

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

SP 22-001: Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy for the regular meeting of the Planning and Zoning Commission.

A copy of this application will be available for review on the Town of Brooklyn website and at the Land Use office.

All interested parties may attend the meeting, be heard and written correspondence received.

Dated this 15th day of February 2022.

Please publish 3/2 and 3/9

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application #SP 22-001
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant JP Rimolczyk Phone 401-447-3734
Mailing Address 188 GANNETT RD, BROOKLYN Phone _____

Name of Engineer/Surveyor ARCHER SURVEYING LLC
Address 18 PROVIDENCE RD, BROOKLYN CT
Contact Person PAUL ARCHER Phone 954-2240 Fax _____

Name of Attorney N/A
Address _____
Phone _____ Fax _____

Property location/address 190 WOLF DEN RD
Map# 17 Lot# 29-1 Zone RA Total Acres 2.53
Sewage Disposal: Private Public _____ Existing _____ Proposed
Water: Private Public _____ Existing _____ Proposed

Proposed Activity PROPOSED IN LAW APARTMENT ABOVE 2 CAR GARAGE ASSOCIATED WITH A PROPOSED 3 BDRM HOUSE

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town? NO

The following shall accompany the application when required:

- Fee \$ _____ State Fee (\$60.00) _____ 3 copies of plans _____ Sanitary Report _____
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Stephane Rimolczyk Date 1/20/2022
Owner: Stephane Rimolczyk Date 1/20/2022

*Note: All consulting fees shall be paid by the applicant



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #: _____
Check# 2566

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant JP Rimoczky Phone 401 447-3734
Mailing Address 188 HOLMAY RD, BROOKLYN CT Phone _____

Name of Owner SAME Phone _____
Mailing Address _____ Phone _____

Name of Engineer/Surveyor ARCTER SURVEYING LLC
Address 18 PROVIDENCE RD, BROOKLYN CT
Contact Person PAUL ARCTER Phone 791-2240 Fax _____

Property location/address 190 WOLF DEN RD
Map # 12 Lot # 29-1 Zone RA Total Acres 2.5

Proposed Activity In Law Apartment, Addie 2 Car Garage, Proposed 3 Bedm House, Drive, Septic & Well

Change of Use: Yes _____ No If Yes, Previous Use _____
Area of Proposed Structure(s) or Expansion _____

Utilities - Septic: On Site Municipal _____ Existing _____ Proposed
Water: Private Public _____ Existing _____ Proposed

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

- Fee\$ _____ State Fee (\$60.00) _____ 3 copies of plans _____ Sanitary Report _____
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans
- See also Site Plan Review Worksheet

Variances obtained n/a Date _____

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Stephanie Rimoczky Date 1/20/2022

Owner: Stephanie Rimoczky Date 1/20/2022

* Note: Any consulting fees will be paid by the applicant



18 Providence Road, Brooklyn CT 06234
Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240

JP & Stephanie Rimoczy
190 Wolf Den Road
Brooklyn, Connecticut

January 20, 2022

Re: Proposed In-law Apartment

Statement of Use:

The Proposed in-law apartment will be constructed in a space above the proposed 2 Car Garage that is shown on the Site Plan. We have also enclosed the floor plan layout for the apartment.

Sanitary Report:

Soils on the subject property are suitable for the installation of the onsite septic system. Test holes were done by the Northeast District Department of Health an indicated restrictive Soils at 22" to 34" with a percolation rate less than 5 minutes per inch. With these conditions combined with the existing terrain allows for the design of a minimally sized system for the proposed 3-bedroom house along with the in-law apartment all designed in accordance with the state health code. The septic system design as shown on the Site Plan has been approved by the Northeast District Department of Health. We have enclosed the approval letter from the Health Department.

Water Supple:

The Proposed House and in-law apartment will be served by a drilled well, location is depicted on the Site Plan. The location of the proposed well and capacity will all be done in accordance to the state health code.

Impact Statement:

We feel the proposed use will not have any impact to the surrounding properties. The Proposed Garage with the in-law apartment is located approximately 240 feet off the northerly road line of Wolf Den Road and will be located approximately 30 feet above the road.

Abutters List (Necogg)
January 20, 2022

Map 17

Lot 29: Erik Larkin, 85 Costello Road, Brooklyn

Lot 30: Windham County Soil Conservation, Wolf Den Road, Brookly

Brooklyn Inland Wetlands
Commission

P.O. Box 356

Brooklyn, Connecticut 06234

9489 0090 0027 6166 5939 01

CERTIFIED#

January 23, 2020

John P. and Stephanie Rimoczy
188 Gorman Road
Brooklyn, CT 06234

RE: Notice of Decision – 011420A (Duly Authorized) John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway.

Dear Mr. and Mrs. Rimoczy:

At the January 14, 2020 Inland Wetlands and Watercourses Commission meeting application 011420A John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway was approved by the wetlands vice chairman and wetlands agent as “duly authorized” approval.

All work shall be completed in accordance with all materials submitted with the application.

You are required to publish at your expense the notice of approval in the newspaper having a general circulation in the Town of Brooklyn and to provide proof of publication to the duly authorized agent. Please see the enclosed legal notice.

If you have any questions, please contact Margaret Washburn, Wetlands Agent at 860-779-3411 Extension 31.

Signed,

Margaret Washburn

Margaret Washburn
Wetlands Enforcement Officer

MW/acl
CC: File, KWP Associates

**PUBLIC NOTICE
TOWN OF BROOKLYN**

On January 14, 2020, the duly authorized agent of the Brooklyn Inland Wetlands and Watercourses Commission approved 011420A John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway within the upland review area.

