

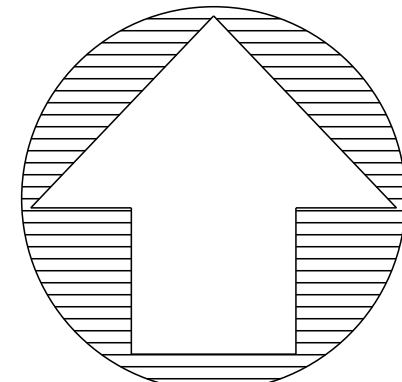
cole

HARRY E. COLE & SON

engineering. surveying. planning.

Tel: (860) 628-4484

www.hecole.com



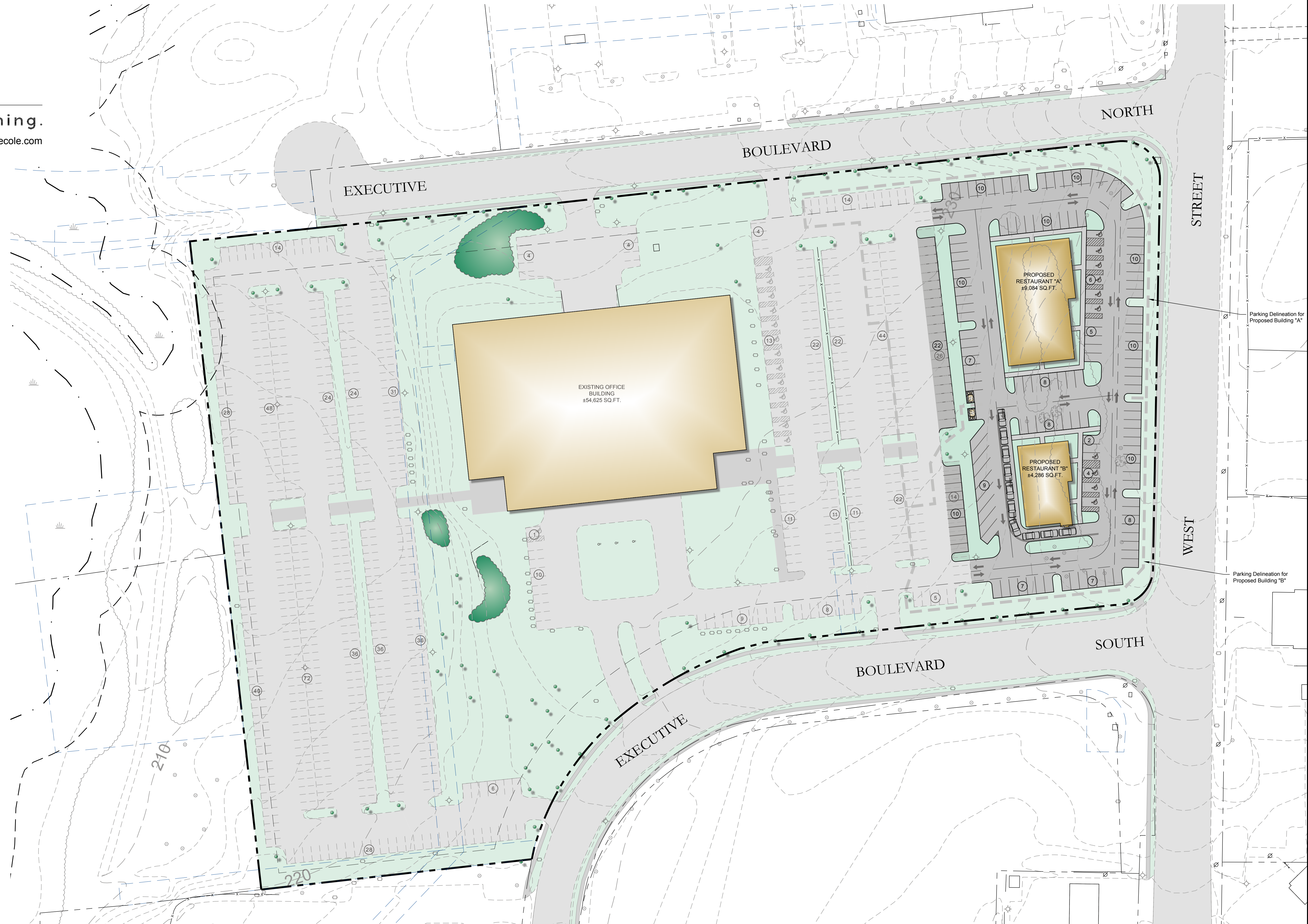
NORTH

1"=50'

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
EXISTING EXECUTIVE OFFICE BUILDING ±150,972 SQ.FT. 1 SPACE PER 300 SQ.FT. NET	504	551 (including 14 HC)
PROPOSED RESTAURANT "A" ±4,500 SQ.FT. 1 SPACE PER 25 SQ.FT. USED FOR CUSTOMER SERVICE	180	180 (6 Handicap)
PROPOSED RESTAURANT "B" ±2,000 SQ.FT. 1 SPACE PER 25 SQ.FT. USED FOR CUSTOMER SERVICE	80	80 (4 Handicap)
HANDICAP PARKING	16	24
TOTAL # OF SPACES	764 (INCLUDING H.C.)	811 (INCLUDING H.C.)

*Existing Parking Layout - 679 spaces, including 14 handicap
*Customer Service Areas for Restaurants "A" and "B" Assumed.

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	I-1	-
CURRENT USE	GENERAL OFFICE	-
PROPOSED USE	-	RESTAURANT
LOT AREA	20,000 sq.ft.	12.14 acres
LOT WIDTH	100 ft	> 100 ft
FRONT YARD SETBACK	40 ft	11 ft
SIDE YARD SETBACK	15 ft	2.6 ft
REAR YARD SETBACK	20 ft	± 29 ft
MAX. BUILDING HEIGHT	3 stories (55 ft)	≤ 3 stories
MAX. LOT COVERAGE	35%	10.16 % (Existing) 12.65 % (Total Proposed)



Diversified Unlimited, LLC

200 Executive Boulevard, Southington, CT