



63 SOUTH MAIN STREET
ESSEX, CONNECTICUT

RU-ZONE

PROPOSED SITE CALCULATIONS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED		
			LOT #1	LOT #2	LOT #3
MIN LOT AREA	80,000 SF	121,612 SF	40,537 SF	40,537 SF	40,537 SF
MIN. WIDTH	150 FEET	276 FEET	223.75 FEET	144.5 FEET	124.5 FEET
MAX. BLDG. COVERAGE	15%	9%	<15%	<15%	<15%
MIN FRONT YARD	40'	196.5'	40'	40'	40'
MIN REAR YARD	30'	5.0'	30'	30'	30'
MIN SIDE YARD	30'	3.0'	30'	30'	30'
HEIGHT	35'	35'	<35'	<35'	<35'

PREPARED BY CRAIG A. LALIBERTE -ARCHITECT

SITE PLAN LAYOUT
Scale: 1" = 20'

RU-ZONE

RECEIVED
FEB 24 2023
BY:

REVISIONS:

JANUARY 11, 2023	ISSUED FOR CLIENT REVIEW
JANUARY 31, 2023	ISSUED FOR TOWN SUBMISSION
FEBRUARY 8, 2023	ISSUED W/SETBACK DIMENSIONS

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SITE PLAN LAYOUT

DATE:

SCALE:

DRAWN BY:

DWG. NO.