

TO: OFFICE OF THE TOWN CLERK  
FROM: COVENTRY PLANNING AND ZONING COMMISSION  
SUBJECT: FILING REQUIREMENTS - SECTION 8-3D, CT. GENERAL STATUTES

In accordance with the provisions of Public Act Number 75-317, State of Connecticut, the following application **10-02S** approved on **June 28, 2010** by the Coventry Planning and Zoning Commission is being submitted to your office for recording within the Coventry Land Records.

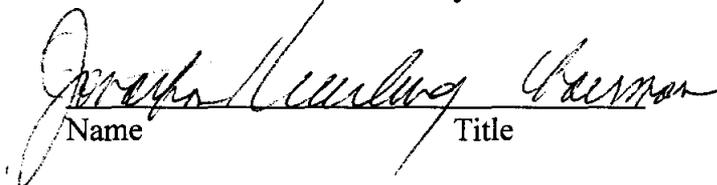
Description of Premises: **2812 Boston Turnpike**

1. Assessor's Map: **8**, Block: **2** Lot: **5 Commercial Zone**

Volume: **1136** Page: **8**

2. Nature of the **SPECIAL PERMIT**: Granted to Andrew Ladyga to establish motor vehicle dealer, repair and retail sales of motor equipment at 2812 Boston Turnpike (Assessor's Map 8, Block 2, Lot 5) Commercial Zone.
3. Reason for decision: The application complies with the applicable criteria.
4. Zoning regulation(s) which apply: Section 7.03
5. Name of Owners of Record: Andrew & Elicia Ladyga

This information is certified by:

  
Name Title

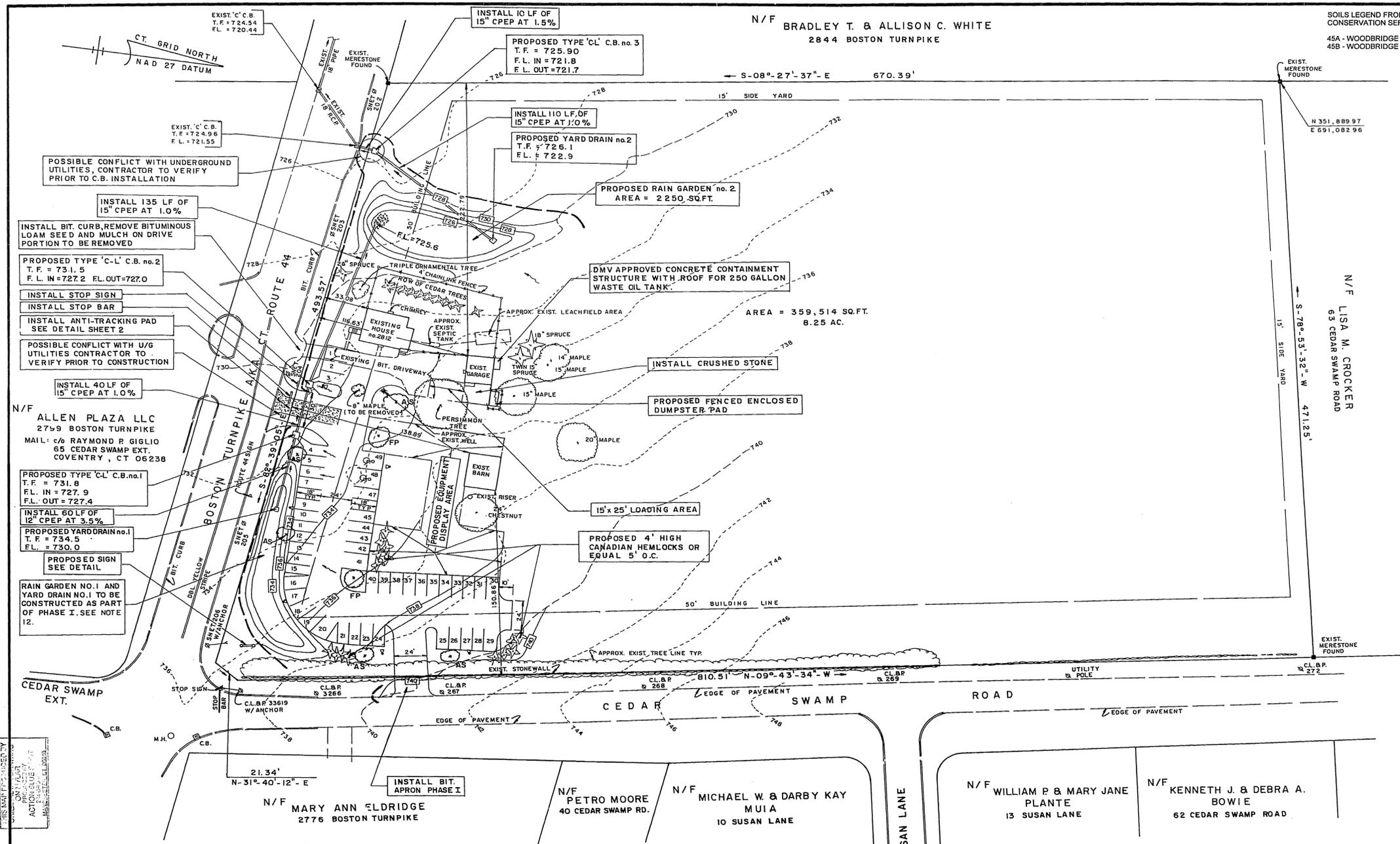
7/11/11  
Date Signed

Mail to:

Andrew & Elicia Ladyga  
2812 Boston Turnpike  
Coventry, CT 06238

Received for record Aug 04, 2011  
At 06:18P. Recorded in Coventry  
Land Records, Vol 1177 Page 252  
By Coventry Town Clerk

*Sai Tollman Asst*



**LEGEND**

- 734--- EXISTING CONTOUR
- 734- PROPOSED CONTOUR
- - - - - PROPOSED SILT FENCE
- o PROPOSED LIGHT POLES (SEE DETAILS SHEET)

**PHASING SCHEDULE:**

PHASE I: CLOSE EXISTING DRIVE APRON, ENLARGE EXIST. PAVEMENT AS SHOWN, INSTALL NEW BIT. DRIVE AND EXTEND PAVEMENT TO INCLUDE PARKING SPACES 1-6 & 48-49. CONSTRUCT 24' WIDE ACCESS DRIVE TO CEDAR SWAMP ROAD PER UNPAVED SURFACE DETAIL SHEET 2 EXCEPT FOR REQUIRED BIT. APRON AT CEDAR SWAMP ROAD. CONSTRUCT RAIN GARDENS NO. 1 AND NO. 2. C.B.'S 1, 2 & 3. YARD DRAINS NO. 1 AND NO. 2. INSTALL DUMPSTER PAD AND WASTE OIL TANK CONTAINMENT.

PHASE II: PARKING SPACES 7-14, AND 41-47.

PHASE III: PARKING SPACES 15-24, AND 36-40.

PHASE IV: FINAL PARKING SPACES 25-35.

NOTE: EXTENT OF NEW BITUMINOUS PAVEMENT FOR PHASES II-IV TO BE DETERMINED BASED ON PROPOSED USE.

**PARKING SCHEDULE**

CUSTOMER/EMPLOYEE PARKING - 14 (SPACES 36 - 49)

VEHICLE DISPLAY - 35

TOTAL = 49

**ZONING TABLE**

| ITEM                                | REQUIRED | PROVIDED         |
|-------------------------------------|----------|------------------|
| MIN. LOT FRONTAGE                   | 500'     | 493.57', 810.51' |
| FRONT BUILDING LINE                 | 50'      | 33.08'           |
| MIN SIDE YARD                       | 15'      | 150.86'          |
| MAX. BUILDING HEIGHT                | 40'      | LESS THAN 40'    |
| EXIST. & PROPOSED BUILDING COVERAGE |          | LESS THAN 1%     |
| EXIST. LOT COVERAGE                 | 60%      | 1.34%            |
| PROPOSED LOT COVERAGE               | 60%      | 2.18%            |

**APPROVED SPECIAL PERMIT**  
PLANNING AND ZONING COMMISSION

*Janet H. Hurling*  
CHAIRMAN / SECRETARY

7/14/10 DATE

6.28.10 APPROVAL DATE      6.28.15 COMPLETION DATE      - RENEWAL DATE

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Peter R. Henry*  
PETER R. HENRY, L.L.S. 13636  
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

**OWNER:** ANDREW AND ELICIA LADYGA  
2812 BOSTON TURNPIKE  
COVENTRY, CT. 06238

**APPLICANT:** ANDREW LADYGA  
P.O. BOX 688  
VERNON, CT. 06066

**PLAN PREPARED FOR**  
ANDREW LADYGA

2812 BOSTON TURNPIKE COVENTRY, CT.

**ZONING LOCATION SURVEY**

SCALE: 1"=40' DATE: 2/11/10 FILE NO. 290056 SHEET 1 OF 3

**HOLMES & HENRY ASSOCIATES LLC**  
CONSULTING ENGINEERS  
LAND SURVEYORS · LAND PLANNERS ·  
2179 BOSTON TPKE. COVENTRY, CT. 06238  
(860) 742-0340

REVISIONS: 5/6/10  
6/14/10

52011 APPROVAL LETTER & APPROVAL CONDITIONS ADDED

**SOILS LEGEND FROM USDA NATURAL RESOURCES CONSERVATION SERVICE**

45A - WOODBRIDGE FINE SANDY LOAM, 0-3% SLOPES.  
45B - WOODBRIDGE FINE SANDY LOAM, 3-8% SLOPES.

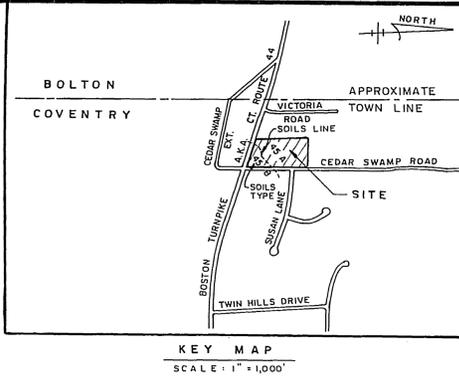
**KEY MAP**  
SCALE: 1" = 1,000'

REFERENCE MADE TO THE FOLLOWING MAPS:

- PROPERTY OF GANDOLINO AND GIUSEPPINA ROSSI ROUTE 44A & CEDAR SWAMP ROAD COVENTRY, CONN. SCALE: 1"=40' AUGUST 5, 1966 HAYDEN L. GRISWOLD, C.E.
- RIGHT OF WAY SURVEY TOWN OF COVENTRY MAP SHOWING LAND ACQUIRED FROM STEFAN ROSSI BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION INTERSECTION IMPROVEMENTS ON U.S. ROUTE 44 NOVEMBER 1996 SCALE IN METERS TOWN NO. 32 PROJECT NO. 32-126 SERIAL NO. 1 SHEET 1 OF 1.
- PROPERTY OF ANNIE V. JOHNSON BOSTON POST ROAD COVENTRY, CONN. SCALE: 1"=50' MAY 14, 1953 HAYDEN L. GRISWOLD, C. E.
- RESUBDIVISION PLAN OF TWIN CEDAR SUBDIVISION CEDAR SWAMP ROAD & TWIN HILLS DRIVE COVENTRY, CT. BOUNDARY PLAN SCALE: 1"=100' DATE: 11/30/93 FILE NO. 92114 SHEET 1 OF 8 C. BRUNO PRIMUS, P.E. L.S. REVISED TO 7/18/95.

**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 SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY/ZONING LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHIC ACCURACY CONFORMS TO T-2.
- THE PROPERTY IS LOCATED IN A COMMERCIAL ZONE.
- THE PROPERTY IS SHOWN ON ASSESSOR'S MAP 8 BLOCK 2 LOT 5.
- THE LOCATION OF THE EXISTING SEPTIC SYSTEM FOR THE SUBJECT PROPERTY WAS MARKED IN THE FIELD BY SKIPS INC. AND LOCATED BY HOLMES & HENRY.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS.
- ELEVATIONS AND CONTOURS SHOWN ARE FIELD DERIVED AND BASED ON NGVD 29 DATUM.
- BEARINGS ARE BASED ON NAD 27 DATUM AND STARTING CO-ORDINATES WERE FROM MAP REFERENCE 4.
- THE OFFICES FOR THE PROPOSED AUTOMOTIVE SALES AND THE AUTOMOTIVE REPAIR USES ARE TO BE LOCATED IN THE EXISTING HOUSE. THE EXIST GARAGE IS INTENDED TO BE USED FOR AUTO REPAIR AND THE EXISTING BARN TO BE USED FOR STORAGE.
- THE FRONT YARD OF THE EXISTING HOUSE IS NONCONFORMING TO PRESENT ZONING REGULATIONS.
- A PERMIT FROM CT. DOT WILL BE REQUIRED TO CONSTRUCT THE NEW DRIVEWAY ON ROUTE 44 AND TO TIE INTO THE STATE DRAINAGE SYSTEM ON ROUTE 44.
- UNDERGROUND UTILITIES EXIST BETWEEN THE EDGE OF PAVEMENT AND THE HIGHWAY LINE ON ROUTE 44 (SPECIFICALLY AT 7 LINES). THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH PRIOR TO START OF CONSTRUCTION.
- ADDITIONAL MEADOW GRASS OR AN EQUIVALENT WILL BE ADDED TO RAIN GARDEN #1 TO PROVIDE MORE VEGETATIVE BUFFER ALONG ROUTE 44, WHICH WILL BE APPROVED BY STAFF PER PZC APPROVAL.
- THE PAVEMENT MARKINGS AND TOP OF FRAMES OF THE CATCH BASINS ALONG ROUTE 44 MAY VARY SLIGHTLY FROM THAT SHOWN SINCE THE ROAD WAS RESURFACED BETWEEN THE APPROVAL AND THIS REVISION DATE.



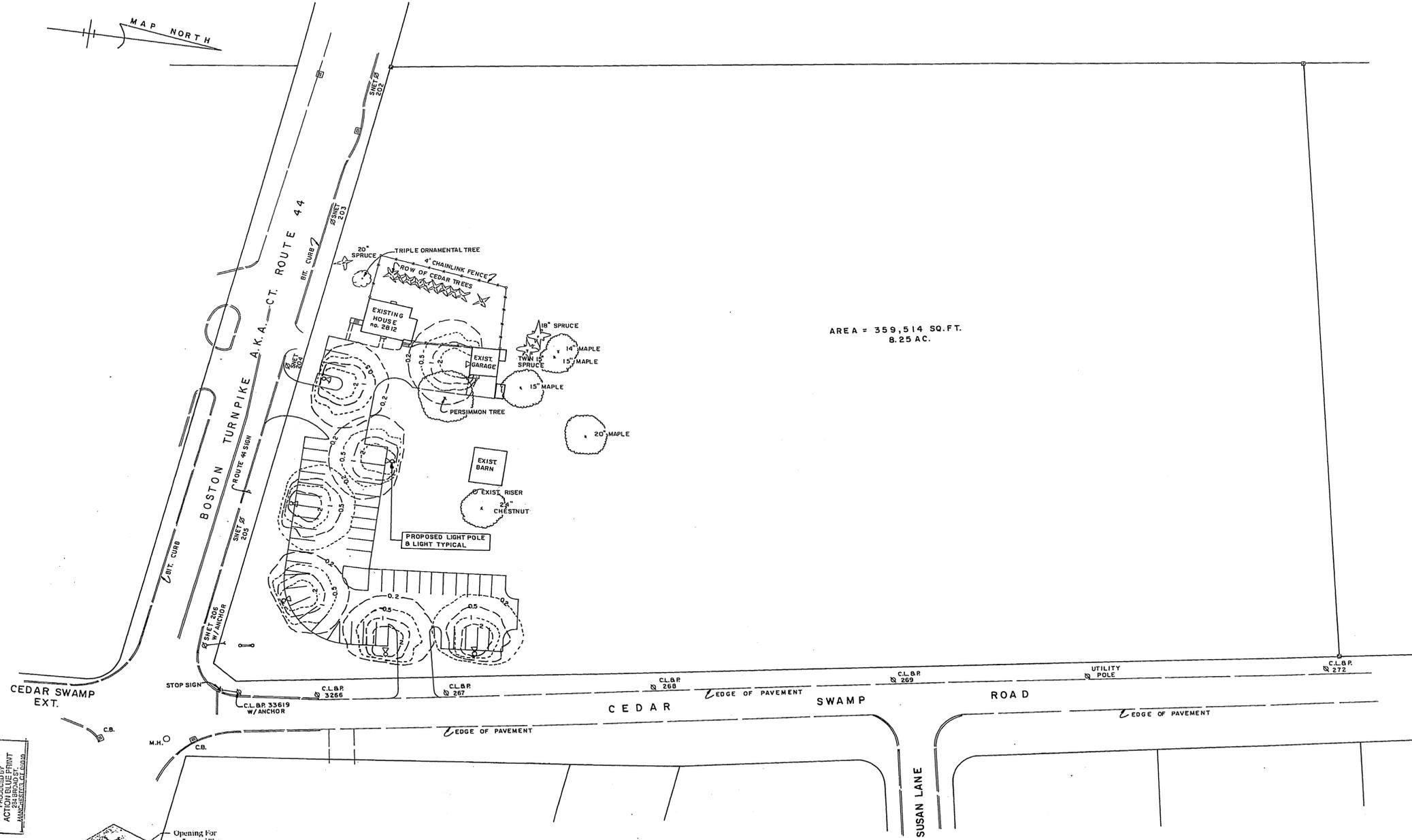
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AREA = 359,514 SQ. FT.  
8.25 AC.

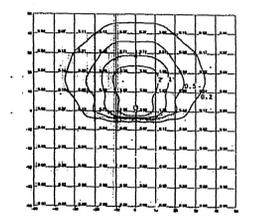
IES FILE INFORMATION: 2 - Config.

Luminaire 1  
Catalog Number: KSFI 1004 R4  
Description: ADA MOUNTED FIXTURE WITH PREMIUM SEGMENTED OPTICS  
Test Report: TEST NO. 1154281602  
Manufacturer: Ushio Inc. Lighting  
Lamp Lumen: 1 x 8500.00  
Lamp Catalog Number: M100J  
Lamp Description: DYL M100J00012  
Ballast: Keyward not found  
Maintenance Cnt.: Keyward not found  
Obst.: Keyward 10198 - 1200.L  
IES Output Classification: Cube  
IES Filename: C:\TEMP\1\MONARCH\POSTTOP\KSFI10041602.IES

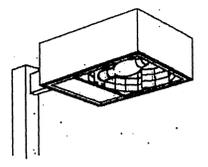
CONFIGURATION DETAILS: 2 - Config.

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Lamp Lumen: 1 x 8500.00  
Lamp Catalog Number: M100J  
Light Loss Factor: 1.00  
IES Filename: C:\TEMP\1\MONARCH\POSTTOP\KSFI10041602.IES  
Mounting Height: 0.0  
Orientation: XII  
Bala: 0.0  
Luminaire 1: 15 0.0 0.0 0.0

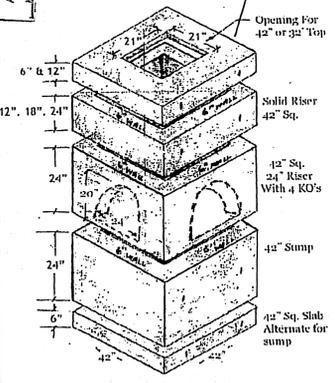
TEMPLIT Template Report  
Template Folder  
Template Name



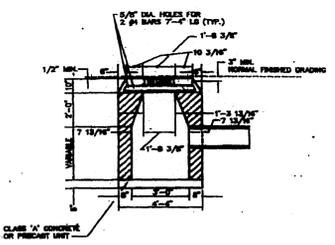
SCALE: 1" = 40'



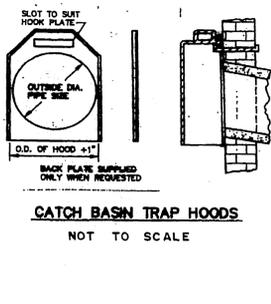
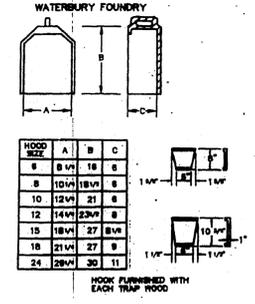
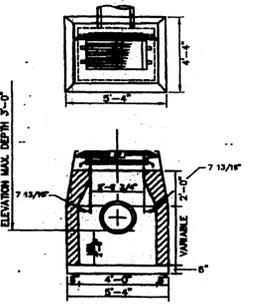
THIS SET CONTAINS THE ORIGINAL INK DRAWING AND THE ACTION BLUE PRINT. 25% BROADCAST. HAND DELIVERED TO THE CLIENT.



Cromwell Concrete Products, Inc.  
42" YARD DRAIN  
NOT TO SCALE  
NOTE: INSTALL PVC ELBOW TRAP AT OUTLET.

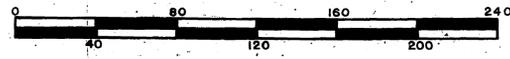


TYPE 'C-L' CATCH BASIN  
NOT TO SCALE  
NOTE: HOOD TO BE INSTALLED AT ALL OUTLET PIPES ON PROPOSED C.B.'S



HOOK FURNISHED WITH EACH TRAP HOOD

| HOOD SIZE | A       | B       | C      |
|-----------|---------|---------|--------|
| 8         | 8 1/2"  | 18"     | 8"     |
| 8         | 10 1/2" | 18 1/2" | 8"     |
| 10        | 12 1/2" | 21"     | 8"     |
| 12        | 14 1/2" | 23 1/2" | 8"     |
| 15        | 18 1/2" | 27"     | 8 1/2" |
| 18        | 21 1/2" | 27"     | 9"     |
| 24        | 28 1/2" | 30"     | 11"    |



APPROVED SPECIAL PERMIT  
COVENTRY P.K.  
*Janette Harshey* 7/2/11  
CHAIR DATE  
6-28-10 6-28-15  
APPROVAL DATE COMPLETION DATE



PLAN PREPARED FOR  
**ANDREW LADYGA**

2812 BOSTON TURNPIKE COVENTRY, CT.  
PROPOSED LIGHTING PLAN

SCALE: 1" = 40' DATE: 5/6/10 FILE NO. 290056 SHEET 3 OF 3

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