**INLAND WETLANDS AND WATERCOURSES COMMISSION**

# Town of Trumbull

**CONNECTICUT**

**www.trumbull-ct.gov**

**TOWN HALL**
**Trumbull**

**TELEPHONE**
**(203) 452-5005**

## AGENDA
## APRIL 7, 2026

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: VIDOECONFERENCE MEETING – Tuesday, April 7, 2026

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a videoconference meeting on Tuesday, April 7, 2026 at 7:00 pm

https://us06web.zoom.us/j/83690238283?pwd=Uw8uNQoZn8yKkcBB0eBK2E1JteVlbo.1

Webinar ID: 836 9023 8283

Password: 999596

Join by telephone: (929) 205-6099 / Webinar ID: 836 9023 8283

NEW BUSINESS

| | | |
|---|---|---|
| Application 26-08 | Aleksandra Moch | Permit approval for an in-ground pool with a spa, pool terrace, pool equipment pad and stormwater detention system within a regulated area at 112 Hilltop Drive. |
| Application 26-10 | Machados Properties LLC | Permit approval to build a single family residence within a regulated area at 33 Broadway. |

OLD BUSINESS

| | | |
|---|---|---|
| Application 26-02 | Joseph Juliano | Permit approval for an inground pool within a regulated area at 17 Apple Gate Lane. |
| Application 25-43 | Aris W. Stalis | Permit approval for restoration & reconstruction of existing residence; landscaping, replacing driveway & front walk and installation of stormwater retention system within a regulated area at 201 Old Dike Road. |

OLD BUSINESS-CONTINUATION OF PUBLIC HEARINGS

| | | |
|---|---|---|
| Application 25-10 | Emilia Ferri | Permit approval to legalize existing improvements for retaining wall location, topographic contour changes, proposed underground infiltration system location and new rear deck within a regulated area at 6 Sycamore Street. Modification of Application 21-07. |
| Application 25-11 | Emilia Ferri | Permit approval to legalize proposed retaining wall location, relocate scour hole location and encroachment of limit of disturbance within a regulated area at Lot 321 Sycamore Street. |

MINUTES

Approve meeting minutes – March 3, 2026

SCHEDULE FIELD INSPECTION(S)

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

**APPLICATION FOR PERMIT**

**SECTION I**

Application No.

RECD 3/17/2026
APP 26-08

1. Location/address of property where activity is proposed: 112 Hilltop Drive

   Parcel Size 1.5ac Zone: AA Map ID: J9-223 Current Use: single-family residential

2. Applicant's Name: Aleksandra Moch

   Applicant's Address: 95 Halpin Avenue, Stamford, CT 06905

   Telephone: 203 550 9373 Cell: ( ) Email: aleksandra_moch@yahoo.com

   Applicant's interest in property (Lessee, Licensee, Owner, etc.): consultant

3. Name of Property Owner of Record: Vicky B. Tola-Shelby

   *If the owner is a corporation, or other non-individual entity, include the primary contact information*

   Address of Owner of Record: 112 Hilltop Drive, Trumbull, CT 06611

   Telephone: 203-375-0615 Cell: ( ) Email: vtolamd@gmail.com

   **If Applicant is the Owner, go to #5**

4. The undersigned hereby authorizes _____ to act as Agent on my behalf as related to this application.

   see the attached authorization letter
   *(Owner of Record)*

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):

Install an in0ground swimming pool (16'x36') with a spa (7'x7'), a pool terrace, a pool equipment pad and stormwater detention system.

*The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.*
*The undersigned warrants the truth of all statements contained herein and in all supporting documents under penalty of false statement according to the best of his/her knowledge and belief.*
**Permission is granted to the Town of Trumbull, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit under Section 7.5 of the IWWC Regulations.**

Applicant's Signature: A Moch Date: 3/14/2026
(If not the Owner)

Owner's Signature: _____ Date: _____

## SECTION II

## SITE PLAN REQUIREMENTS

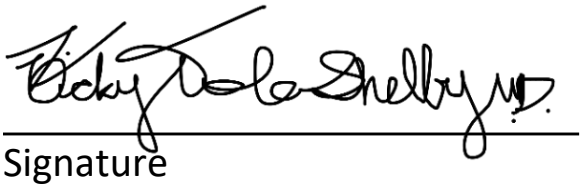
1. Total property area: 1.5ac Zone: AA Number of Lots: _____
2. Map ID, from assessors card: J9-223
3. Total area existing of wetlands on property: 9,361sf or 0.21ac
4. Total area of Regulated area on property: 11,718sf or 0.27ac
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 4,677sf or 0.107ac
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: 5,120af or 0.118ac
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

| | Percent of Regulated Area: | Dominant Species: |
|---|---|---|
| Trees: | 16% | red maples, hemlock, Golden Mop False Cypress, birch, hickory |
| Shrubs: | 15% | spice bush, viburnum, multiflora rose, ornamentals |
| Grasses, weeds, etc: | _____ | due to the winter season, it was not visible |
| Impervious area: | 0.1% or 55sf | foot bridge and concrete pond overflow |

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): 1,489sf ornamental pond detained by a concrete dam.
    b. Stream characteristics: intermittent or permanent: perennial
    c.100 year flood evaluation: n/a
13. Probable effect of proposal (if any) on vegetation and wildlife: the proposed activities will be located over a lawn area and outside of the natural wetland habitats, there will be no impact.
14. Existing or proposed source(s) of water supply for the property: public water
15. Existing or proposed method of sewage disposal for the property: on sewer
16. Creation of proposed water bodies (If yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: a line of silt fence reinforced with hay bales on the wetland side.
18. Proposed percent of Regulated area to be covered with impermeable surface: 0
19. Material to be (check all that applies): deposited ☒ excavated ☒ (if yes, complete the following)
    a. Area: 678sf Volume: 2,880cf or 107cy
    b. Physical & Chemical composition of material to be deposited: the excavated soil for the pool (107cy) will be used for the site grading. The excess material (33cy) will be taken off-site.

**Vicky B. Tola**, M.D.
112 Hilltop Drive
Trumbull, CT

I, Vicky Tola, authorize Aleksandra Moch, Environmental Consultant, to file an application on my behalf with the Trumbull Inland Wetlands and Watercourses Commission (IWWC) and be the main contact for questions/comments.



Signature

3/4/2026

Date

**ALEKSANDRA MOCH**
SOIL & WETLAND SCIENTIST
CERTIFIED PROFESSIONAL IN SOIL EROSION AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER

## Project narrative – 112 Hilltop Drive, Trumbull, CT

The proposed activities include the installation of a new 18'x36' in-ground swimming pool with a terrace and a 7'x7' spa, a pool equipment pad, site grading, and drainage. The proposed pool will be situated over a gently sloping area of the backyard immediately behind the residence. The affected area is maintained as a lawn, so no tree will be lost to this project. The increase of impervious surface will be mitigated by the professionally designed stormwater infiltration system located in the rear of the pool terrace. Soil used for site grading will be taken from the pool excavation pit. The excess will be taken off-site. The closest soil disturbance to the wetland will be 21 feet, while the closest hard surface will be located more than 40 feet from the wetland.



View of the proposed pool area behind the residence and the restoration area.

The increase of impervious surface will be mitigated by the use of the in-ground infiltration system, which will eliminate any long-term impacts associated with increased stormwater runoff. The short-term impacts will be mitigated by properly installed and maintained soil erosion and sediment control measures. The third mitigation proposed is the planting plan, which will replace the lawn buffer and increase environmental values of the wetland/watercourse area in terms of plant diversity, wildlife habitat, stormwater quality and quantity, and aesthetics.

The regulated area consists of a perennial watercourse and the wetland that the stream crosses. The flow enters the property at the northwestern corner and continues down the hill towards the south. Along the way, it enters a man-made pond, which is detained by a stone/concrete dam with an overflow. Below the dam, the flow enters a steep channel and flows underneath a footbridge. The lower stretch of the channel passes through a gentler slope as the flow slows, entering a wetland that widens into a naturally wooded area. The channel and the pond have been modified in the past. The channel is supported by a narrow wetland fringe along its steep stretch. This area had been landscaped with ornamental plantings and improved with a footbridge leading to a structure located on the western flank.





Stream entrance to the site, the man-made pond from which the stream overflows.

The lower portion of the stream remains natural and is associated with the wider, more natural wetland area. The western side of the stream is naturally wooded, while the eastern side supports lawn encroachments into the wetland area and its buffer. This area will be restored with the proposed planting plan.

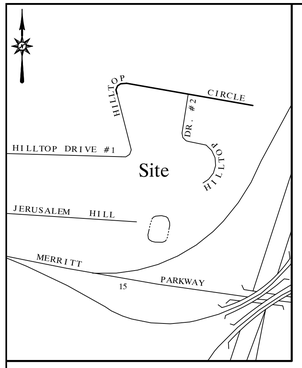




The stream below the dam passes under the footbridge and flows towards a wetland.

The proposed activity is well removed from the wetland/watercourse area. Proper installation and maintenance of the proposed mitigation measures (soil erosion and sediment control, and drainage) will prevent any short- and long-term impacts on the regulated area. The proposed planting plan will provide a net benefit to the wetland/watercourse area.

Aleksandra Moch
Environmental Consultant
cell: 203 550 9373
aleksandra_moch@yahoo.com

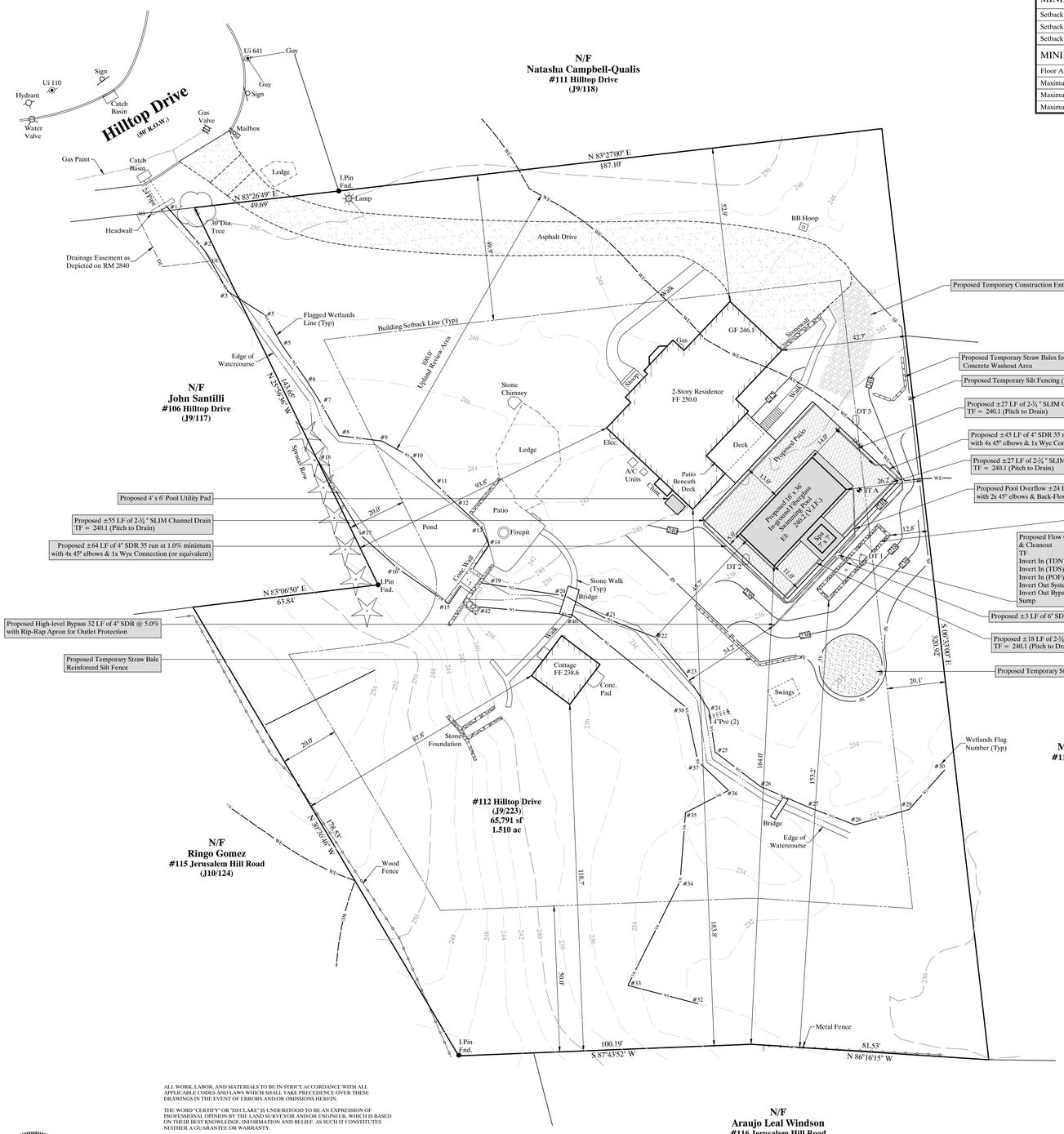



LOCATION MAP

0 500

1" = 500'




| RESIDENCE ZONE AA | MINIMUM REQUIRED MAXIMUM ALLOWED | EXISTING CONDITIONS | PROPOSED CONDITIONS | AS-BUILT CONDITIONS |
|---|---|---|---|---|
| Minimum Lot Area | 43,560 sf | 65,791 sf | 65,791 sf | |
| Minimum Lot Frontage | 150' | 49.69' | 49.69' | |
| MINIMUM SETBACK | | | | |
| Setback From Front Property Line | 50 | 52.9' | 52.9' | |
| Setback From Side Property Lines | 20 | 42.7' | 42.7' | |
| Setback From Rear Property Lines | 50 | 183.8' | 183.8' | |
| MINIMUM FLOOR AREA | | | | |
| Floor Area 1st Floor/2nd Floor/Half Story | 1000/800 | 1,421/1,252/552 | 1,421/1,252/552 | |
| Maximum Height For A Building Or Structure | 40 | 30.2' | 30.2' | |
| Maximum Building Lot Coverage As A Percentage Of Lot Area | N/A | 3.9% | 7.3% | |
| Maximum Building Floor Area As A Percentage Of Lot Area | 29% | 4.9% | 4.9% | |

