

SURVEY NOTES:

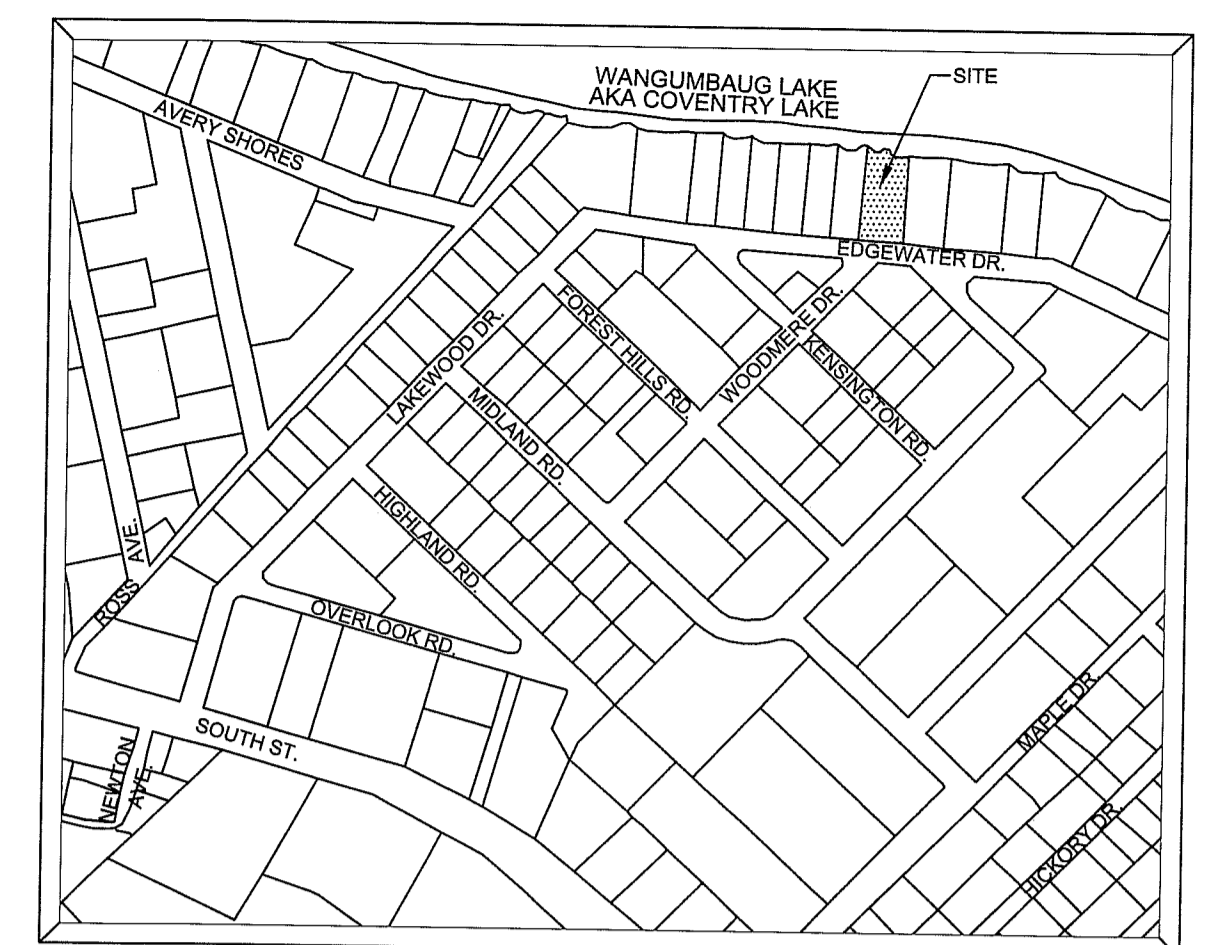
- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY MAP BASED ON A SURVEY 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 090110-0015C 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 59 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:

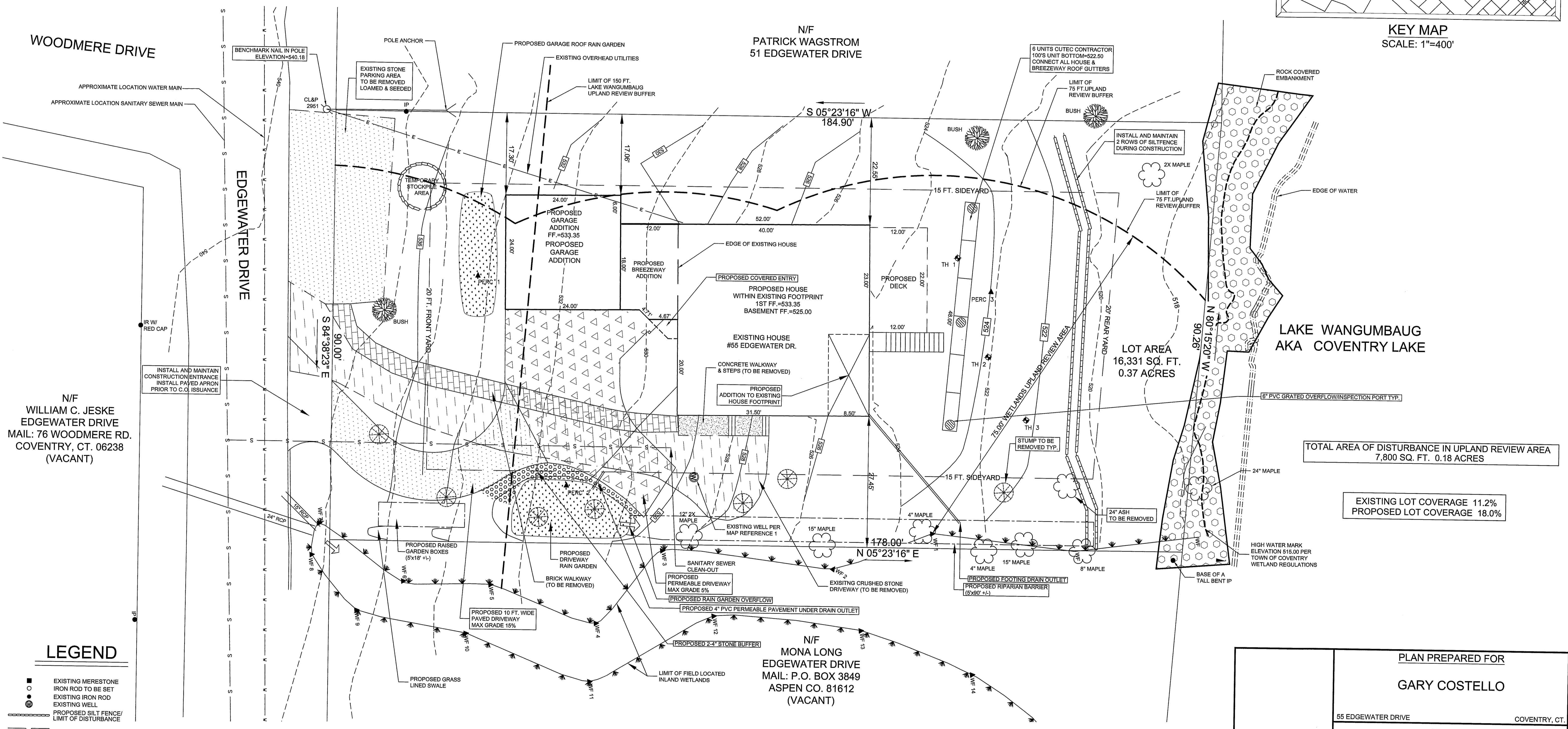
- 1) LAKEWOOD HEIGHTS DEVELOPED BY HANK KEENE LAKE WANGUMBAUG, COVENTRY, CONN. SCALE 1"=60FT. DEC. 30, 1946 JAMES SHEEKEY ENGINEER
- 2) TOWN OF COVENTRY RIGHT-OF-WAY MAP LAKEWOOD HEIGHTS COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 2 COVENTRY CONNECTICUT FUSS & O'NEILL INC CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860 648 2489 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 860 648 2489 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) 228-8853 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.



KEY MAP
SCALE: 1"=400'



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

N/F
PATRICK WAGSTROM
51 EDGEWATER DRIVE

LOT AREA
16,331 SQ. FT.
0.37 ACRES

LAKE WANGUMBAUG
AKA COVENTRY LAKE

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

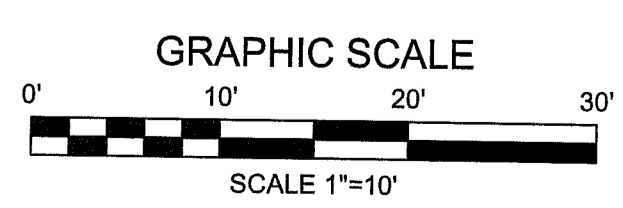
EXISTING LOT COVERAGE 11.2%
PROPOSED LOT COVERAGE 18.0%

LEGEND

- EXISTING MERESTONE
- 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
- ▲ WF 20 WETLANDS FLAG

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

JOHN P. IANNI
CERTIFIED SOIL SCIENTIST



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.

PLAN PREPARED FOR			
GARY COSTELLO			
55 EDGEWATER DRIVE		COVENTRY, CT.	
SITE PLAN			
SCALE: 1"=10'	DATE: 4/10/2020	FILE NO. 2018-68	SHEET: 1 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 583 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 5/21/2020, 6/12/2020, 7/16/2020			

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 GARENS 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:

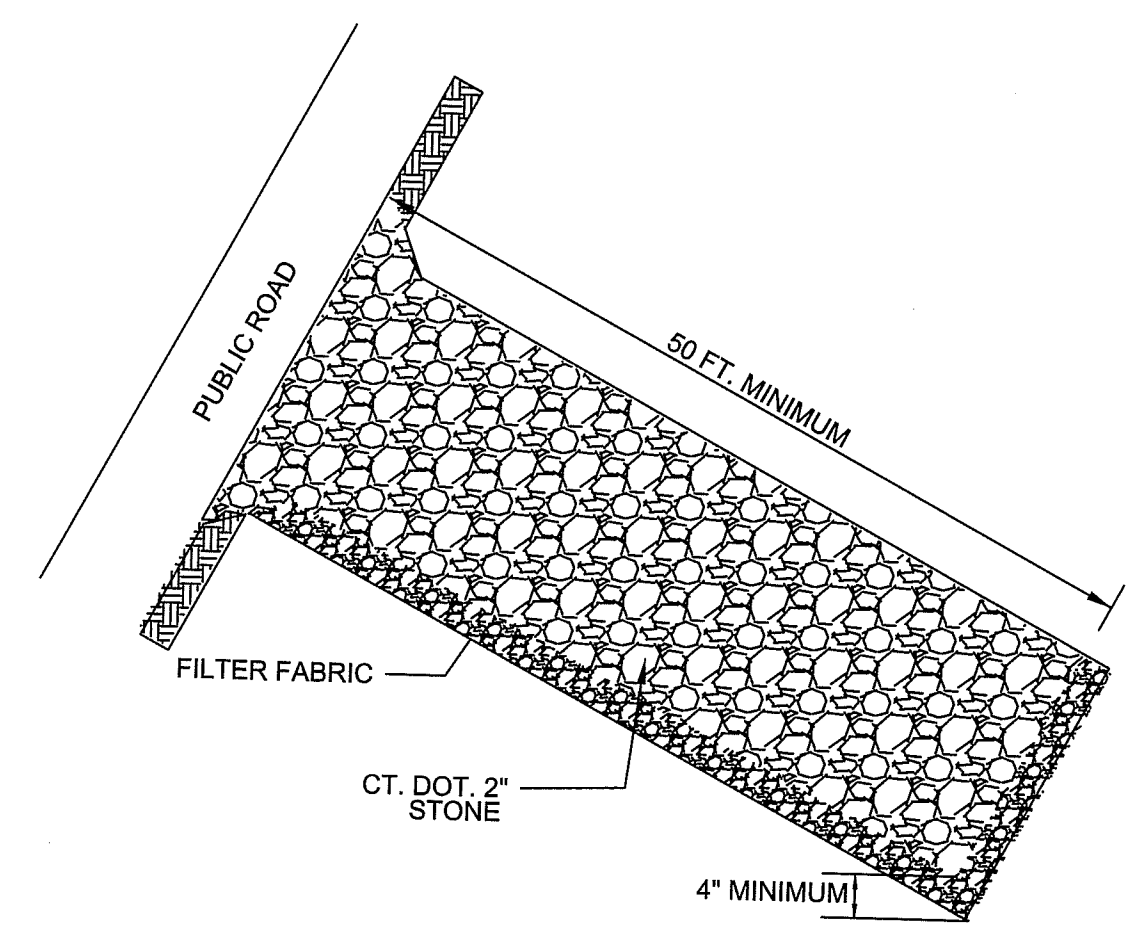
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. 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.

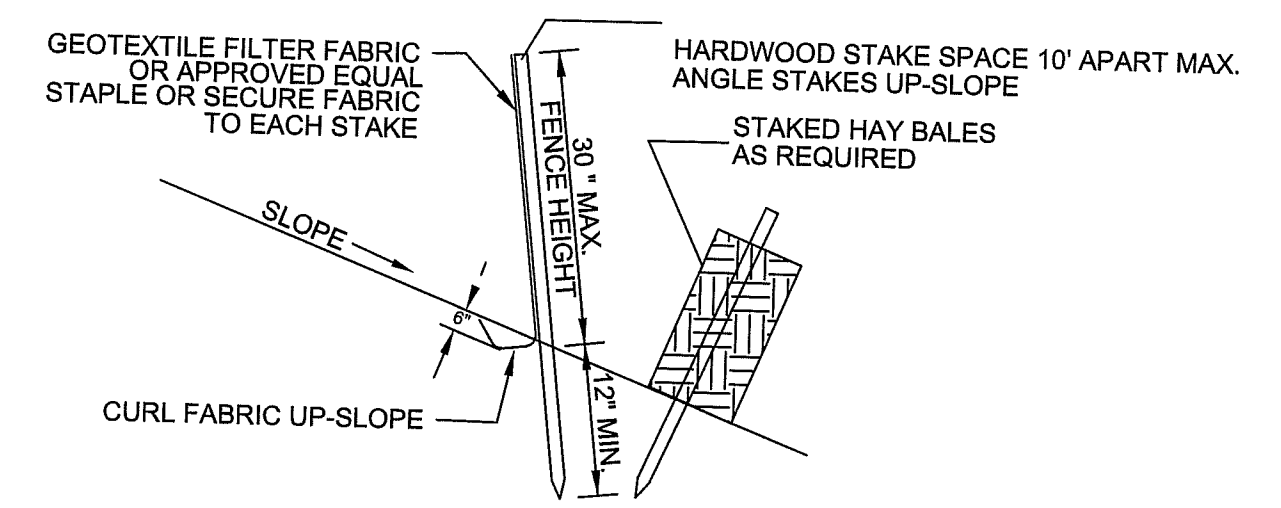
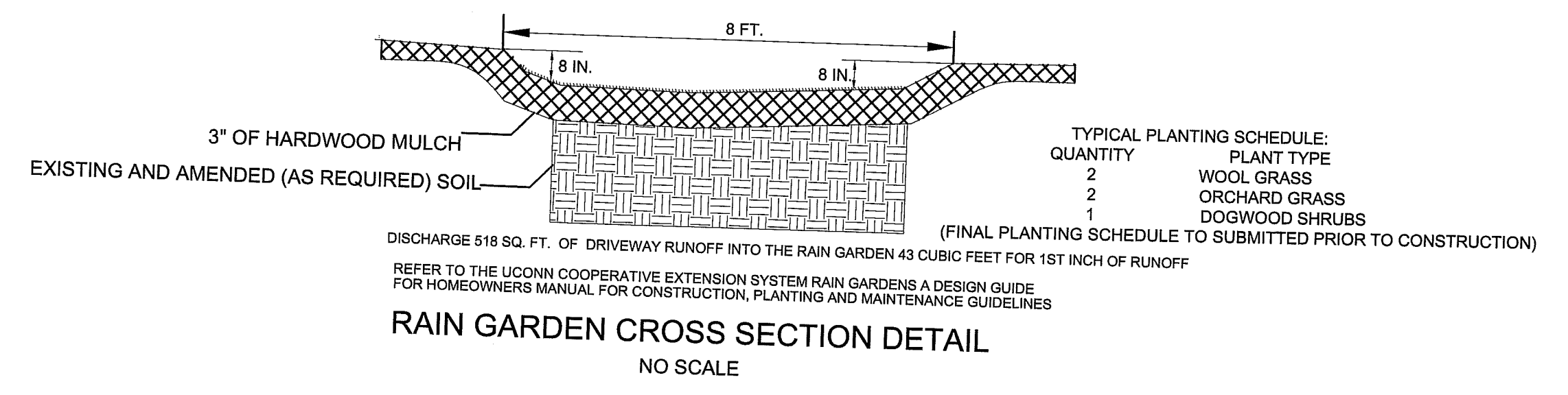
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL 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
	1.0	OR ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

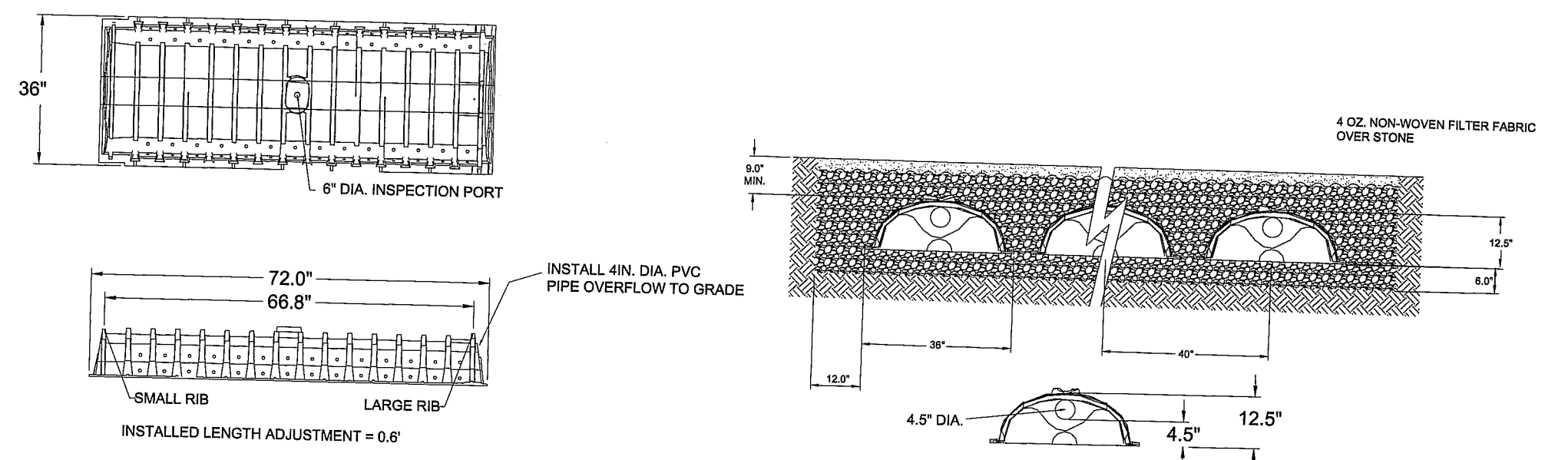
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



ANTI - TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE

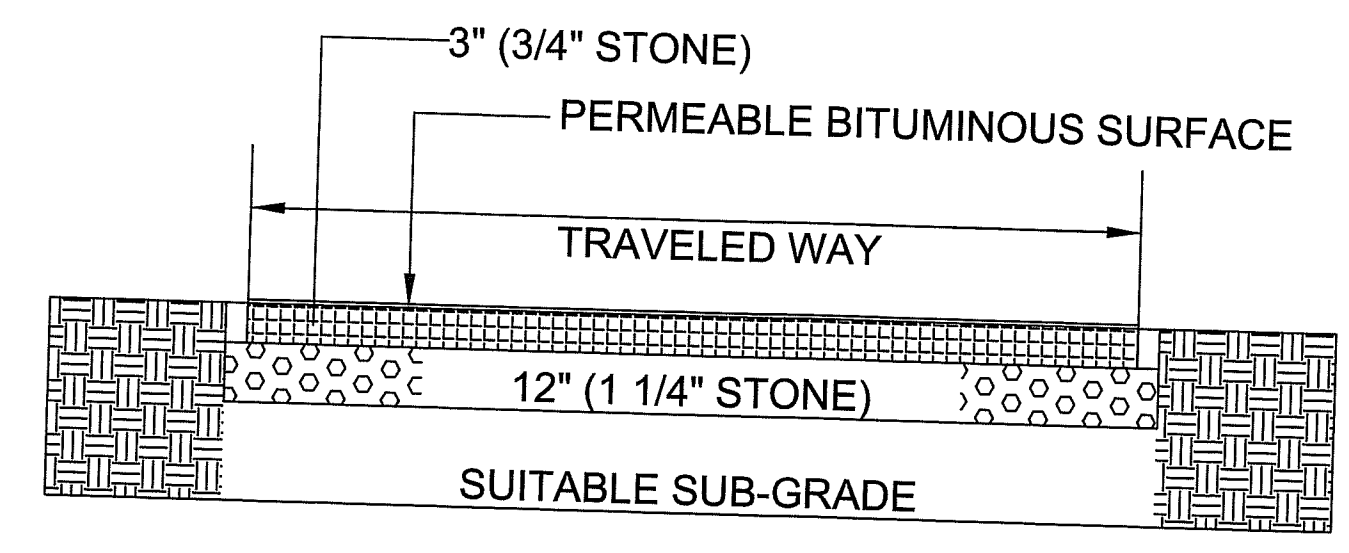


SILT FENCE DETAIL
NOT TO SCALE



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

VOLUME CALCULATIONS FOR 1IN. OF STORM WATER OVER PROPOSED IMPERVIOUS AREAS:
 HOUSE/BREEZEWAY FOOTPRINT AREA: 1,586 SQ. FT.
 1,816 SQ. FT. X .085 FT. X 7.48 GALLONS/FT³ / 215 GALLONS PER UNIT= 6 UNITS



PERMEABLE PAVEMENT DRIVEWAY DETAIL
NOT TO SCALE

PERCOLATION TEST 1 RESULTS			PERCOLATION TEST 2 RESULTS			PERCOLATION TEST 3 RESULTS		
PERFORMED BY - BUSHNELL ASSOCIATES LLC			PERFORMED BY - BUSHNELL ASSOCIATES LLC			PERFORMED BY - BUSHNELL ASSOCIATES LLC		
JULY 7, 2020			JUNE 7, 2020			JUNE 10, 2020		
14" DEEP HOLE			17" DEEP HOLE			18" DEEP HOLE		
TIME (M.)	READING (IN.)	DIFFERENCE (IN.)	TIME (M.)	READING (IN.)	DIFFERENCE (IN.)	TIME (M.)	READING (IN.)	DIFFERENCE (IN.)
0	3	-	0	7 3/4	-	0	6	-
5	4 1/2	1 1/2	5	9 1/2	1 3/4	5	7	1
10	6	1 1/2	10	10 1/4	3/4	10	7 1/2	1/2
15	7 1/2	1 1/2	15	10 3/4	1/2	15	8	1/2
20	8 1/2	1/2	20	11 1/4	1/2	20	9	1/2
25	9	1/2	25	11 3/4	1/2	25	8 1/2	1/2
30	9 1/2	1/4	30	12 1/2	3/4	30	9 1/2	1/2
35	9 3/4	1/4	35	12 3/4	1/4	35	9 3/4	1/4
40	10	1/4	40	13	1/4	40	10	1/4
45	10 1/4	1/4	45	13 3/4	3/4	45	10 1/2	1/4
50	10 1/4	1/4	50	14	1/4	50	10 3/4	1/4

PERCOLATION RATE = 10.1-20 MIN./IN. PERCOLATION RATE = 10.1-20 MIN./IN. PERCOLATION RATE = 10.1-20 MIN./IN.

TEST PITS OBSERVED BY:
 ANDREW BUSHNELL PE.
 BUSHNELL ASSOCIATES LLC.
 JUNE 9, 2020

TEST PIT 1
 0-4" TOPSOIL
 4-20" COMPACT BROWN FINE SANDY LOAM W/ROCKS
 20-44" COMPACT GREY FINE SANDY TILL W/ROCKS
 (MOTTLED WETLAND SOIL)
 MOTTLING 18"
 ROOTS TO 40"
 SEEPAGE: 44"

TEST PIT 2
 1" STONE LEACHING BED (DRY) ENCOUNTERED AT 18"

TEST PIT 3
 0-4" TOPSOIL
 4-24" BROWN FINE SANDY LOAM W/ROCKS
 24-36" SATURATED ORGANIC LAYER
 MOTTLING: 16"
 SEEPAGE: 24"

PLAN PREPARED FOR			
GARY COSTELLO			
55 EDGEWATER DRIVE		COVENTRY, CT.	
CONSTRUCTION / E&S/ SEPTIC DETAILS			
SCALE: NONE	DATE: 4/10/2020	FILE NO. 2018-68	SHEET: 2 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 7/16/2020			

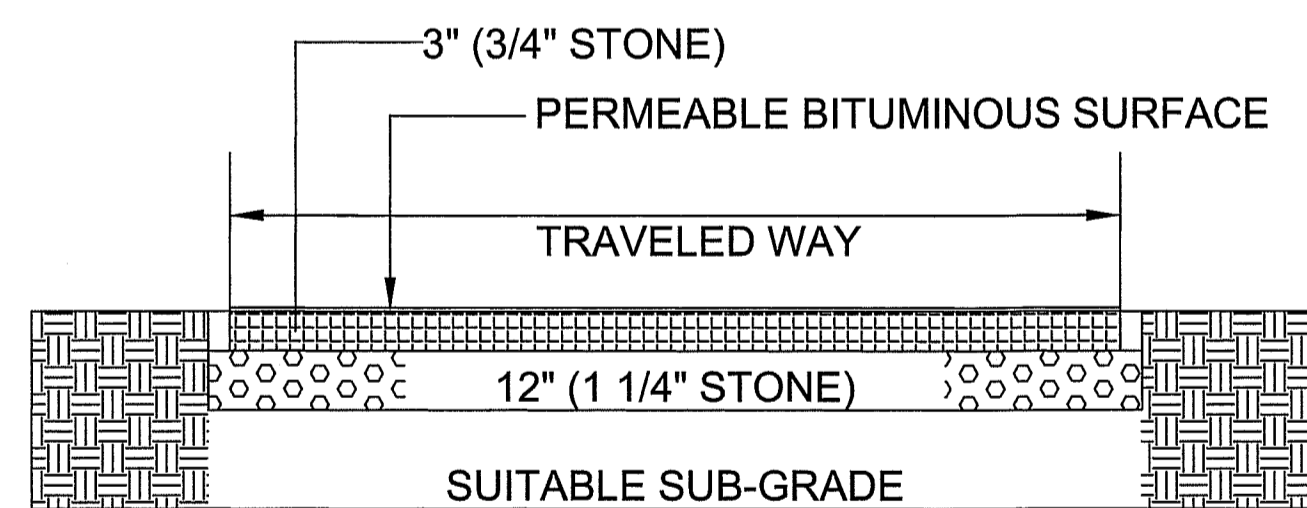
PROPOSED LANDSCAPE LAYOUT AND PLANTING SELECTIONS:

- 1) PROPERTY WILL CONSULT WITH ARBORIST TO DETERMINE HEALTH OF EXISTING TREES ON PROPERTY IN CONJUNCTION WITH ESTABLISHMENT OF RIPARIAN BUFFER.
- 2) RIPARIAN BUFFER WILL ALTER COURSE TO AVOID/INCLUDE EXISTING TREES AND BOULDERS ON EASTERN BORDER OF PROPERTY.
- 3) RAIN GARDENS WILL BE INSTALLED I.A.W. GUIDELINES ESTABLISHED BY UCONN COOP. EXT. SVC. INSTRUCTION GUIDE.
- 4) ALL PLANTINGS HAVE BEEN RESEARCHED AND DETERMINED SUITABLE FOR ZONE 6, SUN, SHADE, SNOW, ICE, WIND RESISTANCE AND SOIL CONDITIONS.
- 5) PLANTING LAYOUT WAS PREPARED BY PETER EDMONSON, OWNER OF EDMONSON FARMS, COVENTRY, CT.
- 6) ADDITIONAL PLANTING LOCATIONS OF TREES AND SHRUBS WILL BE DETERMINED DURING LANDSCAPING PROCESS IN SPRING 2021.
- 7) RAISED GARDEN BOXES WILL BE CONSTRUCTED TO THE MAX. SIZE PRACTICAL CONSIDERING ADJACENT LARGE ROCKS, AND CONTAIN VEGETABLES, HERBS AND FLOWERS.

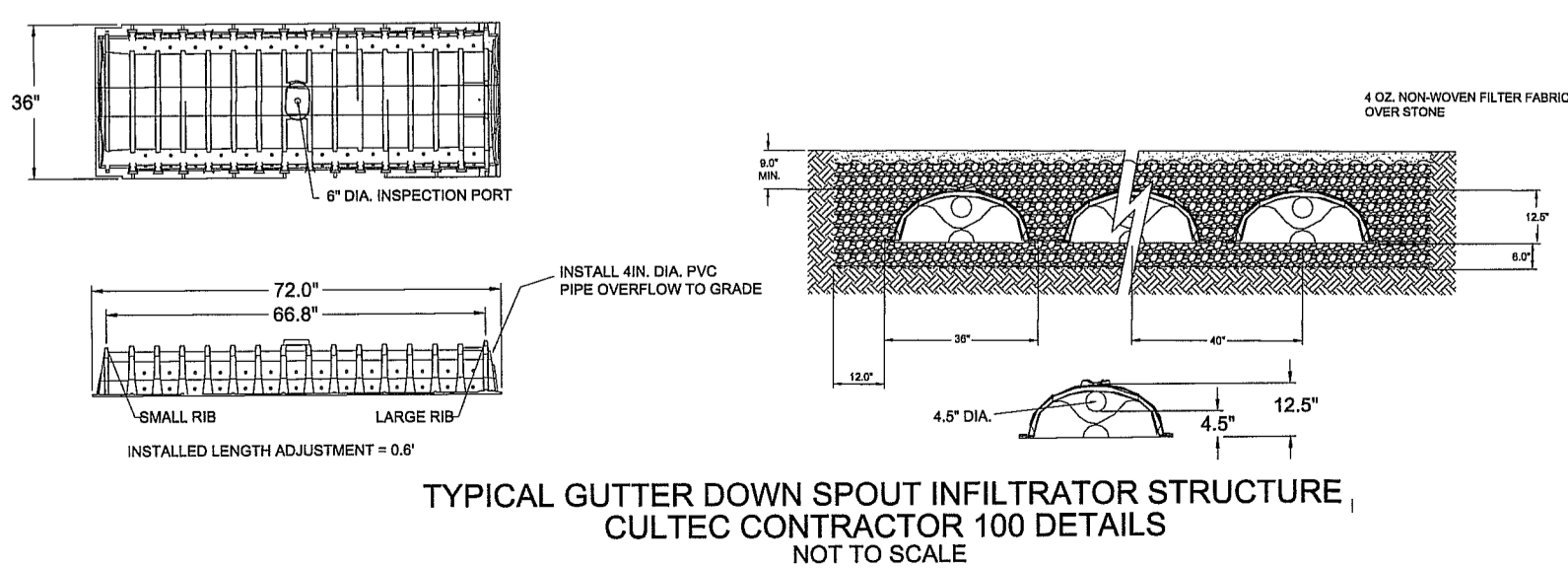
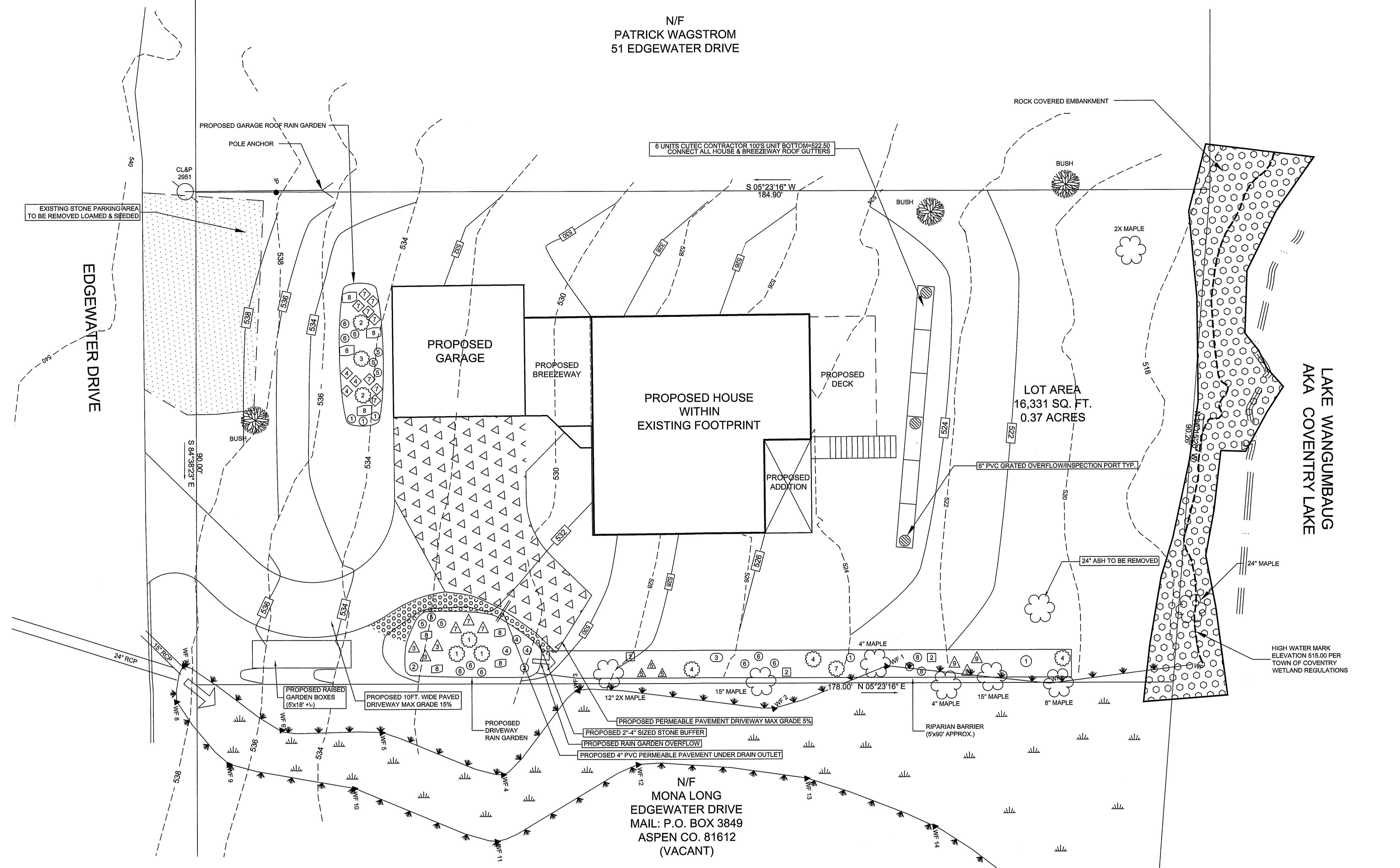
GARAGE RAIN GARDEN	DRIVEWAY RAIN GARDEN	RIPARIAN BUFFER
1 BOXWOOD - 3	1 BANDWIDTH GRASS - 3	1 MOUNTAIN LAUREL - 1
2 RHODODENDRON BLUE BARON - 2	2 BOBO HYDRANGEA - 2	2 SWEET SPIRE - 3
3 HYDRANGEA - 1	3 COREOPSIS DAYBREAK - 3	3 AZALEA - 3
4 MONDRDA (BEEBALM) - 3	4 DAYLILY BUTTER/SUGAR - 3	4 BOBO HYDRANGEA - 3
5 RUDBECKIA - 3	5 SALVIA MAYNIGHT - 3	5 RUDBECKIA - 3
6 ASTILBE - 3	6 IRIS - 3	6 MONDRDA (BEEBALM) - 3
7 ECHINACEA - 8	7 BLUE FESCUE - 3	7 HIBISCUS - 1
8 STONE - 4	8 STONE - 3	8 LADYS MANTLE - 8
		9 ASTILBE - 3

STORMWATER MITIGATION MEASURES MAINTENANCE PLAN:

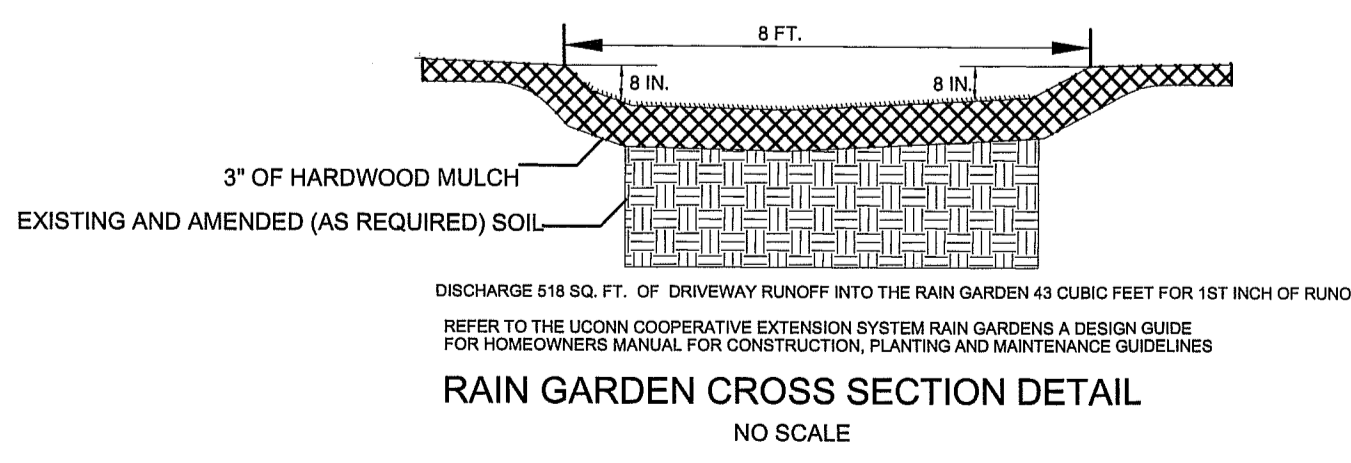
- RAIN GARDENS AND RIPARIAN BUFFER:**
- 1) INSPECT CONDITION OF RAIN GARDENS AND RIPARIAN BUFFER IN EARLY SPRING AND LATE FALL. REMOVE DEBRIS BUILD UP, ADD MULCH AND PRUNE PLANTINGS AS NECESSARY.
- INFILTRATION SYSTEM:**
- 1) INSPECT ROOF GUTTERS IN LATE FALL AND REMOVE ANY LEAVES AND DEBRIS BUILD UP. OPEN INSPECTION PORTS TO INSPECT INFILTRATOR UNITS FOR DEBRIS BUILD-UP.
- PERMEABLE PAVEMENT:**
- 1) REMOVE DEBRIS SUCH AS GRASS CLIPPINGS, SEDIMENT TRASH AND LEAVES MONTHLY FROM THE PAVEMENT SURFACE AND UNDER DRAIN OUTLET PIPE. INSPECT STRUCTURAL INTEGRITY OF THE PAVEMENT. REPAIR OR REPLACE AS NECESSARY.
 - 2) VACUUM SWEEP PAVEMENT SURFACE ANNUALLY TO REMOVE SEDIMENT BUILD-UP AND PREVENT CLOGGING. DO NOT USE HIGH PRESSURE WATER SPRAYING OR A BROOM FOR CLEANING.
 - 3) REMOVE SNOW WITH A A RUBBER TIPPED SHOVEL OR PLOW TO PREVENT DAMAGE TO THE PAVEMENT. SET PLOW BLADES 1/2" TO 1" ABOVE THE PAVEMENT SURFACE. DO NOT USE SAND TO TREAT THE PAVEMENT SURFACE FOR ICING CONDITIONS.
 - 4) DO NOT STOCKPILE MULCH, SAND, SOIL OR YARD WASTE ON PERMEABLE PAVEMENT SURFACE.
 - 5) DO NOT ALLOW LARGE VEHICLES TO REGULARLY PARK OR DRIVE OVER PERMEABLE PAVEMENT SURFACE.



PERMEABLE PAVEMENT DRIVEWAY DETAIL
NOT TO SCALE



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

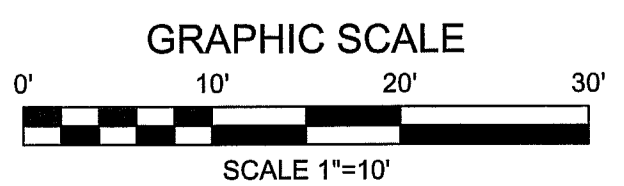


RAIN GARDEN CROSS SECTION DETAIL
NO SCALE

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- EXISTING UTILITY POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF FIELD LOCATED WETLANDS
- WETLANDS FLAG

VOLUME CALCULATIONS FOR 1 IN. OF STORM WATER OVER PROPOSED IMPERVIOUS AREAS:
HOUSE/GARAGE ROOF FOOTPRINT AREA: 2,420 SQ. FT.
2,420 SQ. FT. X .083 FT. X 7.48 GALLONS/FT³ / 215 GALLONS PER UNIT = 7 UNITS



PLAN PREPARED FOR			
GARY COSTELLO			
55 EDGEWATER DRIVE		COVENTRY, CT.	
LANDSCAPING/STORMWATER MANAGEMENT PLAN			
SCALE: 1"=10'	DATE: 07/09/2020	FILE NO. 2018-68	SHEET: 3 OF 3
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 7/17/2020			