

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: 280 BTLR, LLC

Address of owner: 23721 NE 48th Ave #H7, Okeechobee, FL 34972

Property Location: Tax Map 67 Lot 07 Land Records: Vol. 273 Page 583

Acreage: 3.048 Zone: RR-1

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: See Site Plans

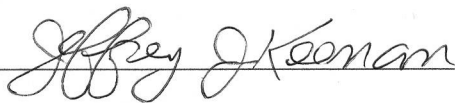
Conservation Commission Approval, if applicable: IWWC approval on 10/27/2025. Application IWWC-25-69

Historic District Commission Approval, if applicable: _____

Approval From TAHD: yes WPCA: _____ BHC: _____
see letter dated 10/2/2025

If applicable, boundaries of flood plain, aquifer protection zone, Housatonic River District, or Historic District should be on Site Plan.

Additional Remarks: This is for site plan modification of approved Application 2025-0305
See attached description.

Owner's Signature:  Date: 6/12/26

Applicant's Signature and Title: _____ Owner

Applicant's address and phone number: 23721 NE 48th Ave #H7, Okeechobee, FL 34972

Filed at Planning and Zoning Commission Office: _____, 2001

Date of next regular Commission meeting: _____

Date of approval or denial of plan: _____

A decision on a site plan submitted as part of a zoning permit application shall be rendered within 65 days after receipt of the plan at a regular meeting of the Commission. The applicant may request extensions of the decision period, not to exceed two further 65-day periods.

20Introduction and Existing Conditions

This project is for a modification to an approved site plan at 300 Between the Lakes Road. The property lies on the western side of the road and consists of 3.048 acres in the RR-1 Zone.

The project includes an addition to an existing house, a new septic system, new driveway, rain gardens for stormwater management, geothermal wells, and related work. The project was approved by the Salisbury Inland Wetlands & Watercourses Commission on October 27, 2025 under Application #IWWC-25-69 and by the Salisbury Planning & Zoning Commission on November 3, 2025 under Application #2025-0305.

The project is currently under construction and includes utility pole relocation, the foundation for the addition, and a portion of the new driveway.

Proposal

The applicant intends to modify the site plan as follows:

1. Eliminate the portion of the new driveway leading to the existing garage and leave the existing driveway to the existing garage in place.
2. Construct new stone walls on both sides of the new driveway.
3. Install a new drain on the uphill (south) side of one of the stone walls to collect runoff and discharge it to proposed Rain Garden #2.
4. Change a portion of the driveway from permeable pavement to standard pavement.
5. Build a three-bedroom apartment in the addition. The footprint of the addition will not change.

The modifications are shown on the attached site plan and highlighted by red revision bubbles. We also note the following:

1. The septic system is not affected as the TAHD approval includes the apartment in the addition.
2. The rain garden sizes are not impacted as the original design calculated all paved areas as impervious. Rain Garden #2 has been shifted slightly to the south to accommodate the stone wall along the driveway.
3. None of the modifications occur within the Lake Protective Overlay District.

Modification of Approved Site Plan
House Addition at 300 Between the Lakes Road

Authorization Letter from Property Owner

Jeffrey J. Keenan
Pine Creek Sporting Club
23721 NE 48th Avenue
Okeechobee FL 34972
863-532-0740 - Cell
jeffreyjkeenan@gmail.com

September 4, 2025

Letter of Authorization

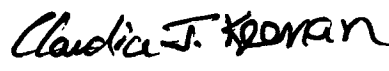
Construction Project
300 Between the Lakes Road
Salisbury, CT 06068

To Whom it May Concern:

As the legal owners of the property at 300 Between the Lakes Road, Salisbury, CT 06068, we hereby authorize Robert Stair (General Contractor), Elizabeth Slotnick (Architect) and Todd Parsons (Engineer) to act as our agents in all respects regarding the permitting (all permits and approvals and filings of every type whether local, state or federal) and construction of an addition to our guest house (and the related septic system) at this location. This letter will confirm that these three individuals may obtain/submit applications and/or provide any information requested/required in connection with our construction project. This letter will also confirm that these three individuals are fully authorized to speak on our behalf to all planning and zoning board members and staff/officials, staff at TAHD (including the Conservation Commission) and to apply for and obtain all permits necessary to complete the construction of our project on Washinee Heights Road. Thank you in advance for your assistance.

Sincerely,


Jeffrey J. Keenan


Claudia J. Keenan

Modification of Approved Site Plan
House Addition at 300 Between the Lakes Road

TAHD Letter of October 2, 2025

Torrington Area Health District
350 Main St. - Suite A; Torrington, Ct 06790

Permit #

18245

T A H D Is A Equal Opportunity Provider
Design Review For
Subsurface Sewage Disposal System

300	Between The Lakes	Salisbury					
Lot #	Street #	Street Name	Town	Subdivision			
280	B T L R	L L C	23721 Ne 48th Ave #h7	Okeechobee	Fl.	34972	
Owner		Owner Address		Town	State	Zip	
404-695-6777							
Owner Telephone				Agent's Name			
Haley Ward		140 Willow St		Winsted	Ct	06098	
Engineer		Engineer Address		Town	State	Zip	

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: October 28, 2025 Plan prepared by Todd Parsons

Plan Approval Date: March 4, 2026 # Of Bedrooms: 6

12" High Galleries

Septic System Type

2000

Tank Size

1274.4

Field Sq Ft.

108'

Length Of Septic System

☒ Approved

☐ Plan Revision Required

☒ Required ☐ Not Required

(2) Perk Tests In Fill By Engineer

This Is Not A Permit To Construct A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

☒ Engineer Design	☒ Select Fill Required	☒ As Below
☒ Percolation Test In Fill	☐ Curtain Drain	☒ In Place Sieve Test Required
☒ Engineer As Built Required	☐ Engineer Supervision	☐ Low Flow Water Treatment
☒ Field Staking By Engineer	☐ As-built Installer	

- 6 BR design (existing 3 BR single-family design + new, attached 3 BR multi-family design).
- Enclosed breezeway required.
- Received lot line revision approval and driveway easement by Town of Salisbury.

Licensed installer pull Permit to Construct and inform TAHD prior start; PE verify BM and stake system prior start; contact TAHD for scarf. inspection; submit supplier sieve before placing fill and PE in-place sieve/percs; 25' min. from ftg. drains to tank; TAHD/PE final inspections; PE as built to TAHD. Separate permit required for WTW installation.

Any changes to this site plan or proposed building layout are subject to further review and re-approval by this office.

Approved By:

Director Of Health


Sanitarian

FILE LOCATION: P:\CT\4010128 - GREAT FALLS CONSTRUCTION\001 - 280 BETWEEN THE LAKES RD. - TAP\02-CAD_FILES\300 BTL RD. - PROJECT DWG. 2026.06.17. 11:53 AM

D

C

C

B

B

A

NEW ADDITION 300 BETWEEN THE LAKES ROAD

SALISBURY, CONNECTICUT

SEPTEMBER 8, 2025

Revised: September 29, 2025
October 15, 2025
October 28, 2025
May 13, 2026
June 16, 2026

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

List of abutters as of August 6, 2025			
Map	Lot	Owner Name	Address
Direct abutting			
NORTH			
67	8	ESTERSON JILL & PEIRCE PETER R	328 BETWEEN THE LAKES RD SALISBURY, CT 06068
EAST			
67	17	BOYNTON SANDRA K TR	164 SALMON KILL ROAD LAKEVILLE, CT 06039
67	23	BROWN GEOFFREY TR SHERMAN JUDITH M TR & SYDNEY E TR	P O BOX 13 TACONIC, CT 06079
67	27	ESTERSON JILL & PEIRCE PETER R	328 BETWEEN THE LAKES RD SALISBURY, CT 06068
67	26	ROGERS DAVID SURV & VROTSOS KAREN SURV	382 BETWEEN THE LAKES RD SALISBURY, CT 06068
67	25	CORTESE JOSEPH M & MARY C LU MEEHAN JOSEPH R C/O NBT BANK	PO BOX 1868 LAKEVILLE, CT 06039
67	24	SMITH ANN TR & STEPHEN TR HORTON RICHARD	118 EAST 21ST ST HOLLAND, MI 49423
SOUTH			
67	07-2	280 BTLR LLC	23721 NE 48TH AVE #H7 OKEECHOBEE, FL 34972
WEST			
67	02-1	WASHINEE LLC C/O DAVID MILLER	131 AVENUE B APT 2C NEW YORK, NY 10009



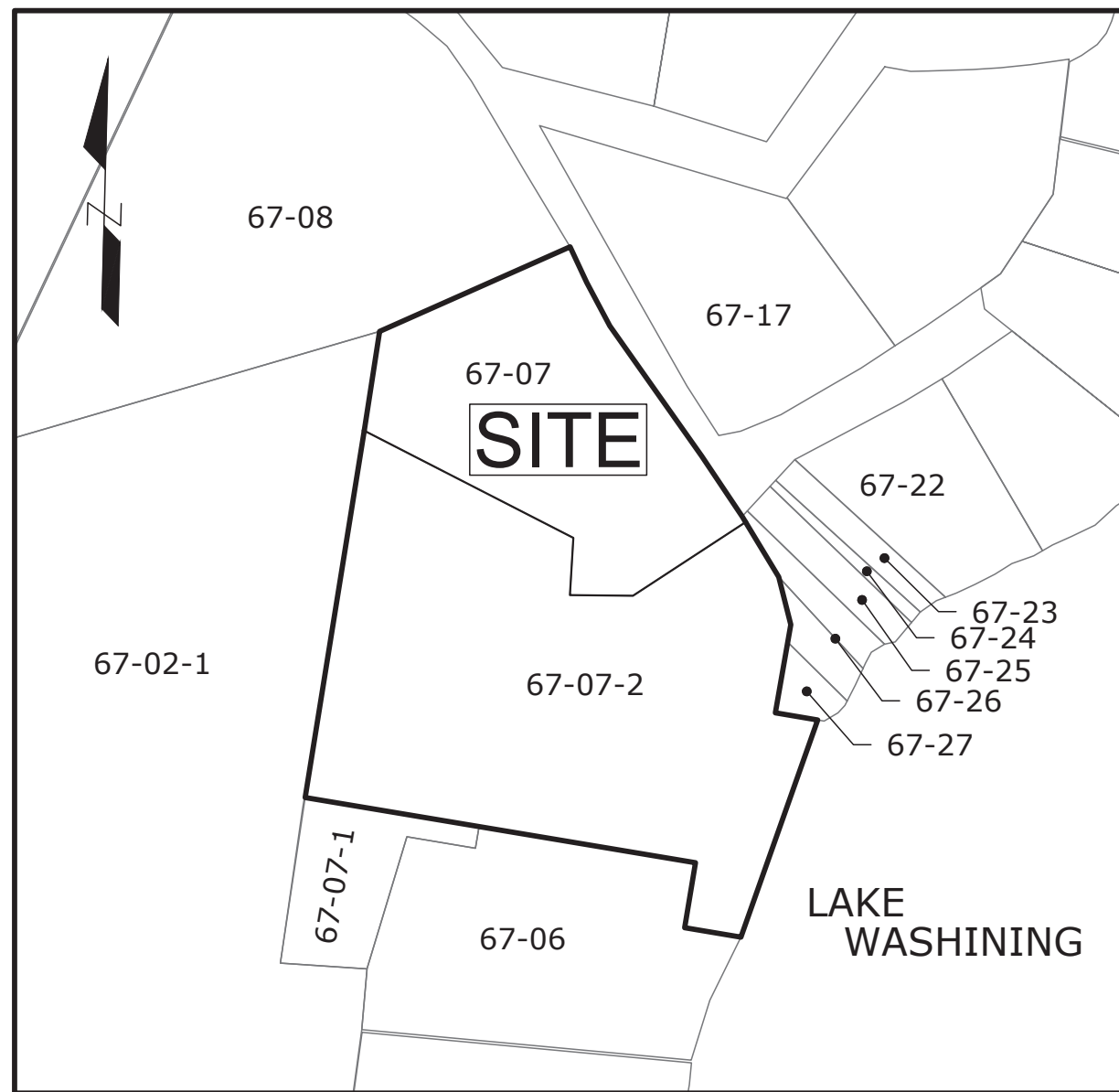
LOCATION MAP

SCALE: 1"= 2000'

LIST OF DRAWINGS

- * 1 COVER
- 2 EXISTING CONDITIONS
- 3 LOT LINE RELOCATION PLAN
- * 4 SITE PLAN
- * 5 EROSION CONTROL PLAN
- * 6 SEPTIC SYSTEM DETAILS
- * 7 SITE DETAILS
- * 8 CONDITIONS OF IWWC AND PZC APPROVAL

* SUBMITTED FOR SITE PLAN MODIFICATION



ABUTTERS MAP

SCALE: 1"= 200'

OWNER

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

APPLICANT

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

GENERAL NOTES

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

5	2026-06-16	Add Apartment to Addition	ERN	TAP
4	2026-05-13	Modifications to Driveway and Stone Walls	ERN	TAP
3	2025-10-28	Wetlands Approval	JS	TAP
2	2025-10-15	Respond to Town Engineer Comments	JS	TAP
1	2025-09-29	Raise sewer from existing house.	KLD	TAP
REV	DATE	DESCRIPTION	BY	CHK

