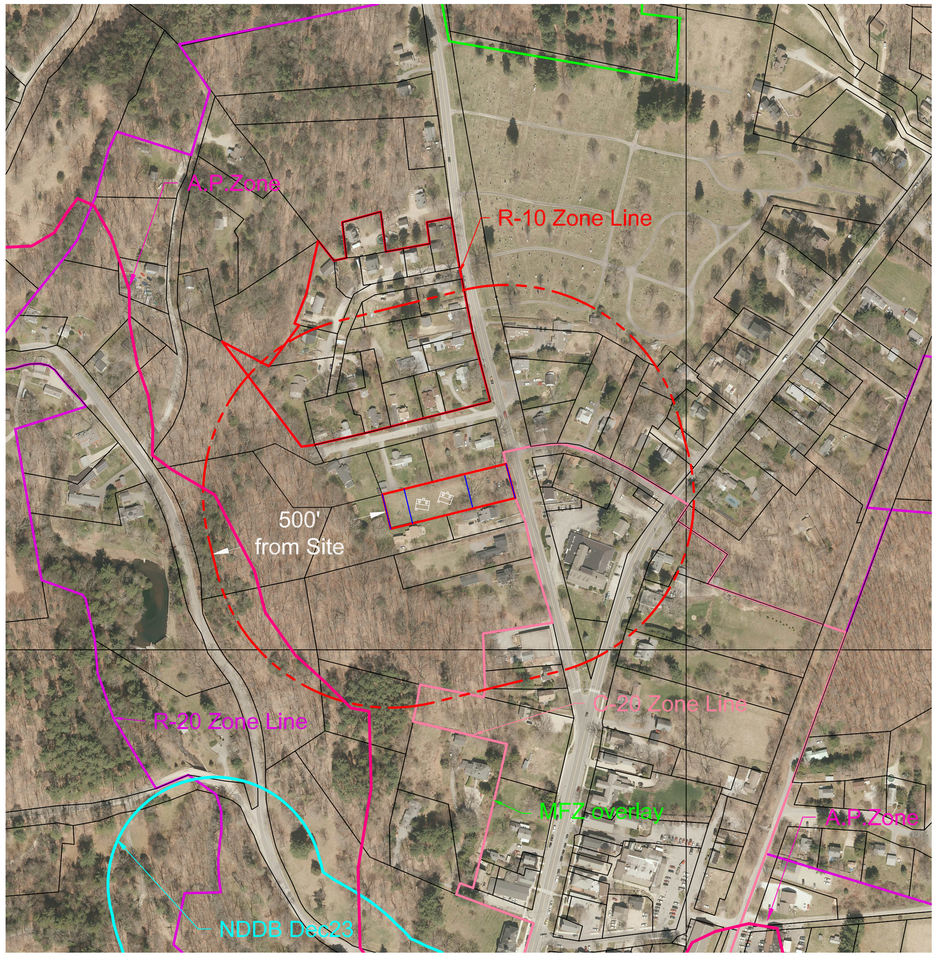
Patrick R. Hackett, P.E. CT-12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959

GENERAL NOTES

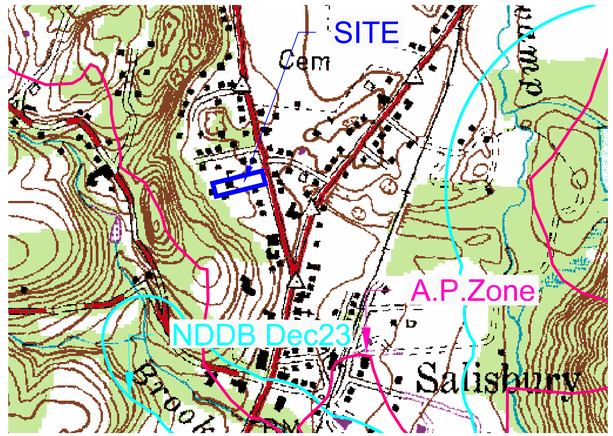
- Currently Town-owned property.
- Applicant: Salisbury Housing Trust, Inc.
- Number of Units - Two Homes.
- Soils (entire parcel) - 39B - Groton gravelly sandy loam - excessively drained sandy & gravelly soils formed in stratified glacial drift and water-sorted deposits. Saturated hydraulic conductivity is high or very high.
- Property within aquifer protection Zone. Proposed percent impervious values found on sheet 1.
- Average Land Slope West to East - 2%
- Proposed
  Town-owned parking front
  Two houses middle
  Town-owned open space rear
- See sheets 1 and 2 for Multi-Family calculation sheets and 2016 Ortho showing area.
- See sheet 3 for erosion and sediment control
- See sheet 4 for erosion and sediment control notes and details.
- There are no current buildings on site.
- There was a schoolhouse on this site.
- There are no known archaeological or historical sites on the parcel with the possible exception of the schoolhouse.
- There are no stone walls on site.
- There are no rock outcroppings on site.
- There are no slopes in excess of 20% on site.
- The December 2023 NDDB line is shown on the Key Map and is greater than 500' from the site.
- No exterior light are proposed for either building other that what is typically found on a residential building - entryway lights.
- Proposed houses will be served by Aquarion and Town Sewer.
- Standard garbage cans are to be used for the two houses.
- Proposed grading is for the site.
- Existing and proposed drainage patterns are shown. See sheet 6.
- Recreation area is the open space located at the rear of the site.
- A Density Bonus Factor (DBF) is requested of at least 2.



KEY MAP

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'



LOCATION PLAN

0' 250' 500' 1000' 1500' 2000'

SCALE: 1" = 500'

Permitted Number of Dwellings

b	1	Gross site area as determined by actual on-site survey	0.395 acres	
	2	Subtract land constituting roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development	- 0.140 acres	
	3	Equals Base Site Area	0.255 acres	
		Resource or Feature	OS Ratio	Acres in Resource	Total Land in Resource
c	1	Lakes, ponds and watercourses	1	0.000	0.000
	2	Wetlands	1	0.000	0.000
	3	Floodplains	1	0.000	0.000
	4	Moderate Slopes (15% to 25%)	0.5	0.000	0.000
	5	Steep Slopes (25% or greater)	1	0.000	0.000
	6	Total land in Resource	-	-	0.000
		Determination of Site Capacity			
d	1	Total base site area (b 3 above)	0.255 acres		
	2	Subtract total land in resource (c 6)	- 0.000 acres		
	3	Equals net building site area, NBSA	0.255 acres		
	4	Multiply by maximum density factor, MDF	4		
	5	Multiply by density bonus factor (if provided), DBF *(assumes Density Bonus Factor of 4 is granted by Commission)	4		
	6	Equals number of dwellings (round off) (NBSA x MDF x DBF)	**4**		
e	1	MFH	4		

