

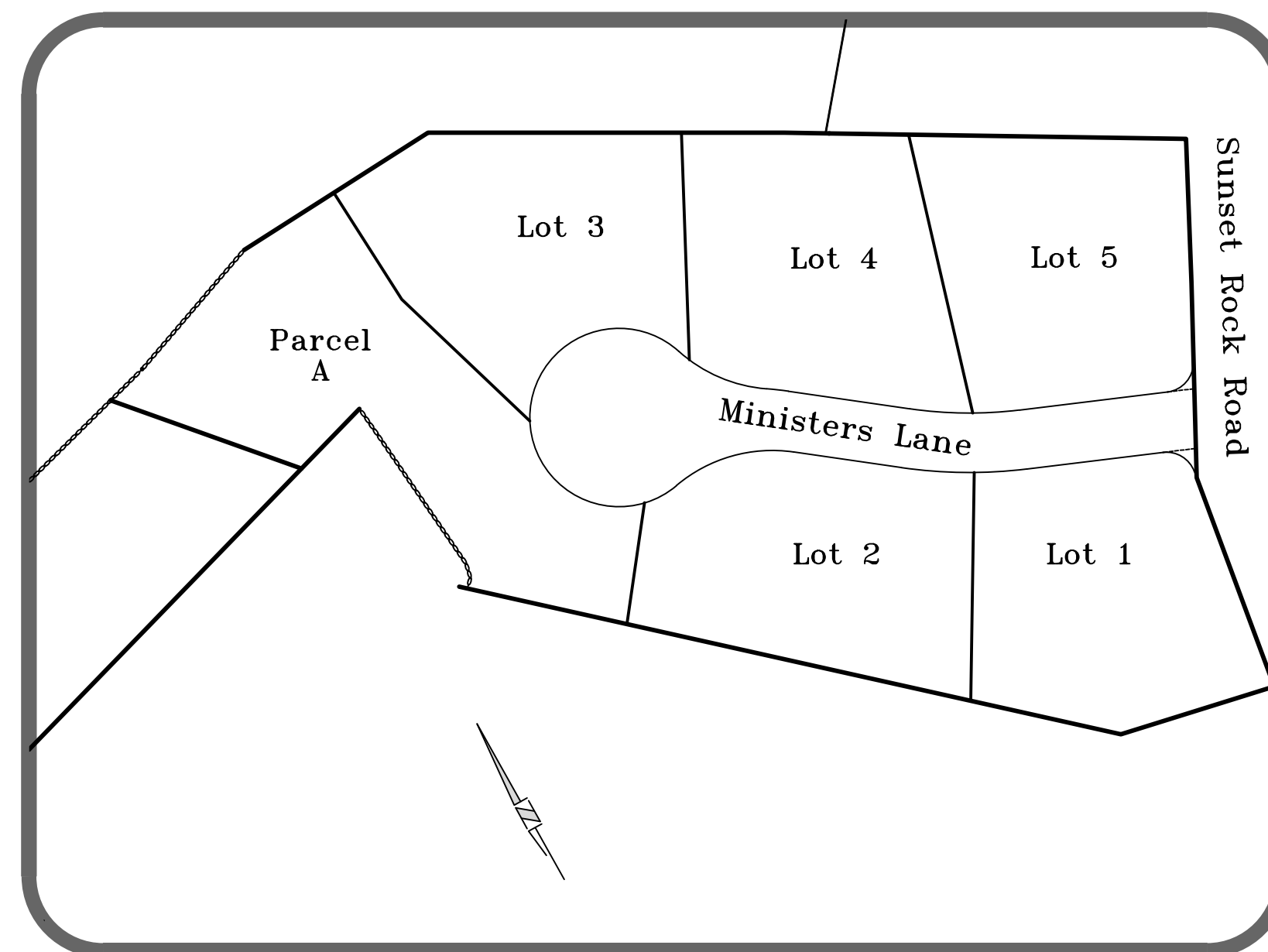
DEFINITIVE SUBDIVISION PLAN

MINISTERS ESTATES

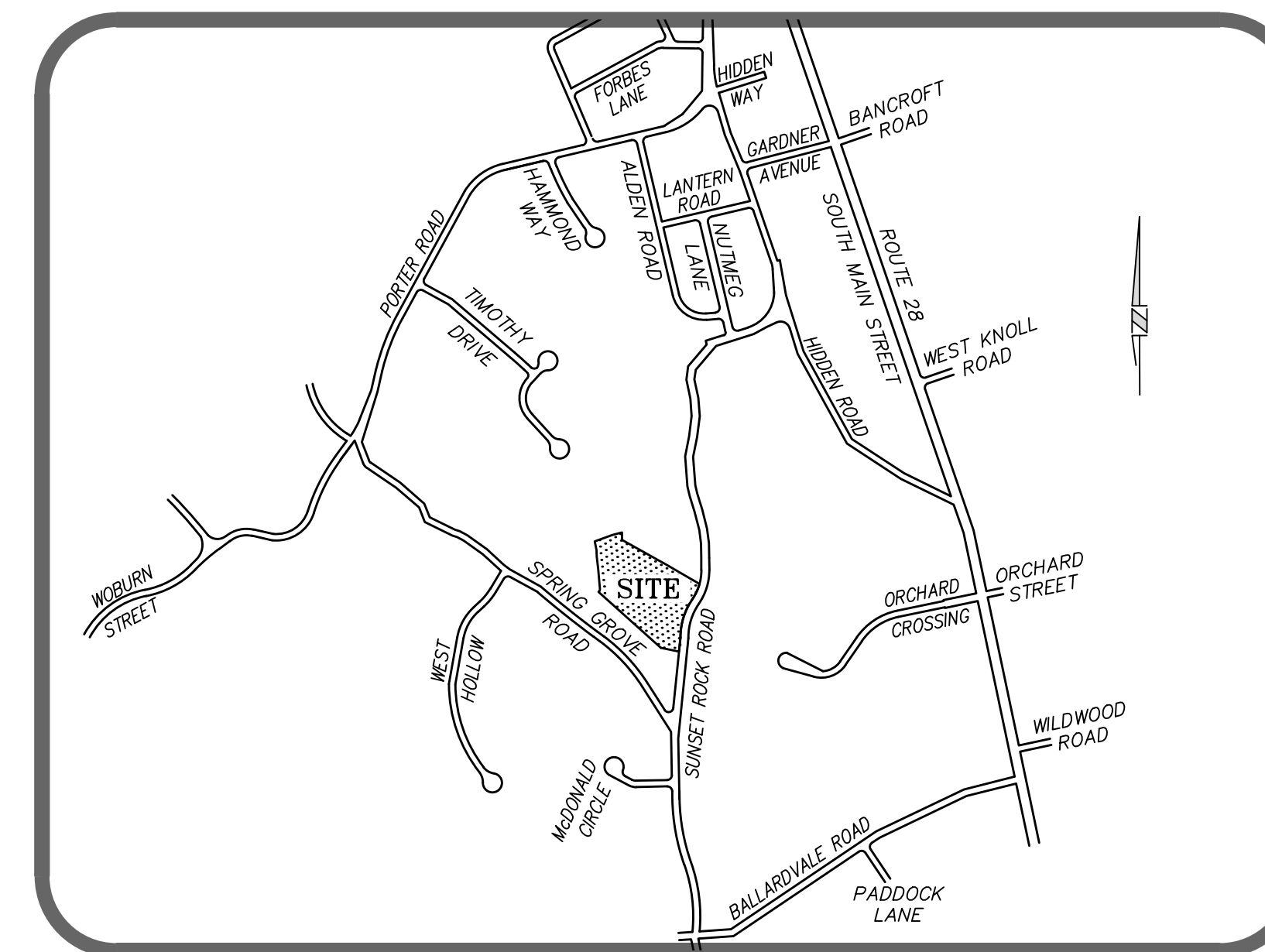
A SINGLE FAMILY SUBDIVISION
IN
ANDOVER, MASSACHUSETTS

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

PREPARED FOR:



KEY MAP
SCALE: 1" = 100'



LOCUS MAP
SCALE: 1" = 800'

SITE ANALYSIS

LOT	AREA (ACS.)
1	0.69±
2	0.69±
3	0.69±
4	0.69±
5	0.69±
PARCEL A	0.88±
PROPOSED WAY	0.58±
TOTAL AREA	4.91±

INDEX TO SHEETS

- TITLE SHEET
- DEFINITIVE SUBDIVISION PLAN
- EXISTING CONDITIONS PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- PLAN & PROFILE SHEET
- DETAIL SHEET - DRAINAGE
- DETAIL SHEET - MISCELLANEOUS
- LANDSCAPE PLAN

1
2
3
4
5
6
7
8
9

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
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.

 06/01/2025
 DATE

Engineer / Surveyor:

DK Engineering LLC

69 Granite Lane, Chester, NH 03038
Telephone Number: (603) 405-9298
E-mail Address: dan@DK-LLC.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 PROFESSIONAL ENGINEER

Surveyor:

HUGO P. FINDEISEN II
 No. 45098
 REGISTERED PROFESSIONAL SURVEYOR

Applicant:

MINISTERS LANE LLC
42 School Street
Andover, MA 01810

Owner(s):

MINISTERS LANE LLC
42 School Street
Andover, MA 01810

NO.	DATE	BY	DESCRIPTION	DK	PER REVIEW COMMENTS AND IDR	NOT RELEASED FOR CONSTRUCTION
9						
8						
7						
6						
5						
4						
3						
2						
1	06/01/25					

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

Project No.: 42305 Drawing Scale: AS NOTED

Plan Date: 04/14/2025 Revised Date: 06/01/2025

Sheet Title:

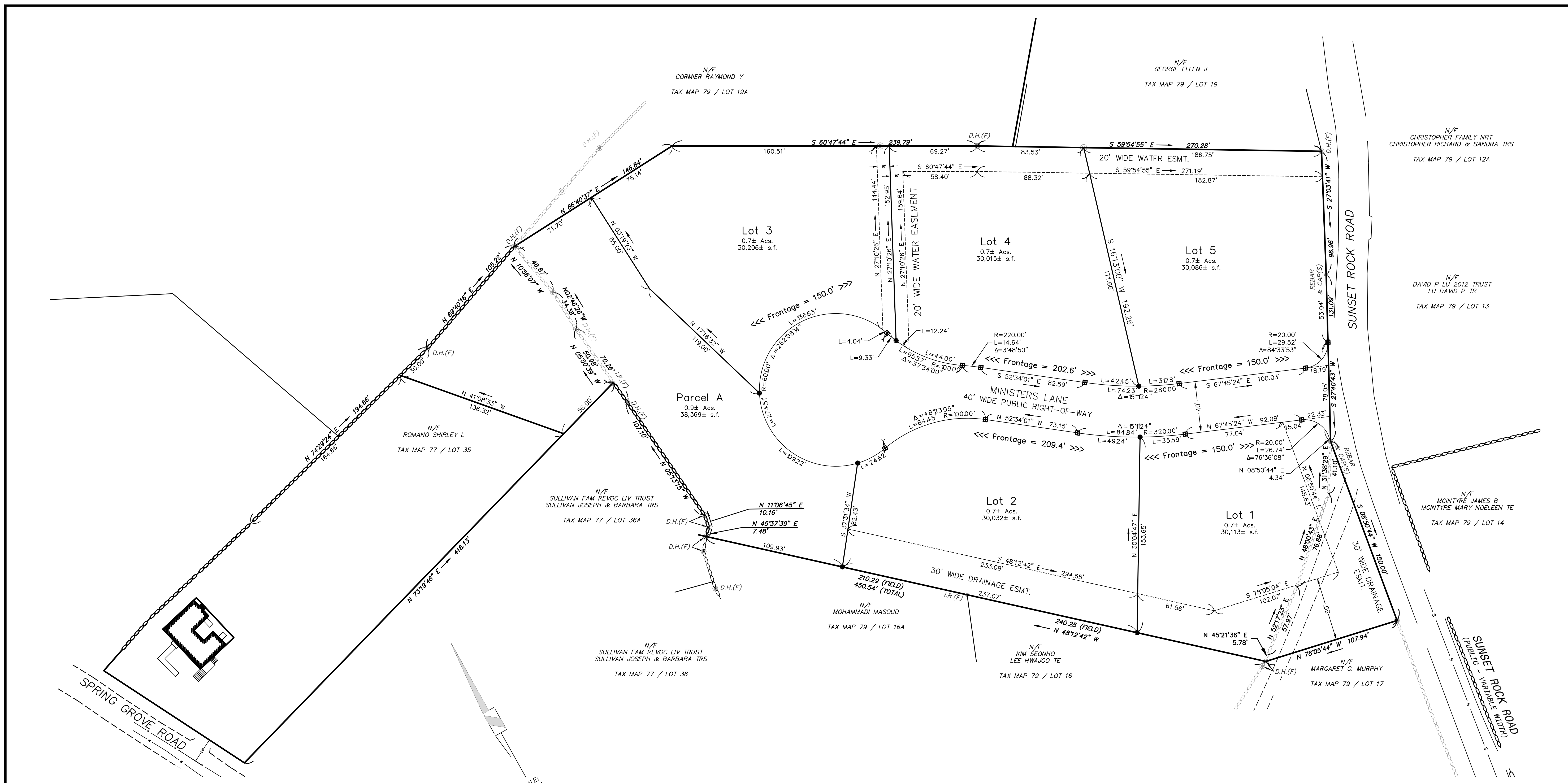
TITLE SHEET

Sheet No.: **1**

Total No. of Sheets: 9

FOR REGISTRY USE

Drawing name: D:\work_data\Projects\42305 - ABC - 39 - Sunset Rock Rd - Andover\Layout\42305 - 03P - AdjJust - per IDR - Comments 2025-06-01.dwg



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.

[Signature] 06/01/2025
DATE



PLAN REFERENCES

- "SURVEY OF LAND FOR HENRY G. TYER - ANDOVER, MASS.," DATED 10-6-22; SCALE 40'=1"; PREPARED BY D.W. CLARK C.E.; RECORDED IN E.N.R.D. AS PLAN 1035.
- "TRACED FROM SURVEY OF LAND FOR HENRY G. TYER - ANDOVER, MASS. - BY D.W. CLARK, C.E. AUG 26, 1928 - LINE BETWEEN DRILL HOLES ESTABLISHED BY SURVEY"; DATED JUNE 24, 1947; SCALE 1"=40'; PREPARED BY M.B. BEATTIE, C.E.; RECORDED IN E.N.R.D. AS PLAN 1768.
- "PLAN OF LAND IN ANDOVER - OWNED BY WILLIAM A. & JOAN F. SCHLOTT"; DATED MARCH 12, 1965; SCALE: 1"=40'; PREPARED BY HAYES ENGINEERING INC.; RECORDED IN E.N.R.D. AS PLAN 5222.
- "PLAN OF LAND IN ANDOVER, MASS. - AS DRAWN FOR PETER LENGEMANN"; DATED DECEMBER 1976; SCALE: 1"=40'; PREPARED BY MERRIMACK ENGINEERING SERVICES; RECORDED IN E.N.R.D. AS PLAN 7561.
- "PLAN OF LAND IN ANDOVER, MASSACHUSETTS - LOT H1 / PARCEL 'A' - SPRING GROVE ROAD"; DATED MAY 23, 2001; SCALE: 1"=40'; PREPARED BY DANA F. PERKINS, INC.; RECORDED IN E.N.R.D. AS PLAN 14042.
- "PLAN OF LAND IN ANDOVER, MA - PREPARED FOR MARCY A. MAZONSON"; DATED OCTOBER 12, 2010; SCALE: 1"=20'; PREPARED BY MERRIMACK ENGINEERING SERVICES; RECORDED IN E.N.R.D. AS PLAN 16339.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE ONE LOT AND ONE PARCEL FROM TAX MAP 79, LOT 18.
- ZONING DISTRICT SRB.
- THIS PLAN WAS PREPARED FROM PREVIOUS PLAN(S) OF RECORD AND AN ACTUAL FIELD SURVEY.
- OWNER(S) OF RECORD:
MINISTERS LANE, LLC
42 SCHOOL STREET
ANDOVER, MA 01810
ENRD BK 17859 PG 271
- MINIMUM LOT AREA = 30,000 S.F.
MINIMUM FRONTAGE = 150 FT.
MINIMUM FRONT YARD = 40 FT.
MINIMUM SIDE YARD = 25 FT.
MINIMUM REAR YARD = 30 FT.
MINIMUM LOT WIDTH = 120 FT.

