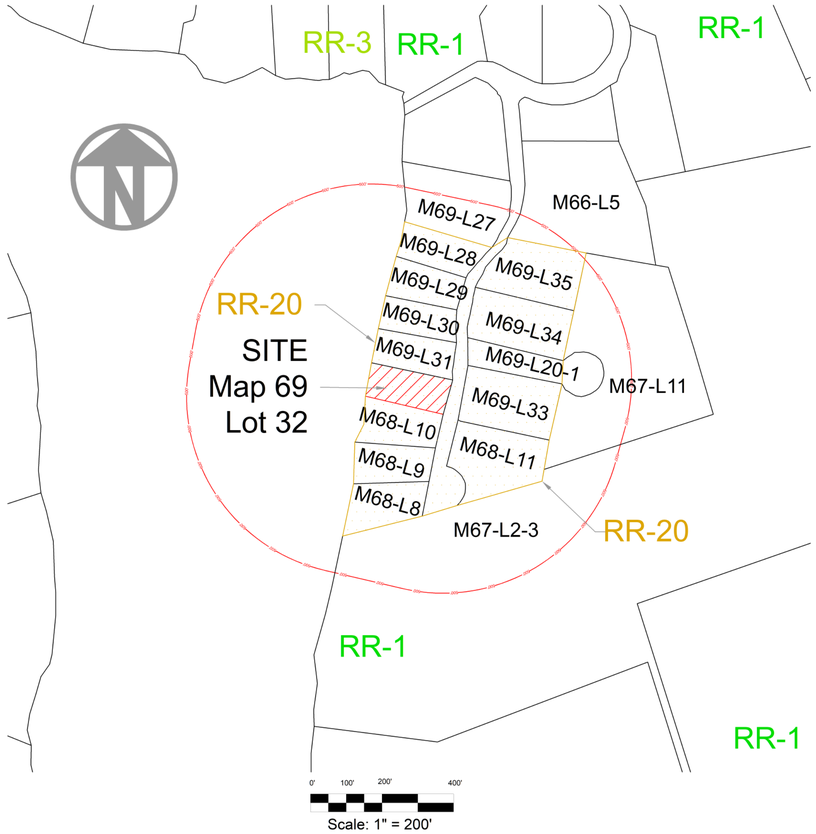
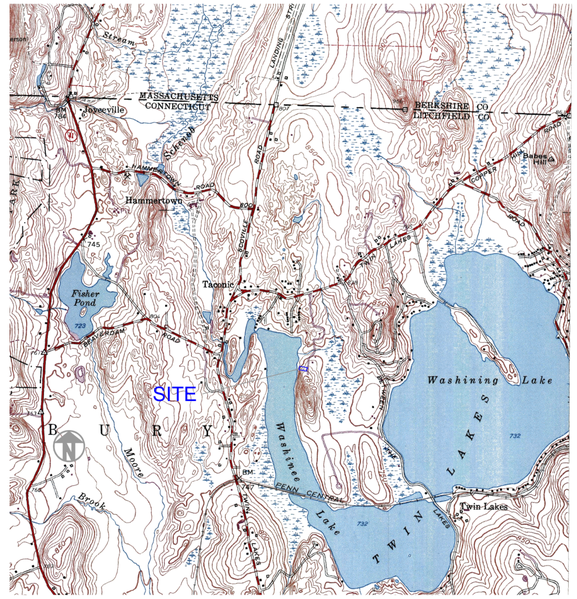
Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959

EXISTING LEGEND PROPOSED

EDGE OF LAKE
PROPERTY LINE
IRON PIPE
WATER LINE
EDGE OF ROAD
CONTOUR
SPOT ELEVATION
TEST HOLE
PERC TEST
HUB/BENCHMARK
EDGE OF DRIVE
HOUSE
FOOTING DRAIN AND OUTLET
SOLID PIPE
SEPTIC TANK
D BOX
PUMP CHAMBER
PRIMARY LEACHING AREA
CROSS SECTION
LIMIT OF DISTURBANCE
ROOF DOWNSPOUT
ROOF DRAIN
SILTATION FENCE
EROSION CONTROL BLANKET
FILTER SOCK
HAYBALES
TREE PROTECTION



MBL	ADDRESS	OWNER_NAME
66-05	68 PRESTON LANE	FOX, DOROTHY
69-27	75 PRESTON LANE	FOX, LOUIS TRUSTEE
69-35	80 PRESTON LANE	PERO, MARY KAY + KYLE F
69-28	81 PRESTON LANE	KLEIN, SHARON L
69-29	85 PRESTON LANE	KIRK, NATHANIEL SUV & LAURA SURV
69-30	87 PRESTON LANE	DROESCH, KATHLEEN
69-34	88 PRESTON LANE	WEBB, WILLIAM SURV & SARAH SURV
68-11	91 PRESTON LANE	SAAR, AMY
69-20-1	91 PRESTON LANE	SAAR, JOHN & AMY
69-31	91 PRESTON LANE	SAAR, JOHN & AMY
67-11	94 PRESTON LANE	GREICIUS, GREGORY & PATRICIA
69-32	95 PRESTON LANE	NOTSERO LLC
68-10	99 PRESTON LANE	REID, ALEXANDER M & SPAZIANI, KATHRYN J
69-33	102 PRESTON LANE	SANTARSIERO, VIRGINIA A & BIELSKY, STEVEN L
68-09	103 PRESTON LANE	STOER, RUDIGER SURV & NANCY S SURV
68-08	107 PRESTON LANE	DODGE, JEFFREY & STEVEN & DANIEL
67-02-3	63A WASHINEE HEIGHTS RD	REILAND, WILLIAM SUV & KATHLEEN SURV



LOCATION MAP
SCALE: 1" = 2,000'

LIST OF SHEETS

GENERAL NOTES

- Owner Information: NOTSERO LLC, 308 Arabian Road, Palm Beach, Florida, 33480.
- Boundary and topography by Timothy Wyllie, L.S. Barkhamsted, Connecticut.
- Engineer Information: Patrick R. Hackett, 16 East Street, Lakeville, Connecticut 06039, (203) 788-9959, prh@prhackett.com.
- Architect: Stephen Lasar, AIA Washington, Connecticut
- Property address is 95 Preston Lane and Mblu is 69/ / 32/ /. Area is 0.489 acres.
- The leaching field is shown and graded for a 4 BR design single-family residential structure. Zone is an R-20, 40' front, 20 sides, and 75 to water.
- Entire parcel within NDDB December 2024
- Entire parcel within the Lake Protection Overlay District

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039
Surveyor:
Timothy G. Wyllie, jr, L.S.
Barkhamsted, Connecticut