ZONING DATA BLOCK

MBL 56-5, 56-6 (A-2 survey indicates one parcel)

- Total Lot Area: 0.813± acres
  - Town-owned parking
  - SHT Parcel:
  - Town-owned OS:
- Zone(s):R-20, MFH-Overlay

R-20 Dimensional Requirements
Minimum Lot area: 20,000 square feet
Minimum Buildable Area: Not Required
Minimum Front Yard - 40'
Minimum Side Yard - 20'
Minimum Rear Yard - 30'
Minimum Square: 90' at front yard setback
Minimum setback from watercourse - 75'
Maximum building coverage - 15%
Maximum building height - 30/35'
MultiFamily Criteria Used

Abutter Map

0' 50' 100' 200' 300' 400'

SCALE: 1" = 100'

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039
Surveyor:
Lamb-Kiefer Land Surveyors
55 Selleck Hill Road
Salisbury, Connecticut 06068

Date: April 10, 2024
Revisions: 1 2024-04-23 H #s
2 - 2024-06-13 Layout

SALISBURY HOUSING TRUST
26 & 28 UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

TITLE SHEET

Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959

Parcel Breakdown

Town parking in Front	0.275 acres
Housing Trust in Middle	0.395 acres
Town O.S. In Back	0.143 acres
A-2 Survey area	0.813 acres

Permitted Number of Dwellings

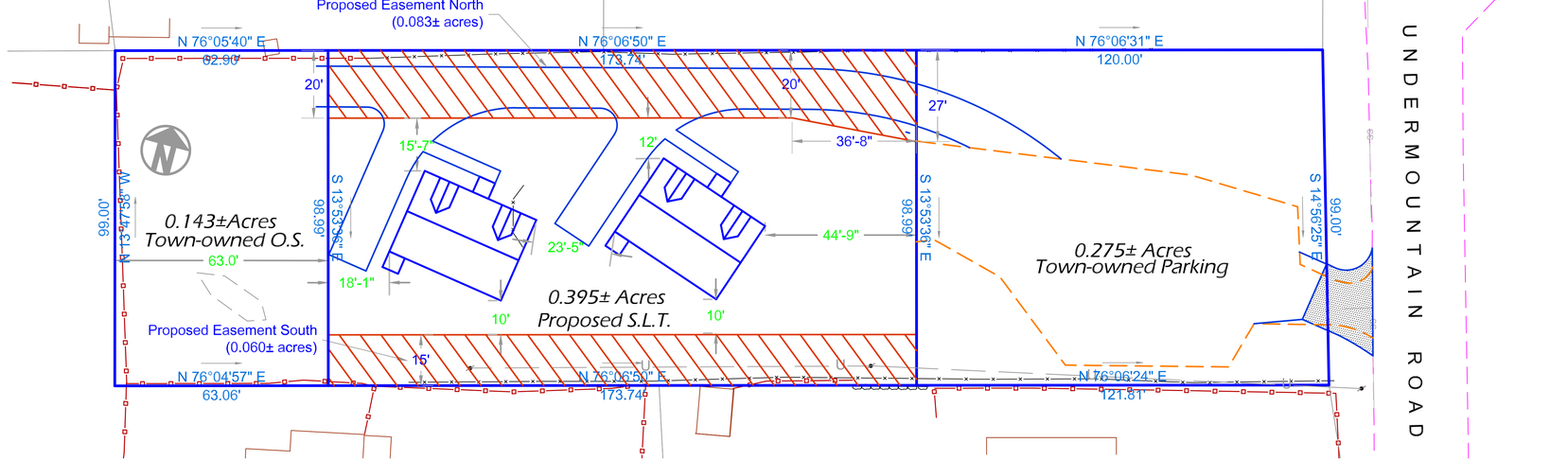
b	1	Gross site area as determined by actual on-site survey	0.395 acres	
	2	Subtract land constituting roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development -	0.140 acres	
	3	Equals Base Site Area	0.255 acres	

		Resource or Feature	OS Ratio	Acres in Resource	Total Land in Resource
c	1	Lakes, ponds and watercourses	1	0.000	0.000
	2	Wetlands	1	0.000	0.000
	3	Floodplains	1	0.000	0.000
	4	Moderate Slopes (15% to 25%)	0.5	0.000	0.000
	5	Steep Slopes (25% or greater)	1	0.000	0.000
	6	Total land in Resource	-	-	0.000

		Determination of Site Capacity	
d	1	Total base site area (b 3 above)	0.255 acres
	2	Subtract total land in resource (c 6) -	0.000 acres
	3	Equals net building site area, NBSA	0.255 acres
	4	Multiply by maximum density factor, MDF	4
	5	Multiply by density bonus factor (if provided), DBF *(assumes Density Bonus Factor of 4 is granted by Commission)	4
	6	Equals number of dwellings (round off) (NBSA x MDF x DBF)	**4**
e	1	MFH	4

Existing Parcel

SCALE: 1"= 20'



Proposed Parcel

SCALE: 1"= 20'

Engineer:
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16 East Street
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Pre and Post Parcels

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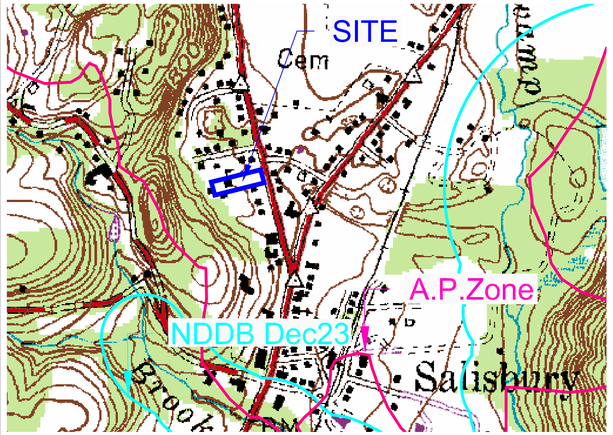
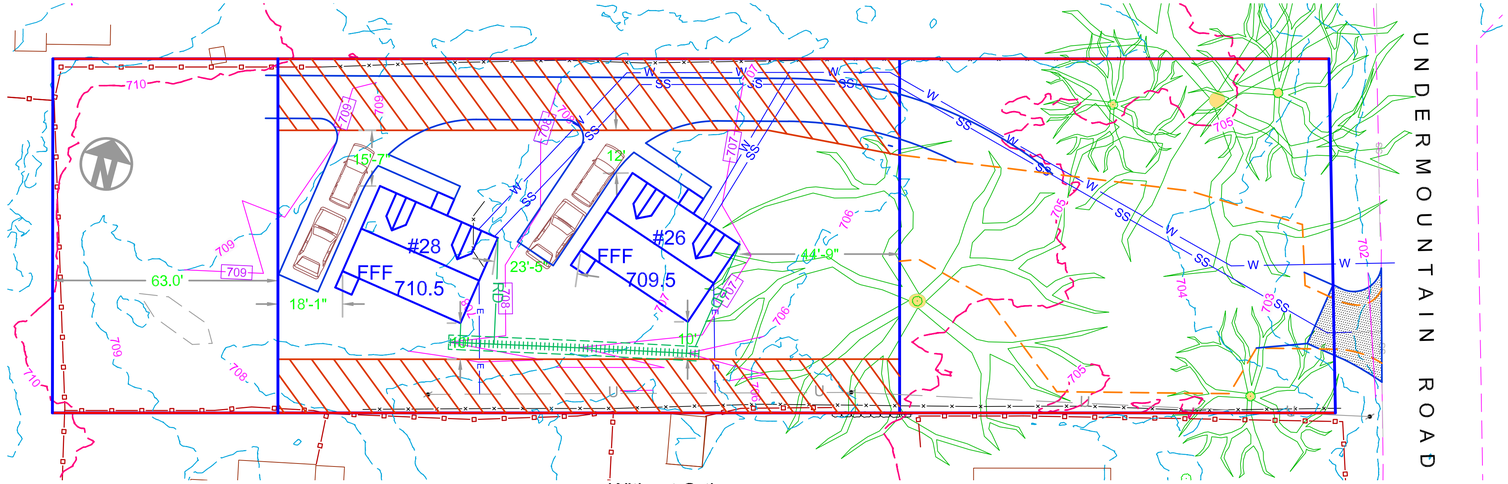


LOCATION PLAN

0' 250' 500' 1000' 1500' 2000'

SCALE: 1" = 500'



Without Ortho

20' 10' 0' 20' 40' 60'

SCALE: 1"= 20'

NOTES:

Town-owned property
- MBL 56-5, 56-6

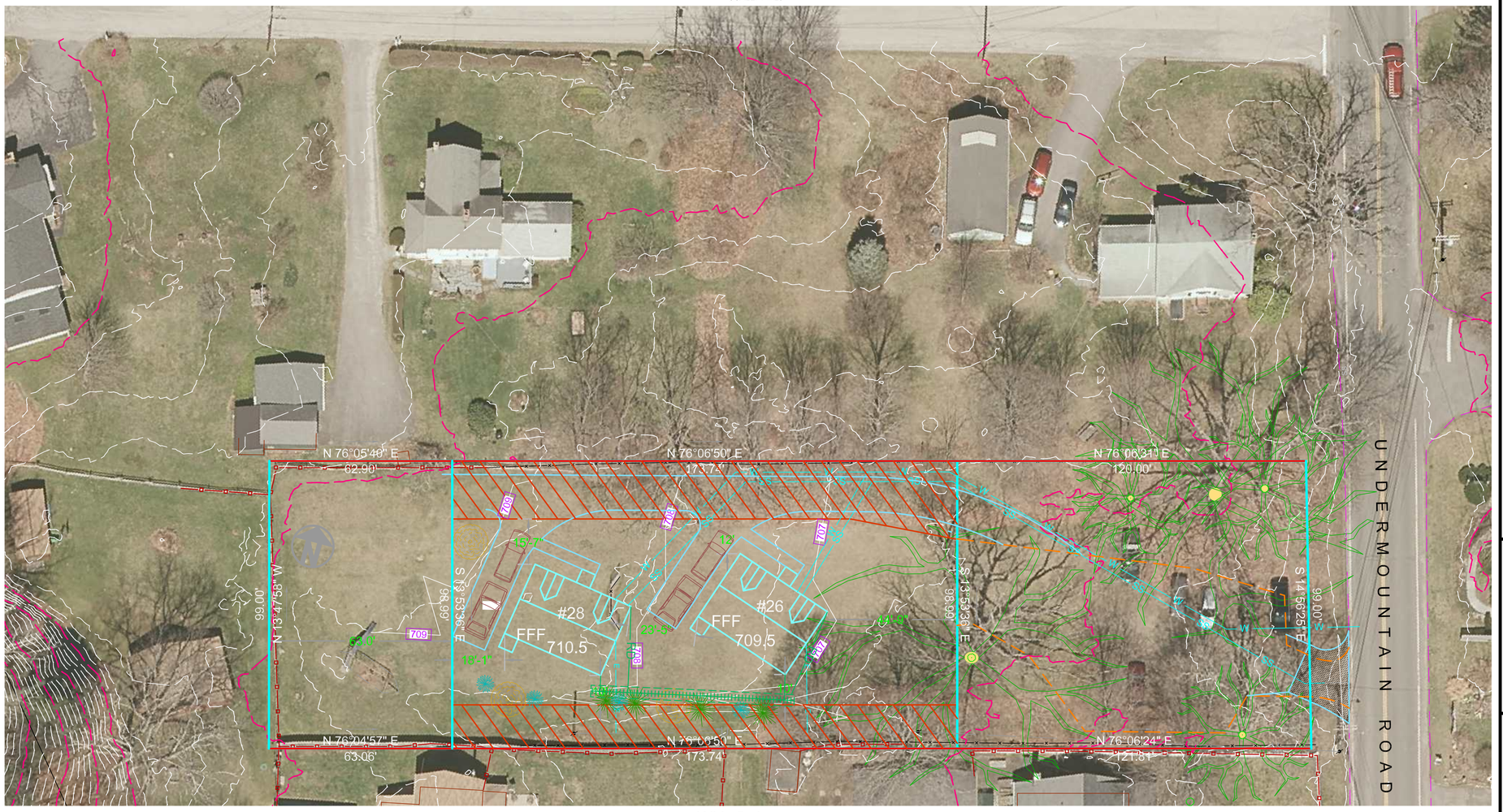
Zone:R-20, MFH-Overlay
- Front Yard - 40' R-20, 20' MFHO
- Side Yard - 20', 10' MFHO
- Rear Yard - 30', 15' MFHO

Layout shows - Two Houses
Soils - Sand and gravel
Average Land Slope
- West to East - 2%

Revised Plan
- Public parking front
- Two houses centered
- Public space back
- Proposed Impervious = 11.5%

Permitted Number of Dwellings

b	1	Gross site area as determined by actual on-site survey		0.395	acres
	2	Subtract land constituting roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development	-	0.140	acres
	3	Equals Base Site Area		0.255	acres
		Resource or Feature	OS Ratio	Acres in Resource	Total Land in Resource
c	1	Lakes, ponds and watercourses	1	0.000	0.000
	2	Wetlands	1	0.000	0.000
	3	Floodplains	1	0.000	0.000
	4	Moderate Slopes (15% to 25%)	0.5	0.000	0.000
	5	Steep Slopes (25% or greater)	1	0.000	0.000
	6	Total land in Resource	-	-	0.000
		Determination of Site Capacity			
d	1	Total base site area (b 3 above)		0.255	acres
	2	Subtract total land in resource (c 6)	-	0.000	acres
	3	Equals net building site area, NBSA		0.255	acres
	4	Multiply by maximum density factor, MDF		4	
	5	Multiply by density bonus factor (if provided), DBF *(assumes Density Bonus Factor of 4 is granted by Commission)		4	
	6	Equals number of dwellings (round off) (NBSA x MDF x DBF)		**4**	
e	1	MFH		4	



With Ortho

20' 10' 0' 20' 40' 60'

SCALE: 1"= 20'

Engineer:
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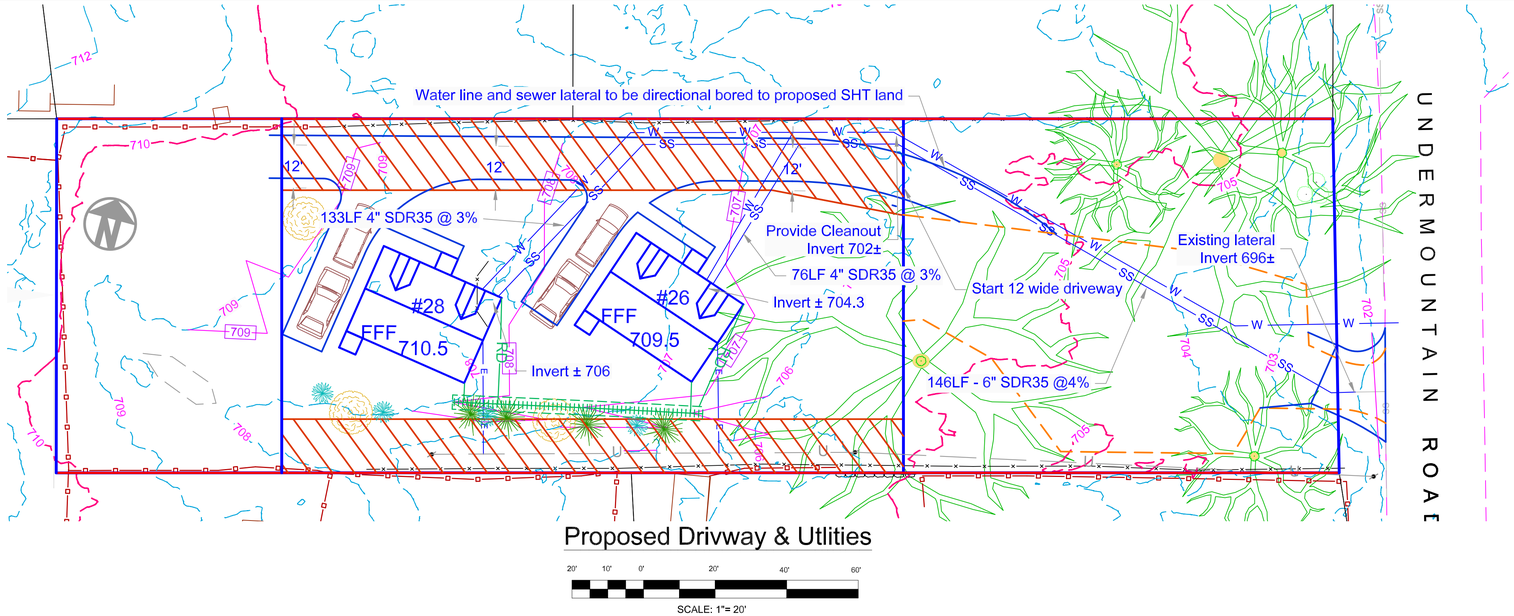
SALISBURY HOUSING TRUST
26 & 28 UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

SITE PLAN REVISED

Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959



Proposed Drivway & Utlities

SCALE: 1"= 20'

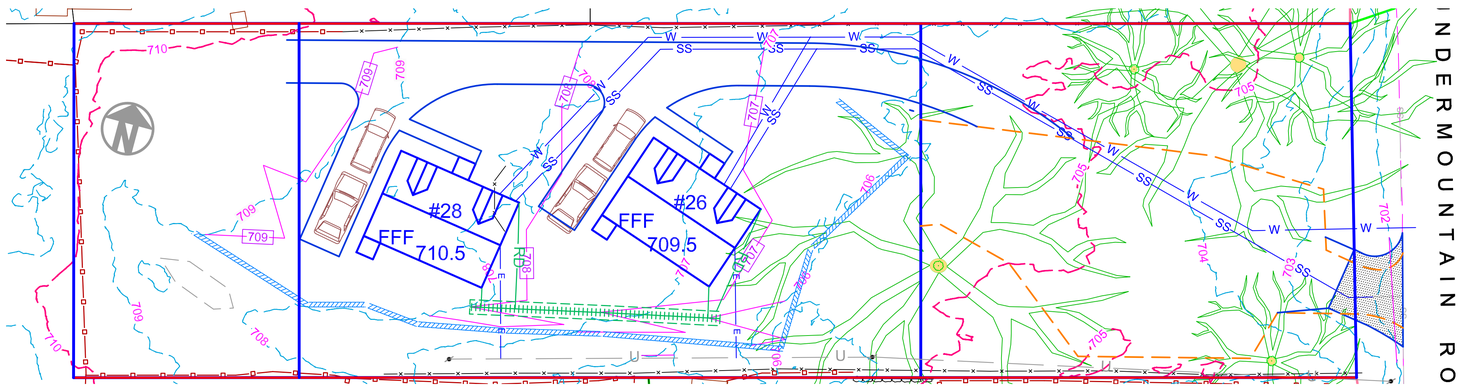
DRIVEWAY CONSTRUCTION NOTES

GENERAL NOTES

All Driveway work shall conform to the Town of Salisbury regulations and these plans. Material and construction methods shall conform to the State of Connecticut, Department of Transportation, "Standard Specification for Roads, Bridges and Incidental Construction" Form 819, latest revision.

