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Site Development Narrative

90 Kent Road
Wilton, CT
GE #20-5345

This site is a 1.238 acre parcel located on the north side of Kent Road at the intersection with Bobwhite Lane. This parcel currently contains a single-family dwelling with asphalt driveway, the site is partially lawn and wooded. The land generally slopes to the southeast towards Bobwhite Lane. The existing dwelling is served by a private well and an on-site sewage disposal system.

Wetland soils have been identified within the property, bisecting the lot from the west side and winding to the southeastern corner. Currently a portion of the wetlands area is maintained as lawn. The wetlands were marked by Bruce Lasky, Professional Soil Scientist.

The proposal is to construct a new swimming pool on the north side of the existing dwelling and adjacent to the existing terrace. A small addition to the existing patio is also proposed. The pool installation will require minor surface grading as the lawn is fairly level in this location. The proposed pool will range from 3.5' to 6.5' deep. The approximate total volume of cut for the pool construction is 80 cubic yards and approximately 10 cubic yards of this excavated soil will be used to level the area around the eastern end of the pool. All proposed work will be within the 100' upland review area. The remaining 70 cubic yards of excavated soil will be taken off site to an approved location. No soil will be brought onto the property. The construction access to the pool site will be through the existing driveway around the eastern side of the dwelling.

The proposed pool will be 33 ft. from the wetland at the closest point, the proposed patio addition will be located approximately 23 ft. from the wetlands, with the limit of disturbance being 18 ft. to the silt fence. The pool is located in the same area that previously received an approval from the Inland Wetlands Agency for a building addition (2007), which was never constructed.

An alternative location of the pool considered was to move further from the dwelling to allow better usage of the existing patio area. This would have placed the pool approximately 23 ft. away from the wetland line at the closest point. This alternative was not used as the owner wanted to maintain the minimum setbacks as previously approved for the building addition.

Proposed mitigation measures include a planting plan which includes (17) wetland tolerant shrubs, in a portion of the wetlands that is currently lawn.

Silt fence shall be installed around the limit of disturbance and maintained throughout the construction period. A stormwater retention system consisting of a Cultec R-150HD chamber, has been proposed to provide storage of the increased runoff volume resulting from the pool & patio, during the 25-year design storm event.

Proper maintenance of the silt fence during construction will prevent short term impacts such as sediment transport outside of the construction area. All disturbed areas shall be fine graded, topsoiled and seeded upon completion of construction. There will be no long term impacts on the wetlands from this proposed site development.

Respectfully submitted,

Dean E. Martin, P.E.