Villager Newspaper Information for Publication, this paper only prints on Friday. Please submit on the Monday before the Friday publication printing of newspaper.

legals@stonebridgepress.news is the e – mail address for submission.

Please provide a proof of publication to the Wetlands Agent, Margaret Washburn.



ZONING PERMIT

Fee Paid: \$ 200.00
Received By:
Date Granted: 05/06/2021
Numerical Code:
Permit Number: 21-30ZP

Shane Pollock _____:

The Town of Brooklyn, CT _____ has approved the zoning permit application you submitted, with final revisions as applicable.

This permit authorizes the following activity(ies) for the purpose(s) stated within your application:

New Single Family Dwelling

Located at WOLF DEN RD _____ Plat/Map 17 _____ Lot/Block 0 29-1 _____ Parcel 17 0 29-1 _____

This is to certify that the building, structure, or use identified in your application referenced above is in compliance with the Local Zoning Regulations. Any other necessary approvals must be obtained.

No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7.

(Connecticut General Statutes)

M Washburn

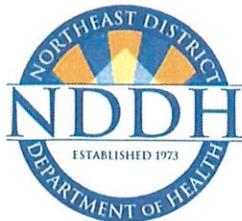
Margaret Washburn, Zoning Enforcement Officer

CONDITIONS/STIPULATIONS

Please see attached. This is a two-page Zoning Permit.

**CONDITIONS FOR ZONING PERMIT FOR 190 Wolf Den Road
ISSUED 5/6/2021**

1. Erosion control measures and anti-tracking pad shall be maintained until ZEO authorizes their removal when lot is fully stabilized.
2. Prior to Certificate of Zoning Compliance and Occupancy:
 - a) Submit an as-built survey at A2 level showing all structures, footing drain outlet(s), and front, rear and side yard setbacks. The as-built survey must clearly indicate the distances from all structures and the footing drain outlet to property lines.
 - b) Finish grade, seed and mulch all disturbed areas.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

December 06, 2021

John Paul & Stephanie Rimoczy
188 Gorman Road
Brooklyn, CT 06234

SUBJECT: FILE #20000160 -- WOLF DEN ROAD #190, MAP #17, LOT #29-1, BROOKLYN, CT

Dear John Paul & Stephanie Rimoczy:

The subject plan (KWP ASSOCIATES, RIMOCZY, PROJ#04092, DRAWN 12/22/2019, LAST REVISED 12/01/2021) submitted on 12/03/2021 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 3-bedroom house with 1-bedroom detached In Law Apartment based on the following:

1. CT licensed surveyor must stake house, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil has been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. Select fill is to be perced once in place.
6. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
7. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As Built will be required.
8. Notice of Exception granted by State of Connecticut Dept of Public Health for a Central System.
9. Sewer line from garage shall be sleeved and have 12" of cover.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official; KWP Assoc., Square 1 Building Assoc., John Albrecht

APPROVAL TO CONSTRUCT OR REPAIR SEWAGE DISPOSAL SYSTEM

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET UNIT 4
BROOKLYN, CT
860-774-7350

Approval is hereby granted for the construction/repair of a sewage disposal system at the property described below:
FILE #210000160 MAP #17 LOT#29-1 DL #29B

TOWN: BROOKLYN

INSTALLER: JOHN ALBRECHT (SIG ON FILE)

STREET: 190 WOLF DEN ROAD

CT LIC #3609 EXPIRES: 02/28/2022

PROPERTY OWNER: JOHN PAUL & STEPHANIE RIMOCZY

Residential: No. of Bedrooms: 3 w/1 Bedroom detached In Law Apt

Non-Residential: Design Flow: 0 Gallons Per Day (GPD)

INSTRUCTIONS FOR INSTALLER

1. Construction plot plan submitted and approved by this office must be adhered to.
2. This office must be contacted for approval if any change is going to be made in the system location, size or design, or any changes in house, well or property line locations.
3. Any *NEW* sewage disposal system must conform to *ALL* requirements of Section 19-13-BI03 of the CT Public Health Code.
4. *ALL* new construction to be under *DIRECT* supervision of a CT licensed installer under Section 20-341 of the CT General Statutes.
5. The installer is *RESPONSIBLE* for *VERIFYING LOCATIONS* of *PROPERTY LINES, WELLS,* and *BURIED UTILITY LINES* prior to construction.
6. Installer to notify N.D.D.H. 24 hours, in advance, prior to the start of construction.
7. Installer to have septic tank covers removed at the time of inspection.

SPECIFIC INSTRUCTIONS:

- Install per plot plan (KWP Associates, Project #04092, Drawn: 12/22/2019, Revised: 12/01/2021).
- CT Licensed Surveyor must stake house, benchmark and septic system, offset stakes to include flow line or bottom of trench elevations. Benchmark is to be located within 10-15 feet of proposed system.
- Install a 1,500-gallon two compartment septic tank with outlet baffle filter.
- Sewer line from 1 bedroom apartment garage shall be sleeved with 12" of cover.
- Install 588 square feet of effective leaching area consisting of 4 49' long stone and pipe trenches (12"x48")
- Maximum depth into existing grade not to exceed 0 inches. Bottom of system shall be 2" above existing grade as shown on plan.
- Topsoil is to be removed and replaced with select septic fill/C33 sand. Current sieve analysis (within 30 days), for select fill/C33 sand is required. Perc test is to be conducted in the select fill.
- Bottom of excavation inspection is required once topsoil has been removed.
- Installer to schedule and be present for final inspection with NDDH staff and have level set up so that elevations may be verified or an
- Engineer's as-built and installer's checklist to be submitted to NDDH as required.
- Notice of Exception granted by State of Connecticut Dept of Public Health for a Central System.

GRANTED BY:


Donovan Moe, EHS

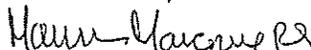
DATE ISSUED: 12/06/2021

EXPIRES: 12/06/2021

ONE

RENEWAL: / /

EXPIRES: / /


Maureen Marcoux, RS

THIS PERMIT IS VALID FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE. IN ACCORDANCE WITH THE CT PUBLIC HEALTH CODE SECTION 19-13-BI03e(F)(I). ONE RENEWAL IS POSSIBLE PROVIDED NDDH IS NOTIFIED PRIOR TO THE EXPIRATION DATE NOTED ABOVE. IF PERMIT EXPIRES, INSTALLERS ARE CHANGED, OR ANY OTHER DEVIATION FROM THE ORIGINAL PERMIT, A NEW APPLICATION MUST BE COMPLETED AND ALL APPLICABLE FEES MUST BE PAID.

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health Section

NOTICE OF EXCEPTION

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a CENTRAL SUBSURFACE SEWAGE DISPOSAL SYSTEM serving a SINGLE-FAMILY HOUSE and a DETACHED INLAW APARTMENT located at 190 WOLF DEN ROAD in the Town of BROOKLYN, CT. A central system has been found to be technically preferable for the following reasons:

1. The central system shall provide for an improved distribution and treatment of sewage effluent.
2. Wastewater that is not "sewage" as defined in Section 19-13-B103b (a) of the Connecticut Public Health Code shall not be discharged to the sewage disposal system.
3. The installation shall be inspected and approved by the local health department.

Recorded at the Department of Public Health, Hartford, Connecticut.

A handwritten signature in blue ink that reads "Sean Merrigan".

Sean Merrigan
Sanitary Engineer III
Environmental Engineering Program

DECEMBER 6, 2021

Date



Phone: (860) 509-7296 • Fax: (860) 509-7295
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer



Enter Map Title

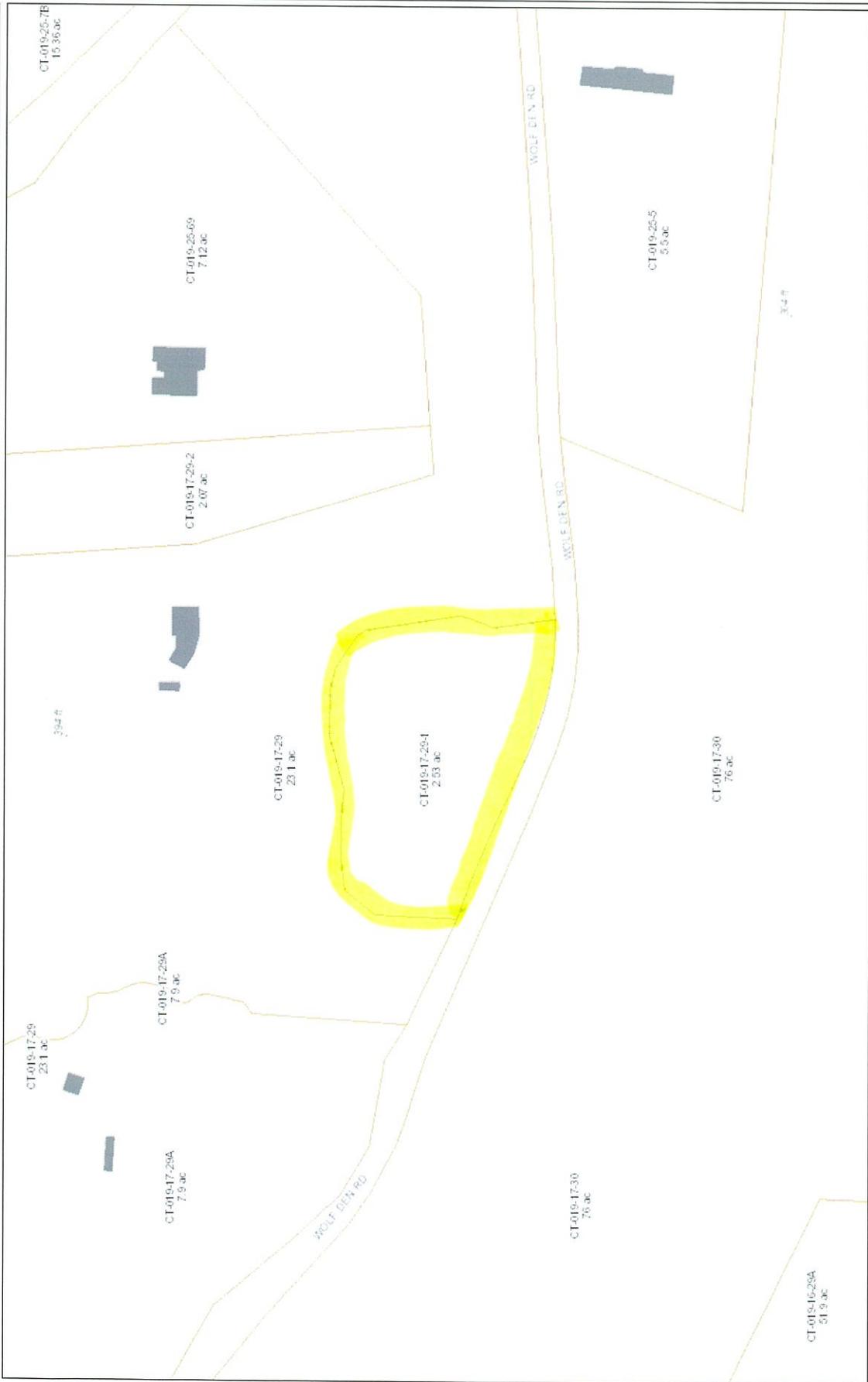


- Legend**
- Town
 - Buildings 2012
 - Parcels

1:2,257



Notes
Enter Map Description



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGCS, 1984, Web_Mercator, Auxiliary_Sphere
© Latitude Geographics Group Ltd.

Abutters List (Necogg)
January 20, 2022

Map 17

Lot 29: Erik Larkin, 85 Costello Road, Brooklyn

Lot 30: Windham County Soil Conservation, Wolf Den Road, Brookly

Parcel Information:

Report Generated: 1/20/2022 11:00:37 AM

GIS ID: CT-019-17-30

Assessment:

Owner Name: WINDHAM COUNTY SOIL CONSERVATION

Appraisal: \$197,700.00

Street Address: WOLF DEN RD
19

Mailing Address: DEPT. ENV. PROTECTION
BROOKLYN CT 06234-2517

Land: 76.00

Buildings:

Land Value:

Improvement Value:

Total Value:

Appraised

\$0.00

\$197,700.00

Assessed

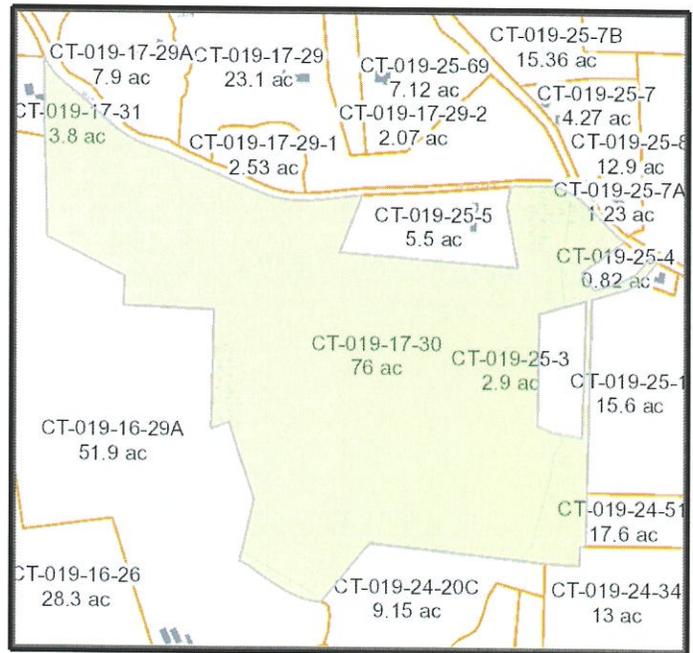
Sale Date:

Sale Price:

Year Built:

Primary Structure Area:

sq. ft.



Taxlot highlighted in blue



Parcel Information:

Report Generated: 1/20/2022 11:00:07 AM

GIS ID: CT-019-17-29

Assessment:

Owner Name: LARKIN ERIK M TRUSTEE OF

Appraisal: \$185,260.00

Street Address: 85 COSTELLO RD
19

Mailing Address: 85 COSTELLO RD
BROOKLYN CT 06234

Land: 23.10

Buildings:

Land Value:

Improvement Value:

Total Value:

Appraised

\$144,100.00

\$185,260.00

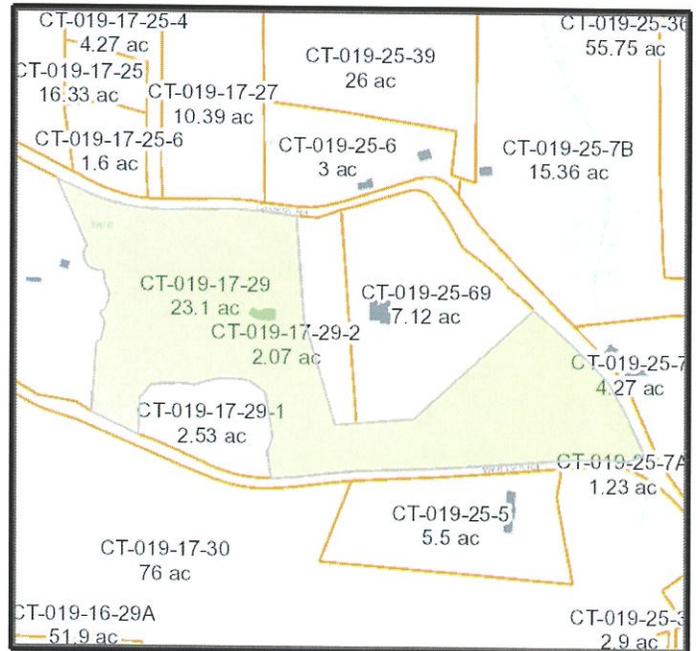
Assessed

Sale Date:

Sale Price:

Year Built:

Primary Structure Area: sq. ft.



Taxlot highlighted in blue

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
RIMOCZY JOHN PAUL & STEPHANIE								Code: 5-1, Appraised: 38,000, Assessed: 25,490	
188 GORMAN RD		SUPPLEMENTAL DATA							
BROOKLYN CT 06234		Alt Prcl ID: 17/029-01		490 PEN DEVRIGH SUBDIV, LARKIN SURVEY # 17/91 DEV LOT		Census # 9051		6019 BROOKLYN, CT	
		FIRE DIST SEWER						VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RIMOCZY JOHN PAUL & STEPHANIE S	0637	0280	01-29-2020	Q	V	42,500	00	Year	Code	Assessed V	Year	Code	Assessed
LARKIN CHARLES E & PAMALA J	0227	0030	06-20-2000			0	0	2020	5-1				
CUNNEEN JOY W	0082	0871	05-27-1986	U	V	0	29						880
CUNNEED EDWARD F & JOY W	0033	0027	04-05-1956	U	V	0	29						880
Total		0.00						Total		25,490		Total	

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					

OTHER ASSESSMENTS		Amount	Description	Number	Amount	Comm Int	
Total		0.00					

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name		
0001	B	Tracing	
BETWEEN 99-139 PAST COSTELLO			

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					

LAND LINE VALUATION SECTION		Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location	Adj	Unit P	Land Value			
B	Use Code																		
1	1300	VACANT	RA		2.000	36,000	0.56895	5	0.80	0050	1.100	STEEP		1.0000		36,100			
1	1300	VACANT	RA		0.530	3,600	1.00000	0	1.00		1.000			1.0000		1,900			
Total Card Land Units														2.530	AC	Parcel Total Land Area	2.5300	Total Land Value	38,000

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 38,000
 Special Land Value 0
 Total Appraised Parcel Value 38,000
 Valuation Method C

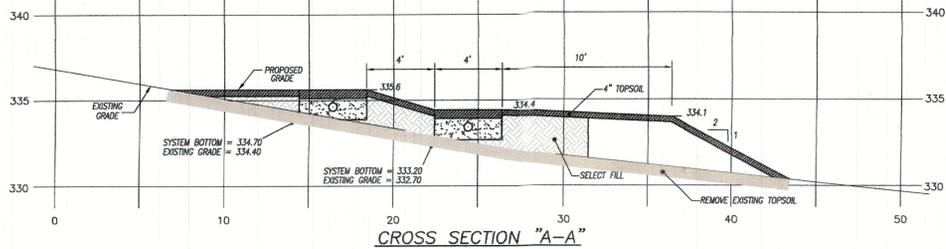
VISIT / CHANGE HISTORY
 Total Appraised Parcel Value 38,000

Date	Id	Type	Is	Cd	Purpos/Result
10-05-2020	KT			43	Change
07-22-2020	MM			13	Field Review
03-27-2020	MM			60	Sales Review
02-19-2020	MS			47	Change
11-19-2019	KN			61	Field Check
07-28-2014	KT			47	Change

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
99 00		Vacant Land Vacant	
CONDO DATA Parcel Id: C B S Owne S Factor% Adjust Type: Code Description Factor% Condo Fir: Condo Unit:			
COST / MARKET VALUATION Building Value New: 0 Year Built: 1 Effective Year Built: 0 Depreciation Code: Remodel Rating: Year Remodeled: Depreciation %: Functional Obsol: External Obsol: Trend Factor: Condition: Condition %: Percent Good: RCNLD: Dep % Ovr: Misc Imp Ovr: Dep Ovr Comment: Misc Imp Ovr Comment: Cost to Cure Ovr: Cost to Cure Ovr Comment:			

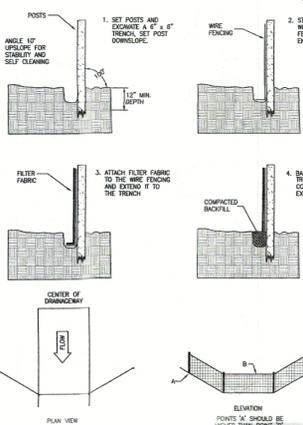
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	L/B Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION Living Area: Floor Area: Eff Area: Unit Cost: Undeprec Value: Ttl Gross Liv / Lease Area: 0 0 0 0 0									

No Sketch

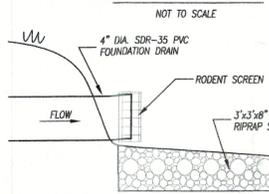


EROSION & SEDIMENTATION NOTES AND SEQUENCE OF OPERATIONS

- The proposed activity consists of the construction of a single family residence and appurtenant driveway, septic system and well within 100' of an inland wetland.
- Prior to any construction, excavation or filling, all improvements shall be accurately staked in the field by a land surveyor registered in the State of Connecticut.
- After field staking all erosion sedimentation control devices as shown on the plan and as detailed shall be installed. Properly installed haybales maybe used in lieu of silt fence.
- All trees and brush within the areas of disturbance shall be removed. All limbs and saplings less than 4" in caliper shall be chipped and stockpiled for later reuse as slope stabilization and mulch material. All trees in excess of 4" in caliper shall be removed from the site and disposed of in a manner consistent with State, Federal, and local regulations. Stumps shall be excavated from the area of disturbance and likewise disposed of in a manner consistent with all applicable laws.
- Final grades shall be achieved as quickly as possible, and immediately thereafter, sideslopes shall be stabilized with 4" of topsoil. The area shall be seeded and mulched with straw mulch in accordance with the specifications contained herein.
- All erosion and sedimentation control measures shall be constructed in accordance with standards and specifications of the "Erosion and Sedimentation Control Handbook", U.S. Dept. of Agriculture, Soil Conservation Service.
- All control measures shall be maintained in effective conditions throughout the construction period and shall be inspected periodically but not less than once per month, and after a total rainfall in one storm event of 1 inch in 24 hours. Sediment shall be promptly removed from control structures and disposed of on-site in upland areas outside the buffer zone of wetlands. Any silt fence or hay bales damaged as a result of a storm event or construction activities, shall be immediately repaired.
- The Town of Brooklyn shall be notified prior to commencement of construction and at key point during construction so that inspections of erosion and sedimentation control measures can be scheduled.
- The responsibility for implementation of this plan shall rest with JP Rimoczy & Stephanie Rimoczy, Telephone: (401) 263-1296.
- Seed Mixture:



SILT FENCE



FOUNDATION DRAIN OUTLET

UPON ACHIEVEMENT OF FINAL GRADES, 4" OF TOPSOIL SHALL BE SPREAD AND SEEDDED WITH FOLLOWING MIX:

SEED	LBS./1000 S.F.
CREeping RED FESCUE	0.45
REDTOP	0.05
PERENNIAL RYEGRASS	0.20
KENTUCKY BLUEGRASS	0.15
TOTAL:	0.85

AFTER SEEDING IS COMPLETE SPREAD MULCH AT THE RATE OF 1 HAYBALE/500 S.F.

11. Schedule of construction activities:

Lot Clearing:	March 1 - 15
Site Grading and Foundation Construction:	March 1 - 15
Driveway and Septic System Installation:	April 1 - 15
Home Construction:	April 1 - July 1
Loam and Seeding:	April 15 - 30

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - Boundary lines shown conform to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-3" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - See Subdivision for bearings.
- Owner: Charles E. & Pamela J. Larkin
85 Costello Road
Brooklyn, CT 06234
Applicant: JP Rimoczy & Stephanie Rimoczy
- Parcel is shown as Lot #29, on Assessors Tax Map #17.
- Northeast District Department of Health file number: 94000322.
- Elevations based on Approximate National Geodetic Vertical Datum of 1929. Contours taken from actual field survey. Contour interval = 2'.
- Wetlands shown were flagged in the field by William Green, Certified Soil Scientist.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.

- MAP REFERENCES:**
- "Subdivision of Land - Owned by - Joy W. Cunneen - Wolf Den And Costello Roads - Brooklyn, Connecticut - Scale: 1 inch = 50 Feet - Date: 14 January 1986 - Prepared By Albert L. Fitzback, L.L.S."
 - "Plan of Land - Surveyed for - Peter F. McFarlin & Robin W. McFarlin - Wolf Den Road & Costello Road - Brooklyn, Connecticut - Scale: 1" = 40' - Date: 7/24/1978 - Prepared By Kietlyka, Woods & Pike."

- SEPTIC SYSTEM CONSTRUCTION NOTES**
- The building and septic system shall be accurately staked in the field prior to construction by a licensed Land Surveyor in the State of Connecticut.
 - Topsoil and fill material shall be removed and the area of primary leaching field scarified prior to placement of fill. Fill shall meet the gradation requirements noted below. Fill material shall be approved by the engineer or the sanitarian prior to placement. It shall be compacted in six-inch lifts and shall extend a minimum of fifteen feet (15') beyond the last leaching trench before tapering off.

Septic System Fill Gradation Requirements

Coarse Fraction (less than 3" and greater than No. 4 sieve):	Percent Passing
Sieve No. 4	100
No. 10	70-100
No. 40	10-50*
No. 100	0-20
No. 200	0-5

*Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.
 - All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.

Solid distribution pipe shall be 4" diameter SDR-35 PVC MEETING ASTM D-3034 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.
 - Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-2729 or D-3350, 1500 lb. minimum crush.

Sewer pipe from the foundation wall to the septic tank shall be centrifugally cast iron meeting the requirements of ASTM A 74 or schedule 40 PVC meeting ASTM-1785.
 - Foundation drain outlet shall be 4" diameter SDR-35 PVC meeting the requirements of ASTM D-3034 with rubber compression gasket joints and backfilled with a non free-draining material.

TYPICAL LEACHING TRENCH SECTION

NOT TO SCALE

DISTRIBUTION BOX DETAIL

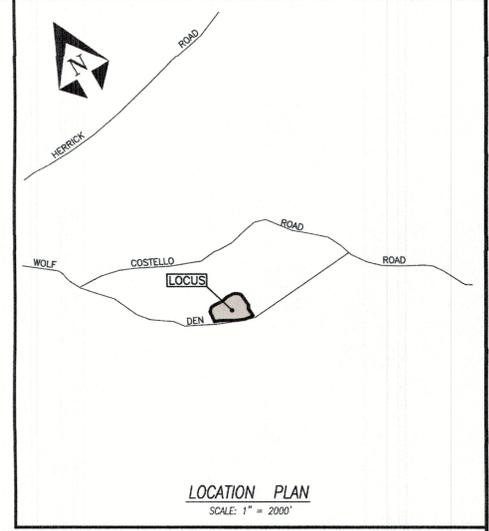
NOT TO SCALE

OVERFLOW / DISTRIBUTION BOX DETAIL

NOT TO SCALE

1,500 GALLON TWO-COMPARTMENT SEPTIC TANK

NOT TO SCALE



DEEP TEST HOLE EVALUATION - March 29, 2005
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
103	0' - 7' 7' - 29' 29' - 30'	Topsoil Reddish Brown Very Fine Sandy Loam, Stones/Rocks Compact Very Fine Sandy Loam with Stones N/A Seeps @ 76" 29"
104	0' - 8' 8' - 22' 22' - 81'	Topsoil Reddish Brown Very Fine Sandy Loam with Pebbles Compact Fine Sandy Loam N/A Seeps @ 35" 22"

PERCOLATION TEST DATA - April 5, 1994
Soil Technologies

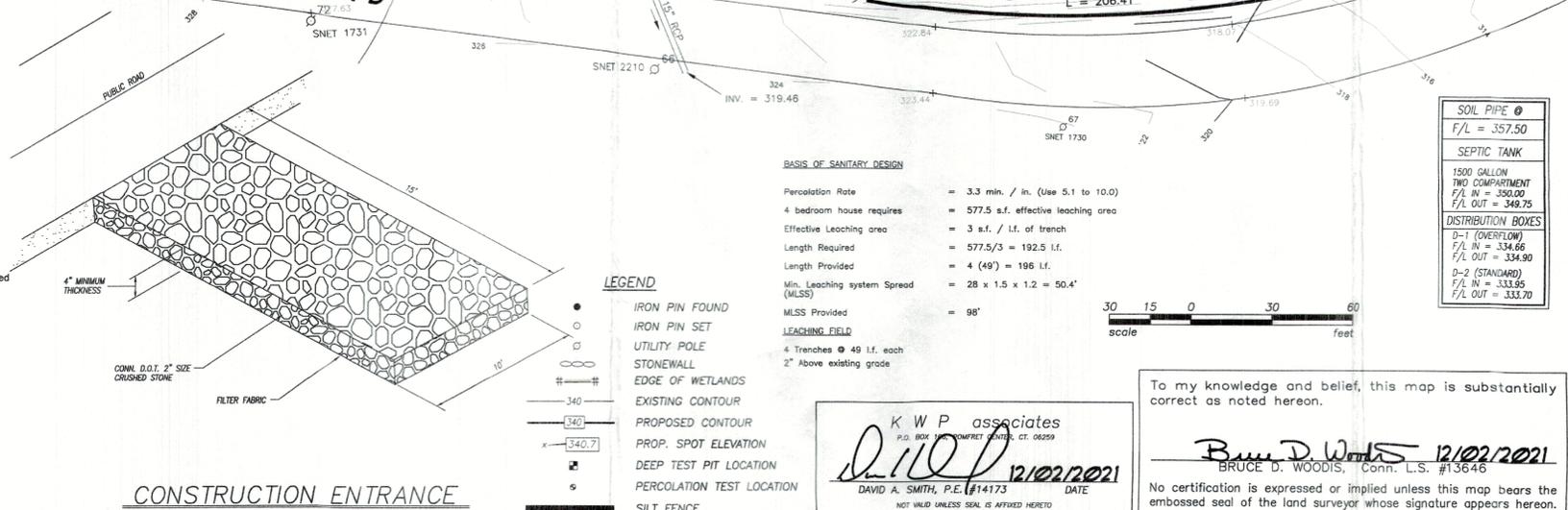
HOLE	TIME	READING
B	4:10	2"
	4:20	7 1/2"
	4:30	11 3/4"
	4:40	14"
	4:50	17"
	5:00	20"
	Depth	20"

Minimum Percolation Rate = 3.3 min/inch

DEEP TEST HOLE EVALUATION - November 18, 2021
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1	0' - 12" 12' - 34" 34' - 60"	Topsoil w/ many roots Sandy loam w/ some roots Moderately compact, decompressed rock with loamy medium sand Ledge Mottling 34"

WOLF DEN ROAD



CONSTRUCTION ENTRANCE

NOT TO SCALE

BASIS OF SANITARY DESIGN

Percolation Rate	= 3.3 min. / in. (Use 5.1 to 10.0)
4 bedroom house requires	= 577.5 s.f. effective leaching area
Effective Leaching area	= 3 s.f. / l.f. of trench
Length Required	= 577.5/3 = 192.5 l.f.
Length Provided	= 4 (40') = 196 l.f.
Min. Leaching system Spread (MLSS)	= 28 x 1.5 x 1.2 = 50.4'
MLSS Provided	= 98'
Leaching Field	= 4 Trenches @ 49 l.f. each
	= 2" Above existing grade

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- STONEWALL
- EDGE OF WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. SPOT ELEVATION
- DEEP TEST PIT LOCATION
- PERCOLATION TEST LOCATION
- SILT FENCE



To my knowledge and belief, this map is substantially correct as noted herein.

KWP associates
P.O. BOX 1100, BROOKLYN, CT 06259
DAVID A. SMITH, P.E. 12/02/2021
DAVID A. SMITH, P.E. #14173 DATE

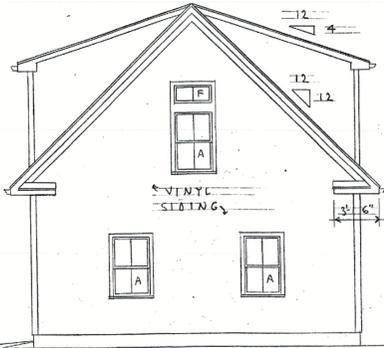
BRUCE D. WOODS 12/02/2021
BRUCE D. WOODS, Conn. L.S. #13646
No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears herein.

REVISIONS

DATE	DESCRIPTION	BY
12/1/2021	REVISIONS PER NDOH COMMENTS	PA
9/21/2021	REVISED SEPTIC TANK SIZE	PA
7/29/2021	REVISED GARAGE LOCATION	JES
4/23/2021	ADDED GARAGE WITH APARTMENT, REVISED HOUSE FOOTPRINT AND SEPTIC AREA	JES
1/7/2020	ADDED REGULATED AREA	JES

Site Development Plan
Prepared For
JP RIMOCZY
&
STEPHANIE RIMOCZY
#190 WOLF DEN ROAD
BROOKLYN, CONNECTICUT

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
250 Killingly Road
Pomfret Center, Ct. 06259-0106
SCALE: 1" = 30'
DATE: 12/22/2019
SHEET: 1 OF 1
PROJ # 04092 FB:
Dwn: JES Chk: .



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



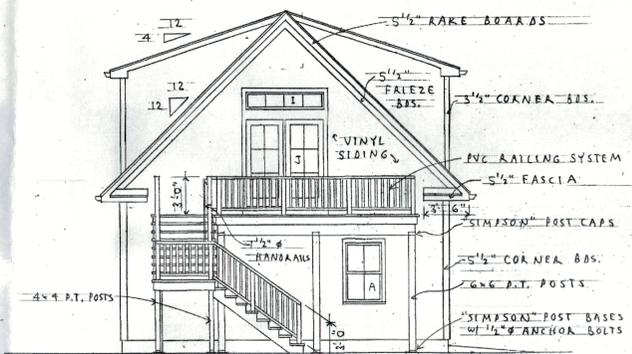
REAR ELEVATION SCALE: 1/4" = 1'-0"

CHRISTOPHER BLEYER ~ RESIDENTIAL DESIGNER GARAGE AND ACCESSORY APARTMENT FOR JOHN PAUL AND STEPHANIE RIMOCZY
 256 FAARUM PIKE, SMITHFIELD, R.I. 02917 ~ 401-232-9628 WOLF DEN ROAD, BROOKLYN, CONN. 06201

9-2-21
 SHEET
 9
 OF 4

DESIGNATION	TYPE / MANUF.	ROUGH OPENING	REMARKS
A	DOUBLE HUNG 2846	2'-10" x 4'-9 1/2"	
B	DOUBLE HUNG 2846-3	2'-2 1/4" x 4'-9 1/2"	
C	DOUBLE HUNG 2842	2'-10" x 4'-5 1/2"	
D	DOUBLE HUNG 28510	2'-10" x 4'-1 1/2"	UNIT @ BATH w/ TEMPERED GLASS
E	DOUBLE HUNG 28510-3	5'-6 1/4" x 4'-1 1/2"	
F	TRANSOM DTA 2816	2'-10" x 1'-6 1/2"	
G	TRANSOM DTA 2816-2	5'-6 1/4" x 1'-6 1/2"	
H	TRANSOM DTA 2816-3	8'-3 1/4" x 1'-6 1/2"	
I	TRANSOM	6'-0" x 1'-6 1/2"	
J	PATIO DOOR FLOOR GOES IN	6'-0" x 6'-11"	"AMBENSEN" UNIT

WINDOWS ARE "HARVEY" UNLESS OTHERWISE NOTED



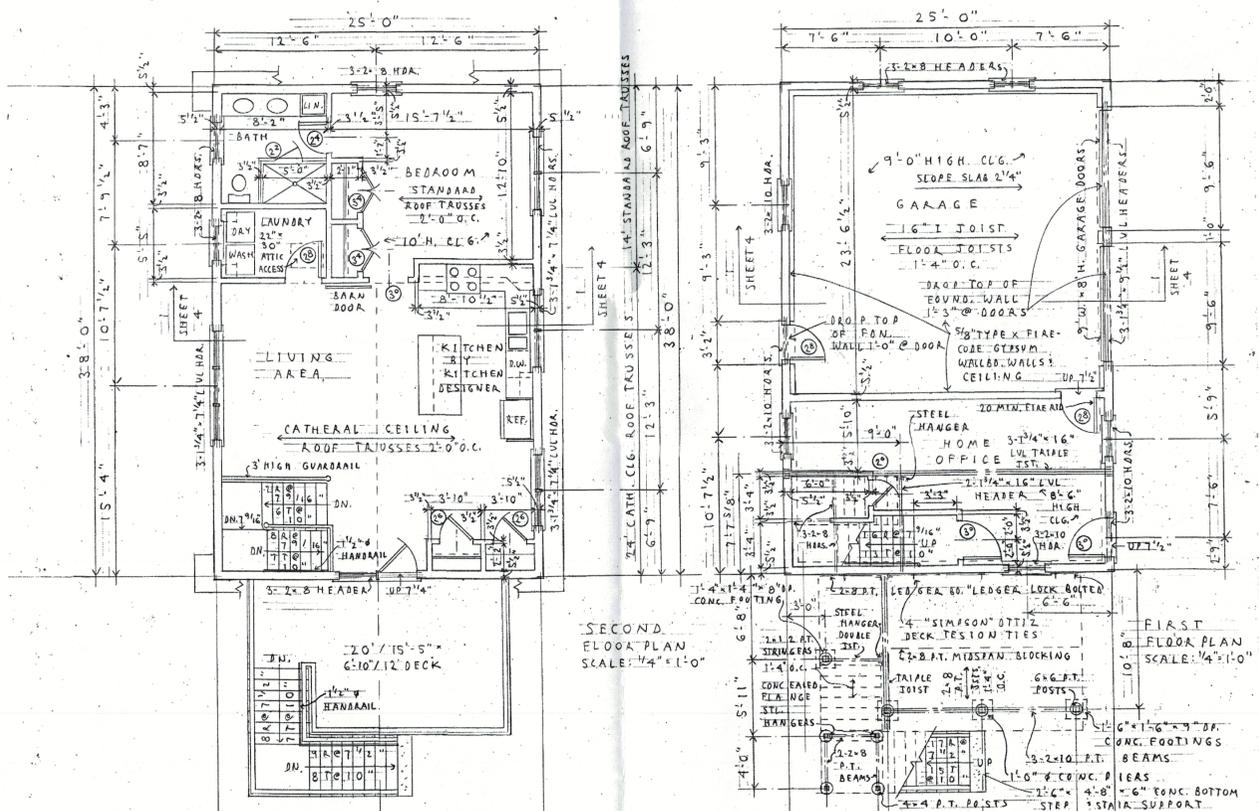
LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"



FRONT ELEVATION SCALE: 1/4" = 1'-0"

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9-2-21
 SHEET
 1
 OF 4



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

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9-2-21
 SHEET
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