



**Record No:**  
**WP-26-2**

Wetlands Permitting

Status: Active

Submitted On:  
1/22/2026

**Primary Location**

1047 MERROW RD  
Coventry, CT 06238

**Owner**

ENGELS ANDREW &  
ENGELS CHERYL  
MERROW RD 1047  
COVENTRY, CT 06238

**Applicant**

Eric Peterson  
 860-871-0808  
 epeterson@gardnerpeterson.com  
 178 Hartford Turnpike  
Tolland, CT 06084

Applicant/Owner Information: Please note that "?" bubbles throughout the application provide additional helpful information when hovered over.

Applicant Information

Applicant's Association to Owner:\*

Engineer

Applicant Business Name (if applicable)

Gardner & Peterson Associates, LLC

Owner Information

Owner Name

Andy & Cheryl Engels

Owner Phone Number

716-390-3401

Owner Email Address

ajengels66@gmail.com

Owner Address

1047 Merrow Road - Coventry, CT

Additional Information

**Additional Agent, Engineer, Contractor Information (if applicable):**

## Wetlands Permitting

**Type of Wetlands Application:\***

**Type of Activity\***

As-of-Right Application

Agricultural

## Activity/Project Information

**Description of Proposed Activity(s):\*** 

Consturction of new horse barn and manure storage, and the creation of two horse pastures

**Distance in Feet from Regulated Wetlands/Watercourse:\***

**Square feet of Wetlands, Watercourse and/or Regulated Area Impacted:**

0

Wetlands only distrubed by the installation of a horse fence posts totaling approximately 20 square feet. Regulated area impact totals 11,300 sqyare feet or 0.26 acres

**Describe measures (if any) that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas:**

Any fence post installed in the wetland will be dug by hand. Erosion control barriers will be installed downhill of all site grading and construction activities. An earth berm will be installed downhill of the manure storage area that will direct runoff further away from the wetland.

Any additional and/or pertinent information:

See included narrative

Is any portion of the property on which the regulated activity is proposed located within 500 feet of an adjoining municipality?\*

No

### Acknowledgments

I HEREBY ACKNOWLEDGE AND CERTIFY THAT I'M PERSONALLY FAMILIAR WITH ALL THE INFORMATION PROVIDED IN THIS APPLICATION AND THAT ALL STATEMENTS AND REPRESENTATIONS MADE ARE TRUE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT I AM AWARE OF THE PENALTIES FOR OBTAINING A PERMIT THROUGH DECEPTION OR THROUGH INACCURATE OR MISLEADING INFORMATION.\*



The undersigned electronic signature hereby grants permission to this Agency and its Agent to conduct any necessary inspections of this property, at reasonable times, both before and after the permit in question has been granted by the Agency/Agent.\*



I agree that my electronic signature below warrants the truth of all statements contained herein and in all supporting documents according to the best of the Agent &/or Owner(s) knowledge and belief, and that it is equivalent to a handwritten signature and is binding for all purposes related to this transaction.\*

 Eric Peterson

Jan 22, 2026

## Record Activity

|                                                                                                                            |                       |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Eric Peterson started a draft Record                                                                                       | 01/22/2026 at 8:27 am |
| Eric Peterson added file 11536-1.pdf                                                                                       | 01/22/2026 at 8:52 am |
| Eric Peterson added file 11536-1.pdf                                                                                       | 01/22/2026 at 8:56 am |
| Eric Peterson removed file 11536-1.pdf                                                                                     | 01/22/2026 at 8:56 am |
| Eric Peterson added file Engels-ProjectNarrative.pdf                                                                       | 01/22/2026 at 8:57 am |
| Eric Peterson added file Zulick Report.pdf                                                                                 | 01/22/2026 at 8:57 am |
| Eric Peterson submitted Record WP-26-2                                                                                     | 01/22/2026 at 8:58 am |
| OpenGov system completed document step IWA Application Checklist on Record WP-26-2                                         | 01/22/2026 at 8:58 am |
| OpenGov system altered approval step Preliminary Staff review, changed status from Inactive to Active on Record WP-26-2    | 01/22/2026 at 8:58 am |
| OpenGov system assigned approval step Preliminary Staff review to Lindsay Beutler on Record WP-26-2                        | 01/22/2026 at 8:58 am |
| Lindsay Beutler approved approval step Preliminary Staff review on Record WP-26-2                                          | 01/23/2026 at 1:52 pm |
| OpenGov system altered approval step Admin Review for Fee Review, changed status from Inactive to Active on Record WP-26-2 | 01/23/2026 at 1:52 pm |
| OpenGov system assigned approval step Admin Review for Fee Review to Jeannie Katan on Record WP-26-2                       | 01/23/2026 at 1:52 pm |

## Timeline

| Label                                                                                                         | Activated             | Completed             | Assignee | Due Date | Status    |
|---------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|----------|----------|-----------|
|  IWA Application Checklist | 1/22/2026, 8:58:13 AM | 1/22/2026, 8:58:13 AM | -        | -        | Completed |

| Label                                                                                                                                           | Activated             | Completed             | Assignee        | Due Date | Status    |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------|----------|-----------|
|  Preliminary Staff review                                      | 1/22/2026, 8:58:13 AM | 1/23/2026, 1:52:45 PM | Lindsay Beutler | -        | Completed |
|  Admin Review for Fee Review                                   | 1/23/2026, 1:52:46 PM | -                     | Jeannie Katan   | -        | Active    |
|  Fee                                                           | -                     | -                     | Eric Peterson   | -        | Inactive  |
|  Zoning Review                                                 | -                     | -                     | -               | -        | Inactive  |
|  Approvals from Agency or Agent                                | -                     | -                     | -               | -        | Inactive  |
|  Issuance of Decision Letter/Permit                            | -                     | -                     | -               | -        | Inactive  |
|  Inspections: Please Call to Schedule Pre-Construction Meeting | -                     | -                     | -               | -        | Inactive  |

# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.  
ERIC R. PETERSON, P.E., L.S.  
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808  
info@GardnerPeterson.com  
www.GardnerPeterson.com

## Project Narrative

### Scope of Project:

Barn, pasture and pasture fence construction for 2 – 3 horses

### Owner / Applicant:

Andy & Cheryl Engels  
1047 Merrow Road  
Coventry, Connecticut

Years ago, portions of this property were used by neighbors as pasture lands for their horses. The Engels are seeking Land Use approvals for the construction of a 24' x 36' barn with a hay loft to support 2 – 3 horses on their property for personal agricultural use. Currently, the Engels are stabling their horse, Kristoff, at the Connecticut Equestrian Center on Talcottville Road until the barn is constructed. No stalls will be rented out for income. The barn will have 2 - 12x12 stalls with a storage area and a tack room. The storage area can be converted to a third stall in the future if needed. The stalls will turn out into a paddock /run out area located off the south side of the barn. The barn will have a full hay loft capable of accommodating 200+ bales of hay and will be accessed by stairs in the tack room. The barn will have water and electric utilities but no sanitary sewer or septic. The water use will only be for the hose bibs on the wall of the barn. The property will be fenced off for multiple pastures which will require some brush removal, grass seeding, minor site grading and rock removal. For instance, one area outside of the wetlands near the front of a crabapple tree will be graded to improve footing for the horses.

The wetlands on the property were field delineated by Richard Zulick, C.S.S. in the July of 2025, and located and mapped by Gardner & Peterson Associates, LLC. The permit plans depict the property boundary, wetland boundary, upland review area, topography within areas of proposed site disturbance, the proposed barn location, an alternative (but not preferred) barn location, site grading, proposed utilities, proposed pasture fencing, a manure management area, erosion & sediment controls, and construction notes, schedule and details. A portion of the pasture fencing will be located within the wetland. The fencepost

hole located within the wetlands will be dug by hand to minimize disturbances. Lastly, the Engels plan to remove invasive shrubbery, vines and prickler bushes within the two pasture areas to protect the horses.

