

CORREIA-LOTECKA ACRES

APPLICATION FOR 2 LOT OPEN SPACE RESUBDIVISION & SPECIAL PERMIT FOR 2 REAR LOTS
26 OLD FARMS ROAD / PINE RIDGE DRIVE RD. ANDOVER, CT.

ASSESSOR'S MAP 28 BLOCK 7 LOT 6-23
TOTAL RESUBDIVSION AREA 13.86 ACRES

OWNERS/APPLICANTS

GEORGE CORREIA

53 MALLARD DRIVE EAST HARTFORD , CT. 06118

WALTER ERIK & MELISSA EMILY LOTECKA

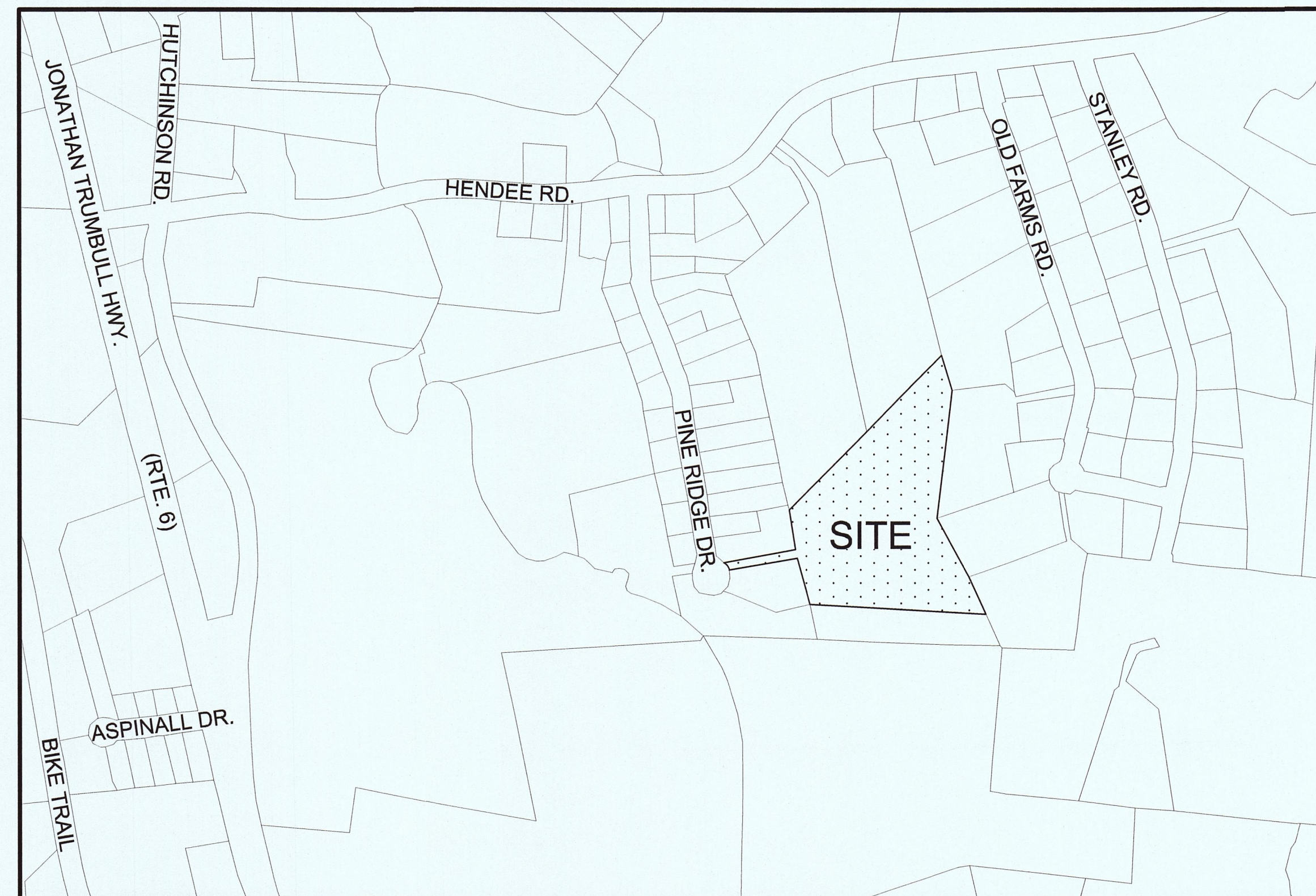
132 LAKE STREET MANCHESTER, CT. 06042

CIVIL ENGINEER / LAND SURVEYOR

BUSHNELL ASSOCIATES LLC.

563 WOODBRIDGE STREET

MANCHESTER, CT. 06042



LOCATION MAP
SCALE: 1"=500'

SHEET INDEX

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SHEET 2	BOUNDARY / RESUBDIVISION PLAN
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SHEET 5	DRIVEWAY WETLANDS CROSSING PLAN& PROFILE PLAN
SHEET 6	CONSTRUCTION / E&S DETAILS

SPECIAL PERMIT FOR REAR LOTS
APPROVED
ANDOVER PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY
SEE P&Z MINUTES OF
CONDITIONS OF APPROVAL

DATE

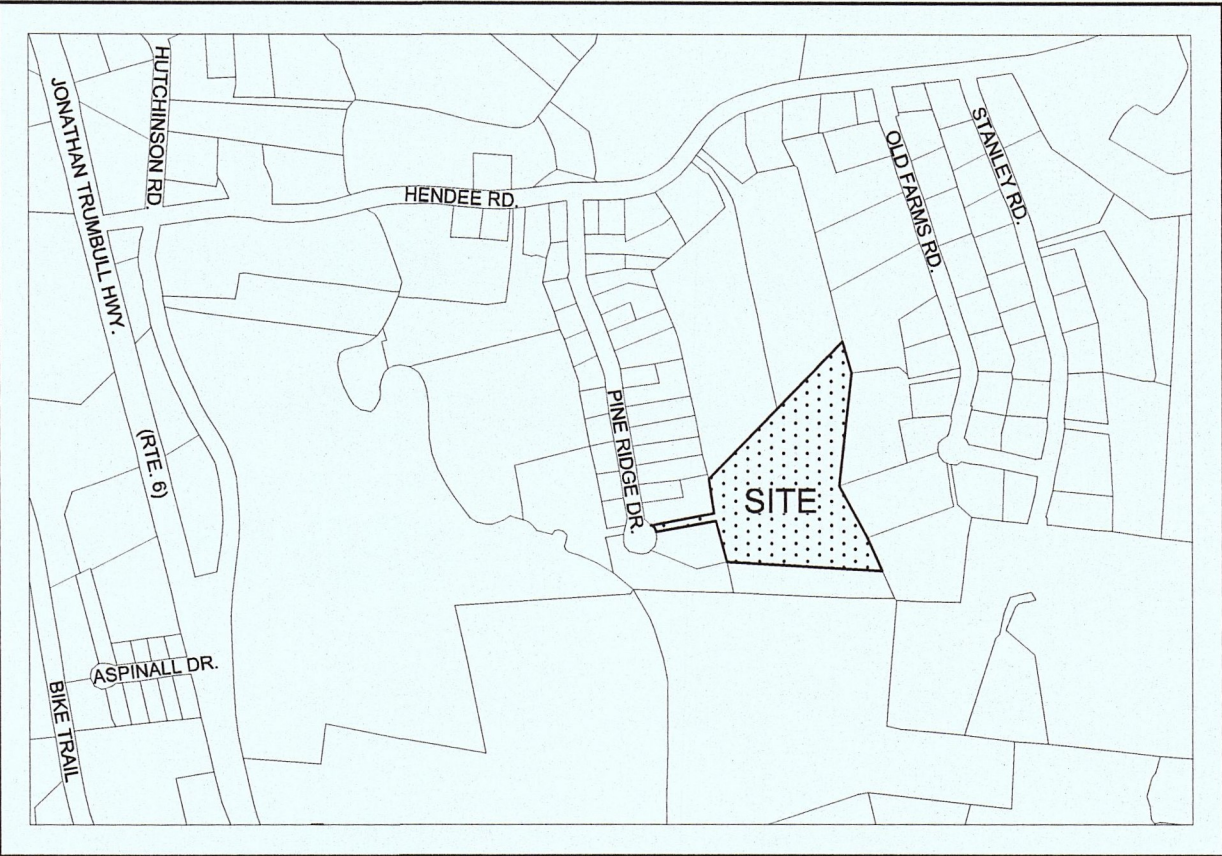
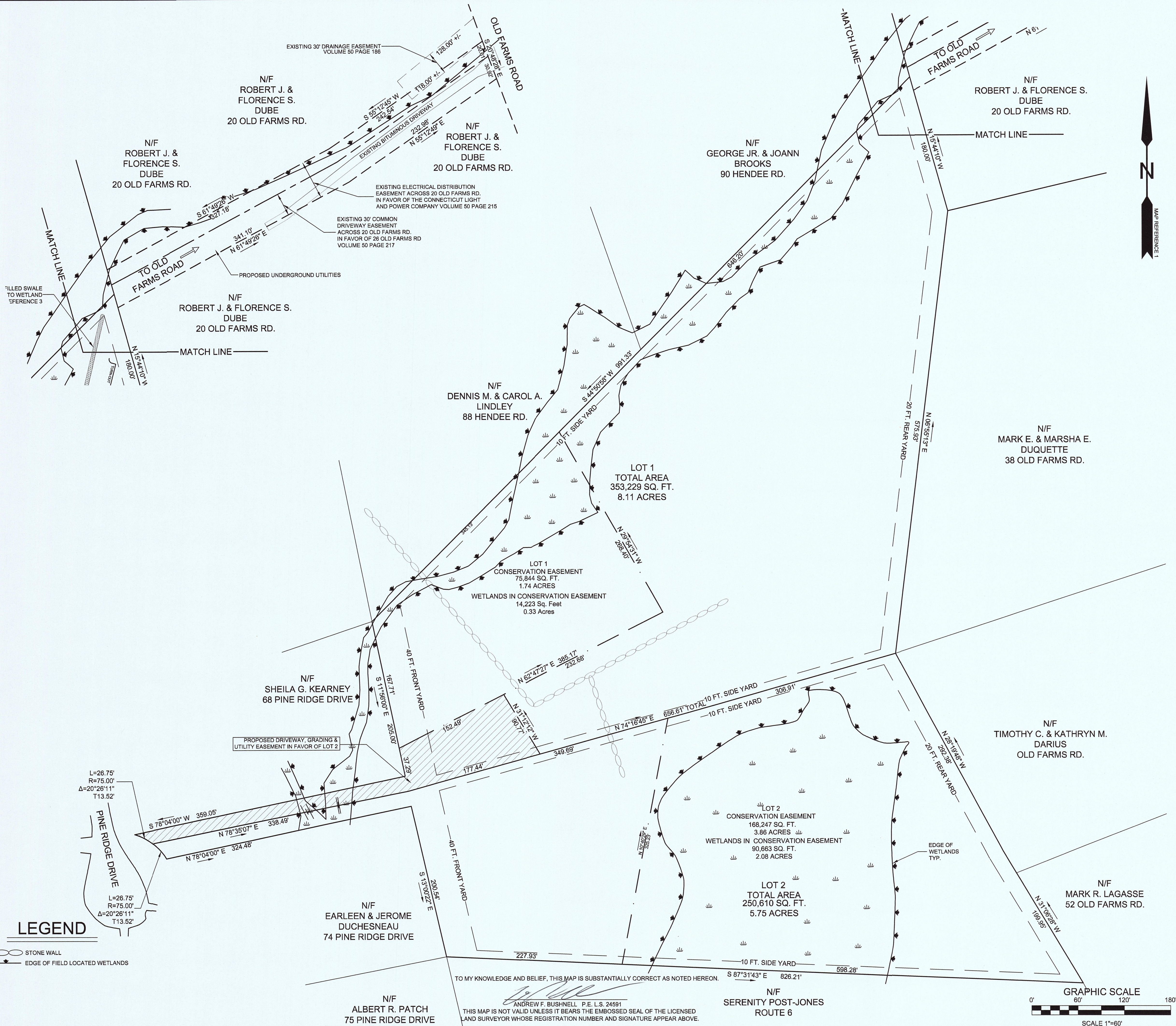
FOR SPECIFIC

SUBDIVISION APPROVED
ANDOVER PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY
SEE P&Z MINUTES OF
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FOR SPECIFIC



KEY MAP
SCALE 1"=1000'

- SURVEY NOTES:**
- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY RESUBDIVISION MAP. THE PORTION OF THE EXTERIOR BOUNDARY SHOWN IS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE BOUNDARY LINES OF THE PROPOSED LOTS IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - 2.) PROPERTY IS LOCATED IN A ARD 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.
 - 5.) THE PROPERTY IS SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE AREAS MAPPING DATED DECEMBER 2020.
 - 6.) THE PROPERTY IS TOGETHER WITH A COMMON DRIVEWAY EASEMENT ACROSS 20 OLD FARMS RD. FILED IN VOLUME 50 PAGE 217 OF THE TOWN OF ANDOVER LAND RECORDS.

- 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 P.O. BOX 238 COVENTRY, CT. 06238 (203) 742-0340 REVISED TO 8/15/88
 - 2.) RESUBDIVISION PLAN THE WOODLANDS SECTION II HENDEE ROAD & PINE RIDGE DRIVE ANDOVER, CT. TOPOGRAPHIC / E&S CONTROL. PLAN SCALE: 1"=100' DATE: 4/3/88 FILE NO. 87090 SHEET 1 OF 4 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS P.O. BOX 238 COVENTRY, CT. 06238 (203) 742-0340 REVISED TO 8/15/88
 - 3.) 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 2179 BOSTON TPKE. COVENTRY, CT. 06238 (860) 742-0340 REVISED TO 8/12/02
 - 4.) MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF EUGENE SAMMARTINO, THOMAS F. & HEIDI L. OSWELL LOTS 1&2 HENDEE ROAD & LOT 17 OLD FARMS RD. ANDOVER, CT. SCALE 1"=100' DATE: 5-15-89 DWG. NO. E-N-L04P7-0724 PETER R. HENRY L.L.S. 13636
 - 5.) PLAN PREPARED FOR THE WOODLANDS SECTION II HENDEE ROAD & PINE RIDGE DRIVE ANDOVER, CT. TEST HOLE DATA / E&S CONTROL PLAN SCALE: NONE DATE: 4/3/88 FILE NO. 87090 SHEET 3 OF 4 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS P.O. BOX 238 - COVENTRY, CT. - 06238 (203) 742-0340 REVISED TO 8/15/88

SPECIAL PERMIT FOR REAR LOTS
APPROVED
ANDOVER PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY DATE
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

SUBDIVISION APPROVED
ANDOVER PLANNING & ZONING COMMISSION

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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

26 OLD FARMS RD. / PINE RIDGE DRIVE ANDOVER, CT.

BOUNDARY PLAN

SCALE: 1"=60' DATE: 8/12/2020 FILE NO. 2020-61 SHEET: 2 OF 6

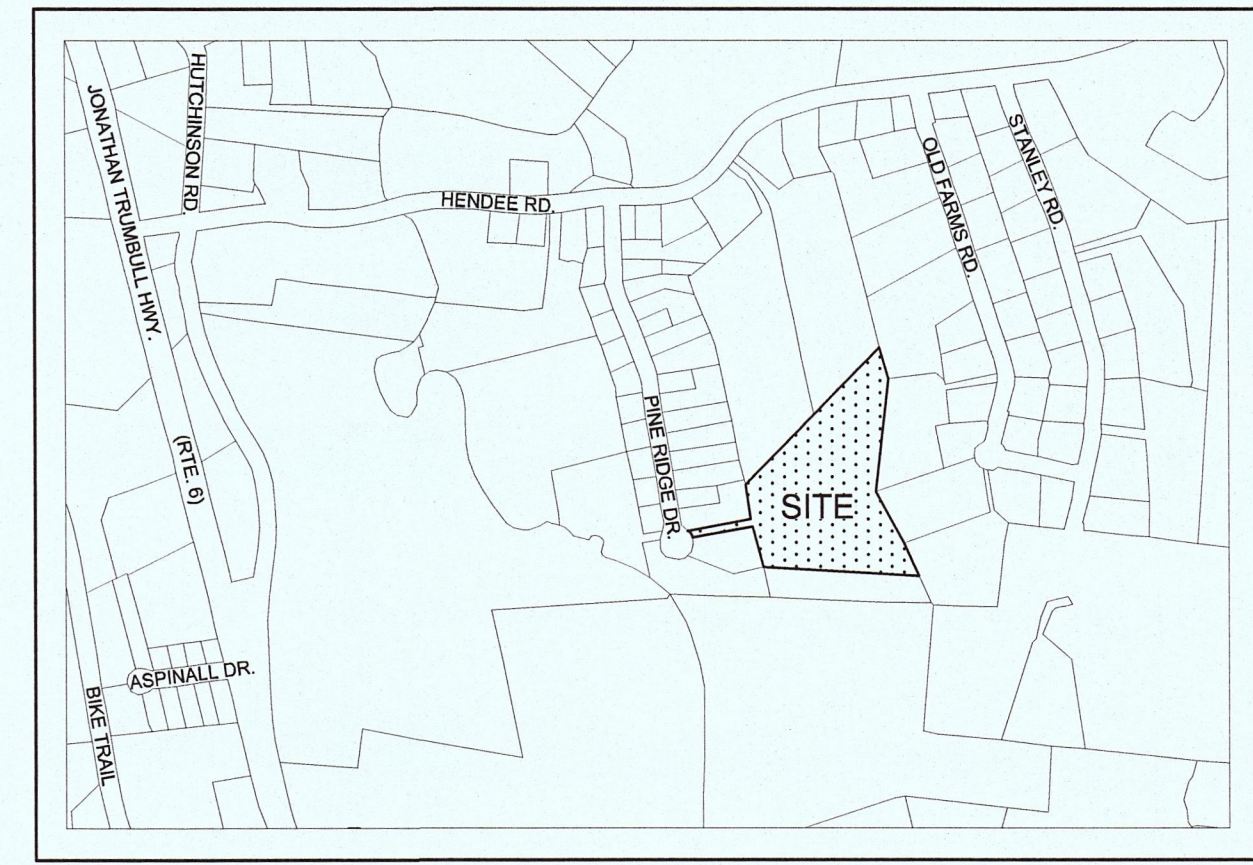
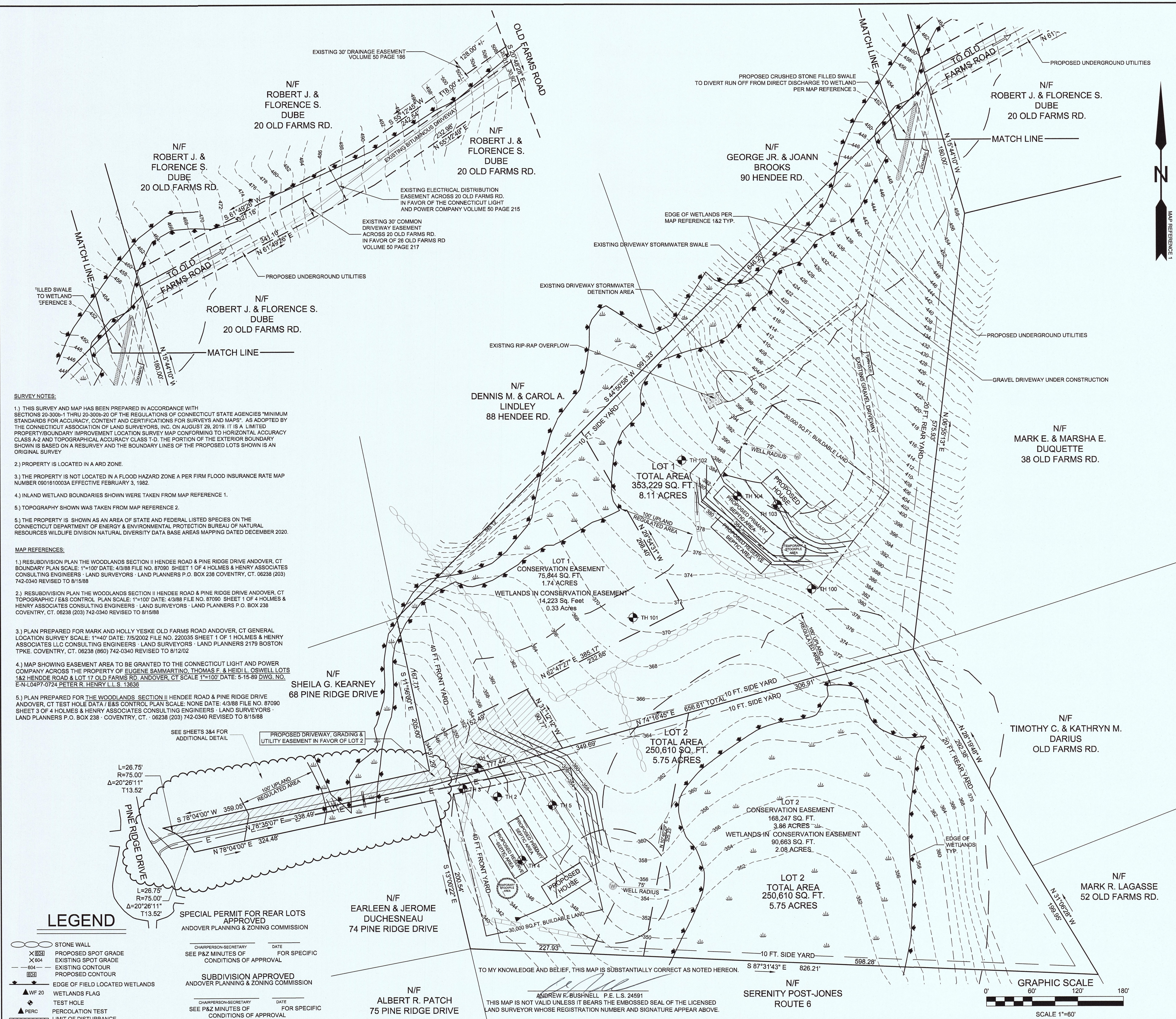
BUSHNELL ASSOCIATES LLC.

CIVIL ENGINEERING AND LAND SURVEYING

563 WOODBRIDGE STREET MANCHESTER, CT. 06042

860-643-7875

REVISIONS: 1/11/2021, 1/12/2021, 1/29/2021, 3/10/2021



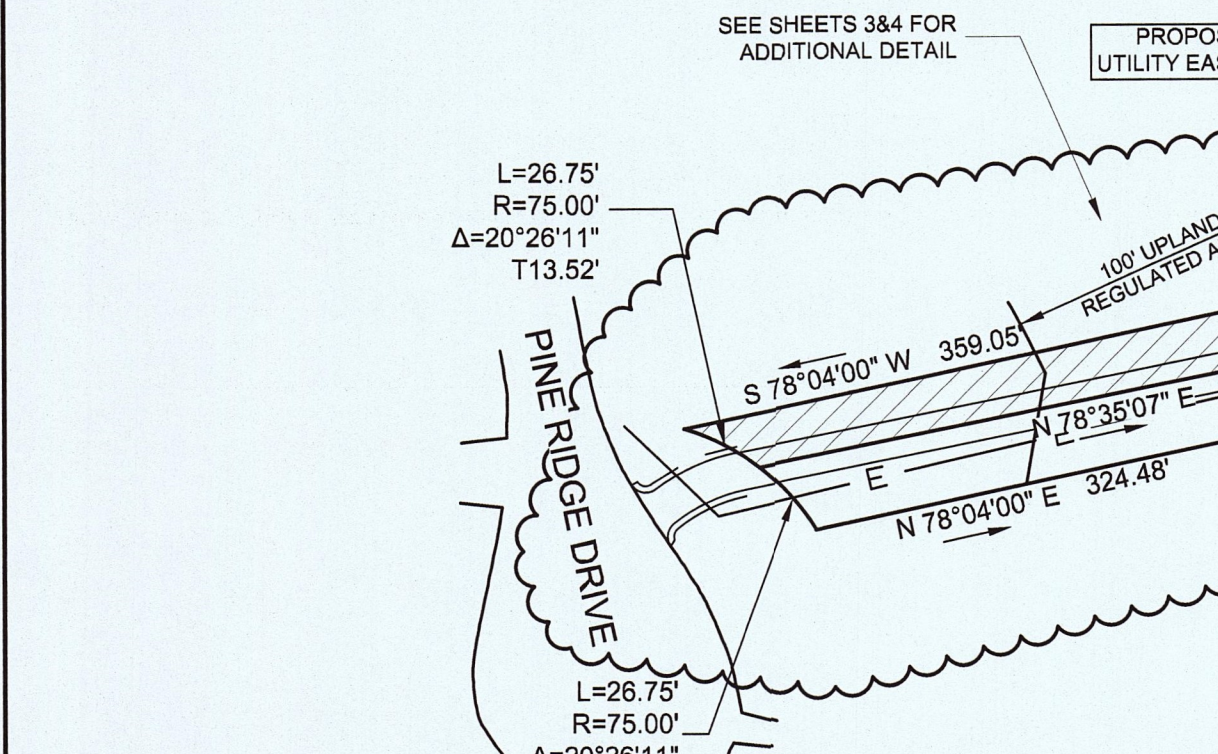
KEY MAP
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 - 2) PROPERTY IS LOCATED IN A AFD ZONE.
 - 3) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901610003A EFFECTIVE FEBRUARY 3, 1982.
 - 4) INLAND WETLAND BOUNDARIES SHOWN WERE TAKEN FROM MAP REFERENCE 1.
 - 5) TOPOGRAPHY SHOWN WAS TAKEN FROM MAP REFERENCE 2.
 - 6) THE PROPERTY IS SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE AREAS MAPPING DATED DECEMBER 2020.

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LEGEND

STONE WALL
PROPOSED SPOT GRADE
EXISTING SPOT GRADE
PROPOSED CONTOUR
EDGE OF FIELD LOCATED WETLANDS
WETLANDS FLAG
TEST HOLE
PERCOLATION TEST
LIMIT OF DISTURBANCE

CHAIRPERSON-SECRETARY
DATE
SEE P&Z MINUTES OF
CONDITIONS OF APPROVAL
FOR SPECIFIC

SUBDIVISION APPROVED
ANDOVER PLANNING & ZONING COMMISSION

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TEST PITS OBSERVED BY: EASTERN HIGHLANDS HEALTH DISTRICT JULY 6, 2020		TEST HOLE DATA (11/03/87) OBSERVED BY ALWYN BRODERSON TOWN OF ANDOVER PER SUBDIVISION MAPS	
TH-1 0-8" 8-36" 36-62"	TOPSOIL LIGHT BROWN FINE SILTY LOAM GRAY ROCKS COBBLES SAND AND GRAVEL	TH-100 0-8" 8-32" 32-84"	TOPSOIL BROWN SANDY LOAM BROWN - GRAY SANDY TILL
DEPTH - 82" MOTTILING - NONE SEEPAGE - NONE LEDGE - NONE ROOTS - 24"		24" ROOTS END 33" MOTTILING 68" WATER ENTERING NO LEDGE	
TH-2 0-7" 7-38" 38-53"	TOPSOIL TAN SANDY LOAM TAN AND GRAY COMPACT SAND AND GRAVEL ROCKS COBBLES TAN MED AND FINE SANDS	TH-101 0-5" 5-20" 20-80"	TOPSOIL BROWN SANDY LOAM BROWN SANDY TILL
53-88"		24" ROOTS END 18" MOTTILING 44" WATER ENTERING NO LEDGE	
DEPTH - 86" MOTTILING - NONE SEEPAGE - NONE LEDGE - NONE		TH-102 0-9" 9-32" 32-84"	TOPSOIL BROWN SANDY LOAM GREY SANDY TILL - SATURATED
TH-3 0-9" 9-36" 36-75"	TOPSOIL BROWN FINE SANDY LOAM GRAY MEDIUM SANDS LOOSE	32" ROOTS END 32" MOTTILING 45" WATER ENTERING NO LEDGE	
DEPTH - 75" MOTTILING - NONE SEEPAGE - NONE LEDGE - NONE		TH-103 0-8" 8-36" 36-62"	TOPSOIL BROWN SANDY LOAM GREY SANDY TILL LARGE STONES
TH-4 0-9" 9-31" 31-78"	TOPSOIL GRAY FINE SANDY LOAM TAN/GRAY SANDS LOOSE	36" ROOTS END 38" MOTTILING NO WATER ENTERING NO LEDGE	
DEPTH - 78" MOTTILING - NONE SEEPAGE - NONE LEDGE - NONE		TH-104 0-8" 8-36" 36-51" 51"	TOPSOIL BROWN SANDY LOAM GREY SANDY TILL REFUSAL, POSSIBLE LARGE STONE
TH-5 0-8" 8-22" 22-78"	TOPSOIL BROWN FINE SANDY LOAM GRAY SANDS GRAVEL ROCKS COBBLES COMPACT	36" ROOTS END 36" FAINT MOTTILING NO WATER ENTERING 51" LEDGE	
DEPTH - 78" MOTTILING - NONE SEEPAGE - NONE LEDGE - NONE			
PERCOLATION TEST RESULTS PERFORMED BY - EASTERN HIGHLANDS HEALTH DISTRICT 7/6/2020 PRE-SOAK 9:31 AM 30" DEEP HOLE		PERCOLATION RATES (04/09/88) LOT 3: PRIMARY & RESERVE 11-20 MIN/INCH	
TIME	READING	DIFFERENCE (IN.)	LOT 1 SEPTIC SYSTEM DESIGN CALCULATIONS: RESTRICTIVE LAYER 36" MOTTILING (TEST PIT 103&104) PERCOLATION RATE: 10-15.0% GROUND SLOPE: 10-15.0% 4 BEDROOM HOUSE MLSS = 20 HF X 1.25 PF X 1.75 FF = 43.75 FT. PROVIDED: 3-88 FT. ROWS OF 4FT WIDE STONE AND PIPE LEACHING TRENCH @ 3.0 SQ. FT./FT. EFFECTIVE LEACHING AREA EFFECTIVE LEACHING AREA REQUIRED / PROVIDED (SQ. FT.): 787.50 / 792.0 PERCOLATION RATE 3.33 MIN/IN
9:51	15"		
9:56	21 3/4"	6 3/4"	
10:01	24 3/4"	3"	
10:06	26 1/2"	1 3/4"	
10:11	28"	1 1/2"	
			LOT 2 SEPTIC SYSTEM DESIGN CALCULATIONS: RESTRICTIVE LAYER NONE PERCOLATION RATE: 1-5 MIN/IN. GROUND SLOPE: 10-15.0% 4 BEDROOM HOUSE MLSS = NOT APPLICABLE PROVIDED: 3-65 FT. ROWS OF 4FT WIDE STONE AND PIPE LEACHING TRENCH @ 3.0 SQ. FT./FT. EFFECTIVE LEACHING AREA EFFECTIVE LEACHING AREA REQUIRED / PROVIDED (SQ. FT.): 577.5 / 585.00

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

26 OLD FARMS RD. / PINE RIDGE DRIVE ANDOVER, CT.

GRADING / E&S PLAN

SCALE: 1"=60' DATE: 8/12/2020 FILE NO. 2020-61 SHEET: 3 OF 6

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

REVISIONS: 1/11/2021, 1/12/2021, 1/29/2021, 3/10/2021

SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-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, 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 RD. ZONE.

3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901810003A EFFECTIVE FEBRUARY 3, 1982.

4.) INLAND WETLAND BOUNDARIES SHOWN WERE TAKEN FROM MAP REFERENCE 1.

5.) THE PROPERTY IS SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE AREAS MAPPING DATED DECEMBER 2020.

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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

CONSTRUCTION NOTES:

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.

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT

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.

2.) CLEAR TREES AS REQUIRED.

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 AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE TOWN OF ANDOVER EROSION CONTROL OFFICER. SUPPLY THE TOWN OF ANDOVER EROSION CONTROL OFFICER WITH THE NAME AND 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 PUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:

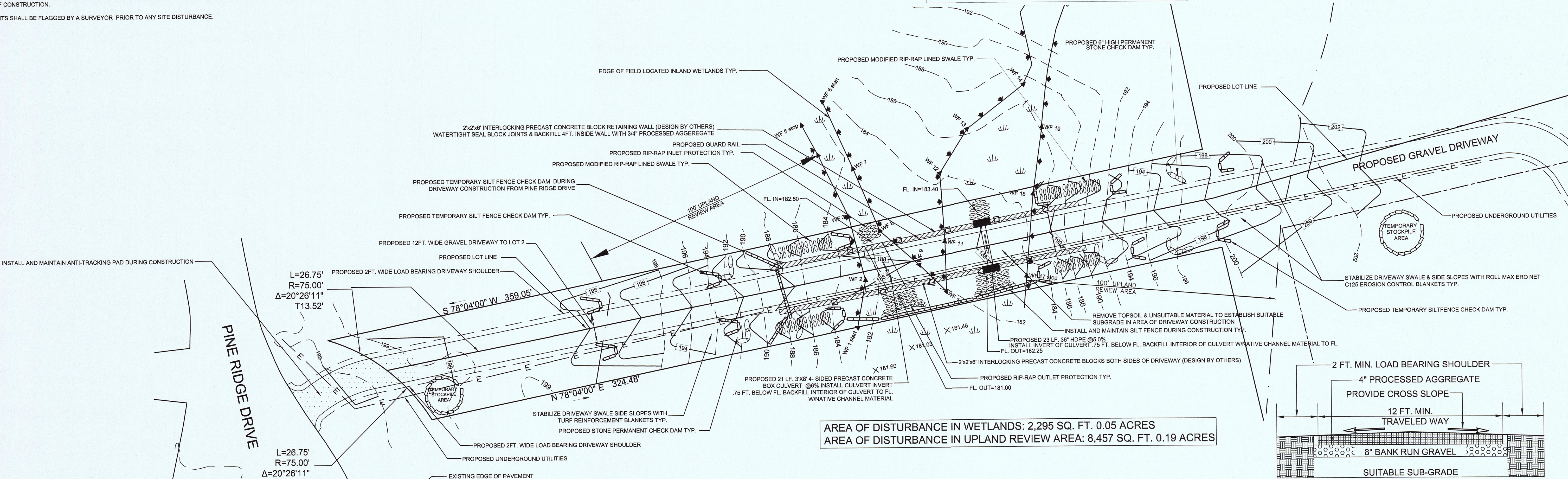
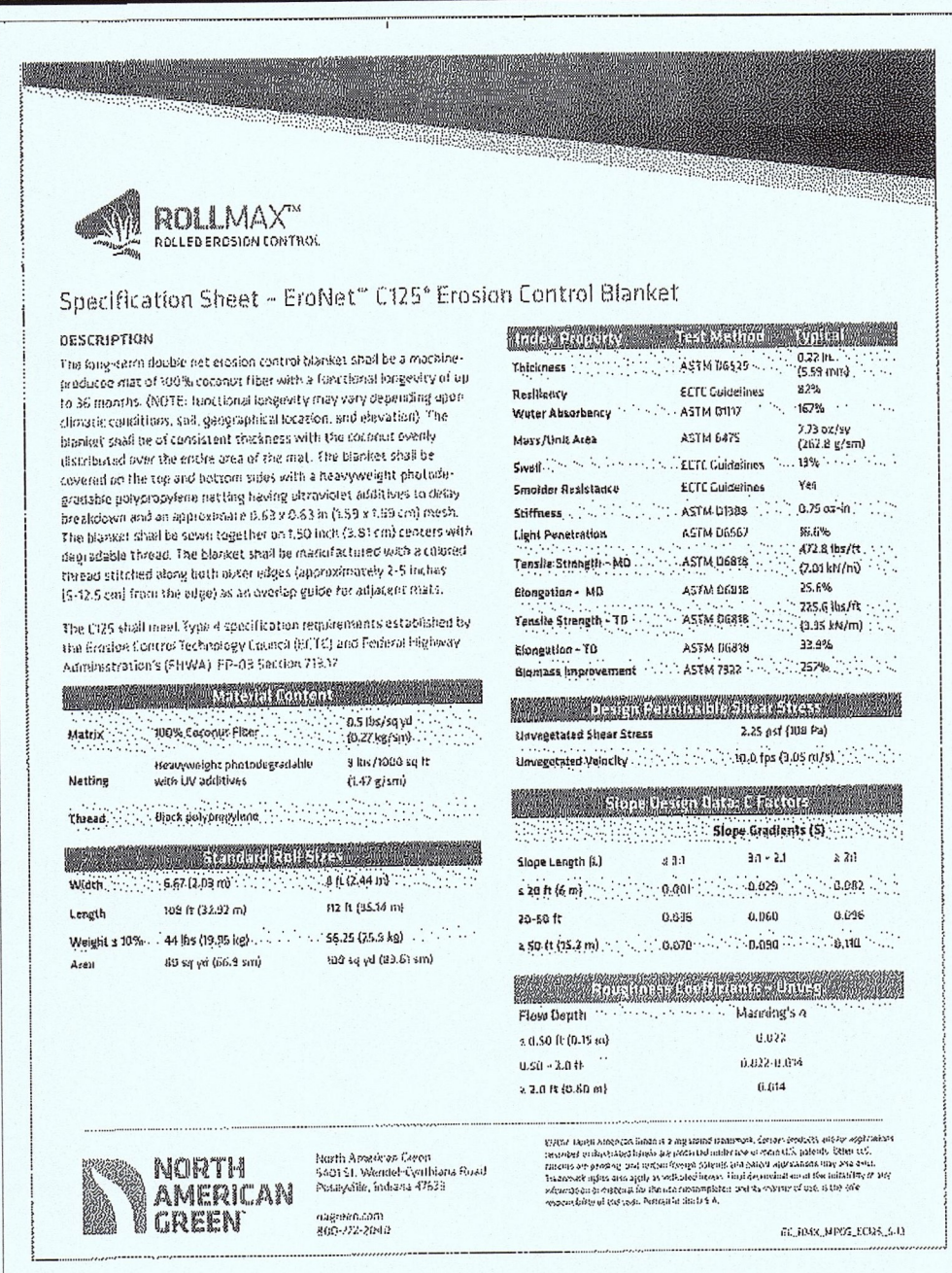
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 80 LBS./1000 SQ. FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. 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 SEEDED 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 BELOW 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:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
USE PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	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
	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

SPECIAL PERMIT FOR REAR LOTS
APPROVED
ANDOVER PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY DATE
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

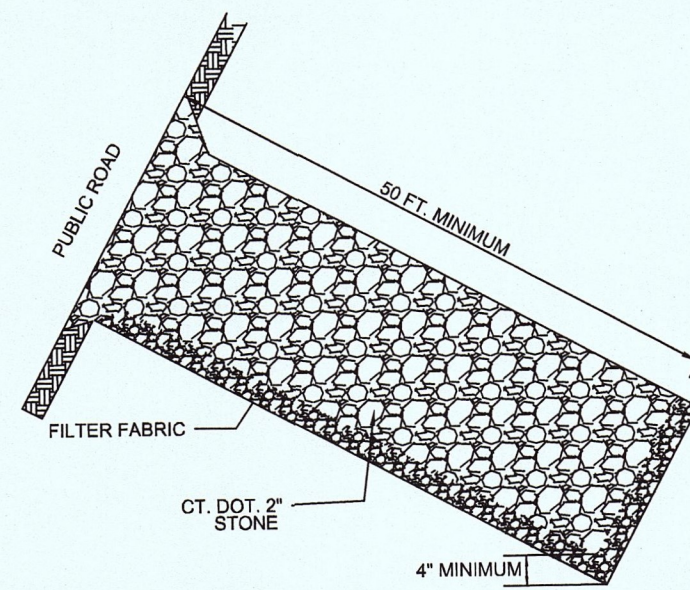
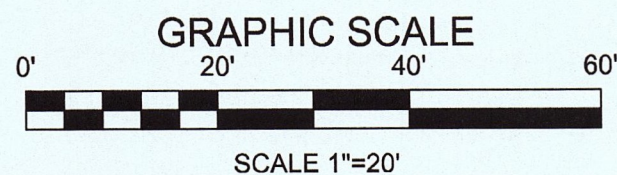
SUBDIVISION APPROVED
ANDOVER PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY DATE
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

LEGEND

- X 804 PROPOSED SPOT GRADE
X 804 EXISTING SPOT GRADE
--- 804 EXISTING CONTOUR
--- 804 PROPOSED CONTOUR
WF 20 EDGE OF FIELD LOCATED WETLANDS
WF 20 WETLANDS FLAG

11/12/2020



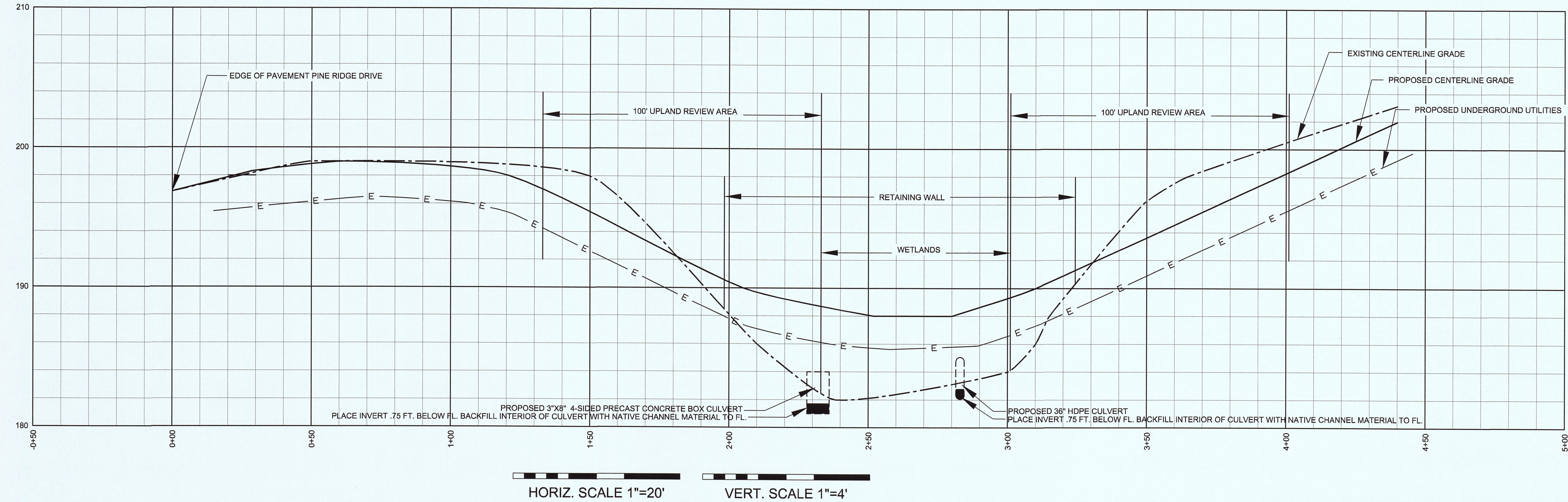
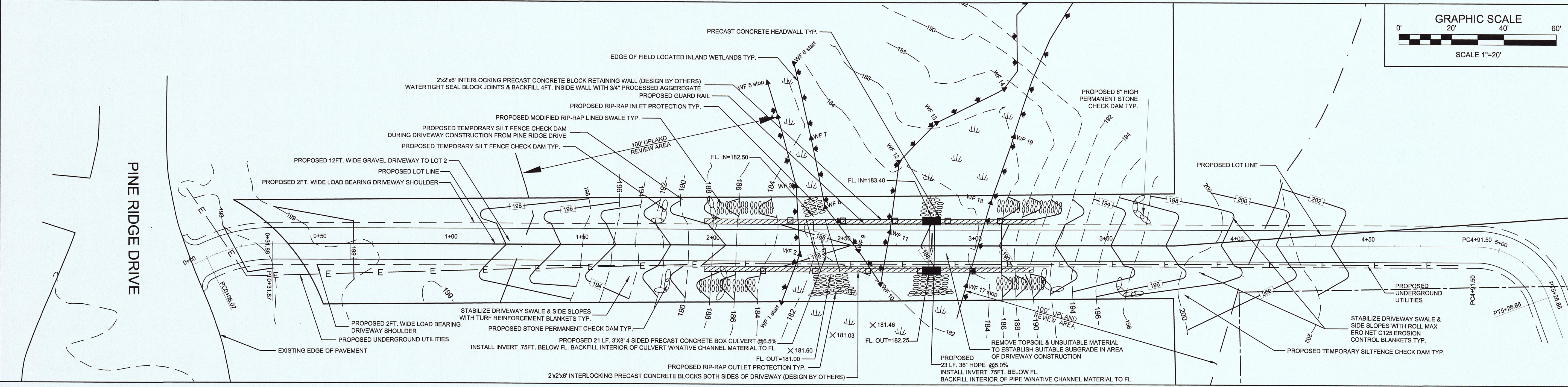
ANTI - TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW P. 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.

GRAVEL DRIVEWAY DETAIL (10% MAX. GRADE)
NOT TO SCALE

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

	PLAN PREPARED FOR GEORGE CORREIA	
	26 OLD FARMS RD. / PINE RIDGE DRIVE ANDOVER, CT.	
	DRIVEWAY / WETLANDS CROSSING PLAN	
	SCALE: 1"=20'	DATE: 11/12/2020 FILE NO. 2020-61 SHEET: 4 OF 6
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875		
REVISIONS: 1/11/2021, 1/12/2021, 1/29/2021, 3/10/2021		



SPECIAL PERMIT FOR REAR LOTS
APPROVED
ANDOVER PLANNING & ZONING COMMISSION

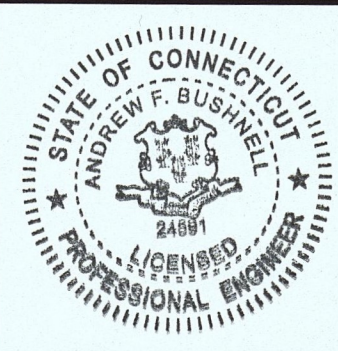
CHAIRPERSON-SECRETARY DATE
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

SUBDIVISION APPROVED
ANDOVER PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY DATE
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

LEGEND

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



PLAN PREPARED FOR			
GEORGE CORREIA			
26 OLD FARMS RD. / PINE RIDGE DRIVE ANDOVER, CT.			
DRIVEWAY / WETLANDS CROSSING PLAN			
SCALE: 1"=20'	DATE: 1/5/2021	FILE NO. 2020-61	SHEET: 5 OF 6
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 1/11/2020, 1/29/2021, 3/10/2021			

- GENERAL NOTES:
- 1.) ALL WORK SHALL CONFORM TO THE TOWN OF ANDOVER REGULATIONS AND STANDARDS AND SPECIFICATIONS.
- 2.) UNDERGROUND UTILITIES MAY EXIST IN THE AREA OF THIS SURVEY. CONTRACTOR TO VERIFY THE PRESENCE AND EXACT LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- 3.) ANY TREES TO BE REMOVED WITHIN THE TOWN OR STATE ROAD RIGHT OF WAY MUST BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- 4.) SOLAR ORIENTATION OF THE PROPOSED HOUSE LOCATION WAS TAKEN INTO CONSIDERATION THE HOUSE SHOWN ON THIS PLAN IS FOR FEASIBILITY. THE HOMEOWNER WILL HAVE SOME FLEXIBILITY CONCERNING THE FINAL HOUSE LOCATION.
- 5.) PROPOSED DRIVEWAY SHALL NOT EXCEED 15% SLOPES.
- 4.) NO UNDERGROUND STORAGE TANKS ARE TO BE INSTALLED EXCEPT PROPANE.
- 5.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND COMPLIANCE FOR THE PROPOSED HOUSE:
- A. ALL REQUIRED BOUNDARY MONUMENT SHALL BE SET BY A LICENSED LAND SURVEYOR. THE LAND SURVEYOR SHALL SUPPLY THE PLANNING AND ZONING DEPARTMENT WITH A LETTER VERIFYING THE SETTING OF THE REQUIRED MONUMENTATION.
- B. ALL GRADING AND CLEARING, ESPECIALLY FOR PROPER SIGHT LINE AND INSTALLATION OF DRIVEWAY APRON SHALL BE COMPLETED AND INSPECTED BY THE TOWN OF COVENTRY.
- C. STREET NUMBERS FOR THE PROPOSED HOUSE SHALL BE PLACED ON THE FRONT OF THE HOUSE OR IN AN AREA MORE VISIBLE FROM THE STREET AND APPROVED BY THE TOWN OF COVENTRY.
- D. THE PROPOSED DRIVEWAY SHALL BE BUILT IN THE DEPICTED LOCATION OR IN A LOCATION WITH EQUIVALENT OR BETTER SIGHT LINE AND DRAINAGE CONDITIONS AS DETERMINED BY THE ZONING AGENT AND/OR SUPERINTENDENT OF STREETS. THE DRIVEWAY SHALL HAVE A PAVED APRON.
- E. ALL DISTURBED AREAS SHALL BE TOPSOILED SEEDED AND MULCHED OR STABILIZED ACCORDING TO THE SEASON OF THE YEAR.
- F. ALL OTHER REQUIREMENTS AS STATED ON THIS PLAN SHALL HAVE BEEN MET AS PER TOWN OF COVENTRY REGULATIONS.
- G.) A SEPTIC SYSTEM AS-BUILT PLAN SHALL BE PROVIDED TO THE EASTERN HIGHLANDS HEALTH DISTRICT BY THE LICENSED SEPTIC SYSTEM INSTALLER.
- 6.) NO LIQUID OR SOLID CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR PETROLEUM DUST CONTROL AGENTS SHALL BE APPLIED ON THIS SITE.
- 7.) OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS.
- 8.) LIMIT OF INDIVIDUAL LOT DISTURBANCE IS TYPICALLY DELINEATED BY THE SILT FENCE SYMBOLS SHOWN ON THE PLANS.
- 9.) PROPOSED HOUSES, SEPTIC, DRIVEWAYS, FOOTING DRAIN AND LIMIT OF DISTURBANCE LOCATIONS SHOWN ARE PRELIMINARY. LOCATIONS MAY CHANGE WITH FINAL LOT DESIGN.
- 10.) ALL UTILITIES SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE CONSTRUCTED TO LOCAL UTILITY COMPANY SPECIFICATIONS AND INSTALLED UNDERGROUND. *COLONIAL STYLE STREET LIGHT FIXTURES SHALL BE INSTALLED IN LOCATIONS SHOWN ON MAPPING. FINAL FIXTURE STYLES AND SPECIFICATIONS SHALL BE APPROVED BY THE TOWN OF COVENTRY STAFF.
- 11.) ANY DRAINAGE, COMMON DRIVEWAY, CONSERVATION, UTILITY AND ANY OTHER APPLICABLE EASEMENTS SHALL BE PLACED ON THE DEEDS FOR EACH LOT AFFECTED.
- 12.) INDIVIDUAL SITE PLANS ARE REQUIRED FOR EACH LOT PRIOR TO HOUSE CONSTRUCTION. THESE PLANS SHALL SHOW THE FOLLOWING: PROPOSED EROSION AND SEDIMENT CONTROLS, HOUSE LOCATION, SEPTIC SYSTEM, WELL, DRIVEWAY, CURTAIN DRAINS (IF REQUIRED, FOOTING DRAINS) AND GRADING.
- 13.) STONEWALLS SHALL BE PRESERVED WHENEVER POSSIBLE.
- 14.) INDIVIDUAL CLEARING LIMITS OF EACH LOT SHALL BE FLAGGED BY A LICENSED LAND SURVEYOR AND CERTIFIED, TO THE TOWN OF COVENTRY, TO BE CONSISTENT WITH THE INDIVIDUAL LOT DEVELOPMENT PLAN PRIOR TO THE START OF ANY SITE DISTURBANCE.
- 15.) PRIOR TO ISSUANCE OF A ZONING PERMIT TO CONSTRUCT THE PROPOSED HOUSE THE CONSERVATION EASEMENT AREA SHALL BE DELINEATED WITH THE PROPER SIGNS AND THE REQUIRED DEED OR DEEDS FILED ON THE TOWN OF COVENTRY LAND RECORDS.
- 16.) INDIVIDUAL LOTS WILL CONTAIN STORM WATER MANAGEMENT STRUCTURES. A NOTICE OF THIS SHALL BE INCLUDED IN THE DEEDS OF INDIVIDUAL LOTS AT THE TIME OF CONVEYANCE.
- 17.) STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 120B-LANDSCAPING OF THE TOWN OF COVENTRY ROAD REGULATIONS DATED DEC. 14, 1998.

- EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT
- 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 A PRE-CONSTRUCTION MEETING WITH WETLANDS STAFF PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- 2.) 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.) CLEAR TREES AS REQUIRED.
- 4.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 5.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 6.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 7.) CONSTRUCT AND STABILIZE DRIVEWAY.
- 8.) CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.
- 9.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH 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.
- 10.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 11.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 12.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE PUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:

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".

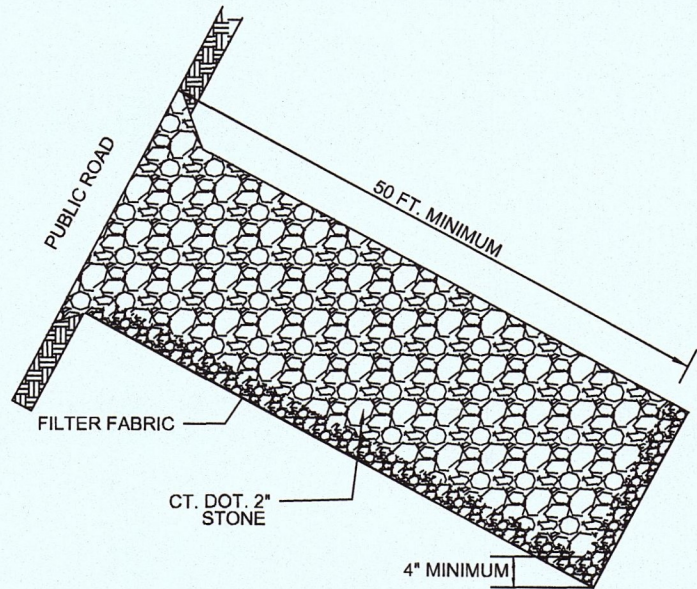
SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE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

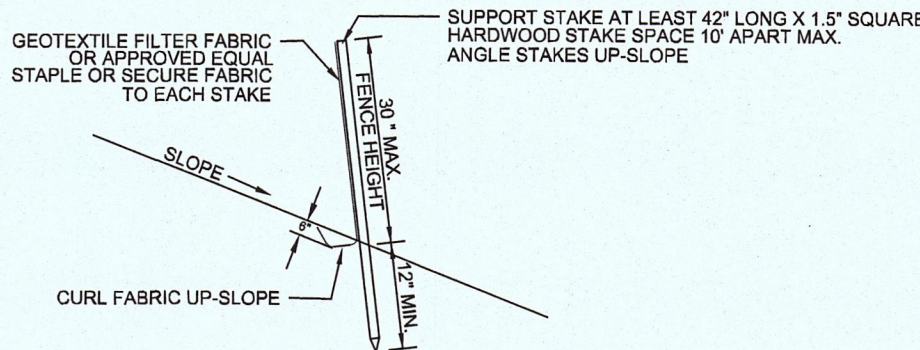
SEED SELECTION:			
USE	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	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
	1.0	OR 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.

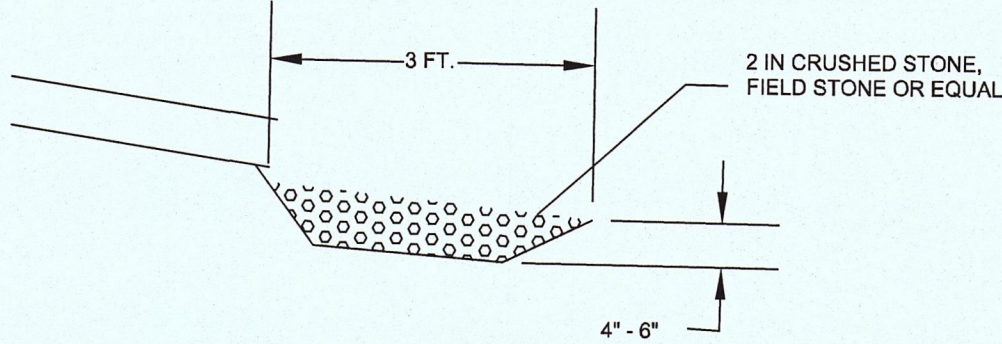
- CONSTRUCTION NOTES:
- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- 3.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- 4.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
- 5.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- 6.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.



ANTI - TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE

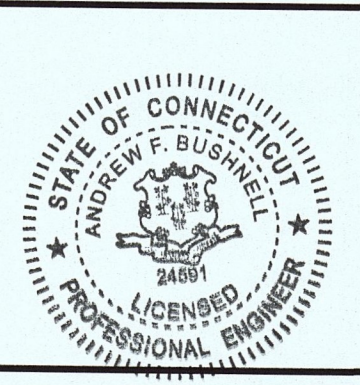


SILT FENCE DETAIL
NOT TO SCALE



FOOTING DRAIN OUTLET DETAIL
NOT TO SCALE

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			
	26 OLD FARMS RD. / PINE RIDGE DRIVE ANDOVER, CT.			
	CONSTRUCTION / E&S DETAILS			
	SCALE: NONE	DATE: 8/12/2020	FILE NO. 2020-61	SHEET: 6 OF 6
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875				
REVISIONS: 1/11/2021, 1/12/2021, 1/29/2021, 3/10/2021				