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May 21, 2025

Jana Roberson,
Director of Planning and Development
Town of Coventry
1712 Main Street
Coventry, CT 06238

Re: Assessor's Parcel 22-108 – South Side Boston Tnpk

Dear Jana,

My client, Charles Brown, has an option to purchase the above referenced parcel, containing 19.37 ac, from the present owners, the Estate of Marjorie Martin and Margaret Reid. In connection therewith, he intends to create a 3.86 acre lot in the southeasterly corner of the parcel. (See copy of First Cut Plan attached). Based on a title search of the property, it is my opinion that this will be the first division of the property and, as such, not require subdivision approval.

Since 1932, this property has been described by the same description in all conveyances. (See description in Warranty Deed to Robert R. Reid in Volume 47, Page 378 (3 tracts, Rte. 44) and description in Certificate of Devise in Volume 140, page 423 (Parcel One – Rte 44, 3 tracts). The only alteration to this parcel was by a Boundary Line Agreement to establish the general easterly line of the parcel, which was in dispute between the previous owner, Viola Reid, and the owner of the adjacent parcel to the east, Eugene Carl Bay. (See Boundary Line Agreement at Volume 413, Page 36 and Quit Claim Deeds at Volume 413, Pages 57 and 58). Since that boundary line adjustment did not result in the creation of a new lot, that did not count as a first division of the land.

Once the "first cut" that Mr. Brown proposes is formally established by the recording of a plan, he would like to then pursue a 3-lot subdivision of the property. (See copy of preliminary subdivision plan attached). Prior to submitting this application, he would like to meet with the Planning and Zoning Commission informally to discuss the details. Would you please take this letter as his request to be placed on the agenda for the Commission's next available meeting to review the matter?

If you have any questions or need additional information, please do not hesitate to contact me. Thank you.

Sincerely,

Dorian E. Reiser

cc: Charlie Brown

Serving Connecticut's Legal Needs Since 1964
KAHAN KERENSKY CAPOSSELA, LLP

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 28, 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 080110 0010D JUNE 11, 1982
- 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 EUGENE BAY 431 SAM GREENE ROAD COVENTRY, CT. SCALE 1"=100' DATE 5/15/85 FILE NO. 84126 SHEET 1 OF 4 REVISED TO 7/1/86 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TRPK. 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 8,000 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 LOT 1	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
4-38" BROWN SANDY LOAM
38-88" GREY SANDY LOAM

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 MOTTLED LINE. GRAVELLY SANDY LOAM

DEPTH: 80"
MOTTLING: 38"
SEEPAGE: NONE
ROOTS: 38"

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

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

TEST PIT 46
0-4" ORGANICS
4-42" BROWN SANDY LOAM
34-64" GREY SANDY LOAM SOME STONES

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

TEST PIT 71
0-5" TOPSOIL - ORGANICS
5-30" BROWN SANDY LOAM
SOME LARGE ROCKS
30-45" TAN SANDY LOAM
COARSE GRAVEL SAND
45-74" GRAVELLY SANDY LOAM
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 69
0-4" TOPSOIL
4-30" BROWN SANDY LOAM
30-42" GRAVELLY MEDIUM SAND
42-70" GREY FINE SAND BAND
MOTTLED

DEPTH: 70"
MOTTLING: 46"
ROOTS: 46"

PERCOLATION TESTING PERFORMED BY - BUSHNELL ASSOCIATES LLC

PERC "E"	PERC C
10/14/24	11/27/24
PRE-SOAK 10:18 AM	PRE-SOAK 9:00 AM
DRY START @ 14:5 PM	DRY START @ 10:18 PM
20" DEEP HOLE	19" DEEP HOLE
TIME	TIME
READING (IN)	READING (IN)
DIFFERENCE (IN)	DIFFERENCE (IN)
0 4	0 5
5 8 1/2	5 9
10 11 1/2	10 11
15 14	15 12 3/4
20 16	20 14 1/4
25 17	25 15 1/4
30 18 1/2	30 16 1/2
35 19 1/2	35 17 1/4
40 20	40 18 1/4
45 21	45 19 1/4
RE-FILL 2:23 PM	
0 3	
5 8	
10 11	
15 14	
20 15 1/2	
25 17	
30 DRY	
PERCOLATION RATE=1.5 MINUTES/INCH	PERCOLATION RATE=1.10 MINUTES/INCH

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.

5/15/2025

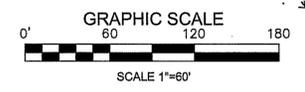
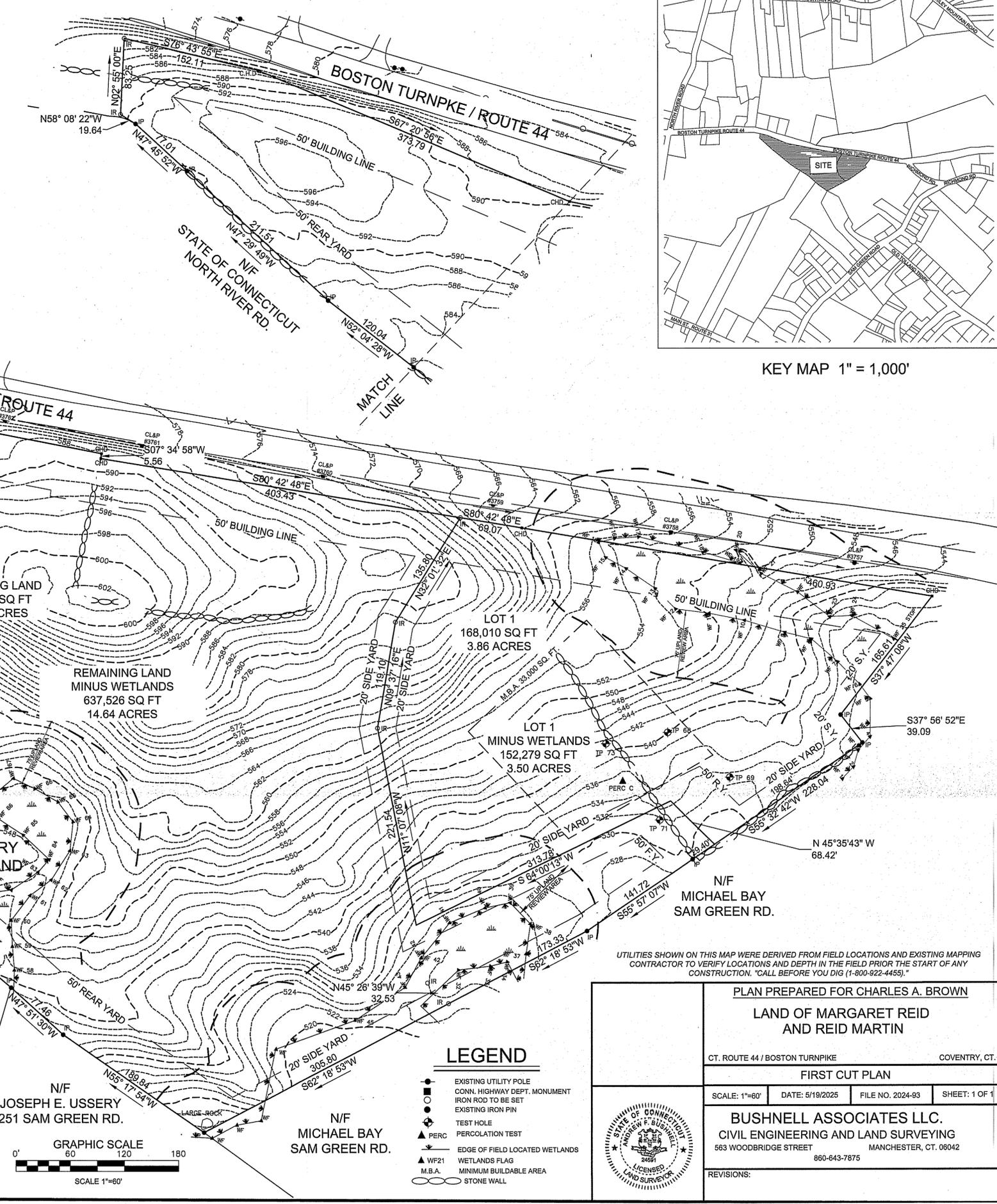
DATE

JOHN P. IANNI
CERTIFIED SOIL SCIENTIST

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.



LEGEND

- EXISTING UTILITY POLE
- CONN. HIGHWAY DEPT. MONUMENT
- IRON ROD TO BE SEPT.
- 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:



PLACEHOLDER - ANDY UPDATE
SURVEY NOTES:

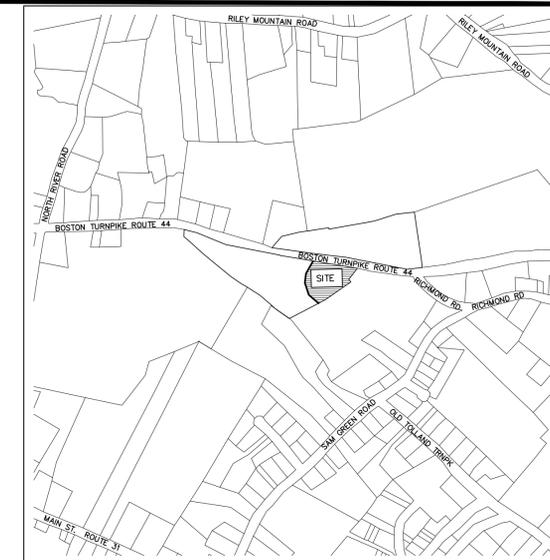
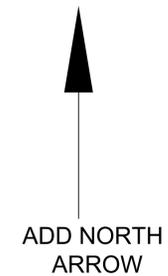
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29 2019.
 - THE BOUNDARY DETERMINATION IS
 - THE CLASS OF HORIZONTAL ACCURACY CLASS FOR THIS SURVEY IS CLASS
 - THE TYPE OF SURVEY IS A
- 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 00100 JUNE 11, 1982
- TOPOGRAPHY SHOWN WAS TAKEN
- 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.

PLACEHOLDER - ANDY UPDATE
MAP REFERENCES:

- FIRST CUT - FILL IN WHEN PLAN IS COMPLETE
- 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
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- SUBDIVISION PLAN PREPARED FOR ESTATE OF EUGENE BAY 431 SAM GREENE ROAD COVENTRY, CT. SCALE 1"=100' DATE 5/15/95 FILE NO. 94128 SHEET 1 OF 4 REVISED TO 7/1/96 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. COVENTRY, CT 06238
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ZONING GR-40		TOTAL SITE = 3.86 ACRES 168,009 SQ. FT.		
COVENTRY ZONING REGS - 4.04 DESCRIPTION	REQUIRED	LOT 1	PROVIDED LOT 2	LOT 3
MIN. LOT AREA	40,000 SQ. FT.	65,465 SQ. FT.	44,118 SQ. FT.	42,697 SQ. FT.
FRONTAGE	150 FT. MIN.	165.00	165.00	200.00
FRONT YARD	50 FT. MIN.	50	50	50
SIDE YARD	20 FT. MIN.	20	20	20
REAR YARD	50 FT. MIN.	50	50	50
BUILDABLE AREA	25,000 SQ. FT.	25,002 DEPICTED	25,040 DEPICTED	25,920 DEPICTED
LOT COVERAGE	20% MAX.	2,430 S.F. 3.7%	4,702 S.F. 9.2%	2,904 S.F. 5.6%
TOTAL SQ. FT.		65,510 SQ. FT.	51,084 SQ. FT.	51,415 SQ. FT.
TOTAL ACRES		1.50	1.17	1.18
TOTAL WETLAND SQ.FT.		45	6,966	8,718

