HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

LETTER OF TRANSMITTAL

TO: Salisbury Inland Wetlands & Watercourses Commission	**FROM:** **Haley Ward, Inc.** 140 Willow Street, Suite 8 Winsted, CT 06098 Phone: (860) 379-6669 Fax: (860) 738-1272

Date: June 20, 2024 **Project No.**: 128.001

Re: 280 Between the Lakes Road, Dredging and Road Realignment

This transmittal and its attachments are being sent via: Hand Deliver

The following items are attached:

Copies	Date	Description
		(4) Application for Approval of Regulated Activity with description of activity, photos, DEEP reporting form, USGS location map (4) Soil Report prepared by Jay Fain dated March 15, 2022 (4) Stormwater Report dated June 18, 2024 prepared by Haley Ward, Inc. (4) Plan set "Between the Lakes Road Realignment, 280 Between the Lakes Road, Salisbury, Connecticut" prepared by Haley Ward, Inc. dated June 18, 2024, consisting of 6 sheets (1) Fee of $200

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US IMMEDIATELY

Remarks:
We will submit authorization from neighboring property owners in the next few days. We plan to attend the Commission meeting on June 24, 2024 to present the application.

Signature: **Todd Parsons**

Copy To:

TOWN OF SALISBURY
CONNECTICUT

P.O. Box 548
Salisbury, Connecticut 06068

Conservation Commission

Town of Salisbury, Conservation Commission, Application for Regulated Activity Permit

1) Applicants name: Great Falls Construction

2) Applicants home address:

3) Applicants business address: 117 Dublin Road, Falls Village, CT 06031

4) Applicants Home Phone #: Business Phone #: 860.824.7128

5) Owner of property: Name: 280 BTLR LLC
Address: 23721 NE 48th Ave #H7
Phone #: Okeechobee, FL 34972

Signature of property owner consenting to this application:

6) Applicants interest in the land: Contractor

7) Geographical location of property: Lat 42.0283°, Lon -73.3939°

Description of the land: See attached

Computation of wetland area or watercourse disturbance: Wetland impact for road realignment 2,100 SF
Upland review impact 0.67 acres

8) Purpose and description of the proposed activity:

Relocate a portion of Between the Lakes Road and install drainage improvements.

9) Alternatives considered by applicant:

The applicant considered various road alignments including an alignment closer to the existing road

Why this proposal to alter wetlands was chosen:

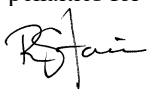
This alternative was chosen to save the sycamore trees along the road

10) Site plan showing existing and proposed conditions in relation to wetlands and watercourses:
(Attach map and plans to application) See Attachment

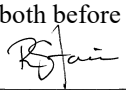
11) Names and addresses of adjacent property owners:

North:
South:
East: See Cover Sheet of the proposed site plans
West:

12) Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through inaccurate or misleading information:

Signature: 

13) Authorization for the commissioners and agents of the Commission to inspect the property, at reasonable times, both before and after a final decision has been issued:

Signature: 

14) DEEP Reporting Form 22A-39-14 provided by applicant (Rev. 3/2013)

15) Any other information the Commission deems necessary to the understanding of what the applicant is proposing:

16) Section 7.6 Requirements, if stipulated by agent

17) Filing Fee: As defined in current Regulations

18) For activities involving a significant activity as determined by the Commission and defined in Section 2 of the regulations the provisions of Article 7.6 must be submitted with the application. (Attach documents).

19) If the affected property is within 500 feet of an adjacent municipality the applicant is responsible for providing documentation that the provisions of 8.9 of the regulations have been satisfied: (Attach documents).

DATE FILED: _____

DATE RECEIVED BY COMMISSION: _____

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS:

DATE OF APPROVAL:

b) SIGNIFICANT ACTIVITY

PUBLIC HEARING DATE:

PUBLIC HEARING DATE + 65 DAYS:

CHECK LIST:

A. PUBLIC NOTICE: DATES PUBLISHED:

B. PROOF THAT APPLICANT HAS MAILED COPIES OF PUBLIC NOTICE TO ABUTTING PROPERTY OWNERS:

C. PROOF OF PROVISIONS OF SECTION 8.2 (IF APPLICABLE):

Road Realignment
280 Between the Lakes Road, Salisbury

Introduction

This project involves relocation of a portion of Between the Lakes Road and construction of stormwater improvements along the shoreline of Like Washining. The applicant intends to undertake the work in the summer of 2024 after all approvals are in place.

Existing Conditions

Between the Lakes Road descends from the north and crosses the applicant's property directly adjacent to the shoreline of Lake Washining. Runoff travels down the east edge of the road and carries sediment which eventually gets deposited in the lake.

The subject parcel is 4.41 acres in the RR-1 Zone. A significant portion lies within the Lake Protective Overlay District (LPOD). The property includes a very narrow strip of land on the east side of Between the Lakes Road and an open field on the west side. The property was recently approved as a building lot as part of a two-lot subdivision.

Road Realignment

The applicant intends to realign Between the Lakes Road so it is farther away from the lake. Beginning at the north end of the property, the new road will turn to the west and run across the property approximately 50 feet (center to center) west of the existing road. It will then turn east and reconnect with the existing road at the south end of the property.

The road will be constructed with 12 inches of compacted processed aggregate and crowned in the middle. A new driveway access will be constructed to serve properties owned by Jill Esterson & Peter Peirce and David Rogers & Karen Vrotsos.

Erosion control measures include a filter sock along the toe of the new road embankment and along the shoreline. Sedges will be planted along the shoreline.

The road realignment will impact 2,100 SF of wetlands and 0.67 acres within the upland review area. It will impact 1.0 aces within the Lake Protective Overlay District.

A small portion of the open space area will be relocated to allow for the road realignment.

Stormwater Management

The applicant proposes a stormwater management system to improve the quality of the runoff entering the lake. Specifically, the applicant proposes the following:

Clean and Restore Existing Culvert: The applicant proposes that the Town clean and restore the capacity of an existing cross-culvert approximately 450 feet north of the northern property line. This will allow runoff from the east side of the road to cross to the west side, reducing the volume running along the road edge causing erosion.

Install Catch Basins: The applicant proposes to build two catch basins, one on each side of the road at the north end of his property. These will capture runoff before it can run into the lake. The catch basins will pipe the runoff into a riprap swale on the west side of the new road and eventually into a stormwater pond.

Construct Stormwater Ponds: The applicant proposes to construct two stormwater ponds that will treat the runoff before it is directed to the lake. The ponds have been designed to capture the Water Quality Volume.

Adjacent Property Owners

The road realignment may impact the following properties in addition to 280 Between the Lakes Road. The applicant has sought comment from the owners.

Map	Lot	Owner
67	27	Jill Esterson and Peter Peirce
67	26	David Rogers and Karen Vrotsos
67	25	Joseph R. Meehan, Trustee
67	24	Ann Smith and Richard Horton

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PROJECT No. : 4010128.001 DRAWING No.: PL1

PROJECT: ROAD REALIGNMENT - BETWEEN THE LAKES ROAD

TITLE: PHOTO LOCATIONS

DWN. BY: JS CHK. BY: TAP DATE: Sept. 27, 2018

Photo locations

LEGEND

2 = PHOTO LOCATION

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PROJECT No. : 4010128.001 DRAWING No.: PL2

PROJECT: ROAD REALIGNMENT - BETWEEN THE LAKES ROAD

TITLE: PHOTO 1

DWN. BY: JS CHK. BY: TAP DATE: Sept. 27, 2018

PHOTO 1 - Looking down driveway to lake from roadway

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PROJECT No. : 4010128.001 DRAWING No.: PL3

