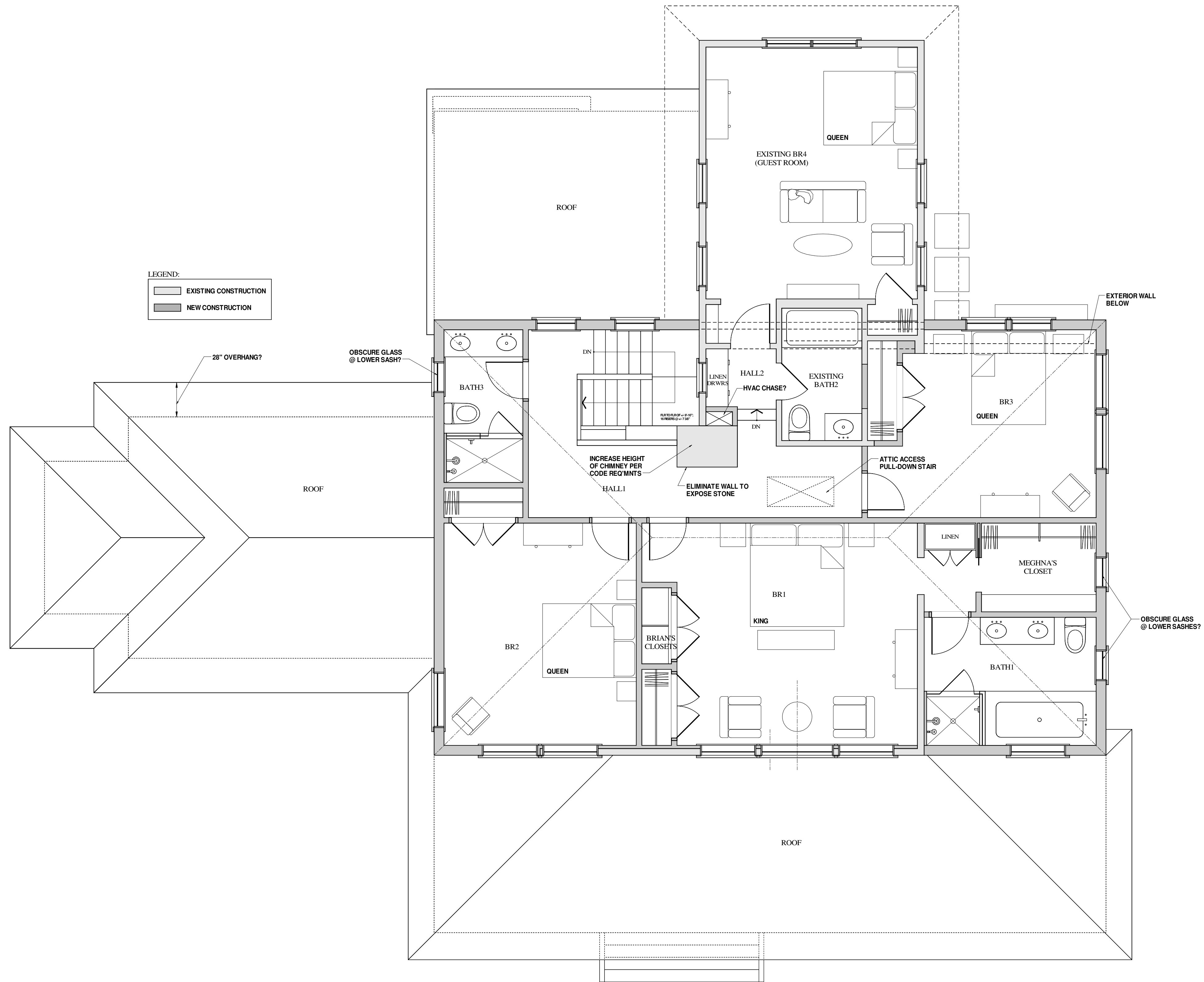
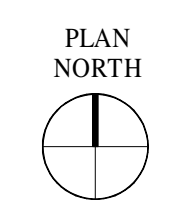


1 MAIN HOUSE, EXISTING 2ND FLOOR PLAN
3/16" = 1'-0"



2 MAIN HOUSE, 2ND FLOOR PLAN
1/4" = 1'-0"



LEGEND:
 [Light Gray Box] EXISTING CONSTRUCTION
 [Dark Gray Box] NEW CONSTRUCTION

Revisions		
No.	Date	Description

PROPOSED DESIGN FOR THE
DANTON & McDEVITT RESIDENCE
 25 MORGAN LANE, TACONIC, CT

Elizabeth Slotnick
Architect
 16 PROSPECT STREET
 LAKEVILLE, CONNECTICUT
 06039-1111
 860 435-1403
 abethslotnick@gmail.com

Signature and Seal:
 Professional License #: CT-ARI.9437
 Set Information

SCHEMATIC DESIGN
 NOT FOR
 CONSTRUCTION

Sheet Title
 EXISTING & PROPOSED
 2ND FLOOR PLANS

Date: 03-31-26
 Scale: AS NOTED
 Project No.: DM25
 Sheet No.: A-2



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

Revisions		
No.	Date	Description

PROPOSED DESIGN FOR THE
DANTON & McDEVITT RESIDENCE
 25 MORGAN LANE, TACONIC, CT

Elizabeth Slotnick
Architect
 16 PROSPECT STREET
 LAKEVILLE, CONNECTICUT
 06039-1111
 860 435-1403
 abethslotnick@gmail.com

Signature and Seal:
 Professional License #: CT-ARI.9437
 Set Information

SCHEMATIC DESIGN
 NOT FOR CONSTRUCTION

Sheet Title
 PROPOSED NORTH & SOUTH ELEVATIONS

Date: 03-31-26
 Scale: 1/4" = 1'-0"
 Project No.: DM25
 Sheet No.: A-3



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Revisions		
No.	Date	Description

PROPOSED DESIGN FOR THE
DANTON & McDEVITT RESIDENCE
 25 MORGAN LANE, TACONIC, CT

Elizabeth Slotnick
Architect
 16 PROSPECT STREET
 LAKEVILLE, CONNECTICUT
 06039-1111
 860 435-1403
 abethslotnick@gmail.com

Signature and Seal:
 Professional License #: CT-ARI.9437
 Set Information

SCHEMATIC DESIGN
 NOT FOR
 CONSTRUCTION

Sheet Title
 PROPOSED
 EAST & WEST
 ELEVATIONS

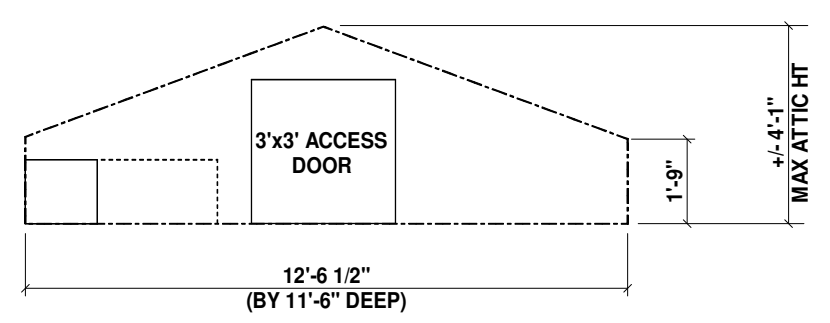
Date: 03-31-26
 Scale: 1/4" = 1'-0"
 Project No.: DM25
 Sheet No.: A-4



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



3a MECH'AL DORMER HEADROOM
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

Revisions		
No.	Date	Description

PROPOSED 2ND FLOOR ADDITION FOR THE
DANTON & McDEVITT GUEST HOUSE
25 MORGAN LANE, TACONIC, CT

Elizabeth Slotnick
Architect
16 PROSPECT STREET
LAKEVILLE, CONNECTICUT
06039-1111
860 435-1403
abethslotnick@gmail.com

Signature and Seal:
Professional License #: CT-ARI.9437
Set Information

SCHEMATIC DESIGN
NOT FOR
CONSTRUCTION

Sheet Title
PROPOSED
ELEVATIONS

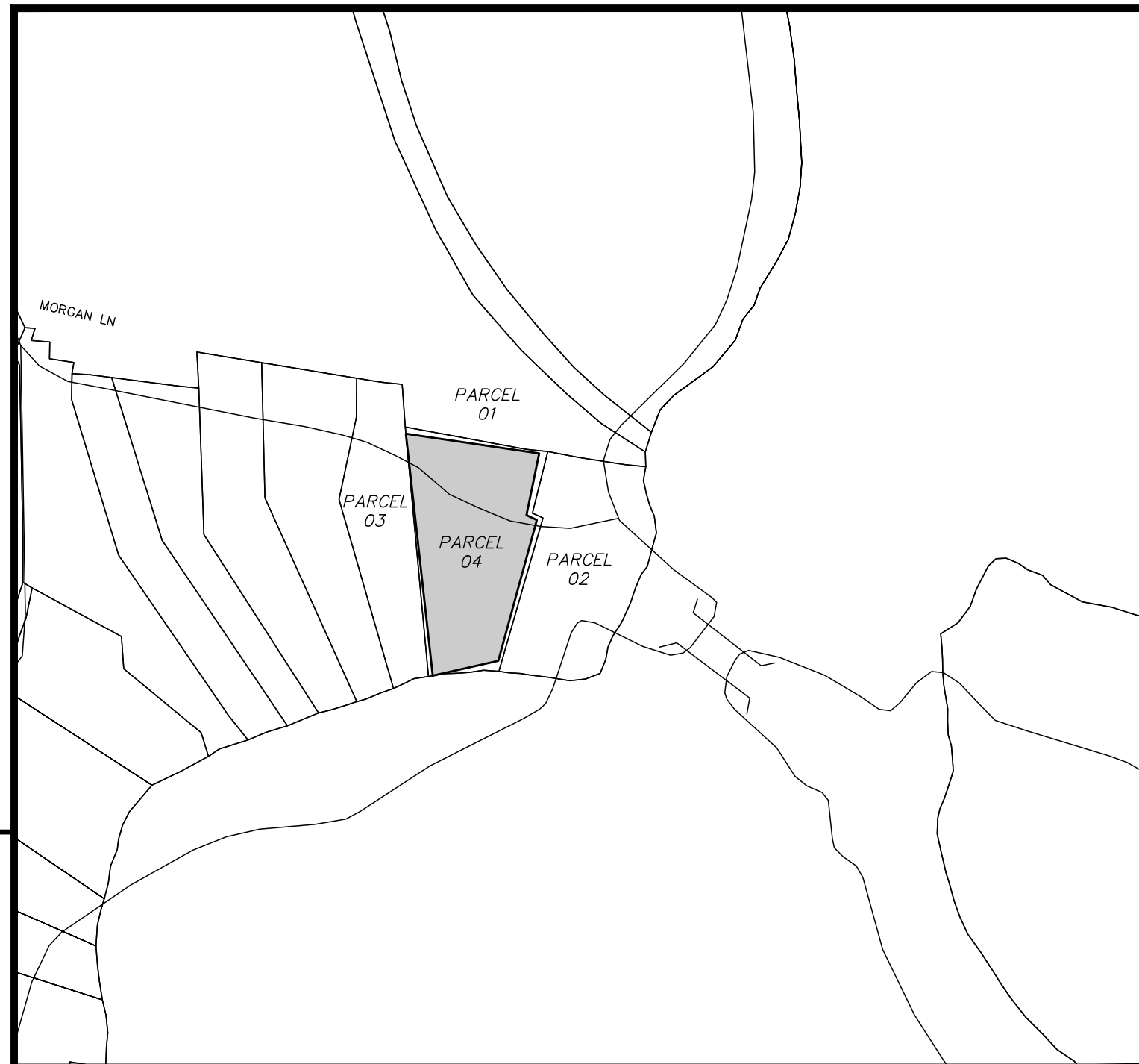
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Scale	AS NOTED		
Project No.	DM25		

