

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY, OF 1-3 NORTH MAIN STREET & 3 PRATT STREET, ESSEX, CONNECTICUT", SCALE: 1"=10', DATED: JUNE 17, 2021, PREPARED BY GESICK & ASSOCIATES, P.C.
- THE APPLICANT IS BUSHNELL MANAGEMENT LLC, OF 12 BUSHNELL STREET, ESSEX.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 115 ON TAX ASSESSOR'S MAP 47. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 340 PAGE 875 A. THE AREA OF THE PARCEL IS 0.18 ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE "VR" ZONING DISTRICT. THE PARCEL LIES WITHIN THE GATEWAY CONSERVATION ZONE.
- THE APPLICANT IS PROPOSING A ZONE CHANGE FROM THE VILLAGE RESIDENTIAL DISTRICT "VR" TO THE ESSEX VILLAGE DISTRICT "EV" FOR THE SUBJECT PROPERTY (0.18 ACRES).
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE TOWN OF ESSEX PLANNING AND ZONING COMMISSION AND THE ESSEX HEALTH DEPARTMENT.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS WITHIN 75 FEET OF THE PROPOSED B100a SEPTIC PRESERVATION AREA.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. MAP A.

ZONING DATA TABLE			
ESSEX VR AND EV ZONES			
ITEM	VR REQUIRED	EV REQUIRED	EXISTING
MIN. LOT AREA	60,000 S.F.	15,000 S.F.	7,868.6± S.F. (2)
MIN. LOT WIDTH	120 FT.	60 FT.	4.7± FT. (VR ZONE) (2) 45.8± (EV ZONE) (2)
FRONT YARD SETBACK (PRATT STREET)	30 FT.	0 FT.	5.0± FT. (EX. HOUSE) (1)
SIDE YARD SETBACK (WEST BOUNDARY)	25 FT.	5 FT.	15.6± FT. (EX. HOUSE) (1) 3.3± FT. (EX. GARAGE) (2)
SIDE YARD SETBACK (EAST BOUNDARY)	25 FT.	5 FT.	2.1± FT. (EX. HOUSE) (2)
REAR YARD SETBACK (NORTH BOUNDARY)	30 FT.	5 FT.	91.9± FT. (EX. HOUSE) 1.3± FT. (EX. GARAGE) (2)
MAX. BUILDING HEIGHT (3)	35 FT.	30 FT.	< 30± FT. (EX. HOUSE) (3)
MAX. BUILDING COVERAGE	10% (786.9 S.F.)	25% (1,967.1± S.F.)	25.2% (1,983.7± S.F.) (2)
REQUIRED PARKING SPACES	2	8	8 (PROVIDED) (4)

- EXISTING NON-CONFORMITY IN ZONE VR, CONFORMING IN ZONE EV.
- EXISTING NON-CONFORMITY IN ZONE VR, REDUCTION IN NON-CONFORMITY IN ZONE EV.
- BUILDING HEIGHT IS ESTIMATED PER TAX ASSESSOR'S INFORMATION.
- PROPOSED PARKING SPACES = 2 (ON STREET PARKING) + 2 (EXISTING GARAGE) + 4 (PROPOSED PARKING)

DEEP TEST PIT DATA

DATE: 4/20/21
 WITNESSED BY: JOE WREN, P.E. (INDIGO)
 DON MITCHELL, R.S. (MPH)
 RECORDED BY: ROBERT RUSSO, C.P.S.S. (CLA)
 EXCAVATED BY: DUNCAN AND DUNCAN DOWNIE JR.

TP #1
 0-23" FILL
 23"-36" TOPSOIL
 36"-60" RED BROWN FINE SAND, TRACE GRAVEL
 60"-99" TAN FINE SAND
 NO MOTTLING
 NO GROUNDWATER
 NO LEDGE
 ROOTS TO 69"

TP #2
 0-30" TOPSOIL AND FILL (MIXED)
 30"-61" RED BROWN FINE SAND, TRACE GRAVEL
 61"-77" TAN FINE SAND
 77"-105" RED BROWN FINE SANDS GRADING TO TAN WITH REDOX FEATURES
 MOTTLING @ 77"
 NO GROUNDWATER
 NO LEDGE
 RESTRICTIVE @ 77"
 ROOTS TO 75"

TP #3
 0-15" FILL
 15"-26" TOPSOIL
 26"-55" RED BROWN FINE SAND, TRACE GRAVEL
 55"-87" TAN FINE SAND
 87"-101" RED BROWN MEDIUM TO COARSE SAND, SOME GRAVEL
 MOTTLING @ 77"
 GROUNDWATER
 NO LEDGE
 RESTRICTIVE @ 77"
 ROOTS TO 72"

TP #4
 0-20" TOPSOIL AND FILL (MIXED)
 20"-60" RED BROWN GRADING TO TAN FINE SAND
 60"-81" GREY VERY FINE SAND
 81"-103" IRON STAINED MEDIUM SAND, TRACE GRAVEL
 MOTTLING @ 81"
 GROUNDWATER
 NO LEDGE
 RESTRICTIVE @ 81"
 ROOTS TO 84"

CONCEPTUAL B100a SEPTIC COMPUTATIONS:

PROPOSED-MIXED USE BUILDING
 1,435 RETAIL USE (FIRST FLOOR)
 2-BEDROOM ACCESSORY APARTMENT (SECOND FLOOR)
 USE 48 L.F. OF GEOMATRIX GST6212

E.L.A. COMPUTATIONS:
 PERCOLATION RATE = < 10.00 MIN./INCH
 E.L.A. REQUIRED = RETAIL USE (FIRST FLOOR) = 1,435 S.F. G.F.A. (1,435.1 G.F.A.) x 0.1 GPD / S.F. = 143.5 GPD
 E.L.A. = 143.5 GPD / 1.5 (APPLICATION RATE) = 95.7 S.F. (RETAIL)
 2-BEDROOM ACCESSORY APARTMENT (SECOND FLOOR)
 E.L.A. = 375 S.F.
 TOTAL E.L.A. REQUIRED 95.7 S.F. + 375 S.F. = 470.7 S.F.
 E.L.A. PROVIDED = 48.0 L.F. x 10 S.F./L.F. = 480.0 S.F.
 E.L.A. PROVIDED > E.L.A. REQUIRED -- O.K.

M.L.S.S.
 RECEIVING SOIL DEPTH > 60"
 M.L.S.S. NOT REQUIRED

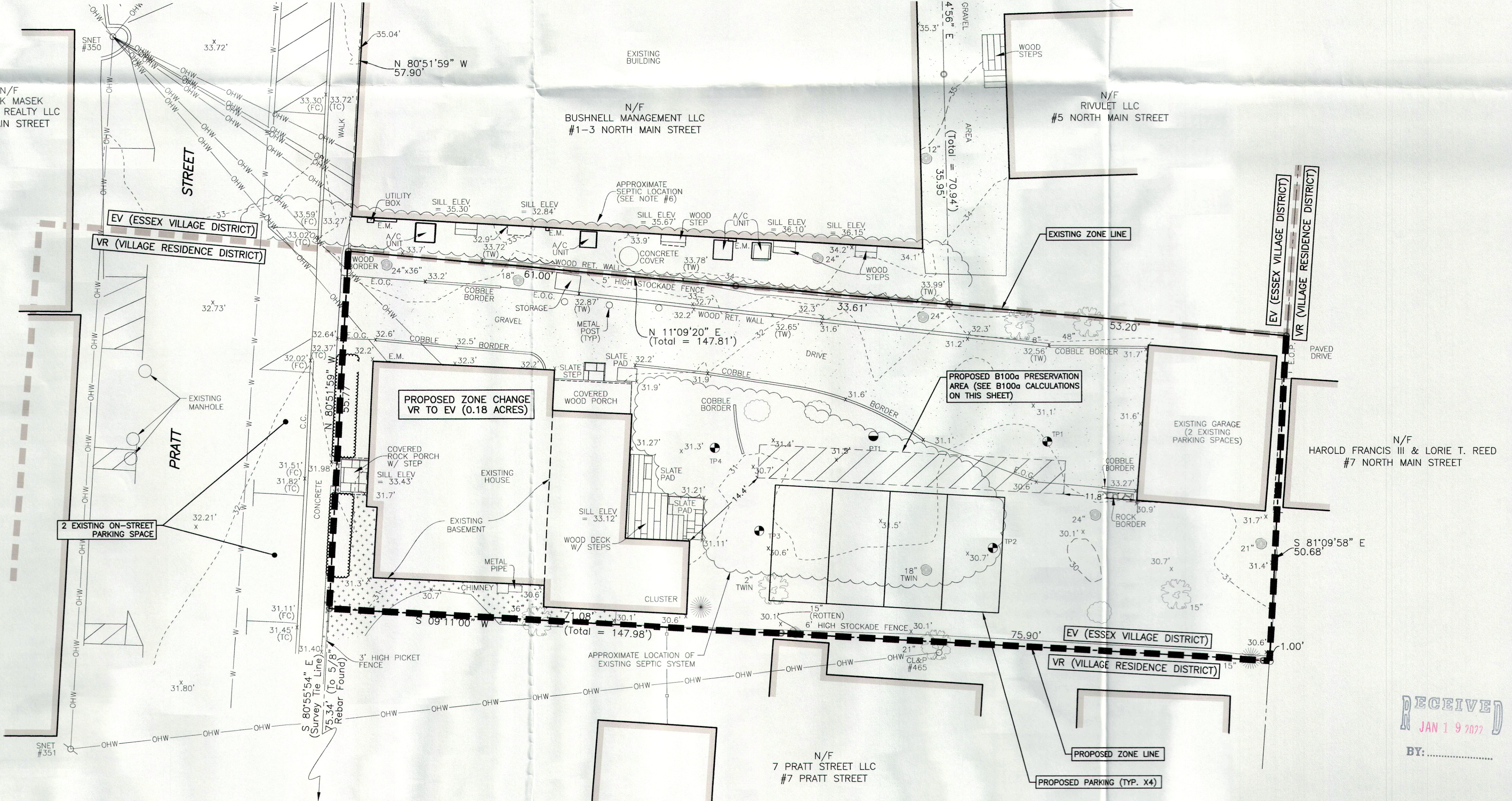
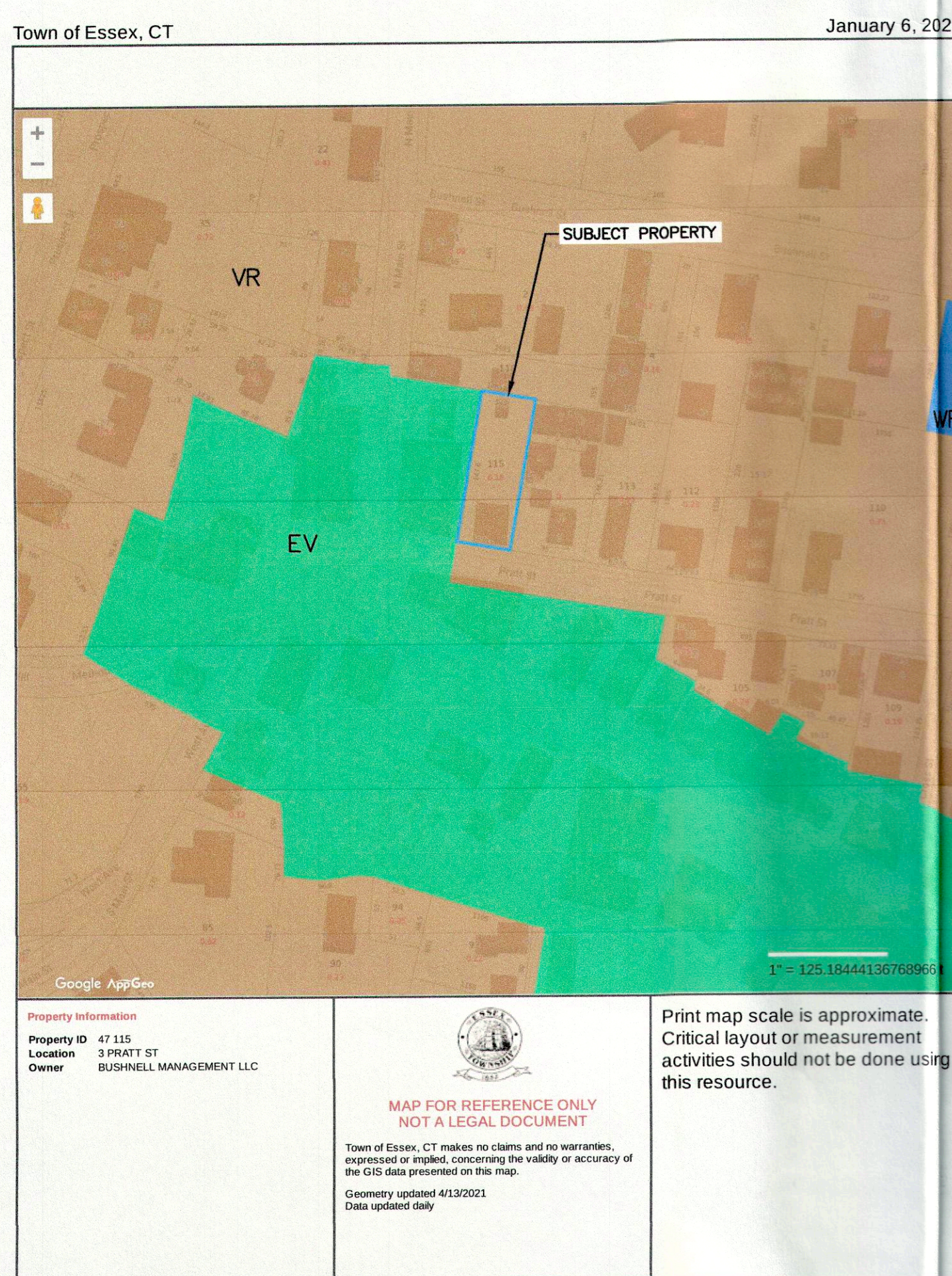
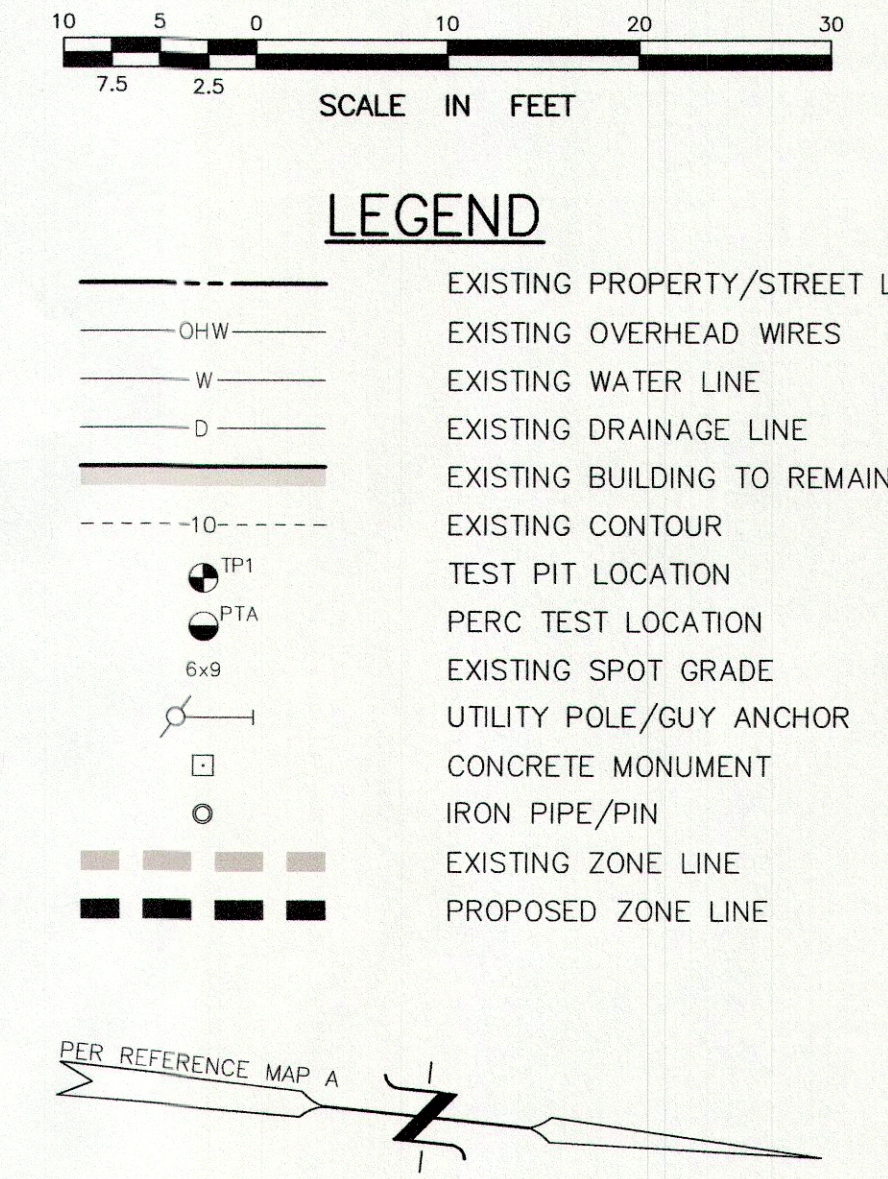
PERCOLATION TEST DATA

CONDUCTED BY: DON MITCHELL, R.S. (MPH)

PT 1
 DATE: 4/20/2021
 DEPTH: 53"±
 PRESOAK TIME: 30± MINUTES

TIME (MINUTE)	DEPTH (INCHES)	DROP (INCHES)	PERC RATE (MIN./IN.)
1	10	2 3/4	2.2
7	13	2 7/8	3.1
16	16	2 1/8	5.2
27	18	1 1/8	6.2
34	19	DRY	

PERCOLATION RATE: 5.0 - 10.0 MIN./INCH



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THE EMBOSSED SEAL OF THE TOWN OF ESSEX, CT IS AFFIXED TO THESE PLANS FOR THIS MAP TO BE VALID.

#	DATE	DESCRIPTION

ZONE CHANGE PLAN
 PREPARED FOR GREG PRATO
 3 PRATT STREET, MAP 47 LOT 115
 ESSEX, CONNECTICUT

DATE: JANUARY 5, 2022
 SCALE: 1"=10'
 DRAWN BY: JW
 CHECKED BY: JW
 DWG. NO.: ZC-1
 SHEET NO.: 1 of 1
 JOB. NO.: 2021-725