PROJECT: ROAD REALIGNMENT - BETWEEN THE LAKES ROAD

TITLE: PHOTO 2

DWN. BY: JS CHK. BY: TAP DATE: Sept. 27, 2018

PHOTO 2 - Roadway shoulder washout

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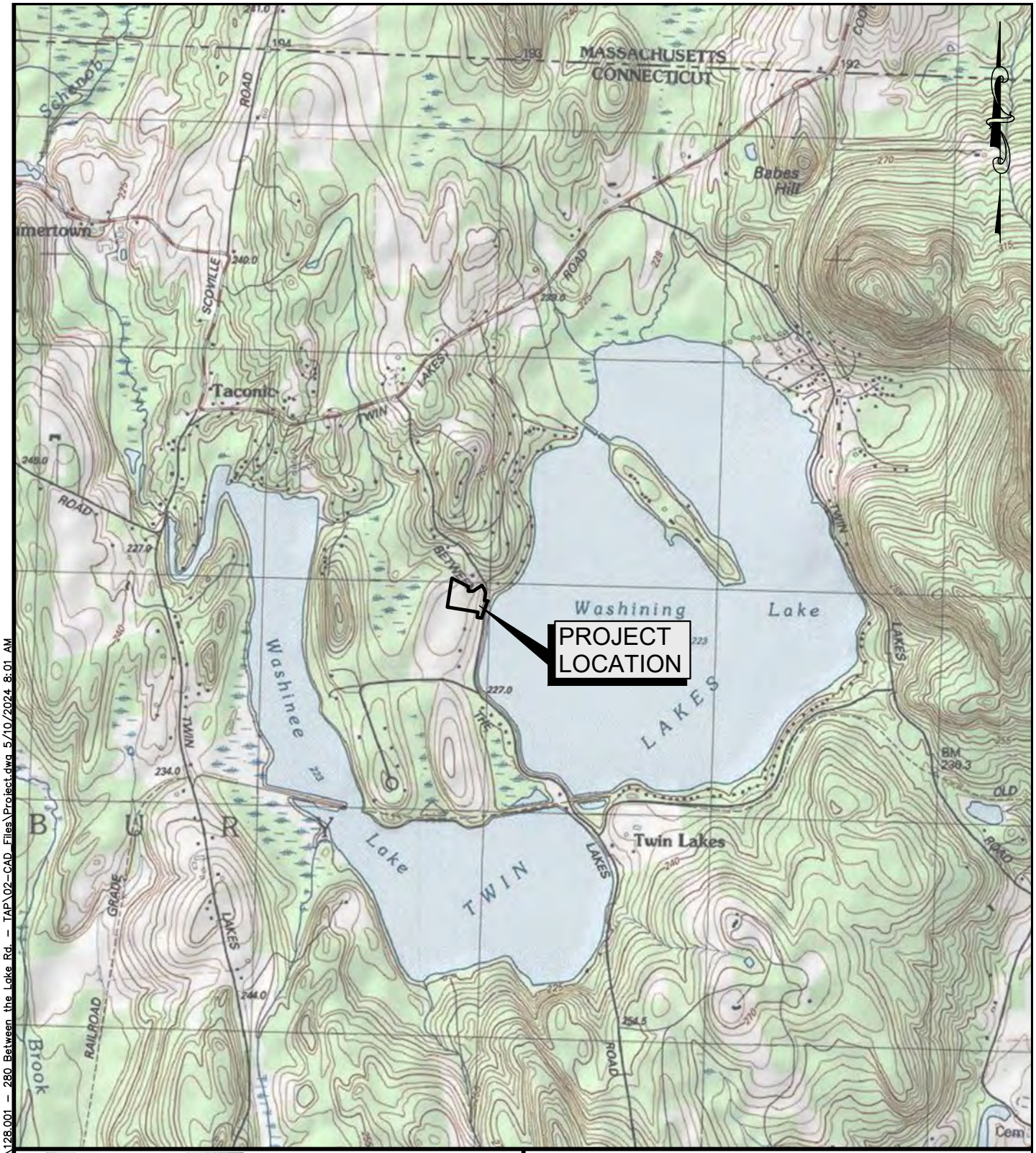
PROJECT No. : 4010128.001 DRAWING No.: PL4

PROJECT: ROAD REALIGNMENT - BETWEEN THE LAKES ROAD

TITLE: PHOTO 3

DWN. BY: JS CHK. BY: TAP DATE: Sept. 27, 2018

PHOTO 3 - Roadway washout onto private property



Source:
USGS TOPOGRAPHIC MAP
BASH BISH FALLS, MA QUADRANGLE

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LOCATION MAP

280 BTLR LLC

280 BETWEEN THE LAKE ROAD

SALISBURY CT

Scale 1:24000

P:\CT\401028-Great_Falls_Construction\128.001 - 280 Between the Lake Rd. - TAP\02-CAD_Files\Project.dwg 5/10/2024 8:01 AM

Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the pdf version.
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: **Click Here for Year** month: **Click Here for Month**
2. CHOOSE ACTION TAKEN (see instructions for code): **Click Here to Choose a Code**
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

   (type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): **Salisbury**
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): USGS quad map name: **Bash Bish Falls, MA** or quad number: **1**
   subregional drainage basin number: **6002**
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): **Great Falls Construction**
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): **280 Between The Lakes Road, Salisbury, CT**
   briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: _____
   Relocate portion of Between the Lakes Road so it is farther away from the lake
9. ACTIVITY *PURPOSE* CODE (see instructions for code): **I**
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): **9**, **Click for Code**, **Click for Code**, **Click for Code**
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
    wetlands: **0.048** acres open water body: **0.00** acres stream: **0.00** linear feet
12. UPLAND AREA ALTERED (type acres as indicated): **0.67** acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): **0.00** acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

JAY FAIN & ASSOCIATES, LLC
Environmental Consulting Services

Jay Fain
Principal
elmst@optonline.net

Victoria Landau
Principal, ASLA
vplandau@optonline.net

2000 Post Road
Suite 201
Fairfield, CT 06824
203 254-3156
jfassociates@optonline.net

SOILS MAPPING & WETLAND/WATERCOURSE DELINEATION REPORT
300 BETWEEN THE LAKES RD, SALISBURY, CT 06068

PROPERTY LOCATION AND DESCRIPTION:

LAND USE: **Vacant/Small cottage/Open** ACRES: **6.0±**

ADDRESS: **300 Between the Lakes Rd. Salisbury, CT 06068**

REPORT COMPLETED FOR:

NAME: Lenore Mallett

MAILING ADDRESS: lmallett@wpsir.com

WETLANDS/WATERCOURSE JURISDICTION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) define inland wetlands as "land, including submerged land, which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Water courses are defined in the act as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof."

MAPPING AND DELINEATION METHODOLOGY

Soils analysis, as described in this report, is intended as an inventory and evaluation of the existing soil characteristics on the subject property. A first order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the site. Soil units mapped in the field correspond with those in the USDA publication *Soil Survey of Connecticut*.

Wetland identification was based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land (e.g. a pond). These and other soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, numerous two-foot deep test pits and/or hand borings were completed throughout the site. Transects were located perpendicular to and at representative points along the perceived boundaries of the wetland areas identified on the property. Soil morphologies were observed at soil sampling points along the transects. Sampling began well outside the bounds of the wetland and continued towards it until inland wetland soils were observed. This point on each transect was marked (flagged) with an orange surveyor's tape labeled "Wetland Boundary". The complete boundary of every wetland area is located along the lines that connect these sequentially numbered boundary points.

Intermittent watercourses were delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation. Surveyor's tape, which was labeled "Wetland Boundary" and sequentially numbered, was placed at critical points to demarcate the boundary of each delineated watercourse.

The wetland and watercourse boundaries are subject to change until adopted by local or state regulatory agencies.

DATE AND CONDITIONS AT TIME OF INSPECTION

DATE: March 15, 2022 INSPECTED BY: Jay Fain

WEATHER: Warm, Sunny

SOIL MOISTURE CONDITIONS: ☐ DRY ☒ MOIST ☐ WET FROST DEPTH: N/A SNOW DEPTH: 0"

CERTIFICATION

JAY FAIN, PRINCIPAL, SOIL SCIENTIST

WETLAND/WATERCOURSE IDENTIFIED

FLAG NUMBERS	WETLAND TYPE	SOIL TYPE	COMMENTS
1-9	Scrub	Rn – Ridgebury, Leicester, and Whitman soils, extremely stony	-
25-32	Lake	Open Water	High Water
50-60	Swale	Rn – Ridgebury, Leicester, and Whitman soils, extremely stony	Along Road Frontage

SOIL MAP UNITS

Each soil map unit that was identified on the property represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of the map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope) of each unit are provided. These are generally the primary characteristics to be considered in land use planning and management. A narrative that defines each characteristic and describes their land use implications follows the table. Complete descriptions of each soil map unit can be found in the *Soil Survey of Connecticut*.