## NOTES:

1. This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as amended October 26, 2018 and endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019.
   It is a Zoning Location Survey based upon a Resurvey and conforms to: Horizontal Accuracy Class A-2 and Topographical Class T-2.
2. Reference is made to the following documents on file in the Trumbull Town Clerk's Office
   A. RM 2840-"Resubdivision of Property; in Trumbull, Conn.; for Benjamin W. & Catherine Sallard; October 11, 1996; Scale: 1"=40'; by Stephen C. Bombero."
   B. RM 965-"Property of Theresa H. Barrille; Jerusalum Hill Road; Trumbull, Conn.; to be Conveyed to Bohden Seniw; 731 Stillman Street; Bridgeport, Conn.; Scale: 1"=30'; June 14, 1960; by Casper & Sons."
   C. RM 1828-"Property of The Estate of George E. Nothnagle; Hilltop Drive; Trumbull, Conn.; Scale: 1"=40'; Dec. 13, 1974; Prepared for Atty. W. Bradley Morehouse; by Casper & Sons."
   D. RM 2396-"Resubdivision Map for Harry Wilson; Scale: 1"=40'; Jan. 2, 1986; by Codespoti & Associates."
   E. Volume 910 Page 493 (Variance)
   F. Volume 978 Page 308 (Special Permit)
   G. Volume 1303 Page 54 (Sewer Lein)
   H. Volume 1453 Page 466 (Warranty)
3. The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
4. Distances shown from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
5. Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Trumbull authorities prior to use.
6. The property is located in Zone X per FEMA Flood Map #09001C0432F; Panel 432 of 626; Effective Date: 6/18/2010.
7. Property is served by public water and sanitary sewer.
8. The topography shown hereon is the result of a field survey. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).
9. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
10. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
11. It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.
12. Inland wetlands flagged by Steven Danzer, PHD & Associates LLC, on August 6, 2025 and field located by The Huntington Company on August 28, 2025.

## DEEP TEST PIT DATA

112 Hilltop Drive Trumbull

*Performed By Ochman Associates, Inc. December 10, 2024*

Deep Test Pit #1 (DT 1)
0" - 12" Topsoil (Fill) Dark Brown
12" - 20" Topsoil (Natural) Black Brown
20" - 40" Brown Sandy Silty Loam
40" - 62" Olive Brown Silty Loam with Fine Sand & Gravel
Mottling at: 40"
Ground Water at: N/A
Ledge at: N/A
Compaction at: 40"
Roots to: 38"

Deep Test Pit #2 (DT 2)
0" - 19" Topsoil (Fill) Brown Sandy Silty Loam with Trash
19" - 39" Grey/Black Very Silty Loam with Fine Sand & Organics
39" - 53" Olive Brown Silty Loam with Fine Sand & Gravel
53" - 69" Brown Silty Loam with Fine Sand & Gravel
Mottling at: 16'
Ground Water at: N/A
Ledge at: N/A
Compaction at: 19"
Roots to: 37"

Deep Test Pit #3 (DT 3)
0" - 19" Topsoil (Fill transitions to Native)
19" - 30" Dark Brown Sandy Loam with Silts & Gravel
30" - 72" Brown Coarse Sandy Loam with Silts
Mottling at: 49"
Ground Water at: N/A
Ledge at: N/A
Compaction at: N/A
Roots to: 48"

## INFILTRATION TEST DATA

Note: Testing Completed using a CT-DEEP approved Double Ring Infiltrometer Apparatus

Infiltration Test A (IT A)
EQUIPMENT: TURF-TECH Infiltrometer
TEST DEPTH: 28"

| Time | Reading | Note |
|---|---|---|
| 10:20a | 0 | Presoak |
| 10:32 | 3 ⅞" | Inner & Outer Rings Dry |
| 10:35 | 0" | Refill |
| 10:40 | 1 ⅜" | |
| 10:45 | 2 ⅝" | |
| 10:48:20s | 3 ⅞" | Inner & Outer Rings Dry |

Results: 3 ⅞ inches in 13 minutes & 20 Seconds
- 15 ⅜ in/hr
- 3.95 min/in

## LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- WL INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- × 132.0 EXISTING SPOT ELEVATION

NOTHING SHALL BE CONSIDERED CERTIFIED WITH SEAL OR FIXED WITHOUT THE LIVE SIGNATURE OF THE SIGNATORY

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Mark A. Ochman, L.S. #22913

NOTHING SHALL BE CONSIDERED CERTIFIED WITH SEAL OR FIXED WITHOUT THE LIVE SIGNATURE OF THE SIGNATORY

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Michael D. Mlynarczyk, L.S. #70339

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

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RECD 3/17/2026
APP 26-08

# ZONING LOCATION SURVEY

PROPOSED POOL

PREPARED FOR

VICKY TOLA-SHELBY

#112 HILLTOP DRIVE

TRUMBULL, CONNECTICUT

20 0 20 40

| NO. | DATE | REVISIONS |
|---|---|---|
| | | |
| | | |
| 1 | 2/5/2026 | Add Proposed Pool |

| DATE: | SCALE: | DRAFTER: | JOB NUMBER: | SHEET NUMBER: |
|---|---|---|---|---|
| 9-3-2025 | 1"=20' | DCH | H5125 | 1/2 |

HC Since 1921

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
A Division Of Shevlin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 203.259.1091

1/2

8-5596

## SOIL EROSION AND SEDIMENT CONTROL NOTES

### NARRATIVE:

The purpose of the Soil Erosion and Sediment Control Plan details and notes is to outline a program that minimizes soil erosion during construction.

THE PRIMARY POLICIES OF THIS PROGRAM ARE:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

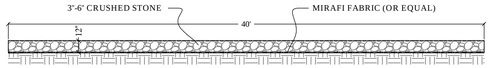
### NOTES:

1. This drawing is intended to describe the soil erosion and sediment control plan for the pool construction. For other details with respect to construction, see appropriate drawings.
2. All soil erosion and sediment controls shall be done in conformance with the 2002 Connecticut "Guidelines for Soil Erosion and Sediment Control", DEP Bulletin #34, prepared by the Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this soil erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Office of any transfer of this responsibility.
4. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of proposed facilities shown beyond the fences.
6. Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consist of CT DOT #3 stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (50' or as specified on drawings).
7. The location of the proposed stockpile is shown on the drawing or the excess material is to be removed during construction. Silt fence will be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
8. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100s or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
9. Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed field area. The inlets of all pumps are to be floated a minimum of 24 inches off the bottom of the excavation and pumped into a dirtbag.
10. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover.

| TEMPORARY SEED MIX: | | PERMANENT SEED MIX: | |
|---|---|---|---|
| Perennial ryegrass | 40 lbs/acre | Kentucky Bluegrass | 20 lbs/acre |
| 1 lb/1000 sq. ft. | | Creeping Red Fescue | 20 lbs/acre |
| | | Perennial ryegrass | 5 lbs/acre |
| TOTAL 45 lbs/acre | 1lb/1000 sq. ft | | |

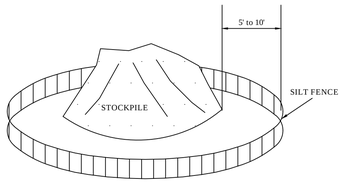
*Optimum Seeding Dates: April 15 - June 15; August 15 - October 1*

11. If disturbed areas cannot be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and re-mulch as the season permits.
12. Loaded trucks shall be covered as required to keep down dust.
13. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction.
14. Dust control to be achieved with watering down disturbed areas as required.
15. After each storm event or once weekly, all soil erosion and sediment controls will be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.
16. Additional soil erosion and sediment control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing agency.
17. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of properly.




ANTI-TRACKING APRON

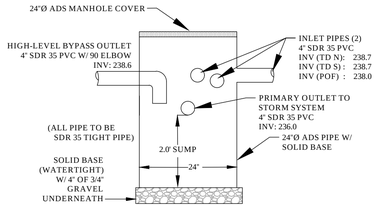
NOT TO SCALE




INSTALL SILT FENCE AT BASE

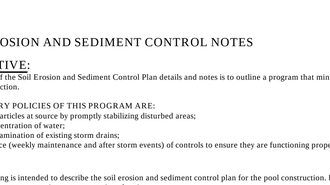
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10# PER 1000 SQ. FT.

STOCKPILE STABILIZATION



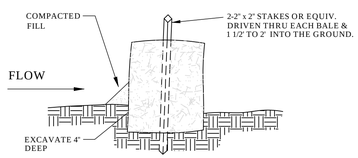

24" Ø FLOW CONTROL STRUCTURE/CLEANOUT

(NTS)



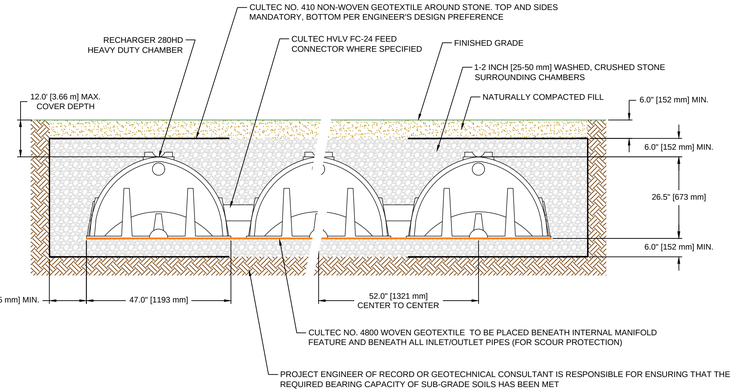

SILT FENCE

NOT TO SCALE



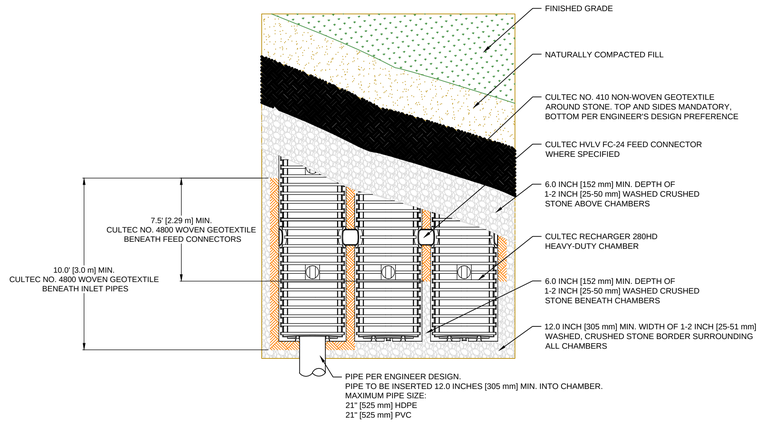

TYPICAL STRAW BALE STAKING DETAIL

(NTS)




280HD 4.0

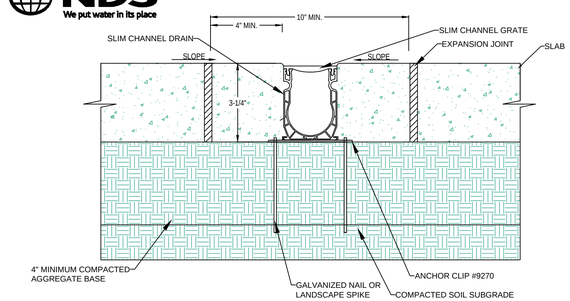
## CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION




280HD 6.0

## CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW

NDS
We put water in its place



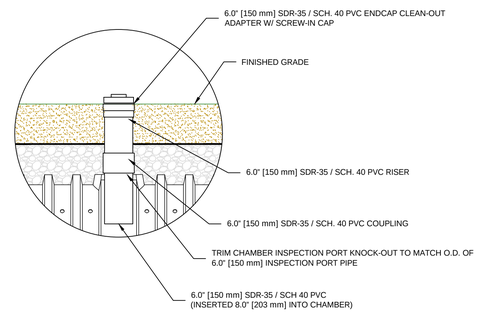

NOTES:

1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. RECESS CHANNEL/GRATE ¼" BELOW GROUND SURFACE.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED

SLIM CHANNEL INSTALLATION

SLAB INSTALLATION

NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworx@ndspro.com
851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994




280HD 8.0

## OPTIONAL INSPECTION PORT - ZOOM DETAIL

# GENERAL DETAILS

PROPOSED POOL

PREPARED FOR

VICKY TOLA-SHELBY

#112 HILLTOP DRIVE

TRUMBULL, CONNECTICUT

| | | | DATE: | SCALE: | DRAFTER: | JOB NUMBER: | SHEET NUMBER: |
|---|---|---|---|---|---|---|---|
| | | | 9-3-2025 | 1" = 20' | ZAG | H5125 | 2/2 |
| 1 | 2/5/2026 | Add Proposed Pool | | | | | |
| NO. | DATE | DESCRIPTION | | | | | |
| REVISIONS | | | | | | | |

HC Since 1921

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
A Division Of Shevlin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 203.259.1091

2/2

8-5596

NOTICE: THIS PLAN IS INCOMPLETE WITHOUT SEAL OR FIXED WITH THE SIGNATURE OF THE SIGNATORY

TO THE KNOWLEDGE AND BELIEF OF THE UNDERSIGNED, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

STATE OF CONNECTICUT
No. 24913
LICENSED LAND SURVEYOR
Mark A. Ochsner

Mark A. Ochsner, L.S. #24913

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

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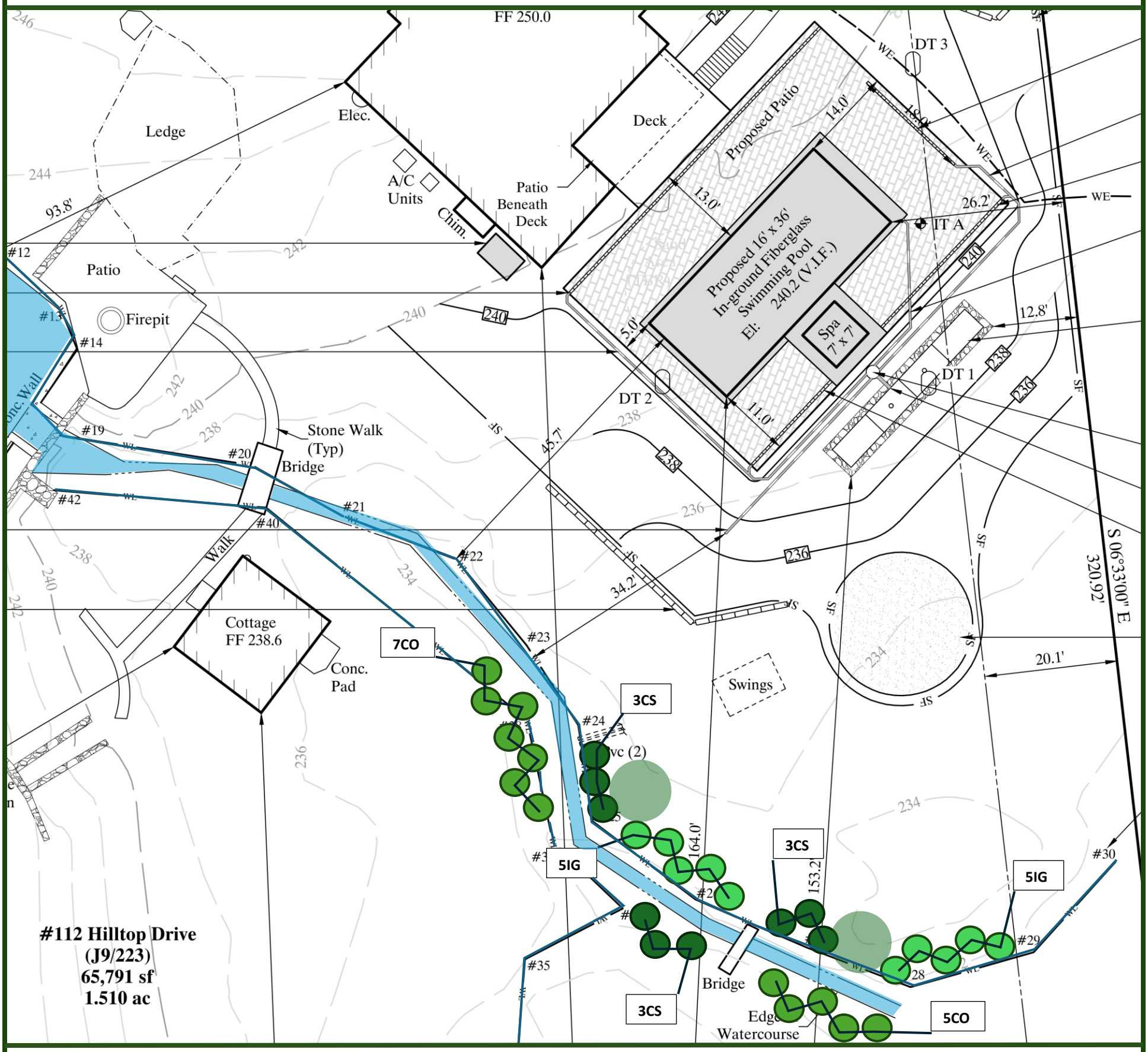
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# Wetland Buffer Restoration Plan

## 112 Hilltop Drive, Trumbull, CT

by Aleksandra Moch, Landscape Designer, March 15, 2026




## PLANTING SCHEDULE

| QTY | KEY | BOTANICAL/COMMON NAME | SIZE | ROOT |
|---|---|---|---|---|
| 10 | IG | Ilex glabra 'Compacta' / Inkberry | 3’-4’ | Cont. |
| 9 | CS | Cornus sericea / Red osier dogwood | 4’-5’ | Cont. |
| 12 | CO | Cephalanthus occidentalis / Buttonbush | 4’-5’ | Cont. |

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

# Soil Report

Date: August 7, 2025
By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
    - Nationally certified by the Soil Science Society of America (#353463).
    - Registered with the Society of Soil Scientists of Southern New England.
    - Certified PWS #1321 by the Society of Wetland Scientists
    - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
    - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Project: 112 Hilltop Drive, Trumbull

## INTRODUCTION

A wetlands investigation was performed at the above-referenced property to locate and identify any inland wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

## DEFINITIONS

The Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) define **inland wetlands** as land, including submerged land (except for tidal wetlands) which consist of any of the soil types designated by the National Cooperative Soil Survey as *poorly drained, very poorly drained, floodplain, or alluvial*.

**Poorly drained** and **very poorly drained** are soil drainage classes that are defined by specific technical criteria in the Soil Survey Manual, Ch. 3 of the USDA Natural Resources Conservation Service. Generally speaking, *poorly drained soils* are wet at shallow depths periodically during the growing season, or remain wet for long periods, while in *very poorly drained soils* water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. **Floodplain** refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629). **Watercourses** are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all

other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent watercourses** are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

a) Evidence of scour, or deposits of recent alluvium or detritus;
b) The presence of standing or flowing water for a duration longer than a particular storm incident;
c) The presence of hydrophytic vegetation.

**Uplands** are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

## METHODS

Wetland or watercourse boundaries present within the survey area were investigated pursuant to the definitions provided by the Connecticut General Statutes (CGS Ch. 440 Sections 22a-36 and 22a-45) as amended. All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on August 6, 2025. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local Soil Survey. The wetland boundaries were marked with flagging tape and/or stakes (Wetland Flags 1-42) and a sketch map prepared (attached).

## SITE DESCRIPTION AND DISCUSSION

The roughly 1.51 acre site is located on the south/east side of Hilltop Drive in Trumbull, CT. Landuse is residential. The site is located within DEEP drainage basin 7103-01 within the Yellow Mill Channel subregional basin. Wetland resources on site included a watercourse with a small impounded section and intermittent segments, which drains southeasterly.

### WETLAND AND WATERCOURSE SOIL MAPPING UNITS

**(3) Ridgebury, Leicester, and Whitman soils extremely stony**
*The Ridgebury series* consists of very deep, somewhat poorly and poorly drained soils formed in till derived mainly from granite, gneiss and schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in low areas in uplands. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity ranges from moderately low to high in the solum and very low to moderately low in the substratum. Mean annual temperature is about 49 degrees F. and the mean annual precipitation is about 45 inches. TAXONOMIC CLASS: Loamy, mixed, active, acid, mesic, shallow Aeric Endoaquepts

*The Leicester series* consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 47 inches. TAXONOMIC CLASS: Coarse-loamy, mixed, active, acid, mesic Aeric Endoaquepts

*The Whitman series* consists of very deep, very poorly drained soils formed in lodgement till derived mainly from granite, gneiss, and schist. They are shallow to a densic contact. These soils are nearly level or gently sloping soils in depressions and drainageways on uplands. Saturated hydraulic conductivity is moderately high or high in the solum and very low through moderately high in the substratum. Mean annual precipitation is about 45 inches (1143 millimeters) and mean annual temperature is about 49 degrees F. (9 degrees C.). TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Typic Humaquepts

## UPLAND (NON WETLAND) SOIL MAPPING UNITS

**(73C) Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky**
*The Charlton series* consists of very deep, well drained loamy soils formed in till derived from parent materials that are very low in iron sulfides. They are nearly level to very steep soils on till plains and hills. Slope ranges from 0 to 50 percent. Saturated hydraulic conductivity is moderately high or high. Mean annual temperature is about 10 degrees C and mean annual precipitation is about 1194 mm. TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Typic Dystrudepts

*The Chatfield series* consists of well drained and somewhat excessively drained soils formed in till derived from parent materials that are very low in iron sulfides. They are moderately deep to bedrock. They are nearly level through very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 through 70 percent. Crystalline bedrock is at depths of 20 to 40 inches (50 through 100 centimeters). Saturated hydraulic conductivity is moderately high or high in the mineral soil. Mean annual temperature is 51 degrees F (11 degrees C) and mean annual precipitation is 38 inches (1194 millimeters). TAXONOMIC CLASS: Coarse-loamy, mixed, superactive, mesic Typic Dystrudepts

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LIMITATIONS
All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

## CERTIFICATION

Signed,
Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)

# 112 Hilltop Drive, Trumbull




Sketch Map - not to scale
See report for methods
Steven Danzer Ph.D., Soil Scientist
Steven Danzer Ph.D. & Associates LLC
203-451-8319
www.CTWetlandsConsulting.com

0 25 50 100 Feet

N

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

**APPLICATION FOR PERMIT**

Application No. 26-10
SUBMITTED
MAR 24 2026
INLAND WETLANDS C...
BY _____

**SECTION I**

1. Location/address of property where activity is proposed: ~~25~~ 33 BROADWAY - TRUMBULL CT 06611

   Parcel Size 0.500 A.C. Zone: A Map ID: _____ Current Use: RESIDENTIAL

2. Applicant's Name: MACHADOS PROPERTIES LLC

   Applicant's Address: 247 PARK LANE - TRUMBULL CT 06611

   Telephone: _____ Cell: ( 203 648 1410 Email: machadoscarpentryllc@gmail.com

   Applicant's interest in property (Lessee, Licensee, Owner, etc.): SELL

3. Name of Property Owner of Record: MACHADOS PROPERTIES LLC - RONALDO MACHADO

   *If the owner is a corporation, or other non-individual entity, include the primary contact information*

   Address of Owner of Record: 247 PARK LANE - TRUMBULL CT 06611

   Telephone: 4753193169 Cell: ( 203 648 1410 Email: machadoscarpentryllc@gmail.com

   **If Applicant is the Owner, go to #5**

4. The undersigned hereby authorizes Veronica Ventreschi Design LLC to act as Agent on my behalf as related to this application.

   Ronaldo Machado
   *(Owner of Record)*

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):

   Proposed project is to build a single-family residence. Proposed foundation will consist of a full, unfinished basement covering the footprint of the house. Garage over slab and corresponding footing. The main structure will be a two-story, Colonial-style.

*The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.*
*The undersigned warrants the truth of all statements contained herein and in all supporting documents under penalty of false statement according to the best of his/her knowledge and belief.*
**Permission is granted to the Town of Trumbull, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit under Section 7.5 of the IWWC Regulations.**

Applicant's Signature: Veronica Ventreschi Design LLC Date: 03/23/2026
**(If not the Owner)**

Owner's Signature: Ronaldo Machado Date: 03/23/2026

## SECTION II

## SITE PLAN REQUIREMENTS

1. Total property area: 0.500 a.c. Zone: A Number of Lots: 1
2. Map ID, from assessors card: E04 & 36
3. Total area existing of wetlands on property: 0 SQFT
4. Total area of Regulated area on property: 1,424 SQFT
5. Wetlands area to be disturbed: N/A ~~10,344~~
6. Upland Review area to be disturbed: N/A 10,344 sqft
7. Proposed % of wetlands on the property to be disturbed: N/A
8. Total area of proposed land disturbance: ATTACHED SITE PLAN
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

| | **Percent of Regulated Area**: | **Dominant Species**: |
|---|---|---|
| Trees: | | |
| Shrubs: | | |
| Grasses, weeds, etc: | | |
| Impervious area: | | |

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: N/A
    c. 100 year flood evaluation: 500 YEAR FLOOD ZONE - ATTACHED SITE PLAN
13. Probable effect of proposal (if any) on vegetation and wildlife: N/A
14. Existing or proposed source(s) of water supply for the property: CITY WATER
15. Existing or proposed method of sewage disposal for the property: CITY SEWER
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: _____
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: Underground drainage - cultec on regulated area
18. Proposed percent of Regulated area to be covered with impermeable surface: Attached site plan
19. Material to be (check all that applies): deposited ☐ excavated ☒ (if yes, complete the following):
    a. Area: 1,424 sqft Volume: +/- 7,000 [TO BE RE-USED ON SITE]
    b. Physical & Chemical composition of material to be deposited: N/A

# AGENT AUTHORIZATION FORM

## TO THE TOWN OF TRUMBULL

**Property Owner's Name:** Machados Properties LLC - Ronaldo Machado
**Property Owner's Email:** machadoscarpentryLLC@gmail.com
**Property Owner's Phone Number:** 2036481410
**Property Address:** 35 Broadway Road - Trumbull

**Agent's Name:** Veronica Ventreschi Design LLC
**Agent's Address:** 55 Merritt Blvd - Trumbull CT 06611
**Agent's Contact Information:** 4753193169

I, RONALDO MACHADO, authorize Veronica Ventreschi Design LLC to act as my agent for a variance application concerning the property located at 35 Broadway Road - Trumbull CT.

