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CIVIL, SITE, STORMWATER

SUBDIVISION, SEWAGE DISPOSAL

Application Narrative for Stanislaw Oleksenko Lot 6-A , Cone Road, East Hampton, CT

Response to application item #5

The project proposes to construct a single family dwelling, driveway and on-site well and septic system on an existing 14 acre lot along Cone Road. The vicinity of construction area is bordered on the east by Cone Road, on the north by an existing house, on the west by a continuous narrow wetland band with an intermittent watercourse and on the south an isolated wetland area. Natural grades consists of a moderate slope running south.

With the slopes and raised septic system, some degree of fill is required for construction. The total area to be cleared for this site is 0.62 acres with a total disturbance within the 100 ft upland regulated area of 6,475 SF. The fill volume proposed within this regulated area is approximately 275 cubic yards.

This encroachment consists of the well, yard area and the rear portion of the dwelling. The rear of the dwelling is located at a distance of 70 to 90 feet from the wetland boundary. It should be noted that from a runoff stand point, all the water from this site will run parallel to the intermittent watercourse for more than 100 ft before reaching any wetland. There is no encroachment proposed on any of the wetland areas.

The erosion/sediment control measures for this site are shown and noted on the site plan documents which include silt fence along the limits of the disturbance, stockpile of topsoil well away from the upland review area, the regular inspection of these control measures and criteria for site stabilization and permanent vegetation of all disturbed areas guided by a "sequence of construction" narrative. Roof water downspouts are collected and piped to a rip-rap stilling basin located beyond the fill limits as a controlled discharge which will sheet flow into the undisturbed wooded area. With proper implementation of these measures and the direction of surface runoff, there would be no short or long term impacts on the surrounding wetlands.

Response to application item #6

The project does not fill or directly discharge storm water to any wetland.

The only alternative to this site development was to push the house up to the front yard setback. Although this removed the house from the 100 ft regulated area it resulted in the movement of the entire septic system and limits of disturbance 35 ft downhill into the 100 ft regulated area. The total area of disturbance is the same for both alternatives with neither creating any impact on wetlands.

Keeping the entire septic system completely out of the 100 ft regulated area was the preferred alternative.

The applicant certifies to the following.

- No portion of this property is located within 500 feet of the boundary of an adjoining municipality.
- Traffic generated by this residential lot will not use streets within the adjoining municipality to enter or exit the site.
- Sewer or water drainage from this lot will not flow through and significantly impact the sewer or drainage systems within the adjoining municipality.
- Water runoff from the improved lot will not impact streets or other municipal or private property within the adjoining municipality.