



WP-25-28

Wetlands Permitting

Status: Active

Submitted On: 9/19/2025

Primary Location

64 ZEYA DR
Coventry, CT 06238

Owner

DURKIN DEBBIEANN
60 ZEYA DR COVENTRY, CT 06238

Applicant

Mark Peterson
 860-871-0808
 mpeterson@gardnerpeterson.com
 178 Hartford Tpke
Gardner & Peterson Assoc, LLC
Tolland, CT 06084

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

Applicant Information

Applicant's Association to Owner:*

Engineer

Applicant Business Name (if applicable)

Gardner & Peterson Associates, LLC

Owner Information

Owner Name

Debbieann Durkin

Owner Phone Number

860 877 0819

Owner Email Address

debbieanndurkin@gmail.com

Owner Address

60 Zeya Drive

Additional Information

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

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):* 

Proposed activity in the upland review area for tree cutting, site grading, driveway, shed, footing drain discharge, erosion controls, etc.

Distance in Feet from Regulated Wetlands/Watercourse:*

28

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

No wetland or watercourses will be disturbed. 0.25 acres of upland review area will be disturbed.

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

The proposed house and septic layout is designed to minimize disturbance in the upland review area. Sediment and erosion control are positioned downgrade of site disturbance.

Any additional and/or pertinent information:

Is any portion of the property on which the regulated activity is proposed located within 500 feet of an adjoining municipality?*

No

Acknowledgments

MANDATORY PRE APPLICATION FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building. Effective October 1, 2005 no Land Use, Health or Building application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the attached legislation, PA 05-124. Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted and complete either A or B below. Property Owner(s): Address of Permit Application: A. I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced propeerty. B. There ARE conservation easements or restrictions or preservation restrictions on the above referenced property. Name/Phone Number of Restriction Holder: Please attach one of the following: 1. Proof that the holder of the conservation or preservation restriction was notified by certified mail return receipt requested of the property owner's intent to apply for a Land Use, Health or Building permit in the [[orgFullName]]. 2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.*



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.*



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.*



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.*

Mark Peterson

Sep 19, 2025

September 18, 2025

Dear Members of the Wetlands Commission,

I would like to take this opportunity to explain the reason for submitting this application. Our son Eric would like to construct a home and my husband and I would like to have him nearby. When we moved to 60 Zeya Drive three years ago we anticipated Eric may live on this parcel immediately next to our home but we have had some significant water issues over the years due to the surrounding development and the natural flow of runoff. As a result, our property is constantly wet and our gravel driveway was regularly washed out.

In addition to the water concerns the open area to the east of our house on 64 Zeya has become a retreat for wildlife. We regularly have a lot of deer who have their babies in the tall grass. We have turkeys, rabbits, red fox and a lot of bees. In the past two years we have noticed an enormous increase in dragonflies in the meadow. There are probably hundreds. Dragonflies reduce pests that can be harmful to humans and agriculture including the spotted lanternflies. For these reasons I feel it would be better for Eric to construct his house on 64 Zeya Drive along Bread & Milk Street due to the water concerns and to allow the wildlife habitat to remain in this area. Assuming this application is approved we intend to revise the shared boundary line to convey the current open area and surrounding woodland of 64 Zeya Drive to our home at 60 Zeya Drive to prevent future development in this area.

I hope that you will approve this application so that we can continue to enjoy the wildlife and have our son nearby.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DADx', with a long horizontal flourish extending to the right.

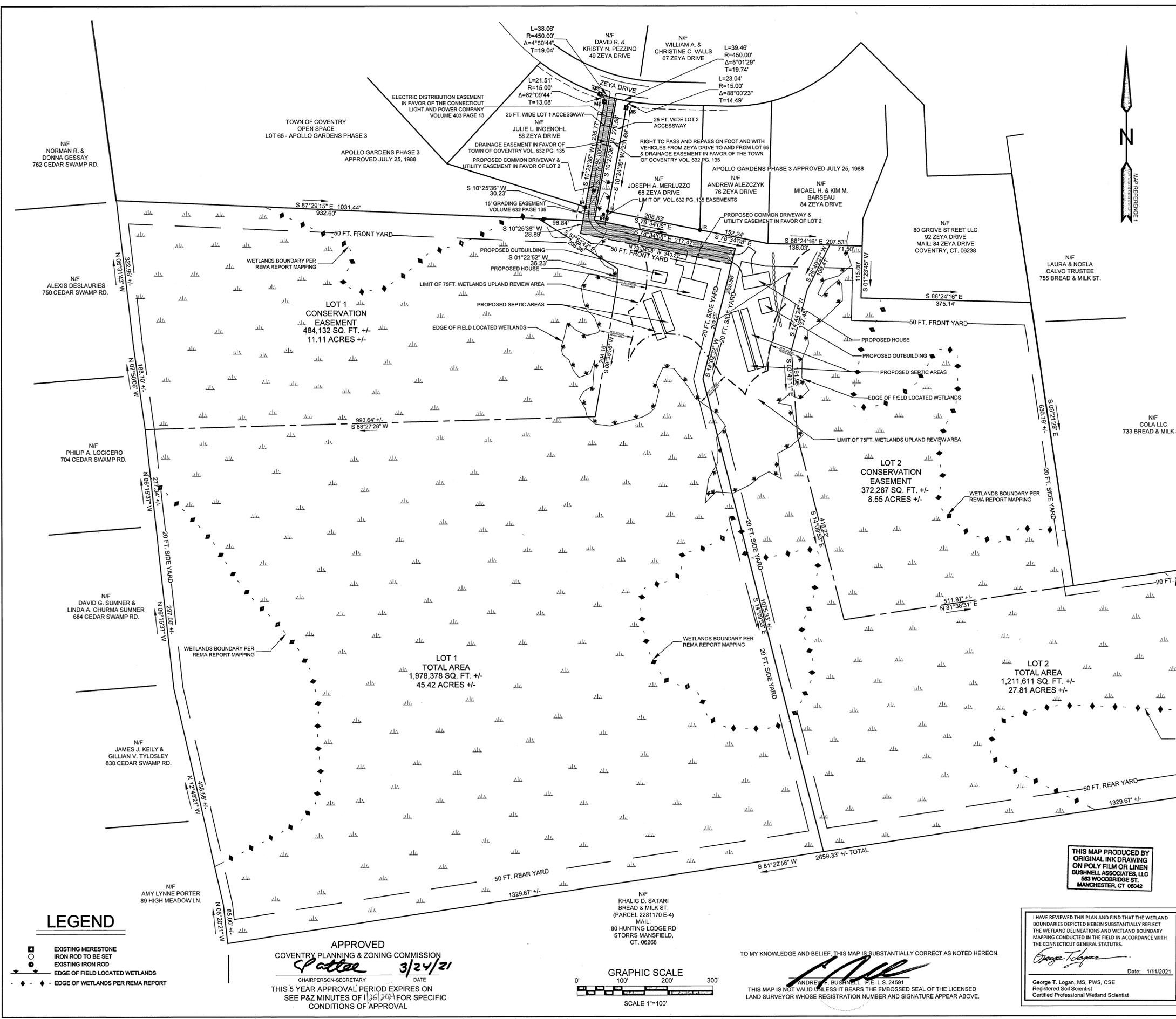
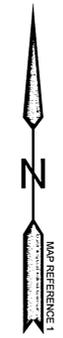
Debbieann Durkin

