



State of Connecticut  
**Town of Coventry**  
 1712 Main Street Coventry, CT 06238 (860) 742-4064



**Planning and Zoning Commission Permit Application**  
 For Submission to the PZC

**Owner:**

**Applicant:** Charles Brown

**Address:**

**Address:** P.O. Box 473  
 Coventry, Ct 06238

**RECORD ID:** PZC-25-6  
**Activity Being Applied For:** Subdivision  
**Project Description:** 3 Lot Subdivision

**Location:**  
**Zone:** GR-40  
**Comments:**

**Map/Block/Lot:** 22-108

**Fee Paid:** \$ \$0.00

**Sections of Regulations  
 Affected**

***THIS IS NOT A PERMIT, BUT APPLICATION ONLY***

**Date Applied For:** June 18, 2025



Eastern Highlands Health District

4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321

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## Subdivision Plan Review

July 23, 2025

Charles Brown  
P.O. Box 473  
Coventry, Ct 06238

RE: Sudivision Plan Review - Charles Brown

**Address:** 0 Boston Turnpike  
3 lot residential subdivision  
Reference #: SDPR-25-4

Dear Charles Brown:

Your application for the above referenced project has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards. This property can meet the current public health code for the following:

- -
- Proposed feasibly for three new lots with three bedroom single family homes with private wells and sub-surface sewage disposal systems.  
Lot # 2 will need additional deep test pits in area of proposed primary septic area prior to plan being developed. Test pits on lot are suitable for sub-surface septic disposal systems.  
All three lots are shown with three bedroom sized homes, building plans will be required at time of plan submittal.  
Bottom of septic trenches on Lots 2 & 3 will need to be 24 inches above restrictive layer due to per rate less than 5 min / inch.

Please note that this subdivision lot(s) compliance memo is not a plot plan approval as required for building and septic permits. Prior to, or at the time of, application to the town for construction, a completed application and fee for a Septic Plan Review must be submitted to the Health District. A Septic Permit to Construct application must also be submitted.

If you have any questions, please contact me.

Sincerely,

*Glenn H Bagdoian RS.*

Glenn Bagdoian, RS Sanitarian II

860-742-4064

bagdoiangh@ehhd.org

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*Preventing Illness & Promoting Wellness for Communities In Eastern Connecticut  
Andover \* Ashford \* Bolton \* Chaplin \* Columbia \* Coventry \* Mansfield \* Scotland \* Tolland \* Willington*



# Town of Coventry

Land Use Office - Wetlands

1712 Main Street • Coventry, CT 06238

Planning • Zoning • Wetlands • Economic Development • Conservation

Phone: 860 742-4062 Fax: 860 742-4059 Web: Coventry-ct.gov



Certified Mail # 7018 2290 0001 7697 1923

September 04, 2025

Margaret Reid  
83 Cider Mill Road  
Bolton, CT 06043

RE: IWA Application #25-15W – CT Route 44 Boston Turnpike, ~~R04733~~ R04732  
Applicant: Charles Brown  
Activity: 3-lot subdivision

Dear Margaret Reid,

At its August 27, 2025, Regular Meeting, the Coventry Inland Wetlands Agency approved application #25-15W, with Special and Standard Conditions. The permit approves the following regulated activity to construct a 3-lot subdivision as depicted on Bushnell Associates, LLC site plan titled, "Land of Margaret Reid and Reid Martin" dated 5/20/2025, revised 8/21/2025.

The Wetlands Permit with Permit Conditions of approval are attached. Please contact me at 860-531-2886 or lbeutler@coventry-ct.gov with any questions and to have your agent set up the pre-construction meeting.

Sincerely,

Lindsay Beutler  
Environmental Planner / Wetlands Agent



**Town of Coventry**  
1712 Main Street, Coventry, CT 06238 • 860-742-4062



## **INLAND WETLANDS PERMIT TO CONDUCT REGULATED ACTIVITIES**

**PERMIT NUMBER: #25-15W**

**APPROVAL DATE:** August 27, 2025

**EXPIRATION DATE:** August 27, 2030

**PROPERTY ADDRESS:** CT Route 44/ Boston Turnpike, R04732 **PROPERTY OWNER(S):** Margaret Reid

**PERMIT HOLDER/APPLICANT:** Charles Brown

**ACTIVITY PERMITTED:** Construction of a 3-lot subdivision as depicted on Bushnell Associates, LLC site plan titled, "Land of Margaret Reid and Reid Martin" dated 5/20/2025, revised 8/21/2025.

**REASON FOR DECISION:** The applicant has demonstrated the following:

- Incorporation of erosion and sedimentation controls into plan to protect the regulated areas

**SPECIAL CONDITIONS:**

- Town Staff's review and approval of proposed Conservation Easement associated with the 3-lot subdivision is required.
- Town Staff's review and approval of the ownership and maintenance of the erosion and sedimentation control structures, and stormwater infiltration basin for the 3-lot subdivision.

**\*See attached Standard Conditions\***

**No person shall conduct any regulated activity within an inland wetland or watercourse which requires zoning or subdivision approval without first having obtained a valid certificate of zoning or subdivision approval, special permit, special exception, variance, or other documentation establishing that the proposal complies with the zoning or subdivision requirements adopted by the municipality pursuant to Chapters 124 to 126 of the Connecticut General Statutes inclusive; or any special act, including permits as required under Federal Army Corps of Engineers and the Connecticut Department of Environmental Protection.**

*Lindsay Beutler*

9/04/2025

\_\_\_\_\_  
Lindsay Beutler  
Environmental Planner / Wetlands Agent

\_\_\_\_\_  
Date



# Town of Coventry

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Fax: 860 742-4059

Web: [www.coventry-ct.gov](http://www.coventry-ct.gov)