#### Background:

Andy and Cheryl have personally owned horses for 35 years and Cheryl grew up on a horse farm. They are experienced horse owners and horse property owners. This will be the 5<sup>th</sup> property they have had horses on and their 3<sup>rd</sup> barn construction. They intend to use the 4.3 acre property for the agriculture usage of 2-3 horses, grazing, riding, cart / carriage driving and personal recreational use. As part of pasture management, the horses will be sustained through a balance of pasture, hay and grain to maintain good health. A wood fence with gates will be constructed for the pasture area. The fences are offset from the property line 15 – 20 feet to permit horse riding around the outside of them as well as have sufficient room to navigate the horse drawn carts, ATV and yard maintenance equipment.

#### Barn Placement:

The 24' x 36' barn location was selected based on the following criteria:

- Placement outside of the wetlands
- Satisfy the 50' property zoning set back
- Satisfy the 100' manure management set back
- Ensure underground electric cable offset concerns by Eversource are satisfied
- Keep sufficient distance from the electrical transformer to minimize potential accident
- Minimize the amount of excavation, grading and fill impact to the wetlands
- Maximize existing flat area for pasture and turn out
- Application of Good Horse Keeping Best Management Practices Manual
- Ease of access to barn for Veterinarian, Farrier, hay unloading, trailering and manure management

#### Proposed Barn Location: (Preferred Location)

- Satisfies all zoning setback requirements
- Least risk of electrical utility line conflict and unintended transformer impact
- Constructing barn on a relatively flat slope will minimize excavation, fill and grading
- Land gradient more accommodating to horses
- Less removal of trees, bushes, and rocks than other considered options
- Vehicle access for purposes stated in the background area is much better than other considered options

#### Alternative Barn Location Considered:

- Satisfies all zoning setback requirements
- Highest risk of electrical utility line conflict and unintended transformer impact
- This area has a steeper land gradient of the two options. An extraordinary amount of fill would be required to provide a level foundation for the barn. The quantity of fill and excavation in that location we feel would have higher potential for wetland disturbance than the preferred option.
- Removal of trees, bushes, and rocks will be needed to accommodate this location
- More challenging vehicular access for purposes stated in the background

#### Manure Management:

- Manure management will be located 100 ft from the property line.
- Manure to be stored in covered dumpster located on concrete pad and hauled off property.
- Natural screening of the manure storage area exists via existing tree, shrubs and bushes around the property.
- The grade in the vicinity of the manure storage area will be graded to direct any runoff in a southerly direction and further from the on-site wetlands.
- A small portion of manure will be composted adjacent to the concrete pad and used for gardens on the property.
- All wells, including the well on this property are located in excess of 100 ft from the manure storage, horse barn and pasture area.

**Richard Zulick**  
**Certified Forester / Soil Scientist**  
400 Nott Highway  
Ashford, CT  
06278

January 22, 2026

Re: Soils and Wetland Report  
1047 Merrow Road  
Coventry, CT

I have conducted a wetland delineation to identify the Connecticut regulated wetland soils on the above referenced parcel located on the south side of Merrow Road in the Town of Coventry, CT. This parcel is owned by Andrew and Cheryl Engels. The wetlands were delineated in July of 2025.

#### **WETLAND DELINEATION METHODOLOGY**

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Coventry or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

#### **Existing Conditions**

Wetlands were delineated on 7/11/2025. The delineation was conducted from a culvert under the driveway (dry at time of delineation), to the southwestern portion of the property at a stone wall. The wetlands consist of a small intermittent watercourse surrounded by a thin area of poorly drained soils.

The wetland area consists of my Flag numbers WB 1 to WB 55. No other wetlands exist on this parcel.

The upland soils were moderately well drained Sutton soils.

### **Wetland and Soil Description**

The wetland soils are poorly drained Leicester soils.

### **Leicester Soil Series**

The Leicester series consists of very deep, poorly drained soils formed in coarse-loamy till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum.

TAXONOMIC CLASS: Coarse-loamy, mixed, superactive, acid, mesic Aeric Endoaquepts

### **Conclusion**

I have carefully reviewed the subject plan # 11536-1 by Gardner and Peterson Associates , LLC and dated 01-16-2026. This plan describes an agricultural project scope including a barn, pasture and fence for 2 – 3 horses within an area that was used for pasture in the past. It is my recommendation that the horses be excluded from the wetland soils within the pastures during wet periods of the year. This can be easily accomplished with temporary fencing.

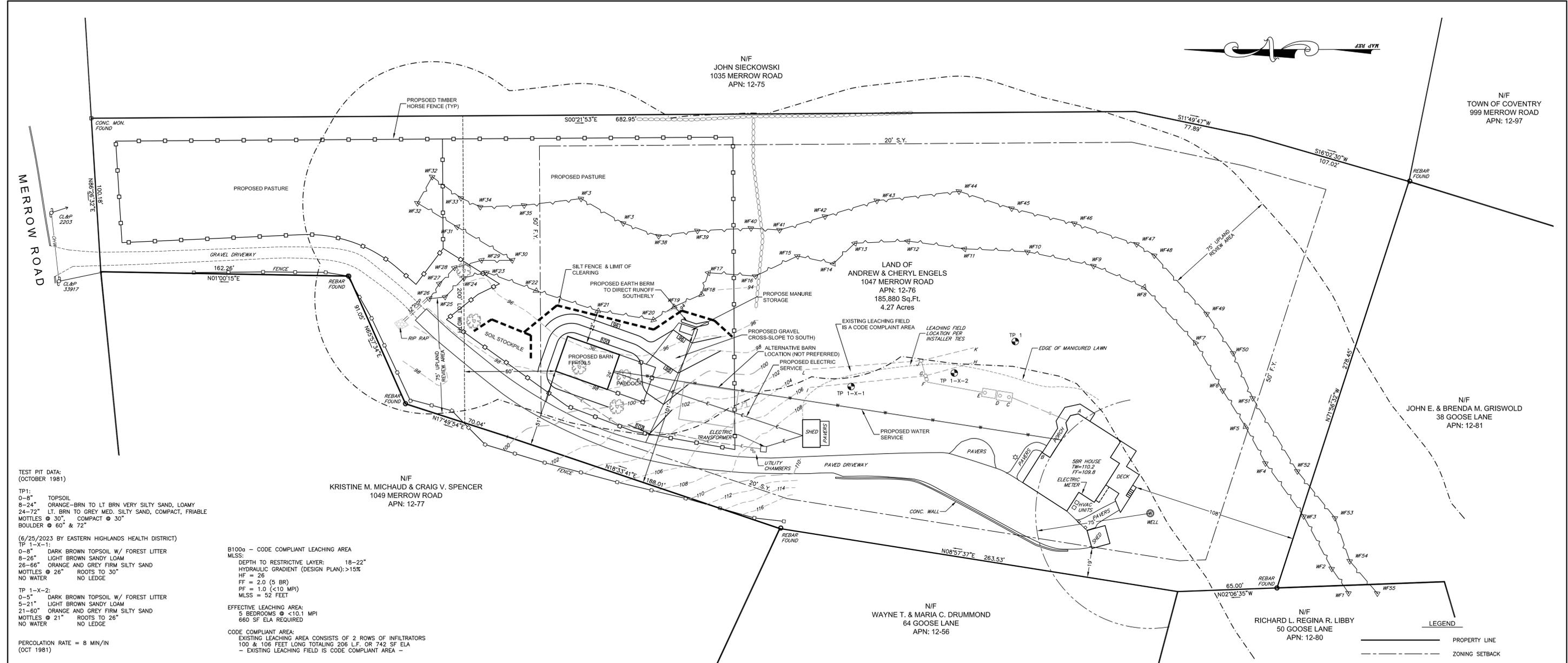
It is my opinion that with the proposed sediment and erosion controls in place, as well as the following of the recommendation above, the proposed development will have no significant long term negative impacts on the subject wetland. It is also my opinion that this constitutes an agricultural use as of right.

If you have any questions concerning the wetland assessment or this report, please feel free to contact me.

Sincerely,



Richard Zulick  
Certified Forester and Soil Scientist  
Member SSSSNE



TEST PIT DATA:  
(OCTOBER 1981)

TP1:  
0-8" TOPSOIL  
8-24" ORANGE-BRN TO LT BRN VERY SILTY SAND, LOAMY  
24-72" LT. BRN TO GREY MED. SILTY SAND, COMPACT, FRIABLE  
MOTTLES @ 30", COMPACT @ 30"  
BOULDER @ 60" & 72"

(6/25/2023 BY EASTERN HIGHLANDS HEALTH DISTRICT)

TP 1-X-1:  
0-8" DARK BROWN TOPSOIL W/ FOREST LITTER  
8-26" LIGHT BROWN SANDY LOAM  
26-66" ORANGE AND GREY FIRM SILTY SAND  
MOTTLES @ 26" ROOTS TO 30"  
NO WATER NO LEDGE

TP 1-X-2:  
0-5" DARK BROWN TOPSOIL W/ FOREST LITTER  
5-21" LIGHT BROWN SANDY LOAM  
21-60" ORANGE AND GREY FIRM SILTY SAND  
MOTTLES @ 21" ROOTS TO 26"  
NO WATER NO LEDGE

PERCOLATION RATE = 8 MIN/IN  
(OCT 1981)

NIF  
KRISTINE M. MICHAUD & CRAIG V. SPENCER  
1049 MERROW ROAD  
APN: 12-77

NIF  
JOHN SIECKOWSKI  
1035 MERROW ROAD  
APN: 12-75

NIF  
ANDREW & CHERYL ENGELS  
1047 MERROW ROAD  
APN: 12-76  
185,880 Sq.Ft.  
4.27 Acres

NIF  
JOHN E. & BRENDA M. GRISWOLD  
38 GOOSE LANE  
APN: 12-81

NIF  
WAYNE T. & MARIA C. DRUMMOND  
64 GOOSE LANE  
APN: 12-56

NIF  
RICHARD L. REGINA R. LIBBY  
50 GOOSE LANE  
APN: 12-80

NIF  
TOWN OF COVENTRY  
999 MERROW ROAD  
APN: 12-97

ZONING TABLE:

| GR-80 ZONE                   | REQUIRED      | EXISTING       | PROPOSED |
|------------------------------|---------------|----------------|----------|
| MINIMUM LOT AREA             | 80,000 SQ.FT. | 185,880 SQ.FT. | ---      |
| MINIMUM LOT WIDTH            | 200 FEET      | 200 FEET       | ---      |
| MINIMUM FRONT YARD           | 50 FEET       | 618 FEET       | ---      |
| MINIMUM SIDE YARD            | 20 FEET       | 19 FEET        | ---      |
| MINIMUM REAR YARD            | 50 FEET       | 100 FEET       | ---      |
| BARN PROPERTY LINE SETBACK   | 50 FEET       | ---            | 51 FEET  |
| MANURE PROPERTY LINE SETBACK | 100 FEET      | ---            | 101 FEET |
| BUILDING HEIGHT              | 40 FEET       | ---            | 22'4"    |
| MAX. LOT COVERAGE            | 15%           | 7.1%           | 9.3%     |

- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
  - MAP REFERENCES:  
A. FINAL SUBDIVISION PLAN OLDE TOWNE EAST PROPERTY OF C.P.V. DEVELOPMENT CORP. NORTH RIVER ROAD, GOOSE LANE & MERROW ROAD - COVENTRY, CONN" BY ALFORD ASSOCIATES. DATE: OCT. 20, 1981. REVISED: 3/17/82.  
B. "IMPROVEMENT LOCATION PLAN PREPARED FOR AL-FRED CONSTRUCTION 1047 MERROW ROAD COVENTRY, CONNECTICUT" BY ALFORD ASSOCIATES, INC. DATE: JUNE 30, 2003. REVISED: 3/3/04.
  - BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 2.A. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 2.B.
  - THIS PROPERTY AND ALL ABUTTING PROPERTIES ARE LOCATED IN THE RESIDENTIAL GR-80 ZONE.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

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

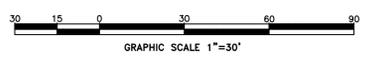
*Eric R. Peterson*  
ERIC R. PETERSON  
L.S. 23430  
REGISTRATION NO.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*Richard Zulick*  
RICHARD ZULICK C.S.S.

LEGEND

|  |                        |
|--|------------------------|
|  | PROPERTY LINE          |
|  | ZONING SETBACK         |
|  | IRON PIPE FOUND        |
|  | UTILITY POLE           |
|  | EXISTING SPOT ELEV.    |
|  | EXISTING CONTOUR       |
|  | EX. FENCE              |
|  | OVERHEAD WIRE          |
|  | ELECTRIC MARKOUT       |
|  | PERCOLATION TEST       |
|  | TEST PIT               |
|  | TREELINE               |
|  | STONEMALL              |
|  | WETLAND BOUNDARY       |
|  | UPLAND REVIEW AREA     |
|  | PROPOSED CONTOUR       |
|  | PROPOSED SPOT ELEV.    |
|  | PROPOSED WATER SERVICE |
|  | PROPOSED SILT FENCE    |



IMPROVEMENT LOCATION SURVEY

PERMIT PLAN  
LAND OF  
ANDREW & CHERYL ENGELS  
1047 MERROW ROAD  
COVENTRY, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

| REVISIONS |        | PROFESSIONAL ENGINEERS |           | LAND SURVEYORS |  |
|-----------|--------|------------------------|-----------|----------------|--|
| BY        | SCALE  | DATE                   | SHEET NO. | MAP NO.        |  |
| E.R.P.    | 1"=30' | 01-16-2026             | 1 OF 2    | 11536-1        |  |

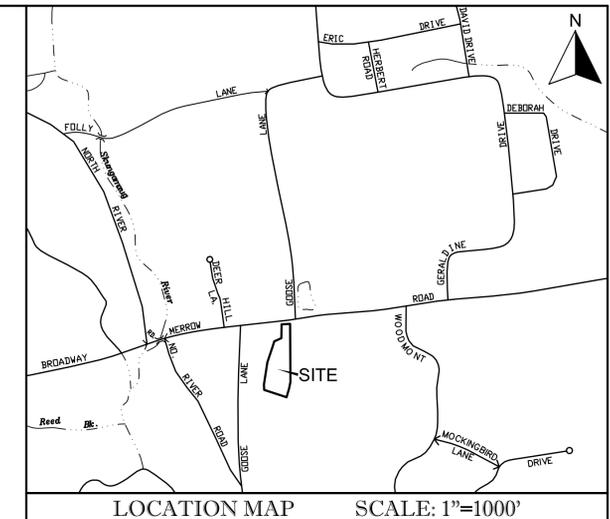
CONSTRUCTION SCHEDULE &  
EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: HORSE BARN  
LOCATION: 1047 MERROW ROAD - COVENTRY, CONNECTICUT  
PROJECT DESCRIPTION: CONSTRUCTION OF HORSE BARN  
PARCEL AREA: 4.27 ACRES  
RESPONSIBLE PERSONNEL: ANDY ENGELS (716) 390-3401

| WORK DESCRIPTION                            | EROSION & SEDIMENT CONTROL MEASURES       | DATE INSTALLED | INITIALS |
|---------------------------------------------|-------------------------------------------|----------------|----------|
| ESTABLISH CONSTRUCTION ENTRANCE             | INSTALL ANTI-TRACKING PAD                 |                |          |
| CLEAR TREES AND BRUSH                       | INSTALL SILT FENCE                        |                |          |
| REMOVE STUMPS                               |                                           |                |          |
| ROUGH GRADING                               |                                           |                |          |
| CONSTRUCT BARN                              |                                           |                |          |
| INSTALL CONCRETE PADS                       |                                           |                |          |
| FINAL GRADE SITE AND DRIVE                  | FINAL GRADE AND SEED                      |                |          |
| LOAM AND SEED DISTURBED ALL DISTURBED AREAS | REMOVE SILT FENCE WHEN SITE IS STABILIZED |                |          |

PROJECT DATES:  
DATE OF CONSTRUCTION START: APRIL 1, 2026  
DATE OF CONSTRUCTION COMPLETION: OCTOBER 1, 2026

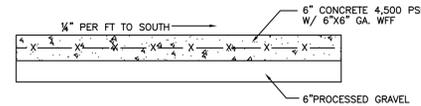
EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.



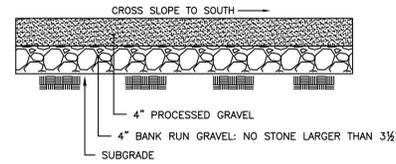
LOCATION MAP SCALE: 1"=1000'

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.). CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

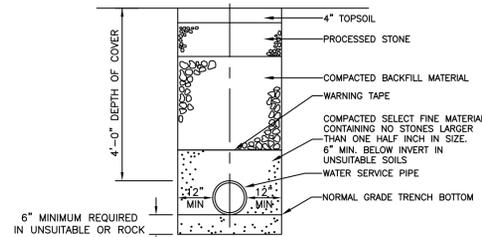


CONCRETE DUMPSTER PAD DETAIL



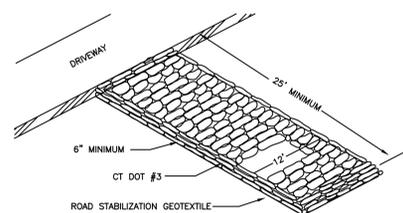
- NOTES:  
1. SIDE SLOPES SHALL NOT EXCEED 3:1.  
2. DRIVE SHALL NOT EXCEED 10%.

GRAVEL DRIVEWAY DETAIL

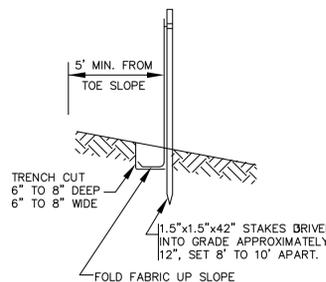


- NOTES:  
1) WARNING TAPE TO BE INSTALLED IN A MIN. OF 12" ABOVE PIPE LINE ON TOP OF SELECT FINE MATERIAL.

WATER TRENCH DETAIL



CONSTRUCTION ENTRANCE



SILT FENCE INSTALLATION  
NOT TO SCALE

- NOTES:  
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.  
2. USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.  
3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.  
4. INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

TEMPORARY SEEDING SCHEDULE:

| SPECIES         | LBS/ACRE | LBS/1000SF | SEEDING DATES        |
|-----------------|----------|------------|----------------------|
| ANNUAL RYEGRASS | 40       | 0.9        | 3/1-6/15, 8/1-10/1   |
| WINTER RYE      | 40       | 0.9        | 4/15-6/15, 8/15-10/1 |
| SUDANGRASS      | 11       | 0.25       | 5/15-8/15            |

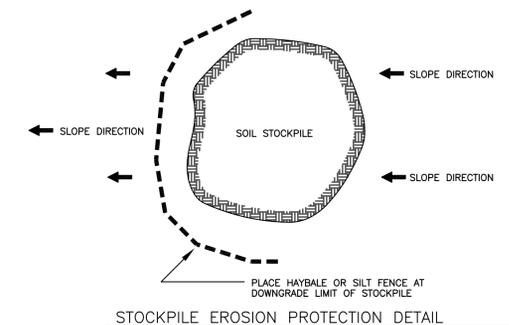
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 80 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

| SPECIES             | LBS/ACRE | LBS/1000SF | SEEDING DATES          |
|---------------------|----------|------------|------------------------|
| KENTUCKY BLUEGRASS  | 40       | 0.90       | 4/15-6/15 or 8/15-9/15 |
| CREeping RED FESCUE | 120      | 2.75       |                        |
| PERENNIAL RYEGRASS  | 40       | 0.90       |                        |



STOCKPILE EROSION PROTECTION DETAIL

IMPROVEMENT LOCATION SURVEY

PERMIT PLAN  
LAND OF  
ANDREW & CHERYL ENGELS  
1047 MERROW ROAD  
COVENTRY, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT



| REVISIONS |        | PROFESSIONAL ENGINEERS LAND SURVEYORS |           |         |  |
|-----------|--------|---------------------------------------|-----------|---------|--|
| BY        | SCALE  | DATE                                  | SHEET NO. | MAP NO. |  |
| E.R.P.    | N.T.S. | 01-16-2026                            | 2 OF 2    | 11536-1 |  |