



State of Connecticut  
**Town of Coventry**  
1712 Main Street Coventry, CT 06238 (860) 742-4064



**Planning and Zoning Commission Permit Application**  
For Submission to the PZC

**Owner:** TWERDY MATTHEW J + LAURA DENISE

**Applicant:** Laura Twerdy

**Address:** 730 PUCKER ST  
COVENTRY, CT 06238

**Address:** 730 Pucker St  
Coventry, CT 06238

**RECORD ID:** PZC-25-7

**Activity Being Applied For:** PZC Other  
**Project Description:** Lot line modification

**Location:** **Map/Block/Lot:** 55-13

**Zone:** GR-80

**Comments:**

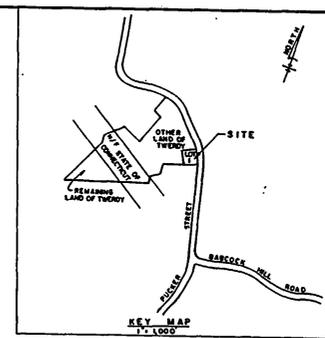
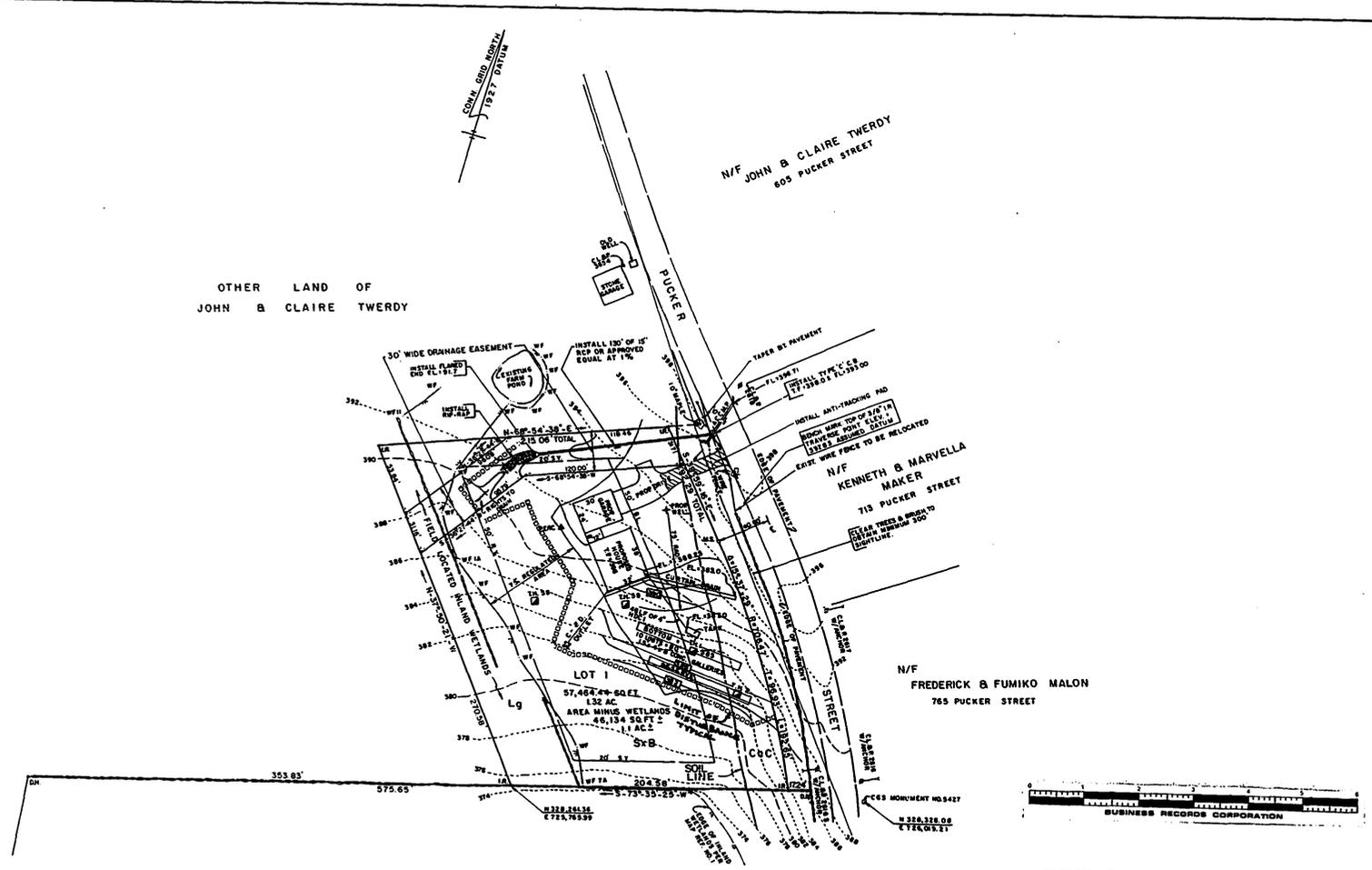
**Fee Paid:** \$0.00

