

**PROJECT DESCRIPTION**

THE SUBJECT PROPERTY IS AN UNDEVELOPED BUILDING LOT LOCATED ON THE WEST SIDE OF BUEFORD COURT (LOT 149) IN GOSHEN, CONNECTICUT. THIS PLAN PROPOSES THE DEVELOPMENT OF THE LOT WITH A SINGLE-FAMILY HOME AND ASSOCIATED DRIVEWAY, WELL, UTILITY AND SEWER CONNECTION. THE LOT WAS INSPECTED FOR INLAND WETLANDS BY GEORGE MALIA AND DELINEATED WITH WETLANDS FLAGS. SEE SOIL SCIENTISTS REPORT. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY BERKSHIRE SURVEYING, LLC INCLUDING THE FIELD LOCATION OF THE AFOREMENTIONED WETLANDS FLAGS.

**SEDIMENT AND EROSION CONTROL PLAN**

THE SUBJECT PROPERTY CONSISTS OF A WOODED, +/- 0.867 ACRE LOT THAT SLOPES GENTLY UPWARD OFF BUEFORD COURT. INLAND WETLANDS ARE LOCATED IN THE FRONT THIRD TO HALF OF THE PROPERTY (SEE PLAN). THE HOUSE WAS POSITIONED AS FAR TO THE REAR OF THE PROPERTY AS SETBACKS ALLOW IN ORDER TO MINIMIZE WETLANDS IMPACTS. HOWEVER, THIS PLAN PROPOSES DIRECT IMPACTS TO 4,390 SF OF WETLANDS. SILT FENCE IS PROPOSED TO CONTROL SEDIMENT RUN-OFF DURING CONSTRUCTION (SEE PLAN FOR LOCATION). IN ADDITION, A SLURRY PIT IS PROPOSED TO CONTROL RUN-OFF DURING WELL INSTALLATION.

**CONSTRUCTION PHASING SEQUENCE**

- OBTAIN APPROVAL FROM TOWN OF GOSHEN (INLAND WETLANDS, ZONING, BUILDING, ETC.)
- OBTAIN APPROVAL FROM THE WLPOA ECC FOR THE PROPOSED DEVELOPMENT OF THE SITE.
- CLEAR THE LOT IN THE AREAS OF CONSTRUCTION AND REMOVE ALL WOOD/BRUSH FROM THE SITE.
- INSTALL SILT FENCE AS SHOWN ON THIS PLAN.
- INSTALL DRIVEWAY AS DESIGNED AND IMMEDIATELY STABILIZE DRIVEWAY EMBANKMENT WITH SEED AND MULCH.
- EXCAVATE FOUNDATION, POUR CONCRETE FOUNDATION, INSTALL FOOTING DRAINS/ROOF LEADER PIPING AND BACKFILL FOUNDATION.
- STABILIZE AREA AROUND HOUSE FOUNDATION WITH SEED AND MULCH.
- INSTALL UNDERGROUND UTILITIES AS SPECIFIED ON THIS PLAN AND IMMEDIATELY STABILIZE TRENCH WITH SEED AND MULCH.
- CONNECT SEWER LATERAL IN CONJUNCTION WITH WLSD AND TOWN OF GOSHEN PERSONNEL. IMMEDIATELY STABILIZE TRENCH WITH SEED AND MULCH.
- INSPECT SILT FENCE AND DISTURBED AREAS WEEKLY AND AFTER HEAVY RAIN EVENTS. REPAIR AS NEEDED.
- MAINTAIN SILT FENCE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH GRASS.

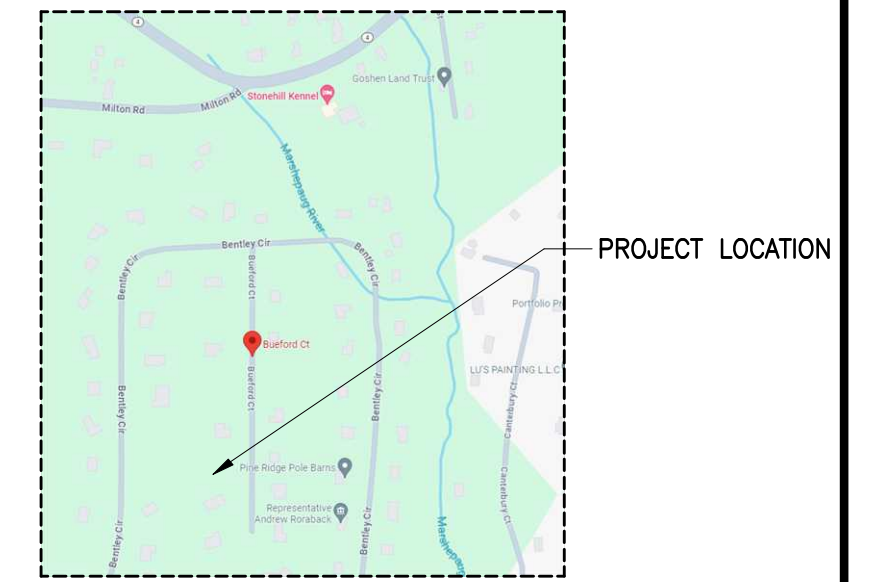
**ENGINEERING NOTES**

- BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON SITE SURVEY PLAN COMPLETED BY BERKSHIRE SURVEYING, LLC. A FIELD BENCHMARK HAS BEEN PROVIDED (MAG NAIL IN 18" MAPLE). ELEVATIONS TO BE FIELD VERIFIED PRIOR TO INITIATING CONSTRUCTION.
- UTILIZE SILT FENCE/HAYBALES AS NEEDED TO PREVENT SEDIMENT RUNOFF DURING ALL PHASES OF CONSTRUCTION.
- NOTIFY THE LOCAL HEALTH DISTRICT PRIOR TO INITIATING CONSTRUCTION.
- NOTIFY ENGINEER (860-601-1839) OF ANY CHANGES OR CONDITIONS WHICH AFFECT THE INSTALLATION AS SHOWN ON THIS PLAN.

**DISTURBED WETLANDS AREA**

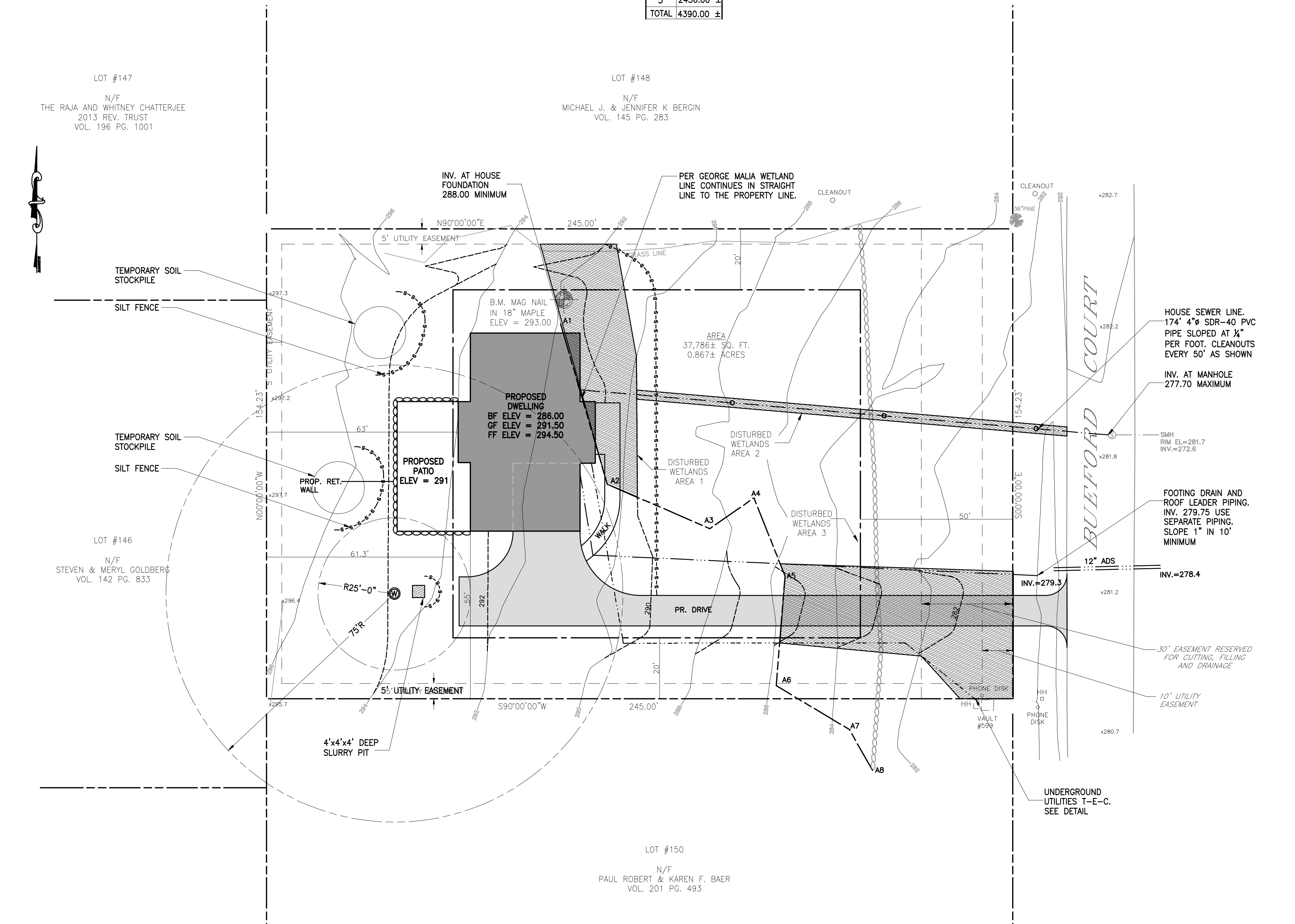
AREA	SQ. FT.
1	1529.00 ±
2	425.00 ±
3	2436.00 ±
TOTAL	4390.00 ±

**PROJECT LOCATION KEY PLAN**

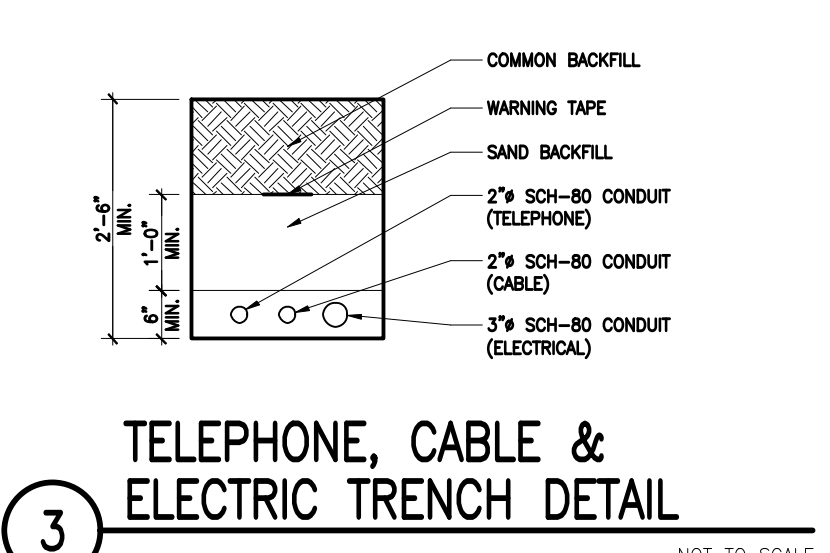
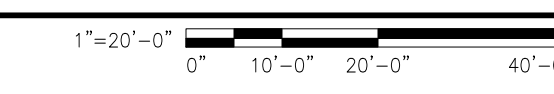


**SYMBOLS LEGEND**

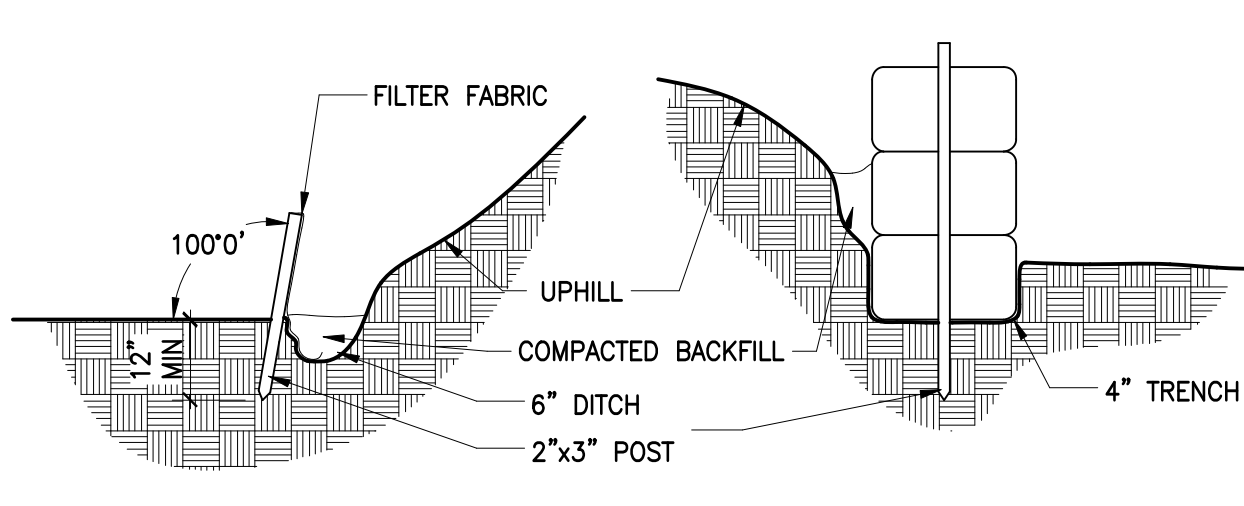
- BOUNDARY LINE
- SETBACK LINE
- WETLAND LINE
- EASEMENT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- - - - - SILT FENCE
- UTILITY LINE
- SEWER LINE
- STORMWATER LINE
- ROCKWALL
- ⊙ WELL



**1 SITE DEVELOPMENT PLAN**



**3 TELEPHONE, CABLE & ELECTRIC TRENCH DETAIL** NOT TO SCALE



**2 SOIL EROSION CONTROL PROVISIONS** NOT TO SCALE

**Colby Engineering And Consulting, LLC**  
**CEC**

4 BRYNMOOR COURT  
GOSHEN, CONNECTICUT 06756  
(860) 601-1839

DES'D BY : WGC	REVISION DATE :
APP'D BY : WGC	
DRAWN BY : BAM	
SCALE : AS-NOTED	
DATE : 01-27-24	

VALID WITH RED SEAL ONLY

WILLIAM G. COLBY

**SITE DEVELOPMENT PLAN**  
**PREPARED FOR VANCE & JENNIFER KUSAILA**  
**LOT #149 BUEFORD COURT**  
**GOSHEN, CT**

PROJECT # 24005  
PLAN # CS-101