## TOWN CONSTRUCTION NOTES

1. INSTALL SILTFENCE ON SITE AS SHOWN ON PLAN
2. STRIP TOPSOIL AND UNWANTED MATERIAL OUT OF CONSTRUCTION AREA AND DEPOSIT IN DESIGNATED AREA.
3. EXCAVATE CELLAR AREA AND DEPOSIT IN DESIGNATED AREA.
4. BACKFILL FOUNDATION AND REGRADE ALL DISTURBED AREAS.
5. AFTER HOUSE IS CONSTRUCTED - TOPSOIL IS TO BE SPREAD OVER ALL DISTURBED AREAS.
6. SEED ALL DISTURBED AREAS WITH 2 1/2 POUNDS PER THOUSAND SQ. FT. OF PERENNIAL FINE TEXTURES GRASSES.
7. COVER WITH MULCH HAY OVER THE ENTIRE AREA.

## EROSION CONTROL NOTES

### GENERAL REQUIREMENTS FOR EROSION CONTROL:

SEEDING, SODDING, OR REVEGETATION PLANS AND SPECIFICATIONS FOR ALL UNPROTECTED OR UNVEGETATED AREAS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE.

### EXCAVATIONS , FILLS AND GRADING :

CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 UNLESS STABILIZED BY A RETAINING WALL OR CRIBBING, EXCEPT AS APPROVED BY THE COMMISSION UNDER UNDER SPECIAL CONDITIONS.

ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATION OR THE SLOPING SURFACES OF FILLS.

CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.

FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.

GRADING SHALL NOT BE DONE IN SUCH A WAY SO AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THE EXPRESSED CONSENT OF THAT LANDOWNER AND THE COMMISSION.

FILLS SHALL NOT ENCROACH ON THE NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS.

DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCIZED.

GRADING EQUIPMENT WILL NOT BE ALLOWED TO CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER METHODS AS APPROVED BY THE COMMISSION.

### IMPLEMENTATION PROCEDURES:

WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.

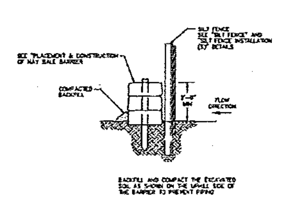
WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.

WHERE NECESSARY, TEMPORARY VEGETATION AND/OR MULCHING SHOULD BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT.

THE PERMANENT FINAL VEGETATION AND STRUCTURES SHOULD BE INSTALLED AS SOON AS PRACTICAL IN THE DEVELOPMENT.

