

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
OCB	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
SSBW	SINGLE SOLID AND BROKEN YELLOW LINE
SBLW	SINGLE BROKEN WHITE LINE
CNC	CONCRETE
WF	WETLAND FLAG
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED
EX.	EXISTING

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 SEEDDED.
- 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 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 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, 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.

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 _____

MINISTERS ESTATES

Engineer / Surveyor:
DK Engineering LLC
 69 Granite Lane, Chester NH 03038
 Telephone Number: (603) 605-6228
 E-mail Address: dan@dkeng.com
FINDISEN SURVEY & DESIGN LLC
 P.O. Box 612, Sandown, New Hampshire 03879
 E-mail Address: FSDLLC@gnl.com

Engineer:
DANIEL KORAVOS
 CIVIL
 No. 37752
 PROFESSIONAL ENGINEER

Surveyor:
Daniel Koravos

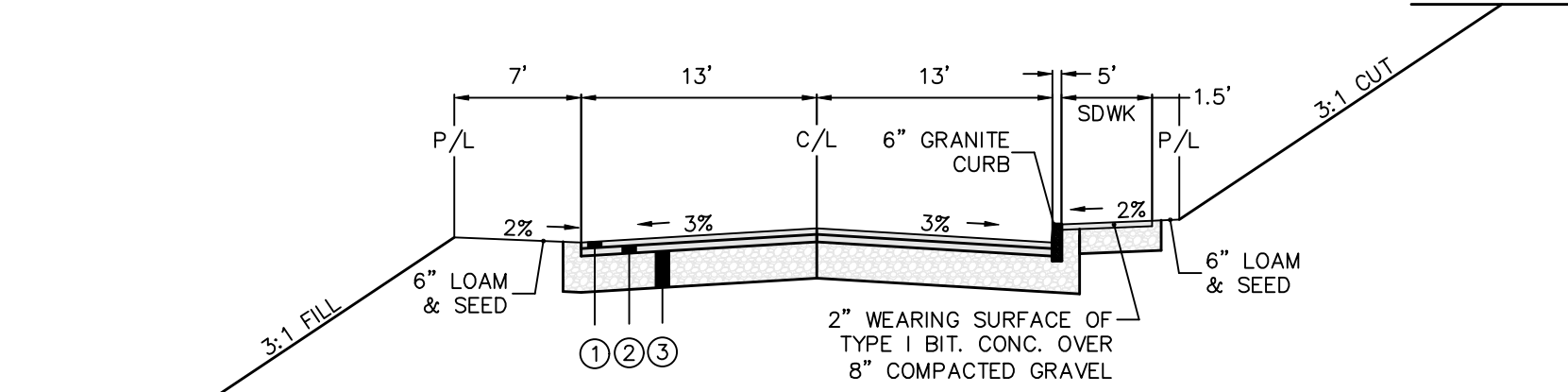
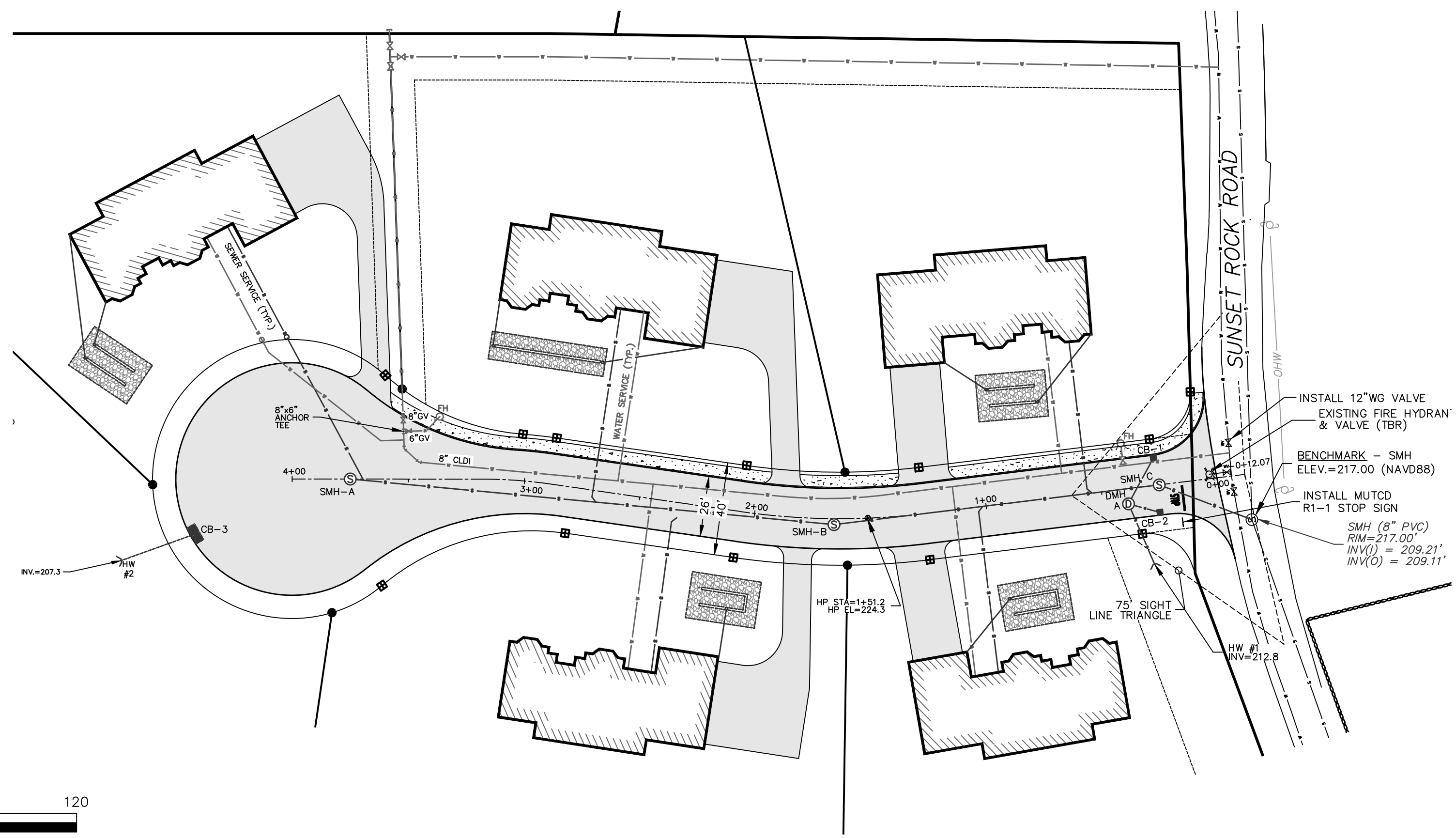
Applicant:
MINISTERS LANE LLC
 42 School Street
 Andover, MA 01810

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

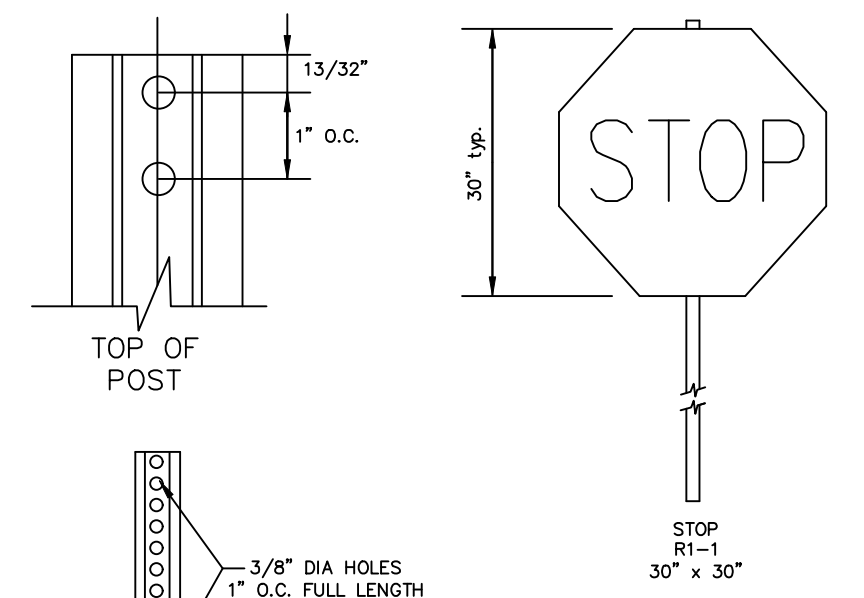
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5	07/24/25	DK	PER PEER REVIEW COMMENTS DATED 07/18/25
4	07/15/25	DK	PER PEER REVIEW COMMENTS DATED 07/10/25
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2	06/25/25	DK	PER PEER REVIEW COMMENTS AND IDR
1	06/01/25	DK	NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot: _____ Map 79 / Lot 18
 Project No.: 42305 Drawing Scale: 1"=40'
 Plan Date: 04/14/2025 Revised Date: 07/24/2025
 Sheet Title:
GRADING PLAN
 Sheet No.: **4**
 Total No. of Sheets: **10**

Drawing Name: D:\ask_data\Projects\42305 - 42305 - Sunset Rock Rd - Andover\Map 79\42305 - 42305 - 07-24-25.dwg
 Drawing No.: 42305
 Date: 07/24/25
 Time: 11:14 AM

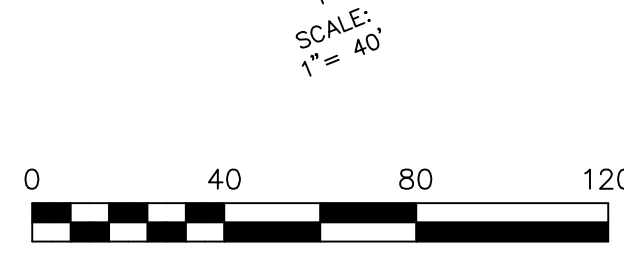


TYPICAL ROAD CROSS SECTION
N.T.S.

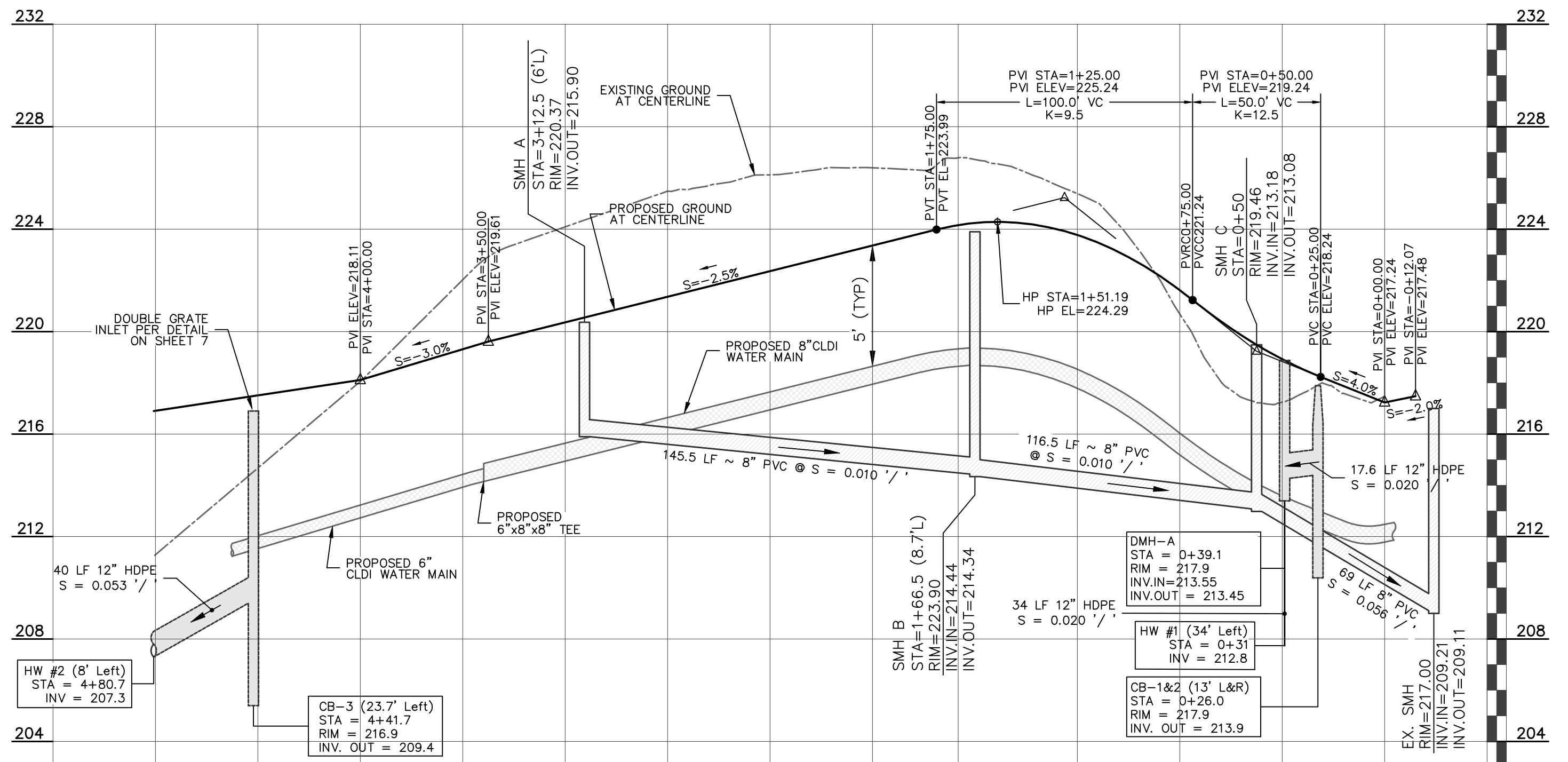


SIGN & POST DETAIL
N.T.S.

- 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.



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



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

MINISTERS LANE PROFILE

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
- SOC SLOPED GRANITE CURB
- RR SPIKE RAIL ROAD SPIKE
- I.P. IRON PIPE
- (F) FOUND
- NETT NEW ENGLAND TELEPHONE & TELEGRAPH
- OHW OVERHEAD WIRE
- SSWL 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
- 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

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DATE

FILED _____

HEARING _____

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DK Engineering LLC
69 Granite Lane, Chester, NH 03038
Telephone Number: (603) 605-6298
E-mail Address: dan@dkc.com

MINISTERS ESTATES

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DANIEL KORAVOS
CIVIL
No. 37752
PROFESSIONAL ENGINEER

