TECHNOLOGY PARK DRIVE

Monument (found)

S15°47'19"W
340.28'

6" gas plastic elec.

PROP. CB1
TF=1073.0
INV=1071.0(±)

25' FRONT SETBACK LINE

APPROXIMATE LOCATION OF TENNESSEE GAS LINE EASEMENT

PROP. YD2
TF=1073.0
INV=1070.5

PROP. YD3
TF=1073.0
INV=1070.0

1 1/4" SCH.40 PVC FM

RELOCATE EXIST. RIPRAP & FLARED END

INV=1069.5

10" PVC

PROVIDE 18" MIN. SEPARATION BETWEEN SEWER AND WATER ABOVE SEWER. SEWER 10' EACH SIDE OF THE WATER LINE.

2" SIOR-9 FORCE MAIN (FROM IRRIGATION WATER HOLDING TANK)

4" PVC 8" PVC

2"FM SIOR-9

CONNECTING CORRIDOR (3,449 SF)

225'

118'

EXISTING OFFICE/PROCESSING
4,826(±) SF GFA
FF=1075.0

GENERATOR

SEWER EJECTOR

T-PAD

GRADE TO DRAIN

REMOVE EXIST. 8" PVC

PROP. YD1
TF=1074.5
INV=1070.7(±)
VERIFY IN FIELD (VIF)

REMOVE EXIST. 8" PVC

EXISTING GREENHOUSE
15,441(±) SF GFA
FF=1075.0

168.3'

91.75'

PROP. SEWER EJECTOR PUMP

PROP. FLARED END w/ RIPRAP. OUTLET INTO EXIST. SWALE

EXIST. SWALE

EXIST. CB
TYPE "C-1"
TF=1074.8
INV=1070.4

PROPOSED GREENHOUSE
15,456(±) SF GFA
FF=1075.0

168'

92'

88'

6" PVC

GRADE TO BLEND WITH EXISTING GRADES

INV=1068.2

DUMPSTER(S) (16'x7')

EXIST. CB
TF=1068.0
(BURIED)

18" N-12

EXIST. CB
TF=1065.0
INV=1059.0

EXIST. CB
TF=1062.9

EXIST. STORM MH
TF=1062.63

ENVIRONMENT 21 V2B1 STORMWATER TREATMENT SYSTEM (MODEL 9)
TF=1063.0, INV.s=1055.5;1055.6

24" N-12

ASSESSOR'S MAP 245, BLOCK 002, LOT 103
380,990 SF
8.75 ACRES

ALL EXISTING ON-SITE DRAINAGE STRUCTURES & PIPING SHALL BE FIELD VERIFIED (LOC., SIZE, T.F.s, TYPE, & INV.s)

EXIST. OUTLET STRUCTURE

S79°00'17"E
869.03'

S79°00'17"E
1119.80'

25' Side Setback Line

75' I-W REGULATED AREA

INLAND-WETLAND REGULATED AREA

I-W

453.8'

N77°54'50"W
641.16'
FORMER LOT LINE

ASSESSOR'S MAP 245, BLOCK 002, LOT 111
195,576 SF
4.49 ACRES

Monument (found)

C1

C2

C3

Iron pin (set)

25' Front Setback Line

WATER MAIN EASEMENT
REFER TO VOL.749-PG.1105

ZONE IP

S71°55'13"E
160.00'

S12°05'10"W
100.00'

Iron pin (set)

Iron pin (set)

GRADE TO BLEND WITH EXISTING GRADES

STOCKPILE

75' I-W REGULATED AREA

N/F
KORFEL, LL

25' Side Setback Line

N77°54'50"W
422.84'

75' Landscape Buffer Line

Iron pin (set)

78.01'
N11°05'44"E

Iron pin (set)

305.22'
N10°24'29"W

SITE PLAN

SCALE: 1'=30'

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Borghesi
Building & Engineering Co., Inc.

N E S W

SEAL

REVISIONS

PROJECT
New Opportunities II
360 TECHNOLOGY PARK DRIVE
TORRINGTON, CT 06790

DRAWN BY G.R.W.
DATE 03-28-22
APPROVED BY A.R.B.
SCALE AS NOTED

2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-7815 WEB: WWW.BORGHESIBUILDING.COM

SHEET NO.
SP2