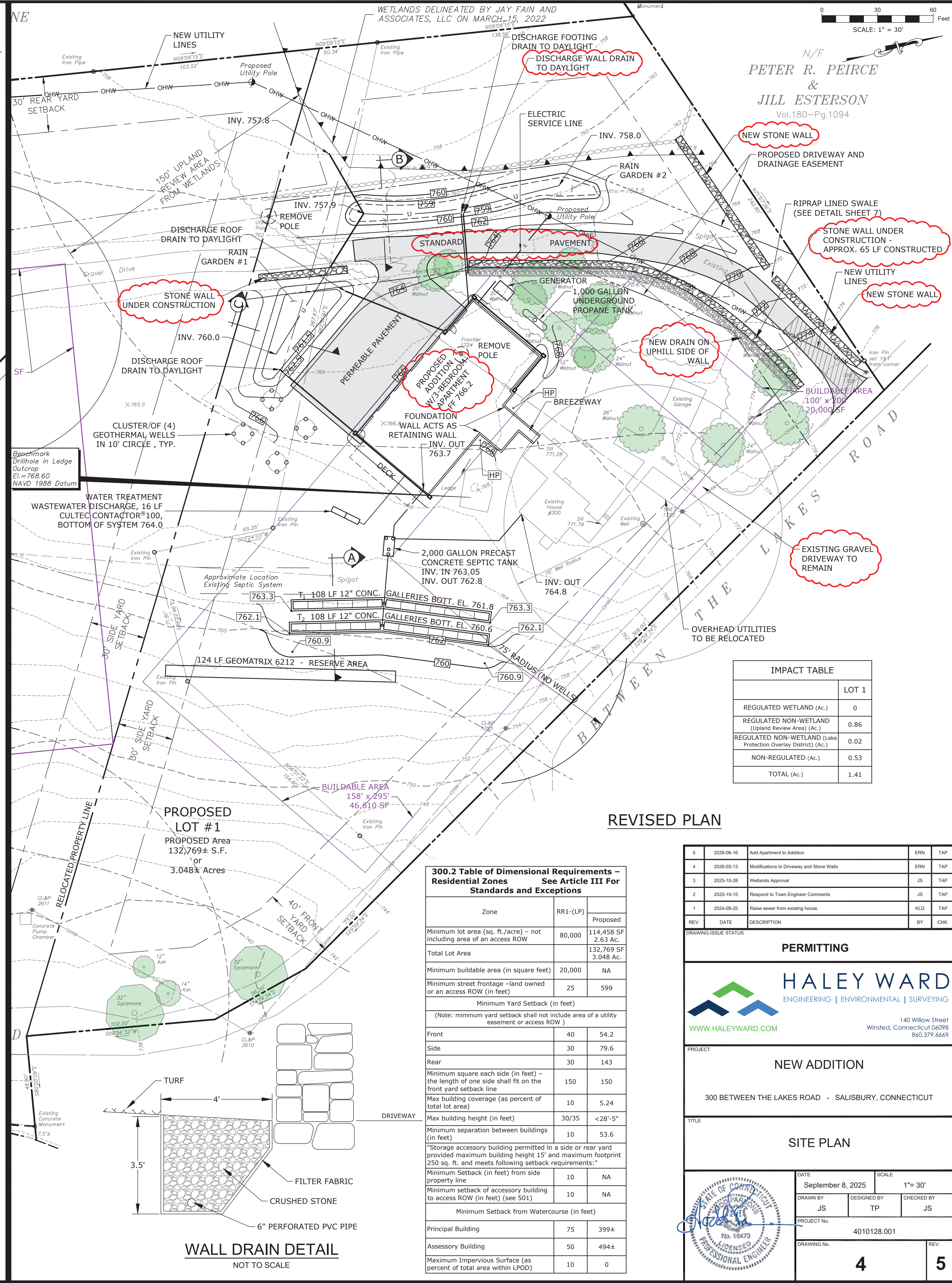
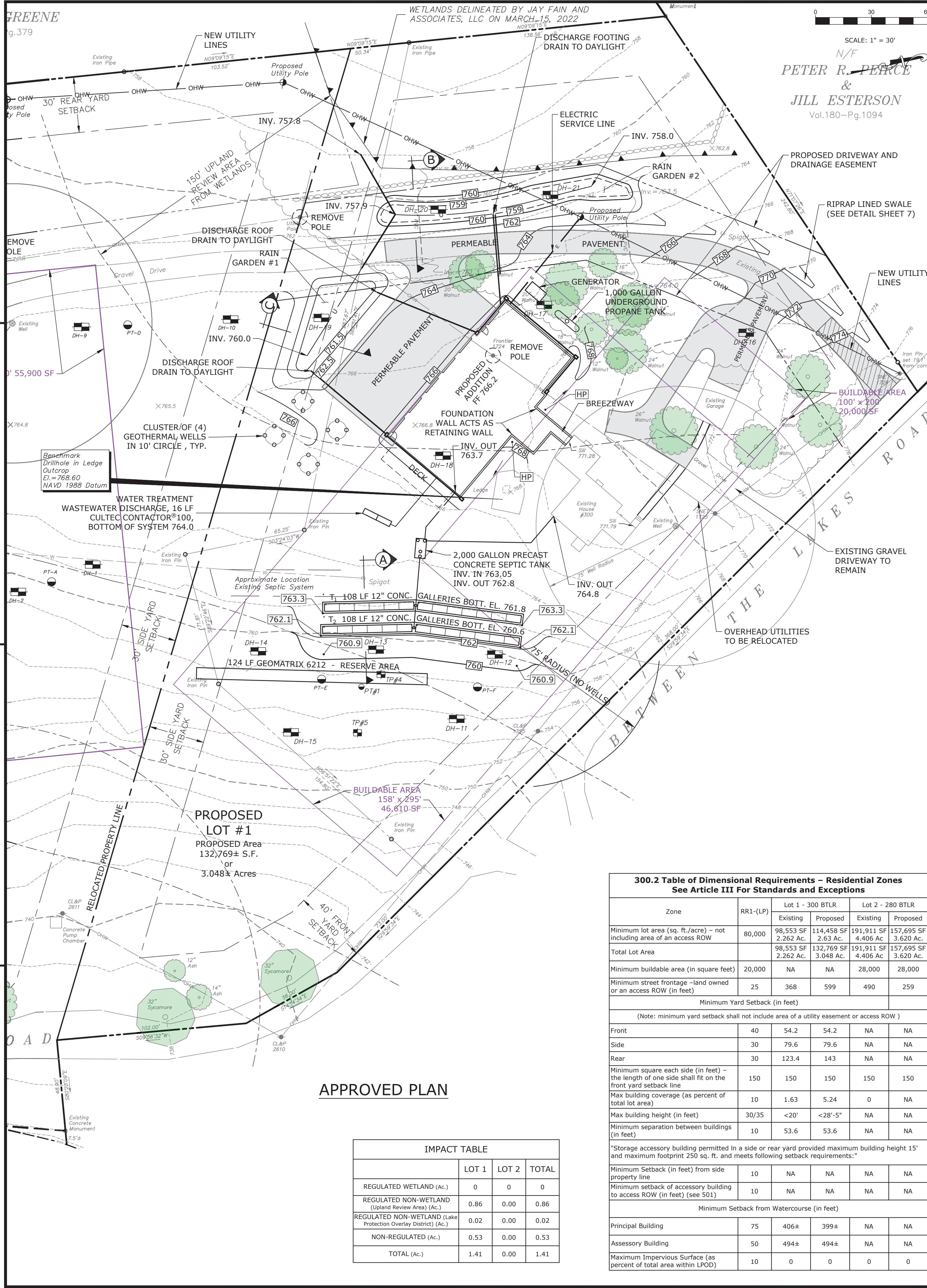
DRAWING ISSUE STATUS

PERMITTING



PROJECT	NEW ADDITION		
	300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT		

TITLE	COVER		
	DATE	September 8, 2025	SCALE
	DRAWN BY	JS	AS NOTED
	DESIGNED BY	TP	CHECKED BY
	PROJECT No.	4010128.001	REV
	DRAWING No.	1	5



IMPACT TABLE		LOT 1
REGULATED WETLAND (Ac.)	0	
REGULATED NON-WETLAND (Upland Review Area) (Ac.)	0.86	
REGULATED NON-WETLAND (Lake Protection Overlay District) (Ac.)	0.02	
NON-REGULATED (Ac.)	0.53	
TOTAL (Ac.)	1.41	

5206-06-16Add Apartment to AdditionERNYAP

2026-05-13Modifications to Driveway and Stone WallsERNYAP

2025-10-28Wetlands ApprovalJSYAP

2025-10-15Respond to Town Engineer CommentsJSYAP

2024-09-25Raise sewer from existing house.KLDYAP

REVDATEDESCRIPTIONBYCHK

DRAWING ISSUE STATUS

PERMITTING

HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

140 Willow Street
Winsted, Connecticut 06098
860.379.6669

PROJECT

300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE

NEW ADDITION

TITLE

SITE PLAN

DATESeptember 8, 2025SCALE1"= 30'

DRAWN BYJSDESIGNED BYTPCHECKED BYJS

PROJECT No.4010128.001

DRAWING No.4REV5

STATE OF CONNECTICUT
JAY FAIN
No. 18473
PROFESSIONAL ENGINEER

WALL DRAIN DETAIL
NOT TO SCALE



5	2026-06-16	Add Apartment to Addition	ERN	TAP
4	2026-05-13	Modifications to Driveway and Stone Walls	ERN	TAP
3	2025-10-28	Wetlands Approval	JS	TAP
2	2025-10-15	Respond to Town Engineer Comments	JS	TAP
1	2024-09-25	Raise sewer from existing house.	KLD	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				
NEW ADDITION				
300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT				
TITLE				
EROSION CONTROL PLAN				
DATE		SCALE		
September 8, 2025		1"= 30'		
DRAWN BY	DESIGNED BY	CHECKED BY		
JS	TP	JS		
PROJECT No.		4010128.001		
DRAWING No.		5		
		5		

FILE LOCATION: P:\CT4010128 - GREAT FALLS, CONSTRUCTION001 - 280 BETWEEN THE LAKES RD. - TAP02-CAD_FILES\300 BTL RD - PROJECT DWG, 2026.06.17, 11:54 AM

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

DH-1	0"-3"	Topsoil and Sod	Root Penetration:	43"
	3"-30"	Brown Fine Sandy Loam	Mottling:	N/F
	30"-72"	Tan Fine Sand	Existing GWT:	Dry
			Ledge:	N/F

DH-2	0"-12"	Topsoil and Sod	Root Penetration:	21"
	12"-34"	Red Brown Fine Sandy Loam	Mottling:	34"
	34"-72"	Olive Brown Silty Sandy Till (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-3	0"-9"	Topsoil and Sod	Root Penetration:	28"
	9"-22"	Brown Fine, Sandy Loam	Mottling:	60"
	22"-60"	Tan Fine Sand Some Silt	Existing GWT:	Dry
	60"-72"	Olive Brown Coarse Sandy Silty Till	Ledge:	N/F

DH-4	0"-13"	Topsoil and Sod	Root Penetration:	48"
	13"-33"	Red Brown Fine, Sandy Loam	Mottling:	42"
	33"-42"	Light Brown Coarse Sandy Silty Till	Existing GWT:	71"
	42"-75"	Dark Grey Fine Gravelly Sandy Silty Till	Ledge:	N/F

DH-5	0"-9"	Topsoil and Sod	Root Penetration:	30"
	9"-33"	Light Brown Fine, Sandy Loam	Mottling:	36"
	33"-47"	Tan Coarse Sandy, Very Compact	Existing GWT:	Dry
	47"-75"	Tan Fine Sand with Cobbles	Ledge:	N/F

DH-6	0"-5"	Topsoil and Sod	Root Penetration:	18"
	5"-25"	Brown Fine, Sandy Loam	Mottling:	20"
	25"-72"	Grey Brown Silty Sandy Gravelly Till	Existing GWT:	34"
			Ledge:	N/F

DH-7	0"-3"	Topsoil and Sod	Root Penetration:	29"
	3"-10"	Brown Fine, Sandy Loam	Mottling:	20"
	10"-80"	Grey Brown Sandy Silty Till with Some stones, (Clayish)	Existing GWT:	57"
			Ledge:	N/F

DH-8	0"-5"	Topsoil and Sod	Root Penetration:	18"
	5"-23"	Brown Fine Silty Sandy Loam (Clayish)	Mottling:	18"
	23"-72"	Grey Brown Sandy Silty Till with Small Stones (Clayish)	Existing GWT:	Dry
			Ledge:	N/F

DH-9	0"-6"	Topsoil and Sod	Root Penetration:	20"
	6"-26"	Brown Fine Sandy Loam (Clayish)	Mottling:	24"
	26"-75"	Grey Brown Sandy Silty Till with Lime Stone	Existing GWT:	Dry
			Ledge:	N/F

DH-10	0"-12"	Topsoil and Sod	Root Penetration:	18"
	12"-42"	Brown Fine Sandy Loam	Mottling:	42"
	42"-78"	Grey Brown Sandy Silty Till with Lime Stone	Existing GWT:	Dry
			Ledge:	N/F

Percolation Test Performed on: December 6, 2023

PERCOLATION TEST A

Presoak Time: 10:00
Hole Depth: 25"

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

Perc Rate: 10 min. per inch

PERCOLATION TEST C

Presoak Time: 10:02
Hole Depth: 19"

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

Perc Rate: 16 min. per inch

PERCOLATION TEST B

Presoak Time: 10:01
Hole Depth: 23"

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

Perc Rate: 8 min. per inch

PERCOLATION TEST D

Presoak Time: 10:03
Hole Depth: 19"

