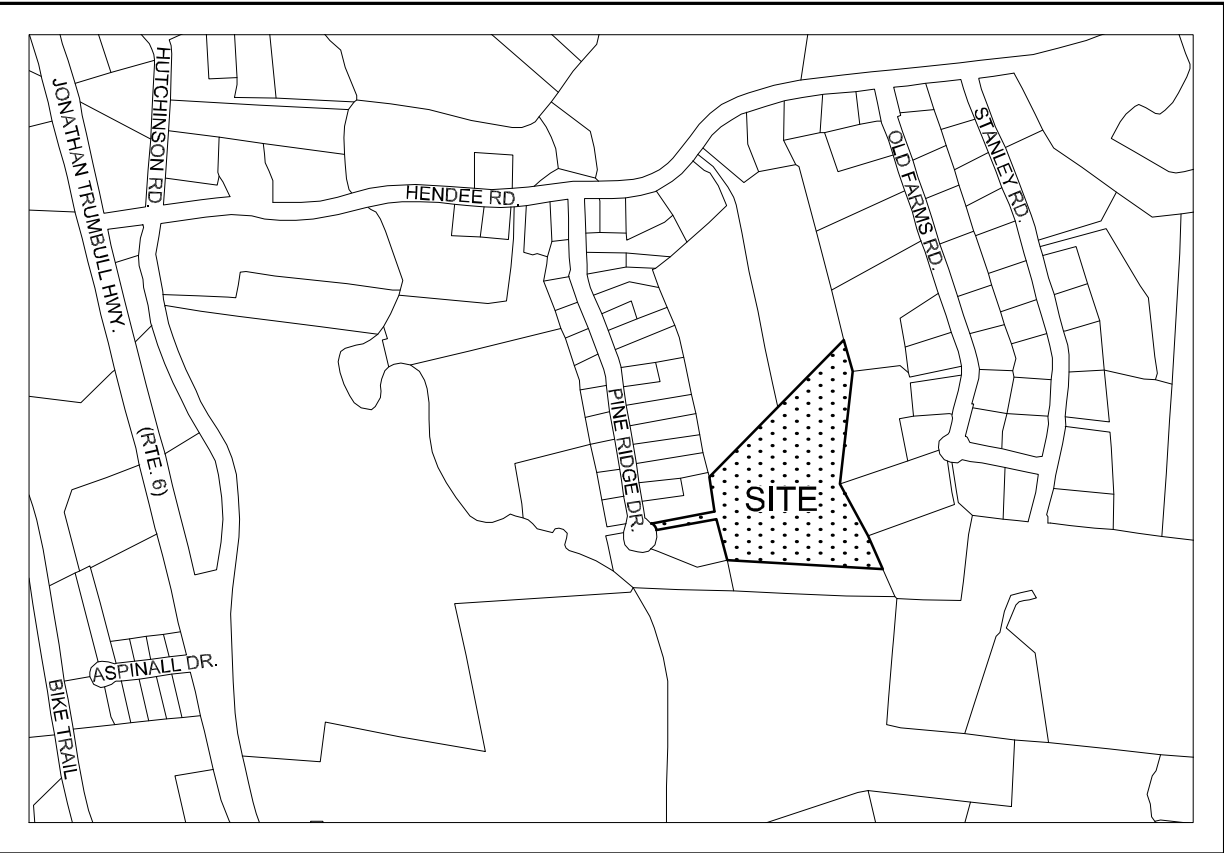
