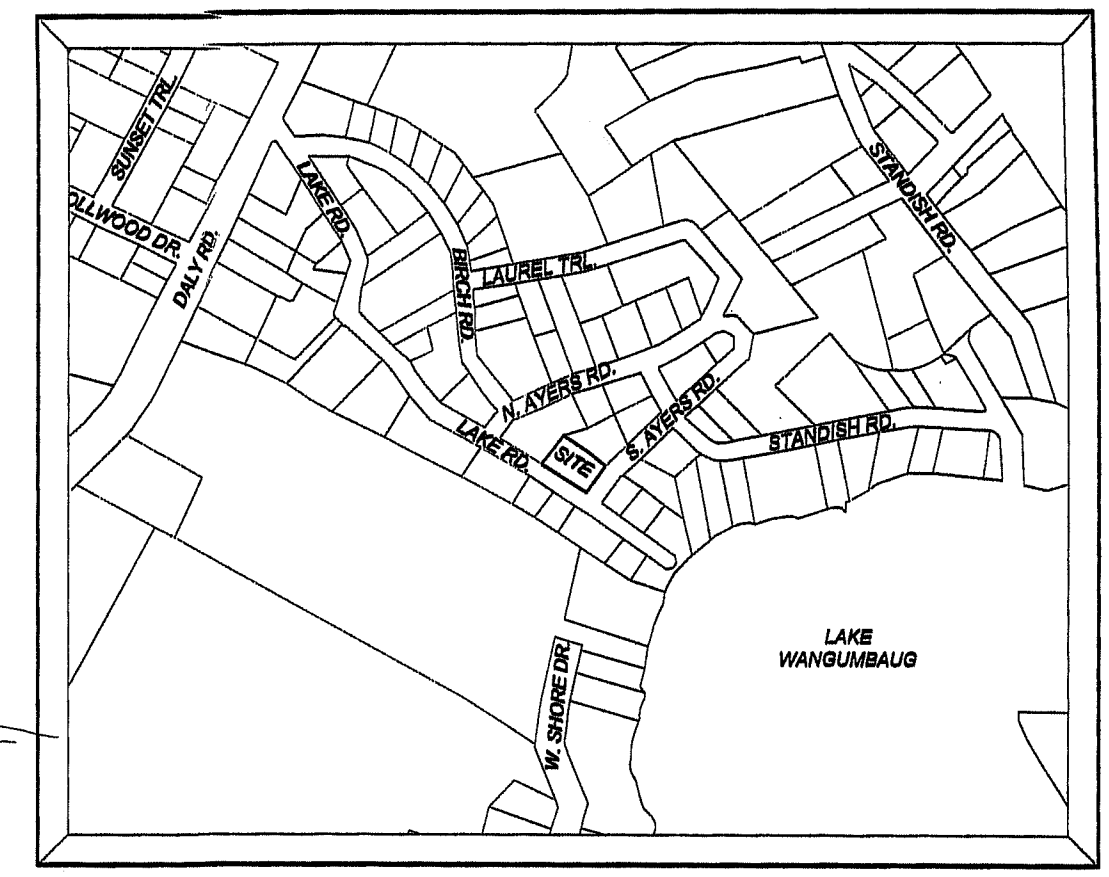
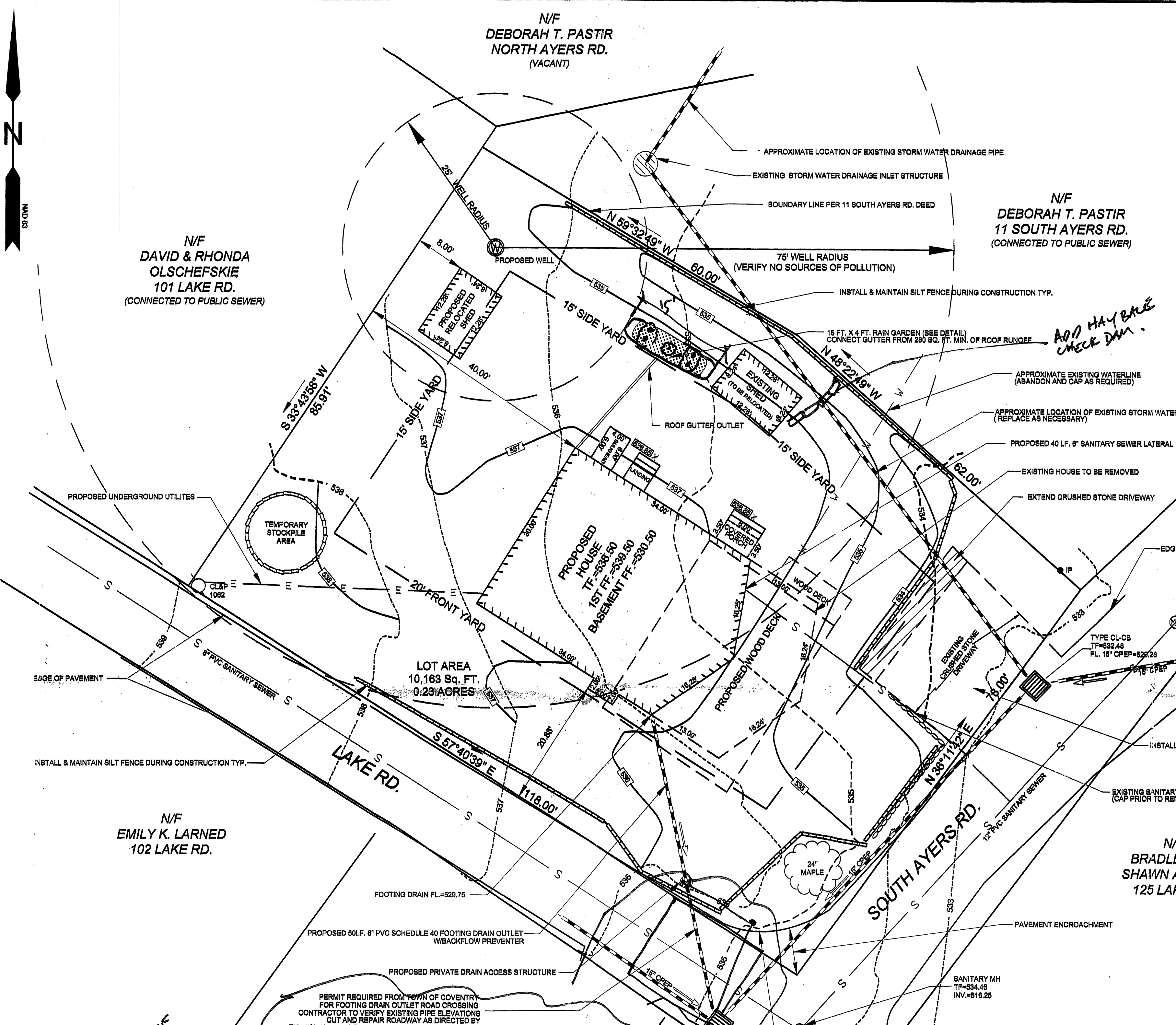


SURVEY NOTES:

- 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 OCTOBER 28, 2018. 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 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 LAKE RESIDENTIAL ZONE.
- 3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090110-0010D EFFECTIVE JUNE 11, 1992.
- 4.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. AND BASED ON NGVD 1929 DATUM.
- 5.) THE PROPERTY BOUNDARY SHOWN IS BASED ON MAP REFERENCE 6 AND THE DEEDED BOUNDARY LINE DIMENSIONS FOR 101 LAKE RD. AND 11 SOUTH AYERS RD. THE BOUNDARY SHOWN VARIES FROM THE PROPERTY BOUNDARY SHOWN ON MAP REFERENCE 1 AND DESCRIBED IN THE DEED FOR THE PROPERTY.

MAP REFERENCES:

- 1.) LAND OF FRANK E. LYNCH AND MRS. F. AYERS COVENTRY, CONN. SCALE 1 INCH = 60 FEET EARLE A. MOORE STORRS, CONN.
- 2.) TOWN OF COVENTRY RIGHT-OF-WAY AND EASEMENTS COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 6 LAKE RD., BIRCH RD., LAUREL TR., NORTH & SOUTH AYERS ROAD, STANDISH RD. COVENTRY, CONNECTICUT PROJ. NO.: 199117A30-700 DATE: 8/10/05 V.01 F.U.S.S. & O'NEILL DISCIPLINES TO DELIVER 148 HARTFORD RD MANCHESTER, CT 06040 880.848.2489 SCALE: HORIZ.: 1"=40' VERT.: NA DATUM: HORIZ.: NAD83 VERT.: NA DAVID CARICCHIO LICENSE NO. 70038 REVISED TO 3. 8/3/07
- 3.) TOWN OF COVENTRY UTILITY PLAN SOUTH AYERS ROAD STA 97+87 TO STA 101+98 STANDISH ROAD STA. 101+98 TO STA. 107+00 COVENTRY LAKE SEWER EXPANSION PROJECT COVENTRY CONNECTICUT PROJ. NO.: 89117A30 DATE: MAY 2008 CU-01 F.U.S.S. & O'NEILL DISCIPLINES TO DELIVER 148 HARTFORD RD MANCHESTER, CT 06040 880.848.2489 SCALE: HORIZ.: 1"=40' VERT.: 1"=4' REVISED TO 04/10/08
- 4.) TOWN OF COVENTRY UTILITY PLAN LAKE ROAD STA. 10+00 TO STA. 21+89 COVENTRY LAKE SEWER EXPANSION PROJECT COVENTRY CONNECTICUT PROJ. NO.: 89117A30 DATE: MAY 2008 CU-07 F.U.S.S. & O'NEILL DISCIPLINES TO DELIVER 148 HARTFORD RD MANCHESTER, CT 06040 880.848.2489 SCALE: HORIZ.: 1"=40' VERT.: 1"=4' REVISED TO 04/10/08
- 5.) OAK GROVE DEVELOPMENT LAND OF FRANK LYNCH & MRS. F. AYER LAKE WAMGUMBAUG COVENTRY, CONN. 1 INCH = 60 FT. JULY 22, 1939



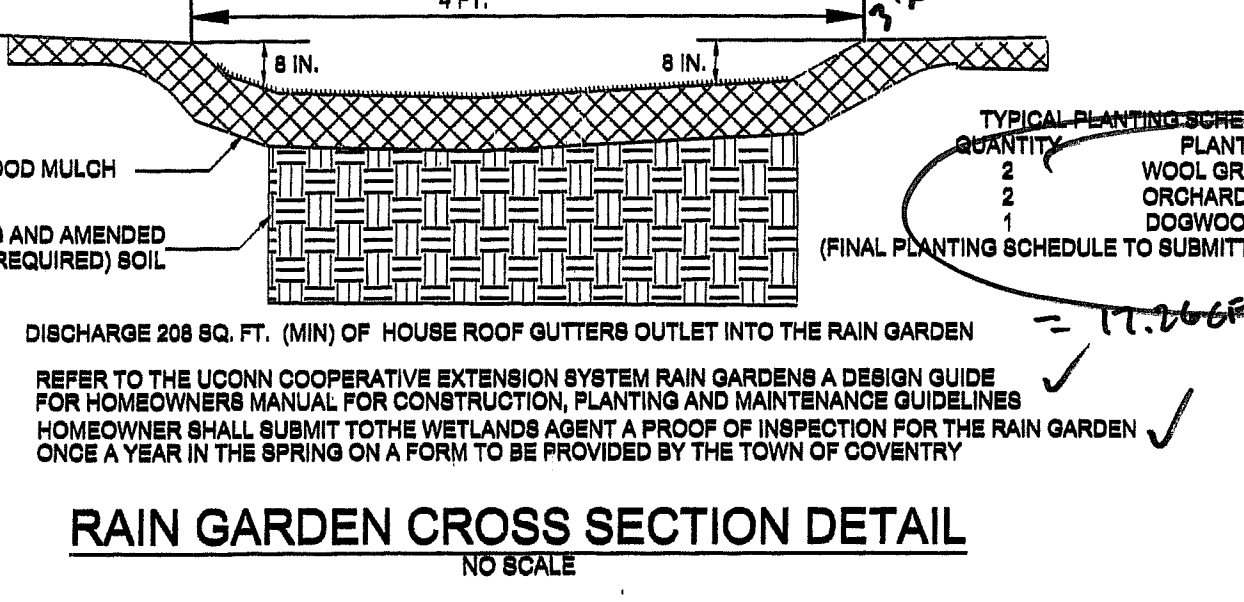
→ PROVIDE EASEMENT FOR PAVEMENT & DRAINAGE ENCROACHMENT
 → DOES LOT COVERAGE INCLUDE SOUTH AYERS / LAKE ROAD ENCROACHMENT?
 → CONFIRM THAT DRAINAGE ACROSS PARCEL IS NOT TOWN'S. BASED ON DEED V1010 P 214, THINK NOT.
 → CAN A 5' PAVED APRON BE ADDED AT SOUTH AYERS DRIVEWAY?

LOT COVERAGE CALCULATION:
 LOT AREA 10,163 SQ. FT. 0.23 ACRES
 EXISTING LOT COVERAGE: 886 SQ. FT. - 8.8%
 PROPOSED LOT COVERAGE 1,224 SQ. FT. 12.0%

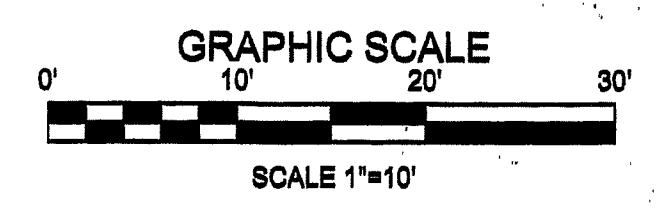
N/F BARBARA LARSON TRUSTEE
 110 LAKE RD. MAIL: PERPENDICULAR ALIGNMENT
 89 WOODLAND RD. INTO CATCH BASIN AS OPPOSED TO CURRENT SKEWED ALIGNMENT
 COVENTRY, CT. 06238

N/F BRUCE L. ALLARD
 120 LAKE RD.

ADD NOTE ON PLAN THAT TOWN IS HELD HARMLESS TO THE IN.



- LEGEND**
- EXISTING MERESTONE IRON ROD TO BE SET
 - EXISTING IRON ROD
 - PROPOSED WELL
 - PROPOSED SILT FENCE/LIMIT OF DISTURBANCE
 - LIMIT OF DISTURBANCE
 - EXISTING UTILITY POLE
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TEST HOLE
 - SANITARY SEWER
 - UNDERGROUND UTILITIES
 - WATER LINE



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

ANDREW F. BUSHNELL, P.E., L.S. 24891
 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 MARTIN F. DUKE		
	111 LAKE ROAD COVENTRY, CT.	SITE PLAN	
	SCALE: 1"=10' DATE: 10/14/2020 FILE NO. 2020-88 SHEET: 1 OF 2	BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 583 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875	
	REVISIONS: 2/8/2021, 2/18/2021		