

LEGEND

EXISTING	PROPOSED

FLOOD ZONE INFORMATION

NO PORTION OF BUILDING IS LOCATED IN A FLOOD HAZARD ZONE AS MAPPED BY FEMA. (ESSEX COUNTY, MASSACHUSETTS, FIRM MAP NO. 2509C0238F, EFFECTIVE DATE JULY 3, 2012). NO FIELD ELEVATION SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

SURVEYOR NOTES

- PLOT PLAN FROM A FIELD SURVEY DONE BY RANGER ENGINEERING GROUP, INC. ON NOVEMBER 17 & 24, 2021.
- DEED REFERENCE: BOOK 11492 PAGE 119 ESSEX NORTH REGISTRY OF DEEDS
- PLAN REFERENCE: PL-15034 ESSEX NORTH REGISTRY OF DEEDS
- THE BASIS OF ELEVATION FOR THIS PLAN IS NGVD 1929.

REFERENCE DEEDS:

- BOOK 365 PAGE 48 ESSEX NORTH REGISTRY OF DEEDS
- BOOK 7562 PAGE 257 ESSEX NORTH REGISTRY OF DEEDS
- BOOK 7562 PAGE 268 ESSEX NORTH REGISTRY OF DEEDS
- BOOK 11486 PAGE 140 ESSEX NORTH REGISTRY OF DEEDS
- BOOK 11492 PAGE 119 ESSEX NORTH REGISTRY OF DEEDS

REFERENCE PLANS:

- PL-257
- PL-14459
- PL-15034
- PL-16056
- PL-16057

CONSTRUCTION NOTES:

- CONSTRUCTION**
 - TOPSOIL:**
EXISTING TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM ROADWAY AND BUILDING AREAS AND STOCKPILED.
 - TREES AND STUMPS:**
TREES AND STUMPS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER. STUMPS SHALL NOT BE BURIED ON SITE.
- MATERIALS**
 - BITUMINOUS CONCRETE PAVEMENT:**
PARKING AREAS:
SURFACE COURSE: 1-1/2 INCHES CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1 WEARING COURSE
BINDER COURSE: 2-1/2 INCHES CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1 BINDER COURSE
GRAVEL BASE COURSE: 12 INCHES COMPACTED SUB-BASE, M1.030 TYPE B
 - LANDSCAPE AREAS:**
DISTURBED AREAS NOT COVERED BY STRUCTURES OR PAVEMENT AND NOT OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN SHALL RECEIVE 6 INCHES OF TOPSOIL. THESE AREAS ARE TO BE SEEDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - TRAFFIC CONTROLS:**
ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
- UTILITIES**
 - EXISTING UTILITIES:**
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE SURVEY NOTED ABOVE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING STRUCTURES.
 - PRIVATE UTILITIES:**
THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE OR ELECTRIC). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION OR DEMOLITION.
 - STORM DRAINAGE:**
STORM DRAIN PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH CORRUGATED EXTERIOR, SMOOTH LINED (n=0.013) WITH SOIL TIGHT JOINTS UNLESS OTHERWISE NOTED ON THE GRADING & DRAINAGE PLAN.
 - PROPOSED STRUCTURES:**
RIM ELEVATIONS OF PROPOSED DRAINAGE MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLAN. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.

TP1				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-8"	A	SL	10YR 3/2	
8-22"	B	SL	10YR 4/6	
22-72"	C	LS	2.5Y 5/6	REDOX @ 48"
NO WATER, REFUSAL @ 72"				

TP2				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-16"	A	SL	10YR 3/2	
16-36"	B	SL	10YR 4/6	
36-47"	C	LS	2.5Y 5/6	REDOX @ 40"
REFUSAL @ 47"				

TP3				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-20"	A	SL	10YR 3/2	
20-36"	BW	SL	10YR 4/6	
36-67"	C	SL	2.5Y 4/4	REDOX @ 36"
NO WATER, REFUSAL @ 67"				

TP4				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-24"	A	SL	10YR 3/2	
24-36"	BW	SL	10YR 4/6	
36-57"	C	SL	2.5Y 4/4	REDOX @ 36"
NO WATER, REFUSAL @ 32" - 36" - 57"				

TP5				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-8"	A	SL	10YR 2/2	
8-20"	BW	SL	10YR 4/6	
20-48"	C	LS	2.5Y 4/4	REDOX @ 33"
NO WATER, REFUSAL @ 48"				

TP6				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-10"	A	SL	10YR 2/2	
10-21"	BW	SL	10YR 4/6	
21-57"	C	LS	2.5Y 5/6	REDOX @ 21"
WATER, REFUSAL @ 57"				

TP7				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-10"	A	SL	10YR 2/2	
10-30"	B	SL	10YR 4/6	
30-76"	C	SL	2.5Y 5/6	REDOX @ 17"
WEEPING @ 30", NO REFUSAL				

TP8				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-8"	A	SL	10YR 3/2	
8-26"	B	SL	10YR 4/6	
26-72"	C	LS	2.5Y 4/4	REDOX @ 36"
NO WATER, NO REFUSAL				

TP9				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-17"	A	SL	10YR 3/2	
17-34"	B	SL	10YR 4/6	
34-80"	C	LS	2.5Y 4/4	REDOX @ 42"
NO WATER, REFUSAL AT 80"				

TP10				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-12"	A	SL	10YR 3/2	
12-24"	B	SL	10YR 4/6	
24-56"	C	LS	2.5Y 4/4	REDOX @ 16"
WEEPING AT 24"				

TP11				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-18"	A-FILL	SL	10YR 3/2	
18-32"	B	SL	10YR 4/6	
32-60"	C	LS	2.5Y 5/6	
REFUSAL @ 60"				

TP12				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-8"	A	SL	10YR 3/2	
8-72"	C	LS	2.5Y 5/6	
ROCK @ 48", TOP SIDE				

TP13				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-12"	A	SL	10YR 3/2	
12-21"	B	SL	10YR 4/6	
21-39"	C	LS	2.5Y 5/6	
REFUSAL @ 39"				

CLERKS CERTIFICATION ON THE PLAN
I, THE CLERK OF THE TOWN OF ANDOVER DO HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE

DATE

TOWN OF ANDOVER PLANNING BOARD

NAME

DATE

Ranger Engineering Group, Inc.
13 Red Roof Lane, Suite 203
Salem NH, 03079
Tel: 978-208-1762
rangereng.com



MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS

NOTES & LEGEND
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY

PROJECT 21-194
DATE 2022-03-04
DRAWING SCALE AS NOTED
DRAWN BY DJO
APPROVED BY BCO

CS0002
SHEET 2 OF 14

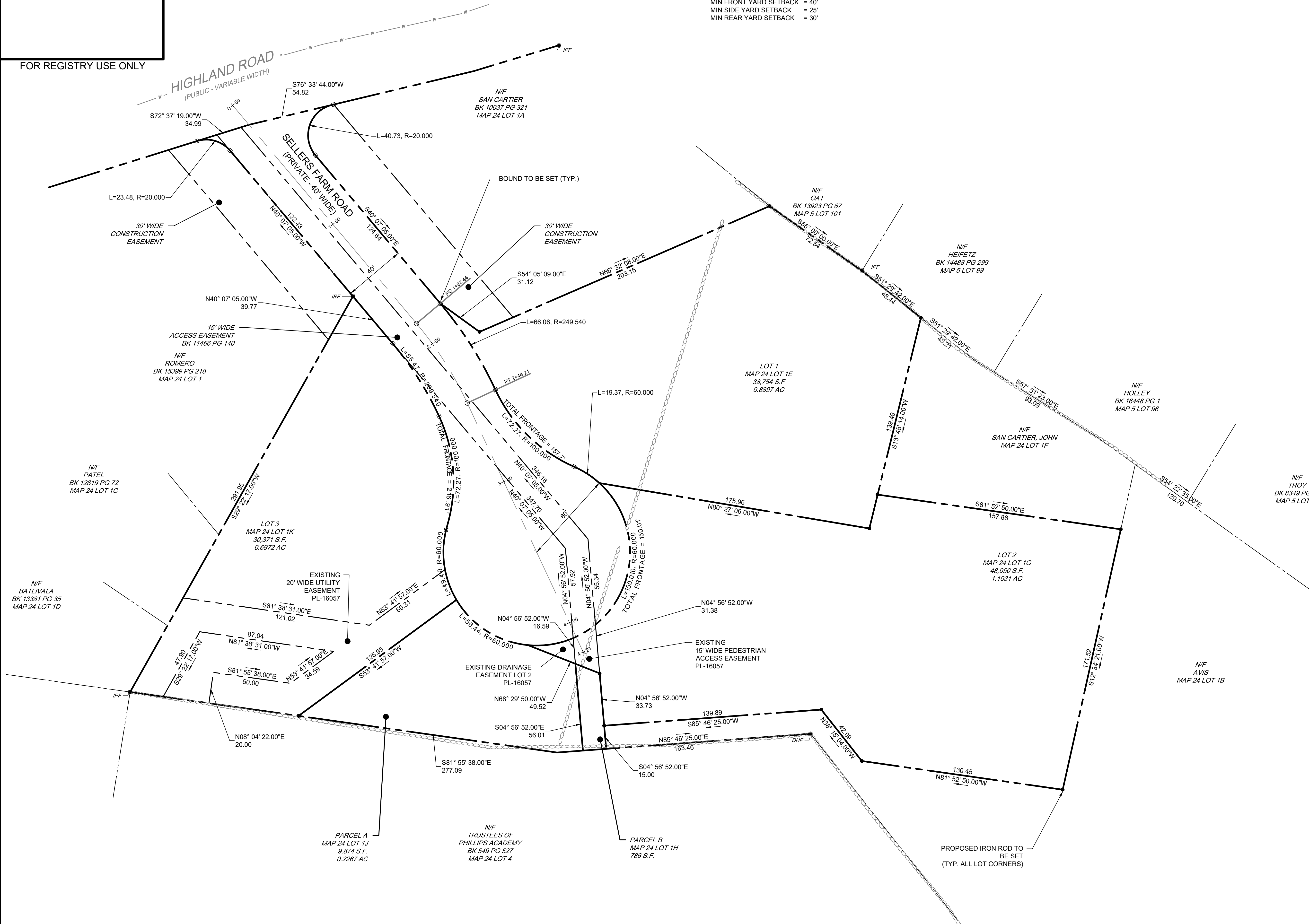
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 PLOT STYLE: TTE15NCS2.dwt
 PROJECT STATUS:

THE PURPOSE OF THIS PLAN IS TO MODIFY THE ROADWAY CONSTRUCTION OF THE ORIGINAL APPROVED DEFINITIVE PLAN FOR SELLERS FARM ESTATES.

THE LOTS ON THIS PLAN ARE AS THEY ARE SHOWN ON THE PLAN ENTITLED DEFINITIVE SUBDIVISION PLAN FOR SELLERS FARM ESTATES IN ANDOVER MASSACHUSETTS DATED MARCH 04, 2005 REVISED TO MARCH 18, 2005 RECORDED AS PLAN #16057 AT THE ESSEX NORTH REGISTRY OF DEEDS

ZONING DISTRICT: SINGLE RESIDENCE B
 MIN LOT AREA = 30,000 SF
 MIN LOT FRONTAGE = 150 FT
 MIN FRONT YARD SETBACK = 40'
 MIN SIDE YARD SETBACK = 25'
 MIN REAR YARD SETBACK = 30'

FOR REGISTRY USE ONLY



CLERKS CERTIFICATION ON THE PLAN
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DATE	
TOWN OF ANDOVER PLANNING BOARD	
NAME	DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOLLOWING:

- THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



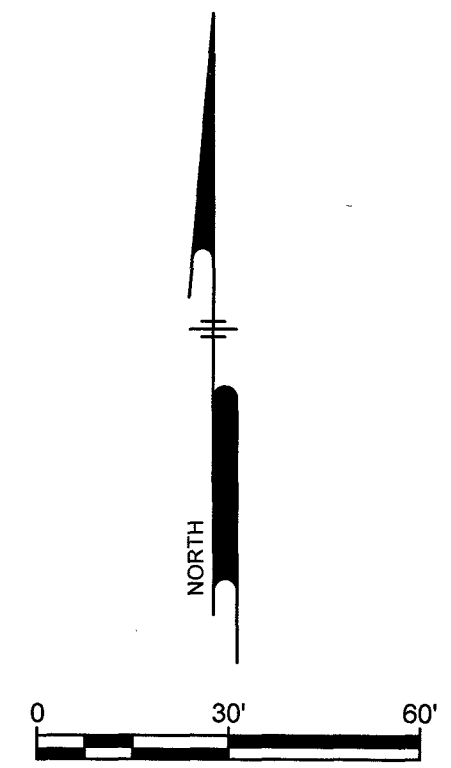
Timothy J. Winings
 TIMOTHY J. WININGS DATE 7/7/2022

MODIFIED DEFINITIVE SUBDIVISION
 LOT PLAN
 SELLERS FARM ROAD, ANDOVER, MA

CS0200

PREPARED FOR:
 LRC BUILDERS, LLC
 475 BOSOTN ROAD
 BILLERICA, MASSACHUSETTS 01821

Ranger Engineering Group, Inc.
 13 Red Roof Lane, Suite 203
 Salem NH, 03079
 Tel: 978-208-1762
 rangereng.com



BENCHMARK: HEX BOLT
IN U-POLE #218
ELEV = 265.08' (NGVD)

SMH
RIM = 264.61'
INV IN = 257.19'
INV OUT = 257.16'

HIGHLAND ROAD
(PUBLIC - VARIABLE WIDTH)

30' WIDE
CONSTRUCTION
EASEMENT

15' WIDE
ACCESS EASEMENT
BK 11466 PG 140

N/F
PATEL
BK 12819 PG 72
MAP 24 LOT 1C

N/F
BATLIVALA
BK 13381 PG 35
MAP 24 LOT 1D

LOT 3
MAP 24 LOT 1K
30,371 S.F.
0.6972 AC

PARCEL A
MAP 24 LOT 1J
9,874 S.F.
0.2267 AC

N/F
TRUSTEES OF
PHILLIPS ACADEMY
BK 549 PG 527
MAP 24 LOT 4

PARCEL B
MAP 24 LOT 1H
786 S.F.

