



GENERAL NOTES

- PROPERTY IS IDENTIFIED BY THE CITY OF DANBURY ASSESSOR'S OFFICE AS: E17094.
- ALL INFORMATION PERTAINING TO BOUNDARY LINE LENGTHS & DIRECTIONS, EXISTING FEATURES, TOPOGRAPHIC INFORMATION, AND BUILDING LOCATIONS WAS TAKEN FROM A MAP ENTITLED "MAP PREPARED FOR WESTROCK REALTY, LLC", PREPARED BY SYDNEY A. RAPP
- PROPERTY OWNER: 36 KENOSIA AVENUE REALTY LLC
C/O WESTROCK DEVELOPMENT LLC
440 MAHARNECK AVE SUITE N-503
HARRISON, NEW YORK 10528
- TOTAL PROPERTY AREA = 5.23± ACRES OR 162,394± S.F.
- LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "CALL BEFORE YOU DIG" AT 1-800-922-4455.
- LOCATIONS DEPICTED ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS, SITE CONDITIONS AND LOCATIONS/ELEVATIONS OF EXISTING UTILITIES.
- IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
- ANY DRAINAGE STRUCTURES, DITCHES, UTILITIES, GRASSED AREAS, CONCRETE, PAVEMENT OR CURBS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
- ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY SEEDING AND MULCHING OR BY OTHER APPROVED MEANS OF STABILIZATION. SEEDING OF PROPOSED GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL, AS AN EROSION AND SILTATION CONTROL MEASURE.
- THE CONTRACTOR IS TO ADHERE TO ALL APPLICABLE CONSTRUCTION SAFETY STANDARDS AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS 1926, AS AMENDED, AND ALL OTHER STATE, FEDERAL AND LOCAL LAWS.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO COMMENCEMENT OF ANY WORK.
- THESE PLANS HAVE BEEN PREPARED FOR REVIEW AND APPROVAL BY CITY AGENCIES ONLY. ADDITIONAL PLANS AND DETAILS MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.
- IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
- THE LIMIT OF DISTURBANCE SHALL BE THE OF LIMIT OF GRADING AS DEPICTED ON THE GRADING PLANS AND THE LOCATION OF PERIMETER SILT FENCE AS PROPOSED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE GENERAL CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL BARRIERS AS REQUIRED PRIOR TO START OF EXCAVATION, CONSTRUCTION OR DEMOLITION.
- CONTRACTOR SHALL COORDINATE WITH A STATE OF CONNECTICUT LICENSED SURVEYOR FOR STAKEOUT OF PROPOSED CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY DISCONNECTIONS, RELOCATIONS AND/OR CONNECTIONS/EXTENSIONS WITH APPROPRIATE UTILITY COMPANIES. INSTALLATION OF ALL UTILITIES ARE TO CONFORM WITH UTILITY COMPANY REQUIREMENTS.
- ALL WORK WITHIN THE ROAD RIGHT OF WAY IS TO BE COMPLETED IN A MANNER ACCEPTABLE TO THE CITY OF DANBURY HIGHWAY DEPARTMENT.

ASS AND REPASS
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GRADING NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL GUTTERS TO PREVENT PULDING. ANY DISCREPANCIES SHALL BE IMMEDIATELY PROVIDED IN WRITING TO THE ENGINEER OF RECORD.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED, LICENSED, SOILS ENGINEER, CERTIFYING THAT THE SUBBASE WITHIN THE AREAS TO BE BUILT UPON AND/OR PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

LEGEND

---	PROPERTY LINE
---	SETBACK LINE
-.-.-	CLAP EASEMENT
---	CONSERVATION EASEMENT
---	EXISTING MANHOLE
---	EXISTING UTILITY POLE
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION

IMPORTANT NOTE:

CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

IMPORTANT NOTE:

IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

PARCEL LINE PER MAP NO.5177 AS DESCRIBED IN DEED VOL.965 PG.7

ZONING ANALYSIS TABLE

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT	IL-40 ZONE		
EXISTING USE	MANUFACTURING, WAREHOUSE, OFFICE, PRIVATE SCHOOL FOR CHILDREN (UNDER 16 YEARS OF AGE)		
PROPOSED USE	MANUFACTURING, WAREHOUSE, OFFICE, PRIVATE SCHOOL FOR CHILDREN (UNDER 16 YEARS OF AGE)		
LOT: MINIMUM LOT AREA	40,000 S.F.	227,692.48± S.F.	NO CHANGE
MINIMUM LOT FRONTAGE	150'	174'±	NO CHANGE
BUILDING: MINIMUM SETBACKS			
FRONT YARD	30'	55.8'±	NO CHANGE
SIDE YARD	20'	20.8'±	NO CHANGE
REAR YARD	30'	247'±	NO CHANGE
MAXIMUM HEIGHT	45'	22'±	NO CHANGE
BUILDING COVERAGE	30%	21.36%	NO CHANGE
IMPERVIOUS COVERAGE	-	45.08%	45.32%

PARKING:	REQUIRED	EXISTING	PROPOSED
MANUFACTURING/WAREHOUSE: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT PLUS 1 COMPANY VEHICLE 28 EMPLOYEES = 28 SPACES 0 COMPANY VEHICLES = 0 SPACES	26 SPACES		
OFFICE: 1 SPACE 300 S.F. OF USEABLE G.F.A. 1,500 S.F. G.F.A./300 = 5 SPACES	5 SPACES		
PRIVATE SCHOOL CHILDREN UNDER 16 YEARS OF AGE (LOCAL INSTRUCTIONAL CYMNASISTICS): 1 SPACE 15 STUDENTS, PLUS 1 EMPLOYEE 40 STUDENTS/15 = 2.67 SPACES 4 EMPLOYEES = 4 SPACES	7 SPACES	20 STANDARD SPACES 10 COMPACT SPACES 2 HANDICAP SPACES	20 STANDARD SPACES 10 COMPACT SPACES 2 HANDICAP SPACES
PRIVATE SCHOOL CHILDREN UNDER 16 YEARS OF AGE (STRUCTURAL, JACROSSE): 1 SPACE 15 STUDENTS, PLUS 1 EMPLOYEE 55 STUDENTS/15 = 3.67 SPACES 3 EMPLOYEES = 3 SPACES	7 SPACES		
TOTAL	45 SPACES	32 SPACES	NO CHANGE



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PHONE: (203) 740-2033 FAX: (203) 740-2067
• CIVIL ENGINEERS • ENVIRONMENTAL ENGINEERS • MUNICIPAL ENGINEERS •
PROJECT MANAGERS • SITE PLANNERS • PERMIT EXPEDITORS •

REVISED SITE PLAN

36 KENOSIA AVENUE REALTY, LLC
36 KENOSIA AVENUE
DANBURY, CONNECTICUT

DRAWN BY: BH
CHECKED BY: DV
DATE: 12/18/24
SCALE: 1" = 20'
DRAWING No: DA03457
PROJECT No: DA03457
SHEET: 1