EXPANSION OF LIVING SPACE BRIAN McDEVITT & MEGHNA DANTON

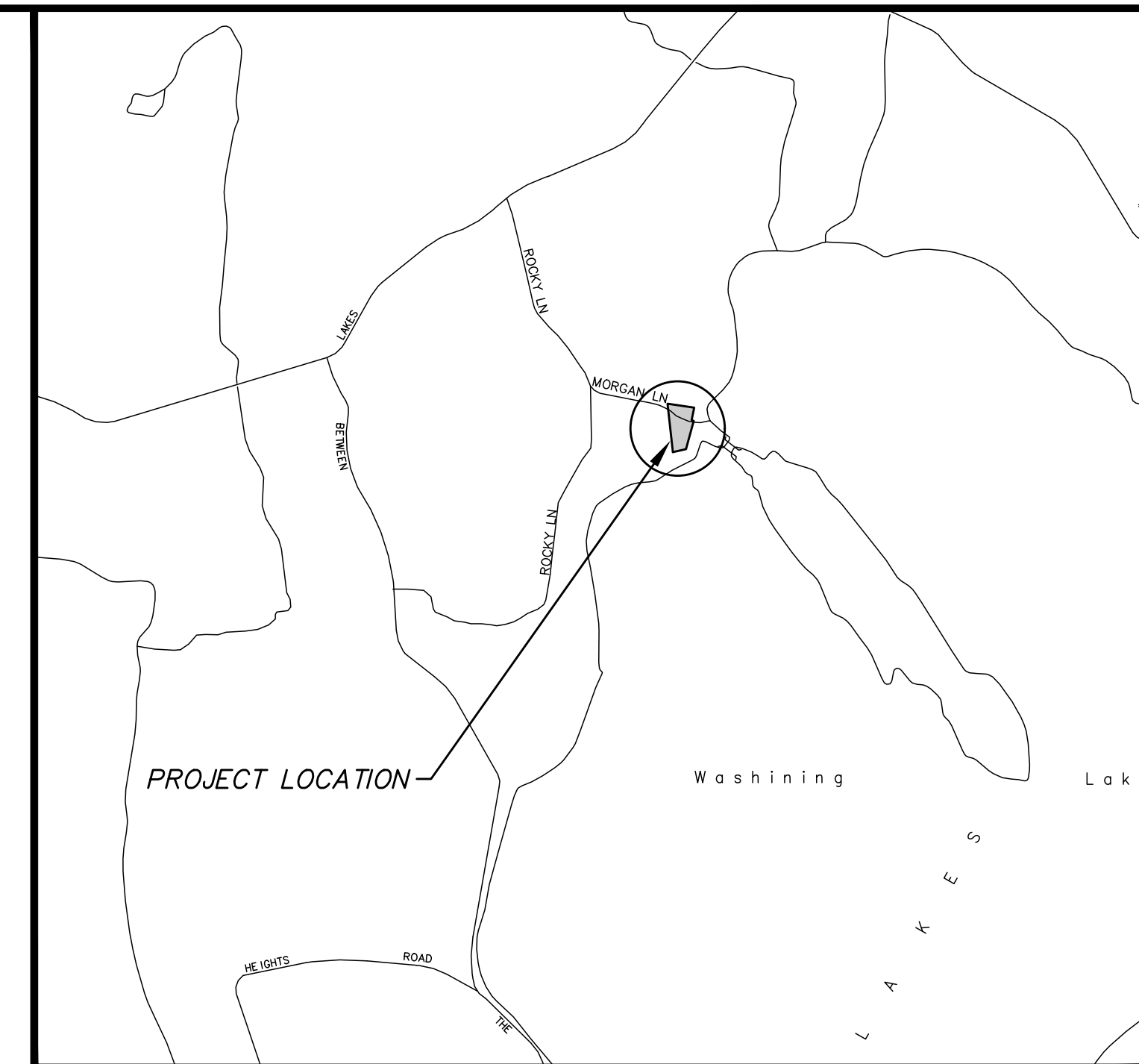
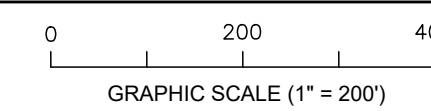
25 MORGAN LANE

SALISBURY, CONNECTICUT

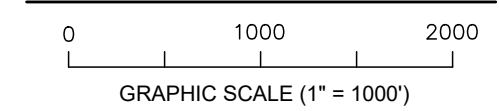
FEBRUARY 24, 2026



ABUTTERS MAP



VICINITY MAP



List of parcel owners adjacent to site as of February 2, 2026

Parcel	Map	Lot	Owner Name	Address	Mailing Address
01	24	10	AMERICAN SCHOOL FOR THE DEAF	0 TWIN LAKES RD, SALISBURY, CT 06068	139 NO. MAIN ST, WEST HARTFORD, CT 06107
02	64	07	FREDERICKS ANNE	29 MORGAN LN, SALISBURY, CT 06068	77 SEEKONK CROSSROAD GREAT BARRINGTON, MA 01230
03	64	05	FREDERICKS ANNE G SURV & FASTEAU MARC SURV	19 MORGAN LN, SALISBURY, CT 06068	PO BOX 17066 ALEXANDRIA, VA 22302
04	64	06	MCDEVITT BRIAN W TRUSTEE & DANTON MEGHNA TRUSTEE	25 MORGAN LN, SALISBURY, CT 06068	242 HIGHWOOD AVENUE RIDGWOOD, NJ 07450

OWNER & APPLICANT

Brian McDevitt & Meghna Danton
25 Morgan Lane
Salisbury, CT 06068

ENGINEER

Todd Parsons, P.E.
Haley Ward, Inc.
140 Willow Street, Suite 8
Winsted, CT 06098
Tel. (860) 379-6669
e-mail: tparsons@haleyward.com

Architect

Elizabeth Slotnick
16 Prospect Street
Lakeville, CT 06039-1111
Tel. (860) 435-1403
e-mail: abethslotnick@gmail.com

SURVEYOR

Timothy G. Wyllie Jr., L.S.
Timothy G. Wyllie Jr., Land Surveyor
122 Old North Road
Barkhamsted, CT 06063
Phone: 860-605-9075
e-mail: tgwsurveying@gmail.com

PREPARED BY:



LIST OF DRAWINGS

SHEET NO.	SHEET NAME
01	COVER SHEET
02	IMPROVEMENT LOCATION SURVEY
03	SITE PLAN
04	LANDSCAPE AND PLANTING PLAN
05	SEPTIC SYSTEM CODE COMPLYING AREA AND WATER TREATMENT WASTE WATER SYSTEM
06	SITE DETAILS
07	EROSION CONTROL NARRATIVE & DETAILS

NOTES:

- Contractor shall contact call-before-you dig at 1.800.922.4455 prior to any excavation for delineation of utilities.
- Boundary and topographic information from map entitled "Improvement Location Survey, Prepared for, Brian McDevitt & Meghna Danton, 25 Morgan Lane - Lake Washington, Salisbury, Connecticut", dated February, 2024, prepared by Timothy G. Wyllie Jr., Land Surveyor.

REV	DATE	DESCRIPTION	BY	CHK
2	2026-03-23	TAND COMMENTS	ERN	TAP
1	2026-03-05	FINAL EDITS FOR SUBMISSION	ERN	TAP

DRAWING ISSUE STATUS
PERMIT SUBMISSION



PROJECT
EXPANSION OF LIVING SPACE
BRIAN McDEVITT and MEGHNA DANTON
25 MORGAN LANE - SALISBURY, CONNECTICUT

TITLE
COVER SHEET

DATE	SCALE
FEBRUARY 24, 2026	1" = 20'
DRAWN BY: ERN	DESIGNED BY: TAP
CHECKED BY: TAP	CHECKED BY: TAP
PROJECT No. 4010335.001	
DRAWING No. 01	REV. 1

LEGEND

PROPERTY LINE	— — — — —
WATERBODY	— · — · — · — · —
STONE WALL	— ○ — ○ — ○ — ○ —
VEGETATION LINE	— ○ — ○ — ○ — ○ —
HEDGE ROW	— ○ — ○ — ○ — ○ —
SPLIT RAIL FENCE	— ○ — ○ — ○ — ○ —
OVERHEAD WIRES	— ○ — ○ — ○ — ○ —
CONTOUR LINE	— · — · — · — · —
SPOT ELEVATION	+100.0
IRON PIN OR PIPE	○
SURVEY MONUMENT	□
UTILITY POLE	⊕
UTILITY POLE WITH GUY	⊕ —
WELL	⊕
CONIFEROUS TREE	⊕
DECIDUOUS TREE	⊕

MAP REFERENCES

1. Refer to map entitled "MAP PREPARED FOR KEVIN J. McCAFFREY CARA C McCAFFREY - #29 MORGAN LANE (PRIVATE ROAD) - SALISBURY, CONNECTICUT". Scale: 1"=20', dated December 11, 2015, prepared by Mathias M. Kiefer, L.S.
2. Refer to map entitled "MAP OF LAND OF D. NORTON WILLIAMS & MARYLOU S. WILLIAMS, MOARGAN LANE, TWIN LAKES, SALISBURY, CT (VOL.113, Pg.495)". Scale: 1"=40', dated July 27, 1992, prepared by Dr. George D. Adotte Engineer & Surveyor. Map #2079 S.L.R.
3. Refer to map entitled "MAP OF PORTION OF PROPERTY OF BEATRICE HAWLEY RUNDELL AND FRANCIS RUNDELL - IN TOWN OF SALISBURY, CONN. - TO BE CONVEYED TO MARGARET E. MACKAY". Scale 1"=20', dated May 31, 1957, prepared by H. Knickerbocker. Map #763 S.L.R.
4. Refer to map entitled "PROPERTY OF G. FRANK ROSSIRE AT TWIN LAKES, CONN. 247/100". Scale: 1"=25', dated, May 3, 1929, prepared by H. Knickerbocker. Map #549AA S.L.R.
5. Refer to map entitled "PLAN SHOWING PROPERTY AT TWIN LAKES, CONN. FORMERLY OWNED BY SUSAN OLDS AND SUBDIVIDED BY MORITZ WORMSER C.E., SEPT. 1907". Resurveyed by C.H. Nickerson C.E. Sept. 19, 1911 Scale: 1"=25'. Map #56 S.L.R.
6. Refer to map entitled "MAP SHOWING SUB-DIVISION OF PROPERTY OF MRS. S. A. OLDS, LOCATED AT TWIN LAKES, TOWN OF SALISBURY, LITCHFIELD CO., CONN." Scale: 50"=1", dated Oct. 16, 1911, prepared by Mortiz Wormser, C.E. Map #29 S.L.R.
7. Refer to map entitled, "IMPROVEMENT LOCATION SURVEY, PROPERTY OF KEVIN J. & CARA C. McCAFFREY, 29 MORGAN LANE, LAKEVILLE, CONNECTICUT". Scale: 1"=20', dated November, 2020, prepared by Timothy G. Wyllie Jr. Land Surveyor.
8. Refer to map entitled, "PROPERTY SURVEY, PREPARED FOR BRIAN & DENICE KRAMER, MORGAN LANE, SALISBURY, CONNECTICUT". Scale: 1"=20', dated 06/11/07, prepared by Berkshire Engineering & Surveying, LLC.
9. Refer to map entitled "PROPERTY SURVEY, PREPARED FOR ANNE FREDERICKS & MARC FASTEAU, 19 MORGAN LANE, SALISBURY, CONNECTICUT", scale: 1"=20', dated 11/26/2020, prepared by Berkshire Engineering & Surveying, LLC. Map #2720 S.L.R.

NOTES

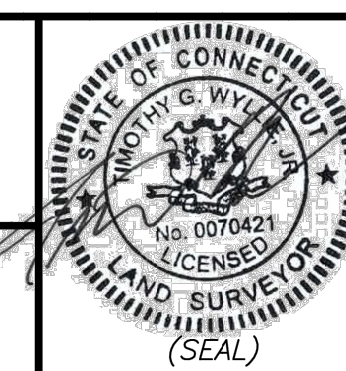
1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a **PROPERTY 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 - Brian McDevitt & Meghna Danton (Vol.266-Pg.901)
3. Area - 45,010± S.F. or 1.033± Acres
4. Refer to Vol.34-Pg.242 & Vol.40-Pg.41 for Right-of-Way over old roadway.
5. Refer to Vol.77-Pg.456 for 16' Right-of-Way.

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
BRIAN MCDEVITT
 &
MEGHNA DANTON
 25 MORGAN LANE - LAKE WASHINING
 SALISBURY, CONNECTICUT

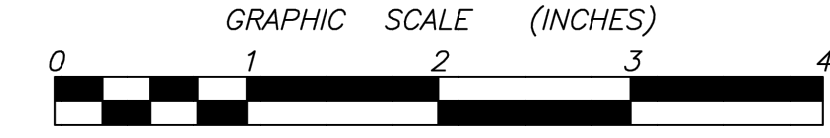
SCALE: 1"=20'	DATE February, 2024	SHEET NO. 1 OF 1	JOB NO. 168-104
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Timothy G. Wyllie Jr., Land Surveyor
 Barkhamsted, Connecticut
 Phone: 860.605.9075 email: tgwsurveying@gmail.com

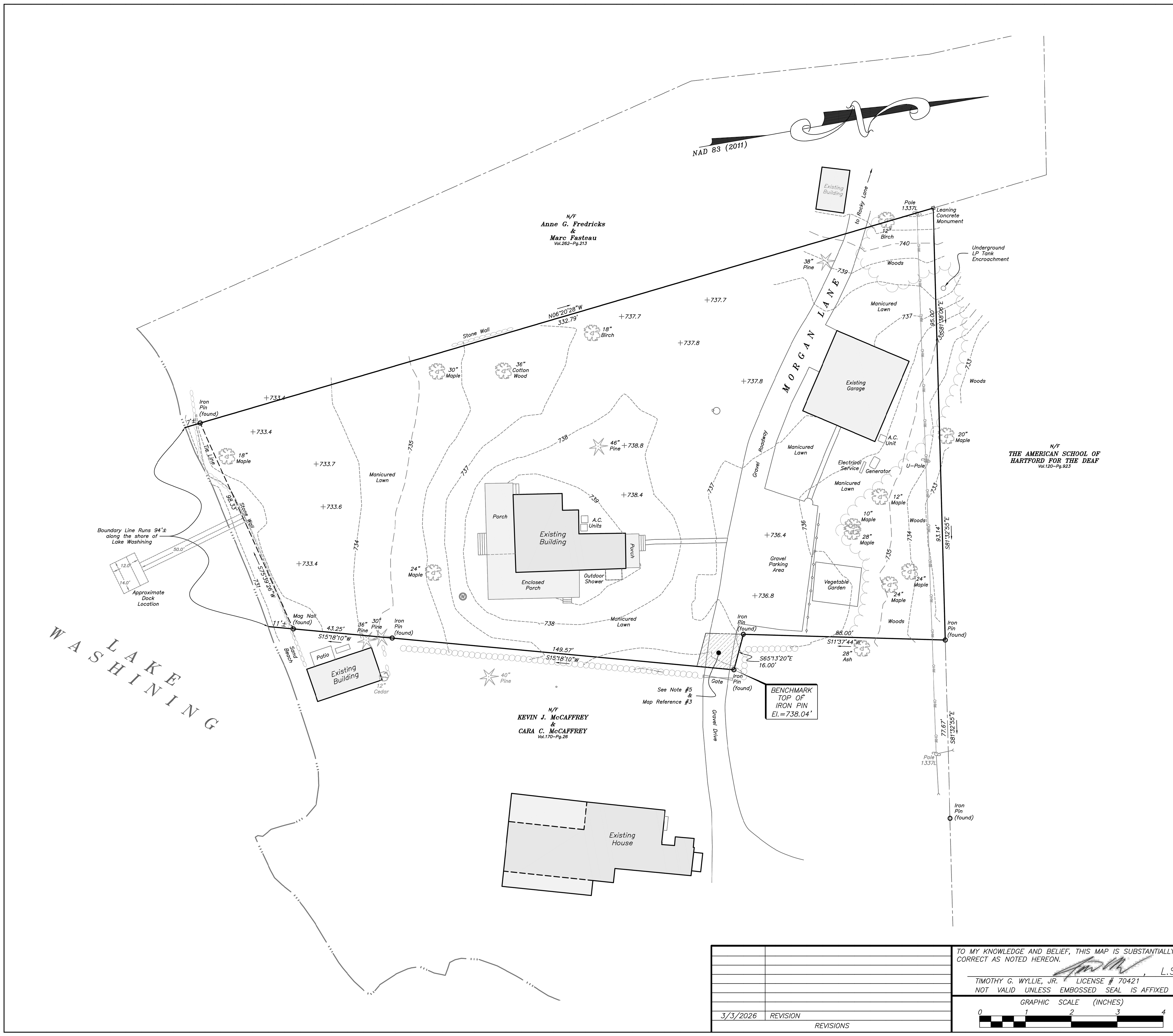


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



3/3/2026	REVISION	REVISIONS
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N/F
Anne G. Fredricks & Marc Fasteau
 Vol.262-Pg.213

N/F
THE AMERICAN SCHOOL OF HARTFORD FOR THE DEAF
 Vol.120-Pg.923

N/F
KEVIN J. McCAFFREY & CARA C. McCAFFREY
 Vol.170-Pg.26

BENCHMARK
 TOP OF IRON PIN
 El.=738.04'

W
 L
 A
 K
 E
 W
 A
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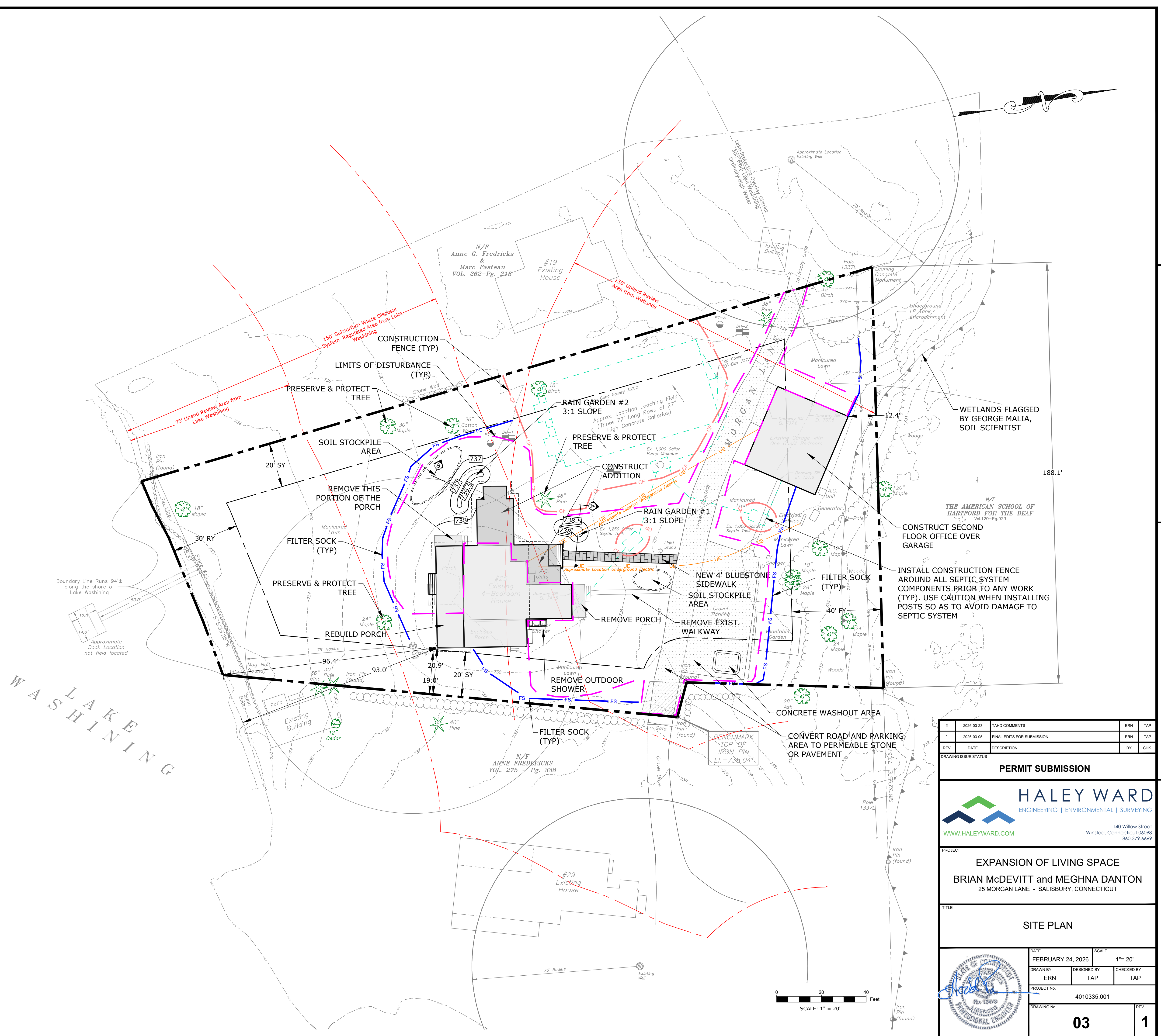
Zoning Data Table			
The property is in the R20 Zone			
Zone	R-20 (LP)	Existing	Proposed
Minimum lot area (sq. ft./acre) - not including area of an access ROW	20,000	45,010 SF (1)	45,010 SF (1)
Minimum buildable area (in square feet)	Not required	N/A	N/A
Minimum street frontage -land owned or an access ROW (in feet)	25	188.1'	188.1'
Minimum Yard Setback (in feet)			
(Note: minimum yard setback shall not include area of a utility easement or access ROW)			
Front	40	12.4'	12.4'
Side	20	20.9' (2)	20.9' (2)
Rear	30	96.4'	96.4'
Minimum square each side (in feet) - the length of one side shall fit on the front yard setback line	90	120	120
Max building coverage (as percent of total lot area)	15	7.8	9.2
Max building height (in feet) (House)	30/35	24'-9"	24'-9"
Max building height (in feet) (Garage)	30/35	12'	21'-0"
Minimum separation between buildings (in feet)	10	87.5'	88.7'
Minimum Setback from Watercourse (in feet)			
Principal building	75	93'	93'
Accessory building	50	250.9'	250.9'
(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	N/A	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 LPOD) (43,675 SF IN LPOD)	10	17.3	10.2

- NOTES:
- (1) MORGAN LANE AREA = 2,135 SF, NET LOT AREA = 42,875 SF
 - (2) 19.0' TO OVERHANG.
 - (3) LIMITS OF DISTURBANCE: 13,400 SQUARE FEET / 0.31 ACRES
 - (4) DISTURBANCE IN UPLAND REVIEW AREA: 10,300 SF

LEGEND

LIMITS OF DISTURBANCE	---
FILTER SOCK	FS
CONSTRUCTION FENCE	CF
PROPERTY LINE	---
PROPOSED CONTOURS	100
EXISTING CONTOURS	100
STONE WALL	---
TREE LINE	---
UNDERGROUND ELECTRIC	---
SOIL STOCKPILE AREA	---
CONCRETE WASHOUT AREA	---

