



Record No:
WP-26-3

Wetlands
Permitting

Status: Active

Submitted On:
1/23/2026

Primary Location

129 WOODLAND RD
Coventry, CT 06238

Owner

LENHARDT, RICHARD
HEATHER LN 19
VERNON, CT 06066

Applicant

Andrew Bushnell
 860-643-7875
 abushnell@bushnellassociatesllc.com
 563 Woodbridge St
Manchester, Connecticut 06042

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)

Bushnell Associates LLC

Owner Information

Owner Name

Richard Lenhardt

Owner Phone Number

860-841-9553

Owner Email Address

richardlenhardt@yahoo.com

Owner Address

129 Woodland Rd. Coventry CT 06238

Additional Information

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

Wetlands Permitting

Type of Wetlands Application:*

Regulated Activity Being Applied For: *

Regulated Activity Application

Activity Within a Wetlands Upland Review Area

Activity/Project Information

Description of Proposed Activity(s):* ?

Removal of existing garage and concrete pad. Construction of new garage / 2nd floor Accessory Dwelling Unit within same footprint of existitng garage and concrete pad

Distance in Feet from Regulated Wetlands/Watercourse:*

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

51

Wetlands & Watercourse 0 SQ.FT.
Regulated Area 1,688 SQ.FT.

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

Installation and maintainance of silt fence during construction

Any additional and/or pertinent information:

No proposed increase in Impervious Lot Coverage

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

No

Acknowledgments

MANDATORY PRE APPLICATION FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building. Effective October 1, 2005 no Land Use, Health or Building application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the attached legislation, PA 05-124. Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted and complete either A or B below. Property Owner(s): Address of Permit Application: A. I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced property. B. There ARE conservation easements or restrictions or preservation restrictions on the above referenced property. Name/Phone Number of Restriction Holder: Please attach one of the following: I. Proof that the holder of the conservation or preservation restriction was notified by certified mail return receipt requested of the property owner's intent to apply for a Land Use, Health or Building permit in the [[orgFullName]]. 2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.*



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 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.*



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.*

 Andrew Bushnell -Agent
Jan 21, 2026

Record Activity

Andrew Bushnell started a draft Record	01/21/2026 at 2:50 pm
Andrew Bushnell added file 129 Woodland Road Garage Designs.pdf	01/21/2026 at 3:25 pm
Andrew Bushnell added file Zoning Location Survey 129 Woodland Rd Coventry CT.pdf	01/23/2026 at 10:09 am
Andrew Bushnell submitted Record WP-26-3	01/23/2026 at 10:09 am
OpenGov system completed document step IWA Application Checklist on Record WP-26-3	01/23/2026 at 10:09 am
OpenGov system altered approval step Preliminary Staff review, changed status from Inactive to Active on Record WP-26-3	01/23/2026 at 10:09 am
OpenGov system assigned approval step Preliminary Staff review to Lindsay Beutler on Record WP-26-3	01/23/2026 at 10:09 am
Lindsay Beutler approved approval step Preliminary Staff review on Record WP-26-3	01/23/2026 at 1:58 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 IWA Application Checklist	1/23/2026, 10:09:40 AM	1/23/2026, 10:09:40 AM	-	-	Completed
 Preliminary Staff review	1/23/2026, 10:09:40 AM	1/23/2026, 1:58:46 PM	Lindsay Beutler	-	Completed
 Admin Review for Fee Review	1/23/2026, 1:58:48 PM	-	Patty Cortes	-	Active
 Fee	-	-	Andrew Bushnell	-	Inactive
 Zoning Review	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
<input checked="" type="checkbox"/> Approvals from Agency or Agent	-	-	-	-	Inactive
<input checked="" type="checkbox"/> Issuance of Decision Letter/Permit	-	-	-	-	Inactive
<input checked="" type="checkbox"/> Inspections: Please Call to Schedule Pre-Construction Meeting	-	-	-	-	Inactive



Town of Coventry

Land Use Office - Wetlands

1712 Main Street • Coventry, CT 06238

Lindsay Beutler • Environmental Planner/ Wetlands Agent

Phone: 860-531-2886 • Fax: 860 742-4059 • Email: lbeutler@coventry-ct.gov



Date: February 13, 2026

To: Richard Lenhardt, Owner
Andrew Bushnell, Agent/Applicant

Re: Coventry IWA Application WP 26-3 – 129 Woodland Road
Demo and rebuild of garage with no increase in footprint.
Review Memo

The Coventry Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit Application at its regular scheduled January 28, 2026, meeting. The application activities are depicted on a site plan prepared by Bushnell Associates LLC dated 12/15/2025 with revision date of 1/21/2026. The Agency engaged in a preliminary discussion on the particulars of the application at said meeting. That discussion, along with Staff comments, are listed below and shall be addressed prior to the regular scheduled February 25, 2026, meeting.

1. Add topo to the site plan.
2. Explore options for reducing lot coverage. Rain barrels connected to garage downspouts? What are the plans for drainage?
3. If rain barrels are added, include detail and maintenance schedule to site plan.
4. Additional E&S between proposed garage and house; second row of silt fence or row of staked in hay bales.
5. Consider reducing size of lawn between house and Coventry Lake and re-vegetating with native plants to create a buffer to intercept stormwater runoff and filter out any pollutants that would otherwise be carried into the lake. Reference Maine Lakes brochure attached.
6. If material is to be stockpiled, add additional E&S downslope of pile.

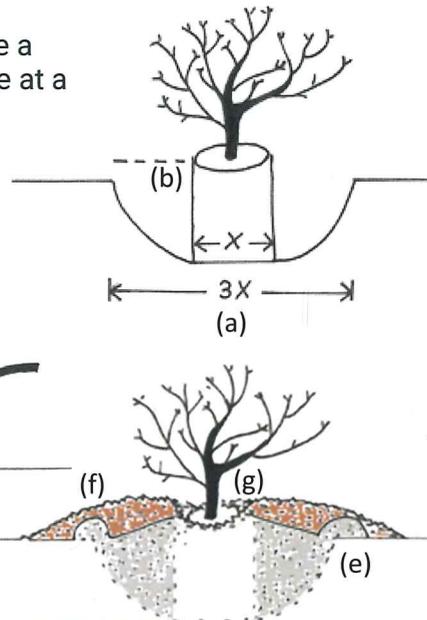
IWA scheduled the application for potential action at the February 25, 2026, meeting. It would be helpful to responses to the above comments by February 20, 2026, so they can be provided to the IWA when they pick up their Agenda packets. You can reach me at the contact information in the above letterhead.

Sincerely,

Lindsay Beutler

GENERAL PLANTING GUIDE

1. Choose plants suitable for your location.
2. Dig the hole 2-3 times the width of the container/root ball.
3. Set the plant on undisturbed soil (a) so top is 1"-2" higher than the surrounding grade (b).
4. If the plant is root bound, cut vertical slices through the circling roots.
5. **Do not** add compost, manure or other amendments *unless* the soil is very poor, then up to 25% may be added.
6. Backfill with half of the native soil. To eliminate air pockets, tamp lightly (c) OR flood with water then let drain (d).
7. Complete filling hole to top of root ball. Tamp lightly. Build a shallow water ring around the base of the plant to retain water (e).
8. Mulch with 2"-3" shredded bark mulch (f). Leave 2"-6" bare around stem (g).
9. Water regularly (about once a week) and deeply (run hose at a slow trickle). **Keeping soil moist but not soggy is the greatest key to success.**
10. Do not fertilize the first year.



MORE ABOUT PLANTING

Website links available at lakes.me/protect

The Buffer Handbook Plant List; pp 5-7 (see next page)

Step-by-Step Illustrations: www.arboday.org/trees/planting

Information for all types of planting, from root balls to container grown: www.westonnurseries.com

LEARN MORE

Links to all references can be found at lakes.me/protect.

1. Common Shrubs of Central Maine Shorelines. 2015. Sue Gawler and Jack Bouchard.
2. The Buffer Handbook Plant List. 2009. Cynthia Kuhns. Lake and Watershed Resource Management Associates.
3. UMaine Cooperative Extension's webpage *Plants for the Maine Landscape* has links to bulletins for many of the plants listed here as well as *Gardening to Conserve Maine's Native Landscape: Plants to Use and Plants to Avoid*.
4. UNH Cooperative Extension has two very helpful publications: *Native Plants for New England Rain Gardens* and *Landscaping at the Waters Edge: An Ecological Approach and Manual for New Hampshire Landowners and Landscapers*.
5. Visit Maine Audubon's Native Plant Finder to search for native plants by habitat type.

A LAKESMART BUFFER:

- ◆ Slows and absorbs rain and stormwater so that it doesn't carry nutrients and pollution into the lake.
- ◆ Has five layers of vegetation: canopy, midstory, shrubs, ground cover, and duff/mulch.
- ◆ Is at least 10' deep, deeper on steeper slopes.
- ◆ Has minimum narrow access points to the water showing no signs of erosion.
- ◆ Has curving paths that are permeable (i.e., not paved)

For more information, and to make an appointment for a free LakeSmart evaluation of your shoreline property, contact your lake association. FMI, email lakesmart@lakes.me or visit www.lakesmart.org.

Maine Lakes thanks Doug Kavanaugh of the Greater Pushaw Lake Association for writing, researching and designing this publication.

MAINE LAKES
PO BOX 91, YARMOUTH, ME 04096
(207)495-2301 WWW.LAKES.ME



PROTECT YOUR POND



WITH NATIVE BUFFER PLANTS

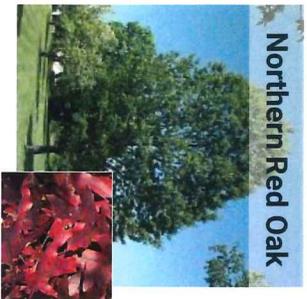
Lake water quality is best protected with five layers of buffer vegetation at least 10' deep along the shoreline.

The best native buffer plants:

- ◆ Are hardy and beautiful in many seasons
- ◆ Are widely available at local nurseries
- ◆ Tolerate a range of soils and sun conditions
- ◆ Grow rapidly, with spreading root systems
- ◆ May attract pollinators and wildlife

HARDY PLANTS FOR THE LAKESHORE

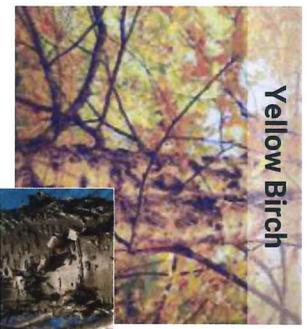
Canopy



Quercus rubra
☀️🌧️🌧️🌧️🌧️



Acer rubrum
☀️☀️☀️🌧️🌧️



Betula alleghaniensis
☀️☀️🌧️🌧️



Abies balsamea
☀️☀️☀️🌧️🌧️

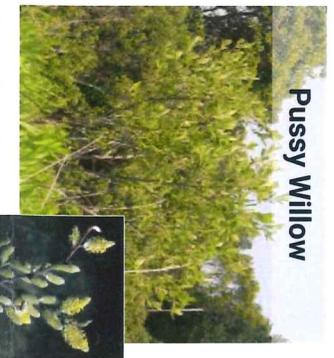
Small Trees



Amelanchier canadensis
☀️☀️🌧️🌧️🌧️



Acer pensylvanicum
☀️☀️🌧️



Salix discolor
☀️🌧️🌧️🌧️



Hamamelis virginiana
☀️☀️🌧️

Shrubs



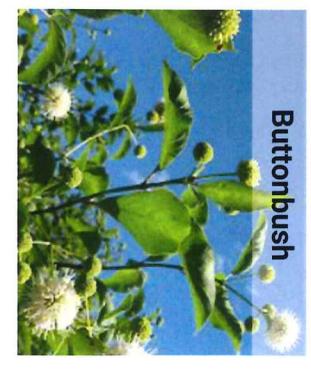
Vaccinium corymbosum
☀️☀️☀️☀️🌧️🌧️🌧️



Cornus sericea
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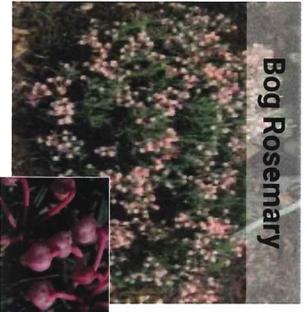
Ilex verticillata
☀️☀️☀️🌧️🌧️🌧️



Cephalanthus occidentalis
☀️☀️☀️🌧️



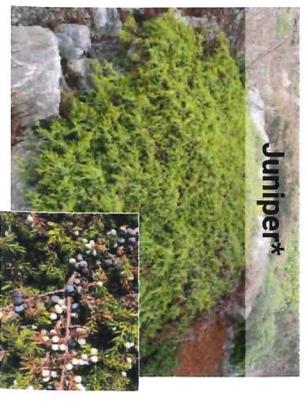
Aronia melanocarpa
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Andromeda polifolia
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Clethra alnifolia
☀️☀️☀️🌧️🌧️



Juniperus spp.
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Ground Cover



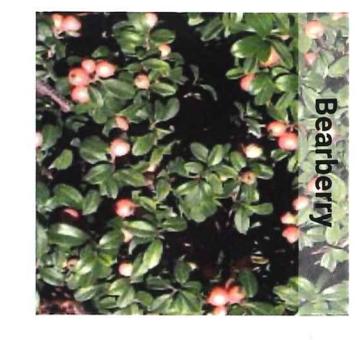
Cornus canadensis
☀️🌧️



Many different species
☀️☀️☀️☀️☀️🌧️🌧️



Vaccinium angustifolium
☀️☀️☀️🌧️🌧️



Arctostaphylos uva-ursi
☀️☀️☀️🌧️

*J. communis selections: compressa, Coriellagan, effuse, green carpet, repanda, "AmiDak" (blueberry delight), copper delight; J. horizontalis selections: Bar Harbor, mother lode, blue rug, lime glow, Andorra, blue chip, blue prince, hughes, Prince of Wales, 'Icee blue'
**Christmas, cinnamon, hayscented, interrupted, lady, long beech, maidenhair, marginal wood, ostrich, royal, sensitive, spinulose wood

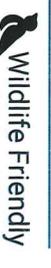


Photo Credits: Sue Gawler and Jack Bouchard (9, 10, 13, 14, 15, 17, 18, 23, 24, 25, 30, 31, 37); Mark H. Brand (1, 2, 3, 4, 7, 11, 12, 21, 26, 28, 29, 36, 38); Can Stock Photo:Mirage3(5), @greg346(8), LianeM (16), damann (22), starover (34), patgrover (35); Gary Fish (32, 33); Julie Makin (6); Stephanie Brundage (20); Phyllis Weyand (6); Pete Dziuk (19). Full photo credits listed at lakes.me/protect.

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 OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) PROPERTY IS LOCATED IN A LR (LAKE RESIDENTIAL) ZONE.

3.) TOPOGRAPHY SHOWN WAS TAKEN FROM ON-LINE GIS DATA

MAP REFERENCES:

1.) PLAN OF BUILDING LOTS BELONGING TO THE LAKE WAMGUMBAUG LAND ASSN, AT SOUTH COVENTRY CONN. 1909

2.) PLAN PREPARED FOR MALCOLM GILL & CLAIRE GILL 119 WOODLAND ROAD COVENTRY, CT. ZONING LOCATION SURVEY SCALE: 1"=20' DATE: 1/3/2012 FILE NO. 30049AB SHEET 1 OF 1 HOLMES AND HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. COVENTRY, CT. 06238 (860) 742-0340

3.) PLAN PREPARED FOR LAURA PRELLE 131 WOODLAND ROAD COVENTRY, CT. WETLANDS PERMIT PLAN SCALE: 1"=20' DATE: 4/18/2012 FILE NO. 32007 SHEET 1 OF 1 HOLMES AND HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. COVENTRY, CT. 06238 (860) 742-0340

4.) TOWN OF COVENTRY RIGHT-OF-WAY MAP WOODLAND ROAD COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT & CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. SCALE: HORZ. 1"=40' DATUM HORZ: NAD 83 VERT: NGVD 29 FUSS & O'NEILL INC. CONSULTING ENGINEERS 146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860 646 2469

CONSTRUCTION NOTES:

1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

3.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.

4.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.

5.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN:

NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.

2.) CLEAR TREES AS REQUIRED.

3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES. SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.

3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.

4.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.

5.) REMOVE EXISTING GARAGE AND CONCRETE PAD.

6.) CONSTRUCT PROPOSED ACCESSORY DWELLING UNIT (ADU) AND INSTALL PROPOSED WATER AND SANITARY SEWER UTILITIES.

7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE. FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.

8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.

9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.

10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:

PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRUCK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
	1.0	OR ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.

EXISTING IMPERVIOUS LOT COVERAGE (ALONG PROPERTY LINE)
HOUSE/COVERED DECK/ CONCRETE STAIRS, CONCRETE SURROUND 1,446 SQ. FT.
GARAGE/CONCRETE PAD 510 SQ. FT.
BITUMINOUS DRIVEWAY 398 SQ.FT.
TOTAL = 2,354 SQ. FT. 18.3%

PROPOSED IMPERVIOUS LOT COVERAGE (ALONG PROPERTY LINE)
HOUSE/COVERED DECK/ CONCRETE STAIRS, CONCRETE SURROUND 1,446 SQ. FT.
PROPOSED GARAGE/ADU 516 SQ. FT.
BITUMINOUS DRIVEWAY 398 SQ.FT.
TOTAL = 2,360 SQ. FT. 18.3%

RAIN BARREL MAINTENANCE SCHEDULE:

1.) DETAILED INSPECTION AND MAINTENANCE REQUIREMENTS, INSPECTION AND MAINTENANCE SCHEDULES, AND THOSE PARTIES RESPONSIBLE FOR MAINTENANCE SHOULD BE IDENTIFIED ON THE PLANS, AND IN THE STORMWATER MANAGEMENT PLAN.

2.) MAINTENANCE SHOULD BE DETAILED IN A LEGALLY BINDING MAINTENANCE AGREEMENT.

3.) SEDIMENT AND DEBRIS SHOULD BE CLEANED OUT ON A REGULAR BASIS.

4.) USE A SCREW-ON LID, WHETHER IT IS A SOLID OR SCREENED LID TO FACILITATE EASY ACCESS FOR MAINTENANCE.

5.) GUTTERS ON THE ROOF SHOULD BE KEPT CLEAR OF DEBRIS, TO LIMIT THE AMOUNT OF STORMWATER THAT REACHES THE RAIN BARREL OR COULD CONTRIBUTE TO A BUILD-UP OF DEBRIS IN THE RAIN BARREL THAT LIMITS ITS PERFORMANCE.

6.) WINTERIZATION IS REQUIRED TO LIMIT DAMAGE TO THE BARREL FROM FREEZE-THAW CYCLES. DRAIN THE BARREL, AND STORE IT UPSIDE DOWN FOR THE WINTER.

7.) BEFORE RECONNECTING IT TO THE DOWNSPOUT IN THE SPRING, CLEAN THE BARREL WITH A NONTOXIC CLEANING SOLUTION, CHECK ALL OF THE CONNECTIONS, AND MAKE NECESSARY REPAIRS.

8.) INSPECT THE ROOF CATCHMENT AREA FOR LEAVES, OR PARTICULATE MATTER THAT MAY BE ENTERING THE GUTTER, AND DOWNSPOUT TO THE RAIN BARREL.

9.) INSPECT THE GUTTERS, DOWNSPOUTS, AND ENTRANCE TO THE RAIN BARREL, FOR LEAKS, OR OBSTRUCTIONS.

10.) INSPECT THE RAIN BARREL FOR POTENTIAL LEAKS, INCLUDING BARREL TOP, AND SEAL.

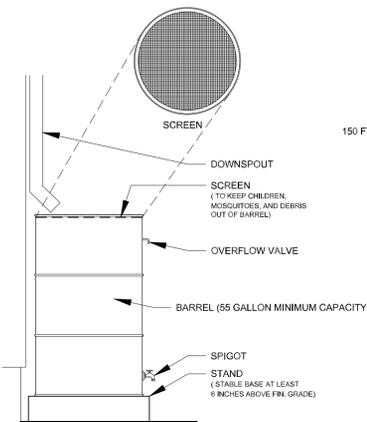
11.) INSPECT THE OVERFLOW PIPE, FOR EROSION AT THE OUTLET

12.) INSPECT THE SPIGOT, TO ENSURE THAT IT IS FUNCTIONING CORRECTLY.

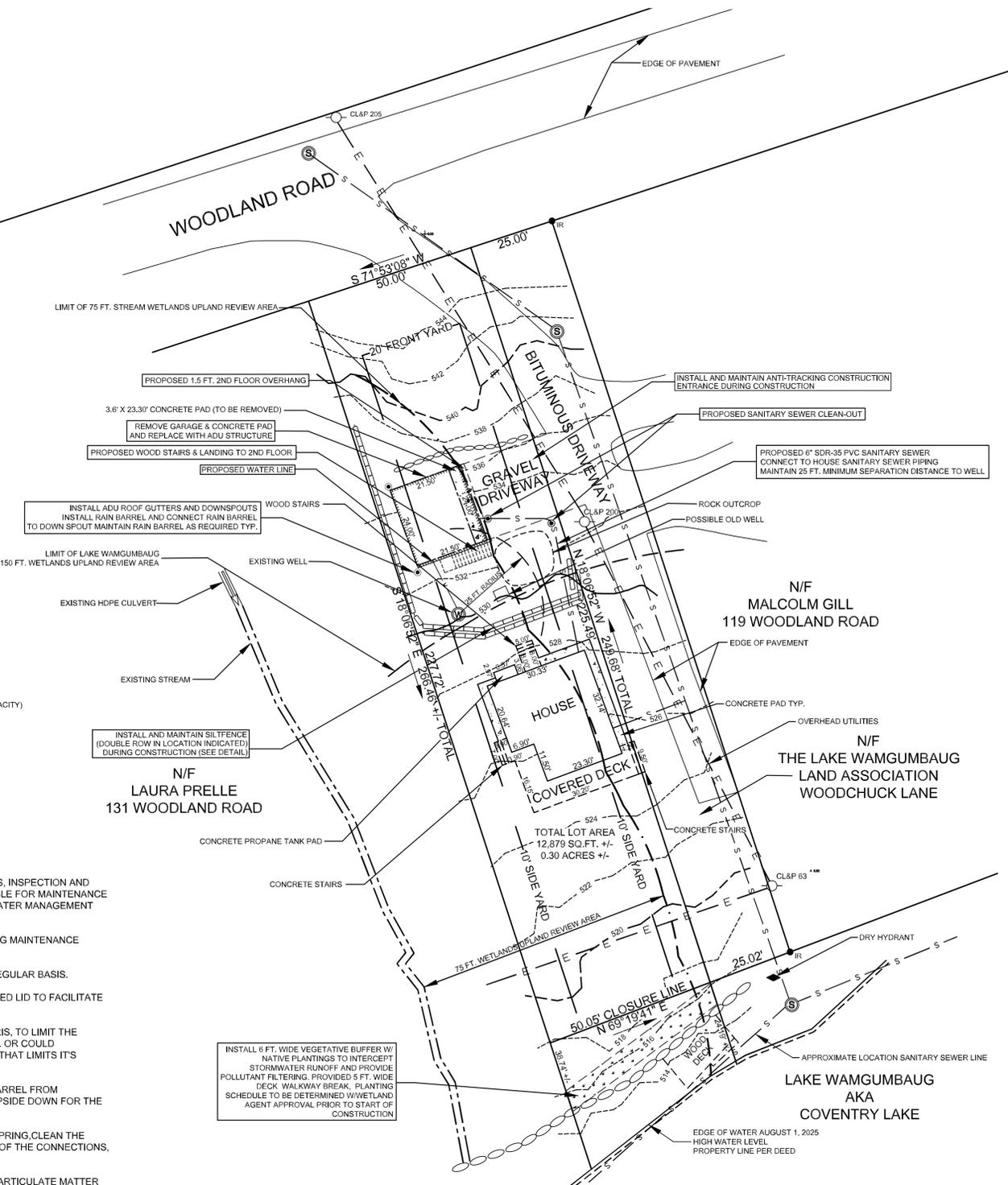
13.) DRAIN, AND DISCONNECT THE SYSTEM BEFORE WINTER, TO PREVENT FREEZING, AND CRACKING.

14.) MOSQUITO LARVAE CAN FORM IN RAIN BARRELS WHEN WATER IS RETAINED OVER 72 HOURS. THE LARVAE NEED TO BE AT THE SURFACE TO BREATHE, SO CONTROLLING THE GROWTH OF MOSQUITOS AT THIS STAGE IS MANAGEABLE. ADDING A TABLESPOON OF NONTOXIC LIQUID DISH SOAP AFTER A STORM OR EVEN ON A WEEKLY BASIS WILL ADD A FILM ON THE TOP OF THE WATER THAT WILL BREAK THE SURFACE TENSION OF THE WATER AND MAKE IT IMPOSSIBLE FOR ADULTS TO LAY EGGS. ANOTHER STRATEGY IS TO ADD 1/4 CUP OF VEGETABLE OIL CAN BE ADDED WEEKLY, OR AFTER STORM EVENTS. THE OIL FORMS A FILM ON TOP OF THE WATER THAT PREVENTS THE LARVAE FROM BREATHING.

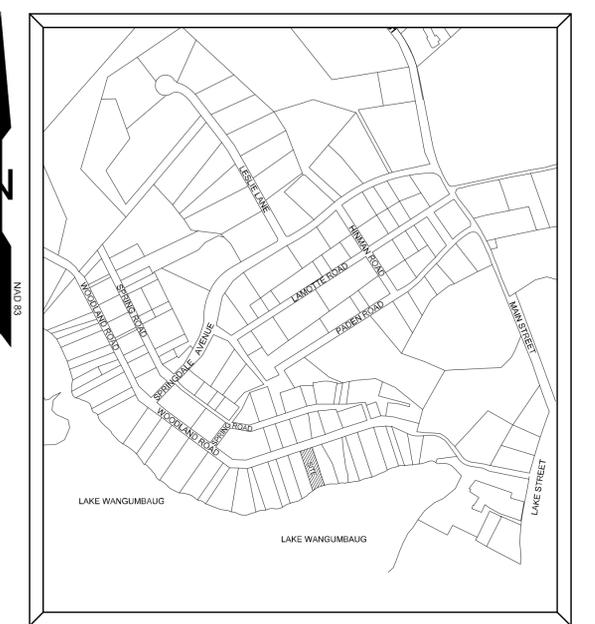
15.) CLEANING WITH A DILUTED BLEACH SOLUTION PERIODICALLY, CAN HELP REMOVE ANY AVAILABLE FOOD FOR THE MOSQUITO LARVAE, AND IT MAKES THE BARREL LESS ATTRACTIVE TO ADULTS LOOKING TO LAY EGGS.



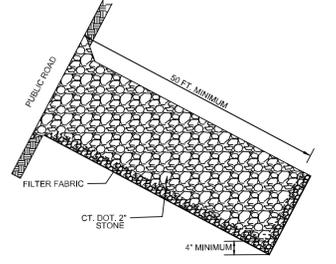
RAIN BARREL DETAIL
NOT TO SCALE



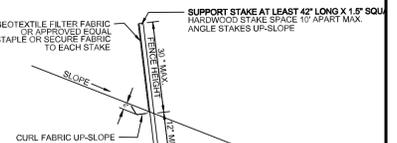
INSTALL 6 FT. WIDE VEGETATIVE BUFFER W/ NATIVE PLANTINGS TO INTERCEPT STORMWATER RUNOFF AND PROVIDE POLLUTANT FILTERING. PROVIDE 5 FT. WIDE DECK WALKWAY BREAK, PLANTING SCHEDULE TO BE DETERMINED W/ WETLAND AGENT APPROVAL PRIOR TO START OF CONSTRUCTION



KEY MAP
SCALE 1"=500'



ANTI-TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- EXISTING WELL
- EXISTING UTILITY POLE
- SANITARY SEWER MANHOLE
- STONE WALL
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- 604 --- EXISTING CONTOUR

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			
RICHARD & HEIDI LENHARDT			
129 WOODLAND ROAD		COVENTRY, CT.	
ZONING LOCATION SURVEY			
SCALE: 1"=20'	DATE: 8/6/2025	FILE NO. 2025-42	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 12/15/2025, 1/21/2026, 2/16/2026 WETLAND AGENT COMMENTS			

AREA OF PROPOSED DISTURBANCE IN WETLANDS UPLAND REVIEW AREA: 1,688 SQ.FT. 0.04 ACRES

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.

