

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 29, 2019. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS B-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 GENERAL RESIDENTIAL ZONE R0.
- 3) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 090110 0005D EFFECTIVE JUNE 11, 1992.
- 4) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING THE BENCHMARK SHOWN.
- 5) INLAND WETLANDS BOUNDARIES SHOWN WERE FIELD DELINEATED BY REMA ECOLOGICAL SERVICES, LLC AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
- 6) THE PROPERTY IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY FILED ON VOLUME 403 PAGE 13 OF THE TOWN OF COVENTRY LAND RECORDS.
- 7) THE PROPERTY IS SUBJECT TO A RIGHT TO PASS AND REPASS ON FOOT AND WITH VEHICLES FROM ZEYA DRIVE TO AND FROM LOT 65 AS SHOWN ON VOLUME 632 PAGE 135 OF THE TOWN OF COVENTRY LAND RECORDS.
- 8) THE PROPERTY IS SUBJECT TO A POLE AND GUY EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FILED IN VOLUME 31 PAGE 5613 OF THE TOWN OF COVENTRY LAND RECORDS.
- 9) THE PROPERTY IS POSSIBLY SUBJECT TO A RIGHT-OF-WAY OF RECORD.
- 10) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE JUNE 2020 MAPPING.

MAP REFERENCES:

- 1) PARCEL E-3 PROPERTY OF COVENTRY LAND CORP. TO BE CONVEYED TO K. SHAH SATARI BREAD AND MILK STREET COVENTRY, CONNECTICUT SCALE 1"=100' DECEMBER 1979 OFFICE OF SANDERSON & WASHBURN SIMSBURY, CONNECTICUT
- 2) PARCEL E-4 PROPERTY OF COVENTRY LAND CORP. TO BE CONVEYED TO K. SHAH SATARI BREAD AND MILK STREET COVENTRY, CONNECTICUT SCALE 1"=100' DECEMBER 1979 OFFICE OF SANDERSON & WASHBURN SIMSBURY, CONNECTICUT
- 3) ZEYA DRIVE APOLLO GARDENS - PHASE 3 CORTH COVENTRY CONNECTICUT DATE: 2-17-88 SCALE 1"=100' DRAWN DM DESIGNED DM JOB NO 86-318 SHEET NO 2/11 TOWNE ENGINEERING INC. CIVIL ENGINEERS AND LAND SURVEYORS SOUTH WINDHAM, CONNECTICUT
- 4) COMPILATION PLAN PREPARED FOR KAHL, SATARI ZEYA DRIVE AS-BUILT ZEYA DRIVE COVENTRY, CONNECTICUT DATE 12/9/97 SCALE AS NOTED SHEET NO. 2 OF 3 JOB NO. 97-153 TOWNE ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS ROUTE 32 AND RICHMOND LANE, SOUTH WINDHAM CT / AS BUILT SURVEY ZEYA DRIVE APOLLO GARDENS-PHASE 3 NORTH COVENTRY CONNECTICUT 15 MAY 91 1"=40' H 1"=4' V MALINOSKI ASSOCIATES 5 BROAD OAK DRIVE ASHFORD CT 06278 SHEET 2 OF 3
- 5) RESUBDIVISION OF PARCEL 7-A PREPARED FOR MOSER FARMS DAIRY BREAD & MILK ST. COVENTRY, CT GARDNER & PETERSON ASSOCIATES 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY LAB SCALE 1"=40' DATE 2/15/92 SHEET NO. 1 OF 1 MAP NO. 2913-RS REVISED TO 3/19/92
- 6) MAP No E-N-L047-0688 MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF KHALIS SATARI (GRANTOR'S NAME) ZEYA AND NOOR DRIVES, COVENTRY, CONN. (STREET) ROUTE 31 SCALE: 1"=100' DATE: 6/1/89 DWG. NO.: E-N-L047-0688 JOB NO.: N-8053 TOWNE ENG. INC. JOB NO 89-152

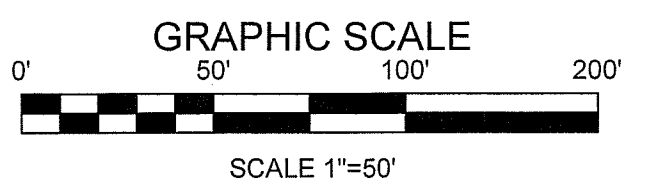
CONSTRUCTION NOTES:

- 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 UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
- 7) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.

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

LEGEND

	EXISTING MERESTONE
	IRON ROD TO BE SET
	EXISTING IRON ROD
	PROPOSED WELL
	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
	EDGE OF FIELD LOCATED WETLANDS
	WETLANDS FLAG
	PROPOSED UNDERGROUND UTILITIES



PLAN PREPARED FOR			
DEBBIEANN DURKIN			
ZEYA DRIVE		COVENTRY, CT.	
RESUBDIVISION PLAN			
SCALE: 1"=40'	DATE: 11/13/2020	FILE NO. 2020-84	SHEET: 2 OF 3
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS:			