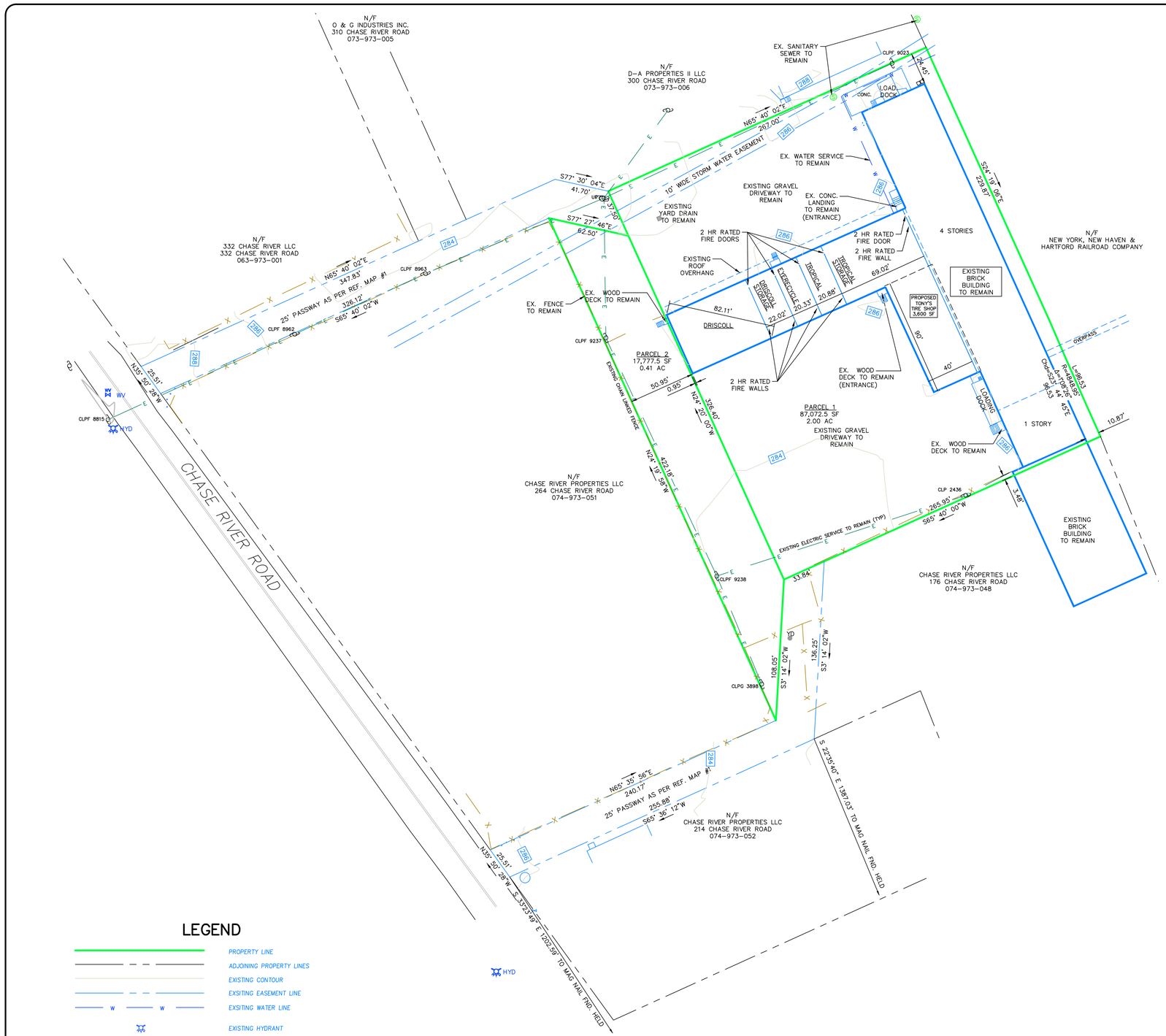
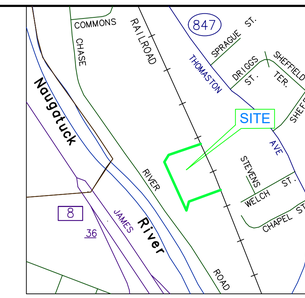
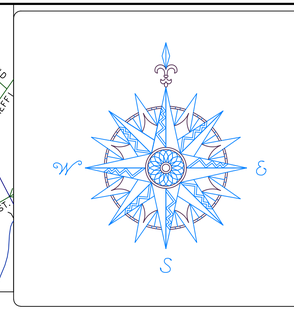




LOCATION MAP
NTS



NO.	REVISION	DATE
1	REVISE OWNER INFO	9-13-22
2	REV PER FIRE WALL/DOOR ADDT.	10-27-22
3	ADD TIRE SHOP AREA	04-11-23

Previous Editions Obsolete

20 0 10 20 40
1 inch = 20 feet

CHASE RIVER ENTERPRISE, LLC
280 CHASE RIVER ROAD
WATERBURY, CT 06704

SITE PLAN

200-280 CHASE RIVER ROAD

WATERBURY CONNECTICUT

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINES
- EXISTING CONTOUR
- EXSITING EASEMENT LINE
- EXSITING WATER LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING FENCE
- UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE

NOTES:

1. THIS SITE PLAN HAS BEEN PREPARED FROM A SURVEY ENTITLED "ZONING LOCATION SURVEY", PREPARED BY CIVIL 1 FOR MICHAEL STALLINGS, DATED FEBRUARY 23, 2021.
2. EASEMENTS AND PASSWAYS SHOWN ARE AS RECORDED AND SHOWN ON THE SURVEY. THEY SHALL REMAIN IN USE.
3. NO EXTERIOR SITE IMPROVEMENTS ARE PROPOSED. THE EXISTING BUILDING, PARKING, AND ACCESSORY FEATURES SHALL REMAIN.
4. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP. THE LOCATION OF THE UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
5. OWNER OF RECORD: CHASE RIVER ENTERPRISE LLC.
6. SUBJECT PARCEL IS IN IG ZONE.
7. THIS PARCEL IS KNOWN AS BLOCK 973 LOT 001 & 053 ON ASSESSOR'S MAP 074.

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT · CHRISTOPHER C. JONES · No. 12808 · LICENSED · PROFESSIONAL ENGINEER

DRAWN: EJ	APPROVED: CJ
SCALE:	1" = 40'
DATE:	24 MAY 21
PROJ. NO.:	3775
CADD FILE NAME:	3775
DRAWING NO.:	1 OF 1