

**Wetlands Permitting**

**Applicant**

**Primary Location**

**WP-25-15**

 Charles Brown  
 860-428-9057  
 countryway@charter.net

Point Location: 41.7980, -72.3379

Submitted On: Jun 18, 2025

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

Applicant Information

**Applicant's Association to Owner:**

Agent

**Applicant Business Name (if applicable)**

Owner Information

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**Owner Name**

Margaret Reid and Reid Martin

**Owner Phone Number**

404-579-0259

**Owner Email Address**

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**Owner Address**

83 Cider Mill Rd Bolton Ct

Additional Information

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

Dory Reiser - Atty - 860-812-1765 - dreiser@kkc-law.com (mailto:dreiser@kkc-law.com)

Andrew Bushnell - Engineer - 860-643-7875 - abushnell@bushnellassociatesllc.com

**Wetlands Permitting**

**Type of Wetlands Application:**

Proposed Subdivision

**# of Each Proposed Subdivision Lots Containing Wetlands or Watercourses**

3

**Activity/Project Information**

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

Construction of a 3 lot subdivision with associated common driveway and stormwater controls

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

10

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

9,736 +/- Sq. Ft. of Upland Review Area disturbance

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

See Attached Narrative and Plans for Erosion Control and Stormwater Management Measures

**Any additional and/or pertinent information:**

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**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.**

true

**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.**

true

**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.**

true



# 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: July 14, 2025

To: Margaret Reid, Owner; Charlie Brown, Applicant; Andrew Bushnell, Agent

Re: 25-15W – CT Route 44/ Boston Turnpike – List No. R04732

Proposed 3-lot subdivision

Review Memorandum

The Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit application at its June 25, 2025 meeting and scheduled the application to be reviewed for potential action at its July 23, 2025 regular scheduled meeting. The application is supported by an engineered site plan dated May 20, 2025 by Bushnell Associates, LLC, with erosion and sediment control notes and wetland delineation by CT Certified Soil Scientist, John Ianni. Also included with the application is a Custom Soil Resource Report, drainage chamber spec sheet, and project narrative. The application proposes:

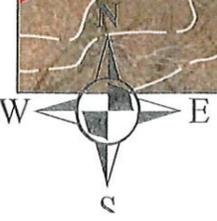
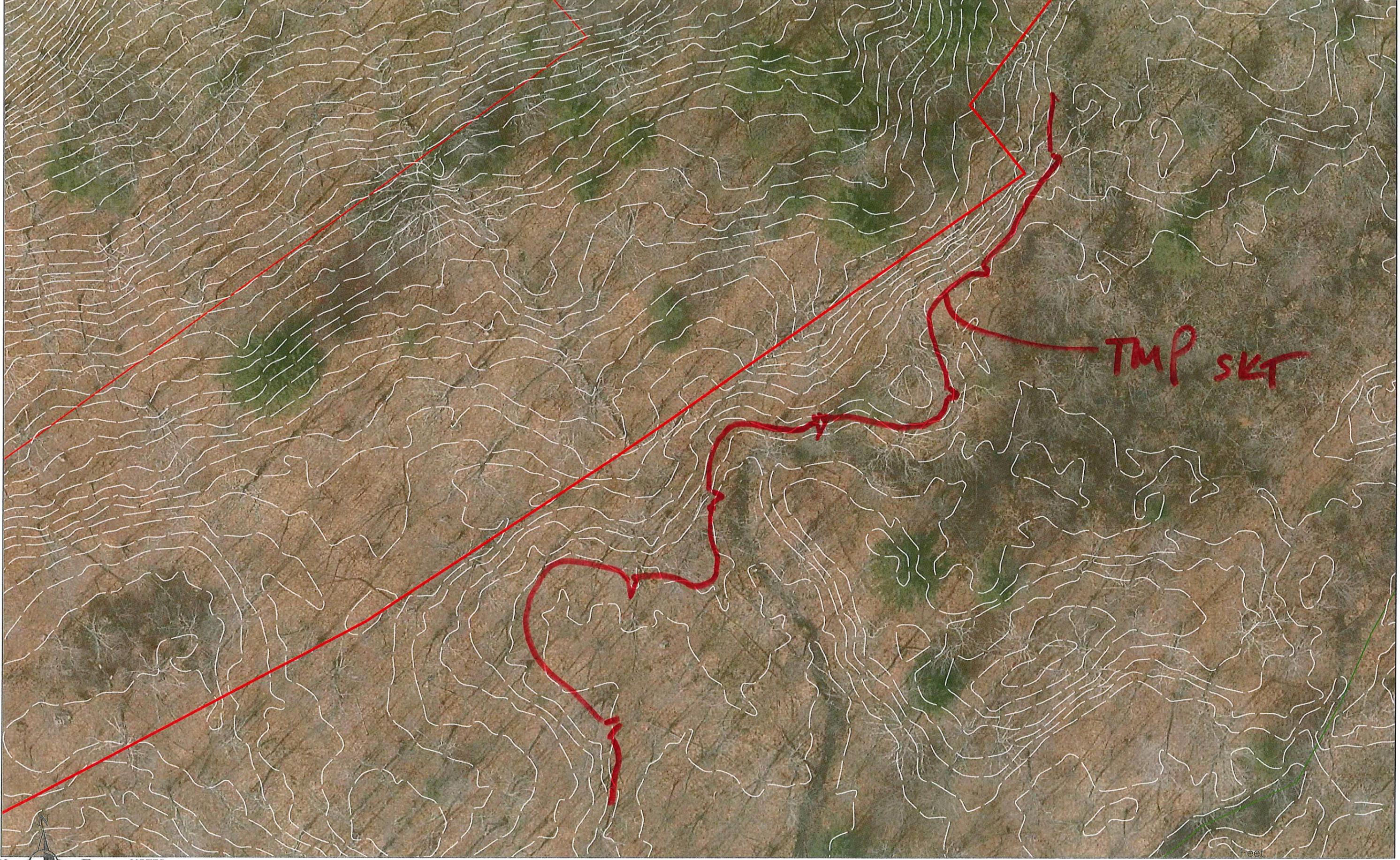
1. 3-lot subdivision with common driveway
2. Open Space Conservation Easement of 27,075sqft
3. Installation of underground infiltration chambers and infiltration trenches
4. Disturbances
  - o Wetland Area: 0sqft
  - o Upland Review Area: 9,736sqft (0.22 acres)

Todd Penney, P.E. Town Engineer, and I reviewed the application. Comments from our review are as follows:

- A “free-cut” of the parcel has not been completed and therefore the Agency needs to see a site plan that shows the entire parcel and its associated wetlands.
- Stormwater report shall be stamped and signed by a licensed Professional Engineer in CT.
- More details needed regarding stormwater runoff flowing between houses in area of “right-to-drain.”
- Submit a Wetlands Report written by a Professional Wetlands/Soil Scientist that includes an analysis of the wetland complex's form and function for entire parcel.
- Change “Erosion Control Officer” to “Town Staff” on Erosion Control note #3.

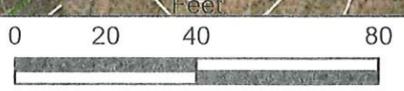
**See the attached marked-up site plan provided by Todd Penney, P.E., which provides an accompaniment to this memo.**

The application will be on the July 23, 2025 Regular Meeting Agenda. It would be helpful to have any responses to these comments and additional application materials submitted in writing prior to the meeting. Please note that additional comments may be required based on the responses. You can reach me at the contact information above.



NOTES:  
1. 2016 AERIAL PHOTOGRAPY.  
3. PARCEL LINES DEPICTED HEREON ARE BASED ON BOUNDARY MAPPING.  
ON FILE IN LAND RECORDS.  
5. NO CERTIFICATION OF ACCURACY IS IMPLIED.

### 2016 LIDAR CONTOURS



**SURVEY NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY SUBDIVISION MAP. THE PORTION OF THE EXTERIOR BOUNDARY SHOWN IS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE BOUNDARY LINE OF THE PROPOSED LOTS IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TOPOGRAPHY SHOWN CONFORMS TO TOPOGRAPHIC SURVEY ACCURACY CLASS T-3.
- THE PROPERTY IS LOCATED IN A GENERAL RESIDENTIAL ZONE-40.
- THE INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY HIGHLAND SOILS LLC. AND 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 060110 0010D JUNE 11, 1992.
- THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES OR CRITICAL HABITAT ON THE CONNECTICUT DEPARTMENT OF ENERGY ENVIRONMENTAL PROTECTION DATA BASE AREAS MAP FOR COVENTRY, CT. DATED DECEMBER 2024.
- MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- TOPOGRAPHY SHOWN WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC.

**MAP REFERENCES:**

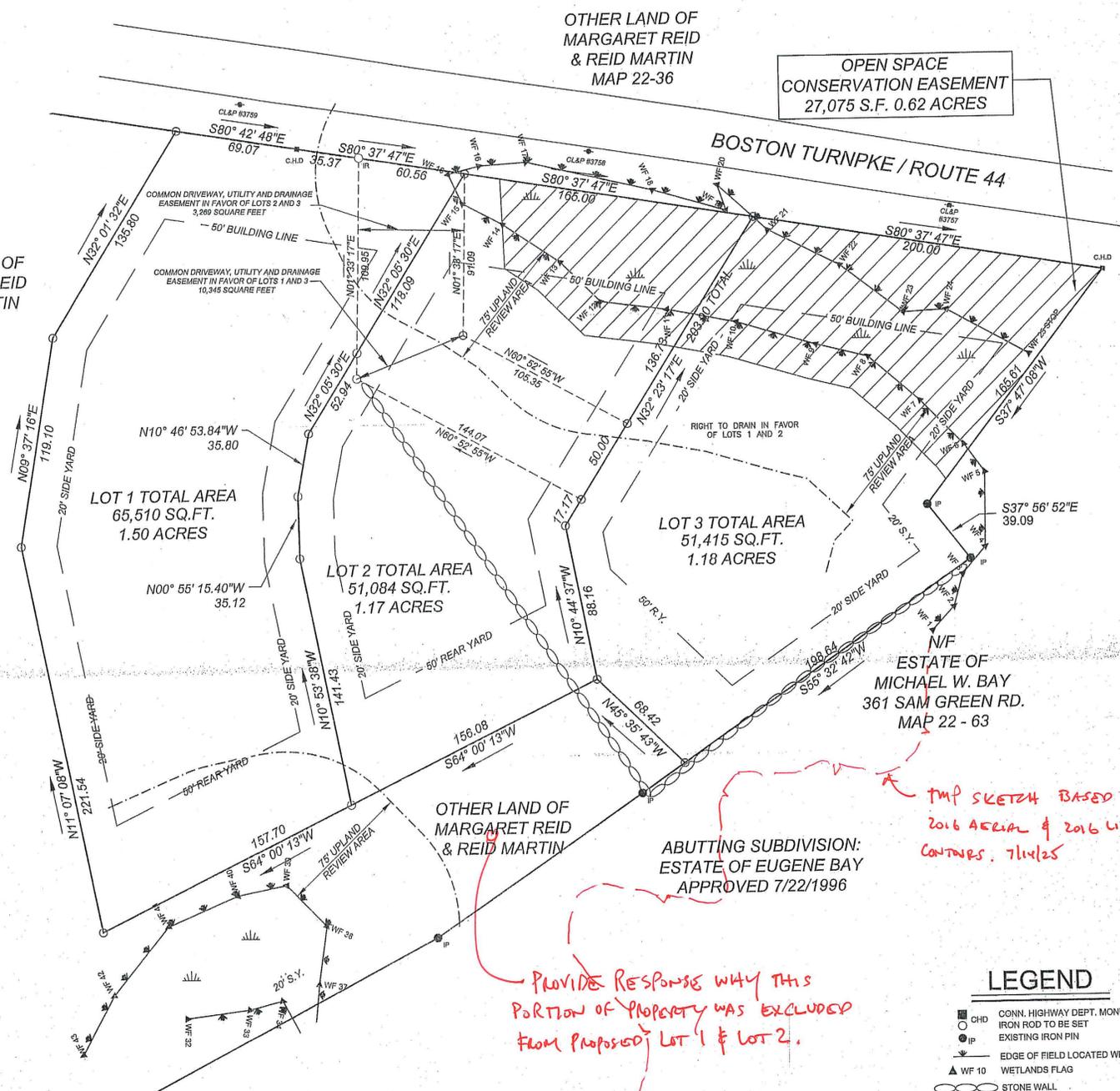
- PLAN PREPARED FOR CHARLES A. BROWN LAND OF MARGARET REID AND REID MARTIN OT. ROUTE 44 / BOSTON TURNPIKE COVENTRY, CT. FIRST CUT PLAN SCALE: 1"=40' DATE: 5/19/2025 FILE NO. 2024-93 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875
- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO. 1 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO. 2 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- SUBDIVISION PLAN PREPARED FOR ESTATE OF EUGENE BAY 431 SAM GREENE ROAD COVENTRY, CT. SCALE 1"=100' DATE 5/15/86 FILE NO. 84126 SHEET 1 OF 4 REVISED TO 7/19/88 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. 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
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ZONING GR-40		TOTAL AREA OF SUBDIVISION = 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.	66,465 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 SUBDIVISION AREA				



