

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: 127 WHR LLC

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

Property Location: Tax Map 58 Lot 17 Land Records: Vol. 258 Page 543

Acreage: 2.82 Zone: RR1

Site Plan Requirements: See plan set

Soil Erosion and Sediment Control Measures: See Site Plan and Erosion Control Plan

Conservation Commission Approval, if applicable: Not required, all work outside of regulated areas


Historic District Commission Approval, if applicable: Not applicable

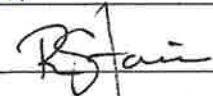
Approval From TAHD: WPCA: BHC:

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

Additional Remarks: Proposal is for an addition to an existing house and to rebuild septic system outside of the LPOD

See attached description for more information

Owner's Signature:  Date: 1/22/25

Applicant's Signature and Title: 

Applicant's address and phone number: 23721 NE 48th Ave #H7, Okeechobee, FL 34272
404.695.6777

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.

Introduction and Existing Conditions

This project is located at 127 Washinee Heights Road, which lies on the western side of the road. The property consists of 2.819 acres in the RR-1 Zone. The property has approximately 400 feet of frontage along Lake Washinee. A significant portion of the property lies within the Town of Salisbury Lake Protective Overlay District (LPOD). The grades range from mild (8%) to moderate (25%), but most of the activity occurs in areas of 8% to 10%. The property has an existing house, garage, barn, driveway, well, septic system, and other features typical of a single-family development. A portion of the property is encumbered by a conservation easement.

Proposal

The applicant intends to construct an addition to the house, abandon the existing septic system, and construct a new septic system. All of the activity will take place outside of the wetlands, outside of the conservation easement area, and above the Ordinary High Water associated with Lake Washinee. The house addition will be within the LPOD. The new septic system leaching field will be moved completely outside of the LPOD.

Impacts to Wetlands and Upland Review Area

The activity has no direct wetland impact and no impact within the 75-foot Upland Review Area.

Impact within the Lake Protective Overlay District

The house and associated grading are within the LPOD. The addition is 110.3 feet away from the lake at its closest point. The existing septic system will be abandoned and a new leaching field installed outside of the LPOD. The septic tank and pump chamber are within the LPOD but are 155 feet away from the lake. The area impacted within the LPOD is 0.39 acres.

Alternatives

The applicant considered various alternatives to the configuration of the addition, but they do not impact the extent of activity within the LPOD.

Erosion Control

The plan includes a detailed erosion control plan and narrative. Total disturbance is approximately 0.6 acres.

