



KEY MAP
SCALE 1"=1000'

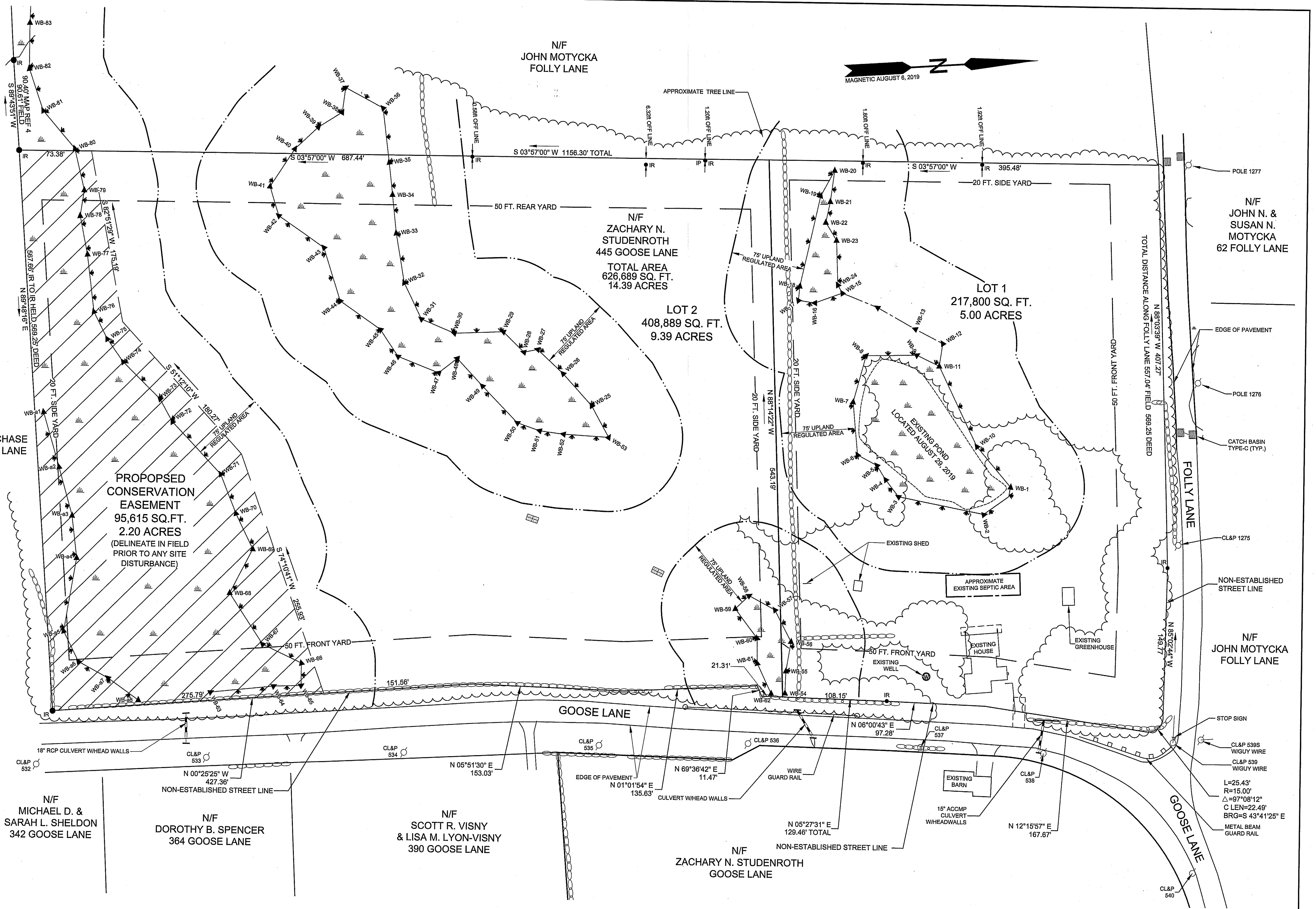
NRCS WEB SOIL SURVEY SOILS MAP LEGEND	
3	RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0-8% SLOPES, EXTREMELY STONY
46C	WOODBIDGE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
47C	WOODBIDGE FINE SANDY LOAM, 3-15% SLOPES, EXTREMELY STONY
61B	CANTON AND CHARLTON FINE SANDY LOAMS, 0-8% SLOPES, VERY STONY
61C	CANTON AND CHARLTON FINE SANDY LOAMS, 8-15% SLOPES, VERY STONY
85B	PAXTON AND MONTAUK FINE SANDY LOAMS 3-8% SLOPES, VERY STONY

SURVEY NOTES:

- 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 FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY BOUNDARY SURVEY SUBDIVISION MAP. THE PORTION OF THE EXTERIOR BOUNDARY SHOWN IS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE BOUNDARY LINES OF THE PROPOSED LOTS IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHY SHOWN CONFORMS TO TOPOGRAPHIC SURVEY ACCURACY CLASS T-3.
- THE PROPERTY IS LOCATED IN A GR-80 ZONE.
- THE EXISTING HOUSE IS NON-CONFORMING TO CURRENT TOWN OF COVENTRY ZONING REGULATIONS FOR FRONT YARD SET BACK REQUIREMENTS.
- MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090110 0010D EFFECTIVE JUNE 11, 1992.
- THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2021 MAPPING.

MAP REFERENCES:

1.) PLAN PREPARED FOR CONRAD KUNZ & ANDERS WISNIEWSKI 445 GOOSE LANE COVENTRY, CT. BOUNDARY / PROPERTY SURVEY SCALE: 1"=50' DATE 08/12/2019 FILE NO. 2019-24 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC, CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS: 7/29/2021



APPROVED
COVENTRY PLANNING & ZONING COMMISSION

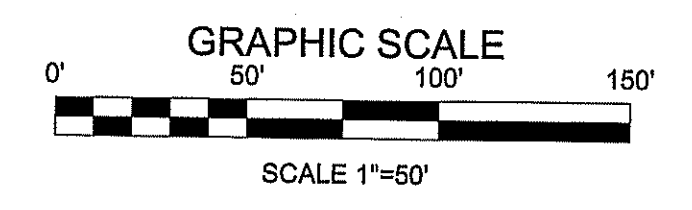
CHAIRPERSON-SECRETARY _____ DATE _____
THIS 5 YEAR APPROVAL PERIOD EXPIRES ON
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

OWNER/APPLICANT: ZACHARY STUDENROTH
PO. BOX 2492
SAG HARBOR, NY, 11963

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-671 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

APRIL 4, 2022
DATE



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

ANDREW F. BURFENELL, 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 IRON ROD
- EXISTING WELL
- STONE WALL
- EXISTING UTILITY POLE
- WETLANDS FLAG
- EDGE OF FIELD LOCATED WETLANDS

	SUBDIVISION PLAN PREPARED FOR		
	ZACHARY N. STUDENROTH		
445 GOOSE LANE		COVENTRY, CT.	
SUBDIVISION MAP			
SCALE: 1"=50'	DATE: 1/26/2022	FILE NO. 2021-119	SHEET: 1 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 4/8/2022			

SURVEY NOTES:

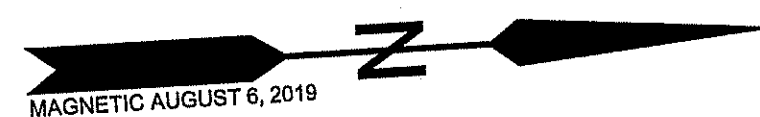
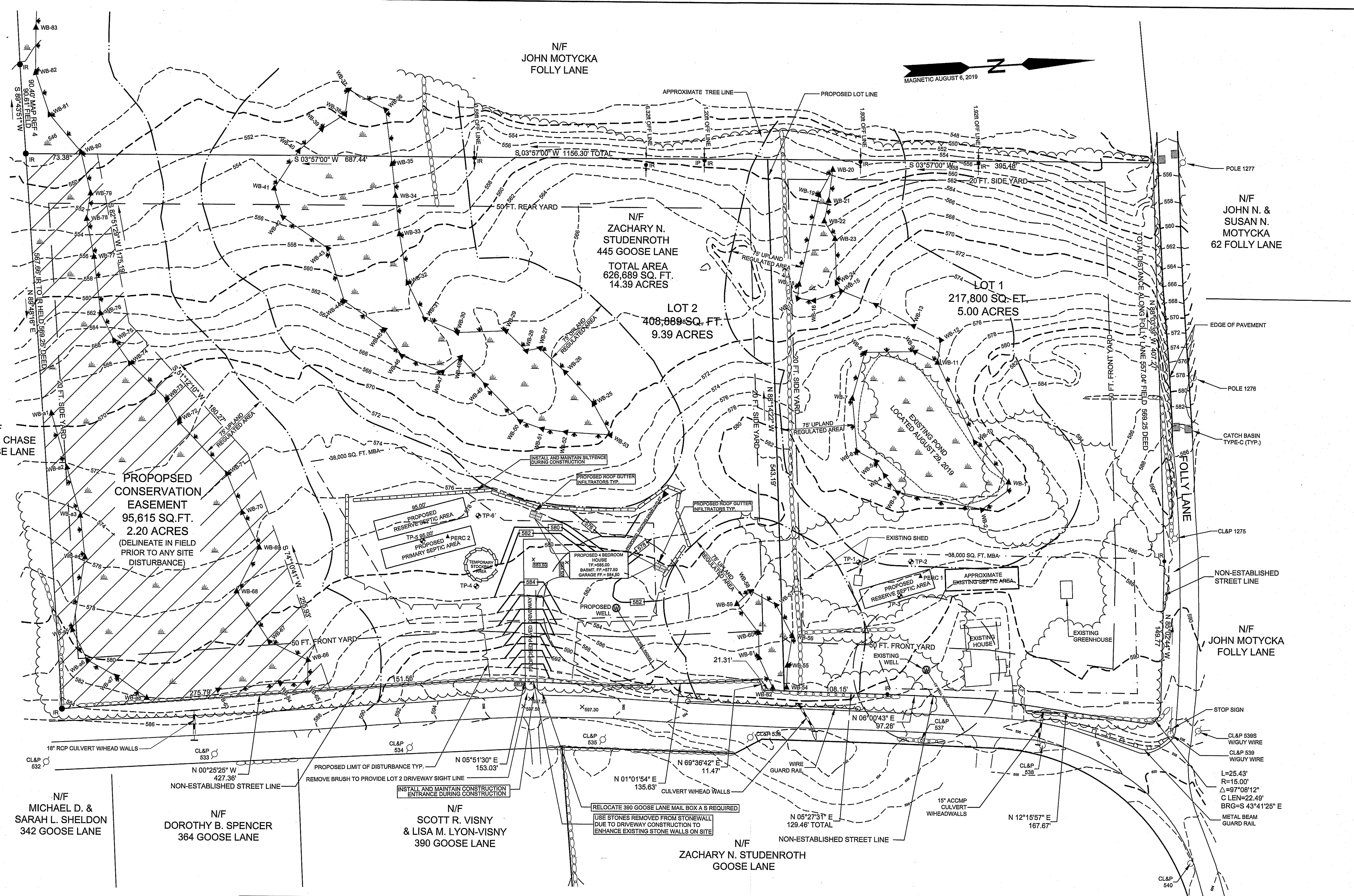
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2018. IT IS A LIMITED PROPERTY BOUNDARY SURVEY SUBDIVISION MAP. THE PORTION OF THE EXTERIOR BOUNDARY SHOWN IS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE BOUNDARY LINES OF THE PROPOSED LOTS IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHY SHOWN CONFORMS TO TOPOGRAPHIC SURVEY ACCURACY CLASS T-3.
- THE PROPERTY IS LOCATED IN A GR-80 ZONE.
- THE EXISTING HOUSE IS NON-CONFORMING TO CURRENT TOWN OF COVENTRY ZONING REGULATIONS FOR FRONT YARD SET BACK REQUIREMENTS.
- MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- TOPOGRAPHY SHOWN WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC.
- THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2021 MAPPING.

MAP REFERENCES:

- PLAN PREPARED FOR CONRAD KUNZ & ANDERS WISNIEWSKI 445 GOOSE LANE COVENTRY, CT. BOUNDARY / PROPERTY SURVEY SCALE: 1"=50' DATE 08/12/2019 FILE NO. 2019-24 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS: 7/29/2021

CONSTRUCTION NOTES:

- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 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.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
- ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
- CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.



LEGEND

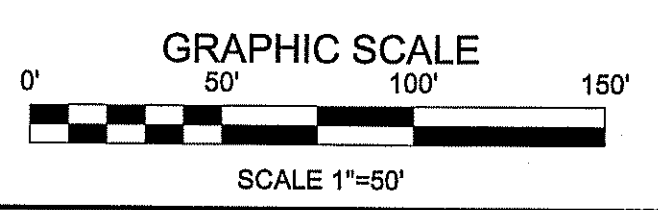
- EXISTING IRON ROD
- EXISTING/PROPOSED WELL
- STONE WALL
- EXISTING UTILITY POLE
- WETLANDS FLAG
- EDGE OF FIELD LOCATED WETLANDS
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE

DRIVEWAY SIGHTLINE DISTANCES:
 LOT 2 NORTH: 175 FT. +
 SOUTH: 175 FT. +

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RICHARD ZULICK
 CERTIFIED SOIL SCIENTIST

APRIL 4, 2022



ALL PROPOSED LOTS COMPLY WITH THE MINIMUM BUILDABLE LAND CRITERIA SEC. 4.04.04 OF THE COVENTRY ZONING REGULATIONS.
 ANDREW F. BUSHNELL, P.E., L.S.

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

ANDREW F. BUSHNELL, P.E., L.S. 24591
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APPROVED
 COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY DATE
 THIS 5 YEAR APPROVAL PERIOD EXPIRES ON
 SEE P&Z MINUTES OF FOR SPECIFIC
 CONDITIONS OF APPROVAL

	SUBDIVISION PLAN PREPARED FOR		
	ZACHARY N. STUDENROTH		
	445 GOOSE LANE		COVENTRY, CT.
	EROSION & SEDIMENTATION CONTROL PLAN		
SCALE: 1"=50'	DATE: 1/26/2022	FILE NO. 2021-119	SHEET: 2 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 4/8/2022, 5/18/2022			

