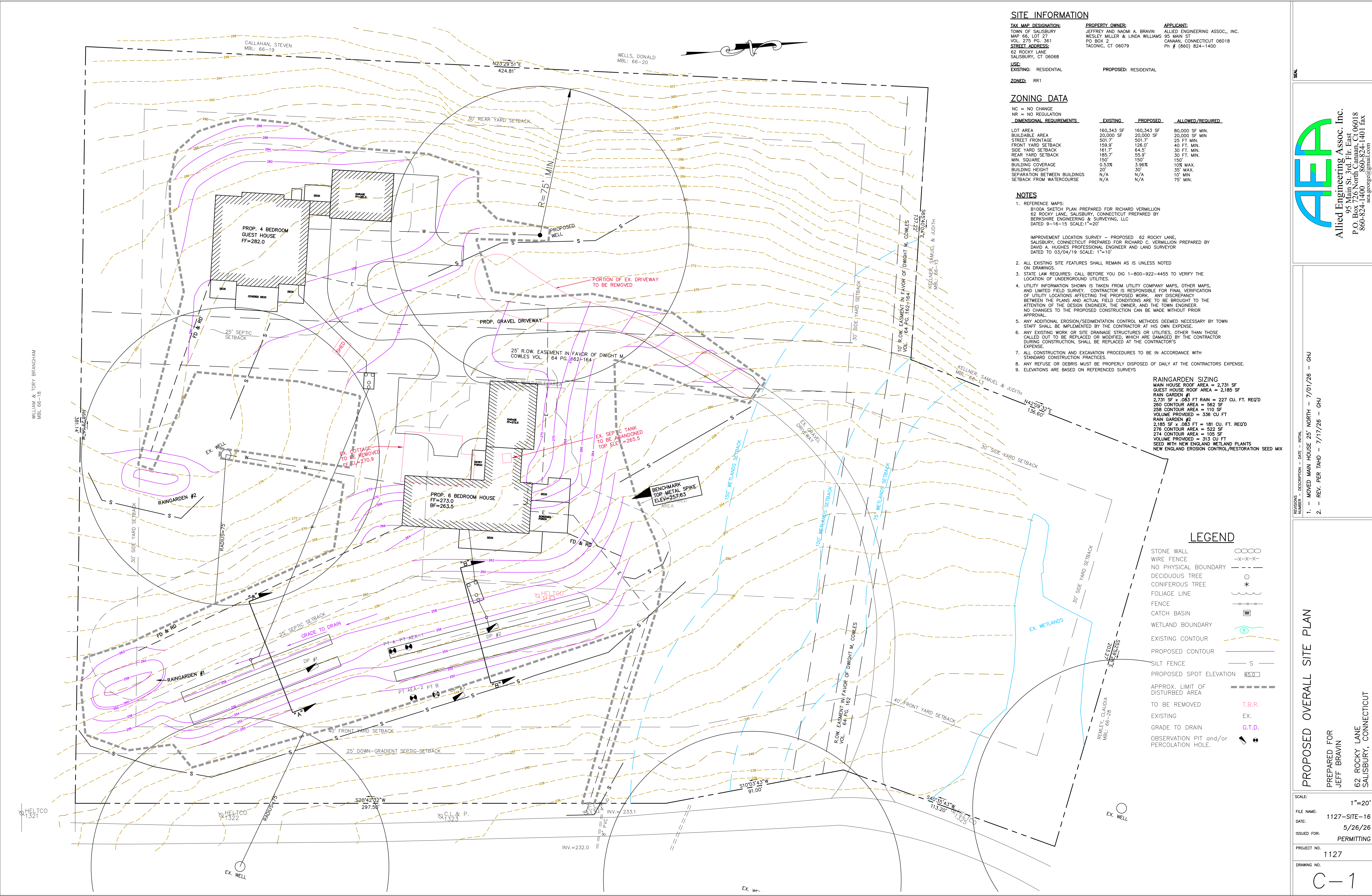




SITE INFORMATION

TAX MAP DESIGNATION: TOWN OF SALISBURY MAP 66, LOT 27 VOL. 275 PG. 361
STREET ADDRESS: 62 ROCKY LANE SALISBURY, CT 06068
USE: EXISTING: RESIDENTIAL PROPOSED: RESIDENTIAL
ZONED: RR1

ZONING DATA

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT AREA	160,343 SF	160,343 SF	80,000 SF MIN.
BUILDABLE AREA	20,000 SF	20,000 SF	20,000 SF MIN
STREET FRONTAGE	501.7'	501.7'	25 FT. MIN.
FRONT YARD SETBACK	159.9'	126.0'	40 FT. MIN.
SIDE YARD SETBACK	161.7'	64.5'	30 FT. MIN.
REAR YARD SETBACK	185.7'	55.9'	30 FT. MIN.
MIN. SQUARE	150'	150'	150'
BUILDING COVERAGE	1.533%	3.96%	10% MAX.
BUILDING HEIGHT	20'	30'	35' MAX.
SEPARATION BETWEEN BUILDINGS	N/A	N/A	10' MIN
SETBACK FROM WATERCOURSE	N/A	N/A	75' MIN.

NOTES

- REFERENCE MAPS:
B100A SKETCH PLAN PREPARED FOR RICHARD VERMILLION
62 ROCKY LANE, SALISBURY, CONNECTICUT PREPARED BY
BERKSHIRE ENGINEERING & SURVEYING, LLC
DATED 9-16-15 SCALE: 1"=20'
- IMPROVEMENT LOCATION SURVEY - PROPOSED 62 ROCKY LANE, SALISBURY, CONNECTICUT PREPARED FOR RICHARD C. VERMILLION PREPARED BY DAVID A. HUGHES PROFESSIONAL ENGINEER AND LAND SURVEYOR DATED TO 03/04/19 SCALE: 1"=10'
- 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. NO CHANGES TO THE PROPOSED CONSTRUCTION CAN BE MADE WITHOUT PRIOR APPROVAL.
- ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL METHODS DEEMED NECESSARY BY TOWN STAFF SHALL BE IMPLEMENTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- 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.
- ALL CONSTRUCTION AND EXCAVATION PROCEDURES TO BE IN ACCORDANCE WITH STANDARD CONSTRUCTION PRACTICES.
- ANY REFUSE OR DEBRIS MUST BE PROPERLY DISPOSED OF DAILY AT THE CONTRACTOR'S EXPENSE.
- ELEVATIONS ARE BASED ON REFERENCED SURVEYS

RAINGARDEN SIZING
MAIN HOUSE ROOF AREA = 2,731 SF
GUEST HOUSE ROOF AREA = 2,185 SF
RAIN GARDEN #1
2,731 SF x .083 FT RAIN = 227 CU. FT. REQ'D
260 CONTOUR AREA = 562 SF
268 CONTOUR AREA = 110 SF
VOLUME PROVIDED = 336 CU FT
RAIN GARDEN #2
2,185 SF x .083 FT = 181 CU. FT. REQ'D
276 CONTOUR AREA = 522 SF
274 CONTOUR AREA = 108 SF
VOLUME PROVIDED = 313 CU FT
SEED WITH NEW ENGLAND WETLAND PLANTS
NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX

LEGEND

- STONE WALL
- WIRE FENCE
- NO PHYSICAL BOUNDARY
- DECIDUOUS TREE
- CONIFEROUS TREE
- FOLIAGE LINE
- FENCE
- CATCH BASIN
- WETLAND BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- PROPOSED SPOT ELEVATION
- APPROX. LIMIT OF DISTURBED AREA
- TO BE REMOVED
- EXISTING
- GRADE TO DRAIN
- OBSERVATION PIT and/or PERCOLATION HOLE.

PROPOSED OVERALL SITE PLAN

PREPARED FOR
JEFF BRAVIN

62 ROCKY LANE
SALISBURY, CONNECTICUT

SCALE: 1"=20'
FILE NAME: 1127-SITE-16
DATE: 5/26/26
ISSUED FOR: PERMITTING
PROJECT NO. 1127
DRAWING NO. C-1