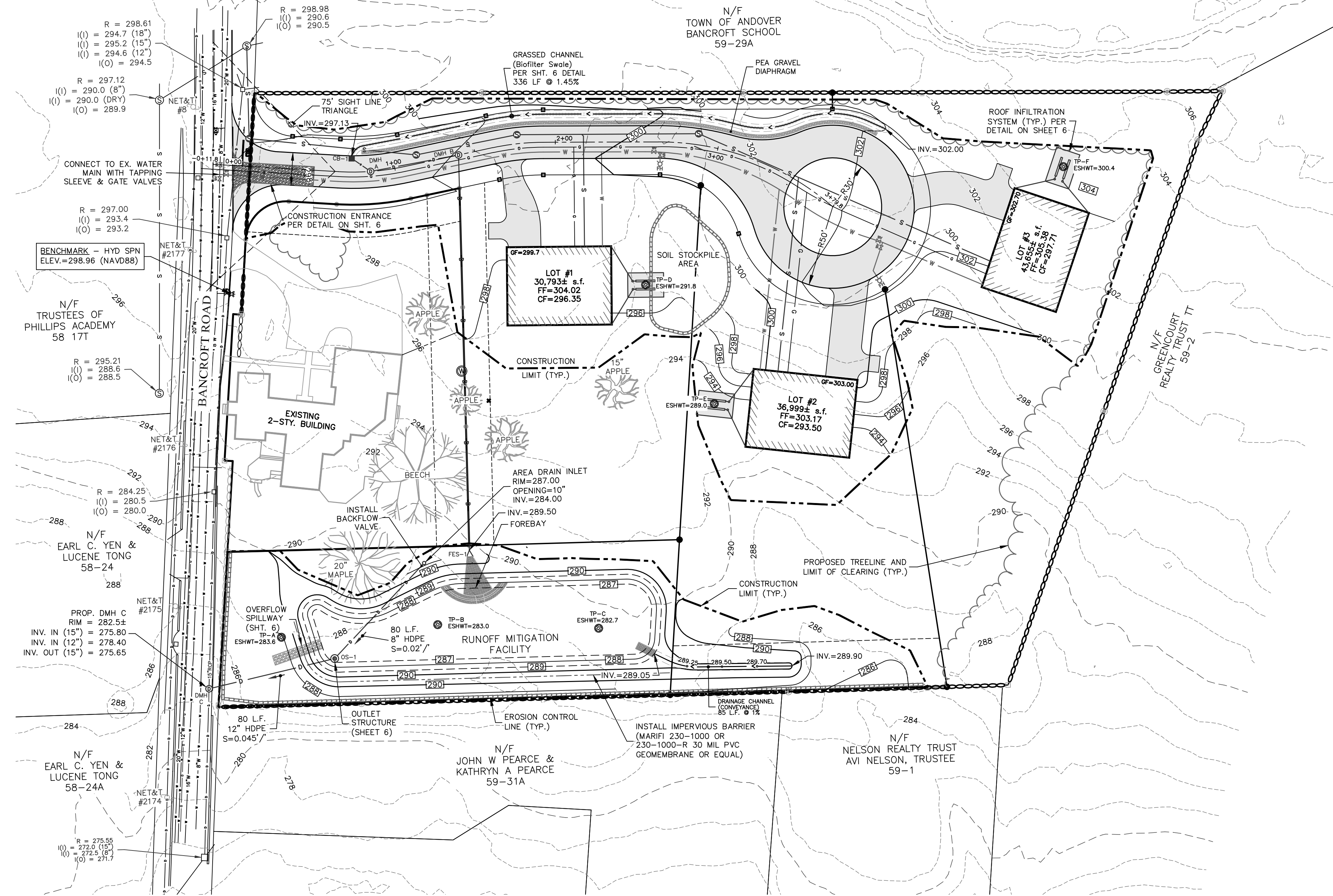


CONSTRUCTION SEQUENCE

1. CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. CONSTRUCT INFILTRATION BASIN, GRASS CHANNEL AND DRAINAGE SWALE.
6. 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.
7. ALL SWALES AND DITCH LINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF SILT SOCKS AS SHOWN ON PROJECT PLANS.
8. 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.
9. INSTALL FINISHED GRAVEL FOR PAVEMENT BASE MATERIALS.

