

LOCATION MAP
 SCALE: 1"=1000'

ZONING TABLE: VILLAGE GATEWAY

ITEM	REQUIRED	PARCEL A
MINIMUM LOT AREA	7,000 SF	89,312± SF
MINIMUM LOT FRONTAGE/WIDTH	75 FT	215.38 FT
MINIMUM FRONT YARD	10 FT	143± FT
MINIMUM SIDE YARD	10 FT	64± FT
MINIMUM REAR YARD	10 FT	121± FT
MAXIMUM LOT COVERAGE	80%	7.1%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT
WATER SUPPLY	PUBLIC WATER AVAILABLE*	
SANITARY	PUBLIC SEWER AVAILABLE*	

*THE EXISTING STRUCTURE ON PARCEL A IS CURRENTLY SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM. HOWEVER, CONNECTIONS TO PUBLIC UTILITIES IN MAIN STREET ARE AVAILABLE.

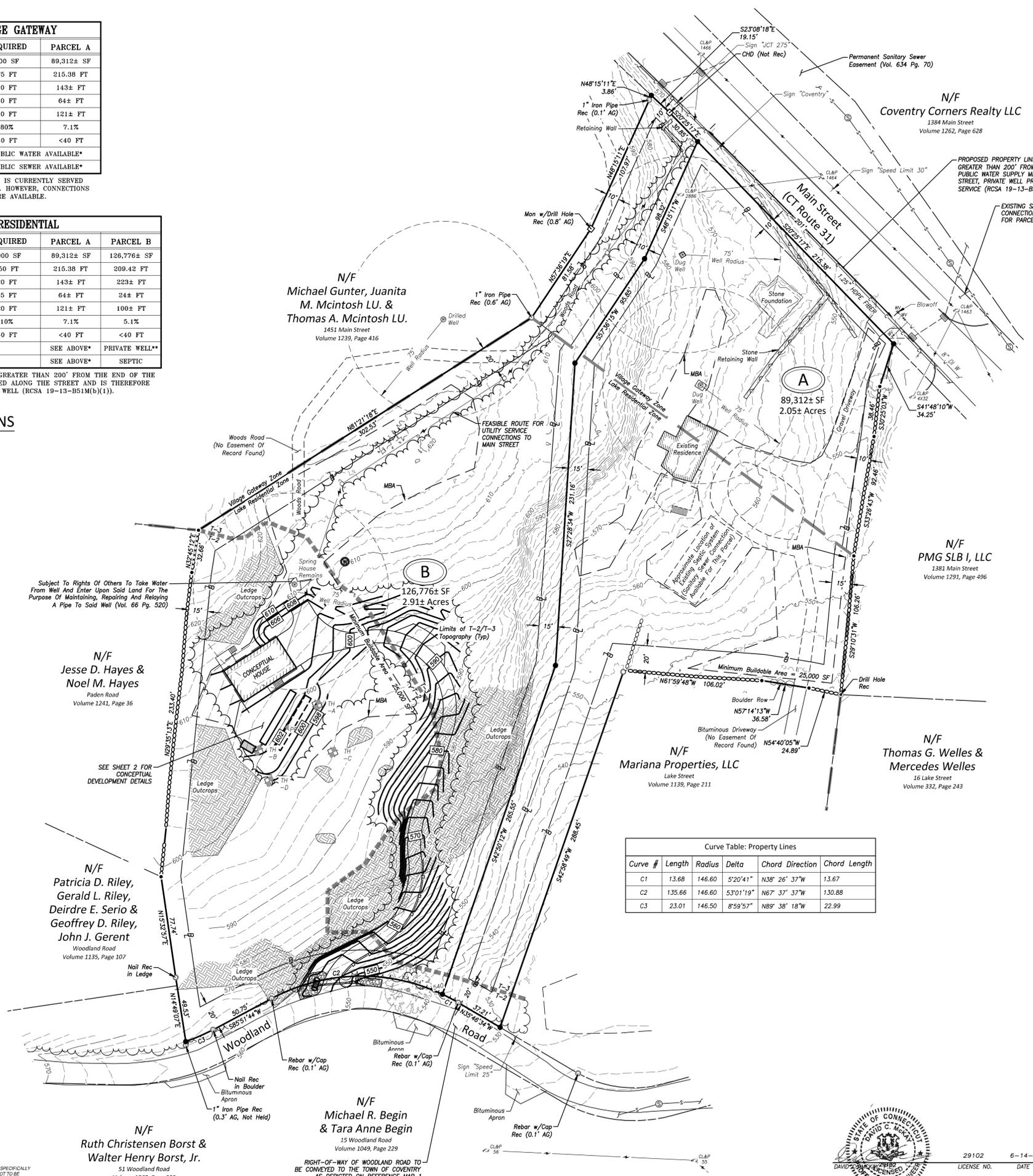
ZONING TABLE: LAKE RESIDENTIAL

ITEM	REQUIRED	PARCEL A	PARCEL B
MINIMUM LOT AREA	40,000 SF	89,312± SF	126,776± SF
MINIMUM LOT FRONTAGE/WIDTH	150 FT	215.38 FT	209.42 FT
MINIMUM FRONT YARD	20 FT	143± FT	223± FT
MINIMUM SIDE YARD	15 FT	64± FT	24± FT
MINIMUM REAR YARD	20 FT	121± FT	100± FT
MAXIMUM LOT COVERAGE	10%	7.1%	5.1%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT	<40 FT
WATER SUPPLY	SEE ABOVE*	PRIVATE WELL**	
SANITARY	SEE ABOVE*	SEPTIC	

**THE PROPERTY LINE OF PARCEL B IS GREATER THAN 200' FROM THE END OF THE PUBLIC WATER SUPPLY MAIN AS MEASURED ALONG THE STREET AND IS THEREFORE PROPOSED TO BE SERVED BY A PRIVATE WELL (RCSA 19-13-B51M(b)(1)).

LEGEND & ABBREVIATIONS

- ± MORE OR LESS
- TYP TYPICAL
- RCP REINFORCED CONCRETE PIPE
- SF SQUARE FEET
- FF FINISHED FLOOR
- SMH SANITARY MANHOLE
- CB CATCH BASIN
- TF TOP OF FRAME
- INV INVERT
- WV WATER VALVE
- HH HANDHOLE
- MB MAILBOX
- W/ WITH
- CONC CONCRETE
- MON MONUMENT
- REC RECOVERED
- CL&P CONNECTICUT LIGHT AND POWER
- N/F NOW OR FORMERLY
- MBA MINIMUM BUILDABLE AREA
- AG ABOVE GRADE
- BG BELOW GRADE
- x 200.0 EXISTING SPOT ELEVATION
- x 200.0 PROPOSED SPOT ELEVATION
- BUILDING SETBACK LINE
- 320 — EXISTING CONTOUR
- 320 — PROPOSED CONTOUR
- TREE LINE
- PROPOSED TREE LINE
- RETAINING WALL
- STONE WALL
- UNDERGROUND UTILITIES
- OVERHEAD WIRES
- SANITARY SEWER
- WATER
- ANGLE POINT
- IRON PIN, IRON PIPE OR REBAR
- DRILL HOLE
- MONUMENT
- POINT TO BE SET
- FENCE POST
- UTILITY POLE
- GUY WIRE
- CATCH BASIN
- SANITARY MANHOLE
- WATER VALVE
- DEEP TEST PIT
- PERCOLATION TEST HOLE
- SIGN
- WELL



Curve Table: Property Lines

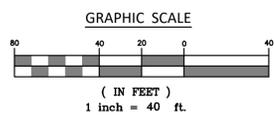
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.68	146.60	5°20'41"	N38° 26' 37"W	13.67
C2	135.66	146.60	53°01'19"	N67° 37' 37"W	130.88
C3	23.01	146.50	8°59'52"	N89° 38' 18"W	22.99

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR LOT DIVISION.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON APRIL 19, 2024.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEOID18 ON APRIL 19, 2024.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON APRIL 19, 2024. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JANUARY 11, 2024.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A TAX COLLECTOR'S DEED TO A177, LLC RECORDED DECEMBER 26, 2013 IN THE TOWN OF COVENTRY LAND RECORDS VOLUME 1223 PAGE 1179.
- SUBJECT PROPERTY IS ZONED LAKE RESIDENTIAL AND VILLAGE GATEWAY ZONE.
- SUBJECT PROPERTY IS SUBJECT TO A WELL RIGHT EASEMENT SET FORTH IN VOLUME 66, PAGE 520.
- SUBJECT PROPERTY MAY BE FURTHER TOGETHER WITH AND SUBJECT TO RIGHTS AND RESERVATIONS AS DESCRIBED IN VOLUME 84, PAGE 199 AND VOLUME 71, PAGE 312 OF THE TOWN OF COVENTRY LAND RECORDS.

REFERENCE MAPS

- MAP SHOWING PROPERTY OF VIOLET M. BUCKLEY AND ADJUTING PROPERTIES, SOUTH COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED 1946, PREPARED BY: H.Q. HOWE.
- MAP SHOWING PROPERTY OF VIOLET M. BUCKLEY AND ADJUTING PROPERTIES, TO SHOW LOT LAYOUT OF SHONTY LANE AND LOTS #1 TO #6 SOUTH COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED 1946, LAST REVISED: AUGUST 16, 1952, PREPARED BY: H.Q. HOWE.
- MAP OF PROPERTY OF LILLIAM G. VOULGARIS, LAKE STREET + CONNECTICUT ROUTE #31, COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED: JANUARY 5, 1955, PREPARED BY: E.L. DAVIS JR.
- PROPERTY OF STANDARD INVESTORS, INC. LAKE STREET + MAIN STREET, SCALE: 1"=10', DATED: JUNE 18, 1963, PREPARED BY: MEGSON & HYPYPA CIVIL ENGINEERS.
- PROPERTY MAP PREPARED FOR JOHN J. GERENT, ROUTE 31, COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED: OCTOBER 19, 1975, PREPARED BY: RICHARD R. MIHOK ASSOCIATES.
- PLAN PREPARED FOR JAMES DEFONZO, FORMERLY OWNED BY JOSEPH & ROSALBA BAIROS, PADEN ROAD, COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED: DECEMBER 1983, PREPARED BY: KASPER ASSOCIATES, INC.
- PROPERTY/BOUNDARY FIRST SURVEY PREPARED FOR RICHARD BEZZINI & JOSEPHINE A. DEQUATRO, LAKE STREET & WOODLAND ROAD, COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED: JULY 7, 2003, PREPARED BY: DUEL ASSOCIATES.
- IMPROVEMENT LOCATION SURVEY PREPARED FOR BLAINE CROMIE, WOODLAND ROAD, COVENTRY, CONNECTICUT, SCALE: 1"=20', DATED: APRIL 19, 2004, LAST REVISED: NOVEMBER 1, 2004, SHEET 1 OF 7, JOB NO. 03-244, PREPARED BY: TOWNE ENGINEERING, INC.
- PROPERTY SURVEY / FREE CUT, PREPARED FOR A177, LLC, 1409 MAIN STREET A.K.A. CT ROUTE 31, COVENTRY, CONNECTICUT, DATED: AUGUST 1, 2016, PREPARED BY: PETER R. HENRY LAND SURVEYING & LAND PLANNERS.
- RIGHT OF WAY MAP TOWN OF COVENTRY, SO. COVENTRY - NO. COVENTRY ROAD IN THE VICINITY OF STRONG HILL, ROUTE U.S. 6, SCALE: 1"=40', DATED: FEBRUARY 28, 1933, MAP NUMBER 32-01, SHEET 1 OF 2, PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT.
- RIGHT OF WAY MAP TOWN OF COVENTRY, SO. COVENTRY - WILLIMANTIC ROAD FROM LAKE STREET SOUTHEASTERLY ABOUT 8,500 FEET, ROUTE U.S. 6, SCALE: 1"=40', DATED: APRIL 30, 1934, MAP NUMBER 32-04, SHEET 1 OF 4, PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT.
- TOWN OF COVENTRY, RIGHT-OF-WAY MAP WOODLAND ROAD, COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 1, COVENTRY, CONNECTICUT, PROJ. NO.: 99117.A30, DATE: AUGUST 2002, SHEET 1 OF 3, PREPARED BY FUSS & O'NEILL, INC., REVISION NO. 1, 9/10/03.



"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."
 JOHN U. FAULISE JR., L.S. 70016 6-14-24
 LICENSE NO. DATE



Improvement Location & Topographic Survey
"Record Free Split Plan"
 Prepared for
A177, LLC
 1409 Main Street (CT Route 31) - Coventry, Connecticut



SCALE: 1" = 40'
 DATE: June 2024
 JOB I.D. NO.: 23-3380
 Revisions

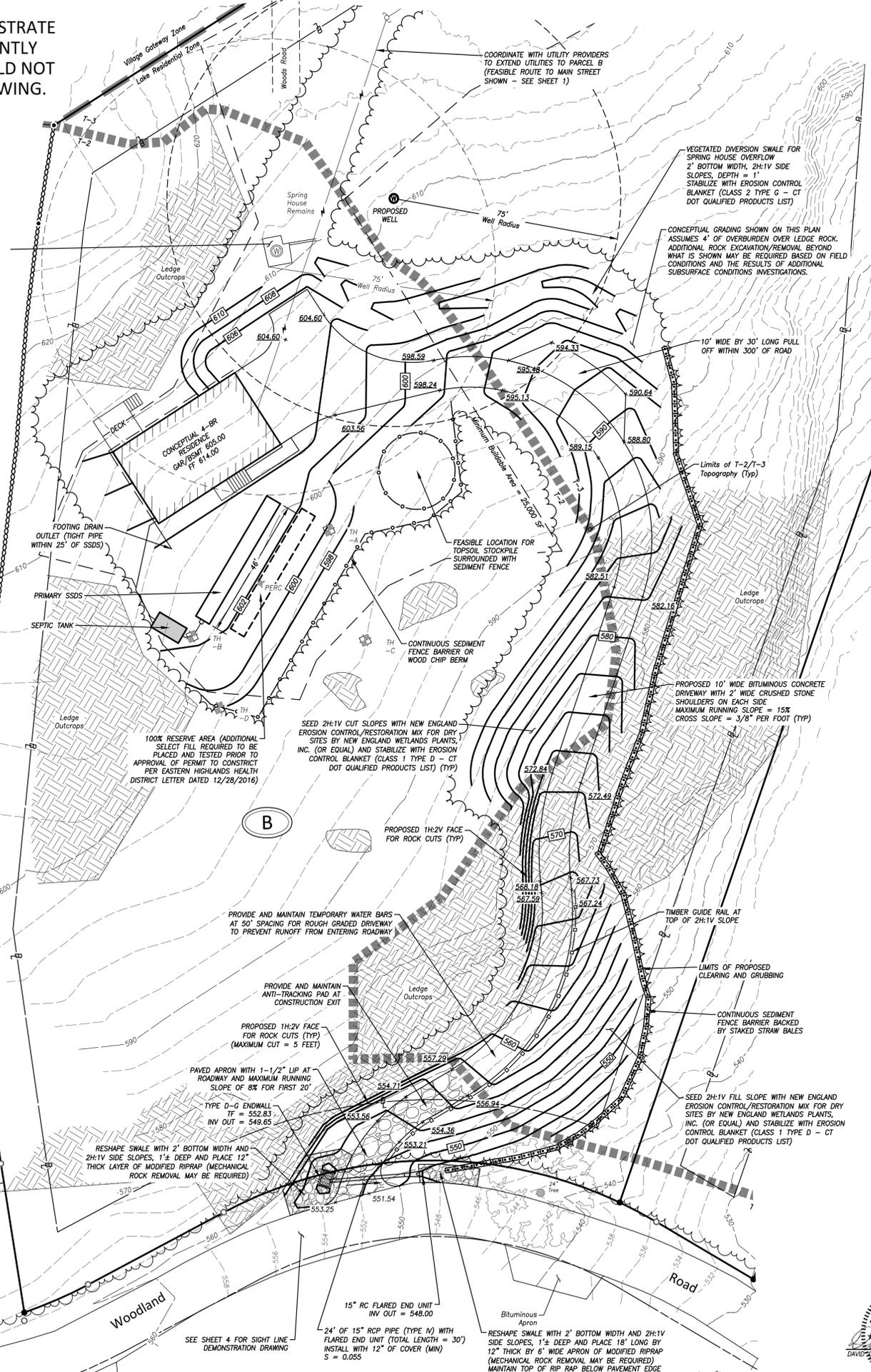
SHEET NO.
1
 4

1192.168.2.51\PROJECTS\CIVIL 3D PROJECTS\2023\23-3380 A177.LLC\DWG\DESIGN\FREE SPLIT PLAN.DWG

NOTE: THIS PLAN IS INTENDED TO DEMONSTRATE DEVELOPMENT FEASIBILITY OF THE CURRENTLY UNDEVELOPED FREE SPLIT LOT AND SHOULD NOT BE CONSTRUED AS A CONSTRUCTION DRAWING. ADDITIONAL SOIL TESTING REQUIRED FOR CONSTRUCTION DRAWINGS.

REMOVAL OF LEDGE ROCK

1. CONTRACTOR SHALL OBTAIN BLASTING PERMIT FROM THE TOWN OF COVENTRY PRIOR TO ANY BLASTING ACTIVITIES.
2. ALL EXPLOSIVE DEMOLITION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES, INCLUDING SECTION 2-22.03.4 OF CT DOT FORM B18. NO EXPLOSIVE DEMOLITION SHALL TAKE PLACE BETWEEN THE HOURS OF 5:00 PM AND 7:00 AM ON ANY DAY, AND NO EXPLOSIVE DEMOLITION SHALL OCCUR ON SUNDAYS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A FULL AND COMPLETE PRE-BLAST SURVEY OF ANY AND ALL PROPERTIES THAT MAY BE AFFECTED BY EXPLOSIVE DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION OF ANY PART OF ANY PROPERTY THAT MAY BE AFFECTED BY EXPLOSIVE DEMOLITION ACTIVITIES, AND SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY DAMAGED PORTION OF SAID PROPERTIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING AND GENERAL MAINTENANCE OF ALL ADJACENT AND ABUTTING PROPERTIES, STRUCTURES, AND PORTIONS THEREOF THAT MAY BE DAMAGED OR OTHERWISE AFFECTED BY THE CONSTRUCTION/DEMOLITION ACTIVITIES ON THIS PROJECT. THE CONTRACTOR'S RESPONSIBILITY SHALL EXTEND TO AT LEAST THE POINT WHERE THE PROPERTY/STRUCTURE IS FULLY RESTORED, REPLACED OR ESTABLISHED AND/OR STABILIZED AND MEETS OR EXCEEDS ITS PRE-DEVELOPMENT CONDITIONS. ALL EFFORTS, MATERIALS AND INSTALLATION SHALL BE PAID FOR BY THE CONTRACTOR.



SANITARY DESIGN CRITERIA

PARCEL A
EXISTING 3-BEDROOM HOUSE WITH SEPTIC SYSTEM
 CODE COMPLYING AREA NOT SHOWN FOR THE EXISTING RESIDENCE/PARCEL A BECAUSE A SANITARY SEWER CONNECTION IS AVAILABLE IN MAIN STREET.

PARCEL B
CONCEPTUAL 4-BEDROOM HOUSE
 DESIGN PERCOLATION RATE = <math>< 10.1 \text{ MINUTES/INCH}</math>
 LEACHING AREA REQUIRED = 577.5 SF EFFECTIVE (495 SF + 82.5 SF)
 DESIGN: 1,500 GALLON CONCRETE SEPTIC TANK (MIN) AND 1 ROW OF 42' OF GEOMATRIX GST6218 LEACHING TRENCHES.
 LEACHING AREA PROVIDED = 644 SF EFFECTIVE (46 LF X 14.0 SF/LF)
 100% RESERVE AREA PROVIDED (1 ROW OF 46' OF GEOMATRIX GST6218 LEACHING TRENCHES) SELECT FILL REQUIRED TO BE PLACED AND RETESTED TO ACHIEVE MINIMUM 48" OF RECEIVING SOIL IN RESERVE AREA PRIOR TO CONSTRUCTION PER 12/28/2016 LETTER FROM EASTERN HIGHLANDS HEALTH DISTRICT.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION

HYDRAULIC GRADIENT	= 10.0%
RECEIVING SOIL (PER TH-A)	= 28"
HYDRAULIC FACTOR	= 1.75
FLOW FACTOR FOR 4 BEDROOMS	= 1.0
PERCOLATION FACTOR FOR UP TO 10.0 MIN/INCH	= 45.5'
MLSS REQUIRED	= 46'
MLSS PROVIDED	= 46'

DEEP TEST HOLE RESULTS

DEEP TEST HOLES WERE WITNESSED BY GLENN BAGDOIAN, SANITARIAN FOR THE EASTERN HIGHLANDS HEALTH DISTRICT ON 6/20/14.

TEST HOLE A
 0 - 8" TOPSOIL
 8 - 28" BROWN FINE SANDY LOAM
 28 - 80" COMPACT SANDY TILL
 MOTTLING AT 28"
 NO SEEPAGE
 NO LEDGE
 ROOTS TO 30"
 LEDGE AT 62"

TEST HOLE B
 0 - 8" TOPSOIL
 8 - 32" BROWN FINE SANDY LOAM
 32 - 62" MOTTLED COMPACT SANDY TILL
 MOTTLING AT 32"
 NO SEEPAGE
 LEDGE AT 62"

TEST HOLE C
 0 - 7" TOPSOIL
 7 - 26" BROWN FINE SANDY LOAM
 LEDGE AT 26"

TEST HOLE D
 0 - 8" TOPSOIL
 8 - 32" BROWN SILTY FINE SANDY LOAM
 32 - 36" MOTTLED GREY SANDY PAN
 MOTTLING AT 32"
 NO SEEPAGE
 LEDGE AT 36"
 ROOTS TO 30"

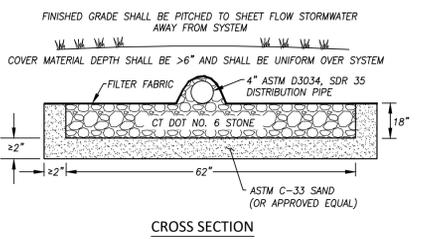
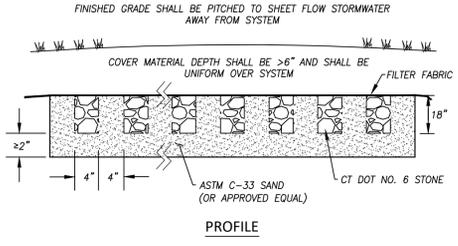
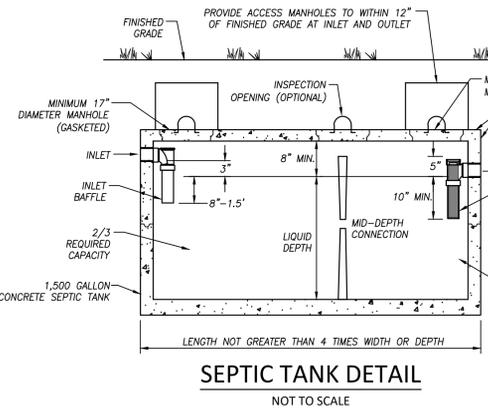
PERCOLATION TEST RESULTS

PERCOLATION TEST WAS PERFORMED BY RANDY J. BECKER, PE ON AUGUST 17, 2015.

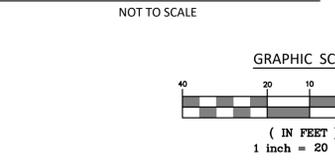
PERC
 DEPTH = 20"
 PRE-SOAK 8/16/15 AT 7:00 PM

TIME	READING
7:35 PM	6"
7:38 PM	12.5"
7:41 PM	14"
7:44 PM	15.25"
7:47 PM	16.25"
7:50 PM	17"
7:53 PM	17.75"
7:56 PM	18.75"
7:59 PM	19.75"
8:02 PM	DRY

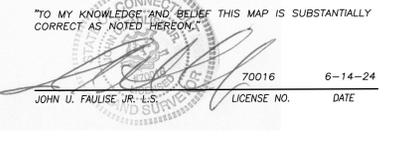
DESIGN PERCOLATION RATE = 4.0 MIN/INCH



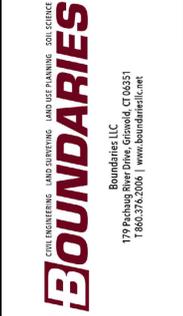
GEOMATRIX GST 6218 DETAIL



29102 6-14-24
 LICENSE NO. DATE



70016 6-14-24
 LICENSE NO. DATE



Improvement Location & Topographic Survey
 "Conceptual Development Plan"
 Prepared for
 A177, LLC
 1409 Main Street (CT Route 31) - Coventry, Connecticut



SCALE: 1" = 20'
 DATE: June 2024
 JOB I.D. NO.: 23-3380
 Revisions

SHEET NO.
 2
 4

1192_168_2_51PROJECTS\CIVIL 3D PROJECTS\2023\23-3380 A177.LLC\DWG\DESIGN\FREE SPLIT PLAN.DWG

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 THIS DRAWING IS THE PROPERTY OF BOUNDARIES LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT. AT THIS SITE, AND IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE. PROJECT LOCATION OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC. NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL.

PROJECT NARRATIVE

THIS PLAN SET DEPICTS THE DIVISION OF A 5.0± ACRE PARCEL OF LAND IN THE TOWN OF COVENTRY IDENTIFIED AS 1409 MAIN STREET (CT ROUTE 31) BY FREE SPLIT. THE SUBJECT PARCEL CURRENTLY CONTAINS A SINGLE FAMILY RESIDENCE AND SUPPORTING INFRASTRUCTURE. THE REMAINDER OF THE PROPERTY IS ENTIRELY WOODED. THE PROPERTY HAS BEEN IN ITS CURRENT CONFIGURATION SINCE PRIOR TO THE ADOPTION OF THE TOWN OF COVENTRY SUBDIVISION REGULATIONS.

THE PROPOSED DIVISION WILL RESULT IN 2 PARCELS IN ACCORDANCE WITH THE TOWN OF COVENTRY LAKE RESIDENTIAL AND VILLAGE GATEWAY ZONING DISTRICT REQUIREMENTS. THE RECORD FREE SPLIT PLAN WITH LOT AREAS IS INCLUDED ON SHEET 1.

SHEET 2 DEMONSTRATES DEVELOPMENT FEASIBILITY, INCLUDING THE LOCATION OF A PROPOSED 4-BEDROOM HOUSE, DRIVEWAY, WELL, SUBSURFACE SEWAGE DISPOSAL SYSTEM, CONCEPTUAL EROSION & SEDIMENT CONTROLS FOR PARCEL B. PARCEL A IS CURRENTLY DEVELOPED AND NO CHANGES TO THE EXISTING WATER SUPPLY OR SUBSURFACE SEWAGE DISPOSAL SYSTEM ARE PROPOSED. PUBLIC SEWER AND WATER CONNECTIONS ARE AVAILABLE FOR PARCEL A IF NEEDED IN THE FUTURE. AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) DESIGN PLAN WILL BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION. PLACEMENT OF SELECT FILL AND ADDITIONAL SOIL TESTING FOR THE DESIGN OF THE SSDS IS REQUIRED PRIOR TO ISSUANCE OF A PERMIT TO CONSTRUCT THE SSDS PER EASTERN HIGHLANDS HEALTH DISTRICT LETTER DATED 12/28/2016.

THE SUBJECT PROPERTY WAS EVALUATED FOR THE PRESENCE OF REGULATED INLAND WETLANDS AND WATERCOURSES BY IAN COLE, REGISTERED SOIL SCIENTIST ON APRIL 2, 2024. NO INLAND WETLANDS OR WATERCOURSES ARE PRESENT ON THE SUBJECT PARCEL.

THE CONCEPTUAL DEVELOPMENT OF PARCEL B INCLUDES 0.95± ACRES OF CLEARING AND GRADING AND LAND DISTURBANCE AS REQUIRED TO CONSTRUCT THE HOUSE, DRIVEWAY, SUBSURFACE SEWAGE DISPOSAL SYSTEM, AND UTILITY SERVICE CONNECTIONS AS DEPICTED ON THE CONCEPTUAL DEVELOPMENT PLAN. THE CONCEPTUAL DEVELOPMENT PLAN DEPICTS APPROXIMATE CUTS OF 1,150 BANK CUBIC YARDS AND APPROXIMATE FILLS OF 500 BANK CUBIC YARDS.

DRAINAGE NARRATIVE

THE FREE SPLIT DEPICTED ON THIS PLAN SET DOES NOT INCLUDE CONSTRUCTION OF ANY NEW ROADS. THE PROPOSED CURB CUT ON WOODLAND ROAD INCLUDES A 15" DIAMETER REINFORCED CONCRETE PIPE CULVERT AND A TYPE D-G ENDWALL TO CARRY AN EXISTING ROADSIDE SWALE UNDER THE PROPOSED DRIVEWAY. THE CULVERT IS SIZED FOR THE 10-YEAR DESIGN STORM EVENT. NO DEVELOPMENT OR CHANGES FROM EXISTING CONDITIONS ARE CURRENTLY PROPOSED ON PARCEL A, THE EXISTING DEVELOPED RESIDENTIAL LOT.

THE CONCEPTUAL DEVELOPMENT PLANS DEPICTED ON SHEET 2 HAS BEEN DESIGNED TO PITCH WATER AWAY FROM THE PAVED SURFACE OF WOODLAND ROAD. THE CONCEPTUAL DRIVEWAY WILL DIRECT STORMWATER ONTO ADJACENT SLOPES AND THE DOWNGRADIENT UNDISTURBED AREAS THROUGH THE CRUSHED STONE SHOULDER, GENERALLY MAINTAINING FLOW DIRECTIONS. THE TYPICAL CROSS SLOPE OF THE PROPOSED DRIVEWAY IS 3/8" PER FOOT TO MINIMIZE RUNOFF ENTERING WOODLAND ROAD FROM THE DRIVEWAY. THE CONCEPTUAL DRIVEWAY HAS A MAXIMUM RUNNING SLOPE OF 15% AND IS REQUIRED TO BE PAVED FOR ITS ENTIRE LENGTH.

FINISHED GRADING ON ALL PROPOSED EARTH SLOPES DOES NOT EXCEED 2H:1V. ROCK CUTS SHALL NOT EXCEED 1H:2V. THE PROPERTY SLOPES IN A GENERAL SOUTHERLY DIRECTION ONTO THE ADJUTING PROPERTIES. PROPOSED CLEARING SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN IS LIMITED TO THE MINIMUM AMOUNT REQUIRED FOR THE DEVELOPMENT OF PARCEL B. THE TOTAL AREA OF DISTURBANCE FOR THE PROPOSED FREE SPLIT IS APPROXIMATELY 0.95 ACRES.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOIL TYPES UNDERLYING THE FREE SPLIT LOTS ARE:

PARCEL A: 73C CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY
DRAINAGE CLASS = WELL DRAINED
HYDROLOGIC SOIL GROUP = B

73E CHARLTON-CHATFIELD COMPLEX, 15 TO 45% SLOPES, VERY ROCKY
DRAINAGE CLASS = WELL DRAINED
HYDROLOGIC SOIL GROUP = B

306 UDORTMENTS-URBAN LAND COMPLEX
DRAINAGE CLASS = WELL DRAINED
HYDROLOGIC SOIL GROUP = B

PARCEL B: 73C CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY
DRAINAGE CLASS = WELL DRAINED
HYDROLOGIC SOIL GROUP = B

73E CHARLTON-CHATFIELD COMPLEX, 15 TO 45% SLOPES, VERY ROCKY
DRAINAGE CLASS = WELL DRAINED
HYDROLOGIC SOIL GROUP = B

84C PAXTON AND MONTAUK FINE SANDY LOAMS, 8-15% SLOPES
DRAINAGE CLASS = WELL DRAINED
HYDROLOGIC SOIL GROUP = C

ANALYSIS OF THE DRAINAGE CLASS AND HYDROLOGIC SOIL GROUP OF THE ABOVE-REFERENCED SOIL TYPES, COUPLED WITH DEEP SOILS TEST PIT OBSERVATIONS AND PERCOLATION TESTING, INDICATES THAT THE PROPERTY IS SUITABLE FOR LOW-DENSITY DEVELOPMENT WITH PROVISION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM. A PUBLIC SEWER CONNECTION IS CURRENTLY AVAILABLE FOR PARCEL A.

THE CONCEPTUAL DEVELOPMENT AS DEPICTED IS INTENDED TO A WALKOUT LOWER LEVEL TO TAKE ADVANTAGE OF THE EXISTING GRADES OF THE PROPERTY. ROOF DRAINAGE SHALL DISCHARGE TO VEGETATED SURFACES TO PROMOTE DISCONNECTION OF IMPERVIOUS SURFACES.

THE PROPOSED PARCELS ARE OVERSIZED COMPARED TO THE UNDERLYING ZONING DISTRICTS, AND LOT COVERAGE IS LESS THAN 10%. THEREFORE, NO NEGATIVE IMPACT TO ADJACENT PROPERTIES OR COVENTRY LAKE IS ANTICIPATED AS A RESULT OF THIS FREE SPLIT AND SUBSEQUENT LOT DEVELOPMENT.

OPERATION & MAINTENANCE OF EROSION CONTROLS FOR TYPICAL LOT DEVELOPMENT

NO CONSTRUCTION SHALL PROCEED UNTIL PROPER SEDIMENTATION AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS THE SEQUENCE OF CONSTRUCTION NECESSITATES.

ALL TEMPORARY FILL, STORAGE OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS, AND REVEGETATED WITH SUITABLE VEGETATION PRIOR TO THE COMPLETION OF CONSTRUCTION. THE USE OF TEMPORARY FILL AND/OR EXCAVATION SHALL BE MINIMIZED TO ONLY THAT AREA REQUIRED TO PERFORM THE WORK.

DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON SITE. VEHICLE MAINTENANCE SHALL BE COMPLETED OFF SITE TO THE MAXIMUM EXTENT PRACTICABLE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.

EVERY PRECAUTION SHALL BE USED DURING CONSTRUCTION TO PREVENT AND MINIMIZE THE DEGRADATION OF THE EXISTING WATER QUALITY. ALL ACTIVITIES SHALL BE IN CONFORMANCE TO AND CONSISTENT WITH ALL APPLICABLE WATER QUALITY STANDARDS AND MANAGEMENT PRACTICES AS SET FORTH BY LOCAL, STATE AND FEDERAL AGENCIES.

DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. SAID MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM WITH GREATER THAN 0.5" OF RAINFALL IN A 24-HOUR PERIOD. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE REMOVED FROM THE UPSTREAM SIDE OF THE EROSION AND SEDIMENT CONTROL BARRIERS, AND UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER, SUCH MATERIALS REMOVED SHALL BE SPREAD AND STABILIZED IN NON-WETLAND AREAS THAT ARE NOT SUBJECT TO EROSION, AND ARE NOT TO BE PAVED OR BUILT UPON.

STRAW BALES, SEDIMENT FENCE, WOOD CHIP FILTER BERM, AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED AND/OR REPLACED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION. ONCE IN PLACE, ALL EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES ARE TO REMAIN IN PLACE AND IN PROPER CONDITION AND BE CONTINUOUSLY MAINTAINED UNTIL FINAL GRADING HAS BEEN COMPLETED. ALL DISTURBED AREAS UPDRIENED OF SAID FACILITIES HAVE BEEN PERMANENTLY STABILIZED, AND ALL NEWLY GRASSED AREAS HAVE HAD AT LEAST TWO MOWINGS. FOLLOWING SUCH PERMANENT STABILIZATION, THE FACILITIES SHALL BE DISMANTLED, REMOVED, AND DISPOSED OF IN AN APPROVED MANNER.

DISTURBANCE OF THE LAND SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE PROPOSED DEVELOPMENT. ALL EXISTING TREES AND SHRUBS SHALL BE CONSERVED WHERE POSSIBLE, EXCEPT THOSE WHOSE REMOVAL IS REQUIRED TO PERFORM THE PROPOSED WORK. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD PRIOR TO STARTING ANY ACTUAL CONSTRUCTION ACTIVITIES AND SHALL BE GENERALLY AS DEPICTED ON THIS PLAN.

THE CONTRACTOR SHALL INSPECT ALL DISTURBED AREAS OF CONSTRUCTION ACTIVITY THAT HAVE NOT BEEN FINALLY STABILIZED. STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF ALL RAIN EVENTS WITH A RAINFALL TOTAL OF GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. WHERE SITES HAVE BEEN TEMPORARILY OR FINALLY STABILIZED, SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH FOR THREE CONSECUTIVE MONTHS.

DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND MAINTENANCE TO ASSURE PROPER PERFORMANCE OF THE SEDIMENTATION AND EROSION CONTROL SYSTEM. INSPECTING AND MAINTAINING SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- * INSPECTION OF ALL SEDIMENT FENCE, STAKED STRAW BALES, AND WOOD CHIP FILTER BERMS. REMOVE ACCUMULATED SEDIMENT IF REQUIRED (GREATER THAN 4" DEPTH)
- * INSPECTION OF EROSION CONTROL BLANKETS, AND TEMPORARY WATER BARS. REPAIR ANY ERODED AREAS WITH NEW TOPSOIL, GRASS SEED, AND STAPLED EROSION CONTROL BLANKETS.
- * INSPECTION OF ANTI-TRACKING PAD. REMOVE, DISPOSE OF, AND REPLACE IF PAD IS NO LONGER FUNCTIONAL IN THE COLLECTION OF SEDIMENTS FROM VEHICULAR/TRUCK TRAFFIC (WITHIN 2" OF CRUSHED STONE SURFACE).
- * INSPECT ALL STOCKPILES. REPAIR OR REPLACE ANY DAMAGED PORTION OF EROSION CONTROL MEASURES SURROUNDING THESE AREAS IN ORDER TO PREVENT DOWNGRADIENT SEDIMENTATION.
- * INSPECT GRASS RESTORED AREAS. REVEGETATE ANY ERODED OR DISTURBED AREAS TO PROVIDE PERMANENT STABILIZATION. RESEED AND/OR REVEGETATE ANY AREAS THAT DO NOT HAVE A SUITABLE STAND OF GRASS OR ANY SCOURED AREAS TO PROVIDE PERMANENT STABILIZATION.
- * INSPECT DOWNGRADIENT AREAS OF ALL STORMWATER DISCHARGES AND DEVELOPMENT AREAS. STABILIZE ANY ERODED AREAS IF FOUND.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO INSURE THAT THEY ARE OPERATING CORRECTLY. LOCATIONS OR POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO DOWNSTREAM WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE DEPICTED HEREIN SHALL BE PUT IN PLACE WHENEVER NECESSARY TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY TOWN STAFF, OR THEIR DESIGNATED AGENT.

THE CONTRACTOR SHALL APPOINT AN AGENT WHO SHALL BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AND ENFORCING THE PRESCRIBED SAFEGUARDS DURING THE CONSTRUCTION PERIOD.

THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER TOWN AGENCIES AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED TO A THIRD PARTY.

EROSION CONTROL NOTES FOR TYPICAL LOT DEVELOPMENT

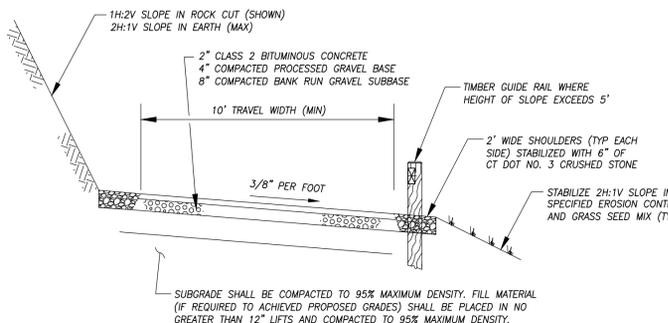
1. THE RESPONSIBLE PARTY WITH RESPECT TO THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE THE SITE CONTRACTOR, WHICH IS TO BE DETERMINED. THE EMERGENCY CONTACT FOR FOR THE MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS SHALL BE DESIGNATED PRIOR TO CONSTRUCTION:
 - 1.1. CONTACT PERSON: TO BE DETERMINED
 - 1.2. TELEPHONE NUMBER: TO BE DETERMINED
2. ALL DISTURBED AREAS THAT ARE EXPECTED TO REMAIN UNSTABILIZED, INCLUDING STOCKPILES, FOR A PERIOD OF MORE THAN 21 DAYS SHALL BE SEEDED WITH PERENNIAL RYE GRASS AT A RATE OF 1.0 LB/1,000 SF AND MULCHED WITH HAY OR STRAW AT A RATE OF APPROXIMATELY 2-3 BALES/1,000 SF.
3. ALL SURFACES NOT COVERED BY BUILDINGS, PAVEMENT OR OTHER ARE TO BE STABILIZED WITH A MINIMUM OF 4" OF TOPSOIL AND GRASS SEED. MULCH SHALL BE APPLIED AS INDICATED.
4. SEEDING FOR PERMANENT STABILIZATION SHALL BE COMPLETED BETWEEN APRIL 15 THROUGH JUNE 15 THROUGH MAY 15 THROUGH OCTOBER 1. IF SEEDING CANNOT BE COMPLETED WITHIN THESE TIMES, APPLICATION OF TEMPORARY MULCH SHALL BE CONDUCTED UNTIL THE NEXT SEEDING PERIOD.

SEED MIXTURE FOR LAWN AREAS SHALL BE AS FOLLOWS:

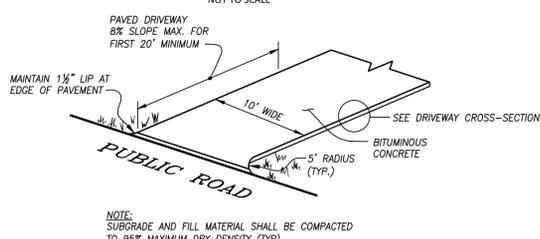
KENTUCKY BLUEGRASS	20 LBS/ACRE	OR	0.45 LBS/1,000 SF
CREeping RED FESCUE	20 LBS/ACRE	OR	0.45 LBS/1,000 SF
PERENNIAL RYEGRASS	5 LBS/ACRE	OR	0.10 LBS/1,000 SF

SEED MIXTURE FOR UN-MOWED SLOPES SHALL BE AS FOLLOWS:

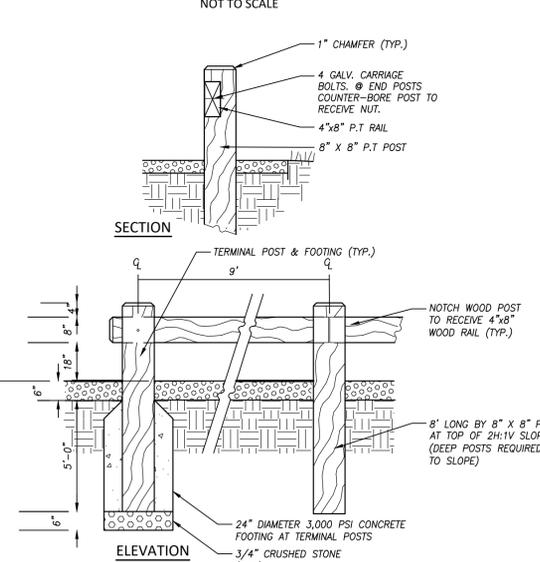
EROSION CONTROL/RESTORATION MIX FOR DRY SITES BY NEW ENGLAND WETLAND PLANTS, INC. OR OTHER EQUAL "EROSION CONTROL" SEED MIX.
5. SEEDING NOTES:
 - 5.1. INCREASE SEEDING RATE BY 50% IF SEEDING TAKES PLACE AFTER MAY 15TH.
 - 5.2. SEED AREAS AT RECOMMENDED RATE.
 - 5.3. SEED MIX SHALL BE EVENLY SPREAD BY MECHANICAL METHODS OR HYDROSEEDING.
 - 5.4. IF SOIL IS NOT SATURATED TO SURFACE, RAKE IN LIGHTLY (LESS THAN 1/2" DEEP). IF SOIL IS SATURATED, BROADCAST SEED ON SURFACE WITHOUT RAKING.
 - 5.5. SPREAD A THIN LAYER OF HAY MULCH OVER ALL SEEDED AREAS WITHOUT STANDING WATER, ALLOWING SOME LIGHT PENETRATION.
 - 5.6. APPLY STAPLED STRAW BLANKET WHERE SLOPES 3:1 OR STEEPER AND IN RAIN GARDEN BOTTOMS.
 - 5.7. IRRIGATE REGULARLY TO PROMOTE GERMINATION. IRRIGATION SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNTIL LAWN AREAS ARE ESTABLISHED TO A 3" MINIMUM HEIGHT.
6. MULCH SHALL BE A GOOD QUALITY HAY OR STRAW AND SHALL BE APPLIED AT A RATE OF APPROXIMATELY 2-3 BALES/1,000 SF.
7. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAIN EVENTS WITH GREATER THAN 0.5" OF RAINFALL IN A 24-HOUR PERIOD, AND REPAIRED OR REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.



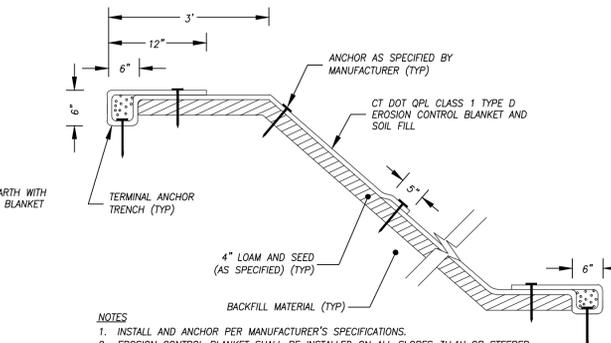
TYPICAL DRIVEWAY CROSS SECTION



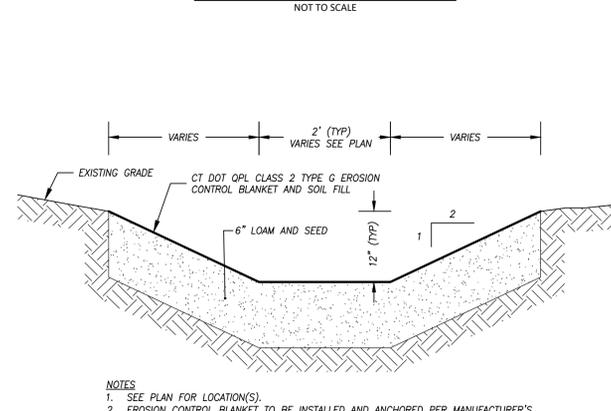
TYPICAL DRIVEWAY APRON



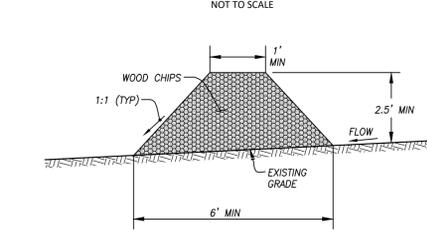
TIMBER GUIDE RAIL DETAIL



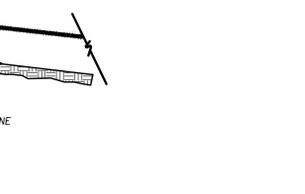
VEGETATIVE SLOPE DETAIL



TYPICAL VEGETATED SWALE SECTION

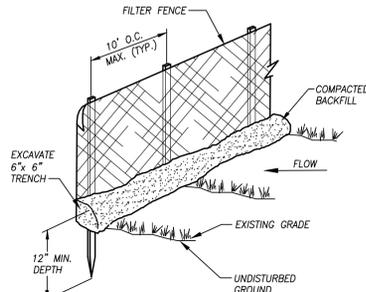


WOOD CHIP BERM DETAIL

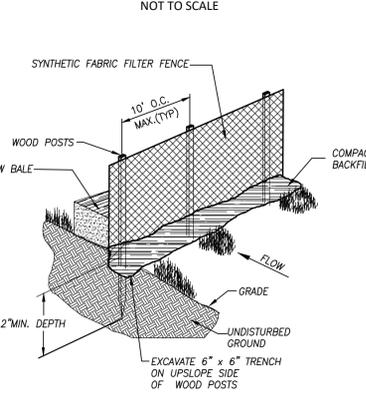


ANTI-TRACKING PAD AT DRIVEWAY

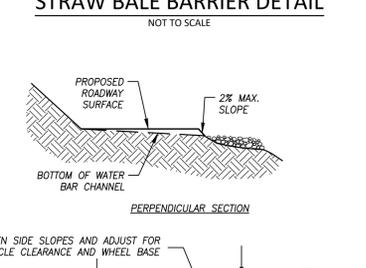
NOT TO SCALE



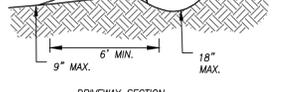
SEDIMENT FENCE DETAIL



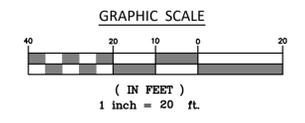
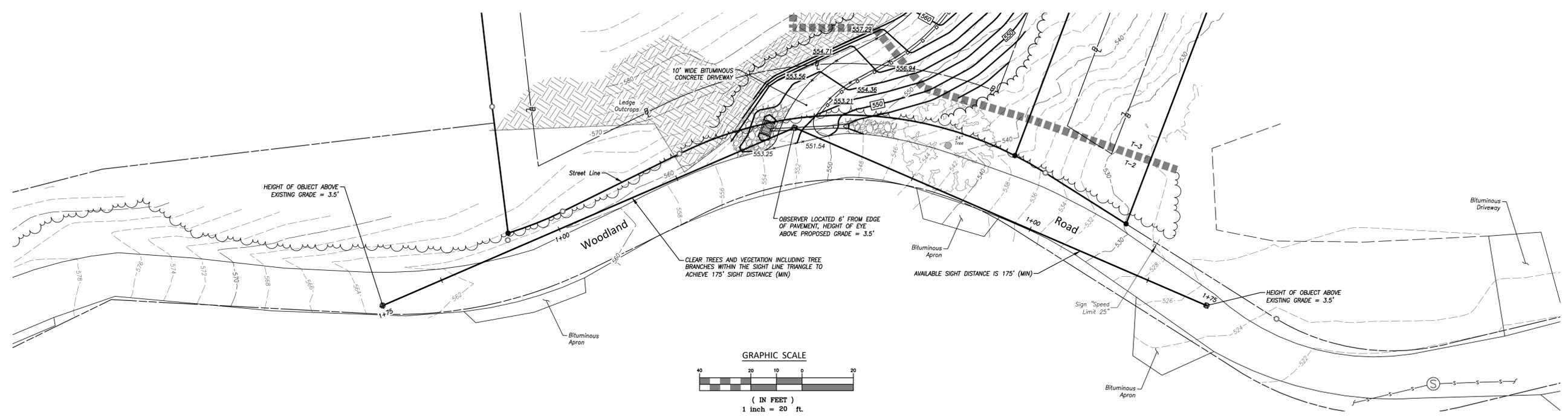
SEDIMENT FENCE BACKED BY STRAW BALE BARRIER DETAIL



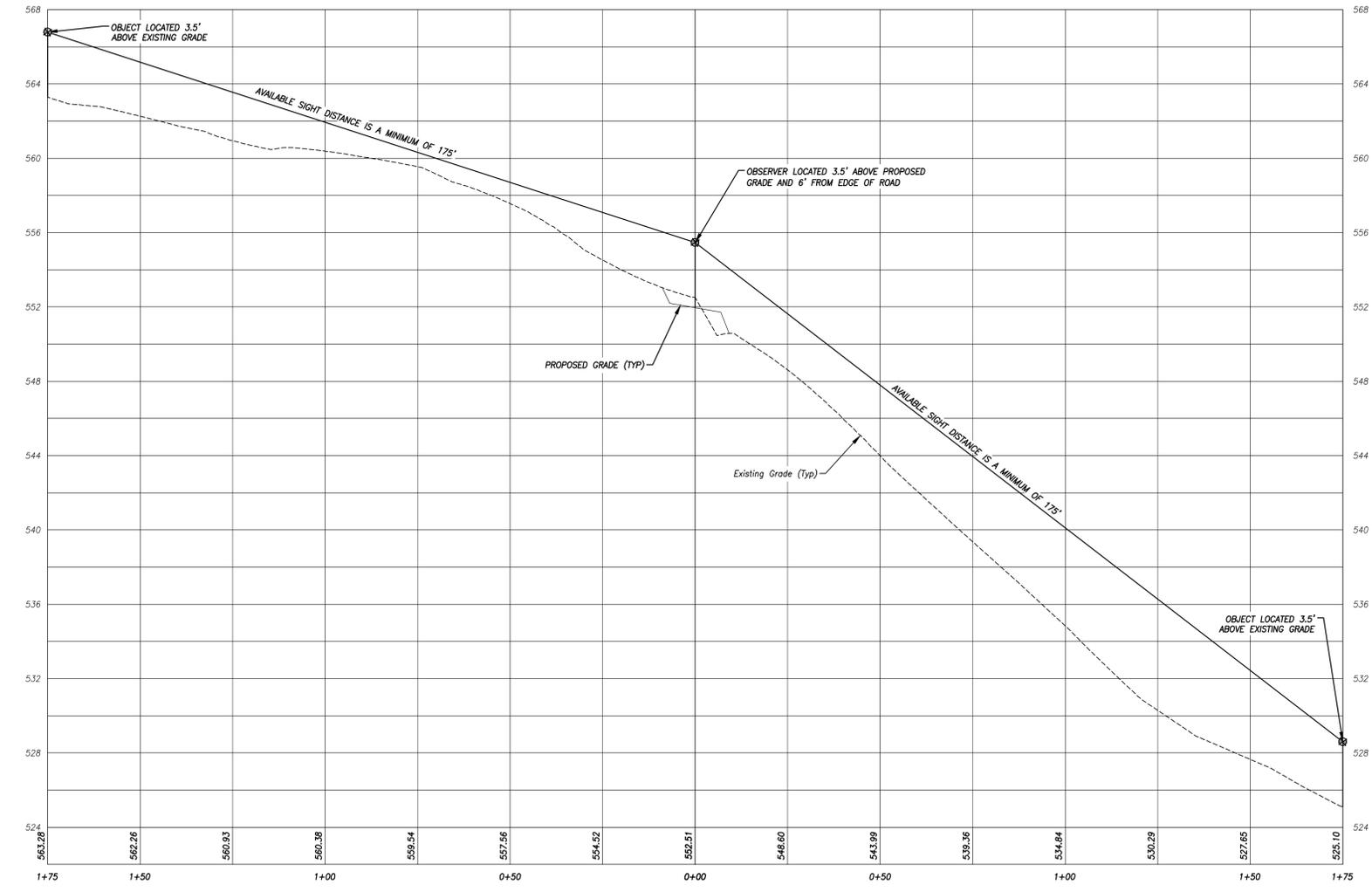
WATER BAR DETAIL



WATER BAR DETAIL



NOTE: THE PROPOSED CURB CUT FOR PARCEL B COMPLIES WITH TOWN OF COVENTRY ZONING REGULATIONS SECTION 4.14.02.e. PARCEL A IS SERVED BY AN EXISTING CURB CUT FROM MAIN STREET. NO CHANGES TO THE EXISTING CURB CUT SERVING PARCEL A ARE PROPOSED.



Sight Line - West

Horizontal Scale: 1" = 20'
 Vertical Scale: 1" = 4'

Sight Line - East

Horizontal Scale: 1" = 20'
 Vertical Scale: 1" = 4'



29102 6-14-24
 LICENSE NO. DATE

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SCALE:	1" = 20'
DATE:	June 2024
JOB I.D. NO.:	23-3380
Revisions	

SHEET NO.

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