



WP-25-16

Wetlands Permitting

Status: Active

Submitted On: 6/19/2025

Primary Location

41.793876, -72.401266

Owner

No owner information

Applicant

Bonnie Edmondson

860-416-0560

bjedmondson@yahoo.com

42 Vernon Branch Rd
Coventry, CT 06238

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

Applicant Information

Applicant's Association to Owner:*

Applicant Business Name (if applicable)

Owner

Owner Name

Owner Phone Number

Bonnie Edmondson

860-416-0560

Owner Email Address

bjedmondson@yahoo.com

Additional Information

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

Andrew Bushnell, P.E.

Wetlands Permitting

Type of Wetlands Application:*

Regulated Activity Application

Regulated Activity Being Applied For: *

Activity Within a Wetlands Upland Review Area

Activity/Project Information

Description of Proposed Activity(s):* 

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

Distance in Feet from Regulated Wetlands/Watercourse:*

5

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

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

Any additional and/or pertinent information:

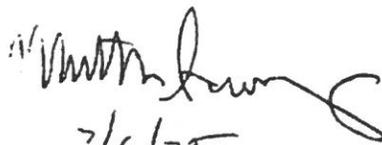
July 3, 2025

To: Town of Coventry Inland Wetlands Commission
From: Matthew Sandberg, Trustee
57 Brewster Street
Coventry, CT. 06238
Re: Inland Wetlands Application

Inland Commission Members,

I Matthew Sandberg, Trustee of the Sandberg Family Trust for the property located at 57 Brewster Street adjacent to a vacant property owned by Peter, Paul and Bonnie Edmondson. I am aware of the property at 57 Brewster Street is subject to a 10ft. wide right of way across the southerly ten (10) feet of the property in favor of the adjacent Edmondson property.

I am aware that the Edmondsons wish to construct a driveway and install underground utilities across this property to facilitate the construction of a single-family home on their adjacent property. I understand that the since the construction of the proposed driveway and underground utilities will be located in the Inland Wetlands Upland Review Area a Permit from the Town of Coventry Inland Wetlands Commission will be required. I grant Peter, Paul and Bonnie Edmondson permission to submit an application to the Town of Coventry Inland Wetlands Commission for the required permit. I further understand that the proposed driveway and underground utilities construction is outside the limits of the existing right of way. I agree to grant Peter, Paul and Bonnie Edmondson a revised right of way based on the approved location of the proposed driveway and underground utilities locations.


7/6/25



Bushnell Associates, LLC

Civil Engineering • Land Surveying



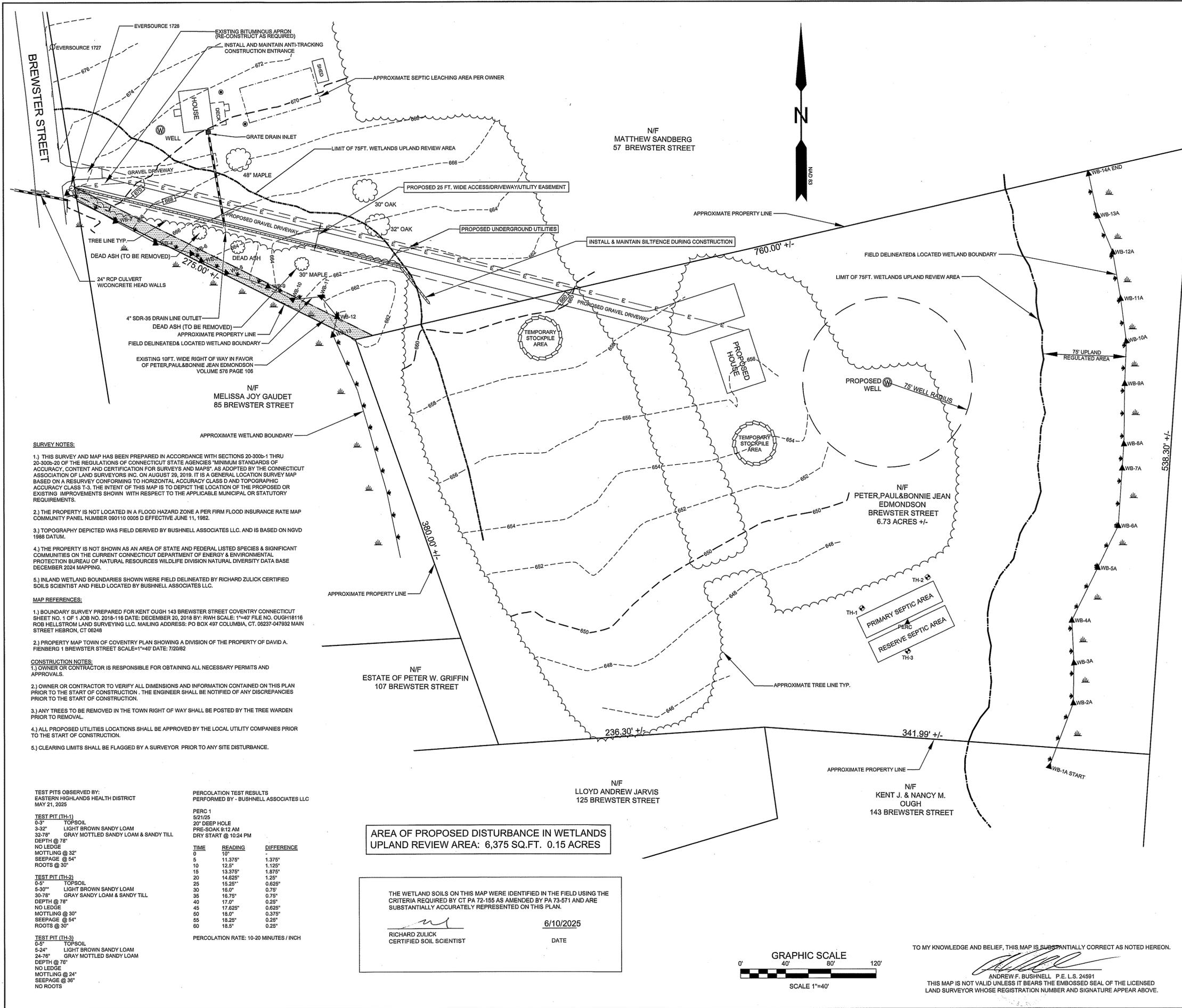
PROJECT NARRATIVE

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

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

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

Wetlands Impacts: It is anticipated if the Erosion and Sedimentation Controls are properly installed and maintain in conjunction with adherence to the specified construction sequence and stabilization measures on the project site plan there will be no short or long term impacts to the wetlands.



KEY MAP
SCALE 1"=500'

- SURVEY NOTES:**
- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D AND TOPOGRAPHIC ACCURACY CLASS T-3. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
 - 2.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 090110 0005 D EFFECTIVE JUNE 11, 1982.
 - 3.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. AND IS BASED ON NGVD 1988 DATUM.
 - 4.) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2024 MAPPING.
 - 5.) INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY RICHARD ZULICK CERTIFIED SOILS SCIENTIST AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
- MAP REFERENCES:**
- 1.) BOUNDARY SURVEY PREPARED FOR KENT OUGH 143 BREWSTER STREET COVENTRY CONNECTICUT SHEET NO. 1 OF 1 JOB NO. 2018-116 DATE: DECEMBER 20, 2018 BY: RWB SCALE: 1"=40' FILE NO. OUGH18116 ROB HELLSTROM LAND SURVEYING LLC. MAILING ADDRESS: PO BOX 497 COLUMBIA, CT. 06237-047932 MAIN STREET HEBRON, CT 06248
 - 2.) PROPERTY MAP TOWN OF COVENTRY PLAN SHOWING A DIVISION OF THE PROPERTY OF DAVID A. FIENBERG 1 BREWSTER STREET SCALE=1"=40' DATE: 7/20/82
- CONSTRUCTION NOTES:**
- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
 - 3.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
 - 4.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
 - 5.) CLEARING LIMITS SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.