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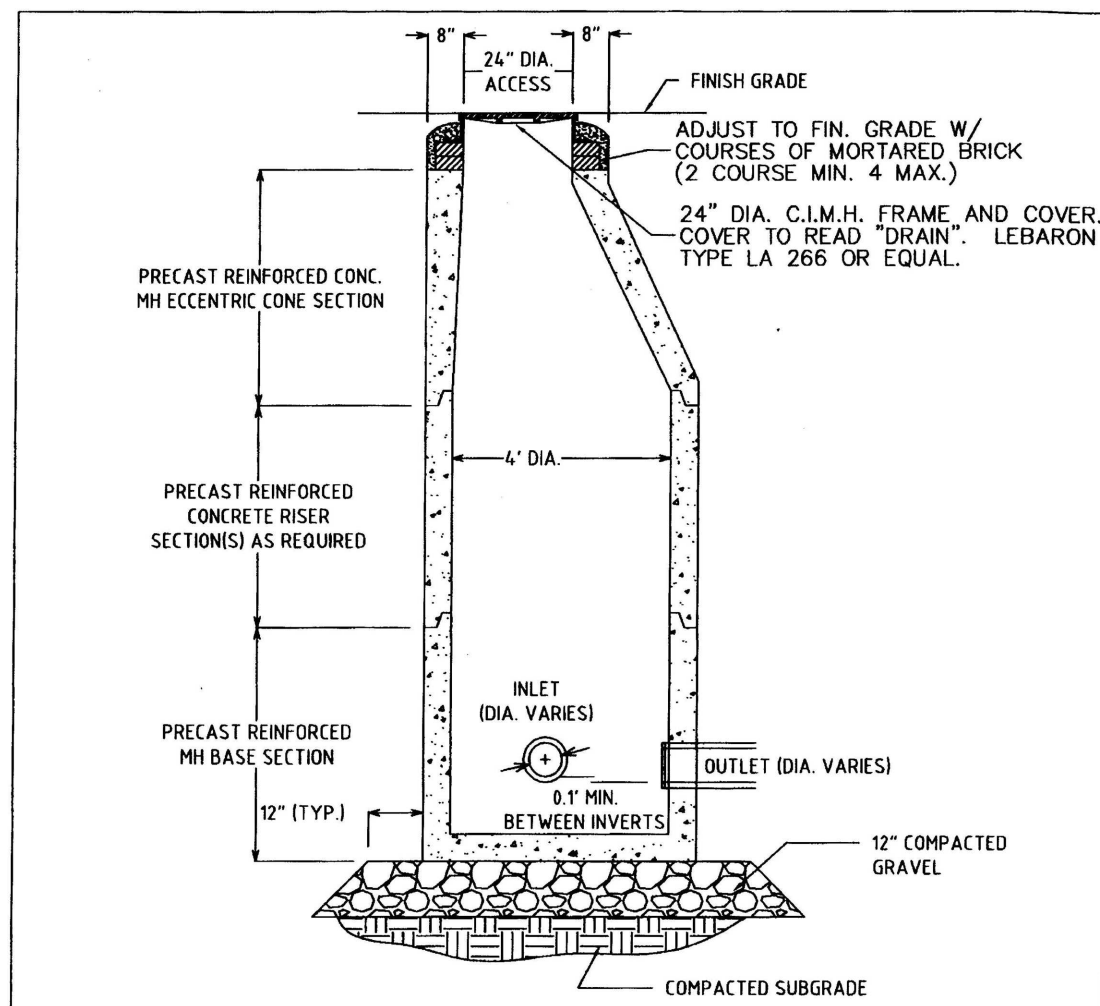
Assessor's Map & Lot: Map 79 / Lot 18
Project No.: 42305 Drawing Scale: 1"=40'
Plan Date: 04/14/2025 Revised Date: 07/24/2025

Sheet Title:
PLAN & PROFILE SHEET

Sheet No.: **6**

Total No. of Sheets: 10

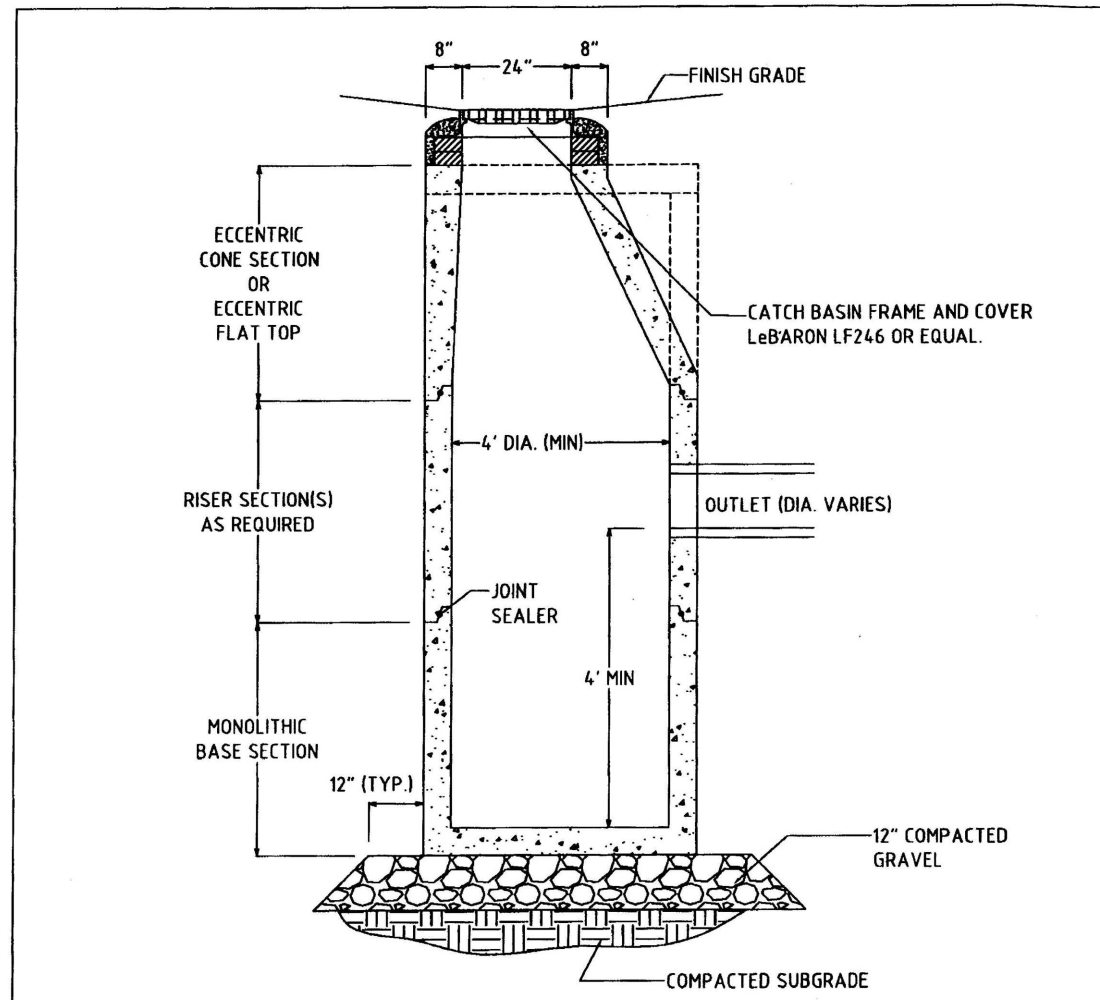
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- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR H-20 LOADING.
 2. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 4 BRICK COURSES MAXIMUM).

TYPICAL DRAIN MANHOLE DETAIL
N.T.S.