This includes representing me in dealings with the Planning and Zoning Department.

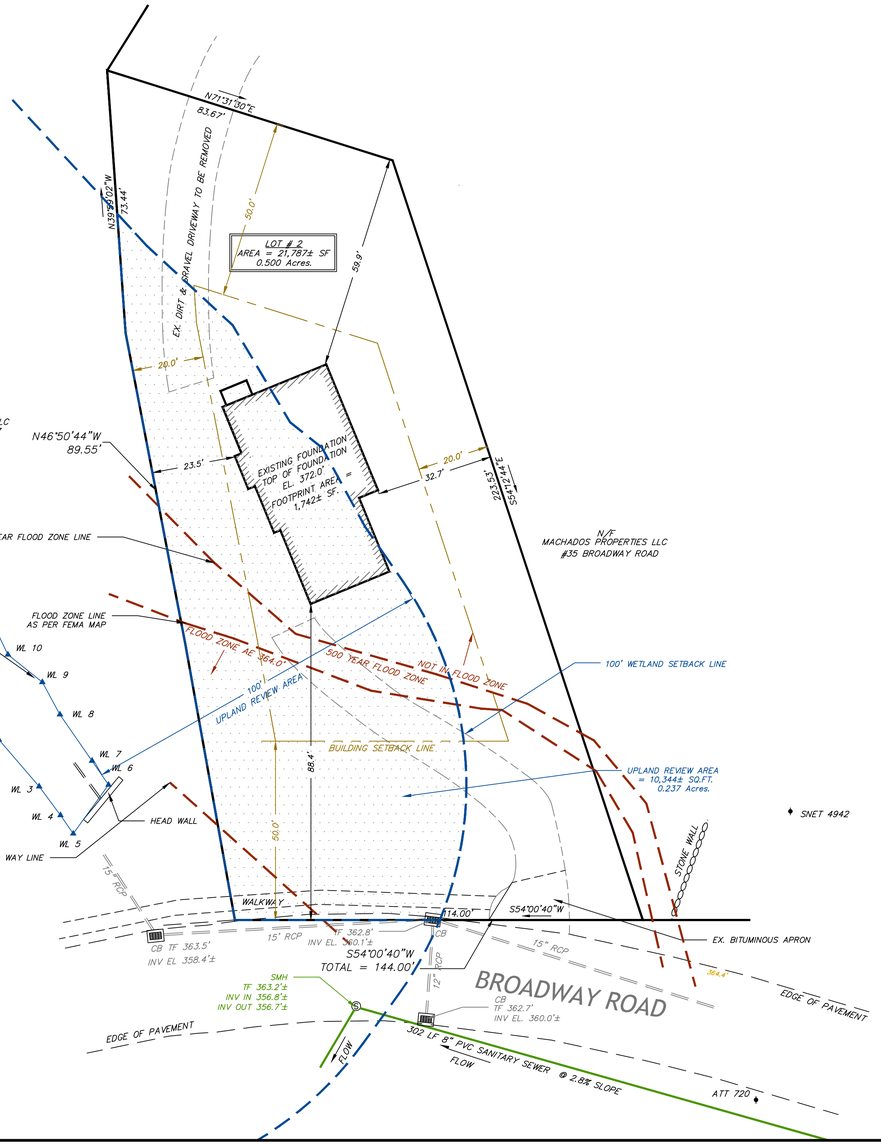
Owner's Signature: RONALDO MACHADO Date: _____

| STANDARD | MINIMUM/REQUIRED MAXIMUM/ALLOWED | | EXISTING CONDITIONS | | PROPOSED CONDITION | | FOUNDATION AS BUILT | |
|---|---|---|---|---|---|---|---|---|
| Minimum Lot Area (Sq. Ft.) | 21,780 | | 21,787± | | 21,787± | | 21,787± | |
| Minimum Lot Frontage (Ft.) | 125' | | 114.0' | | 114.0' | | 114.0' | |
| Minimum Floor Area (Sq.Ft.) | 1st Floor | 2nd Floor | 1st Floor | 2nd Floor | 1st Floor | 2nd Floor | | |
| 1 Story | 1200 | --- | N/A | --- | N/A | --- | N/A | --- |
| 1 1/2 Story | 900 | 500 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2 Story | 900 | 800 | N/A | N/A | 1375 | 1375 | U/C* | U/C |
| Maximum Height for a Building or Structure | 40' | | N/A | | 32'± | | U/C | |
| Minimum Front Yard (Ft.) | 50' | | N/A | | 90.8' | | 88.4' | |
| Minimum Side Yard (Ft.) | 20' | | N/A | | 22.7'/33.1' | | 23.5'/32.7' | |
| Minimum Rear Yard (Ft.) | 50' | | N/A | | 69.1' | | 59.9' | |
| Maximum Lot Coverage | 25% | | 0% | | 7.0% | | U/C | |
| Maximum Floor Area Ratio (F.A.R) | 0.29 | | N/A | | 0.13 | | U/C | |

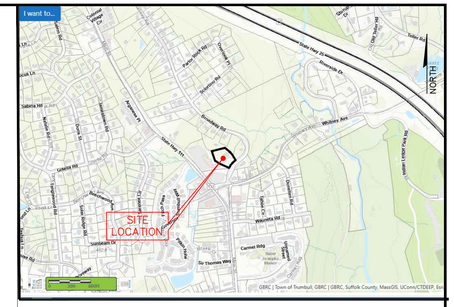
BUILDING ZONE: A

ASSESSOR'S MAP & LOT NO # E/04 / 036/ 000

* U/C = UNDER CONSTRUCTION




RECD 3.24.2026
App 26-10




## LOCATION MAP

NOT TO SCALE

## SURVEY NOTES

1. This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996 and Revised 08-29-2019.

2. This Survey conforms to Class A-2 & T-2.

3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.

4. Boundary determination is based upon a Resurvey (see MAP REFERENCES and Record Deeds.)

5. North Arrow is based on Map Reference # 1.

6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.

7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.

8. Property Lines Established According to Record Deeds as exist.

9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.

10. Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

11. Elevations Are Based on NAVD Datum.

12. Part Of Subject property under flood zone: AE EL. 364.0' per flood insurance rate map, community-panel number 09009C0288F effective date: June 18, 2010.

## MAP REFERENCES

1. IMPROVEMENT LOCATION SURVEY FOR 35 & 93 BROADWAY ROAD,TRUMBULL,CT FOR JAMES FRACKER, DATED JUNE 02, 2024, SCALE 1" = 30'. PREPARED BY PAUL BOMBERO SR., 155 BEAR HILL ROAD,BETHANY,CT, PHONE NO # 203-530-9779.

2. RECORD MAP NO # 1662.

3. DIVISION OF PROPERTY SURVEY PREPARED FOR MACHADOS PROPERTIES LLC, 35 BROADWAY ROAD, TRUMBULL, PREPARED BY CT LAND SURVEYING LLC, DATED 04-08-2025, SCALE 1" = 20'.

## PROPERTY SUBJECT TO:

1. PROPERTY SUBJECT TO AN EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE TRUMBULL LAND RECORDS.

### IMPORTANT! READ!
### WARNING AND DISCLAIMER OF LIABILITY
### UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure.

The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this documents.
Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

JIGNESH M. SONI, P.L.S. 70386

STATE OF CONNECTICUT JIGNESH M. SONI No. 70386 LICENSED LAND SURVEYOR

PREPARED FOR

MACHADOS PROPERTIES LLC
33 BROADWAY ROAD,
TRUMBULL, CONNECTICUT

OWNER

MACHADOS PROPERTIES LLC
33 BROADWAY ROAD,
TRUMBULL, CONNECTICUT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | 03-23-2026 | FOUNDATION AS BUILT |
| 1 | 10-15-2025 | PROPOSED HOUSE |

REVISIONS


CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P:(203)503-1193
Email: ctland2005@gmail.com


IMPROVEMENT LOCATION SURVEY
PREPARED FOR
MACHADOS PROPERTIES LLC
33 BROADWAY ROAD,
TRUMBULL, CONNECTICUT

| | |
|---|---|
| DRAFTED: | CAD |
| APPROVED: | J.S |
| SCALE: | 1" = 20' |
| PROJECT NO.: | 250307 |
| DATE: | 04/08/2025 |
| CAD FILE: | 250307 |

TITLE:

IMPROVEMENT LOCATION

SHEET NUMBER:

EX-1 OF 1

E:\2025-Jobs\250307-35-BROADWAY-TRUMBULL\250307-FND-ASB-LOT-1ONLY--33-BROADWAY-ROAD-TRUMBULL.dwg, 1:1




## GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY CT LAND SURVEYING LLC TITLED "DIVISION OF PROPERTY SURVEY PREPARED FOR MACHADOS PROPERTIES LLC", DATED APRIL 8, 2025.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.500 ACRES

ALL PIPES ARE TO BE 6" PVC (S=0.01 MIN.) UNLESS OTHERWISE INDICATED.

AREAS NEAR RETENTION SYSTEM TO BE RESTORED/MAINTAINED TO EXISTING CONTOURS

RETENTION CHAMBERS TO BE INSTALLED NO LOWER THAN ELEVATION SHOWN.

CONTRACTOR TO COORDINATE WITH SURVEYOR FOR DRAINAGE AS BUILT PRIOR TO BACKFILLING.

RECD 3/.26.2026
APP 26-10

### LOCATION MAP




### SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2023 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

STATE OF CONNECTICUT
WAYNE J. D'ANDREA
No. 24877
LICENSED PROFESSIONAL ENGINEER

7-11-25
date

Fairfield County Engineering LLC

REV. 12/26/25: FOOTPRINT.

**RONALDO MACHADO**

33 BROADWAY ROAD TRUMBULL, CONNECTICUT

DRAINAGE PLAN

CIVIL ENGINEERS

2671
project

1 OF 2
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 wayne@fairfieldce.com

2671_251226Drainage

| | | | |
|---|---|---|---|
| **FCE Project #** | 2671 | **Date Performed:** | 7/15/25 |
| **Client:** | Ronaldo Machado | | |
| **Location:** | 35 Broadway Road, Trumbull | | |
| **Observed by:** | Wayne D'Avanzo | | |

**Test Hole 1:**

| | |
|---|---|
| 0-57" | Topsoil/ Misc Fill |
| 57-74" | Dark Brown Loam |
| No Ground Water | |
| No Mottling | |
| Ledge @ 74" | |

**Test Hole 2:**

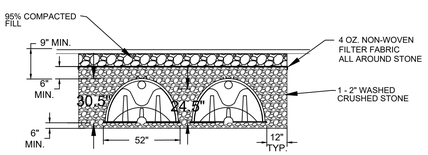
| | |
|---|---|
| 0-24" | Topsoil/ Misc Fill |
| 24-80" | Brownish Grey Sandy Silt |
| No Ground Water | |
| No Mottling | |
| No Ledge | |

| | | | | | |
|---|---|---|---|---|---|
| Conducted by: | Wayne D'Avanzo | | Project: | 2671 | |
| Location: | 35 Broadway Road | | Town: | Trumbull | |
| Client : | Ronaldo Machado | | Date: | 7/15/25 | |
| Weather conditions prior to and during tests: Clear | | | | | |
| Single Lot: | X | Subdivision: | | | |
| Diameter of Hole: | 8" | Depth of Hole: | | 24" | |
| **PT-1** | | | | **Design** | |
| **Pre-Soak @: 11:00 AM** | | | | **3.0"/Hr. (2.0 F** | |

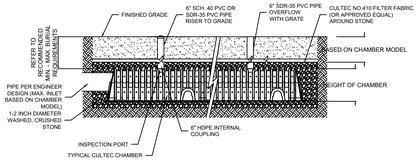
| Time | Time Increment | Depth to Water | Drop in inches | Soil Percolation Rate Time to drop 1 inch |
|---|---|---|---|---|
| 12:10 PM | ---- | 4 1/2" | ---- | ---- |
| 12:20 PM | 10 Min. | 8 1/2" | 4" | 2.5 Min. |
| 12:30 PM | 10 Min. | 11 1/2" | 3" | 3.3 Min. |
| 12:40 PM | 10 Min. | 13 3/4" | 2 1/4" | 4.4 Min. |
| 12:50 PM | 10 Min. | 15 1/2" | 1 3/4" | 5.7 Min. |
| 1:00 PM | 10 Min. | 17" | 1 1/2" | 6.7 Min. |
| 1:10 PM | 10 Min. | 18" | 1" | 10.0 Min. |

| | | | | |
|---|---|---|---|---|
| Single Lot: | X | Subdivision: | | |
| Diameter of Hole: | 8" | Depth of Hole: | | 23" |
| **PT-2** | | | | **Design** |
| **Pre-Soak @: 11:05 AM** | | | | **3.0"/Hr. (2.0 F** |

| Time | Time Increment | Depth to Water | Drop in inches | Soil Percolation Rate Time to drop 1 inch |
|---|---|---|---|---|
| 12:15 PM | ---- | 5" | ---- | ---- |
| 12:25 PM | 10 Min. | 8 1/2" | 3 1/2" | 2.9 Min. |
| 12:35 PM | 10 Min. | 11 1/4" | 2 3/4" | 3.6 Min. |
| 12:45 PM | 10 Min. | 13 1/2" | 2 1/4" | 4.4 Min. |
| 12:55 PM | 10 Min. | 15 1/8" | 1 5/8" | 6.2 Min. |
| 1:05 PM | 10 Min. | 16 5/8" | 1 1/2" | 6.7 Min. |
| 1:15 PM | 10 Min. | 17 5/8" | 1" | 10.0 Min. |

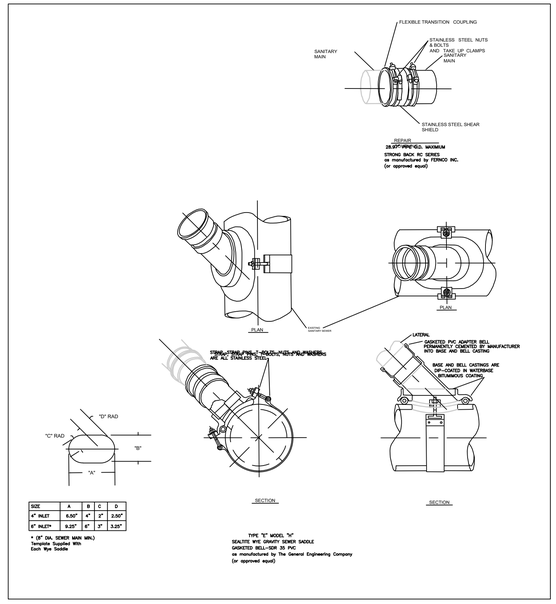



CULTEC RECHARGER 330XLHD
TYPICAL CROSS SECTION




NUMBER OF UNITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

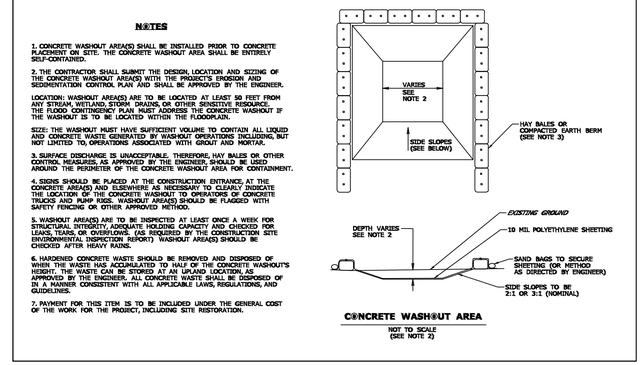
CULTEC INSPECTION PORT AND OVERFLOW
(AS APPLICABLE)



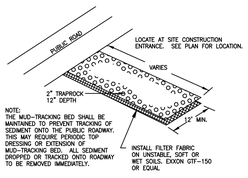

| SIZE | A | B | C | D |
|---|---|---|---|---|
| 4" INLET | 6.50" | 4" | 3" | 2.50" |
| 6" INLET* | 9.25" | 6" | 3" | 3.25" |

* (6" DIA. SCREW MAIN ONLY)
Template Supplied With Each Wye Saddle

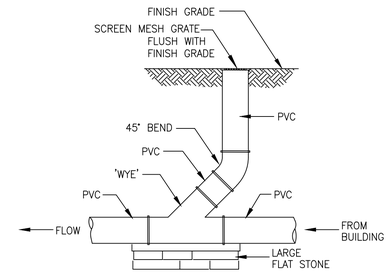
TYPE "C" MODEL "A"
SEALTITE WYE GRAVITY SEWER SADDLE GASKETED BELL-SDR 35 PVC
ee manufactured by The General Engineering Company
(or approved equal)



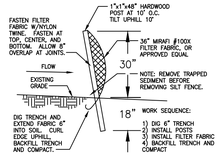

CONCRETE WASHOUT AREA
NOT TO SCALE
(SEE NOTE 7)



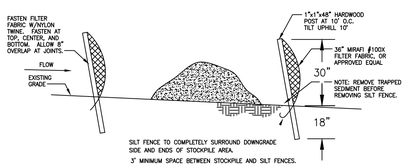

MUD-TRACKING BED
NOT TO SCALE



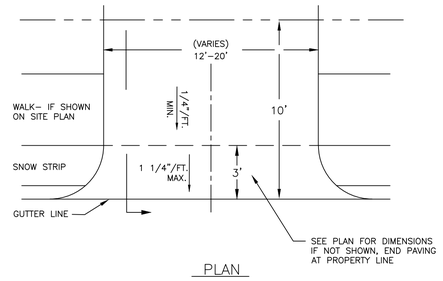

TYPICAL CLEANOUT
NOT TO SCALE



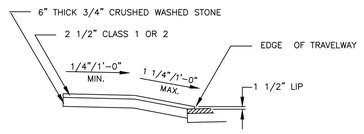

SILT FENCE
NOT TO SCALE




STOCKPILE PROTECTION
NOT TO SCALE

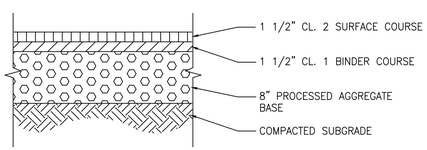



PLAN




SECTION

ASPHALT DRIVEWAY APRON
NOT TO SCALE




DRIVEWAY PAVEMENT
NOT TO SCALE

## Stormwater Facilities Maintenance Plan

**Machado Properties LLC**

**33 Broadway Road, Trumbull, CT**

**Scope:**

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 33 Broadway Road are maintained by the property owner in operational condition throughout the life of the project.

**Recommended Frequency of Service:**

All of the stormwater components installed for this property shall be checked periodically by the Owner and kept in full working order. Ultimately, the frequency of inspection and service cleaning depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, trash, etc.); however it is recommended that the facility be inspected and cleaned a minimum of four times a year. The guidelines for the timing of service include early spring, after the last snowfall, and late fall after the leaves have fallen from the trees.

**Service Procedures:**

1. Cultec retention chambers: The maintenance of the Cultec chambers shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.
3. Roof Leader: The maintenance of the roof leaders shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.
4. Junction box: The maintenance of the junction box shall be in accordance with the aforementioned schedule and shall include the inspection of the structure's integrity. Debris shall be removed from the inlet and outlet pipes. The sump shall be cleaned of any silt or other debris or sediment.

**Reporting:**

A maintenance log shall be kept by the Owner of each inspection outlining the items inspected and the maintenance performed. These logs shall be kept on file by the Owner, and must be shared with the Town upon request.

STATE OF CONNECTICUT WAYNE J. D'AVANZO No. 24877 LICENSED PROFESSIONAL ENGINEER

REV. 12/26/25: FOOTPRINT.

**RONALDO MACHADO**

33 BROADWAY ROAD TRUMBULL, CONNECTICUT

7-11-25 date

DETAIL SHEET

Fairfield County Engineering LLC

CIVIL ENGINEERS

2671 project

2 OF 2 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319

WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

RECD
3.24.2026
APP 26-10

# Soil Report

Date: March 22, 2026

By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
    - Nationally certified by the Soil Science Society of America (#353463).
    - Registered with the Society of Soil Scientists of Southern New England.
    - Certified PWS #1321 by the Society of Wetland Scientists
    - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
    - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Project: 33 Broadway, Trumbull, CT.

## INTRODUCTION

A wetlands investigation was performed at the above-referenced property to locate and identify any inland wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

## DEFINITIONS

The Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) define **inland wetlands** as land, including submerged land (except for tidal wetlands) which consist of any of the soil types designated by the National Cooperative Soil Survey as *poorly drained, very poorly drained, floodplain, or alluvial.*

**Poorly drained** and **very poorly drained** are soil drainage classes that are defined by specific technical criteria in the Soil Survey Manual, Ch. 3 of the USDA Natural Resources Conservation Service. Generally speaking, *poorly drained soils* are wet at shallow depths periodically during the growing season, or remain wet for long periods, while in *very poorly drained soils* water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season.

**Floodplain** refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629). **Watercourses** are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent watercourses** are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

a) Evidence of scour, or deposits of recent alluvium or detritus;
b) The presence of standing or flowing water for a duration longer than a particular storm incident;
c) The presence of hydrophytic vegetation.

**Uplands** are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

## METHODS

Wetland or watercourse boundaries present within the survey area were investigated pursuant to the definitions provided by the Connecticut General Statutes (CGS Ch. 440 Sections 22a-36 and 22a-45) as amended. All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on March 21, 2026. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local Soil Survey. The wetland boundaries were marked with flagging tape and/or stakes (Wetland Flags 1-15) and a sketch map prepared (attached).

## SITE DESCRIPTION AND DISCUSSION

The site is located on the west side of Broadway in Trumbull, Connecticut. The site, recently split off from 33 Broadway, is currently being developed with a foundation for a residence and grading for a driveway. The site is located within the DEEP Basin 7105-05, within the Pequonnock River subregional watershed as per the DEEP map. **Wetland resources were located offsite, to the south,** and consisted of a tributary watercourse to the Pequonnock River.

### WETLAND AND WATERCOURSE SOIL MAPPING UNITS

**(109) Fluvaquents-Udifluvents complex**
*Fluvaquents* are poorly drained or very poorly drained wetland soils that underlie watercourses.

*Udifluvents* are floodplain or alluvial soils that underlie or are adjacent to watercourses.

## UPLAND (NON WETLAND) SOIL MAPPING UNITS

**(306) Udorthents-Urban land complex**

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LIMITATIONS

All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

---

## CERTIFICATION

Signed,

Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)

CPSS
Certified Professional Soil Scientist

# 33 Broadway, Trumbull




Sketch Map - not to scale
See report for methods
Steven Danzer Ph.D., Soil Scientist
Steven Danzer Ph.D. & Associates LLC
203-451-8319
www.CTWetlandsConsulting.com

0 25 50 100 Feet

N

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

SUBMITTED
Application No. 26-02
JAN 15 2026
INLAND WETLANDS COMMISSION
BY _____

## APPLICATION FOR PERMIT

## SECTION I

1. Location/address of property where activity is proposed: 17 Apple Gate Lane, Trumbull, CT
   Parcel Size 2.52 Zone: RES AA Map ID: J06-73 Current Use: Residential
2. Applicant's Name: Joseph M. Juliano
   Applicant's Address: 17 Apple Gate Lane, Trumbull, CT 06611
   Telephone: (631) 375-1554 Cell: (631) 375-1554 Email: jjuliano10@gmail.com
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): _____
3. Name of Property Owner of Record: Joseph & Regina Juliano
   *If the owner is a corporation, or other non-individual entity, include the primary contact information*
   Address of Owner of Record: 17 Apple Gate Lane, Trumbull, CT 06611
   Telephone (631) 375-1554 Cell (631) 375-1554 Email: jjuliano10@gmail.com

   **If Applicant is the Owner, go to #5**
4. The undersigned hereby authorizes _____ to act as Agent on my behalf as related to this application.

   Joseph Juliano
   *(Owner of Record)*

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary): Proposed Pad Site

*The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.*
*The undersigned warrants the truth of all statements contained herein and in all supporting documents under penalty of false statement according to the best of his/her knowledge and belief.*
**Permission is granted to the Town of Trumbull, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit under Section 7.5 of the IWWC Regulations.**

Applicant's Signature: Joseph M Juliano Date: 9/18/25
**(If not the Owner)**

Owner's Signature: Joseph M. Juliano Date: 9/18/25

## SECTION II

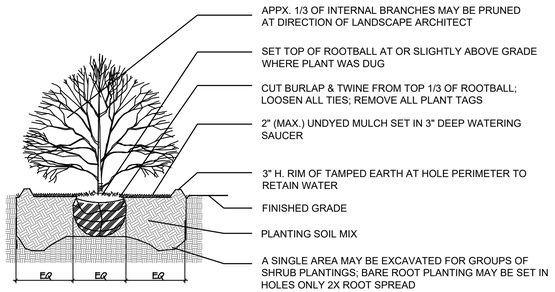
## SITE PLAN REQUIREMENTS

1. Total property area: 2.516 Ac/109,575 sf Zone: RES AA Number of Lots: 1
2. Map ID, from assessors card: J06-73
3. Total area existing of wetlands on property: 47,910 sf (1.10Ac)
4. Total area of Regulated area on property: 47,910 SF (1.10Ac)
5. Wetlands area to be disturbed: 0 SF
6. Upland Review area to be disturbed: 4,150 SF (approx)
7. Proposed % of wetlands on the property to be disturbed: 0%
8. Total area of proposed land disturbance: 4,150 SF (approx)
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No ✓ (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No ✓
(If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

| | **Percent of Regulated Area:** | **Dominant Species:** |
|---|---|---|
| Trees: | 70% | Red Maple, Black Birch, Red Oak |
| Shrubs: | 20% | Shrubs, Barberry, Multiflora Rose, Spicebush, Winterberry |
| Grasses, weeds, etc: | 10% | Lawn, Skunk Cabbage |
| Impervious area: | | |

12. Existing watercourse data and open water characteristics: (if applicable) n/a
    a. Size of pond(s) or lake(s): n/a
    b. Stream characteristics: intermittent or permanent: _____
    c. 100 year flood evaluation: _____
13. Probable effect of proposal (if any) on vegetation and wildlife: None
14. Existing or proposed source(s) of water supply for the property: n/a
15. Existing or proposed method of sewage disposal for the property: existing septic
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: Silt fence
18. Proposed percent of Regulated area to be covered with impermeable surface: 0 SF
19. Material to be (check all that applies): deposited ☑ excavated ☑ (if yes, complete the following)
    a. Area: 3,900 SF (approx) Volume: Attempt to balance cut & fill
    b. Physical & Chemical composition of material to be deposited:
    clean fill, drainage gravel for pool, retaining walls, patios

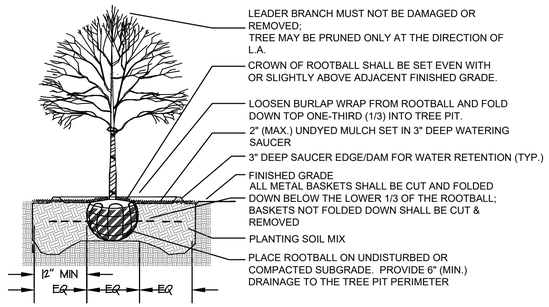
improvements are not within wetlands as delineated by Steven Danzer PhD & Associates, LLC




NOTE: FOR ALL CONTAINER GROWN PLANTS, REMOVE FROM CONTAINER JUST PRIOR TO PLANTING AND MAKE VERTICAL INCISIONS ALONG THE SURFACE OF THE ROOTBALL WITH A SHARP INSTRUMENT. CUT THROUGH CIRCULAR ROOTS AND GENTLY COMB OUT ROOTS.

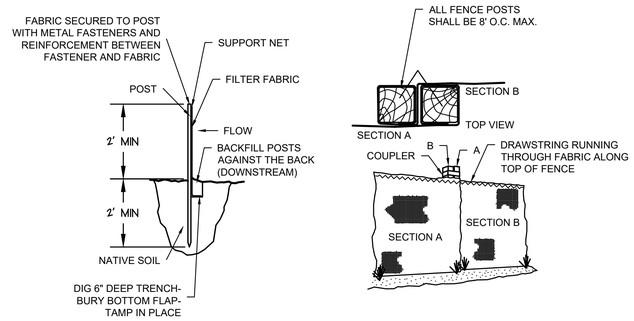
## 1 SP-2 SHRUB PLANTING DETAIL

NOT TO SCALE




## 2 SP-2 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



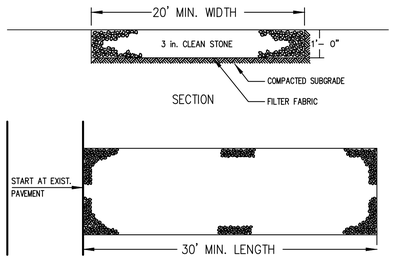

TOE-IN METHOD

JOINING SECTIONS OF FENCING

INSTALLATION NOTES:
1. ALL INSTALLATION AS PER ASTM STANDARDS
2. EXCAVATE A 6 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE
3. UNROLL A SECTION AT A TIME AND POSITION WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW)
4. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM
5. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH
6. JOIN SECTIONS AS SHOWN ABOVE

## 3 SP-2 FABRIC SILTATION FENCE DETAIL IF REQUIRED

NOT TO SCALE

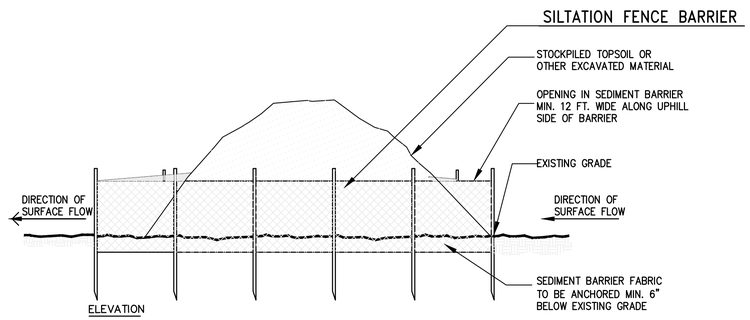



INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 20 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## 4 SP-2 STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE




## 5 SP-2 STOCKPILE DETAIL

SCALE: N.T.S.

RECD 2-13-2026
APP 26-02

| Revisions | Date |
|---|---|
| Added proposed propane tank; rev. pool equip. pad, noted cartridge filtration added native plantings, added curtain drain & pipe | 02.10.26 |


Tracy Chalifoux LLC
Landscape Architect
7 King Street, Danbury, CT 06811
Office: 845-364-1360
E-mail: tlchalifoux@gmail.com

Steven Danzer, PhD & Associates LLC
Wetlands & Environmental Consulting
www.CTWetlandsConsulting.com
203 451-8319
Wetland Boundaries • Pond & Lake Management • Construction Feasibility Consultations • Environmental Studies


Seal

State of Connecticut — Tracy Lee Chalifoux — No. 1189 — Licensed Landscape Architect

| | |
|---|---|
| Project Title | WETLAND PLAN<br>PREPARED FOR:<br>JOSEPH AND REGINA JULIANO |
| Location | 17 APPLEGATE LANE<br>TRUMBULL, CT |
| Graphic Scale and North Arrow | |
| Date | September 19, 2025 |
| Scale | AS SHOWN |
| Checked | SD |
| Drawn | TLC |
| Drawing Title | EROSION CONTROL & PLANTING DETAILS |
| Drawing No. | SP-2 |

REFER TO POOL ADDITION PLANS PREPARED BY ROSE TISO & CO., LLC ARCHITECTS, SURVEYORS & ENGINEERS FOR STORMWATER MANAGEMENT

## GENERAL LEGEND

- PROPERTY LINE
- PROPOSED SILT FENCE
- WETLAND LINE
- EXISTING TREE ◎ 18"
- EXISTING CONTOUR 331
- PROPOSED CONTOUR 372
- PROPOSED SPOT GRADE 371.0 +

## GENERAL NOTES:

1. CONTACT CALL BEFORE YOU DIG AT 800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
2. BASE MAP INFORMATION WAS TAKEN FROM "TOPOGRAPHIC SURVEY LOT 24 IRONGATE ESTATES" PREPARED BY LEWIS ASSOCIATES LAND SURVEYING AND CIVIL ENGINEERING DATED NOVEMBER 8, 2024.
13. SWIMMING POOL IS TO BE LINER TYPE CONSTRUCTION.
14. A CARTRIDGE FILTER SYSTEM SHALL BE UTILIZED FOR THE SWIMMING POOL. NO BACKWASH SYSTEM SHALL BE UTILIZED.
15. POOL ENCLOSURE MUST COMPLY WITH THE CONNECTICUT STATE BUILDING CODE, EFFECTIVE JULY 1, 2015

## SWIMMING POOL WORK SEQUENCE:

1. INSTALL SILT FENCE, TREE PROTECTION AND STABILIZED CONSTRUCTION ACCESS.
2. STRIP AND STOCK PILE TOPSOIL FOR FUTURE USE
3. EXCAVATE FOR INGROUND SWIMMING POOL, PATIOS, STEPS, BOULDER RETAINING WALLS, POOL EQUIPMENT PAD, PLAY AREA, AND WALKS.
4. ALL GRADES ARE TO VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY A CONNECTICUT LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
6. REMOVE AND DISPOSE OF EXCESS SOILS OFF SITE
7. EXCAVATE FOR AND INSTALL PROPOSED DRAINAGE STRUCTURES AND PIPING
8. CONSTRUCT SWIMMING POOL, RETAINING WALLS, PATIOS, STEPS, POOL EQUIPMENT PAD, AND WALKS.
9. GRADE TO CREATE SMOOTH TRANSITIONS.
10. PERFORM FINE GRADING
11. RESTORE ANY DISTURBED LAWN AREAS WITH 4" TOPSOIL (IF REQUIRED) FINE RAKE, SEED AND HAY MULCH.
12. SEDIMENT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABLE, AND HAS A FULL VEGETATIVE COVER.

| Revisions | Date |
|---|---|
| Added proposed propane tank; rev. pool equip. pad, noted cartridge filtration added native plantings, added curtain drain & pipe | 02.10.26 |


C | T
Tracy Chalifoux LLC
Landscape Architect
7 King Street, Danbury, CT 06811
Office: 845-364-1360
E-mail: tlchalifoux@gmail.com

STEVEN DANZER, PhD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES


Seal: STATE OF CONNECTICUT · TRACY LEE CHALIFOUX · REGISTERED LANDSCAPE ARCHITECT · NO. 1185

Project Title: **WETLAND PLAN**

PREPARED FOR:
JOSEPH AND REGINA JULIANO

Location: 17 APPLEGATE LANE, TRUMBULL, CT

Graphic Scale and North Arrow: 0 10' 20'

Date: September 19, 2025

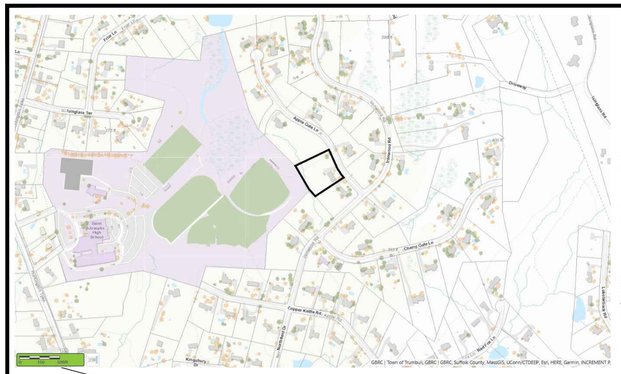
Scale: 1"=10'-0" | Checked: SD | Drawn: TLC

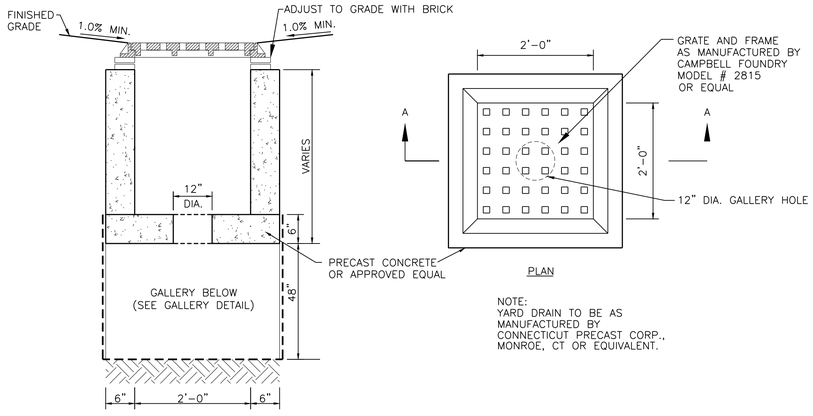
Drawing Title: POOL SITE PLAN

RECD 2-13-2026
APP 26-02

Drawing No.: **SP-1**

SHEET 1 OF 2

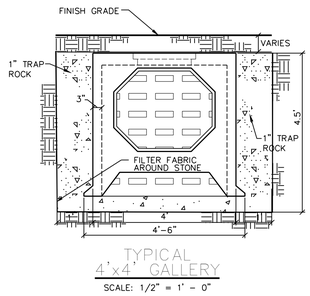

Applegate Ln
Applegate Ln
Driveway
Applegate Ln
Applegate Ln
Applegate Ln




NOTE:
YARD DRAIN TO BE AS MANUFACTURED BY CONNECTICUT PRECAST CORP., MONROE, CT OR EQUIVALENT.

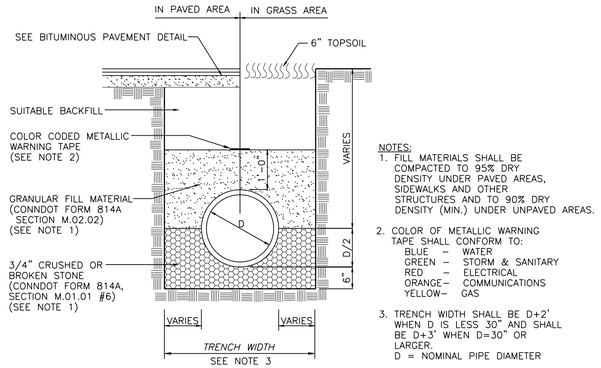
## YARD DRAIN–DRYWELL

N.T.S.




TYPICAL 4'x4' GALLERY

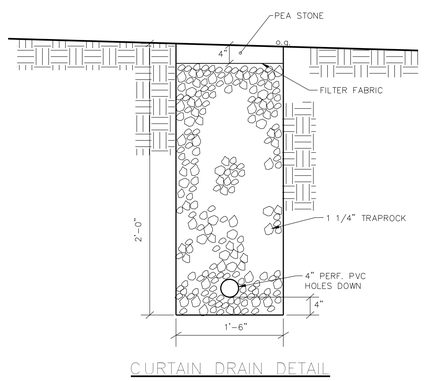
SCALE: 1/2" = 1' - 0"



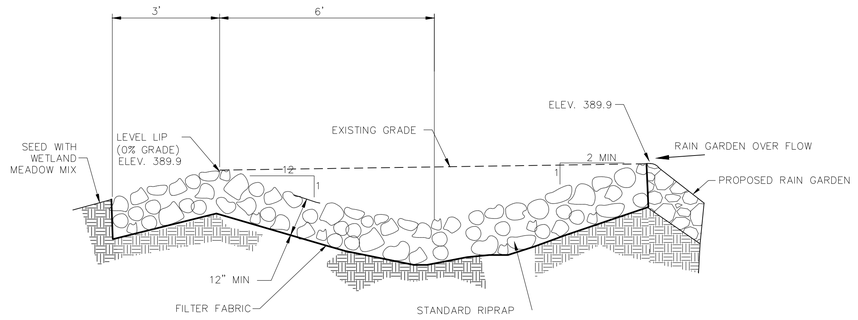

NOTES:
1. FILL MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY UNDER PAVED AREAS, SIDEWALKS AND OTHER STRUCTURES AND TO 90% DRY DENSITY (MIN.) UNDER UNPAVED AREAS.
2. COLOR OF METALLIC WARNING TAPE SHALL CONFORM TO:
   BLUE – WATER
   GREEN – STORM & SANITARY
   RED – ELECTRICAL
   ORANGE – COMMUNICATIONS
   YELLOW – GAS
3. TRENCH WIDTH SHALL BE D+2' WHEN D IS LESS 30" AND SHALL BE D+3' WHEN D=30" OR LARGER.
   D = NOMINAL PIPE DIAMETER

## TYPICAL UTILITY TRENCH

N.T.S.

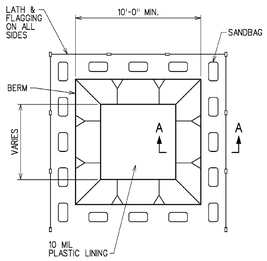



CURTAIN DRAIN DETAIL

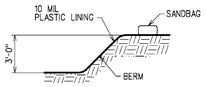



## RIP RAP LEVEL SPREADER

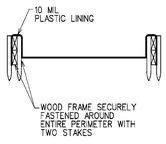
NO SCALE



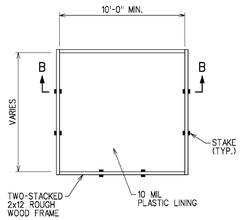

PLAN
NOT TO SCALE
TYPE "BELOW GRADE"




SECTION A-A
NOT TO SCALE

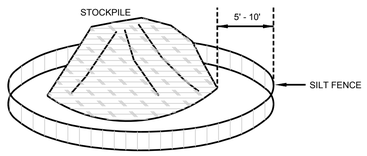



SECTION B-B
NOT TO SCALE



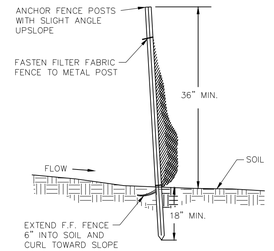

PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.




INSTALL SILT FENCE AT BASE
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10# PER 1000 SQ. FT.

STOCKPILE STABILIZATION
NTS




FILTER FABRIC FENCE
SCALE 1/2" = 1'-0"

ROSE •TISO & CO. LLC.
ARCHITECTS●SURVEYORS●ENGINEERS
WWW.ROSETISO.COM
4 BRIGHTON RD NAUGATUCK CT 06770
TEL: (203)209-4808 ● MSILVA@ROSETISO.COM

| REVISIONS | | | |
|---|---|---|---|
| 1 | MJS | 06-27-25 | POOL REMOVED |
| 2 | MJS | 08-05-25 | RAIN GARDEN RECONFIGURED |
| 3 | MJS | 09-23-25 | POOL AND PLAYGROUND ADDED |
| 4 | MJS | 02-10-26 | COORDINATION |

# POOL ADDITION

17 APPLE GATE
TRUMBULL, CT.

Prepared For:

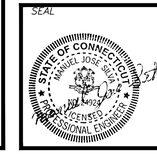
Joseph M Juliano

SHEET TITLE

## DETAIL PLAN

| | |
|---|---|
| DESIGNED BY: MJS | SCALE: 1" = 20' |
| DRAWN BY: MJS | DATE: 01-04-25 |
| CHECKED BY: MJS | PROJECT NUMBER: 1898 |
| CAD FILE: R:/11 APPLE GATE TRUMBULL/1898-sp | |

SEAL




SHEET NUMBER

EP-2

Application No.

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL
APPLICATION FOR PERMIT

SECTION I

1. Location/address of property where activity Is proposed: 201 Old Dike Road
Parcel Size .94 Ac. Zone:. AA Map ID: H/06/00113/000/ Current Use:. Residential
2. Applicant's Name: Aris W. Stalis, Aris Land Studio, LLC

Applicant's Address:. 3496 Whitney Avenue, Suite 203, Hamden, CT 06518

Telephone: (203)527-0075 Cell:. (203)606-3130 Email: Aris@ArisLS.com

Applicant's interest In property (lessee, licensee, Owner,etc.).: Agent

3. Name of Property Owner of Record: ACI Castello Property, LLC, Tiago Silva
If the owner is a corporation , or other non-individual entity, include the primary contact information.
Address of Owner of Record:. 840 Shelton Road, Trumbull, CT 06611

Telephone:--------Cell: (954)471-8059Email: minasulconstruction@hotmail.com

If Applicant Is the Owner, go to #5

4. The undersigned hereby authorizes Aris Land Studio, LLC to act as Agent on my behalf as related to this application.

X
(Owner of Record)

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities
(use separate sheet if necessary):
Restoration / reconstruction of existing residence. Landscaping including replacement of existing driveway and front walk, installation of stormwater retention system.

The Applicant understands that this application is to be considered complete only when all information and documents required by the Agency has been submitted.
The undersigned warrants the truth of all statements contained herein and in all supporting documents under penalty of false statement according to the best of his/her knowledge and belief.
Permission is granted to the Town of Trumbull, Inland Wetlands & Watercourses Commission, and it's agent(s) to inspect the subject land, at reasonable times, during the pendency of an application and far the life of the permit under Section 7.5 of the IWWC Regulations.

Applicant's Signature:_____ Date:_____
{If not the owner)

Owner's Signature: X _____ Date.:_____

Application No.

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .94 Acres Zone: AA Number of Lots: 1

2.. Map ID, from assessor's card: H/06/00113/000/

3. Total area existing of wetlands on property: None, stream located off of property

4. Total area of Regulated area on property: 19,223 sq ft

5. Wetlands area to be disturbed: None

6. Upland Review area to be disturbed: 8,638 sq ft,

7. Proposed % of wetlands on the property to be disturbed: None

8. Total area of proposed land disturbance: 23,900 Square Feet

9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes **No XX**
(If yes, see Section 8.3 of the Trumbull IWWC Regulations.)

10.Is any portion of the site located within a water company watershed: Yes **No XX**
(If yes, See Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)

11.Existing property coverage type data:

Percent of Regulated Area: Dominant Species:

Total Regulated Area: 19,223 Square Feet (47.9% of property)

Trees: Mixed Oak, beech, yellow birch, red maple

Shrubs: Browsed understory, no dominant species.

Grasses, weeds,etc: Poke weed, crabgrass, Halls honeysuckle, and other deer tolerant weeds and grasses

Impervious area: 4,039 Square Feet

12.Existing watercourse data and open water characteristics:(if applicable)

a. Size of pond(s) or lake(s): N/A

b. Stream characteristics: Class 2 is described as minimally altered stream flow, per CT Stream Flow Standards + Regulations **Permanent**

c. 100 year flood evaluation: Outside of the 100 Year Food Elevation, see attached Map

13.Probable effect of proposal (if any) on vegetation and wildlife: Previous removal of existing large caliper trees and surface vegetation as indicated by stumps had a negative impact on insect, bird and small mammal life by reducing foraging, nesting and habitat. Site plantings are proposed to mitigate the impacts are native planting in and outside the review area, including deer tolerant shrubs, tree, perennials and grasses. A new deer tolerant meadow area will provide enhanced opportunities for a large variety of species.

14.Existing or proposed source(s) of water supply for the property: Public

15.Existing or proposed method of sewage disposal for the property: Public

16.Creation of proposed water bodies (If yes, detailed information will be required. Yes: No: XX

17. List of proposed measures to protect regulated and inland wetland areas from:

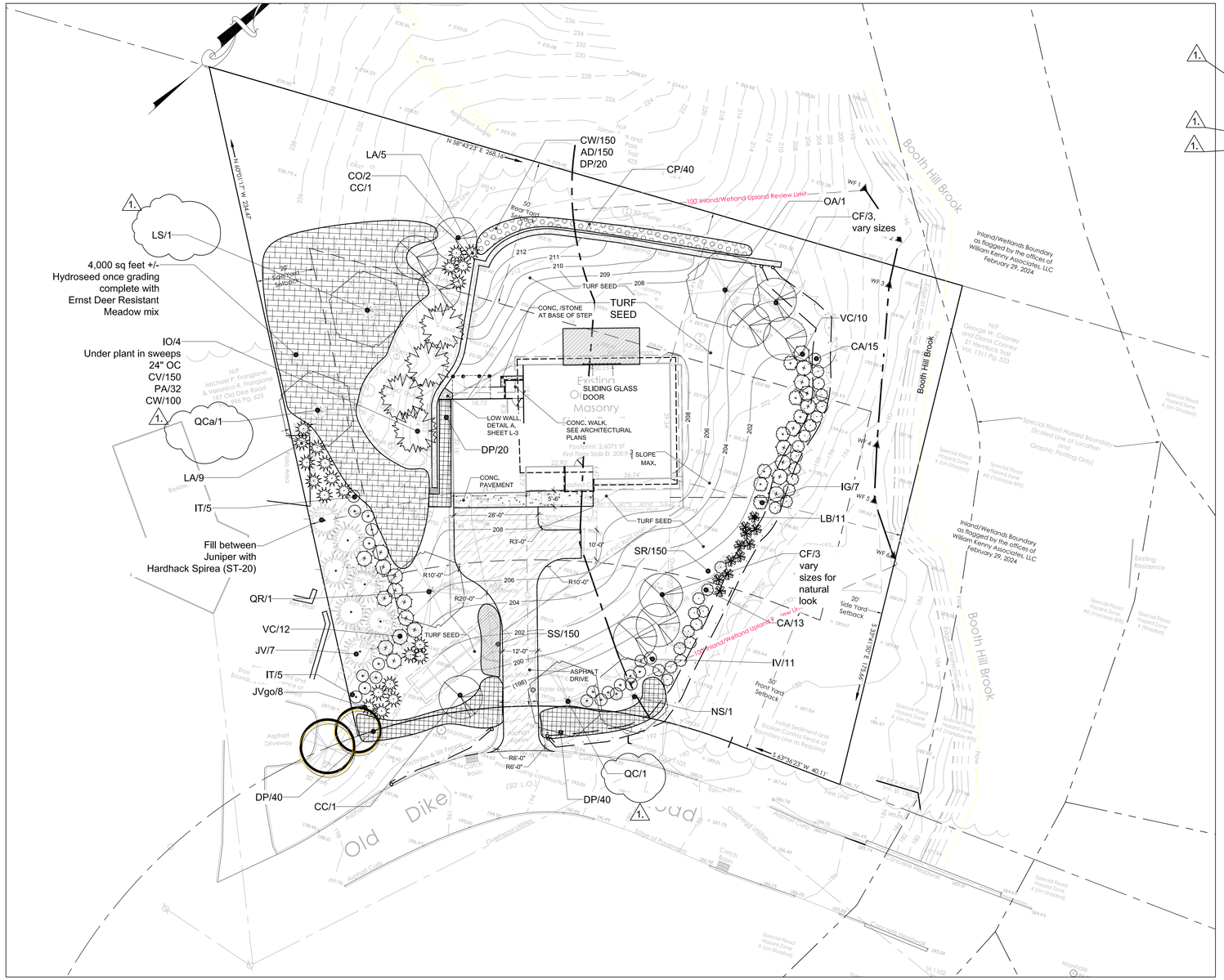
a. Erosion and sedimentation: Site is currently stabilized with turf seed. Silt fence, hay bales, anti-tracking pad, silt sack for catch basin.

18.Proposed percent of Regulated area to be covered with impermeable surface: 1,958 Sq. Ft.

