

2024-0249

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: CAU ASSOCIATES LLC  
Address of owner: 200 Barr Harbor Dr. Suite 400, W Conshohocken, PA  
Property Location: Tax Map 67 Lot 19 Land Records: Vol. 217 Page 308 19428  
Acreage: 0.77 Zone: RRI  
Site Plan Requirements: 19 WEST STORE PLACE

Soil Erosion and Sediment Control Measures: Per plans  
Conservation Commission Approval, if applicable: N/A  
Historic District Commission Approval, if applicable: N/A  
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: Construct landscaping, per plans.

Owner's Signature: [Signature] Date: 5/7/24

Applicant's Signature and Title: [Signature] Project Manager

Applicant's address and phone number: 95 Main Street, Floor 2, Canaan, CT, 06018

Filed at Planning and Zoning Commission Office: 5/16/2024 2001  
Date of next regular Commission meeting: 5/20/2024  
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.

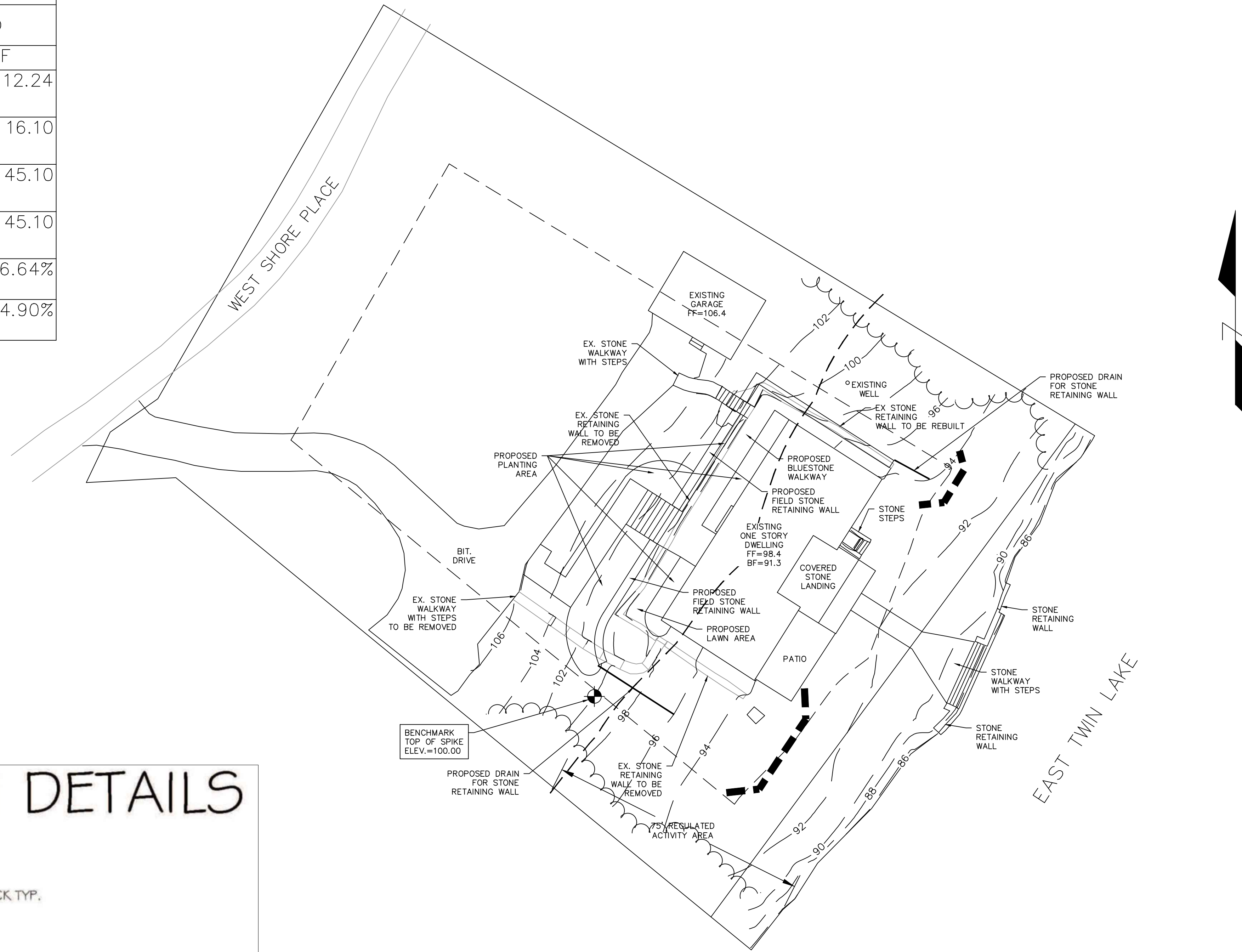
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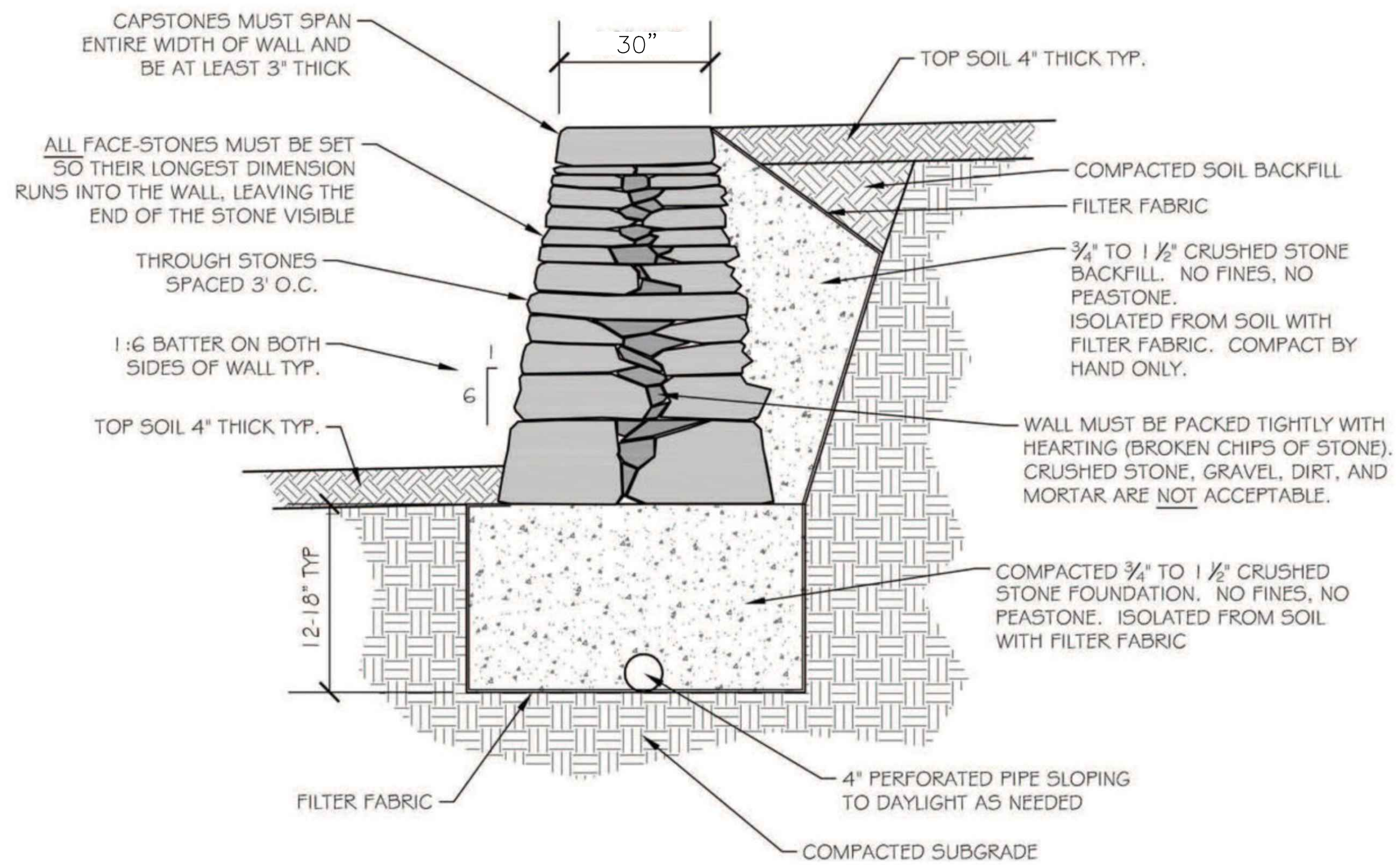


SITE STATISTICS (SINGLE FAMILY DWELLING)

ZONING DISTRICT RR1 & LPOD	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	80,000 SF	40,486.5 SF	40,486.5 SF
MIN BUILDING SETBACK (FRONT)	40	112.24	112.24
MINIMUM BUILDING SETBACK (SIDE)	30	16.10	16.10
MINIMUM BUILDING SETBACK (REAR)	30	45.10	45.10
SETBACK TO LAKE	75	45.10	45.10
MAX BUILDING COVERAGE	10	6.64%	6.64%
MAX IMPERVIOUS COVERAGE	10	25.26%	24.90%



STANDARD CONSTRUCTION DETAILS



DRY STONE RETAINING WALL WITH FLAT CAP

LEGEND

	PERC TEST
	DEEP TEST PIT
	STONE WALL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE
	WETLANDS LINE
	BENCHMARK

**BODWELL ENGINEERING AND SURVEYING LLC**  
 92 CREAM HILL RD. - WEST CORNWALL, CT 06796  
 860-318-5300 - BODWELLENGINEERING.COM

**SITE PLAN**  
 19 WEST SHORE PLACE - SALISBURY, CT  
 Map 67 Lot 19

PREPARED FOR:  
 CAU ASSOCIATES LLC  
 14 PENN PLAZA, SUITE 1305  
 NEW YORK, NY 10122

APPROVED:

SCALE: 1"=20'  
 DATE: MARCH 2024  
 REV: 4-30-2024

PROJECT#: 2023-39  
 SHEET#: 1 OF 1