**NRCS WEB SOIL SURVEY SOILS SITE SOIL TYPES**

3	RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0-8% SLOPES, EXTREMELY STONY
60C	CANTON AND CHARLTON FINE SANDY LOAM, 8-15% SLOPES
51B	SUTTON FINE SANDY LOAM, 0-8% SLOPES VERY STONEY



*BASED ON CONVERSATIONS W/T.P. JANA ROBERSON, THIS "OTHER LAND OF" SHOULD BE CONSIDERED PART OF THE SUBDIVISION. THEREFORE APPLICANT WILL NEED TO DUPLICATE ENTIRE PARCEL AND WETLANDS.*

*IT IS MY OPINION THE APPLICATION SHOULD HAVE A REPORT BY THE WETLANDS SCIENTIST TO DISCUSS WETLAND CONDITIONS AND HOW APPLICATION PROVIDES MITIGATION IMPROVEMENTS TO ELIMINATE WETLAND IMPACTS.*

*WP 25-15  
TM Penney comments 7/14/25*

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-166 AS AMENDED BY PA 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*John P. Ianni*  
JOHN P. IANNI  
CERTIFIED SOIL SCIENTIST  
DATE: 5/22/2025

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

**APPLICANT/AGENT:**

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 CHARLES A. BROWN

**LAND OF MARGARET REID AND REID MARTIN**

ROUTE 44 / BOSTON TURNPIKE MAP 22-108 COVENTRY CT.

SUBDIVISION PLAN

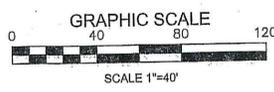
SCALE: 1"=40' DATE: 05/20/2025 FILE NO. 2024-93 SHEET: 1 OF 4

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

REVISIONS:

**LEGEND**

- CHD CONN. HIGHWAY DEPT. MONUMENT
- IP IRON ROD TO BE SET
- EXISTING IRON PIN
- EDGE OF FIELD LOCATED WETLANDS
- WF 10 WETLANDS FLAG
- STONE WALL
- EXISTING UTILITY POLE



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

*Andrew F. Bushnell*  
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.

APPROVED  
 COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 THIS 5 YEAR APPROVAL PERIOD EXPIRES ON \_\_\_\_\_  
 SEE P&Z MINUTES OF \_\_\_\_\_ FOR SPECIFIC  
 CONDITIONS OF APPROVAL

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**CONSTRUCTION NOTES:**

- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 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.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
- ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

**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"-60" GREY LAYER FINE SANDY MOTTLED LINE, GRAVELLY SANDY LOAM

DEPTH: 60"  
MOTTLING: 42"  
ROOTS: 20"

**TEST PIT 69**

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

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 70**

0-5" TOP SOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GRAVEL SANDY LOAM

DEPTH: 72"  
MOTTLING: 44"  
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"

**TEST PIT 72**

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"

**TEST PIT 73**

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"

**TEST PIT 74**

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"

**TEST PIT 75**

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"

**TEST PIT 76**

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"

**TEST PIT 77**

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"

**TEST PIT 78**

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"

**TEST PIT 79**

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"

**TEST PIT 80**

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"

**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"-80" SANDY TILL-LOAM BONEY LARGE ROCKS

DEPTH: 80"  
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**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 76**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 77**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 78**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 79**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 80**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 81**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 82**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 83**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 84**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PIT 85**

0-5" TOPSOIL - ORGANICS  
5-30" BROWN SANDY LOAM BONEY  
30-40" TAN SANDY LOAM  
40-72" GREY FINE SAND BAND MOTTLED

DEPTH: 70"  
MOTTLING: 40"  
ROOTS: 46"

**TEST PITS OBSERVED BY:**

GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
MAY 12, 2025

**TEST PIT 72**  
0-5" TOPSOIL  
5-36" BROWN SANDY LOAM  
36-80" GREY MOTTLED COMPACT SAND

DEPTH: 84"  
MOTTLING: 36"  
ROOTS: 36"

**TEST PIT 73**

0-5" TOPSOIL  
5-24" BROWN SANDY LOAM  
24-42" COARSE MEDIUM GRAVEL SAND SANDY LOAM  
42"-78" MOTTLED SANDY TILL

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

**TEST PIT 74**

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 PIT 75**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 76**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 77**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 78**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 79**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 80**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 81**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 82**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 83**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**TEST PIT 84**

0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELLY

DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"

**PERCOLATION TEST RESULTS**

PERFORMED BY - BUSHNELL ASSOCIATES LLC

**PERC B**  
1/12/24  
PRE-SOAK 9:00 AM  
DRY START @ 10:02 AM  
20" DEEP HOLE

TIME	READING (IN)	DIFFERENCE (IN)
0	7	-
5	11 1/2	7 1/2
10	19	11 1/2
15	DRY	1

PERCOLATION RATE: 1-5 MIN./IN.

**PERC C**

1/12/24  
PRE-SOAK 9:00 AM  
DRY START @ 10:18 AM  
19" DEEP HOLE

TIME	READING (IN)	DIFFERENCE (IN)
0	5	-
5	9 3/4	4 3/4
10	11 3/4	2 1/4
15	13	1
20	14	1
25	15	1
30	16 1/2	1 1/2
35	17	1/2
40	16 1/2	1/2
45	17	1/2
50	17 1/2	1/2
55	18	1/2
60	18 1/2	1/2

PERCOLATION RATE: 1-10 MIN./IN.

**PERC D**

1/12/24  
PRE-SOAK 9:00 AM  
DRY START @ 10:18 AM  
19" DEEP HOLE

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

PERCOLATION RATE: 1-5 MIN./IN.

**PERC E**

1/12/24  
PRE-SOAK 8:25 AM  
DRY START @ 10:00 AM  
22" DEEP HOLE

TIME	READING (IN)	DIFFERENCE (IN)
0	6	-
5	10 3/4	4 3/4
10	11 3/4	2 1/4
15	13	1 1/4
20	14	1
25	15	1
30	16 1/2	1 1/2
35	17	1/2
40	16 1/2	1/2
45	17	1/2
50	17 1/2	1/2
55	18	1/2
60	18 1/2	1/2

PERCOLATION RATE: 1-10 MIN./IN.

**SEPTIC SYSTEM DESIGN CRITERIA:**

**LOT 1**

PERCOLATION RATE 1-10 MIN./PERC 2  
TP 75 RESTRICTIVE LAYER @ 42"  
TP 76 RESTRICTIVE LAYER @ 42"  
TP 77 RESTRICTIVE LAYER @ 37"

RESTRICTIVE LAYER 37" TP 77  
GROUND SLOPE 10.1-15%  
3 BEDROOM HOUSE = 1.5 FLOW FACTOR  
MLSS = 181F X 1.5 F.F. X 1.0 P.F. = 27 LF  
EFFECTIVE LEACHING AREA REQUIRED 495 S.F.

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

**LOT 2**

PERCOLATION RATE 1-5 MIN./PERC C  
TP 70 RESTRICTIVE LAYER @ 40"  
TP 71 RESTRICTIVE LAYER @ 45"  
TP 72 RESTRICTIVE LAYER @ 38"

RESTRICTIVE LAYER 36" TP 77  
GROUND SLOPE 10.1-15%  
3 BEDROOM HOUSE = 1.5 FLOW FACTOR  
MLSS = 201F X 1.5 F.F. X 1.0 P.F. = 30 LF  
EFFECTIVE LEACHING AREA REQUIRED 495 S.F.

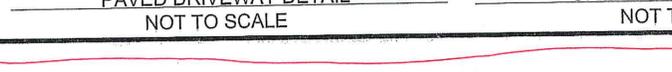
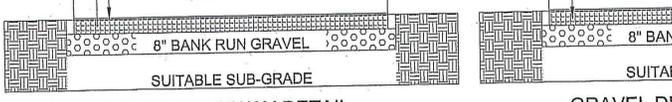
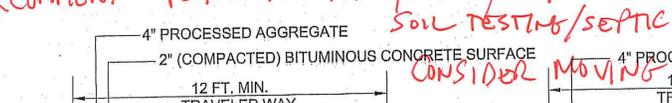
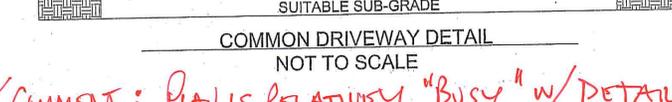
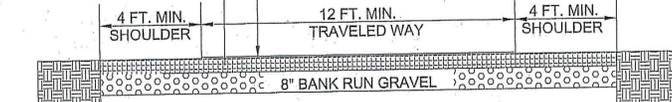
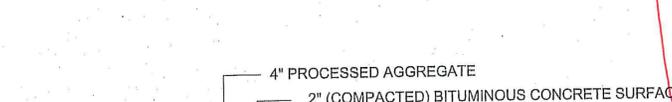
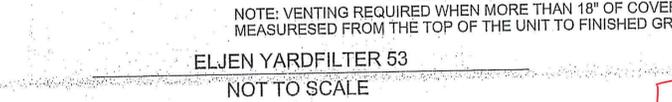
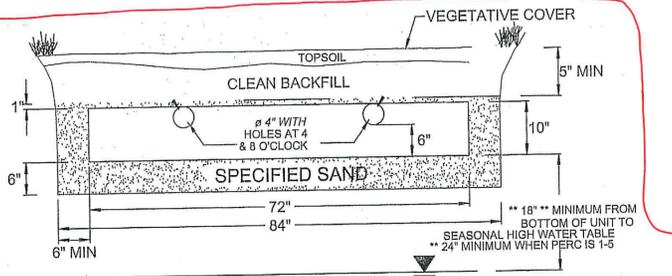
ELIJAH YARDFILTER 53 = 10.7 ELA PER L.F.  
REQUIRED TRENCH LENGTH = 495/10.7 = 46.26 L.F.  
PROVIDE 10 UNITS = 50 L.F. AND 535 ELA.  
BOTTOM OF UNIT TO BE 24" ABOVE MOTTLING

**LOT 3**

PERCOLATION RATE 1-5 MIN./PERC B  
TP 68 RESTRICTIVE LAYER @ 42"  
TP 69 RESTRICTIVE LAYER @ 45"  
TP 71 RESTRICTIVE LAYER @ 45"

RESTRICTIVE LAYER 42" TP 68  
GROUND SLOPE 8.1-10%  
3 BEDROOM HOUSE = 1.5 FLOW FACTOR  
MLSS = 201F X 1.5 F.F. X 1.0 P.F. = 30 LF  
EFFECTIVE LEACHING AREA REQUIRED 495 S.F.

