

NEW RESIDENCE

KENNETH & ELIZABETH

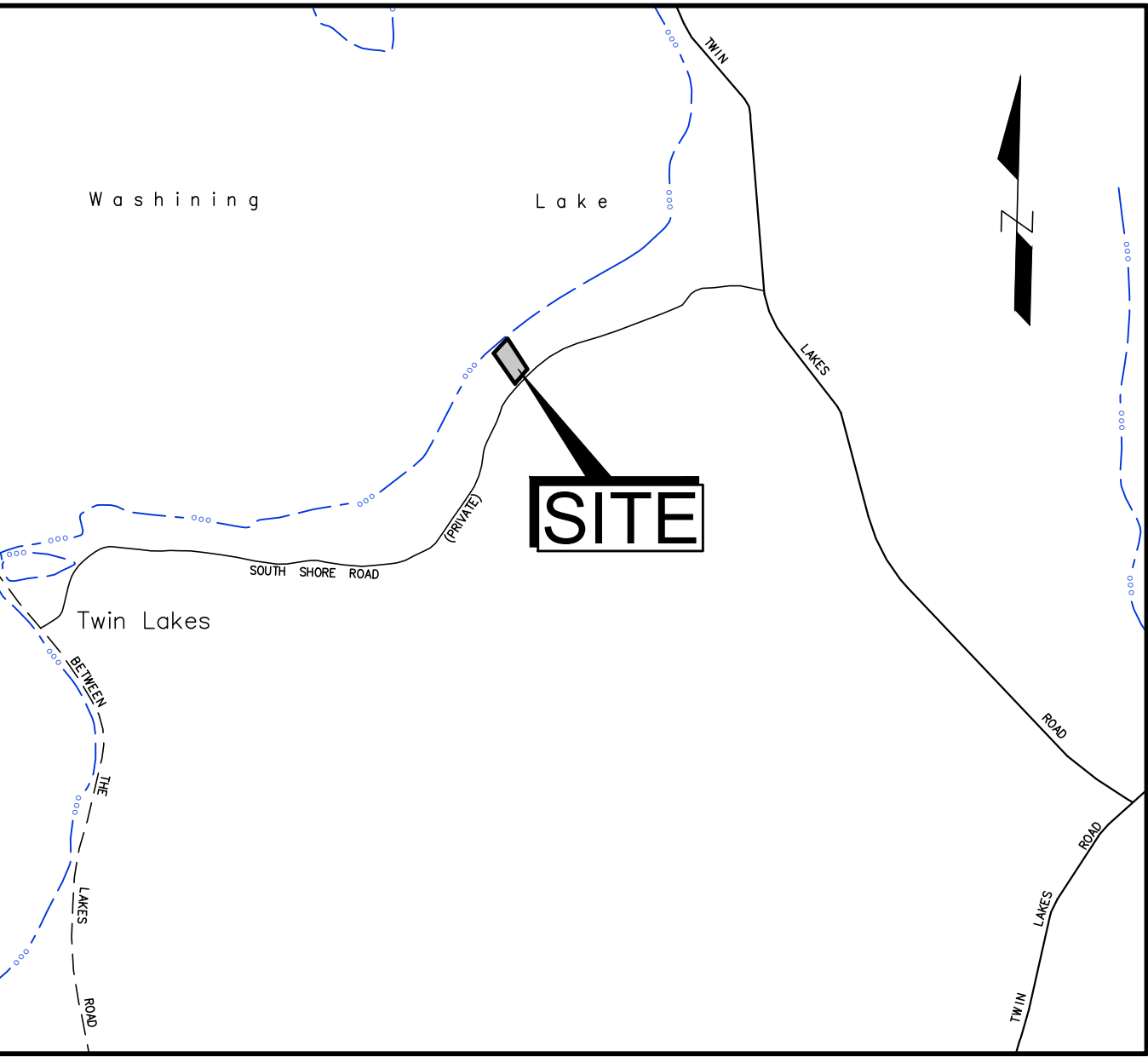
BURDICK

152 SOUTH SHORE ROAD

SALISBURY, CONNECTICUT

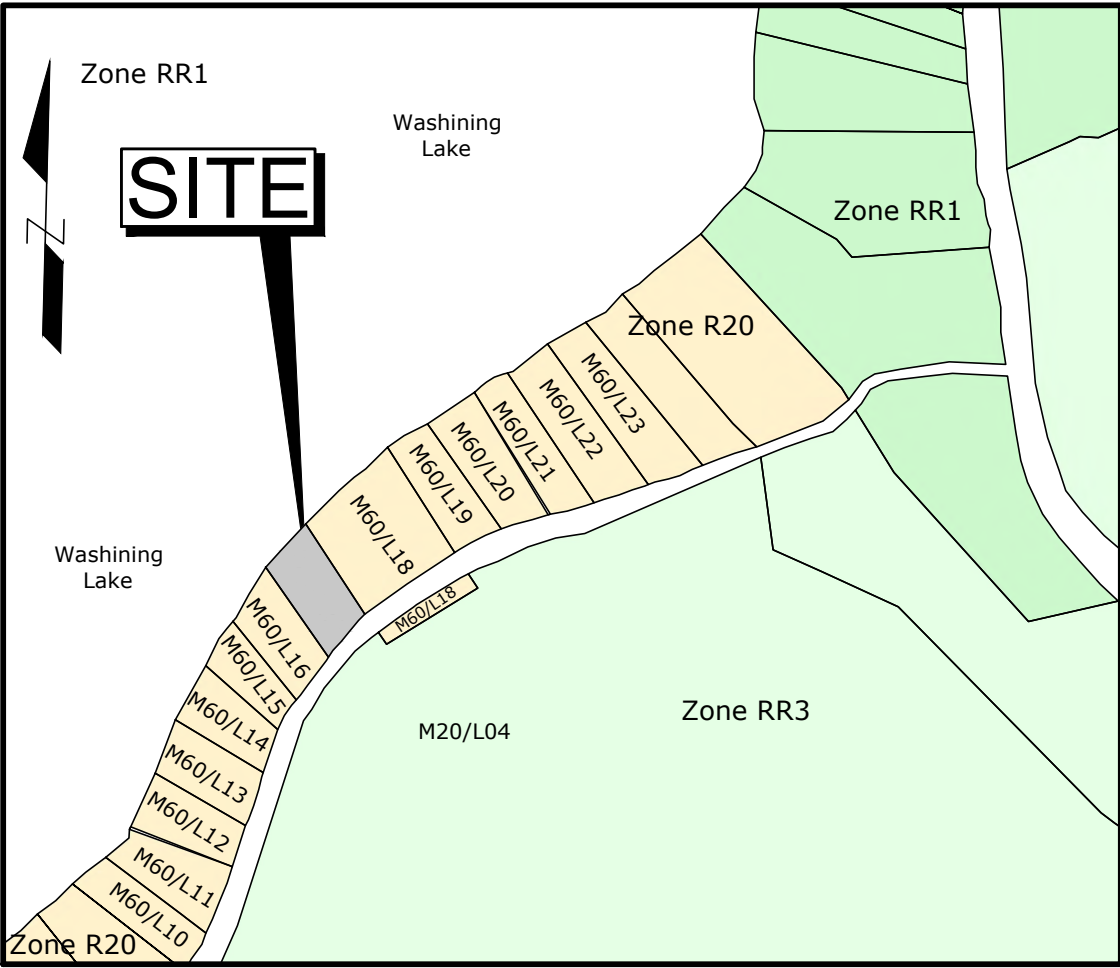
FEBRUARY 10, 2025

REVISED: MARCH 21, 2025
MAY 19, 2025
JUNE 6, 2025



LOCATION MAP
SCALE: 1"= 1000'

List of Direct Abutters as of January 23, 2025			
Map	Lot	Owner Name	Owner Mailing Address
20	4	PAGE KENNETH ET AL TRUSTEES C/O HUGHES HUBBARD & REED	1 BATTERY PARK PLAZA NEW YORK, NY 10004
60	16	DURNING CATHERINE TRUSTEE	PO BOX 525 SALISBURY, CT 06068
60	18	K SQUARE LLC	7521 OLDCHESTER RD BETHESDA, MD 20817



ABUTTERS MAP
SCALE: 1"= 400'

LIST OF DRAWINGS

- COVER
- C-1 EXISTING CONDITIONS - SITE PLAN PREPARED BY MATHIAS M. KEEFER, L.S.
- C-2 DEMOLITION PLAN
- C-3 SITE PLAN
- C-4 SEPTIC SYSTEM DETAILS
- C-5 EROSION CONTROL NARRATIVE & SITE DETAILS
- C-6* PLANTING PLAN

* NOT SUBMITTED TO TAHD

GENERAL NOTES

1. The Contractor shall contact Call-Before-You-Dig at 1-800-922-4455 for marking of utilities prior to any excavation. Location of existing utilities is based on information provided by owner.
2. Boundary and topography is based on field survey by Lamb Kiefer Land Surveyors, LLC.
3. All of the property is within the NDDB Area.
4. All of the property is within the Lake Protective Overlay District.
5. The Contractor shall obtain copies of all permits and comply with all permit conditions.
6. The contractor shall restore all disturbed areas to the satisfaction of the owner.
7. All remnants from the concrete washout area shall be cleaned up and removed from the site.

OWNER/APPLICANT

KENNETH & ELIZABETH BURDICK
4814 CULBREATH ISLES RD
TAMPA, FL 33629
(602) 614-3417



NOTES

1) OWNER OF RECORD : KENNETH ALAN BURDICK AND ELIZABETH SCHAFER BURDICK
SALISBURY LAND RECORDS VOL.172, PG.509

2) REFER TO RESTRICTIONS MENTIONED IN : SALISBURY LAND RECORDS, VOL.69 PG.206,
SEPT.30,1950 HELEN W. MILES TO CHESTER YAHN. NO BUILDINGS OR EXTENSION TO
BUILDINGS WITHIN 70 FEET THE HIGH WATER MARK OF LAKE WASHINING. NO BUILDINGS
OR EXTENSION OF BUILDINGS SHALL BE ERECTED OR MAINTAINED WITHIN 25 FEET OF
THE EASTERLY OR WESTERLY LINES OF SAID PIECE.

3) REFER TO RIGHT OF WAY MENTIONED IN SALISBURY LAND RECORDS VOL.69 PG.206,
SEPT.30, 1950, HELEN W. MILES TO CHESTER YAHN
"... THERE IS FOREVER RESERVED AND EXCEPTED OUT OF THE OPERATION OF THIS
CONVEYANCE FOR THE USE OF THE GRANTOR HEREIN, HER HEIRS AND ASSIGNS
FOREVER, FOR ALL THE USUAL PURPOSES OF A HIGHWAY, A RIGHT OF WAY
TWELVE(12) FEET IN WIDTH OVER A PRIVATE ROADWAY LOCATED NEAR THE
RAILROAD LINE OF LAND AND ABOUT PARALLEL TO THE SAME..."

4) REFER TO MAP TITLED "MAP PREPARED FOR GEORGE G BORDEN 152 SOUTH SHORE
ROAD, TWIN LAKES, SALISBURY , CONNECTICUT , SCALE 1" = 20', FEBRUARY20, 1999"
BY MATHIAS M. KIEFER, ON FILE IN THE SALISBURY TOWN CLERK'S OFFICE MAP 2232

5) REFER TO SURVEYS BY S.V.N. ROCKEFELLER,CE , L.W. MARSH, LAND SURVEYOR,
AND GEORGE D. ADOTTE, RLS AND PE.

6) PROPERTY IS LOCATED IN THE RR1 RURAL RESIDENCE 1 ZONE OF THE SALISBURY
PLANNING AND ZONING REGULATIONS. MINIMUM LOT AREA = 80,000 S.F. MINIMUM
YARD SETBACKS: FRONT = 40 FT. SIDES AND REAR = 30 FT.

7) THE WHOLE PROPERTY IS IN THE LAKE PROTECTION OVERLAY ZONE OF THE
SALISBURY PLANNING AND ZONING REGULATIONS (REFER TO SECTION 804). REFER TO
SALISBURY PLANNING AND ZONING REGULATIONS SECTION 423.2B (MAXIMUM
ALLOWABLE AREA OF IMPERVIOUS SURFACE IS 10%)

8) REFER TO SALISBURY PLANNING AND ZONING REGULATIONS SECTION 423
REGARDING BUILDING SETBACK (75') FROM ANY LAKE, POND, OR STREAM.

9) REFER TO THE CONNECTICUT GENERAL STATUTES FOR CHAPTER 926 SEC. 52-575A,
" ACTION TO ENFORCE RECORDED PRIVATE RESTRICTIONS OR NOTATIONS ON MAPS. NO
ACTION OR ANY OTHER TYPE OF COURT PROCEEDING SHALL BE BROUGHT TO ENFORCE
A PRIVATE RESTRICTION RECORDED IN THE LAND RECORDS OF THE MUNICIPALITY IN
WHICH THE PROPERTY IS LOCATED OR A NOTATION ON A FILED MAP PERTAINING TO
THE USE OF PRIVATELY OWNED LAND, THE TYPE OF STRUCTURES THAT MAY BE
ERECTED THEREON OR THE LOCATION OF SAME UNLESS SUCH ACTION OR PROCEEDING
SHALL BE COMMENCED WITHIN THREE YEARS OF THE TIME THAT THE PERSON SEEKING
TO ENFORCE SUCH RESTRICTION HAD ACTUAL OR CONSTRUCTIVE KNOWLEDGE OF SUCH
VIOLATION."

10) ALL BUILDING SETBACKS AREA MEASURED AT RIGHT ANGLES TO EXISTING
EXTERIOR TRIM LOCATED BY LAMB KIEFER LAND SURVEYORS LLC. (ONLY OVERHANGS
OVER TWELVE INCHES ALSO SHOWN)

12) CONTOURS ARE AT TWO FOOT INTERVALS BASED ON THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929.

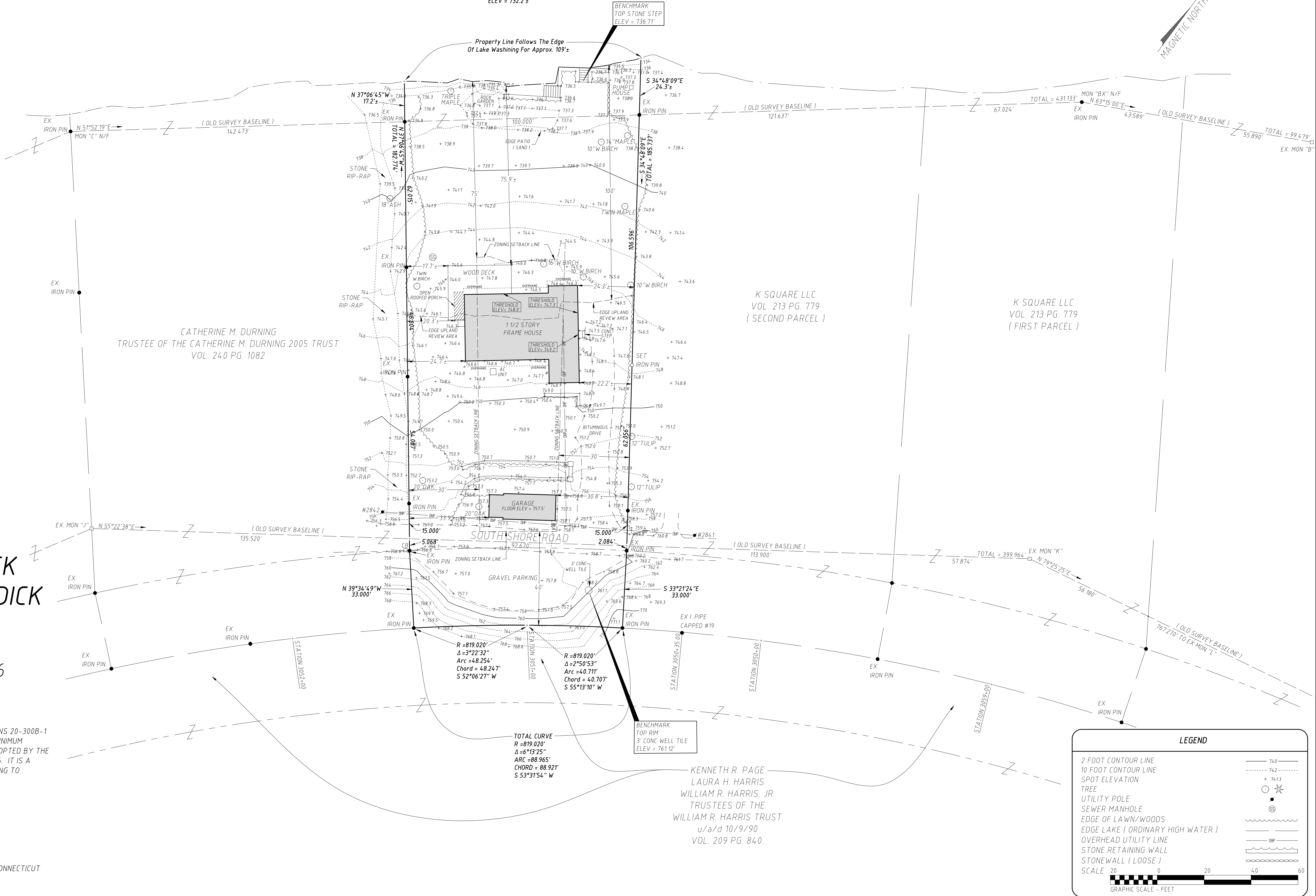
13) THERE ARE UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES ON THE
PROPERTY. EXACT LOCATION OF THESE UTILITIES AND DRAINAGE STRUCTURES IS
UNKNOWN. UNDERGROUND UTILITY,DRAINAGE STRUCTURE AND FACILITY LOCATIONS
DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING
SUPPLIED BY RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES FROM PAROLE
TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED
APPROXIMATE IN NATURE. ADDITIONAL, OTHER SUCH FEATURES MAY EXIST ON THE
SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO LAMB-KIEFER LAND SURVEYORS,
L.L.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD
DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO
CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

Existing
Lake Protection Overlay Zone Summary

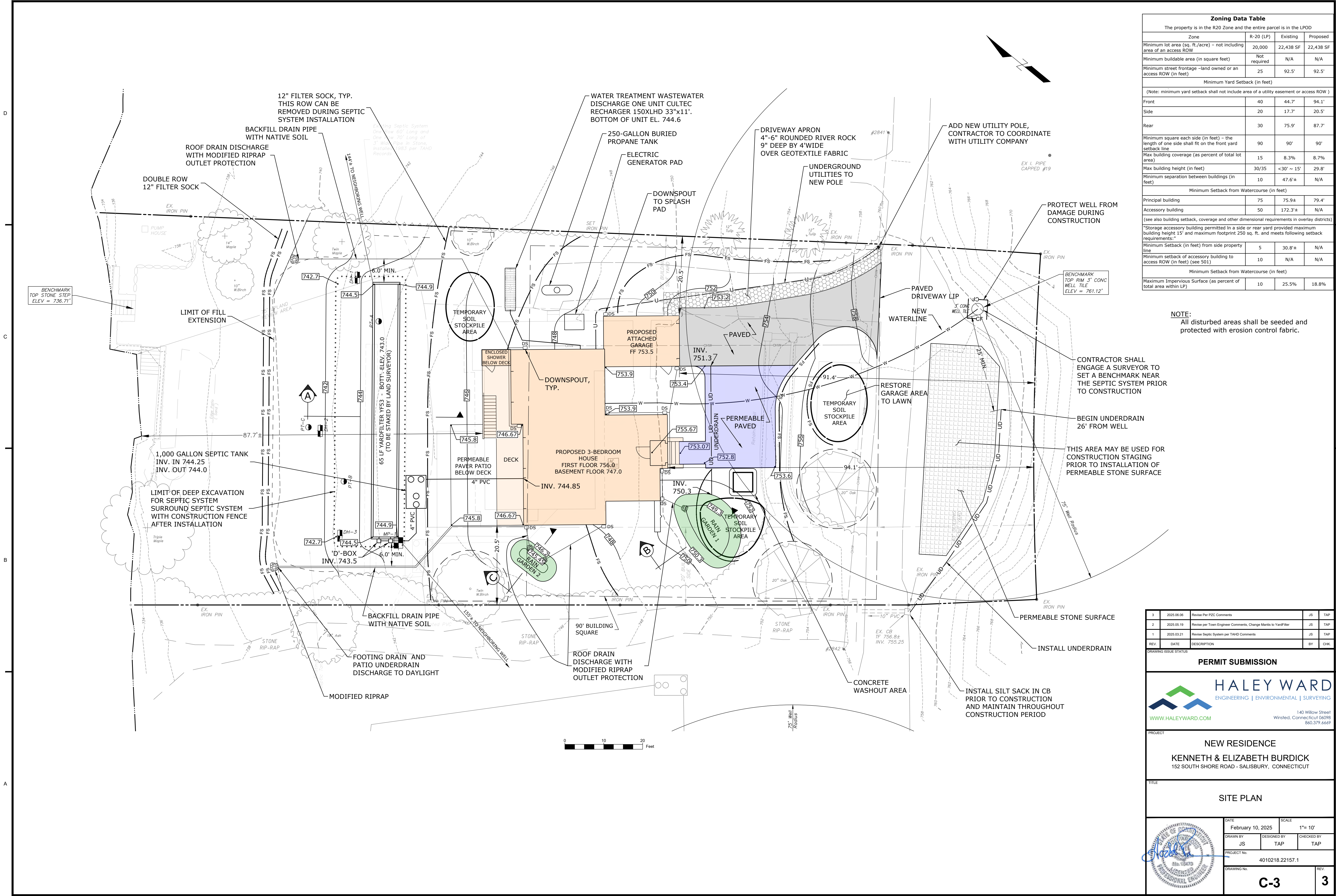
Lot Area Within Lake Protection Overlay Zone =	22,438 S.F.
Allowable Impervious Surface Area =	2,243 S.F.
Existing Impervious Surface Area =	4,053 S.F.

LAKE WASHINING

DATE LOCATED
JANUARY 26, 2016
ORDINARY MEAN HIGH WATER
ELEV = 732.2'±



FILE LOCATION: P:\CT\4010218 - BURDICK KENNETH ELIZABETH\4010218.22157.1 HOUSE AT 152 SOUTH SHORE RD\SA LISBURY\02-CAD_FILES\CIVILDWG\PROJECT DWG. 2025.06.06, 8:58 AM



Zoning Data Table			
The property is in the R20 Zone and the entire parcel is in the LP0D			
Zone	R-20 (LP)	Existing	Proposed
Minimum lot area (sq. ft./acre) - not including area of an access ROW	20,000	22,438 SF	22,438 SF
Minimum buildable area (in square feet)	Not required	N/A	N/A
Minimum street frontage -land owned or an access ROW (in feet)	25	92.5'	92.5'
Minimum Yard Setback (in feet)			
(Note: minimum yard setback shall not include area of a utility easement or access ROW)			
Front	40	44.7'	94.1'
Side	20	17.7'	20.5'
Rear	30	75.9'	87.7'
Minimum square each side (in feet) - the length of one side shall fit on the front yard setback line	90	90'	90'
Max building coverage (as percent of total lot area)	15	8.3%	8.7%
Max building height (in feet)	30/35	<30' ~ 15'	29.8'
Minimum separation between buildings (in feet)	10	47.6'±	N/A
Minimum Setback from Watercourse (in feet)			
Principal building	75	75.9±	79.4'
Accessory building	50	172.3'±	N/A
(see also building setback, coverage and other dimensional requirements in overlay districts)			
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	5	30.8'±	N/A
Minimum setback of accessory building to access ROW (in feet) (see 501)	10	N/A	N/A
Minimum Setback from Watercourse (in feet)			
Maximum Impervious Surface (as percent of total area within LP)	10	25.5%	18.8%

NOTE:
All disturbed areas shall be seeded and protected with erosion control fabric.

3	2025.06.08	Revise Per P22C Comments	JS	TAP
2	2025.05.19	Revise per Town Engineer Comments, Change Manits to Yard Filter	JS	TAP
1	2025.03.21	Revise Septic System per TAHD Comments	JS	TAP
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

PERMIT SUBMISSION



PROJECT

NEW RESIDENCE

KENNETH & ELIZABETH BURDICK

152 SOUTH SHORE ROAD - SALISBURY, CONNECTICUT

TITLE

SITE PLAN

	DATE	February 10, 2025	SCALE	1"= 10'
	DRAWN BY	JS	DESIGNED BY	TAP
	PROJECT No.	4010218.22157.1	CHECKED BY	TAP
	DRAWING No.	C-3	REV.	3

FILE LOCATION: P:\CT\4010218 - BURDICK KENNETH ELIZABETH\4010218.22157.1 HOUSE AT 152 SOUTH SHORE RD SALISBURY\02-CAD_FILES\CIVIL\DWG\PROJECT DWG. 2025.06.06, 8:58 AM

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

SIEVE #4	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#10	100	100
#40	70-100	70-100
#100	10-50*	10-75
#200	0-20	0-5
#400	0-5	0-2.5

*Percent passing the #400 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.

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. 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.

BASIS OF DESIGN FOR NON COMPLIANT REPAIR DUE TO SEASONAL HIGH GROUNDWATER BELOW ORIGINAL TOPSOIL:

Number of Bedrooms:	3
Garbage Grinder:	No
Large Tub:	No
Septic Tank:	1,000 Gallon (Required) 1,000 Gallon (Provided)
Actual Percolation Rate:	25 Min./Inch (original soil) 5 Min./Inch (existing fill)
Design Percolation Rate:	10.1 - 20.0 Min./Inch (entire system will be in fill)
Depth to Restrictive Layer:	RS = (A + B)/2 A = 30" at high side of leaching field B = 35" at top of existing topsoil RS = (30 + 35)/2 = 32.5"
Hydraulic Gradient:	15 %
Hydraulic Factor:	20
Flow Factor:	1.5
Percolation Factor:	1.5 (use perc rate for original soil)
MLSS Required:	20 x 1.5 x 1.5 = 45 LF
MLSS Provided:	65 LF
Leaching Area Required:	675 SF
Primary System:	65 LF Yard Filter YF53 = 65 LF x 10.7 SF/LF = 695.5 SF
Reserve Area:	None
Design Depth to Seasonal High Groundwater Table:	41 inches
Design Depth to Ledge:	None

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.

Leaching chambers shall be Eljen Yard Filter YF53 units 10 inches high and 72 inches wide. Yard Filter units shall be installed per the most current Yard Filter System Design & Installation Manual. Sand fill below, on the sides of, and on top of the units shall be Eljen Specified Sand (ASTM C33).

The bottom of trench excavation and the sand floor elevation for each row of Yard Filter units shall be level throughout. Deviation from level shall not exceed 1/2-inch over the length of any individual leaching trench.

Sieve Size	Sieve Square Opening Size	Percent Passing (by Weight)
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 mm	25.0 - 60.0
#50	300 mm	5.0 - 30.0
#100	150 mm	< 10.0
#200	75 mm	< 5.0

YARD FILTER SYSTEM NOTES

- This system is not designed for backwash from a water softener.
- This system is not designed for the use of a garbage disposal.
- The Yard Filter system is not for use under vehicular traffic or for under paving applications.
- Organic topsoil layer must be removed from trench and slope extension areas prior to placement of approved fill or Specified Sand. Scarify subsoil prior to select fill or Specified Sand placement.
- All Yard Filter Series installations utilize a Specified Sand envelope around the Yard Filter units. 6" minimum underneath, 6" minimum on the sides, 1" minimum on top, and 4" in between the Filter Support Modules of the Yard Filter units.
- Eljen Corporation recommends the use of an appropriately sized septic tank effluent filter for all Yard Filter systems.
- Eljen mandates venting when the system will have more than 18" of cover material as measured from the top of the unit to finished grade.
- After backfill, there should be a minimum of 6 inches of material as measured from the top of the Filter Support Modules to the finished grade. The first inch of that fill is Yard Filter Specified Sand.
- Backfill and Finish Grading: Carefully place backfill over the units, followed by a total minimum depth of 6 - 18 inches of well graded sandy fill; clean, porous, and devoid of rocks, as measured from the top of the Filter Support Modules.
- Finish grade must divert surface runoff from the soil treatment area and prevent surface ponding. Protect the system area from erosion by loaming and seeding or by using other approved methods of erosion control.

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). 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. 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. 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 for installing 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.

OBSERVATIONS BY: J.Stenman HW, C.Weber TAHD
OBSERVATION DATE: April 12, 2023

DH-1

0"-4"	Topsoil & Sod	Mottling:	41"
4"-35"	Brown Gravelly Fill	Existing GWT:	50"
35"-41"	Original Topsoil	Ledge:	N/F
41"-68"	Tan Wet Clay	Root Penetration:	36"

DH-2

0"-4"	Topsoil & Sod	Mottling:	38"
4"-38"	Brown Gravelly Fill	Existing GWT:	58"
38"-44"	Original Topsoil	Ledge:	N/F
44"-86"	Olive Grey Wet Clay	Root Penetration:	36"

DH-3

0"-4"	Topsoil & Sod	Mottling:	44"
4"-36"	Brown Gravelly Fill	Existing GWT:	56"
36"-44"	Original Topsoil	Ledge:	N/F
44"-70"	Tan Wet Silty Clay	Root Penetration:	36"

OBSERVATIONS BY: J.Stenman
OBSERVATION DATE: January 4, 2023

MP-1

At edge of upper leaching trench

0"-21"	Sod and Fill	Mottling:	N/F
21"-32"	1 1/4" Minus Stone with Sand (very clean)	Existing GWT:	Dry
		Ledge:	N/F
		Root Penetration:	21"

Note:

'D'-Box in the upper trench and the 90° bend in lower trench are inside shrub line.
Percolation Test Performed on: April 12, 2023

PERCOLATION TEST A

Presoak Time: 11:45
Hole Depth: 19"

TIME	READING
12:24	6 3/4"
12:34	10 1/4"
12:44	12 1/2"
12:52	15 1/4" Dry

Perc Rate: 3.2 min. per inch

PERCOLATION TEST C

Presoak Time: 11:46
Hole Depth: 54"

TIME	READING
12:46	2 1/2"
12:56	4"
1:06	4 1/2"
1:16	4 3/4"
1:26	5 1/4"
1:36	5 1/2"
1:46	6"

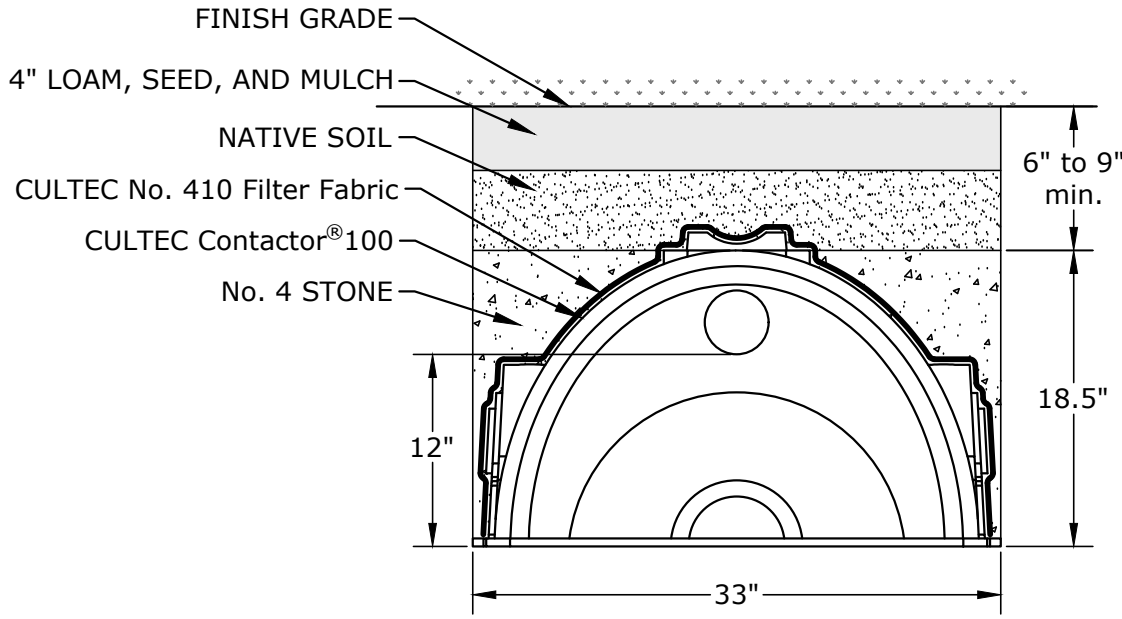
Perc Rate: 25 min. per inch

PERCOLATION TEST B

Presoak Time: 11:46
Hole Depth: 20"

TIME	READING
12:25	6 3/4"
12:35	11"
12:45	13 5/8"
12:55	15 1/4"
1:02	17" Dry

Perc Rate: 4.7 min. per inch



CULTEC RECHARGER 150XLHD TRENCH DETAIL
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:

CSI Model MS48-S3 water softener which has a 90-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 90 gallons = 135 gallons. CULTEC Recharger 150XLHD Septic Chambers have a capacity of 27.16 cubic feet per unit which equates to 203 gallons per chamber. Use one chamber. Chambers are 18.5 inches high, 33 inches wide and have an effective length of 11 feet.

Based on Test Hole DH-1, the mottling depth is estimated at 41 inches. Existing grade in the area of the proposed disposal system is elevation 746.8. The system is placed >12 inches above mottling with a bottom of system elevation of 744.6.

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.

GENERAL NOTES

- Lot Area: 0.515 Acres Zone: R20
- Map Reference:

"Site Plan prepared for Kenneth Alan Burdick, Elizabeth Schafer Burdick, 152 South Shore Road, Salisbury, Connecticut" dated April 15, 2016, prepared by Lamb Kiefer Land Surveyors."

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

3	2025.06.08	Revise Per P22C Comments	JS	TAP
2	2025.05.19	Revise per Town Engineer Comments, Change Manits to Yard Filter	JS	TAP
1	2025.03.21	Revise Septic System per TAHD Comments	JS	TAP
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT SUBMISSION				
PROJECT NEW RESIDENCE KENNETH & ELIZABETH BURDICK 152 SOUTH SHORE ROAD - SALISBURY, CONNECTICUT				
TITLE SEPTIC SYSTEM DETAILS				
DATE February 10, 2025		SCALE As Noted		
DRAWN BY JS		DESIGNED BY TAP		CHECKED BY TAP
PROJECT No. 4010218.22157.1				
DRAWING No. C-4				REV 3

P:\CT\4010218 - BURDICK KENNETH ELIZABETH\4010218.22157.1 HOUSE AT 152 SOUTH SHORE RD SALISBURY\02-CAD_FILES\CIVILDWG\PROJECT DWG. 2025.06.06, 10:01 AM

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. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General and/or the Site Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.

2. PROJECT DESCRIPTION AND SITE CHARACTERISTICS

This project involves the demolition of an existing single-family house and construction of a new single-family house in nearly the same location. Total site disturbance will be 0.4 acres. Specific activities include:

- House demolition
- Site grading
- Installation of a new septic system
- Construction of a new house
- Construction of a new driveway

The site is an 0.51-acre lot adjacent to Lake Washing. It is fully developed with an existing driveway, house, detached garage, septic system, well, and lawn areas. The property slopes from South Shore Road to the lake at grades ranging from 7% to 18%.

3. CONSTRUCTION SEQUENCING

1. Confirm all permits are in place.
2. Install filter socks and construction entrance as shown on Demolition Plan.
3. Arrange preconstruction conference with the Town land use staff.
4. Demolish house and garage. (At the Contractor's option the garage demolition may be delayed and used for storage of construction materials.)
5. Have surveyor stake new house.
6. Install remaining erosion control measures.
7. Strip and stockpile topsoil.
8. Excavate for new septic system and remove components of old septic system.
9. Install sand fill for new septic system. Install tank.
10. Excavate for foundation and begin house construction.
11. Install septic system components, cover with topsoil, seed, and erosion control blanket.
12. Install construction fence around septic system to prevent damage from construction equipment.
13. Demolish upper retaining walls. Demolish garage if not completed earlier.
14. Install remaining utilities.
15. Construct rain gardens and permeable patio.
16. Remove existing driveway and construct new driveway.
17. Restore all disturbed areas. Apply Erosion Control Blanket to all seeded areas.
18. Construct permeable stone surface and underdrain on south side of driveway after requirements for construction staging is complete.
19. Maintain erosion control measures until site is fully stabilized.

4. RESPONSIBILITY

4.1 RESPONSIBILITIES OF OWNER/PERMITEE

The Owner/Permittee is Kenneth and Elizabeth Burdick, 4814 Culbreth Isles Road, Tampa, FL 33629, phone 602-614-3417. The Owner/Permittee 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 Prause Building Construction, 107 Ashley Drive, Goshen, CT 06756, Phone 860-491-2159. 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.

Fabric Slope Protection (Erosion Control Blanket):
Install fabric slope protection on the sloping areas shown on the plan. The Contractor shall select a fabric from the Connecticut Department of Transportation's Approved Product List. The fabric shall meet the requirements of *Class I 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.

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 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 st and August 15 th :	
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 Fabric Slope Protection.
The Contractor shall irrigate all seeded areas until a stand of grass, acceptable to the Owner, is established. The Contractor shall be responsible for all seeded areas. If topsoil, seed, and/or mulch is washed away by rainfall, the Contractor shall restore the area.

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.

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.

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.

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 ½ of the container or pit or as necessary to avoid overflows.

7. DEWATERING

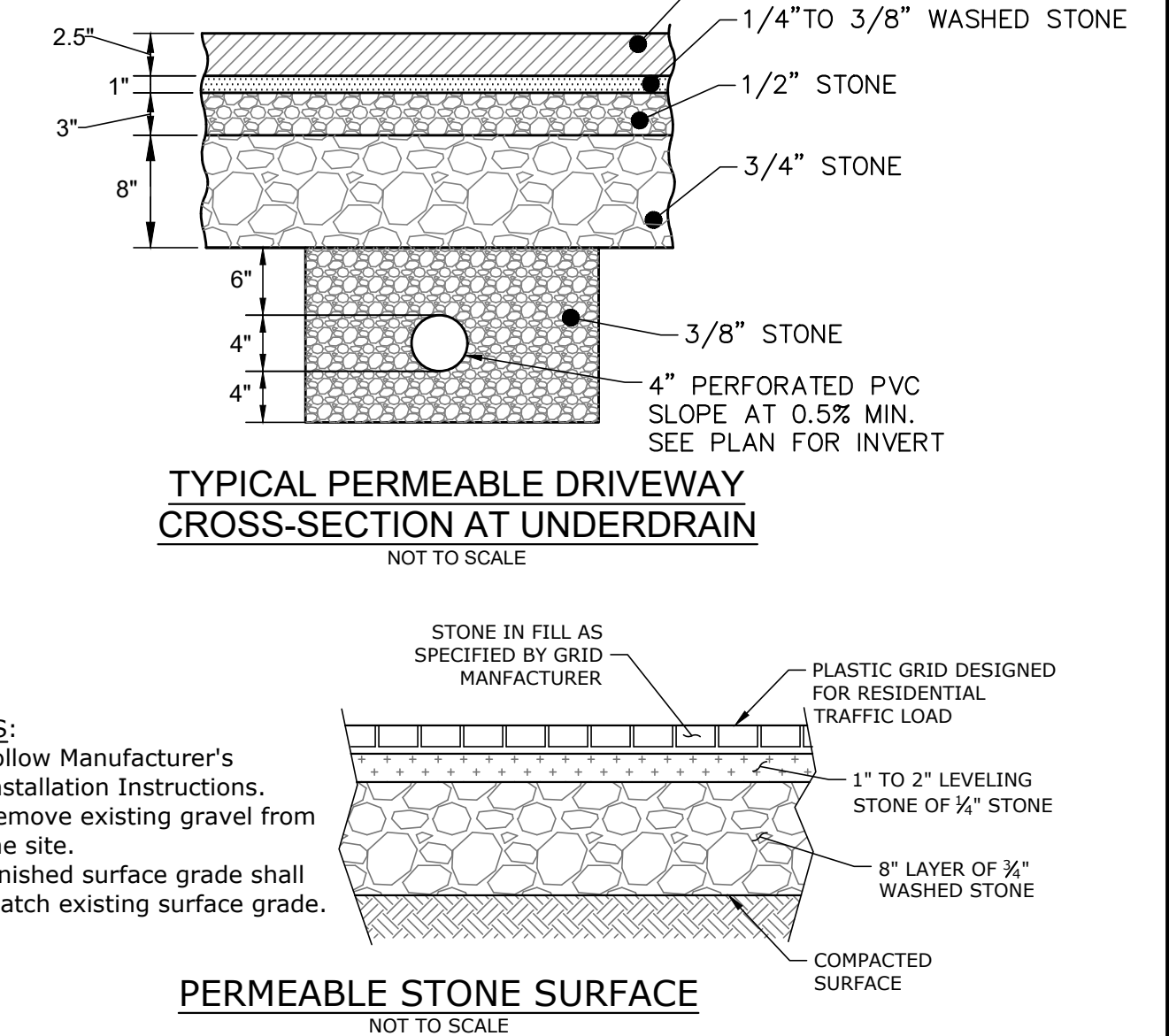
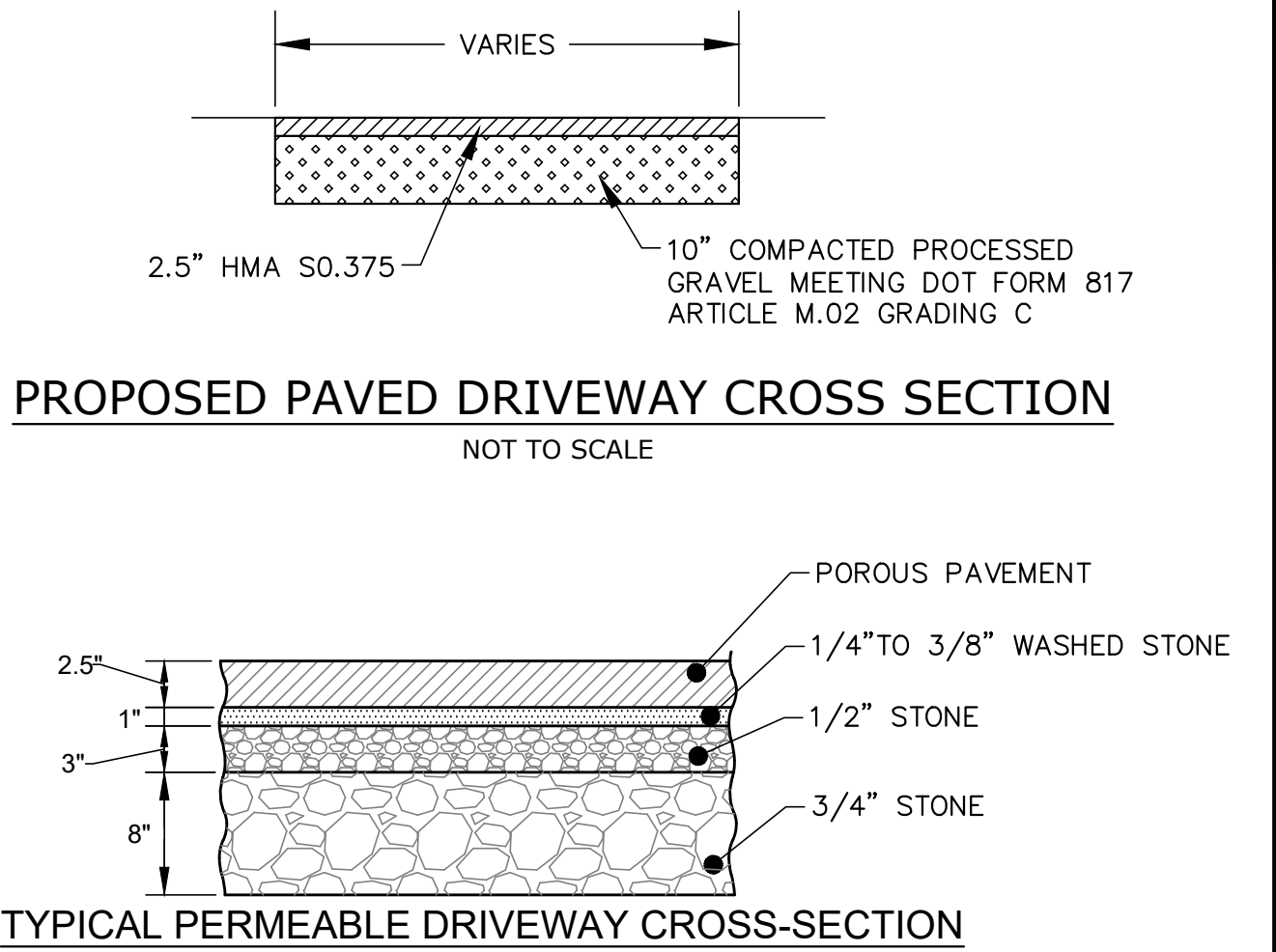
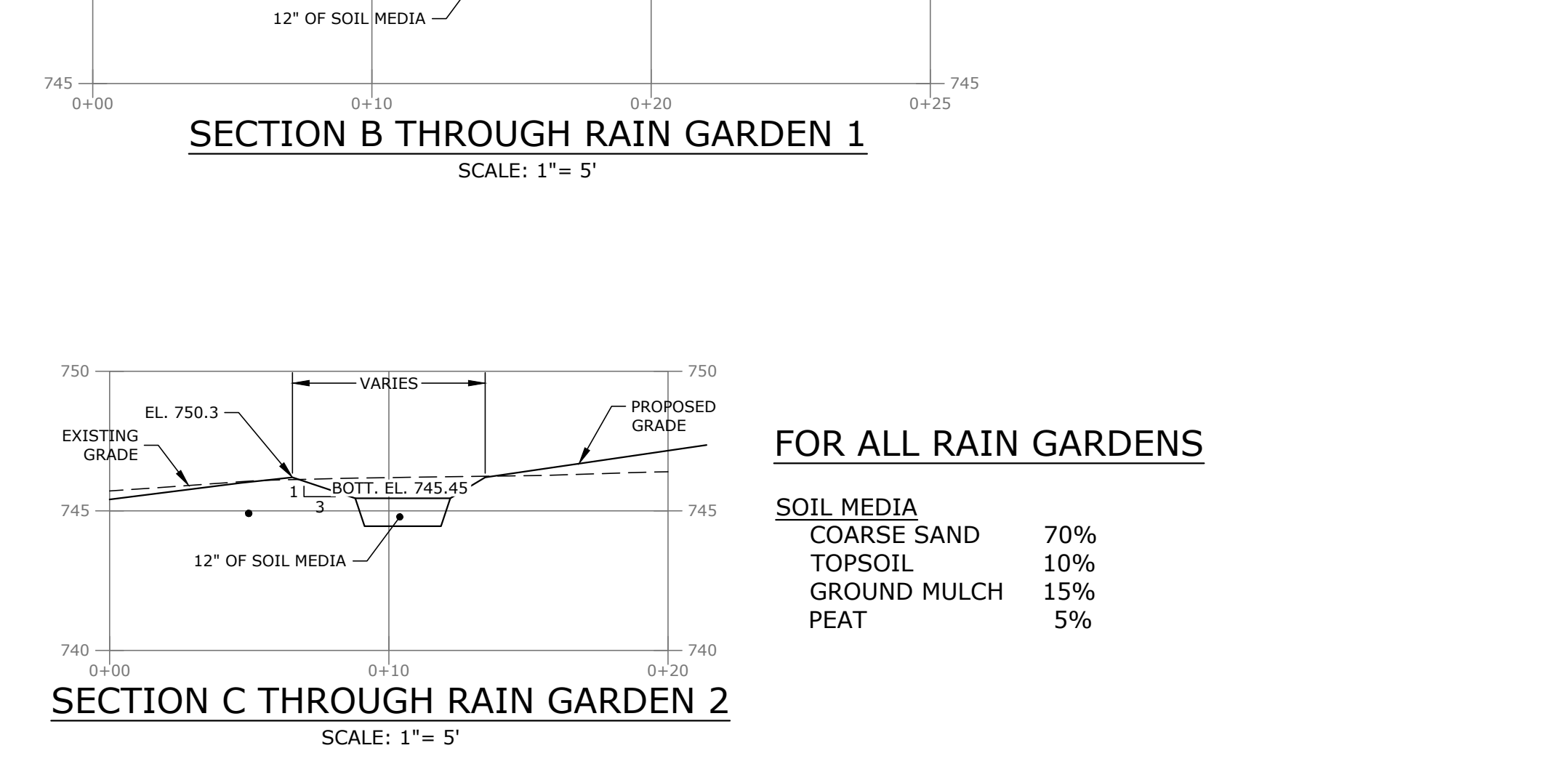
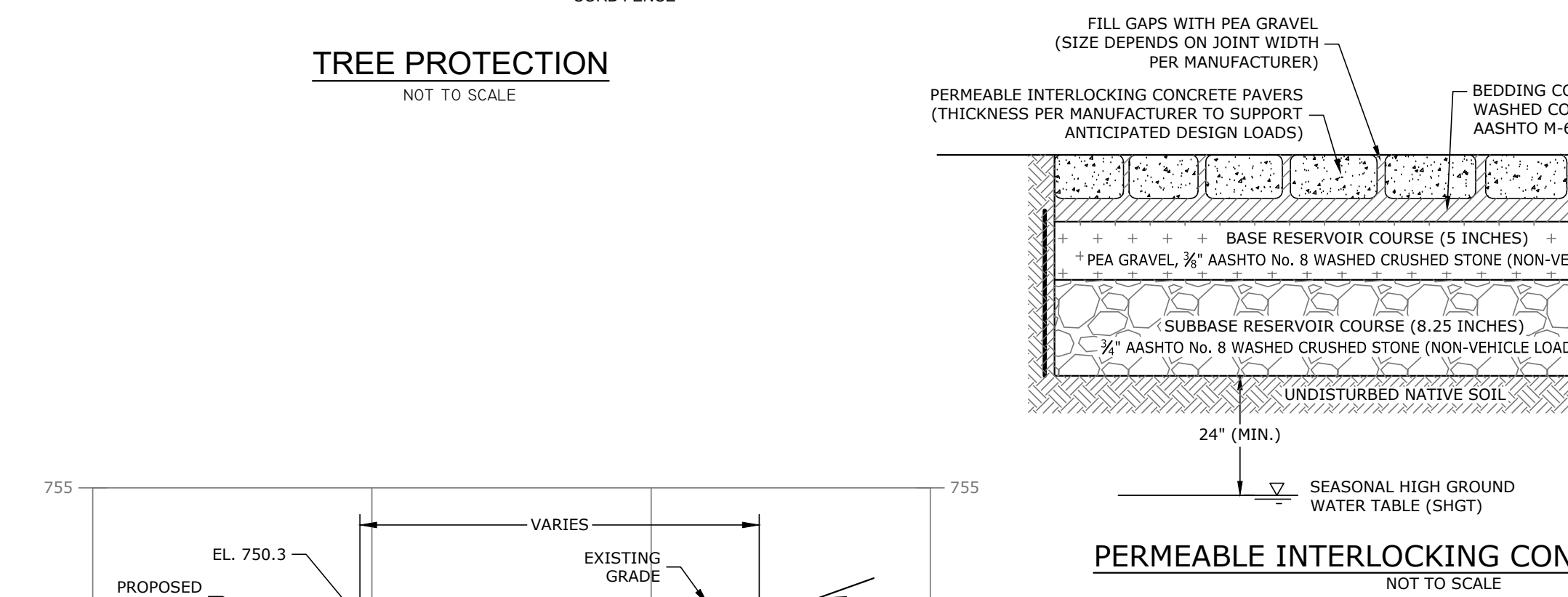
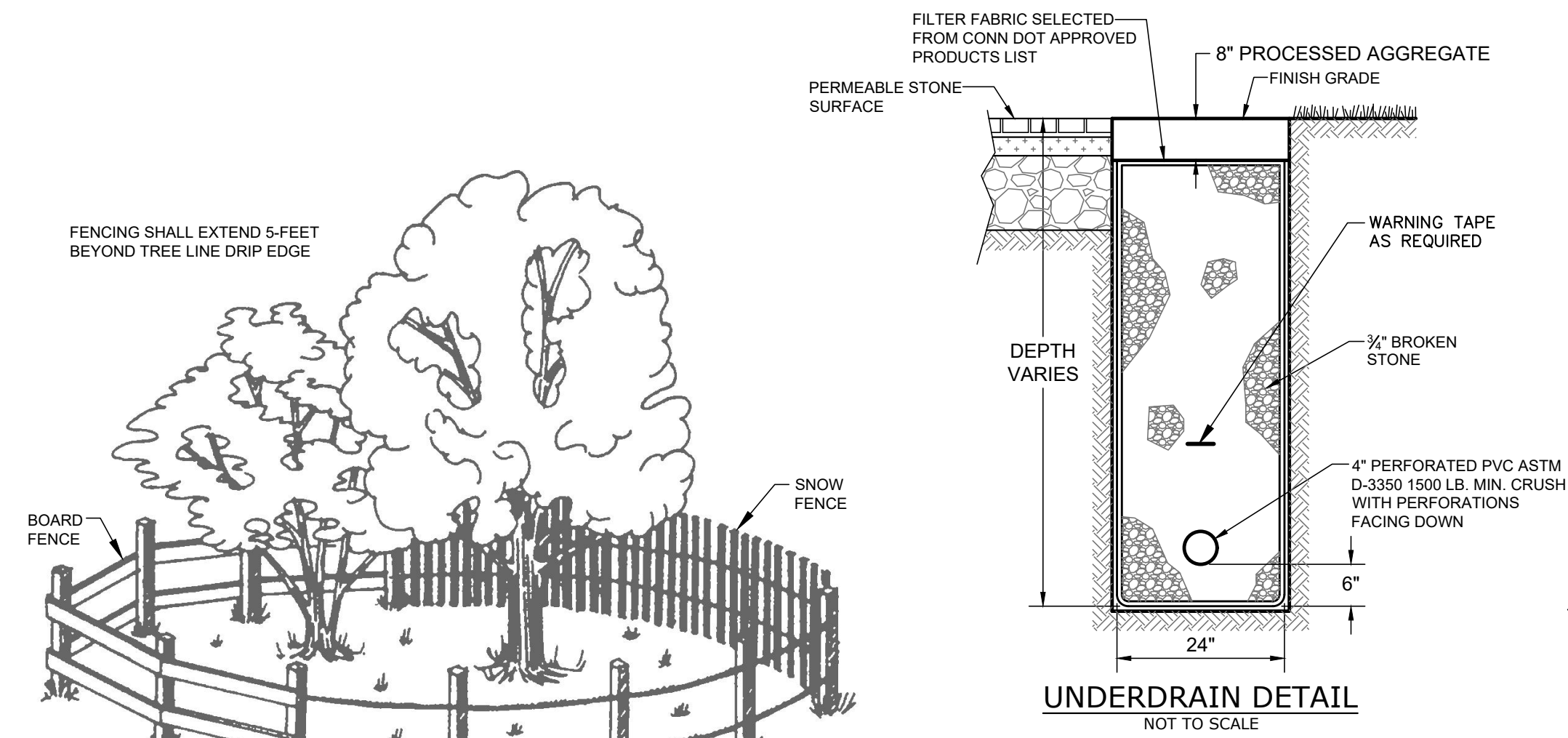
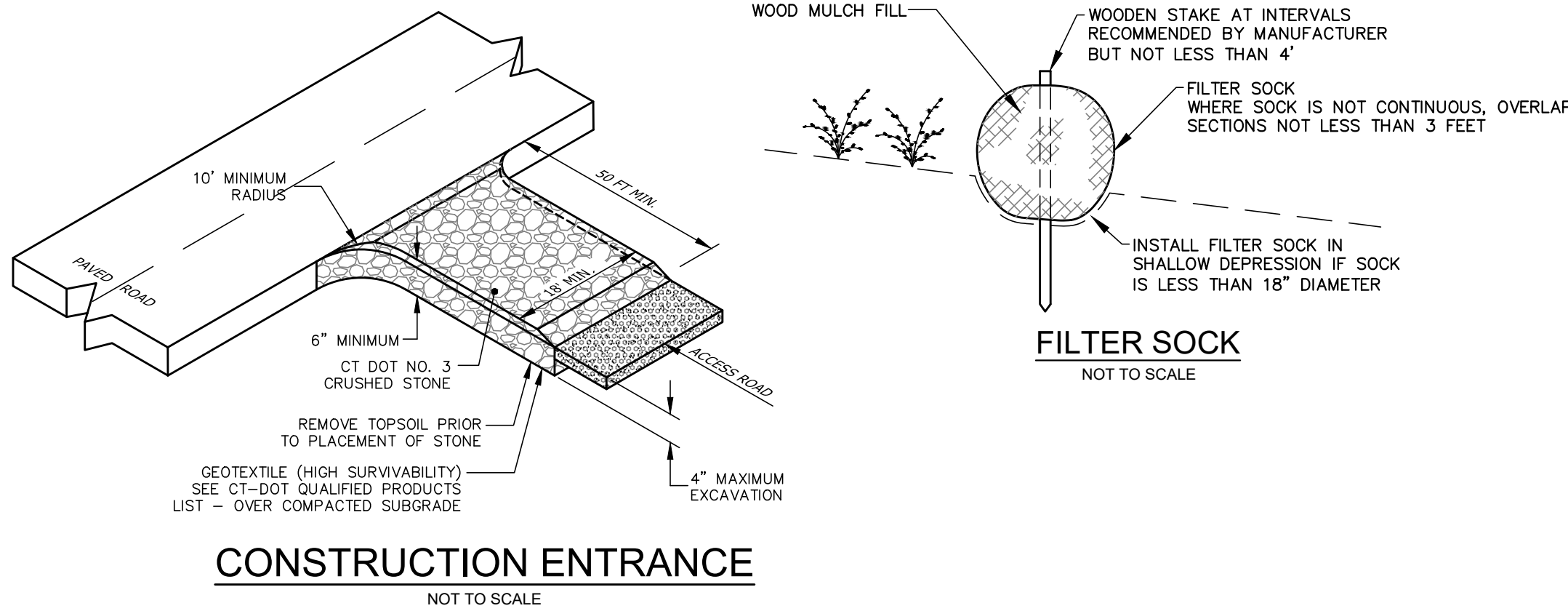
Construction Dewatering:
This item includes methods and equipment necessary to maintain, in a dry condition, any areas in which construction is to be conducted. These methods include pumping, draining, installing well-points and/or cofferdams. Whatever the methods or equipment used, dispose of the discharge 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 basins, 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 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.
- 8.6 No application of herbicides or pesticides within 75 feet of any wetland or watercourse will be allowed. All such applications must be done by a Connecticut licensed applicator. The Contractor shall submit to the Owner the proposed applicator's name and license number, and must receive the Owner's approval of the proposed applicator, before such application is carried out.



- NOTES:
1. Follow Manufacturer's Installation Instructions.
 2. Remove existing gravel from the site.
 3. Finished surface grade shall match existing surface grade.

REV	DATE	DESCRIPTION	BY	CHK.
3	2025.06.08	Revise Per P22C Comments	JS	TAP
2	2025.05.19	Revise per Town Engineer Comments, Change Manits to Yardfilter	JS	TAP
1	2025.03.21	Revise Septic System per TAHD Comments	JS	TAP

DRAWING ISSUE STATUS				
PERMIT SUBMISSION				

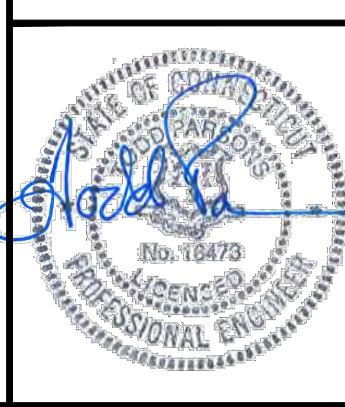


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PROJECT	NEW RESIDENCE KENNETH & ELIZABETH BURDICK 152 SOUTH SHORE ROAD - SALISBURY, CONNECTICUT		
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TITLE	EROSION CONTROL NARRATIVE & SITE DETAILS		
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	DATE	February 10, 2025	SCALE	As Noted
	DRAWN BY	JS	DESIGNED BY	TAP
	CHECKED BY	TAP	PROJECT No.	4010218.22157.1
	DRAWING No.	C-5	REV.	3

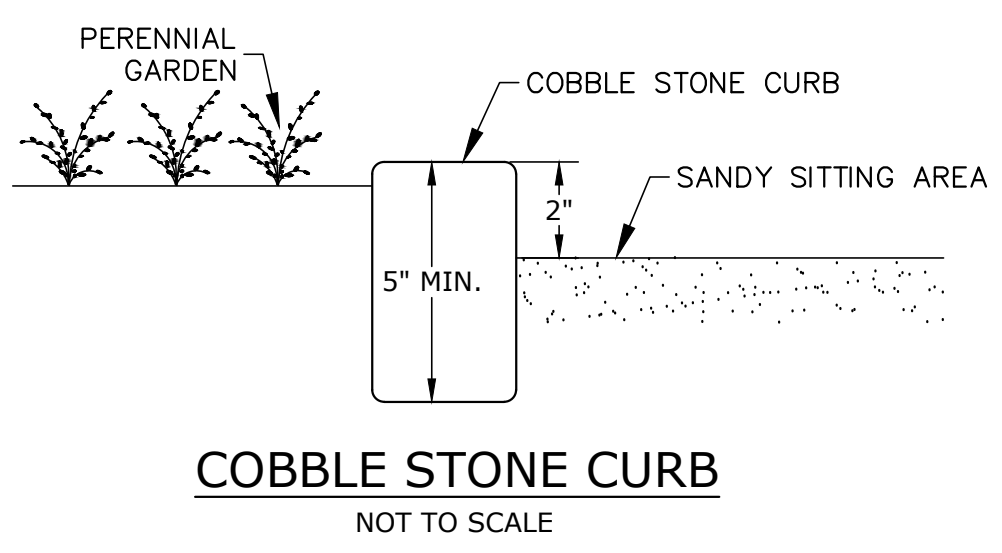
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NOTE:
All disturbed areas shall be seeded and protected with erosion control fabric.

THIS AREA MAY BE USED FOR CONSTRUCTION STAGING PRIOR TO INSTALLATION OF PERMEABLE STONE SURFACE

LAKE WASHING



Burdick Plant List				
Botanical Name	Common name	Legend	Spacing	Planted Size
Shrubs and Grasses				
Carex amphibia	Creek Sedge	CA	.75'	1 gallon
Carex vulpinoidea	Fox Sedge	CV	1.5'	1 gallon
Cephalanthus occidentalis	Buttonbush	CO	3.5'	3 gallon
Lindera benzoin	Spicebush	LB	6'	5 gallon
Viburnum lentago	Nannyberry	VL	8'	7 gallon
Perennial Mix				
Aquilegia canadensis	Columbine	PM	1'	1-2 gallon
Aruncus dioicis	Goat's Beard			
Dicentra eximia	Bleeding Heart			
Geranium maculatum	Cranesbill			
Mitella diphylla	Bishop's Cap			
Phlox stolonifera	Woodland Phlox			

Planting Plan designed by Salisbury Garden Center

REV	DATE	DESCRIPTION	BY	CHK
3	2025.06.06	Revise Per P2C Comments	JS	TAP
2	2025.05.19	Revise per Town Engineer Comments, Change Manits to Yard Filter	JS	TAP
1	2025.03.21	Revise Septic System per TAPD Comments	JS	TAP

DRAWING ISSUE STATUS

PERMIT SUBMISSION



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PROJECT
NEW RESIDENCE
KENNETH & ELIZABETH BURDICK
152 SOUTH SHORE ROAD - SALISBURY, CONNECTICUT

TITLE
PLANTING PLAN

DATE		SCALE	
February 10, 2025		1"= 10'	
DRAWN BY	DESIGNED BY	CHECKED BY	
JS	TAP	TAP	
PROJECT No.		4010218.22157.1	
DRAWING No.		C-6	
		3	