

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

SHEET INDEX

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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"=2,000'±

OPEN SPACE ANALYSIS

NET ACREAGE = TOTAL ACREAGE - (ACREAGE >20% SLOPE/2) - (ACREAGE OF LAKES, PONDS, EASEMENTS, FLOODPLAINS, WETLANDS)

NET ACREAGE = 141.4 AC - (43.9 AC/2) - (12.3 AC EASEMENT + 14.5 AC WETLANDS + 2.2 AC POND)

NET ACREAGE = 68.50 ACRES

OPEN SPACE ACREAGE:
TOTAL OPEN SPACE = 122.84 (86.9%)
REQUIRED OPEN SPACE = 70.70 (50.0%)

MAX. DWELLING CALCULATIONS

MAX. # OF ALLOWABLE UNITS = NET ACREAGE/MINIMUM LOT AREA FOR ZONING DISTRICT

ZONING DISTRICT: RESIDENCE A-1
MIN. RESIDENCE A-1 LOT AREA = 40,000 SF = 0.9 ACRES

MAX. # OF ALLOWABLE UNITS = 68.50 AC/0.9 AC

MAX. # OF ALLOWABLE UNITS = 76 UNITS

PROPOSED # OF UNITS = 37 UNITS

AREA SUMMARY

AREA DEDICATED TO ROADWAY = 171,635 S.F. (3.9 ACRES)
AREA DEDICATED TO DRAINAGE EASEMENTS = 128,323 S.F. (2.9 ACRES)
AREA DEDICATED TO UTILITY EASEMENTS = 409,103 S.F. (9.4 ACRES)
AREA OF BODIES OF WATER = 2.2 ACRES (1.6%)
AREA OF WETLANDS = 14.5 ACRES (10.3%)

LOT CALCULATIONS

TOTAL LOT AREA = 14.61 ACRES

LOT #	S.F.	LOT #	S.F.
LOT 1	26,018	LOT 19	26,040
LOT 2	16,261	LOT 20	13,357
LOT 3	16,282	LOT 21	13,300
LOT 4	16,786	LOT 22	13,731
LOT 5	16,522	LOT 23	13,353
LOT 6	20,055	LOT 24	12,145
LOT 7	18,426	LOT 25	12,426
LOT 8	20,931	LOT 26	13,710
LOT 9	21,055	LOT 27	27,633
LOT 10	19,240	LOT 28	23,751
LOT 11	14,770	LOT 29	22,368
LOT 12	15,885	LOT 30	17,970
LOT 13	13,753	LOT 31	17,737
LOT 14	23,734	LOT 32	17,266
LOT 15	18,836	LOT 33	20,787
LOT 16	10,935	LOT 34	24,340
LOT 17	11,426	LOT 35	29,043
LOT 18	19,325		

LIST OF WAIVERS:

- AYER SUBDIVISION REGULATIONS PLANS FOR DEFINITIVE SUBDIVISIONS:
- 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 VI.(B)(2A) - A WAIVER FROM MINIMUM PAVEMENT WIDTH REQUIREMENT.
 - SECTION VI.(B)(5G) - A WAIVER FROM MINIMUM DRIVEWAY SPACING & ALIGNMENT.
 - SECTION VI.(B)(F) - A WAIVER FROM MINIMUM CENTERLINE RADIUS ON SUBDIVISION ROAD.
 - SECTION VI.(B)(3A) - A WAIVER FROM THE ROADWAY CENTERLINE GRADE REQUIREMENT.
 - SECTION A.(1)(H) - A WAIVER FROM THE LANDSCAPE PLAN REQUIREMENT.
 - SECTION H.(1)-(7) - A WAIVER FROM THE LANDSCAPE PLAN REQUIREMENTS.
- AYER DPW CONSTRUCTION SPECIFICATIONS:
- SECTION 5.3.11.A - A WAIVER FROM THE SIDE SLOPE GRADING 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: _____			PROFESSIONAL LAND SURVEYOR DATE: 10/20/23 PROFESSIONAL ENGINEER DATE: 10/20/23	PLAN REVISIONS		DESIGN BY: RPV/FMM DATE: 4/25/2023	DRAWN BY: RPV JOB NUMBER: 6083	CHECKED BY: FMM DRAWING NO. 6083-COVER	SHEET NO. C1.0

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
	RET. WALL (CONC.)		PROPOSED POST
	RET. WALL (BLOCK)		PROPOSED CATCH BASIN
	RET. WALL (STONE)		PROPOSED DOUBLE CATCH BASIN
	STONE RETAINING WALL		PROPOSED WATER GATE VALVE
	PROPOSED WATER LINE		PROPOSED GAS GATE VALVE
	PROPOSED GAS LINE		PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED ELECTRICAL LINE		PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED SANITARY SEWER		PROPOSED GAS METER
	PROPOSED STORM DRAIN		PROPOSED TRAFFIC SIGNAL SWITCH
	PROPOSED ROOF DRAIN		PROPOSED SIGN
	PROPOSED UNDER DRAIN		BORING
	PROPOSED TELEPHONE LINE		HANDICAPPED SPACE
	PROPOSED CABLE LINE		PROPOSED FLARED END SECTION
	BCCB		PROPOSED RIPRAP
	EOP		PROPOSED STONE BOUND
	PROPOSED BACK CAPE COD BERM		STANDARD TREE
	PROPOSED EDGE OF PAVEMENT		PINE TREE
	PROPOSED UNPAVED ROAD		SHRUB
	PROPOSED CONTOUR (INDEX)		
	PROPOSED CONTOUR (INTERMEDIATE)		
	PROPOSED SPOT ELEVATION		
	PROPOSED BUILDING/HOUSE		
	TREE LINE		

ABBREVIATIONS

ABB.	DESCRIPTION
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
DP1	DRAIN PIPE ID
SP1	SEWER PIPE ID
VCC	VERTICAL CONCRETE CURB
BCCB	BUTYRUMOUS CAPE COD BERM
VCC	VERTICAL GRANITE CURB
TYP.	TYPICAL
E.O.P	EDGE OF PAVEMENT
SF	SQUARE FEET
AC	ACRES
PROP.	PROPOSED
ELEV.	ELEVATION
TOP	TOP OF CONCRETE
GFE	GROUND FLOOR ELEVATION
BFE	BOTTOM FLOOR ELEVATION

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
	CONC. WALL		GAS GATE VALVE
	STONE WALL		ELECTRICAL METER
	W		GAS METER
	G		TRAFFIC SIGNAL SWITCH
	E		SIGN
	S		PERC TEST
	D		TEST PIT
	T		ELECTRICAL TRANSFORMER
	EL		TELEPHONE BOX
	CATV		CABLE BOX
	OW		FLAG POLE
	EXISTING OVER-HEAD WIRES		WATER SHUT OFF
	EXISTING CONTOUR (INDEX)		SHRUB
	EXISTING CONTOUR (INTERMEDIATE)		CLEANOUT
	EXISTING SPOT ELEVATION		FIRE ALARM
	EXISTING BUILDING/HOUSE		VENT PIPE
	TREE LINE		

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" BITUMINUS WEARING COURSE OVER 1 1/2" BITUMINUS 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 BITUMINUS CONCRETE.
- CURBING SHALL BE VERTICAL GRANITE CURB AND ASPHALT CUBRING. 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.
- 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 6" PVC, SDR-35.
 - CLEANOUTS SHALL BE 6" PVC, AS DETAILED ON SHEET C7.1.

EROSION & SEDIMENTATION CONTROL NOTES:

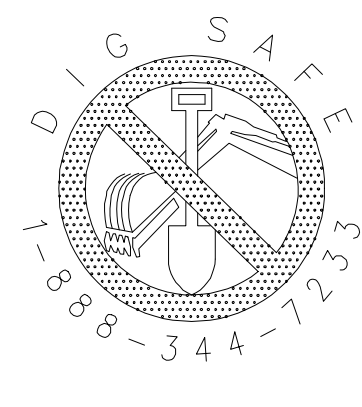
- GENERAL REQUIREMENTS
 - CONTRACTOR TO COMPLY WITH THE REQUIREMENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY DILLIS AND ROY CIVIL DESIGN GROUP, INC. CONTRACTOR SHALL PREPARE & FILE AN EPA NOI ONCE THE SWPPP IS COMPLETE.
 - CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS 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, DETERIORATION 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

ISSUED FOR PERMIT

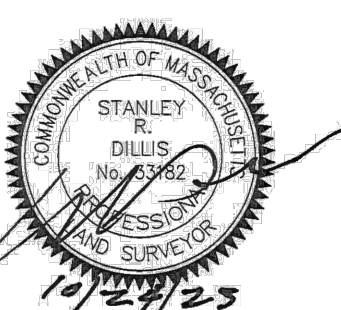
RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

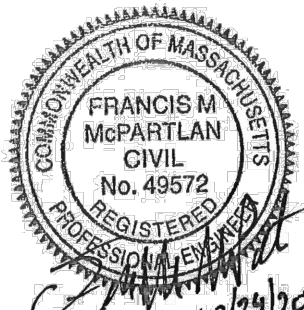
BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



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.dillissandroy.com

PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

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

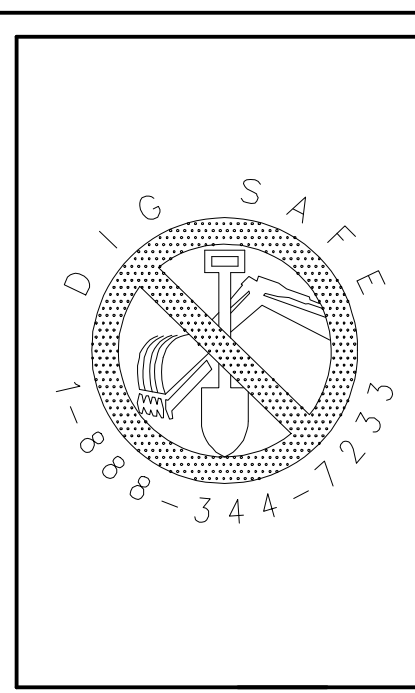
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-NOTES	



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. 49572
PROFESSIONAL LAND SURVEYOR

10/20/23

PROFESSIONAL LAND SURVEYOR DATE

FRANCIS M. MCPARTLAN
No. 49572
PROFESSIONAL ENGINEER

10/20/23

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

NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

ISSUED FOR PERMIT

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
KEY SHEET
STRATTON HILL

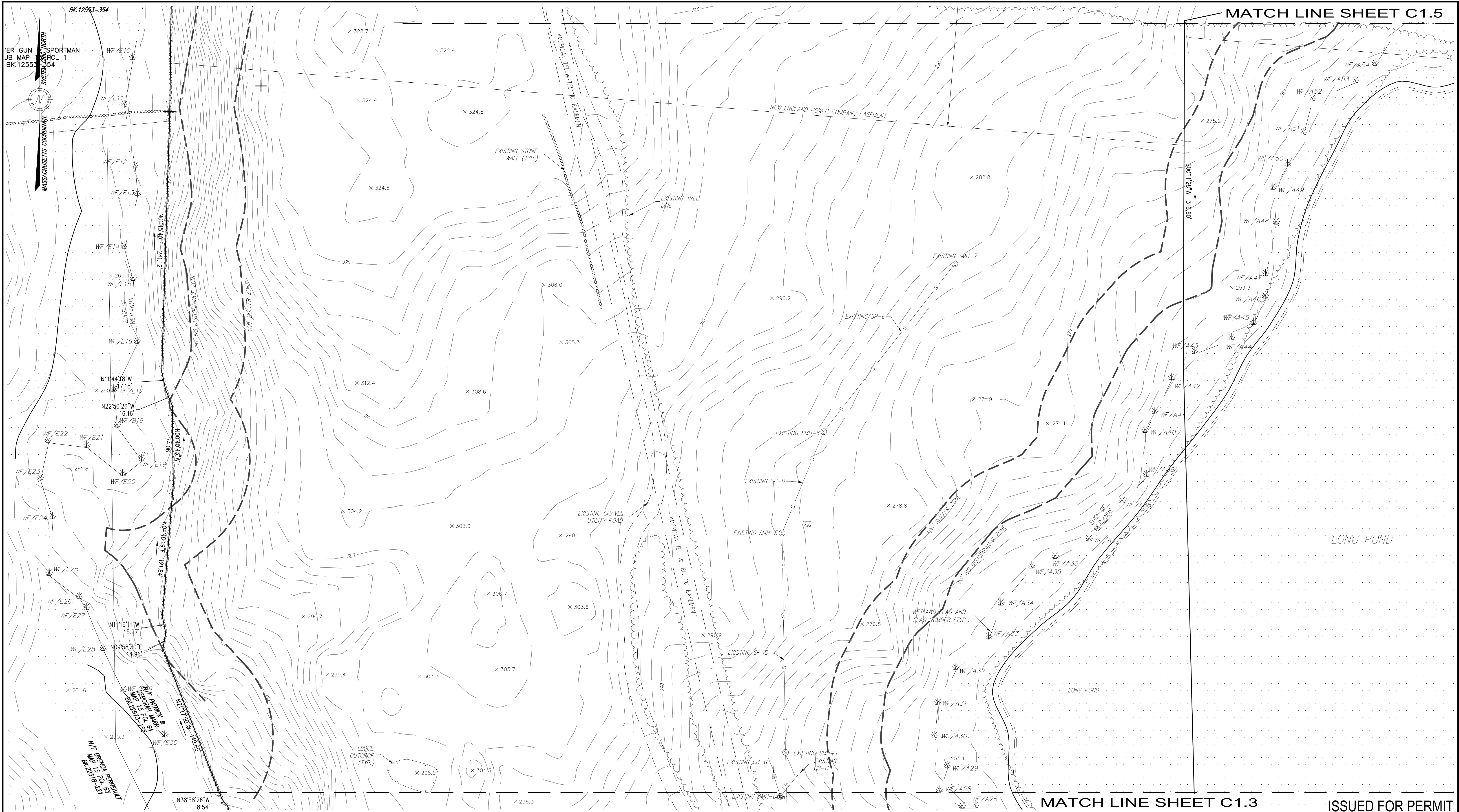
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-KEY	

[illegible]

MASSACHUSETTS COORDINATE SYSTEM GRID NORTH

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

1 in. = 40 ft.



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APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

AYER PLANNING BOARD

BEING A MAJORITY DATE APPROVED: DATE ENDORSED:

DIG SAFE 1-800-344-7233

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STANLEY R. DILLIS, No. 49572, REGISTERED PROFESSIONAL LAND SURVEYOR

FRANCIS M. McPARTLAND, No. 49572, REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP

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DEFINITIVE SUBDIVISION PLAN

AYER, MASSACHUSETTS

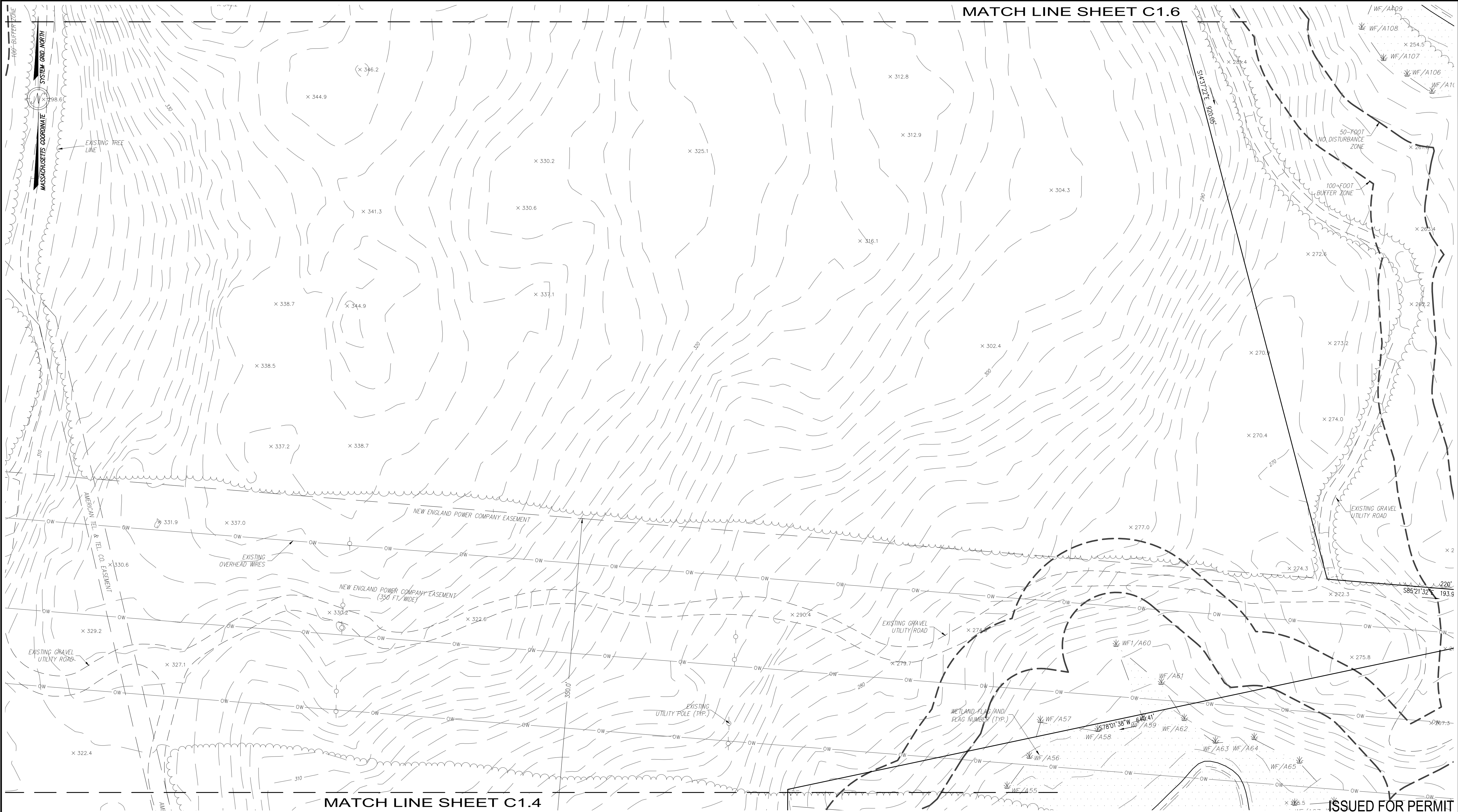
EXISTING CONDITIONS PLAN 2

STRATTON HILL

1 in. = 40 ft.

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
FMM	RPV	FMM	C1.4

DATE: 4/25/2023 JOB NUMBER: 6083 DRAWING NO. 6083-EC



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AYER PLANNING BOARD

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10/20/23
PROFESSIONAL LAND SURVEYOR DATE

10/20/23
PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP

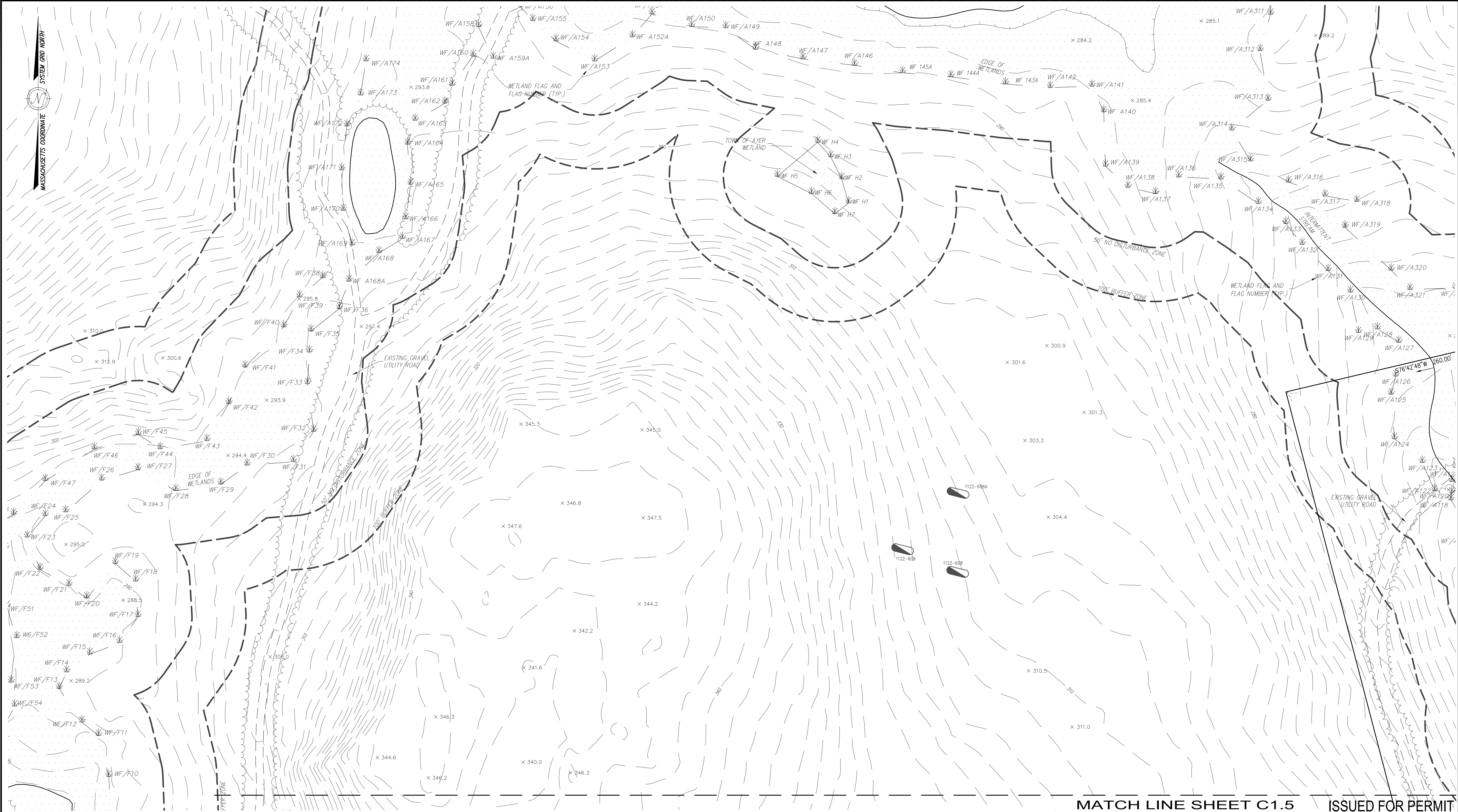
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1 MAIN STREET, SUITE 1 PHOENIX (978) 779-6091
LUNENBURG, MA 01462 www.dillisandroy.com

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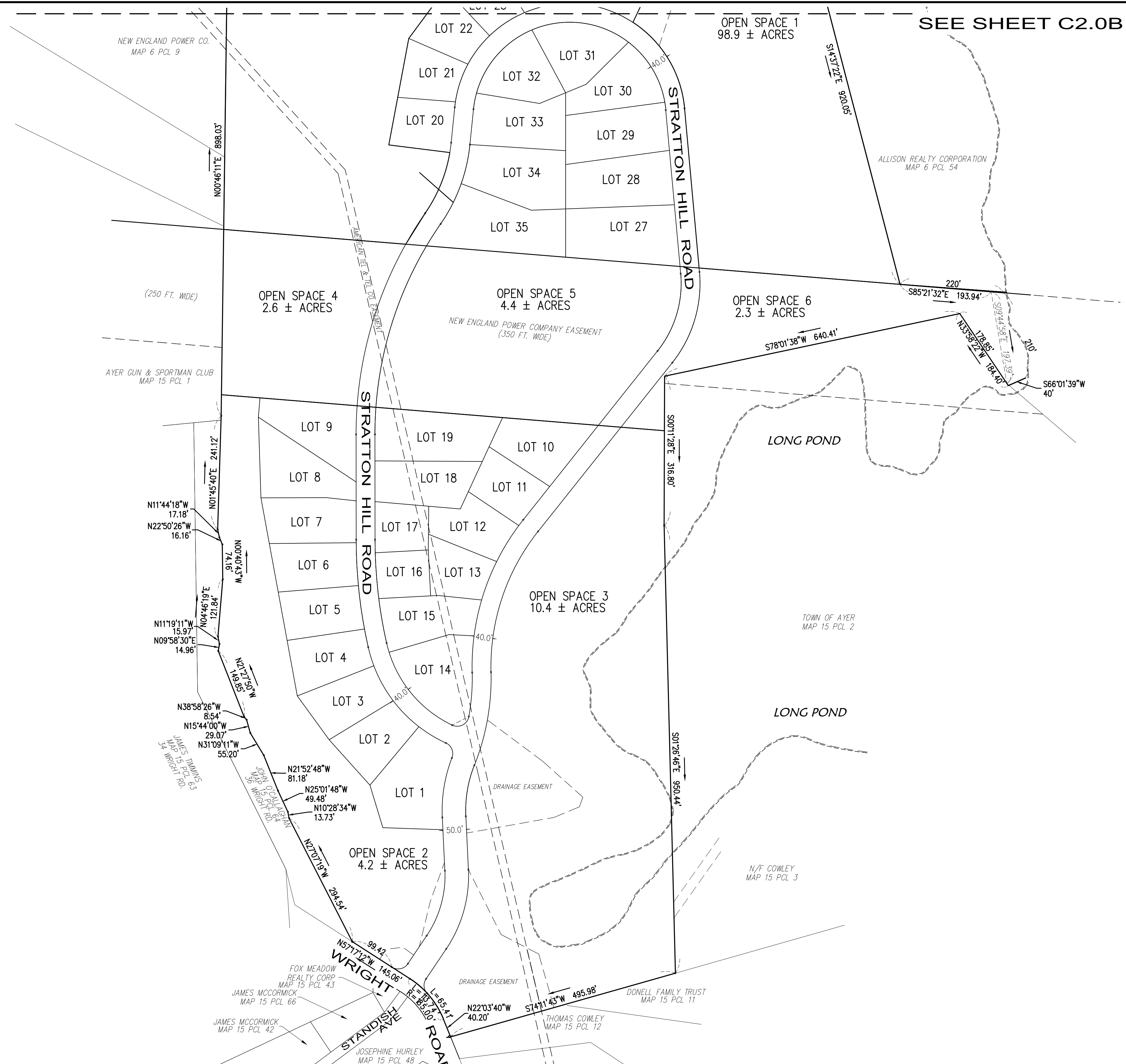
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
EXISTING CONDITIONS PLAN 3
STRATTON HILL

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
FMM	RPV	FMM	C1.5
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-EC	

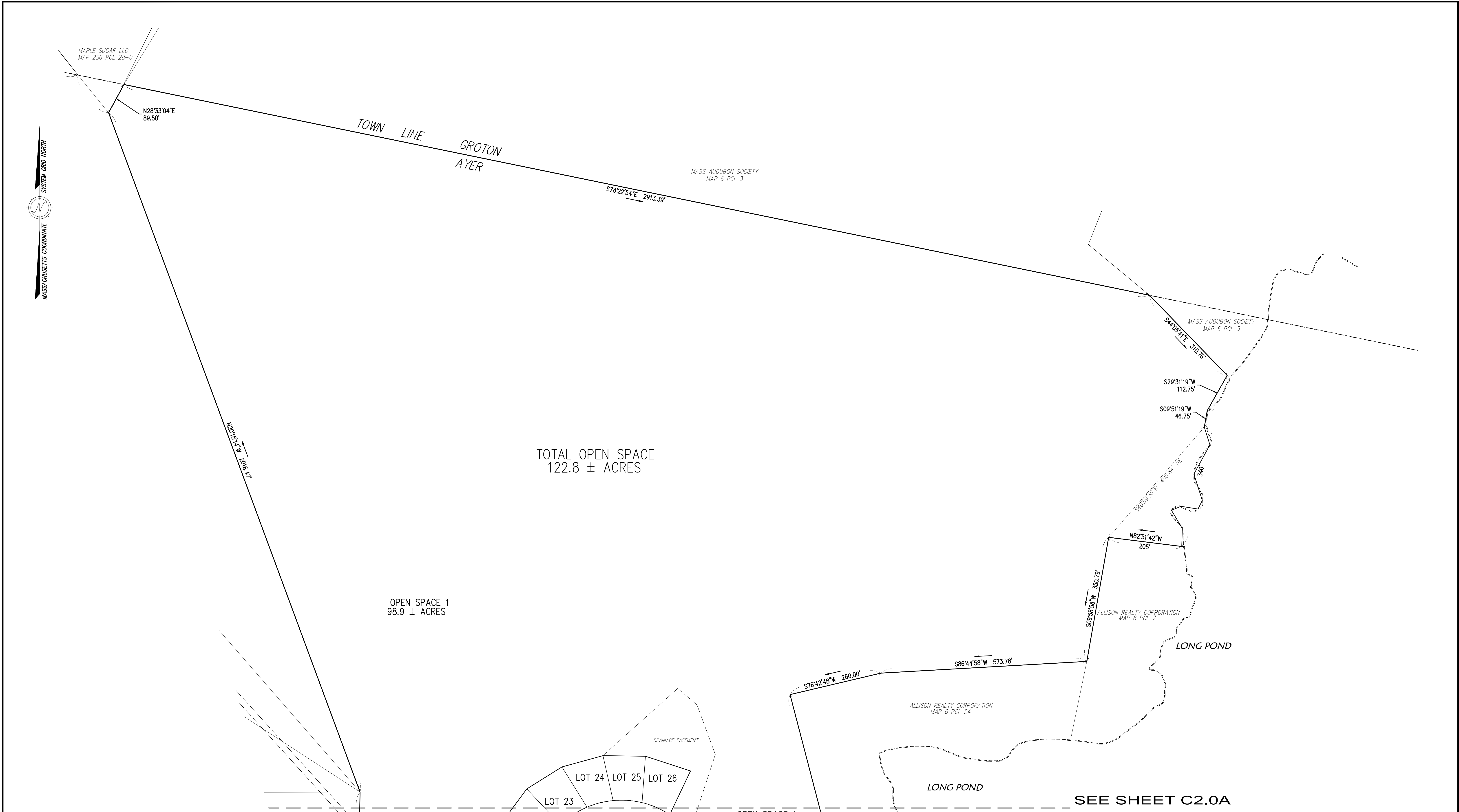


RESERVED FOR REGISTRY USE		APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD				I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS  PROFESSIONAL LAND SURVEYOR DATE 10/20/23 PROFESSIONAL ENGINEER DATE 10/20/23		 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 4 STRATTON HILL 40 0 20 40 60 80 100 120 140 160 1 in. = 40 ft.																											
						PLAN REVISIONS <table><thead><tr><th>NO.</th><th>DATE:</th><th>DESCRIPTION:</th><th>BY:</th></tr></thead><tbody><tr><td>1.</td><td>10/20/23</td><td>REVISED PER PEER REVIEW & TOWN DPW COMMENTS</td><td>RPV</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:	1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV									<table><tr><td>DESIGN BY:</td><td>DRAWN BY:</td><td>CHECKED BY:</td><td>SHEET NO.</td></tr><tr><td>FMM</td><td>RPV</td><td>FMM</td><td>C1.6</td></tr><tr><td>DATE: 4/25/2023</td><td>JOB NUMBER: 6083</td><td>DRAWING NO. 6083-EC</td><td></td></tr></table>		DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.	FMM	RPV	FMM	C1.6	DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-EC	
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DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-EC																																			