CONSTRUCTION NOTES

1. ALL ROADWAY AND UTILITY CONSTRUCTION SHALL CONFORM TO APPLICABLE REGULATIONS.
2. 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.
3. ALL SLOPES ARE 3:1 (HORIZONTAL:VERTICAL) UNLESS OTHERWISE SHOWN.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES IN THE PLANS BEFORE PROCEEDING WITH CONSTRUCTION.
5. ALL PIPE LENGTHS ARE FOR BIDDING INFORMATION ONLY AND ACTUAL LENGTHS MAY VARY SLIGHTLY. PIPE LENGTHS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
6. 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.
7. ALL STORM DRAINS SHALL BE 12" MIN. HIGH DENSITY POLYETHYLENE (HDPE) PIPE OR EQUIVALENT.
8. ALL WATER MAINS SHALL BE 8" CLASS 52 CEMENT LINED DUCTILE IRON (CLDI) PIPE.
9. ALL SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC). ALL JOINTS SHALL BE OF THE RUBBER GASKET TYPE.
10. BENCHMARK: SHOWN ON SHEET 3 AT FIRE HYDRANT ON BANCROFT ROAD.
11. ALL CATCH BASINS SHALL USE LeBARON LAG 266-3 FRAME & GRATE. ALL SEWER OR DRAIN MANHOLES SHALL USE LeBARON LT 106 FRAME & GRATE.
12. 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.
13. 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
- S EXISTING SEWER
- D EXISTING SEWER MANHOLE
- D EXISTING DRAINAGE
- D EXISTING CATCH BASIN
- D EXISTING DRAIN MANHOLE
- W EXISTING WATER LINE
- W EXISTING HYDRANT
- W EXISTING WATER GATE
- W EXISTING UTILITY POLE
- PROPOSED CONTOURS
- G PROPOSED GAS
- S PROPOSED SEWER
- D PROPOSED SEWER MANHOLE
- D PROPOSED DRAINAGE
- D PROPOSED CATCH BASIN
- W PROPOSED DRAIN MANHOLE
- W PROPOSED WATER LINE
- W PROPOSED WATER GATE
- PROPOSED GUARDRAIL
- EROSION CONTROL LINE
- PROP. BOUND
- WETLAND FLAG
- EDGE OF WETLANDS
- TREELINE
- EX. TREE TO BE REMOVED

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
- 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
- EX. EXISTING



FOR REGISTRY USE

"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
 68 Granite Lane, Chester, NH 03038
 Telephone Number: (603) 605-9229
 E-mail Address: dan@dkllc.com

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

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

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	09/25/24	DK	MISC. MODIFICATIONS PER PB HEARING, HWG DISCUSSION
4	08/28/24	DK	MISC. ADDITIONS MODIFICATIONS (4th REVIEW)
3	08/19/24	DK	MISCELLANEOUS ADDITIONS MODIFICATIONS
2	08/09/24	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: 09/25/24

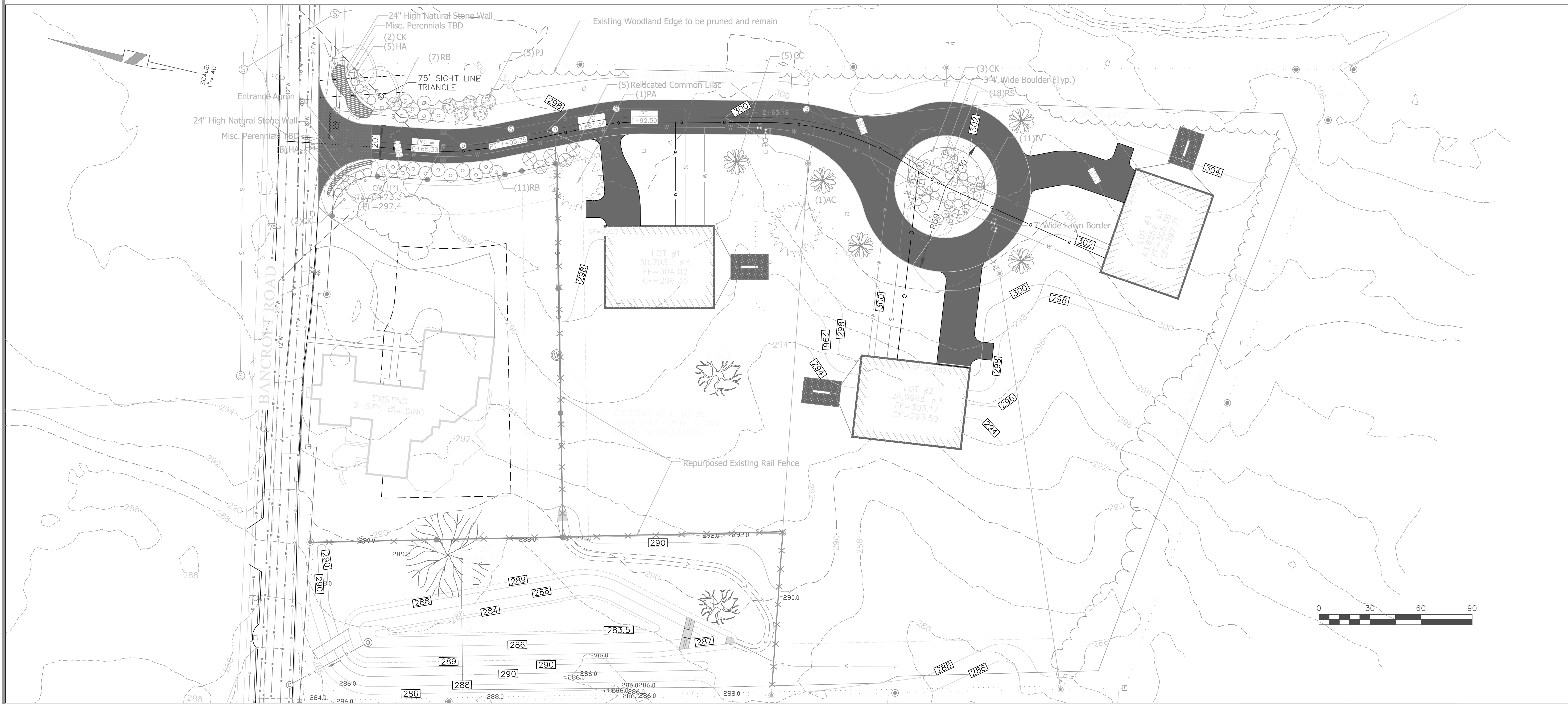
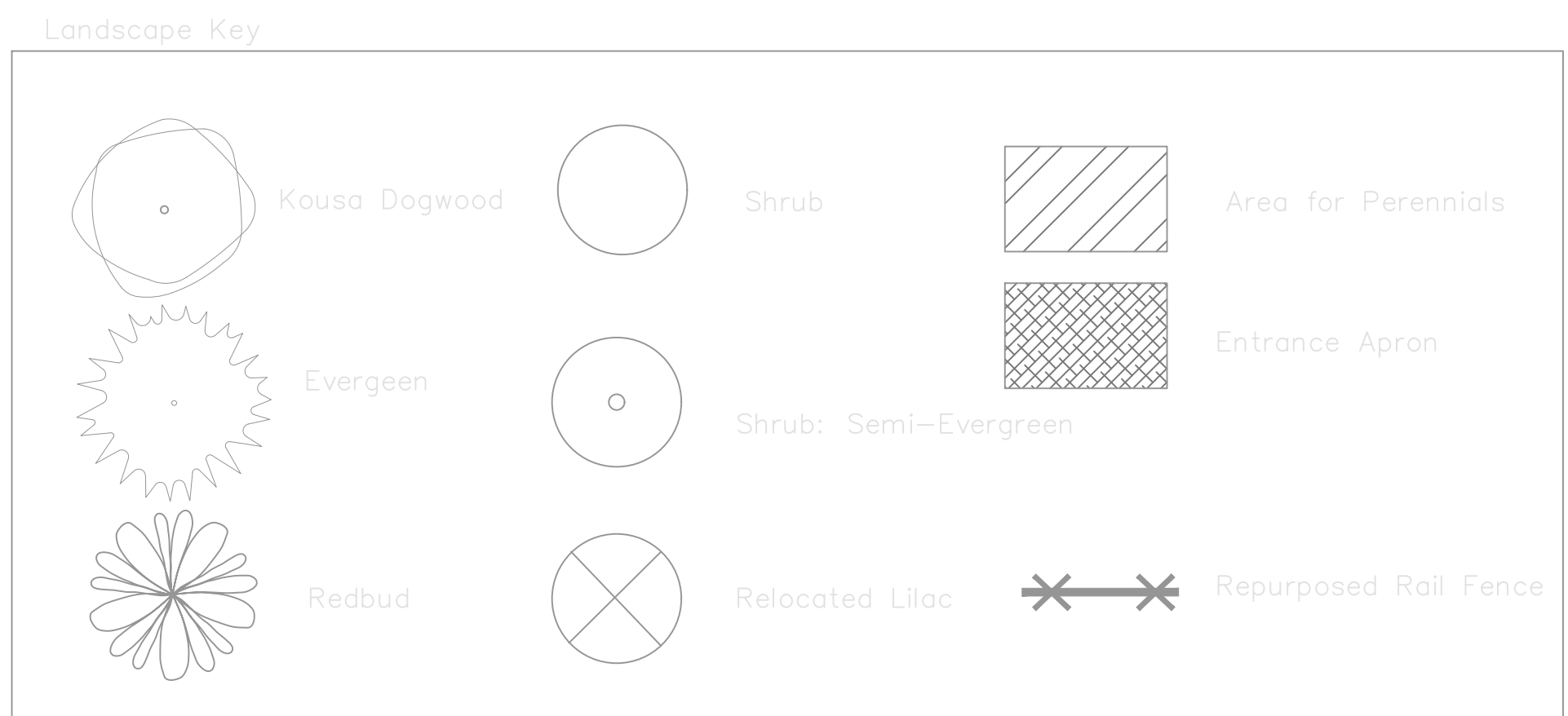
Sheet Title:
GRADING & EROSION CONTROL PLAN

Sheet No.: **4**

Total No. of Sheets: 8

Assessor's Name: D:\ask\edna\Projects\42215 - ABC - Bancroft St - Andover\edna\42215 - Subst Plan - 2024-09-25.dwg
 Printed on: Sep 27, 2024 - 8:27am

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

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
1	07/12/24	DK	REV. PER REVIEW COMMENTS & ADD LANDSCAPE PLAN
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

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TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD DATE _____

FILED _____

HEARING _____