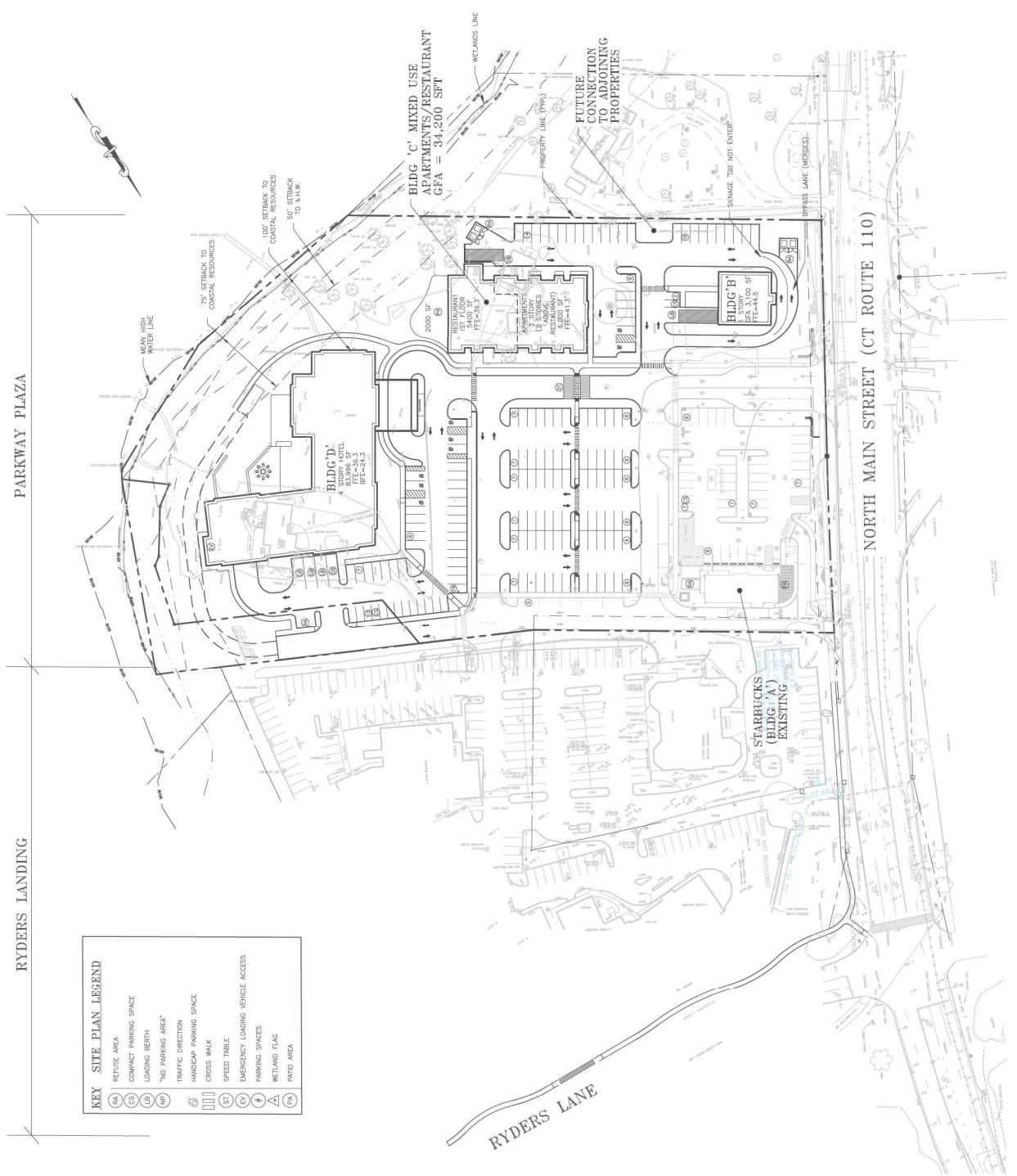


Ryders Landing

Building	Use/Size	Size	Ratio	Required	Proposed
1-88 Ryders Lane	Retail	800	1.00	250	320
Ryders Health Management	Medical	1,000	1.25	313	396
On Point Chiropractic	Medical	1,000	1.25	313	396
Proper Bank	Retail	3,000	3.75	1,000	1,280
Proper Bank	Retail	1,000	1.25	313	396
Ryders Health Management	Medical	5,200	6.50	1,733	2,208
Total		12,200	15.25	53.18	68.80
2-88 Ryders Lane	Restaurant	2,400	3.00	800	1,024
Blago's Restaurant	Restaurant	210	0.26	70	88
Ryders Office	Office	210	0.26	70	88
Vacant - Suite 204	Vacant	210	0.26	70	88
Upper Deck	Retail	818	1.02	271	340
Vacant - Suite 204	Vacant	210	0.26	70	88
Lightroom Labor	Retail	2,000	2.50	667	840
Domestic Animal Hosp.	Medical	2,000	2.50	667	840
Vacant - Suite 204	Vacant	210	0.26	70	88
Vacant	Vacant	2,131	2.66	708	885
Total		6,075	7.62	250	311
3-6800 Main Street	Retail	25,000	31.25	8,333	10,416
A1 Construction International	Medical	2,895	3.62	955	1,194
Mural Security Chest Union	Medical	2,789	3.49	875	1,094
Medical	Medical	1,911	2.39	603	754
Medical	Medical	1,411	1.76	453	567
Medical	Medical	141	0.18	45	56
Vacant	Vacant	779	0.97	242	303
Vacant - Suite 204	Vacant	210	0.26	70	88
Amperia Franchising	Retail	3,702	4.63	1,191	1,488
Total		4,071	5.09	1,261	1,568
Grand Total		17,696	22.12	743	939
Provided				294	
Deficit				-17	

Parkway Plaza

Building	Use/Size	Size	Ratio	Required	Proposed
A	Starbucks - 2757 (incl. Patio)	2757	3.45	827	1,034
B	2-4-C 1 Delivery sp	3100	3.88	953	1,191
C	Restaurant, single story w/ drive-thru	3100	3.88	953	1,191
D	20 Apartments 2 BPC 10% for visitors	6	0.01	1.8	2.25
E	Restaurant, 5,400 sq ft Deck, 2000 sq ft 1 Delivery sp	7400	9.25	2,233	2,791
F	Hotel, 6000 sq ft In-plant Rooms Conference Center P-H-C (garage)	85	1.06	255	319
G	2 Deck Sp (11x33) 2 Deck Sp (11x33) 2 Compact Car Sp	13000	16.25	4,000	5,000
Total		30,643	38.00	12,000	15,000
Provided				468	584
Required Reduction %				96%	96%



**KEY SITE PLAN LEGEND**

- (R) REUSE AREA
- (C) COMPACT PARKING SPACE
- (L) LOADING BERTH
- (N) "NO PARKING AREA"
- (T) TRAFFIC DIRECTION
- (H) HANDICAP PARKING SPACE
- (X) CROSS WALK
- (S) SPEED TABLE
- (V) EMERGENCY LOADING VEHICLE ACCESS
- (P) PARKING SPACES
- (W) WETLAND FLAG
- (PA) PATIO AREA

MASTER DEVELOPMENT  
LAYOUT PLAN  
ALTERNATE NO. 1  
STRATFORD, CONNECTICUT

PREPARED FOR  
**PARKWAY PLAZA STRATFORD, LLC**  
88 RYDERS LANE  
STRATFORD, CONNECTICUT 06614  
NOVEMBER 14, 2023



JOB NO. 00907