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 COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- 2) PROPERTY IS LOCATED IN A GENERAL RESIDENTIAL ZONE R0.
- 3) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 090110 0003D EFFECTIVE JUNE 11, 1992.
- 4) FIELD LOCATED INLAND WETLANDS BOUNDARIES SHOWN WERE FIELD DELINEATED BY REMA ECOLOGICAL SERVICES, LLC AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC. THE LOCATION OF OTHER INLAND WETLAND BOUNDARIES SHOWN WERE TAKEN FROM A REPORT PREPARED BY REMA ECOLOGICAL SERVICES.
- 5) THE PROPERTY IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY FILED ON VOLUME 403 PAGE 13 OF THE TOWN OF COVENTRY LAND RECORDS.
- 6) THE PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT AND RIGHT TO PASS AND REPASS ON FOOT AND WITH VEHICLES FROM ZEYA DRIVE TO AND FROM LOT 65 AS SHOWN IN FAVOR OF THE TOWN OF COVENTRY FILED ON VOLUME 632 PAGE 135 OF THE TOWN OF COVENTRY LAND RECORDS.
- 7) THE PROPERTY IS SUBJECT TO A POLE AND GUY EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FILED IN VOLUME 31 PAGE 5613 OF THE TOWN OF COVENTRY LAND RECORDS.
- 8) THE PROPERTY IS POSSIBLY SUBJECT TO A RIGHT-OF-WAY OF RECORD.
- 9) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE JUNE 2020 MAPPING.
- 10) THE PROPERTY IS TOGETHER WITH A GRADING EASEMENT ACROSS LOT 65 AS SHOWN AND FILED IN VOLUME 632 PAGE 135 OF THE TOWN OF COVENTRY LAND RECORDS.

MAP REFERENCES:

- 1) PARCEL E-3 PROPERTY OF COVENTRY LAND CORP. TO BE CONVEYED TO K. SHAH SATARI BREAD AND MILK STREET COVENTRY, CONNECTICUT SCALE 1"=100' DECEMBER 1979 OFFICE OF SANDERSON & WASHBURN SIMSBURY, CONNECTICUT
- 2) PARCEL E-4 PROPERTY OF COVENTRY LAND CORP. TO BE CONVEYED TO K. SHAH SATARI BREAD AND MILK STREET COVENTRY, CONNECTICUT SCALE 1"=100' DECEMBER 1979 OFFICE OF SANDERSON & WASHBURN SIMSBURY, CONNECTICUT
- 3) ZEYA DRIVE APOLLO GARDENS - PHASE 3 NORTH COVENTRY CONNECTICUT DATE: 2-17-88 SCALE 1"=100' DRAWN DM DESIGNED DM JOB NO. 86-318 SHEET NO. 2/11 TOWNE ENGINEERING INC. CIVIL ENGINEERS AND LAND SURVEYORS SOUTH WINDHAM, CONNECTICUT
- 4) COMPILATION PLAN PREPARED FOR KHALIG SATARI ZEYA DRIVE AS-BUILT ZEYA DRIVE COVENTRY, CONNECTICUT DATE 12/9/97 SCALE AS NOTED SHEET NO. 2 OF 3 JOB NO. 97-153 TOWNE ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS ROUTE 32 AND RICHMOND LANE, SOUTH WINDHAM CT 7 AS BUILT SURVEY ZEYA DRIVE APOLLO GARDENS-PHASE 3 NORTH COVENTRY CONNECTICUT 15 MAY 91 1"=40' H 1"=4' V MALINOSKI ASSOCIATES 5 BROAD OAK DRIVE ASHFORD CT 06278 SHEET 2 OF 3
- 5) RESUBDIVISION OF PARCEL 7-A PREPARED FOR MOSER FARMS DAIRY BREAD & MILK ST. COVENTRY, CT GARDNER & PETERSON ASSOCIATES 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY LAB SCALE 1"=40' DATE 2/15/92 SHEET NO. 1 OF 1 MAP NO. 2913-RS REVISED TO 3/18/92
- 6) MAP NO. E-N-L-047-0668 MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF KHALIG SATARI (GRANTOR'S NAME) ZEYA AND NOOR DRIVES, COVENTRY, CONN. (STREET) ROUTE 31 SCALE: 1"=100' DATE: 6/1/89 DWG. NO.: E-N-L-047-0668 JOB NO.: N-9053 TOWNE ENG. INC. JOB NO. 89-152



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)."

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN BUSHNELL ASSOCIATES, LLC 663 WOODBRIDGE ST. MANCHESTER, CT 06042

I HAVE REVIEWED THIS PLAN AND FIND THAT THE WETLAND BOUNDARIES DEPICTED HEREIN SUBSTANTIALLY REFLECT THE WETLAND DELINEATIONS AND WETLAND BOUNDARY MAPPING CONDUCTED IN THE FIELD IN ACCORDANCE WITH THE CONNECTICUT GENERAL STATUTES.

George T. Logan
Date: 1/11/2021

George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Certified Professional Wetland Scientist

LEGEND

- EXISTING MERESTONE IRON ROD TO BE SET
- EXISTING IRON ROD
- EDGE OF FIELD LOCATED WETLANDS
- EDGE OF WETLANDS PER REMA REPORT

APPROVED
COVENTRY PLANNING & ZONING COMMISSION
[Signature] 3/24/21
CHAIRPERSON-SECRETARY DATE
THIS 5 YEAR APPROVAL PERIOD EXPIRES ON SEE P&Z MINUTES OF 1/26/2021 FOR SPECIFIC CONDITIONS OF APPROVAL

GRAPHIC SCALE
0 100 200 300
SCALE 1"=100'

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

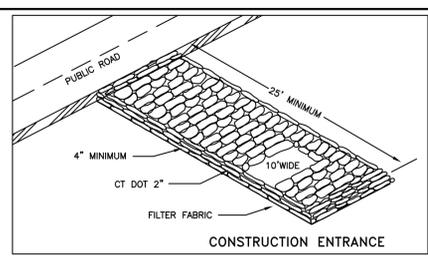
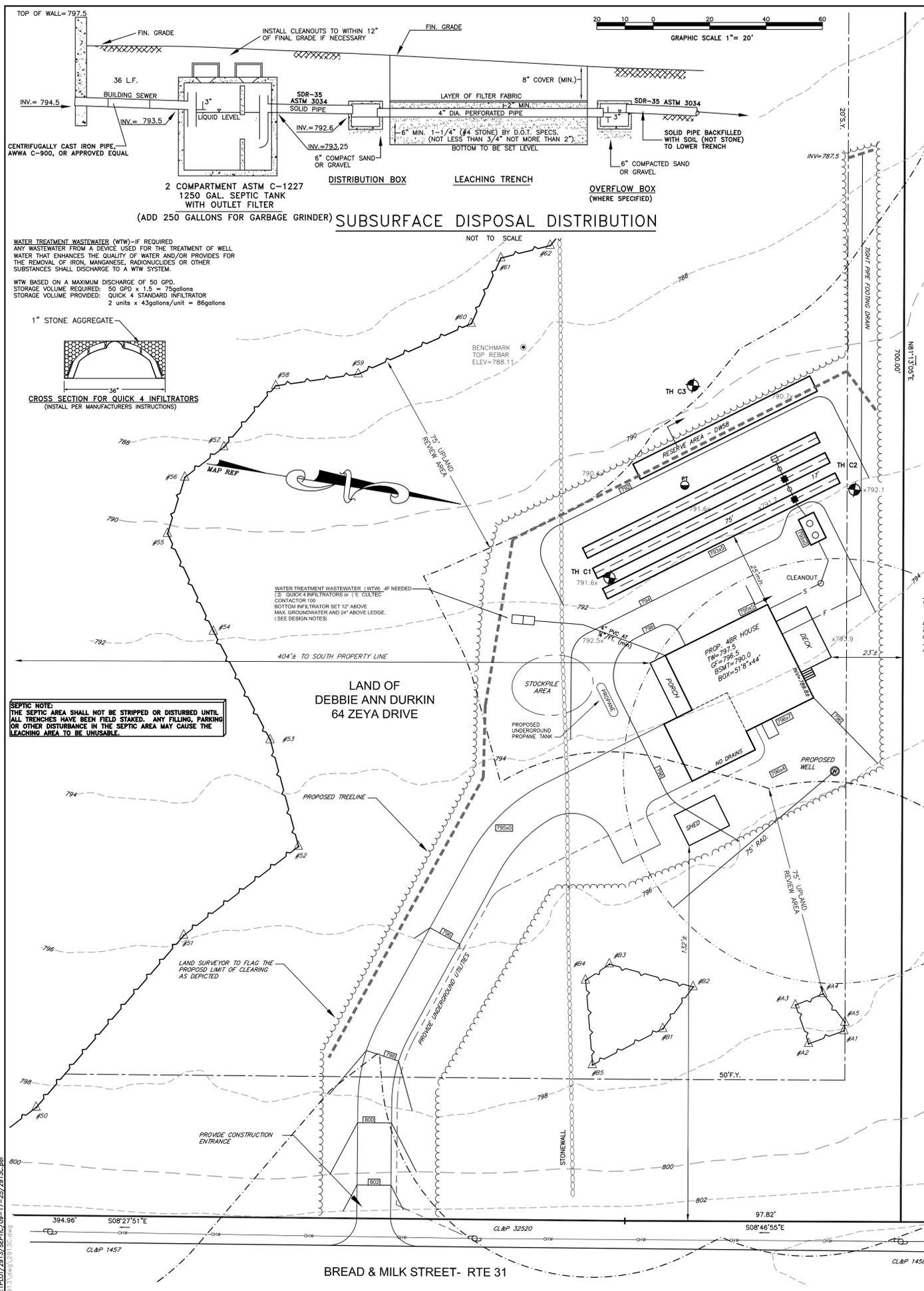
[Signature]
ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

PLAN PREPARED FOR			
DEBBIANN DURKIN			
ZEYA DRIVE		COVENTRY, CT	
COMPILATION PLAN			
SCALE: 1"=100'	DATE: 11/13/2020	FILE NO. 2020-84	SHEET: 1 OF 5
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 12/8/2020, 1/8/2021, 1/15/2021, 2/2/2021			

Masterfile #
04/05/2021 02:12:54 PM
1 Page
MAP



Lot: Tolman, Coventry Town Clerk

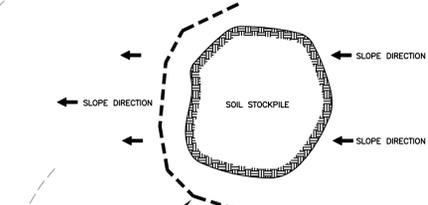


TOWN OF COVENTRY SITE PLAN REQUIREMENTS:
 LOT COVERAGE <1%
 BUILDING COVERAGE <1%
 DISTURBED AREA 0.7 ACRE
 ZONE R-80

PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE 'C'. AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE MAP 090110-0005 D, PANEL 5 OF 15 DATED JUNE 11, 1982, TOWN OF COVENTRY, CONNECTICUT, TOLLAND COUNTY.

THIS PARCEL CONTAINS WALPOLE SANDY LOAM, 0 TO 3 PERCENT SLOPES(13). THE PROPOSED HOUSE AREA IS WOODED.

THIS PARCEL IS NOT LOCATED WITHIN A WATERSHED OF A WATER COMPANY AS DEFINED IN SECTION 16-1 OF THE GENERAL STATUTES.



ADDITIONAL STOCKPILE AREAS, WITH EROSION CONTROLS, MAY BE ADDED OUTSIDE THE SEPTIC AREA AS NECESSARY.