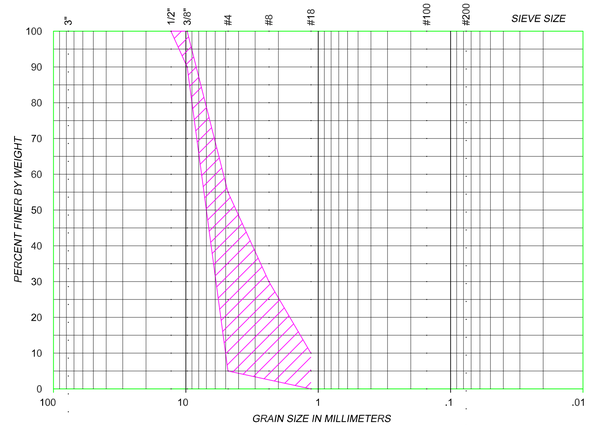
There shall be grading in the front Town area of the parcel with the exception of a thin travel course meeting. Depth shall not exceed 3".

The Housing Trust Parcel shall be graded as shown with the same dress course travelway mix gradation as depicted below.



E and S Measures

SCALE: 1"= 20'



(grain sizes and descriptions from Unified Classification System)

GRAVEL SURFACE GRAIN SIZE RANGE

Engineer:
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SALISBURY HOUSING TRUST
26 & 28 UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

E and S & Site Utilities

Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959

EROSION CONTROL NOTES

Project Description
A two-house residential project is proposed on a 0.813± acre parcel of land in Salisbury, Connecticut. The land has frontage on the west side of Undermountain Road (aka RT41) about 640± feet north of the intersection with Route 44. Both proposed houses will be served by public water and sewer.

Erosion and sediment control measures shall consist of hay bales, or silt sock (erosion control tubes). All material shall be new and free from defects that would compromise the effectiveness of the control measures. After completion, all material will be disposed of properly. Location of erosion and sediment control structures can be seen on the site plan (see legend for control structure symbol). Note all water control measures are located down-gradient from disturbed areas. If topsoil is to be stored in an area not shown on the site plan, due to unforeseen events, prior to storing, the down-gradient perimeter of the storage area shall be properly protected to the specifications detailed on this plan.

Wind Erosion Control Measures
During dry weather conditions, disturbed areas shall be protected against wind erosion. Dusty areas shall be sprayed with water to prevent wind-borne particles.

Construction Litter Control
During building construction, all wrapping, boxes, scraps of building material, and other litter items shall be disposed of properly by use of a dumpster or carted away. The site shall be inspected and cleaned daily during construction.

Typical Building Lot Construction Sequence
Prior to the development of the lot, erosion and sediment control structures shall be installed as shown on plan. A typical sequence of development is:

1. Obtain appropriate permits, notify town officials of construction commencement, and submit construction timetable.

2. On-site construction sequence shall start with the minimum amount of clearing required to install erosion control measures as shown on plan. This includes siltation fencing, anti-track pads, hay bales and other measures noted on the plan. No work shall take place until the engineer and wetland enforcement officer have inspected and approved installed measures.

After erosion control measures are installed the typical sequence shall be as follows:

A. Remove vegetation from proposed disturbed area. All stumps and wood shall be taken from site and brought to a Town and State approved location.

B. Remove and stockpile topsoil after erosion and sediment control measures have been installed. The topsoil shall be seeded immediately after stock piling in order to stabilize the slope and limit sediment runoff. Stockpiled topsoil shall be seeded and mulched when used more than 30 days from time of stockpiling. The site can now be reformed to proposed final elevations (less topsoil depth).

C. All disturbed areas shall be prepared with topsoil and seeded and mulched according to this plan (see seeding section).

D. Remove all erosion and sediment structures after the final graded disturbed area has stabilized. The estimated time to completion is 150 days.

During this time all erosion and sediment structures shall be maintained in proper working working order. Disturbed areas shall be kept to a minimum and shall only take place where required to further construction. It is desirable from an erosion prevention concern to minimize disturbed areas and prevent the concentration of water runoff on any area that is disturbed. Final grading and seeding shall take place as soon as practical.

A rain gauge shall be placed at the project in a workable location and monitored during rainfall periods until all disturbed areas are stabilized. This gauge can be the same used for a culvert crossing. In the event there is a rainfall greater than 1/2" in a 12 hour period, all erosion control measures shall be checked and repaired as required. If no rain gauge is used, all erosion control measures shall be checked after all rainfall events.

Check list provided by the engineer shall be filled out every week or after each rainfall event of 1/2" or greater.

Typical Culvert Installation Notes
Prior to the installation of the driveway culvert, erosion and sediment control structures shall be installed as shown on plan. A typical sequence of development is:

1. Obtain appropriate permits, notify town officials of construction commencement, and submit construction timetable.

2. On-site construction sequence shall start with the minimum amount of clearing required to install erosion control measures as shown on plan. This includes siltation fencing, anti-track pads, hay bales and other measures noted on the plan. No work shall take place until the engineer and wetland enforcement officer have inspected and approved installed measures.

After erosion control measures are installed the typical sequence shall be as follows:

A. Remove vegetation and stone from proposed disturbed area. All stumps and woods shall be taken from site and brought to a Town and State approved location.

B. Remove and stockpile topsoil after erosion and sediment control measures have been installed. The topsoil shall be seeded immediately after stock piling in order to stabilize the slope and limit sediment runoff. Stockpiled topsoil shall be seeded and mulched when it is to be used more than 30 days from time of stockpiling.

C. As mentioned before all work must be performed and finished in as short a time span as possible. No work shall take place if rain is predicted within 2 days of installation. All material required to install the pipe shall be placed on minimum 12" of bedding material (see detail). Water shall flow through pipe immediately after installation. No diversion measures are required if the pipe is backfilled immediately (i.e. same day). Backfill shall be compacted in 4" - 6" lifts. All deposited material shall be free of toxic and/ or vegetative material. The crossing can now be filled to proposed final elevations (see driveway cross section detail).

