

**SURVEY NOTES:**

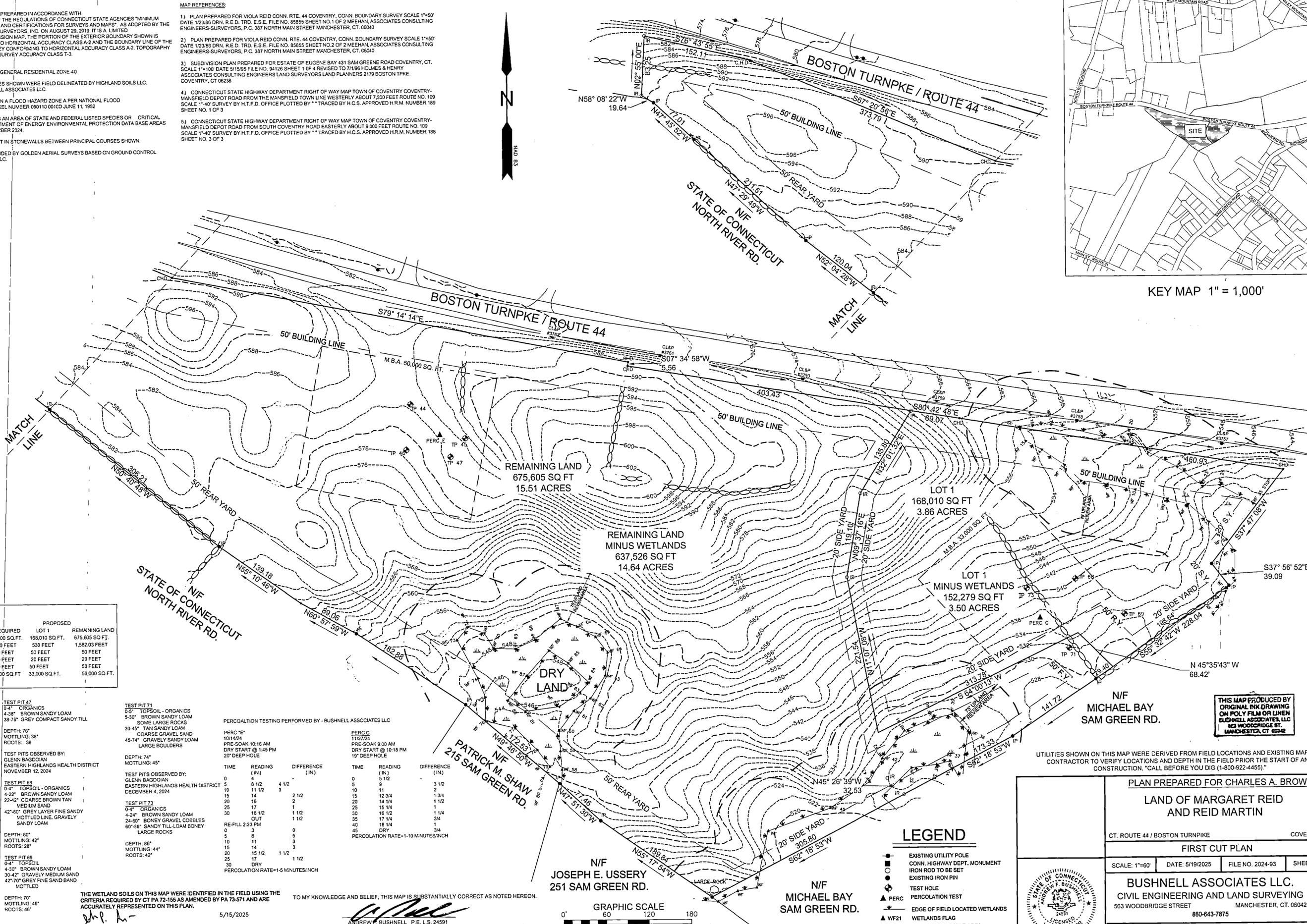
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 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 LINE 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 GENERAL RESIDENTIAL ZONE-40
- THE INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY HIGHLAND SOILS LLC. AND WERE FIELD LOCATED BY BUSHNELL ASSOCIATES LLC
- THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090110 00103 JUNE 11, 1992
- THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES OR CRITICAL HABITAT ON THE CONNECTICUT DEPARTMENT OF ENERGY ENVIRONMENTAL PROTECTION DATA BASE AREAS MAP FOR COVENTRY, CT. DATED DECEMBER 2024.
- 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.

**MAP REFERENCES:**

- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO. 1 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO. 2 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- SUBDIVISION PLAN PREPARED FOR ESTATE OF EUGENE BAY 431 SAM GREENE ROAD COVENTRY, CT. SCALE 1"=100' DATE 9/15/95 FILE NO. 94126 SHEET 1 OF 4 REVISED TO 7/19/96 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT 06238
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF COVENTRY COVENTRY-MANSFIELD DEPOT ROAD FROM THE MANSFIELD TOWN LINE WESTERLY ABOUT 7,300 FEET ROUTE NO. 109 SCALE 1"=40' SURVEY BY H.T.F.D. OFFICE PLOTTED BY \*\* TRACED BY H.C.S. APPROVED H.R.M. NUMBER 189 SHEET NO. 1 OF 3
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF COVENTRY COVENTRY-MANSFIELD DEPOT ROAD FROM SOUTH COVENTRY ROAD EASTERLY ABOUT 9,000 FEET ROUTE NO. 109 SCALE 1"=40' SURVEY BY H.T.F.D. OFFICE PLOTTED BY \*\* TRACED BY H.C.S. APPROVED H.R.M. NUMBER 188 SHEET NO. 3 OF 3



KEY MAP 1" = 1,000'



**ZONING TABLE**

GR-40 ZONE	REQUIRED	PROPOSED	REMAINING LAND
TOTAL LOT AREA	40,000 SQ. FT.	168,010 SQ. FT.	675,605 SQ. FT.
MINIMUM FRONTAGE	150 FEET	530 FEET	1,582.03 FEET
MINIMUM FRONT YARD	50 FEET	50 FEET	50 FEET
MINIMUM SIDE YARD	20 FEET	20 FEET	20 FEET
MINIMUM REAR YARD	50 FEET	50 FEET	50 FEET
MINIMUM BUILDABLE AREA	25,000 SQ. FT.	33,000 SQ. FT.	50,000 SQ. FT.

**TEST PITS OBSERVED BY:**  
GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
SEPTEMBER 24, 2024

**TEST PIT 44**  
0-4" TOPSOIL  
4-30" BROWN SANDY LOAM  
36-66" GREY SANDY LOAM

**DEPTH: 66"**  
MOTTLING: 36"  
SEEPAGE: NONE  
ROOTS: 36"

**TEST PIT 45**  
0-4" ORGANICS  
4-38" LIGHT BROWN SANDY LOAM  
38-72" GREY SANDY TILL

**DEPTH: 72"**  
MOTTLING: 38"  
SEEPAGE: NONE  
ROOTS: 39"

**TEST PIT 46**  
0-5" ORGANICS  
5-42" BROWN SANDY LOAM  
34-64" GREY SANDY LOAM SOME STONES

**DEPTH: 84"**  
MOTTLING: 42"  
ROOTS: 42"

**TEST PIT 47**  
0-4" ORGANICS  
4-38" BROWN SANDY LOAM  
38-76" GREY COMPACT SANDY TILL

**DEPTH: 76"**  
MOTTLING: 38"  
ROOTS: 38"

**TEST PITS OBSERVED BY:**  
GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
NOVEMBER 12, 2024

**TEST PIT 68**  
0-4" TOPSOIL - ORGANICS  
4-22" BROWN SANDY LOAM  
22-42" COARSE BROWN TAN MEDIUM SAND  
42-80" GREY LAYER FINE SANDY SANDY LOAM

**DEPTH: 80"**  
MOTTLING: 42"  
ROOTS: 28"

**TEST PIT 69**  
0-4" TOPSOIL  
4-30" BROWN SANDY LOAM  
30-42" GRAVELLY MEDIUM SAND  
42-70" GREY FINE SAND BAND MOTTLED

**DEPTH: 70"**  
MOTTLING: 40"  
ROOTS: 40"

**TEST PIT 71**  
0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM  
SOME LARGE ROCKS  
30-45" TAN SANDY LOAM  
COARSE GRAVEL SAND  
LARGE BOULDERS

**DEPTH: 74"**  
MOTTLING: 45"  
ROOTS: 45"

**TEST PITS OBSERVED BY:**  
GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
DECEMBER 4, 2024

**TEST PIT 73**  
0-4" ORGANICS  
4-24" BROWN SANDY LOAM  
24-60" BONEY GRAVEL COBBLES  
60-88" SANDY TILL LOAM BONEY LARGE ROCKS

**DEPTH: 86"**  
MOTTLING: 44"  
ROOTS: 42"

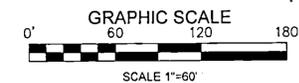
**TEST PIT 74**  
0-4" TOPSOIL - ORGANICS  
4-30" BROWN SANDY LOAM  
SOME LARGE ROCKS  
30-45" TAN SANDY LOAM  
COARSE GRAVEL SAND  
LARGE BOULDERS

**DEPTH: 80"**  
MOTTLING: 40"  
ROOTS: 40"

PERCOLATION TESTING PERFORMED BY - BUSHNELL ASSOCIATES LLC

PERC #	TIME	READING (IN)	DIFFERENCE (IN)
PERC #1	10:14:24	4	4
PERC #2	10:15:12	8	4
PERC #3	10:16:00	12	4
PERC #4	10:16:48	16	4
PERC #5	10:17:36	20	4
PERC #6	10:18:24	24	4
PERC #7	10:19:12	28	4
PERC #8	10:20:00	32	4
PERC #9	10:20:48	36	4
PERC #10	10:21:36	40	4
PERC #11	10:22:24	44	4
PERC #12	10:23:12	48	4
PERC #13	10:24:00	52	4
PERC #14	10:24:48	56	4
PERC #15	10:25:36	60	4
PERC #16	10:26:24	64	4
PERC #17	10:27:12	68	4
PERC #18	10:28:00	72	4
PERC #19	10:28:48	76	4
PERC #20	10:29:36	80	4
PERC #21	10:30:24	84	4
PERC #22	10:31:12	88	4
PERC #23	10:32:00	92	4
PERC #24	10:32:48	96	4
PERC #25	10:33:36	100	4
PERC #26	10:34:24	104	4
PERC #27	10:35:12	108	4
PERC #28	10:36:00	112	4
PERC #29	10:36:48	116	4
PERC #30	10:37:36	120	4
PERC #31	10:38:24	124	4
PERC #32	10:39:12	128	4
PERC #33	10:40:00	132	4
PERC #34	10:40:48	136	4
PERC #35	10:41:36	140	4
PERC #36	10:42:24	144	4
PERC #37	10:43:12	148	4
PERC #38	10:44:00	152	4
PERC #39	10:44:48	156	4
PERC #40	10:45:36	160	4
PERC #41	10:46:24	164	4
PERC #42	10:47:12	168	4
PERC #43	10:48:00	172	4
PERC #44	10:48:48	176	4
PERC #45	10:49:36	180	4
PERC #46	10:50:24	184	4
PERC #47	10:51:12	188	4
PERC #48	10:52:00	192	4
PERC #49	10:52:48	196	4
PERC #50	10:53:36	200	4
PERC #51	10:54:24	204	4
PERC #52	10:55:12	208	4
PERC #53	10:56:00	212	4
PERC #54	10:56:48	216	4
PERC #55	10:57:36	220	4
PERC #56	10:58:24	224	4
PERC #57	10:59:12	228	4
PERC #58	10:60:00	232	4
PERC #59	10:60:48	236	4
PERC #60	10:61:36	240	4
PERC #61	10:62:24	244	4
PERC #62	10:63:12	248	4
PERC #63	10:64:00	252	4
PERC #64	10:64:48	256	4
PERC #65	10:65:36	260	4
PERC #66	10:66:24	264	4
PERC #67	10:67:12	268	4
PERC #68	10:68:00	272	4
PERC #69	10:68:48	276	4
PERC #70	10:69:36	280	4
PERC #71	10:70:24	284	4
PERC #72	10:71:12	288	4
PERC #73	10:72:00	292	4
PERC #74	10:72:48	296	4
PERC #75	10:73:36	300	4
PERC #76	10:74:24	304	4
PERC #77	10:75:12	308	4
PERC #78	10:76:00	312	4
PERC #79	10:76:48	316	4
PERC #80	10:77:36	320	4
PERC #81	10:78:24	324	4
PERC #82	10:79:12	328	4
PERC #83	10:80:00	332	4
PERC #84	10:80:48	336	4
PERC #85	10:81:36	340	4
PERC #86	10:82:24	344	4
PERC #87	10:83:12	348	4
PERC #88	10:84:00	352	4
PERC #89	10:84:48	356	4
PERC #90	10:85:36	360	4
PERC #91	10:86:24	364	4
PERC #92	10:87:12	368	4
PERC #93	10:88:00	372	4
PERC #94	10:88:48	376	4
PERC #95	10:89:36	380	4
PERC #96	10:90:24	384	4
PERC #97	10:91:12	388	4
PERC #98	10:92:00	392	4
PERC #99	10:92:48	396	4
PERC #100	10:93:36	400	4

PERCOLATION RATE=1-10 MINUTES/INCH



**LEGEND**

- EXISTING UTILITY POLE
- CONN. HIGHWAY DEPT. MONUMENT
- IRON ROD TO BE SET
- EXISTING IRON PIN
- TEST HOLE
- PERC PERCOLATION TEST
- EDGE OF FIELD LOCATED WETLANDS
- WETLANDS FLAG
- MINIMUM BUILDABLE AREA
- STONE WALL

PLAN PREPARED FOR CHARLES A. BROWN

LAND OF MARGARET REID AND REID MARTIN

CT. ROUTE 44 / BOSTON TURNPIKE COVENTRY, CT.

FIRST CUT PLAN

SCALE: 1"=60' DATE: 5/19/2025 FILE NO. 2024-93 SHEET: 1 OF 1

**BUSHNELL ASSOCIATES LLC.**  
CIVIL ENGINEERING AND LAND SURVEYING  
563 WOODBRIDGE STREET MANCHESTER, CT. 06042  
860-643-7875

REVISIONS:

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

5/15/2025

ANDREW P. 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.

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.

JOHN P. IANNI  
CERTIFIED SOIL SCIENTIST

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY. FILM OR LITHO. BUSHNELL ASSOCIATES, LLC 623 WOODBRIDGE ST. MANCHESTER, CT 06042

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