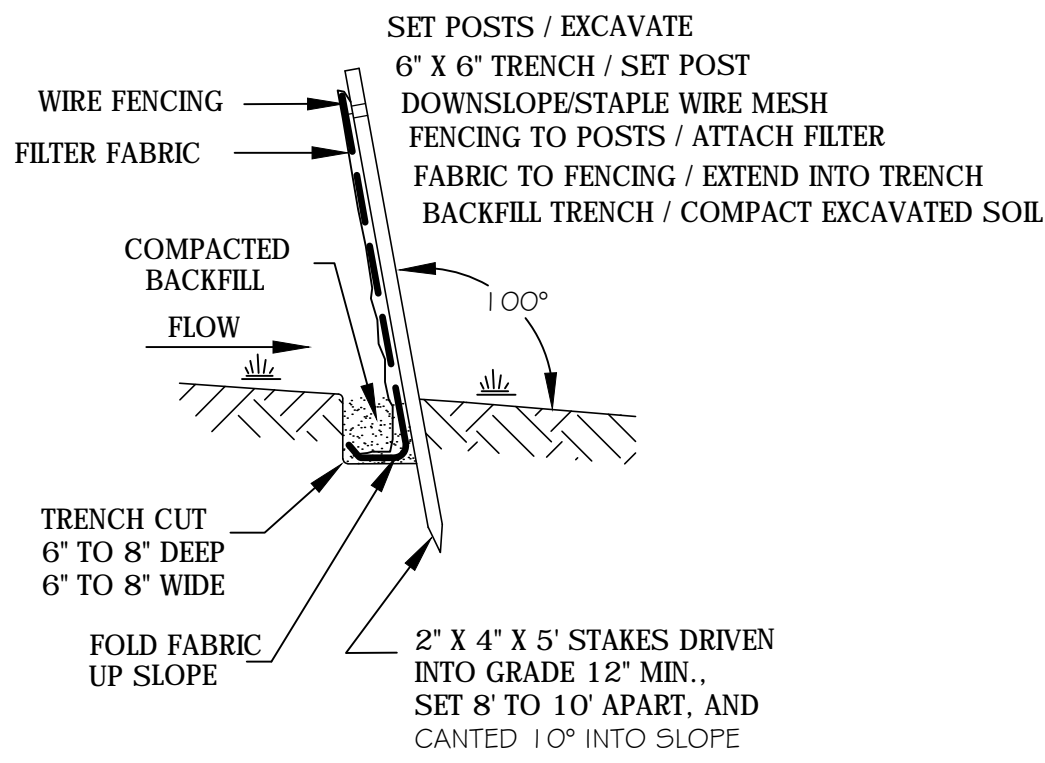
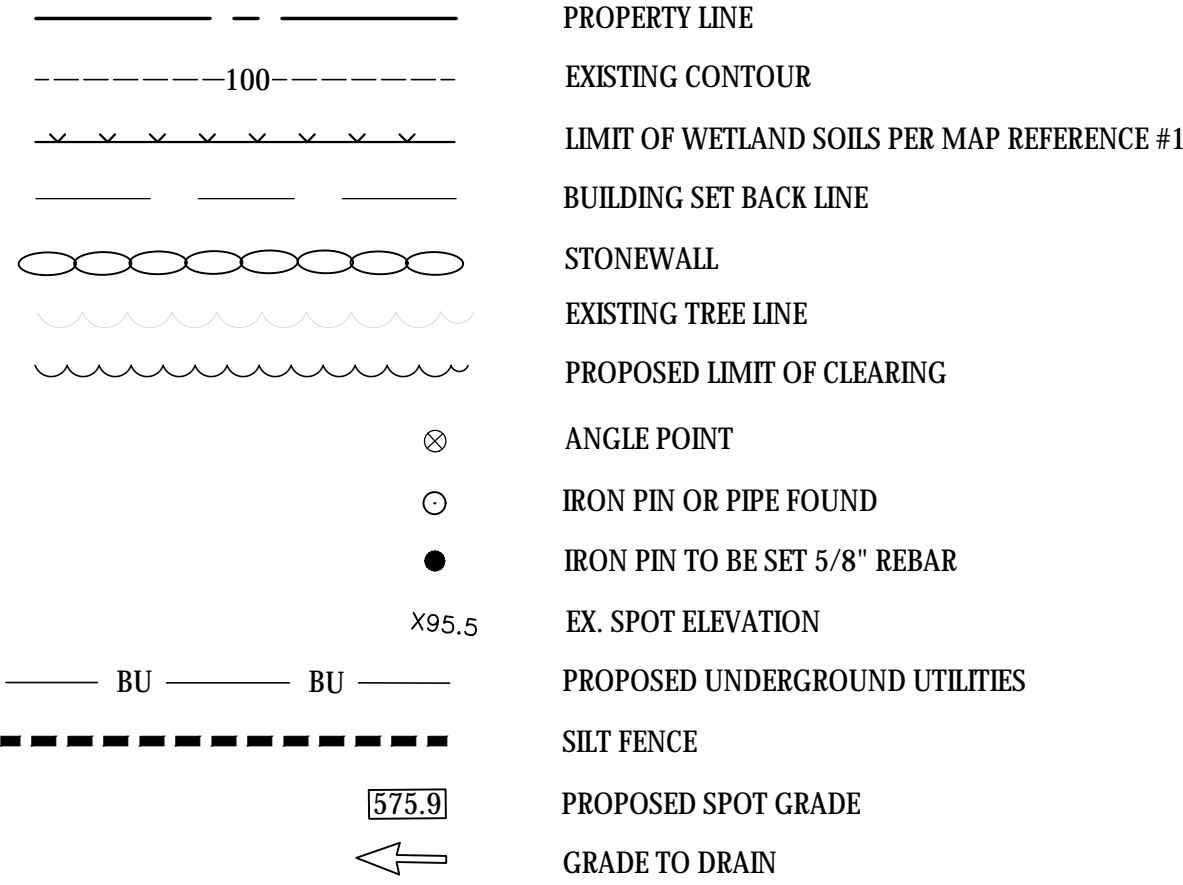
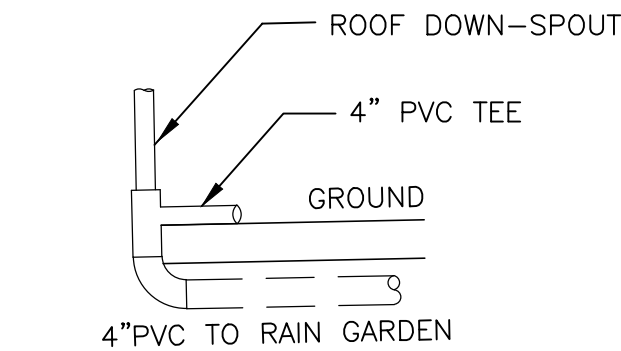


LEGEND

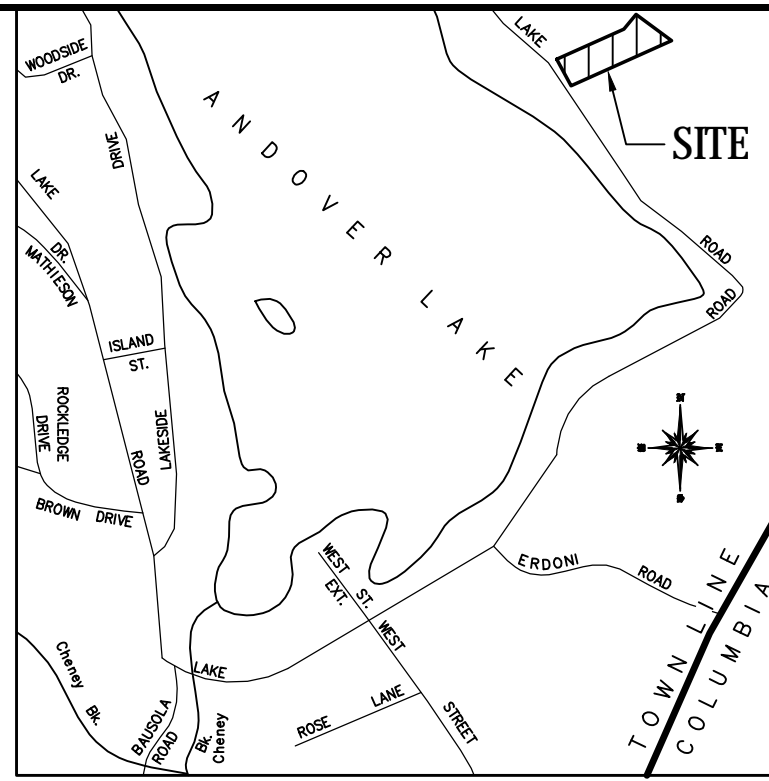
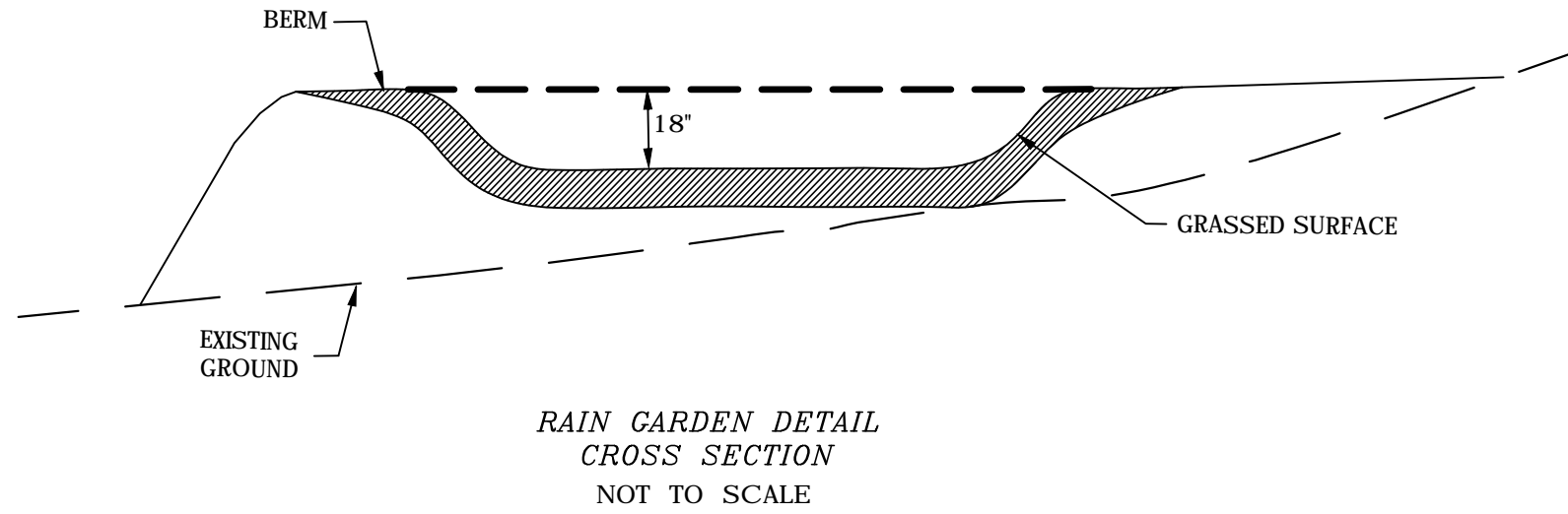


SILT FENCE DETAIL
(NOT TO SCALE)

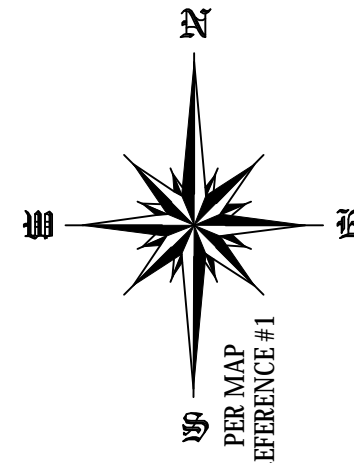


OPERATION AND MAINTENANCE PLAN - RAIN GARDENS

1. THE HOMEOWNER SHALL NOT REMOVE A RAIN GARDEN, SEVER OR RE-ROUTE ANY DRAINAGE LINE LEADING TO THE RAIN GARDEN OR TAKE ANY OTHER ACTION WHICH PREVENT SURFACE RUNOFF FROM REACHING THE RAIN GARDEN AND FLOWING THROUGH IT AS DESIGNED.
2. THE HOMEOWNER SHALL ANNUALLY REMOVE SEDIMENT, LEAVES, LITTER, OR OTHER MATERIALS WHICH MAY HAVE ACCUMULATED IN THE RAIN GARDEN.



GENERAL LOCATION MAP
SCALE: 1" = 1000'



LOAM, SEED & MULCH ALL
DISTURBED AREAS

CONTRACTOR TO PRESERVE &
PROTECT ALL EXISTING UTILITIES.
PRIOR TO THE START OF
CONSTRUCTION CONTACT
'CALL BEFORE YOU DIG'
1-800-922-4455

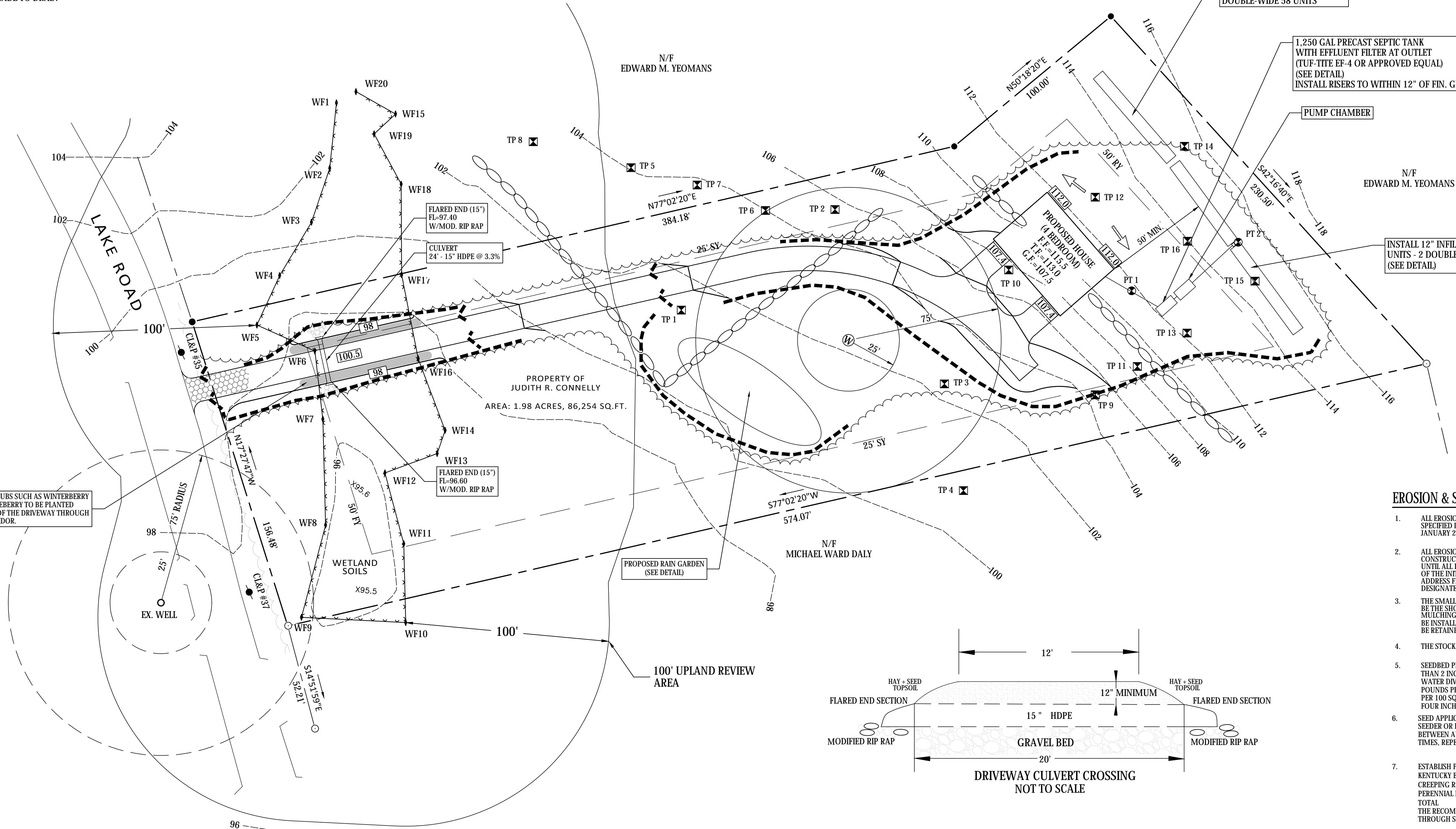
THERE ARE NO WELLS LOCATED
WITHIN 75' OF THE PROPOSED
SEPTIC SYSTEM ON THIS LOT.

THIS PROPERTY IS NOT LOCATED
WITHIN A FLOOD ZONE.

BENCHMARK TO BE SET IN THE
FIELD AT TIME OF CONSTRUCTION.

NO TREES SHALL BE REMOVED
WITHIN 100 FEET OF THE
WETLANDS UNLESS APPROVED BY
THE TOWN OF ANDOVER
WETLANDS AGENT.

NOTE: WETLAND SHRUBS SUCH AS WINTERBERRY
AND HIGH BUSH BLUEBERRY TO BE PLANTED
ALONG BOTH SIDES OF THE DRIVEWAY THROUGH
THE WETLAND CORRIDOR.



NOTE:

*WETLAND SOILS ARE DEPICTED PER MAP
REFERENCE #1 NOT FIELD LOCATED BY RHLS.

WETLANDS PLANTINGS

AREAS ALONG SIDES OF DRIVEWAY THROUGH WETLAND CORRIDOR TO BE PLANTED
WITH THE FOLLOWING SPECIES.

ALL NON-NATIVE, INVASIVE PLANT SPECIES SHALL BE IDENTIFIED AND REMOVED
FROM THIS AREA PRIOR TO PLANTING.

ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE TOWN OF ANDOVER
WETLANDS AGENT.

COMMON NAME	BOTANICAL NAME	SPACING	SIZE
WINTERBERRY HOLLY	ILEX VERTICILLATA	5 FEET	18 - 24"
HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	5 FEET	18 - 24"

MAP STANDARD NOTES

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE
REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS
20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND
SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND
MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON
AUGUST 29, 2019.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
TOPOGRAPHIC ACCURACY CLASS: T-2
VERTICAL DATUM: ASSUMED
LAND ZONE: ANDOVER LAKE DISTRICT

EROSION & SEDIMENT CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND
SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL
JANUARY 2005 AS AMENDED.
2. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY
CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE
UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION
OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO
ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF ANDOVER OR ITS
DESIGNATED AGENTS).
3. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD
BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND/OR
MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD
BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD
BE RETAINED AND PROTECTED.
4. THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
5. SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER
THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE
WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90
POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS
PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF
FOUR INCHES.
6. SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE
SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR
BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE
TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
7. ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:
KENTUCKY BLUEGRASS 20 LBS/ACRE
CREEPING RED FESCUE 20 LBS/ACRE
PERENNIAL RYE GRASS 5 LBS/ACRE
TOTAL 45 LBS/ACRE
THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15
THROUGH SEPTEMBER 1.
8. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDBED SURFACE WITH
STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD
BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE
APPROXIMATELY TWO TO THREE INCHES.

ALL RIGHTS RESERVED
ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF
WITHOUT THE WRITTEN PERMISSION OF REYNOLDS ENGINEERING SERVICES, LLC
VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS DRAWING IS NOT VALID UNLESS IT BEARS
AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL

ROBERT W. HELSTROM, L.S. #13626

MAP REFERENCE:

1. "SITE PLAN LAKE ROAD PREPARED FOR ROBERT RICHARDS ANDOVER, CONN.", SCALE: 1"= 40',
SHEET 1 OF 2, DATE: 6-6-05, REVISED TO 8-4-05, BY: MEGSON & HEAGLE CIVIL ENGINEERS &
LAND SURVEYORS, LLC 81 RANKIN ROAD GLASTONBURY, CONN. 06033
2. "LAND TO BE CONVEYED TO WINFRED W. AND BERNICE F. DEMAY AND RONALD S. BOCKUS BY
THE ANDOVER LAKE CORPORATION, ANDOVER, CONN." SCALE: 1"= 100', DATED APRIL 1943,
BY: WINFRED W. DEMAY, C.E.
3. "PLAN PREPARED FOR CARMEL BUILDERS, LLC, LAKE ROAD ANDOVER, CT. ZONING LOCATION
SURVEY", SCALE: 1"= 20', DATE: 7/7/05, REVISED TO 8/20/07, SHEET 1 OF 2, BY: HOLMES &
HENRY ASSOCIATES 2179 BOSTON TPKE. COVENTRY, CT. 06238

RES

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE
COLCHESTER, CT
(860) 516-0033

Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E.

CT LIC.# 19789

Certification is not valid without live signature and embossed (impression) type seal.



ROB HELSTROM
LAND SURVEYING LLC

32 MAIN STREET
HEBRON, CONNECTICUT
(860)-228-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248

www.rhslct.com
Email: helstromsurveying@yahoo.com

IMPROVEMENT LOCATION SURVEY

-PREPARED FOR-

CLASSIC COLONIALS, LLC

ASSESSOR'S LOT #44-41-22, LAKE ROAD

ANDOVER

CONNECTICUT

JOB NO.: 2022-157

FILE NO.: 22-157_ILS

SHEET NO.: 1 OF 1

SCALE: 1"= 30'

AGS

DATE: JULY 29, 2022

BY: