

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Kenneth & Elizabeth Burdick

Address of owner: 4814 Culbreath Isles Rd, Tampa, FL 33629

Property Location: Tax Map 60 Lot 17 Land Records: Vol. 172 Page 509

Acreage: 0.515+/- Zone: R20 - LPOD

Site Plan Requirements: See site plans

Soil Erosion and Sediment Control Measures: See site plan

Conservation Commission Approval, if applicable: yes, approved

Historic District Commission Approval, if applicable: NA

Approval From TAHD: x WPCA: BHC:

If applicable, boundaries of flood plain, aquifer protection zone, Housatonic River District, or Historic District should be on Site Plan.

Additional Remarks: Project includes removal of an existing house and construction of a new house, septic system, and driveway. See attached detailed description.

Owner's Signature: Elizabeth Boudin Jeff Date: 3/4/25

Applicant's Signature and Title: _____

Applicant's address and phone number: Kenneth & Elizabeth Burdick

4814 Culbreath Isles Rd, Tampa, FL 33629, phone 602-614-3417

Filed at Planning and Zoning Commission Office: _____, 2001

Date of next regular Commission meeting: _____

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.

Introduction and Existing Conditions

This project is located at 152 South Shore Road, which lies on the western side of the road. The property consists of 0.515 acres in the R20 Zone. The property has approximately 100+/- feet of frontage along Lake Washining. The entire parcel lies with the Town of Salisbury Lake Protective Overlay District (LPOD). The grades range from mild (6%) to moderate (20%). The property has an existing house, garage, driveway, well, septic system, and other features typical of a single-family development.

Proposal

The applicant intends to demolish the existing house, abandon the existing septic system, and construct a new house, driveway, water softener discharge, generator and underground propane tank, and septic system. The existing well will remain. New services will be placed underground. The septic system has been approved by Torrington Area Health District and a copy is attached.

Impacts to Wetlands and Upland Review Area

All of the activity will take place outside of the wetlands and above the Ordinary High Water associated with Lake Washining. There will be 0.1 acres of impact within the 75-foot Upland Review Area. The project was approved by the Salisbury Inland Wetlands Commission at their May 27, 2025 meeting.

Impact within the Lake Protective Overlay District

The entire property is within the LPOD. The house will be 87.7 feet away from the lake at its closest point, which is slightly farther away than the existing house. The new septic system will be constructed in essentially the same location as the existing system with the leaching field 60 feet from the lake at its closest point. The area impacted within the LPOD is 0.4 acres. Grading for the septic system extends to 30 feet at its closest point.

Alternatives

The applicant considered various alternatives to the configuration of the house and garage, but they do not impact the extent of activity within the LPOD or Upland Review Area.

Erosion Control

The plan includes a detailed erosion control plan and narrative. Measures include multiple rows of filter socks, a construction entrance, and erosion control blankets. Total disturbance is approximately 0.4 acres.

Stormwater Management

The project will result in a slight reduction in overall impervious coverage, dropping from 25.5% to 20.2%. All of the current drainage patterns are maintained. Where feasible, rain gardens have been incorporated into the plan. The rain gardens treat runoff from the majority of the roof and from the lower portion of the driveway. Stormwater calculations are provided. We also incorporated a permeable stone driveway surface in the parking area across the street.

Application of Kenneth & Elizabeth Burdick
New House at 152 South Shore Road

Photos

Application of Kenneth & Elizabeth Burdick
New House at 152 South Shore Road



Photo 1: View from South Shore Road



Photo 2: View from the Shoreline

Application of Kenneth & Elizabeth Burdick
New House at 152 South Shore Road

TAHD Approval

Torrington Area Health District
350 Main St. - Suite A; Torrington, Ct 06790

Permit #

18032

T A H D Is A Equal Opportunity Provider
Design Review For
Subsurface Sewage Disposal System

152	South Shore Rd	Salisbury	
Lot #	Street # Street Name	Town	Subdivision
	Kenneth & Elizabeth	4814 Culbreath Isles Rd	Tampa
Owner	Owner Address	Town	State Zip
602-614-3417			Fl. 33629
Owner Telephone	Agent's Name		
Haley Ward	140 Willow Street	Winsted	Ct 06098
Engineer	Engineer Address	Town	State Zip

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: March 21, 2025

Plan prepared by Todd Parsons

Plan Approval Date: March 25, 2025

Of Bedrooms: 3

12" Mantis Dw-58

Septic System Type

1000

Tank Size

696

Field Sq Ft.