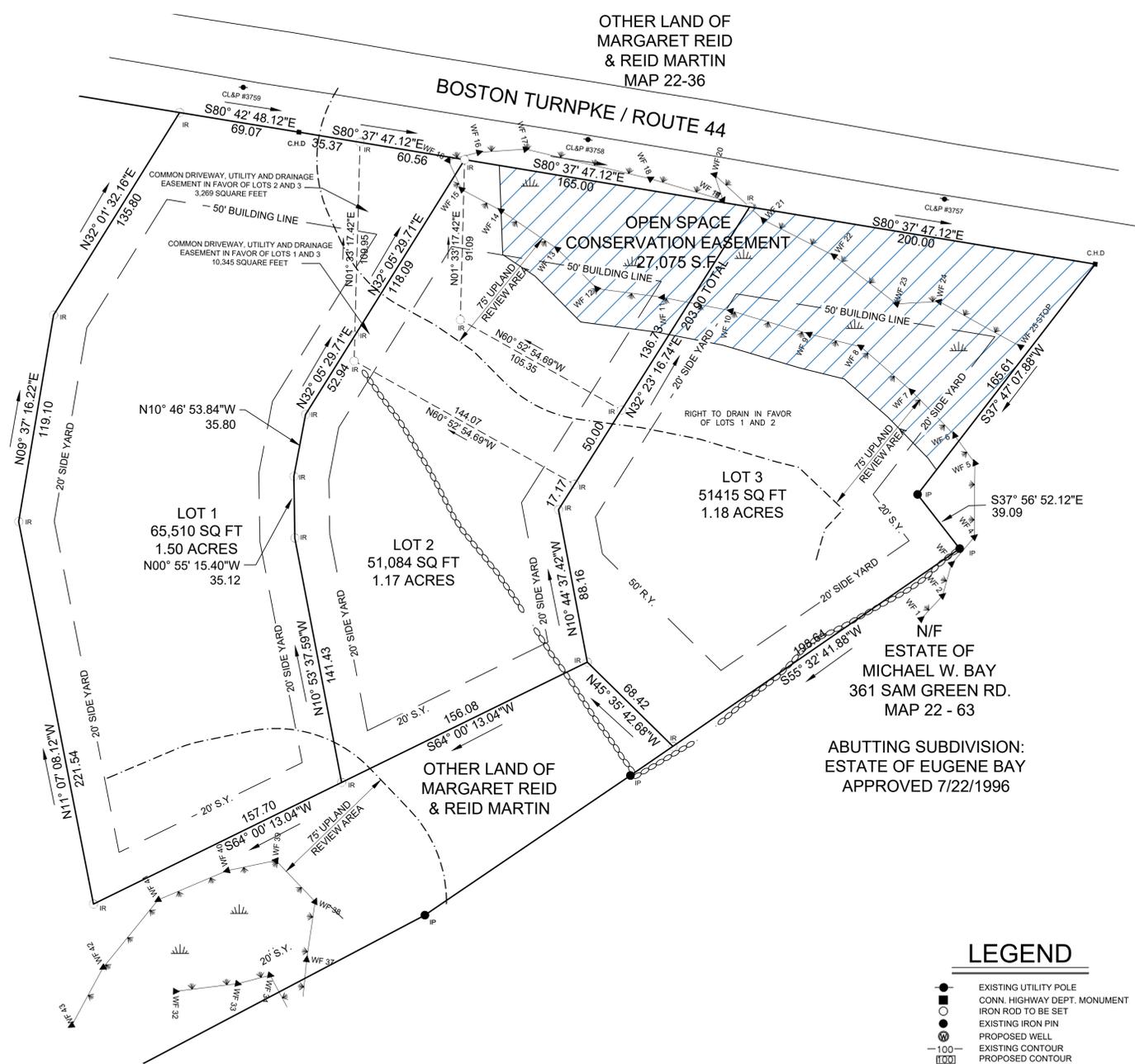
OPEN SPACE PROVIDED - 27,075 SQ. FT. = 16% OF SITE



KEY MAP 1" = 1,000'

P & Z APPROVAL LETTER

OTHER LAND OF MARGARET REID & REID MARTIN



WETLAND APPROVAL LETTER

OWNERS: MARGARET REID 663 OLD POST ROAD TOLLAND, CT. 06074
 REID MARTIN 83 CIDER MILL ROAD BOLTON, CT. 06043
 APPLICANT/AGENT: CHARLES A. BROWN P.O. BOX 473 COVENTRY, CT. 06238

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)."

APPROVED
 COVENTRY PLANNING AND ZONING COMMISSION

Chairman/Secretary _____ Date _____

This approval will expire on _____

See Commission minutes of _____ for specific terms and conditions of approval.

ADD WETLAND SIGNATURE / CERTIFICATION



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

THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

LEGEND

- EXISTING UTILITY POLE
- CONN. HIGHWAY DEPT. MONUMENT
- IRON ROD TO BE SET
- EXISTING IRON PIN
- PROPOSED WELL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ⊕ TEST HOLE
- ▲ PERC PERCOLATION TEST
- EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 00 WETLANDS FLAG

PRELIMINARY SUBDIVISION PLAN
 LAND OF MARGARET REID AND REID MARTIN
 PLAN PREPARED FOR CHARLES A. BROWN
 ROUTE 44 / BOSTON TURNPIKE COVENTRY CT MAP 22-108

© 2025 COPYRIGHT CHARLES A. BROWN

SCALE: 1"=40'	DATE: 05/21/2025	FILE NO.	SHEET: 1 OF 3
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REVISIONS:

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.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
 4.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
 5.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

SEPTIC SYSTEM DESIGN NOTES AND CRITERIA
 SEPTIC SYSTEM DESIGN AND INSTALLATION TO COMPLY WITH CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS REVISED JANUARY 1, 2024.
 ALL SEPTIC SYSTEM AREAS SHOWN ARE A CONCEPTUAL DESIGN. DETAILED SEPTIC DESIGN PLANS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

ALL SEPTIC SYSTEM AREAS SHOWN WERE DESIGNED WITH ELJEN YARDFILTER 53 UNITS WITH AN EFFECTIVE LEACHING AREA OF 10.7 SQ. FT. FINAL DETAILED SITE PLANS MAY USE ALTERNATIVE APPROVED LEACHING TRENCH CONFIGURATIONS OR COMPONENTS.
 ADDITIONAL TEST PITS MAY BE REQUIRED AT THE TIME OF INDIVIDUAL LOT SITE PLAN DESIGN.

THE SEPTIC SYSTEM AREA SHALL NOT BE DISTURBED PRIOR TO STAKEOUT OF THE SYSTEM BY THE ENGINEER.
 THE ENGINEER SHALL STAKE OUT THE SEPTIC SYSTEM, SET A LOCAL BENCHMARK AND COORDINATE AN INSPECTION WITH THE EASTERN HIGHLANDS HEALTH DISTRICT BEFORE A PERMIT TO INSTALL THE SYSTEM WILL BE ISSUED.

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER. SELECT FILL EXCEEDING 6% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.
 1.) THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
 2.) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
 3.) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
 4.) THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70 - 100	70 - 100
#40	10 - 50	10 - 75
#100	0 - 20	0 - 5
#200	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%
 SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE CRITERIA IS ACCEPTABLE.

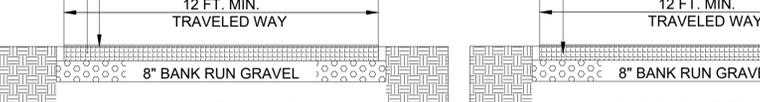
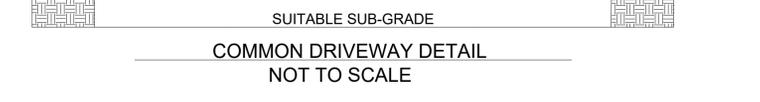
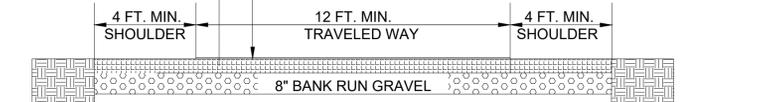
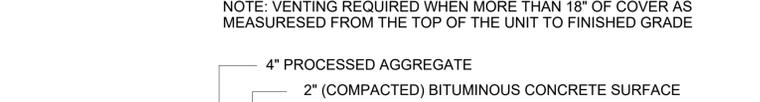
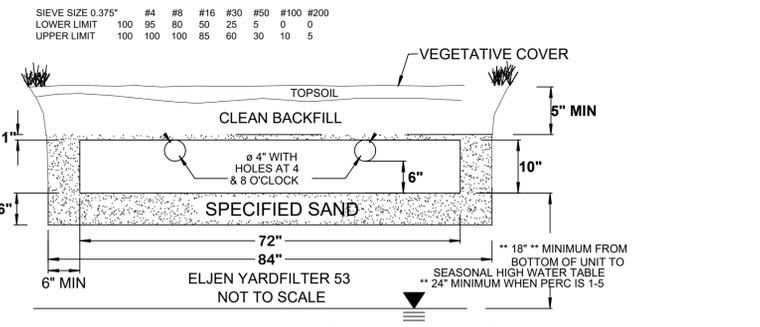
THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH REQUIRED SELECT FILL. THE TOPSOIL IN THE LEACHING AREA MUST BE COMPLETELY REMOVED AND THE SUBSOIL SCRAPED PRIOR TO SELECT FILL PLACEMENT. THE INSTALLER SHALL TAKE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM FROM OVER COMPACTION, SILTATION OR OTHER DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING THE SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY UP GRADIENT AND TWO (2) FEET IN ALL OTHER DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING AREA. THE LICENSED INSTALLER SHALL COORDINATE AN INSPECTION WITH THE EASTERN HIGHLANDS HEALTH DISTRICT AFTER THE TOPSOIL IS REMOVED AND PRIOR TO SELECT FILL PLACEMENT.

IN ADDITION, TO ENSURE PROPER SYSTEM OPERATION, ELJEN CORPORATION REQUIRES ALL OF ITS YARDFILTER SYSTEMS TO BE INSTALLED USING AN ASTM C33 SAND WITH LESS THAN 10% PASSING A #100 SIEVE, AND LESS THAN 5% PASSING A #200 SIEVE.

REFERENCE THE ELJEN YARDFILTER DESIGN AND INSTALLATION MANUAL FOR THE PROPER AMOUNT OF SPECIFIED SAND REQUIRED FOR INSTALLATION.

INSTALLERS SHOULD REQUEST A SIEVE ANALYSIS FROM THEIR MATERIAL SUPPLIER TO ENSURE THAT THE SPECIFIED SAND THAT THEY ARE PURCHASING FOR USE DURING INSTALLATION OF THE ELJEN YARDFILTER SYSTEM MEETS THE SPECIFIED SAND REQUIREMENTS LISTED BELOW.

SIEVE SIZE	#4	#8	#16	#30	#50	#100	#200
LOWER LIMIT	100	95	80	50	25	5	0
UPPER LIMIT	100	100	100	85	60	30	10



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 MOTTLED LINE, GRAVELLY 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: 45"
 ROOTS: 46"

TEST PIT 70
 0-5" TOP SOIL - ORGANICS
 5-30" BROWN SANDY LOAM BONEY
 30-40" COARSE GRAVEL SAND
 40-72" BONEY GRAVEL SANDY LOAM

DEPTH: 72"
 MOTTLING: 44"
 ROOTS: 42"

TEST PIT 71
 0-5" TOPSOIL - ORGANICS
 5-30" BROWN SANDY LOAM
 30-45" TAN SANDY LOAM
 45-74" GRAVELLY SANDY LOAM
 LARGE BOULDERS

DEPTH: 74"
 MOTTLING: 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"-86" SANDY TILL-LOAM BONEY LARGE ROCKS

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

TEST PIT 74
 0-4" ORGANICS - TOP SOIL
 4-30" BROWN SANDY LOAM
 30-44" TAN SANDY LOAM
 44"-72" GREY COMPACT SANDY TILL

DEPTH: 72"
 MOTTLING: 44"
 ROOTS: 42"

TEST PIT 75
 0-6" TOPSOIL
 6-24" BROWN SANDY LOAM
 24-42" COARSE MEDIUM GRAVEL SAND SANDY LOAM
 42"-78" MOTTLED SANDY TILL

DEPTH: 78"
 MOTTLING: 42"
 SEEPAGE: 60"

TEST PIT 76
 0-5" TOPSOIL
 5-32" BROWN SANDY LOAM
 32-60" BROWN GRAVELLY MEDIUM SAND
 60"-78" MOTTLED SANDY TILL

DEPTH: 78"
 MOTTLING: 42"
 SEEPAGE: 60"

TEST PITS OBSERVED BY:
 GLENN BAGDOIAN
 EASTERN HIGHLANDS HEALTH DISTRICT
 MAY 6, 2020

TEST PIT 13
 0-5" TOPSOIL
 5-42" BROWN FINE SANDY LOAM
 45-50" GREY SILTY TILL

DEPTH: 50"
 MOTTLING: 38"
 SEEPAGE: 49"

PERCOLATION TEST RESULTS
 PERFORMED BY - BUSHNELL ASSOCIATES LLC

PERC B
 11/27/24
 PRE-SOAK 9:00 AM
 DRY START @ 10:02 AM
 20" DEEP HOLE

TIME	READING (IN.)	DIFFERENCE (IN.)
0	7	-
5	14 1/2	7 1/2
10	19	4 1/2
15	DRY	1
20		
25		
30		
35		
40		
45		
50		
55		
60		

PERC C
 11/27/24
 PRE-SOAK 9:00 AM
 DRY START @ 10:18 AM
 19" DEEP HOLE

TIME	READING (IN.)	DIFFERENCE (IN.)
0	5	5 1/2
5	9	3 1/2
10	11	2
15	12 3/4	1 3/4
20	14 1/4	1 1/2
25	15 1/4	1
30	16 1/2	1 1/4
35	17 1/4	3/4
40	18 1/4	1
45	DRY	3/4
50		
55		
60		
65		
70		

PERC E (TO BE UPDATED WITH 5-12-25 110 MIN TEST RESULTS)
 PRE-SOAK 9:00 AM
 DRY START @ 10:56 AM
 18" DEEP HOLE

TIME	READING (IN.)	DIFFERENCE (IN.)
0	5	-
5	9 1/4	3 1/4
10	11 1/2	2 1/4
15	13 1/4	1 3/4
20	14 1/2	1 1/4
25	15 5/8	1 1/8
30	17 1/4	1 5/8
35	DRY	3/4
40		
45		
50		
55		
60		
65		
70		

PERC 2
 PERCOLATION RATE 1-5 MININ - PERC C
 TP 70 RESTRICTIVE LAYER @ 40"
 TP 71 RESTRICTIVE LAYER @ 45"
 TP 72 RESTRICTIVE LAYER @ 36"

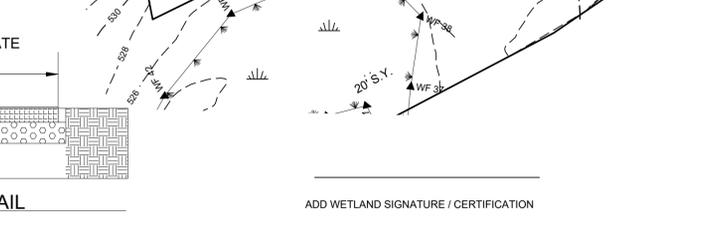
RESTRICTIVE LAYER 36" TP 72
 GROUND SLOPE 10.88%
 3 BEDROOM HOUSE = 1.5 FLOW FACTOR
 MLSS = 20HF X 1.5 F.F. X 1.0 P.F. = 30 L.F.
 EFFECTIVE LEACHING AREA REQUIRED 495 S.F.

ELJEN YARDFILTER 53 = 10.7 ELA PER L.F.
 REQUIRED ELA = 495/10.7 = 46.26 L.F.
 PROVIDE 10 UNITS = 50 L.F. AND 535 ELA.
 BOTTOM OF UNIT TO BE 24" ABOVE MOTTLING

PERC 1
 PERCOLATION RATE 1-10 MININ - (PERC 5-12-25)
 TP 75 RESTRICTIVE LAYER @ 42"
 TP 76 RESTRICTIVE LAYER @ 42"
 TP 77 RESTRICTIVE LAYER @ 37"

RESTRICTIVE LAYER 37" TP 77
 GROUND SLOPE 12.98%
 3 BEDROOM HOUSE = 1.5 FLOW FACTOR
 MLSS = 18HF X 1.5 F.F. X 1.0 P.F. = 27 L.F.
 EFFECTIVE LEACHING AREA REQUIRED 495 S.F.

ELJEN YARDFILTER 53 = 10.7 ELA PER L.F.
 REQUIRED ELA = 495/10.7 = 46.26 L.F.
 PROVIDE 10 UNITS = 50 L.F. AND 535 ELA.



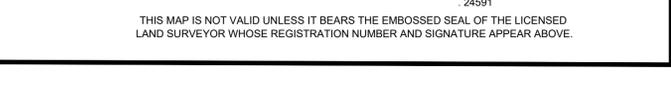
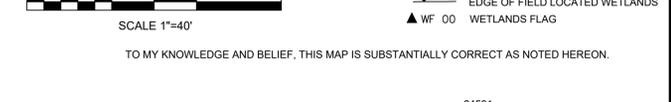
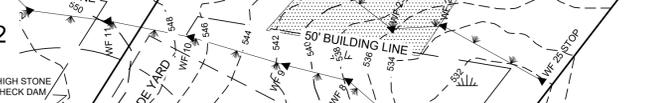
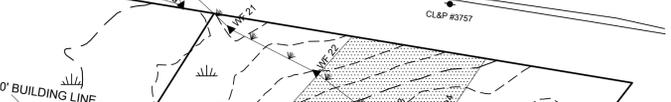
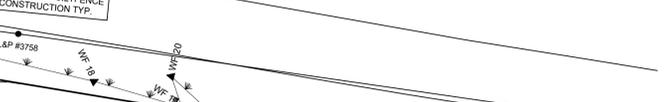
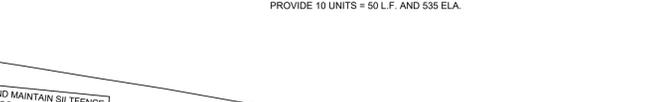
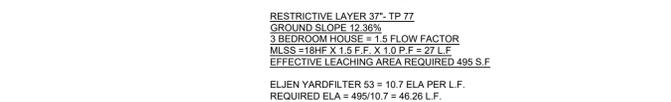
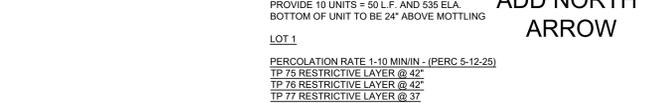
SEED SELECTION:

USE	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
		OR	
	1.0	ANNUAL RYEGRASS	3/1-6/15/8/1-10/15

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 SEEDER SURFACE TO COVER SEED. SEEDING SHOULD BE DONE DURING 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 TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

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.



LEGEND

- EXISTING UTILITY POLE
- CONN. HIGHWAY DEPT. MONUMENT
- IRON ROD TO BE SET
- EXISTING IRON PIN
- PROPOSED WELL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- PERC
- EDGE OF FIELD LOCATED WETLANDS
- WETLANDS FLAG

GRAPHIC SCALE
 SCALE 1"=40'

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

24591
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT
 NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2024 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

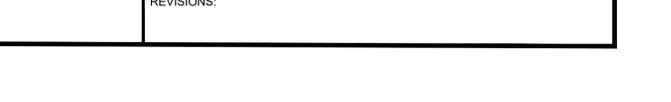
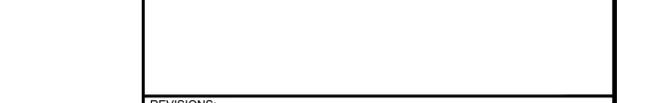
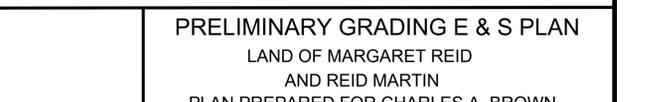
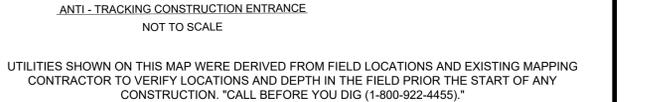
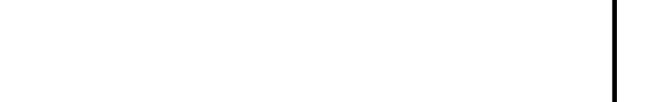
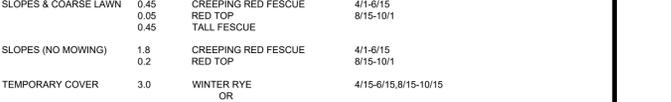
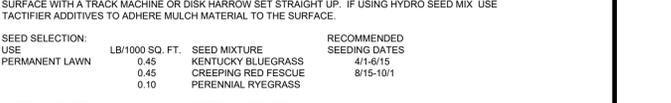
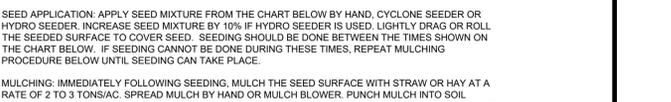
- MARK THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH THE APPROVED PLAN.
- CLEAR TREES AS REQUIRED.
- PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES. SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE 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.
- PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- CONSTRUCT AND STABILIZE DRIVEWAY.
- CONSTRUCT HOUSE, WELL, DRIVEWAY, SEPTIC SYSTEM AND OTHER IMPROVEMENTS AS SHOWN.
- SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULD 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.
- REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- ANY EXISTING DISTURBED AREAS MUST BE SEEDDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 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 SEEDER 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 SEEDER SURFACE TO COVER SEED. SEEDING SHOULD BE DONE DURING 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 TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

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.

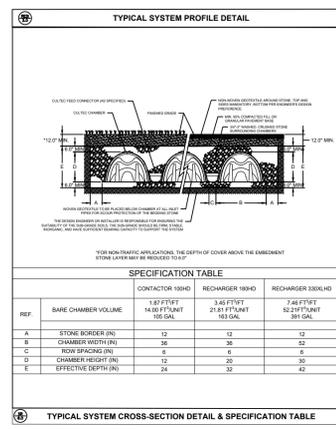
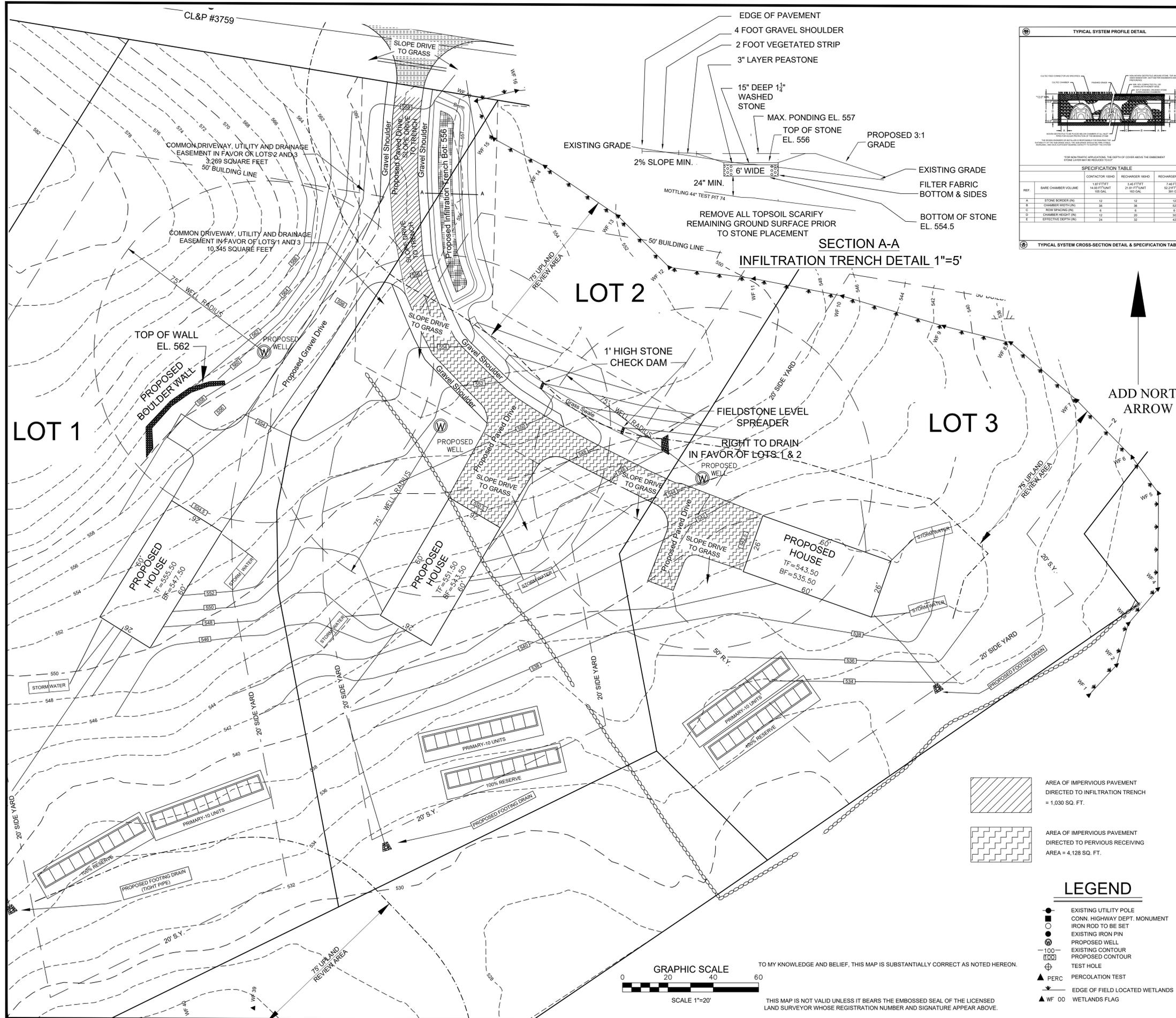


PRELIMINARY GRADING E & S PLAN
 LAND OF MARGARET REID
 AND REID MARTIN
 PLAN PREPARED FOR CHARLES A. BROWN
 ROUTE 44 / BOSTON TURNPIKE COVENTRY CT MAP 22-108

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SCALE: 1"=40'	DATE: 05/21/2025	FILE NO.	SHEET: 2 OF 3
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REVISIONS:



**SECTION A-A
INFILTRATION TRENCH DETAIL 1"=5'**

INSTALLATION OF WATER QUALITY CONTROLS ARE SHOWN TO ILLUSTRATE TECHNIQUES AND SHALL BE SUBJECT TO CHANGE UPON THE PREPARATION OF A SITE PLAN AT THE TIME OF HOUSE CONSTRUCTION. A SITE PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A ZONING PERMIT. THE SITE PLAN SHALL BE LOT SPECIFIC AND SHOW THE HOUSE SIZE, DRIVEWAY ALIGNMENT, WETLANDS AND/OR BUFFER, COMPLETE SEPTIC SYSTEM DESIGN WITH DETAILS, AND ALL DRAINAGE INCLUDING FOUNDATION DRAINS. WATER QUALITY CONTROLS WILL BE INCORPORATED INTO THE PLANS TO PROVIDE TREATMENT OF THE FIRST FLUSH. THE FIRST FLUSH BEING THE RUNOFF GENERATED BY THE IMPERVIOUS SURFACE ON THE LOT DURING THE FIRST ONE AND 3 TENTHS INCH (1.3") OF RAINFALL WHICH IS TO BE COLLECTED AND RETURNED TO THE GROUND BY AN APPROPRIATE DEVICE OR TECHNIQUE. AS ILLUSTRATED ON THESE PLANS, SUCH TECHNIQUES AND DEVICES INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION BASINS, TRENCHES OR SWALES, RAIN GARDENS, OR IN-GROUND PERFORATED CHAMBERS.

THE APPROVAL OF ANY INDIVIDUAL SITE PLAN SHALL BE CONDITIONED ON THE CONTINUED MAINTENANCE OF THE DRAINAGE/INFILTRATION STRUCTURES BY THE LANDOWNER. THE FAILURE TO MAINTAIN SUCH STRUCTURES MAY RESULT IN THE ISSUANCE OF ZONING ENFORCEMENT ORDERS AND/OR OTHER ZONING ENFORCEMENT PROCEEDINGS, INCLUDING AN ACTION FOR CIVIL PENALTIES AND/OR INJUNCTIVE RELIEF IN THE SUPERIOR COURT.

A NOTICE OF THE ABOVE REQUIREMENTS AND OBLIGATIONS SHALL BE INCLUDED IN THE DEED OF THE LOT AT THE TIME OF CONVEYANCE.

IN ADDITION, ALL SITE PLANS SHALL INCLUDE A COMPLETE DETAILED EROSION AND SEDIMENTATION CONTROL PLAN WITH SCHEDULE OF OPERATIONS, INCLUDING SEEDING AND CLEARING LIMITS. THE CLEARING LIMITS OF EACH LOT SHALL BE ESTABLISHED IN THE FIELD AND CONFIRMED IN WRITING BY THE APPLICANT/DEVELOPER INDICATING THAT IT IS CONSISTENT WITH THE APPROVED SITE PLAN.

CONSTRUCTION NOTES:

THE ENTIRE CONTRIBUTING DRAINAGE AREA SHOULD BE COMPLETELY STABILIZED PRIOR TO DIRECTING ANY FLOW TO THE SYSTEM. ADEQUATE VEGETATIVE COVER MUST BE ESTABLISHED OVER ANY PERVIOUS AREA ADJACENT OR CONTRIBUTING TO THE SYSTEM BEFORE RUNOFF CAN BE ACCEPTED.

EROSION AND SEDIMENT CONTROLS SHOULD BE IN PLACE DURING CONSTRUCTION IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN DEVELOPED FOR THE PROJECT.

INFILTRATION TRENCHES SHOULD NOT BE USED AS TEMPORARY SEDIMENT TRAPS FOR CONSTRUCTION EROSION AND SEDIMENT CONTROL.

DURING CLEARING AND GRADING OF THE SITE, MEASURES SHOULD BE TAKEN TO AVOID SOIL COMPACTION AT THE LOCATION OF THE PROPOSED SYSTEM.

THE SYSTEM SHOULD BE FENCED OFF DURING THE CONSTRUCTION PERIOD TO PREVENT DISTURBANCE OF THE SOILS.

THE INFILTRATION TRENCH SHOULD BE EXCAVATED TO THE DIMENSIONS, SIDE SLOPES, AND ELEVATIONS SHOWN ON THE PLANS. THE METHOD OF EXCAVATION SHOULD AVOID COMPACTION OF THE BOTTOM OF THE SYSTEM. A HYDRAULIC EXCAVATOR OR BACKHOE LOADER, OPERATING OUTSIDE THE LIMITS OF THE INFILTRATION TRENCH, SHOULD BE USED TO EXCAVATE THE SYSTEM. EXCAVATION EQUIPMENT SHOULD NOT BE ALLOWED WITHIN THE LIMITS OF THE SYSTEM.

THE STONE STORAGE MEDIA AND PEA GRAVEL LAYER SHOULD BE PLACED IN THE EXCAVATION BY A HYDRAULIC EXCAVATOR OR BACKHOE LOADER LOCATED OUTSIDE THE LIMITS OF THE INFILTRATION TRENCH AND THEN HAND-RAKED TO THE DESIRED ELEVATION.

INSTALL VEGETATION (E.G., DROUGHT TOLERANT GRASS) ON THE SIDE SLOPES AND SURFACE OF THE INFILTRATION TRENCH (IF GRASS IS USED INSTEAD OF PEA GRAVEL) IN ACCORDANCE WITH THE PLANTING PLAN AND PLANT SCHEDULE ON THE PLANS. WATER VEGETATION THOROUGHLY IMMEDIATELY AFTER PLANTING AND AS NECESSARY UNTIL FULLY ESTABLISHED.

STORM WATER MAINTENANCE PLAN

PROPER MAINTENANCE OF THE STORM WATER STRUCTURES ARE IMPORTANT TO THE PROPER FUNCTION OF THE DRAINAGE AND WATER QUALITY TREATMENT SYSTEM PROPOSED FOR THIS PROJECT. THE SYSTEMS SHALL BE MAINTAINED AS DESCRIBED BELOW:

INSPECT AFTER MAJOR STORMS (1 INCH OR MORE OF PRECIPITATION) IN THE FIRST FEW MONTHS FOLLOWING CONSTRUCTION.

INSPECT THE OUTLET AND LEVEL SPREADER AREA TWICE A YEAR.

INSPECT THE REMAINDER OF THE INFILTRATION TRENCH ANNUALLY.

REMOVE TRASH AND ORGANIC DEBRIS (LEAVES) IN THE SPRING AND FALL.

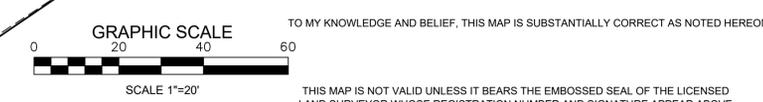
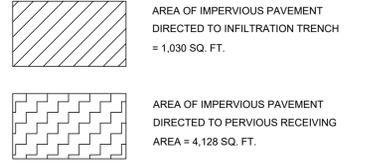
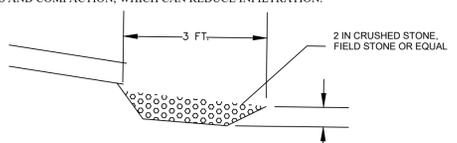
REMOVE SEDIMENT FROM THE INFILTRATION TRENCH SURFACE WHEN THE SEDIMENT ACCUMULATION EXCEEDS 2 INCHES OR WHEN DRAWDOWN TIME EXCEEDS 48 HOURS AFTER THE END OF A STORM EVENT, INDICATING THAT THE SYSTEM IS CLOGGED.

WEED AS NECESSARY. MOW GRASS WITHIN INFILTRATION TRENCH TO A HEIGHT OF 4 TO 6 INCHES.

MAINTAIN VEGETATED FILTER STRIPS OR GRASSED SIDE SLOPES OF INFILTRATION TRENCH. RE-SEED AS NECESSARY.

PERIODICALLY REMOVE GRASS CLIPPINGS TO PREVENT CLOGGING OF THE SURFACE OF THE INFILTRATION TRENCH.

MOWING SHOULD NOT BE PERFORMED WHEN THE GROUND IS SOFT TO AVOID THE CREATION OF RUTS AND COMPACTION, WHICH CAN REDUCE INFILTRATION.



PRELIMINARY STORMWATER PLAN LAND OF MARGARET REID AND REID MARTIN PLAN PREPARED FOR CHARLES A. BROWN ROUTE 44 / BOSTON TURNPIKE COVENTRY CT MAP 22-108 © 2025 COPYRIGHT CHARLES A. BROWN			
SCALE: 1"=20'	DATE: 05/21/2025	FILE NO.	SHEET: 3 OF 3
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