



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: EXECUTIVE ESTATES REALTY LLC

Address: 5 WILDWOOD DR
 COLUMBIA, CT 06237

RECORD ID: PZC-25-13

Activity Being Applied For: PZC Other

Project Description: Boundary Reconfiguration between #215 & #165

Applicant: Mark Reynolds

Address: PO box 378
 hebron, ct 06248

Location:

Zone: GR-40

Map/Block/Lot: 49/3/3

Comments:

Fee Paid: \$ \$0.00

Sections of Regulations Affected

THIS IS NOT A PERMIT, BUT APPLICATION ONLY

Date Applied For: August 11, 2025



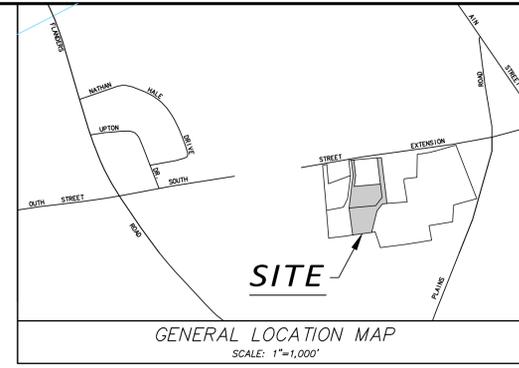
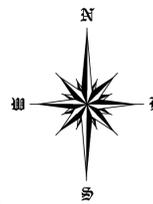
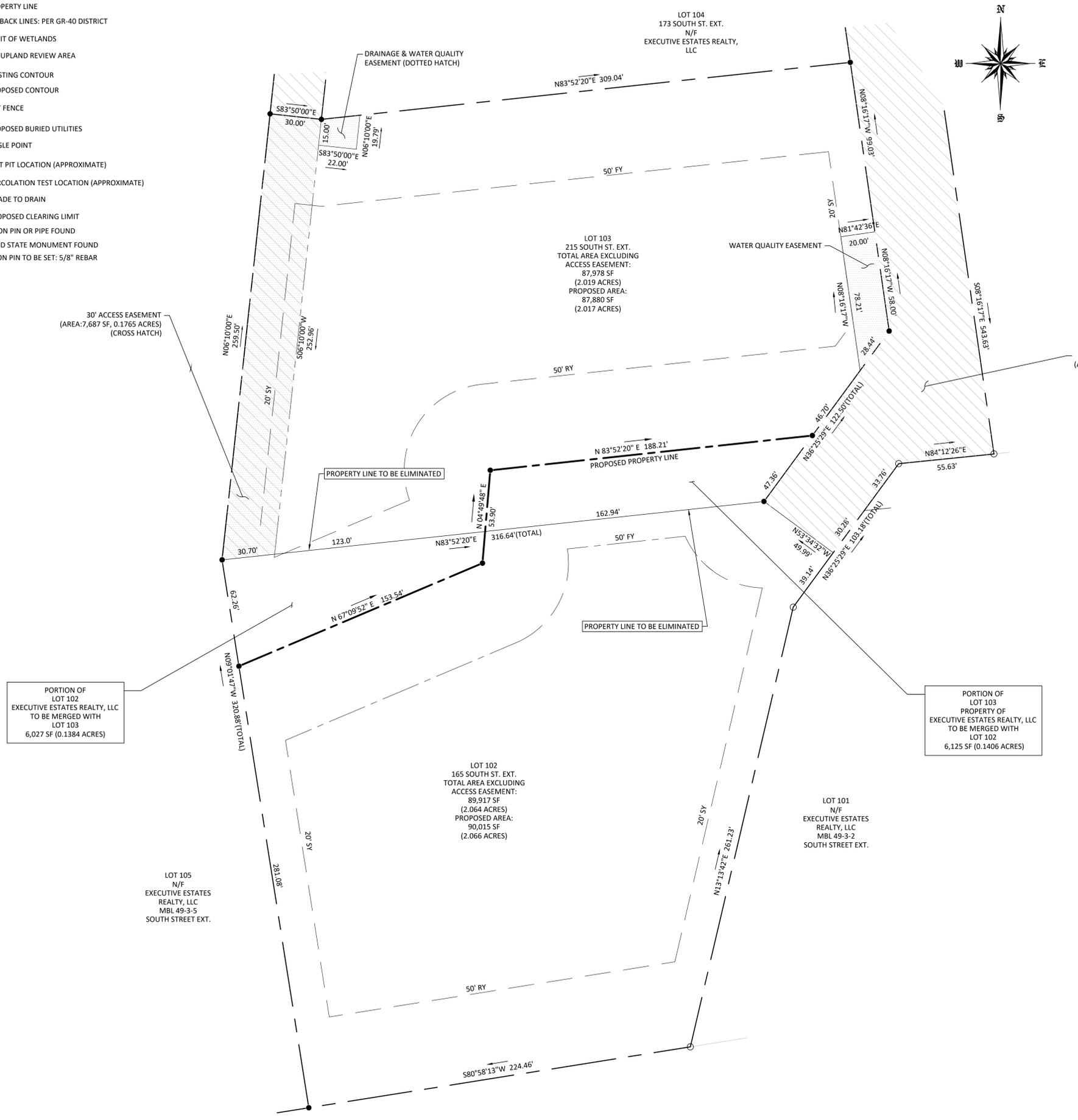
182 ft

65.18 ft

160.36 ft

LEGEND

- PROPERTY LINE
- SETBACK LINES: PER GR-40 DISTRICT
- LIMIT OF WETLANDS
- 75' UPLAND REVIEW AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- BU — PROPOSED BURIED UTILITIES
- ANGLE POINT
- TEST PIT LOCATION (APPROXIMATE)
- PERCOLATION TEST LOCATION (APPROXIMATE)
- GRADE TO DRAIN
- PROPOSED CLEARING LIMIT
- IRON PIN OR PIPE FOUND
- CHD STATE MONUMENT FOUND
- IRON PIN TO BE SET: 5/8" REBAR



BOUNDARY RECONFIGURATION PLAN
- PREPARED FOR -
PETER MARCUE
LOT 102 & 103
165 & 215 SOUTH STREET EXT.
COVENTRY
CONNECTICUT

JOB NO.: 25-178
FILE NO.: 25-178 BOUNDARY RECONFIG

SHEET NO.: 1 OF 1
SCALE: 1"=30'

BY: ARD
DATE: AUGUST 8, 2025

ROB HELLSTROM
LAND SURVEYING LLC
61 MAIN STREET SUITE-G
HEBRON, CONNECTICUT
(860)-928-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248
www.rhlsct.com
Email: hellstromsurveying@yahoo.com

- MAP REFERENCES:**
- "SUBDIVISION PLAN SHEET "A", "B", "C" & "D" RESUBDIVISION LAND OF PHILIP C. DESIATO SOUTH STREET EXTENSION, COVENTRY, CT SHEET NO. 4-7 OF 23 SCALE: 1"=40', DATE: 12/14/17, LAST REV: 11/09/18, BY: PUDELER ENGINEERING PC 201 WEST ROAD, SOUTH WINDSOR, CT 06074

- MAP STANDARD NOTES:**
- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
VERTICAL ACCURACY CLASS: T-2
VERTICAL DATUM: ASSUMED

- NOTES:**
- WETLANDS SOILS DEPICTED ARE APPROXIMATE PER SUBDIVISION PLANS (MAP REFERENCE #1). NOT FIELD LOCATED BY ROB HELLSTROM LAND SURVEYING, LLC.

ALL SURVEY REFERENCES ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. REVISIONS WILL BE PROVIDED TO THE FULL LEVEL OF THE PLAN.

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

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.

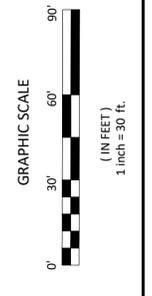
ROBERT W. HELLSTROM, L.L.S. #13626

RES CIVIL ENGINEERING CONSULTANTS
61 MAIN STREET - SUITE G
HEBRON CT
(860) 516-0033
Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC # 19789

Certification is not valid without live signature and embossed (impression) type seal.



NO.	DATE	REVISED AREAS	DESCRIPTION
1	8/11/25		

REVISIONS

SOILS INFORMATION

TEST PIT DATA (PER MAP REFERENCE #1)
Chatham Health District

TP 104
0-8" Topsoil and Leaf Litter
8-28" Tan Silty Sandy Loam
28-90" Gray Sandy Till

Mottling : 28"
No Groundwater Observed
No Ledger Observed
Roots : 30"

TP 105
0-9" Topsoil and Leaf Litter
9-28" Tan Sandy Loam
28-90" Gray Sandy Till

Mottling : 28"
No Groundwater Observed
No Ledger Observed
Roots : 36"

TP 130
0-6" Topsoil and Leaf Litter
6-28" Brown Fine Sandy Loam
28-78" Gray Sandy Till

Mottling : 28"
No Groundwater Observed
No Ledger Observed
Roots : 28"

TP 131
0-8" Topsoil
8-28" Brown Tan Loam
28-60" Sandy Till

Mottling : 28"
No Groundwater Observed
Ledger : 68"
Roots : 24"

PERCOLATION TEST DATA (PER MAP REFERENCE #1)

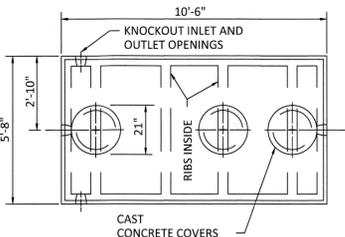
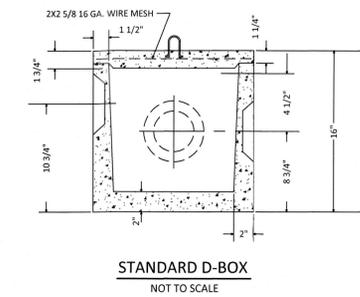
PERCOLATION TEST LOCATION
(LOT 102 RESERVE -)

TIME DEPTH

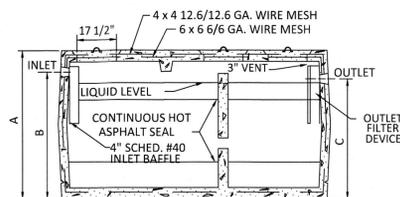
PERC RATE: 5.7 min./inch

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATIONS:

Receiving Soil Depth: 28"
Hydraulic Gradient: 11%
Hydraulic Factor: 24
Flow Factor (5-Bed): 2.0
Percolation Factor: 1
HF x FF x PF = 24 x 2.0 x 1 = 48 LF



CAPACITIES	A	B	C
1250 GAL	61"	51"	48"
1500 GAL	69"	59"	56"

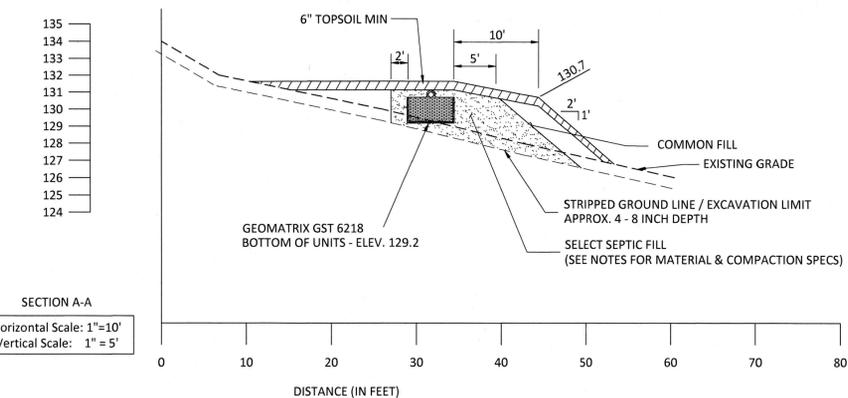


CROSS SECTION

1250/1500 GALLON
2 COMPARTMENT
SEPTIC TANK
NOT TO SCALE

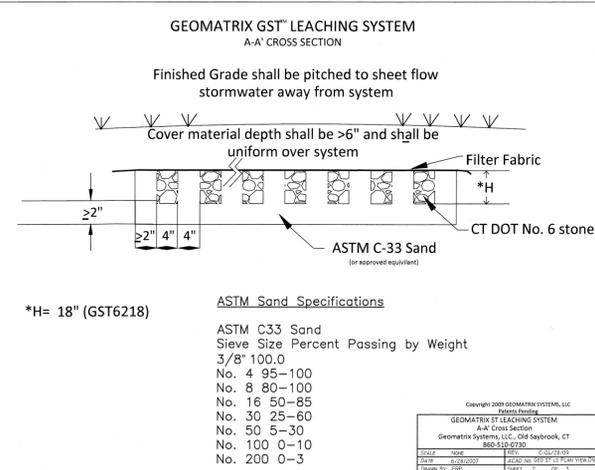
NOTES:

- 1.) Saw cut irregular pavement edge to match drive apron.
- 2.) Provided 1-1/2 inch lip only edge on aprons that abut roads that are curbed.
- 3.) Driveways must be greater than or equal to 12'.
- 4.) Driveway aprons must be no greater than 30'.
- 5.) The first 30' of all driveways may not exceed a grade of 3%.
- 6.) Any driveway that exceeds a grade of 10% must be paved.



SECTION A-A

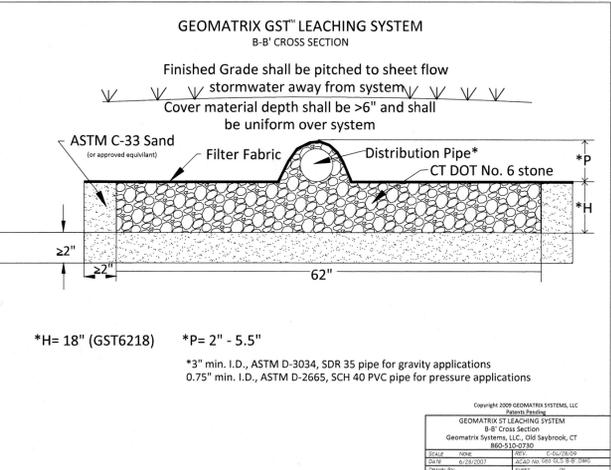
Horizontal Scale: 1"=10'
Vertical Scale: 1"=5'



*H= 18" (GST6218)

ASTM Sand Specifications

ASTM C33 Sand Sieve Size	Percent Passing by Weight
3/8" 100.0	No. 4 95-100
No. 8 80-100	No. 8 80-100
No. 16 50-85	No. 16 50-85
No. 30 25-60	No. 30 25-60
No. 50 5-30	No. 50 5-30
No. 100 0-10	No. 100 0-10
No. 200 0-3	No. 200 0-3



*H= 18" (GST6218)

*P= 2" - 5.5"
*3" min. I.D., ASTM D-3034, SDR 35 pipe for gravity applications
0.75" min. I.D., ASTM D-2665, SCH 40 PVC pipe for pressure applications

DESIGN NOTES:

1. ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANITARIAN.
2. PERCOLATION RATE FOR DESIGN: 5.7 min./inch DEPTH TO RESTRICTIVE LAYER: 28"
3. REQUIRED LEACHING AREA FOR 5 BEDROOM HOUSE = 660.0 SF ELA
4. DESIGN- USE 48 LF OF GST 6218 ELA PROVIDED = 14.0 SF/LF x 48 LF = 672.0 SF ELA
5. THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (+100 GALLONS), DISCHARGE TYPE BATHTUBS. RESIDENTIAL GARBAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTEMPLATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.
6. THE DESIGN SHOWN HEREON CONFORMS TO ALL APPLICABLE STATE AND LOCAL HEALTH CODE REQUIREMENTS AND TO GOOD ENGINEERING PRACTICE. I CAN NOT GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, IMPROPER MAINTENANCE OR TO NATURAL PHENOMENA BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

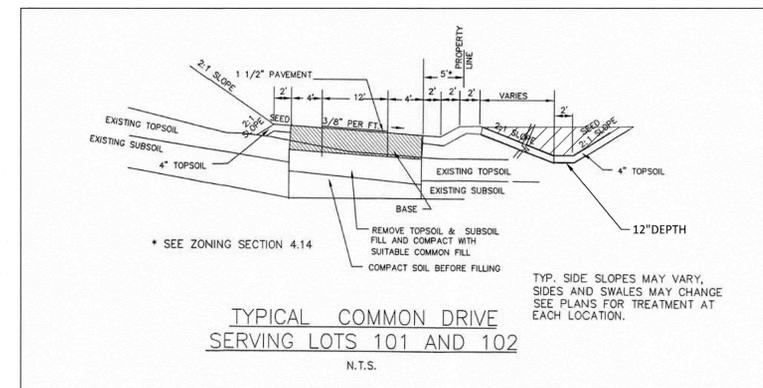
SEPTIC SYSTEM CONSTRUCTION NOTES:

1. CONSTRUCTION SEQUENCE
A. STRIP & STOCKPILE TOPSOIL FROM LEACHING AREA.
B. CONSTRUCT LEACHING UNITS TO DESIGN LINE & GRADE.
C. LOAM, FINE GRADE TO FINISHED GRADE AND SEED. PROTECT DISTURBED AREAS WITH EROSION CONTROLS UNTIL FIRST MOWING.
2. THE PIPE BETWEEN THE HOUSE AND SEPTIC TANK SHALL BE 4 IN. EXTRA HEAVY CAST IRON, DUCTILE IRON OR EXTRA STRENGTH PVC ASTM D1785 SCHD 40 OR APPROVED EQUAL.
3. ALL DISTRIBUTION PIPE IS TO BE ASTM D3034 SDR 35 (4" PVC) OR APPROVED EQUAL UNLESS NOTED.
4. SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF 6" OF PROCESSED GRAVEL OR BROKEN STONE ON COMPACTED SUBGRADE.
5. THERE ARE NO APPARENT WELLS OR SEPTIC FIELDS WITHIN 75' OF THE PROPOSED WELL AND SEPTIC SYSTEM AS SHOWN ON THIS PLAN.
6. APPROVED STONE AGGREGATE FOR LEACHING TRENCHES SHALL BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING CT DOT FROM 814A SPECIFICATION FOR M.O.I. FOR NO. 4 STONE.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
3/8 INCH	100
1/2 INCH	90-100
3/4 INCH	20-55
1 INCH	0-10
1 1/2 INCH	0-5
2 INCH	0-3
#200	0-1.5

LEACHING SYSTEM CONSTRUCTION NOTES:

1. TOPSOIL TO BE STRIPPED OFF PRIOR TO FILLING. FILL MATERIAL BETWEEN AND BEYOND TRENCHES TO BE PERVIOUS, GOOD QUALITY AND CLEAN MEDIUM SAND (SELECT FILL) PLACED AND COMPACTED IN 6" LIFTS. SELECT FILL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
A. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
B. THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL IS BETWEEN NO. 4 & 3" SIEVES) NO MORE THAN 45 PERCENT OF THE MATERIAL CAN BE RETAINED ON THE NO. 4 SIEVE.
C. THE FILL LESS THE GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:
SIEVE SIZE: #4 #10 #40 #100 #200
% PASSING: WET SEIVE 100 70-100 **10-50 0-20 0-5
% PASSING: DRY SEIVE 100 70-100 10-75 0-5 0-2.5
** PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
2. DOCUMENTATION OF TEST RESULTS ARE TO BE PROVIDED TO THE HEALTH DISTRICT.
3. FILL MATERIAL TO BE PLACED PRIOR TO TRENCH EXCAVATION. NO TRAFFIC OTHER THAN TRACK-DRIVEN EQUIPMENT IS TO CROSS, DUMP, UNLOAD OR OTHERWISE COMPACT THE FILL AREA AFTER TOPSOIL REMOVAL. FILL MATERIAL TO BE DUMPED AT THE EDGE OF THE STRIPPED AREA AND SPREAD AND COMPACTED WITH TRACK-DRIVEN VEHICLES. STOCKPILING IS TO TAKE PLACE UPGRADIENT OF THE LEACHING AREA. THE AREA DOWN GRADIENT OF THE LEACHING AREA IS NOT TO BE DISTURBED.

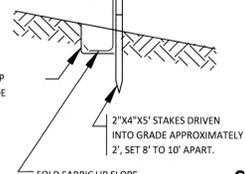


NOTES:

1. SEDIMENT CONTROL FABRIC TO BE A WOVEN POLYPROPYLENE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSED SUNLIGHT.
2. ACCEPTABLE SILT SCREEN FABRIC- "PROPEX SILT STOP" BY AMOCO FABRICS CO.
3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH ORIGINAL SOIL.

SILT FENCE INSTALLATION

NOT TO SCALE



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www.rhst.com
Email: helstromsurveying@yahoo.com



DETAILS
- PREPARED FOR -
PETER MARCUE
LOT 102
165 SOUTH STREET EXT.

CONNECTIONICUT	JOB NO.: 24-161	FILE NO.: 24-161 LOT 102
COVENTRY	SHEET NO.: 2 OF 2	SCALE: AS NOTED
BY: NAG	DATE: DECEMBER 12, 2024	

NO.	DATE	DESCRIPTION	REVISIONS
1.	1/29/25	SWALE ADDED	

RES CIVIL ENGINEERING CONSULTANTS
61 MAIN STREET - SUITE G
HEBRON, CT
(860) 516-0033
Reynolds Engineering Services, LLC
To my knowledge, and belief, this map is substantially correct as noted hereon.
Mark A. Reynolds, P.E. CT LIC# 19789
Certification is not valid without the signature and embossed (impression) type seal.