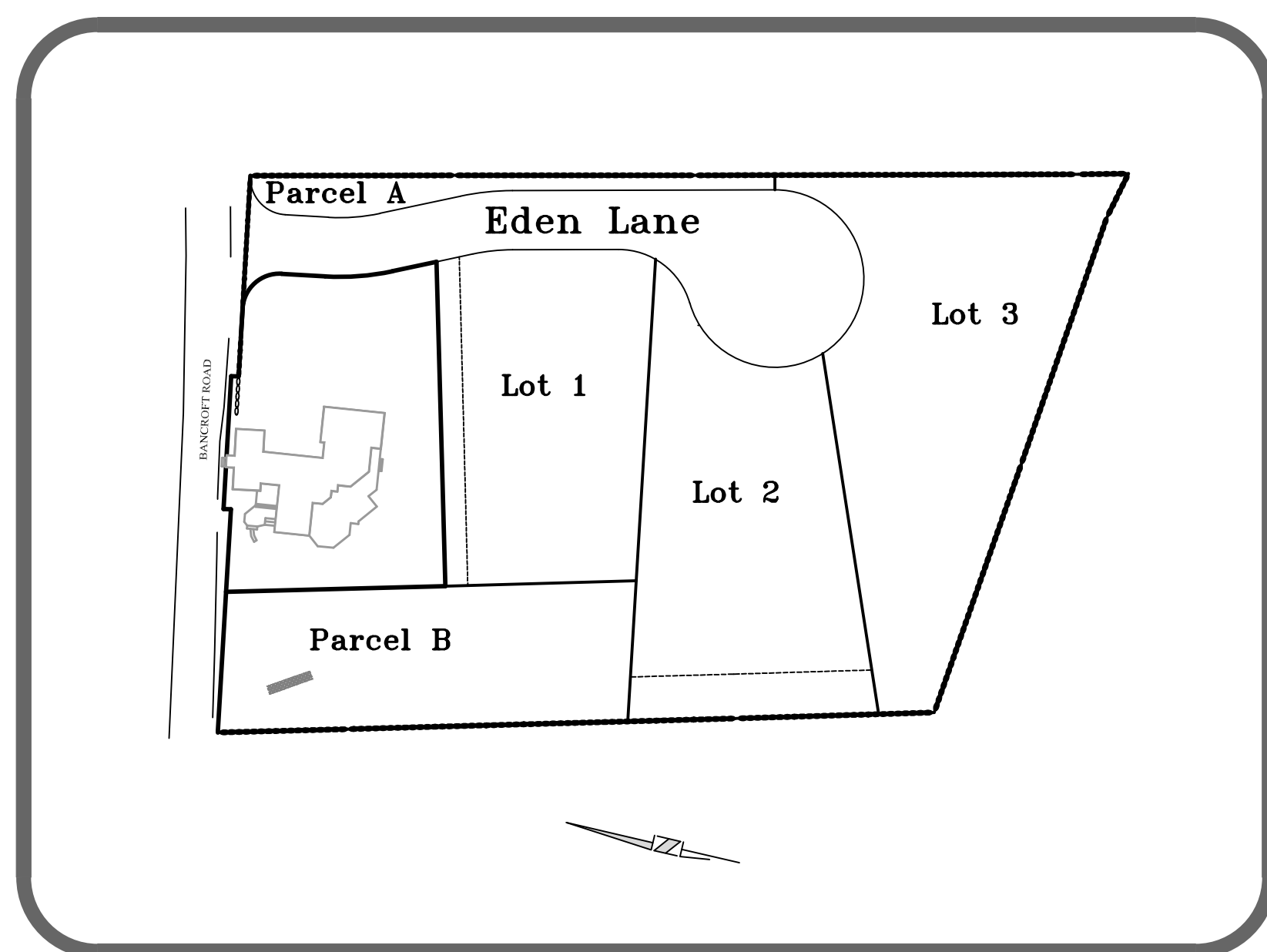


# DEFINITIVE SUBDIVISION PLAN

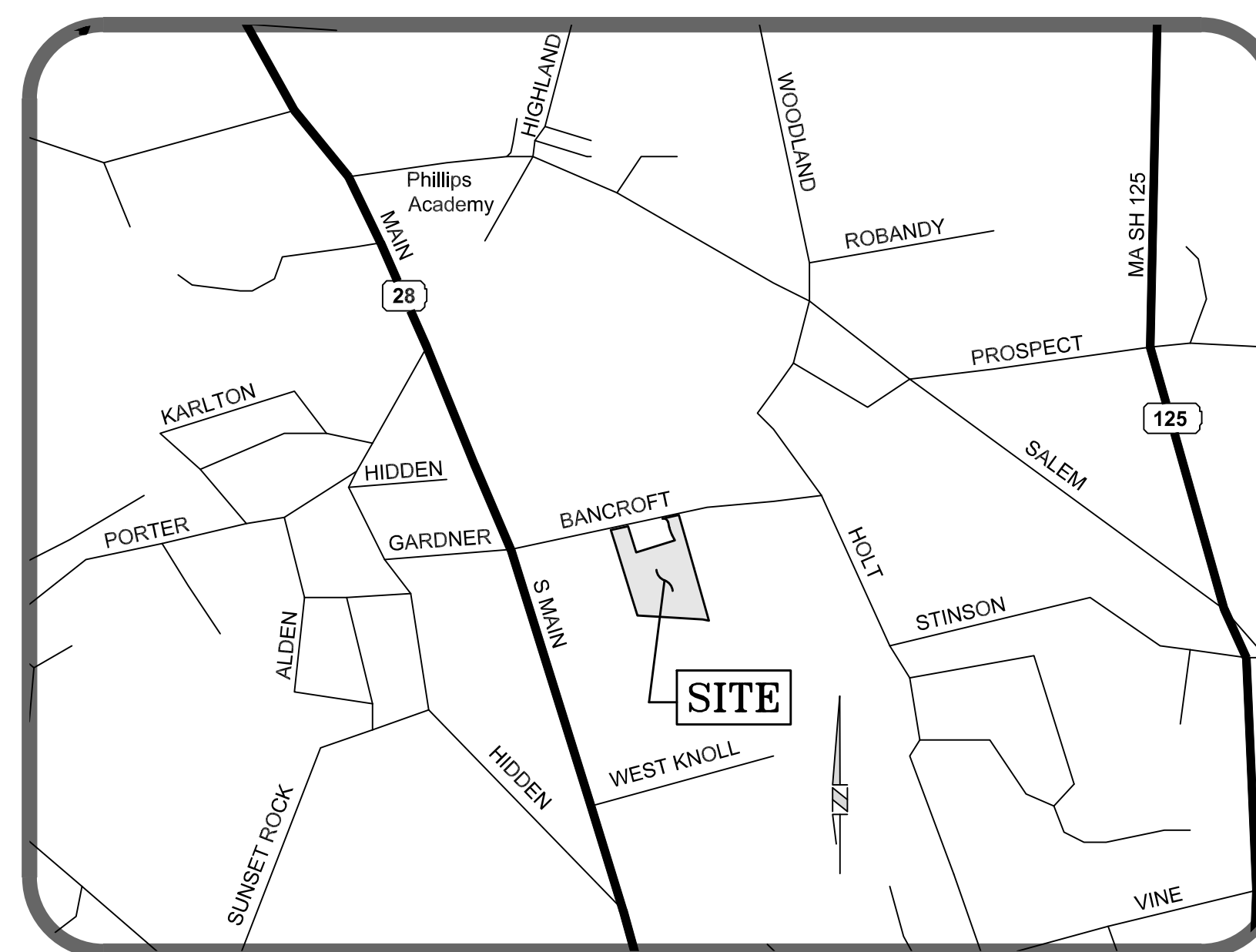
# EDEN ESTATES

A SINGLE FAMILY SUBDIVISION  
IN  
ANDOVER, MASSACHUSETTS

PREPARED FOR:  
**EDEN LANE, LLC**  
42 School Street  
Andover, Massachusetts 01810



KEY MAP  
SCALE: 1" = 100'



LOCUS MAP  
SCALE: 1" = 800'

### SITE ANALYSIS

LOT	AREA (ACS.)
1	0.71
2	0.84
3	1.02
PARCEL A	0.13
PARCEL B	0.61
PROPOSED WAY	0.57
TOTAL AREA	3.88

### INDEX TO SHEETS

- |                                 |   |
|---------------------------------|---|
| TITLE SHEET                     | 1 |
| DEFINITIVE SUBDIVISION PLAN     | 2 |
| EXISTING CONDITIONS PLAN        | 3 |
| GRADING & EROSION CONTROL PLAN  | 4 |
| PLAN & PROFILE SHEET            | 5 |
| DETAIL SHEET - DRAINAGE/EROSION | 6 |
| DETAIL SHEET - MISCELLANEOUS    | 7 |
| LANDSCAPE PLAN                  | 8 |

### GENERAL NOTES

- SUBJECT PROPERTY IS SHOWN ON ANDOVER ASSESSOR'S MAPS AS MAP 59 LOT 30.
- CURRENT ZONING IS SINGLE FAMILY RESIDENTIAL B. THE MINIMUM REQUIRED LOT AREA IS 30,000 S.F. AND THE MINIMUM LOT FRONTAGE IS 150 FEET. THE BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:  

ZONING DISTRICT	FRONT	SIDE	REAR
SRB	40'	25'	30'
- TOPOGRAPHY IS BASED ON N.G.V.D. OF 1929 AND WAS OBTAINED THROUGH LIDAR, AUGMENTED AND VERIFIED BY ACTUAL FIELD SURVEY PERFORMED BY FINDEISEN SURVEY & DESIGN, LLC.
- BENCHMARKS ARE AS SHOWN ON THE PLANS.
- UTILITIES SHOWN HAVE BEEN COMPILED BASED ON EXISTING PLANS AND RECORDS. ACCURACY, LOCATIONS AND COMPLETENESS ARE NOT GUARANTEED TO BE CORRECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. CALL TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR, EXCLUDING WEEKENDS AND HOLIDAYS, TO EXCAVATION.
- INSTALL SILT SACKS IN CATCH BASINS AND MAINTAIN THROUGHOUT CONSTRUCTION.
- LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.
- ALL CATCH BASINS, MANHOLES, AND DRAINPIPES ARE TO BE CLEANED BY THE CONTRACTOR, DURING CONSTRUCTION AS NECESSARY AND, AT THE CONCLUSION OF CONSTRUCTION.
- EROSION & SEDIMENT CONTROL MAINTENANCE, OPERATION & SPECIFICATIONS SHALL BE PERFORMED PER THE EDEN ESTATES PROJECT STORMWATER REPORT.
- STREET TREES SHALL BE PLANTED THREE FEET OUTSIDE OF THE RIGHT-OF WAY AT INTERVALS OF 35± FEET ALONG THE PERIMETER OF THE PROPOSED ROADWAY.

