

MINISTERS ESTATES SUBDIVISION

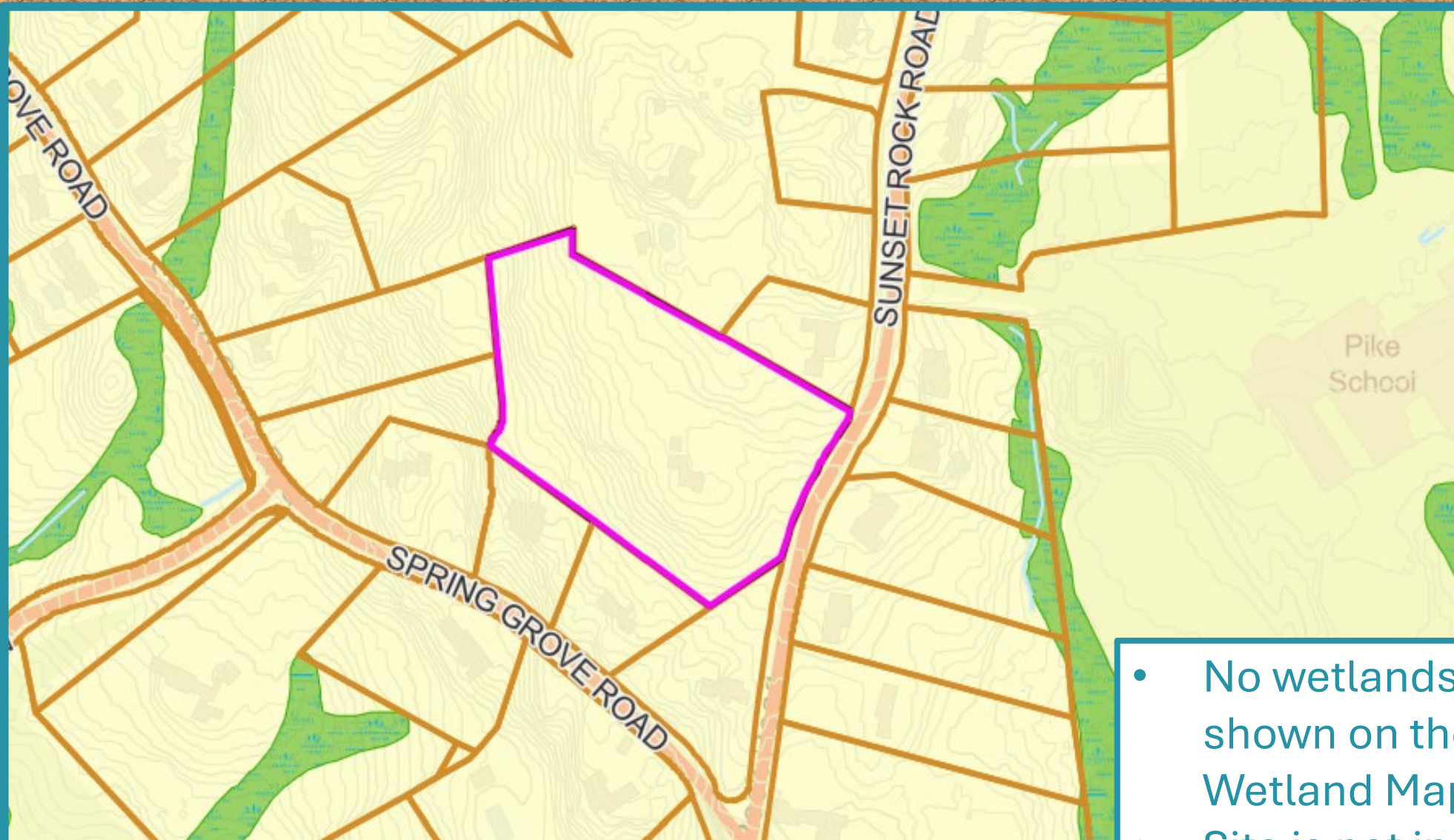
Approval of Definitive Plan

Special Permit for Earth Movement

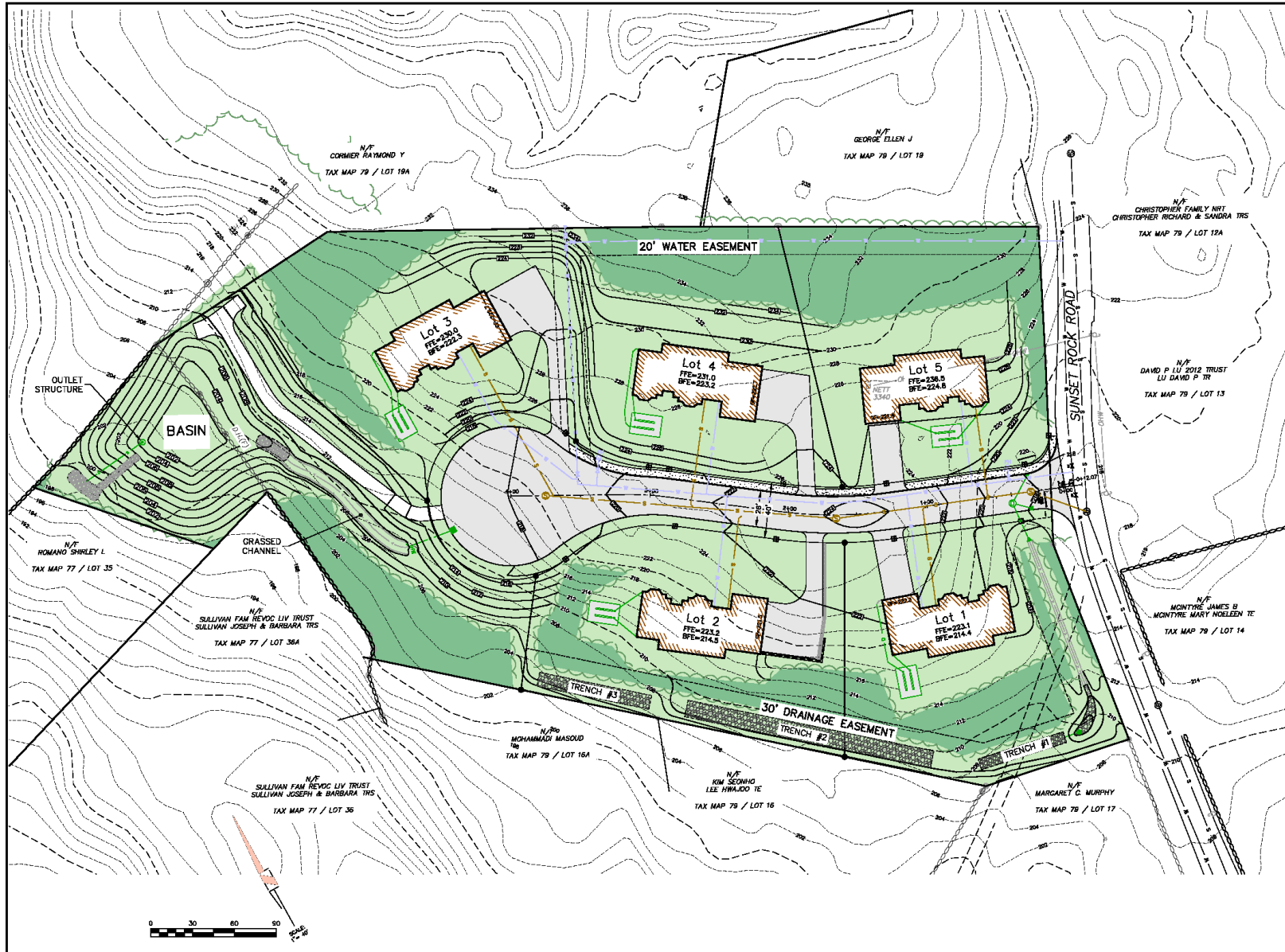
Existing Conditions

- West side of Sunset Rock Road between Spring Grove Road and Pike School entrance
- Approximately 4.9 acres in SRB zoning district
- One single-family historic dwelling located near center of parcel intended to be moved





- No wetlands on site as shown on the Town Wetland Maps (Green)
- Site is not in the FEMA flood hazard zone



Engineer / Surveyor:
OK Engineering LLC
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66211
 Phone: 913.241.1111
 Fax: 913.241.1112
PROFESSIONAL SURVEYOR & DESIGN, LLC
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66211
 Phone: 913.241.1111
 Fax: 913.241.1112

Engineer:
 Surveyor:

Applicant:
 Owner(s):

NO.	DATE	BY	DESCRIPTION
1			
2			
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As shown Map & Lot: 10000 W. 10th St., Lot 18
 Project No.: 421005 Drawing Scale: 1"=30'
 Plan Date: 05/13/2025 Revised Date:

Sheet Title:
PRESENTATION PLAN

Sheet No.: **1**
 Total No. of Sheets: 1

NOT RELEASED FOR CONSTRUCTION
 Drawing Number: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 Revision: 05/16/2025 - 10:00am

Proposed Development

- Five (5) lot, single-family subdivision
 - Lots meet SRB requirements for area and frontage
 - Dwellings meet SRB setbacks
- Ministers Lane is a **minor street** terminating in cul-de-sac to be submitted for acceptance as a public way
 - 40 foot wide Right of Way; 26 foot pavement width
- Served by municipal water and sewer tied into existing facilities in Sunset Rock Road and a water loop in 20' easement between Lot 3 & 4 to Sunset Rock Road



Proposed Drainage & Utilities

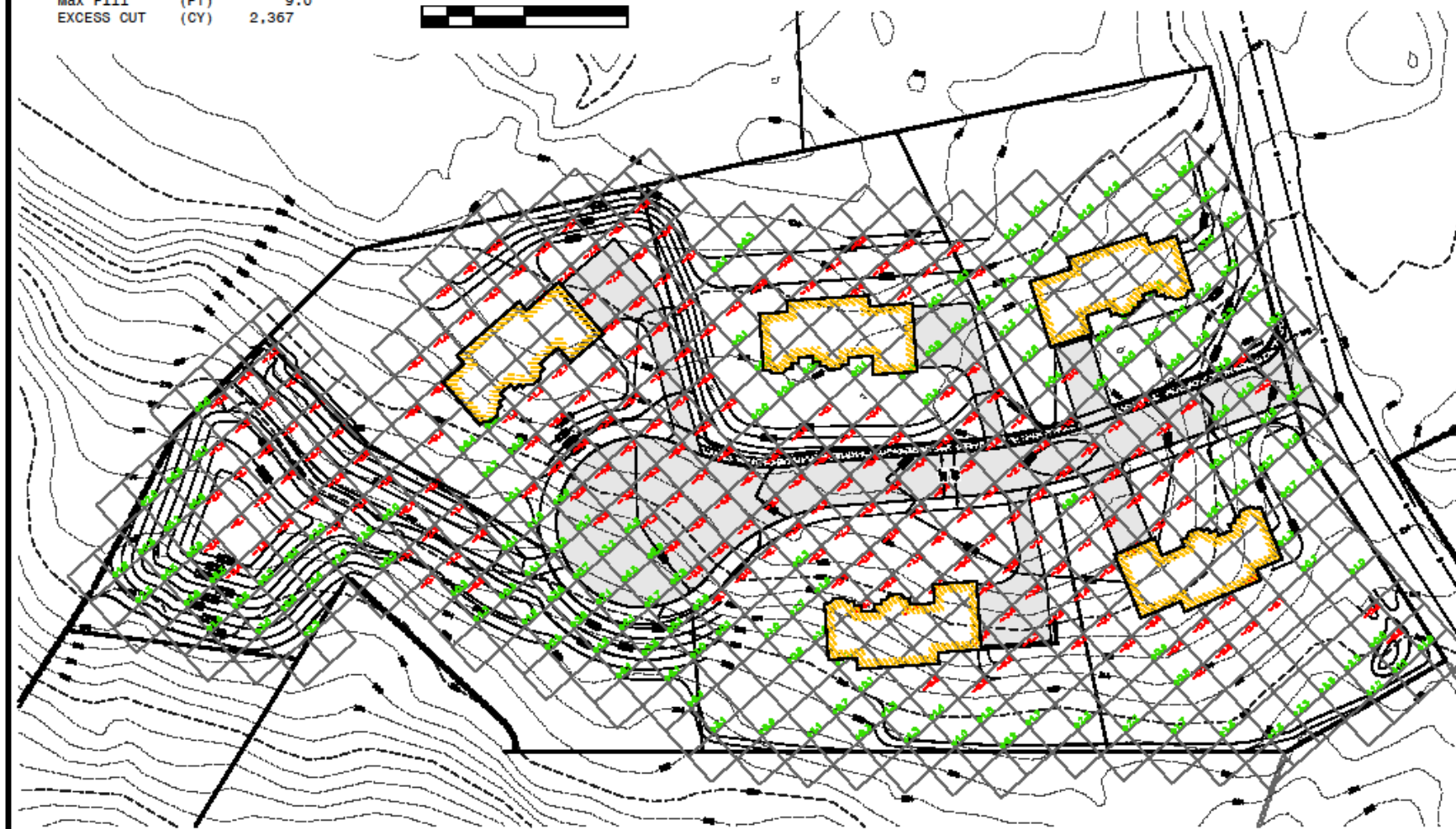
- Parcel A - infiltration basin and grass channel
- Drainage easements on Lots 1 and 2 and along Sunset Rock Road
- Designed to meet stormwater standards for recharge and TSS removal and will result in NO increase of peak runoff rates for 2, 10, 25, and 100-year storms
- Combination closed and open system; incorporates infiltration facilities
- No downstream properties should be adversely affected
- HOA to maintain Parcel A and drainage system

Special Permit for Earth Movement

Approximately 2,400 yards

TOTAL SITE EARTHWORK QUANTITIES

Cut Volume (CY)	6,292
Max Cut (FT)	8.9
Fill Volume (CY)	3,925
Max Fill (FT)	9.0
EXCESS CUT (CY)	2,367



MINISTERS
ESTATES

DK Engineering LLC



20 Granite Lane, Chester, NY 12239
Tel: Rochester: (585) 505-0388
P-mail: Address: dk@dk.com

Assessor's Map & Lot:
Map 79 / Lot 18

Project No.: 42305	Drawing Scale: 1"=60'
Plan Date: 04/14/25	Revised Date:

Sheet Title:

CUT/FILL
MAP

Sheet No.: 1

No. of Shts.: 1

Drawing name: D:_dk_data\Projects\42305 - ADC - 39 Sunset Rock Rd - Andover\dwg\42305 - DSP Adjust per IDR Comments 2025-05-07.dwg

SITE



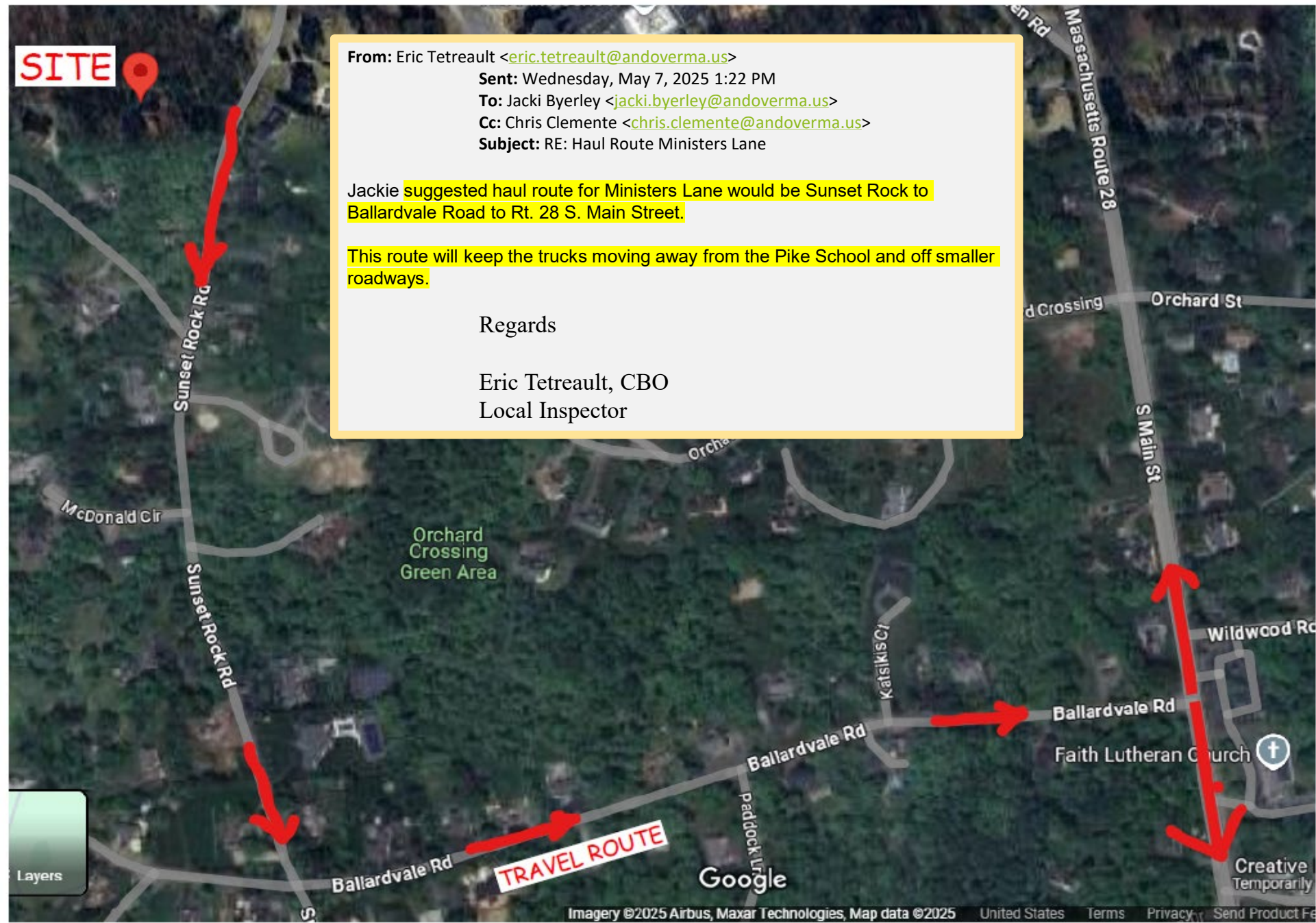
From: Eric Tetreault <eric.tetreault@andoverma.us>
Sent: Wednesday, May 7, 2025 1:22 PM
To: Jackie Byerley <jacki.byerley@andoverma.us>
Cc: Chris Clemente <chris.clemente@andoverma.us>
Subject: RE: Haul Route Ministers Lane

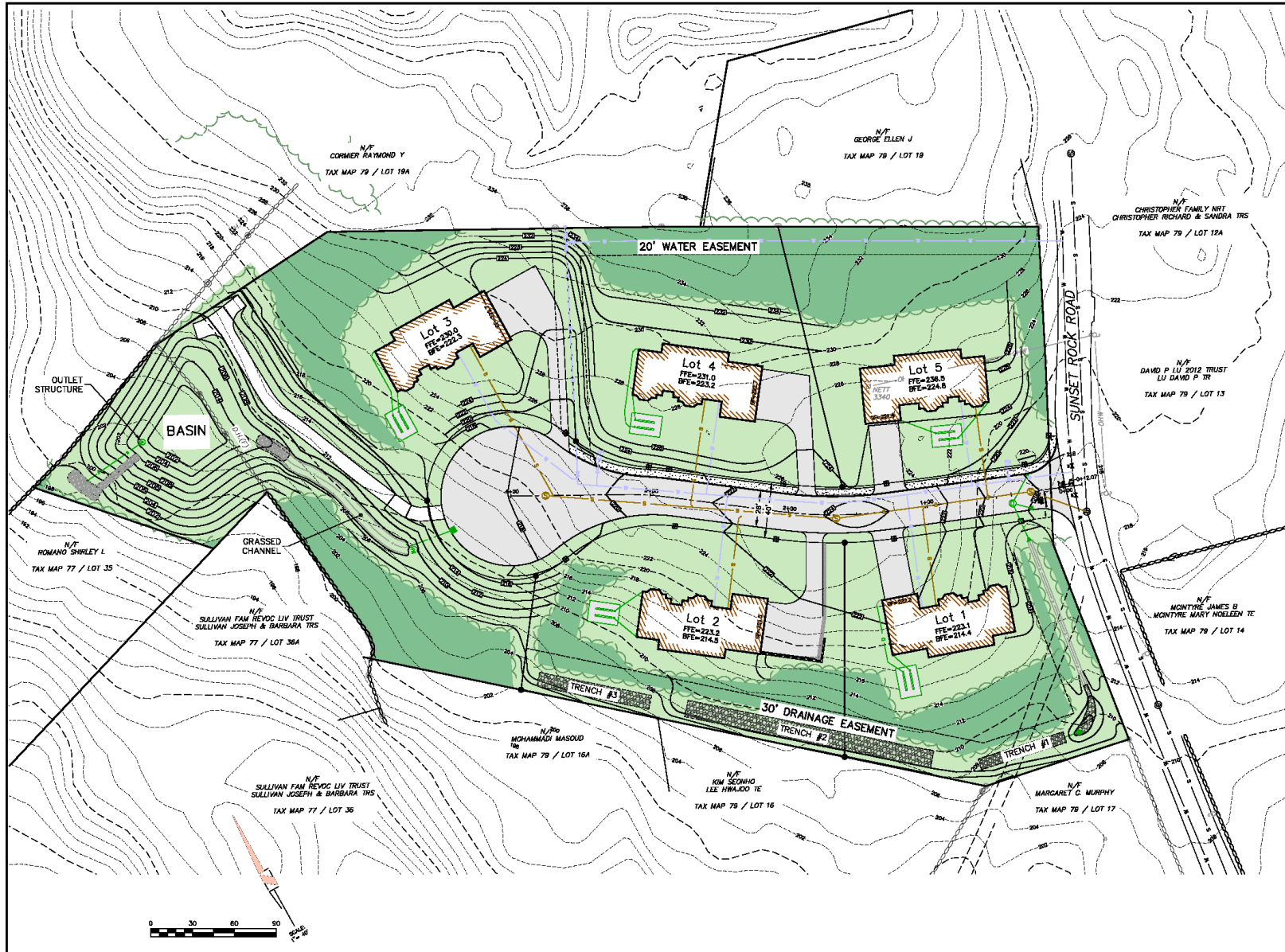
Jackie suggested haul route for Ministers Lane would be Sunset Rock to Ballardvale Road to Rt. 28 S. Main Street.

This route will keep the trucks moving away from the Pike School and off smaller roadways.

Regards

Eric Tetreault, CBO
Local Inspector





Engineer / Surveyor:

OK Engineering LLC
 THOMPSON SURVEY & DESIGN, LLC

Engineer: _____

Surveyor: _____

Applicant: _____

Owner(s): _____

NO.	DATE	BY	DESCRIPTION
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NOT RELEASED FOR CONSTRUCTION

Assest's Map & Lot: 3460 79 / Lot 18
 Project No.: 42300 Drawing Scale: 1"=30'
 Plan Date: 05/13/2025 Revised Date: _____

Sheet Title:
PRESENTATION PLAN

Sheet No.: **1**
 Total No. of Sheets: 1

Drawing Name: D:\LAP\2025\79\3460\18\18 - 30' Drainage Easement.dwg - 05/13/2025 10:00 AM
 User: jay@okeng.com
 Plot Date: 05/13/2025 10:00 AM
 Plot Scale: 1"=30'
 Plot Size: 11x17
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.25
 Plot Font: Arial, 10
 Plot Title: Presentation Plan
 Plot Sheet No.: 1
 Plot Total Sheets: 1
 Plot Path: D:\LAP\2025\79\3460\18\18 - 30' Drainage Easement.dwg