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

PERCOLATION TEST RESULTS
PERFORMED BY - BUSHNELL ASSOCIATES LLC

TEST PIT (TH-1)	PERC 1	TIME	READING	DIFFERENCE
0-5" TOPSOIL	5/21/25	0	10"	
3-32" LIGHT BROWN SANDY LOAM	20" DEEP HOLE	5	11.375"	1.375"
32-78" GRAY MOTTLED SANDY LOAM & SANDY TILL	PRE-SOAK 9:15 AM	10	12.5"	1.125"
DEPTH @ 78"	DRY START @ 10:24 PM	15	13.375"	1.875"
NO LEDGE		20	14.625"	1.25"
MOTTLING @ 32"		25	15.25"	0.625"
SEEPAGE @ 54"		30	16.0"	0.75"
ROOTS @ 30"		35	16.75"	0.75"
		40	17.0"	0.25"
		45	17.625"	0.625"
		50	18.0"	0.375"
		55	18.25"	0.25"
		60	18.5"	0.25"

PERCOLATION RATE: 10-20 MINUTES / INCH

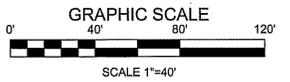
AREA OF PROPOSED DISTURBANCE IN WETLANDS
UPLAND REVIEW AREA: 6,375 SQ.FT. 0.15 ACRES

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

6/10/2025

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

DATE



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

ANDREW F. BUSHNELL, P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

LEGEND

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

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

	<p>PLAN PREPARED FOR</p> <p>PETER & PAUL EDMONDSON</p> <p>BREWSTER STREET COVENTRY, CT.</p>			
	<p>WETLANDS PLAN</p> <p>SCALE: 1"=40' DATE: 6/9/2025 FILE NO. 2024-112 SHEET: 1 OF 2</p>			
	<p>BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 583 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875</p>			
	<p>REVISIONS: 7/6/2025</p>			

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

- 1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR.
- 2.) SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE TOWN OF COVENTRY WETLANDS AGENT, ZONING ENFORCEMENT AGENT, TOWN ENGINEER, SITE CONTRACTOR, PROPERTY OWNER AND DESIGN ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.
- 3.) CLEAR TREES AND BRUSH AS REQUIRED.
- 4.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 5.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 6.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 7.) INSTALL UNDERGROUND UTILITY CONDUITS.
- 8.) CONSTRUCT GRAVEL DRIVEWAY
- 9.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- 10.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 11.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 12.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

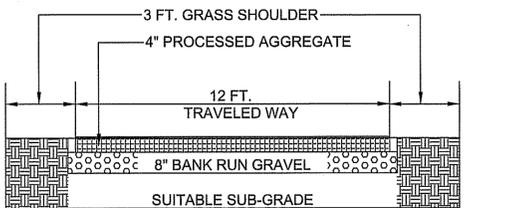
SITE SEEDING NOTES:
 PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300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

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

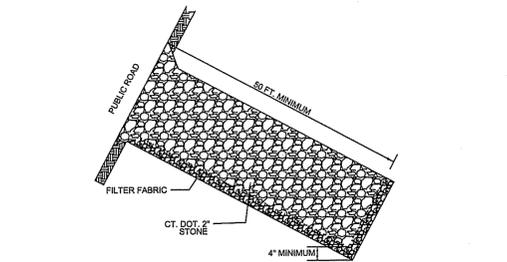
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL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

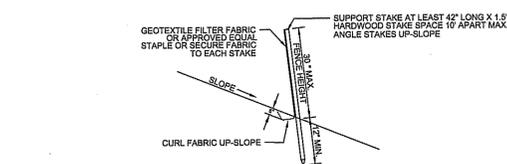
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



