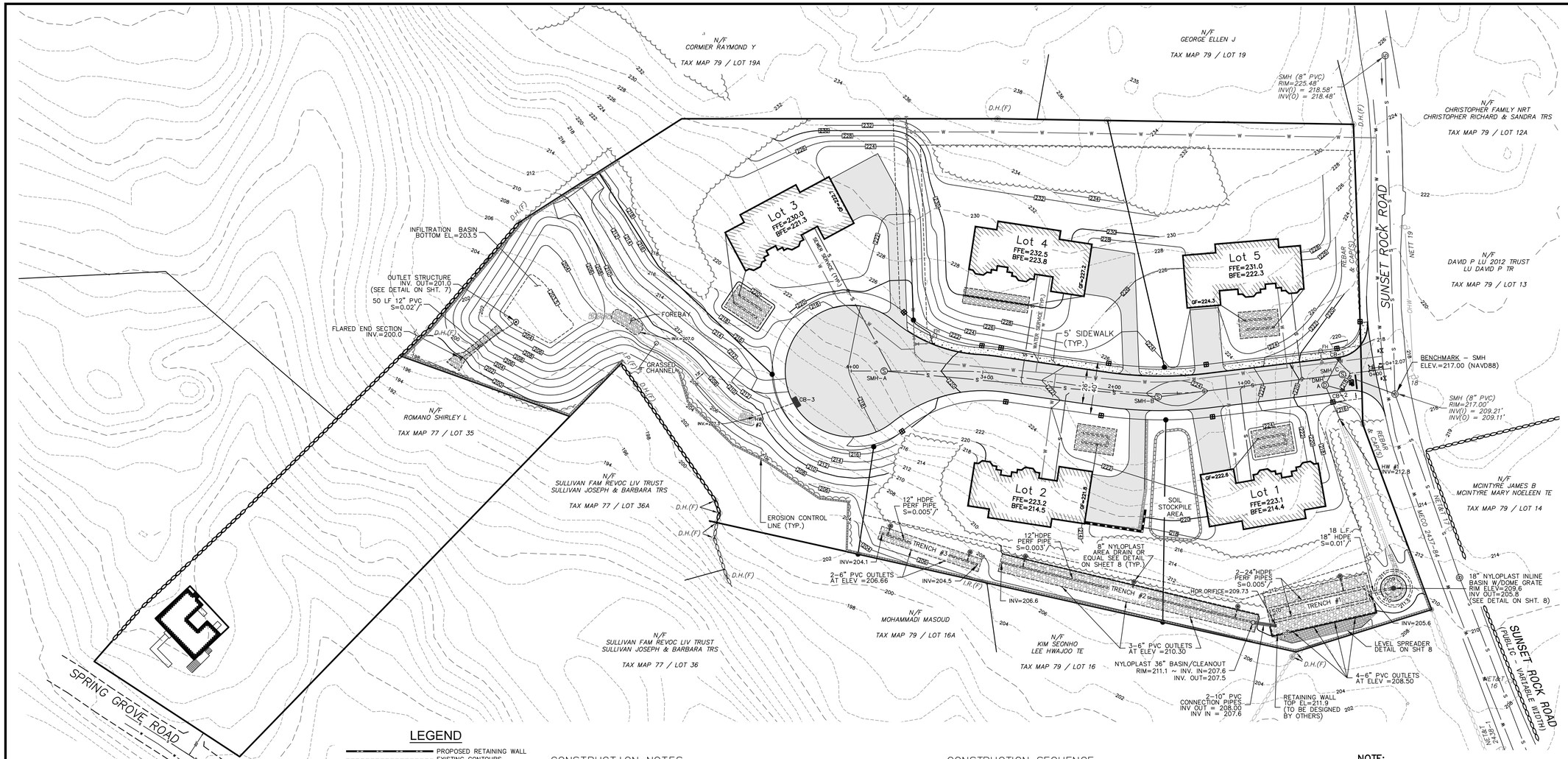


LEGEND

- 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

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 OFFSITE 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 (CLDI) 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 LeBARON LAG 266-3 FRAME & GRATE. ALL SEWER OR DRAIN MANHOLES SHALL USE LeBARON 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, 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.
9. INSTALL FINISHED GRAVEL FOR PAVEMENT BASE MATERIALS.

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
EX.	EXISTING

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 _____

FOR REGISTRY USE

MINISTERS ESTATES

Engineer / Surveyor:

DK Engineering LLC
59 Granite Lane, Chester, NH 03036
Telephone Number: (603) 887-2626
E-mail Address: Dan@DKE.LLC

FINDEISEN SURVEY & DESIGN, LLC
P.O. BOX 65, Salem, New Hampshire 03079
E-mail Address: FSDLLC@gmail.com

Engineer:

COMMONWEALTH OF MASSACHUSETTS
DANIEL KORAVOS
CIVIL
No. 37752
REGISTERED PROFESSIONAL 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
9			
8			
7			
6			
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
3	06/25/25	DK	PER PEER REVIEW COMMENTS DATED 06/20/25
2	06/01/25	DK	PER REVIEW COMMENTS AND IDR
1			NOT RELEASED FOR CONSTRUCTION

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

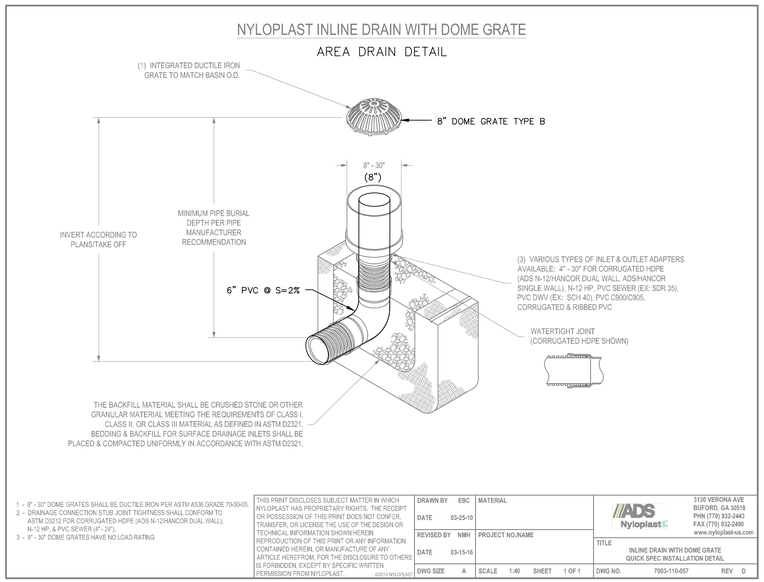
Project No.: 42305
Drawing Scale: 1"=40'
Plan Date: 04/14/2025
Revised Date: 08/04/2025

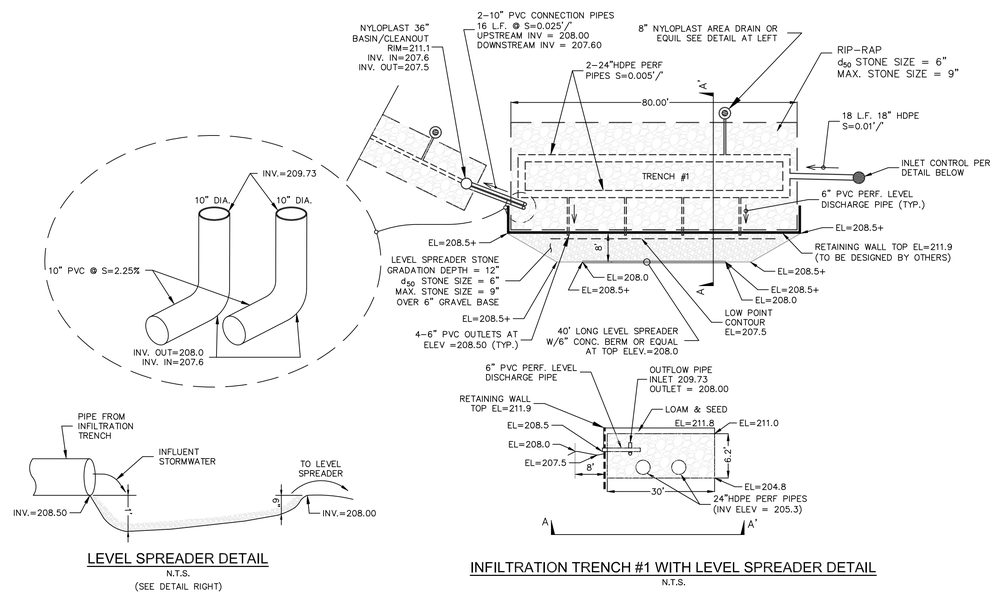
Sheet Title: GRADING PLAN

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

Drawing name: D:\Cad data\Projects\42305 - Andover\Survey\42305 - 39 Sunset Rock Rd - Andover_Survey\42305 - GSP Adjust per 4th review comments 2025-08-04.dwg

Plotted on Aug 04, 2025 - 3:35pm

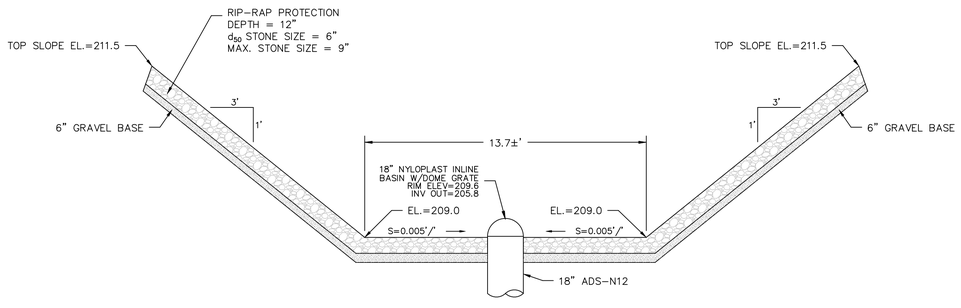




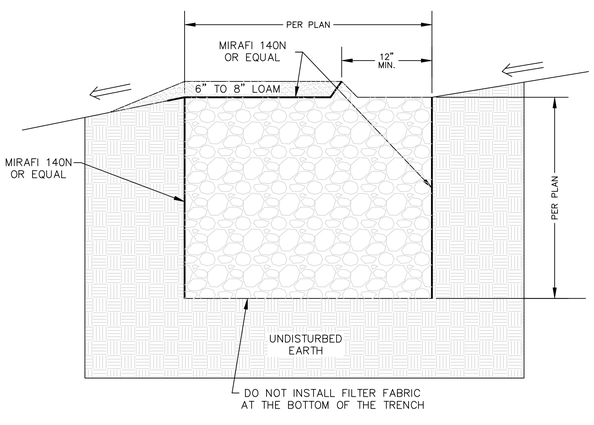
LEVEL SPREADER DETAIL
N.T.S.
(SEE DETAIL RIGHT)

NOTE: ADAPTED FROM NORTH CAROLINA STATE UNIVERSITY STRUCTURAL BMPs – VOLUME 2 CHAPTER 2 PAGE 128

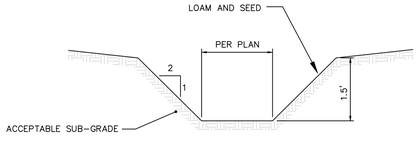
INFILTRATION TRENCH #1 WITH LEVEL SPREADER DETAIL
N.T.S.



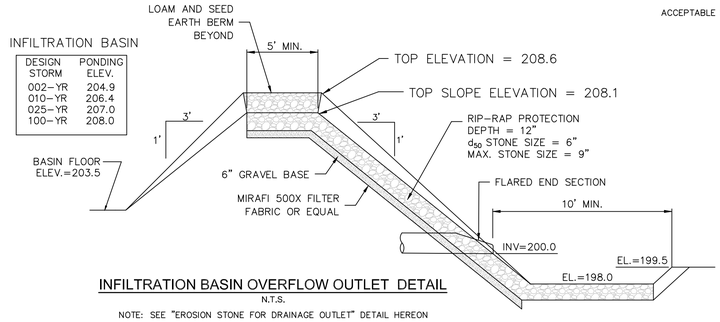
INLET CONTROL DETAIL FOR INFILTRATION TRENCH #1
N.T.S.
NOTE: SEE DETAIL ABOVE



INFILTRATION TRENCH SECTION DETAIL
N.T.S.



GRASSED CHANNEL DETAIL
N.T.S.



INFILTRATION BASIN OVERFLOW OUTLET DETAIL
N.T.S.
NOTE: SEE "EROSION STONE FOR DRAINAGE OUTLET" DETAIL HEREON

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_____
TOWN CLERK

APPROVED BY THE TOWN OF ANDOVER
PLANNING BOARD

_____ DATE
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_____
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FILED _____
HEARING _____

MINISTERS ESTATES

Engineer / Surveyor:
DK Engineering LLC
59 Granite Lane, Chester, NH 03036
Telephone Number: (603) 887-0026
E-mail Address: Dan@DKE.LLC

FINDEISEN SURVEY & DESIGN, LLC
P.O. Box 81 Salem, New Hampshire 03079
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Engineer:
COMMONWEALTH OF MASSACHUSETTS
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REGISTERED PROFESSIONAL ENGINEER

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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: 08/04/2025

Sheet Title:
DRAINAGE DETAIL SHEET #2

Sheet No.: 8
Total No. of Sheets: 10

Drawing name: D:_Dk data\Projects\42305 - ADC - 39 Sunset Rock Rd - Andover_Dwg\42305 - DSP Adjust per 4th review comments 2025-08-04.dwg
Plotted on Aug 04, 2025 – 3:35pm