

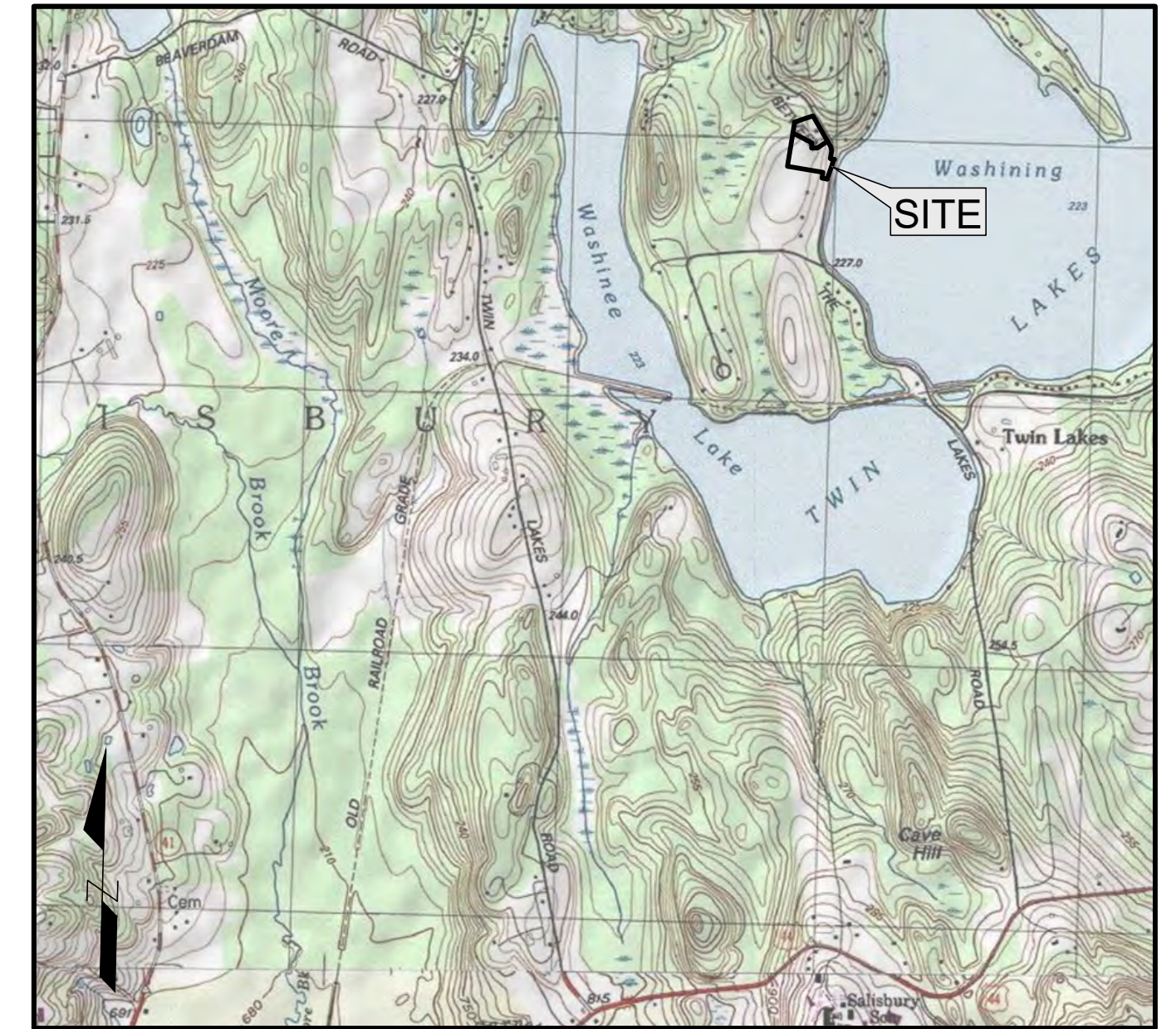
# NEW RESIDENCE

# 280-300 BETWEEN THE LAKES ROAD

SALISBURY, CONNECTICUT

SEPTEMBER 10, 2024

Revised: October 16, 2024  
October 24, 2024

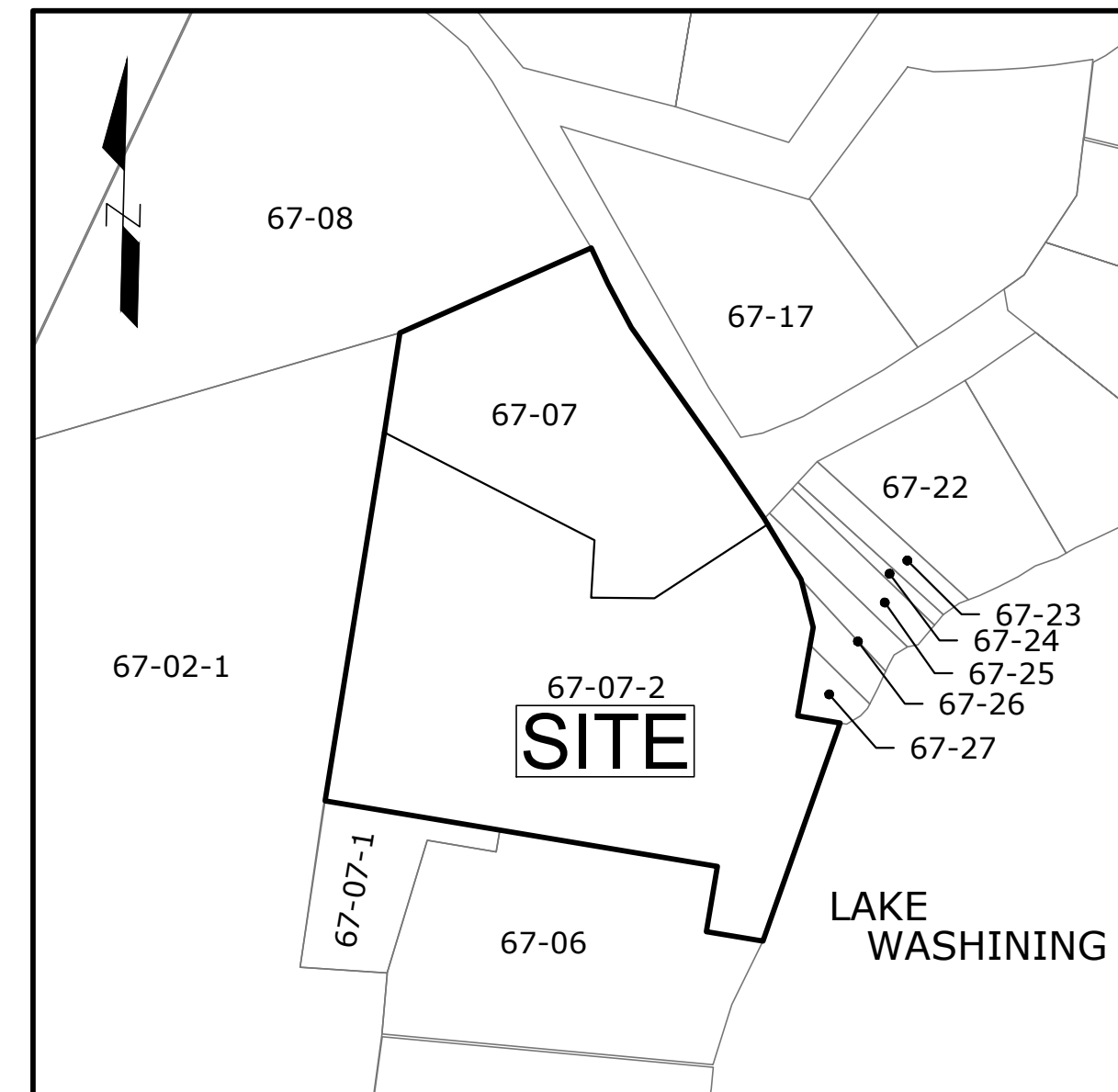


LOCATION MAP

SCALE: 1"= 2000'

Owner			
Map	Lot	Owner Name	Address
67	07-2	280 BTLR LLC	23721 NE 48TH AVE #H7 OKEECHOBEE, FL 34972
67	07	280 BTLR LLC	23721 NE 48TH AVE #H7 OKEECHOBEE, FL 34972

List of abutters as of August 23, 2024			
Map	Lot	Owner Name	Address
Direct abutting			
NORTH			
67	8	ESTERSON JILL & PEIRCE PETER R	328 BETWEEN THE LAKES RD SALISBURY, CT 06068
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
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
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'

**OWNER**

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

**APPLICANT**

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

**LIST OF DRAWINGS**

- COVER
- TOPOGRAPHIC SURVEY, BY TIMOTHY G. WYLLIE JR., L.S.
- SITE PLAN
- SEPTIC SYSTEM DETAILS
- SITE DETAILS

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	BLDG. SETBACK	
	CONTOUR LINE	
	SPOT ELEVATION	
	DEEP HOLE OBSERVATION	
	PERCOLATION TEST	
	SOIL SAMPLE LOCATION	
	TREE	
	WETLANDS BOUNDARY	
	EDGE OF WATER	
	FILTER SOCK	
	TURBIDITY CURTAIN	
	CLEARING LINE	
	CATCH BASIN	
	STORM DRAIN PIPE	
	EROSION CONTROL BLANKET	

**GENERAL NOTES**

- The Contractor shall contact Call-Before-You-Dig at 1-800-922-4455 for marking of utilities prior to any excavation.
- The Contractor shall obtain copies of all permits and comply with all permit conditions.
- The contractor shall restore all disturbed areas to the satisfaction of the owner.
- During the construction process, the Owner/Developer/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
- Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
- An As-Built Site Improvement and Grading Plan, prepared by a State of Connecticut Registered Land Surveyor, shall be submitted to the Land Use Administrator after all the site work is completed, and prior to requesting a Certificate of Occupancy.
- A final site inspection shall be completed by the Land Use Administrator and/or the Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the issuance of a Certificate of Occupancy.
- The septic system and geothermal wells shall be staked out by a land surveyor prior to construction.

REV	DATE	DESCRIPTION	BY	CHK.
3	2024-10-24	Footing Drain	JS	TAP
2	2024-10-16	Address Town Engineer Comments	JS	TAP
1	2024-09-25	Code Complying Area Lot 1	JS	TAP

**PERMITTING**



PROJECT  
**NEW RESIDENCE**  
280 BTLR LLC  
280-300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

**COVER**

DATE	SCALE
September 10, 2024	AS NOTED
DRAWN BY JS	DESIGNED BY TP
CHECKED BY JS	
PROJECT No. 4010128.001	
DRAWING No. <b>1</b>	REV. <b>3</b>







FILE LOCATION: P:\CT\4010128 - GREAT FALLS - CONSTRUCTION\128.001 - 280 BETWEEN THE LAKE RD. - TAPI02-CAD-FILES\280 BTL RD. - PROJECT.DWG, 2024.10.24, 9:23 AM

N/F  
**MARTHA GREENE**  
 Vol. 202-Pg. 379

N/F  
**PETER R. PEIRCE & JILL ESTERSON**  
 Vol. 180-Pg. 1094

N/F  
**TRUSTEES OF THE LIZA P. FINIS LIVING TRUST & GEORGE E. PETERSON, III**  
 Vol. 222-Pg. 813

N/F  
**GEORGE E. PETERSON, III & LISA PETERSON FINIS**  
 Vol. 177-Pg. 978

**300.2 Table of Dimensional Requirements - Residential Zones**  
 See Article III For Standards and Exceptions

Zone	RR1-(LP)	Lot 1		Lot 2	
		Existing	Proposed	Existing	Proposed
Minimum lot area (sq. ft./acre) - not including area of an access ROW	80,000	98,553 SF 2.262 Ac.	84,082 SF 1.930 Ac.	191,911 SF 4.406 Ac.	191,911 SF 4.406 Ac.
Minimum buildable area (in square feet)	20,000	NA	NA	28,000	28,000
Minimum street frontage-land owned or an access ROW (in feet)	25	368	368	490	490
Minimum Yard Setback (in feet)					
(Note: minimum yard setback shall not include area of a utility easement or access ROW)					
Front	40	54.2	54.2	-	296.2
Side	30	79.6	79.6	-	53.0
Rear	30	123.4	123.4	-	129.9
Minimum square each side (in feet) - the length of one side shall fit on the front yard setback line	150	150	150	150	150
Max building coverage (as percent of total lot area)	10	1.63	1.63	0	3.41
Max building height (in feet)	30/35	<20'	<20'	NA	35'
Minimum separation between buildings (in feet)	10	53.6	53.6	NA	NA
*Storage accessory building permitted in a side or rear yard provided maximum building height 15' and maximum footprint 250 sq. ft. and meets following setback requirements:					
Minimum Setback (in feet) from side property line	10	NA	NA	NA	NA
Minimum setback of accessory building to access ROW (in feet) (see 501)	10	NA	NA	NA	NA
Minimum Setback from Watercourse (in feet)					
Principal Building	75	406±	406±	NA	306±
Accessory Building	50	494±	494±	NA	NA
Maximum Impervious Surface (as percent of total area within LPOD)	10	0	0	0	0

**IMPACT TABLE**

	LOT 1	LOT 2	TOTAL
REGULATED WETLAND (Ac.)	0	0	0
REGULATED NON-WETLAND (Ac.)	0.19	0.03	0.22
NON-REGULATED (Ac.)	0.50	0.80	1.30
<b>TOTAL (Ac.)</b>	<b>0.69</b>	<b>0.83</b>	<b>1.52</b>

REV	DATE	DESCRIPTION	BY	CHK.
3	2024-10-24	Footing Drain	JS	TAP
2	2024-10-16	Address Town Engineer Comments	JS	TAP
1	2024-09-25	Code Complying Area Lot 1	JS	TAP

**PERMITTING**

**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING

WWW.HALEYWARD.COM

140 Willow Street  
 Winsted, Connecticut 06098  
 860.379.6669

PROJECT  
**NEW RESIDENCE**  
**280 BTLR LLC**  
 280-300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

