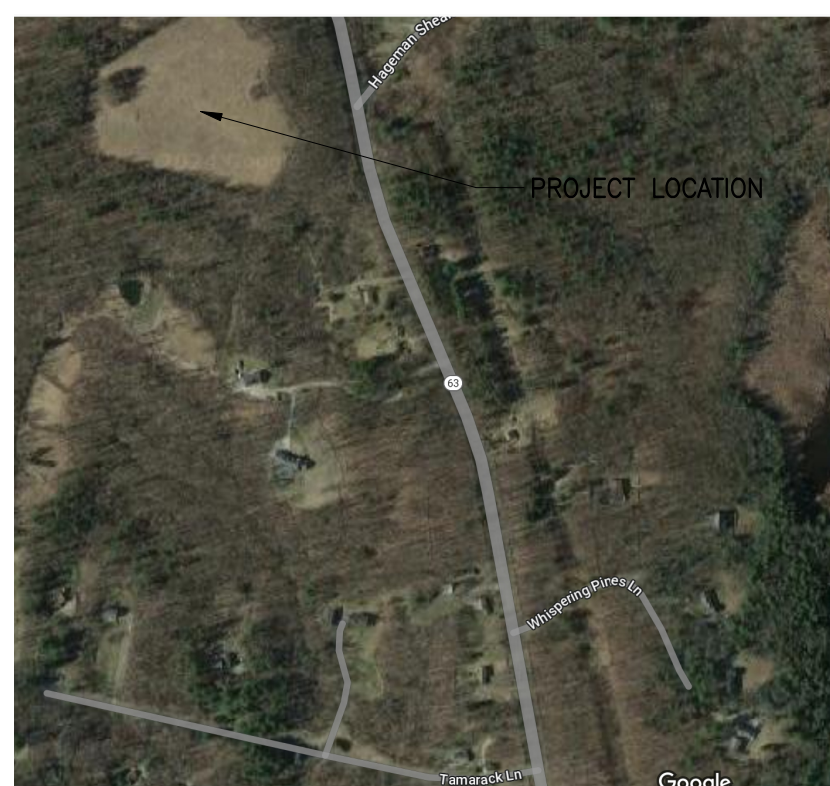


PROJECT LOCATION KEY PLAN



N/F
MARY M. KOWALSKI
VOL. 154 / PG. 845

N/F
FRANK ROBERT DILLION
VOL. 121 / PG. 766

N/F
EVELYN M. HERMAN
VOL. 76 / PG. 740

N/F
SANDRA & JEFF RUSSAK
VOL. 127 / PG. 1057

SYMBOLS LEGEND

	BOUNDARY LINE
	SETBACK LINE
	EXISTING TOPO LINE
	PROPOSED TOPO LINE
	SILT FENCE
	UTILITY LINE
	SEWER LINE
	STORM LINE
	WELL
	PERCOLATION TEST
	TEST PIT

ZONING & PARKING SUMMARY

PROPOSED SITE & USE SUMMARY			
EXISTING USE:	STORAGE		
PROPOSED USE:	COUNTRY CLUB (3.3.2.8)		
ZONE:	RA-5		
BULK REQUIREMENTS			
LOT AREA & COVERAGE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5 ACRES	14.16 ACRES	14.16 ACRES
MAXIMUM BLDG. HEIGHT	35'	21'	21'
MINIMUM FRONTAGE	300'	1075.41'	1075.41'
TOTAL IMPRV. COV. (%)	10%	23,547 SF (3.8%)	34,239 SF (5.6%)
(SEE BREAKDOWN BELOW)			
BUILDING SETBACKS			
FRONT YARD	50'	494.12'	494.12'
SIDE YARDS	30'	61'	61'
REAR YARD	50'	235.44'	235.44'
PARKING REQUIREMENTS			
# OF STALLS	16	NONE	16+2 HANDICAP
IMPERVIOUS COVERAGE			
EXISTING DRIVEWAY			16,347 SF
EXISTING BUILDING			7,200 SF
PROPOSED ADDITION TO BUILDING			576 SF
PROPOSED ACCESSORY BUILDING			2,400 SF
PROPOSED PARKING AREA			7,716 SF
			TOTAL SF: 34,239 SF
IMPERVIOUS CALCULATION			
34,239 SF / 616,706 SF = 5.6%			

PROJECT DESCRIPTION

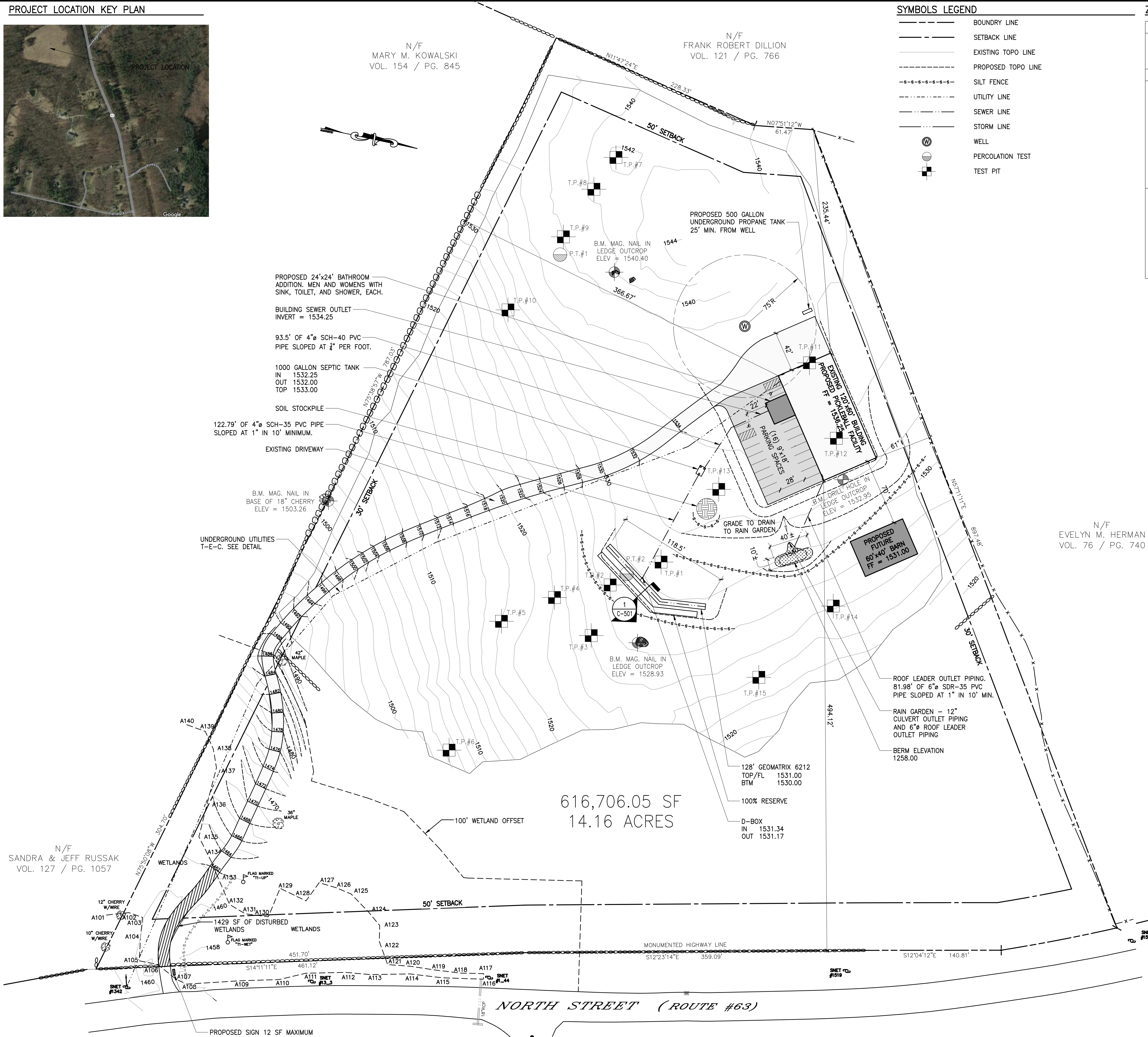
THE SUBJECT PROPERTY IS A ±14.16 ACRE BUILDING LOT LOCATED OFF ROUTE 63 (AKA NORTH STREET) IN GOSHEN, CT. THE PROPERTY IS IDENTIFIED AS 777 NORTH STREET. CURRENTLY, THE PROPERTY HAS BEEN DEVELOPED WITH THE INSTALLATION OF A DRIVEWAY AND CONSTRUCTION OF A 120 FT x 60 FT STEEL BUILDING. THE BUILDING IS CURRENTLY VACANT. THIS PLAN PROPOSES A SPECIAL EXCEPTION UNDER SECTION 3.3.2.8, COUNTRY CLUB AND ACCESSORY USES OF THE TOWN OF GOSHEN ZONING REGULATIONS FOR THE DEVELOPMENT OF THIS BUILDING AS A PICKLEBALL FACILITY. THE PROPOSAL IS FOR THE CONSTRUCTION OF THREE PICKLEBALL COURTS IN THE EXISTING BUILDING AND AN ADDITION TO THE BUILDING TO PROVIDE SEPARATE MENS AND LADIES RESTROOMS WITH A TOILET, SINK, AND SHOWER, EACH. THIS PLAN HAS BEEN SUBMITTED TO THE TORRINGTON AREA HEALTH DISTRICT FOR THEIR REVIEW AND APPROVAL. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS PROVIDED BY BERKSHIRE SURVEYING, LLC.

SEDIMENT & EROSION CONTROL PLAN

THE SUBJECT PROPERTY CONSISTS OF AN OPEN FIELD IN THE AREA OF THE PROPOSED DEVELOPMENT WITH WOODLANDS SURROUNDING IT. THE DEVELOPMENT WILL CONSIST OF CONSTRUCTION OF THE BATHROOM ADDITION, AN ON-SITE SEPTIC SYSTEM, DRILLING OF A NEW WELL, CONSTRUCTION OF A PARKING LOT FOR 16 VEHICLES, INSTALLATION OF A ROOF GUTTER COLLECTION SYSTEM AND FINALLY CONSTRUCTION OF A RAIN GARDEN. THIS PLAN DOES SPECIFY SILT FENCE IN THE AREA OF THE ADDITION/PARKING AREA, AND DOWN GRADIENT OF THE SEPTIC LEACH FIELDS TO CONTROL ANY POTENTIAL EROSION. ALL DISTURBED AREAS SHOULD BE STABILIZED WITH SEED AND MULCH PRIOR TO REMOVAL OF THE SILT FENCE.

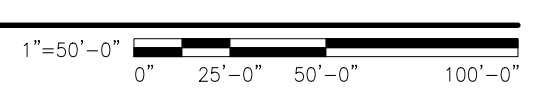
- CONSTRUCTION PHASING SEQUENCE**
- OBTAIN APPROVAL FROM TOWN OF GOSHEN (TAHD, PLANNING AND ZONING, BUILDING, ETC.).
 - INSTALL SILTFENCE AS SHOWN ON THIS PLAN.
 - STRIP TOPSOIL IN THE AREA OF THE BUILDING ADDITION AND PARKING AREA AND STOCKPILE FOR FUTURE USE. STOCKPILES TO BE PROTECTED WITH SILT FENCE.
 - INSTALL PARKING AREA BASE COURSE ONLY PER PLAN AND COMPACT.
 - EXCAVATE BUILDING ADDITION, POUR FROST WALL, FOUNDATION, BACKFILL EXTERIOR AND INTERIOR OF FOUNDATION, AND BEGIN CONSTRUCTION OF BATHROOM ADDITION.
 - CONSTRUCT RAIN GARDEN PER PLAN.
 - INSTALL GUTTER DRAIN PIPING AND EXTEND TO RAIN GARDEN PER PLAN.
 - STABILIZE AREA AROUND PARKING AREA WITH SEED AND MULCH.
 - INSTALL WELL PER PLAN. NOTE USE OF SLURRY PIT.
 - INSTALL UNDERGROUND UTILITIES AS SPECIFIED ON THIS PLAN AND IMMEDIATELY STABILIZE TRENCH WITH SEED AND MULCH.
 - CONSTRUCT SEPTIC SYSTEM PER PLAN AND TAHD APPROVAL. IMMEDIATELY STABILIZE WITH SEED AND MULCH.
 - PLACE TOP COURSE ON PARKING AREA AND COMPACT WITH VIBRATORY ROLLER.
 - INSPECT SILT FENCE WEEKLY AND AFTER HEAVY RAIN EVENTS. REPAIR AS NEEDED.
 - MAINTAIN SILT FENCE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH GRASS.

