

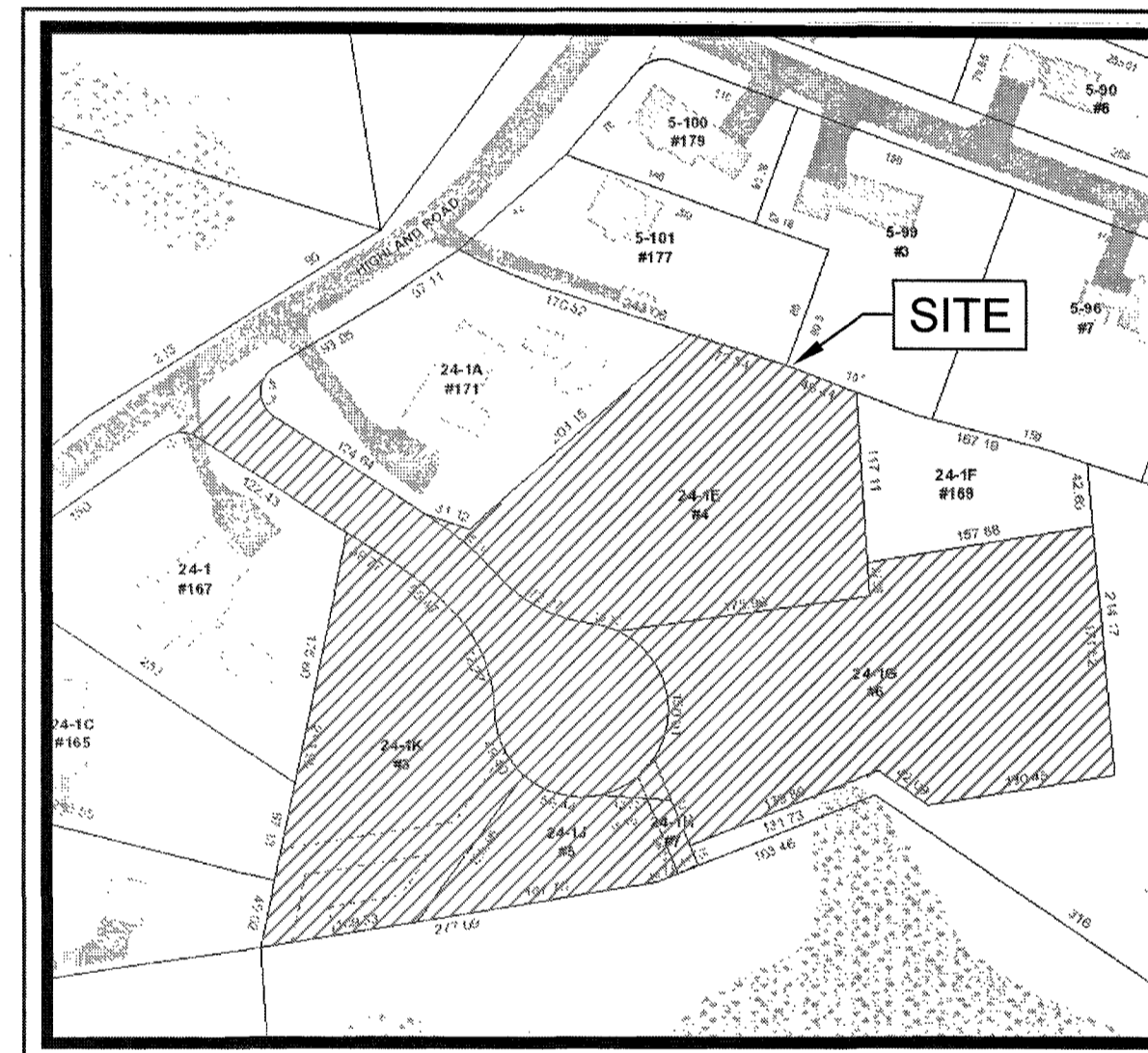
MODIFIED DEFINITIVE SUBDIVISION PLAN FOR SELLERS FARM ESTATES

**ANDOVER, MA 01810
DATE: FEBRUARY 25, 2022
REVISED: JULY 06, 2022**

**PREPARED FOR:
LRC BUILDERS, LLC
475 BOSTON ROAD
BILLERICA, MA 01821**

INDEX OF DRAWINGS

SHEET NO.	DWG NO.	DRAWING TITLE
1.	CS0001	COVER SHEET
2.	CS0002	NOTES AND LEGEND
3.	CS0200	LOT PLAN
4.	CS0201	EXISTING CONDITIONS PLAN
5.	CS1001	LAYOUT AND MATERIALS PLAN
6.	CS1501	GRADING AND DRAINAGE PLAN
7.	CS3501	UTILITY PLAN AND PROFILE
8.	CS3502	ROADWAY
9.	CS6001	SITE DETAILS
10.	CS6002	UTILITY DETAILS
11.	CS6021	DRAINAGE DETAILS
12.	CS6022	DRAINAGE DETAILS & WATER DETAILS
13.	CS8001	EROSION AND SEDIMENT CONTROL PLAN
14.	CS8501	EROSION AND SEDIMENT CONTROL NOTES & DETAILS



**LOCUS MAP
N.T.S.**

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

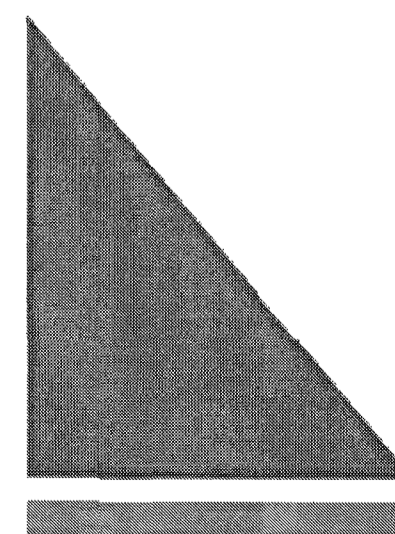
DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

PREPARED BY:

RANGER ENGINEERING GROUP, INC



Ranger Engineering Group, Inc.

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

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

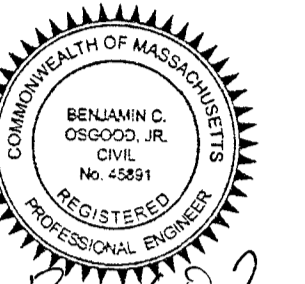
WAIVERS REQUIRED:

SECTION 6C4(e): ALLOW FIRST TWO DRIVEWAYS TO BE 350' AND 375' FROM THE INTERSECTION OF HIGHLAND AVE IN LIEU OF 150' REQUIRED.

CURRENT PROPERTY OWNER

JOHN SAN CARTIER
5406 TYBEE ISLAND DR
APOLLO BEACH, FL 33572

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



Ben C. Osofsky
7/6/22

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

NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

CS0001

C:\PROJECTS\2022\21-194 - SELLERS FARM RD, ANDOVER, MASSACHUSETTS\2022-03-04.dwg
 PLOTTED: 7/6/2022 1:38 PM BY: JAK
 PLOTSTYLE: TTE-ENG.dwt
 PROJECT STATUS:

LEGEND

EXISTING		PROPOSED
	BUILDING	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	ADJACENT PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	WOOD FENCE	
	CONCRETE	
	RIP RAP	
	BIT. CONC. PAVEMENT	
	SIGN	
	BOLLARD	
	SPOT ELEVATION	
	CONTOUR	
	WATER LINE DOMESTIC	
	SANITARY SEWER	
	STORM SEWER	
	OVERHEAD ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	SANITARY MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN MANHOLE	
	STORM DRAIN INLET	
	STORM DRAIN FLARED END SECTION	
	STORM DRAIN CLEANOUT	
	FIRE HYDRANT	
	WATER VALVE	
	TREE LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	CONSTRUCTION ENTRANCE	
	SILT SACK	
	EROSION CONTROL	
	HANDICAP MARKING	
	DETECTABLE WARNING STRIP	
	STONE BOUND	
	IPF	

FLOOD ZONE INFORMATION

NO PORTION OF BUILDING IS LOCATED IN A FLOOD HAZARD ZONE AS MAPPED BY FEMA (ESSEX COUNTY, MASSACHUSETTS, FIRM MAP NO. 25009C0238F, 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

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

REFERENCE DEEDS:

1. BOOK 385 PAGE 48 ESSEX NORTH REGISTRY OF DEEDS
2. BOOK 7662 PAGE 267 ESSEX NORTH REGISTRY OF DEEDS
3. BOOK 7662 PAGE 288 ESSEX NORTH REGISTRY OF DEEDS
4. BOOK 11466 PAGE 140 ESSEX NORTH REGISTRY OF DEEDS
5. BOOK 11492 PAGE 119 ESSEX NORTH REGISTRY OF DEEDS

REFERENCE PLANS:

1. PL-257
2. PL-14459
3. PL-15034
4. PL-16056
5. PL-16057

CONSTRUCTION NOTES:

1. **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.
2. **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.)
3. **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	
36-72"	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	
30-78"	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"				

TP14				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-12"	A	SL	10YR 3/2	
12-32"	BW	SL	10YR 4/6	
32-60"	C	LS	2.5Y 5/4	@40" 10YR 5/8
NO REFUSAL, NO WEEPING				

TP15				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-6"	A	SL	10YR 3/3	
6-20"	BW	SL	10YR 4/6	
20-45"	C	LS	2.5Y 5/6	@30" 10YR 5/8
REFUSAL @ 45"				

TP16				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-10"	A	SL	10YR 3/3	
10-24"	BW	SL	10YR 4/6	
24-60"	C	LS	2.5Y 5/6	
NO REFUSAL, NO WATER, REDOX @ 40"				

TP17				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-12"	A	SL	10YR 3/2	
12-28"	BW	SL	10YR 4/6	
28-60"	C	LS	2.5Y 5/4	@40" 10YR 5/8
NO REFUSAL, NO WATER				

TP18				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-12"	A	SL	10YR 3/2	
12-24"	BW	SL	10YR 4/6	
24-60"	C	LS	2.5Y 5/4	@40" 10YR 5/8
NO REFUSAL, NO WATER				

CLERKS CERTIFICATION ON THE PLAN
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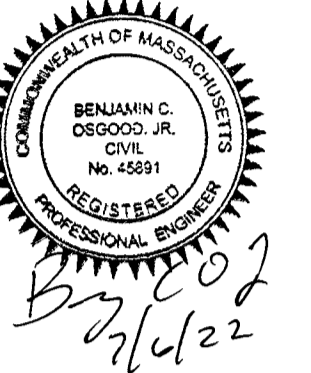
DATE

TOWN OF ANDOVER PLANNING BOARD

NAME

DATE

Ranger Engineering Group, Inc.
13 Red Roof Lane, Suite 203
Salem NH, 03079
Tel: 978-208-1762
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
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

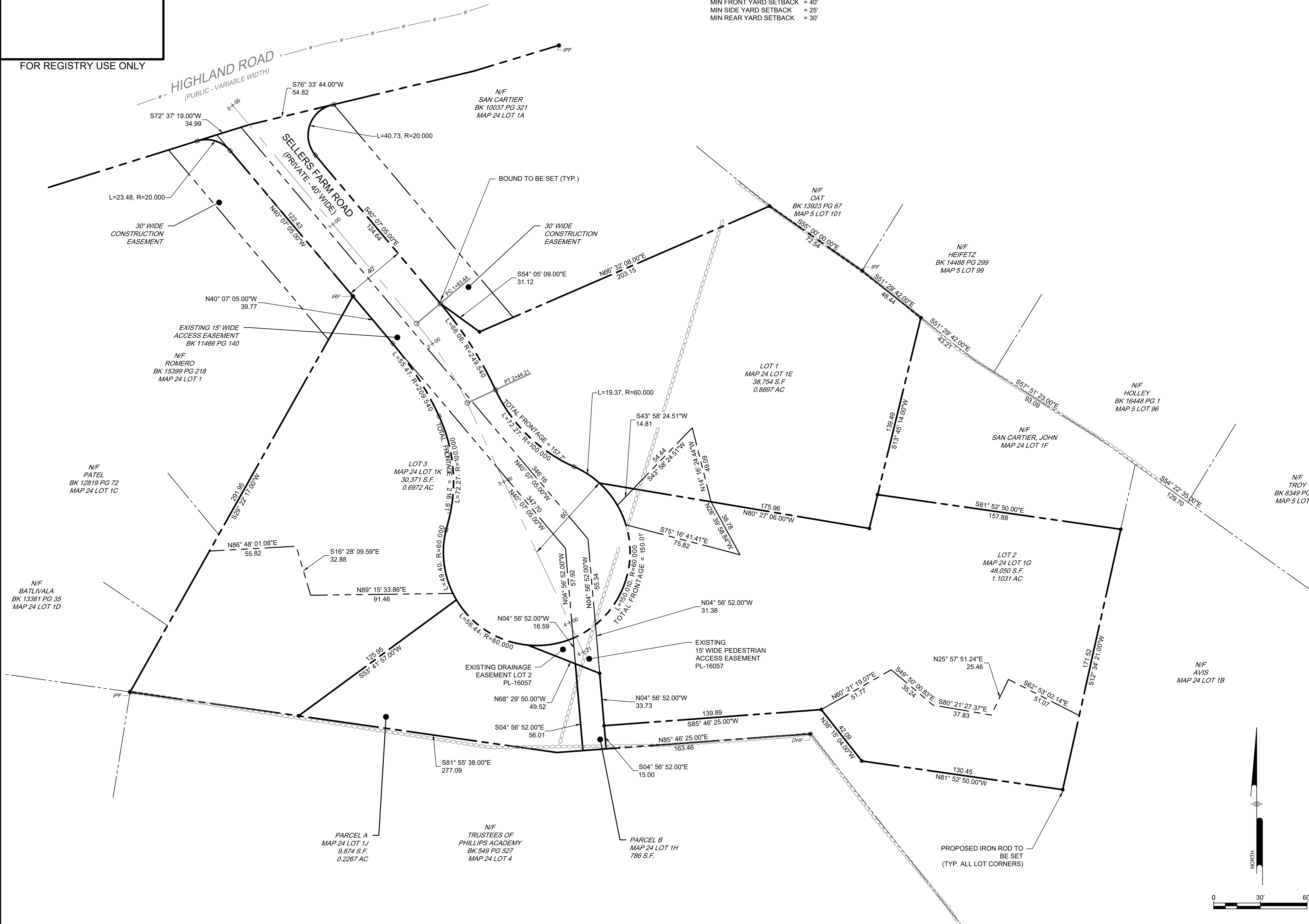
CS0002
SHEET 2 OF 14

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




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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:

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

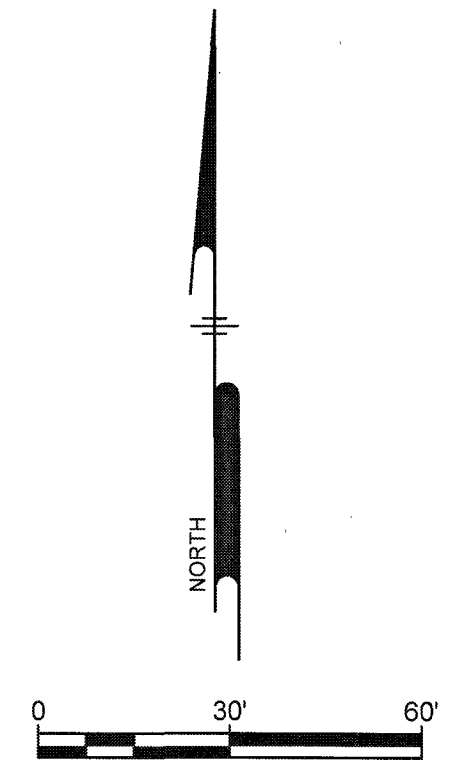

 TIMOTHY J. WININGS
 DATE 7/7/2022

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 #232
ELEV = 265.08' (NGVD)

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

HIGHLAND ROAD
(PUBLIC - VARIABLE WIDTH)

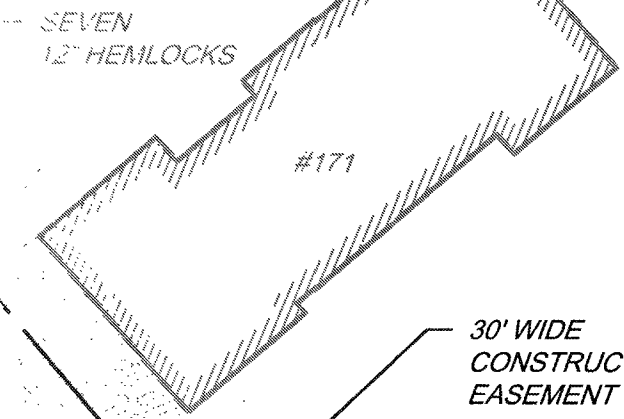
30' WIDE
CONSTRUCTION
EASEMENT

EXISTING 15' WIDE
ACCESS EASEMENT
BK 11486 PG 140

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

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

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



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

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

N/F
OAT
BK 13923 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

LOT 2
MAP 24 LOT 1G
48,050 S.F.
1.1031 AC

N/F
AVIS
MAP 24 LOT 1B

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

TRUSTEES OF
PHILLIPS ACADEMY
BK 549 PG 327
MAP 24 LOT 4

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

- 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

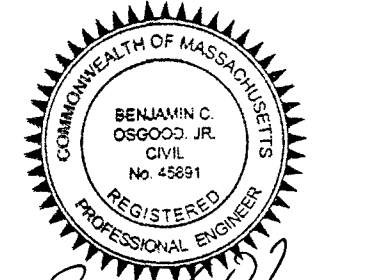
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RECORDING OF SAID NOTICE

DATE _____

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NAME _____ DATE _____

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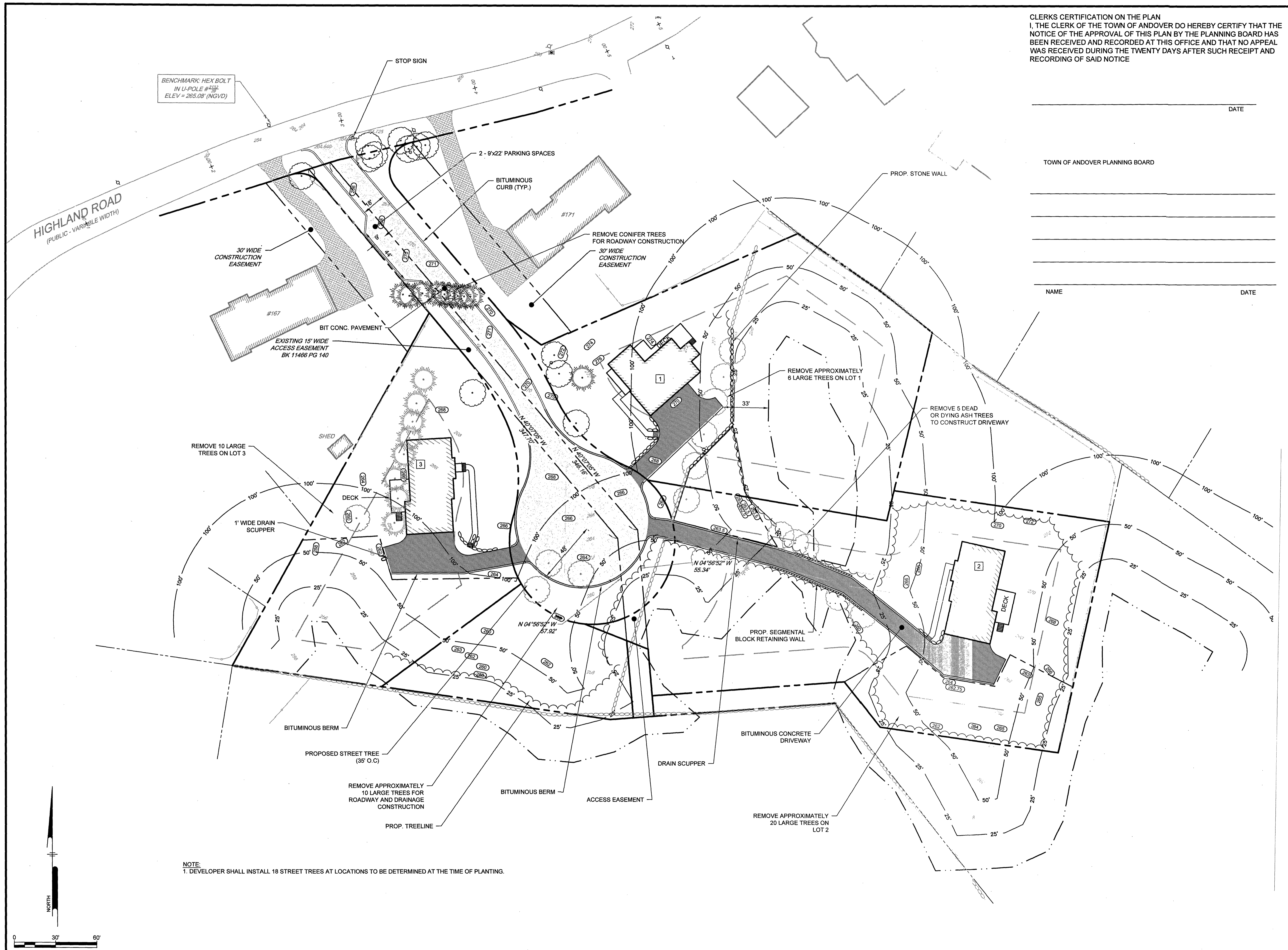
Ben O'Rourke
7/6/22

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
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

PLOTTED: 7/6/2022 1:38 PM BY: J99
 PLOTSTYLE: TTEBENCH.DWG
 PROJECT STATUS: —
 C:\PROJECTS\LRC\Buildings\LOC21-194_SELLERS_FARM_ROAD_ANDOVER_MA\DESIGNPUB\CS0201.dwg



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

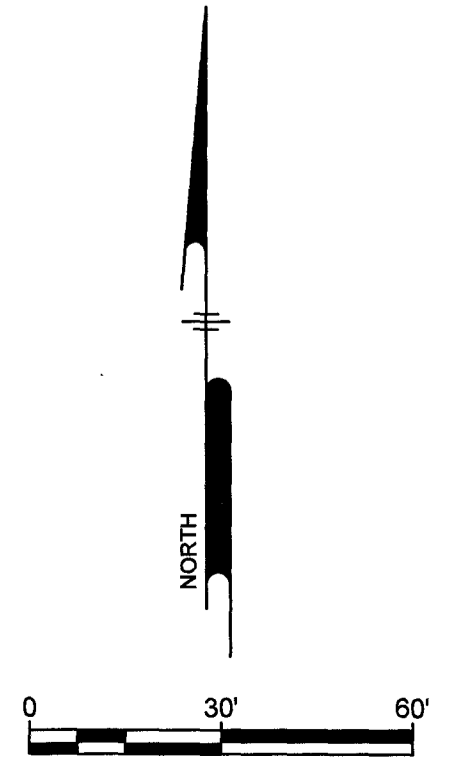
DATE _____

TOWN OF ANDOVER PLANNING BOARD

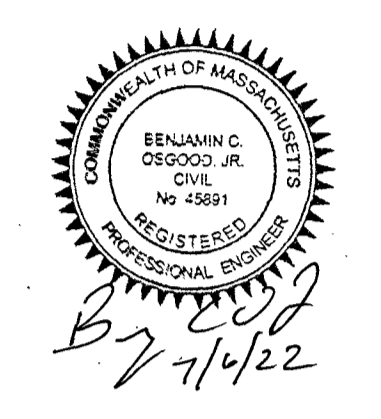
NAME _____ DATE _____

NOTE:
1. DEVELOPER SHALL INSTALL 18 STREET TREES AT LOCATIONS TO BE DETERMINED AT THE TIME OF PLANTING.

