

MINISTERS ESTATES SUBDIVISION

APPROVAL OF DEFINITIVE PLAN

SPECIAL PERMIT FOR EARTH MOVEMENT

Site Description

West side of Sunset Rock Road between Spring Grove Road and Pike School entrance

Approximately 4.9 acres

Entirely within SRB Zoning District

No wetlands on site or immediately adjacent

Outside of FEMA flood hazard zone

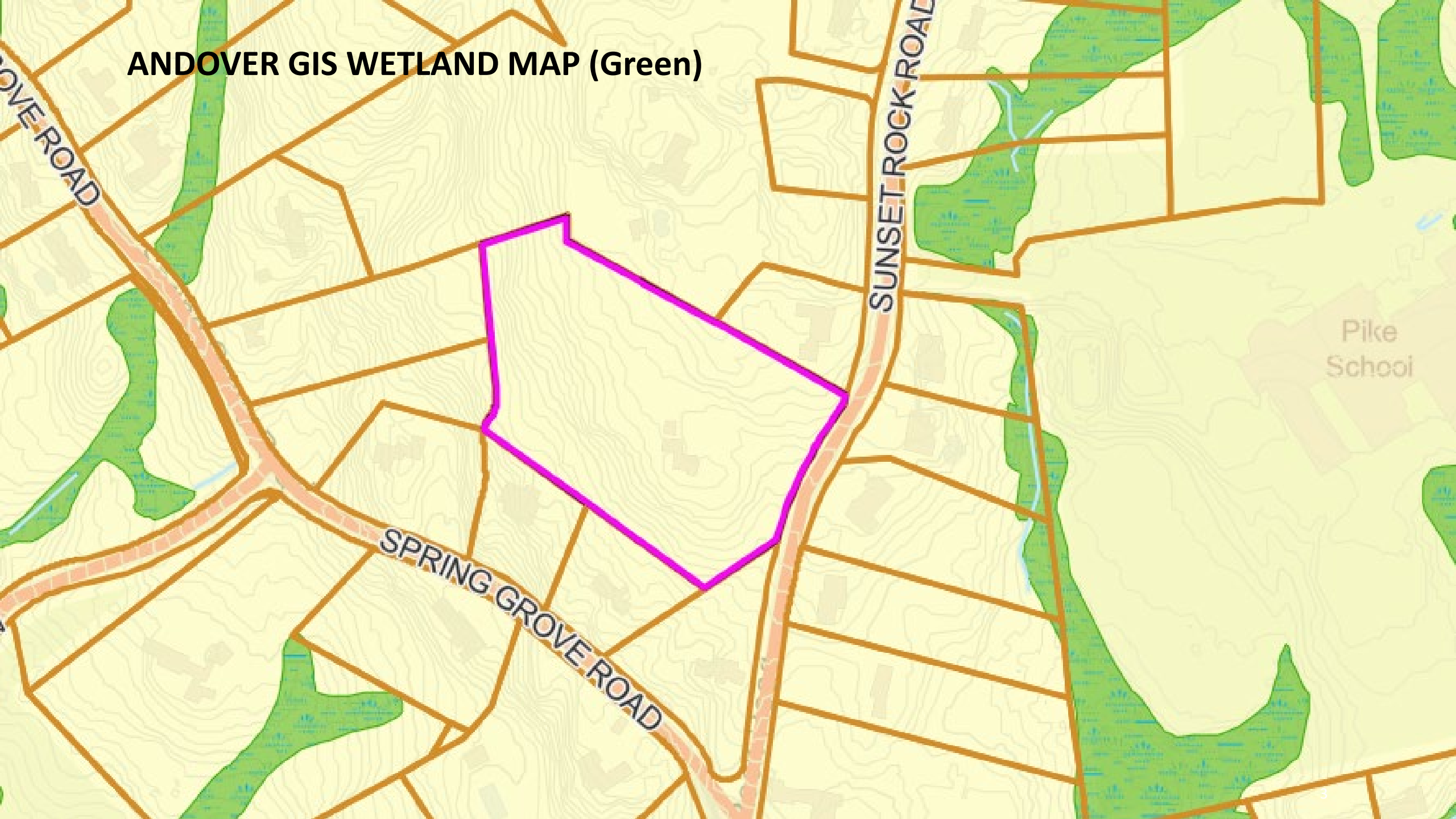
Five (5) lot, single-family subdivision

- Lots meet SRB requirements for area and frontage.
- Dwellings meet SRB setbacks