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

Perc Rate: 26.6 min. per inch

OBSERVATIONS BY: COLBY ENGINEERING AND CONSULTING, LLC

TEST PIT #1	TESTING DATE:	02/23/22
	PIT DEPTH:	84"
	LOCATION:	NEW LOT – UPHILL

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

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

TEST PIT #2	TESTING DATE:	02/23/22
	PIT DEPTH:	84"
	LOCATION:	NEW LOT – MIDDLE

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

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

TEST PIT #3	TESTING DATE:	02/23/22
	PIT DEPTH:	66"
	LOCATION:	NEW LOT – DOWNHILL

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

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

TEST PIT #4	TESTING DATE:	02/23/22
	PIT DEPTH:	88"
	LOCATION:	EXISTING HOUSE RESERVE – UPHILL

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

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

TEST PIT #5	TESTING DATE:	02/23/22
	PIT DEPTH:	65"
	LOCATION:	EXISTING HOUSE RESERVE – DOWNHILL

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

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

PERCOLATION TEST #1

TESTING DATE: 02/23/22
PIT DEPTH: 65"
PRESOAK: 2-HOUR DRY

TIME	DEPTH	RATE/MINUTE
0	3 7/8"	8
10	5"	8
20	6 2/5"	8
30	7"	13.3
40	7 7/8"	13.3
50	8 7/8"	10.0
60	9 3/4"	16.0
70	10 2/5"	11.4
80	11"	13.3
USE 10.1 TO 20 MIN/INCH		

PERCOLATION TEST #2

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

TIME	DEPTH	RATE/MINUTE
0	5"	–
10	7"	5
20	8 7/8"	5.7
30	11"	4.4
40	13"	5
REFILL		
0	4 5/8"	–
10	6"	6.7
20	7 5/8"	6.7
30	9 1/2"	6.2
USE 10.1 MIN/INCH		

OBSERVATIONS BY: J.Stenman, HW
OBSERVATION DATE: October 3, 2025

DH-19	0"-4"	Topsoil	Root Penetration:	28"
	4"-26"	Brown Fine Sandy Loam	Mottling:	N/F
	26"-52"	Grey Brown Fine Sandy Till w/ Limestone (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-20	0"-20"	Topsoil and Sod	Root Penetration:	28"
	20"-37"	Brown Fine Sandy Loam	Mottling:	N/F
	37"-56"	Grey Brown Fine Sandy Till w/ Limestone (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-21	0"-7"	Topsoil and Sod	Root Penetration:	34"
	7"-28"	Brown Fine, Sandy Loam	Mottling:	N/F
	28"-82"	Brown Silty Sandy Till	Existing GWT:	Dry
			Ledge:	N/F

OBSERVATIONS BY: J.Stenman, HW – C.Weber, T.A.H.D.

OBSERVATION DATE: July 30, 2025

DH-11	0"-8"	Topsoil and Sod	Root Penetration:	42"
	8"-39"	Rusty Brown Fine Sandy Loam	Mottling:	29"
	39"-77"	Light Brown Fine Sandy Till w/ Limestone (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-12	0"-7"	Topsoil and Sod	Root Penetration:	44"
	7"-26"	Rusty Brown Fine Sandy Loam	Mottling:	40"
	36"-81"	Light Brown Fine Sandy Till w/ Limestone (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-13	0"-7"	Topsoil and Sod	Root Penetration:	28"
	7"-28"	Light Brown Fine, Sandy Loam	Mottling:	60"
	28"-82"	Light Brown Fine Sandy Till w/ Limestone (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-14	0"-5"	Topsoil and Sod	Root Penetration:	16"
	5"-30"	Light Brown Fine, Sandy Loam	Mottling:	23"
	30"-80"	Light Brown Fine Sandy Till w/ Limestone (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-15	0"-5"	Topsoil and Sod	Root Penetration:	39"
	5"-40"	Rusty Brown Fine Sandy Loam	Mottling:	26"
	40"-82"	Light Brown Fine Sandy Till w/ Limestone (Compact)	Existing GWT:	Dry
			Ledge:	N/F

DH-16	0"-8"	Topsoil and Sod	Root Penetration:	26"
	8"-39"	Brown Fine Sandy Loam	Mottling:	22"
	39"-77"	Brown Slightly Sandy Till w/ Broken Stone	Existing GWT:	Dry
			Ledge:	N/F

DH-17	0"-4"	Topsoil and Sod	Root Penetration:	28"
	4"-29"	Brown Fine Sandy Loam	Mottling:	21"
	29"-50"	Brown Slightly Sandy Till w/ Broken Stone	Existing GWT:	Dry
			Ledge:	N/F

DH-18	0"-5"	Topsoil and Sod	Root Penetration:	20"
	5"-24"	Light Brown Fine Sandy Loam	Mottling:	20"
	24"-48"	Brown Fine Sandy Till w/ Limestone	Existing GWT:	Dry
			Ledge:	48"

Percolation Test Performed on: July 30, 2025

PERCOLATION TEST E

Presoak Time: 2:36
Hole Depth: 24"

TIME	READING
3:30	11 1/2"
3:35	14 1/4"
3:40	16"
3:45	17 3/8"
3:50	18 3/8"
3:55	16 5/8"
3:56	19 1/4"
4:00	20"
4:05	20 7/8"
4:10	21 3/8"
4:15	21 3/4"
4:20	22 1/2"
4:25	Dry

Perc Rate: 8.0 min. per inch

PERCOLATION TEST F

Presoak Time: 2:37
Hole Depth: 24"

TIME	READING
3:31	12 3/8"
3:36	13 3/4"
3:41	15"
3:46	15 1/2"
3:51	16 5/8"
3:56	19 1/4"
4:01	18"
4:06	18 7/8"
4:11	19 1/2"
4:16	19 5/8"
4:21	22"
4:26	21 1/2"
4:31	20 7/8"

Perc Rate: 14.5 min. per inch

GENERAL NOTES

- Contractor shall obtain a copy of the Design Approval from the local health department and comply with any conditions of approval.
- Contractor shall Call-Before-You-Dig prior to excavation.

DISPOSAL SYSTEM FOR WATER TREATMENT WASTEWATER

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

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

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

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

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

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.

The Contractor shall locate the existing septic tank, pump it out, crush it and fill it with sand. The Contractor shall remove the existing leach field stone and pipe and backfill with native material.

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 VIIIA of the “CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems”.

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

The fill shall meet the following specifications:

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

Gradation on Fill Less Gravel

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

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 the addition to a single-family residence. The existing site is a mix of open meadow and wooded areas with an existing house, detached garage, and driveway. The grades range from flat (4%) to moderate (15%). Nearly all of the site work occurs in areas where the existing grades are 12% or less. The project will result in 1.4 acres of site disturbance.

The project includes the following activities:

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

3. CONSTRUCTION SEQUENCING

1. Confirm all permits are in place.
2. Have surveyor stake out the addition, driveway, and septic system.
3. Install construction entrance.
4. Install erosion control perimeter measures.
5. Strip topsoil and stockpile.
6. Excavate for foundation and begin house construction.
7. Construct rain gardens.
8. Install underground utilities, including electric service, communications, and drainage piping.
9. Install well and septic system.
10. Finish driveway construction.
11. Spread topsoil and seed all disturbed areas.

The project is expected to start in the fall 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, #H7, Okeechobee, FL 34972. Phone 404-695-6777. The Owner shall:

- A. Provide the Contractor with copies of land-use permits that Owner has acquired.
- B. Inform all parties involved with the proposed site work of this plan's objectives and requirements.

4.2 RESPONSIBILITIES OF CONTRACTOR

The Contractor is Great Falls Construction, Inc. 117 Dublin Road, Falls Village, CT 06031. Phone 860-824-7128. The Contractor is responsible for preventing erosion of the site and for protecting adjacent waterways from sedimentation. The Contractor shall:

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

5. PRECONSTRUCTION CONFERENCE

If required by the Town, the Contractor shall initiate a preconstruction conference with the Permittee, Owner-of-record, Contractor, Engineer, and a municipal representative to review the proposed soil erosion and sediment control measures.

6. DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

6.1 TEMPORARY STABILIZATION MEASURES

Temporary Grass Cover:

Provide temporary grass cover where indicated on the plans or where temporary land grading will be unaltered for more than one month but less than 12 months. The Contractor shall loosen the soil to a depth of two inches before seeding. If existing soil is not capable of growing grass, the Contractor shall spread at least two inches of topsoil over the loosened surface. If seeding commences during the summer or early autumn, the annual or perennial ryegrass seed shall be used. If seeding commences in spring or late autumn, the winter ryegrass seed shall be used. Seeding rates shall be 5 lbs./1000 sq. ft. Hay mulch shall be spread at the rate of 100 lbs./1000 sq. ft. The Contractor shall irrigate the grass until an acceptable stand of grass is established.

Filter Sock:

Install filter sock as shown on the plans and details. Socks shall consist of a filter media inside of a mesh tube. Stake the filter sock at four-foot intervals or as called for by the manufacturer. Filter socks less than 12 inches in diameter shall be installed in a shallow depression. Where the filter sock is not continuous, it shall be overlapped a minimum of three feet. Remove sediment once levels have reached 1/4 of the effective sock. Repair and/or replace filter sock immediately if damaged or deteriorated. See table below for more information.

Project Duration	Mesh Material
Up to 5 years	Multi-Filament Polypropylene
Up to 12 months	Biodegradable Cotton Fiber
Up to 18 Months	Biodegradable Wood Fiber

Stockpiling or Storage of Excavated Materials:

Completely surround all temporary (2-4 weeks) material stockpiles with haybales or silt fence to prevent transportation of sediment. Seed stockpiles that will remain for a longer duration with a quick-growing rye grass.

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 I Type D Slope Protection*. The fabric shall be installed in accordance with the manufacturers instructions and guidelines. The Contractor shall maintain the fabric until a stand of grass, acceptable to the Owner, is established.

Tree Protection:

The Owner will select trees or groups of trees to remain prior to construction. The Contractor shall provide snow fencing, board fencing, or cord fencing around trees or groups of trees to protect them against damage. The Contractor shall be responsible for selecting and installing the protection measures most appropriate for the conditions present. The Contractor shall repair and/or replace tree protection measures immediately if damaged during construction.

6.2 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 seedbed with hay or straw mulch at a rate of 100 lbs./1000 sq. ft. Mulch must be free of weeds and coarse matter. Spread mulch by hand or by mulch blower. Mulch anchoring is required by tractor drawn anchoring device along contour, or by tracking with a bulldozer (cleats parallel to contour) on slopes flatter than 3H:1V.

6.3 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.

Riprap Apron/Outlet Protection:

Construct outlet protection, in the form of a riprap apron, at storm sewer outfalls as shown on the plans and details. The aprons dissipate energy and reduce runoff velocity. Remove accumulated sediment from the apron after the site is stabilized with grass and/or pavement.

Permanent Stormwater Basins:

Construct permanent stormwater basin where shown on the plans. Construct the basin according to the requirements shown on the plans and details. The basin will collect sediment over the long term before it leaves the site.

During construction, remove sediment from the basin once levels have reached 10 percent of the basin volume. Following construction and site stabilization, the Owner shall remove sediment at least twice annually, and more often if conditions warrant.

Riprap -Lined Drainage Swale:

Construct a riprap-lined drainage swale as shown on the plans and details. Keep the riprap-lined drainage swale free of debris and accumulated sediment until the site is stabilized with vegetation and/or pavement.

6.4 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.

Construction Entrance:

Place clean washed stone (CONNDOT No.3 stone) at the site entrance(s) to the length, width and depth indicated on the plans and details to help remove mud and/or clods of soil from construction vehicles exiting from the site. Add stone as necessary to maintain adequate serviceability.

Cleaning of Stormwater Structures:

Clean all stormwater structures, including, but not limited to pipes, swales, detention basins, sediment traps, and riprap aprons of sediment upon completion of the project.

Concrete Washout Area:

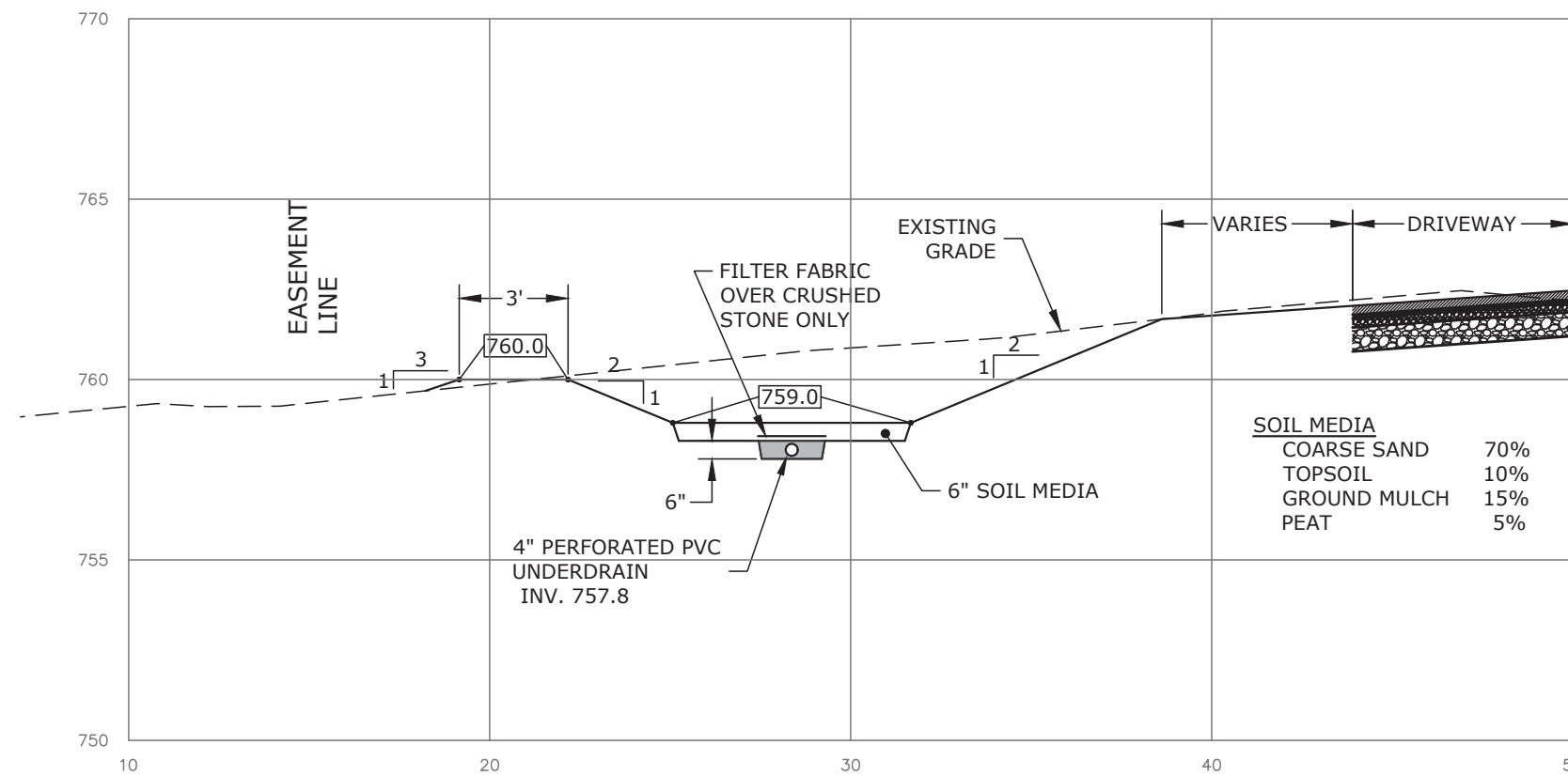
Washout of equipment for concrete shall be conducted in the designated area. Such washout shall be conducted: (1) outside of any buffers and at least 50 feet from any stream, wetland or other sensitive resource; or (2) in an entirely self-contained washout system.. The Contractor shall direct all washwater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

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

The Contractor shall remove hardened concrete waste whenever the hardened concrete has accumulated to a height of ½ of the container or pit or as necessary to avoid overflows.

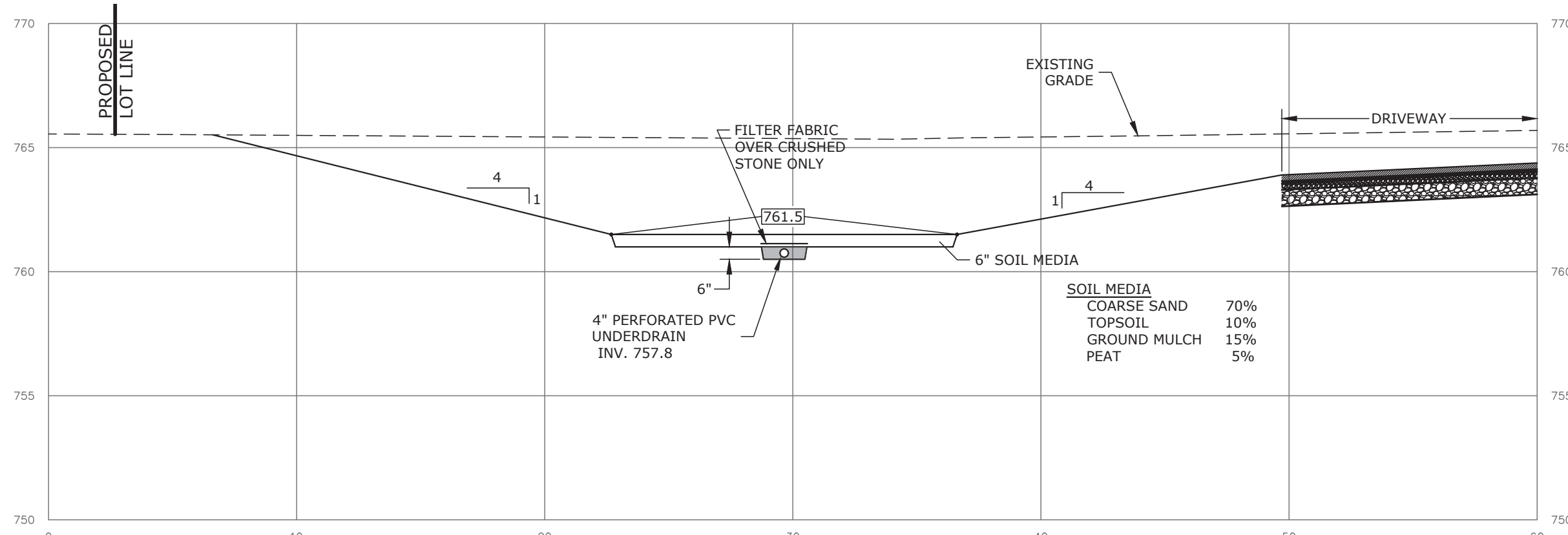
7. GENERAL CONDITIONS

- 7.1 If erosion control measures are damaged by construction vehicles, acts of vandalism, or severe weather conditions, the Contractor shall immediately remove sediment in the vicinity of the erosion control measures and repair these measures to a functional condition.
- 7.2 If, during or after construction, it becomes apparent that existing erosion control measures are incapable of controlling erosion, the Owner, the Engineer, or the municipality may require additional control measures including, but not limited to; additional haybales, silt fence, sediment basins, or mechanically anchored mulch.
- 7.3 Refueling of equipment or machinery within 75 feet of any wetland or watercourse is prohibited.
- 7.4 No materials resulting from construction activities shall be placed in or in accordance to contribute to the degradation of an adjacent wetland or watercourse. Disposal of any material shall be in compliance with Connecticut General Statutes, including, but not limited to, Sections 22a-207 through 22a-209.
- 7.5 The Contractor shall make every effort to secure the work site before predicted major storms. A major storm shall be defined as a storm predicted by NOAA Weather Service with warnings of flooding, severe thunderstorms, or similarly severe weather conditions or effects.
- 7.6 Dumping of oil, chemicals or other deleterious materials on the ground is forbidden. The Contractor shall provide a means of catching, retaining, and properly disposing of drained oil, removed oil filters, or other deleterious material. All spills of such materials shall be reported immediately by the Contractor to the DEEP.
- 7.7 No application of herbicides or pesticides within 75 feet of any wetland or watercourse will be allowed. All such applications must be done by a Connecticut licensed applicator. The Contractor shall submit to the Owner the proposed applicator's name and license number, and must receive the Owner's approval of the proposed applicator, before such application is carried out.



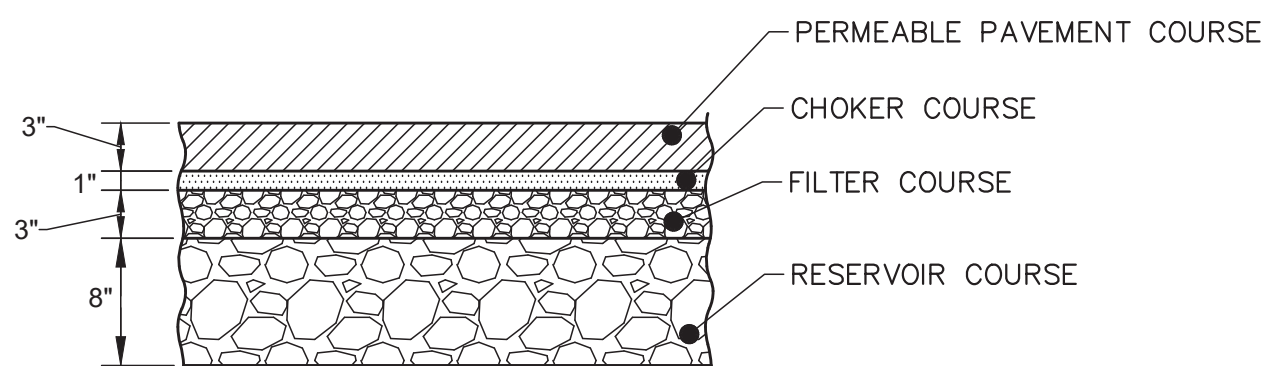
SECTION B THROUGH STORM BASIN

SCALE: 1"= 10'



SECTION C THROUGH STORM BASIN

SCALE: 1"= 10'



PERMEABLE PAVEMENT COURSE Shall be a mix of performance grade asphalt binder (PGAB), coarse and fine aggregates, and optional additives such as polymer modified asphalt (PMA), fibers, or other select additives. The mix shall meet the requirements specified in the University of New Hampshire Stormwater Center Design Specifications for Porous Asphalt Pavement and Infiltration Beds, latest revision, or approved equal.

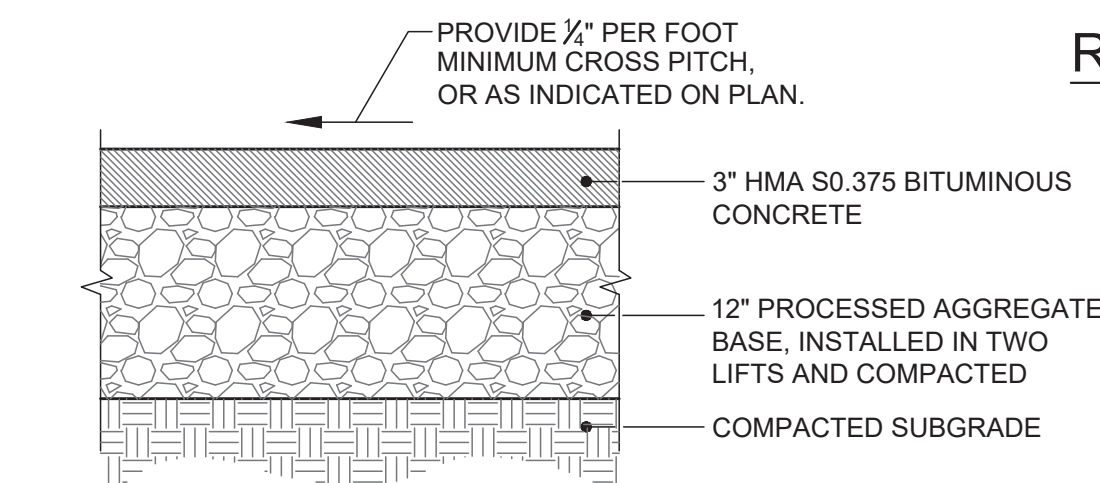
CHOKER COURSE Shall consist of ¼" to ¾" stone meeting the requirements of AASHTO No. 57 Washed Stone.

FILTER COURSE shall consist of Connecticut DOT No. 8 Stone.

RESERVOIR COURSE shall consist of Connecticut DOT No. 6 Stone.

