

KEY MAP SCALE 1"=500'

- SURVEY NOTES:**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-309b-1 THRU 20-309b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 4/2 AND TOPOGRAPHICAL SURVEY ACCURACY CLASS 1/2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
 2. PROPERTY IS LOCATED IN A LR ZONE.
 3. THE PROPERTY IS SHOWN ON TOWN OF COVENTRY ASSESSORS MAP R BLOCK N LOT 0CA-2.
 4. EXISTING SPOT GRADES AND CONTOURS SHOWN WERE DERIVED BY BUSHNELL ASSOCIATES LLC.
 5. THE PROPERTY IS TOGETHER WITH A DRIVEWAY EASEMENT OVER 399 DALY ROAD.
 6. THE PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT AS SHOWN ON MAP REFERENCE 1.
 7. THE INLAND WETLAND BOUNDARIES SHOWN WERE TAKEN FROM MAP REFERENCE 1.

- MAP REFERENCES:**
- 1.) BOUNDARY SURVEY FOR SUBDIVISION PLAN ENTITLED BELLEVUE ESTATES DALY ROAD & BELLEVUE DRIVE COVENTRY, CONNECTICUT SCALE 1"=50' DATE MAY 14, 2005 REVISED TO OCTOBER 2, 2005 SHEET 1 OF 2 DATUM ENGINEERING & SURVEYING LLC 132 CONANTVILLE ROAD MANSFIELD CENTER, CT. 06250
 - 2.) SUBSURFACE SEWAGE DISPOSAL DESIGN PREPARED FOR AL-FRED BUILDERS & DEVELOPERS BELLEVUE ESTATES LOT 2 395 DALY ROAD COVENTRY, CONNECTICUT SCALE 1"=30' DATE: JULY 16, 2004 REVISED TO APRIL 16, 2005 DATUM ENGINEERING & SURVEYING, LLC 132 CONANTVILLE ROAD MANSFIELD CENTER, CT. 06250 (860) 456-1357 JOB NO. 204069

- 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) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
 - 4) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
 - 5) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
 - 6) ALL PROPOSED UTILITY LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION. ALL UTILITIES SHALL BE CONSTRUCTED TO LOCAL UTILITY COMPANY SPECIFICATIONS.

PROPOSED AREA OF DISTURBANCE IN LOT A UPLAND REVIEW AREA
7,275 SQ. FT.
0.17 ACRES

THE LOCATIONS OF UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE. THE LOCATIONS WERE DERIVED FROM FIELD LOCATIONS AND/OR EXISTING MAPPING. ADDITIONAL UTILITIES NOT SHOWN ON THIS MAP MAY EXIST. THE OWNER OR CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (1-800-922-4455) PRIOR TO THE START OF ANY CONSTRUCTION TO VERIFY UTILITY LOCATIONS.

AREA TO BE DEED TO THE TOWN OF COVENTRY FOR HIGHWAY PURPOSES
1,135 SQ. FT.
0.03 ACRES

N/F SCOTT & MARZENA SIERAKOWSKI
60 BELLEVUE DRIVE

LOT 2A
225,574 SQ. FT.
5.18 ACRES

EXISTING HOUSE #395 DALY RD.
53,836 SQ. FT.
1.24 ACRES

N/F DAVID J. & AMY R. SENNA
399 DALY ROAD
LOT 1
BELLEVUE ESTATES
APPROVED SEPTEMBER 22, 2003

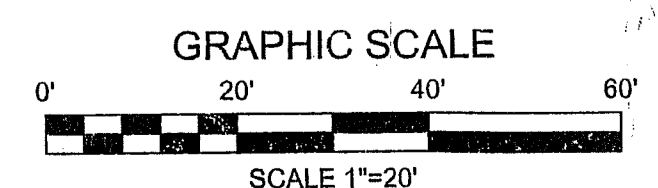
LEGEND

- EXISTING IRON ROD
- IRON ROD TO BE SET
- EXISTING MERESTONE
- LIMIT OF DISTURBANCE
- SILT FENCE LIMIT OF DISTURBANCE
- 1000 PROPOSED 1000 GALLON SEPTIC TANK
- x 760.0 EXISTING SPOT GRADE
- x 760.0 PROPOSED SPOT GRADE
- - - 760 EXISTING CONTOUR
- - - 750 PROPOSED CONTOUR
- ⊕ TEST HOLE
- ▲ PERCOLATION TEST
- UTILITY POLE
- T.F. TOP OF CONCRETE FOUNDATION
- F.F. FINISHED FLOOR

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

ANDREW F. BUSHNELL PELS. 24591

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



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

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

PLAN PREPARED FOR
JOHN GANNON

395 DALY ROAD COVENTRY, CT
LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY

SCALE: 1"=20'	DATE: 4/18/2018	FILE NO. 2015-60	SHEET: 2 OF 3
---------------	-----------------	------------------	---------------

REVISIONS: 8/17/2018