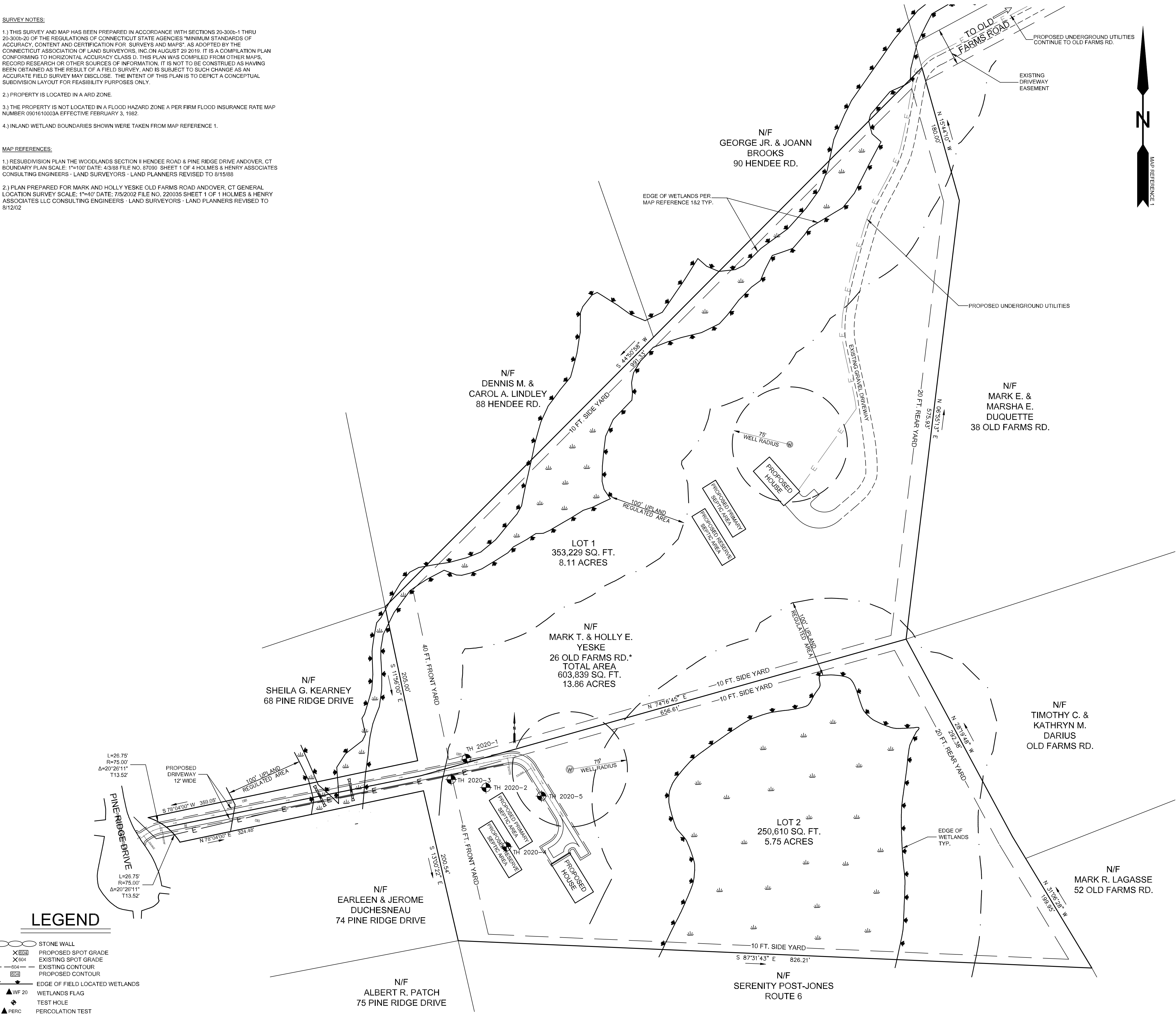