**Sections of Regulations  
Affected**

***THIS IS NOT A PERMIT, BUT APPLICATION ONLY***

**Date Applied For:** June 20, 2025

1. THIS MAP IS A REVISION OF THE MAP DATED 1/15/95 AND IS TO BE FILED WITH THE TOWN RECORDS CORPORATION.



- NOTES**
1. THIS PROPERTY IS LOCATED IN AN RU-40 ZONE ON ASSESSOR'S MAP 31, BLOCK 44, LOT 19.
  2. ALL WORK WILL CONFORM TO THE TOWN OF COVENTRY REGULATIONS, STANDARDS AND SPECIFICATIONS.
  3. UNDERGROUND UTILITIES MAY EXIST IN THIS AREA. PRIOR TO EXCAVATION, CONTRACTOR MUST VERIFY EXACT LOCATION.
  4. ANY TREES TO BE CUT DOWN IN THE TOWN RIGHT OF WAY WILL BE POSTED BY THE TOWN WARDEN PRIOR TO CUTTING.
  5. PRIOR TO THE ISSUANCE OF ANY ZONING PERMITS, PERMITS SHALL BE SET AND A LETTER OF VERIFICATION RECEIVED BY THE PLANNING AND ZONING OFFICE THEN INSPECTED BY THE TOWN. ALTERNATELY, A \$300.00 BOND IS TO BE POSTED FOR EACH PERMIT.
  6. CONTOURS WERE FIELD DERIVED AND BASED ON ASSUMED DATUM.
  7. NO UNDERGROUND OIL STORAGE TANKS ARE TO BE ALLOWED.
  8. THIS PARCEL CONTAINS INLAND WETLANDS. ANY ALTERATION MUST BE CONSISTENT WITH CONNECTICUT STATE STATUTES 22a-36 THROUGH 22a-45 AND REQUIRED WETLAND AGENCY APPROVAL. THIS NOTE IS TO BE PLACED ON ANY SUBSEQUENT PLANS AND MAPS (E.G. AS BUILTS).
  9. BEARINGS AND COORDINATES ARE BASED ON C.G.S. PERMITS NO. 5427 AND 5428.



CERTIFIED GILL # P 377 993 313  
 802 3, 1995  
 John and Claire Twerdy  
 605 Pucker Street  
 Coventry, CT 06238

Dear Mr. and Mrs. Twerdy:  
 The Coventry Inland Wetlands Agency at its regular meeting on April 24, 1995, made the following decision:

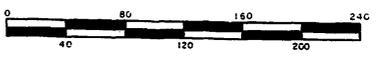
1. To approve application 95-129 of John Twerdy for drainage work and grading within regulated area for a possible addition on property of John and Claire Twerdy, Pucker Street, front side, 1500 feet north of Jackson Hill Road, Assessment's Map 31, Block 44, Lot 19. To allow the plan entitled "Subdivision plan prepared for John and Claire Twerdy, dated 3/13/95, scale 1" = 40' and to be filed with the following conditions:

1. Site work installed prior to construction.
  2. All site work and below-ground work to be completed in this construction season.
- Please retain this approval letter for placement on the final plans pending final approval for subdivision.
- Sincerely,  
 Jeffrey A. Williams  
 William Williams  
 287/190  
 c/o: Boland and Barry Associates

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING RECORDS. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. \*CALL BEFORE YOU DIG (1-800-922-6555).\*

