

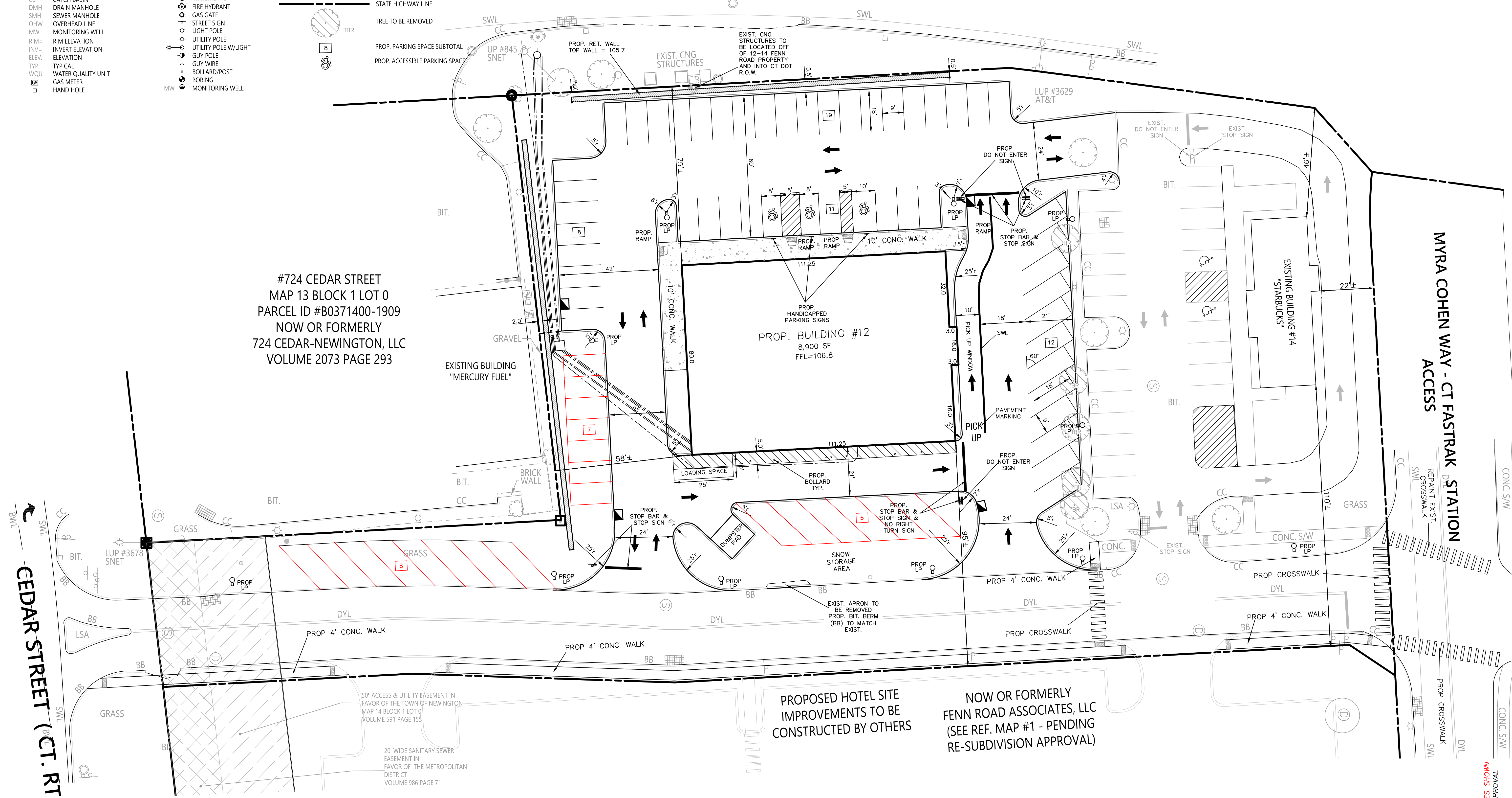
Legend

- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- EP EDGE OF PAVEMENT
- BIT. BITUMINOUS PAVEMENT
- CONC. CONCRETE
- UP UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- CLF CHAIN-LINK FENCE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- OHV OVERHEAD WIRE
- MW MONITORING WELL
- RIM RIM ELEVATION
- INV. INVERT ELEVATION
- ELEV. ELEVATION
- TP. TYPICAL
- WQU WATER QUALITY UNIT
- GAS GAS METER
- HAND HOLE

- EDGE OF PAVEMENT
- EDGE OF GRAVEL/LANDSCAPE CURB
- STEEL GUARD RAIL
- CHAIN LINK FENCE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- PROPERTY LINE
- EASEMENT LINE
- STATE HIGHWAY LINE

- SPAN POLE
- MAST ARM
- SHRUB
- DECIDUOUS TREE
- CATCH BASIN
- FLARED END SECTION
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- WATER MANHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY POLE
- GUY WIRE
- BOLLARD/POST
- BORING
- MONITORING WELL

FENN ROAD (CONN. RTE. No. SR 505)



#724 CEDAR STREET
 MAP 13 BLOCK 1 LOT 0
 PARCEL ID #B0371400-1909
 NOW OR FORMERLY
 724 CEDAR-NEWINGTON, LLC
 VOLUME 2073 PAGE 293

PROPOSED HOTEL SITE
 IMPROVEMENTS TO BE
 CONSTRUCTED BY OTHERS

NOW OR FORMERLY
 FENN ROAD ASSOCIATES, LLC
 (SEE REF. MAP #1 - PENDING
 RE-SUBDIVISION APPROVAL)

PARKING CALCULATIONS - #12 FENN ROAD

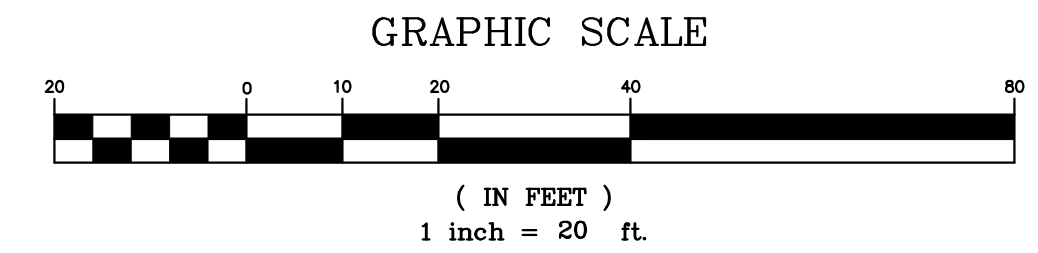
	REQUIRED	PROPOSED
RESTAURANT:	20 SPACES / 1,000 SF x 800 SF" = 16 SPACES	3 ACCESSIBLE
RETAIL / SERVICE:	5 SPACES / 1,000 SF x 4,300 SF = 22 SPACES	47 STANDARD
TOTAL:	38 SPACES (REQUIRED)	50 SPACES (PROPOSED)

(*RESTAURANT AREA IS BASED ON PUBLIC SEATING AREA)

FUTURE SPACES AVAILABLE: 21 STANDARD
 FUTURE TOTAL: 71 SPACES (PROPOSED)

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION AS
 PETITION _____ AT THE MEETING ON _____

DATE _____ CHAIRMAN _____



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

WESLEY J. WENTWORTH
 P.E. # 20380

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 177 WEST TOWN ST.
 LEBANON, CT 06249
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 FAX (860) 642-4794
 web: wentworthcivil.com

FUTURE PARKING SPACE LAYOUT
 #12-14 FENN ROAD
 PREPARED FOR
FENN ROAD ASSOCIATES, LLC
 NEWINGTON, CONNECTICUT

DATE: 1-21-21
 SCALE: 1"=20'
 SHEET: SP-1
 MAP NO. 20-021-1L

CEDAR STREET (CT. RTE. 175)

MYRA COHEN WAY - CT FASTRAK STATION ACCESS