DEEP TEST PIT RESULTS BY: GARDNER & PETERSON ASSOCIATES, LLC AND EASTERN HIGHLANDS HEALTH DISTRICT DATE TESTED: JULY 23, 2025

TEST PIT# C-1
 0-19" HIGHLY ORGANICS
 19-52" MOTTLED SANDY TILL COMPACT
 MOTTLING - 19"
 SEEPAGE - 48"
 DEPTH - 52"
 NO ROOTS

TEST PIT# C-2
 0-14" TOPSOIL BLACK ORGANICS
 14-19" BROWN SANDY LOAM
 19-52" MOTTLED GREY BROWN SANDY TILL
 MOTTLING - 19"
 SEEPAGE - 48"
 DEPTH - 52"
 NO ROOTS

TEST PIT# C-3
 0-10" TOPSOIL BLACK ORGANICS
 10-19" BROWN SANDY LOAM
 19-52" MOTTLED GREY BROWN SANDY TILL
 MOTTLING - 19"
 SEEPAGE - 48"
 DEPTH - 52"
 NO ROOTS

Percolation Test
 By: Gardner & Peterson Associates, LLC
 Date tested: July 23, 2025

Time	Depth
10:40	4"
10:50	7 1/2"
11:00	9 1/4"
11:10	10"
11:20	10 3/4"
11:30	11 1/2"
11:40	12 3/8"
11:50	13"
RATE:	10.1-20 MIN/INCH

NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 OF THE BOUNDARY LINES DEPICTED AND TOPOGRAPHIC ACCURACY CLASS T-D. A BOUNDARY SURVEY OF THE ENTIRE PARCEL HAS NOT BEEN COMPLETED.
- BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THOSE SHOWN ON MAP REFERENCE 3A.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "PLAN PREPARED FOR DEBBIEANN DURKIN ZEYA DRIVE COVENTRY, CT. COMPILATION PLAN SCALE: 1"=100' DATE 1/13/2020 FILE NO.2020-84 SHET 1 OF 5 BUSHNELL ASSOCIATES, LLC REVISIONS: 12/8/2020, 1/8/2021, 1/15/2021, 2/2/2021"
 - "IMPROVEMENT LOCATION SURVEY SITE PLAN PREPARED FOR C. WARD ELECTRIC 755 BREAD & MILK STREET COVENTRY, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC DATE 08-22-2025, MAP NO. 2913A, REVISI TO 08/05/2024"
 - "RESUBDIVISION OF PARCEL 7-A PREPARED FOR MOSER FARMS DAIRY, INC. BREAD & MILK ST. COVENTRY, CT." BY GARDNER & PETERSON ASSOCIATES, DATED 2/25/92 REVISI 3/19/92 MAP NO.2913-RS.
 - "PROPERTY OF COVENTRY LAND CORP. TO BE CONVEYED TO K. SHAM SATARI BREAD & MILK STREET COVENTRY, CONNECTICUT" BY: SANDERSON & WASHBURN. DATE JUNE 1980. SCALE: 1"=100'
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
 ERIC R. PETERSON L.S. 23430 REGISTRATION NO.

NOTES - SEPTIC SYSTEM DESIGN

- Soil testing by the Eastern Highlands Health District and Gardner & Peterson Associates, LLC
- Design based on a 4 bedroom house and a percolation rate of 10.1-20 min/in. (187.54 f. required). Topography in primary septic area has been field verified.
- Provide a 1250 gallon (add 250 gallons for garbage grinder) 2-compartment septic tank and 3 rows of stone leaching trenches each 92 feet long, 12 inches deep by 48 inches wide, totaling 276 lin. feet or 828 sq. feet of leaching area. Provide a footing drain as shown. Drain is to outlet to the ground surface as shown. Outlet to be screened against rodents.
- House sewer to be 4" I.D. centrifugally cast iron pipe hubless ASTM A 74 with 3" wide heavy duty stainless steel coupling and rubber gasket, or Extra Strength PVC pressure water pipe AWWA C-900 75-100 psi with rubber compression gaskets, or an approved equal. Minimum slope to be 1/4" per foot.
- Serial distribution - inverts of overflow pipes in upper trenches to be set 3" above inverts of distribution pipes in upper trenches. Overflow boxes are D-boxes using high hole for overflow.
- Bottoms of trenches to be set not more than 0" below the grade existing prior to stripping and excavation. Bottom of each trench to be constructed level and distribution pipe in each trench to be set level.
- Topsoil to be stripped off prior to filling. The fill material (natural or manufactured) between and beyond trenches to be pervious, good quality and clean medium sand (select fill) placed and compacted in 6" lifts. Select fill shall meet the following minimum requirements:
 - The fill should not contain any material larger than 3 inches.
 - Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve (this is the gravel portion of the sample).
 - The material that passes the #4 sieve is then reweighed and the sieve analysis started.
 - The remaining sample shall meet the following gradation criteria:

Wet Sieve	Percent Passing	Dry Sieve	Percent Passing
No. 4	100	No. 4	100
No. 10	70-100	No. 10	70-100
No. 40	10-50	No. 40	10-50
No. 100	0-20	No. 100	0-5
No. 200	0-5	No. 200	0-2.5

 Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

- The responsibility for the preparation of a leaching area utilizing "select material" is that of the licensed installer. The installer shall take the necessary steps to protect the underlying naturally occurring soils from overcompaction and silting once exposed.
- Fill material to be placed prior to trench excavation. No traffic other than track-driven equipment is to cross, dump, unload or otherwise compact the fill area after topsoil removal until 18" of fill material has been placed. Initial 18" of fill material to be dumped at the edge of the striped area and spread and compacted with track-driven vehicles. Stockpiling is to take place upgradient of the leaching area. The area down gradient of the leaching area is not to be disturbed. The contractor shall contact the Eastern Highlands Health District for a percolation test when fill is in place.
- Disturbed areas to be loamed and seeded. Final grade to shed surface water.
- Elevations shown are based on the referenced plan. A benchmark has been set near the septic area as shown.
- No in-ground fuel tank, bury hole, or other source of pollution is to be within 75' of a well.
- It is recommended that the Eastern Highlands Health District Sanitarian be contacted before any site work is performed.
- It is the responsibility of the contractor to contact the property owners, appropriate utility companies, or "Call Before You Dig" to verify the location of underground utilities prior to construction. Any utility locations shown on this plan are approximate only, and must be verified by the contractor prior to construction.
- It is the responsibility of the owner or his contractor to obtain all local, state, or federal, or other permits which are required to implement the activities shown on this plan, and to perform the activities in accordance with the regulations and recommendations of the appropriate agencies.
- As required by the Eastern Highlands Health District, the design engineer shall supervise the staking of the septic system and assure conformance to the plan and all requirements working days following the local health department's final inspection and approval.
- The leaching system shall be properly covered by the licensed system installer within two (2) working days following the local health department's final inspection and approval.

MINIMUM LEACHING SYSTEM SPREAD (MLSS)
 HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)
 MLSS = HF X FF X PF 42 x 1.75 x 1.25 = 92

HYDRAULIC FACTOR (HF)

HYDRAULIC GRADIENT (% OF SLOPE)	
<1	1.1-1.5
1.1-1.5	2
1.6-2.0	3
2.1-2.5	4
2.6-3.0	5
3.1-3.5	6
3.6-4.0	7
4.1-4.5	8
4.6-5.0	9
5.1-5.5	10
5.6-6.0	11
6.1-6.5	12
6.6-7.0	13
7.1-7.5	14
7.6-8.0	15
8.1-8.5	16
8.6-9.0	17
9.1-9.5	18
9.6-10.0	19
10.1-10.5	20
10.6-11.0	21
11.1-11.5	22
11.6-12.0	23
12.1-12.5	24
12.6-13.0	25
13.1-13.5	26
13.6-14.0	27
14.1-14.5	28
14.6-15.0	29
15.1-15.5	30
15.6-16.0	31
16.1-16.5	32
16.6-17.0	33
17.1-17.5	34
17.6-18.0	35
18.1-18.5	36
18.6-19.0	37
19.1-19.5	38
19.6-20.0	39
20.1-20.5	40
20.6-21.0	41
21.1-21.5	42
21.6-22.0	43
22.1-22.5	44
22.6-23.0	45
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24.1-24.5	48
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25.1-25.5	50
25.6-26.0	51
26.1-26.5	52
26.6-27.0	53
27.1-27.5	54
27.6-28.0	55
28.1-28.5	56
28.6-29.0	57
29.1-29.5	58
29.6-30.0	59
30.1-30.5	60
30.6-31.0	61
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36.1-36.5	72
36.6-37.0	73
37.1-37.5	74
37.6-38.0	75
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38.6-39.0	77
39.1-39.5	78
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41.1-41.5	82
41.6-42.0	83
42.1-42.5	84
42.6-43.0	85
43.1-43.5	86
43.6-44.0	87
44.1-44.5	88
44.6-45.0	89
45.1-45.5	90
45.6-46.0	91
46.1-46.5	92
46.6-47.0	93
47.1-47.5	94
47.6-48.0	95
48.1-48.5	96
48.6-49.0	97
49.1-49.5	98
49.6-50.0	99
50.1-50.5	100
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65.6-66.0	131
66.1-66.5	132
66.6-67.0	133
67.1-67.5	134
67.6-68.0	135
68.1-68.5	136
68.6-69.0	137
69.1-69.5	138
69.6-70.0	139
70.1-70.5	140
70.6-71.0	141
71.1-71.5	142
71.6-72.0	143
72.1-72.5	144
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73.1-73.5	146
73.6-74.0	147
74.1-74.5	148
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75.1-75.5	150
75.6-76.0	151
76.1-76.5	152
76.6-77.0	153
77.1-77.5	154
77.6-78.0	155
78.1-78.5	156
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79.1-79.5	158
79.6-80.0	159
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80.6-81.0	161
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81.6-82.0	163
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84.6-85.0	169
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85.6-86.0	171
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86.6-87.0	173
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87.6-88.0	175
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93.1-93.5	186
93.6-94.0	187
94.1-94.5	188
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111.1-111.5	222
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143.6-144.0	287
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144.6-145.0	289
145.1-145.5	290
145.6-146.0	291
146.1-146.5	292
146.6-147.0	293
147.1-147.5	294
147.6-148.0	295
148.1-148.5	296
148.6-149.0	297
149.1-149.5	298
149.6-150.0	299
150.1-150.5	300

PERCOLATION FACTOR (PF) LESS THAN 10 MIN/IN = 1.0

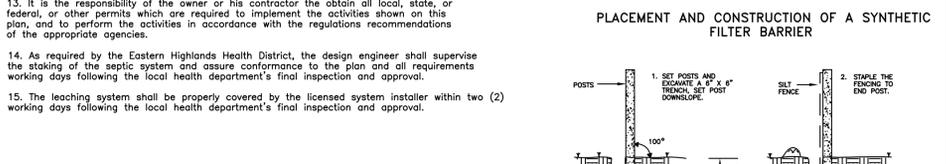
10.1 - 20 = 1.25
 20.1 - 30 = 1.50

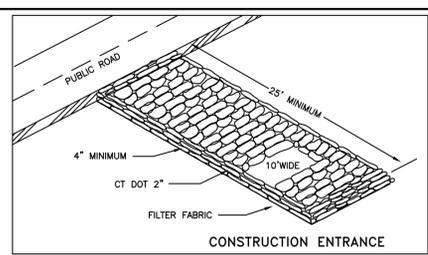
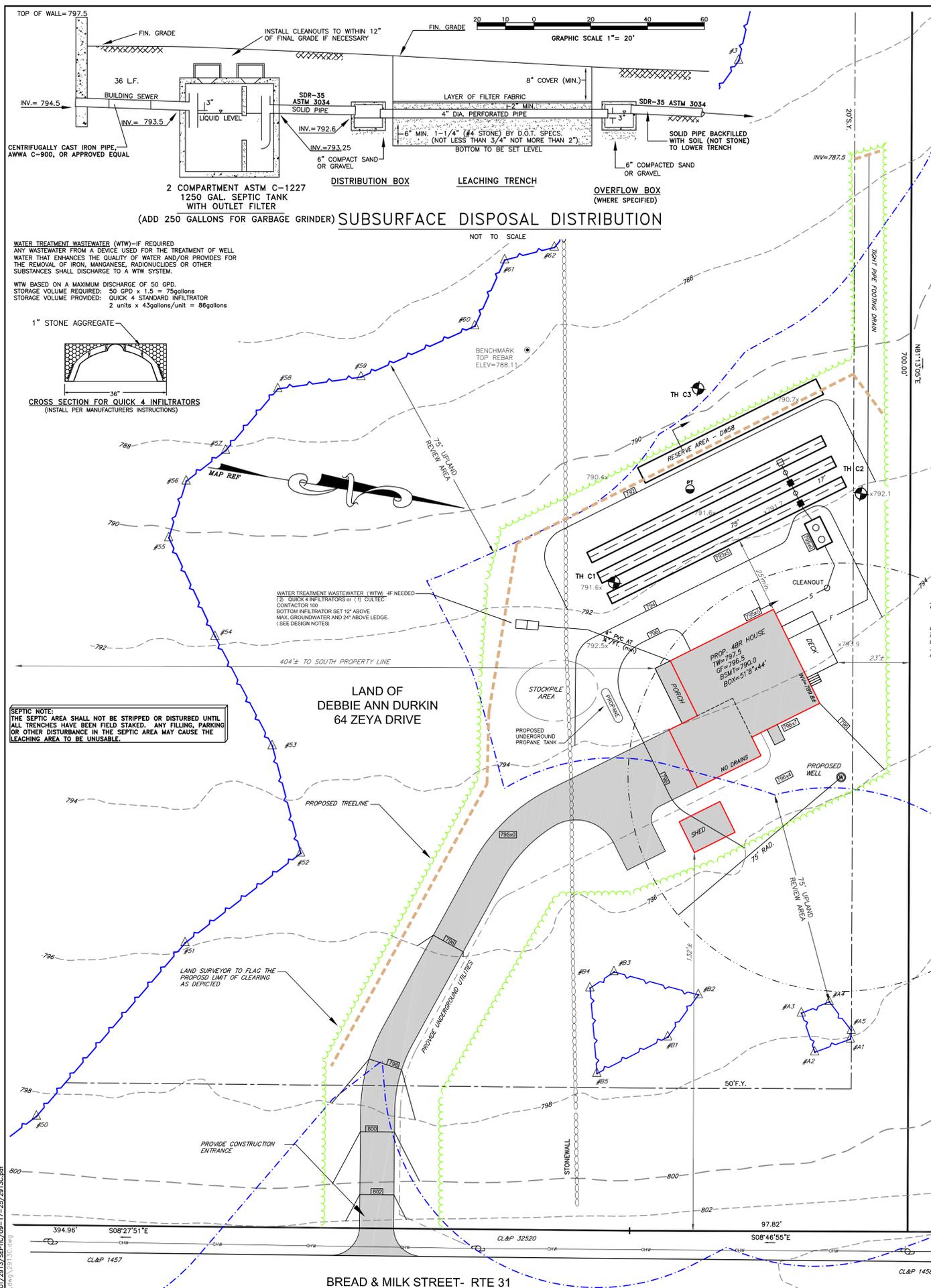
DESIGN FLOW SO: 4 BEDROOMS = 525 = 1.75
 500

5 BEDROOMS = 600 = 2.0
 300

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

- SET POSTS AND EXCAVATE A 6" X 6" TRENCH SET POST DOWNSLOPE.
- STAPLE THE FENCING TO END POST.
- ATTACH FILTER FABRIC TO THE WIRE FENCING AND EXTEND IT TO THE TRENCH.
- BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL.



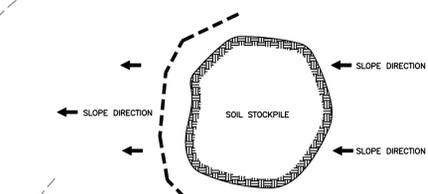


TOWN OF COVENTRY SITE PLAN REQUIREMENTS:
 LOT COVERAGE <1%
 BUILDING COVERAGE <1%
 DISTURBED AREA 0.7 ACRE
 ZONE R-80

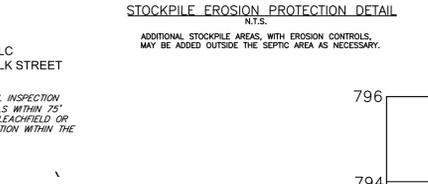
PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE 'C'. AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE MAP 090110-0005 D, PANEL 5 OF 15 DATED JUNE 11, 1982, TOWN OF COVENTRY, CONNECTICUT, TOLLAND COUNTY.

THIS PARCEL CONTAINS WALPOLE SANDY LOAM, 0 TO 3 PERCENT SLOPES(13). THE PROPOSED HOUSE AREA IS WOODED.

THIS PARCEL IS NOT LOCATED WITHIN A WATERSHED OF A WATER COMPANY AS DEFINED IN SECTION 16-1 OF THE GENERAL STATUTES.



SECTION DISTRIBUTION SYSTEM
 BOTTOM GRADE OF TRENCHES MAY BE ADJUSTED IN THE FIELD AT TIME OF STAKING DUE TO FIELD CONDITIONS



DEEP TEST PIT RESULTS
 BY: GARDNER & PETERSON ASSOCIATES, LLC AND EASTERN HIGHLANDS HEALTH DISTRICT
 DATE TESTED: JULY 23, 2025

TEST PIT# C-1
 0-19" HIGHLY ORGANICS
 19-52" MOTTLED SANDY TILL COMPACT
 MOTTLING - 19"
 SEEPAGE - 48"
 DEPTH - 52"
 NO ROOTS

TEST PIT# C-2
 0-14" TOPSOIL BLACK ORGANICS
 14-19" BROWN SANDY LOAM
 19-52" MOTTLED GREY BROWN SANDY TILL
 MOTTLING - 19"
 SEEPAGE - 48"
 DEPTH - 52"
 NO ROOTS

TEST PIT# C-3
 0-10" TOPSOIL BLACK ORGANICS
 10-19" BROWN SANDY LOAM
 19-52" MOTTLED GREY BROWN SANDY TILL
 MOTTLING - 19"
 SEEPAGE - 48"
 DEPTH - 52"
 NO ROOTS

Percolation Test
 By: Gardner & Peterson Associates, LLC
 Date tested: July 23, 2025

Time	Depth
10:40	4"
10:50	7 1/2"
11:00	9 1/4"
11:10	10"
11:20	10 3/4"
11:30	11 1/2"
11:40	12 3/8"
11:50	13"
RATE:	10.1-20 MIN/INCH

NOTES:
 1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 OF THE BOUNDARY LINES DEPICTED AND TOPOGRAPHIC ACCURACY CLASS T-D. A BOUNDARY SURVEY OF THE ENTIRE PARCEL HAS NOT BEEN COMPLETED.

2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THOSE SHOWN ON MAP REFERENCE 3A.

3. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 A. "PLAN PREPARED FOR DEBBIEANN DURKIN ZEYA DRIVE COVENTRY, CT. COMPILATION PLAN SCALE: 1"=100' DATE 11/13/2020 FILE NO.2020-84 SHET 1 OF 5 BUSHNELL ASSOCIATES, LLC REVISIONS: 12/8/2020, 1/8/2021, 1/15/2021, 2/2/2021"
 B. "IMPROVEMENT LOCATION SURVEY SITE PLAN PREPARED FOR C. WARD ELECTRIC 755 BREAD & MILK STREET COVENTRY, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC DATE 08-22-2025, MAP NO. 2913A, REVISED TO 08/05/2024"
 C. "RESUBDIVISION OF PARCEL 7-A PREPARED FOR MOSER FARMS DAIRY, INC. BREAD & MILK ST. COVENTRY, CT." BY GARDNER & PETERSON ASSOCIATES, DATED 2/25/92 REVISED 3/19/92 MAP NO.2913-RS.
 D. "PROPERTY OF COVENTRY LAND CORP. TO BE CONVEYED TO K. SHAM SATARI BREAD & MILK STREET COVENTRY, CONNECTICUT" BY: SANDERSON & WASHBURN. DATE JUNE 1980. SCALE: 1"=100'

4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC R. PETERSON L.S. 23430 REGISTRATION NO.

NOTES - SEPTIC SYSTEM DESIGN

- Soil testing by the Eastern Highlands Health District and Gardner & Peterson Associates, LLC
- Design based on a 4 bedroom house and a percolation rate of 10.1-20 min/in. (187.5sf. required). Topography in primary septic area has been field verified.
- Provide a 1250 gallon (add 250 gallons for garbage grinder) 2-compartment septic tank and 3 rows of stone leaching trenches each 92 feet long, 12 inches deep by 48 inches wide, totaling 276 lin. feet or 828 sq. feet of leaching area. Provide a footing drain as shown. Drain is to outlet to the ground surface as shown. Outlet to be screened against rodents.
- House sewer to be 4" I.D. centrifugally cast iron pipe hubless ASTM A 74 with 3" wide heavy duty stainless steel coupling and rubber gasket, or Extra Strength PVC pressure water pipe AWWA C-900 75-100 psi with rubber compression gaskets, or an approved equal. Minimum slope to be 1/4" per foot.
- Serial distribution - inverts of overflow pipes in upper trenches to be set 3" above inverts of distribution pipes in upper trenches. Overflow boxes are D-boxes using high hole for overflow.
- Bottoms of trenches to be set not more than 0" below the grade existing prior to stripping and excavation. Bottom of each trench to be constructed level and distribution pipe in each trench to be set level.
- Topsoil to be stripped off prior to filling. The fill material (natural or manufactured) between and beyond trenches to be pervious, good quality and clean medium sand (select fill) placed and compacted in 6" lifts. Select fill shall meet the following minimum requirements:
 A. The fill should not contain any material larger than 3 inches.
 B. Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve (this is the gravel portion of the sample).
 C. The material that passes the #4 sieve is then reweighed and the sieve analysis started.
 D. The remaining sample shall meet the following gradation criteria:
 Wet Sieve Percent Passing Dry Sieve Percent Passing
 No. 4 100 No. 4 100
 No. 10 70-100 No. 10 70-100
 No. 40 10-50 No. 40 10-50
 No. 100 0-20 No. 100 0-5
 No. 200 0-5 No. 200 0-2.5
 Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

The responsibility for the preparation of a leaching area utilizing "select material" is that of the licensed installer. The installer shall take the necessary steps to protect the underlying naturally occurring soils from overcompaction and siltation once exposed.

Fill material to be placed prior to trench excavation. No traffic other than track-driven equipment is to cross, dump, unload or otherwise compact the fill area after topsoil removal until 18" of fill material has been placed. Initial 18" of fill material to be dumped at the edge of the striped area and spread and compacted with track-driven vehicles. Stockpiling is to take place upgradient of the leaching area. The area down gradient of the leaching area is not to be disturbed. The contractor shall contact the Eastern Highlands Health District for a percolation test when fill is in place.

- Disturbed areas to be loamed and seeded. Final grade to shed surface water.
- Elevations shown are based on the referenced plan. A benchmark has been set near the septic area as shown.
- No in-ground fuel tank, bury hole, or other source of pollution is to be within 75' of a well.
- It is recommended that the Eastern Highlands Health District Sanitarian be contacted before any site work is performed.
- It is the responsibility of the contractor to contact the property owners, appropriate utility companies, or "Call Before You Dig" to verify the location of underground utilities prior to construction. Any utility locations shown on this plan are approximate only, and must be verified by the contractor prior to construction.
- As required by the Eastern Highlands Health District, the design engineer shall supervise the staking of the septic system and assure conformance to the plan and all requirements working days following the local health department's final inspection and approval.
- The leaching system shall be properly covered by the licensed system installer within two (2) working days following the local health department's final inspection and approval.

MINIMUM LEACHING SYSTEM SPREAD (MLSS)
 HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)
 MLSS = HF X FF X PF 42 x 1.75 x 1.25 = 92

HYDRAULIC FACTOR (HF)

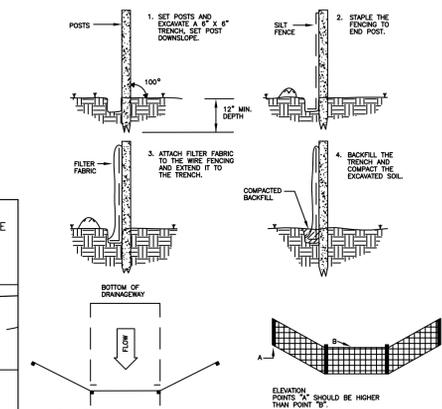
HYDRAULIC GRADIENT (% OF SLOPE)	AVERAGE DEPTH TO RESTRICTIVE LAYER																
	<1	1.1-2	2.1-3	3.1-4	4.1-5	5.1-6	6.1-8	8.1-10	10.1-15	>15							
<17.9	SEE NOTE #1																
18-22	72	62	54	48	42	34	30	28	26	24							
22.1-26	66	56	48	42	34	30	28	26	24	20							
26.1-30	56	49	42	34	30	28	26	24	20	18							
30.1-36	48	42	34	30	28	26	24	20	18	16							
36.1-42	42	36	30	28	26	24	20	18	16	14							
42.1-48	36	32	28	26	24	20	18	16	14	10							
48.1-60	30	28	24	22	20	18	16	14	10								
>60	MLSS NEED NOT BE CONSIDERED																

#1 - CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

PERCOLATION FACTOR (PF) LESS THAN 10 MIN/IN = 1.0

DESIGN FLOW	SO	4 BEDROOMS = 525	5 BEDROOMS = 600
300		300	300
		1.75	2.0

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



LEGEND

- x801.0 (23x3) EXISTING ELEVATION
- 730 PROPOSED ELEVATION
- 730 EXISTING CONTOUR
- 730 PROPOSED CONTOUR
- 730 EDGE PAVEMENT
- PROPERTY LINE
- BUILDING SEWER PIPE
- SOLID PIPE
- LEACHING TRENCH
- OVERFLOW PIPE
- FOOTING DRAIN
- CURTAIN DRAIN
- STORM DRAINAGE PIPE
- CATCH BASIN
- PERCOLATION TEST
- TEST HOLE
- SEPTIC TANK
- DISTRIBUTION BOX
- OVERFLOW BOX
- LIMITS OF INLAND WETLANDS
- 50' UPLAND REVIEW AREA
- APPX. UNDERGROUND UTILITIES

PRESENTATION PLAN
IMPROVEMENT LOCATION SURVEY
SUBSURFACE DISPOSAL DESIGN
LAND OF
DEBBIEANN DURKIN
 APN 004-7
BREAD & MILK STREET AND ZEYA DRIVE
COVENTRY, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT
 (860) 871-0808
 LAND SURVEYORS

REVISIONS	BY	SCALE	DATE	SHEET NO.	MAP NO.
	M.A.P.	1"=20'	09-17-2025	1 of 1	2913C

G:\PROJECTS\2013\SEPTIC\09-17-25\2913C.dwg

Richard Zulick
Certified Forester / Soil Scientist
400 Nott Highway
Ashford, CT
06278

September 20, 2025

Town of Coventry
Inland Wetlands Agency
Coventry , CT

Re: Soils and Wetland Report - APN 004-7 Bread and Milk Street and Zeya Drive, Coventry CT. Site development plan prepared for Debbieann Durkin. - Plan by Gardner and Peterson Associates, LLC , Job # 2913C and dated 9-17- 2025.

Dear Commission

I conducted a wetland delineation to identify the Connecticut regulated wetland soils on the above referenced parcel located on the west side of Bread and Milk Street, in the Town of Coventry, CT. The wetlands were delineated in June of 2025.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Coventry or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

Existing Conditions

Wetlands occupy lower elevation areas within a large wooded parcel. The wetland line beyond flag #62 extends northwest to the property line. Two small wetland depressions exist between the proposed 4 bedroom house and Bread and Milk Street

Wetland and Soil Description

The wetlands were delineated by pink and blue flagging. (see plan)

The wetland soils on the property are primarily Ridgebury poorly drained soils.

The two small depressions up gradient of the proposed disturbance (A-1 to A-5 and B-1 to B-5), appear to be man made and probably used for excavation of material during construction of Bread and Milk Street and / or livestock watering. These depressions have no hydraulic connectivity to the abutting wetland areas and showed no signs of function as vernal pools during my observations.

Ridgebury Soil Series

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in lodgment till derived mainly from granite, gneiss and/or schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in depressions in uplands. They also occur in drainageways in uplands, in toeslope positions of hills, drumlins, and ground moraines, and in till plains.

TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Aeric Endoaquepts

Soils borings were examined with an auger, generally to a depth of 20 inches or more. Soils examined in both the uplands and wetlands are consistent with the Web Soil Survey mapping.

Wetland Functions and Values

The wetland complex was inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in “The Highway Methodology Workbook Supplement”. These wetlands exhibited the following wetland functions and values with the corresponding rationale:

Ground water recharge and discharge:

Potential for and public or private wells occur downstream of the wetland, wetland is underlain by or sandy soils present in or adjacent to the wetland, wetland is associated with a watercourse, quality of water associated with the wetland is medium and wetland shows signs of variable water levels.

Flood flow alteration:

The area of this wetland is small relative to its watershed. Effective flood storage is small or non-existent upslope of or above the wetland. Wetland contains hydric soils which are able to absorb and detain water, wetland exists in a relatively flat area that has limited flood storage potential, wetland has ponded water, and signs are present of variable water level, wetland receives and retains overland or sheet flow runoff from surrounding uplands. In the event of a large storm, this wetland receives and detains excessive flood water from surrounding properties.

Sediment/toxicant retention:

Potential sources of sediment are in the watershed above the wetland, opportunity for sediment trapping by slow moving water and shallow water habitat are present in this wetland, fine grained mineral or organic soils are present, long duration water retention time is present in this wetland, public or private water sources occur downstream, effective floodwater storage in wetland is occurring, areas of impounded open water are present, channelized flows have visible velocity decreases in the wetland, diffuse water flows are present in the wetland, wetland has a high degree of water and vegetation interspersions, and dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.

Nutrient removal:

Shallow water and limited open water habitat exists within the complex. Overall potential for sediment trapping exists in the same areas. Saturated soils exist for most of the season, ponded water may be present in the wetland, organic/sediment deposits are present, dense vegetation is present with emergent vegetation and/or dense woody stems dominant, water retention/detention time in this wetland is increased by thick vegetation and other dense herbaceous and shrub vegetation in wetlands utilize and immobilize excess nutrients transported/deposited by developed areas upstream.

Production export:

Wildlife food sources grow within the wetland beyond the watercourse, evidence of limited wildlife use found within this wetland, higher trophic level consumers may be utilizing this wetland, a few high

vegetation density species are present, wetland exhibits moderate degree of plant community structure/species diversity. Wetland contains flowering plants that are used by nectar-gathering insects.

Conclusion

This larger wetland is part of a functioning ecosystem that warrants protective considerations upon development. The proposed sediment and erosion control fence should provide adequate protection to the wetland.

If you have any questions concerning the wetland function assessment or this report, please feel free to contact me.

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

25-038R