

**CONSTRUCTION NOTES:**

- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS.
- 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.
- SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWN OF COVENTRY INLAND WETLANDS AGENT PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- CONSTRUCTION TRAFFIC WILL ACCESS THE SITE USING THE EXISTING PAVED DRIVEWAY. PAVEMENT WILL BE REMOVED AT THE END OF CONSTRUCTION DRIVEWAY REGRADED AND REPAVED.
- OWNER WILL BE RESPONSIBLE FOR CONSTRUCTION OF AN INSIDE DROP AND INVERT RECONSTRUCTION AT MANHOLE APPROVED BY THE TOWN OF COVENTRY WPCA TECHNICIAN PRIOR TO THE START OF CONSTRUCTION.
- OWNER WILL BE RESPONSIBLE FOR THE PURCHASE OWNERSHIP AND MAINTENANCE OF THE SEWAGE GRINDER PUMP. DETAILED SPECIFICATIONS OF THE GRINDER PUMP AND ASSOCIATED MATERIALS SHALL BE SUBMITTED TO THE TOWN OF COVENTRY WPCA TECHNICIAN FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
- AT THE POINT OF SANITARY SEWER AND WATER LATERAL CROSSINGS THE WATER MAIN SHALL BE PLACED A MINIMUM OF 1.5 FT. ABOVE THE SEWER LINE.

**TEST PITS OBSERVED BY:**  
GLENN BAGDOIAN RS. EASTERN HIGHLANDS HEALTH DISTRICT  
ANDREW BUSHNELL PE, L.S. BUSHNELL ASSOCIATES LLC.  
2/3/2014

PERCOLATION TEST RESULTS (2/4/2014)			
PERFORMED BY BUSHNELL ASSOCIATES LLC			
PRE-SOAK 1:00 PM			
START 1:50 PM			
20" DEEP HOLE			
DEPTH	MATERIAL	TIME (MIN.)	READING (IN.)
0-8"	BROWN SILTY FINE SANDY LOAM	0	5
8-34"	GREY SANDY LOAM	5	6
34-72"	NO SEEPAGE	10	8 1/2
72-110"	NO SEEPAGE	15	10 1/2
110-148"	ROOTS TO 32"	20	13
148-186"	NO SEEPAGE	25	14
186-224"	NO SEEPAGE	30	15
224-262"	NO SEEPAGE	35	16
262-300"	NO SEEPAGE	40	16 1/2
300-338"	NO SEEPAGE	45	17
338-376"	NO SEEPAGE	50	17 1/2
376-414"	NO SEEPAGE	55	18
414-452"	NO SEEPAGE	60	18 1/2
452-490"	NO SEEPAGE	65	19
490-528"	NO SEEPAGE		19 1/2

PERCOLATION RATE = 1-10 MIN./IN.

**EROSION AND SEDIMENTATION PLAN:**  
RESPONSIBLE JOB SITE PERSONAL TO BE DETERMINED  
EXPECTED START DATE: TO BE DETERMINED  
EXPECTED COMPLETION DATE: TO BE DETERMINED

- EROSION AND SEDIMENTATION CONTROL ACTIVITIES TO CONFORM TO PRACTICES OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.
- PRIOR TO SITE DISTURBANCE INSTALL SILT FENCE AND ANTI-TRACKING PAD AT LOCATIONS SHOWN ON THE MAP. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE 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.
- INSPECT AND REPAIR AS REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY, ALSO BEFORE AND AFTER LARGE RAIN STORMS.
- STRIP AND STOCKPILE TOPSOIL.
- CONSTRUCT PROPOSED IMPROVEMENTS AS SHOWN.
- 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.
- REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER ENTIRE SITE HAS BEEN STABILIZED.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.
- ANY EXISTING DISTURBED AREAS MUST BE SEED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED PRIOR TO OCTOBER 15.

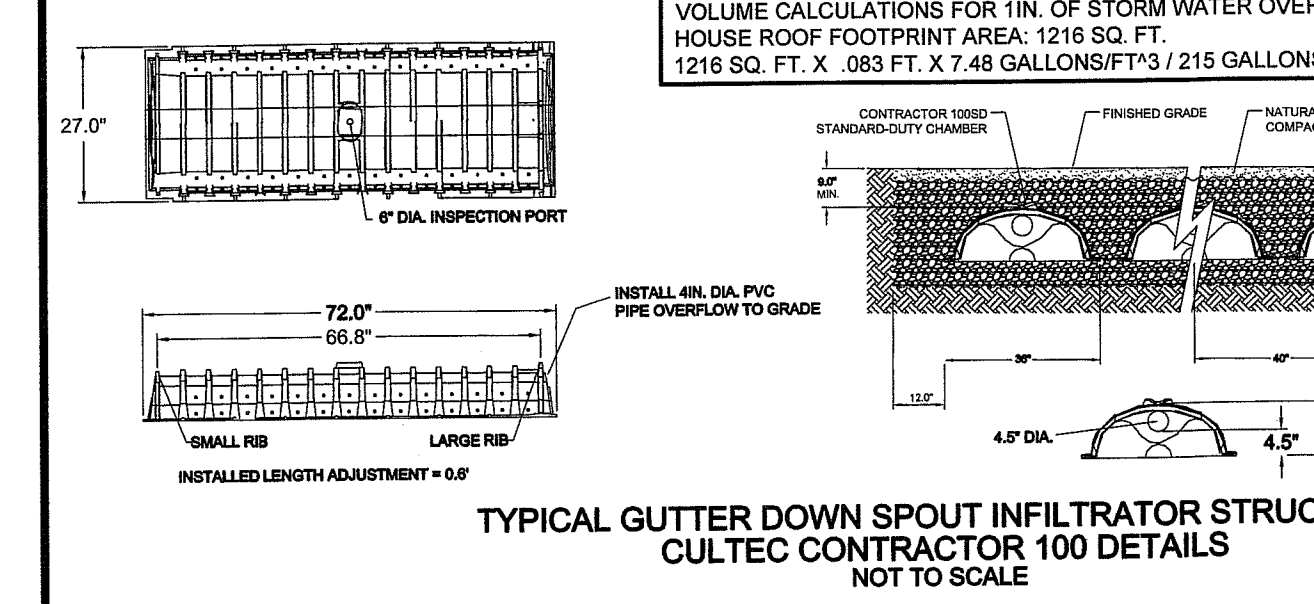
**SITE SEEDING NOTES:**  
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDING EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ. FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ. FT. WORK LIMB 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 SEEDER 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:	USE	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-8/15	
	0.45	CREeping RED FESCUE	8/15-10/1	
	0.10	PERENNIAL RYEGRASS		
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-8/15	
	0.05	RED TOP	8/15-10/1	
	0.45	TALL FESCUE		
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-8/15	
	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 MAY BE 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.

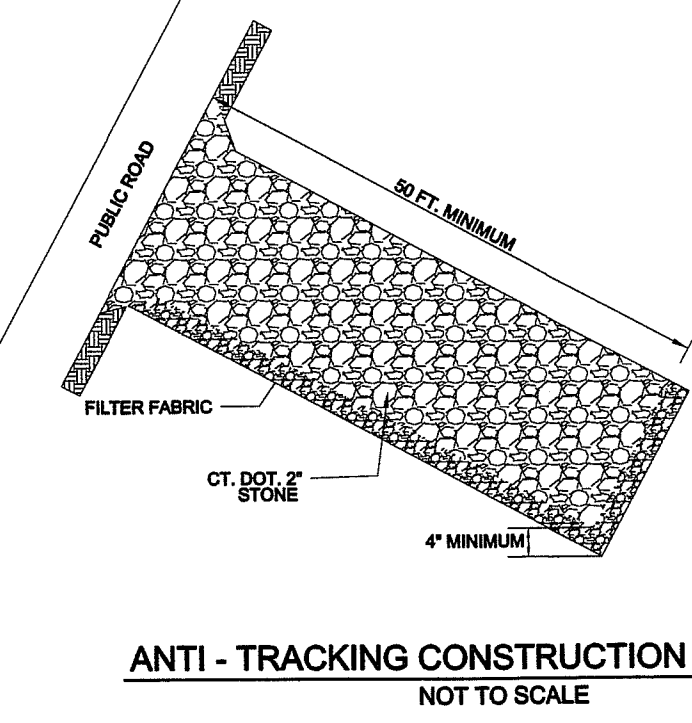
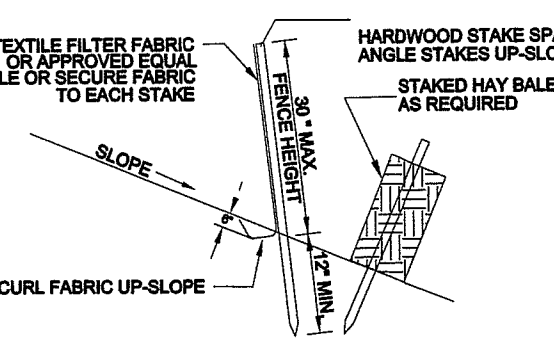
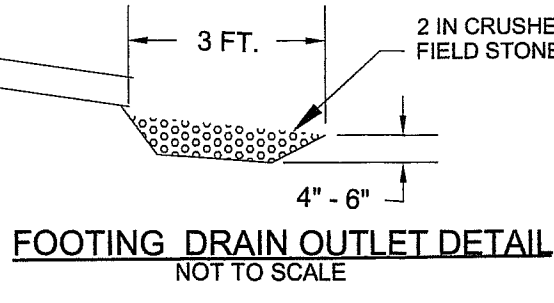
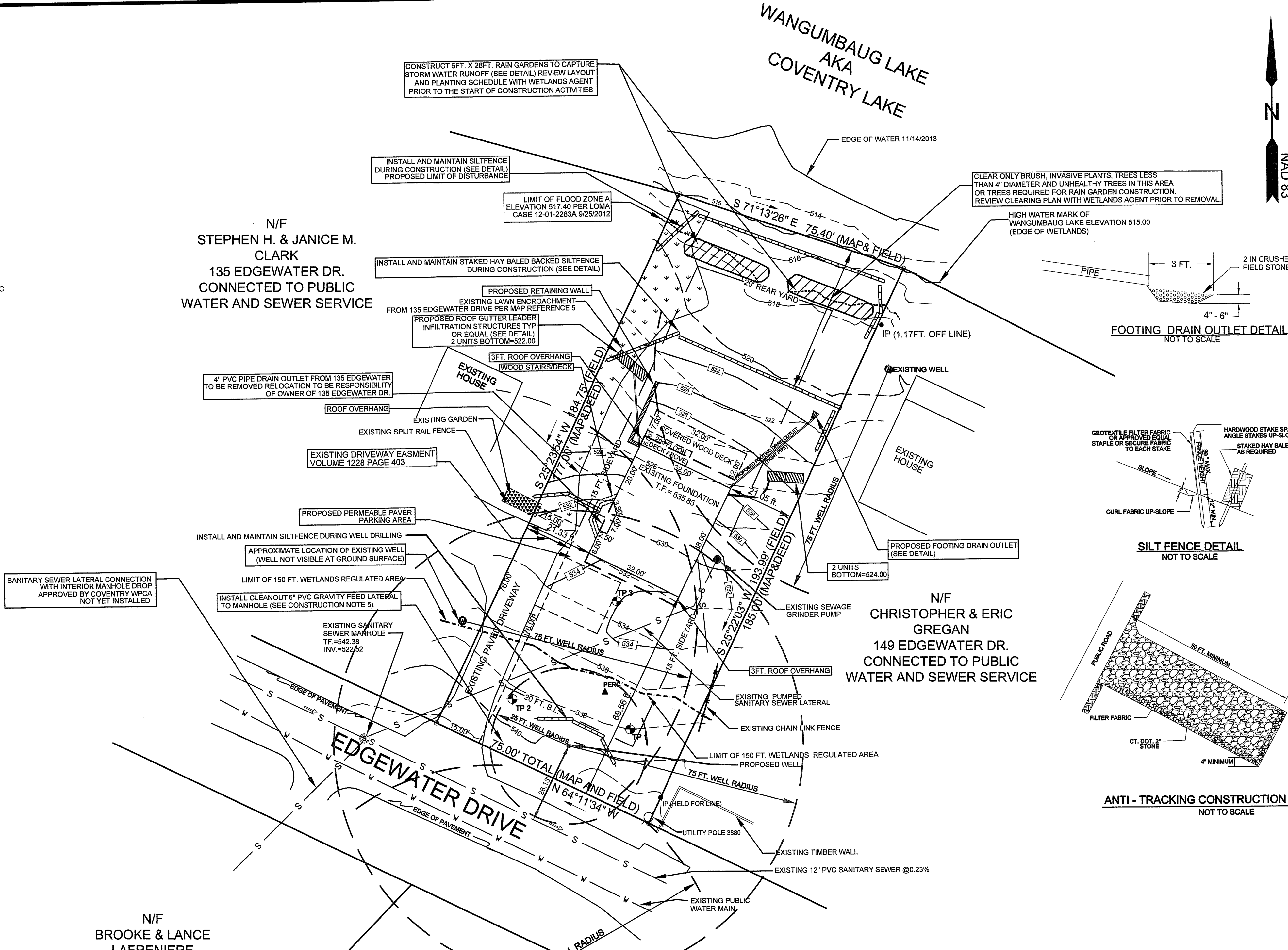


N/F  
**STEPHEN H. & JANICE M. CLARK**  
135 EDGEWATER DR.  
CONNECTED TO PUBLIC WATER AND SEWER SERVICE

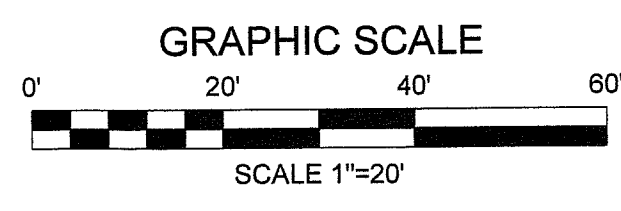
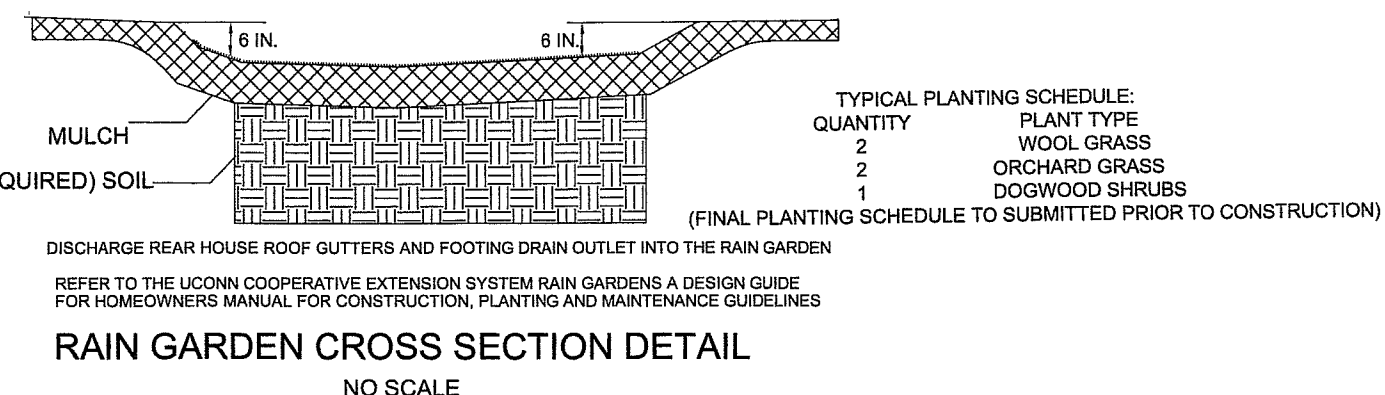
N/F  
**CHRISTOPHER & ERIC GREGAN**  
149 EDGEWATER DR.  
CONNECTED TO PUBLIC WATER AND SEWER SERVICE

N/F  
**BROOKE & LANCE LAFRENIERE**  
100 EDGEWATER DRIVE

N/F  
**CHRISTOPHER C. ROBERTS & JULIE A. COSTELLO**  
108 EDGEWATER DRIVE



TOTAL LOT AREA: 14,193 SQ. FT. .33 ACRES  
EXISTING LOT COVERAGE: 6.7%  
PROPOSED LOT COVERAGE: 2507 SQ. FT. 14.8%



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
  
ANDREW F. BUSHNELL PE, 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.

**LEGEND**

- EXISTING IRON ROD
- IRON ROD TO BE SET
- EXISTING/PROPOSED WELL
- SILT FENCE/LIMIT OF DISTURBANCE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- ▲ PERCOLATION TEST
- ▲ TOP OF CONCRETE FOUNDATION
- ▲ FINISHED FLOOR
- WATER LINE
- SANITARY SEWER LINE

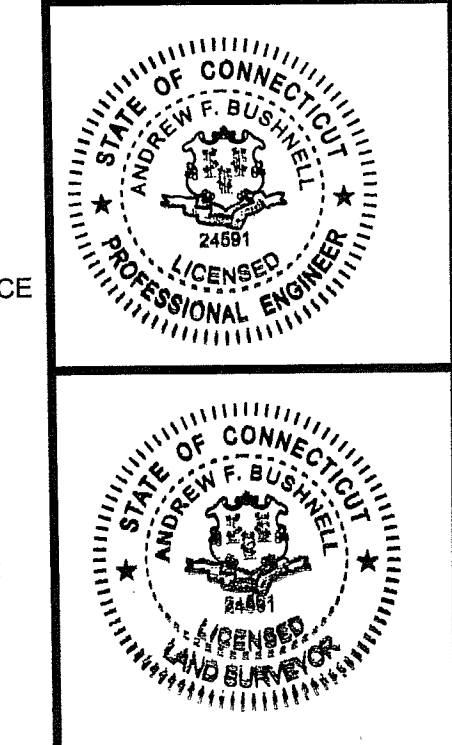


**SURVEY NOTES:**

- 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 29 2019. IT IS A LIMITED PROPERTY/BOUNDARY 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.
- PROPERTY IS LOCATED IN A LR ZONE.
- PROPERTY IS SHOWN ON THE TOWN OF COVENTRY ASSESSOR MAP P BLOCK 22 LOT 242.
- A PORTION OF THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AS AS DEPICTED PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 060110 PANEL 0015C EFFECTIVE DATE JUNE 4, 1980.
- THE EXISTING LAWN AREA MAINTAINED BY 149 EDGEWATER DR. ENCLOSES ONTO THE PROPERTY AS SHOWN.
- EXISTING PUBLIC WATER MAIN SHOWN WAS FIELD LOCATED FROM CBYD MARKINGS. CONTACT THE CONNECTICUT WATER CO. TO ESTABLISH EXACT LOCATION.
- TOPOGRAPHY SHOWN WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. BASED ON NGVD 1929 VERTICAL DATUM.
- A NOTICE OF INTENTION TO DISPUTE RIGHT-OF-WAY OR OTHER EASEMENT DATED AUGUST 24, 2004 AND RECORDED IN THE TOWN OF COVENTRY LAND RECORDS VOLUME 904 PAGE 65-67 INDICATES THAT THE OWNERS OF THE ADJOINING PROPERTY LOCATED AT 135 EDGEWATER DRIVE WERE USING PORTIONS OF THE PROPERTY WITHOUT PERMISSION.
- THE PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIONS AND COVENANTS DATED JULY 10, 1948 RECORDED IN THE TOWN OF COVENTRY LAND RECORDS VOLUME 70 PAGE 181.
- THE SITE IS SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT NATURAL COMMUNITIES ON DEEP NATURAL DIVERSITY DATABASE MAP. THE SITE IS NOT SHOWN AS A CRITICAL HABITAT AREA PER THE CONNECTICUT ENVIRONMENTAL CONDITIONS ON-LINE MAPPING.
- THE PROPERTY IS SUBJECT AND TOGETHER WITH A COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN THE TOWN OF COVENTRY LAND RECORDS VOLUME 1128 PAGE 403.
- A NOTICE SHALL BE FILED ON THE TOWN OF COVENTRY LAND RECORDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY STATING THAT THE SUBJECT PROPERTY CONTAINS STORMWATER CONTROL AND TREATMENT IMPROVEMENTS TO ENSURE PROPER NOTICE TO FUTURE PROPERTY OWNERS AND OF REQUIRED MAINTENANCE.
- THE PROPERTY IS SUBJECT TO A ZONING VARIANCE APPROVED BY THE COVENTRY ZONING BOARD OF APPEALS ON JANUARY 20, 2015 AND RECORDED IN THE TOWN OF COVENTRY LAND RECORDS VOLUME 1231 PAGE 1146 FOR A VARIANCE OF REQUIREMENTS CONTAINED IN SECTION 4.14.02(d) (DRIVEWAY WIDTH) AND SECTION 4.14.02(f) (DRIVEWAY GRADIENT) OF THE TOWN OF COVENTRY ZONING REGULATIONS.
- THE PROPERTY IS TOGETHER WITH A SPECIAL PERMIT GRANTED BY THE COVENTRY PLANNING AND ZONING COMMISSION ON MARCH 23, 2015 AND RECORDED IN THE TOWN OF COVENTRY LAND RECORDS VOLUME 1233 PAGE 173 FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME AND ASSOCIATED IMPROVEMENTS ON A NON-CONFORMING LOT.

- MAP REFERENCES:**
- LAKE WOOD HEIGHTS ADDITION NO. 2 DEVELOPED BY HANK KEENE LAKE WAMGUMBAUG, COVENTRY, CONN. JULY 25, 1955 SCALE 1"=60' ALL BEARINGS
  - ADDITION NO. 1 LAKEWOOD HEIGHTS HANK KEENE-DEVELOPER LAKE WAMGUMBAUG, COVENTRY, CONN. SCALE 1"=60'
  - TOWN OF COVENTRY RIGHT OF WAY MAP LAKEWOOD HEIGHTS COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 2 COVENTRY CONNECTICUT FUS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD, MANCHESTER, CONNECTICUT 06040 860 646 2469 SCALE: HORZ: 1"=40' DATUM HORZ: NAD 83 VERT: NGVD29 PROJ. NO.: 199117A30-700 DATE: DECEMBER 2002 SHEET 3 OF 3.
  - RECORD DRAWING TOWN OF COVENTRY UTILITY PLAN STA. 465+00 TO STA. 478+00 COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 2 - EDGEWATER DRIVE COVENTRY CONNECTICUT FUS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD, MANCHESTER, CONNECTICUT 06040 860 646 2469 SCALE: HORZ: 1"=40' VERT: 1"=4' DATUM HORZ: NAD 83 VERT: NGVD29 PROJ. NO.: 99117A30 DATE JUNE 2004 SHEET CU-2.
  - PLAN PREPARED FOR SACKETT'S WATERFRONT DEVELOPMENT LLC. EDGEWATER DRIVE COVENTRY, CT. LIMITED PROPERTY/IMPROVEMENT LOCATION SURVEY SCALE 1"=20' DATE: 5/19/2014 FILE NO. 2013-15 SHEET: 1 OF 1 REVISED TO 3/20/2015 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875

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.



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

PLAN PREPARED FOR  
**JAMES & EDYTA ROTUNDO**  
145 EDGEWATER DRIVE COVENTRY, CT.  
**LIMITED PROPERTY/IMPROVEMENT LOCATION SURVEY**  
SCALE: 1"=20' DATE: 8/6/2019 FILE NO. 2019-41 SHEET: 1 OF 1  
REVISIONS: 7/3/2019 STORMWATER CALCULATION  
2/13/2020 FOUNDATION AS-BUILT 8/20/2020 WELL, SEWER PUMP

14-67W MOD.