
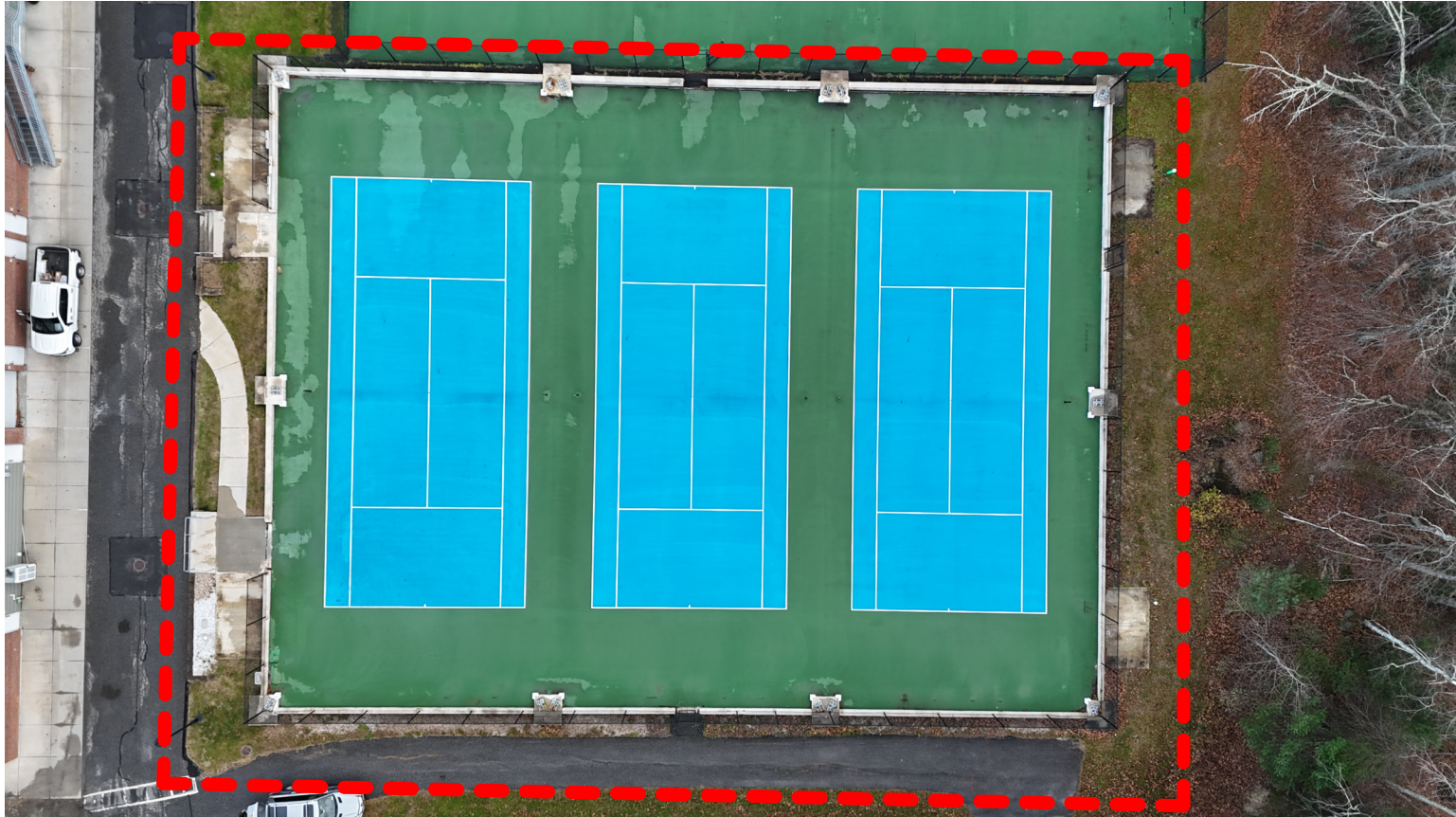


EXISTING SITE PHOTOS


5




4




3




2



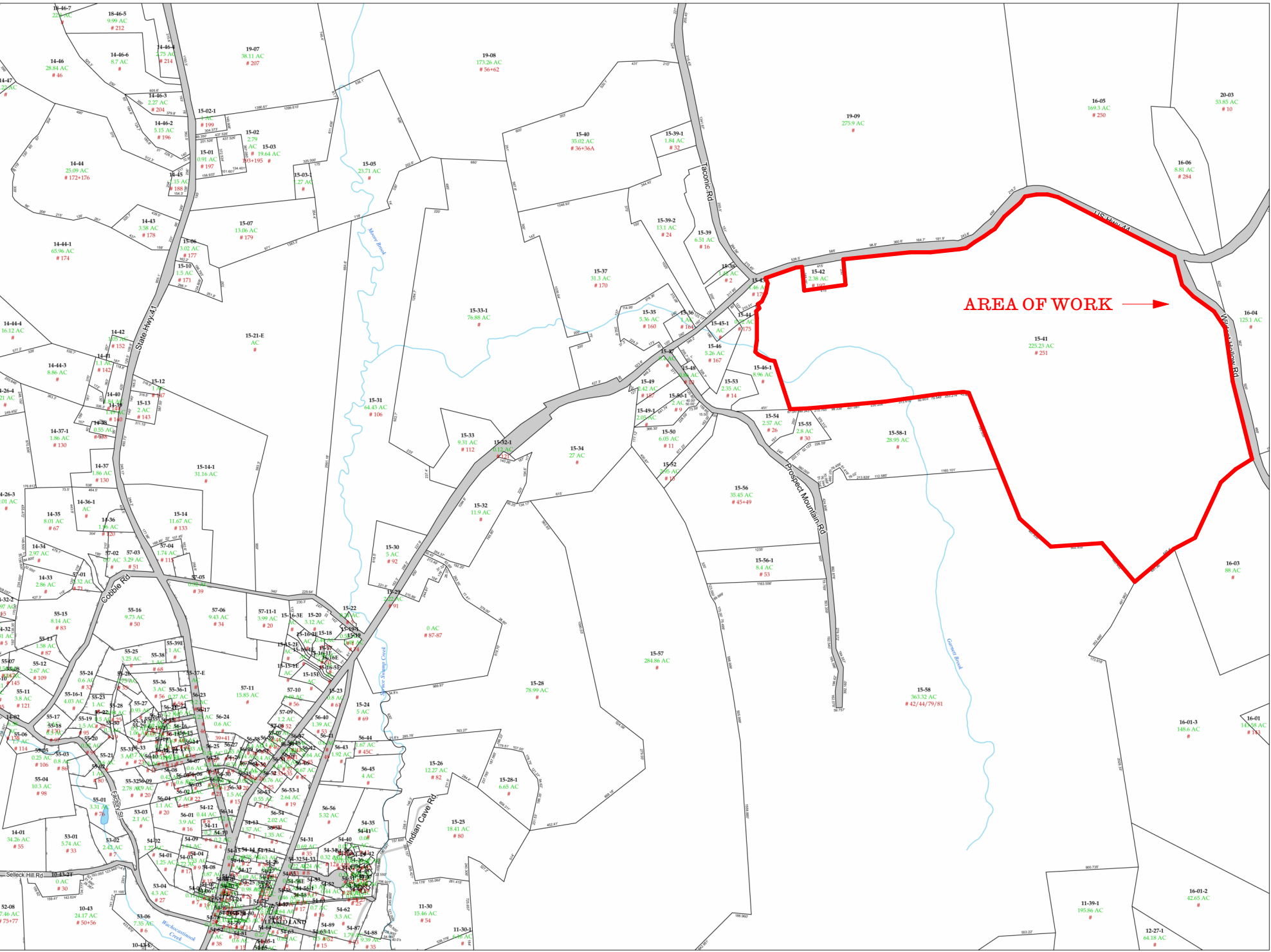
1



WETLANDS MAP



Town of Salisbury, CT
Assessor Map
2023



SITE INFORMATION

TAX MAP DESIGNATION

PARCEL 15-41

PROPERTY OWNER

SALISBURY SCHOOL INC
251 CANAAN ROAD
SALISBURY CT, 06068

APPLICANT

SALISBURY SCHOOL INC
251 CANAAN ROAD
SALISBURY CT, 06068
REP. FRISENDA ARCHITECTS PLLC
52 HOOKER AVE
POUGHKEEPSIE, NY 12601