60 Feet

Length Of Septic System

☒ **Approved**

☐ **Plan Revision Required**

☒ **Required** ☐ **Not Required**

(2) Perk Tests In Fill By Engineer

This Is Not A Permit To Construct A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input checked="" type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input checked="" type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

1. THIS IS A NON COMPLIANT REPAIR (NCR) DESIGN
2. On March 19, 2025 walked existing home to confirm it is 3 bedrooms, new home will also be 3 bedrooms no increase in design flow.
3. System to be installed during dry time of year and when soil moisture is low.
4. P.E. must stake out the septic system.
5. On-Site Sieve test of select fill along with perc tests required per TAHD regulations.
6. Engineer final inspection is required in conjunction with TAHD.
7. Engineer as-built required along with required information to be supplied on the as-built per TAHD regulations

Approved By:

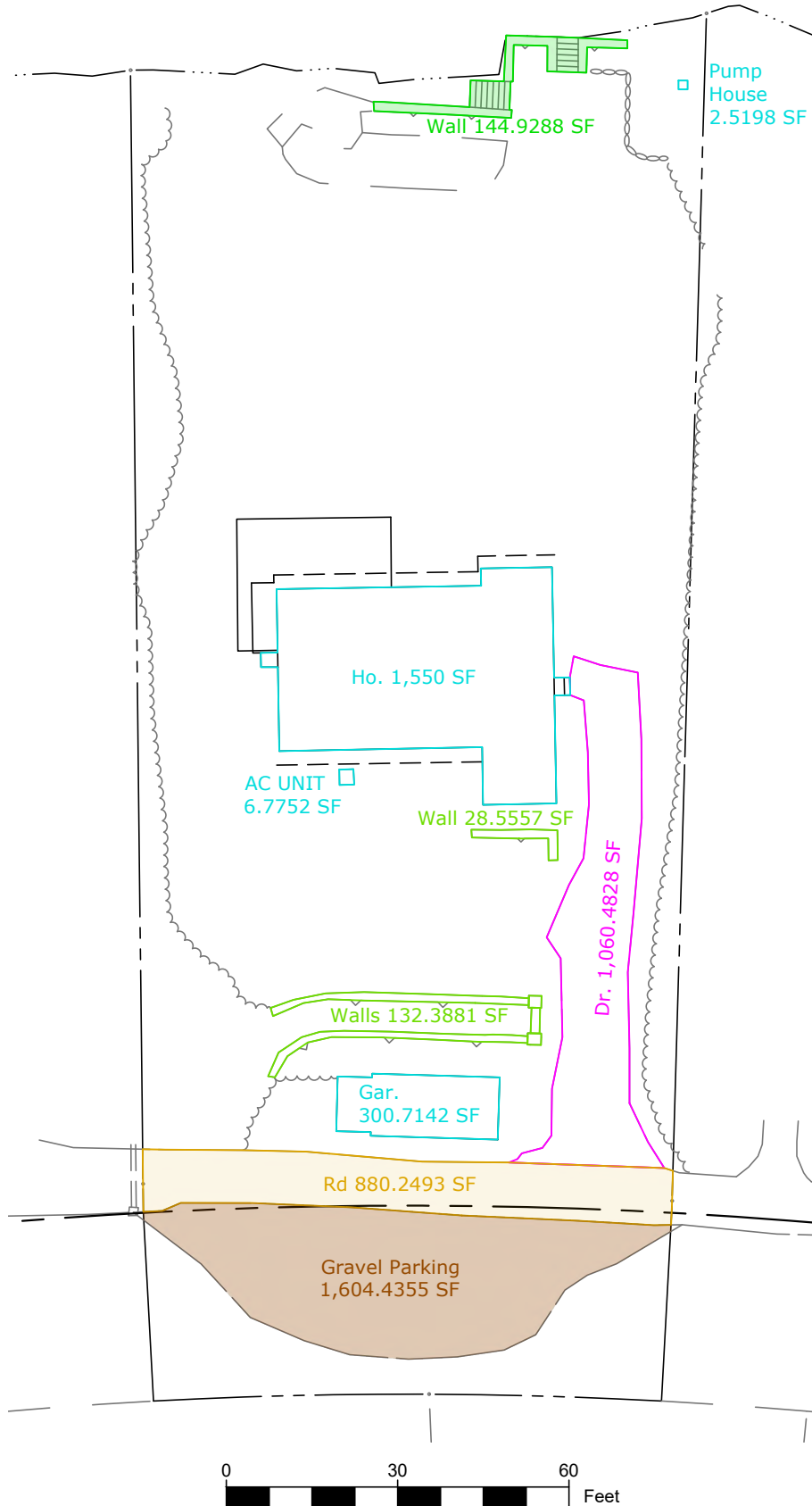
Director Of Health

Sanitarian

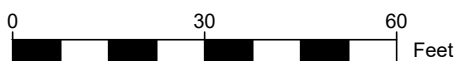
Impervious Coverage Calculations

Gravel areas were considered impervious in accordance with the direction given by the Town's consulting engineer.