SURVEY NOTES:

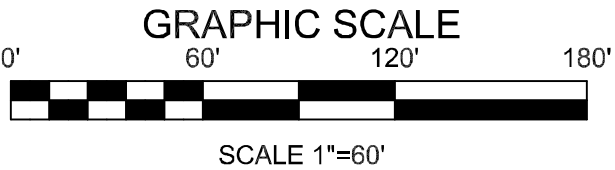
- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.ON AUGUST 29 2019. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE INTENT OF THIS PLAN IS TO DEPICT A CONCEPTUAL SUBDIVISION LAYOUT FOR FEASIBILITY PURPOSES ONLY.
- 2.) PROPERTY IS LOCATED IN A AFD ZONE.
- 3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901610003A EFFECTIVE FEBRUARY 3, 1982.
- 4.) INLAND WETLAND BOUNDARIES SHOWN WERE TAKEN FROM MAP REFERENCE 1.

MAP REFERENCES:

- 1.) RESUBDIVISION PLAN THE WOODLANDS SECTION II HENDEE ROAD & PINE RIDGE DRIVE ANDOVER, CT BOUNDARY PLAN SCALE: 1"=100' DATE: 4/3/88 FILE NO. 87090 SHEET 1 OF 4 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS REVISED TO 8/15/88
- 2.) PLAN PREPARED FOR MARK AND HOLLY YESKE OLD FARMS ROAD ANDOVER, CT GENERAL LOCATION SURVEY SCALE: 1"=40' DATE: 7/5/2002 FILE NO. 220035 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES LLC CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS REVISED TO 8/12/02



KEY MAP
SCALE 1"=1000'



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR

GEORGE CORREIA

PINE RIDGE DRIVE ANDOVER, CT.

CONCEPTUAL OPEN SPACE SUBDIVISION PLAN

SCALE: 1"=60' DATE: 8/12/2020 FILE NO. 2020-61 SHEET: 1 OF 3

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 1/11/2021

1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300-1 THRU 20-300-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR 'SURVEYS AND MAPS'". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29 2019. IT IS A COMPILED PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORDS AND SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE INTENT OF THIS PLAN IS TO DEPICT A CONCEPTUAL SUBDIVISION LAYOUT FOR FEASIBILITY PURPOSES ONLY.

3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901610003A EFFECTIVE FEBRUARY 3, 1982.

1.1 RESUBDIVISION PLAN THE WOODLANDS SECTION II HENDEE ROAD & PINE RIDGE DRIVE ANDOVER, CT.
BOUNDARY PLAN SCALE: 1"=100' DATE: 4/3/88 FILE NO. 87090 SHEET 1 OF 4 HOLMES & HENRY ASSOCIATES
CONSULTING ENGINEERS · LAND SURVEYORS · LAND PLANNERS REVISED TO 8/15/88

2.) PLAN PREPARED FOR MARK AND HOLLY YESKE OLD FARMS ROAD ANDOVER, CT GENERAL LOCATION SURVEY SCALE: 1"=40' DATE: 7/5/2002 FILE NO. 220035 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES LLC CONSULTING ENGINEERS · LAND SURVEYORS · LAND PLANNERS REVISED TO 8/12/02

1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION . THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

3.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.

4.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

5.) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE

NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.

3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED. SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE TOWNSHIP EROSION CONTROL OFFICER. SUPPLY THE TOWN OF ANDOVER EROSION CONTROL OFFICER WITH THE PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.

3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.

4.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREA OF CONSTRUCTION FROM PINE RIDGE DRIVE TO THE EDGE OF THE WETLANDS.

5.) CONSTRUCT AND STABILIZE DRIVEWAY FROM PINE RIDGE DRIVE TO WETLANDS CROSSING. STABILIZE DISTURBED SIDE SLOPES WITH TOPSOIL AND EROSION CONTROL BLANKETS. MAINTAIN DRIVEWAY CENTERLINE CROWN AND CROSS SLOPE TO DIRECT STORMWATER TO DRIVEWAY SHOULDERS.

6.) CONSTRUCT RETAINING WALLS AND DRIVEWAY ACROSS WETLANDS TO LOT 2 HOUSE AREA . COMPLETE WORK IN THE WETLANDS DURING A NO-FLOW PERIOD. STABILIZE DISTURBED SIDE SLOPES WITH TOP SOIL AND EROSION CONTROL BLANKETS. MAINTAIN DRIVEWAY CENTERLINE CROWN AND CROSS SLOPE TO DIRECT STORMWATER TO DRIVEWAY SHOULDERS.

7.) SPREAD STOCKPILED TOPSOIL, MACHINE RAKE, FERTILIZE, SEED AND MULCH ALL OTHER DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (i.e. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (i.e. STRAW OR HAY ETC..) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.

8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED

9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.

10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

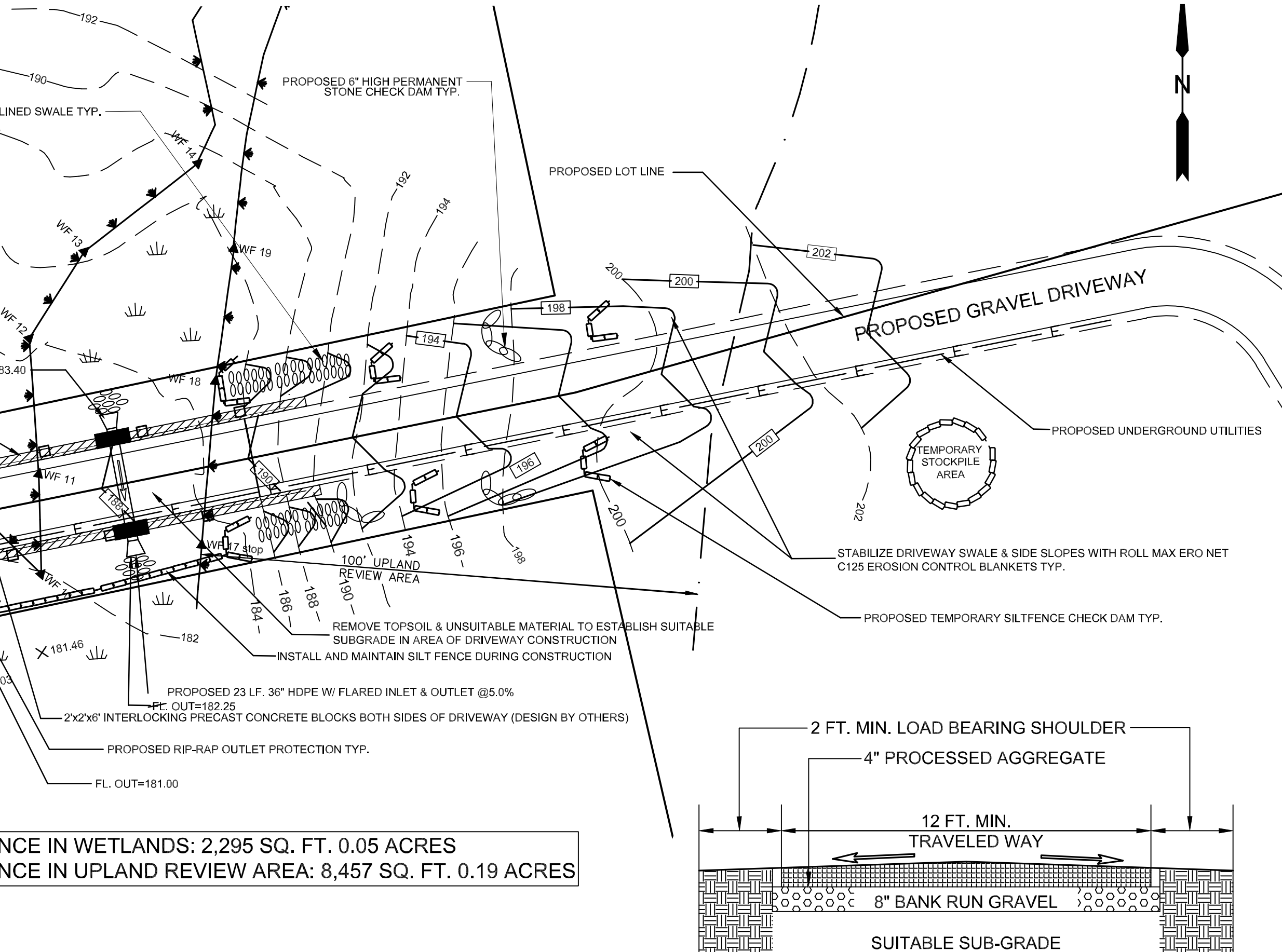
SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDING SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BEFORE UNTIL SEEDING CAN TAKE PLACE.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

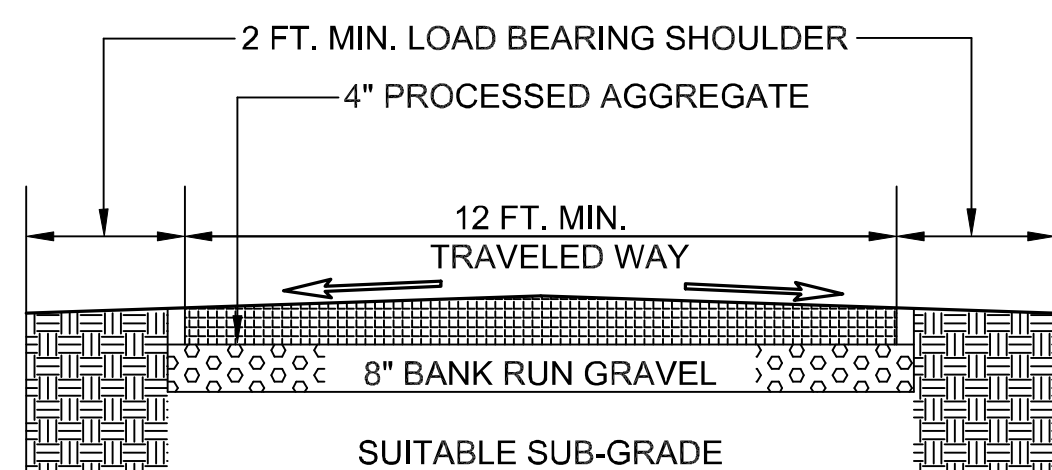
SEED SELECTION:			RECOMMENDED
USE	LB/1000 SQ. FT.	SEED MIXTURE	SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	9/15-10/1

	0.10	PERENNIAL FESCUE	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
N	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15,8/15-10/15
		OR	
	1.0	ANNUAL RYEGRASS	3/1-6/15,8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



AREA OF DISTURBANCE IN WETLANDS: 2,295 SQ. FT. 0.05 ACRES
AREA OF DISTURBANCE IN UPLAND REVIEW AREA: 8,457 SQ. FT. 0.19 ACRES



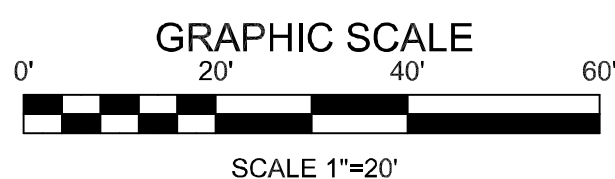
UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING
CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY
CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

		<p align="center"><u>PLAN PREPARED FOR</u></p> <p align="center">GEORGE CORREIA</p>	
		<p>PINE RIDGE DRIVE ANDOVER, CT</p>	
		<p align="center">DRIVEWAY / WETLANDS CROSSING PLAN</p>	
SCALE: 1"=20'	DATE: 11/12/2020	FILE NO. 2020-61	SHEET: 2 OF 3
<p align="center">BUSHNELL ASSOCIATES LLC.</p> <p align="center">CIVIL ENGINEERING AND LAND SURVEYING</p> <p align="center">563 WOODBRIDGE STREET MANCHESTER, CT. 06042</p> <p align="center">860-643-7875</p>			
<p>REVISIONS: 1/1/2021</p>			

PROPOSED SPOT GRADE
 EXISTING SPOT GRADE
 — EXISTING CONTOUR
 — PROPOSED CONTOUR
 — EDGE OF FIELD LOCATED WETLANDS
 WETLANDS FLAG

11/12/2020

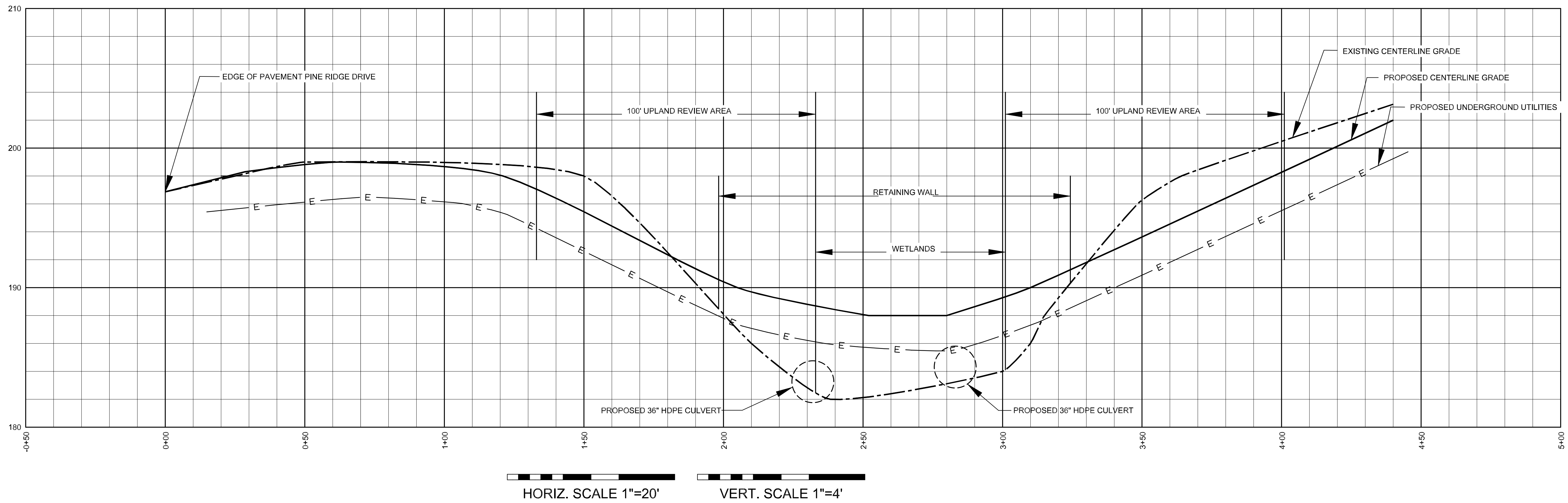
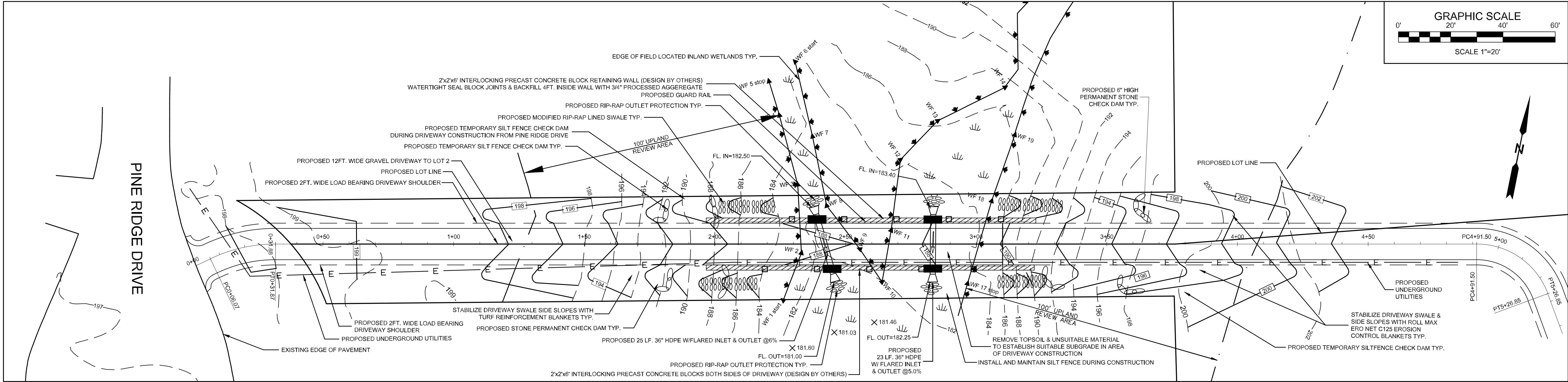
SILT FENCE DETAIL
NOT TO SCALE



ANTI - TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED
LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE



LEGEND

- X 604 PROPOSED SPOT GRADE
X 604 EXISTING SPOT GRADE
- 604 - EXISTING CONTOUR
- 604 - PROPOSED CONTOUR
- - - - - EDGE OF FIELD LOCATED WETLANDS
▲ WF 20 WETLANDS FLAG

PLAN PREPARED FOR

GEORGE CORREIA

PINE RIDGE DRIVE ANDOVER, CT.

DRIVEWAY / WETLANDS CROSSING PLAN

SCALE: 1"=20' DATE: 1/5/2021 FILE NO. 2020-61 SHEET: 3 OF 3

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
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REVISIONS: