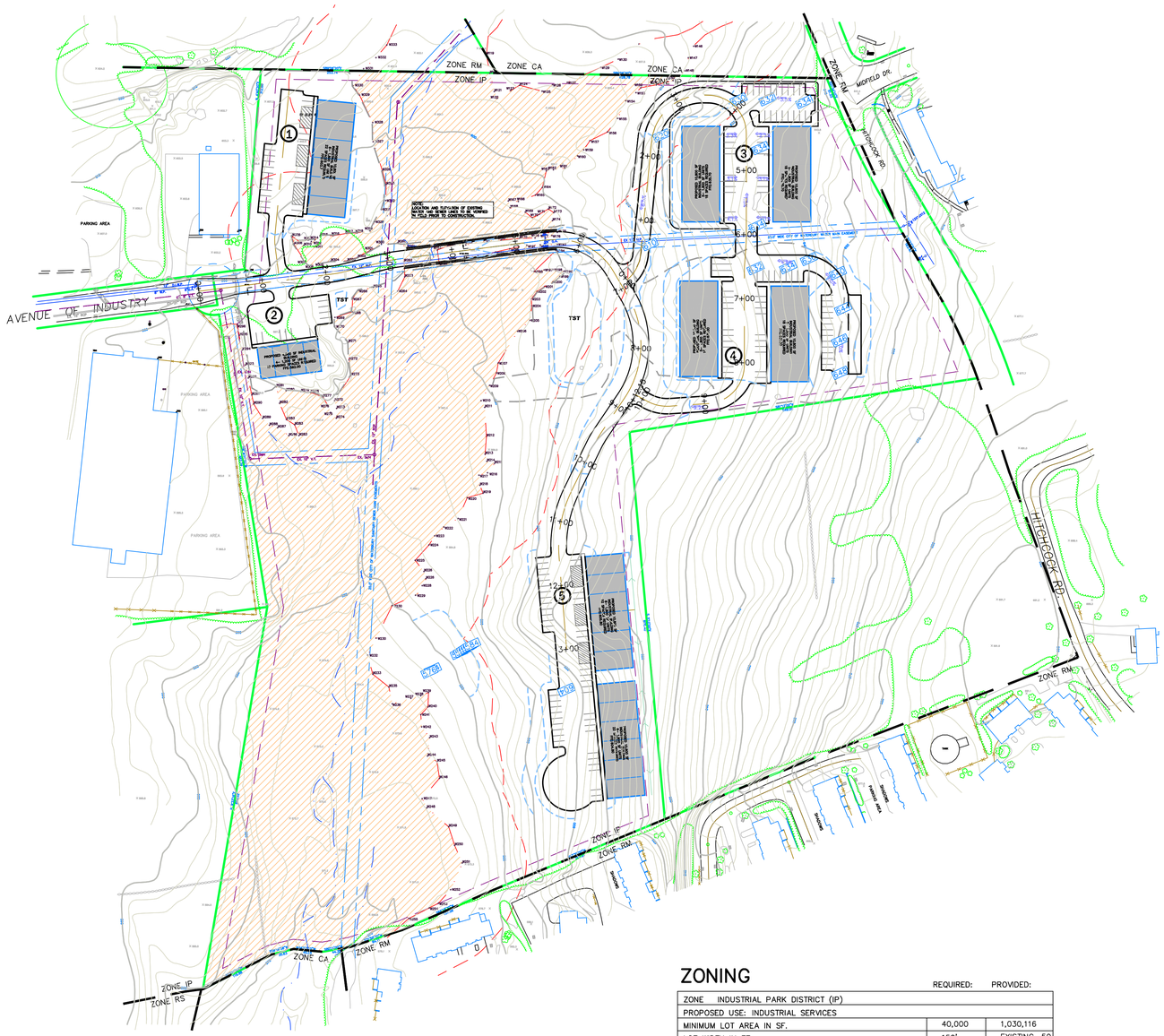
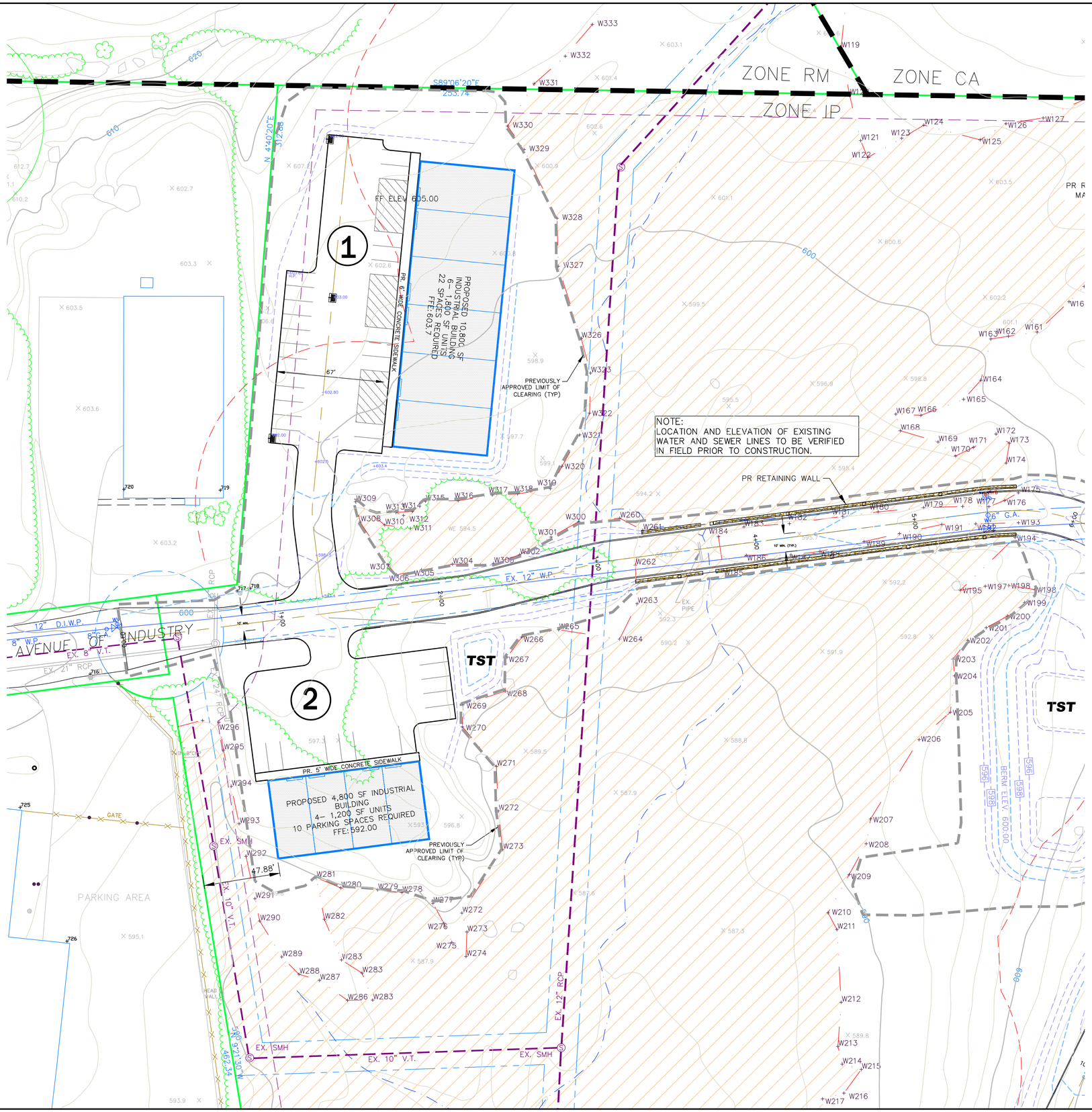
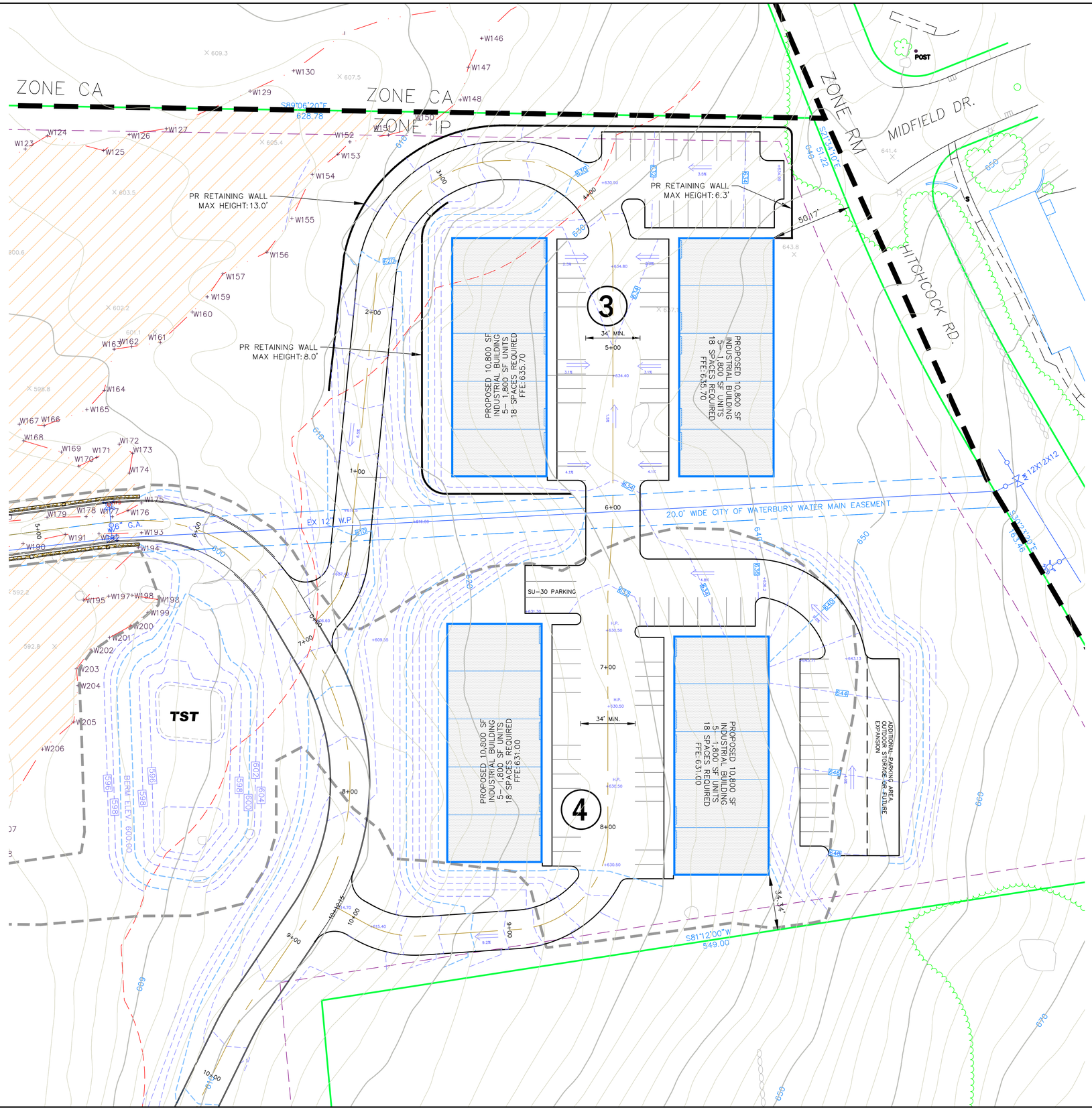
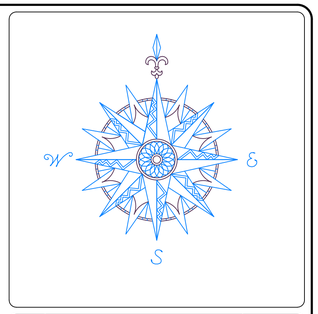

AVENUE OF INDUSTRY
HITCHCOCK RD
MIDFIELD DR.
ZONE RM
ZONE CA
ZONE IP
ZONE RS
PARKING AREA
TST
1
2
3
4
5
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00
40+00

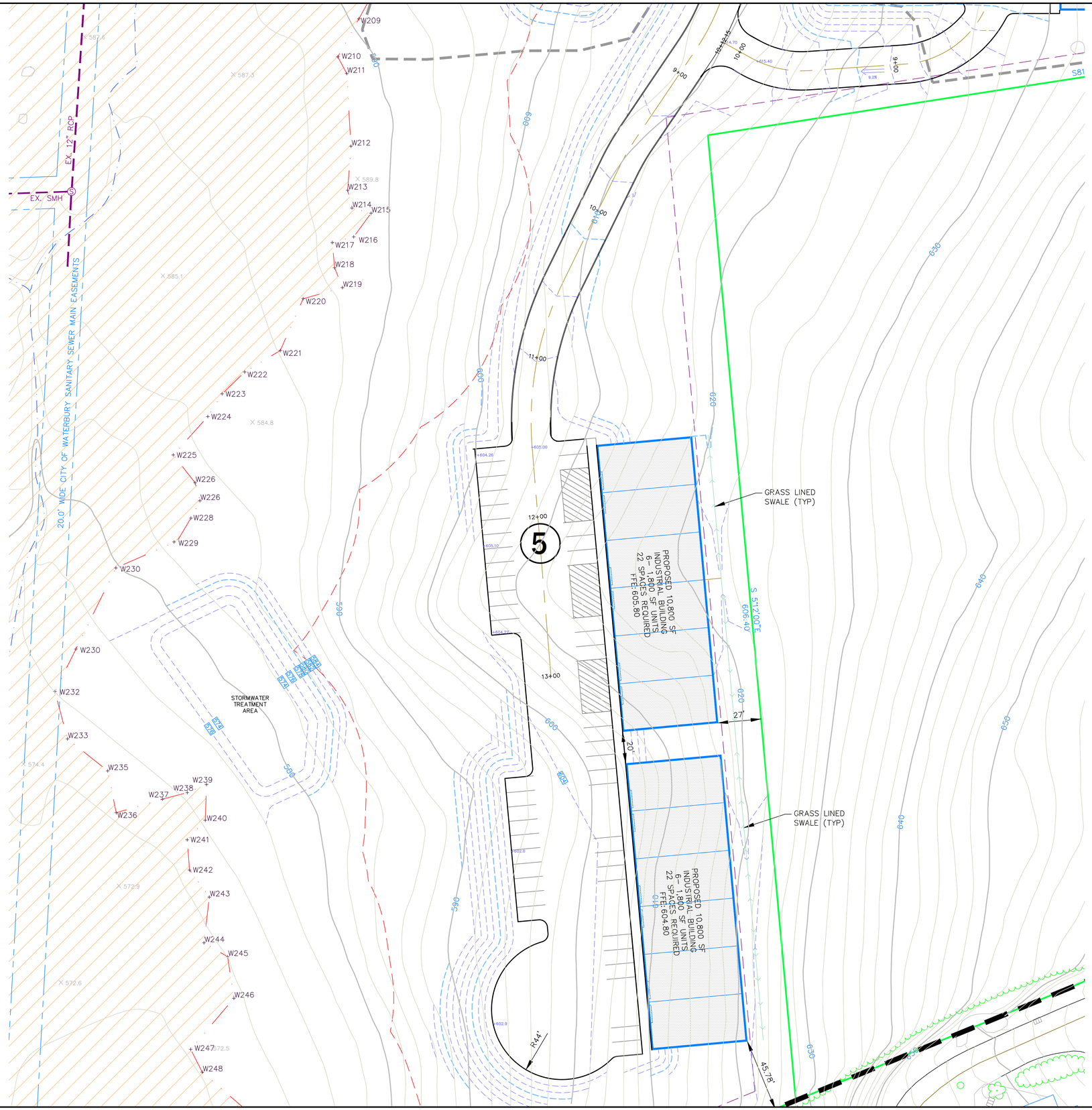

ZONE RM
ZONE CA
ZONE IP
S89°06'20"E
253.74'
N 41°40'20"E
312.08'
FF ELEV 605.00
1
PROPOSED 10,800 SF INDUSTRIAL BUILDING
6- 1,800 SF UNITS
22 SPACES REQUIRED
FFE 603.7
PR. 6' WIDE CONCRETE SIDEWALK
67'
PREVIOUSLY APPROVED LIMIT OF CLEARING (TYP)
NOTE:
LOCATION AND ELEVATION OF EXISTING WATER AND SEWER LINES TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
PR RETAINING WALL
EX. 12" W.P.
12" D.I.W.P.
8" W.P.
8" D.I.W.P.
EX. 8" V.T.
EX. 21" RCP
AVENUE OF INDUSTRY
2
TST
PR. 5' WIDE CONCRETE SIDEWALK
PROPOSED 4,800 SF INDUSTRIAL BUILDING
4- 1,200 SF UNITS
10 PARKING SPACES REQUIRED
FFE: 592.00
PREVIOUSLY APPROVED LIMIT OF CLEARING (TYP)
47.88'
EX. SMH
EX. 10" V.T.
EX. 12" RCP
S 21°30'00"W
462.24'
PARKING AREA
GATE
BERM ELEV 600.00
TST

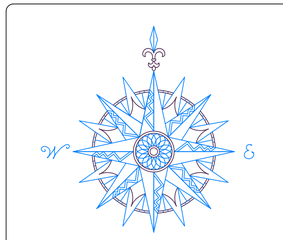
NO.	REVISION	


ZONE CA
ZONE CA
ZONE IP
ZONE RM
MIDFIELD DR.
HITCHCOCK RD.
POST
S89°06'20"E
628.78
S01°34'10"E
51.22
PR RETAINING WALL
MAX HEIGHT: 13.0'
PR RETAINING WALL
MAX HEIGHT: 8.0'
PR RETAINING WALL
MAX HEIGHT: 6.3'
50.17'
PROPOSED 10,800 SF
INDUSTRIAL BUILDING
5 - 1,800 SF UNITS
18 SPACES REQUIRED
FFE: 635.70
3
34' MIN.
PROPOSED 10,800 SF
INDUSTRIAL BUILDING
5 - 1,800 SF UNITS
18 SPACES REQUIRED
FFE: 635.70
20.0' WIDE CITY OF WATERBURY WATER MAIN EASEMENT
EX 12" W.P.
12X12X12
S83°32'10"E
75.42
SU-30 PARKING
PROPOSED 10,800 SF
INDUSTRIAL BUILDING
5 - 1,800 SF UNITS
18 SPACES REQUIRED
FFE: 631.00
4
34' MIN.
PROPOSED 10,800 SF
INDUSTRIAL BUILDING
5 - 1,800 SF UNITS
18 SPACES REQUIRED
FFE: 631.00
ADDITIONAL PARKING AREA,
OUTDOOR STORAGE OR FUTURE
EXPANSION
34.34'
S81°12'00"W
549.00
TST
BERM ELEV. 600.00
G.A.


W
E
S

NO.	REVISION	





NO.	REVISION	
	Previous Editions Obsolete	

30 0 15 30 60

1 inch = 30 feet

EDITH PAGONI
25 JUDSON COURT
CHESHIRE, CT

BUILDING 5
SCHEMATIC SITE PLAN

AVENUE OF INDUSTRY

WATERBURY CONNECTICUT

CIVIL C1

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

DRAWN: MM	APPROVED: CJ
SCALE:	1" = 30'
DATE:	3 DEC 24
PROJ. NO.:	2927
CADD FILE NAME:	2927 SK
DRAWING NO.:	INDUSTRIAL

C 1.3