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

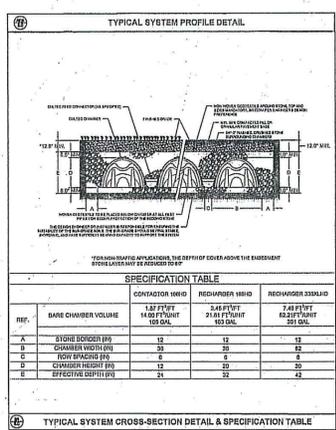


**EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT**

- 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

CL&P #3759  
ADD EXISTING TOPO  
ADD PROPOSED TOPO

EDGE OF PAVEMENT  
4 FOOT GRAVEL SHOULDER  
2 FOOT VEGETATED STRIP  
3" LAYER PEASTONE  
15" DEEP 1/4" WASHED STONE  
MAX. PONDING EL. 557  
TOP OF STONE EL. 556  
PROPOSED 3:1 GRADE  
EXISTING GRADE  
2% SLOPE MIN.  
24" MIN.  
MOTTLING 4" TEST PIT 74  
REMOVE ALL TOPSOIL SCARIFY REMAINING GROUND SURFACE PRIOR TO STONE PLACEMENT  
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 END ELEVATIONS SHOWN ON THESE 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 THESE PLANS. WATER VEGETATION SHOULD BE ESTABLISHED 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.

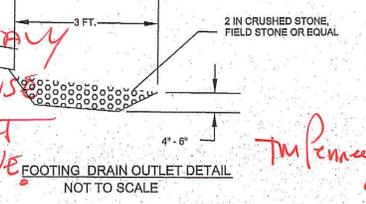
REMOVE SEDIMENT FROM THE INFILTRATION TRENCH SURFACE WHEN THE SEDIMENT ACCUMULATION EXCEEDS 2 INCHES OR WHEN DRAWDOWN TIME EXCEEDS 48 HOURS AFTER THE END OF A STORM EVENT, INDICATING THAT THE SYSTEM IS CLOGGED.

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

MAINTAIN VEGETATED FILTER STRIPS OR GRASSY 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.



\* NOTE: DESIGN DEPICT DRIVEWAY RUNOFF CROSSING DRIVEWAY TO LOT 2 HOUSE. MIGHT WANT TO CONSIDER PROVIDING CONVEY UNDER SAID DRIVE.

TH Penny Truck

WHY GRAVEL IF OTHER DRIVEWAYS ARE PAVED?  
PROPOSED 556 CONTOUR IS MISSING.

LOT 2  
IT APPEARS AS IF DRIVEWAY IS LOWER THAN INFILTRATION TRENCH. PROVIDE MORE SPOT ELEVATIONS THIS DOESN'T CORRESPOND W/ DRAINAGE COMPS. DOES INFILTRATION TRENCH OVERFLOW TO GRASS SWALE?

LOT 3  
I BELIEVE THIS WILL BE THE RUNOFF PATH AT THE OUTLET. IS THAT YOUR INTENT?

DEPICT TANK AND SEWER LINE

DEPICT TANK AND SEWER LINE

DEPICT TANK AND SEWER LINE

PROVIDE RESPONSE AS TO WHY SEPTIC CANNOT BE SHIFTED OUT OF U.R.A.

WILL APPLICANT BE REQUIRED TO SALVAGE STONE WALL PER PZC SUBDIVISION REGULATIONS?

ANY CONSIDERATION TO MOVING FOOTING DRAIN TO MINIMIZE DISTURBANCE?

APPROX DISTURBANCE

TH 66

COMMON DRIVEWAY, UTILITY AND DRAINAGE EASEMENT IN FAVOR OF LOTS 2 AND 3 3,269 SQUARE FEET 50' BUILDING LINE

COMMON DRIVEWAY, UTILITY AND DRAINAGE EASEMENT IN FAVOR OF LOTS 1 AND 3 10,346 SQUARE FEET

LOT 1

LOT 2

LOT 3

TOP OF WALL EL. 562

1' HIGH STONE CHECK DAM

FIELDSTONE LEVEL SPREADER

RIGHT TO DRAIN IN FAVOR OF LOTS 1 & 2

TH 13

TH 73

TH 68

TH 67

PERC B

PERC C

TH 69

TH 75

TH 77

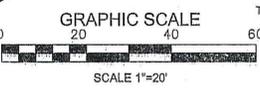
TH 70

TH 76

TH 76

TH 77

TH 70



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
ANDREW P. BUSHNELL P.E. L.S. 24591  
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

- LEGEND
- CHD CONN. HIGHWAY DEPT. MONUMENT
  - IP IRON PIN
  - W PROPOSED WELL
  - 100 EXISTING CONTOUR
  - 1000 PROPOSED CONTOUR
  - EXISTING UTILITY POLE
  - TEST HOLE
  - PERC PERCOLATION TEST
  - EDGE OF FIELD LOCATED WETLANDS
  - WF 10 WETLANDS FLAG
  - STONE WALL



PLAN PREPARED FOR CHARLES A. BROWN

LAND OF MARGARET REID AND REID MARTIN

ROUTE 44 / BOSTON TURNPIKE MAP 22-108 COVENTRY CT.

STORMWATER MANAGEMENT PLAN

SCALE: 1"=20' DATE: 05/20/2025 FILE NO. 2024-93 SHEET: 3 OF 4

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

REVISIONS:

— STORMWATER REPORT SHALL BE STAMPED & SIGNED BY LICENSED PE IN CT

— EXISTING & PROPOSED WATERSHEDS SHALL BE INCLUDED  
Narrative for the Implementation of E & S and Stormwater Management Measures  
Proposed 3.86 Acre – 3 Lot Subdivision on Route 44

\* PROVIDE COMMENT ON HOW SITE ADDRESSES PEAK STORM EVENTS.  
**Project Overview:** This narrative is intended to describe the erosion and sediment control methods and the stormwater management measures to be used during the construction of a 3 lot residential subdivision and its associated buildings and driveways. Soil erosion and sediment controls will be provided to control impacts during construction and shall be in conformance with the methods outlined in the *2024 Connecticut Guidelines for Erosion and Sediment Control Manual*. The stormwater management measures are planned to mitigate the increase in impervious areas resulting from the proposed construction and will provide collection, treatment and infiltration of the first 1.3" of rainfall (Water Quality Volume – WQV) in a manner consistent with the *2024 Connecticut Stormwater Quality Manual*.

**Existing Conditions:** The property that is the subject of this application is a 3.86-acre parcel of wooded land located on the southerly side of route 44 (Boston Turnpike), west of the intersection of Route 44 and Richmond Road. The property has approximately 526 feet of road frontage. An area of wetlands runs parallel to the frontage for a distance of approximately 375 feet, starting from the northeasterly property corner. An area of steep slope, exceeding 20%, constrains access to the property along the northwesterly frontage for a distance of approximately 100 feet. Located between the eastern edge of the steep slope area and the westerly end of the wetland area is an approximately 50-foot-wide section of frontage that contains upland soils and moderate slopes. This area is favorable for the construction of a driveway as this location will avoid wetland soils and minimize clearing and grading.

The soils in the area of the proposed building sites and storm water infiltration measures are identified by the United States Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) as Canton and Charlton fine sandy loam and Sutton fine sandy loam. Per the USDA, the NRCS Hydrologic Soil Group rating for within this area of the site is class B. The wetland soils on site are identified as Ridgebury, Leicester, and Whitman which have a Hydrologic Soil rating of class D. A copy of the USDA NRCS Hydrologic Soil Group Map is included for reference.

Deep hole tests were conducted on site by Bushnell Associates and observed by the Eastern Highlands Health District for the purpose of determining the suitability of the soil for use with septic systems. The results of these tests are included on page 2 of the plans and a review of these findings show the soils to be "fine sandy loam" consistent with the NRSC Soils map.

The property is not located in a Flood Hazard Zone Zone A per National Flood Insurance Rate Map Community Panel Number 090110 0010D June 11, 1982.

**Proposed Scope of Work:** In order to provide access to the buildable portion of this property and to avoid an adverse impact to the wetland area, a single, common driveway is proposed between the area of steep slope and the wetland. The proposed common driveway will be approximately 210' in length, constructed with a 12' wide paved travel way with 4' wide gravel shoulders. The common portion of the driveway will terminate at a paved parking area serving a proposed building on lot 2. Construction of the common driveway will require activity in the Upland Review Area (URA) with a total area of disturbance of 8,446 Sq. Ft. or .19 acres.

A private 12-foot-wide driveway will continue from the end of the common driveway for an additional 90 feet to service a proposed building on lot 3. For the purposes of determining the stormwater management measures needed, a conservative assumption is made that the private drive and parking area for lot 3 will be paved. Although pavement is not required, the relatively short distance and moderate grade makes it likely that this area will be paved at the time of construction.

The private driveway to lot 1 intersects the common driveway at the approximate midpoint of the common driveway. Given the relatively gentle grade of this drive and its 150-foot length it is assumed to not be paved for this analysis.

WHAT HAPPENS IF IT DOES. I WOULD CONSIDER PAVEMENT FOR COMPS.

TM Pennery 7/14/25

3.86 on page 1 of  
subdivision plans.

Finish grading associated with the construction of the septic system on lot 1 will add an additional 1,290 Sq. Ft. of URA disturbance bringing the total area of disturbance in the wetland URA to 9,736 Sq. Ft. or .22 acres.

The impervious area of each of the proposed buildings is 1,560 Sq. Ft.. It should be noted that the building size used for this application is subject change. Prior to the issuance of a zoning or building permit for construction another detailed site plan will be required which will ensure that the stormwater measures proposed at the time of construction are adequate for any change in building size. A note is included on page 3 of the plans stating this requirement. The impervious roof areas of the three proposed 1,560 S.F. buildings total 4,680 S.F..

✓ The total impervious area of the paved common drive, the paved drive to lot 3 and the paved parking areas is 5,342 Sq. Ft.. Together the total impervious area of the pavement and building roofs proposed for the 4.25 acre site is 10,022 S.F.. For the purpose of stormwater management an additional proposed paved area of 497 S.F. located between the end of the common driveway and the edge of Route 44 is also taken into consideration for a total of 10,519 S.F. of impervious surface being created from the development of this subdivision. ✗

**Proposed Erosion and Sediment Control Measures:** To minimize the potential of erosion the sequence of construction will be phased to keep the area of land disturbance to a minimum. Prior to the start of any construction perimeter silt fencing and an anti-tracking pad shall be installed as depicted on the plans and maintained during construction. The construction of the common driveway shall be substantially complete, including the installation of a gravel surface, and stabilized prior to any excavation of the building sites. Water bars will be installed as needed and maintained to prevent erosion of the gravel surface. The paving of the common drive will occur after it is determined that the pavement will not be damaged by construction activities. A schedule of construction is included on page 2 of the plans. As noted above, site plans will be required for the development of each individual lot, prior to house construction, and these plans may contain additional or revised erosion controls specific to the individual lot conditions and designs.