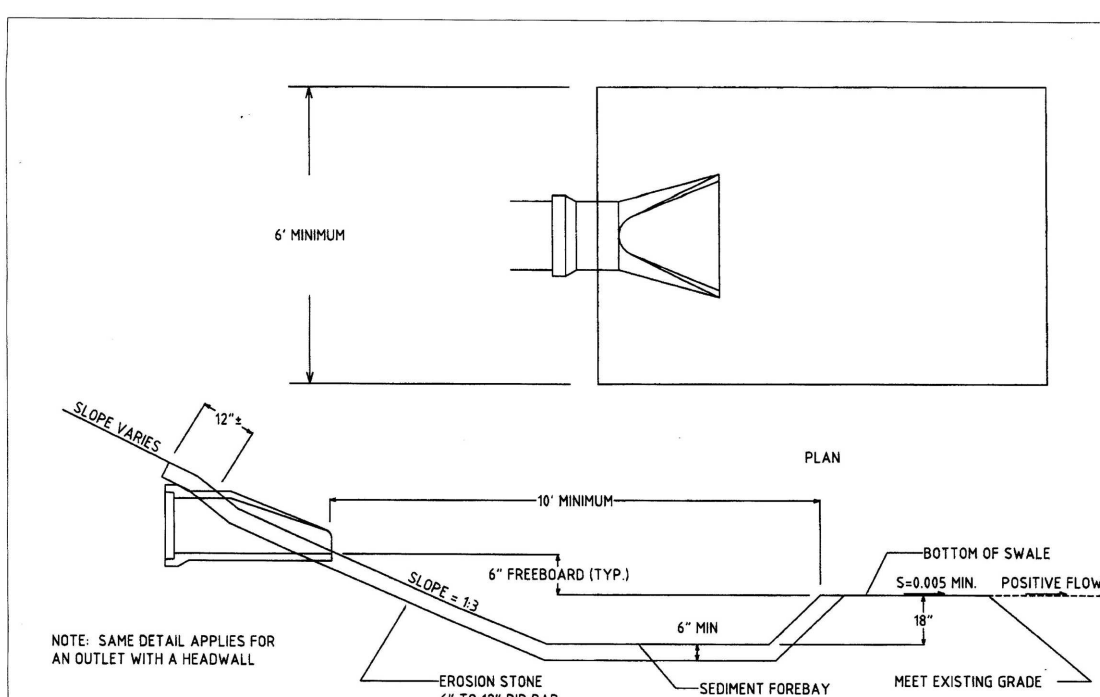
TOWN OF ANDOVER 2004



- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR H-20 LOADING.
 2. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 3. 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

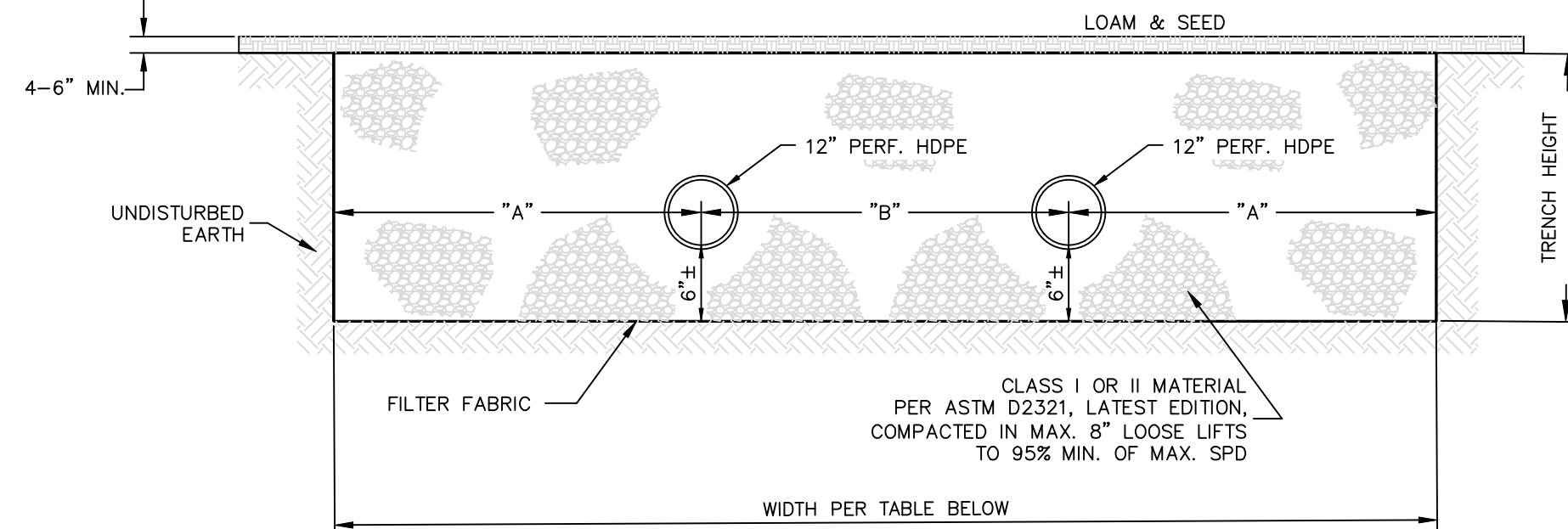


NOTE: SAME DETAIL APPLIES FOR AN OUTLET WITH A HEADWALL.

EROSION STONE FOR DRAINAGE OUTLET
N.T.S.

TOWN OF ANDOVER 2004

INFILTRATION SYSTEMS TYPICAL DETAIL



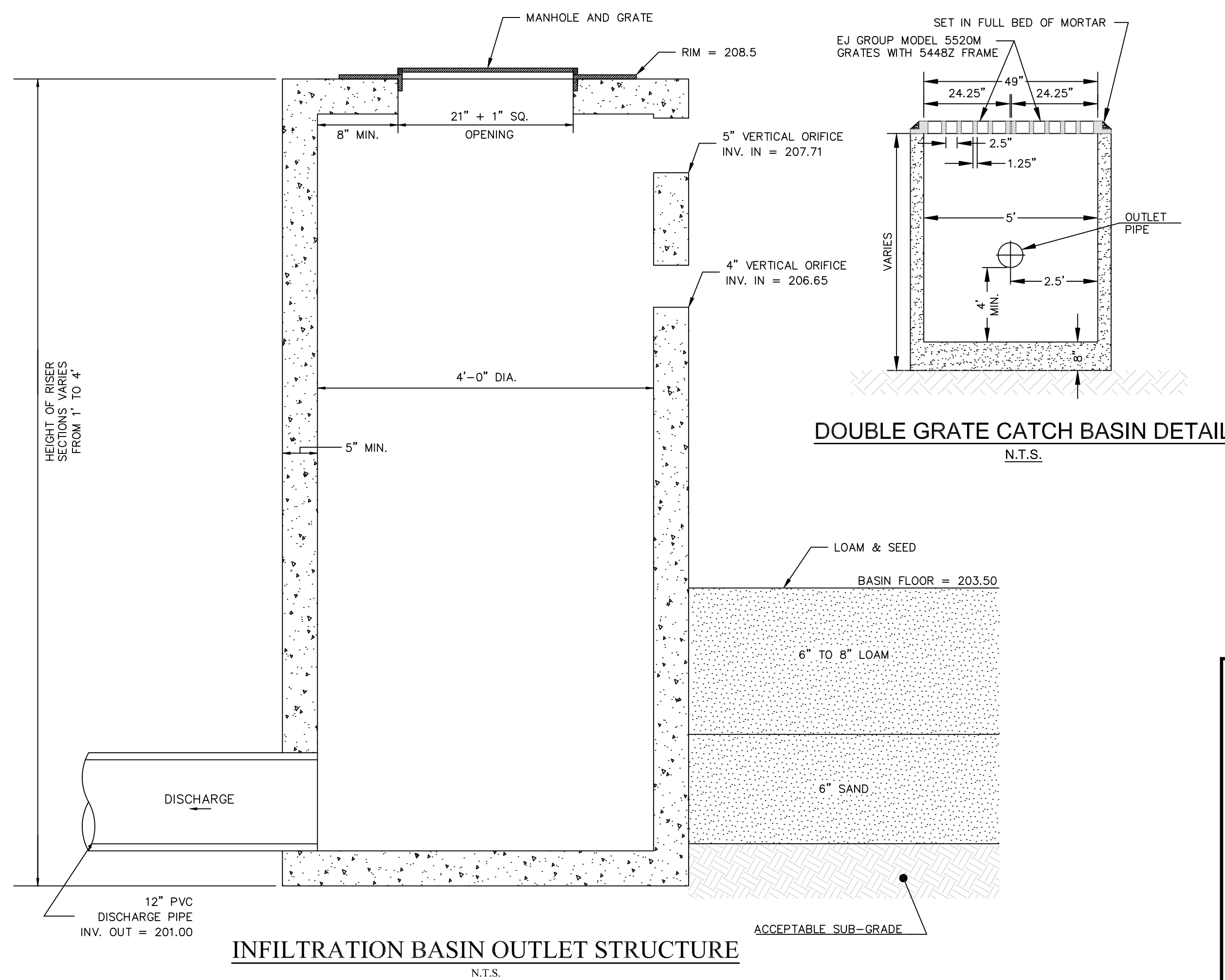
- NOTES:
1. CLASS I MATERIAL: ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN-GRADED, WITH LITTLE OR NO FINES (1/4 INCH TO 1 1/2 INCHES IN SIZE).
 2. CLASS II MATERIAL: CLEAN, COARSE-GRAINED MATERIALS, SUCH AS GRAVEL, COARSE SANDS, AND GRAVEL/SAND MIXTURES (1 1/2 INCHES IN SIZE).
 3. FILTER FABRIC SHALL 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.

