

SITE INFORMATION

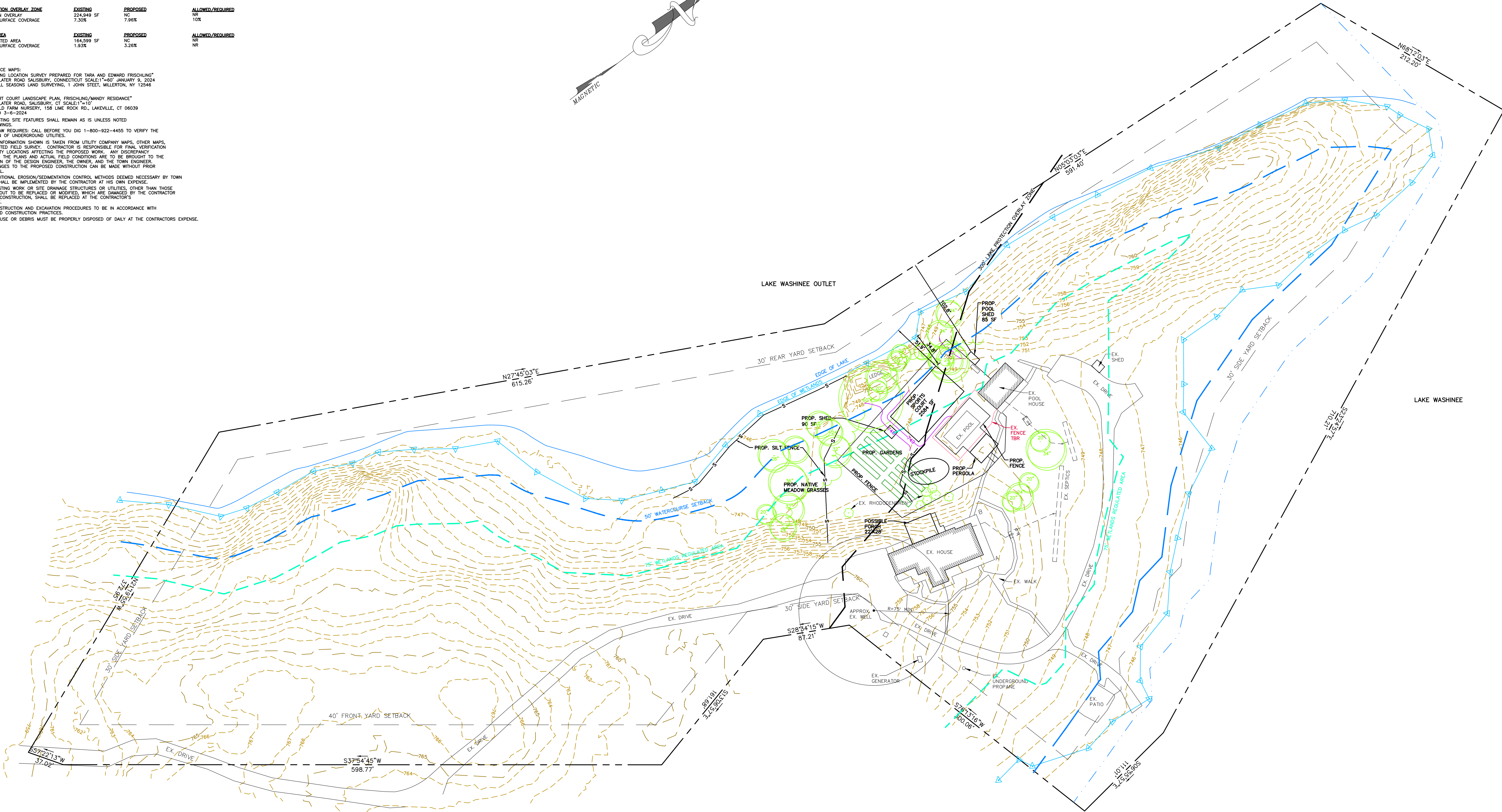
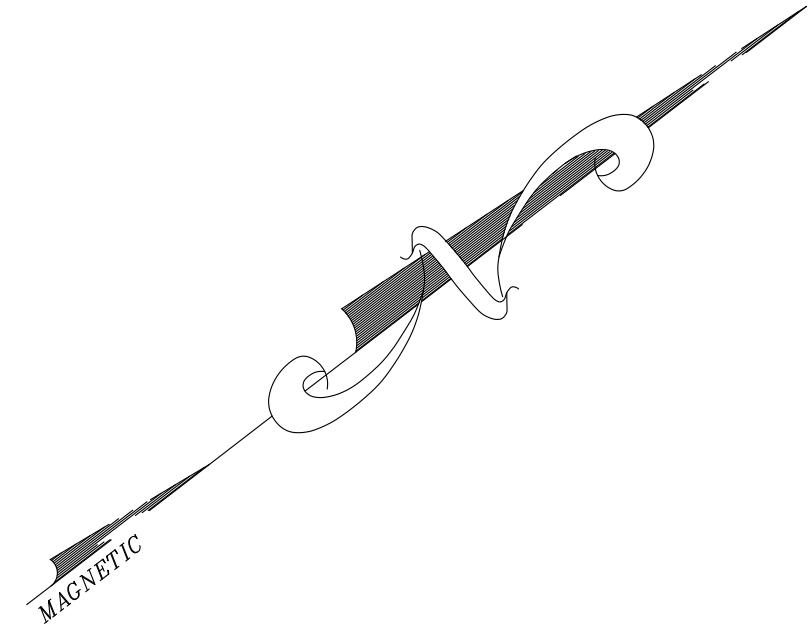
TAX MAP DESIGNATION: TOWN OF SALISBURY MAP 65, BLOCK 6 VOL. 261 PG. 1127
PROPERTY OWNER: TARA MANDY & TEDDY FRISCHLING 170 EAST 63RD STREET 6TH FLOOR NEW YORK, NEW YORK 10028
APPLICANT: ALLED ENGINEERING ASSOC. INC. 95 MAIN STREET, 3RD FLOOR NORTH CANAAN, CONNECTICUT 06018 Ph # (860) 824-1400
STREET ADDRESS: 42 SLATER ROAD SALISBURY, CONNECTICUT
USE: RESIDENTIAL
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL
ZONED: RR1-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	224,949 SF	NC	NR
IMPERVIOUS SURFACE COVERAGE	7.30%	7.96%	10%
REGULATED AREA	EXISTING	PROPOSED	ALLOWED/REQUIRED
TOTAL REGULATED AREA	164,599 SF	NC	NR
IMPERVIOUS SURFACE COVERAGE	1.93%	3.26%	NR

- NOTES**
1. REFERENCE MAPS:
 "ZONING LOCATION SURVEY PREPARED FOR TARA AND EDWARD FRISCHLING"
 42 SLATER ROAD SALISBURY, CONNECTICUT SCALE: 1"=10' JANUARY 9, 2024
 BY ALL SEASONS LAND SURVEYING, 1 JOHN STEEL, MILLERTON, NY 12546
 "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
 2. ALL EXISTING SITE FEATURES SHALL REMAIN AS IS UNLESS NOTED ON DRAWINGS.
 3. STATE LAW REQUIRES: CALL BEFORE YOU DIG 1-800-922-4455 TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
 4. 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.
 5. ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL METHODS DEEMED NECESSARY BY TOWN STAFF SHALL BE IMPLEMENTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
 6. 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.
 7. ALL CONSTRUCTION AND EXCAVATION PROCEDURES TO BE IN ACCORDANCE WITH STANDARD CONSTRUCTION PRACTICES.
 8. ANY REFUSE OR DEBRIS MUST BE PROPERLY DISPOSED OF DAILY AT THE CONTRACTOR'S EXPENSE.



AEA
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 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
 3. - REV. SETBACKS PER STAFF - 7-02-24 - GHJ

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

SCALE: 1"=50'
 FILE NAME: 1078-SITE-3
 DATE: 5-9-2024
 ISSUED FOR: PERMITTING
 PROJECT NO. 1078
 DRAWING NO. C-1