

SURVEY NOTES:

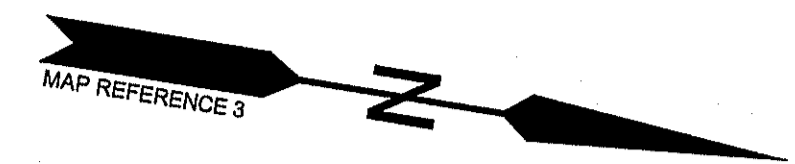
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300-1 THRU 20-300-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 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-2.
- THE PROPERTY IS LOCATED IN A R-80 ZONE.
- THE EXISTING GARAGE 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 FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING AN ASSUMED DATUM.
- 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.
- INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY RICHARD ZULICK CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
- EXISTING HOUSE SEPTIC SYSTEM LOCATIONS SHOWN WERE TAKEN FROM INSTALLERS AS-BUILT TIES ON FILE WITH THE EASTERN HIGHLANDS HEALTH DISTRICT.

MAP REFERENCES:

- MAP SHOWING PROPERTY TO BE CONVEYED BY JAMES T. AND KATHERINE E. LAIDLAW TO ROBERT AND CLAIRE WARFEL SITUATED AT EH INTERSECTION OF COVENTRY-TOLLAND ROAD WITH BOLTON-MERROW ROAD TOWN OF COVENTRY, CONNECTICUT SURVEY APRIL 1957 SCALE: 1 INCH=60 FEET THOMAS B. DANIELSON LAND SURVEYOR
- SUBDIVISION OF LAIDLAW ESTATE GRANT HILL ROAD COVENTRY, CONN. SUBDIVISION PLOT PLAN SCALE: 1"=100' DATE 10-30-84 DRN, R.M. TRD. D.C.K. FILE NO. 82715 SHEET 1 OF 2 REVISED TO 6-17-85
- RESUBDIVISION PLAN LIBERTY CROFT ESTATES BROAD WAY COVENTRY, CONNECTICUT GARDNER & PETERSON ASSOCIATES LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY E.R.P. SCALE 1"=100' DATE 03-11-2005 SHEET 2 OF 19 MAP NO. 9336 84 REVISED TO 07/15/2005
- LAND OF DAVID G. RUNNELLS GRANT HILL ROAD COVENTRY CONN A. BOWEN DAVIES & CO. LAND SURVEYOR 66 RIDGEWOOD ROAD CLASTONBURY, CONN. 08033 REV. DRAWN R.J.M. SCALE 1"=100' DATE 7/5/76 PROJ. NO. 632-114

CONSTRUCTION NOTES:

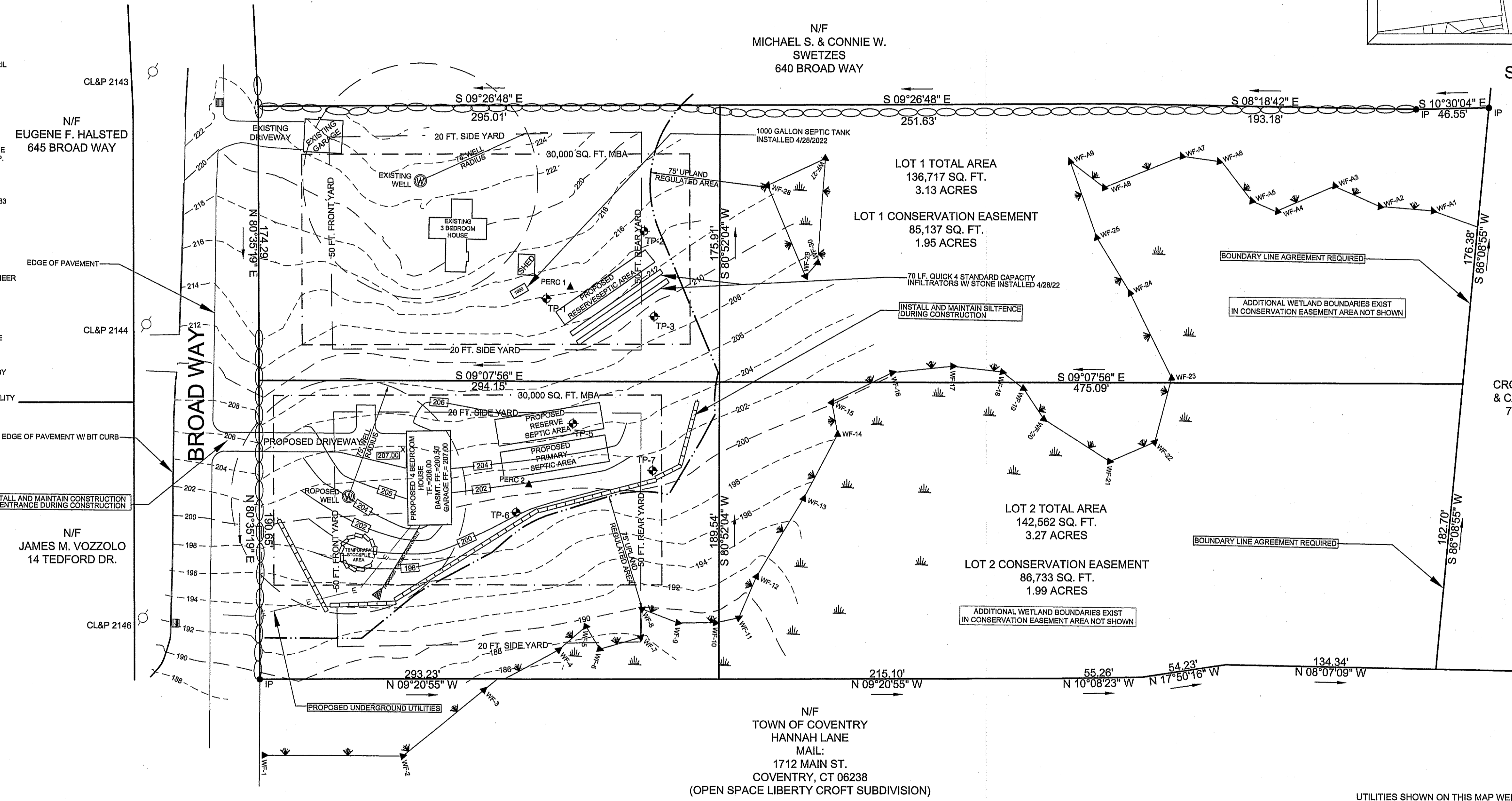
- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- PRIOR 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. INCORPORATE ANY STONES REMOVED FROM STONE WALLS INTO EXISTING STONE WALLS FOR REPAIR OR CONSTRUCTION OF WING WALLS ON EACH SIDE OF THE DRIVEWAY.
- 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.
- OPEN SPACE AREA SHOULD BE DELINEATED IN THE FIELD PRIOR TO ANY SITE DISTURBANCE
- CLEARING LIMITS FOR LOT 2 SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.



3	RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0-8% SLOPES, VERY STONY
61B	CANTON AND CHARLTON FINE SANDY LOAMS, 0 - 8% SLOPES, VERY STONY
60C	CANTON AND CHARLTON FINE SANDY LOAMS, 8 - 15% SLOPES



KEY MAP
SCALE 1"=1000'



LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ EXISTING/PROPOSED 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
- ▲ EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 20 WETLANDS FLAG