APPROVED BY THE TOWN OF ANDOVER  
PLANNING BOARD

	DATE
	DATE
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	DATE
	DATE
	DATE
	DATE
	DATE
	DATE
	DATE

FILED \_\_\_\_\_

HEARING \_\_\_\_\_

"I, \_\_\_\_\_, CLERK OF THE TOWN OF ANDOVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

\_\_\_\_\_  
TOWN CLERK

**I HEREBY CERTIFY:**

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

\_\_\_\_\_  
DATE

EDEN ESTATES

Engineer / Surveyor:  
**DK Engineering LLC**  
69 Granite Lane, Chester, NH 03038  
Telephone Number: (603) 605-9298  
E-mail Address: dan@dkc.com

**FINDEISEN SURVEY & DESIGN LLC**  
P.O. Box 612, Sandown, New Hampshire 03075  
E-mail Address: FSDLLC@gmail.com

Engineer:  
**DANIEL KORAVOS**  
CIVIL  
No. 37752  
REGISTERED CIVIL ENGINEER

Surveyor:  
**HUGO P. FINDEISEN II**  
No. 45098  
REGISTERED PROFESSIONAL LAND SURVEYOR

Applicant:  
**EDEN LANE, LLC**  
42 School Street  
Andover, MA 01810

Owner(s):  
**EDEN LANE, LLC**  
42 School Street  
Andover, MA 01810

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5	08/28/24	DK	MISC. ADDITIONS MODIFICATIONS (4th REVIEW)
4	08/19/24	DK	MISCELLANEOUS ADDITIONS MODIFICATIONS
3	08/09/24	DK	REV. PER SECOND SET OF HWG REVIEW COMMENTS
2	08/08/24	DK	REV. PER REVIEW COMMENTS & ADD LANDSCAPE PLAN
1	07/14/24	DK	NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:  
Map 59 & Lot 30

Project No.: 42215 Drawing Scale: AS NOTED

Plan Date: 04/02/24 Revised Date: 08/28/24

Sheet Title:  
**TITLE SHEET**

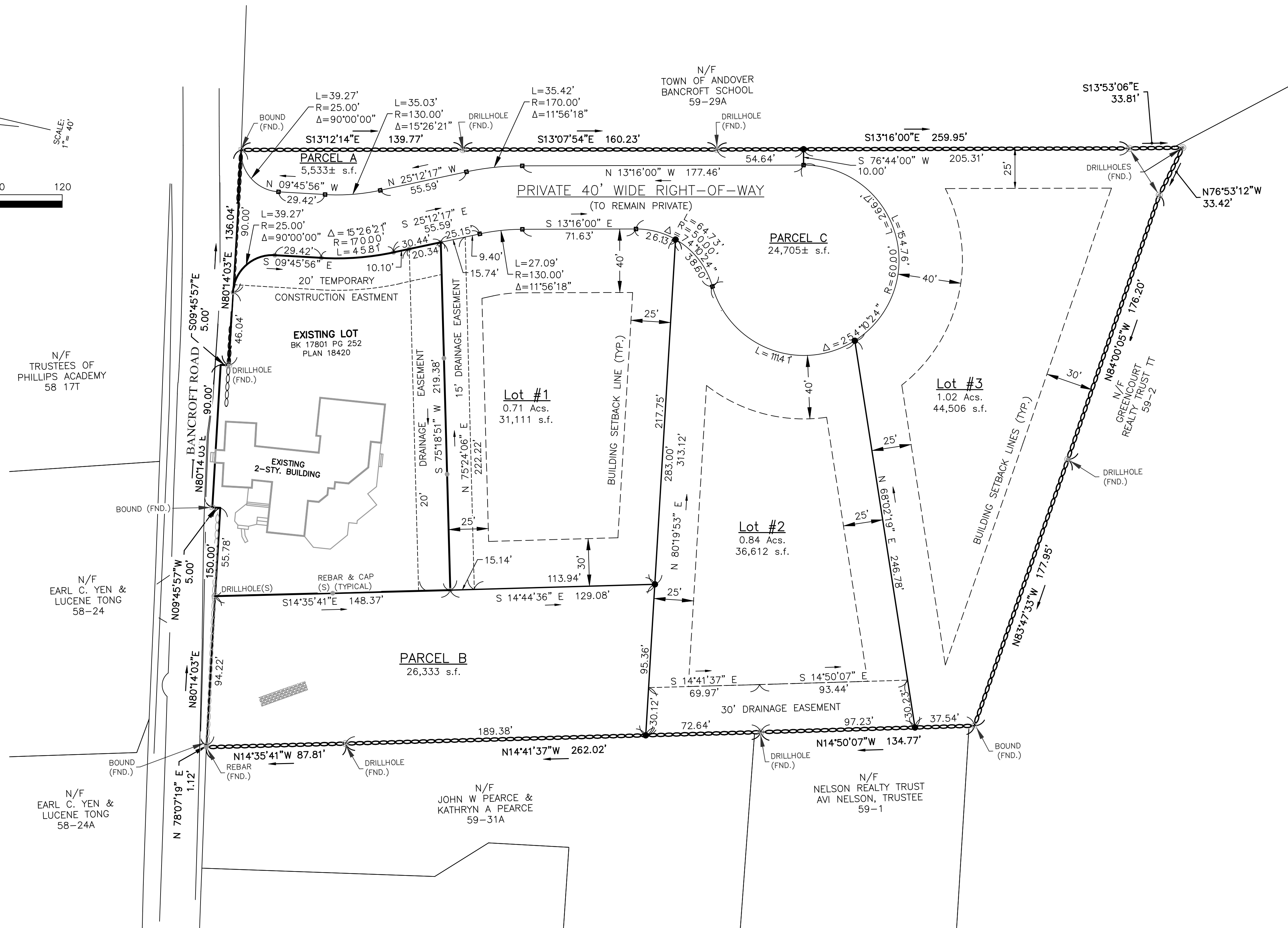
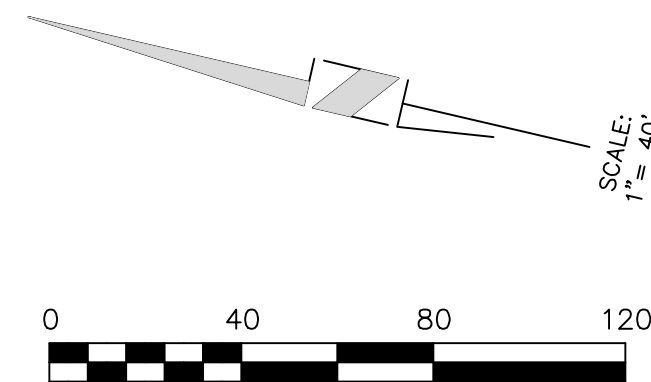
Sheet No.: **1**

Total No. of Sheets: 8

Drawing name: D:\\_dk\_etc\Projects\42215 ->dkc -> Bancroft St - Andover\dwg\42215 -> Subd Plan 2024-08-28.dwg  
Printed on Aug 29, 2024 - 9:27am

**LEGEND**

- ○ ○ ○ ○ ○ ○ ○ ○ ○ STONE WALL
- BOUND FOUND
- IRON PIPE/ROD FOUND
- ⊙ DRILL HOLE FOUND
- GRANITE BOUND TO BE SET
- MONUMENT TO BE SET (DRILL HOLE, REBAR W/CAP, OR RAILROAD SPIKE)
- WF15 WETLANDS FLAG
- WETLANDS



**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO CREATE THREE LOTS, TWO PARCELS AND A RIGHT-OF-WAY FROM TAX MAP 59, LOT 30.
- TOTAL LOT AREA: 168,800 S.F. OR 3.88 ACRES
- THE PROPERTY IS ZONED: SRB
- MINIMUM LOT AREA: 30,000 S.F.
- MINIMUM FRONTAGE: 150 FEET
- MINIMUM BUILDING SETBACKS: FRONT - 40 FEET  
SIDE - 25 FEET  
REAR - 30 FEET
- OWNER OF RECORD: EDEN LANE, LLC  
42 SCHOOL STREET  
ANDOVER, MA 01810
- DEED REFERENCES: E.N.R.D. BOOK 17782, PAGE 124

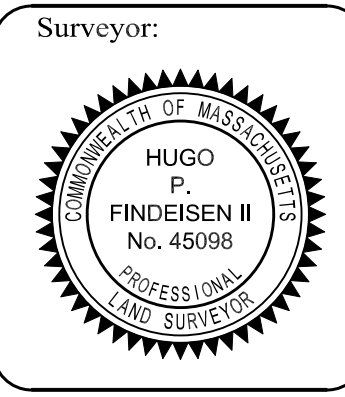
**REFERENCE PLANS:**

- "PLAN OF LAND IN ANDOVER --- MASS; OWNED BY PHILLIP R. FRENCH ESTATE"; DATED JUNE 1947; SCALE 1"=40'; ENRD PLAN 1756.
- "PLAN OF BANCROFT ROAD, ANDOVER, MASS.; AS LAID OUT BY THE BOARD OF SELECTMEN; TOWN OF ANDOVER"; DATED JANUARY 1964; SCALE 1"=40'; ENRD PLAN 4972.
- "PLAN OF LAND; PREPARED FOR THE TOWN OF ANDOVER; ANDOVER MASSACHUSETTS"; DATED JULY 20, 1967; SCALE 1"=100'; ENRD PLAN 5701.
- "PLAN OF LAND IN ANDOVER, MASS.; OWNED BY ESTATE OF FREDERICK E. CHEEVER"; DATED AUGUST 1975; SCALE 1"=40'; ENRD PLAN 7290.
- "PLAN OF LAND IN ANDOVER, MASS; PREPARED FOR TIMOTHY & ALISON VAILL"; DATED SEPTEMBER 15, 1986; SCALE 1"=40'; ENRD PLAN 10433.
- "PLAN OF LAND IN ANDOVER, MASS; PREPARED FOR JOHN W. PEARCE & KATHRYN A. PEARCE"; DATED MAY 3, 2001; SCALE 1"=40'; ENRD PLAN 14009.
- "EXISTING CONDITIONS PLAN; 9 BANCROFT ROAD; ANDOVER, MASS.; PREPARED FOR TIMOTHY VAILL"; DATED AUGUST 4, 2021; SCALE 1"=40'; (UNRECORDED).
- "PLAN OF LAND; 9 BANCROFT ROAD; ANDOVER, MASS.; PREPARED FOR TIMOTHY L. AND ALISON H. VAILL"; DATED MAY 24, 2023; SCALE 1"=40'; ENRD PLAN 18420.

**EDEN ESTATES**

Engineer / Surveyor:  
**DK Engineering LLC**  
 69 Granite Lane, Chester, NH 03038  
 Telephone Number: (603) 409-9298  
 E-mail Address: dan@dkllc.com  
**FINDISEN SURVEY & DESIGN LLC**  
 P.O. Box 612, Sandown, New Hampshire 03875  
 E-mail Address: FSDLLC@gmail.com

Engineer:  
 \_\_\_\_\_



Applicant:  
**EDEN LANE, LLC**  
 42 School Street  
 Andover, MA 01810

Owner(s):  
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NOT RELEASED FOR CONSTRUCTION			

FOR REGISTRY USE

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 \_\_\_\_\_  
 TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 FILED \_\_\_\_\_  
 HEARING \_\_\_\_\_

Assessor's Map & Lot: Map 59 & Lot 30  
 Project No.: 42215 Drawing Scale: 1"=40'  
 Plan Date: 04/02/24 Revised Date: 08/28/24  
 Sheet Title:  
**DEFINITIVE SUBDIVISION PLAN**  
 Sheet No.: **2**  
 Total No. of Sheets: 8

**LEGEND**

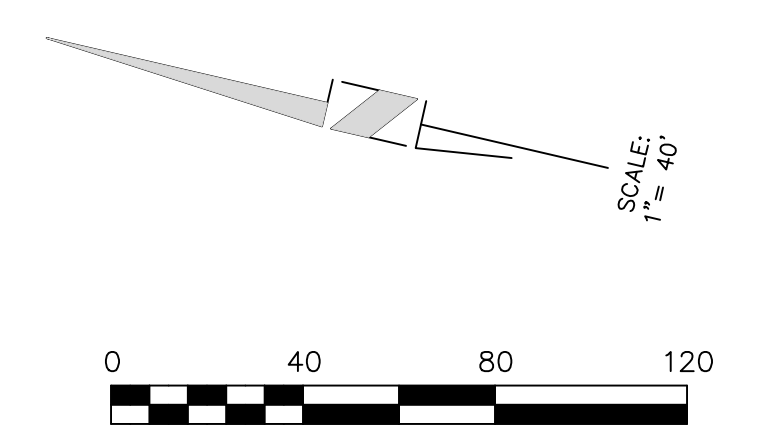
- PROPOSED RETAINING WALL
- - - EXISTING CONTOURS
- S (circle with S) EXISTING SEWER
- D (circle with D) EXISTING SEWER MANHOLE
- G (circle with G) EXISTING DRAINAGE
- W (circle with W) EXISTING CATCH BASIN
- W (circle with W) EXISTING DRAIN MANHOLE
- W (circle with W) EXISTING WATER LINE
- W (circle with W) EXISTING HYDRANT
- W (circle with W) EXISTING WATER GATE
- W (circle with W) EXISTING UTILITY POLE
- (circle with 138) PROPOSED CONTOURS
- S (circle with S) PROPOSED GAS
- D (circle with D) PROPOSED SEWER
- G (circle with G) PROPOSED SEWER MANHOLE
- W (circle with W) PROPOSED DRAINAGE
- W (circle with W) PROPOSED CATCH BASIN
- W (circle with W) PROPOSED DRAIN MANHOLE
- W (circle with W) PROPOSED WATER LINE
- W (circle with W) PROPOSED HYDRANT
- W (circle with W) PROPOSED WATER GATE
- W (circle with W) PROPOSED GUARDRAIL
- - - EROSION CONTROL LINE
- x B22 PROP. BOUND
- - - WETLAND FLAG
- - - EDGE OF WETLANDS
- - - TREE LINE

**LIST OF ABBREVIATIONS**

- BIT BITUMINOUS
- CB CATCH BASIN
- DMH DRAINAGE MANHOLE
- EOP EDGE OF PAVEMENT
- P&R POST AND RAIL
- FFE FINISHED FLOOR ELEVATION
- CCB CAPE COD BERM
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- RR SPIKE RAIL ROAD SPIKE
- I.P. IRON PIPE
- (F) FOUND
- NETT NEW ENGLAND TELEPHONE & TELEGRAPH
- OHV OVERHEAD WIRE
- SSLW SINGLE SOLID WHITE LINE
- SSBY SINGLE SOLID AND BROKEN YELLOW LINE
- SBLW SINGLE BROKEN WHITE LINE
- CONC CONCRETE
- WF WETLAND FLAG
- PIP PROTECT IN PLACE
- TBR TO BE REMOVED

**SOILS LEGEND**

- |  |  |            |
|--|--|------------|
| <b>Series</b>                                      |  | <b>HSG</b> |
| (310A) Woodbridge fine sandy loam, 0 to 3% slopes  |  | C/D        |
| (310B) Woodbridge fine sandy loam, 3 to 8% slopes  |  | C/D        |
| (310C) Woodbridge fine sandy loam, 8 to 15% slopes |  | C/D        |



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TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD

\_\_\_\_\_ DATE \_\_\_\_\_

FILED \_\_\_\_\_

HEARING \_\_\_\_\_

Engineer / Surveyor:

DK Engineering LLC  
59 Granite Lane, Chester, VT 05938  
Telephone Number: (802) 605-9298  
E-mail Address: ban@dkllc.com

FINDEISEN SURVEY & DESIGN LLC  
P.O. Box 612, Sandown, New Hampshire 03875  
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EDEN ESTATES

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Assessor's Map & Lot: Map 59 & Lot 30  
Project No.: 42215 Drawing Scale: 1"=40'  
Plan Date: 04/02/24 Revised Date: 08/28/24

Sheet Title:  
**EXISTING CONDITIONS PLAN**

3

Total No. of Sheets: 8

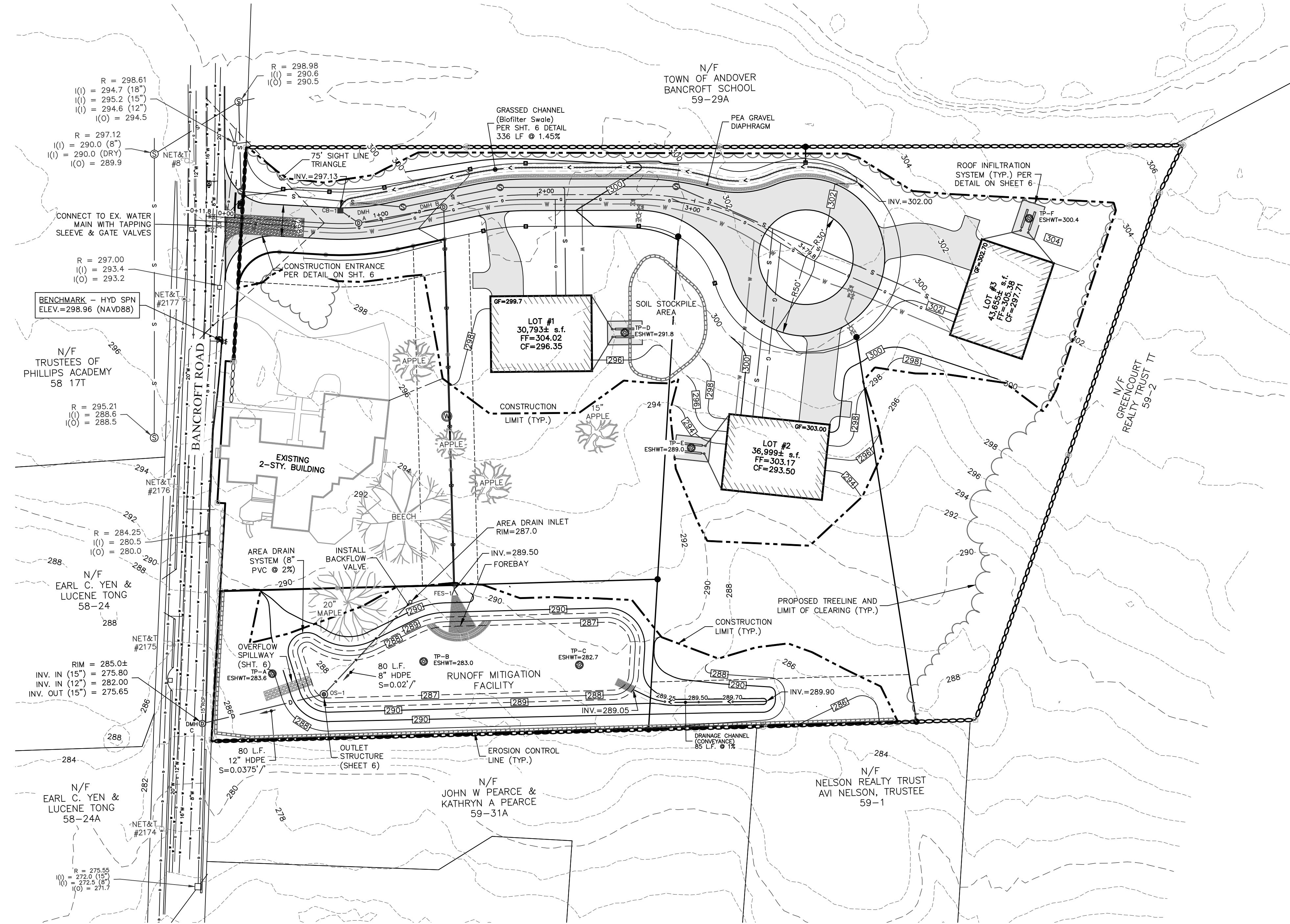
Drawing name: D:\\_dk\_0824\Projects\42215 ->BDC -> Bancroft St -> Andover\dwg\42215 -> Subd Plan -2024-08-28.dwg

**CONSTRUCTION SEQUENCE**

- CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT LOCATION OF CONSTRUCTION ACCESS.
- CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR ACCORDING TO STATE AND LOCAL REGULATIONS.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR ACCORDING TO STATE AND LOCAL REGULATIONS. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEEDDED WITH WINTER RYE AND SURROUNDED WITH HAY BALES OR SILT SOCKS.
- CONSTRUCT INFILTRATION BASIN, GRASS CHANNEL AND DRAINAGE SWALE.
- STABILIZE ALL DITCH LINES AND PONDS PRIOR TO DIRECTING FLOW INTO THEM; CONSTRUCT CLOSED DRAINAGE SYSTEM AND OTHER SUBSURFACE UTILITIES. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT. ALL DITCHES, POND, AND SWALES SHALL BE STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- ALL SWALES AND DITCH LINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF SILT SOCKS AS SHOWN ON PROJECT PLANS.
- APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDDED AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
- INSTALL FINISHED GRAVEL FOR PAVEMENT BASE MATERIALS.

**CONSTRUCTION NOTES**

- ALL ROADWAY AND UTILITY CONSTRUCTION SHALL CONFORM TO APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO AND/OR DURING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH WORK.
- ALL SLOPES ARE 3:1 (HORIZONTAL:VERTICAL) UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES IN THE PLANS BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL PIPE LENGTHS ARE FOR BIDDING INFORMATION ONLY AND ACTUAL LENGTHS MAY VARY SLIGHTLY. PIPE LENGTHS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
- EROSION CONTROL MEASURES SUCH AS SILT SOX, SILT FENCES, DRAINAGE DIVERSIONS ETC. SHALL BE INSTALLED AND MAINTAINED ON A CONTINUOUS BASIS IN ORDER TO PROTECT OFFSITE AREAS DURING CONSTRUCTION.
- ALL STORM DRAINS SHALL BE 12" MIN. HIGH DENSITY POLYETHYLENE (HDPE) PIPE OR EQUIVALENT.
- ALL WATER MAINS SHALL BE 8" CLASS 52 CEMENT LINED DUCTILE IRON (CLDI) PIPE.
- ALL SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC). ALL JOINTS SHALL BE OF THE RUBBER GASKET TYPE.
- BENCHMARK: SHOWN ON SHEET 3 AT FIRE HYDRANT ON BANCROFT ROAD.
- ALL CATCH BASINS SHALL USE LeBARON LAG 266-3 FRAME & GRATE. ALL SEWER OR DRAIN MANHOLES SHALL USE LeBARON LT 106 FRAME & GRATE.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 10'. WHERE THE MINIMUM HORIZONTAL SEPARATION CAN NOT BE OBTAINED, THE SEWER LINE SHALL BE A MINIMUM OF 18" BELOW THE WATER LINE. WHERE NEITHER THE HORIZONTAL NOR VERTICAL SEPARATION CAN BE OBTAINED, BOTH LINES SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10' BEYOND THE AFFECTED AREA. THE HORIZONTAL AND VERTICAL SEPARATION SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
- ALL DISTURBED AREAS WHICH WILL NOT BE COVERED WITH IMPERVIOUS MATERIAL SHALL BE LOAMED AND SEEDDED.