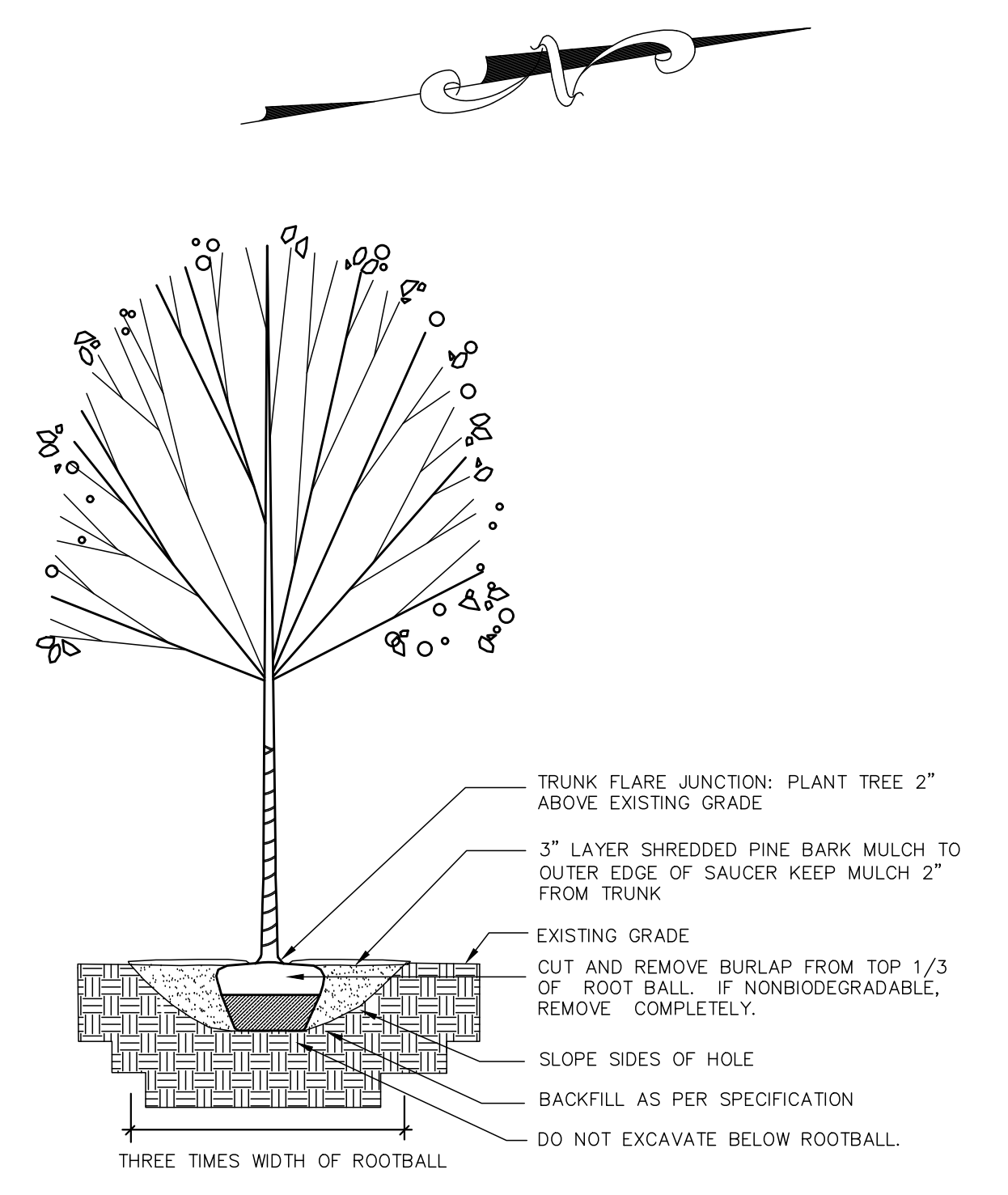
- NOTES:
1. Boundary and Topographic Information from map entitled "IMPROVEMENT LOCATION SURVEY, PREPARED FOR BRIAN & MEGHNA DANTON, 25 MORGAN LANE - LAKE WASHINING, SALISBURY, CONNECTICUT", dated February 2024, prepared by Timothy G. Wyllie Jr., Land Surveyor.
 2. Wetland location shown from survey prepared Berkshire Engineering & Surveying, LLC dated April 11, 2007
 3. Existing septic system location as shown is from mapping on file in the Torrington Area Health District records.
 4. Fence off existing septic tank, pump chamber, and leaching field to avoid damage during construction.
 5. The existing house has gutters and downspouts to splash pads. The proposed addition will be similarly equipped.
 6. The contractor shall stage work to provide continuous access to the property at 29 Morgan Lane.



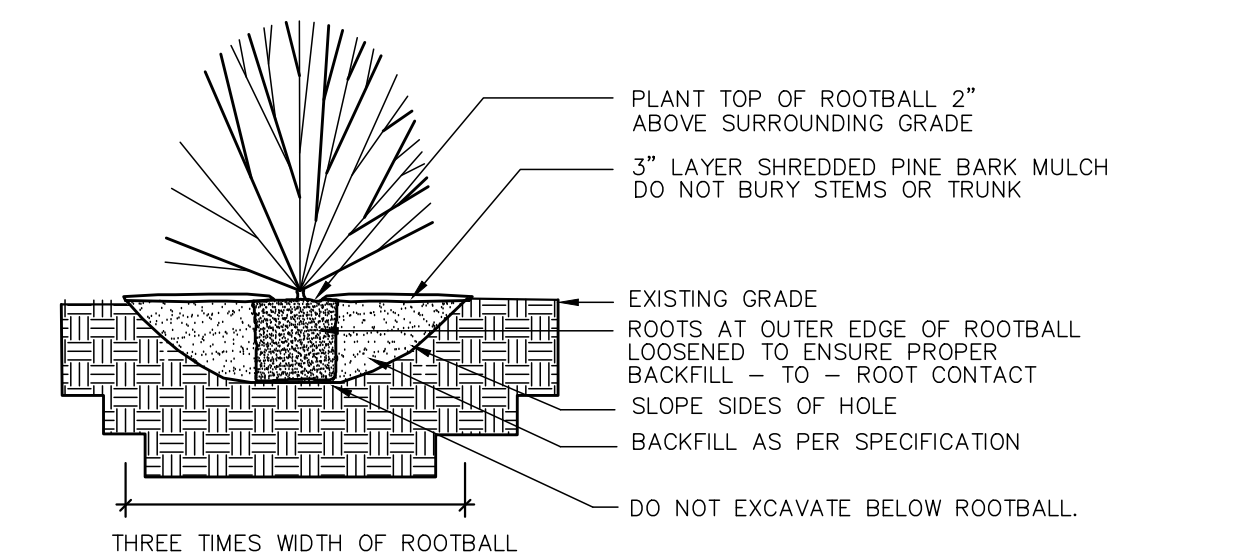
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1	2026-03-05	FINAL EDITS FOR SUBMISSION	ERN	TAP
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT SUBMISSION				
EXPANSION OF LIVING SPACE BRIAN McDEVITT and MEGHNA DANTON 25 MORGAN LANE - SALISBURY, CONNECTICUT				
SITE PLAN				
DATE	FEBRUARY 24, 2026	SCALE	1" = 20'	
DRAWN BY	ERN	DESIGNED BY	TAP	CHECKED BY
PROJECT No.	4010335.001			
DRAWING No.	03			REV.
				1

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FILE LOCATION: P:\CT4010385 - BRIAN MCDDEVITT\3335.001 MORGAN LANE HOUSE SITE PLAN - TAP02-CAD_FILES\335.001 PROJECT_LA.DWG, 2026.03.23, 8:52 AM



DECIDUOUS TREE PLANTING
DETAIL
NOT TO SCALE



SHRUB PLANTING
DETAIL
NOT TO SCALE

FINE LAWN GRASS SEED MIX
30% MERION KENTUCKY BLUE GRASS
40% KENTUCKY BLUE GRASS
20% PENLAWN RED FESCUE
10% ANNUAL RYEGRASS

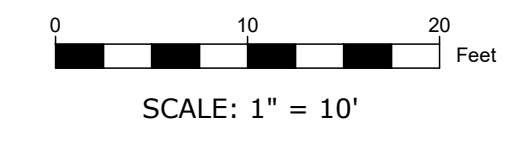
NOTE:
ALL DISTURBED AREAS & THOSE AREAS NOT PLANTED WITH TREES OR SHRUBS TO BE TOPSOILED (4\"/>


PLANTING NOTES:

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3\"/>
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 12\"/>
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND /OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED DUE TO LACK OF AVAILABILITY AND ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE. ALL SUBSTITUTIONS MUST BE NATIVE TO CONNECTICUT.
- PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.
- CONTRACTOR SHALL DECOMPACT ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO A MINIMUM DEPTH OF 12\"/>

PLANT SCHEDULE 25 Morgan Lane, Salisbury

SYM	BOTANICAL-NAME	COMMON-NAME	SIZE	ROOT	QTY
UNDERSTORY/FLOWERING TREES					
Ac	Amelanchier canadensis	Shadblow Serviceberry FAC	7'-8' Ht/Clump	B&B	1
Mv	Magnolia virginiana	Swamp Magnolia	8'-10' Ht.	B&B	1
SHRUBS					
CsA	Corylus sericea 'Arctic Fire'	Red-Osier Dogwood Dwarf Variety	18"-24"	Cont	5
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30"-36"	Cont	2
IgS	Ilex glabra 'Strongbox'	Strongbox Inkberry variety	18"-24"	#2 Cont	1
PIG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	24"-30"	Cont	12
PERENNIALS					
ANA	Aster novae-angliae 'Purple Dome'	Aster variety	1 gal.	Cont	22
CMB	Coreopsis verticillata 'Moonbeam'	Tickseed Variety	2' oc	1 Gal.	27
Iv	Iris versicolor	Blue Flag Iris OBL	2" plug	50/flat	20
RID	Rudbeckia fulgida 'Deamii'	Deam's Black-eyed Susan	1.5' oc	1 gal.	7
GROUND COVERS					
Gp	Gaultheria procumbens	Wintergreen	4" Pot	-	14
JhB	Juniperus horizontalis 'Bar Harbor'	Blue Harbor Juniper	30" Spd	Cont	39
FERNS					
XMS	Polystichum acrostichoides	Christmas Fern		1 Gal.	15



2	2026-03-23	TAPD COMMENTS	ERN	TAP
1	2026-03-05	FINAL EDITS FOR SUBMISSION	NY	TAP
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT SUBMISSION				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING WWW.HALEYWARD.COM 140 Willow Street Winsted, Connecticut 06098 860.379.6669				
PROJECT				
EXPANSION OF LIVING SPACE BRIAN McDEVITT and MEGHNA DANTON 25 MORGAN LANE - SALISBURY, CONNECTICUT				
TITLE				
LANDSCAPE AND PLANTING PLAN				
DATE		SCALE		
FEBRUARY 24, 2026		1" = 10'		
DRAWN BY	DESIGNED BY	CHECKED BY		
NY	NY	TAP		
PROJECT No.				
4010335.001				
DRAWING No.				
04				
REV.				
1				

OBSERVATIONS BY: J.Stenman, HW - C.Weber, T.A.H.D.
 OBSERVATION DATE: August 1, 2025

DH-1			
0"-10"	Topsoil and Sod	Root Penetration:	41"
10"-40"	Light Brown Fine Sandy Loam	Mottling:	41"
40"-80"	Brown with Grey Silty Sandy Gravely Till w/ Limestone	Existing GWT:	65
		Ledge:	N/F
DH-2			
0"-9"	Topsoil and Sod	Root Penetration:	51"
9"-47"	Light Brown Fine Sandy Loam	Mottling:	52"
47"-80"	Brown with Grey Silty Sandy Gravely Till w/ Limestone	Existing GWT:	Dry
		Ledge:	N/F
DH-3			
0"-7"	Topsoil and Sod	Root Penetration:	36"
7"-36"	Light Brown Fine Sandy Loam	Mottling:	N/F
36"-65"	Brown with Grey Silty Sandy Gravely Till w/ Limestone	Existing GWT:	Dry
		Ledge:	Poss @ 65"

Percolation Test Performed on: August 1, 2025

PERCOLATION TEST A		PERCOLATION TEST B	
Presoak Time:	10:20	Presoak Time:	10:21
Hole Depth:	24"	Hole Depth:	24"
TIME	READING	TIME	READING
11:20	9 3/4"	11:21	11 1/8"
11:30	13 1/8"	11:31	12 1/2"
11:50	14 1/2"	11:51	14" 1/2"
12:00	15"	12:01	15"
12:10	15 3/4"	12:11	15 1/2"
12:20	16 1/4"	12:21	16"
Perc Rate:	16.0 min. per inch	Perc Rate:	20.0 min. per inch

CODE COMPLYING AREA ANALYSIS:

Number of Bedrooms:	4 Bedrooms in Main House and 1 in Accessory Building = 5 total
Garbage Grinder:	No
Large Tub:	No
Septic Tank:	1,250 Gallon (Required) Main House 1,250 Gallon (Provided) 1,000 Gallon (Required) Accessory Building 1,000 Gallon (Provided)
Actual Percolation Rate:	16 to 20 Min./Inch based on soil testing by Haley Ward, Inc. and Russell H. Francis (from TAHD files)
Design Percolation Rate:	10.1 to 20.0 Min./Inch
Depth to Restrictive Layer:	Ranges from 36 inches to 54 inches based on soil testing by Haley Ward, Inc. and Russell H. Francis, use 36.1 to 42.0 inches
Hydraulic Gradient:	< 1.0 %
Hydraulic Factor:	42
Flow Factor:	1.75 for main house + 0.5 for outbuilding bedroom = 2.25
Percolation Factor:	1.25 for 10.1 to 20.0 Min/Inch
MLSS Required:	42 x 2.25 x 1.25 = 118.125 feet
MLSS Provided:	72 feet (61% of required) (This is greater than 50% and there is no increase in flow)
MLSS Achievable:	120 LF using 120 LF of GST 6212 120 LF x 10 SF/LF = 1,200 SF ELA
Leaching Area Required:	675 SF + 112.5 SF + 187.5 for outbuilding bedroom = 975 SF
Primary System:	Three rows of 27-inch high galleries at 72 linear feet each row 3 x 72 feet x 7.1 SF/linear feet = 1,533.6 SF (OK) Required spacing is 12 feet on center Actual spacing is approximately 15 feet (OK)
Reserve Area:	None

NOTES:

- Boundary and Topographic Information from map entitled "IMPROVEMENT LOCATION SURVEY, PREPARED FOR BRIAN & MEGHNA DANTON, 25 MORGAN LANE - LAKE WASHINGTON, SALISBURY, CONNECTICUT", dated February 2024, prepared by Timothy G. Wylie Jr., Land Surveyor.
- Wetland location shown from survey prepared Berkshire Engineering & Surveying, LLC dated April 11, 2007
- Existing septic system location as shown is from mapping on file in the Torrington Area Health District records.
- Contractor shall confirm location of sewer pipes prior to construction. Sewer pipes, septic tanks and pump chamber to be protected during excavation and site work.

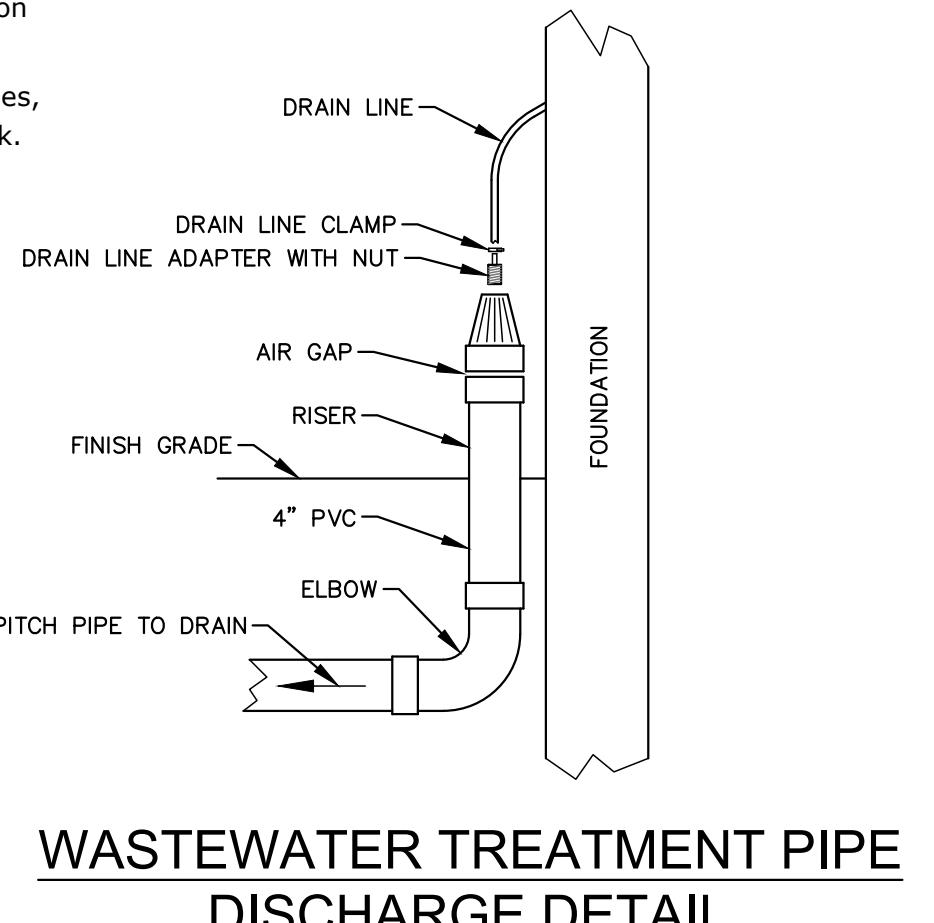
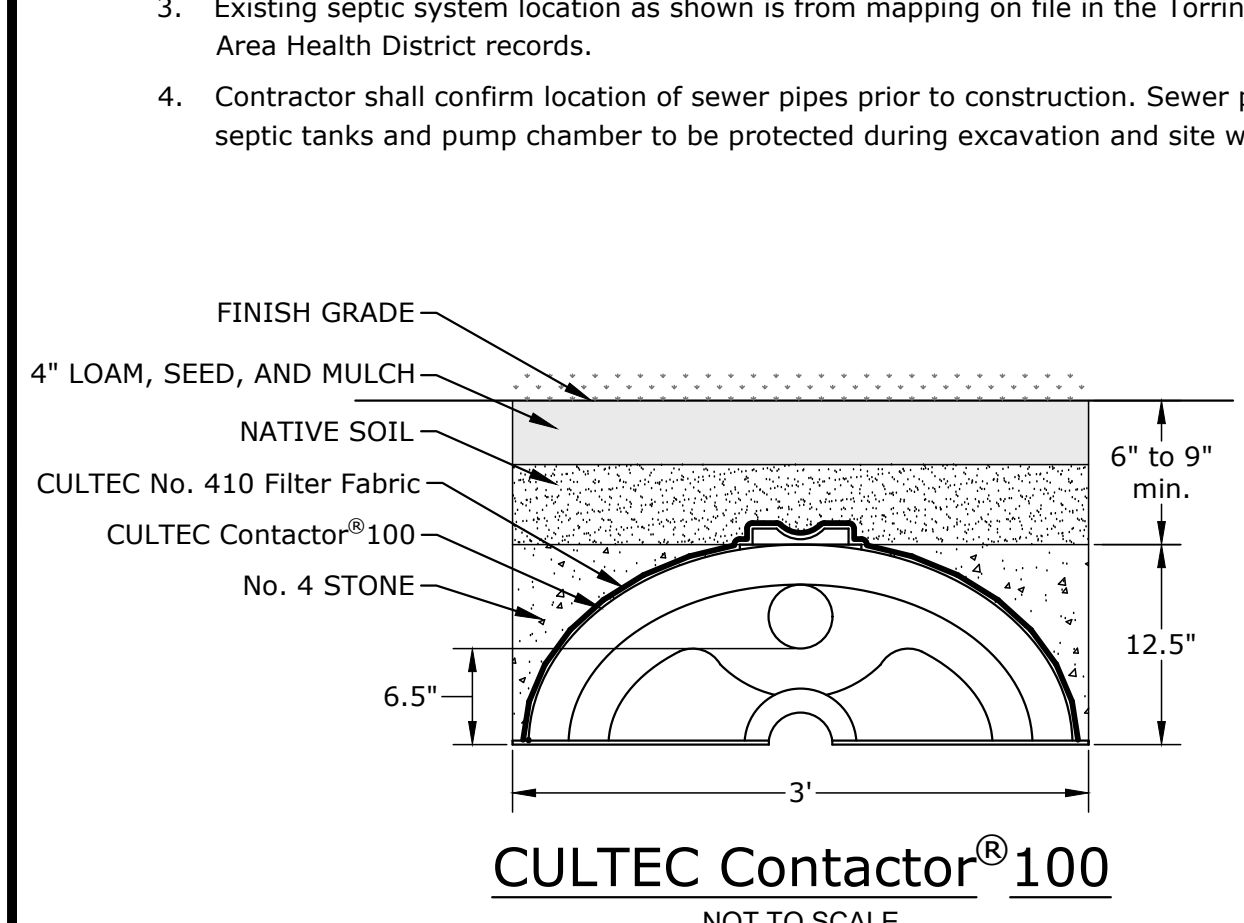
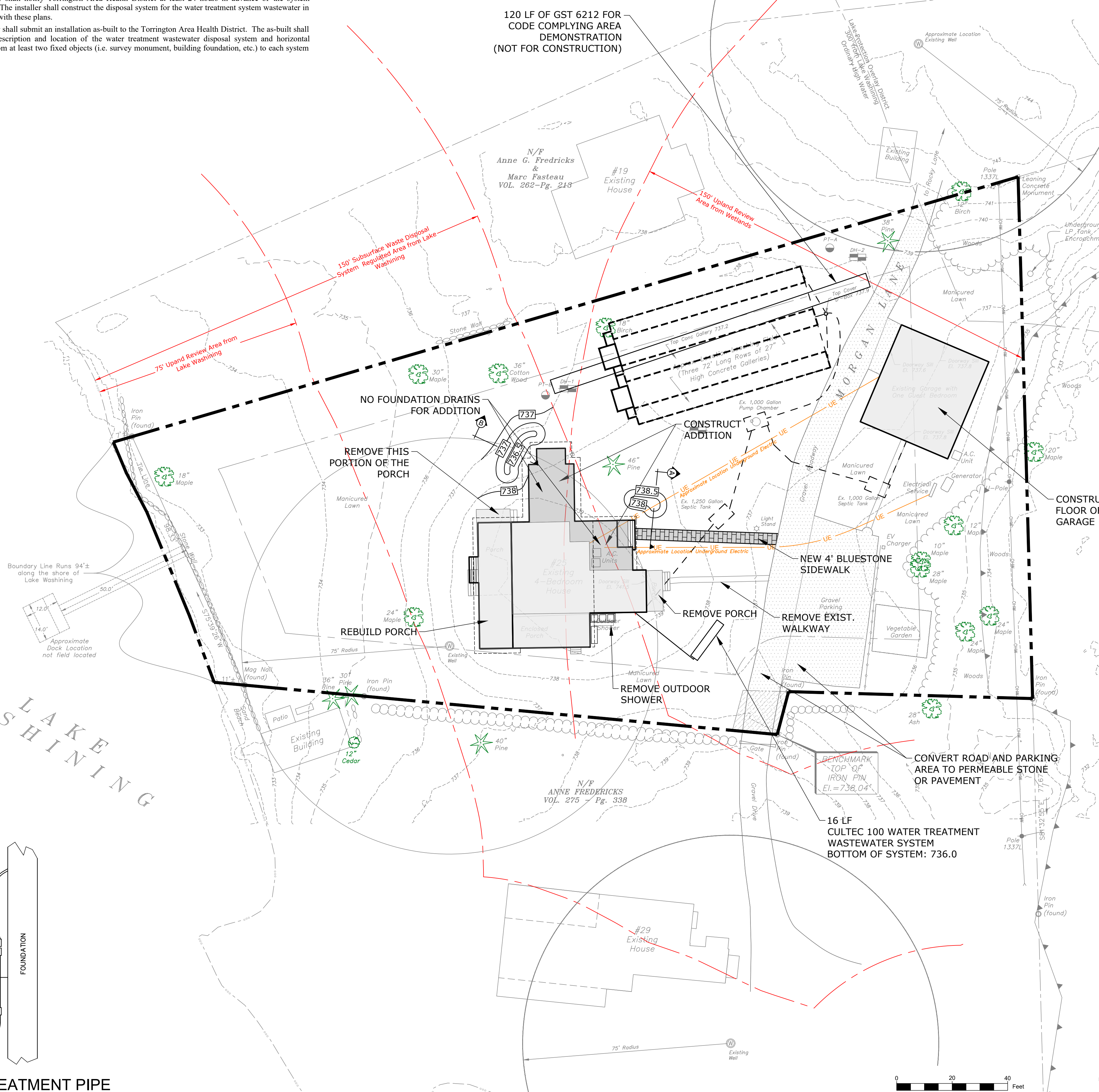
DISPOSAL SYSTEM FOR WATER TREATMENT WASTEWATER

The house has an existing Culligan water treatment system of unknown model number. Based on experience, most household systems discharge approximately 100 gallons per cycle. The design volume for the treatment system must be 1.5 times the daily discharge. 1.5 x 100 gallons = 150 gallons. The design shall provide a minimum of 200 gallons to account for the unknown model number. CULTEC Contactor 100 Standard Chambers have a capacity of 108.5 gallons per chamber. Use two chambers for a total of 217 gallons. Chambers are 12.5 inches high, 36 inches wide and have an effective length of 8 feet.