OWNER: JUNE MAYNARD
56 WINDY HILL RD.
COVENTRY, CT. 06238

APPLICANT: PETE MAYNARD
56 WINDY HILL RD.
COVENTRY, CT. 06238

TOTAL AREA OF SUBDIVISION:
279,279 SQ. FT. / 6.41 ACRES

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

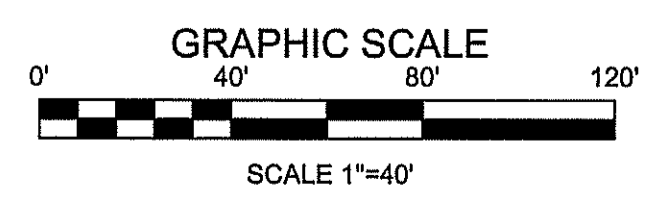
THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

JUNE 7, 2022
DATE

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. 24691
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

PLAN PREPARED FOR			
PETE MAYNARD			
612 BROADWAY		COVENTRY, CT.	
OPEN SPACE SUBDIVISION PLAN			
SCALE: 1"=40'	DATE: 5/19/2022	FILE NO. 2021-124	SHEET: 1 OF 2
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 5/23/2022 LOT 1 SEPTIC, 6/7/2022 WETLANDS ADDED 8/15/2022 CONSERVATION EASEMENT 9/12/2022 TOWN STAFF COMMENTS			

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

TOTAL AREA OF WETLANDS: 109,975 SQ.FT. +/- 2.52 ACRES +/-
TOTAL AREA OF SUBDIVISION MINUS WETLANDS: 169,304 SQ.FT. +/- 3.89 ACRES +/-
TOTAL AREA OF OPEN SPACE 171,870 SQ.FT. 3.95 ACRES (61.6% OF TOTAL SUBDIVISION)
TOTAL AREA OF OPEN SPACE MINUS WETLANDS: 68,208 SQ.FT. +/- 1.57 ACRES +/- (1.56 ACRES REQUIRED)

- 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.

SEPTIC SYSTEM DESIGN NOTES AND CRITERIA

SEPTIC SYSTEM DESIGN AND INSTALLATION TO COMPLY WITH CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS REVISED JANUARY 1, 2016.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION:
 NUMBER OF BEDROOMS 4
 PERCOLATION RATE 1-10.0 MIN./IN.
 RESTRICTIVE LAYER 22" TEST PIT 7
 GROUND SLOPE 15%
 MLSS: 26 H.F. X 1.75 F.F. X 1.0 P.F. = 45.5 FT. MINIMUM
 REQUIRED: 1250 GALLON TWO-COMPARTMENT SEPTIC TANK AND 577.5 SQ. FT. OF EFFECTIVE LEACHING AREA.

PROVIDED: 1250 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK WITH APPROVED EFFLUENT FILTER, NO GARBAGE DISPOSAL, WATER SOFTENING SYSTEM OR OVERSIZED TUB TO BE INSTALLED IN THE HOUSE. (ACCESS RISERS REQUIRED TO LESS THAN 12" FROM FINAL GRADE). 195 LINEAL FEET OF 4" WIDE STONE TRENCHES (EFFECTIVE LEACHING CREDIT 3 SQ. FT./FT) WITH AN EFFECTIVE LEACHING AREA OF 585 SQ.FT. MINIMUM SPACING OF 8FT. ON CENTER. WITH HOUSE SEWER PIPE OF 4" DIA. SCHEDULE 40 ASTM D-1785 / ASTM D-2655.

TRENCH BOTTOMS TO BE NO MORE THAN 4" BELOW ORIGINAL GRADE.

THE SEPTIC SYSTEM AREA SHALL NOT BE DISTURBED PRIOR TO STAKEOUT OF THE SYSTEM BY THE DESIGN ENGINEER.

THE DESIGN ENGINEER SHALL STAKE OUT THE SEPTIC SYSTEM, SET A LOCAL BENCHMARK AND SUPPLY THE EASTERN HIGHLANDS HEALTH DISTRICT WITH A STAKING VERIFICATION MEMO BEFORE A PERMIT TO INSTALL THE SYSTEM WILL BE ISSUED.

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER. SELECT FILL EXCEEDING 6% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.

- THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
- UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE
- THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#10	70 - 100	70 - 100
#40	10 - 50*	10-75
#100	0 - 20	0 - 5
#200	0 - 5	0 - 2.5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE CRITERIA IS ACCEPTABLE.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH REQUIRED SELECT FILL THE TOPSOIL IN THE LEACHING AREA MUST BE COMPLETELY REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT. THE INSTALLER SHALL TAKE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVERCOMPACTION, SILTATION OR OTHER DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING THE SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING AREA.

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.

- 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.
- CLEAR TREES AS REQUIRED.
- 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 EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- CONSTRUCT AND STABILIZE DRIVEWAY.
- CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.
- 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.
- REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP 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 LINE 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 TRUCK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-8/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-8/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-8/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-8/15, 8/15-10/15
	1.0	ANNUAL RYEGRASS	3/1-8/15, 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.

TEST PITS OBSERVED BY:

EASTERN HIGHLANDS HEALTH DISTRICT
 JANUARY 25, 2022

TEST PIT 1
 0-6" TOPSOIL
 6-26" BROWN SANDY LOAM
 26-38" TAN GREY SANDY LOAM
 38-64" GREY COMPACT SANDY LOAM

DEPTH @ 64"
 MOTTLING @ 38"
 ROOTS @ 36"

TEST PIT 2
 0-6" TOPSOIL
 6-28" BROWN SANDY LOAM
 28-68" GREY COMPACT SANDY LOAM

DEPTH @ 68"
 MOTTLING @ 28"
 ROOTS @ 28"

TEST PIT 3
 0-9" TOPSOIL
 9-38" BROWN SANDY LOAM
 38-70" GREY COMPACT SANDY TILL

DEPTH @ 70"
 MOTTLING @ 38"
 ROOTS @ 36"

TEST PIT 4
 0-7" TOPSOIL
 7-28" BROWN SANDY LOAM
 28-46" TAN-GREY MOTTLED SANDY LOAM
 46-76" DAMP GRAVELLY SANDY LOAM GREY - BROWN

DEPTH @ 76"
 SEEPAGE @ 70" - SEEPING 54"

TEST PIT 5

0-6" TOPSOIL
 6-30" BROWN SANDY LOAM
 30-42" BROWN - TAN SANDY LOAM
 42-62" SANDY GRAVEL COBBLES

DEPTH @ 62"
 MOTTLING @ 42"
 ROOTS @ 36"

TEST PIT 6

0-7" TOPSOIL
 7-26" BROWN FINE SANDY LOAM
 26-38" BROWN SANDY LOAM
 38-66" GRAVELLY SANDY LOAM

DEPTH @ 66"
 MOTTLING @ 40"

TEST PIT 7

0-6" TOPSOIL
 6-24" BROWN SANDY LOAM
 24-42" TAN SANDY LOAM
 42-66" GREY COMPACT SANDY TILL

DEPTH @ 66"
 MOTTLING @ 42"
 ROOTS @ 22"

PERCOLATION TEST RESULTS
 PERFORMED BY - BUSHNELL ASSOCIATES LLC

PERC 1
 12/23/21

PRE-SOAK 10:25 AM
 START @ 11:30 AM
 22" DEEP HOLE

TIME	READING	DIFFERENCE
11:30	5"	4"
11:35	9"	4"
11:40	11 1/2"	2 1/2"
11:46	14"	2 1/2"
11:50	15 1/2"	1 1/2"
11:55	17"	1 1/2"
12:00	18 1/2"	1 1/2"
12:05	20"	1 1/2"

PERCOLATION RATE = 1-10.0 MIN./IN.

PERC 2
 12/23/21

PRE-SOAK 10:40 AM
 START @ 11:31 AM
 24" DEEP HOLE

TIME	READING	DIFFERENCE
11:31	4 3/4"	1 3/4"
11:36	6 1/2"	1 1/4"
11:41	7 3/4"	1"
11:46	8 3/4"	1"
11:51	9 1/4"	1/2"
11:56	9 3/4"	1/2"
12:01	10"	1/4"
12:06	10 1/2"	1/2"
12:11	10 3/4"	1/4"
12:16	11 1/4"	1/2"
12:21	11 1/2"	1/4"
12:26	11 3/4"	1/4"
12:31	12"	1/4"
12:36	12 1/4"	1/4"
12:41	12 1/2"	1/4"
12:46	12 3/4"	1/4"

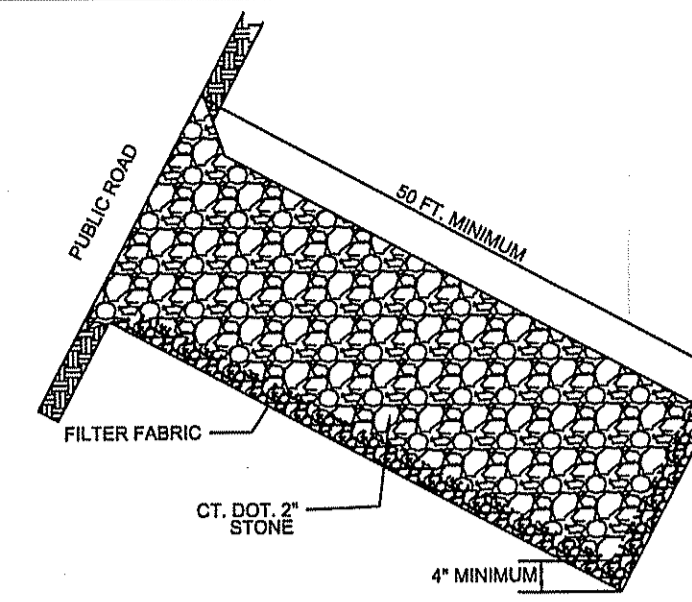
PERCOLATION RATE = 10.1-20.0 MIN./IN.

LOT 1 SEPTIC SYSTEM DESIGN CALCULATIONS:

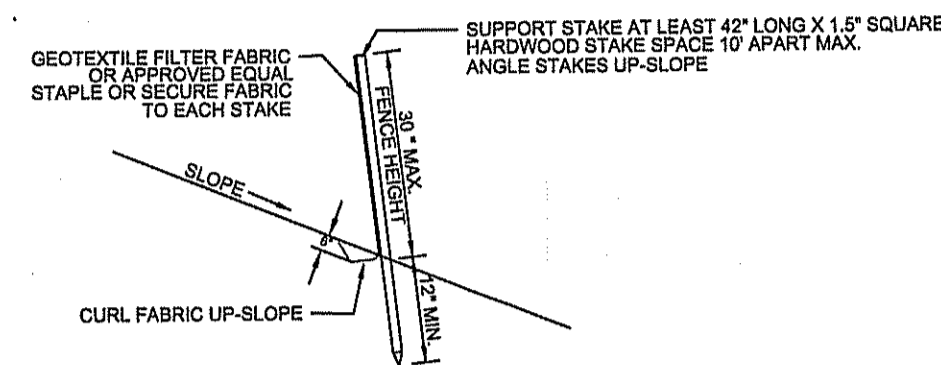
RESTRICTIVE LAYER 26" MOTTLING (TEST PIT 4)
 PERCOLATION RATE: 10.1-20.0 MIN./IN.
 GROUND SLOPE: 10.1-15.0%
 4 BEDROOM HOUSE
 MLSS = 24 HF X 1.0 PF X 1.5 FF = 36 FT.
 PROVIDED: 2-70 FT. ROWS OF STANDARD CAPACITY QUICK 4 INFILTRATORS @ 3.6 SQ. FT./FT. EFFECTIVE LEACHING AREA
 EFFECTIVE LEACHING AREA REQUIRED / PROVIDED (SQ. FT.) 495 / 504

LOT 2 SEPTIC SYSTEM DESIGN CALCULATIONS:

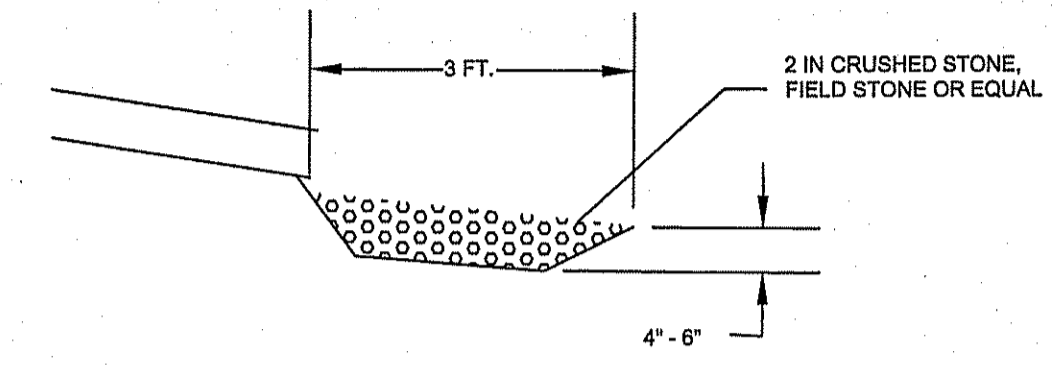
RESTRICTIVE LAYER 28" MOTTLING (TEST PIT 4)
 PERCOLATION RATE: 10.1-20.0 MIN./IN.
 GROUND SLOPE: 10.1-15.0%
 4 BEDROOM HOUSE
 MLSS = 26 HF X 1.25 PF X 1.75 FF = 56.875 FT.
 PROVIDED: 3-88 FT. ROWS OF HIGH CAPACITY INFILTRATORS @ 4.1 SQ. FT./FT. EFFECTIVE LEACHING AREA
 EFFECTIVE LEACHING AREA REQUIRED / PROVIDED (SQ. FT.) 787.5/836.4



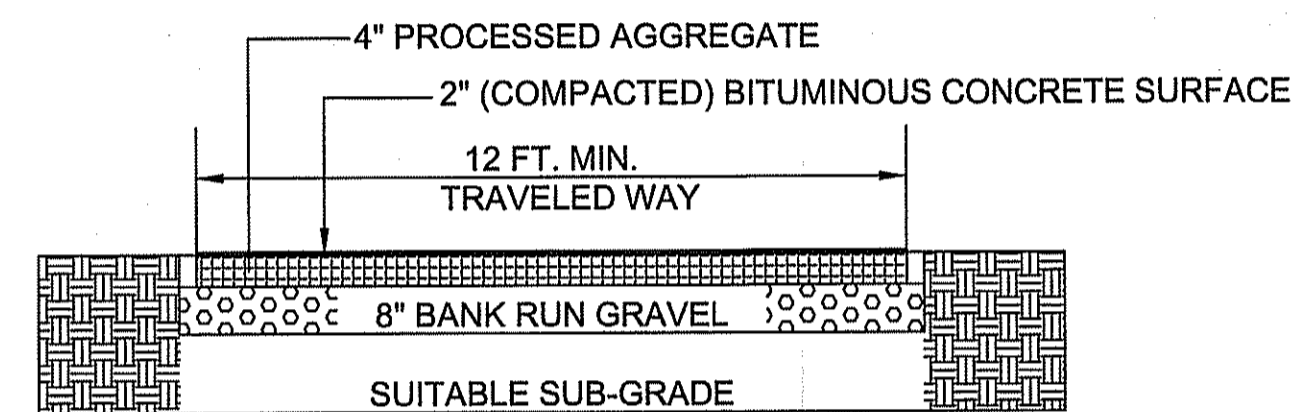
ANTI-TRACKING CONSTRUCTION ENTRANCE
 NOT TO SCALE



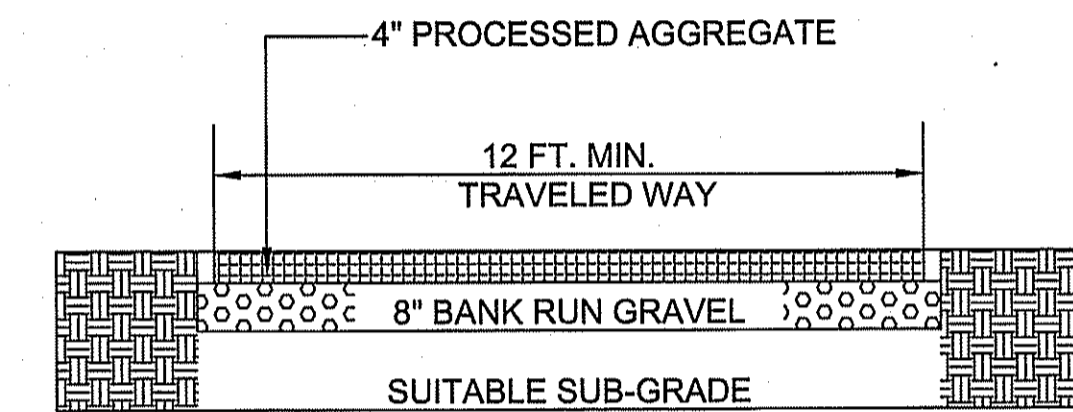
SILT FENCE DETAIL
 NOT TO SCALE



FOOTING DRAIN OUTLET DETAIL
 NOT TO SCALE



PAVED DRIVEWAY DETAIL (12% MAX GRADE)
 NOT TO SCALE



GRAVEL DRIVEWAY DETAIL (10% MAX GRADE)
 NOT TO SCALE



Town of Coventry
 Land Use Office - Wetlands
 1712 Main Street - Coventry, CT 06238
 Planning • Zoning • Wetlands • Economic Development • Conservation
 Phone: 860.743.9102 Fax: 860.743.4559 Web: coventry.org



June 3, 2022

Pete Maynard
 Coventry, CT 06238

RE: IWA Application #22-27N1 - 612 Broadway
 Applicant/Agent: Andrew Bushnell/Owner: Pete Maynard
 Activity: 2-lot subdivision with wetlands on the parcels, no proposed work within the upland review area

Dear Mr. Maynard,

The Coventry Inland Wetlands Agency, at its May 25, 2022 regular meeting, reviewed application #22-27N1, and the supporting proposed subdivision plans, found no work in its regulated areas, and returned a ruling of no jurisdiction and no impact. The application requested a 2-lot subdivision on 612 Broadway.

Please contact Mindy Gosselin at 860-531-2886 or mgosselin@coventryct.org if you have any questions.

Sincerely,

TH Penney

Mindy Gosselin

Todd M. Penney, PE
 Town Engineer/Inland Wetlands Agent

Mindy Gosselin
 Inland Wetlands Agent & Erosion Control Officer

The Town of Coventry is an Equal Opportunity Provider

PLAN PREPARED FOR

PETER MAYNARD

612 BROADWAY COVENTRY, CT.

CONSTRUCTION / E&S/ SEPTIC DETAILS

SCALE: NONE DATE: 5/19/2022 FILE NO. 2021-124 SHEET: 2 OF 2

BUSHNELL ASSOCIATES LLC.

CIVIL ENGINEERING AND LAND SURVEYING

563 WOODBRIDGE STREET MANCHESTER, CT. 08042

860-643-7875

REVISIONS: 6/7/2022