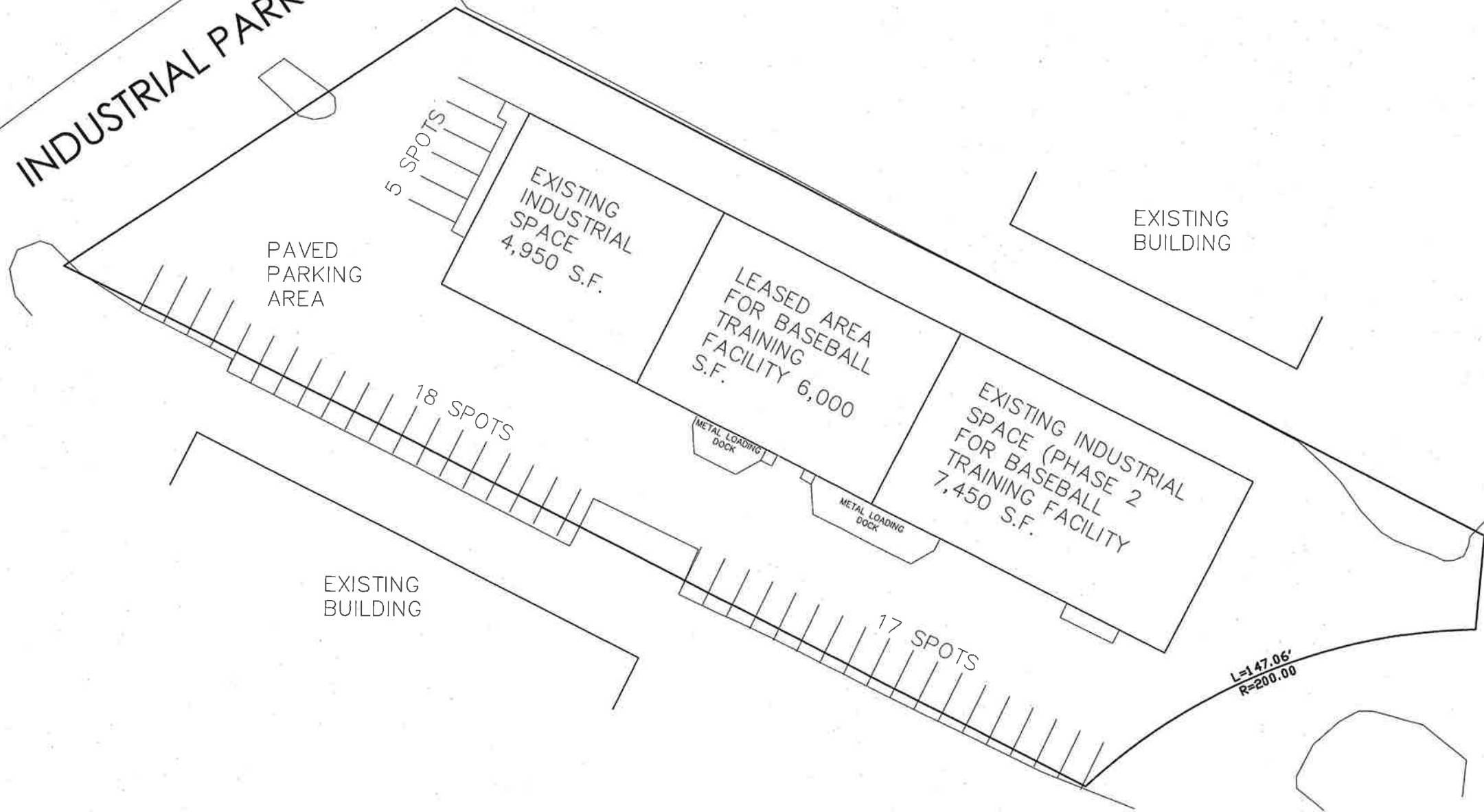


INDUSTRIAL PARK ROAD



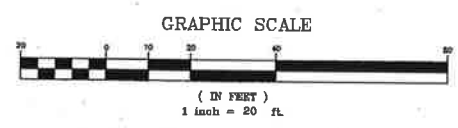
MAP REFERENCE:
 BASE MAP INFORMATION FROM A PLAN ENTITLED "PROPERTY SURVEY LAND OF UNIDYNE CORPORATION" #36 INDUSTRIAL PARK ROAD EAST LYME, CONNECTICUT, SCALE 1"=30' DATED 5/3/94 PREPARED BY CONKLIN & SOROKA, INC.

PARKING CALCULATION:
 EXISTING FRONT PORTION OF BUILDING INDUSTRIAL USE WITH 5 EMPLOYEES AND 2 COMPANY VEHICLES REQUIRES 1 SPACE PER 2 EMPLOYEES PLUS 1 SPACE PER COMPANY VEHICLE= 5 SPOTS
 BASEBALL TRAINING FACILITY MIDDLE PORTION OF BUILDING 6,000 S.F. 3 TRAINERS PLUS ONE CLERICAL WORKER. USE 1 PARKING SPACE PER 1000 S.F. PLUS ONE SPACE / EMPLOYEE = 10 SPOTS
 BACK PORTION TO BE NEXT PHASE IN BASEBALL TRAINING FACILITY = 7,450 S.F. REQUIRES 7.5 SPOTS
 TOTAL REQUIRED = 5 + 10 = 15 SPOTS ROUNDED TO 23 SPOTS
 40 PARKING SPOTS EXISTING ON SITE.

| | | | |
|---------------|------|--------------------|----|
| DRAWN BY: RDP | | DATE: MAY 18, 2023 | |
| NO. | DATE | DESCRIPTION | BY |
| REVISIONS | | | |

J. ROBERT PFANNER & ASSOCIATES, P.C.
 CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NIANTIC, CONNECTICUT 06357
 TEL. 860-739-6216 FAX 860-739-0693



TITLE:
EXISTING PARKING LAYOUT
 PREPARED FOR
THE CLUBHOUSE
 LOCATION: 36 INDUSTRIAL PARK RD - EAST LYME, CONNECTICUT

SHEET NUMBER
1
 OF
1
 23020-1.dwg