19.Material to be (check all that applies**):** deposited excavated __ (if yes, complete the following)•

a. Area: Volume: Site Work Expected to be Balanced – No soil to be imported

b. Physical & Chemical composition of material to be deposited:




# PLANT SCHEDULE

| Quantity | Symbol | Botanical name | Common Name | Size | notes / Info |
|---|---|---|---|---|---|
| | | ***TREES*** | | | |
| 2 | CO | *Carpinus caroliniana* | American Hornbeam | # 3 | 30' Height |
| 2 | CC | *Cercis canadensis* | Eastern Redbud | # 10-15 | 20'-40' Height |
| 3 | CF | *Cornus florida* | Flowering Dogwood | # 5 gallon | 20'-30' Height |
| 3 | CF | *Cornus florida* | Flowering Dogwood | # 10 | 20'-30' Height |
| 4 | IO | *Ilex opaca* | American Holly | 5-6' B&B | |
| 7 | JV | *Juniperus virginiana* | Eastern Red-Cedar | # 15 / 5'-6' Ht. | |
| 1 | LS | *Liquidambar styraciflua* | Sweetgum | 1" - 1.25" CAL | #10 Cont. / 60'-70' Height |
| 1 | NS | *Nyssa sylvatica* | Black-gum, Tupelo | # 15 8-10' | 60'-80' Height |
| 1 | OA | *Oxydenron aboreum* | Sourwood | # 7 | 20'-60' Height |
| 1 | Qca | *Quercus coccinea* | Scarlet Oak | 1" - 1.25" CAL | #10 Cont. / 60'-80' Height |
| 1 | QC | *Quercus coccinea* | Scarlet Oak | 2" - 2.5" , B&B | 60'-80' Height |
| 1 | QR | *Quercus rubra* | Red Oak | 2.5-3" B&B | 60'-80' Height |
| | | *SUBTOTAL* | | | |
| | | ***SHRUBS*** | | | |
| 28 | CA | *Clethra alnifolia* | Summersweet, Sweet Pepperbush | # 2 | mix varities for more interest |
| 40 | CP | *Comptonia peregrina* | Sweet Fern | # 1 | |
| 7 | IG | *Ilex glabra* | Inkberry | # 2 | |
| 10 | IT | *Itea virginica* | Virginia Sweetsplre | #3 | |
| 11 | IV | *Ilex verticillata* | Winterberry Holly | # 2 | mix varieties red,yellow,orange +1 male |
| 8 | JCgo | *Juniperus virginina 'Grey owl'* | Grey Owl Red Cedar | # 3 | |
| 14 | LA | *Leucothoe axillaris* | Fetterbush | # 2 | |
| 11 | LB | *Lindera benzoin male & female* | Spicebush | # 2 | MALE + FEMALE |
| 20 | SST | *Hardhack Spirea* | Rose Spirea | #1 | |
| 22 | VC | *Vaccinium corymbosum* | Highbush Blueberry | # 2 | Mixed varieties for fruiting |
| | | *SUBTOTAL* | | | |
| | | ***Ferns, Grasses, Herbacious*** | | | |
| 150 | AD | *Aster divaricatus (Eurybia divaricata)* | White Wood Aster | 2" PLUG | 18" O.C. |
| 150 | CV | *Chrysogonum virginianum* | Green & Gold | 3" pot | 18 per tray |
| 250 | CW | *Carex woodii* | Woods Sedge | 2" PLUG | 18" O.C. |
| 100 | DP | *Dennstaedtia punctilobula* | Hay Scented Fern | 2" PLUG | 36" O.C. |
| 32 | PA | *Polystichum acrostichoides* | Christmas Fern | 2" PLUG | |
| 150 | SR | *Solidago rugosa 'Fireworks'* | Golden Rod - Fireworks | 2" PLUG | Install at edge of plantings |
| 150 | SS | *Schizachyrium scoparium* | Little Blustem | 2" PLUG | Install at edge of plantings |

## SOIL DECOMPACTION NOTES

1. The contractor shall decompact all soils within landscape areas to a minimum depth of 24 inches. Decompaction shall be done in a manner without disturbing existing tree roots, or within the dripline of existing trees. Complete decompaction prior to placing topsoil.
2. To "shatter" or "mix" soils, the contractor may utilize rock rippers, subsoilers, and "winged" subsoilers, plows, spaders, and attachments to excavators. Methods will be reviewed and approved by landscape architect.
3. Soils should not be wet during ripping, causing too little soil shatter. Subsoiling when soils are extremely dry can bring up large blocks of soils, especially when the soils are high in clays (cohesive soils). Soil shall be broken down to 24" below finished grade.

## PLANTING NOTES

1. The Contractor shall install 3" mulch in all landscape beds following installation of plantings. The Contractor shall return in the fall to remove invasive plants. Twelve months after completion, the Contractor shall return to topdress the mulch beds. The Contractor shall review plant material health with the Owner at the time of topdressing.
2. All remaining turf / landscaped areas not noted on this plan to receive plantings or specific seed mix shall be seeded with general turf seed mix.
3. Contractor shall restore all disturbed landscape areas with turf seed. Seed shall be "Supreme #14" available from Planters Choice, Newtown, CT. Rake seeded areas to remove stones in excess of 1". Mulch seeded areas with shredded hay for moisture retention. Apply establishment fertilizer based on soil testing from State Certified soil testing laboratory.
4. All planting areas to receive 6" minimum of topsoil, unless otherwise noted in soil profile description. Topsoil shall be: ASTM D5268-02, pH range of 5.5 to 7.0, no less than 3% and no more than 5% (percent) organic material minimum; free of stones 1 inch (25 mm) or larger in any dimension and 97% - 100% will pass ¼" mesh sieve, and no other extraneous materials harmful to plant growth. Topsoil characteristics shall include: Texture: Sandy loam to silty clay loam; Structure: Granular, crumb, or fine subangular blocky. Loose or single-grained soils are discouraged; Soluble Salts: less than 200 ppm; Soils dominant in sand, silt, or clay singularly are not permitted.
5. Invasive Plants Removal - Remove all vegetation in area identified in plans. Stems of invasive species in excess of ½" shall be treated with herbicide concentrate. Remaining areas shall be spot treated, to eliminate invasive plant species. Treat area monthly following plant material removal. Treatments shall continue for two (2) years minimum. Poison Ivy removal shall be included in the work. All work shall be completed per Connecticut laws and regulations.

NORTH

0' 10' 20' 30' 40'

STATE OF CONNECTICUT
CHRIS W. STYLES
NO. 1011
LANDSCAPE ARCHITECT

# SITE IMPROVEMENT + PLANTING PLAN

| NO. | REVISION / ISSUE | DATE: |
|---|---|---|
| 1. | Additional Shade Trees | 1/28/2026 |

201 Old Dike Rd
Trumbull, CT
prepared for ACI Castello Property, LLC


ARIS LAND STUDIO
Sustainability + Land Architecture
78 Elm Street
Bridgeport, CT 06604
www.arisls.com
203.606.3130


DATE:
ISSUED FOR:
DWG. No.: L-2

ALS CONTRACT NO. 23-310 DRAWN BY: SCALE: 1"= 20'





UPLAND REMOVED STUMPS, (IMAGES AUG. 2023)



STUMP NOT VISIBLE

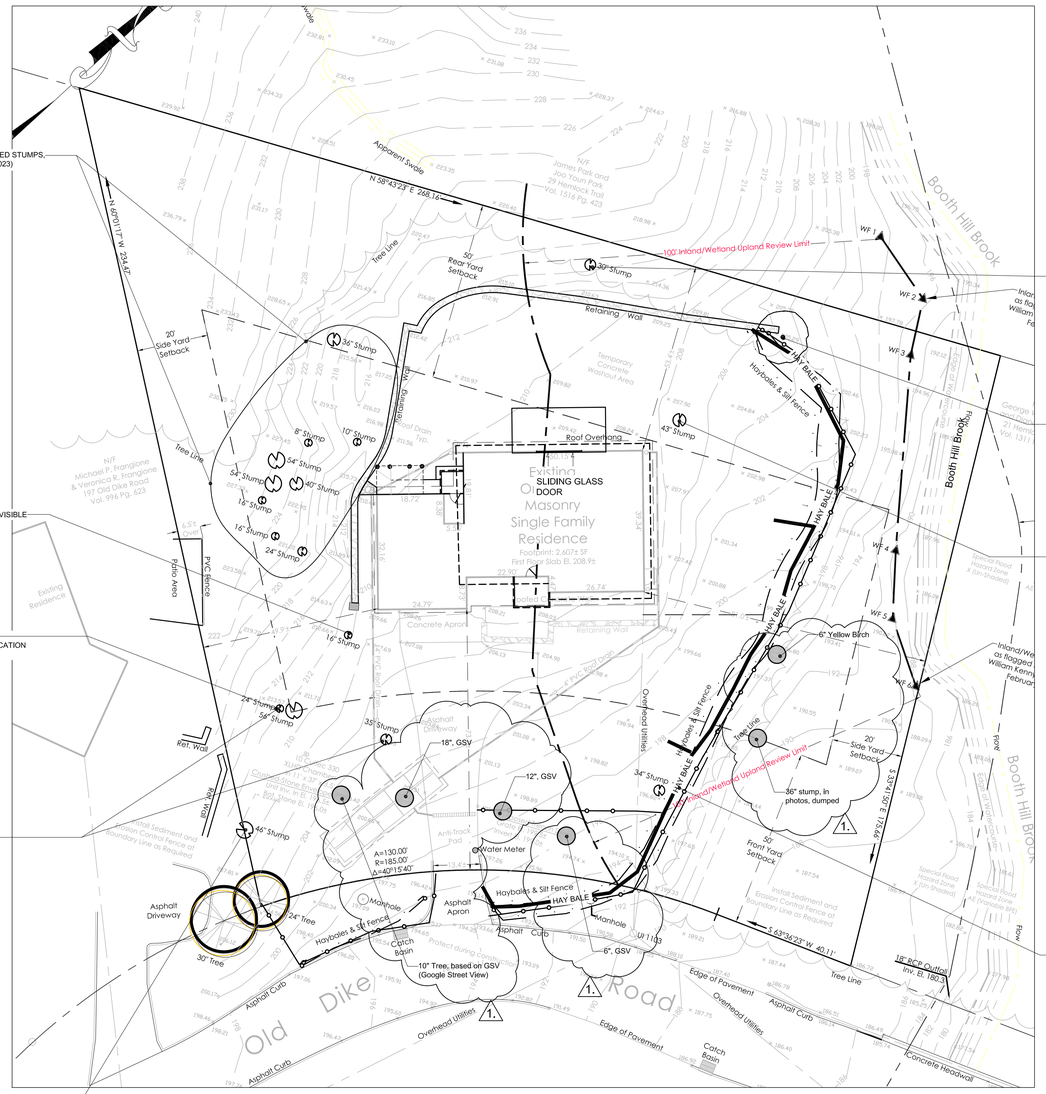


24" STUMP, 56" STUMP LOCATION IN QUESTION

35" (Maple?) / 24" (Maple?) STUMP



STUMP NOT VISIBLE


Booth Hill Brook
Old Dike Road
Existing Single Family Residence
SLIDING GLASS DOOR
Roof Overhang
Masonry
Footprint 2,607± SF
First Floor Slab El. 208.9±
Concrete Apron
Retaining Wall
Temporary Concrete Washout Area
Asphalt Driveway
Asphalt Apron
Asphalt Curb
Edge of Pavement
Overhead Utilities
Tree Line
Trees
Shrubs
Hedge
Stone Wall
Rail Fence
Wire Fence
Chain Link Fence
PVC Fence
Patio Area
Existing Residence
Existing Shed
Existing Garage
Existing Pool
Existing Deck
Existing Gazebo
Existing Generator
Existing Propane Tank
Existing Oil Tank
Existing Fire Pit
Existing Flagpole
Existing Mailbox
Existing Utility Pole
Existing Light Pole
Existing Guy Wire
Existing Electric Meter
Existing Gas Meter
Existing Air Conditioner
Existing Hot Tub
Existing Trampoline
Existing Basketball Hoop
Existing Swing Set
Existing Play Structure
Existing Sandbox
Existing Fire Hydrant
Existing Water Valve
Existing Water Meter
Existing Sewer Manhole
Existing Catch Basin
Existing Drain Inlet
Existing Roof Drain
Existing Cleanout
Existing Gas Valve
Existing Underground Electric
Existing Underground Telephone
Existing Underground Cable TV
Existing Underground Gas
Existing Underground Water
Existing Underground Sewer
Existing Underground Drain
Existing Underground Utilities
Existing Overhead Utilities
Existing Contour
Existing Spot Elevation
Existing Benchmark
Existing Survey Monument
Existing Property Line
Existing Adjoining Property Line
Existing Right-of-Way
Existing Easement
Existing Building Setback
Existing Wetland Boundary
Existing Watercourse
Existing Intermittent Watercourse
Existing Pond
Existing Vernal Pool
Existing Tree
Existing Shrub
Existing Hedge
Existing Rock Outcrop
Existing Boulder
Existing Ledge
Existing Retaining Wall
Existing Fence
Existing Gate
Existing Bollard
Existing Curb
Existing Sidewalk
Existing Crosswalk
Existing Handicap Ramp
Existing Parking Space
Existing Parking Lot
Existing Driveway
Existing Apron
Existing Curb Cut
Existing Edge of Pavement
Existing Centerline
Existing Road Name
Existing Street Sign
Existing Traffic Sign
Existing Traffic Light
Existing Traffic Signal
Existing Traffic Control Box
Existing Traffic Control Loop
Existing Traffic Control Camera
Existing Traffic Control Sensor
Existing Traffic Control Cabinet
Existing Traffic Control Pole
Existing Traffic Control Arm
Existing Traffic Control Mast
Existing Traffic Control Signal Head
Existing Traffic Control Signal Pole
Existing Traffic Control Signal Cabinet
Existing Traffic Control Signal Loop
Existing Traffic Control Signal Sensor
Existing Traffic Control Signal Camera
Existing Traffic Control Signal Box
Existing Traffic Control Signal Arm
Existing Traffic Control Signal