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DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	

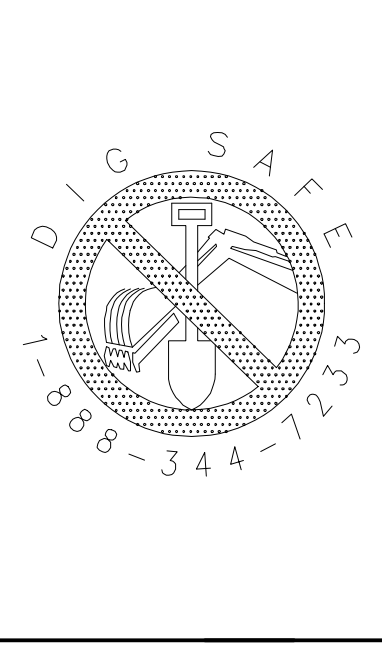
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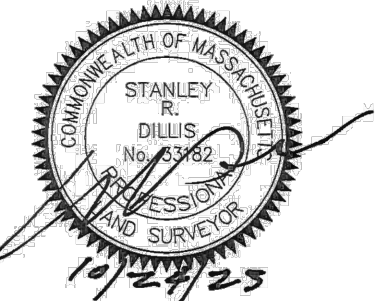
RESERVED FOR REGISTRY USE

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THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



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AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE 10/20/23

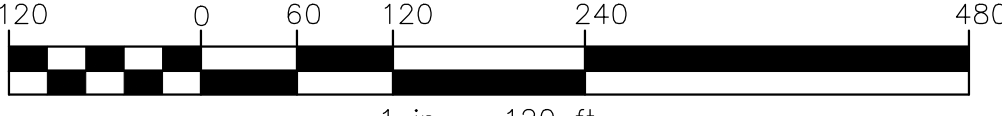


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CIVIL DESIGN GROUP

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1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisoroy.com

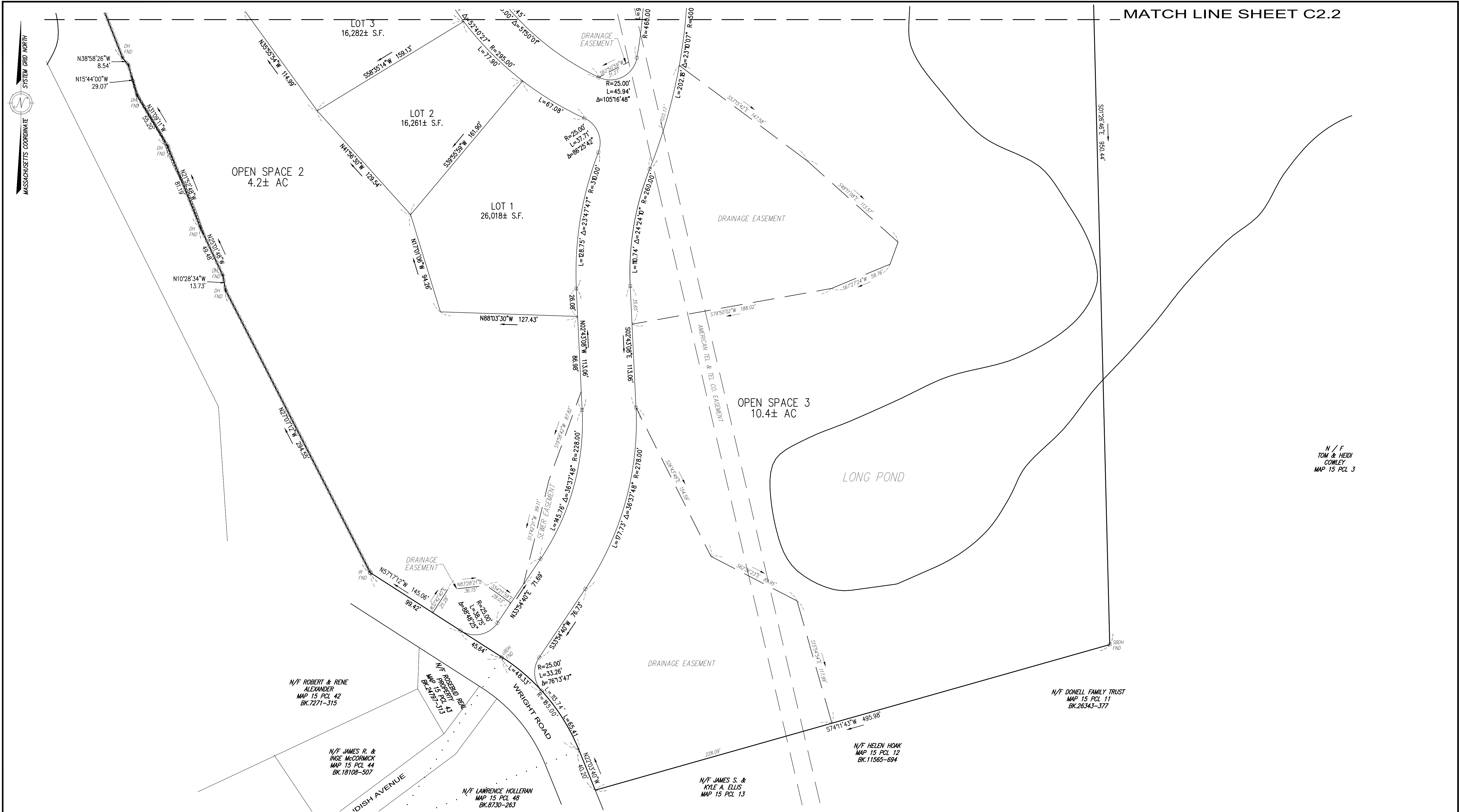
PLAN REVISIONS			
NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

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



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	



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AYER PLANNING BOARD

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PROFESSIONAL LAND SURVEYOR DATE: 10/20/23

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462

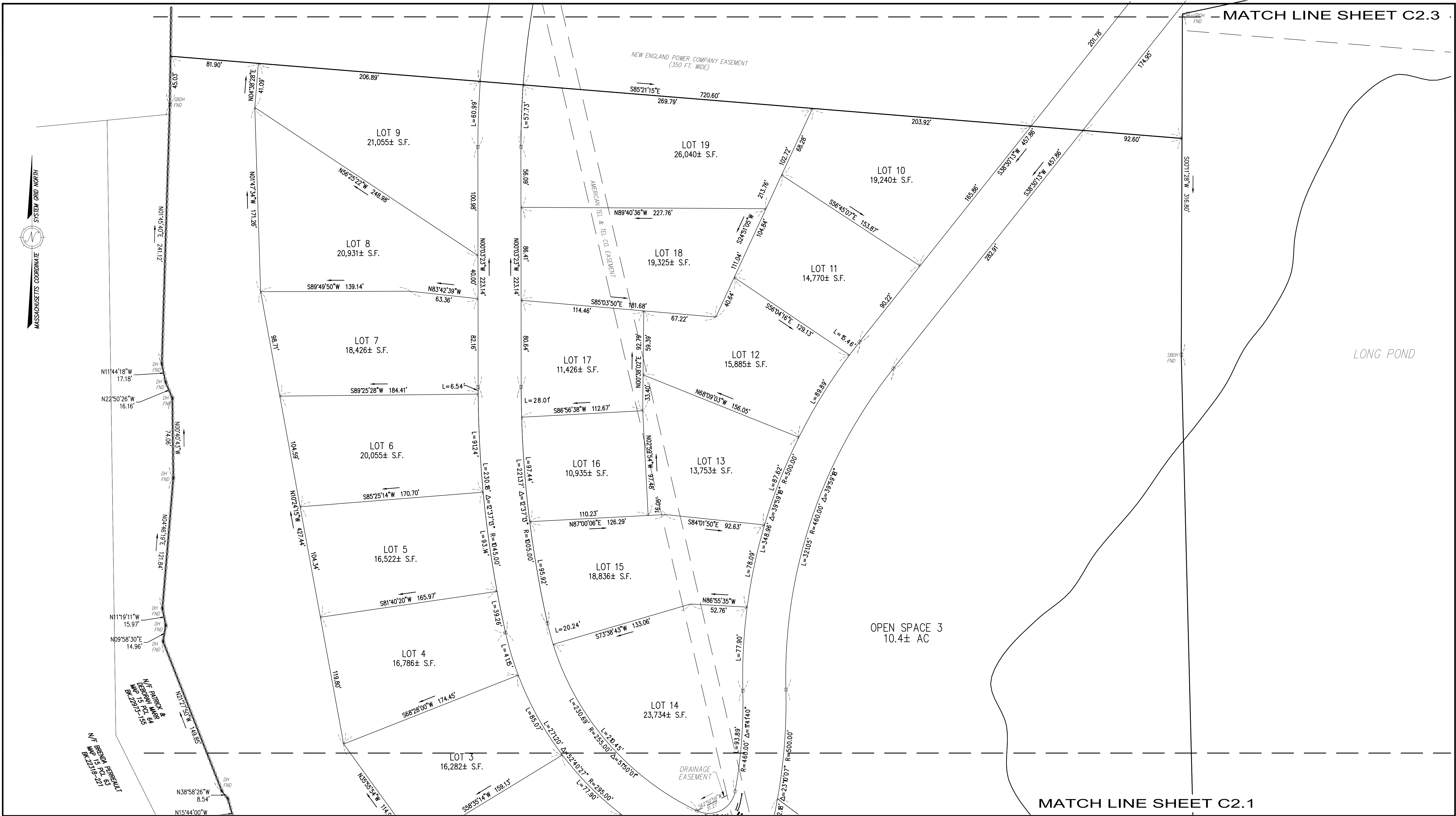
PHONE: (978) 779-6091
www.dillisandroy.com

NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

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	

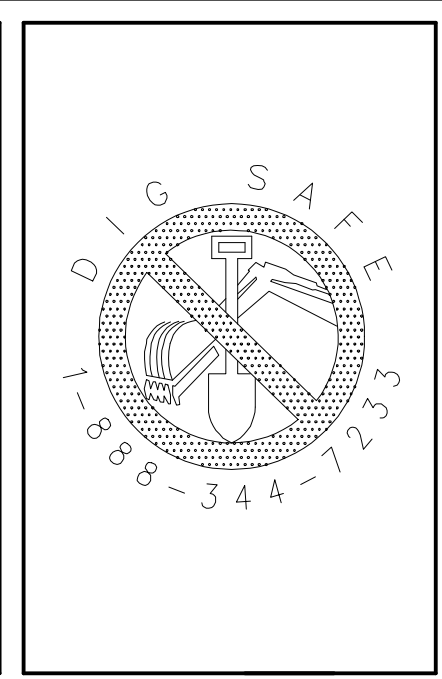
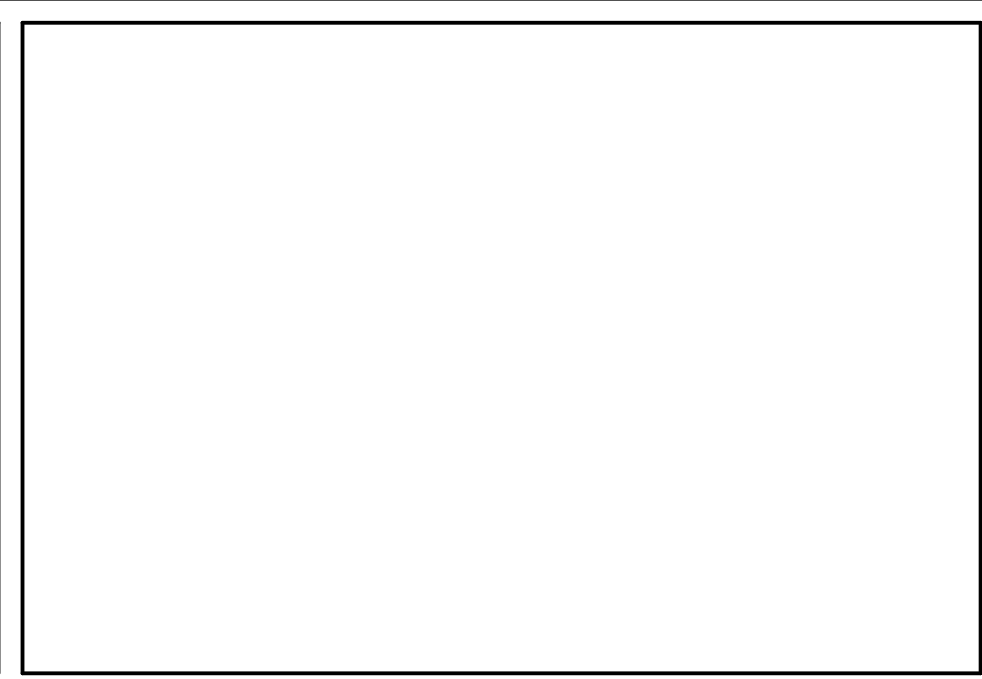


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STANLEY R. DILLIS
NO. 15123
PROFESSIONAL LAND SURVEYOR

10/20/23

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
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DEFINITIVE SUBDIVISION PLAN

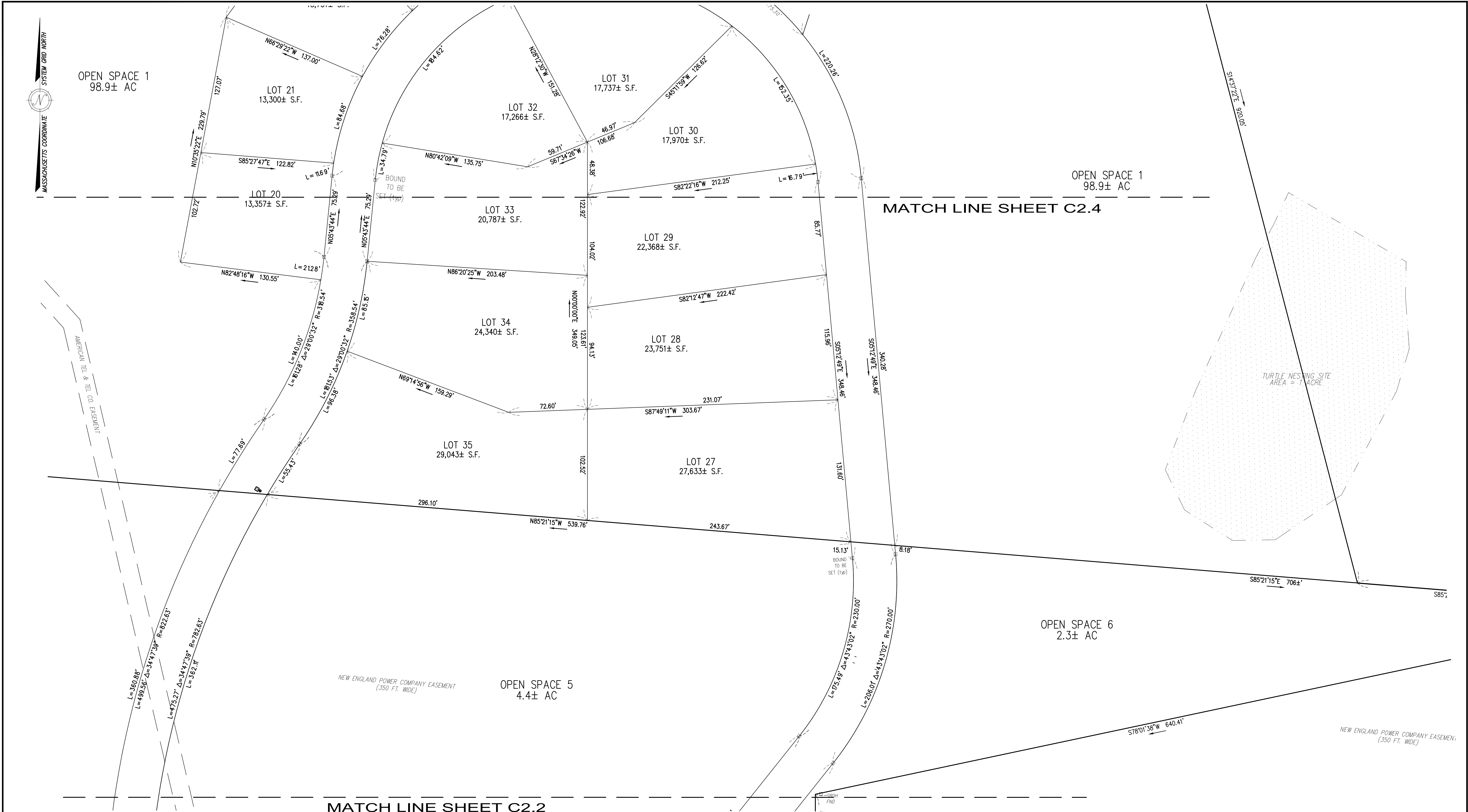
AYER, MASSACHUSETTS

LOT LAYOUT PLAN 2

STRATTON HILL

1 in. = 40 ft.

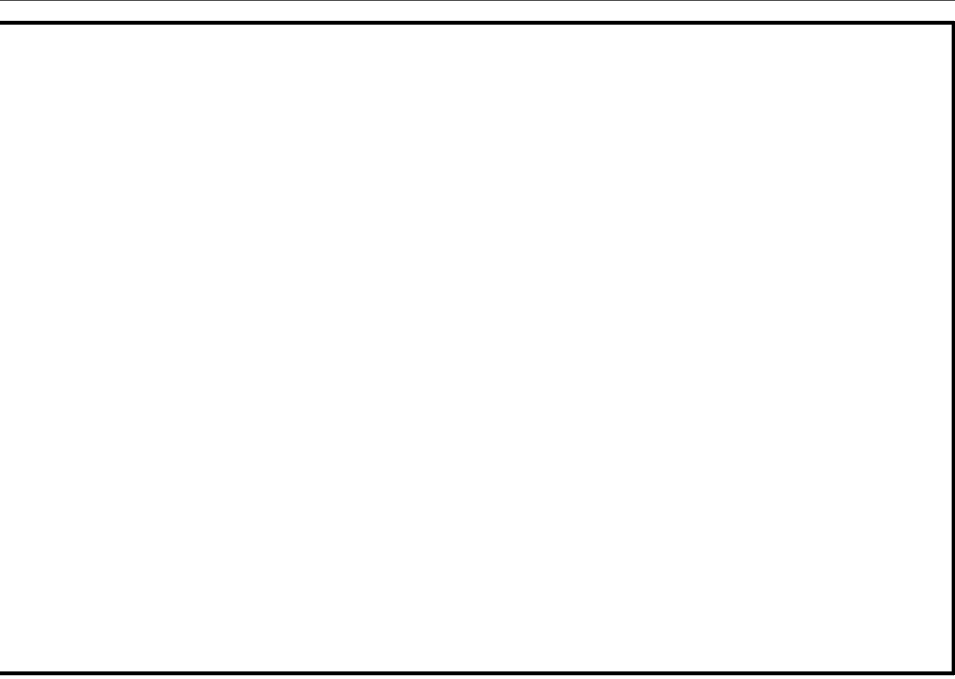
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DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



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AYER PLANNING BOARD

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STANLEY R. DILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR
10/20/23

PROFESSIONAL LAND SURVEYOR DATE

DILLIS & ROY
CIVIL DESIGN GROUP

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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
LOT LAYOUT 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. C2.3
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	

TOTAL OPEN SPACE
122.8± AC

OPEN SPACE 1
98.9± AC

OPEN SPACE 1
98.9± AC

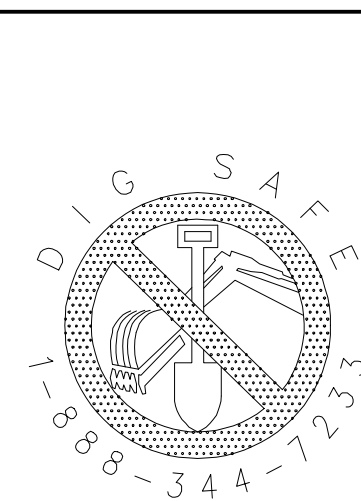
OPEN SPACE 1
98.9± AC

MATCH LINE SHEET C2.3

RESERVED FOR REGISTRY USE

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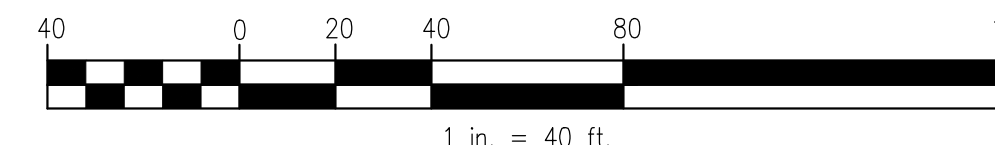
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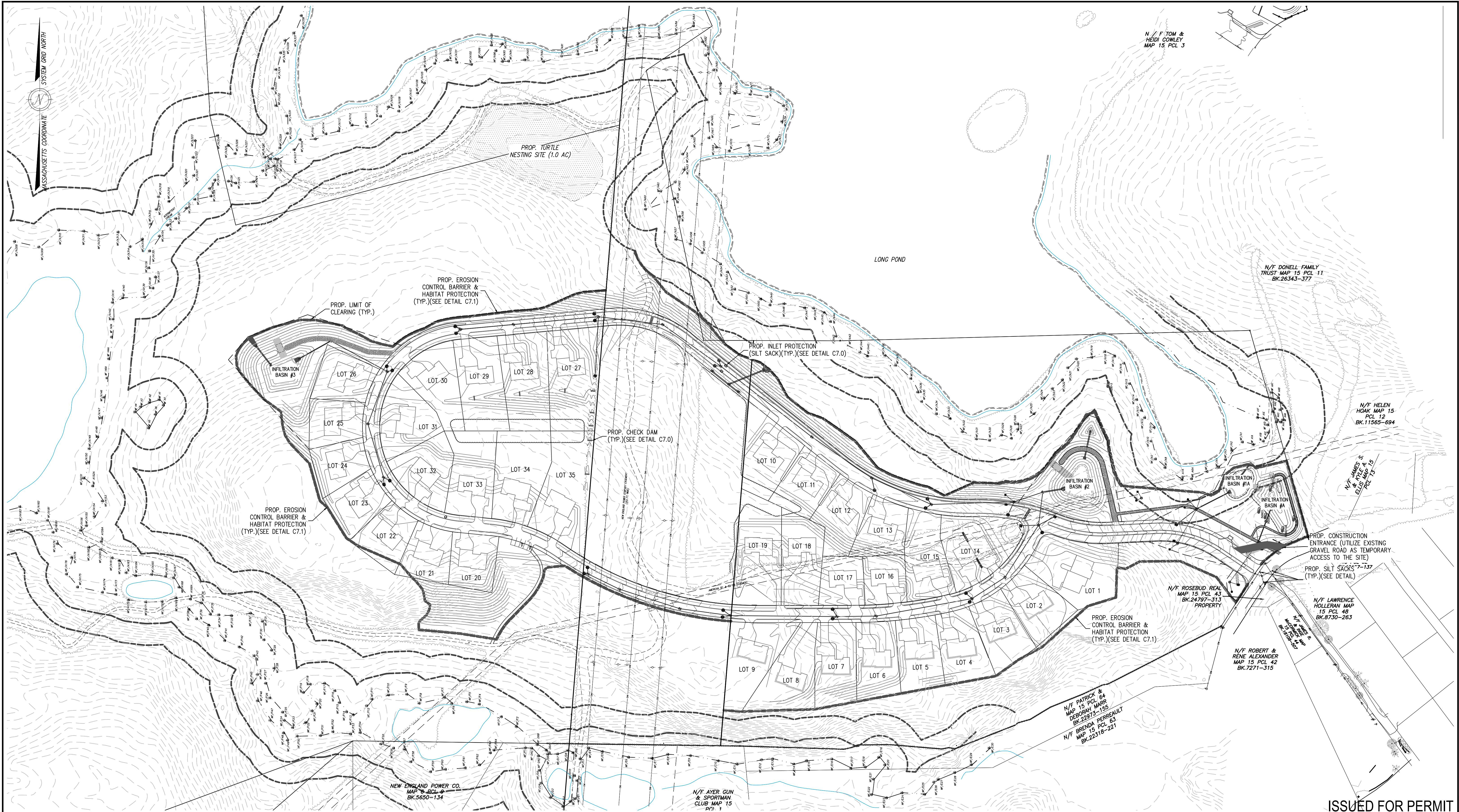
PLAN REVISIONS

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1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

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



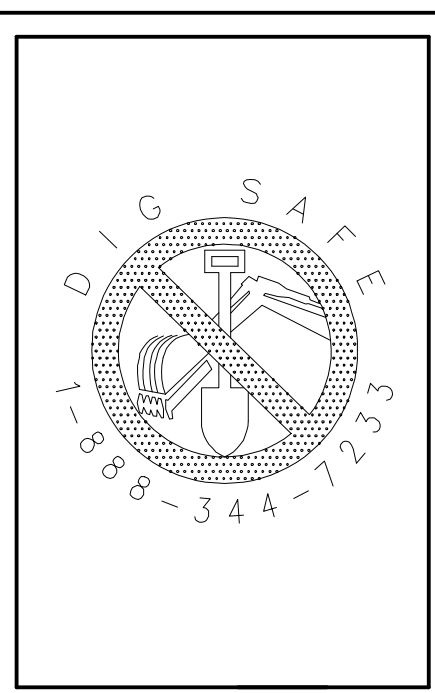
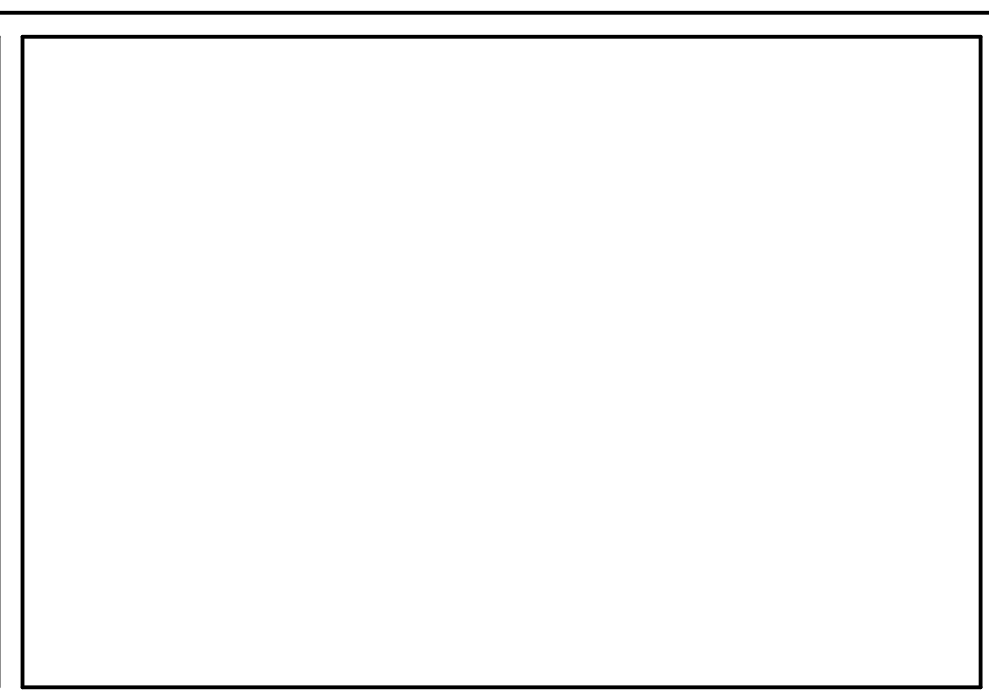
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DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



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PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP

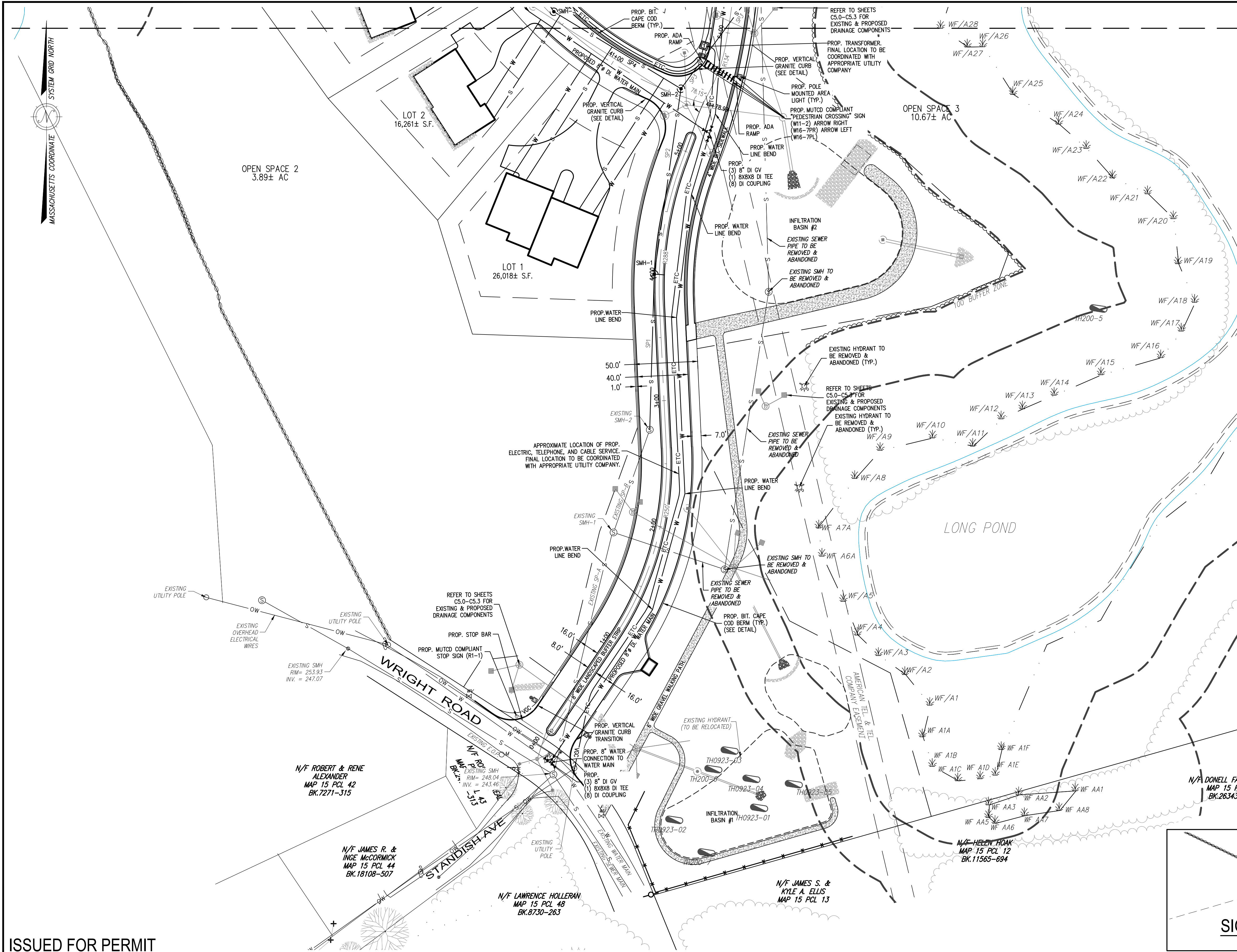
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
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NO.	DATE:	DESCRIPTION:	BY:
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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
SOIL EROSION & SEDIMENTATION CONTROL PLAN
STRATTON HILL

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

DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C3.0
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 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	30"x30"	STOP
W11-2	30"x30"	PEDESTRIAN CROSSING SIGN
W16-7pR	24"x12"	DOWN DIAGONAL RIGHT ARROW
W16-7pL	24"x12"	DOWN DIAGONAL LEFT ARROW

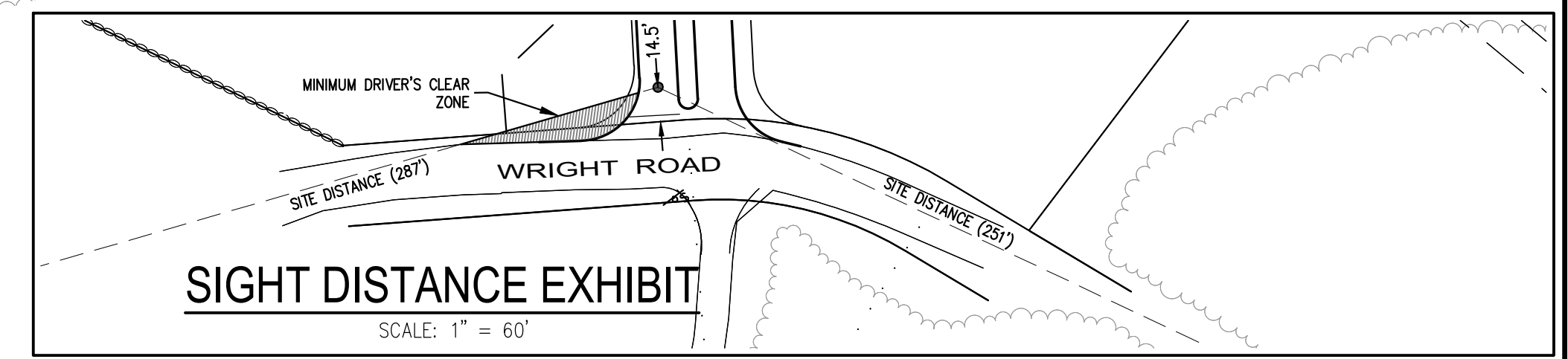
PARKING TABLE

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

SITE DISTANCE NOTES:

1. THE DRIVER'S CLEARANCE ZONE IS MEASURED 14.5 FEET BACK FROM THE EXISTING EDGE OF PAVEMENT TO THE MINIMUM REQUIRED STOPPING SITE DISTANCE OF 425' AT THE MIDDLE OF THE ONCOMING TRAFFIC LANE.
2. THE DRIVER'S CLEARANCE ZONE SHALL NOT CONTAIN ANY SCREENING, LANDSCAPING, VEGETATION, STRUCTURES, PARKING AREAS OR ANY OTHER OBSTRUCTION TO VISIBILITY BETWEEN THE HEIGHTS OF TWO AND TEN FEET ABOVE THE TOP OF CURB OR CENTERLINE GRADE.

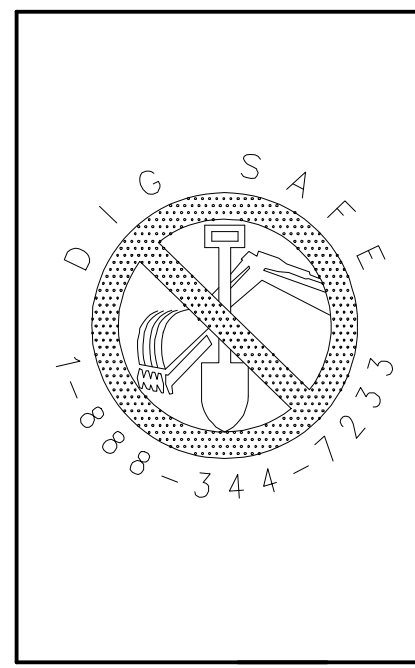


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STANLEY DILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR
10/20/23

FRANCIS M. McPARTLAN
REGISTERED PROFESSIONAL ENGINEER
10/20/23

PROFESSIONAL LAND SURVEYOR DATE _____
PROFESSIONAL ENGINEER DATE _____

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

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

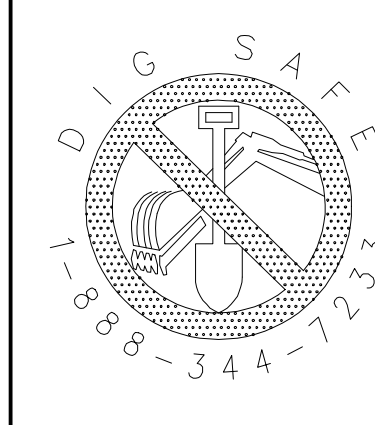
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DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



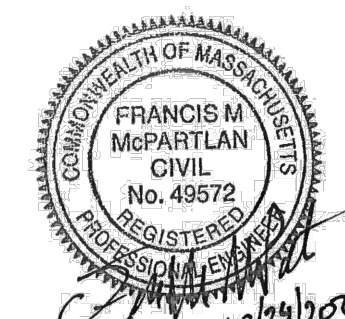
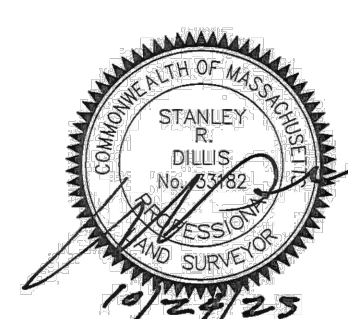
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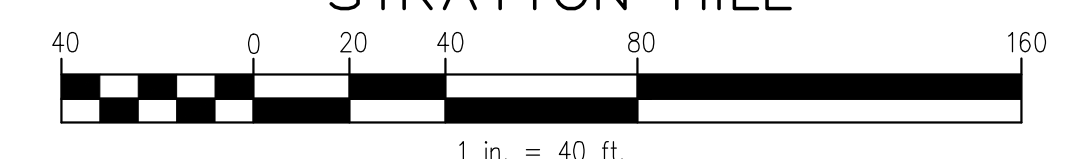
PROFESSIONAL LAND SURVEYOR DATE _____ PROFESSIONAL ENGINEER DATE _____



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 1 MAIN STREET, SUITE 1
 LUNENBURG, MA 01462
 PHONE: (978) 779-6091
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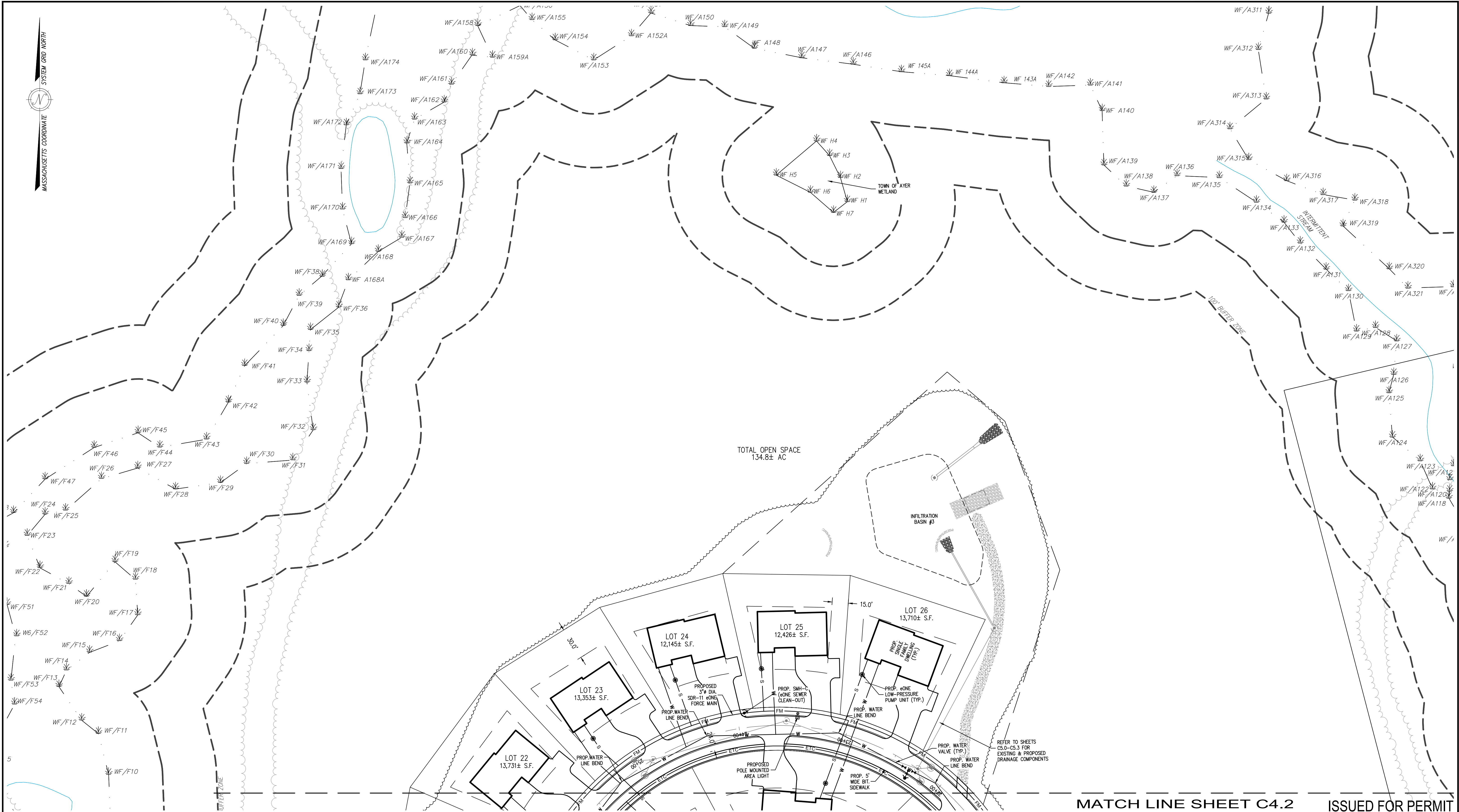
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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
UTILITY & LAYOUT PLAN 3
STRATTON HILL



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	

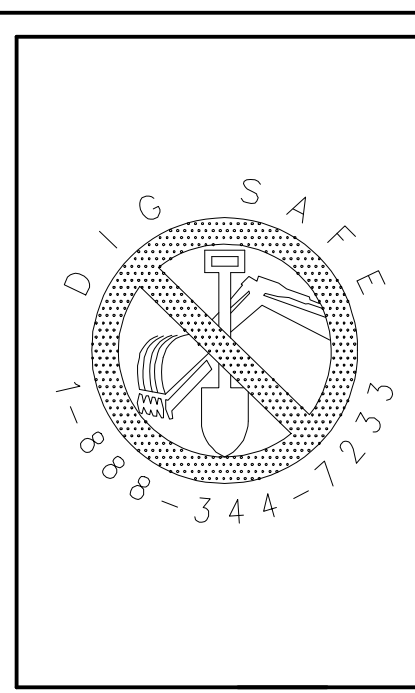
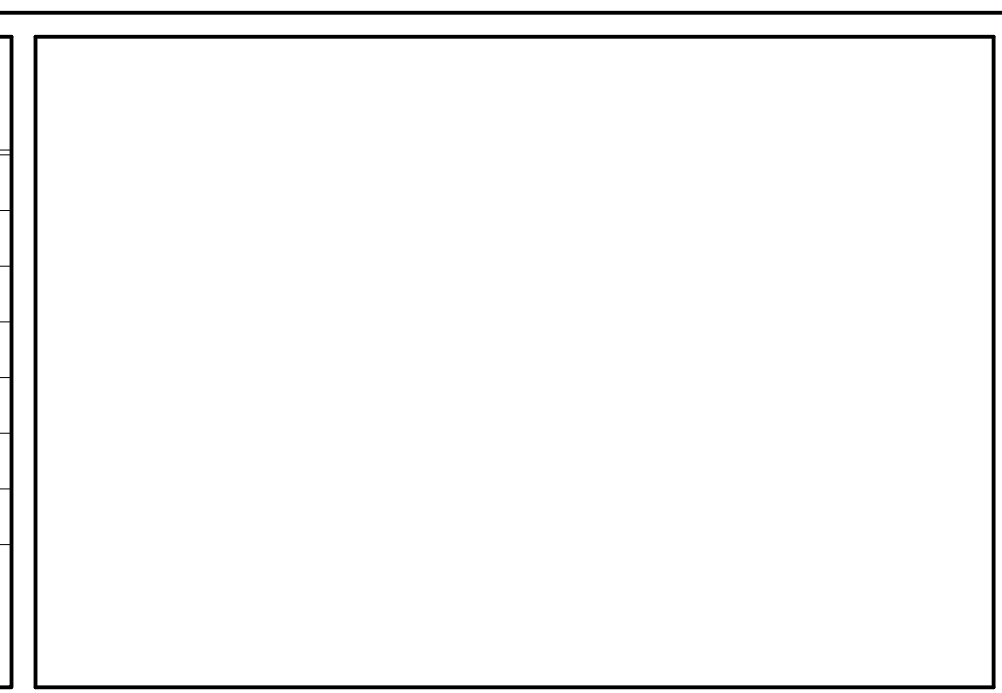
C4.2



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

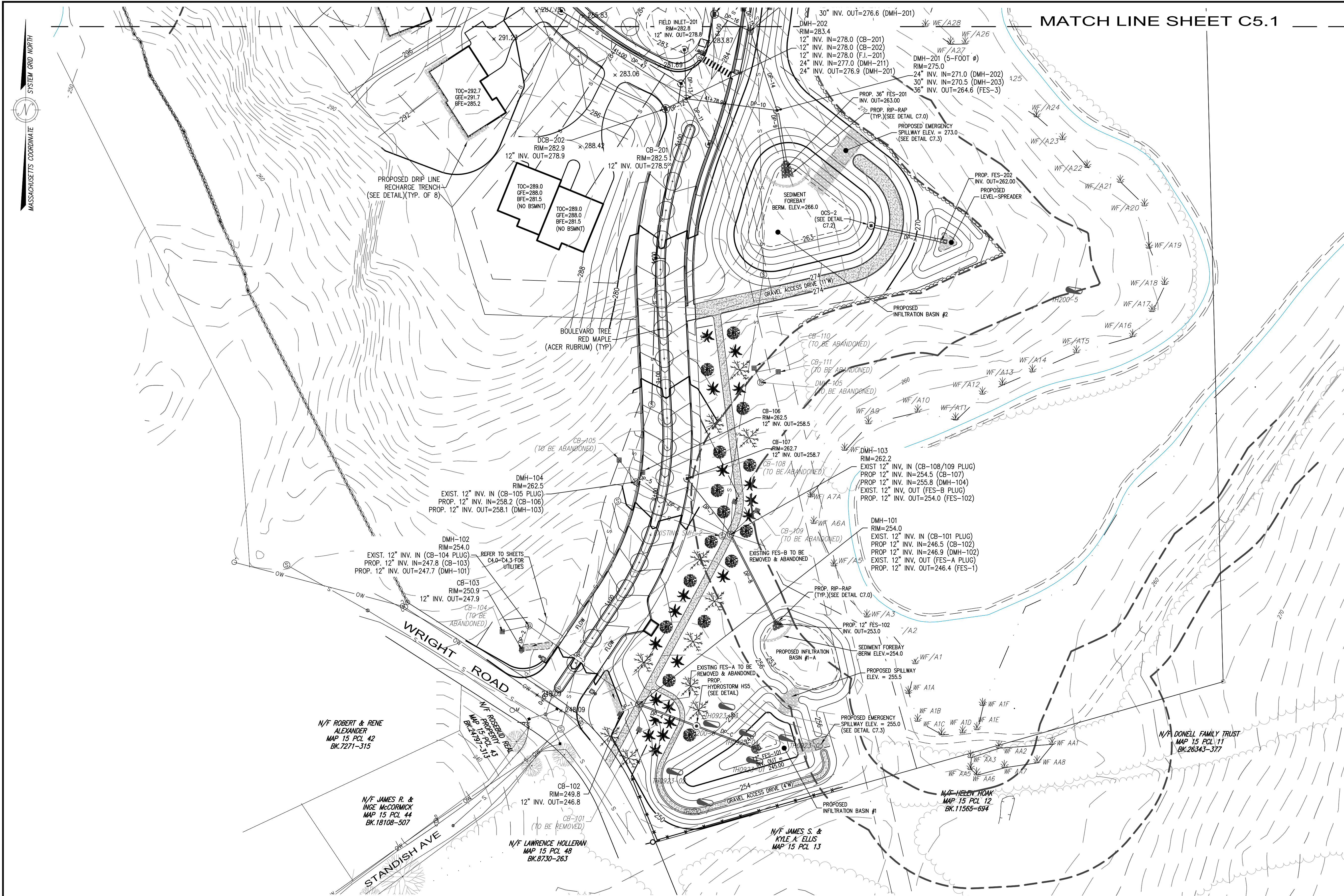
DILLIS & ROY
CIVIL DESIGN GROUP

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

NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

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	



PLANTING SCHEDULE:				
KEY TREES:	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	RIVER BIRCH	BETULA NIGRA	3-5'	15
	WHITE PINE	PINUS STROBUS	4-6'	11
	BLUE SPRUCE	PINCEA PUNGENS	3-5'	20
	RED MAPLE	ACER RUBRUM	40-60'	36
	SMALL-LEAVED LIME	TILIA CORDATA	50-70'	21

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

GENERAL NOTES:

- ALL SOIL WILL BE STOCKPILED ON THE SITE. THE MINIMUM AMOUNT OF REQUIRED TOPSOIL WILL BE REDISTRIBUTED TO THE SITE. NO EARTH MATERIALS WILL LEAVE THE SITE EXCEPT IN ACCORDANCE WITH THE EARTH REMOVAL PROVISIONS OF THE AYER ZONING BYLAW.

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

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AYER PLANNING BOARD

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PROFESSIONAL LAND SURVEYOR DATE 10/20/23
PROFESSIONAL ENGINEER DATE 10/20/23

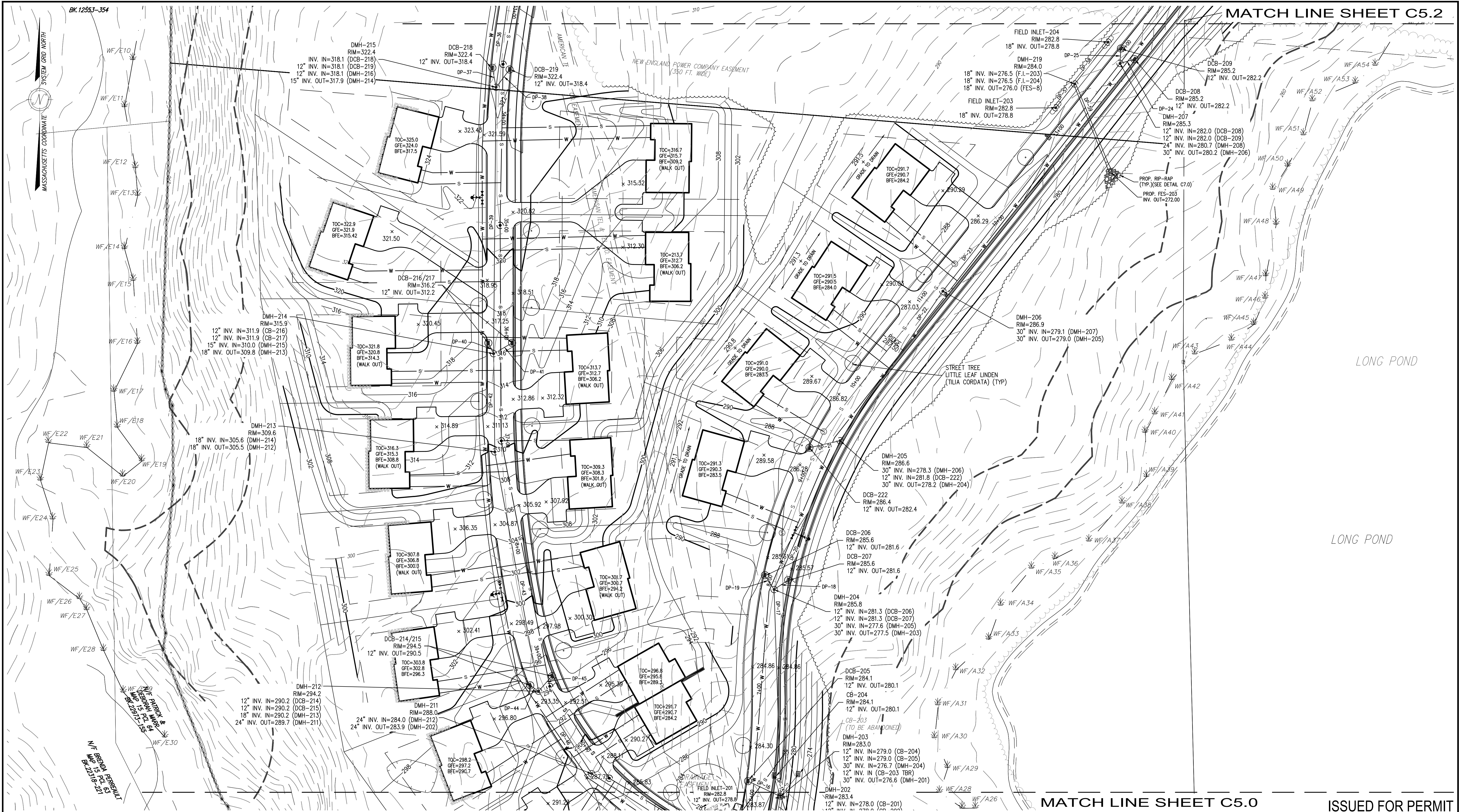
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 1
STRATTON HILL

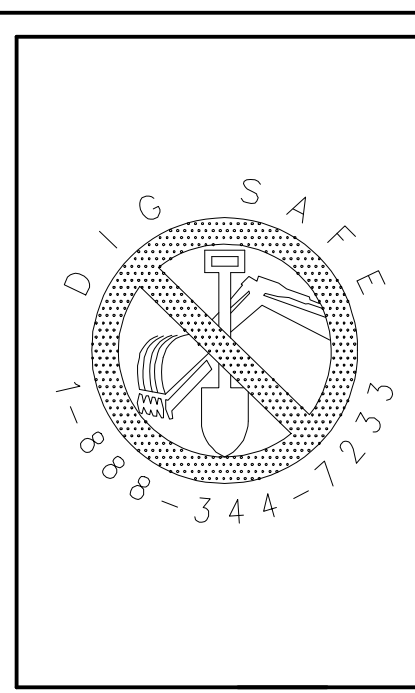
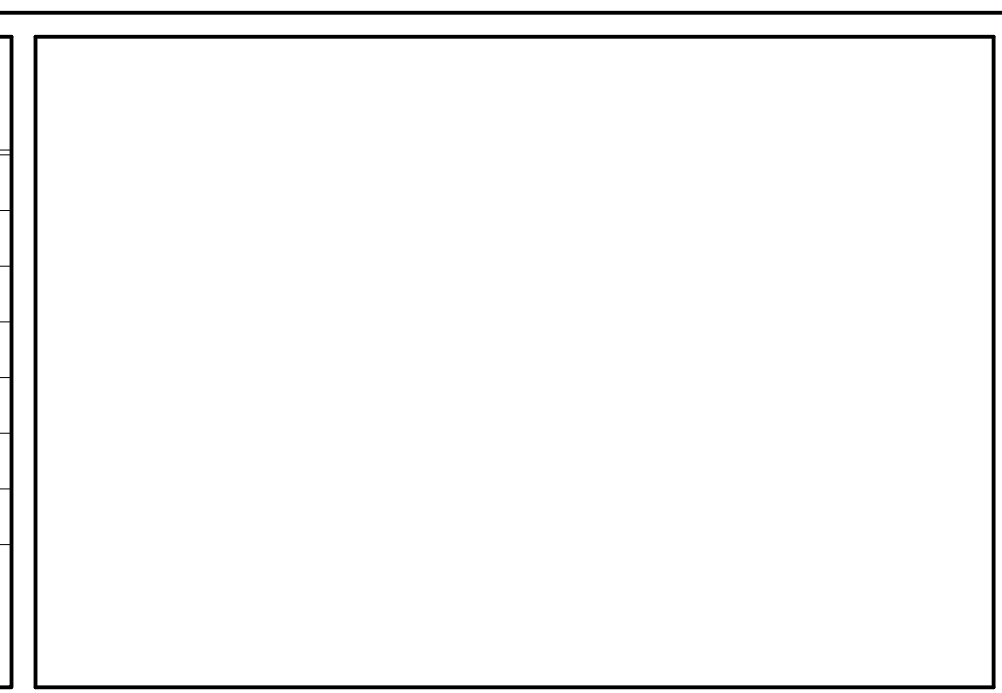
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C5.0
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



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AYER PLANNING BOARD

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PROFESSIONAL LAND SURVEYOR DATE 10/20/23

PROFESSIONAL ENGINEER DATE 10/20/23

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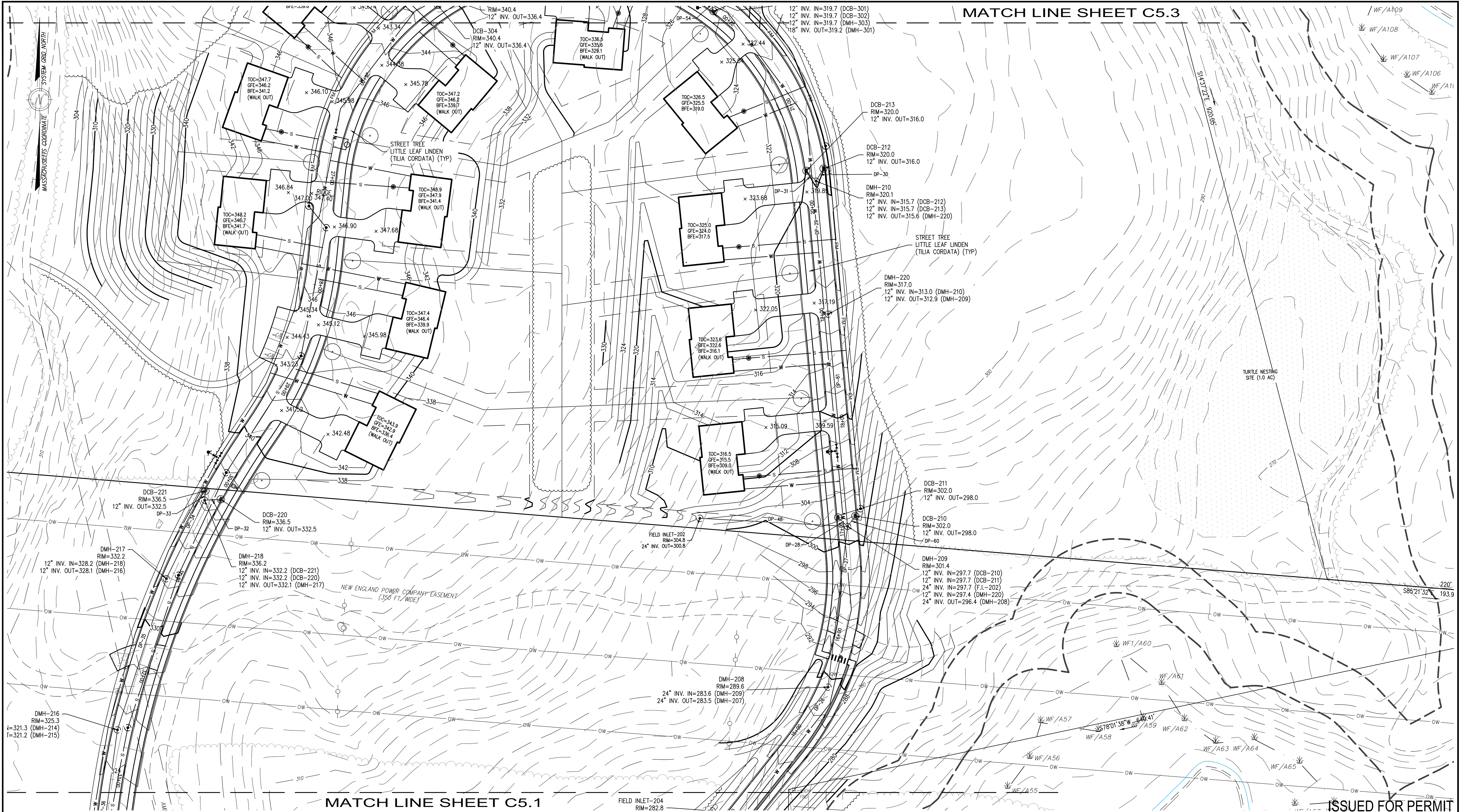
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 2
STRATTON HILL

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

DRAWN BY: RPV
JOB NUMBER: 6083

CHECKED BY: FMM
DRAWING NO. 6083-GRD

SHEET NO.
C5.1



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APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
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COMMONWEALTH OF MASSACHUSETTS

STANLEY R. DILLIS
No. 49572
PROFESSIONAL LAND SURVEYOR

FRANCIS M. MCPARTLAN
No. 49572
PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR DATE: 10/20/23 PROFESSIONAL ENGINEER DATE: 10/24/23

DILLIS & ROY
CIVIL DESIGN GROUP

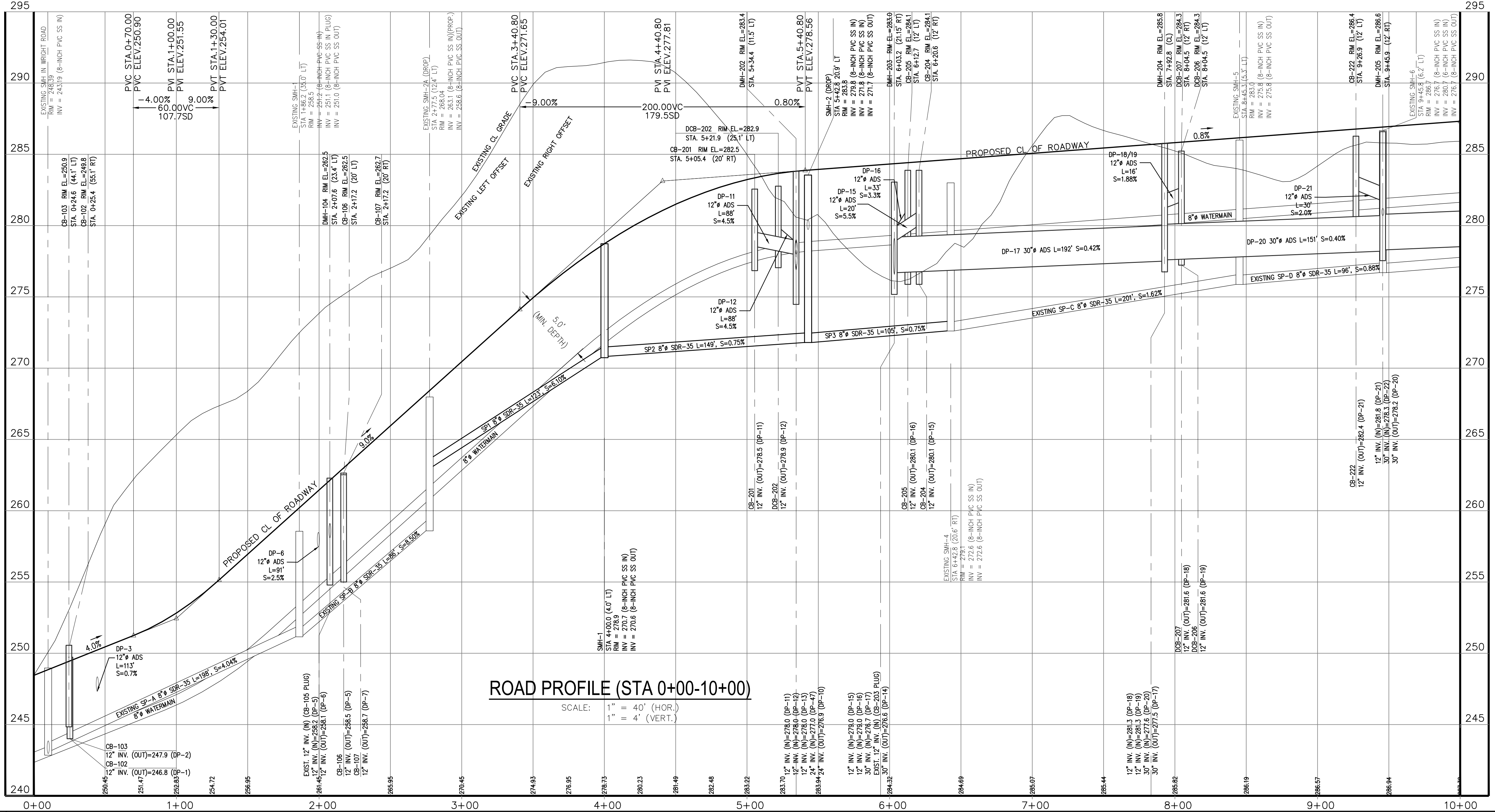
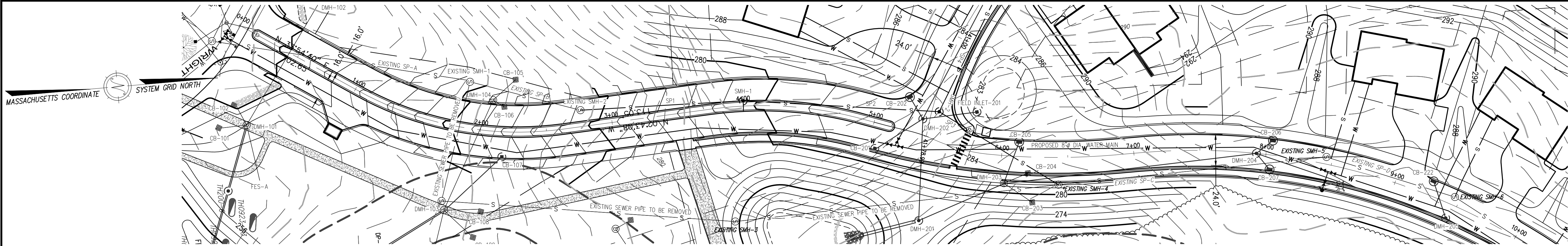
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 3
STRATTON HILL

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	



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

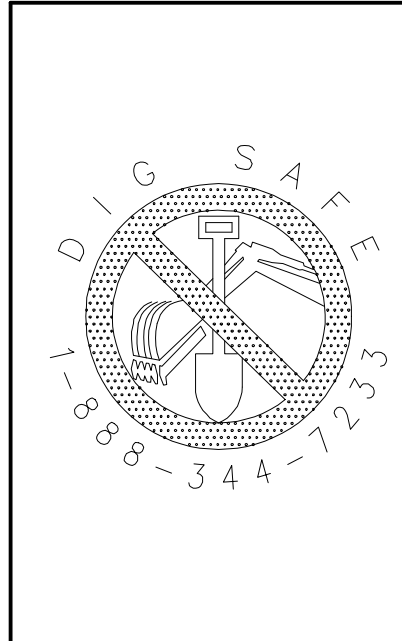
SCALE: 1" = 40' (HOR.)
1" = 4' (VERT.)

ISSUED FOR PERMIT

RESERVED FOR REGISTRY USE

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THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

BEING A MAJORITY
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COMMONWEALTH OF MASSACHUSETTS

STANLEY R. DILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR
10/20/23

FRANCIS M. McPARTLAN
REGISTERED PROFESSIONAL CIVIL ENGINEER
10/20/23

PROFESSIONAL LAND SURVEYOR DATE _____
PROFESSIONAL ENGINEER DATE _____

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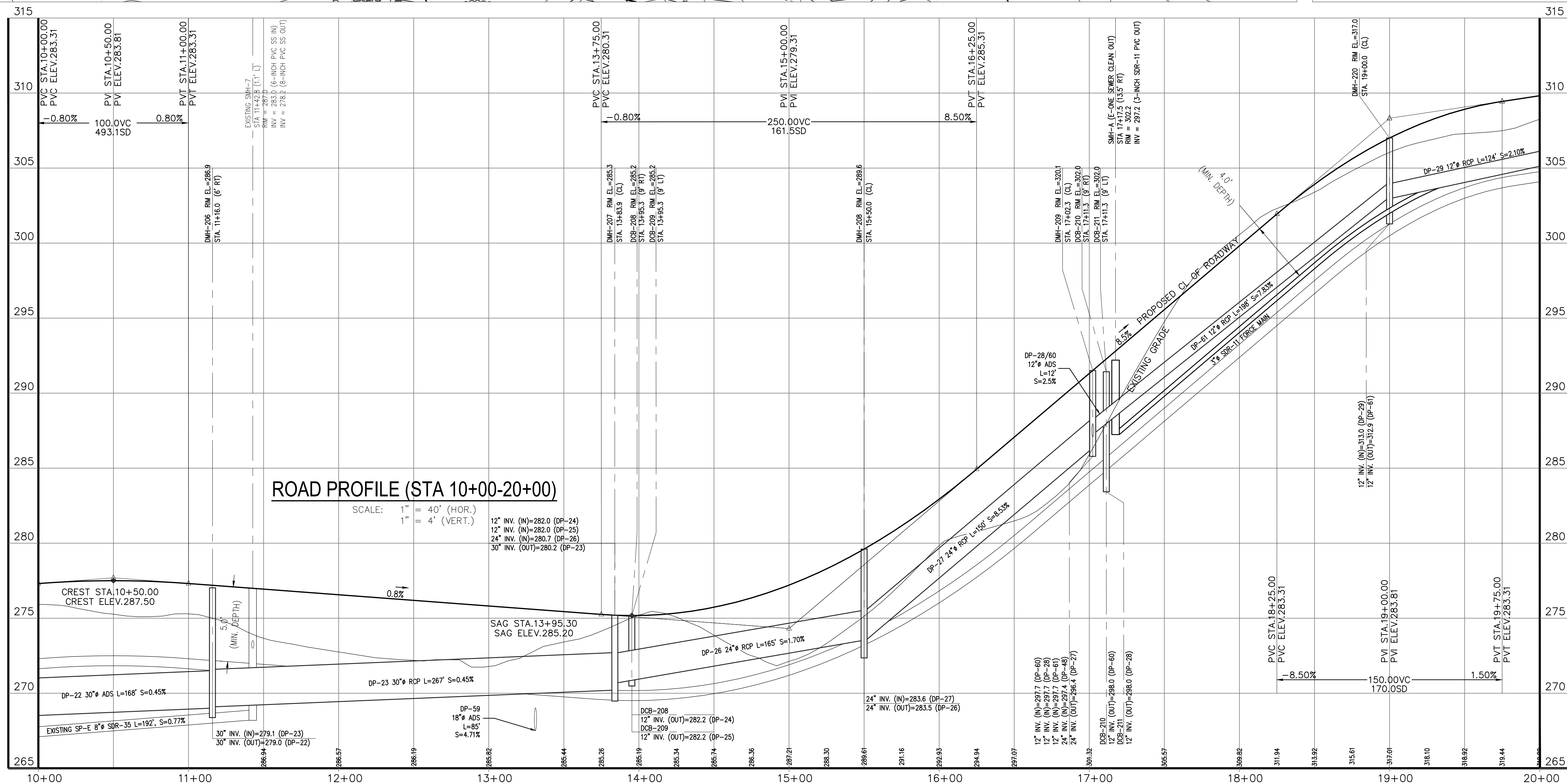
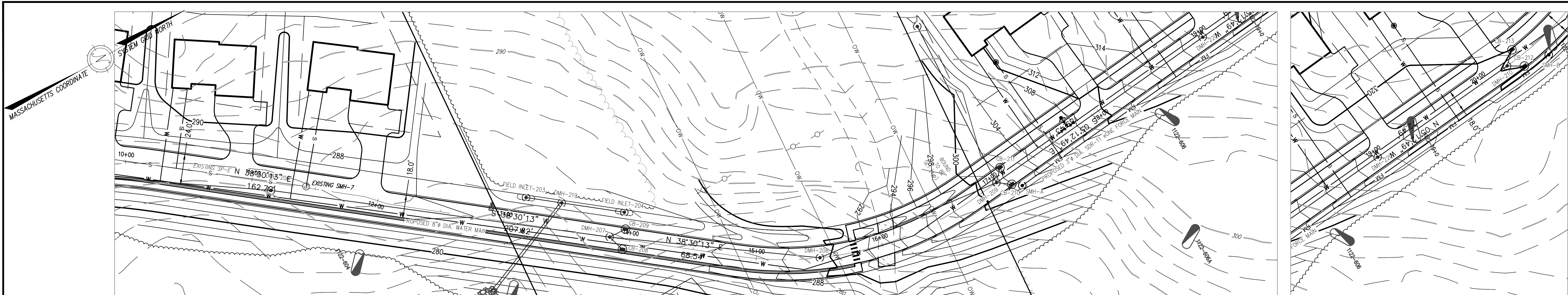
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NO.	DATE:	DESCRIPTION:	BY:
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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL

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

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

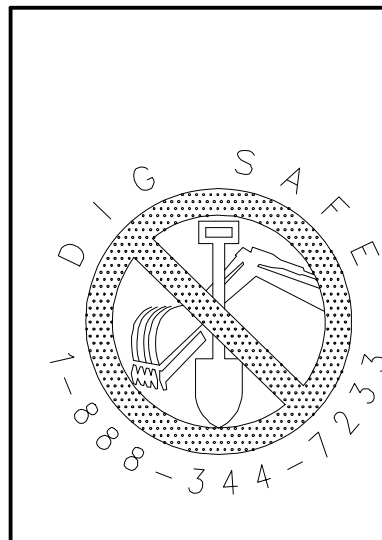


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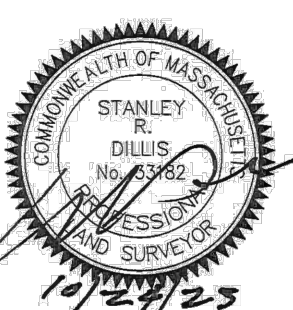
RESERVED FOR REGISTRY USE

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AYER PLANNING BOARD

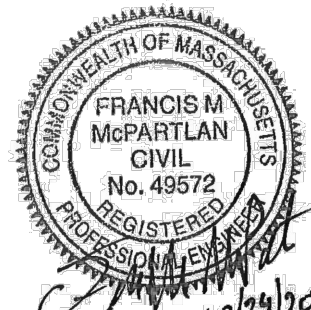
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PROFESSIONAL LAND SURVEYOR DATE 10/20/23



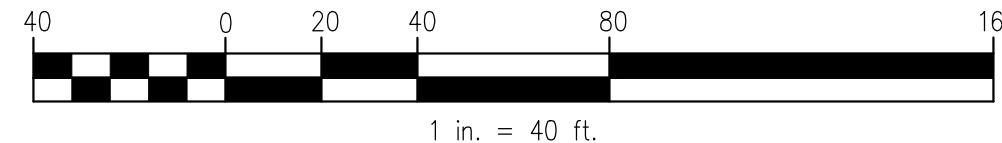
PROFESSIONAL ENGINEER DATE 10/20/23

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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL

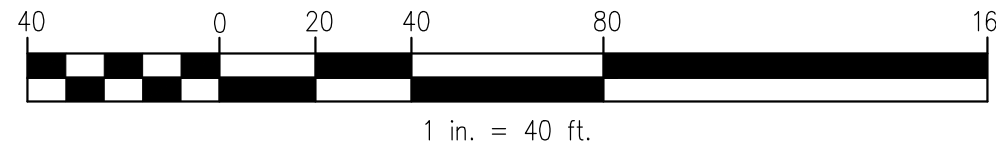


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DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



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

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL

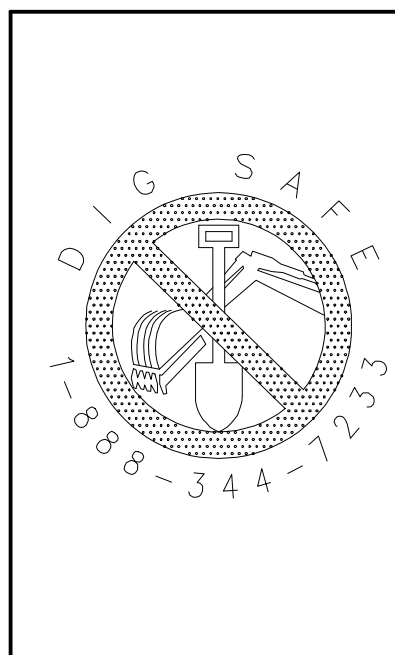


DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C6.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	

C6.2

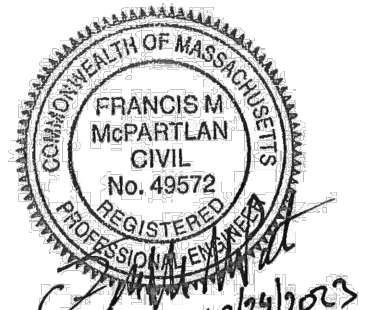
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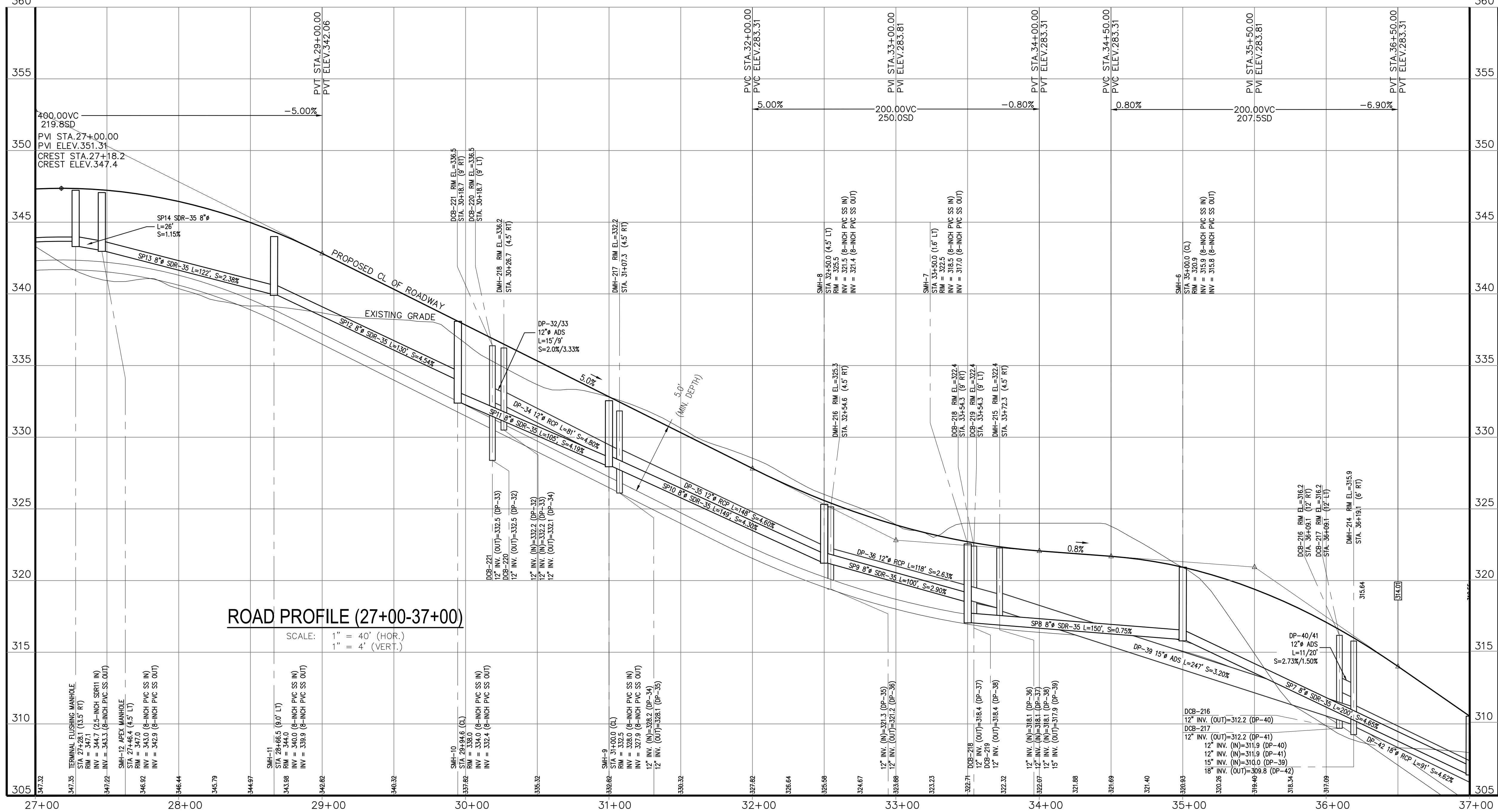
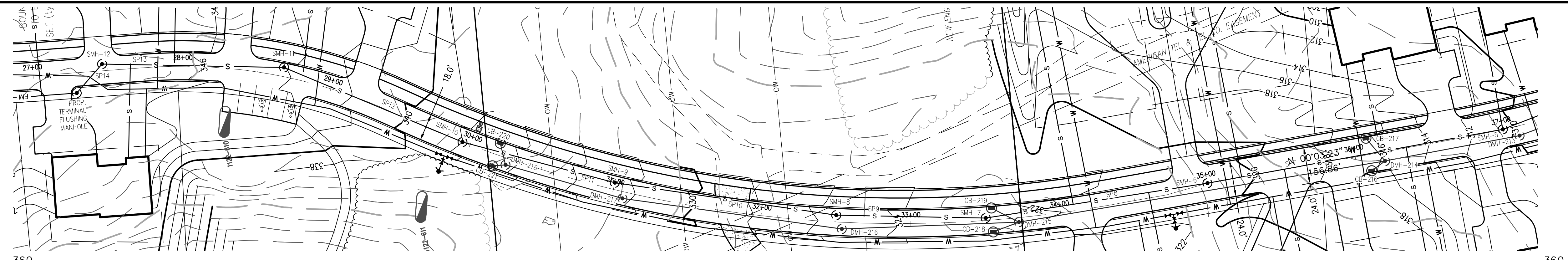
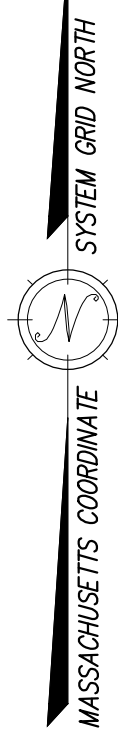
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1 MAIN STREET, SUITE 1		PHONE: (978) 779-6091
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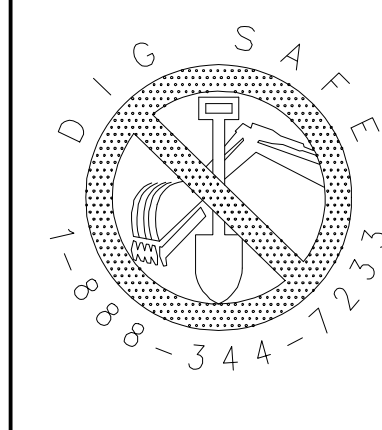


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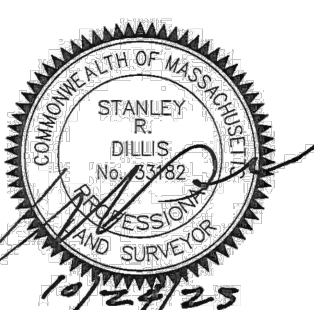
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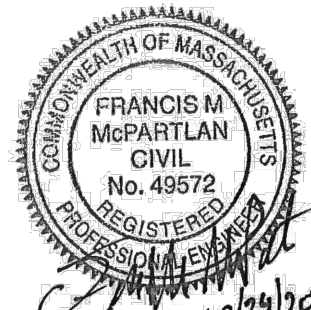
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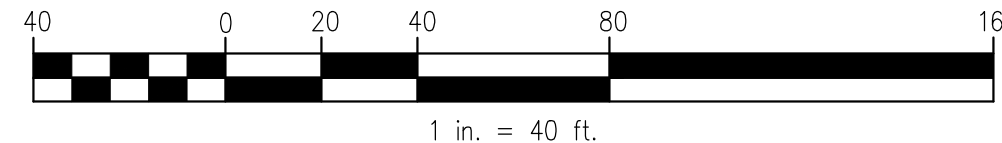
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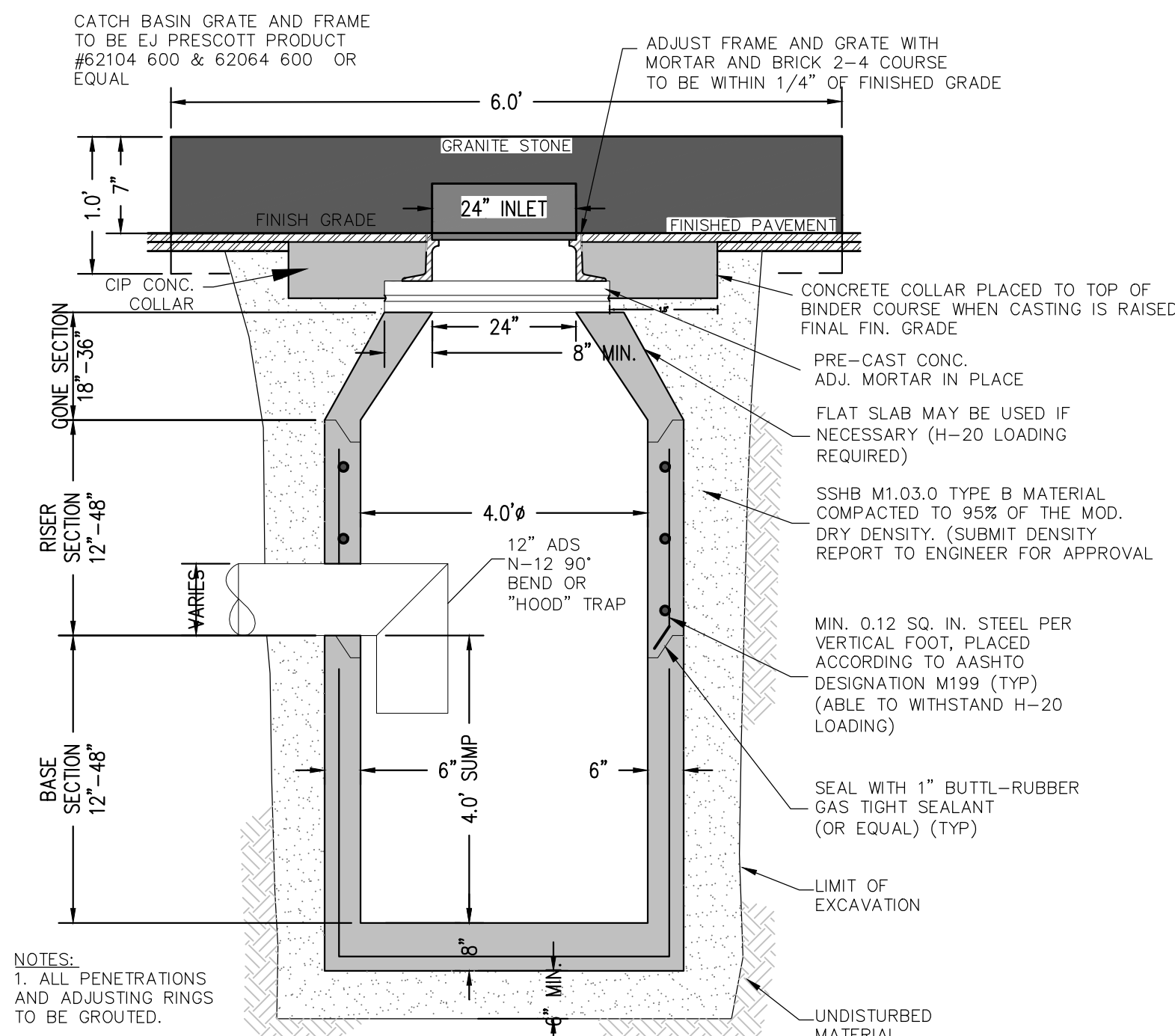
DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL



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	

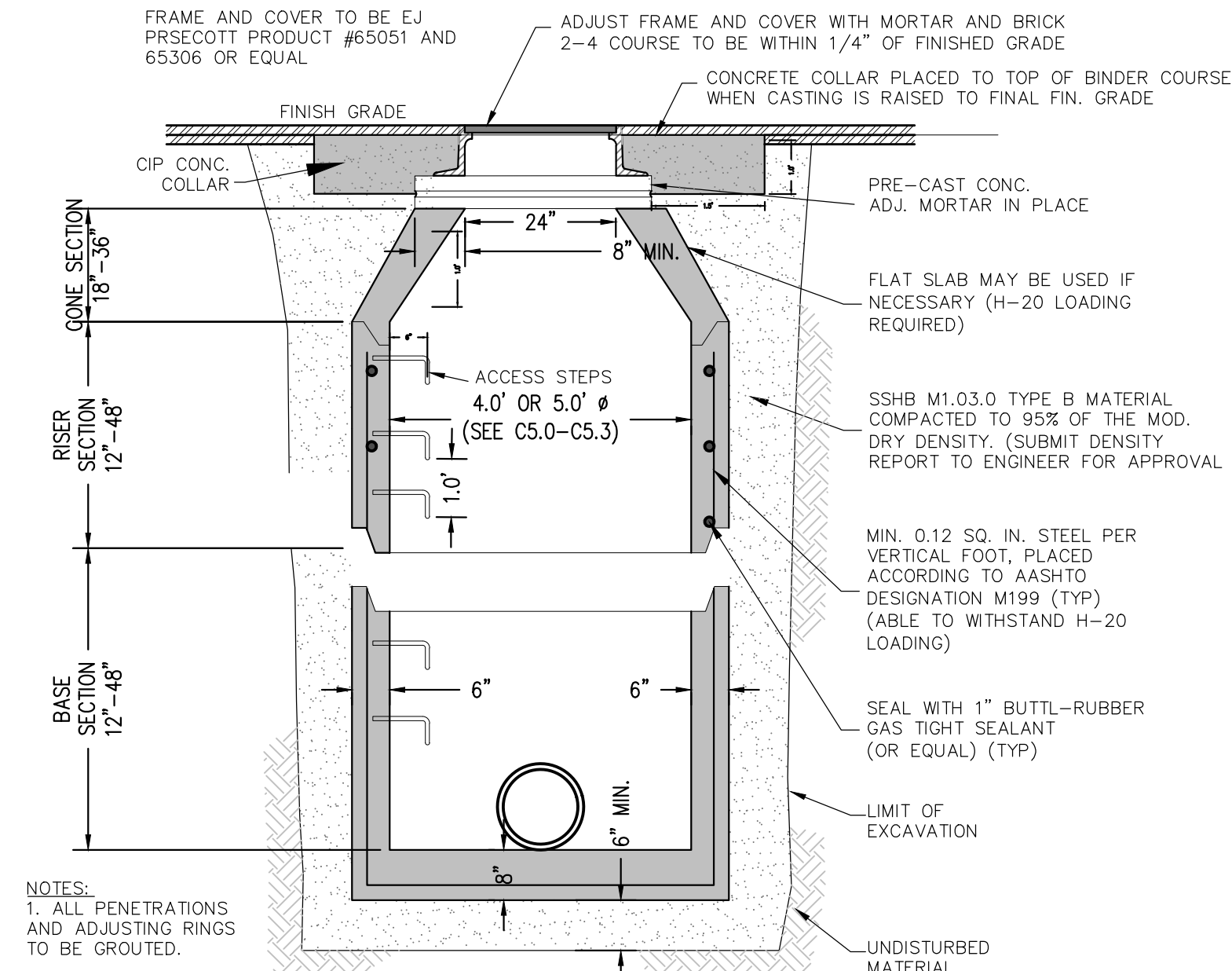


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DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



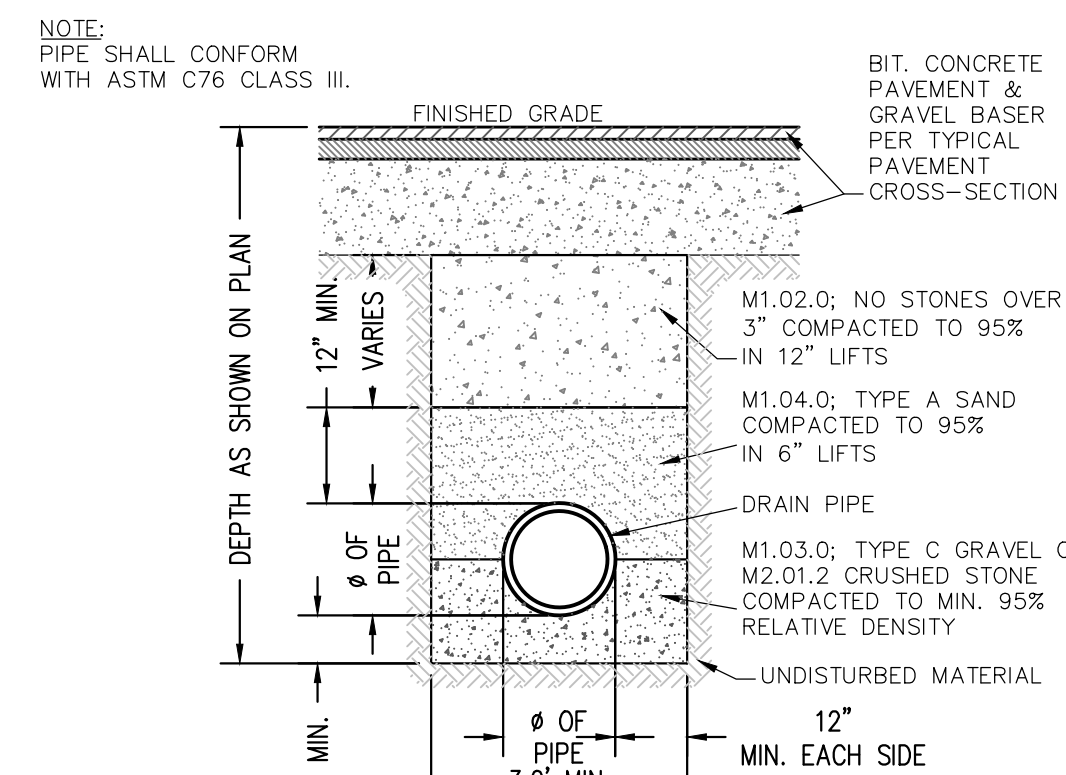
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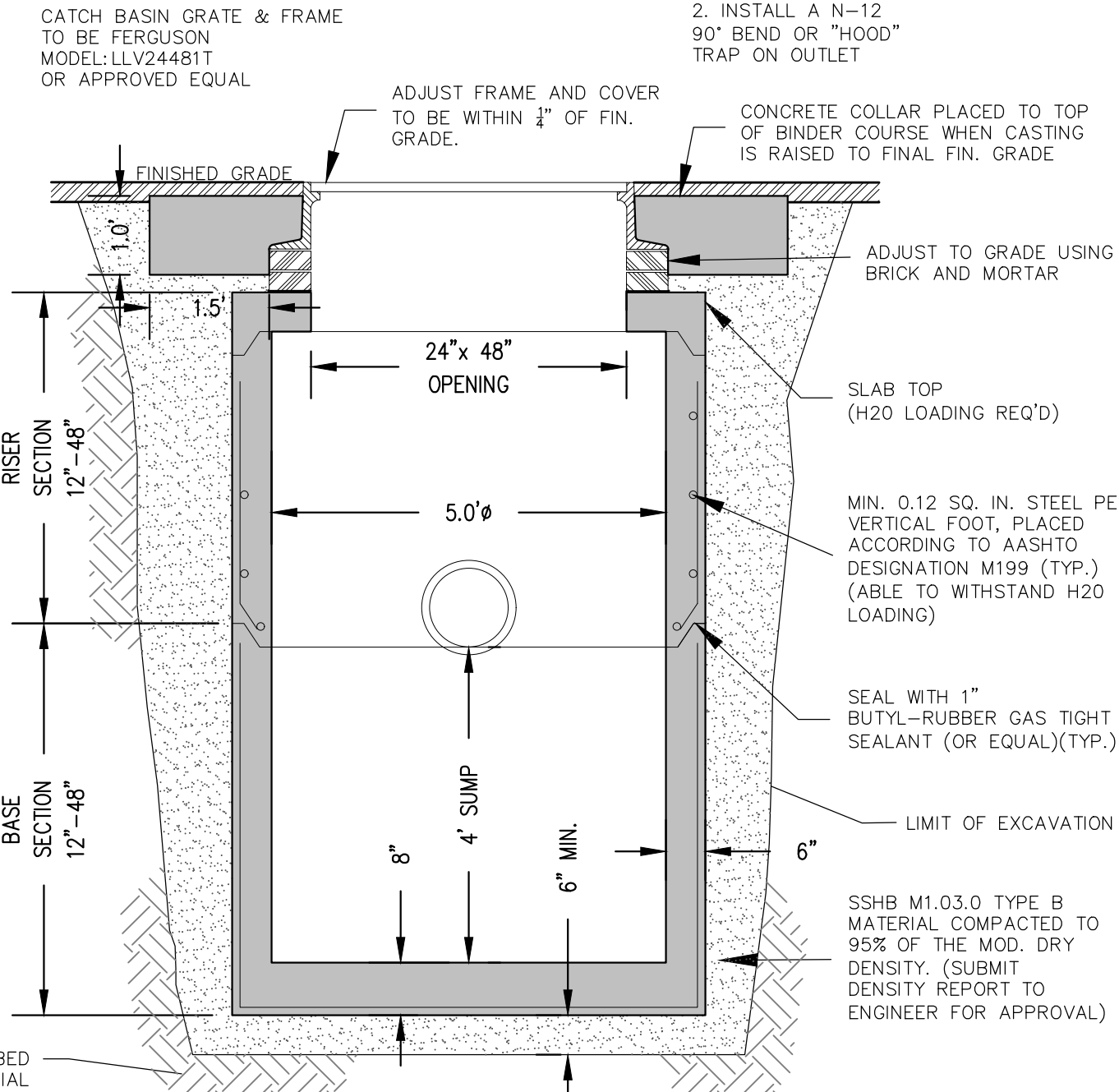
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NOT TO SCALE



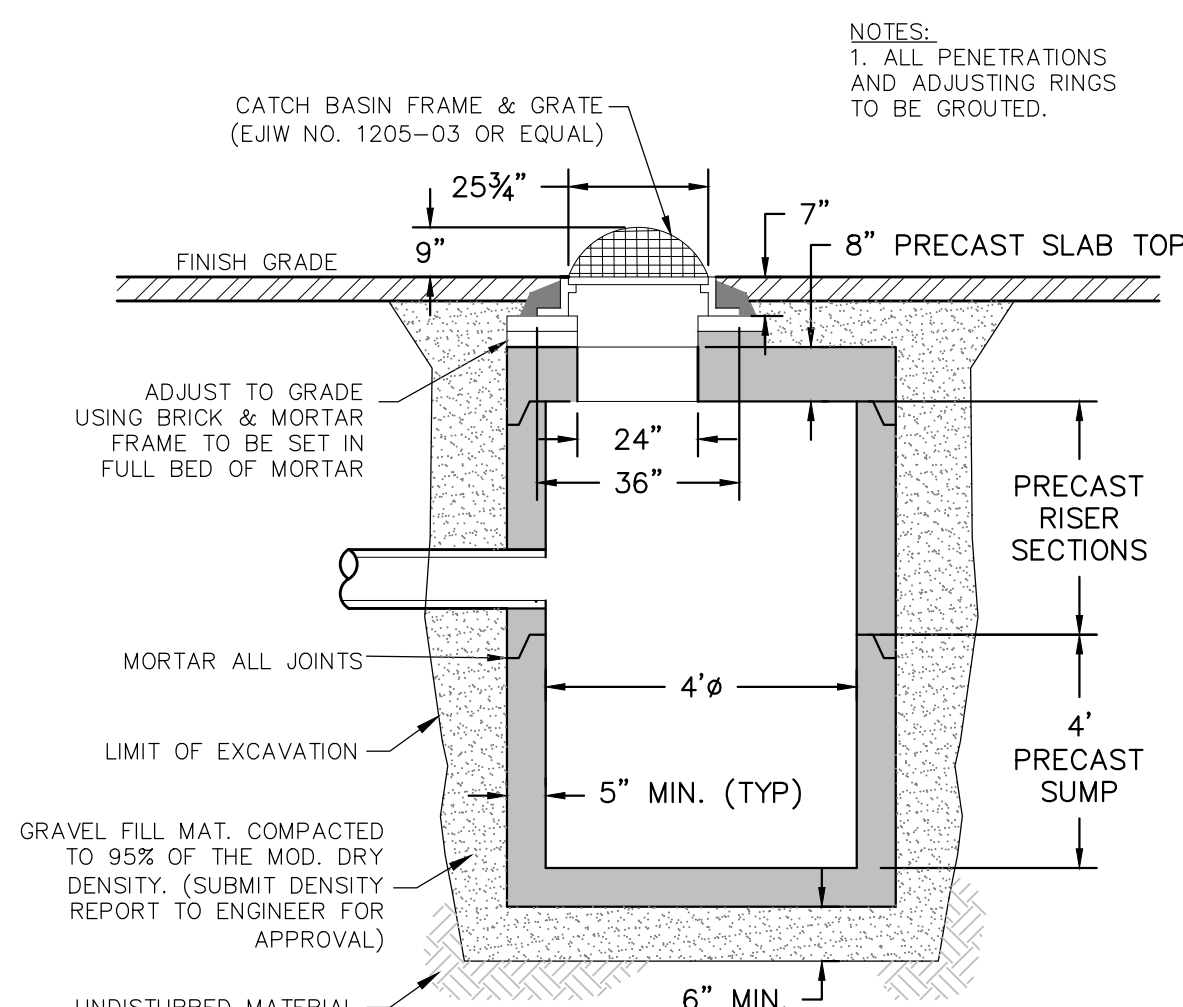
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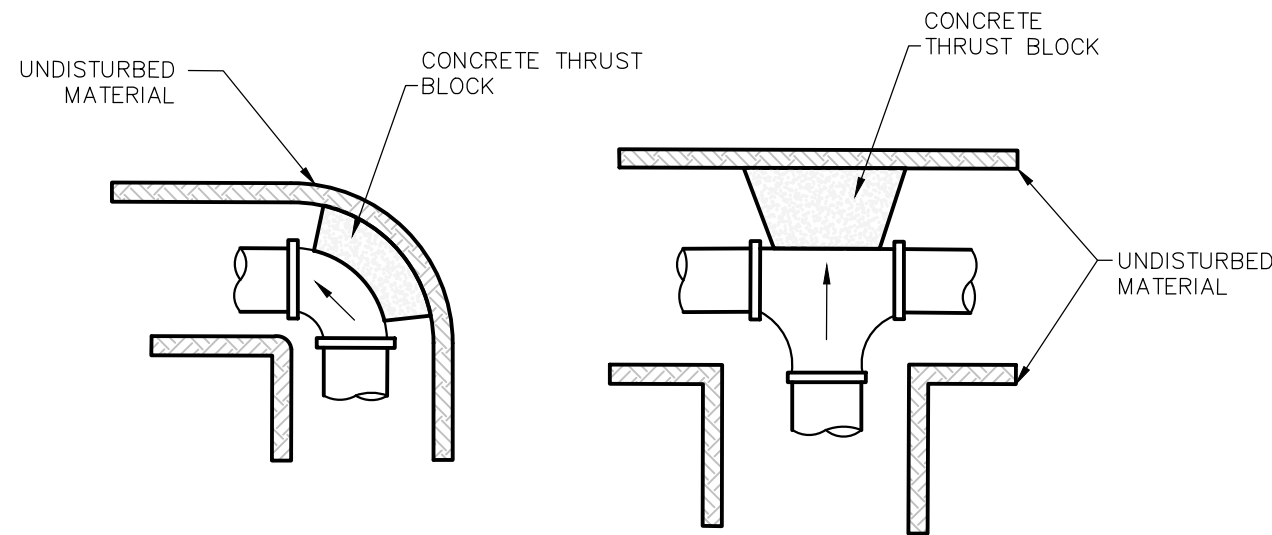
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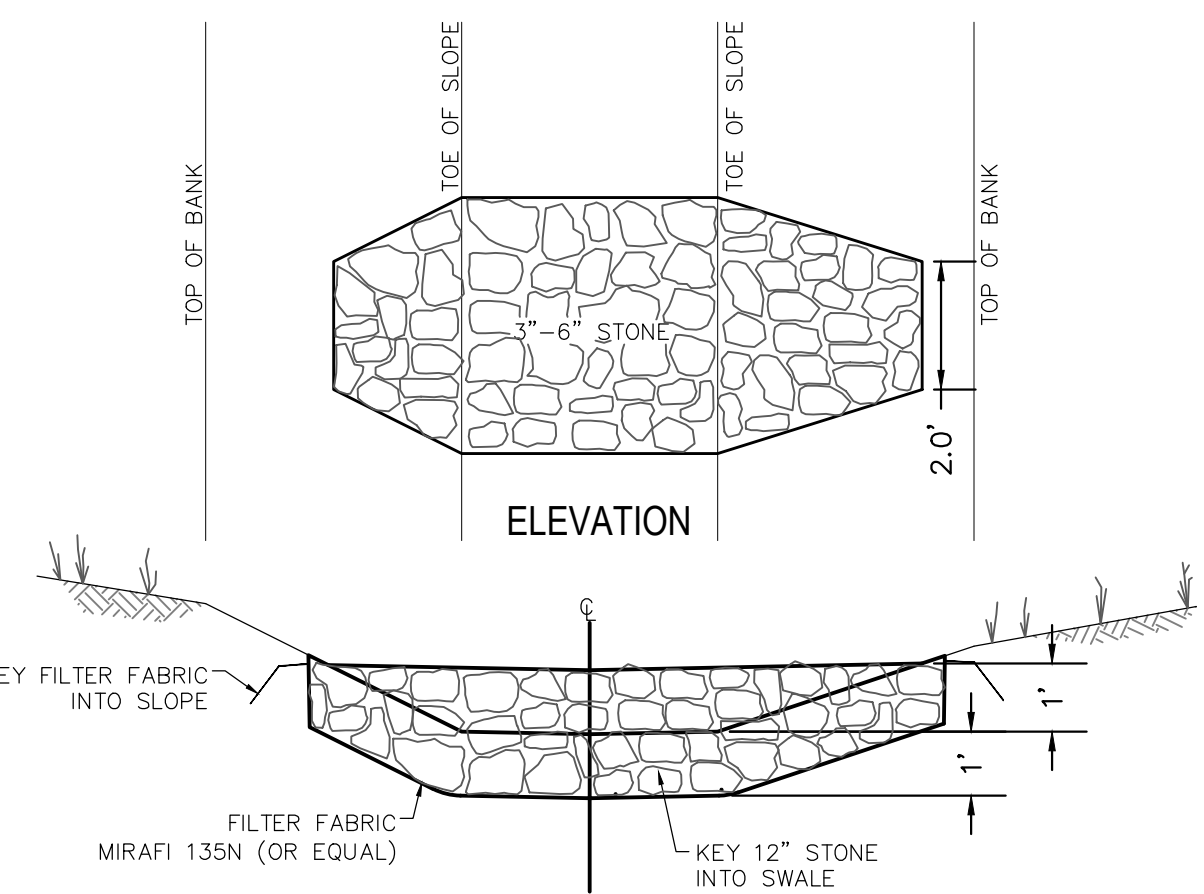
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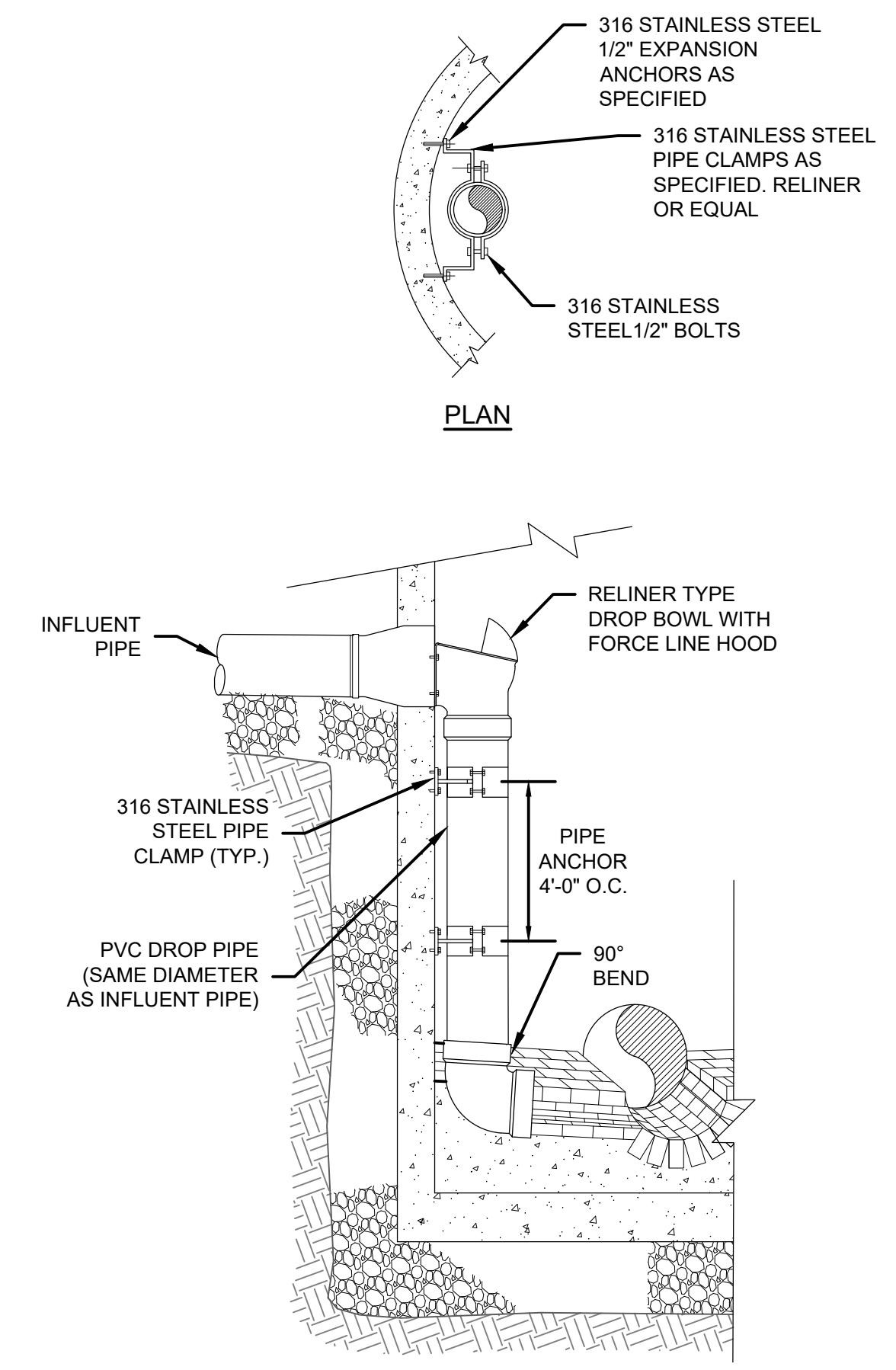
THRUST BLOCK DETAIL

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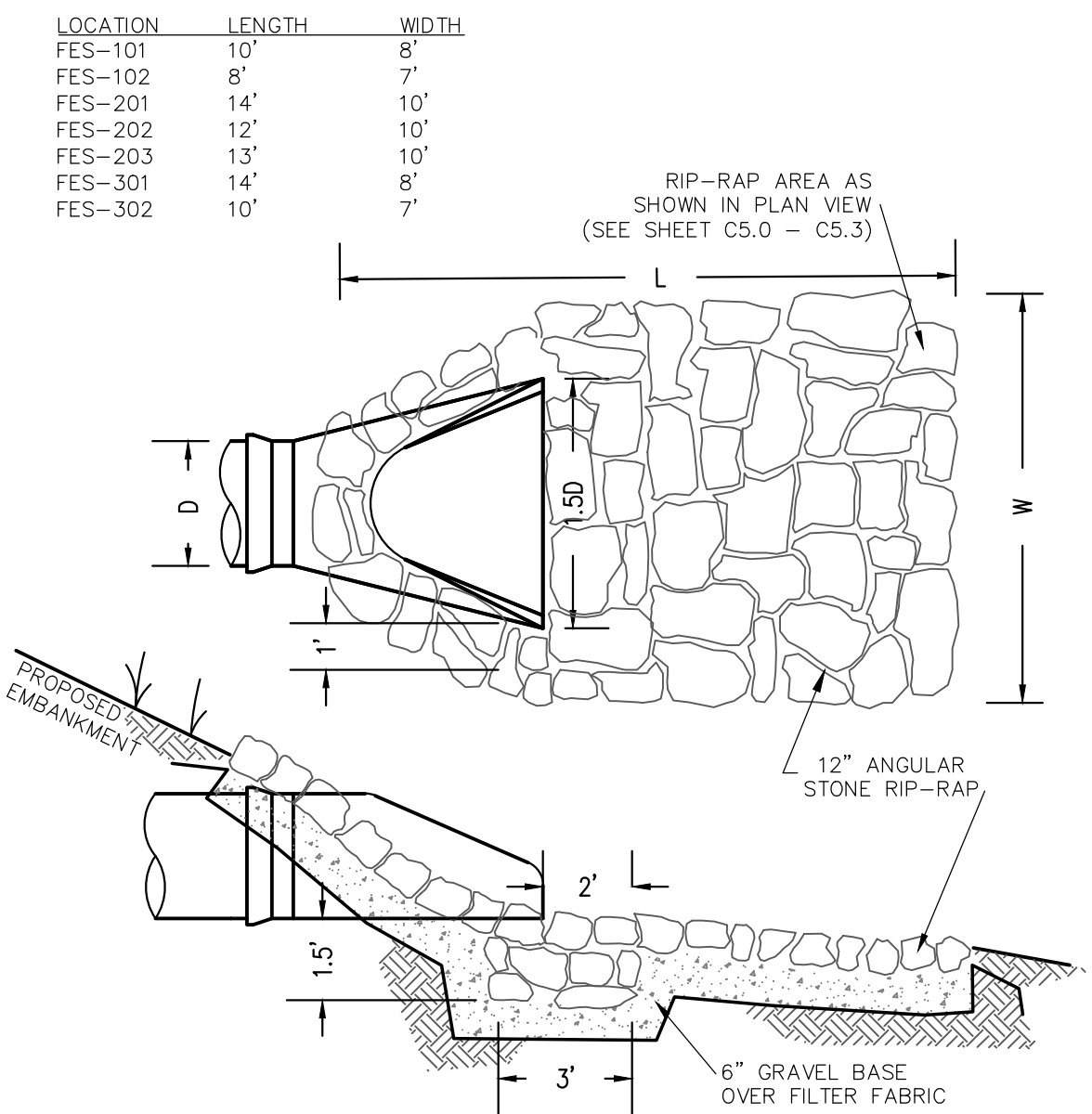
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SCALE: 1"=3'



INTERNAL DROP BOWL CONNECTION

NOT TO SCALE



FLARED END SECTION

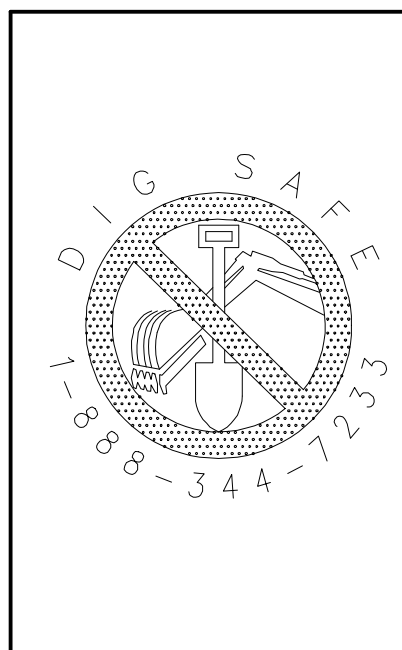
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ISSUED FOR PERMIT

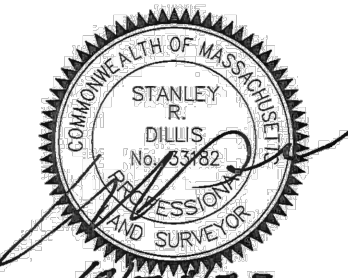
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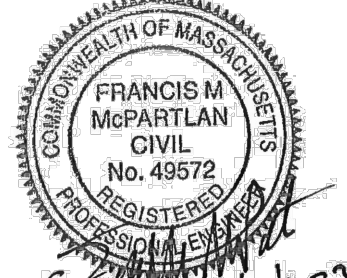
BEING A MAJORITY
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PROFESSIONAL LAND SURVEYOR DATE



PROFESSIONAL ENGINEER DATE



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CIVIL DESIGN GROUP

CIVIL ENGINEERS

LAND SURVEYORS

WETLAND CONSULTANTS

1 MAIN STREET, SUITE 1

LUNENBURG, MA 01462

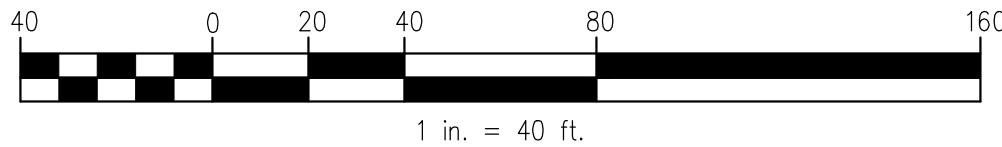
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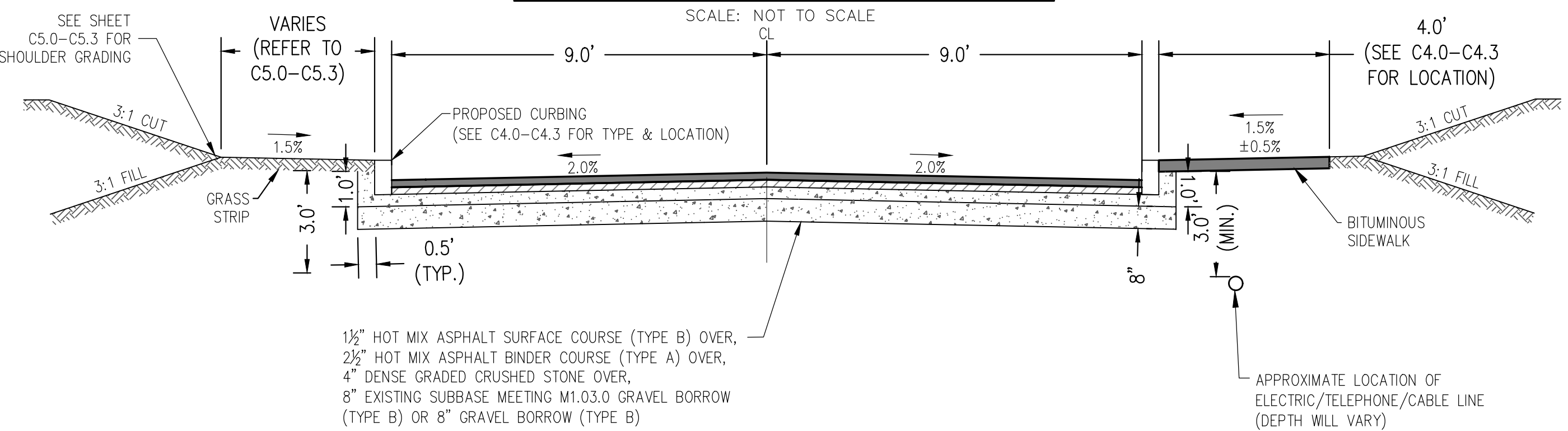
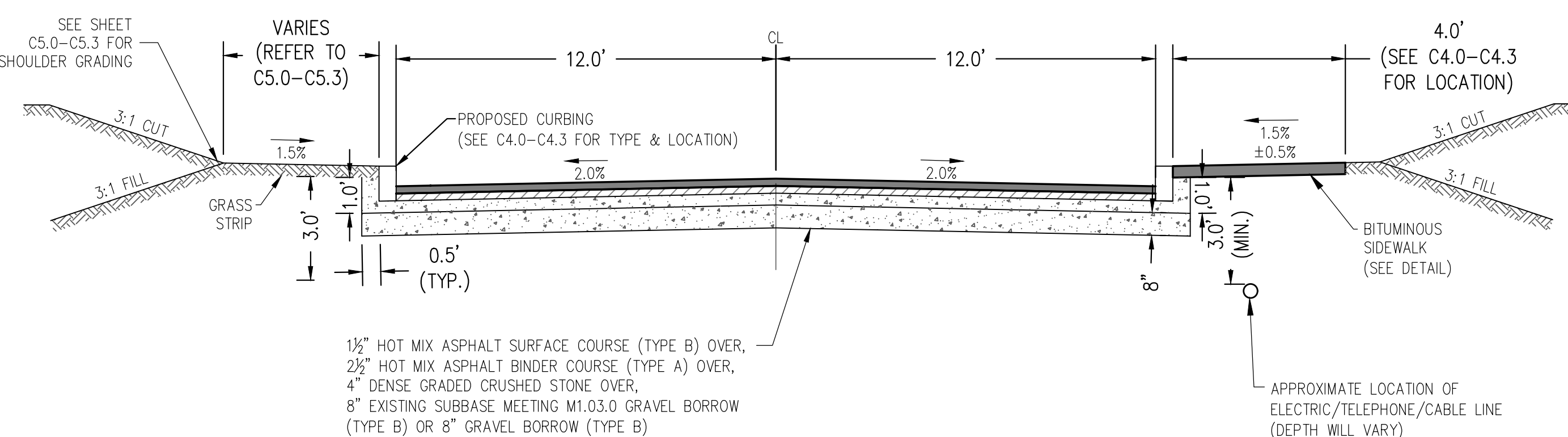
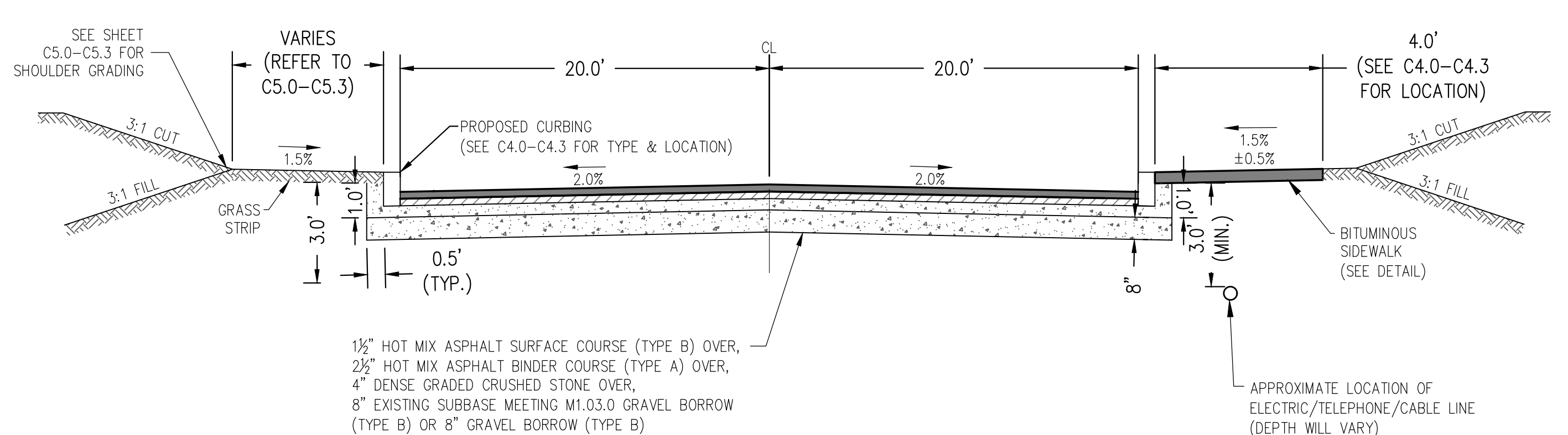
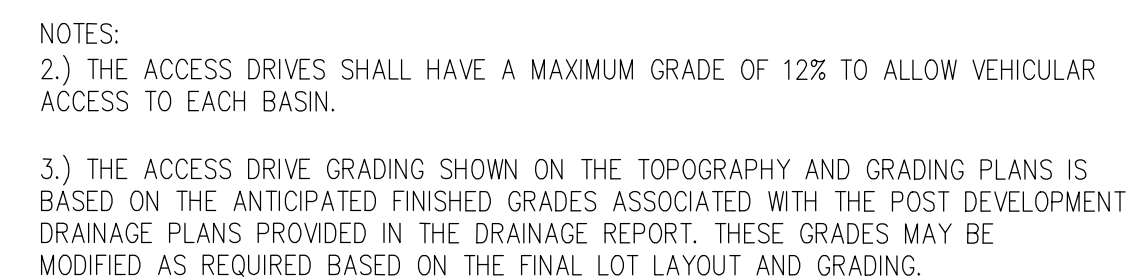
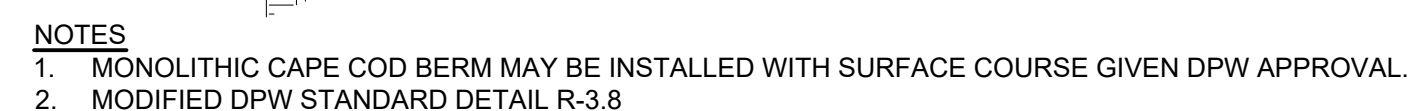
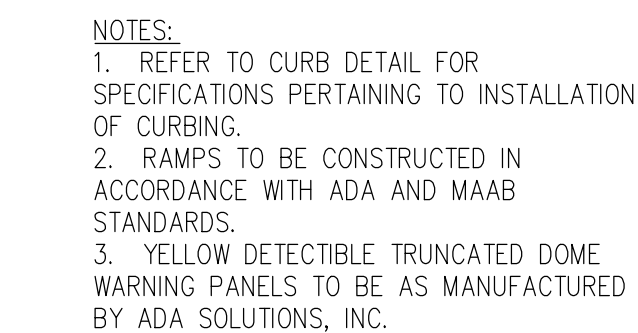
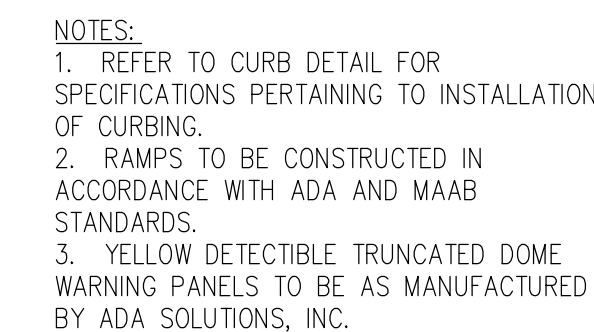
NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 1
STRATTON HILL

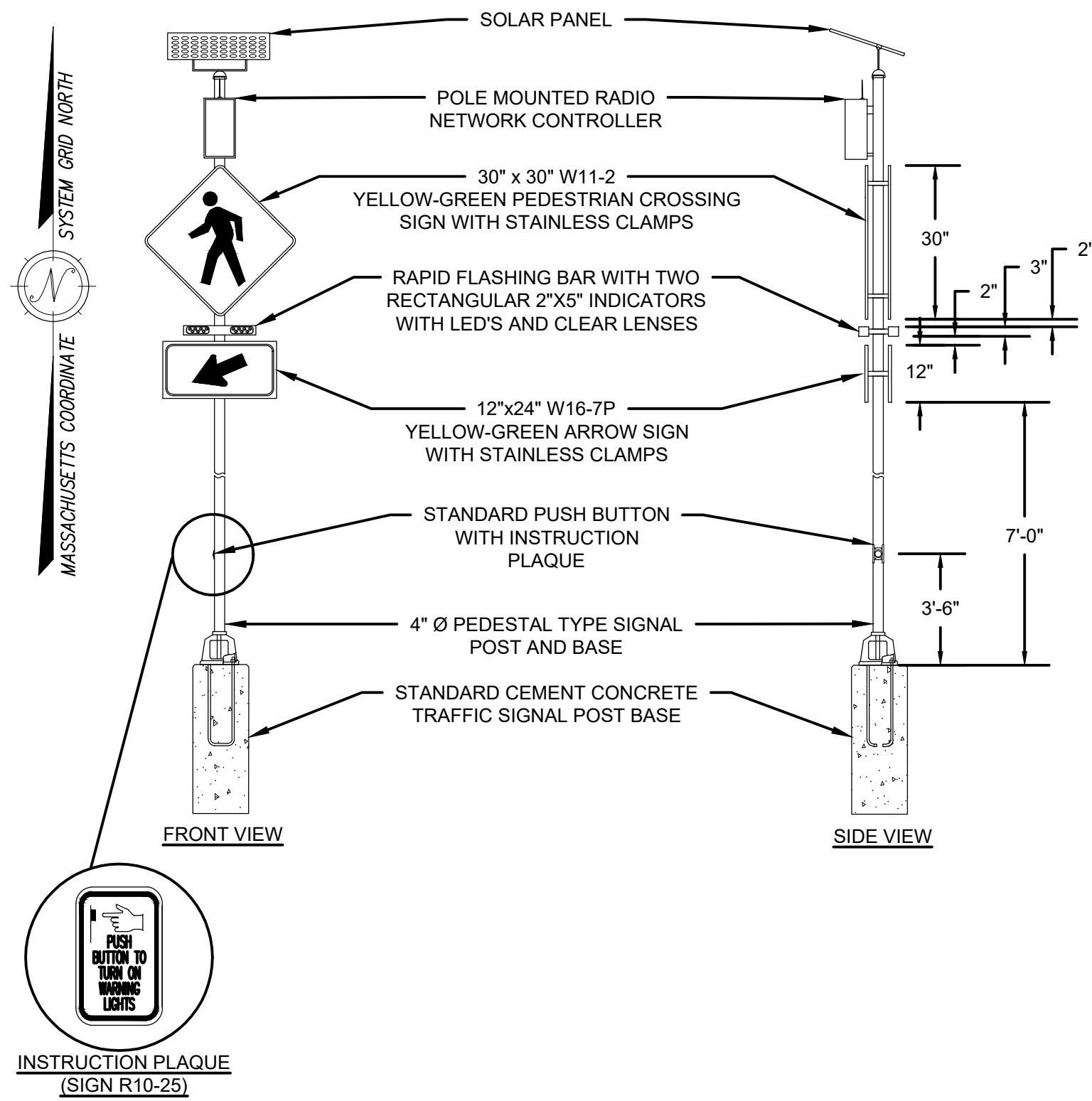


DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C7.0
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	





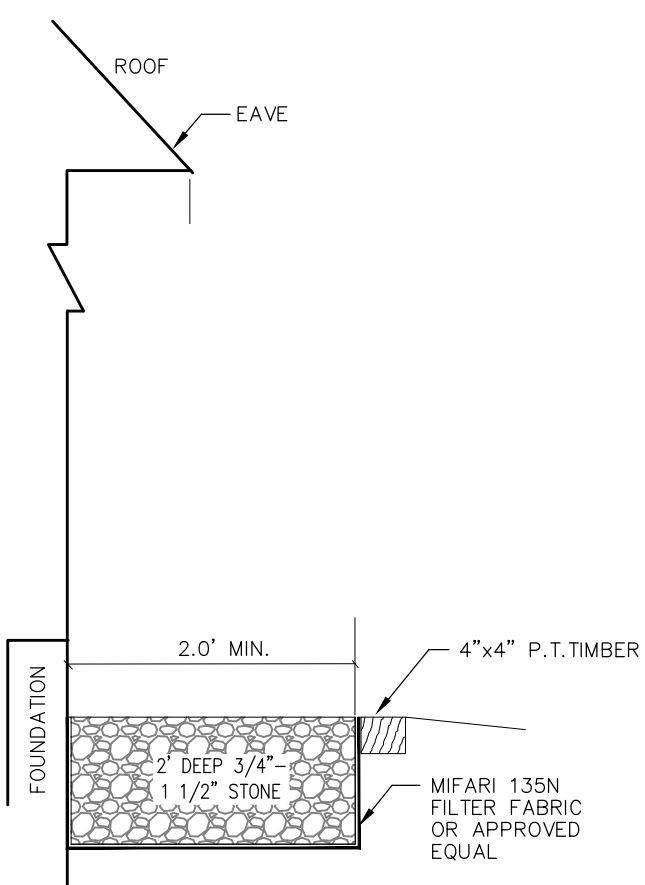
RESERVED FOR REGISTRY USE	APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AYER PLANNING BOARD			I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS	 10/24/23	 10/24/2023	 DILLIS & ROY CIVIL DESIGN GROUP CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com	DEFINITIVE SUBDIVISION PLAN AYER, MASSACHUSETTS CONSTRUCTION DETAILS 3 STRATTON HILL  1 in. = 40 ft.											
BEING A MAJORITY DATE APPROVED: _____ DATE ENDORSED: _____				PROFESSIONAL LAND SURVEYOR DATE _____	PROFESSIONAL ENGINEER DATE _____		<table border="1"><tr><td colspan="2">PLAN REVISIONS</td></tr><tr><td>NO.</td><td>DATE: DESCRIPTION: BY:</td></tr><tr><td>1.</td><td>10/20/23 REVISED PER PEER REVIEW & TOWN DPW COMMENTS RPV</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	PLAN REVISIONS		NO.	DATE: DESCRIPTION: BY:	1.	10/20/23 REVISED PER PEER REVIEW & TOWN DPW COMMENTS RPV						
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							<table border="1"><tr><td>DESIGN BY: RPV/FMM</td><td>DRAWN BY: RPV</td><td>CHECKED BY: FMM</td><td rowspan="2">SHEET NO. C7.2</td></tr><tr><td>DATE: 4/25/2023</td><td>JOB NUMBER: 6083</td><td>DRAWING NO. 6083-GRD</td></tr></table>	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					
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																	



- NOTES
1. RECTANGULAR RAPID FLASHING BEACON (RRFB) SHALL BE SUPPLIED FROM A MANUFACTURER LISTED ON THE MASSDOT APPROVED EQUIPMENT LIST.
 2. EACH LOCATION SHALL HAVE TWO (2) RRFB INSTALLED (ONE ON EACH SIDE OF THE CROSSWALK)
 3. R10-25 SHALL BE INSTALLED ABOVE ALL PEDESTRIAN PUSH BUTTONS.
 4. OPERABLE CONTROLS ON RRFB SHALL BE LOCATED PER UNITED STATES ACCESS BOARD ADA STANDARDS CHAPTER 3, SECTIONS 305-309
 5. MODIFIED DPW STANDARD DETAIL R-8.1

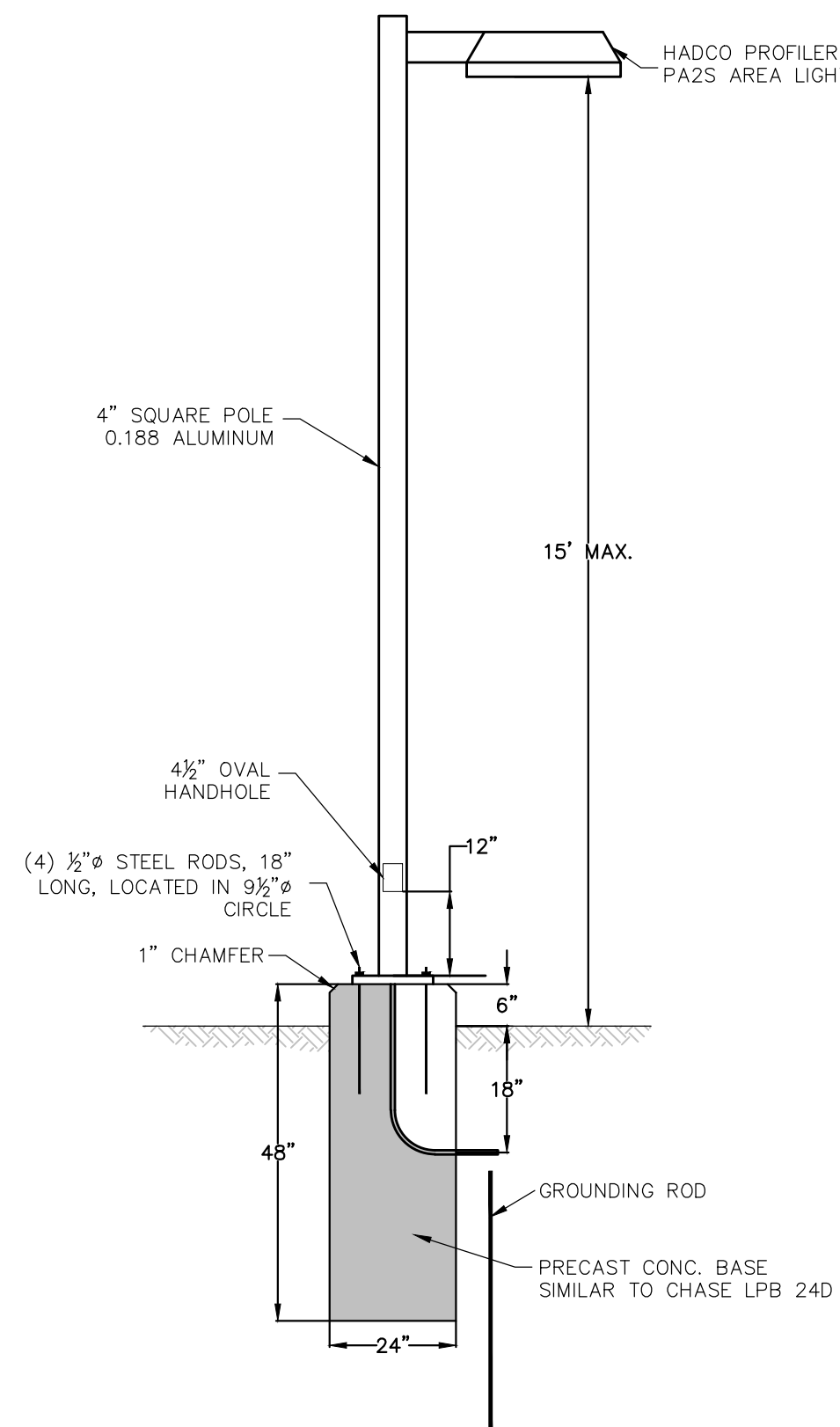
RECTANGULAR RAPID FLASHING BEACON (RRFB)