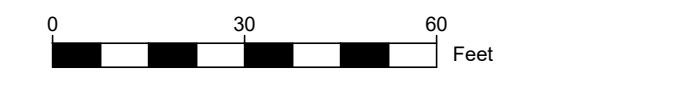
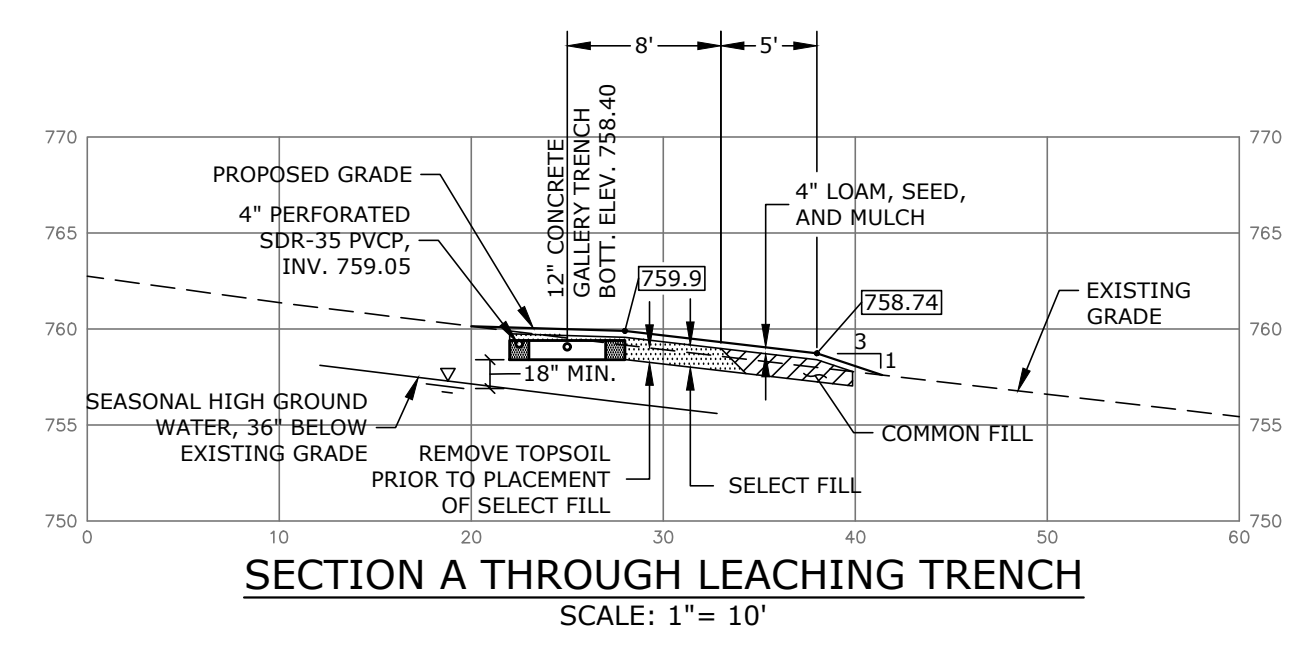
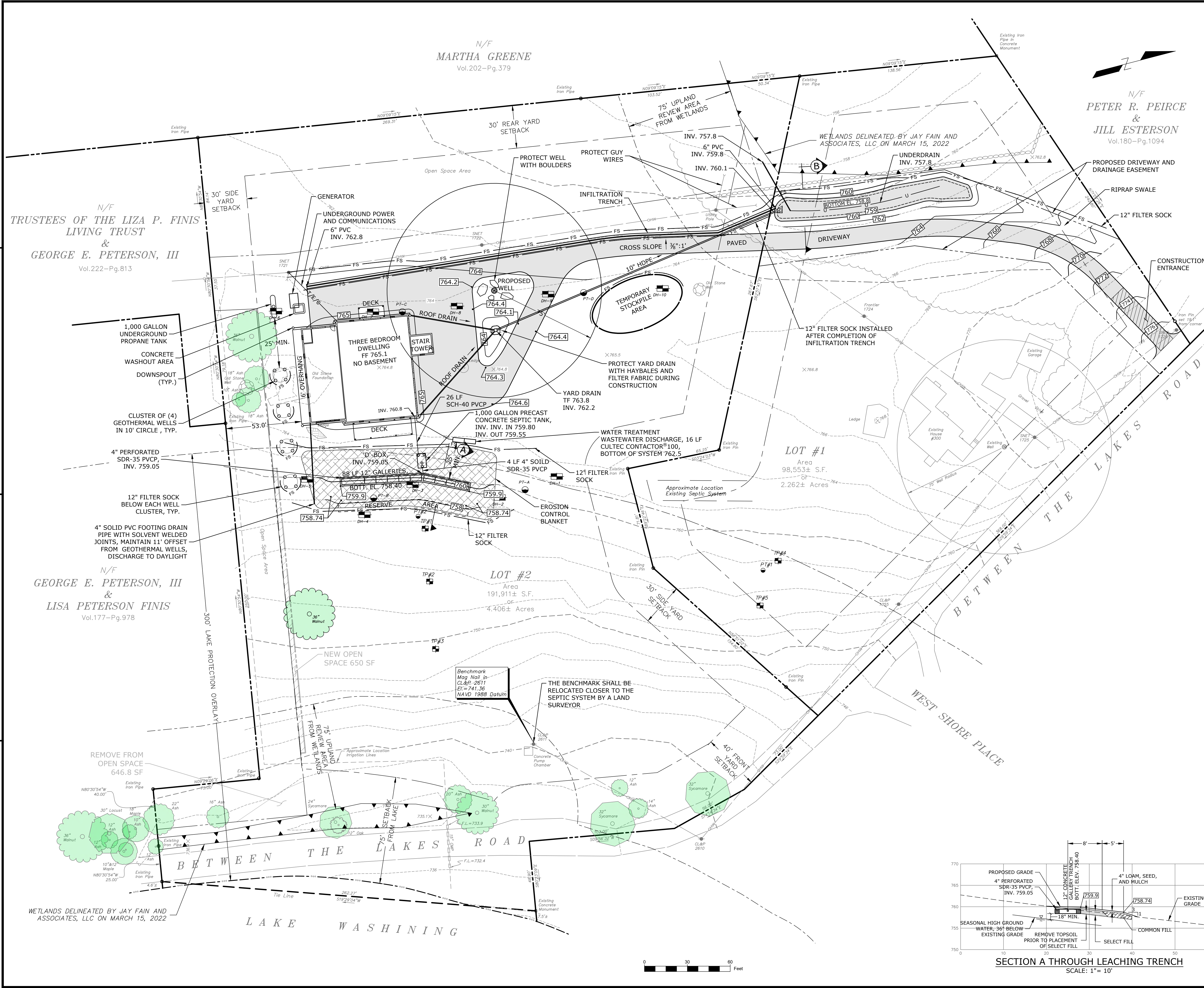
TITLE  
**SITE PLAN**

DATE: September 10, 2024 SCALE: 1"= 30'

DRAWN BY: JS DESIGNED BY: TP CHECKED BY: JS

PROJECT No.: 4010128.001

DRAWING No.: **3** REV: **3**





OBSERVATIONS BY: J.Stenman, HW – C.Weber, T.A.H.D.  
OBSERVATION DATE: December 6, 2023

**DH-1**

0"-3"	Topsoil and Sod	Root Penetration:	43"
3"-30"	Brown Fine Sandy Loam	Mottling:	N/F
30"-72"	Tan Fine Sand	Existing GWT:	Dry
		Ledge:	N/F

**DH-2**

0"-12"	Topsoil and Sod	Root Penetration:	21"
12"-34"	Red Brown Fine Sandy Loam	Mottling:	34"
34"-72"	Olive Brown Silty Sandy Till (Compact)	Existing GWT:	Dry
		Ledge:	N/F

**DH-3**

0"-9"	Topsoil and Sod	Root Penetration:	28"
9"-22"	Brown Fine, Sandy Loam	Mottling:	60"
22"-60"	Tan Fine Sand Some Silt	Existing GWT:	Dry
60"-72"	Olive Brown Coarse Sandy Silty Till	Ledge:	N/F

**DH-4**

0"-13"	Topsoil and Sod	Root Penetration:	48"
13"-33"	Red Brown Fine, Sandy Loam	Mottling:	42"
33"-42"	Light Brown Coarse Sandy Silty Till	Existing GWT:	71"
42"-75"	Dark Grey Fine Gravely Sandy Silty Till	Ledge:	N/F

**DH-5**

0"-9"	Topsoil and Sod	Root Penetration:	30"
9"-33"	Light Brown Fine, Sandy Loam	Mottling:	36"
33"-47"	Tan Coarse Sandy, Very Compact	Existing GWT:	Dry
47"-75"	Tan Fine Sand with Cobbles	Ledge:	N/F

**DH-6**

0"-5"	Topsoil and Sod	Root Penetration:	18"
5"-25"	Brown Fine, Sandy Loam	Mottling:	20"
25"-72"	Grey Brown Silty Sandy Gravely Till	Existing GWT:	34"
		Ledge:	N/F

**DH-7**

0"-3"	Topsoil and Sod	Root Penetration:	29"
3"-10"	Brown Fine, Sandy Loam	Mottling:	20"
10"-80"	Grey Brown Sandy Silty Till with some stones, (Clayish)	Existing GWT:	57"
		Ledge:	N/F

**DH-8**

0"-5"	Topsoil and Sod	Root Penetration:	18"
5"-23"	Brown Fine Silty Sandy Loam (Clayish)	Mottling:	18"
23"-72"	Grey Brown Sandy Silty Till with Small Stones (Clayish)	Existing GWT:	Dry
		Ledge:	N/F

**DH-9**

0"-6"	Topsoil and Sod	Root Penetration:	20"
6"-26"	Brown Fine Sandy Loam (Clayish)	Mottling:	24"
26"-75"	Grey Brown Sandy Silty Till with Lime Stone	Existing GWT:	Dry
		Ledge:	N/F

**DH-10**

0"-12"	Topsoil and Sod	Root Penetration:	18"
12"-42"	Brown Fine Sandy Loam	Mottling:	42"
42"-78"	Grey Brown Sandy Silty Till with Lime Stone	Existing GWT:	Dry
		Ledge:	N/F

Percolation Test Performed on: December 6, 2023

**PERCOLATION TEST A**

Presoak Time: 10:00  
Hole Depth: 25"

TIME	READING
12:05	7 7/8"
12:10	9 1/4"
12:15	10 1/2"
12:20	12"
12:25	13"
12:30	14"
12:35	14 1/2"
12:40	15"
12:45	16"
12:50	16 3/4"
12:55	17"
13:00	17 1/4"
13:05	18"

Perc Rate: 10 min. per inch

**PERCOLATION TEST B**

Presoak Time: 10:01  
Hole Depth: 23"

TIME	READING
12:06	9 3/4"
12:11	12"
12:16	14"
12:21	15 1/2"
12:26	17"
12:31	18"
12:36	18 1/2"
12:41	19 1/4"
12:46	20"
12:51	20 1/2"
12:56	21"
13:01	21 3/4" Dry

Perc Rate: 8 min. per inch

**PERCOLATION TEST C**

Presoak Time: 10:02  
Hole Depth: 19"

TIME	READING
12:07	6"
12:12	6 1/4"
12:17	6 3/4"
12:22	7"
12:27	7"
12:32	7 1/2"
12:37	8"
12:42	8 1/8"
12:47	8 1/2"
12:52	8 3/4"
12:57	9"
13:02	9"
13:07	9 3/4"

Perc Rate: 16 min. per inch

**PERCOLATION TEST D**

Presoak Time: 10:03  
Hole Depth: 19"

TIME	READING
12:08	4 1/2"
12:13	5"
12:18	5"
12:23	5 3/4"
12:28	6"
12:33	6 1/4"
12:38	6 3/4"
12:43	6 7/8"
12:48	7 1/4"
12:53	7 1/2"
12:58	8"
13:03	8"
13:08	8"

Perc Rate: 26.6 min. per inch

OBSERVATIONS BY: COLBY ENGINEERING AND CONSULTING, LLC

**TEST PIT #1**

TESTING DATE: 02/23/22  
PIT DEPTH: 80"  
LOCATION: NEW LOT – UPHILL

DEPTH	SOIL DESCRIPTION
0-8"	TOPSOIL
8-32"	ORANGE BROWN SANDY LOAM
32-80"	CLAY WITH BROKEN ROCK

NOTES:  
ROOTS = TO 32" MOTILES = AT 32"  
LEDGE = NONE WATER = SEEP AT 80"

**TEST PIT #2**

TESTING DATE: 02/23/22  
PIT DEPTH: 84"  
LOCATION: NEW LOT – MIDDLE

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL
10-32"	ORANGE BROWN SANDY LOAM
32-84"	CLAY WITH BROKEN ROCK

NOTES:  
ROOTS = NONE MOTILES = AT 32"  
LEDGE = NONE WATER = SEEP AT 82"

**TEST PIT #3**

TESTING DATE: 02/23/22  
PIT DEPTH: 66"  
LOCATION: NEW LOT – DOWNHILL

DEPTH	SOIL DESCRIPTION
0-7"	TOPSOIL
7-24"	ORANGE BROWN SANDY LOAM
24-66"	CLAY WITH BROKEN ROCK

NOTES:  
ROOTS = AT 24" MOTILES = AT 24"  
LEDGE = NONE WATER = NONE

**TEST PIT #4**

TESTING DATE: 02/23/22  
PIT DEPTH: 68"  
LOCATION: EXISTING HOUSE RESERVE – UPHILL

DEPTH	SOIL DESCRIPTION
0-8"	TOPSOIL
8-26"	ORANGE BROWN SANDY LOAM
26-68"	CLAY

NOTES:  
ROOTS = AT 26" MOTILES = AT 26"  
LEDGE = NONE WATER = NONE

**TEST PIT #5**

TESTING DATE: 02/23/22  
PIT DEPTH: 65"  
LOCATION: EXISTING HOUSE RESERVE – DOWNHILL

DEPTH	SOIL DESCRIPTION
0-8"	TOPSOIL
8-32"	ORANGE BROWN SANDY LOAM
32-65"	CLAY

NOTES:  
ROOTS = AT 32" MOTILES = AT 32"  
LEDGE = NONE WATER = NONE

**PERCOLATION TEST #1**

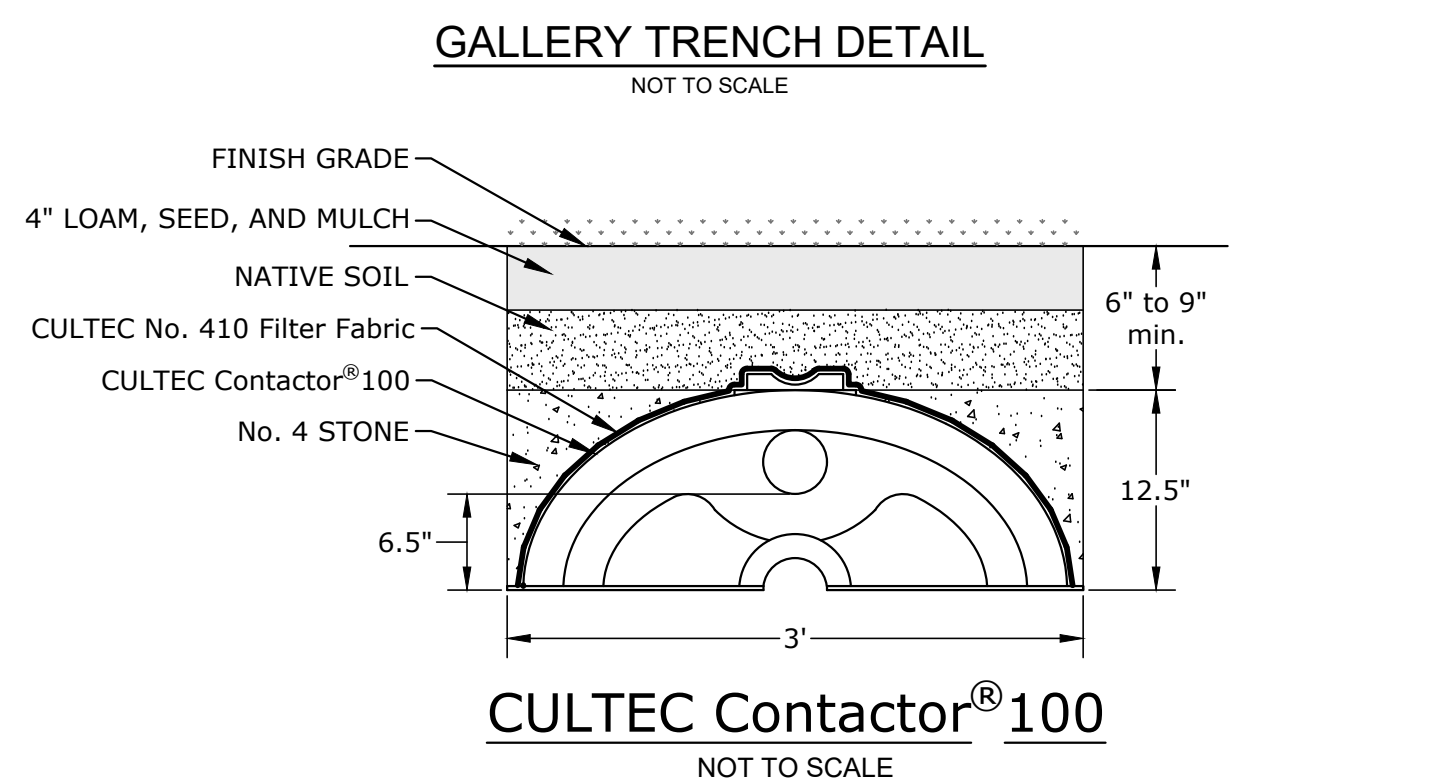
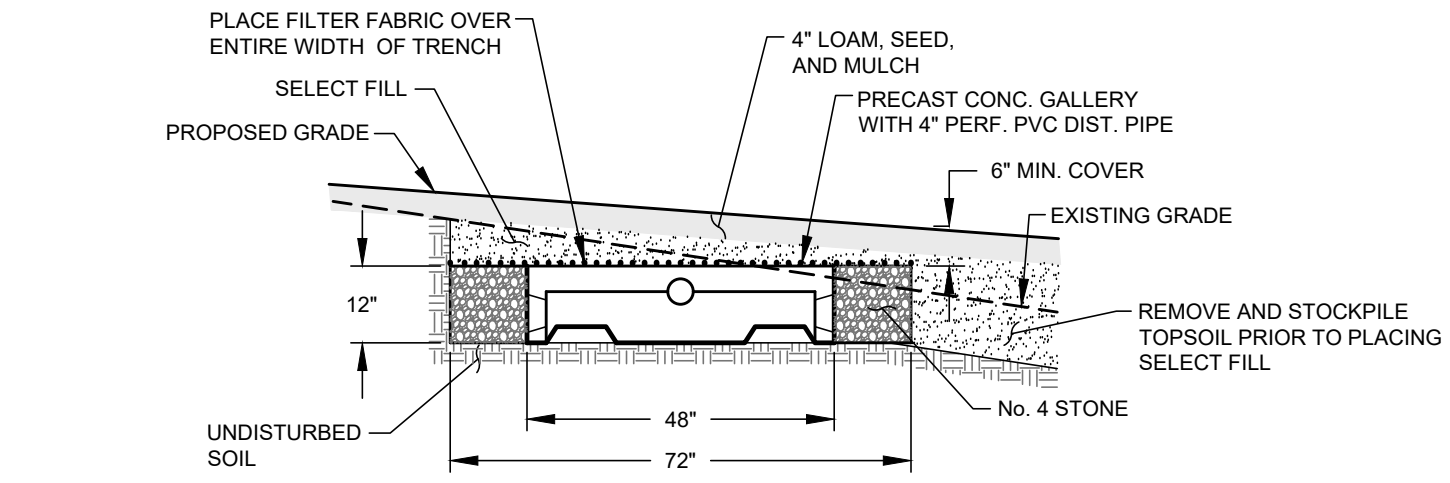
TESTING DATE: 02/23/22  
PIT DEPTH: 25"  
PRESOAK: 2-HOUR DRY

TIME	DEPTH	RATE/MINUTE
0	3.75"	-
10	5"	8
20	6.25"	8
30	7"	13.3
40	7.75"	13.3
50	8.75"	10.0
60	9.375"	16.0
70	10.25"	11.4
80	11"	13.3
USE 10.1 TO 20 MIN/INCH		

**PERCOLATION TEST #2**

TESTING DATE: 02/23/22  
PIT DEPTH: 24"  
PRESOAK: 2-HOURS DRY

TIME	DEPTH	RATE/MINUTE
0	5"	-
10	7"	5
20	8.75"	5.7
30	11"	4.4
40	13"	5
REFILL		
0	4.5"	-
10	6"	6.7
20	7.5"	6.7
30	9.125"	6.2
USE 10.1 MIN/INCH		



**SPECIFICATIONS**

“CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems” revised to January 1, 2024 shall be considered part of these specifications.