- SEPTIC ENGINEERING NOTES**
- BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON SITE SURVEY PLAN COMPLETED BY BERKSHIRE SURVEYING, LLC. FIELD BENCHMARKS HAVE BEEN PROVIDED. ELEVATIONS TO BE FIELD VERIFIED PRIOR TO INITIATING CONSTRUCTION.
 - THE INSTALLATION CONTRACTOR MUST HAVE A VALID SUBSURFACE SEWAGE INSTALLERS LICENSE ISSUED BY THE STATE OF CONNECTICUT.
 - LEACHING TRENCH MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO INITIATING CONSTRUCTION.
 - AREA OF PROPOSED SEPTIC SHOULD REMAIN UNDISTURBED PRIOR TO INITIATING CONSTRUCTION OF LEACHING FIELDS.
 - SELECT SAND FILL MUST MEET TAHD APPROVAL.
 - SCARIFY SUBSOIL PRIOR TO PLACEMENT OF SELECT SAND. DO NOT OPERATE WHEELED EQUIPMENT ON SCARIFIED SOIL. THE LOCAL HEALTH DISTRICT SHALL INSPECT SCARIFICATION PRIOR TO PLACEMENT OF SELECT SAND FILL.
 - ALL SELECT SAND SHOULD BE PUT IN PLACE BY A TRACKED MACHINE & COMPACTED EVERY FOOT.
 - ENGINEER TO OBTAIN ON-SITE SAMPLE OF SEPTIC SAND AND COMPLETE A SIEVE ANALYSIS TO DEMONSTRATE COMPLIANCE WITH HEALTH DEPARTMENT REQUIREMENTS. ENGINEER TO COMPLETE PERCOLATION TEST IN SAND PAD AND COMPLETE AN AS-BUILT OF SEPTIC SYSTEM.
 - COVER LEACHING SYSTEM WITH 6" TOPSOIL & GRADE TO PROMOTE DRAINAGE.
 - TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO KNOWN WELLS EXIST WITHIN 75' OF PROPOSED LEACHING SYSTEMS. BUILDING WILL BE SERVED BY PRIVATE WELLS GREATER THAN 75' FROM THE PROPOSED SEPTIC TANKS & LEACHFIELDS.
 - 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.



616,706.05 SF
14.16 ACRES

1 SITE DEVELOPMENT PLAN



**Colby Engineering
And Consulting, LLC**
CEC
4 BRYNMOOR COURT
GOSHEN, CONNECTICUT 06756
(860) 491-9664

DES'D BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-NOTED
DATE : 09-01-22
REVISION DATE : 01-17-24

VALID WITH RED SEAL ONLY
WILLIAM G. COLBY

**PROPOSED PICKLE BALL FACILITY
PREPARED FOR SCOTT OLSON
777 NORTH STREET PROPERTY
GOSHEN, CONNECTICUT**

PROJECT # 22035
PLAN # CS-101

TEST PIT #1
 TESTING DATE: 04/12/22
 PIT DEPTH: 48"
 LOCATION: TOP OF HILL DRIVEWAY SIDE

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-19"	ORANGE BROWN SILTY LOAM
19-48"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE SIGNIFICANT MOTTLES = 19"
 LEDGE = POSSIBLE @ 48" WATER = NONE

TEST PIT #2
 TESTING DATE: 04/12/22
 PIT DEPTH: 48"
 LOCATION: NORTH OF TP#1

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-19"	ORANGE BROWN SILTY LOAM
19-48"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE SIGNIFICANT MOTTLES = 19"
 LEDGE = 48" WATER = NONE

TEST PIT #3
 TESTING DATE: 04/12/22
 PIT DEPTH: 32"
 LOCATION: NORTH OF TP#2

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-32"	ORANGE BROWN SILTY LOAM
-	-

NOTES:
 ROOTS = NONE SIGNIFICANT MOTTLES = NONE
 LEDGE = 32" WATER = NONE

TEST PIT #4
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: NORTH OF TP#3

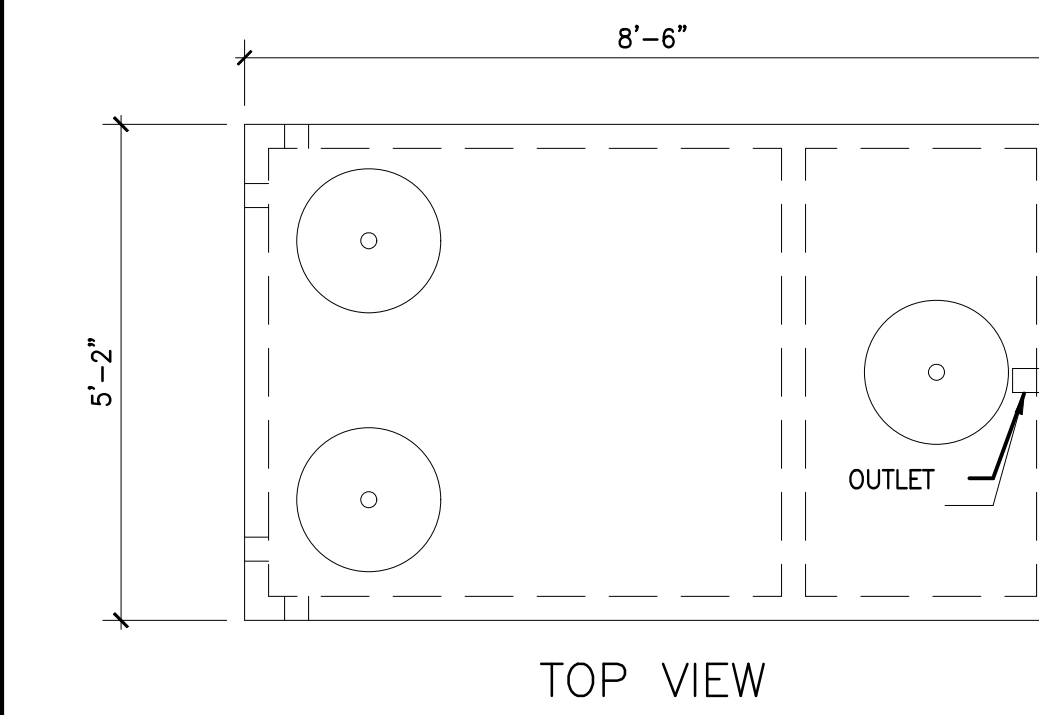
DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-24"	ORANGE BROWN SILTY LOAM
24-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE SIGNIFICANT MOTTLES = 26"
 LEDGE = 32" WATER = 60"

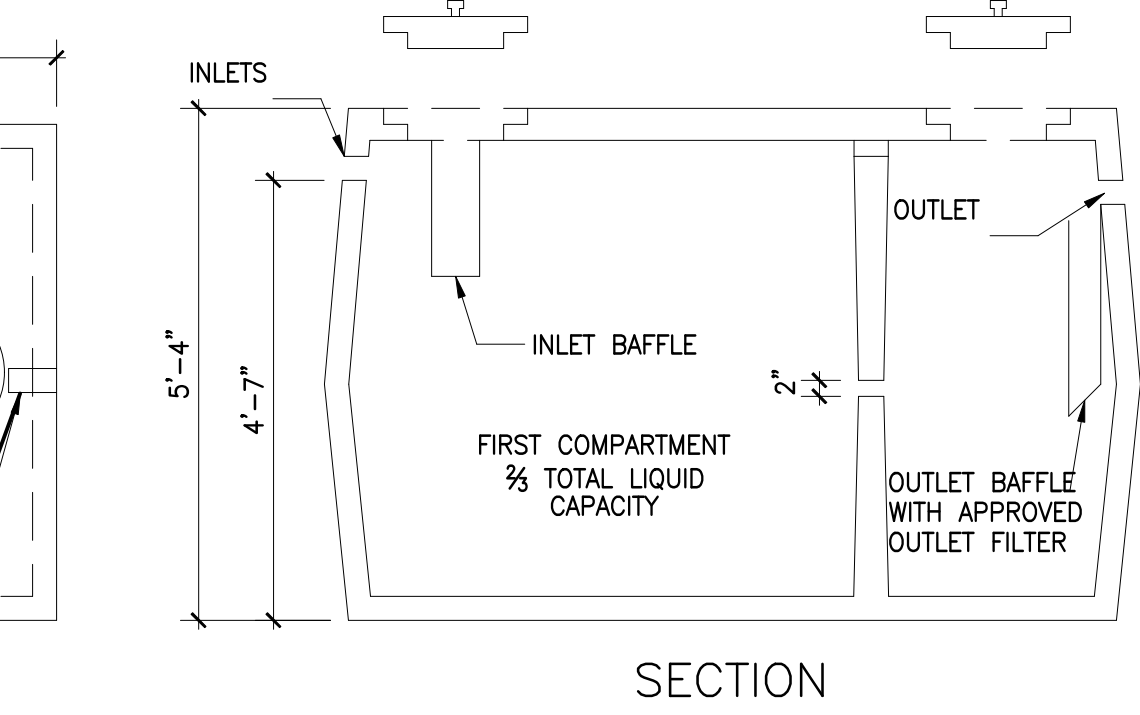
TEST PIT #5
 TESTING DATE: 04/12/22
 PIT DEPTH: 48"
 LOCATION: NORTH OF TP#4

DEPTH	SOIL DESCRIPTION
0-8"	TOPSOIL
8-19"	ORANGE BROWN SILTY LOAM
19-48"	COMPACT CLAY/TILL

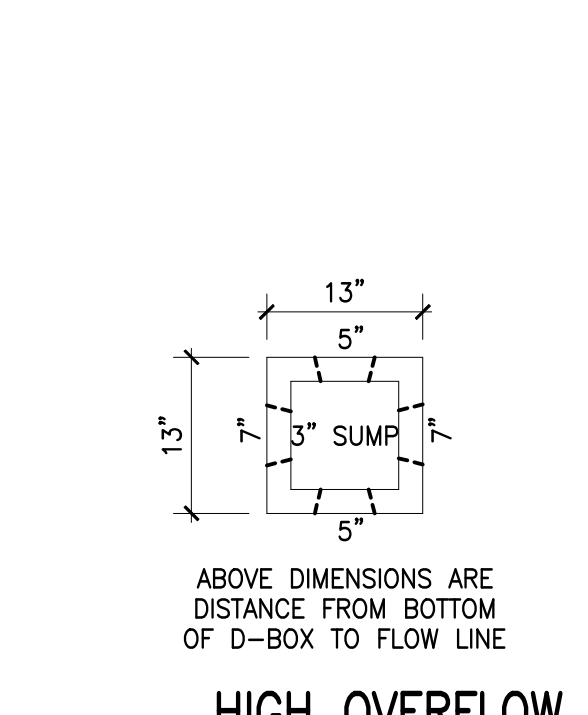
NOTES:
 ROOTS = NONE SIGNIFICANT MOTTLES = 19"
 LEDGE = POSSIBLE @ 48" WATER = 60"



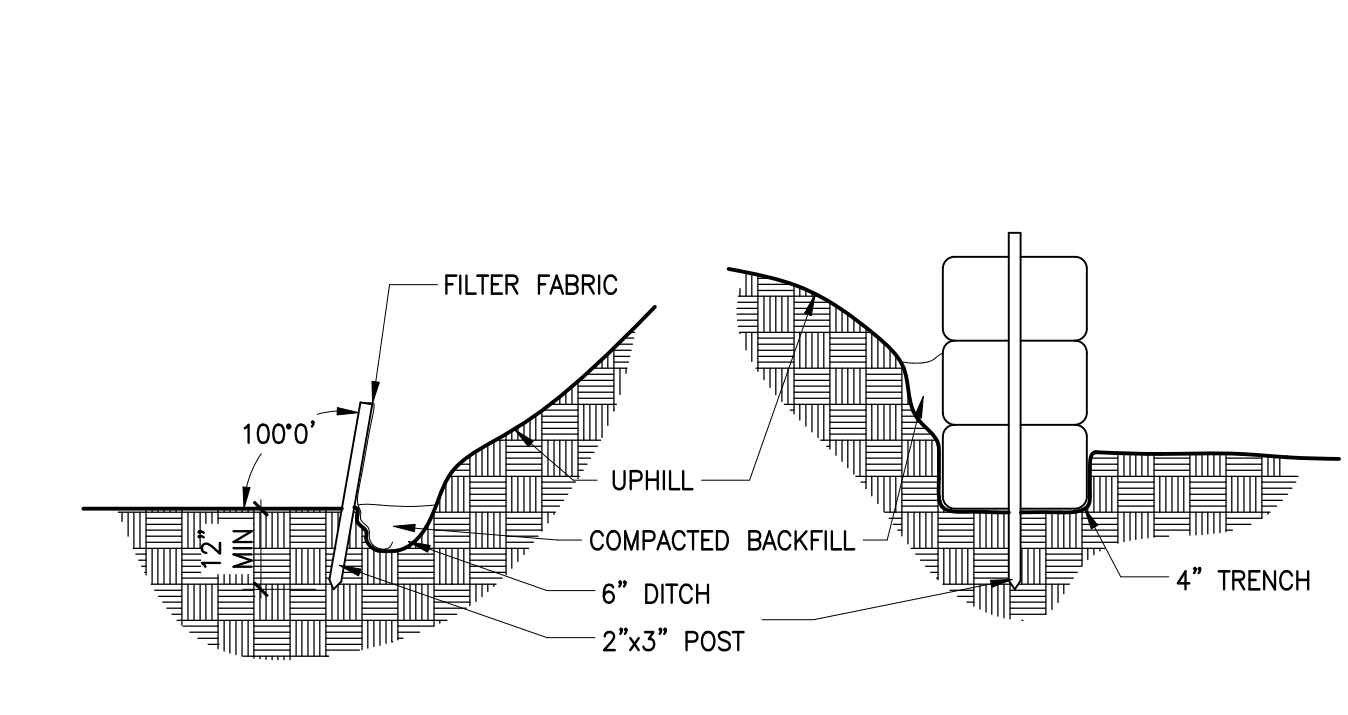
2 RICHARDS 1000 GALLON SEPTIC TANK DETAIL



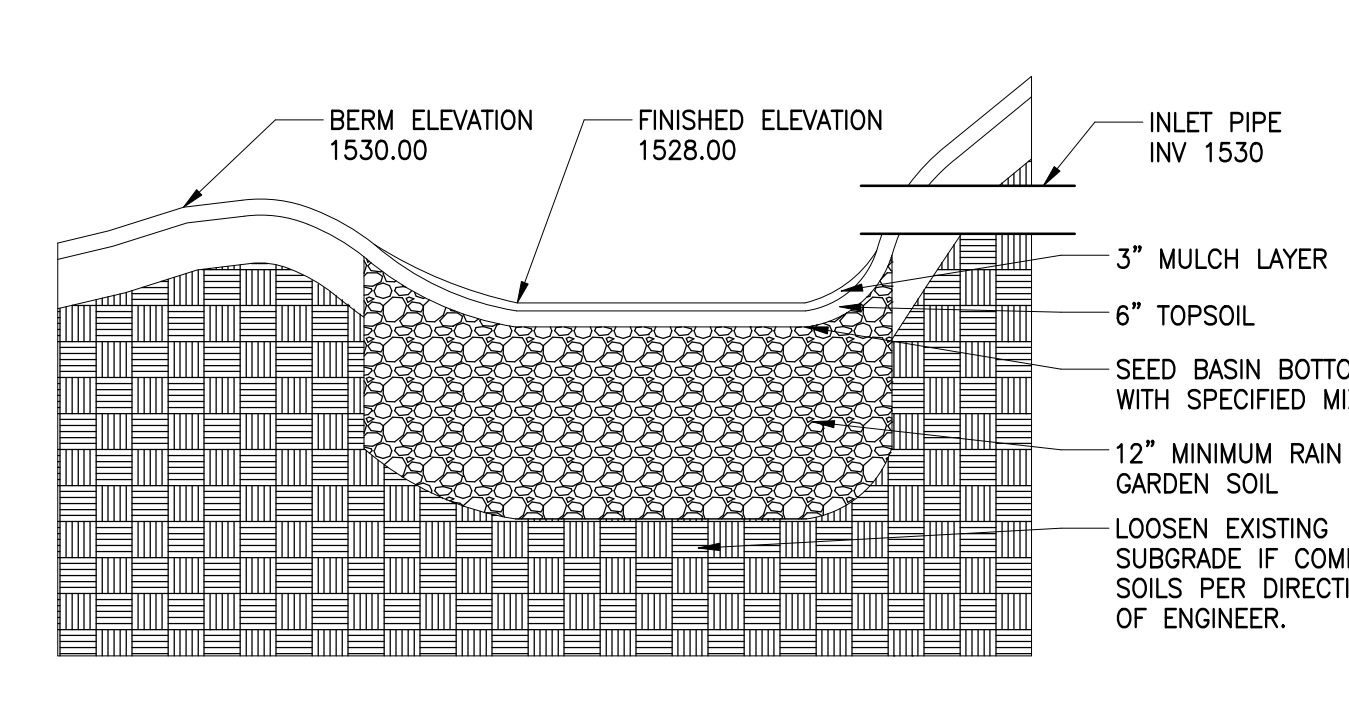
SECTION



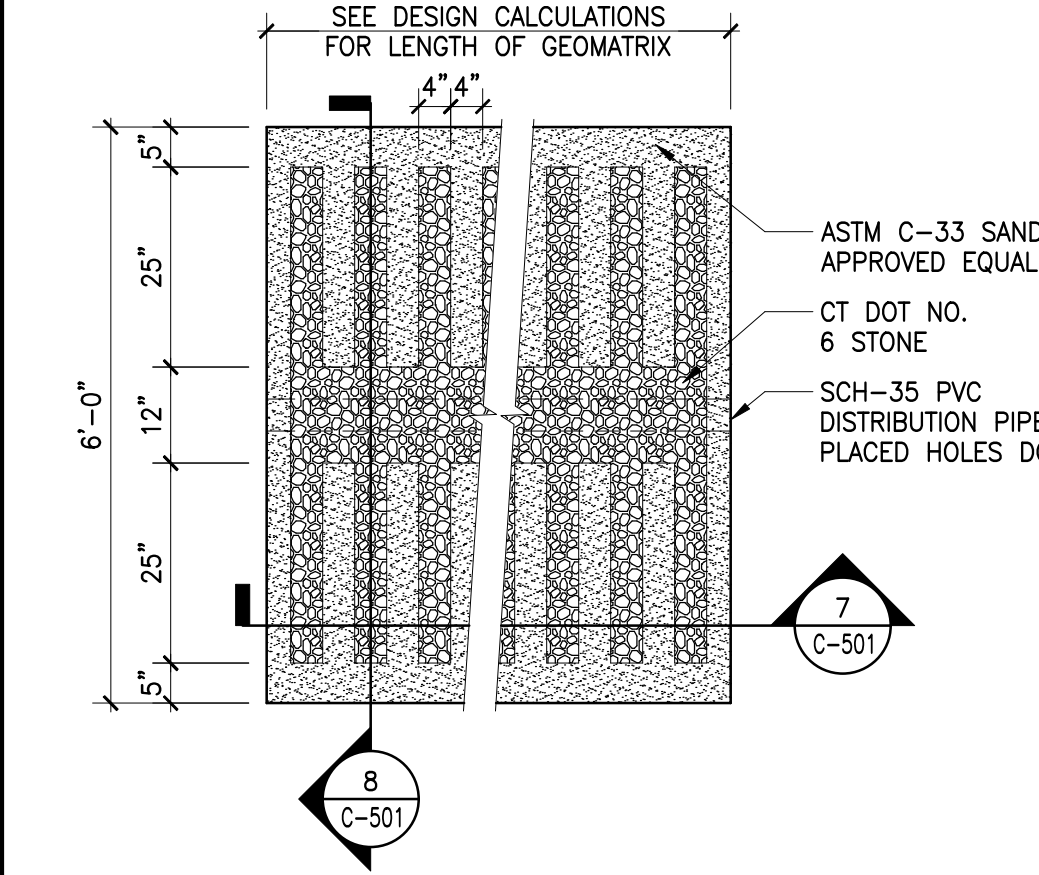
3 HIGH OVERFLOW D-BOX DETAIL



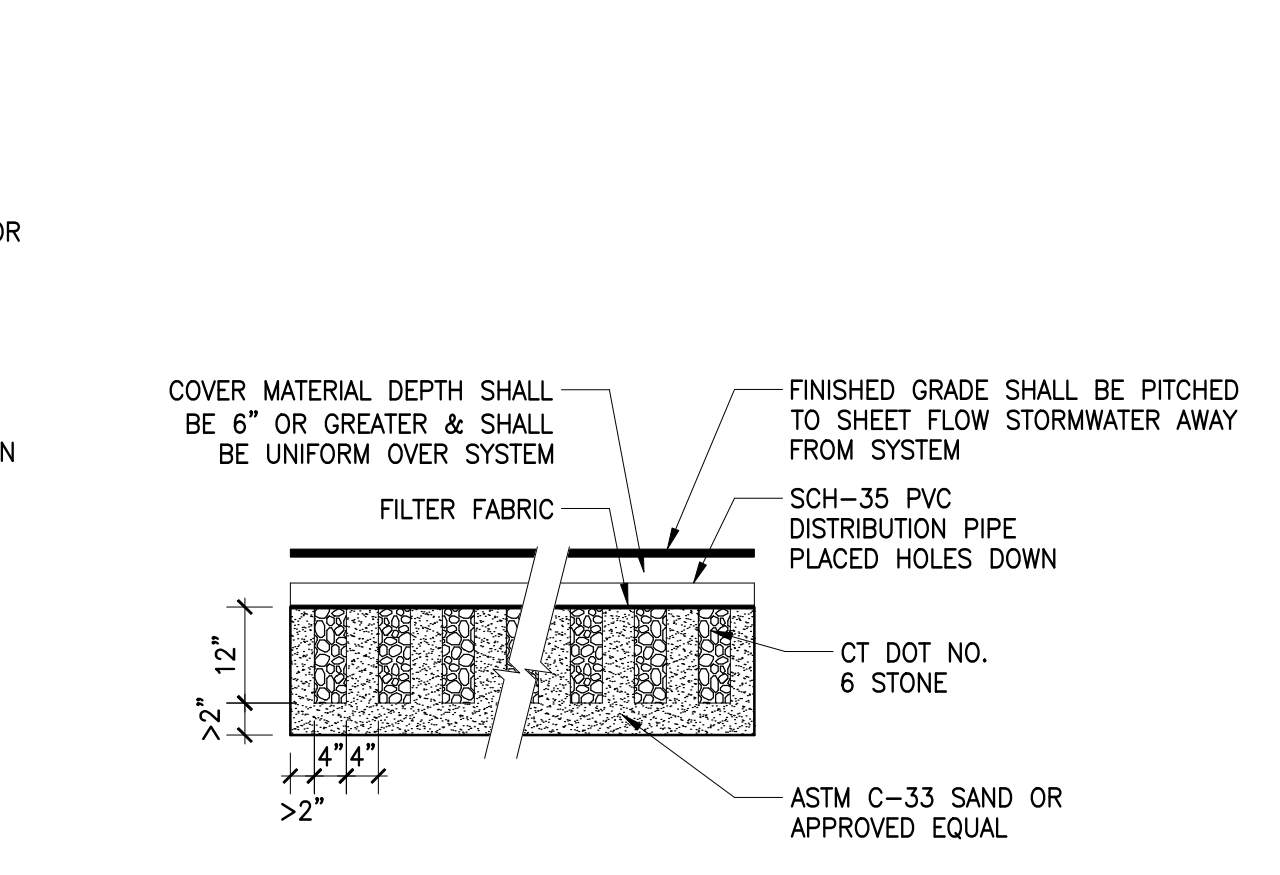
4 SOIL EROSION CONTROL PROVISIONS



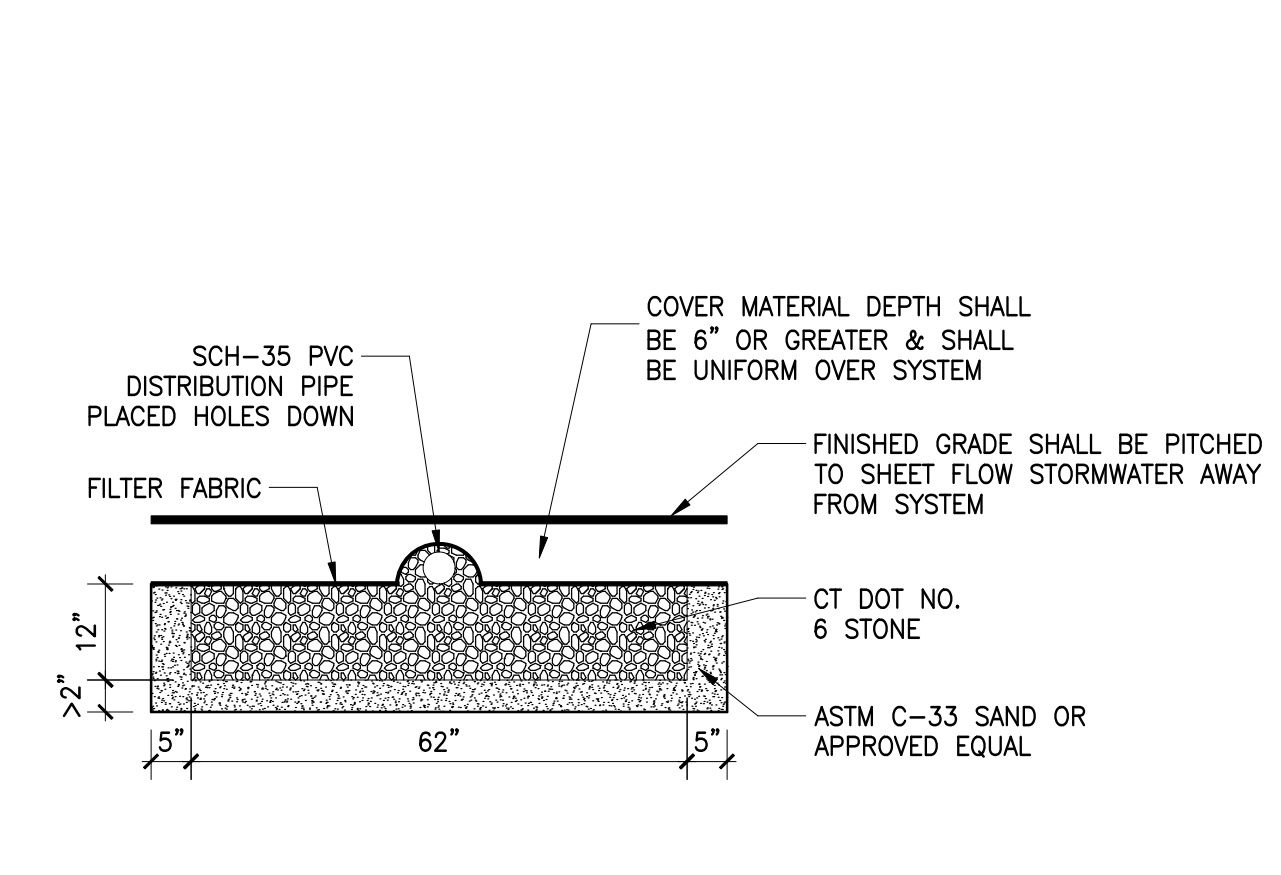
5 RAIN GARDEN BASIN WITH OUTLET



6 GEOMATRIX 6212 PLAN DETAIL



7 GEOMATRIX 6212 CROSS SECTION DETAIL



8 GEOMATRIX 6212 SECTION DETAIL

TEST PIT #6
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: NORTH OF TP#5

DEPTH	SOIL DESCRIPTION
0-12"	TOPSOIL
12-24"	ORANGE BROWN SILTY LOAM
24-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE SIGNIFICANT MOTTLES = 24"
 LEDGE = NONE WATER = NONE

TEST PIT #7
 TESTING DATE: 04/12/22
 PIT DEPTH: 28"
 LOCATION: AWAY FROM DRIVEWAY-FURTHEST WEST

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-28"	ORANGE BROWN SILTY LOAM
-	-

NOTES:
 ROOTS = 24" MOTTLES = NONE
 LEDGE = 28" WATER = NONE

TEST PIT #8
 TESTING DATE: 04/12/22
 PIT DEPTH: 76"
 LOCATION: EAST OF TP#7

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-24"	ORANGE BROWN SILTY LOAM
24-76"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE MOTTLES = 24"
 LEDGE = NONE WATER = NONE

TEST PIT #9
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: EAST OF TP#8

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-19"	ORANGE BROWN SILTY LOAM
19-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE MOTTLES = 19"
 LEDGE = NONE WATER = NONE

TEST PIT #10
 TESTING DATE: 04/12/22
 PIT DEPTH: 24"
 LOCATION: EAST OF TP#9

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-24"	ORANGE BROWN SILTY LOAM
-	-

NOTES:
 ROOTS = NONE MOTTLES = NONE
 LEDGE = 24" WATER = NONE

TEST PIT #11
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: NORTH SECTION-FURTHEST WEST

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-17"	ORANGE BROWN SILTY LOAM
17-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE MOTTLES = 17"
 LEDGE = NONE WATER = SEEP AT 40"

TEST PIT #12
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: NORTH SECTION-EAST OF TP#11

DEPTH	SOIL DESCRIPTION
0-11"	TOPSOIL
11-19"	ORANGE BROWN SILTY LOAM
19-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE MOTTLES = 19"
 LEDGE = NONE WATER = SEEP AT 50"

TEST PIT #13
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: NORTH SECTION-EAST OF TP#12

DEPTH	SOIL DESCRIPTION
0-8"	TOPSOIL
8-15"	ORANGE BROWN SILTY LOAM
15-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE MOTTLES = 28"
 LEDGE = NONE WATER = SEEP AT 50"

TEST PIT #14
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: NORTH SECTION-EAST OF TP#13

DEPTH	SOIL DESCRIPTION
0-9"	TOPSOIL
9-17"	ORANGE BROWN SILTY LOAM
17-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE MOTTLES = 17"
 LEDGE = NONE WATER = SEEP AT 50"

TEST PIT #15
 TESTING DATE: 04/12/22
 PIT DEPTH: 65"
 LOCATION: NORTH SECTION-EAST OF TP#14

DEPTH	SOIL DESCRIPTION
0-8"	TOPSOIL
8-15"	ORANGE BROWN SILTY LOAM
15-65"	COMPACT CLAY/TILL

NOTES:
 ROOTS = NONE MOTTLES = 15"
 LEDGE = NONE WATER = SEEP AT 50"

PERCOLATION TEST #1
 TESTING DATE: 04/12/22
 PIT DEPTH: 20"
 PRESOAK: NONE SOIL MOISTURE HIGH

TIME	DEPTH	RATE/MINUTE
0	4.25"	-
10	5.25"	10.0
20	6.0"	13.3
30	7"	10.0
40	7.75"	13.3
50	8.375"	16.0
60	9"	16.0

REFILL
 0 6.75" -
 10 7.5" 13.3
 20 8.25" 13.3
 30 8.875" 16

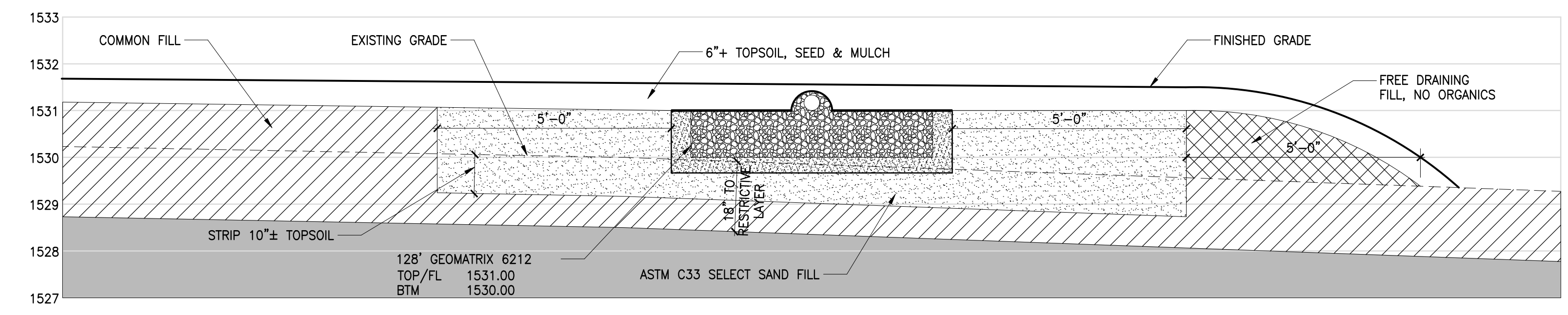
USE 10.1 TO 20 MIN/INCH

PERCOLATION TEST #2
 TESTING DATE: 04/12/22
 PIT DEPTH: 22"
 PRESOAK: NONE SOIL MOISTURE HIGH

TIME	DEPTH	RATE/MINUTE
0	10"	-
10	7.25"	8.0
20	8"	13.3
30	9"	10.0
40	9.625"	16.0
50	10.25"	16.0
60	11"	13.3

REFILL
 0 4.75" -
 10 5.5" 13.3
 20 6.125" 16.0
 30 6.75" 16.0

USE 10.1 TO 20 MIN/INCH



1 SYSTEM PROFILE SECTION

DESIGN CALCULATIONS - PICKLEBALL FACILITY 3 COURTS

DESIGN BASIS: 900 GPD*
 FLOW FACTOR: 3.0 (900 GPD/300)
 PERCOLATION RATE: 10-20 MIN/INCH
 PERCOLATION FACTOR: 1.25
 DEPTH TO RESTRICTIVE LAYER: 18"
 SLOPE: %g = 6.1%
 HYDRAULIC FACTOR: 34
 MLSS REQUIRED: 3.0 x 1.25 x 34 = 127.5'
 MLSS PROVIDED: 128'
 LEACHING AREA REQUIRED: 750 SF
 LEACHING AREA PROVIDED: 1280 SF
 USE 128' GEOMATRIX 6212

*TABLE 1 OF THE PUBLIC HEALTH CODE LISTS INDOOR TENNIS COURT USE AS 400 GPD PER COURT. IN THIS CASE A DESIGN FLOW OF 1,200 GPD. BASED ON THE ANTICIPATED USE OF THIS FACILITY AT 40 PEOPLE PER DAY, WE BELIEVE THIS FLOW IS UNREALISTIC. ASSUMING A USE OF 10 GPD PER PERSON AND INCLUDING A 50% SAFETY FACTOR YIELDS A DESIGN FLOW OF 600 GPD. THIS PLAN PROPOSES A DESIGN FLOW COMPROMISE OF 900 GPD.

SELECT SAND FILL REQUIREMENTS

SIEVE	% PASSING
#4	100%
#10	70-100%
#40	10-50%
#100	0-20%
#200	0-5%

ASTM C33 REQUIREMENTS

SIEVE	% PASSING
3/8"	100%
#4	95-100%
#8	80-100%
#16	50-85%
#30	25-60%
#50	5-30%
#100	0-10%
#200	0-3%

Colby Engineering And Consulting, LLC
CEC
 4 BRYNMAOR COURT
 GOSHEN, CONNECTICUT 06756
 (860) 491-9664

DES'D BY : WGC
 APP'D BY : WGC
 DRAWN BY : JMM
 SCALE : AS-NOTED
 DATE : 09-01-22
 REVISION DATE : 01-17-24

SITE DATA & DETAILS
 PREPARED FOR SCOTT OLSON
 777 NORTH STREET PROPERTY
 GOSHEN, CONNECTICUT

22035
 C-501