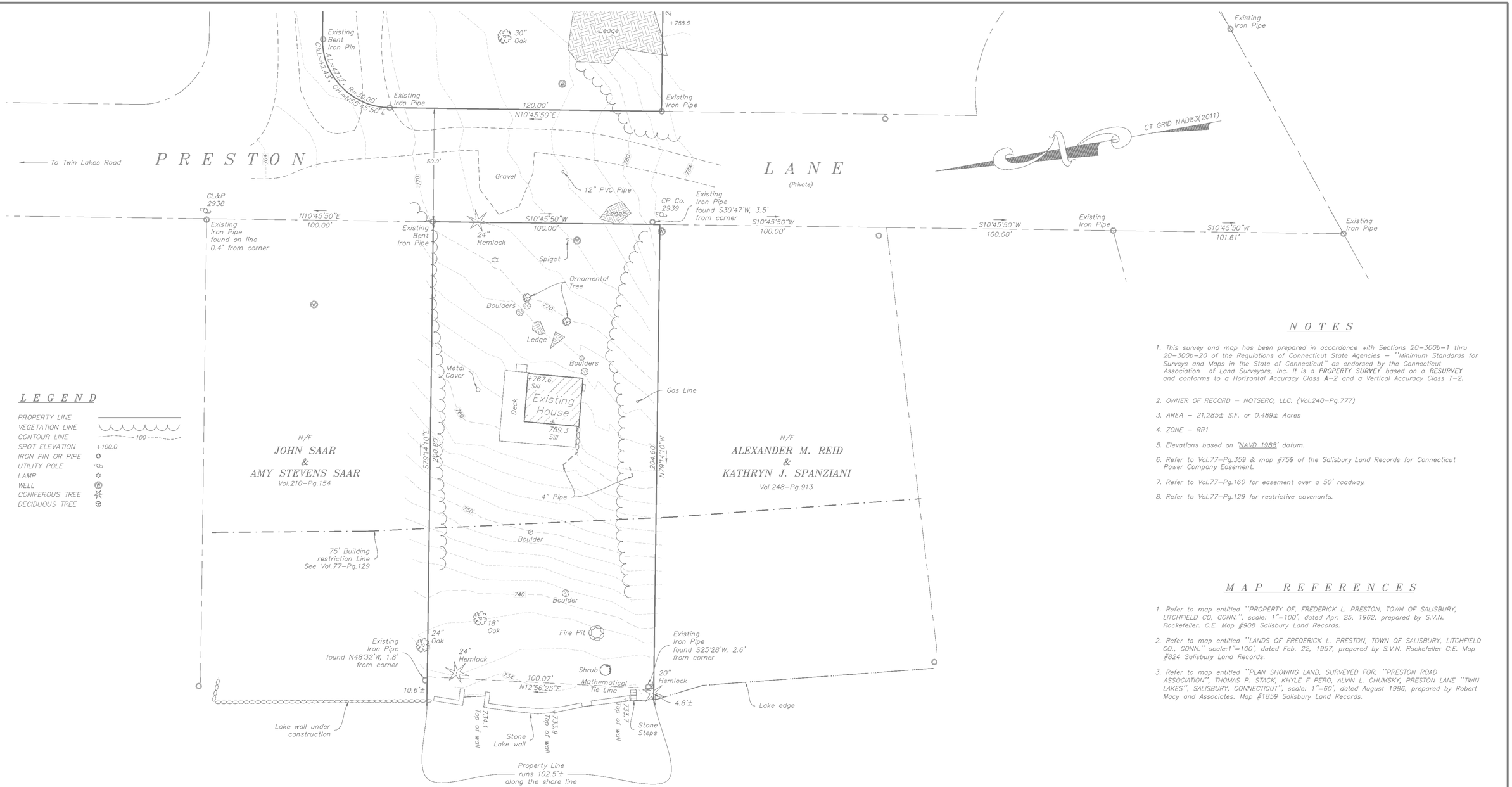
Date: December 12, 2024

Revisions:
2025-01-27 TE review#1

BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

PROJECT INFO
COVER SHEET

PROJECT INFO



LEGEND

PROPERTY LINE	
VEGETATION LINE	
CONTOUR LINE	100
SPOT ELEVATION	+100.0
IRON PIN OR PIPE	
UTILITY POLE	
LAMP	
WELL	W
CONIFEROUS TREE	
DECIDUOUS TREE	

NOTES

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 **T–2**.
2. OWNER OF RECORD – NOTSERO, LLC. (Vol.240–Pg.777)
3. AREA – 21,285± S.F. or 0.489± Acres
4. ZONE – RR1
5. Elevations based on "NAVD 1988" datum.
6. Refer to Vol.77–Pg.359 & map #759 of the Salisbury Land Records for Connecticut Power Company Easement.
7. Refer to Vol.77–Pg.160 for easement over a 50' roadway.
8. Refer to Vol.77–Pg.129 for restrictive covenants.

MAP REFERENCES

1. Refer to map entitled "PROPERTY OF, FREDERICK L. PRESTON, TOWN OF SALISBURY, LITCHFIELD CO, CONN.", scale: 1"=100', dated Apr. 25, 1962, prepared by S.V.N. Rockefeller. C.E. Map #908 Salisbury Land Records.
2. Refer to map entitled "LANDS OF FREDERICK L. PRESTON, TOWN OF SALISBURY, LITCHFIELD CO., CONN." scale:1"=100', dated Feb. 22, 1957, prepared by S.V.N. Rockefeller C.E. Map #824 Salisbury Land Records.
3. Refer to map entitled "PLAN SHOWING LAND, SURVEYED FOR, "PRESTON ROAD ASSOCIATION", THOMAS P. STACK, KHYLE F PERO, ALVIN L. CHUMSKY, PRESTON LANE "TWIN LAKES", SALISBURY, CONNECTICUT", scale: 1"=60', dated August 1986, prepared by Robert Macy and Associates. Map #1859 Salisbury Land Records.

REVISIONS

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

L.S.

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

GRAPHIC SCALE (INCHES)
0 1 2 3 4

(SEAL)

IMPROVEMENT LOCATION SURVEY

PROPERTY OF

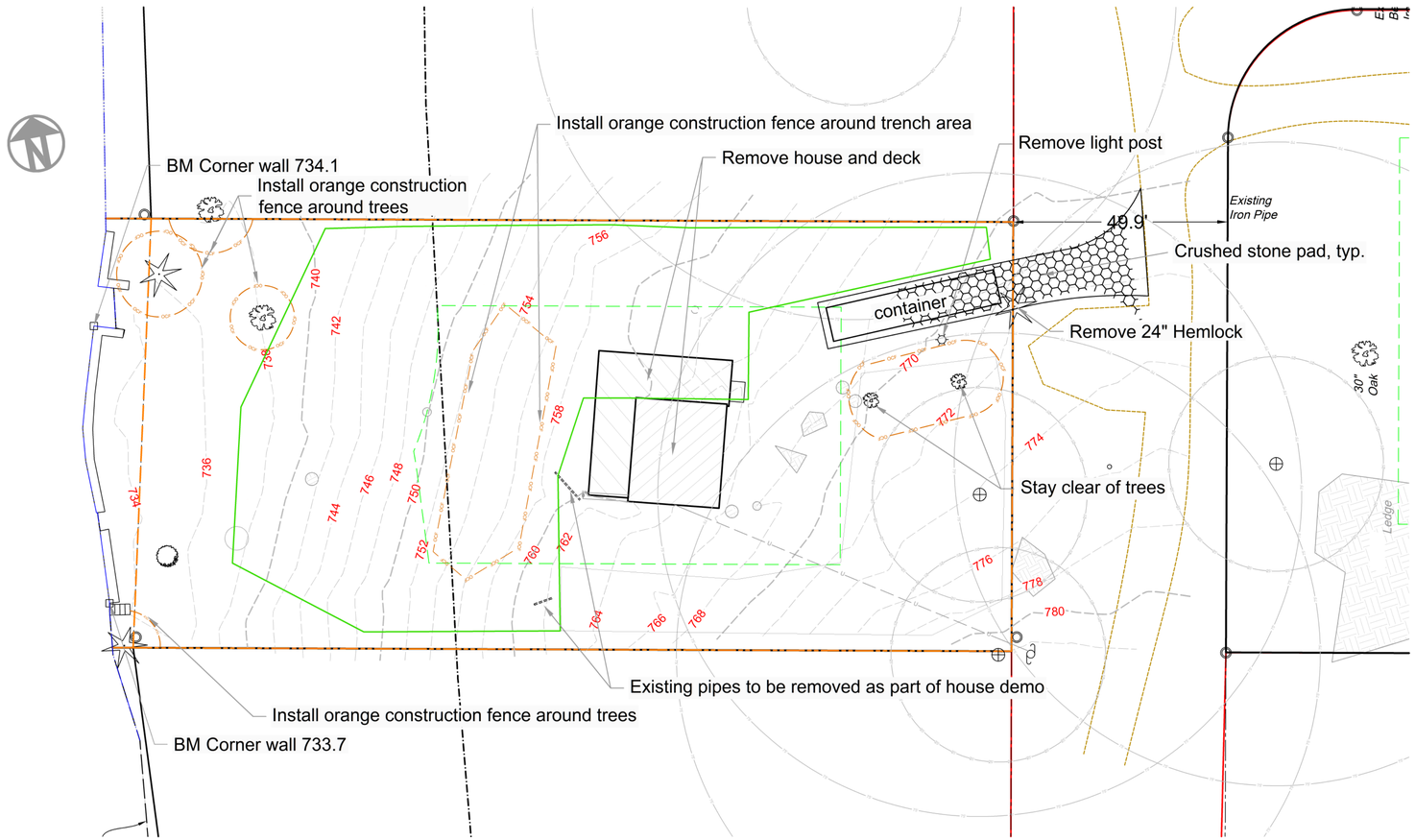
NOTSERO, LLC.

95 PRESTON LANE – LAKE WASHINEE
SALISBURY, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
1"=20'	JANUARY, 2022	1 OF 1	0291–102

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

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

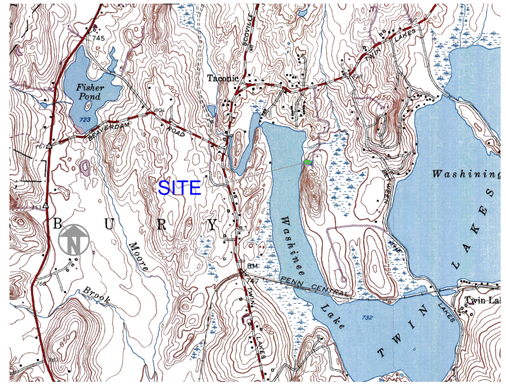


House Demolition Plan

0' 8' 16' 24' 36' 40'

Scale: 1" = 16'

All disturbed areas shall be netted with jute as part of the erosions and sediment control measures as soon as final grade has taken place.