**SITE PREPARATION**

Clear and grub areas for the house, leaching field, and driveway. Dispose of stumps per local, State, and Federal law. Remove brush and surface stones from the area. The Contractor shall exercise extreme care in removing surface boulders and topsoil, so as not to disturb the leaching field area. Stockpile topsoil in a convenient area for re-use. Place erosion control measures as shown on the plan.

**HOUSE LOCATION**

The house orientation and elevation shall be positioned as shown on this plan. The elevation shown for the top of foundation or the finished floor may be raised but not lowered without the consent of the Engineer. The Contractor shall verify the benchmarks shown on this plan prior to construction of the house and septic system. A licensed land surveyor should stake the house.

**SELECT FILL**

Scarify the primary leaching area prior to placement of fill. Fill material shall be approved by the Sanitarian prior to installation. Compact fill in six inch lifts. Field density shall meet at least 90% Standard Proctor Density. Extend fill a minimum of 10 feet beyond the last leaching trench before tapering off, as shown by the proposed contours and cross-section, including five feet of select fill and five feet of common fill. Conduct an in-place gradation test prior to installation of leaching system as required by the Torrington Area Health District policy.

Select fill shall conform to the specifications outlined in Section VIII.A of the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”.

Select fill shall be comprised of clean sand and gravel, free from organic and foreign substances.

The fill shall meet the following specifications:  
The fill shall not contain any material larger than the Three (3) inch sieve.  
Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve (Gravel portion of sample).

Gradation on Fill Less Gravel

U.S. Sieve Size	Wet Sieve	Dry Sieve	Percent Passing (by Weight)
#4	100	100	100
#10	70-100	70-100	70-100
#40	0-50% *	10-75	
#100	0-20	0-5	
#200	0-5	0-2.5	

\*Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

**SEPTIC TANK AND EFFLUENT FILTER**

The septic tank shall be a 1,000-gallon two compartment precast concrete septic tank meeting all the latest specifications set forth in Section V of “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”, with particular reference to baffles, lids, compartments, manhole access, non-by-pass effluent filter, and concrete. The tank shall be properly baffled at the inlet and outlet, and shall be watertight with joints sealed with butyl sealant or equal. The tank, including riser and cover assembly, shall be constructed and installed to support AASHTO HS-10 design loading.

Inlets, outlets, and risers of the septic tank shall be sealed with a code-compliant watertight seal to prevent surface or ground water from entering the tank.

Grade ground surface so surface water will drain away from the tank access. Septic tanks in paved areas shall have risers extended to grade. When risers and manhole covers are provided, the tank covers shall be left in place or the risers shall be fitted with safety devices to prevent entry if the riser covers are removed.

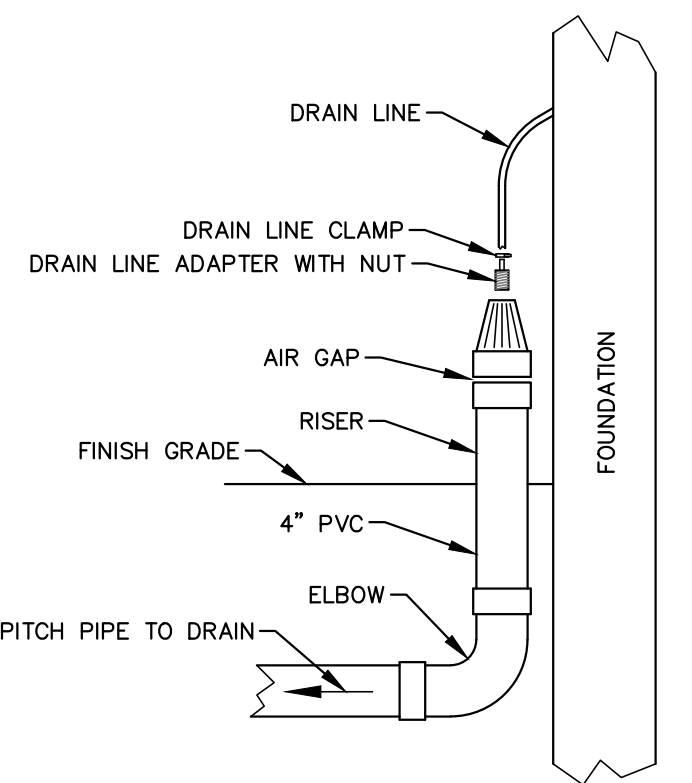
The tank shall be equipped with an approved non-bypass effluent filter meeting the latest specifications of Section V of “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”. The filter shall be selected from Appendix B. The filter shall have a design flow of at least 450 gallons per day.

**HOUSE SEWER**

The sewer pipe between the house and septic tank shall be four inch diameter conforming to Table No. 2 of the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”. Solvent weld couplings/fittings conforming to the State of Connecticut Health Code may be used. The slope of this sewer shall be a minimum of 0.25 inches per foot. The inverts and pipe length shown on the plan set the pipe slope on this project. The pipe shall be laid in a straight line on an even grade. The pipe shall be mortared or sealed with an appropriate seal or gasket at the house and tank locations to prevent surface and groundwater penetration.

**OTHER SEWERS**

The pipe leading from the septic tank to the leaching field and the pipe between distribution boxes shall be four inch diameter conforming to Table No. 2-A of the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”. The pipe shall be laid in a straight line on an even grade. The slope of this pipe shall be a minimum of 0.125 inches per foot. The inverts and pipe length set the pipe slope on this project.



**WASTEWATER TREATMENT PIPE DISCHARGE DETAIL**

NOT TO SCALE

**DISTRIBUTION BOXES**

Distribution boxes shall be precast concrete. All distribution boxes shall be set on a 12-inch level layer of crushed stone to help prevent overflowing and settling. Orient D-box to provide high-level overflow as shown by inverts on this plan. For high-level overflow, set outgoing pipe to next trench in the upper three inches of the leaching structure.

Inlets and outlets of D-box shall be mortared or sealed with an appropriate seal or gasket to prevent surface or ground water from entering.

**LEACHING FIELD**

The Public Health Department may require a licensed land surveyor stake out the leaching field. The contractor shall check with the local Health Authority and determine if this leaching field requires stake out by a licensed land surveyor.

The bottom of each trench and distribution pipe shall be level throughout. Deviation from level shall not exceed one inch in 75 feet.

Stone used in the leaching field shall be stone aggregate as defined in the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems” in Section I.S and Section VIII.A.

Distribution pipe within the leaching area shall be four inch diameter conforming to Table No. 2-A of the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”. The pipe shall be set in a straight line and the invert of each pipe shall be level and set to the elevations shown on the plan.

Precast concrete leaching chambers shall be 12-inch high or equal. The Chambers shall be constructed and installed to support AASHTO HS-10 design loading. Distribution pipe must have a minimum diameter of four inches. Only No. 4 Stone shall be used for leaching galleries.

Once the trenches have been filled with stone to required levels, a layer of filter fabric must cover the entire width and length of each trench. Filter Fabric shall be as specified in the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems” in Appendix C.

**MISCELLANEOUS**

Water restrictive measures should be implemented (i.e. water saver toilet and shower head, etc.).

Due to the wet nature of the soil and extensive surface preparation required, the septic system should be constructed only during the dry part of the season.

Maintain 5-foot separation between any portion of the sewage disposal system and any subsurface utility service trench (gas, electric, cable, phone). Utility trenches within 25 feet of the system shall not be backfilled with free-draining material.

Maintain 10-foot separation between any portion of the sewage disposal system and any potable water or irrigation line under pressure. Water line trenches within 25 feet of the system shall not be backfilled with free-draining material.

Do not tie roof gutters into footing drain discharge piping.

Do not discharge wastewater that is not sewage, as defined in Public Health Code Section 19-13-B103b(1) into the subsurface sewage disposal system except for minor quantities (>30 gpd) specifically authorized by the Commissioner of Public Health. Refer to Section X of the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”.

The installer is responsible to install the subsurface sewage disposal system in accordance with the plan approved by the local director of health. The installer shall prepare a record plan of the system and submit the plan to the local director of health.

The installer shall contact the Engineer at least three days prior to any work related to the system installation to arrange inspections of the system.

**GENERAL NOTES**

- Lot Area: 4.405 Acres Zone: RR-1
- Map Reference:  
Topographic Survey, prepared for Great Falls Construction, Between the Lakes Road, Salisbury, Connecticut, dated December, 2023, prepared by Timothy G. Wyllic, Land Surveyor
- Contractor shall obtain a copy of the Design Approval from the local health department and comply with any conditions of approval.

**DISPOSAL SYSTEM FOR WATER TREATMENT WASTEWATER**

The installer shall construct the disposal system for the water treatment system wastewater in accordance with these plans. The system consists of the following:  
CSI Model MS48-S3 water softener which has a 101-gallon discharge. The discharge frequency depends on the water usage and is anticipated to be every 7 days.

The design volume for the treatment system must be 1.5 times the daily discharge. 1.5 x 101 gallons = 151.5 gallons. CULTEC Contactor 100 Standard Chambers have a capacity of 108.5 gallons per chamber. Use one row of chambers with 2 units. Total = 2 chambers x 108.5 gal/chamber = 217 gallons. Chambers are 12.5 inches high and have an effective length of 96 inches.

Based on DP #5, the mottling depth is estimated at 36 inches. Ledge is not present. The bottom of the system will be placed 18 inches below grade.

The installer shall notify Torrington Area Health District at least 24 hours in advance of the system installation.

The installer shall submit an installation as-built to the Torrington Area Health District. The as-built shall include a description and location of each water treatment wastewater disposal system and horizontal distances from at least two fixed objects (i.e. survey monument, building foundation, etc.) to each system component.

**BASIS OF DESIGN:**

Number of Bedrooms:	3
Garbage Grinder:	No
Large Tub:	No
Septic Tank:	1,000 Gallon (Required) 1,000 Gallon (Provided)
Actual Percolation Rate:	10 Min./Inch
Design Percolation Rate:	10 Min./Inch
Depth to Restrictive Layer:	36 inches (DH-5)
Hydraulic Gradient:	10.1 - 15.0%
Hydraulic Factor:	20
Flow Factor:	1.5
Percolation Factor:	1.0
MLSS Required:	20 x 1.5 x 1.0 = 30 feet
MLSS Provided:	88 feet
Leaching Area Required:	495 SF
Primary System:	88 LF 12-inch Gallery 88 LF x 5.9 SF/LF = 519.2 SF
Reserve Area:	Same
Design Depth to Seasonal High Groundwater Table:	36 inches
Design Depth to Ledge:	None

REV	DATE	DESCRIPTION	BY	CHK.
3	2024-10-24	Footing Drain	JS	TAP
2	2024-10-16	Address Town Engineer Comments	JS	TAP
1	2024-09-25	Code Complying Area Lot 1	JS	TAP

**PERMITTING**

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
WWW.HALEYWARD.COM  
140 Willow Street  
Winsted, Connecticut 06098  
860.379.6669

PROJECT  
**NEW RESIDENCE**  
280 BTLR LLC  
280-300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

**SEPTIC SYSTEM DETAILS**

DATE	SCALE	
September 10, 2024	AS NOTED	
DRAWN BY	DESIGNED BY	CHECKED BY
JS	TP	JS
PROJECT No.	4010128.001	
DRAWING No.	4	REV. 3

FILE LOCATION: P:\CT\401



**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 site work 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 construction of a single-family residence. The existing site is mostly open meadow with a wooded area where a portion of the driveway will be constructed. The grades range from flat (2%) to moderate (14%). Nearly all of the site work occurs in areas where the existing grades are 10% or less. The project will result in 1.5 acres of site disturbance.

The project includes the following activities:

- Building construction
- Earthwork
- Utility installation
- Septic system installation
- Driveway construction

**3. CONSTRUCTION SEQUENCING**

1. Confirm all permits are in place.
  2. Have surveyor stake out the house, driveway, and septic system.
  3. Install construction entrance.
  4. Install erosion control perimeter measures.
  5. Strip topsoil and stockpile.
  6. Install driveway base.
  7. Excavate for foundation and begin house construction.
  8. Install underground utilities, including electric service, communications, and drainage piping.
  9. Install well and septic system.
  10. Pave driveway.
  11. Spread topsoil and seed all disturbed areas.
- The project is expected to start in the fall of 2024 and take approximately 12-16 months.

**4. RESPONSIBILITY**

**4.1 RESPONSIBILITIES OF OWNER/PERMITEE**

The Owner is 280 BTLR, LLC, c/o Jeffrey & Claudia Keenan, 23721 NE, 48<sup>th</sup> 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**

If required by the Town, the Contractor shall initiate a preconstruction conference with the Permittee, 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 or silt fence to prevent transportation of sediment. Seed stockpiles that will remain for a longer duration with a quick-growing rye grass.

**Flexible Channel Liner Protection:**

Install flexible channel liner protection in the drainage swales as 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 2 Type D Flexible Channel Liner 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.

**Fabric Slope Protection:**

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, Haybales and Filter Fabric:**

Use haybales and filter fabric for protection of catch basins in a low point. Place haybales around all four sides of the catch basins to minimize sediment entering the drainage system. Firmly stake haybales into the pavement base material. Wrap the entire grate with Mirafix 140N filter fabric or equal. Remove sediment from around the bales once levels reach 1/4 the effective height of the bales. Replace the haybales immediately if they are damaged or deteriorated. Replace the fabric shall be replaced immediately if it's 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 1<sup>st</sup> and August 15<sup>th</sup>:

- 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)**

**Grass-Lined Drainage Swale:**

Construct grass-lined drainage swales as shown on the drawings. Do not discharge runoff onto the swale until grass is established. Establishment measures may require temporary diversions, jute mesh, fertilizer, irrigation, and other management practices.

Protect the swales from erosion by vegetative means as soon after construction as possible and before diversions, run-offs, or other channels are discharged into them.

The Contractor's maintenance responsibilities include irrigation, mowing, cleaning of debris, cleaning of sediment, and replacement and/or repair of bare or eroded areas.

**Land Grading:**

Proposed grades are shown in detail on the plan.

In general, the Contractor shall properly stockpile earth, move it to fill areas, or export it from the site. Place and compact fill in shallow lifts, proceeding uphill from the toe area. Create large but shallow runoff collection areas at the end of each working day to help collect and prevent runoff from running down the fill face.

Bring all excavated, filled, or disturbed areas to final grade as soon as possible and stabilize areas with loam, seed and mulch immediately. Keep erosion control measures in place until the site is stabilized with pavement and/or vegetation.

**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 Stormwater Basins:**

Construct permanent stormwater basin where shown on the plans. Construct the basin 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. Following construction and site stabilization, the Owner shall remove sediment at least twice annually, and more often if conditions warrant.

