

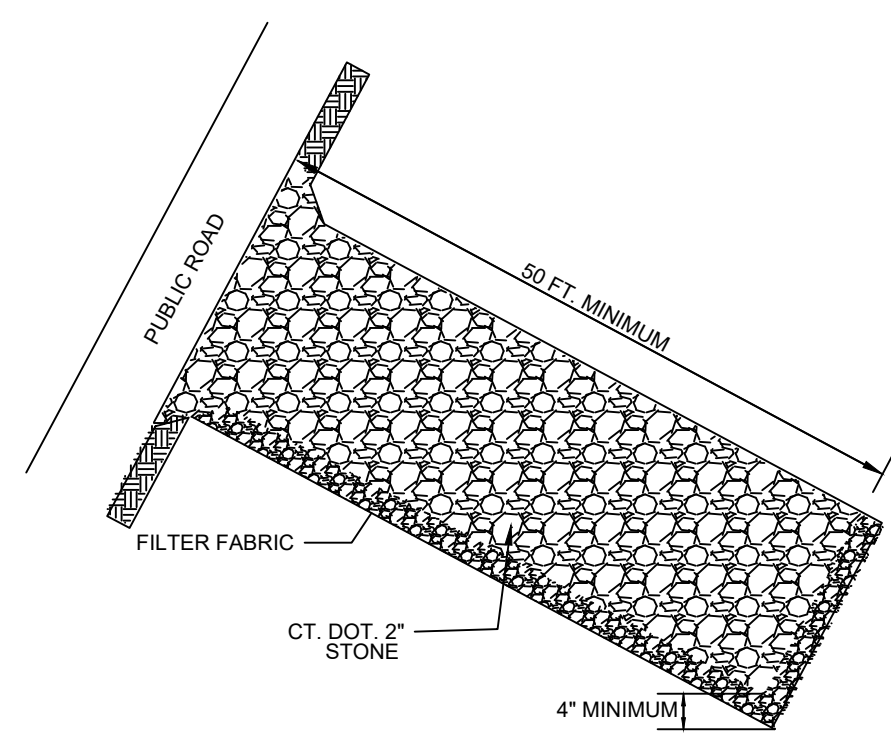
EROSION AND SEDIMENTATION PLAN:  
 RESPONSIBLE JOB SITE PERSONAL: TO BE DETERMINED  
 EXPECTED START DATE: TO BE DETERMINED  
 EXPECTED COMPLETION DATE: TO BE DETERMINED

- 1.) EROSION AND SEDIMENTATION CONTROL ACTIVITIES TO CONFORM TO PRACTICES OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.
- 2.) PRIOR TO SITE DISTURBANCE INSTALL SILT FENCE AND ANTI-TRACKING PAD AT LOCATIONS SHOWN ON THE MAP. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAYBE REQUIRED AS FIELD CONDITIONS REQUIRE. CONTACT THE TOWN EROSION CONTROL OFFICER TO SCHEDULE AN INSPECTION OF THESE INSTALLED MEASURES PRIOR TO ANY FURTHER SITE DISTURBANCE.
- 3.) INSPECT AND REPAIR AS REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY, ALSO BEFORE AND AFTER LARGE RAIN STORMS.
- 4.) REMOVE EXISTING HOUSE STRUCTURE, WALKWAY AND DRIVEWAY.
- 5.) STRIP AND STOCKPILE TOPSOIL.
- 6.) INSTALL AND STABILIZE PROPOSED DRIVEWAY BASE.
- 7.) CONSTRUCT PROPOSED HOUSE AND GARAGE.
- 8.) CONSTRUCT RAIN GARDENS AND CONNECT TO ROOF GUTTERS.
- 9.) SPREAD TOPSOIL, MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE. USE A GRASS SEED MIXTURE BASED ON SITE CONDITIONS (i.e., SUN OR SHADE) AND THE SEASONAL WEATHER CONDITIONS.
- 10.) INSTALL FINAL DRIVEWAY SURFACES.
- 7.) REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER ENTIRE SITE HAS BEEN STABILIZED.
- 8.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.
- 9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED PRIOR TO OCTOBER 15.

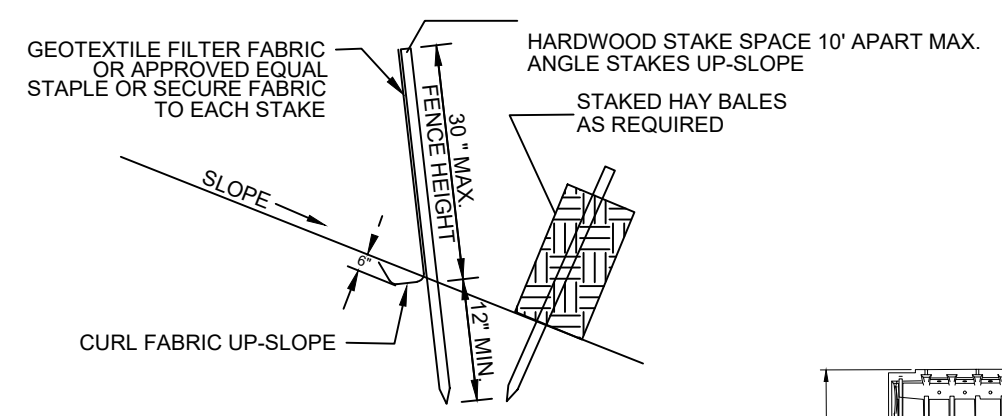
**SITE SEEDING NOTES:**  
 PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 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 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  | 4/1-6/15                  |
|                      | 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     |
|                      |                 | OR                  |                           |
|                      | 1.0             | ANNUAL RYEGRASS     | 3/1-6/15, 8/1-10/15       |

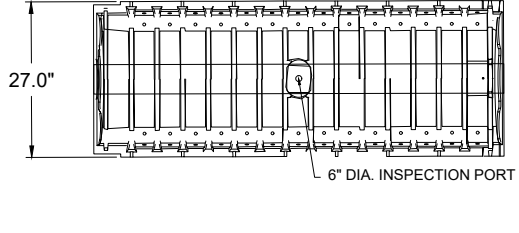
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1" TO 2" INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4" INCHES.



**ANTI - TRACKING CONSTRUCTION ENTRANCE**  
 NOT TO SCALE



**SILT FENCE DETAIL**  
 NOT TO SCALE

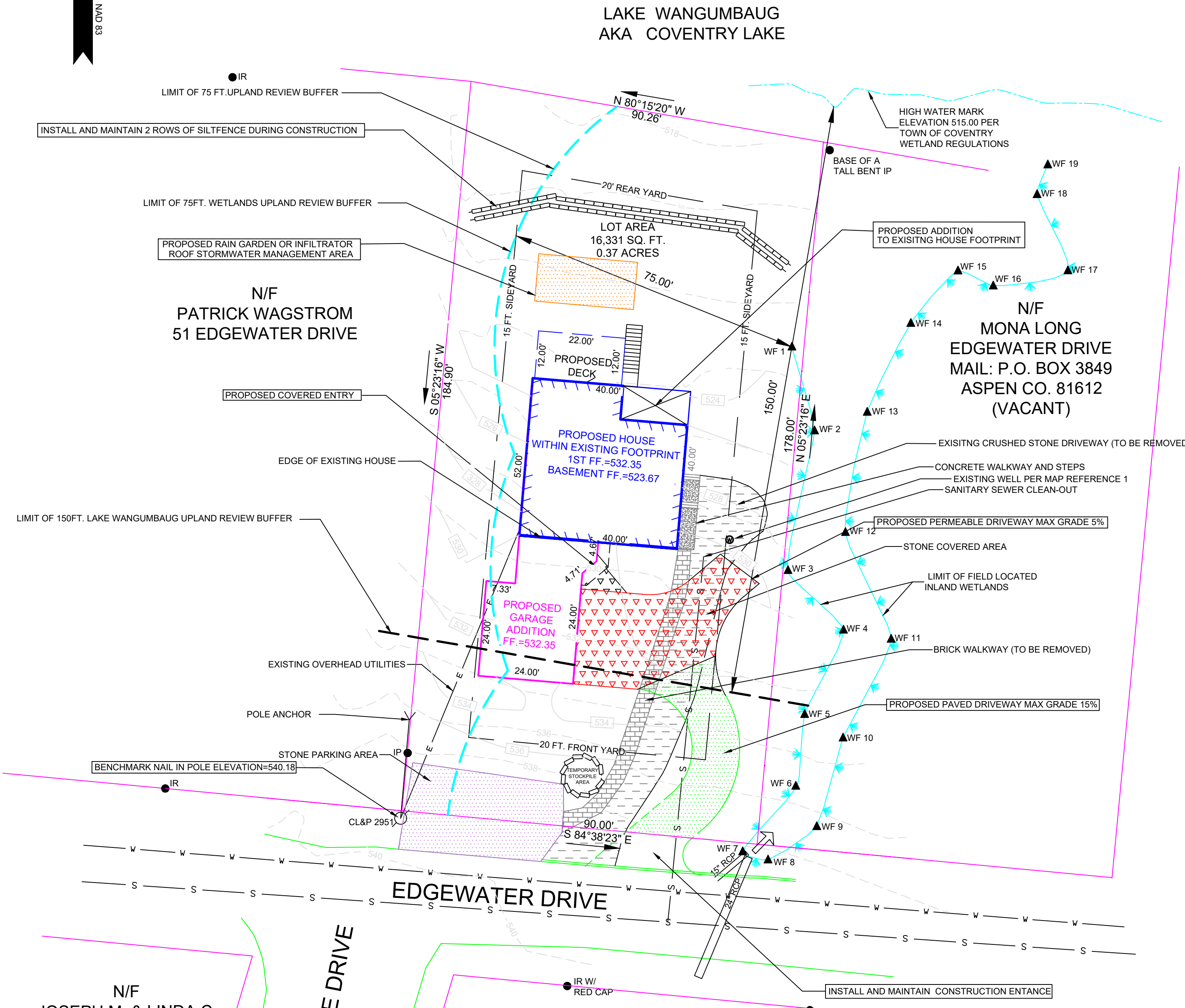
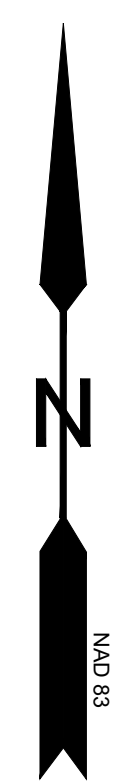


**TYPICAL GUTTER DOWN SPOUT INFILTRATOR STRUCTURE, CULTEC CONTRACTOR 100 DETAILS**  
 NOT TO SCALE

VOLUME CALCULATIONS FOR 1IN. OF STORM WATER OVER PROPOSED IMPERVIOUS AREAS:  
 HOUSE/GARAGE ROOF FOOTPRINT AREA: 2,420 SQ. FT.  
 2,420 SQ. FT. X .063 FT. X 7.48 GALLONS/FT<sup>3</sup> / 215 GALLONS PER UNIT = 7 UNITS

JOHN P. IANNI  
 CERTIFIED SOIL SCIENTIST

DATE



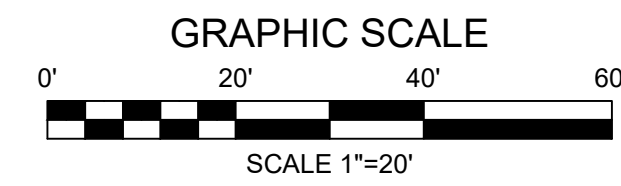
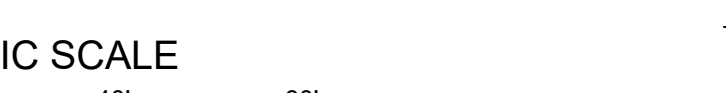
LAKE WANGUMBAUG  
 AKA COVENTRY LAKE

N/F  
 MONA LONG  
 EDGEWATER DRIVE  
 MAIL: P.O. BOX 3849  
 ASPEN CO. 81612  
 (VACANT)

N/F  
 WILLIAM C. JESKE  
 EDGEWATER DRIVE  
 MAIL: 76 WOODMERE RD.  
 COVENTRY, CT. 06238  
 (VACANT)

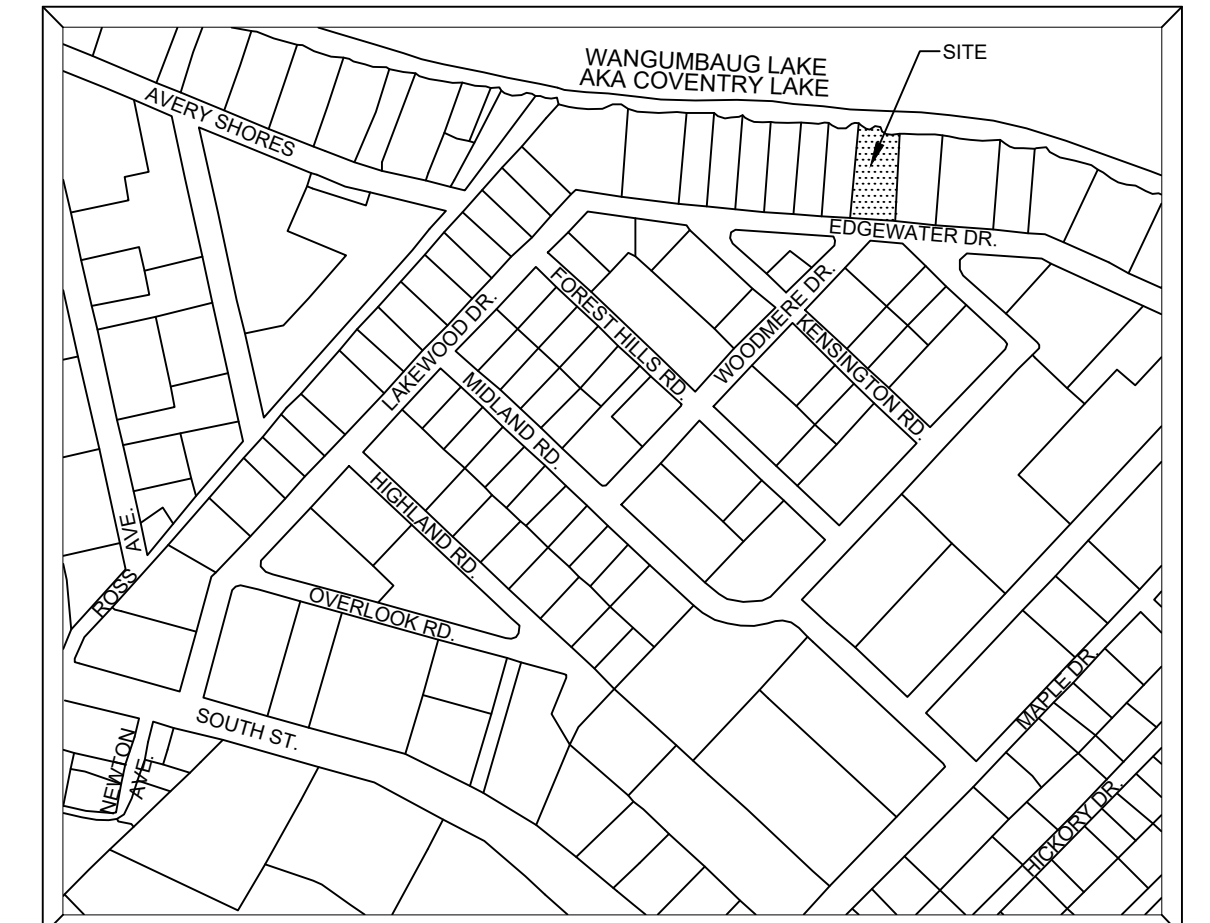
N/F  
 JOSEPH M. & LINDA C.  
 ROBBATI  
 46 EDGEWATER DRIVE

**RAIN GARDEN CROSS SECTION DETAIL**  
 NO SCALE



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.



**KEY MAP**  
 SCALE: 1"=400'

- 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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC SURVEY ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
  - 2.) THE PROPERTY IS LOCATED IN A LR ZONE.
  - 3.) THE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 060110-0015C EFFECTIVE JUNE 4, 1980.
  - 4.) THE PROPERTY IS SUBJECT TO CERTAIN CONDITIONS, RESERVATIONS AND RESTRICTIVE COVENANTS CONTAINED IN VOLUME 70 PAGE 181 AND 182 OF THE TOWN OF COVENTRY LAND RECORDS.
  - 5.) THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY FILED IN VOLUME 70 PAGE 58 OF THE TOWN OF COVENTRY LAND RECORDS.
  - 6.) THE PROPERTY IS SHOWN AS LOT 231 AND A PORTION OF LOT 232 ON MAP REFERENCE 1.
  - 7.) THE PROPERTY IS SHOWN ON THE TOWN OF COVENTRY ASSESSORS MAP P BLOCK 22 LOT 231.
  - 8.) BEARINGS ARE BASED ON NAD 83 DATUM.
  - 9.) THE EDGEWATER DRIVE STREET LINE WAS ESTABLISHED FROM MAP REFERENCE 2 AND THE DEED FILED IN VOLUME 814 PAGE 34 OF THE TOWN OF COVENTRY LAND RECORDS.
  - 10.) TOPOGRAPHY SHOWN WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC AND IS BASED ON NGVD 1929 DATUM

- MAP REFERENCES:**
- 1.) LAKEWOOD HEIGHTS DEVELOPED BY HANK KEENE LAKE WANGUMBAUG, COVENTRY, CONN. SCALE 1IN.=60FT., DEC. 30, 1946 JAMES SHEEKY ENGINEER
  - 2.) TOWN OF COVENTRY RIGHT-OF-WAY MAP LAKEWOOD HEIGHTS COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 2 COVENTRY CONNECTICUT FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860 646 2469 SCALE HORZ. 1"=40' PROJ. NO. 199911730-700 DATE DECEMBER 2002 SHEET 2 OF 3
  - 3.) TOWN OF COVENTRY RIGHT-OF-WAY MAP LAKEWOOD HEIGHTS COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 2 COVENTRY CONNECTICUT FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860 646 2469 SCALE HORZ. 1"=40' PROJ. NO. 199911730-700 DATE DECEMBER 2002 SHEET 3 OF 3
  - 4.) IMPROVEMENT LOCATION PLAN PREPARED FOR TITAN CONSTRUCTION PROPOSED STORMWATER MANAGEMENT PLAN 41 EDGEWATER DRIVE COVENTRY CONNECTICUT ROB HELLSTROM LAND SURVEYING LLC (860) 228-9853 32 MAIN STREET HEBRON, CT. 06248 OCTOBER 5, 2017 BY: ROBIN H. SCALE: 1"=10' FILE NO.: T116102 COV PLAN SHEET 1 OF 1 JOB#: 2016-102

- 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.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
  - 4.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

**LEGEND**

- EXISTING MERESTONE
- EXISTING IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ EXISTING WELL
- ▬ PROPOSED SILT FENCE/LIMIT OF DISTURBANCE
- ▬ LIMIT OF DISTURBANCE
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ▬ EDGE OF FIELD LOCATED WETLANDS
- ▲ WETLANDS FLAG

TOTAL AREA OF DISTURBANCE IN UPLAND REVIEW AREA  
 7,800 SQ. FT. 0.18 ACRES

EXISTING LOT COVERAGE 11.2%  
 PROPOSED LOT COVERAGE 18.5%

|   |                 |                  |               |
|---|-----------------|------------------|---------------|
| PLAN PREPARED FOR<br><b>GARY COSTELLO</b>   |                 |                  |               |
| 55 EDGEWATER DRIVE  |                 | COVENTRY, CT.    |               |
| SITE PLAN   |                 |                  |               |
| SCALE: 1"=20'   | DATE: 4/10/2020 | FILE NO. 2018-68 | SHEET: 1 OF 1 |
| <b>BUSHNELL ASSOCIATES LLC.</b><br>CIVIL ENGINEERING AND LAND SURVEYING<br>563 WOODBRIDGE STREET<br>MANCHESTER, CT. 06042<br>860-640-7875 |                 |                  |               |
| REVISIONS:  |                 |                  |               |