

**PARCEL 176 A&B Addison Road
DEVELOPMENT DATA
(Proposed)**

Lot Area	1,240,207± Sq. Ft.
Proposed Buildings (2)	300,000 Sq. Ft.*
Proposed Building Coverage	24.2 Percent
Proposed Impervious Area	48.9 ± Percent
Total Parking Required	299 Spaces
Proposed Parking Spaces	299 Spaces

* Two Buildings @ 150,000 Sq. Ft. Each

N 2892.4403
E 102.8671

**NEW LAND TO BE INCLUDED IN
PARCELS 175 & 615 Combined**
Lot Area 316,200± Sq. Ft.

**PARCEL 175 Addison Road
DEVELOPMENT DATA
(Existing)**

Lot Area:	1,635,878± Sq. Ft.
Existing Building:	506,859 Sq. Ft.
Existing Building Coverage:	29.2 Percent
Existing Impervious Area:	55.8 ± Percent (913,238± Sq. ft.)
Total Parking Required:	1,152 Spaces
Existing/Proposed Parking Spaces:	
804 Paved Spaces (175 Addison)	
114 Paved Spaces (176 Addison)	
206 Deferred Spaces (175 Addison)	
84 Deferred Spaces (615 Pigeon)	
Total Spaces Available:	804 + 114 + 206 + 84 = 1,208 Spaces

N 1046.8514
E 574.4883

**PARCEL 615 Pigeon Hill Rd.
DEVELOPMENT DATA
(With Proposed Deferred Parking)**

Lot Area	78,880± Sq. Ft.
Existing Building (footprint)	0 Sq. Ft.
Existing Building Coverage	0 Percent
Proposed Impervious Area	36.2± Percent (28,530 ± Sq. Ft.)
Proposed Parking Spaces	84+/- Spaces



LEGEND

○	DRAINAGE MANHOLE
○	SANITARY MANHOLE
○	ELECTRIC MANHOLE
○	WATER MANHOLE
○	TELEPHONE MANHOLE
○	PROPERTY CORNER
○	HYDRANT
○	WATER GATE
○	UTILITY POLE (TYPE NOTED)
○	GAS GATE
—	STONE WALL
—	FENCE
○	LIGHT POLE
■	CATCH BASIN
□	YARD DRAIN
—	SIGN (TYPE NOTED)

MASTER PLAN
PREPARED FOR
ADDISON PROPERTY OWNER, LLC
175 & 176 ADDISON ROAD
WINDSOR, CT

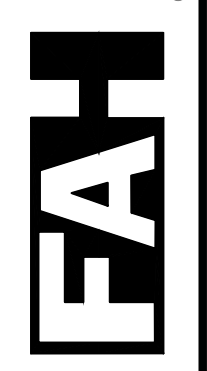
CP-5

Revisions:

No.	Date	Description
1.	02/22/2024	Misc. Revisions
2.	05/06/2024	Misc. Revisions

Date: 08-07-2023
Drawn by: KLL
Job no: 23122
Checked by: DSZ
Sheet no: 1 OF 1

Scale: 1" = 120'
Windson/Preliminary Design MASTERPLAN 05-06-24.dwg, CP-4, May, 02, 2024 - 2:00:46 PM



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