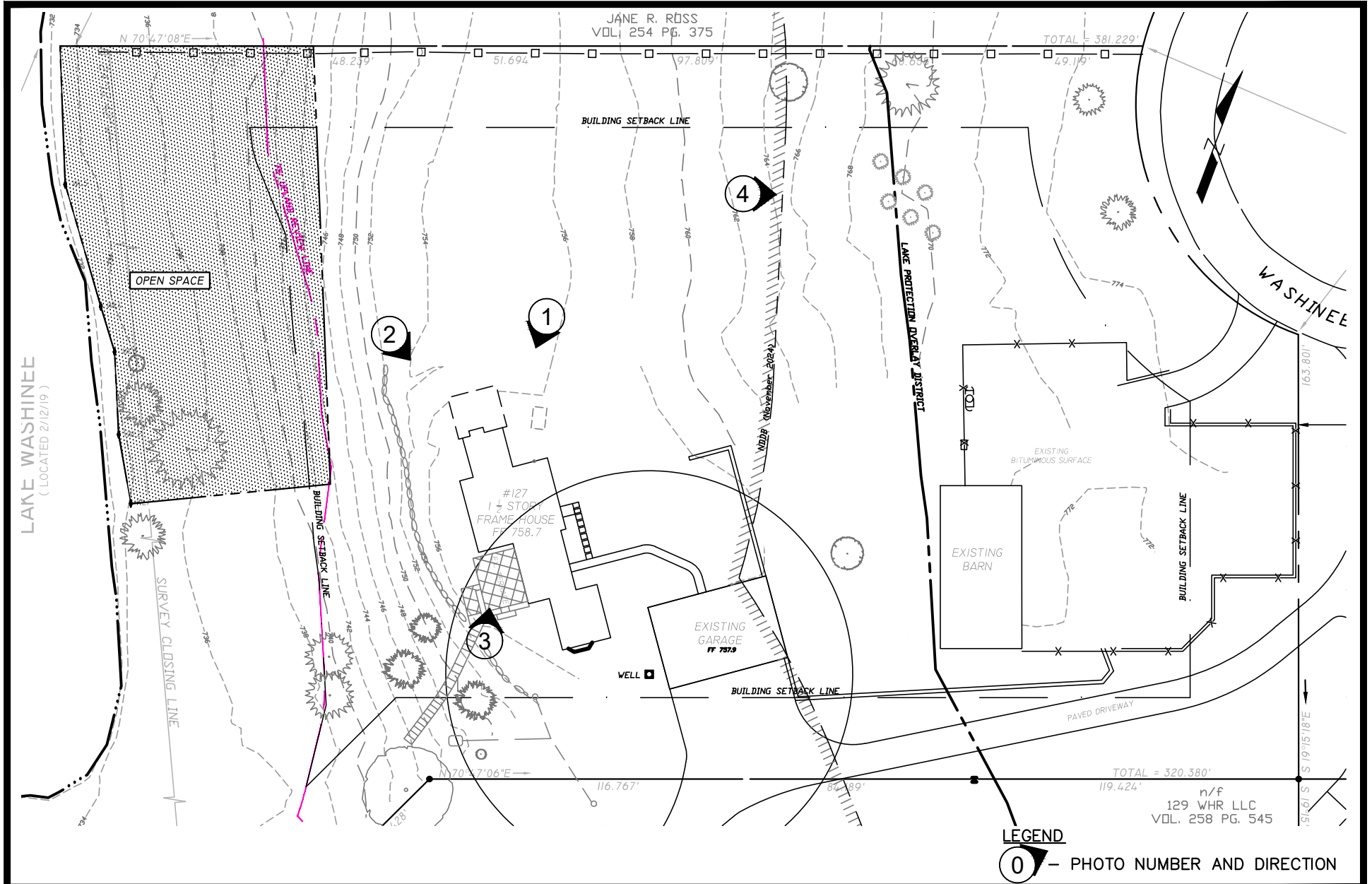
Stormwater Management

The work includes a rain garden to capture and treat runoff from the new addition before it reaches the wetlands to the west of the activity. The rain garden is designed to hold the Water Quality Volume. Rain garden sizing calculations are attached.

Application of Great Falls Construction
Proposed Addition at 127 Washinee Heights Road

Photos

FILE LOCATION: P:\CT4010128 - GREAT_FALLS_CONSTRUCTION\23135-HOUSE ADDITION 127 WASHINEE HEIGHTS-PA02-CAD_FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025 01 22, 9:23 AM



LEGEND
 0 - PHOTO NUMBER AND DIRECTION



PROJECT	127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT
TITLE	PHOTO LOG

DATE	Jan. 20, 2025
SCALE	-
DRAWN BY	JS

PROJECT No.	4010128.23135
DRAWING No.	1

Application of Great Falls Construction
Proposed Addition at 127 Washinee Heights Road



Photo 1: Area of proposed addition



Photo 2: Area of proposed addition

Application of Great Falls Construction
Proposed Addition at 127 Washinee Heights Road



Photo 3: Area of proposed addition

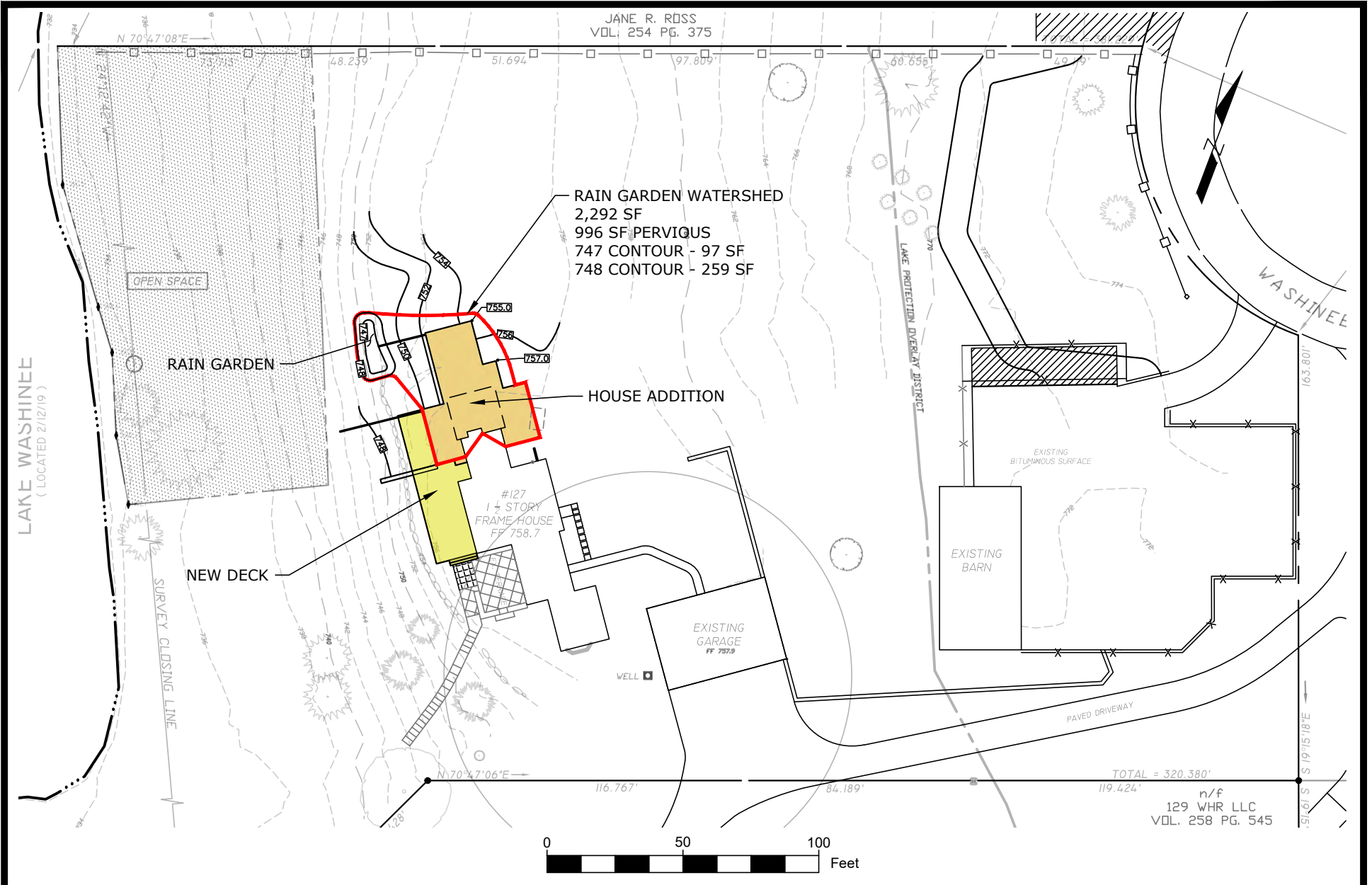


Photo 4: Area of new septic system

Application of Great Falls Construction
Proposed Addition at 127 Washinee Heights Road

Drainage Calculations

FILE LOCATION: P:\CT4010128 - GREAT_FALLS_CONSTRUCTION\23135-HOUSE ADDITION 127 WASHINEE HEIGHTS-PA02-CAD_FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025 01 22, 9:38 AM



PROJECT	127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT
TITLE	RAIN GARDEN WATERSHED

DATE	Jan. 20, 2025
SCALE	1" = 50'
DRAWN BY	JS

PROJECT No.	4010128.23135
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HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

PROJECT: 127 Washinee Heights Road

SUBJECT: Water Quality Volume Calculations

COMP. BY: TAP

CHK. BY:

DATE: 01/21/25

I. Determine Volume of Water Quality Basin

$$WQV = (1.3)(R)(A)/12 \quad \text{Where:}$$

- WQV = Water Quality Volume (ac-ft)
- R = Volumetric Runoff Coefficient
- = 0.05+0.009(I)
- I = Percent Impervious Cover (whole number)
- A = Site Area (acres) = Watershed area excluding bottom of basin

Watershed	Area (acres)	Impervious	Coefficient	Volume (ac-ft)	Volume (CF)
					-
To Rain Garden	0.0526	57	0.56	0.0032	140
Total Required					140

$$GRV = ((D)(A)(I))/12 \quad \text{Where:}$$

- GRV = Groundwater Recharge Volume
- D = Depth of Runoff to be Recharged (Table 7.4 of Stormwater Quality Manual)
- A = Site Area (acres)
- I = Percent Impervious Cover (decimal)

Watershed Number	Watershed Area (acres)	Percent Impervious	Groundwater Recharge Depth (D)	Groundwater Recharge Volume (ac.ft)	Groundwater Recharge Volume (CF)
To Rain Garden	0.05	0.57	0.25	0.0006	27

Table 7.4

NRCS Hydrologic Soil Group	Average Annual Recharge	Groundwater Recharge Depth (D)
A	18 in/year	0.4 inch
B	12 in/year	0.25 inch
C	6 in/year	0.1 inch
D	3 in/year	0 inch

For Hydrologic Soil Group, see Web Soil Survey

The majority of development occurs over soil with hydrologic group B

For Design Use WQV since it is higher than GRV

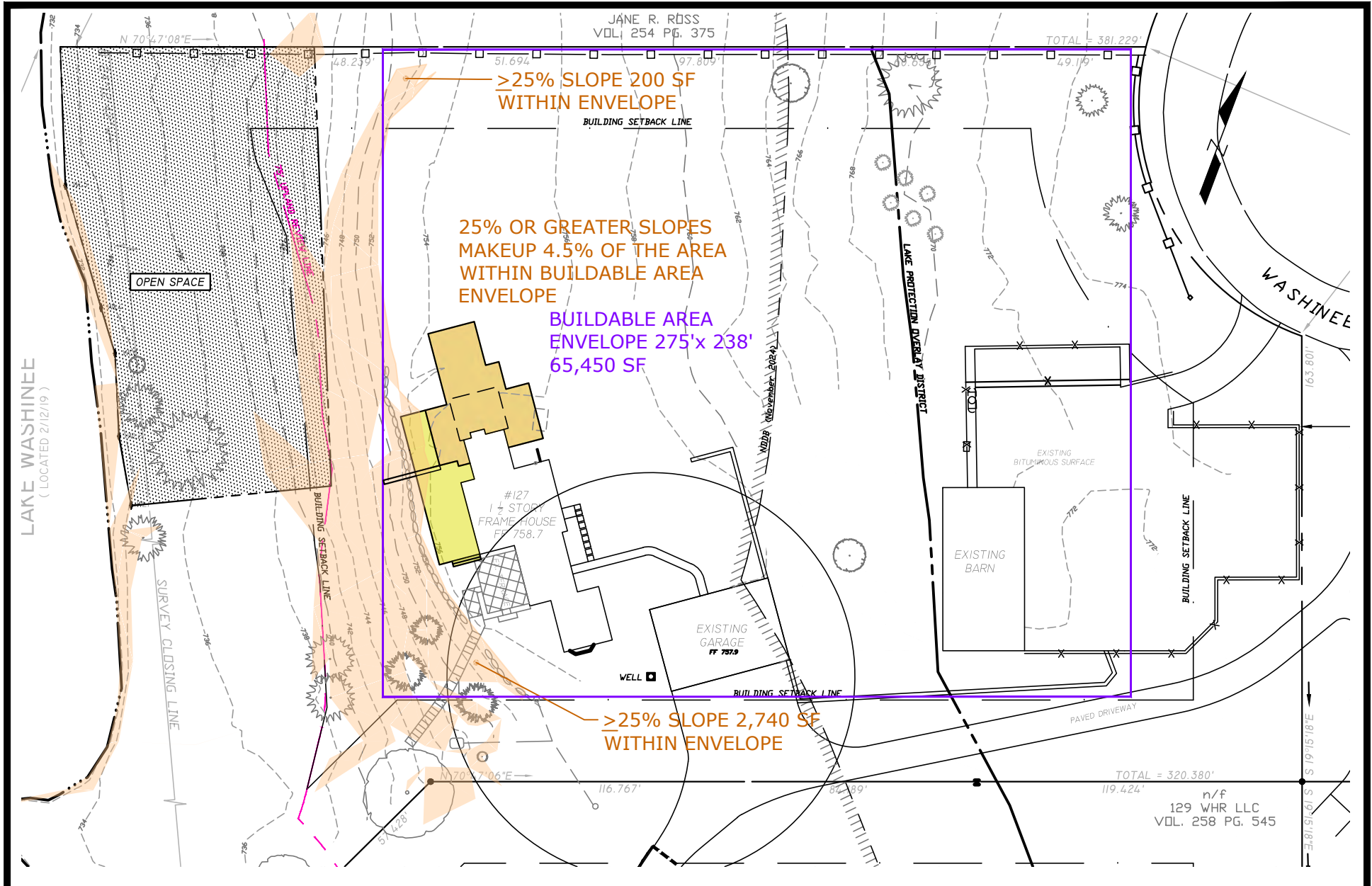
Volume of Proposed Rain Garden For New House

Contour Elevation	Elevation Difference (ft)	Area (sq. ft.)	Volume (CF)	Cumulative Volume (CF)
747.0	-	97		
748.0	1.0	259	178	
			-	178

greater than 141 CF, OKAY

Buildable Area Calculations

FILE LOCATION: P:\CT\4010128 - GREAT_FALLS_CONSTRUCTION\23135-HOUSE ADDITION 127 WASHINEE HEIGHTS-PA\02-CAD_FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025 01 22, 9:22 AM



PROJECT	127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT
TITLE	BUILDABLE AREA

DATE	Jan. 20, 2025
SCALE	1"=50'
DRAWN BY	JS

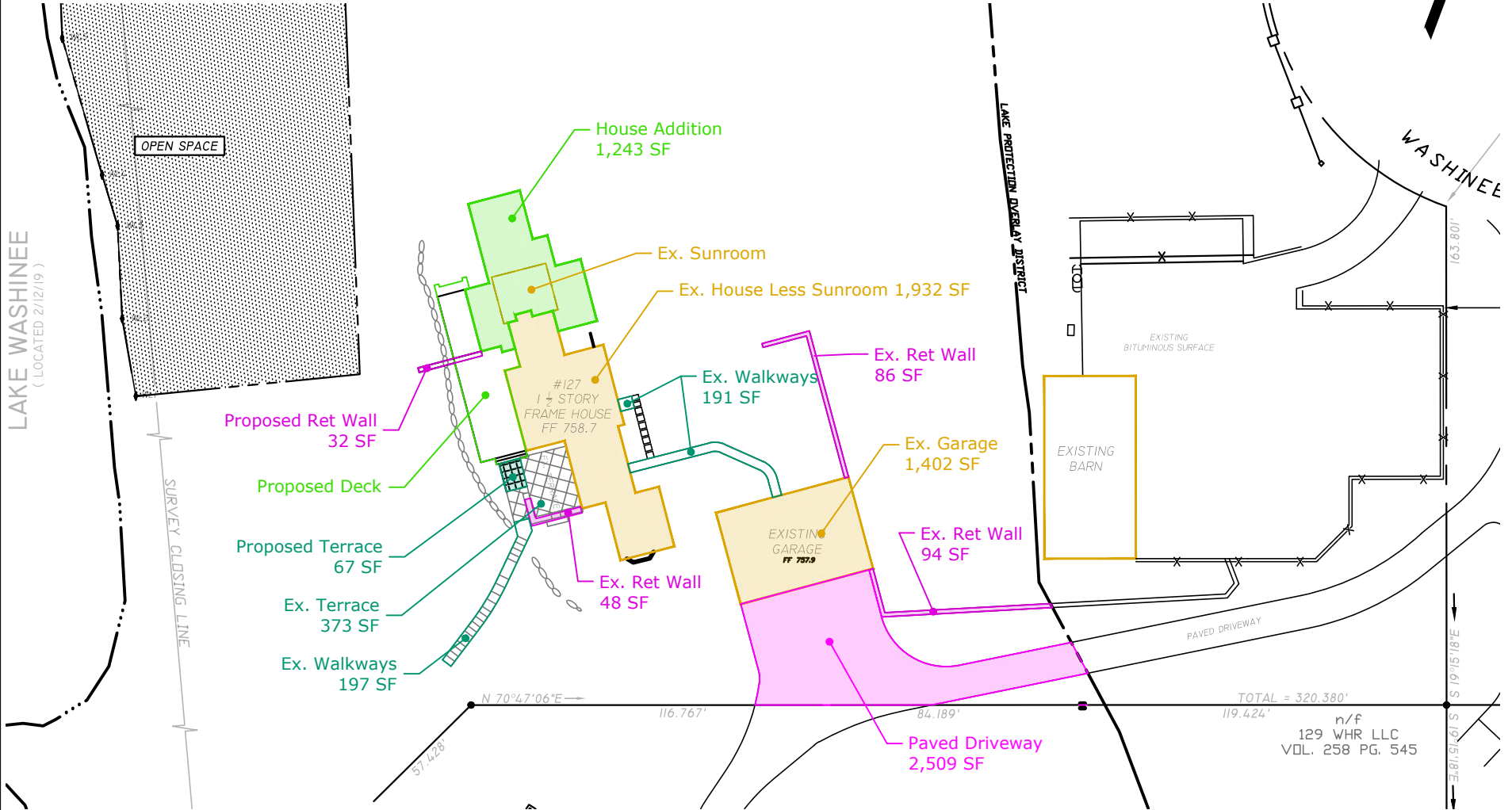
PROJECT No.	4010128.23135
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Application of Great Falls Construction
Proposed Addition at 127 Washinee Heights Road

Impervious Coverage Calculations

FILE LOCATION: P:\CT4010128 - GREAT_FALLS_CONSTRUCTION\23135-HOUSE ADDITION 127 WASHINEE HEIGHTS-TAPO2-CAD_FILES\CIVIL\LOT 127 PLANS DECEMBER 2023.DWG, 2025 01 22, 9:18 AM

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



PROJECT
127 WASHINEE HEIGHTS ROAD - SALISBURY, CONNECTICUT

TITLE
IMPERVIOUS SURFACES WITHIN LPOD

DATE
Jan. 20, 2025

SCALE
1"=50'

DRAWN BY
JS

PROJECT No.
4010128.23135

DRAWING No.
1

Application of Great Falls Construction
Proposed Addition at 127 Washinee Heights Road

Authorization from Neighbor for Temporary Access

February 4, 2025

Bob Stair
Great Falls Construction, LLC
Robert G. Stair, General Contractor
117 Dublin Road
Falls Village, CT 06031

Dear Bob,

As owners of the property on 125 Washinee Heights Road, Salisbury, CT, we consent to your request for access to a portion of our property during the construction of an addition to the existing home on 127 Washinee Heights Rd. Our consent is based on your commitment to take all reasonable precautions to protect the trees in the affected area and to restore the property to its prior condition when the construction is completed.

Yours truly,


Don Ronchi


Jane Ross

Application of Great Falls Construction
Proposed Addition at 127 Washinee Heights Road

TAHD Approval



TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967" Addition / Accessory Structure Application

This is not a building permit.

You must obtain a permit from the Building Inspector prior to any construction.

127 W H R, Llc	127	Washinee Heights Rd		Salisbury
Owner	Street #	Street Name		Town
23721 N E 48th Ave., # H7	Okeechobee	FL	34272	404-695-6777
Mailing Address	Town	ST	Zip	Owner Telephone
bobstair@comcast.net (Contractor)		860-989-9024 contractor		2.85 AC
Email Address		Cell Phone		Lot Size
overall 47'-11" x 39'-3.5"		Haley Ward		
Dimensions of Addition		Information Supplied By		Septic System Designed By

Description of Addition

remove existing sunroom and add a single story addition with one new bedroom for a total of five bedrooms in the house. Abandon existing septic system and build new code compliant septic system

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:

ACCESSORY STRUCTURE : \$35.00	HABITABLE STRUCTURE: \$55.00
WELL AND SANITARY SEWER: \$35.00	CODE COMPLIANCE STUDY (B100a): \$150.00
(Returned Check Fee on any item: \$25.00)	

Application must be accompanied by a SKETCH (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant: _____ Application Date: 1-28-2025

TAHD USE ONLY BELOW LINE

APPROVED

DENIED

conditions of approval

Existing Records? yes

Septic Permit Number:

B100a study required

field investigation

A B100a study confirms there is a code compliant repair area available
Code Compliant septic system is required to be installed prior to issuance of a certificate of occupancy
Application for design review is required prior to installation of the septic system

Sanitarian:

Decision Date: