



**RFQ #2027-04**  
**PROPERTY REDEVELOPMENT OF FORMER**  
**ELLA T. GRASSO REGIONAL CENTER**

SEALED submissions are subject to the standard instructions set forth on the attached sheets. Any modifications must be specifically accepted by the Town of Stratford.

Released: Wednesday, 19<sup>th</sup> August, 2026

Phillip Ryan, Purchasing Agent

Bidder:

\_\_\_\_\_  
Doing Business As (Trade Name)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Town / State / Zip

\_\_\_\_\_  
Title (Mr /Ms)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
E-mail

Sealed responses will be received by the Purchasing Department at the office of the Purchasing Agent, 2725 Main Street, Room 104, Stratford, Connecticut 06615, up to:

**10:00AM, Wednesday, 30<sup>th</sup> September, 2026**

**NOTE:**

1. Respondents are to complete all requested data in the upper right corner of this page and must return this page with their bid proposal.
2. No responses shall be accepted from, or contracts awarded to, any person/company who is in arrears to the Town of Stratford upon debt, or contract or who has been within the prior five (5) years, a defaulter as surety or otherwise upon obligations to the Town of Stratford.
3. Submissions are to be submitted in a sealed envelope and clearly marked “RFQ #2027-04” on the outside of the envelope, including all outer packaging, such as, DHL, FedEx, UPS, etc.

## INVITATION

The Town of Stratford (Town) seeks Statement of Qualifications (RFQ) from development entities interested in proposing redevelopment options of a 23 acre municipally owned property for affordable, housing purposes. The Town acquired the property from the State. The Deed to the Town contains the following restriction:

*Grantee shall use the Property for municipal and affordable housing purposes. The Property shall revert to the State of Connecticut in the event (a) the Grantee does not use the Property for municipal and affordable housing purposes; (b) Grantee does not retain ownership of the entire Property; or (c) Grantee leases all or any portion of the Property, other than a lease to a nonprofit organization or public housing authority for affordable housing purposes or any agreement for short-term use of the parcel for recreational purposes by the public.*

The property consists of three buildings and an indoor swimming pool which is the former Ella T. Grasso Regional Center facility that ceased operation in 2016. The Town's goal is to create at least 100 affordable senior units. Additional information is available as attached to this RFQ.

With over 20,000 households and a population density of nearly 1,200 per square mile, the Town is suburban in nature with nearly 23% of its population between the ages of 45-65 and another 20% who are 65 years or older. The Town has prioritized the creation of additional senior housing.

The property is located at 300 Armory Road and is within one mile access to the Merritt Parkway (CT-15) adjacent to Nichols Avenue and Hawley Lane Mall which offers retail shopping, grocery and food outlets, pharmacies, financial institutions and healthcare providers.

The former Connecticut State operated regional care facility was conveyed to the Town of Stratford for the redevelopment of housing. The site includes an administration building and two deteriorating buildings that could be rehabilitated or demolished for new replacement construction. The swimming pool is currently operated by Stratford Public Works. The facility is served by electric, water and sewer utilities.

The Town will shortlist to a minimum of four (4) qualified firms who will be subsequently invited to formally bid via a Request for Qualification (RFQ) process for the redevelopment project.

### **SITE ACCESS / TOUR OF THE SITE**

A tour of the facility shall be provided on Tuesday, 15<sup>th</sup> September at 10:00AM for prospective developers to access the buildings. NOTE: Self-touring of the site located at 300 Armory Road (excluding interior building access) is also permissible.

### **REQUESTS FOR INFORMATION (RFI) / ADDENDA**

Direct all requests in writing to:

Town of Stratford, Purchasing Department  
Attention: Phillip Ryan, Purchasing Agent  
E-mail: [PRyan@townofstratford.com](mailto:PRyan@townofstratford.com)

NOTE: Verbal requests for information will NOT be accepted.

All information requests must be received in writing to email address above.

Written requests for information will not be accepted after 12:00PM on Tuesday, 22<sup>nd</sup> September, 2026.

Response will be in the form of an addendum that will be posted approximately Friday, 25<sup>th</sup> September, 2026 at the close of business to the Purchasing Department website: <https://www.stratfordct.gov/page/purchasing-department>

It is the responsibility of each respondent to retrieve addenda from the website. Any contact about this RFQ between a respondent and any other Town official and/or department manager and/or Town of Stratford employee, other than as set forth above, may be grounds for disqualification of that respondent. No questions or clarifications shall be answered by phone, in person or in any other manner than specified above. Addenda will not be mailed, e-mailed or faxed out.

