



Bushnell Associates, LLC

Civil Engineering • Land Surveying



MEMO

To: Town of Coventry Inland Wetlands Commission
From: Andrew Bushnell PELS. Bushnell Associates LLC.
Date: November 16, 2020
RE: Nelson Hamilton Property
30 Cheney Lane Coventry, CT.

Commission Members,

On November 11, 2020 Bushnell Associates field measured the existing house, detached garage and blue stone patio to calculate the existing impervious area of the property. The total existing impervious area was calculated to be 3,070 SQ. FT. and the total lot area was calculated to be 27,877 SQ. FT. from existing deed descriptions of the 3 pieces that make up the total parcel area. Based on these calculations the existing impervious lot coverage is 11%. Mr. Hamilton is proposing a 16 FT. X 27 FT. (432 SQ. FT) covered porch addition to the portion of the existing house adjacent to Lake Wangumbaug. Based on the above existing lot coverage measurements this addition would increase the lot coverage to 12.6%. We anticipate that the lot coverage percentage will decrease once a formal survey of the property is completed and the area from the deeded property line along the lake to the actual edge of the lake is computed and added to the total parcel area if allowed by the Town of Coventry Zoning Regulations. Please note for these impervious area calculations the field stone walk way between the house and garage was not included. We ask for guidance from the commission and the Wetlands agent if this area should be included.

Andrew Bushnell PELS.
Bushnell Associates LLC.