

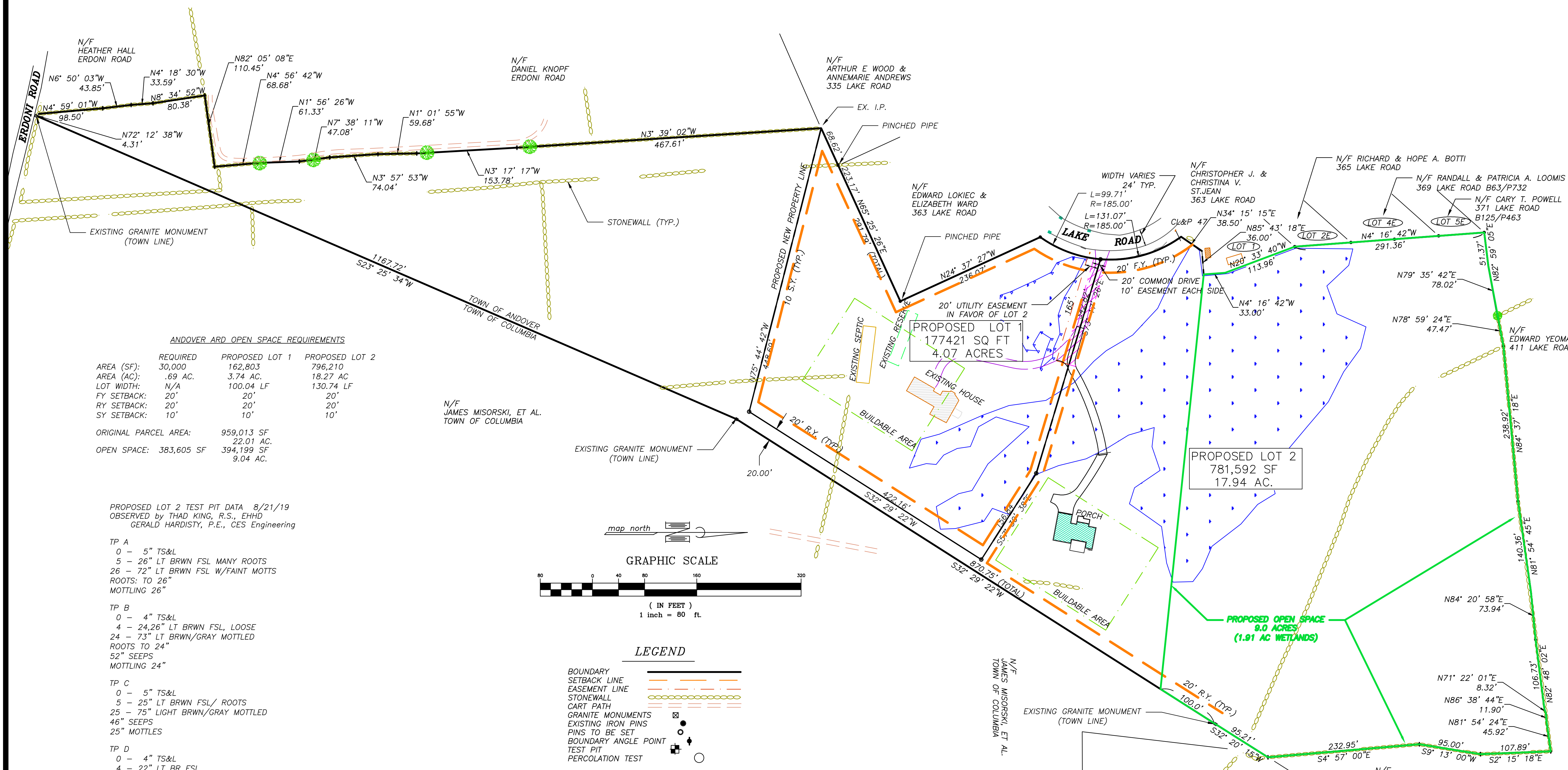
General Notes

ASSESSOR'S MBL: 32/041/000016

VOL., PG.
133, 202
126, 696
120, 670
111, 344

MAPS REFERENCED:

- "PERIMETER SURVEY, prepared for VINCENT GRIMALDI, LAKE ROAD & ERDONI ROAD, ANDOVER CONNECTICUT", SHEET 1 OF 1, dated: 11/09 by MESSIER & ASSOCIATES, Inc., SCALE: 1"=80'.
- "BOUNDARY LINE ADJUSTMENT PLAN, prepared for VINCENT GRIMALDI AND CHRISTOPHER J. & CHRISTINA V. ST. JEAN, 363 LAKE ROAD, ANDOVER CONNECTICUT", SHEET 1 OF 1, dated 11/09 by MESSIER & ASSOCIATES, Inc., SCALE: 1"=20'.
- "GENERAL IMPROVEMENT LOCATION PLAN, prepared for VINCENT M. GRIMALDI LAKE ROAD, ANDOVER CONNECTICUT, SHEET 1 of 3, dated: 04/10 revised to: 10-01-10, by MESSIER & ASSOCIATES, Inc.



ANDOVER ORD OPEN SPACE REQUIREMENTS

	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
AREA (SF):	30,000	162,803	796,210
AREA (AC.):	.69 AC.	3.74 AC.	18.27 AC.
LOT WIDTH:	N/A	100.04 LF	130.74 LF
FY SETBACK:	20'	20'	20'
RY SETBACK:	20'	20'	20'
SY SETBACK:	10'	10'	10'

ORIGINAL PARCEL AREA: 959,013 SF
22.01 AC.
OPEN SPACE: 383,605 SF 394,199 SF 9.04 AC.

PROPOSED LOT 2 TEST PIT DATA 8/21/19
OBSERVED by THAD KING, R.S., EHHO
GERALD HARDISTY, P.E., CES Engineering

- TP A**
0 - 5" TS&L
5 - 26" LT BRWN FSL MANY ROOTS
26 - 72" LT BRWN FSL W/FAINT MOTTS
ROOTS: TO 26"
MOTTLING 26"
- TP B**
0 - 4" TS&L
4 - 24,26" LT BRWN FSL, LOOSE
24 - 73" LT BRWN/GRAY MOTTLED
ROOTS TO 24"
52" SEEPS
MOTTLING 24"
- TP C**
0 - 5" TS&L
5 - 25" LT BRWN FSL/ ROOTS
25 - 75" LIGHT BRWN/GRAY MOTTLED
46" SEEPS
25" MOTTLES
- TP D**
0 - 4" TS&L
4 - 22" LT BR FSL
22 - 36" SILTIER FSL
36 - 65" MOTTLED GRAY
36" MOTTLING
ROOTS TO 36"

PERC TEST #A
PRESOAK: 9:57

TIME	DEPTH
10:28	6 1/2
10:35	8 1/2
10:38	10 3/8
10:43	11 1/2
10:48	12 3/4
10:53	14
10:58	14 3/4
11:03	15 5/8"

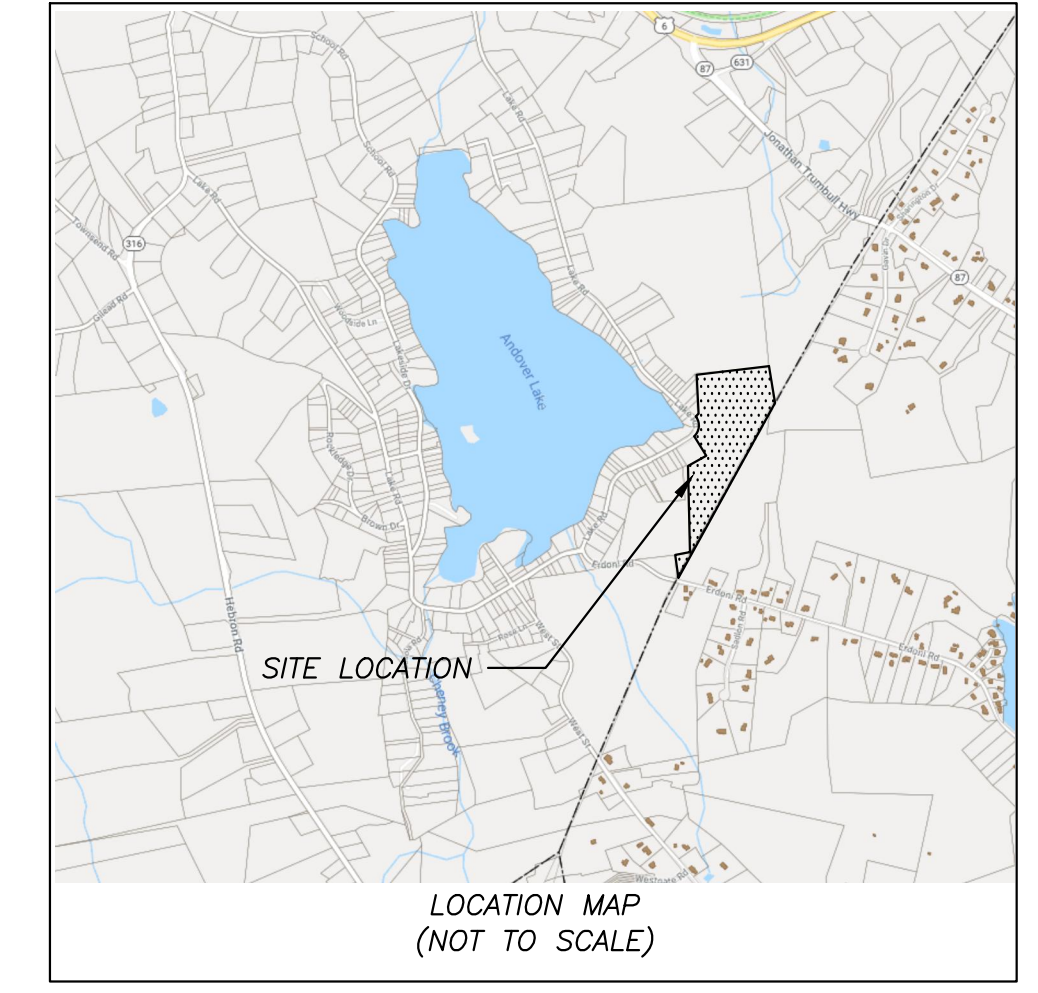
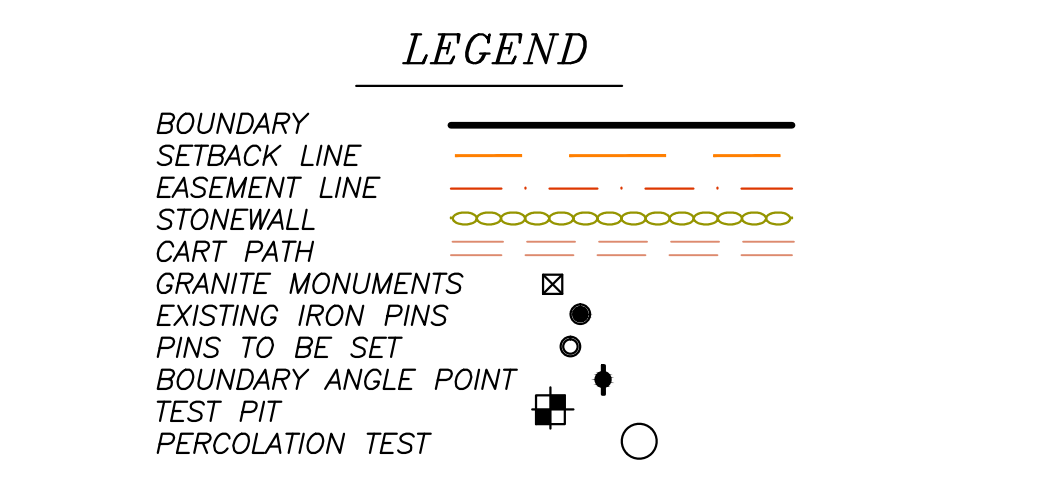
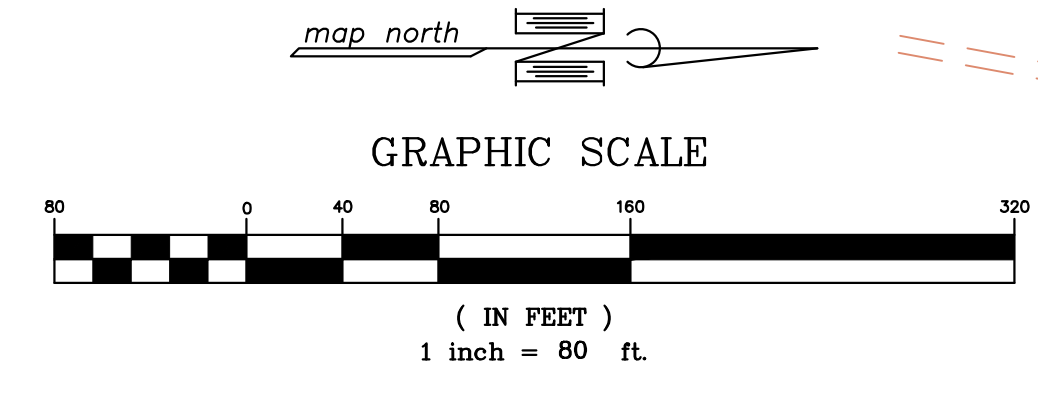
1 - 10 MIN/IN

LOT 2 SEPTIC SYSTEM DESIGN PARAMETERS:
3 bedrooms FF=1.5
depth ~24"
slope ~14% HF=24
perc 1-10 PF=1.0
MLSS=26 x 1.5 = 39 LF

REQ'D AREA: 495 SFEA
PROVIDED: 45 LF MANTIS 536-8 (9 units)
PROVIDES: 45 LF x 11 = 495 SFEA

SYSTEM TO BE NO MORE THAN 6" INTO GRADE.

SYSTEM ELEVATIONS:
BOTTOM OF UNIT: 122.30
D-BOX OUTLET: 123.80
TANK OUTLET: 124.05
TANK INLET: 124.30
SOIL PIPE @ FND: 124.80



**OPEN SPACE SUBDIVISION PLAN
GRIMALDI SUBDIVISION, ANDOVER CT**

SUBDIVISION PLAN - SHEET 1
SEPTIC SYSTEM PLAN - SHEET 2
EROSION & SEDIMENT CONTROL PLAN - SHEET 3

APPROVED
ANDOVER PLANNING AND ZONING COMMISSION

Chairperson/Secretary _____ Date _____

Chairperson/Inland Wetlands & Watercourse Commission _____ Date _____

THE FIVE YEAR APPROVAL PERIOD EXPIRES ON: _____

Type of Survey: SUBDIVISION PLAN
Class of Accuracy: A2
This map and survey were prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc., on September 26, 1996.

GERALD E. HARDISTY, L.S. #15974

No.	Revision/Issue	Date
2.	Added E&SC PLAN sheet, and signature block	4/15/20
1.	Added Open Space Subdivision Parameters, E&SC PLAN	3/23/20

OPEN SPACE SUBDIVISION PLAN
GRIMALDI SUBDIVISION
353 LAKE ROAD
ANDOVER CT

CIVIL ENGINEERING SERVICES, LLC
203 BOSTON HILL ROAD
ANDOVER CT 06232
ph. (860) 742-0364

Project: 1904-GRIMALDI

Date	Sheet
1-17-2020	1 OF 3

Scale: 1" = 80'