UPLAND SOILS

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	KIND	MOS.	
90B	Stockbridge Loam	Coarse-Loamy Till Derived From Limestone and Dolomite and/or Schist	3-8	Well drained	>6.0	-	-	>72

WETLAND SOILS

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	KIND	MOS.	
3 (Rn)	Ridgebury	Compact Glacial Till	0-8	Poorly Drained	0.0-1.5	Perched	Nov-May	>60
	Leicester							
	Whitman	Loose Glacial Till	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-May	>60
	Extremely stony fine sandy loam	Compact Glacial Till	0-3	Very Poorly Drained	0.0-0.5	Perched	Sep-Jun	>60

SOIL CHARACTERISTICS: DEFINITIONS AND LAND USE IMPLICATIONS

PARENT MATERIAL: Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand and silt, which is commonly stratified, deposited by glacial melt water. Alluvium is material such as sand, silt or clay deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling and compacting and the permeability of a soil. Generally, sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction subbase material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

SLOPE: Generally, soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

DRAINAGE CLASS: Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

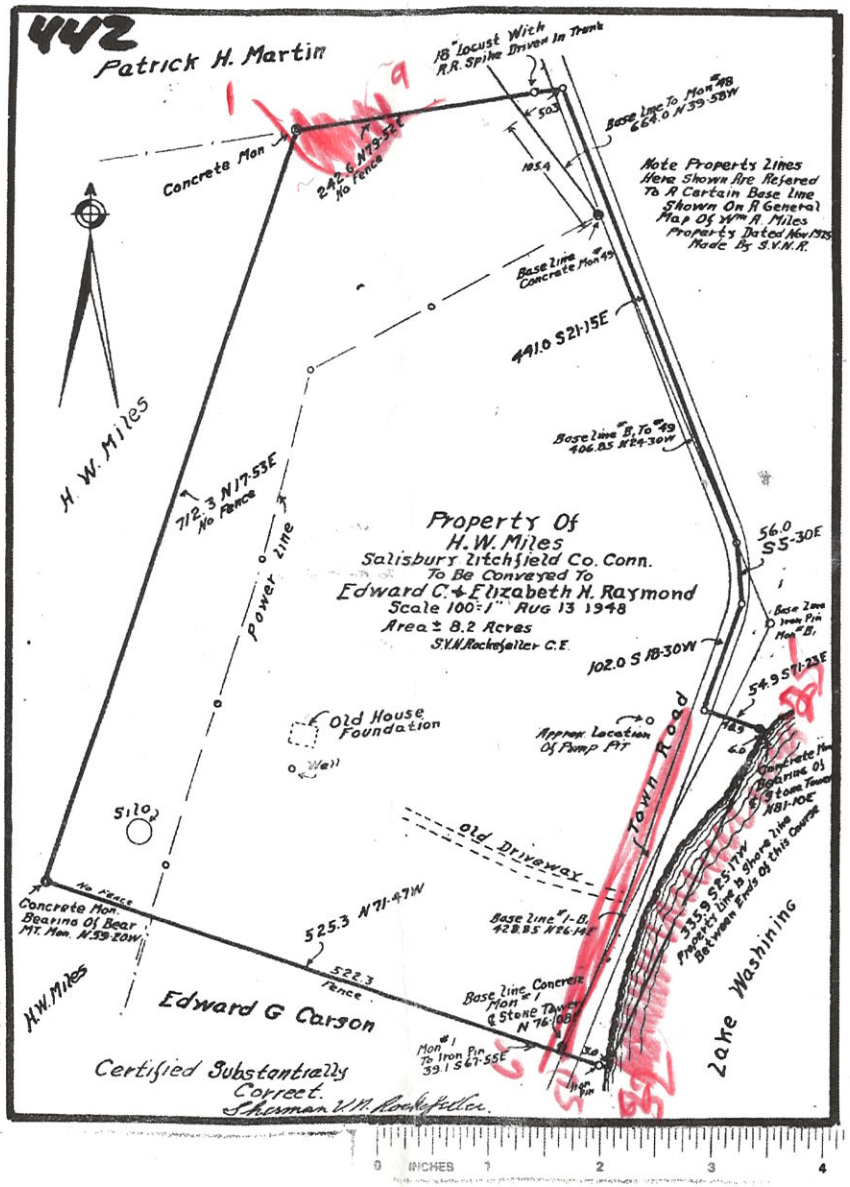
HIGH WATER TABLE: High water table is the highest level of a saturated zone in the soil in most years. The water table can affect when shallow excavations can be made; the ease of the excavations, construction, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

DEPTH TO BEDROCK: The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

1 - 9

25 - 32 MW

50 - 60

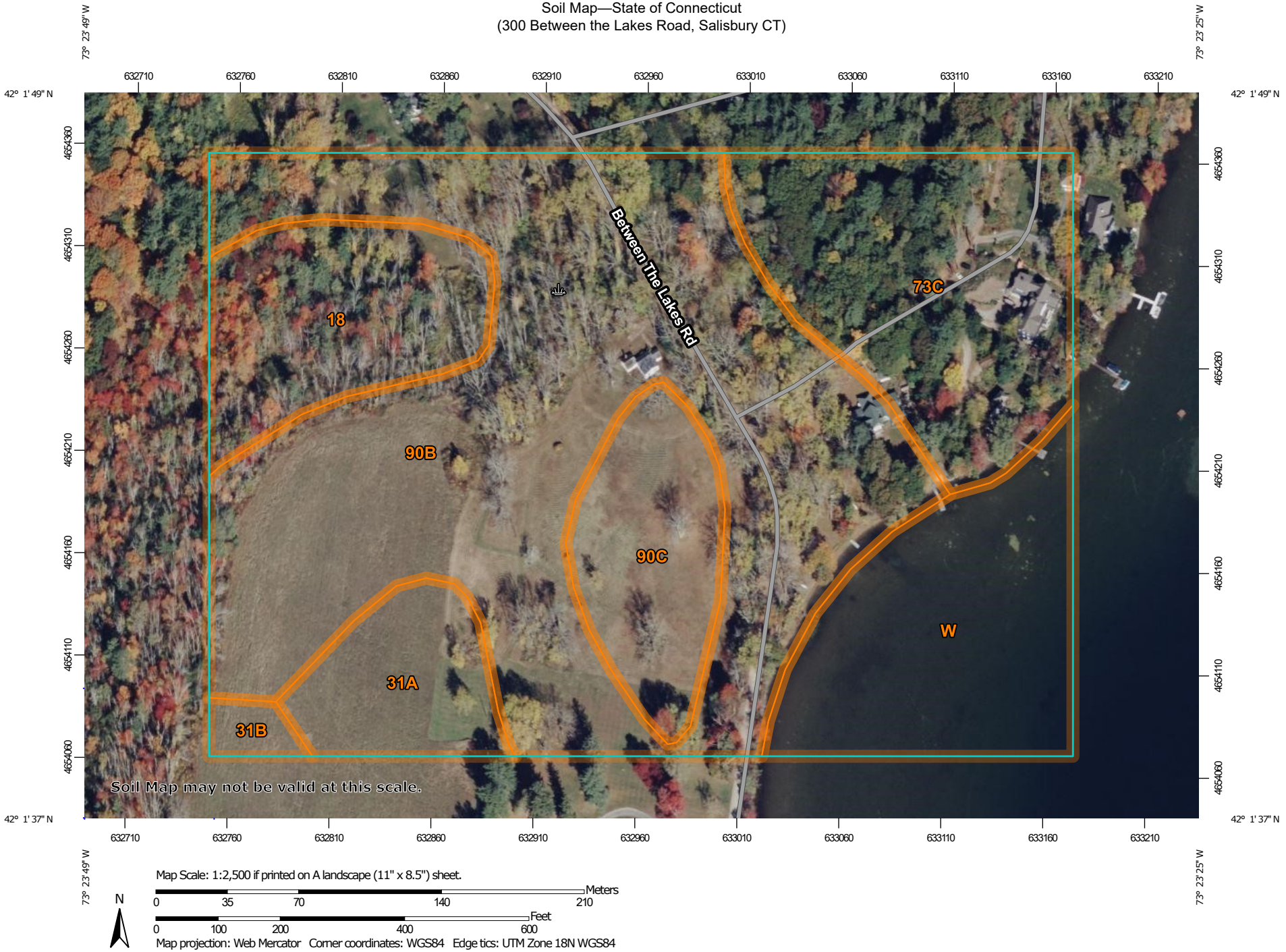


Wetland Sketch Map

JFA

3/14/22

Soil Map—State of Connecticut
(300 Between the Lakes Road, Salisbury CT)



Map Scale: 1:2,500 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 21, Sep 7, 2021