## LEGEND

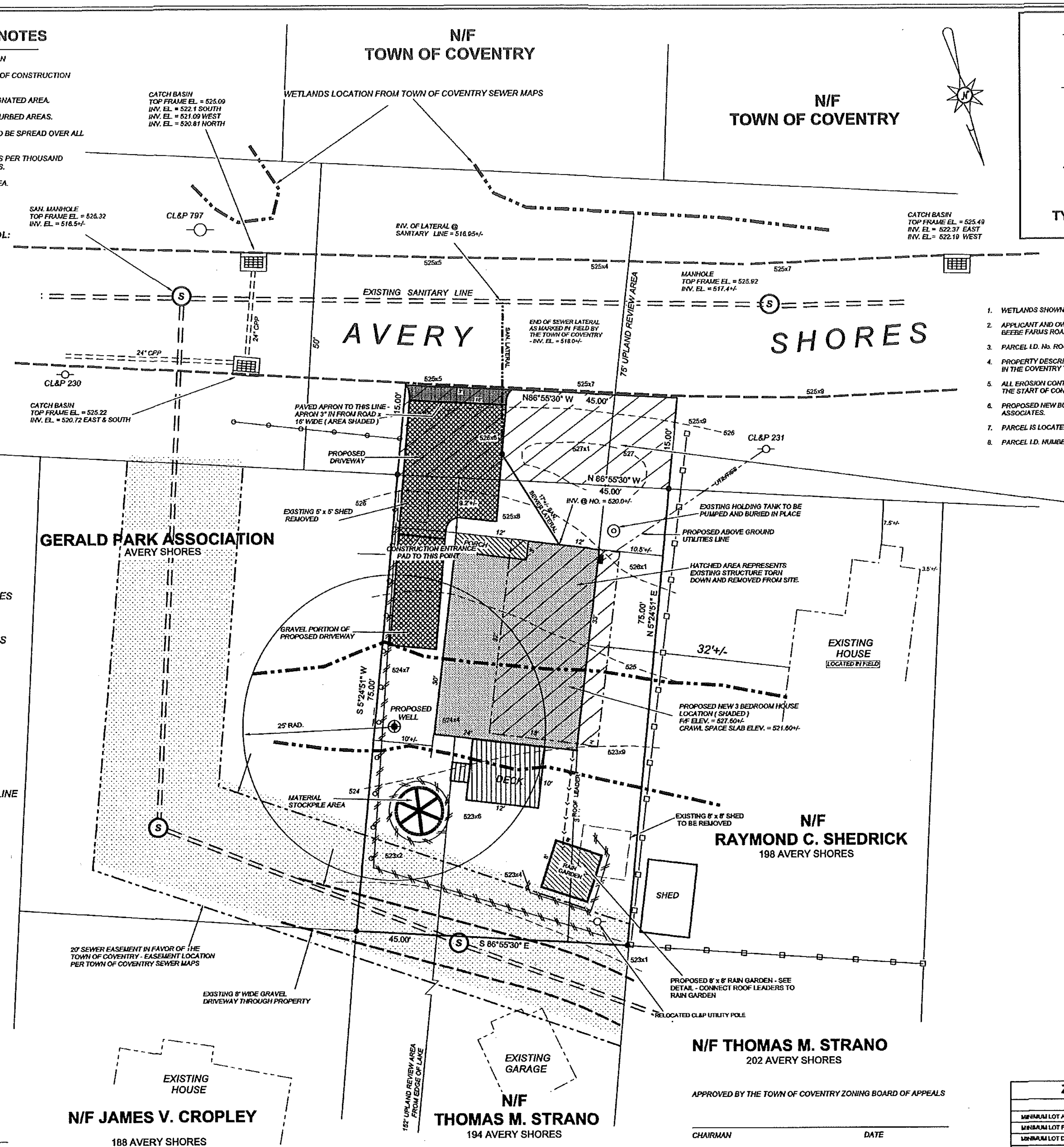
- BOUNDARY ANGLE POINTS
- EXISTING CATCH BASINS
- EXISTING SANITARY MANHOLES
- POWER UTILITY POLES
- WETLANDS FROM TOWN MAPS
- EDGE OF ROAD
- SPLIT RAIL FENCE
- PRIVACY FENCE
- 100x0 EXISTING SPOT GRADES
- PROPOSED NEW WELL
- PROPOSED STOCKPILE AREA
- EXISTING SANITARY SEWER LINE
- SILTFENCE BARRIER
- PROPOSED VEHICLES





SEDIMENTATION CONTROL BARRIER WITH HAY BALE BARRIER

N.T.S. ZEC-003





N/F THOMAS M. STRANO
202 AVERY SHORES

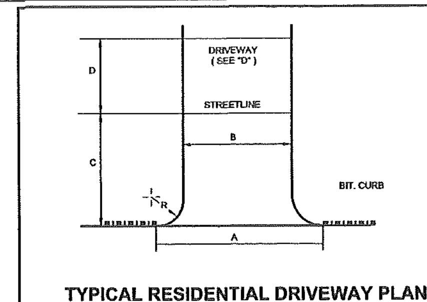
APPROVED BY THE TOWN OF COVENTRY ZONING BOARD OF APPEALS

CHAIRMAN DATE

APPROVED BY THE TOWN OF COVENTRY WETLANDS COMMISSION

CHAIRMAN DATE

10' 0 10' 20'



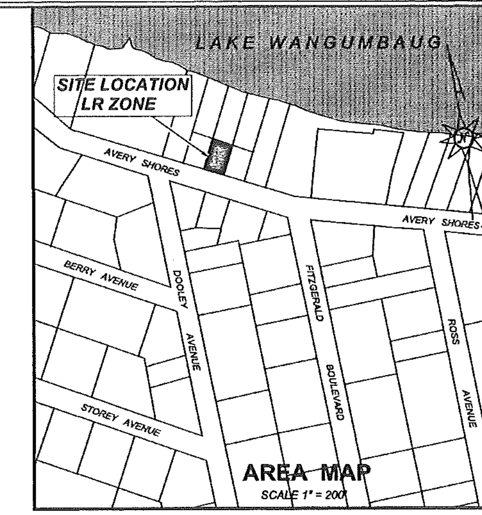


TYPICAL RESIDENTIAL DRIVEWAY PLAN

| DRIVEWAY DIMENSIONS | | | |
|---|---|---|---|
| DIM. | MIN. | MAX. | REMARKS |
| A | 20' | 35' | SEE NOTE 1 |
| B | 10' | 20' | SEE NOTE 1 |
| C | | | SEE NOTE 2 |
| D | ADJOINING DRIVEWAY WITH A SLOPE TOWARDS THE ROAD TO BE PAVED TO HIGH POINT IN ORDER TO PREVENT EROSION INTO ROAD. | | |
| R | 5' | 8' | SEE NOTE 1 |

NOTE: DRIVEWAY DIMENSIONS WILL BE STRICTLY ENFORCED BY THE TOWN OF COVENTRY. IT IS SUGGESTED THE INSTALLER EMPLOY TECHNIQUES THAT WILL ENSURE COMPLIANCE AND AVOID POSSIBLE REWORK.

NOTE: APRON LENGTH (C) TO BE DETERMINED AS DISTANCE FROM STREET EDGE TO EDGE AT TOWN RIGHT OF WAY. MINIMUM DISTANCE IS 10 FEET





AREA MAP
SCALE 1" = 200'

## GENERAL NOTES

1. WETLANDS SHOWN TAKEN FROM COVENTRY SEWER MAPS.
2. APPLICANT AND OWNER OF RECORD - ANTHONY SKUT - 145 BEEBE FARMS ROAD - COVENTRY, CONNECTICUT
3. PARCEL I.D. No. RO4690
4. PROPERTY DESCRIPTION IS FILED IN VOLUME 323 - PAGE 240 IN THE COVENTRY TOWN CLERKS OFFICE.
5. ALL EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
6. PROPOSED NEW BUILDING TO BE STAKED IN FIELD BY McMINN ASSOCIATES.
7. PARCEL IS LOCATED IN A LR ZONE.
8. PARCEL I.D. NUMBERS REFER TO TOWN OF COVENTRY TAX MAPS.
9. THIS LOT IS EXISTING NON-CONFORMING.
10. EXISTING BUILDING TO BE DEMOLISHED AND REMOVED FROM SITE.
11. CONTOURS AND SPOT GRADES TAKEN FROM ON SITE FIELD TOPOGRAPHY - INTERPOLATED TO 1' INTERVALS AND ARE TIED INTO TOWN OF COVENTRY - SEWER MAPS.
12. REFER TO THE SOIL SURVEY OF TOLLAND COUNTY CONNECTICUT - UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE.
13. SITE IS PROPOSED FOR A 24' WIDE x 33' LONG BUILDING AS SHOWN ( 804 SQ. FT. )
14. SEWER INVERT ELEVATIONS ARE APPROXIMATE ONLY - END OF LATERAL TO BE EXPOSED AT TIME OF EXCAVATION TO VERIFY DEPTH INTO GRADE.
15. SANITARY LATERAL HOUSE CONNECTION TO BE PER COVENTRY DEPARTMENT STANDARDS.
16. WETLANDS PERMIT REQUIRED AND VARIANCE REQUIRED.

PARCEL ADDED TO EXISTING LOT - 674.4 SQ.FT. - 0.015 AC.

AREA HATCHED

RETURN TO: Anthony P. Skut, 145 Beebe Farms Road, Coventry, CT 06238

STATUTORY QUIT CLAIM DEED

KNOW YE, THAT GERALD PARK ASSOCIATION, a corporation specially chartered by the State of Connecticut with an office located in the Town of Coventry, County of Tolland and State of Connecticut (hereinafter the "Releasor"), for no consideration paid, grants to ANTHONY P. SKUT of the Town of Coventry, County of Tolland and State of Connecticut (hereinafter the "Releasee"), with QUIT CLAIM COVENANTS, that certain piece or parcel of land located in the Town of Coventry, County of Tolland and State of Connecticut and more particularly bounded and described as follows:

NORTHERLY: by other land of the Releasee, known as 190 Avery Shores Drive, Forty-Five feet;

EASTERLY: by a line which is an extension of the Releasee's easterly boundary line to the paved portion of Avery Shores Drive;

SOUTHERLY: by the paved portion of Avery Shores Drive, formerly known as Lower Trail, Forty Five feet; and

WESTERLY: by a line which is an extension of the Releasee's westerly boundary line to the paved portion of Avery Shores Drive.

