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MATTHEW D. MAYNARD, P.E.

May 21, 2020

Todd Penney, P.E.
1712 Main Street
Coventry, CT 06238

Re: 285 Woodland Road, Site Plan for new house & Garage
TEI Job No #19-98

Dear Mr. Penney,

I have received your review comments dated May 11, 2020 by email, and offer the following comments in the same order I received them. I hope these comments address your concerns regarding this application.

1. We were hired by the applicant after he completely removed the structures, and therefore can only report data, which is from the previous survey, which we list as map ref #1, with the following existing site features:

	Historic site	Proposed site	Delta (sq.ft.)
Residence	742 sq. ft	1025 sq. ft.	283 sq. ft.
Garage	260 sq. ft	372 sq. ft.	112 sq. ft.
Shed	50 sq. ft.	0 sq. ft.	-50 sq. ft.
Well shed	36 sq. ft.	0.0 sq. ft.	-36 sq. ft.
Lot coverage	11.7%	14.99%	+3.3%
Total	1,088.0	1,397.0	+309 sq. ft.

The proposed deck is covered, and has living space above it.

2. I have revised the location, size and type of the infiltration proposed; I have infiltrated the entire garage roof into a leaching trench proposed between the proposed house and proposed garage. The Applicant is not installing gutters on the proposed house, and therefore we will utilize a stone drip edge to convey the roof water on the north edge of the proposed house to a proposed rain garden located at the west end of the proposed house. The south side will also have a drip edge, and we will get some infiltration but the amount is very minor and not included in the capacity cited on the plan.

3. I have revised the plan and have illustrated the proposed stone walkways from the house and garage, and there are interior stairs for both the house and garage.

4. We have revised the grading on the west end of the house to reduce the amount of fill proposed, but we still need to access this end of the proposed house is why we revised this location and added the spot elevations.

5. We have shifted the proposed underground utilities away from the wetlands and watercourse off the north property line, but that caused us to move the well, which is now proposed in the driveway east of the proposed garage.

6. The yard drain was originally proposed as a maintenance and inspection point for the proposed drainage system, and I understand your concerns with a yard drain, therefore I changed the structure to be a manhole only in order to facilitate future maintenance.

7. The existing well overflow will be completely removed, and have shown the proposed well pit drain on the revised plan. I do not expect this well to overflow like the existing dug well, and have proposed a well pit drain in accordance with the public health code for wells below grade.

8. There is no driveway turnout proposed. The Applicant desires to use the existing limits of the driveway shown on the plan.

9. The Applicant installed the silt fence to stop the beach from eroding into the lake and the silt fence will be removed.

10. The last two comments are regarding the sand beach and the erosion, and we are anticipating that the sand will be reused for the beach area, and that the scour will be cut off with all of the up gradient drainage proposed.

Please review our response and please let me know if you have any further questions, comments or concerns.

Sincerely,



Matthew D. Maynard, P.E.
Project Engineer
For: Towne Engineering, Inc.