



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018.
 - THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"
 - THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY"
 - THE TYPE OF SURVEY IS A "PROPERTY SURVEY"
 - ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
 - PROPERTY IS LOCATED WITHIN SALISBURY PLANNING AND ZONING "RR-3, RURAL RESIDENCE 3" ZONE, MINIMUM LOT AREA = 120,000 SQUARE FEET, MINIMUM BUILDING AREA = 20,000 SQUARE FEET, MINIMUM STREET FRONTAGE = 25 FT MINIMUM YARD SETBACKS: FRONT = 40 FEET, SIDES AND REAR = 30 FEET, MINIMUM SQUARE (LENGTH OF ONE SIDE TO FIT ON FRONT YARD SETBACK LINE) = 300'. MAXIMUM BUILDING COVERAGE 10%.
 - FINAL ENGINEERED SEPTIC DESIGN AND APPROVAL FROM TORRINGTON AREA HEALTH WILL BE REQUIRED FOR ALL LOTS PRIOR TO CONSTRUCTION.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "MAP PREPARED BY ELEANOR A. STERNLOF #143 WHITE HOLLOW ROAD "LAKEVILLE" SALISBURY, CONNECTICUT" SCALE 1"=100' DATED APRIL 21, 2023 PREPARED BY MATHIAS KIEFFER.
 - "POLE LINE RIGHT OF WAY, SALISBURY, CONN. MARSHALL A. BEST, THE CONNECTICUT POWER CO. ENG. DEPT, DATED MAY 9, 1949. SCALE 1"=100' ON FILE IN THE SALISBURY TOWN CLERK AS MAP #538
 - "MAP SHOWING PROPERTY OF PAUL STERNLOF, SALISBURY, CONNECTICUT, SCALE 1"=100' DATED JAN. 1971, PREPARED BY PETER A. LAMB, L.S. ON FILE WITH THE SALISBURY TOWN CLERK AS MAP #1255
 - "MAP SHOWING PORTION OF PROPERTY OF WILLIAM BOWNES IN TOWN OF SALISBURY CONN. TO BE CONVEYED TO WILLIAM G. COMSDON" SCALE 1"=100' DATED MARCH 10, 1938. PREPARED BY HOWARD KNICKERBOCKER ON FILE WITH THE SALISBURY TOWN CLERK AS MAP #93.
 - "SUBDIVISION MAP SHOWING PROPERTY OF MARY A. LAIDMAN, WHITE HOLLOW ROAD, SALISBURY, CONNECTICUT" SCALE 1"=50' DATED MAY 28, 1991. PREPARED BY PETER A. LAMB, R.L.S. ON FILE WITH THE SALISBURY TOWN CLERK AS MAP #2061.
 - "MAP SHOWING PORTION OF PROPERTY OF BRUCE & ELLEN M. McLANAHAN, WHITE HOLLOW ROAD, SHARON, CONNECTICUT, SCALE 1"=100', DATED AUGUST 15, 1986. PREPARED BY PETER A. LAMB, R.L.S. ON FILE WITH THE SHARON TOWN CLERK AS MAP #1477.
 - "SECTION II MAP SHOWING PROPERTY OF THE ESTATE OF BETTINA B. VERBECK, ROUTE 112 & RED MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1"=100' DATED DECEMBER 31, 1982. PREPARED BY PETER A. LAMB R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #1726
 - "MAP 2, MAP SHOWING PORTION OF MARTHA BROWN BRISCOE, RED MOUNTAIN ROAD, SALISBURY, CONNECTICUT" SCALE 1"=200' DATED OCTOBER 1985, PREPARED BY PETER A. LAMB R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP 1886 & 2005A
 - "MAP PREPARED FOR SILENT MEADOW PARTNERS, A LIMITED PARTNERSHIP, RED MOUNTAIN ROAD, SALISBURY & SHARON, CONNECTICUT" SCALE 1"=200' DATED DECEMBER 18, 2007 PREPARED BY MATHIAS M. KIEFER R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2513
 - "MAP PREPARED FOR ADOLPH MUELLER, II AND MICHELE M. BERTRAND, ROUTE #112 (LIME ROCK ROAD), SALISBURY, CONNECTICUT" SCALE 1"=200', DATED JULY 17, 2000 PREPARED BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2279
 - "MAP SHOWING PROPERTY OF DONALD PEABODY BLADGEN AND ZELINA CLARK BLADGEN IN TOWN OF SALISBURY, CONN" SCALE 1"=200' DATED OCT. 16, 1945 PREPARED BY H. KNICKERBOCKER, ON FILE WITH SALISBURY TOWN CLERK AS MAP #235

ZONE: RR-3 (RURAL RESIDENCE 3)				
	REQUIRED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	120,000 S.F.	471,201 S.F.	406,436 S.F.	362,357 S.F.
MIN. BUILDING AREA	20,000 S.F.	138,486 S.F.	84,060 S.F.	128,992 S.F.
MIN. STREET FRONTAGE	25'	440.76'	282.23'	423.57'
FRONT YARD SETBACK	40'	30.5' (EXISTING HOUSE)	59.9'	97.3'
SIDE YARD SETBACK	30'	154.1'	61.3'	69.6'
REAR YARD SETBACK	30'	863.1'	758.9'	696.6'
MINIMUM SQUARE	300'	300'	300'	300'
MAXIMUM BUILDING COVERAGE	10%	0.6%	0.8%	0.9%

PROPOSED DEDICATED OPEN SPACE NOTES

THAT PORTION OF THE PROPERTY SHOWN ON THE MAP REFERENCED AS PROPOSED DEDICATED OPEN SPACE SHALL PURSUANT TO SECTION 5.3.2 E OF THE TOWN OF SALISBURY SUBDIVISION REGULATIONS, NOT BE GRADED, CLEARED OR IMPROVED IN ANY MANNER. THE OPEN SPACE SHALL NOT BE USED AT ANY TIME AS A REPOSITORY FOR BUILDING MATERIALS, STUMPS, BRUSH, EARTH, DEMOLITION MATERIALS, OR OTHER DEBRIS. UNDER NO CIRCUMSTANCE ARE STRUCTURES (AS DEFINED IN THE SALISBURY ZONING REGULATIONS) TO BE ERRECTED IN THE DEDICATED OPEN SPACE. THIS AREA IS TO BE LEFT IN ITS NATURAL STATE INCLUDING LEAVES, LOGS, AND OTHER NATURALLY OCCURRING DETRITUS. IF TREES ARE REMOVED OR DESTROYED BY DISEASE OR STORMS, THE STUMPS SHOULD REMAIN TO STABILIZE THE SOIL. WITH PRIOR PERMISSION FROM THE TOWN, SUPPLEMENTAL PLANTING OF NATIVE TREES, SHRUBS, AND HERBACEOUS PLANTS IS PERMITTED TO REPLACE THOSE THAT HAVE DIED OF NATURAL CAUSES, THIS RESTRICTION RUNS WITH THE LAND, IRRESPECTIVE OF OWNERSHIP.

THE TOWN OF SALISBURY RESERVES THE RIGHT, WITH NO LESS THEN ONE WEEK'S NOTICE TO LANDOWNER(S), TO MONITOR COMPLIANCE OF THE RESTRICTIONS ON DEDICATED OPEN SPACE ANNUALLY. IF RESTRICTIONS HAVE NOT BEEN ABIDED BY, THE TOWN WILL ISSUE A NOTICE OF POTENTIAL VIOLATION AND REQUEST THAT THE LAND OWNER(S) PRESENT A PLAN TO CORRECT/RESTORE THE VIOLATION(S). THE TOWN RESERVES ALL RIGHTS TO PURSUE THE RESTORATION OF THE DEDICATED OPEN SPACE, INCLUDING BRINGING LEGAL ACTION AGAINST THE LANDOWNER(S).

APPROVED BY THE TOWN OF SALISBURY PLANNING AND ZONING COMMISSION:

CHARIMAN _____ DATE _____

ZONING ENFORCEMENT OFFICER _____ DATE _____

IN ACCORDANCE WITH STATE STATUTE 8.26 (C), ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY:

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

KEITH BODWELL, P.E., L.S. #33603

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL

LEGEND

- ONE — OVERHEAD WIRES
- BUILDING SETBACK
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- MAG NAIL FOUND
- UTILITY POLE
- GUY WIRE

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

SUBDIVISION/SITE DEVELOPMENT PLAN
 WHITE HOLLOW ROAD - SALISBURY, CT
 Map 3 Lot 26

PREPARED FOR:
 ELEANOR A. STERNLOF
 19 GLENWOOD AVE.
 NEW LONDON, CT 06320-4316

APPROVED: _____

SCALE: 1"=60'
 DATE: SEPTEMBER 2024
 REV: 9/27/2024

PROJECT#: 2023-33
 SHEET#: 1 OF 2