

**SITE INFORMATION**

**TAX MAP DESIGNATION:** TOWN OF SALISBURY, MAP 68, BLOCK 6, VOL. 281 PG. 1127  
**PROPERTY OWNER:** TARA MANDY & TEDDY FRISCHLING, 170 EAST 83RD STREET #6H, NEW YORK, NEW YORK 10028  
**APPLICANT:** ALLIED ENGINEERING ASSOC., INC., 95 MAIN STREET, 3RD FLOOR, NORTH CANAAN, CONNECTICUT 06018, Ph # (860) 824-1400  
**STREET ADDRESS:** 42 SLATER ROAD, SALISBURY, CONNECTICUT  
**USE:** EXISTING: RESIDENTIAL, PROPOSED: RESIDENTIAL  
**ZONING:** RR1-RURAL RESIDENCE 1 ZONE, LP-LAKE PROTECTION OVERLAY ZONE

**ZONING DATA**

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.
<b>BUILDING AREAS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
BUILDING SEPARATION	69.3'	NC	10' MIN.
BUILDING COVERAGE	0.81%	NC	10% MAX.
<b>LAKE PROTECTION OVERLAY ZONE</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
TOTAL AREA IN OVERLAY	224,949 SF	NC	NR
IMPERVIOUS SURFACE COVERAGE	7.30%	7.96%	10%
<b>REGULATED AREA</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
TOTAL REGULATED AREA	164,559 SF	NC	NR
IMPERVIOUS SURFACE COVERAGE	1.93%	3.26%	NR

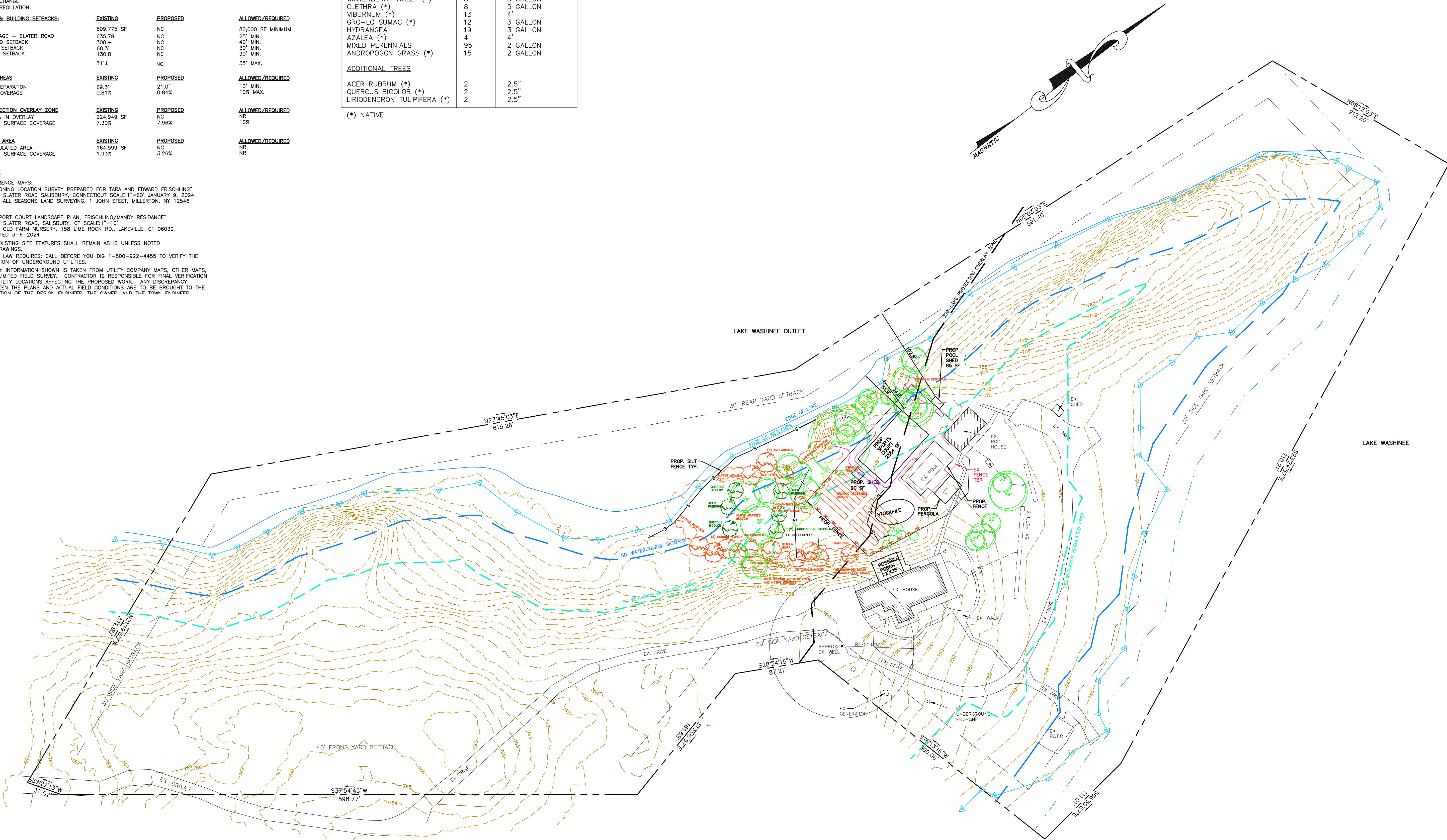
**NOTES**

- REFERENCE MAPS:  
 "ZONING LOCATION SURVEY PREPARED FOR TARA AND EDWARD FRISCHLING"  
 42 SLATER ROAD SALISBURY, CONNECTICUT SCALE:1"=60' JANUARY 9, 2024  
 BY ALL SEASONS LAND SURVEYING, 1 JOHN STEET, MILLERTON, NY 12548  
  
 "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.

**PLANT LIST**

PLANT	QTY	SIZE
AMELANCHIER (*)	5	8-10' TALL
HAWTHORN (*)	1	3.5"
FRINGE TREE (*)	1	3.5"
FLORIDA DOGWOOD	3	8-10'
RIVER BIRCH (*)	1	14" B&B
KOUSA DOGWOOD	3	8-10'
ESPALIER FRUIT TREE	17	1.5"
LOW BUSH BLUEBERRY (*)	250	1 GALLON
DWARF LILAC	7	10 GALLON
LILAC	15	4"
WINTERBERRY HOLLY (*)	8	5 GALLON
CLETHRA (*)	8	5 GALLON
VIBURNUM (*)	13	4"
GRO-LO SUMAC (*)	12	3 GALLON
HYDRANGEA	19	3 GALLON
AZALEA (*)	4	4"
MIXED PERENNIALS	95	2 GALLON
ANDROPOGON GRASS (*)	15	2 GALLON
<b>ADDITIONAL TREES</b>		
ACER RUBRUM (*)	2	2.5"
QUERCUS BICOLOR (*)	2	2.5"
LIRIODENDRON TULIPIFERA (*)	2	2.5"

(\*) NATIVE



**AEA**  
 Allied Engineering Assoc. Inc.  
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 P.O. Box 7700 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 - GHU
  2. - REV. PER COMMISSION COMMENTS - 6/22/24 - GHU
  3. - REV. SETBACKS PER STAFF - 7-02-24 - GHU
  4. - ADDED TREES PER COMMISSION - 7/17/24 - GHU

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

SCALE: 1"=50'  
 FILE NAME: 1078-SITE-4  
 DATE: 5-9-2024  
 ISSUED FOR: PERMITTING  
 PROJECT NO. 1078  
 DRAWING NO. C-1