**Proposed Stormwater Management Measures:** The addition of impervious areas resulting from the buildings and driveways will be addressed in several ways. The runoff from the total impervious area of the paved drives and parking will be divided and directed into pervious areas of the site for retention, treatment and infiltration. The division of the various areas of impervious pavement is depicted on page 3 of the plans.

4,129 S.F. of runoff from a portion of the common driveway and all of the driveway for lot 3 is intended to be directed as sheet flow to the grassed areas adjacent and down gradient to the drives. In addition to the grassed areas there are also abundant wooded areas to the rear of the lots which meet the requirements of The Manual for Qualifying Pervious Areas (QPAs). As sufficient area for QPAs exist, this 4,129 S.F. of pavement is considered to be a disconnected impervious area. The specific areas of the QPAs will be established upon the preparation of the site plans for construction. A note is included on page 3 of the plans stating this requirement.

The runoff from the upper portion of the paved common drive will be directed over a vegetated filter strip to a stone filled infiltration trench for retention and infiltration. The remainder of the paved common drive is the section nearest to Route 44 and includes the proposed pavement within the CT D.O.T. right of way. This section of the driveway will be graded with a center crown to divert the stormwater into the adjacent pervious receiving areas on either side of the driveway (simple disconnection). DEPICTED AS STONE ON PLANS.

The runoff from each of the 1,560 Sq. Ft. building roofs will be retained and infiltrated on each lot through the use of infiltration chambers.

In order to properly size the stormwater measures, the WQV for the site must first be determined. In accordance with The Manual the disconnected impervious areas are subtracted from the total impervious area before applying the following equation (Chapter 4. Pg. 46).

$$\frac{\text{WATER QUALITY VOLUME}}{\text{WQV} = (P)(R)(A) / 12}$$

300 x 12 = 3600 SF  
480 (3)  
216 (3)  
1040 (2)  
400 (R) = 5736

✗ PROVIDE A PLAN/FIG. W/ PROPOSED IMPERVIOUS COVERAGE DEPICTED

WHERE:

P = 1.3" (90<sup>TH</sup> PERCENTILE RAIN EVENT)

R = 0.05 + 0.009 x I

I = POST DEVELOPMENT % OF IMPERVIOUS AREA

A = POST DEVELOPMENT TOTAL DRAINAGE AREA

The total impervious area of the pavement and building roofs proposed for the 3.86 acre site is 10,519 S.F.. Subtracting the 4,129 S.F. of disconnected area of pavement leaves a total of 5,763 S.F..

The resulting value of I = (5,763 S.F./168,142) x (100) = 3.4%.

10519/168142 = 6.25%

The resulting calculations are:

R = 0.05 + .009 (3.4%) = .08 = 0.106

WQV = (1.3 inches)(.08)(185,130 S.F.)/12 = 1,605 cubic feet.

(1.3)(.106)

PROVIDE BACKUP TO THIS NUMBER? (4.25 AC)

Thus the WQV = 1,605 cubic feet. The Manual requires 100% of the WQV be retained and infiltrated on site.

Infiltration chambers are provided for the roof area runoff and are sized to retain and infiltrate 100% of the first 1.3 inches of rainfall for the building roof areas. The chamber size is determined as follows: The building footprint of 26' x 60' = 1,560 S.F.. 1,560 S.F x 1.3" = 169 C.F. (rounded). Four Cultec 100 HD infiltration chambers, in stone, provide 170 C.F. of storage and are proposed on the plans for each lot. Details of the specified Cultec units are attached for reference. In total the Cultec chambers provide 510 C.F. of retention and infiltration.

An infiltration trench is proposed to be located down gradient and parallel to the driveway to collect and infiltrate the runoff from the upper 1,086 S.F. of impervious driveway surface. The infiltration trench is to be 88 feet in length by 6 feet wide and filled with a base layer of 14" of 1 1/4 crushed, washed stone and a 4" top layer of 3/8" pea stone. The stone will be wrapped with filter fabric along the sides and trench bottom and the top of the stone surface will be set 12 inches below the surrounding ground with side slopes of 3:1. This configuration will provide both static storage within the stone trench and ponded storage in the swale above the stone. The longitudinal slope of the trench will be level along both the top and bottom slope for the entire length with a maximum ponded depth of 12 inches. In larger storm events the trench will overflow along its length with the top of the trench acting as a level spreader to allow for a dissipated flow to filter down through the vegetated URA before entering the wetlands.

To determine the storage capacity of the infiltration trench The Manual provides the following equation (Appendix C, Pg. 515):

V = (A \* Dponding) + (L \* W \* Dstone \* Nstone)

WHERE:

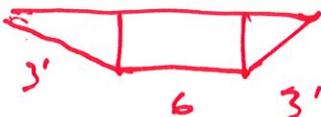
V = STATIC STORAGE VOLUME (C.F)

A = AVERAGE AREA BETWEEN MAXIMUM PONDING DEPTH AND THE TRENCH SURFACE (S.F.)

Dponding = MAXIMUM PONDING DEPTH (FEET)

L = LENGTH (FEET)

W = WIDTH (FEET)



= 956 x 88F = 792CF

D<sub>stone</sub> = DEPTH OF STONE (FEET)  
 N<sub>stone</sub> = POROSITY OF STONE (USE DEFAULT VALUE OF 0.4)

For the proposed infiltration trench:

L = 88', W = 6', A (with 3:1 side slopes) = 792, D<sub>ponding</sub> = 1', D<sub>stone</sub> = 1.5', N<sub>stone</sub> = .4

$$(792 * 1) + (88 * 6 * 1.5 * .4) = 1,109 \text{ C.F.}$$

PLAN CALLS FOR 15" WHICH IS CORRECT?

Having determined the volume of the infiltration trench it is also necessary to confirm that the bottom of the trench is large enough so that the system will completely drain within 48 hours. The Manual provides the following equation to calculate the drain time using the static method. The static method uses a default infiltration rate based on the NRCS Hydrologic Soil Group rating for underlying soils, in this case, Class B Fine Sandy Loam. The default infiltration rate is .52 inches per hour (Table 10-2 Pg 184).

INCLUDE AS APPENDIX

$$T_d = \frac{V}{K * A} * 12 \text{ inches/foot}$$

WHERE:

- T<sub>d</sub> = DRAIN TIME (HOURS)
- V = DESIGN INFILTRATION VOLUME OR STATIC STORAGE VOLUME
- K = DESIGN INFILTRATION RATE (INCHES PER HOUR)
- A = AVERAGE SURFACE AREA OF INFILTRATION SYSTEM (SQUARE FEET)

For the proposed infiltration trench: V = 1,109 K = .52 A = 792

$$\frac{1,109}{.52 * 792} = 2.69 * 12 = 32.28 \text{ Hours}$$

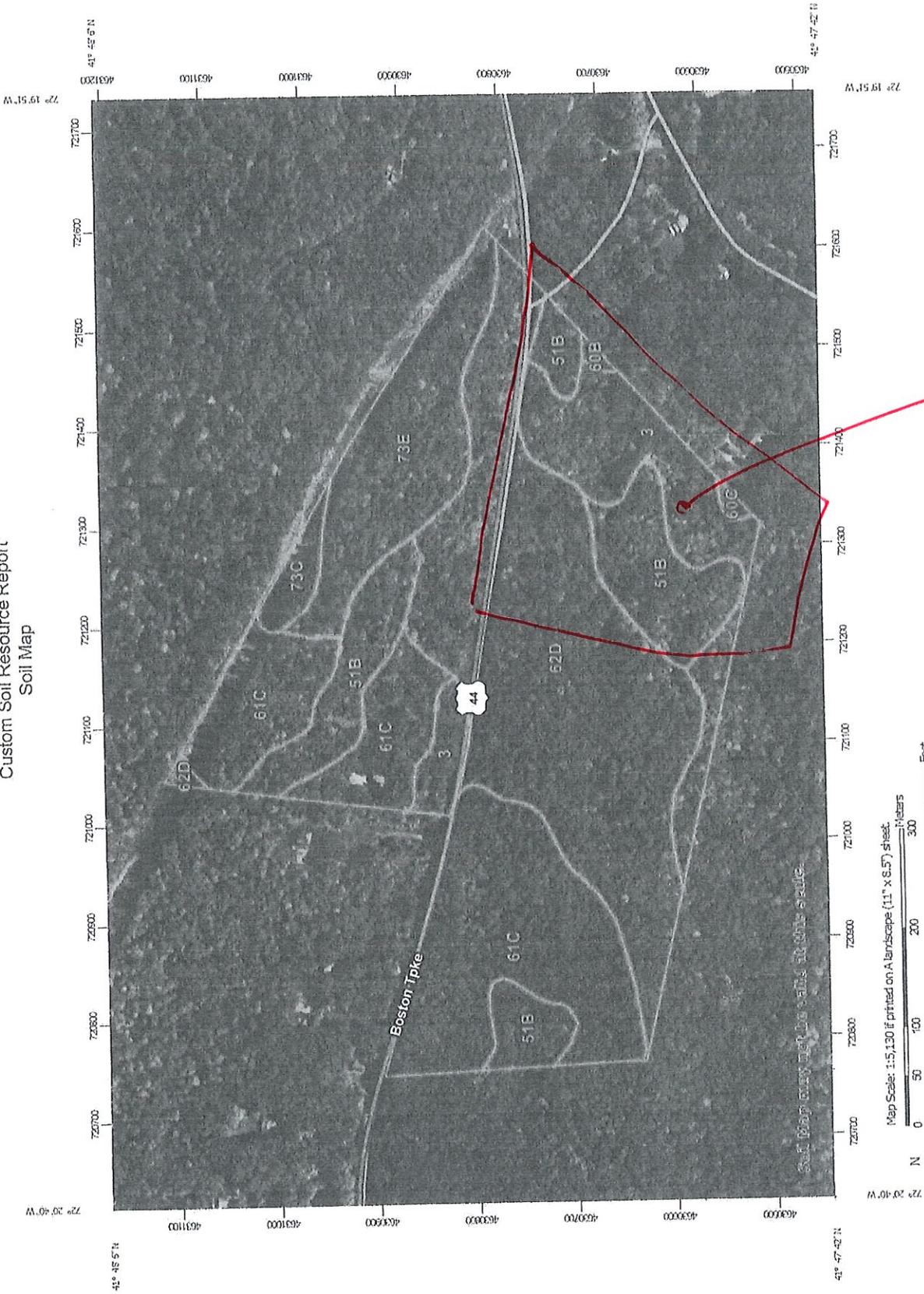
A grassed swale will be created along the up-gradient edge of the common drive to facilitate the transition from the required driveway grade to the existing ground. As the driveway will cross slope away from the upper driveway edge and the existing ground generally slopes parallel to the drive, the swale will collect little surface drainage. Two 1-foot-high stone check dams will be installed at the bottom of the swale approximately 40 feet apart to prevent scouring of the bottom during larger storm events. The placement of the stone dams may also provide a measure of retention and infiltration but, for the purposes of this analysis the retention and infiltration contribution of the swale is not included. The swale will terminate at a fieldstone level spreader where the dissipated flow will filter across the vegetated URA and likely infiltrate into the soil before entering the wetlands.

**Summary:** The entire Water Quality Volume of 1,605 cubic feet will be retained and infiltrated on-site. 510 C.F. will be treated using Cultec infiltrators and 1,109 C.F. will be retained in an infiltration trench. The total stormwater retained and infiltrated on site is 1,619 C.F.

In addition to the above measures a conservation easement is proposed to extend 25' around the perimeter of the majority of the wetlands. To prevent possible conflicts with future maintenance of the driveway a small area of the most westerly portion of the wetlands would not be included in the easement. However, this excluded area would still remain subject to the inland wetland regulations and if future activities are ever proposed they would be subject to review and approval by the Agency or its Agent.

Construction notes, details and maintenance requirements are included on page 3 of the plans.

Custom Soil Resource Report  
Soil Map



DEPLOT  
SITE.

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

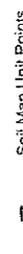
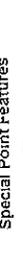
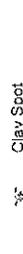
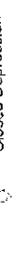
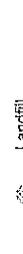
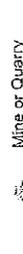
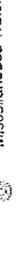
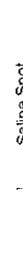
Soil Survey Area: State of Connecticut, Eastern Part  
 Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## MAP LEGEND

	Area of Interest (AOI)		Soil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	8.3	11.9%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	9.8	14.2%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	0.1	0.2%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	0.2	0.2%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	18.1	26.2%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	24.0	34.6%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	1.1	1.5%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	7.7	11.1%
<b>Totals for Area of Interest</b>		<b>69.2</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

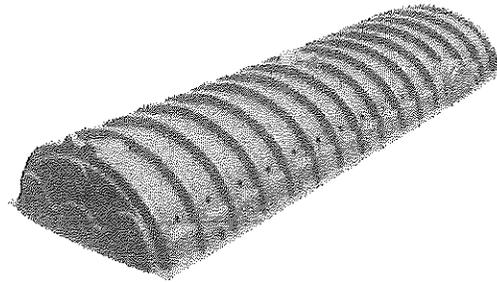
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties



# CULTEC Contactor® 100HD Residential Drainage Chamber

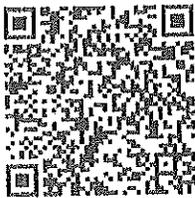
The Contactor® 100HD is a 12" (305 mm) tall, low profile chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Contactor 100HD has the side portal internal manifold feature. The HVLV® SFCx2 Feed Connector is inserted into the side portal of the Contactor 100HD to create the internal manifold.

Size (L x W x H)	8' x 36" x 12" 2.44 m x 914 mm x 305 mm
Installed Length	
R-model as Stand Alone Unit	96"
R-model as Row Starter Unit	93"
E-model as Row Middle Unit	90"
E-model as Row End Unit	93"
Chamber Storage	1.87 ft <sup>3</sup> /ft 0.17 m <sup>3</sup> /m 14.00 ft <sup>3</sup> /unit 0.40 m <sup>3</sup> /unit
Chamber Weight	38.0 lbs 17.24 kg
Shipping	55 chambers/skid 2,195 lbs/skid 16 skids/48' flatbed
Max. Allowable Cover	12' 3.66 m
Max. Inlet Opening in End Wall	10" HDPE, PVC 250 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	6" HDPE, PVC 150 mm HDPE, PVC
Compatible Feed Connector	HVLV SFCx2 Feed Connector

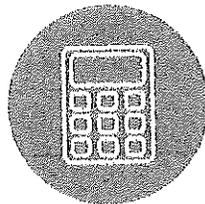


Calculations are based on installed chamber length.  
All above values are nominal.

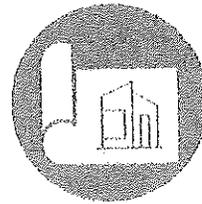
Visit our website for more information.



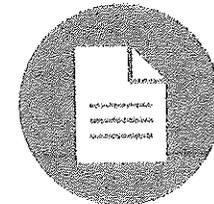
Scan to  
Learn More



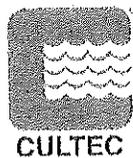
System Calculator



CAD / PDF Drawings



Installation Instructions



## We Have Solutions.

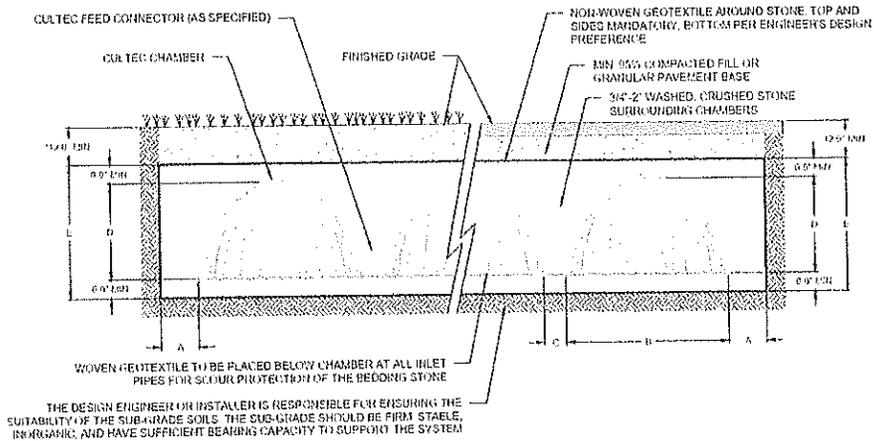
cultec.com  
1.800.4.CULTEC



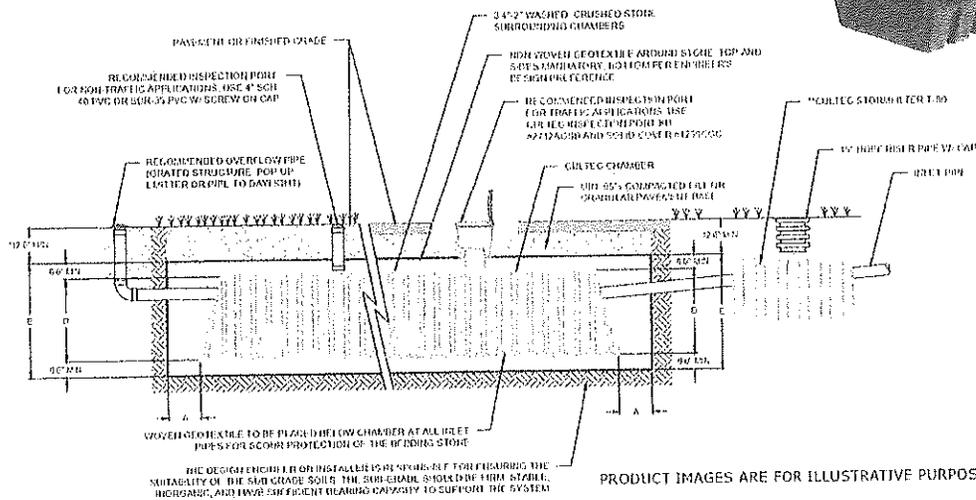
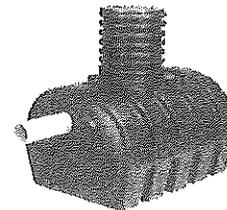
# Typical Residential Drainage Details

Ref.	Bare Chamber Volume	1.87 ft <sup>3</sup> /ft 14.00 ft <sup>3</sup> /unit 105 gal
A	Stone Border	12"
B	Chamber Width	36"
C	Row Spacing	6"
D	Chamber Height	12"
E	Effective Depth	24"
	Chamber Length	8'

\*Chamber length includes integral end walls.



PRODUCT IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.  
\*FOR NON-TRAFFIC APPLICATIONS, THE DEPTH OF COVER ABOVE THE EMBEDMENT STONE LAYER MAY BE REDUCED TO 6\"



PRODUCT IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

\*FOR NON-TRAFFIC APPLICATIONS, THE DEPTH OF COVER ABOVE THE EMBEDMENT STONE LAYER MAY BE REDUCED TO 6\"

\*\*CULTEC RECOMMENDS THE USE OF THE STORAGE TUB 1' UPSTREAM OF ALL SYSTEMS. THE STORAGE TUB MUST BE LOCATED IN A NON-TRAFFIC AREA.

For more information, contact CULTEC at (203) 775-4416 or visit [www.cultec.com](http://www.cultec.com).

© CULTEC September 2024 SUB100HD 09-24 100HD RES1 submittal

## CULTEC Contactor® 100HD Specifications

### GENERAL

CULTEC Contactor® 100HD chambers are designed for underground residential drainage. The chambers may be used for retention, recharging, detention, or controlling the flow of on-site stormwater runoff or greywater.

### CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. by CULTEC of Brookfield, CT (cultec.com, 203-775-4416).
2. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
3. The chamber shall be arched in shape.
4. The chamber shall be open-bottomed.
5. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
6. The nominal chamber dimensions of the CULTEC Contactor® 100HD shall be 12 inches (305 mm) tall, 36 inches (914 mm) wide and 8 feet (2.44 m) long. The installed length of a joined Contactor® 100HD shall be 7.5 feet (2.29 m).
7. Maximum inlet opening on the chamber end wall is 10 inches (250 mm) HDPE, PVC.
8. The chamber shall have two side portals to accept CULTEC HVLV® SFCx2 Feed Connectors to create an internal manifold. The nominal I.D. dimensions of each side portal shall be 5.75 inches (146 mm) high by 7.5 inches (191 mm) wide. Maximum allowable O.D. in the side portal is 6 inches (150 mm) HDPE, PVC.
9. The nominal chamber dimensions of the CULTEC HVLV® SFCx2 Feed Connector shall be 7.6 inches (194 mm) tall, 12 inches (305 mm) wide and 19.7 inches (500 mm) long.
10. The nominal storage volume of the Contactor® 100HD chamber shall be 1.866 ft<sup>3</sup> / ft (0.173 m<sup>3</sup> / m) - without stone. The nominal storage volume of the HVLV® SFCx2 Feed Connector shall be 0.294 ft<sup>3</sup> / ft (0.027 m<sup>3</sup> / m) - without stone.
11. The Contactor® 100HD chamber shall have twenty-four discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
12. The Contactor® 100HD chamber shall have 16 corrugations.
13. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
14. The Contactor® 100RHD Starter/Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
15. The Contactor® 100EHD Middle/End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
16. The HVLV® SFCx2 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Contactor® 100HD and act as cross feed connections.
17. Chambers must have horizontal stiffening flex reduction steps between the ribs.
18. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
19. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
20. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
21. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
22. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.