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	211.1	211.8	6.3	30	80	24	2	76	10	10
Infil #2	206.6	207.5	210.6	211.1	4.0	13	200	12	1	198	7	0
Infil #3	203.5	204.5	207.4	207.9	3.8	10	80	12	1	76	5	0

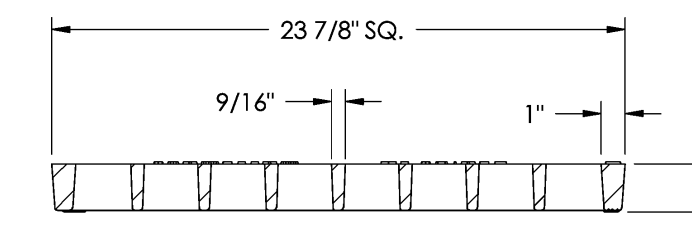
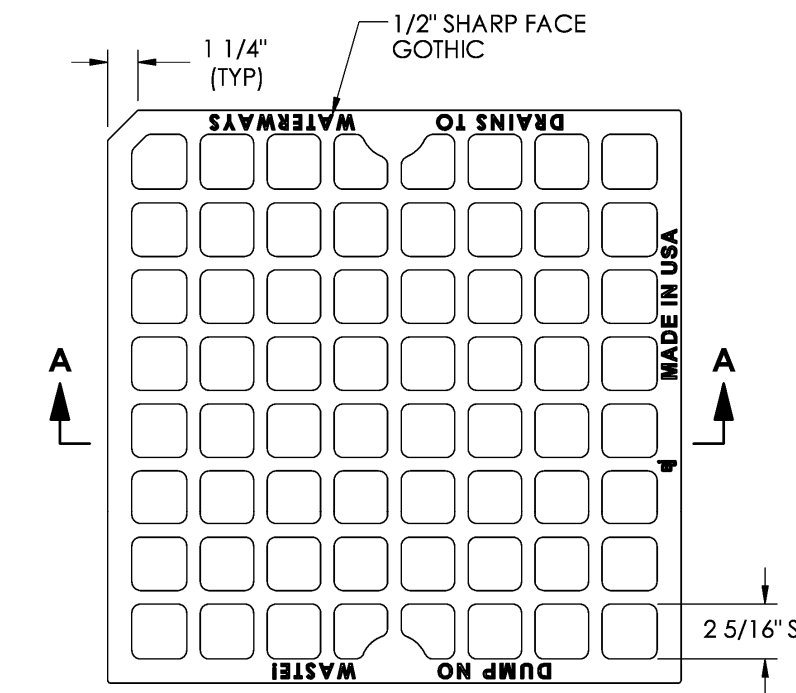
ROOFTOP INFILTRATION SYSTEM ELEVATIONS AND DIMENSIONS

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	1	46	6	8
Bldg #2	218.5	219.0	222.9	223.2	4.4	20	30	12	1	46	6	8
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	4.4	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



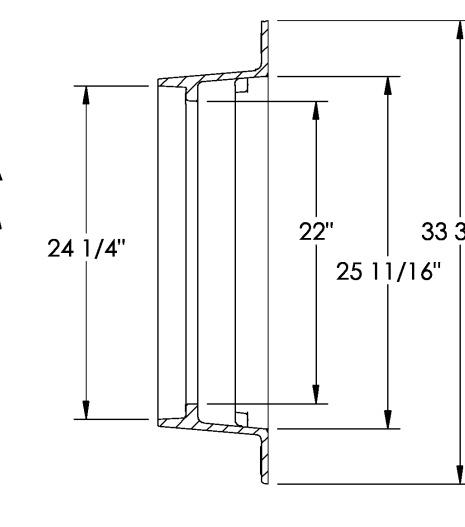
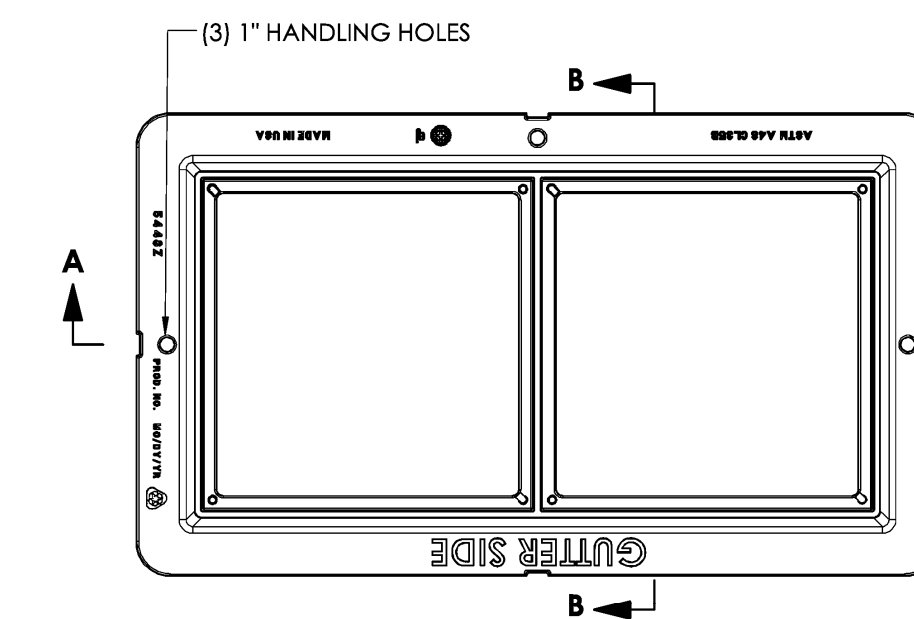
INFILTRATION BASIN OUTLET STRUCTURE
N.T.S.

5520M Grate

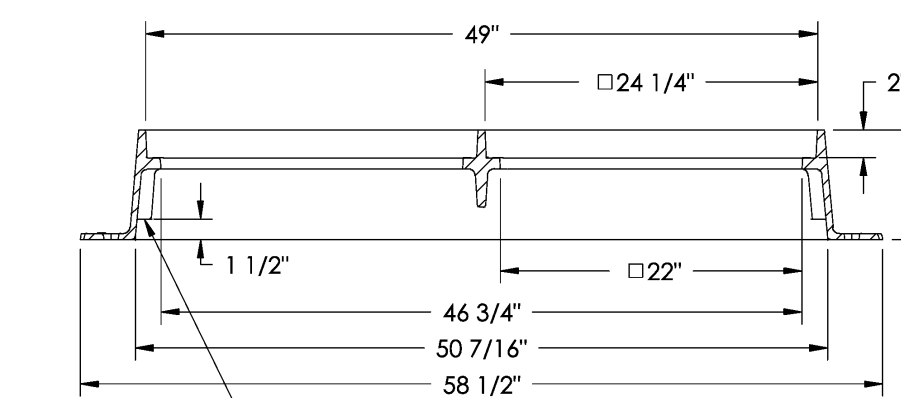


SECTION A-A

5448Z Frame



SECTION B-B



SECTION A-A



Product Number
00552035
Design Features
-Materials: Ductile Iron (70-50-05)
-Design Load: Heavy Duty
-Open Area: 309 sq in
-Coating: Unrippled
-√ Designates Machined Surface

Certification
-ASTM A536
-M306-10
-H20
-Country of Origin: USA

Weight
- 120 lb.

Drawing Revision
4/10/2008 Designer: TWR
11/21/2016 Revised By: MAH

Disclaimer
Weights (actual), dimensions (inch/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

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Contact
800 625 4853
ejco.com



Product Number
00544812
Design Features
-Materials: Gray Iron (CL35B)
-Load Rating: Heavy Duty
-Open Area: N/A
-Coating: Unrippled
-√ Designates Machined Surface
-Estimated Weight: 313 lbs.

Certification
-ASTM A48
-H20
-Country of Origin: USA

Drawing Revision
11/14/2012 Designer: SDC
1/22/2021 Revised By: DAE

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Contact
800 625 4853
ejco.com

MINISTERS ESTATES

Engineer / Surveyor:

DK Engineering LLC
69 Granite Lane, Chester, NH 03038
Telephone Number: (603) 605-6228
E-mail Address: dan@dkelc.com
FINDEISEN SURVEY & DESIGN LLC
P.O. Box 612, Sandown, New Hampshire 03879
E-mail Address: FSDLLC@gnel.com

Engineer:



Surveyor:

Applicant:

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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: 07/24/2025

Sheet Title:
DRAINAGE
DETAIL SHEET #1

Sheet No.: 7
Total No. of Sheets: 10

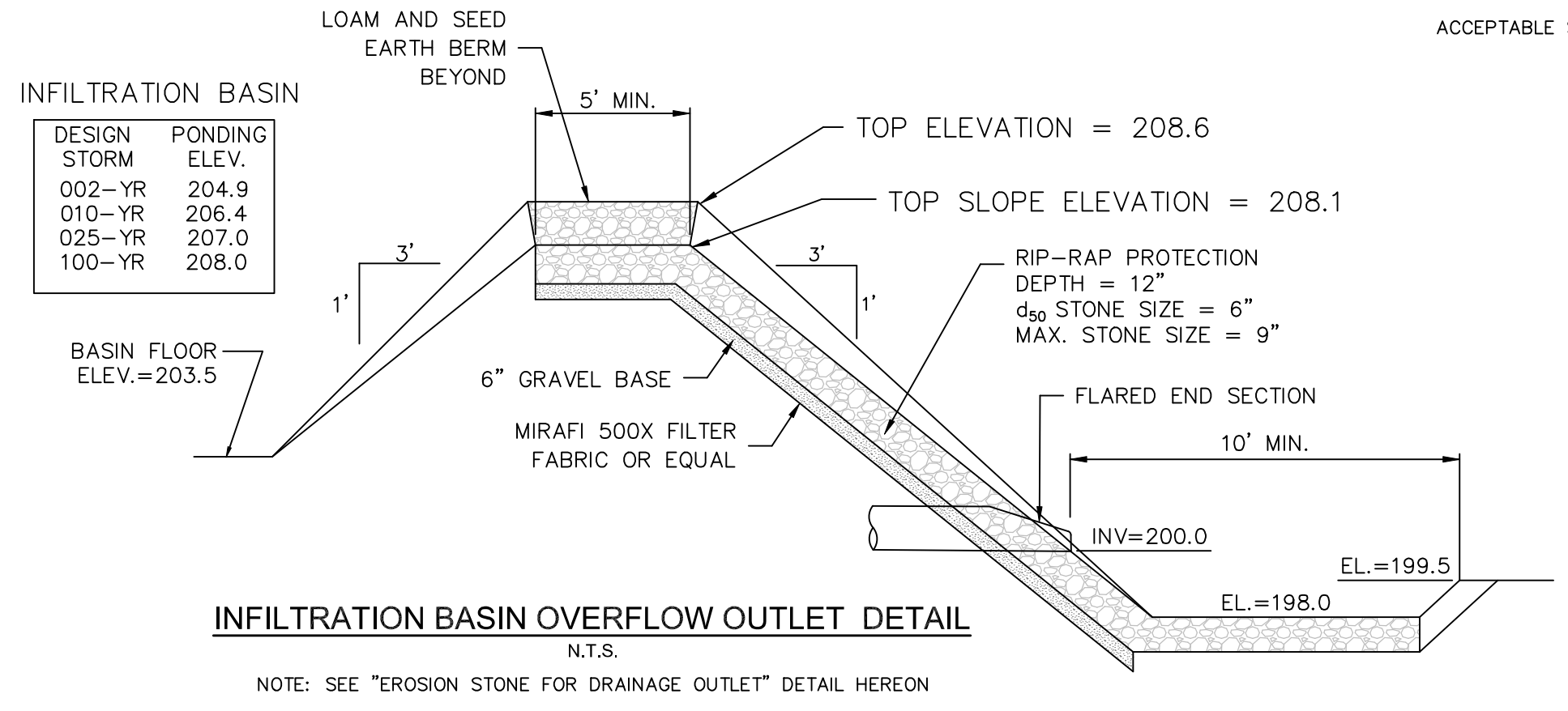
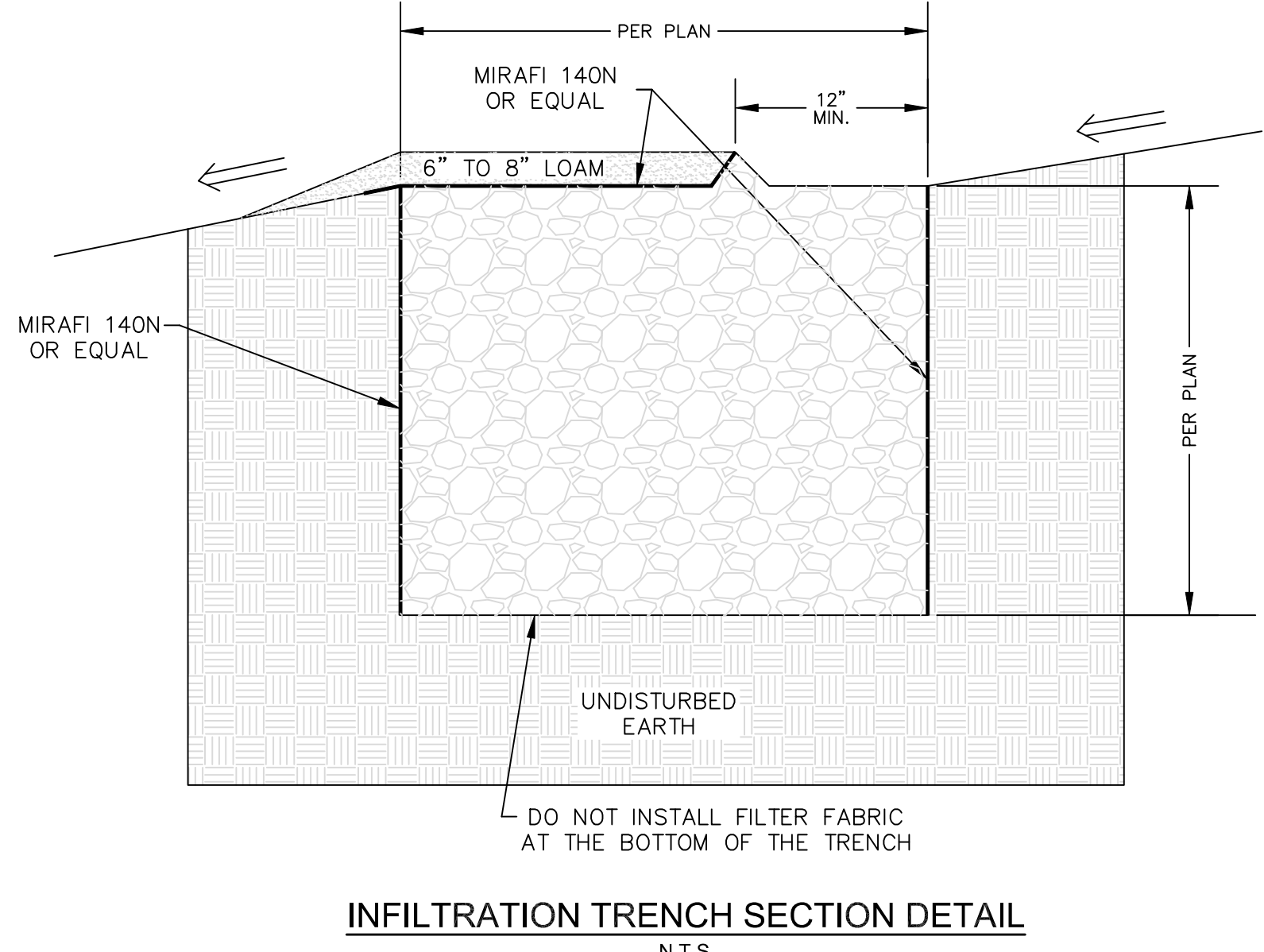
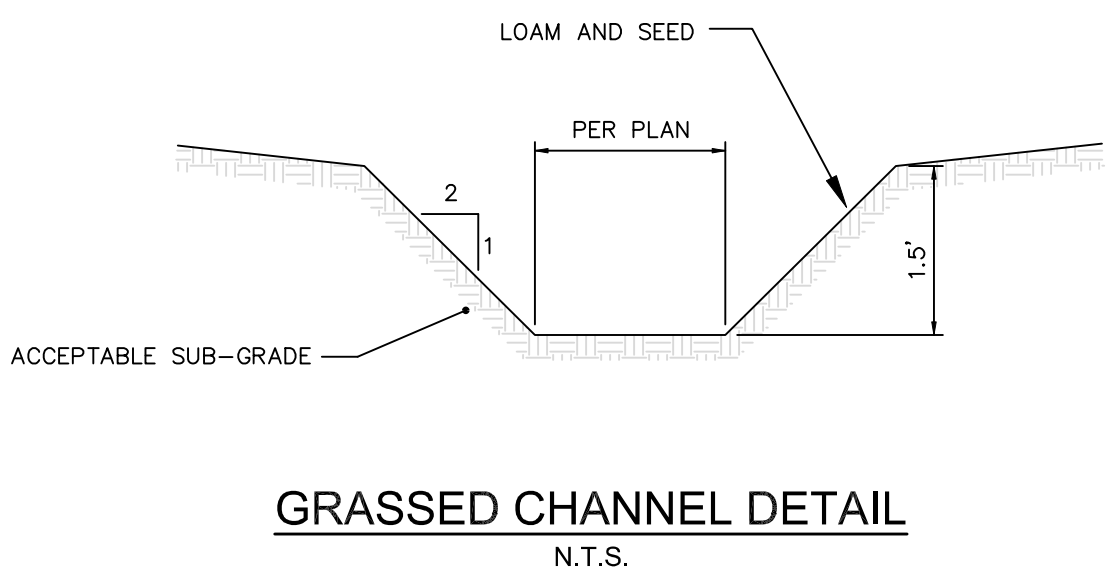
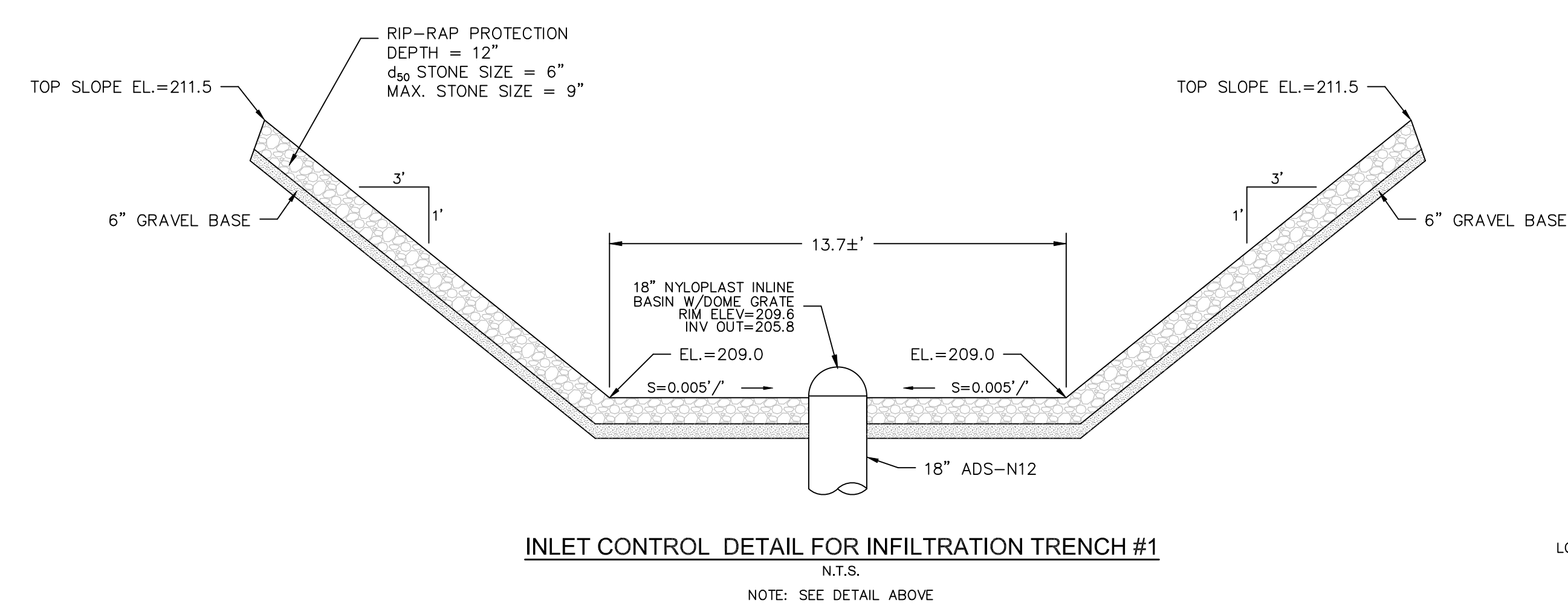
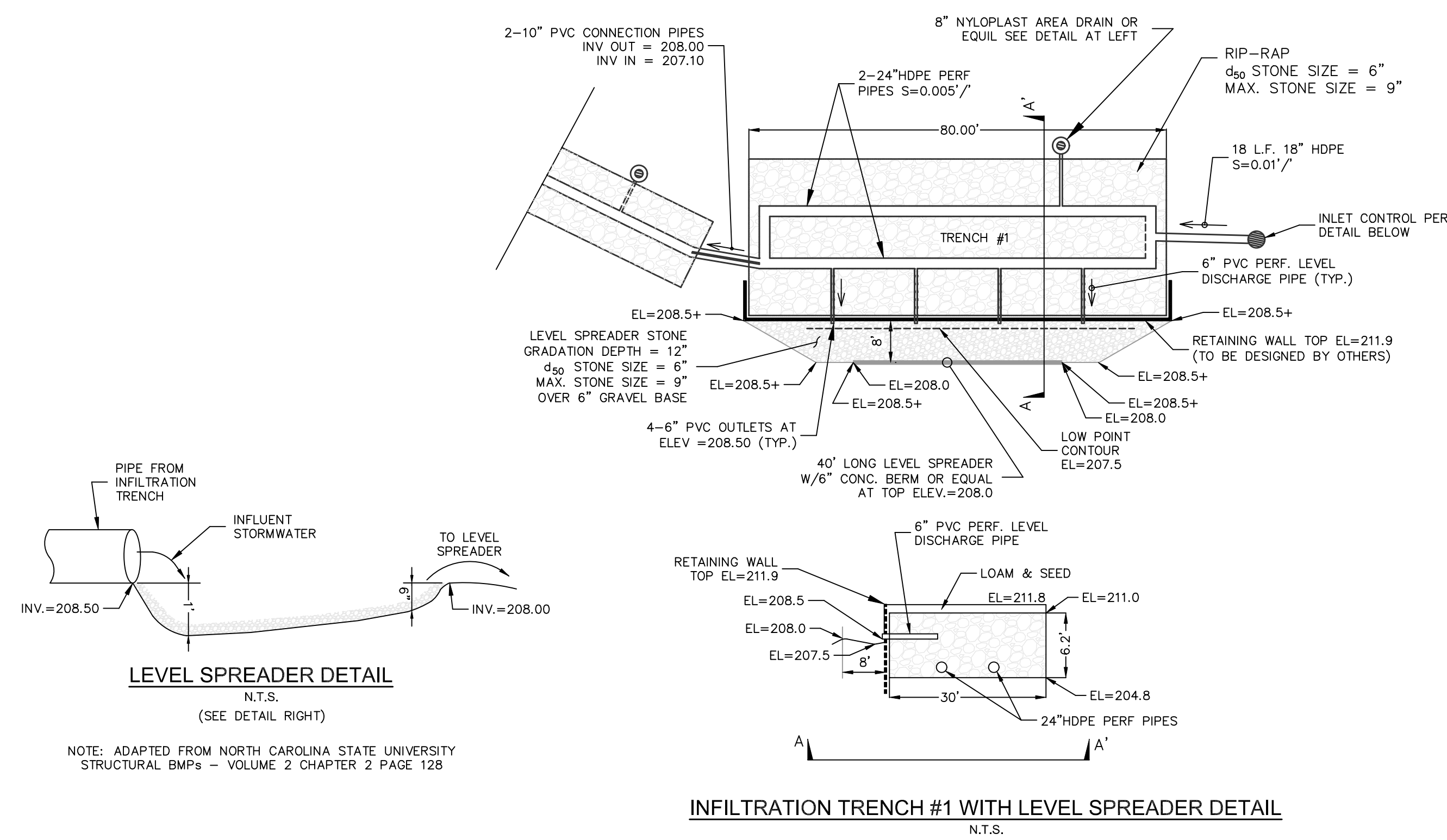
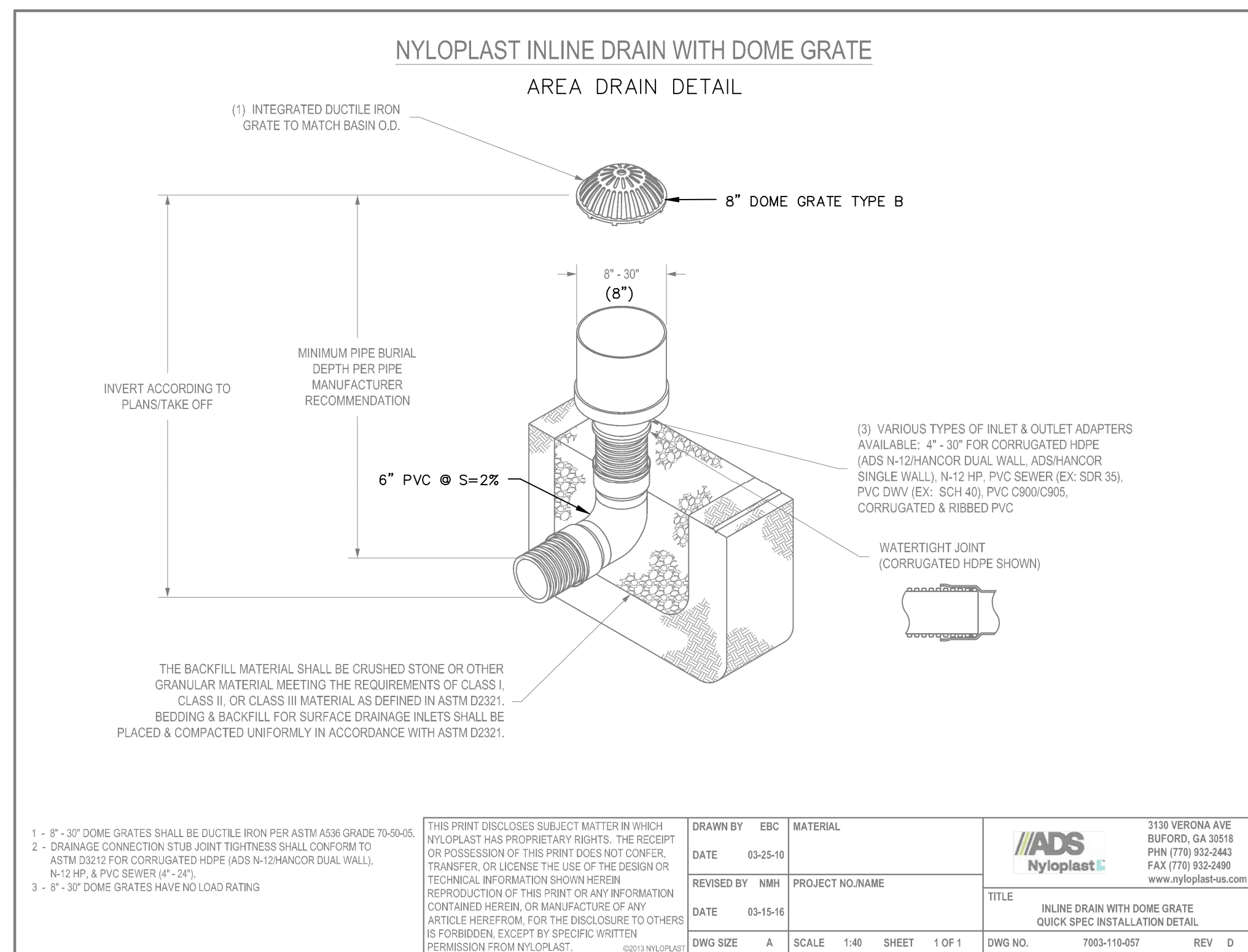
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TOWN CLERK

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FILED _____
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PROFESSIONAL SEAL

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NOT RELEASED FOR CONSTRUCTION

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

Project No.: 42305 Drawing Scale: AS NOTED

Plan Date: 04/14/2025 Revised Date: 07/24/2025

Sheet Title:
**DRAINAGE
DETAIL SHEET #2**

Sheet No.: **8**

Total No. of Sheets: **10**

Drawing Name: D:\ask_data\Projects\42305 - ABC - 39 - Sumner\Reck - Ed - Andover\dwg\42305 - 0325 - Adjust - per - 4th - review - comments - 2025-07-24.dwg

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