

ZONING INFORMATION

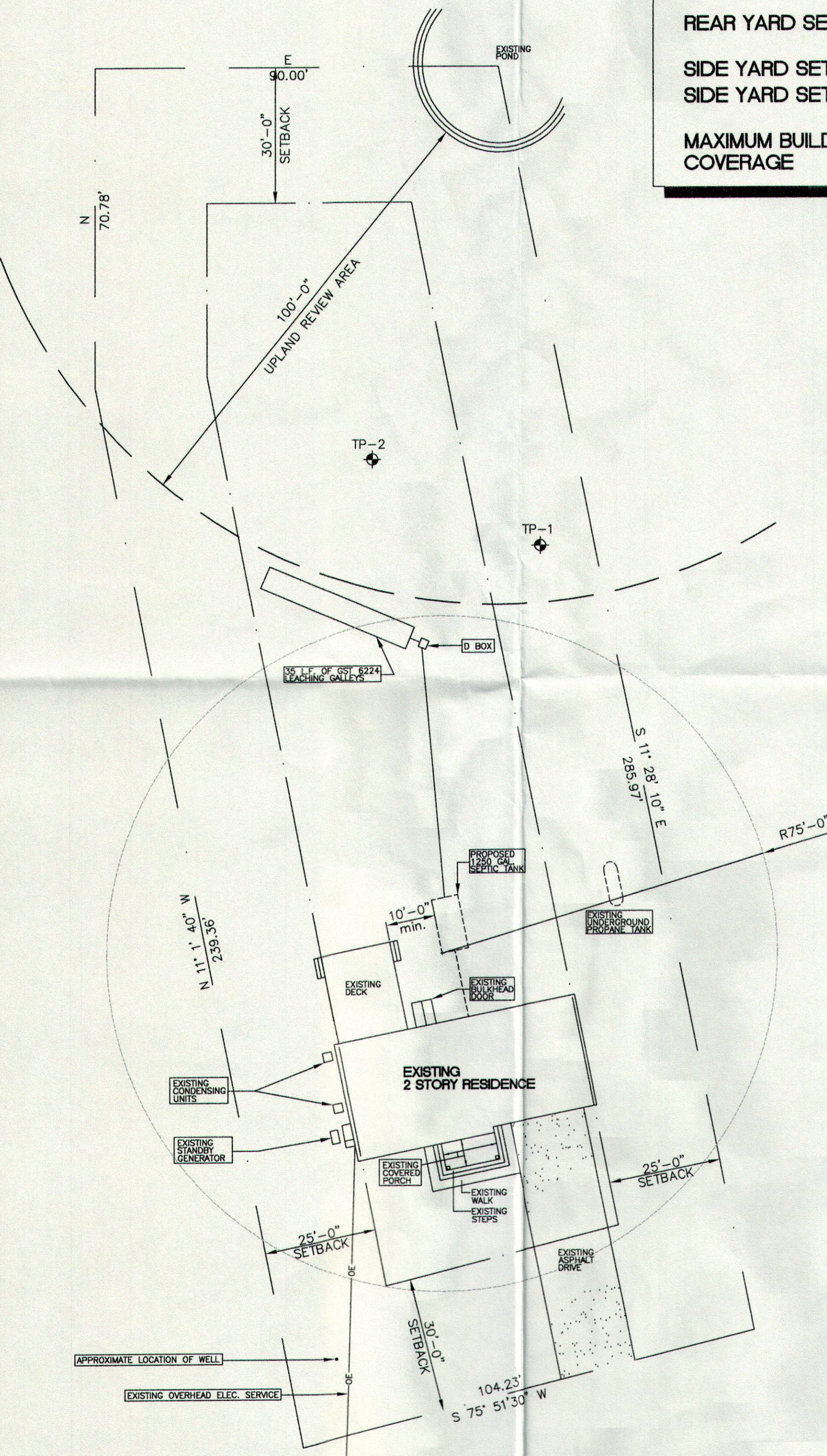
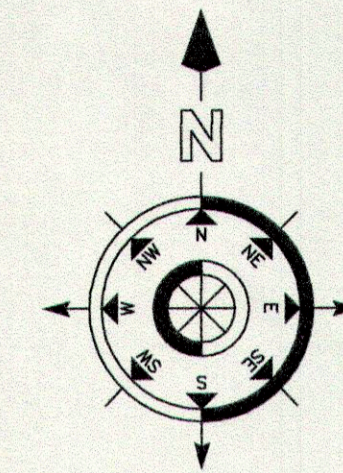
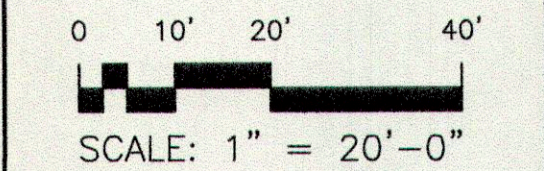
ZONE: VR (VILLAGE RESIDENCE)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 S.F.	29,621 S.F.	N/A
MAXIMUM BUILDING HEIGHT	30 FEET	21.75 FEET	NO CHANGE
FRONT YARD SETBACK	30 FEET	50'-9" +/-	NO CHANGE
REAR YARD SETBACK	30 FEET	194' +/-	NO CHANGE
SIDE YARD SETBACK (WEST)	25 FEET	24.4' +/-	NO CHANGE
SIDE YARD SETBACK (EAST)	25 FEET	24.4' +/-	13.4'
MAXIMUM BUILDING COVERAGE	10%	1,825 S.F. (6.2%)	2,101.6 S.F. (7.0%)

PROPERTY BOUNDARIES AS DESCRIBED IN ESSEX LAND RECORDS REFERENCED DEED VOL. 235 PAGE 210.

EXISTING INFORMATION SHOWN ON EXISTING SITE PLAN BELOW, FROM DRAWING "Site Plan", Z 1.0, DATED 4/18/19 BY J.W. HUBER ARCHITECT ON FILE AT THE TOWN OF ESSEX PLANNING AND ZONING OFFICE.

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APPROVED SITE PLAN (For B100a Compliance)

SCALE: 1"=20'

11 CURIOSITY LANE, ESSEX, CT

B100A ANALYSIS

Performed by Doane Engineering

B100A Sanitary System Design:

Existing 3 Bedroom House
 Analysis conducted Assuming 4 Bedroom House
 Design Percolation Rate=1.1-10.0 Min/In
 Required Effective Leaching Area=577.5 SF

Provide (1) 35 L.F. Row of GST 6224
 Effective Leaching Area Provided
 35 LF x 18.1 SF/LF=633.5 SF
 633.5 SF (Provided)>577.5 SF (Required)
 Provide 1,250 Gallon Septic Tank
 Depth to Restriction >60 Inches therefore MMLS need not be considered

Test Pit Data

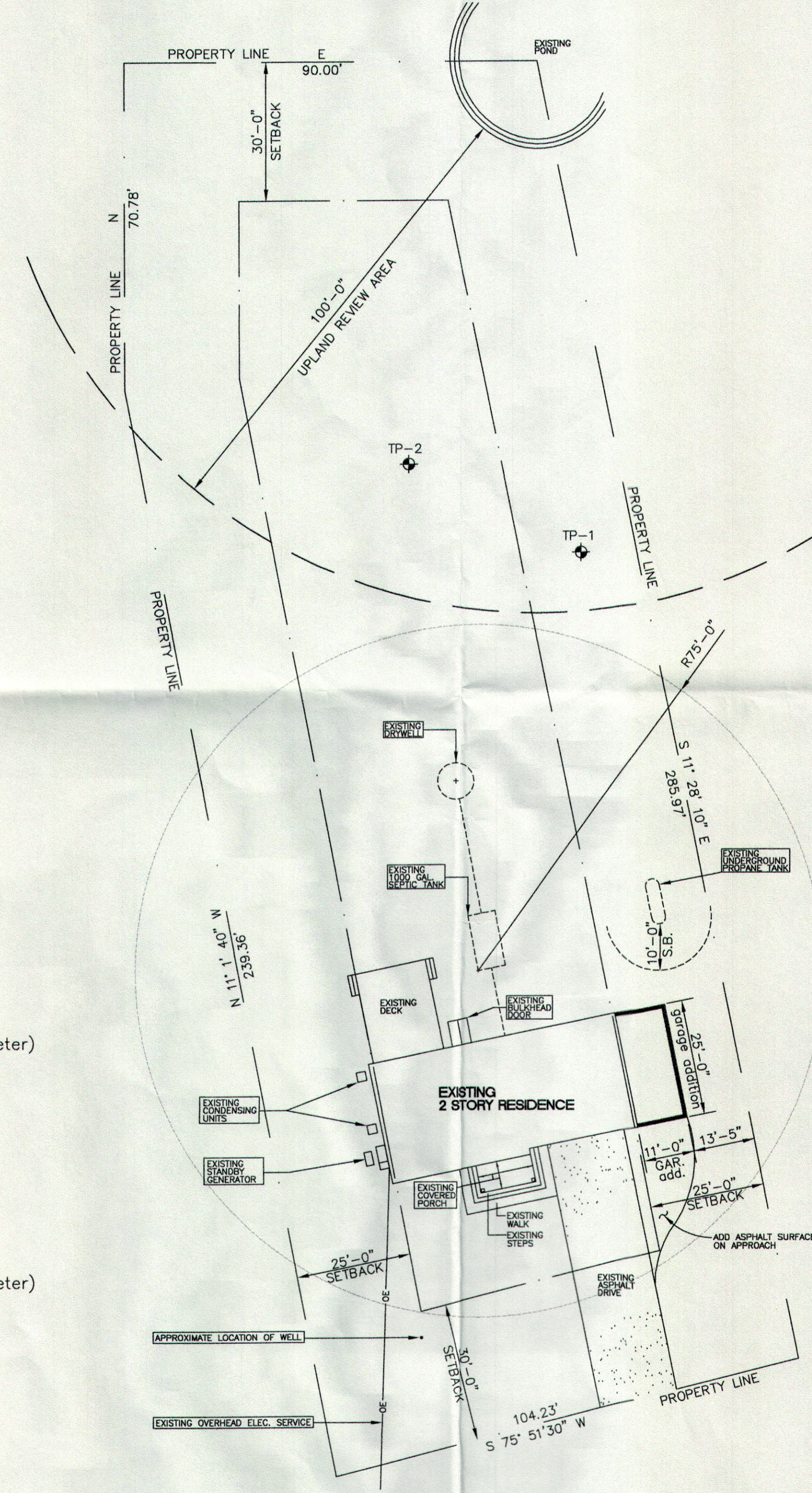
Performed by Duncan Downie
 AND Lisa Fasulo, Essex Health Department
 8/28/2018

TP-1
 0"-5" Topsoil
 5"-30" Orange-Brown, Sandy Loam
 30"-90" Light Brown, Coarse Sand with Cobbles & Stones (Stone are 6-12" in diameter)

Roots: 45"
 Mottles: None Observed
 Ground Water: None Observed
 Ledge: None Observed
 Restrictive: None Observed

TP-2
 0"-5" Topsoil
 5"-41" Orange-Brown, Sandy Loam
 41"-92" Light Brown, Coarse Sand with Cobbles & Stones (Stone are 6-12" in diameter)

Roots: 45"
 Mottles: None Observed
 Ground Water: None Observed
 Ledge: None Observed
 Restrictive: None Observed



PROPOSED SITE PLAN

SCALE: 1"=20'

No.	Date	Revision

R. Neil Hayes, Jr.
 ARCHITECT

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Project Title
RENOVATIONS to the IZZO RESIDENCE

11 CURIOSITY LANE
 ESSEX, CT

Date	5-23-2022	Dwn/Chkd	RNH
Scale	1"=20'	Proj. No.	X

Drawing Title
SITE PLANS (ZBA APPLIC.)

SP-1

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