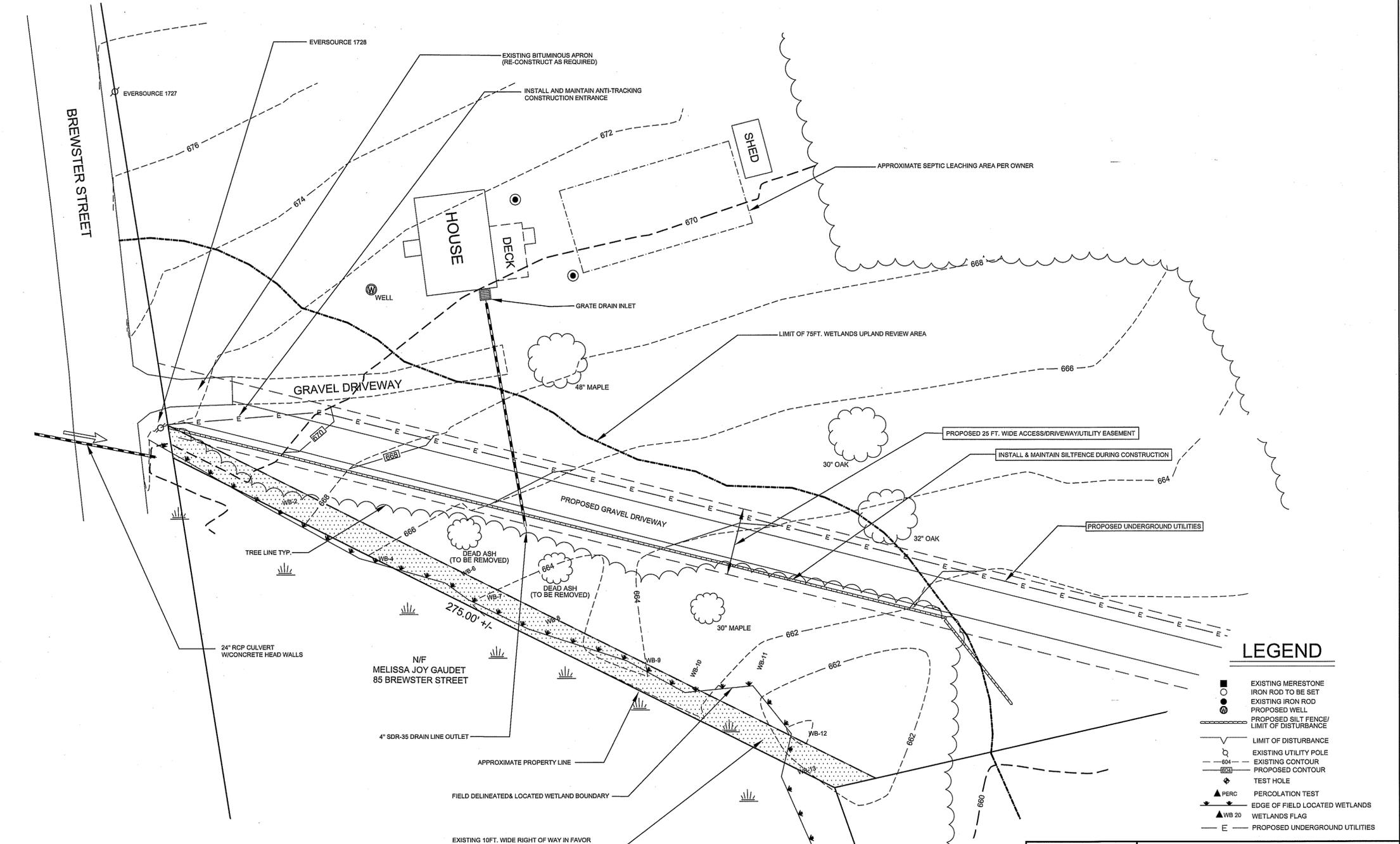
GRAVEL DRIVEWAY DETAIL (10% MAX. GRADE)
 NOT TO SCALE



ANTI-TRACKING CONSTRUCTION ENTRANCE
 NOT TO SCALE



SILT FENCE DETAIL
 NOT TO SCALE

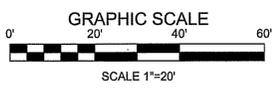


AREA OF PROPOSED DISTURBANCE IN WETLANDS UPLAND REVIEW AREA: 6,375 SQ.FT. 0.15 ACRES

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-165 AS AMENDED BY PA 73-571 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

Richard Zulick
 RICHARD ZULICK
 CERTIFIED SOIL SCIENTIST

6/10/2025
 DATE



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

Andrew F. Bushnell
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LEGEND

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

PLAN PREPARED FOR
PETER & PAUL EDMONDSON
 BREWSTER STREET COVENTRY, CT.

