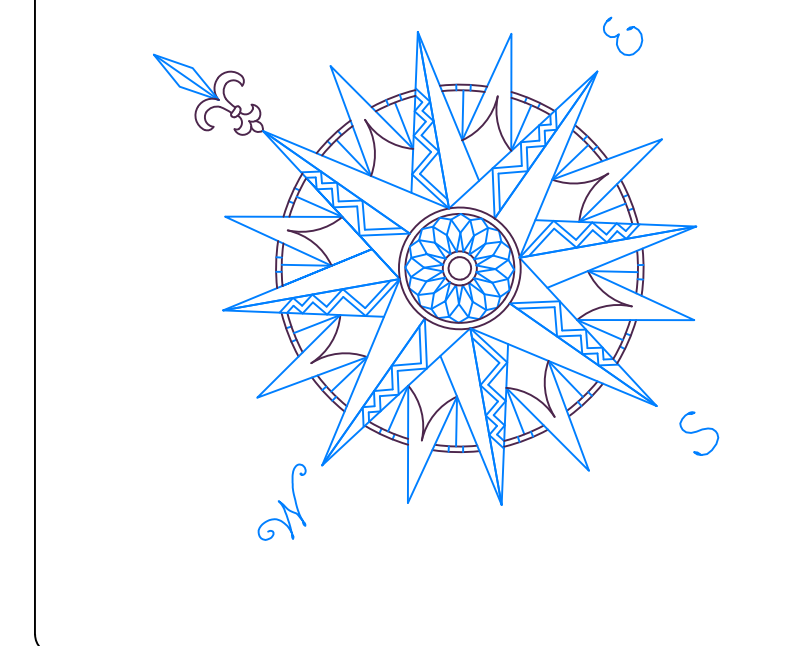


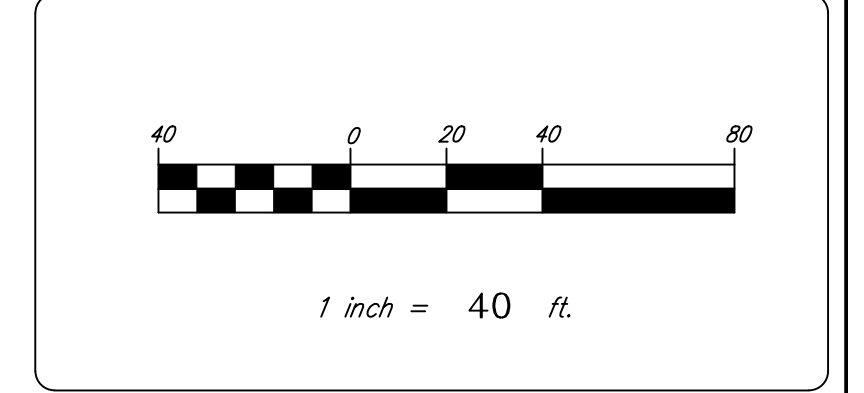
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- TREE LINE
- WETLAND LINE
- 100' WETLAND REGULATED AREA
- WETLAND FLAG
- WETLANDS AREA
- WETLANDS REGULATED AREA
- HYDRANT
- WATER VALVE
- EXISTING WATER MAIN
- PROPOSED 2" OR 6" WATER SERVICE
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER LATERAL
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STONE WALL
- PROPOSED PAVEMENT/WALKWAYS
- PROPOSED BUILDING
- PROPOSED LAWN AREA
- EXISTING STORMWATER RENOVATION



NO.	REVISION	DATE
1	REVISED PER WEO	10 MAR 20

Previous Editions Obsolete



589 INVESTMENTS, LLC
 PO BOX 506
 OXFORD, CT

PARKING CALCULATION ANALYSIS

LOT 1R - 40,000 SF		
BUILDING USE	SQUARE FOOTAGE	PARKING SPACES REQUIRED
OFFICE	2,000 SF	1 PER 250 SF - 8
MANUFACTURING	18,000 SF	1 PER 500 SF - 36
STORAGE	20,000 SF	1 PER 1000 SF - 20
TOTAL SPACES REQUIRED = 64 SPACES		
TOTAL SPACES PROVIDED = 67 SPACES		

CONCEPTUAL SITE PLAN

LOT 1R
PHEASANT RUN BUSINESS PARK
 MAP DRAWER 35, PAGE 361
 TOWNER LANE

OXFORD CONNECTICUT

Civil C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
 43 SHERMAN HILL ROAD
 WOODBURY CONNECTICUT (203) 266-0778



DRAWN: SC APPROVED: CJ
 SCALE: 1" = 40'
 DATE: 06 MAR 20
 PROJ. NO.: 3659
 CADD FILE NAME: 3659
 DRAWING NO.: **C 1.1**