**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.

**Concrete Washout Area:**

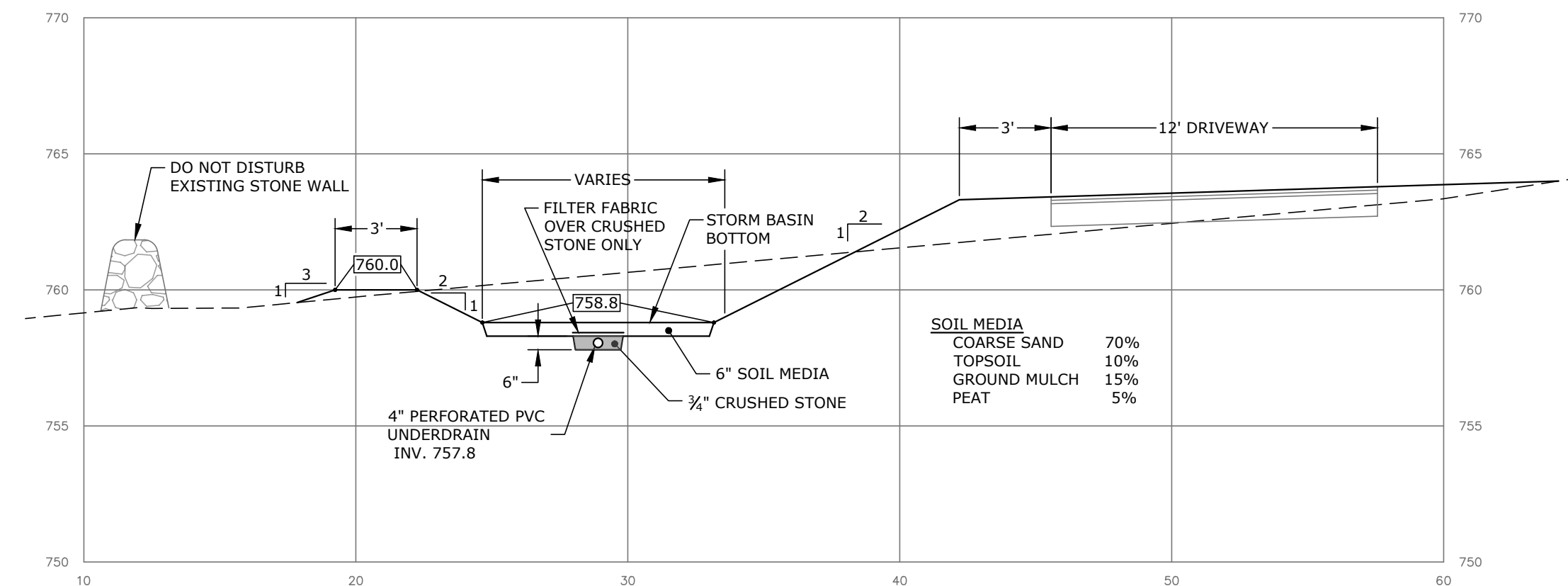
Washout of equipment for concrete shall be conducted in the designated area. Such washout shall be conducted: (1) outside of any buffers and at least 50 feet from any stream, wetland or other sensitive resource; or (2) in an entirely self-contained washout system. The Contractor shall direct all washwater into a container or pit designed such that no overflows can occur during rainfall or after snowmelt.

At least once per week, the Contractor shall inspect all of the containers or pits used for washout to ensure structural integrity, adequate holding capacity, and to check for leaks or overflows. If there are signs of leaks, holes or overflows in the containers or pits that could lead to a discharge, the Contractor shall repair them prior to further use.

The Contractor shall remove hardened concrete waste whenever the hardened concrete has accumulated to a height of 1/2 of the container or pit or as necessary to avoid overflows.

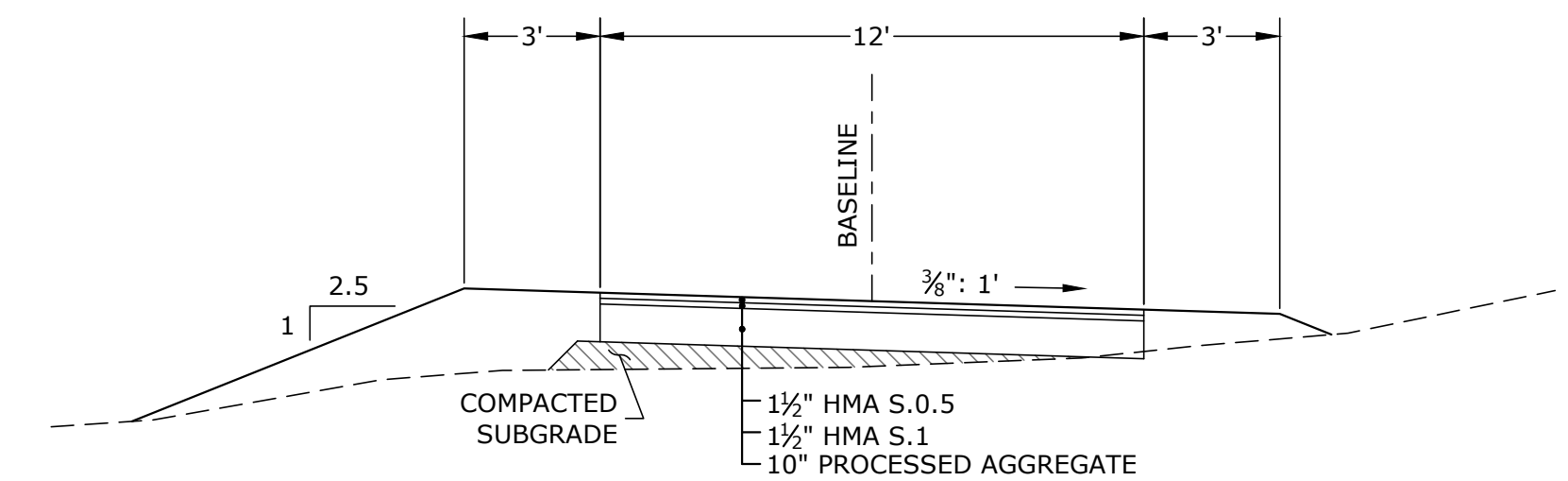
**7. GENERAL CONDITIONS**

- 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.



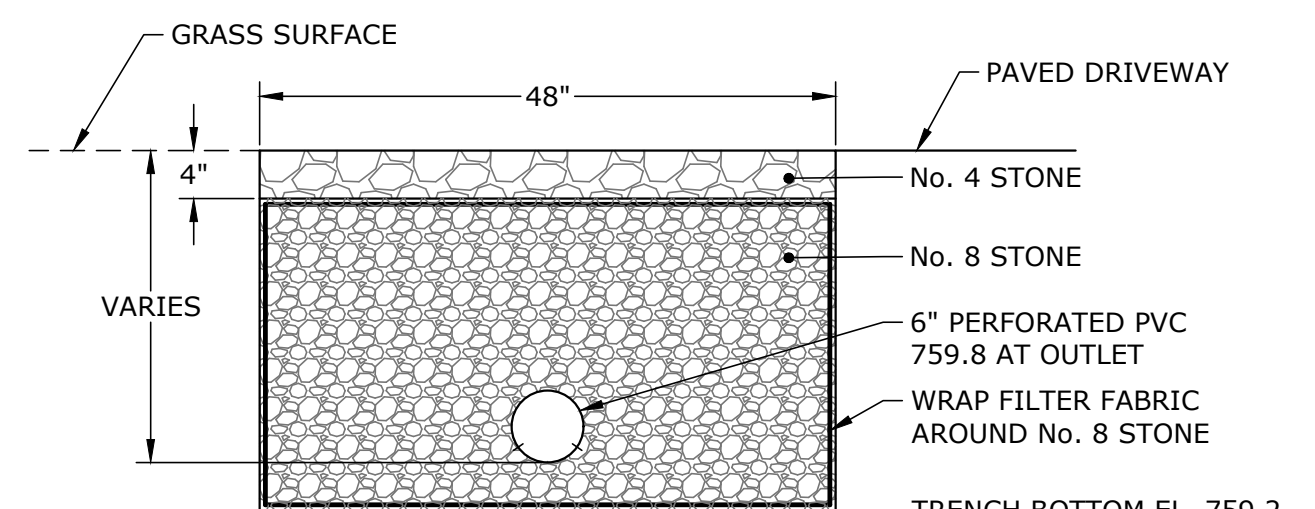
**SECTION B THROUGH STORM BASIN**

SCALE: 1" = 10'