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TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD

DATE

FILED _____
HEARING _____

FOR REGISTRY USE

- 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)

Engineer / Surveyor:

DK Engineering LLC
69 Granite Lane, Chester, NH 03038
Telephone Number: (603) 405-9298
E-mail Address: dan@dkelc.com

FINDEISEN SURVEY & DESIGN LLC
P.O. Box 612, Sandown, New Hampshire 03873
E-mail Address: FSDLLC@gmail.com

Engineer:

Surveyor:

HUGO P. FINDEISEN II
No. 45098
PROFESSIONAL SURVEYOR

Applicant:
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Andover, MA 01810

Owner(s):
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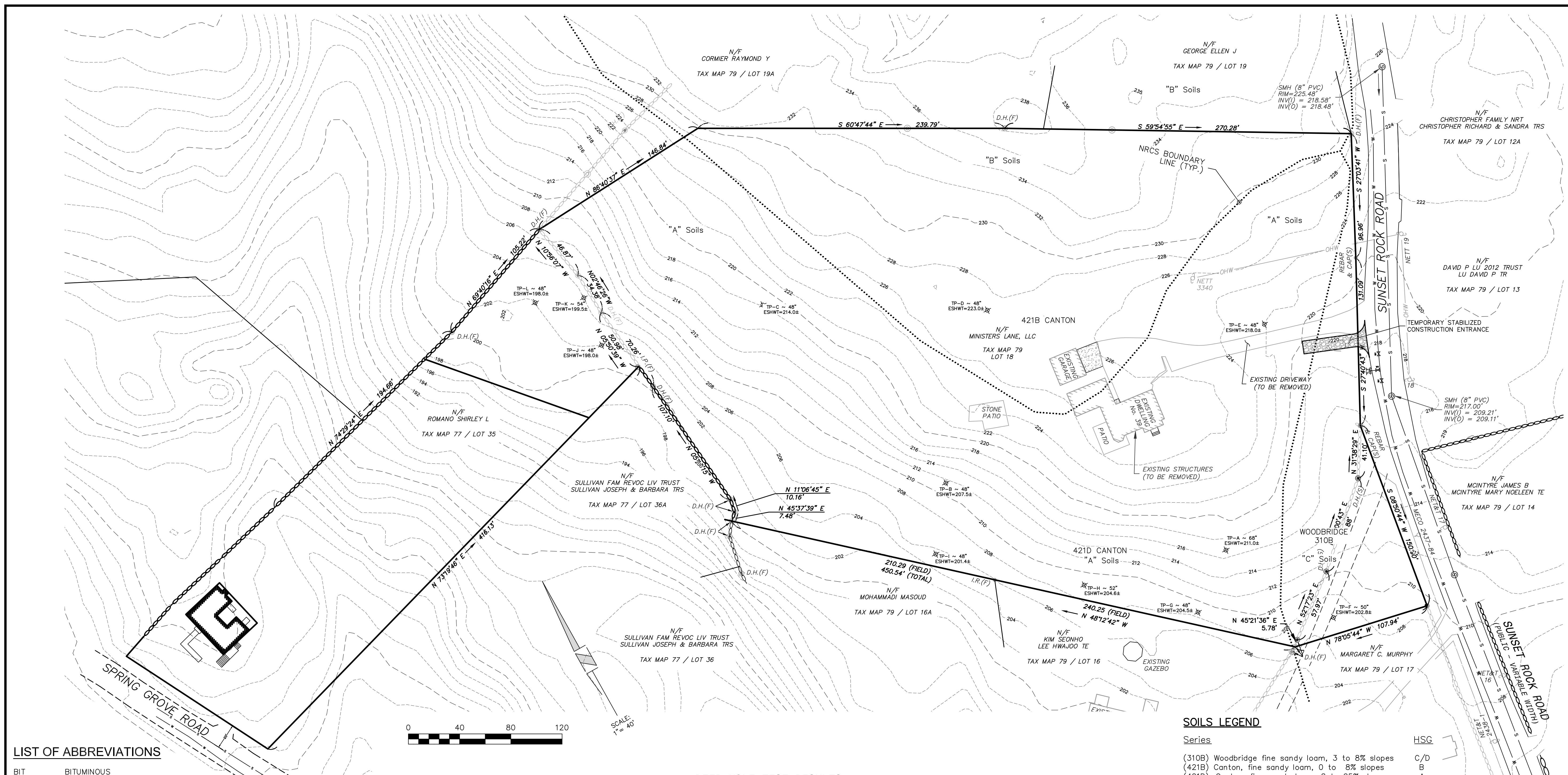
Assessor's Map & Lot:
Map 79 / Lot 18
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Plan Date: 04/14/2025 Revised Date: 06/01/2025

Sheet Title:
DEFINITIVE SUBDIVISION PLAN

Sheet No.: **2**

Total No. of Sheets: 9

Printed on Jun 02, 2025 -- 1:09pm



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
OHW	OVERHEAD WIRE
SSLW	SINGLE SOLID WHITE LINE
SSBY	SINGLE SOLID AND BROKEN YELLOW LINE
SBLW	SINGLE SOLID WHITE LINE
CONC	CONCRETE
WF	WETLAND FLAG
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED
EX.	EXISTING

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
	EXISTING UTILITY POLE
	PROPOSED CONTOURS
	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	PROPOSED GUARDRAIL
	EROSION CONTROL LINE
	PROP. BOUND
	TREELINE

DEEP HOLE TEST RESULTS
TEST DATE: 03/07/2025
BY: MAUREEN HERALD

TP	EL	Soil Profile	Notes
TP-A	216.7	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 30" Bw 68" C
TP-B	211.5	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 76" C
TP-C	218.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 93" C
TP-D	227.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 90" C
TP-E	222.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 38" Bw 83" C
TP-F	207.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	14" Ap 30" Bw 88" C
TP-G	208.5	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 30" Bw 57" C
TP-H	209.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 95" C
TP-I	205.4	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 72" C
TP-J	202.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 90" C
TP-K	204.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 100" C
TP-L	202.0	FINE SANDY LOAM 10YR 2/2 FINE SANDY LOAM 10YR 3/6 LOAMY SAND & GRAVEL 2.5Y 6/6	12" Ap 24" Bw 84" C

SOILS LEGEND

Series	HSG
(310B) Woodbridge fine sandy loam, 3 to 8% slopes	C/D
(421B) Canton, fine sandy loam, 0 to 8% slopes	B
(421D) Canton, fine sandy loam, 8 to 25% slopes	A

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TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER
PLANNING BOARD

DATE _____

FILED _____
HEARING _____

Engineer / Surveyor:

DK Engineering LLC
69 Granite Lane, Chester, NH 03038
Telephone Number: (603) 405-9298
E-mail Address: dan@dkc.com

FINDEISEN SURVEY & DESIGN LLC
P.O. Box 612, Sandown, New Hampshire 03879
E-mail Address: FSDLLC@gmail.com

Engineer:

Surveyor:

HUGO P. FINDEISEN II
No. 45098
PROFESSIONAL SURVEYOR

Applicant:

MINISTERS LANE LLC
42 School Street
Andover, MA 01810

Owner(s):

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42 School Street
Andover, MA 01810

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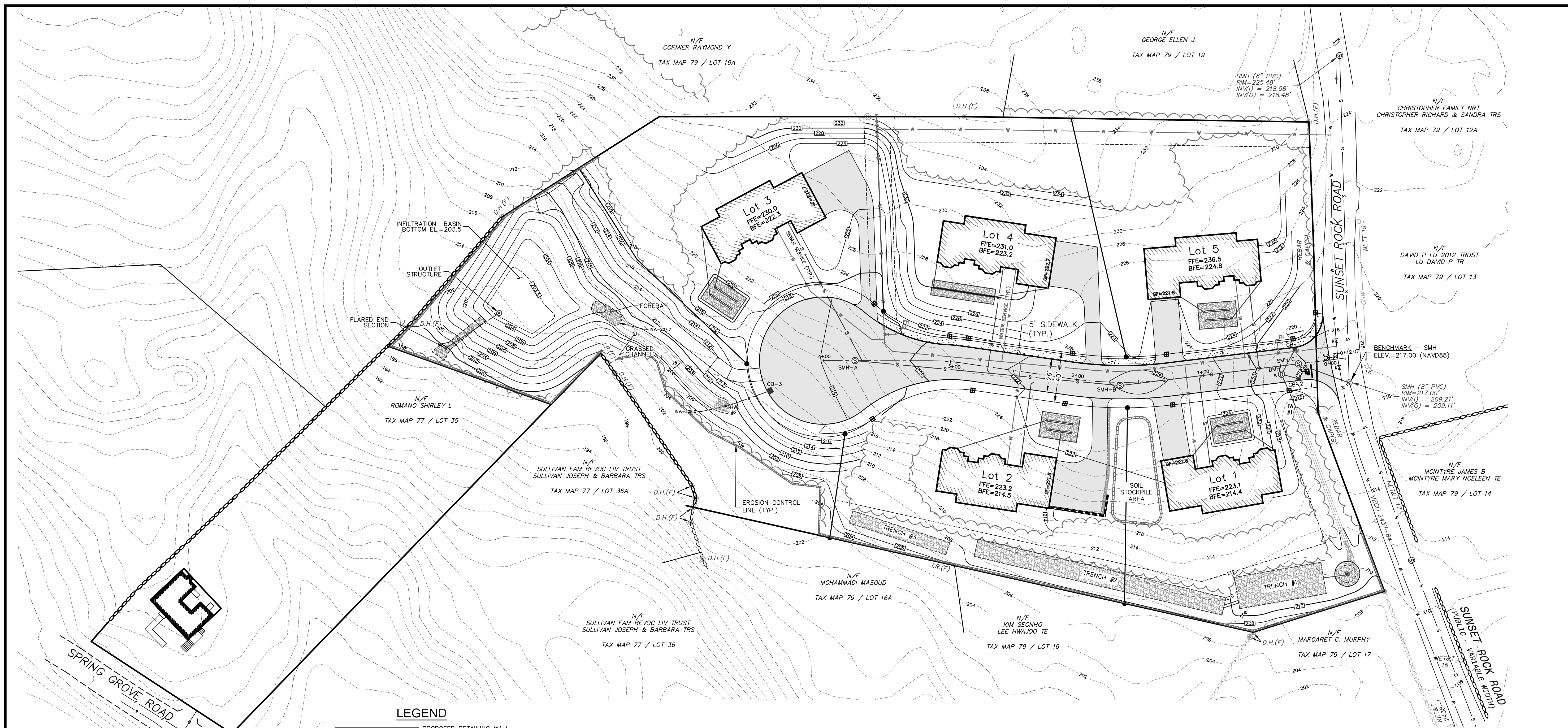
Assessor's Map & Lot: Map 79 / Lot 18
Project No.: 42305 Drawing Scale: 1"=40'
Plan Date: 04/14/2025 Revised Date: 06/01/2025

Sheet Title:
EXISTING CONDITIONS PLAN

Sheet No.: **3**

Total No. of Sheets: 9

Printed on: Jun 02, 2025 - 1:09pm



Engineer / Surveyor:
DK Engineering LLC
 69 Granite Lane, Chester, NH 03038
 Telephone Number: (603) 405-9298
 E-mail Address: dan@dkelc.com

Engineer:
DANIEL KORAVOS
 CIVIL
 No. 37752

Surveyor:
FINDESEN SURVEY & DESIGN LLC
 P.O. Box 612, Sandown, New Hampshire 03079
 E-mail Address: FSDLLC@gmail.com

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

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

LEGEND

—	PROPOSED RETAINING WALL
—	EXISTING CONTOURS
S	EXISTING SEWER
D	EXISTING SEWER MANHOLE
□	EXISTING DRAINAGE
W	EXISTING CATCH BASIN
⊗	EXISTING DRAIN MANHOLE
—	EXISTING WATER LINE
—	EXISTING HYDRANT
—	EXISTING WATER GATE
—	EXISTING UTILITY POLE
—	PROPOSED SEWER
—	PROPOSED SEWER MANHOLE
—	PROPOSED DRAINAGE
—	PROPOSED CATCH BASIN
—	PROPOSED DRAIN MANHOLE
—	PROPOSED WATER LINE
—	PROPOSED HYDRANT
—	PROPOSED WATER GATE
—	PROPOSED GUARDRAIL
—	EROSION CONTROL LINE
—	PROP. BOUND
—	TREELINE

- 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.
 - 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 HEREON AS THE SEWER MANHOLE COVER IN SUNSET ROCK 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 SEEDED.
 - NO CONSTRUCTION TRUCKS WILL TRAVEL IN FRONT OF THE PIKE SCHOOL ENTRANCE BETWEEN 7:45AM-8:30AM AND 3:00PM-3:45PM MONDAY THROUGH FRIDAY.

- 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 SEEDED WITH WINTER RYE AND SURROUNDED WITH HAY BALES OR SILT SOCKS.
 - CONSTRUCT INFILTRATION BASIN, GRASS CHANNEL AND DRAINAGE SWALE.
 - STABILIZE ALL DITCH LINES AND POND PRIOR TO DIRECTING FLOW TO 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, PONDS, 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 MAYBE 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, SEEDED 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.

NOTE:
 ONCE THE PROPOSED INTERSECTION IS CLEARED, THERE WILL BE 250' SIGHT DISTANCE IN EACH DIRECTION FROM THE NEW ROAD.

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 _____

LIST OF ABBREVIATIONS

BFE	BASEMENT FLOOR ELEVATION
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
OHW	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



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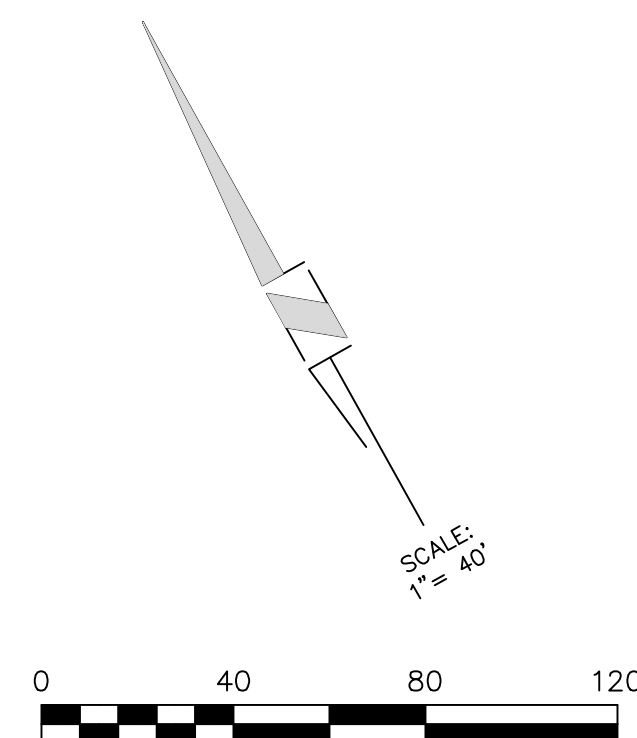
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Assessor's Map & Lot: Map 79 / Lot 18
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Sheet Title:
GRADING PLAN

Sheet No.: **4**

Total No. of Sheets: 9



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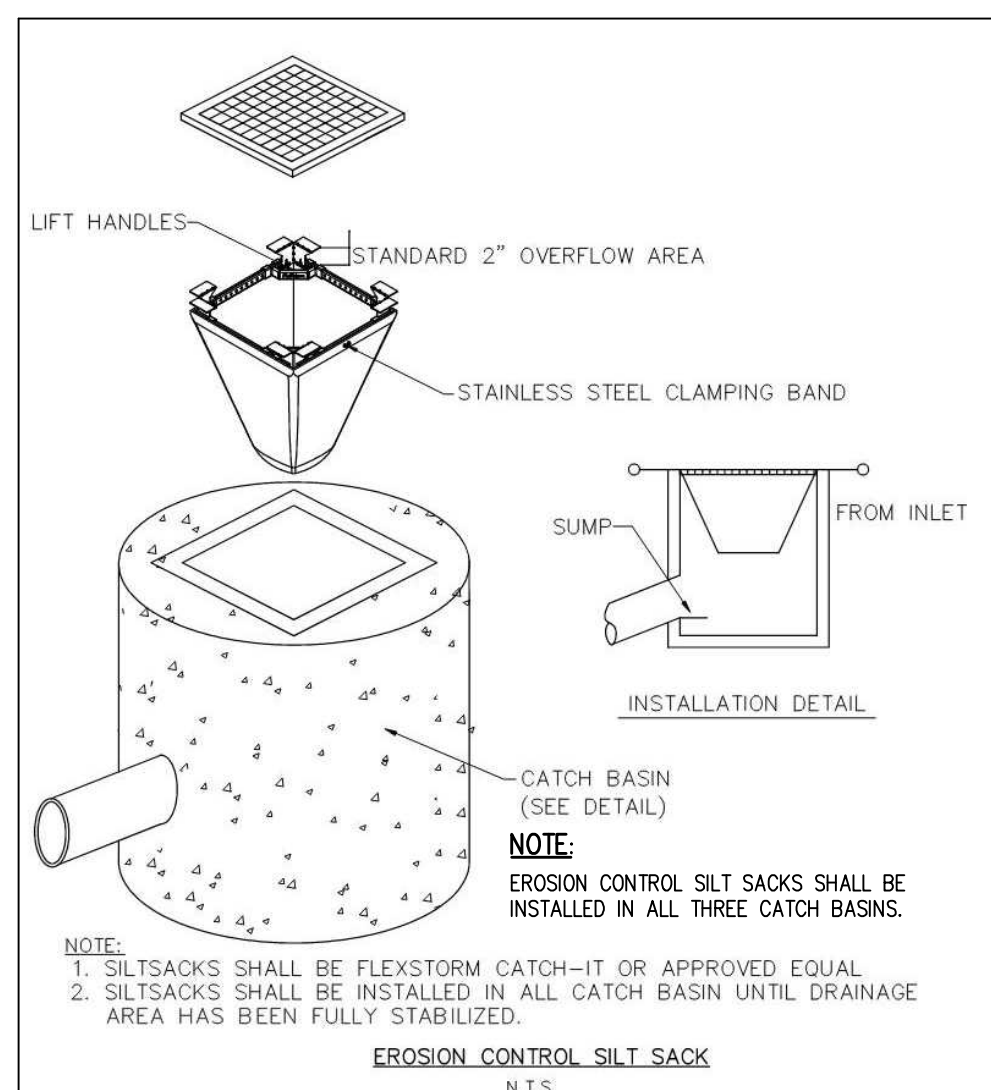
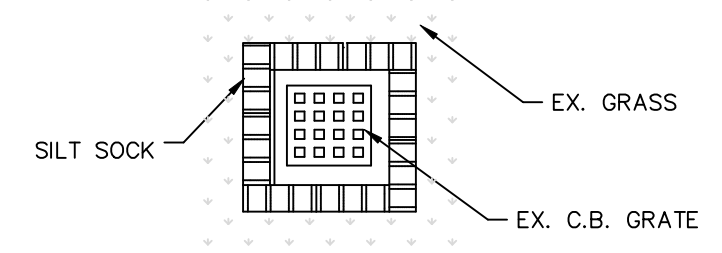
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BIT	BITUMINOUS
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P&R	POST AND RAIL
FFE	FINISHED FLOOR ELEVATION
CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
RR SPIKE	RAIL ROAD SPIKE
I.P.	IRON PIPE
(F)	FOUND
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
OHW	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

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
	EXISTING UTILITY POLE
	PROPOSED CONTOURS
	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE
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	PROPOSED DRAIN MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	PROPOSED GUARDRAIL
	EROSION CONTROL LINE
	PROP. BOUND
	TREELINE

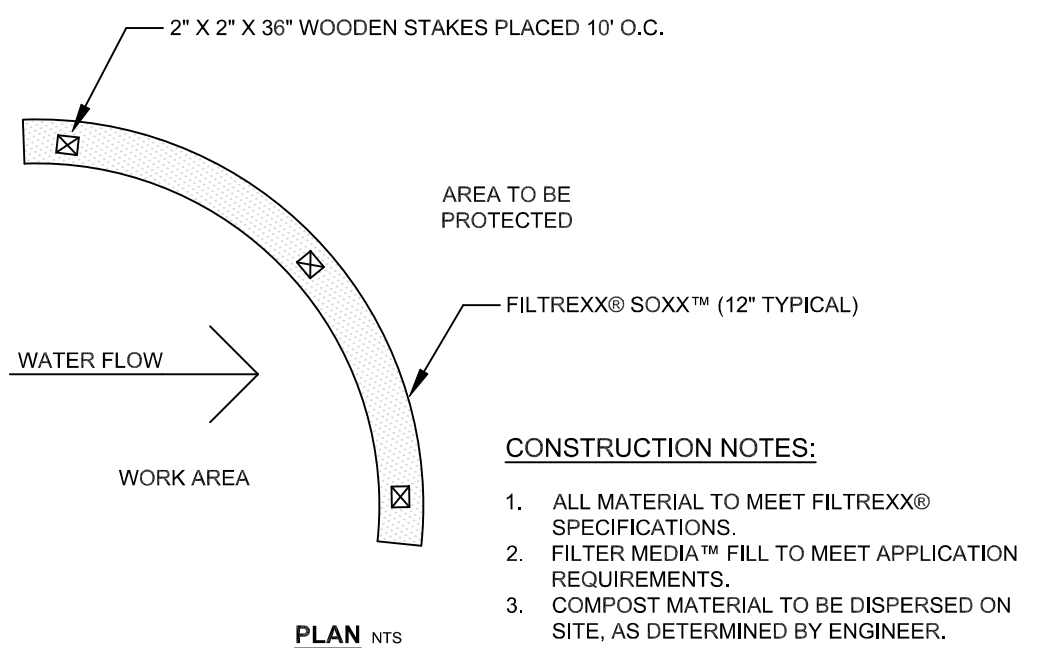
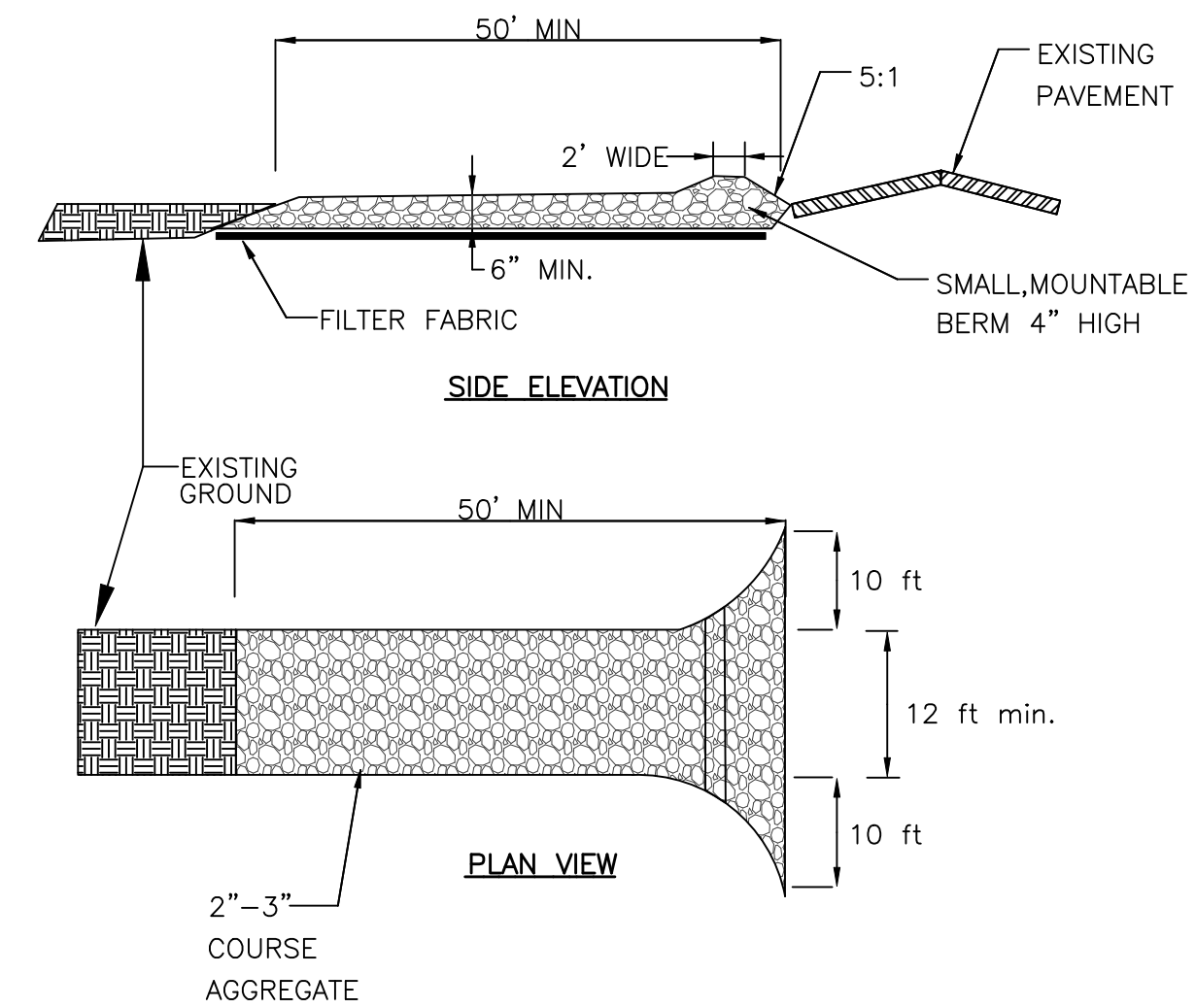
CATCH BASIN PROTECTION DETAIL

N.T.S.



TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

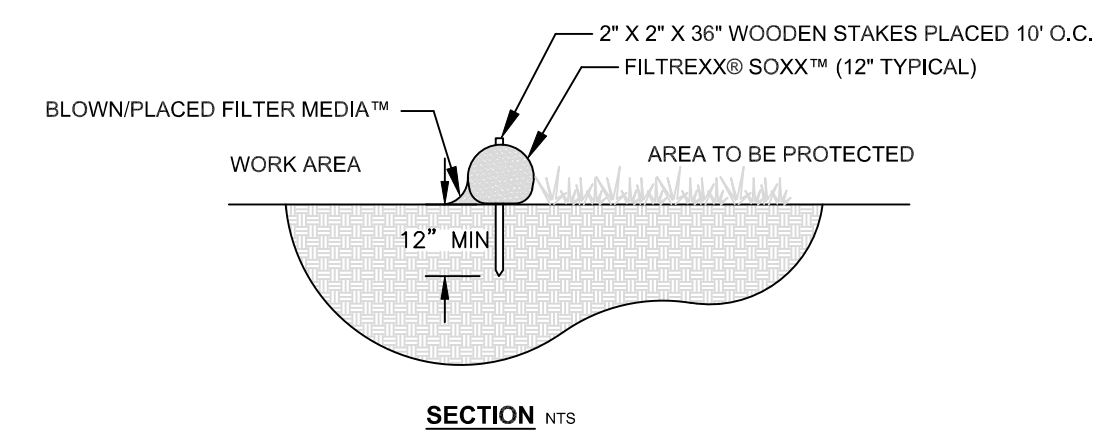
N.T.S.



FILTREXX® SEDIMENT CONTROL

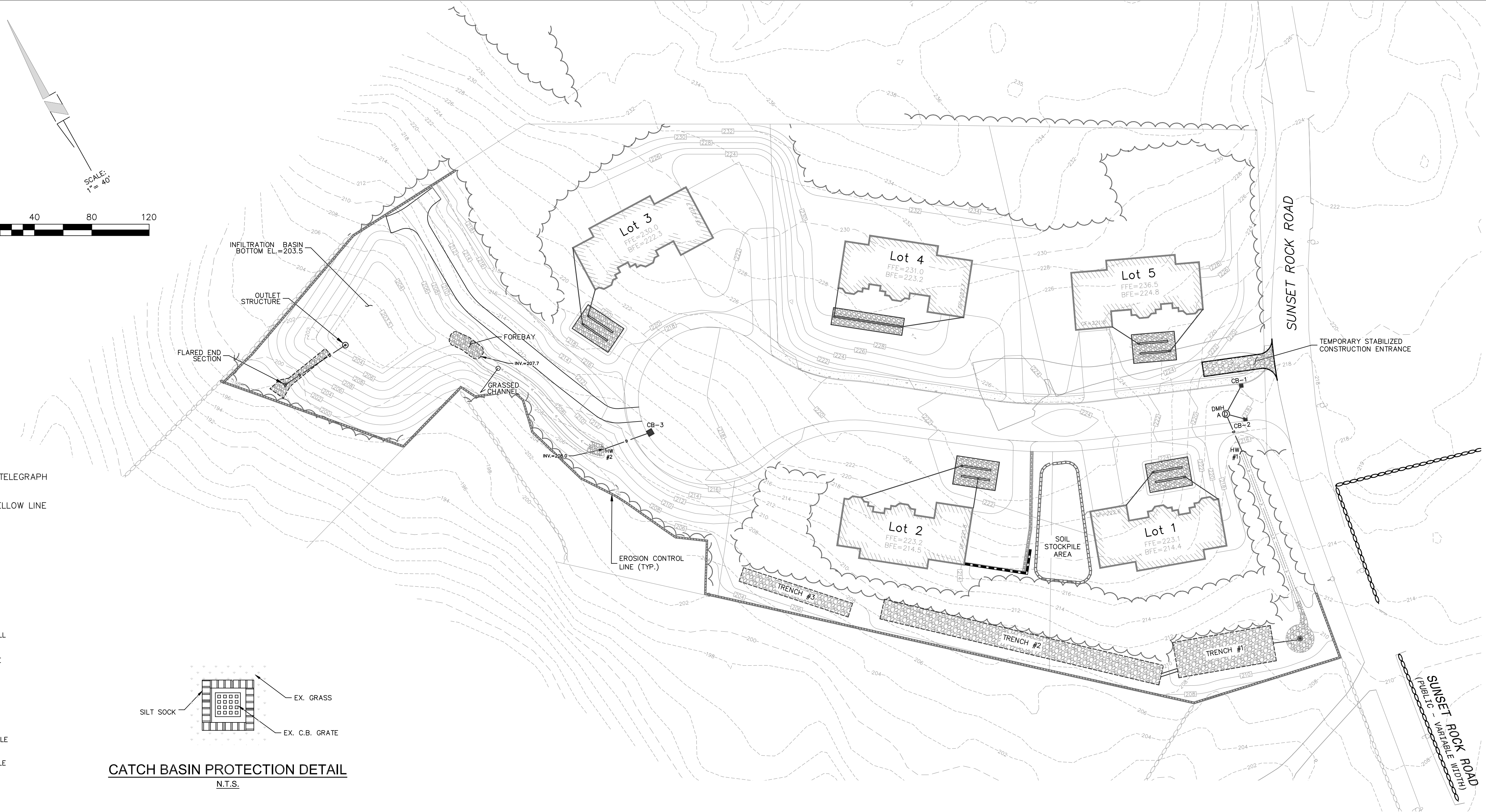
N.T.S.

- COMPOST FILTER SOCK**
- INSTALLATION
- PERIMETER CONTROL USED FOR CONTROL OF SEDIMENT IN STORM RUNOFF SHALL MEET FILTREXX SOXX MESH MATERIAL AND FILTREXX CERTIFIED FILTERMEDIA SPECIFICATIONS.
 - PERIMETER CONTROL WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AND IN A MANNER AS DIRECTED BY THE ENGINEER OR MANUFACTURER.
 - PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
 - EFFECTIVE SOXX HEIGHT IN THE FIELD FOR 12" DIAMETER SOXX SHOULD BE = 9.5" HIGH.
 - STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING NOMINAL 2 IN BY 2 IN BY 3 FT WOODEN STAKES.
 - STAKING DEPTH FOR SAND AND SILT LOAM SOILS SHALL BE 12 IN.
 - LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE PERIMETER CONTROL, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING FILTRATION AND SEDIMENT RETENTION.



INSPECTION & MAINTENANCE

- ROUTINE INSPECTION SHOULD BE CONDUCTED WITHIN 24 HRS OF A RUNOFF EVENT OR AS DESIGNATED BY THE REGULATING AUTHORITY. PERIMETER CONTROL SHOULD BE REGULARLY INSPECTED TO MAKE SURE THEY MAINTAIN THEIR SHAPE AND ARE PRODUCING ADEQUATE HYDRAULIC FLOW-THROUGH. IF PONDING BECOMES EXCESSIVE, ADDITIONAL PERIMETER CONTROL MAY BE REQUIRED TO REDUCE EFFECTIVE SLOPE LENGTH OR SEDIMENT REMOVAL MAY BE NECESSARY. PERIMETER CONTROL SHALL BE INSPECTED UNTIL AREA ABOVE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
- THE CONTRACTOR SHALL MAINTAIN THE PERIMETER CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
 - IF THE PERIMETER CONTROL HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR.
 - THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE PERIMETER CONTROL WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SOXX, OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, A NEW PERIMETER CONTROL CAN BE PLACED ON TOP OF AND SLIGHTLY BEHIND THE ORIGINAL ONE CREATING MORE SEDIMENT STORAGE CAPACITY WITHOUT SOIL DISTURBANCE.
 - PERIMETER CONTROL SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
 - THE FILTERMEDIA WILL BE DISPERSED ON SITE ONCE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED, CONSTRUCTION ACTIVITY HAS CEASED, OR AS DETERMINED BY THE ENGINEER.
 - FOR LONG-TERM SEDIMENT AND POLLUTION CONTROL APPLICATIONS, PERIMETER CONTROL CAN BE SEED AT THE TIME OF INSTALLATION TO CREATE A VEGETATIVE FILTERING SYSTEM FOR PROLONGED AND INCREASED FILTRATION OF SEDIMENT (CONTAINED VEGETATIVE FILTER STRIP). THE APPROPRIATE SEED MIX SHALL BE DETERMINED BY THE ENGINEER.



Engineer / Surveyor:

DK Engineering LLC
69 Granite Lane, Chester, NH 03038
Telephone Number: (603) 405-9298
E-mail Address: dan@dkllc.com

FINDSEN SURVEY & DESIGN LLC
P.O. Box 612, Sandown, New Hampshire 03079
E-mail Address: FSDLLC@gmail.com

Engineer:

DANIEL KORAVOS
CIVIL
No. 37752
REGISTERED CIVIL ENGINEER

Surveyor:

Applicant:

MINISTERS LANE LLC
42 School Street
Andover, MA 01810

Owner(s):

MINISTERS LANE LLC
42 School Street
Andover, MA 01810

NO.	DATE	BY	DESCRIPTION
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1	06/01/25	DK	PER REVIEW COMMENTS AND IDR NOT RELEASED FOR CONSTRUCTION

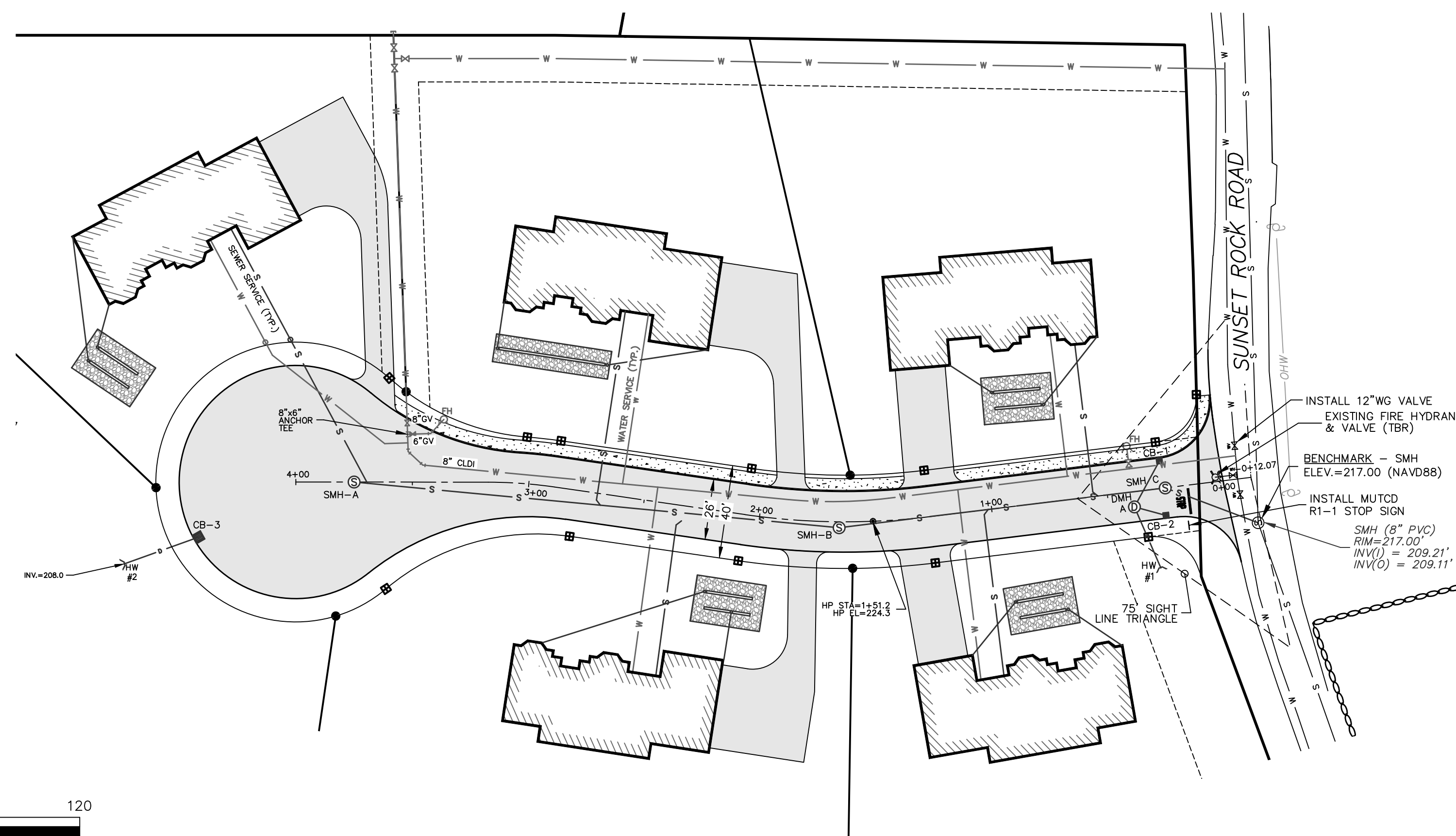
Assessor's Map & Lot: Map 79 / Lot 18
Project No.: 42305 Drawing Scale: 1"=40'
Plan Date: 04/14/2025 Revised Date: 06/01/2025

Sheet Title:
EROSION CONTROL PLAN

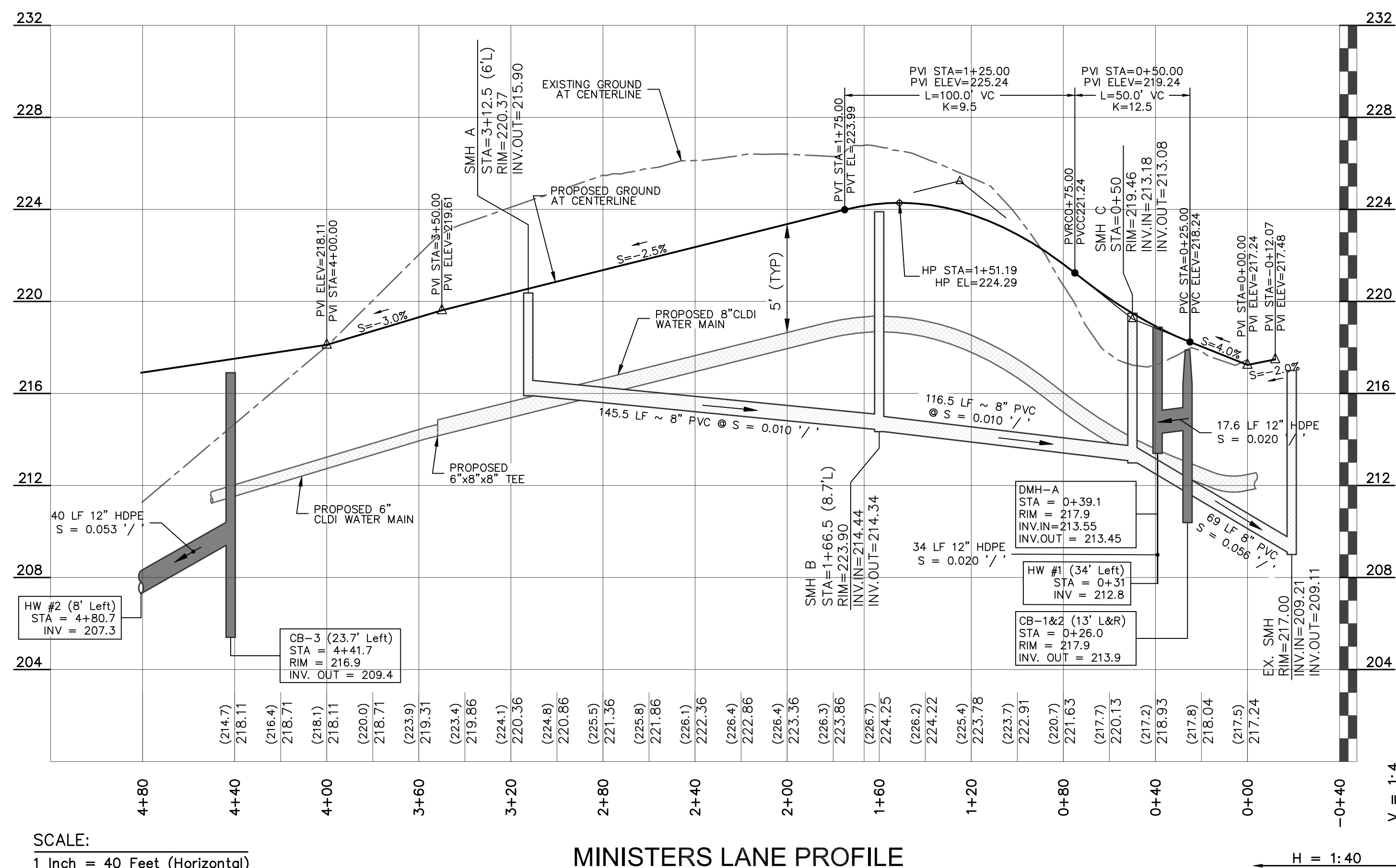
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Total No. of Sheets: 9

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Printed on Jun 02, 2025 11:09am

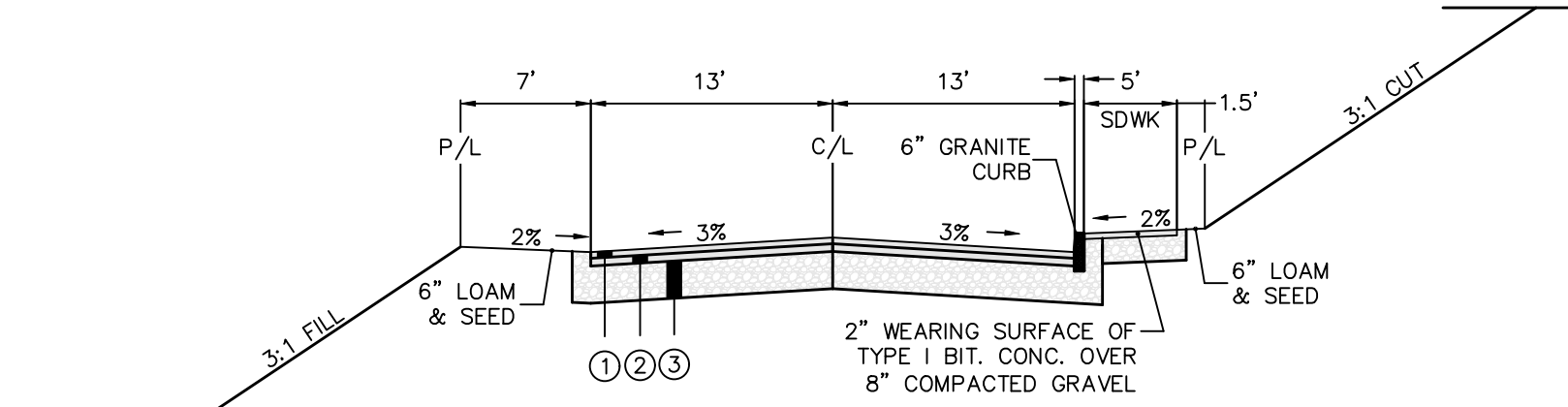


SCALE:
1 Inch = 40 Feet (Horizontal)
MINISTERS LANE

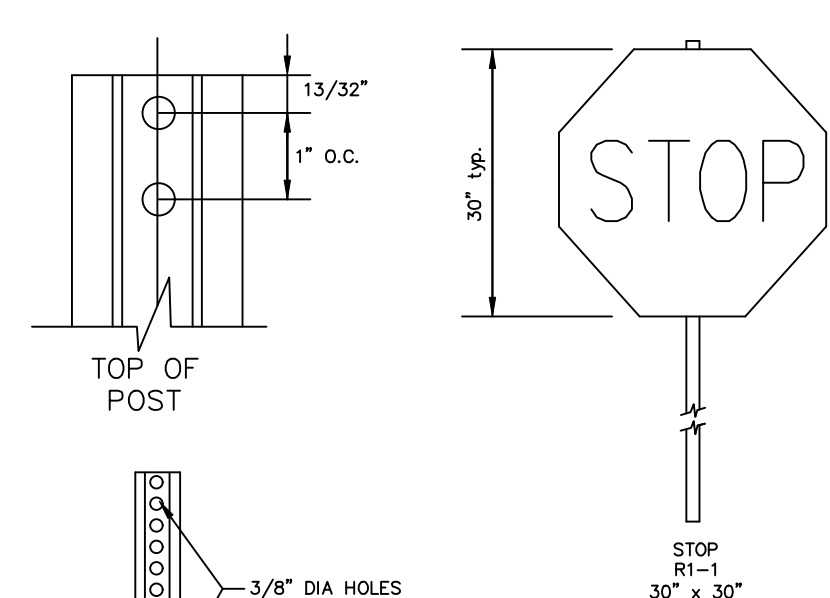


SCALE:
1 Inch = 40 Feet (Horizontal)
1 Inch = 4 Feet (Vertical)

MINISTERS LANE PROFILE



TYPICAL ROAD CROSS SECTION
N.T.S.



SIGN & POST DETAIL
N.T.S.

- NOTES:
- SIGNS SHALL COMPLY WITH MUTCD STANDARDS.
 - SIGN POSTS SHALL BE 11 FEET LONG, WEIGH 3 LBS PER LF, WITH 3/8" DIA HOLES, 1 INCH ON CENTER.
 - STEEL SHALL CONFORM TO ASTM A-489, GRADE 60.
 - POST SHALL BE PAINTED WITH TWO COATS OF GREE, WEATHER RESISTANT PAINT IN ACCORDANCE WITH NHDOT STANDARDS.

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
- VCC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- RR SPIKE RAIL ROAD SPIKE
- I.P. IRON PIPE
- (F) FOUND
- NETT NEW ENGLAND TELEPHONE & TELEGRAPH
- OHW OVERHEAD WIRE
- SSLW SINGLE SOLID WHITE LINE
- SSBY SINGLE SOLID AND BROKEN YELLOW LINE
- SBWL SINGLE BROKEN WHITE LINE
- CONC CONCRETE
- WF WETLAND FLAG
- PIP PROTECT IN PLACE
- TBR TO BE REMOVED
- EX. EXISTING

LEGEND

- PROPOSED RETAINING WALL
- EXISTING CONTOURS
- EXISTING SEWER
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- PROPOSED GUARDRAIL
- EROSION CONTROL LINE
- PROP. BOUND
- TREELINE

"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 _____

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

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

NO.	DATE	BY	DESCRIPTION
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Assessor's Map & Lot:
Map 79 / Lot 18
Project No.: 42305
Drawing Scale: 1"=40'

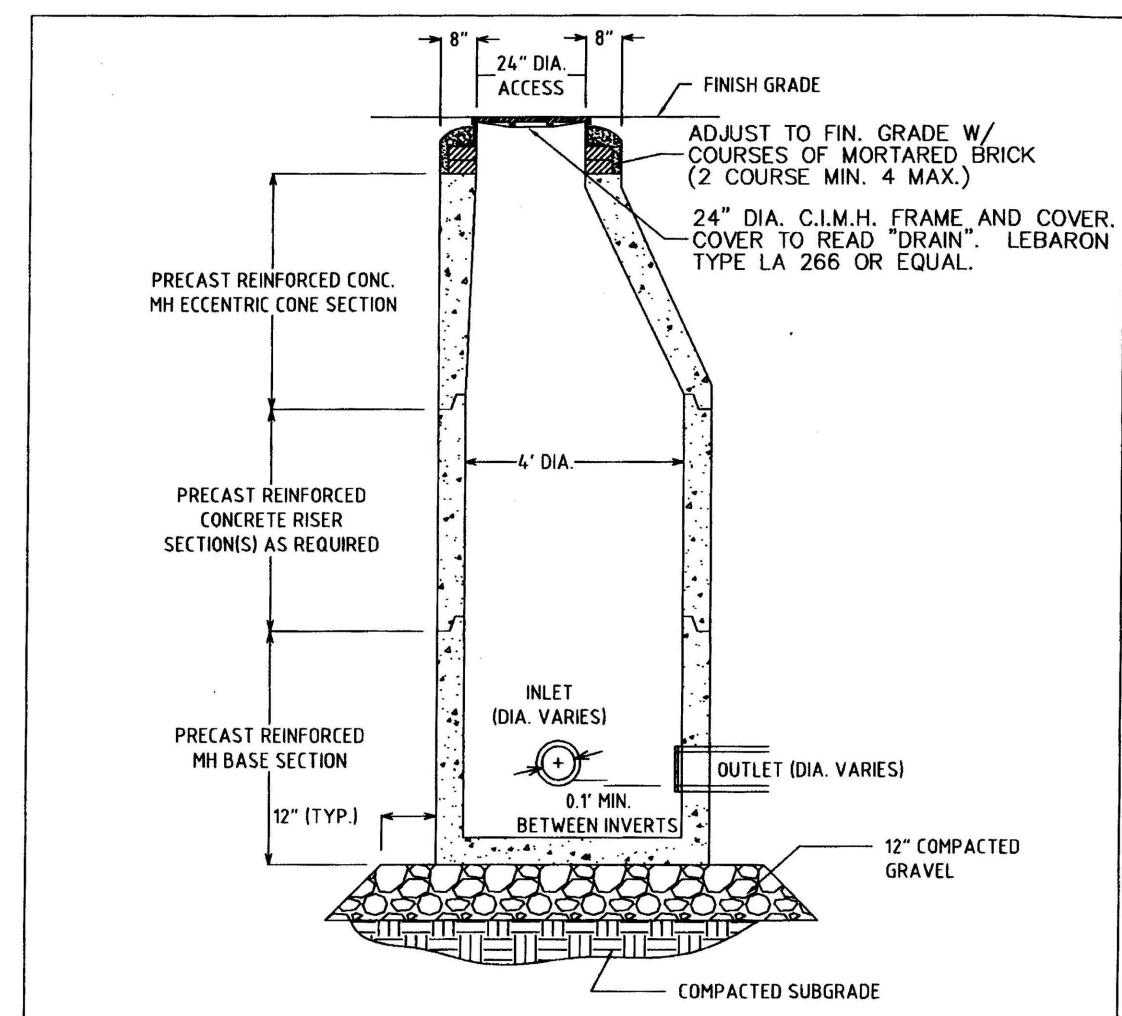
Plan Date: 04/14/2025
Revised Date: 06/01/2025
Sheet Title:
PLAN & PROFILE SHEET

Sheet No.: 6
Total No. of Sheets: 9

Engineer / Surveyor:
DK Engineering LLC
69 Granite Lane, Chester, NH 03038
Telephone Number: (603) 609-6298
E-mail Address: dan@dkelc.com
FINDEISEN SURVEY & DESIGN LLC
P.O. Box 612, Sandown, New Hampshire 03875
E-mail Address: FSDLLC@gmail.com

Engineer:
DANIEL KORAVOS
CIVIL
No. 37752
REGISTERED CIVIL ENGINEER

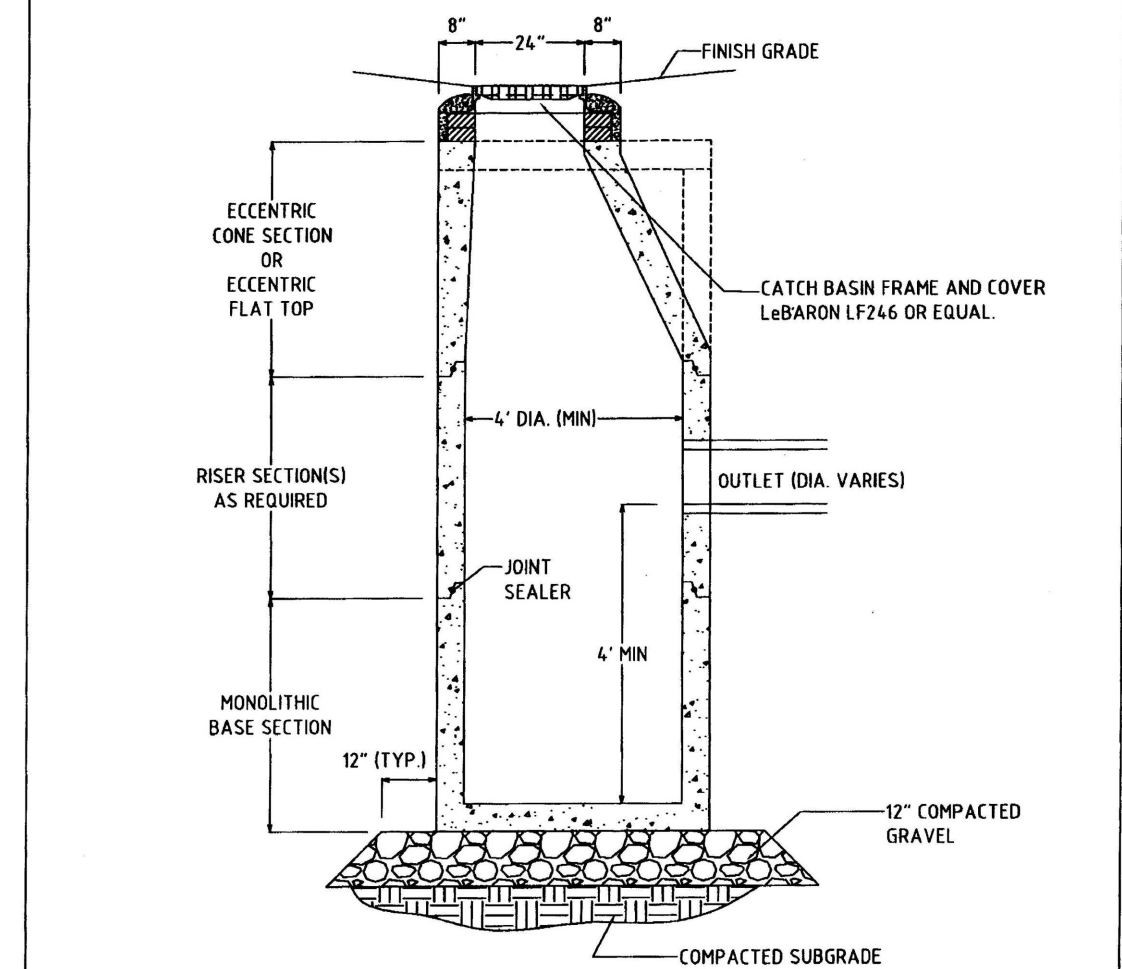
Surveyor:



NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR H-20 LOADING.
 2. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 4 BRICK COURSES MAXIMUM).

TYPICAL DRAIN MANHOLE DETAIL
N.T.S.

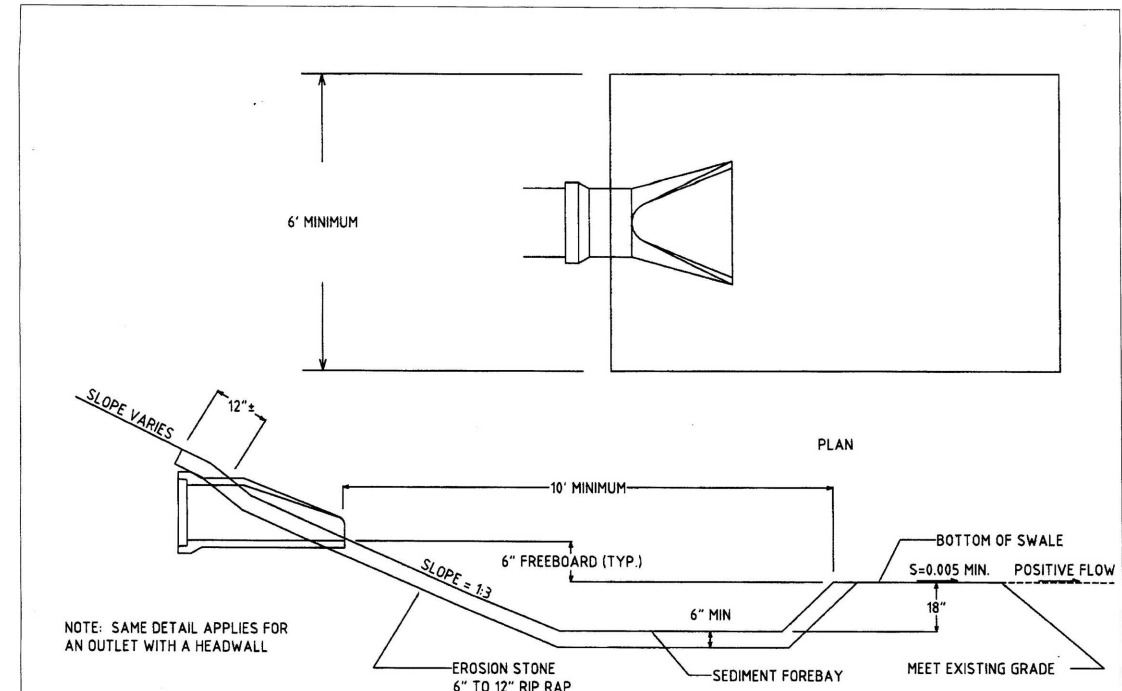
TOWN OF ANDOVER 2004



NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR H-20 LOADING.
 2. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 4 BRICK COURSES MAXIMUM).

CATCH BASIN
N.T.S.

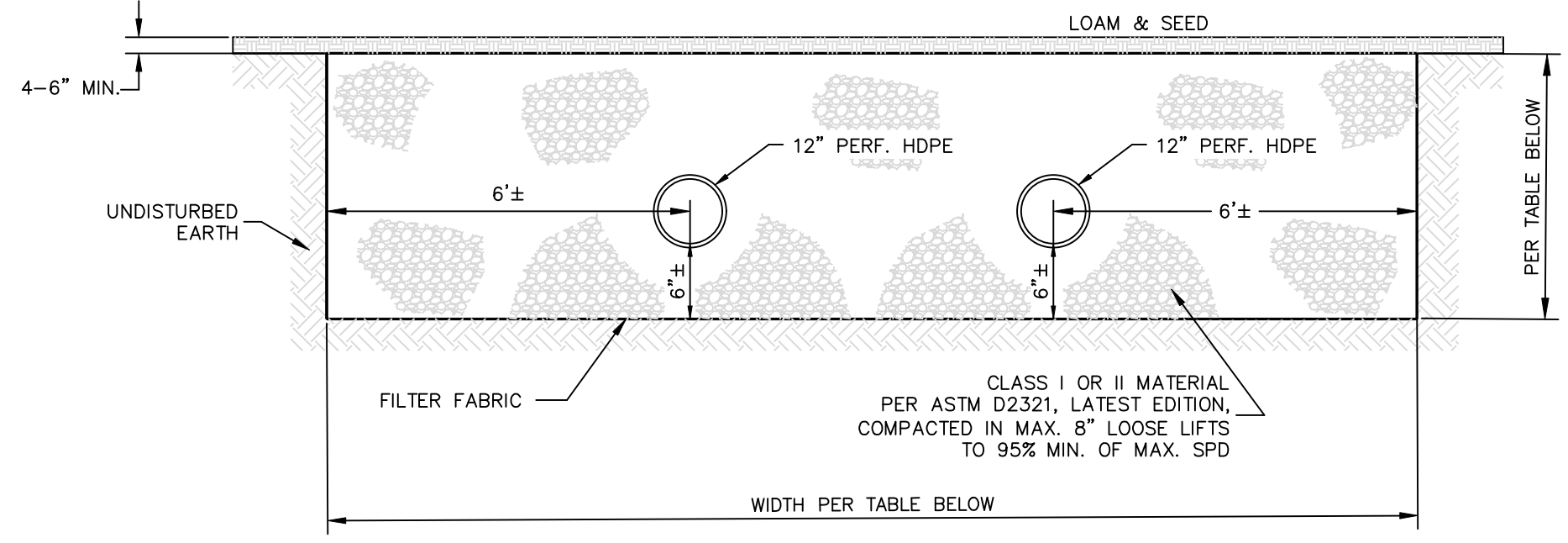
TOWN OF ANDOVER 2004



EROSION STONE FOR DRAINAGE OUTLET
N.T.S.

TOWN OF ANDOVER 2004

INFILTRATION SYSTEMS TYPICAL DETAIL



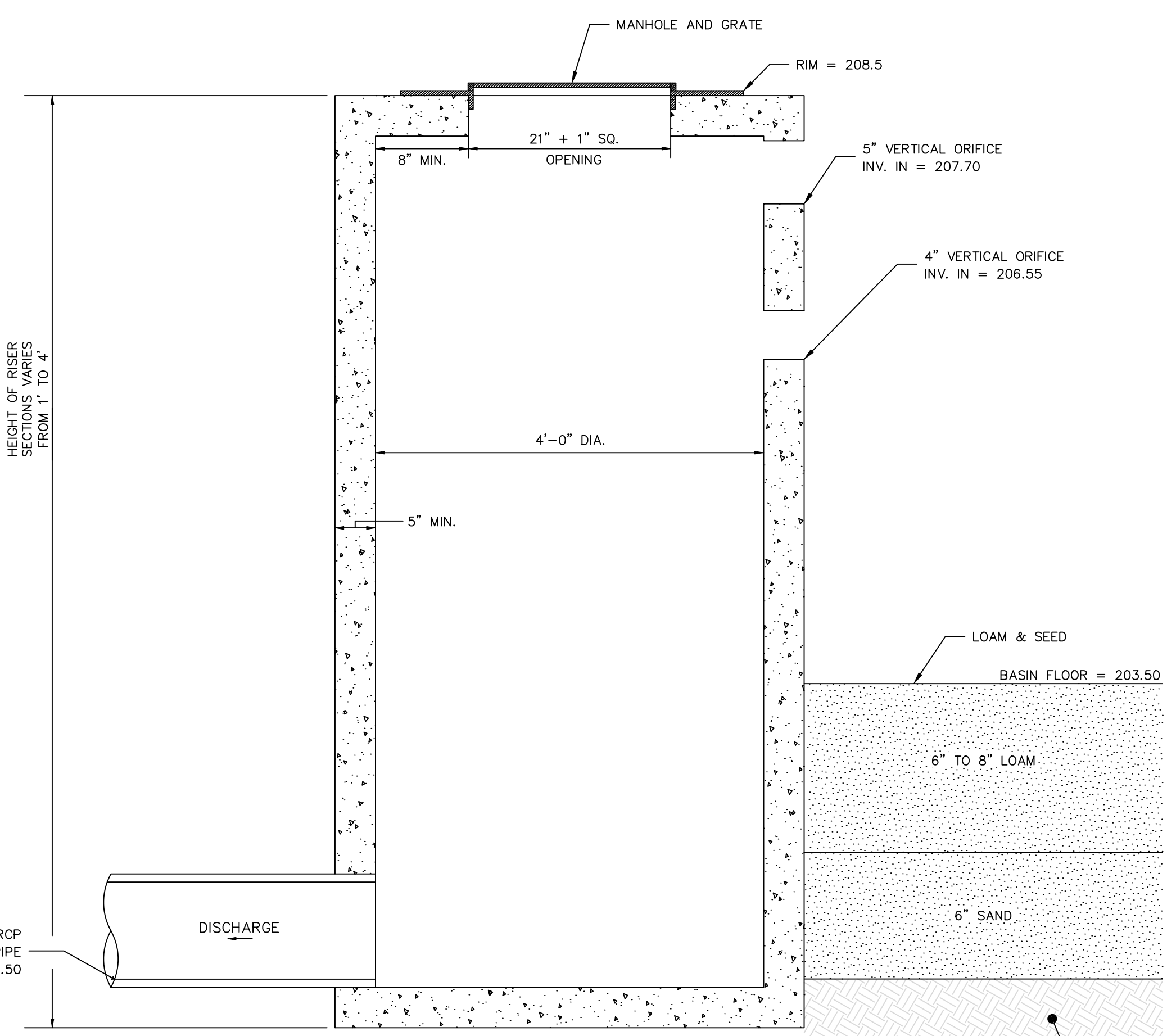
NOTES:
 1. CLASS I MATERIAL ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN-GRADED, WITH LITTLE OR NO FINES (1/4 INCH TO 1 1/2 INCHES IN SIZE).
 2. CLASS II MATERIAL CLEAN, COARSE-GRAINED MATERIALS, SUCH AS GRAVEL, COARSE SANDS, AND GRAVEL/SAND MIXTURES (1 1/2 INCHES IN SIZE).
 3. FILTER FABRIC SHALL BE MIRAFI 160N OR EQUAL AND INSTALLED ALONG THE BOTTOM AND SIDES OF THE SYSTEM.
 4. INSTALL A WYE AND RISER CLEANOUT AT BOTH ENDS OF THE 8" PERFORATED HDPE.
 5. EACH INFILTRATION SYSTEM IS DESIGNED TO ACCEPT THE 100-YEAR DESIGN FLOW FROM 3,363± S.F. OF ROOFTOP.

ROOFTOP INFILTRATION SYSTEM ELEVATIONS AND DIMENSIONS

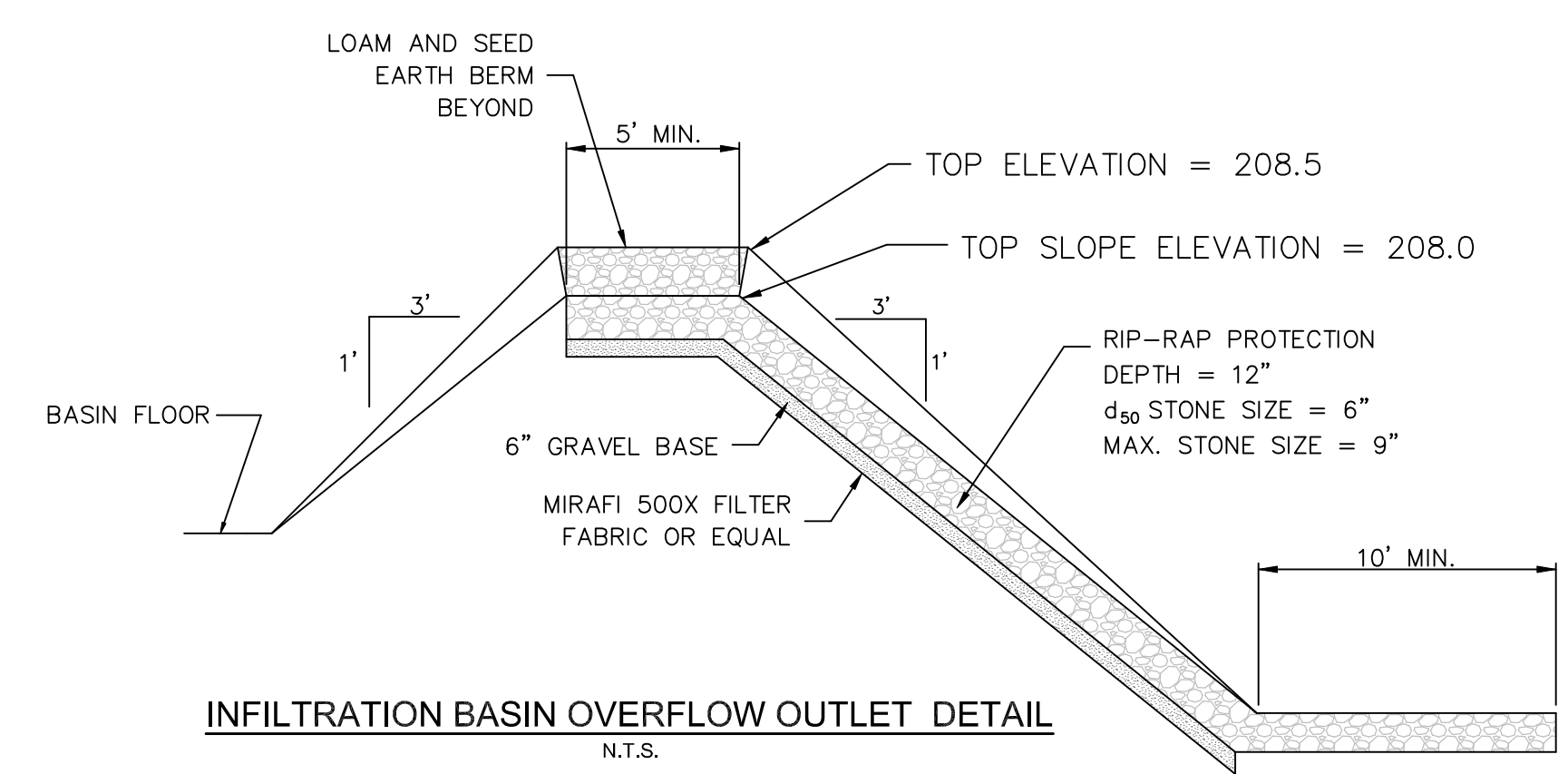
Descriptions	Bottom Elevation	Invert Elevation	Top Elevation	Finish Grade	Trench Height (ft.)	Width (ft.)	Length (ft.)	Perf. Pipe Size (in.)	Number of Pipes	Length of Pipes (ft.)	"A" (ft.)	"B" (ft.)
Bldg #1	220.0	220.5	224.4	224.7	4.4	20	30	12	2	26	6	6
Bldg #2	218.5	219.0	223.4	223.7	4.9	20	30	12	2	26	6	6
Bldg #3	216.0	216.5	220.4	220.7	4.4	20	30	12	2	26	6	6
Bldg #4	225.0	225.5	229.4	229.7	4.3	12	50	12	1	46	6	n/a
Bldg #5	220.0	220.5	224.4	224.7	4.4	20	30	12	2	26	6	6

INFILTRATION TRENCH ELEVATIONS AND DIMENSIONS

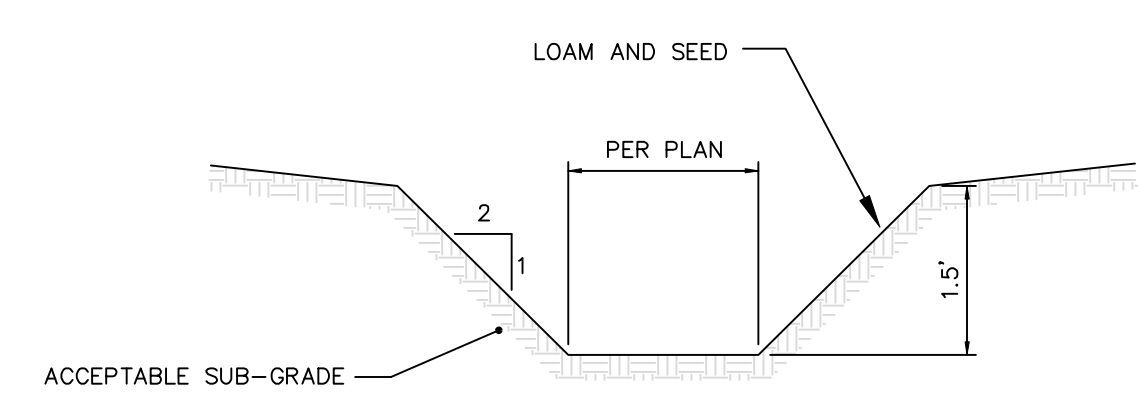
Descriptions	Bottom Elevation	Invert Elevation	Top Elevation	Finish Grade	Trench Height (ft.)	Width (ft.)	Length (ft.)	Perf. Pipe Size (in.)	Number of Pipes	Length of Pipes (ft.)	"A" (ft.)	"B" (ft.)
Infil #1	204.8	205.3	211.6	211.9	6.8	25	70	24	2	66	7	7
Infil #2	206.6	207.1	211.5	211.8	4.9	18	200	24	1	198	8	8
Infil #3	203.5	204.5	208.0	208.3	3.5	10	80	24	1	76	4	4



INFILTRATION BASIN OUTLET STRUCTURE
N.T.S.



INFILTRATION BASIN OVERFLOW OUTLET DETAIL
N.T.S.



GRASSED CHANNEL DETAIL
N.T.S.

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TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD

DATE

FILED _____
HEARING _____

Engineer / Surveyor:
 DK Engineering LLC
 69 Granite Lane, Chester, NH 03038
 Telephone Number: (603) 405-9298
 E-mail Address: dan@DK-LLC.com

Engineer:
 DANIEL KORAVOS
 CIVIL
 No. 37752

Surveyor:
 FINESEN SURVEY & DESIGN LLC
 P.O. Box 612, Sandown, New Hampshire 03079
 E-mail Address: FSDLLC@gmail.com

Applicant:
 MINISTERS LANE LLC
 42 School Street
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Assessor's Map & Lot:
 Map 79 / Lot 18

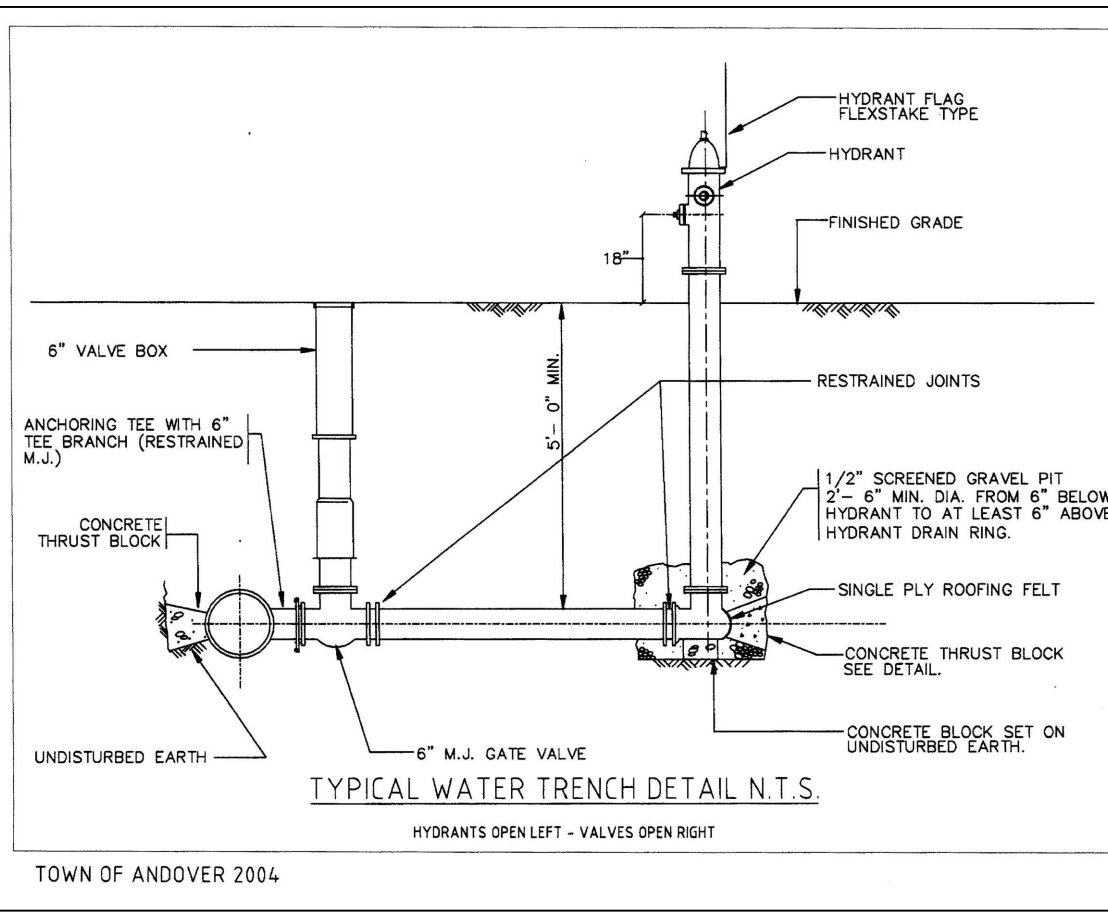
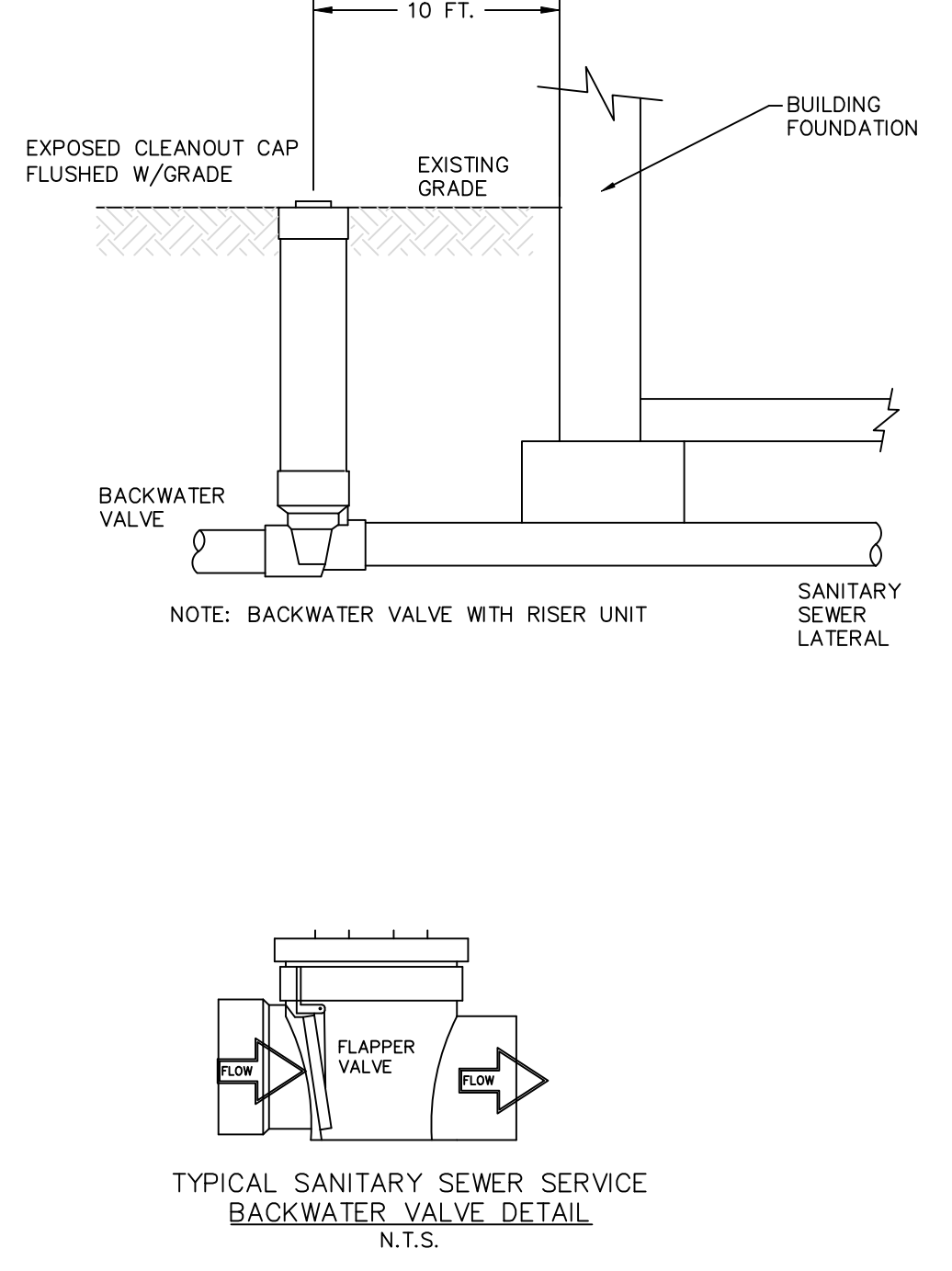
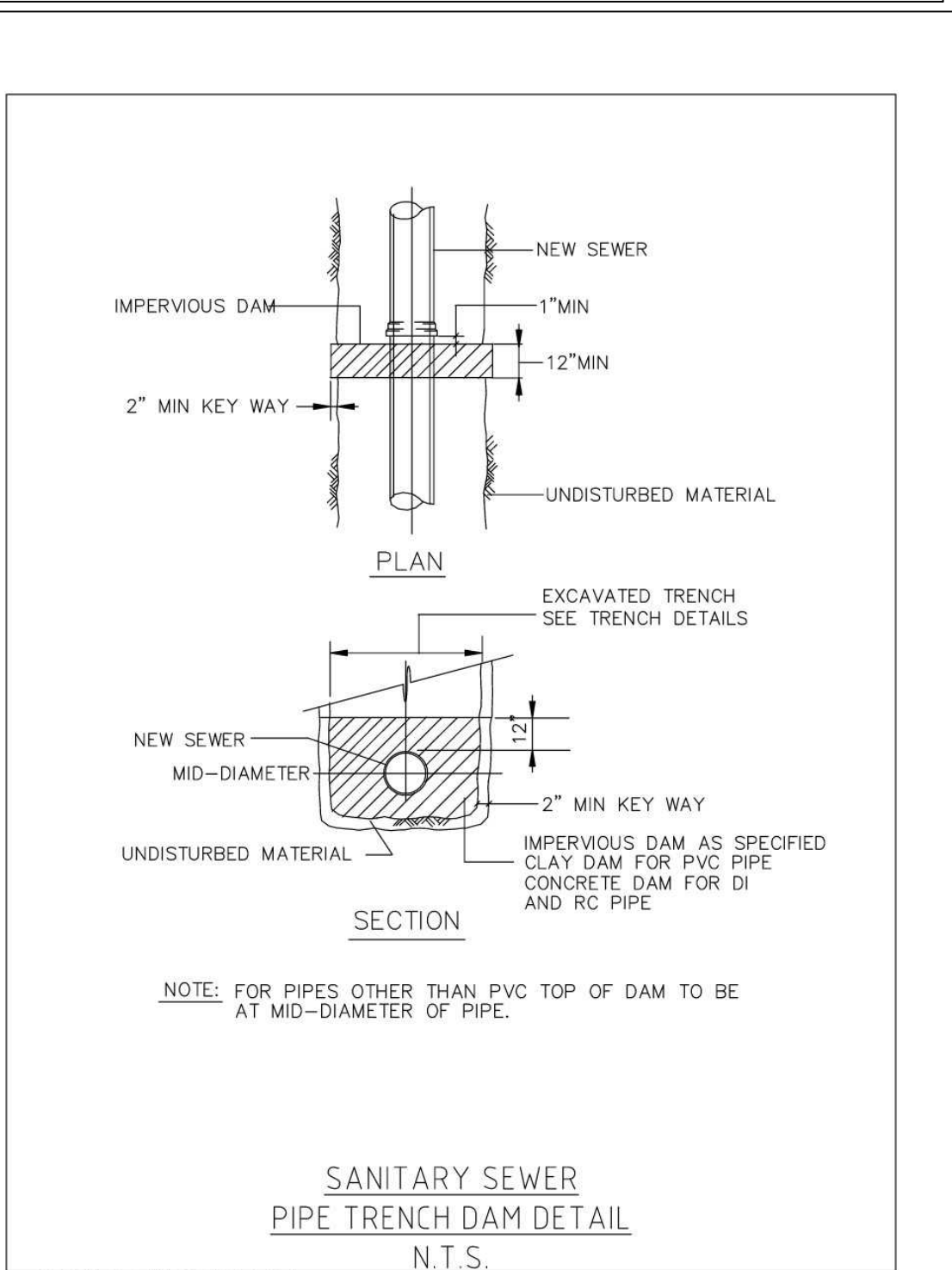
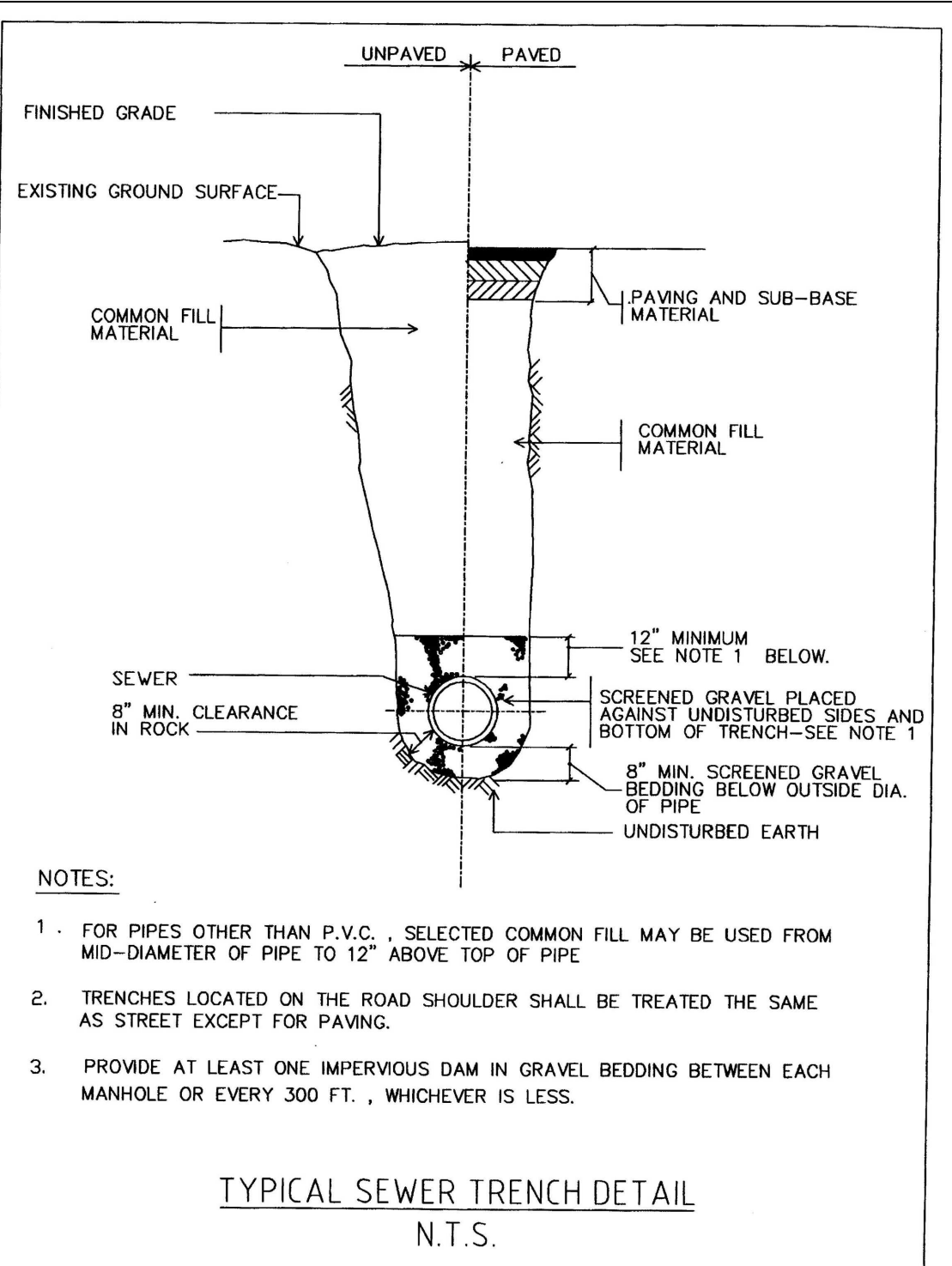
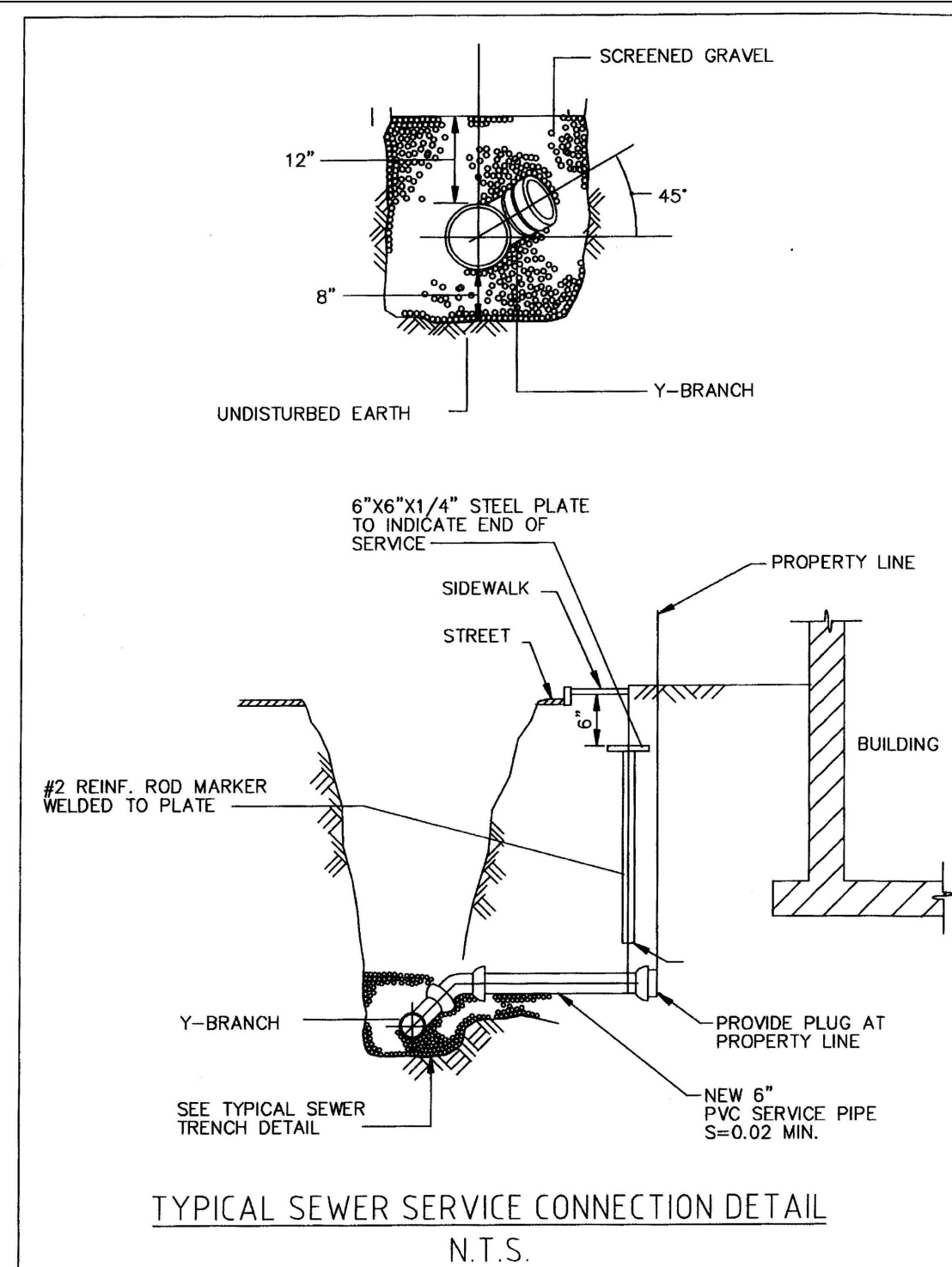
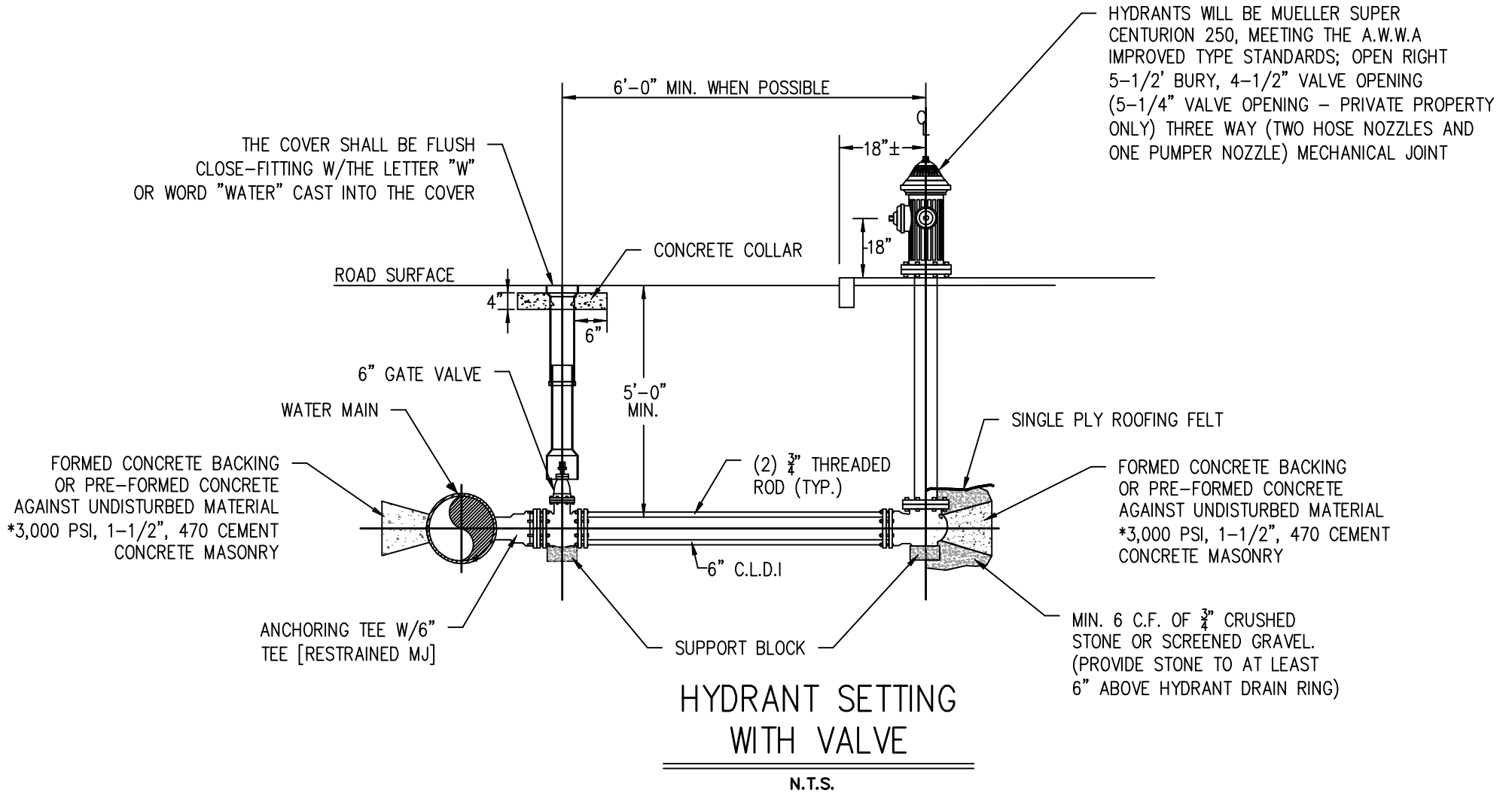
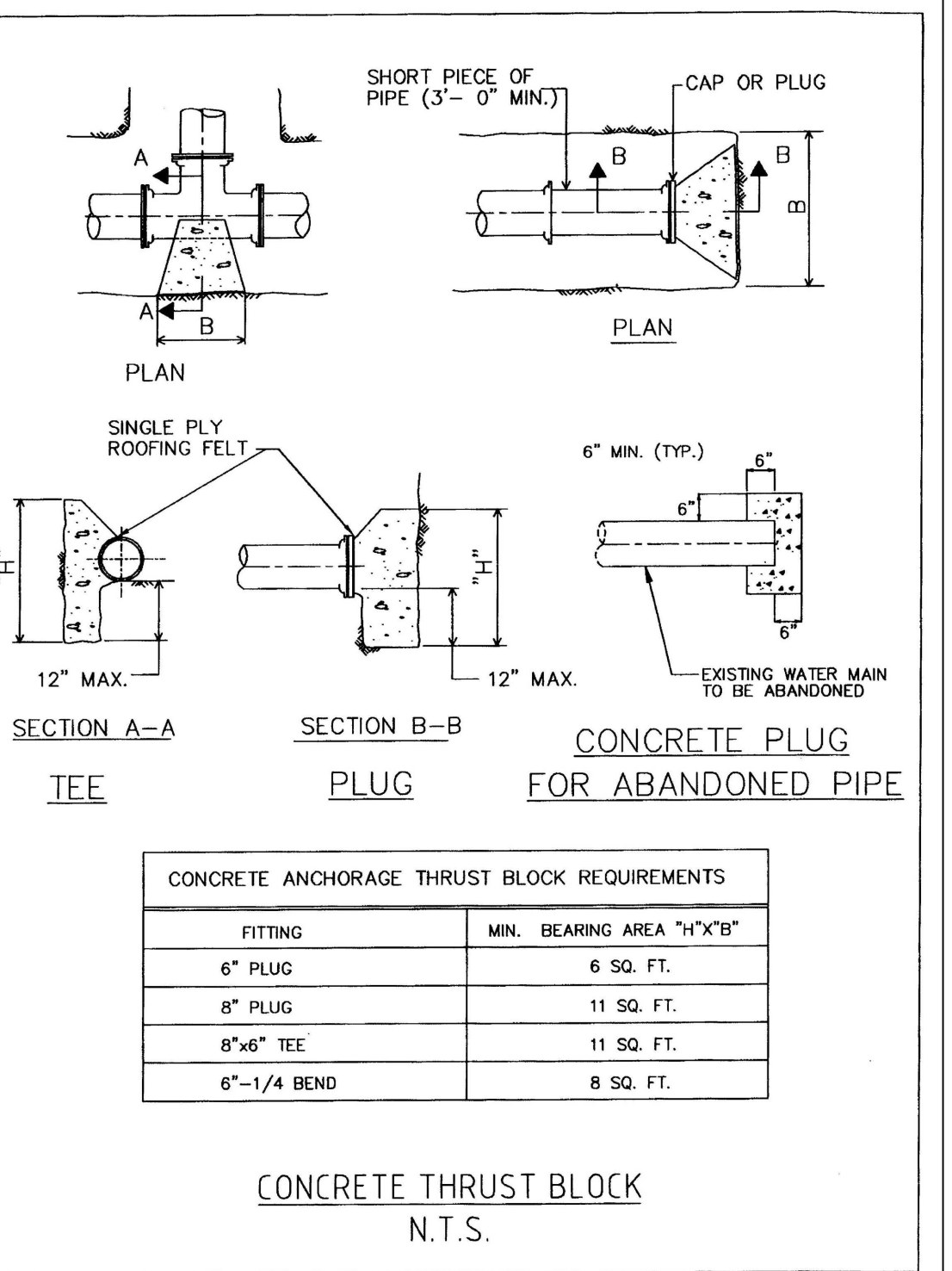
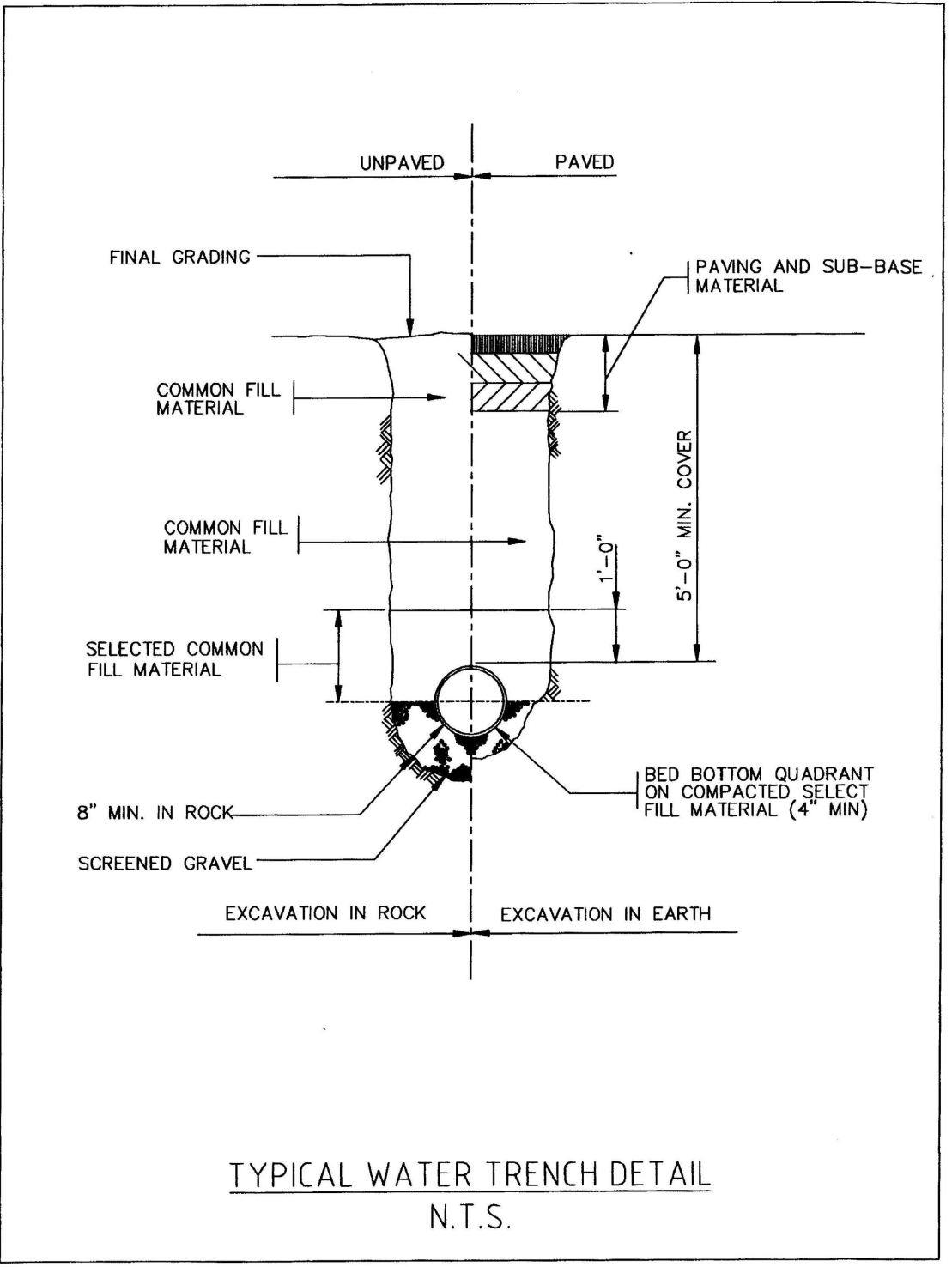
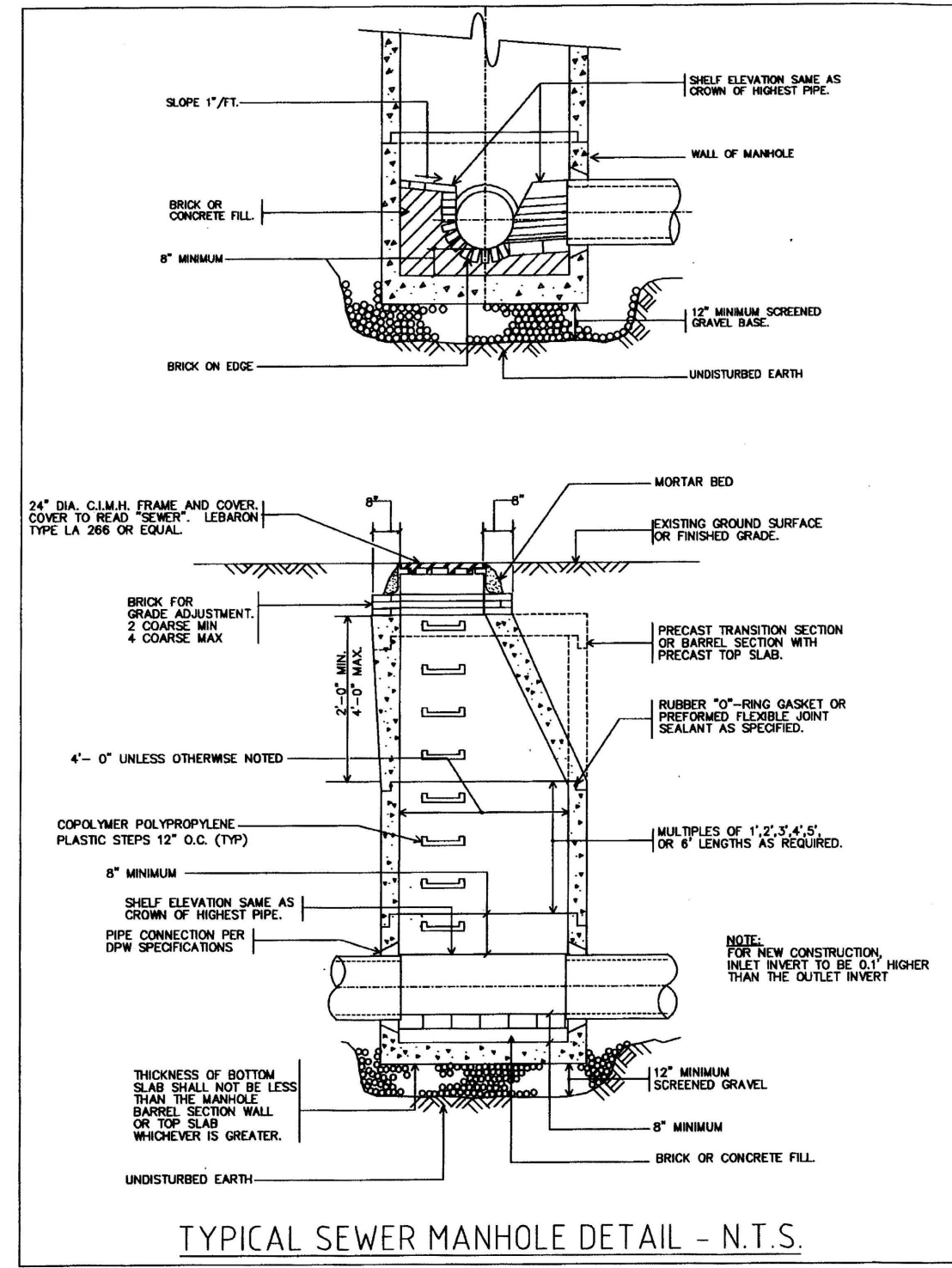
Project No.: 42305 Drawing Scale: AS NOTED

Plan Date: 04/14/2025 Revised Date: 06/01/2025

Sheet Title:
 DRAINAGE
 DETAIL SHEET

Sheet No.: 7

Total No. of Sheets: 9



- NOTES:**
1. PROVIDE HYDRANT AND VALVE JOINTS WITH MECHANICAL JOINTS (MEGALUG OR APPROVED EQUAL).
 2. SUPPORT BLOCKS TO BE PRESSURE TREATED WOOD OR CONCRETE MASONRY BLOCKS.
 3. ALL VALVES OPEN RIGHT.
 4. 6 MIL POLYETHYLENE SHALL BE PLACED BETWEEN THE THRUST BLOCK AND PIPE AT ALL MECHANICAL JOINTS PRIOR TO POURING CONCRETE.
 5. THREADED ROD IS NOT REQUIRED IF MEGA LUGS ARE USED. IF NORMAL PIPE JOINT IS NEEDED IN HYDRANT BRANCH A LOCKING RUBBER SHALL BE REQUIRED.

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TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD

DATE

FILED _____
HEARING _____

Engineer / Surveyor:
DK Engineering LLC
60 Granite Lane, Chester NH 03038
Telephone Number: (603) 405-9298
E-mail Address: dan@DK-LLC.com

Engineer:
DANIEL KORAVOS
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P.O. Box 612, Sandown, New Hampshire 03875
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Owner(s):
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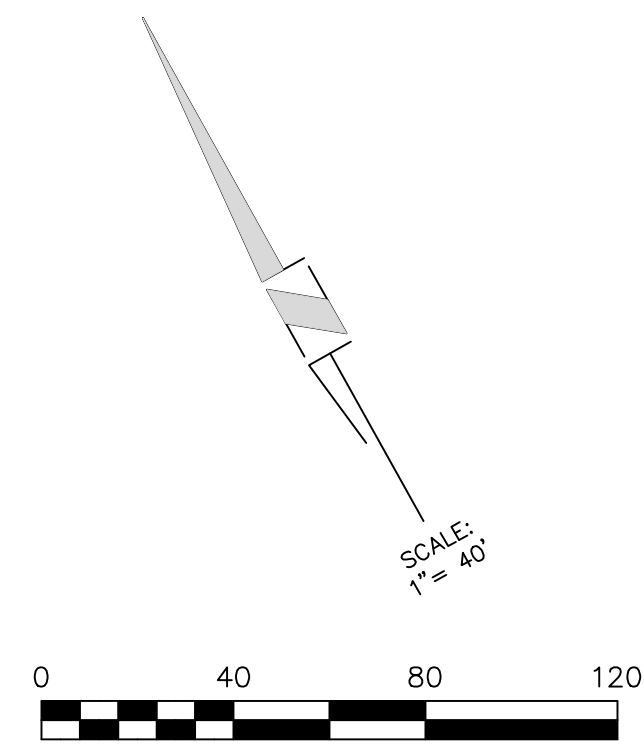
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Assessor's Map & Lot:
Map 79 / Lot 18
Project No.: 42305 Drawing Scale: AS NOTED
Plan Date: 04/14/2025 Revised Date: 06/01/2025

Sheet Title:
DETAIL SHEET
Miscellaneous

Sheet No.: 8
Total No. of Sheets: 9

Printed on: Jun 02, 2025 -- 11:09am

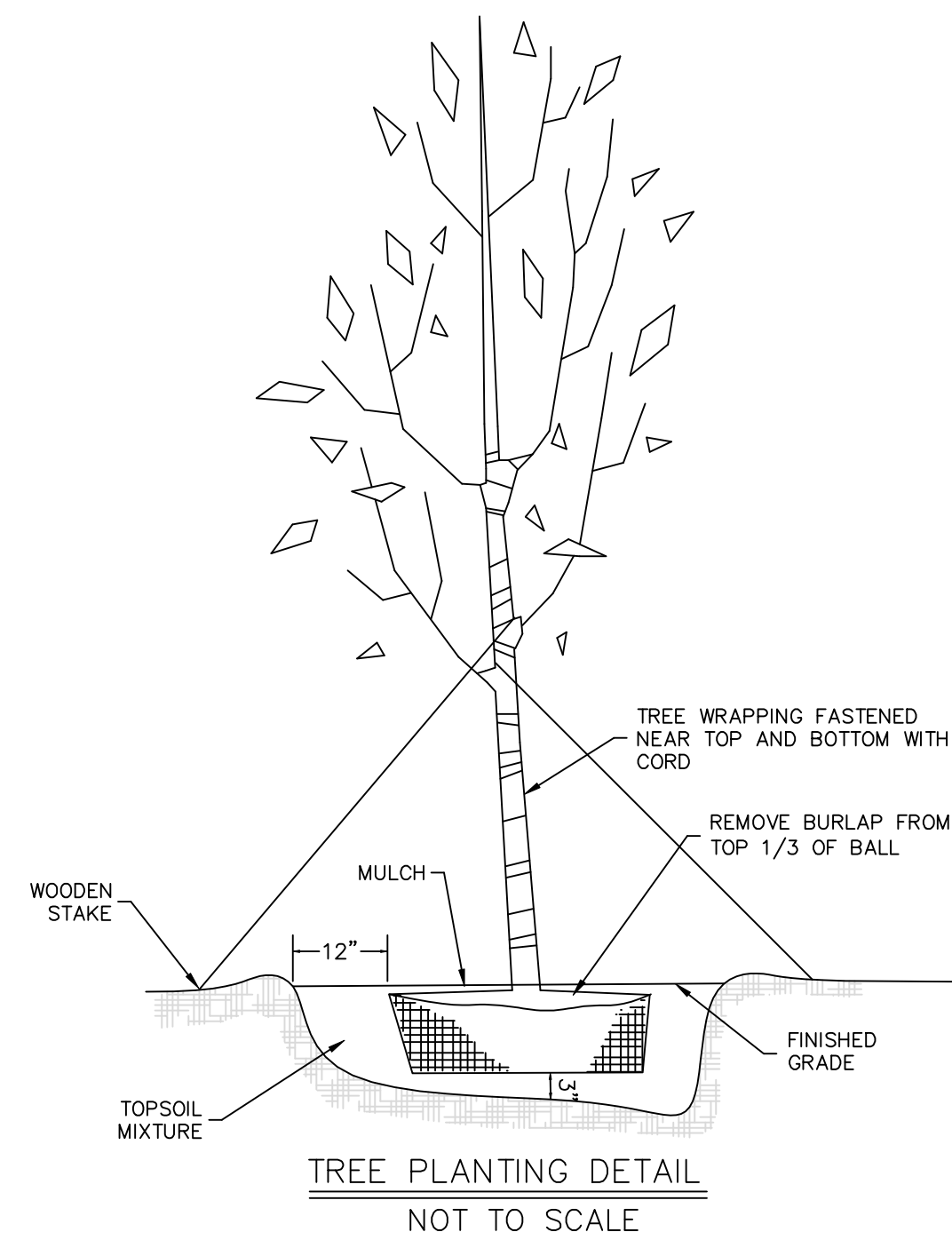


LIST OF ABBREVIATIONS

BFE	BASEMENT FLOOR ELEVATION
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
OHW	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
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LEGEND

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	EXISTING CONTOURS
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	EROSION CONTROL LINE
	PROP. BOUND
	TREELINE



PLANT LIST

SYMBOL	SPECIES	SIZE & SPEC.
	REDBUD OR KUZA DOGWOOD	3'-4' HEIGHT - 22 TOTAL
	ANNABELLE HYDRANGEA	7 GALLON - 10± TOTAL
	BOURSAULT RHODODENDRON	7 GALLON - 8± TOTAL
	ARBORVITAE "GREEN GIANT"	3'-4' HEIGHT - 7± TOTAL

NOTE:

STREET TREES ARE SHOWN FOR DETERMINATION OF THE NUMBER OF TREES TO BE PLANTED ONLY. THE FINAL LOCATION OF THE TREES ARE TO BE DETERMINED IN THE FIELD DURING CONSTRUCTION.



MINISTERS ESTATES

Engineer / Surveyor:
DK Engineering LLC
 69 Granite Lane, Chester, NH 03038
 Telephone Number: (603) 405-9298
 E-mail Address: dan@dkelc.com
FINDSEN SURVEY & DESIGN LLC
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Engineer:

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MINISTERS LANE LLC
 42 School Street
 Andover, MA 01810

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

NO.	DATE	BY	DESCRIPTION	DK	PER REVIEW COMMENTS AND IDR	NOT RELEASED FOR CONSTRUCTION
9						
8						
7						
6						
5						
4						
3						
2						
1	06/01/25					

Assessor's Map & Lot:
 Map 79 / Lot 18
 Project No.: 42305 Drawing Scale: 1"=40'
 Plan Date: 04/14/2025 Revised Date: 06/01/2025

Sheet Title:
LANDSCAPE PLAN

Sheet No.: **9**
 Total No. of Sheets: 9