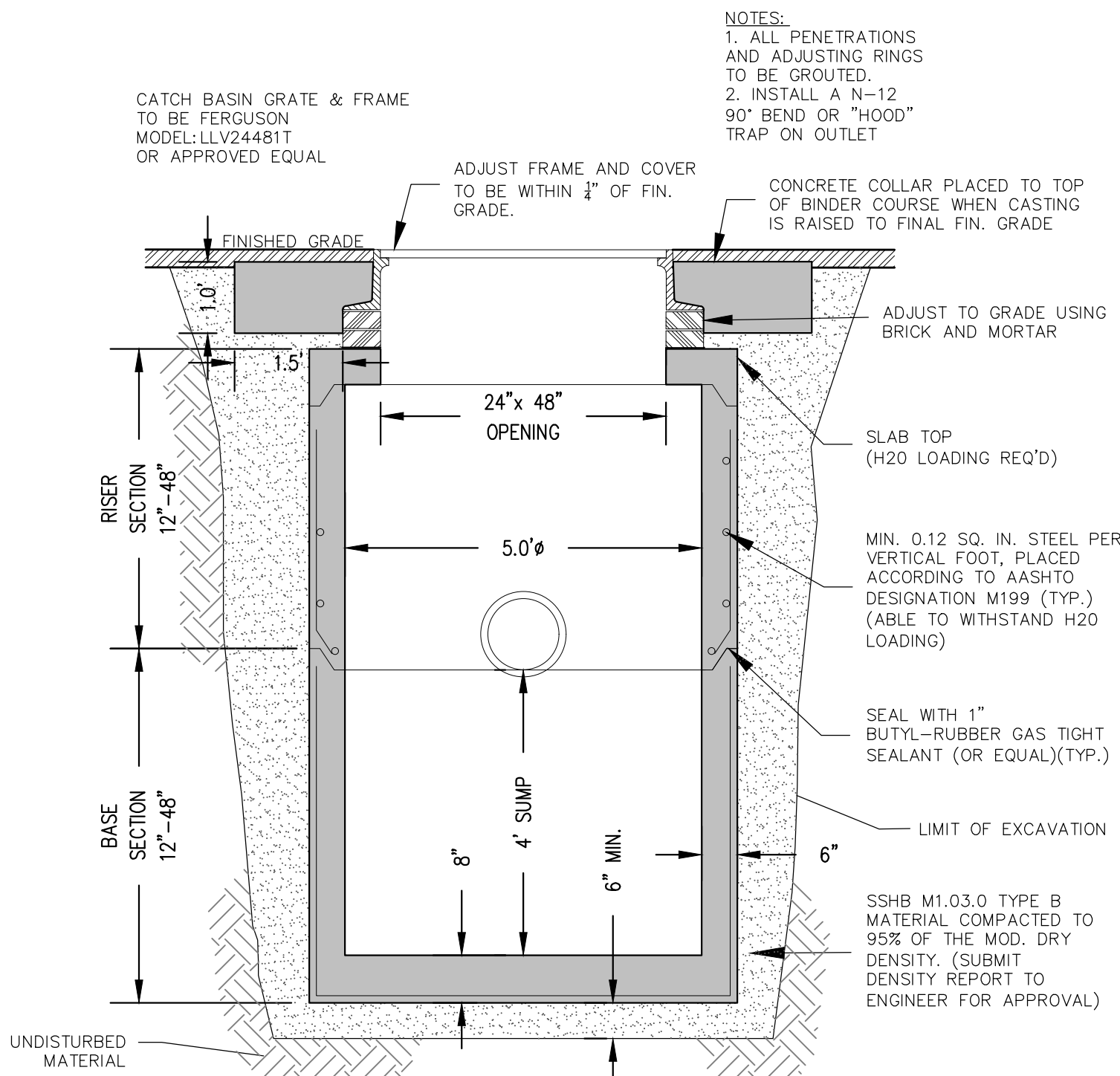
FLARED END SECTION

NOT TO SCALE



STONE RIP-RAP DETAIL

NOT TO SCALE



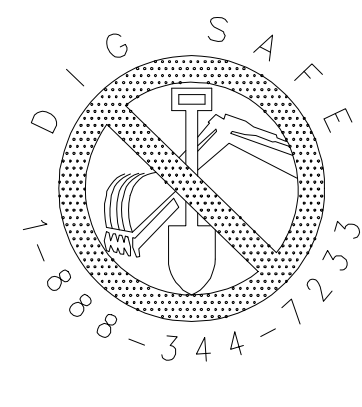
DEEP SUMP CONC. DOUBLE CATCH BASIN

NOT TO SCALE

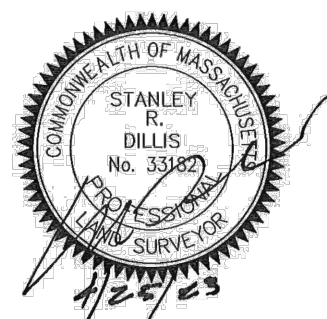
RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

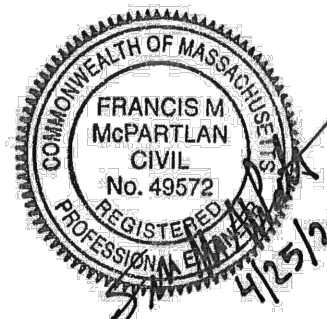
BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



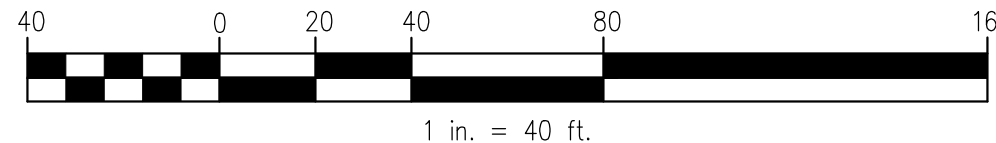
PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091 www.dillisandroy.com

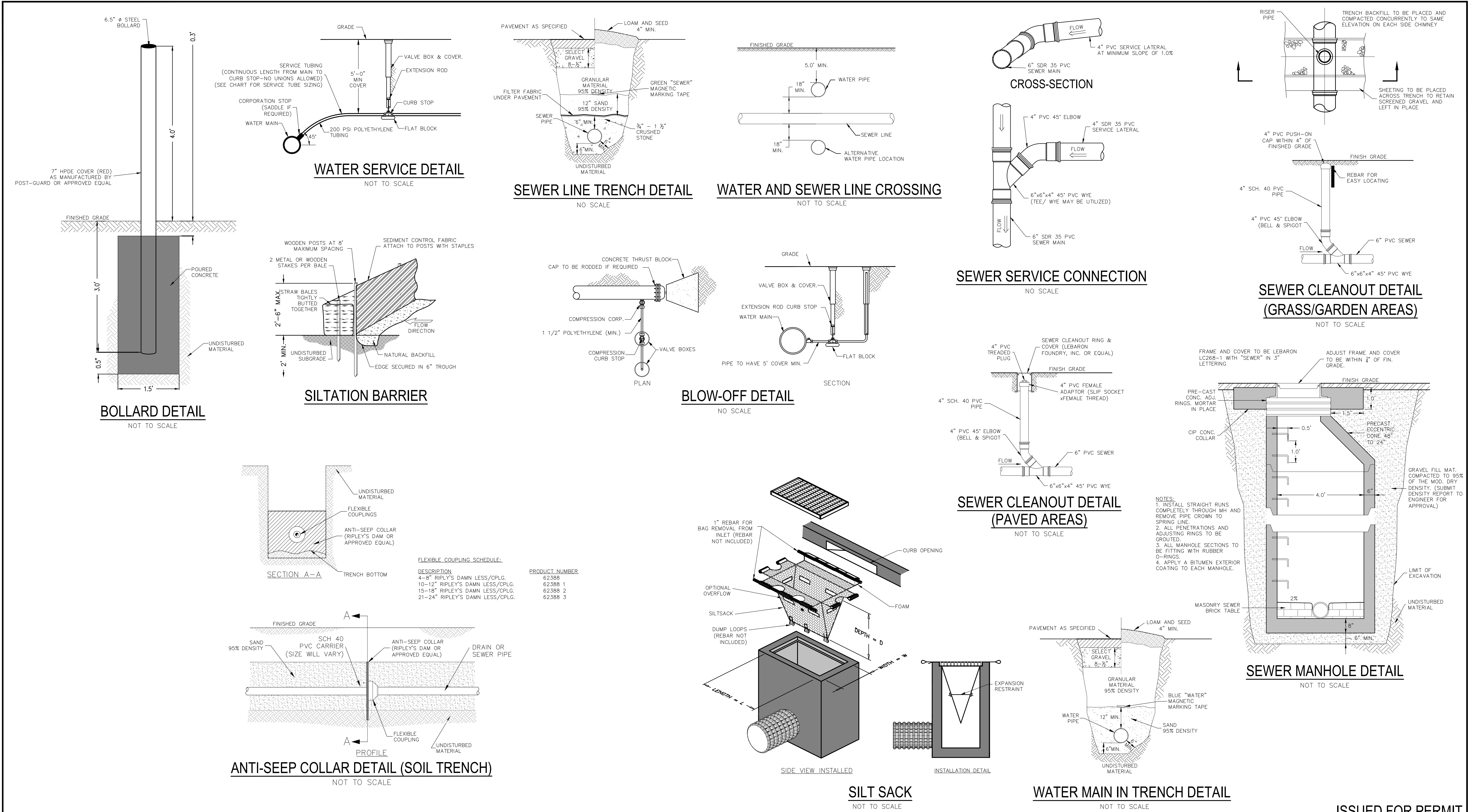
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 1
STRATTON HILL



DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.0
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY

DATE APPROVED: _____

DATE ENDORSED: _____

DIG SAFE

1-800-344-7233

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

STANLEY R. DILLIS

No. 33857

4/22/23

FRANCIS M. MAPIRTLAN

No. 49572

4/25/2023

PROFESSIONAL LAND SURVEYOR

DATE _____

PROFESSIONAL ENGINEER

DATE _____

DILLIS & ROY

CIVIL DESIGN GROUP

CIVIL ENGINEERS

LAND SURVEYORS

WETLAND CONSULTANTS

1 MAIN STREET, SUITE 1

LUNENBURG, MA 01462

PHONE: (978) 779-6091

www.dillisandroy.com

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

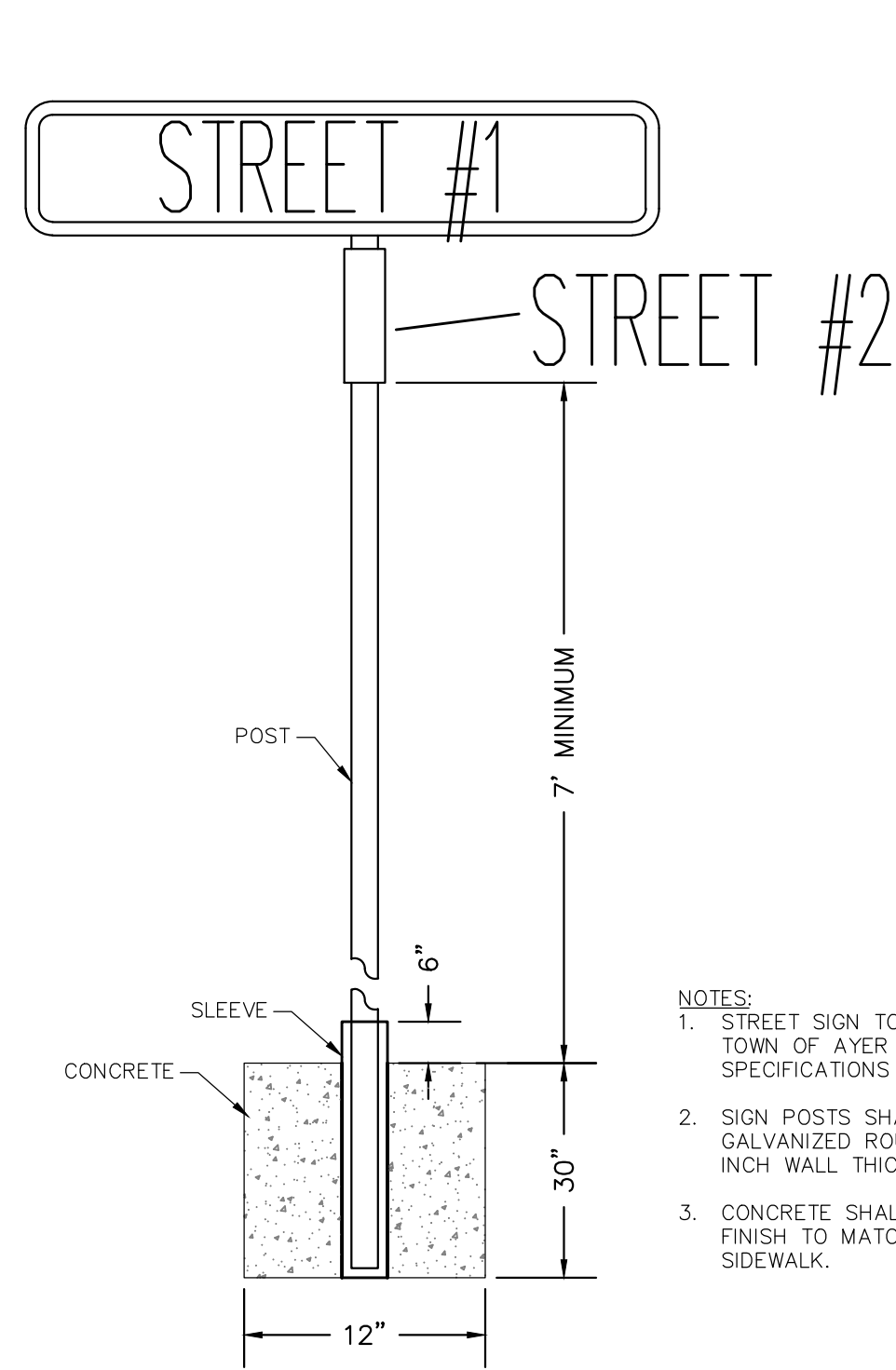
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 2
STRATTON HILL

40 0 20 40 80 160

1 in. = 40 ft.

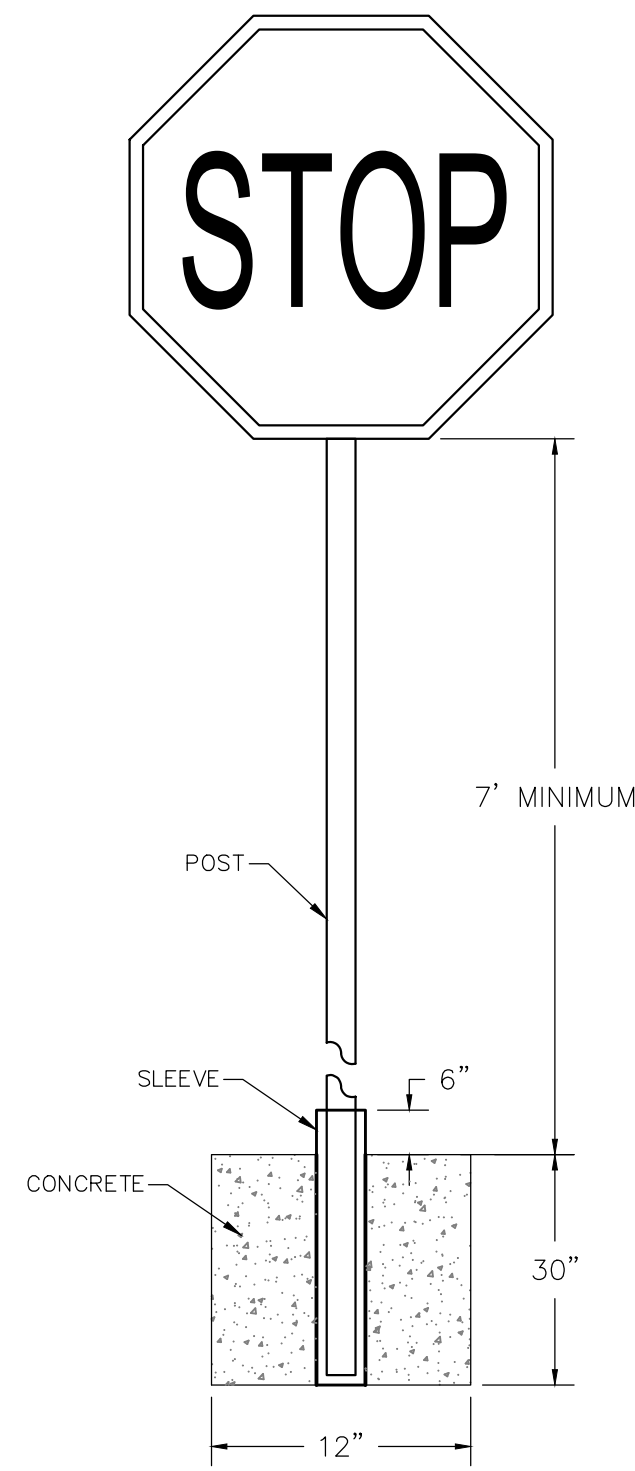
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	

ISSUED FOR PERMIT



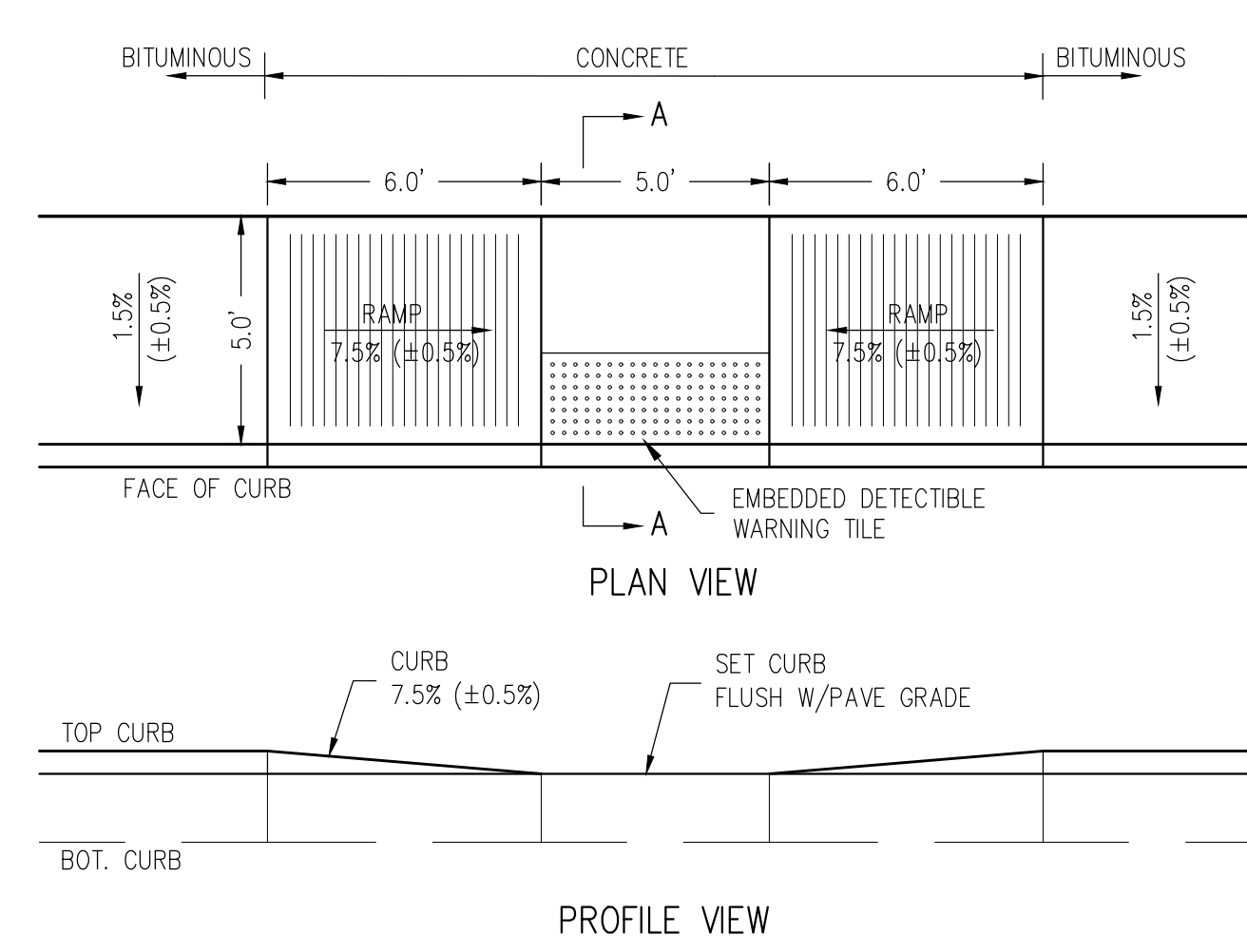
TYPICAL STREET SIGN
NOT TO SCALE

- NOTES:
1. STREET SIGN TO CONFORM TO THE TOWN OF AYER DPW STREET SIGN SPECIFICATIONS
 2. SIGN POSTS SHALL BE 2 INCH GALVANIZED ROUND PIPE 0.095 INCH WALL THICKNESS.
 3. CONCRETE SHALL BE CLASS 3000, FINISH TO MATCH EXISTING SIDEWALK.



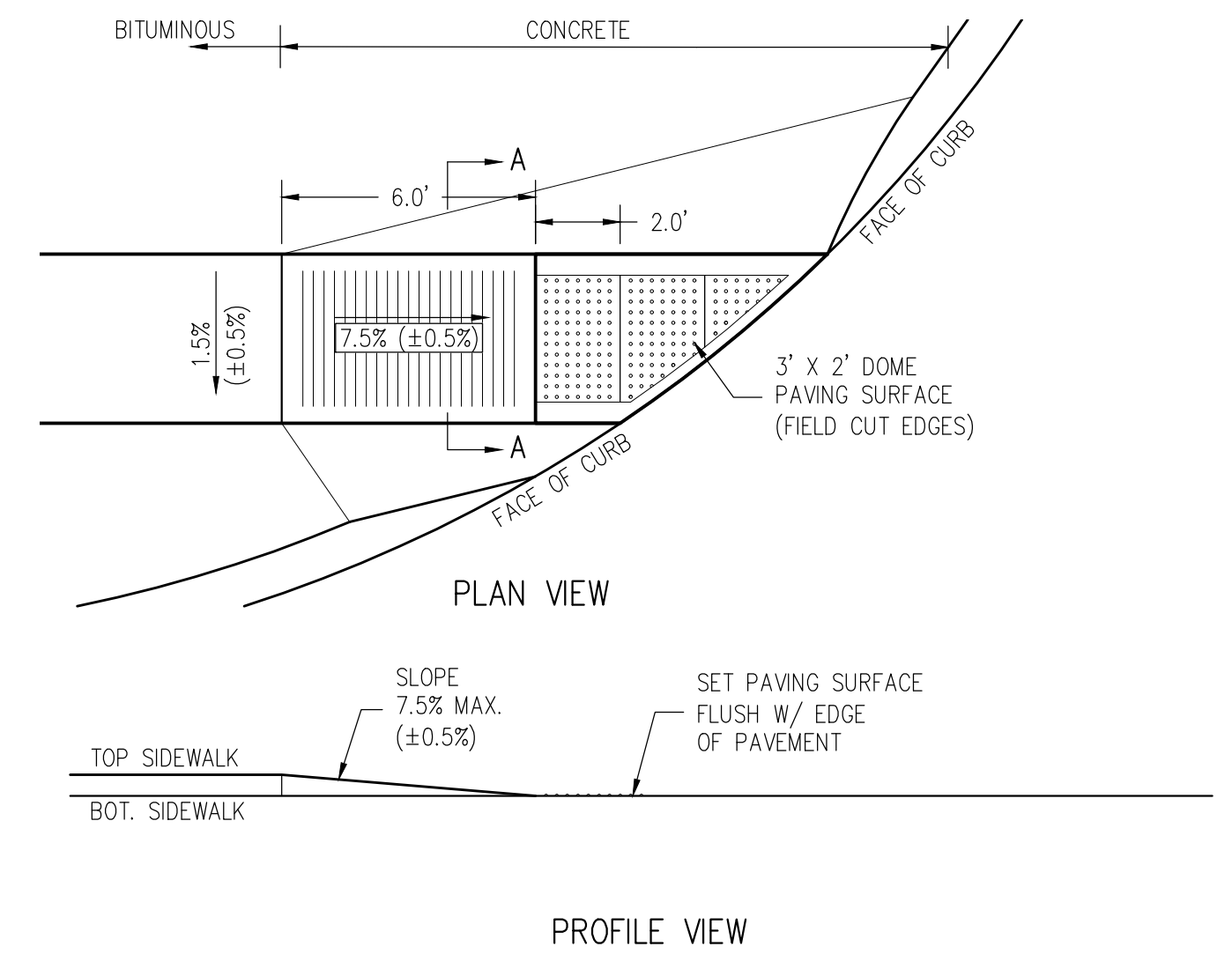
TYPICAL STOP SIGN(R1-1)
NOT TO SCALE

- NOTE:
1. 30"x30" "STOP" SIGN (R1-1) PER FHWA "STANDARD HIGHWAY SIGNS" (2004) SPECIFICATIONS
 2. SIGN POSTS SHALL BE 2 INCH GALVANIZED ROUND PIPE 0.095 INCH WALL THICKNESS.



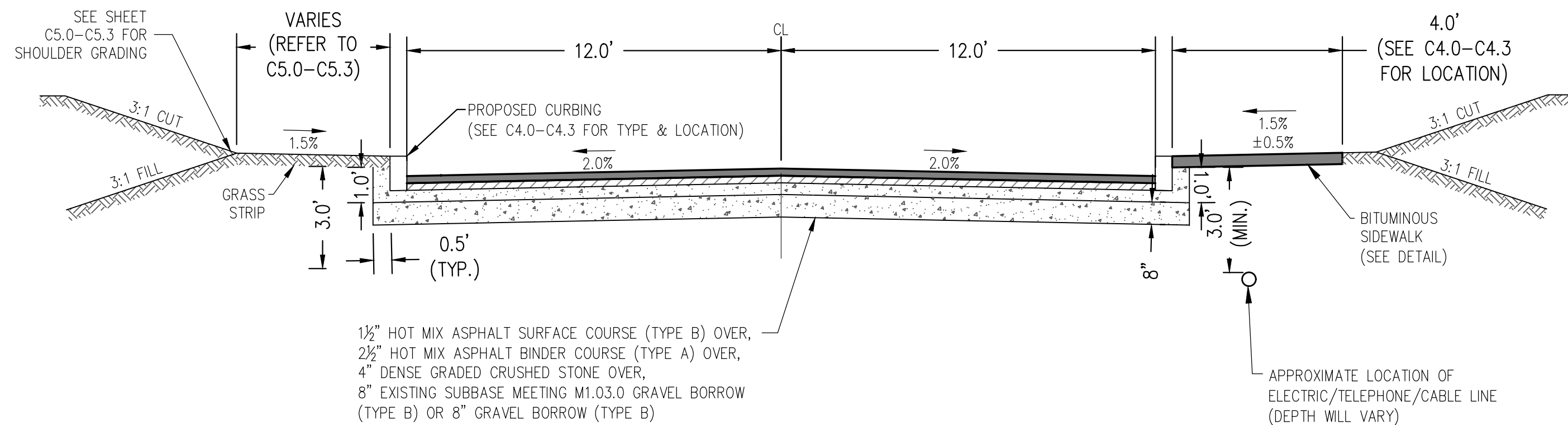
ACCESSIBLE RAMP DETAIL #1
SCALE: 1"=4'

- NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
 2. RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
 3. DETECTIBLE WARNING TILES TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.

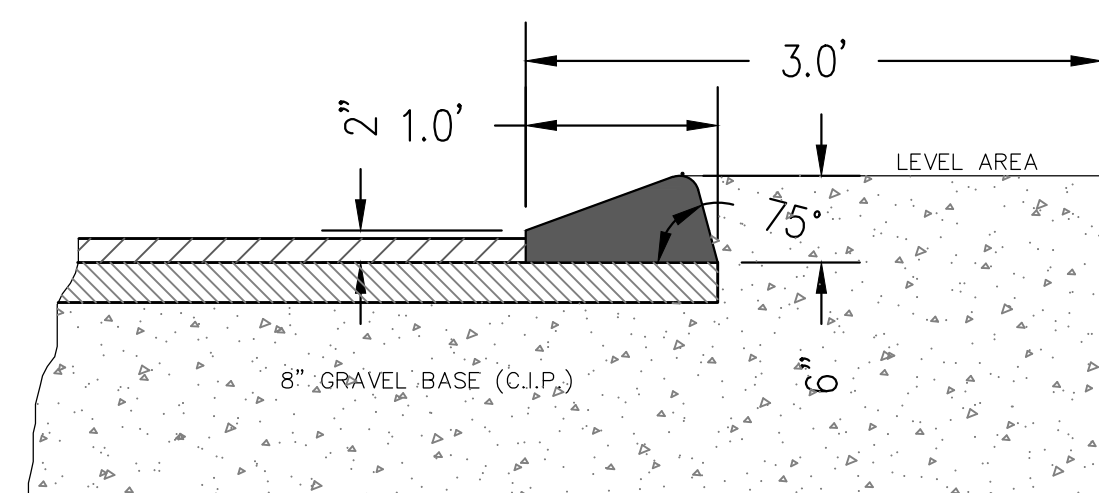


ACCESSIBLE RAMP DETAIL #2
SCALE: 1"=4'

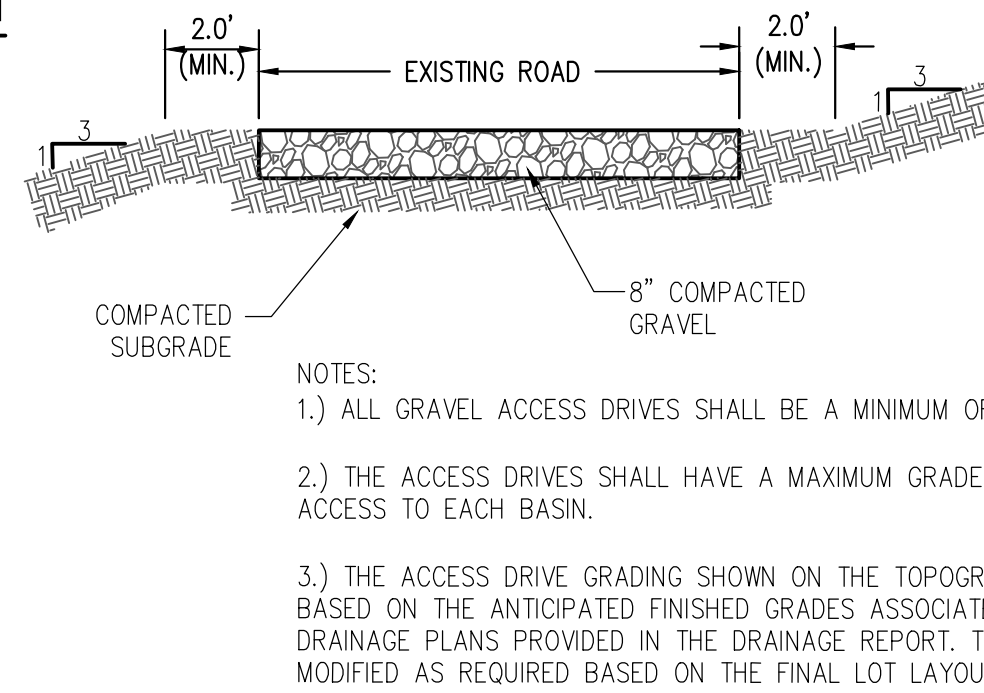
- NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
 2. RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
 3. DETECTIBLE WARNING TILES TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.



TYPICAL 24' ROAD CROSS-SECTION
SCALE: NOT TO SCALE

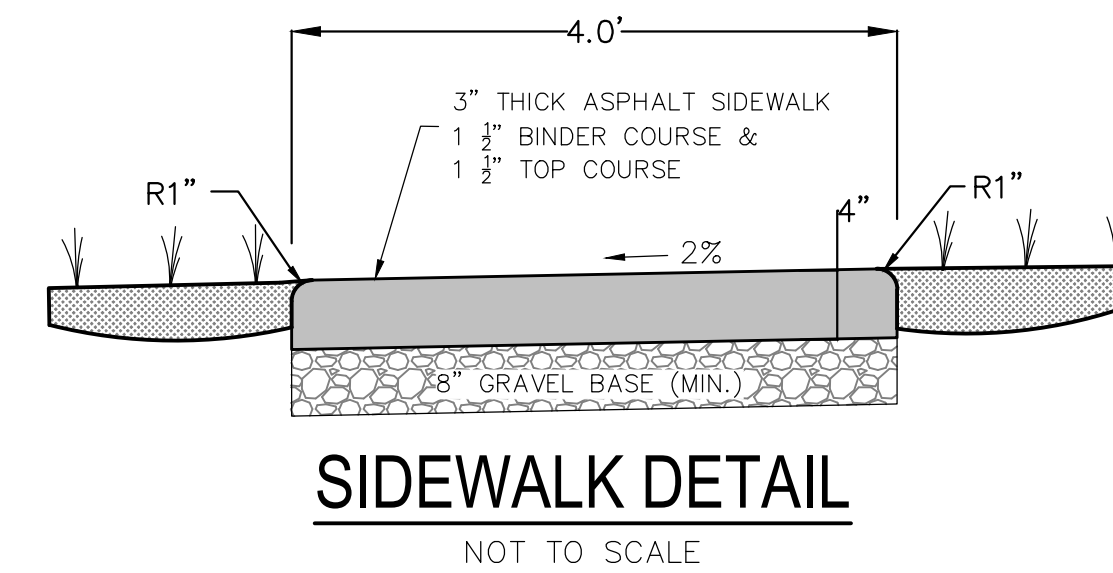


BITUMINOUS CONCRETE CURB DETAIL
NOT TO SCALE

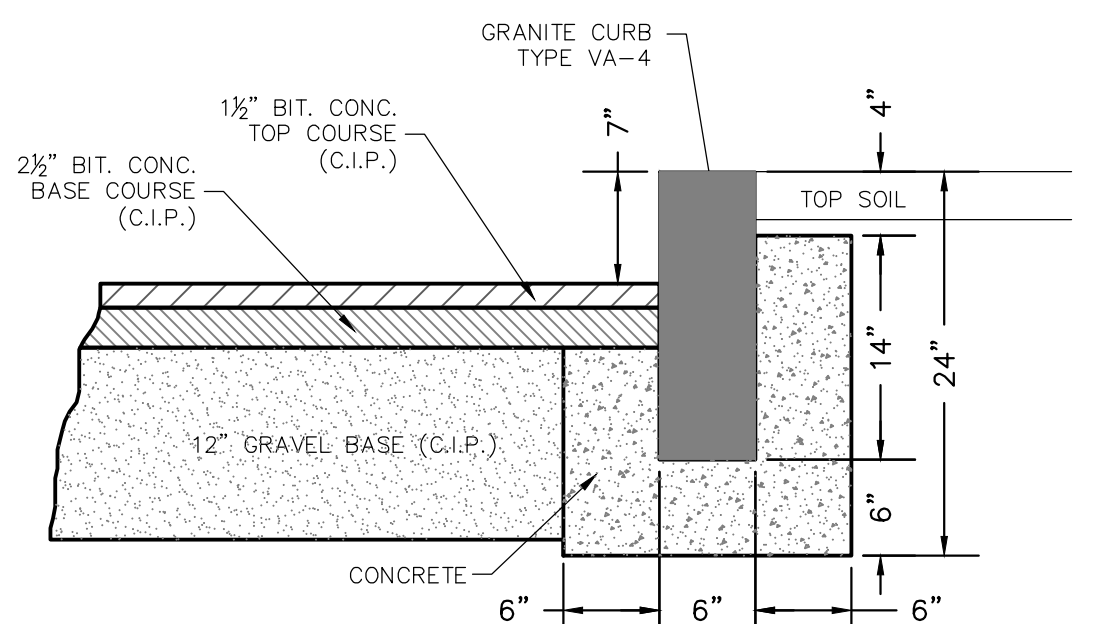


GRAVEL ACCESS DRIVE DETAIL
SCALE 1"=4'

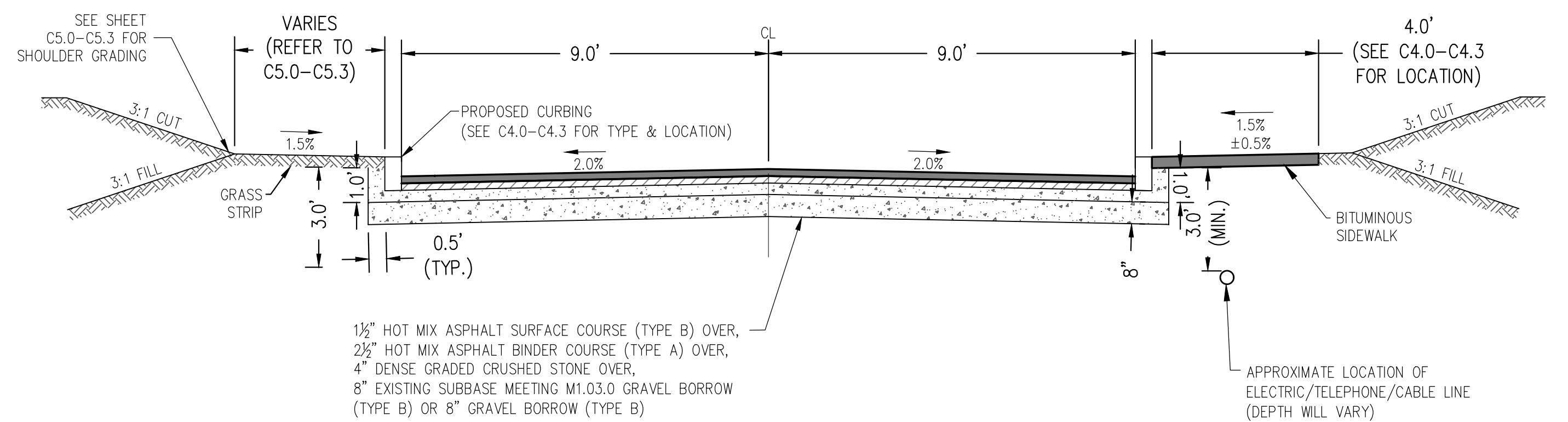
- NOTES:
- 1.) ALL GRAVEL ACCESS DRIVES SHALL BE A MINIMUM OF 50' IN LENGTH.
 - 2.) THE ACCESS DRIVES SHALL HAVE A MAXIMUM GRADE OF 12% TO ALLOW VEHICULAR ACCESS TO EACH BASIN.
 - 3.) THE ACCESS DRIVE GRADING SHOWN ON THE TOPOGRAPHY AND GRADING PLANS IS BASED ON THE ANTICIPATED FINISHED GRADES ASSOCIATED WITH THE POST DEVELOPMENT DRAINAGE PLANS PROVIDED IN THE DRAINAGE REPORT. THESE GRADES MAY BE MODIFIED AS REQUIRED BASED ON THE FINAL LOT LAYOUT AND GRADING.



SIDEWALK DETAIL
NOT TO SCALE



GRANITE CURB DETAIL
NOT TO SCALE



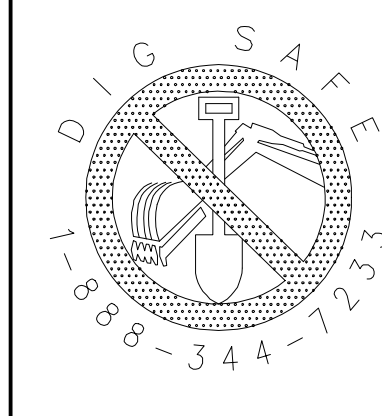
TYPICAL 18' ROAD CROSS-SECTION
SCALE: NOT TO SCALE

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

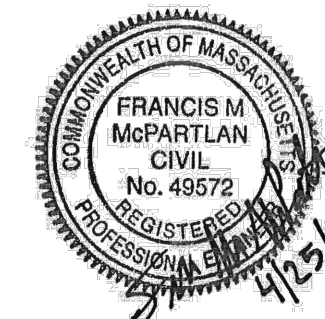
BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

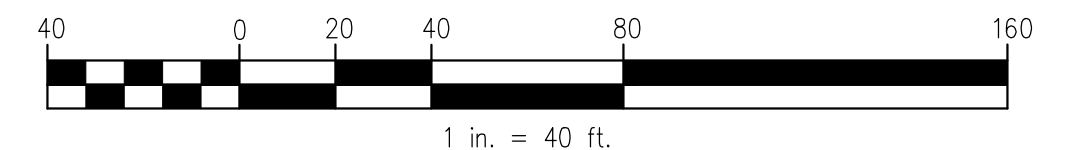


DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

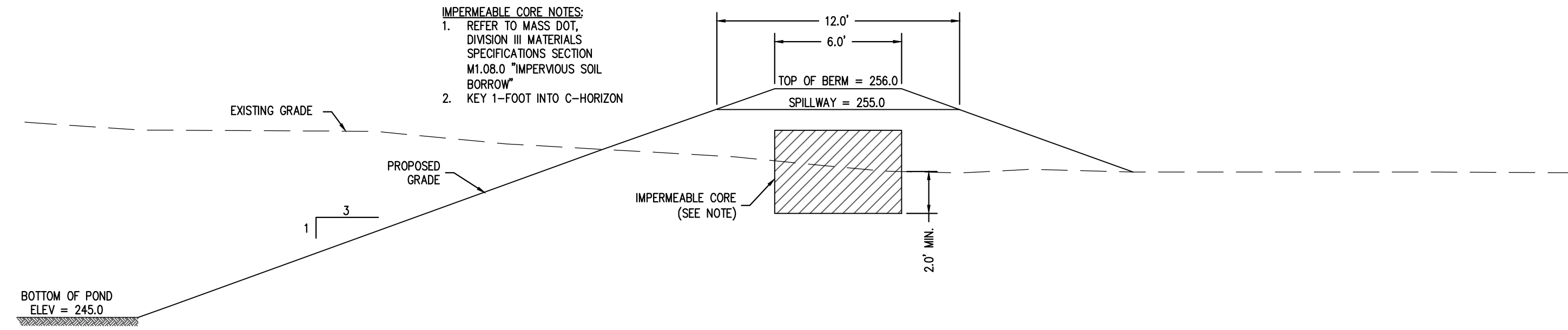
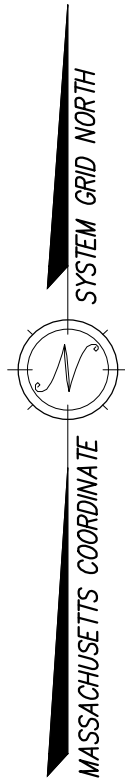
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

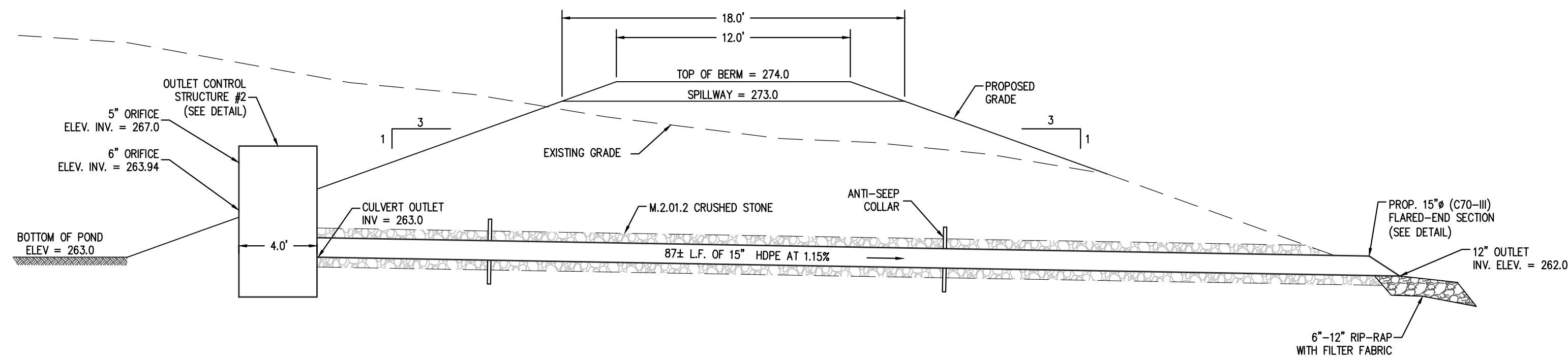
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 3
STRATTON HILL



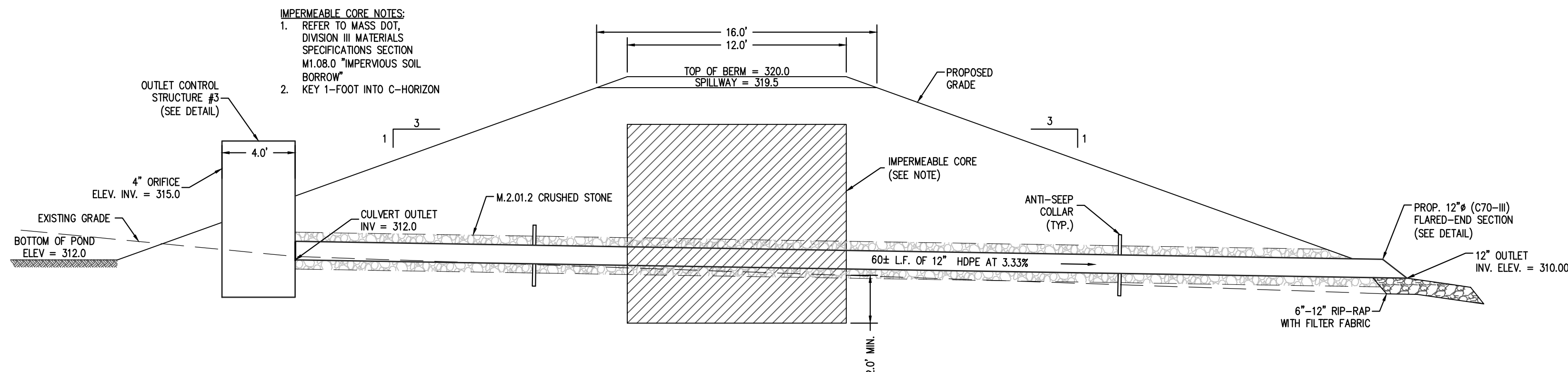
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



INFILTRATION BASIN #1 BERM CROSS-SECTION
NOT TO SCALE



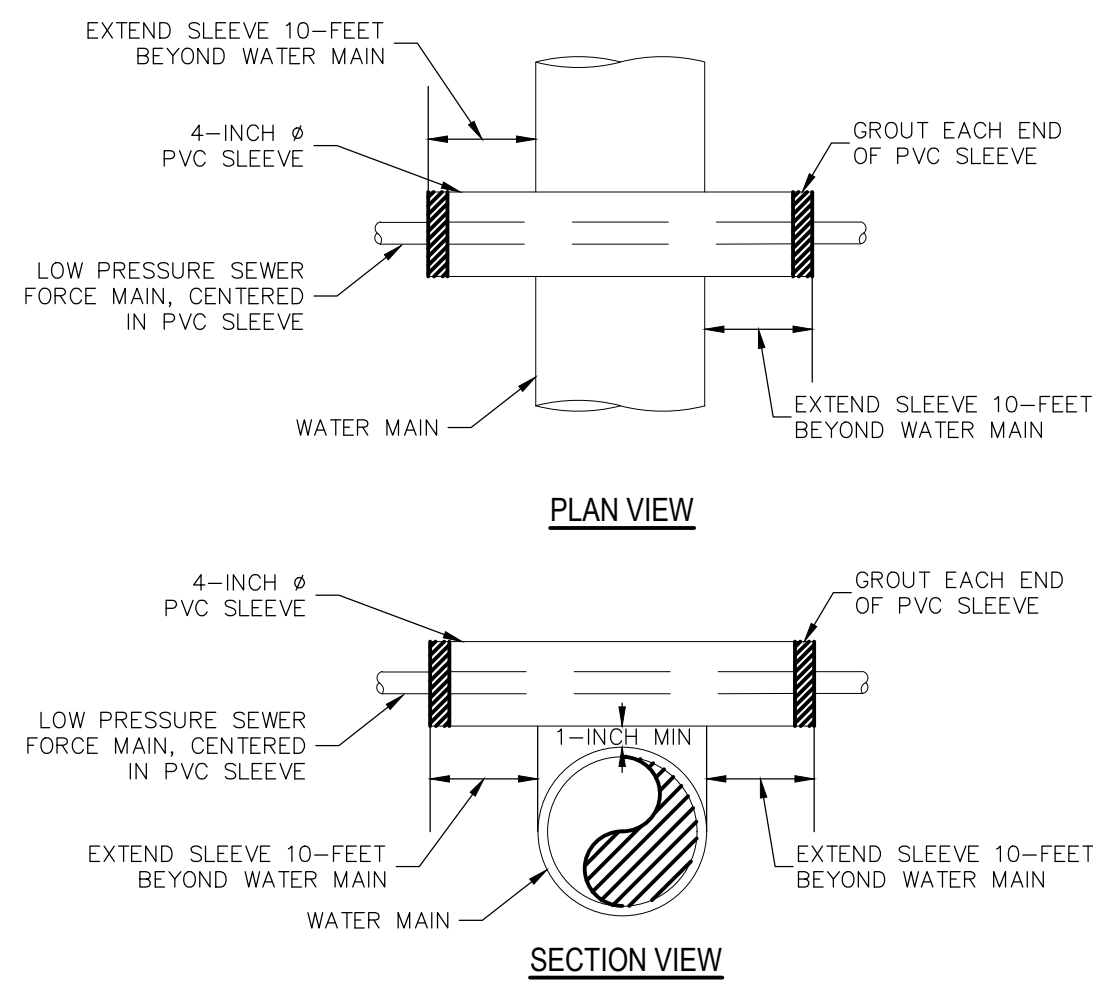
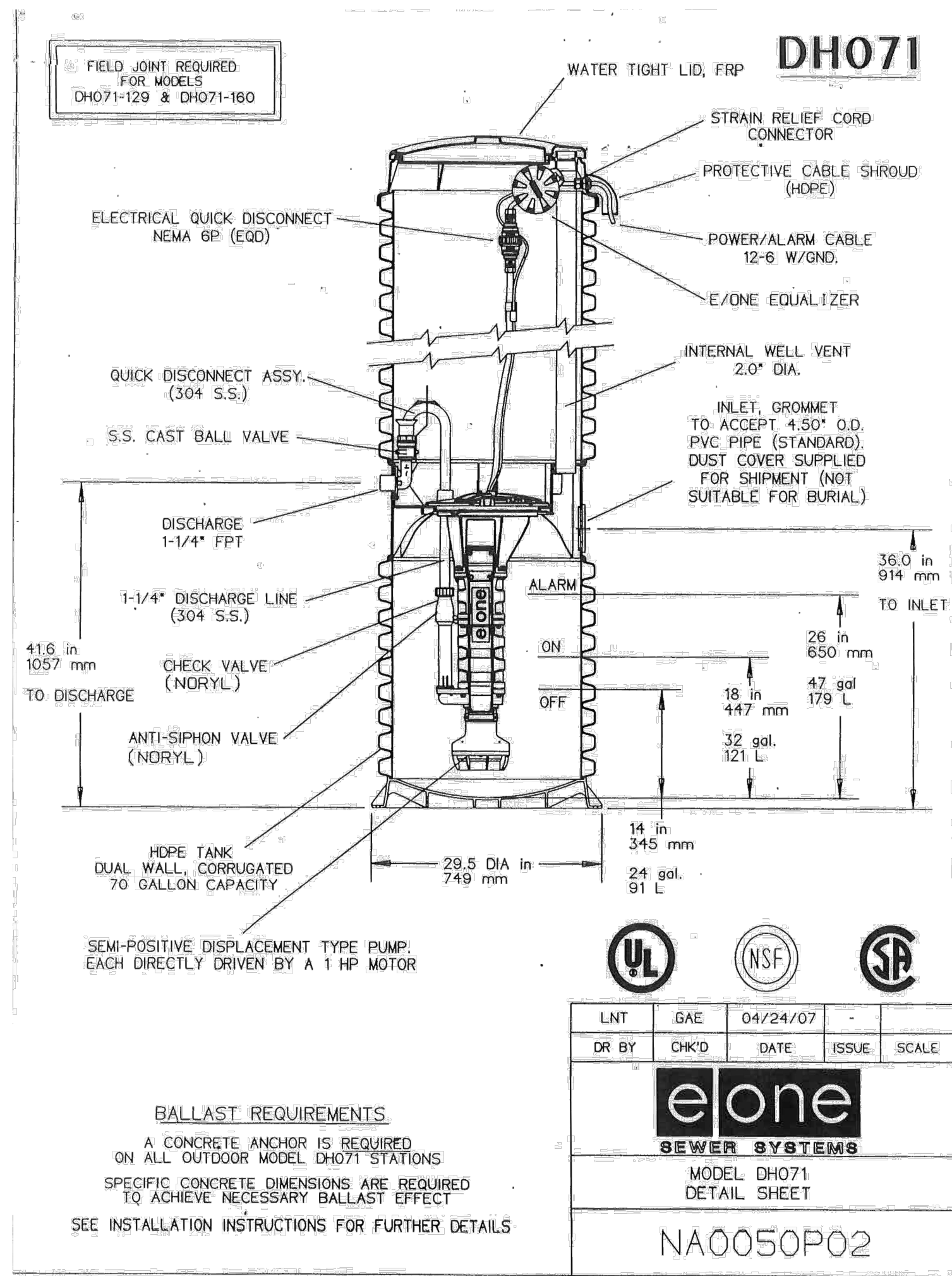
INFILTRATION BASIN #2 BERM CROSS-SECTION
NOT TO SCALE



INFILTRATION BASIN #3 BERM CROSS-SECTION
NOT TO SCALE

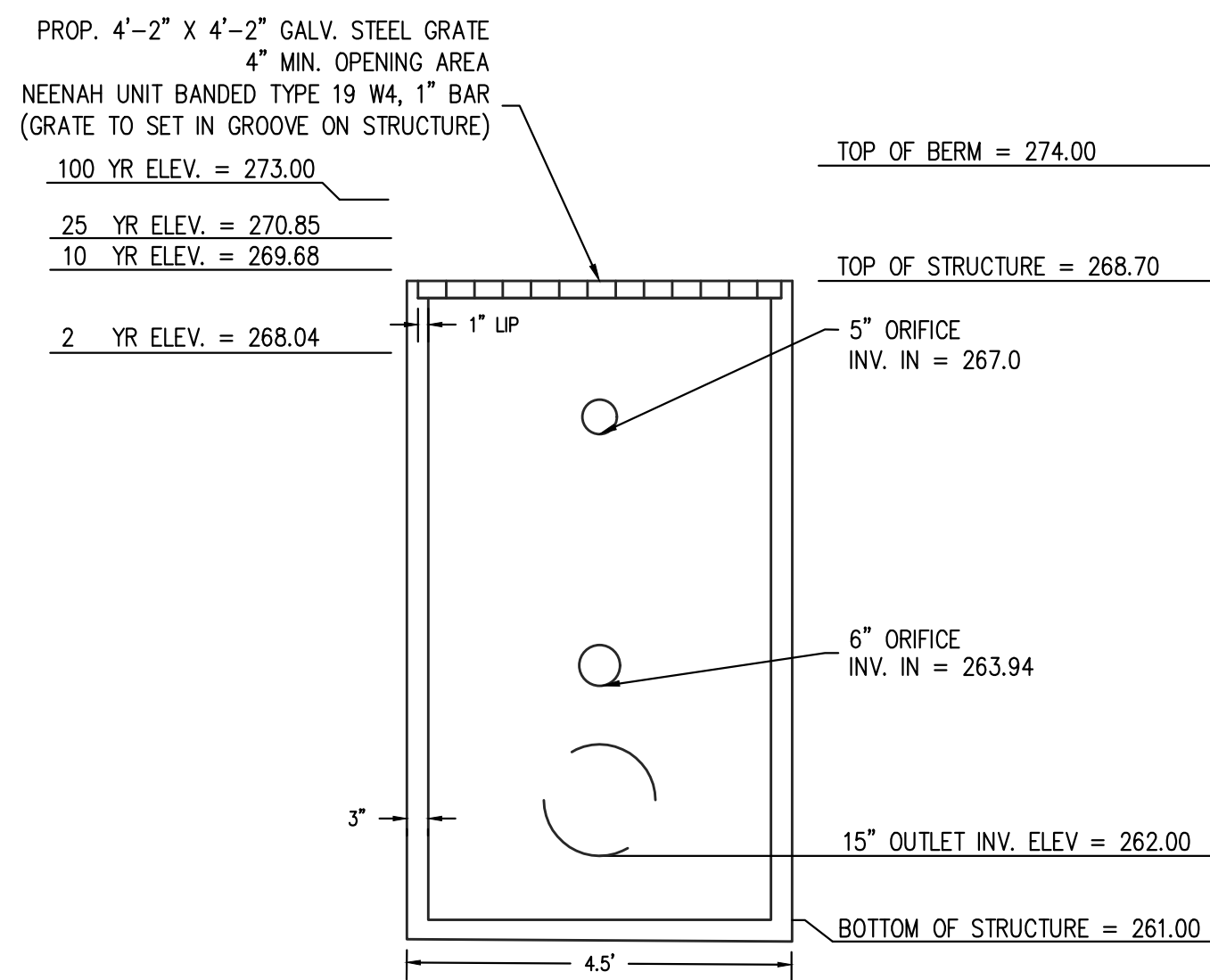
ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE	APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD								
BEING A MAJORITY DATE APPROVED: _____ DATE ENDORSED: _____							DEFINITIVE SUBDIVISION PLAN AYER, MASSACHUSETTS CONSTRUCTION DETAILS 4 STRATTON HILL		
				I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS		CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com		40 0 20 40 80 160 1 in. = 40 ft.	
				PLAN REVISIONS				DESIGN BY: RPV/FMM DATE: 4/25/2023	
								DRAWN BY: RPV JOB NUMBER: 6083	
								CHECKED BY: FMM DRAWING NO. 6083-GRD	
								SHEET NO. C7.3	



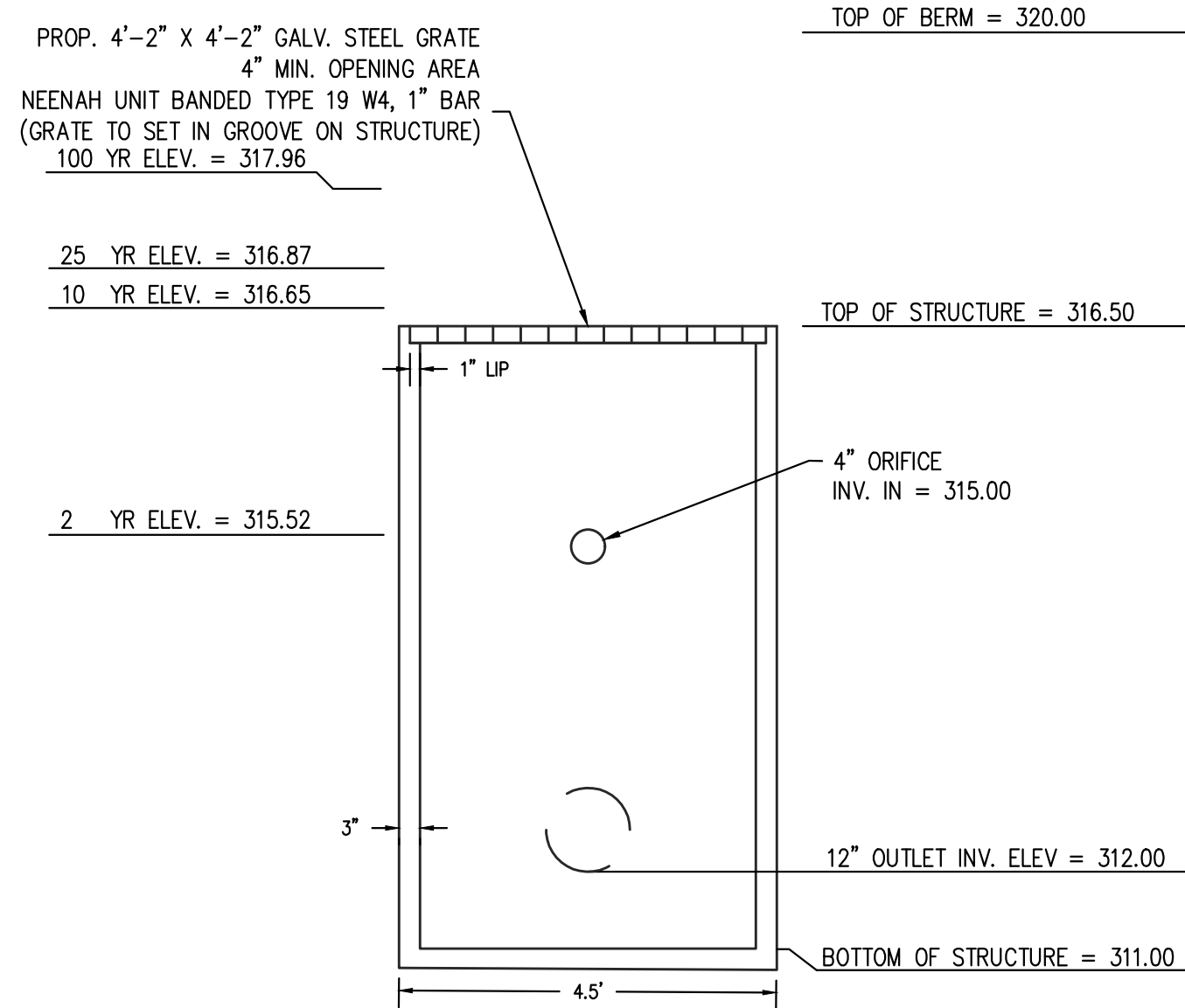
LOW PRESSURE SEWER WATER MAIN CROSSING DETAIL

NOT TO SCALE



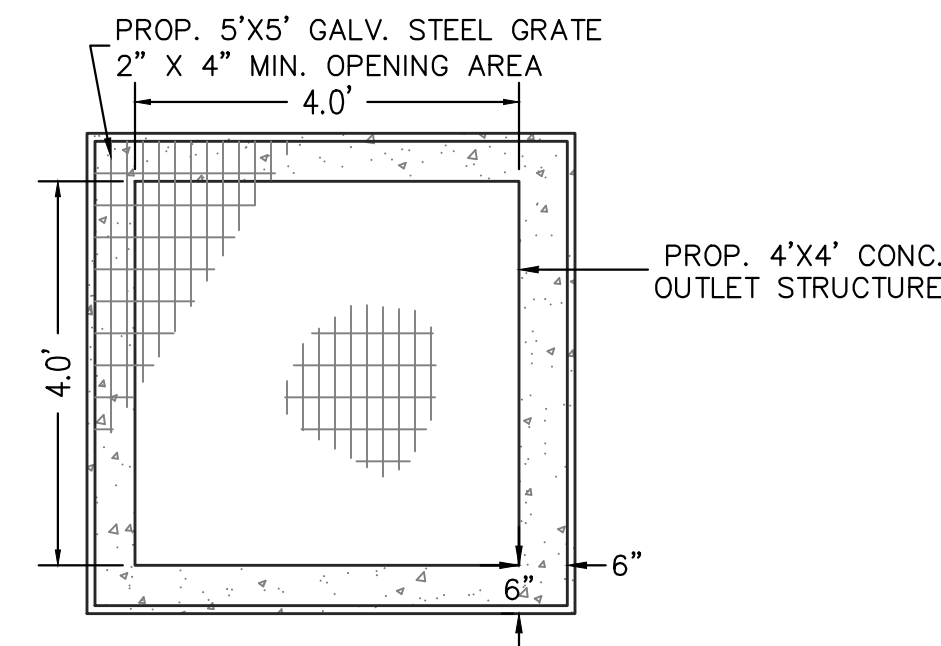
OUTLET STRUCTURE #2 DETAIL

NOT TO SCALE



OUTLET STRUCTURE #3 DETAIL

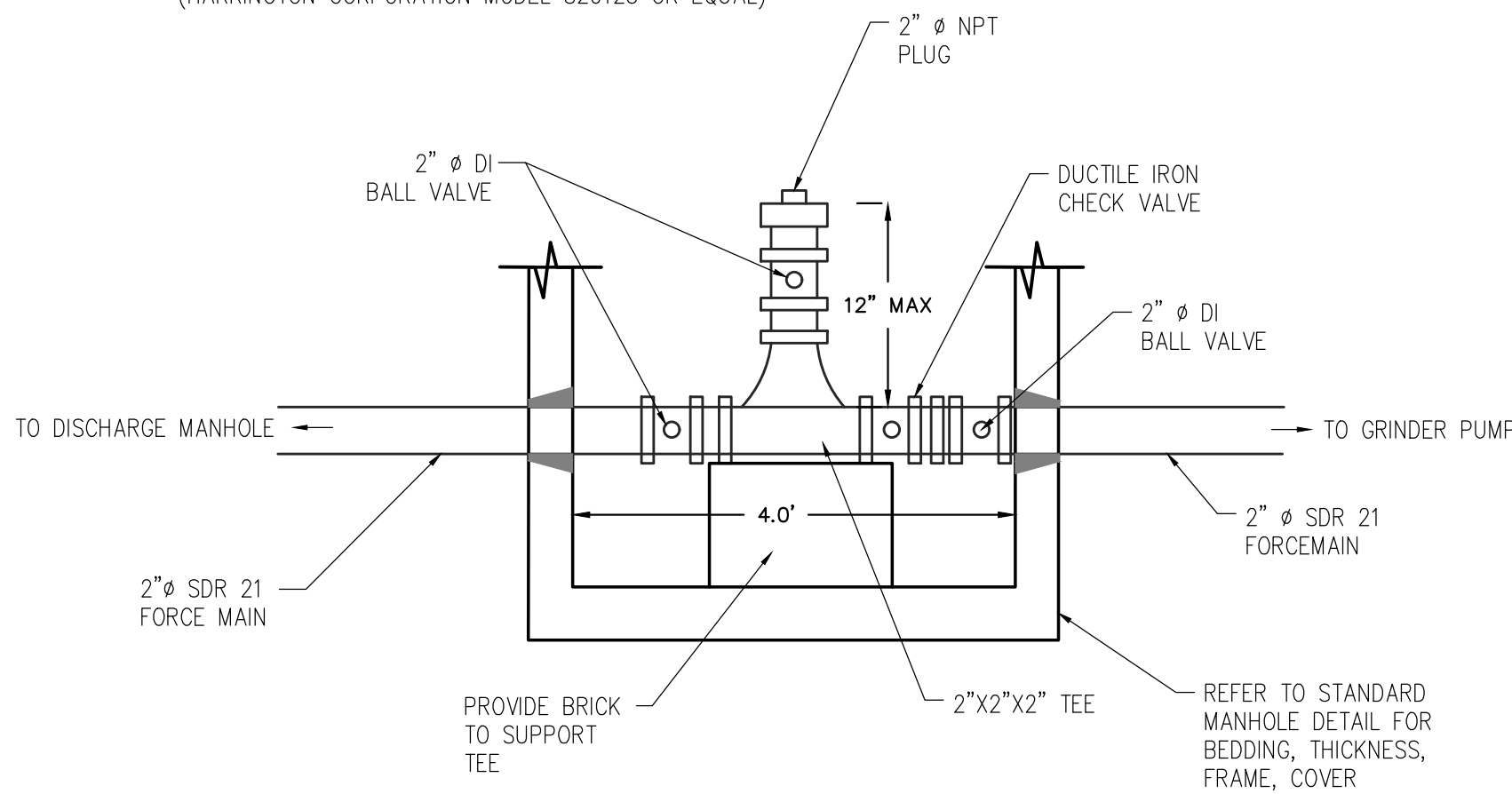
NOT TO SCALE



OUTLET STRUCTURE GRATE DETAIL (TYP.)

NOT TO SCALE

- NOTE:
- ALL FITTINGS SHALL BE SCHEDULE 80 PVC, (320 PSI RATING)
 - ALL VALVES SHALL BE 2" DUCTILE IRON (HARRINGTON CORPORATION MODEL 820125 OR EQUAL)



TYPICAL FORCE MAIN CLEANOUT MANHOLE

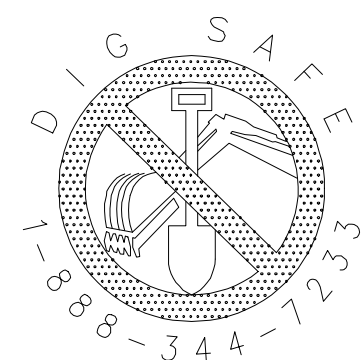
NOT TO SCALE

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

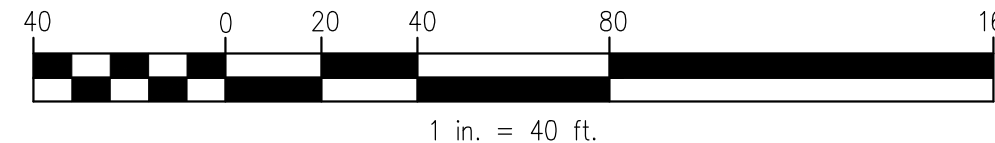
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462

PHONE: (978) 779-6091
www.dillisandroy.com

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 4
STRATTON HILL

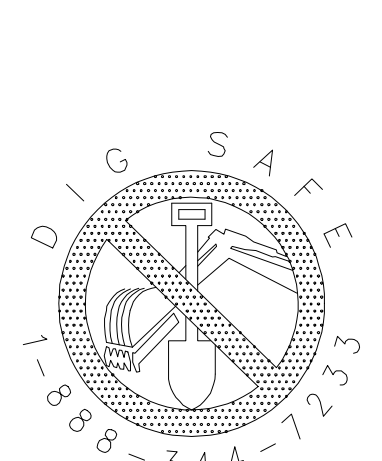
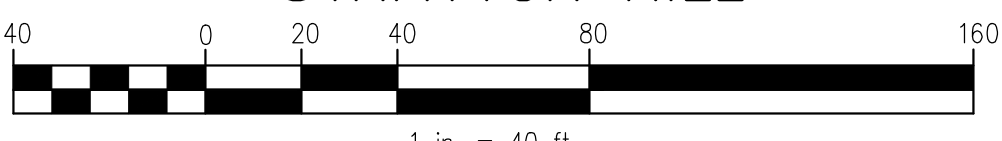


DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.4
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	

DRAINAGE PIPE SCHEDULE

"PIPE ID "	"IN-INVERT (feet)"	"OUT-INVERT (feet)"	"LENGTH (feet)"	"SLOPE (ft/ft)"	"DIAMETER (inches)"	"INLET STRUCTURE"	"OUTLET STRUCTURE"	"PIPE ID "	"IN-INVERT (feet)"	"OUT-INVERT (feet)"	"LENGTH (feet)"	"SLOPE (ft/ft)"	"DIAMETER (inches)"	"INLET STRUCTURE"	"OUTLET STRUCTURE"	"PIPE ID "	"IN-INVERT (feet)"	"OUT-INVERT (feet)"	"LENGTH (feet)"	"SLOPE (ft/ft)"	"DIAMETER (inches)"	"INLET STRUCTURE"	"OUTLET STRUCTURE"
DP-1	246.80	246.50	16.00	0.019	12.00	CB-102	DMH-101	DP-28	298.00	297.70	12.00	0.025	12.00	DCB-211	DMH-209	DP-55	319.20	316.00	154.00	0.021	18.00	DMH-302	DMH-301
DP-2	247.90	247.80	20.00	0.005	12.00	CB-103	DMH-102	DP-29	315.60	313.00	124.00	0.021	12.00	DMH-210	DMH-220	DP-56	315.90	312.00	75.00	0.052	18.00	DMH-301	FES-301
DP-3	247.70	246.90	113.00	0.007	12.00	DMH-102	DMH-101	DP-30	316.00	315.70	14.00	0.021	12.00	DCB-212	DMH-210	DP-57	278.80	276.50	28.00	0.082	18.00	F.I.-203	DMH-219
DP-4	246.40	245.00	104.00	0.013	12.00	DMH-101	FES-101	DP-31	316.00	315.70	13.00	0.023	12.00	DCB-213	DMH-210	DP-58	278.80	276.50	50.00	0.046	18.00	F.I.-204	DMH-219
DP-5	258.50	258.20	10.00	0.030	12.00	CB-106	DMH-104	DP-32	332.50	332.20	15.00	0.020	12.00	DCB-220	DMH-218	DP-59	276.00	272.00	85.00	0.047	18.00	DMH-219	FES-203
DP-6	258.10	255.80	91.00	0.025	12.00	DMH-104	DMH-103	DP-33	332.50	332.20	9.00	0.033	12.00	DCB-221	DMH-218	DP-60	298.00	297.70	12.00	0.025	12.00	DCB-210	DMH-209
DP-7	258.70	254.50	60.00	0.070	12.00	CB-107	DMH-103	DP-34	332.10	328.20	81.00	0.048	12.00	DMH-218	DMH-217	DP-61	312.90	297.40	198.00	0.078	12.00	DMH-220	DMH-209
DP-8	254.00	253.00	85.00	0.012	12.00	DMH-103	FES-102	DP-35	328.10	321.30	148.00	0.046	12.00	DMH-217	DMH-216	DP-A	263.00	262.00	87.00	0.011	15.00	BASIN #2	FES-202
DP-9	264.60	263.00	50.00	0.032	36.00	DMH-201	FES-201	DP-36	321.20	318.10	118.00	0.026	12.00	DMH-216	DMH-215	DP-B	312.00	310.00	60.00	0.033	12.00	BASIN #3	FES-302
DP-10	276.90	271.00	77.00	0.077	24.00	DMH-202	DMH-201	DP-37	318.40	318.10	18.00	0.017	12.00	DCB-218	DMH-215								
DP-11	278.50	278.00	43.00	0.012	12.00	CB-201	DMH-202	DP-38	318.40	318.10	20.00	0.015	12.00	DCB-219	DMH-215								
DP-12	278.90	278.00	20.00	0.045	12.00	DCB-202	DMH-202	DP-39	317.90	310.00	247.00	0.032	15.00	DMH-215	DMH-214								
DP-13	278.80	276.00	47.00	0.060	12.00	F.I.-201	DMH-202	DP-40	312.20	311.90	11.00	0.027	12.00	DCB-216	DMH-214								
DP-14	276.60	270.50	70.00	0.087	30.00	DMH-203	DMH-201	DP-41	312.20	311.90	20.00	0.015	12.00	DCB-217	DMH-214								
DP-15	280.10	279.00	20.00	0.055	12.00	CB-204	DMH-203	DP-42	309.80	305.60	91.00	0.046	18.00	DMH-214	DMH-213								
DP-16	280.10	279.00	33.00	0.033	12.00	DCB-205	DMH-203	DP-43	305.50	290.20	225.00	0.068	18.00	DMH-213	DMH-212								
DP-17	277.50	276.70	192.00	0.004	30.00	DMH-204	DMH-203	DP-44	290.50	290.20	9.00	0.033	12.00	DCB-214	DMH-212								
DP-18	281.60	281.30	16.00	0.019	12.00	DCB-207	DMH-204	DP-45	290.50	290.20	18.00	0.017	12.00	DCB-215	DMH-212								
DP-19	281.60	281.30	16.00	0.019	12.00	DCB-206	DMH-204	DP-46	289.70	284.00	91.00	0.063	24.00	DMH-212	DMH-211								
DP-20	278.20	277.60	151.00	0.004	30.00	DMH-205	DMH-204	DP-47	283.90	278.00	144.00	0.041	24.00	DMH-211	DMH-202								
DP-21	282.40	281.80	30.00	0.020	12.00	DCB-222	DMH-205	DP-48	300.80	297.70	137.00	0.023	24.00	F.I.-202	DMH-209								
DP-22	279.00	278.30	168.00	0.004	30.00	DMH-206	DMH-205	DP-49	336.40	336.00	16.00	0.025	12.00	DCB-303	DMH-304								
DP-23	280.20	279.10	267.00	0.004	30.00	DMH-207	DMH-206	DP-50	336.40	336.00	16.00	0.025	12.00	DCB-304	DMH-304								
DP-24	282.20	282.00	14.00	0.014	12.00	DCB-208	DMH-207	DP-51	335.90	328.00	128.00	0.062	12.00	DMH-304	DMH-303								
DP-25	282.20	282.00	14.00	0.014	12.00	DCB-209	DMH-207	DP-52	327.90	319.70	130.00	0.063	12.00	DMH-303	DMH-302								
DP-26	283.50	280.70	165.00	0.017	24.00	DMH-208	DMH-207	DP-53	320.00	319.70	12.00	0.025	12.00	DCB-301	DMH-302								
DP-27	296.40	283.60	150.00	0.085	24.00	DMH-209	DMH-208	DP-54	320.00	319.70	12.00	0.025	12.00	DCB-302	DMH-302								

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE	APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD			I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS  PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE	 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com <table><tr><th colspan="4">PLAN REVISIONS</th></tr><tr><th>NO.</th><th>DATE:</th><th>DESCRIPTION:</th><th>BY:</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	PLAN REVISIONS				NO.	DATE:	DESCRIPTION:	BY:													DEFINITIVE SUBDIVISION PLAN AYER, MASSACHUSETTS CONSTRUCTION DETAILS 5 STRATTON HILL  <table><tr><td>DESIGN BY: RPV/FMM</td><td>DRAWN BY: RPV</td><td>CHECKED BY: FMM</td><td>SHEET NO. C7.5</td></tr><tr><td>DATE: 4/25/2023</td><td>JOB NUMBER: 6083</td><td>DRAWING NO. 6083-GRD</td><td> </td></tr></table>	DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.5	DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	
	PLAN REVISIONS																																	
	NO.	DATE:				DESCRIPTION:	BY:																											
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.5																															
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD																																
BEING A MAJORITY DATE APPROVED: _____ DATE ENDORSED: _____																																		