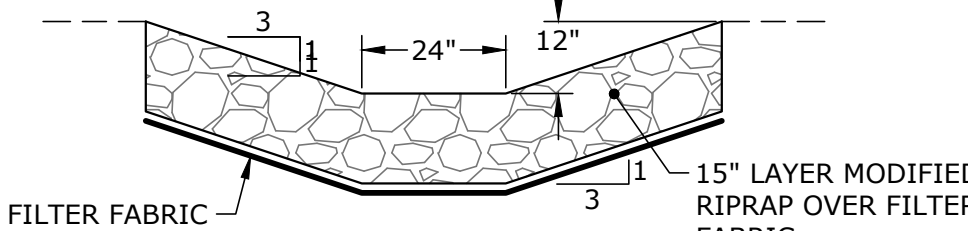
**PAVED DRIVEWAY**

NOT TO SCALE



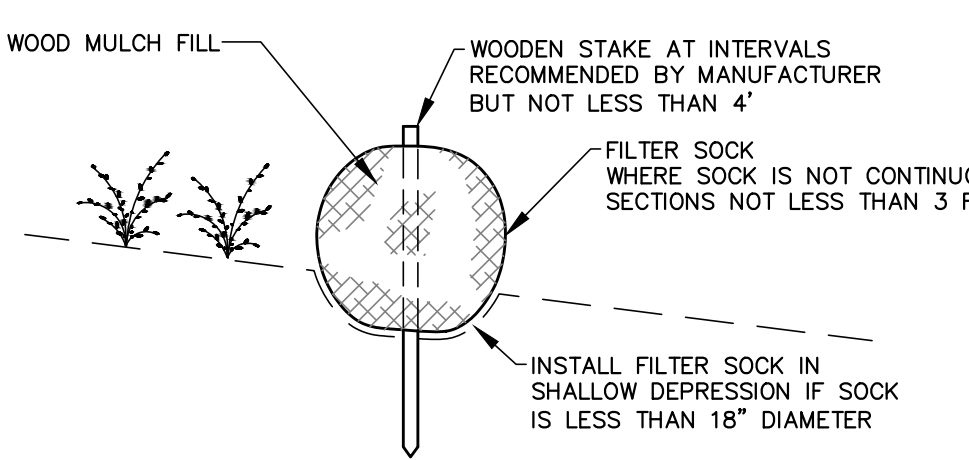
**INFILTRATION TRENCH**

NOT TO SCALE



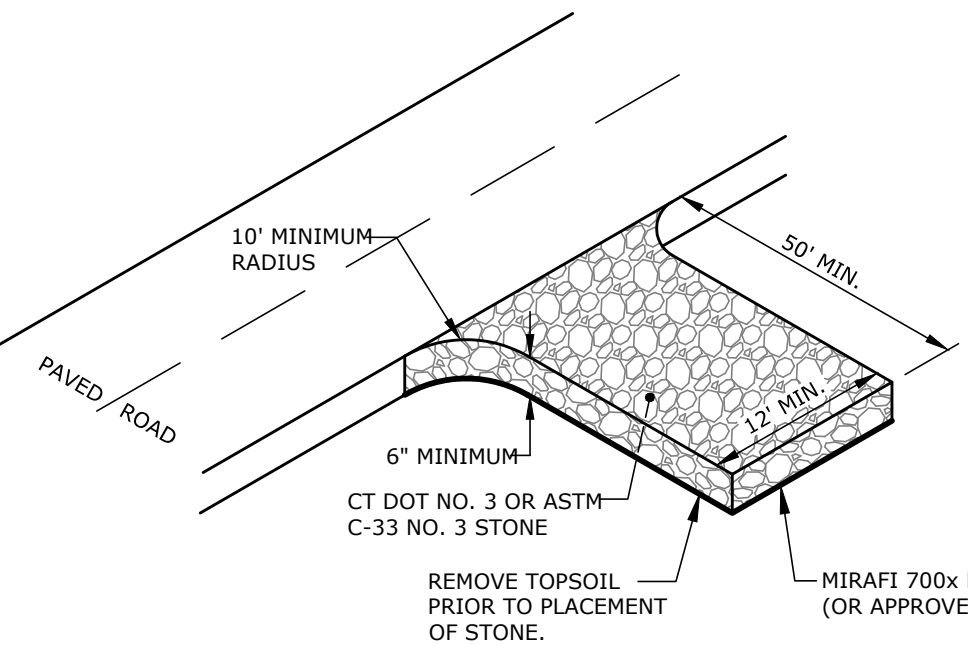
**RIPRAP SWALE ALONG DRIVEWAY**

NOT TO SCALE



**FILTER SOCK**

NOT TO SCALE



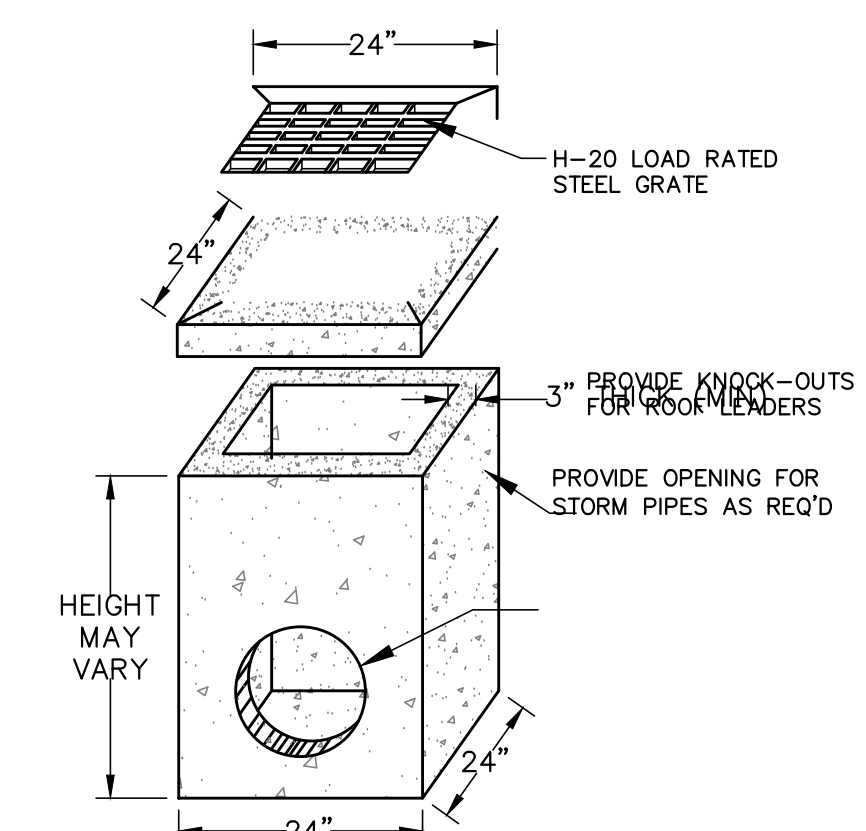
**CONSTRUCTION ENTRANCE**

NOT TO SCALE

**STORM BASIN PLANTING SCHEDULE**

Contractor shall select a mixture of the plants in the table and plant them in the rain gardens.

Shrubs	(Celastrus alnifolia)
Sweet pepperbush	(Celastrus alnifolia)
Winterberry holly	(Ilex verticillata)
Mountain laurel	(Kalmia latifolia)
Highbush blueberry	(Vaccinium corymbosum)
Swamp azalea	(Rhododendron viscosum)
Trees	(Acer rubrum)
Red maple	(Acer rubrum)
River birch, black birch	(Betula nigra)
American hornbeam, ironwood	(Carpinus caroliniana)
Sour gum, black gum	(Nyssa sylvatica)
Flowering dogwood	(Cornus florida)
Redbud	(Cercis canadensis)
Plants	(Aquilegia canadensis)
Wild red columbine	(Aquilegia canadensis)
New England aster	(Symphyotrichum novae-angliae, syn. Aster)
Marsh marigold	(Caltha palustris)
Cardinal flower	(Lobelia cardinalis)
Partridgeberry	(Mitchella repens)
Wild blue phlox	(Phlox divaricata)
Bloodroot	(Sanguinaria canadensis)
Foamflower	(Tiarella cordifolia)



**YARD DRAIN**

NOT TO SCALE

- PRODUCT NOTES:
1. CATCH BASIN AND TOP SHALL BE MANUFACTURED TO ACCOMMODATE H-20 VEHICLE LOADING.
  2. MINIMUM CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
  3. MINIMUM REINFORCING BAR SIZE SHALL BE #4.
  4. PRODUCT SHALL BE PRECAST WITH REINFORCING HOLES OR HOOKS.
  5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ALTERNATE PRODUCTS MAY BE CONSIDERED AT THE SOLE DISCRETION OF THE OWNER AND ENGINEER.

REV	DATE	DESCRIPTION	BY	CHK.
3	2024-10-24	Footing Drain	JS	TAP
2	2024-10-16	Address Town Engineer Comments	JS	TAP
1	2024-09-25	Code Complying Area Lot 1	JS	TAP

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PROJECT  
**NEW RESIDENCE**  
280-300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

**SITE DETAILS**

DATE	SCALE
September 10, 2024	AS NOTED
DRAWN BY JS	DESIGNED BY TP
CHECKED BY JS	
PROJECT No. 4010128.001	
DRAWING No. 5	REV. 3

FILE LOCATION: P:\CT\4010128 - GREAT FALLS - CONSTRUCTION\128.001 - 280 BETWEEN THE LAKES RD. - TAP\02-CAO\_FILES\280 BTL RD. - PROJECT.DWG, 2024.10.24, 9:32 AM