## **FORMAT OF SUBMISSION**

1. Submit one (1) printed 'original' and five (5) copies including one USB in pdf read only format.
2. Provide a general description of the type of organization or partnership, number of years in business, size of firm, personnel qualifications and experience.
3. Include resumes and relevant experience of all personnel to be assigned to project and any subcontractors to be employed.
4. Identify any resources and/or assistance you will require from the Town.
5. Provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three years with State regulatory bodies or professional organizations.
6. All submissions shall remain firm for a period not less than 90 days from the proposal due date, unless extended in writing and agreeable to both parties.
7. Provide full details of any exceptions. The Town retains the right to accept or reject any and all exceptions.
8. Provide references for similar projects performed during the last three years including those that accessed and used state and federal program assistance and those within Fairfield County and New Haven County marketplace. Note in particular any senior housing or affordable housing projects as well as any completed in partnership with a municipality or with a public housing authority.

## **QUALIFICATIONS**

Provide the following information:

1. Company statement and experience.
2. Likely approach to the project should your firm be selected to provide a proposal.
3. Statement of familiarity with federal, state and local regulations and programs.
4. Familiarity with procurement of federal and state housing development funding.
5. References of similar completed projects with contact name, address and phone number.
6. Size of firm, including professional/technical staff.
7. Geographical location from which services will be provided.
8. Resumes and experience of individual staff to be engaged.

If the responding firm is a joint venture, the qualifications of each entity shall be identified, the principal to serve as the lead shall be identified, and complete references and experiences shall be provided for all entities and individuals in the partnership.

## **EVALUATION CRITERIA**

1. Lead project manager and team.
2. Experience of team with municipal, state and/or federal resources.
3. Relationship experience with municipal development agencies or public housing authorities.
4. Experience with senior and/or affordable housing production.
5. Experience in public meetings and with community engagement.
6. Likely approach to the redevelopment project.
7. Professional qualifications of individuals on the proposed project team.
8. Certification as state small or minority business (SBE/MBE).
9. References of community officials with similar projects by the team.

**SELECTION PROCESS**

The Town will review all qualifications submitted in response to this solicitation for conformity. Upon evaluation of all submissions, qualified candidates may be invited to interview with various Town officials, department heads or committee members prior to award. Interviews may be requested at Town’s own discretion.

Upon shortlist selection, the respondent/firm will be expected participate in a proposal process for the redevelopment of the property in accordance with a subsequent RFP process. The goal of the selection process will be to select qualified firms interested in redevelopment of the site consistent with the Town’s needs and goals as outlined in the RFP, and the Town’s Plan of Conservation and Development. (Refer to Link under Attachments).

Critical during the RFP process will include, but not be limited to, such items as the overall plan of the respondent and approach to the project, the proposed financing, the nature of the construction, the anticipated schedule, and factors addressing the needs of the population to be served by the housing.

**ATTACHMENTS**

- Quit Claim Deed – 21<sup>st</sup> November, 2024
- Schedule A - Easement Map [Martin Surveying Associates, LLC]
- Map - Proposed Lot Split of Parcel – Date 2022-11-22 [Martin Surveying Associates, LLC]
- Aerial Map [METROCOG]
- Aerial Images (4) [Google]
- Plan Stratford 2023 – 20233: [Plan\\_Stratford\\_POCD.pdf](#)

*The respondent hereby certifies that any and all defects, errors, inconsistencies or omissions where identified in the RFQ documents, of which they are aware, either directly or by notification from others, are listed herewith in this submission.*

|                 |             |
|-----------------|-------------|
| Name _____      | Title _____ |
| Signature _____ | Date _____  |

**REFERENCES**

Provide client/trade references below:

**REFERENCE #1:**

|             |                |       |        |
|-------------|----------------|-------|--------|
| Owner       | Contact Person | Phone | E-mail |
| _____       | _____          | _____ | _____  |
| Description |                |       |        |
| _____       |                |       |        |

**REFERENCE #2:**

|             |                |       |        |
|-------------|----------------|-------|--------|
| Owner       | Contact Person | Phone | E-mail |
| _____       | _____          | _____ | _____  |
| Description |                |       |        |
| _____       |                |       |        |

**REFERENCE #3:**

|             |                |       |        |
|-------------|----------------|-------|--------|
| Owner       | Contact Person | Phone | E-mail |
| _____       | _____          | _____ | _____  |
| Description |                |       |        |
| _____       |                |       |        |

This page must be fully completed and submitted with your proposal, including accurate contact names and contact details.

Respondents may opt to submit own formatted reference sheets with complete project details and contact information.

## **TERMS & CONDITIONS**

### **Guarantee**

All submissions shall remain firm for a period not less than (90) days from the qualifications (RFQ) due date and may not be withdrawn, unless such period is extended in writing and agreeable to both parties.

### **Bid Bond / Payment and Performance Bonds**

Bonds are not required to be submitted.

### **Deadline**

Submissions not sealed and/or received later than the due time and date will not be considered. No exceptions.

### **Submissions**

Proposals are to be submitted in a sealed envelope and clearly marked with the RFQ number on the outside of the envelope or package, including all outer packaging, such as, DHL, FedEx, UPS, etc. All prices and notations must be printed in ink or typewritten. No erasures are permitted.

Proposals are to be in the office of the Purchasing Agent, 2725 Main Street, Room 104, Stratford, Connecticut, prior to date and time specified.

### **Right to Accept / Reject**

AFTER REVIEW OF ALL FACTORS, TERMS AND CONDITIONS, THE TOWN OF STRATFORD RESERVES THE RIGHT TO REJECT ANY AND ALL RESPONSES, OR ANY PART THEREOF, OR WAIVE DEFECTS IN SAME, OR ACCEPT ANY PROPOSAL DEEMED TO BE IN THE BEST INTEREST OF THE TOWN.

### **Power of Rejection**

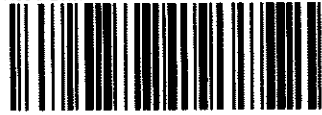
The Mayor shall have the power to reject all responses and to advertise again.

### **Questions / Requests for Information**

All questions concerning conditions and specifications should be directed in writing to:

Phillip Ryan, Purchasing Agent: [PRyan@townofstratford.com](mailto:PRyan@townofstratford.com)

Inquires must reference date of RFQ opening, requisition or contract number, including the responding firm's name and address, and must be received no later than the time and date as stated in the bid document. Failure to comply with these conditions will result in the candidate waiving the right to dispute the specifications and conditions.

Local Tax \$0.00  
State Tax \$0.00

Susan M. Pawluk, Town Clerk

*Susan M. Pawluk*Record and Return to:Town of Stratford  
2725 Main Street  
Stratford, CT 0606615

## QUIT CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT IT, THE STATE OF CONNECTICUT ("Grantor"), acting herein by Erick Russell, its Treasurer, duly authorized, pursuant to Section 4 of Public Act 18-154, for good and valuable consideration received to its full satisfaction, does by these presents, for itself and its successors and assigns, justly and absolutely grant, remise, release and forever QUIT CLAIM unto the TOWN OF STRATFORD, a Connecticut municipality ("Grantee"), its successors and assigns forever, all such right and title as it, the said Grantor, has or ought to have in or to that certain piece or parcel of land, with all of the improvements thereon and all appurtenances thereto, as set forth in Schedule A attached hereto and made a part hereof (the "Property").

Grantee shall use the Property for municipal and affordable housing purposes. The Property shall revert to the State of Connecticut in the event (a) the Grantee does not use the Property for municipal and affordable housing purposes; (b) Grantee does not retain ownership of the entire Property; or (c) Grantee leases all or any portion of the Property, other than a lease to a nonprofit organization or public housing authority for affordable housing purposes or any agreement for short-term use of the parcel for recreational purposes by the public.

TO HAVE AND TO HOLD, the Property unto it, the Grantee, its successors and assigns, to the only use and behoof of it, its successors and assigns forever, so that neither it the Grantor, nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the Property or any part thereof, but they and any one of them shall by these present be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor, acting herein by its said Treasurer, duly authorized, has hereunto set its hand this 21<sup>st</sup> day of NOVEMBER, 2024.

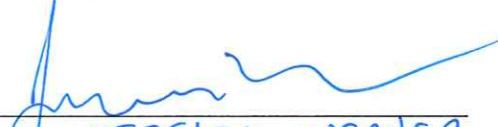
Signed in the presence of:

GRANTOR:

STATE OF CONNECTICUT

  
Name KEVIN ALVAREZ

By:   
Erick Russell  
Its Treasurer  
Duly Authorized

  
Name JESSICA WEAVER

STATE OF CONNECTICUT)

) ss. Hartford November 21, 2024

COUNTY OF HARTFORD )

Before me, the undersigned officer, personally appeared, Erick Russell, Treasurer, of the State of Connecticut, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained as his free act and deed.

  
Commissioner of the Superior Court/  
~~Notary Public~~

APPROVED:

STATE PROPERTIES REVIEW BOARD

By: Thomas C. Joseph  
Bruce R. Josephy  
Chairman

Date signed: 9-4-2025

APPROVED:

WILLIAM TONG  
ATTORNEY GENERAL

By: Jeffrey Zeman  
Jeffrey Zeman  
Assistant Attorney General

Date signed: 9/8/25

## SCHEDULE A

### PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Stratford, County of Fairfield, and State of Connecticut, known as Lot 4 in Block 11 on Town Assessor's Map 30-16, being shown as "Proposed Lot to be Conveyed to the Town of Stratford 752,724 S.F.  $\pm$  17.280 Acres  $\pm$ " and being more particularly bounded and described as follows on a map titled "Proposed Lot Split of Parcel MBL: 30/16 11/4 Land of State of Connecticut #300 Armory Road Stratford, Connecticut", Scale: 1"= 40', Date: 2024-11-22, Sheets 1 of 2 and 2 of 2, certified substantially correct by Martin Surveying Associates, LLC, which map is on file in the office of the Town Clerk of Stratford:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE GRANTOR, AT THE DIVISION LINE OF OTHER LAND OF THE GRANTOR AND LAND NOW OR FORMERLY OF TOWN OF STRATFORD, SAID POINT BEING MARKED BY A CHD MONUMENT;

THENCE RUNNING ALONG SAID LAND OF TOWN OF STRATFORD N 67°48'01" E A DISTANCE OF 178.84 FEET TO A POINT IN THE DIVISION LINE OF NOW OR FORMERLY OF MATTHEW DITORO ET. AL;

THENCE RUNNING ALONG SAID LAND OF MATTHEW DITORO ET. AL. AND LAND NOW OR FORMERLY OF STANISLAW JAKOWCZYK ET AL EACH IN PART S 29°52'39" E A DISTANCE OF 59.88 FEET TO A CHD MONUMENT;

THENCE RUNNING THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID LAND OF STANISLAW JAKOWCZYK AND KELLY McCARTHY EACH IN PART:

S 19°03'49" E A DISTANCE OF 103.69 FEET,

S 25°26'39" E A DISTANCE OF 45.36 FEET,

S 36°26'29" E A DISTANCE OF 54.12 FEET,

S 25°55'19" E A DISTANCE OF 53.64 FEET,

S 59°43'59" E A DISTANCE OF 55.70 FEET,

S 40°47'59" E A DISTANCE OF 52.67 FEET TO A POINT;

THENCE RUNNING THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LAND OF KELLY McCARTHY, THE SOUTHERLY TERMINUS OF JOHNSON LANE, AND LAND NOW OR FORMERLY OF DAMIAN KLEIN ET AL. EACH IN PART:

S 86°42'09" E A DISTANCE OF 41.11 FEET,

N 75°33'01" E A DISTANCE OF 87.04 FEET TO A CHD MONUMENT LOCATED AT THE DIVISION LINE OF SAID LAND OF DAMIAN KLEIN AND LAND NOW OR FORMERLY OF JAMES MIHALEY;

THENCE RUNNING THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LAND OF JAMES MIHALEY, THE WESTERLY TERMINUS OF OVERLAND DRIVE, AND LAND

NOW OR FORMERLY OF JOLANTA PIWOWARCZYK EACH IN PART THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S 03°24'54" E A DISTANCE OF 158.74 FEET,

S 04°01'16" W A DISTANCE OF 83.33 FEET TO A CHD MONUMENT;

THENCE RUNNING THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LAND OF JOLANTA PIWOWARCZYK, LAND NOW OR FORMERLY OF BRIAN GARROW ET AL, THE WESTERLY TERMINUS OF WALKER DRIVE EACH IN PART THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S 01°19'44" E A DISTANCE OF 142.79 FEET,

S 03°42'16" W A DISTANCE OF 75.42 FEET TO A CHD MONUMENT LOCATED AT THE TERMINUS OF THE SOUTHERLY STREET LINE OF WALKER DRIVE;

THENCE RUNNING ALONG LAND NOW OR FORMERLY OF CARLO ANAMASI ET AL. AND LAND NOW OR FORMERLY OF JOSEPHINE MIRAFIORE EACH IN PART S 06°16'36" W A DISTANCE OF 302.12 FEET TO A POINT LOCATED AT THE TERMINUS OF THE EASTERLY STREET LINE OF JOHNSON LANE;

THENCE RUNNING THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE NORTHERLY TERMINUS OF JOHNSON LANE, LAND NOW OR FORMERLY OF MICHAEL FIORELLO, LAND NOW OR FORMERLY OF JAMES BAZYK, AND OTHER LANDS NOW OR FORMERLY OF TOWN OF STRATFORD EACH IN PART THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 81°58'05" W A DISTANCE OF 74.62 FEET,

S 81°58'02" W A DISTANCE OF 174.79 FEET,

S 81°58'03" W A DISTANCE OF 72.35 FEET,

S 77°29'52" W A DISTANCE OF 149.46 FEET,

S 77°28'42" W A DISTANCE OF 150.17 FEET,

S 77°27'43" W A DISTANCE OF 40.82 FEET TO AN IRON PIPE LOCATED IN THE DIVISION OF LAND NOW OR FORMERLY OF ROGER STILIHA;

THENCE RUNNING ALONG SAID LAND OF ROGER STILIHA N 04°34'08" E A DISTANCE OF 133.97 FEET TO A POINT;

THENCE RUNNING AND CONTINUING ALONG SAID LAND OF ROGER STILIHA, LAND NOW OR FORMERLY OF CHRISTINA OCHENDORF, AND THE EASTERLY TERMINUS OF DOGWOOD DRIVE EACH IN PART ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 246.47 FEET, A RADIUS OF 5579.65 FEET, WITH A CHORD BEARING OF N 15°05'33" W, WITH A CHORD LENGTH OF 246.45 FEET, TO A POINT;

THENCE RUNNING AN CONTINUING ALONG SAID EASTERLY TERMINUS OF DOGWOOD DRIVE, LAND NOW OR FORMERLY OF JESSEE HOLROYD, LAND NOW OR FORMERLY OF ROSALYN SMITH, AND LAND NOW OR FORMERLY OF INGRID HANSEN-GREER EACH IN PART N 16°21'29" W A DISTANCE OF 387.14 FEET TO A CHD MONUMENT;

THENCE RUNNING ALONG THE NORTHERLY LINE OF SAID LAND OF INGRID HANSEN-GREER S 71°01'31" W A DISTANCE OF 124.13 FEET TO A POINT AT THE DIVISION LINE OF LAND NOW OR FORMERLY OF PHILLIP JAIMAN ET.AL.;

THENCE RUNNING ALONG LAND OF SAID PHILLIP JAIMAN ET. AL., THE EASTERLY TERMINOUS OF SUNRISE TERRACE AND LAND NOW OR FORMERLY OF BENJAMIN RIOS ET. AL. EACH IN PART N 16°21'29" W A DISTANCE OF 246.08 FEET TO A POINT AT THE DIVISION LINE OF LAND NOW OR FORMERLY OF SAINT JOHN BAPTIST GREEK CATHOLIC CEMETERY ASSOCIATES;

THENCE RUNNING THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID LAND OF ST. JOHN BAPTIST GREEK CATHOLIC CEMETERY ASSOCIATES:

N 51°18'31" E A DISTANCE OF 27.51 FEET,

N 67°50'53" E A DISTANCE OF 99.17 FEET,

N 68°39'12" E A DISTANCE OF 100.26 FEET TO A CHD MONUMENT AT THE DIVISION LINE OF SAID OTHER LAND OF THE GRANTOR;

THENCE RUNNING ALONG SAID OTHER LAND OF THE GRANTOR N 70°10'58" E A DISTANCE OF 331.91 FEET TO THE POINT OR PLACE OF BEGINNING;

**EXCEPTING THEREFROM A PORTION OF LAND TO BE RETAINED BY THE GRANTOR BEING SHOWN ON SUCH MAP AS "PROPOSED LOT TO BE RETAINED BY THE STATE OF CONNECTICUT 48,741 S.F. ± 1.12 ACRES ±" AND BEING DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT IN THE NORTHERLY LINE OF THE GRANTOR, SAID POINT BEING THE POINT OF BEGINNING PREVIOUSLY DESCRIBED.

THENCE RUNNING THROUGH THE LAND OF THE GRANTOR S 23° 18' 51" W 93.99 FEET TO THE TRUE POINT OR PLACE OF BEGINNING.

THENCE RUNNING THROUGH THE LAND OF THE GRANTOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

N 70°57'05" E A DISTANCE OF 212.30 FEET,

S 19°02'55" E A DISTANCE OF 229.59 FEET,

S 70°57'05" W A DISTANCE OF 212.30 FEET,

N 19°02'55" W A DISTANCE OF 229.59 FEET TO THE POINT OR PLACE OF BEGINNING.

The above parcel is being conveyed reserving and subject to those rights and obligations set forth in a "Blanket Reciprocal Parking, Utility and Maintenance Easement and Agreement" by and between the Grantor and Grantee herein, being recorded on or about the date hereof on the Town of Stratford Land Records.

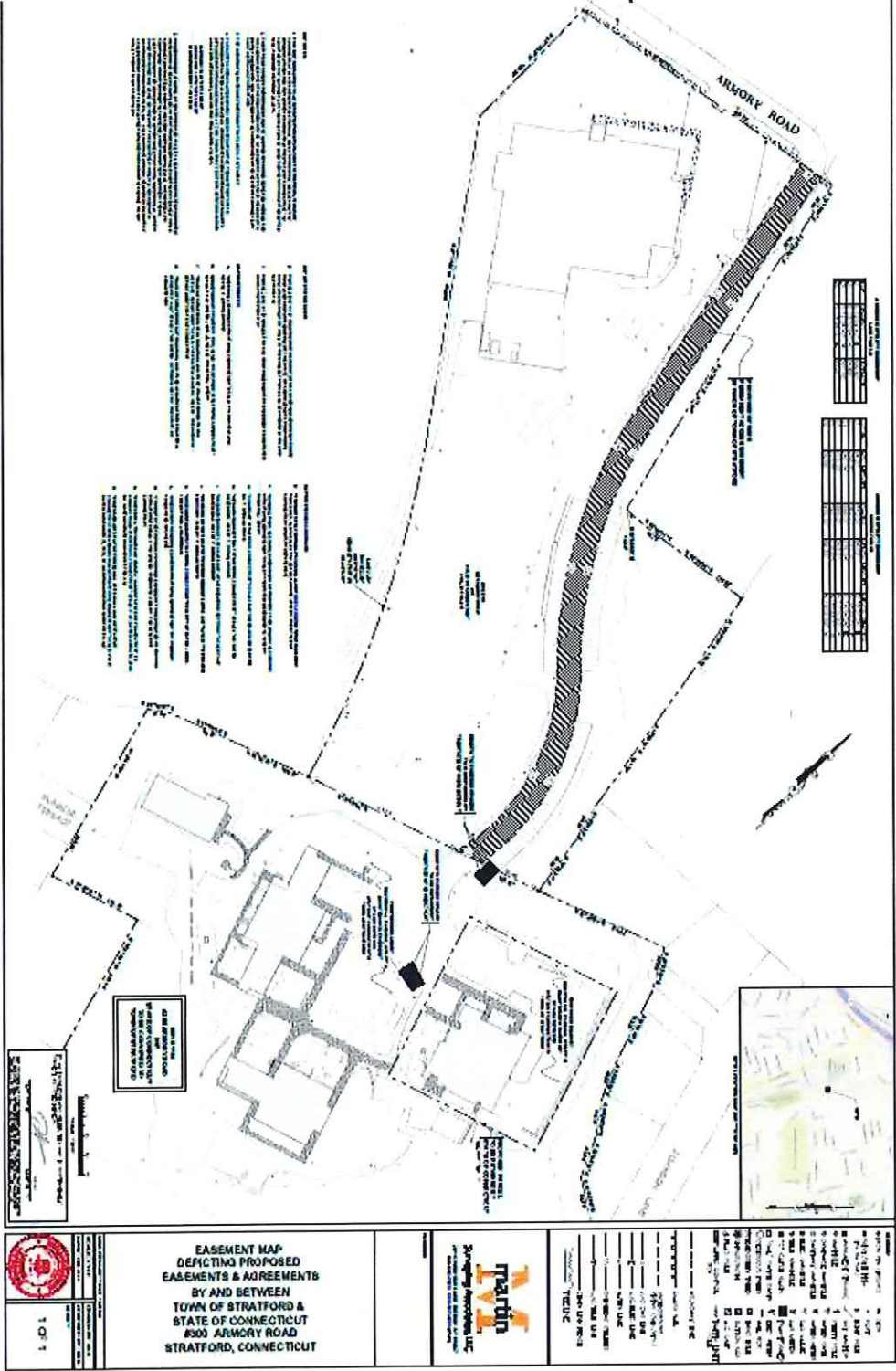
RECEIVED FOR RECORD AT STRATFORD, CT  
9/17/2025 10:28:51 AM

*Susan M. Fawcett*

Stratford Town Clerk

QUIT CLAIM DEED  
4979/214

[Easement Map]



RECEIVED FOR RECORD AT STRATFORD, CT  
9/17/2025 10:28:51 AM

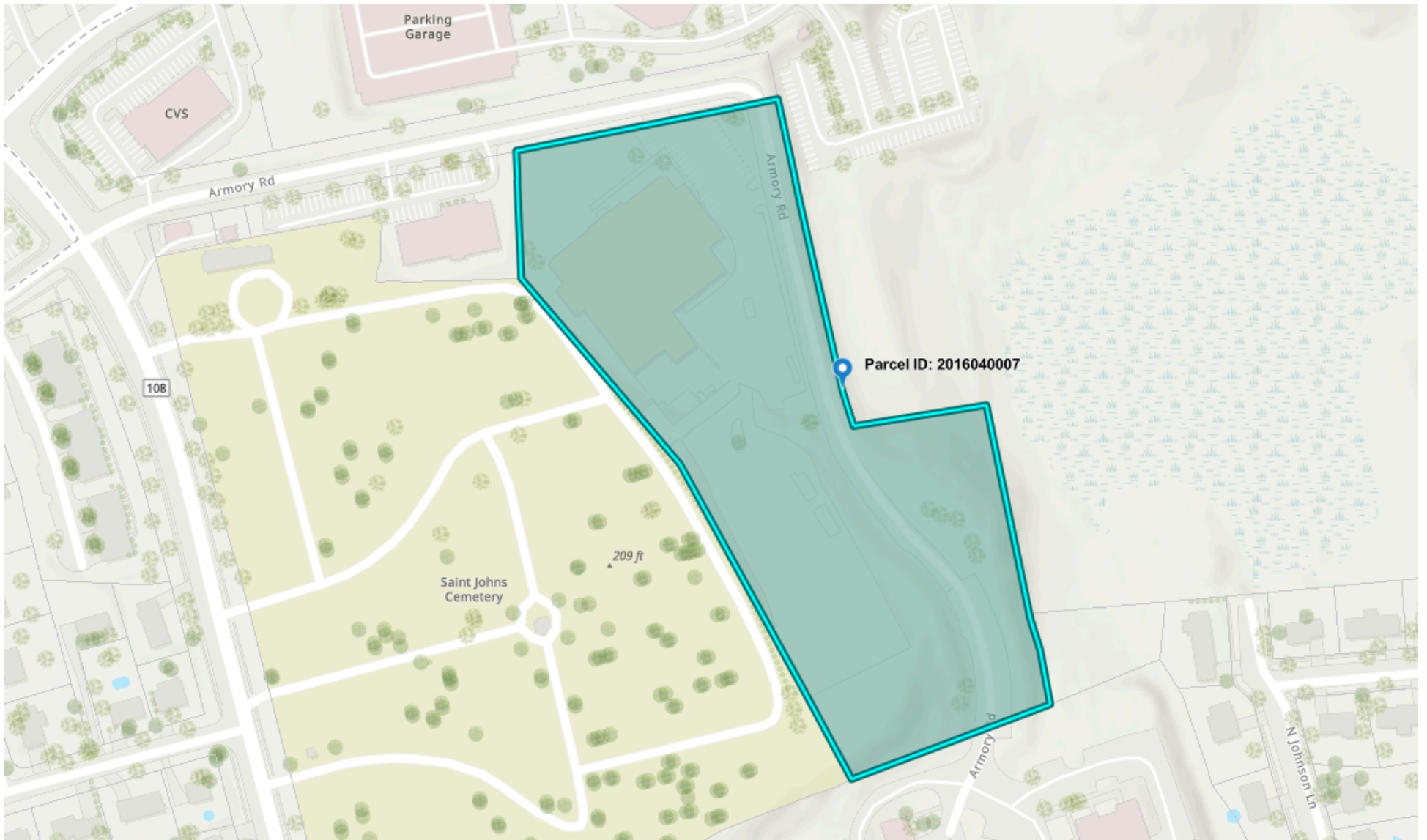
Lucien M. Pawlutek

Stratford Town Clerk

EASEMENT  
4979/210







Legislative Conveyance - Public Act 18-154 (4)

Pediatric HealthC  
Associates

Ela Grasso Center

Courtesy: Google Earth

Veterans Park

DDS Stratford Campus – 300 Armory Rd, Stratford





### Legend

Streetname

Roadways

- Local
- Collector
- Minor Collector
- Minor Arterial
- Major Collector
- PA Other
- PA Other Expwy
- PA Interstate

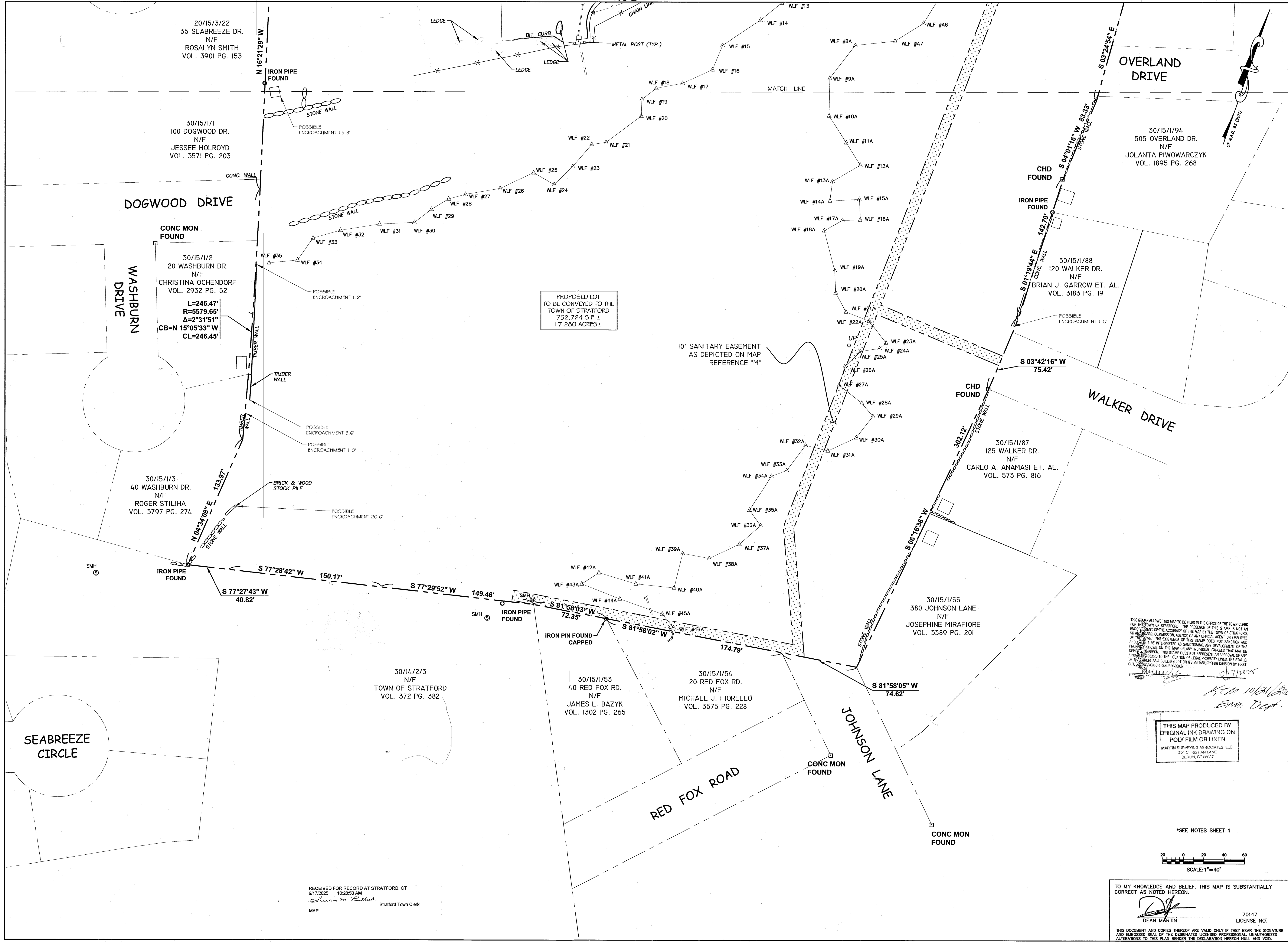
400.0 0 200.0 400.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

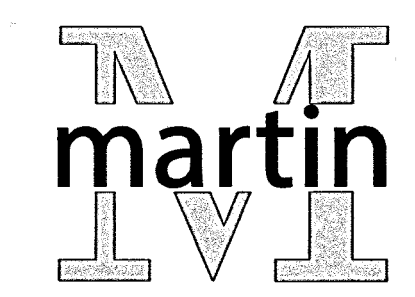
THIS MAP IS NOT TO BE USED FOR NAVIGATION





- LEGEND:
- IRON PIN (FOUND)
  - Rebar/Drill Hole (To Be Set)
  - MONUMENT (FOUND)
  - MANHOLE
  - DRAINAGE MANHOLE
  - SANITARY MANHOLE
  - ELEC. MANHOLE
  - TELE. MANHOLE
  - "C" CATCH BASIN
  - "C-L" CATCH BASIN
  - DECIDUOUS TREES
  - EVERGREEN TREES
  - SHRUB/BUSH
  - FLAG POLE
  - TRAFFIC CONTROL BOX
  - SIGN
  - POST
  - LIGHT POLE
  - GUY ANCHOR
  - UTILITY POLE
  - WATER GATE
  - WATER METER
  - GAS VALVE
  - GAS METER
  - TRANSFORMER
  - ELEC. METER
  - MAIL BOX
  - HAND HOLE
  - BUTTON BOX
  - A.C. UNIT
  - TRAFFIC LIGHT POLE

- BOUNDARY LINE
- GUARD RAIL
- UNDERGROUND PIPING (San., Strm.)
- U/G GAS LINE
- U/G ELEC. LINE
- WATER LINE
- OVERHEAD UTILITIES
- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE

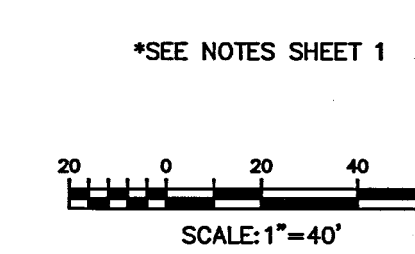


**Martin**  
Surveying Associates, LLC  
201 CHRISTIAN LANE BERLIN, CT 06037  
860-632-9328

REVISIONS:

**PROPOSED LOT SPLIT  
OF PARCEL  
MBL: 30/16 11/4  
LAND OF  
STATE OF CONNECTICUT  
#300 ARMY ROAD  
STRATFORD, CONNECTICUT**

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN  
MARTIN SURVEYING ASSOCIATES, LLC  
201 CHRISTIAN LANE  
BERLIN, CT 06037



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*Dean Martin*  
DEAN MARTIN  
70147  
LICENSE NO.

MSA PROJECT NO: 18-026

|                         |                    |
|-------------------------|--------------------|
| SCALE: 1"=40'           | DRAWN BY: G.S.D.   |
| DATE: 2024-11-22        | CHECKED BY: D.G.M. |
| SHEET:<br><b>2 OF 2</b> |                    |

RECEIVED FOR RECORD AT STRATFORD, CT  
9/17/2025 10:28:50 AM  
*Kevin M. Fitch*  
MAP  
Stratford Town Clerk