LOCATION MAP

SCALE: 1" = 2,000'

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- Entire parcel within the Lake Protection Overlay District

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039

Date: December 12, 2024

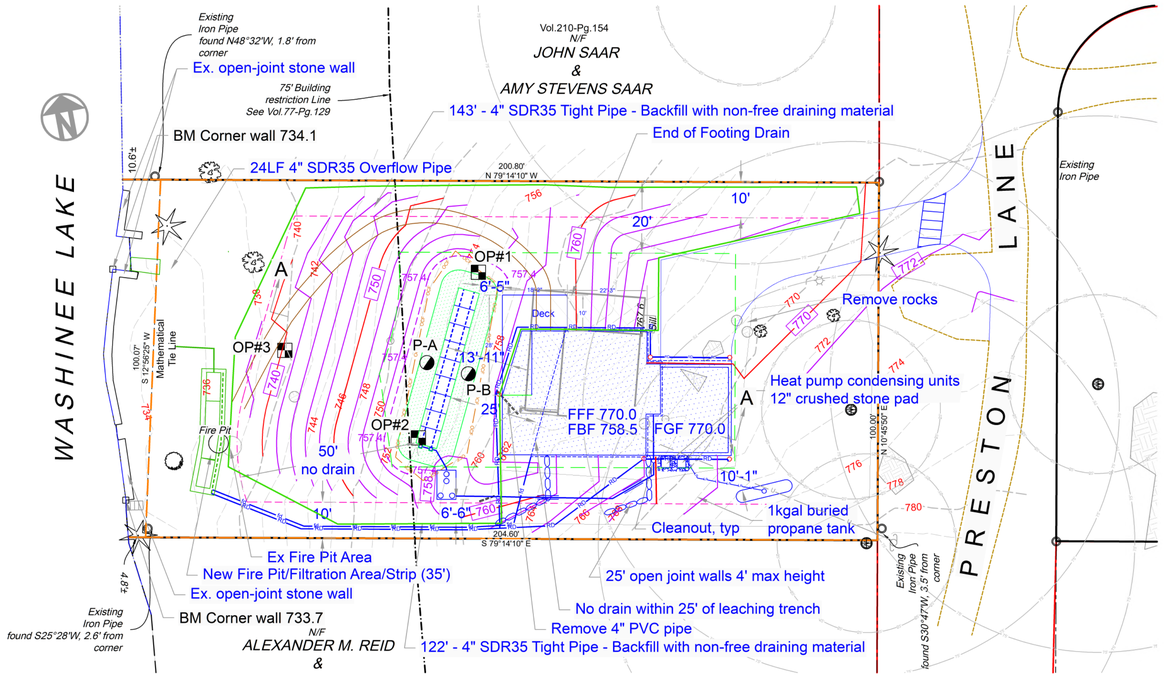
Revisions:
2025-01-27 TE review#1

BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

DEMO PLAN

DEMO

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



SSD PLAN

SCALE: 1"= 20'

Eljen Mantis
Specified Sand Requirements

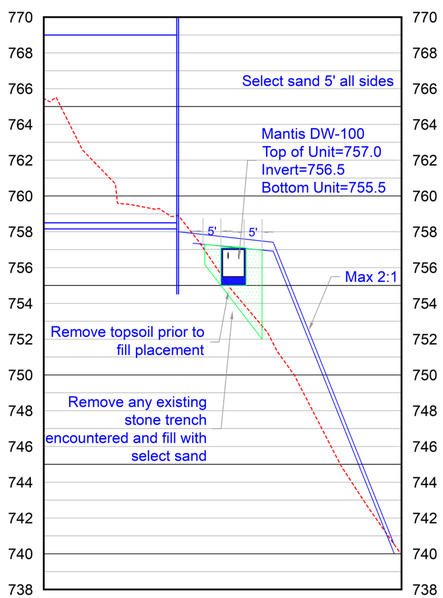
Sieve Size	Sieve Square Opening Size	Specification Percent Passing (Wet Sieve)
0.375"	9.5 mm	100.0
#4	4.75 mm	95.0 – 100.0
#8	2.36 mm	80.0 – 100.0
#16	1.18 mm	50.0 – 85.0
#30	600 µm	25.0 – 60.0
#50	300 µm	5.0 – 30.0
#100	150 µm	< 10.0
#200	75 µm	< 5.0

Request a sieve analysis from your material supplier to ensure that the system sand meets the specification requirements listed above.

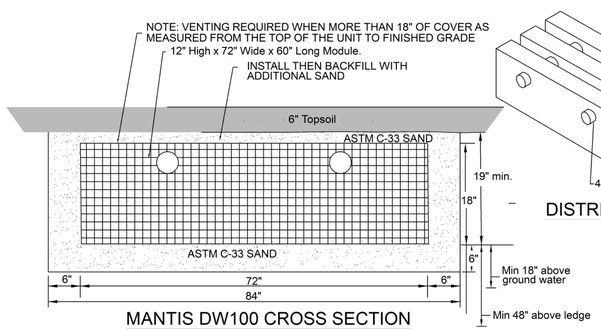
Pipe Runs	*Length (ft)*	*High End*	*Low End*	*Proposed Slope (%)*
4" Schedule 40 PVC Pipe - House to cleanout	16	760.0	759.5	3.1%
4" Schedule 40 PVC Pipe - cleanout to Septic Tank (ST)	59.0	759.5	757.4	3.6%
4" SDR35 PVC Pipe - ST to D-Box	10	757.1	756.7	4.0%

Trench Data	*Top of Unit*	*Invert Elevation*	*Bottom Unit*	*Bottom Sand Min*	*Length (ft)*	*Number Units*
Eljen DW-100	757.0	756.5	755.5	755.0	45.0	5.0

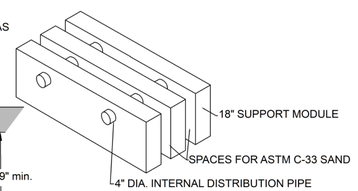
Elevation Location	*Elevation*
Minimum Invert out of house	760.0
Invert in septic tank	757.4
Invert out septic tank	757.1
Invert in D-box	756.7
Invert DW-100 Unit	756.5
Top of Unit	757.0
Bottom Unit	755.5
Minimum bottom of sand	755.0



SECTION AA
Scale: 1" = 20' Horz, 1" = 4' Vert



MANTIS DW100 CROSS SECTION
Not to Scale



DISTRIBUTION PIPE CONNECTION
Not to Scale

Basis of SSD Plan

Type of Use:	Residential, Single Family
Number of Bedrooms:	4
Percolation Rate:	16.3 Minutes/Inch
Design Flow:	525 GPD
Minimum Septic Tank Size:	1,125 Gallons
Proposed Septic Tank Size:	1,250 Gallons
Seasonal High Groundwater at:	18 Inches
Design Restrictive Layer at:	27 Inches
Ledge at:	>72 Inches
Leaching Area Required:	788 Square Feet
Design Leaching Trench:	Mantis DW 100
Leaching area per linear foot:	20 SF/LF
or:	39.38 LF Required
Leaching Area Provided:	900 Square Feet OK
or:	45 LF Provided OK

Since this plan is a repair, no reserve area is shown.

MLSS CALCULATION

Type Use:	Single Family	
System to be constructed:	Yes, Construction to take Place	
Perc Rate =	16.3 Min per inch	PF = 1.25
Slope of Land =	25.8%	FF = 1.75
Restrictive Layer at LS area, A =	18 Inches	HF = 20
Restrictive Layer at 25' DG, B =	24 Inches	
RS Depth, less fill/2 = (A+B)/2 =	21 Inches	
Depth of Fill Provided =	18 Inches	
Receiving Soil Depth, RS =	30 Inches	
Number of Bedrooms =	4	
MLSS Required =	PF x FF x HF	
	= 1.3 x 1.8 x 20.0	
	= 43.8 Feet	
MLSS Provided =	45.0 Feet	OK

TEST HOLE INFORMATION

Test holes observed by Howland
Wednesday, October 11, 2006

OP# 1
0 - 7 Topsoil
7 - 36 Yellow-brown moderate compact very fine sand loam
36 - 80 Olive-brown compact very fine sand loam
30 - 84 C Horizon
Ledge at 80", No Water observed, Mottles at 25", Roots at 60"

OP# 2
0 - 5 Topsoil
5 - 18 Yellow-brown moderate compact very fine sand loam
18 - 44 Yellow-brown compact very fine sand loam
44 - 80 Dark brown very fine sand l
No Ledge, No Water observed, Mottles at 18", Roots at 57"

OP# 3
0 - 6 Topsoil
6 - 24 Yellow-brown very fine sand loam
24 - 32/48 Medium-brown compact very fine sand loam
Ledge at 32/48", No Water, Mottles at 24", Roots at 32"

PERCOLATION TEST INFORMATION

By Arthur H Howland, P.C.

P-#2 Date: 10/11/2006
Presoak Start 10:09, end 11:28
Total Depth: 17 inches
Datum Depth: 13 inches

Time	Depth	Perc Rate (min/in)
0:00:00	3 1/4	
0:10:00	5 1/4	5.0
0:20:00	6 1/2	8.0
0:30:00	7 3/4	8.0
0:40:00	8 3/4	10.0
0:50:00	9 1/2	13.3
1:00:00	10 1/4	13.3

Max rate = 13.3 minutes per inch

PT#3 Date: 10/11/2006
Presoak Start 10:08, end 11:29
Total Depth: 16 inches
Datum Depth: 12 inches

Time	Depth	Perc Rate (min/in)
	0	
0:10:00	1 1/2	6.7
0:20:00	2 1/2	10.0
0:30:00	3 1/4	13.3
0:40:00	4	13.3
0:50:00	4 1/2	20.0
1:00:00	5	20.0

Max rate = 20.0 minutes per inch

P-A Date: 04/05/2022
Presoaked: 12:20 PM
Total Depth: 18 inches
Datum Depth: 18 inches

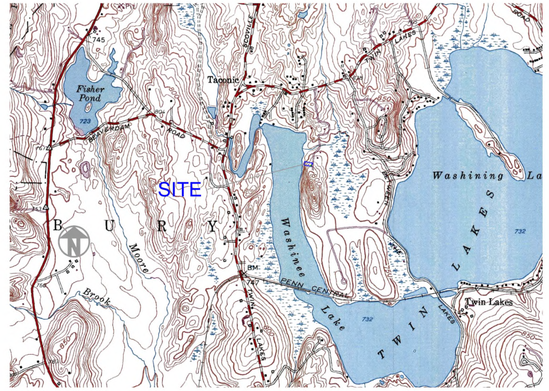
Time	Depth	Perc Rate (min/in)
0:02:45	5	
0:13:25	6 1/2	7.1
0:22:41	7 1/2	9.3
0:32:31	8 1/2	9.8
0:42:55	9 1/4	13.9
0:52:56	10	13.4
1:04:08	10 3/4	14.9

Max rate = 14.9 minutes per inch

P-B Date: 04/05/2022
Presoaked: 12:25 PM
Total Depth: 18 inches
Datum Depth: 18 inches

Time	Depth	Perc Rate (min/in)
0:01:20	4 1/2	11.3
0:12:40	5 1/2	10.3
0:21:40	6 3/8	16.3
0:31:50	7	15.6
0:41:34	7 5/8	16.6
0:51:57	8 1/4	16.2
1:02:03	8 7/8	

Max rate = 16.6 minutes per inch



LOCATION MAP

SCALE: 1" = 2,000'

GENERAL NOTES

- Owner Information: NOTSERO LLC, 308 Arabian Road, Palm Beach, Florida, 33480.
- Engineer Information: Patrick R. Hackett, 16 East Street, Lakeville, Connecticut 06039, (203) 788-9959, prh@prhackett.com.
- Property address is 95 Preston Lane and Mblu is 69/ / 32/ /.
- The leaching field is shown and graded for a 4 BR design single-family residential structure. Zone is an R-20, 40' front, 20 sides, and 75 Water.
- The system consists of 45 LF of Mantis DW-100 (9 units) and a new minimum 1,250 gallon two-chamber septic tank.
- It is recommended that the Eljen modified ASTM C-33 sand be used for all select fill rather than two different materials.
- A benchmark shall be placed in a safe working place at the time of stakeout.
- No off-site or on-site wells are within 75' of the proposed system.

SSD NOTES

· The engineer shall be notified of any additions, deletions, and/or changes to this plan - Patrick R. Hackett, 16 East Street, Lakeville, Connecticut (203) 788-9959, prh@prhackett.com
· The Connecticut Public Health Code - Regulations and Technical Standards for Subsurface Sewage Disposal Systems, January 1, 2024, or latest revision is considered part of this plan. A copy the 2024 code can be found at https://portal.ct.gov/-/media/departments-and-agencies/dph/dph/environmental_health/environmental_engineering/ts-2024-documents/2024-technical-standards-final-01012024.pdf (no spaces).
· This map is compiled from other maps, deed dimensions or other sources of information and is not to be construed as an accurate boundary survey and is to be used solely for the construction of the proposed subsurface sewage disposal design and site plan as shown here-in.
· It is recommended that the septic system be staked out by a qualified engineer or land surveyor.
· The contractor shall verify and check elevations PRIOR to actual septic system installation.
· The proposed septic tank has a 1,250 gallon capacity. Elevations along the pipes are shown in the Elevation and Pipe Run Tables.
· All solid pipe between the house and septic tank shall be a minimum 4" Schedule 40 PVC pipe, ASTM D1785 or D2665 solvent weld coupling/fittings using proper two-step PVC solvent solution procedure or as allowed in Table 2 of Section III, Piping. A cleanout shall be provided where it exits the garage foundation.
· All solid pipe after the septic tank shall be 4 inch SDR35 PVC ASTM F1760 solvent weld coupling/fittings using proper two-step PVC solvent solution procedure or as allowed in Table 2-A of Section III, Piping. 4" Schedule 40 may be used.
· The bottom of the trench and leaching pipe shall be level throughout. Maximum allowable deviation shall be no greater than 1 inch vertical in 50 feet horizontal.
· Leaching trench consists of 45 feet of Mantis DW-100 (9 units). The design indicates what is required for a 4 bedroom house. The trench shall have a minimum cover as depicted in the detail. No garbage grinders, tubs over 100 gallon volume, or water treatment waste discharge systems shall be connected to the septic system unless the septic tank size is increased and any ion exchange water treatment system discharge will require a permit and system that complies with Section X of the 2018 Technical Standards for Subsurface Sewage Disposal Systems.
· Septic fill material shall be meet requirements of Ejen and the ASTM C-33 specifications. Fill material shall extend a minimum of 5 feet beyond all trench edges.
· Any large stones or stumps encountered during the trench excavation shall be removed and replaced with septic fill meeting Section VIII A, of the Technical Standards, Select Fill Material. In the event any part of the existing trenches are uncovered in the fill packet of the proposed system, the stone shall be removed and replaced with select septic sand.
· The distribution box shall be placed on a six inch (6") compacted gravel base to prevent heaving or settling.
· All inlets and outlets to the septic tank and d-boxes shall be mortared after pipes are installed.
· All select fill or ASTM C-33 fill shall not have more than 5% by weight of calcium carbonate. The engineer shall test and approve any fill prior to placement.
· This plan is a repair and no reserve is shown.
· Any solid footing drain or roof drain pipe shall be tight pipe, glued joints, and backfilled with non-free-draining material (ConnDOT spec M.02.07) and minimum 10' from any edge of a trench.
· No up-gradient drains above the leaching field and septic tank shall be separated a minimum of 25' (50' minimum separation for down-gradient drains).

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039

Date: May 24, 2022

Revisions: 2022-06-08 20Sc
2022-06-15 Pro Well #91 Preston Ln
2022-06-22 Strip Drain, HP units
2022-11-17 Zone & notes
2025-01-27 TE review#1

BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN

SSD

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

Vol.210-Pg.154
N/F
JOHN SAAR
&
AMY STEVENS SAAR

Ex. open-joint stone wall

BM Corner wall 734.1

10.6±

28LF 4" SDR35 Overflow Pipe

143' - 4" SDR35 Tight Pipe - Backfill with non-free draining material

End of Footing Drain

6'-wide paved strip

200.80'
N 79°14'10" W

49.9'

Existing Iron Pipe

Bed A

Bed B

Bed C

Mathematical Tie Line

100.07'
S 12°56'25" W

10'

20'

10'

8'-7"

18'-2"

22'-3"

Deck

18'-7"

33'-4"

FFF 770.0
FBF 758.5
FGF 770.0

50'
no drain

10'-1"

Remove rocks

Heat pump condensing units

100.00'
N 10°45'50" E

1kgal buried propane tank

Cleanout, typ

204.60'
S 79°14'10" E

Ex Fire Pit Area

New Fire Pit/Filtration Area/Strip (86')

Ex. open-joint stone wall

BM Corner wall 733.7

25' open joint wall 2' max height

28' open joint wall 4' max height

No drain within 25' of leaching trench & septic tank

N/F
ALEXANDER M. REID
&
KATHRYN J. SPANZIANI
Vol.248-Pg.913

122' - 4" SDR35 Tight Pipe - Backfill with non-free draining material

SITE PLAN
0' 5' 10' 20' 30' 40'
Scale: 1" = 10'

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039

Date: December 12, 2024

Revisions:
2025-01-27 TE review#1

BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

SITE PLAN

SITE PLAN

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

E&S Working Guidelines

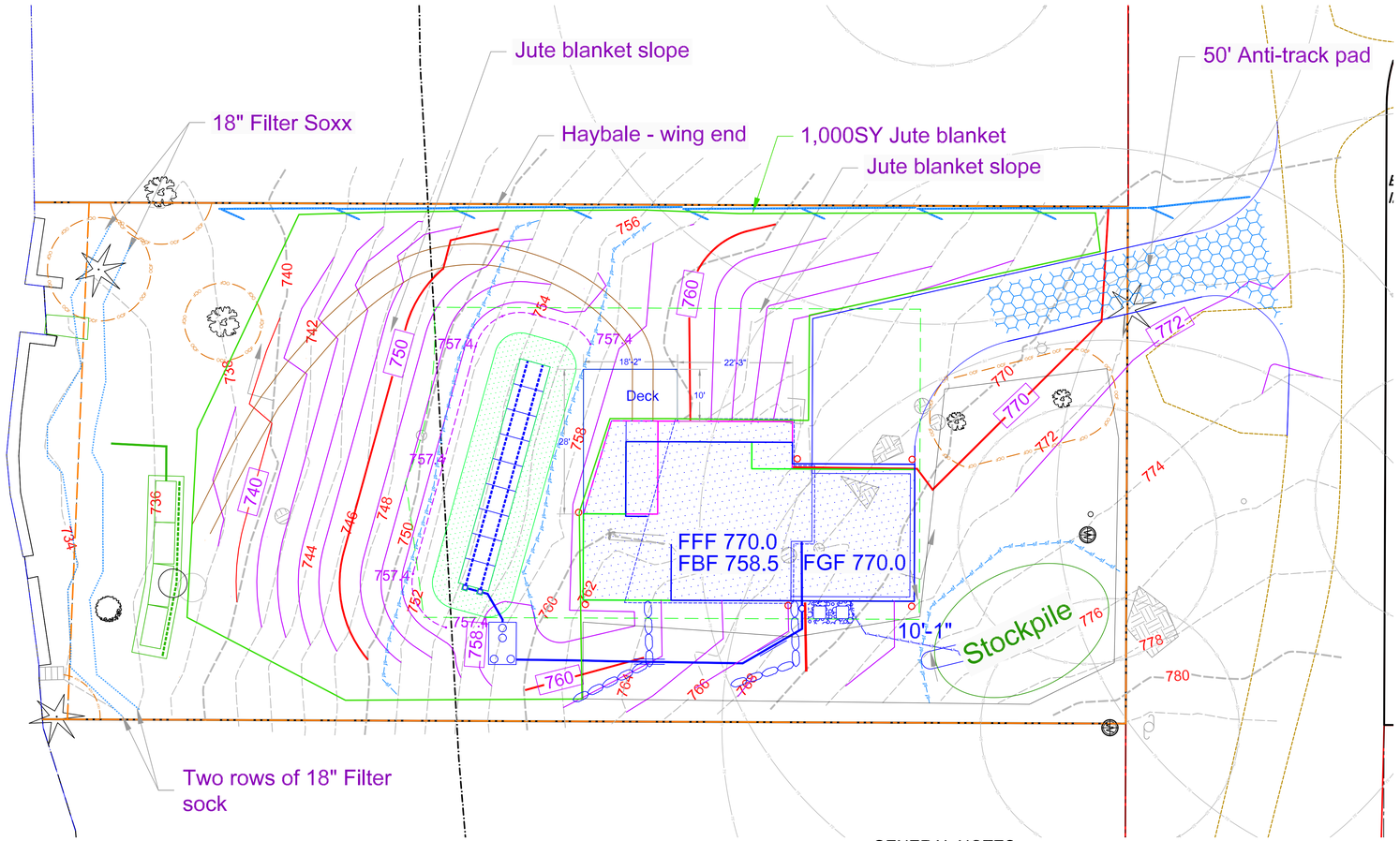
- Compost sock shall be installed along contours with only the ends elevated. The 18" Ø compost sock location shall be marked in the field by the engineer prior to placement. Any sock not installed along the marked location shall be relocated prior to any site work.
- Erosion control measures shown are a minimum. Additional measures shall be implemented as required to eliminate sediment runoff.
- Erosion control measures must be inspected and repaired every work day for the duration of the project. A minimum 2- 12" diameter rolls of compost sock shall be on-site for repairs at all times. They must also be inspected after any rainfall event.
- All disturbed areas shall be seeded with permanent seed and mulched with hay and/or erosion control blankets immediately after final grading.
- Trees designated as saving and have the CRZ (critical root zone radius) marking calling out a 4' orange safety fence, shall have the trees fenced off prior to any work in the area.
- All existing stumps outside of the foundation areas shall be ground-down a minimum of 6" below final grade in addition to proposed removal of stumps in the foundation area.
- All stockpiles stored and disturbed graded areas at 2 weeks age and are anticipated to remain unused for more than a month (2 more weeks) shall be seeded to establish vegetative cover.
- All areas outside of the jutte mat shall be loamed seeded and mulched with hay or straw. If hydroseeding is used, the mulch is doubled in the spray mixture.

LEGEND

EXISTING / PROPOSED

- EDGE OF LAKE
- PROPERTY LINE
- IRON PIPE
- WATER LINE
- EDGE OF ROAD
- CONTOUR (99 / 100)
- SPOT ELEVATION (X 96.5 / · 123.4)
- TEST HOLE
- PERC TEST
- HUB/BENCHMARK
- EDGE OF DRIVE
- HOUSE
- FOOTING DRAIN AND OUTLET
- SOLID PIPE
- SEPTIC TANK
- D BOX
- PUMP CHAMBER
- PRIMARY LEACHING AREA
- CROSS SECTION
- LIMIT OF DISTURBANCE
- ROOF DOWNSPOUT
- ROOF DRAIN (RD)
- SILTATION FENCE
- EROSION CONTROL BLANKET
- FILTER SOCK
- HAYBALES
- TREE PROTECTION

WASHINEE LAKE



EROSION & SEDIMENT CONTROL PLAN

Scale: 1" = 16'

CRITICAL ROOT ZONE FENCING

DBH (Inches)	Dia (Ft) CRZ	Rad (Ft) CRZ
10	8.3	4.2
12	10.0	5.0
15	12.5	6.3
18	15.0	7.5
24	20.0	10.0
26	21.7	10.8
30	25.0	12.5
32	26.7	13.3
36	30.0	15.0

Maintenance Schedule for E&S during Construction

E&S Measure	*Inspection Frequency*	*Functioning Condition*	*Action Required*
Filter Sock	All E&S measures should be inspected on a daily basis.	Sock is capable of filtering runoff and installed where there is no concentration of runoff. All ends must be staked tight to each other. Construction equipment must be kept off the sock or additional sock must be installed downgradient.	Restake when required. Relocate where runoff concentrates too much over a portion of the sock run. Replace when the sock fill has decomposed to the point where it is ineffective in filtering runoff. An 18" diameter sock shall be used along the shoreline. A 10-12 inch sock shall be used at all other locations.
Haybales	All E&S measures should be inspected on a daily basis. Haybales are not called out to be used. However, in the event Filter Socks are unavailable, haybales shall be used in lieu of doing nothing.	Haybales must be staked tight to each other. Ends must be higher and, as with other E&S measures, runoff should never be concentrated	Restake when required. Relocate where runoff is concentrated too much over a portion of the haybale run. Replace when the hay has decomposed to the point where it is ineffective in filtering runoff.
Temporary Stockpiles	All E&S measures should be inspected on a daily basis.	A temporary stockpile is functioning when there is no dust blowing away and the filter sock, haybale, or siltfence, is functioning	All stockpiles stored and disturbed graded areas at 2 weeks age and are anticipated to remain unused for more than a month shall be seeded to establish vegetative cover.
Silt fence	All E&S measures should be inspected on a daily basis. Silt fence is not called out to be used. However, in the event a siltation barrier is needed and the material is not available, a silt fence should be used in lieu of doing nothing.	Silt fence is functioning when there is no concentration of runoff along the fence, the ends are higher in elevation to capture the runoff, there are no gaping holes in the fabric, and the bottom flap is secured in the ground	Any silt fence that requires replacing shall be replaced with 12" filter sock.

GENERAL NOTES

- Owner Information: NOTSERO LLC, 308 Arabian Road, Palm Beach, Florida, 33480.
- Engineer Information: Patrick R. Hackett, 16 East Street, Lakeville, Connecticut 06039, (203) 788-9959, prh@prhackett.com.
- Property address is 95 Preston Lane and Mblu is 69/ / 32/ /.
- The leaching field is shown and graded for a 4 BR design single-family residential structure. Zone is an R-20, 40' front, 20 sides, and 75 Water.
- The system consists of 45 LF of Mantis DW-100 (9 units) and a new minimum 1,250 gallon two-chamber septic tank.
- It is recommended that the Eljen modified ASTM C-33 sand be used for all select fill rather than two different materials.
- A benchmark shall be placed in a safe working place at the time of stakeout.
- No off-site or on-site wells are within 75' of the proposed system.

Notification Dates

The permittee shall notify the Land Use Office of the Town of Salisbury prior to the commencement of work and its completion. A pre-construction meeting with the contractor and the Town of Salisbury Land Use staff is required prior to commencement of work as per the time line provided below:

Contractor shall notify the Town Land Use Office of the following activities prior to commencement:

- ❒ Not less than 15 days in advance of the installation of the E&S control measures, the name of the qualified person(s) in charge of oversight operations and the tentative start date of work. E&S measure to be inspected and approved prior to any disturbance.
- ❒ Not less than 2 days in advance of the start date of building removal.
- ❒ Not less than 2 days in advance of the start date foundation excavation.
- ❒ Not less than 2 days in advance of the start date of the shoreline planting work.

See additional guidelines in top left corner of this sheet:

- All disturbed areas shall be netted with jute as part of the erosions and sediment control measures as soon as final grade has taken place.
- Trenching perpendicular to contours shall be backfilled daily and the areas stabilized with loam, seed, and mulch on a daily basis. In the event more time is required due to scheduling an inspection, precautions such as haybale barrier shall be in place.

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039

Date: December 12, 2024

Revisions:
2025-01-27 TE review#1

BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

EROSION & SEDIMENT CONTROL PLAN

E&S PLAN

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

EROSION CONTROL NOTES

Project Description

A parcel of land with existing house located at 95 Preston Lane, is to be removed and replaced with a 2025 code-compliant structure. Work on the house is within the 300' Lake Protection Overlay District. The parcel is on West Twin Lake (Washinee). Attention must be taken to ensure runoff from the construction site and the final grading and cover is such that no sediment is conveyed toward the Lake. Filter sock is the major form of siltation control. All sock must be installed properly (ie, level with the land and higher only at ends) and maintained for the duration of the project. The project is intended to commence after all permits are acquired. All final-graded areas must be stabilized by the end of the year's growing season. Any disturbed area that has not stabilized must be inspected and maintained till the next growing season.
The following notes are general in nature. The construction sequence notes found on the stormwater management sheet shall be followed in order to minimize the amount of time a disturbed area remains erosion-susceptible.

Water Erosion Control Measures

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

Wind Erosion Control Measures

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

Construction Litter Control

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

Seeding

All disturbed areas shall be restored with a vegetative stabilization material (grass). The soil should be brought up to a ph of 5.7 or higher. This can be done by using the appropriate amount of lime, as required by a soil test. The topsoil stockpiles shall be tested and all additives based on the soil testing report. Any lime should be worked into the soil a minimum of 4 inches. All stones two inches or larger in diameter shall be removed along with all deleterious material (such as building material waste, stumps, etc). The seed shall be applied by either hand, cyclone seeder, a cultipacker type seeder or hydroseeder. Hydroseedings which are mulched may be left on soil surface. Seed mix shall be certified free from invasive species and consist of 20 pounds of Kentucky Bluegrass, 20 pounds of Creeping Red Fescue, and 5 pounds of Perennial Ryegrass, for a total of 45 pounds of seed per acre. Recommended seeding dates are April 1 through June 15 and August 15 through October 1. All seeded areas shall be maintained to ensure proper growth and to minimize erosion.

Mulch

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

General Notes

All erosion and sediment control measures shall be performed in accordance with the "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" by the Connecticut Council on Soil and Water Conservation dated March 2024, or latest revision.

All disturbed areas shall be kept to a minimum. Final grading and restoration shall be accomplished as soon as practical. All area below the house shall be covered a with jute fiber blanket and stapled.

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

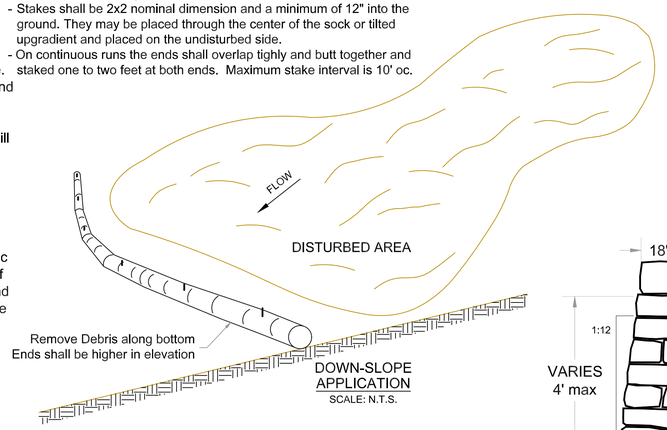
All control structures shall be maintained throughout construction and removed when vegetative stabilization has been attained. If the proposed control measures are not satisfactory, additional control measures shall be implemented immediately.

All runoff from the disturbed area shall be controlled and filtered. Filter sock shall be used in the areas shown on the site plan and installed as shown on this plan. Additional sock shall be installed as required.

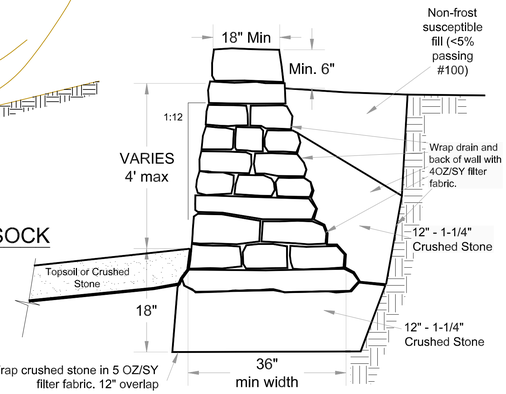
Riga Construction - Brian Hanecak 860 605-4053
is designated as the person responsible for the erosion and sediment control oversight and shall be responsible for the implementation of the sediment and erosion control measures. This responsibility includes the acquisition of materials, installation, and maintenance of erosion and sediment structures, the communication and the detailed explanation to all people involved in the site work of the requirements and objective of the erosion and sediment control measures. The designated qualified person shall be given to the Land Use Office prior to start of work. Any change in engineer shall also be noted at this time.

The engineer Patrick Hackett 203 788-9959, 16 East Street, Lakeville, Connecticut 06039 shall be notified of any proposed alteration to the erosion and sediment control plan, prior to altering, in order to ensure the feasibility of the addition, subtraction, or change in the plan. The engineer shall inspect all erosion and sediment control measures for installation and function. The engineer shall also be the contact person for the Zoning Enforcement Officer and shall be available to discuss, and/or meet on-site, to review any issues that may arise during the course of construction. No work shall start till the E&S measures are in place and a pre-construction meeting has taken place.

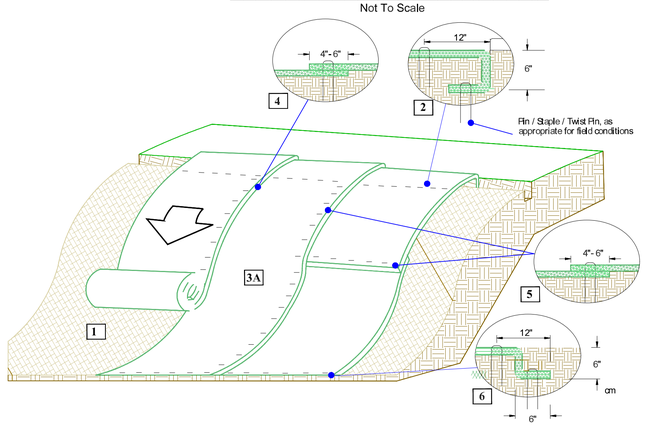
INSTALLATION
- Sock shall be placed as close to same elevation with only ends higher
- The ground at the bottom of the sock shall be clear of all branches and debris that cause a space.
- Stakes shall be 2x2 nominal dimension and a minimum of 12" into the ground. They may be placed through the center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

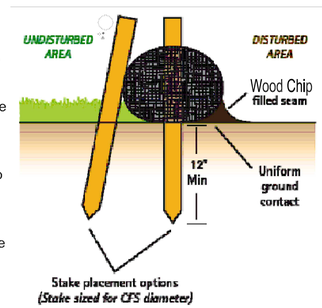


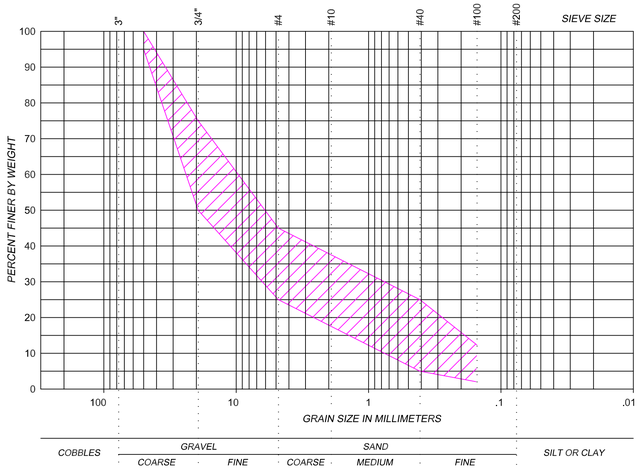
PLACEMENT OF A COMPOST FILTER SOCK



STONE RETAINING WALL DETAIL

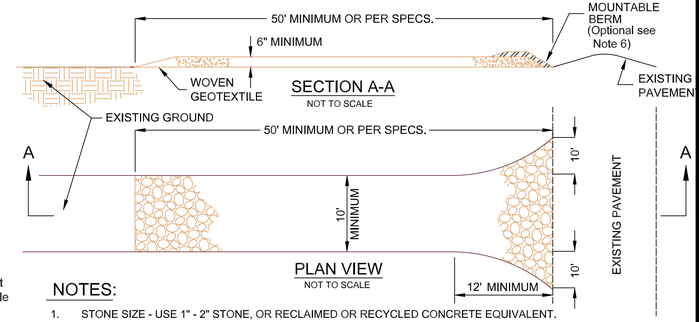






(grain sizes and descriptions from Unified Classification System)

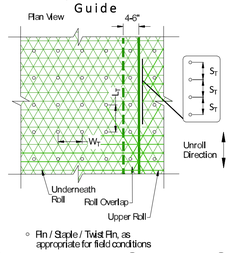
BASE GRAIN SIZE RANGE



NOTES:

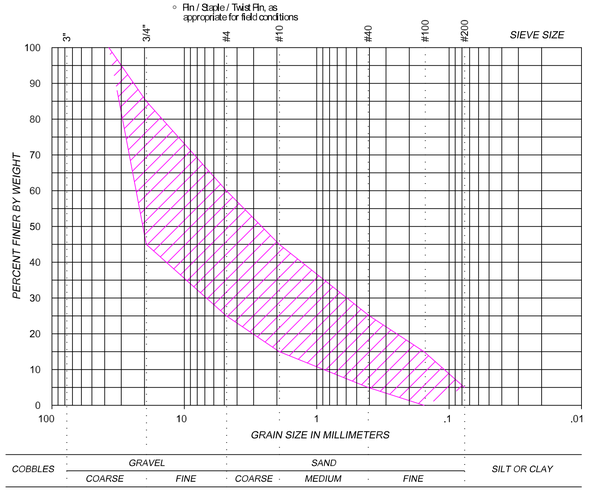
1. STONE SIZE - USE 1" - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. WOVEN GEOTEXTILE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

STABILIZED
CONSTRUCTION ENTRANCE
(ANTI-TRACKING PAD)



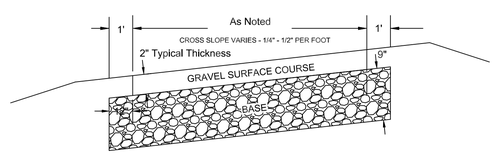
	Staple Pattern	
Dimension	C	D
W_T	30" (75 cm)	22" (55 cm)
L_T	30" (75 cm)	22" (55 cm)
S_T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)
Required Fastener	Min. 20# pullout	Min. 20# pullout

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.



(grain sizes and descriptions from Unified Classification System)

GRAVEL SURFACE GRAIN SIZE RANGE



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039

Date: December 12, 2024

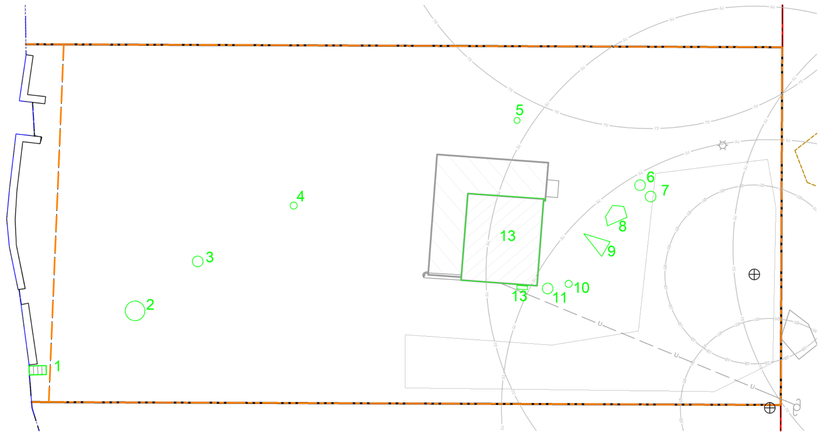
Revisions:
2025-01-27 TE review#1

BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

EROSION & SEDIMENT CONTROL PLAN

E&S NOTES

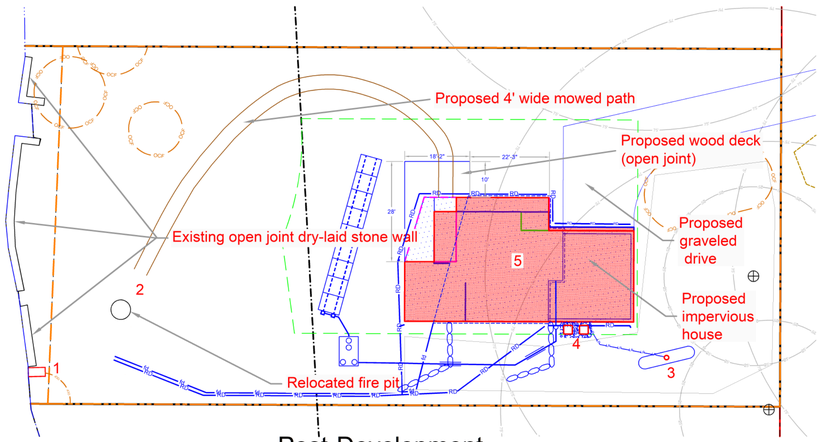
Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959



Pre-Development

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

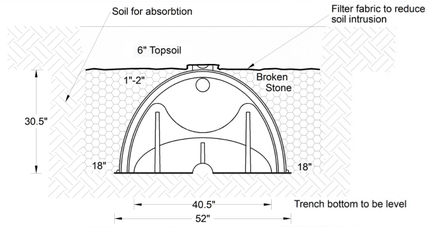
SCALE: 1"= 20'



Post-Development

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

SCALE: 1"= 20'



CULTEC CONTACTOR 330 SECTION

Not to Scale

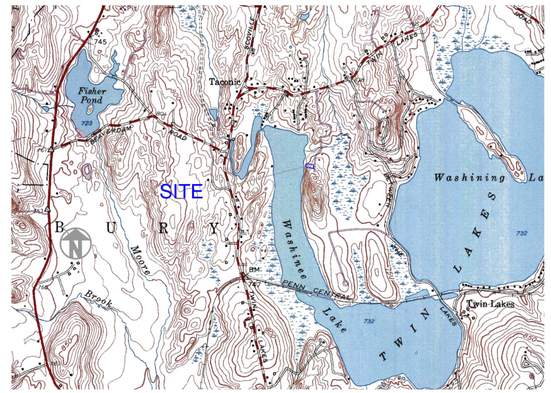
Elevations of Filter

centerline top	737.0
bottom topsoil	736.5
Invert out of overflow	736.5
top of stone	736.5
invert 4" perf pipe	735.0
bottom of stone	734.0

Construction Sequence

Construction sequence at 95 Preston Lane shall be as follows:

- No construction shall take place until all permits and erosion control measures are in place.
- Erosion control measures for initial installation shall consist of two rows of 18 inch filter sock near below by the lake.
- Non-erosion control orange fencing shall be placed around designated trees and septic trench area.
- Haybales with winged ends shall be placed along the north property line.
- The apron for the dumpsters for the demolition of the existing house shall be installed with the anti-tracking pad for the driveway.
- The house demolition may proceed after electric, and any other utilities are disconnected and made safe.
- Two rows of silt fence shall be installed on either side of the orange fencing installed earlier at the at the septic trench for added protection during excavation for the foundation, the next phase of construction.
- Any excess material shall be taken off site and properly disposed of. Storage stockpile areas shown on site shall have silt-fence located on the downhill side.
- No work on the septic system shall take place until the foundation has been completed and the stormwater infiltration units at the base of the property shall be installed. The foundation frost wall at the lakeside of the house shall not be backfilled until roof drains are connected and operable.
- Pipes leading up the south side for connection with the footing drain and the stormwater drain shall installed using backfill consisting of a non-drainable material such as dead sand. Tape marking the buried lines shall be installed above.
- Septic work may start after the stormwater system is backfilled and no chance of any sediment infiltration is possible. Existing topsoil material shall be pushed downhill and used as part of the berm. Septic tank shall be installed after foundation drains are set and waste line extended to tank for connection. Final work consists of finishing south side grading and stone walls and working around the house clockwise to the bottom where the septic has recently been installed around to the driveway at the top.
- Erosion and sediment control measures shall only be removed after all areas all disturbed areas have been stabilized and have good vegetative cover.



LOCATION MAP

SCALE: 1" = 2,000'

GENERAL NOTES

- Owner Information: NOTSERO LLC, 308 Arabian Road, Palm Beach, Florida, 33480.
- Engineer Information: Patrick R. Hackett, 16 East Street, Lakeville, Connecticut 06039, (203) 788-9959, prh@prhackett.com.
- Property address is 95 Preston Lane and Mblu is 69/ / 32/ /.
- The leaching field is shown and graded for a 4 BR design single-family residential structure. Zone is an R-20, 40' front, 20 sides, and 75 Water.
- The system consists of 45 LF of Mantis DW-100 (9 units) and a new minimum 1,250 gallon two-chamber septic tank.
- It is recommended that the Eljen modified ASTM C-33 sand be used for all select fill rather than two different materials.
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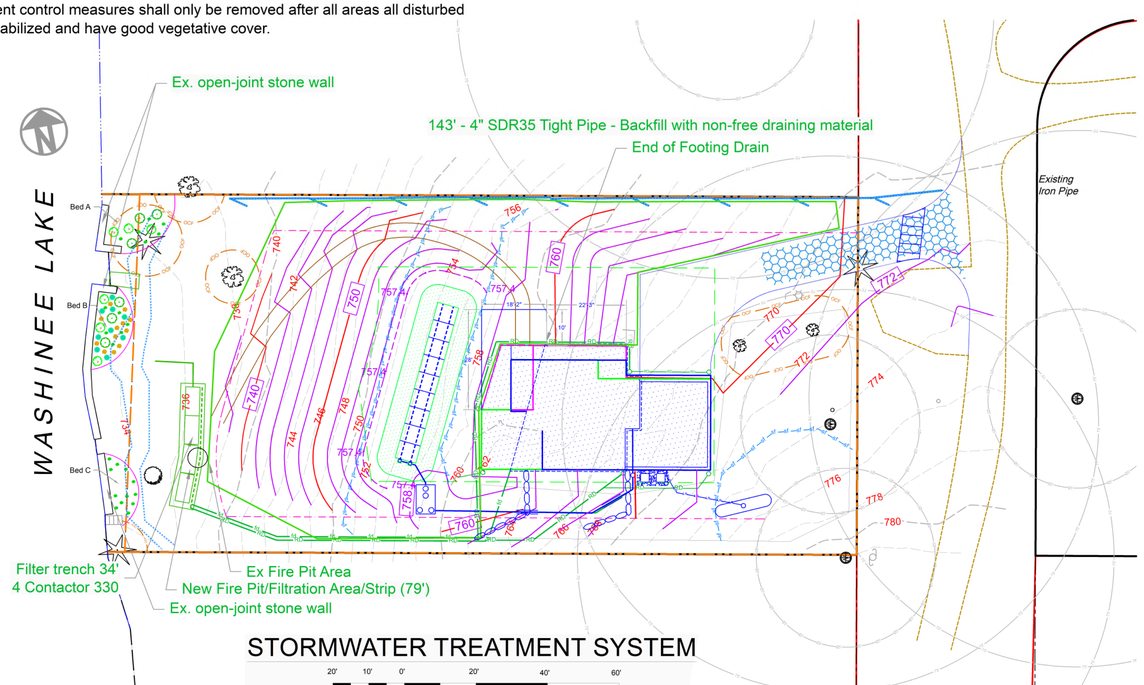


STORMWATER TREATMENT SYSTEM

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

SCALE: 1"= 20'

Predevelopment

No.	Item	SF
1	Shore Step	12
2	Firepit	24
3	Boulder	7
4	Boulder	3
5	Metal Lid	3
6	Boulder	7
7	Boulder	7
8	Ledge	22
9	Ledge	18
10	Boulder	3
11	Boulder	7
12	Heat Pump	3
13	House	518
		634
	PreDev %	3.0%

Postdevelopment

No.	Item	SF
1	Shore Steps	12
2	Firepit	24
3	Propane fill	2
4	2 Condensing units	12
5	House	1,829
		1,879
	PostDev %	8.8%

Design Water Quality Volume

$WQ_v = (1.3")(R_v)(A) / 12$

$R_v = 0.05 + 0.009(I)$

Using Site Area

(all in LPOD)

Predevelopment

A_{predev} = 0.489 acres

I_{predev} = 2.98%

R_v = 0.08

WQ_v = 0.002 acre-feet

= 69 cf

= 514 gallons

Postdevelopment

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

$R_v = 0.05 + 0.009(I)$

P = 1.3 inch

$A_{postdev}$ = 0.489 acres

$I_{postdev}$ = 8.77%

R_v = 0.13

WQ_v = 0.007 acre-feet

= 297 cf

= 2,224 gallons

Storage Provided

Cultec Contactor 330HD		
Storage per foot	7.46	CF
Storage per unit	52.21	CF
Number of units:	4	
Length provided:	28	feet
Total width (18"stone all sides)	224.8	sf
depth stone	2.5	feet
CF of excavation	561.9	CF
CF/lf trench	20.07	CF
stone porosity	0.3	
Total CF of cultec storage	208.84	CF
Excavation storage	561.9	
Stone volume	353.0	
Stone storage	105.91	
Total Storage	314.75	CF OK

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039

Date: December 12, 2024

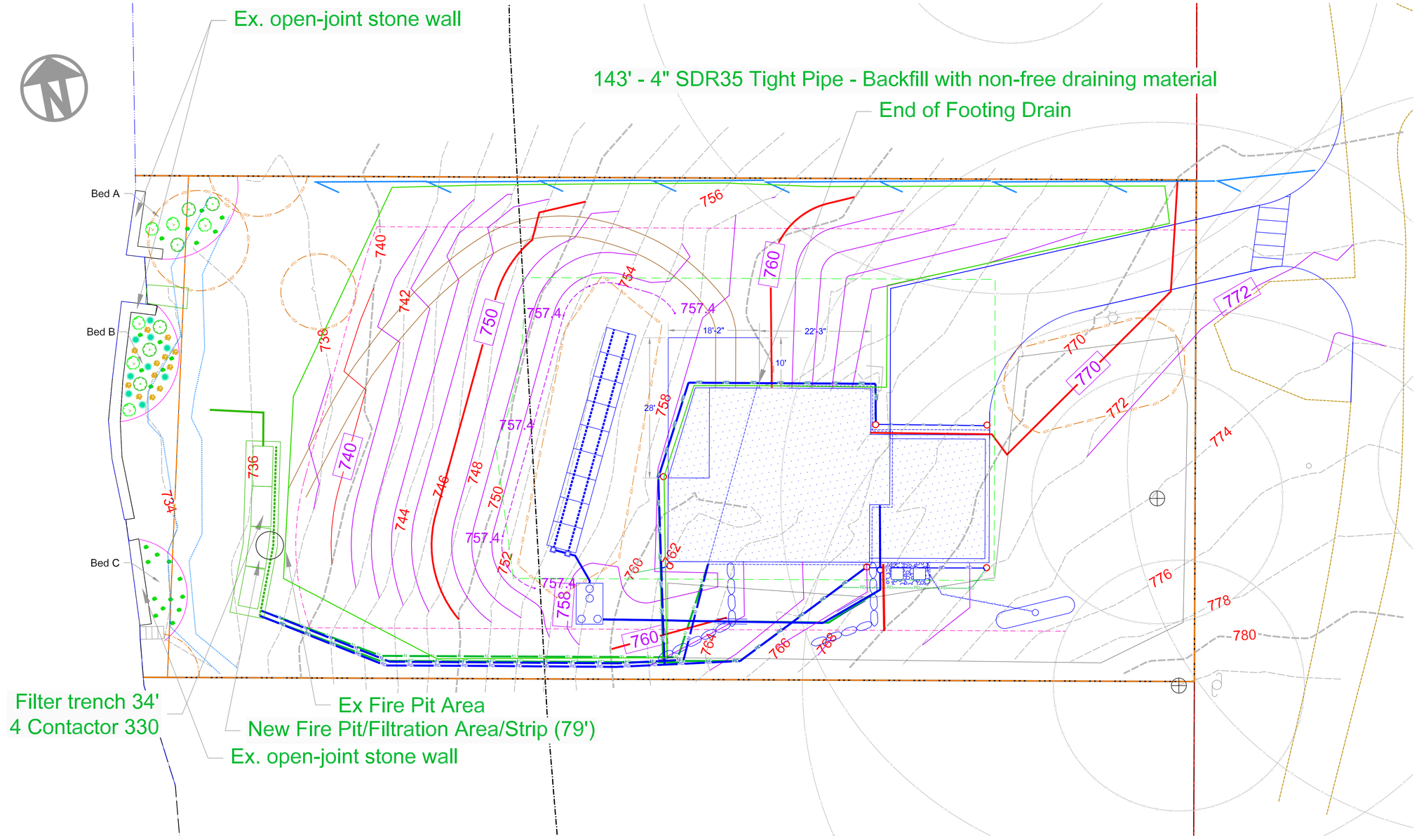
Revisions:
2025-01-27 TE review#1

BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

STORMWATER MANAGEMENT PLAN

STORMWATER

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



PLANTING PLAN

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

Scale: 1" = 10'

PLANTING LIST

Latin Name	*Common Name*	*Qty*	*Size*	*Unit Size*	*Bed*	*Symbol*
Miscanthus sinensis	Silvergrass	9	1	Gallon	B	
Geranium sanguineum	Cranesbill	12	1	Gallon	B	
Cornus sericea	Red Twig Dogwood	6	3	Gallon	A/B	
Ilex verticillata	Winterberry Holly	6	3	Gallon	A/B	
Nepeta cataria	Catmint	24	1	Gallon	A/B/C	

Engineer:
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BAUER RESIDENCE
95 PRESTON LANE
SALISBURY, CONNECTICUT

PLANTING PLAN

PLANTINGS