D. All disturbed areas off the drive shall be prepared with topsoil and seeded and mulched according to this plan (see seeding plan).

E. Remove all erosion and sediment structures after the final graded area has stabilized. The estimated time to completion is 150 days.

During this time all erosion and sediment structures shall be maintained in proper working order. Disturbed areas shall be kept to a minimum and shall only take place where immediately required to further construction. It is desirable from an erosion prevention concern to minimize disturbed areas.
Final grading and seeding shall take place as soon as practical.

A rain gauge shall be placed at the project in a workable location and monitored during rainfall periods until all disturbed areas are stabilized. This gauge can be the same as used for typical building construction. In the event that there is a rainfall greater than 1/2" in a 12 hour period, all erosion control measures shall be checked and repaired as required. If no rain gauge is used, all erosion control measures shall be checked after all rainfall events.

Check list provided by the engineer shall be filled out every week or after each rainfall event of 1/2" or greater.

Seeding
All disturbed areas shall be restored with a vegetative stabilization material (grass). The soil should be brought up to a ph of 5.7 or higher. This can be done by using the appropriate amount of ground limestone or fertilizer, as required by a soil test. If a test is not performed, the area shall be fertilized with 10-10-10 or equal at a rate of 300 pounds per acre (11 pounds per 1000 square feet). The lime or fertilizer should be worked into the soil a minimum of 4 inches. All stone two inches or larger in diameter shall be removed along with all deleterious material (such as building material waste, stumps, etc). The seed shall be applied by either hand, cyclone seeder, a cultipacker type seeder or hydroseeder (slurry including both seed and fertilizer). Hydroseedings, which are mulched, may be left on soil surface. Seed mix shall consist of 20 pounds of Kentucky Bluegrass, 20 pounds of Creeping Red Fescue, and 5 pounds of Perennial Ryegrass, for a total of 45 pounds of seed per acre. Recommended seeding dates are April 1 through June 1 and August 15 through September 1. All seeded areas shall be maintained to ensure proper growth and to minimize erosion.

Mulch
Mulch shall consist of straw or hay. It shall be applied at a rate of 1.5 - 2.0 tons per acre, or 70 - 90 pounds (1-1/2-2 bales) per 1000 square feet (31.6' x 31.6'). All mulch material shall be free from weeds and coarse matter. All required grading shall be complete prior to placement of mulch. Application of mulch material shall be by hand or machine and in uniform thickness. Mulch material shall be anchored immediately after application to minimize windblown disturbance. Anchoring shall be by mechanical device or liquid mulch binder during mulch application.

General Notes
All erosion and sediment control measures shall be performed in accordance with the "CONNECTCUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" by the Connecticut Council on Soil and Water Conservation , 2024. The 2024 version takes effect March 30, 2024 and can be found on-line at CT DEEP.

All disturbed areas shall be kept to a minimum. Final grading and restoration shall be accomplished as soon as practical.

Erosion and sediment control structures shall be installed prior to site work. If it is not possible to do so, the engineer shall be notified in order to maintain the integrity of design.

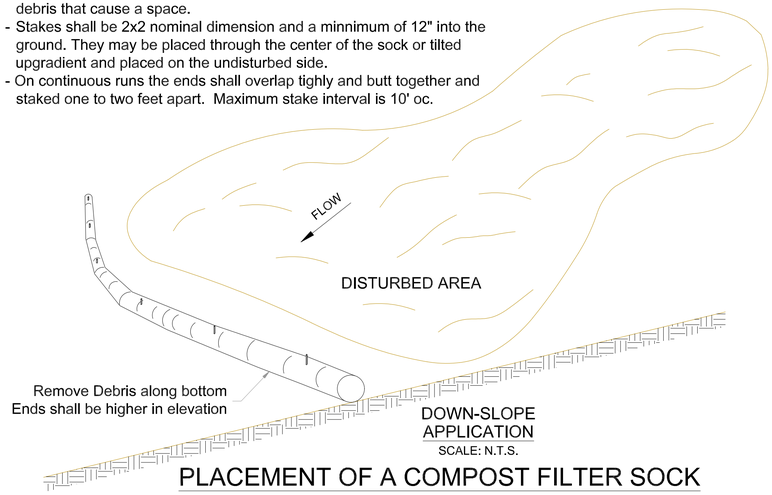
All control structures shall be maintained throughout construction and removed when stabilization has been attained. If the proposed control measures are not satisfactory, additional control measures shall be taken.

All runoff from the disturbed area shall be controlled and filtered. Non-woven synthetic fiber filter fabric, hay bales or siltation fence shall be used in the areas shown on the site plan and installed as shown on this plan.

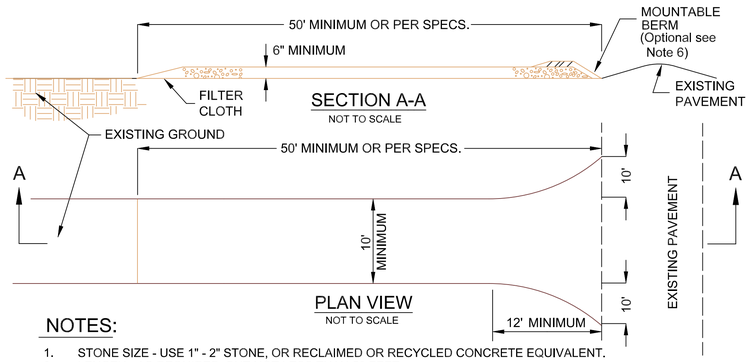
John Harney (860 921-7910) of the Salisbury Housing Trust, Inc (SHT) shall be responsible for the implementation of the sediment and erosion control measures. This responsibility includes the acquisition of materials, installation, and maintenance of erosion and sediment structures, the communication and the detailed explanation to all people involved in the site work of the requirements and objective of the erosion and sediment control measures. In the event the SHT is not the owner of the property, the current owner shall have all the responsibilities listed in this paragraph and shall submit a working phone number for contact at time of application permits. Any change in engineer shall be noted at this time.

The engineer Patrick Hackett (203 788-9959), 16 East Street, Lakeville, CT 06039 shall be notified of any proposed alteration to the erosion and sediment control plan, prior to altering, in order to ensure the feasibility of the addition, subtraction, or change in the plan.

INSTALLATION
- Sock shall be placed as close to same elevation with only ends higher
- The ground at the bottom of the sock shall be clear of all branches and debris that cause a space.
- Stakes shall be 2x2 nominal dimension and a minnimum of 12" into the ground. They may be placed through the center of the sock or tilted upgradient and placed on the undisturbed side.
- On continuous runs the ends shall overlap tighly and butt together and staked one to two feet apart. Maximum stake interval is 10' oc.



PLACEMENT OF A COMPOST FILTER SOCK



NOTES:

1. STONE SIZE - USE 1" - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED
CONSTRUCTION ENTRANCE
(ANTI-TRACKING PAD)

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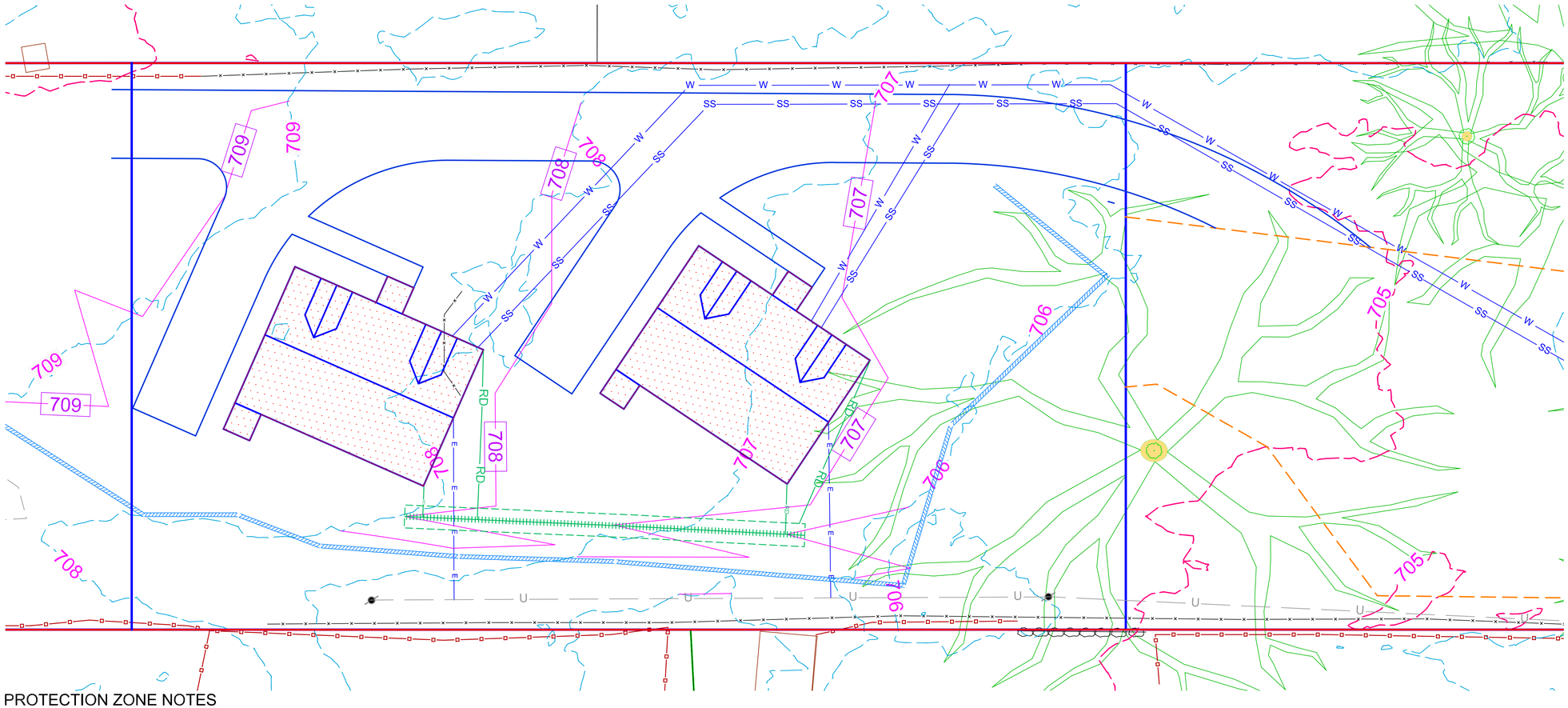
SALISBURY HOUSING TRUST
26 & 28 UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

EROSION & SEDIMENT CONTROL PLAN

Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959



Stormwater Measures

0' 5' 10' 20' 30' 40'

Scale: 1" = 10'

AQUIFER PROTECTION ZONE NOTES

The entire parcel is with the Aquifer Protection Overlay District. No special permit is required since:

- A building permit is required for project implementation
- Any fuel storage would be inside the residential building
- Final impervious will be 11.5% , which is < 30%
- Final vegetative cover estimated at 67.6%
- No on-site SSD
- No deicing material on site
- No wells proposed

Total acreage

17,198	sf	0.813	acres
Post-Dev	sf		
House	1,972		11.5%
Gravel	3,593		20.9%
Non-veg	5,565		32.4%
Vegetive	11,633		67.6%

Design Water Quality Volume

$WQ_v = (P)(R_v)(A) / 12$

$R_v = 0.05 + 0.009(I)$

P =	1.3	inch
I_{predev} =	0.00%	
$I_{postdev}$ =	11.47%	
A_{predev} =	0.395	acres
$A_{postdev}$ =	0.395	acres

PREDEV

R_v =	0.05	
WQ_v =	0.000	acre-feet
=	0	cf

POSTDEV

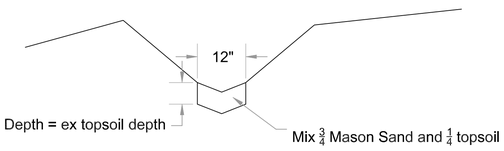
R_v =	0.15	
WQ_v =	0.007	acre-feet
=	285	cf
=	2,135	gallons

DRY SWALE NOTES

The dry swale is designed using the 2025 State of Connecticut Stormwater Manual. Design water quality volume for the parcel using the proposed impervious coverage is 285 cubic feet (at left). The design criteria requires the swale be dry within 48 hours (2 days). Darcy's Law is used to estimate the rate of infiltration, Q = kiA. K is the permeability of the material. A rate of 4.82 feet per day is used. This value is from Table 10-2 of the 2024 SWM for HSG A loamy sandy soils. I, the hydraulic gradient is 1 given the drop is the same as the depth. The area is the width times the length of the swale.

Dry Swale Sizing

Q min	143	CF per day
k	4.82	fpd
i	1	
L	70	
W	1	
A	70	
Q_{est}	337	CFD
=	2,524	GPD
Q_{48hr}	674.8	CFD
=	5,048	GPD



Dry Swale Section

Not to Scale

Engineer:
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16 East Street
Lakeville, Connecticut 06039

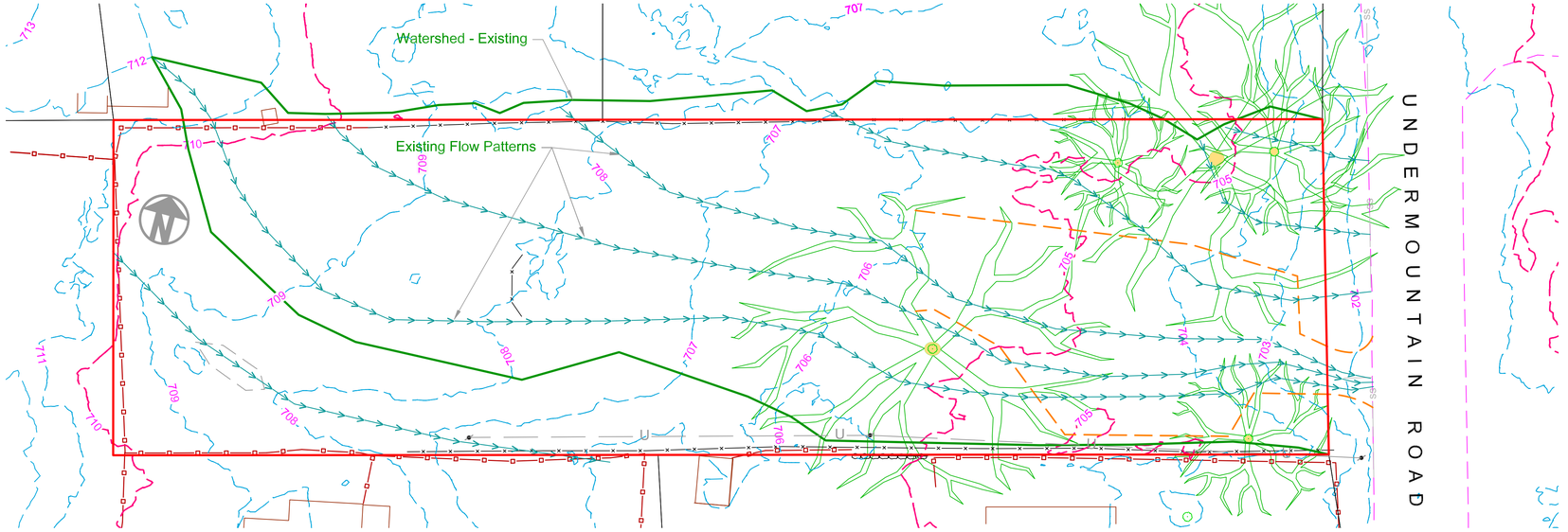
Surveyor:
Lamb-Kiefer Land Surveyors
55 Selleck Hill Road
Salisbury, Connecticut 06068

Date: April 10, 2024
Revisions: 1 2024-04-23 H #s
2 - 2024-06-13 Layout

SALISBURY HOUSING TRUST
26 & 28 UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

Stormwater Management

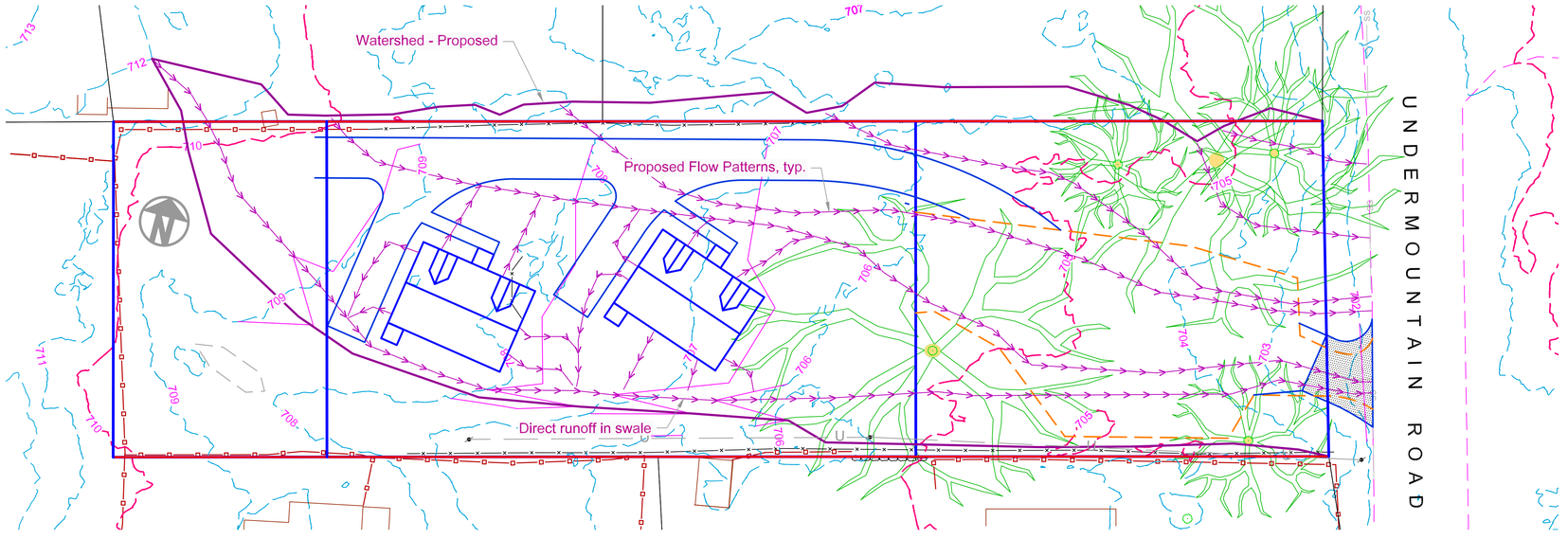
Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959



Existing Flow Patterns

20' 10' 0' 20' 40' 60'

SCALE: 1"= 20'



Proposed Flow Patterns

20' 10' 0' 20' 40' 60'

SCALE: 1"= 20'

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Pre and Post Flow Patterns