Based on soil testing in the area, the ledge depth is greater than five feet and the water table is greater than 36 inches. The bottom of the system shall be placed between 1.8 feet below grade.

The installer shall notify Torrington Area Health District at least 24 hours in advance of the system installation. The installer shall construct the disposal system for the water treatment wastewater in accordance with these plans.

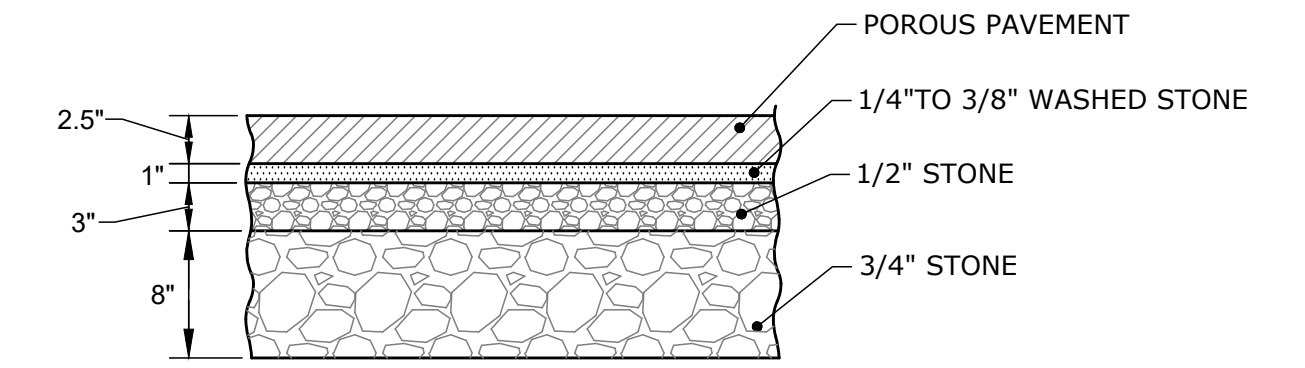
The installer shall submit an installation as-built to the Torrington Area Health District. The as-built shall include a description and location of the water treatment wastewater disposal system and horizontal distances from at least two fixed objects (i.e. survey monument, building foundation, etc.)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



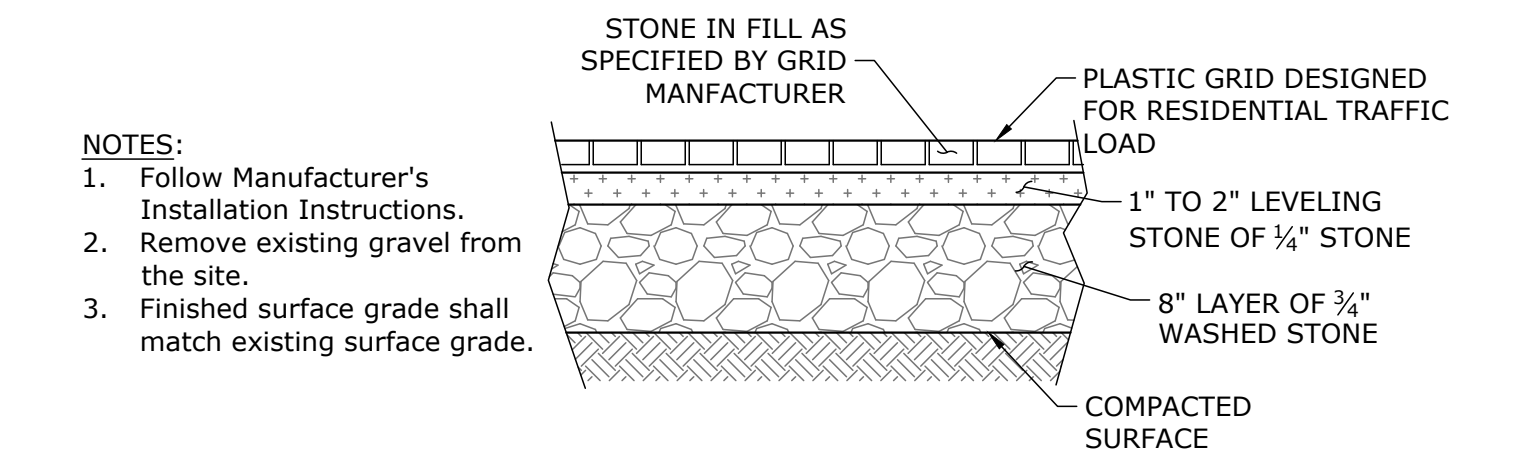
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REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT SUBMISSION				
HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING				
WWW.HALEYWARD.COM				
140 Willow Street Winsted, Connecticut 06098 860.379.6669				
PROJECT				
EXPANSION OF LIVING SPACE BRIAN McDEVITT and MEGHNA DANTON 25 MORGAN LANE - SALISBURY, CONNECTICUT				
TITLE				
Septic System Code Complying Area And Water Treatment Waste Water System				
DATE		SCALE		
FEBRUARY 24, 2026		1" = 20'		
DRAWN BY	DESIGNED BY	CHECKED BY		
ERN	TAP	TAP		
PROJECT No.		4010335.001		
DRAWING No.		05		
		1		

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FILE LOCATION: P:\CT\4010335 - BRIAN McDEVITT\335.001 MORGAN LANE HOUSE SITE PLAN - TAP\02-CAD_FILES\335.001 EROSION & SITE DETAILS DWG. 2026.03.23. 8:52 AM



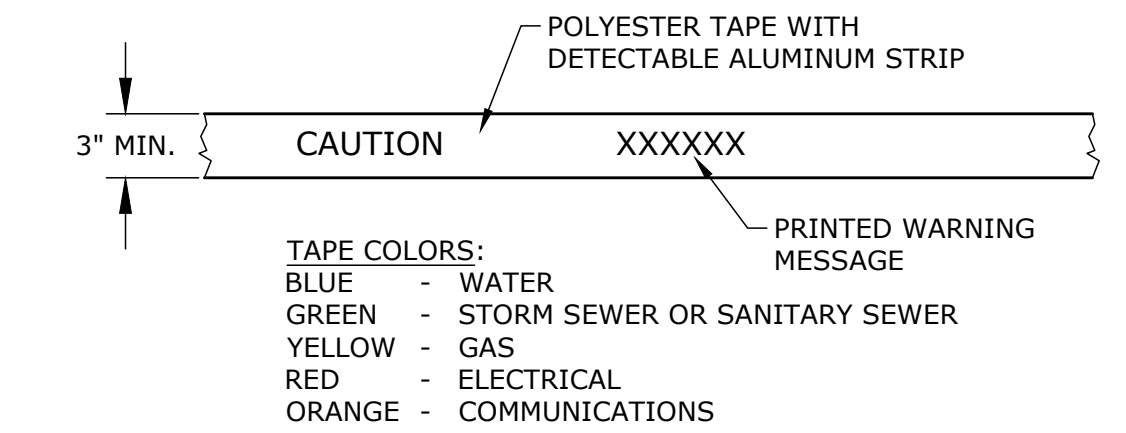
TYPICAL PERMEABLE DRIVEWAY CROSS-SECTION
NOT TO SCALE



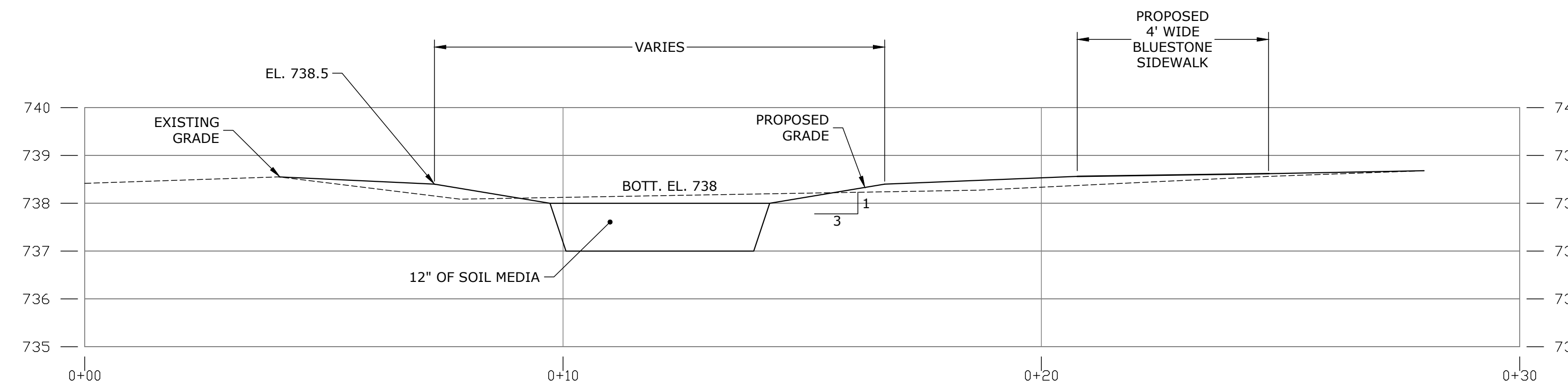
NOTES:

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

PERMEABLE STONE SURFACE
NOT TO SCALE



DETECTABLE WARNING TAPE
NOT TO SCALE

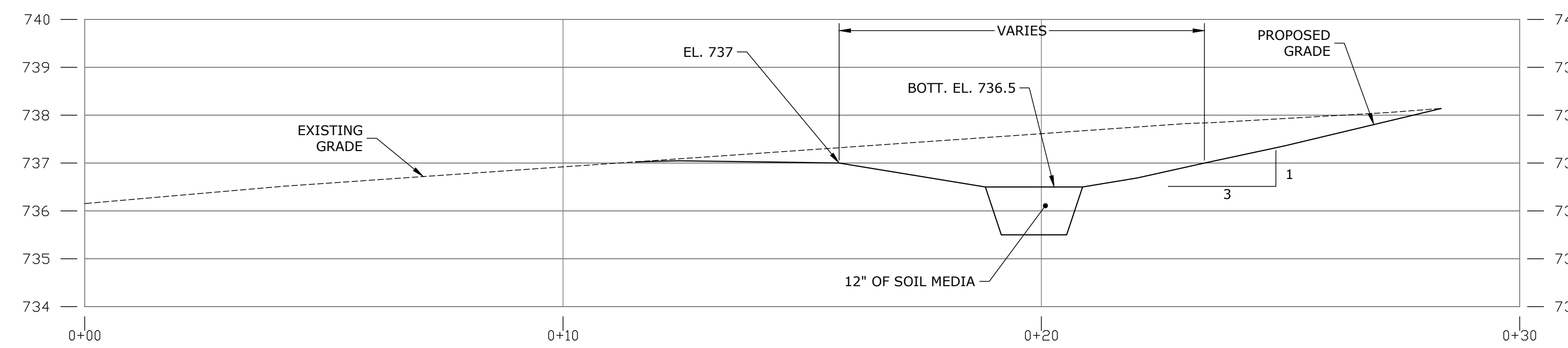


SECTION A THROUGH RAIN GARDEN 1
SCALE: 1"=2'

FOR ALL RAIN GARDENS

SOIL MEDIA

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



SECTION B THROUGH RAIN GARDEN 2
SCALE: 1"= 2'

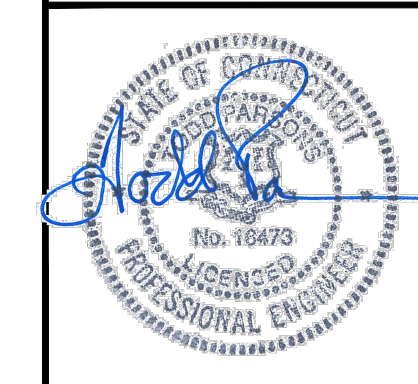
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REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS
PERMIT SUBMISSION

PROJECT
EXPANSION OF LIVING SPACE
BRIAN McDEVITT and MEGHNA DANTON
25 MORGAN LANE - SALISBURY, CONNECTICUT

TITLE
SITE DETAILS

DATE	FEBRUARY 24, 2026	SCALE	1"= 20'
DRAWN BY	ERN	DESIGNED BY	TAP
CHECKED BY	TAP	PROJECT No.	4010335.001
DRAWING No.	06	REV.	1



SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

1. INTRODUCTION AND PERMIT COMPLIANCE

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

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

- Municipal Inland Wetlands Permit
- Municipal Planning & Zoning Permit

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

2. PROJECT DESCRIPTION AND SITE CHARACTERISTICS

The site is a 1.033-acre parcel of generally mild grades that is nearly all developed with a house, garage, driveway, septic system, well and lawn. There are wetlands on the far north edge of the property.

This project involves construction of an addition to an existing house and an addition to an existing garage. It also involves conversion of an existing gravel driveway to a permeable surface. Activities include earthwork, building construction, and site restoration. Runoff from the site leads to Lake Washington. The total site disturbance is 0.3 acres.

3. CONSTRUCTION SEQUENCING

1. Confirm all permits are in place.
2. Install filter sock, tree protection measures, and construction fence.
3. Arrange preconstruction conference with Town land use staff.
4. Demolish portions of house slated for removal.
5. Strip and stockpile topsoil. Install erosion control measures around stockpiles.
6. Excavate for foundations and begin building construction on both house and garage.
7. Install shoreline plantings when weather allows.
8. When building construction is nearly complete, install rain gardens and convert gravel surfaces to permeable stone surface.
9. Restore all remaining disturbed areas with topsoil and seed.
10. Maintain erosion control measures until site is fully stabilized.

The owners intend to start construction after all approvals are in place. The work is expected to take one year.

4. RESPONSIBILITY

4.1 RESPONSIBILITIES OF OWNER/PERMITTEE

The Owner/Permittee is Brian McDevitt and Meghna Danton, 242 Highwood Avenue, Ridgewood, NJ 07450. Phone 201-563-7445. 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 Great Falls Construction, 117 Dublin Road, Falls Village, CT 06031, Phone 860-824-7128. The Contractor is responsible for preventing erosion of the site and for protecting adjacent waterways from sedimentation. The Contractor shall:

- A. Install, monitor, and maintain the soil erosion and sediment control measures as shown on this plan.
- B. Comply with all permit requirements.
- C. Provide the Owner, Engineer, and the municipality with 24 hour phone numbers in the event of an emergency at the site.

5. PRECONSTRUCTION CONFERENCE

The Contractor shall initiate a preconstruction conference with the Permittee, Contractor, 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.

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.

Loam, Seed and Mulch:

Immediately following rough grading activities, bring all disturbed areas to final grade with four inches of loam.

Loam 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, lime and fertilize according to soil nutrient analysis test. Such soil test must have been performed on soil no more than 180 days prior to application. Do not, in any case, apply fertilizer within 25 feet of a waterbody. Work lime and fertilizer into soil.

Follow the Landscape Architect's specifications and requirements for topsoil, seed, fertilizer, and mulch.

Landscape Plantings:

Provide plantings to control erosion, as indicated on the plans. This work includes furnishing and planting trees, shrubs, and groundcover plants of the types and sizes indicated on the drawings. The Contractor may also be required to: 1) furnish and place topsoil, 2) guy or stake trees or shrubs, 3) fertilize, 4) water, 5) prune, 6) spray, 7) install mulch, and 8) establish all groundcover prior to the end of the period of acceptance. The Contractor is responsible for the above activities until final acceptance by the Owner.

6.3 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.

6.4 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.

Roadway Maintenance:

The Contractor shall take sufficient measures to prevent tracking of mud onto public roadways and washing of mud into waterways. If the Contractor's schedule for cleaning the roadways 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.

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 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.

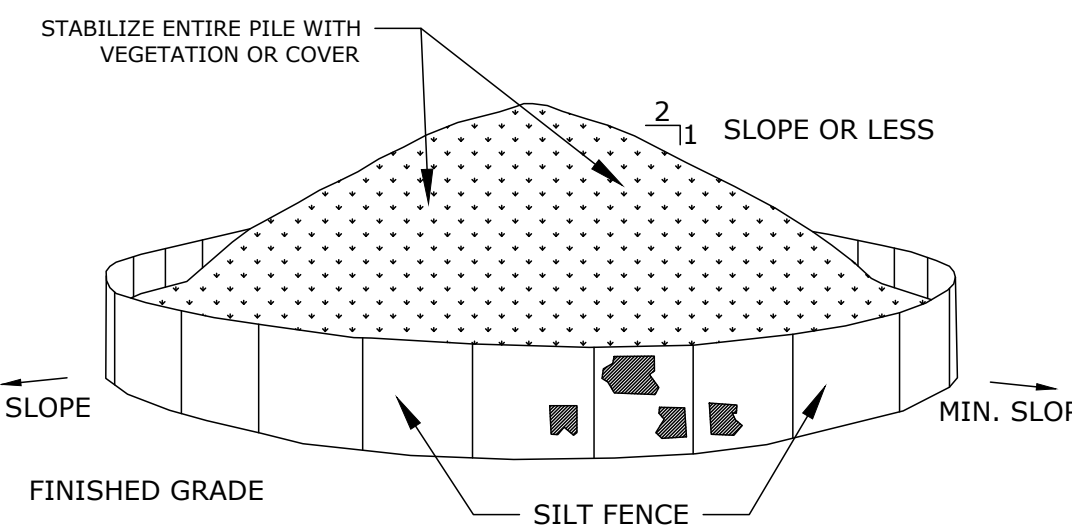
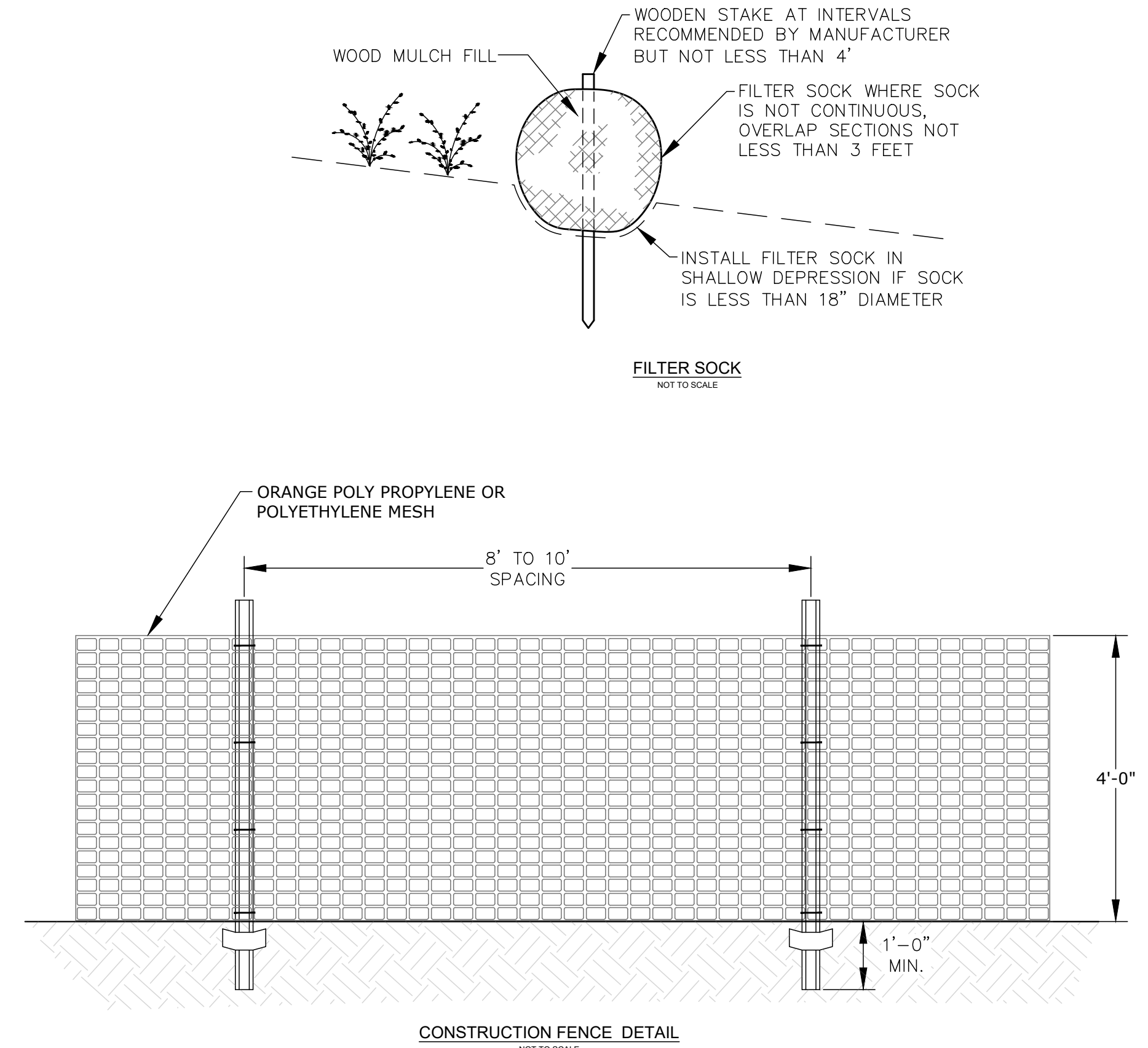
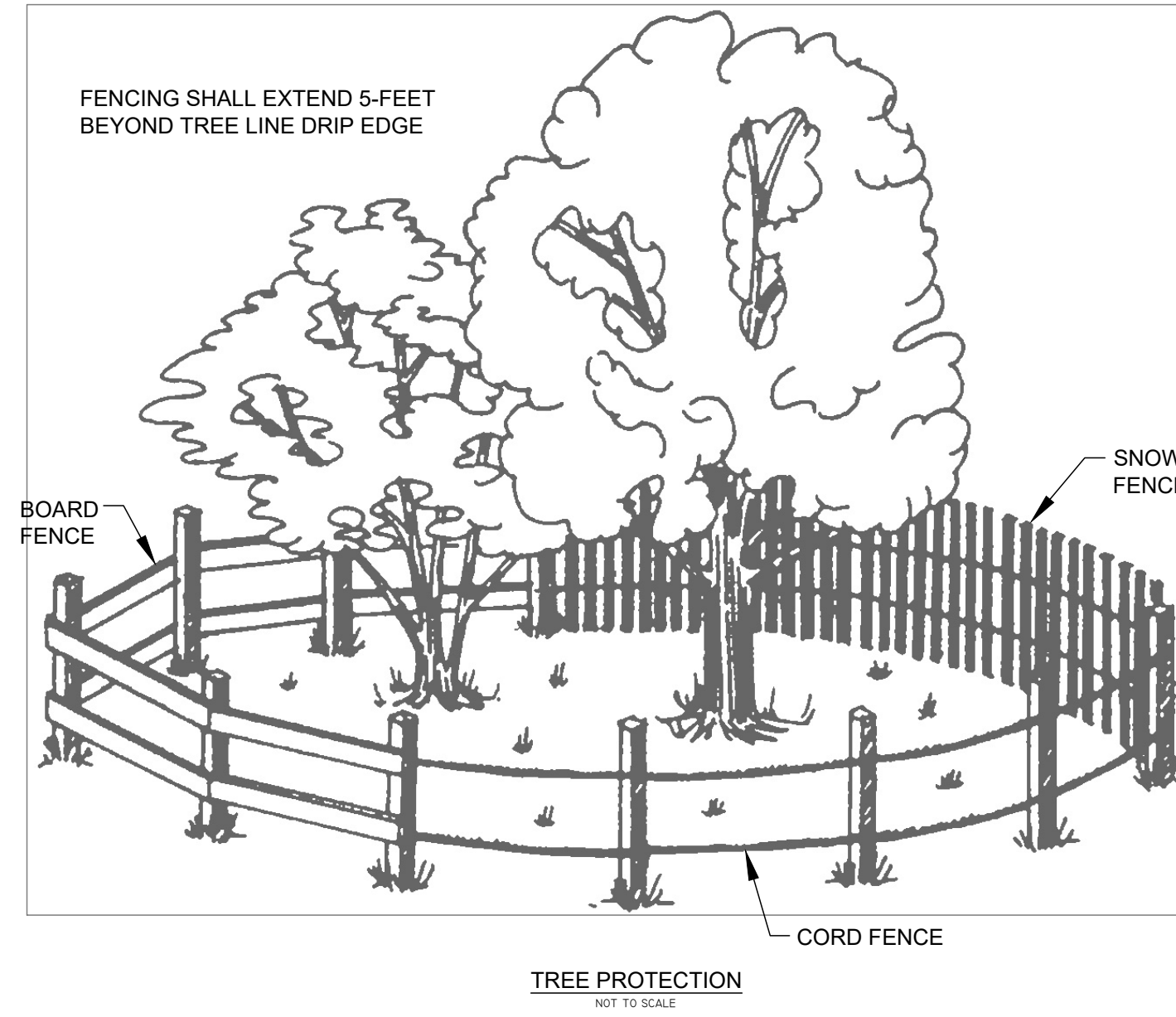
8.2 If, during or after construction, it becomes apparent that existing erosion control measures are incapable of controlling erosion, the Owner, the Engineer, or the municipality may require additional control measures including, but not limited to; additional haybales, silt fence, sediment basins,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

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

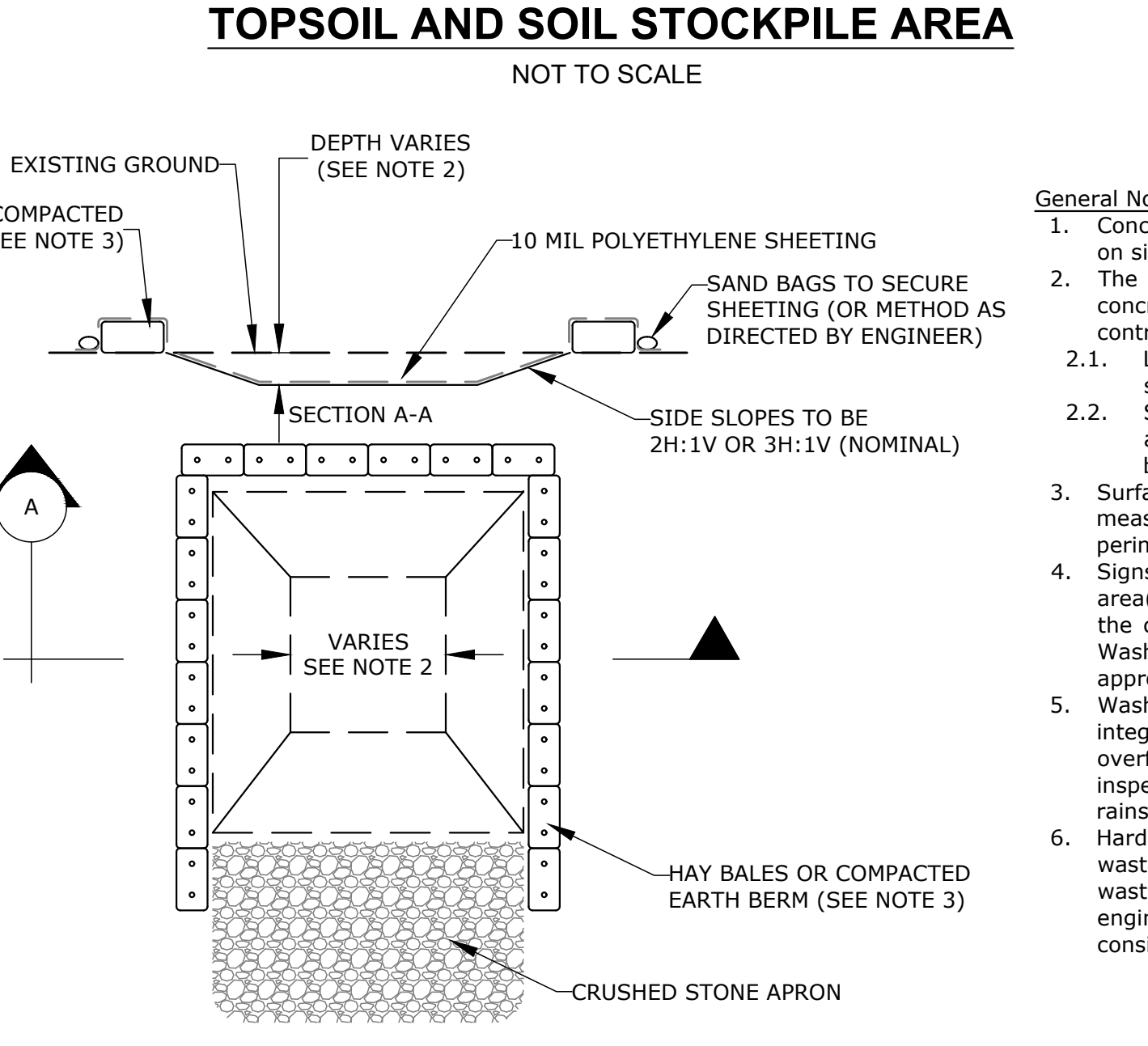
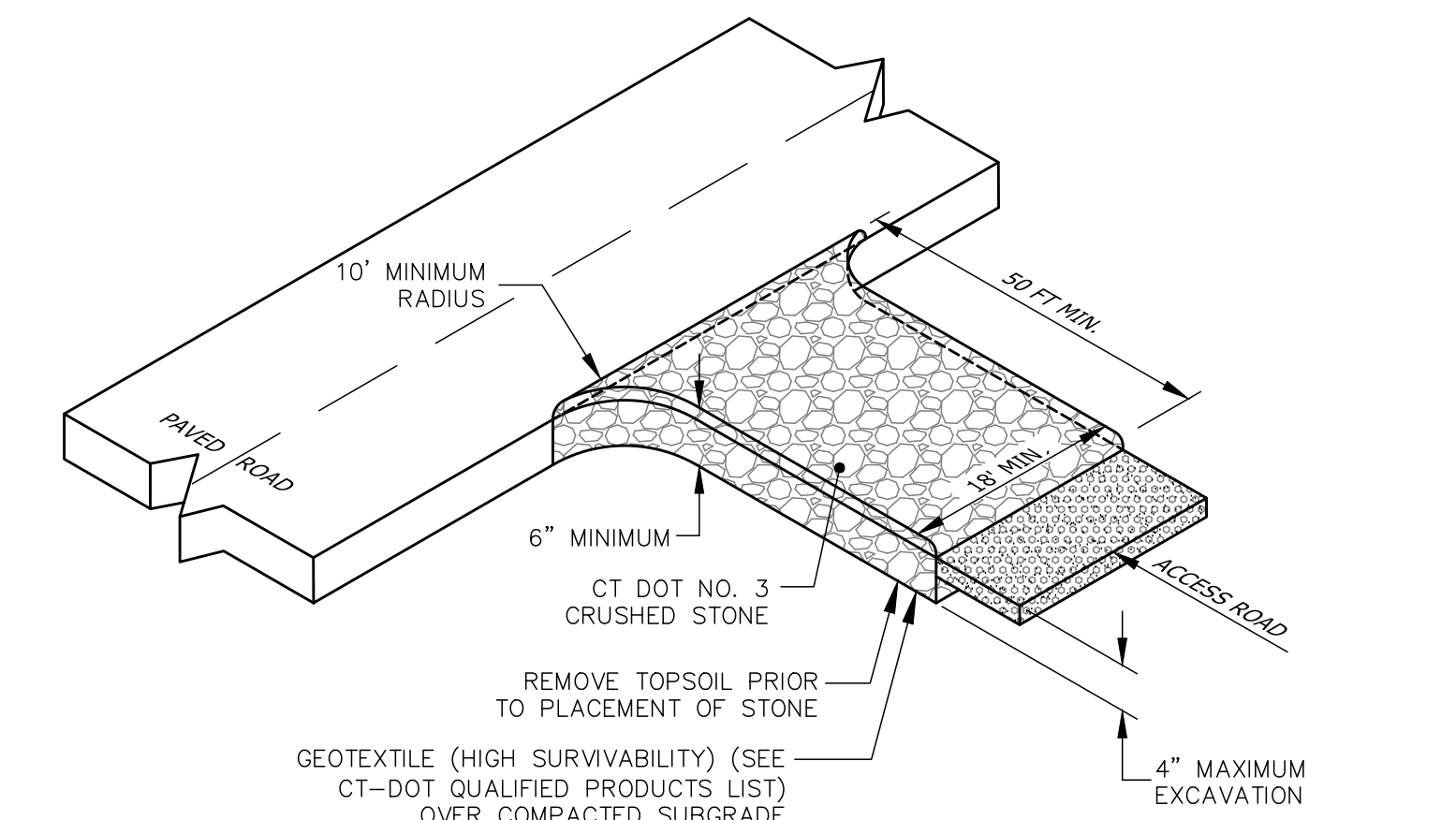
8.4 No materials resulting from construction activities shall be placed in or allowed to contribute to the degradation of an adjacent wetland or watercourse. Disposal of any material shall be in accordance with Connecticut General Statutes, including, but not limited to, Sections 22a-207 through 22a-209.

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.



- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH REINFORCED SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.



- General Notes:**
1. Concrete washout area(s) shall be installed prior to concrete placement on site. The concrete washout area shall be entirely self contained.
 2. The contractor shall submit the design, location and sizing of the concrete washout area(s) with the projects erosion and sedimentation control plan and shall be approved by the engineer.
 - 2.1. Local washout area(s) to be located at least 50 feet from any stream, wetland, storm drains or other sensitive resource.
 - 2.2. Size: the washout must have sufficient volume to contain all liquid and concrete waste generated by washout operations including, but not limited to, operations associated with grout and mortar.
 3. Surface discharge is unacceptable, therefore, hay bales or other control measures, as approved by the engineer, should be used around the perimeter of the concrete washout area for containment.
 4. Signs should be placed at the construction entrance, at the concrete area(s) and elsewhere as necessary to clearly indicate the location of the concrete washout to operators of concrete trucks and pump rigs. Washout area(s) should be flagged with safety fencing or other approved methods.
 5. Washout area(s) are to be inspected at least once a week for structural integrity, adequate holding capacity and checked for leaks, tears or overflows (as required by the construction site environmental inspection report). Washout area(s) should be checked after heavy rains.
 6. Hardened concrete waste should be removed and disposed of when the waste has accumulated to half of the concrete washouts depth. The waste can be stored at an upland location, as approved by the engineer. All concrete waste shall be exposed of in a manner consistent with all applicable laws, regulations, and guidelines.

CONSTRUCTION ENTRANCE
NOT TO SCALE

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REV	DATE	DESCRIPTION	BY	CHK

PERMIT SUBMISSION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
140 Willow Street
Winsted, Connecticut 06098
860.379.6669

EXPANSION OF LIVING SPACE
BRIAN McDEVITT and MEGHNA DANTON
25 MORGAN LANE - SALISBURY, CONNECTICUT

EROSION CONTROL NARRATIVE AND DETAILS

DATE	FEBRUARY 24, 2026	SCALE	1"= 20'
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CHECKED BY	TAP		
PROJECT No.	4010335.001		
DRAWING No.	07	REV.	1

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