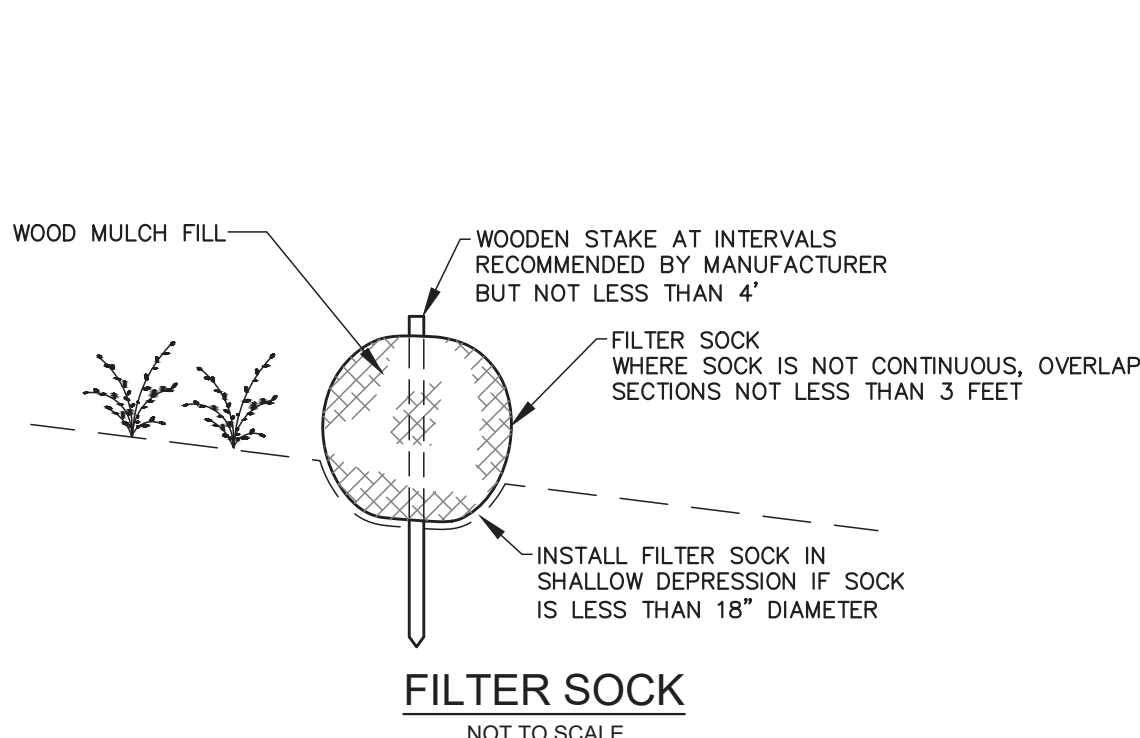
PERMEABLE PAVEMENT CROSS-SECTION

NOT TO SCALE



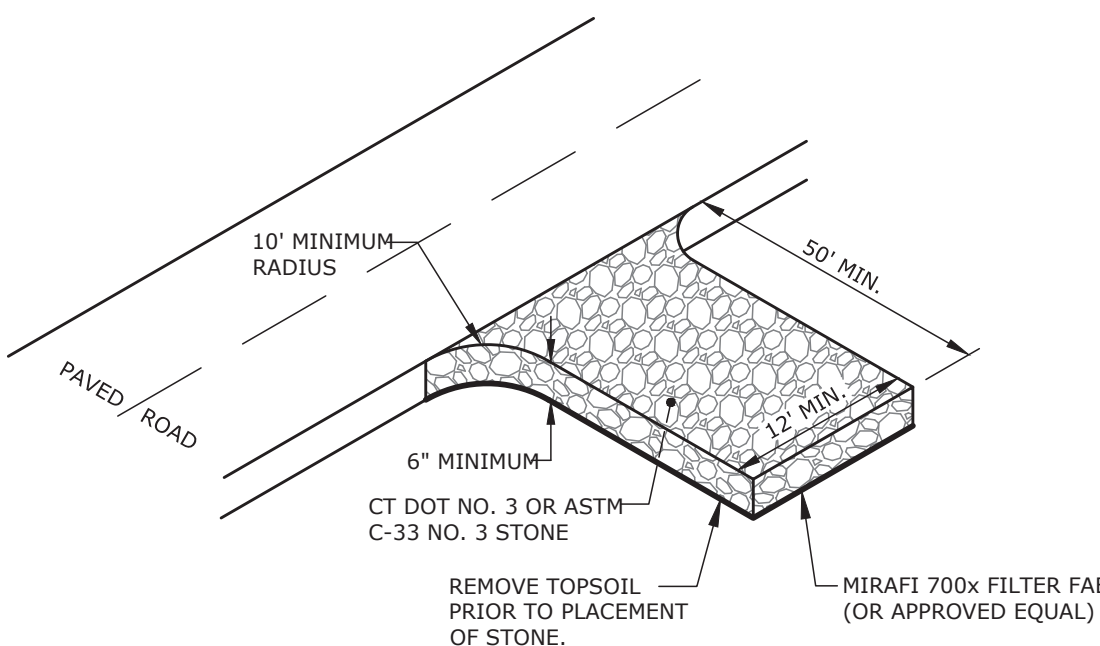
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



FILTER SOCK

NOT TO SCALE



CONSTRUCTION ENTRANCE

NOT TO SCALE

STORM BASIN PLANTING SCHEDULE

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

Shrubs

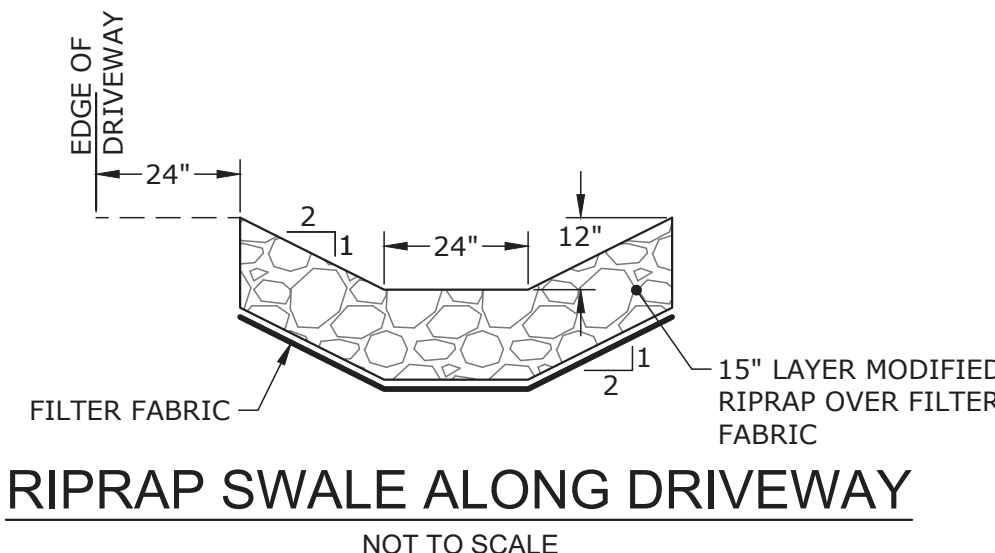
Sweet pepperbush	(Clethra alnifolia)
Winterberry holly	(Ilex verticillata)
Mountain laurel	(Kalmia latifolia)
Highbush blueberry	(Vaccinium corymbosum)
Swamp azalea	(Rhododendron viscosum)

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 novae-angliae)	(Symphyotrichum novae-angliae, syn.Aster
Marsh marigold	(Caltha palustris)
Cardinal flower	(Lobelia cardinalis)
Partridgeberry	(Mitchella repens)
Wild blue phlox	(Phlox divaricata)
Bloodroot	(Sanguinaria canadensis)
Foamflower	(Tiarella cordifolia)



RIPRAP SWALE ALONG DRIVEWAY

NOT TO SCALE

5	2026-06-16	Add Apartment to Addition	ERN	TAP
4	2026-05-13	Modifications to Driveway and Stone Walls	ERN	TAP
3	2025-10-28	Wetlands Approval	JS	TAP
2	2025-10-15	Respond to Town Engineer Comments	JS	TAP
1	2025-09-29	Raise sewer from existing house.	KLD	TAP
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

PERMITTING



PROJECT
300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE
SITE DETAILS

DATE September 8, 2025	SCALE AS NOTED
DRAWN BY JS	DESIGNED BY TP
CHECKED BY JS	
PROJECT No. 4010128.001	
DRAWING No. 7	REV 5

Stormwater Management Facilities Operation, Monitoring, & Maintenance Plan

300 Between the Lakes Road
Salisbury, Connecticut

October 15, 2025

Prepared By:
Haley Ward, Inc.
140 Willow Street, Suite 8 | Winsted, Connecticut 06098

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- A. Inspection Procedures
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 - D. Maintenance Records

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- Inspection Form

I. Reasons for Stormwater Management Facility Maintenance

A. Compliance with Permits and Approvals

This project requires several permits and approvals from various Town of Salisbury regulatory agencies. Compliance with those permits and approvals necessitates proper management of the stormwater management facilities.

B. Preventive Measures

The most effective way to maintain the stormwater quality controls is to prevent the pollutants from entering the system in the first place. Common pollutants include sediment, trash and debris, chemicals, pet wastes, runoff from stored materials, illicit discharges into the storm drainage system and many others. Adhere to the following general practices:

- Ensure the proper disposal of hazardous wastes and chemicals.
- Plan lawn and plant care to minimize the use of chemicals and pesticides.
- Be aware of automobiles leaking fluids. Use absorbents such as Speed-Dry to soak up drippings – dispose of properly.
- Re-vegetate disturbed and bare areas to maintain stable vegetative cover.
- Do not store materials outdoors (including landscaping materials) unless they are properly protected from rain and from stormwater runoff.

II. General Site Description and Stormwater Management Facilities

A. General Site Description

The project is a residential development on a three-acre site.

B. General Description of Stormwater Management Facilities

Stormwater management facilities include two rain gardens and permeable pavement.

III. Inspecting and Maintaining Stormwater Management Facilities

The quality of stormwater entering surface waters and groundwater relies heavily on the proper operation and maintenance of permanent best management practices.

This section contains a general overview of stormwater management facility O&M guidelines and documentation procedures.

A. Inspection Procedures

All stormwater management facilities shall be inspected by a qualified individual at a minimum of one time per year and after any damaging rainfall event. Inspection should follow the inspection guidance below and on the inspection

form below. The inspection report should describe any maintenance activities that are recommended. A copy of each inspection form shall be kept for a minimum of two years by the owner and made available to regulatory officials upon request.

B. Maintenance Procedures and Standard Practices

Stormwater Management Facility Maintenance consists of two categories: scheduled and unscheduled. A description of each category follows.

Scheduled Maintenance and Practices: The majority of this work consists of regularly scheduled mowings and trash and debris pickups for stormwater management facilities. It also includes practices to minimize contaminants from entering the runoff.

Follow the guidance below:

Driveway Areas:

1. Routinely pick up trash and debris.
2. Clean up spills and dispose of properly.
3. Sweep in the fall to collect leaves and debris.
4. Vacuum in the spring, after snow melt and following winter activities.

Winter Equipment Management:

1. Minimize and optimize the use of chloride-based deicing chemicals while maintaining public safety.
2. Avoid using sand on the pavement or within the drainage area.
3. Assume that personal handling salt and other deicers have proper training in their application.
4. Do not routinely store deicing materials on site.
5. Any spills or inadvertent over-application shall be cleaned up immediately.

Rain Gardens:

1. The rain gardens shall be maintained in good condition. When repairs are necessary, they shall be initiated in a timely manner.
2. Mowing is generally not required of the bottom of the basins unless they become overgrown, or if growth of invasive species are identified in the basins. Mowing is required for side slopes when the grass/ground cover exceeds 6 inches in height. Dense cover on all slopes should be maintained.
3. If there is any evidence of rodent holes, remove the rodents and repair any damage. When insects such as wasps or hornets interfere with maintenance activities, the insects should be destroyed.

4. Take care to ensure that trees do not hinder maintenance activities or maintenance access. If trees are not interfering with access, periodic pruning of dead branches and removal of nuisance brush is acceptable. Any erosion on basin or channel slopes should be stabilized with appropriate erosion control practices, seeded, and mulched. Replace rocks missing from splash pads or channel if there is any exposed soil or if there is only one layer of rock above native soil.
5. Inspect temporary and permanent seeding and planting for bare spots, washouts, and healthy growth of vegetation.

6. Remove sediment accumulation in the basins to design depth when accumulated sediment exceeds 20 percent of the depth of the sediment forebay or when sediment is hampering infiltration. Always reseed and replant areas disturbed by sediment removal after maintenance activity.
7. Clear trash and debris from the site.

Lawn and Landscaped Areas:

1. Prior to applying any fertilizer, have soil tested by a qualified laboratory. Apply fertilizer and soil amendments only in accordance with the recommendations in the soil test results.
2. Use best management practices when applying fertilizers. Follow manufacturer's recommendations.
3. Do not allow fertilizers on paved areas or sidewalks where they can easily be washed into the storm drainage system.
4. Repair eroded areas of turf.

Unscheduled Maintenance: Unscheduled maintenance will involve the repair of facilities after storms and flooding. The frequency and scope of this type of maintenance cannot be predicted.

C. Maintenance Personnel

Maintenance personnel must be qualified to properly maintain stormwater management facilities. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

D. Maintenance Records

The owner is responsible for keeping records of the installation, inspection, maintenance, and repairs of stormwater management.

Telephone: 860-435-5190
Fax: 860-435-5172
Email: landuse@salisburyct.us



Town Hall
P.O. Box 548
Salisbury, Connecticut 06098

Rob Starr
117 Dublin Road
Falls Village CT 06031

October 28, 2025

RE: Notice of Decision - Inland Wetlands and Watercourses Commission application # IWWC-25-68 for Rob Starr for the "Construct addition to existing house and driveway in the upland review area." at 300 BETWEEN THE LAKES ROAD IN SALISBURY To Whom it may concern.

This letter is to notify you that at the October 27, 2025 meeting of the Salisbury Inland Wetlands and Watercourses Commission, application # IWWC-25-68 for the "Construct addition to existing house and driveway in the upland review area" was approved. The following notice of decision will appear in the November 6, 2025 edition of the Lakeridge Journal.

NOTICE OF DECISION TOWN OF SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION Approved

This approval is subject to the following special and standard conditions and will expire on October 28, 2030.

Special Conditions

1. Sheets 1-4 of the of the Stormwater Management Facilities Operation, Monitoring, & Maintenance Plan, Dated October 15, 2025, shall be made part of the plan set.
2. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor of record. These shall be submitted to the Town of Salisbury Land Use Director prior to any construction.
3. **The Erosion & Sedimentation Control Measures Bond shall be \$39,100.00, which includes contingencies for maintenance and escalation due to inflation. The bond shall be a cash by payable to the "Town of Salisbury".**
4. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/steering.
5. During the construction process, the Owner/Developer/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
6. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
7. Three inspections by the Consulting Town Engineer.
8. With regard to the Porous/Permeable Pavement, we recommend that the Design Engineer inspect all phases of the installation of the Porous/Permeable Pavement and complete the requirements noted below.
 - a. Recommend that the full permeability of the pavement be tested by the application of clean water at a rate of at least 10gpm over the surface, using a hose or other distribution device. All applied water shall infiltrate directly without large puddle formation or surface runoff, and shall be observed by the Design Engineer. **The Design Engineer shall certify the results of this test in writing to the Land Use Director.**
 - b. Testing and inspection. Employ, at the Owner's expense, an inspection firm acceptable to the Design Engineer, to perform soil inspection services, staking and layout control, testing and inspection of the site

grading and pavement work. The Design Engineer, prior to starting construction, shall approve inspection methodologies and tests in writing. A State of CT Licensed Professional Engineer must sign all test reports, c. Test in place at four sub-courses and the paver surface course for compliance with requirements for thickness and surface smoothness. Repair or remove and replace unacceptable work as directed by the Design Engineer. d. **Pavement sub-grade shall not be used for equipment or material storage during construction.** e. **Under no circumstances shall vehicles be allowed to deposit soil on the paved porous/permeable surfaces.**

9. **a. An As-Built Site Improvement and Grading Plan in accordance with Town "Existing Conditions and As-Built Survey Requirements," shall include (ascertain) locations of all altered areas within the limit of disturbance, and Stormwater Management BMPs to include Rain Garden volumes (Proposed vs. As-built), shall be submitted to the Consulting Town Engineer and the Land Use Director for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond and/or requesting a Certificate of Occupancy. Said map shall be prepared by a State of Connecticut Registered Land Surveyor.** b. The Surveyor of Record shall locate the existing Rip-Rap Drainage Swale with (6) inch PVC Pipe underlain along the west side of BTLR to include the existing pipe culvert. All structures and flowlines shall be included.

10. A final site inspection shall be completed by the Land Use Director and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the issuance of a Certificate of Occupancy. Please note: This inspection shall only take place after receipt of the **As-Built Site Improvement and Grading Plan**, as required in item 8(a) above.

11. Relinquishment of Inland Wetlands and Watercourses permit 2024-IW-036

Standard Conditions

1. The permittee shall notify the Inland Wetlands Agent immediately upon the commencement of work and its completion. **A pre-construction meeting with the contractor and the Town of Salisbury Inland Wetlands staff is required.**
2. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, destructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
3. This authorization is not transferable without written consent of the Inland Wetlands and Watercourses Commission.
4. In evaluating this application, the Wetlands Agent relies on the information provided by the applicant. If such information is subsequently proven to be false, incomplete or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.
5. **The permittee shall immediately inform the Agent of any problems involving the wetlands or watercourses that have developed or are caused by the authorized work.**
6. No equipment or material including without limitation, fill construction materials or debris shall be deposited, placed or stored in any wetland or watercourse on the site.
7. This authorization is subject to and does not derogate any rights and powers of the Town of Salisbury, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state and local laws in conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment or destruction of the wetlands and watercourses.
8. If the activity authorized also involves activity or a project that requires zoning or subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
9. The permittee shall maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourses. Sediment controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rain events. The permittee shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils, at the site, are stabilized.
10. Erosion and sediment controls must be installed and inspected prior to construction.
11. The site must be stabilized within 30 days of completing any ground disturbance.

Any aggrieved person may appeal this decision to the Connecticut Superior Court in accordance with the provisions of Connecticut General Statutes §20a-30(a) & §9-8.

If you have any questions or need any assistance with this approval, please contact the Inland Wetlands Agent.

Sincerely,

Abby Conroy
Town of Salisbury
Director of Land Use and Inland Wetlands Agent

Expires on October 28, 2030.

CC:
Attn: Todd Parsons
Haley Ward
140 Willow Street
Winsted, CT 06098

280 BTLR LLC
23721 NE 48th Ave #H17
Okeechobee, FL 34972

PLANNING & ZONING COMMISSION



Town Hall
P.O. Box 548
Salisbury, Connecticut 06098

Existing Conditions and As-Built Survey Requirements

Section 901.1 of the Zoning Regulations states that "No building or structure shall be erected, added to, or other dimensions changed and no regulated use or change of use shall be established until a Zoning Permit has been issued by the Zoning Enforcement Officer."

Existing condition and as-built surveys are often necessary components of Administrative Zoning Permit applications enabling the Zoning Administrator to determine compliance with the Zoning Regulations. An as-built Survey must also be provided by the applicant prior to issuance of a Certificate of Zoning Compliance as a condition of application approval by the Commission, or as required by the Zoning Administrator to determine compliance with the approved plan and the Zoning Regulations.

Typically, these surveys must be completed for the entire property¹.

In order to develop a complete survey to assist the Land Use Administrator in finding compliance with Zoning Regulations or conditions of approval, the Applicant shall provide the Professionally Licensed Connecticut Land Surveyor with a copy of approved plans, septic designs, and prior approvals.

1. The as-built site plan shall be prepared, signed, dated, and sealed, with live signatures and seals, by a Professionally Licensed Connecticut Land Surveyor.
2. The site plan must meet or exceed A-2 Boundary survey accuracy standards. Depending on site conditions, T-2 Topographic survey accuracy standards may be required as well. Typically, topographic conditions are limited to be area in immediate proximity to improvements.
3. The plan must include location and description of a benchmark set on the property and location of all existing monumentation boundary points, angles and/or bearings and dimensions. The benchmark datum shall be consistent between the survey and engineering design.
4. The plan must include location and type of monumentation (PP – Iron Pipe or Pin, DII – Drill Hole, or Monument) shall be certified as "Existing" and if not existing, it shall be re-set and re-certified by the plan's Professionally Licensed Connecticut Land Surveyor.

¹ Under special circumstances a survey of a portion of the property may be acceptable as determined by the Land Use Administrator in consultation with the Chair of the Planning and Zoning Commission. In such instances, a written request must be made by the surveyor of record or the applicant's representative documenting unique circumstances to the parcel which, in the opinion of the licensed professional, warrant a partial survey.

Revised 5/15/2025

5. When required, the plan must show the finished grade land contours at two-foot intervals based on actual field data. The datum shall be consistent between the survey and engineering design.

- a. Spot elevations confirming significant grading, especially in areas with shallow slopes.
- b. The location and height of installed retaining walls.
- c. The edge of lawns, woods, fields, etc.

6. The plan must be drawn to scale and include a scale. It shall also be produced at a size/scale required for filing on the Town Land Records (in accordance with Connecticut General Statute 7-31).

7. The plan must show a North Arrow.

8. The plan must show abutting property owners including the Town Clerk's volume and page reference.

9. The plan must show all lot dimensions, as well as right of ways, easements, and offsets to property lines for all buildings and structures.

10. The Zoning District must be stated and the required Zoning District setback lines must be displayed.

11. Zoning Overlay Districts must be stated and special dimensional requirements shall be shown.

12. The as-built site plan is required to show all site improvements in relation to the property lines and building setback lines:

- a. Building footprint, including all decks, steps, bulkhead door, enclosed mechanicals, overhangs, etc.
- b. The location of all accessory structures including but not limited to sheds, garages, barns, gazebos, screen houses, patios, green houses, carports, pools, a/c equipment, generator, propane tanks, etc.
13. The plan shall include a Zoning Compliance table demonstrating adherence with the site's Zoning District dimensional regulations:
 - a. Zoning District Dimensional Requirements² for: Zoning District, Lot Size, Street Frontage, Front Yard Setback, Side Yard Setbacks, Rear Yard Setback, Building Height, Number of Stories, Building Coverage, Impervious Surface Coverage, and other dimensions as applicable.
 - b. Provide dimensions for: Lot Size, Street Frontage, Front Yard Setback, Side Yard Setbacks, Rear Yard Setback, Building Height, Number of Stories, Impervious Surface Coverage, and other as applicable.
 - c. Please note if the plan relies upon a special permit for, use requirements and/or approved variance(s) for altered or conditional dimensional requirements it is the applicant/property owner's responsibility to supply the surveyor all details and conditions of said permits. In the

Revised 5/22/2025

case that such special permits and variances exists, the plan shall include the appropriate citation, i.e. approval date and conditions.

14. The plan must show wetlands, watercourses, wetland upland review area (URA) and the relationship of improvements to the wetlands and their required URA. The wetlands shall be delineated in the field by a CT licensed soil scientist and the soil report shall be provided to the surveyor.

a. If a soil scientist determines that no wetlands or watercourses are present on the site, specifically note that none are present citing the soil scientist's report.

15. If the improvement location(s) rely upon an approval from the Inland Wetlands & Watercourses Commission please note the decision's conditions, approval date, and demonstrate compliance with the Commission's approval.

16. The plan must include the location of any outcroppings of ledge on the site.

a. If no ledge outcroppings are present on the site, specifically note that no ledge outcroppings are present.

17. The plan must include the location, surface type, percent grade of the driveway, and cross-slope. Measurements shall be taken and a driveway profile shall be developed using 50-foot intervals along straight portions and 25-foot intervals along curves.

18. The plan must include the location of any existing or proposed easements, encroachments, encroachments and/or deed restrictions.

a. If no easements, encroachments, encroachments, and/or deed restrictions are present on the site, specifically note that no easements, encroachments, encroachments, and/or deed restrictions are present.

b. If easements, encroachments, encroachments, and/or deed restrictions are present, reference and note the Town Clerk's volume and page number, and date of their recording.

19. The plan must include the location of all footing and/or garter drains traced back to their point of origin.

20. The plan must include the location of any stormwater runoff treatment controls, rain gardens, drainage structures or pipes installed on the property. Invert, rim elevations, grade elevations, flowlines, slopes, and inlet/outlet protection, and shall be noted for all storm water and sewer structures.

21. The plan must include the location of all of the utilities (power, water, gas, sewer/septic³, etc.) servicing the dwelling or structure and indicate the portions above ground and underground.

22. The plan must include the type and location of fences and walls.

² If no septic system records exist at Torrington Area Health District or with the Town of Salisbury approximate locations may be acceptable as determined by the Land Use Administrator in consultation with the Chair of the Planning and Zoning Commission
Revised 5/22/2025

5	2026-06-16	Add Apartment to Addition	ERN	TAP
4	2026-05-13	Modifications to Driveway and Stone Walls	ERN	TAP
3	2025-10-28	Wetlands Approval	JS	TAP
2	2025-10-15	Respond to Town Engineer Comments	JS	TAP
1	2025-09-29	Raise sewer from existing house.	KLD	TAP
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

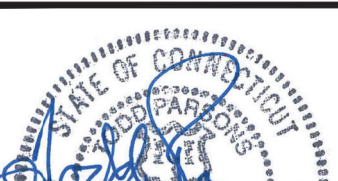
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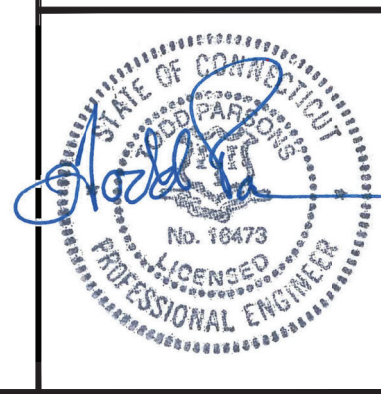


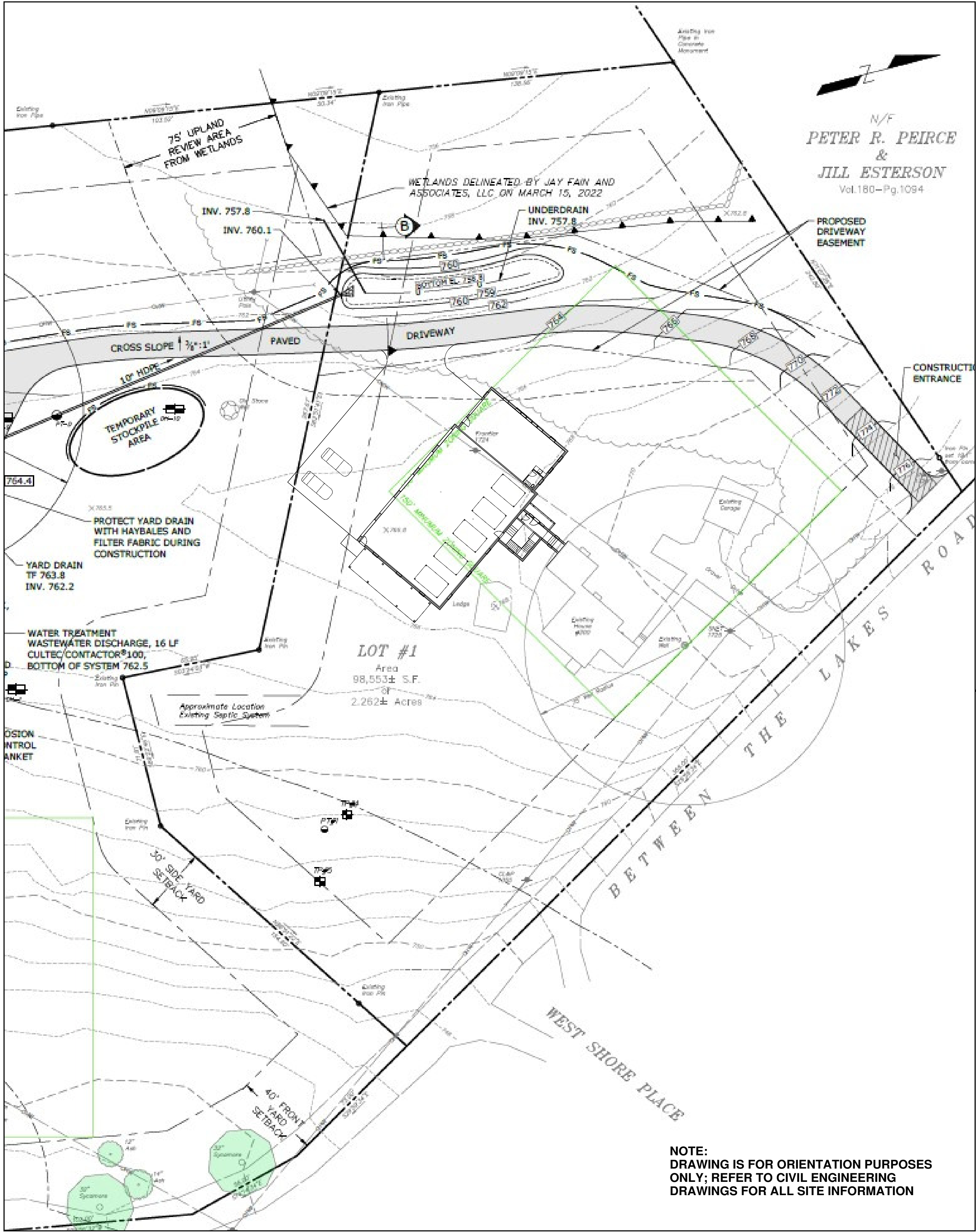
NEW ADDITION

300 BETWEEN THE LAKES ROAD - SALISBURY, CONNECTICUT

TITLE
CONDITIONS OF IWWC AND PZC APPROVAL

	DATE September 8, 2025		SCALE AS NOTED	
	DRAWN BY JS	DESIGNED BY TP	CHECKED BY JS	
	PROJECT No. 4010128.001			
	DRAWING No. 8			REV. 5





