

**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 OCTOBER 26, 2018. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A DEPENDENT 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.

- PROPERTY IS LOCATED IN A LAKE RESIDENTIAL ZONE.
- THE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE C PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901100019C EFFECTIVE JUNE 4, 1980.
- TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC AND IS BASED ON NGVD 1928 DATUM.
- THE PROPERTY IS SUBJECT TO EASEMENTS, RIGHTS OF WAY AND CONDITIONS CONTAINED IN VOLUME 1261 PAGE 580 OF THE TOWN OF COVENTRY LAND RECORDS.

**MAP REFERENCES:**  
 1.) SUBSURFACE SEWAGE DISPOSAL DESIGN PREPARED FOR COLUMBIA DEVELOPMENT CORPORATION, LOT #1 AVERY SHORES DRIVE COVENTRY, CONNECTICUT, DATE: SEPTEMBER 17, 2004 (PER PZC AND IWC APPROVAL CONDITIONS); BY DATUM ENGINEERING & SURVEYING, LLC  
 2.) TOWN OF COVENTRY RIGHT-OF-WAY AND EASEMENT MAP AVERY SHORES DRIVE COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 3B, COVENTRY CONNECTICUT, PROJ. NO.: 1999117A30-700, DATE: 9/23/03, 2 OF 2, SCALE: HORZ.: 1"=40' VERT.: NA, DATUM: HORIZ.: NAD83 VERT.: NA, BY FUSS & O'NEILL  
 3.) TOWN OF COVENTRY RIGHT-OF-WAY MAP LAKEWOOD HEIGHTS COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 2 COVENTRY CONNECTICUT, PROJ. NO.: 1999117A30-700, DATE: DECEMBER 2002, 2 OF 3, SCALE: HORZ.: 1"=40', DATUM: HORIZ.: NAD83 VERT.: NGVD29; BY FUSS & O'NEILL CONSULTING ENGINEERS  
 4.) BUNGALOW LOTS ON LAKE WANGUMBAUG, SOUTH COVENTRY, CONN., DATED AUG. 14 TO 16, 1911  
 5.) PLAN PREPARED FOR JOSEPH & ELAINE B. GUARDINO, II, NO. 10 AVERY SHORES DRIVE A.K.A. HINKLE AVE COVENTRY, CT, SEPTIC SYSTEM REPAIR PLAN, SCALE: 1"=20', DATE: 5/28/93, FILE NO. 93035, SHEET 1 OF 1, BY HOLMES & HENRY ASSOCIATES, CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 6.) IMPROVEMENT LOCATION PLAN PREPARED FOR ELEANOR HUTCHINS, 4 AVERY SHORES, COVENTRY, CONNECTICUT, SCALE: 1"=20', DATE: JUNE 27, 2007, REVISED TO: OCTOBER 9, 2007, BY DATUM ENGINEERING & SURVEYING, LLC  
 7.) TOWN OF COVENTRY SEWER EASEMENT MAP, COVENTRY LAKE SEWER EXPANSION PROJECT, CONTRACT 2, COVENTRY CONNECTICUT, PROJ. NO.: 1999117A30-700, DATE: AUGUST 2002, SCALE: HORIZ.: 1"=20', DATUM: HORZ.: NAD83, VERT.: NGVD29; BY FUSS & O'NEILL INC. CONSULTING ENGINEERS  
 8.) PROPERTY OF DENNIS BOUCHER, HINKLE AVENUE, COVENTRY, CT, BY CREEDON ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS, SCALE: 1"=20', DATE: 9-28-89; MAP NO. 2-89  
 9.) PLAN OF PROPERTY OF EDGAR K. VAHER, LINDA VAHER & MIRIAM VASAR, HINKLE AVENUE, GERALD PARK, COVENTRY, CONNECTICUT, OCTOBER 1973, SCALE 1"=20', SIGNED & SEALED BY VOLNEY BLODGETT LAND SURVEYOR

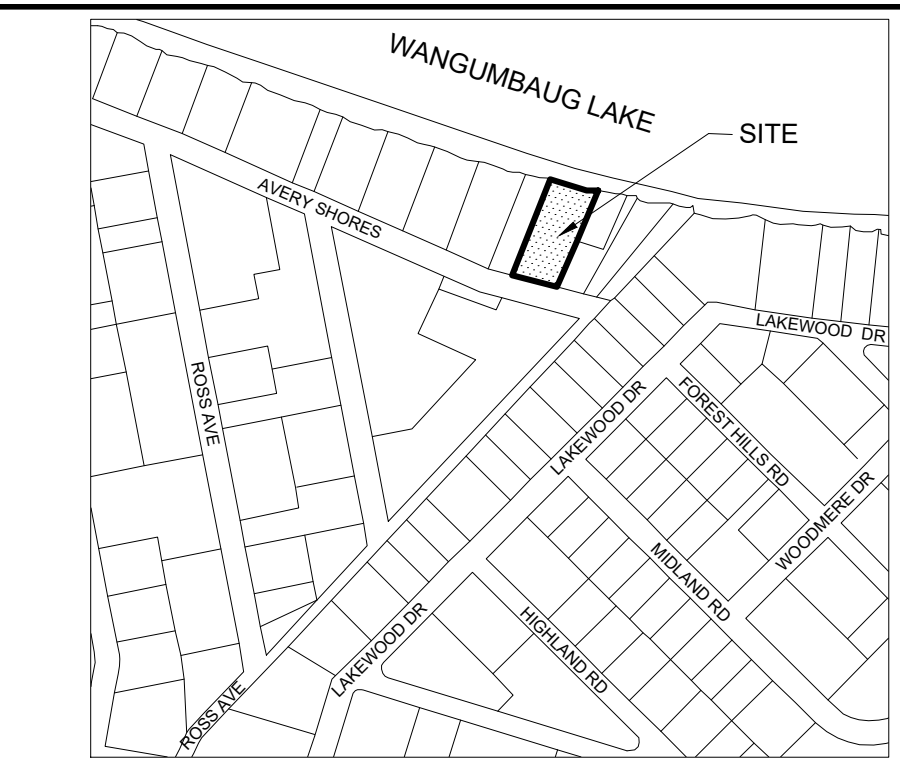
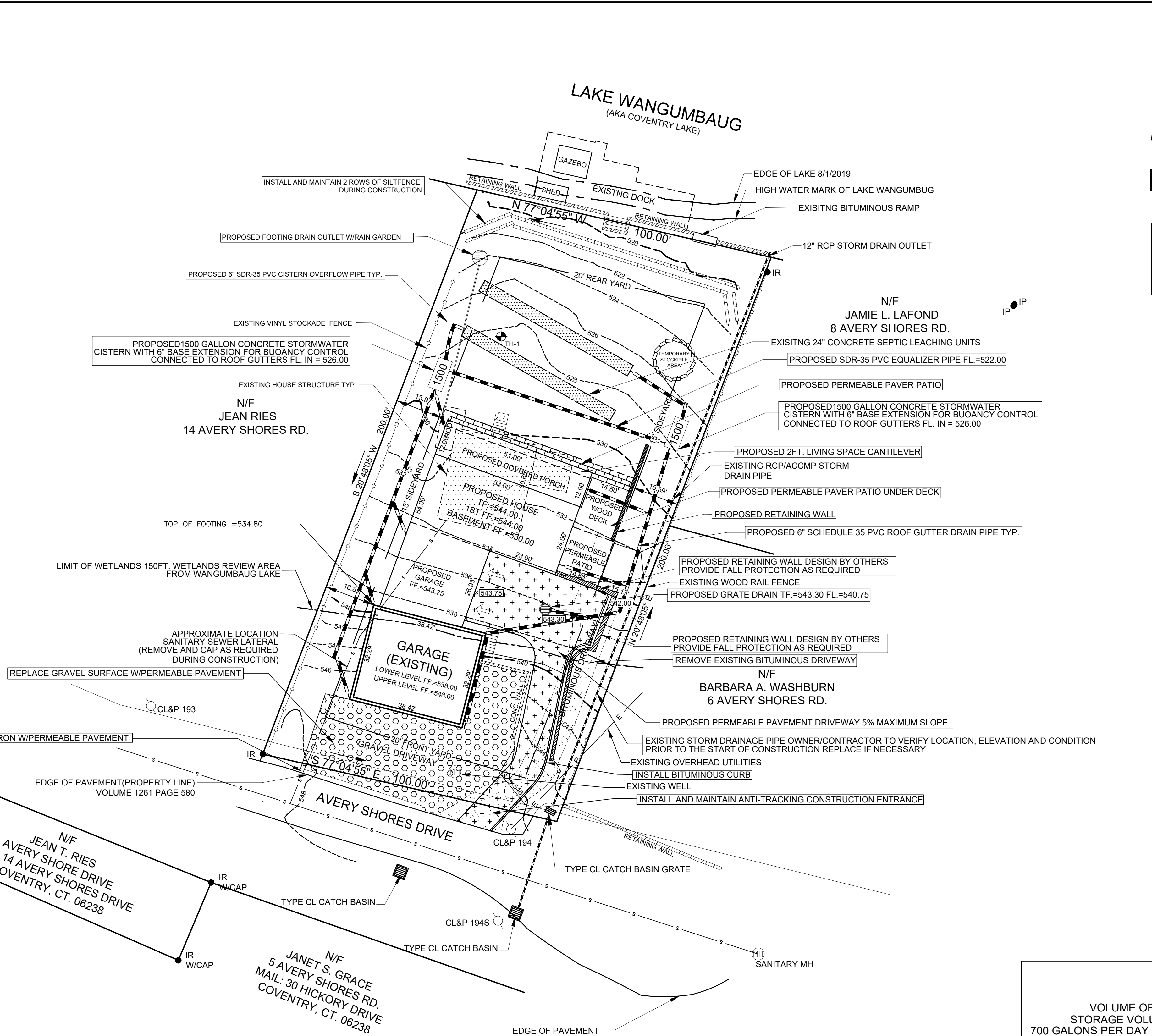
**CONSTRUCTION NOTES:**  
 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR 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.

**TEST PITS OBSERVED BY:**  
 ROB MILLER, TOWN OF COVENTRY  
 MAY 11, 1993

**TEST PIT 1**  
 0-3" TOPSOIL  
 3-24" BROWN SANDY LOAM  
 24-56" HARDPAN LOAMY SILTY SAND  
 56-84" COMPACT TILL, LOAMY SAND  
 28" MOTTLING  
 PERC RATE 20-30 MIN./INCH

**LEGEND**

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD



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



**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 OF COVENTRY 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.
- REMOVE EXISTING HOUSE STRUCTURE.
- CONSTRUCT HOUSE 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 POND 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 SEEDING 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 TACIFIER 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.

TOTAL LOT AREA 20,300+/- SQ. FT. / 0.47 ACRES  
 EXISTING LOT COVERAGE 3,825 SQ.FT. 18.8%  
 PROPOSED LOT COVERAGE 3,873 SQ.FT. 19.0%  
 VOLUME OF 1" OF STORMWATER FOR PROPOSED LOT COVERAGE=2,534 GALLONS  
 STORAGE VOLUME OF IMPERVIOUS AREA CISTERN/INFILTRATION SYSTEM=3,658 GALLONS  
 700 GALONS PER DAY TO BE PUMPED FROM CISTERNS TO INFILTRATION SYSTEM OR LAWN SPRINKLERS

TOTAL AREA OF DISTURBANCE IN UPLAND REVIEW AREA  
 13,500 SQ. FT. / 0.31 ACRES

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)."

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.

