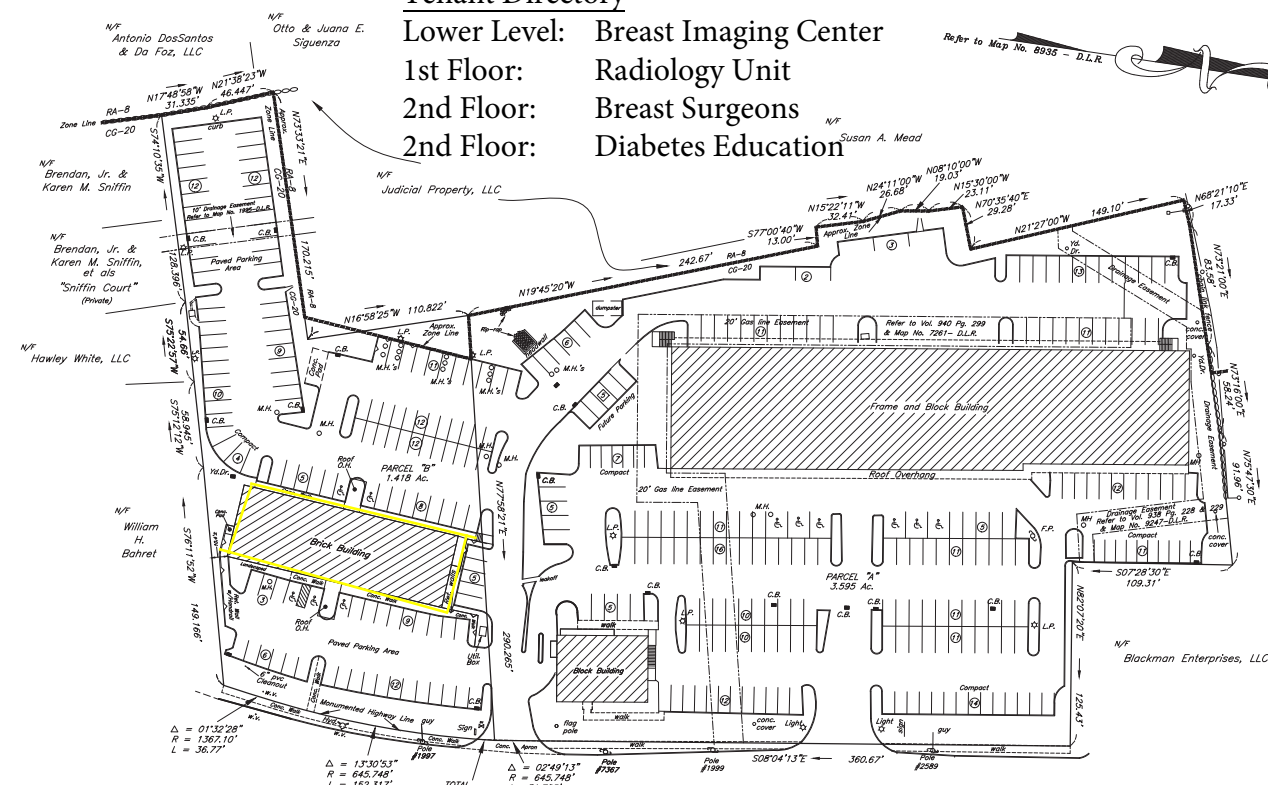
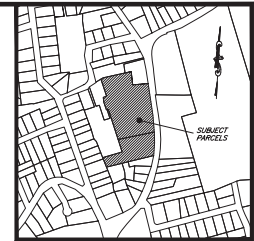


# Tenant Directory

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



**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
		<b>2,484 total vehicle trips</b>

**Current Conditions**

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

**Proposed Change in Use: Retail to Medical**

Retail (previous use)	-76 trips
Medical use	+83 trips
	<b>2,360 total vehicle trips</b>

**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	2,400.00	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
Special Medical	1,800.00	0.85	1,530.00
Existing Dental	1,365.00	0.75	982.50
<b>MTW Pediatric</b>	<b>1,245.00</b>	<b>1,058.25 / 125</b>	<b>8.5</b>
<b>Special Medical</b>	<b>1,800.00</b>	<b>1,530.00 / 125</b>	<b>12.2</b>
<b>Existing Dental</b>	<b>1,365.00</b>	<b>982.50 / 125</b>	<b>7.9</b>
<b>TOTAL MEDICAL</b>	<b>4,410.00</b>	<b>3,570.75 / 286</b>	<b>28.6</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
Salvage	1,245.00	15	4.00	3	2.0
<b>TOTAL RESTAURANT</b>	<b>5,769.00</b>				<b>36.0</b>

WAREHOUSE	EMPLOYEES	PARKING REQUIRED
Danbury Hospital	28,173.00	8.0
<b>TOTAL PARKING REQUIRED</b>		<b>176.2</b>

Note: percentages of less than 85 are actual measurements

**TENANTS: OFFICE BUILDING**

MEDICAL	SQ. FT.	USABLE %	PARKING REQUIRED
Lower Level			
Axoid	3,373	0.75	2529.75
First Floor			
DDI	7,717	0.56	4,321.52
Second Floor			
Burnham	1,820	0.75	1,365.00
Vicent(S/L/D4)	5,810	0.75	4,357.50
<b>Total Usable sq. ft.</b>			<b>125,737.77 / 100</b>
<b>Total</b>			<b>125.7</b>
Carlson	3,780	0.75	2,835
<b>Total</b>			<b>146.55</b>

Total Sq. Ft. 22,500  
 Total Parking Required: 146.55

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

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

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

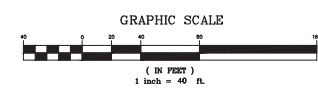
### Site Plan Informational Table

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

Application Date: \_\_\_\_\_

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_



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

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

**Revisions**

1	Feb. 23, 1994
2	April 15, 1994
3	April 19, 1994
4	May 13, 1994
5	Oct. 22, 1994
6	Oct. 27, 1988
7	June 8, 1989

Job No. 521  
521sp

NEW ENGLAND LAND SURVEYING, P.C.  
 ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT.  
 ROBERT M. BENNINGSON, L.S. # 12964

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.

NOT VALID WITHOUT A LICENSE AND EMBOSSED SEAL.