

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 AUGUST 28, 2019. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A 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.
- 2.) PROPERTY IS LOCATED IN A LR (LAKE RESIDENTIAL) ZONE.
- 3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 090110 0015C EFFECTIVE JUNE 4, 1980.
- 4.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC USING AN ASSUMED DATUM.
- 5.) THE PROPERTY SHOWN CONSISTS OF LOTS 10, 11 & 12 IN SECTION J OF MAP REFERENCE 2.
- 6.) THE PROPERTY IS NON CONFORMING TO CURRENT TOWN OF COVENTRY ZONING REGULATIONS FOR REQUIRED LOT FRONTAGE ALONG ECHO RD. AND LOT AREA.

MAP REFERENCES:

- 1.) MAP SHOWING SOME LAND OF DONALD W. FRITZ 65 BIRCH TRAIL COVENTRY, CONNECTICUT JANUARY 21, 02019 SCALE: 1"=20' STANLEY SZESTOWICKI R.L.S.7772
- 2.) MAP OF WATERFRONT MANOR SOUTH COVENTRY, CONN. OWNED AND DEVELOPED BY THE WATERFRONT REALTY COMPANY, SEPT. 1936 SCALE: 1"=100' SPERRY & BUELL, INC., CIVIL ENGINEERS.
- 3.) RIGHT OF WAY SURVEY PREPARED FOR WATERFRONT MANOR ASSOCIATION BIRCH TRAIL, MAPLE TRAIL, 20' PATHWAY & WOOD TRAIL (NORTH) COVENTRY CONNECTICUT ROB HELLSTROM LAND SURVEYING 32 MAIN STREET HEBRON, CT. (860) 228-8663 (860) 228-1389 (FAX) ROBLS194@SBCGLOBAL.NET P.O. BOX 497 COLUMBIA, CT. 06237-0497 SHEET 3 OF 5 JOB NO. 2009-019 DATE AUGUST 12, 2009 BY: ROBIN H. SCALE 1"=40' FILE NO. WM09019_LL3

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.) STRIP AND STOCKPILE TOPSOIL.
- 5.) CONSTRUCT PROPOSED IMPROVEMENTS AS SHOWN.
- 6.) 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.
- 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:

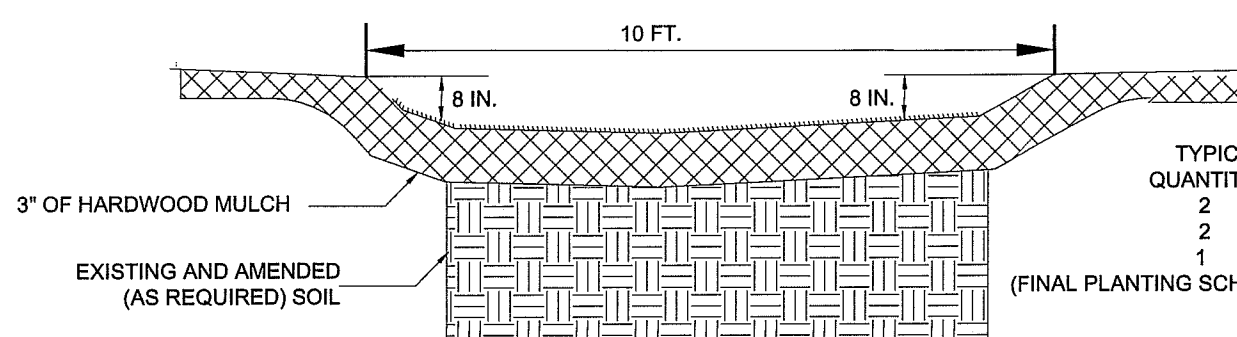
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS.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

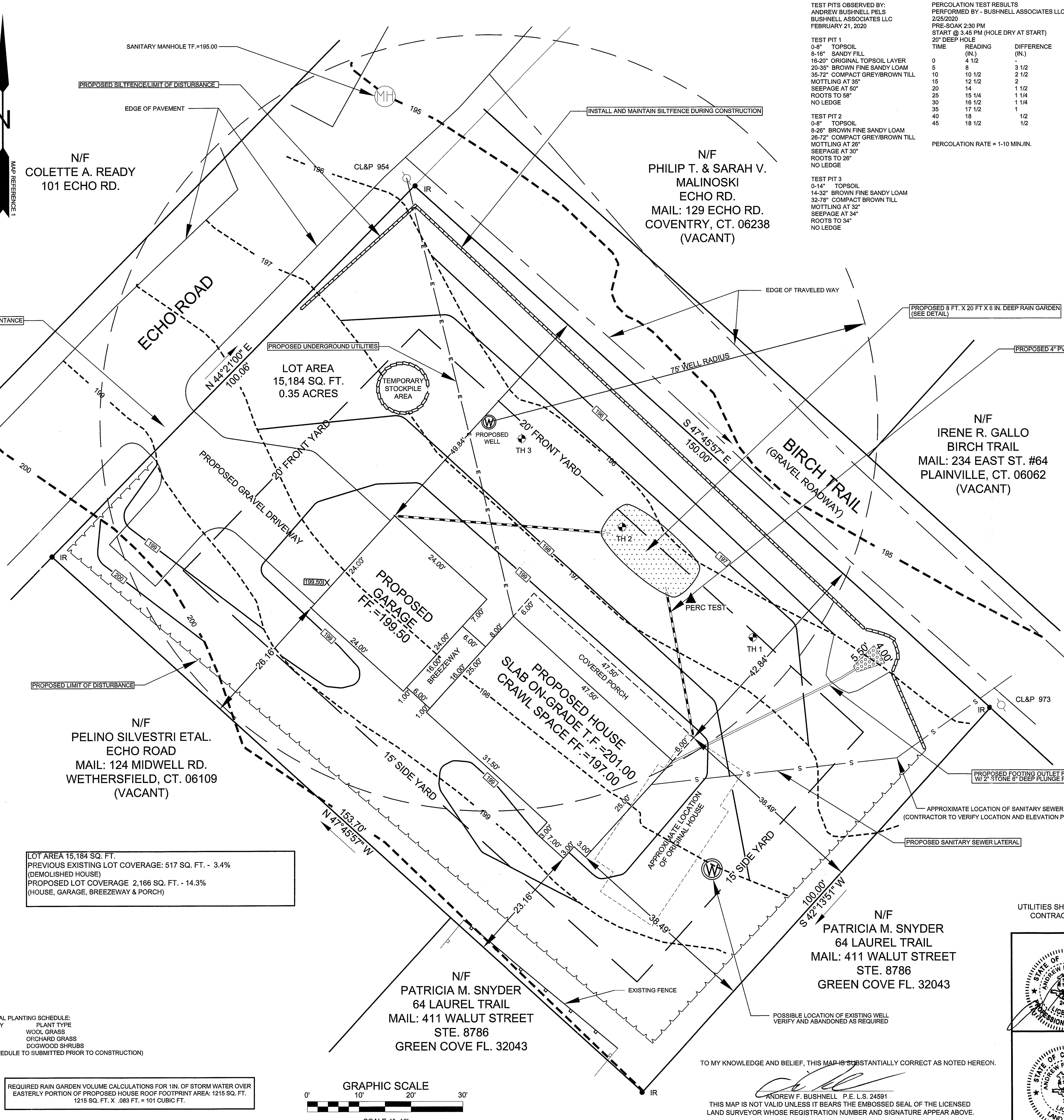
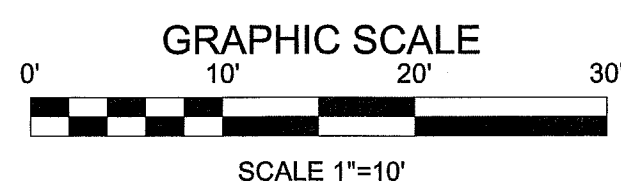


RAIN GARDEN CROSS SECTION DETAIL
NO SCALE

TYPICAL PLANTING SCHEDULE:
QUANTITY PLANT TYPE
2 WOOL GRASS
2 ORCHARD GRASS
1 DOGWOOD SHRUBS
(FINAL PLANTING SCHEDULE TO SUBMITTED PRIOR TO CONSTRUCTION)

REQUIRED RAIN GARDEN VOLUME CALCULATIONS FOR 1IN. OF STORM WATER OVER EASTERLY PORTION OF PROPOSED HOUSE ROOF FOOTPRINT AREA: 1215 SQ. FT. 1215 SQ. FT. X .083 FT. = 101 CUBIC FT.

LOT AREA 15,184 SQ. FT.
PREVIOUS EXISTING LOT COVERAGE: 517 SQ. FT. - 3.4%
(DEMOLISHED HOUSE)
PROPOSED LOT COVERAGE 2,166 SQ. FT. - 14.3%
(HOUSE, GARAGE, BREEZEWAY & PORCH)



TEST PITS OBSERVED BY:
ANDREW BUSHNELL PELS
BUSHNELL ASSOCIATES LLC
FEBRUARY 21, 2020

TEST PIT 1
0-4" TOPSOIL
5-16" SANDY FILL
16-20" ORIGINAL TOPSOIL LAYER
20-35" BROWN FINE SANDY LOAM
35-72" COMPACT GREY/BROWN TILL
MOTTLING AT 50"
SEEPAGE AT 50"
ROOTS TO 58"
NO LEDGE

TEST PIT 2
0-4" TOPSOIL
5-26" BROWN FINE SANDY LOAM
26-72" COMPACT GREY/BROWN TILL
MOTTLING AT 28"
SEEPAGE AT 30"
ROOTS TO 26"
NO LEDGE

TEST PIT 3
0-14" TOPSOIL
14-32" BROWN FINE SANDY LOAM
32-78" COMPACT BROWN TILL
MOTTLING AT 32"
SEEPAGE AT 34"
ROOTS TO 34"
NO LEDGE

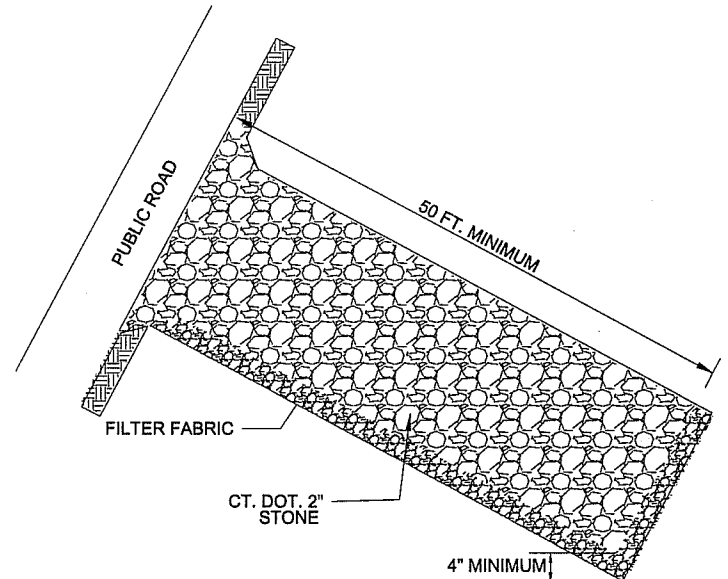
PERCOLATION TEST RESULTS
PERFORMED BY - BUSHNELL ASSOCIATES LLC
2/25/2020
PRE-50AK 2:30 PM
START @ 3:45 PM (HOLE DRY AT START)
20" DEEP HOLE

TIME	READING (IN)	DIFFERENCE (IN)
0	4 1/2	
5	8	3 1/2
10	10 1/2	2 1/2
15	12 1/2	2
20	14	1 1/2
25	15 1/4	1 1/4
30	16 1/2	1 1/4
35	17 1/2	1
40	18	1/2
45	18 1/2	1/2

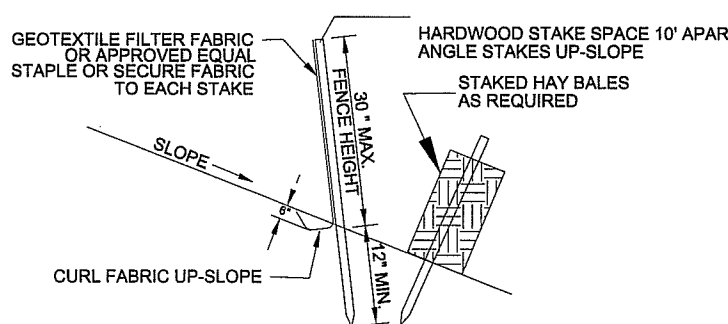
PERCOLATION RATE = 1-10 MIN./IN.



KEY MAP
SCALE: 1"=1000'



ANTI-TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- ▲ PERC PERCOLATION TEST
- BUILDING LINE
- SANITARY SEWER
- UNDERGROUND UTILITIES

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)".

PLAN PREPARED FOR
CLEAR LAKE PROPERTIES, LLC
65 BIRCH TRAIL COVENTRY, CT.

SITE PLAN
SCALE: 1"=10' DATE: 2/28/2020 FILE NO. 2019-98 SHEET: 1 OF 1

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

REVISIONS: 6/11/2020

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

ANDREW F. BUSHNELL P.E. L.S. 24691
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.