OPEN SPACE RESIDENTIAL DEVELOPMENT PLAN
AYER
STRATTON HILL
TITLE SHEET

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE:	REV1:	REV2:
SHEET C1.0	TITLE SHEET	4/25/2023	10/20/2023	03/14/2024
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SHEET C1.2	KEY SHEET	4/25/2023	10/20/2023	03/14/2024
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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 = 130.87 (92.6%)
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 = 34 UNITS

AREA SUMMARY

AREA DEDICATED TO ROADWAY = 45,864 S.F. (1.1 ACRES)
AREA DEDICATED TO DRAINAGE EASEMENTS = 112,730 S.F. (2.6 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 = 8.88 ACRES

LOT #	S.F.
LOT 1	38,808
LOT 2	23,337
LOT 3	22,333
LOT 4	16,231
LOT 5	25,225
LOT 6	12,996
LOT 7	19,629
LOT 8	26,077
LOT 9	15,554
LOT 10	22,389
LOT 11	20,744
LOT 12	33,935
LOT 13	20,275
LOT 14	27,034
LOT 15	16,316
LOT 16	17,446
LOT 17	28,759

LIST OF WAIVERS:

AYER SUBDIVISION REGULATIONS PLANS FOR DEFINITIVE SUBDIVISIONS:

1. SECTION VII.B.5(g) – A WAIVER FROM THE AYER SUBDIVISION REGULATION FOR DRIVEWAY SPACING BEING LESS THAN 30–FEET AND DRIVEWAYS BEING ACROSS FROM EACH OTHER.
2. SECTION VII.B.1(f) – A WAIVER FROM THE AYER SUBDIVISION REGULATION FOR MINIMUM PROPOSED CENTERLINE RADIUS BEING 120–FEET.
3. SECTION VII.B.5(b) – A WAIVER FROM THE AYER SUBDIVISION REGULATION DUE TO SIDEWALK NOT BEING PROVIDED ALONG THE PROPOSED ROAD TO WRIGHT ROAD.
4. SECTION VII.B.8(a) – A WAIVER FROM THE AYER SUBDIVISION REGULATION REQUIRING GRANITE CURBING THROUGHOUT THE SUBDIVISION.

AYER DPW CONSTRUCTION SPECIFICATIONS:

5. SECTION 5.3.11.A – A WAIVER FROM DPW CONSTRUCTION SPECIFICATION REQUIRING SIDESLOPES TO BE 4:1 FROM STREET GRADES TO EXISTING GRADES.

PLANS FOR DEFINITIVE SUBDIVISIONS

6. A(1)(h) – A WAIVER FROM PLANS FOR DEFINITIVE SUBDIVISION IS REQUESTED FOR THE PROVISION OF A LANDSCAPE PLAN.
7. H(1)–(7) – A WAIVER FROM PLANS FOR DEFINITIVE SUBDIVISION IS REQUESTED FOR THE PROVISION OF A LANDSCAPE PLAN.

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

COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 49575 REGISTERED PROFESSIONAL ENGINEER 04/25/24

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:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV
2.	03/14/24	REVISED PER OSRD & PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
TITLE SHEET
STRATTON HILL

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	SMH-1	PROPOSED SANITARY MANHOLE
	WIRE FENCE	DMH-1	PROPOSED STORM WATER MANHOLE
	WOOD FENCE		PROPOSED TELEPHONE MANHOLE
	GUARD RAIL		PROPOSED ELECTRICAL MANHOLE
	CHAIN LINK FENCE	WSO	PROPOSED WATER SHUTOFF
RET. WALL (CONC.)	POURED CONCRETE RETAINING WALL		PROPOSED POST
RET. WALL (BLOCK)	CONC. BLOCK RETAINING WALL	CB-1	PROPOSED CATCH BASIN
RET. WALL (STONE)	STONE RETAINING WALL	DCB-1	PROPOSED DOUBLE CATCH BASIN
W	PROPOSED WATER LINE	GV	PROPOSED WATER GATE VALVE
G	PROPOSED GAS LINE	GV	PROPOSED GAS GATE VALVE
E	PROPOSED ELECTRICAL LINE	T	PROPOSED ELECTRICAL TRANSFORMER
S	PROPOSED SANITARY SEWER	E	PROPOSED ELECTRICAL JUNCTION BOX
D	PROPOSED STORM DRAIN	G	PROPOSED GAS METER
RD	PROPOSED ROOF DRAIN	TS	PROPOSED TRAFFIC SIGNAL SWTCH
UD	PROPOSED UNDER DRAIN	S	PROPOSED SIGN
T	PROPOSED TELEPHONE LINE	B-1	BORING
CATV	PROPOSED CABLE LINE		HANDICAPPED SPACE
BCCB	PROPOSED BACK CAPE COD BERM	FES	PROPOSED FLARED END SECTION
EOP	PROPOSED EDGE OF PAVEMENT		PROPOSED RIPRAP
	PROPOSED UNPAVED ROAD		PROPOSED STONE BOUND
180	PROPOSED CONTOUR (INDEX)		STANDARD TREE
179	PROPOSED CONTOUR (INTERMEDIATE)		PINE TREE
	PROPOSED SPOT ELEVATION		SHRUB
	PROPOSED BUILDING/HOUSE		
TREE LINE	TREE LINE		

LEGEND

EXIST. FEATURE	DESCRIPTION	EXIST. SYM.	DESCRIPTION
	STREAMS/RIVERS		LIGHT POLE
	WETLANDS		TELEPHONE POLE
	LIMIT OF BUFFER ZONE		GUY WIRE
LEDGE	LEDGE		HYDRANT
100' WELL OFFSET	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	GV	WATER GATE VALVE
CONC. WALL	CONCRETE RETAINING WALL	GV	GAS GATE VALVE
STONE WALL	STONE RETAINING WALL	E	ELECTRICAL METER
	STONE WALL	G	GAS METER
W	WATER LINE	TS	TRAFFIC SIGNAL SWTCH
G	GAS LINE	S	SIGN
E	ELECTRICAL LINE		PERC TEST
S	SANITARY SEWER		TEST PIT
D	STORM DRAIN	T TRANS	ELECTRICAL TRANSFORMER
T	ELEPHONE LINE	T TEL	TELEPHONE BOX
CATV	CABLE LINE	C	CABLE BOX
OW	EXISTING OVER-HEAD WIRES		FLAG POLE
180	EXISTING CONTOUR (INDEX)		WATER SHUT OFF
179	EXISTING CONTOUR (INTERMEDIATE)		SHRUB
	EXISTING SPOT ELEVATION		CLEANOUT
	EXISTING BUILDING/HOUSE	FA	FIRE ALARM
TREE LINE	TREE LINE		VENT PIPE

ABBREVIATIONS

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

GRADING/DRAINAGE NOTES:

1. GRADES SHOWN ON PLANS (C5.0–C5.3) REFER TO FINAL FINISHED GRADES.
2. REFER TO SHEETS C7.0 THROUGH C7.5 FOR ADDITIONAL DETAILS PERTAINING TO TYPICAL CROSS SECTIONS AND OTHER PERTINENT DETAILS.
3. REFER TO SHEET C3.0 FOR DETAILS RELATIVE TO SITE STABILIZATION AND OTHER EROSION CONTROL DETAILS.
4. STORM DRAIN PIPE TO BE SMOOTH LINED HDPE PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
5. 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.
6. 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.
7. ALL CATCH BASIN GRATES SHALL BE SET AT BINDER ASPHALT GRADES AND RAISED TO FINAL FINISHED GRADES JUST PRIOR TO TOP COAT PAVEMENT PLACEMENT.
8. ALL CATCH BASINS ARE TO BE FUNCTIONAL WITH BINDER PAVEMENT. NO STRUCTURES SHALL BE SET TO FINISH ELEVATIONS UNTIL JUST PRIOR TO FINISH PAVING
9. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO MINIMIZE COMPACTION OF SOILS IN RECHARGE AREAS BOTH DURING AND AFTER CONSTRUCTION.
10. REFER TO APPENDIX C IN THE STORMWATER REPORT FOR STRATTON HILL PREPARED BY DILLIS AND ROY, CIVIL DESIGN GROUP, INC. DATED APRIL 25, 2023, REVISED MARCH 29, 2024 FOR EXISTING TEST PITA DATA & SOIL LOGS.
11. BUILDING ENVELOPES DEPICTED ON THIS PLAN ARE GENERIC. ONCE FINAL BUILDING FOOTPRINTS ARE CHOSEN FOR EACH UNIT, THE GRADING AROUND THE UNITS SHALL BE ADJUSTED TO SITE SPECIFIC FOUNDATION DESIGNS.

LAYOUT / MATERIAL NOTES:

1. REFER TO SHEETS C3.0 FOR EROSION CONTROL LAYOUT AND C1.1 FOR EROSION & SEDIMENTATION CONTROL NOTES.
2. ALL PAVEMENT DIMENSION AND RADII REFER TO FRONT FACE OF BERMS AND CURBS.
3. THE WEARING SURFACES OF ROADWAYS SHALL BE CLASS I, BITUMINUS CONCRETE, BASE COURSE, TYPE I–1.
4. DRIVEWAYS SHALL BE 1 $\frac{1}{2}$" BITUMINOUS WEARING COURSE OVER, 1 $\frac{1}{2}$" BITUMINOUS BASE COURSE OVER, 8" OF GRAVEL MEETING M1.03.0, TYPE B.
5. 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.
6. SIDEWALKS SHALL BE BITUMINOUS CONCRETE.
7. CURBING SHALL BE BE VERTICAL GRANITE CURB AND ASPHALT CURBING. SEE DETAILS C7.2.

GENERAL NOTES/REFERENCES:

1. 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.
2. ELEVATIONS REFER TO NAVD 88.
3. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN REFERS TO THE PLAN ABOVE, ALONG WITH RECORD PLANS AND DEEDS.
4. WETLAND DELINEATION REFERS TO AN ORDER OF RESOURCE AREA DELINEATION (ORAD) DEP FILE NUMBER 100–0445.
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPLIED 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:

1. WATER:
   - 1.1. 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.
   - 1.2. PROPOSED WATER MAIN SHALL BE 8"ø, DUCTILE IRON PIPE.
   - 1.3. WATER SERVICES SHALL BE 1"ø COPPER RATED FOR 200 PSI. EACH SERVICE TO BE EQUIPPED WITH A CORP STOP AT THE MAIN, A CURB STOP AND BOX, AND WATER METER.
   - 1.4. WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE DEP GUIDELINES.
   - 1.5. THRUST BLOCKS (AS SHOWN ON DETAIL C7.0) SHALL BE INSTALLED AT ALL UNRESTRAINED TEES, WYES, REDUCERS, HORIZONTAL BENDS, ASCENDING VERTICAL BENDS, AND DEAD ENDS.
   - 1.6. EXISTING WATER MAIN TO BE CUT AND CAPPED PRIOR TO ANY PROPOSED WATER MAIN WORK.
2. ELECTRICAL, TELEPHONE & CABLE:
   - 2.1. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC DEPARTMENT FOR THE PROPOSED SERVICE EXTENSION.
   - 2.2. CONTRACTOR TO PROVIDE ALL REQUIRED CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY.
   - 2.3. QUANTITY, LOCATION AND SIZE OF PROPOSED TRANSFORMERS, PULL BOXES, SERVICE BOXES, TELEPHONE DISCONNECTS, ETC. SHALL BE SPECIFIED BY THE APPLICABLE UTILITY COMPANY.
   - 2.4. OWNER SHALL PROVIDE THE REQUIRED EASEMENTS TO THE UTILITY COMPANY AS REQUIRED FOR THE INSTALLATION OF THE INFRASTRUCTURE.
3. SEWER:
   - 3.1. SEWER PIPE SHALL BE 8" PVC SDR–35 OR EQUAL
   - 3.2. SEWER MANHOLES SHALL BE 4' DIAMETER PRECAST CONCRETE FOR H–20 LOADING AS DETAILED ON SHEET C7.1.
   - 3.3. LATERALS SHALL BE 6"ø PVC, SDR–35.
   - 3.4. CLEANOUTS SHALL BE 6"ø PVC, AS DETAILED ON SHEET C7.1.
   - 3.5. EXISTING SEWER MAINS AND STRUCTURES PREVIOUSLY CONSTRUCTED FOR THE STRATTON HILL SUBDIVISION SHALL BE CLEANED AND CAMERA INSPECTED BY THE APPLICANT. CAMERA INSPECTIONS SHALL BE SUBMITTED TO THE DPW FOR APPROVAL.

EROSION & SEDIMENTATION CONTROL NOTES:

1.1 GENERAL REQUIREMENTS

- 1.1.1 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 IN COMPLETE.
- 1.1.2 CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
- 1.1.3 EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE.
- 1.1.4 AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC. RETAIN EXISTING VEGETATION WHERE FEASIBLE.
- 1.1.5 THERE SHALL BE NO STORAGE OF ANY KIND OF ANY CHEMICALS, PESTICIDES, FUELS AND OTHER POTENTIALLY TOXIC OR HAZARDOUS MATERIALS ON SITE.
- 1.1.6 NO DEBRIS, JUNK, RUBBISH OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
- 1.1.7 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.
- 1.1.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

1.2 MAINTENANCE/ PERFORMANCE STANDARDS

- 1.2.1 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:
  - 1.2.1.1 THE SILT FENCE BARRIERS SHALL BE CHECKED REGULARLY FOR TEARS, DETERIORATION AND UNDERMINING AND SHALL BE REPAIRED AS REQUIRED.
  - 1.2.1.2 ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE RESEEDED AS NEEDED.
- 1.2.2 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.
- 1.2.3 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.
- 1.2.4 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.

1.3 TEMPORARY MEASURES

- 1.3.1 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.
- 1.3.2 IF LOAM IN PLACED OUTSIDE OF THE NORMAL GROWING SEASON SILT FENCE OR STRAW WADDLES SHALL BE PLACED BETWEEN THE LAWN AREA AND PAVEMENT.
- 1.3.3 CONSTRUCT TEMPORARY STONE PAD AT EXIT TO THE SITE AS SHOWN ON THE EROSION CONTROL PLAN.
- 1.3.4 DURING DRY PERIODS, PROVIDE MEANS FOR MITIGATION OF DUST, SUCH AS WATERING OF EXPOSED AREAS.
- 1.3.5 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.
- 1.3.6 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.
- 1.3.7 THE TEMPORARY MEASURES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION HAS OCCURRED AND ONLY AFTER APPROVAL BY THE AYER CONSERVATION COMMISSION AND THE ENGINEER.
- 1.3.8 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.

1.4 PERMANENT STABILIZATION

- 1.4.1 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.
- 1.4.2 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 HYRDO–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.

1.5 DEWATERING

- 1.5.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING OPERATIONS DURING CONSTRUCTION.
- 1.5.2 DEWATERING SHALL BE PERFORMED TO ACHIEVE CONSTRUCTION OF FOOTINGS, FOUNDATIONS, PAVEMENTS, AND OTHER SUBSURFACE UTILITIES AND APPURTENANCES IN DRY CONDITIONS.
- 1.5.3 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.
- 1.5.4 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.
- 1.5.5 DETENTION BASINS TO BE CLEANED AFTER UPGRADIENT AREAS ARE COMPLETELY STABILIZED.
- 1.5.6 SEDIMENT BASIN LOCATIONS DEPICTED ON PLANS SHALL BE ADJUSTED BY THE CONTRACTOR AS REQUIRED FOR SITE SPECIFIC EROSION CONTROL.
- 1.5.7 ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED.
- 1.5.8 TEMPORARY SEDIMENT BASINS ARE TO BE CLEANED ONCE 33% OF THE BASINS CAPACITY HAS BEEN REACHED

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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

COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 49575 PROFESSIONAL ENGINEER 3/18/24

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

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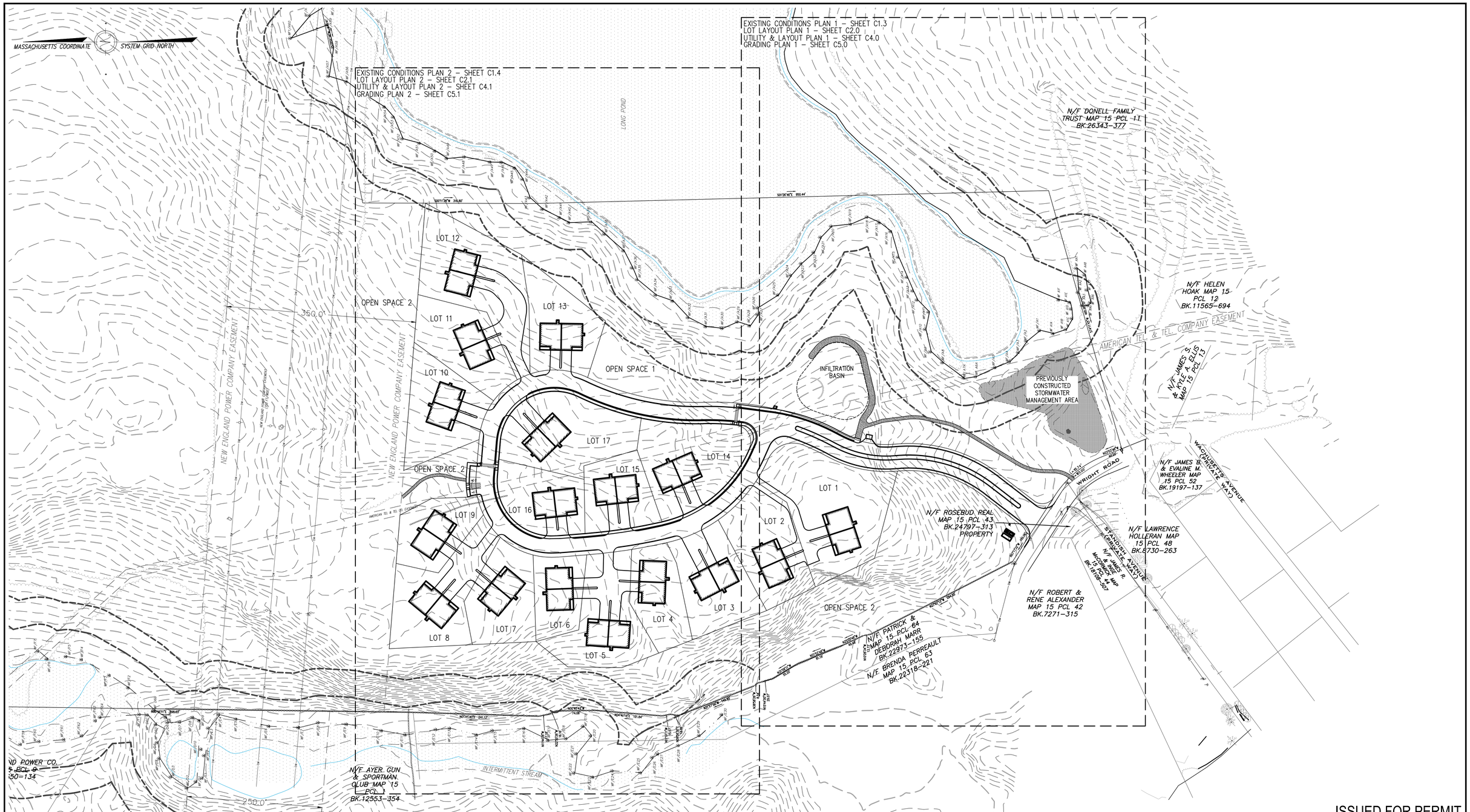
NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV
2.	03/14/24	REVISED PER OSRD & PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
NOTES, ABBREVIATIONS & LEGEND
STRATTON HILL

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



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AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
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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

COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 46575 REGISTERED PROFESSIONAL ENGINEER 4/25/2023

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY CIVIL DESIGN GROUP

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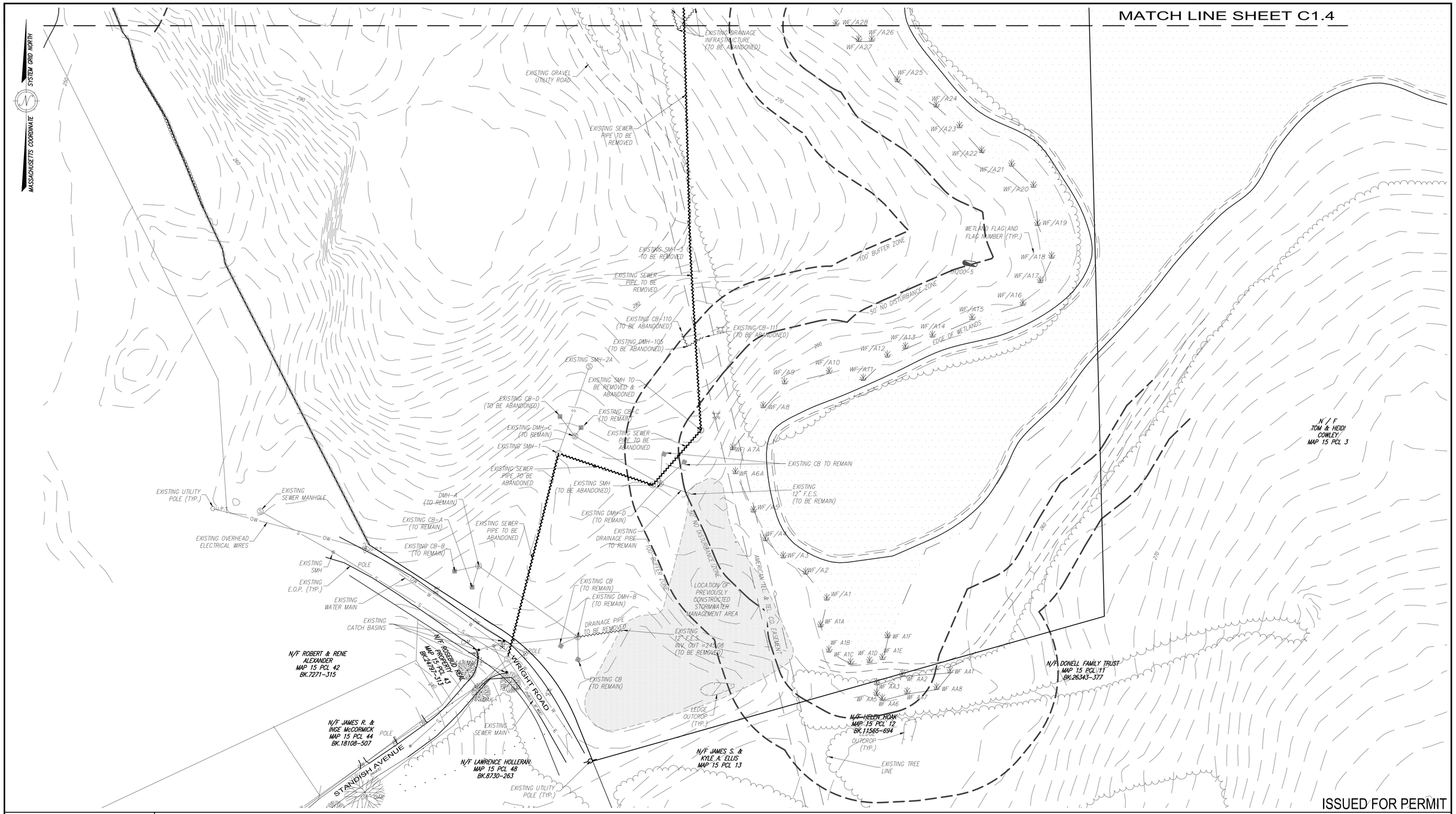
2.	03/14/24	REVISED PER OSRD & PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL 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	



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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

COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 46278 PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1
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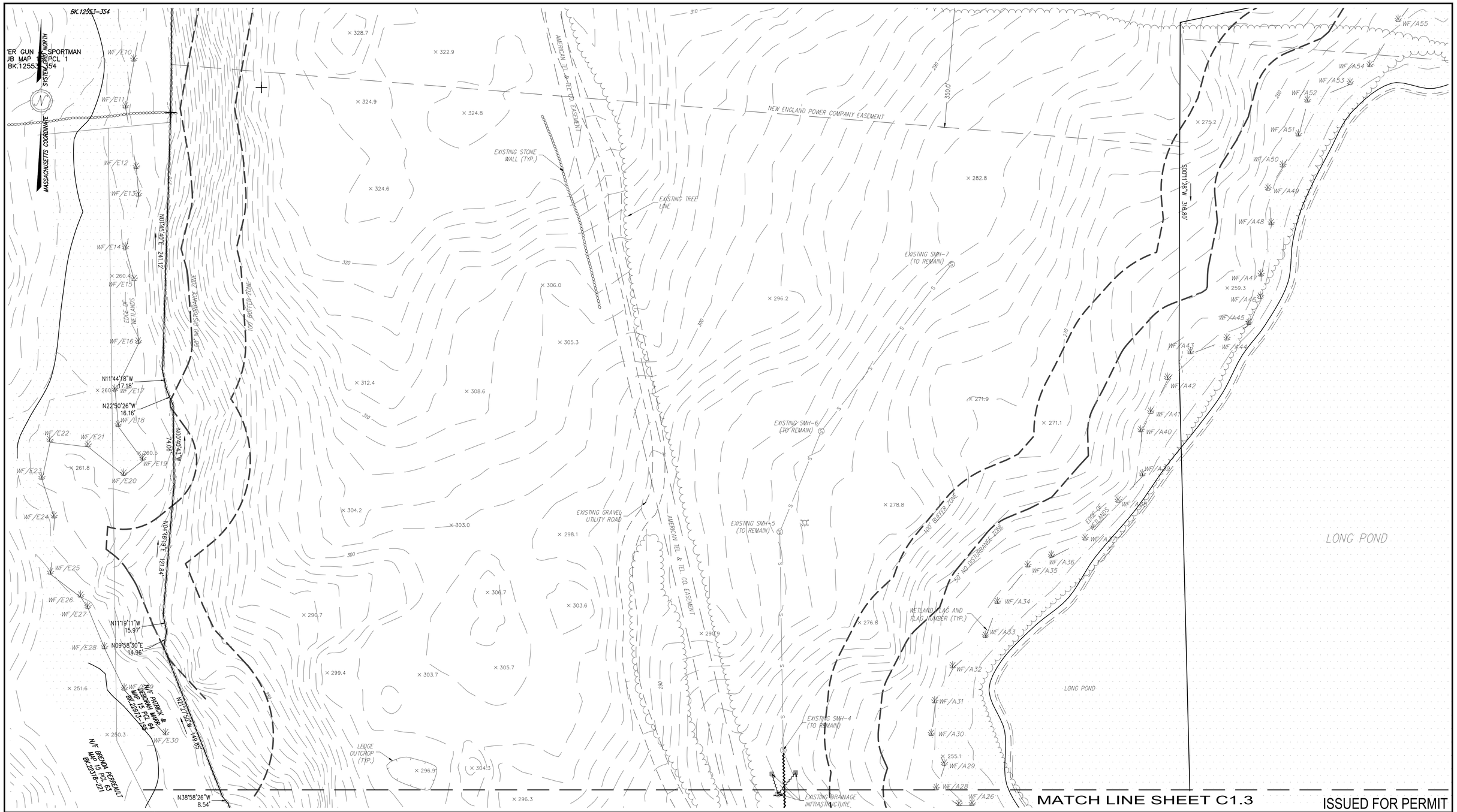
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
EXISTING CONDITIONS PLAN 1
STRATTON HILL

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

DESIGN BY: FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C1.3
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-EC	



MATCH LINE SHEET C1.3

ISSUED FOR PERMIT

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COMMONWEALTH OF MASSACHUSETTS
FRANCIS M McPARTLAN
CIVIL
No. 45572
REGISTERED PROFESSIONAL ENGINEER
4/25/2023

PROFESSIONAL LAND SURVEYOR DATE

PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
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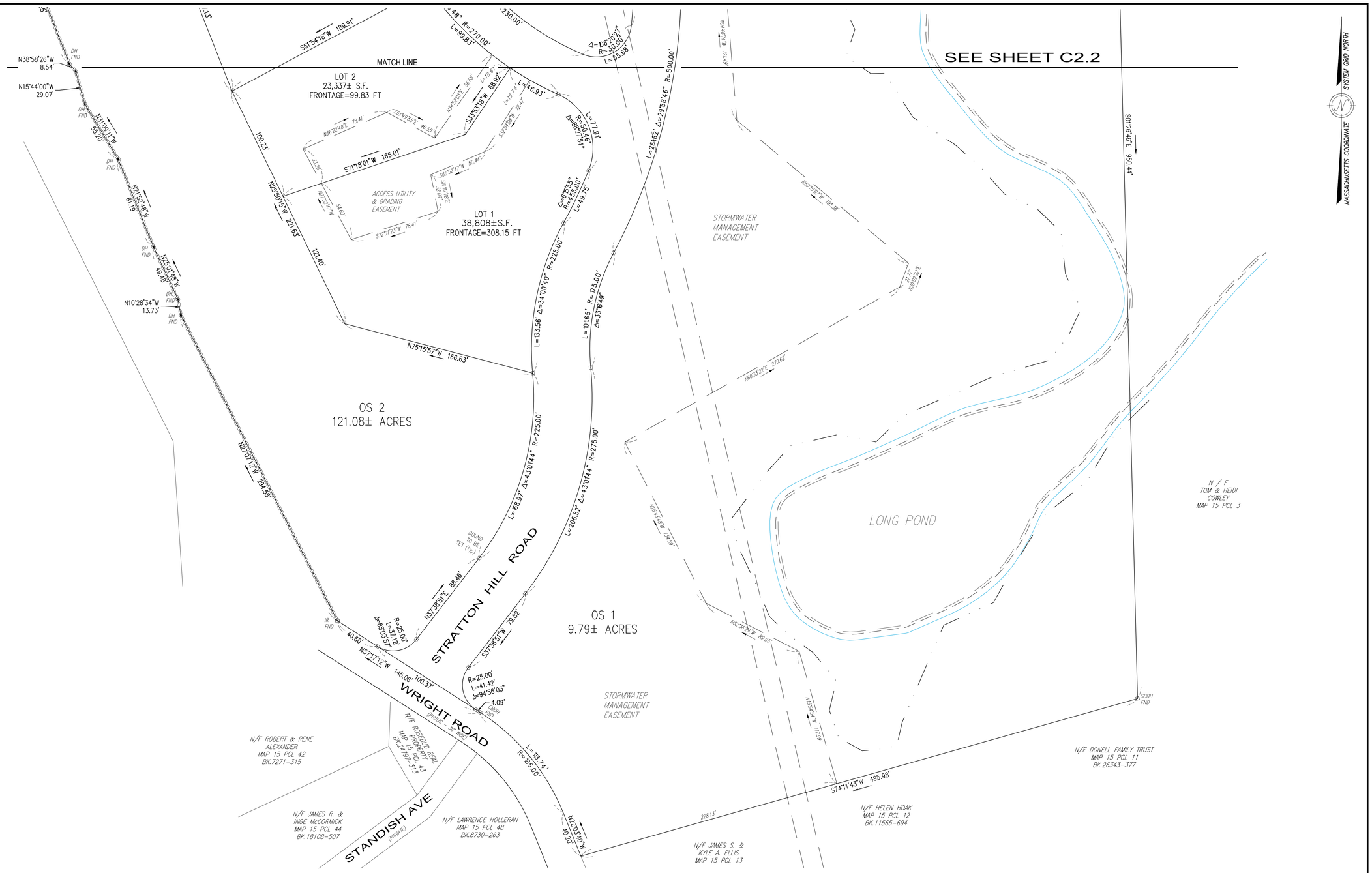
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
EXISTING CONDITIONS PLAN 2
STRATTON HILL

40 0 20 40 80 160
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

BEING A MAJORITY
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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

COMMONWEALTH OF MASSACHUSETTS
STANLEY R. DILLIS
No. 33182
PROFESSIONAL LAND SURVEYOR

MARCH 14, 2024
PROFESSIONAL LAND SURVEYOR DATE

DILLIS & ROY
CIVIL DESIGN GROUP

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1 MAIN STREET, SUITE 1
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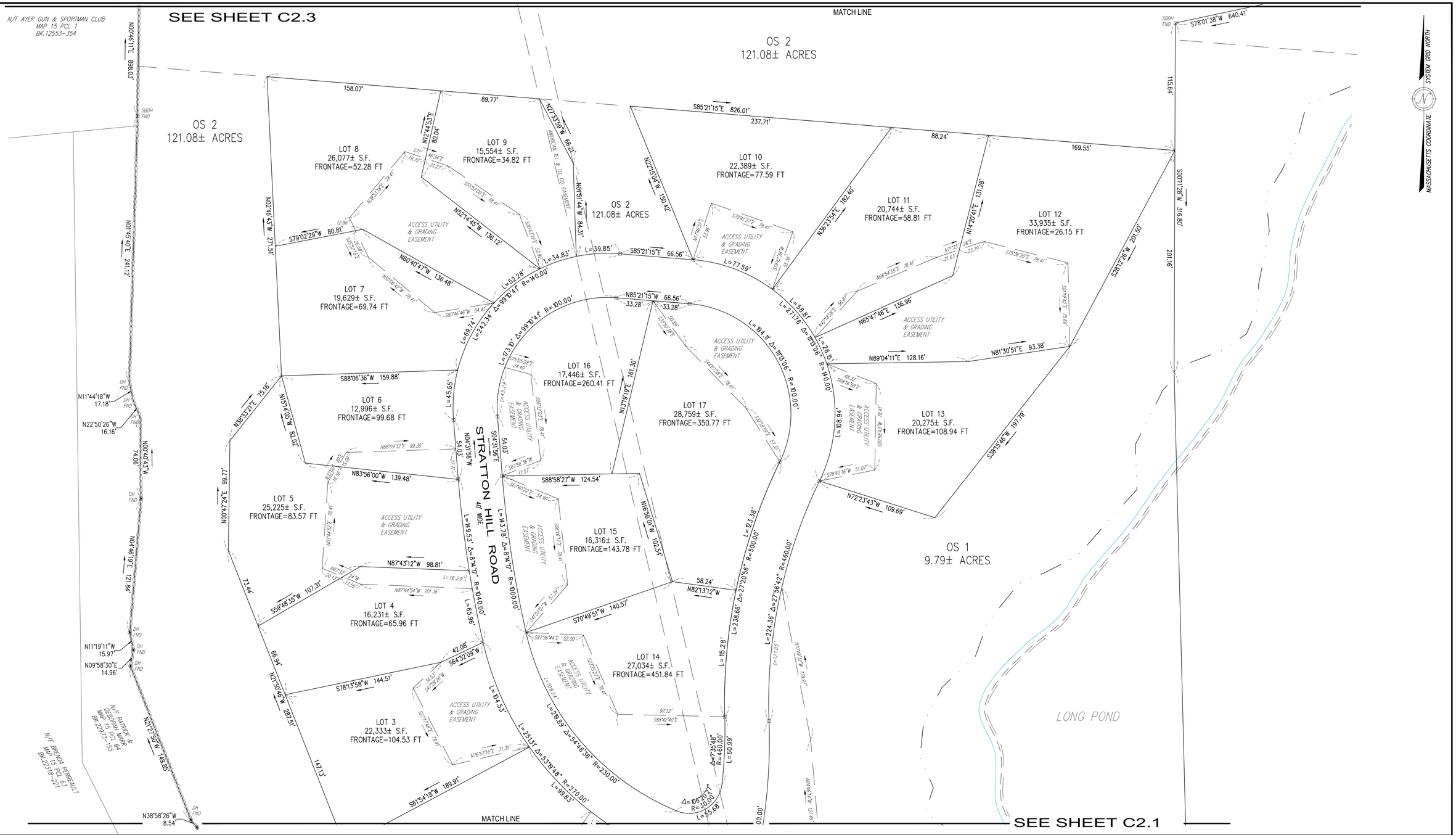
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

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

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
SRD	SRD	SRD	C2.1
DATE: 2/15 2024	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



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AYER PLANNING BOARD

BEING A MAJORITY
DATE APPROVED: _____
DATE ENDORSED: _____

DIG SAFE
1-88-344-7233

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COMMONWEALTH OF MASSACHUSETTS
STANLEY R. DILLIS
No. 33182
PROFESSIONAL LAND SURVEYOR

MARCH 14, 2024
PROFESSIONAL LAND SURVEYOR DATE

DILLIS & ROY
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1 MAIN STREET, SUITE 1
LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

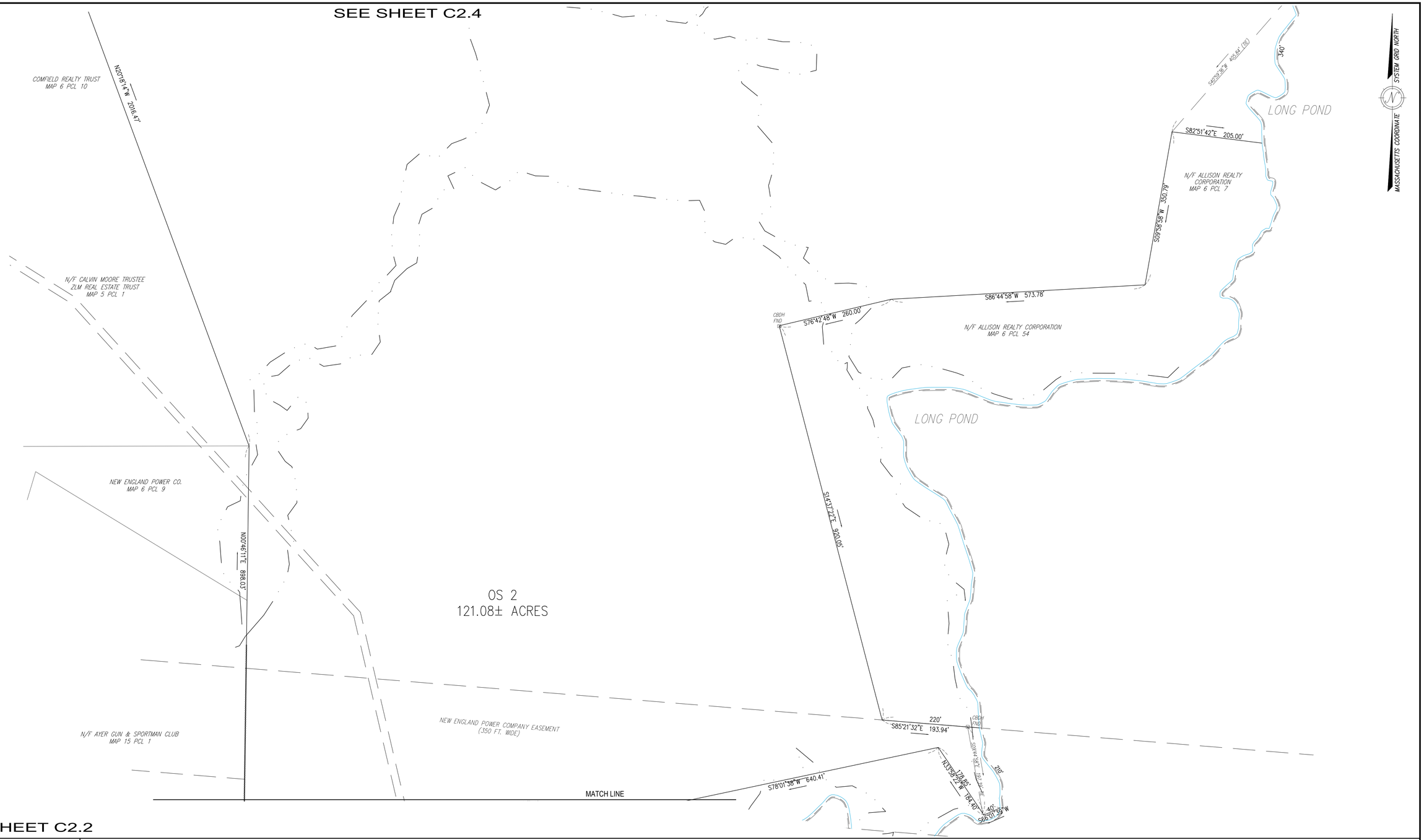
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

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

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

DESIGN BY: SRD	DRAWN BY: SRD	CHECKED BY: SRD	SHEET NO.
DATE: 2/15 2024	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	C2.2



SEE SHEET C2.2

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AYER PLANNING BOARD

BEING A MAJORITY
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COMMONWEALTH OF MASSACHUSETTS
STANLEY R. DILLIS
No. 33182
PROFESSIONAL LAND SURVEYOR

MARCH 14, 2024
PROFESSIONAL LAND SURVEYOR DATE

DILLIS & ROY
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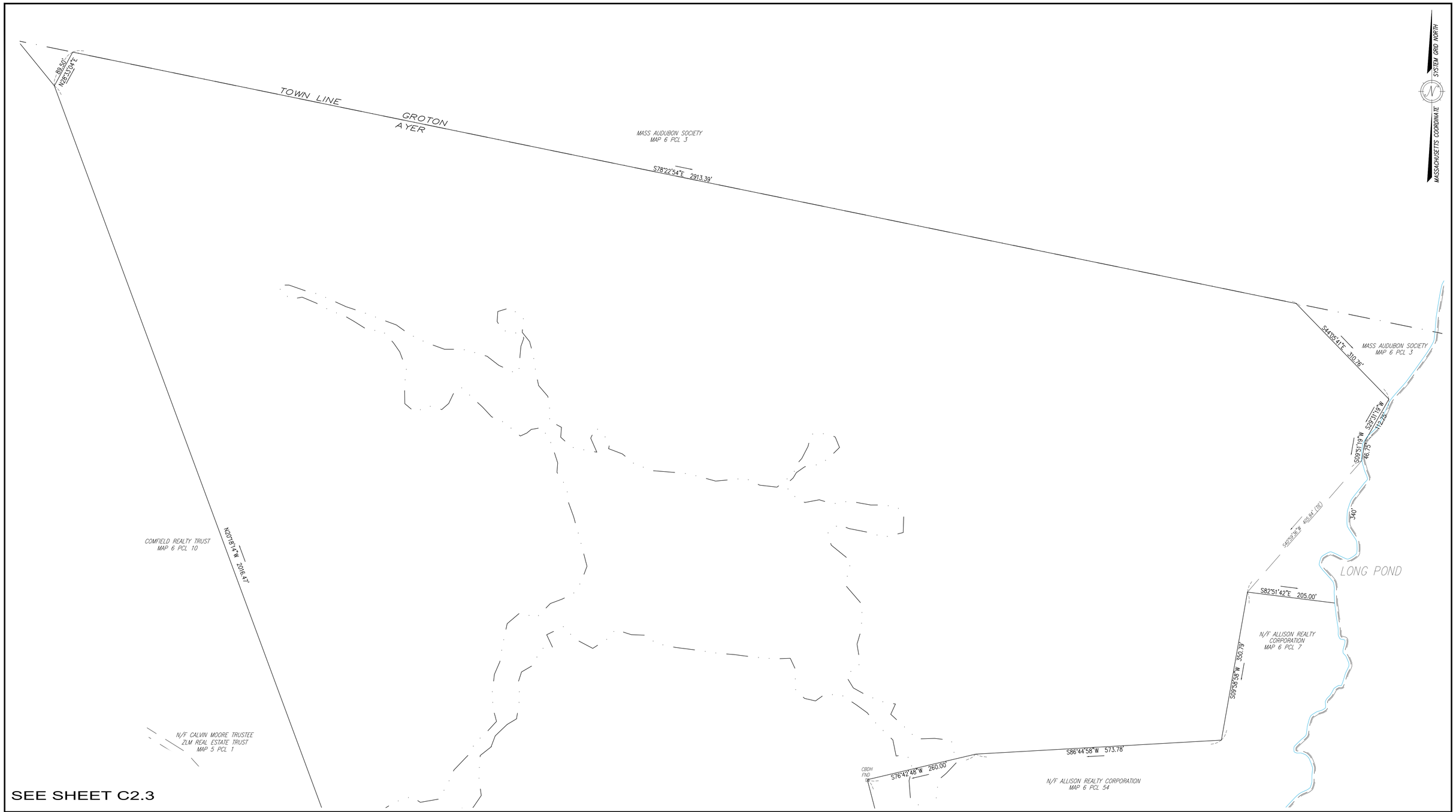
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

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

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
SRD	SRD	SRD	C2.3
DATE: 2/15 2024	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	



SEE SHEET C2.3

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AYER PLANNING BOARD

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COMMONWEALTH OF MASSACHUSETTS
STANLEY R. DILLIS
No. 33182
PROFESSIONAL LAND SURVEYOR

MARCH 14, 2024
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

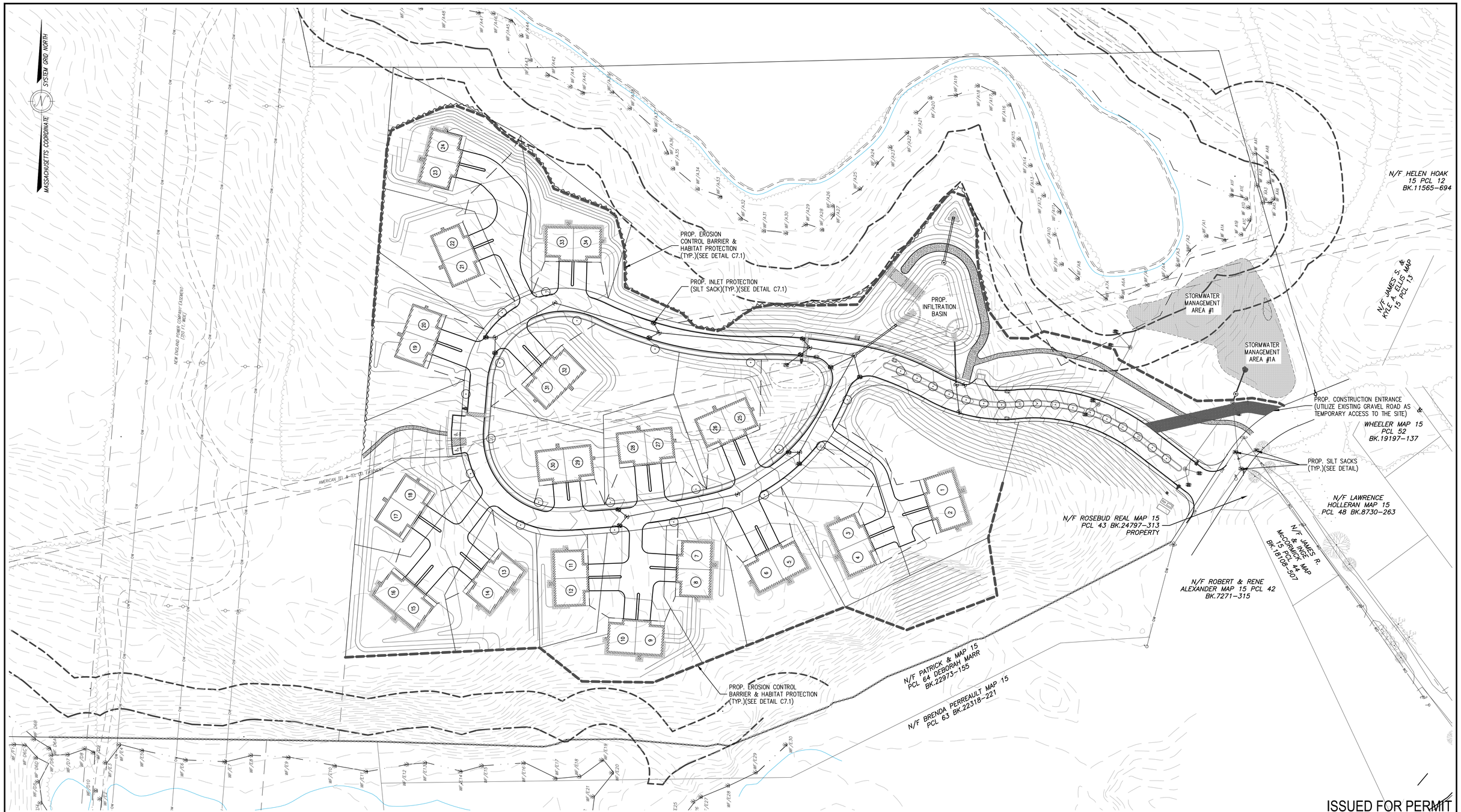
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:

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

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

DESIGN BY: SRD	DRAWN BY: SRD	CHECKED BY: SRD	SHEET NO.
DATE: 2/15 2024	JOB NUMBER: 6083	DRAWING NO. 6083-LLP	C2.4



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AYER PLANNING BOARD

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COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 49278 REGISTERED PROFESSIONAL ENGINEER 4/25/24

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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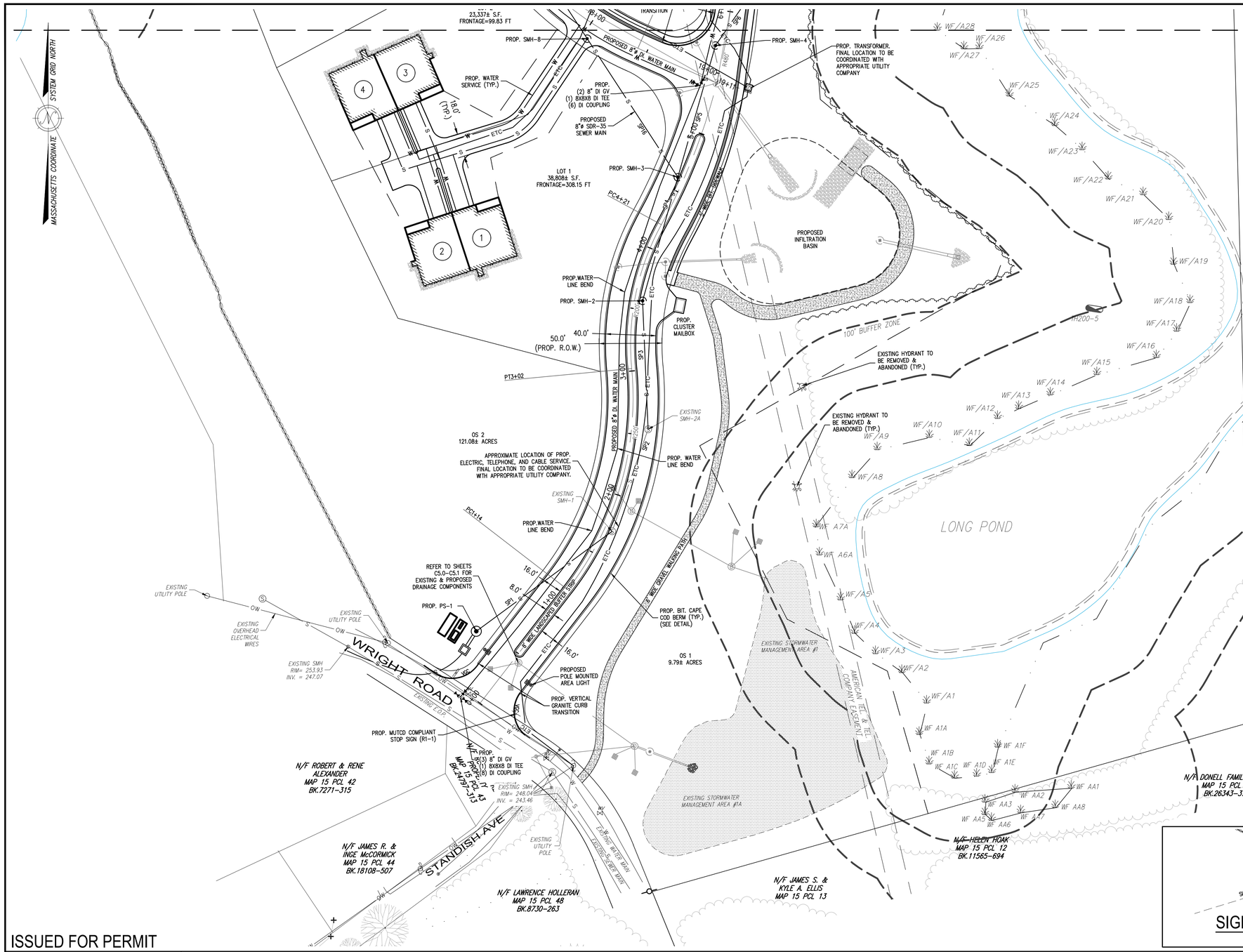
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
SOIL EROSION & SEDIMENTATION CONTROL PLAN
STRATTON HILL

60 0 30 60 120 240
1 in. = 60 ft.

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C3.0
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



SIGN SCHEDULE

FOR TRAFFIC CONTROL SIGNS WITHIN SITE PARKING AND ACCESS DRIVE AREAS. SIGNS SHALL CONFORM TO STANDARDS OF FWHA "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.

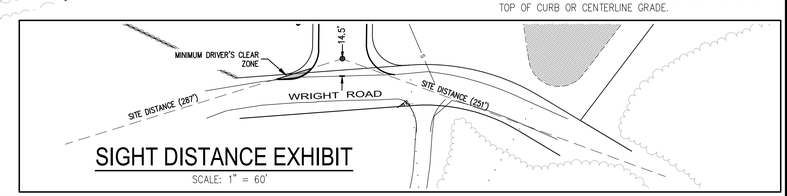
SIGN CODE	SIGN SIZE	LEGEND
R1-1	30"X30"	STOP
W11-2	30"X30"	PEDESTRIAN CROSSING SIGN
W16-7pR	24"X12"	DOWN DIAGONAL RIGHT ARROW
W16-7pL	24"X12"	DOWN DIAGONAL LEFT ARROW

PARKING TABLE

PARKING SPACES	REQUIRED	PROVIDED
PER RESIDENTIAL UNIT	2 SPACES PER UNIT	4 SPACES PER UNIT (2 GARAGE & 2 GUEST)
STREET PARKING	–	4 SPACES
TOTAL	68	140 SPACES

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.



SIGHT DISTANCE EXHIBIT

SCALE: 1" = 60'

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COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 48575 REGISTERED PROFESSIONAL ENGINEER 04/11/24

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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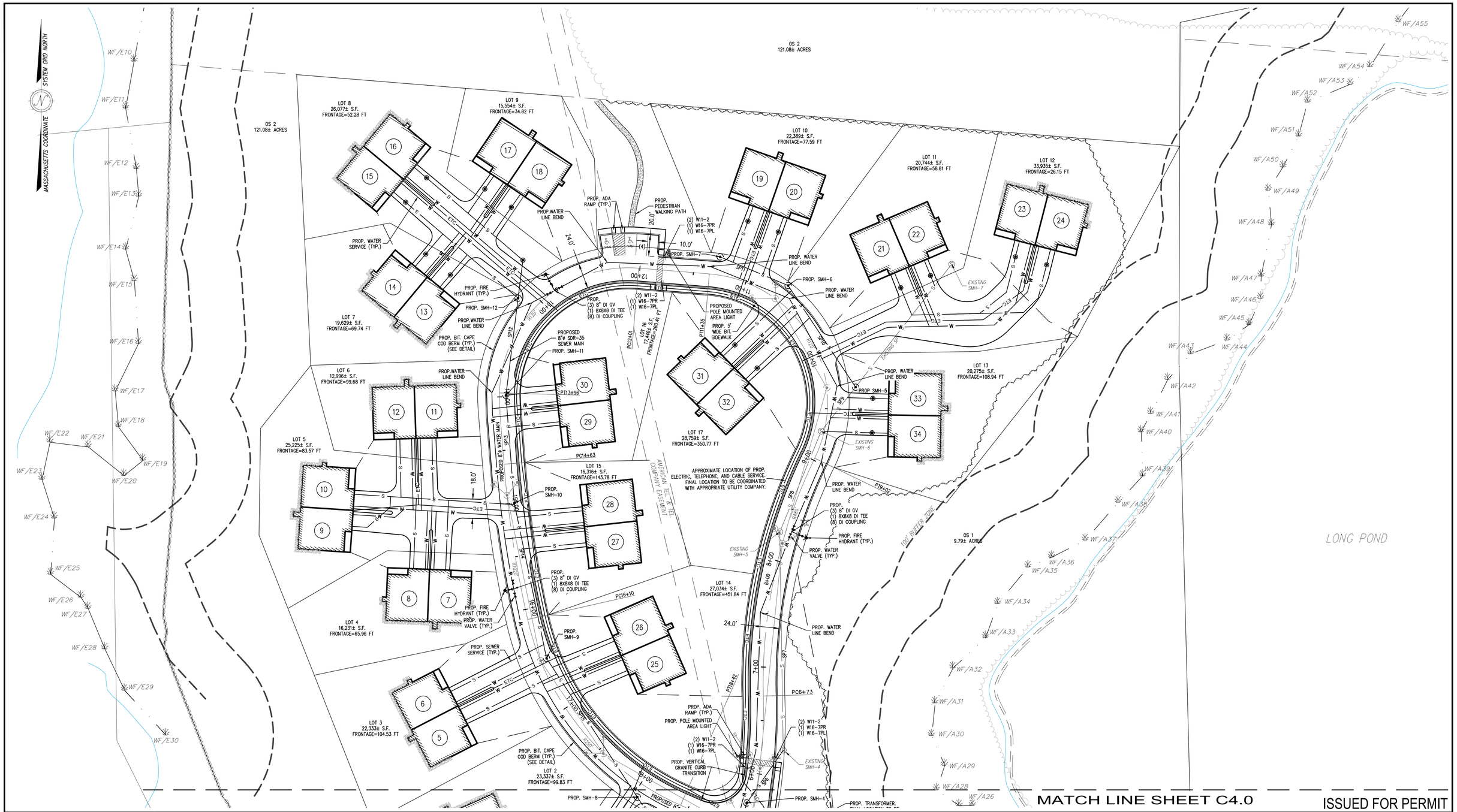
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
UTILITY & LAYOUT PLAN 1
STRATTON HILL

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

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



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BEING A MAJORITY
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COMMONWEALTH OF MASSACHUSETTS
FRANCIS M. McPARTLAN
CIVIL
No. 49578
PROFESSIONAL ENGINEER
04/10/24

PROFESSIONAL LAND SURVEYOR DATE | PROFESSIONAL ENGINEER DATE

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CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1
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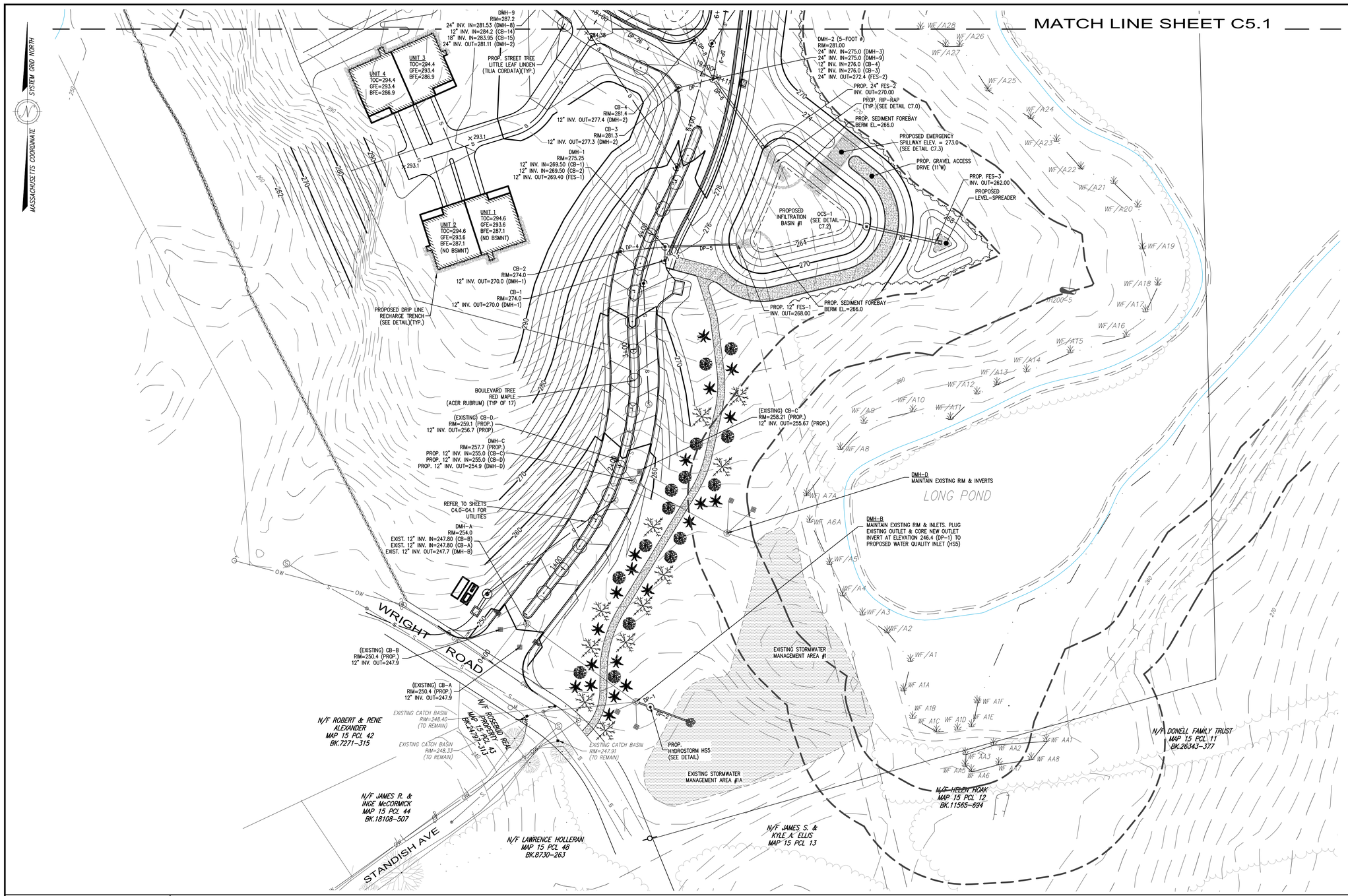
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
UTILITY & LAYOUT PLAN 2
STRATTON HILL

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C4.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



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
TO	RED MAPLE	ACER RUBRUM	40-60'	17
TO	SMALL-LEAVED LIME	TILIA CORDATA	50-70'	19

RE-SEED DISTURBED AREAS SOUTH OF STATION 5+0 WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX (NEWP.COM) PER SUPPLIER'S RECOMMENDATIONS

GENERAL NOTES:

1. 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.

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AYER PLANNING BOARD

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COMMONWEALTH OF MASSACHUSETTS
FRANCIS M McPARTLAN
CIVIL
No. 48575
REGISTERED PROFESSIONAL ENGINEER
3/14/2024

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
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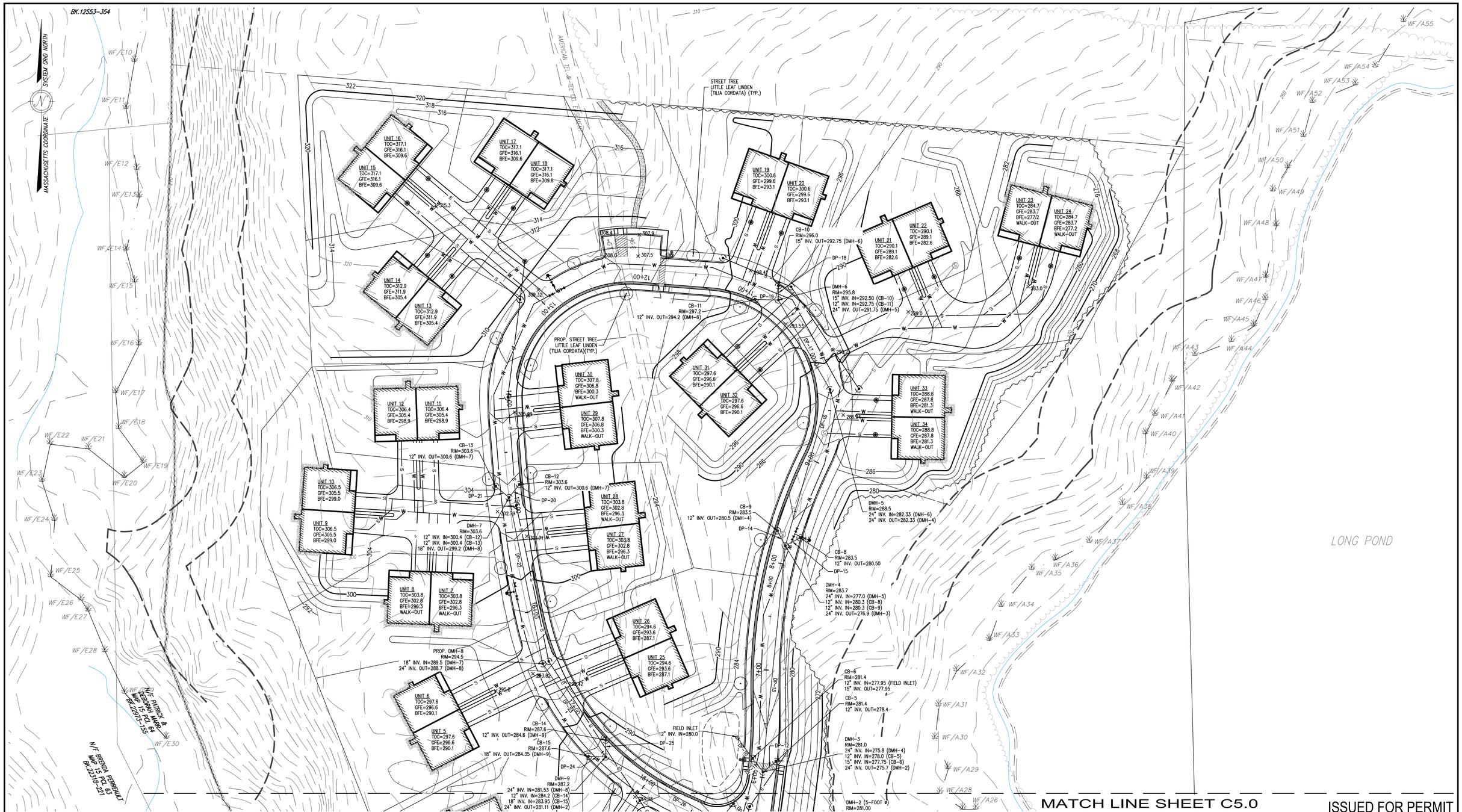
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 1
STRATTON HILL

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C5.0
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: _____

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

COMMONWEALTH OF MASSACHUSETTS
FRANCIS M. McPARTLAN
CIVIL
No. 46578
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:
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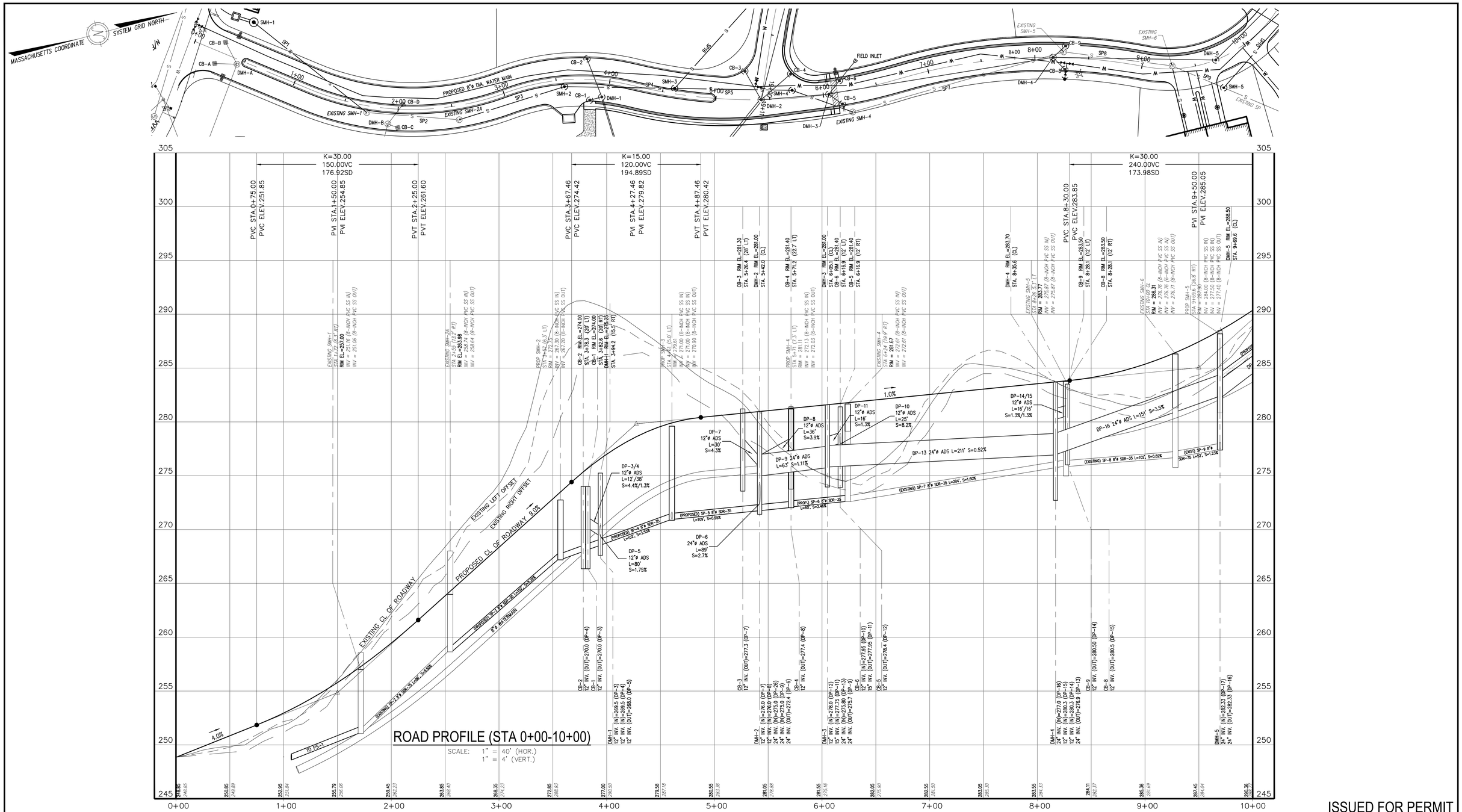
2.	03/14/24	REVISED PER OSRD AND PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
GRADING & DRAINAGE PLAN 2
STRATTON HILL

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C5.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



ISSUED FOR PERMIT

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AYER PLANNING BOARD

BEING A MAJORITY
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COMMONWEALTH OF MASSACHUSETTS
FRANCIS M McPARTLAN
CIVIL
No. 49575
REGISTERED PROFESSIONAL ENGINEER
4/25/2023

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

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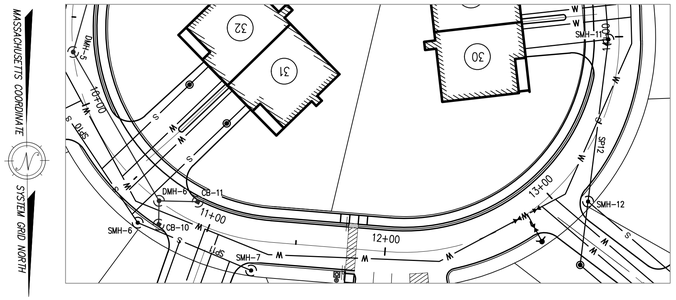
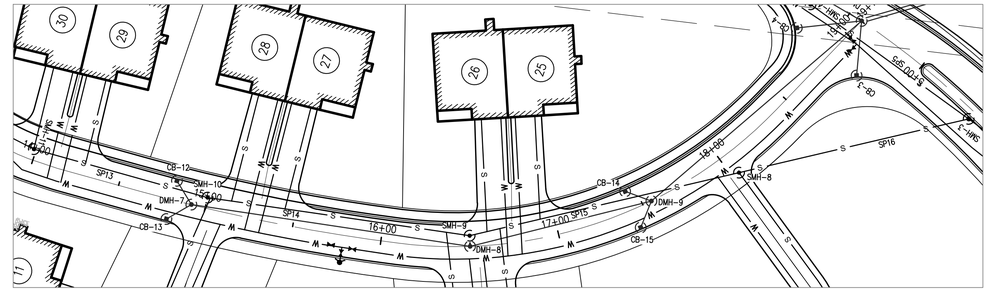
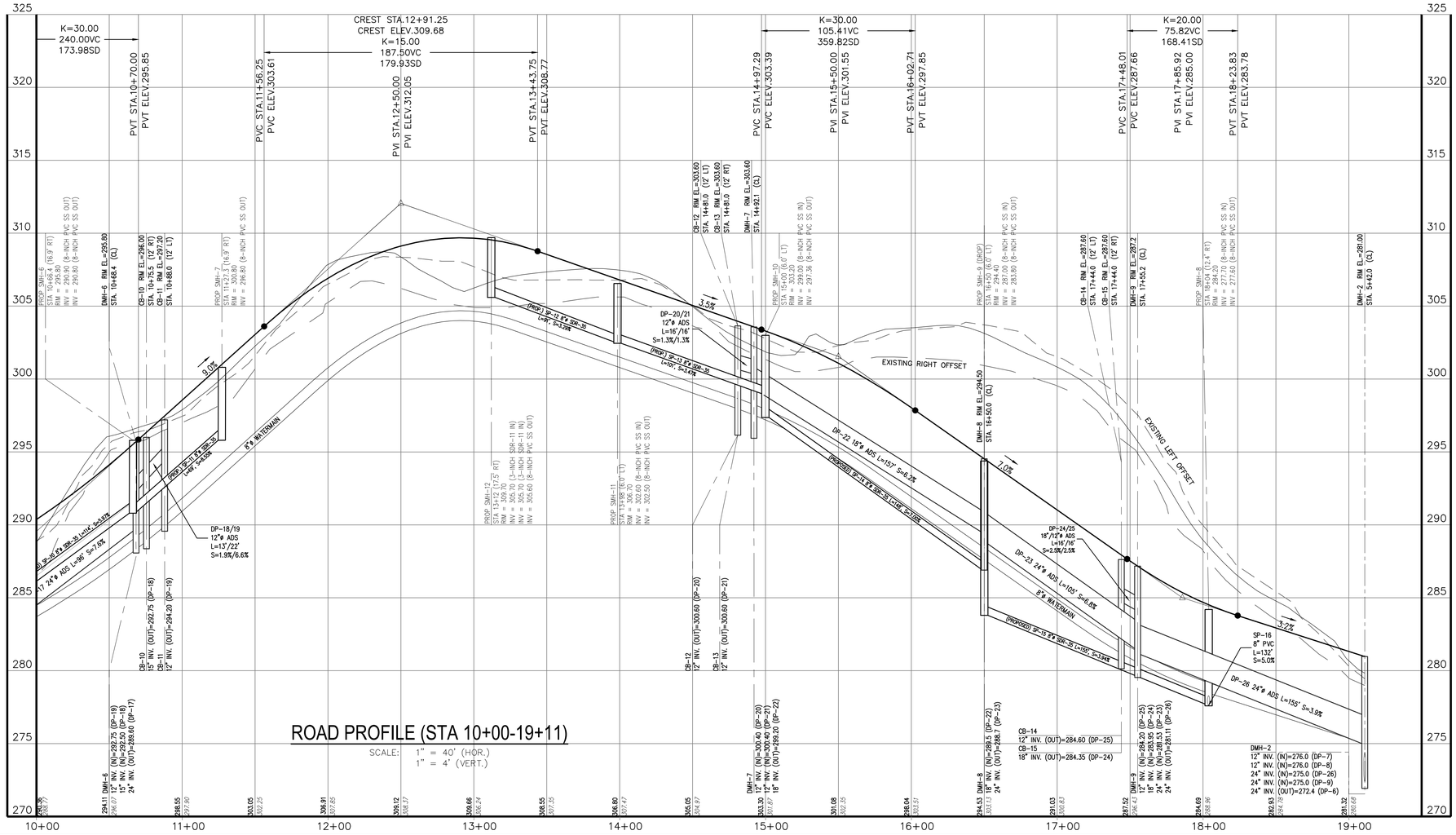
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL

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







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FRANCIS M. McPARTLAN
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4/25/23

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

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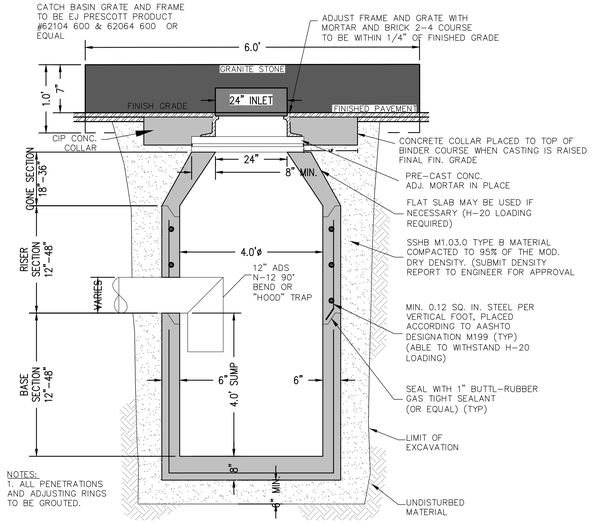
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
PLAN & PROFILE
STRATTON HILL

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

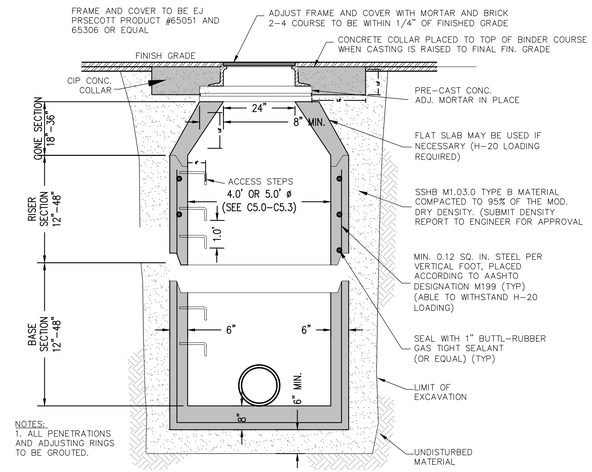
DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C6.1
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



NOTES:
1. ALL PENETRATIONS AND ADJUSTING RINGS TO BE GROUTED.

DEEP SUMP CONCRETE CATCH BASIN

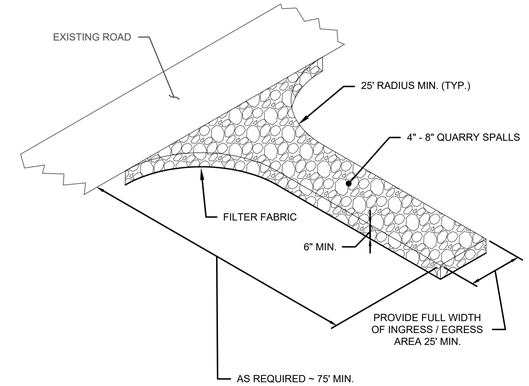
NOT TO SCALE



NOTES:
1. ALL PENETRATIONS AND ADJUSTING RINGS TO BE GROUTED.

DRAIN MANHOLE DETAIL

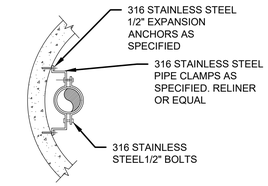
NOT TO SCALE



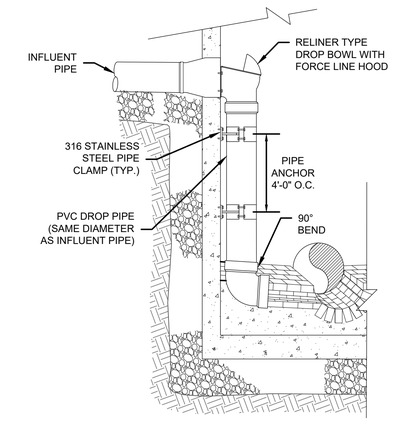
NOTES
1. SLOPE CONSTRUCTION ENTRANCE AWAY FROM PUBLIC ROADWAY.
2. SEDIMENT WASHED ONTO THE PUBLIC ROADWAY SHALL BE CLEANED IMMEDIATELY.
3. EXTEND CONSTRUCTION ENTRANCE LENGTH BY 25' INTERVALS AS REQUIRED.
4. MODIFIED DPW STANDARD DETAIL E-5.1

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



PLAN



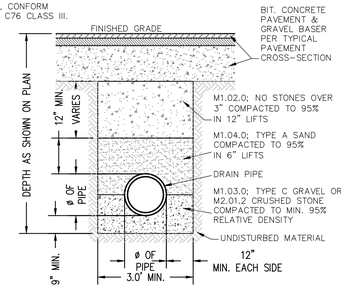
SECTION

NOTES
1. MODIFIED DPW STANDARD DETAIL S-2.5

INTERNAL DROP BOWL CONNECTION

NOT TO SCALE

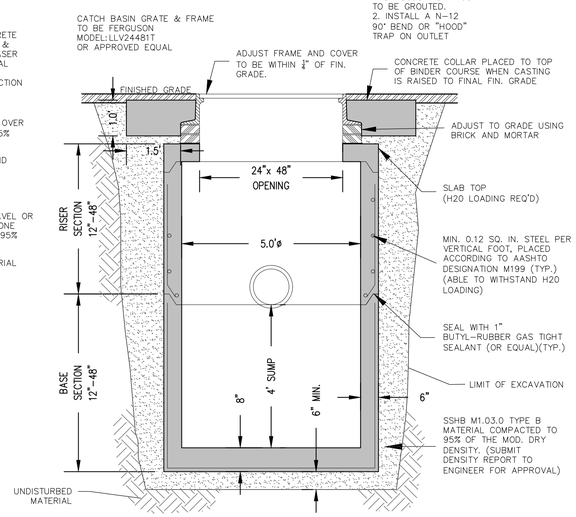
NOTE:
PIPE SHALL CONFORM WITH ASTM C76 CLASS III.



DRAIN PIPE TRENCH DETAIL

NOT TO SCALE

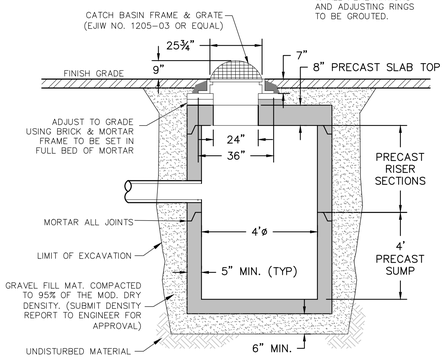
NOTES:
1. ALL PENETRATIONS AND ADJUSTING RINGS TO BE GROUTED.
2. INSTALL A N-12 90° BEND OR "HOOD" TRAP ON OUTLET



DEEP SUMP CONC. DOUBLE CATCH BASIN

NOT TO SCALE

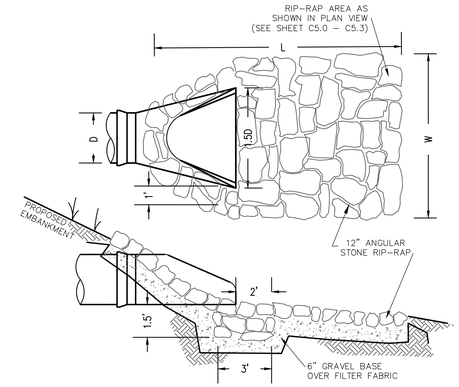
NOTES:
1. ALL PENETRATIONS AND ADJUSTING RINGS TO BE GROUTED.



FIELD BASIN W/ BEEHIVE GRATE

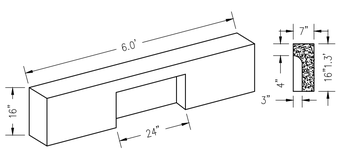
NOT TO SCALE

LOCATION	LENGTH	WIDTH
FES-1	10'	8'
FES-2	20'	10'
FES-3	12'	10'



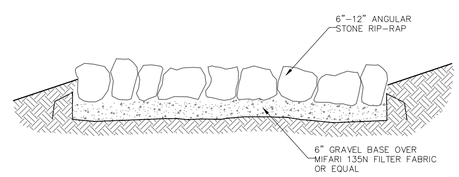
FLARED END SECTION

NOT TO SCALE



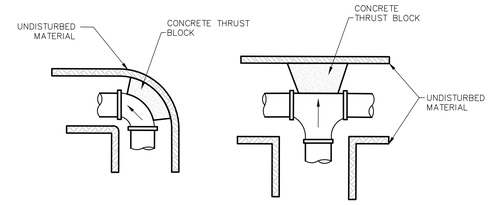
GRANITE CURB INLET

NOT TO SCALE



STONE RIP-RAP DETAIL

NOT TO SCALE



THRUST BLOCK DETAIL

NOT TO SCALE

ISSUED FOR PERMIT

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AYER PLANNING BOARD

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COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 49579 PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY CIVIL DESIGN GROUP
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PLAN REVISIONS

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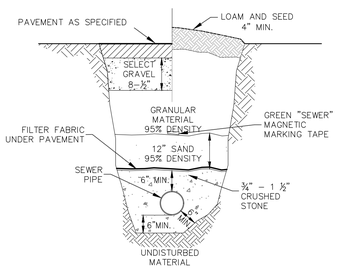
OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 1
STRATTON HILL

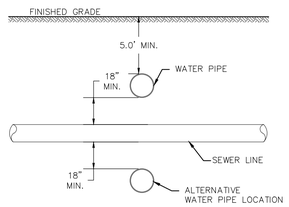
40 0 20 40 80 160
1 in. = 40 ft.

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



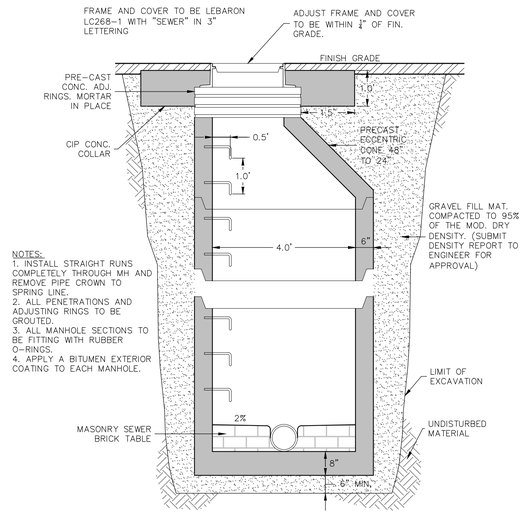
SEWER LINE TRENCH DETAIL

NO SCALE



WATER AND SEWER LINE CROSSING

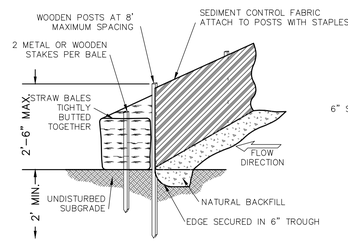
NOT TO SCALE



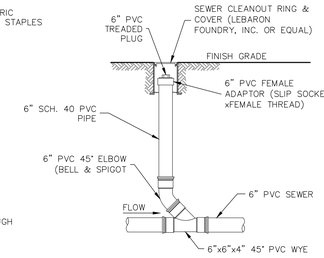
NOTES:
1. INSTALL STRAIGHT RUNS COMPLETELY THROUGH MH AND REMOVE PIPE CROWN TO SPRING LINE.
2. ALL PENETRATIONS AND ADJUSTING RINGS TO BE GROUTED.
3. ALL MANHOLE SECTIONS TO BE FITTING WITH RUBBER O-RINGS.
4. APPLY A BITUMEN EXTERIOR COATING TO EACH MANHOLE.

SEWER MANHOLE DETAIL

NOT TO SCALE

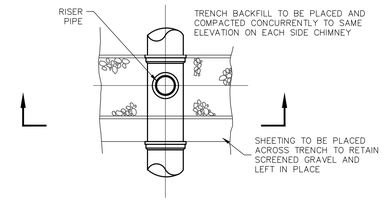


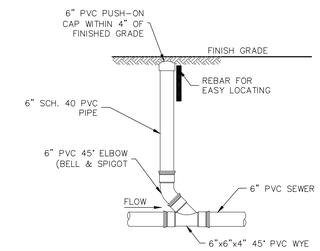
SILTATION BARRIER



SEWER CLEANOUT DETAIL (PAVED AREAS)

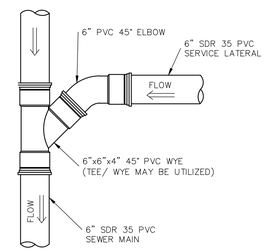
NOT TO SCALE

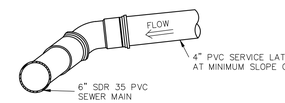




SEWER CLEANOUT DETAIL (GRASS/GARDEN AREAS)

NOT TO SCALE

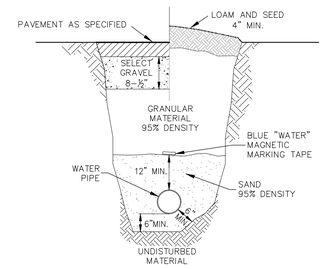




CROSS-SECTION

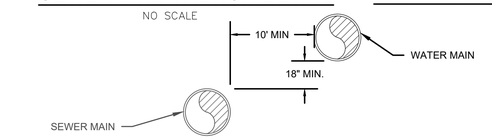
SEWER SERVICE CONNECTION

NO SCALE



WATER MAIN IN TRENCH DETAIL

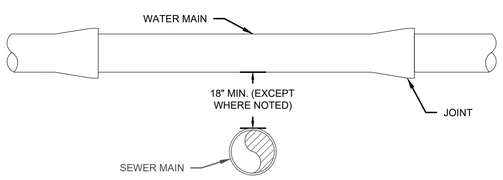
NOT TO SCALE



WATER/SEWER PARALLEL

PARALLEL INSTALLATION

1. NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER MAIN SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.
2. UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET. THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH WITH THE ELEVATION OF THE INVERT OF THE WATER MAIN AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER.



WATER/SEWER CROSSING

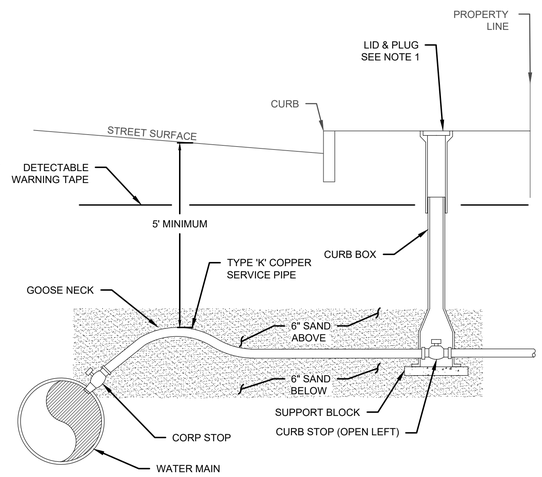
CROSSING INSTALLATION

1. NORMAL CONDITIONS: WHENEVER POSSIBLE, THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER.
2. WHENEVER SEWER MUST CROSS UNDER WATER MAINS, THE SEWER SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHOULD BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

NOTES
1. MODIFIED DPW STANDARD DETAIL W-6.1

WATER/SEWER SEPARATION

NOT TO SCALE

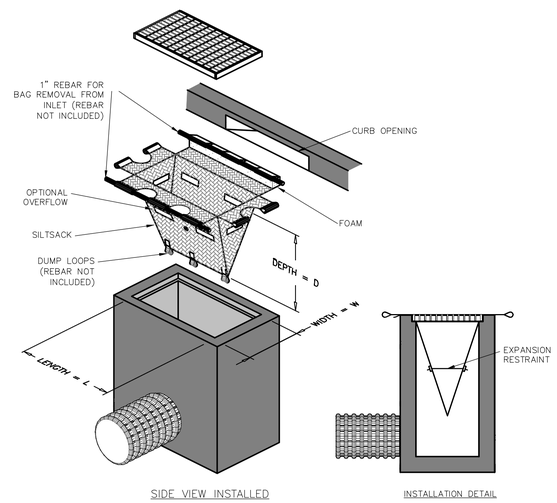


NOTES

1. INSTALL CURB STOP IN GRASS AREA IN BETWEEN BACK OF CURB AND PROPERTY LINE. IF AREA BETWEEN CURB AND PROPERTY LINE IS ENTIRELY SIDEWALK, CURB STOP SHALL BE INSTALLED 2 FEET BEHIND CURB LINE.
2. WATER SERVICE SHALL BE LAID PERPENDICULARLY FROM WATER MAIN TO BUILDING UNLESS OTHERWISE APPROVED OF.
3. SADDLE REQUIRED FOR CONNECTIONS TO AC WATER MAINS AND FOR ALL CONNECTIONS GREATER THAN 1", AND UP TO AND INCLUDING 2".
4. DIRECT TAPS PERMITTED FOR 1" CONNECTIONS TO DI WATER MAINS
5. ALL TAPS MUST BE AT LEAST 3' AWAY FROM APPURTENANCES OR OTHER TAPS.
6. MODIFIED DPW STANDARD DETAIL W-5.1

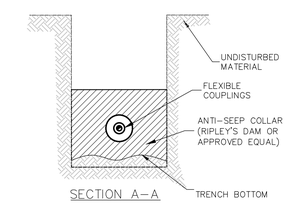
TYPICAL RESIDENTIAL WATER SERVICE

NOT TO SCALE



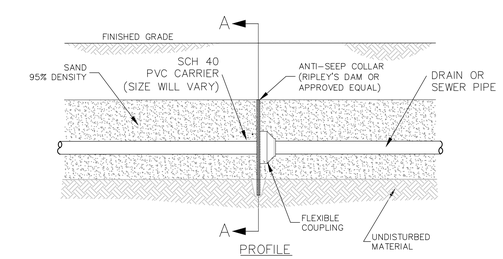
SILT SACK

NOT TO SCALE



FLEXIBLE COUPLING SCHEDULE:

DESCRIPTION	PRODUCT NUMBER
4-8" RIPLY'S DAMN LESS/CPLG.	62388
10-12" RIPLEY'S DAMN LESS/CPLG.	62388 1
15-18" RIPLEY'S DAMN LESS/CPLG.	62388 2
21-24" RIPLEY'S DAMN LESS/CPLG.	62388 3



ANTI-SEEP COLLAR DETAIL (SOIL TRENCH)

NOT TO SCALE

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COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 46278 PROFESSIONAL ENGINEER 4/25/23

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

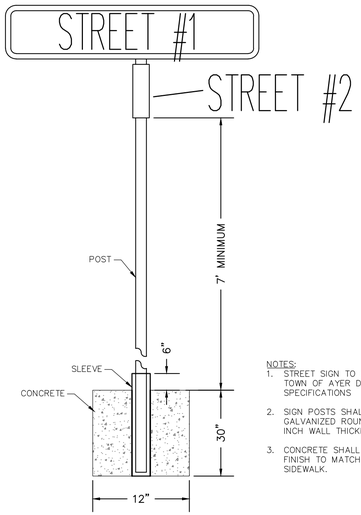
PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV
2.	03/14/24	REVISED PER OSRD & PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 2
STRATTON HILL

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

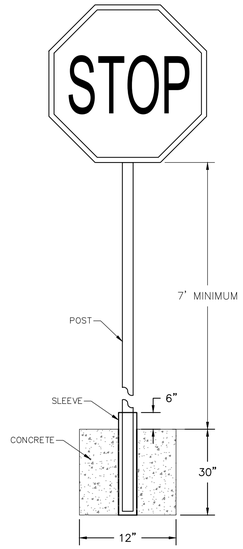
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO.
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	C7.1



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 STREET SIGN

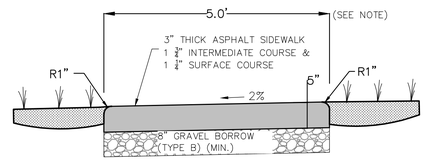
NOT TO SCALE



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.

TYPICAL STOP SIGN(R1-1)

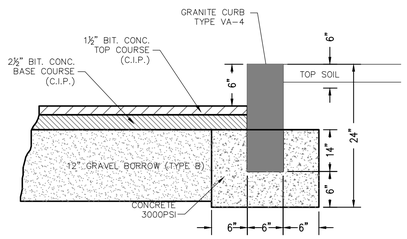
NOT TO SCALE



SIDEWALK DETAIL

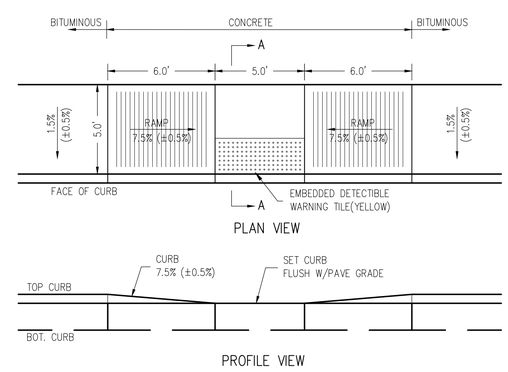
NOT TO SCALE

NOTE:
SIDEWALK TO BE 4" THICK TOTAL, 1.5" SURFACE PLUS 2.5" INTERMEDIATE AT DRIVEWAY CROSSINGS

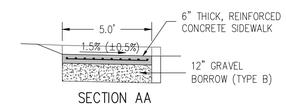


GRANITE CURB DETAIL

NOT TO SCALE

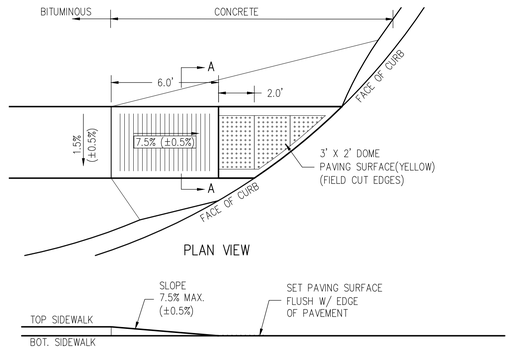


NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
2. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
3. YELLOW DETECTIBLE TRUNCATED DOME WARNING PANELS TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.

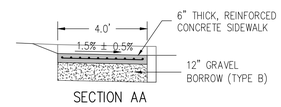


ACCESSIBLE RAMP DETAIL #1

SCALE: 1"=4'

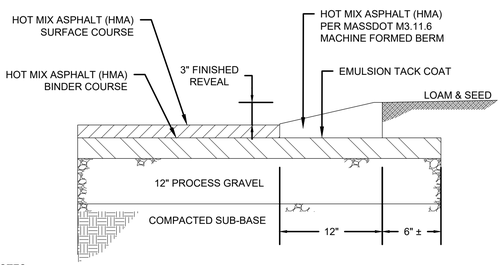


NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
2. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
3. YELLOW DETECTIBLE TRUNCATED DOME WARNING PANELS TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.



ACCESSIBLE RAMP DETAIL #2

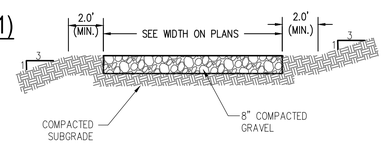
SCALE: 1"=4'



NOTES
1. MONOLITHIC CAPE COD BERM MAY BE INSTALLED WITH SURFACE COURSE GIVEN DPW APPROVAL.
2. MODIFIED DPW STANDARD DETAIL R-3.8

MODIFIED CAPE COD BERM

NOT TO SCALE

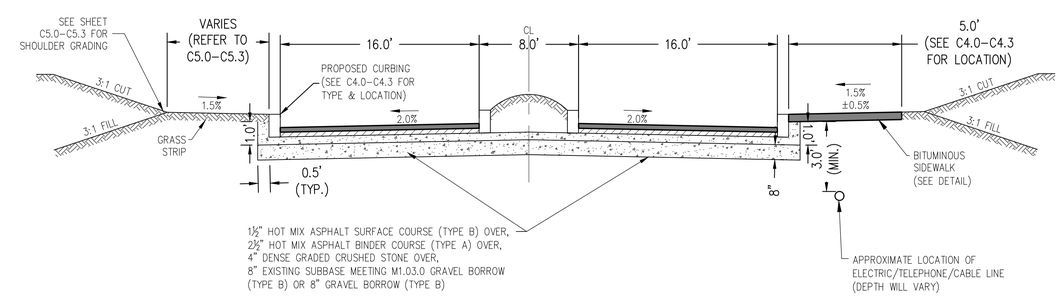


NOTES:
2.) THE ACCESS DRIVES SHALL HAVE A MAXIMUM GRADE OF 12% TO ALLOW VEHICULAR ACCESS TO EACH BASIN.

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.

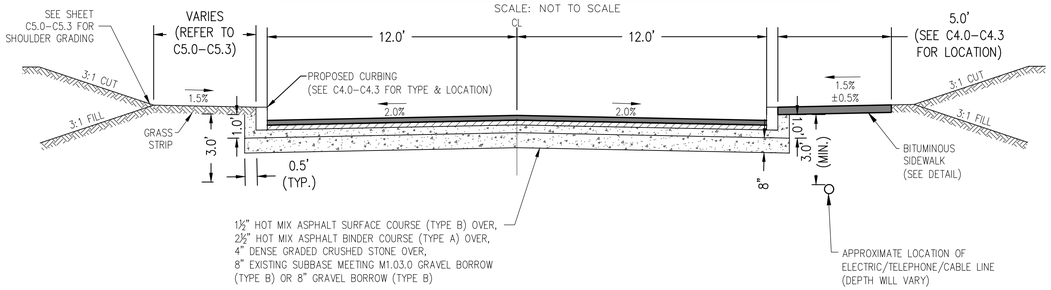
GRAVEL ACCESS DRIVE DETAIL

SCALE 1"=4'



TYPICAL 40' ROAD CROSS-SECTION (STA 0+00 TO 5+42)

SCALE: NOT TO SCALE



TYPICAL 24' ROAD CROSS-SECTION (STA 5+42 TO 19+11)

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: _____

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

COMMONWEALTH OF MASSACHUSETTS
FRANCIS M McPARTLAN
CIVIL
No. 49279
PROFESSIONAL ENGINEER
04/10/24

PROFESSIONAL LAND SURVEYOR DATE | PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
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PLAN REVISIONS

NO.	DATE:	DESCRIPTION:	BY:
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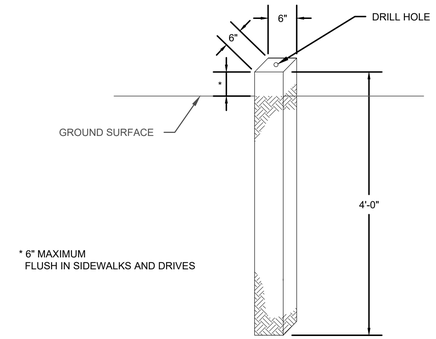
2.	03/14/24	REVISED PER OSRD & PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 3
STRATTON HILL

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

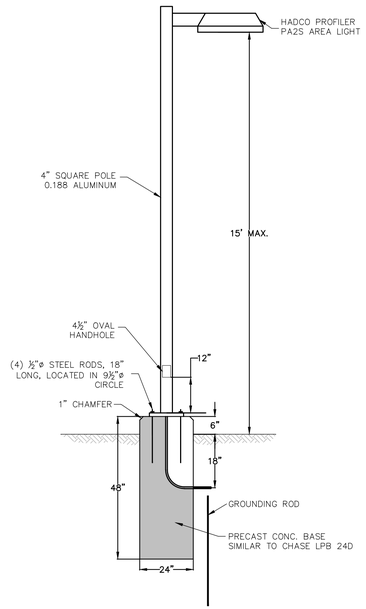
DESIGN BY: RPV/FMM	DRAWN BY: RPV	CHECKED BY: FMM	SHEET NO. C7.2
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	



NOTES
1. TOP AND FOUR SIDES FOR A DISTANCE OF 6" FROM TOP SHALL BE HAMMERED SMOOTH.
2. ALL EXISTING ROADWAY MONUMENTATION SHALL BE INVENTORIED AND PROTECTED. ANY AND ALL PROPOSED IMPACTS SHALL BE BROUGHT TO THE ATTENTION OF THE DPW IMMEDIATELY.
3. REPLACEMENT AND NEW BOUND INSTALLATION SHALL BE DIRECTLY OVERSEEN BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS. SURVEYOR'S NOTES AND SETTING DATA SHALL BE PROVIDED TO AYER DPW.

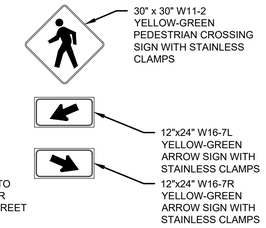
TYPICAL GRANITE BOUND DETAIL

NO SCALE



TYPICAL LIGHT POLE DETAIL

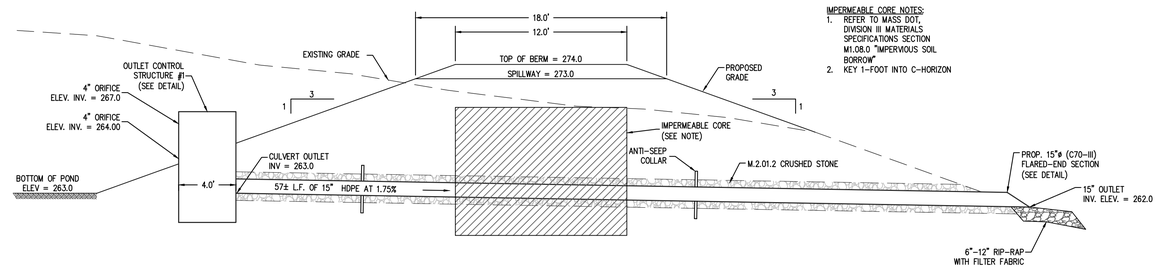
NO SCALE



NOTE: REFER TO SHEET C7.2 FOR ADDITIONAL STREET SIGN DETAILS

PEDESTRIAN CROSSING SIGNAGE DETAIL

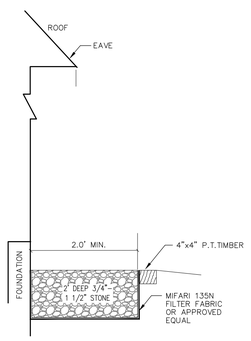
NOT TO SCALE



IMPERMEABLE CORE NOTES:
1. REFER TO MASS DOT, DIVISION III MATERIALS SPECIFICATIONS SECTION M1.08.0 "IMPERVIOUS SOIL BORROW"
2. KEY 1-FOOT INTO C-HORIZON

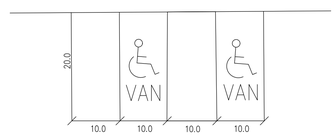
INFILTRATION BASIN BERM CROSS-SECTION

NOT TO SCALE



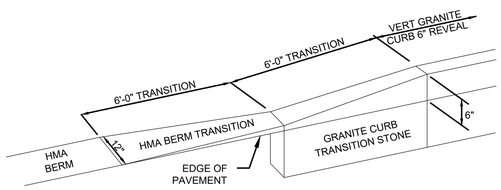
STONE RECHARGE DETAIL

NOT TO SCALE



PARKING DETAIL - H.C. VAN ACCESSIBLE

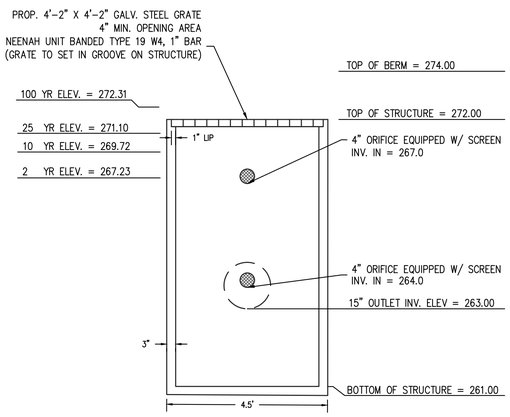
NOT TO SCALE



NOTES
1. MODIFIED DPW STANDARD DETAIL R-3.7

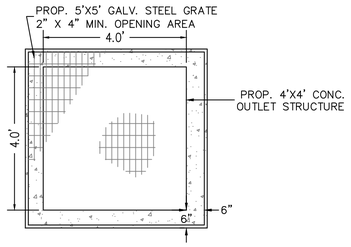
GRANITE CURB TO CAPE COD BERM TRANSITION

NOT TO SCALE



OUTLET STRUCTURE #2 DETAIL

NOT TO SCALE



OUTLET STRUCTURE GRATE DETAIL (TYP.)

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: _____

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

COMMONWEALTH OF MASSACHUSETTS
FRANCIS M McPARTLAN
CIVIL
No. 48578
PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY
CIVIL DESIGN GROUP
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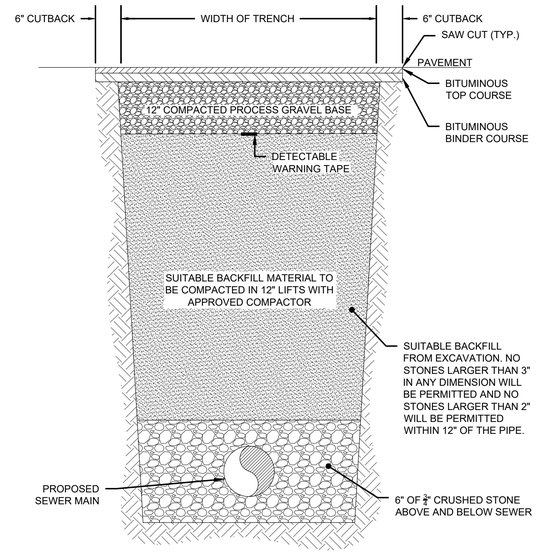
2.	03/14/24	REVISED PER OSRD & PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL 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.
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	C7.3

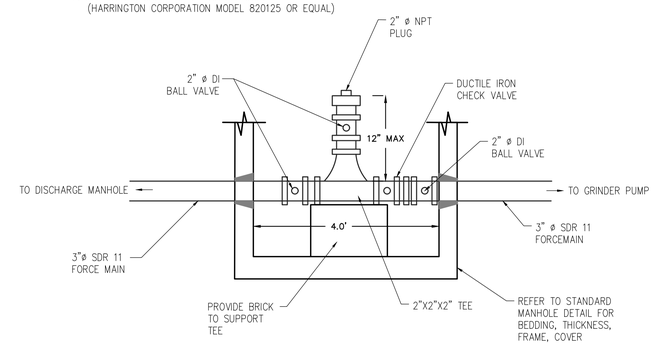


NOTES
1. SKETCH DOES NOT DEPICT REQUIRED SHORING DETAILS. TRENCHES GREATER THAN 5 FOOT DEPTH MUCH BE SHORED PER OSHA REQUIREMENTS.
2. DUCTILE IRON PIPE SHALL BE USED IF COVER IS LESS THAN 3'.
3. MODIFIED DPW STANDARD DETAIL S-1.1

SEWER MAIN TRENCH DETAIL

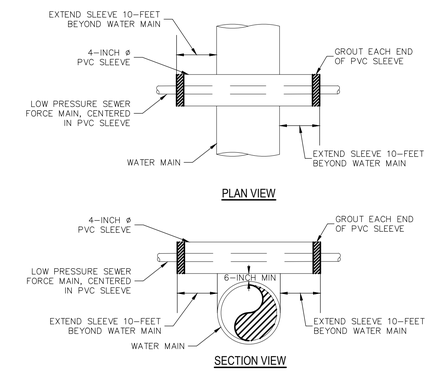
NOT TO SCALE

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)



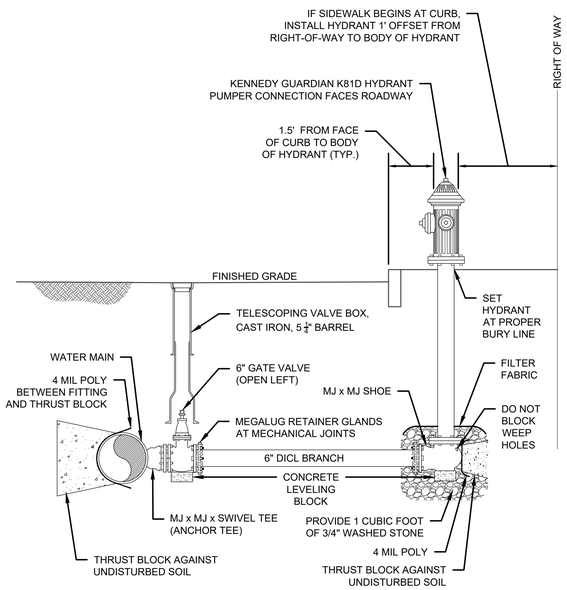
TYPICAL FORCE MAIN CLEANOUT MANHOLE

NOT TO SCALE



LOW PRESSURE SEWER WATER MAIN CROSSING DETAIL

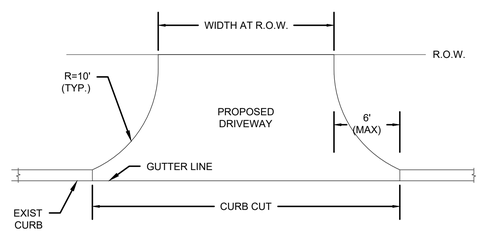
NOT TO SCALE



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



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

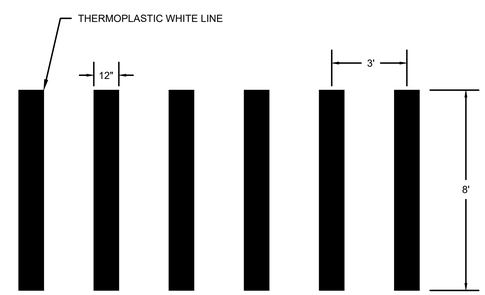
	MINIMUM WIDTH AT R.O.W. (FEET)	MINIMUM CURB CUT (FEET)	MAXIMUM CURB CUT (FEET)
SINGLE FAMILY	12	16	24
COMMON DRIVEWAY	18	22	24
COMMERCIAL	22	24	24*

*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



NOTES
1. MODIFIED DPW STANDARD DETAIL R-9.1

CROSSWALK MARKING DETAIL

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: _____

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

COMMONWEALTH OF MASSACHUSETTS FRANCIS M McPARTLAN CIVIL No. 49575 PROFESSIONAL ENGINEER 04/18/24

PROFESSIONAL LAND SURVEYOR DATE PROFESSIONAL ENGINEER DATE

DILLIS & ROY CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
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OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 5
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"
DP-1	246.40	246.30	13.00	0.008	12.00	DMH-B	HS5 (WQU)
DP-2	246.30	246.00	35.00	0.009	12.00	HS5 (WQU)	SWMA #1A
DP-3	270.00	269.50	11.50	0.044	12.00	CB-1	DMH-1
DP-4	270.00	269.50	38.00	0.013	12.00	CB-2	DMH-1
DP-5	269.40	268.00	80.00	0.018	12.00	DMH-1	FES-1
DP-6	272.40	270.00	89.00	0.027	24.00	DMH-2	FES-2
DP-7	277.30	276.00	30.00	0.043	12.00	CB-3	DMH-2
DP-8	277.40	276.00	36.00	0.039	12.00	CB-4	DMH-2
DP-9	275.70	275.00	63.00	0.011	24.00	DMH-3	DMH-2
DP-10	280.00	277.95	25.00	0.082	12.00	FIELD INLET	CB-6
DP-11	277.95	277.75	16.00	0.013	15.00	CB-6	DMH-3
DP-12	278.40	278.00	16.00	0.025	12.00	CB-5	DMH-3
DP-13	276.90	275.80	211.00	0.005	24.00	DMH-4	DMH-3
DP-14	280.50	280.30	16.00	0.013	12.00	CB-9	DMH-4
DP-15	280.50	280.30	16.00	0.013	12.00	CB-8	DMH-4
DP-16	282.33	277.00	151.00	0.035	24.00	DMH-5	DMH-4
DP-17	289.60	282.33	96.00	0.076	24.00	DMH-6	DMH-5
DP-18	292.75	292.50	13.00	0.019	15.00	CB-10	DMH-6
DP-19	294.20	292.75	22.00	0.066	12.00	CB-11	DMH-6
DP-20	300.60	300.40	16.00	0.013	12.00	CB-12	DMH-7
DP-21	300.60	300.40	16.00	0.013	12.00	CB-13	DMH-7
DP-22	299.20	289.50	157.00	0.062	18.00	DMH-7	DMH-8
DP-23	288.70	281.53	105.00	0.068	24.00	DMH-8	DMH-9
DP-24	284.35	283.95	16.00	0.025	18.00	CB-15	DMH-9
DP-25	284.60	284.20	16.00	0.025	12.00	CB-14	DMH-9
DP-26	281.11	275.00	155.00	0.039	24.00	DMH-9	DMH-2
DP-A	263.00	262.00	57.00	0.018	15.00	INFIL. BASIN	FES-3

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

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COMMONWEALTH OF MASSACHUSETTS
FRANCIS M McPARTLAN
CIVIL
No. 49575
REGISTERED PROFESSIONAL ENGINEER
4/25/24

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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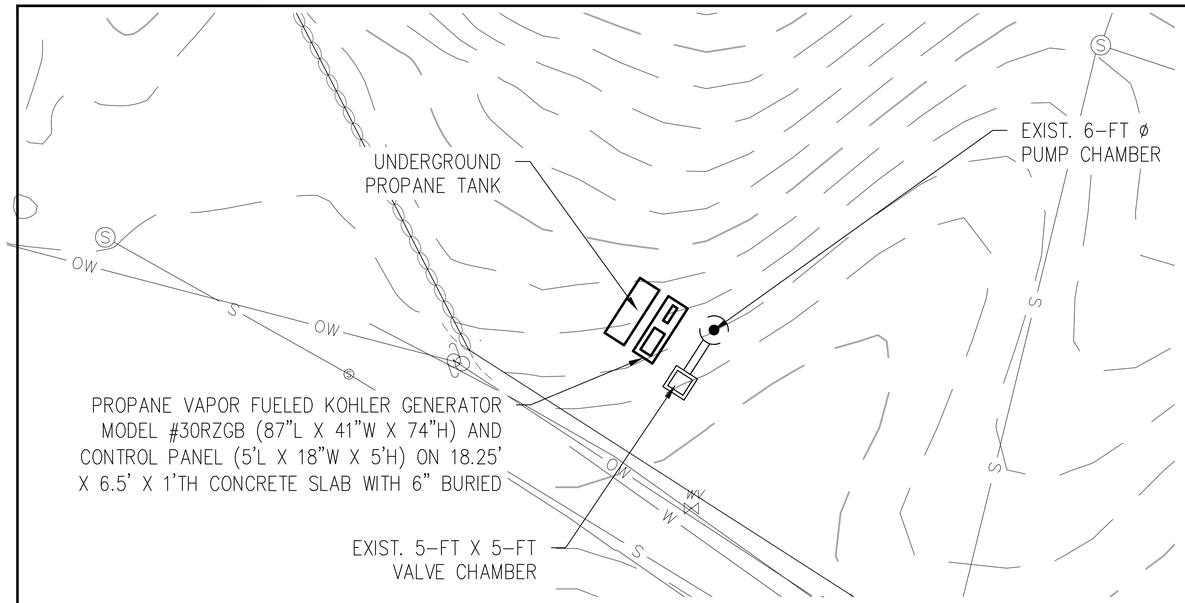
PLAN REVISIONS

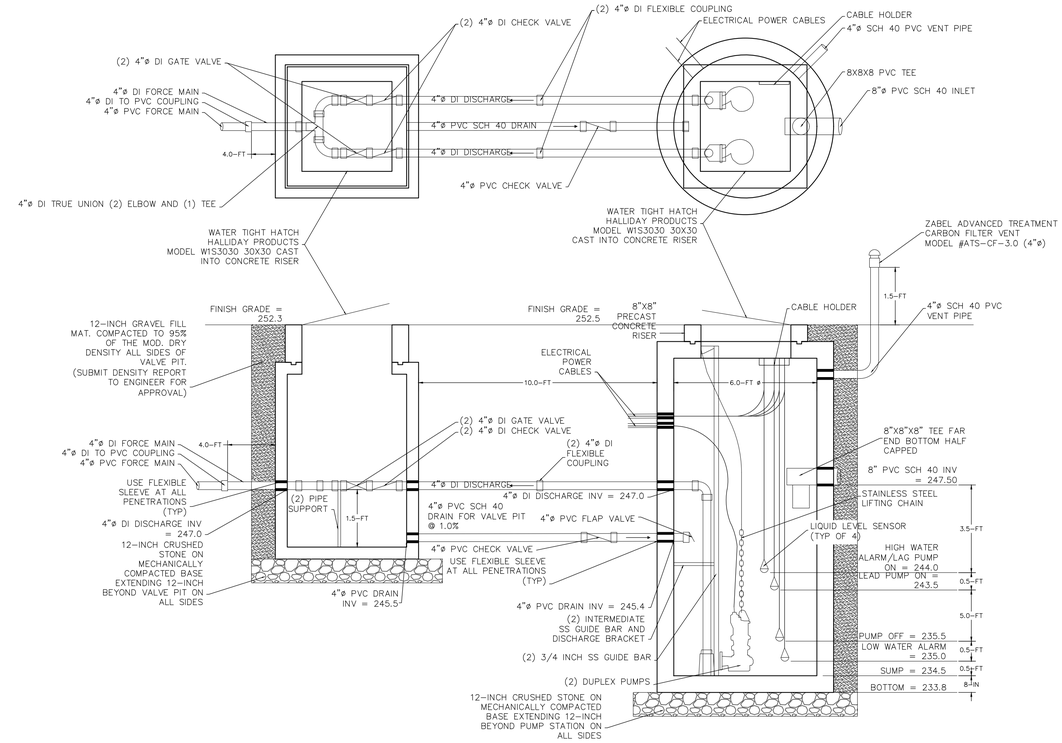
NO.	DATE:	DESCRIPTION:	BY:
1.	10/20/23	REVISED PER PEER REVIEW & TOWN DPW COMMENTS	RPV
2.	03/14/24	REVISED PER OSRD & PEER REVIEW COMMENTS	RPV

OPEN SPACE RESIDENTIAL PLAN
AYER, MASSACHUSETTS
CONSTRUCTION DETAILS 6
STRATTON HILL

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

DESIGN BY:	DRAWN BY:	CHECKED BY:	SHEET NO.
RPV/FMM	RPV	FMM	C7.5
DATE: 4/25/2023	JOB NUMBER: 6083	DRAWING NO. 6083-GRD	





GENERAL NOTES:

1. DESIGN OF THE PUMP STATION AND FORCE MAIN ARE IN ACCORDANCE WITH THE DESIGN CRITERIA OF TR-16.
2. DURING INITIAL CONSTRUCTION PHASES, THE PUMP FLOATS FOR PUMP ON AND HIGH WATER ALARM MAY BE ADJUSTED (LOWERED) TO THE SATISFACTION OF AYER DPW TO ACCOMMODATE THE MINIMAL FLOWS AND REDUCE LONG DETENTION TIME AND POSSIBLE ODORS.

DESIGN FLOW

34 PROPOSED 4 BEDROOM DWELLINGS

34 X 4 X 110 GALLONS PER DAY = 14,960 GPD

PEAK INFLOW

60% DAILY SEWAGE FLOW WITHIN 4 HOURS = 8976 GPD

VALVE PIT

1. VALVE PIT SHALL BE RATED FOR H-20 LOADING. USE EXISTING 5-FT BY 5-FT MANHOLE SECTIONS.
2. VALVE PIT SHALL BE MADE WATERTIGHT USING RUBBER JOINT SEALER AND NON-SHRINK GROUT ALONG ALL JOINTS.

PUMP STATION

1. PUMP STATION SHALL BE RATED FOR H-20 LOADING. USE EXOSTOMG MANHOLE SECTIONS OR APPROVED EQUAL.
2. PUMP STATION SHALL BE MADE WATERTIGHT USING RUBBER JOINT SEALER AND NON-SHRINK GROUT ALONG ALL JOINTS.
3. PUMPS SHALL BE INSTALLED IN A DUPLEX CONFIGURATION AND MOUNTED TO A STAINLESS STEEL GUIDE BAR SYSTEM WITH LIFTING CABLE AND BREAKAWAY FITTINGS TO FACILITATE PUMP REMOVAL AND REPLACEMENT.
4. USE FLYGT GRINDER PUMP NP3127 (OR APPROVED EQUAL), RATED AT 7.5 HP FOR SINGLE PHASE POWER SERVICE WITH VFDS, CAPABLE OF PUMPING AT 175 GPM AT 34 FEET TOTAL DYNAMIC HEAD AT 1740 RPM. ACTUAL PUMP FLOW TO BE FIELD ADJUSTED WITH VFDS TO THE SATISFACTION OF THE AYER DPW.
5. CONTROL PANEL SHALL INCLUDE THE FOLLOWING:
   - 5.1. A VISIBLE FLASHING ALARM LIGHT, HORN, AND SILENCER FOR HIGH WATER ALARM ON A SEPARATE CIRCUIT.
   - 5.2. PUMPS SHALL ALTERNATE LEAD/LAG.
   - 5.3. AUTODIALER TO THE TOWN OF AYER 24-HOUR MONITORING SYSTEM.
   - 5.4. MAIN DISCONNECT SWITCHES AND CIRCUIT BREAKERS.
   - 5.5. RUNTIME METERS
   - 5.6. CYCLE COUNTERS
   - 5.7. ANTI-CONDENSATION HEATER
   - 5.8. LIGHTNING ARRESTOR AND SURGE PROTECTOR
6. EMERGENCY BACKUP POWER TO BE PROVIDED BY STAND ALONE PROPANE POWERED GENERATOR - KOHLER MODEL 30RZGB, OR APPROVED EQUAL.

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

COMMONWEALTH OF MASSACHUSETTS
FRANCIS M McPARTLAN
CIVIL
No. 48579
REGISTERED PROFESSIONAL ENGINEER
3/14/2024

PROFESSIONAL ENGINEER DATE

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