Existing dwelling intended to be moved

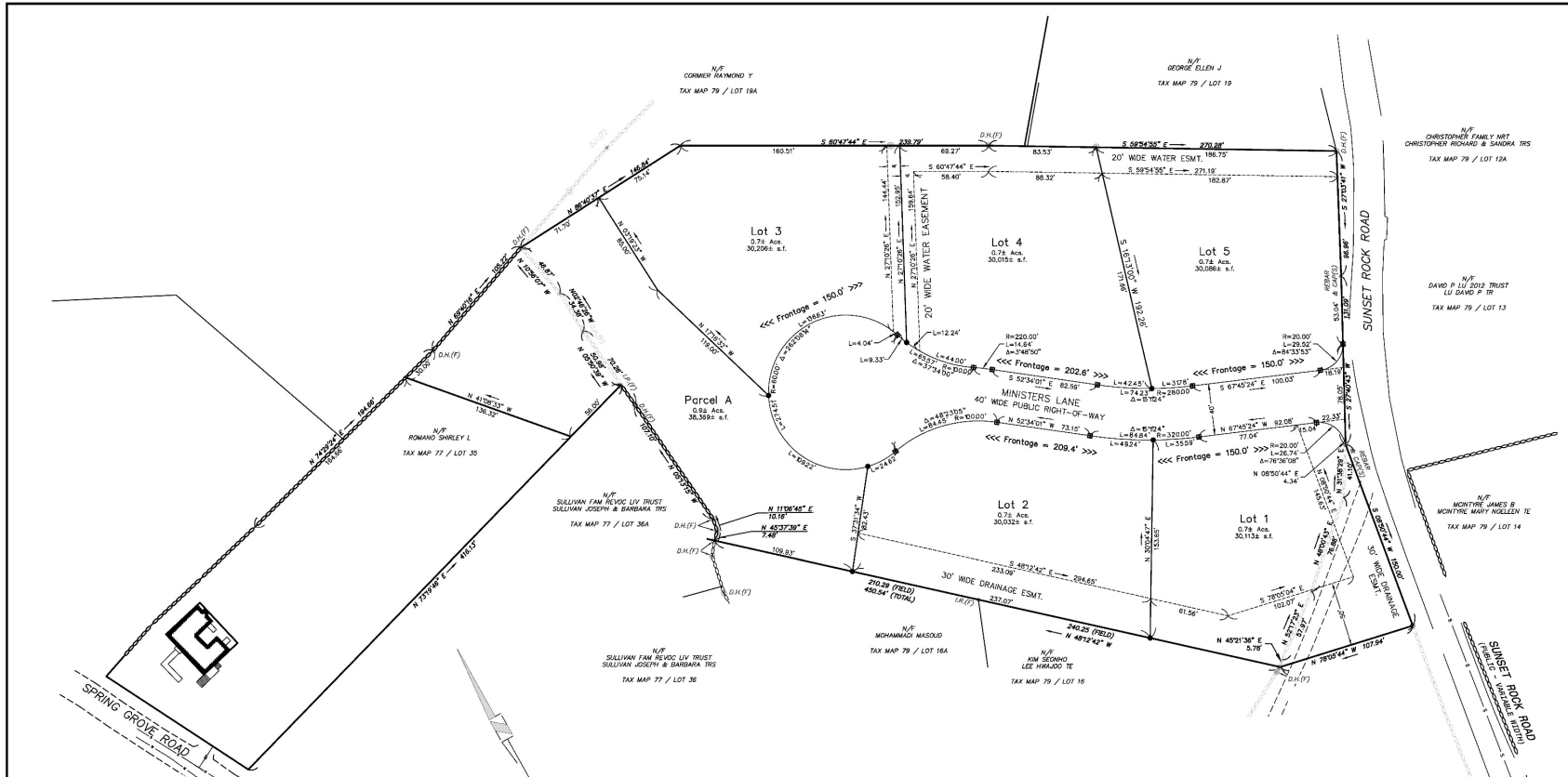
Earth Removal – approximately 2,400 yards

ANDOVER GIS WETLAND MAP (Green)





- One single-family dwelling located near center of parcel
- Dwelling is historic, intended to be moved
- Majority of parcel is woods



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] 07/15/2025
 DATE

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)



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 28, 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 1708.
- "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.

_____, 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 Daniels Ave., Clark, MA 01806
 Telephone Number: (978) 686-0808
 Fax Number: (978) 686-0808
 E-mail: info@dkeng.com
 P.E. No. 10100
 P.S. No. 10100

FINDISEN SURVEY & DESIGN, LLC
 P.O. Box 10100
 Andover, MA 01810
 P.E. No. 10100
 P.S. No. 10100

Engineer:

Surveyor:

HUGO FINDISEN II
 No. 6096
 State of Massachusetts
 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
3	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 07/10/25
2	06/25/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
1	06/07/25	DK	NOT RELEASED FOR CONSTRUCTION

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

Project No.: 42305 Drawing Scale: 1"=40'

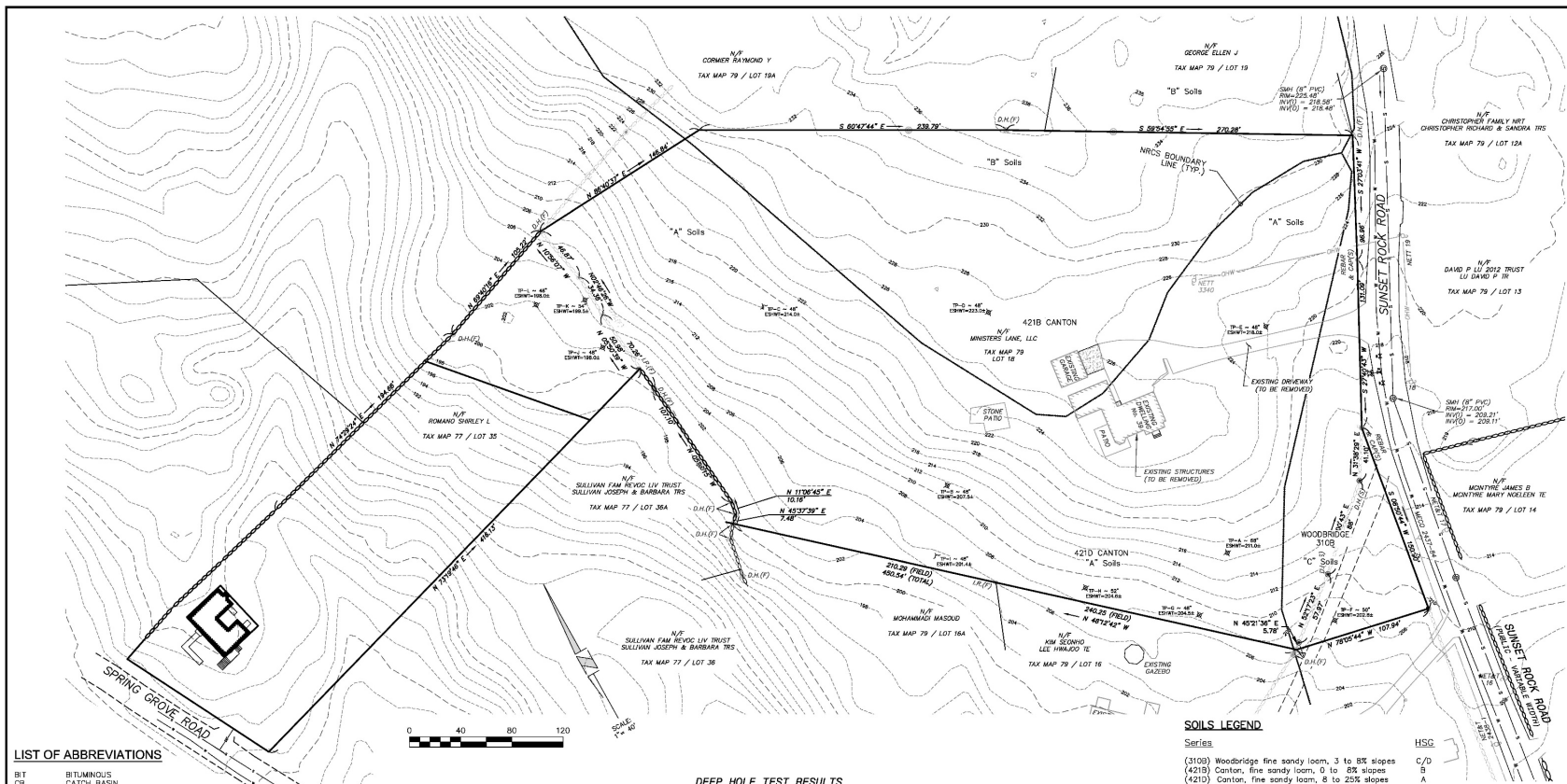
Plan Date: 04/14/2025 Revised Date: 07/15/2025

Sheet Title:
DEFINITIVE SUBDIVISION PLAN

Sheet No.: **2**

Total No. of Sheets: **10**

Drawing Name: D:\ark_000\Projects\032025 - 25P - Sunset Rock Rd - Andover, MA\032025 - 25P - Adjusted Plan 251 review comments 2025-07-15.dwg
 Printed on: 04/15/2025 10:55 AM



LIST OF ABBREVIATIONS

BIT	BITUMINOUS
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
EDP	EDGE OF PAVEMENT
P&R	POST AND RAIL
PFE	FINISHED FLOOR ELEVATION
COB	CARE COB BERM
VCC	VERTICAL GRANITE CURB
SCC	SLOPED GRANITE CURB
RR SPIKE	RAIL ROAD SPIKE
IP	IRON PIPE
(F)	FOUND
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
OWW	OVERHEAD WIRE
SSLW	SINGLE SOLID WHITE LINE
SSBY	SINGLE SOLID AND BROKEN YELLOW LINE
SLW	SINGLE BROKEN WHITE LINE
CONC	CONCRETE
WF	WETLAND FLAG
PIP	PROTECT IN PLACE
TRR	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 HYDRANT
	EXISTING WATER GATE
	EXISTING UTILITY POLE
	PROPOSED CONTOURS
	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	PROPOSED QUADRANT EROSION CONTROL LINE
	PROPOSED WETLAND



DEEP HOLE TEST RESULTS

TEST DATE: 03/07/2025
BY: MAUREN HERALD

TP-A	TP-B	TP-C	TP-D	TP-E	TP-F
EL = 216.7	EL = 211.3	EL = 218.0	EL = 227.6	EL = 222.0	EL = 207.0
FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2
12" Ap	12" Ap	12" Ap	12" Ap	12" Ap	14" Ap
FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5
30" Bw	24" Bw	24" Bw	24" Bw	38" Bw	30" Bw
LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6
68" C	76" C	83" C	90" C	83" C	88" C
O.W.T. - NONE	O.W.T. - 33"	O.W.T. - NONE	O.W.T. - NONE	O.W.T. - 45"	O.W.T. - 51"
E.S.W.T. @ 68"	E.S.W.T. @ 48"	E.S.W.T. @ 48"	E.S.W.T. @ 48"	E.S.W.T. @ 48"	E.S.W.T. @ 50"
REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE
EL = 211.0	EL = 207.5	EL = 214.0	EL = 223.0	EL = 218.0	EL = 202.8
TP-G	TP-H	TP-I	TP-J	TP-K	TP-L
EL = 208.5	EL = 209.0	EL = 205.4	EL = 202.0	EL = 204.0	EL = 202.0
FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2	FINE SANDY LOAM 10R 2/2
12" Ap	12" Ap	12" Ap	12" Ap	12" Ap	12" Ap
FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5	FINE SANDY LOAM 10R 3/5
30" Bw	24" Bw	24" Bw	24" Bw	24" Bw	24" Bw
LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6	LOAMY SAND & GRAVEL 2.5Y 6/6
57" C	55" C	72" C	90" C	100" C	84" C
O.W.T. - NONE	O.W.T. - NONE	O.W.T. - NONE	O.W.T. - NONE	O.W.T. - NONE	O.W.T. - NONE
E.S.W.T. @ 48"	E.S.W.T. @ 52"	E.S.W.T. @ 48"	E.S.W.T. @ 48"	E.S.W.T. @ 54"	E.S.W.T. @ 48"
REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE	REFUSAL - NONE
EL = 204.5	EL = 204.4	EL = 201.4	EL = 198.0	EL = 199.5	EL = 198.0

SOILS LEGEND

Series	Description	Slope
(3108)	Woodbridge fine sandy loam	3 to 8% slopes
(4215)	Canton, fine sandy loam	0 to 8% slopes
(4210)	Canton, fine sandy loam	8 to 25% slopes

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
59 Granite Lane, Andover, MA 01820
Tel: 978-875-1111
Fax: 978-875-1112
www.dk-engineering.com

PROUDSBY SURVEY & DESIGN, LLC
P.O. Box 111, Andover, MA 01820
www.pdsdesign.com

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
1	07/15/25	DK	PER REVIEW COMMENTS DATED 07/10/25
2	08/25/25	DK	PER REVIEW COMMENTS DATED 08/20/25
3	09/01/25	DK	PER REVIEW COMMENTS AND DIR NOT RELEASED FOR CONSTRUCTION

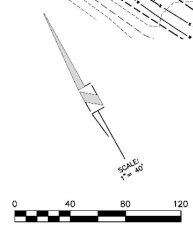
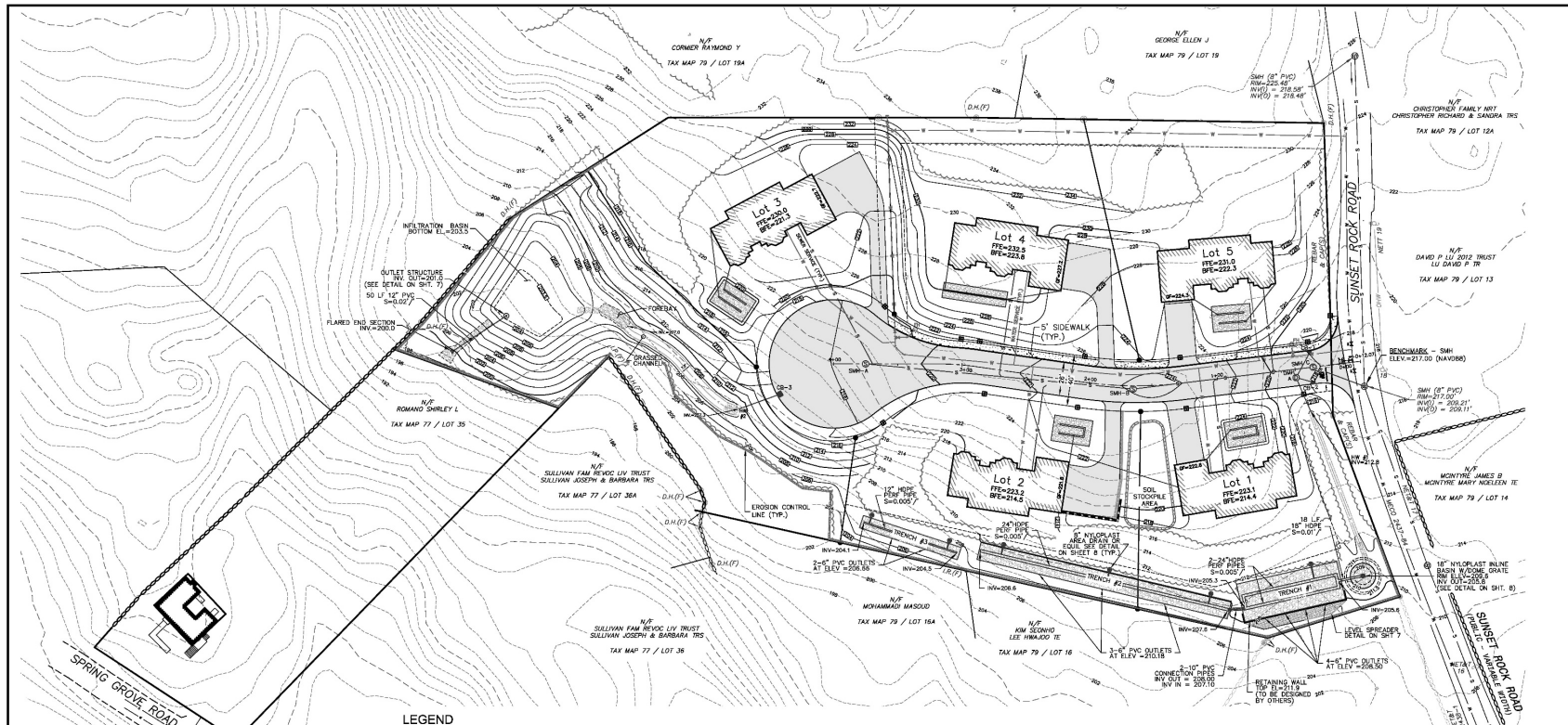
Assessor's Map & Lot: Map 79 / Lot 18
Project No.: 42305 Drawing No.: 1-407
Plan Date: 08/14/2025 Revised Date: 07/15/2025

Sheet Title: EXISTING CONDITIONS PLAN

Sheet No.: **3**

Total No. of Sheets: 10

Printed on: 08/14/2025 10:52 AM



FOR REGISTRY USE

LEGEND

S	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 HYDRANT
---	PROPOSED WATER GATE
---	PROPOSED GUARDRAIL
---	PROPOSED EROSION CONTROL LINE
---	PROPOSED TRENCH

LIST OF ABBREVIATIONS

BFE	BASEMENT FLOOR ELEVATION
BIT	BITUMINOUS
CB	CATCH BASIN
C.O.	CLEAN OUT
DMH	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
PAR	POST AND RAIL
FTE	FINISHED FLOOR ELEVATION
CCB	CAPE COD BERM
VCC	VERTICAL GRANITE CURB
SOC	SLOPED GRANITE CURB
RR SPIKE	RAIL ROAD SPIKE
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(F)	FOUND
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
OHW	OVERHEAD WIRE
SSW	SINGLE SOLID WHITE LINE
SSBY	SINGLE SOLID AND BROKEN YELLOW LINE
SSBW	SINGLE SOLID WHITE LINE
CONC	CONCRETE
WF	WETLAND FLAG
PP	PROTECT IN PLACE
TBR	TO BE REMOVED
EX.	EXISTING

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. ALL PIPE LENGTHS ARE FOR BIDDING INFORMATION ONLY AND ACTUAL LENGTHS MAY VARY SLIGHTLY. PIPE LENGTHS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
5. 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 GATE AREAS DURING CONSTRUCTION.
6. ALL STORM DRAINS SHALL BE 12" MIN. HIGH DENSITY POLYETHYLENE (HDPE) PIPE OR EQUIVALENT.
7. ALL WATER MAINS SHALL BE 8" CLASS 52 CEMENT LINED DUCTILE IRON (CLO) PIPE.
8. ALL SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC). ALL JOINTS SHALL BE OF THE RUBBER GASKET TYPE.
9. BENCHMARK: SHOWN HEREON AS THE SEWER MANHOLE COVER IN SUNSET ROCK ROAD.
10. ALL CATCH BASINS SHALL USE LABARON LAG 286-3 FRAME & GRATE. ALL SEWER OR DRAIN MANHOLES SHALL USE LABARON LT 106 FRAME & GRATE.
11. 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.
12. ALL DISTURBED AREAS WHICH WILL NOT BE COVERED WITH IMPERVIOUS MATERIAL SHALL BE LOAMED AND SEEDED.
13. 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

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 SEEDED 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 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.
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 MAYBE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHED, 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 BEEN ESTABLISHED.
9. 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.

_____, 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:
OK Engineering LLC
 60 Daniels Lane, Chatham, MA 01025
 Telephone: (413) 685-0088
 Fax: (413) 685-0088
 E-mail: okeng@okeng.com
 P.O. Box 1000, Chatham, MA 01025

MINISTERS ESTATES

Engineer:
OK Engineering LLC
 60 Daniels Lane, Chatham, MA 01025
 Telephone: (413) 685-0088
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Applicant:
MINISTERS LANE LLC
 42 School Street
 Andover, MA 01810

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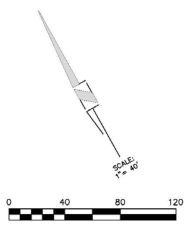
NO.	DATE	BY	DESCRIPTION
1	06/27/25	DK	NOT RELEASED FOR CONSTRUCTION
2	06/25/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
3	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 07/10/25
4	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
5	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
6	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
7	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
8	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
9	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
10	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25

Assessor's Map & Lot:
 Map 79 / Lot 18
 Project No.: 42305 Drawing Scale: 1"=40'
 Plan Date: 04/14/2025 Revised Date: 07/15/2025

Sheet Title:
GRADING PLAN

Sheet No.: **4**
 Total No. of Sheets: 10

Drawing created by: Lark, 04/14/2025, 10:30 AM. Drawing saved by: Lark, 07/15/2025, 10:30 AM. Drawing title: GRADING PLAN. Drawing scale: 1"=40'. Drawing sheet: 4 of 10. Drawing folder: C:\Users\Lark\OneDrive\Documents\Projects\2025\07-15-25\07-15-25-04.dwg. Drawing path: C:\Users\Lark\OneDrive\Documents\Projects\2025\07-15-25\07-15-25-04.dwg.

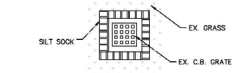


LIST OF ABBREVIATIONS

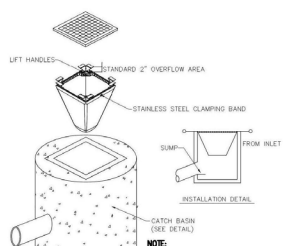
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RR SPIKE	RAIL ROAD SPIKE
I.P.	IRON PIPE
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NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
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LEGEND

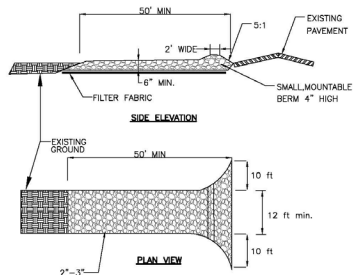
---	PROPOSED RETAINING WALL
---	EXISTING CONTOURS
S	EXISTING SEWER
D	EXISTING SEWER MANHOLE
W	EXISTING DRAINAGE
W	EXISTING DRAIN MANHOLE
W	EXISTING HYDRANT
W	EXISTING WATER GATE
W	EXISTING UTILITY POLE
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---	PROPOSED QUADRANT
---	PROPOSED EROSION CONTROL LINE
---	PROP. BOUND
---	TRENCH



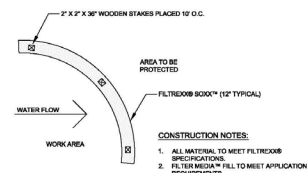
CATCH BASIN PROTECTION DETAIL
N.T.S.



NOTE:
1. SILT SOCKS SHALL BE RECYCLED CATCH-IT OR APPROVED EQUAL.
2. SILT SOCKS SHALL BE INSTALLED IN ALL CATCH BASIN UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.
EROSION CONTROL SILT SOCK
N.T.S.



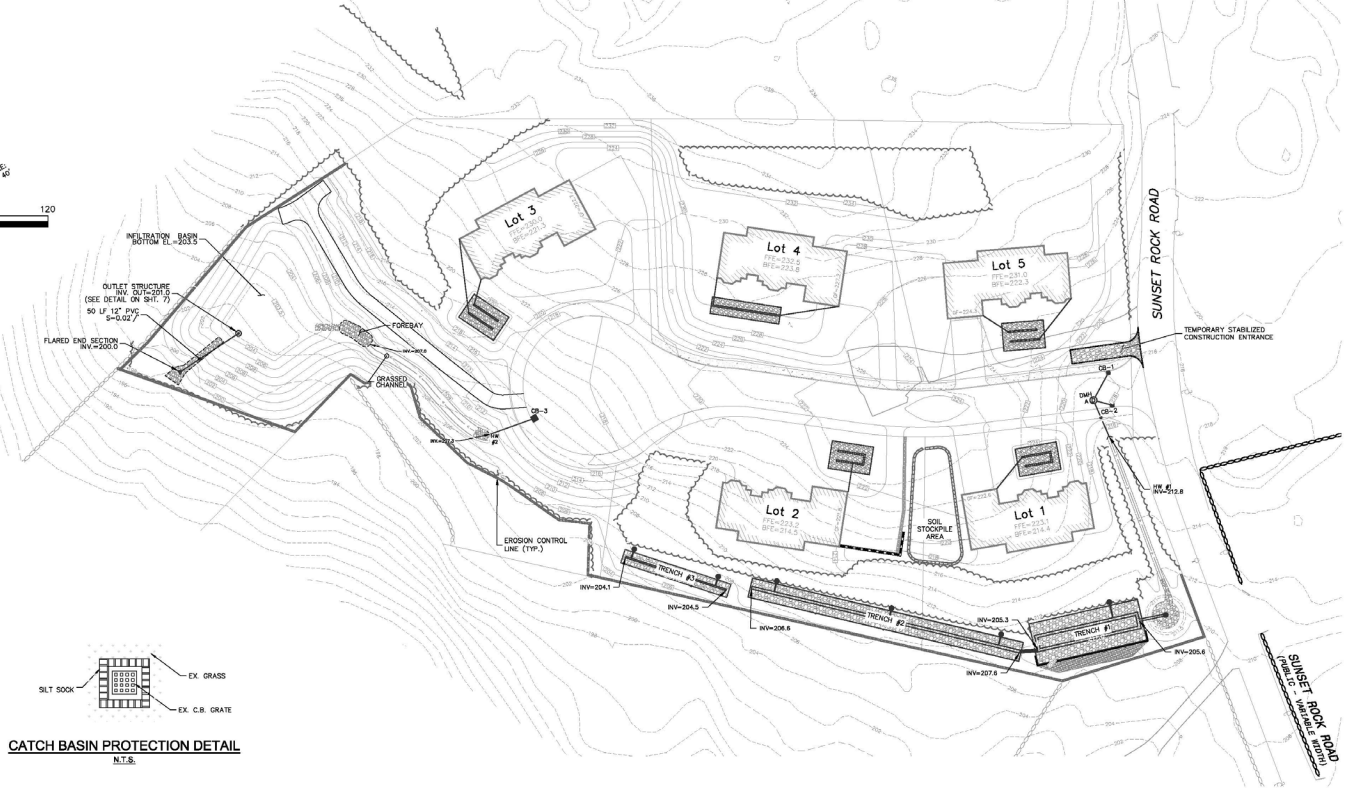
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



FILTREXX® SILT CONTROL
N.T.S.

- COMPOST FILTER SOCK**
- INSTALLATION**
1. PERIMETER CONTROL USED FOR CONTROL OF SEDIMENT IN STORM RUNOFF SHALL MEET FILTREXX SOCK MEDIA MATERIAL AND FILTREXX CERTIFIED FILTREMEDIA SPECIFICATIONS.
 2. PERIMETER CONTROL WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AND IN A MANNER AS DIRECTED BY THE ENGINEER OR MANUFACTURER.
 3. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
 4. EFFECTIVE SOCK HEIGHT IN THE FIELD FOR 12" DIAMETER SOCKS SHOULD BE ~ 9.5" HIGH.
 5. 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.
 6. STAKING DEPTH FOR SAND AND SILT (LOAM SOILS) SHALL BE 12 IN.
 7. 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.
1. THE CONTRACTOR SHALL MAINTAIN THE PERIMETER CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
 2. IF THE PERIMETER CONTROL HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR.
 3. 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 SOCK, OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, A NEW PERIMETER CONTROL CAN BE PLACED ON TOP OF AND SLOTTED BEHIND THE ORIGINAL ONE CREATING MORE SEDIMENT STORAGE CAPACITY WITHOUT SOIL DISTURBANCE.
 4. PERIMETER CONTROL SHALL BE MAINTAINED ABOVE THE DEVICE IF THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
 5. THE FILTREMEDIA WILL BE DISPersed ON SITE ONCE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED. CONSTRUCTION ACTIVITY HAS CEASED, OR AS DETERMINED BY THE ENGINEER.
 6. 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:
DPK Engineering LLC
 99 Paradise Lane, Chester MA 01024
 P.O. Box 100, Chester, MA 01024
 P-Phone: 508-548-1111
 F-Phone: 508-548-1112
 E-Mail: info@dpkeng.com
 Website: www.dpkeng.com

Engineer:
JAMES KORAVOS
 CIVIL
 No. 37352
 State of Massachusetts

Surveyor:
JAMES KORAVOS
 CIVIL
 No. 37352
 State of Massachusetts

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
1	06/07/25	DK	PER PEER REVIEW COMMENTS AND DIR NOT RELEASED FOR CONSTRUCTION
2	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 07/15/25
3	06/25/25	DK	PER PEER REVIEW COMMENTS DATED 06/25/25
4	07/10/25	DK	PER PEER REVIEW COMMENTS DATED 07/10/25

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

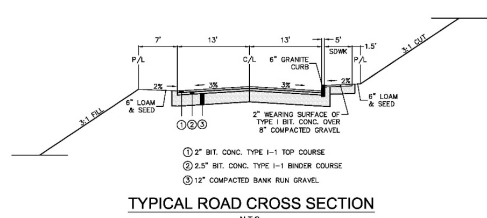
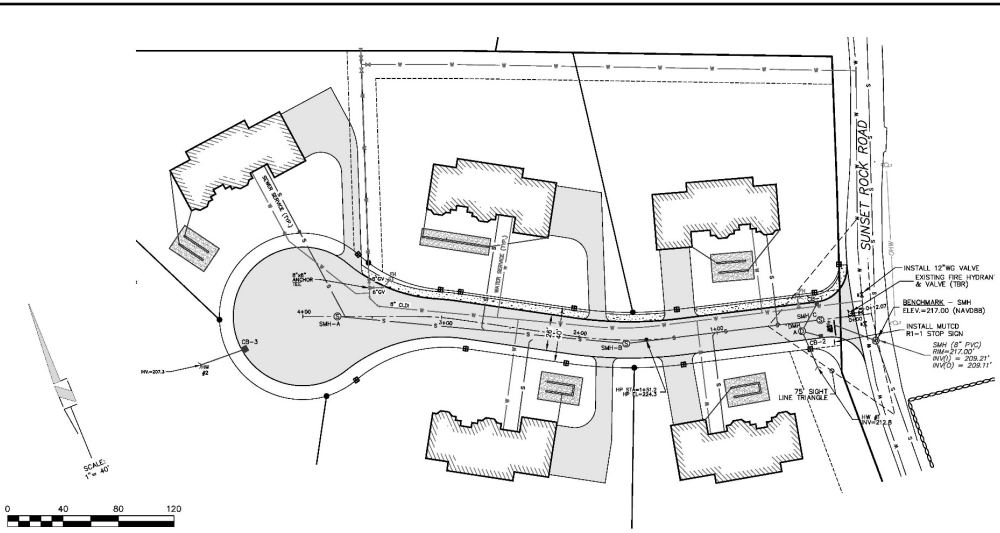
Project No.: 42305
 Drawing Scale: 1"=40'
 Plan Date: 04/14/2025
 Revised Date: 07/15/2025

Sheet Title:
EROSION CONTROL PLAN

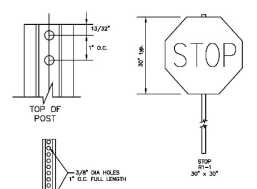
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Total No. of Sheets: **10**

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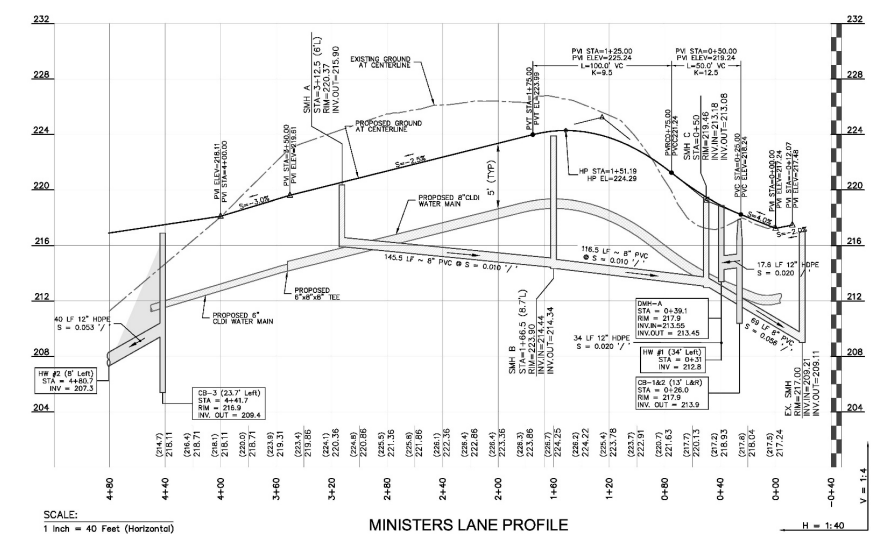
TYPICAL ROAD CROSS SECTION
N.T.S.



SIGN & POST DETAILS
N.T.S.

- NOTES:
1. SIGNS SHALL COMPLY WITH MUTCD STANDARDS.
 2. SIGN POSTS SHALL BE 11 FEET LONG WITH 3 LEGS PER LEG WITH 3/8" DIA HOLES, 1 INCH ON CENTER.
 3. SIZES SHALL CONFORM TO ASTM A-495, GRADE 60.
 4. POSTS SHALL BE PAINTED WITH TWO COATS OF GREEK WEATHER RESISTANT PAINT IN ACCORDANCE WITH MUTCD STANDARDS.

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



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

MINISTERS LANE PROFILE
H = 1:40

LIST OF ABBREVIATIONS

- BIT BITUMINOUS
- CB CATCH BASIN
- DMH DRAINAGE MANHOLE
- EOP EDGE OF PAVEMENT
- P&R POST AND RAIL
- FTE FINISHED FLOOR ELEVATION
- CCB CAPE CDD BEAM
- VGC VERTICAL GRANITE CURB
- SOG SLOPED GRANITE CURB
- RR SPIKE RAIL ROAD SPIKE
- IP IRON PIPE
- F FOUND
- NETT NEW ENGLAND TELEPHONE & TELEGRAPH OVERHEAD WIRE
- CHW CHAIN WIRE
- SSLW SINGLE SOLID WHITE LINE
- SBST SINGLE SOLID AND BROKEN YELLOW LINE
- SLBW SINGLE BROKEN WHITE LINE
- CONC CONCRETE
- WF WETLAND FLAG
- PIP PROTECT IN PLACE
- TR TO BE REMOVED
- EX EXISTING

LEGEND

- PROPOSED RETAINING WALL
- EXISTING CONTOURS
- EXISTING SEWER
- EXISTING DRAINAGE
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- 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 HYDRAULIC
- PROPOSED WATER GATE
- PROPOSED EROSION CONTROL LINE
- PROPOSED EROSION CONTROL LINE
- TREE LINE

"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
Professional Engineer: DANIEL K. KORAVOS
Professional Surveyor: DANIEL K. KORAVOS

MINISTERS ESTATES

Engineer:
DANIEL KORAVOS
No. 3752

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
1	06/07/25	DK	PER PER REVIEW COMMENTS DATED 06/07/25
2	06/15/25	DK	PER PER REVIEW COMMENTS DATED 06/15/25
3	07/15/25	DK	PER PER REVIEW COMMENTS DATED 07/15/25
4	08/07/25	DK	PER PER REVIEW COMMENTS DATED 08/07/25

NOT RELEASED FOR CONSTRUCTION

Annotation: 01_24_25_001_V0101_V0202 - 002 - 3P_Survey_Book File - Annotations_V0101_V0202 - 002 - 3P_Survey_Book File - 2D Review comments: 0201-0210.rvt

Annotation Map & Lot:
Map 79 / Lot 18

Project No.: 42305
Drawing Scale: 1"=40'

