

# NOTES

SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 36B-1 THROUGH 36B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 BOUNDARY SURVEY.

GRAPHIC ACCURACY CONFORMS WITH T-2 STANDARDS AND IS BASED ON AN ACTUAL FIELD SURVEY.

THIS IS A PROPERTY SURVEY WITH A BOUNDARY DETERMINATION CATEGORY: RESURVEY.

THE INTENT OF THIS SURVEY AND PLAN: VARIANCE APPLICATION AND HOUSE SITE/SEPTIC SYSTEM AND SITE DESIGN.

FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP IN MARCH & APRIL 2022.

VERTICAL DATUM SHOWN IS BASED UPON NORTH AMERICAN DATUM OF 1988 (NAD88), THE REFERENCE MERIDIAN (H. ARROW) SHOWN IS BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), BOTH HORIZONTAL AND VERTICAL DATUMS DETERMINED FROM RTK/G.P.S.

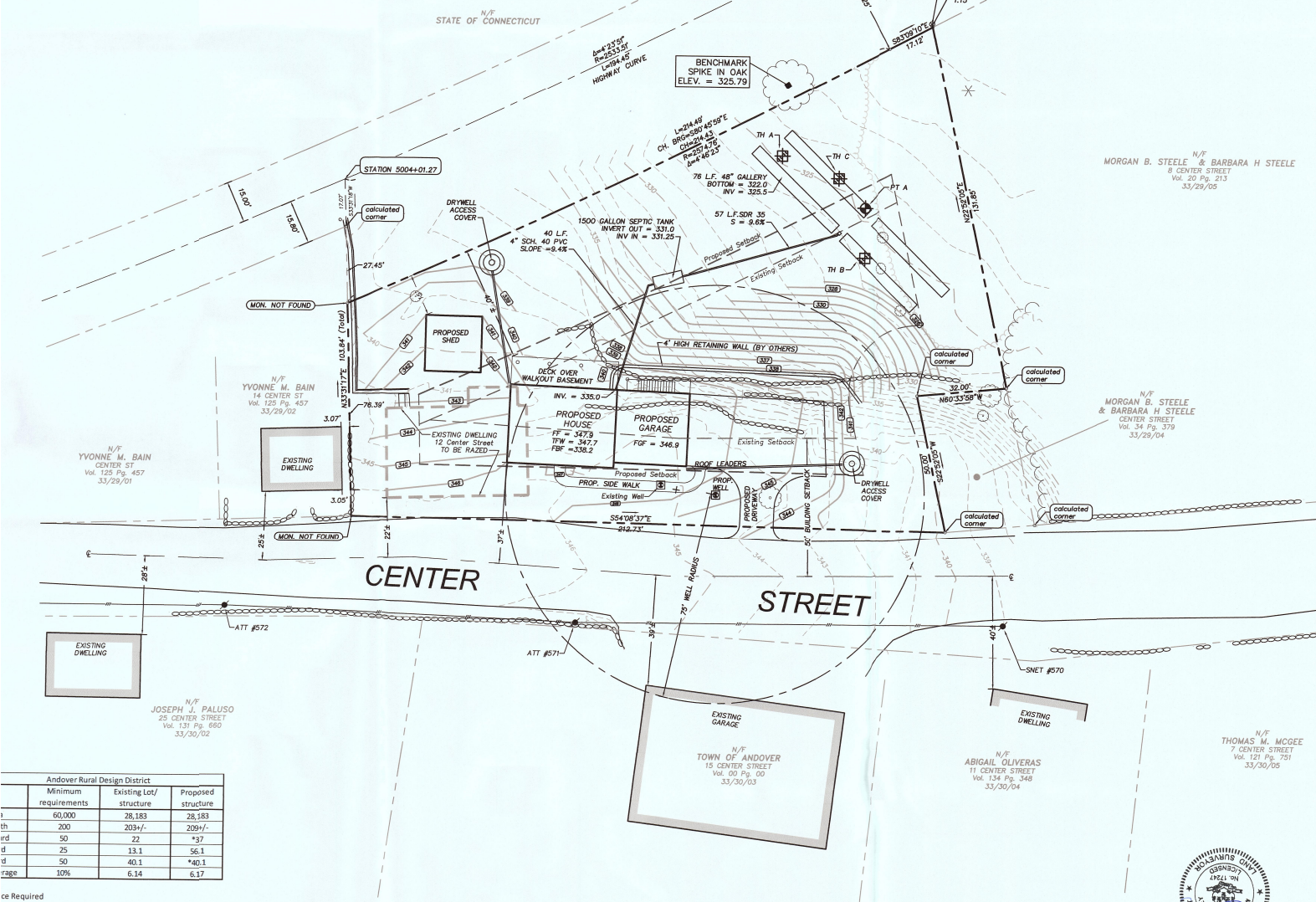
NO UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. CONSULT WITH THE APPROPRIATE UTILITY ANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS, COMMENCING DEMOLITION OR CONSTRUCTION. "CALL BEFORE YOU DIG" 1-800-485-4455.

## REFERENCE

NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER-REAL ESTATE SURVEYS LAND IN ANDOVER, CONN. TO BE ADDED TO NORA A. & FREDERICK F. POWERS' PG. 36

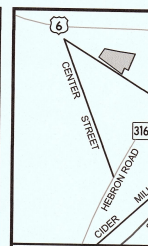
OF WAY AND TRACK MAP OF THE NEW YORK NEW HAVEN & HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN & HARTFORD R.R. CO. FROM BOSTON TO HUDSON RIVER STATION 4966+00 TO STATION 5078+80 TOWN OF ANDOVER STATE OF CT. SCALE: 1 IN = 100 FT DATE JUNE 30, 1915 SHEET NO 43 OF 67

OF ANDOVER MAP SHOWING THE LOCATION OF A SECTION OF HIGHWAY TO BE ABANDONED ON WILLAMANTIC RD. & HEBRON RD. HIGH SHALL REVERT TO THE TOWN AS PER SECTION 1509 OF CHAPTER 80 OF THE GENERAL STATUTES, REVISION OF 1930. CONNECTICUT STATE HIGHWAY DEPARTMENT APPROVED JAN. 21, 1935 SHEET NO. 4A



## LEGEND & ABBREVIATIONS

- MONUMENT (MON)
- IRON PIN (IP)
- CALCULATED POINT
- UTILITY POLE (UP)
- WELL
- TEST PIT
- MONITOR WELL
- DECIDUOUS TREE
- CONIFER TREE
- NOW OR FORMERLY
- FF FINISHED FLOOR (ELEVATION)
- FGF FINISHED GARAGE FLOOR (ELEVATION)
- FBF FINISHED BASEMENT FLOOR (ELEVATION)
- TW TOP OF FOUNDATION WALL (ELEVATION)
- INV INVERT (ELEVATION)
- PROPERTY BOUNDARY
- ABUTTER PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EDGE OF LAWN
- TREE LINE
- STONE WALL
- OVERHEAD WIRE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR



TO MY KNOWLEDGE AND BELIEF, THE SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED SEAL OF THE ORIGINAL SURVEYOR EFFICIENTLY CERTIFICATION.

**DRAFT**

MICHAEL C. HEALEY  
CT P.L.S. #17247

## VARIANCE APPLICATION

PLOT PLAN  
PREPARED BY  
EDEN CONTRACTORS  
12 CENTER STREET  
ANDOVER, CT

## REVISIONS:

NO.	DATE	DESC.

PREPARED FOR  
EDEN CONTRACTORS  
129 HEBRON ROAD  
ANDOVER, CT

**BSC GROUP**  
655 Winding Brook Drive  
Glastonbury, Connecticut  
06033  
860.438.8800

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SCALE: 1" = 20'

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FILE: P:\8384600\SURVEY\DWG.8384600\_EC

JOB: NO: 83846.00 SHEET

TEST HOLES WERE OBSERVED BY EASTERN HIGHLANDS HEALTH DISTRICT THAD KING, MPH REHS ON 4/4/2022

Test Pit TWA Depth 84" Ledge None Seepage None Moistening None Roots 30"

0 - 6" Top Soil  
6 - 24" Lt Br Fine Sandy Loam  
24 - 84" Rd/Br Rocky Cobble  
Coarse Sand and Gravel

Test Pit THB Depth 84" Ledge None Seepage None Moistening None Roots 30"

0 - 6" Top Soil  
6 - 33" Lt Br Fine Sandy Loam  
33 - 84" Rd/Br Rocky Cobble  
Coarse Sand and Gravel

Test Pit TPC Depth 104" Ledge None Seepage None Moistening None Roots 30"

0 - 12" Top Soil  
12 - 33" Br Fine Sandy Loam  
33 - 104" Rd/Br Rocky Cobble  
Coarse Sand and Gravel

OWNER OF RECORD:  
EDEN CONTRACTORS, LLC  
VOL. 135, PAGE 122  
ASSESSORS MAP 33/ BOCK 29/ PARCEL 3