## Coventry Inland Wetlands Standard Permit Conditions

### WP-25-15

#### ALL TOWN OF COVENTRY INLAND WETLANDS PERMITS ARE SUBJECT TO THE FOLLOWING STANDARD PERMIT CONDITIONS:

1. The permittee shall schedule and hold a preconstruction meeting with Wetlands Agent Staff, and all contractors prior to the start of activities to review construction sequencing and permit conditions.
2. The permittee shall notify Wetlands Agent at least **48 hours** prior to the start of construction activities.
3. Additional erosion and sedimentation controls may be required as site conditions/weather warrant by the Wetlands Agent.
4. The permittee shall inspect erosion and sedimentation controls prior to soil disturbance, except for what is necessary to install said measures.
5. The permittee shall inspect erosion controls weekly and after storm events and all deficiencies shall be remediated within **24 hours** of finding them.
6. Any proposed work beyond the scope of the approved permit requires approval from the Inland Wetland Agency or Wetland Agent Staff (to be determined by IWA).
7. The permittee shall file the Notice of Presence of Stormwater Structure in the Land Records as required. Copies shall be given to the Property Owner, if different. (as applicable)
8. The property owner shall submit to the Wetlands Agent proof of inspection for each storm water mitigation feature once a year in the spring on a form to be provided by the Town of Coventry. (as applicable)
9. All regulated activities involving work at the lake edge will require Wetlands Agent oversight.
10. This approval is for the activity within the regulated area surrounding a wetland or watercourse as indicated on the following site plan submitted with the application:  
**Map Date: 5/20/2025      Revision Date: 8/21/2025**
11. These Standard Conditions, along with any special conditions contained in the approval motion, shall be reproduced in full on final plans, which final plans shall be endorsed by the Inland Wetland Agency or its agent prior to the commencement of any regulated activity.

All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachment or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension, or revocation. In evaluating this application, the Inland Wetland Agency has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended, or revoked.

Originally adopted by IWA: 2/24/2021

Revised by Staff: 1/1/2024

Revisions adopted by IWA: 12/11/2024

Record & Return to:  
Town of Coventry  
1712 Main Street  
P.O. Box 189  
Coventry, CT 06238

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## CONSERVATION EASEMENT AGREEMENT

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between **CHARLES A. BROWN**, of Coventry, Connecticut (hereinafter "Grantor") and the **TOWN OF COVENTRY**, a municipal corporation organized under the laws of the State of Connecticut, acting through its Town Council (hereinafter the "Grantee").

### WITNESSETH:

WHEREAS, the purpose of a conservation easement is to protect in perpetuity, significant natural features and to minimize the environmental impact of activities associated with land development within the Town of Coventry; and

WHEREAS, the Grantor is the owner of certain real property situated in the Town of Coventry, and more particularly bounded and described in Schedule A, attached hereto and made a part hereof (the "Property"), which Grantee has determined would be in the public interest to retain and conserve in its natural state: and

WHEREAS, the Grantee has determined that the conservation of the Property can best be accomplished if the Grantor provides the Grantee with a conservation easement over, across, upon and below the Property with the conditions and covenants set forth below; and

WHEREAS, the Grantor is willing to grant such an easement to Grantee, thereby providing for the maintenance and conservation of the Property.

NOW THEREFORE, the Grantor grants and confirms unto the Grantee and its successors and assigns, forever, the perpetual right, privilege and authority:

1. To install boundary, identification markers on, and to preserve, protect, conserve and restrict the use of the Property.
2. To enter the Property at all reasonable times for the purpose of inspecting it to determine whether the terms of this Agreement are being kept.
3. To enforce by proceedings at law or in equity the terms of the Agreement and to seek, among other things, the following relief:
  - a. Restoration of any portion of the Property altered or disturbed by the Grantor or

his successors or assigns or any other person after the date of this grant without the Grantee's written consent (except as specifically shown on the approved plans entitled (T.B.D.) ). Such restoration may include (i) replanting the trees, shrubs, or other vegetation acceptable to the Grantee; (ii) removal of debris, trash, rubbish garbage, ash, silt, or other waste or discarded or fill materials; (iii) removal of buildings, signs, or other structures; (iv) emplacement and maintenance of erosion and sediment controls; and (v) installation or replacement by a land surveyor of boundary identification markers. The Grantee shall be entitled to require the responsible party to have a professional engineer, landscape architect or other qualified professional, prepare plans for any such restoration. Nothing herein shall prevent the Grantee from restoration of any area disturbed or altered by any other person or event.

- b. Damages for any costs of restoration borne by the Grantee. In the event the Grantee is successful in such legal action or equitable proceedings, it shall be entitled to reimbursement from the responsible party for all of the Grantee's costs for such proceedings, including attorney's fees.

Grantor further makes the following covenants on behalf of the Grantor and his successors and assigns:

## **COVENANTS**

### **I. Prohibitions**

Without the prior express written consent of the Grantee, none of the following activities shall be allowed or undertaken upon the Property:

1. The construction or placing of buildings, roads, signs, billboards, or other structures on, or below, or above ground;
2. The dumping or placing of soil or any other substance or material;
3. The excavation, dredging, or removal of loam, peat, gravel, soil, rock or other substances;
4. The removal or destruction of trees, shrubs, or other vegetation; the destruction of wildlife or its habitat, and the application of pesticides or herbicides;
5. The placement or use of any vehicle;
6. The removal or disturbance of any boundary markers identifying the Property as a Conservation Easement Area.

## II. Exceptions

Notwithstanding the foregoing prohibitions, the Grantee, upon written application by the Grantor or his successors, assigns, agents, or representatives, may permit the following activities on the Property:

1. The construction, reconstruction, maintenance, and repair of above-ground or below ground public or private utilities, including sanitary sewer and/or water lines, subject to demonstration of the need for the proposed activity.
2. The removal of dead trees and dead brush.
3. The pruning and thinning of live trees and brush.
4. The maintenance of Conservation Easement placards.
5. Any other exceptions deemed necessary by the Grantee to allow the reasonable quiet enjoyment of the Property by the Grantor and his successors and assigns without harming the purposes of this Conservation Easement Agreement.

Applications for any exception shall be made to the Town, or to its successors or assigns, in accordance with the procedures established by the Town, its successors or assigns, and in effect at that time.

The Grantor reserves the right to make use of the Property in any manner not inconsistent with this Conservation Easement Agreement.

## III. Identification, Inspection and Maintenance of the Property

Grantee shall have no liability or responsibility whatsoever to Grantor or any other person with the respect to the operation, upkeep, management, and maintenance of the Property, nor shall Grantee be obliged to obtain any form of insurance coverage with respect to the Property.

The foregoing Conservation Easement Agreement shall be permanent and binding upon the Grantor and his successors and assigns, except as set forth above, and inures to the benefit of Grantee, its successors and assigns. All covenants contained herein shall run with the bind the land.

## IV. Title

The Grantor is the sole owner of the Property in fee simple and has the right to enter this Conservation Easement Agreement and to grant and convey the Easement. The Property is free and clear of all liens and encumbrances, including, but not limited to, any mortgages not subordinated to the Easement.





## **SCHEDULE A**

That certain piece or parcel of land being located (T.B.D).

**DECLARATION OF COMMON DRIVEWAY AND DRAINAGE  
EASEMENTS**

THIS DECLARATION, made this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ hereinafter referred to as "Declarant",

**WITNESSETH:**

**WHEREAS**, the Declarant is the owner of those certain pieces or parcels of land, known as Lots 1, 2 and 3, and more particularly bounded and described on a certain map or plan entitled: "Subdivision Plan PLAN PREPARED FOR CHARLES A. BROWN LAND OF MARGARET REID AND REID MARTIN Route 44/Boston Turnpike Map 22-108 Coventry CT" prepared by Bushnell Associates LLC, dated 5/20/2025, revised through 7/21/2025, sheets 1 of 4 through 4 of 4, which map or plan is on file with the Office of the Coventry Town Clerk (the "Subdivision Plan"); and

**WHEREAS**, the Planning and Zoning Commission for the Town of Coventry (the "Commission") has approved the use of a common driveway in favor of Lots 1, 2 and 3, which common driveway is situated on portions of said lots and runs southerly from the street line of Boston Turnpike/Route 44, as shown on the Subdivision Plan.

**WHEREAS**, the Commission further approved the construction of certain drainage facilities to properly manage the stormwater runoff from Lots 1, 2, 3 and the common driveway, as shown on the Subdivision Plan;

**WHEREAS**, the Declarant desires to reduce to writing the terms and conditions of the construction, maintenance and use of the proposed common driveway and drainage facilities.

**NOW THEREFORE**, it is hereby declared that an easement for common driveway purposes and drainage facilities exists on Lots 1, 2 and 3, including the right to install utilities customarily appurtenant to residential uses.

**AND IT IS FURTHER PROVIDED THAT:**

1. The land subject to the terms and conditions of this Common Driveway and Drainage Easement is more particularly bounded and described as follows:

That piece or parcel of land shown and designated as "Common Driveway, Utility and Drainage Easement In Favor of Lots 2 and 3 3,269 square feet" and "Common Driveway, Utility and Drainage Easement In Favor of Lots 1 and 3 10,345 square feet" on the Subdivision Plan ("the "Common Driveway Easement"); and

2. The owner of Lot 1 shall have a perpetual easement for ingress and egress over that portion of the Common Driveway Easement lying within Lot 2, including the right to install, maintain, improve and replace a driveway and all utilities customarily appurtenant to the residential use of the lot, above or below ground.
3. The owner of Lot 2 shall have a perpetual easement for ingress and egress over that portion of the Common Driveway Easement lying within Lots 1, including the right to install, maintain, improve and replace a driveway and all utilities customarily appurtenant to the residential use of the lot, above or below ground.
4. The owner of Lot 3 shall have a perpetual easement for ingress and egress over that portion of the

Common Driveway Easement lying within Lots 1 and 2, including the right to install, maintain, improve and replace a driveway and all utilities customarily appurtenant to the residential use of the lot, above or below ground.

5. The owner of Lot 2 shall have a perpetual easement to drain on, over and under that portion of the Common Driveway Easement lying within Lot 1, including the right to install, maintain, repair and replace, as necessary, the drainage facilities as shown on the Subdivision Plan.
6. The owner of Lot 3 shall have a perpetual easement to drain on, over and under that portion of the Common Driveway Easement lying within Lots 1 and 2, including the right to install, maintain, repair and replace, as necessary, the drainage facilities as shown on the Subdivision Plan.
7. The owner of Lot 1 shall have a perpetual easement to drain on, over and under that portion of the Common Driveway Easement lying within Lot 2, including the right to install, maintain, repair and replace, as necessary, the drainage facilities as shown on the Subdivision Plan
8. The owners of Lots 1 and 2 shall have a perpetual right to drain on, over and under those portions of the drainage facilities shown on the Subdivision Plan as “grass swale” and “fieldstone level spreader” and to permit water to flow therefrom along its natural course upon Lot 3.
9. The Common Driveway Easement shall not be used for any commercial purposes, nor for the storage of any trash or other articles thereon, nor any action obstructing or interfering with the use thereof by the parties, nor any other use constituting a nuisance or annoyance to the owner of any lot.
10. The Declarant shall construct the common driveway within the Common Driveway Easement, 12 feet in width, having a bank run gravel base with a top course consisting of 4 inches of milling, in accordance with Town requirements. Each lot owner shall thereafter have the right to construct individual driveways from the common driveway to their respective lots.
11. All repairs and maintenance of the common driveway and drainage facilities shall be decided upon mutually by the lot owners; provided, however, that the owners shall be obliged at all times: (a) to maintain the surface of the driveway reasonably flat and smooth, free from pot holes and wash outs; (b) to keep the driveway free from all kinds of obstacles, lest the access become obstructed to other persons lawfully using it, including emergency vehicles; (c) in wintertime, to keep the driveway cleared of dangerous accumulations of ice and snow by plowing and/or sanding as necessary; (d) to perform the maintenance required to the common driveway and drainage facilities as set forth in the “Stormwater Maintenance Plan” notes provided on the Subdivision Plan; and (e) to maintain the grading (for drainage purposes) shown along the northerly side of the Common Driveway Easement per the Subdivision Plan.

Prior to any improvements, maintenance, or upkeep being made or undertaken to the common driveway or drainage facilities, the parties shall notify each other, in writing, of the need for same, and agree as to the scope and cost of same and the party to do the work. If the parties cannot agree on the scope or cost of work to be performed, or the party to do the work, any lot owner may demand arbitration by giving thirty (30) days written notice of the intent to submit the matter to arbitration. Arbitration shall be the sole and exclusive remedy and shall be in accordance with the rules of the American Arbitration Association, unless the parties shall agree to an alternate form of dispute resolution.

The total costs of said repairs and maintenance shall be shared equally by the lot owners. Should any lot owners fail to pay his/her share of maintenance costs when due (no later than thirty (30) days after costs have been incurred), then the owner who has contributed may bring suit for all

sums due, including all costs of the action and reasonable attorneys' fees and interest, at the rate of twelve (12%) percent per annum (or the legal rate of interest, whichever is higher).

Each lot owner shall be solely responsible for all costs of maintenance and repair of their individual driveways constructed from the common driveway to their respective lots.

- 12. The owners of Lots 1, 2 and 3 agree, upon request of the Declarant or the other party, to execute the usual easement documents as are customarily utilized by electrical, telephone, and other residential utilities, so that, to the extent possible, the parties shall share the use of common utility facilities.
- 13. Each lot owner shall maintain liability insurance in the minimum amount of \$100,000/\$200,000, property damage in the minimum amount of \$125,000, and medical payments insurance in the minimum amount of \$5,000, to cover the use of said common driveway, including guests and invitees.
- 14. The Declarant shall include the following language in the deeds of conveyances of Lots 1, 2 and 3, which shall bind the Grantees therein, their heirs and assigns, to the terms of this Declaration:  
  
“Said premises are conveyed subject to and together with the provisions of a certain Declaration of Common Driveway and Drainage Easements dated \_\_\_\_\_, 2025, and recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Coventry Land Records.”
- 15. This Declaration may be modified or amended only by an instrument in writing, made and executed by the owners of Lots 1, 2 and 3, including those persons or institutions holding an interest therein and recorded in the Coventry Land Records.

Dated at Vernon, Connecticut this \_\_\_\_ day of \_\_\_\_\_, 2025

Signed, Sealed and Delivered  
in the Presence of:

\_\_\_\_\_  
  
\_\_\_\_\_

By: \_\_\_\_\_

STATE OF CONNECTICUT :  
: ss. \_\_\_\_\_,  
2025  
COUNTY OF TOLLAND :

Personally appeared, , signer of the foregoing instrument, who acknowledged that he executed the same for the purposes therein contained as his free act and deed, and the free act and deed of said corporation, before me.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public

**SURVEY NOTES:**

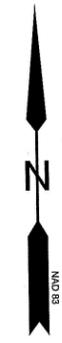
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATIONS FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 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 1-A.
- 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 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 5/15/95 FILE NO. 94128 SHEET 1 OF 4 REVISED TO 7/1/96 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE COVENTRY, CT 06238
- 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

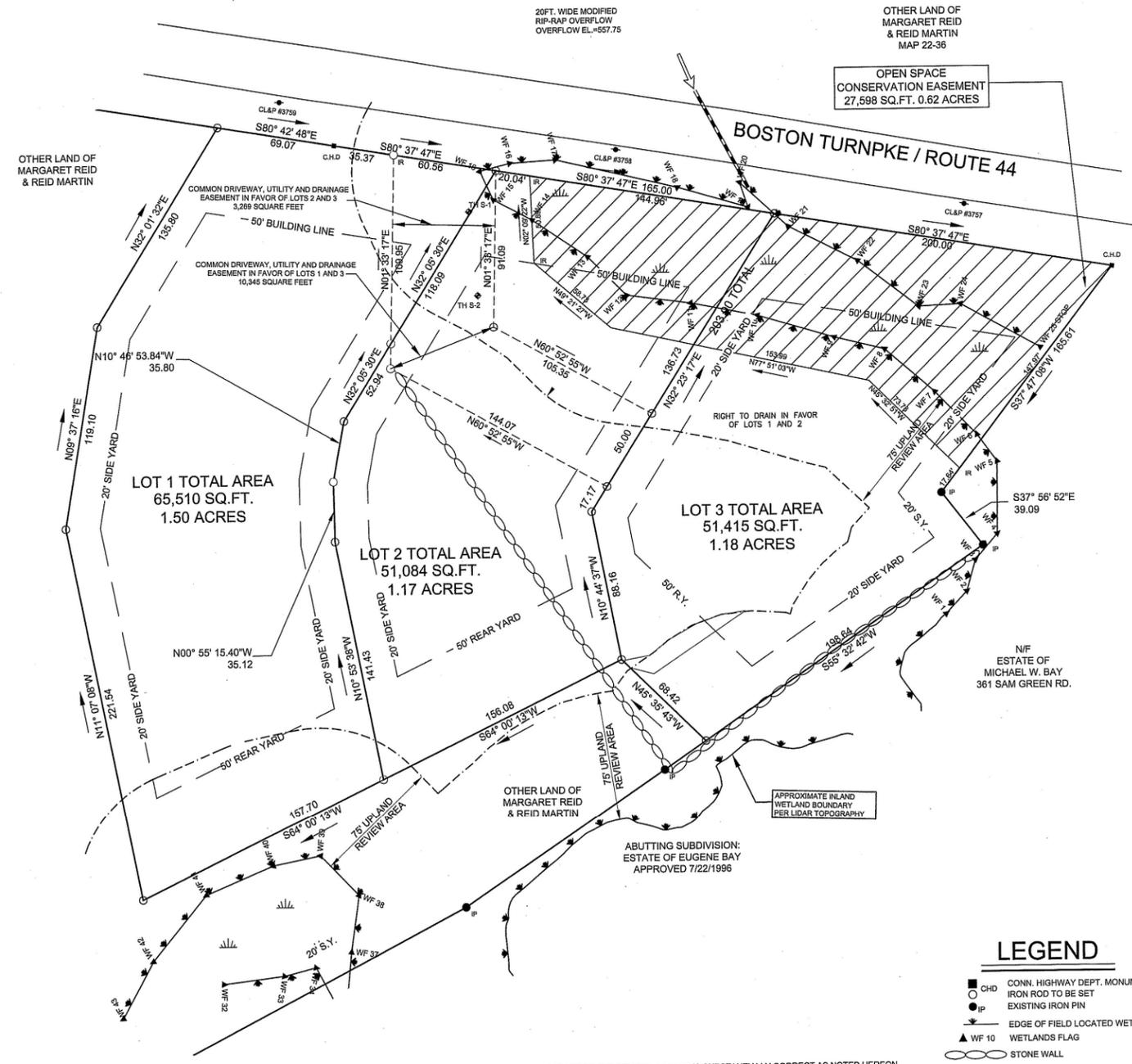
ZONING GR-40		TOTAL AREA OF SUBDIVISION = 3.86 ACRES 168,009 SQ. FT.		
COVENTRY ZONING REGS - 4.04 DESCRIPTION	REQUIRED	LOT 1	PROVIDED LOT 2	LOT 3
MIN. LOT AREA	40,000 SQ. FT	65,465 SQ. FT	44,118 SQ. FT	42,697 SQ. FT
FRONTAGE	150 FT. MIN.	165.00	165.00	200.00
FRONT YARD	50 FT. MIN.	50	50	50
SIDE YARD	20 FT. MIN.	20	20	20
REAR YARD	50 FT. MIN.	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 WETLAND SQ. FT.		1.50	1.17	1.18
		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  
CERTIFIED SOIL SCIENTIST

5/22/2025  
DATE

**OWNERS:**  
MARGARET REID  
663 OLD POST ROAD  
TOLLAND, CT. 06074

**APPLICANT/AGENT:**  
REID MARTIN  
83 CIDER MILL ROAD  
BOLTON, CT. 06043

CHARLES A. BROWN  
P.O. BOX 473  
COVENTRY, CT. 06238

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

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

SUBDIVISION PLAN

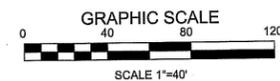
SCALE: 1"=40' DATE: 05/20/2025 FILE NO. 2024-93 SHEET: 1 OF 4

**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 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.

- 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 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 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 T-3.
  2. THE PROPERTY IS LOCATED IN A GENERAL RESIDENTIAL ZONE-40.
  3. THE INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY HIGHLAND SOILS LLC. AND WERE FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.
  4. 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.
  5. 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.
  6. MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
  7. TOPOGRAPHY SHOWN WAS PROVIDED BY GOLDEN AERIAL SURVEYS BASED ON GROUND CONTROL PROVIDED BY BUSHNELL ASSOCIATES LLC.

- MAP REFERENCES:**
- 1.) 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: 9/19/2025 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
  - 2.) PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 12/30/88 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
  - 3.) PLAN PREPARED FOR VIOLA REID CONN. RTE. 44 COVENTRY, CONN. BOUNDARY SURVEY SCALE 1"=50' DATE 12/30/88 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
  - 4.) SUBDIVISION PLAN PREPARED FOR ESTATE OF EUGENE BAY 431 SAM GREENE ROAD COVENTRY, CT. SCALE 1"=100' DATE 5/15/95 FILE NO. 84126 SHEET 1 OF 4 REVISED TO 7/1/96 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE. COVENTRY, CT. 06238
  - 5.) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF COVENTRY COVENTRY. MANSFIELD DEPOT ROAD FROM THE MANSFIELD TOWN LINE WESTERLY ABOUT 7,500 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
  - 6.) 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:**
- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
  - 3.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
  - 4.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
  - 5.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

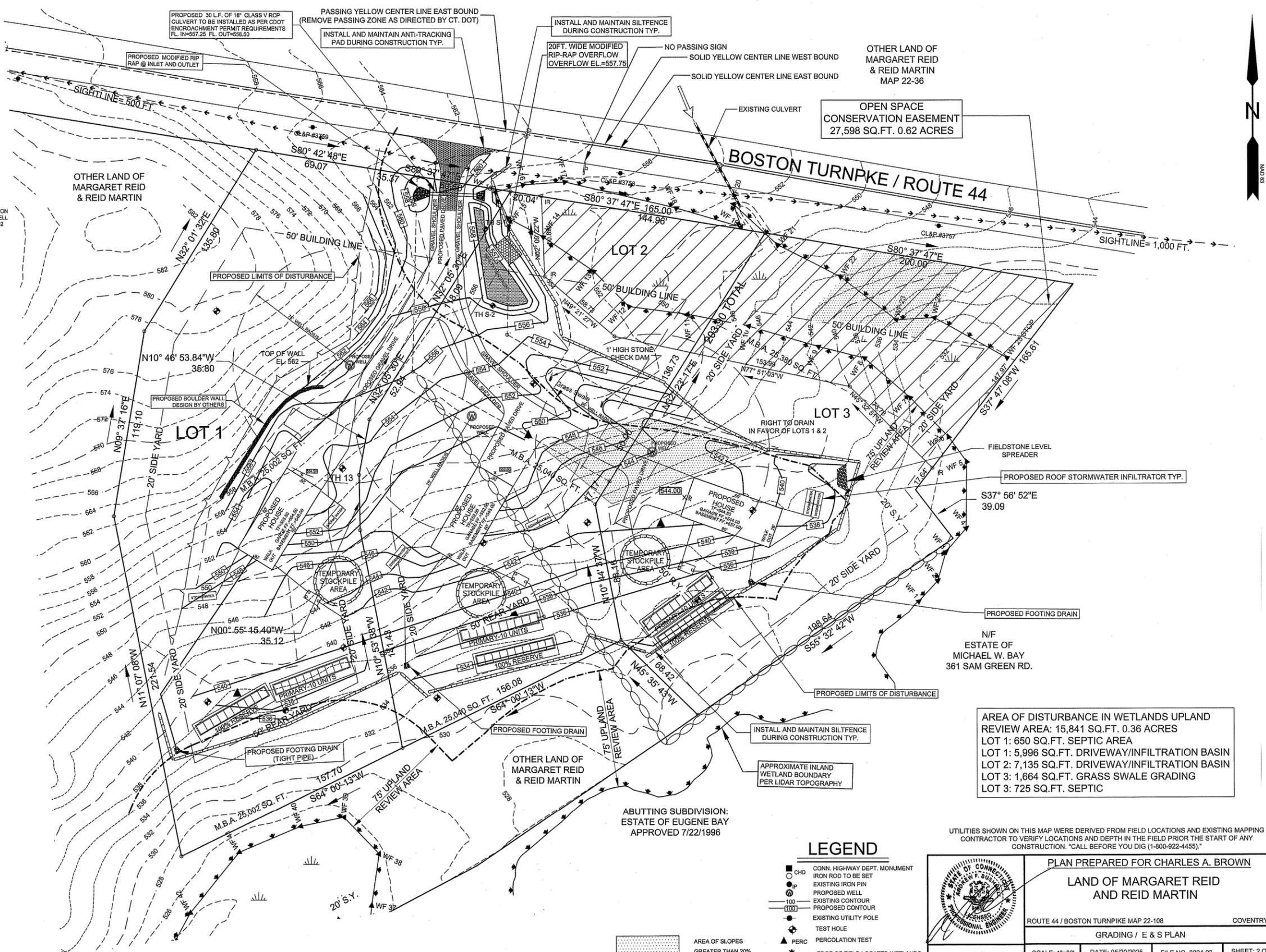
TEST PITS OBSERVED BY:  
ANDREW BUSHNELL PELS.  
BUSHNELL ASSOCIATES LLC  
AUGUST 6, 2025

TEST PIT S-1  
0-12" TOPSOIL  
12-32" BROWN FINE SANDY LOAM  
18-84" GRAVELLY TILL

MOTTLING: 30"  
SEEPAGE: NONE

TEST PIT S-2  
0-12" TOPSOIL  
12-32" BROWN FINE SANDY LOAM  
32-84" SOMEWHAT COMPACT GRAVELLY TILL

MOTTLING: NON EVIDENT  
SEEPAGE: NONE



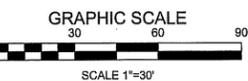
AREA OF DISTURBANCE IN WETLANDS UPLAND REVIEW AREA: 15,841 SQ.FT. 0.36 ACRES  
LOT 1: 650 SQ.FT. SEPTIC AREA  
LOT 1: 5,996 SQ.FT. DRIVEWAY/INFILTRATION BASIN  
LOT 2: 7,135 SQ.FT. DRIVEWAY/INFILTRATION BASIN  
LOT 3: 1,664 SQ.FT. GRASS SWALE GRADING  
LOT 3: 725 SQ.FT. SEPTIC

**LEGEND**

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

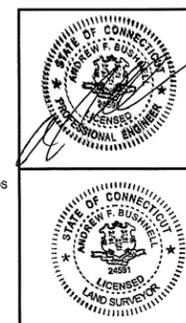
AREA OF SLOPES GREATER THAN 20%  
AREA = 37,502 SQ. FT.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
ANDREW F. BUSHNELL P.E. L.S. 24591  
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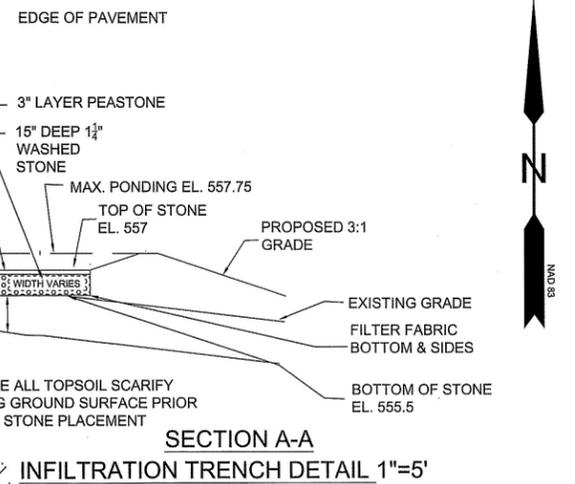
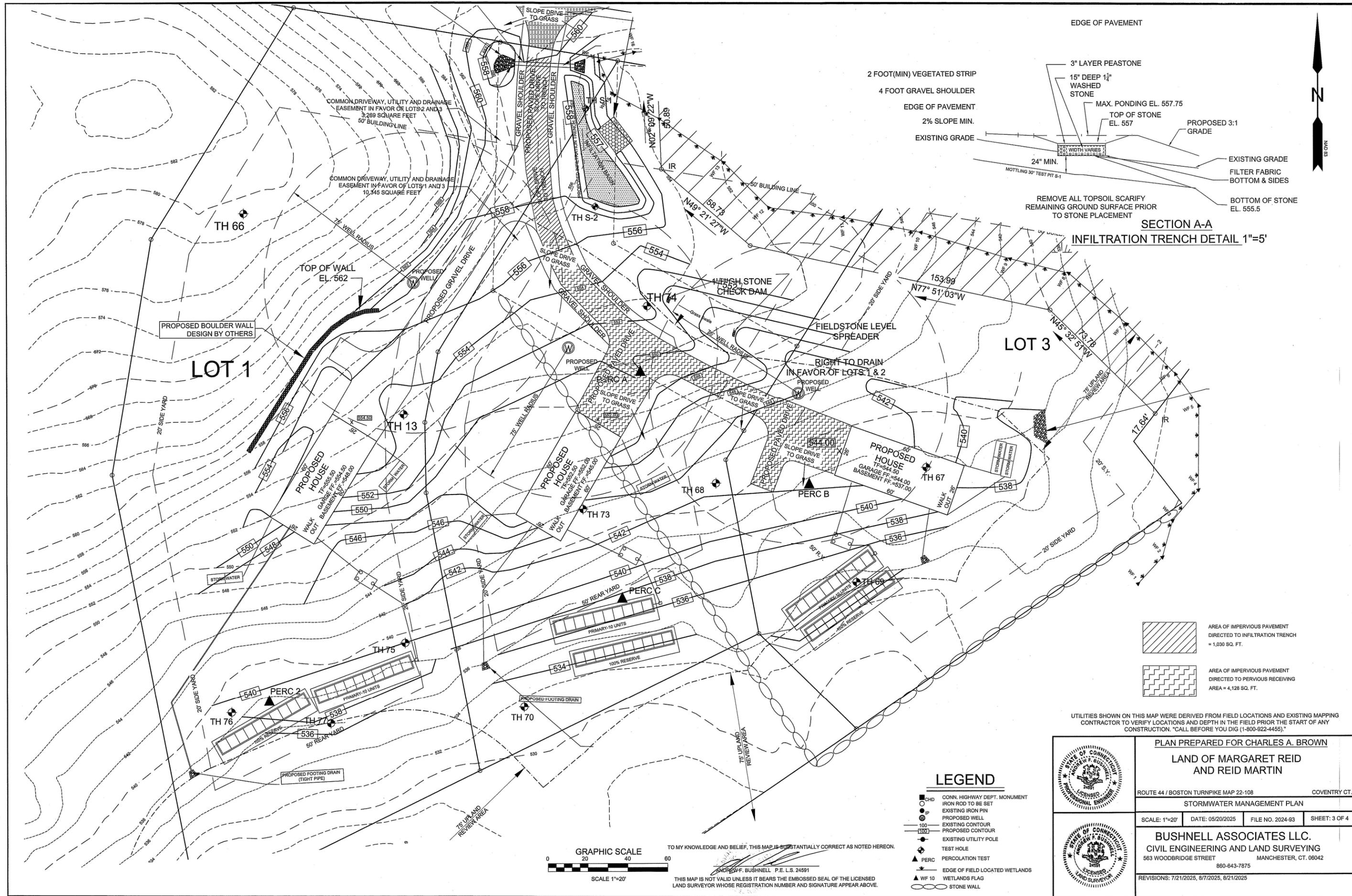


THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.  
JOHN P. IANNI  
CERTIFIED SOIL SCIENTIST  
5/22/2025  
DATE

COVENTRY PLANNING & ZONING COMMISSION  
CHAIRPERSON-SECRETARY DATE  
THIS 5 YEAR APPROVAL PERIOD EXPIRES ON  
SEE P&Z MINUTES OF FOR SPECIFIC  
CONDITIONS OF APPROVAL



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, 8/7/2025, 8/21/2025



PROPOSED BOULDER WALL  
DESIGN BY OTHERS

LOT 1

LOT 3

PROPOSED HOUSE  
GARAGE FF=544.00  
BASEMENT FF=537.00

PROPOSED HOUSE  
GARAGE FF=555.50  
BASEMENT FF=548.00

PROPOSED HOUSE  
GARAGE FF=552.00  
BASEMENT FF=545.00

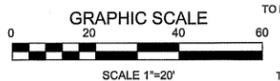
PERC 2  
PRIMARY-10 UNITS  
100% RESERVE

PERC C  
PRIMARY-10 UNITS  
100% RESERVE

PERC B  
PRIMARY-10 UNITS  
100% RESERVE

**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



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.

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

REVISIONS: 7/21/2025, 8/7/2025, 8/21/2025

- GENERAL NOTES:
- 1.) ALL WORK SHALL CONFORM TO THE TOWN OF COVENTRY REGULATIONS AND STANDARDS AND SPECIFICATIONS.
  - 2.) 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.
  - 3.) ANY TREES TO BE REMOVED WITHIN THE STATE ROAD RIGHT OF WAY MUST BE POSTED BY THE STATE TREE WARDEN PRIOR TO REMOVAL.
  - 4.) 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.
  - 5.) PROPOSED DRIVEWAY SHALL NOT EXCEED 15% SLOPES.
  - 6.) NO UNDERGROUND STORAGE TANKS ARE TO BE INSTALLED EXCEPT PROPANE.
  - 7.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND COMPLIANCE FOR THE PROPOSED HOUSE:
    - A. 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.
    - B. ALL GRADING AND CLEARING, ESPECIALLY FOR PROPER SIGHT LINE AND INSTALLATION OF DRIVEWAY APRON SHALL BE COMPLETED AND INSPECTED BY THE TOWN OF COVENTRY.
    - C. 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.
    - D. 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.
    - E. ALL DISTURBED AREAS SHALL BE TOPSOILED SEEDED AND MULCHED OR STABILIZED ACCORDING TO THE SEASON OF THE YEAR.
    - F. ALL OTHER REQUIREMENTS AS STATED ON THIS PLAN SHALL HAVE BEEN MET AS PER TOWN OF COVENTRY REGULATIONS.
    - G.) A SEPTIC SYSTEM AS-BUILT PLAN SHALL BE PROVIDED TO THE EASTERN HIGHLANDS HEALTH DISTRICT BY THE LICENSED SEPTIC SYSTEM INSTALLER.

- CONSTRUCTION NOTES:
- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
  - 3.) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
  - 4.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
  - 5.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

TEST PITS OBSERVED BY:  
GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
NOVEMBER 12, 2024

TEST PIT 68  
0.4' TOPSOIL - ORGANICS  
4-22' BROWN SANDY LOAM  
22-42' COARSE BROWN TAN MEDIUM SAND  
42'-80' GREY LAYER FINE SANDY MOTTLED LINE 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 MOTTLED

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

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

DEPTH: 72"  
MOTTLING: 40"  
SEEPAGE: NONE\*

TEST PIT 71  
0.5' TOPSOIL - ORGANICS  
5-30' BROWN SANDY LOAM  
SOME LARGE ROCKS  
30-45' TAN SANDY LOAM  
45-74' GRAVELY SANDY LOAM  
LARGE BOULDERS

DEPTH: 74"  
MOTTLING: 45"

TEST PIT 72  
0.5' TOPSOIL  
5-30' BROWN SANDY LOAM  
36-50' GREY MOTTLED COMPACT SAND  
50-84' BONEY GRAVEL SANDY LOAM

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

TEST PITS OBSERVED BY:  
GLENN BAGDOIAN  
EASTERN HIGHLANDS HEALTH DISTRICT  
DECEMBER 4, 2024

TEST PIT 73  
0.4' ORGANICS  
4-24' BROWN SANDY LOAM  
24-60' BONEY GRAVEL COBBLES  
60'-86' SANDY TILL-LOAM BONEY LARGE ROCKS

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

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

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

TEST 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: 46"

PERCOLATION TEST RESULTS  
PERFORMED BY - BUSHNELL ASSOCIATES LLC

PERC B  
11/27/24  
PRE-SOAK 8:00 AM  
DRY START @ 10:02 AM  
20" DEEP HOLE

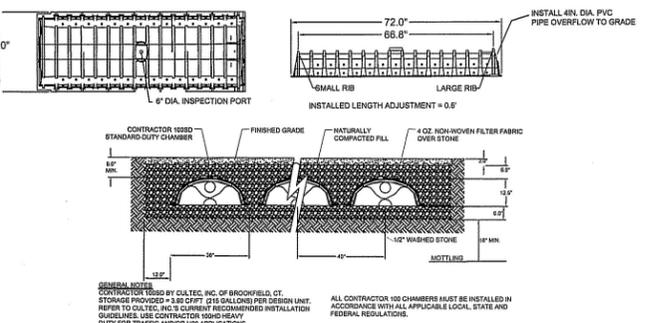
TIME	READING (IN.)	DIFFERENCE (IN.)
0	7	-
5	14 1/2	7 1/2
10	19	4 1/2
15	DRY	1

PERCOLATION RATE: 1-5 MIN./IN.

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



INFILTRATION UNITS ARE TO BE INSTALLED WITH A MINIMUM SEPARATION DISTANCE OF 25 FT. FROM ANY WELL, 15 FT. FROM THE HOUSE FOUNDATION AND 25 FT. UPSLOPE FROM THE SEPTIC SYSTEM AND TANK. THE UNITS ARE TO BE CONNECTED TO HOUSE GUTTER DOWN SPOUTS WITH 4" MINIMUM DIAMETER PVC PIPE

TYPICAL ROOF STORMWATER INFILTRATION UNIT DETAILS  
CULTEC CONTRACTOR 100 OR EQUAL  
NOT TO SCALE

INFILTRATION STRUCTURES TO BE SIZED TO TREAT THE 1ST INCH OF STORMWATER FROM IMPERVIOUS SURFACES

- 7.) NO LIQUID OR SOLID CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR PETROLEUM DUST CONTROL AGENTS SHALL BE APPLIED ON THIS SITE.
- 8.) OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS.
- 9.) LIMIT OF INDIVIDUAL LOT DISTURBANCE IS TYPICALLY DELINEATED BY THE SILT FENCE SYMBOLS SHOWN ON THE PLANS.
- 10.) PROPOSED HOUSE, SEPTIC, DRIVEWAY, FOOTING DRAIN AND LIMIT OF DISTURBANCE LOCATIONS SHOWN ARE PRELIMINARY. LOCATIONS MAY CHANGE WITH FINAL LOT DESIGN.
- 11.) 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.
- 12.) ANY DRAINAGE, COMMON DRIVEWAY, CONSERVATION, UTILITY AND ANY OTHER APPLICABLE EASEMENTS SHALL BE PLACED ON THE DEEDS FOR EACH LOT AFFECTED.
- 13.) INDIVIDUAL SITE PLAN IS REQUIRED FOR LOT 1 & 3 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.
- 14.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE. SHOULD WALLS BE REMOVED STONES TO BE ADDED TO EXISTING WALLS OR OTHERWISE RE-PURPOSED ON SITE.
- 15.) 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.

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 SCHEDULED OPERATIONS, INCLUDING SEEDING AND CLEARING LIMITS. THE CLEARING LIMITS OF EACH LOT SHALL BE ESTABLISHED IN THE FIELD AND CONFIRMED IN WRITING BY THE APPLICANT/DEVELOPER INDICATING THAT IT IS CONSISTENT WITH THE APPROVED SITE PLAN.

CONSTRUCTION NOTES:

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

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

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

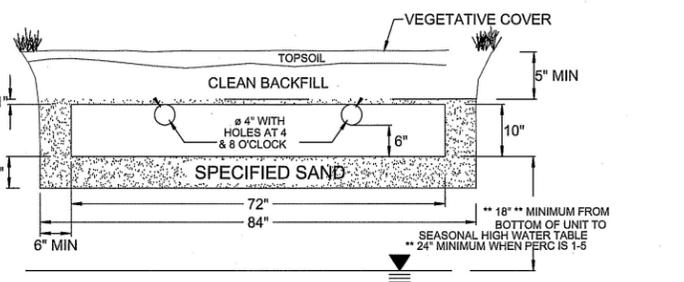
DURING CLEARING AND GRADING OF THE SITE, MEASURES SHOULD BE TAKEN TO AVOID SOIL COMPACTION AT THE LOCATION OF THE PROPOSED SYSTEM.

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

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

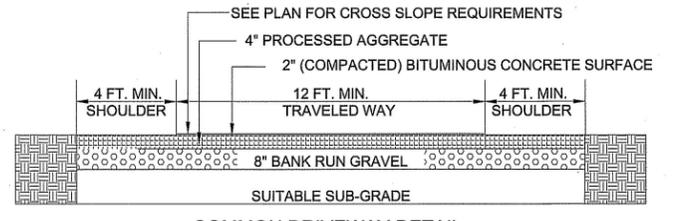
THE STONE STORAGE MEDIA AND PEA GRAVEL LAYER SHOULD BE PLACED IN THE EXCAVATION BY A HYDRAULIC EXCAVATOR OR BACKHOE LOADER LOCATED OUTSIDE THE LIMITS OF THE INFILTRATION TRENCH AND THEN HAND-RAKED TO THE DESIRED ELEVATION.

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

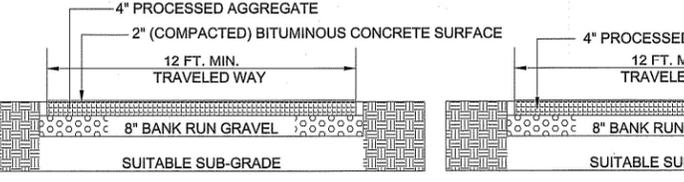


NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

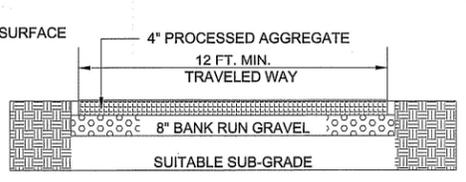
ELJEN YARDFILTER 53  
NOT TO SCALE



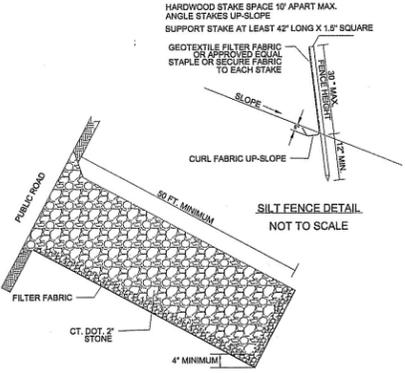
COMMON DRIVEWAY DETAIL  
NOT TO SCALE



PAVED DRIVEWAY DETAIL  
NOT TO SCALE



GRAVEL DRIVEWAY DETAIL  
NOT TO SCALE



ANTI-TRACKING CONSTRUCTION ENTRANCE  
NOT TO SCALE

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.

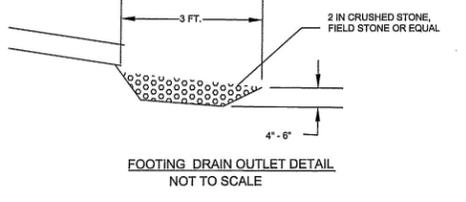
- 1.) MARK THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH THE APPROVED PLAN.
- 2.) CLEAR TREES AS REQUIRED.
- 3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 4.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 5.) 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.
- 6.) CONSTRUCT HOUSES, WELLS, INDIVIDUAL DRIVEWAYS, SEPTIC SYSTEMS AND OTHER IMPROVEMENTS AS SHOWN.
- 7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E., SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E., STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- 8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:  
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK 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 WITH A POWER PLUMCH MULCHER INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVE TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	USE	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-5/15	
	0.45	CREeping RED FESCUE	8/15-10/1	
	0.10	PERENNIAL RYEGRASS		
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-8/15	
	0.05	RED TOP	8/15-10/1	
	0.45	TALL FESCUE		
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-8/15	
	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	



FOOTING DRAIN OUTLET DETAIL  
NOT TO SCALE

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
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BUSHNELL ASSOCIATES LLC.  
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563 WOODBRIDGE STREET MANCHESTER, CT. 06042  
860-643-7875

REVISIONS: 8/7/2025