LOT AREA

225.23

ZONED

RR1/RR3

FRISENDA
ARCHITECTS

FA

52 HOOKER AVE
POUGHKEEPSIE, NY 12601
845.242.0382

STRUCTURAL ENGINEER

MURRAY ENGINEERING

MEP ENGINEER

MASTROLUCA
ENGINEERING
ASSOCIATES

SEAL

NOT FOR CONSTRUCTION

SALISBURY SCHOOL
TENNIS DOME
251 CANAAN RD
SALISBURY, CT
06068

No.	Description	Date
3	WETLANDS APP	05/07/2025
4	WETLANDS APP REV 1	05/22/2025

SITE
INFORMATION

Project Code

SALISBURY

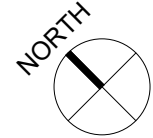
Drawn By

Author

Checked By

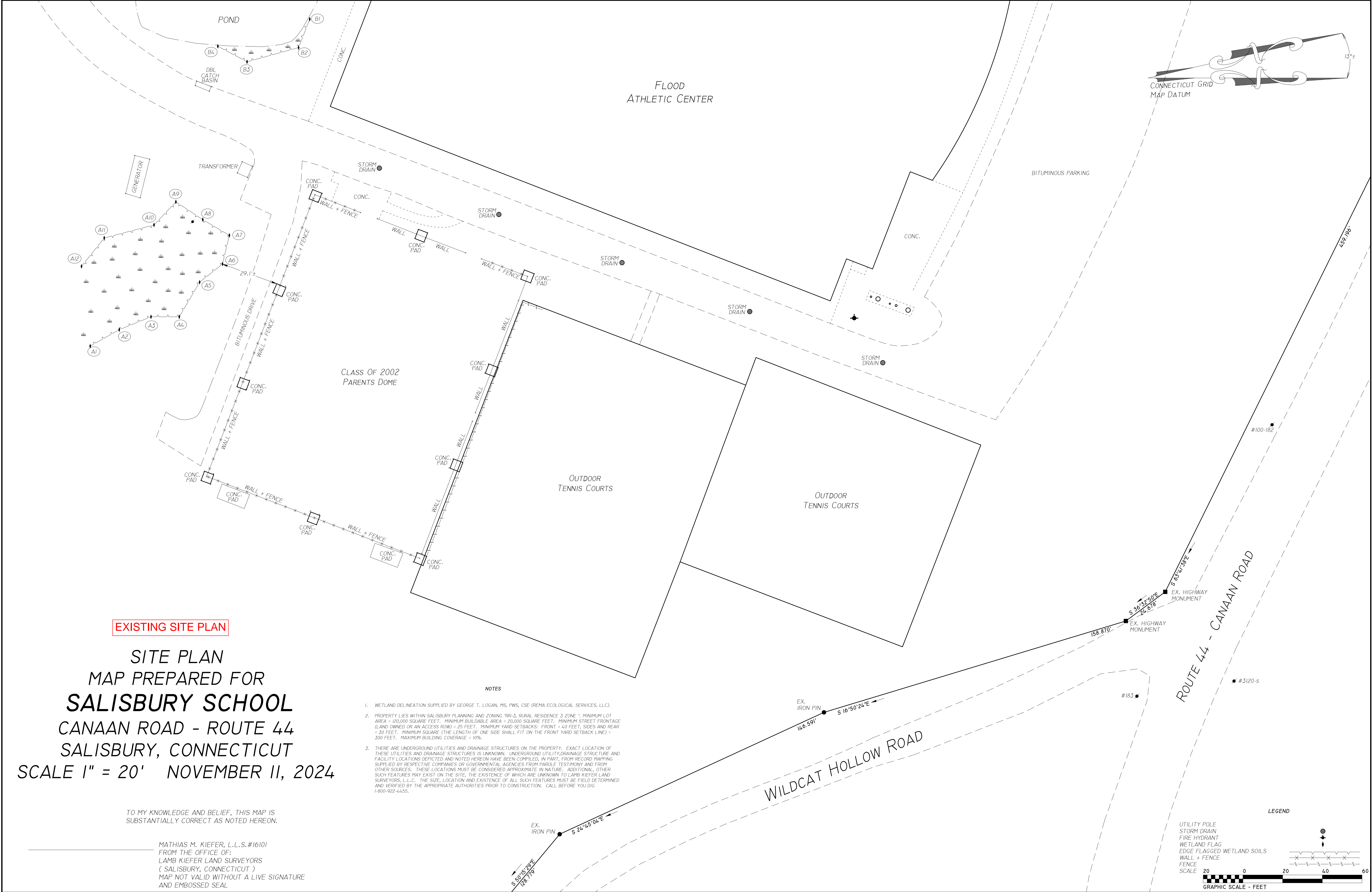
Checker

A-1



Scale

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EXISTING SITE PLAN

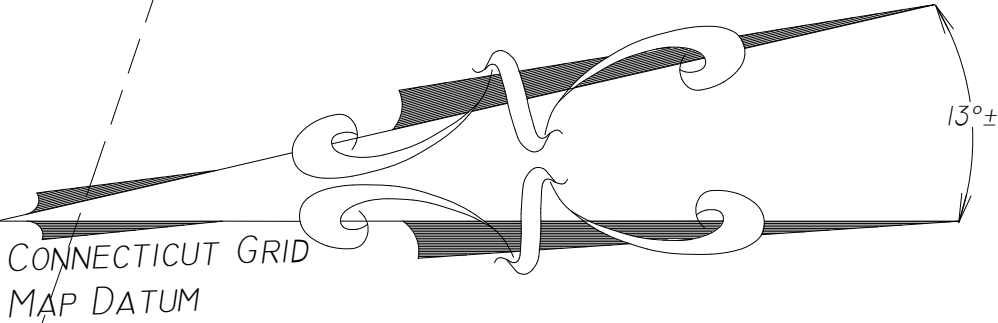
SITE PLAN
MAP PREPARED FOR
SALISBURY SCHOOL
CANAAN ROAD - ROUTE 44
SALISBURY, CONNECTICUT
SCALE 1" = 20' NOVEMBER 11, 2024

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

MATHIAS M. KIEFER, L.L.S.#16101
FROM THE OFFICE OF:
LAMB KIEFER LAND SURVEYORS
(SALISBURY, CONNECTICUT)
MAP NOT VALID WITHOUT A LIVE SIGNATURE
AND EMBOSSED SEAL

NOTES

1. WETLAND DELINEATION SUPPLIED BY GEORGE T. LOGAN, MS, PWS, CSE (REMA ECOLOGICAL SERVICES, LLC).
2. PROPERTY LIES WITHIN SALISBURY PLANNING AND ZONING "RR-3, RURAL RESIDENCE 3 ZONE". MINIMUM LOT AREA = 120,000 SQUARE FEET. MINIMUM BUILDABLE AREA = 20,000 SQUARE FEET. MINIMUM STREET FRONTAGE (LAND OWNED OR AN ACCESS ROW) = 25 FEET. MINIMUM YARD SETBACKS: FRONT = 40 FEET, SIDES AND REAR = 30 FEET. MINIMUM SQUARE (THE LENGTH OF ONE SIDE SHALL FIT ON THE FRONT YARD SETBACK LINE) = 300 FEET. MAXIMUM BUILDING COVERAGE = 10%.
3. THERE ARE UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES ON THE PROPERTY. EXACT LOCATION OF THESE UTILITIES AND DRAINAGE STRUCTURES IS UNKNOWN. UNDERGROUND UTILITY/DRAINAGE STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONAL, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO LAMB KIEFER LAND SURVEYORS, L.L.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



ROUTE 44 - CANAAN ROAD

WILDCAT HOLLOW ROAD

LEGEND

- UTILITY POLE
- STORM DRAIN
- FIRE HYDRANT
- WETLAND FLAG
- EDGE FLAGGED WETLAND SOILS
- WALL + FENCE
- FENCE
- SCALE

20 0 20 40 60
GRAPHIC SCALE - FEET