

TOWN CONSTRUCTION NOTES

1. INSTALL SILTFENCE ON SITE AS SHOWN ON PLAN
2. STRIP TOPSOIL AND UNWANTED MATERIAL OUT OF CONSTRUCTION ENTRANCE 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:

SEEING, EROSION OR PROTECTION PLANS AND SPECIFICATIONS FOR ALL UNPROTECTED EXPOSED AREAS TO BE OBTAINED AT TOWN OFFICE.

EXCAVATIONS, FILLS AND GRADING:

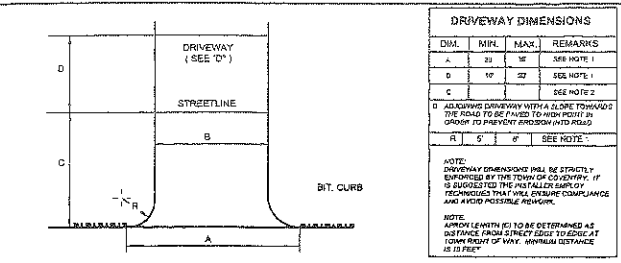
CUT AND FILL SHALL BE TO A MINIMUM OF 3" UNLESS SHOWN OTHERWISE. ALL EXCAVATIONS SHALL BE PROTECTED BY EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. ALL EXCAVATIONS SHALL BE PROTECTED BY EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. ALL EXCAVATIONS SHALL BE PROTECTED BY EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION.

IMPLEMENTATION PROCEDURES:

WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE MAINTAINED AND PROTECTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.

TOWN OF COVENTRY NOTES

REMOVE ALL EROSION CONTROL MEASURES UPON THE STABILIZATION OF DISTURBED AREAS.



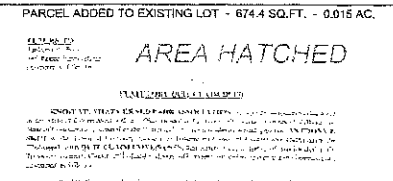
DRIVEWAY DIMENSIONS			
DIM.	MIN.	MAX.	REMARKS
A	24	36	SEE NOTE 1
B	12	24	SEE NOTE 1
C	12	24	SEE NOTE 1
D	12	24	SEE NOTE 1

NOTE: DRIVEWAY DIMENSIONS SHALL BE STRICTLY OBSERVED BY THE TOWN OF COVENTRY. IF IT IS DETERMINED THAT THE DRIVEWAY DIMENSIONS DO NOT COMPLY WITH THE TOWN OF COVENTRY STANDARDS, THE DRIVEWAY SHALL BE REDESIGNED TO COMPLY WITH THE TOWN OF COVENTRY STANDARDS.



GENERAL NOTES

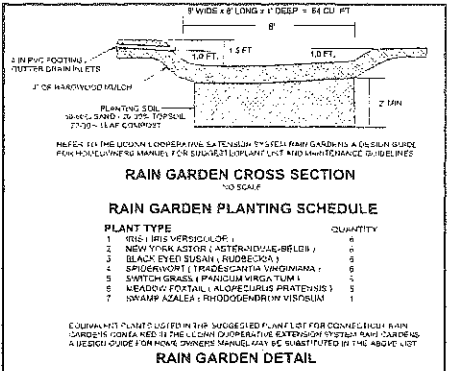
1. WETLANDS SHOWN TAKEN FROM COVENTRY SEWER MAPS.
2. APPLICANT AND OWNER OF RECORD - ANTHONY SKUT - 145 BEEBE FARMS ROAD - COVENTRY, CONNECTICUT
3. PARCEL I.D. No. R04690
4. PROPERTY DESCRIPTION IS FILED IN VOLUME 322 - PAGE 240 IN THE COVENTRY TOWN CLERK'S OFFICE.
5. ALL EROSION CONTROL MEASURES TO 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 GTS 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

HATCHED AREA REPRESENTS EXISTING STRUCTURE TO BE REMOVED FROM SITE.



Lot Coverage Worksheet (preceding 10% coverage)

1) Lot Area: 4007 ACRES [X] 4007 ACRES WITH PARCEL ADDED

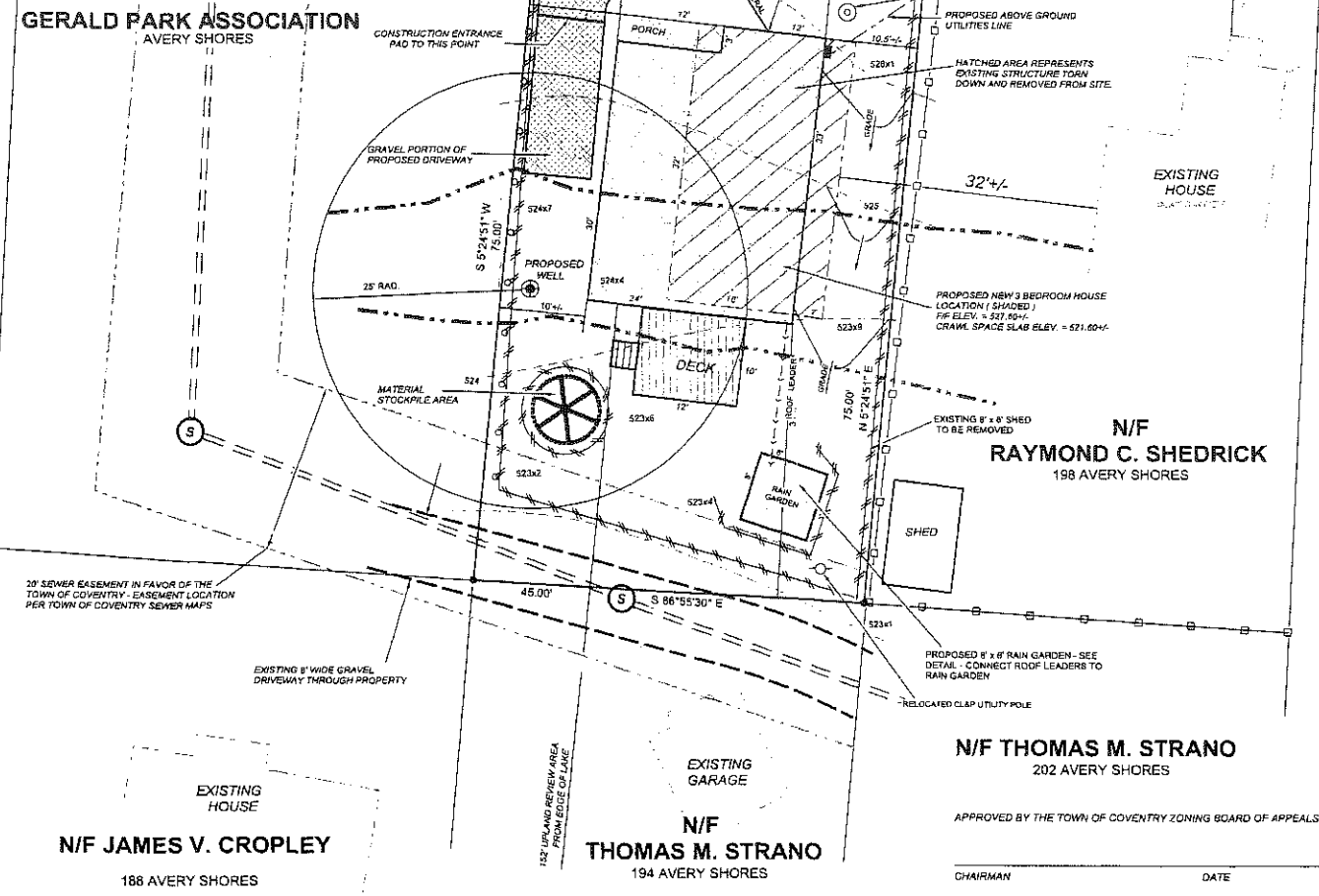
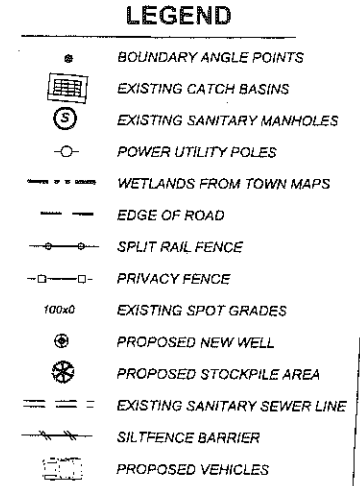
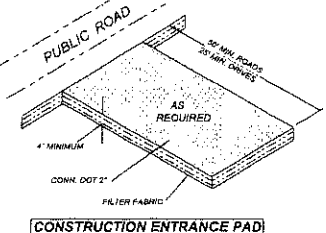
2) Lot Coverage: 778 SQ. FT. PROPOSED DWELLINGS, 144 SQ. FT. PROPOSED OUTBUILDINGS, 144 SQ. FT. NO PROPOSED PAVED AREAS, 144 SQ. FT. PROPOSED LOT COVERAGE

3) Required Stormwater Storage: 1143 GALLONS

4) Design Factors: 0.50, 0.10, 0.10

ZONING COMPLIANCE CHART

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ. FT.	3372 SQ. FT.	4046 SQ. FT.
MINIMUM LOT FRONTAGE	130'	48'	48'
MINIMUM LOT DEPTH	130'	30'	30'
MINIMUM FRONT YARD SETBACK	15'	8'-6" TO FRONT OF EXISTING BUILDINGS	24' TO FRONT OF PROPOSED BUILDING
MINIMUM SIDE YARD SETBACK - LEFT	10'	18'-6" TO RIGHT SIDE OF EXISTING BUILDING	18'-6" TO RIGHT SIDE OF PROPOSED BUILDING
MINIMUM SIDE YARD SETBACK - RIGHT	10'	7'-6" TO LEFT SIDE OF EXISTING BUILDING	18'-6" TO LEFT SIDE OF PROPOSED BUILDING
MINIMUM REAR YARD SETBACK	20'	32'-2" TO REAR SIDE OF EXISTING BUILDING	37'-4" TO REAR SIDE OF PROPOSED BUILDING
MAXIMUM STOREYS	3	1.5	2
MAXIMUM BUILDING HEIGHT	40'	24'	24'
MAXIMUM COVERAGE	10%	19.7%	19.47%



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 _____

NO DECLARATION IS EXPRESSED OR IMPLIED UNLESS THIS PLAN BEARS THE IMPRESSION (EMBOSSSED) SEAL OF THE PROFESSIONAL WHERE SIGNATURE APPEARS HEREON.

McMinn Associates
LAND USE CONSULTANTS
PAUL STOWELL REG. LAND SURVEYOR
171 WILCOX ROAD
MILFORD, CONNECTICUT

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

Paul Stowell
REGISTERED LAND SURVEYOR - L.S. LIC. No. 70218

Mark Reynolds
REGISTERED PROFESSIONAL ENGINEER
P.E. LIC. No. 19789

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REVISIONS

NO.	DATE	DESCRIPTION
1	5-11-20	TOWN COMMENTS
2	4-5-20	HOUSE SIZE, LOT COVERAGE AND APRON
3	4-15-19	LOT AREA AND COVERAGE - DEEDED STRIP OF LAND
4	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'