

150 BUTLERTOWN ROAD SUBDIVISION APPLICATION

EROSION AND SEDIMENT CONTROL PLAN

March 11, 2025

The 150 Butlertown Road Subdivision project involves an existing 33.52 acre parcel – Parcel Map/Lot 37-1278 – located on Butlertown Road in Waterford, Connecticut. The parcel is currently developed with a single family home in the center of the property; the developed area accounts for approximately 1.40 acres of the parcel. The remaining 32.12 acres is presently a combination of wetlands and forested woodland. It is proposed to create a new residential lot within the existing 150 Butlertown Road with an area of 5.67 acres. The remainder of the parcel will remain as it is presently with woodlands, wetlands and the existing single-family residential structure – 150 Butlertown Road. As part of the Final Subdivision Plan Application requirements listed in Section 25.5 of the Waterford Subdivision Regulations, this Erosion and Sediment Control Plan establishes the means for providing adequate and sustainable erosion and sediment control before, during and after construction of the proposed subdivided lot.

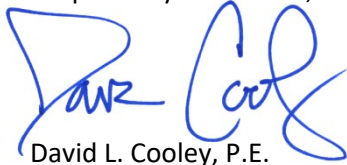
This written plan references and summarizes the elements included on the Erosion and Sediment Control Site Plan sheet that is part of the 150 Butlertown Road Subdivision Site Plan Set. All Erosion and Sediment Control Plan elements are consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control Manual, or its most recent version. Also part of the Erosion and Sediment Control Plan is a construction sequence that, in conjunction with the Erosion and Sediment Control Plan detailed on the site plan, provides a written description of the sequence of construction and land disturbing activities and the types of erosion and sediment control measures implemented for the proposed subdivided lot.

The 150 Butlertown Road Subdivision is proposed to consist of the creation of one residential lot 5.67 acres in size. The proposed new residential lot to be developed will be accessed via an access easement through the open space/forestry area and the existing driveway and wetland crossing for 150 Butlertown Road. The Erosion and Sediment Control Site Plan includes existing and proposed contours, proposed limits of clearing/grading, cuts and fills, drainage features, and open space/undisturbed areas of the parcel. The site plan also identifies the location and type of erosion and sediment control (primarily silt fence) and stormwater management measures. A construction entrance and tracking pad is provided for the proposed residential lot at beginning of the proposed driveway intersection with the existing 150 Butlertown Road driveway. Finally, it should be noted that the 150 Butlertown Road Subdivision parcel naturally drains to the wetland area that runs north to south through the parcel. There are no anticipated impacts to any Town-owned drainage structures or catch basins on Butlertown Road due to this development. The plan also includes measures for dust control.

The Erosion and Sediment Control Site Plan provides detail drawings outlining the correct installation of erosion and sediment control measures such as silt fence and construction entrances. The written details provide clear responsibilities between the contractor for each lot and the developer – Gayle and

Owen O'Neill. It provides 24/7/365 emergency contact information for the developer. The written details also provide clear instruction on the maintenance and inspection of all Erosion and Sediment Control Plan requirements to ensure continuous, adequate operation. The plan also calls for all permanent storm water mitigation measures to be protected from sedimentation until all disturbed areas on the lot and the developed areas have been stabilized with established vegetation. The plan includes the proper construction sequencing guidance to ensure all disturbance is contained. The Erosion and Sediment Control Plan is not complete or closed until the lot(s) are fully and permanently stabilized and have been inspected by the Town.

Respectfully Submitted,



David L. Cooley, P.E.

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