



WP-25-16

Wetlands Permitting

Status: Active

Submitted On: 6/19/2025

Primary Location

41.793876, -72.401266

Owner

No owner information

Applicant

Bonnie Edmondson

860-416-0560

bjedmondson@yahoo.com

42 Vernon Branch Rd
Coventry, CT 06238

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

Applicant Information

Applicant's Association to Owner:*

Applicant Business Name (if applicable)

Owner

Owner Name

Bonnie Edmondson

Owner Phone Number

860-416-0560

Owner Email Address

bjedmondson@yahoo.com

Additional Information

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

Andrew Bushnell, P.E.

Wetlands Permitting

Type of Wetlands Application:*

Regulated Activity Application

Regulated Activity Being Applied For: *

Activity Within a Wetlands Upland Review Area

Activity/Project Information

Description of Proposed Activity(s):* 

Installation of 625 LF. underground utility conduits and construction of 625 LF. Of Gravel Driveway for access to a to be constructed single family residential house on a presently vacant property owned by Peter, Paul and Bonnie Jean Edmondson adjacent to 57 Brewster Street. The initial 300 LF. of driveway construction and underground utility conduit installation from Brewster Street will be with in the Wetlands Upland Review Area. The proposed area of ground disturbance in the Wetlands Upland Review resulting from the proposed activities is 6,375 SQ.FT. All other proposed activities will be located outside the wetlands upland review area.

Distance in Feet from Regulated Wetlands/Watercourse:*

5

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

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

Any additional and/or pertinent information:



Bushnell Associates, LLC

Civil Engineering • Land Surveying



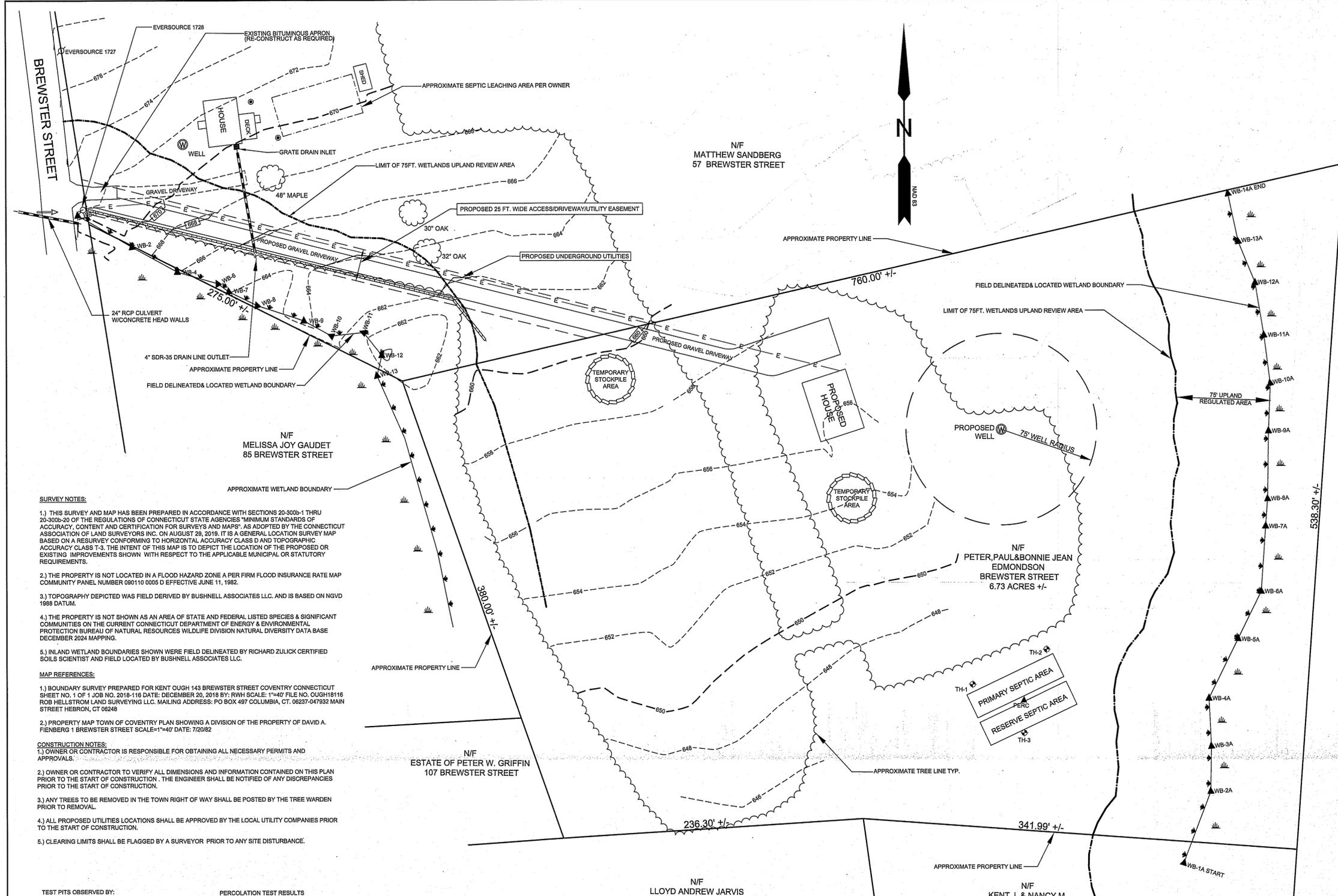
PROJECT NARATIVE

Project: Driveway construction and installation of underground utility conduits across parcel located at 57 Brewster Street and adjacent vacant parcel.

Proposed Project Activities: Installation of 625 LF. underground utility conduits and construction of 625 LF. Of Gravel Driveway for access to a to be constructed single family residential house on a presently vacant property owned by Peter, Paul and Bonnie Jean Edmondson adjacent to 57 Brewster Street. The initial 300 LF. of driveway construction and underground utility conduit installation from Brewster Street will be with in the Wetlands Upland Review Area. The proposed area of ground disturbance in the Wetlands Upland Review resulting from the proposed activities is 6,375 SQ.FT. All other proposed activities will be located outside the wetlands upland review area.

Current Site Conditions: The site soils in the area of the proposed development activities are classified by the NRCS Web Soil Survey as Paxton & Montauk fine sandy loams very stoney with 3 to 8% slopes Hydrological Soil Group C. The area of the proposed driveway construction is currently a grass covered area from Brewster Street to the 32" oak tree, the remaining area is primarily a tilled agricultural field and a small area of woodlands. The area of the proposed driveway construction in the Wetlands Upland Review Area is in the grass covered area from Brewster Street to the 32" Oak Tree. The proposed driveway path will follow the route used by farming equipment to access the tilled field area. A Wetland Boundary along the Southerly and Southwesterly property lines was field delineated by Richard Zuilck Certified Soils Scientist and field located by Bushnell Associates LLC. This wetland conveys water flowing through a 24" RCP culvert under Brewster Street to Ash Brook located easterly of the site. The wetland and upland review area along the southerly site property line is wooded and densely infilled with invasive species.

Wetlands Impacts: It is anticipated if the Erosion and Sedimentation Controls are properly installed and maintain in conjunction with adherence to the specified construction sequence and stabilization measures on the project site plan there will be short or long term impacts to the wetlands.



KEY MAP
SCALE 1"=500'

- 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 GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 3 AND TOPOGRAPHIC ACCURACY CLASS T-3. 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.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 090110 0005 D EFFECTIVE JUNE 11, 1982.
 - 3.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. AND IS BASED ON NGVD 1988 DATUM.
 - 4.) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2024 MAPPING.
 - 5.) INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY RICHARD ZULICK CERTIFIED SOILS SCIENTIST AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.

- MAP REFERENCES:**
- 1.) BOUNDARY SURVEY PREPARED FOR KENT OUGH 143 BREWSTER STREET COVENTRY CONNECTICUT SHEET NO. 1 OF 1 JOB NO. 2019-110 DATE: DECEMBER 20, 2019 BY: R/W/H SCALE: 1"=40' FILE NO. OUGH18116 ROB HELLSTROM LAND SURVEYING LLC. MAILING ADDRESS: PO BOX 497 COLUMBIA, CT. 06237-047932 MAIN STREET HEBRON, CT 06248
 - 2.) PROPERTY MAP TOWN OF COVENTRY PLAN SHOWING A DIVISION OF THE PROPERTY OF DAVID A. FIENBERG 1 BREWSTER STREET SCALE=1"=40' DATE: 7/20/82

- 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.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
 - 4.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
 - 5.) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.

TEST PITS OBSERVED BY:
EASTERN HIGHLANDS HEALTH DISTRICT
MAY 21, 2025

PERCOLATION TEST RESULTS
PERFORMED BY - BUSHNELL ASSOCIATES LLC

TEST PIT (TH-1)
0-5" TOPSOIL
5-32" LIGHT BROWN SANDY LOAM
32-78" GRAY MOTTLED SANDY LOAM & SANDY TILL
DEPTH @ 78"
NO LEDGE
MOTTLING @ 32"
SEEPAGE @ 54"
ROOTS @ 30"

TEST PIT (TH-2)
0-5" TOPSOIL
5-30" LIGHT BROWN SANDY LOAM
30-78" GRAY SANDY LOAM & SANDY TILL
DEPTH @ 78"
NO LEDGE
MOTTLING @ 30"
SEEPAGE @ 54"
ROOTS @ 30"

TEST PIT (TH-3)
0-5" TOPSOIL
5-24" LIGHT BROWN SANDY LOAM
24-78" GRAY MOTTLED SANDY LOAM
DEPTH @ 78"
NO LEDGE
MOTTLING @ 24"
SEEPAGE @ 36"
NO ROOTS

TIME	READING	DIFFERENCE
0	10"	
5	11.375"	1.375"
10	12.5"	1.125"
15	13.375"	1.875"
20	14.625"	1.25"
25	16.25"	0.625"
30	16.0"	0.75"
35	16.75"	0.75"
40	17.0"	0.25"
45	17.625"	0.625"
50	18.0"	0.375"
55	18.25"	0.25"
60	18.5"	0.25"

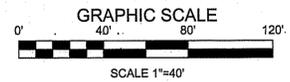
PERCOLATION RATE: 10-20 MINUTES / INCH

AREA OF PROPOSED DISTURBANCE IN WETLANDS
UPLAND REVIEW AREA: 6,375 SQ.FT. 0.15 ACRES

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-185 AS AMENDED BY PA 73-571 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

6/10/2025
DATE



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 MERESTONE
- EXISTING IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ PROPOSED WELL
- ⊕ PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- ⊕ EXISTING UTILITY POLE
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- ⊕ TEST HOLE
- ▲ PERC PERCOLATION TEST
- ▲ WB 20 EDGE OF FIELD LOCATED WETLANDS
- ▲ WB 20 WETLANDS FLAG
- - - - - PROPOSED UNDERGROUND UTILITIES

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

PLAN PREPARED FOR

PETER & PAUL EDMONDSON

BREWSTER STREET COVENTRY, CT.

WETLANDS PLAN

SCALE: 1"=40' DATE: 6/9/2025 FILE NO. 2024-112 SHEET: 1 OF 2

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

REVISIONS:

EROSION CONTROL CONSTRUCTION SEQUENCE DRIVEWAY CONSTRUCTION/CULVERT INSTALLATION:
 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.
- 2.) SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE TOWN OF COVENTRY WETLANDS AGENT, ZONING ENFORCEMENT AGENT, TOWN ENGINEER, SITE CONTRACTOR, PROPERTY OWNER AND DESIGN ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.
- 3.) CLEAR TREES AND BRUSH AS REQUIRED.
- 4.) 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 OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 5.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 6.) GRUB, REMOVE STUMPS AND STRIP TOPSOIL TO THE NORTHERLY EDGE OF THE WETLANDS CROSSING. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 7.) INSTALL UNDERGROUND UTILITY CONDUITS.
- 8.) CONSTRUCT GRAVEL DRIVEWAY
- 9.) 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.
- 10.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 11.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 12.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE PUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

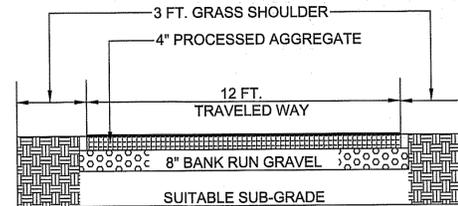
SITE SEEDING NOTES:
 PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 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 SEEDINGS CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

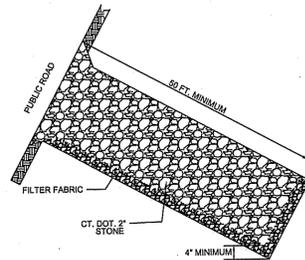
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL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

SEED SELECTION USE	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-8/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-8/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.5	CREeping RED FESCUE	4/1-8/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-8/15, 8/15-10/15
	1.0	ANNUAL RYEGRASS	3/1-8/15, 8/1-10/15

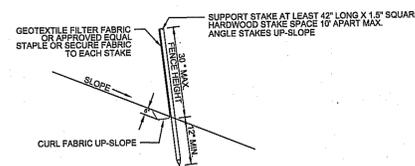
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



GRAVEL DRIVEWAY DETAIL (10% MAX. GRADE)
 NOT TO SCALE



ANTI-TRACKING CONSTRUCTION ENTRANCE
 NOT TO SCALE



SILT FENCE DETAIL
 NOT TO SCALE

	PLAN PREPARED FOR			
	PETER & PAUL EDMONDSON			
	BREWSTER STREET		COVENTRY, CT.	
	CONSTRUCTION / E&S DETAILS			
	SCALE: NONE	DATE: 6/9/2025	FILE NO. 2024-112	SHEET: 2 OF 2
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875				
REVISIONS:				