

- 1A. Select Physical Therapy
- 1B. Farmers Insurance
2. Germantown Laundromat
3. The Uniform Shop
4. Il Bacio Ice Cream
5. Subway
6. The Cat Clinic
7. RTR Pediatrics
- 8/9. J Law Restaurant & Kitchen
10. Rite Aid
11. Great Wall Chinese Take-Out
12. Germantown Nail Spa
13. Vacant - 1,170 SF
14. Mondovi Dental
15. Germantown Esthetician
16. The Hawley Companies
17. Joyce of New England (basement)

Composite Parking Schedule

TENANTS: GERMANTOWN PLAZA	RETAIL	OFFICE	MEDICAL																																																																							
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Germantown Road

TENANTS: OFFICE BUILDING

MEDICAL	SO. FT.	USABLE %	PARKING REQUIRED	
Lower Level				
Avoid	3,373	0.75	2,529.75	
First Floor	7,717	0.56	4,321.52	
DDI				
Second Floor				
Blumberg	1,820	0.75	1,365.00	
Vacant(3/1/04)	5,810	0.75	4,357.50	
Total Usable sq. ft.			125,737.77 / 100	125.7
Carbon	3,780	0.75	2,835	
Total Sq. Ft.	22,500			
Total Parking Required:				146.55

Physical Therapy (Medical) 1,335 sq./100 = 13.35
Health Center 1,500 sq./1 / 50 max. occupancy / 4 = 7.5

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
5 FUTURE SPACES

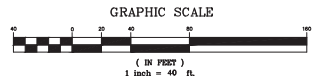
Parking Legend:

- ⊙ = Existing Lined Spaces
- ⊕ = Future Parking

Site Plan Informational Table

1. Zone: CG-20
2. Area: 5,013 Ac. (total)
3. Gross Floor Area: 77,398 S.F. (total)
4. 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

- Notes:**
1. This map represents a Boundary Survey based on a Resurvey and was prepared in accordance with Glass A-2 Standards.
 2. Owner of Record: Germantown Plaza Associates, LLC
 3. To be developed by: Germantown Plaza Associates, LLC
 4. Current office building trip generation is the same as previously approved.



REVISIONS

#	DATE
1	July 27, 1999
2	Nov. 10, 1999
10	Jan. 14, 2004
11	Feb. 10, 2004
12	Apr. 27, 2004
13	Nov. 8, 2009
14	Apr. 18, 2010
15	Sept. 22, 2010
16	Oct. 25, 2010
17	Feb. 12, 2015
18	Nov. 5, 2021
19	Jan. 12, 2022

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

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

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 20-300a-1 THRU 20-300a-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

Revisions

#	DATE
1	Feb. 23, 1994
2	Apr. 15, 1994
3	Apr. 19, 1994
4	May 11, 1994
5	Oct. 22, 1994
6	Oct. 22, 1998
7	June 8, 1999

Job No. 521
521sp

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

Application Date: _____

Approved By: _____

Date: _____