

127 Washinee Heights Road

From Todd Parsons <tparsons@haleyward.com>

Date Mon 2/17/2025 12:00 PM

To Abby Conroy <aconroy@salisburyct.us>; Miles Todaro <mtodaro@salisburyct.us>

 1 attachment (3 MB)

2025.02.17 - 127 Washinee Heights PERMIT SET.pdf;

Hi Miles and Abby

The architect asked me to modify the grading on the east side of the house at 127 Washinee Heights Road. The grades changed very little and only affect the east side of the addition. I also added some of the elevations for the septic system components, but they are all in the same location.

I have attached the updated plan set. I can get you hard copies soon as well. Let me know if you have any questions.



Todd Parsons, PE
Senior Project Manager | Senior Project Engineer
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a: 140 Willow Street, Suite 8, Winsted, CT 06098

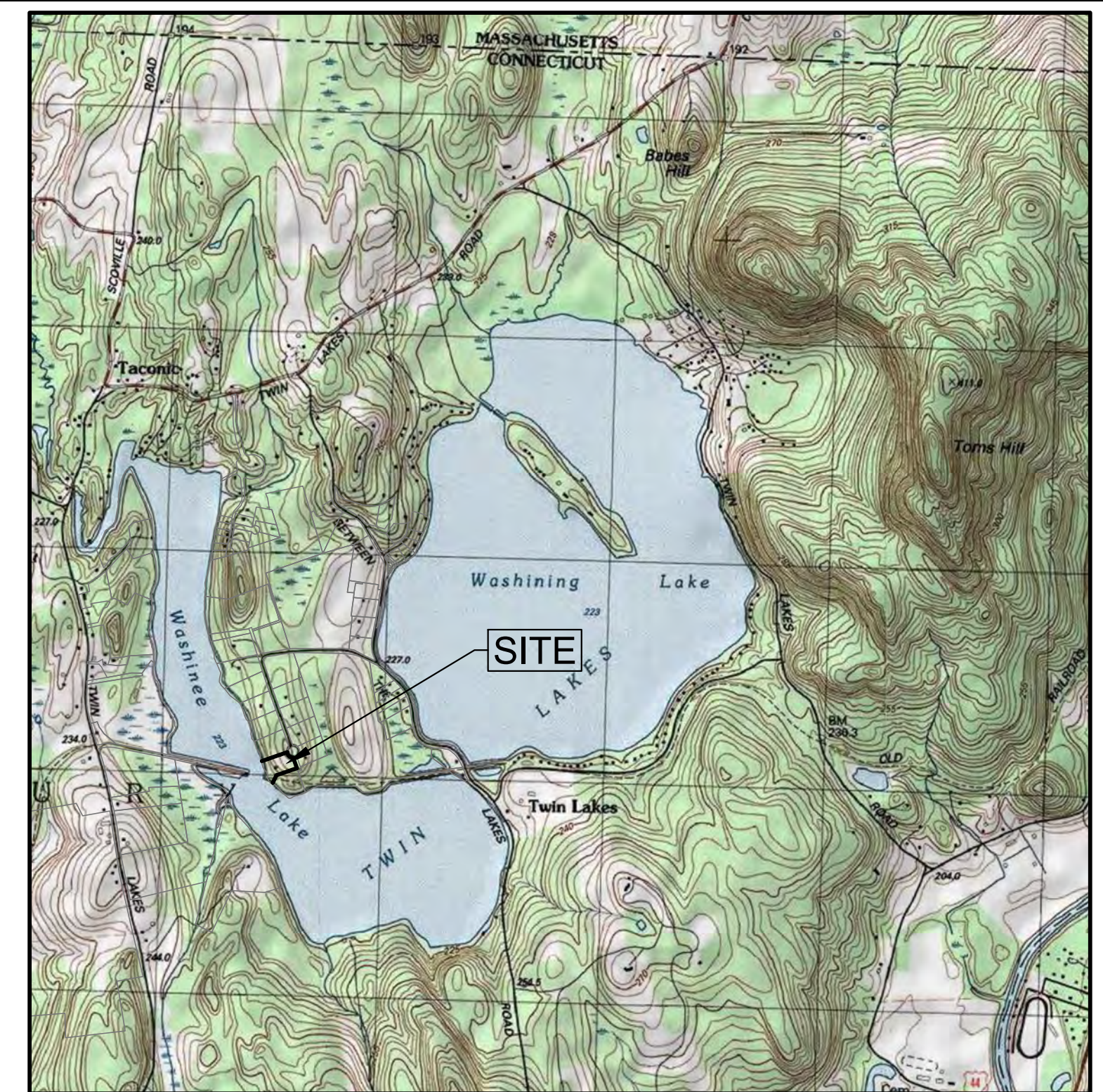


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HOUSE ADDITION JEFFERY & CLAUDIA KEENAN

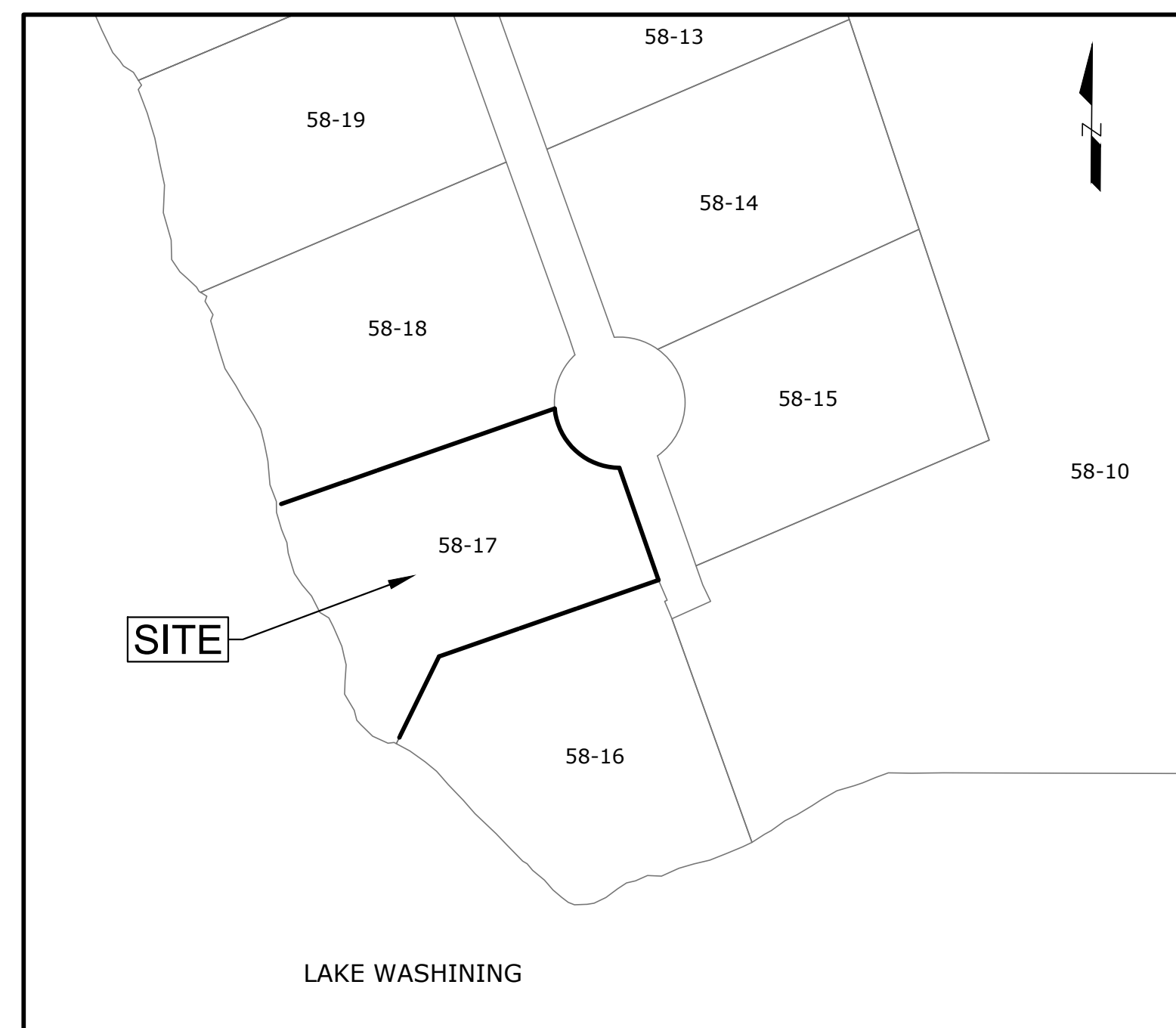
127 WASHINEE HEIGHTS ROAD
SALISBURY, CONNECTICUT

JANUARY 28, 2025
REVISED: FEBRUARY 11, 2025
FEBRUARY 17, 2025



LOCATION MAP
SCALE: 1"= 2000'

List of abutters as of January 20, 2025			
Map	Lot	Owner Name	Address
Direct abutting			
NORTH			
58	18	RONCHI DONALD M SURV & ROSS JANE A SURV	PO BOX 643405 VERO BEACH, FL 32964
WEST			
-	-	Lake Washing	-
SOUTH			
58	16	129 WHR LLC	23721 NE 48TH AVE #H7 OKEECHOBEE, CT 34972
EAST			
58	10	HARRIS ADELAIDE	PO BOX 629 SALISBURY, CT 06068
58	15	SWARTZ JESSICA B SURV & DAVIS ASA C SURV	128 WASHINEE HEIGHTS RD SALISBURY, CT 06068
58	14	SMITHWICK RUTH ANN	118 WASHINEE HEIGHTS RD SALISBURY, CT 06068



ABUTTERS MAP
SCALE: 1"= 200'

LIST OF DRAWINGS

- COVER
- C-1 EXISTING CONDITIONS
- C-2 SITE PLAN
- C-3 SEPTIC SYSTEM DETAILS
- C-4 EROSION CONTROL PLAN
- C-5 EROSION CONTROL NARRATIVE & SITE DETAILS

REV	DATE	DESCRIPTION	BY	CHK
2	2025.02.17	Modify Grade on East Side of House	JS	TAP
1	2025.02.11	Modify Temporary Access	JS	TAP

PERMITTING

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

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140 Willow Street
Winsted, Connecticut 06098
860.379.6669

PROJECT
HOUSE ADDITION
JEFFERY & CLAUDIA KEENAN
127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT

TITLE
SITE PLAN

DATE	January 28, 2025	SCALE	1"= 20'
DRAWN BY	JS	DESIGNED BY	TAP
CHECKED BY	JS		
PROJECT No.	4010128.23135		
DRAWING No.	COVER		
REV	2		



APPLICANT

GREAT FALLS CONSTRUCTION
117 Dublin Road
Falls Village, CT 06031
Ph. (860) 824-7128

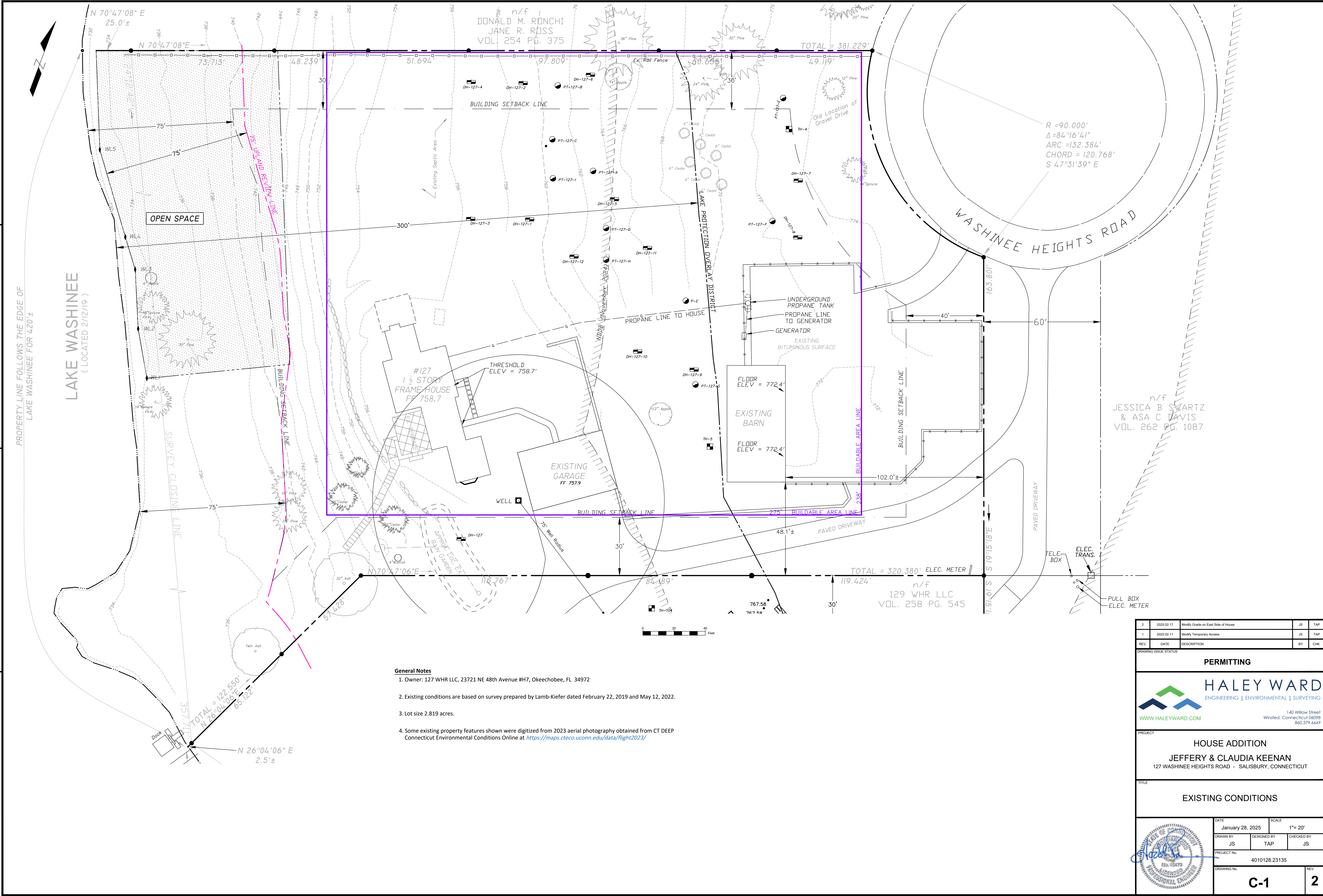
OWNER

127 WHR LLC
23721 NE 48th Avenue #H7
Okeechobee, FL 34272
Ph. (404) 695-6777


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BLDG. SETBACK	
	OPEN SPACE	
	LAKE PROTECTION OVERLAY DISTRICT	
	CONTOUR LINE	
	SPOT ELEVATION	
	WETLANDS BOUNDARY	
	SEDIMENT BARRIER	
	SILT FENCE	
	STONE WALL	
	STORM SEWER PIPE	
	CATCH BASIN	
	WATER LINE	
	ELECTRIC LINE	
	EROSION CONTROL BLANKET	

FILE LOCATION: P:\CT\4010128 - GREAT FALLS_CONSTRUCTION\23195-HOUSE ADDITION 127 WASHINEE HEIGHTS-TAP\02-CAD_FILES\CIVIL\127 PLANS DECEMBER 2023.DWG, 2025.02.17, 7:15 AM

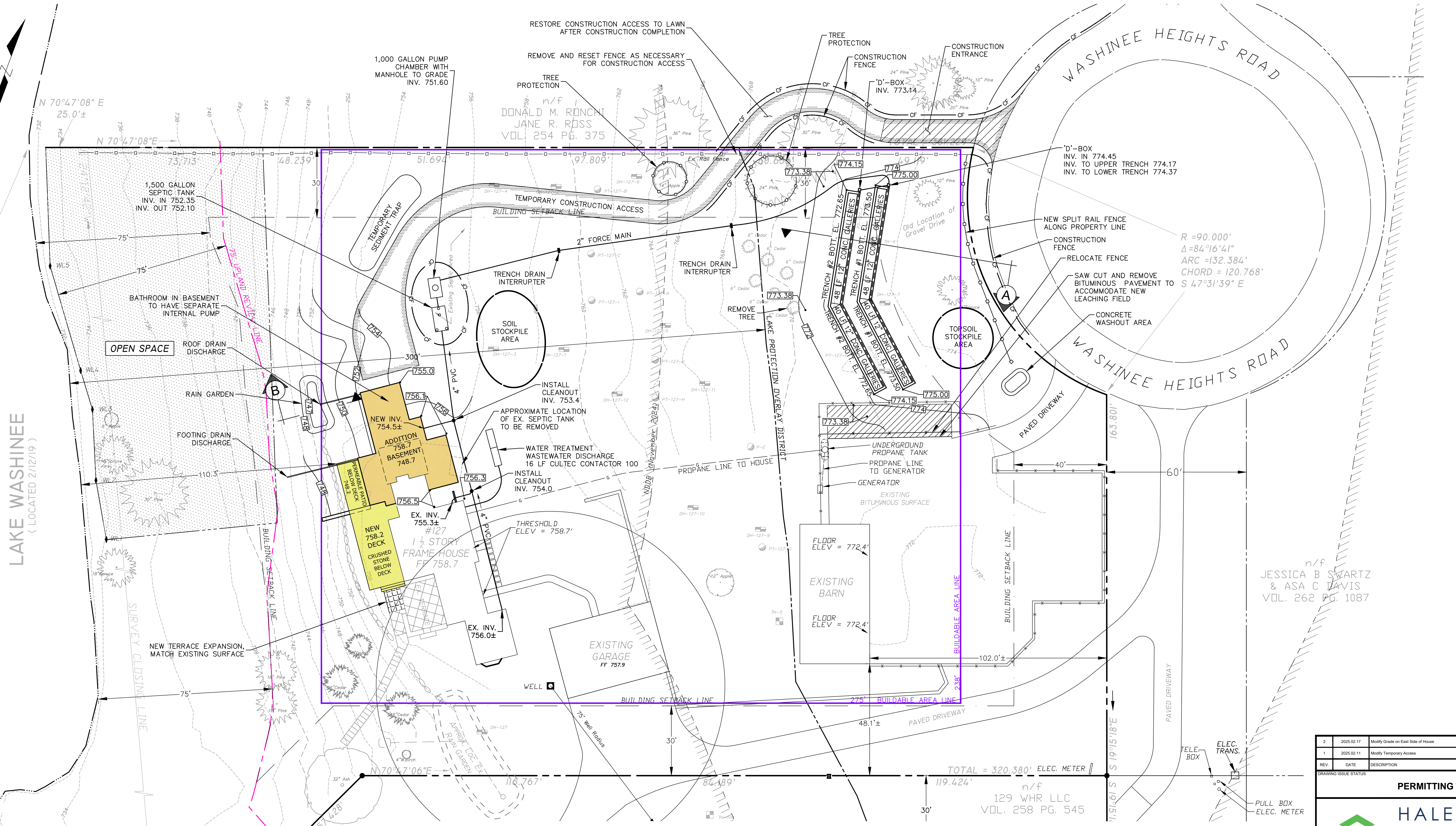


- General Notes**
- Owner: 127 WHR LLC, 23721 NE 48th Avenue #H7, Okeechobee, FL 34972
 - Existing conditions are based on survey prepared by Lamb-Kiefer dated February 22, 2019 and May 12, 2022.
 - Lot size 2.819 acres.
 - Some existing property features shown were digitized from 2023 aerial photography obtained from CT DEEP Connecticut Environmental Conditions Online at <https://maps.cteco.uconn.edu/data/flight2023/>

2	2025.02.17	Modify Grade on East Side of House	JS	TAP
1	2025.02.11	Modify Temporary Access	JS	TAP
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMITTING				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING WWW.HALEYWARD.COM 140 Willow Street Winsted, Connecticut 06098 860.379.6669				
PROJECT				
HOUSE ADDITION JEFFERY & CLAUDIA KEENAN 127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT				
TITLE				
EXISTING CONDITIONS				
DATE		SCALE		
January 28, 2025		1"= 20'		
DRAWN BY	DESIGNED BY	CHECKED BY		
JS	TAP	JS		
PROJECT No.		4010128.23135		
DRAWING No.		C-1		
		2		

FILE LOCATION: P:\CT\4010128 - GREAT FALLS, CONSTRUCTION\23195-HOUSE ADDITION 127 WASHINEE HEIGHTS-TAP02-CAD-FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025.02.17, 7:15 AM

LAKE WASHINEE
(LOCATED 2/12/19)

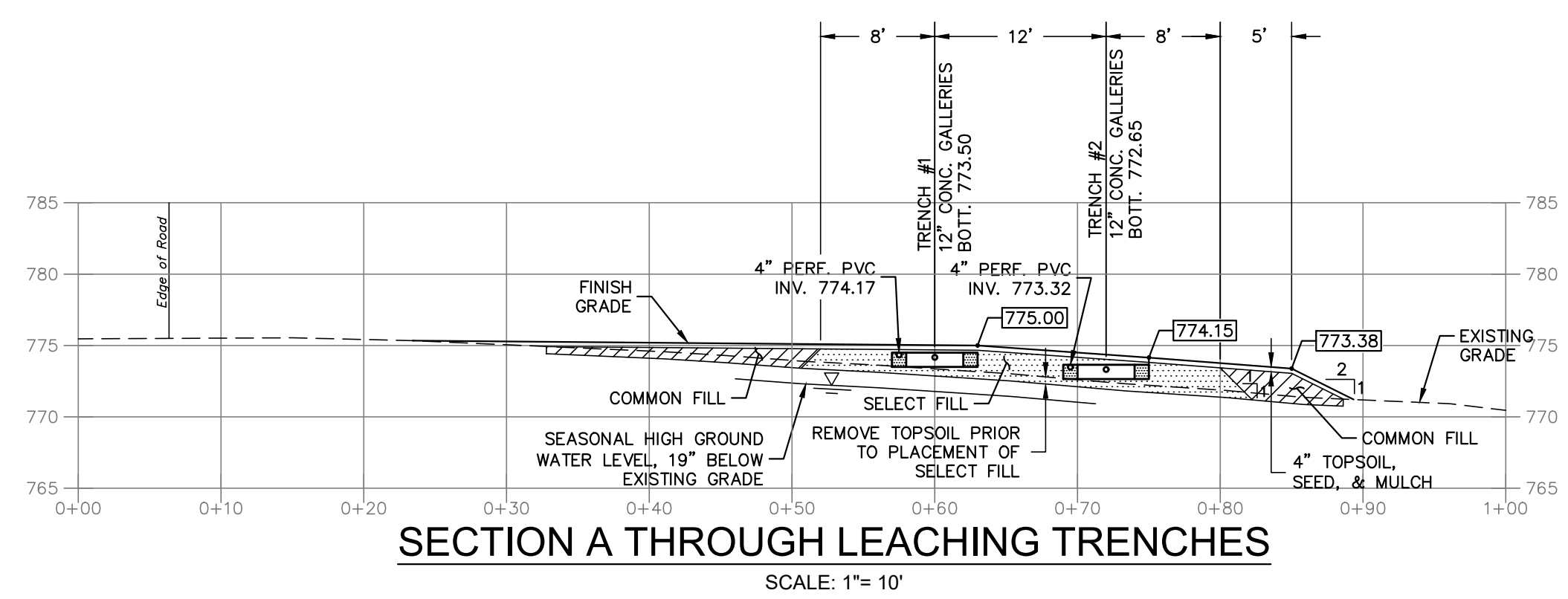


Notes

1. The contractor shall have a surveyor set a benchmark in the septic system area prior to construction.
2. There are no wells within 75' of the proposed septic system. The proposed development plan prepared for Tracy C. Kauffman and Christy Valentine by Patrick R. Hackett dated March 15, 2016 revised to March 25, 2016 shows the proposed well on the parcel now owned by Donald M. Ronchi and Jane R. Ross approximately 255 feet from the Lot 127 property line.

ZONING TABLE LOT #127		
ZONE RR-1 WITH LPOD		
REGULATION	REQUIREMENT	THIS LOT
LOT AREA	80,000 SF	122,808 SF
BUILDING HEIGHT	<35 Ft	<35 Ft
FRONT YARD	40 Ft	102.0± Ft
SIDE YARD	30 Ft	33.2± Ft
REAR YARD	30 Ft	n/a
SETBACK TO WATER	75 Ft	110.3 Ft
IMPERVIOUS COVERAGE IN LPOD	10%	9.1%
BUILDING COVERAGE	10%	5.5%

Impervious Surfaces within LPOD (SF)											
Total Area within LPOD (SF)	Existing House Less Sunroom (SF)	House Addition (SF)	Garage (SF)	Existing Terrace (SF)	Proposed Terrace (SF)	Walkways (SF)	Ex. Retaining Walls (SF)	Pro. Retaining Walls (SF)	Paved Driveway	Total Impervious (SF)	% Impervious
89,835	1,932	1,243	1,402	373	67	388	228	32	2,509	8,173	9.1



2	2025.02.17	Modify Grade on East Side of House	JS	TAP
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REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
PERMITTING				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING WWW.HALEYWARD.COM 140 Willow Street Winsted, Connecticut 06098 860.379.6669				
PROJECT				
HOUSE ADDITION JEFFERY & CLAUDIA KEENAN 127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT				
TITLE				
SITE PLAN				
DATE		SCALE		
January 28, 2025		1"= 20'		
DRAWN BY	DESIGNED BY	CHECKED BY		
JS	TAP	JS		
PROJECT No.				
4010128.23135				
DRAWING No.				REV.
C-2				2

SECTION A THROUGH LEACHING TRENCHES
SCALE: 1"= 10"

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 addition and leaching field. Dispose of stumps per local, State, and Federal law. Remove brush and surface stones from the area.

SELECT FILL

Scarify the primary leaching area prior to placement of fill. Fill material shall be approved by the Sanitarian prior to installation.

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

Table with 3 columns: U.S. Sieve Size, Percent Passing (by Weight) Wet Sieve, Percent Passing (by Weight) Dry Sieve. Rows include #4, #10, #40, #100, and #200 sieves.

*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 1,500 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".

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.

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".

PUMP SYSTEM

The pump chamber shall be a Richards 1,000 gallon precast concrete unit meeting all the latest specification set forth in Section VI-c of the "CONNECTICUT PUBLIC HEALTH CODE Regulations and Technical Standards for Subsurface Sewage Disposal Systems".

After the pump chamber has been positioned and leveled, bank run gravel shall be placed in 6" lifts, and thoroughly compacted to provide soil friction on the tank sides.

Inlets, outlets, and risers of the pump chamber shall be mortared or sealed with an appropriate seal or gasket to prevent surface or ground water from entering.

Grade ground surface so surface water will drain away from the chamber access.

One-foot minimum of fill shall cover the tank. A manhole to grade shall be installed. The manhole cover must weigh a minimum of 59 pounds or be equipped with a locking device.

Pump shall be a Liberty 280 Series Effluent Pump or approved equal.

Contractor shall adjust pump turn-on and turn-off levels to pump 150 gallons per cycle.

Pump shall be wired so that alarm is on a separate circuit.

The force main shall be a coiled 1.5-inch diameter polyethylene flexible pressure pipe (180 psi minimum) as specified in the Table 2-B of the State Health Code.

Provide adequate protection from freezing for all force mains as shown on the plans.

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".

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".

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 heaving and settling.

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".

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.

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.

LOAM, 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).

Prior to seeding, submit soil samples to a qualified soils laboratory for recommendations on liming and fertilizer. Follow the laboratory recommendations. Seed area in accordance with seed manufacturer's recommendations.

The installer shall cover the entire septic system as indicated in these specifications and plans within two (2) working days following the local Health Department's final inspection and approval and prior to a heavy precipitation event.

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.

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.

Contractor shall obtain a copy of the Design Approval from the local health department and comply with any conditions of approval.

BASIS OF DESIGN:

Table with 2 columns: Item and Description. Items include Number of Bedrooms (Five), Garbage Grinder (No), Large Tub (No), Septic Tank (1,500 Gallon), Actual Percolation Rate (20-40 Min./Inch), Design Percolation Rate (20.1-30.0 Min./Inch), Depth to Restrictive Layer, Hydraulic Gradient (6.1-8.0%), Hydraulic Factor (30), Flow Factor (2.0), Percolation Factor (1.5), MLSS Required (30 x 2.0 x 1.5 = 90.0 feet), Leaching Area Required (1,000 SF), Primary System, Reserve Area (B100a), Design Depth to Seasonal High Groundwater Table (19 inches), Design Depth to Ledge (None found).

Test holes observed by J Stenman Wednesday, March 27, 2019

Lot #127

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

Test holes observed by J Stenman, LEI and T Stansfield, TAHD Wednesday, May 01, 2019

Lot #127

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

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Test holes observed by J Stenman Monday, May 06, 2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

Test holes observed by J Stenman, LEI and C Weber, TAHD Wednesday, May 22, 2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

Test holes observed by J Stenman, LEI and C Weber, TAHD Wednesday, August 23, 2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

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Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test holes DH-127-1, DH-127-2, DH-127-3, DH-127-4, DH-127-5, DH-127-6, DH-127-7, DH-127-8, DH-127-9, DH-127-10, DH-127-11, DH-127-12.

SOIL TEST PIT DATA BY LEI

PT-127A Date: 05/01/2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127A.

PT-127B Date: 05/01/2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127B.

PT-127C Date: 05/06/2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127C.

PT-127D Date: 05/06/2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127D.

PT-127E Date: 05/06/2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127E.

PT-127F Date: 05/22/2019

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127F.

PT-127G Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127G.

PT-127H Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127H.

PT-127I Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127I.

PT-127J Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for test hole PT-127J.

SOIL TEST PIT DATA BY OTHERS

TEST HOLE INFORMATION

Test holes observed by P.R. Hackett, P.E. Wednesday, June 17, 2015

127 Washinee Heights Road

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 4.

Test Hole 5

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 5.

Test Hole 6

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 6.

Test Hole 7

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 7.

Test Hole 8

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 8.

Test Hole 9

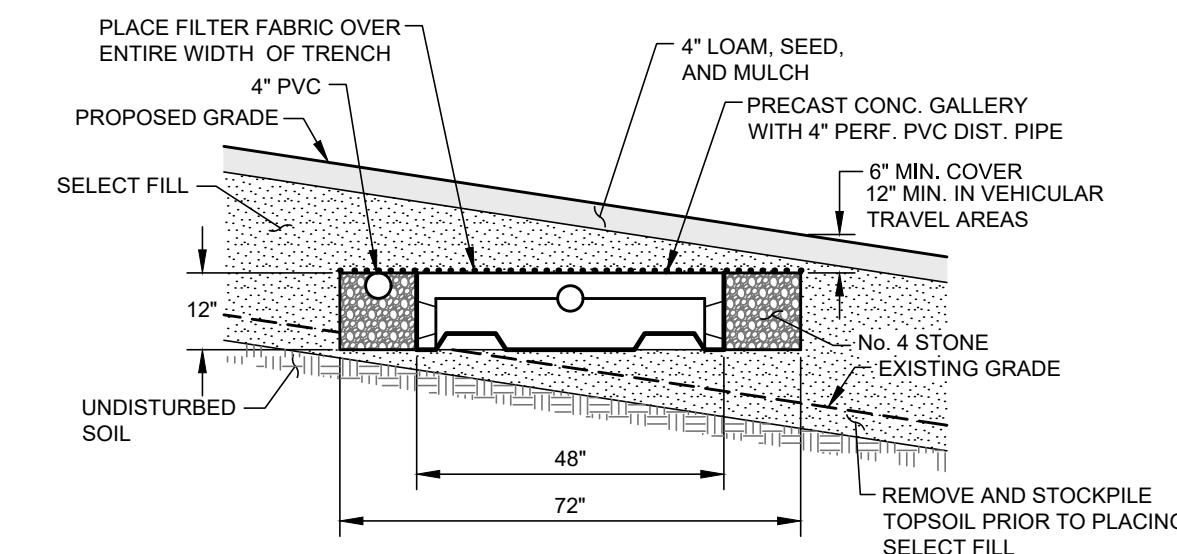
Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 9.

Test Hole 10

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 10.

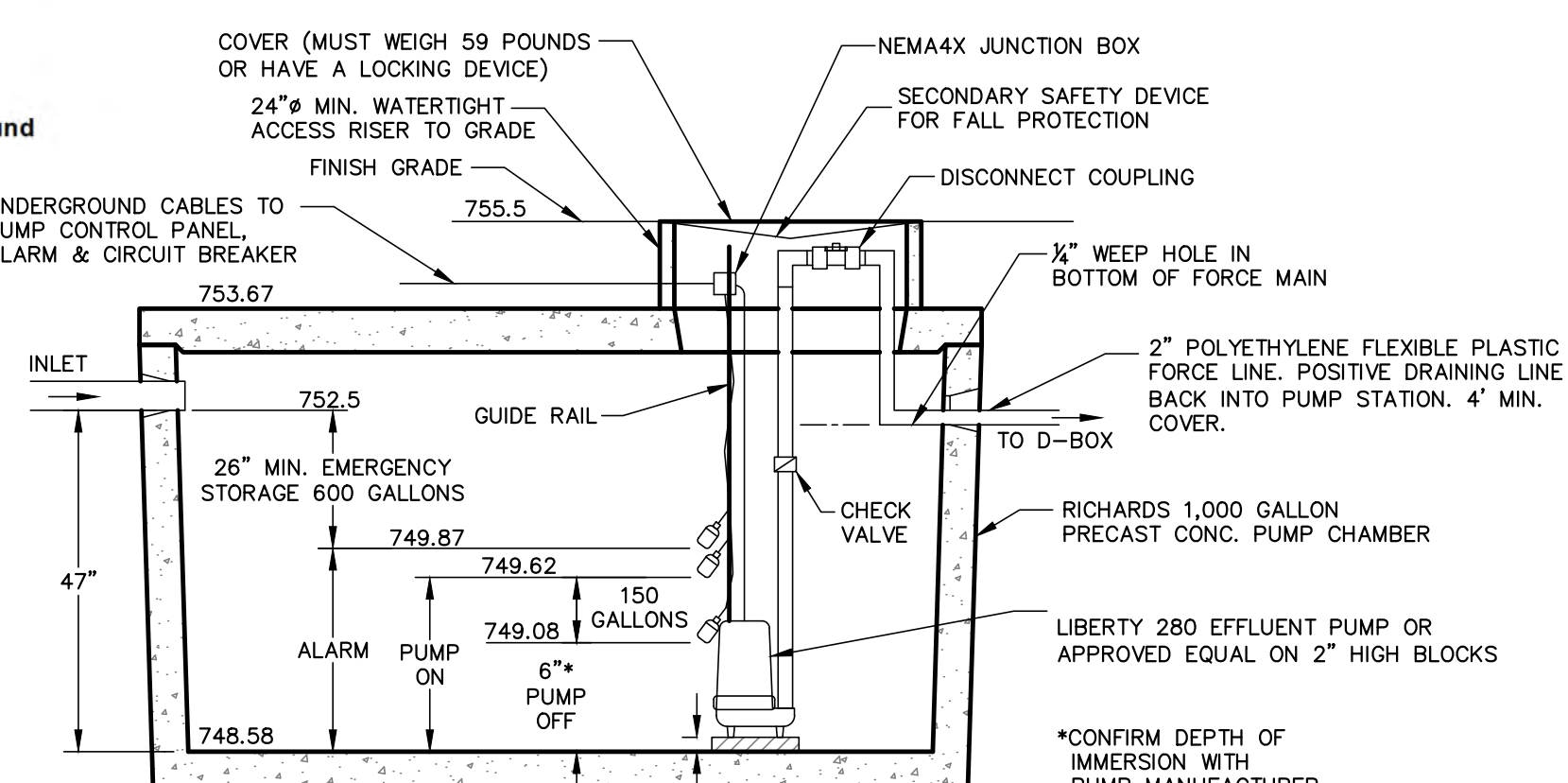
Test Hole 11

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Test Hole 11.



GALLERY TRENCH DETAIL

NOT TO SCALE



PUMP CHAMBER DETAIL

SCALE: N.T.S.

Perc Test 127G Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127G.

Perc Test 127H Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127H.

Perc Test 127I Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127I.

Perc Test 127J Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127J.

Perc Test 127K Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127K.

Perc Test 127L Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127L.

Perc Test 127M Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127M.

Perc Test 127N Date: 08/23/2023

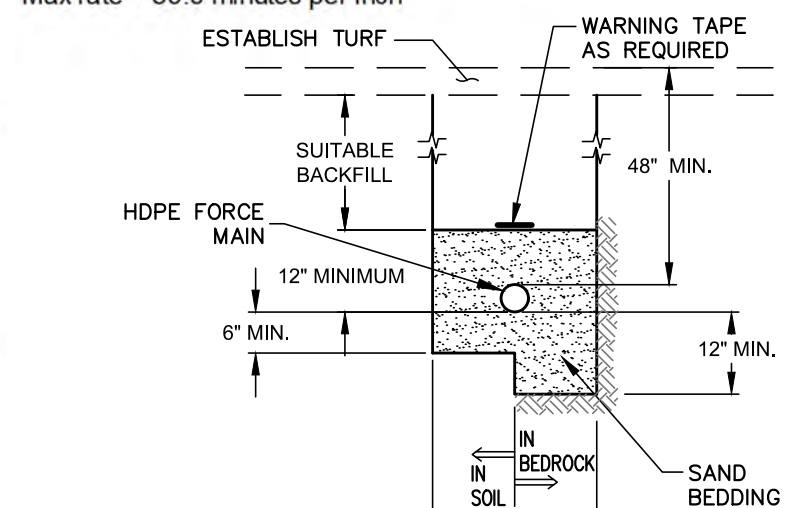
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Perc Test 127O Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127O.

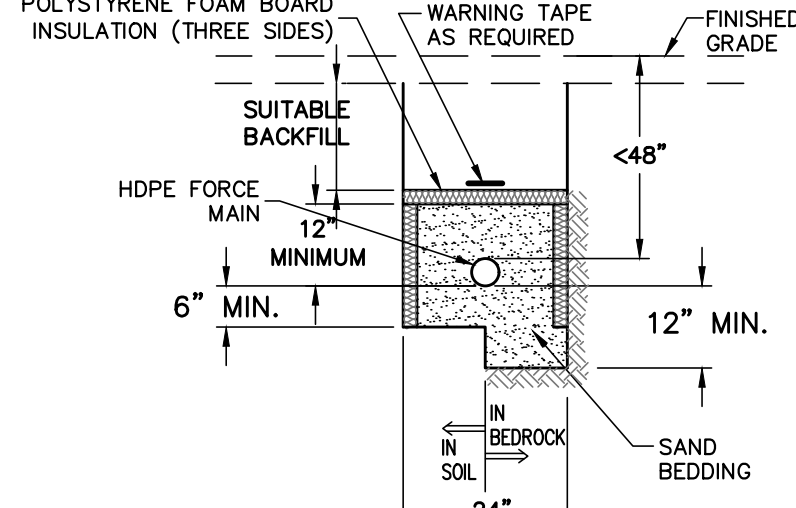
Perc Test 127P Date: 08/23/2023

Table with columns: Time, Depth, Perc Rate, Perc Rate (min/in). Rows for Perc Test 127P.



FORCE MAIN TRENCH

NOT TO SCALE



FORCE MAIN TRENCH WHERE LESS THAN 48" DEEP

NOT TO SCALE

Table with columns: REV, DATE, DESCRIPTION, BY, CHK. Rows for revision history.

PERMITTING

HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

140 Willow Street Winsted, Connecticut 06098 860.379.6669

PROJECT: HOUSE ADDITION

JEFFERY & CLAUDIA KEENAN

127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT

SEPTIC SYSTEM DETAILS

DATE: January 28, 2025 SCALE: 1"= 20'

DRAWN BY: JS DESIGNED BY: TAP CHECKED BY: JS

PROJECT No: 4010128.23135

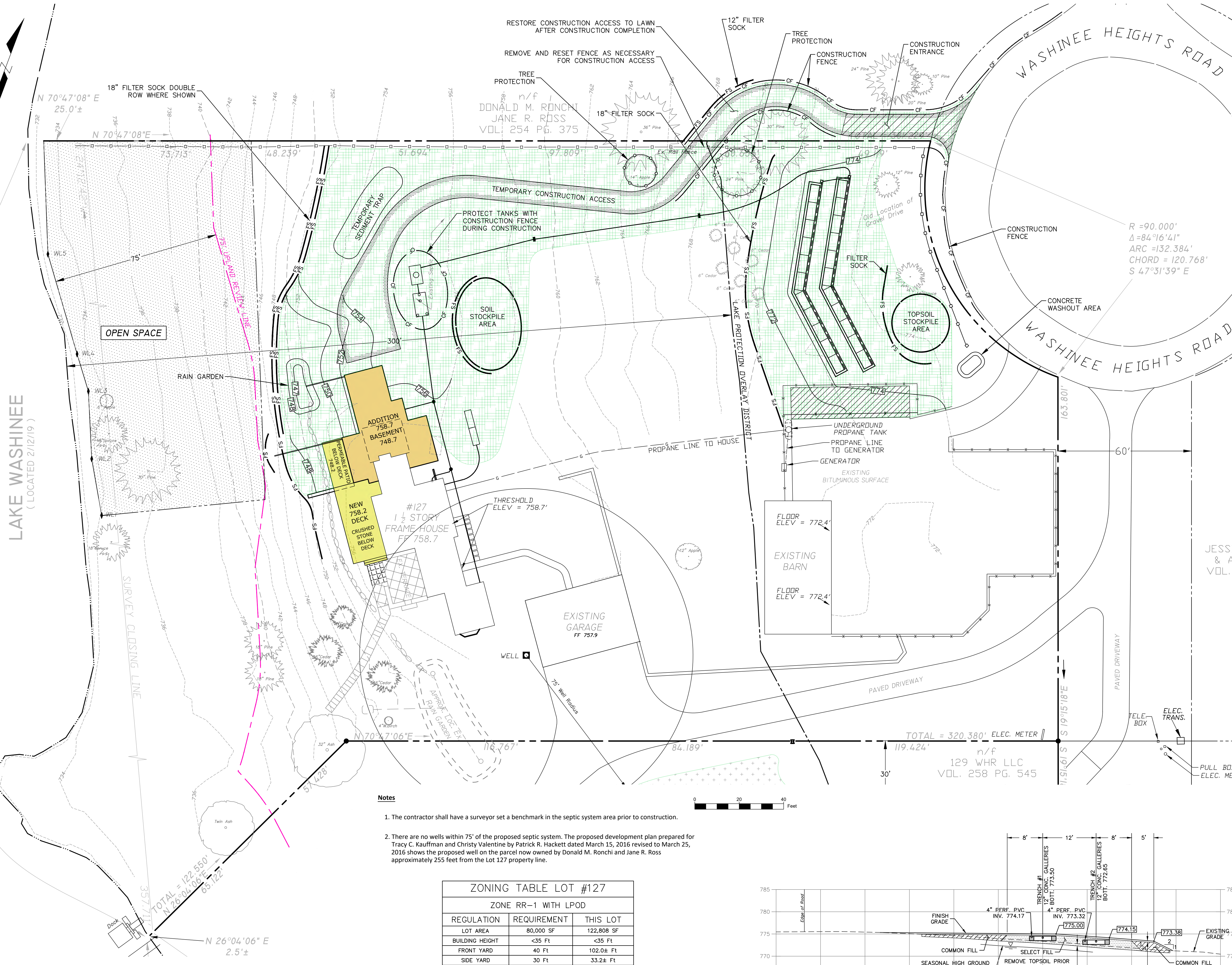
DRAWING No: C-3

REV: 2

FILE LOCATION: P:\CT\4010128 - GREAT FALLS_CONSTRUCTION\23135-HOUSE ADDITION\127 WASHINEE HEIGHTS-TAP02-CAD_FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025.02.17, 7:16 AM

FILE LOCATION: P:\CT\4010128 - GREAT FALLS_CONSTRUCTION\23195-HOUSE ADDITION 127 WASHINEE HEIGHTS-TAP\02-CAD_FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025.02.17, 7:16 AM

LAKE WASHINEE
(LOCATED 2/12/19)

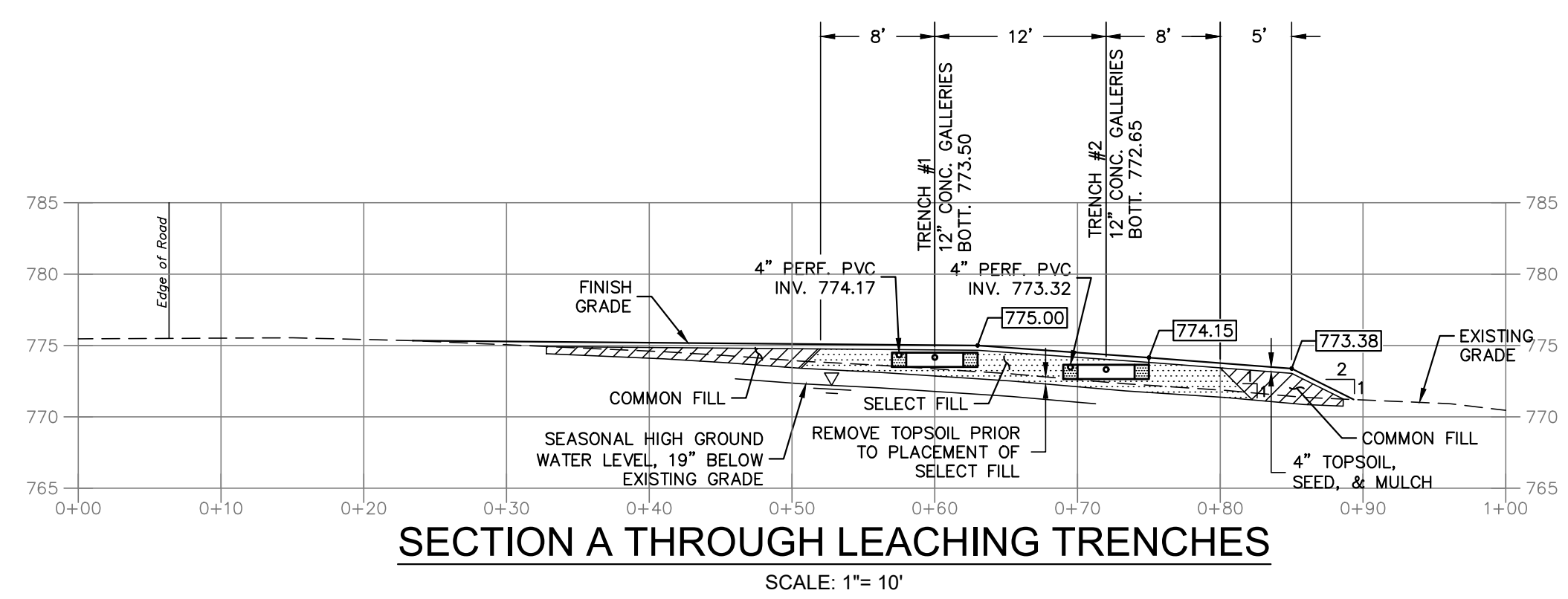


- Notes**
- The contractor shall have a surveyor set a benchmark in the septic system area prior to construction.
 - There are no wells within 75' of the proposed septic system. The proposed development plan prepared for Tracy C. Kauffman and Christy Valentine by Patrick R. Hackett dated March 15, 2016 revised to March 25, 2016 shows the proposed well on the parcel now owned by Donald M. Ronchi and Jane R. Ross approximately 255 feet from the Lot 127 property line.

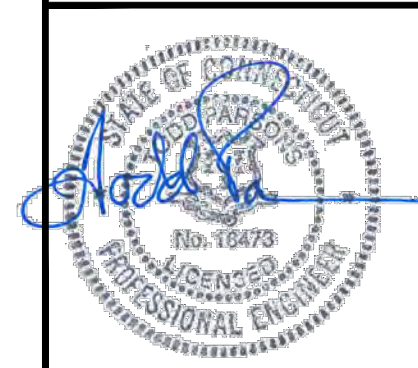


ZONING TABLE LOT #127		
ZONE RR-1 WITH LPOD		
REGULATION	REQUIREMENT	THIS LOT
LOT AREA	80,000 SF	122,808 SF
BUILDING HEIGHT	<35 Ft	<35 Ft
FRONT YARD	40 Ft	102.0± Ft
SIDE YARD	30 Ft	33.2± Ft
REAR YARD	30 Ft	n/a
SETBACK TO WATER	75 Ft	110.3 Ft
IMPERVIOUS COVERAGE IN LPOD	10%	9.1%
BUILDING COVERAGE	10%	5.5%

Impervious Surfaces within LPOD (SF)											
Total Area within LPOD (SF)	Existing House Less Sunroom	House Addition (SF)	Garage (SF)	Existing Terrace (SF)	Proposed Terrace (SF)	Walkways (SF)	Ex. Retaining Walls (SF)	Pro. Retaining Walls (SF)	Paved Driveway	Total Impervious (SF)	% Impervious
89,835	1,932	1,243	1,402	373	67	388	228	32	2,509	8,173	9.1



2	2025.02.17	Modify Grade on East Side of House	JS	TAP
1	2025.02.11	Modify Temporary Access	JS	TAP
REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
PERMITTING				
		HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING		
WWW.HALEYWARD.COM		140 Willow Street Winsted, Connecticut 06098 860.379.6669		
PROJECT				
HOUSE ADDITION JEFFERY & CLAUDIA KEENAN 127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT				
TITLE				
EROSION CONTROL PLAN				
DATE		SCALE		
January 28, 2025		1"= 20'		
DRAWN BY	DESIGNED BY	CHECKED BY		
JS	TAP	JS		
PROJECT No.				
4010128.23135				
DRAWING No.				REV.
C-4				2



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 an addition to a single-family residence. The existing site is mostly open lawn area. The grades across most of the area of proposed activity range from 8% to 10%. All of the site work occurs in areas that have been previously disturbed. The project will result in 0.7 acres of site disturbance. The project includes the following activities:

- Building construction
- Earthwork
- Septic system installation
- Minor building and pavement demolition

3. CONSTRUCTION SEQUENCING

1. Confirm all permits are in place.
 2. Have surveyor stake out the construction access.
 3. Install construction entrance.
 4. Install perimeter erosion control measures.
 5. If required by the Town, hold a preconstruction conference.
 6. Strip topsoil and stockpile for remainder of construction access.
 7. Install temporary construction access.
 8. Have surveyor stake out septic system.
 9. Strip and stockpile topsoil at septic system leaching field area.
 10. Install septic system.
 11. Spread topsoil and seed septic system area. Install erosion control blanket over septic system area.
 12. Stake out house addition.
 13. Strip and stockpile topsoil in area of addition.
 14. Excavate for foundation and begin house construction.
 15. When temporary construction access is no longer required, restore area to grass.
 16. Finish addition.
 17. Spread topsoil and seed all remaining disturbed areas.
 18. Cover disturbed areas with erosion control blanket.
- The project is expected to start in the spring of 2025 and take approximately 12 months.

4. RESPONSIBILITY

4.1 RESPONSIBILITIES OF OWNER/PERMITEE

The Owner is 280 BTLR, LLC, c/o Jeffrey & Claudia Keenan, 23721 NE, 48th Ave, #H17, Okeechobee, FL 34972. Phone 404-695-6777. The Owner shall:

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

- Install, monitor, and maintain the soil erosion and sediment control measures as shown on this plan.
- Comply with all permit requirements.
- 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 install 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 socks 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.

Fabric Slope Protection:

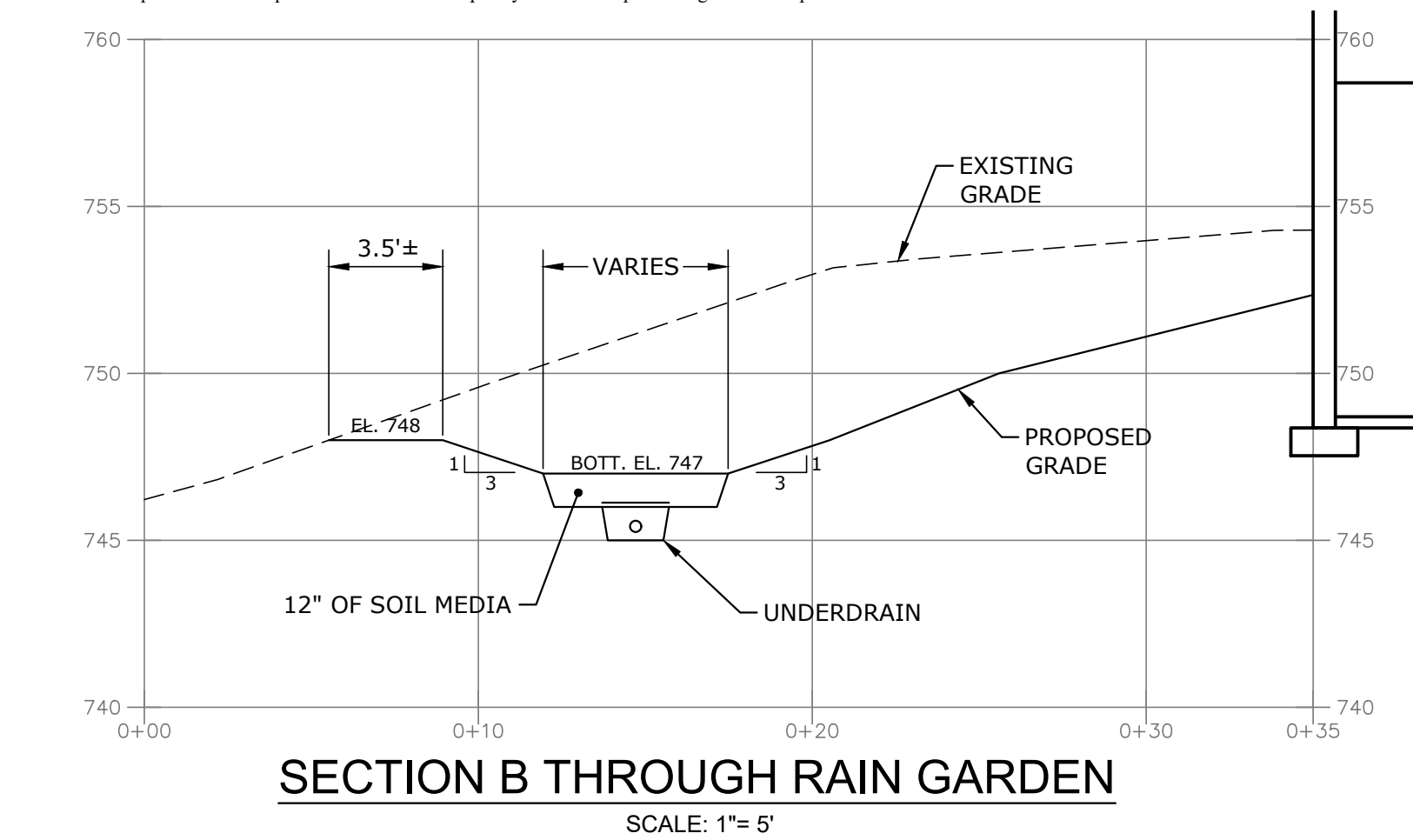
Install fabric slope protection on the sloping areas shown on the plan. The Contractor shall select a fabric from the Connecticut Department of Transportation's Approved Product List. The fabric shall meet the requirements of Class 1 Type A Slope Protection. The fabric shall be installed in accordance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

Temporary Mulch:

Mulch all disturbed areas with hay or straw at the rate of 2 tons per acre. Spread mulch by hand or mulch blower to provide a uniform distribution. Anchor the mulch by tracking with tracked construction equipment so clear marks are parallel to the contour. Mulch settings, applied in accordance with the manufacturer's recommendations, may be used as an alternate to tracking. Restore any areas where mulch is washed away or blown away by the wind. This activity shall be used to stabilize areas where construction is suspended during the winter months. Once the appropriate dates for seeding are reached, the Contractor shall complete the seeding operations.

6.2 TEMPORARY STRUCTURAL MEASURES

Temporary Sediment Trap:
Install a temporary sediment trap in the location shown on the plan. Construct the trap to the length, width and depth shown in the details. Remove sediment once levels reach 20 percent of the trap volume. Fill in the temporary sediment trap after vegetation and pavement are established on the site.



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 seeded 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)

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.
Rain Gardens/Bioretention Areas:
Minimize disturbance of the areas planned for raingarden/bio retention areas. Avoid unnecessary compaction. Construct bioretention areas where shown on the plans. Construct the bioretention areas according to the requirements shown on the plans and details.

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 (CONDOT 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.

Pavement Maintenance:
The Contractor shall sweep paved roadways adjacent to the site on a routine basis to prevent tracking of mud onto public roadways and washing of mud into waterways. If the Contractor's schedule for cleaning the pavement is found to be inadequate by the Owner, Owner's Representative, or the municipality, the Contractor shall increase the frequency at no additional cost to the Owner.

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. DEWATERING

Construction Dewatering:
This item includes methods and equipment necessary to maintain, in a dry condition, any areas in which construction is to be conducted. These methods include pumping, draining, installing well-points and/or collars. Whatever the methods or equipment used, dispose of the discharge water in such a manner to avoid pollution of existing watercourses, injury to persons or public or private property. The Contractor shall develop a dewatering program designed to ensure that disposal of all dewatering wastewaters will not cause scouring or erosion or contain suspended solids in amounts which could reasonably be expected to cause pollution of wetlands or waterways. Discharge wastewaters in a manner which minimizes the discoloration of receiving waters. The Contractor shall construct a silt fence/haybale barrier at the outlet of the dewatering system. The wastewater must pass through this barrier prior to discharge to any storm sewer or watercourse. The Contractor shall continually monitor the discharge to ensure the barrier is functioning properly. The barrier shall be maintained in working condition until dewatering operations are complete.

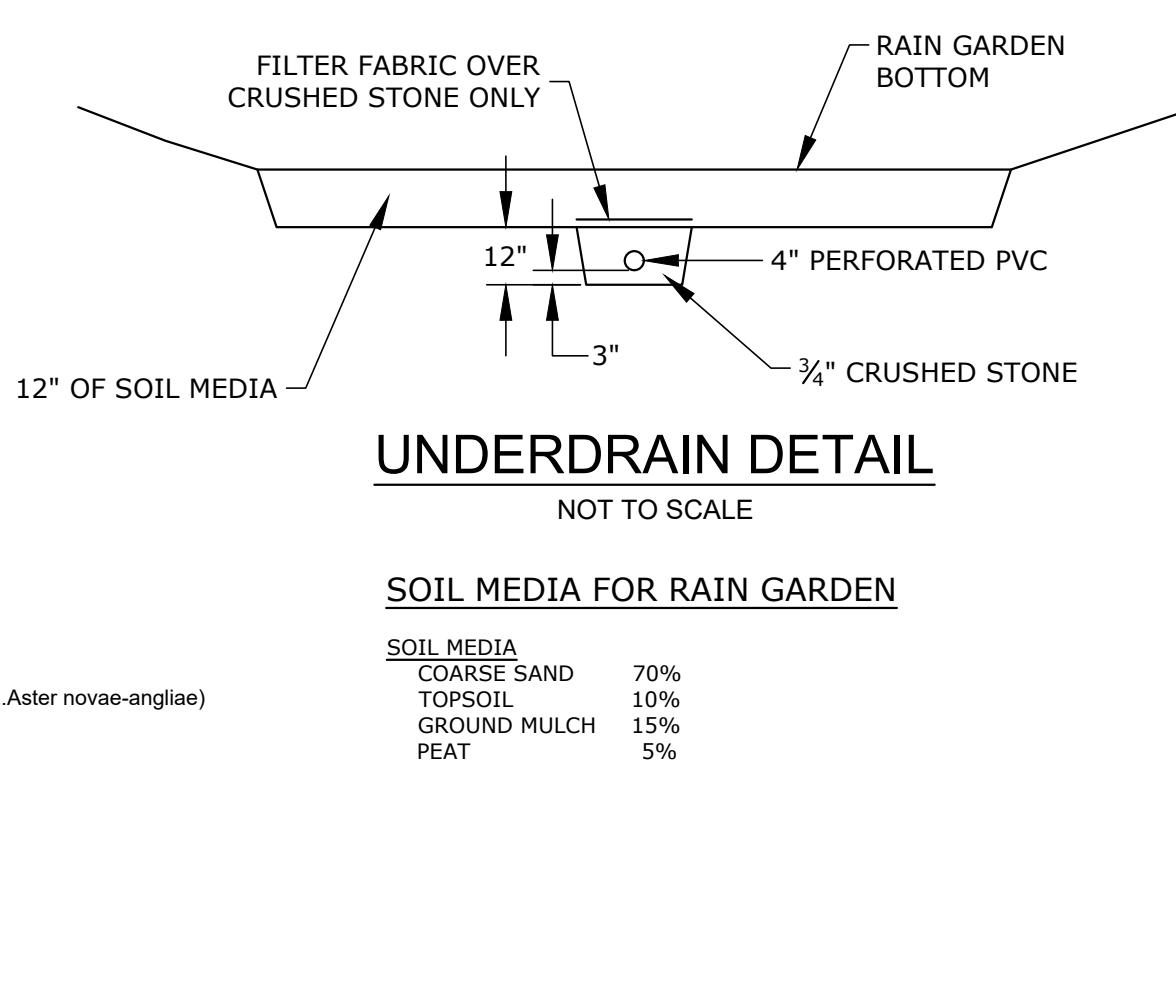
8. GENERAL CONDITIONS

- 8.1 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.
- 8.2 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 basin, or mechanically anchored mulch.
- 8.3 Refueling of equipment or machinery within 75 feet of any wetland or watercourse is prohibited.
- 8.4 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.
- 8.5 Stabilize all temporary fill to prevent erosion and to prevent particulate matter from reentering a wetland or watercourse. Restore and revegetate all areas affected by temporary fills to their original contours or as directed by the Owner. Confine the extent of temporary fill or excavation to that area necessary to perform the work, as approved by the Owner.
- 8.6 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.
- 8.17 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.

RAIN GARDEN PLANTING SCHEDULE

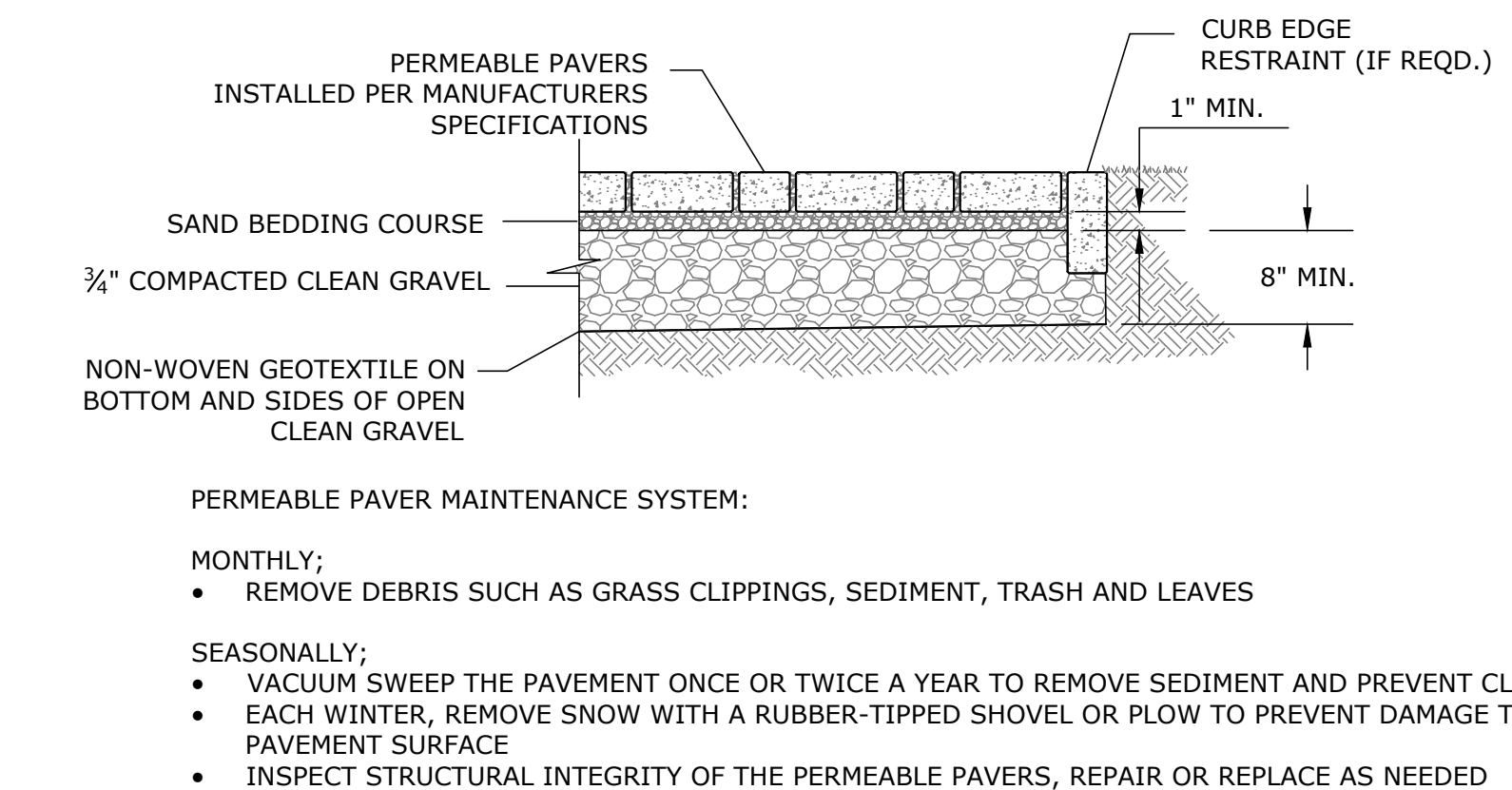
Contractor shall select a mixture of the plants in the table and plant them in the rain gardens.

Shrubs	
Sweet pepperbush	(Clethra alnifolia)
Winterberry holly	(Ilex verticillata)
Mountain laurel	(Kalmia latifolia)
Highbush blueberry	(Vaccinium corymbosum)
Swamp azalea	(Rhododendron viscosum)
Trees	
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	
Wild red columbine	(Aquilegia canadensis)
New England aster	(Symphytrichum novae-angliae, syn Aster novae-angliae)
Marsh marigold	(Caltha palustris)
Cardinal flower	(Lobelia cardinalis)
Partridgeberry	(Mitchella repens)
Wild blue phlox	(Phlox divaricata)
Bloodroot	(Sanguinaria canadensis)
Foamflower	(Tiarella cordifolia)



SOIL MEDIA FOR RAIN GARDEN

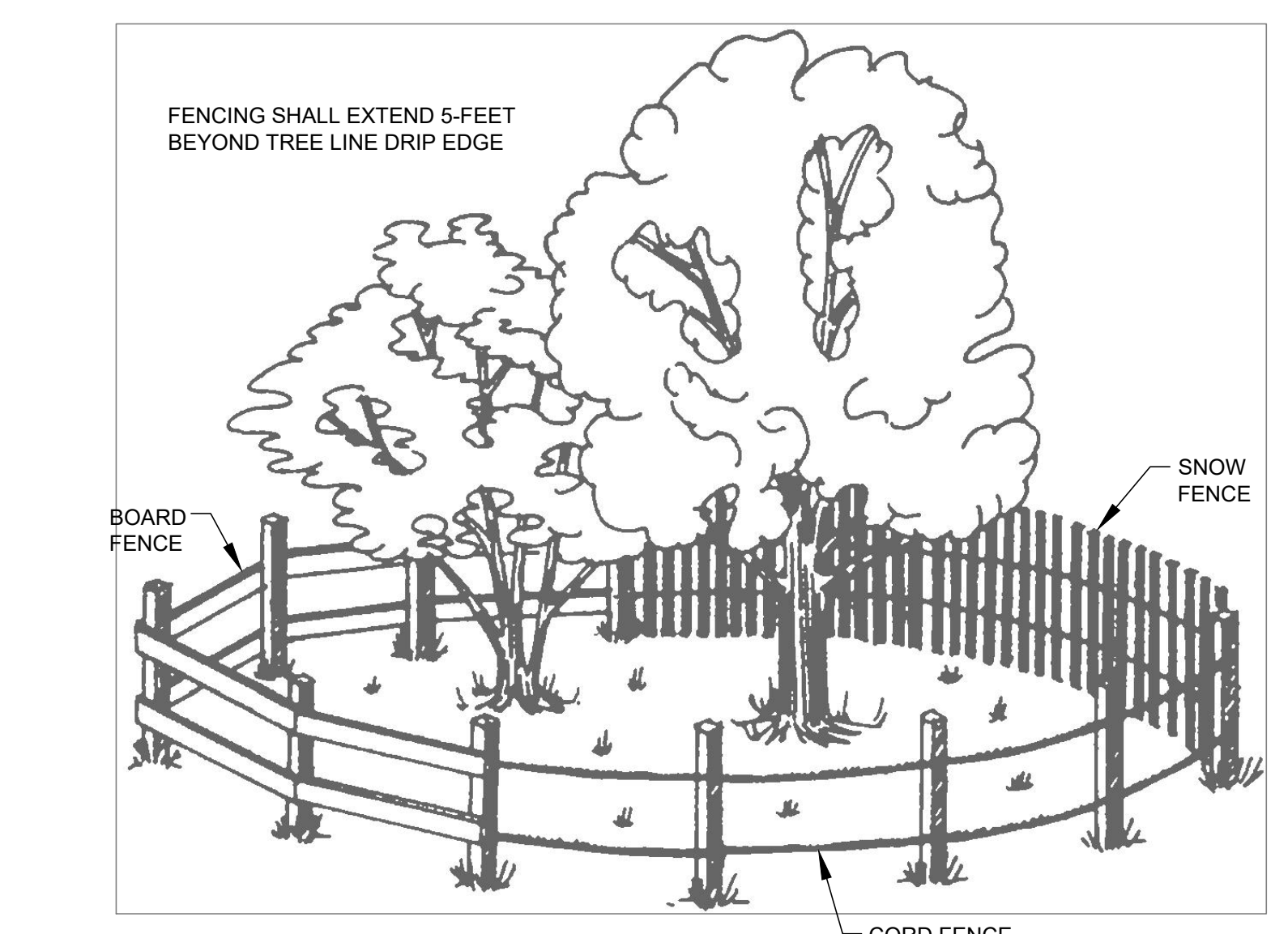
SOIL MEDIA	
COARSE SAND	70%
TOPSOIL	10%
GROUND MULCH	15%
PEAT	5%



- PERMEABLE PAVER MAINTENANCE SYSTEM:**
- MONTHLY:**
- REMOVE DEBRIS SUCH AS GRASS CLIPPINGS, SEDIMENT, TRASH AND LEAVES
- SEASONALLY:**
- VACUUM SWEEP THE PAVEMENT ONCE OR TWICE A YEAR TO REMOVE SEDIMENT AND PREVENT CLOGS
 - EACH WINTER, REMOVE SNOW WITH A RUBBER-TIPPED SHOVEL OR PLOW TO PREVENT DAMAGE TO PAVEMENT SURFACE
 - INSPECT STRUCTURAL INTEGRITY OF THE PERMEABLE PAVERS, REPAIR OR REPLACE AS NEEDED
- AS NEEDED:**
- INSPECT PERMEABLE PAVEMENT AFTER STORMS TO ENSURE PROPER DRAINAGE, WATER SHOULD NOT POND FOR MORE THAN 36 HRS.

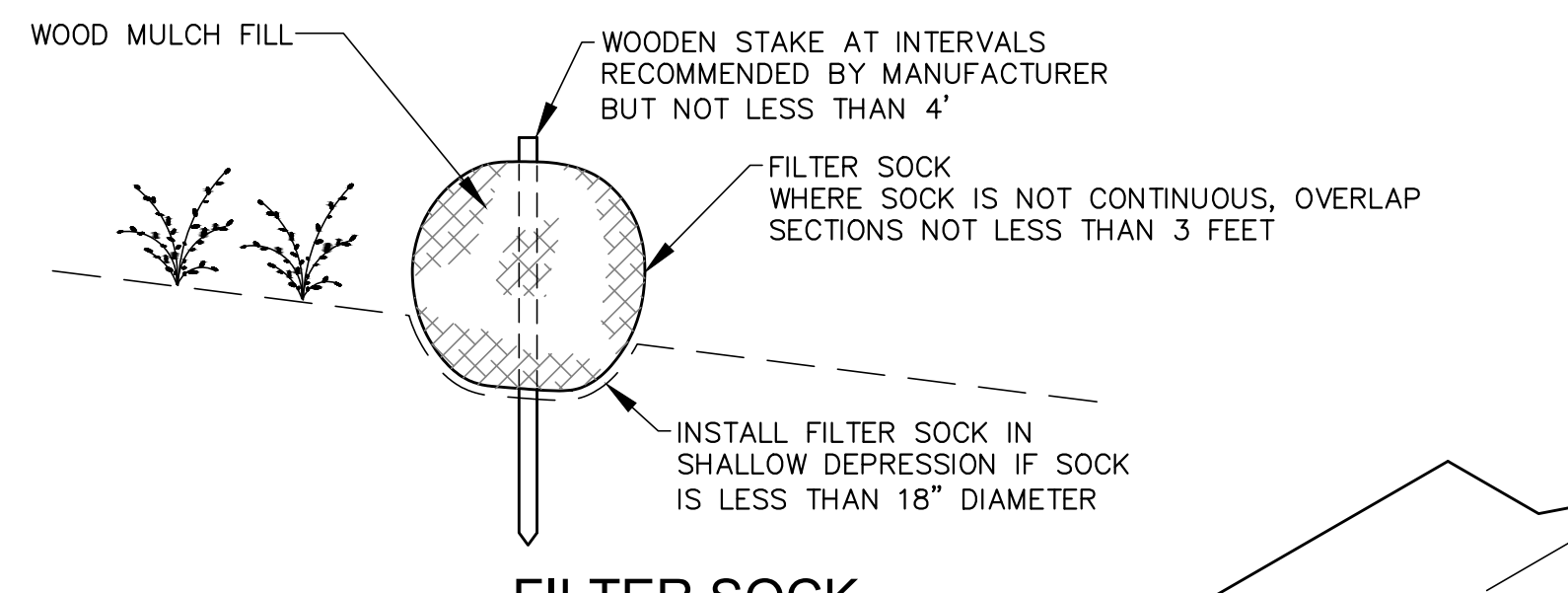
PERMEABLE PAVER DETAIL

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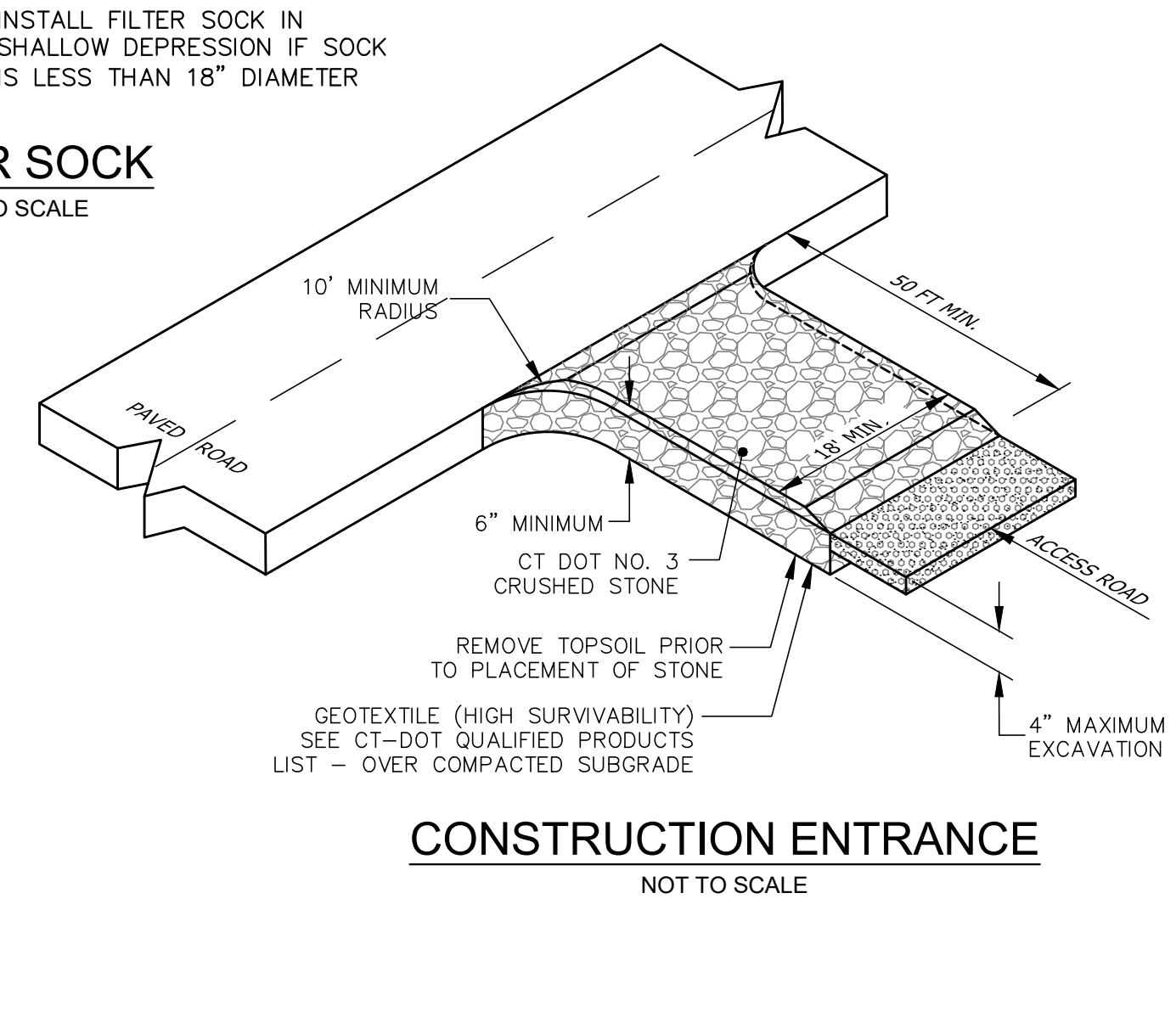
TREE PROTECTION

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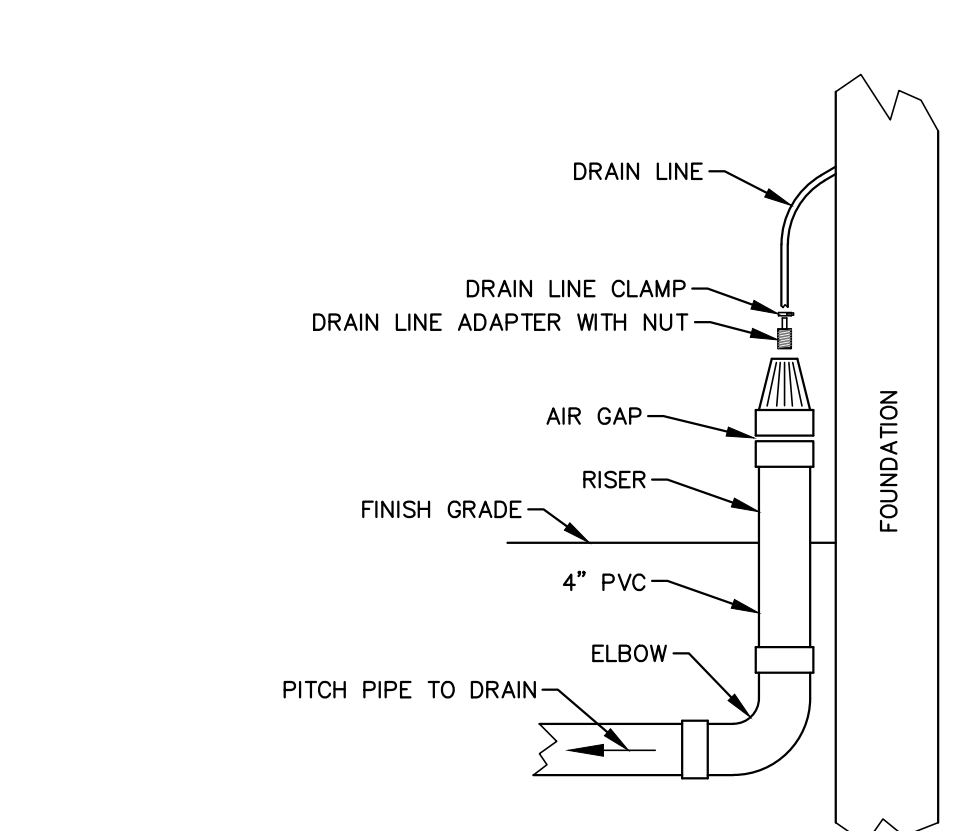
FILTER SOCK

NOT TO SCALE



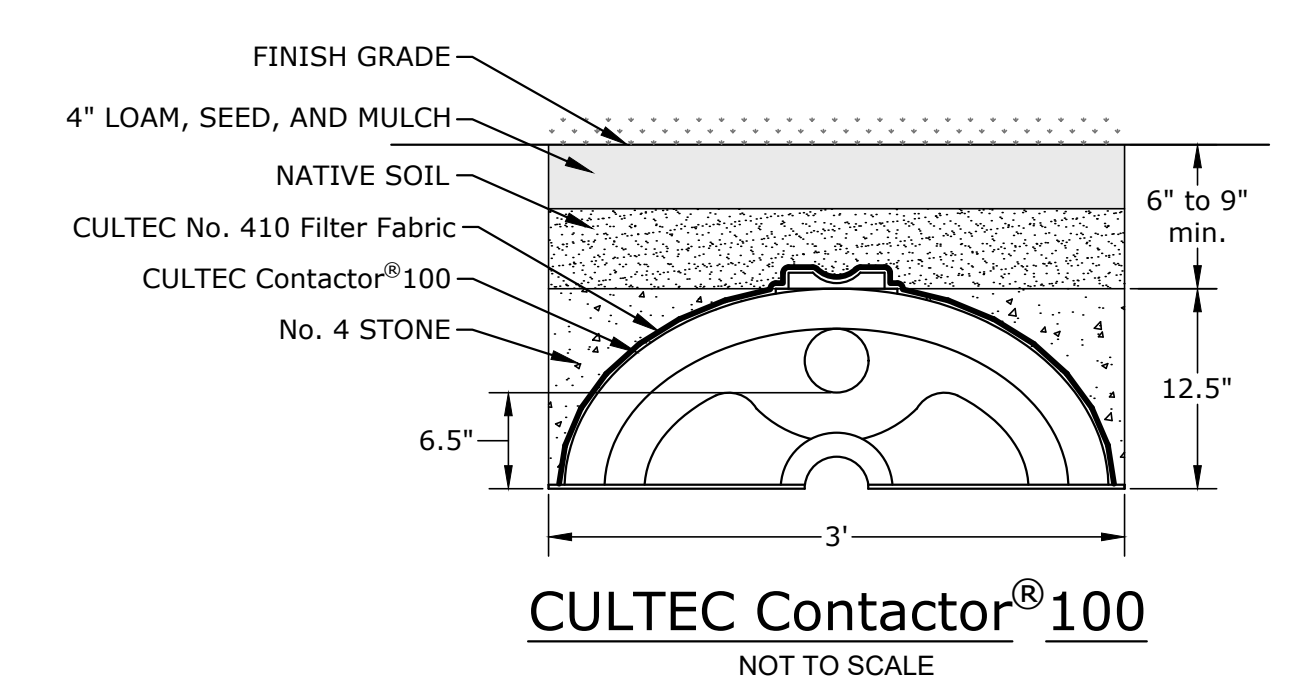
CONSTRUCTION ENTRANCE

NOT TO SCALE



WASTEWATER TREATMENT PIPE DISCHARGE DETAIL

NOT TO SCALE



CULTEC Contactor 100

NOT TO SCALE

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:
The existing water softener has a 106-gallon discharge.
The design volume for the treatment system must be 1.5 times the daily discharge. 1.5 x 106 gallons = 159 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 several test pits, the mottling depth is estimated at 24 inches. Ledge is not present. The bottom of the system will be placed 12 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.

REV	DATE	DESCRIPTION	BY	CHK
2	2025.02.17	Modify Grade on East Side of House	JS	TAP
1	2025.02.11	Modify Temporary Access	JS	TAP

DRAWING ISSUE STATUS				
PERMITTING				

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
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Winsted, Connecticut 06098
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PROJECT
HOUSE ADDITION
JEFFERY & CLAUDIA KEENAN
127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT

TITLE
EROSION CONTROL NARRATIVE & SITE DETAILS

DATE	SCALE
January 28, 2025	1"= 20'
DRAWN BY JS	DESIGNED BY TAP
PROJECT No. 4010128.23135	CHECKED BY JS
DRAWING No. C-5	REV. 2

FILE LOCATION: P:\CT\4010128 - GREAT FALLS_CONSTRUCTION\23135-HOUSE ADDITION 127 WASHINEE HEIGHTS-TAP\02-CAD_FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025.02.17, 7:16 AM