

10/14/2020

Contact:

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202 Lake Drive
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RE: Project Brief for Pool Installation

Site: 202 Lake Drive East Hampton, CT

Project Brief:

We intend to install a pool on our property in compliance with town building and zoning regulations. Pool size is irregular shaped 18'x37'x29'. Please refer to the Site Plan for clarity. The site for the pool is identified on the site plan, which requires the existing retaining wall to be relocated / rebuilt approximately 50' towards the lake; leaving approximately 80' between the wall and the lake. Approximately 100 cubic yards of clean fill will be brought in to bring it up to the required grade. All work will be performed by licensed and insured contractors where required.

Copies of all submitted documentation can be found here: <http://bit.ly/eh-iwwa-hyte>

The timeline for the project is as follows:

1. Within approximately 30 days of permit (est. December 2020)
 - a. Set up a silt fence with hay bales.
 - b. Move the rain garden if required.
 - c. Remove the existing retaining wall and reconstruct. The wall will be moved from its current location, approximately 130' from the lake, to approximately 80' from the lake. Please refer to the Site Plan for clarity.
 - i. If it is not ideal to use the stone from the existing wall, we will use a Techo-Bloc or comparable engineered block. The wall will be built to the manufacturer's specification including footing drains and geo-grid if required.
 - ii. Footing drains will be routed into the rain garden.
 - d. Reroute existing rain leaders as required.
 - e. Backfill with clean fill from either local sites or distributors. Currently, it is estimated that we will be approximately 100 cubic yards of fill.
 - f. Any excess materials will be removed from site and properly disposed of. Currently, there isn't expected to be any significant amount of soils removed from the property.
 - g. To prevent erosion between phases of this project, any disturbed areas will be covered with hay.
2. Spring (est. April) - dependant on weather...
 - a. The site for the pool will be dug.
 - b. Pool constructed and backfilled.
 - c. Pool equipment set and service lines run.
 - d. Pool Patio set.
 - i. Currently, it is not determined if pavers or concrete will be used. If Pavers are used, they are considered permeable which will allow for drainage into the wall footings and then into the rain garden. If concrete is used, we will install loose decorative stone and or catch drains where necessary and have them drain into the rain garden.

- e. Temporary fence installed
 - f. Any excess materials will be removed from site and properly disposed of. Currently, there isn't expected to be any significant amount of soils removed from the property.
3. Spring (est. May) - dependant on completion of pool and patio
- a. Reseed lawn and cover with straw
 - b. Install pavilion on patio (~160 sq. ft.)
 - c. Install final fence (<7' in height) with locking gate.
4. Per zoning regulations:
- a. We currently meet or exceed setback requirements.
 - b. We are within the allowed maximum lot coverage: 20% of 40,000 sq.ft. lot = 8,000 sq.ft.
 - i. Existing House and Garage: 3,120 sq.ft.
 - ii. Existing Driveway: 1,282 sq.ft.
 - iii. Proposed Pool patio (*may end up being permeable depending on final material selected, but just in case*): 1784 sq.ft. (2,539 total area less 755 pool area which reclaims water)
 - iv. Total: 6,186 sq.ft.