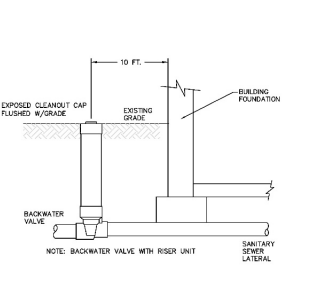
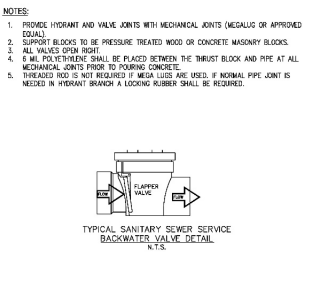
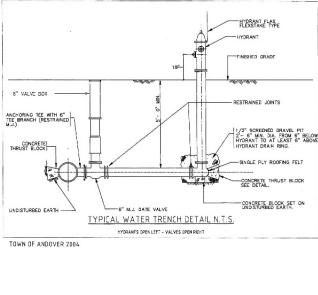
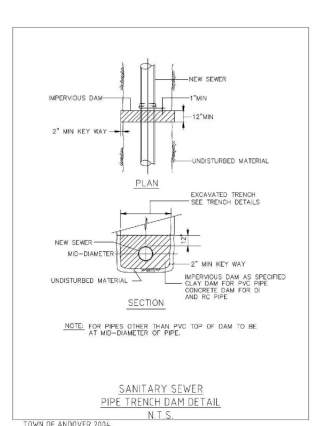
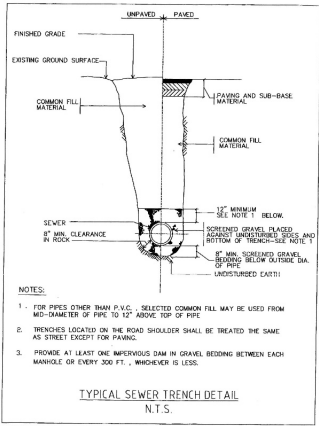
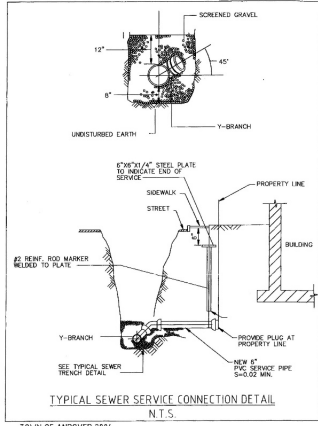
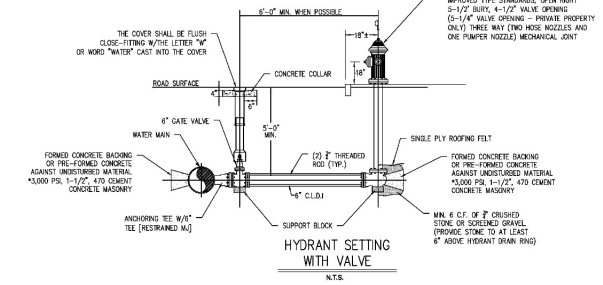
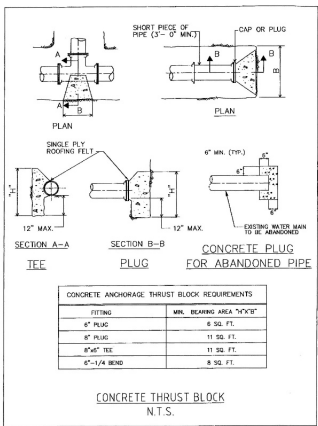
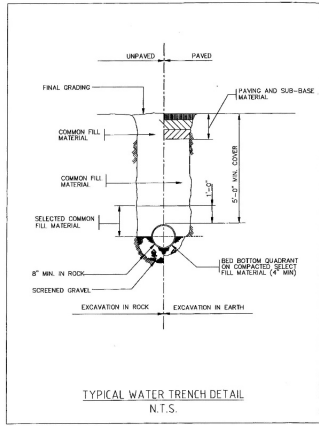
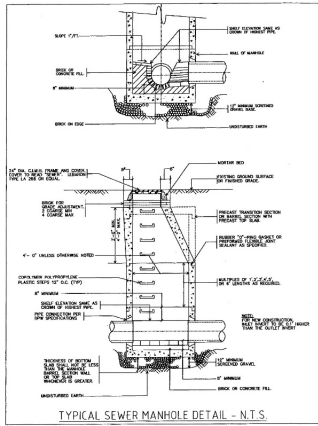
Plan Date: 04/14/2025
Revision Date: 07/15/2025

Sheet Title:
PLAN & PROFILE SHEET

Sheet No.: **6**

Total No. of Sheets: **10**

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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
20 Granite Lane, Chatham, MA 02608
Tel: 413-253-1111 Fax: 413-253-1112
100 Main Street, Andover, MA 01810
Tel: 978-875-1111 Fax: 978-875-1112

MINISTERS ESTATES

Engineer:
DANIEL MORALES CIVIL No. 37752

Surveyor:

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

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

NO.	DATE	DESCRIPTION
1	06/01/25	DK PER REVIEW COMMENTS AND DIR
2	06/25/25	DK PER REVIEW COMMENTS DATED 06/20/25
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4	07/15/25	DK PER REVIEW COMMENTS DATED 07/10/25

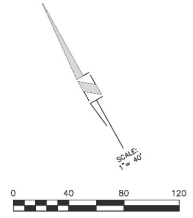
NOT RELEASED FOR CONSTRUCTION

Assessor's Map No. for Map 79 / Lot 18
Project No. 42305
Drawing Scale: AS NOTED
Plan Date: 04/14/2025
Sheet No.: 07/15/2025

Sheet Title:
DETAIL SHEET
Miscellaneous

Sheet No.: **9**
Total No. of Sheets: **10**

Printed on: Jul 15, 2025 - 10:50 AM

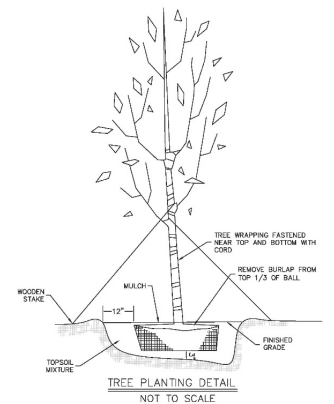


LIST OF ABBREVIATIONS

BFE	BASEMENT FLOOR ELEVATION
BIT	BITUMINOUS
CB	CATCH BASIN
C.O.	CLEAN OUT
DMR	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
F&P	POST AND RAIL
FFE	FINISHED FLOOR ELEVATION
CCB	CAPE COD CROWN
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
RR	RAIL ROAD SPIKE
I.P.	IRON PIPE
(F)	FELDS
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
OHW	OVERHEAD WIRE
SSLW	SINGLE SOLID WHITE LINE
SSBY	SINGLE SOLID AND BROKEN YELLOW LINE
SSLW	SINGLE SOLID 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 WATER LINE
	EXISTING WATER GATE
	EXISTING UTILITY POLE
	PROPOSED CONTOURS
	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED WATER LINE
	PROPOSED WATER GATE
	PROPOSED EASEMENT
	PROPOSED QUARREL
	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 RHODOENDRON	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
 99 Central Ave., Chicopee, MA 01020
 Telephone: (413) 542-7000
 Fax: (413) 542-7001
 E-mail: info@dkeng.com
 Website: www.dkeng.com

Engineer:
JENNIFER SURVEY & DESIGN, LLC
 100 Main Street, Westfield, MA 01097
 Telephone: (413) 865-1111
 Fax: (413) 865-1112
 E-mail: info@jensur.com
 Website: www.jensur.com

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

Owner(s):
MINISTERS LANE LLC
 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: 07/15/2025

Sheet Title:
LANDSCAPE PLAN

Sheet No.: **10**

Total No. of Sheets: **10**

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