1 PROPOSED ADDITION LOCATION PLAN
1" = 30'-0"

DRAWING LIST:

- N-1 Drawing List, General Notes, Abbreviations and Location Plan
- A-1 1st Floor Plan
- A-2 2nd Floor Plan
- A-3 South and West Elevations
- A-4 North and East Elevations
- A-5 Building Section
- A-6 Wall Section



THE KEENAN RESIDENCE
BETWEEN THE LAKES ROAD, TACONIC, CT
DESIGN DEVELOPMENT
OCTOBER 28, 2025

GENERAL NOTES:

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CT STATE BUILDING CODE AND ALL APPLICABLE CODES CURRENTLY IN FORCE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS/CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL DIMENSIONS ARE TO FACE OF STUDS OR CENTERLINES UNLESS OTHERWISE NOTED.
- ALL WORK TO BE PERFORMED BY TRADES PEOPLE LICENSED AND INSURED TO PERFORM WORK IN THE STATE OF CONNECTICUT.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL MANNER WHICH IS SAFE TO THE WORKERS AND VISITORS TO THE SITE.
- CONTRACTOR TO PROVIDE ENERGY AUDIT AND PROCURE ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- INSTALL ENERGY AND WATER SAVING DEVICES AS REQUIRED BY CODE.
- INSTALL SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT HOUSE AS REQUIRED BY CODE.
- PROVIDE RADON MITIGATION PREPARATION PER SECTION AF104 OF THE CT STATE BUILDING CODE REQUIREMENTS.
- FRAMING LUMBER TO BE NO. 2 AND BETTER GRADE DOUGLAS FIR-LARCH UNLESS OTHERWISE NOTED.
- PROVIDE FIREBLOCKING AND/OR DRAFTSTOPPING AS REQUIRED BY CODE.
- INSTALL ALL FLASHING PER RECOMMENDATIONS OF THE SMACNA ARCHITECTURAL SHEET METAL MANUAL, 7TH EDITION.
- CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF HVAC SYSTEM, INCLUDING ALL EQUIPMENT AND COMPONENTS AS REQUIRED TO HEAT ALL VEHICLE AND HABITABLE AREAS, AND TO CONDITION NON-HABITABLE ATTICS. PROVIDE COOLING AND SHOP VENTILATION SYSTEMS AS DIRECTED BY OWNER.
- CONTRACTOR TO PROVIDE EQUIPMENT TO ALLOW FOR CONTINUOUS WHOLE HOUSE VENTILATION PER ASHRAE STANDARD 62 (0.35 AIR CHANGES PER HOUR).
- PROVIDE SEPARATE DRAINAGE SYSTEMS FOR ABOVE GRADE DRAINAGE AND FOUNDATION DRAINAGE; SLOPE ALL BELOW-GRADE SOLID DRAINAGE PIPE 1/4" PER FOOT MINIMUM TO DAYLIGHT; PROVIDE MINIMUM OF ONE OUTLET PER 200 LF OF FOUNDATION.
- ALL DISTURBED AREAS TO BE LEFT CLEAN AND RETURNED TO ORIGINAL STATE AT THE CLOSE OF CONSTRUCTION.
- ALL DEBRIS TO BE REMOVED WEEKLY AND STOCKPILED DAILY OUT OF HARM'S WAY. CONTRACTOR IS RESPONSIBLE FOR THE COST OF DEBRIS REMOVAL.
- BUILDING IS TO BE PROTECTED THROUGHOUT THE WORK FROM WEATHER WITH WATERPROOF TARPS SECURELY FASTENED SO AS NOT TO COME UNDONE DURING SEVERE WEATHER CONDITIONS.
- ALL PRODUCTS ARE TO BE INSTALLED FOLLOWING THE MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS.
- CONFIRM ALL PLUMBING FIXTURE, LIGHT FIXTURE, OUTLET AND SWITCH LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- BUILT-IN CABINETRY TO CONFORM TO THE AMERICAN WOODWORKING INSTITUTE'S QUALITY STANDARDS FOR CUSTOM GRADE; CONSULT OWNER FOR WOOD SPECIES AND FINISH.
- PROVIDE CODE-COMPLIANT HANDRAILS AND GUARDS AT ALL STAIRS.

ABBREVIATIONS:

ABV	above	MANUF'S	manufacturer's
AFF	above finished floor	MAX	maximum
AKA	also known as	MIN	minimum
BD	board	MO	masonry opening
BLKNG	blocking	N.I.C.	not in contract
B.O.	bottom of	OC or O/C	on center
BR	bedroom	PCKT	pocket
BTM	bottom	PNTD	painted
BTWN	between	PSF	pounds per square foot
CL	centerline	PT	pressure-treated
CLNG	ceiling	PVCY	privacy
CONC	concrete	RE	refer to
CONT	continuous	REINF	reinforce
D	deep	RO	rough opening
D'DBLT	deadbolt	SIM	similar
DIAM	diameter	SF	square feet
DIM	dimension	SS	stainless steel
DR	dining room	STL	steel
ENTR	entrance	SVC	service
EPS	expanded polystyrene foam	T&G	tongue and groove
F.D.	finished dimension	TBD	to be determined
FIN	finish	THK	thick
FLR	floor	T.O.	top of
FNDTN	foundation	TYP	typical
GC	general contractor	U.O.N.	unless otherwise noted
GYP BD	gypsum board	V.I.F.	verify in field
H	high	W	wide
HT	height	W/	with
JTS	joints	WR	western red (cedar)
LCTN	location	XPS	extruded polystyrene foam

Revisions

No.	Date	Description

PROPOSED DESIGN FOR

THE KEENAN RESIDENCE ADDITION

BETWEEN THE LAKES ROAD, TACONIC, CT

Elizabeth Slotnick

Architect

16 PROSPECT STREET
LAKEVILLE, CT 06039

860 435-1403
abethslotnick@gmail.com

Signature and Seal:

Professional License #: CT-ARI.9437

Set Information

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

Sheet Title

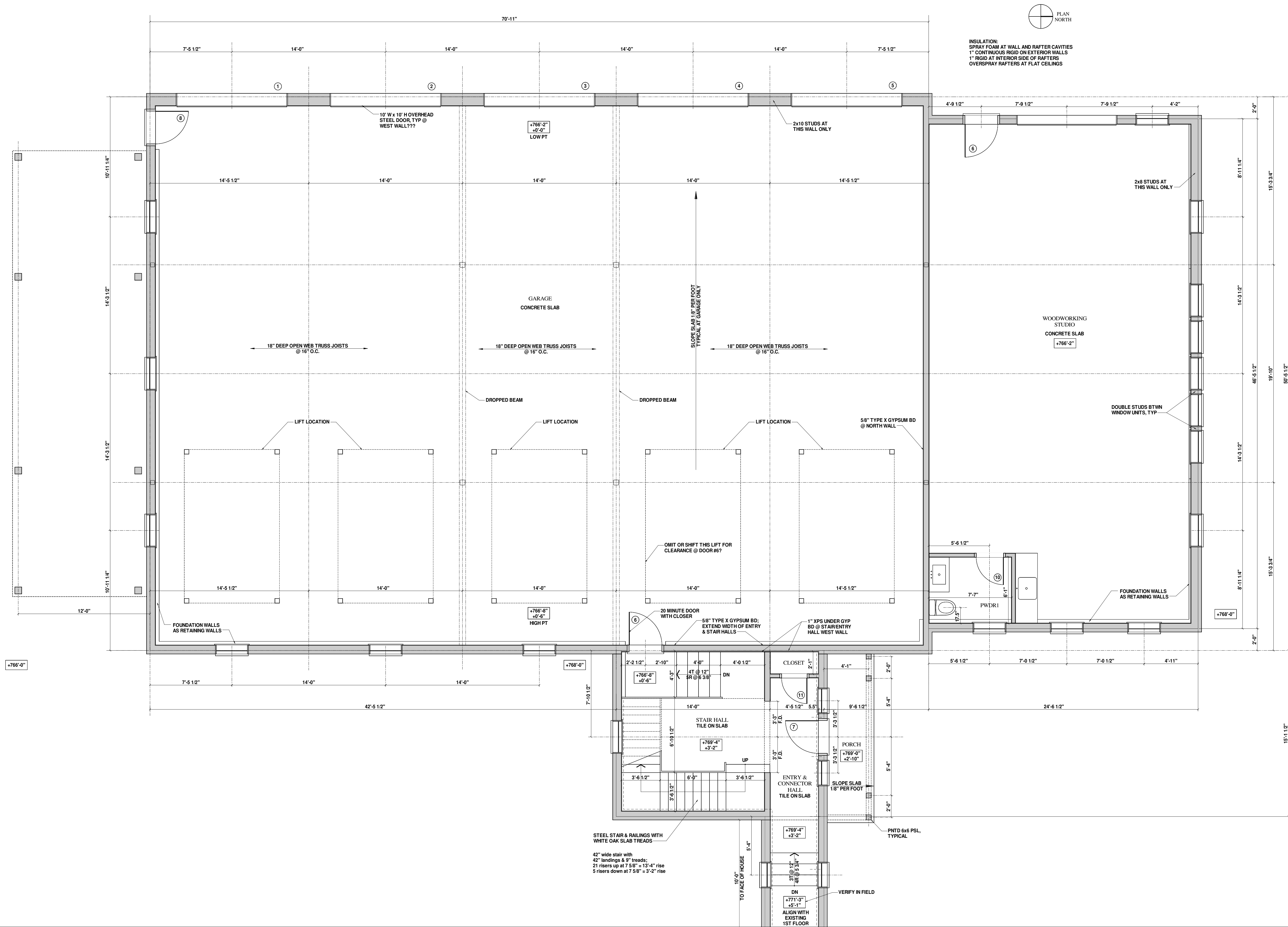
DRAWING LIST,
GENERAL NOTES,
ABBREVIATIONS
& LOCATION PLAN

Date: 02-11-26

Scale: AS NOTED

Project No: KE24

Sheet No: N-1



Revisions		
No.	Date	Description

PROPOSED DESIGN FOR

THE KEENAN RESIDENCE ADDITION

BETWEEN THE LAKES ROAD, TACONIC, CT

Elizabeth Slotnick

Architect

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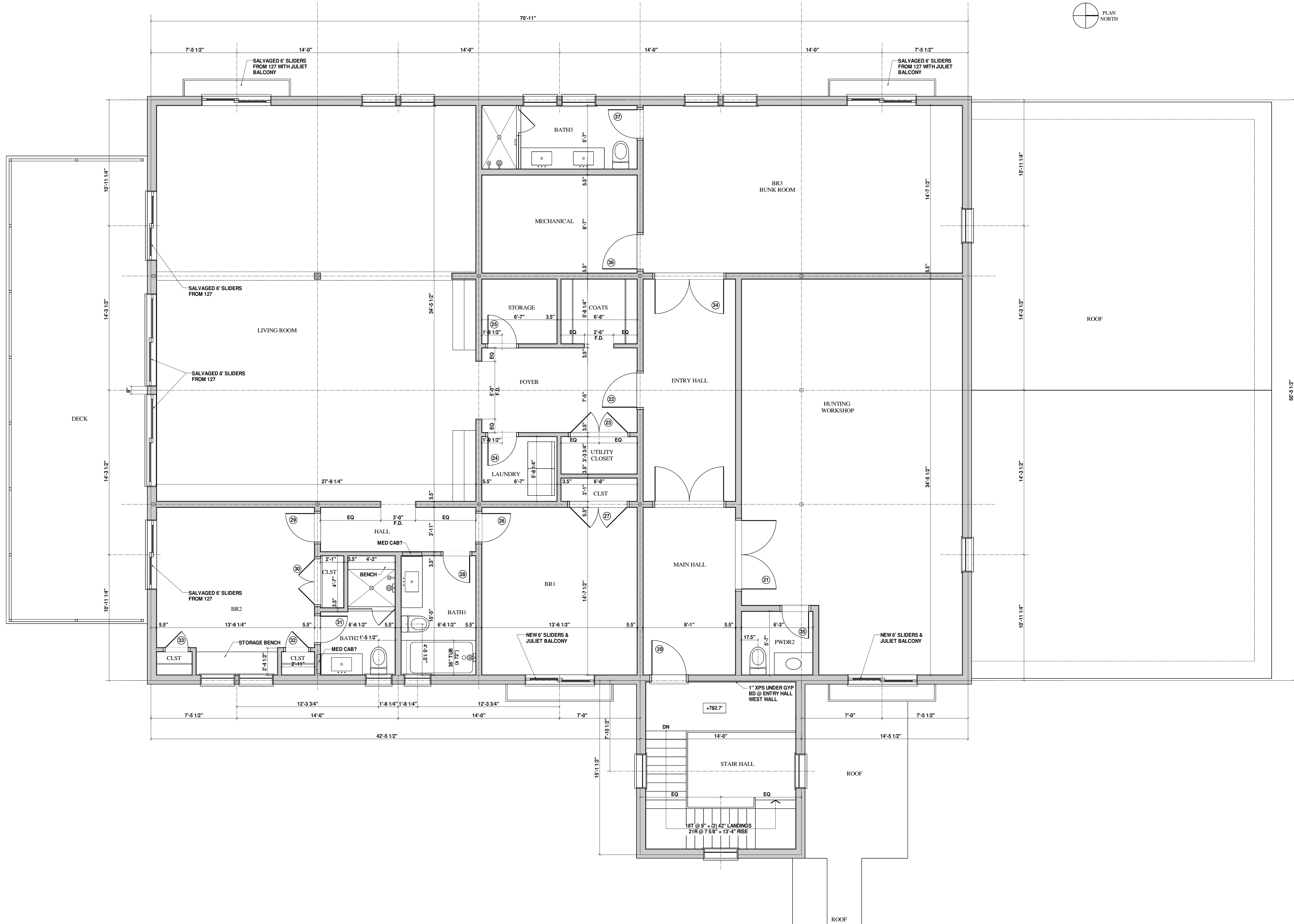
DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

Sheet Title

1ST FLOOR PLAN

Date	02-11-26	Sheet No.
Scale	1/4" = 1'-0"	A-1
Project No.	KE24	



Revisions		
No.	Date	Description

PROPOSED DESIGN FOR

THE KEENAN RESIDENCE ADDITION

BETWEEN THE LAKES ROAD, TACONIC, CT

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Architect

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Signature and Seal:

Professional License #: CT-ARI.9437

Set Information

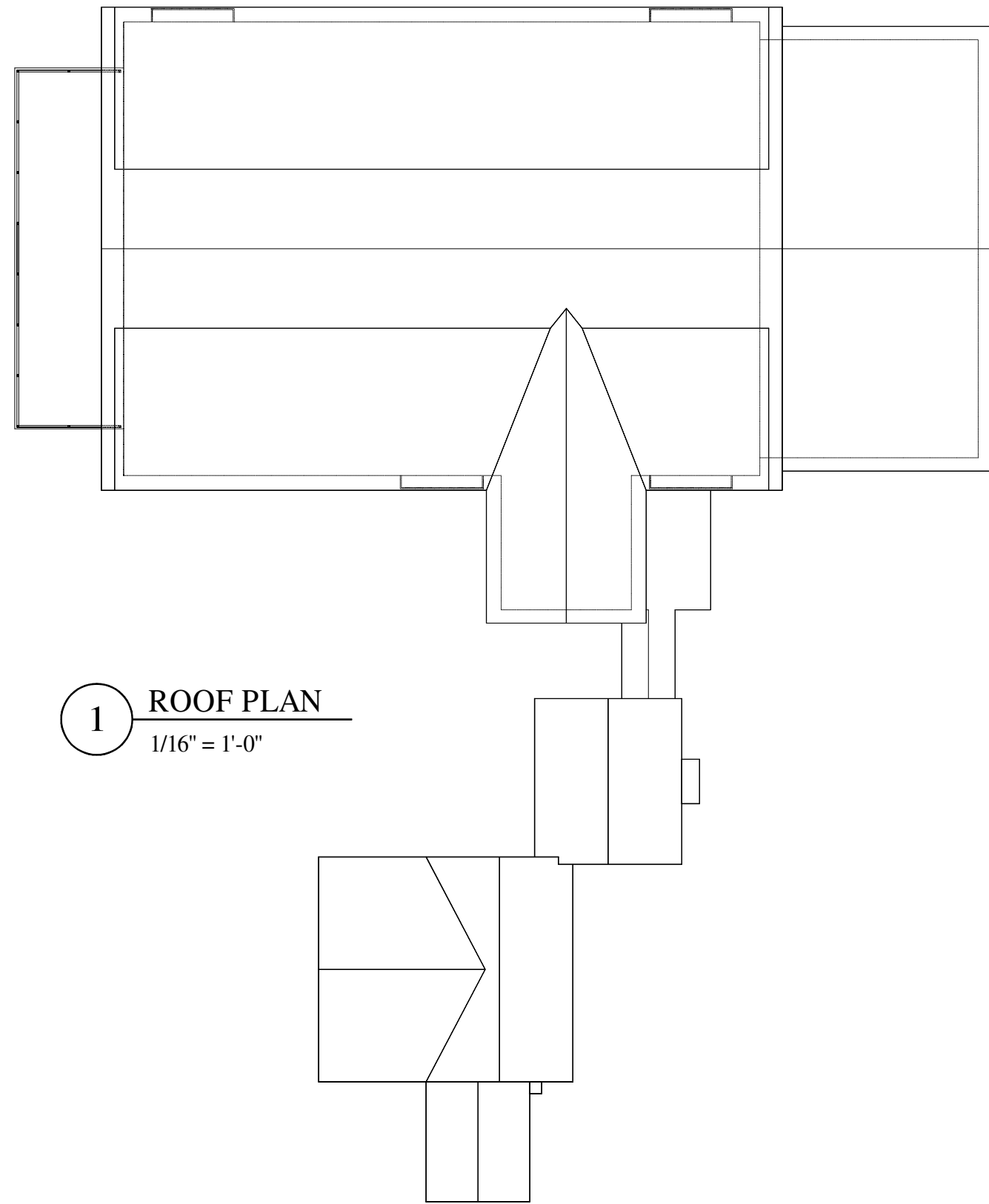
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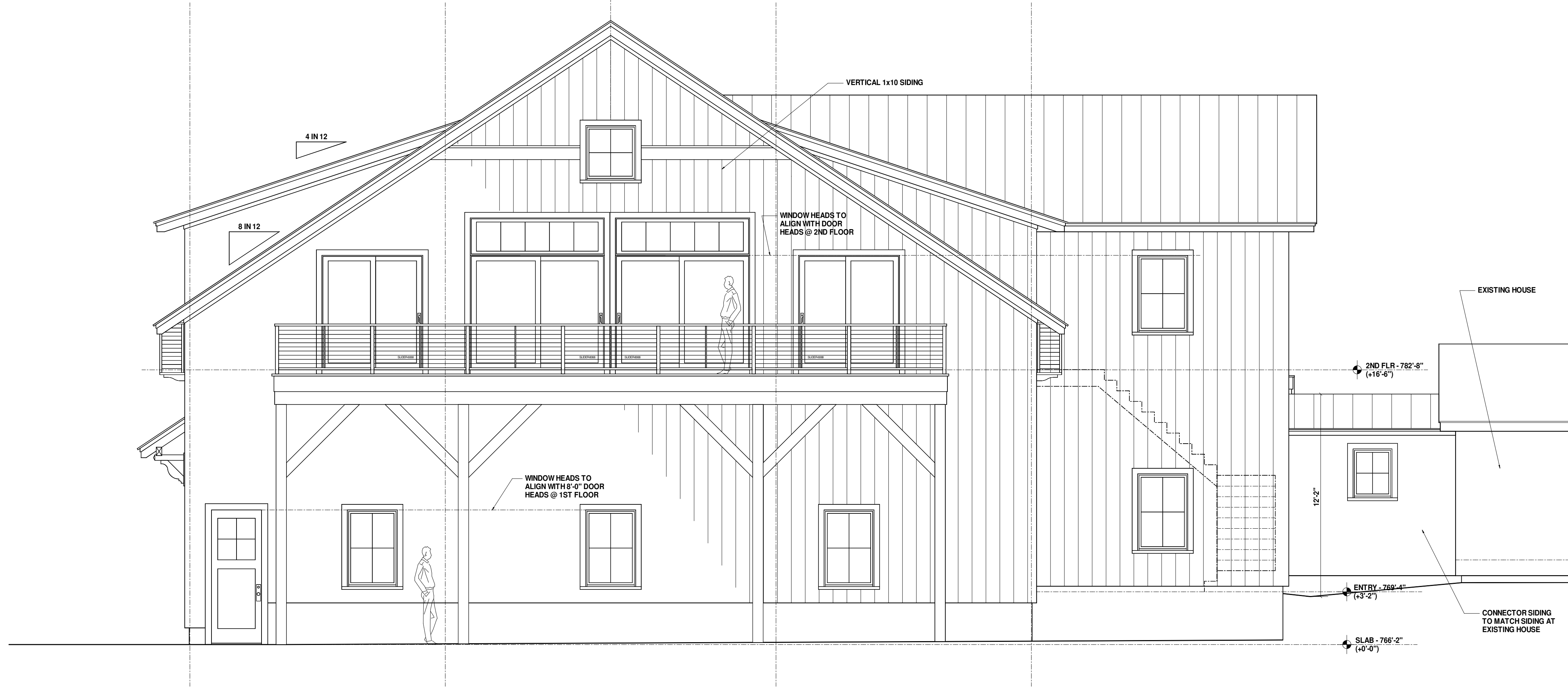
Sheet Title

2ND FLOOR PLAN

Date	02-11-26	Sheet No.
Scale	1/4" = 1'-0"	A-2
Project No.	KE24	



1 ROOF PLAN
1/16" = 1'-0"



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



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

Revisions		
No.	Date	Description

PROPOSED DESIGN FOR
THE KEENAN RESIDENCE ADDITION
BETWEEN THE LAKES ROAD, TACONIC, CT

Elizabeth Slotnick
Architect
16 PROSPECT STREET
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abethslotnick@gmail.com

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

DESIGN
DEVELOPMENT

NOT FOR
CONSTRUCTION

Sheet Title

ROOF PLAN,
SOUTH & WEST
ELEVATIONS

Date	02-11-26	Sheet No.
Scale	AS NOTED	A-3
Project No.	KE24	



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



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

Revisions		
No.	Date	Description

PROPOSED DESIGN FOR
THE KEENAN RESIDENCE ADDITION
BETWEEN THE LAKES ROAD, TACONIC, CT

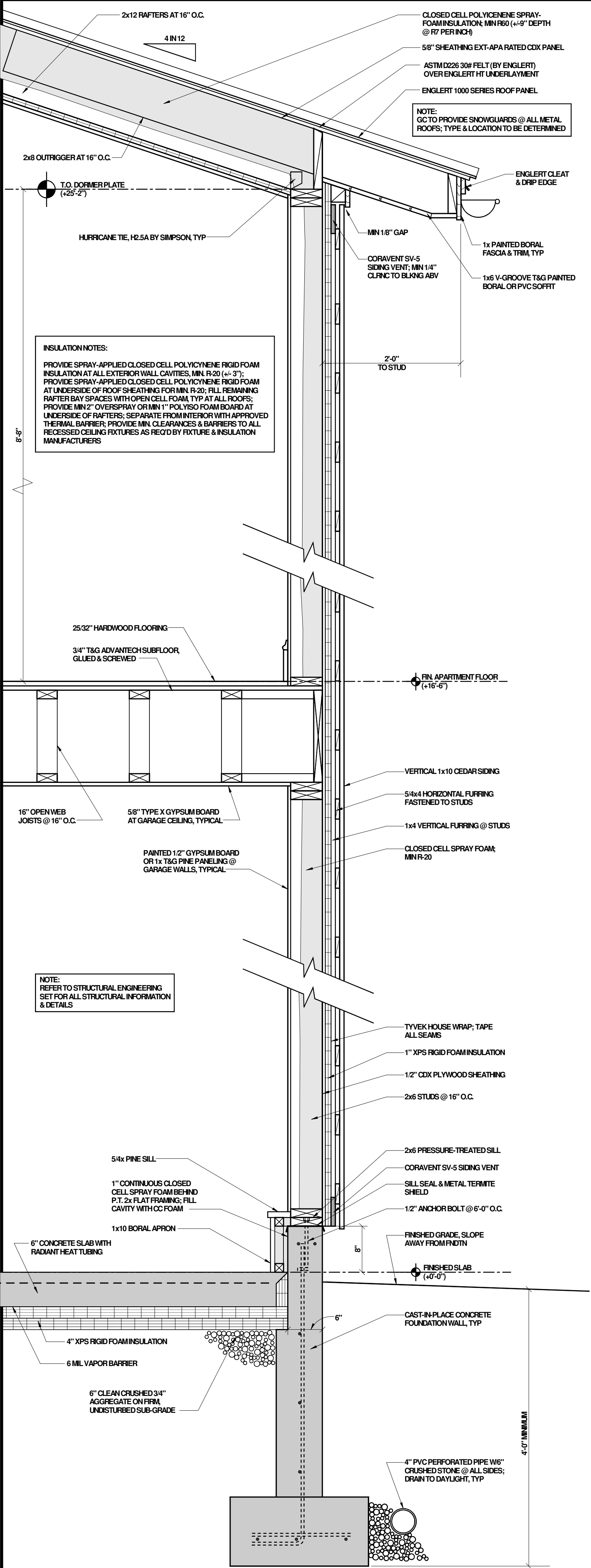
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abethslotnick@gmail.com

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

DESIGN
DEVELOPMENT
NOT FOR
CONSTRUCTION

Sheet Title
NORTH & EAST
ELEVATIONS

Date: 02-11-26
Scale: 1/4" = 1'-0"
Project No: KE24
Sheet No: A-4



1 PRELIMINARY TYPICAL WALL SECTION
1" = 1'-0" TO BE COORDINATED WITH
STRUCTURAL ENGINEERING

Revisions		
No.	Date	Description

PROPOSED DESIGN FOR
THE KEENAN RESIDENCE ADDITION
BETWEEN THE LAKES ROAD, TACONIC, CT

Elizabeth Slotnick
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abethslotnick@gmail.com

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

DESIGN
DEVELOPMENT
NOT FOR
CONSTRUCTION

Sheet Title
WALL SECTION

Date: 02-11-26
Scale: 1" = 1'-0"
Project No: KE24
Sheet No: A-6