## We Have Solutions.

[cultec.com](http://cultec.com)  
1.800.4.CULTEC

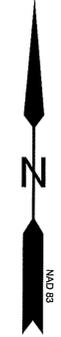
**SURVEY NOTES:**

- 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 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 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 CHARLES A. BROWN LAND OF MARGARET REID AND REID MARTIN CT. ROUTE 44 / BOSTON TURNPIKE COVENTRY, CT. FIRST CUT PLAN SCALE: 1"=40' 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
- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO.1 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO.2 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- SUBDIVISION PLAN PREPARED FOR ESTATE OF EUGENE BAY 431 SAM GREENE ROAD COVENTRY, CT. SCALE 1"=100' DATE 5/19/95 FILE NO. 94126 SHEET 1 OF 4 REVISED TO 7/1/96 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. 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 7,200 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

ZONING GR-40		TOTAL AREA OF SUBDIVISION = 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.	20	20	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 SUBDIVISION AREA				



KEY MAP 1" = 1,000'

NRCS WEB SOIL SURVEY SOILS SITE SOIL TYPES	
3	RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0 - 8% SLOPES, EXTREMELY STONY
60C	CANTON AND CHARLTON FINE SANDY LOAM, 8 - 15% SLOPES
51B	SUTTON FINE SANDY LOAM, 0 - 8% SLOPES VERY STONEY



THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*John P. Ianni*  
JOHN P. IANNI  
CERTIFIED SOIL SCIENTIST

5/22/2025  
DATE

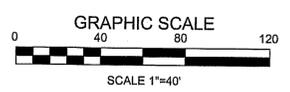
**OWNERS:** MARGARET REID, REID MARTIN, CHARLES A. BROWN  
663 OLD POST ROAD, 83 CIDER MILL ROAD, P.O. BOX 473  
TOLLAND, CT. 06074, BOLTON, CT. 06043, COVENTRY, CT. 06238

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

PLAN PREPARED FOR CHARLES A. BROWN			
LAND OF MARGARET REID AND REID MARTIN			
ROUTE 44 / BOSTON TURNPIKE MAP 22-108		COVENTRY CT.	
SUBDIVISION PLAN			
SCALE: 1"=40'	DATE: 05/20/2025	FILE NO. 2024-93	SHEET: 1 OF 4
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET, MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 7/21/2025			

APPROVED  
COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
THIS 5 YEAR APPROVAL PERIOD EXPIRES ON  
SEE P&Z MINUTES OF \_\_\_\_\_ FOR SPECIFIC  
CONDITIONS OF APPROVAL



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

*Andrew F. Bushnell*  
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**
- CHD CONN. HIGHWAY DEPT. MONUMENT
  - IP IRON ROD TO BE SET
  - EXISTING IRON PIN
  - EDGE OF FIELD LOCATED WETLANDS
  - WF 10 WETLANDS FLAG
  - STONE WALL
  - EXISTING UTILITY POLE

**SURVEY NOTES:**

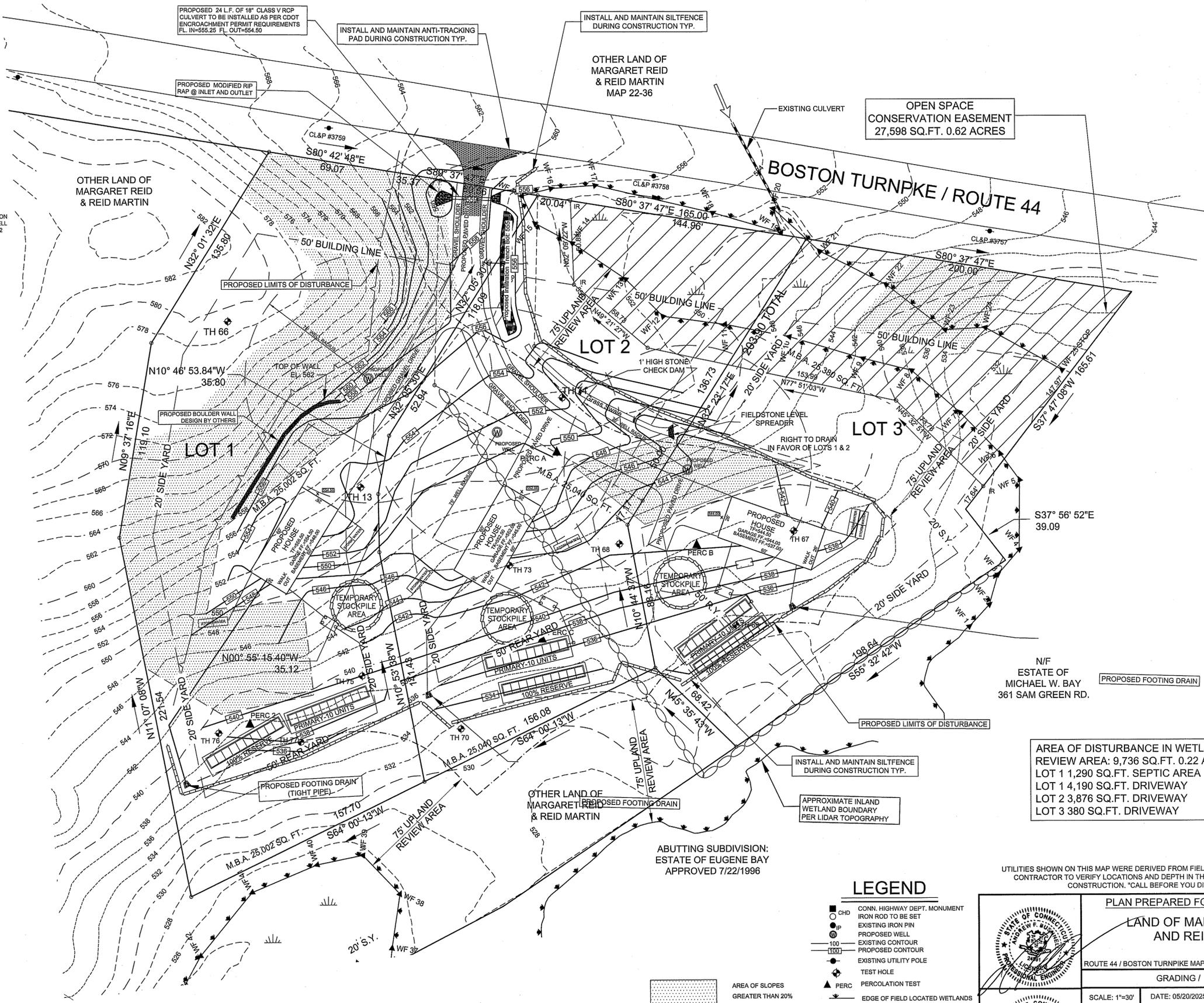
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY 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 1-3.
- THE PROPERTY IS LOCATED IN A GENERAL RESIDENTIAL ZONE-40
- THE INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY HIGHLAND SOILS LLC. AND WERE FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
- THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090110 00100 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 CHARLES A. BROWN LAND OF MARGARET REID AND REID MARTIN CT. ROUTE 44 / BOSTON TURNPIKE COVENTRY, CT. FIRST CUT PLAN SCALE: 1"=40' 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
- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO. 1 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 1/23/86 DRN. R.E.D. TRD. E.S.E. FILE NO. 85855 SHEET NO. 2 OF 2 MEEHAN, ASSOCIATES CONSULTING ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040
- SUBDIVISION PLAN PREPARED FOR ESTATE OF EUGENE BAY 431 SAM GREENE ROAD COVENTRY, CT. SCALE 1"=100' DATE 5/19/95 FILE NO. 84126 SHEET 1 OF 4 REVISED TO 7/1996 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2173 BOSTON TPKE. COVENTRY, CT 06238
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF COVENTRY COVENTRY-MANSFIELD DEPOT ROAD FROM THE MANSFIELD TOWN LINE WESTERLY ABOUT 7,300 FEET ROUTE NO. 109 SCALE 1"=40' SURVEY BY H.T.F.D. OFFICE PLOTTED BY " " TRACED BY H.C.S. APPROVED H.R.M. NUMBER 189 SHEET NO. 1 OF 3
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF COVENTRY COVENTRY-MANSFIELD DEPOT ROAD FROM SOUTH COVENTRY ROAD EASTERLY ABOUT 9,000 FEET ROUTE NO. 109 SCALE 1"=40' SURVEY BY H.T.F.D. OFFICE PLOTTED BY " " TRACED BY H.C.S. APPROVED H.R.M. NUMBER 188 SHEET NO. 3 OF 3

**CONSTRUCTION NOTES:**

- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 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.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
- ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.



COVENTRY PLANNING & ZONING COMMISSION

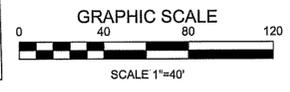
CHAIRPERSON-SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS 5 YEAR APPROVAL PERIOD EXPIRES ON SEE P&Z MINUTES OF FOR SPECIFIC CONDITIONS OF APPROVAL

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JOHN P. IANNI  
CERTIFIED SOIL SCIENTIST

5/22/2025  
DATE



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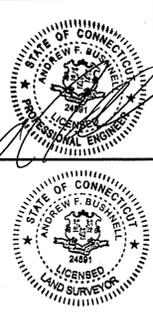
ANDREW F. BUSHNELL, P.E. L.S. 24691

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

**LEGEND**

CHD	CONN. HIGHWAY DEPT. MONUMENT
●	IRON ROD TO BE SET
○	EXISTING IRON PIN
○	PROPOSED WELL
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	EXISTING UTILITY POLE
●	TEST HOLE
▲	PERC PERCOLATION TEST
—	EDGE OF FIELD LOCATED WETLANDS
▲	WF 10 WETLANDS FLAG
—	STONE WALL

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 (1-800-922-4456)."



PLAN PREPARED FOR CHARLES A. BROWN

LAND OF MARGARET REID AND REID MARTIN

ROUTE 44 / BOSTON TURNPIKE MAP 22-108 COVENTRY CT.

GRADING / E & S PLAN

SCALE: 1"=30' DATE: 05/20/2025 FILE NO. 2024-93 SHEET: 2 OF 4

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

REVISIONS: 7/21/2025

AREA OF DISTURBANCE IN WETLANDS UPLAND REVIEW AREA: 9,736 SQ.FT. 0.22 ACRES  
LOT 1 1,290 SQ.FT. SEPTIC AREA  
LOT 1 4,190 SQ.FT. DRIVEWAY  
LOT 2 3,876 SQ.FT. DRIVEWAY  
LOT 3 380 SQ.FT. DRIVEWAY

N/F ESTATE OF MICHAEL W. BAY  
361 SAM GREEN RD.  
PROPOSED FOOTING DRAIN

INSTALL AND MAINTAIN SILTFENCE DURING CONSTRUCTION TYP.

APPROXIMATE INLAND WETLAND BOUNDARY PER LIDAR TOPOGRAPHY

ABUTTING SUBDIVISION:  
ESTATE OF EUGENE BAY  
APPROVED 7/22/1996

OTHER LAND OF MARGARET REID & REID MARTIN

INSTALL AND MAINTAIN SILTFENCE DURING CONSTRUCTION TYP.

INSTALL AND MAINTAIN SILTFENCE DURING CONSTRUCTION TYP.

OTHER LAND OF MARGARET REID & REID MARTIN MAP 22-36

OPEN SPACE CONSERVATION EASEMENT  
27,598 SQ.FT. 0.62 ACRES

BOSTON TURNPIKE / ROUTE 44

OTHER LAND OF MARGARET REID & REID MARTIN

PROPOSED MODIFIED RIP RAP @ INLET AND OUTLET

PROPOSED 24 L.F. OF 18" CLASS V RCP CULVERT TO BE INSTALLED AS PER CDOT ENCROACHMENT PERMIT REQUIREMENTS FL-IN-555.25 FL-OUT-554.50

INSTALL AND MAINTAIN ANTI-TRACKING PAD DURING CONSTRUCTION TYP.

PROPOSED LIMITS OF DISTURBANCE

50' BUILDING LINE

LOT 2

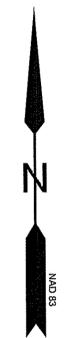
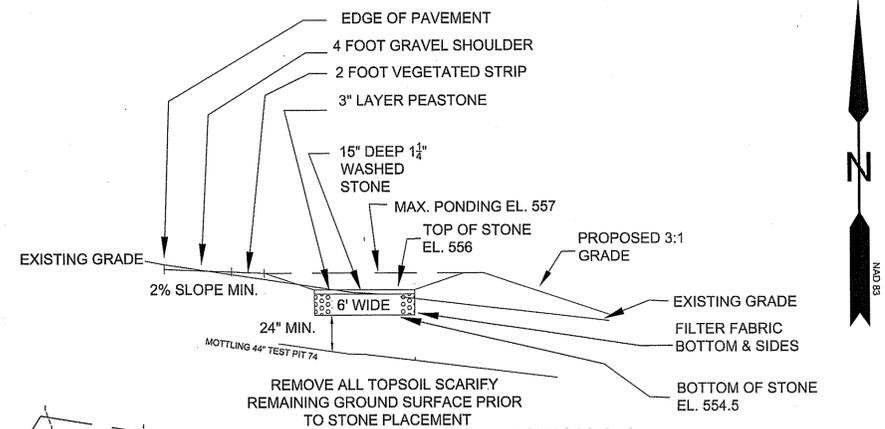
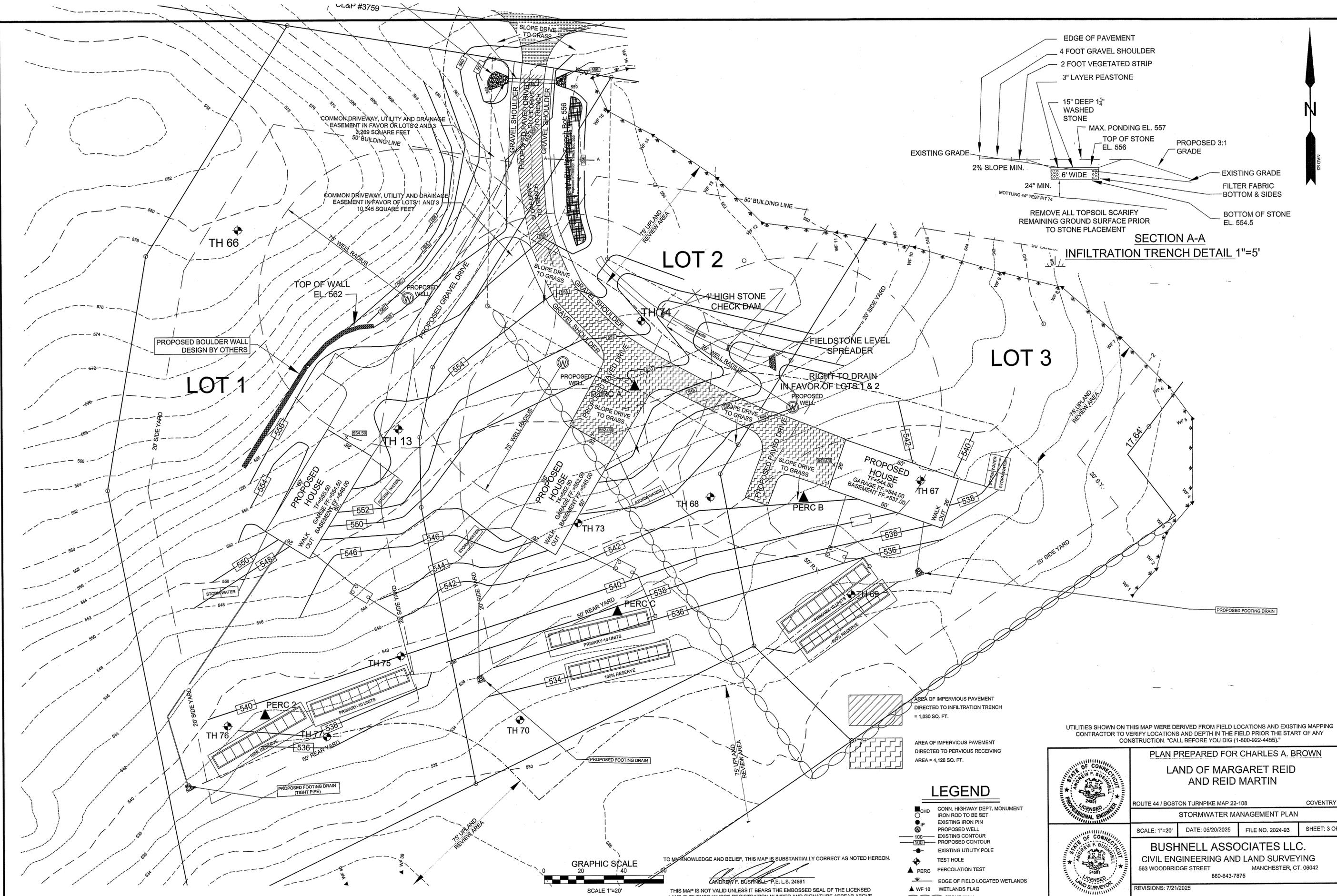
LOT 3

LOT 1

PROPOSED FOOTING DRAIN (TIGHT PIPE)

M.B.A. 25,002 SQ. FT.

M.B.A. 25,040 SQ. FT. 156.08



PROPOSED BOULDER WALL  
DESIGN BY OTHERS

LOT 1

LOT 2

LOT 3

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

AREA OF IMPERVIOUS PAVEMENT  
DIRECTED TO INFILTRATION TRENCH  
= 1,030 SQ. FT.

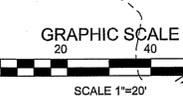
AREA OF IMPERVIOUS PAVEMENT  
DIRECTED TO PERVIOUS RECEIVING  
AREA = 4,128 SQ. FT.

**LEGEND**

- CHD CONN. HIGHWAY DEPT. MONUMENT
- IRON ROD TO BE SET
- EXISTING IRON PIN
- PROPOSED WELL
- 100 EXISTING CONTOUR
- 1000 PROPOSED CONTOUR
- EXISTING UTILITY POLE
- TEST HOLE
- ▲ PERC PERCOLATION TEST
- ▲ EDGE OF FIELD LOCATED WETLANDS
- ▲ WF 10 WETLANDS FLAG
- ○ ○ ○ ○ STONE WALL

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).\*

	<p>PLAN PREPARED FOR CHARLES A. BROWN</p> <p><b>LAND OF MARGARET REID AND REID MARTIN</b></p> <p>ROUTE 44 / BOSTON TURNPIKE MAP 22-108 COVENTRY CT.</p> <p>STORMWATER MANAGEMENT PLAN</p>		
	SCALE: 1"=20'	DATE: 05/20/2025	FILE NO. 2024-93 SHEET: 3 OF 4
	<p><b>BUSHNELL ASSOCIATES LLC.</b> CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875</p>		
	<p>REVISIONS: 7/21/2025</p>		



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

ANDREW F. BUSHNELL P.E. L.S. 24891

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

- GENERAL NOTES:**
- ALL WORK SHALL CONFORM TO THE TOWN OF COVENTRY REGULATIONS AND STANDARDS AND SPECIFICATIONS.
  - UNDERGROUND UTILITIES MAY EXIST IN THE AREA OF THIS SURVEY. CONTRACTOR TO VERIFY THE PRESENCE AND EXACT LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
  - ANY TREES TO BE REMOVED WITHIN THE TOWN ROAD RIGHT OF WAY MUST BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
  - SOLAR ORIENTATION OF THE PROPOSED HOUSE LOCATION WAS TAKEN INTO CONSIDERATION THE HOUSE SHOWN ON THIS PLAN IS FOR FEASIBILITY. THE HOMEOWNER WILL HAVE SOME FLEXIBILITY CONCERNING THE FINAL HOUSE LOCATION.
  - PROPOSED DRIVEWAY SHALL NOT EXCEED 15% SLOPES.
  - NO UNDERGROUND STORAGE TANKS ARE TO BE INSTALLED EXCEPT PROPANE.
  - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND COMPLIANCE FOR THE PROPOSED HOUSE:
    - ALL REQUIRED BOUNDARY MONUMENTS SHALL BE SET BY A LICENSED LAND SURVEYOR. THE LAND SURVEYOR SHALL SUPPLY THE PLANNING AND ZONING DEPARTMENT WITH A LETTER VERIFYING THE SETTING OF THE REQUIRED MONUMENTATION.
    - ALL GRADING AND CLEARING, ESPECIALLY FOR PROPER SIGHT LINE AND INSTALLATION OF DRIVEWAY APRON SHALL BE COMPLETED AND INSPECTED BY THE TOWN OF COVENTRY.
    - STREET NUMBERS FOR THE PROPOSED HOUSE SHALL BE PLACED ON THE FRONT OF THE HOUSE OR IN AN AREA MORE VISIBLE FROM THE STREET AND APPROVED BY THE TOWN OF COVENTRY.
    - THE PROPOSED DRIVEWAYS SHALL BE BUILT IN THE DEPICTED LOCATION OR IN A LOCATION WITH EQUIVALENT OR BETTER SIGHT LINE AND DRAINAGE CONDITIONS AS DETERMINED BY THE ZONING AGENT AND/OR SUPERINTENDENT OF STREETS. THE DRIVEWAY SHALL HAVE A PAVED APRON.
    - ALL DISTURBED AREAS SHALL BE TOPSOILED SEEDED AND MULCHED OR STABILIZED ACCORDING TO THE SEASON OF THE YEAR.
    - ALL OTHER REQUIREMENTS AS STATED ON THIS PLAN SHALL HAVE BEEN MET AS PER TOWN OF COVENTRY REGULATIONS.
    - A SEPTIC SYSTEM AS-BUILT PLAN SHALL BE PROVIDED TO THE EASTERN HIGHLANDS HEALTH DISTRICT BY THE LICENSED SEPTIC SYSTEM INSTALLER.
  - NO LIQUID OR SOLID CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR PETROLEUM DUST CONTROL AGENTS SHALL BE APPLIED ON THIS SITE.
  - OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS.
  - LIMIT OF INDIVIDUAL LOT DISTURBANCE IS TYPICALLY DELINEATED BY THE SILT FENCE SYMBOLS SHOWN ON THE PLANS.
  - PROPOSED HOUSE, SEPTIC, DRIVEWAY, FOOTING DRAIN AND LIMIT OF DISTURBANCE LOCATIONS SHOWN ARE PRELIMINARY. LOCATIONS MAY CHANGE WITH FINAL LOT DESIGN.
  - ALL UTILITIES SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE CONSTRUCTED TO LOCAL UTILITY COMPANY SPECIFICATIONS AND INSTALLED UNDERGROUND.
  - ANY DRAINAGE, COMMON DRIVEWAY, CONSERVATION, UTILITY AND ANY OTHER APPLICABLE EASEMENTS SHALL BE PLACED ON THE DEEDS FOR EACH LOT AFFECTED.
  - INDIVIDUAL SITE PLAN IS REQUIRED FOR LOT 2 PRIOR TO HOUSE CONSTRUCTION. THE PLAN SHALL SHOW THE FOLLOWING: PROPOSED EROSION AND SEDIMENT CONTROLS, HOUSE LOCATION, SEPTIC SYSTEM, WELL, DRIVEWAY, CURTAIN DRAINS (IF REQUIRED), FOOTING DRAIN AND GRADING.
  - PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
  - INDIVIDUAL CLEARING LIMITS SHALL BE FLAGGED BY A LICENSED LAND SURVEYOR AND CERTIFIED. TO THE TOWN OF COVENTRY, TO BE CONSISTENT WITH THE INDIVIDUAL LOT DEVELOPMENT PLAN PRIOR TO THE START OF ANY SITE DISTURBANCE.

**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 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 COMMON PORTION OF DRIVEWAY TO PROCESS AGGREGATE LAYER PAVE DRIVEWAY AT TIME THAT IS DETERMINED THAT PAVED PORTION WILL NOT BE DAMAGED BY HEAVY TRUCK TRAFFIC.
- CONSTRUCT HOUSES, WELLS, INDIVIDUAL DRIVEWAYS, SEPTIC SYSTEMS AND OTHER IMPROVEMENTS AS SHOWN.
- 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.
- REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 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 LIMES 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 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:	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	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.

- CONSTRUCTION NOTES:**
- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - 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.
  - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
  - PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
  - ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

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 SEEDING 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.

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

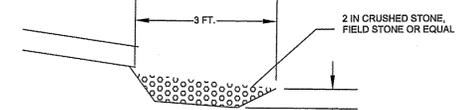
REMOVE SEDIMENT FROM THE INFILTRATION TRENCH SURFACE WHEN THE SEDIMENT ACCUMULATION EXCEEDS 2 INCHES OR WHEN DRAWDOWN TIME EXCEEDS 48 HOURS AFTER THE END OF A STORM EVENT, INDICATING THAT THE SYSTEM IS CLOGGED.

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.



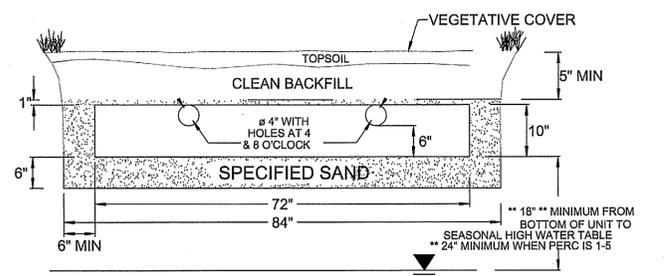
**FOOTING DRAIN OUTLET DETAIL**  
NOT TO SCALE

- 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"-60" GREY LAYER FINE SANDY MOTTLED LINE, GRAVELY SANDY LOAM
- DEPTH: 80"  
MOTTLING: 42"  
ROOTS: 28"
- TEST PIT 69  
0-4" TOPSOIL  
4-30" BROWN SANDY LOAM  
30-42" GRAVELY MEDIUM SAND  
42"-70" GREY FINE SAND BAND
- DEPTH: 70"  
MOTTLING: 46"  
ROOTS: 46"
- TEST PIT 70  
0-3" TOP SOIL - ORGANICS  
3-30" BROWN SANDY LOAM  
30-44" TAN SANDY LOAM  
44-72" 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" GRAVELY SANDY LOAM  
LARGE BOULDERS
- DEPTH: 74"  
MOTTLING: 45"
- TEST PIT 72  
0-5" TOPSOIL  
5-50" GREY MOTTLED COMPACT SAND  
50-84" BONEY GRAVEL SANDY LOAM
- DEPTH: 84"  
MOTTLING: 36"  
ROOTS: 38"
- TEST PITS OBSERVED BY:  
GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
DECEMBER 4, 2024
- TEST PIT 73  
0-4" ORGANICS  
4-24" BROWN SANDY LOAM  
24-60" BONEY GRAVEL COBBLES  
60"-88" SANDY TILL LOAM BONEY LARGE ROCKS
- DEPTH: 86"  
MOTTLING: 44"  
ROOTS: 42"
- TEST PIT 74  
0-4" 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 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: 36"  
SEEPAGE: 49"

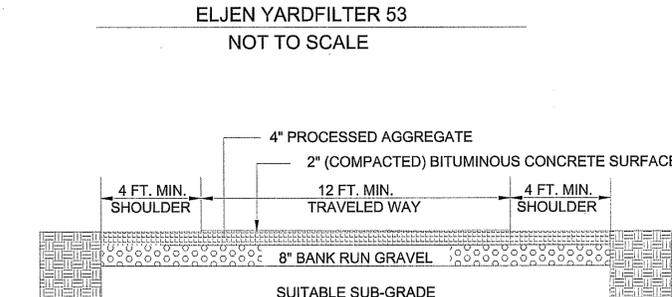
- TEST PITS OBSERVED BY:  
GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
MAY 12, 2025
- TEST PIT 75  
0-5" TOPSOIL  
5-24" BROWN SANDY LOAM  
24-42" COARSE MEDIUM GRAVEL SAND SANDY LOAM  
42"-78" MOTTLED SANDY TILL
- DEPTH: 78"  
MOTTLING: 42"  
SEEPAGE: 60"
- TEST PIT 76  
0-5" TOPSOIL  
5-32" BROWN SANDY LOAM  
32-60" BROWN GRAVELY MEDIUM SAND  
60"-78" MOTTLED SANDY TILL
- DEPTH: 78"  
MOTTLING: 42"  
SEEPAGE: 60"
- TEST PIT 77  
0-5" TOPSOIL  
5-37" BROWN SANDY LOAM  
37-42" MOTTLED GREY SANDY LOAM  
42-68" DARK BROWN SANDY TILL GRAVELY
- DEPTH: 68"  
MOTTLING: 37"  
SEEPAGE: 42"
- PERCOLATION TEST RESULTS  
PERFORMED BY - BUSHNELL ASSOCIATES LLC
- PERC B  
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                |
- PERCOLATION RATE: 1-5 MIN./IN.
- PERC C  
PRE-SOAK 9:00 AM  
DRY START @ 10:18 AM  
19" DEEP HOLE
- | TIME | READING (IN.) | DIFFERENCE (IN.) |
|------|---------------|------------------|
| 0    | 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              |
- PERCOLATION RATE: 1-5 MIN./IN.
- PERC 2  
5/16/24  
PRE-SOAK 8:25 AM  
DRY START @ 10:00 AM  
22" DEEP HOLE
- | TIME | READING (IN.) | DIFFERENCE (IN.) |
|------|---------------|------------------|
| 0    | 5 1/2         | -                |
| 5    | 9 3/4         | 4 1/4            |
| 10   | 11 3/4        | 2                |
| 15   | 13            | 1 1/4            |
| 20   | 14            | 1                |
| 25   | 15            | 1                |
| 30   | 15 1/2        | 1/2              |
| 35   | 16            | 1/2              |
| 40   | 16 1/2        | 1/2              |
| 45   | 17            | 1/2              |
| 50   | 17 1/2        | 1/2              |
| 55   | 18            | 1/2              |
| 60   | 18 1/2        | 1/2              |
- PERCOLATION RATE: 1-10 MIN./IN.

**SEPTIC SYSTEM DESIGN CRITERIA:**

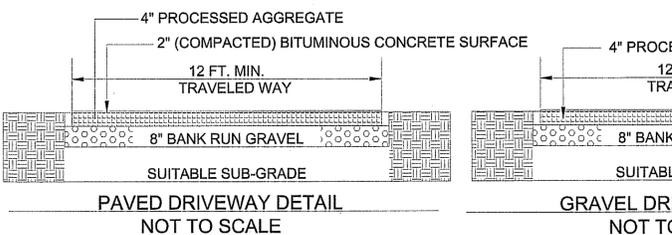
- LOT 1**
- PERCOLATION RATE 1-10 MIN/IN - PERC 2  
TP 75 RESTRICTIVE LAYER @ 42"  
TP 76 RESTRICTIVE LAYER @ 42"  
TP 77 RESTRICTIVE LAYER @ 37"
- RESTRICTIVE LAYER 37" TP 77  
GROUND SLOPE 10.1-15%  
3 BEDROOM HOUSE = 1.5 FLOW FACTOR  
MLSS = 18HF X 1.5 F.F. X 1.0 P.F. = 27 L.F.  
EFFECTIVE LEACHING AREA REQUIRED 495 S.F.
- ELJEN YARDFILTER 53 = 10.7 ELA PER L.F.  
REQUIRED TRENCH LENGTH = 495/10.7 = 46.26 L.F.  
PROVIDE 10 UNITS = 50 L.F. AND 535 ELA.
- LOT 2**
- PERCOLATION RATE 1-5 MIN/IN - PERC C  
TP 70 RESTRICTIVE LAYER @ 40"  
TP 71 RESTRICTIVE LAYER @ 40"  
TP 72 RESTRICTIVE LAYER @ 38"
- RESTRICTIVE LAYER 38" TP 72  
GROUND SLOPE 10.1-15%  
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 TRENCH LENGTH = 495/10.7 = 46.26 L.F.  
PROVIDE 10 UNITS = 50 L.F. AND 535 ELA.  
BOTTOM OF UNIT TO BE 24" ABOVE MOTTLING
- LOT 3**
- PERCOLATION RATE 1-5 MIN/IN - PERC B  
TP 68 RESTRICTIVE LAYER @ 42"  
TP 69 RESTRICTIVE LAYER @ 45"  
TP 71 RESTRICTIVE LAYER @ 45"
- RESTRICTIVE LAYER 42" TP 68  
GROUND SLOPE 8.1-10%  
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 TRENCH LENGTH = 495/10.7 = 46.26 L.F.  
PROVIDE 10 UNITS = 50 L.F. AND 535 ELA.  
BOTTOM OF UNIT TO BE 24" ABOVE MOTTLING



**ELJEN YARDFILTER 53**  
NOT TO SCALE

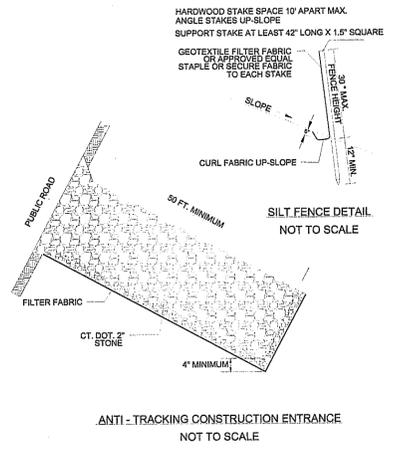


**COMMON DRIVEWAY DETAIL**  
NOT TO SCALE



**PAVED DRIVEWAY DETAIL**  
NOT TO SCALE

**GRAVEL DRIVEWAY DETAIL**  
NOT TO SCALE



**ANTI-TRACKING CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**TYPICAL SYSTEM PROFILE DETAIL**

**TYPICAL SYSTEM CROSS-SECTION DETAIL & SPECIFICATION TABLE**

REF.	NAME	CONSTRUCTION METHOD		
		1.83 PFT/FT 14.00 PFT/UNIT	3.45 PFT/FT 21.81 PFT/UNIT	7.48 PFT/FT 62.33 PFT/UNIT
A	STONE BORDER (IN)	12	12	12
B	CHAMBER WIDTH (IN)	30	30	30
C	CHAMBER HEIGHT (IN)	8	8	8
D	CHAMBER HEIGHT (IN)	12	25	25
E	PERFORATED COVER (IN)	24	24	24

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 CHARLES A. BROWN**

**LAND OF MARGARET REID AND REID MARTIN**

ROUTE 44 / BOSTON TURNPIKE MAP 22-108 COVENTRY CT.

DETAILS / APPROVAL LETTERS

SCALE: NONE DATE: 05/20/2025 FILE NO. 2024-93 SHEET: 4 OF 4

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

REVISIONS: