

**SITE INFORMATION**

**TAX MAP DESIGNATION:** TOWN OF SALISBURY MAP 65, BLOCK 6 VOL. 261 PG. 1127  
**PROPERTY OWNER:** TARA MANDY & TEDDY FRISCHLING 170 EAST 83RD STREET 6TH FLOOR NEW YORK, NEW YORK 10028  
**APPLICANT:** ALLED ENGINEERING ASSOC. INC. 95 MAIN STREET, 3RD FLOOR NORTH CANAAN, CONNECTICUT 06018 Ph: (860) 824-1400  
**STREET ADDRESS:** 42 SLATER ROAD SALISBURY, CONNECTICUT  
**USE:** RESIDENTIAL  
**EXISTING:** RESIDENTIAL  
**PROPOSED:** RESIDENTIAL  
**ZONED:** RRI-1 RURAL RESIDENCE 1 ZONE, LP-LAKE PROTECTION OVERLAY ZONE

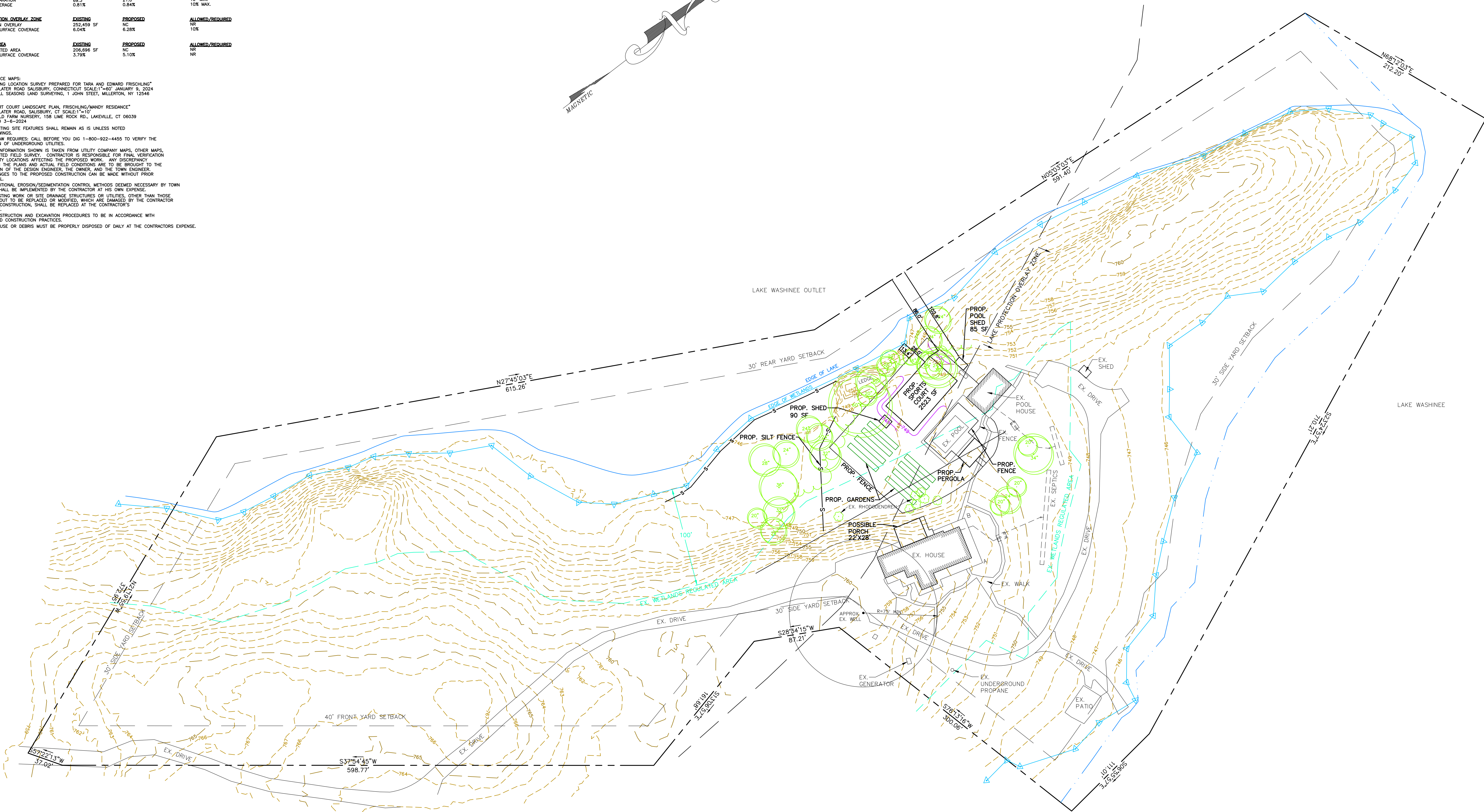
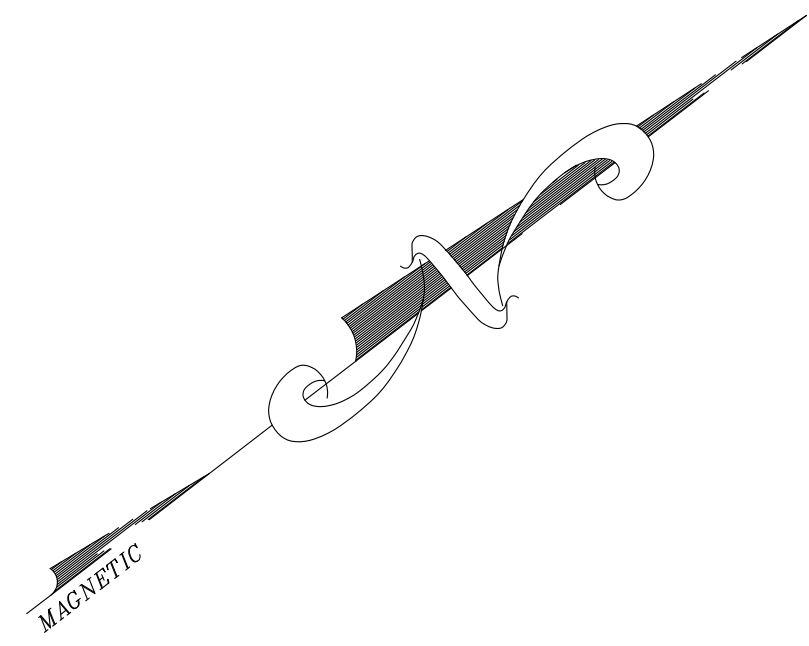
**ZONING DATA**

NC = NO CHANGE  
 NR = NO REGULATION

| LOT AREA & BUILDING SETBACKS | EXISTING   | PROPOSED | ALLOWED/REQUIRED  |
|------------------------------|------------|----------|-------------------|
| LOT AREA                     | 509,775 SF | NC       | 80,000 SF MINIMUM |
| LOT FRONTAGE - SLATER ROAD   | 635.79'    | NC       | 25' MIN.          |
| FRONT YARD SETBACK           | 300'       | NC       | 40' MIN.          |
| SIDE YARD SETBACK            | 68.3'      | NC       | 30' MIN.          |
| REAR YARD SETBACK            | 130.8'     | NC       | 30' MIN.          |
| HEIGHT                       | 31'±       | NC       | 35' MAX.          |
| BUILDING AREAS               | EXISTING   | PROPOSED | ALLOWED/REQUIRED  |
| BUILDING SEPARATION          | 69.3'      | 21.0'    | 10' MIN.          |
| BUILDING COVERAGE            | 0.81%      | 0.84%    | 10% MAX.          |
| LAKE PROTECTION OVERLAY ZONE | EXISTING   | PROPOSED | ALLOWED/REQUIRED  |
| TOTAL AREA IN OVERLAY        | 252,459 SF | NC       | NR                |
| IMPERVIOUS SURFACE COVERAGE  | 6.04%      | 6.28%    | 10%               |
| REGULATED AREA               | EXISTING   | PROPOSED | ALLOWED/REQUIRED  |
| TOTAL REGULATED AREA         | 206,896 SF | NC       | NR                |
| IMPERVIOUS SURFACE COVERAGE  | 3.79%      | 5.10%    | NR                |

**NOTES**

- REFERENCE MAPS:  
 "ZONING LOCATION SURVEY PREPARED FOR TARA AND EDWARD FRISCHLING"  
 42 SLATER ROAD SALISBURY, CONNECTICUT SCALE: 1"=10'  
 BY ALL SEASONS LAND SURVEYING, 1 JOHN STEEL, MILLERTON, NY 12546  
 DATED 3-6-2024  
 "SPORT COURT LANDSCAPE PLAN, FRISCHLING/MANDY RESIDENCE"  
 42 SLATER ROAD, SALISBURY, CT SCALE: 1"=10'  
 BY OLD FARM NURSERY, 158 LIME ROCK RD., LAKEVILLE, CT 06039  
 DATED 3-6-2024
- ALL EXISTING SITE FEATURES SHALL REMAIN AS IS UNLESS NOTED ON DRAWINGS.
- STATE LAW REQUIRES: CALL BEFORE YOU DIG 1-800-922-4455 TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
- UTILITY INFORMATION SHOWN IS TAKEN FROM UTILITY COMPANY MAPS, OTHER MAPS, AND LIMITED FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF UTILITY LOCATIONS AFFECTING THE PROPOSED WORK. ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER, THE OWNER, AND THE TOWN ENGINEER. NO CHANGES TO THE PROPOSED CONSTRUCTION CAN BE MADE WITHOUT PRIOR APPROVAL.
- ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL METHODS DEEMED NECESSARY BY TOWN STAFF SHALL BE IMPLEMENTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ANY EXISTING WORK OR SITE DRAINAGE STRUCTURES OR UTILITIES, OTHER THAN THOSE CALLED OUT TO BE REPLACED OR MODIFIED, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION AND EXCAVATION PROCEDURES TO BE IN ACCORDANCE WITH STANDARD CONSTRUCTION PRACTICES.
- ANY REFUSE OR DEBRIS MUST BE PROPERLY DISPOSED OF DAILY AT THE CONTRACTOR'S EXPENSE.



SEA

**AEA**  
 Allied Engineering Assoc. Inc.  
 95 Main St., 3rd Fl. E. Ct. 06018  
 P.O. Box 2700 North Canaan, CT 06018  
 860-824-1400 860-824-1401 fax  
 aea.george@gmail.com

- REVISIONS - DESCRIPTION - DATE - INITIAL  
 1. - ADDED WELL FROM TARD RECORDS - 6/10/24 - GHJ  
 2. - REV. PER COMMISSION COMMENTS - 6/22/24 - GHJ

**PROPOSED SPORTS COURT**  
 PREPARED FOR:  
 TARA MANDY & TEDDY FRISCHLING  
 42 SLATER ROAD  
 SALISBURY, CONNECTICUT

SCALE: 1"=50'  
 FILE NAME: 1078-SITE-2  
 DATE: 5-9-2024  
 ISSUED FOR: PERMITTING  
 PROJECT NO. 1078  
 DRAWING NO. C-1