



Town of Coventry

Office of the Town Engineer

Todd M. Penney, P.E. - Town Engineer / Wetlands Agent

1712 Main Street • Coventry, CT 06238

Phone: 860 742-4078

Fax: 860 742-5467

Web: coventryct.org

4C

Date: May 11, 2020

To: Walter Borst, Applicant
Kim Fletcher, Agent

Re: Review comments on 20-10W – 51 Woodland Road

I visited the site on May 8, 2020. Kim Fletcher joined me on my visit.

General Observations:

- The lake level was approximately 8 feet south of the lower retaining wall on the west side of the parcel. The water elevation was at 514 based on the site plan.
- There is a groundwater seep from under the lake side retaining wall on the west side of the parcel
- The existing residential structure is in disrepair is warranted of a tear down.

Site Development Plan Comments:

- For clarity sake, it would be good to provide a label of "Lot 4 per Buckley Map, 1952" (or something to that affect) to match up to with Survey Note #5 map that this parcel has Right Of Way access of Shonty Lane. Incorporated.
- The vertical datum of the base plan is NGVD 1988. Coventry Wetland Regulations define the regulatory limit for Coventry Lake at Contour 515 based on NGVD 1929 datum. Those are two different datums. Please have your Land Surveyor adjust 515 Regulatory Elevation accordingly. The 515 line was placed using the NGVD 1929, I'm going to ask Anchor to add a note to the survey clarifying this.
- Shift the infiltrators to the east, on the north side of the existing shed. This location appears to be far enough removed from the groundwater seep and appears to be a more suitable area for infiltration while still being outside the 25 foot well buffer. Incorporated.
- Explain the intent of the grading behind the proposed retaining wall? Will there be a curb/lip to divert a concentrated flow in either the easterly or westerly direction. This concentrated flow could cause erosion scour and sediment down gradient.
- Review grading on the northwest side of the house and gravel walkway. The spot grade 525 and contour 526 are immediately adjacent to each other. Should the retaining wall continue across the complete rear of the house?
- Depict the portion of the deck (east side) that will be covered with a roof as shown on the artist rendering of the house provided to me at the site visit. Incorporated.
- At the meeting you discussed parking adjacent to the structure on the east side. What surface will you be proposing? Pervious or Impervious? Provide information on the plan. Incorporated.
- Depict the entry doors for the proposed structures and how they will be accessed (stairs, stoops, etc.) Incorporated.

May 11, 2020
Walter Borst & Kim Fetcher
Application 20-10W: 51 Woodland Road

- I recommend a small retaining wall a foot or two in height on the north side of the existing shed to remove the dirt from the bottom edge of the wall to increase structure longevity. Incorporated.
- As discussed, you may want to consider the proposed activity of rebuilding the two retaining walls and steps that retain the house area to the lake level in this permit. If you do, provide construction sequencing notes that work will commence at the winter level of the lake. Incorporated.

E&S Plan

- The hay bale backed silt fence will provide good protection to the lake. Please modify the "Silt Fence" call out to be "Hay Bale Backed Silt Fence". Incorporated.
- Can the applicant receive temporary rights to install the erosion control measures on the neighboring properties? I believe it will make construction efforts easier.
- The Hay Bale Backed Silt Fence cannot be properly installed against the shed. Adjust accordingly. Incorporated.
- Add erosion control measures to protect during the drilling of the new well. The bedrock tailings is released in a "slurry" that will easily flow down gradient without proper protection. The bedrock tailings shall be hauled off-site and the erosion control can be removed when the operation is completed.
- I would extend the westerly erosion control, hay bale backed silt fence parallel the property line. It will provide more room to construct the structure. Incorporated.
- Sequence of Construction comments:
 - Add Wetlands Agent to Note 4A. Incorporated.
 - Remove "Garage" from Note 7. Incorporated.

In my opinion, the applicant has shifted the proposed house as far north, away from the lake edge, as feasibly possible without incurring more significant construction costs into the rear slope. The proposed house, while bigger than the original residential structure, is a modest footprint of 28feet by 28feet.

REV'D 5/8/2020 MP.
EDITED 5/11/2020



NO WALK OUT

NO WRAP AROUND DECK

TRIPENNEY
EDITS PER KIM FLETCHER.