Said piece or parcel of land is subject to:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Any facts which an accurate survey or personal inspection of the premises would disclose.
3. Easements and restrictions as of record appear.
4. Taxes due the Town of Coventry on the list of October 1, 2018, which taxes the Releasee assumes and agrees to pay.
5. Rights of way as set forth in an instrument recorded in Volume 56 at Page 51 of the Coventry Land Records.
6. The right of the Releasor and the owners of property shown on a map entitled, "Map of Gerald Park and Vicinity Lake Wangumbaug So. Coventry Conn. ...", which map is on file in the Coventry Town Clerk's Office, to pass and re-pass over the property herein conveyed.
7. The Releasor reserves the right to enter the parcel herein conveyed for road and/or drainage maintenance and improvement.
8. The Releasee agrees that by the acceptance and recording of this deed that the parcel described herein shall be merged with the Releasee's adjoining land known as 190 Avery Shores Drive, and shall not be conveyed separately from conveyance of the adjoining property. The Releasee further agrees that no structures shall be built, enlarged or extended within the area of the parcel herein conveyed.

These restrictions shall be a covenant running with the land and shall be enforceable by any property owner owning property shown on the map referenced above.

Signed this 25th day of March, 2019.

Witnessed by: GERALD PARK ASSOCIATION

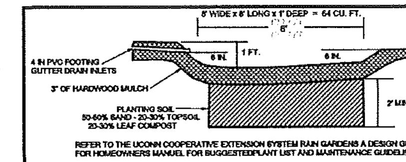
Stephen T. Penny — By John K. Petrovits, its President

Deborah Marchand

STATE OF CONNECTICUT) ss. Manchester March 25, 2019
COUNTY OF HARTFORD )

On this 25th day of March, 2019, before me, Stephen T. Penny, the undersigned officer, personally appeared JOHN K. PETROVITS, who acknowledged himself to be the President of GERALD PARK ASSOCIATION, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Stephen T. Penny
Commissioner of the Superior Court





REFER TO THE UCONN COOPERATIVE EXTENSION SYSTEM RAIN GARDENS A DESIGN GUIDE FOR HOMEOWNERS MANUEL FOR SUGGESTED PLANT LIST AND MAINTENANCE GUIDELINES.

### RAIN GARDEN CROSS SECTION
NO SCALE

### RAIN GARDEN PLANTING SCHEDULE

| PLANT TYPE | QUANTITY |
|---|---|
| 1. IRIS ( IRIS VERSICOLOR ) | 6 |
| 2. NEW YORK ASTOR ( ASTER-NOVAE-BELGII ) | 6 |
| 3. BLACK EYED SUSAN ( RUDBECKIA ) | 6 |
| 4. SPIDERWORT ( TRADESCANTIA VIRGINIANA ) | 6 |
| 5. SWITCH GRASS ( PANICUM VIRGA TUM ) | 6 |
| 6. MEADOW FOXTAIL ( ALOPECURUS PRATENSIS ) | 5 |
| 7. SWAMP AZALEA ( RHODODENDRON VISOSUM ) | 1 |

EQUIVALENT PLANTS LISTED IN THE SUGGESTED PLANT LIST FOR CONNECTICUT RAIN GARDENS CONTAINED IN THE UCONN COOPERATIVE EXTENSION SYSTEM RAIN GARDENS A DESIGN GUIDE FOR HOME OWNERS MANUEL MAY BE SUBSTITUTED IN THE ABOVE LIST.

### RAIN GARDEN DETAIL

## Lot Coverage Worksheet *(exceeding 10% coverage)*

Lot coverage may be increased to fifteen percent (15 %) in the Lake Residential (LR) Zone if the applicant demonstrates that the surface runoff that would be generated by the area of impervious surface in excess of ten percent (10%) of the total lot area during the first one inch (1") of rainfall from any precipitation event will be collected and returned to the ground by an appropriate device or devices, such as, but not limited to, infiltration basins or trenches, rain gardens, or in-ground perforated chambers. *(Section 4.04.06 Lot Coverage)*

**1) Lot Area**

0.093 ACRES (Acreage) x 43,560 (1 Acre) = 4046.6 (Square Feet) - WITH PARCEL ADDED

**2) Lot Coverage**

| | | | |
|---|---|---|---|
| 576 SQ. FT. | Existing Dwelling(s) | 736 SQ. FT. | PROPOSED DWELLING |
| 89 SQ. FT. | Existing Outbuilding(s) | | PROPOSED OUTBUILDINGS |
| | Existing Paved Areas | | Proposed Addition(s) |
| + | Existing Slabs | + | NO PROPOSED PAVED AREAS |
| 665 SQ. FT. | Existing Coverage | 796 SQ. FT. | PROPOSED LOT COVERAGE |

804 SQ. FT. Total Coverage
− 405 SQ. FT. 10% Coverage
399 SQ. FT. Excess Coverage Requiring Storage

**3) Required Stormwater Storage**

467 (Excess Coverage) x.0833 = 33 Cubic Feet

-- OR --

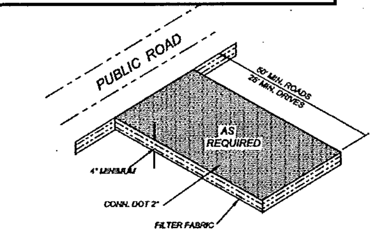
(Cubic Feet) X 7.48 = Gallons

**4) Design Factors**

- Wetlands Separation (75' & 150')
- Depth to Ground Water Table
- Emergency Overflow Strategy
- Separation from Septic Field
- Offsite Discharge
- Required Maintenance

190 AVERY SHORES (Property Address) — TONY SKUT (Authorizing Agent) — 4/15/19 (Date)

| ZONING COMPLIANCE CHART LR ZONE | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT AREA | 40,000 SQ. FT. | 3372 SQ. FT. | 4046.6 SQ. FT. |
| MINIMUM LOT FRONTAGE | 150' | 45' | 45' |
| MINIMUM LOT DEPTH | 150' | 90' | 90' |
| MINIMUM FRONT YARD SETBACK | 15' | 9.5'+/- TO FRONT OF EXISTING BUILDING | 24.5' TO FRONT OF PROPOSED BUILDING |
| MINIMUM SIDE YARD SETBACK - LEFT | 10' | 18.6'+/- TO RIGHT SIDE OF EXISTING BUILDING | 10.5'+/- TO RIGHT SIDE OF PROPOSED BUILDING |
| MINIMUM SIDE YARD SETBACK -RIGHT | 10' | 7'+/- TO LEFT SIDE OF EXISTING BUILDING | 10.5'+/- TO LEFT SIDE OF PROPOSED BUILDING |
| MINIMUM REAR YARD SETBACK | 20' | 32.3'+/- TO REAR SIDE OF EXISTING BUILDING | 31'+/- TO REAR SIDE OF PROPOSED BUILDING |
| MAXIMUM STORIES | 2' | 1.5' | 2' |
| MAXIMUM BUILDING HEIGHT | 40' | 24' | 24' |
| MAXIMUM COVERAGE | 10% | 19.7% | 19.67% |





CONSTRUCTION ENTRANCE PAD

## REFERENCE NOTE

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" ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY IS A "IMPROVEMENT LOCATION SURVEY."

THE BOUNDAY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY."

THE HORIZONTAL ACCURACY CONFORMS TO "A-2 STANDARDS."

THE VERTICAL ACCURACY CONFORMS TO "T-2 STANDARDS."

## MAP REFERENCE

MAP SHOWING PROPERTY OF ALLEN REALTY Co. - PURCHASED FROM MABLE G. & WILLIAM A. LOESER - GERALD PARK ASSOCIATION - LAKE WANGUMBAUG - COVENTRY, CONNECTICUT - SCALE 1" = 100' - JUNE 22, 1944

NO DECLARATION IS EXPRESSED OR IMPLIED UNLESS THIS PLAN BEARS THE IMPRESSION ( EMBOSSED ) SEAL OF THE PROFESSIONAL WHERE SIGNATURE APPEARS HEREON.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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL STOWELL
REGISTERED LAND SURVEYOR - L.S. LIC. No. 70216

MARK REYNOLDS
REGISTERED PROFESSIONAL ENGINEER
P.E. LIC. No. 19789


**McMINN ASSOCIATES**
**LAND USE CONSULTANTS**
**PAUL STOWELL REG. LAND SURVEYOR**
171 WILCOX ROAD
MILFORD, CONNECTICUT
( 860 ) 682-0163 - ( 860 ) 537-0046


| REVISIONS No. | DATE | DESCRIPTION |
|---|---|---|
| 3 | 4-5-20 | HOUSE SIZE, LOT COVERAGE AND APRON |
| 2 | 4-15-19 | LOT AREA AND COVERAGE - DEEDED STRIP OF LAND |
| 1 | 12-10-17 | COMMENTS FROM TOWN |

# PLAN SHOWING PROPOSED NEW CONSTRUCTION
PREPARED FOR
## RAS HOME BUILDERS
190 AVERY SHORES
COVENTRY, CONNECTICUT
DATE AUGUST 23, 2017 - SCALE 1" = 10'

SHEET 1 OF 1

1/1

JOB No. 17-038

Traverse PC