N/F
SAN CARTIER
BK 10037 PG 321
MAP 24 LOT 1A

LOT 1
MAP 24 LOT 1E
38,754 S.F.
0.8897 AC

N/F
OAT
BK 13823 PG 67
MAP 5 LOT 101

N/F
HEIFETZ
BK 14488 PG 299
MAP 5 LOT 99

N/F
HOLLEY
BK 16448 PG 1
MAP 5 LOT 96

N/F
SAN CARTIER, JOHN
MAP 24 LOT 1F

N/F
TROY
BK 8349 PG 42
MAP 5 LOT 95

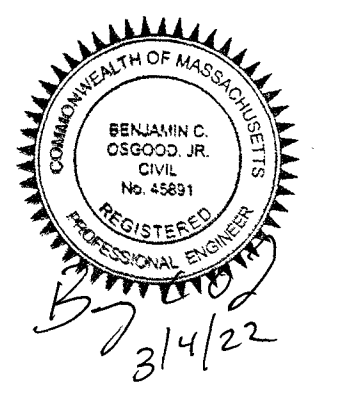
CLERKS CERTIFICATION ON THE PLAN
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WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND
RECORDING OF SAID NOTICE

DATE

TOWN OF ANDOVER PLANNING BOARD

NAME DATE

Ranger Engineering Group, Inc.
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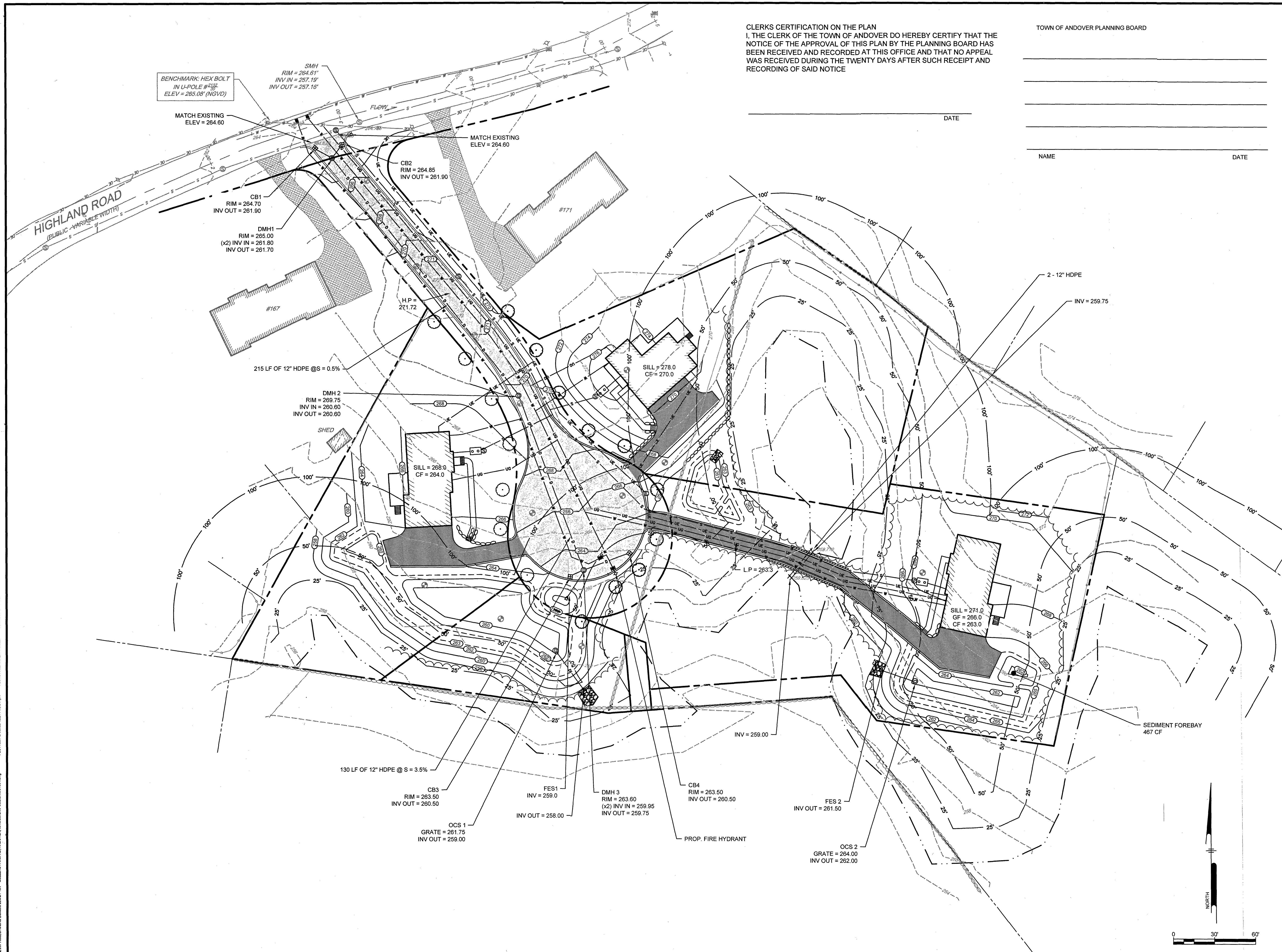
MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS
EXISTING CONDITIONS PLAN
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO	DATE	REVISIONS	BY

PROJECT 21-194
DATE 2022-03-04
DRAWING SCALE AS NOTED
DRAWN BY DJO
APPROVED BY BCO
CS0201
SHEET 4 OF 14

PLOTTED: 3/02/22 12:21 PM BY: BJK PROJECT STATUS: PLOTSTYLE: T11EN_VCS.dwg
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- NOTES:
1. WETLANDS DELINEATED BY NORSE ENVIRONMENTAL IN NOVEMBER 2021
 2. EXISTING CONDITIONS FROM A SURVEY PERFORMED BY RANGER ENGINEERING GROUP IN NOVEMBER AND DECEMBER OF 2021



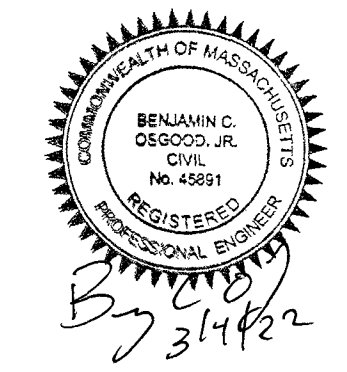
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TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

PLOTTED: 3/4/2022 12:27 PM BY: JRM
 PLOT STYLE: TTI ENHANCED
 PROJECT STATUS:
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Ranger Engineering Group, Inc.
 13 Red Roof Lane, Suite 203
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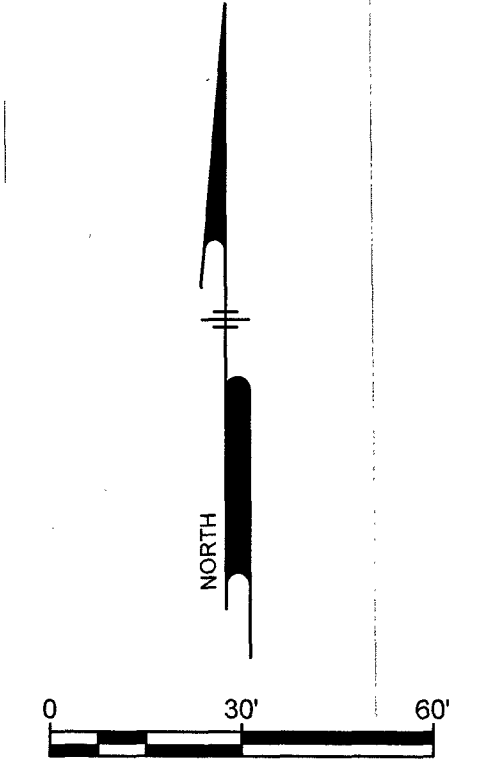
MODIFIED DEFINITIVE SUBDIVISION
 SELLERS FARM ROAD
 ANDOVER, MASSACHUSETTS

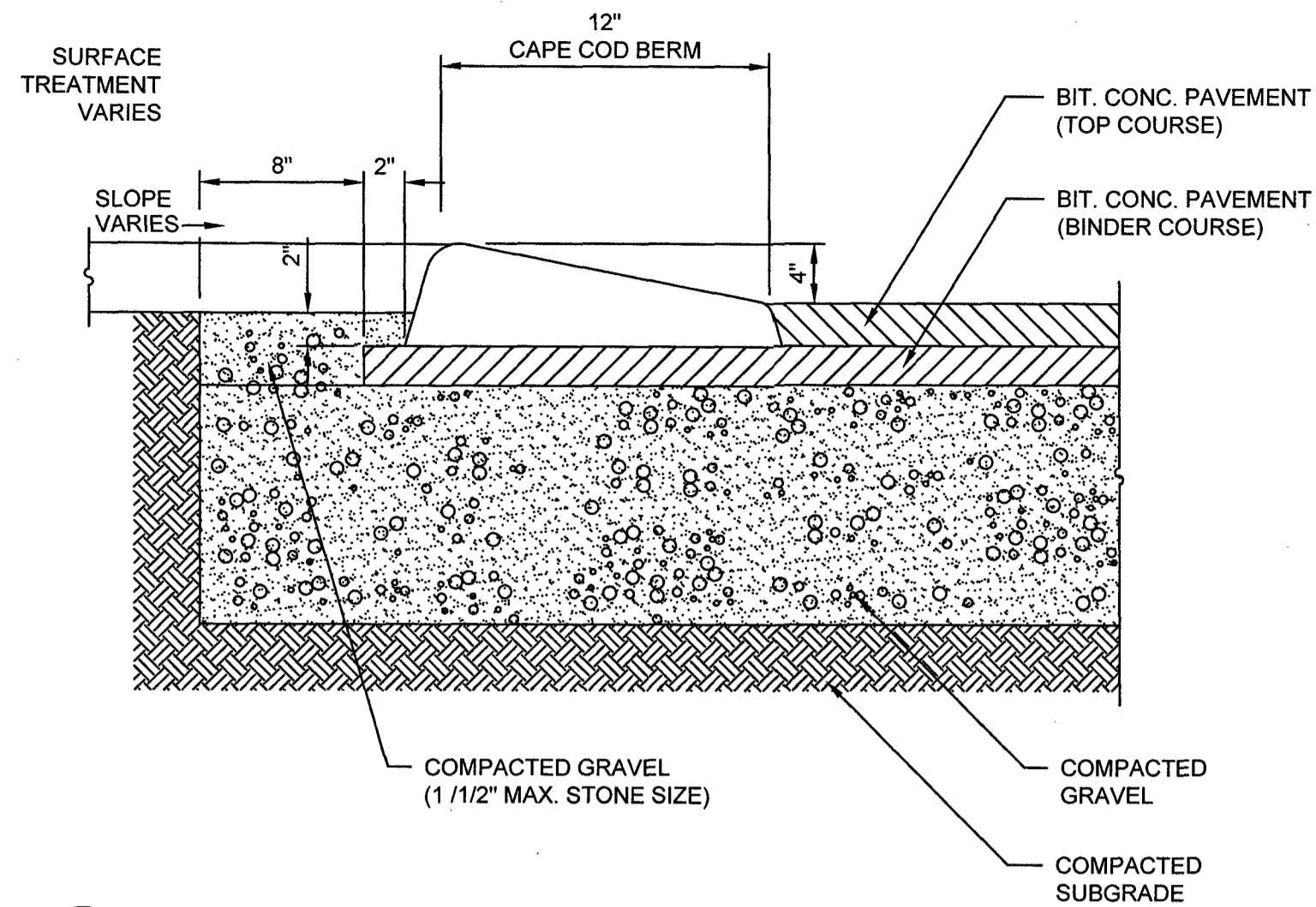
GRADING AND DRAINAGE PLAN
 PREPARED FOR
 LRC BUILDERS LLC
 475 BOSTON ROAD
 BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY

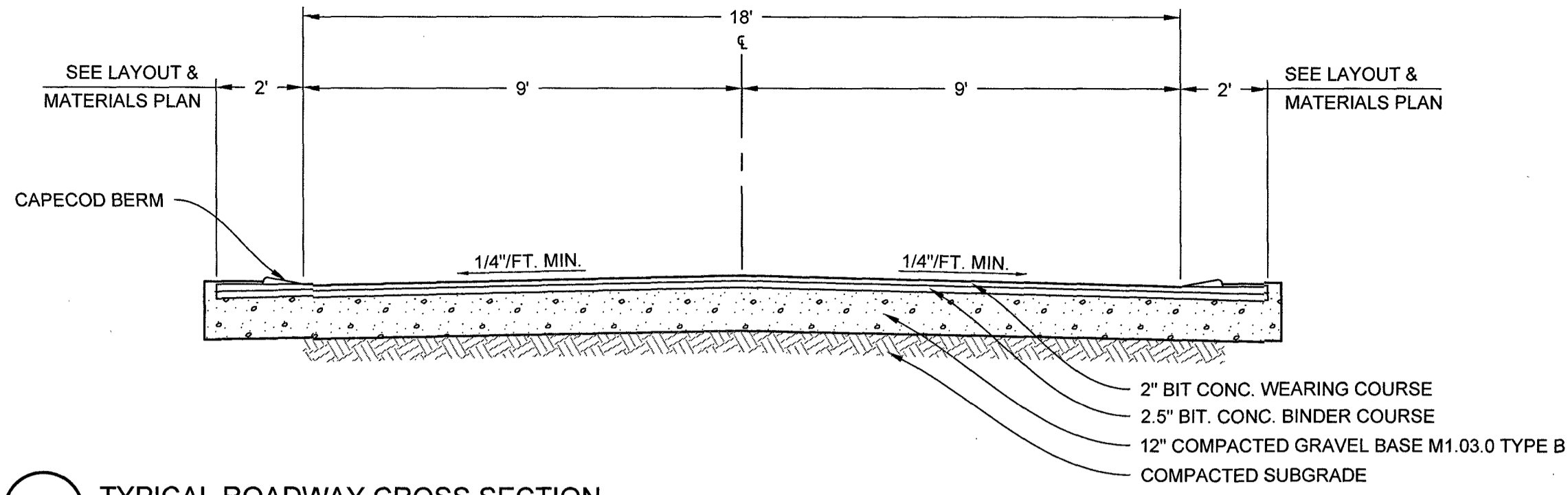
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 DATE: 2022-03-04
 DRAWING SCALE: AS NOTED
 DRAWN BY: DJO
 APPROVED BY: BCO

CS1501
 SHEET 6 OF 14

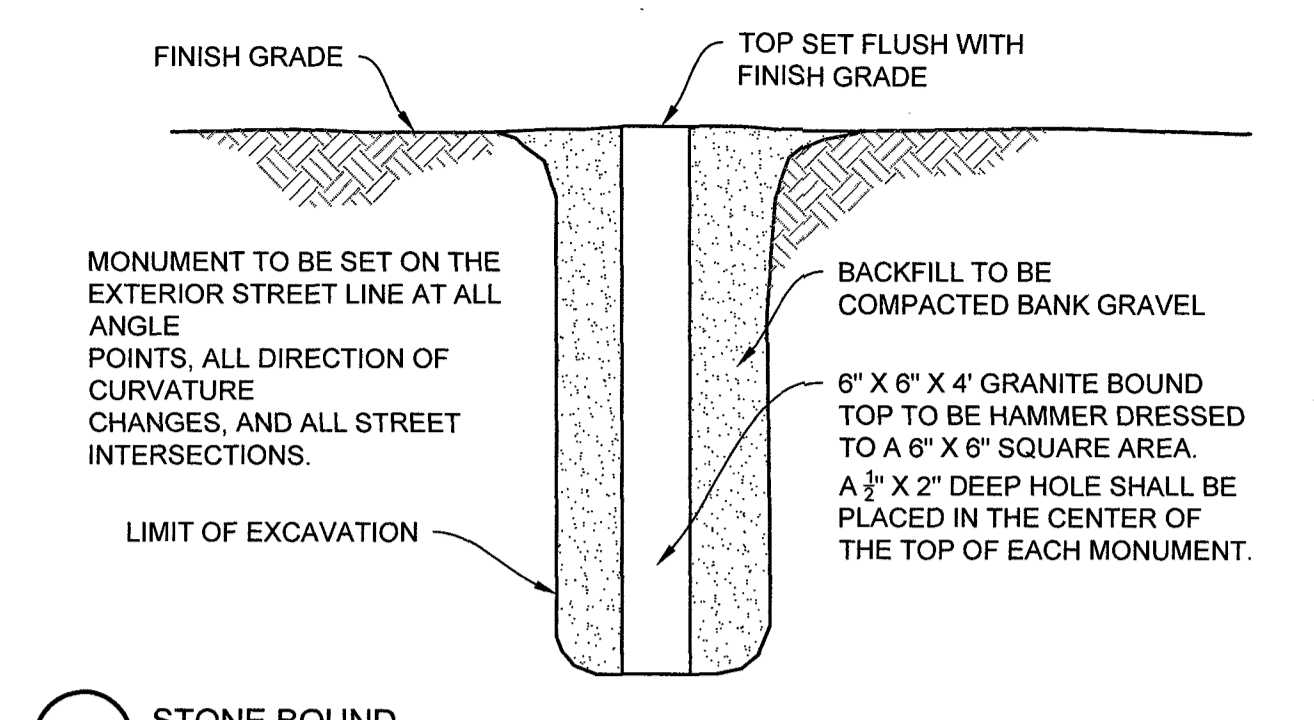




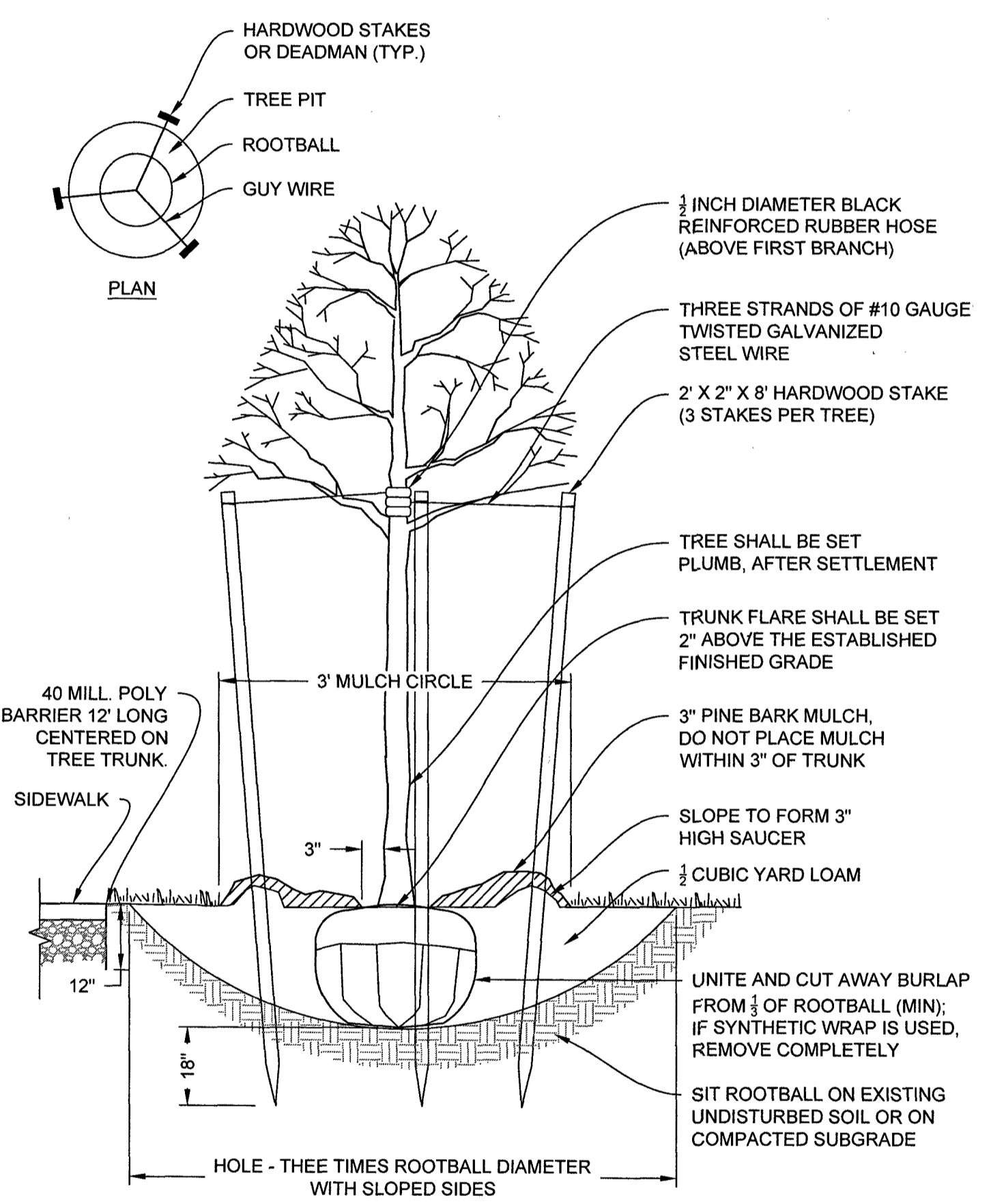
1 CAPE COD BERM DETAIL
NOT TO SCALE



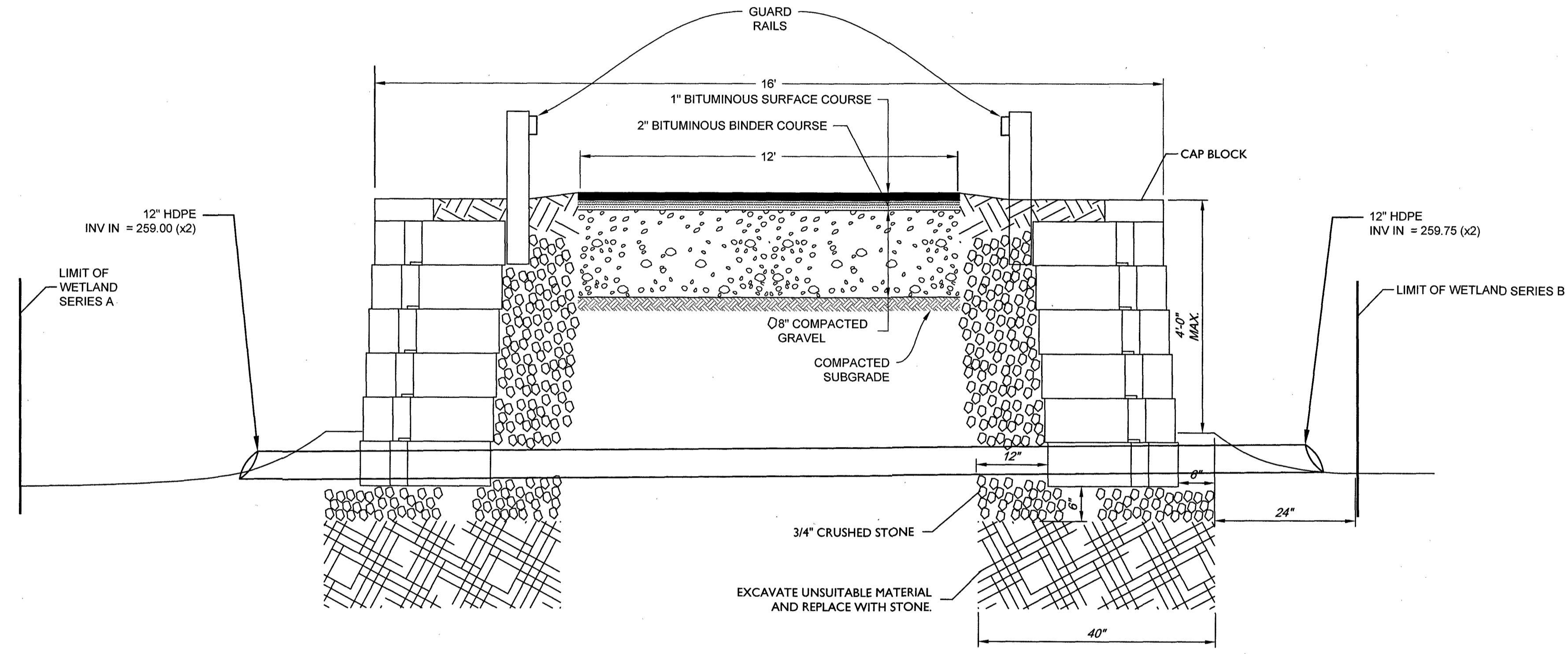
2 TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE



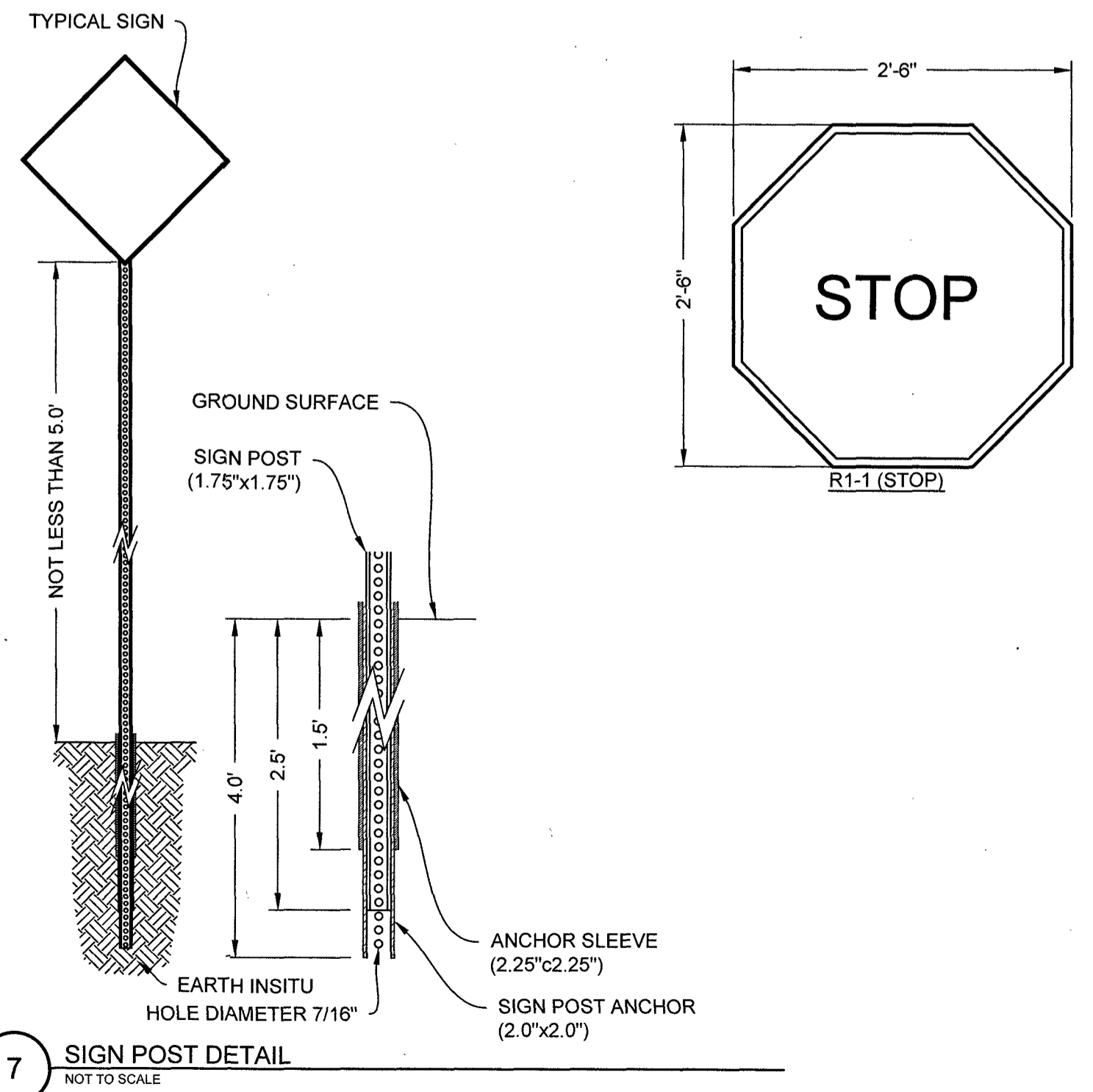
3 STONE BOUND
NOT TO SCALE



6 STONE WALL DETAIL
NOT TO SCALE



5 LOT 3 DRIVEWAY CROSS SECTION
NOT TO SCALE



7 SIGN POST DETAIL
NOT TO SCALE

CLERKS CERTIFICATION ON THE PLAN I, THE CLERK OF THE TOWN OF ANDOVER DO HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE

DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

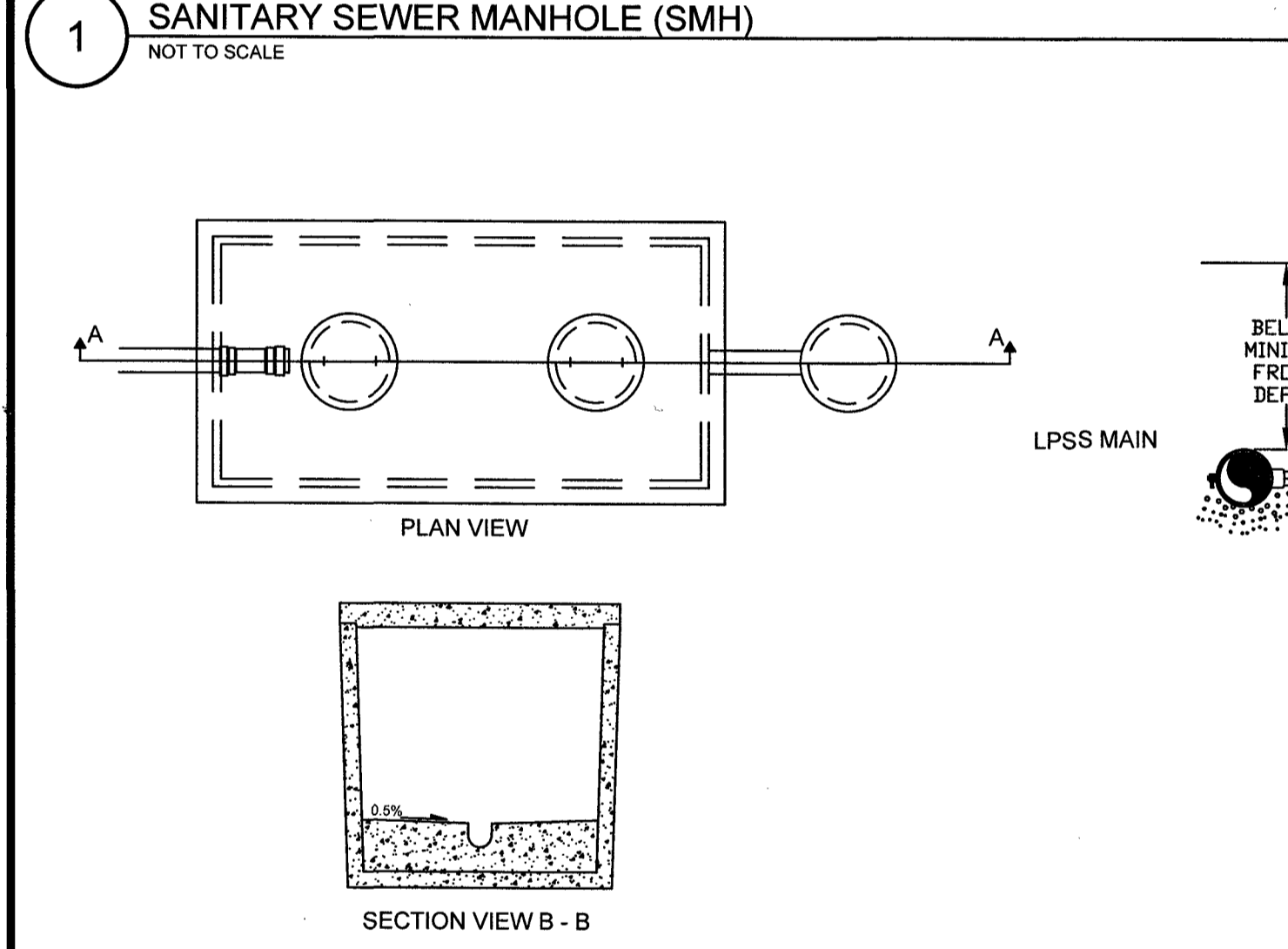
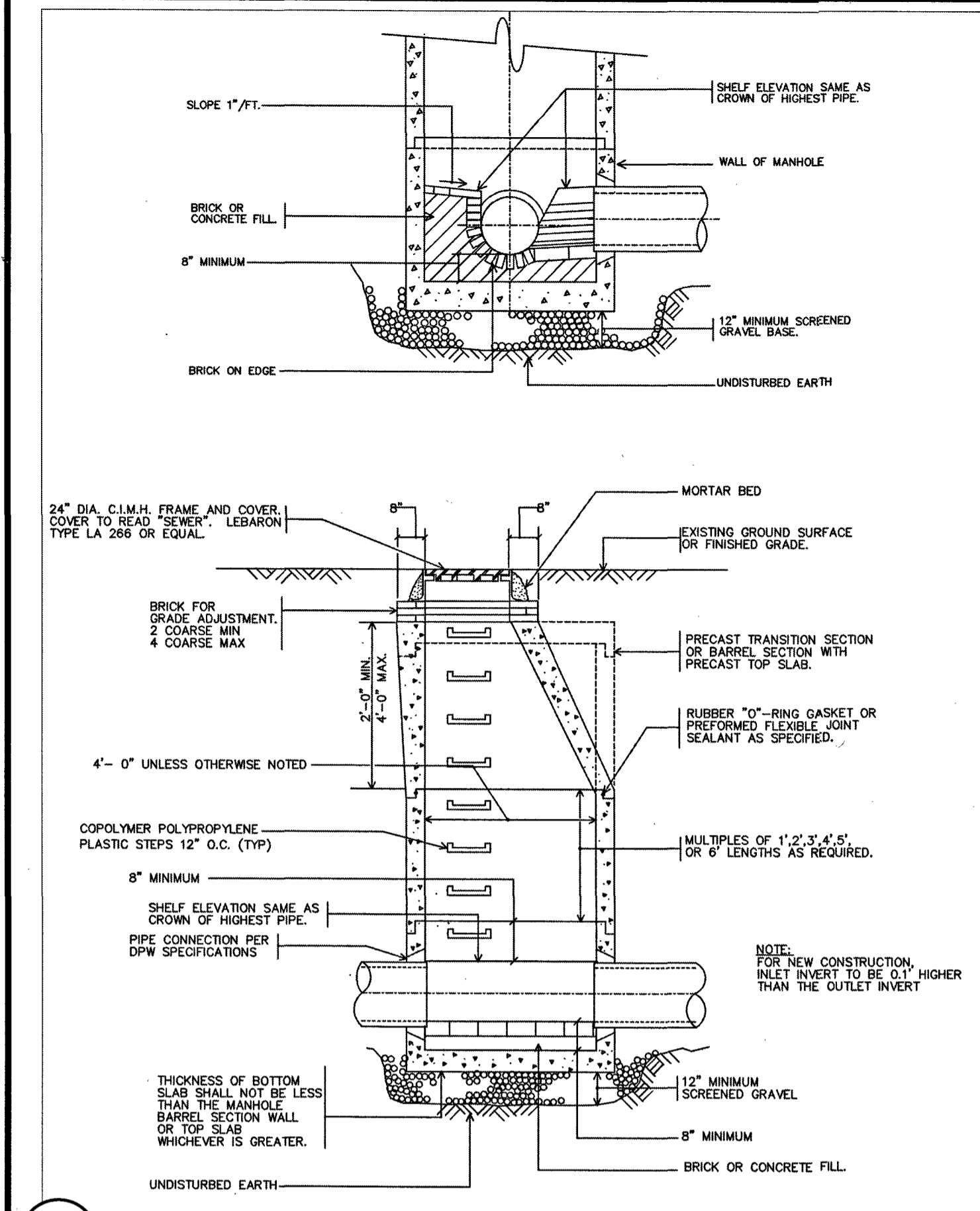
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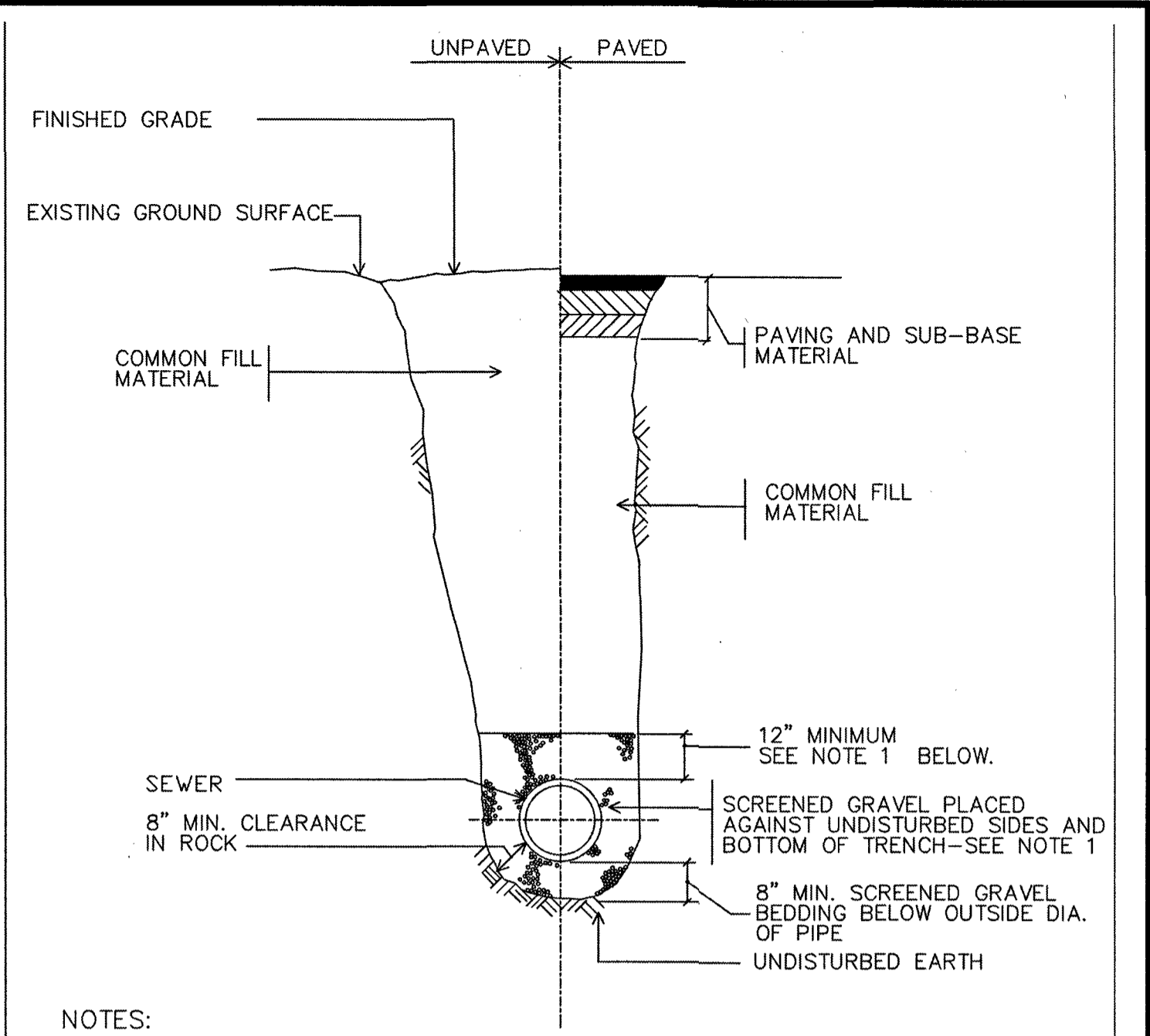
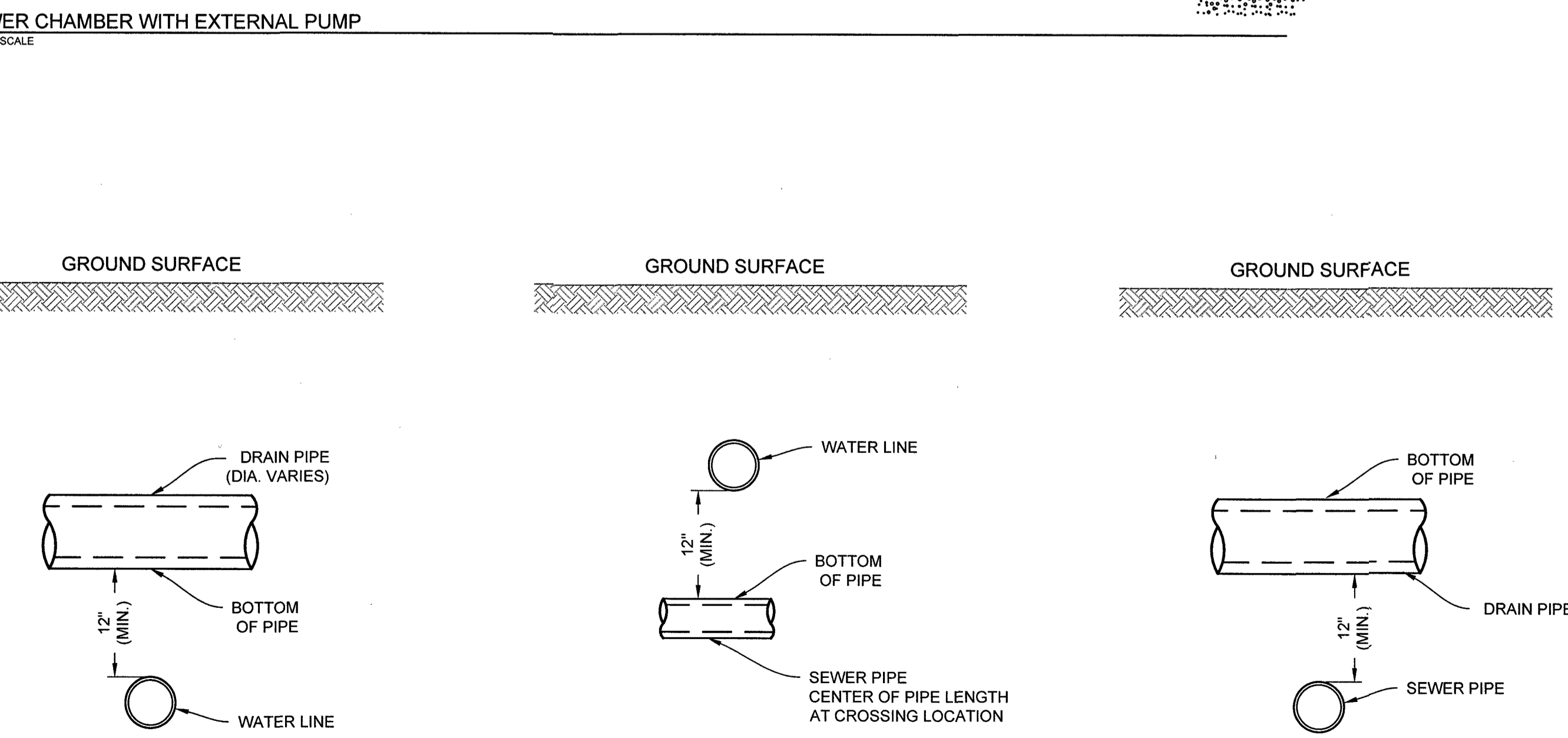
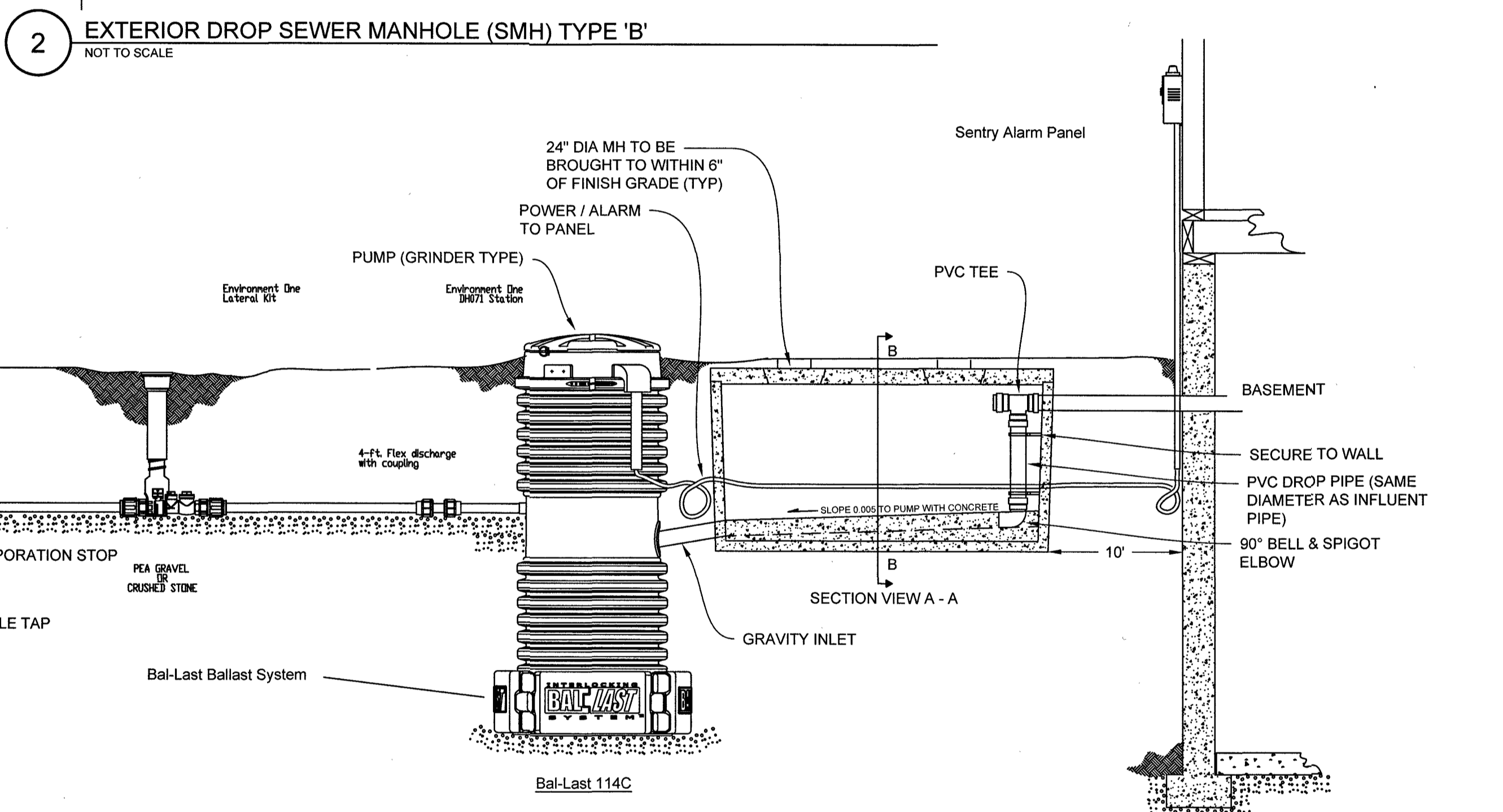
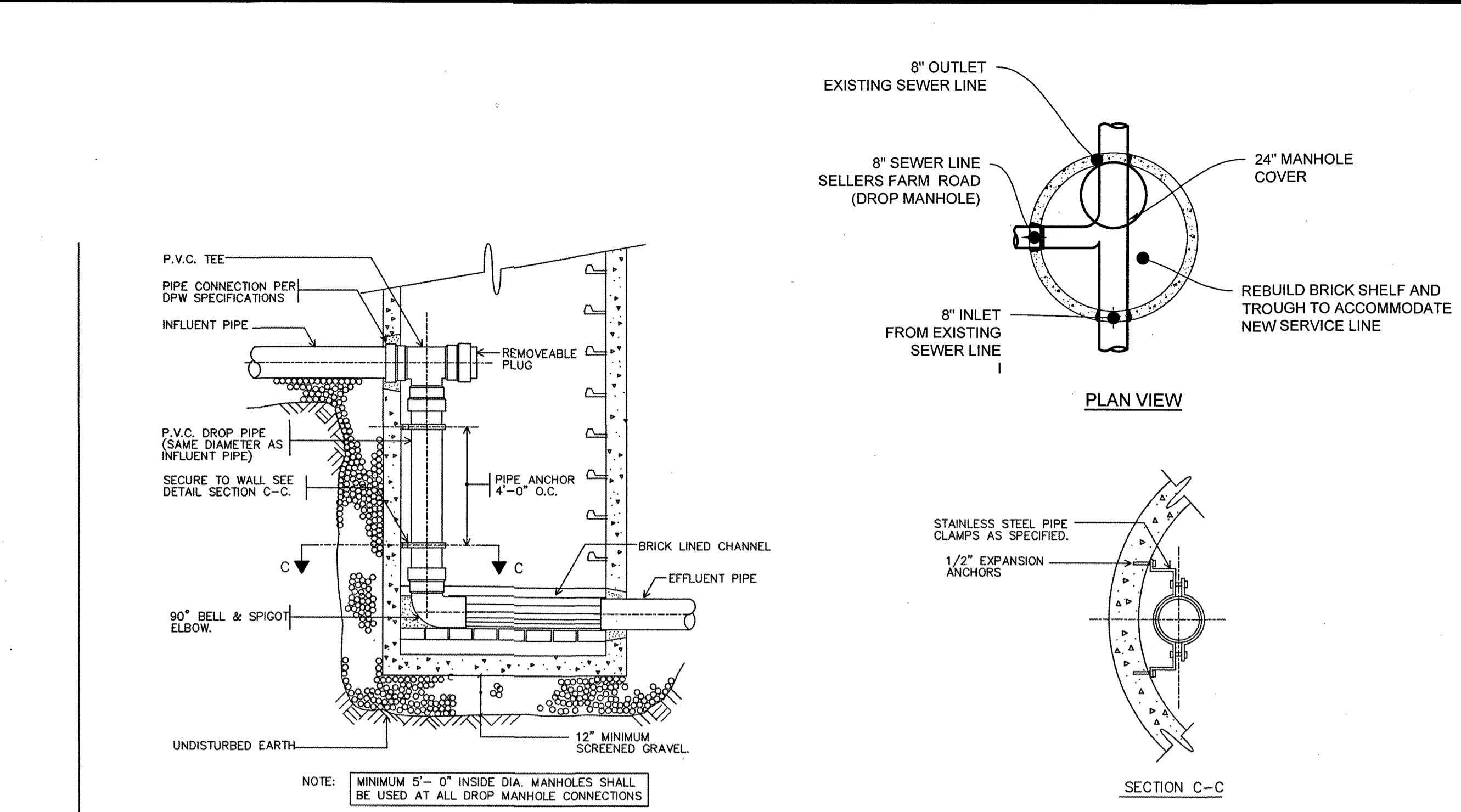
MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS
SITE DETAILS
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY

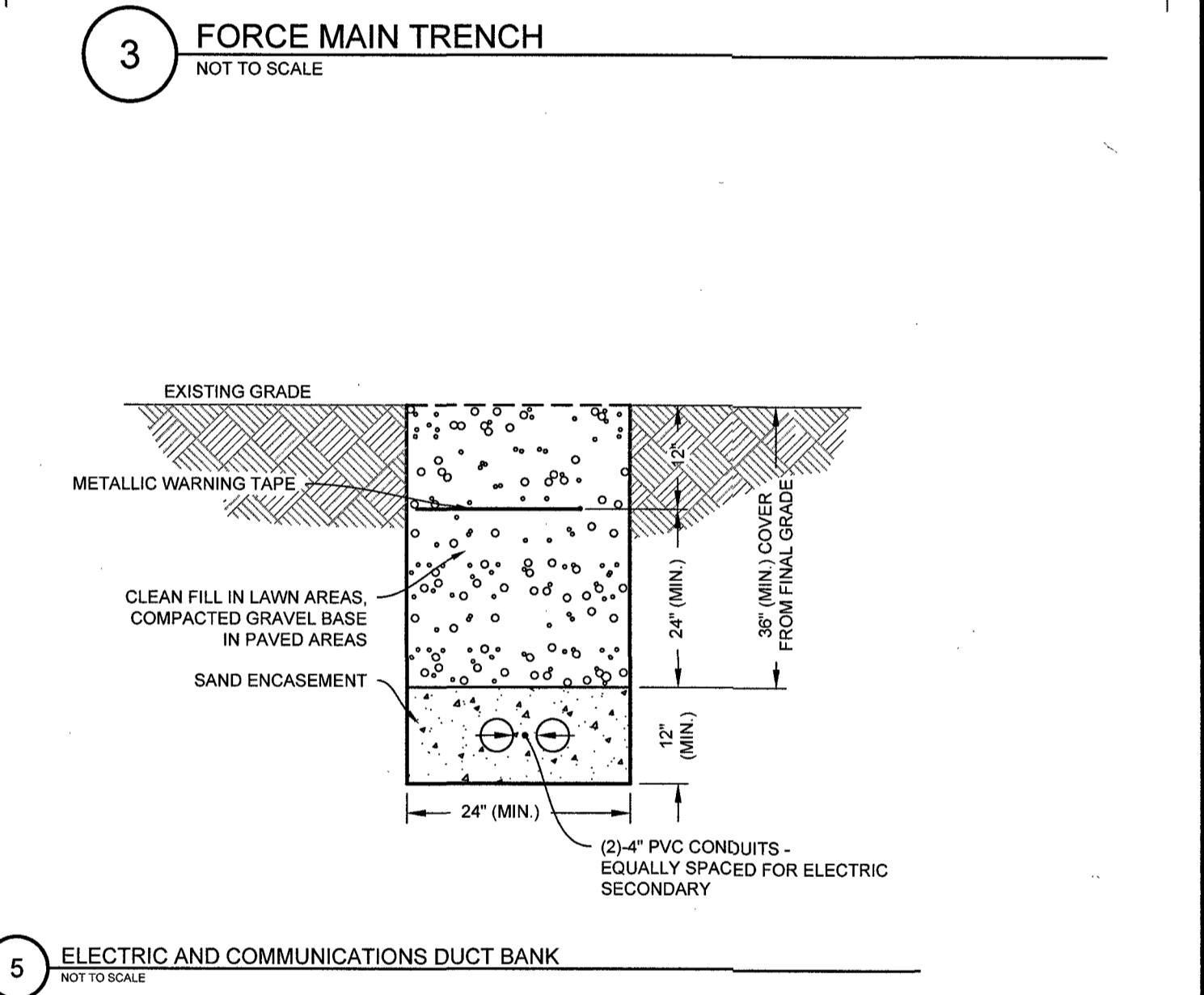
PROJECT 21-194
DATE 2022-03-04
DRAWING SCALE AS NOTED
DRAWN BY DJO
APPROVED BY BCO



- NOTES:**
- STORAGE MUST BE PROVIDED FOR 24 HOURS OF SEWER FLOWS AS DETERMINED BY SECTION 2.23, AS MEASURED FROM THE HEIGHT OF THE ALARM LEVEL.
 - PUMP SHALL BE INSTALLED ACCORDING TO MFG. SPECS & RECOMMENDATIONS.
 - HIGH WATER ALARM & MANUAL OPERATIONS SWITCH SHALL BE INSTALLED IN ACCESSIBLE LOCATION INSIDE THE DWELLING AND IN COMPLIANCE WITH LOCAL BLDG. CODE.
 - ALARM SHALL BE POWERED BY A CIRCUIT SEPARATE FROM THE PUMP POWER.
 - ALL INLETS & OUTLETS SHALL BE SEALED WITH HYDRAULIC CEMENT.
 - PUMP CHAMBERS SHALL BE SEALED AND SHALL BE WATERTIGHT.
 - THE FLOOR OF THE PUMP TANK SHALL BE SLOPED TOWARDS THE PUMP WITH CAST IN PLACE CONCRETE.
 - PUMP TANK CONSTRUCTION AND INSTALLATION SHALL CONFORM IN EVERY WAY TO 310 CMR 15.231 UNLESS OTHERWISE NOTED.



- NOTES:**
- FOR PIPES OTHER THAN P.V.C., SELECTED COMMON FILL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE.
 - TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING.
 - PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE OR EVERY 300 FT., WHICHEVER IS LESS.



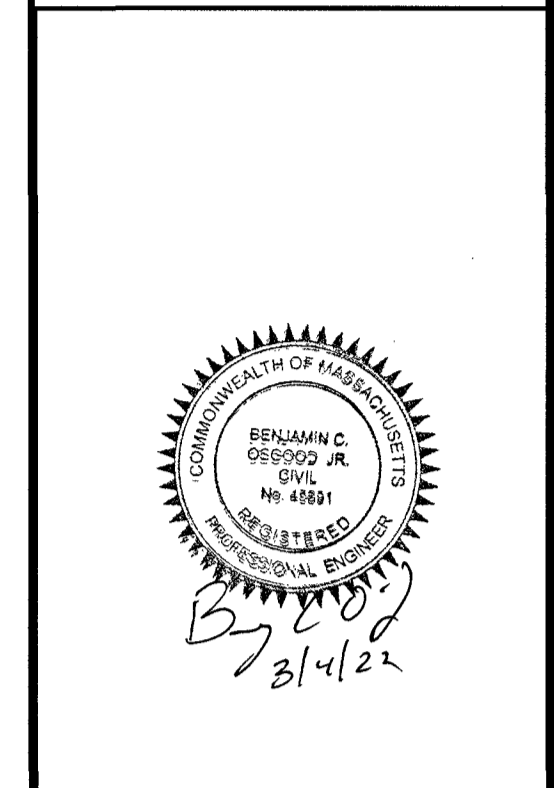
CLERKS CERTIFICATION ON THE PLAN
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DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

Ranger Engineering Group, Inc.
13 Red Roof Lane, Suite 203
Salem NH, 03079
Tel: 978-208-1782
rangereng.com

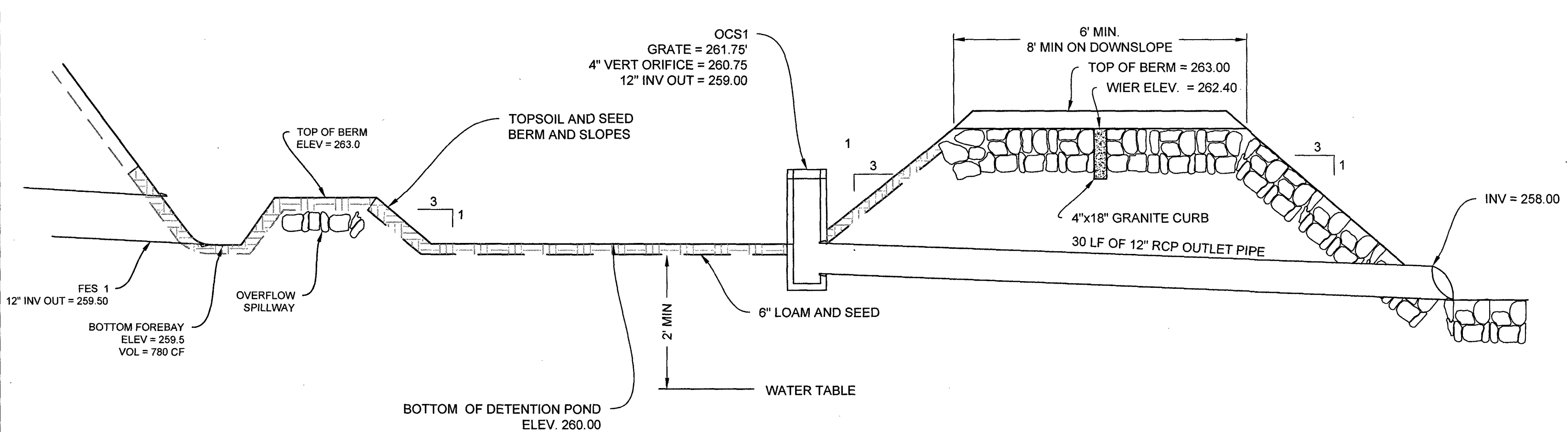


MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS
UTILITY DETAILS
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

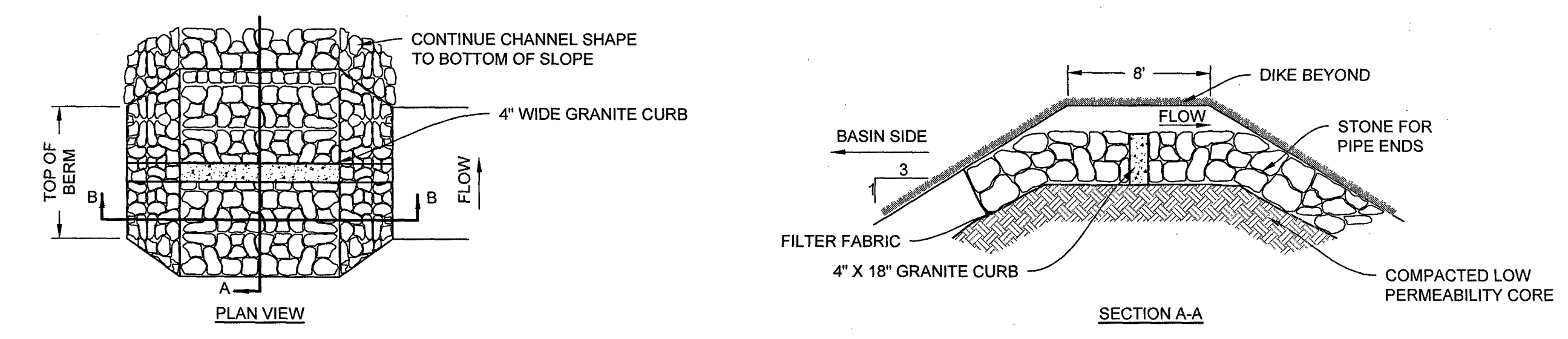
NO.	DATE	REVISIONS	BY

PROJECT 21-194
DATE 2022-03-04
DRAWING SCALE AS NOTED
DRAWN BY DJO
APPROVED BY BCO
CS6002
SHEET 10 OF 14

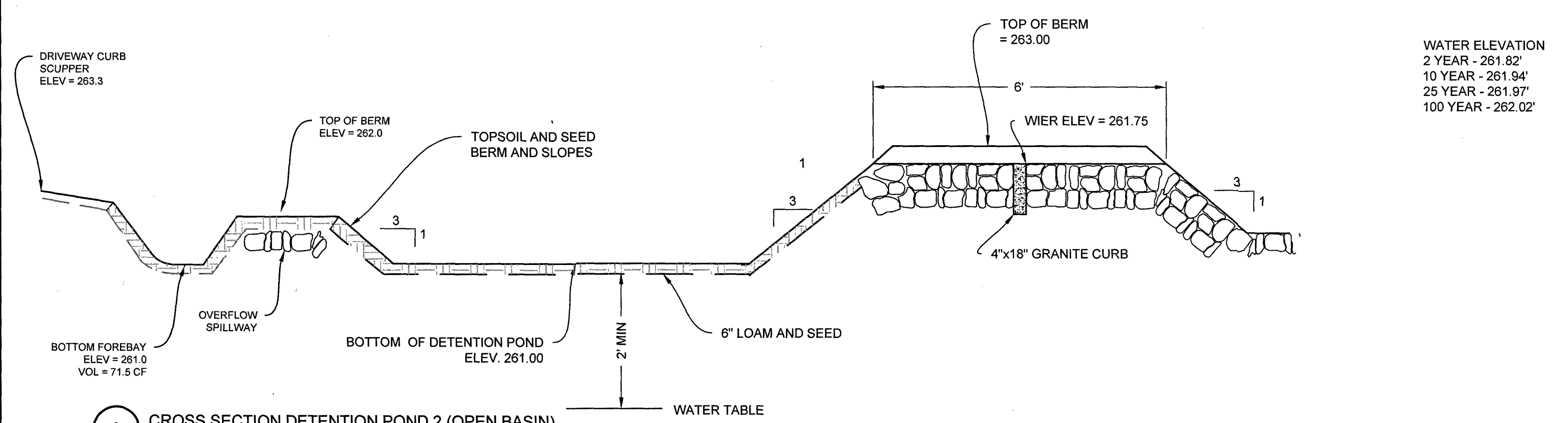
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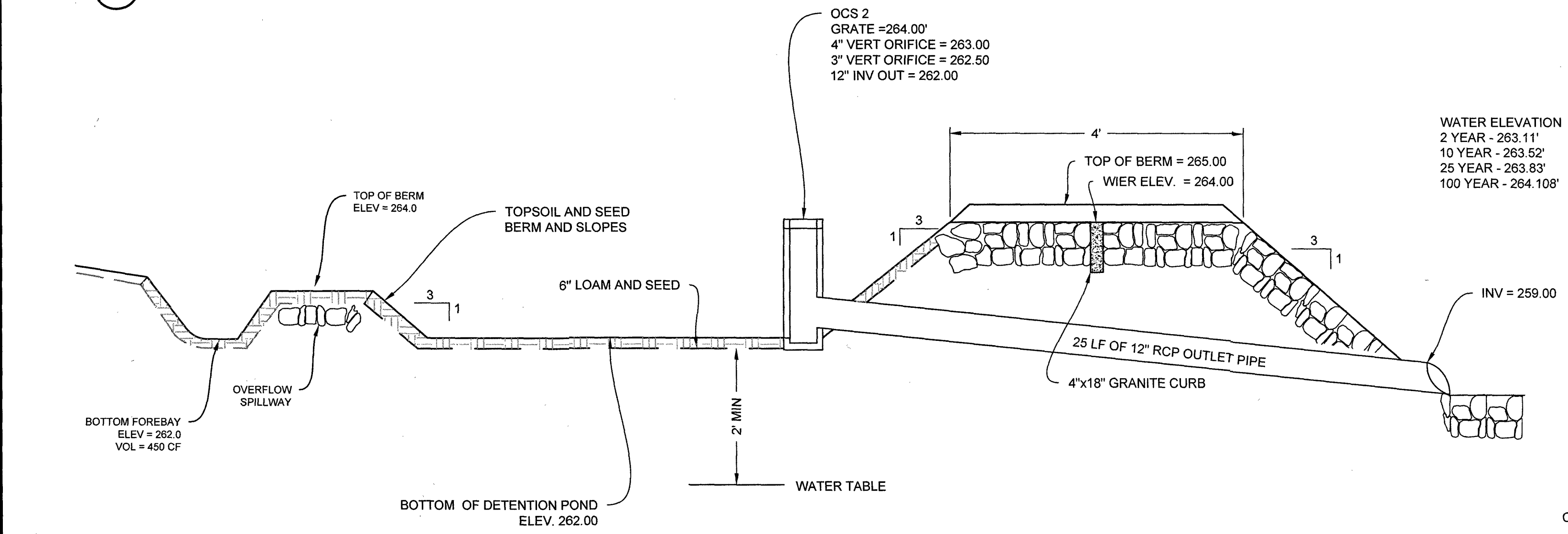
1 CROSS SECTION DETENTION POND 1 (OPEN BASIN)
NOT TO SCALE



2 SPILLWAY VEE / TRAP WEIR DETAIL
NOT TO SCALE



3 CROSS SECTION DETENTION POND 2 (OPEN BASIN)
NOT TO SCALE

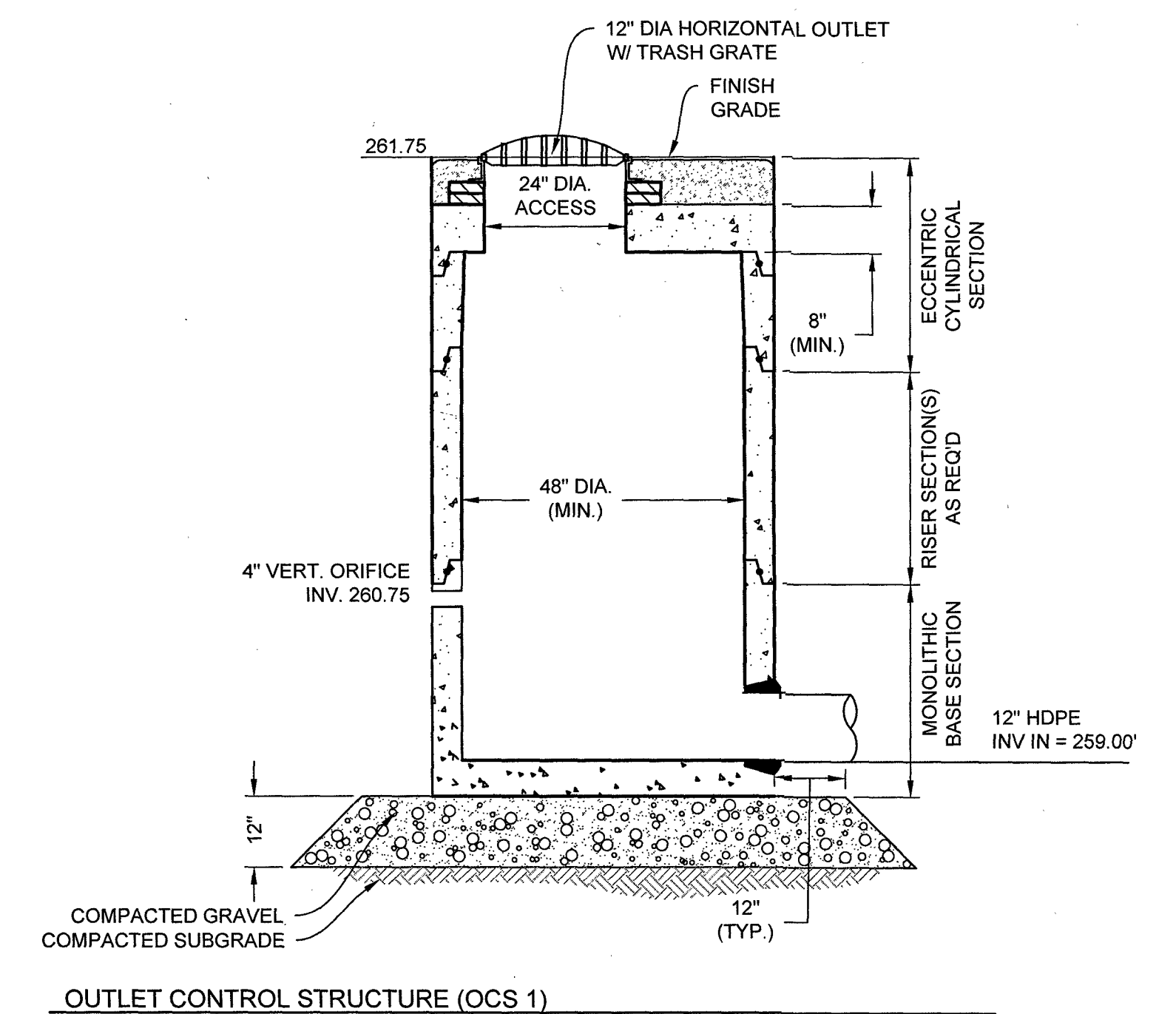


4 CROSS SECTION DETENTION BASIN 3
NOT TO SCALE

WATER ELEVATION
2 YEAR - 261.15'
10 YEAR - 261.89'
25 YEAR - 262.06'
100 YEAR - 262.36'

WATER ELEVATION
2 YEAR - 261.82'
10 YEAR - 261.94'
25 YEAR - 261.97'
100 YEAR - 262.02'

WATER ELEVATION
2 YEAR - 263.11'
10 YEAR - 263.52'
25 YEAR - 263.83'
100 YEAR - 264.108'



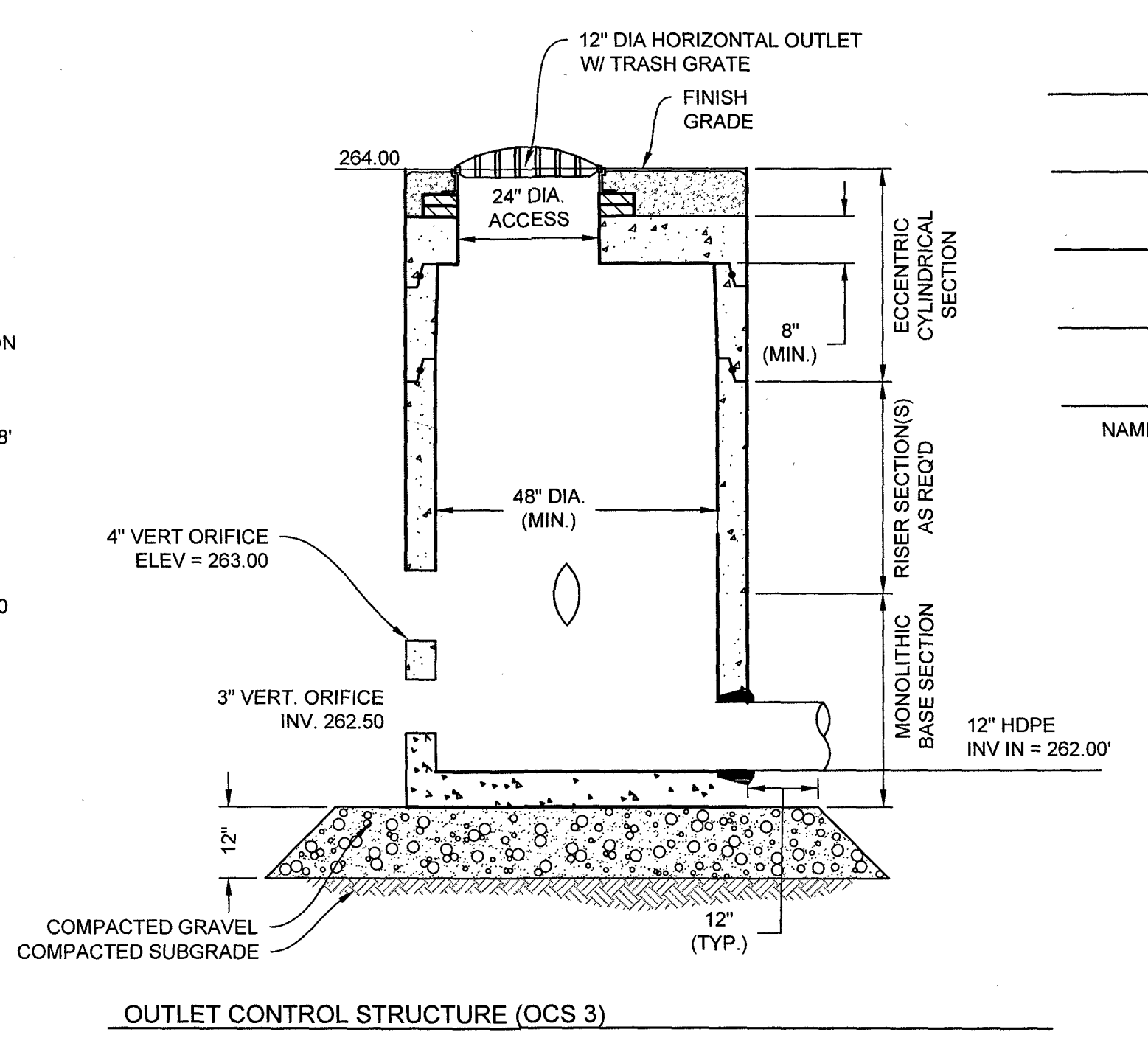
OUTLET CONTROL STRUCTURE (OCS 1)

CLERKS CERTIFICATION ON THE PLAN
I, THE CLERK OF THE TOWN OF ANDOVER DO HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE

DATE _____

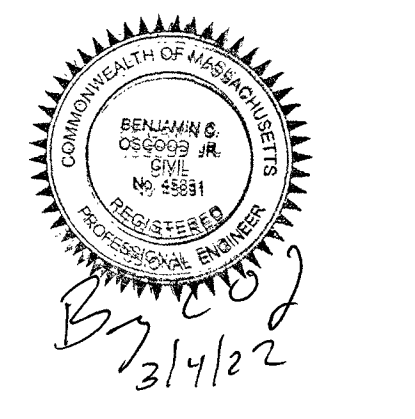
TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____



OUTLET CONTROL STRUCTURE (OCS 3)

Ranger Engineering Group, Inc.
13 Red Roof Lane, Suite 203
Salem, NH 03079
Tel: 978-208-1762
rangereng.com



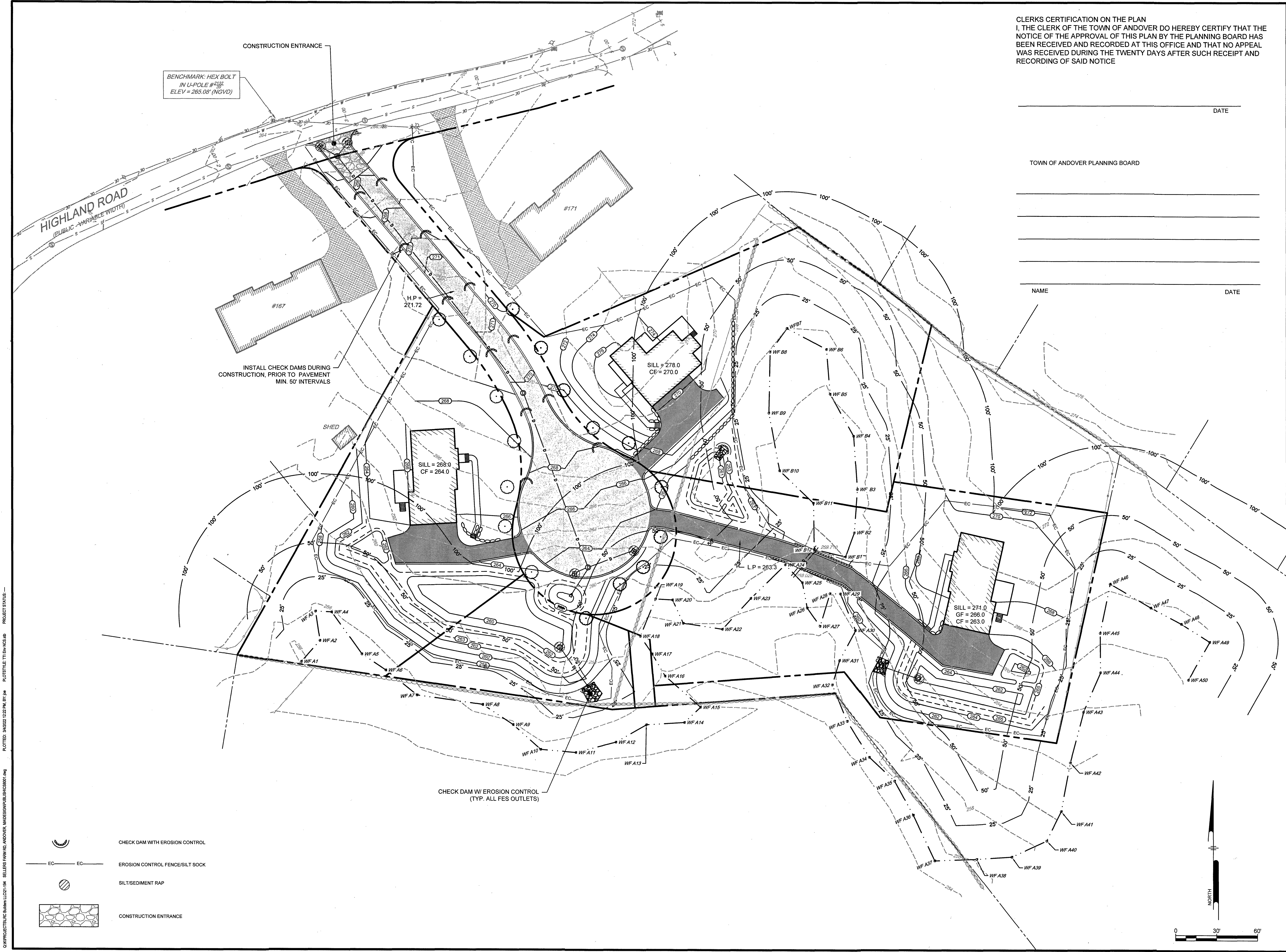
MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS
DRAINAGE DETAILS
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY

PROJECT	21-194
DATE	2022-03-04
DRAWING SCALE	AS NOTED
DRAWN BY	DJO
APPROVED BY	BCO

CS6022
SHEET 12 OF 14

PROJECT STATUS: PLOTTED: 3/10/22 12:22 PM BY: JAC PLOT STYLE: T115.rvt, NCS.rvt
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CLERKS CERTIFICATION ON THE PLAN
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 RECORDING OF SAID NOTICE

DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

Ranger Engineering Group, Inc.
 13 Red Roof Lane, Suite 203
 Salem NH, 03079
 Tel: 978-208-1762
 rangereng.com



MODIFIED DEFINITIVE SUBDIVISION
 SELLERS FARM ROAD
 ANDOVER, MASSACHUSETTS
 PREPARED FOR
 LRC BUILDERS LLC
 475 BOSTON ROAD
 BILLERICA, MASSACHUSETTS 01821

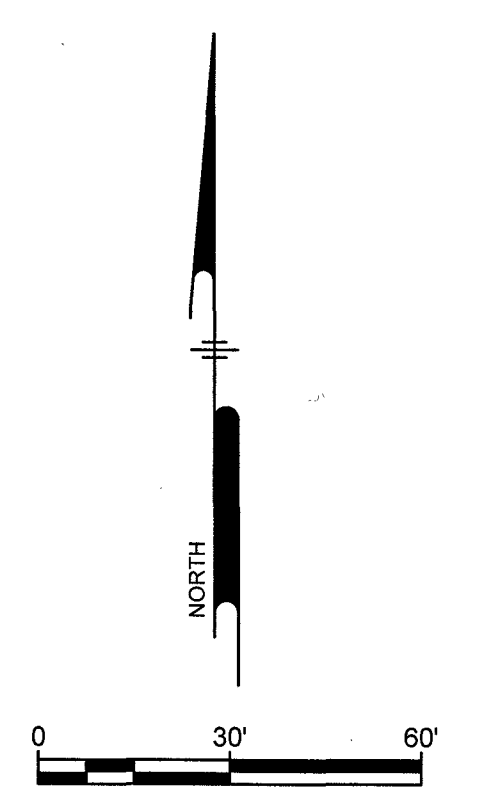
NO.	DATE	REVISIONS	BY

PROJECT 21-194
 DATE 2022-03-04
 DRAWING SCALE AS NOTED
 DRAWN BY DJO
 APPROVED BY BCO

CS8001
 SHEET 13 OF 14

C:\PROJECTS\CS8001\21-194\SELLERS FARM RD, ANDOVER, MA\DESIGN\PUBLIC\CS8001.dwg PLOTTED: 3/4/2022 12:22 PM BY: JHM PROJECT STATUS:

- CHECK DAM WITH EROSION CONTROL
- EROSION CONTROL FENCE/SILT SOCK
- SILT/SEDIMENT RAP
- CONSTRUCTION ENTRANCE

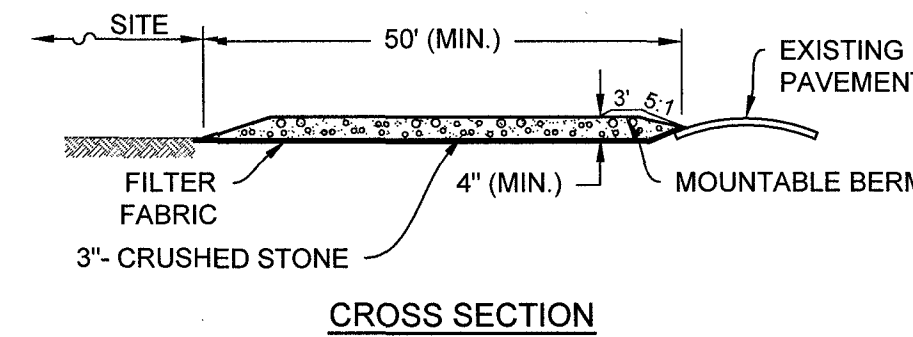
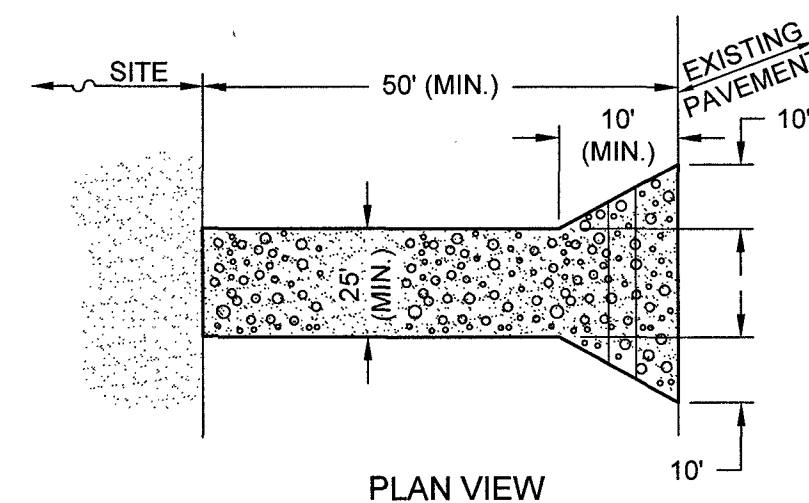


EROSION CONTROL NOTES (DURING CONSTRUCTION)

1. THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND IN THE DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE (EXISTING AND PROPOSED) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
2. THE CONTRACTOR SHALL CHECK THE CONDITION OF EROSION CONTROLS DAILY TO KEEP THEM IN GOOD OPERATING CONDITION. EROSION CONTROLS SHALL ALSO BE INSPECTED, REPAIRED AND MAINTAINED BY THE CONTRACTOR WITHIN 12 HOURS OF ANY STORM EVENT PRODUCING 1/2 INCH OF RAINFALL OR MORE. EROSION CONTROLS SHALL BE REPLACED WHEN DETERIORATED, OR WHEN ORDERED BY THE ENGINEER. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 6 INCHES.
3. STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, OR SECURED GEOTEXTILE FABRIC.
4. CLEAN OUT ALL CATCH BASINS, DRAIN MANHOLES, AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.
5. LOAM AND SEED ALL DISTURBED AREAS.
6. UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF STAKES, AND SILT FENCE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION, AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN MEANS TO PROVIDE THE NECESSARY CORRECTIVE MEASURE. THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
8. IN ADDITION TO THOSE LOCATIONS SHOWN ON THIS PLAN AND ON THE GRADING AND DRAINAGE PLANS, EROSION CONTROLS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES.
9. EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH MASSACHUSETTS STORMWATER POLICY.

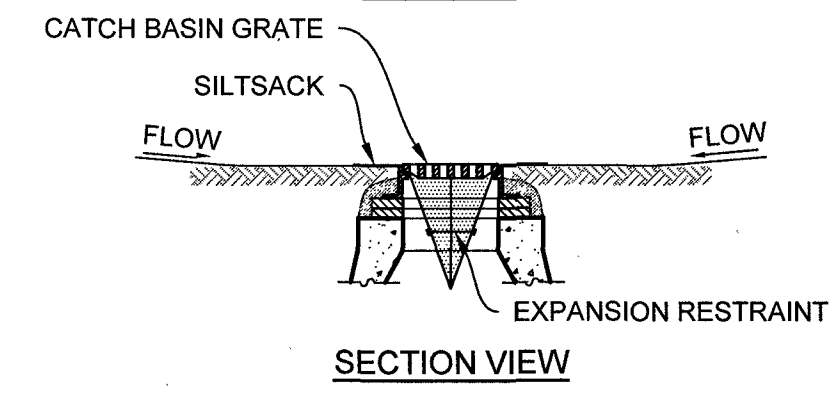
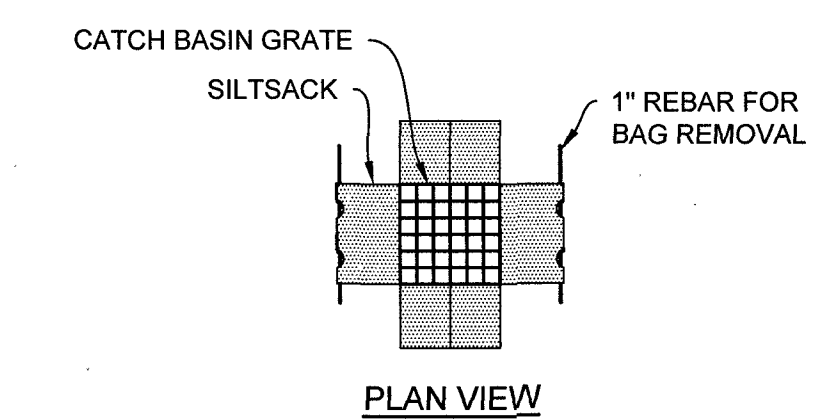
CONSTRUCTION SEQUENCE NOTES (START 5/14/2021):

1. INSTALL EROSION AND SEDIMENT CONTROLS AS SHOWN ON PLAN.
2. COMMENCE CLEARING, GRUBBING, AND EARTHWORK.
3. PERFORM EARTHWORK OPERATIONS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER BEING CONSTRUCTED. TEMPORARY GRADED AREAS SHOULD BE STABILIZED WITH MULCH BY OCTOBER 1ST, SO AS NOT TO BE LEFT EXPOSED DURING WINTER CONDITIONS.
4. INSTALL SITE UTILITIES.
5. STABILIZE SIDE SLOPES. SIDE SLOPES MUST BE FULLY STABILIZED BEFORE ANY STORMWATER DISCHARGE.
6. INSTALL BUILDING FOUNDATION.
7. FINAL PAVING OF ROADWAY AND DRIVEWAYS.
8. INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES.
9. AFTER ALL SEEDED AREAS HAVE ESTABLISHED STABLE GROWTH, ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED.
10. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL AUTHORITIES RESPONSIBLE FOR INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED INSPECTION SIGN-OFFS, INCLUDING SURVEYING OF FINISHED ELEVATIONS THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAKE APPROPRIATE ADJUSTMENTS DUE TO COMPACTION.
11. AFTER PAVING IS INSTALLED, IT SHALL BE SWEEPED CLEAN ON A REGULAR BASIS.



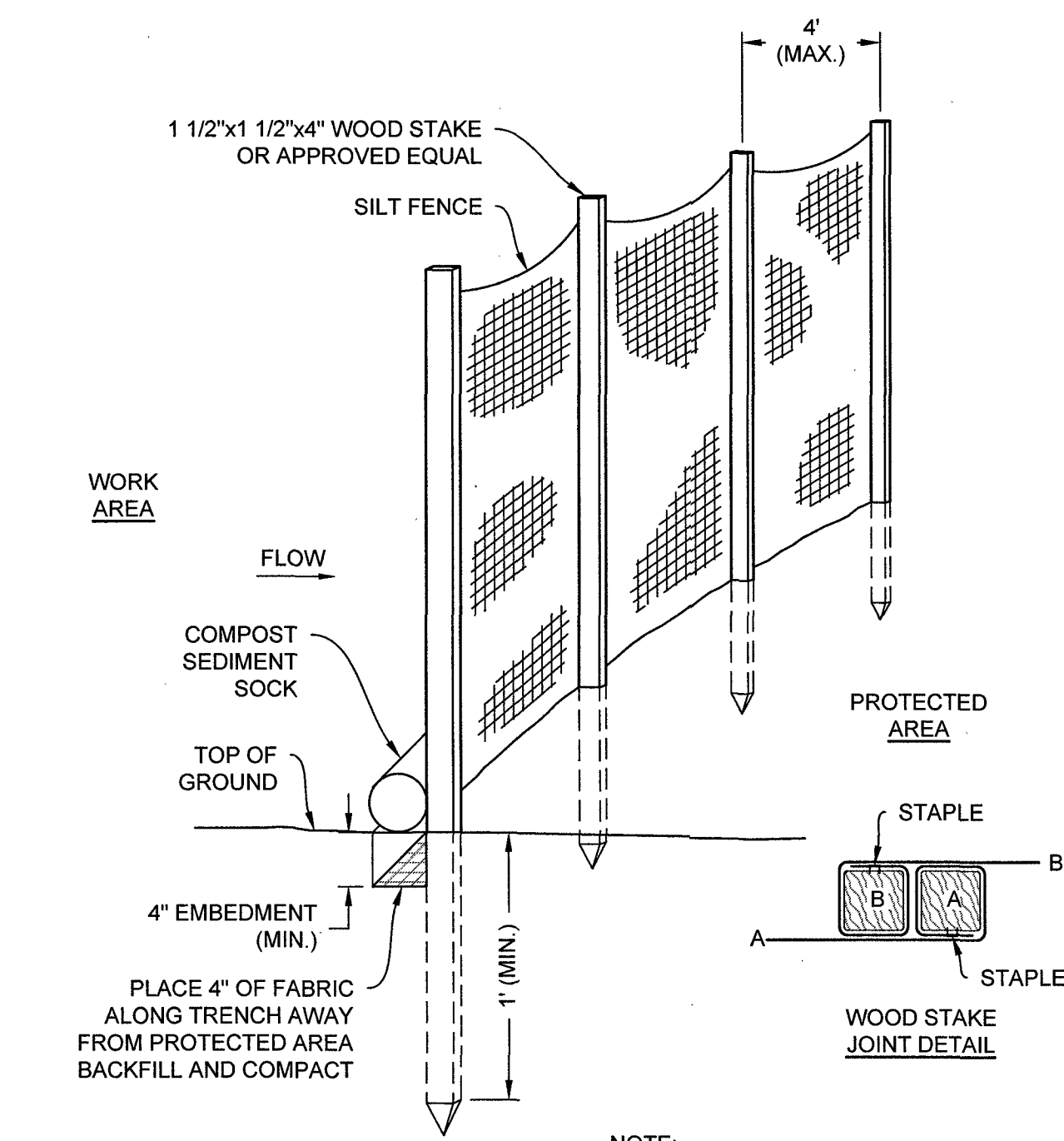
- NOTES:**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

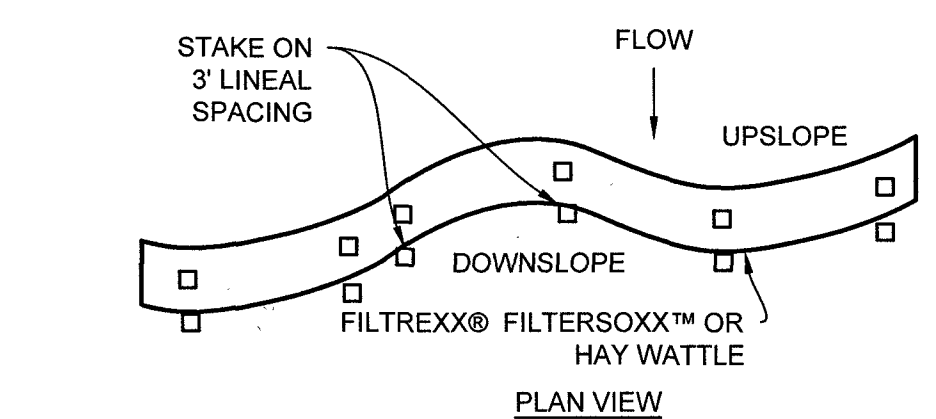
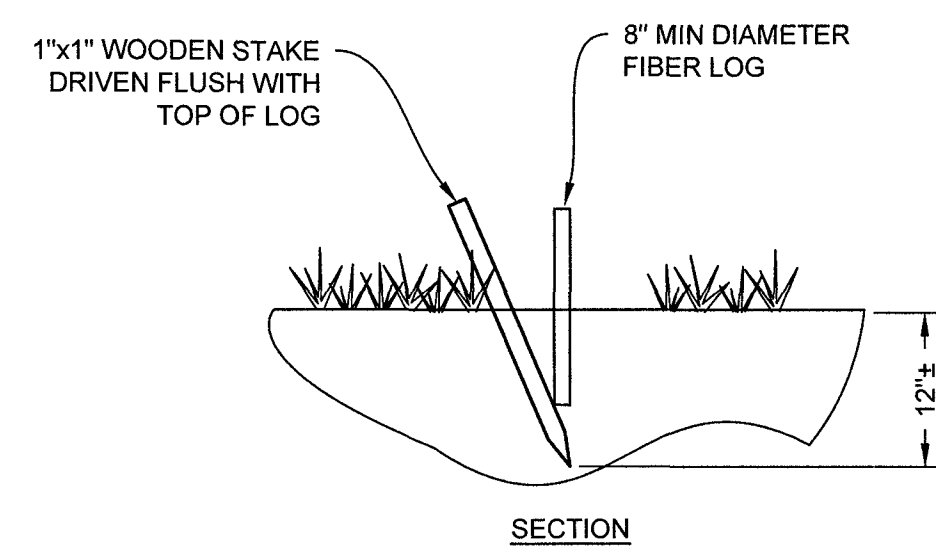


- NOTES:**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLANE BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.
 4. SILTSACKS SHALL NOT BE INSTALLED WITHIN PARK ST. DURING THE WINTER MONTHS.

SILTSACK SEDIMENT TRAP
NOT TO SCALE

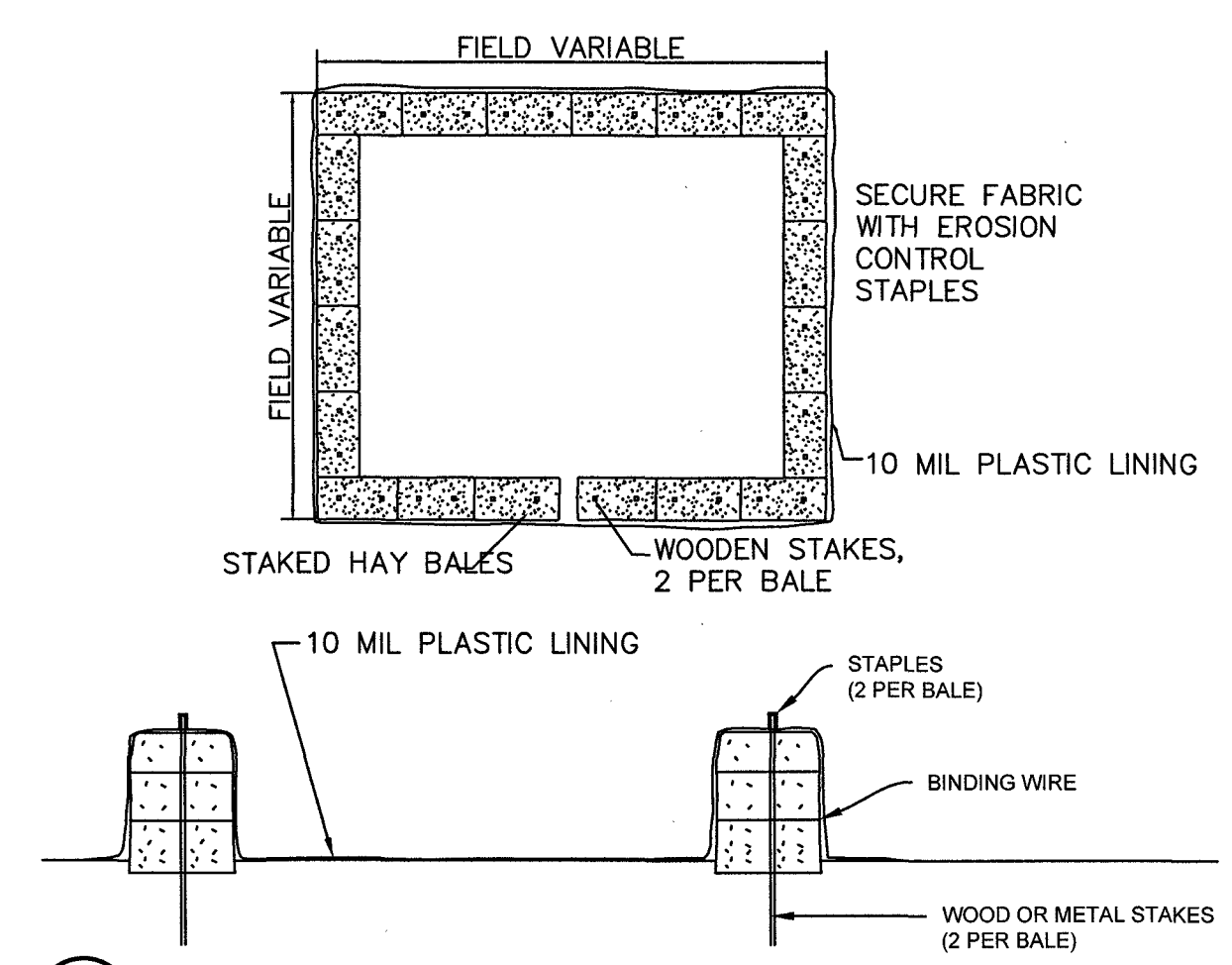


SILT FENCE BARRIER
NOT TO SCALE



- NOTES:**
1. FIBER LOGS MAY BE MADE OF STRAW, EXCELSIOR, COIR, OR OTHER SIMILAR MATERIAL. FIBER NET SURROUNDING THE LOG MAY BE SYNTHETIC MATERIAL OR NATURAL FIBER.

FIBER LOG DETAIL
NOT TO SCALE



CONCRETE WASHOUT
NOT TO SCALE

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MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS

EROSION & SEDIMENT CONTROL NOTES & DETAILS

PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY

PROJECT	21-194
DATE	2022-03-04
DRAWING SCALE	AS NOTED
DRAWN BY	DJO
APPROVED BY	BCO

Q:\PROJECTS\2021\21-194 - SELLERS FARM RD., ANDOVER, MASSACHUSETTS\21-194.dwg PLOTTED: 3/4/2022 12:22 PM BY: jlm PLOT STYLE: TTI.ctb WSCALE: 1:1 PROJECT STATUS: