

GENERAL NOTES

- PROPERTY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY", PREPARED FOR "CENTER SCHOOL PROPERTIES LLC", SCALE: 1"=30', DATE: MARCH 21, 2025, REVISED: FEBRUARY 27, 2026, AND PREPARED BY: LEWIS ASSOCIATES.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON NAVD 1986.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 811 OR go to www.cbyd.com.
- ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL LOCATIONS SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF SERVICE LINES ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF STRATFORD REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 819 AND SUBSEQUENT ADDENDA.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- CONTRACTOR SHALL COMPLY WITH TOWN OF STRATFORD STANDARD SPECIFICATIONS AND DETAILS. PROJECT SPECIFIC DETAILS SHALL PREVAIL.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- CONTRACTOR SHALL COORDINATE WITH THE TOWN OF STRATFORD ZONING ENFORCEMENT OFFICER TO INSPECT INSTALLED SOIL AND EROSION CONTROLS PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING WORK AREA.
- ALL DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION AREA SHALL BE REPAIRED IN ACCORDANCE WITH TOWN OF STRATFORD REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 819 AND ALL SUBSEQUENT ADDENDA, AND IN ACCORDANCE WITH SPECIAL PROVISIONS.
- NO INLAND WETLANDS ARE PRESENT ON-SITE
- ALL GUTTERS, ROOF DRAINS AND FOUNDATION DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM

ZONING DATA TABLE - LOT A (BOARD OF EDUCATION PARCEL)

UNDERLYING ZONE: RS-4
OVERLAY ZONE: TRANSIT-ORIENTED OVERLAY DISTRICT (TOD)

	RS-4	TOD (REQUIRED)	TOD (PROPOSED)
LOT AREA	7500 SF MIN.	PER RS-4 (UNDERLYING ZONE)	17,308.00 SF/ 0.39 ACRES
FRONTAGE	20 FT.	PER RS-4 (UNDERLYING ZONE)	90.3 FT.
FRONT YARD	-	10 FT.	10 FT.
SIDE YARD	-	10 FT.	10 FT.
REAR YARD	-	25	25 FT.
BUILDING HEIGHT	-	45 FT. OR 4 STORIES	2 STORIES
BUILDING COVERAGE (MAX.)	-	40%	38%
OPEN SPACE (MIN.)	-	15%	*42.5%
PARKING	-	80 SPACES	**80 (60 GARAGE/ 20 ON-GRADE)

*DOES NOT INCLUDE SIDEWALKS

**PARKING SPACES NOTED LOCATED ON ADJACENT LOT B PARCEL - SEE PARKING TABLE BELOW

ZONING DATA TABLE - LOT B (DEVELOPMENT PARCEL)

UNDERLYING ZONE: RS-4
OVERLAY ZONE: TRANSIT-ORIENTED OVERLAY DISTRICT (TOD)

	RS-4	TOD (REQUIRED)	TOD (PROPOSED)
LOT AREA	7500 SF MIN.	PER RS-4 (UNDERLYING ZONE)	165,788.00/ 3.8 AC
FRONTAGE	20 FT.	PER RS-4 (UNDERLYING ZONE)	212.54 FT.
FRONT YARD	-	10 FT.	10 FT.
SIDE YARD	-	10 FT.	10 FT.
REAR YARD	-	25 FT.	25 FT.
BUILDING HEIGHT	-	45 FT. OR 4 STORIES	44.83 FT (4 STORIES)
BUILDING COVERAGE (MAX.)	-	*40%	34%
OPEN SPACE	-	15%	
PARKING SETBACK	-	10 FT.	**10 FT.

**PARCELS EAST OF MAIN STREET AND WITHIN 550 FEET OF THE STRATFORD TRAIN STATION PLATFORM MAY HAVE MAXIMUM BUILDING COVERAGE OF 65% AND BUILDING HEIGHTS OF UP TO 60 FEET IN AREAS SET BACK 100 FEET OR GREATER FROM MAIN STREET AND 75 FEET OR GREATER FROM SUTTON AVENUE. THE ZONING COMMISSION MAY CONSIDER ALLOWING MAXIMUM BUILDING COVERAGE OF 65% AND MAXIMUM BUILDING HEIGHT OF 60 FEET ELSEWHERE IN THE TOD OVERLAY DISTRICT, BASED ON THE PARTICULAR CHARACTERISTICS OF THE SITE AND THE SURROUNDING CONTEXT. (PER STRATFORD ZONING REGULATIONS, SECTION 3.7.1.D.3).*

**TWO PARKING SPACES ON THE EASTERN PART OF THE SITE ARE PARTIALLY WITHIN THE 10 FT SETBACK

PARKING DATA - LOT B

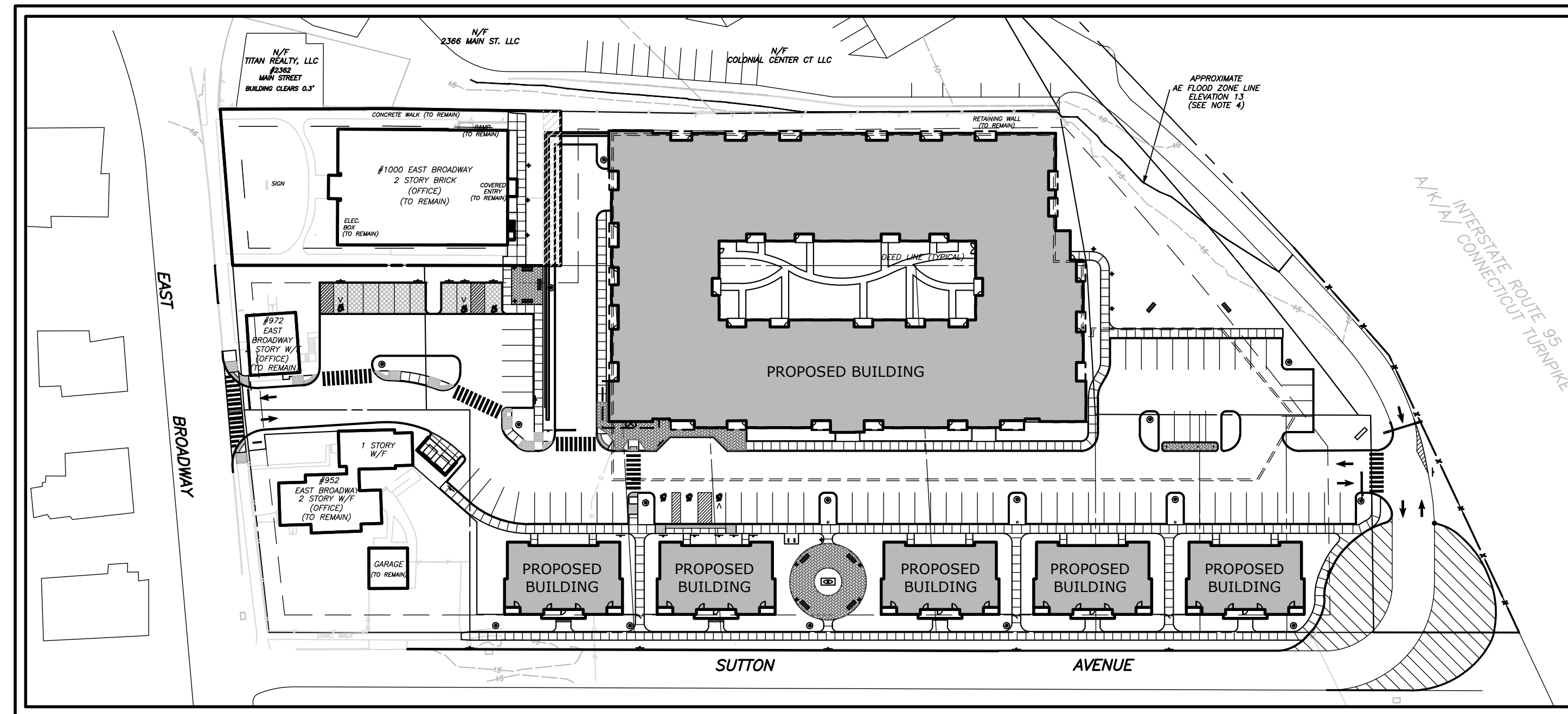
	UNITS	REQUIRED SPACES	PROPOSED SPACES
STUDIO	15	15 (1/UNIT)	15
1-BEDROOM	101	101 (1/UNIT)	101
2-BEDROOM	18	22.5 (1.25/UNIT)	23
2-BEDROOM (4 PLEX)	20	25 (1.25/UNIT)	25
*GUEST PARKING SPACES	-	NOT REQUIRED	2
TOTAL RESIDENTIAL	154	163.5	166 (107 GARAGE/59 ON-GRADE)
972 EAST BROADWAY	OFFICE	6	6
BOARD OF EDUCATION	-	-	80 (60 GARAGE/20 ON-GRADE)
TOTAL PARKING			252
BICYCLE PARKING	154	1/UNIT OR 35 MAX. ***NOT INCLUDED IN SITE PARKING COUNT	35

*NO REQUIRED OFF-STREET PARKING FACILITY SHALL BE DEVELOPED WITHIN THE REQUIRED FRONT YARD OR SHALL BE DEVELOPED WITHIN FIVE FEET OF A SIDE OR REAR LOT LINE (PER STRATFORD ZONING REGULATIONS, SECTION 3.7.1.D.6).
**TOD DISTRICT DOES NOT REQUIRE DEDICATED GUEST PARKING SPACES

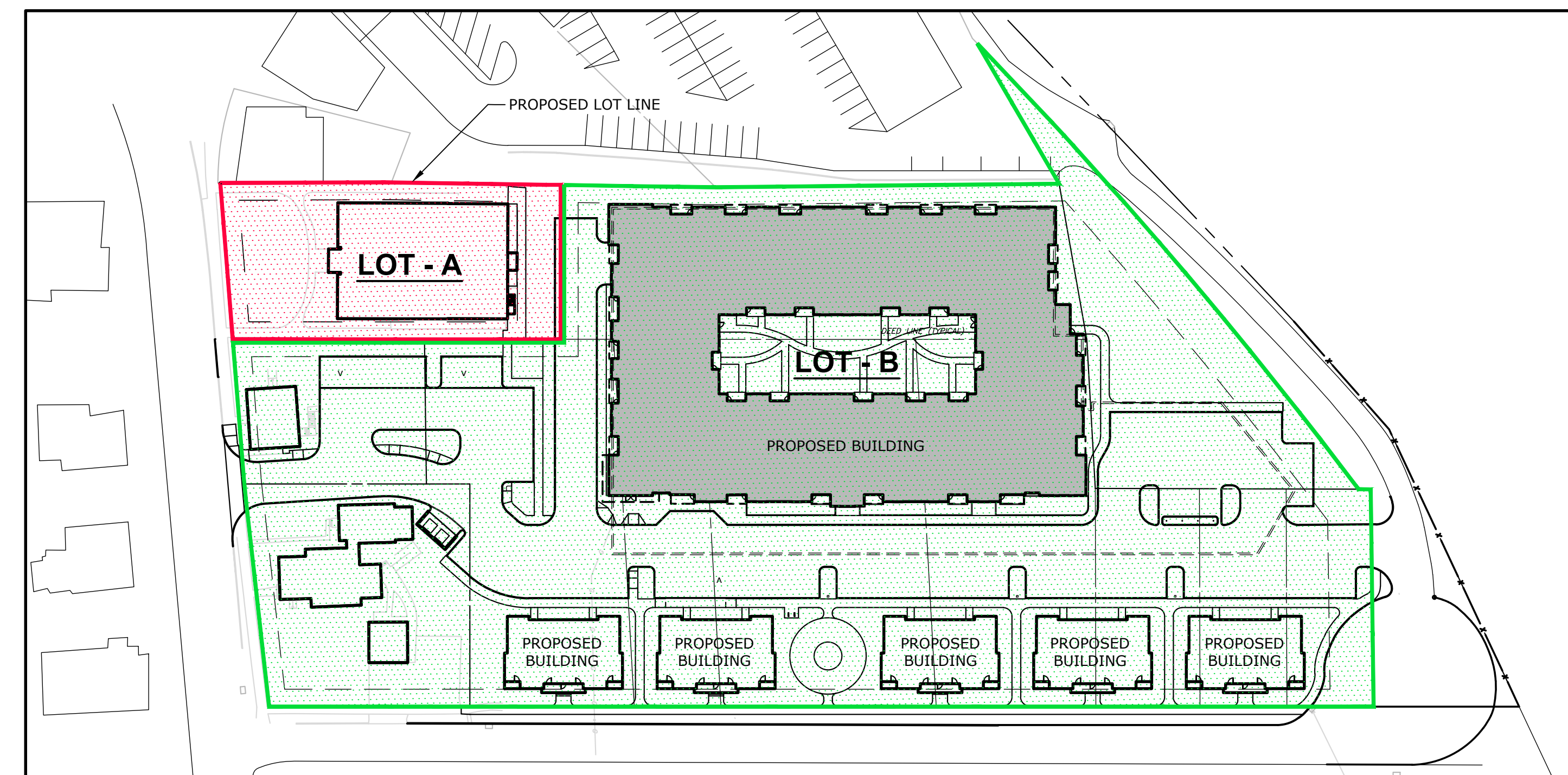
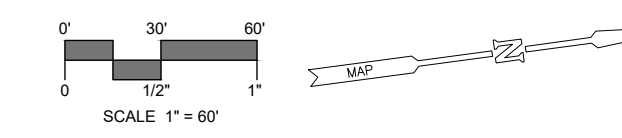
THE STRATFORD METRO TRANSIT-ORIENTED DEVELOPMENT

952, 972, AND 1000 EAST BROADWAY &
SUTTON AVENUE
STRATFORD, CONNECTICUT

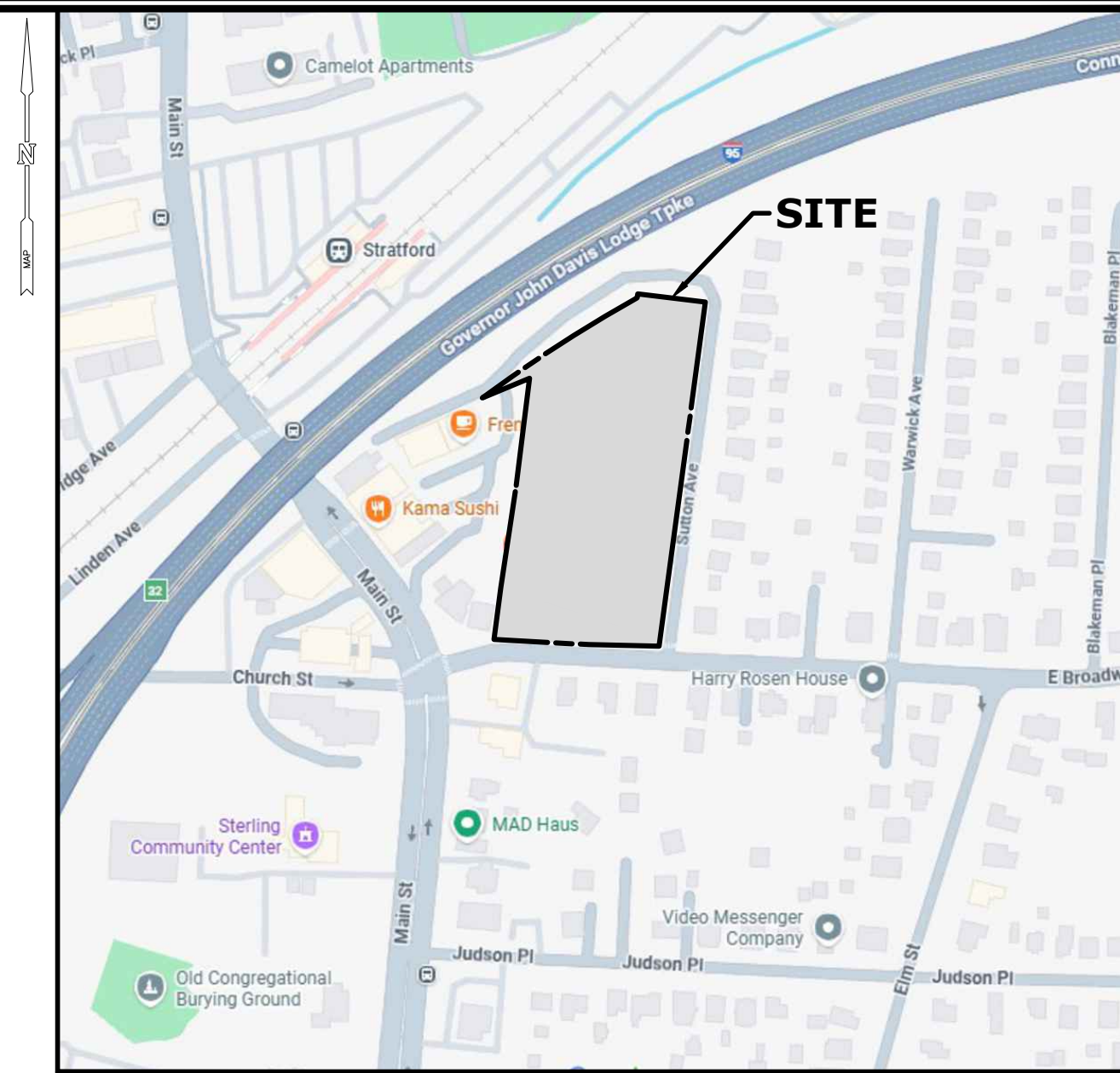
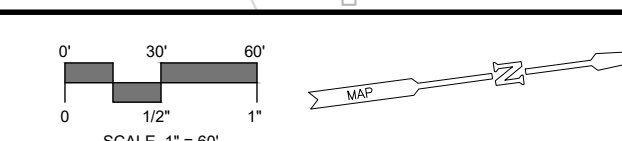
ZONING SUBMISSION
JANUARY 28, 2026
MARCH 12, 2026 (ZONING RE-SUBMISSION)



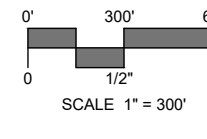
PROJECT SITE VICINITY MAP:



PARCEL CLARIFICATION DIAGRAM



LOCATION MAP:



PREPARED FOR:

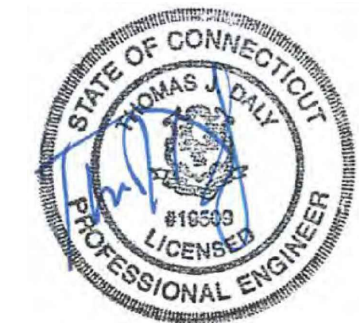
APPLICANT
ABAR DEVELOPMENT, LLC
C/O ROMANO BROTHERS, LLC
6 FRANS WAY
SHELTON, CT 06484



PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

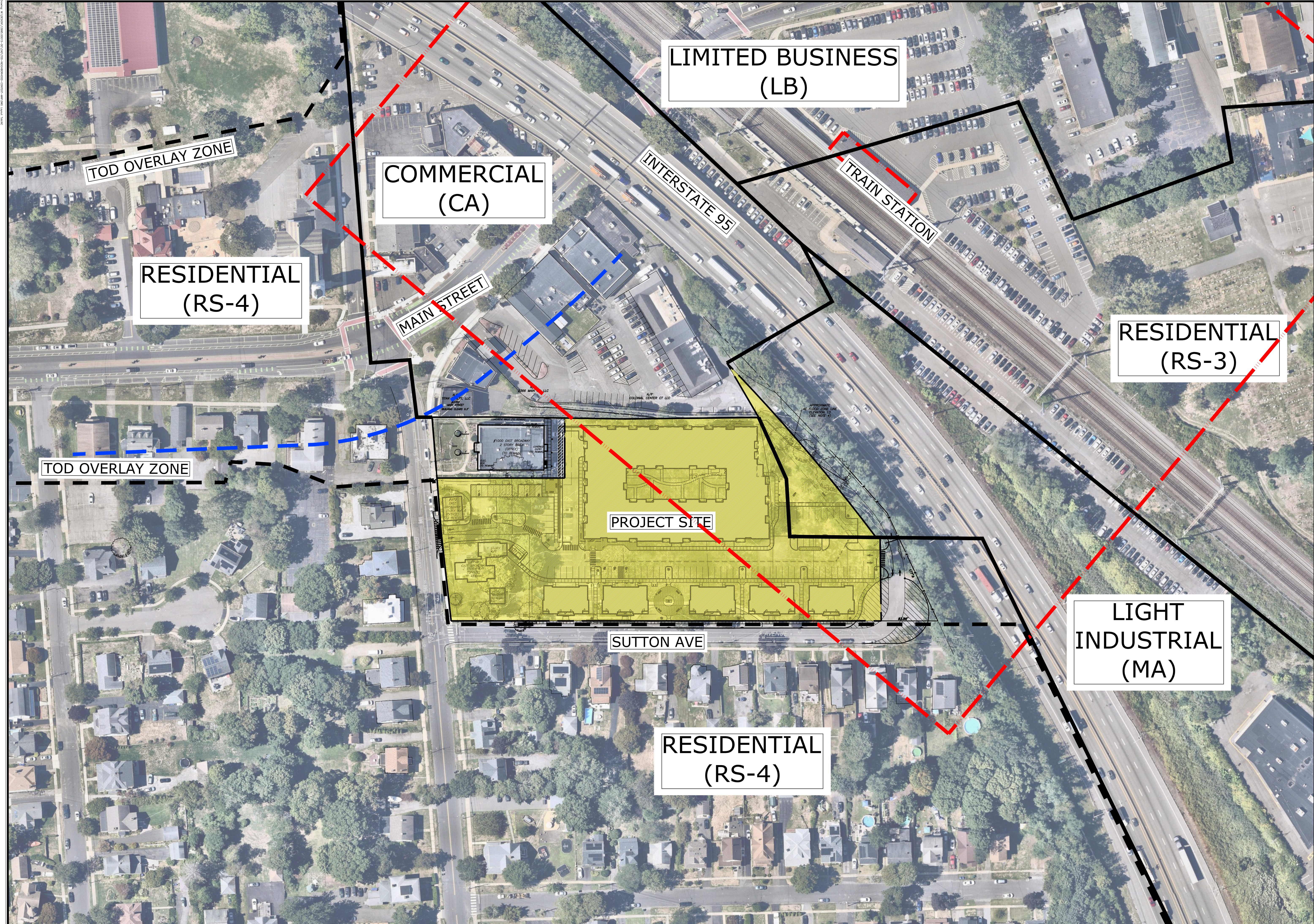


LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	NC	NEIGHBORHOOD CONTEXT MAP
03	1 OF 1	TOPOGRAPHIC SURVEY
04	EX	EXISTING CONDITIONS
05	LA	SITE PLAN - LAYOUT
06	LS	SITE PLAN - LANDSCAPE
07	GR	SITE PLAN - GRADING
08	PP	PHOTOMETRIC PLAN
09	UT	SITE PLAN - UTILITIES
10	SE-1	SEDIMENT AND EROSION CONTROL PLAN
11	SE-2	SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS
12	SD-1	SITE DETAILS
13	SD-2	SITE DETAILS
14	SD-3	SITE DETAILS
15	SD-4	SITE DETAILS
16	SD-5	SITE DETAILS
17	SD-6	SITE DETAILS
18	SS	SITE PLAN - SNOW STORAGE AREAS



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LIMITED BUSINESS
(LB)

COMMERCIAL
(CA)

RESIDENTIAL
(RS-4)

RESIDENTIAL
(RS-3)

LIGHT
INDUSTRIAL
(MA)

RESIDENTIAL
(RS-4)

SUTTON AVE

PROJECT SITE

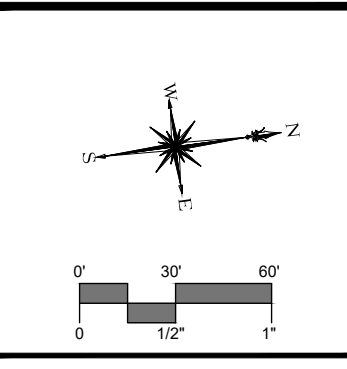
INTERSTATE 95

TRAIN STATION

MAIN STREET

TOD OVERLAY ZONE

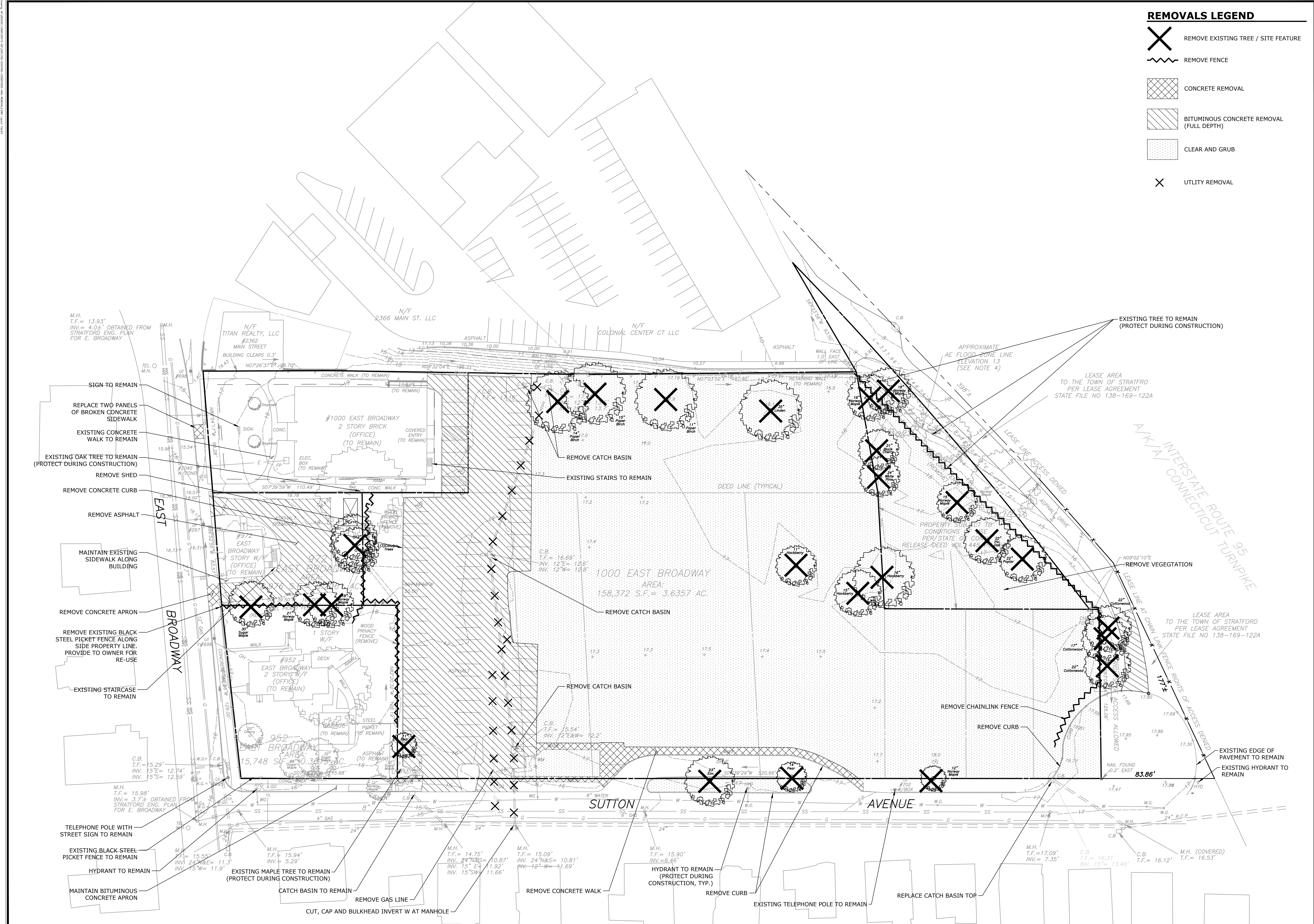
TOD OVERLAY ZONE





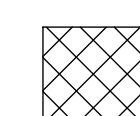
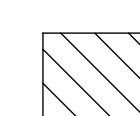
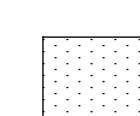
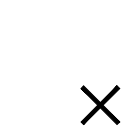
DESCRIPTION	DATE	BY

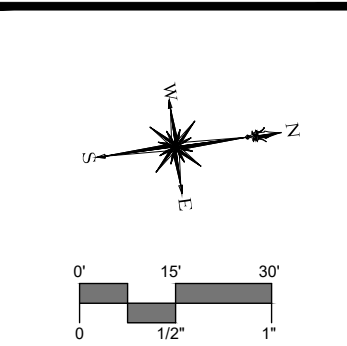
NEIGHBORHOOD CONTEXT MAP
THE STRATFORD METRO
TRANSIT-ORIENTED DEVELOPMENT
952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
STRATFORD, CONNECTICUT

JAK	JAK	JCW
DESIGNED	DRAWN	CHECKED
SCALE 1"=60'		
DATE JANUARY 28, 2026		
PROJECT NO. 12995.00015		
SHEET NO. 02 OF 18		
NC		
SHEET NAME		



REMOVALS LEGEND

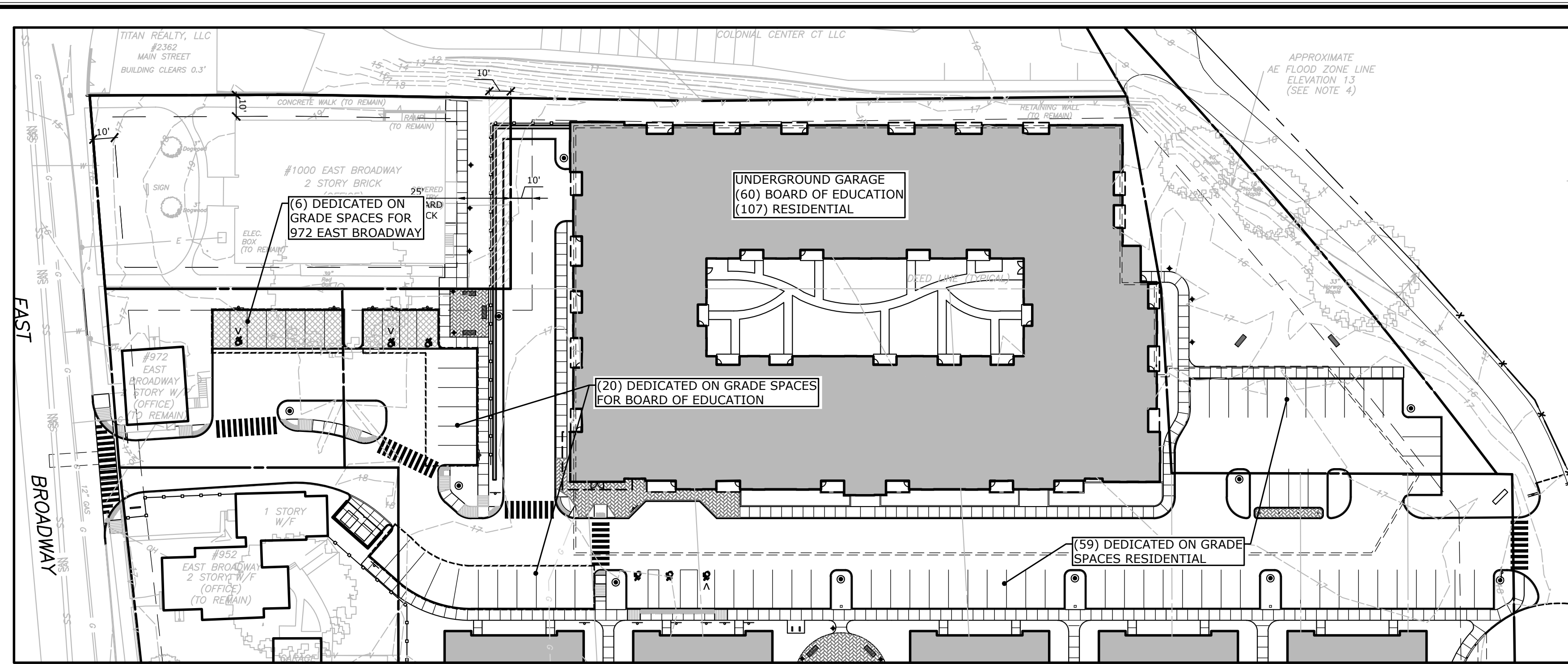
-  REMOVE EXISTING TREE / SITE FEATURE
-  REMOVE FENCE
-  CONCRETE REMOVAL
-  BITUMINOUS CONCRETE REMOVAL (FULL DEPTH)
-  CLEAR AND GRUB
-  UTILITY REMOVAL



DESCRIPTION	DATE	BY
ZONING RE-SUBMISSION	03/12/26	JCW

EXISTING CONDITIONS AND REMOVALS
THE STRATFORD METRO
TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

JCW	JAK	TD
DESIGNED	DRAWN	CHECKED
SCALE: 1"=30'		
DATE: JANUARY 28, 2026		
PROJECT NO: 12995.00015		
SHEET NO: 04 OF 18		
EX		



PARKING DESIGNATION INSET
SCALE: 1" = 40'

TRAFFIC SIGN LEGEND

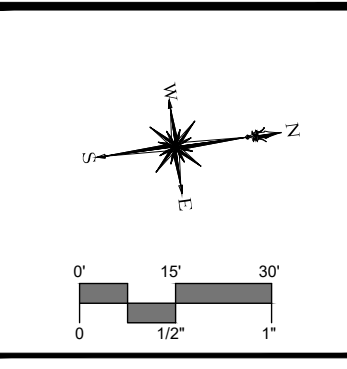
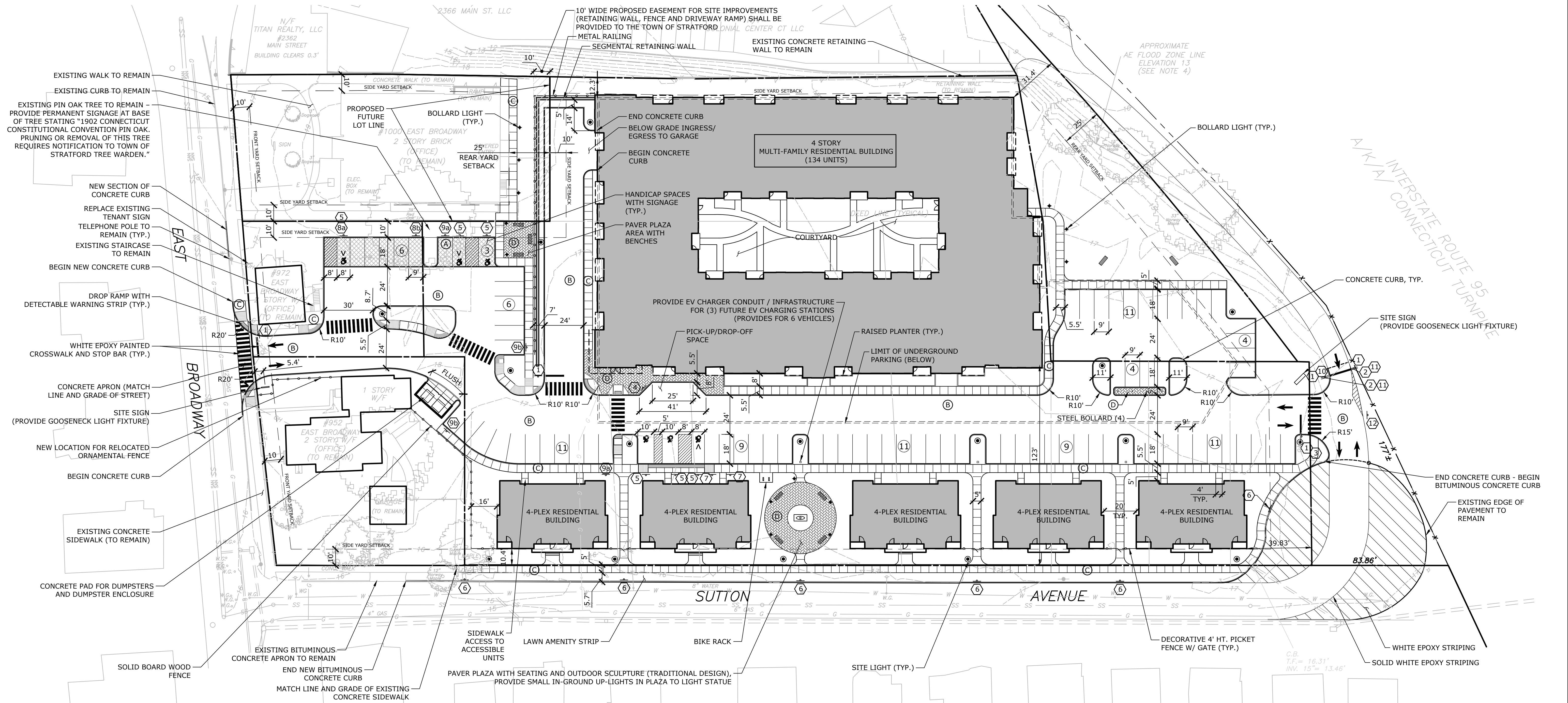
1	STOP	INSTALL R1-1	7	VISITOR PARKING	VISITOR PARKING
2	DO NOT ENTER	R5-1 DO NOT ENTER	8a	PARKING FOR BOARD OF EDUCATION	CUSTOM
3	RIGHT TURN ONLY	R3-5 RIGHT TURN ONLY	8b	PARKING FOR BOARD OF EDUCATION	CUSTOM
4	10 MIN PARKING	31-0642R 10 MIN. PARKING	10	ONCOMING TRAFFIC DOES NOT STOP	INSTALL W4-4bP (CT)
5	INSTALL R7-(CT)	INSTALL R7-(CT)	11	WRONG WAY	INSTALL R5-1a
6	INSTALL R7-8P (WHERE APPLICABLE)	INSTALL R7-8P (WHERE APPLICABLE)	12		INSTALL R3-2
	NO PARKING ANY TIME	31-0630D NO PARKING			

PAVEMENT LEGEND

- (A) PERMEABLE PAVERS (VEHICULAR) WITH FLUSH CONCRETE CURB
- (B) BITUMINOUS CONCRETE ROADWAY
- (C) CONCRETE SIDEWALK
- (D) UNIT PAVERS

LAYOUT NOTES

1. SLR ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
2. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT. ALL FOUNDATION PLANS SHALL BE PROVIDED TO THE SURVEYOR AND THE ENGINEER AT THE TIME OF STAKE-OUT REQUEST.
3. CONCRETE SIDEWALKS, ENTRY AREAS, AND TERRACES SHALL INCORPORATE EXPANSION JOINTS, SCORE JOINTS, AND CONSTRUCTION JOINTS PER THE SPECIFICATIONS AND DETAILS, TYPICALLY NO MORE THAN 144 SQUARE FEET SHALL CONSTITUTE A CONTIGUOUS SLAB.
4. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS, LOADING DOCKS AND ASSOCIATED ARCHITECTURAL WALLS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. ALL PROPOSED CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
7. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE AMENITY.
8. SITE LIGHTS DEPICTED WITH IN LAWN/LANDSCAPE AREAS SHALL MAINTAIN A 4"-6" FOUNDATION REVEAL MAXIMUM, SITE LIGHTS DEPICTED IN PARKING LOTS SHALL HAVE A 3' EXPOSED HEIGHT CONCRETE FOUNDATION. SEE SITE ELECTRICAL PLAN FOR MORE INFORMATION.
9. WHERE WALK AND PAVED DRIVE ARE SPECIFIED TO BE FLUSH, A FLUSH (FULL DEPTH) CONCRETE CURB SHALL ALSO BE INSTALLED.



DESCRIPTION	DATE	BY
ZONING RE-SUBMISSION	03/12/26	JCW

SITE PLAN - LAYOUT
THE STRATFORD METRO
TRANSIT-ORIENTED DEVELOPMENT
952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
STRATFORD, CONNECTICUT

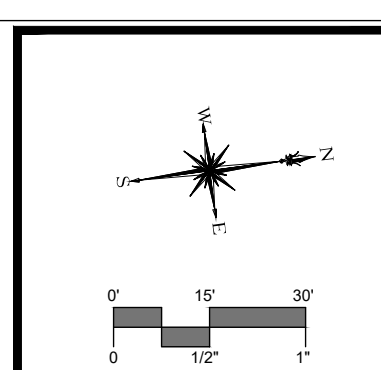
JCW	JAK	JCW
DESIGNED	DRAWN	CHECKED
SCALE: 1"=30'		
DATE: JANUARY 28, 2026		
PROJECT NO: 12995.00015		
SHEET NO: 05 OF 18		
LA		

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

PLANT SCHEDULE

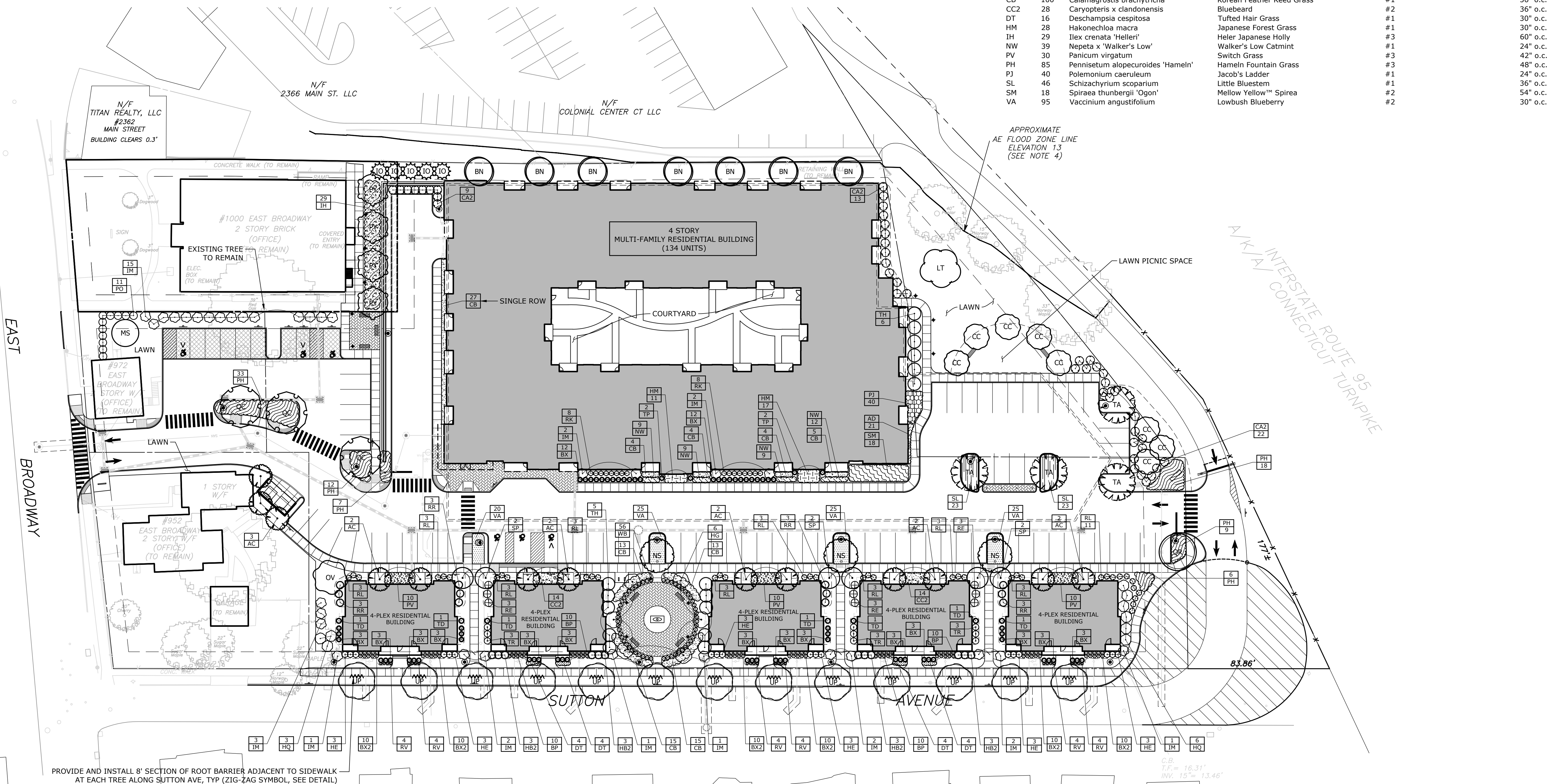
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
EVERGREEN TREES											
IO	5	Ilex opaca	American Holly	5' /6' HT. B&B		BX2	60	Buddleja x 'Pugster Pinker'	Pugster Pinker® Butterfly Bush	---	#3
TD	7	Thuja occidentalis 'Thusid4'	Emerald Petite Arborvitae	#3		BP	40	Buddleja x 'SMNBDBT'	Pugster Blue® Dwarf Butterfly Bush	---	#3
TP	4	Thuja plicata '4EVER'	Forever Goldy™ Western Red Cedar	#3		BX	66	Buxus x 'SB 300'	NewGen™ Freedom® Boxwood	---	#6
FLOWERING TREES											
AC	13	Amelanchier canadensis	Canadian Serviceberry	8' /10' HT. B&B		CA2	44	Cornus alba 'Argenteo-marginata'	Variegated Tatarian Dogwood	---	#3
CC	9	Cercis canadensis	Eastern Redbud	2.5"-3" CAL. B&B		HE	18	Hydrangea macrophylla 'Ballmer'	Endless Summer® The Original Hydrangea	---	#3
MS	1	Magnolia x soulangeana	Saucer Magnolia	8' /10' HT. B&B		HB2	12	Hydrangea macrophylla 'Blushing Bride'	Endless Summer® Blushing Bride Hydrangea	---	#10
PY	4	Prunus x yedoensis	Yoshino Cherry	8' /10' HT. B&B		HG	6	Hydrangea paniculata 'Grandiflora'	Endless Summer® Grandiflora Hydrangea	---	#3
SP	6	Stewartia pseudocamellia	Japanese Stewartia	2.5"-3" CAL. B&B		IM	9	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	---	#3
SHADE TREES											
BN	7	Betula nigra	River Birch	2.5"-3" CAL. B&B		PO	11	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	---	#10
LT	1	Liriodendron tulipifera	Tulip Poplar	2.5"-3" CAL. B&B		RE	9	Rhododendron x 'English Roseum'	English Roseum Rhododendron	---	#3
NS	3	Nyssa sylvatica	Tupelo	2.5"-3" CAL. B&B		RR	38	Rhododendron x 'Lavender Princess'	Lavender Princess Rhododendron	---	#3
OV	1	Ostrya virginiana	American Hophornbeam	2.5"-3" CAL. B&B		RL	12	Rhododendron x 'Roseum Elegans'	Roseum Elegans Rhododendron	---	#3
QC	3	Quercus coccinea	Scarlet Oak	2.5"-3" CAL. B&B		RK	16	Rosa x 'Knock Out'	Red Knock Out Rose	---	#3
QR	1	Quercus rubra	Northern Red Oak	3"-3.5" CAL. B&B		TH	16	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	30" ROUND	B&B
TA	4	Tilia americana	American Linden	3"-3.5" CAL. B&B		TR	9	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	---	#3
UP	13	Ulmus americana 'Princeton'	Princeton American Elm	3"-3.5" CAL. B&B		WB	56	Weigela florida 'Bramwell'	Fine Wine® Weigela	---	#3
SHRUBS											
PERENNIALS											
RV	24	Rudbeckia fulgida fulgida	Orange Coneflower	---		AD	21	Astilbe x 'Delft Lace'	Delft Lace Astilbe	#1	18" o.c.
SHRUB AREAS											
CB	100	Calamagrostis brachytricha	Korean Feather Reed Grass	#1		CC	28	Caryopteris x clandonensis	Bluebeard	#1	36" o.c.
CC2	28	Caryopteris x clandonensis	Bluebeard	#2		DT	16	Deschampsia cespitosa	Tufted Hair Grass	#1	30" o.c.
DM	16	Deschampsia cespitosa	Tufted Hair Grass	#1		HM	28	Hakonechloa macra	Japanese Forest Grass	#1	30" o.c.
IH	29	Ilex crenata 'Helleri'	Heller's Japanese Holly	#1		IM	29	Ilex crenata 'Walker's Low'	Walker's Low Catmint	#1	24" o.c.
NW	39	Neppeta x 'Walker's Low'	Walker's Low Catmint	#1		NW	39	Neppeta x 'Walker's Low'	Walker's Low Catmint	#1	24" o.c.
PV	30	Panicum virgatum	Switch Grass	#3		PV	30	Panicum virgatum	Switch Grass	#3	42" o.c.
PH	85	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#3		PH	85	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#3	48" o.c.
PJ	40	Polemonium caeruleum	Jacob's Ladder	#1		PJ	40	Polemonium caeruleum	Jacob's Ladder	#1	24" o.c.
SL	46	Schizachyrium scoparium	Little Bluestem	#1		SL	46	Schizachyrium scoparium	Little Bluestem	#1	36" o.c.
SM	18	Spiraea thunbergii 'Ogon'	Mellow Yellow™ Spiraea	#2		SM	18	Spiraea thunbergii 'Ogon'	Mellow Yellow™ Spiraea	#2	54" o.c.
VA	95	Vaccinium angustifolium	Lowbush Blueberry	#2		VA	95	Vaccinium angustifolium	Lowbush Blueberry	#2	30" o.c.



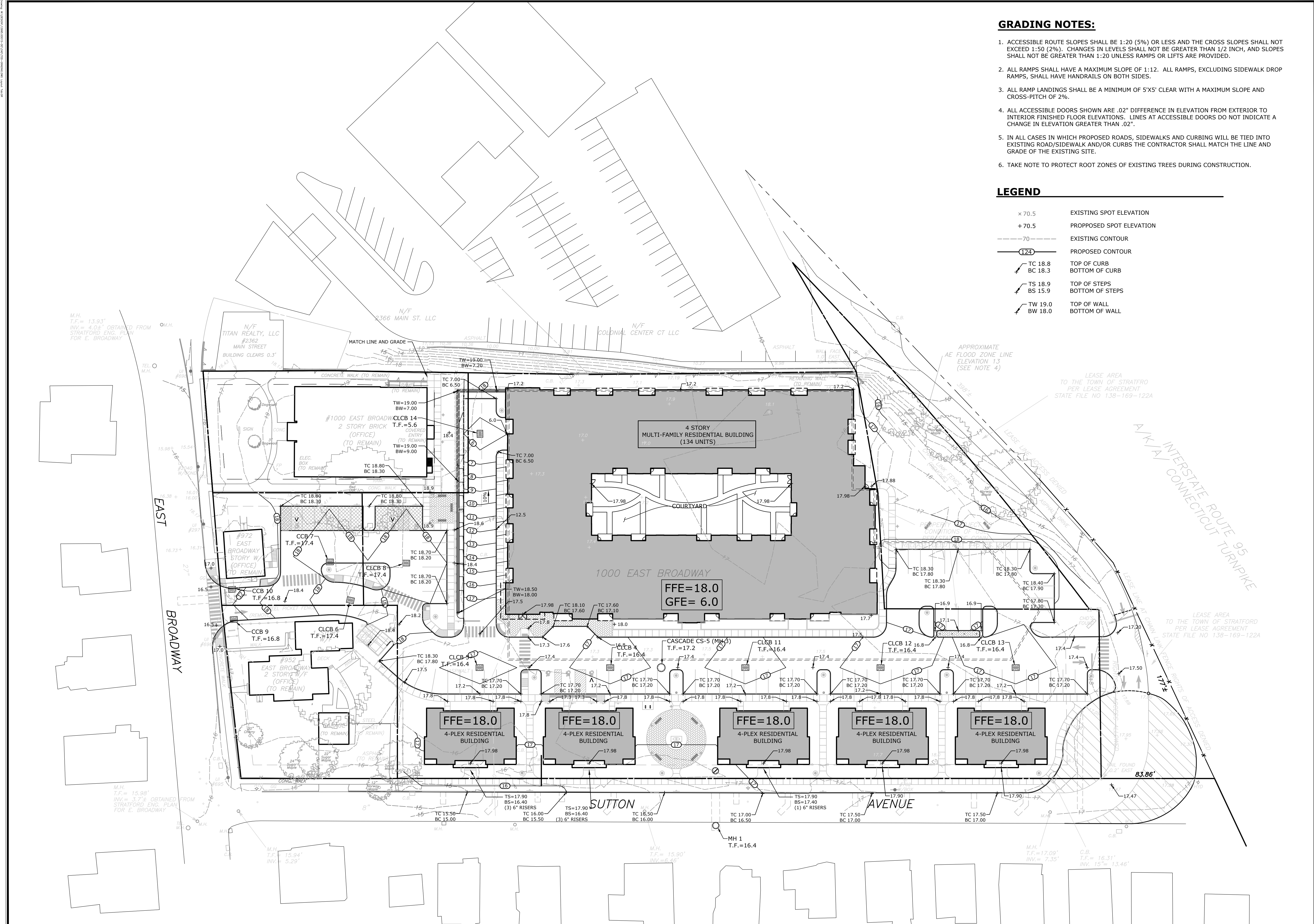
DESCRIPTION	DATE	BY
ZONING RE-SUBMISSION	03/12/26	JCW

SITE PLAN - LANDSCAPE
THE STRATFORD METRO
TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

JCW	JAK	JCW
DESIGNED	DRAWN	CHECKED
SCALE: 1"=30'		
DATE: JANUARY 28, 2026		
PROJECT NO: 12995.00015		
SHEET NO: 06 OF 18		
LS		



ALL PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND LANDSCAPE FEATURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC AND PEDESTRIAN ACCESS AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY COMMUNICATIONS AND REPORTING. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY SAFETY AND SECURITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY ENVIRONMENTAL AND SOCIAL RESPONSIBILITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY QUALITY CONTROL AND ASSURANCE MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RISK MANAGEMENT AND LIABILITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY COMPLIANCE AND REGULATION MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY ETHICAL AND PROFESSIONAL STANDARDS. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY INTEGRITY AND HONESTY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY TRANSPARENCY AND ACCOUNTABILITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RESPECT AND DIGNITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY FAIRNESS AND EQUITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY JUSTICE AND EQUITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY HUMAN RIGHTS MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY ENVIRONMENTAL AND SOCIAL RESPONSIBILITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY QUALITY CONTROL AND ASSURANCE MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RISK MANAGEMENT AND LIABILITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY COMPLIANCE AND REGULATION MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY ETHICAL AND PROFESSIONAL STANDARDS. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY INTEGRITY AND HONESTY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY TRANSPARENCY AND ACCOUNTABILITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RESPECT AND DIGNITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY FAIRNESS AND EQUITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY JUSTICE AND EQUITY MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY HUMAN RIGHTS MEASURES.

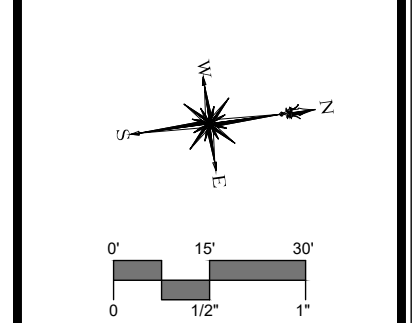


GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMPS, EXCLUDING SIDEWALK DROP RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
3. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
4. ALL ACCESSIBLE DOORS SHOWN ARE .02" DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR FINISHED FLOOR ELEVATIONS. LINES AT ACCESSIBLE DOORS DO NOT INDICATE A CHANGE IN ELEVATION GREATER THAN .02".
5. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.
6. TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES DURING CONSTRUCTION.

LEGEND

- × 70.5 EXISTING SPOT ELEVATION
- + 70.5 PROPOSED SPOT ELEVATION
- 70 --- EXISTING CONTOUR
- 124 --- PROPOSED CONTOUR
- TC 18.8 TOP OF CURB
- BC 18.3 BOTTOM OF CURB
- TS 18.9 TOP OF STEPS
- BS 15.9 BOTTOM OF STEPS
- TW 19.0 TOP OF WALL
- BW 18.0 BOTTOM OF WALL



DESCRIPTION	DATE	BY
ZONING RE-SUBMISSION	03/12/26	JCW

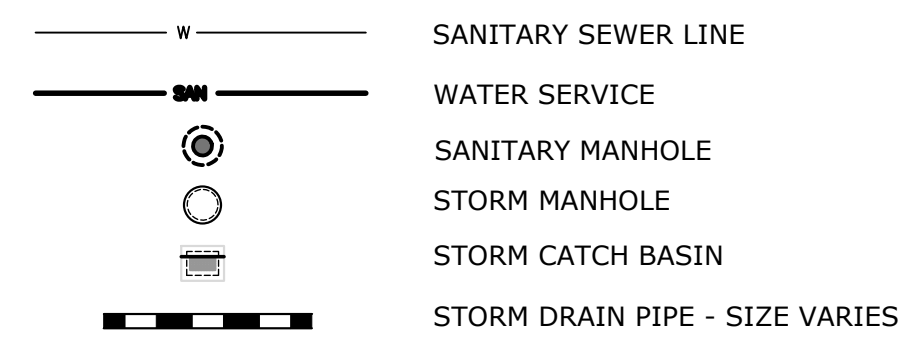
SITE PLAN - GRADING
THE STRATFORD METRO TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

JAK	JAK	JCW
DESIGNED	DRAWN	CHECKED
SCALE: 1"=30'		
DATE: JANUARY 28, 2026		
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UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 10" HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
3. INSTALLATION OF WATER AND SANITARY SEWER SHALL CONFORM TO THE FARMINGTON WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
4. INSTALL CLEANOUT 5' FROM FACE OF BUILDING
5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.

UTILITY LEGEND:

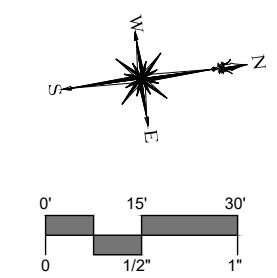


STORM WATER MAINTENANCE PROGRAM

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY. THE STORMWATER SYSTEM CONSISTS OF PIPING AND CATCH BASINS.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM.

- A. CATCH BASINS/YARD DRAINS
 - CATCH BASINS ARE DESIGNED WITH 2-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEEPED IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPINGS SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING.
 - SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- B. PAVEMENT SWEEPING
 - THE PARKING AREA AND ROADWAY SHALL BE SWEEPED ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15.
- C. FRONT-END LOADERS, BACKHOES, OR VACUUM TRUCKS CAN BE USED TO REMOVE THE ACCUMULATED SEDIMENT FOLLOWED BY MANUAL REMOVAL OF SEDIMENT DEPOSITED AROUND THE OUTLET CONTROL DEVICE. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS. THE DISTURBED AREA SHOULD BE IMMEDIATELY SEEDED WITH APPROPRIATE GRASS SEED AND MULCHED WITH HAY AFTER REMOVAL OPERATIONS ARE COMPLETED TO PREVENT THE OUTLET CONTROL DEVICE FROM CLOGGING.
- D. LAWN AND VEGETATED AREAS
 - VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE IF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.
- E. ROOF GUTTERS
 - REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.
- F. UNDERGROUND DETENTION SYSTEMS
 - UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES. AREAS OF DISTURBANCE THAT MAY BE A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.
 - ISOLATOR ROW**
 - THE ISOLATOR ROWS INTEGRATED TO THE STORMWATER CHAMBERS SYSTEMS SHOULD BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. A COPY OF THE STORMTECH "ISOLATOR ROW O&M MANUAL" IS INCLUDED IN THE ENGINEERING REPORT. AT A MINIMUM, THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING:
 - 1) THE ISOLATOR ROW UNIT SHALL BE COMPLETELY CLEANED OF ACCUMULATED DEBRIS AND SEDIMENTS AT THE COMPLETION OF CONSTRUCTION.
 - 2) THE ISOLATOR ROW SHALL BE INSPECTED EVERY 6 MONTHS FOR THE FIRST YEAR OF OPERATION
 - 3) FOR SUBSEQUENT YEARS, THE INSPECTION SHOULD BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION. AT A MINIMUM, THE ISOLATOR ROW SHALL BE INSPECTED ANNUALLY.
 - 4) IF UPON VISUAL INSPECTION THE SEDIMENT DEPOSIT ALONG THE LENGTH OF THE ISOLATOR ROW EXCEEDS 3 INCHES, CLEANOUT SHALL BE PERFORMED.
 - 5) MAINTENANCE IS ACCOMPLISHED WITH THE JETVAC PROCESS.
- G. PROPRIETARY HYDRODYNAMIC SEPARATOR
 - BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A HYDRODYNAMIC SEPARATOR. THIS STRUCTURE WILL REMOVE SUSPENDED SOLIDS, DEBRIS AND FLOATABLES CONSTITUENTS FROM STORMWATER. OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE SEPARATOR. THIS STRUCTURE WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. THE UNIT SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE.



DESCRIPTION	DATE	BY
ZONING RE-SUBMISSION	03/12/26	RYE

SITE PLAN - UTILITIES
 THE STRATFORD METRO
 TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

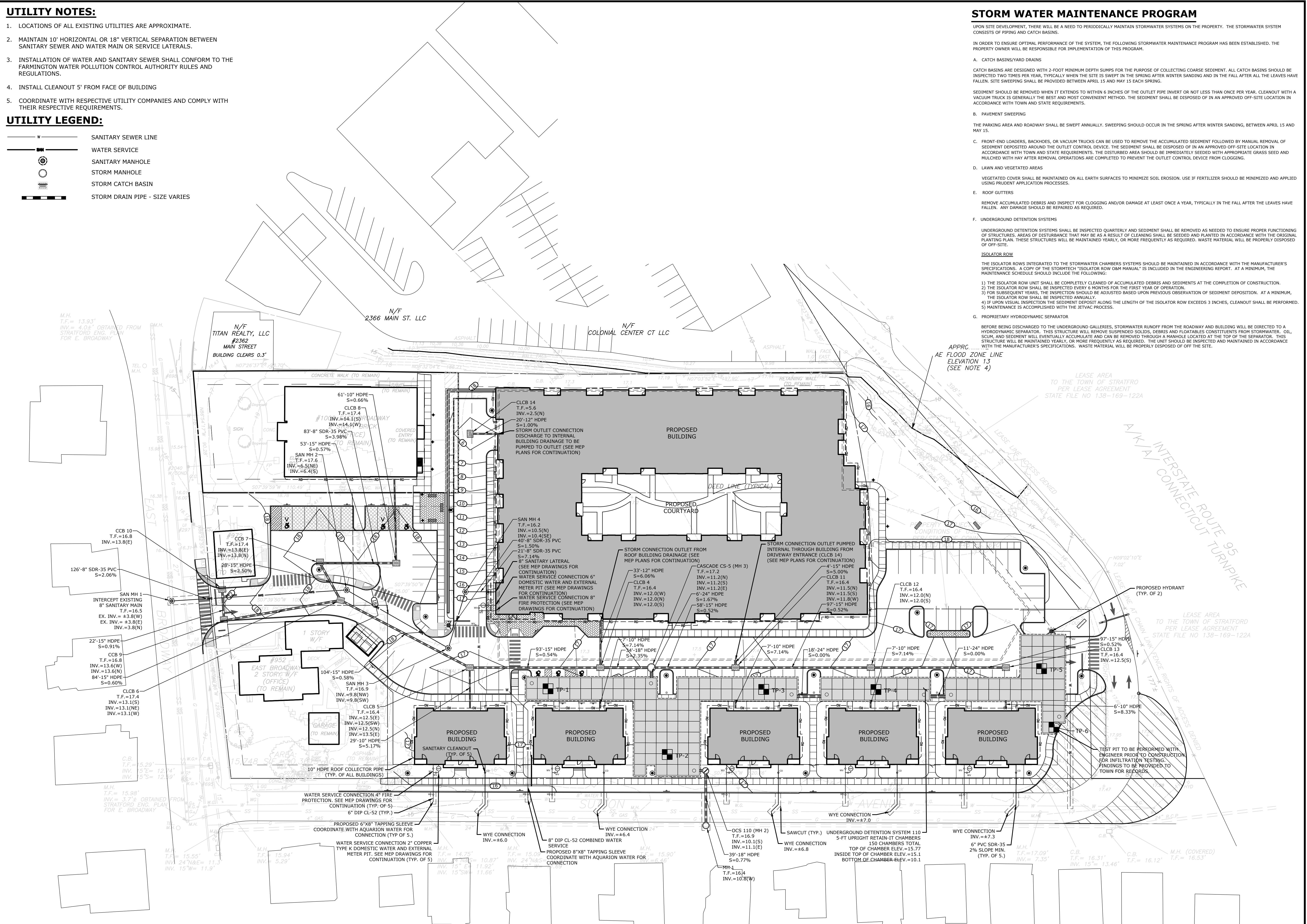
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DATE: JANUARY 28, 2026

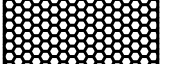
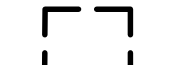

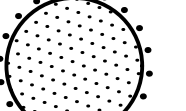

PROJECT NO: 12995.00015

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EROSION CONTROL LEGEND

-  CE CONSTRUCTION ENTRANCE
-  IP INLET PROTECTION (TYP. OF ALL INLETS)
-  SFF SEDIMENT FILTER FENCE
-  STK TEMPORARY SOIL STOCKPILE AREA SURROUNDED WITH SEDIMENT FILTER FENCE
-  TP TREE PROTECTION

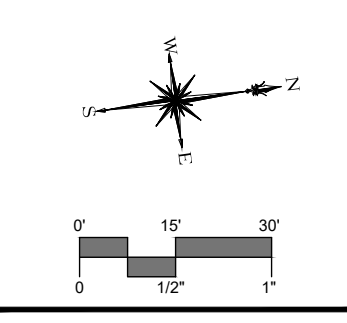
SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024, TOWN OF STRATFORD STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

- PURPOSE AND DESCRIPTION OF PROJECT**
 - CONSTRUCTION OF A TRANSIT-ORIENTED DEVELOPMENT.
 - DISTURBED AREA: ±3.4 AC.
- IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS**
 - CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
- IDENTIFICATION OF OTHER POSSIBLE PERMITS**

THE PERMIT REQUIRED FOR THE PROJECT IS A PLANNING AND ZONING PERMIT.
- RESPONSIBLE PARTY**

APPLICANT/ OWNER

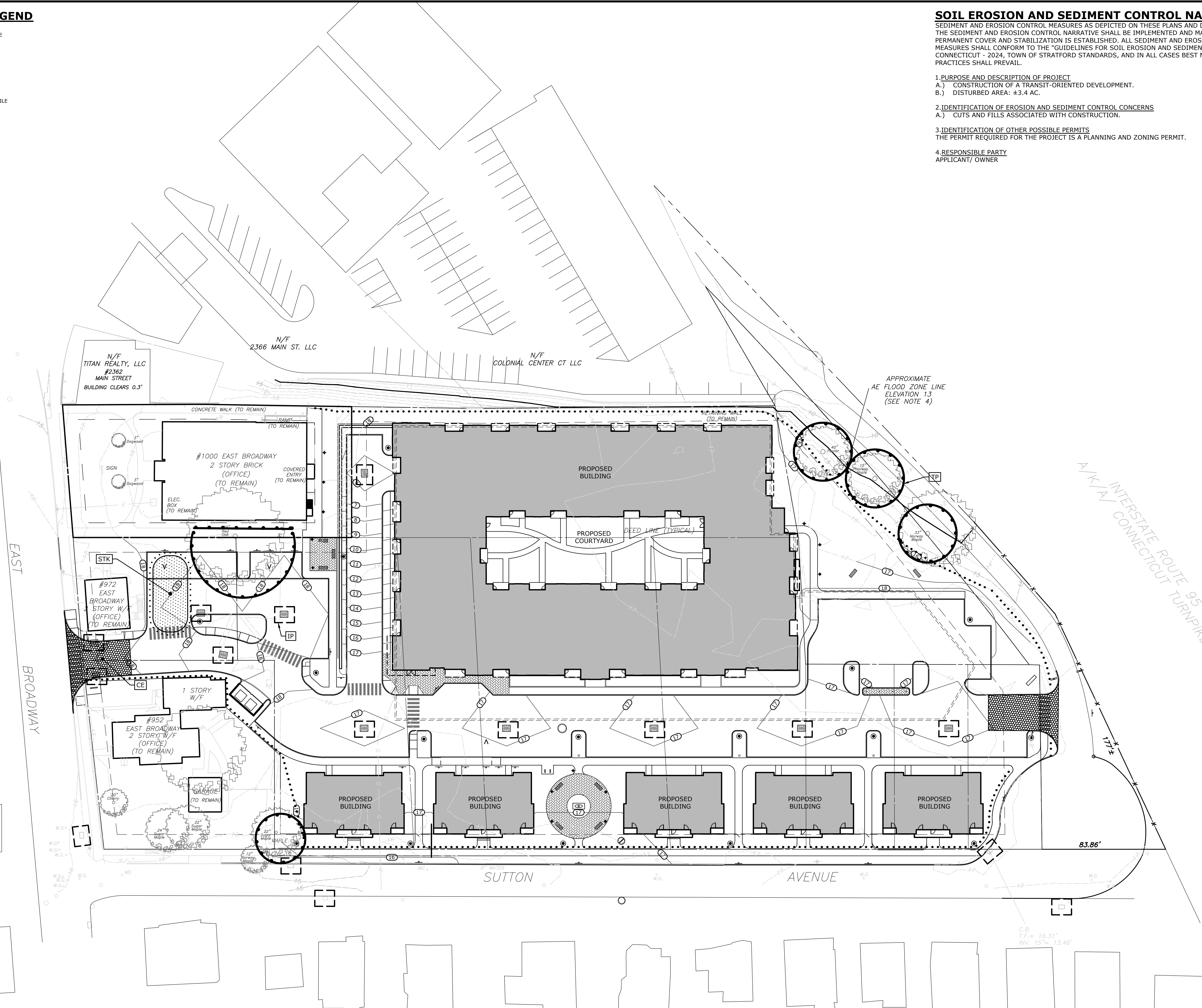


DESCRIPTION	DATE	BY
ZONING RE-SUBMISSION	03/12/26	RVE

SEDIMENT AND EROSION CONTROL PLAN
 THE STRATFORD METRO
 TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
SCALE: 1"=30'		
DATE: JANUARY 28, 2026		
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SEDIMENT & EROSION CONTROL SPECIFICATIONS

GENERAL:
 THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATER BODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATER BODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING

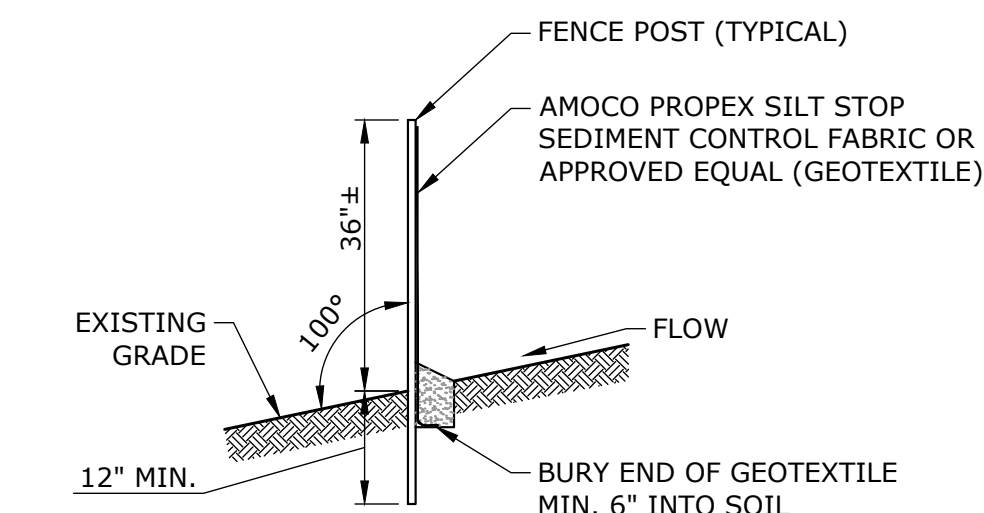
- GENERAL:
- THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
 - PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
 - EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.
 - NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATER BODIES.
 - PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOIL

- GENERAL:
- TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
 - UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
 - REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
 - APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE. MATERIAL: 1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
 - TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE. 3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF STONES LARGER THAN 1.25", LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
 - AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL. SUITABLE. AVOID TIDAL, MARSH SOILS BECAUSE OF HIGH SALT CONTENT
 - SOLUBLE SALT CONTENT OF OVER 500 PARTS PER MILLION (PPM) IS LESS 6. THE pH SHOULD BE 5.5 TO 7 IF LESS, ADD LIME TO INCREASE pH TO AN ACCEPTABLE LEVEL.

EXECUTION

- AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
- SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.



VEGETATIVE COVER SELECTION AND MULCHING

TEMPORARY VEGETATIVE COVER:
 PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)
 * PERMANENT VEGETATIVE COVER: SEE SPECIFICATIONS

TEMPORARY MULCHING:
 CLEAN DRY STRAW OR HAY FREE OF WEEDS WITH A MULCH TACKIFIER 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS)
 WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

- ESTABLISHMENT:
- SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
 - SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. ABOVE).
 - APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
 - COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
 - MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION ABOVE).
 - USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
 - USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

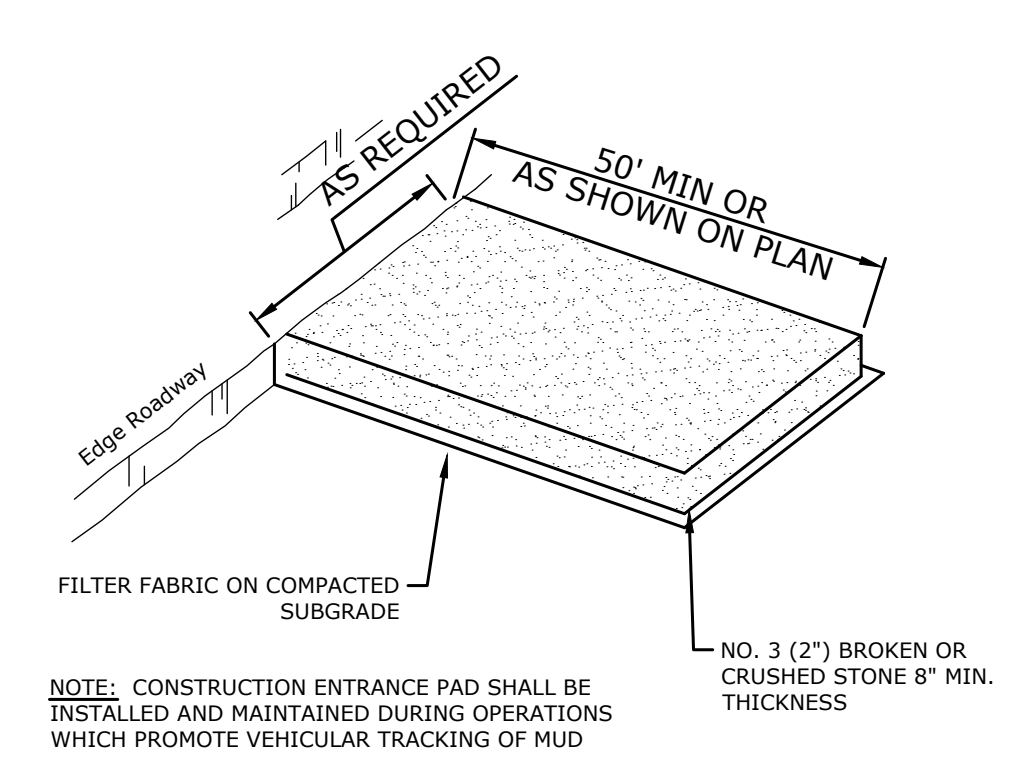
- MAINTENANCE:
- TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED.
 - ON SITES WHERE GRASSES PREDOMINATE, BROADCAST ANNUALLY 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (12 LBS. PER 1,000 SQ. FT.) OR AS NEEDED ACCORDING TO ANNUAL SOIL TESTS.
 - ON SITES WHERE LEGUMES PREDOMINATE, BROADCAST EVERY THREE (3) YEARS OR AS INDICATED BY SOIL TEST 300 POUNDS OF 0-20-20 OR EQUIVALENT PER ACRE (8 LBS PER 1,000 SQ. FT.).

EROSION CHECKS

GENERAL:
 TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

- CONSTRUCTION:
- BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (6") INCHES.
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 - GEOTEXTILE FABRIC SHALL BE SECURELY ANCHORED AT THE TOP OF A THREE FOOT (3') HIGH FENCE AND BURIED A MINIMUM OF SIX INCHES (6") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO FEET (2').

- INSTALLATION AND MAINTENANCE:
- BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
 - BALED HAY EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
 - ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
 - INSPECTION SHALL BE FREQUENT (PER TABLE BELOW) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE.



TEMPORARY VEGETATIVE COVER

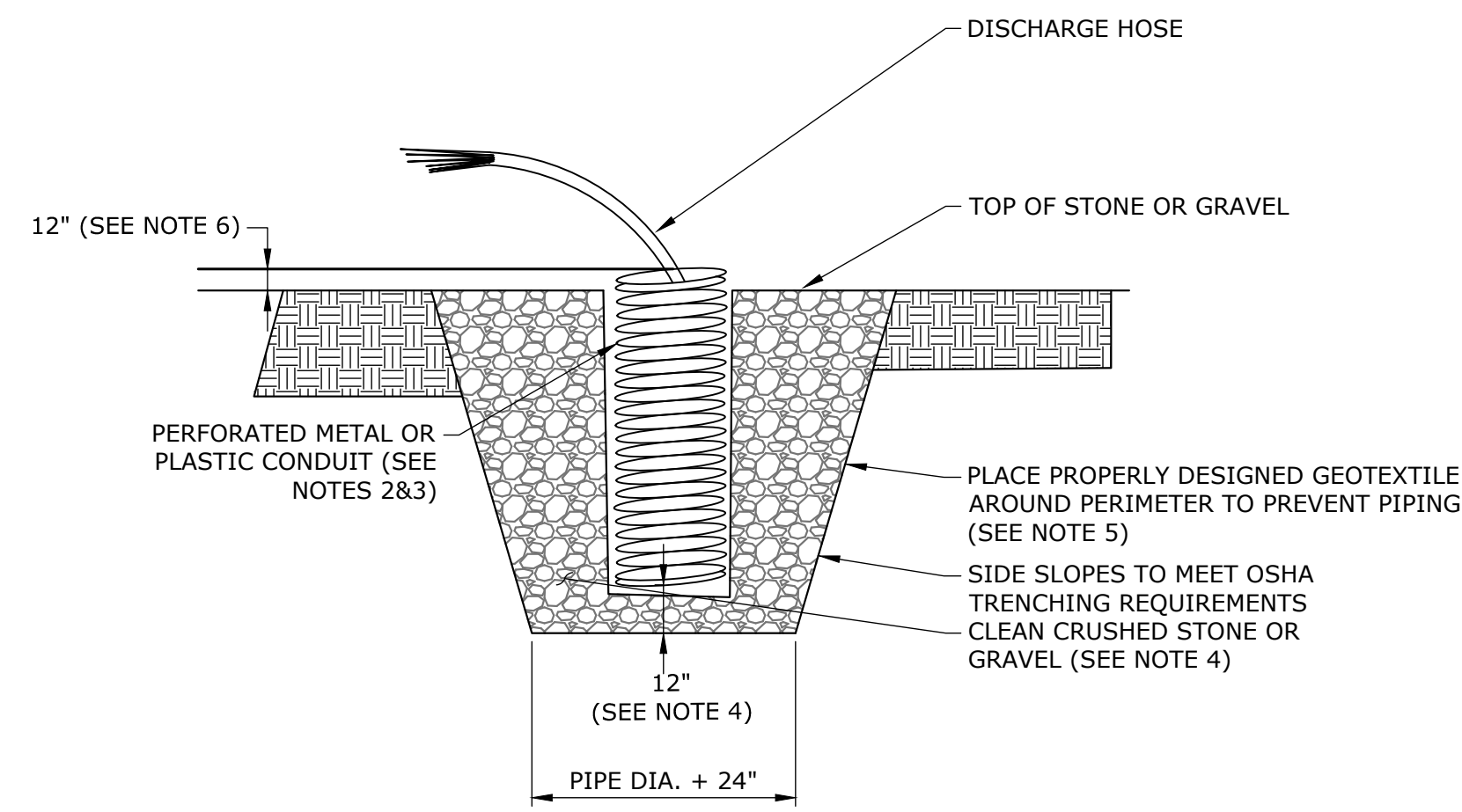
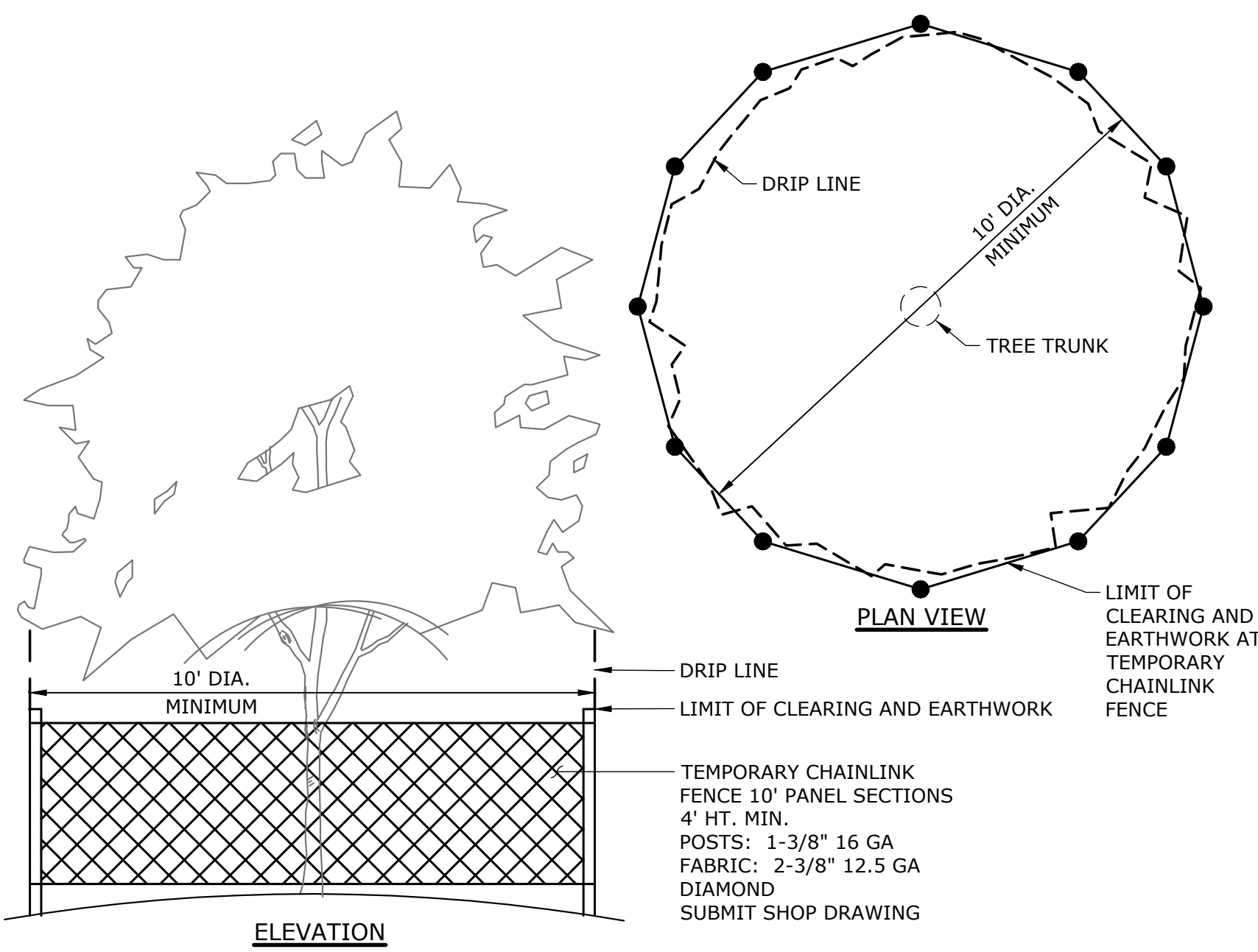
TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDDED BY SEPTEMBER 1.

- GENERAL:
- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 - REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
 - APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF TWO (2) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQ. FT.).
 - APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQ. FT.) AND SECOND APPLICATION OF 200 LBS. OF 10-10-10 (5 LBS. PER 1,000 SQ. FT.) WHEN GRASS IS FOUR INCHES (4") TO SIX INCHES (6") HIGH. APPLY ONLY WHEN GRASS IS DRY.
 - UNLESS HYDROSEEDDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
 - TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

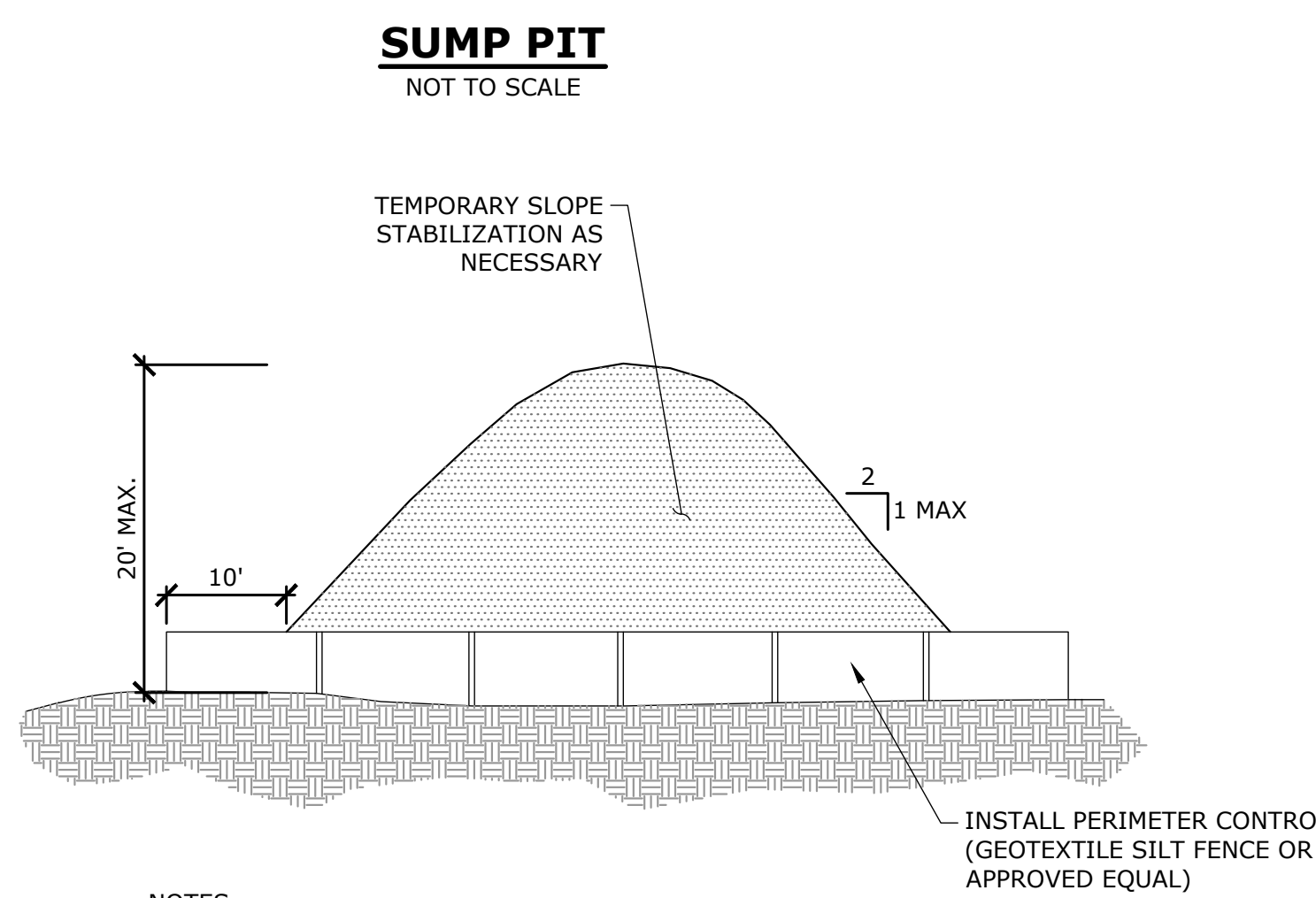
- SITE PREPARATION:
- SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING)
 - APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
 - UNLESS HYDROSEEDDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
 - MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE)

GENERAL:
 PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

- SITE PREPARATION:
- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 - REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
 - PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
 - APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
 - APPLY FERTILIZER ACCORDING TO SOIL TEST OR PER THE TECHNICAL SPECIFICATIONS.

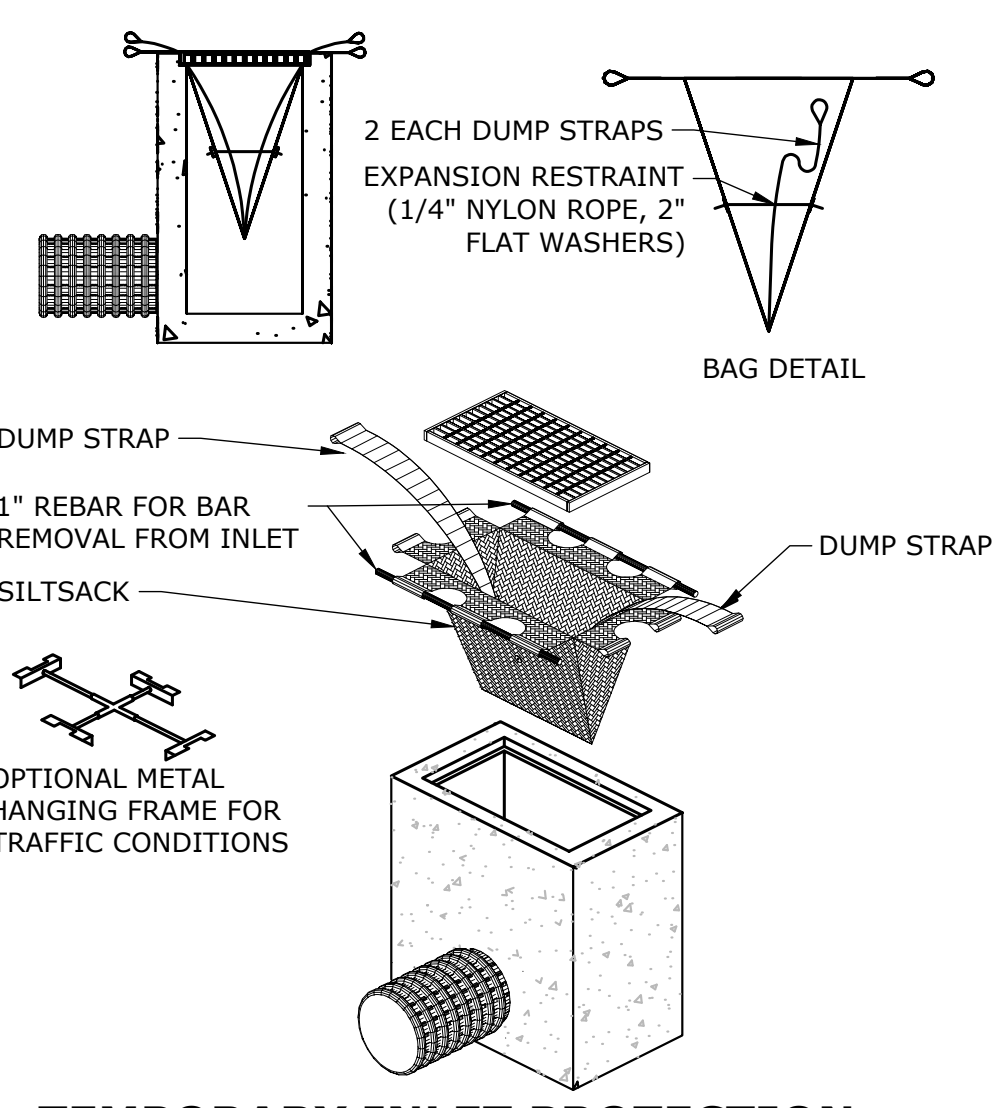


- NOTES:
- OVERALL SUMP PIT DIMENSIONS SHALL BE COMPATIBLE WITH ANTICIPATED SEEPAGE RATES AND PUMP SIZE TO BE USED.
 - THE STANDPIPE DIAMETER AND NUMBER OF PERFORATIONS SHALL BE COMPATIBLE WITH THE PUMP SIZE BEING USED.
 - PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" IN DIAMETER
 - CRUSHED STONE OR GRAVEL SHALL BE NO SMALLER THAN CONNODT #67 SIZE NOR LARGER THAN CONNODT #3 SIZE. CRUSHED STONE SHALL EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE STANDPIPE
 - IF EXCESSIVE MOVEMENT OF FINE SOIL PARTICLES FROM THE SURROUNDING EXISTING SOILS IS ANTICIPATED, A PROPERLY DESIGNED GEOTEXTILE SHALL BE PLACED BETWEEN THE EXISTING SOILS AND THE CRUSHED STONE OR GRAVEL BACKFILL.
 - THE STANDPIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE SURROUNDING GROUND.



- NOTES:
- INSTALL A GEOTEXTILE SILT FENCE AND/OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE PROPOSED TOE OF SLOPE.
 - SIDE SLOPES SHALL NOT EXCEED A SLOPE OF 2:1. STOCKPILES THAT REMAIN INACTIVE FOR MORE THAN 30 DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION
 - DISTANCE FROM WETLANDS, WATERCOURSES, DRAINAGE WAYS AND STEEP SLOPES SHALL BE MAXIMIZED. RUNOFF SHALL BE DIVERTED AWAY FROM STOCKPILE AREA

TEMPORARY SOIL STOCKPILE
NOT TO SCALE



EROSION CONTROL MAINTENANCE INTERVALS

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SF) (RELATED: IP, STK)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO 1/2 THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE) / ANTI-TRACKING APRON	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (IP)	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (STK)	- RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER-TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.

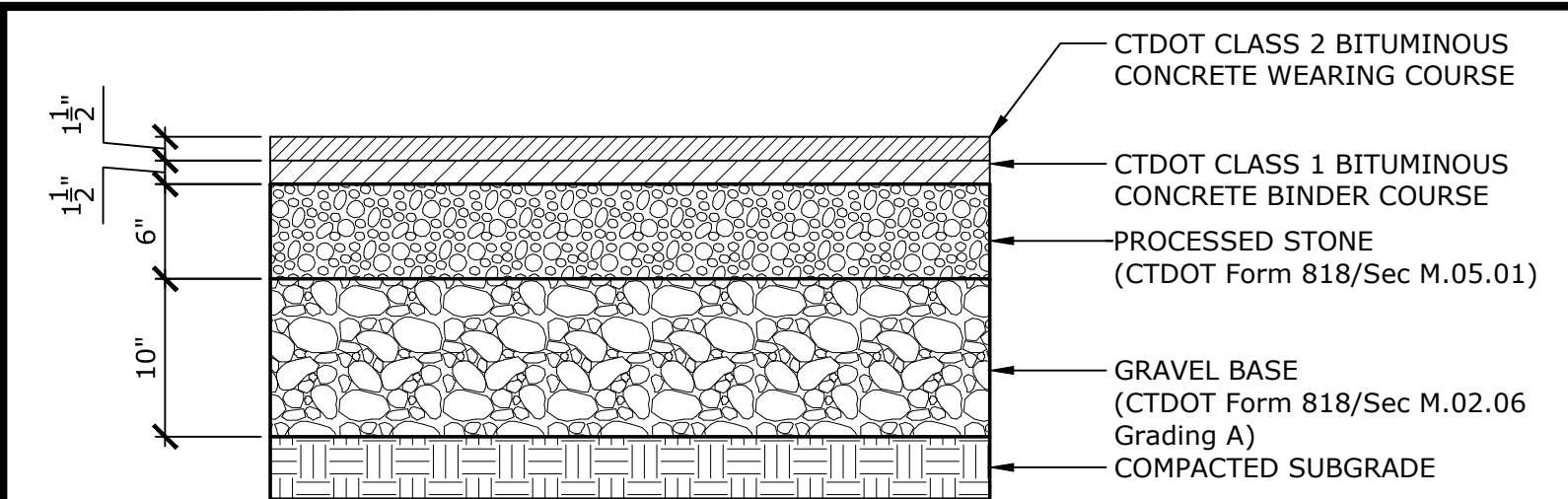


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ZONING RE-SUBMISSION	03/12/26	JCW

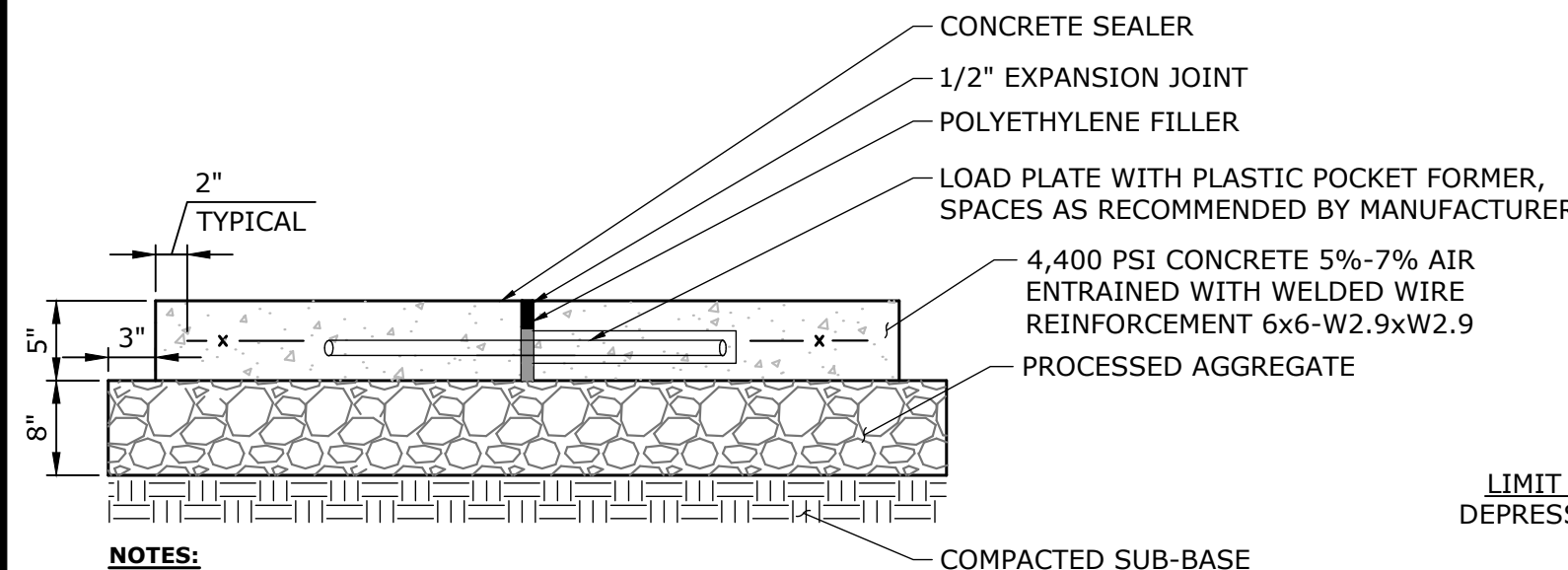
SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS
 THE STRATFORD METRO
 TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
AD NOTED		
DATE		
JANUARY 28, 2026		
PROJECT NO.		
12995.00015		
SHEET NO.		
11 OF 18		
SHEET NAME		
SE-2		

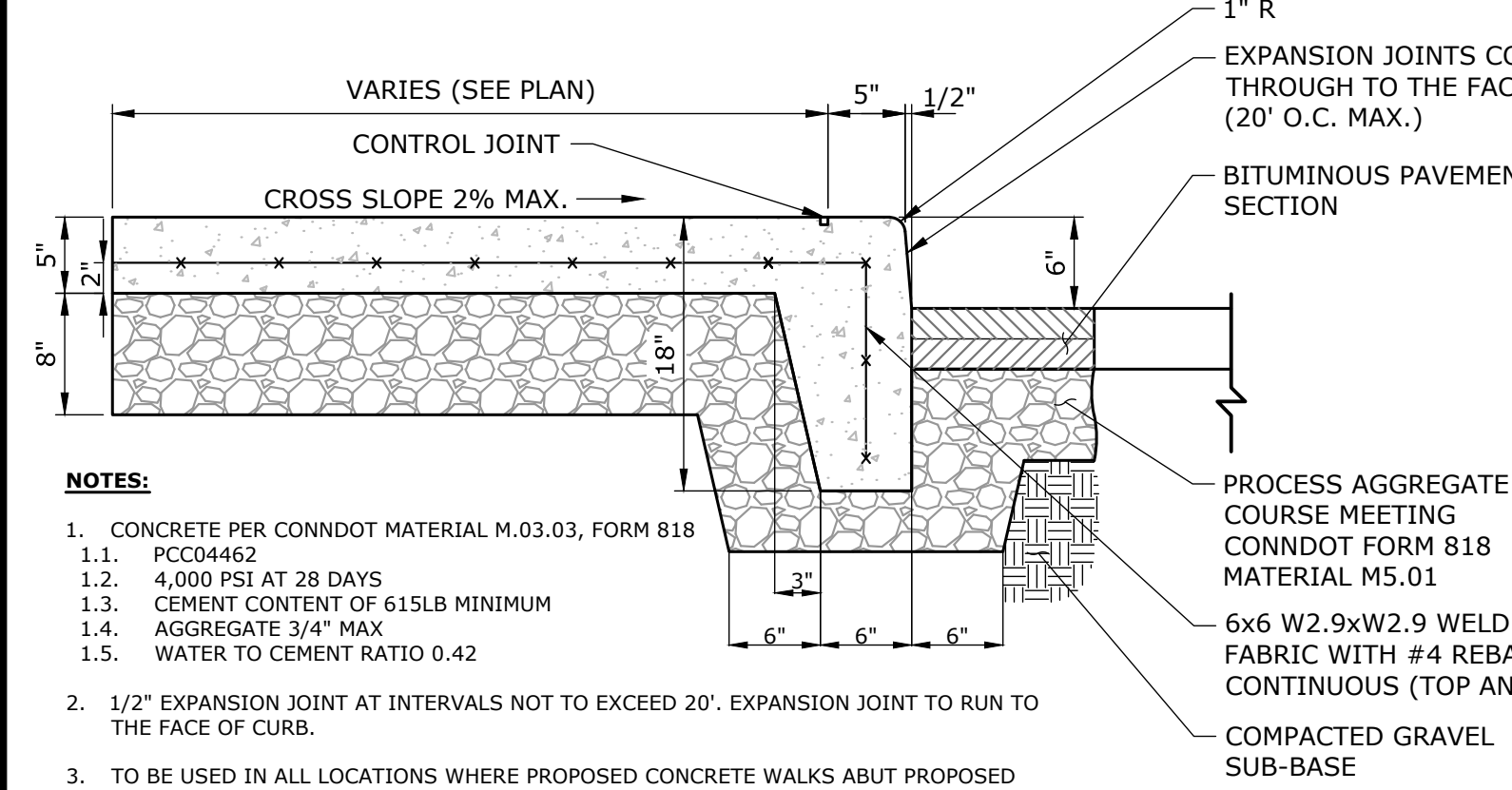
PROJECT: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2011 EDITION, AND THE LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR MATERIALS, 2011 EDITION.



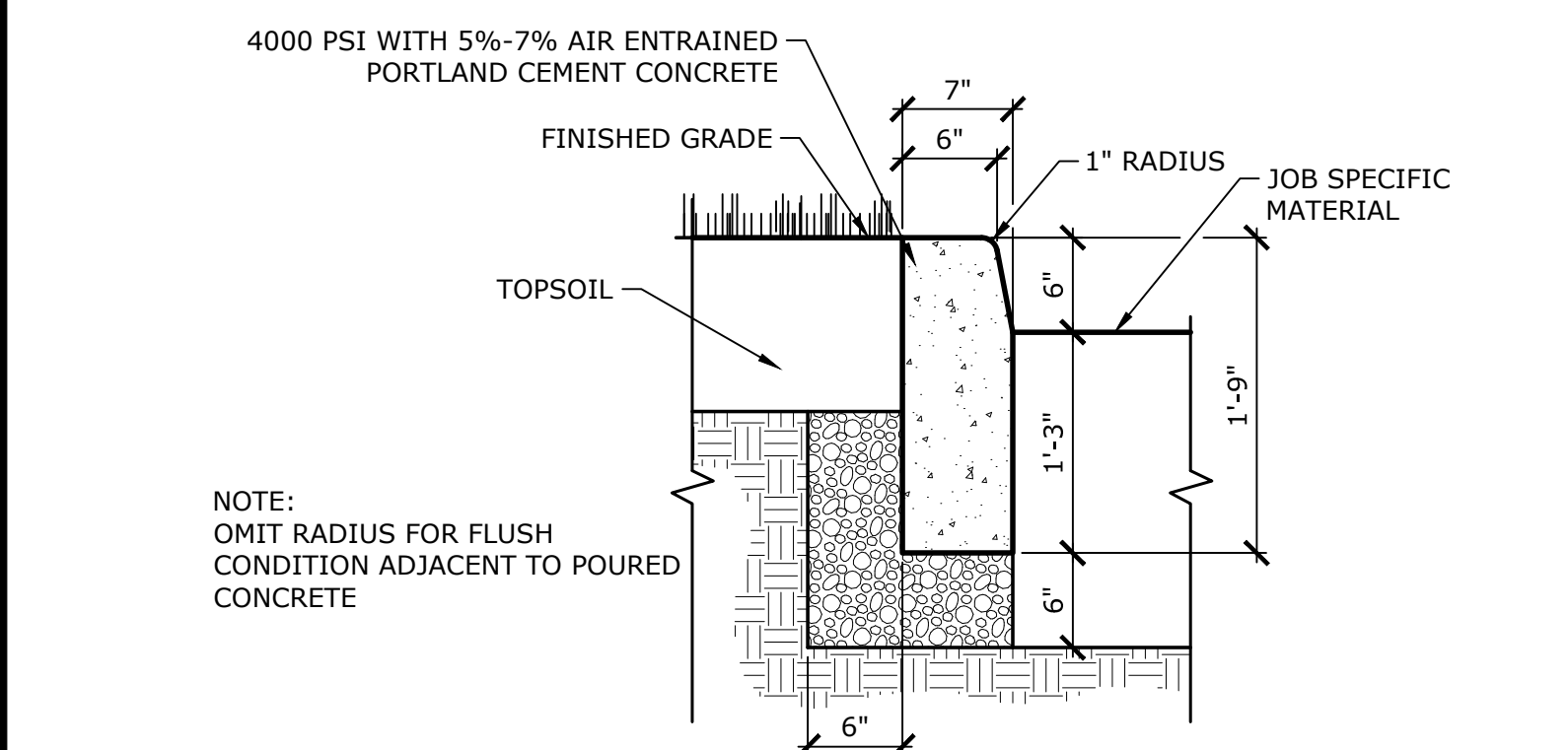
BITUMINOUS CONCRETE
NOT TO SCALE



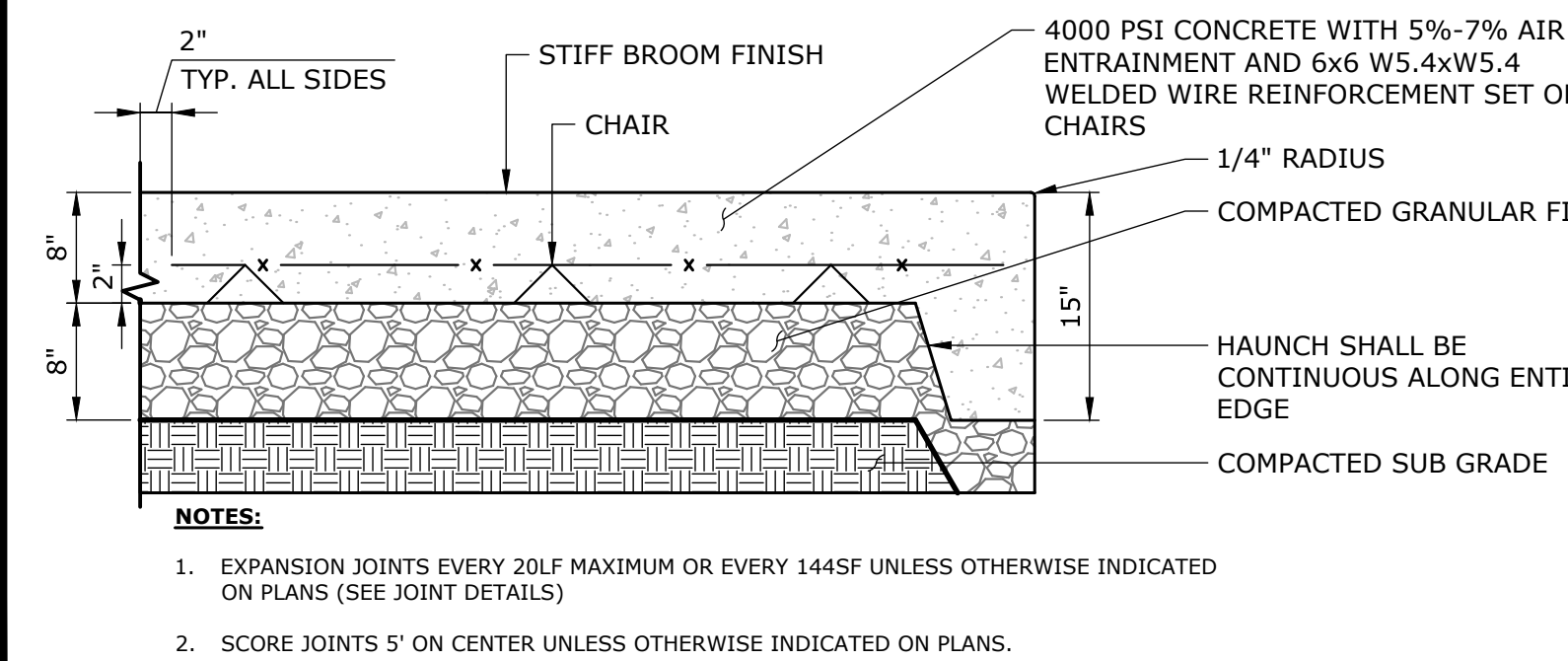
CONCRETE SIDEWALK
NOT TO SCALE



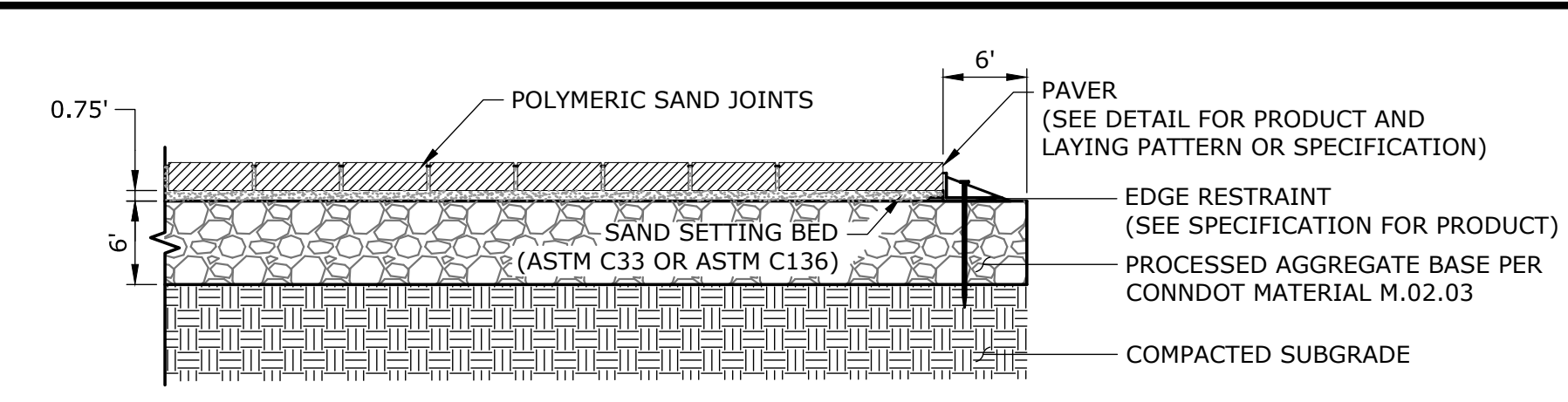
CAST-IN-PLACE INTEGRAL CONCRETE WALK AND CURB
NOT TO SCALE



CAST-IN-PLACE CONCRETE CURB
NOT TO SCALE

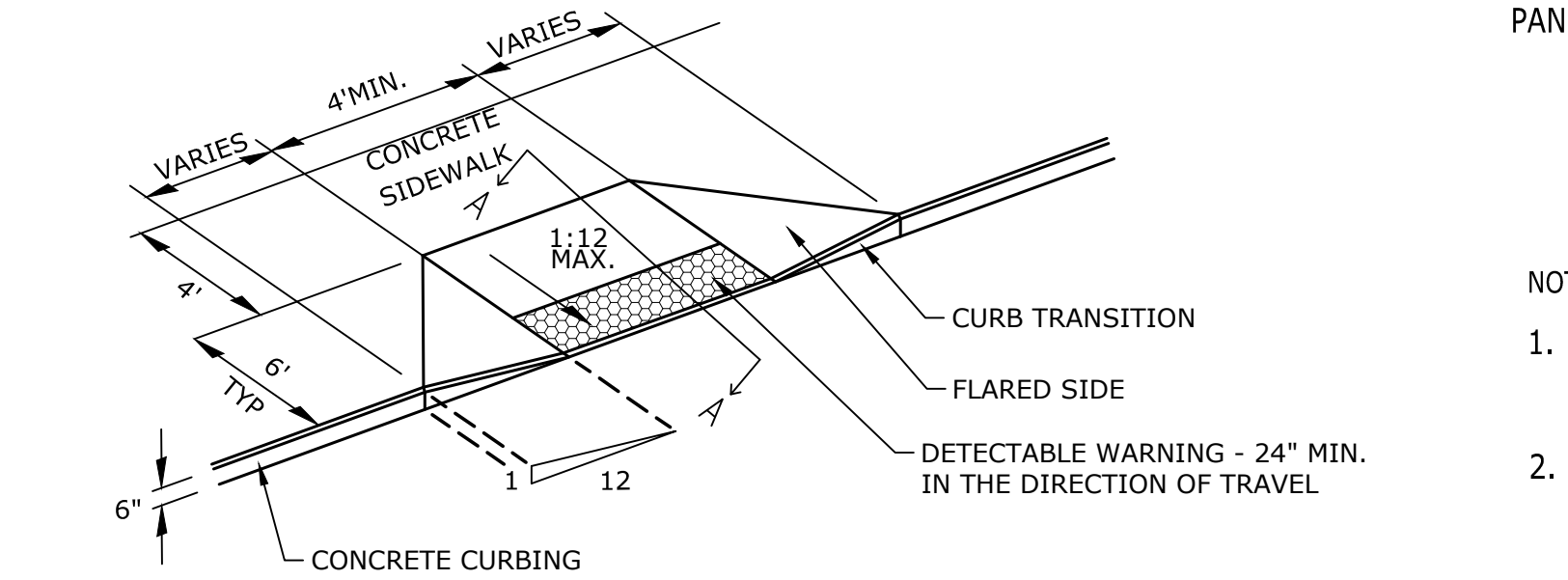
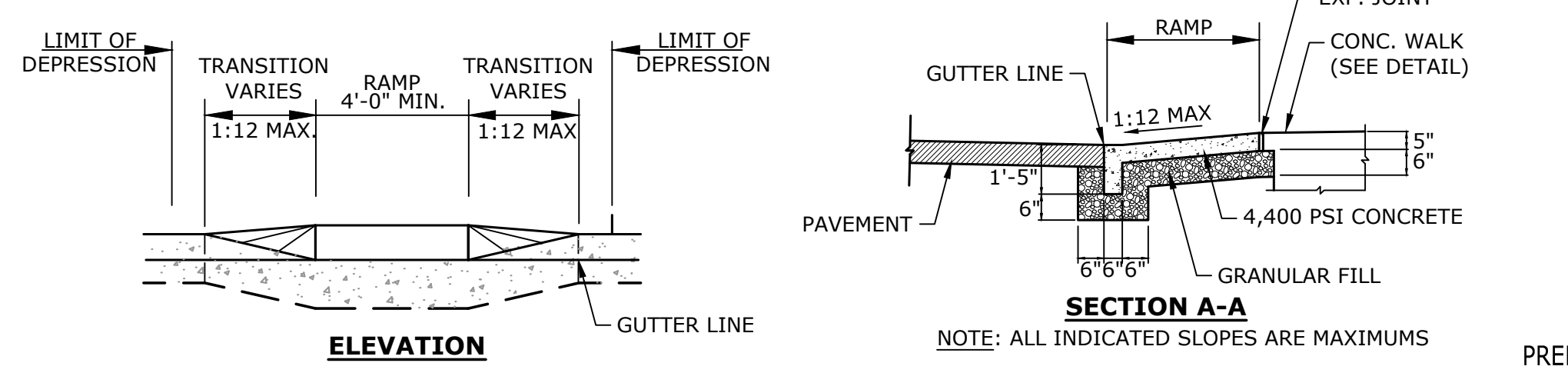


CONCRETE UTILITY PAD
NOT TO SCALE

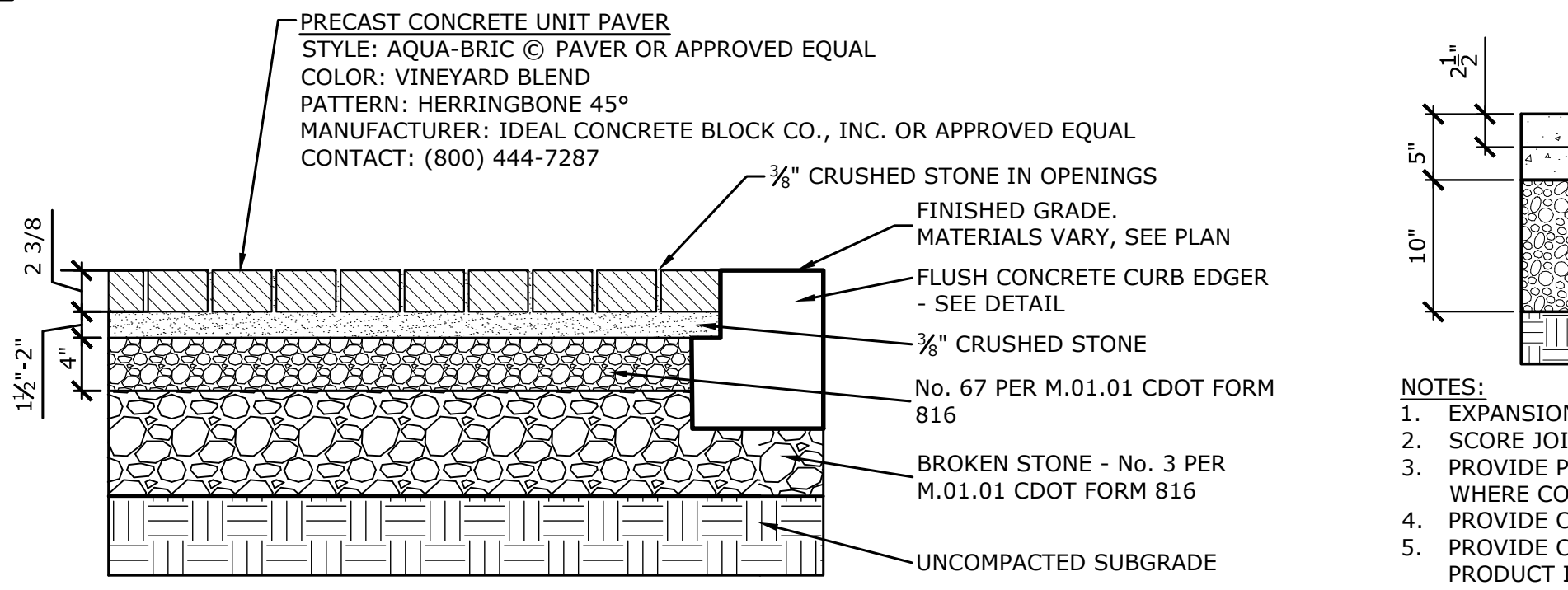


- NOTES:**
- PAVERS SHALL BE AS SPECIFIED.
 - TO BE ACCEPTED, PAVERS SHALL BE INSTALLED IN SUCH A MANNER THAT:
 - THE PAVER WALKING SURFACES ARE WITHIN 1/8" OF EACH OTHER AND ADJACENT FINISHED SURFACES
 - THE PAVERS HAVE NO JOINTS GREATER THAN 1/16" AND ARE BUTT-TIGHT TO MANUFACTURER NUBS
 - SAND SWEEP BETWEEN JOINTS IS VIBRATED AND WITHIN 3/16" OF THE PAVER WALKING SURFACE
 - NO PAVER IS CRACKED OR BROKEN
 - CONTRACTOR SHALL CONSTRUCT A PAVER SAMPLE PATTERN FOR EACH PATTERN AS SPECIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO AUTHORIZATION TO INSTALL PAVERS.

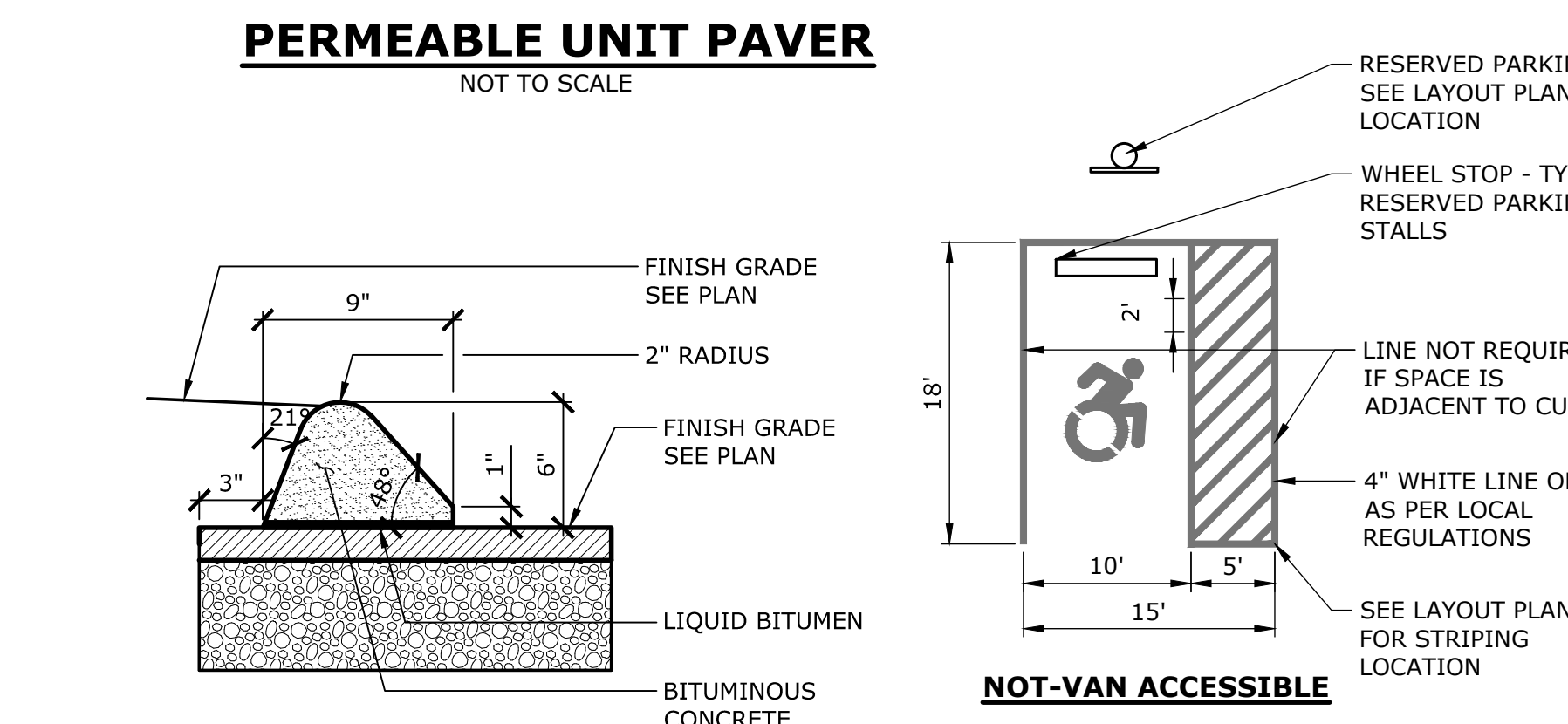
PAVERS ON PROCESSED AGGREGATE
NOT TO SCALE



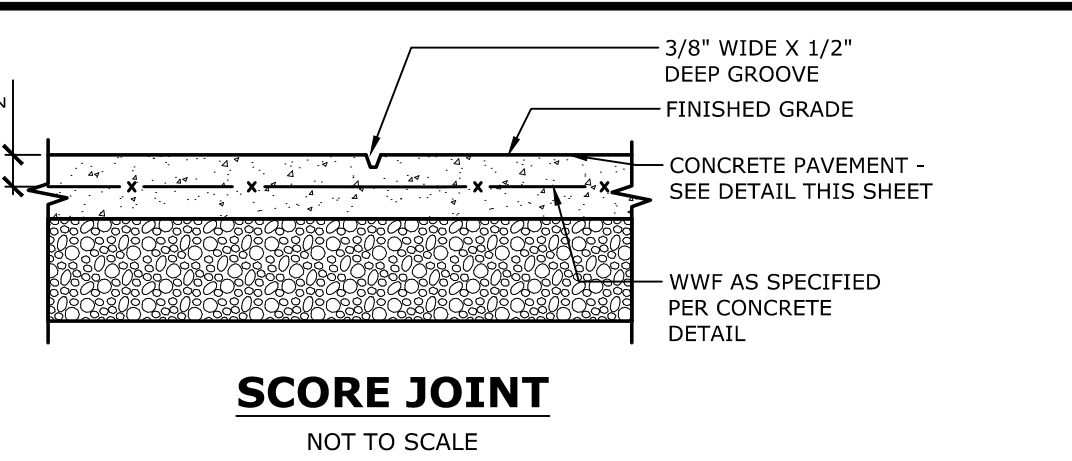
ACCESSIBLE DROP RAMP - TYPE A
NOT TO SCALE



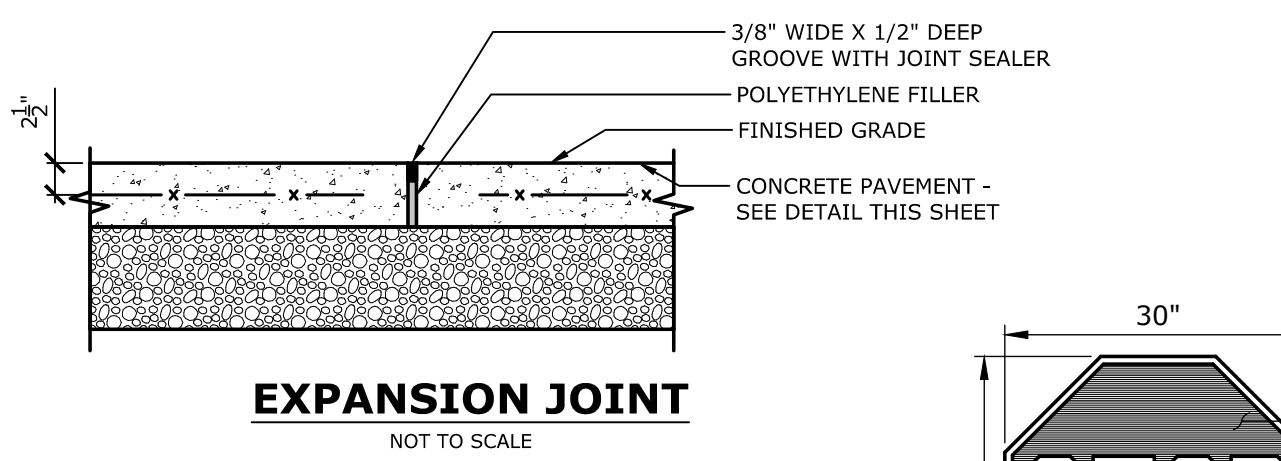
PERMEABLE UNIT PAVER
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURB
NOT TO SCALE



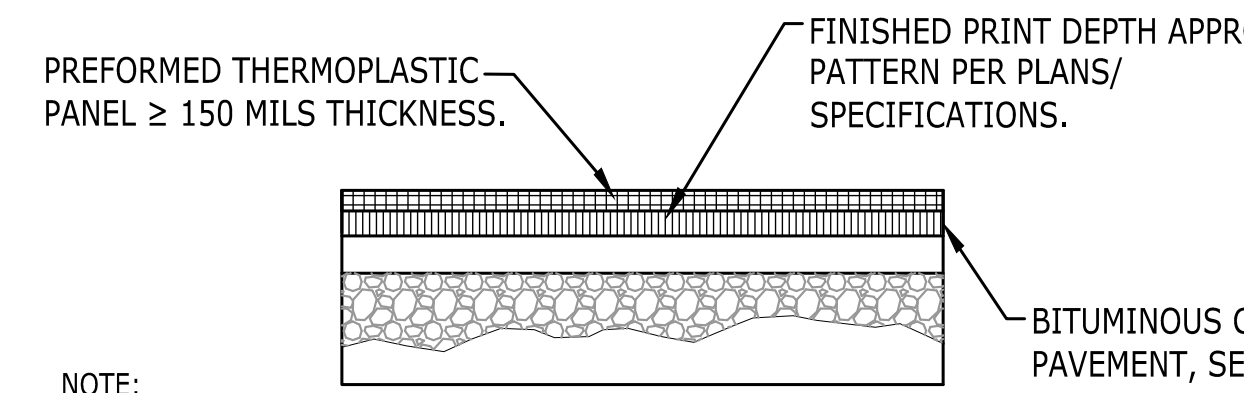
SCORE JOINT
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE



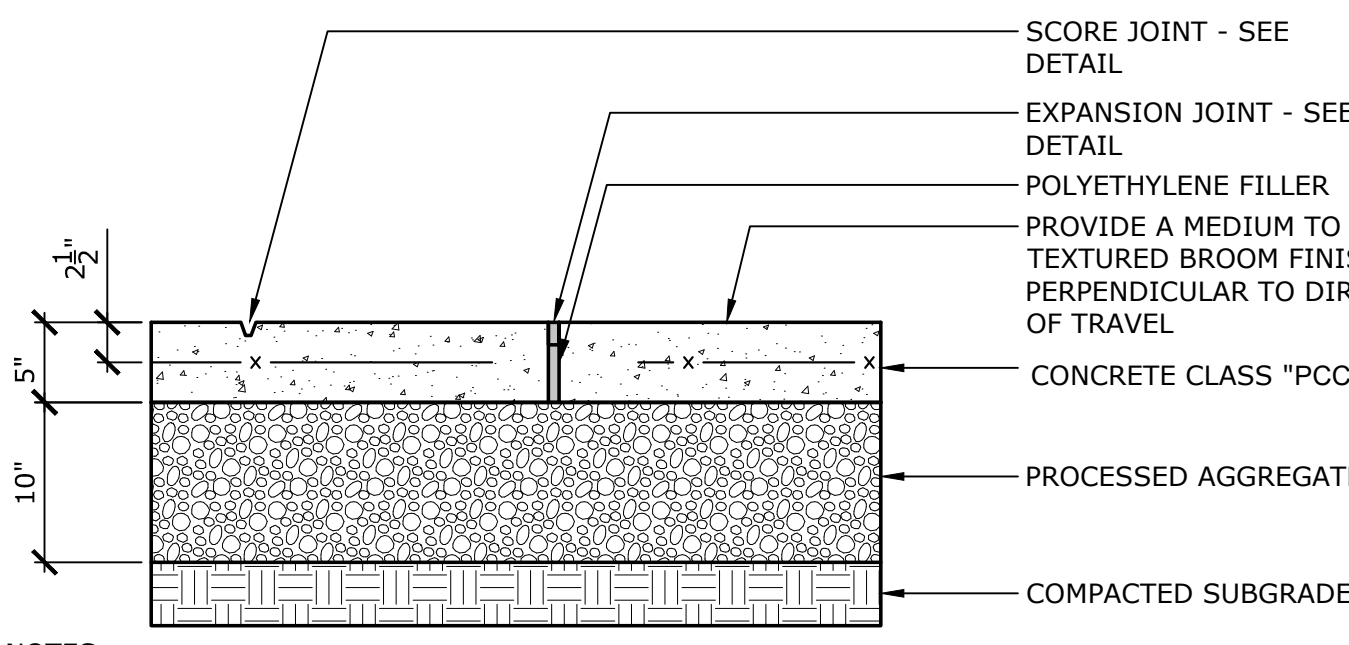
STOP SIGN
NOT TO SCALE



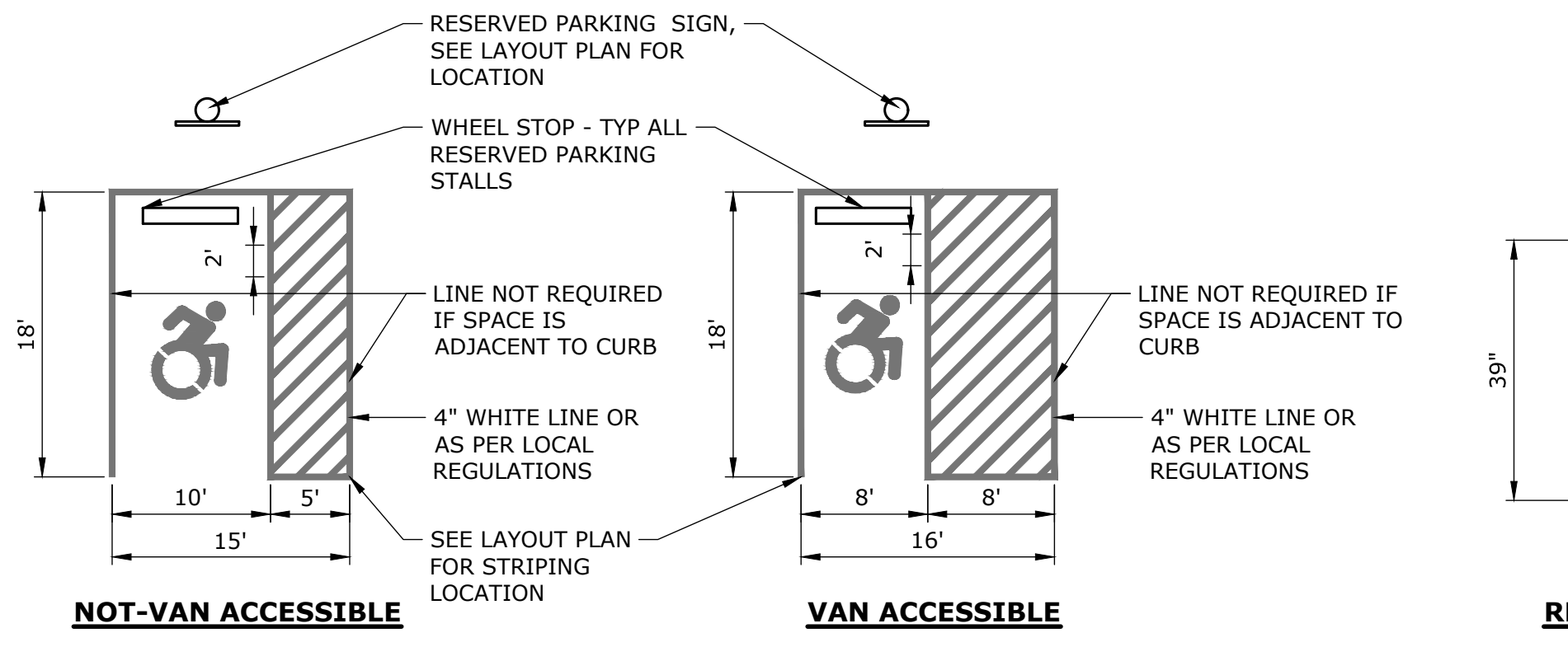
PAINTED STOP BAR
NOT TO SCALE

- NOTE:**
- SURFACE TO BE INSTALLED OVER NEWLY INSTALLED BITUMINOUS CONCRETE. REFER TO MANUFACTURERS RECOMMENDATIONS FOR BITUMINOUS CONCRETE CURING PERIOD BEFORE INSTALLING SURFACE THERMOPLASTIC MARKING TREATMENTS.
 - CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL

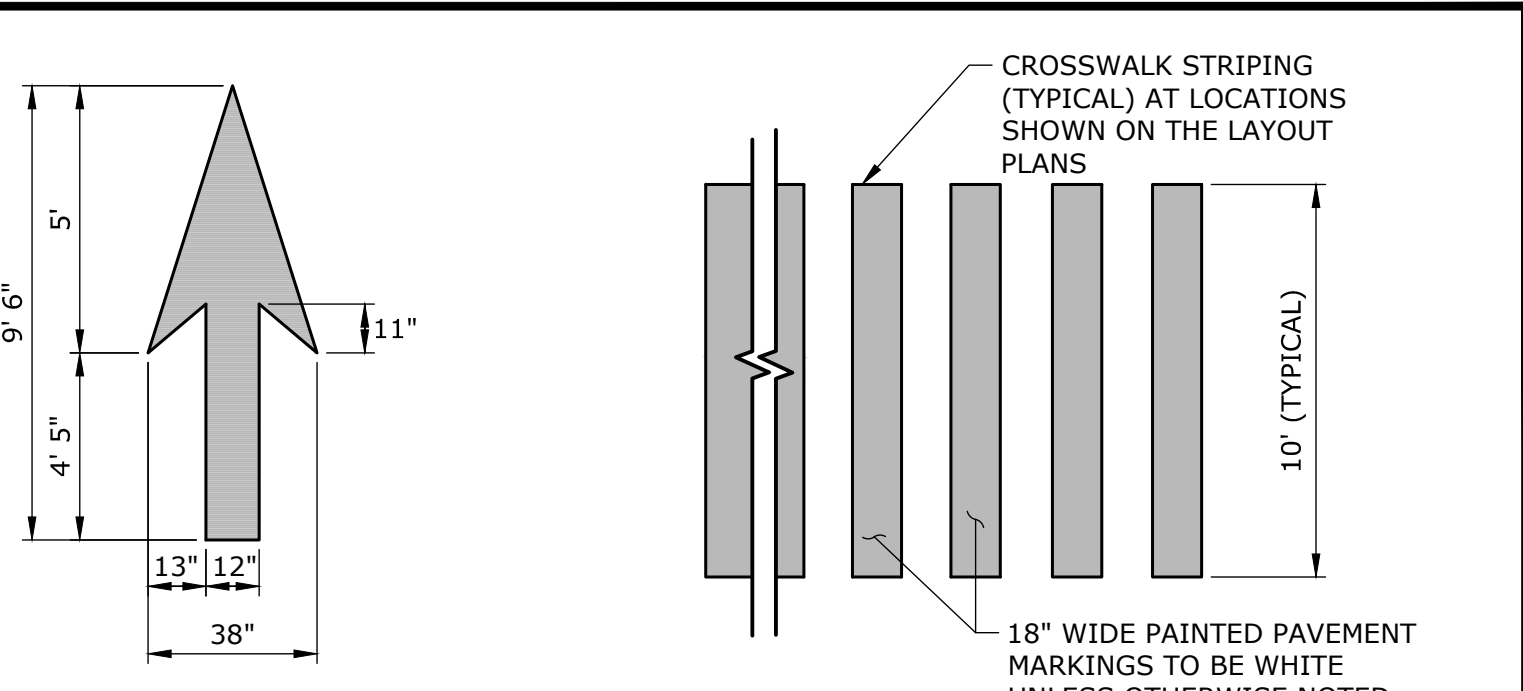
DECORATIVE BITUMINOUS CONCRETE
NOT TO SCALE



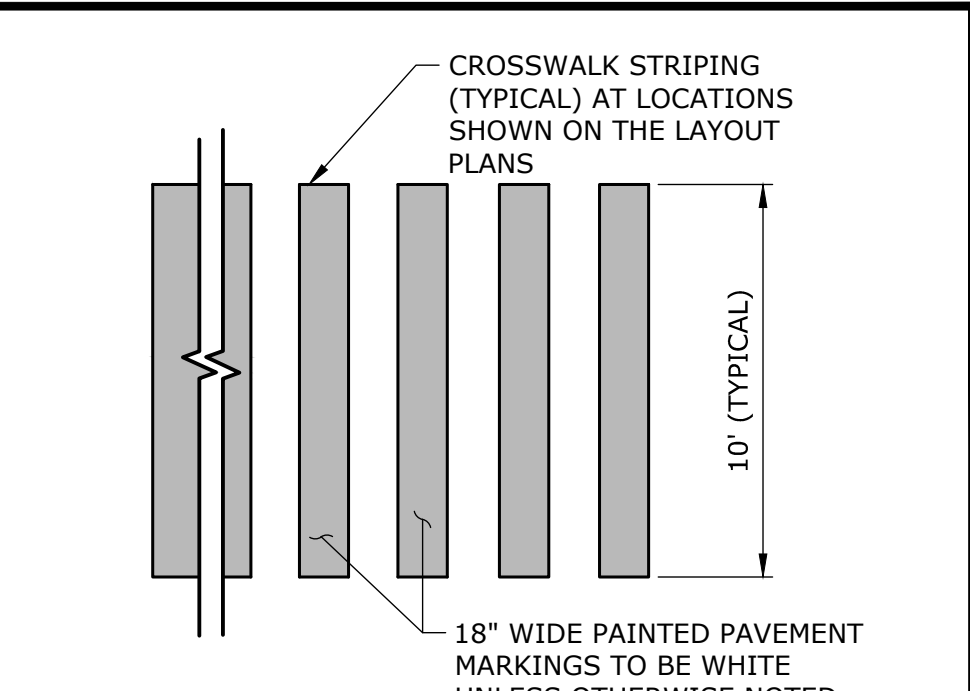
CONCRETE PAVEMENT - RAMP
NOT TO SCALE



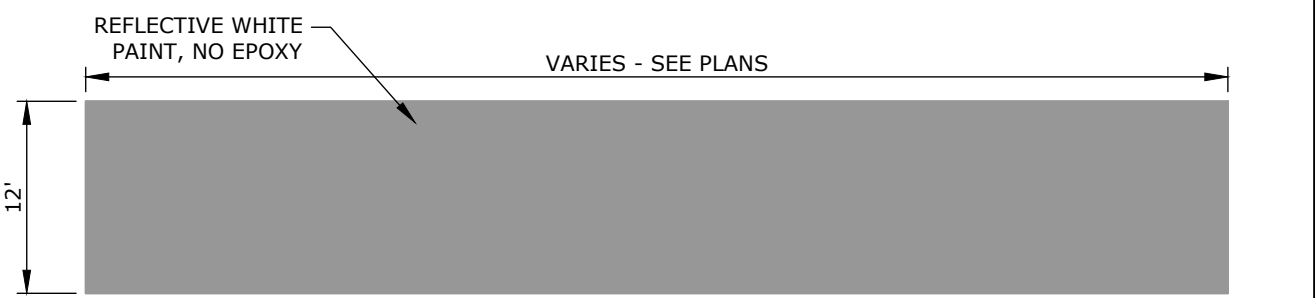
ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



PAVEMENT ARROW
NOT TO SCALE



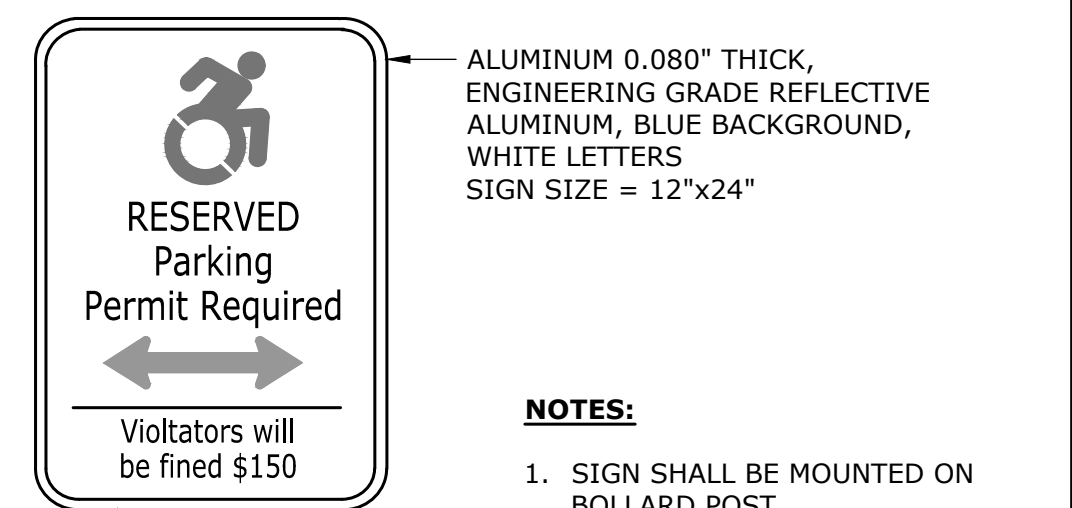
CROSSWALK PAVEMENT MARKING
NOT TO SCALE



DOMES SECTION
NOT TO SCALE

- NOTES:**
- MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
 - CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
 - ALL RAMP SHALL BE CONSTRUCTED OF CLASS \"C\" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
 - SIDEWALK RAMP SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADA SECTION 4.5.
 - DIAGONAL SIDEWALK RAMP AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
 - REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT. 12\"/>
 - EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12\"/>
 - RAISED ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMP AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' LONG BETWEEN THE RAMP. IF THIS CAN NOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - SIDEWALK RAMP SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM \"CONCRETE SIDEWALK\", INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS.
 - CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 814A SECTIONS 8.11 AND 8.13.
 - HANDICAP RAMP CONFORMING WITH CONNECTICUT GENERAL STATUTES, SEC. 7-118a, SHALL BE INCORPORATED IN ALL PROPOSED SIDEWALKS AT ALL STREET INTERSECTIONS, AND AT ALL OTHER LOCATIONS WHERE THE GRADE OF A DRIVEWAY OR OTHER FACILITY TAKES PRECEDENCE OVER THE GRADE OF THE PROPOSED SIDEWALK.
 - TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
 - INSTALL THE EDGE OF THE DETECTABLE WARNING 6\"/>
 - TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID. IN THE DIRECTION OF PEDESTRIAN TRAVEL.

DETECTABLE WARNING STRIP FOR ACCESSIBLE WALK
NOT TO SCALE



- NOTES:**
- SIGN SHALL BE MOUNTED ON BOLLARD POST
 - SUBMIT SHOP DRAWING
- AT VAN ACCESSIBLE LOCATIONS ADD THIS SIGN:
- VAN ACCESSIBLE SIGN SIZE = 12\"/>

ACCESSIBLE PARKING SIGN
NOT TO SCALE



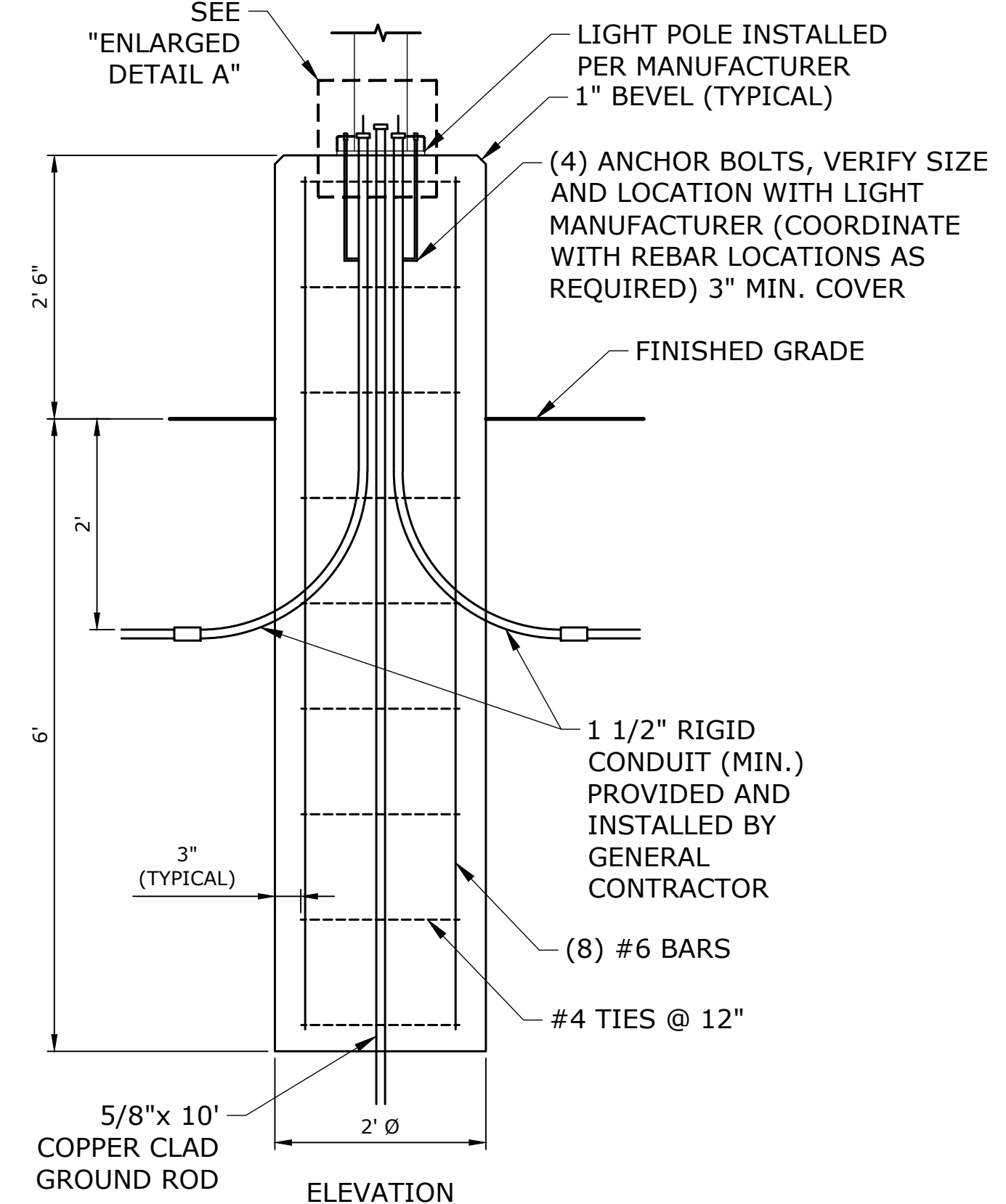
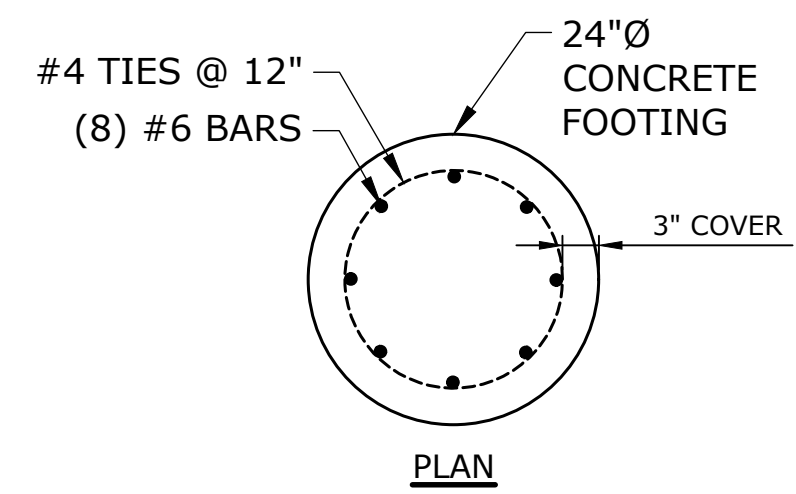
DESCRIPTION	DATE	BY

SITE DETAILS
 THE STRATFORD METRO
 TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

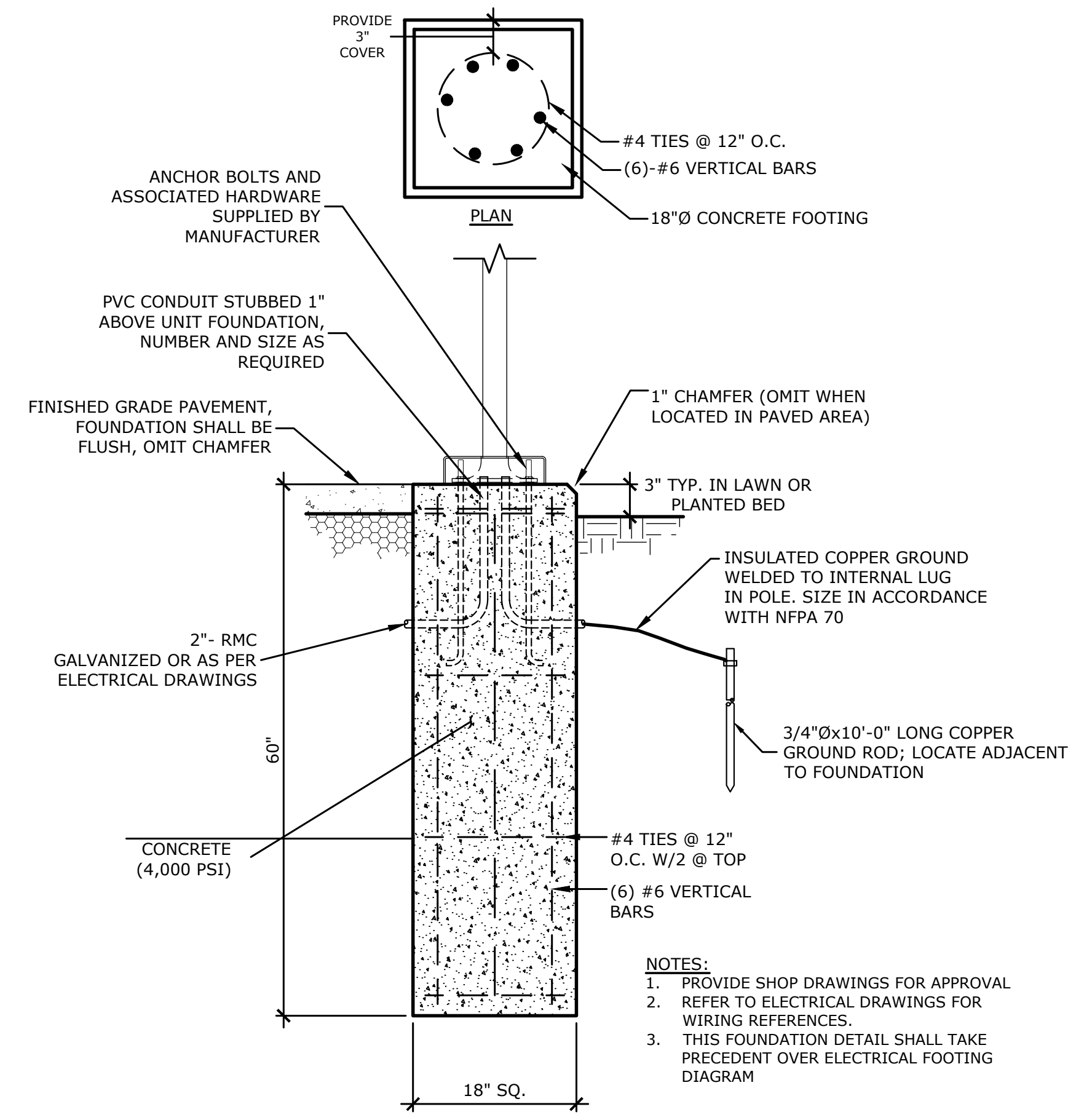
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DESIGNED	DRAWN	CHECKED

AD NOTED
 JANUARY 28, 2026
 DATE
 PROJECT NO. 12995.00015
 SHEET NO. 12 OF 18

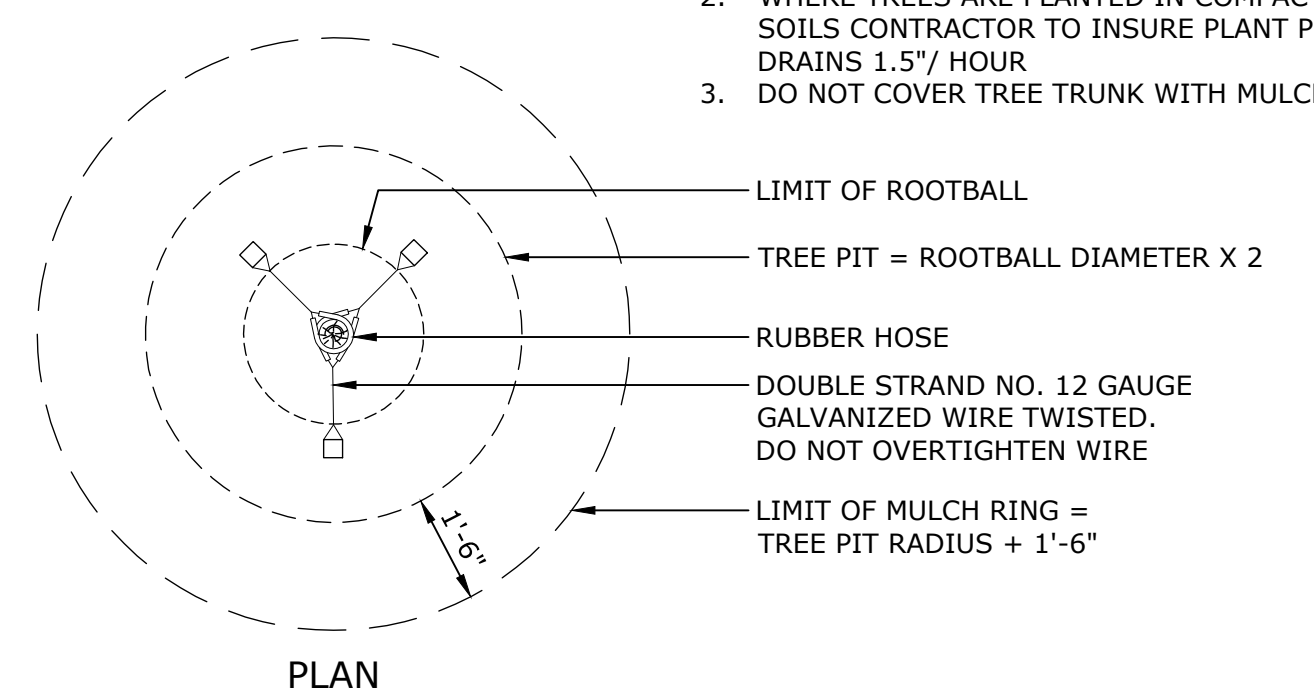
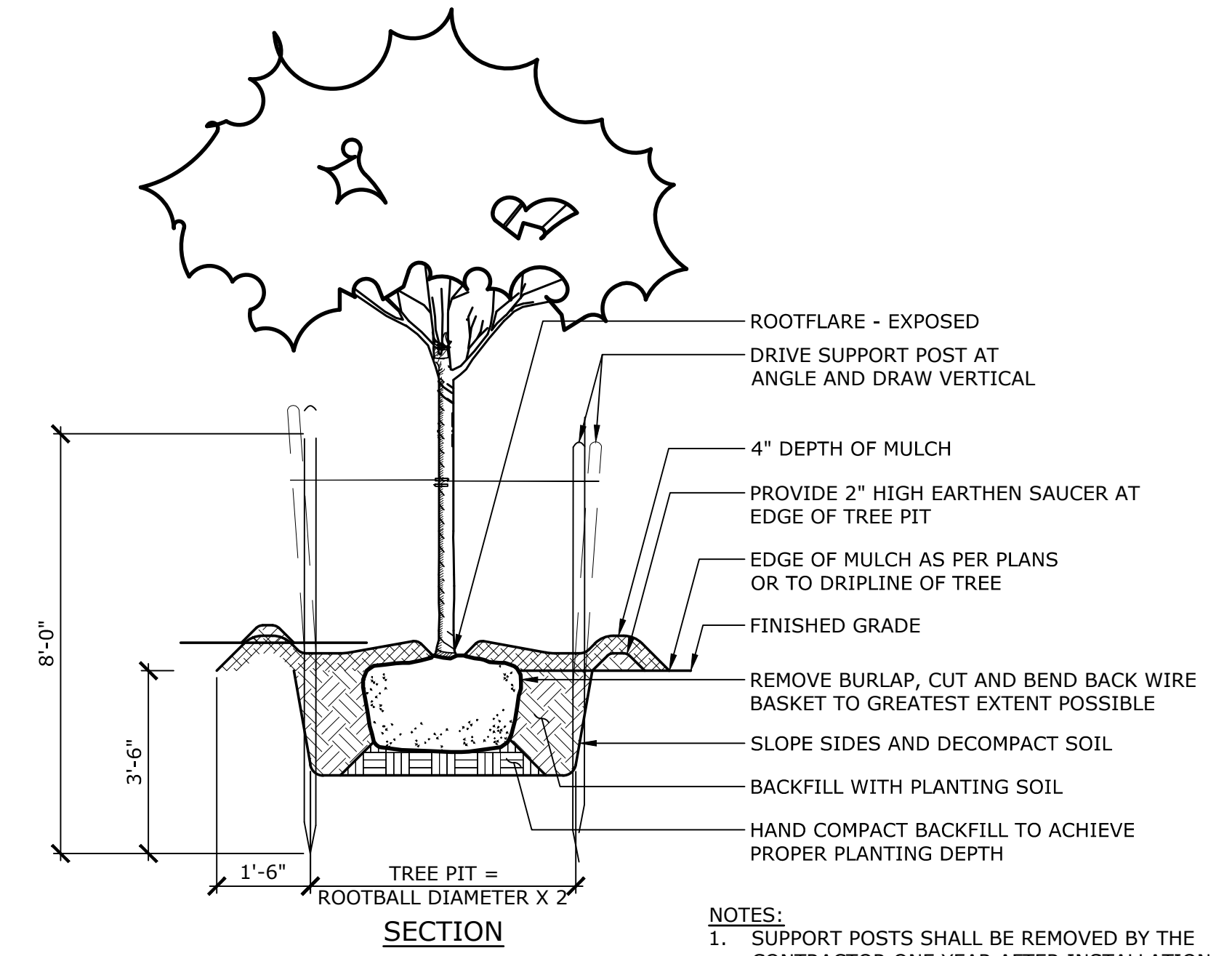
SD-1



PARKING LIGHT POLE FOUNDATION
NOT TO SCALE

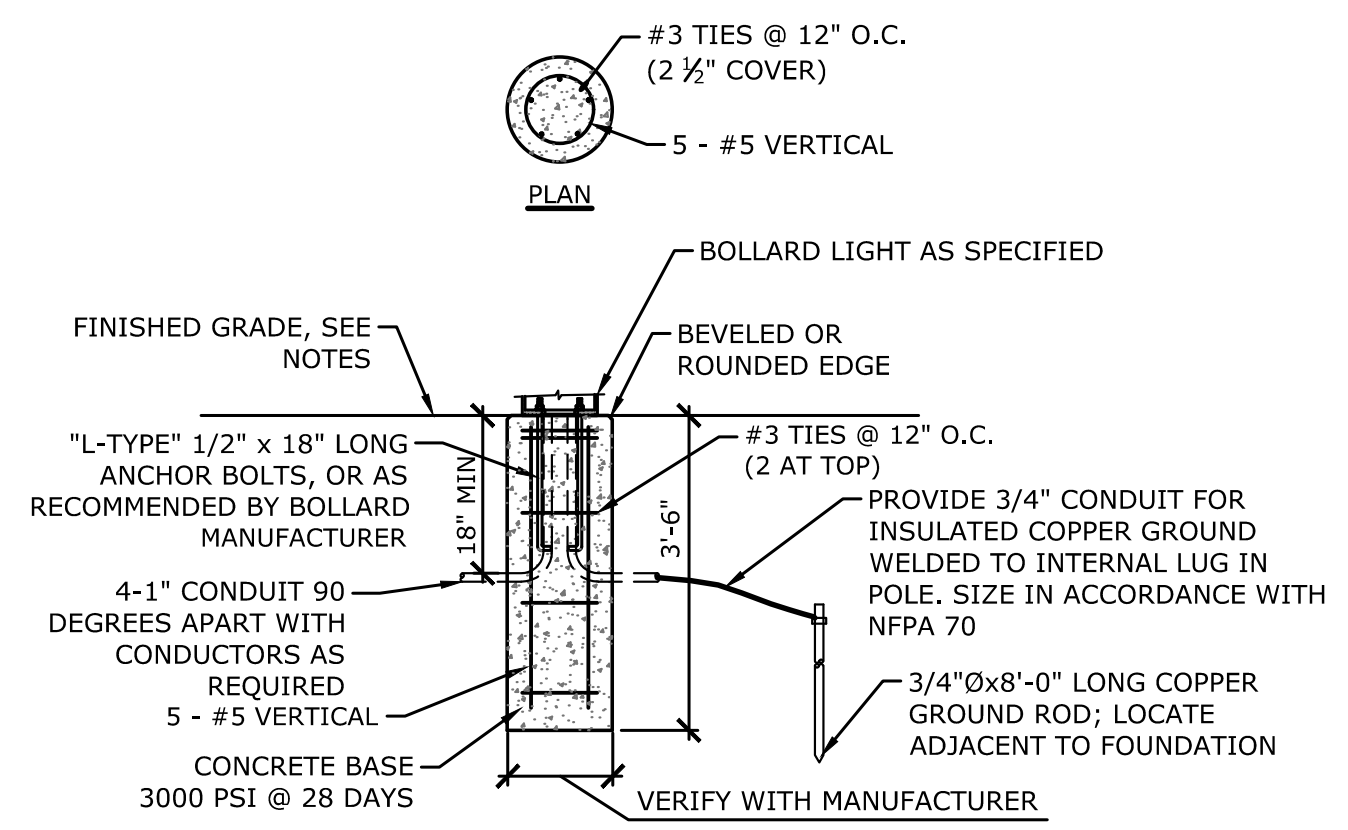


LIGHT POLE FOUNDATION DETAIL
N.T.S.

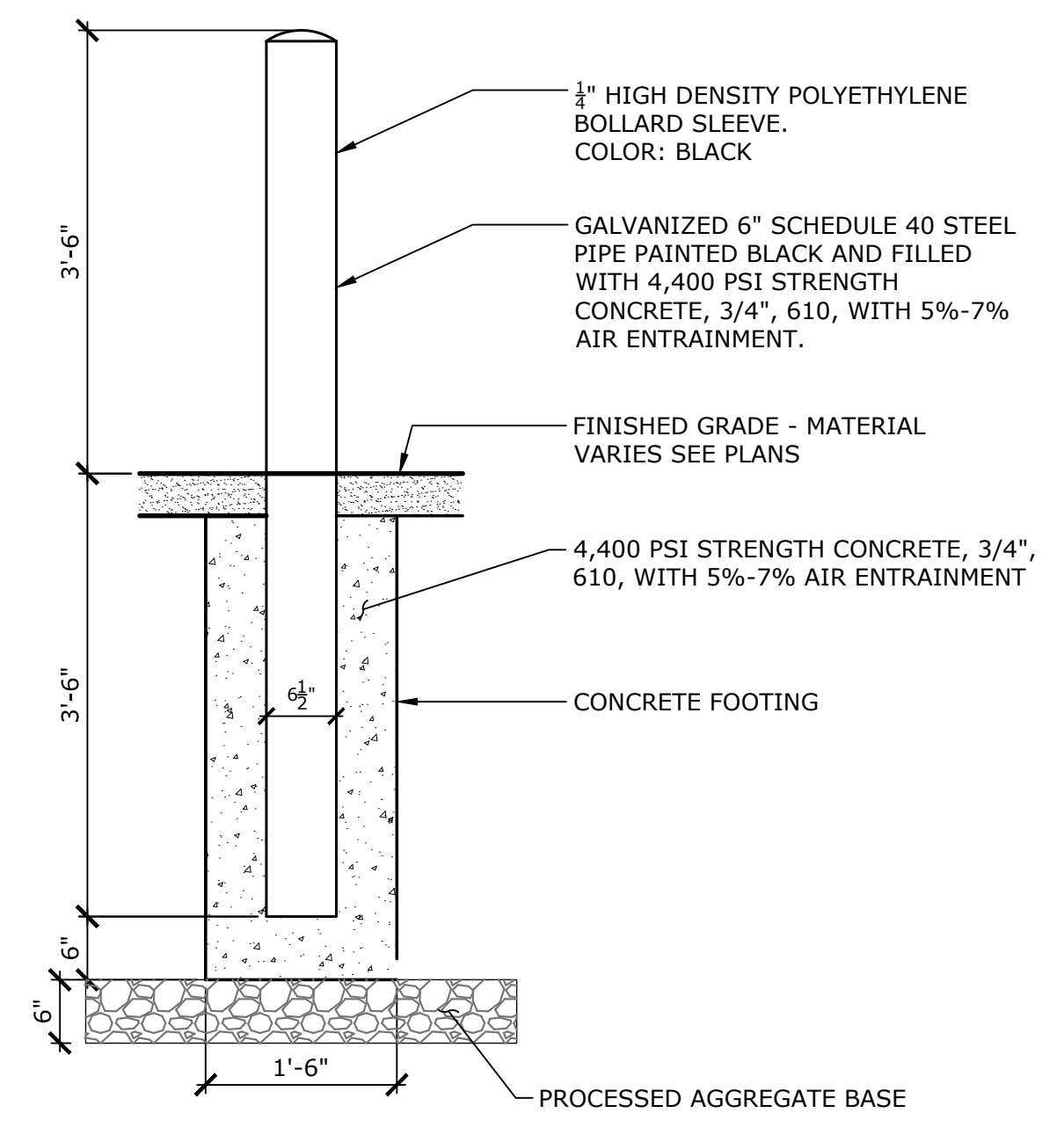


TREE PLANTING
NOT TO SCALE

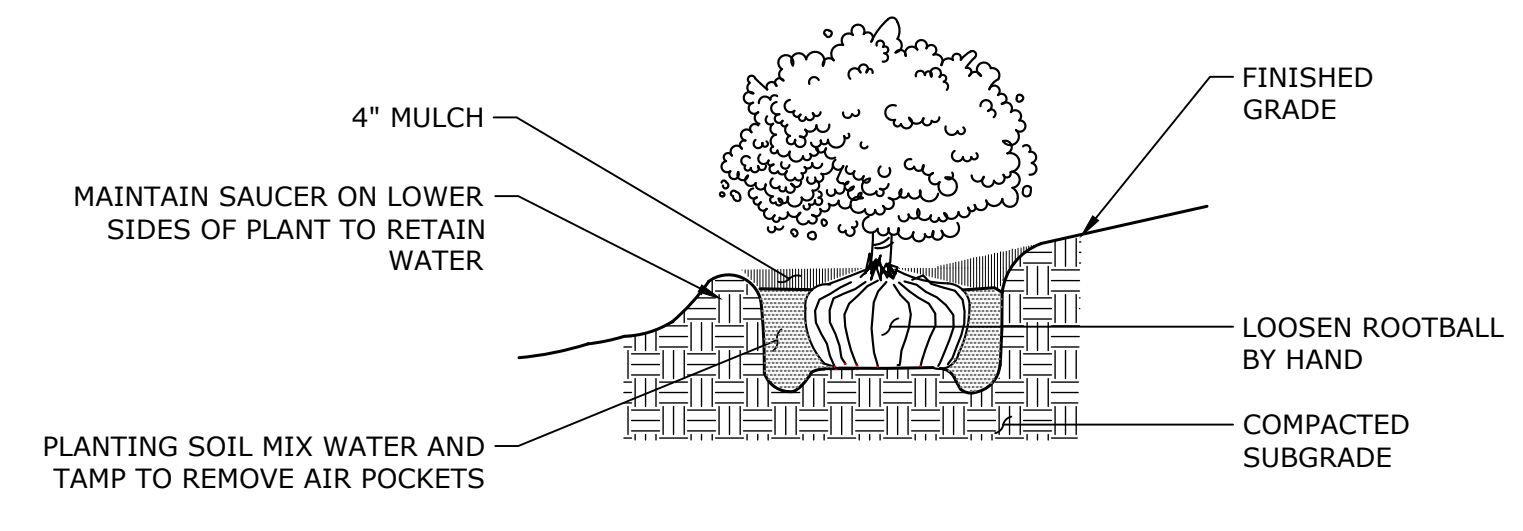
- NOTES:**
- SUPPORT POSTS SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION
 - WHERE TREES ARE PLANTED IN COMPACTED SOILS CONTRACTOR TO INSURE PLANT PIT DRAINS 1.5" HOUR
 - DO NOT COVER TREE TRUNK WITH MULCH



TYPICAL BOLLARD LIGHT FOUNDATION DETAIL
NOT TO SCALE



STEEL PROTECTION BOLLARD
NOT TO SCALE

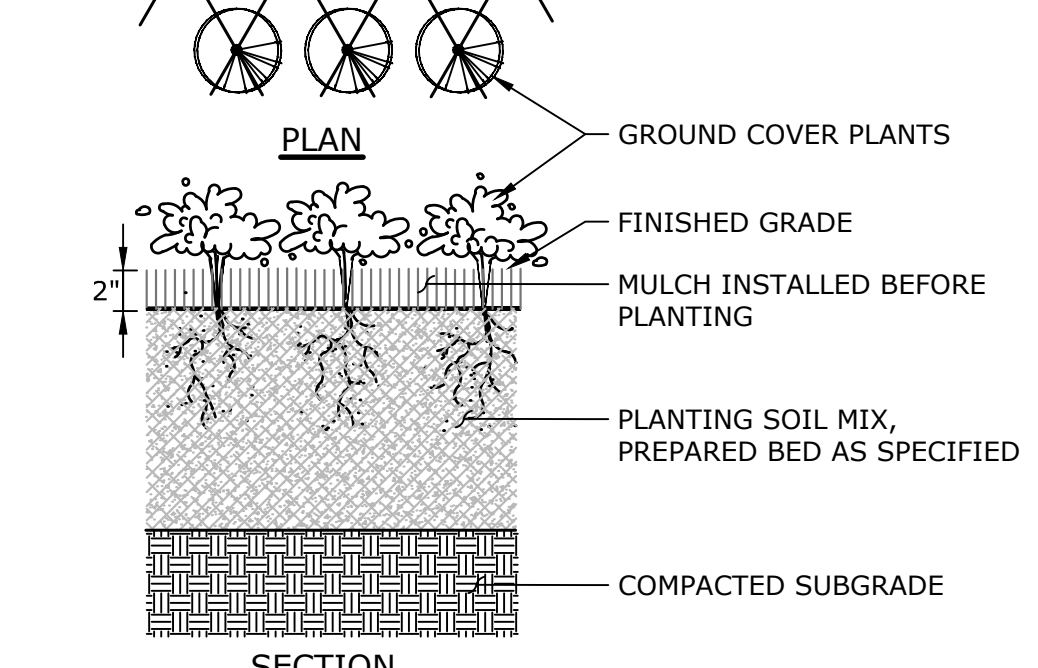


SHRUB PLANTING
NOT TO SCALE

- NOTES:**
- UNLESS OTHERWISE DIRECTED SHREDDED MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.

GROUND COVER SPACING TABLE

PLANT SPACING "A"	ROW SPACING "B"	NO. OF PLANTS	AREA OF UNIT
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	1 SQ. FT.
10" O.C.	8.66"	1.66	1 SQ. FT.
12" O.C.	10.4"	1.15	1 SQ. FT.



GROUND COVER/ PERENNIAL PLANTING
NOT TO SCALE

- NOTES:**
- ALL GROUND COVER TO BE PLANTED IN TRIANGULAR PATTERN. SEE DETAIL PLAN AND GROUND COVER SPACING TABLE.



DATE	BY	DESCRIPTION

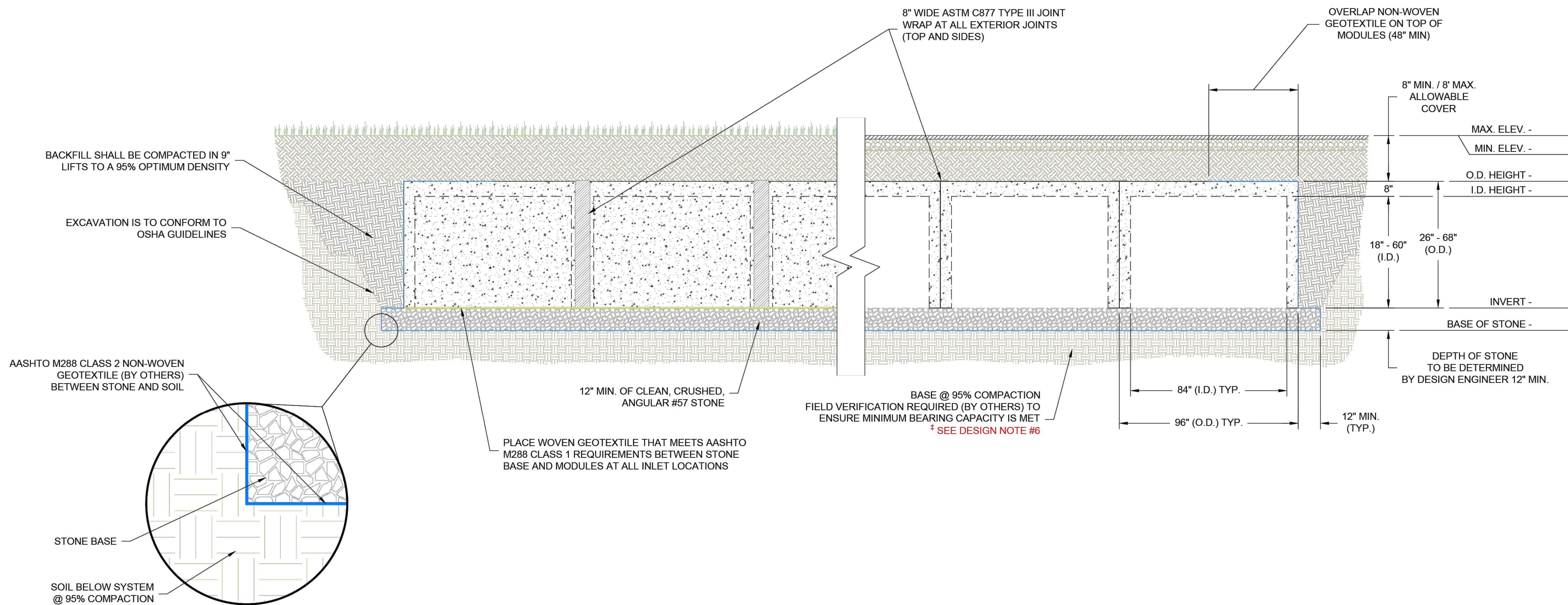
SITE DETAILS
THE STRATFORD METRO
TRANSIT-ORIENTED DEVELOPMENT
952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
STRATFORD, CONNECTICUT

RYE	LCD	TD
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AD NOTED		
DATE		
JANUARY 28, 2026		
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SD-2

DESIGN NOTES:

1. CONCRETE - 5,000 PSI, 28 DAYS
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615
3. H-20 DESIGN LOADING PER AASHTO HS-20-44
4. EACH MODULE SHALL BE EQUIPPED WITH FOUR LIFTING POINTS FOR USE WITH A 4-HOOK WIRE ROPE OR CHAIN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SYSTEM TO MEET PROJECT SPECIFICATIONS ON WATERTIGHTNESS. RETAIN-IT MANUFACTURE AND SUPPLIER WILL NOT ACCEPT RESPONSIBILITY NOR PROVIDE A GUARANTEE IN REGARD TO WATERTIGHTNESS REQUIREMENTS.
6. † MINIMUM SUBSOIL BEARING CAPACITY IS BASED ON MAXIMUM GRADE OVER SYSTEM AND DEPTH OF BASE STONE. INCREASING BASE STONE WILL REDUCE BEARING PRESSURE AT BOTTOM OF STONE LAYER. CONTACT RETAIN-IT FOR PROJECT SPECIFIC BEARING PRESSURES.



**RETAIN-IT CROSS SECTION
(UPRIGHT MODULES ON CRUSHED STONE BASE)**

* ANY MODIFICATIONS TO THE DESIGN DEPICTED ON THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF LID TECHNOLOGIES SHALL RENDER THE DESIGN INVALID AND UNUSABLE.



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REVISION DESCRIPTION	BY	CHECK	DATE
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RETAIN-IT CROSS SECTION	
DATE: #####	DRAWN BY: ---
SCALE: NTS	CHECKED BY: ---

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**5-FT UPRIGHT RETAIN-IT CHAMBERS
NOT TO SCALE**

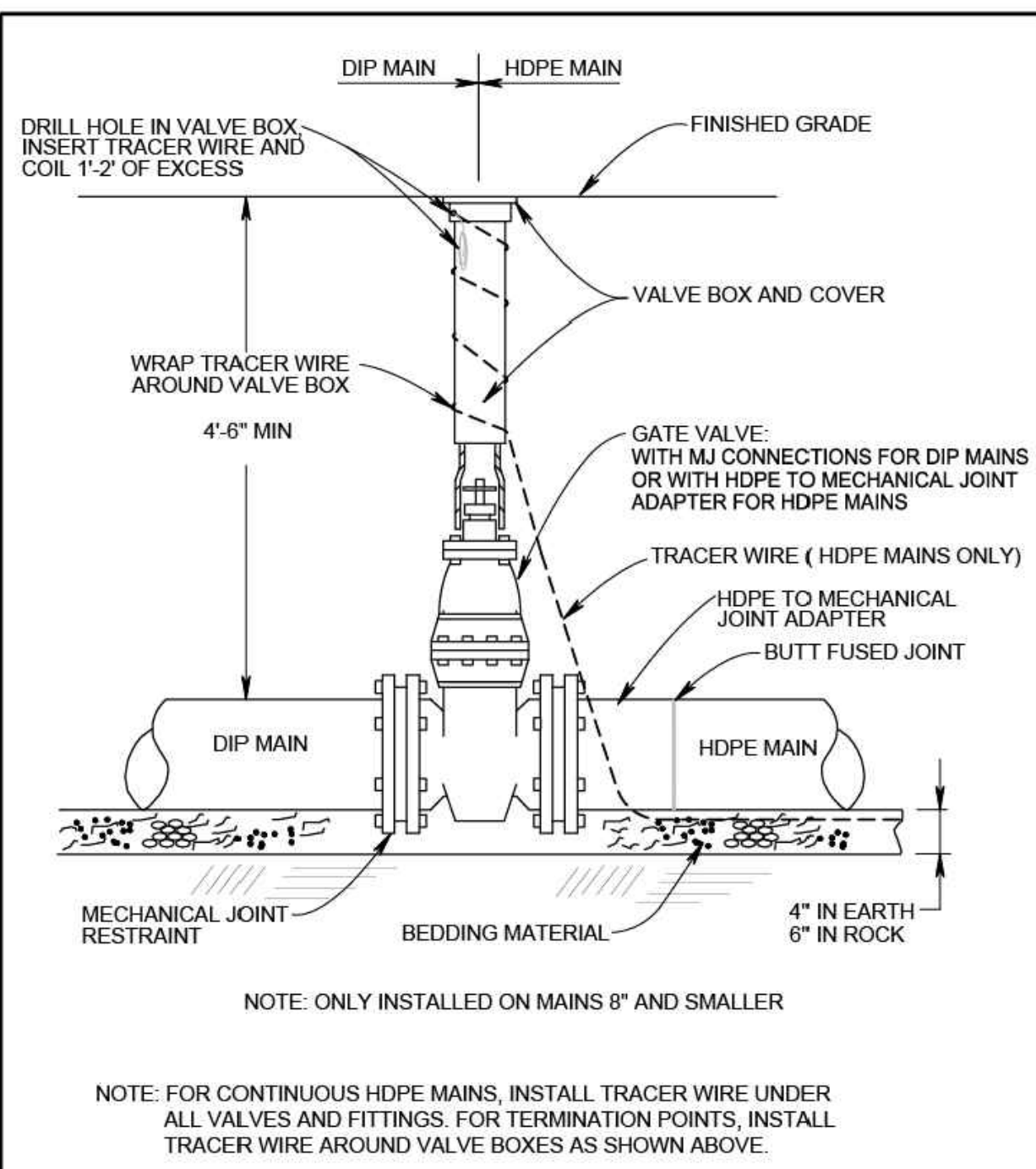


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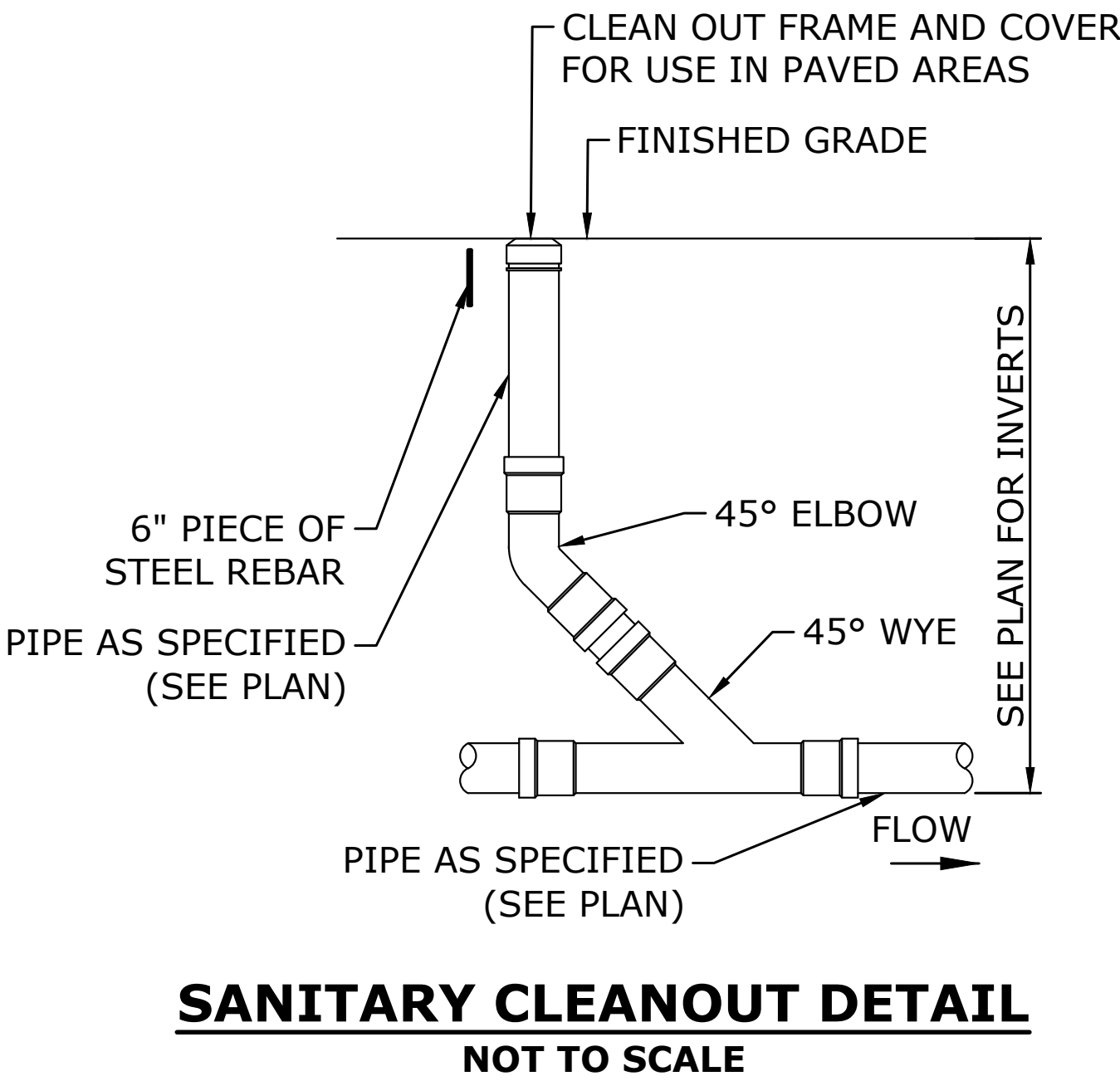
SITE DETAILS
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STRATFORD, CONNECTICUT

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16 OF 18		
SHEET NO.		

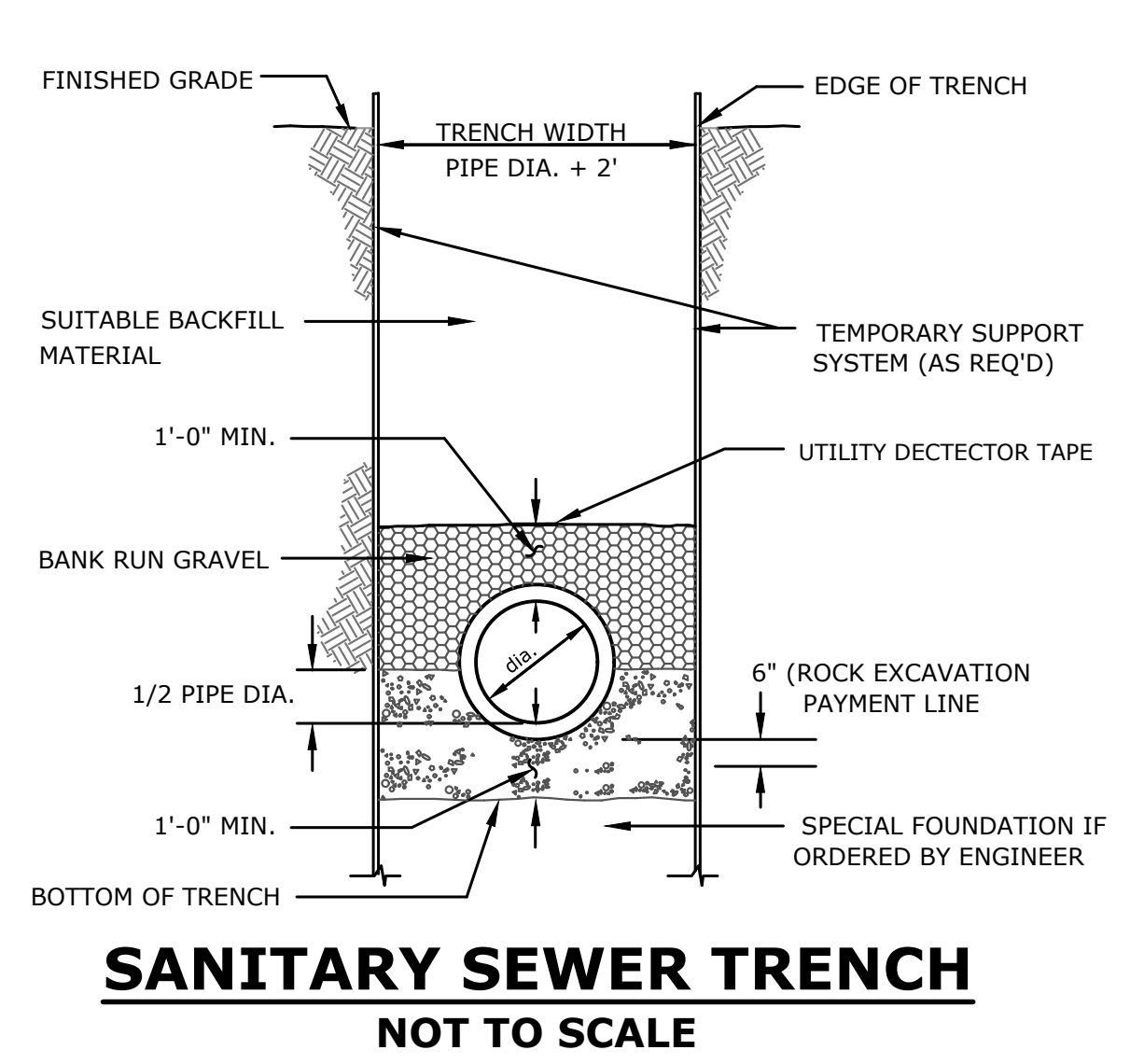
SD-5



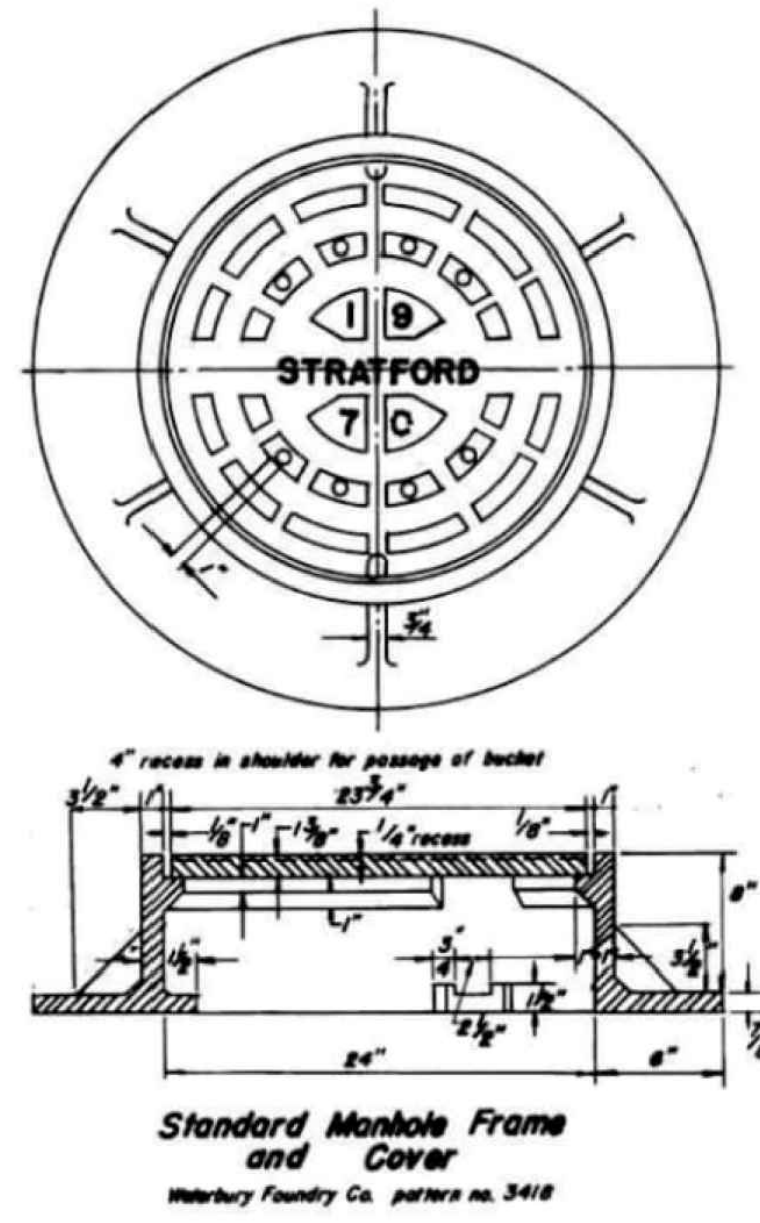
AQUARION Water Company
Stewards of the Environment
GATE VALVE
NOT TO SCALE
SD-2



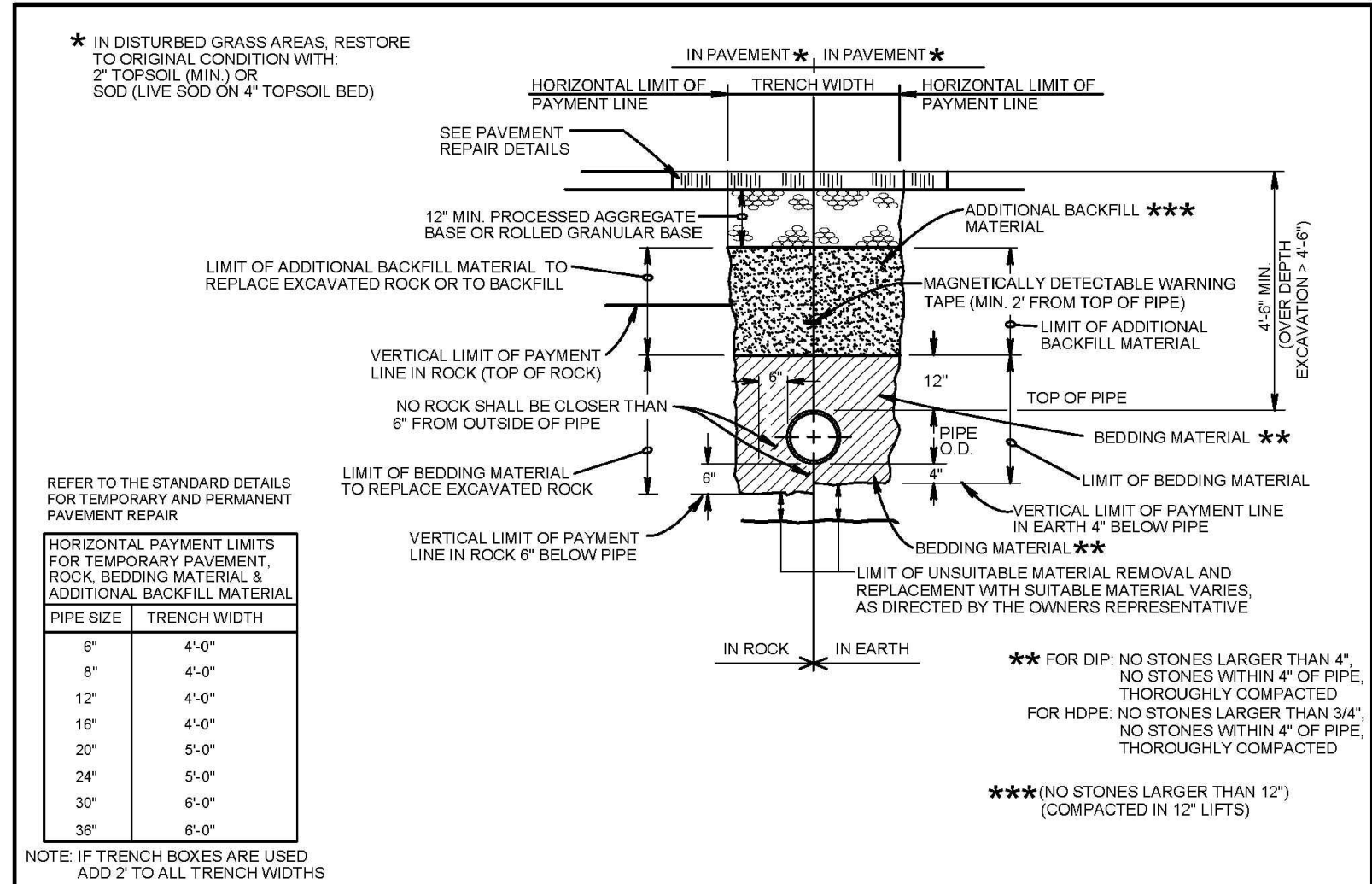
SANITARY CLEANOUT DETAIL
NOT TO SCALE



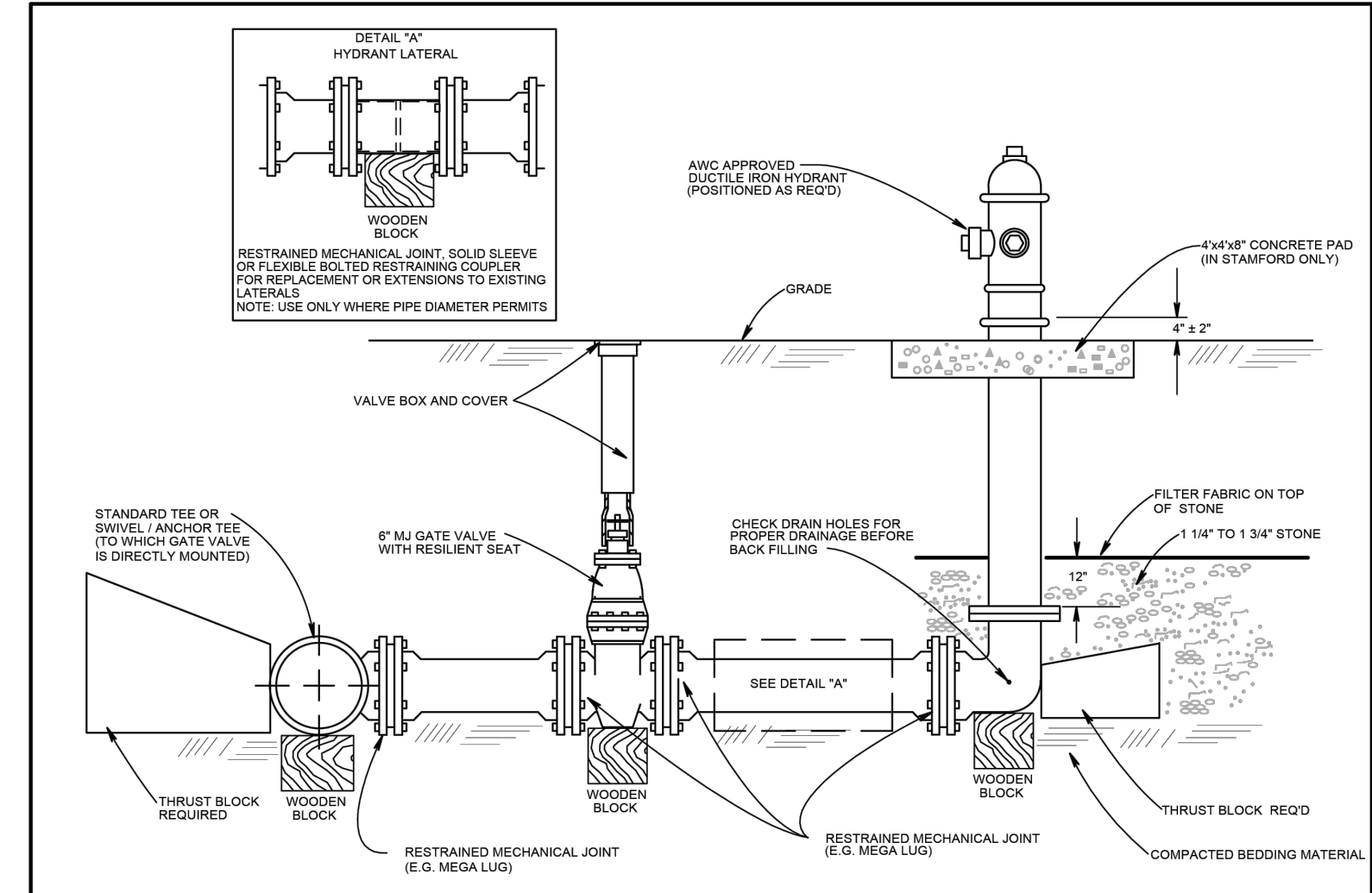
SANITARY SEWER TRENCH
NOT TO SCALE



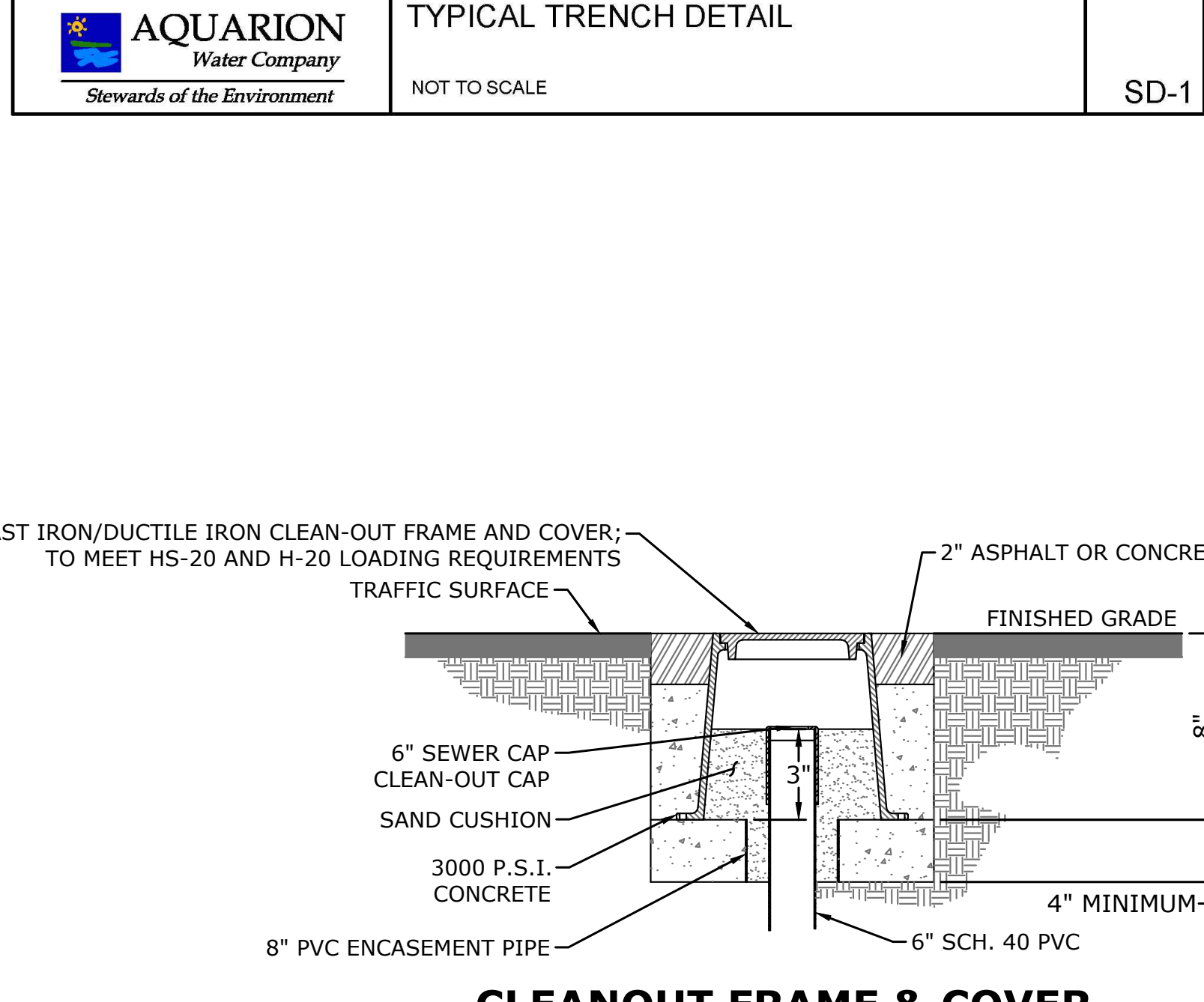
Standard Manhole Frame and Cover
Manbury Foundry Co. pattern no. 3418



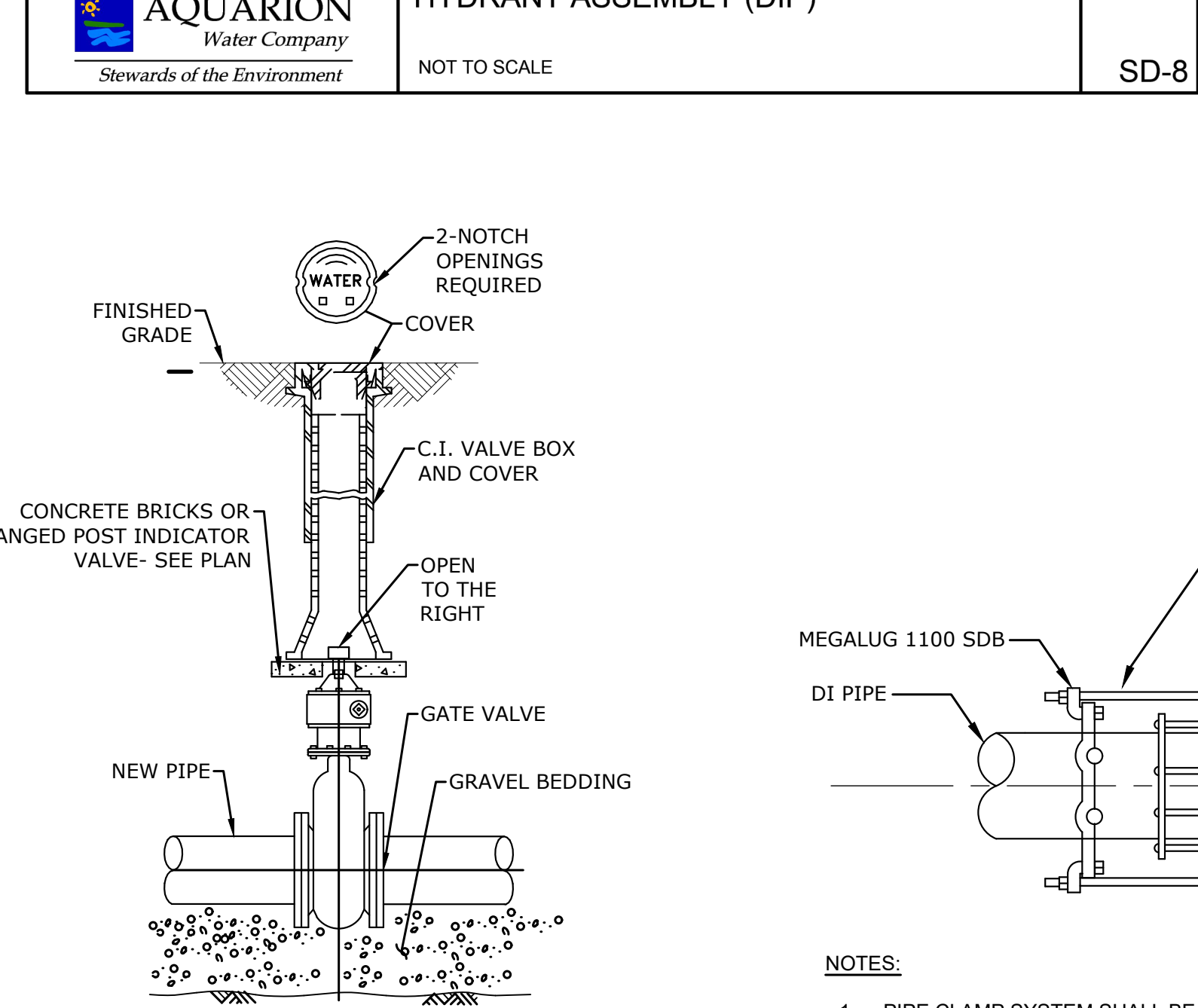
AQUARION Water Company
Stewards of the Environment
TYPICAL TRENCH DETAIL
NOT TO SCALE
SD-1



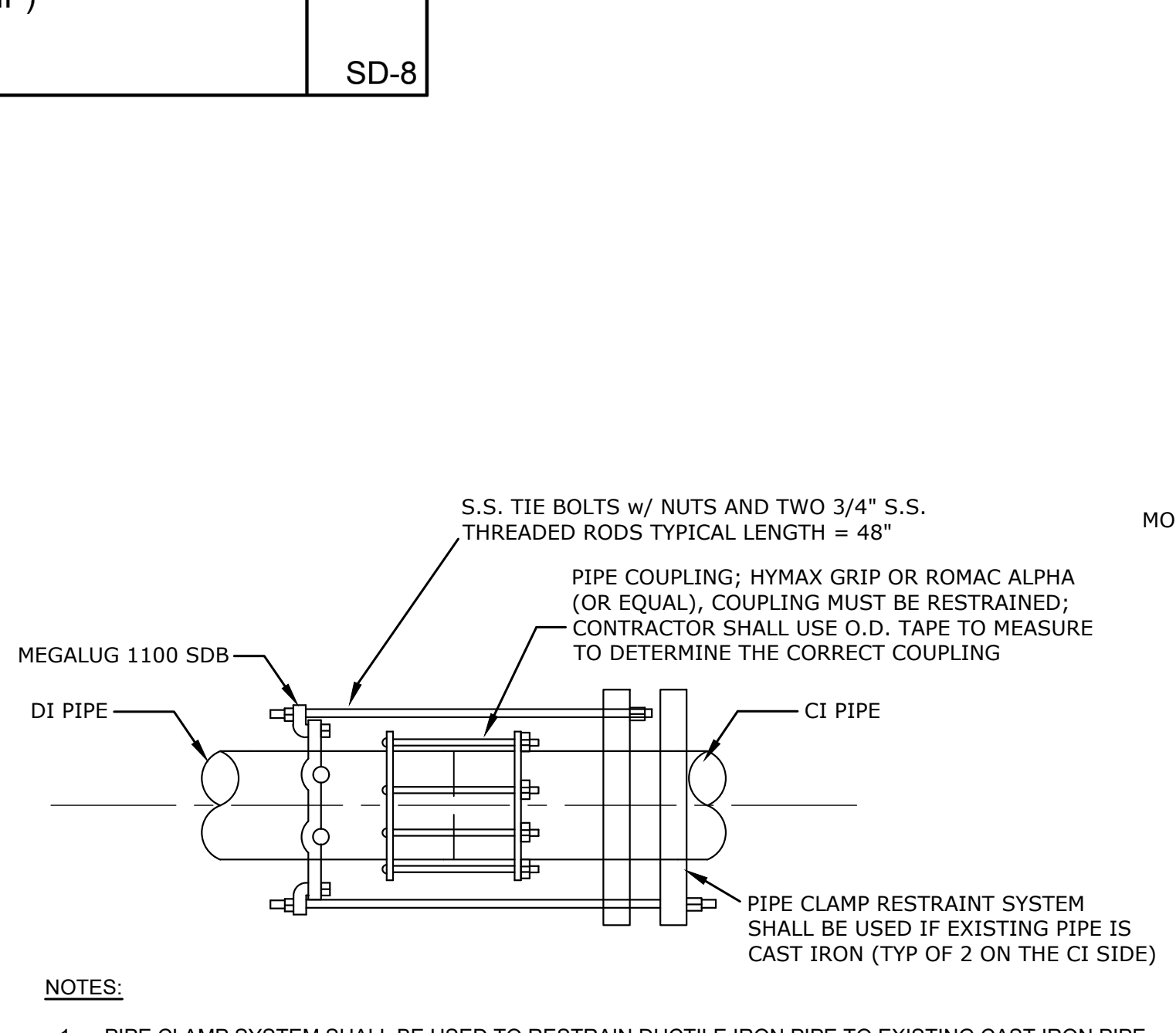
AQUARION Water Company
Stewards of the Environment
HYDRANT ASSEMBLY (DIP)
NOT TO SCALE
SD-8



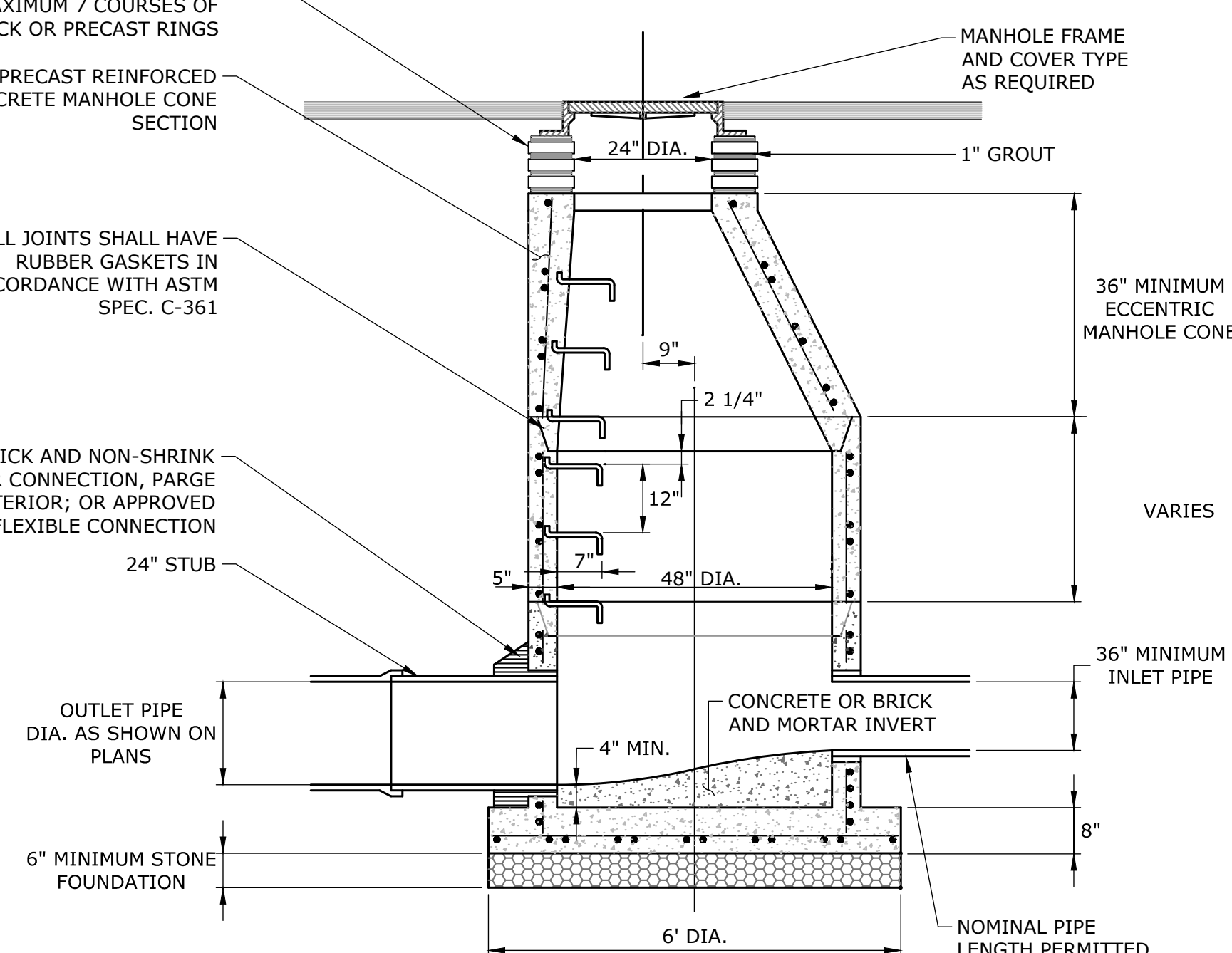
CLEANOUT FRAME & COVER
FOR USE ON PAVED AREAS
NOT TO SCALE



GATE VALVE AND CURB BOX DETAIL
NOT TO SCALE



RESTRAINED PIPE COUPLING (CIP X DIP)
N.T.S.



PRECAST CONCRETE SANITARY MANHOLE
NOT TO SCALE



DESCRIPTION	DATE	BY

SITE DETAILS
THE STRATFORD METRO
TRANSIT-ORIENTED DEVELOPMENT
952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
STRATFORD, CONNECTICUT

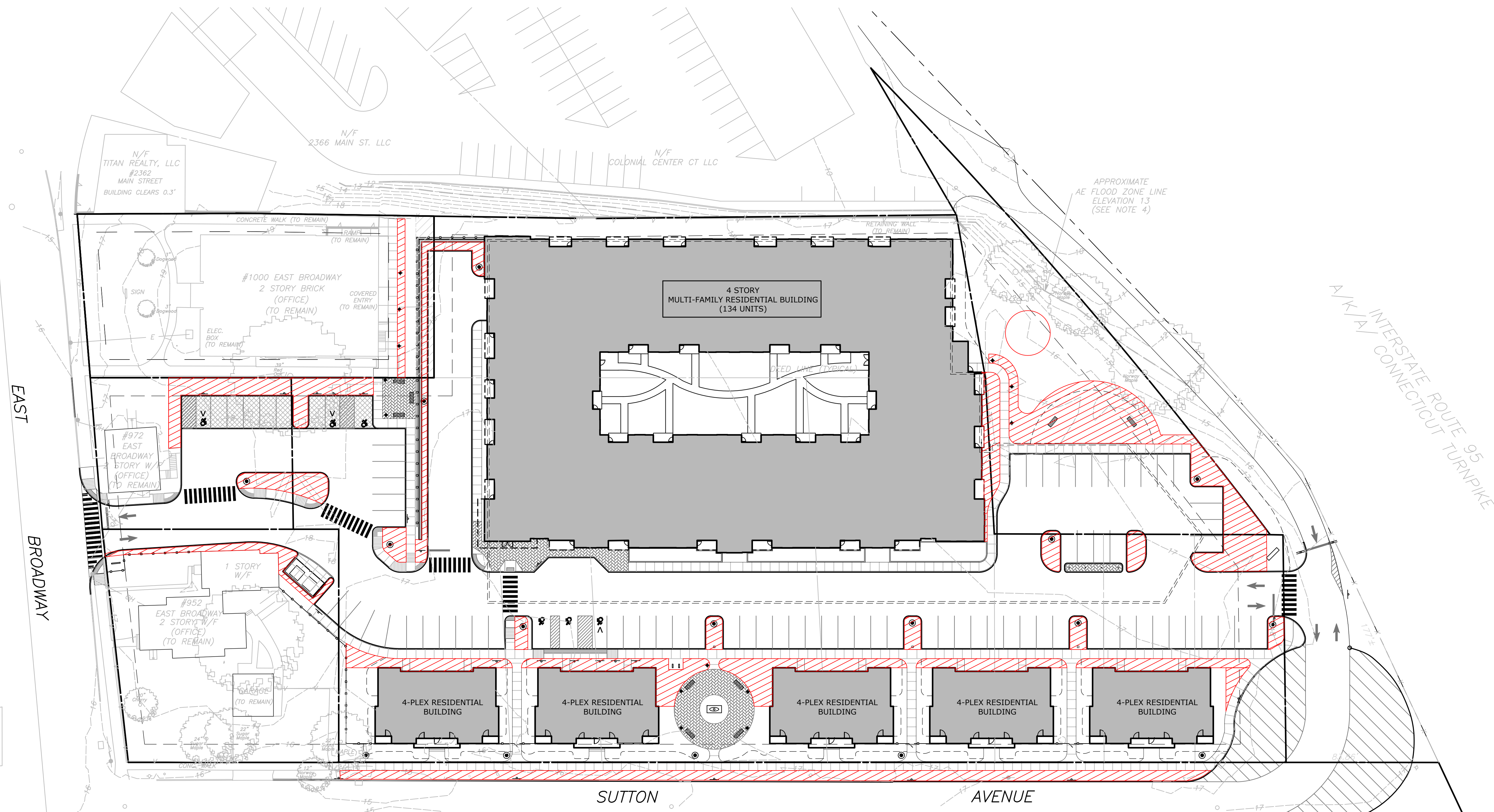
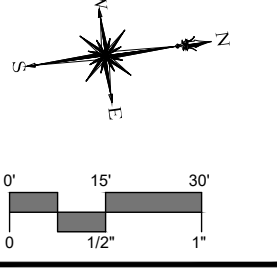
RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
AD NOTED		
DATE: JANUARY 28, 2026		
PROJECT NO.: 12995.00015		
SHEET NO.: 17 OF 18		
SD-6		

SNOW STORAGE NOTES

1. SNOW SHALL BE REMOVED FROM ALL TRAVEL LANES AND PARKING STALLS WITHIN 48 HOURS OF SNOWFALL. IF NECESSARY, SNOW SHALL BE MECHANICALLY REMOVED FROM THE SITE.

LEGEND

 SNOW STORAGE AREAS



DESCRIPTION	DATE	BY
ZONING RE-SUBMISSION	03/12/26	JCW

SITE PLAN - SNOW STORAGE AREAS
THE STRATFORD METRO
TRANSIT-ORIENTED DEVELOPMENT
 952, 972, AND 1000 EAST BROADWAY & SUTTON AVENUE
 STRATFORD, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
SCALE		
1"=30'		
DATE		
JANUARY 28, 2026		
PROJECT NO.		
12995.00015		
SHEET NO.		
18 OF 18		

SS