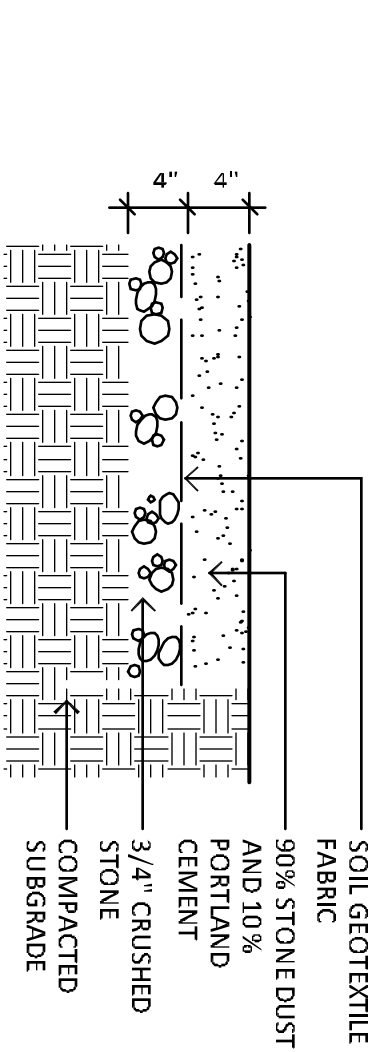


**LEGEND**

- PROPERTY LINE
- WETLAND LINE
- NEW PAAS LINE
- EX. TREE
- NEW DECIDUOUS TREE
- NEW SHRUB
- NEW LIGHT POLE (REPLACE AS NEEDED)
- TREE LINE (APPROX.)
- EX. TREE TO BE REMOVED
- PAAS AMENITY SPACE
- PUBLICLY ACCESSIBLE AMENITY SPACE
- PROPOSED EASEMENT FOR LIMITED PUBLIC ACCESS TO PAAS
- PUBLICLY ACCESSIBLE AMENITY SPACE (PAAS)
- NEW PAAS SIGN
- NEW PAAS BENCH
- NEW / EX. LAWN AREA
- BASIN BOTTOM SEED AREA
- BASIN SIDE SLOPES SEED AREA

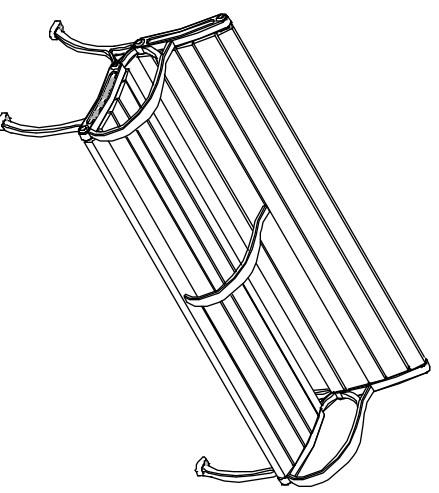
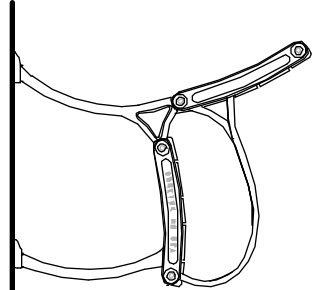
**PAAS NOTES:**

1. THE PAAS TRAIL SHALL HAVE A CLEARING OF AT LEAST 24" IN WIDTH ON EITHER SIDE OF THE TRAIL. THE CLEARING HEIGHT SHALL BE NO LESS THAN 10' AND CLEARING AREAS SHALL BE REGULARLY CLEANED AND MAINTAINED.
2. THE PROPERTY OWNER OR MANAGER SHALL ENSURE THAT THE PAAS IS WELL MAINTAINED, CLEAN AND LITTER FREE, AND THAT TRASH RECEPTACLES ARE PROVIDED AND REGULARLY EMPTIED.
3. PAAS TRAIL LAYOUT BY OTHERS. ADJUST PATH AS NEEDED TO AVOID IMPACTING EXISTING TREES TO REMAIN.
4. PURSUANT TO SECTION 6.8.14, THE APPLICANT IS REQUESTING APPROVAL TO EXCLUDE THE PAAS FROM LOT COVERAGE.



**PAAS TRAIL (TYP.)**

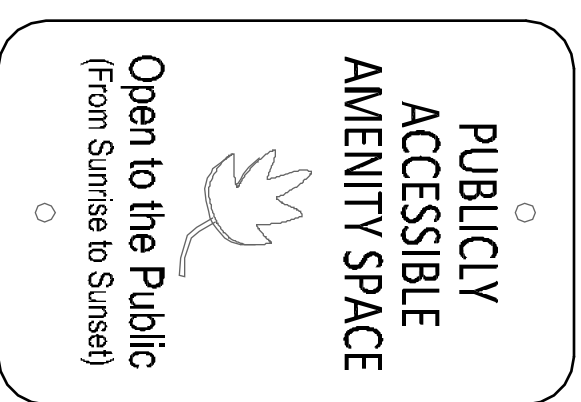
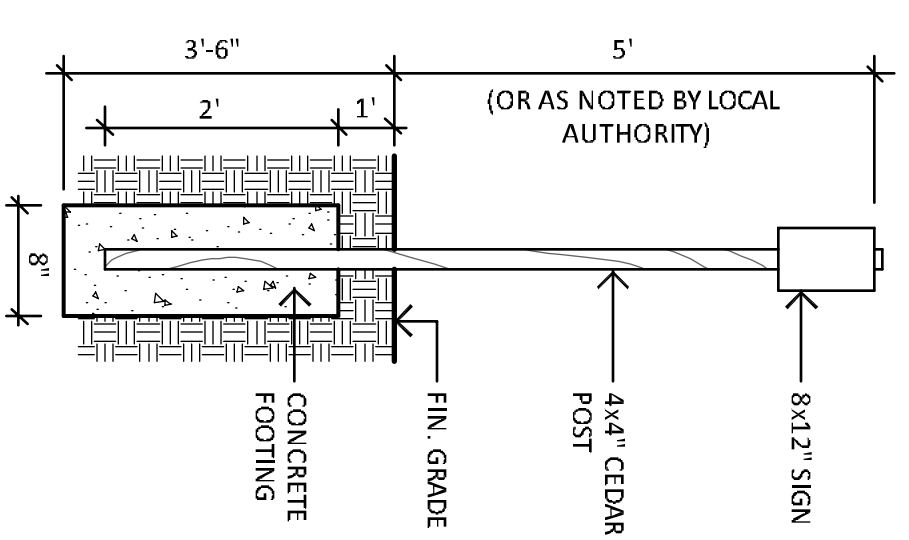
NOTE: PATH TO BE 6' WIDE.



- NOTES:
1. BENCH TO BE WOOD BENCH BY VICTOR STANLEY FRAMERS MODERN SERIES (FB-324, 6' LENGTH) OR EQUIVALENT.
  2. SECURE TO CONCRETE WALK AS RECOMMENDED BY MANUFACTURER.