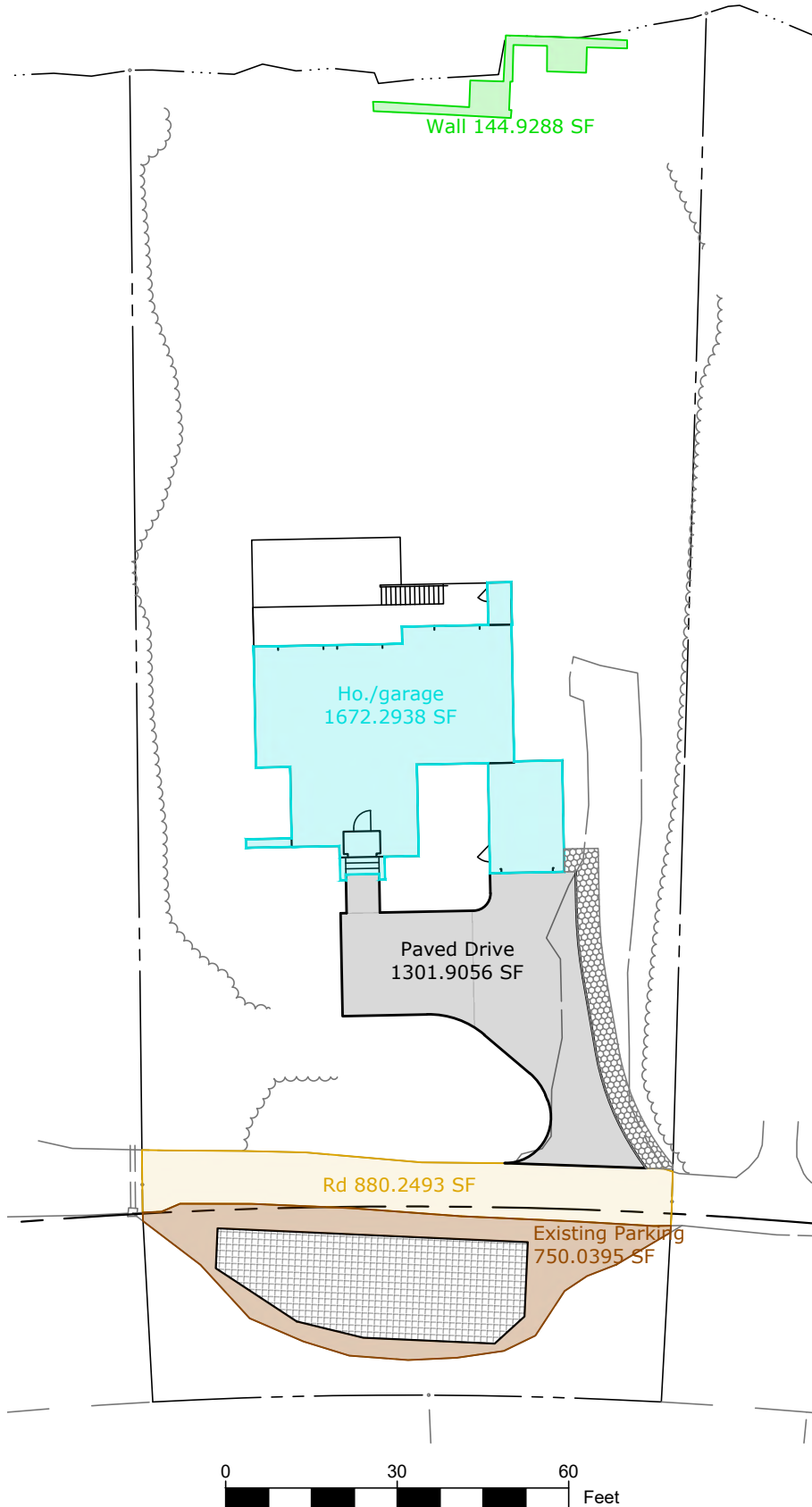
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IMPERVIOUS SURFACES	
SURFACE	AREA (SF)
Wall at Lake	144.9
Pump House	2.5
House	1,550.0
Wall at House	28.6
AC Unit	6.8
Walls at Garage	132.4
Garage	300.7
South Shore Road	880.2
Ex. Grave Parking	1,604.4
Driveway	1,060.5
TOTAL	5,711.1
Property Area	22,438.0
Impervious Cover	25.5%



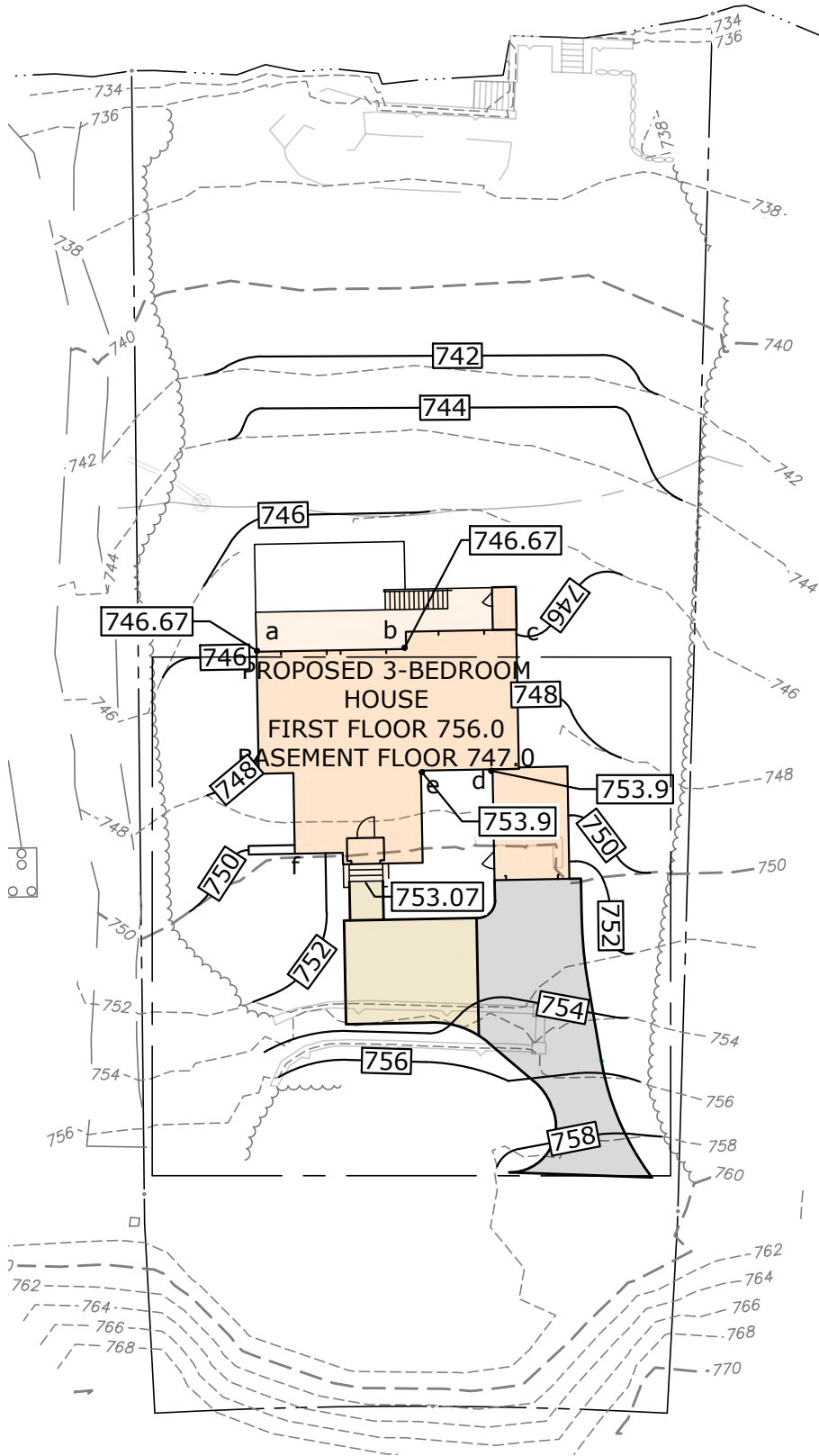
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IMPERVIOUS SURFACES	
SURFACE	AREA (SF)
Wall at Lake	144.9
House/Garage	1,672.3
South Shore Road	880.2
Ex. Gravel Parking	750.0
Pro.Paved Driveway	1,301.9
TOTAL	4,749.4
Property Area	22,438.0
Impervious Cover	21.2%

Building Height Calculations

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BUILDING HEIGHT		
	ELEV.	
Ave. Eave to Peak	779.8	
Building Height		
a		33.1
b		33.1
c		31.8
d		25.9
e		25.9
f		28.8
AVE. HEIGHT	29.8	