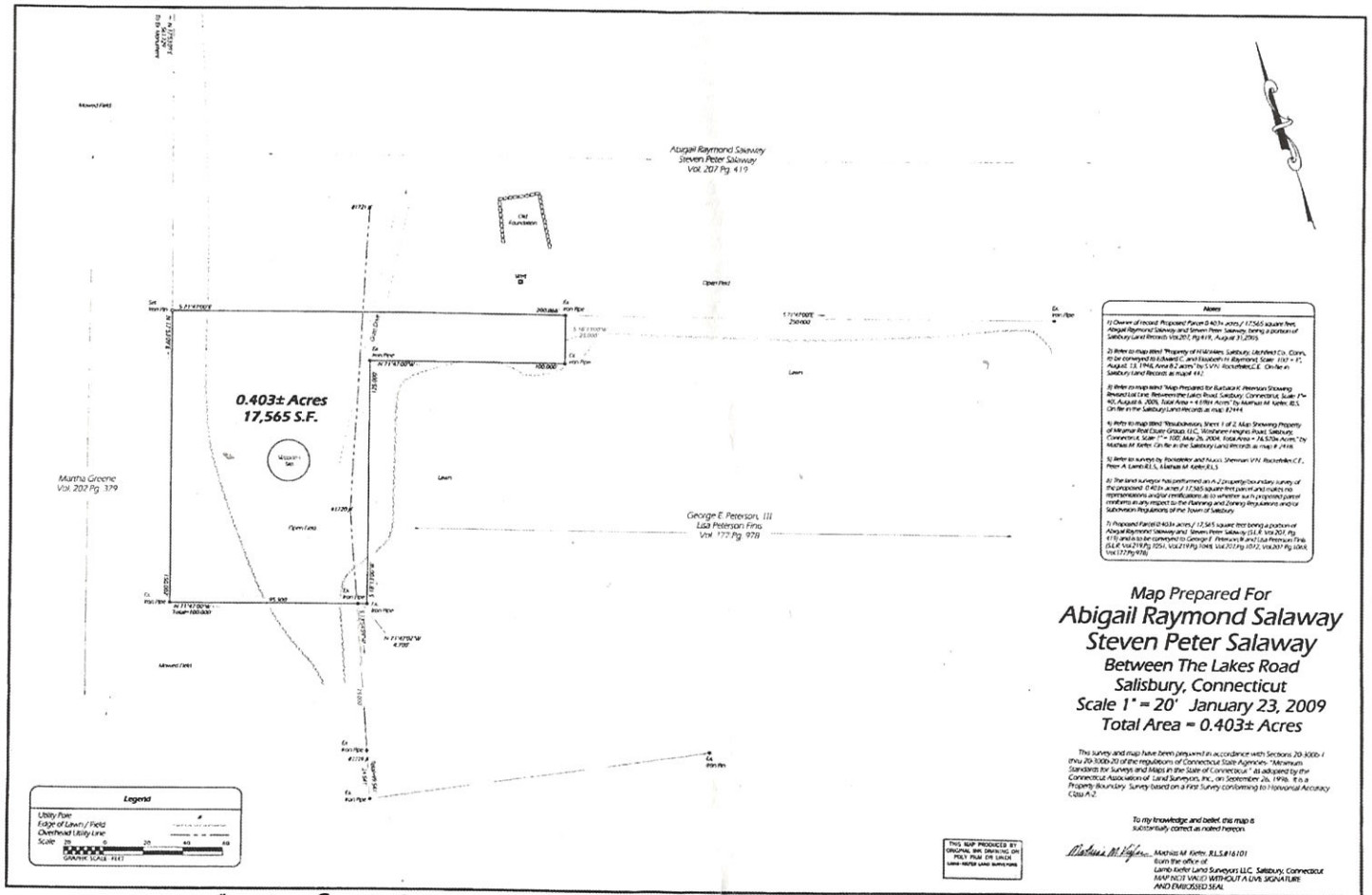
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Catden and Freetown soils, 0 to 2 percent slopes	2.9	9.5%
31A	Copake fine sandy loam, 0 to 3 percent slopes	1.7	5.6%
31B	Copake fine sandy loam, 3 to 8 percent slopes	0.3	0.9%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	5.0	16.0%
90B	Stockbridge loam, 3 to 8 percent slopes	14.7	47.3%
90C	Stockbridge loam, 8 to 15 percent slopes	2.3	7.5%
W	Water	4.1	13.3%
Totals for Area of Interest		**31.0**	**100.0%**



DRAWING NUMBER 2548

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER 2548

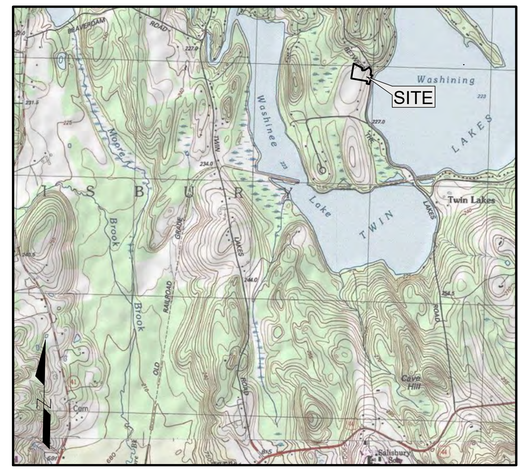
MAP # 2548 Rec'd for Record March 11, 2009 RBLamb, Asst. T.C.

BETWEEN THE LAKES ROAD REALIGNMENT

280 BETWEEN THE LAKES ROAD

SALISBURY, CONNECTICUT

JUNE 18, 2024



LOCATION MAP

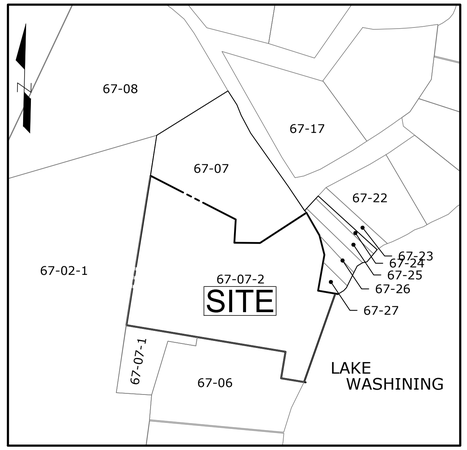
SCALE: 1"= 2000'

Owners

Map	Lot	Owner Name	Address
67	07-2	280 BTLR LLC	23721 NE 48TH AVE #H7 OKEECHOBEE, FL 34972
67	27	ESTERSON JILL & PEIRCE PETER R	328 BETWEEN THE LAKES RD SALISBURY, CT 06068
67	26	ROGERS DAVID SURV & VROTSOS KAREN SURV	382 BETWEEN THE LAKES RD SALISBURY, CT 06068
67	25	MEEHAN JOSEPH R TRUSTEE & SALISBURY BANK TRUST DEPT	PO BOX 1868 LAKEVILLE, CT 06039
67	24	SMITH ANN & HORTON RICHARD & HORTON RICHARD	118 EAST 21ST ST HOLLAND, MI 49423
67	7	SALAWAY ABIGAIL RAYMOND	111 TORRINGFORD ST APT 19 WINSTED, CT 06098

List of abutters as of May 6, 2024

Map	Lot	Owner Name	Address
		Direct abutting	
	NORTH		
67	17	BOYNTON SANDRA K TR	164 SALMON KILL ROAD LAKEVILLE, CT 06039
67	23	BROWN GEOFFREY & SHERMAN JUDITH M	P O BOX 13 TACONIC, CT 06079
	EAST		
-	-	Lake Washining	-
	SOUTH		
67	06	PETERSON GEORGE III & FINIS LISA & MARIO TRUSTEES	1 PINE TREE DRIVE BRANFORD, CT 06405
67	07-1	PETERSON GEORGE III & FINIS LISA & MARIO TRUSTEES	1 PINE TREE DRIVE BRANFORD, CT 06405
	WEST		
67	02-1	WASHINEE LLC C/O DAVID MILLER	131 AVENUE B APT 2C NEW YORK, NY 10009



ABUTTERS MAP

SCALE: 1"= 200'

LIST OF DRAWINGS

GENERAL NOTES

1. The Contractor shall contact Call-Before-You-Dig at 1-800-922-4455 for marking of utilities prior to any excavation.
2. The Contractor shall obtain copies of all permits and comply with all permit conditions.
3. The contractor shall restore all disturbed areas to the satisfaction of the owner.

