

**TITUS BLOCK PLAZA
WASHINGTON, CONNECTICUT
OPTION 2 - ONE WAY TRAFFIC**

SCALE: 1" = 20' SEPTEMBER 2021

CARDINAL
ENGINEERING ASSOCIATES

1
WASHINGTON PARK
FOUNDATION
VOL 227 / PG. 79

5
PARKS REALTY LLC
VOL 205 / PG. 404

BENCHMARK
MAG. NAIL SHT #2711
ELEV=479.00 (NOVD 29)

BENCHMARK
MAG. NAIL SHT #3009
ELEV=481.51 (NOVD 29)

2
N/F
SUPPLY HOLDINGS, LLC
VOL 195 / PG. 205

BENCHMARK
MAG. NAIL SHT #3012
ELEV=484.25 (NOVD 29)

BENCHMARK
MAG. NAIL SHT #1222
ELEV=481.50 (NOVD 29)

14
N/F
14 TITUS ROAD LLC
VOL 250 / PG. 892

18
N/F
18 TITUS ROAD, LLC
VOL 142 / PG. 687

12
N/F
12 TITUS ROAD LLC
VOL 249 / PG. 411

10
TITUS ROAD LLC
VOL 235 / PG. 288

8
N/F
8 TITUS ROAD LLC
VOL 220 / PG. 268

6
N/F
4 TITUS ROAD LLC
VOL 220 / PG. 266

4
N/F
4 TITUS ROAD, LLC
VOL 233 / PG. 905

2
N/F
TWO TITUS ROAD, LLC
VOL 197 / PG. 551

TITUS BLOCK PARKING LOT - PARKING SPACE ANALYSIS

REQUIRED SPACES PER TOWN OF WASHINGTON ZONING REGULATIONS

USE	GROSS AREA	MINIMUM # SPACES	MAXIMUM # SPACES
OFFICE	9,110 SF	2 SPACES / 1,000 SF 19 SPACES	5 SPACES PER 1,000 SF 46 SPACES
RETAIL	13,300 SF	1 SPACE / 1,000 SF 14 SPACES	3 SPACES / SF 40 SPACES
RESTAURANT	4,885 SF	6 SPACES / 1,000 SF 30 SPACES	11 SPACES / 1,000 SF 54 SPACES
TOTAL ACCESSIBLE SPACES		63 SPACES	140 SPACES
STANDARD SPACES		3 SPACES	5 SPACES
ACCESSIBLE SPACES		60 SPACES	135 SPACES

PARKING SPACES - EXISTING
STRIPED SPACES
NOT STRIPED SPACES (ASSUMED)

TOTAL SPACES - EXISTING 107 SPACES

NO ACCESSIBLE SPACES WERE OBSERVED

PARKING SPACES - PROPOSED - OPTION 2 (ONE WAY TRAFFIC)

STANDARD SPACES 112 SPACES
ACCESSIBLE SPACES 5 SPACES
VAN ACCESSIBLE SPACES 2 SPACES

TOTAL SPACES - PROPOSED 119 SPACES

LEGEND

PROPOSED CONCRETE
EXISTING CONCRETE
BITUMINOUS PAVEMENT
SLATE

