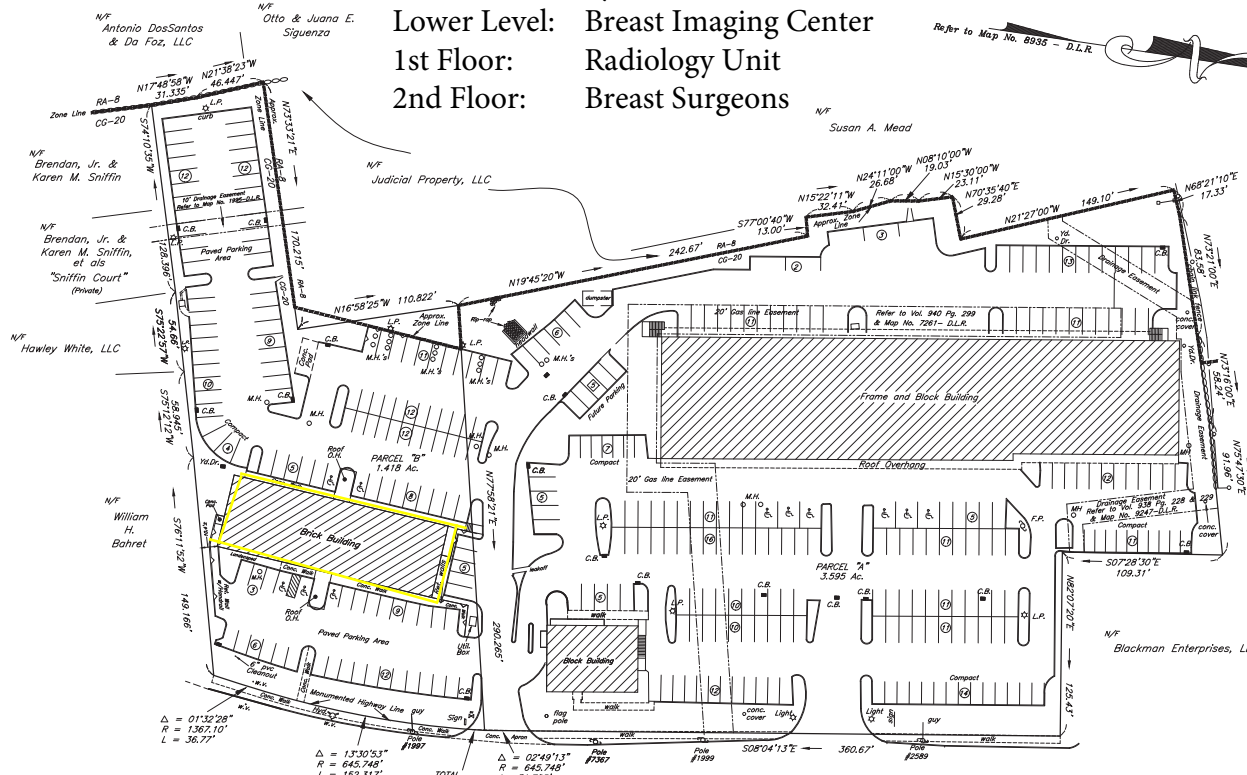
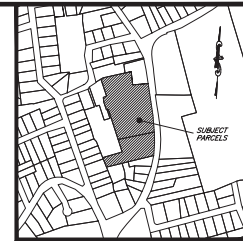


# Tenant Directory

Lower Level: Breast Imaging Center  
 1st Floor: Radiology Unit  
 2nd Floor: Breast Surgeons



**Summary of Trip Generation for Germantown Plaza**

Original Special Exception Approval (SE 370)

Existing Uses:  
 Warehouse - 20,000 sq. ft. (5 trips per 1,000 g.f.a.) 100 trips  
 Retail - 20,000 sq. ft. (65 trips per 1,000 g.f.a.) 1,300 trips  
 1,400 existing trips

Proposed Uses:  
 Retail - 8,000 sq. ft. (65 trips per 1,000 g.f.a.) 520 trips  
 Warehouse - 8,000 sq. ft. (5 trips per 1,000 g.f.a.) 40 trips  
 Bank - 3,100 sq. ft. (169 trips per 1,000 g.f.a.) 524 trips  
 1,084 proposed trips  
 2,484 total vehicle trips

Current Conditions

Retail 1,866 trips  
 Office 55 trips  
 Medical 102 trips  
 Restaurant 184 trips  
 Warehouse 141 trips  
 2,348 existing trips

Proposed Change in Use: Retail to Medical  
 Retail (previous use) -76 trips  
 Medical use +83 trips  
 2,360 total vehicle trips

Change in Use results in 12 more vehicle trips

### Composite Parking Schedule

**TENANTS: GERMANTOWN PLAZA**

RETAIL	SQ. FT.	USABLE %	PARKING REQUIRED
Laundromat	1,445.00	0.85	1,228.25
Uniform Shop	1,245.00	0.85	1,058.25
Ice Cream	1,245.00	0.55	684.75
Café Clinic	2,490.00	0.85	2,116.50
Rite Aid	6,640.00	0.85	5,644.00
Chinese LYD	1,170.00	0.25	292.50
Retail	1,170.00	0.85	994.50
Beauty Shop	800.00	0.85	680.00
Bank	1,000.00	0.85	850.00
Retail Space	1,170.00	0.85	994.50
<b>TOTAL RETAIL</b>	<b>18,375.00</b>	<b>1454.325 / 150</b>	<b>97.0</b>

OFFICE	SQ. FT.	USABLE %	PARKING REQUIRED
Hawley Office	2,650.00	0.75	1,987.50
<b>TOTAL OFFICE</b>	<b>2,650.00</b>	<b>1,987.50 / 300</b>	<b>6.6</b>

MEDICAL	SQ. FT.	USABLE %	PARKING REQUIRED
MTW Pediatric	1,245.00	0.85	1,058.25
Shed Medical	1,800.00	0.85	1,530.00
Existing Dental	1,365.00	0.75	982.50
<b>TOTAL MEDICAL</b>	<b>4,410.00</b>	<b>1,360.75 / 125</b>	<b>8.5</b>

RESTAURANT	SQ. FT.	SEATS	CARS/SEAT	EMPLOYEES	PARKING REQUIRED
Italian Restaurant	1,279.00	104	5.00	8	29.0
Rest. Storage	1,245.00				0
Subway	1,245.00	15	4.00	3	2.0
<b>TOTAL RESTAURANT</b>	<b>5,769.00</b>				<b>36.0</b>

**TENANTS: OFFICE BUILDING**

MEDICAL	SQ. FT.	USABLE %	PARKING REQUIRED
Lower Level			
Axrad	3,373	0.75	2529.75
First Floor			
DDI	7,717	0.56	4,321.52
Second Floor			
Burnbury	1,820	0.75	1,365.00
Vicent(3/1/04)	5,810	0.75	4,357.50
<b>Total Usable sq. ft.</b>			<b>125,737.77 / 100</b>
<b>Total</b>	<b>3,780</b>	<b>0.75</b>	<b>2,835</b>
Carbon			
Physical Therapy (Medical)	1,335	0.1/100 = 13.35	
Health Center, 1,500 sq. ft. / 50 max. occupancy / 4 = 7.5			
<b>Total Sq. Ft.</b>	<b>22,500</b>		
<b>Total Parking Required:</b>			<b>146.55</b>

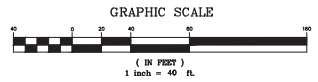
  

**GERMANTOWN PLAZA (Required Parking): 176.2 Spaces**  
**OFFICE BUILDING (Required Parking): 146.55 Spaces**  
**TOTAL REQUIRED PARKING: 322 SPACES**  
**TOTAL PROVIDED PARKING: 327 SPACES**  
**11 HANDICAP SPACES**  
**3 FUTURE SPACES**

**Parking Legend:**  
 ⊙ = Existing Lined Spaces  
 ⊕ = Future Parking

### Site Plan Informational Table

- Zone: CG-20
- Area: 5,013 Ac. (total)
- Gross Floor Area: 77,398 S.F. (total)
- Bldg. Coverage:  
 Existing : 18%  
 Proposed: 18%  
 5. Bldg. Height: 3 story - 30'±  
 6. Parking: (see Parking Schedule)  
 7. Proposed Density: N/A  
 8. Open Space: N/A



**Important Note:**  
 Additional underground utilities may exist  
 Prior to any excavation or construction,  
 contact: "CALL BEFORE YOU DIG" 1-800-922-4455

**Site Plan**  
 Prepared For  
**Germantown Plaza Associates, LLC**  
 Danbury, Connecticut

Scale: " = 40'  
 Area: As Shown  
 Zone: CG-20  
 Date: Feb. 9, 1994

**Revisions**

1	Jan. 23, 1994
2	April 15, 1994
3	April 19, 1994
4	May 11, 1994
5	Oct. 22, 1994
6	Oct. 22, 1998
7	June 8, 1999

Job No. 521  
521sp

Application Date:  
 Approved By:  
 Date:

I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300-1 THRU 20-300-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

**NEW ENGLAND LAND SURVEYING, P.C.**  
 ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT.

ROBERT M. BENNISON, L.S. # 12964