

SURVEY NOTES:

1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-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 LIMITED PROPERTY ZONING LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2) PROPERTY IS LOCATED IN A LR ZONE.
3) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC, BASED ON NGVD 1929 DATUM.

4) PARCEL A IS SUBJECT TO:
A.) PERPETUAL SEWER EASEMENT IN FAVOR OF THE TOWN OF COVENTRY FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 787 PAGE 349
B.) A PERPETUAL EASEMENT TO CROSS AND RE-CROSS IN FAVOR OF 251 WOODLAND RD. FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 502 PAGE 101
C.) A DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF COVENTRY FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 506 PAGE 41
D.) RIGHT OF WAY IN FAVOR OF LOTS SHOWN ON MAP REFERENCE 2

5) SIDE YARD SETBACKS SHOWN ARE BASED ON SECTION 4.02.01C. OF THE TOWN OF COVENTRY ZONING REGULATIONS.
6) PROPERTY IS SUBJECT TO AND TOGETHER WITH A BOUNDARY LINE AGREEMENT WITH 267 WOODLAND RD. FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 1281 PAGE 872.

7) PROPERTY IS SUBJECT TO A DRIVEWAY AND ACCESS EASEMENT IN FAVOR OF 263 WOODLAND RD. FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 1281 PAGE 868.
8) EXISTING HOUSE IS NON CONFORMING TO SIDE AND FRONT YARD SETBACK REQUIREMENTS OF THE CURRENT TOWN OF COVENTRY ZONING REGULATIONS.

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.

8) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.
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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 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.
4) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.

5) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
6) CONSTRUCT AND STABILIZE DRIVEWAY.
7) CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.

8) 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.
9) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.

10) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
11) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SLUMP 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	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.

MAP REFERENCES:

1) PLAN F BUILDING LOTS BELONGING TO THE LAKE WANGUMBAUG LAND ASSN. AT SOUTH COVENTRY CONN 1909
2) PLAN OF LOTS MATHIEU & PICHE SOUTH COVENTRY, CONN. SCALE 1"=100' C.E. WILLIAMS 1929
3) SURVEY PLAN PREPARED FOR ELIZABETH F. & FREDRICK NORTH WOODLAND ROAD COVENTRY, CONN SCALE 1"=20' SEPT. 1979 KASPER ASSOCIATES, INC. VERNON, CONN.

4) SITE PLAN PREPARED FOR ERIC SPRINGER COVENTRY, CT. ENGINEERS INGA CONSULTING ENGINEERS 139 WHITNEY STREET, CT 06105 HARTFORD CONNECTICUT TEL. 860-233-4891 SURVEYOR: WILLIAM HEARN LIC. 18957 121 MIDDLESEX AVENUE CHESTER CT. DATE: APRIL 30, 2010 SCALE 1"=10' REVISED TO 9/14/10

5) ZONING LOCATION SURVEY PREPARED FOR THOMAS ARCHAMBULT 285 WOODLAND ROAD COVENTRY, CONNECTICUT DATE 01/24/2020 SCALE 1"=10' SHEET 1 OF 2 JOB NO. 19-088 REVISED TO 6/6/2020 TOWNE ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS ROUTE 32 AND RICHMOND LANE, SOUTH WINDHAM CT TEL. (860) 423-6371/889-2100 FAX 423-5470

6) TOWN OF COVENTRY RIGHT-OF-WAY MAP WOODLAND ROAD COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 1 COVENTRY CONNECTICUT PROJ. NO. 99117.430 DATE AUGUST 2002 3 OF 3 FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860.646.2469 SCALE HORZ: 1"=40' DATUM HORZ: NAD 83 VERT:NGVD 29

7) TOWN OF COVENTRY RIGHT-OF-WAY MAP WOODLAND ROAD COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 1 COVENTRY CONNECTICUT PROJ. NO. 99117.430 DATE SEPTEMBER 2004 3 OF 3 FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860.646.2469 SCALE HORZ: 1"=40' DATUM HORZ: NAD 83 VERT:NGVD 29

8) TOWN OF COVENTRY UTILITY PLAN STA. 10+00 TO STA. 23+00 COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 1 COVENTRY CONNECTICUT PROJ. NO. 99117.430 DATE SEPTEMBER 2004 3 OF 3 FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860.646.2469 SCALE HORZ: 1"=40' VERT: 1"=4' DATUM HORZ: NAD 83 VERT:NGVD 29

9) TOWN OF COVENTRY UTILITY PLAN STA. 400+00 TO STA. 554+00 COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 1 COVENTRY CONNECTICUT PROJ. NO. 99117.430 DATE SEPTEMBER 2004 3 OF 3 FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860.646.2469 SCALE HORZ: 1"=40' VERT: 1"=4' DATUM HORZ: NAD 83 VERT:NGVD 29

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LAKE WANGUMBAUG

WETLANDS REGULATORY LAKE WANGUMBAUG EL. 515.00

EDGE OF WATER DECEMBER 14 2020

PROPERTY LINE HIGH WATER MARK LAKE WANGUMBAUG EL. 514.50

3" OF HARDWOOD MULCH

EXISTING AND AMENDED (AS REQUIRED) SOIL

DISCHARGE 430 SQ. FT. (MIN) OF HOUSE ROOF GUTTERS OUTLET INTO THE RAIN GARDEN REFER TO THE UCONN COOPERATIVE EXTENSION SYSTEM RAIN GARDENS A DESIGN GUIDE FOR HOMEOWNERS MANUAL FOR CONSTRUCTION, PLANTING AND MAINTENANCE GUIDELINES HOMEOWNER SHALL SUBMIT TO THE WETLANDS AGENT A PROOF OF INSPECTION FOR THE RAIN GARDEN ONCE A YEAR IN THE SPRING ON A FORM TO BE PROVIDED BY THE TOWN OF COVENTRY

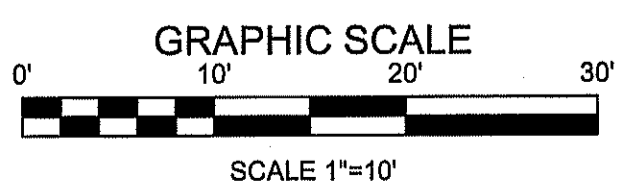
RAIN GARDEN CROSS SECTION DETAIL

NO SCALE

TYPICAL PLANTING SCHEDULE:

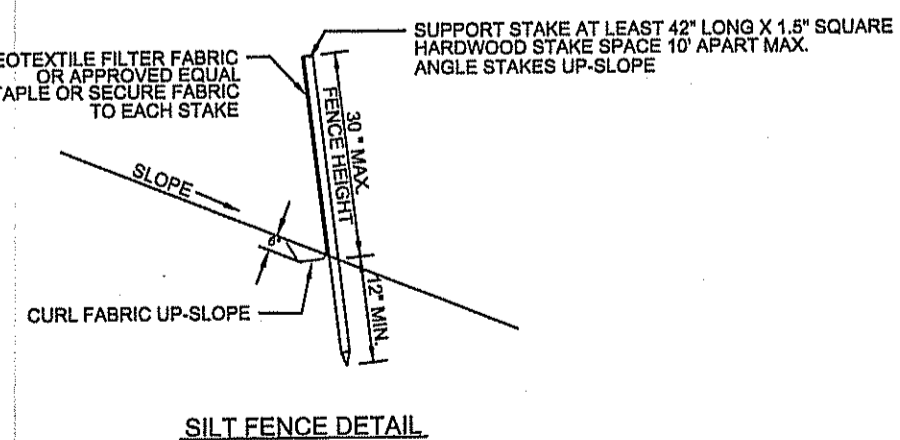
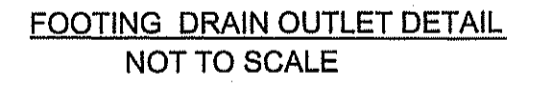
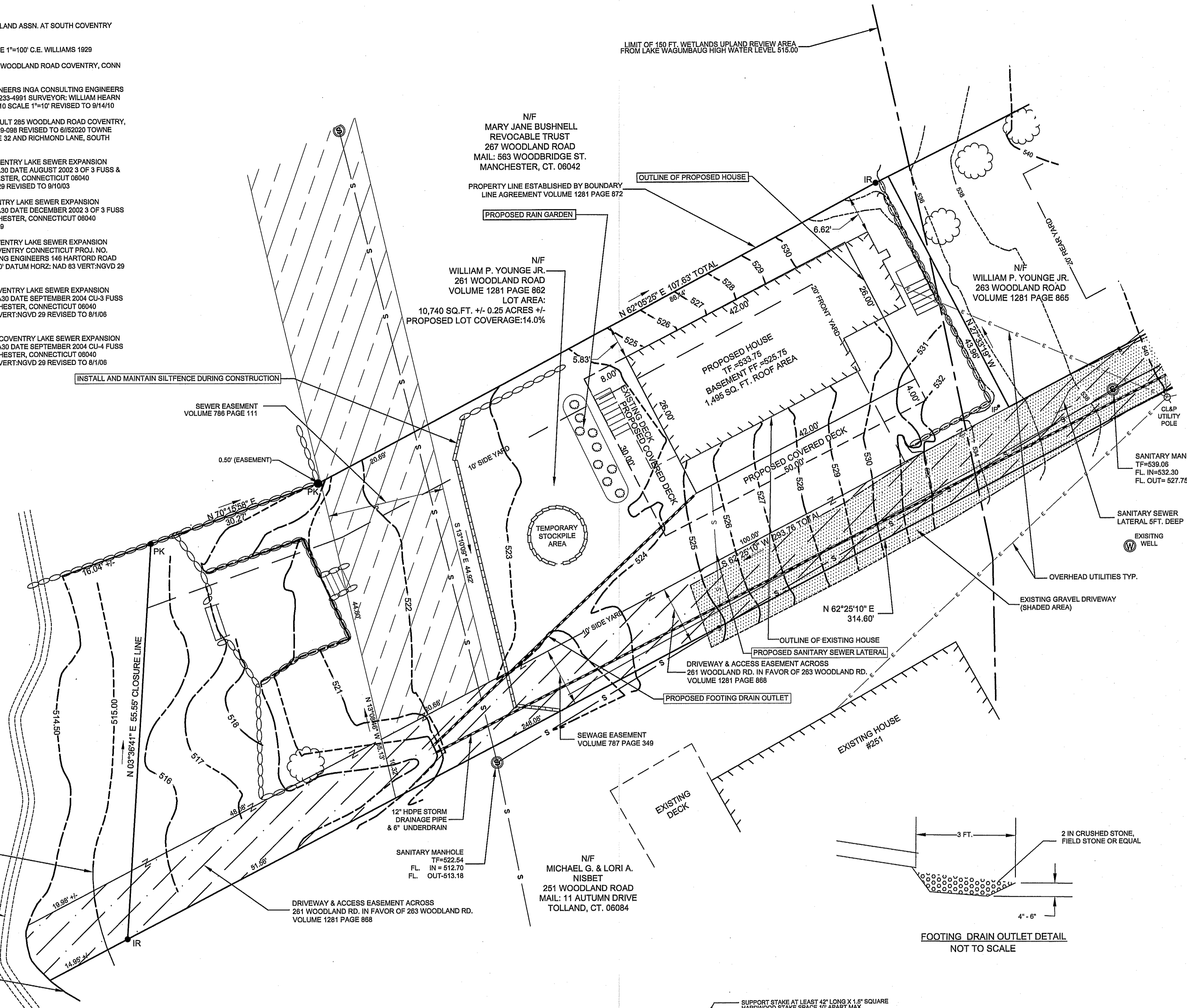
QUANTITY	PLANT TYPE
2	INGEBERRY
2	JOE PYE WEED
1	WINTERBERRY
1	IRIS
1	SPIDERWORT
2	BLACK-EYED SUSAN

(FINAL PLANTING SCHEDULE TO SUBMITTED PRIOR TO CONSTRUCTION)



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

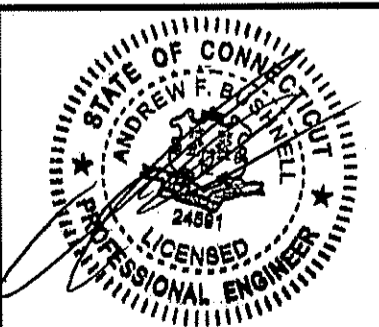
ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



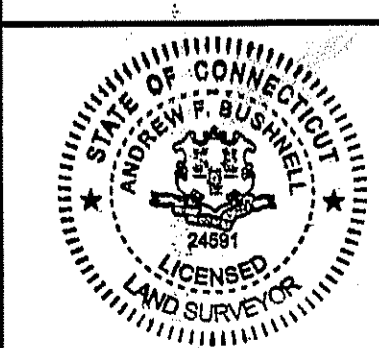
LEGEND

- EXISTING MERESTONE IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED/EXISTING WELL
- PROPOSED SILT FENCE/LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- PERC PERCOLATION TEST

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
WILLIAM P. YOUNGE
261 WOODLAND ROAD COVENTRY, CT.



SITE PLAN
SCALE: 1"=10' DATE: 1/27/2021 FILE NO. 2020-94 SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875
REVISIONS: 11/11/2021