OWNER

280 BTLR LLC
23721 NE 48TH AVE #H7
OKEECHOBEE, FL 34972

APPLICANT

GREAT FALLS CONSTRUCTION, LLC
117 DUBLIN ROAD
FALLS VILLAGE, CT 06031

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WWW.HALEYWARD.COM
140 Willow Street
Winsted, Connecticut 06098
860.379.6669

PROJECT
ROAD REALIGNMENT AND DREDGING
280 BTLR LLC
280 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE
COVER

DATE	SCALE
June 18, 2024	AS NOTED

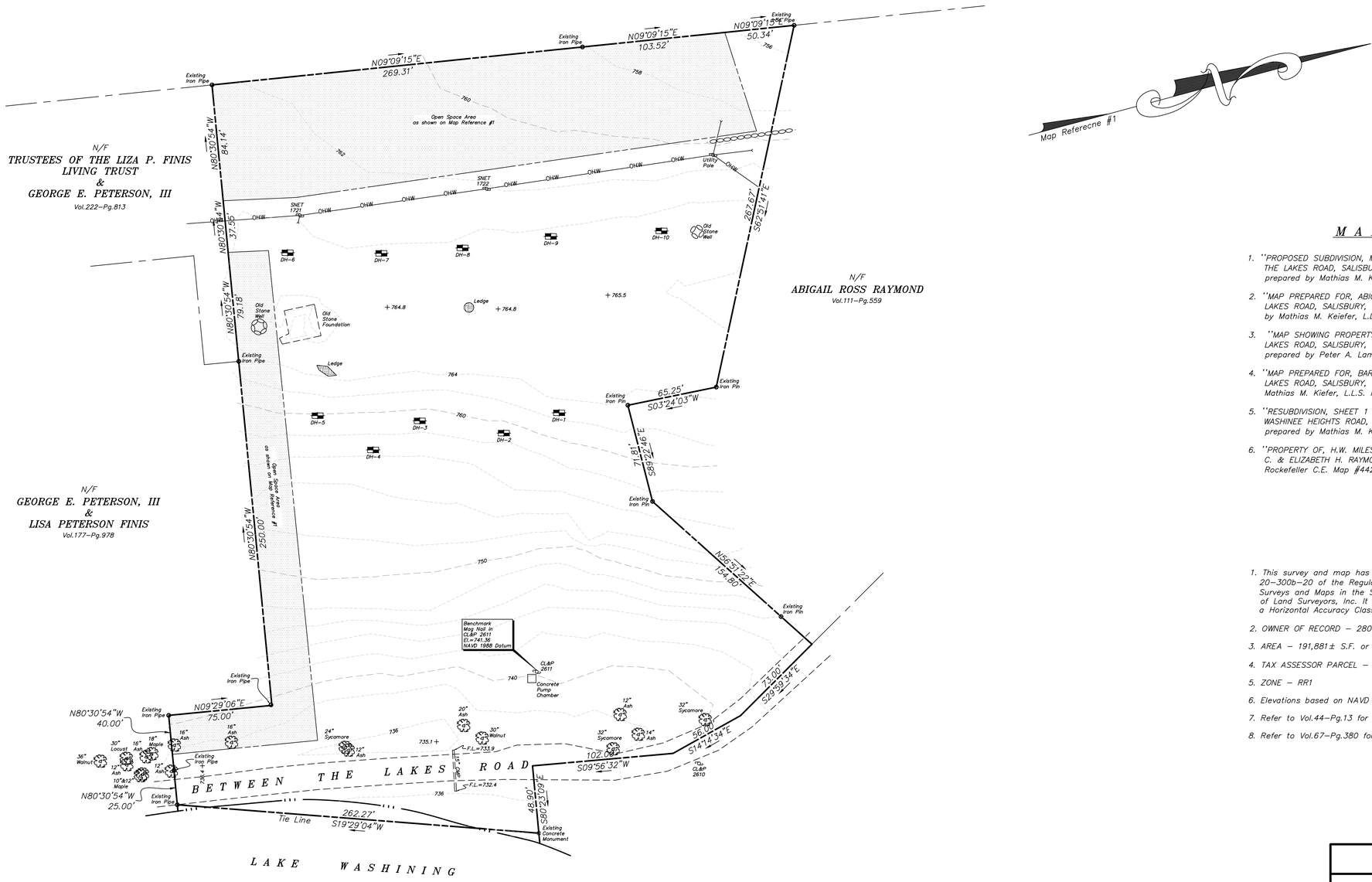
DRAWN BY	DESIGNED BY	CHECKED BY
JS	TP	JS

PROJECT No. 4010128.001

DRAWING No. 01 REV.

L E G E N D

PROPERTY LINE
STONE WALL
CONTOUR LINE 100
SPOT ELEVATION +100.0
IRON PIN OR PIPE
SURVEY MONUMENT
UTILITY POLE
WELL



M A P R E F E R E N C E S

1. ''PROPOSED SUBDIVISION, MAP PREPARED FOR, ABIGAIL RAYMOND SALAWAY, #300 BETWEEN THE LAKES ROAD, SALISBURY, CONNECTICUT'', scale: 1"=40', dated, September 2, 2022, prepared by Mathias M. Keiefer, L.L.S. Map #2766 S.L.R.
2. ''MAP PREPARED FOR, ABIGAIL RAYMOND SALAWAY, STEVEN PETER SALAWAY, BETWEEN THE LAKES ROAD, SALISBURY, CONNECTICUT'', scale: 1"=20', dated, jANUARY 23, 2009, prepared by Mathias M. Keiefer, L.L.S. Map #2548 S.L.R.
3. ''MAP SHOWING PROPERTY OF, GEORGE E., JR. & BARBARA R. PETERSON, BETWEEN THE LAKES ROAD, SALISBURY, CONNECTICUT'', scale: 1"=40', dated September 22, 1992, prepared by Peter A. Lamb R.L.S. Map #2090 S.L.R.
4. ''MAP PREPARED FOR, BARBARA R. PETERSON, SHOWING REVISED LOT LINE, BETWEEN THE LAKES ROAD, SALISBURY, CONNECTICUT'', scale: 1"=40', August 6, 2005, prepared by Mathias M. Kiefer, L.L.S. Map #244 S.L.R.
5. ''RESUBDIVISION, SHEET 1 OF 2, MAP SHOWING PROPERTY OF, MIRAMAR ESTATE GROUP, LLC, WASHINEE HEIGHTS ROAD, SALISBURY, CONNECICUT'', scale: 1"=100', May 26, 2004, prepared by Mathias M. Kiefer, R.L.S. Map #2418–A
6. ''PROPERTY OF, H.W. MILES, SALISBURY LITCHFIELD CO. CONN., TO BE CONVEYED TO EDWARD C. & ELIZABETH H. RAYMOND'', scale: 100'=1", dated Aug. 13, 1948, prepared by S.V.N. Rockefeller C.E. Map #442 S.L.R.

N O T E S

1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – ''Minimum Standards for Surveys and Maps in the State of Connecticut'' as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a **PROPERTY SURVEY** based on a **RESURVEY** and conforms to a Horizontal Accuracy Class **A–2** and a Vertical Accuracy Class of **T–2.**
2. OWNER OF RECORD – 280 BTLR LLC. (Vol.272–Pg.403)
3. AREA – 191,881± S.F. or 4.405± Acres
4. TAX ASSESSOR PARCEL – 67/07/2
5. ZONE – RR1
6. Elevations based on NAVD 1988 Vertical Datum..
7. Refer to Vol.44–Pg.13 for Southern New England Telephone Company Permit.
8. Refer to Vol.67–Pg.380 for Restrictive Covenants.

1/26/24	Trees along Between the Lakes Road added

REVISIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TIMOTHY G. WYLLIE, JR. LICENSE # 70421 , L.S.
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

GRAPHIC SCALE (INCHES)
0 1 2 3 4

STATE OF CONNECTICUT TIMOTHY G. WYLLIE JR. No. 0070421 LICENSED LAND SURVEYOR (SEAL)

TOPOGRAPHIC SURVEY

PREPARED FOR

GREAT FALLS CONSTRUCTION

BETWEEN THE LAKES ROAD
SALISBURY, CONNECTICUT

SCALE:	DATE	SHEET NO.	JOB NO.
1"=40'	December, 2023	1 OF 1	0407–101

Timothy G. Wyllie Jr., Land Surveyor
Barkhamsted, Connecticut
Phone: 860.605.9075 email: tgwsurveying@gmail.com

N/F
WASHINEE LLC
Existing Iron Pipe
75' UPLAND REVIEW AREA FROM WETLANDS
30' REAR YARD SETBACK
WETLANDS DELINEATED BY JAY FAIN AND ASSOCIATES, LLC ON MARCH 15, 2022
Open Space Area as shown on Map Reference #1
30' SIDE YARD SETBACK
N/F
TRUSTEES OF THE LIZA P. FINIS LIVING TRUST & GEORGE E. PETERSON, III
Vol.222–Pg.813
Utility Pole
Old Stone Well
Old Stone Foundation
Ledge
N/F
ABIGAIL ROSS RAYMOND
Vol.111–Pg.559
Existing Well
75' Well Radius
Approximate Location Existing Septic System
NDDB AREA
N/F
GEORGE E. PETERSON, III & LISA PETERSON FINIS
Vol.177–Pg.978
300' LAKE PROTECTION OVERLAY
36" Walnut
NEW OPEN SPACE 650 SF
CREATE STORM WATER TREATMENT
REALIGN ROAD
75' UPLAND REVIEW AREA FROM WETLANDS
REMOVE FROM OPEN SPACE 646.8 SF
40' FRONT YARD SETBACK
75' SETBACK FROM LAKE
BETWEEN THE LAKES ROAD
CREATE STORM WATER TREATMENT
Tie Line
WETLANDS DELINEATED BY JAY FAIN AND ASSOCIATES, LLC ON MARCH 15, 2022
67-27 N/F JILL ESTERSON & PETER R. PEIRCE
N/F DAVID ROGERS & KAREN VROTSOS
N/F JOSEPH F. MEEHAN, TRUSTEE & THE JOSEPH F. MEEHAN REVOC TRUST
67-24 N/F ANN SMITH & RICHARD HORTON
PORTION OF EXISTING ROAD TO REMAIN FOR ACCESS
REMOVE PORTION OF BETWEEN THE LAKES ROAD
LAKE WASHINING
GRAPHIC SCALE
0 30 60 Feet
SCALE: 1"= 30'

FILE LOCATION: P:\CT\4010128-GREAT_FALLS_CONSTRUCTION\128.001 - 280 BETWEEN THE LAKE RD. - TAP\02-CAD_FILES\PROJECT 2.DWG, 2024.06.18, 11:15 AM

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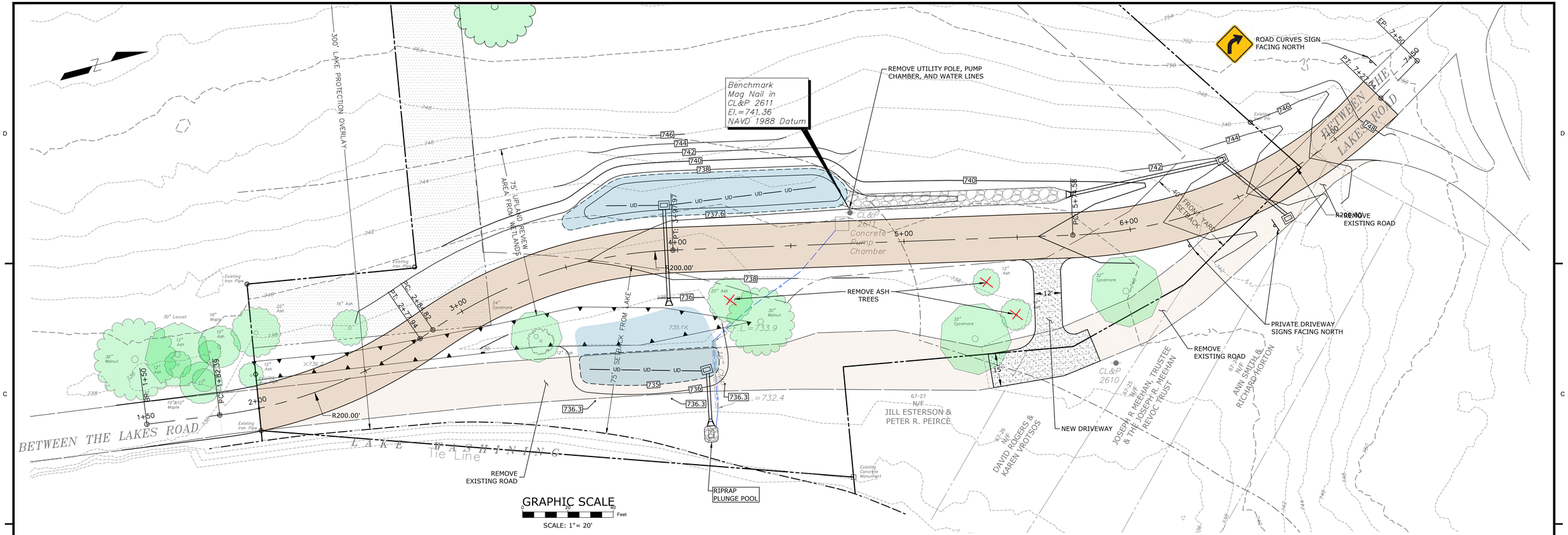
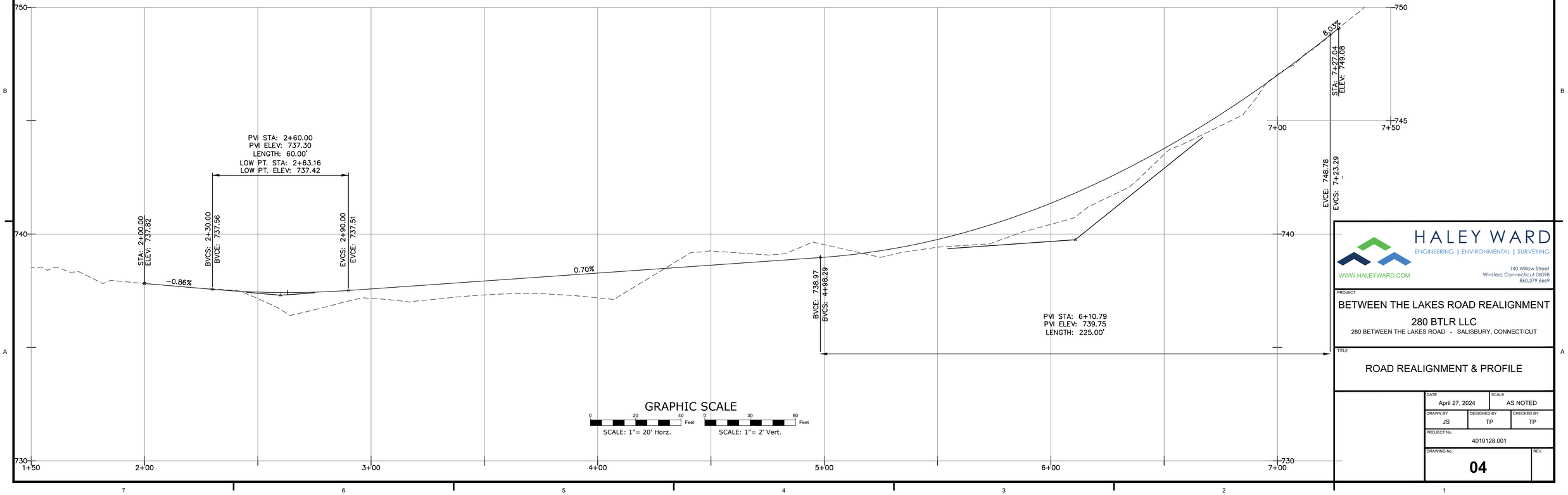
PROJECT
BETWEEN THE LAKES ROAD REALIGNMENT
280 BTLR LLC
280 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE
ANNOTATED SITE PLAN

DATE	SCALE	
June 18, 2024	AS NOTED	
DRAWN BY	DESIGNED BY	CHECKED BY
JS	TP	TP
PROJECT No.		
4010128.001		
DRAWING No.	REV.	
03		





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PROJECT
BETWEEN THE LAKES ROAD REALIGNMENT
280 BTLR LLC
280 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE
ROAD REALIGNMENT & PROFILE

DATE	SCALE
April 27, 2024	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TP	TP

PROJECT No.
4010128.001

DRAWING No.
04

REV.

FILE LOCATION: P:\CT\4010128-GREAT_FALLS_CONSTRUCTION\128.001 - 280 BETWEEN THE LAKE RD. - TAP\02-CAD_FILES\PROJECT 2.DWG, 2024.06.18, 11:21 AM

NEW OPEN SPACE 650 SF

REMOVE FROM OPEN SPACE 646.8 SF

300' LAKE PROTECTION OVERLAY

75' UPLAND REVIEW AREA FROM WETLANDS

Open Space Area as shown on Map Reference #1

Benchmark
Mag Nail in CL&P 2611
El.=741.36
NAVD 1988 Datum

REMOVE UTILITY POLE, PUMP CHAMBER, AND WATER LINES

TYPE CG CB
TF 737.6
INV. UNDERDRAIN 735.2
INV. 15" HDPE 735.2

STORM WATER BASIN #1
UNDERDRAIN

SOIL STOCKPILE

FE
INV. 738.1

TYPE CG CB
TF 742.0
INV. 739.0

15" HDPE

CL&P 2611 Concrete Pump Chamber

RIPRAP SWALE

FILTER SOCK

REMOVE EXISTING ROAD

TYPE CG CB
TF 743.0
INV. 740.0

FILTER SOCK

PRIVATE DRIVEWAY SIGNS FACING NORTH

REMOVE ASH TREES

PROTECT TREE (TO REMAIN, TYP.)

FE
INV. 735.0

STORM WATER BASIN #2
UNDERDRAIN

TYPE CG CB
TF 735.9
INV. 15" HDPE 733.0
INV. UNDERDRAIN 734.0

FILTER SOCK

REMOVE EXISTING ROAD

NEW DRIVEWAY

SEDGE BUFFER, TYP.

FE
INV. 732.5

RIPRAP PLUNGE POOL

Tie Line

BETWEEN THE LAKES ROAD

JILL ESTERSON & PETER R. PEIRCE 67-27 N/F

DAVID ROGERS & KAREN VROTSOS 67-28 N/F

JOSEPH R. MEEHAN, TRUSTEE & THE JOSEPH R. MEEHAN REVOC TRUST 67-25 N/F

ANN SMITH & RICHARD HORTON 67-26 N/F

CL&P 2610

LAKE WASHINING

Approximate Location Existing Septic System

Existing Iron Pin

Existing Iron Pipe

Existing Concrete Monument

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BLDG. SETBACK	
100	CONTOUR LINE	100
	SPOT ELEVATION	100.5
Probe #1	SOIL SAMPLE LOCATION	
	TREE	
	WETLANDS BOUNDARY	
	EDGE OF WATER	
FS	FILTER SOCK	FS
TC TC	TURBIDITY CURTAIN	TC TC
CLL	CLEARING LINE	CLL
	CATCH BASIN	
	STORM DRAIN PIPE	15" HDPE
	EROSION CONTROL BLANKET	

GRAPHIC SCALE
0 20 40 Feet
SCALE: 1"= 20'

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PROJECT
BETWEEN THE LAKES ROAD REALIGNMENT
280 BTLR LLC
280 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE
GRADING AND EROSION CONTROL PLAN

DATE	SCALE
June 18, 2024	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TP	TP

PROJECT No. 4010128.001

DRAWING No. 05

REV.

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SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

1. INTRODUCTION AND PERMIT COMPLIANCE

Pursuant to Connecticut P.A. 83-388, this project requires a Soil Erosion and Sediment Control Plan and Narrative.

This narrative describes the **minimum** measures required to control soil erosion during and after construction of the sitework shown on this plan. The soil erosion and sediment control measures shown on this plan are designed in accordance with a document entitled "Connecticut Guidelines for Soil Erosion and Sediment Control" published by the Connecticut Council on Soil and Water Conservation in Collaboration with Connecticut Department of Energy and Environmental Protection effective March 30, 2024. The Contractor may be required to implement additional measures to prevent site erosion and sedimentation of downstream waterways.

The Contractor is required to obtain copies of, and comply with the conditions of all permits for this project, including but not limited to:

- Municipal Inland Wetlands Permit
- Municipal Planning & Zoning Permit

The Contractor's activities and operations include all site work and work incidental to the project including, but not limited to haul roads, waste and disposal areas, staging areas, and field offices. If any of his activities require approvals above and beyond those already accounted for by the Owner's permits, the Contractor shall apply for and obtain such permits prior to conducting those operations. If incidental work such as haul roads, waste and disposal areas, staging areas, and field offices are not shown on the plans, and require additional erosion control, the Contractor shall provide such controls.

2. PROJECT DESCRIPTION AND SITE CHARACTERISTICS

This project involves the realignment of Between the Lakes Road. It also includes measures to improve water quality in the lake.

Specific activities include:

- Earthwork
- Construction of a new gravel road
- Drainage system installation
- Construction of stormwater improvement measures.
- Site restoration

3. CONSTRUCTION SEQUENCING

1. Confirm all permits are in place.
2. If required by the Town, hold a preconstruction meeting.
3. Stake out road realignment.
4. Install filter socks where shown on the plans.
5. Strip and stockpile topsoil from proposed road bed.
6. Construct new road and drainage system.
7. Remove old road where called for on the plans.
8. Construct new stormwater basins.
9. Restore all disturbed areas.
10. Plant sedges along shoreline where shown.
11. Remove erosion and sediment controls after stabilization of the site.

The owner plans to undertake the work as soon as all permits are in place during the summer of 2024. Work is expected to take five to six weeks.

4. RESPONSIBILITY

4.1 RESPONSIBILITIES OF OWNER/PERMITEE

The Owner is 280 BTLR, LLC, c/o Jeffrey & Claudia Keenan, 23721 NE, 48th Ave, #H7, Okeechobee, FL 34972. Phone 404-695-6777. The Owner shall:

A. Provide the Contractor with copies of land-use permits that Owner has acquired.

B. Inform all parties involved with the proposed site work of this plan's objectives and requirements.

4.2 RESPONSIBILITIES OF CONTRACTOR

The Contractor is Great Falls Construction, Inc. 117 Dublin Road, Falls Village, CT 06031. Phone 860-824-7128. The Contractor is responsible for preventing erosion of the site and for protecting adjacent waterways from sedimentation. The Contractor shall:

A. Install, monitor, and maintain the soil erosion and sediment control measures as shown on this plan.

B. Comply with all permit requirements.

C. Provide the Owner, Engineer, and the municipality with 24 hour phone numbers in the event of an emergency at the site.

5. PRECONSTRUCTION CONFERENCE

The Contractor shall initiate a preconstruction conference with the Permitee, Owner-of-record, Contractor, Engineer, and a municipal representative to review the proposed soil erosion and sediment control measures.

6. DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

6.1 TEMPORARY STABILIZATION MEASURES

Temporary Grass Cover:

Provide temporary grass cover where indicated on the plans or where temporary land grading will be unaltered for more than one month but less than 12 months. The Contractor shall loosen the soil to a depth of two inches before seeding. If existing soil is not capable of growing grass, the Contractor shall spread at least two inches of topsoil over the loosened surface. If seeding commences during the summer or early autumn, the annual or perennial ryegrass seed shall be used. If seeding commences in spring or late autumn, the winter ryegrass seed shall be used. Seeding rates shall be 5 lbs./1000 sq. ft. Hay mulch shall be spread at the rate of 100 lbs./1000 sq. ft. The Contractor shall irrigate the grass until an acceptable stand of grass is established.

Filter Sock:

Install filter sock as shown on the plans and details. Socks shall consist of a filter media inside of a mesh tube. Stake the filter sock at four-foot intervals or as called for by the manufacturer. Filter socks less than 12 inches in diameter shall be installed in a shallow depression. Where the filter sock is not continuous, it shall be overlapped a minimum of three feet. Remove sediment once levels have reached 1/4 of the effective sock. Repair and/or replace filter sock immediately if damaged or deteriorated. See table below for more information.

Project Duration	Mesh Material
Up to 5 years	Multi-Filament Polypropylene
Up to 12 months	Biodegradable Cotton Fiber
Up to 18 Months	Biodegradable Wood Fiber

Stockpiling or Storage of Excavated Materials:

Completely surround all temporary (2-4 weeks) material stockpiles with haybales, filter sock, or silt fence to prevent transportation of sediment. Seed stockpiles that will remain for a longer duration with a quick-growing rye grass.

Fabric Slope Protection (Erosion Control Blanket):

Install fabric slope protection on the sloping areas shown on the plan. The Contractor shall select a fabric from the Connecticut Department of Transportation's Approved Product List. The fabric shall meet the requirements of *Class 1 Type D Slope Protection*. The fabric shall be installed in accordance with the manufacturers instructions and guidelines. The Contractor shall maintain the fabric until a stand of grass, acceptable to the Owner, is established.

Tree Protection:

The Owner will select trees or groups of trees to remain prior to construction. The Contractor shall provide snow fencing, board fencing, or cord fencing around trees or groups of trees to protect them against damage. The Contractor shall be responsible for selecting and installing the protection measures most appropriate for the conditions present. The Contractor shall repair and/or replace tree protection measures immediately if damaged during construction.

6.2 TEMPORARY STRUCTURAL MEASURES

Catch Basin Protection, Silt Sack:

Use Silt Sack or approved equal for protection of catch basins as shown on the plans. Install a "silt sack" per manufacturer's instructions. Remove sediment from "silt sack" once the sack reaches half full. Replace the "silt sack" immediately if it becomes damaged or the permeability is impeded by sediment.

6.3 PERMANENT STABILIZATION MEASURES

Implement stabilization measure within three days of final grading.

Topsoil, Seed and Mulch: Immediately following rough grading activities, bring all disturbed areas to final grade with a minimum of four inches of screened topsoil (after compaction). Topsoil shall be free of large stones and roots and other deleterious materials such as wood, pieces of pavement, metals, trash, etc. and shall be of such quality as to readily promote germination of grass seed.

Prior to seeding, submit soil samples to a qualified soils laboratory for recommendations on liming and fertilizer. Follow the laboratory recommendations. All areas, to be re-vegetated, shall be seeded at a rate of 6 lbs/1,000 SF as follows:

For seeding between May 1st and August 15th:

Creeping red fescue	35 parts
Chewings red fescue	20 parts
Kentucky 31 tall fescue	20 parts
Domestic rye grass	25 parts

For seeding any other time of year:

Creeping red fescue	35 parts
Chewings red fescue	20 parts
Kentucky 31 tall fescue	15 parts
Baron bluegrass	20 parts
Rough bluegrass	10 parts

Immediately after seeding operations, cover the seedbed with hay or straw mulch at a rate of 100 lbs./1000 sq. ft. Mulch must be free of weeds and coarse matter. Spread mulch by hand or by mulch blower. Mulch anchoring is required by tractor drawn anchoring device along contour, or by tracking with a bulldozer (cleats parallel to contour) on slopes flatter than 3H:1V.

6.4 PERMANENT STRUCTURAL MEASURES (POST CONSTRUCTION STORMWATER MANAGEMENT)

Riprap Apron/Outlet Protection:

Construct outlet protection, in the form of a riprap apron, at storm sewer outfalls as shown on the plans and details. The aprons dissipate energy and reduce runoff velocity. Remove accumulated sediment from the apron after the site is stabilized with grass and/or pavement.

Permanent Sediment Basins:

Construct permanent sediment basins where shown on the plans. Construct the basins according to the requirements shown on the plans and details. The basin will collect sediment over the long term before it leaves the site.

During construction, remove sediment from the basin once levels have reached 10 percent of the basin volume.

Riprap -Lined Drainage Swale:

Construct a riprap-lined drainage swale as shown on the plans and details. Keep the riprap-lined drainage swale free of debris and accumulated sediment until the site is stabilized with vegetation and/or pavement.

6.5 OTHER CONTROLS

Waste Disposal:

Provide an adequate number of covered waste containers to ensure that no litter, debris, building materials, or similar materials are discharged to wetlands or watercourses. Instruct subcontractors to use the containers for waste material. Empty the containers promptly when full.

Construction Entrance:

Place clean washed stone (CONNDOT No.3 stone) at the site entrance(s) to the length, width and depth indicated on the plans and details to help remove mud and/or clods of soil from construction vehicles exiting from the site. Add stone as necessary to maintain adequate serviceability.

Cleaning of Stormwater Structures:

Clean all stormwater structures, including, but not limited to pipes, swales, detention basins, sediment traps, and riprap aprons of sediment upon completion of the project.

7. GENERAL CONDITIONS

7.1 If erosion control measures are damaged by construction vehicles, acts of vandalism, or severe weather conditions, the Contractor shall immediately remove sediment in the vicinity of the erosion control measures and repair these measures to a functional condition.

7.2 If, during or after construction, it becomes apparent that existing erosion control measures are incapable of controlling erosion, the Owner, the Engineer, or the municipality may require additional control measures including, but not limited to; additional haybales, silt fence, sediment basins, or mechanically anchored mulch.

7.3 Refueling of equipment or machinery within 75 feet of any wetland or watercourse is prohibited.

7.4 No materials resulting from construction activities shall be placed in or allowed to contribute to the degradation of an adjacent wetland or watercourse. Disposal of any material shall be in accordance with Connecticut General Statutes, including, but not limited to, Sections 22a-207 through 22a-209.

7.5 The Contractor shall make every effort to secure the work site before predicted major storms. A major storm shall be defined as a storm predicted by NOAA Weather Service with warnings of flooding, severe thunderstorms, or similarly severe weather conditions or effects.

7.6 Dumping of oil, chemicals or other deleterious materials on the ground is forbidden. The Contractor shall provide a means of catching, retaining, and properly disposing of drained oil, removed oil filters, or other deleterious material. All spills of such materials shall be reported immediately by the Contractor to the DEEP.

7.7 No application of herbicides or pesticides within 75 feet of any wetland or watercourse will be allowed. All such applications must be done by a Connecticut licensed applicator. The Contractor shall submit to the Owner the proposed applicator's name and license number, and must receive the Owner's approval of the proposed applicator, before such application is carried out.

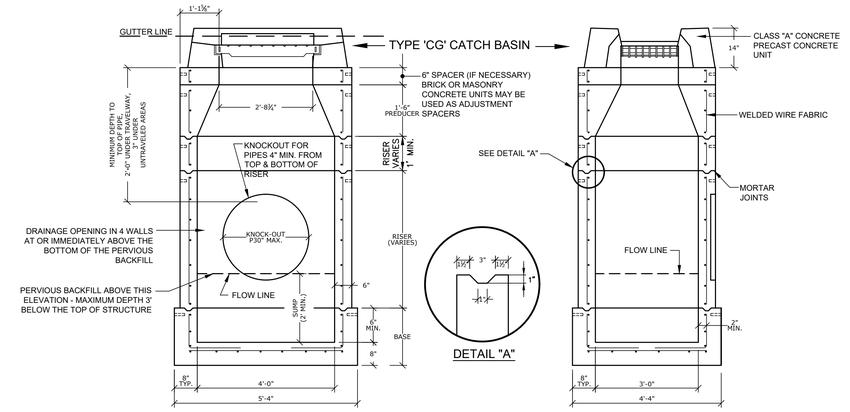
NOTES:

WHERE PRECAST CONCRETE UNIT IS USED FOR THE SUMP, THE TOP FOR THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN

FOR DETAILS OF FRAMES AND GRATES, SEE CONN. DOT STANDARD SHEET 507–K.

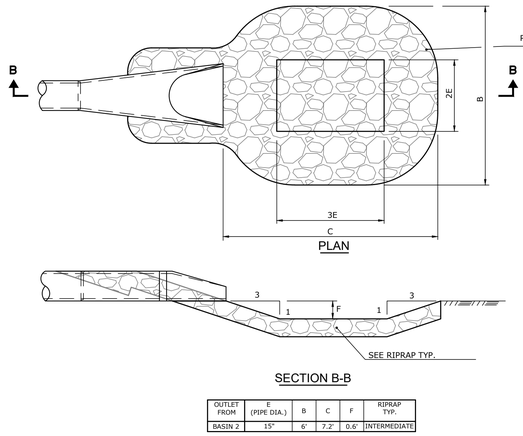
THE WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS, WHILE INSIDE DIMENSIONS TO REMAIN THE SAME.

TF SHOWN ON PLAN IS FOR 1" DEPRESSED GRATE



PRECAST TYPE CG CATCH BASIN

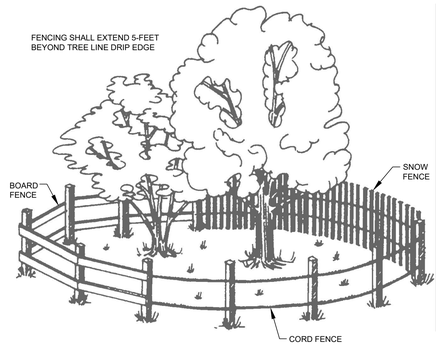
NOT TO SCALE



OUTLET FROM	E (PIPE DIA.)	B	C	F	RIPRAP TYP.
BASIN 2	15"	6'	7.2'	0.6'	INTERMEDIATE

PLUNGE POOL

NOT TO SCALE



TREE PROTECTION

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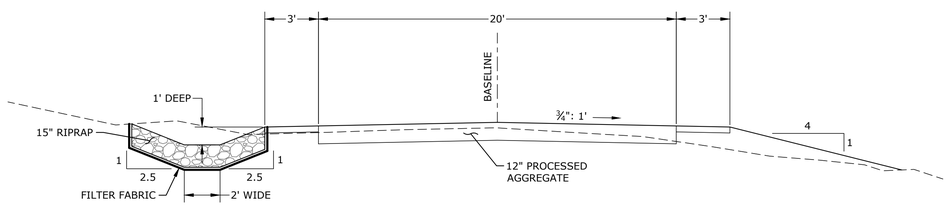
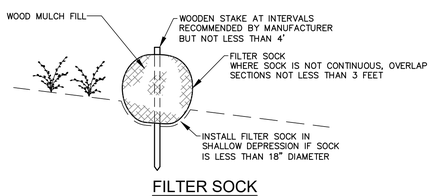


GRAVEL ROADWAY

NOT TO SCALE



FILTER SOCK

NOT TO SCALE

HALEY WARD
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WWW.HALEYWARD.COM
140 Willow Street
Winsted, Connecticut 06098
860.379.6669

PROJECT

BETWEEN THE LAKES ROAD REALIGNMENT

280 BTLR LLC

280 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE

EROSION CONTROL NARRATIVE & DETAILS

DATE	SCALE
June 18, 2024	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TP	JS

PROJECT No.

4010128.001

DRAWING No.

06

REV.