CONSTRUCTION / E&S DETAILS

SCALE: 1"=20' DATE: 6/9/2025 FILE NO. 2024-112 SHEET: 2 OF 2

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

REVISIONS: 6/26/2025, 7/8/2025



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 10, 2025

To: Bonnie Edmondson, Owner/Applicant; Andrew Bushnell, Agent

Lindsay Beutler

Re: 25-16W – Brewster Street – List No. R01683

Construction of gravel driveway and installation of underground utility conduits for future single family home

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 a site plan prepared by Andrew Bushnell of Bushnell Associates LLC. and a project narrative. The application proposes:

1. Install 625 linear feet of underground utility conduit and gravel driveway
2. 300 linear feet of proposed construction is in the upland review area
3. The proposed driveway begins on an adjacent property, 57 Brewster Street, owned by Matthew Sandberg.
4. Disturbances
 - Wetland Area: 0sqft
 - Upland Review Area: 6,375sqft (0.15 acres)

Todd Penney, P.E. Town Engineer and I reviewed the application and visited the site with your Agent, Andrew Bushnell., on Thursday, 7/10/2025 to review the actual field conditions. Comments from our review are as follows:

- An easement is referenced on the site plan, provide documentation of easement and written permission from adjacent property owner for application submission.
- Submit a Wetlands Report written by a Professional Wetlands/Soil Scientist that includes an analysis of the wetland complex's form and function.
- Update project narrative to clarify section regarding wetlands impacts. Have Soil Scientist attest to the anticipated wetlands impacts, or lack thereof, in their Wetlands Report.
- Change “Erosion Control Officer” to “Town Staff” on Erosion Control note #4
- Include a 20-scale depiction of the driveway construction that more clearly defines where erosion control measures will be installed.
- The tree line and limit of disturbance overlap. Will trees along that limit of disturbance need to be removed? If so, indicate on site plan trees needing removal and depict location of new landscaping, if supplementing what will be removed.
- Consider whether a swale between proposed driveway and intermittent watercourse would be beneficial.

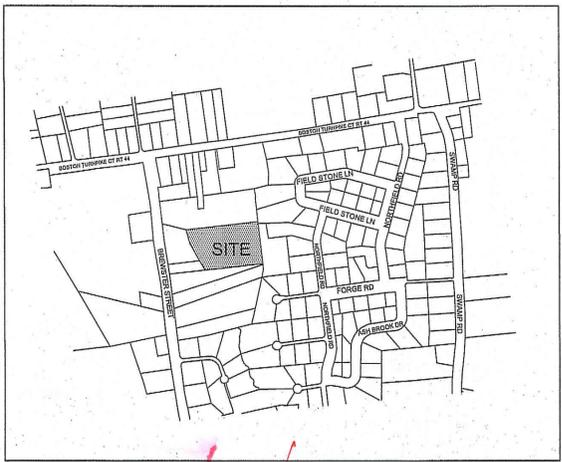
See the attached marked-up site plan provided by Todd Penney, P.E., which provides an accompaniment to this memo

July 10, 2025

Bonnie Edmondson, Owner; Andrew Bushnell, Agent
25-16W Review Memorandum

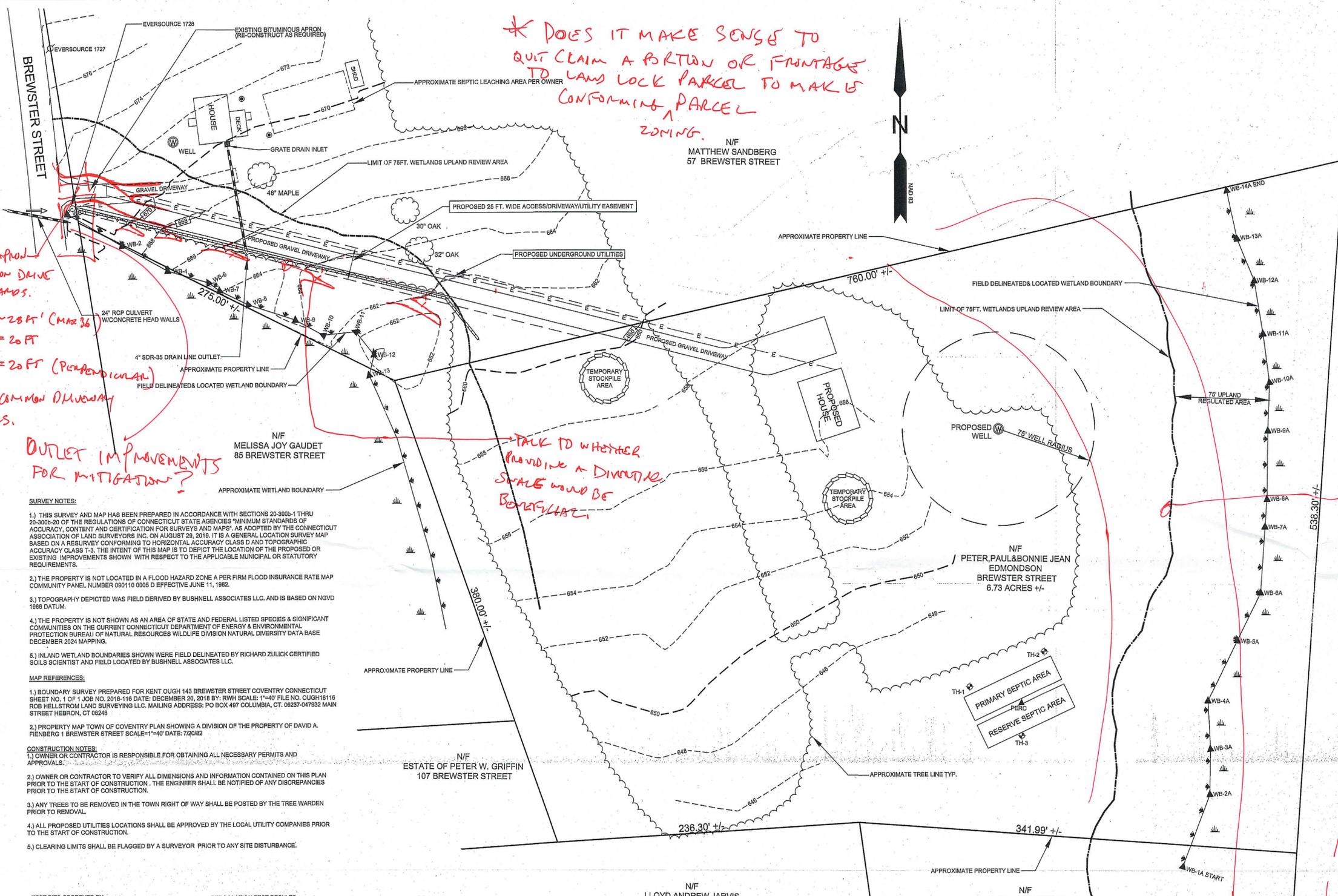
The application will be on the July 23, 2025 Regular Meeting Agenda. It would be helpful to have any responses to these comments and additional application materials submitted in writing prior to the meeting. Please note that additional comments may be required based on the responses. You can reach me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

** DOES IT MAKE SENSE TO
QUIT CLAIM A PORTION OR FRONTAGE
TO LAND LOCK PARCEL TO MAKE A
CONFORMING PARCEL
ZONING.*



KEY MAP
SCALE 1"=500'

*APPROX ASH
BROOK
PLEASE
CONFIRM FROM
TOWN OF COVENTRY
OAKWOOD DRIVE
RICK NO INTERMITTENT
WATERCOURSE*



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

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3-32" LIGHT BROWN SANDY LOAM
32-78" GRAY MOTTLED SANDY LOAM & SANDY TILL
DEPTH @ 78"
NO LEDGE
MOTTLING @ 32"
SEEPAGE @ 54"
ROOTS @ 30"

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

TEST PIT (TH-3)
0-5" TOPSOIL
5-24" LIGHT BROWN SANDY LOAM
24-78" GRAY MOTTLED SANDY LOAM
DEPTH @ 78"
NO LEDGE
MOTTLING @ 24"
SEEPAGE @ 30"
NO ROOTS

PERCOLATION TEST RESULTS
PERFORMED BY - BUSHNELL ASSOCIATES LLC

TIME	READING	DIFFERENCE
0	10"	
5	11.375"	1.375"
10	12.5"	1.125"
15	13.375"	1.375"
20	14.825"	1.25"
25	15.25"	0.825"
30	16.0"	0.75"
35	16.75"	0.75"
40	17.0"	0.25"
45	17.625"	0.625"
50	18.0"	0.375"
55	18.25"	0.25"
60	18.5"	0.25"

PERCOLATION RATE: 10-20 MINUTES / INCH

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

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

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

6/10/2025
DATE



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

ANDREW F. BUSHNELL, P.E. L.S. 24591

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

LEGEND

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

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

PLAN PREPARED FOR

PETER & PAUL EDMONDSON

BREWSTER STREET COVENTRY, CT.

WETLANDS PLAN

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

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

REVISIONS: