



KEY MAP
SCALE 1"=1000'

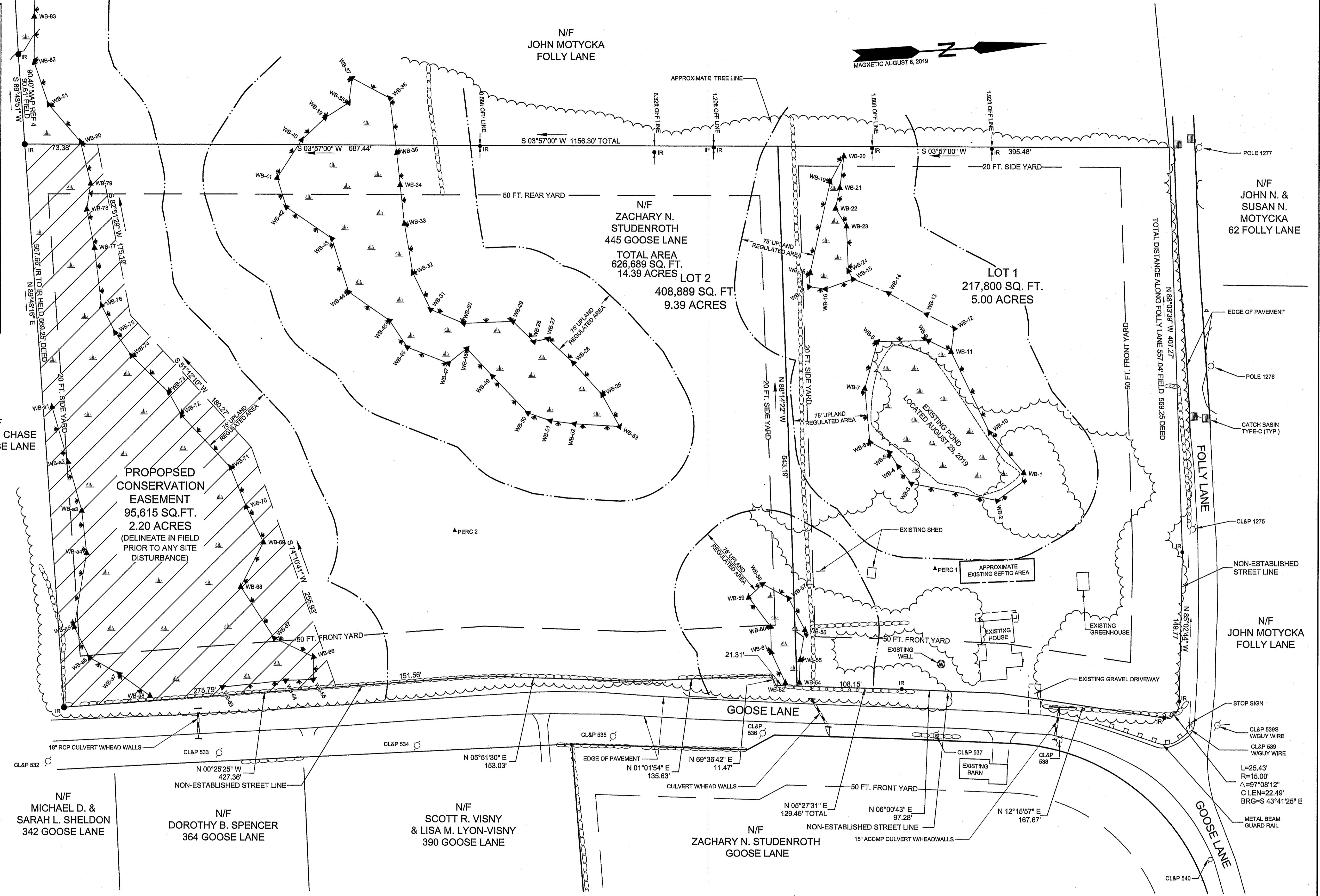
NRCS WEB SOIL SURVEY SOILS MAP LEGEND	
3	RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0 - 8% SLOPES, EXTREMELY STONY
46C	WOODBIDGE FINE SANDY LOAM, 8 - 15% SLOPES, VERY STONY
47C	WOODBIDGE FINE SANDY LOAM, 3 - 15% SLOPES, EXTREMELY STONY
61B	CANTON AND CHARLTON FINE SANDY LOAMS, 0 - 8% SLOPES, VERY STONY
61C	CANTON AND CHARLTON FINE SANDY LOAMS, 8 - 15% SLOPES, VERY STONY
85B	PAXTON AND MONTAUK FINE SANDY LOAMS 3-8% SLOPES, VERY STONY

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 FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY BOUNDARY SURVEY SUBDIVISION MAP. THE PORTION OF THE EXTERIOR BOUNDARY SHOWN IS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE BOUNDARY LINES OF THE PROPOSED LOTS IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHY SHOWN CONFORMS TO TOPOGRAPHIC SURVEY ACCURACY CLASS T-3.
- THE PROPERTY IS LOCATED IN A R-80 ZONE.
- THE EXISTING HOUSE IS NON-COMFORMING TO CURRENT TOWN OF COVENTRY ZONING REGULATIONS FOR FRONT YARD SET BACK REQUIREMENTS.
- MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- TOPOGRAPHY SHOWN WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC. AND NGVD 88 DATUM.

MAP REFERENCES:

1. PLAN PREPARED FOR CONRAD KUNZ & ANDERS WISNEWSKI 445 GOOSE LANE COVENTRY, CT. BOUNDARY / PROPERTY SURVEY SCALE: 1"=50' DATE 08/12/2019 FILE NO. 2019-24 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS: 7/29/2021



APPROVED
COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY DATE
THIS 5 YEAR APPROVAL PERIOD EXPIRES ON
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

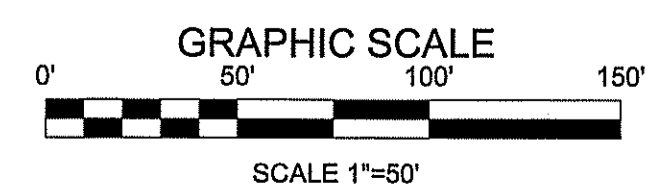
OWNER/APPLICANT: ZACHARY STUDENROTH
P.O. BOX 2492
SAG HARBOR, NY. 11963

TOTAL AREA OF SUBDIVISION: 626,689 SQ. FT. / 14.39 ACRES
TOTAL AREA OF OPEN SPACE 95,615 SQ. FT. / 2.20 ACRES (15.3% OF TOTAL SUBDIVISION AREA)

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-165 AS AMENDED BY PA 73-571 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

APRIL 4, 2022
DATE



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.

LEGEND

- EXISTING IRON ROD
- EXISTING WELL
- STONE WALL
- EXISTING UTILITY POLE
- WETLANDS FLAG
- EDGE OF FIELD LOCATED WETLANDS

	SUBDIVISION PLAN PREPARED FOR		
	ZACHARY N. STUDENROTH		
	445 GOOSE LANE COVENTRY, CT.		
	SUBDIVISION MAP		
SCALE: 1"=50'	DATE: 1/26/2022	FILE NO. 2021-119	SHEET: 1 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 4/8/2022			

SURVEY NOTES:

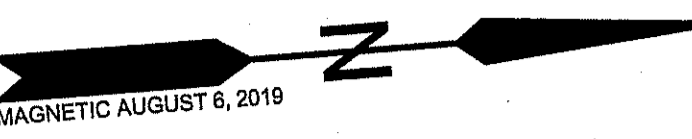
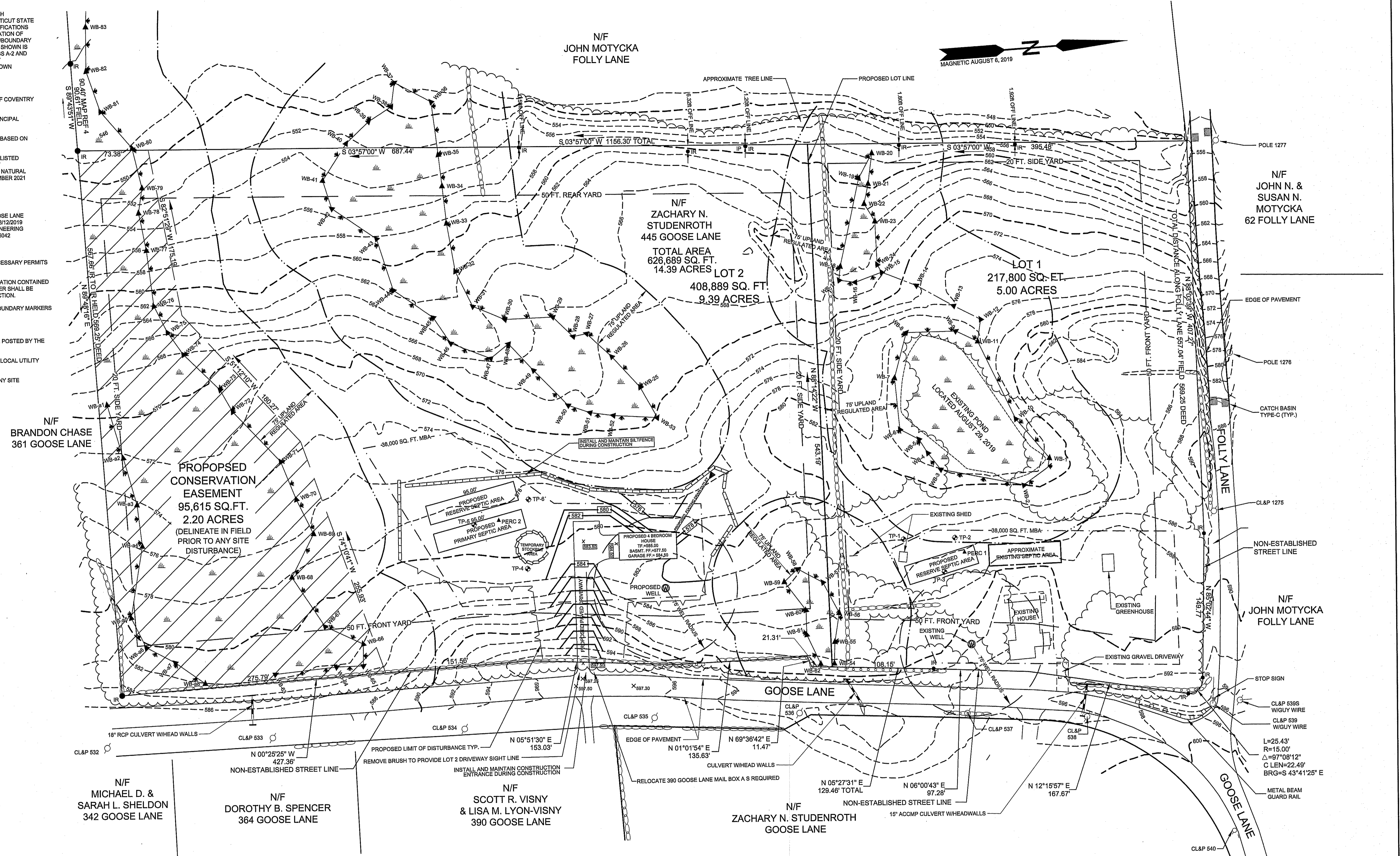
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY SUBDIVISION MAP. THE PORTION OF THE EXTERIOR BOUNDARY SHOWN IS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE BOUNDARY LINES OF THE PROPOSED LOTS IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHY SHOWN CONFORMS TO TOPOGRAPHIC SURVEY ACCURACY CLASS T-3.
- THE PROPERTY IS LOCATED IN A GR-80 ZONE.
- THE EXISTING HOUSE IS NON-CONFORMING TO CURRENT TOWN OF COVENTRY ZONING REGULATIONS FOR FRONT YARD SET BACK REQUIREMENTS.
- MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- TOPOGRAPHY SHOWN WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC.
- THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2021 MAPPING.

MAP REFERENCES:

- PLAN PREPARED FOR CONRAD KUNZ & ANDERS WISNEWSKI 445 GOOSE LANE COVENTRY, CT. BOUNDARY / PROPERTY SURVEY SCALE: 1"=50' DATE 08/12/2019 FILE NO. 2019-24 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS: 7/29/2021

CONSTRUCTION NOTES:

- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS 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.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.
- ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
- CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.



LEGEND

- EXISTING IRON ROD
- EXISTING/PROPOSED WELL
- STONE WALL
- EXISTING UTILITY POLE
- WETLANDS FLAG
- EDGE OF FIELD LOCATED WETLANDS
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE/LIMIT OF DISTURBANCE

DRIVEWAY SIGHTLINE DISTANCES:
 LOT 2 NORTH: 175 FT. +
 SOUTH: 175 FT. +

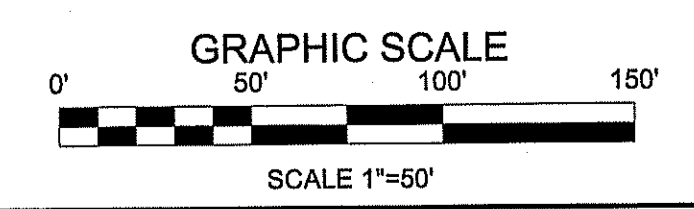
APPROVED
 COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY _____ DATE _____
 THIS 5 YEAR APPROVAL PERIOD EXPIRES ON _____
 SEE P&Z MINUTES OF _____ FOR SPECIFIC
 CONDITIONS OF APPROVAL

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 SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK
 CERTIFIED SOIL SCIENTIST

APRIL 4, 2022
 DATE _____



ALL PROPOSED LOTS COMPLY WITH THE MINIMUM BUILDABLE LAND CRITERIA SEC. 4.04.04 OF THE COVENTRY ZONING REGULATIONS.

ANDREW F. BUSHNELL P.E. L.S.

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.

	SUBDIVISION PLAN PREPARED FOR		
	ZACHARY N. STUDENROTH		
	445 GOOSE LANE	COVENTRY, CT.	
	EROSION & SEDIMENTATION CONTROL PLAN		
SCALE: 1"=50'	DATE: 1/26/2022	FILE NO. 2021-119	SHEET: 2 OF 3
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 4/8/2022			

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT
 NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- CLEAR TREES AS REQUIRED.
- PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- CONSTRUCT AND STABILIZE DRIVEWAY.
- CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.
- SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. FINE TEMPERY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

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 80 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.

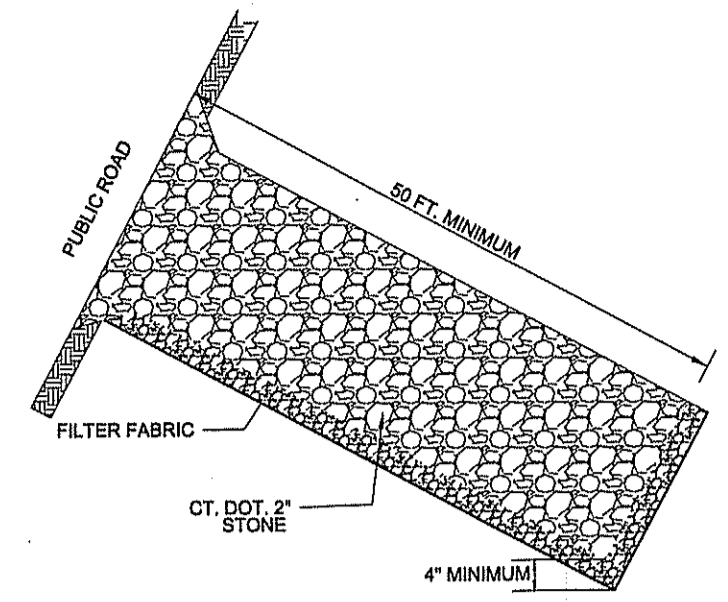
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL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

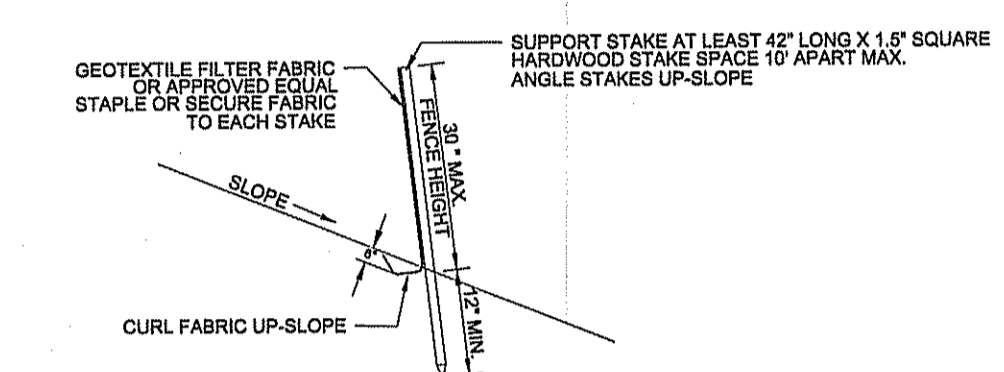
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAY BE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.

- GENERAL NOTES:**
- ALL WORK SHALL CONFORM TO THE TOWN OF COVENTRY REGULATIONS AND STANDARDS AND SPECIFICATIONS.
 - UNDERGROUND UTILITIES MAY EXIST IN THE AREA OF THIS SURVEY. CONTRACTOR TO VERIFY THE PRESENCE AND EXACT LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - ANY TREES TO BE REMOVED WITHIN THE TOWN ROAD RIGHT OF WAY MUST BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
 - SOLAR ORIENTATION OF THE PROPOSED HOUSE LOCATION WAS TAKEN INTO CONSIDERATION THE HOUSE SHOWN ON THIS PLAN IS FOR FEASIBILITY. THE HOMEOWNER WILL HAVE SOME FLEXIBILITY CONCERNING THE FINAL HOUSE LOCATION.
 - PROPOSED DRIVEWAY SHALL NOT EXCEED 15% SLOPES.
 - NO UNDERGROUND STORAGE TANKS ARE TO BE INSTALLED EXCEPT PROPANE.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND COMPLIANCE FOR THE PROPOSED HOUSE:
 - ALL REQUIRED BOUNDARY MONUMENTS SHALL BE SET BY A LICENSED LAND SURVEYOR. THE LAND SURVEYOR SHALL SUPPLY THE PLANNING AND ZONING DEPARTMENT WITH A LETTER VERIFYING THE SETTING OF THE REQUIRED MONUMENTATION.
 - ALL GRADING AND CLEARING, ESPECIALLY FOR PROPER SIGHT LINE AND INSTALLATION OF DRIVEWAY APRON SHALL BE COMPLETED AND INSPECTED BY THE TOWN OF COVENTRY.
 - STREET NUMBERS FOR THE PROPOSED HOUSE SHALL BE PLACED ON THE FRONT OF THE HOUSE OR IN AN AREA MORE VISIBLE FROM THE STREET AND APPROVED BY THE TOWN OF COVENTRY.
 - THE PROPOSED DRIVEWAYS SHALL BE BUILT IN THE DEPICTED LOCATION OR IN A LOCATION WITH EQUIVALENT OR BETTER SIGHT LINE AND DRAINAGE CONDITIONS AS DETERMINED BY THE ZONING AGENT AND/OR SUPERINTENDENT OF STREETS. THE DRIVEWAY SHALL HAVE A PAVED APRON.
 - ALL DISTURBED AREAS SHALL BE TOPSOILED SEEDED AND MULCHED OR STABILIZED ACCORDING TO THE SEASON OF THE YEAR.
 - ALL OTHER REQUIREMENTS AS STATED ON THIS PLAN SHALL HAVE BEEN MET AS PER TOWN OF COVENTRY REGULATIONS.
 - A SEPTIC SYSTEM AS-BUILT PLAN SHALL BE PROVIDED TO THE EASTERN HIGHLANDS HEALTH DISTRICT BY THE LICENSED SEPTIC SYSTEM INSTALLER.

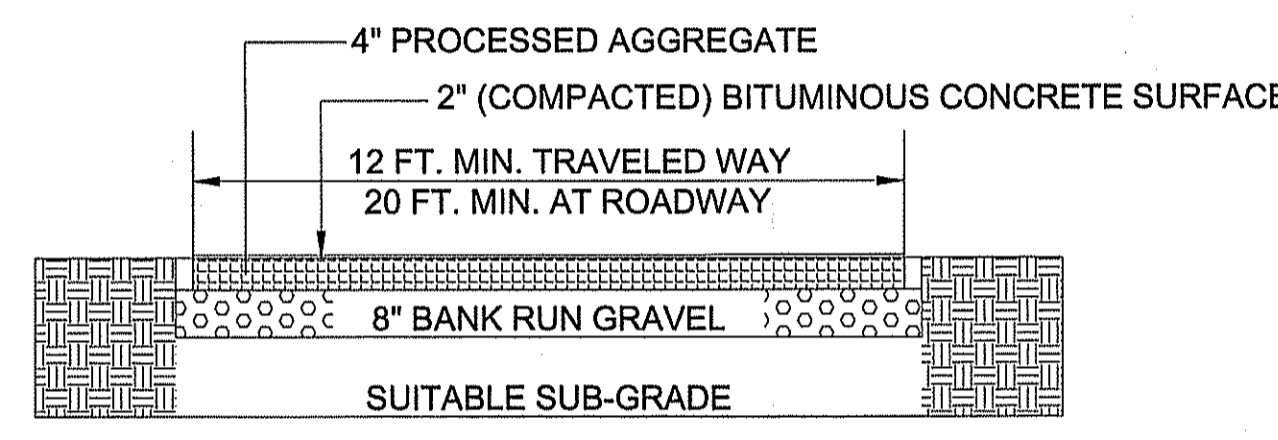
- NO LIQUID OR SOLID CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR PETROLEUM DUST CONTROL AGENTS SHALL BE APPLIED ON THIS SITE.
- OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS.
- LIMIT OF INDIVIDUAL LOT DISTURBANCE IS TYPICALLY DELINEATED BY THE SILT FENCE SYMBOLS SHOWN ON THE PLANS.
- PROPOSED HOUSE, SEPTIC, DRIVEWAY, FOOTING DRAIN AND LIMIT OF DISTURBANCE LOCATIONS SHOWN ARE PRELIMINARY. LOCATIONS MAY CHANGE WITH FINAL LOT DESIGN.
- ALL UTILITIES SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE CONSTRUCTED TO LOCAL UTILITY COMPANY SPECIFICATIONS AND INSTALLED UNDERGROUND.
- ANY DRAINAGE, COMMON DRIVEWAY, CONSERVATION, UTILITY AND ANY OTHER APPLICABLE EASEMENTS SHALL BE PLACED ON THE DEEDS FOR EACH LOT AFFECTED.
- INDIVIDUAL SITE PLAN IS REQUIRED FOR LOT 2 PRIOR TO HOUSE CONSTRUCTION. THE PLAN SHALL SHOW THE FOLLOWING: PROPOSED EROSION AND SEDIMENT CONTROLS, HOUSE LOCATION, SEPTIC SYSTEM, WELL, DRIVEWAY, CURTAIN DRAINS (IF REQUIRED), FOOTING DRAIN AND GRADING.
- STONEWALLS SHALL BE PRESERVED WHENEVER POSSIBLE. STORE AND REUSE STONES REMOVED FOR DRIVEWAY CONSTRUCTION FOR REPAIR OF STONEWALL ALONG THE PARCEL FRONTAGE.
- INDIVIDUAL CLEARING LIMITS OF LOT 2 SHALL BE FLAGGED BY A LICENSED LAND SURVEYOR AND CERTIFIED, TO THE TOWN OF COVENTRY, TO BE CONSISTENT WITH THE INDIVIDUAL LOT DEVELOPMENT PLAN PRIOR TO THE START OF ANY SITE DISTURBANCE.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 120B-LANDSCAPING OF THE TOWN OF COVENTRY ROAD REGULATIONS DATED DEC. 14, 1998.



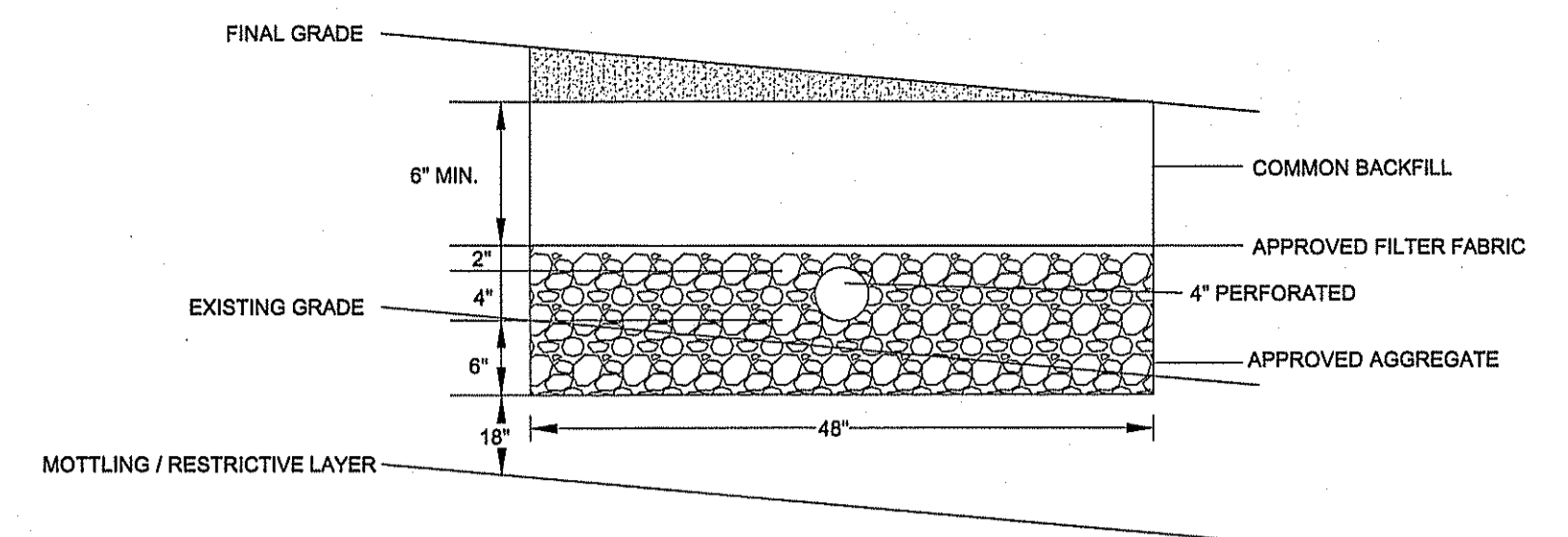
ANTI-TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



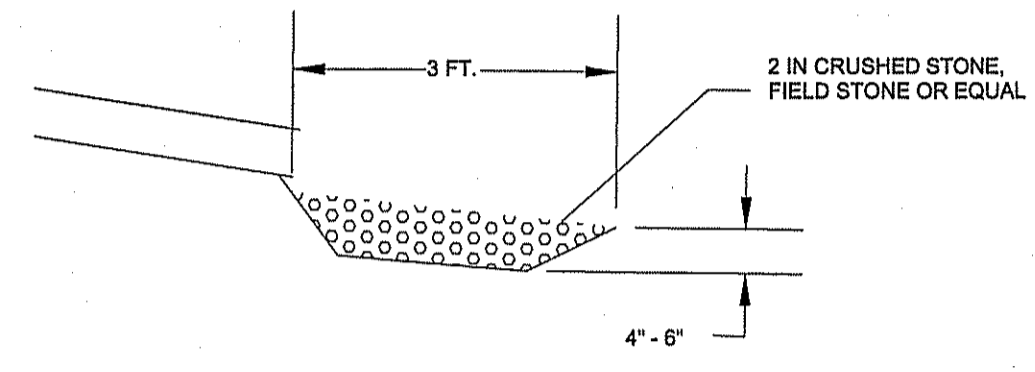
SILT FENCE DETAIL
NOT TO SCALE



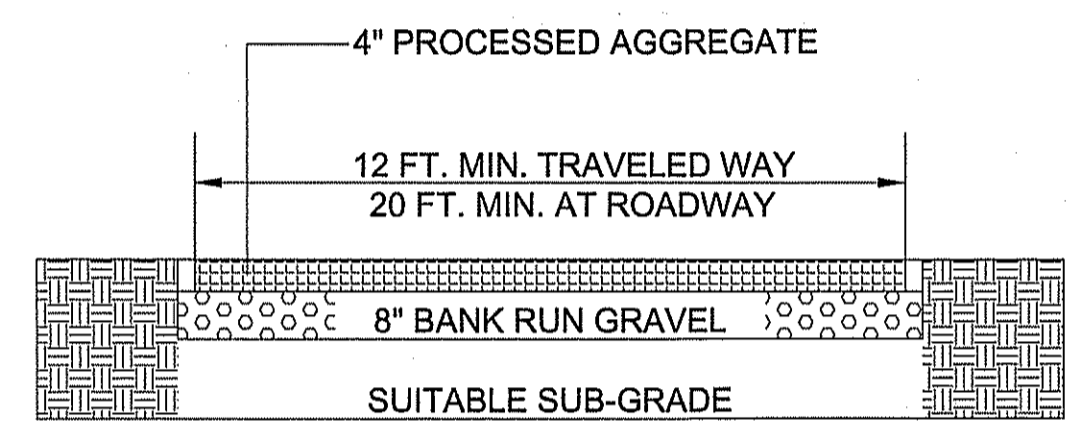
PAVED DRIVEWAY DETAIL (15% MAX GRADE)
NOT TO SCALE



SEPTIC LEACHING TRENCH CROSS SECTION DETAIL
NOT TO SCALE



FOOTING DRAIN OUTLET DETAIL
NOT TO SCALE



GRAVEL DRIVEWAY DETAIL (10% MAX. GRADE)
NOT TO SCALE

PERCOLATION TEST RESULTS

PERFORMED BY - BUSHNELL ASSOCIATES LLC

PERC 1
 12/29/2021
 PRESOAK 10:30 AM
 PRESOAK @ 9:10 AM
 WET START @ 10:35 AM
 18" DEEP HOLE

TIME	READING	DIFFERENCE
0	5 1/4"	1/2"
5	5 3/4"	1/4"
10	6"	1/4"
15	6 1/2"	1/2"
20	7"	1/2"
25	7 1/4"	1/4"
30	7 3/4"	3/4"
35	8"	1/4"
40	8 1/2"	1/2"
45	8 3/4"	1/4"
50	9"	1/4"
55	9 1/2"	1/2"
60	10"	1/2"
65	10 1/4"	1/4"
70	10 1/2"	1/4"
75	10 3/4"	1/4"
80	11"	1/4"

TEST PITS OBSERVED BY GLENN BAGDOIAN OF EASTERN HIGHLANDS HEALTH DISTRICT & ANDREW BUSHNELL P.E. BUSHNELL ASSOCIATES LLC 1-19-2022

TEST PIT 1
 0-5" TOPSOIL
 8-19" BROWN SILTY SANDY LOAM
 19-60" GREY BROWN MOTTLLED SANDY TILL
 DEPTH 60"
 MOTTLING 19"
 SEEPAGE 30"
 NO LEDGE

TEST PIT 4
 0-8" TOPSOIL
 8-42" BROWN SILTY SANDY LOAM
 42-76" GREY MOTTLLED SANDY TILL
 SOME COBBLES
 DEPTH 76"
 MOTTLING 42"
 ROOTS 42"
 SEEPAGE 70"
 NO LEDGE

TEST PIT 2
 0-5" TOPSOIL
 8-19" BROWN SANDY LOAM
 19-60" GREY BROWN SILTY LOAM MOTTLLED
 DEPTH 60"
 MOTTLING 19"
 ROOTS 20"
 SEEPAGE 29"
 NO LEDGE

TEST PIT 5
 0-5" TOPSOIL
 6-25" BROWN SILTY SANDY LOAM
 25-68" GRAY MOTTLLED SANDY TILL
 DEPTH 68"
 MOTTLING 25"
 ROOTS 25"
 SEEPAGE 60"
 NO LEDGE

PERC 2
 12/29/2021
 PRESOAK @ 9:35 AM
 WET START @ 10:37 AM
 20" DEEP HOLE
 8" TOPSOIL

TIME	READING	DIFFERENCE
0	5 1/4"	1/2"
5	6 3/4"	1 1/2"
10	8"	1 1/4"
15	9"	1"
20	10"	1"
25	11"	1"
30	11 3/4"	3/4"
35	12 1/2"	3/4"
40	13"	1/2"
45	13 1/2"	1/2"
50	14"	1/2"
55	14 1/2"	1/2"
60	14 3/4"	1/4"
65	15 1/4"	1/2"
70	15 1/2"	1/4"
75	15 3/4"	1/4"
80	16"	1/4"

TEST PIT 3
 0-5" TOPSOIL
 8-19" BROWN FINE SANDY LOAM
 19-60" GREY MOTTLLED SANDY LOAM SANDY TILL
 DEPTH 60"
 MOTTLING 19"
 ROOTS 21"
 SEEPAGE 28"
 NO LEDGE

LOT 1 SEPTIC SYSTEM DESIGN CALCULATIONS:
 RESTRICTIVE LAYER 19" (TEST PIT 1, 2&3)
 PERCOLATION RATE: 10.1-20 MIN./IN.
 GROUND SLOPE: 8.4-8.0%
 3 BEDROOM HOUSE
 M.L.S.S = 34 HF X 1.25 PF X 1.5 FF = 63.75 FT.
 PROVIDED: 3-75 FT. ROWS OF 4FT WIDE STONE AND PIPE LEACHING TRENCH @ 3.0 SQ. FT./FT. EFFECTIVE LEACHING AREA
 EFFECTIVE LEACHING AREA REQUIRED / PROVIDED (SQ. FT.) 675 / 675

TEST PIT 6
 0-5" TOPSOIL
 8-32" BROWN SANDY LOAM
 32-42" GRAVELY SANDY LOAM W/ COBBLES
 42-72" MOTTLLED SANDY LOAM AND GRAVEL
 DEPTH 72"
 MOTTLING 42"
 ROOTS 24"
 NO SEEPAGE
 NO LEDGE

LOT 2 SEPTIC SYSTEM DESIGN CALCULATIONS:
 RESTRICTIVE LAYER 25" (TEST PIT 5)
 PERCOLATION RATE: 10.1-20 MIN./IN.
 GROUND SLOPE: 3.1-4.0%
 4 BEDROOM HOUSE
 M.L.S.S = 42 HF X 1.25 PF X 1.75 FF = 91.875 FT.
 PROVIDED: 3-92 FT. ROWS OF 4FT WIDE STONE AND PIPE LEACHING TRENCH @ 3.0 SQ. FT./FT. EFFECTIVE LEACHING AREA
 EFFECTIVE LEACHING AREA REQUIRED / PROVIDED (SQ. FT.) 787.5 / 828.0

Town of Coventry
 Land Use Office - Wetlands
 1712 Main Street • Coventry, CT 06238
 Planning • Zoning • Wetlands • Economic Development • Conservation
 Phone: 860 742-4052 Fax: 860 742-4059 Web: coventryct.org

April 1, 2022

Zachary Studenroth
 445 Goose Lane
 Coventry, CT 06238

RE: IWA Application #22-08N1 - 445 Goose Lane
 Applicant: Andrew Bushnell; Owner: Zachary Studenroth; Agent: None
 Activity: 2-lot subdivision with wetlands on the parcels, no proposed work within the upland review area

Dear Mr. Studenroth:

The Coventry Inland Wetlands Agency, at its February 23, 2022 regular meeting, reviewed application #22-08N1, and the supporting proposed subdivision plans, found no work in its regulated areas, and returned a ruling of no jurisdiction and no impact. The application requested a 2-lot resubdivision on Goose Lane.

Please contact Mindy Gosselin at 860-531-2866 or mgosselin@coventryct.org if you have any questions.

Sincerely,

TM Penney Mindy Gosselin
 Todd M. Penney, PE Mindy Gosselin
 Town Engineer/Inland Wetlands Agent Inland Wetlands Agent & Erosion Control Officer

The Town of Coventry is an Equal Opportunity Provider

APPROVED
 COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY DATE
 THIS 5 YEAR APPROVAL PERIOD EXPIRES ON
 SEE P&Z MINUTES OF FOR SPECIFIC
 CONDITIONS OF APPROVAL

SUBDIVISION PLAN PREPARED FOR
ZACHARY N. STUDENROTH
 445 GOOSE LANE COVENTRY, CT.
CONSTRUCTION / E&S/ SEPTIC DETAILS
 SCALE: NONE DATE: 1/28/2022 FILE NO. 2021-119 SHEET: 3 OF 3
BUSHNELL ASSOCIATES LLC.
 CIVIL ENGINEERING AND LAND SURVEYING
 563 WOODBRIDGE STREET MANCHESTER, CT. 06042
 860-643-7875
 REVISIONS: 4/8/2022