NOT TO SCALE



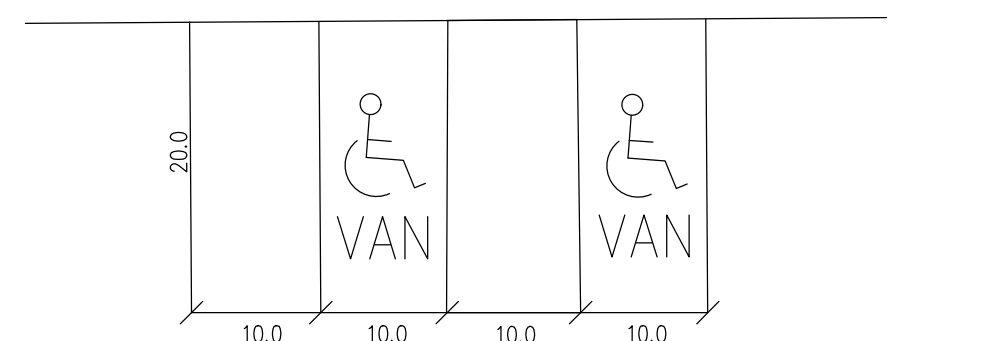
STONE RECHARGE DETAIL

NOT TO SCALE



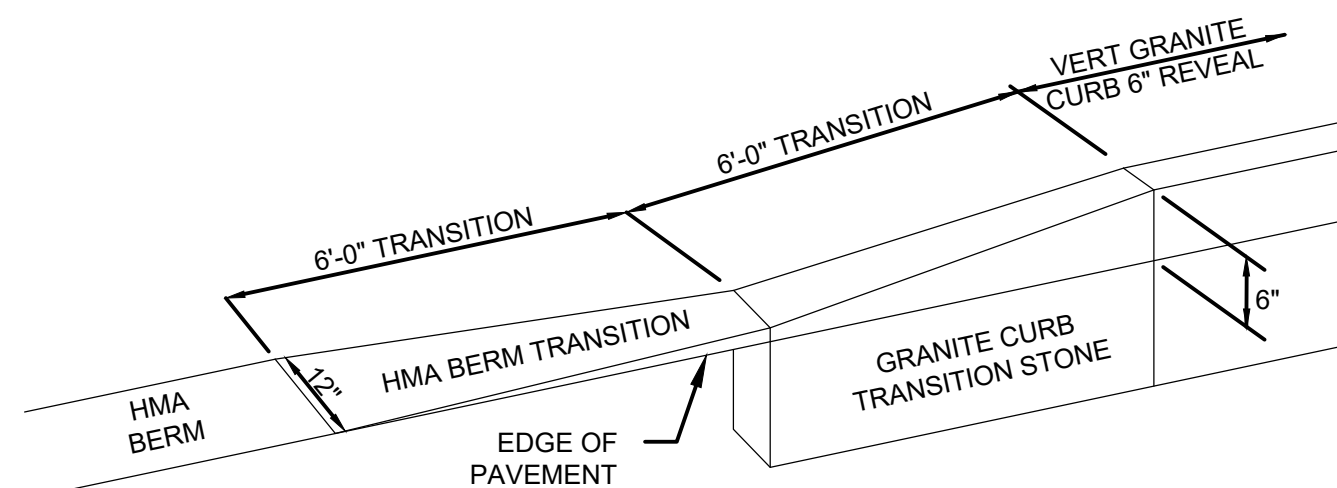
TYPICAL LIGHT POLE DETAIL

NO SCALE



PARKING DETAIL - H.C. VAN ACCESSIBLE

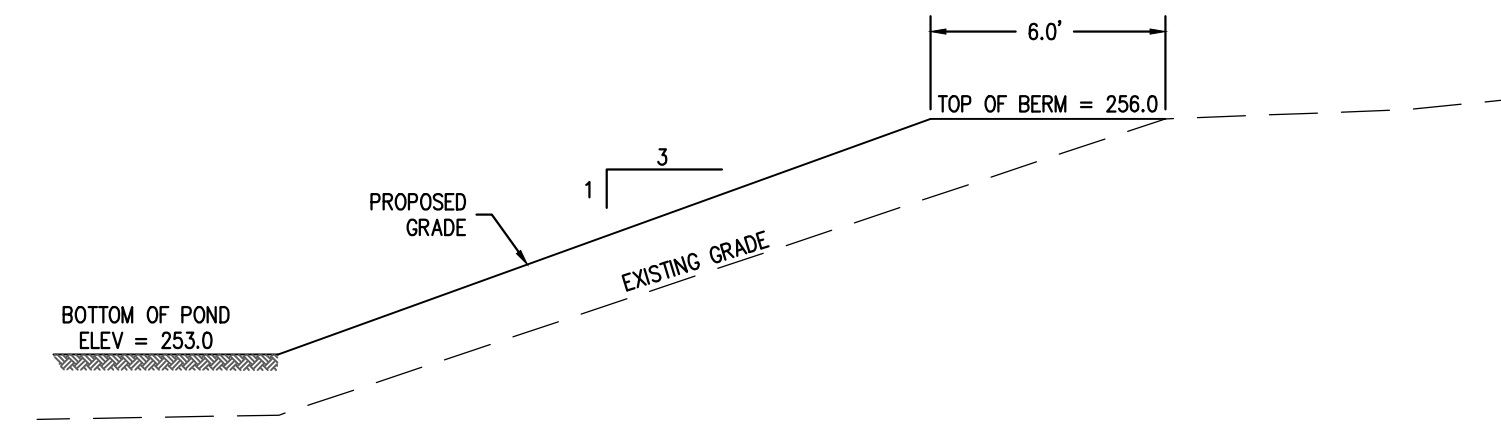
NOT TO SCALE



- NOTES
1. MODIFIED DPW STANDARD DETAIL R-3.7

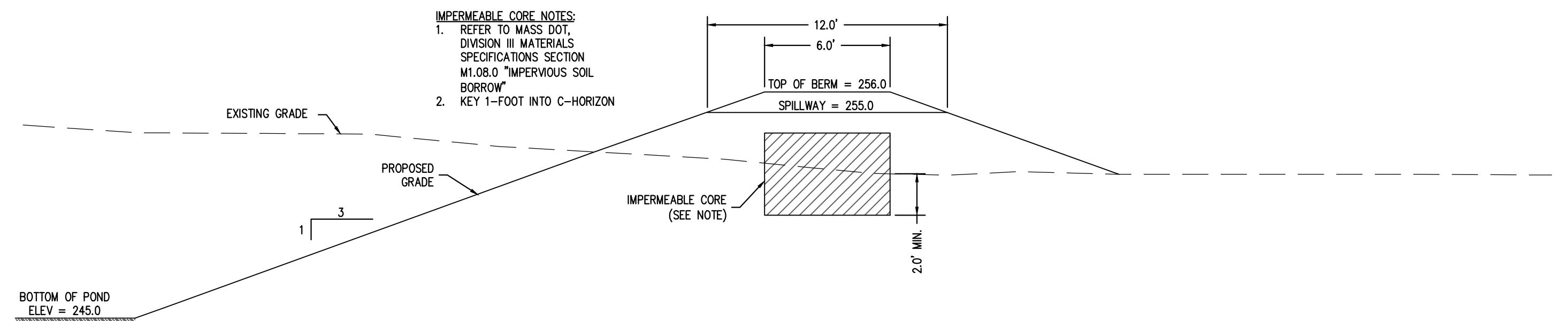
GRANITE CURB TO CAPE COD BERM TRANSITION

NOT TO SCALE



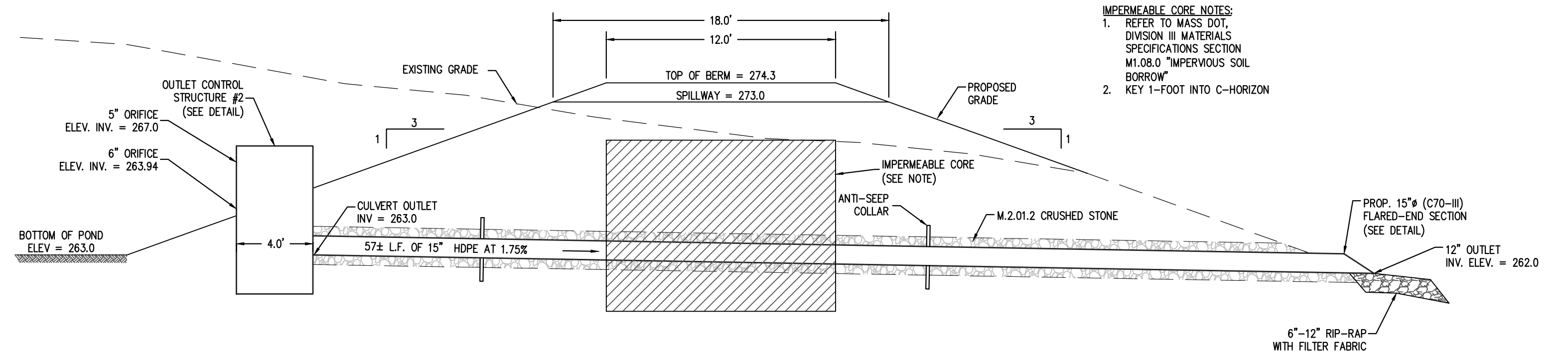
INFILTRATION BASIN #1-A BERM CROSS-SECTION

NOT TO SCALE



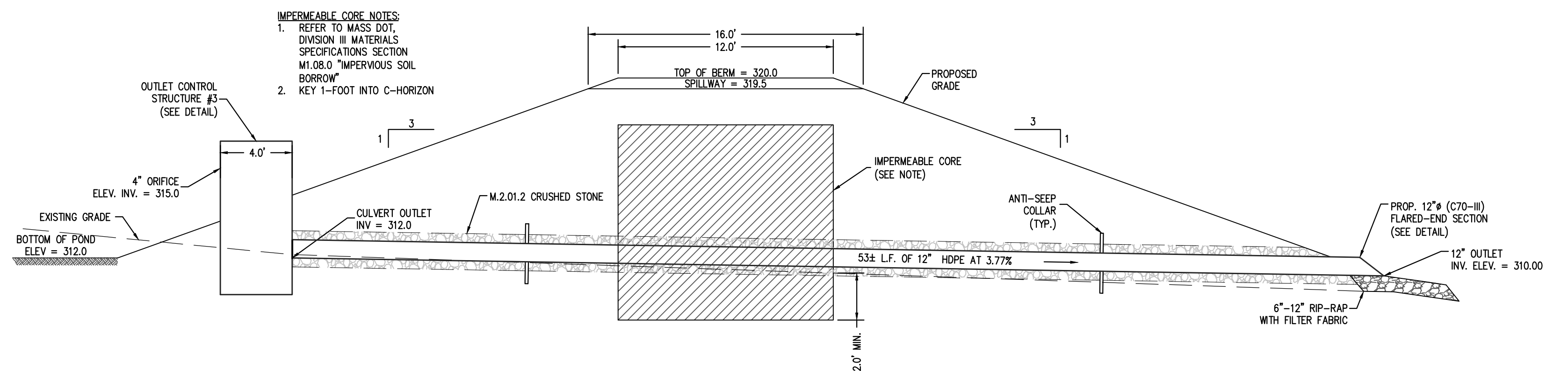
INFILTRATION BASIN #1 BERM CROSS-SECTION

NOT TO SCALE



INFILTRATION BASIN #2 BERM CROSS-SECTION

NOT TO SCALE



INFILTRATION BASIN #3 BERM CROSS-SECTION

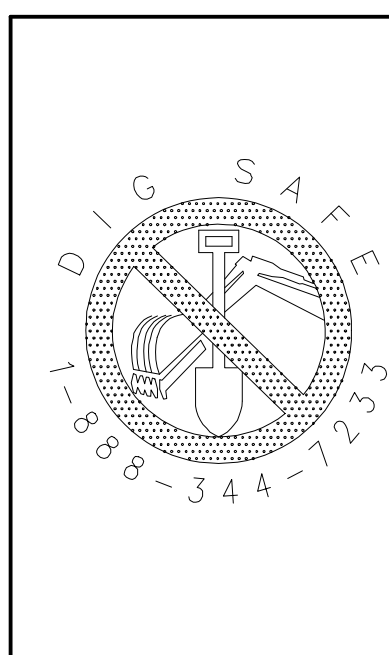
NOT TO SCALE

ISSUED FOR PERMIT

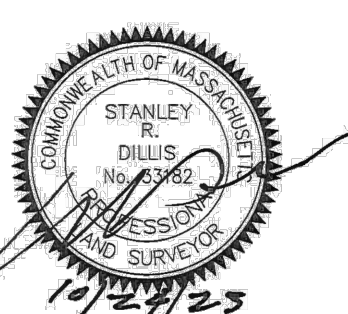
RESERVED FOR REGISTRY USE

APPROVAL REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

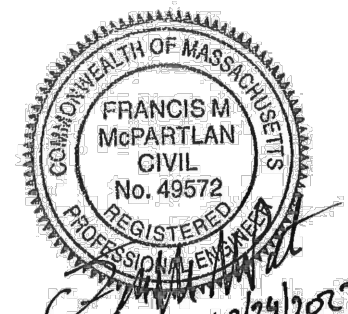
BEING A MAJORITY
DATE APPROVED: _____
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I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS



PROFESSIONAL LAND SURVEYOR DATE



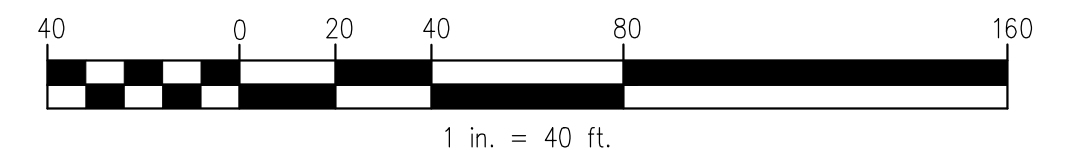
PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
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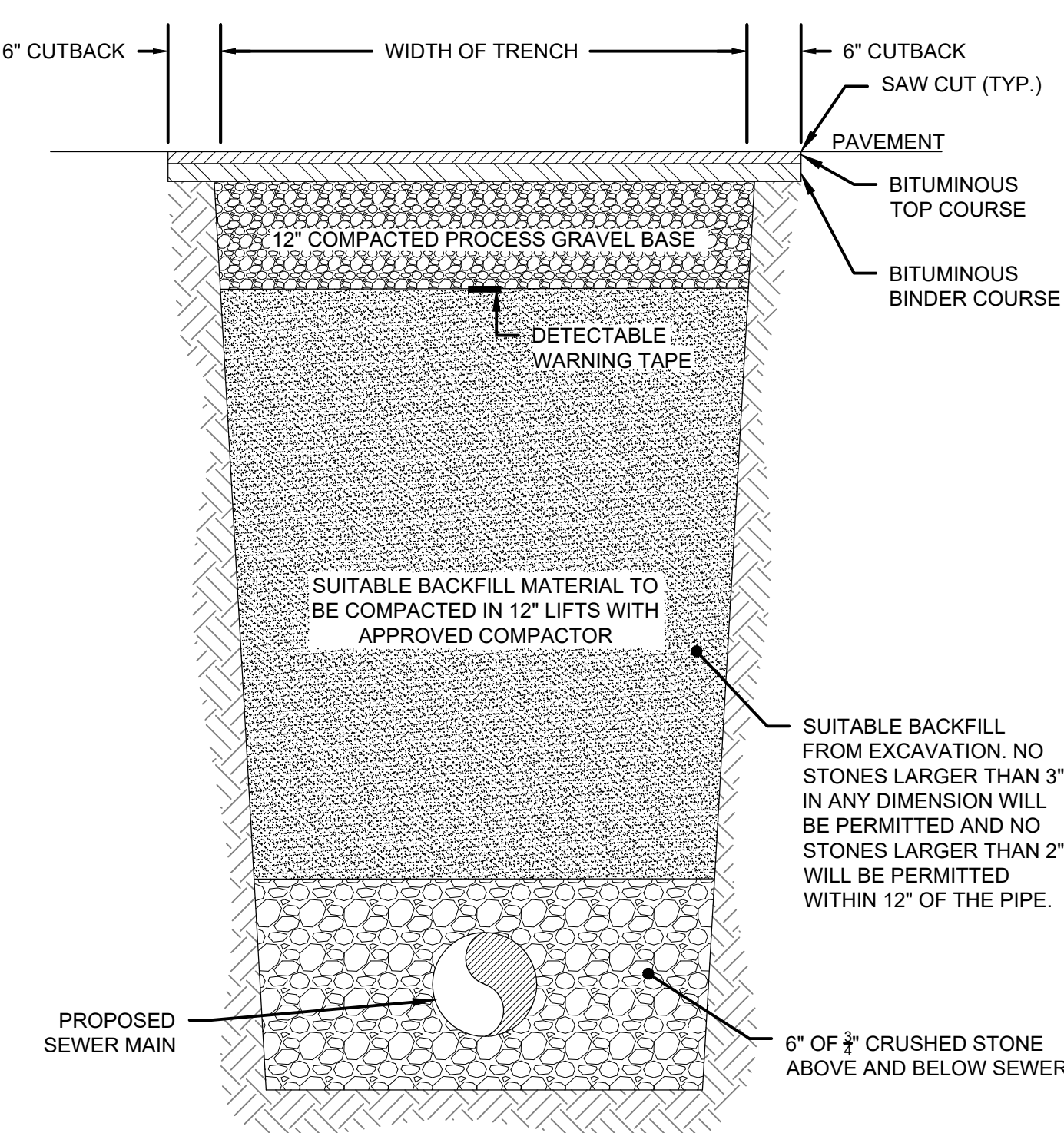
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DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 4
STRATTON HILL

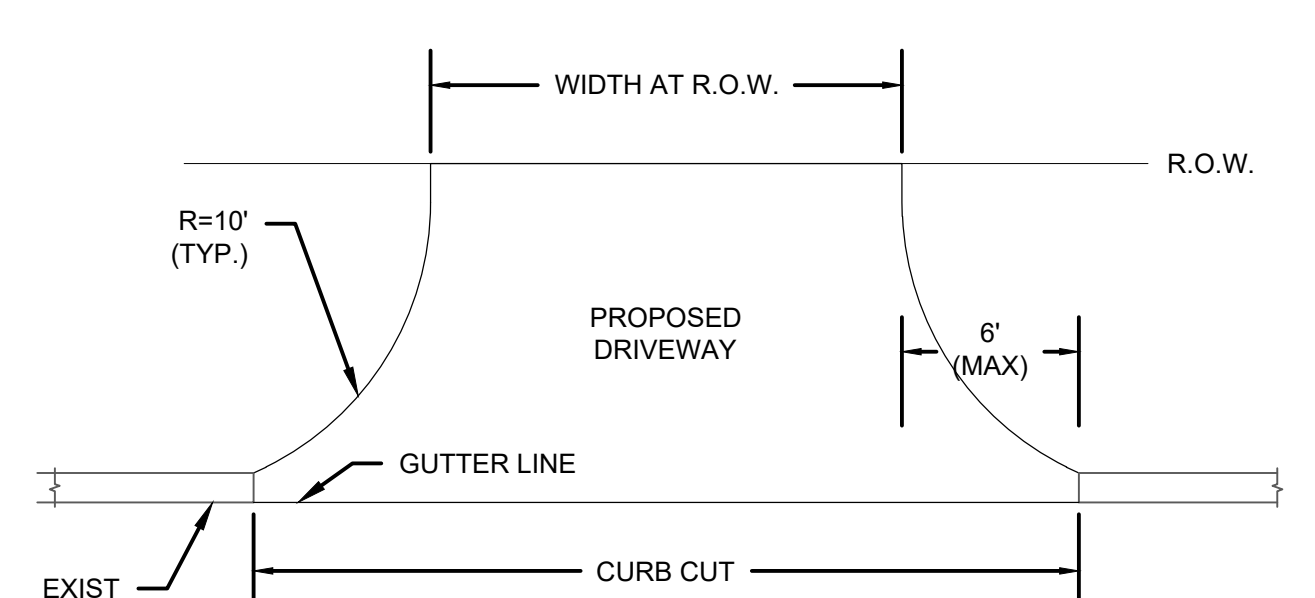


DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.3
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



- NOTES**
- 1. SKETCH DOES NOT DEPICT REQUIRED SHORING DETAILS. TRENCHES GREATER THAN 5 FOOT DEPTH MUCH BE SHORED PER OSHA REQUIREMENTS.
 - 2. DUCTILE IRON PIPE SHALL BE USED IF COVER IS LESS THAN 3'.
 - 3. MODIFIED DPW STANDARD DETAIL S-1.1

SEWER MAIN TRENCH DETAIL



ALL DRIVEWAY ACCESS TO A ROADWAY OR TOWN RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING IN THE DIMENSION TABLE BELOW:

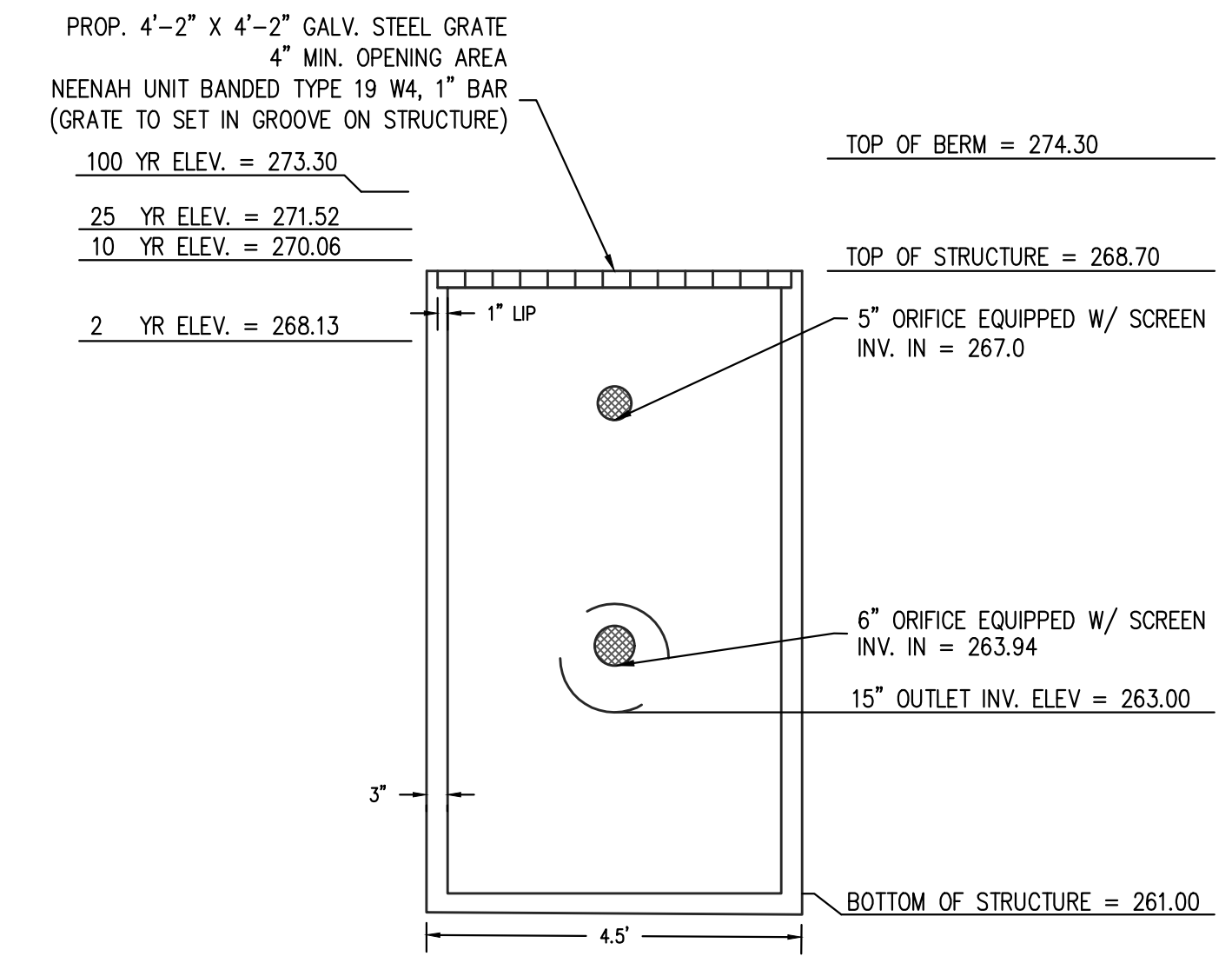
	MINIMUM WIDTH AT R.O.W. (FEET)	MINIMUM CURB CUT (FEET)	MAXIMUM CURB CUT (FEET)
SINGLE FAMILY	12	16	24
COMMON DRIVEWAY	18	22	24
COMMERCIAL	22	24	24

*COMMERCIAL DRIVEWAY MAXIMUM WIDTH MAY BE INCREASED BASED ON PLANNING BOARD SITE PLAN APPROVAL.

- NOTES**
- 1. MODIFIED DPW STANDARD DETAIL R-5.1

TYPICAL CURB CUT PLAN

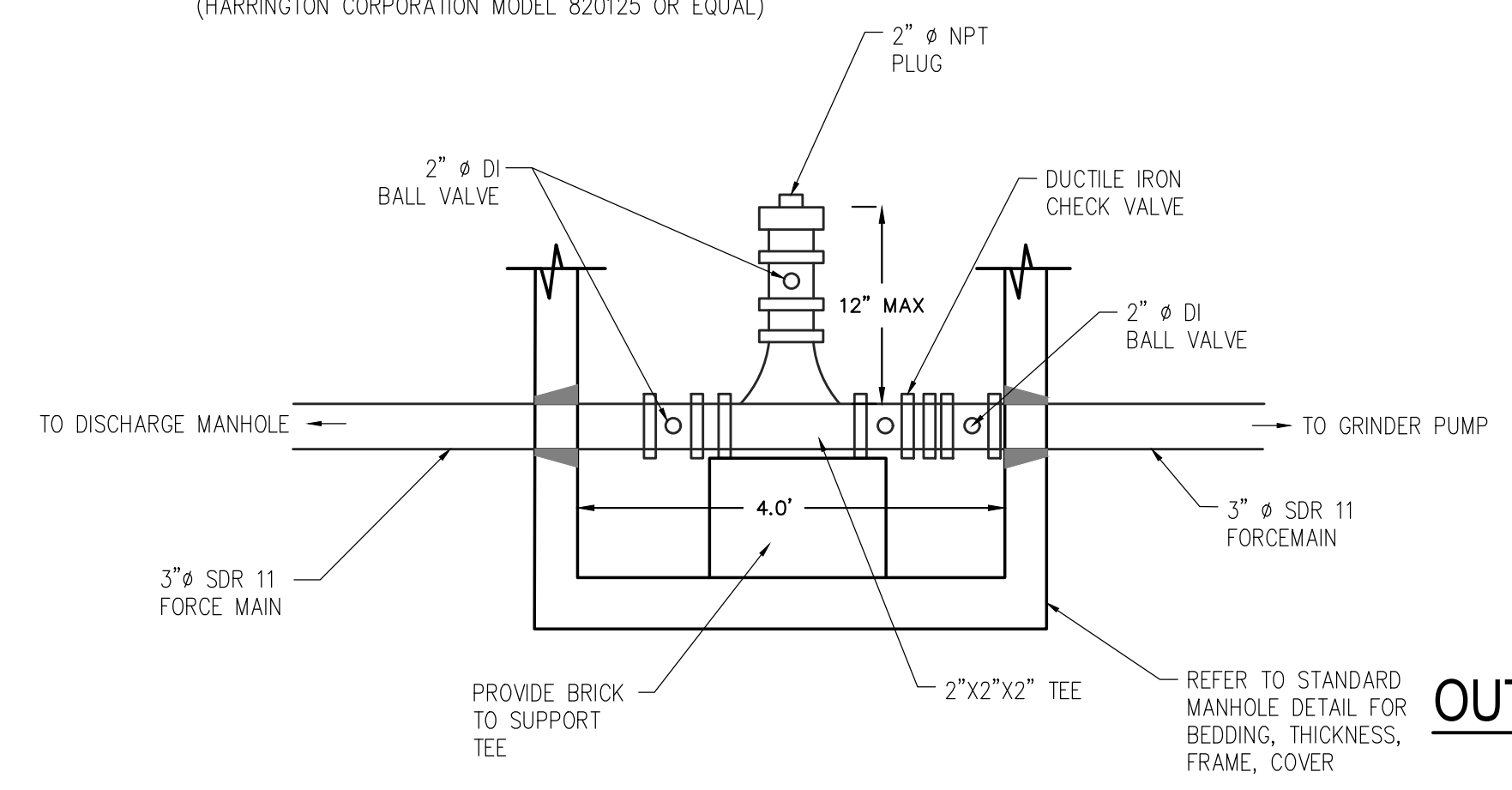
NOT TO SCALE



OUTLET STRUCTURE #2 DETAIL

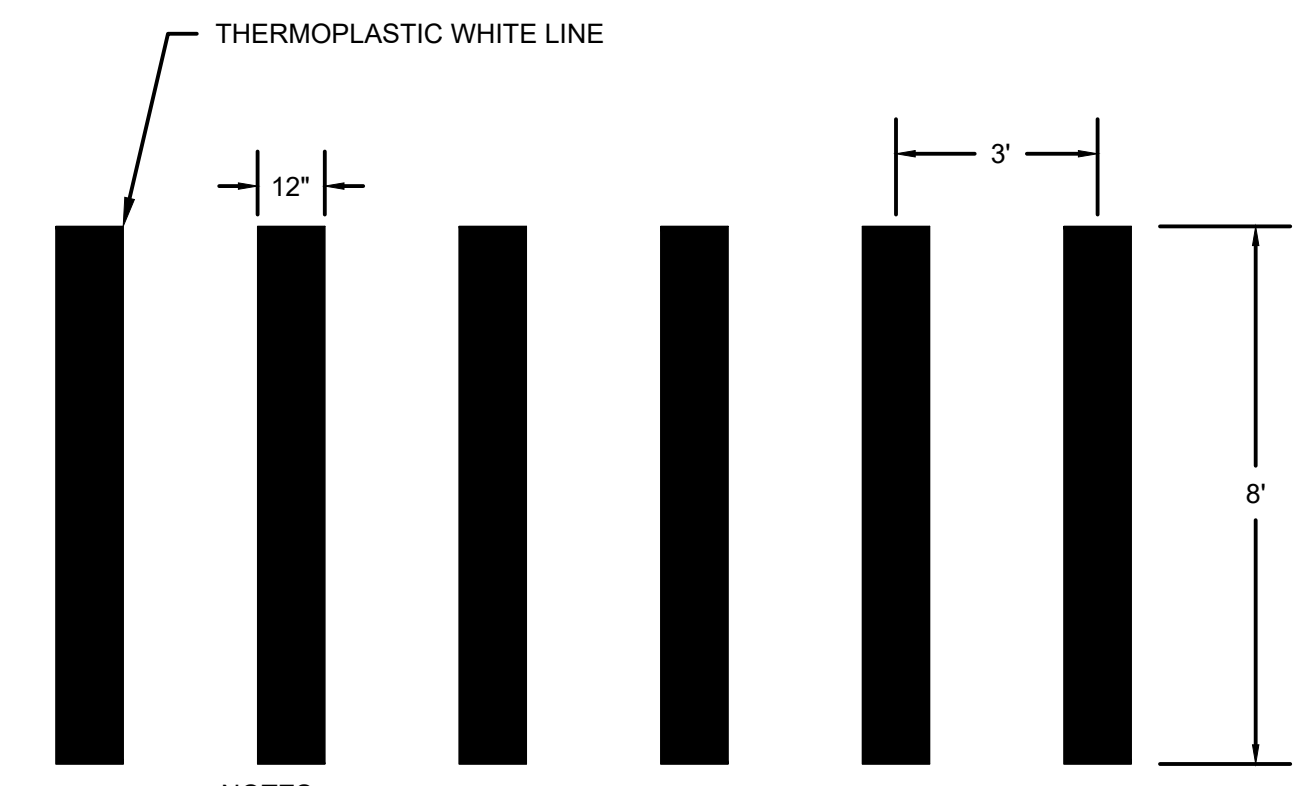
NOT TO SCALE

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



TYPICAL FORCE MAIN CLEANOUT MANHOLE

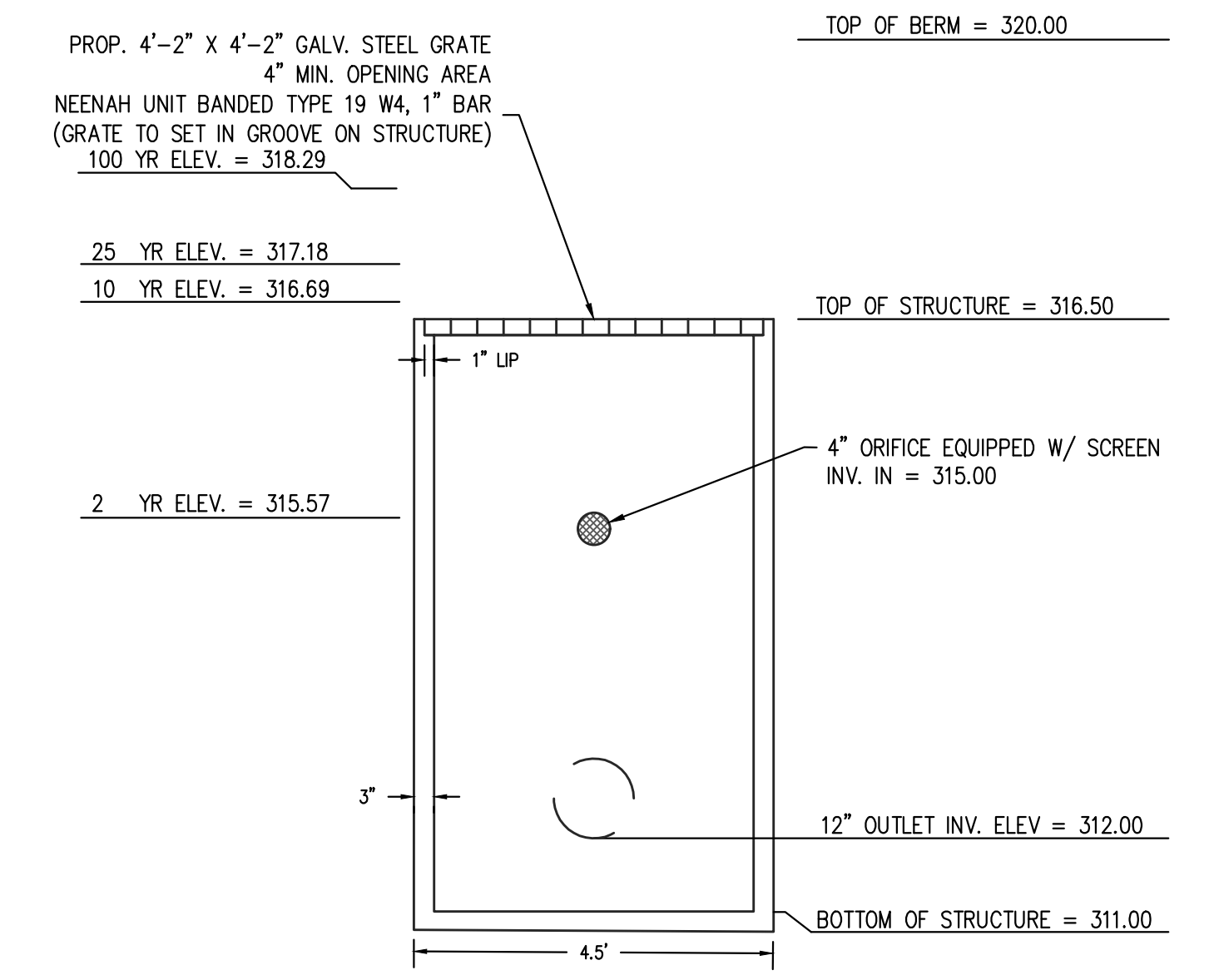
NOT TO SCALE



- NOTES**
- 1. MODIFIED DPW STANDARD DETAIL R-9.1

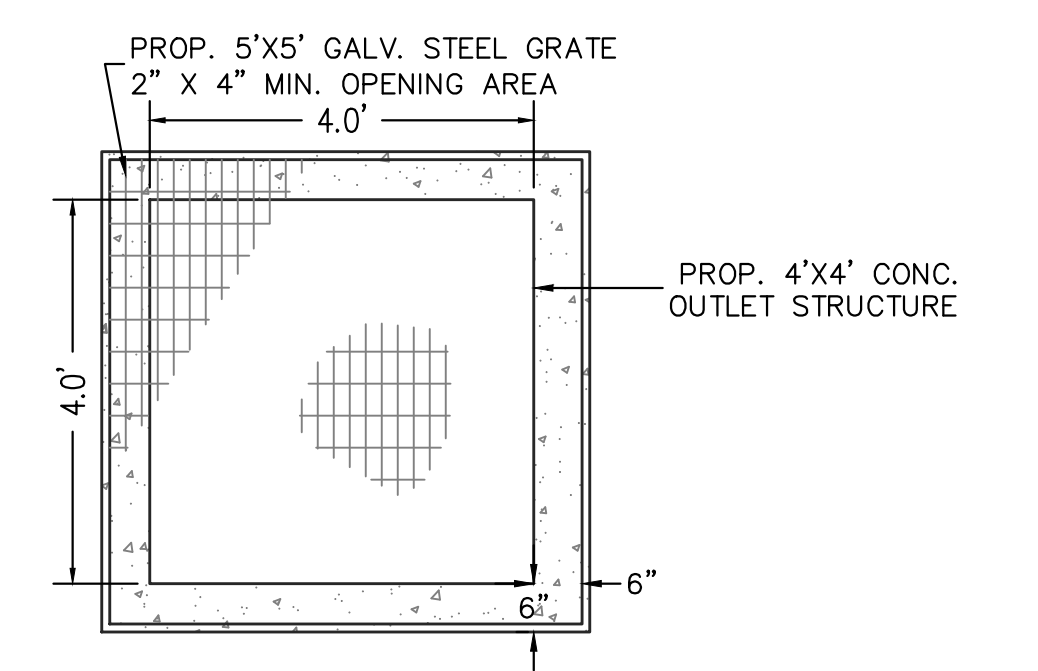
CROSSWALK MARKING DETAIL

NOT TO SCALE



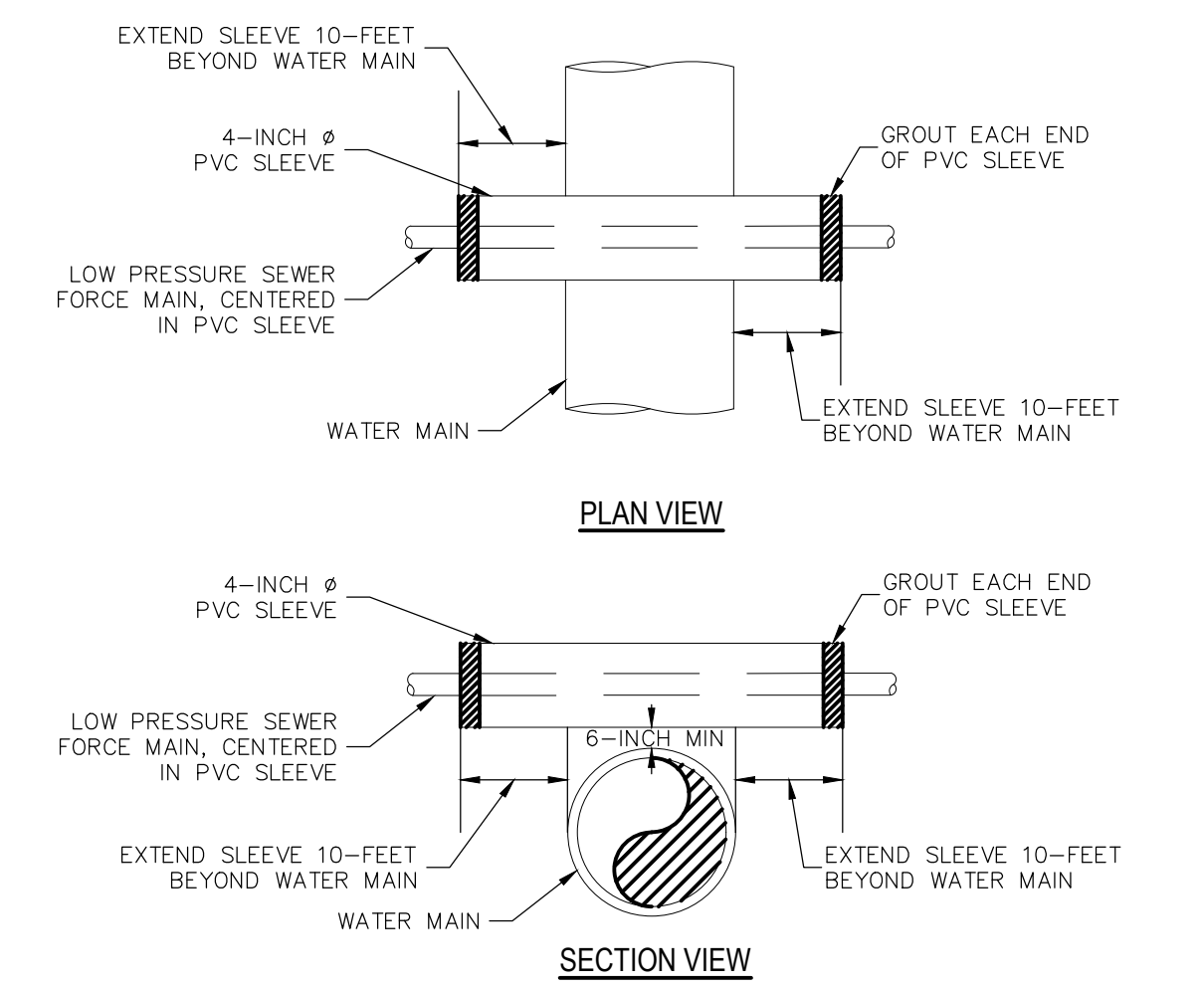
OUTLET STRUCTURE #3 DETAIL

NOT TO SCALE



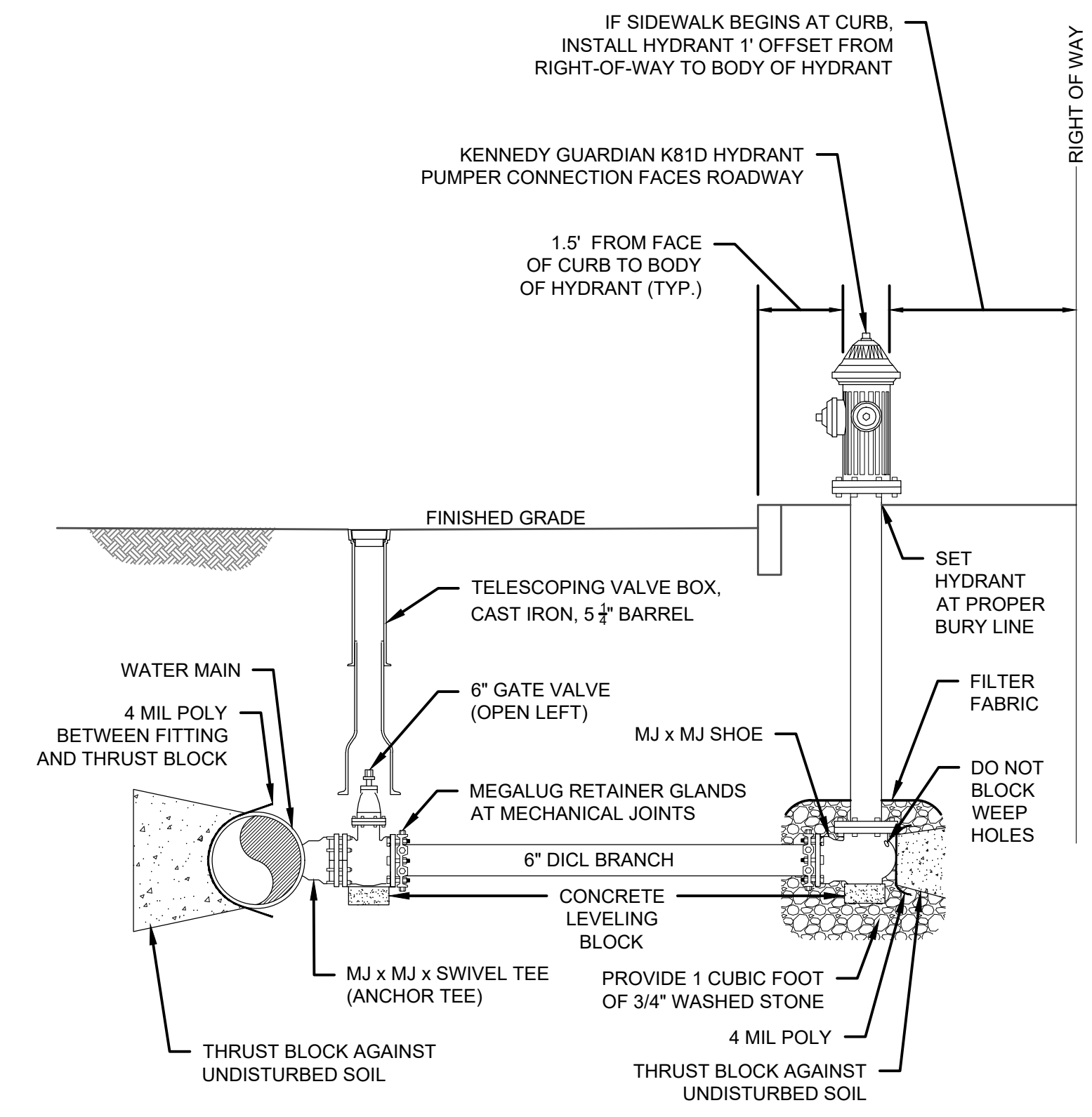
OUTLET STRUCTURE GRATE DETAIL (TYP.)

NOT TO SCALE



LOW PRESSURE SEWER WATER MAIN CROSSING DETAIL

NOT TO SCALE



- NOTES**
- 1. HYDRANT SHALL BE SET AT PROPER BURY LINE TO ALLOW FOR SUFFICIENT CLEARANCE TO BOLT/UNBOLT THE UPPER BARREL AND SAFETY FLANGES. INSTALL A HYDRANT EXTENSION IF REQUIRED. DO NOT USE OFFSET FITTINGS ON HYDRANT BRANCH.

- NOTES**
- 1. MODIFIED DPW STANDARD DETAIL W-3.1

HYDRANT ASSEMBLY

NOT TO SCALE

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
REGISTERED PROFESSIONAL LAND SURVEYOR
10/20/23

FRANCIS M. McPARTLAN
REGISTERED PROFESSIONAL ENGINEER
10/20/23

PROFESSIONAL LAND SURVEYOR DATE _____

PROFESSIONAL ENGINEER DATE _____

DILLIS & ROY

CIVIL DESIGN GROUP

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DEFINITIVE SUBDIVISION PLAN

AYER, MASSACHUSETTS

CONSTRUCTION DETAILS 4

STRATTON HILL

40 0 20 40 80 160

1 in. = 40 ft.

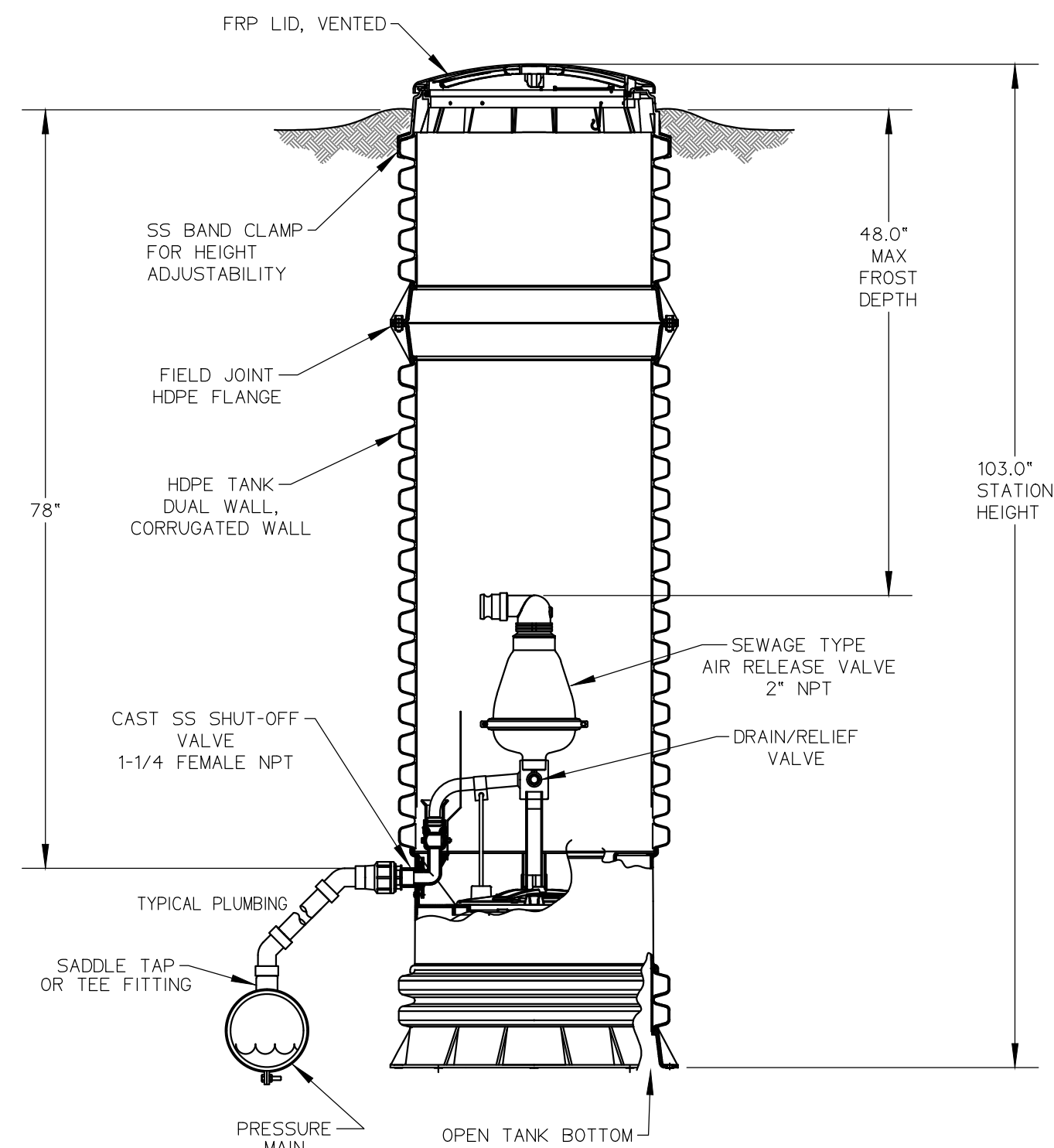
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.4
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	

DRAINAGE PIPE SCHEDULE

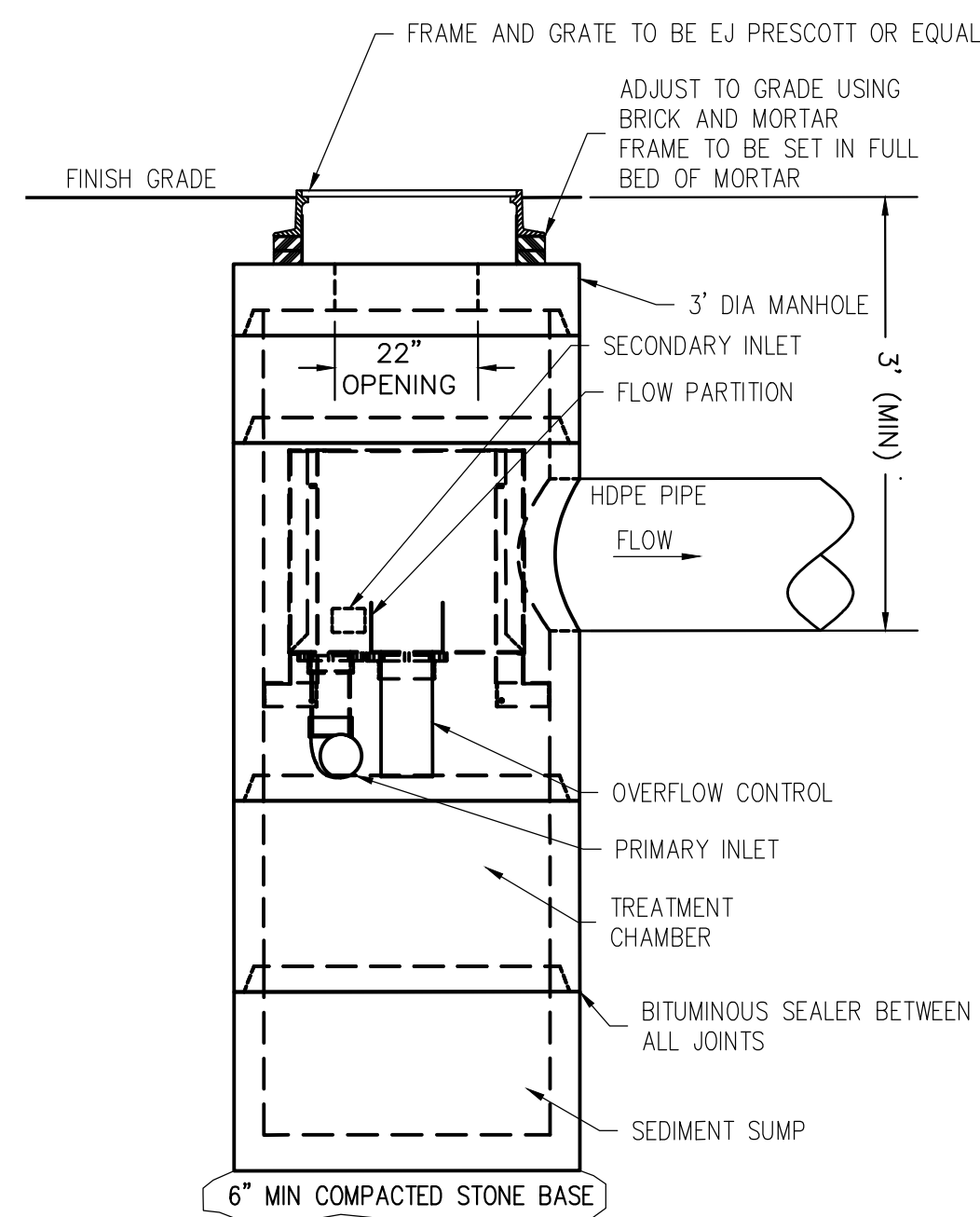
"PIPE ID "	"IN-INVERT (feet)"	"OUT-INVERT (feet)"	"LENGTH (feet)"	"SLOPE (ft/ft)"	"DIAMETER (inches)"	"INLET STRUCTURE"	"OUTLET STRUCTURE"	"PIPE ID "	"IN-INVERT (feet)"	"OUT-INVERT (feet)"	"LENGTH (feet)"	"SLOPE (ft/ft)"	"DIAMETER (inches)"	"INLET STRUCTURE"	"OUTLET STRUCTURE"	"PIPE ID "	"IN-INVERT (feet)"	"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	245.90	47.00	0.011	12.00	DMH-101	HS-5	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	57.00	0.018	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	53.00	0.037	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-C	245.80	245.00	50.00	0.016	12.00	HS-5	FES-101
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 |

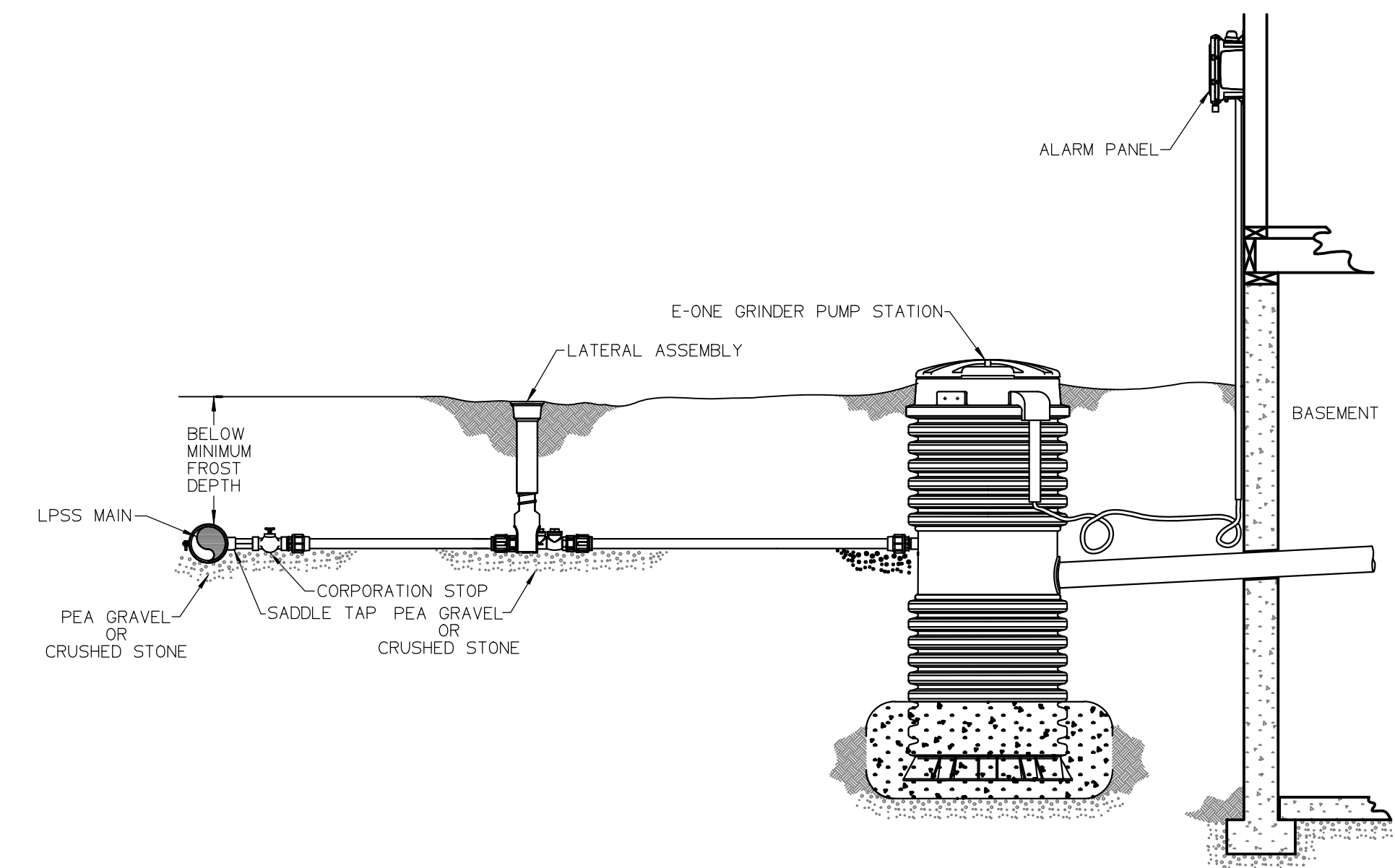
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TYPICAL EONE PRESSURE RELEASE VALVE STATION
NOT TO SCALE



HYDROSTORM HS5 DETAIL
NOT TO SCALE



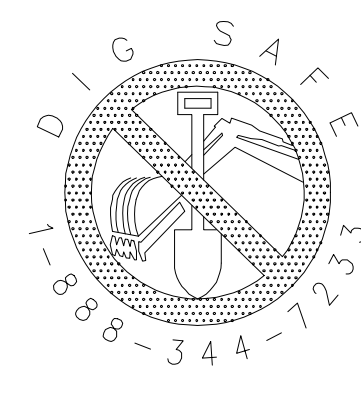
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NOT TO SCALE

ISSUED FOR PERMIT

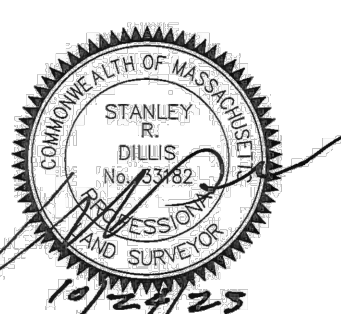
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THE SUBDIVISION CONTROL LAW
AYER PLANNING BOARD

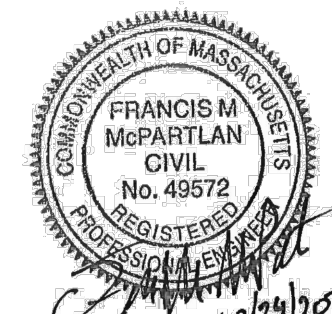
BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____



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 10/20/23



PROFESSIONAL ENGINEER DATE 10/20/23

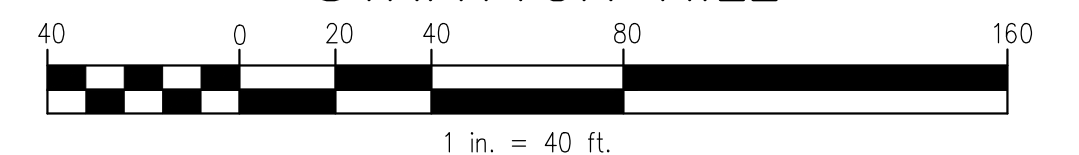
DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
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PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV

DEFINITIVE SUBDIVISION PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 5
STRATTON HILL



DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.6
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	