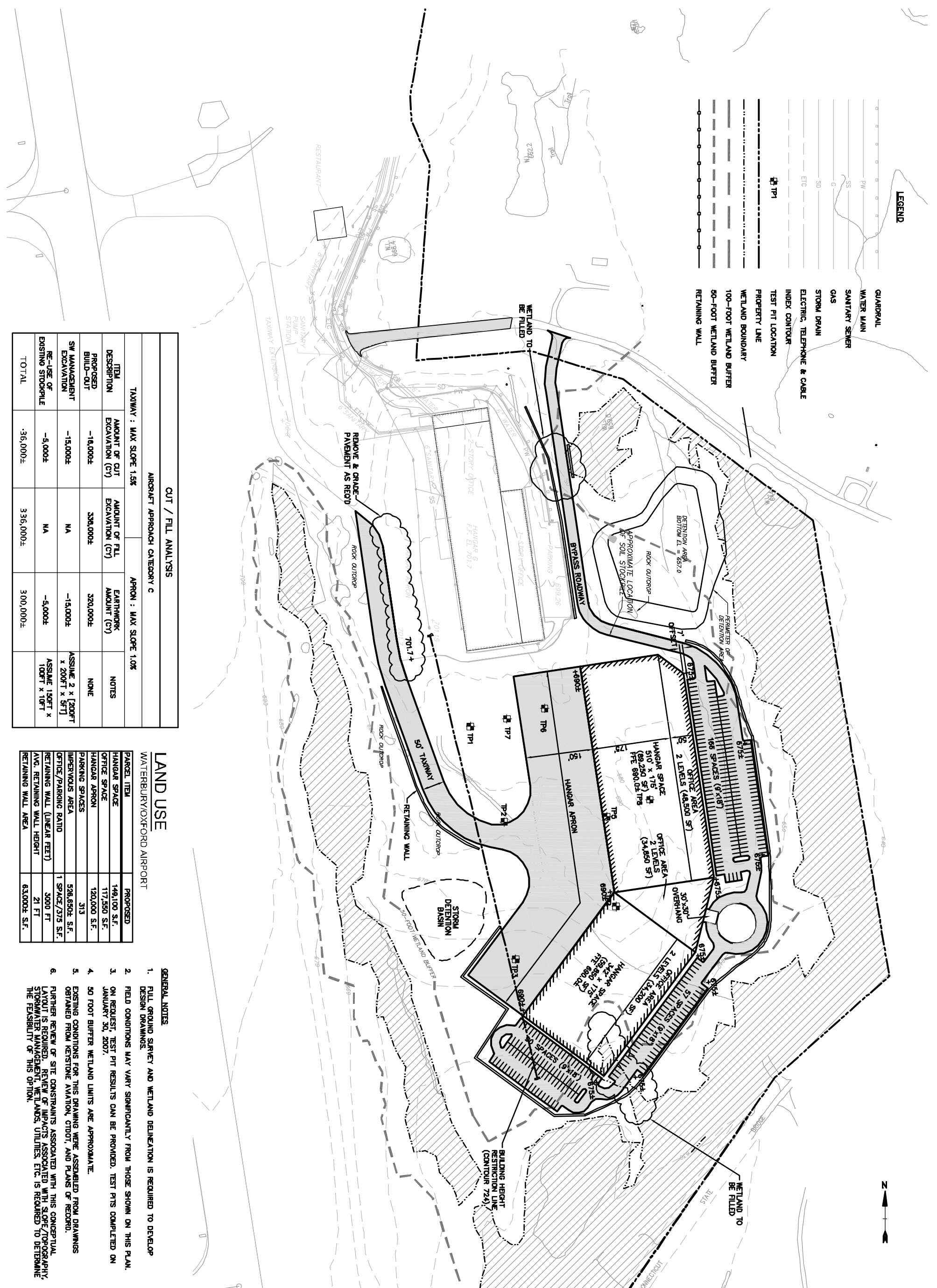


# FOR KEYSTONE AVIATION REVIEW WORKPRINT ONLY

**Waterbury-Oxford Airport**  
Conceptual Hangar Layout

Oxford, Connecticut

1	0207 CONCEPT 2.ANS
2	0207 CONCEPT 3.ANS
TUN	2007
PROJECT NO.	0207AV
DRAWN BY:	LMF
CHECKED BY:	CJL, MNS
APPROVED BY:	F.H.
CONCEPTUAL SITE PLAN	
CONCEPT #88	
SCALE:	1" = 100'
SHEET 1 OF 1	



**LEGEND**

	GUARDRAIL
	WATER MAIN
	SANITARY SEWER
	GAS
	STORM DRAIN
	ELECTRIC, TELEPHONE & CABLE
	INDEX CONTOUR
	TEST PIT LOCATION
	PROPERTY LINE
	WETLAND BOUNDARY
	100-FOOT WETLAND BUFFER
	50-FOOT WETLAND BUFFER
	RETAINING WALL

**CUT / FILL ANALYSIS**

AIRCRAFT APPROACH CATEGORY C      APRON : MAX SLOPE 1.0%

ITEM DESCRIPTION	AMOUNT OF CUT EXCAVATION (CY)	AMOUNT OF FILL EXCAVATION (CY)	EARTHWORK AMOUNT (CY)	NOTES
TAXIWAY : MAX SLOPE 1.5%				
PROPOSED BUILD-OUT	-16,000±	339,000±	320,000±	NONIE
SW MANAGEMENT EXCAVATION	-15,000±	NA	-15,000±	ASSUME 2' x [200FT x 200FT x 5FT]
RE-USE OF EXISTING STOCKPILE	-5,000±	NA	-5,000±	ASSUME 150FT x 100FT x 10FT
<b>TOTAL</b>	<b>-36,000±</b>	<b>336,000±</b>	<b>300,000±</b>	

**LAND USE**

WATERBURY/OXFORD AIRPORT

PARCEL ITEM	PROPOSED
HANGAR SPACE	149,100 S.F.
OFFICE SPACE	117,550 S.F.
HANGAR APRON	120,000 S.F.
PARKING SPACES	313
HANGAR APRON	528,650± S.F.
OFFICE/PARKING RATIO	1 SPACE/375 S.F.
RETAINING WALL (LINEAR FEET)	3000 FT
AVG. RETAINING WALL HEIGHT	21 FT
RETAINING WALL AREA	63,000± S.F.

**GENERAL NOTES**

- FULL GROUND SURVEY AND WETLAND DELINEATION IS REQUIRED TO DEVELOP DESIGN DRAWINGS.
- FIELD CONDITIONS MAY VARY SIGNIFICANTLY FROM THOSE SHOWN ON THIS PLAN.
- ON REQUEST, TEST PIT RESULTS CAN BE PROVIDED. TEST PITS COMPLETED ON JANUARY 30, 2007.
- 50 FOOT BUFFER WETLAND LIMITS ARE APPROXIMATE.
- EXISTING CONDITIONS FOR THIS DRAWING WERE ASSEMBLED FROM DRAWINGS OBTAINED FROM KEYSTONE AVIATION, CTDOT, AND PLANS OF RECORD.
- FURTHER REVIEW OF SITE CONSTRAINTS ASSOCIATED WITH THIS CONCEPTUAL LAYOUT IS REQUIRED. REVIEW OF IMPACTS ASSOCIATED WITH SOPE/TOPOGRAPHY, STORMWATER MANAGEMENT, WETLANDS, UTILITIES, ETC. IS REQUIRED TO DETERMINE THE FEASIBILITY OF THIS OPTION.