**PAAS BENCH (TYP.)**

SCALE: NOT TO SCALE



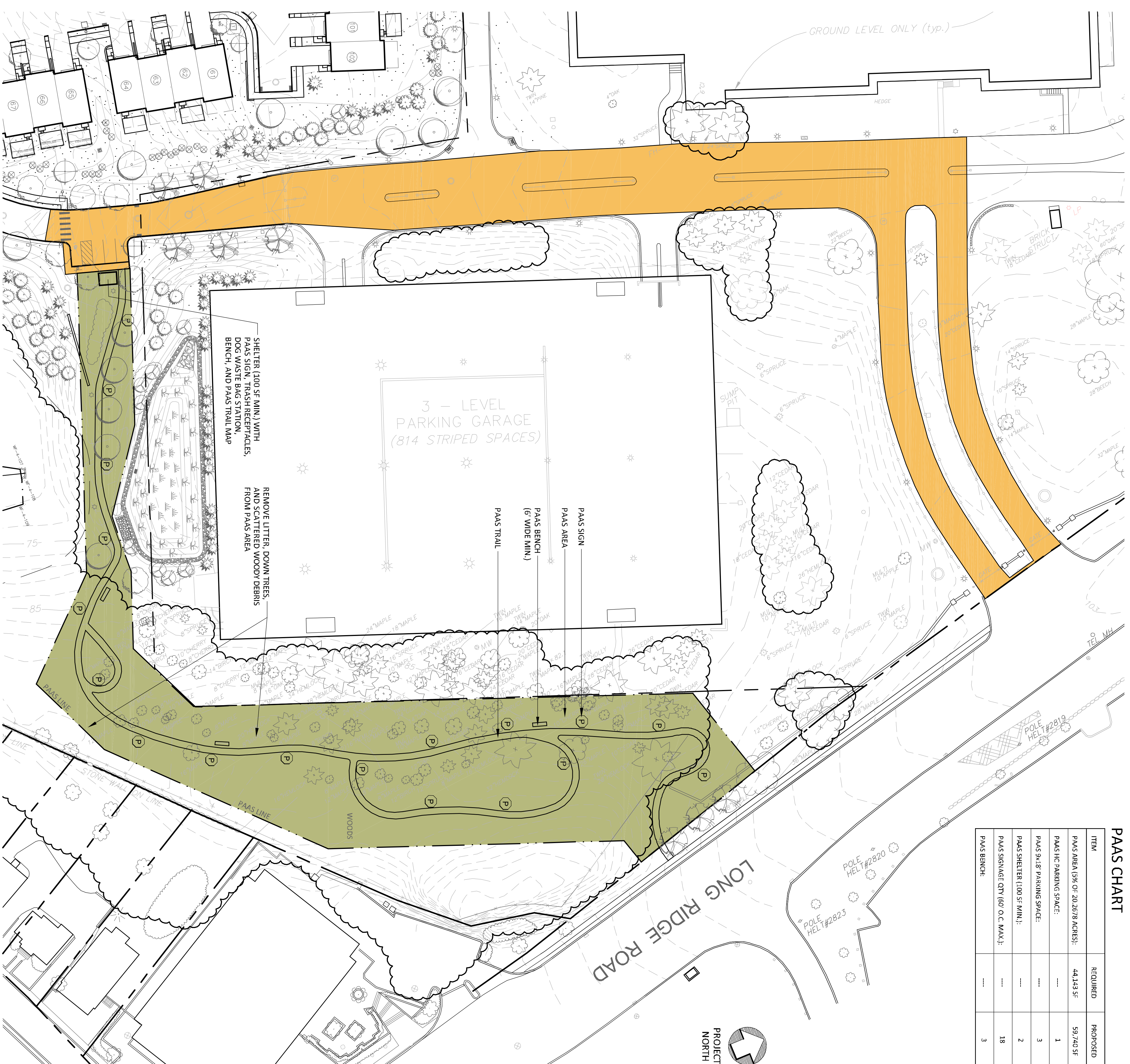
- NOTE:
1. MAX SPACING BETWEEN SIGNS.
  2. FINAL SIGN TEXT TO BE APPROVED BY THE CITY LAND USE DEPARTMENT.

**PAAS SIGN (TYP.)**

SCALE: NOT TO SCALE

**PLAN**

SCALE: 1" = 40'



**PAAS CHART**

ITEM	REQUIRED	PROPOSED
PAAS AREA (5% OF 20,2678 ACRES)	44,143 SF	59,740 SF
PAAS HC PARKING SPACE:	.....	1
PAAS SH-18 PARKING SPACE:	.....	3
PAAS SHELTER (100 SF MIN.):	.....	2
PAAS SIGNAGE QTY (60 O.C. MAX.):	.....	18
PAAS BENCH:	.....	3

**Tighe & Bond**  
213 Court Street  
Middletown, CT 06457  
(860) 704-4760

**ENVIRONMENTAL LAND SOLUTIONS, LLC**  
Landscape Architecture & Site Planning  
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NORWALK, CONNECTICUT  
(800) 855-7879



**120-C Long Ridge Road**

**Toll Brothers**

Stamford,  
Connecticut

**PUBLICLY ACCESSIBLE AMENITY SPACE PLAN**

SCALE: AS SHOWN

**PAAS.1**

NO.	DATE	DESCRIPTION
1	11.21.23	PROPOSED PROPERTY LINE
2	11.21.23	PROPOSED PROPERTY LINE

PROJECT NO: 15000-019  
DATE: 07/11/2025  
FILE: Long Ridge 120-C-Indesign.dwg  
DRAWN BY: MJP  
DESIGNED BY: MJP  
CHECKED BY: MJP  
APPROVED BY: MJP