File # 2  
 Tube # F-1  
 Film # 2355

- LEGEND**
- BL BUILDING LINE
  - SY SIDE YARD
  - RY REAR YARD
  - EX EXISTING CONTOUR
  - PR PROPOSED CONTOUR
  - SP PROPOSED SPOT GRADE
  - TH TEST HOLE
  - LE LEAKING TRENCH
  - IR IRON ROD FOUND
  - OR IRON ROD TO BE SET
  - MS MERESTONE FOUND
  - MS MERESTONE TO BE SET
  - ST STAKED NAT. SALES OR
  - ST STONEWALL
  - WF WETLAND FLAG



APPROVED BY THE  
 COVENTRY INLAND WETLANDS AGENCY  
 [Signature]  
 DATE 3/13/95  
 PERMIT EXPIRES ON 3/13/00

APPROVED  
 COVENTRY PLANNING & ZONING COMMISSION  
 [Signature]  
 DATE 3/13/95

THE 5 YEAR APPROVAL PERIOD EXPIRES ON 3/13/00  
 SEE P.2 MINUTES OF 3/13/95 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 ACCURATELY REPRESENTED ON THIS PLAN.

Paul W. Peters  
 PAUL W. PETERS  
 CERTIFIED SOIL SCIENTIST

**SOILS LEGEND**

CcC CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES  
 SsB SUTTON VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
 Lg LICESTER-RIDGEBURY-WHITMAN VERY STONY COMPLEX

**ZONING TABLE**

PRESENT ZONE	RU-40 ZONE
MINIMUM LOT AREA	40,000 S.F. +
MINIMUM LOT FRONTAGE	150 S.F. +
MINIMUM LOT DEPTH	200 FT. +
MINIMUM FRONT SETBACK	50 FT. +
MINIMUM SIDE SETBACK	20 FT. +
MINIMUM REAR SETBACK	50 FT. +
REAR LOTS	
MINIMUM LOT AREA	80,000 S.F. +
MINIMUM LOT FRONTAGE	50 FT. +

\* EXCLUSIVE OF WETLANDS  
 \*\* EXCLUSIVE OF WETLANDS & ACCESSWAY

OWNER/SUBDIVIDER: JOHN & CLAIRE TWERDY  
 605 PUCKER STREET  
 COVENTRY, CT 06238

REFERENCE MADE TO THE FOLLOWING MAPS:

1. "BOUNDARY SURVEY PROPERTY OF BARBARA D. CERNIENSKI COVENTRY, CONN. SCALE 1" = 40' TO BE CONVEYED TO ROBERTA JAMES AND TIMOTHY H. DWYER MAY 17, 1989 (REVISED) MAY 23, 1991 TO SHOW RECONSTRUCTION DATUM ENGINEERING & SURVEYING 132 COMMUTABLE ROAD WINDFIELD CENTER, CT. 06250 456-1357."
2. "TOWN OF COVENTRY MAP SHOWING RIGHT ACQUIRED FROM JOHN L. TWERDY ET AL. BY THE STATE OF CONNECTICUT INTERSTATE ROUTE 84 (LIMITED ACCESS HIGHWAY) SCALE 1" = 200' NOVEMBER 1982 (REVISED 3-2-82) TOWN NO. 35 PROJECT NO. 3 SHEET 1 OF 1 ROBERT M. DUBALA TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS."

THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY FOR SUBMITTAL TO THE TOWN OF COVENTRY FOR SUBDIVISION PURPOSES. BOUNDARY DETERMINATION CONFORMS TO A FIRST SURVEY. NO PRIOR SURVEY OF THIS PROPERTY WAS FOUND AND EXISTING MONUMENTATION, DEED RESEARCH AND ADJUTOR'S RECORDS MAPS WERE USED TO DETERMINE THE PROPERTY LINES.

THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1982.

Peter R. Henry, L.L.S., No. 15635

SUBDIVISION PLAN PREPARED FOR			
JOHN & CLAIRE TWERDY			
PUCKER STREET		COVENTRY, CT	
SCALE 1" = 40'	DATE 3/13/95	FILE NO. 95006	SHEET 1 OF 2
<b>HOLMES &amp; CHERNICK</b> CONSULTING ENGINEERS - LAND PLANNERS 2179 BOSTON TPKE., COVENTRY, CT. 06238 (803) 742-0340			
REVISIONS: 3/21/95 3/24/95 APPROVAL LETTER ADDED 3/28/95			

Received for record August 17, 1995 @ 9:20 am Susan Kelly Cost #2355

**SEED. SEE. 1111. REE. 0011010**

FIELD CROPS AND BARE SOIL SURFACE TO REMOVED STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDER EROSION CONTROL MEASURES SUCH AS SURFACE WATER TERRACES. APPLY LIME AT A RATE OF 2 TONS/AC. OR NO LIME/1000 SQ. FT. FERTILIZER WITH 10-10-10 AT A RATE OF 300 LBS/AC. OR 30 LBS PER 1000 SQ. FT. SOIL LINE AND FERTILIZER USE SOIL ANALYSIS TO A DEPTH OF 4" WITH A SOIL ANALYZER OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

**SEED. SEE. 1111. REE. 0011010**

APPLY LIME MIXTURE FROM CHART BELOW BY HAND, CYCLOPE SEEDER OR HYDROSEEDER. INCREASED LIME MIXTURE BY 10% IF HYDROSEEDING IS USED. SLIGHTLY MORE ON SOILS THE SEEDER SURFACE TO COVER SEED. SEEDING SHOULD BE DONE WITHIN THE TIME SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

**SEED. SEE. 1111. REE. 0011010**

IMPROVED SEEDING METHODS. FLOW THE SEEDER SURFACE WITH STONE OR MAT AT A RATE OF 1.5 TO 2 TONS/AC. SPREAD MULCH AT HEAD OF MULCH BLOWER. "MULCH" MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2-3" INTO THE SOIL SURFACE.

**SEED. SEE. 1111. REE. 0011010**

VEG.	VEGETATION	SEED. DISTANCE	SEEDING NOTES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	04/15 - 04/15
	0.45	SEEDING RED FESCUE	04/15 - 04/15
	0.10	PERENNIAL BERMUDA	04/15 - 04/15
	1.00		
SLOPES & CORNER LAWN	0.45	SEEDING RED FESCUE	
	0.05	SEEDING	
	0.95	TALL FESCUE	
SLOPES (NO ROADS)	0.45	SEEDING RED FESCUE	
	0.05	SEEDING	
	0.50	SEEDING WITH MULCH	
	0.95	SEEDING	
TEMPORARY COVER	7.00	WHEAT OR RYE	04/15 - 04/15
	1.00	OR ANNUAL WEEDS	04/15 - 04/15

**SECTION. SEE. 1111. REE. 0011010. 0011010. 0011010**

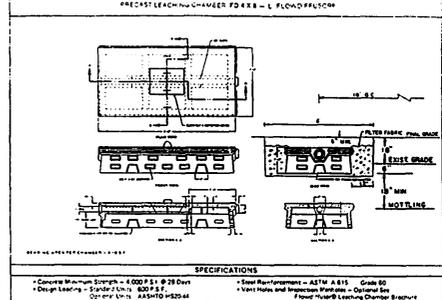
IN ORDER TO PREVENT DAMAGE TO NEARBY SENSITIVE AREAS, DEVELOPMENT OF THIS SITE SHALL COMPLY WITH PUBLIC USE ZONING. THE DEVELOPER SHALL COMPLY WITH THE PROVISIONS AND CONTROL MEASURES SET FORTH IN THE REGULATIONS AND ZONING ORDINANCES. THE REGULATIONS AND ZONING ORDINANCES SHALL BE ENFORCED BY THE TOWN ENGINEER AND SEWERAGE DEPARTMENT. THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY:

1. KEEP LAND SURFACE TO A MINIMUM. PLAN THE PHASES OF DEVELOPMENT SO THAT ONLY THE AREAS WHICH ARE ACTUALLY BEING DEVELOPED ARE EXPOSED. ALL OTHER AREAS SHOULD HAVE NATURAL VEGETATION PRESERVED. MAINTAIN A GOOD COVER OF TEMPORARY OR PERMANENT VEGETATION ESTABLISHED, OR BE NEARLY PULSED.
2. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES AS MUCH AS POSSIBLE AFTER THE LAND IS RESTORED.
3. KEEP RUNOFF VELOCITIES LOW BY KEEPING SLOPE LENGTHS SHORT, CONSIDER SLENTS, AND PREVENTING INTERMITTENT AREAS OF VEGETATIVE COVER.
4. PROTECT DISTURBED AREAS BY PREVENTING RUNOFF FROM DRAINING THROUGH THEM. USE UPWELL DIVERSIONS WHERE PRACTICAL.
5. INSTALL PERIMETER CONTROL MEASURES (SILT FENCE/STRIP BARRIERS). THIS PRACTICE MOST EFFECTIVELY ISOLATES THE DISTURBED AREA FROM ADJACENT AREAS TO BE PROTECTED. STRIP BARRIERS OF SILT FENCING IS RECOMMENDED BOTH TO RETAIN SEDIMENT AT DISCHARGE AREAS AND AS A MEASURE TO MINIMIZE DAMAGE FROM THE PRECEDING MEASURES (SILT).
6. PERIODICALLY CHECK AND MAINTAIN THE EROSION CONTROL MEASURES DURING THE CONSTRUCTION PERIOD ESPECIALLY PRIOR TO EXPECTED STORMS.
7. DESIGN THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL MEASURES TO ONE PERSON AT THE CONSTRUCTION SITE. PROVIDE THE TOWN WITH THAT PERSON'S NAME AND HOME PHONE NUMBER IN CASE OF EMERGENCY.

**SEED. SEE. 1111. REE. 0011010**

THE FOLLOWING PROCEDURES FOR PARCEL DEVELOPMENT ARE RECOMMENDED:

1. THE LIMITS OF DEVELOPMENT SHOULD BE ESTABLISHED IN THE FIELD FOR THE PROPOSED HOUSE SITE. DISTURBANCE LIMITS OF 25-30' BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE ARE RECOMMENDED.
2. ALL DRIVEWAYS AND DRIVEWAY SHOULDERS SHOULD BE STABILIZED. PREPARE TO UNDO ANY DAMAGE TO NEARBY AREAS. BEFORE ANY SOIL PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. MAT BARRIERS OR SILT BARRIERS SHOULD BE USED TO PREVENT SOIL FROM DRIVING FROM EXPOSED SOIL SURFACES. DRIVEWAY SHOULDERS SHOULD BE STABILIZED WITH COMPACTED SAND GRAVEL AS SOON AS POSSIBLE.
3. TOPSOIL ARE DISCHARGED SUBSOIL FROM THE CONSTRUCTION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON-SITE REUSE. EACH STOCKPILE MUST BE PROPERLY COVERED WITH EROSION CONTROL MATERIAL (E.G., MAT BARRIERS UNDER FENCING).
4. ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE COVERED TO THE AREA OF DISTURBANCE. STOCKPILE VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.
5. UPON COMPLETION OF SWELLING CONSTRUCTION, ALL RAW SOIL AREAS SURROUNDING THE HOUSE SITE SHOULD BE FINE GRADED AND MULCHED. INSTALLATION OF EROSION CONTROL MEASURES, CONSIDER BARRIERS WITH LEVEL SPREADERS/INFILTRATION TRENCHES AND/OR ENERGY DISSIPATORS. SHALL BE COMPLETED AT THIS STAGE.



**PRECAST LEACHING CHAMBER FOR 4-BED ROOM HOUSE**

**SPECIFICATIONS**

- Concrete Minimum Strength - 4000 PSI @ 28 Days
- Design Loading - Standard 1.0 in. @ 200 S.F.
- Concrete Min. - 4000 PSI @ 28 Days
- Flow Measurement - ASTM #416
- Grade 50
- Valve Holes and Inspection Manholes - Optional See
- Flow Measurement - ASTM #416
- Grade 50
- Valve Holes and Inspection Manholes - Optional See

**BASIS OF SEPTIC SYSTEM DESIGN**

**THREE BEDROOM HOUSE**

PERCOLATION RATE = 1-10 MIN/INCH

REQUIRED: 1000 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK AND 495 SQ. FT. OF EFFECTIVE LEACHING AREA.

PROVIDED: 1000 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK AND 80 LINEAL FT. OF 4FT. WIDE X 1.5FT. HIGH LEACHING GALLERIES, SPACED 18FT. ON CENTER MINIMUM, TOTALLING 495 SQ. FT. OF EFFECTIVE LEACHING AREA AND A 100% RESERVE AREA.

1. GALLERY BOTOMS TO BE NO MORE THAN 6" BELOW ORIGINAL GRADE PRIOR TO STRIPPING TOPSOIL.
2. GALLERIES TO HAVE MINIMUM OF 6" OF SOIL COVER OVER TRENCH.
3. THE GALLERIES SHALL BE SURROUNDED BY AT LEAST 12" OF 1" BROKEN STONE OR 1" SCREENED GRAVEL TO THE TOP OF THE STRUCTURE. NO STONE UNDER GALLERIES.
4. THE BOTTOM OF EACH LEACHING GALLERY TRENCH EXCAVATION SHALL BE LEVEL.
5. CREDIT FOR EFFECTIVE LEACHING AREA IS BASED ON 0.2 S.F./L.F. PER STATE HEALTH CODE.
6. SEPTIC TANK INLET AND OUTLET TO BE SEALED WITH WATERPROOF MORTAR AFTER INSTALLATION OF PIPES.
7. ENGINEER TO STAKE.
8. CONTRACTOR TO STRIP ALL TOPSOIL OFF THE ENTIRE LEACHING AREA FILL PAD PRIOR TO PLACEMENT OF FILL. SEPTIC AREA FILL IS TO BE MODERATELY PERMEABLE (TARGET PERC. 1-10 MIN./INCH) SAND-BURN GRAVEL WITH LESS THAN 1% FINE FRACTION INSTALLED IN 6" LIFTS AND COMPACTED BY BULLDOZER.

**TEST HOLE DATA**

OBSERVED BY ROB MILLER, TOWN SANITARIAN

10/21/94

**TEST HOLE 50**

0' - 0" TOPSOIL

0' - 30" BROWN FINE SANDY LOAM

30' - 60" COMPACT TILL, LOAMY SAND

NOTING AT 30"

NO LEDGE, NO SEEPAGE

**TEST HOLE 59**

0' - 7" TOPSOIL

7' - 26" BROWN FINE SANDY LOAM

26' - 60" COMPACT TILL, LOAMY SAND

NOTING AT 26"

SEEPAGE AT 40"

NO LEDGE

3/11/95

**TEST HOLE 1**

0' - 12" TOPSOIL

12' - 30" BROWN FINE SANDY LOAM

30' - 60" COMPACT TILL LOAMY SAND

NOTING AT 30"

SEEPAGE AT 30"

NO LEDGE

**TEST HOLE 2**

0' - 12" TOPSOIL

12' - 30" BROWN FINE SANDY LOAM

30' - 60" COMPACT TILL LOAMY SAND

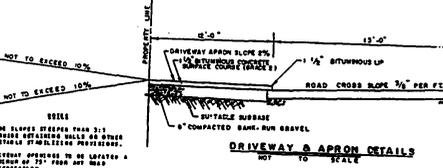
NOTING AT 30"

SEEPAGE AT 30"

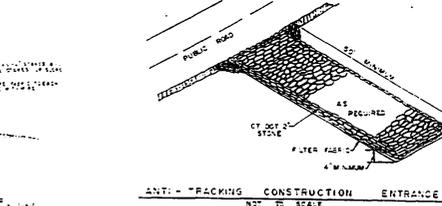
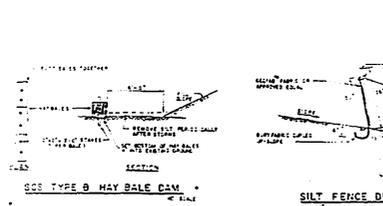
NO LEDGE

PERCOLATION RATE: 1-10 MINUTES/INCH (10/21/94)

MLSS = 24 MF ± 1.5FF ± 1.2PF ± 43'



1. SLOPE SHOULD BE AT LEAST 3% FROM ORIGINAL GRADE TO THE TOP OF THE STRUCTURE. NO STONE UNDER GALLERIES.
2. IF DISTURBED TO BE REPAIRED, THE SAME COMPLETION AS ORIGINAL. IF NOT REPAIRED, 12" OF COMPACTED PERMEABLE SAND-BURN GRAVEL OVER 6" COMPACTED SAND-BURN GRAVEL.
3. ALL PERIMETER CONTROL MEASURES TO BE A MINIMUM OF 12" EXCEEDING EXISTING PIPES.
4. PERIMETER SHOULD BE A MINIMUM OF 18" HIGH AND 12" WIDE.
5. DISTURBED AREAS TO BE CONSTRUCTED WITH A SAND AND GRAVEL MIXTURE TO MATCH EXISTING SAND-BURN GRAVEL.
6. DRIVEWAYS TO BE 6" ABOVE GUTTER BEFORE DECORATING.



OFFICE OF THE TOWN PLANNER  
223 TOWN HOUSE

CERTIFIED MAIL # 2 410 507 953  
June 15, 1995

John and Claire Twerdy  
605 Pucker Street  
Coventry CT 06238

Dear Mr. and Mrs. Twerdy:

The Coventry Planning and Zoning Commission at its regular meeting on Monday, June 12, 1995, made the following decisions:

- Approved - 95-16 - Application of John Twerdy; waiver request of Chapter 6, Section 2.1 of the subdivision regulations (underground utilities), for a two-lot subdivision located on the west side of Pucker Street.
- Approved with conditions - 95-16 - Application of John Twerdy for a two lot subdivision on the west side of Pucker Street; 21.32 acres (Assessor's Map 11, Block 41, Lot 191; 20-40 Zone). Property is owned by John and Claire Twerdy. As shown on plans entitled "Subdivision plans prepared for John and Claire Twerdy, Pucker Street, Coventry, Connecticut; Scale: 1" = 40'; Dated 3/11/95; File #: 95-006, Sheet 1 of 2 by Holmes and Henry Associates, Consulting Engineers, Land Surveyors/Land Planners, 2179 Boston Turnpike, Coventry, CT 06238. Revisions as late as 5/19/95."

- The following conditions apply:
1. The limits of clearing should be graphically indicated on the final plans.
  2. The soil scientist's signature should appear on the final plans.
- Reason for approval: The application meets the subdivision regulations. Attached is a copy of Section 313, Chapter III of the Coventry Subdivision Regulations which apply to your approval for subdivision.

If you have any questions, please feel free to call.

Sincerely,

Eric H. Trott  
Director of Planning

DHT/pe

cc: Holmes and Henry Associates

BUSINESS RECORDS CORPORATION

APPROVED BY THE  
COVENTRY INLAND WETLANDS AGENCY

PERMIT EXPIRES ON \_\_\_\_\_

APPROVED  
COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THE 5 YEAR APPROVAL PERIOD EXPIRES ON \_\_\_\_\_  
SEE PAR 2 MINUTES OF \_\_\_\_\_ FOR SPECIFIC  
CONDITIONS OF APPROVAL.

SUBDIVISION PLAN PREPARED FOR  
**JOHN & CLAIRE TWERDY**

PUCKER STREET COVENTRY, CT

SCALE NONE DATE 3/13/95 FILE NO 95006 SHEET 2 OF 2

**HOLMES & HENRY Associates**  
CONSULTING ENGINEERS  
LAND SURVEYORS LAND PLANNERS  
2179 BOSTON TPK. COVENTRY, CT. 06238  
(203) 742-0340

REVISIONS: 5/11/95 7/24/95 APPROVAL LETTER ADDED  
2/8/95

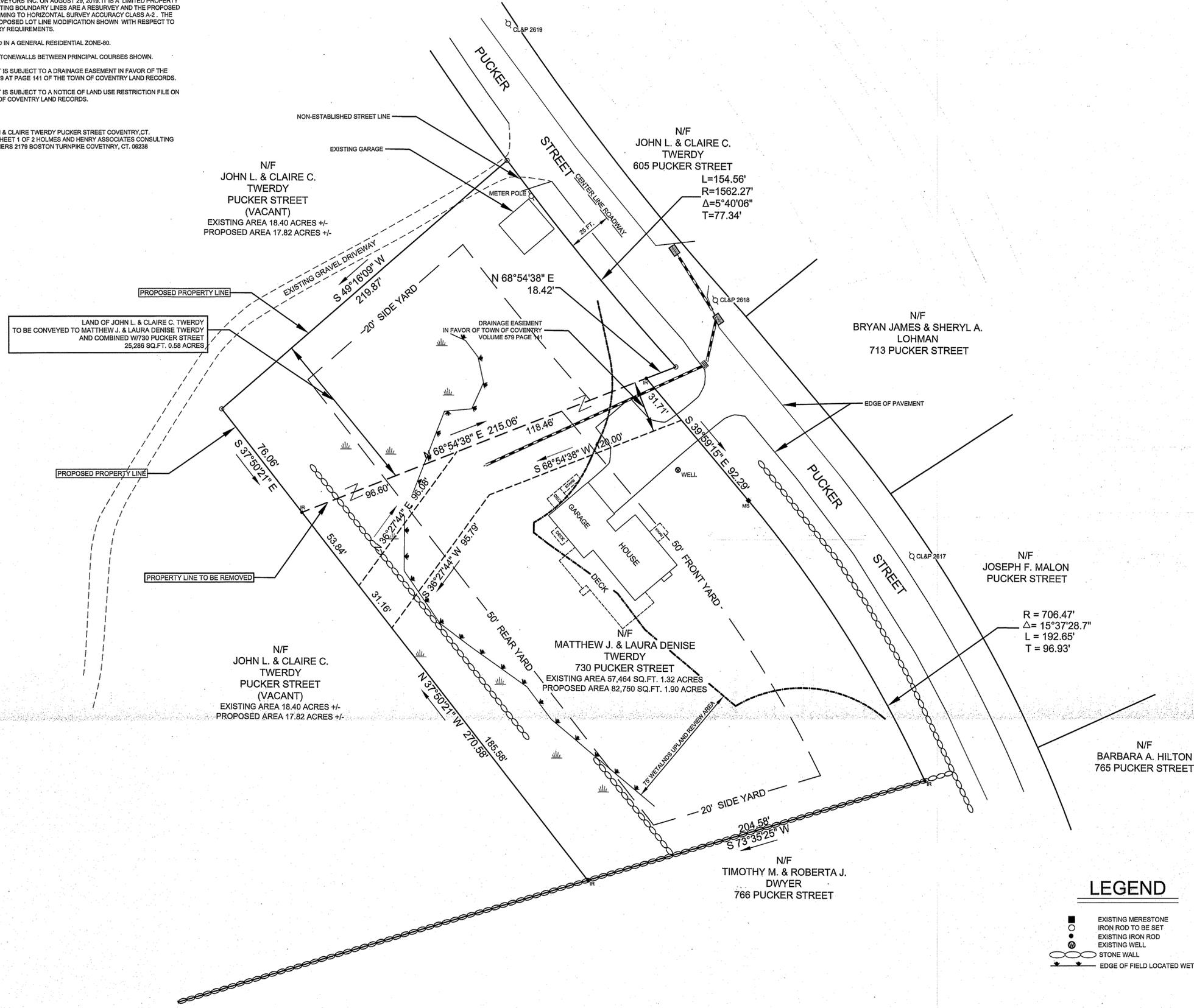
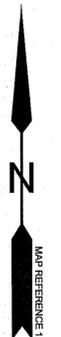
Record for record August 11, 1995 @ 9:27 AM  
Submitted by Rob Jean Clark #2286

**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 FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY ZONING LOCATION SURVEY MAP. THE EXISTING BOUNDARY LINES ARE A RESURVEY AND THE PROPOSED LOT LINE IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED LOT LINE MODIFICATION SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2.) THE PROPERTIES SHOWN ARE LOCATED IN A GENERAL RESIDENTIAL ZONE-80.
- 3.) MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- 4.) THE PROPERTY AT 730 PUCKER STREET IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF COVENTRY FILED ON VOLUME 679 AT PAGE 141 OF THE TOWN OF COVENTRY LAND RECORDS.
- 5.) THE PROPERTY AT 730 PUCKER STREET IS SUBJECT TO A NOTICE OF LAND USE RESTRICTION FILED ON VOLUME 1297 AT PAGE 664 OF THE TOWN OF COVENTRY LAND RECORDS.

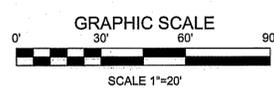
**MAP REFERENCES:**

- 1.) SUBDIVISION PLAN PREPARED FOR JOHN & CLAIRE TWERDY PUCKER STREET COVENTRY CT. SCALE: 1"=40' DATE: 3/13/86 FILE NO. 95038 SHEET 1 OF 2 HOLMES AND HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT. 06238 (203) 742-0340 REVISED TO 7/24/95



**LEGEND**

- ◻ EXISTING MERESTONE
- EXISTING IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ EXISTING WELL
- ⊕ STONE WALL
- ⋈ EDGE OF FIELD LOCATED WETLANDS



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.

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

PLAN PREPARED FOR			
<b>MATTHEW J. &amp; LAURA DENISE TWERDY</b>			
730 PUCKER STREET		COVENTRY, CT.	
LOT LINE MODIFICATION PLAN			
SCALE: 1"=30'	DATE: 6/18/2025	FILE NO. 2025-28	SHEET: 1 OF 1
<b>BUSHNELL ASSOCIATES LLC.</b>			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
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