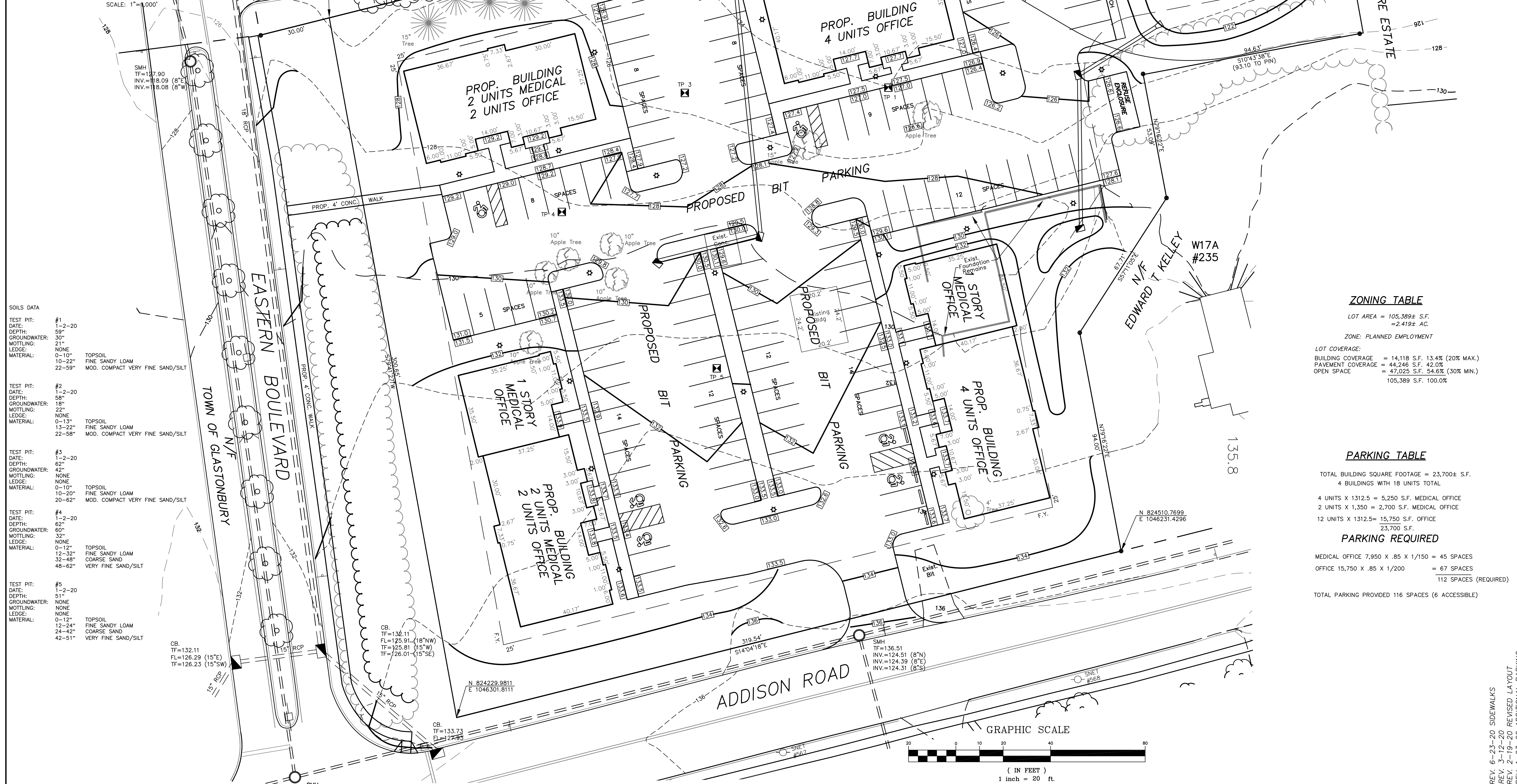


SITE LOCATION MAP
SCALE: 1"=1,000'



SOILS DATA

TEST PIT: #1	DATE: 1-2-20	DEPTH: 59"	GROUNDWATER: 30"	MOTTLING: 21"	LEGE: NONE	MATERIAL: 10-12" FINE SANDY LOAM 22-59" MOD. COMPACT VERY FINE SAND/SILT
TEST PIT: #2	DATE: 1-2-20	DEPTH: 58"	GROUNDWATER: 18"	MOTTLING: 22"	LEGE: NONE	MATERIAL: 0-13" FINE SANDY LOAM 13-22" MOD. COMPACT VERY FINE SAND/SILT
TEST PIT: #3	DATE: 1-2-20	DEPTH: 62"	GROUNDWATER: 42"	MOTTLING: NONE	LEGE: NONE	MATERIAL: 0-10" FINE SANDY LOAM 10-20" MOD. COMPACT VERY FINE SAND/SILT
TEST PIT: #4	DATE: 1-2-20	DEPTH: 62"	GROUNDWATER: 60"	MOTTLING: 32"	LEGE: NONE	MATERIAL: 0-12" FINE SANDY LOAM 12-32" COARSE SAND 32-48" VERY FINE SAND/SILT
TEST PIT: #5	DATE: 1-2-20	DEPTH: 51"	GROUNDWATER: NONE	MOTTLING: NONE	LEGE: NONE	MATERIAL: 0-12" FINE SANDY LOAM 12-24" COARSE SAND 24-42" VERY FINE SAND/SILT

ZONING TABLE

LOT AREA = 105,389± S.F.
= 2,419± AC.

ZONE: PLANNED EMPLOYMENT

LOT COVERAGE:

BUILDING COVERAGE	= 14,118 S.F. 13.4% (20% MAX.)
PAVEMENT COVERAGE	= 44,246 S.F. 42.0%
OPEN SPACE	= 47,025 S.F. 54.6% (30% MIN.)
TOTAL	105,389 S.F. 100.0%

PARKING TABLE

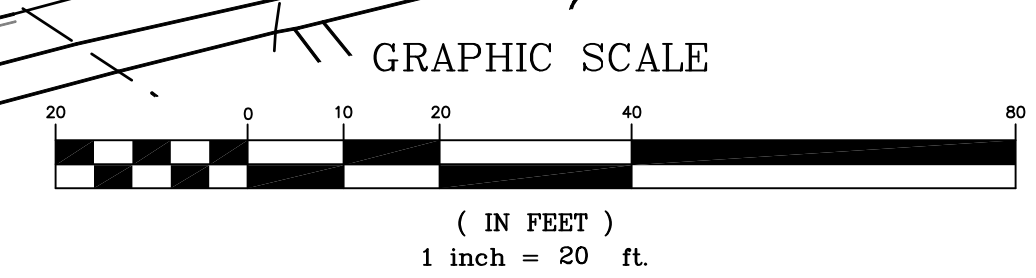
TOTAL BUILDING SQUARE FOOTAGE = 23,700± S.F.
4 BUILDINGS WITH 18 UNITS TOTAL

4 UNITS X 1,312.5 = 5,250 S.F. MEDICAL OFFICE
2 UNITS X 1,350 = 2,700 S.F. MEDICAL OFFICE
12 UNITS X 1,312.5 = 15,750 S.F. OFFICE
23,700 S.F.

PARKING REQUIRED

MEDICAL OFFICE 7,950 X .85 X 1/150 = 45 SPACES
OFFICE 15,750 X .85 X 1/200 = 67 SPACES
112 SPACES (REQUIRED)

TOTAL PARKING PROVIDED 116 SPACES (6 ACCESSIBLE)



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JONATHAN H. SZUREK
P.E. # 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-859-0587

PRELIMINARY SITE PLAN
#219 ADDISON ROAD
PREPARED FOR
TRUNORTH, INC.
GLASTONBURY, CONN.

CK. BY: JHS
DRW. BY: PEJ
DATE: 11-25-19
SCALE: 1"=20'
SHEET 1 OF 1
MAP NO. 117-19-1PL

REV. 6-23-20 SIDEWALKS
REV. 5-14-20 REVISIONS
REV. 4-18-20 REVISED LAYOUT
REV. 1-23-20 ADDITIONAL PARKING

219 ADDISON ROAD
GLASTONBURY CT

CALC @ FINISH GRADE
FIXTURES MOUNTED @ 10'

Langlais Group Inc.
11 Sea Pave Road
South Windsor, CT. 06074
E: glenn@langlaisgroup.com
C: 860.805.5701
O: 860.648.2480

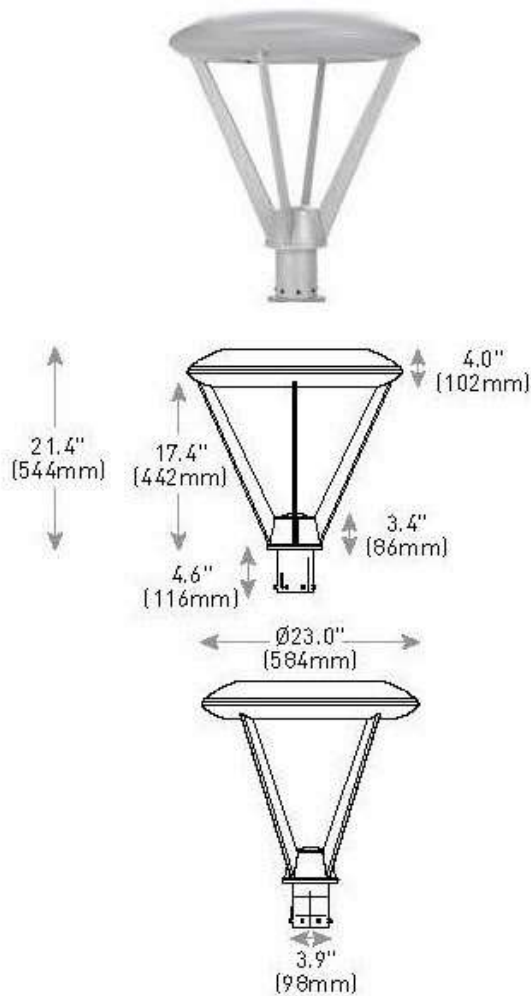


Date:3/20/2020

Page 1 of 2

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0.47	6.7	0.0	N.A.	N.A.
PARKING AND DRIVE AISLES	1.70	6.7	0.2	8.50	33.50

R3 Mount



**219 ADDISON ROAD
GLASTONBURY CT**

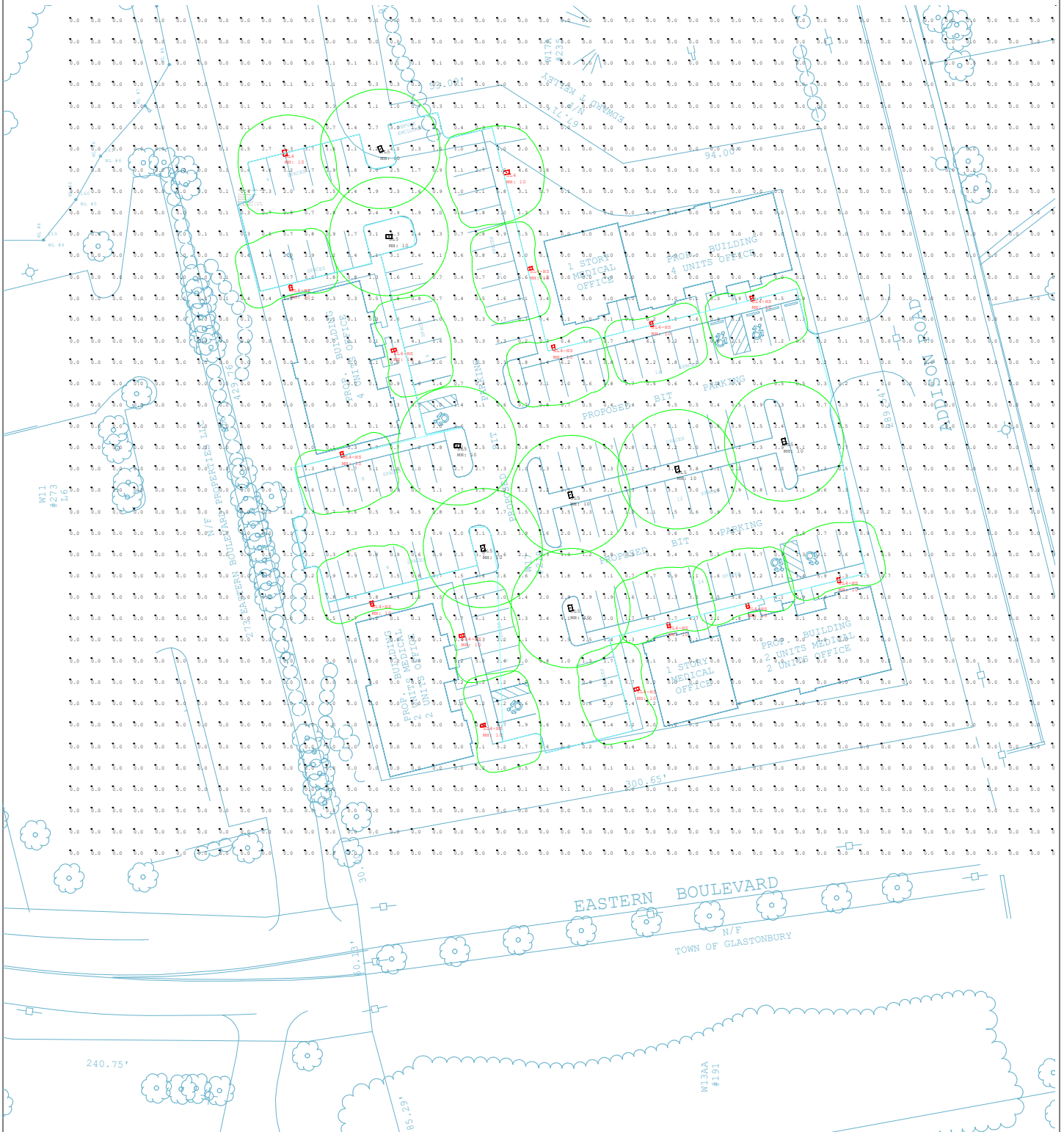
**CALC @ FINISH GRADE
FIXTURES MOUNTED @ 10'**

**Langlais Group Inc.
11 Sea Pave Road
South Windsor, CT. 06074
E: glenn@langlaisgroup.com
C: 860.805.5701
O: 860.648.2480**



Date:3/20/2020

Page 2 of 2



View of point by point