PLOTTED: 7/6/2022 3:17 PM BY: JAK
 PLOTSTYLE: IT10EN_VCS.ctb
 PROJECT STATUS:



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

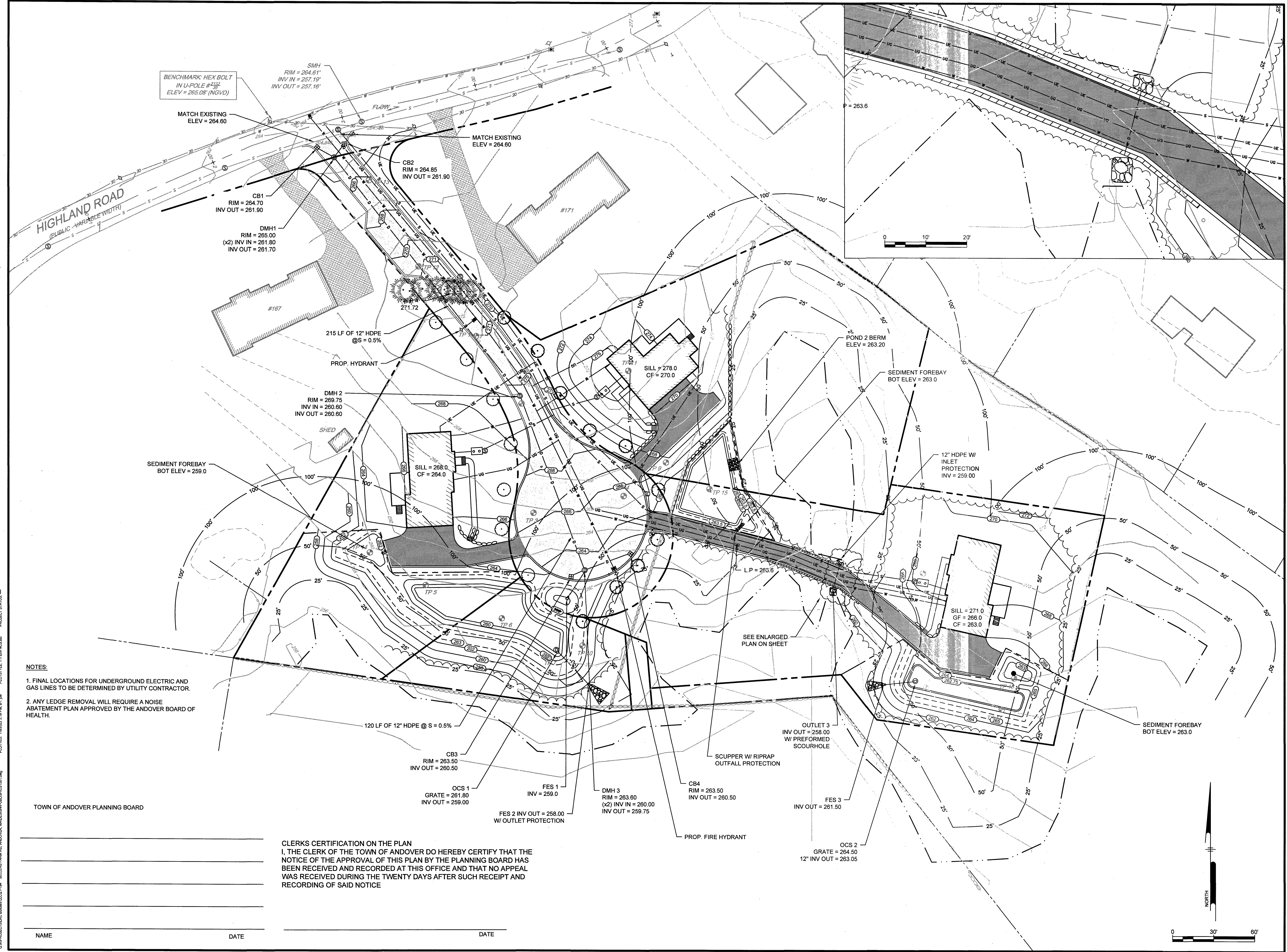


MODIFIED DEFINITIVE SUBDIVISION
 SELLERS FARM ROAD
 ANDOVER, MASSACHUSETTS

LAYOUT AND MATERIALS PLAN
 PREPARED FOR
 LRC BUILDERS LLC
 475 BOSTON ROAD
 BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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



BENCHMARK: HEX BOLT
IN U-POLE #113
ELEV = 263.08' (NGVD)

MATCH EXISTING
ELEV = 264.60

MATCH EXISTING
ELEV = 264.60

CB1
RIM = 264.70
INV OUT = 261.90

DMH1
RIM = 265.00
(X2) INV IN = 261.80
INV OUT = 261.70

CB2
RIM = 264.85
INV OUT = 261.90

215 LF OF 12\"/>

PROP. HYDRANT

DMH 2
RIM = 269.75
INV IN = 260.60
INV OUT = 260.60

SHED

SEDIMENT FOREBAY
BOT ELEV = 259.0

SILL = 268.0
CF = 264.0

POND 2 BERM
ELEV = 263.20

SEDIMENT FOREBAY
BOT ELEV = 263.0

12\"/>

SILL = 271.0
GF = 266.0
CF = 263.0

SEE ENLARGED
PLAN ON SHEET

OUTLET 3
INV OUT = 258.00
W/ PREFORMED
SCOURHOLE

SEDIMENT FOREBAY
BOT ELEV = 263.0

CB3
RIM = 263.50
INV OUT = 260.50

FES 1
INV = 259.0

DMH 3
RIM = 263.60
(X2) INV IN = 260.00
INV OUT = 259.75

CB4
RIM = 263.50
INV OUT = 260.50

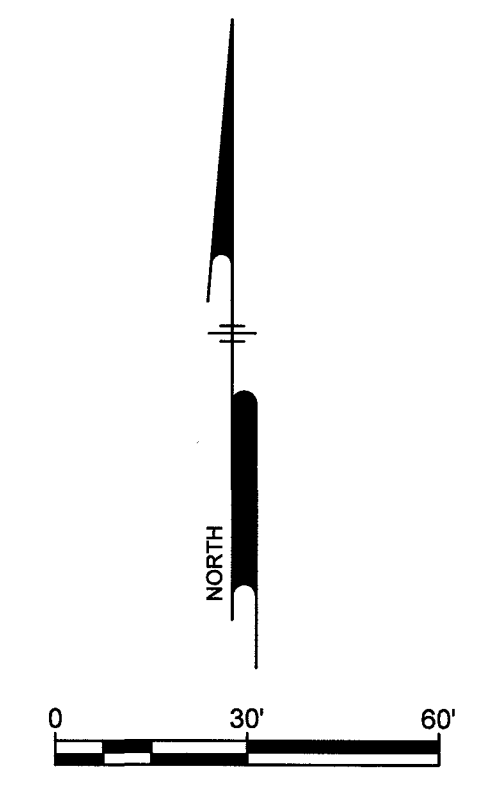
FES 3
INV OUT = 261.50

PROP. FIRE HYDRANT

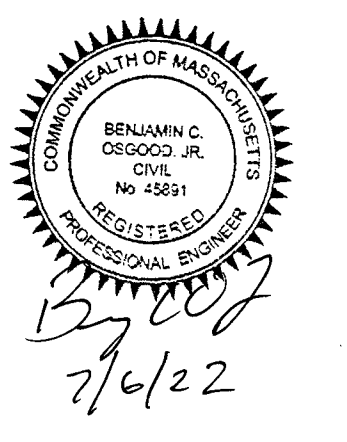
OCS 2
GRATE = 264.50
12\"/>

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

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

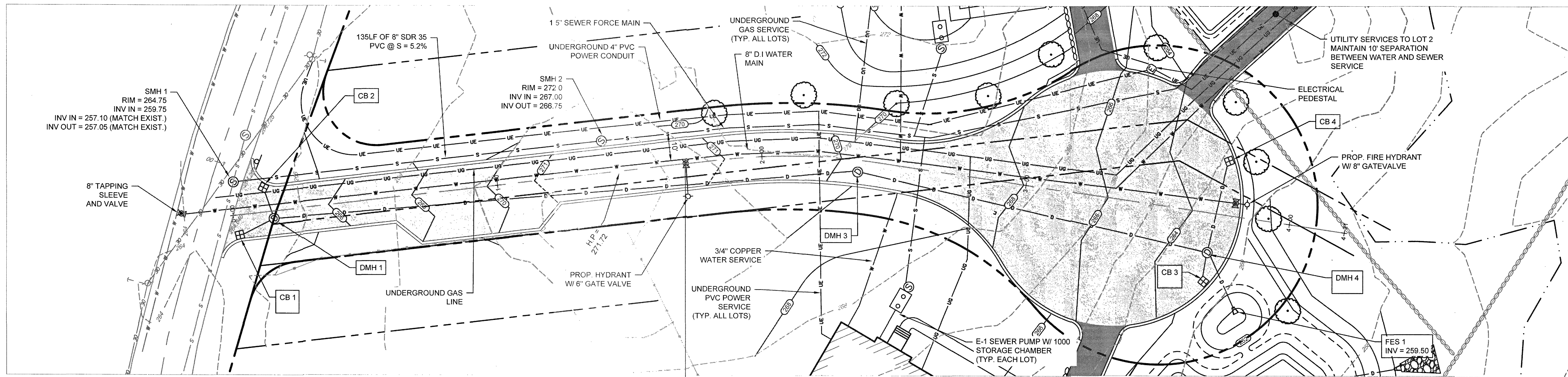
GRADING AND DRAINAGE PLAN
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

CS1501
SHEET 6 OF 14

PROJECT STATUS: _____
 PLOT FILE: TLE\ANS346
 PLOTTED: 7/6/2022 10:19 PM BY: JPB
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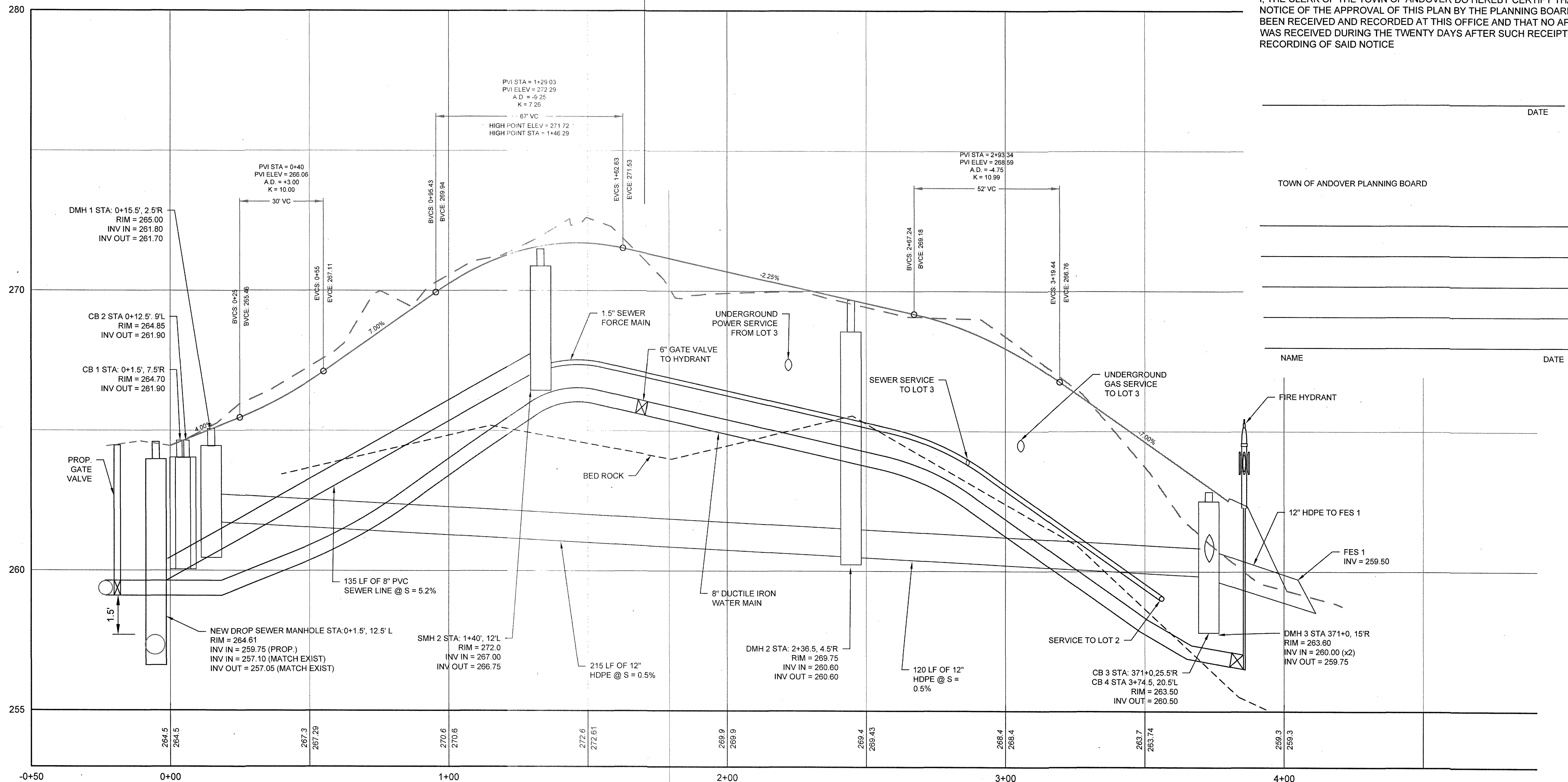


CLERKS CERTIFICATION ON THE PLAN
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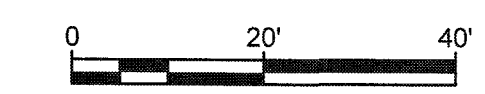
DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____



ROADWAY CENTERLINE PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'



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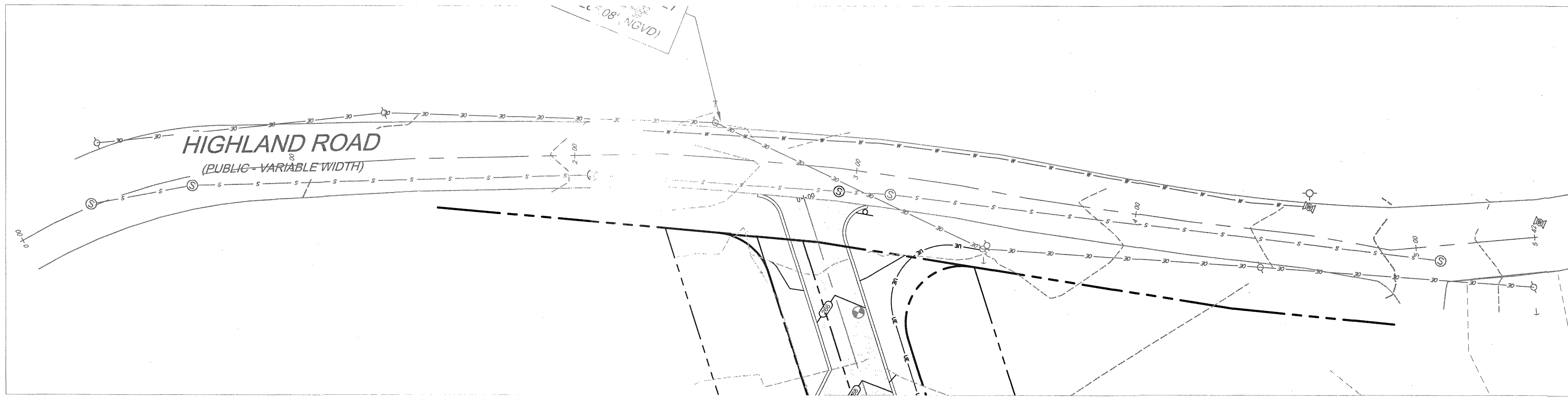
B32002
 3/6/22

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

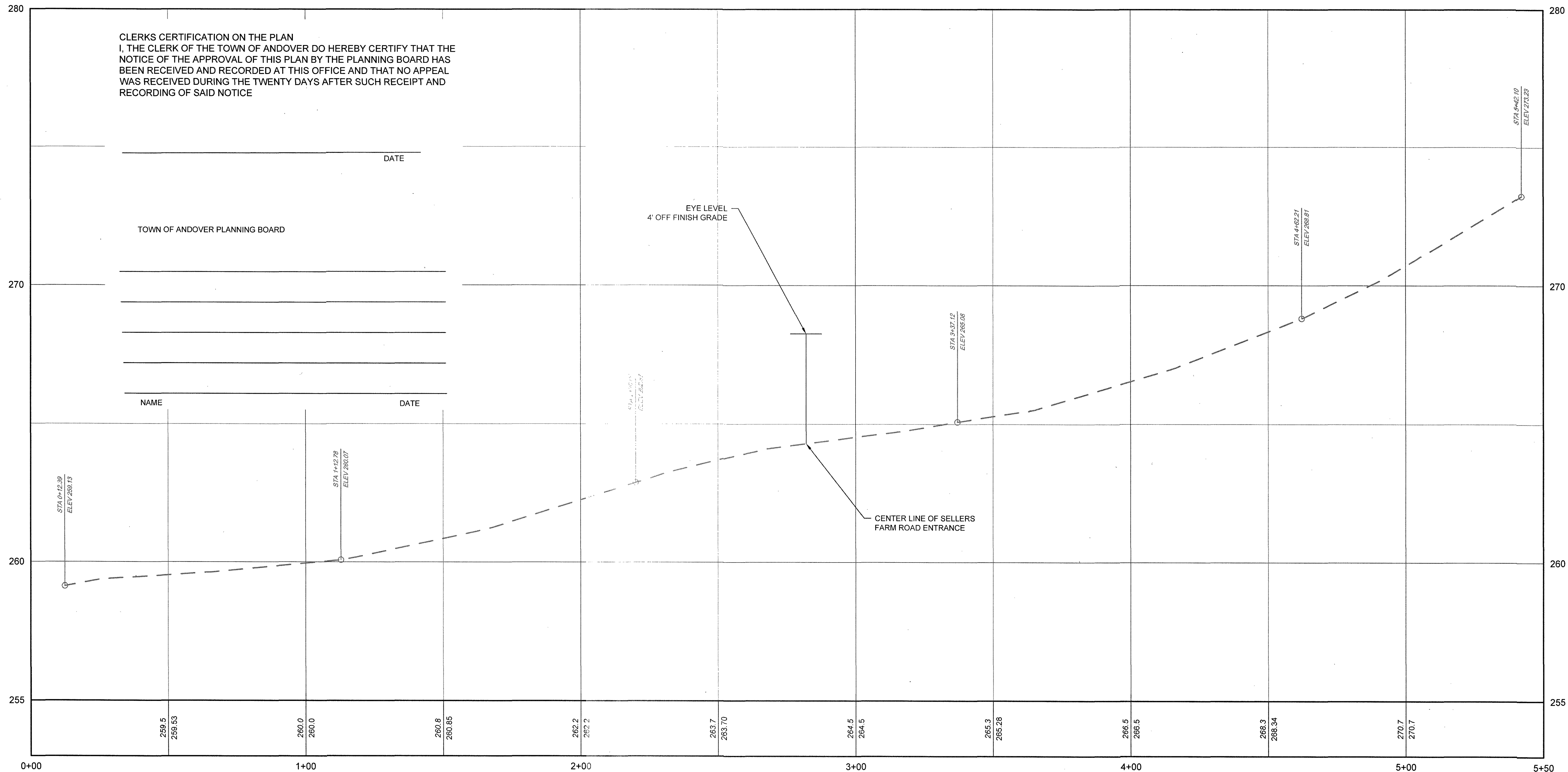
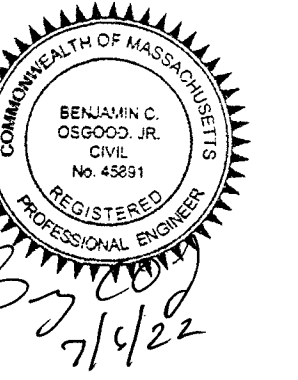
DATE	NO.	REVISIONS	BY
07-06-2022	1	PEER REVIEW COMMENTS	BCO

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

C:\PROJECTS\LR Builders LLC\21-194 SELLERS FARM RD. ANDOVER, MASSACHUSETTS\B32002.dwg PLOTTED: 7/6/2022 1:01 PM BY: JAR PROJECT STATUS: - PLOT STYLE: TTEVIEW.ctb



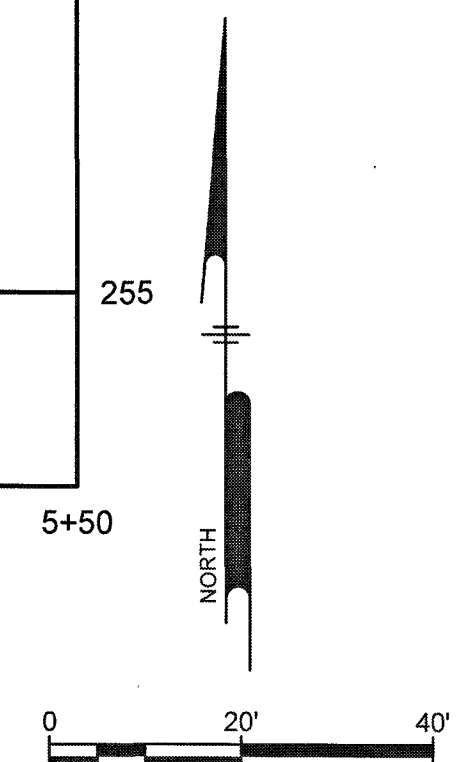
Ranger Engineering Group, Inc.
 13 Red Roof Lane, Suite 203
 Salem NH, 03079
 Tel: 978-208-1762
 rangereng.com



CLERKS CERTIFICATION ON THE PLAN
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NAME	DATE

HIGHLAND ROAD PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'

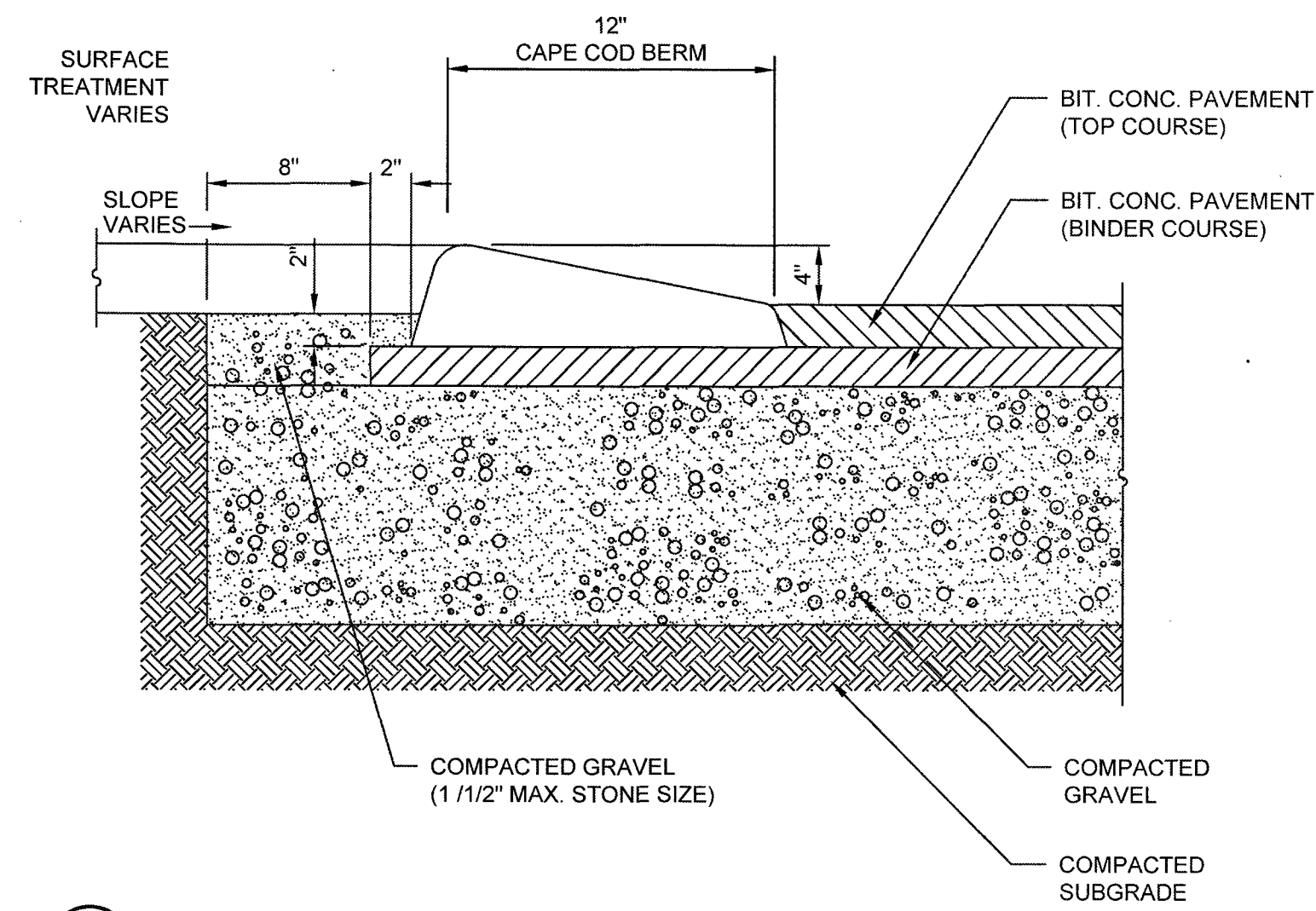


MODIFIED DEFINITIVE SUBDIVISION
 SELLERS FARM ROAD
 ANDOVER, MASSACHUSETTS
 HIGHLAND ROAD PROFILE
 PREPARED FOR
 LRC BUILDERS LLC
 472 BOSTON ROAD
 BILLERICA, MASSACHUSETTS 01821

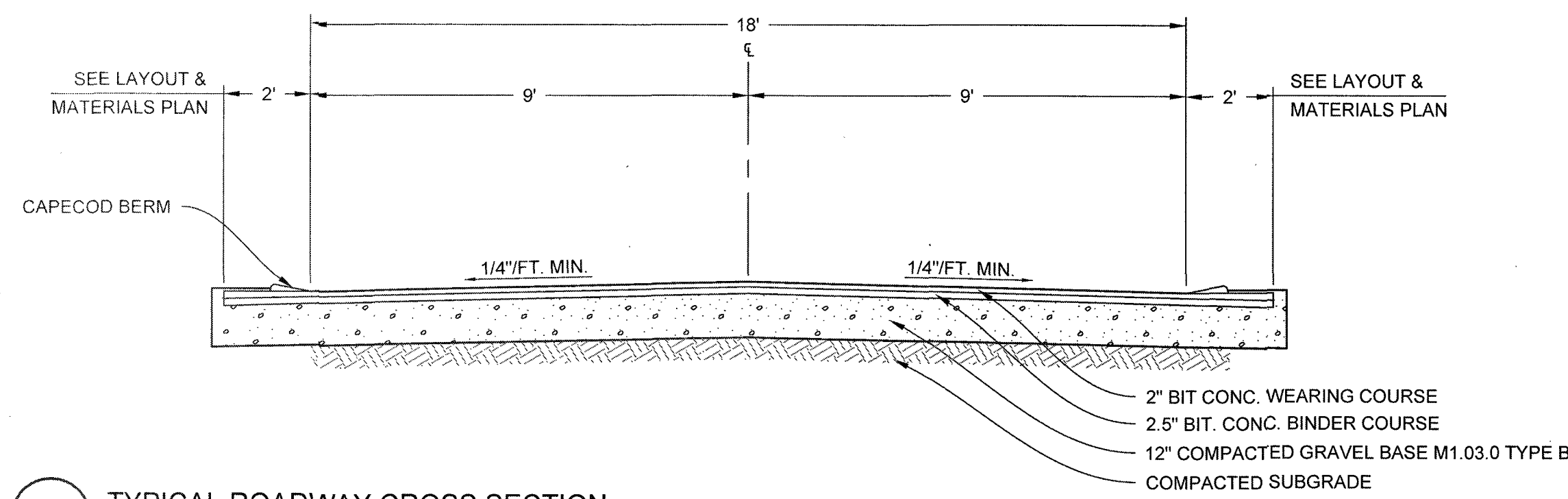
DATE	NO	REVISIONS	BY
07-08-2022	1	PEER REVIEW COMMENTS	BCO

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

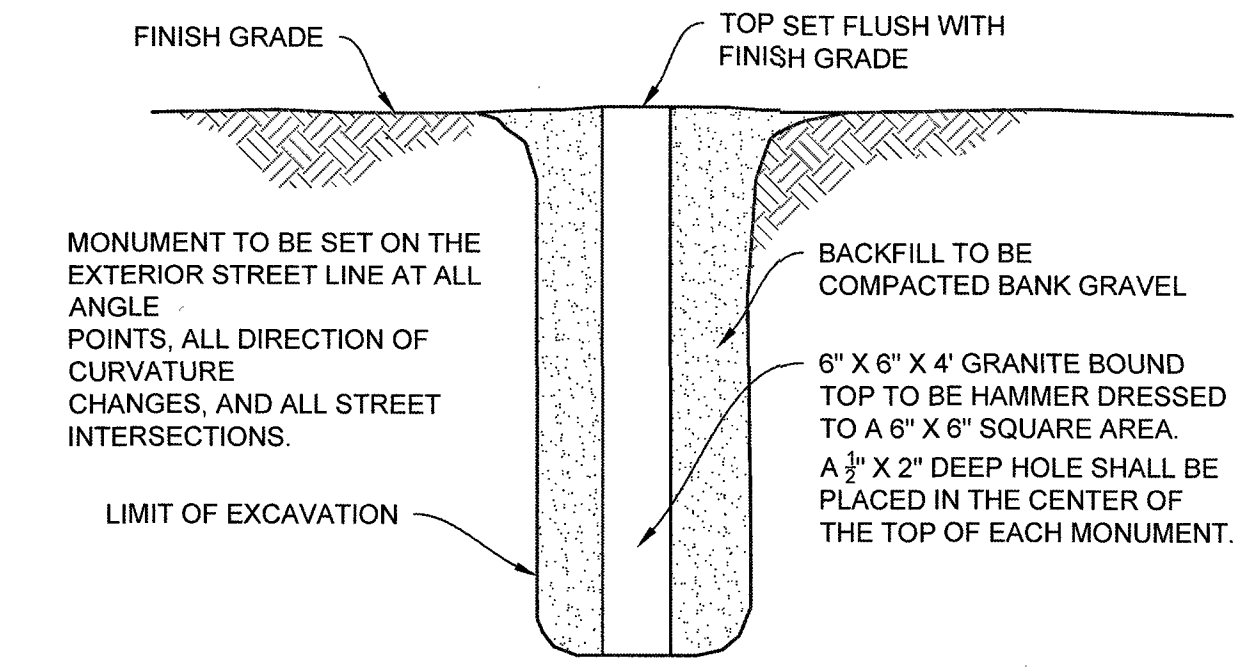
C:\PROJECTS\LR BUILDERS\21-194 - SELLERS FARM RD, ANDOVER, MASS\ENR\DRAWINGS\3502.dwg PLOTTED: 7/6/2022 1:38 PM BY: PJP PROJECT STATUS: -



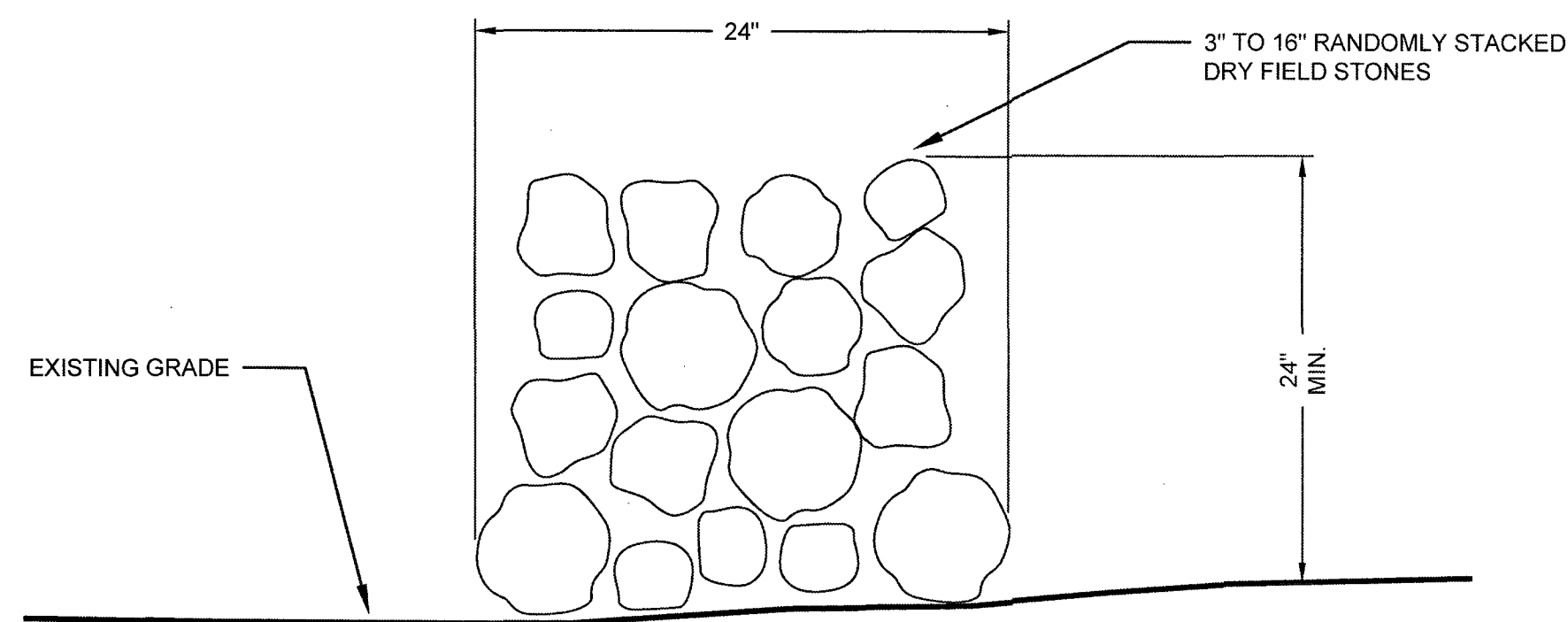
1 CAPE COD BERM DETAIL
NOT TO SCALE



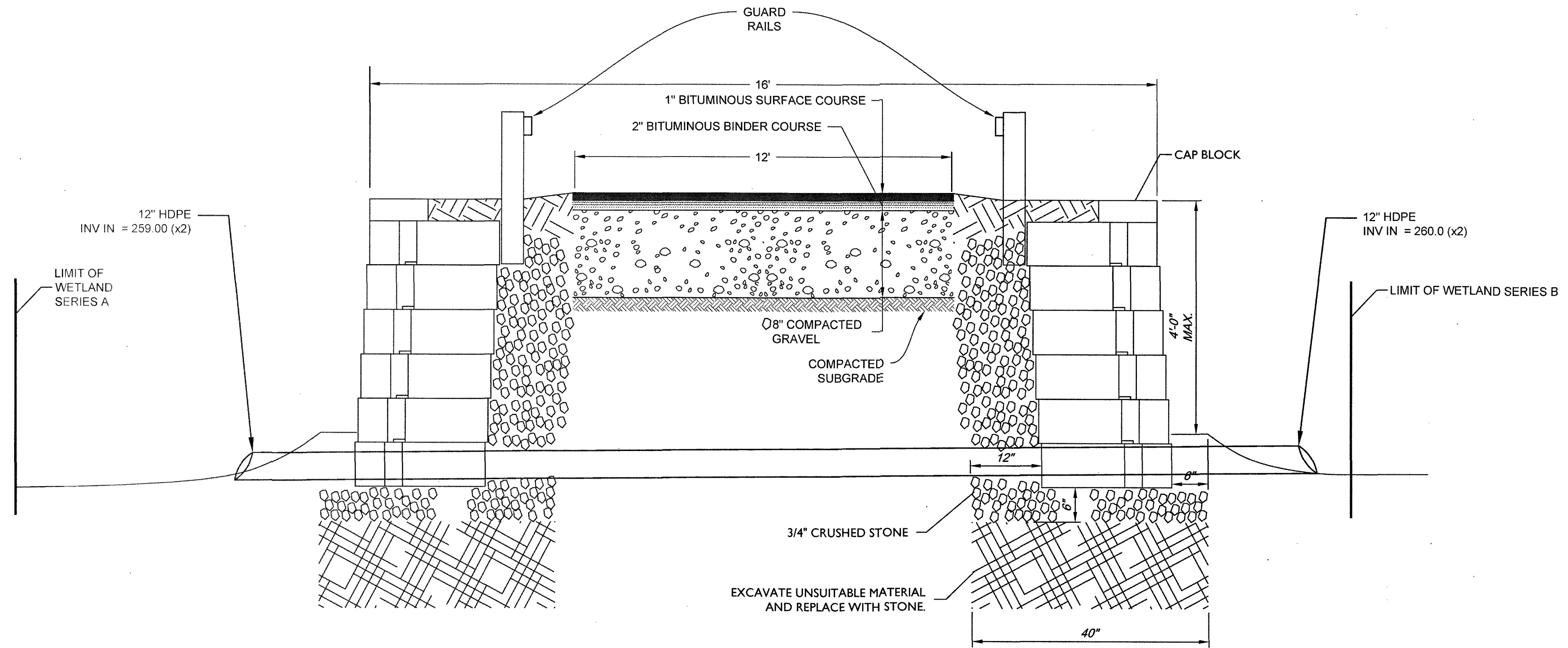
2 TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE



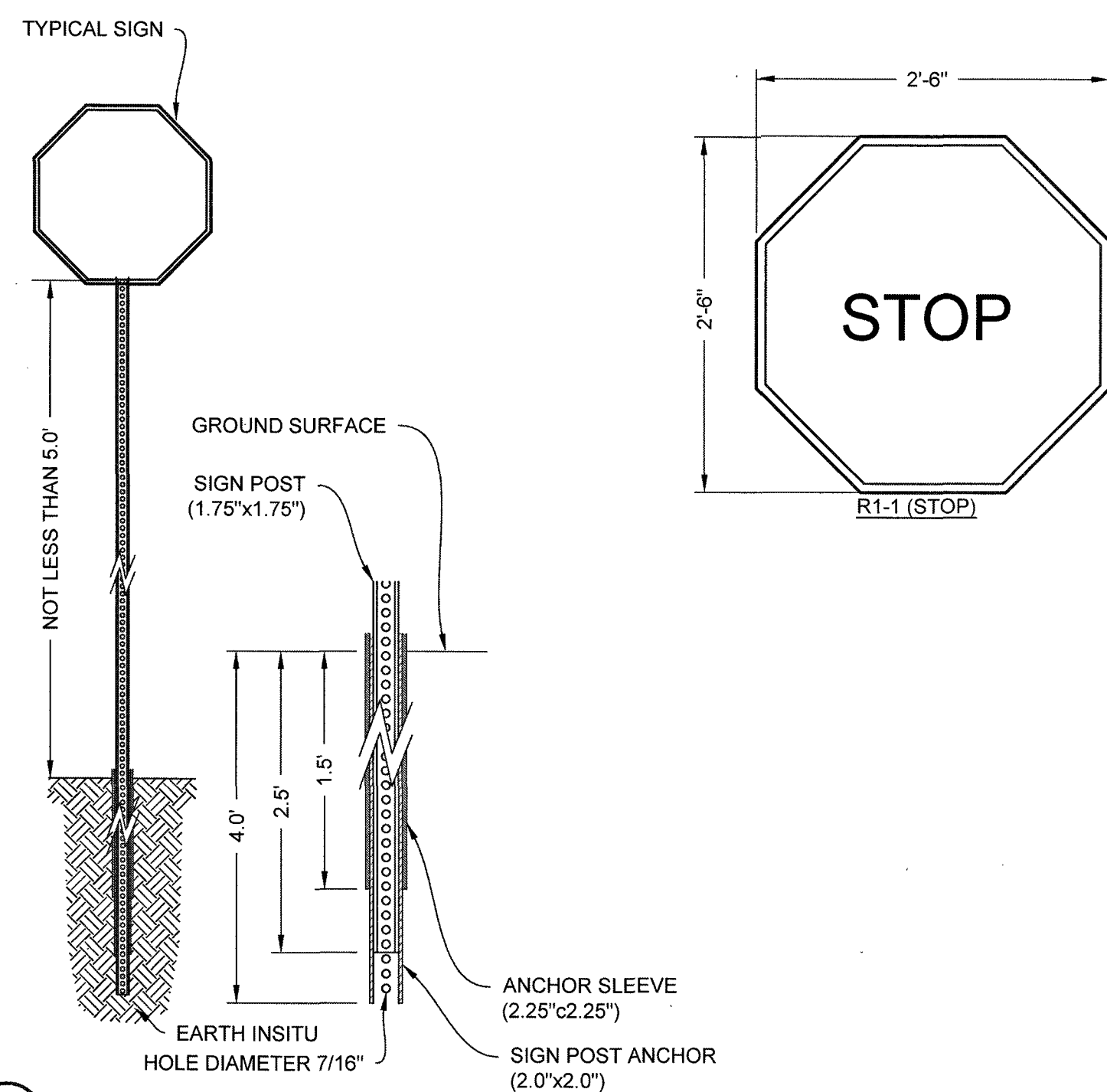
3 STONE BOUND
NOT TO SCALE



4 STONE WALL DETAIL
NOT TO SCALE



5 LOT 3 DRIVEWAY CROSS SECTION
NOT TO SCALE



6 SIGN POST DETAIL
NOT TO SCALE

CLERKS CERTIFICATION ON THE PLAN
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_____ DATE

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

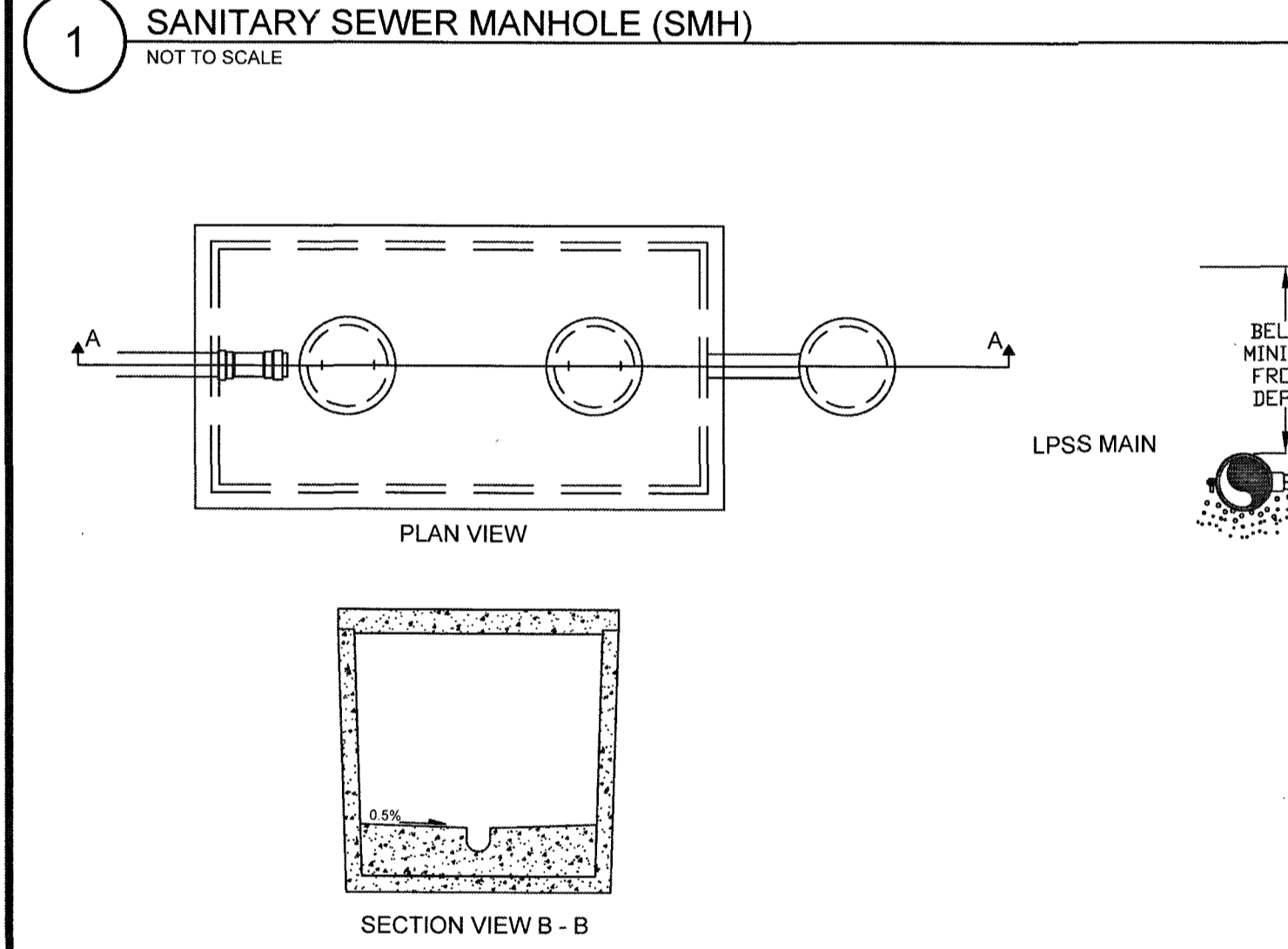
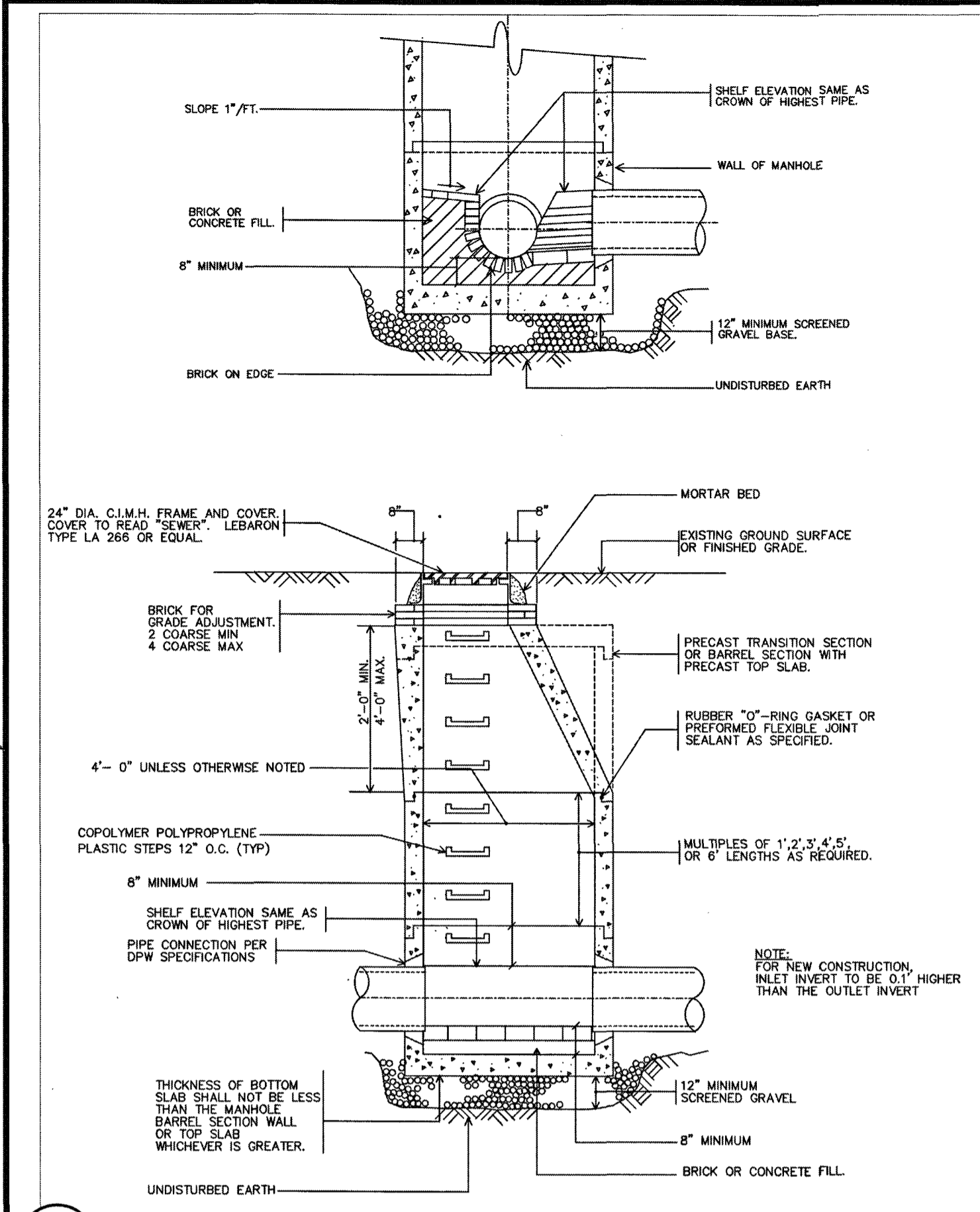
Ranger Engineering Group, Inc.
13 Red Roof Lane, Suite 203
Salem NH, 03079
Tel: 978-208-1762
rangereng.com



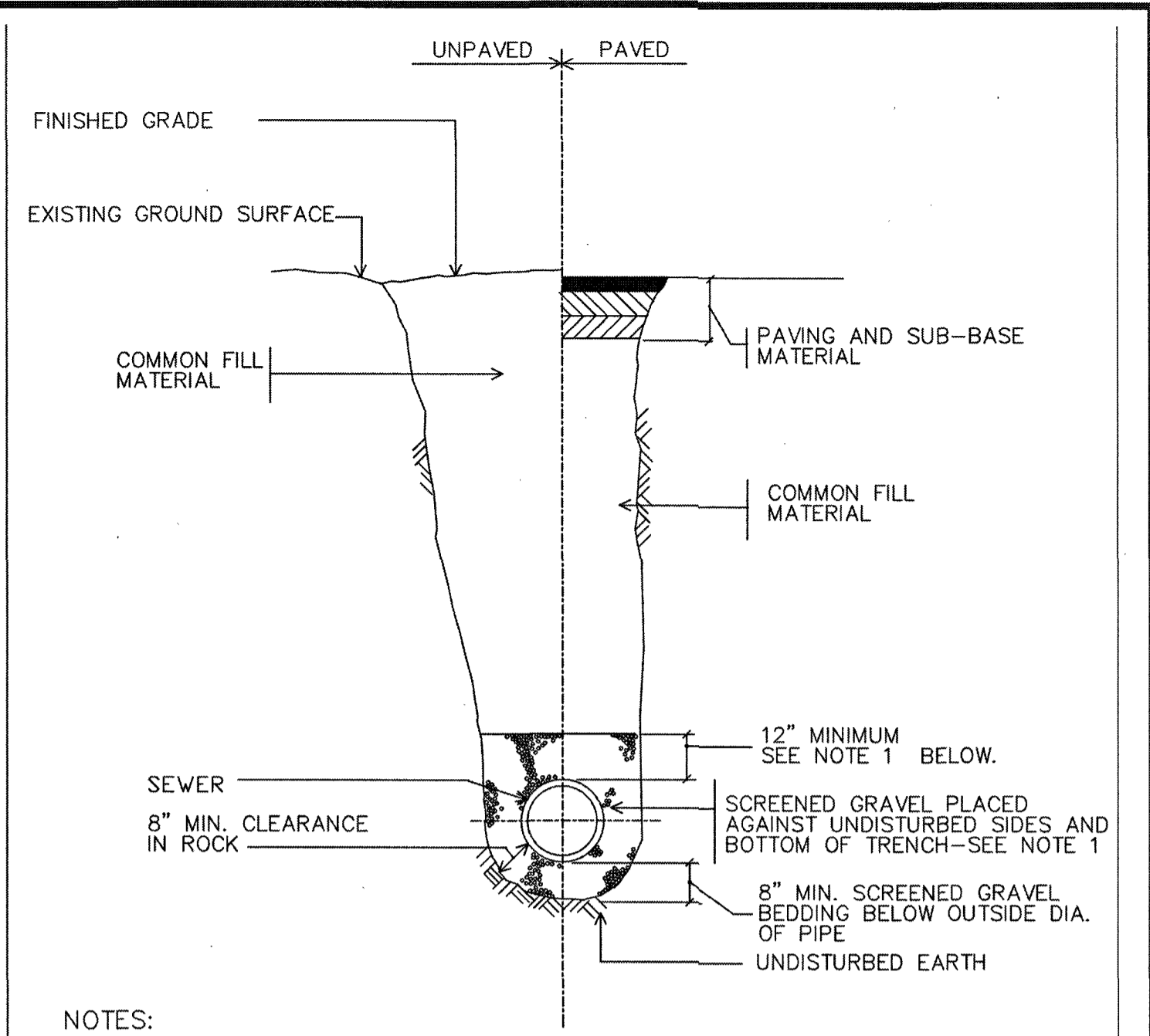
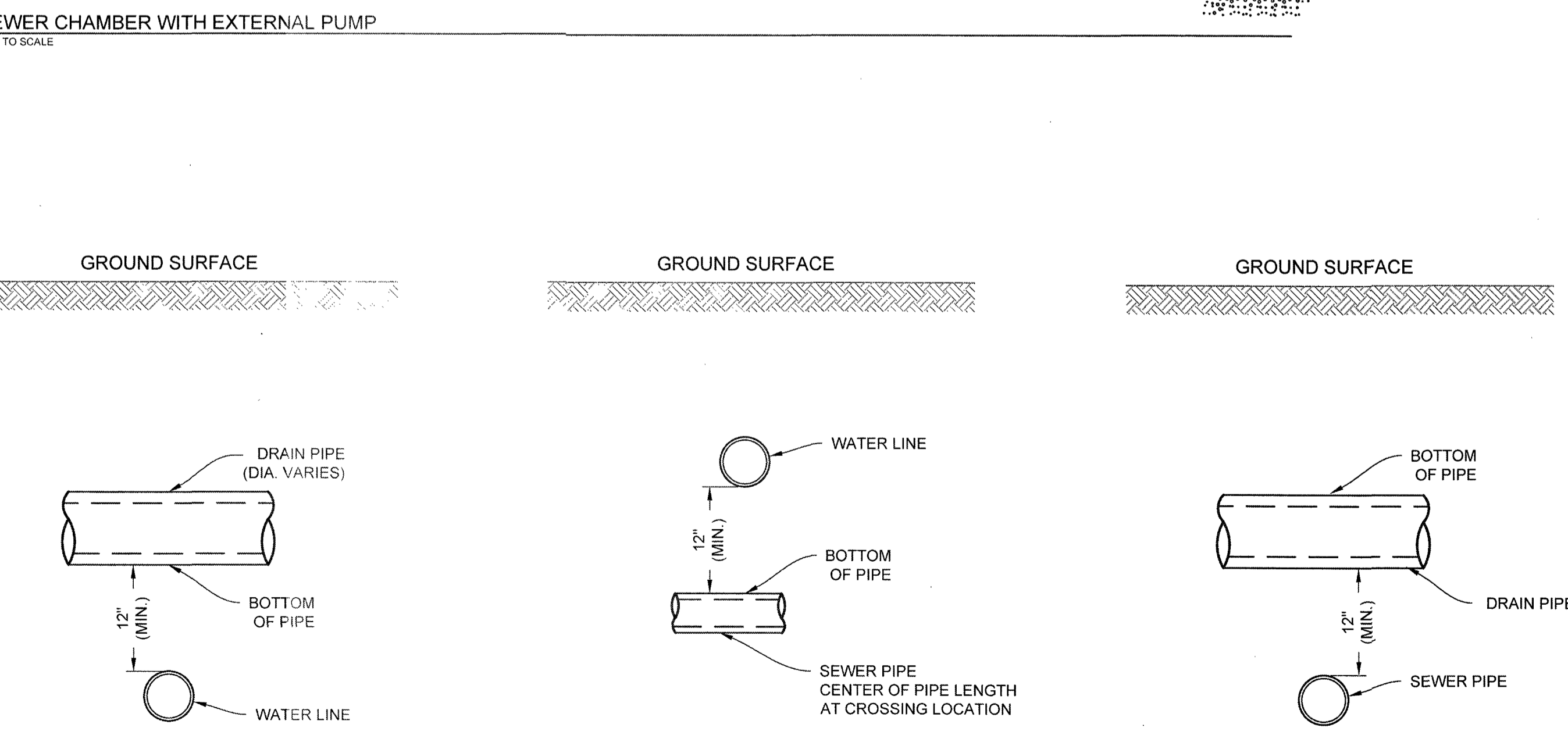
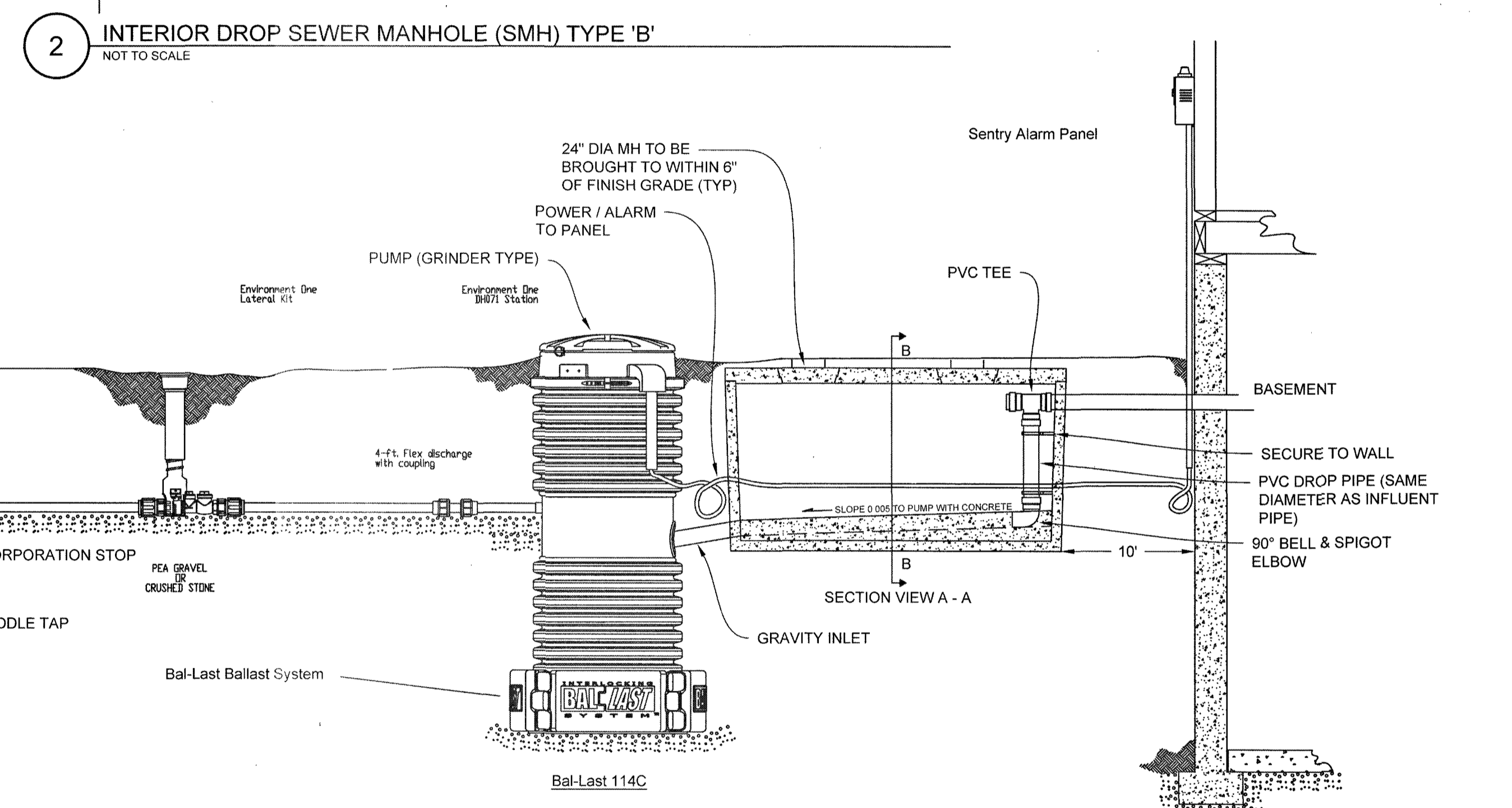
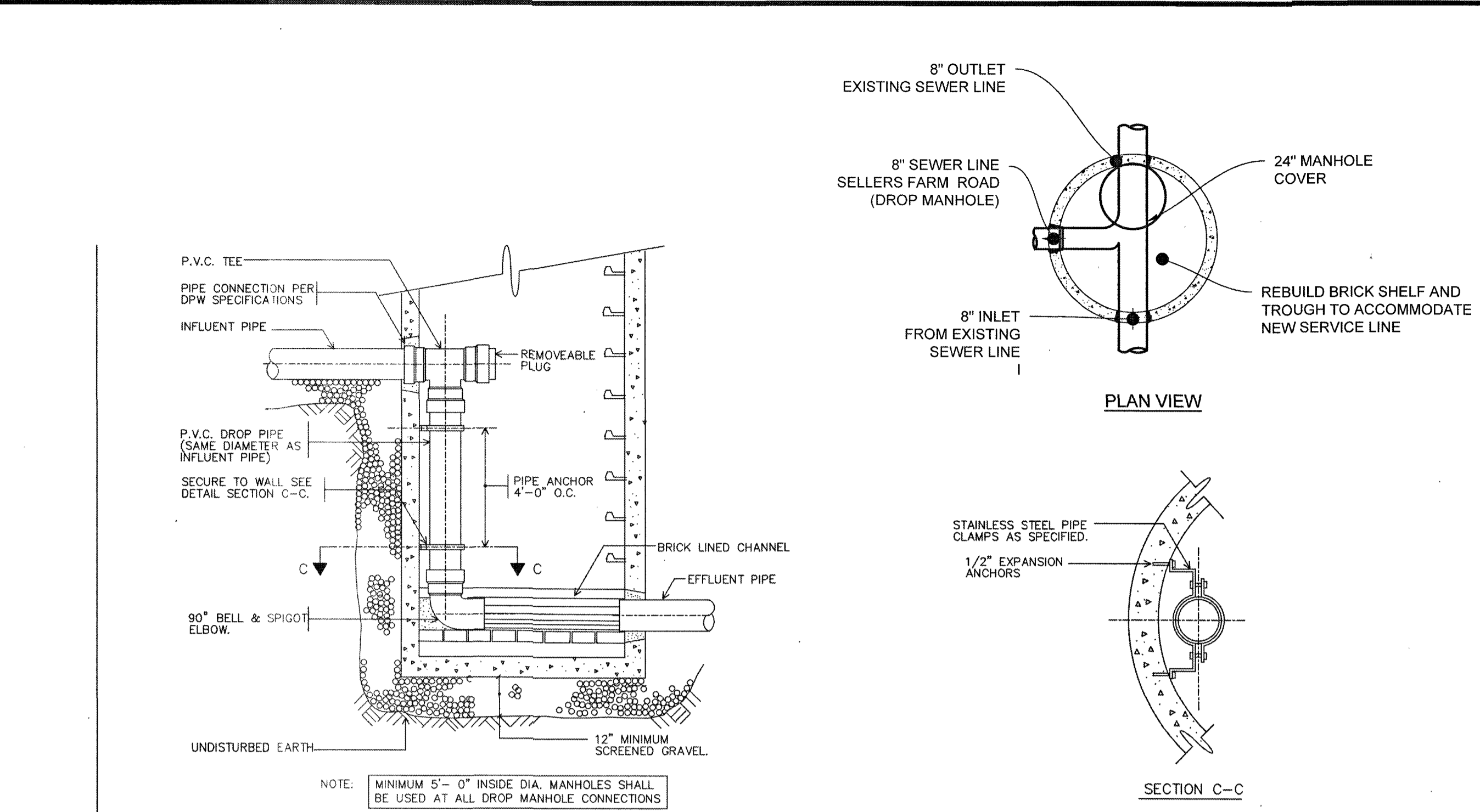
MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS
SITE DETAILS
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

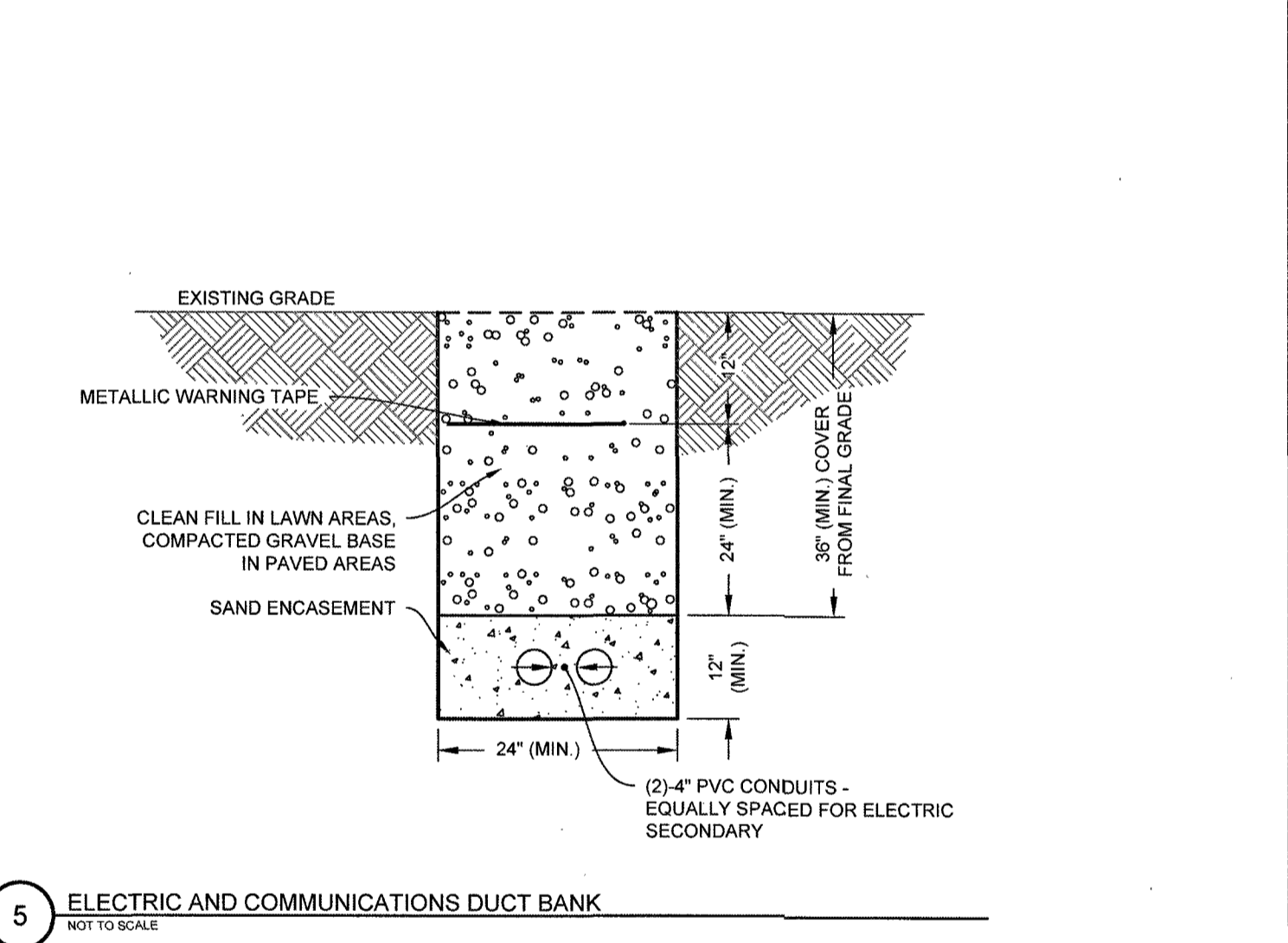
PROJECT 21-194
DATE 2022-03-04
DRAWING SCALE AS NOTED
DRAWN BY DJO
APPROVED BY BCO



- 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.



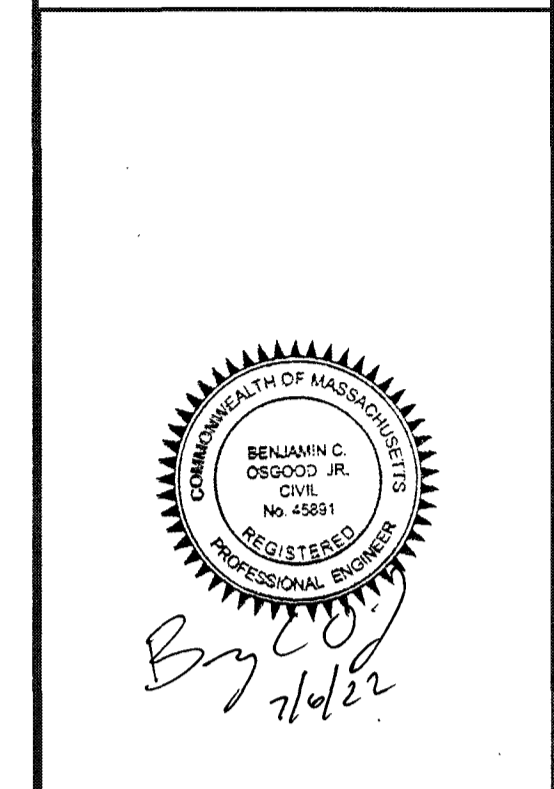
CLERKS CERTIFICATION ON THE PLAN
I, THE CLERK OF THE TOWN OF ANDOVER DO HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE

DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

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13 Red Roof Lane, Suite 203
Salem NH, 03079
Tel: 978-208-1762
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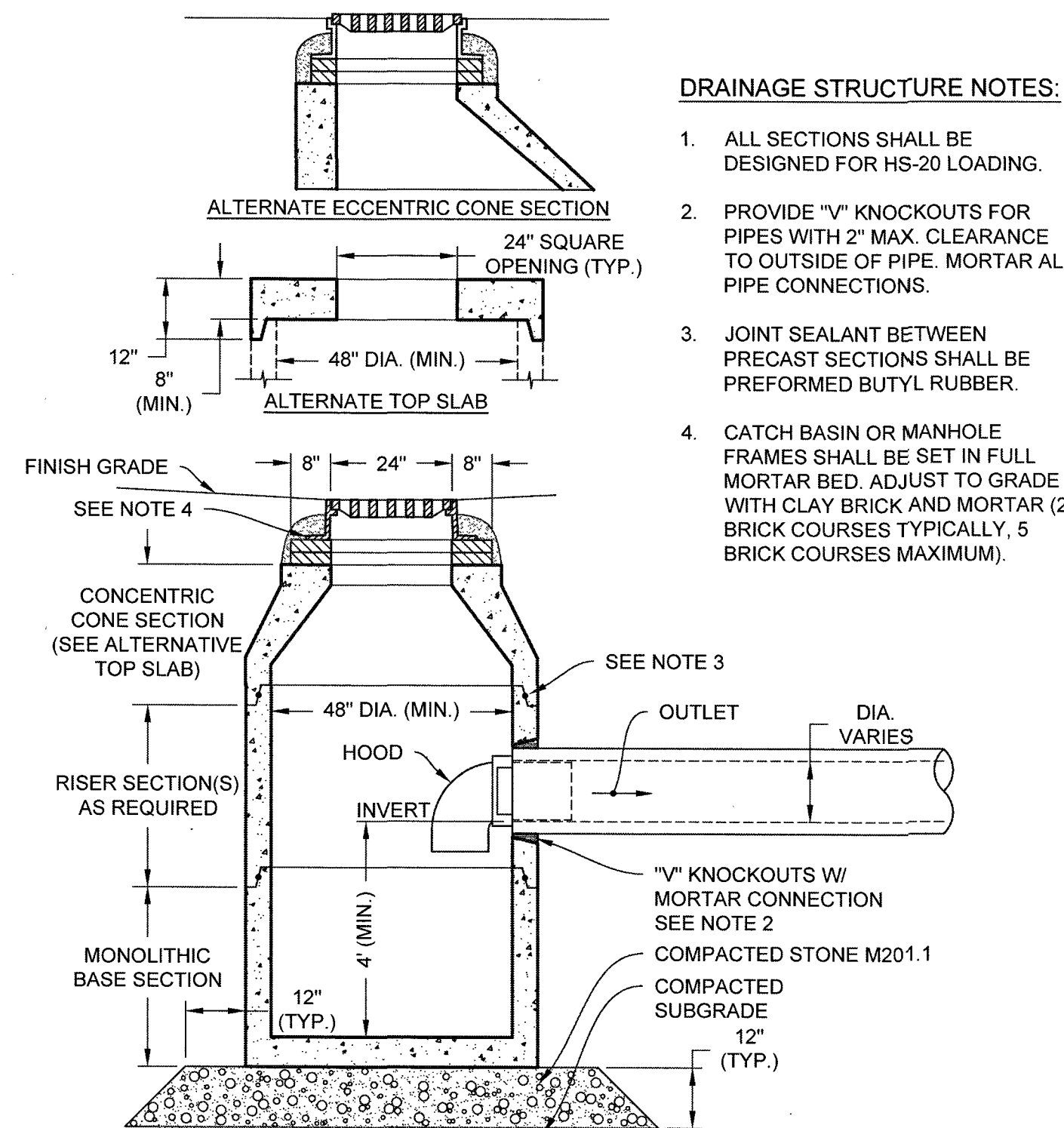
MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS
UTILITY DETAILS
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY
1	07-09-2022	PEER REVIEW COMMENTS	BCO

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

CS6002
SHEET 10 OF 14

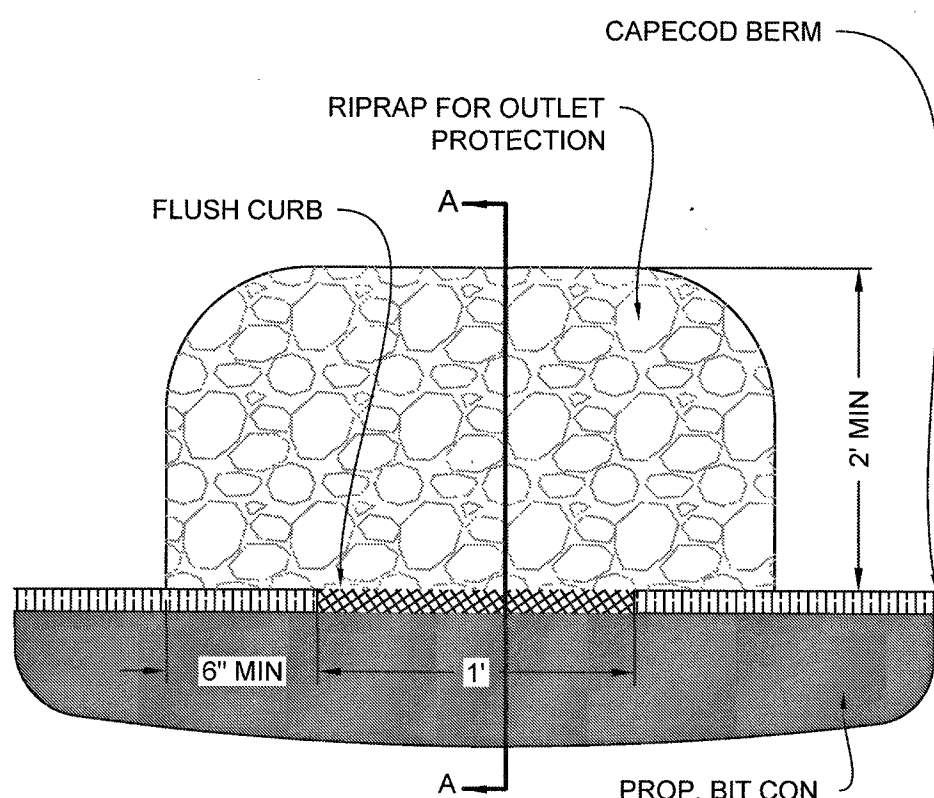
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 PLOT STYLE: T11 En MS18.rvt
 PLOTTED: 7/6/2022 1:38 PM BY: jao
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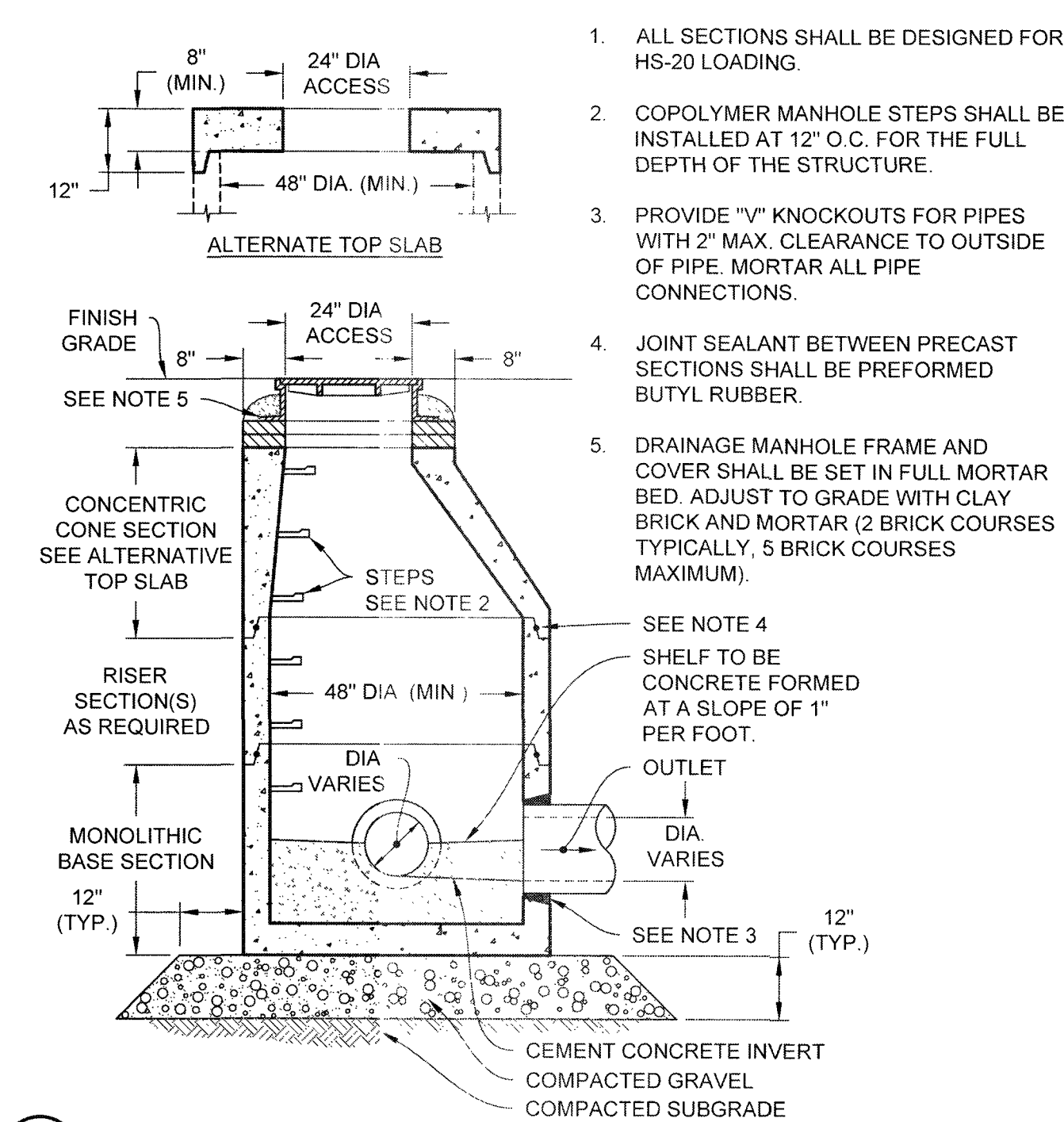
DRAINAGE STRUCTURE NOTES:

- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
- CATCH BASIN OR MANHOLE FRAMES SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

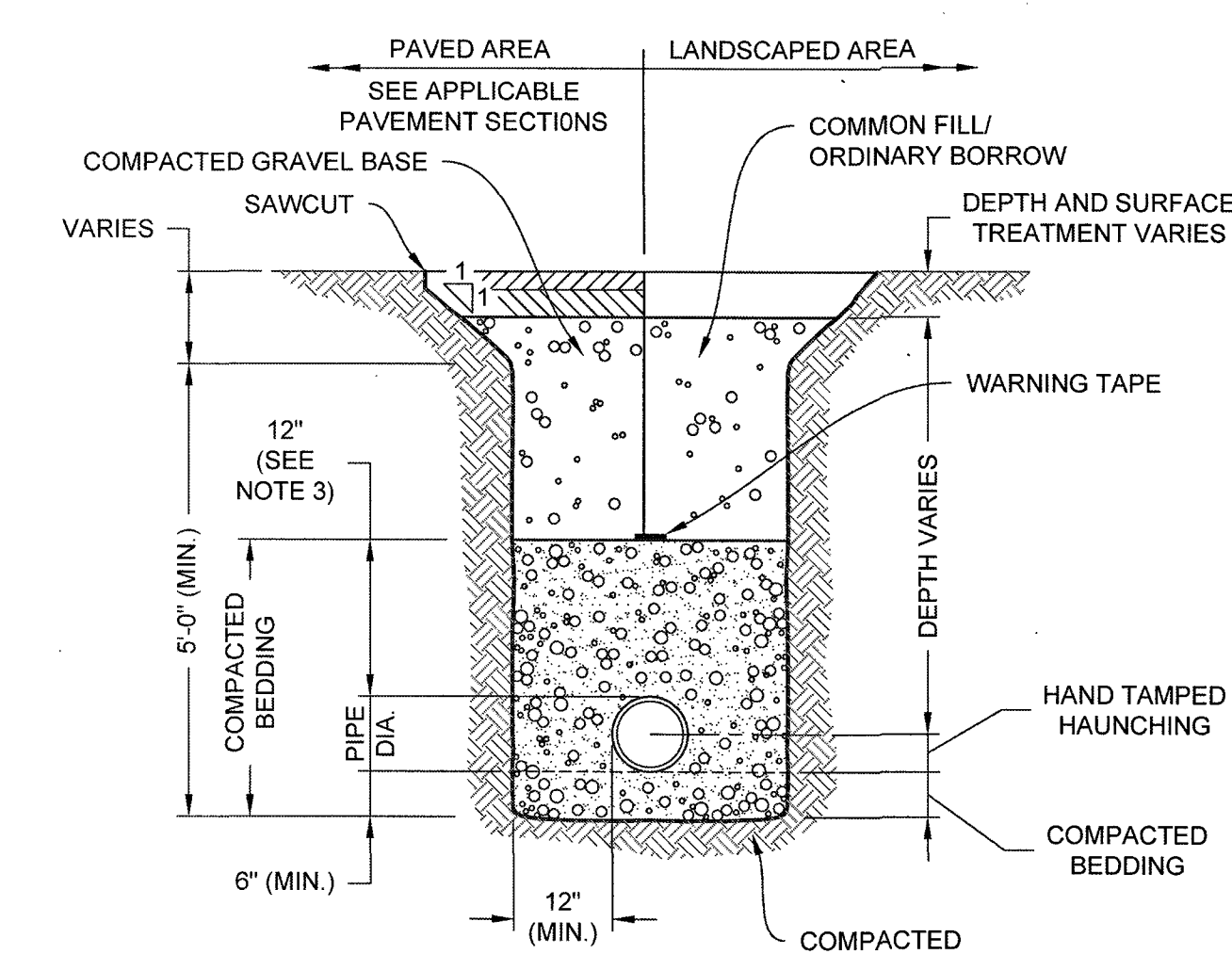
1 CATCH BASIN (CB) WITH HOOD
NOT TO SCALE



5 DRAIN SCUPPER DETAIL
NOT TO SCALE

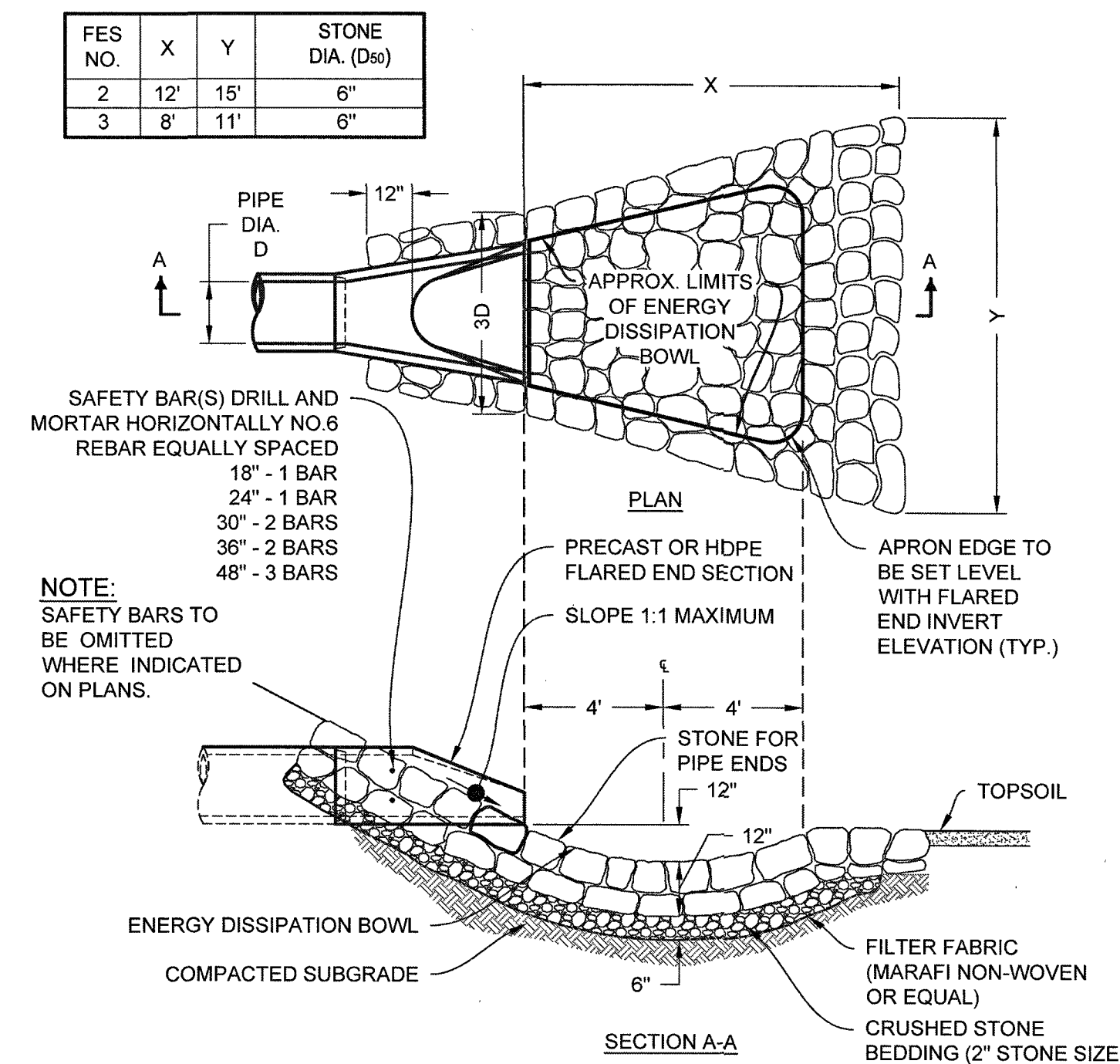


2 DRAINAGE MANHOLE (DMH)
NOT TO SCALE

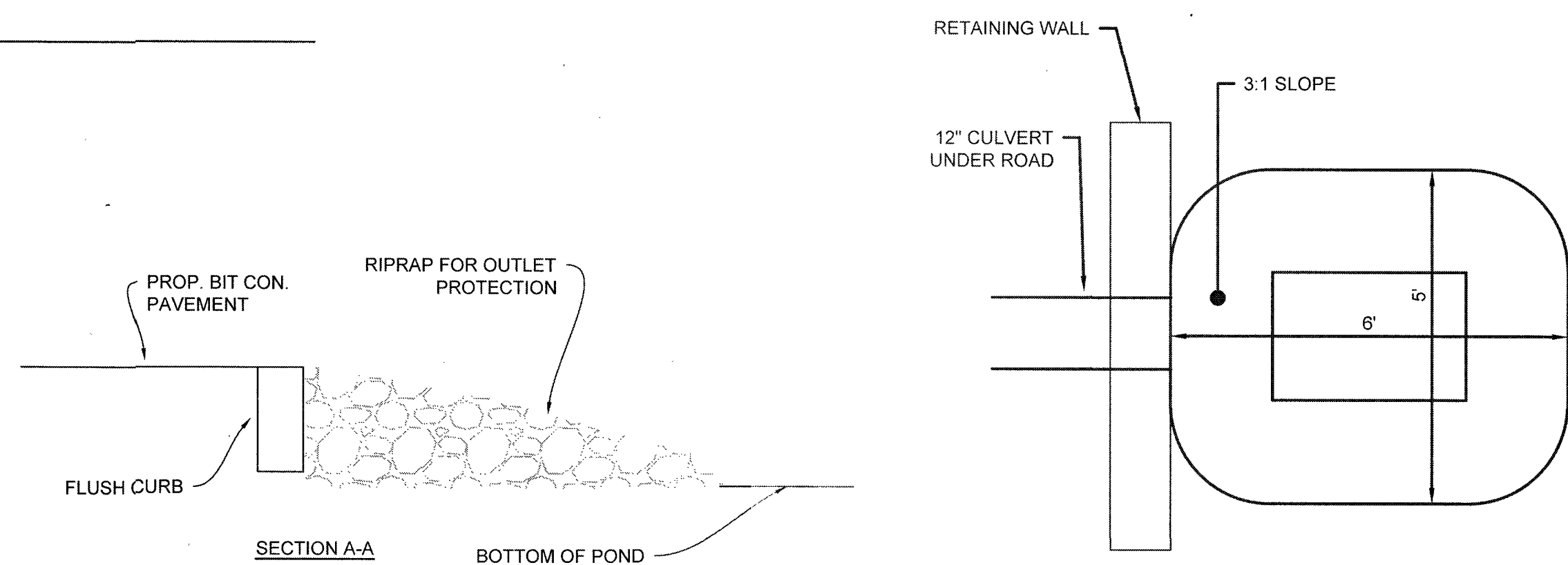


- NOTES:**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
 - FOR HDPE PIPE, DIMENSION IS 24 INCHES.

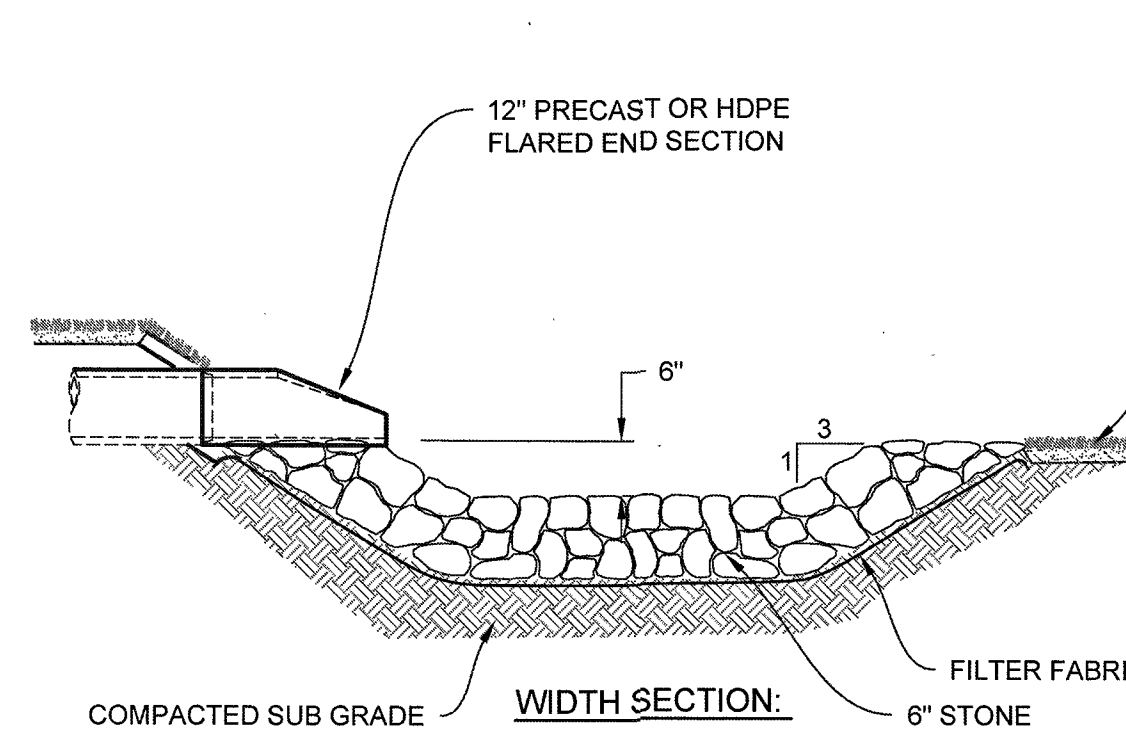
3 DRAINAGE TRENCH
NOT TO SCALE



4 FLARED END SECTION (FES) WITH STONE PROTECTION
NOT TO SCALE



6 PREFORMED SCOUR HOLE
NOT TO SCALE



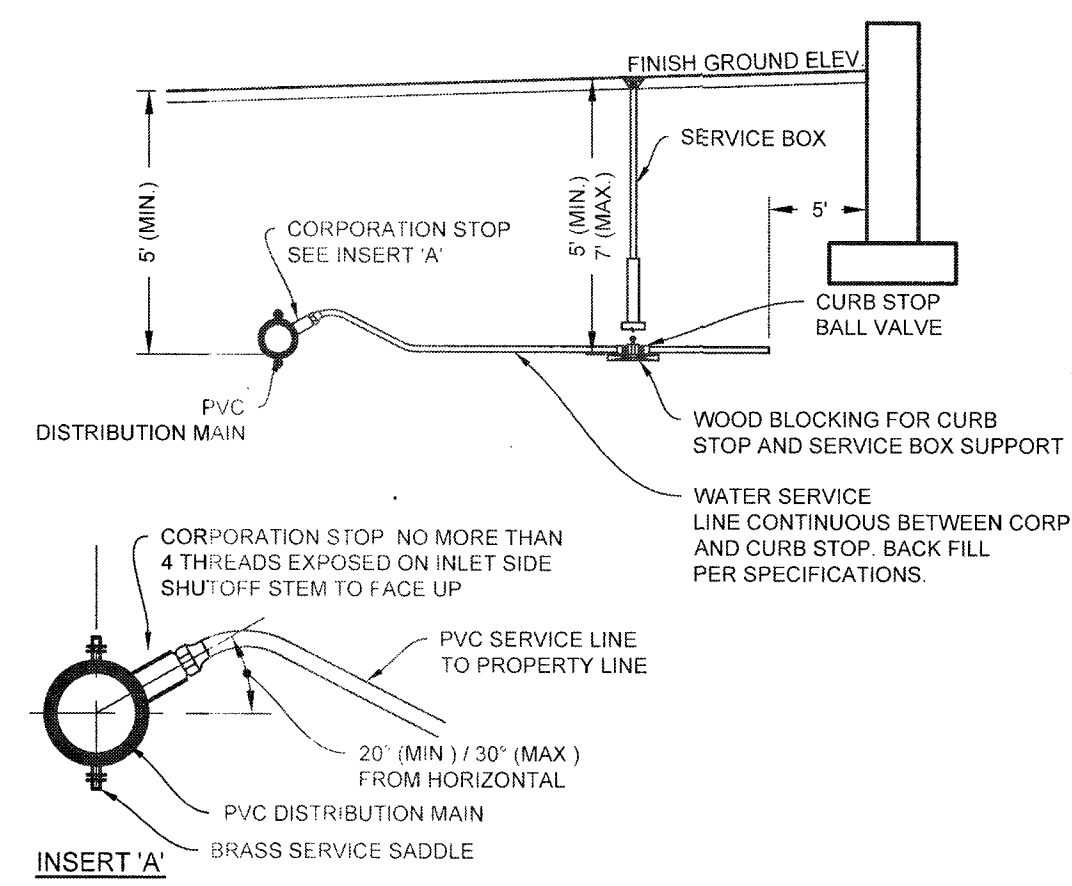
7 WATER TRENCH
NOT TO SCALE

CLERKS CERTIFICATION ON THE PLAN
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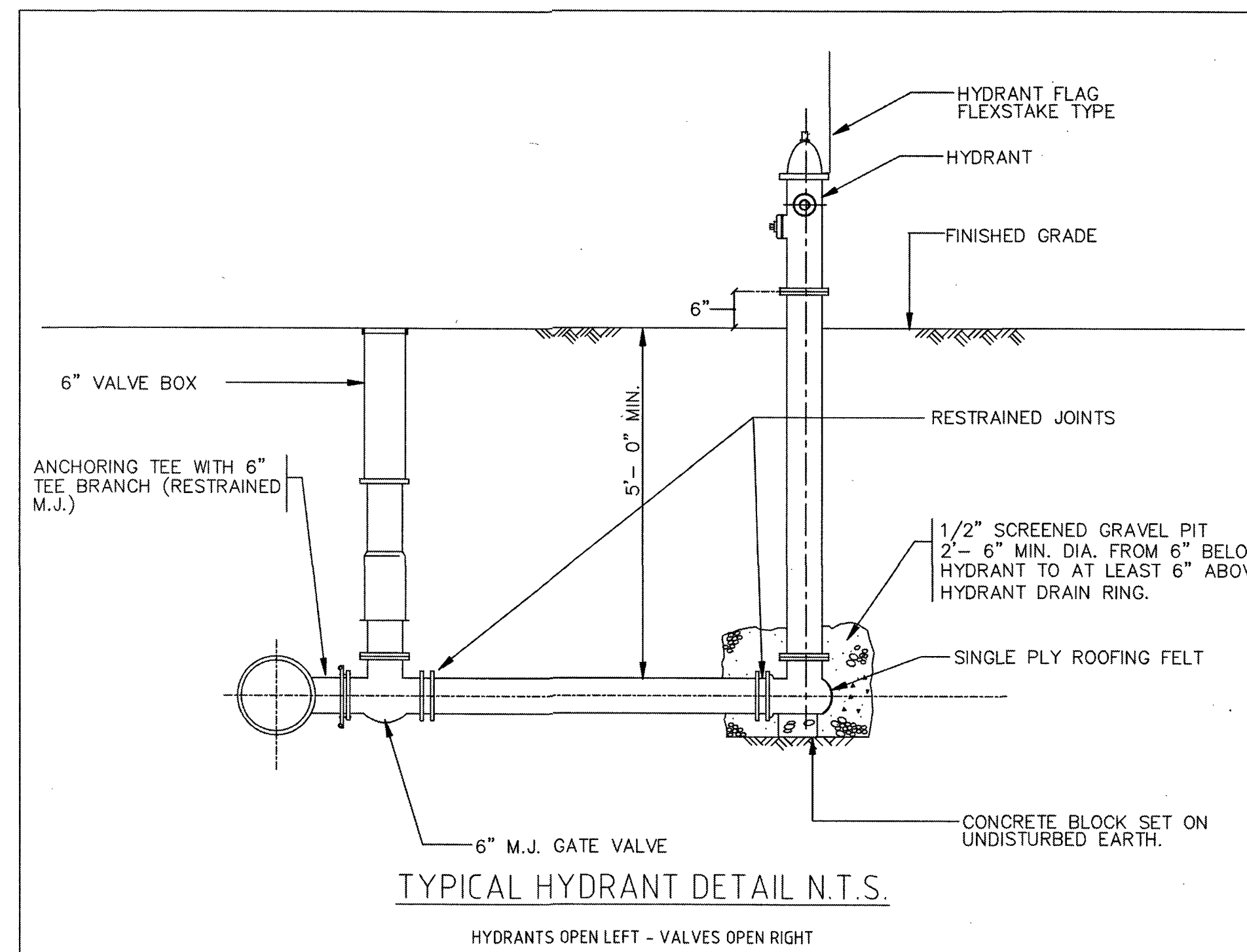
DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____



8 WATER SERVICE INSTALLATION
NOT TO SCALE

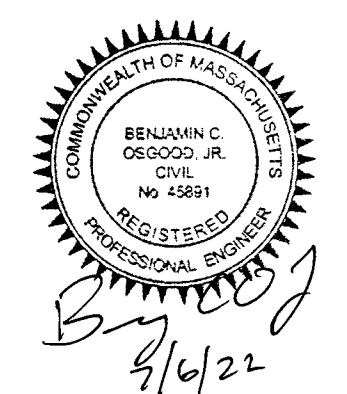


TYPICAL HYDRANT DETAIL N.T.S.

LIMITS OF RESTRAINED JOINTS	
FITTING	MIN. LINEAR FEET TO BE RESTRAINED
6"-1/4 BEND	21 (EACH SIDE OF FITTING)
6"-1/8 BEND	9 (EACH SIDE OF FITTING)
6"-1/16 BEND	4 (EACH SIDE OF FITTING)
6"-1/32 BEND	2 (EACH SIDE OF FITTING)
8"-1/4 BEND	27 (EACH SIDE OF FITTING)
8"-1/8 BEND	11 (EACH SIDE OF FITTING)
8"-1/16 BEND	6 (EACH SIDE OF FITTING)
8"-1/32 BEND	3 (EACH SIDE OF FITTING)
8"x8" REDUCER	32 (EACH SIDE OF FITTING)
8"x6" TEE	54 (ALONG BRANCH)
8"x8" TEE	27 (ALONG BRANCH)
12"-1/4 BEND	38 (EACH SIDE OF FITTING)
12"-1/8 BEND	16 (EACH SIDE OF FITTING)
12"-1/16 BEND	8 (EACH SIDE OF FITTING)
12"-1/32 BEND	4 (EACH SIDE OF FITTING)
12"x6" REDUCER	75 (EACH SIDE OF FITTING)
12"x8" REDUCER	62 (EACH SIDE OF FITTING)
12"x12" TEE	96 (ALONG BRANCH)
12"x6" TEE	52 (ALONG BRANCH)
12"x8" TEE	72 (ALONG BRANCH)
HYDRANT	ENTIRE BRANCH RESTRAINED

* NOTE: MINIMUM OF ONE JOINT SHALL BE RESTRAINED ON EACH SIDE OF FITTING & ALONG BRANCH OF TEE.

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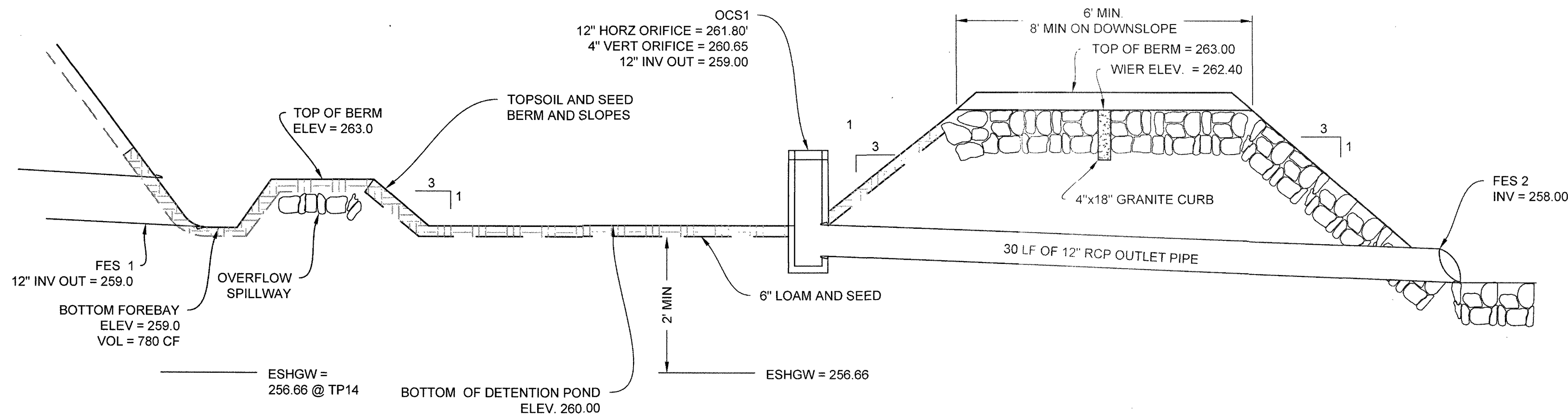
MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS

DRAINAGE & WATER DETAILS
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

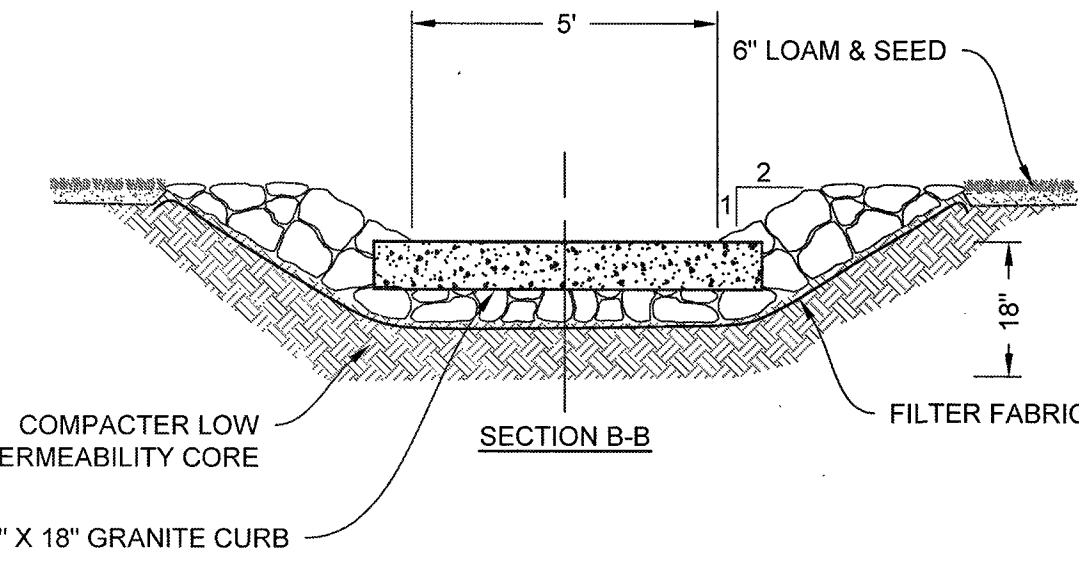
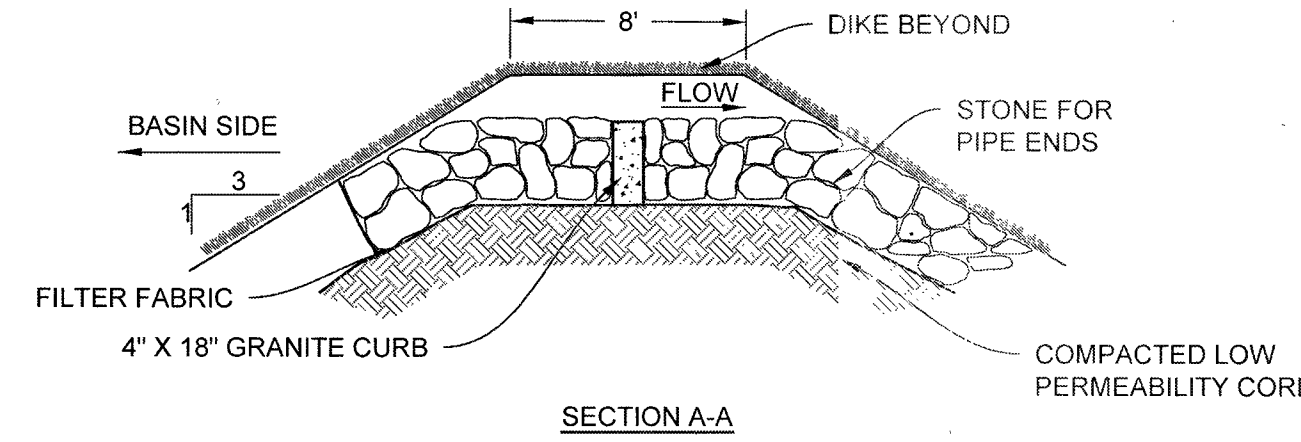
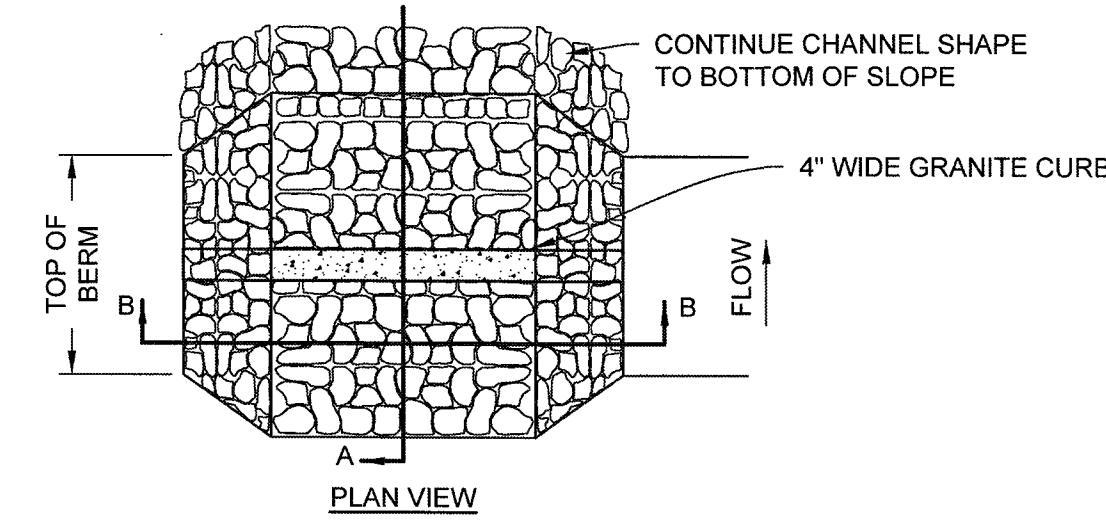
NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

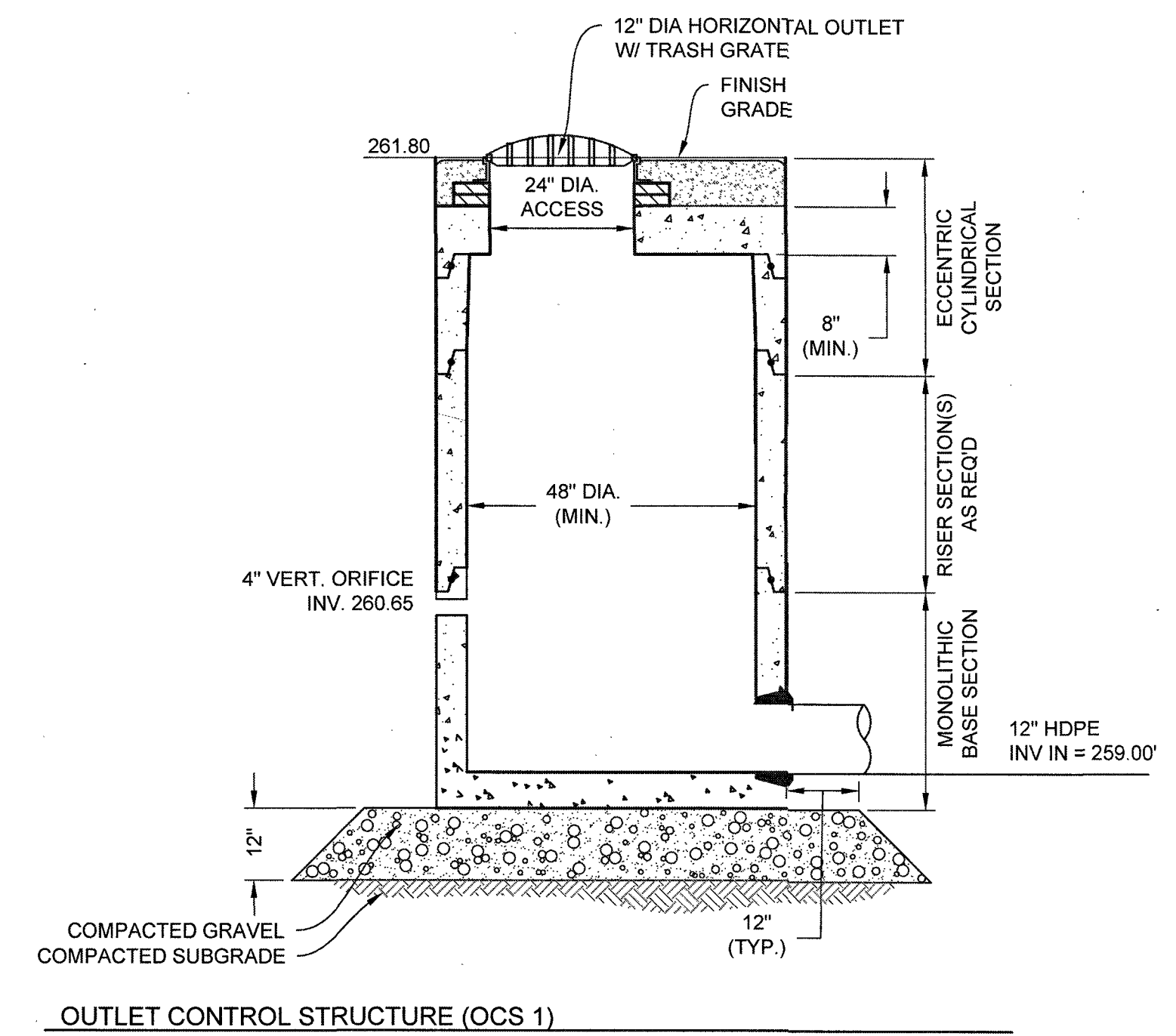
PROJECT STATUS: PLOTTED: 7/6/2022 4:46 PM BY: JRM PLOT STYLE: TTE.DWG



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

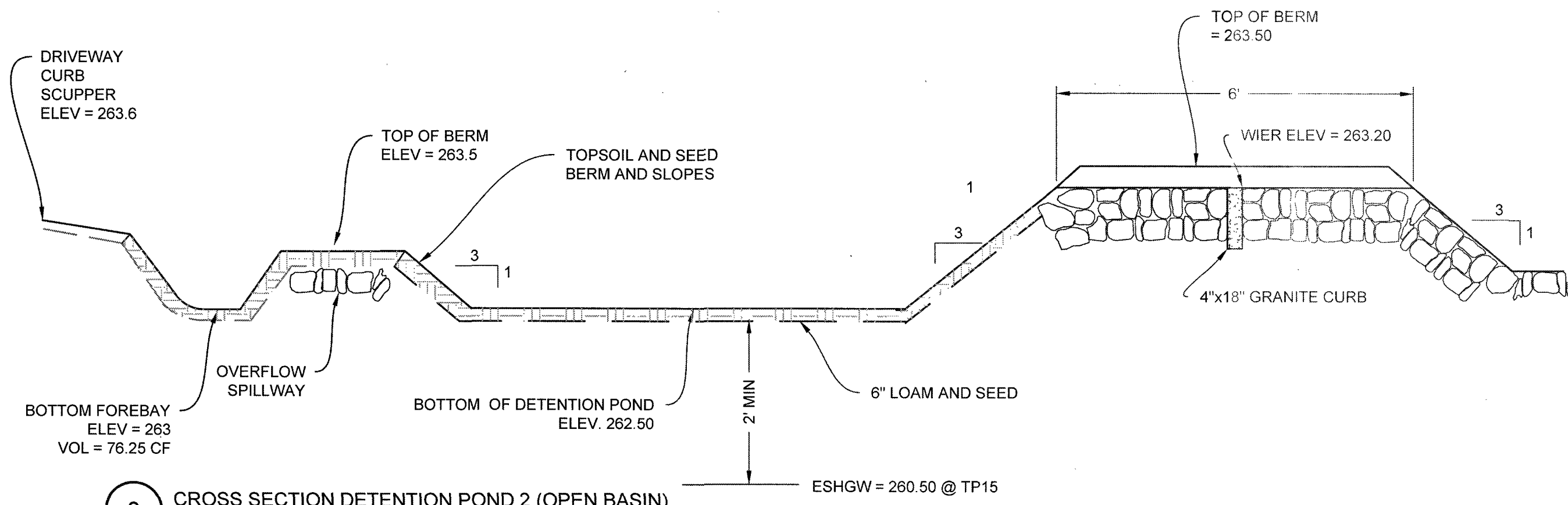


WATER ELEVATION
2 YEAR - 261.35'
10 YEAR - 262.0'
25 YEAR - 262.16'
100 YEAR - 262.46'



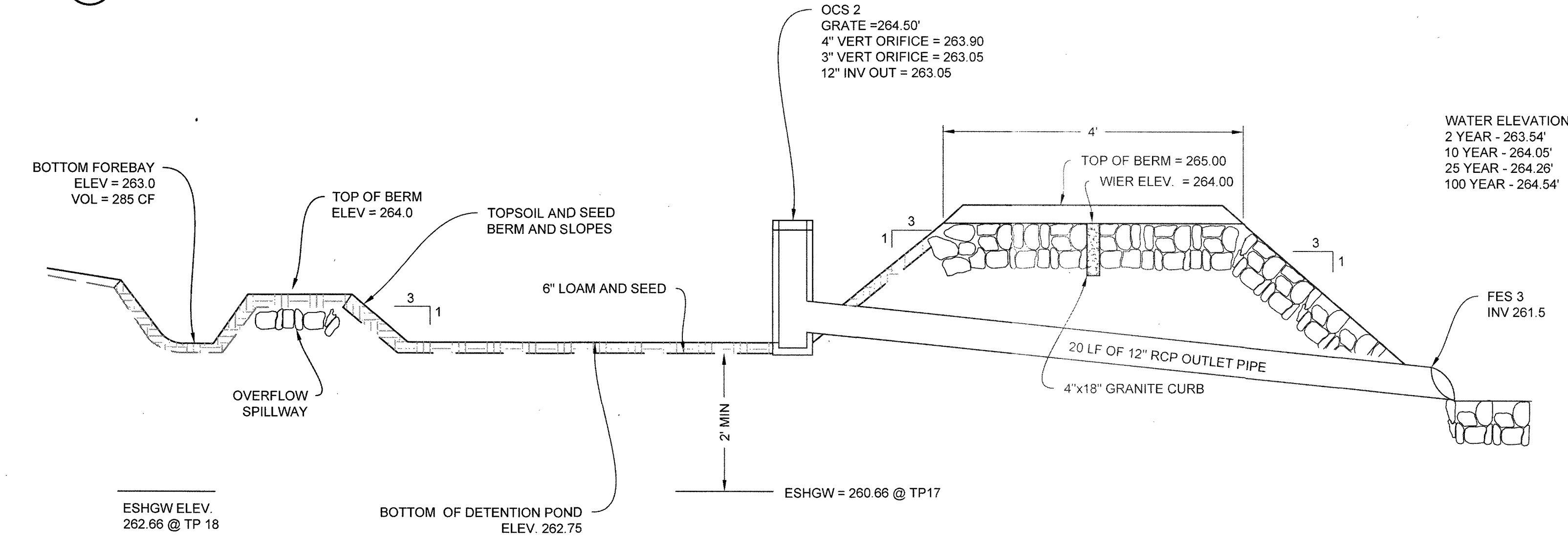
OUTLET CONTROL STRUCTURE (OCS 1)

2 SPILLWAY VEE/TRAP WEIR DETAIL
NOT TO SCALE



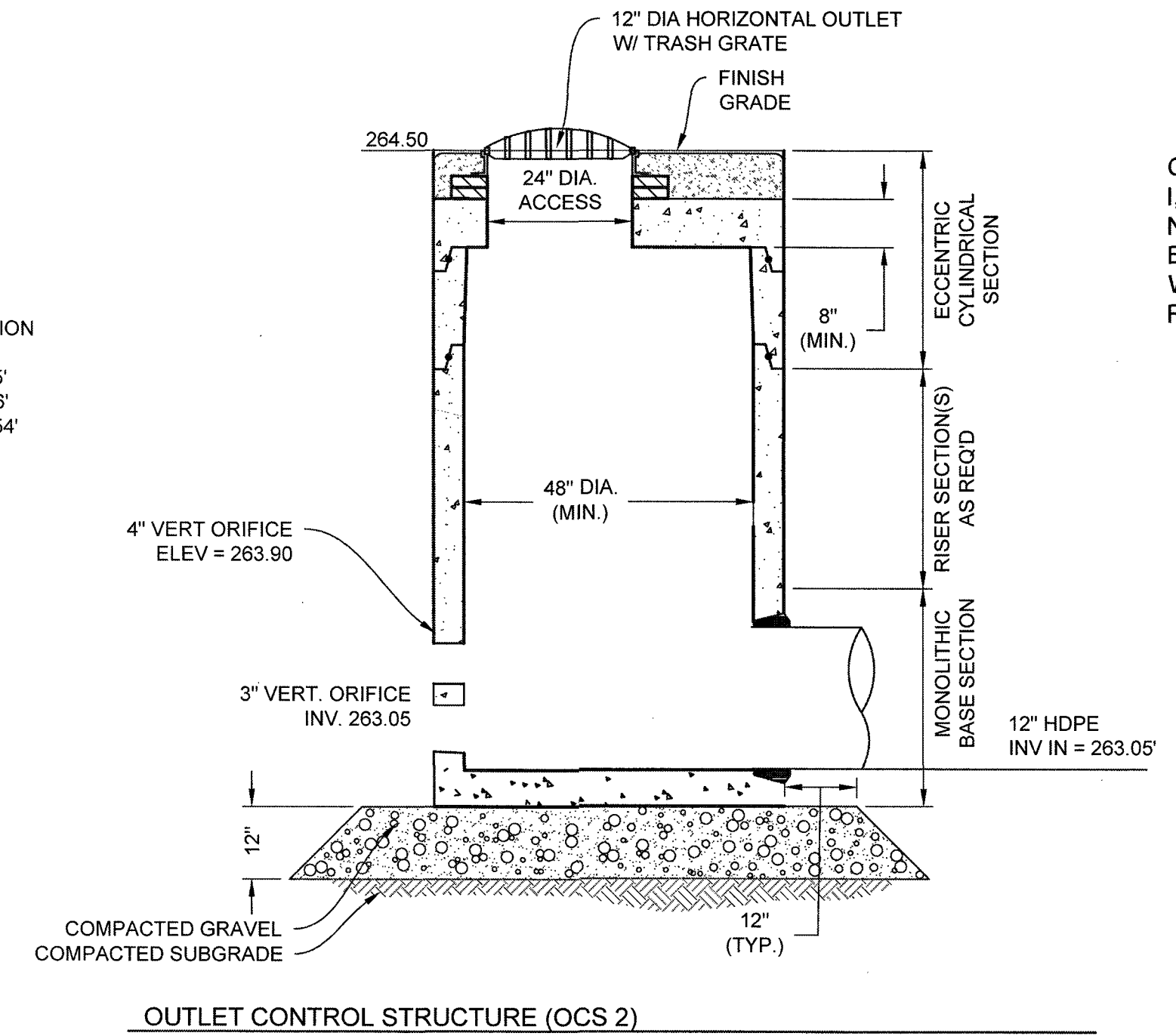
WATER ELEVATION
2 YEAR - 263.03'
10 YEAR - 263.31'
25 YEAR - 263.39'
100 YEAR - 263.50'

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



WATER ELEVATION
2 YEAR - 263.54'
10 YEAR - 264.05'
25 YEAR - 264.26'
100 YEAR - 264.54'

4 CROSS SECTION DETENTION POND 3
NOT TO SCALE



OUTLET CONTROL STRUCTURE (OCS 2)

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

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TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

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Salem NH, 03079
Tel: 978-208-1762
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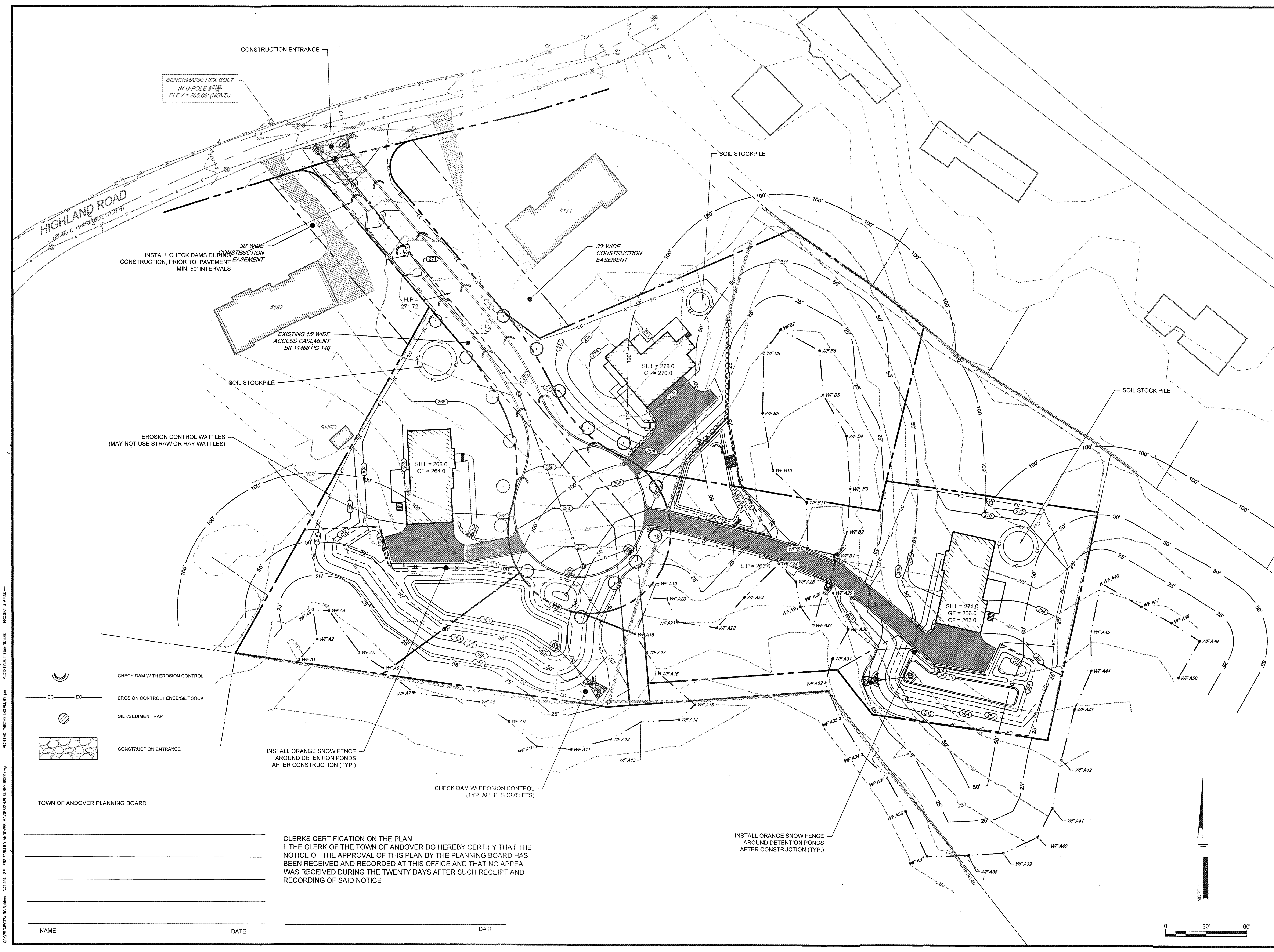


MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS
DRAINAGE DETAILS
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

PROJECT STATUS - PLOTTED: 7/6/2022 1:40 PM BY: JRM
 PLOT FILE: ITTENANCE.dwg
 COMPLOTTER: Buhler L101-104 - SELLERS FARM RD, ANDOVER, MASSACHUSETTS 01821



BENCHMARK: HEX BOLT
IN U-POLE #2137
ELEV = 265.08' (NGVD)

30' WIDE
CONSTRUCTION EASEMENT
INSTALL CHECK DAMS DURING
CONSTRUCTION, PRIOR TO PAVEMENT
EASEMENT
MIN. 50' INTERVALS

EXISTING 15' WIDE
ACCESS EASEMENT
BK 11486 PG 140

EROSION CONTROL WATTLES
(MAY NOT USE STRAW OR HAY WATTLES)

30' WIDE
CONSTRUCTION EASEMENT

SILL = 278.0
CF = 270.0

SILL = 268.0
CF = 264.0

SILL = 274.0
GF = 286.0
CF = 263.0

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

INSTALL ORANGE SNOW FENCE
AROUND DETENTION PONDS
AFTER CONSTRUCTION (TYP.)

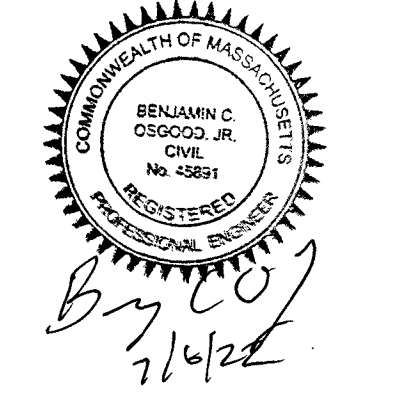
CHECK DAM W/ EROSION CONTROL
(TYP. ALL FES OUTLETS)

INSTALL ORANGE SNOW FENCE
AROUND DETENTION PONDS
AFTER CONSTRUCTION (TYP.)

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

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
EROSION AND SEDIMENT CONTROL PLAN
PREPARED FOR
LRC BUILDERS LLC
475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

CS8001
SHEET 13 OF 14

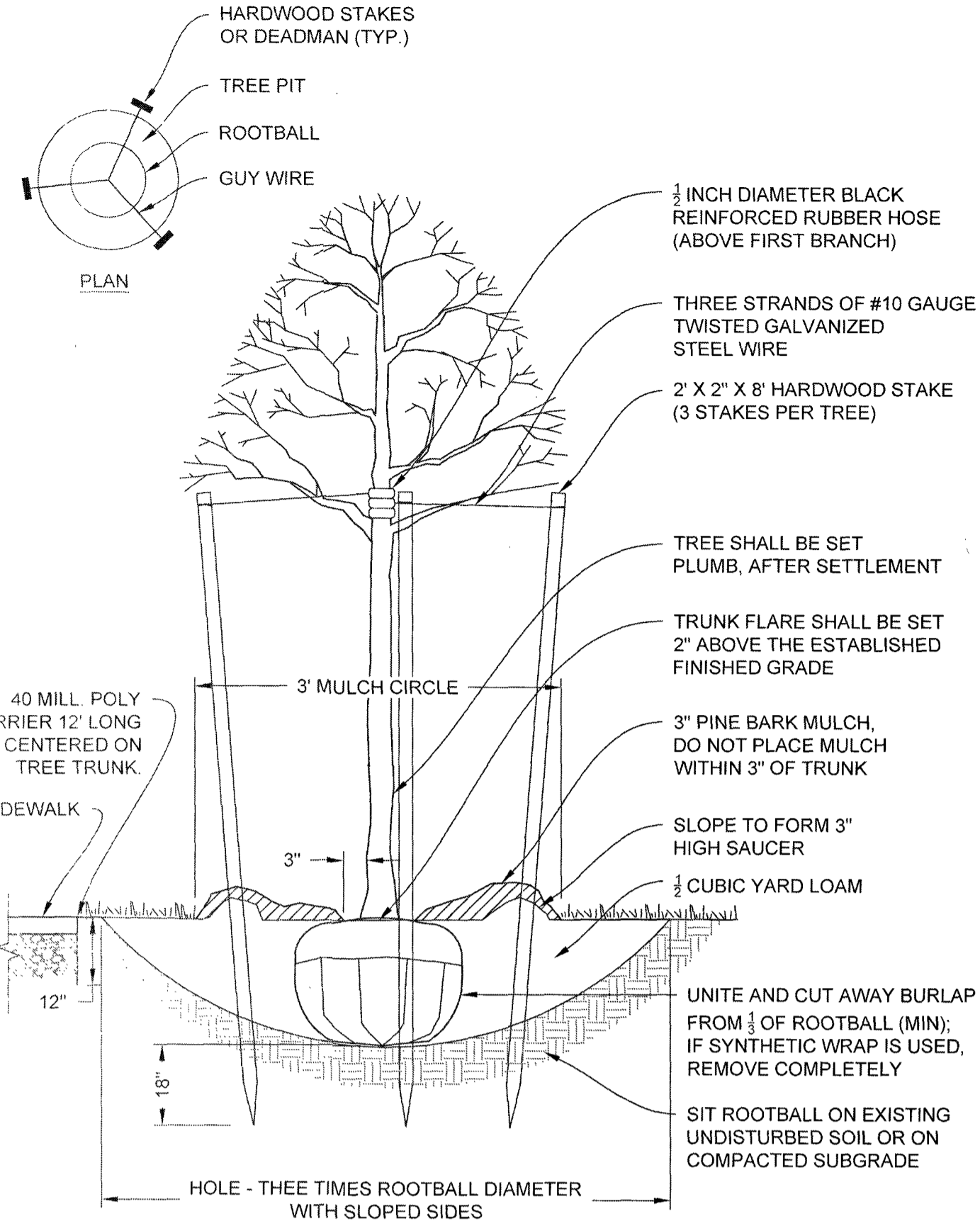
PROJECT STATUS: _____ PLOTTED: 7/6/22 1:40 PM BY: JPS
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EROSION CONTROL NOTES (DURING CONSTRUCTION)

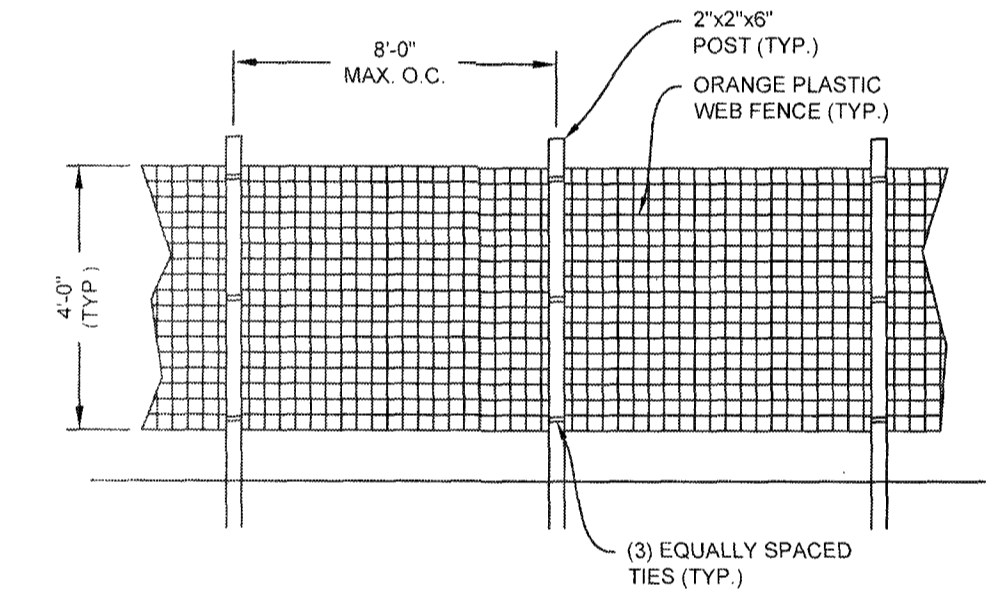
1. THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND IN THE DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE (EXISTING AND PROPOSED) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
2. THE CONTRACTOR SHALL CHECK 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 1/4 - 1/2 THE HEIGHT OF EROSION CONTROL WATTLE.
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. SOIL SHALL NOT BE STOCKPILED NEAR TREES.
7. STOCKPILES SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORK DAY.
8. STOCKPILED SOIL SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER IF LEFT FOR MORE THAN 30 DAYS.
9. DISTURBED AREAS IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
10. UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF STAKES, AND SILT FENCE.
11. 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.
12. 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.
13. DUST SHALL BE CONTROLLED ON SITE AND SWEEPED FROM THE PAVEMENT AT THE END OF EACH WORK DAY.
14. TEMP SEDIMENT TRAPS SHALL NOT BE REMOVED UNIL PERMANENT STABILIZATION IS ESTABLISHED.
15. EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH MASSACHUSETTS STORMWATER POLICY AND TOWN OF ANDOVER STORMWATER REGULATIONS.

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

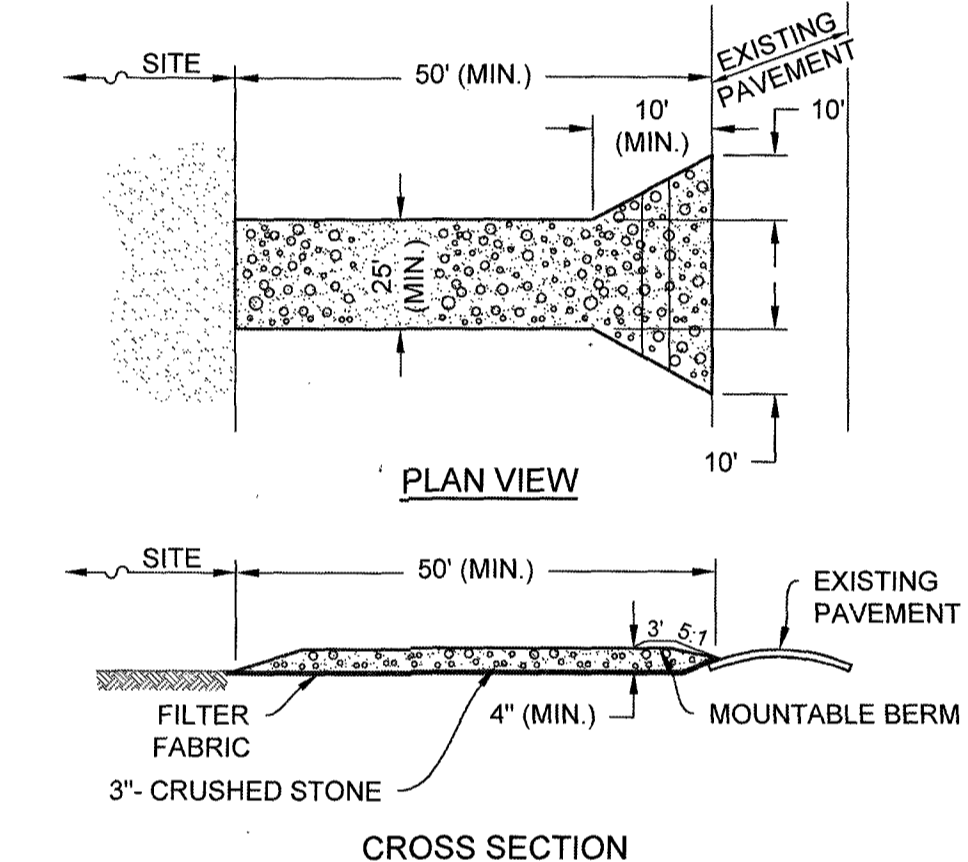
1. INSTALL EROSION AND SEDIMENT CONTROLS AS SHOWN ON PLAN PRIOR TO ANY LAND DISTURBANCE.
2. COMMENCE CLEARING, GRUBBING, AND EARTHWORK.
3. PERFORM EARTHWORK OPERATIONS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER BEING CONSTRUCTED. TEMPORARY GRADED AREAS SHOULD BE STABILIZED 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.
12. REMOVE ALL EROSION CONTROL DEVICES AT THE END OF CONSTRUCTION.



1 TREE PLANTING DETAIL
NOT TO SCALE



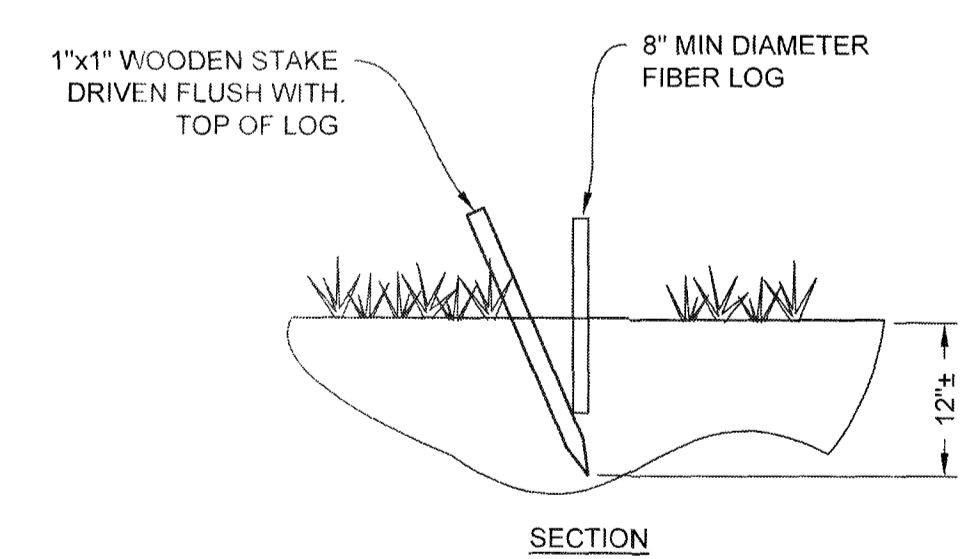
2 SILTSACK SEDIMENT TRAP
NOT TO SCALE



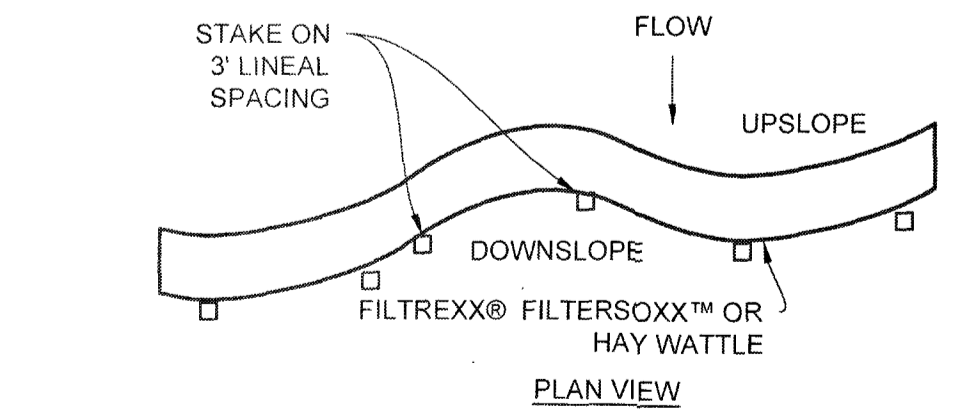
- NOTES:**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC 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.

5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

4 SNOW FENCE
NOT TO SCALE

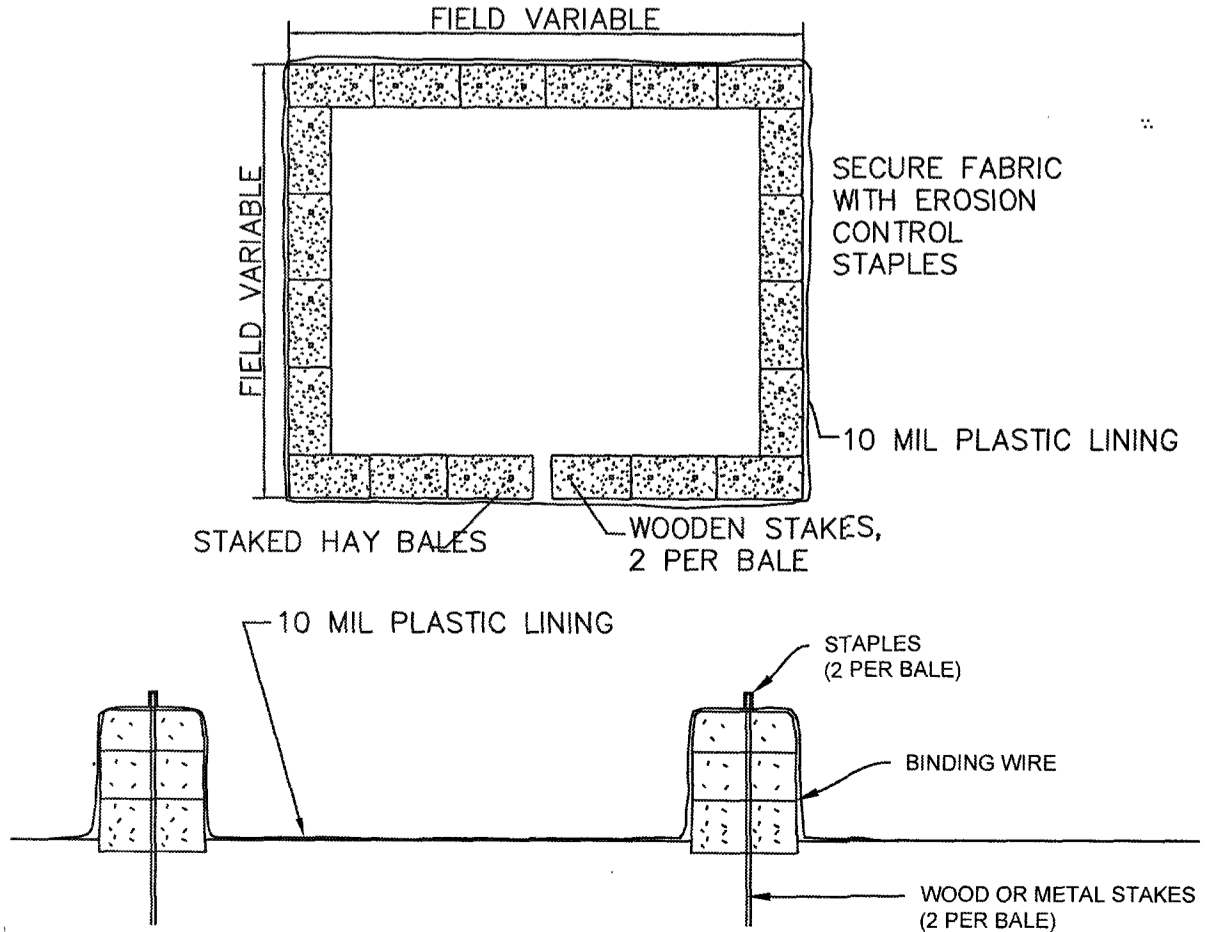


6 FIBER LOG DETAIL
NOT TO SCALE

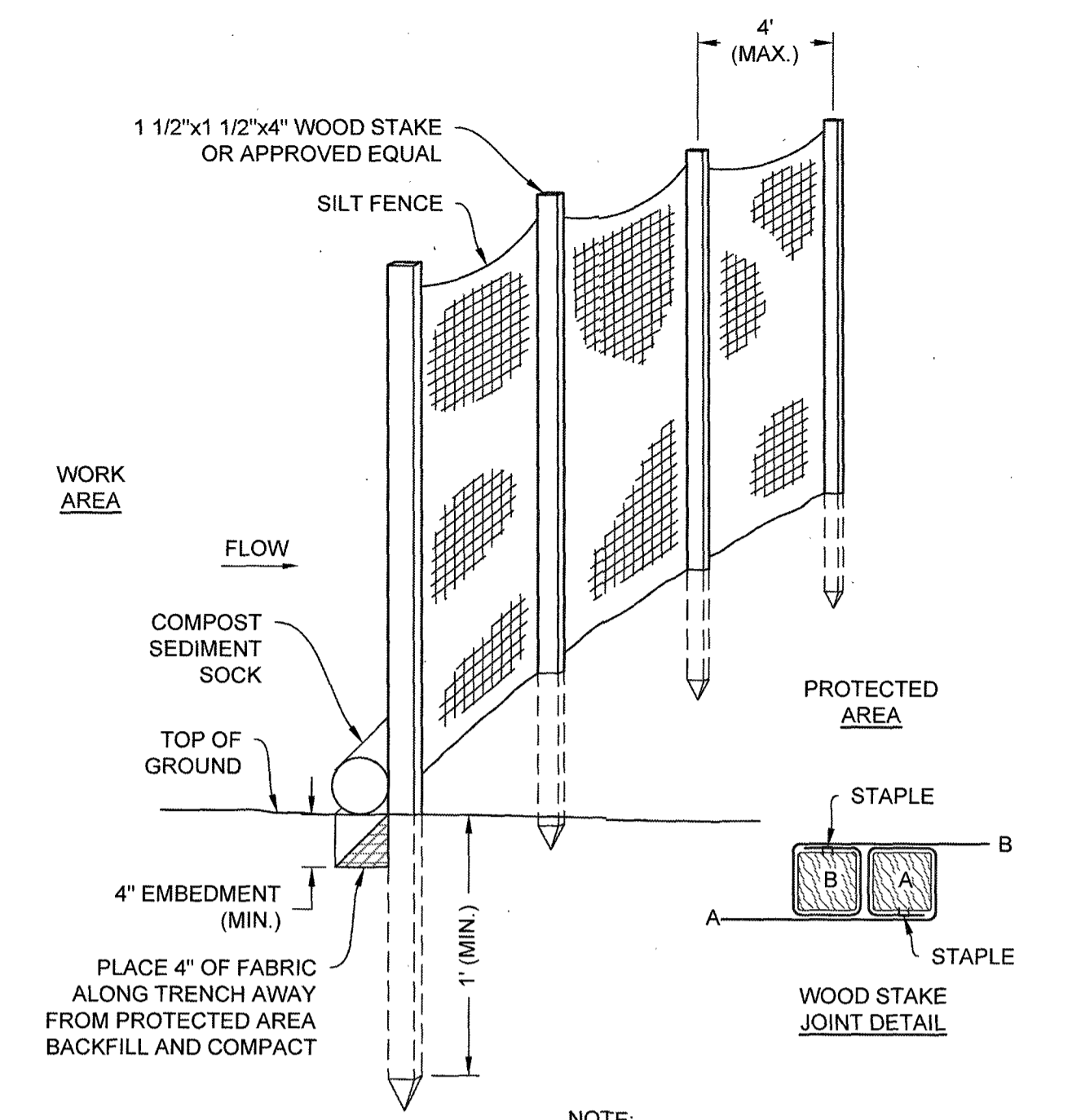


- NOTES:**
1. FIBER LOGS MAY NOT BE MADE OF STRAW OR HAY. FIBER NET SURROUNDING THE LOG MAY BE SYNTHETIC MATERIAL OR NATURAL FIBER.

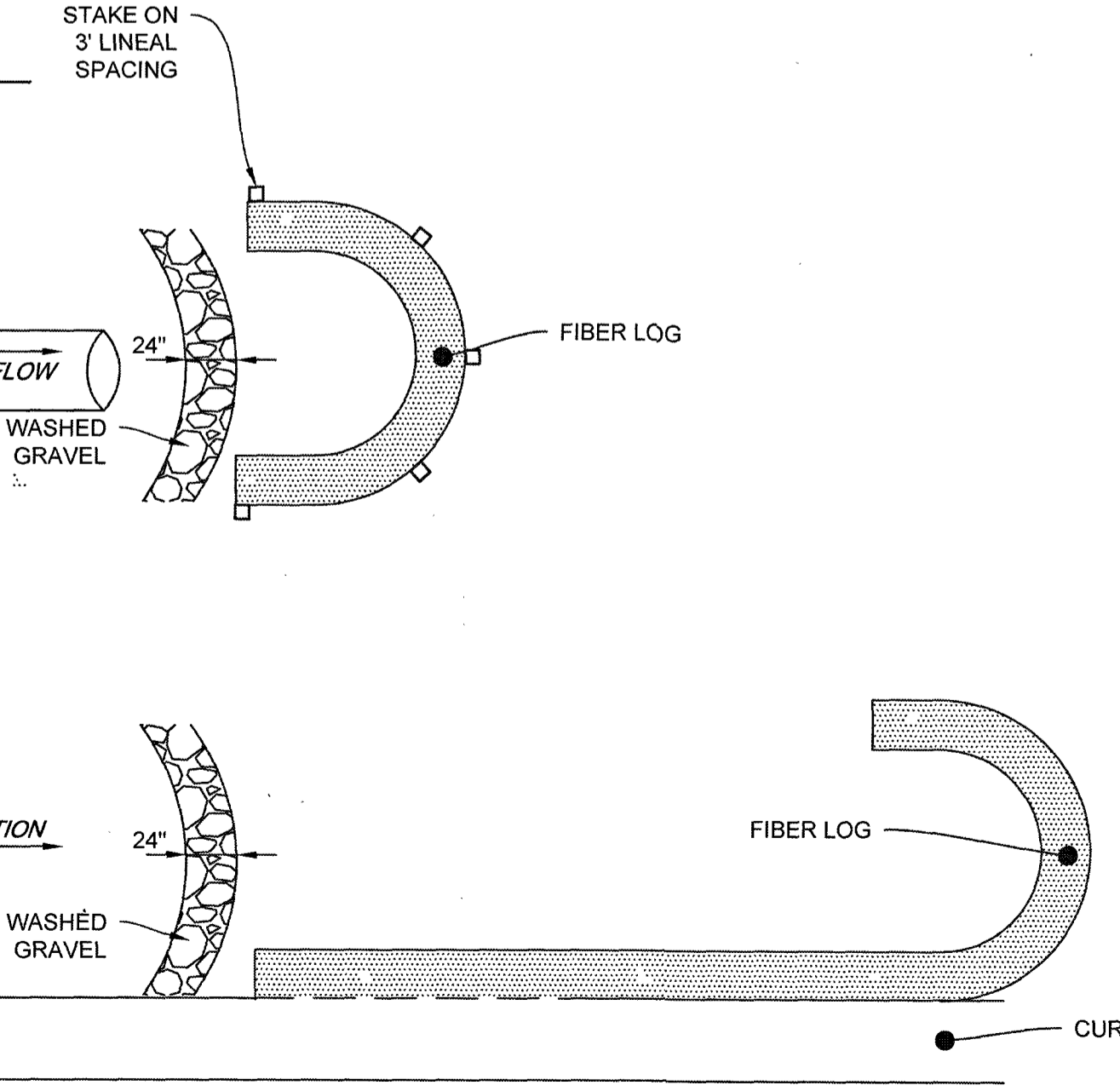
7 CONCRETE WASHOUT
NOT TO SCALE



3 SILT FENCE BARRIER
NOT TO SCALE



- NOTE:**
1. SILT FENCE WITH SOCK TO BE USED AROUND STOCKPILES



8 CHECK DAM DETAIL
NOT TO SCALE

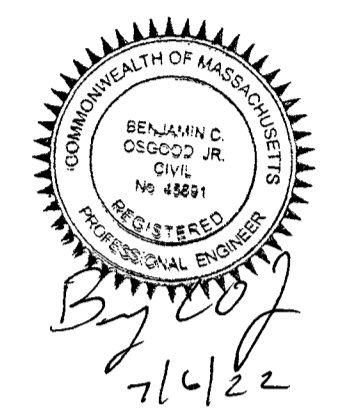
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DATE _____

TOWN OF ANDOVER PLANNING BOARD

NAME _____ DATE _____

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MODIFIED DEFINITIVE SUBDIVISION
SELLERS FARM ROAD
ANDOVER, MASSACHUSETTS

EROSION & SEDIMENT CONTROL NOTES & DETAILS
PREPARED FOR
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475 BOSTON ROAD
BILLERICA, MASSACHUSETTS 01821

NO.	DATE	REVISIONS	BY
1	07-06-2022	PEER REVIEW COMMENTS	BCO

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

CS8501
SHEET 14 OF 14

PLOTTER: 7/6/2022 1:40 PM BY: JAH PLOT STYLE: T1E-V1-NC348 PROJECT STATUS: CS8501-01-04 SELLERS FARM RD, ANDOVER, MASSACHUSETTS 01821