SURVEY NOTES

1. THIS SURVEY AND MAP HAVE BEEN 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 AUGUST 29, 2019.

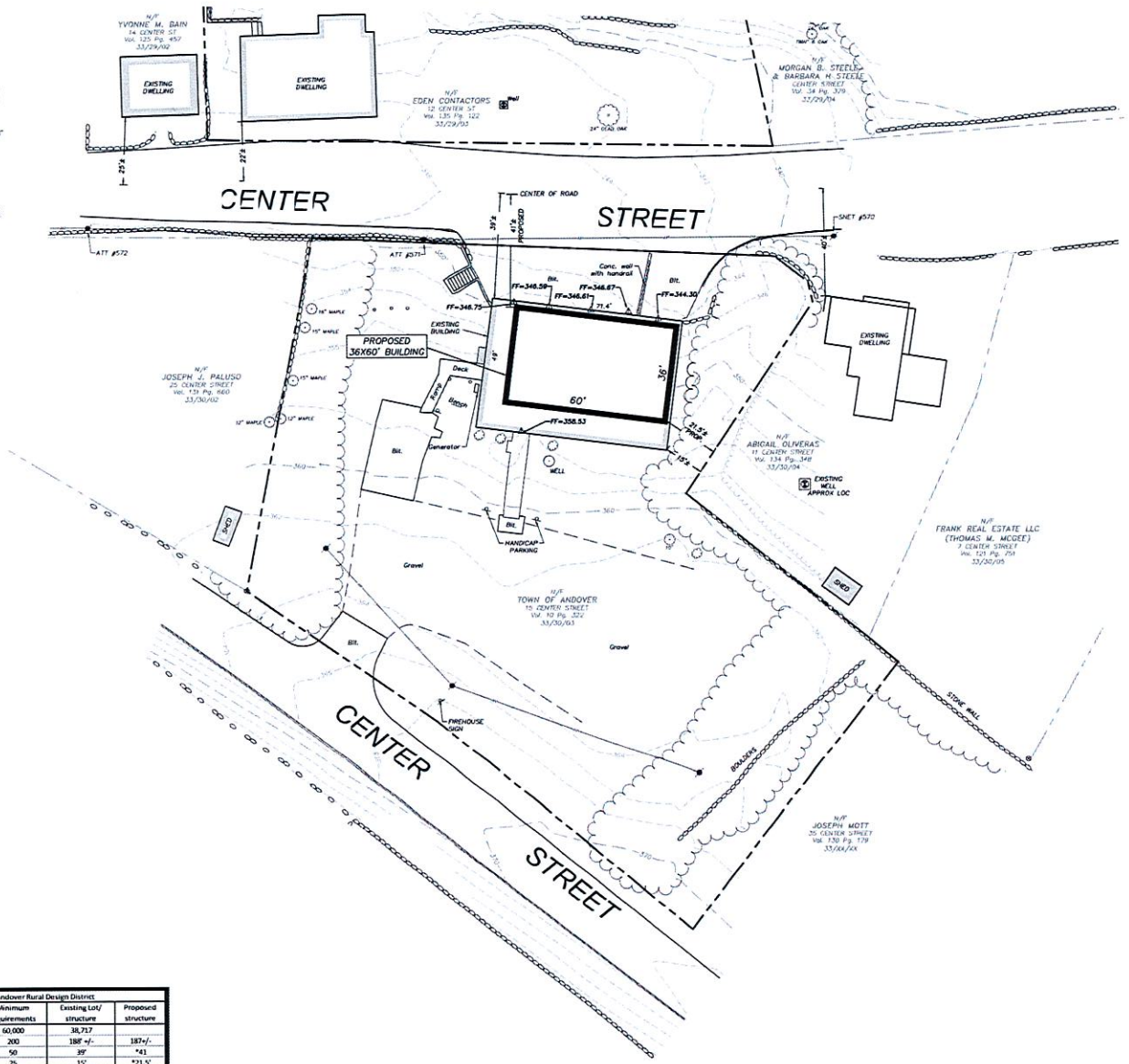
   THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 BOUNDARY SURVEY

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

   THIS IS A PROPERTY SURVEY WITH A BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY
2. THE INTENT OF THIS SURVEY AND PLAN: VARIANCE APPLICATION.
3. THE FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP IN JULY OF 2022.
4. THE VERTICAL DATUM SHOWN IS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN IS BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83). BOTH HORIZONTAL AND VERTICAL DATUMS ARE DETERMINED FROM RTK/GPS.
5. EXISTING 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 COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS, COMMENCING DEMOLITION OR CONSTRUCTION. "CALL BEFORE YOU DIG" 1-800-922-4455.

MAP REFERENCE

1. "PROPERTY OF JOHN YEOMANS ET ALS MAIN STREET, ANDOVER CONN SCALE 1" = 20' DEC. 31, 1955 HAYDEN L GRISWOLD, C.E."
2. "TOWN OF ANDOVER MAP SHOWING THE LOCATION OF A SECTION OF HIGHWAY TO BE ABANDONED ON BULLMANTIC RD. & HEBRON AVE. WHICH SHALL REVERT TO THE TOWN AS PER SECTION 1506 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
- N/F NOW OR FORMERLY
- FF FINISHED FLOOR (ELEVATION)
- FGF FINISHED GARAGE FLOOR (ELEVATION)
- FBF FINISHED BASEMENT FLOOR (ELEVATION)
- TFW 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

	Andover Rural Design District		
	Minimum requirements	Existing Lot/ structure	Proposed structure
ot Area	60,000	38,717	
ot Width	200	188' +/-	187+/-
ront Yard	50	39'	*41
ide Yard	25	15'	*21.5'
ear Yard	50	NA	NA
ot coverage	10%	9.04	7.66

*Variance Required

OWNER OF RECORD:
TOWN OF ANDOVER
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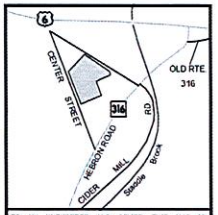
ASSESSORS MAP 33/ BOCK 30/ PARCEL 3



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY IS NOT VALID UNLESS IT CONTAINS THE LIVE SIGNATURE AND EMBOSSED SEAL CONTAINED HEREON. SUBSEQUENT REVISIONS TO THIS PLAN OTHER THAN BY THE ORIGINAL SURVEYOR EFFECTUALLY VOID THIS CERTIFICATION.

DRAFT

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

PLOT PLAN

PREPARED FOR
TOWN OF ANDOVER

15 CENTER STREET
ANDOVER, CT

JULY 08, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
TOWN OF ANDOVER
17 SCHOOL ROAD
ANDOVER, CT 06232

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut
06033
860 652 8227

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SCALE: 1" = 20'
0 10 20 40 FEET

FILE: P:\8384600\SURVEY\DRAWINGS
DWG.8384600_EC
JOB. NO: 83846.00
SHEET 1 OF 1