**DEEP HOLE TEST RESULTS**

TEST DATE: 08/06/2024

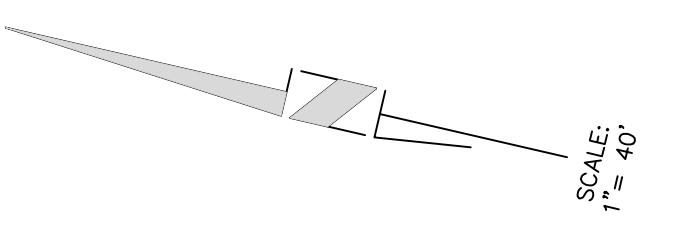
TP	EL	Soil Profile	Depth	Notes
TP-A	287.8	FINE SANDY LOAM 10 YR 2/2 SANDY LOAM 10 YR 5/4 LOAMY SAND 2.5 Y 5/3	12" Ap 25" Bw 67" C	O.W.T. - NONE E.S.W.T. @ 50" REFUSAL - NONE EL = 283.6
TP-B	287.0	FINE SANDY LOAM 10 YR 2/2 SANDY LOAM 10 YR 5/4 LOAMY SAND 2.5 Y 5/3	16" Ap 45" Bw 85" C	O.W.T. - NONE E.S.W.T. @ 48" REFUSAL - NONE EL = 283.0
TP-C	289.0	FINE SANDY LOAM 10 YR 2/2 SANDY LOAM 10 YR 5/4 LOAMY SAND 2.5 Y 5/3	16" Ap 30" Bw 114" C	O.W.T. - NONE E.S.W.T. @ 75" REFUSAL - NONE EL = 282.7
TP-D	296.0	FILL FINE SANDY LOAM 10 YR 2/2 SANDY LOAM 10 YR 5/4 LOAMY SAND 2.5 Y 5/3	12" Ap 18" Ap 26" Bw 80" C	O.W.T. - NONE E.S.W.T. @ 50" REFUSAL - NONE EL = 291.8
TP-E	293.2	FINE SANDY LOAM 10 YR 2/2 SANDY LOAM 10 YR 5/4 LOAMY SAND 2.5 Y 5/3	14" Ap 27" Bw 79" C	O.W.T. - NONE E.S.W.T. @ 50" REFUSAL - NONE EL = 289.0
TP-F	305.0	FINE SANDY LOAM 10 YR 2/2 SANDY LOAM 10 YR 5/4 LOAMY SAND 2.5 Y 5/3	14" Ap 30" Bw 80" C	O.W.T. - NONE E.S.W.T. @ 55" REFUSAL - NONE EL = 300.4

**LEGEND**

	PROPOSED RETAINING WALL
	EXISTING CONTOURS
	EXISTING SEWER
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING WATER GATE
	PROPOSED CONTOURS
	PROPOSED GAS
	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER GATE
	PROPOSED GUARDRAIL
	EROSION CONTROL LINE
	PROP. BOUND
	WETLAND FLAG
	EDGE OF WETLANDS
	TREELINE

**LIST OF ABBREVIATIONS**

BIT	BITUMINOUS
CB	CATCH BASIN
C.O.	CLEAN OUT
DMH	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
P&R	POST AND RAIL
FFE	FINISHED FLOOR ELEVATION
CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
RR SPIKE	RAIL ROAD SPIKE
I.P.	IRON PIPE
(F)	FOUND
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH OVERHEAD WIRE
SSLW	SINGLE SOLID WHITE LINE
SSBY	SINGLE SOLID AND BROKEN YELLOW LINE
SBLW	SINGLE BROKEN WHITE LINE
CONC	CONCRETE
WF	WETLAND FLAG
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED



FOR REGISTRY USE

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TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD

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DK Engineering LLC  
59 Granite Lane, Chester, NH 03038  
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E-mail: dan@dkllc.com

Engineer:  
DANIEL KORAVOS  
CIVIL  
No. 37752  
REG. STATE OF MASSACHUSETTS

Surveyor:  
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P.O. Box 612, Sandown, New Hampshire 03079  
E-mail: FSDLLC@gmail.com

EDEN ESTATES

Applicant:  
EDEN LANE, LLC  
42 School Street  
Andover, MA 01810

Owner(s):  
EDEN LANE, LLC  
42 School Street  
Andover, MA 01810

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4	08/28/24	DK	MISC. ADDITIONS MODIFICATIONS (4th REVIEW)
3	08/19/24	DK	MISCELLANEOUS ADDITIONS MODIFICATIONS
2	08/08/24	DK	REV. PER SECOND SET OF HWG REVIEW COMMENTS
1	07/14/24	DK	REV. PER REVIEW COMMENTS & ADD LANDSCAPE PLAN

NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:  
Map 59 & Lot 30  
Project No.: 42215  
Drawing Scale: 1"=40'  
Plan Date: 04/02/24  
Revised Date: 08/28/24

Sheet Title:  
**GRADING & EROSION CONTROL PLAN**

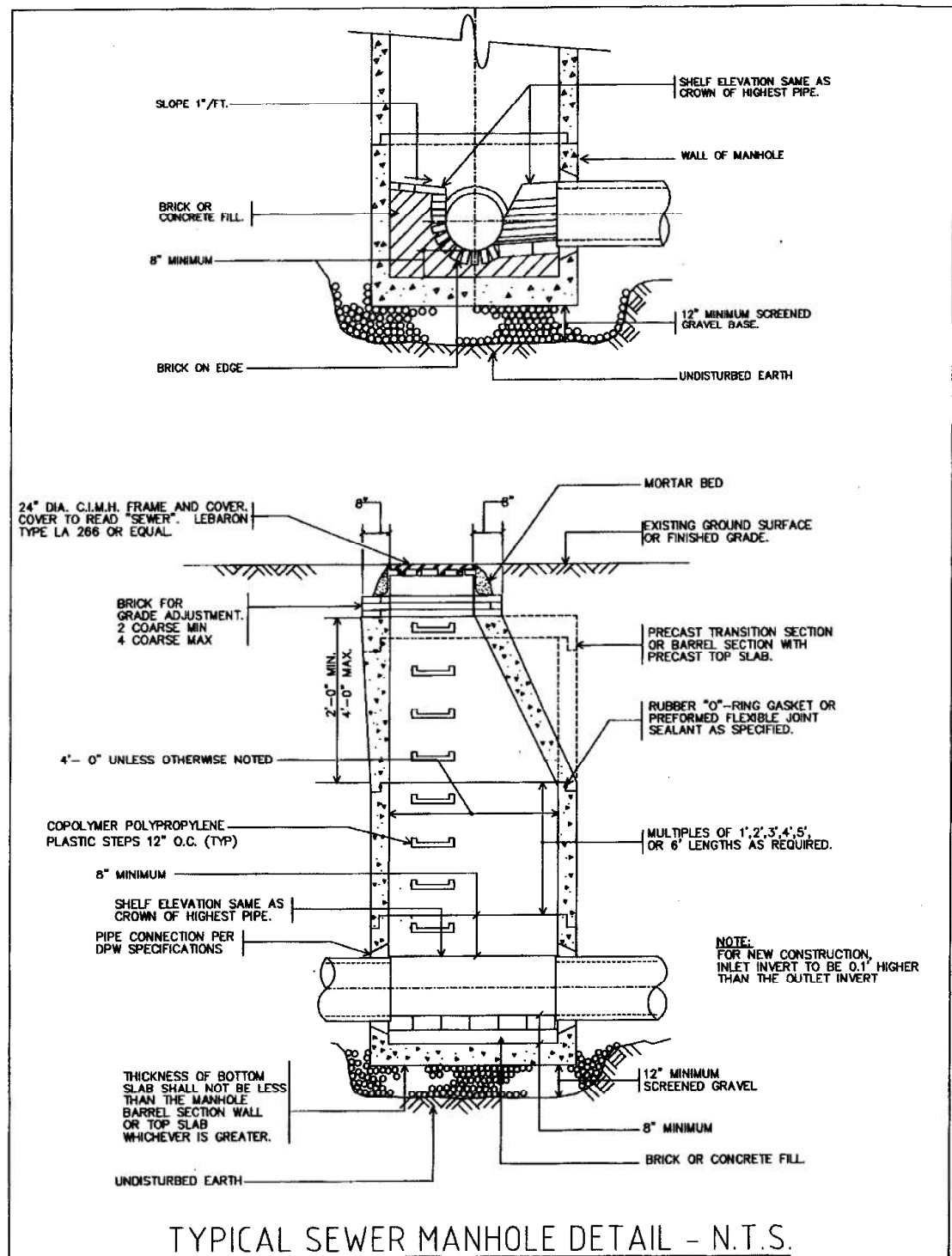
Sheet No.: **4**

Total No. of Sheets: 8

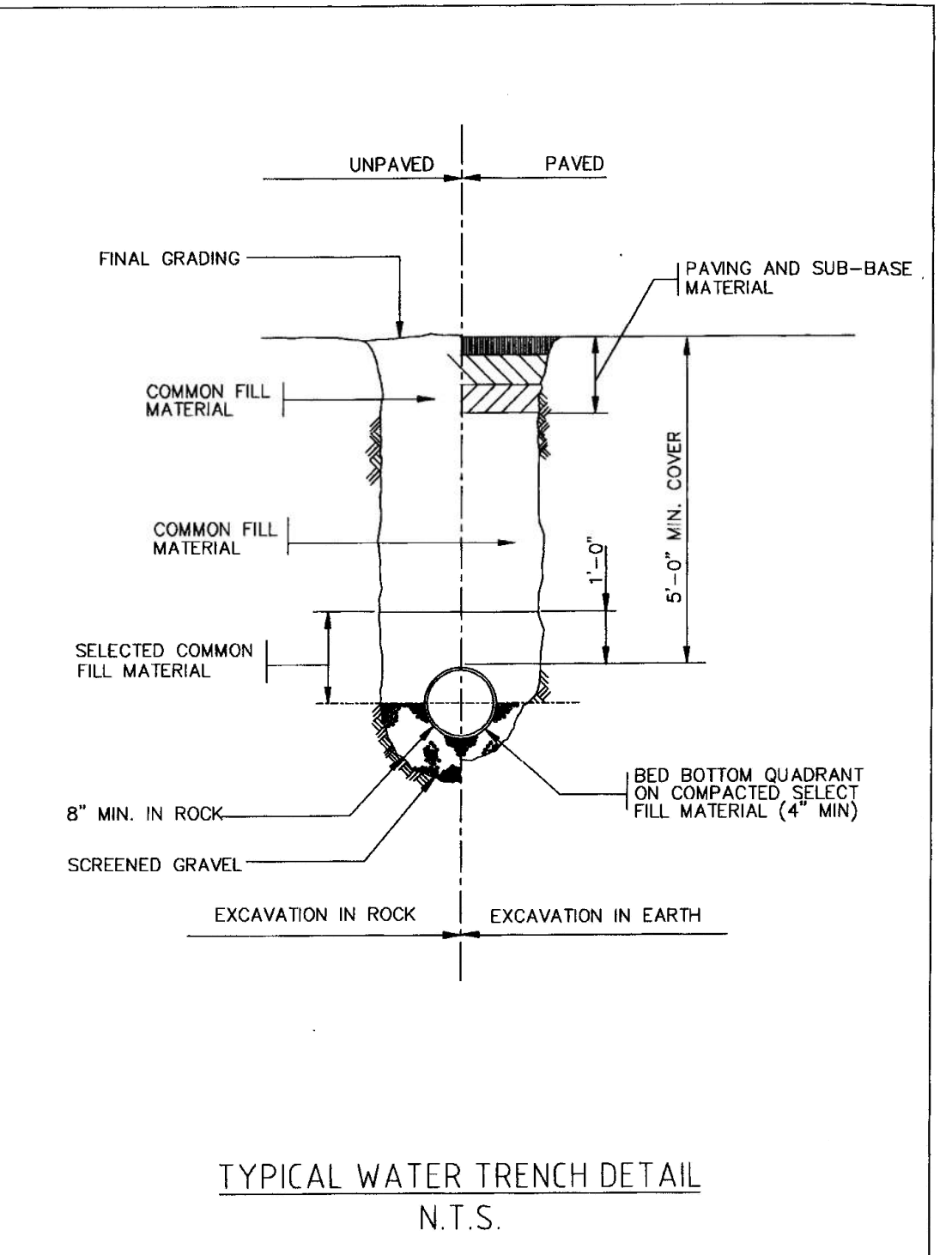
Printed on: Aug 29, 2024 - 9:27am



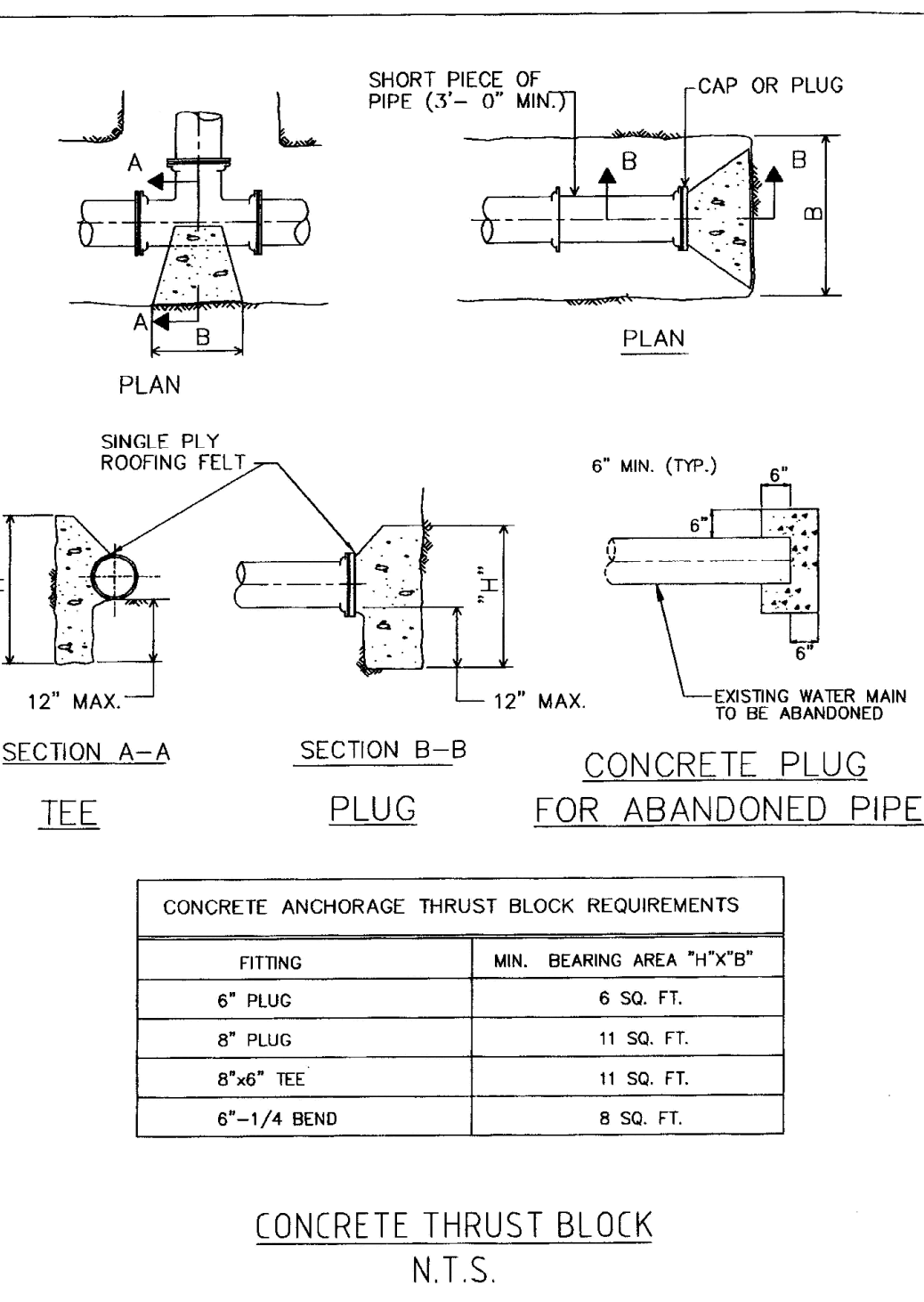




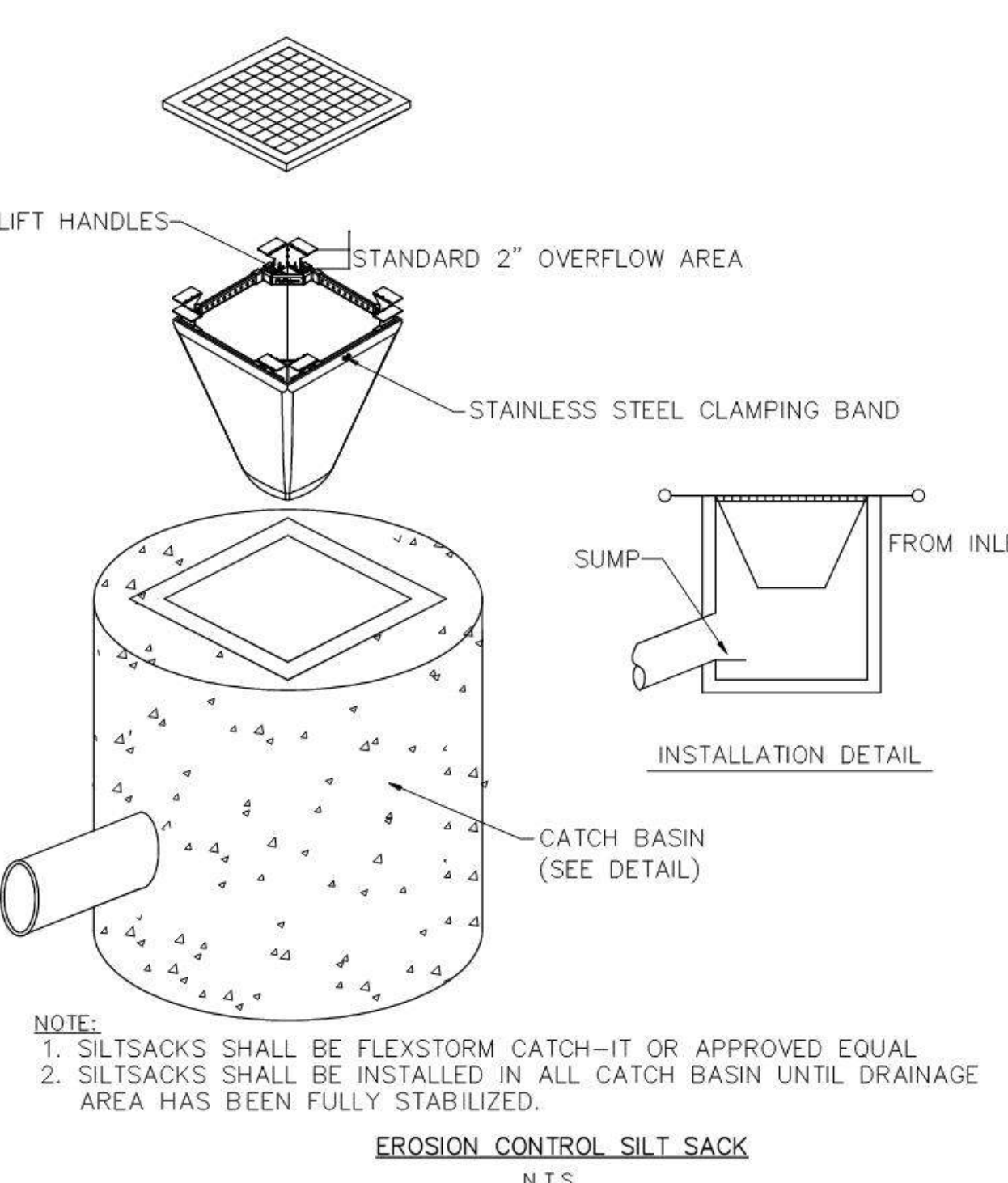
TYPICAL SEWER MANHOLE DETAIL - N.T.S.  
TOWN OF ANDOVER 2004



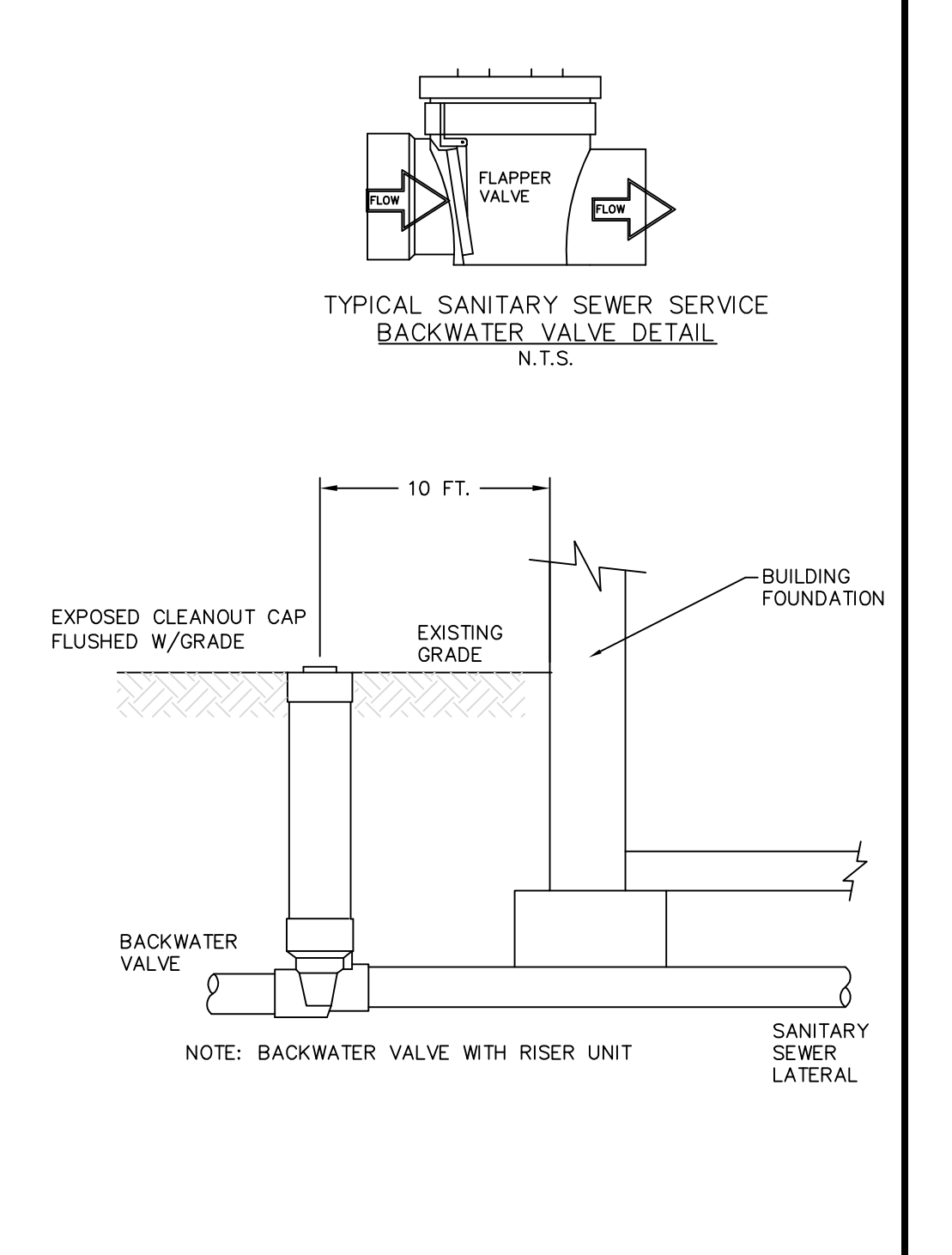
TYPICAL WATER TRENCH DETAIL N.T.S.  
TOWN OF ANDOVER 2004



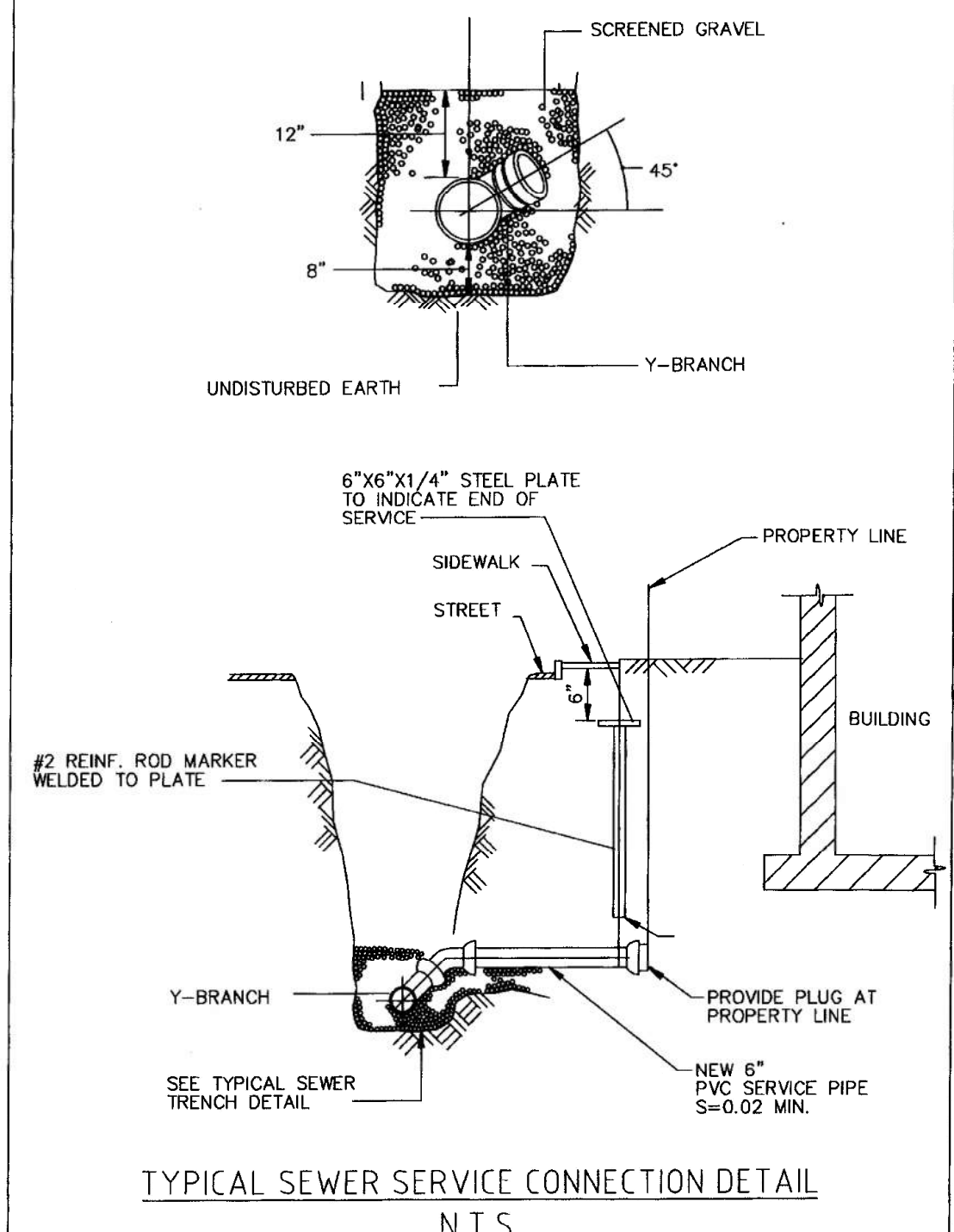
CONCRETE THRUST BLOCK FOR ABANDONED PIPE N.T.S.  
TOWN OF ANDOVER 2004



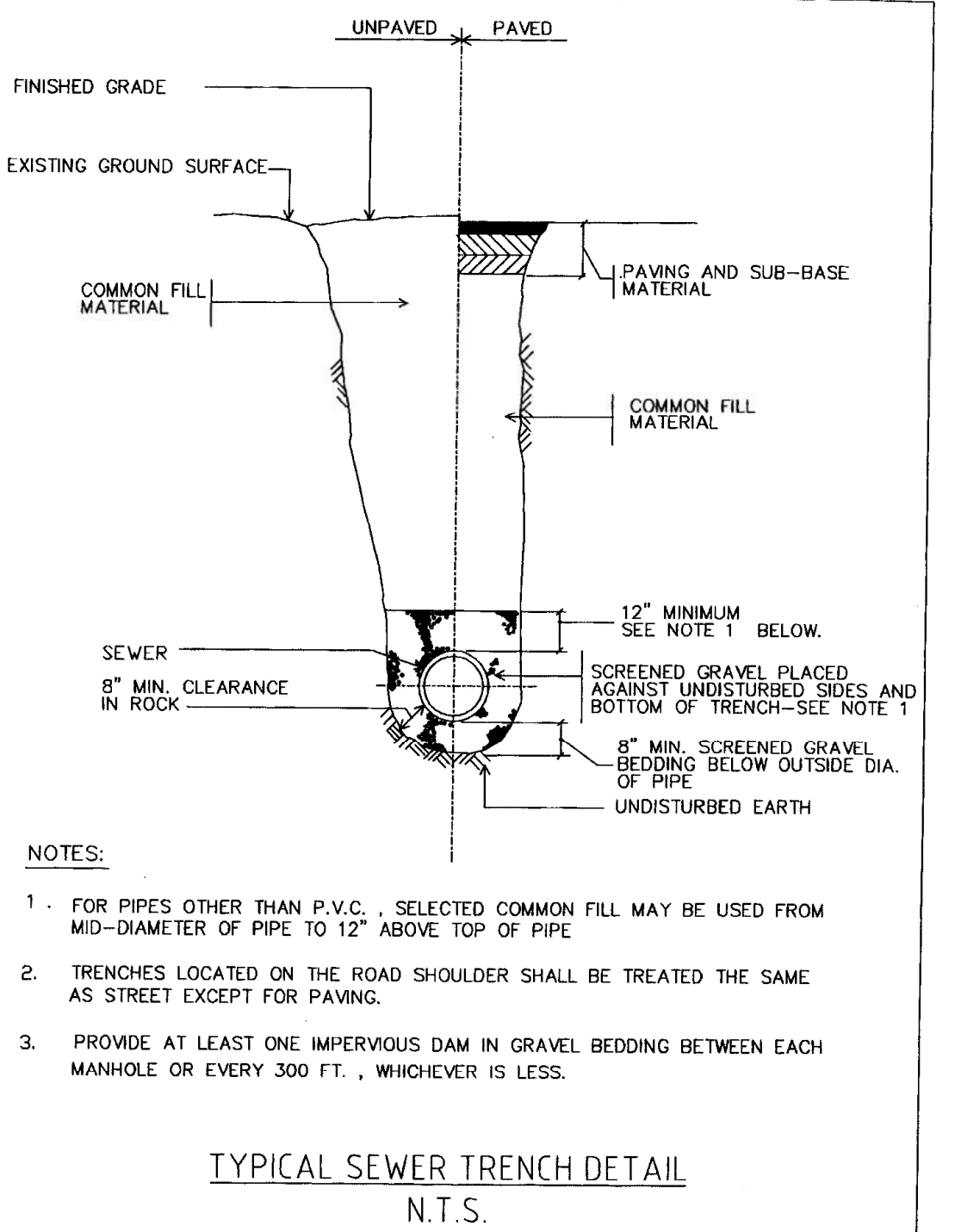
EROSION CONTROL SILT SACK N.T.S.



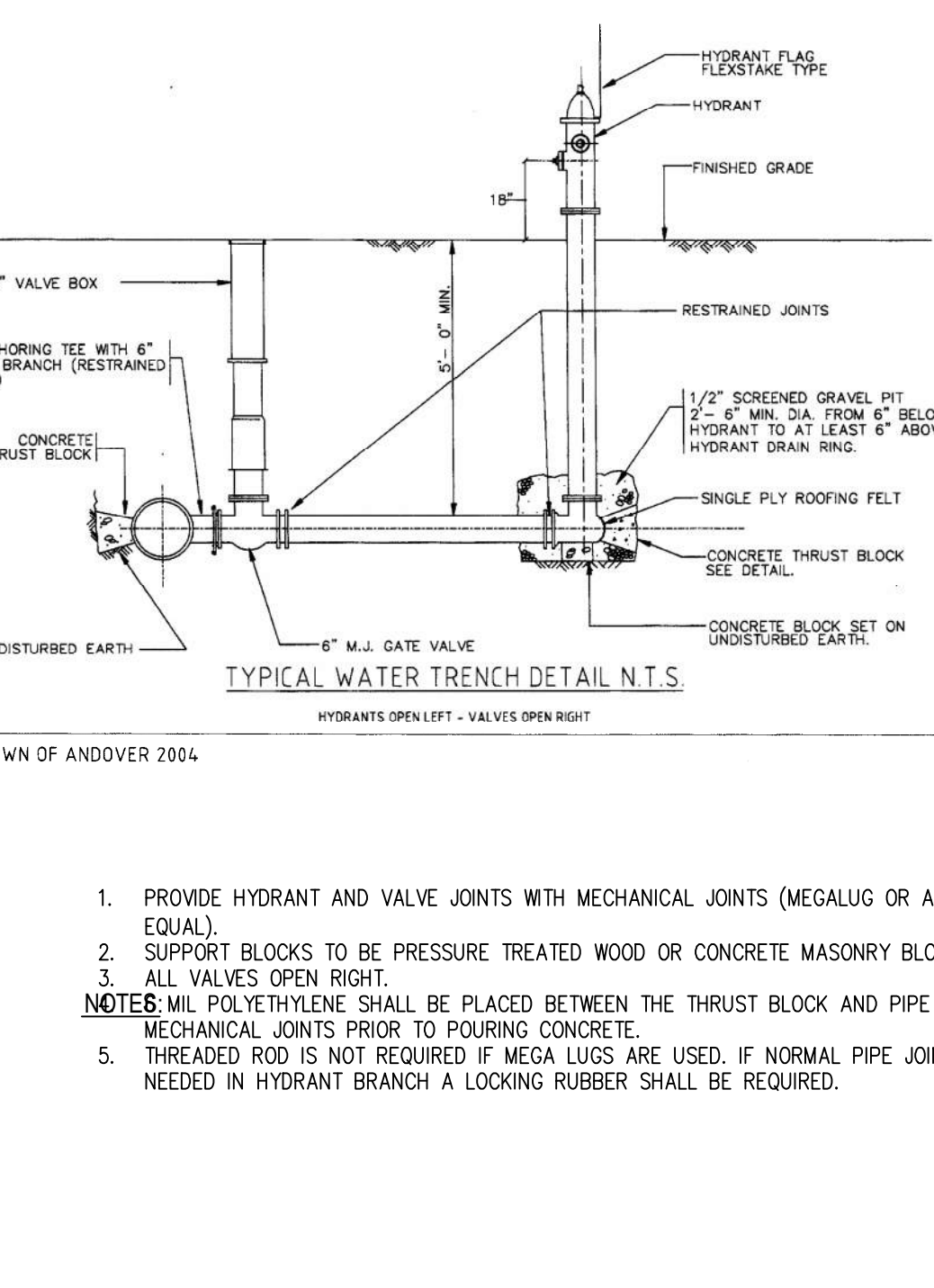
TYPICAL SANITARY SEWER SERVICE BACKWATER VALVE DETAIL N.T.S.



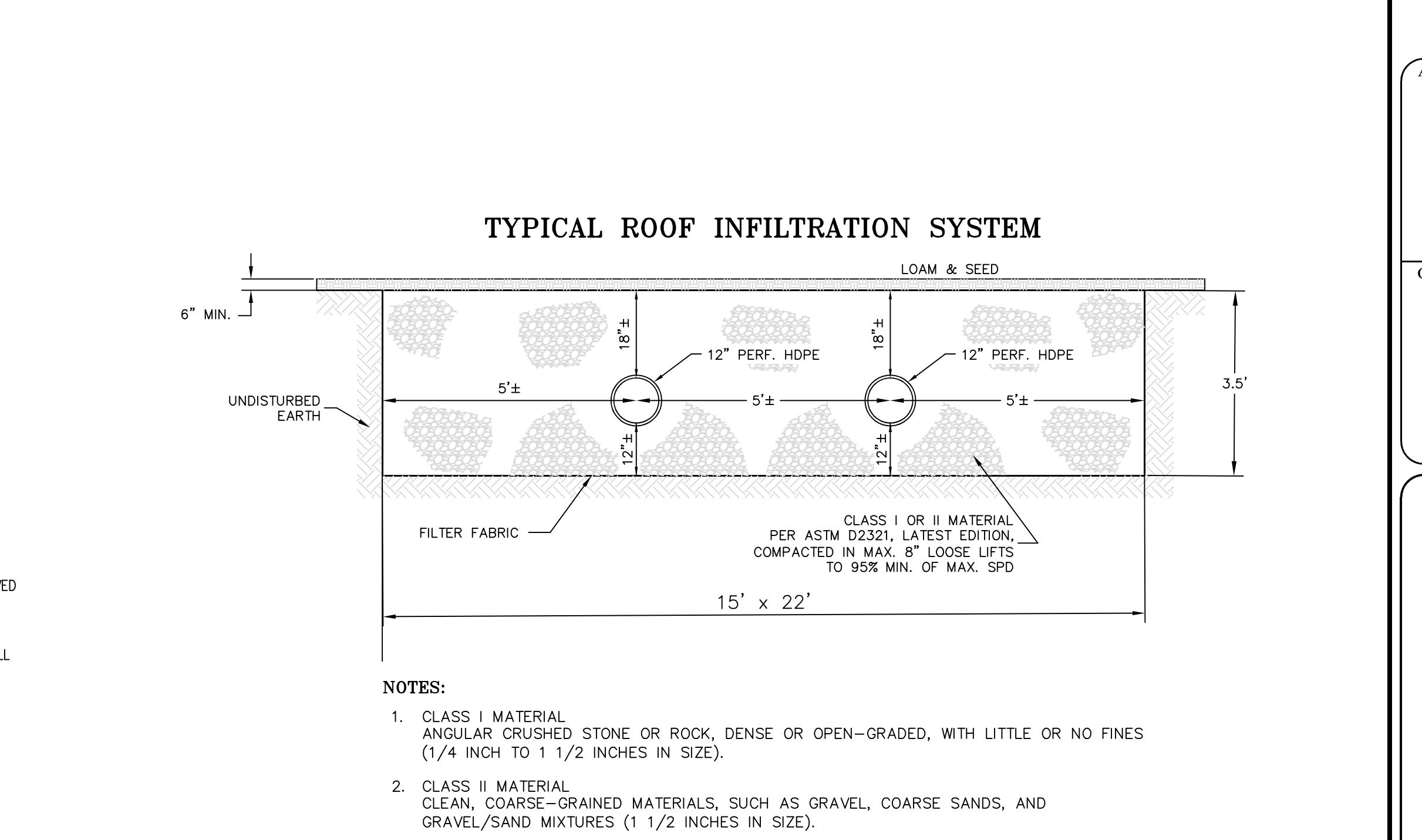
TYPICAL SEWER SERVICE CONNECTION DETAIL N.T.S.  
TOWN OF ANDOVER 2004



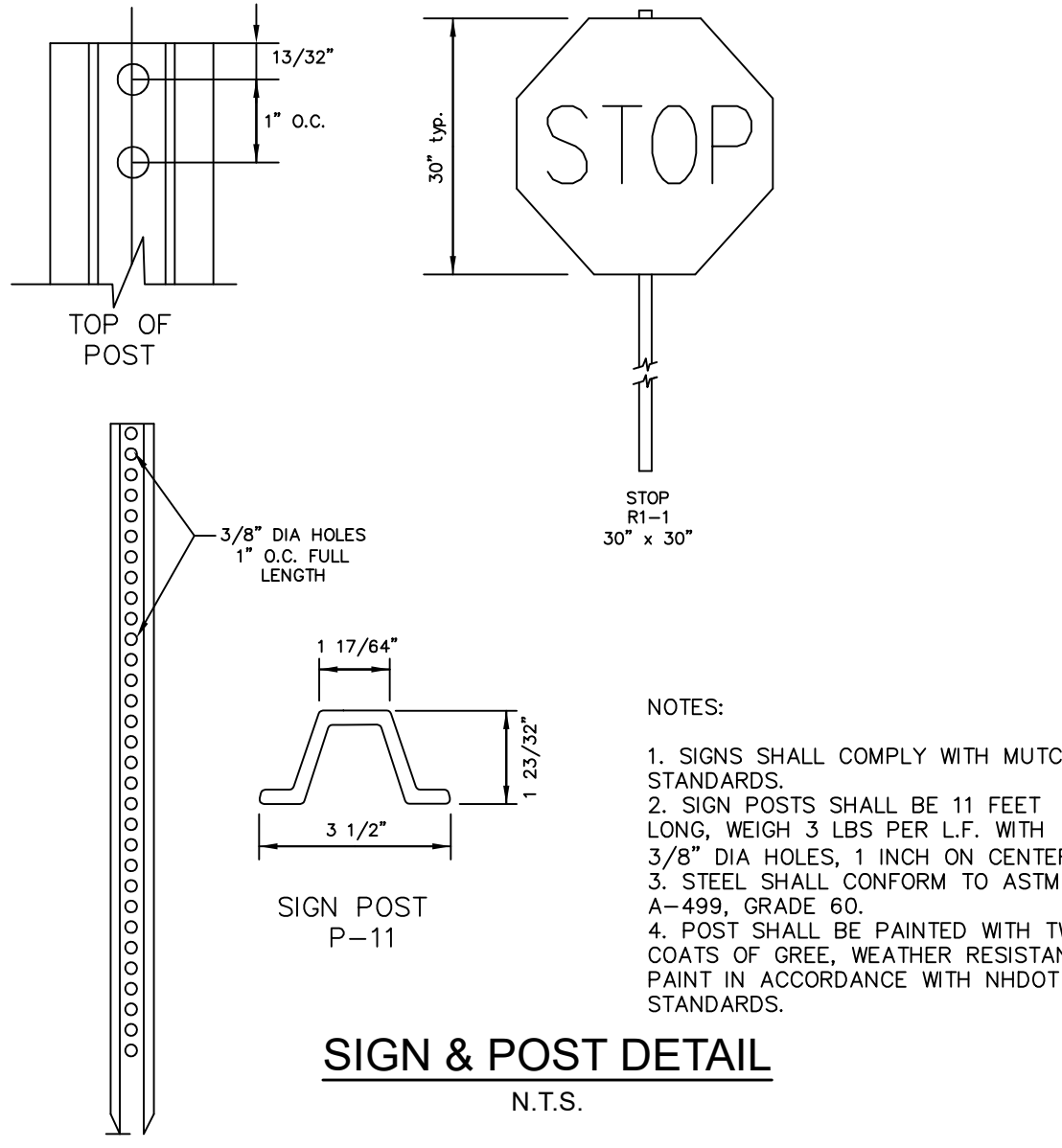
TYPICAL SEWER TRENCH DETAIL N.T.S.  
TOWN OF ANDOVER 2004



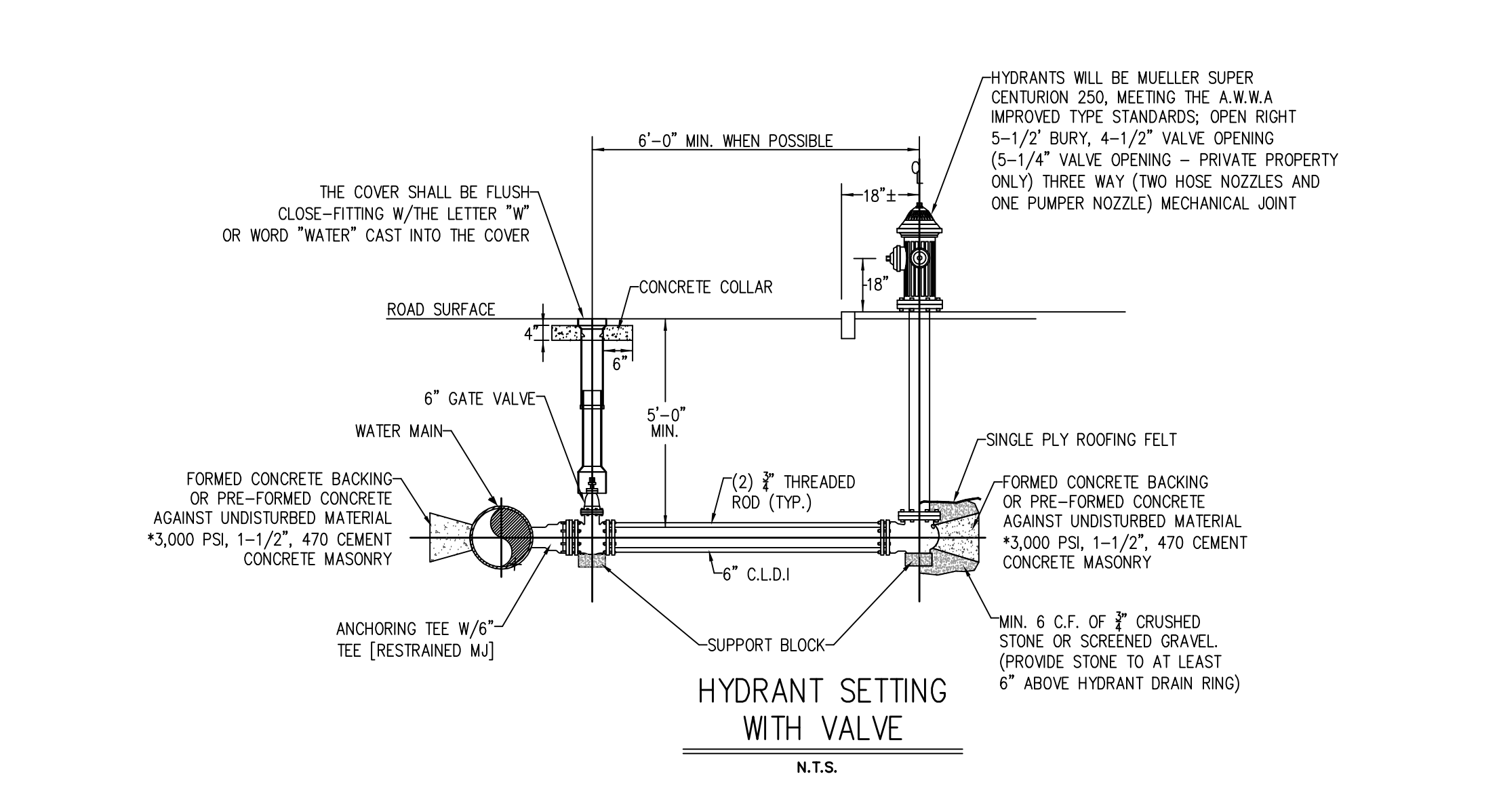
TYPICAL WATER TRENCH DETAIL N.T.S.  
TOWN OF ANDOVER 2004



TYPICAL ROOF INFILTRATION SYSTEM



SIGN & POST DETAIL N.T.S.



HYDRANT SETTING WITH VALVE N.T.S.

"I, \_\_\_\_\_, CLERK OF THE TOWN OF ANDOVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

\_\_\_\_\_  
TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD

\_\_\_\_\_  
DATE

FILED \_\_\_\_\_  
HEARING \_\_\_\_\_

Engineer / Surveyor:  
DK Engineering LLC  
60 Granite Lane, Chester, NH 03038  
Phone Number: (603) 505-8298  
E-mail Address: dan@dk-engineering.com

Engineer:  
DANIEL KORAVOS  
CIVIL  
No. 37752  
PROFESSIONAL ENGINEER

Surveyor:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant:  
EDEN LANE, LLC  
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Andover, MA 01810

Owner(s):  
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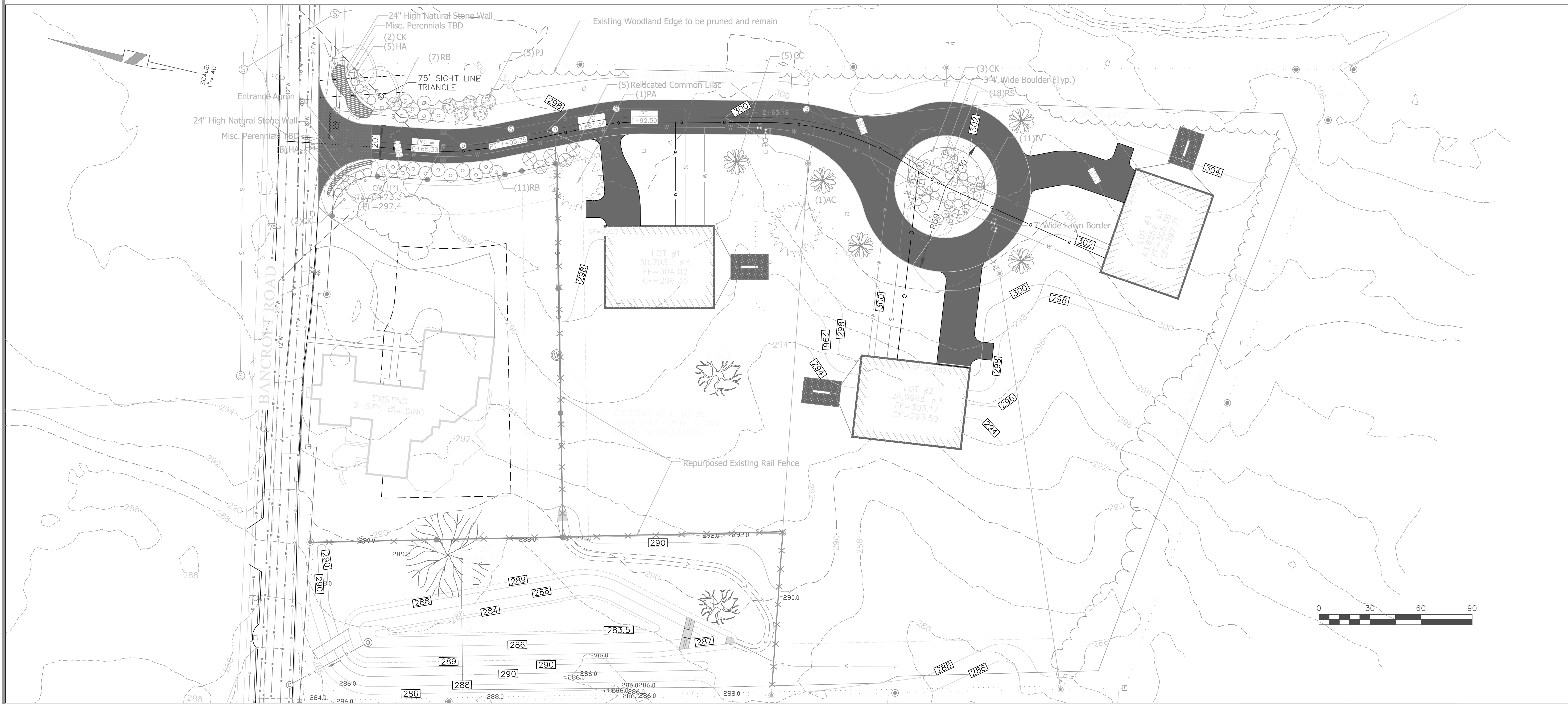
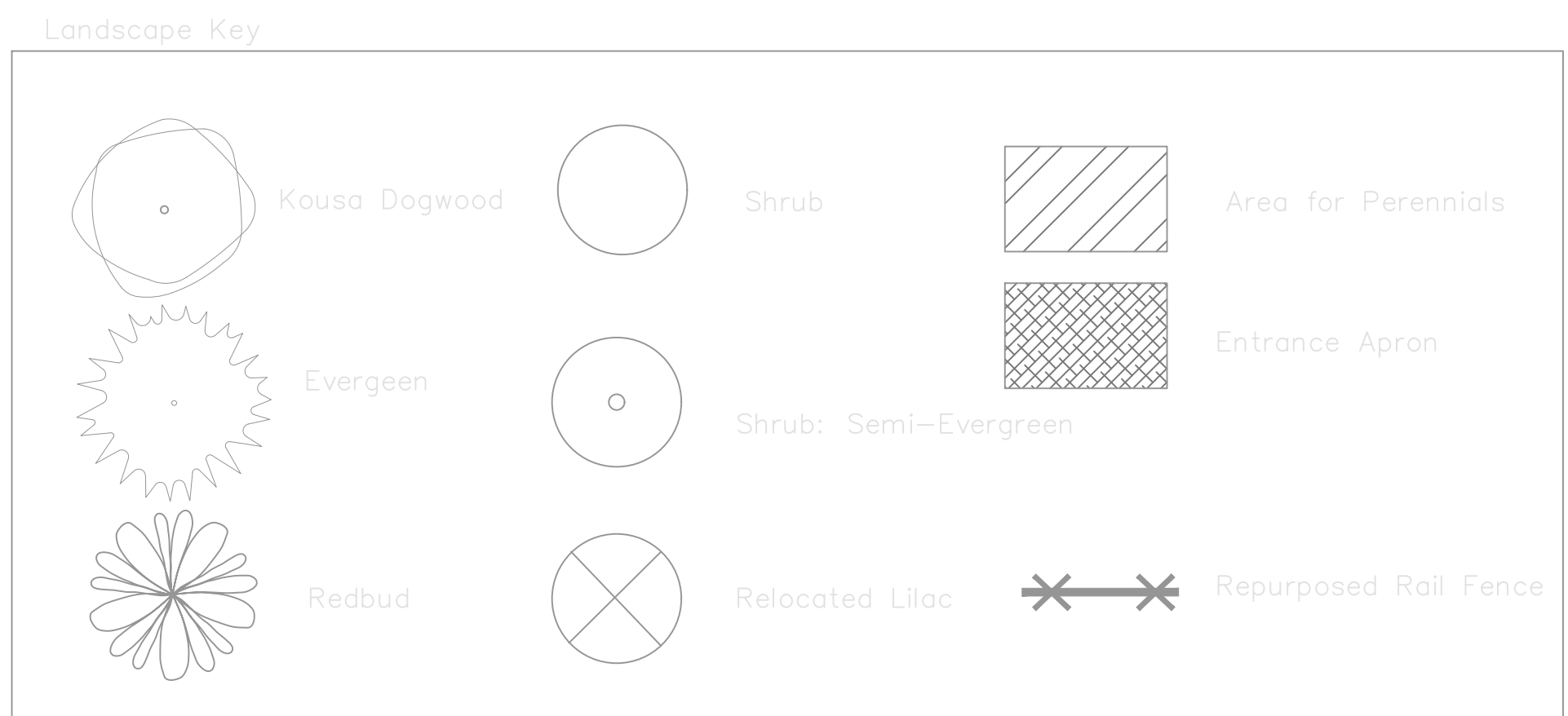
Assessor's Map & Lot:  
Map 59 & Lot 30  
Project No.: 42215 Drawing Scale: AS NOTED  
Plan Date: 04/02/24 Revised Date: 08/28/24

Sheet Title:  
DETAIL SHEET  
Miscellaneous

Sheet No.: 7  
Total No. of Sheets: 8

Assessor's Name: D:\\_data\Projects\42215 - ADIC - 8 Bancroft St - Andover\Jung\42215 - Subd Plan - 2024-08-28.dwg  
Printed on Aug 29, 2024 - 9:29am

Eden Estates Plant Schedule					
Trees					
Qty.	Symbol	Botanical name	Common Name	Size	Notes
1	AC	Abies Concolor	White Fir	10-12' Height	
5	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5-3" Caliper	
3	CK	Cornus Kousa	Kousa Dogwood	2.5-3" Caliper	
1	PA	Picea abies	Norway Spruce	10-12' Height	
Shrubs					
10	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	7 Gal.	
11	IV	Illex verticillata 'Red Sprite'	Red Sprite Winterberry	5 Gal.	
5	PJ	Pieris japonica 'Mt. Fire'	Mt Fire Japanese Andromeda	3-4' Height	
18	RS	Rhododendron 'Schlippenbachii'	Azalea Schlippenbachii	3-4' Height	
18	RB	Rhododendron 'Boursault'	Boursault Rhododendron	7 Gal.	
Perennials/Groundcovers					
75+/-		Misc. Perennials species may include: Hosta va., Nepeta, Daylily, Daisy, Blackeyed Susan, Echinacea, Allium, Pachysandra, Ginger, Fern var.			
To be relocated:					
5		Syringa vulgaris	Common Lilac	7+	



EDEN ESTATES  
**Mara landscape design, LLC**  
 16 Myrtle Ave. Newburyport, MA 01950 105 BANK STREET Lebanon, NH 03766  
 maralandscape@gmail.com 978.868.0331

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2			NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:  
 Map 59 & Lot 30

Project No.: 42215 Drawing Scale: 1"=30'

Plan Date: 04/02/24 Revised Date: 07/12/24

Sheet Title:  
**LANDSCAPE PLAN**

Sheet No.: **8**

Total No. of Sheets: 8

\_\_\_\_\_, CLERK OF THE TOWN OF ANDOVER, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

\_\_\_\_\_  
 TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD DATE \_\_\_\_\_

FILED \_\_\_\_\_

HEARING \_\_\_\_\_