Planning and Zoning Department
Telephone (203) 452-5044
Fax (203) 452-5169

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

PLANNING AND ZONING COMMISSION

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION
RE: REGULAR MEETING – **WEDNESDAY, APRIL 22, 2026**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, April 22, 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

AGENDA

PUBLIC HEARING
7:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **241 Sterling Road:** Applicant, John Mancini, is requesting a Special Permit to construct an addition to establish an 800 sq. ft. one-bedroom Accessory Apartment in a Residence A zone pursuant to Article II, Section 1.3.2.7 of the Town of Trumbull Zoning Regulations. **File #26-11**

2. **Text Amendment:** Applicant, CT Trumbull Village, LLC, is requesting to modify Trumbull Zoning Regulations by revising Art II, Sec 2.7: Village Residence District. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-05** ***Continued from March 18, 2026***

3. **2135, 2145 & 2155 Reservoir Avenue:** Applicant, Vessel RE Holdings, LLC, is requesting reconsideration of their previously denied application for a Site Plan Approval of a multifamily family development containing 150 units, pursuant to Sec 8-30g(h) of the Connecticut General Statutes. **File #26-10**

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the March 18, 2026, Planning and Zoning Commission Regular Meeting

Dated at Trumbull, CT this 16th day of April 2026.
By: Abigail Farrell, Clerk

Plans for the above applications are on file for public inspection in the office of the Planning and Zoning Commission and online on the Town of Trumbull website.

COMMISSION MEMBERS: PLEASE NOTIFY Abigail Farrell, Clerk, AT 203-452-5044 or afarrell@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.

Town of Trumbull
CONNECTICUT

Planning and Zoning
Department
Telephone (203) 452-5044
Fax (203) 452-5169

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT FOR ACCESSORY APARTMENT

Property located in:
- ☒ **Residence Zone A**
- ☐ **Residence Zone AA**
- ☐ **Residence Zone AAA**

Applicant: John Mancini

Address of Applicant: 241 Sterling Rd

Telephone Number: Day 203-400-3574 Evening 203-400-3574

Email Address: [redacted]

Location of Premises: 241 Sterling Rd

Assessor's Map No.: E06 Parcel No.: 00338 Lot No.: 000

Trumbull Land Records: Volume: 1588 Page: 0062

Owner of Record: John Mancini

Address of Owner of Record: 241 Sterling Rd

Description of Proposed Request, including specific use to be conducted:
Request to build a 1 bedroom accessory/in-law appartment with 2 car garage and and driveway on property which was granted a setback variance.

State if any Wetlands are located on the property ☐ YES ☒ NO
(If yes, then review is required by Inlands Wetlands)

Signature of Applicant: John Mancini

Signature of Owner of Record: John Mancini

A FEE IN ACCORDANCE WITH APPROVED FEE SCHEDULE MUST ACCOMPANY THIS APPLICATION. Make check payable to TOWN OF TRUMBULL.

FOR OFFICE USE ONLY

Date Application and Fee Received: _____ By: _____

Date of Public Hearing: _____ Date Action Taken: _____

List of Abutters Submitted: _____

Property Location 241 STERLING ROAD | Map ID E/06 / 00388/ 000/ | Parcel Name | State Use 101
Vision ID 6901 | Account # 01031200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/20/2026 9:55:31 AM

CURRENT OWNER

MANCINI VINCENZO LU ANNA LU &
MANCINI JOHN
241 STERLING RD

TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	01031200	Dev Lot:	LOT 2
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	B1
Voting Dist		CB Letter:	X
	2026 Data Mailer Returned		
GIS ID	01031200	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	222,400	155,680
DWELLING	1-3	195,300	136,710
	Total	417,700	292,390

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MANCINI VINCENZO LU ANNA LU &	1588	0062	02-07-2012	U	I	1	01
MANCINI ANNA & VINCENZO	0763	0123	03-11-1992		I	281,500	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	155,680	2024	1-1	155,680	2023	1-1	155,680
	1-3	136,710		1-3	136,710		1-3	136,710
	Total	292,390		Total	292,390		Total	292,390

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

PTB = POOR CONDITION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	175,500
Appraised Xf (B) Value (Bldg)	19,800
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	222,400
Special Land Value	0
Total Appraised Parcel Value	417,700
Valuation Method	C
Total Appraised Parcel Value	417,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-14-2026	VA			65	Datamailer No Change
08-06-2021	MVS	1		65	Datamailer No Change
07-26-2005	RM			10	Measu/LtrSnt-Letter Sent n
04-08-2005	JE	1		02	2nd Attempt @ Int Insp
03-29-2005	JE	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A			0.530	AC	202,400.00	1.72764	5	1.00	110	1.200		1.0000	419,615.6	222,400
Total Card Land Units			0.53	AC	Parcel Total Land Area	0.53									Total Land Value		222,400

Property Location 241 STERLING ROAD | Map ID E/06 / 00388/ 000/ | Bldg Name | State Use 101
Vision ID 6901 | Account # 01031200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/20/2026 9:55:33 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	10	C+1
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	12	Cedar or Redwd
Exterior Wall 2		
Roof Structure:	04	Hip
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	14	Carpet
Alt. Floor Cover		
Heat Fuel	03	Gas
Heat Type:	04	Forced Air
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	1	1 Half Bath
Total Xtra Fixtrs	1	
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

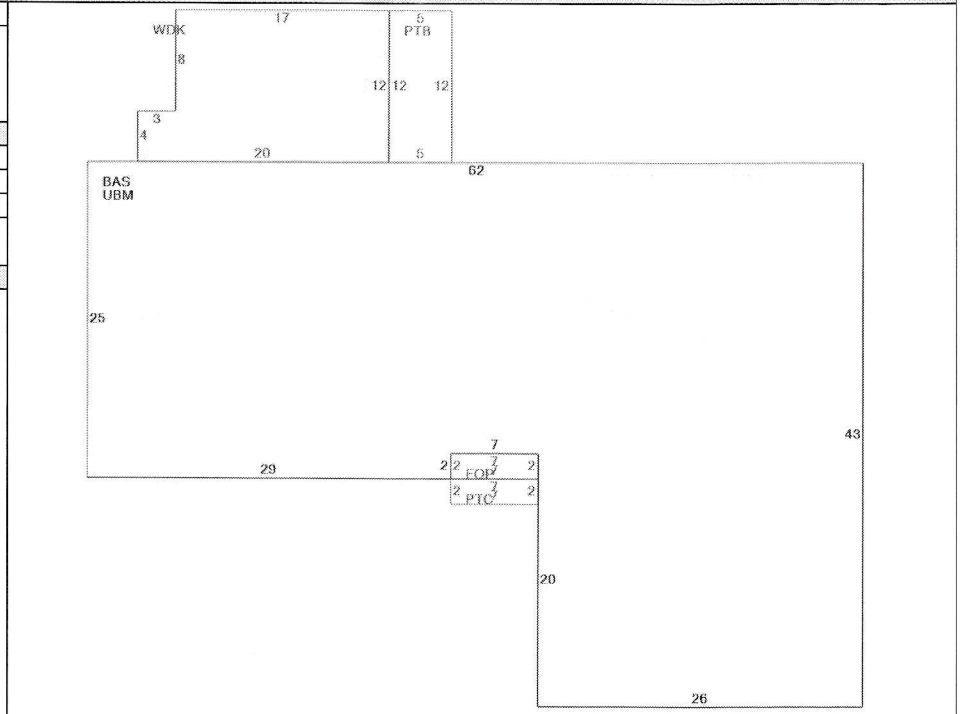
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	222,190
Year Built	1992
Effective Year Built	2000
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	175,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

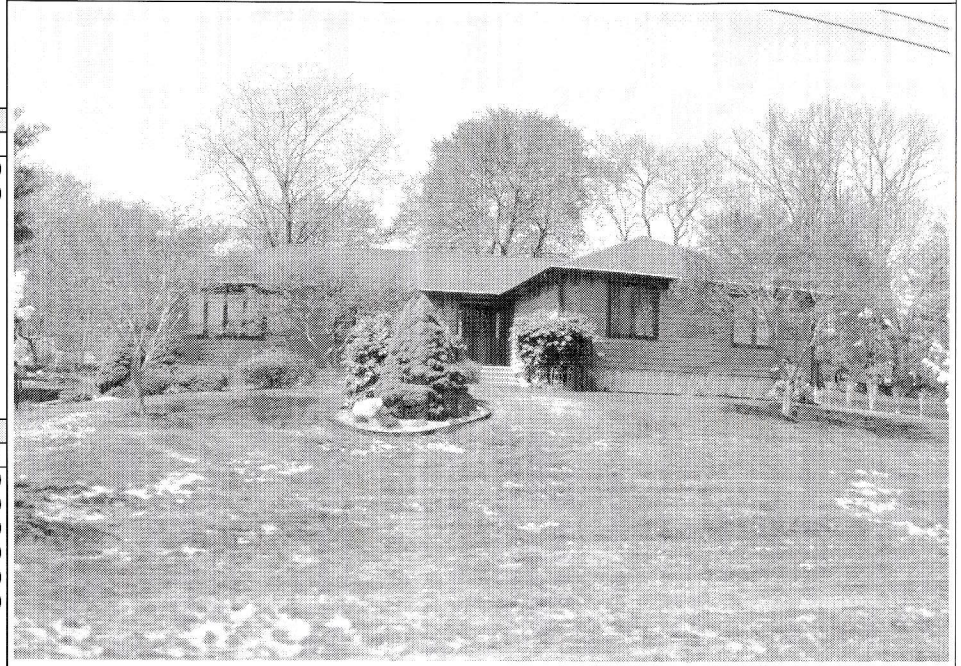


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	2000		79	00	1.00	4,000
BGR	Gar Bsmt	B	2	10000.00	2000		79		0.00	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,004	2,004	2,004		0
FOP	Open Porch	0	14	3		0
PTB	Brick Patio	0	60	6		0
PTC	Concrete Patio	0	14	1		0
UBM	Unfinished Basement	0	2,004	401		0
WDK	Wood Deck	0	216	22		0
	Ttl Gross Liv / Lease Area	2,004	4,312	2,437		0



E06-388 05/04/2015

VOL 1588 PAGE 0062

07515



Doc ID: 002584220002 Type: LAN
Book 1588 Page 62 - 63
File# 7515

QUIT CLAIM DEED

IN ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETINGS:

KNOW YE, That, We, VINCENZO MANCINI and ANNA MANCINI of the Town of Trumbull, County of Fairfield and State of Connecticut, herein designated as the Releasor,

for the consideration of One Dollar ($1.00) and other good and value consideration

received to Releasor's full satisfaction from, JOHN MANCINI

whose mailing address is: 22 Catherine Street, Trumbull, CT 06611,

herein designated as the Releasee, does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to an

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Trumbull, County of Fairfield and State of Connecticut, shown and designated as Lot 2 on a certain map entitled "Section One Strawberry Brook Estates, Prepared for Home Building Const. Co., Trumbull, Connecticut, dated February 1, 1986, Rev. 6-6-86, 6-11-86, Scale 1" = 50', made by Spath – Bjorklund Associates, Inc., Consulting Engineers and Surveyors, Monroe, Connecticut, and on file in the Trumbull Town Clerk's Office as Map #2394, reference being made thereto for a more particular description of said premises.

Said premises are also known as 241 Sterling Road, Trumbull, CT

RESERVING, HOWEVER, LIFE USE UNTO THE GRANTORS FOR THE LIFE OF THE GRANTORS.

No Conveyance Tax Collected
Suzanne Burr Monaco
Town Clerk of Trumbull

VOL 1588 PAGE 0063

TO HAVE AND TO HOLD the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but there from the Releasor and they are by these presents, forever barred and excluded.

IN WITNESS WHEREOF, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate offices and its corporate seal to be hereto affixed this 2nd day of February, 2012.

Signed, Sealed and Delivered in the presence of
Or Attested by (Print name underneath the signature(s))

Victor M. Ferrante — Vincenzo Mancini (L.S.)
VINCENZO MANCINI

Susan E. Mincello — Anna Mancini (L.S.)
ANNA MANCINI

STATE OF CONNECTICUT, COUNTY OF FAIRFIELD SS:
BRIDGEPORT

The foregoing instrument was acknowledged before this 2nd day of February, 2012.

Victor M. Ferrante
Commissioner of the Superior Court

TOWN CLERK OFFICE, TRUMBULL, CT
RECEIVED FOR RECORD FEB 07 2012
AT 10:49A M. ATTEST Gloria L. Murphy
TOWN CLERK

4880

ZONING BOARD OF APPEALS
TOWN OF TRUMBULL
CONNECTICUT

September 7, 2001

Vincenzo & Anna Mancini
241 Sterling Road
Trumbull, CT 06611

Re: Application #01-76, dated Aug. 14, 2001
Map E-6; Parcel 388; Lot 2; 241 Sterling Road

Dear Applicants:

Your application for a variance of Art. III, Sec. 1, and Art. II, Sec. 1, Par. E, with respect to insufficient minimum yard requirements to construct addition 13' from N/S property line for use as In-Law/Accessory Apartment, is hereby APPROVED, subject to the following conditions:

1) Special Permit shall be granted for In-Law/Accessory Apartment.

2) A certified notice of variance shall be recorded in the Land Records in the name of the record owner. A recording fee, in the amount of $10.00 (check payable to the Town of Trumbull), shall be remitted to the ZBA office for this purpose.

The effective date of action is set for September 14, 2001. FAILURE TO RECORD NOTICE WITHIN SIX MONTHS OF EFFECTIVE DATE SHALL NULL AND VOID THE VARIANCE. In the event of appeal or appeals, time periods shall commence from date of final decision on the appeal or appeals.

Very truly yours,

Joan M. Gruce
Planning and Zoning Administrator/Clerk

cc: Town Clerk
Building Official
PZC

TOWN OF TRUMBULL
NOTICE

VOL 1098 PAGE 282

VARIANCE [X] SPECIAL EXCEPTION [ ] SPECIAL PERMIT [ ]

GRANTED BY:
PLANNING AND ZONING COMMISSION [ ] ZONING BOARD OF APPEALS [X]

OWNER(S) OF RECORD: Vincenzo & Anna Mancini
241 Sterling Road

LOCATION OF PREMISES: 241 Sterling Road

Assessor's Map No.: E-6 Parcel No. 388 Lot No. 2
Trumbull Land Records: Volume 763 Page 123

ZONING REGULATIONS:

ARTICLE(S) III,II SECTION(S) 1,1
PARAGRAPH(S) E SUBPARAGRAPH(S)

NATURE OF APPLICATION: Variance with respect to insufficient minimum yard requirements to construct addition 13' from N/S property line for use as an In-Law Apt..
Special Permit shall be granted for In-Law /Accessory Apartment.

SPECIFIC CONDITIONS IMPOSED UPON THE GRANT OF SUCH APPLICATION MAY BE FOUND IN COPIES OF ACTION TAKEN ON FILE IN THE OFFICE OF THE TOWN CLERK.

DATE OF APPLICATION 08/14/01 DATE OF PUBLIC HEARING 09/05/01
DATE OF ACTION TAKEN 09/05/01 FIXED EFFECTIVE DATE 09/14/01

Michael Muir (Secretary)

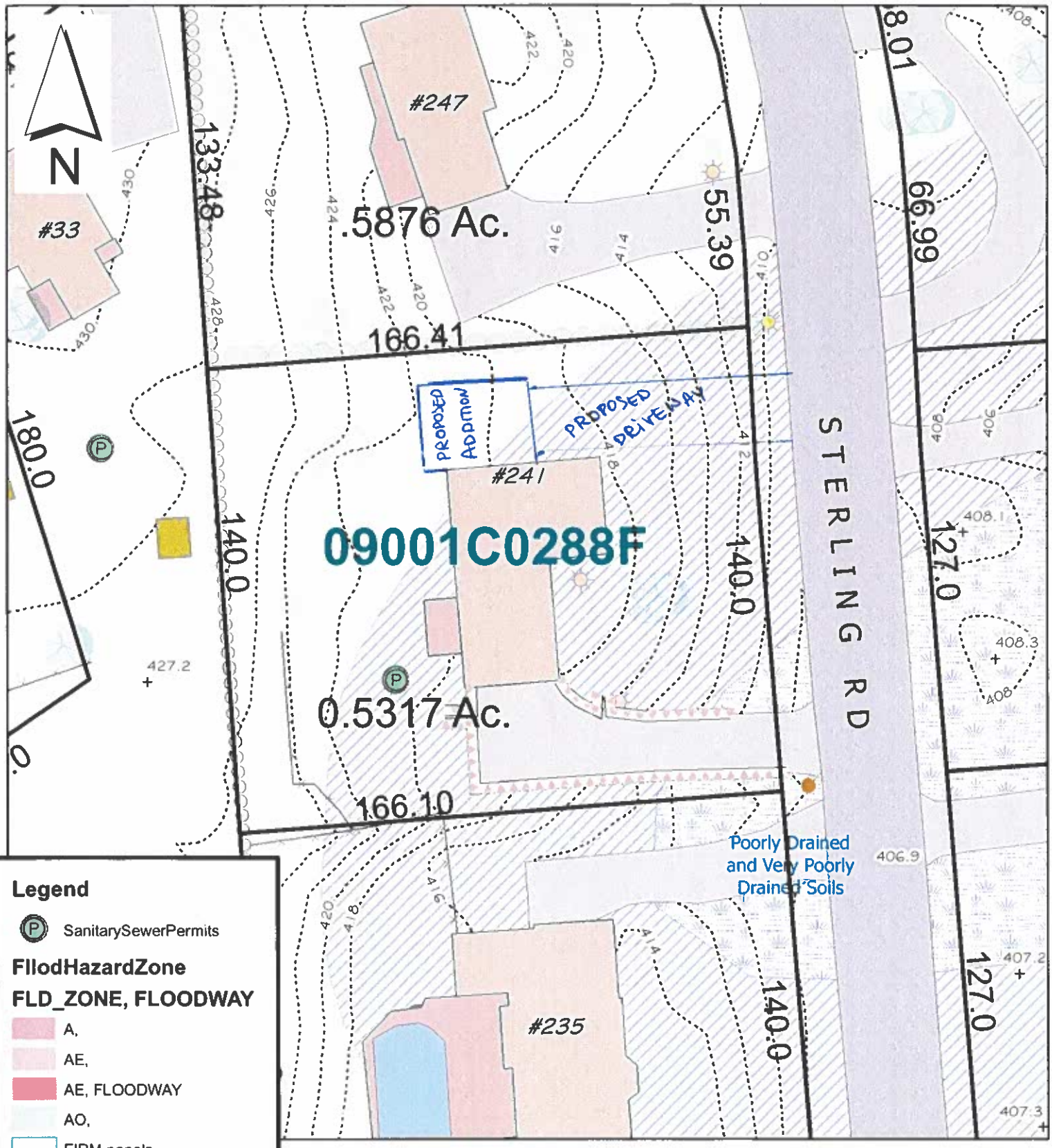
CERTIFICATION

I, Joan M. Gruce, Clerk of the Zoning Board of Appeals of the Town of Trumbull, do, hereby, certify this notice of decision to contain true accurate statements for variance granted with respect to application of Vincenzo & Anna Mancini dated August 14, 2001 for premises owned by Vincenzo & Anna Mancini and as more fully appears in the files of said Zoning Board of Appeals.

Joan M. Gruce (Clerk)

Received for Record OCT 24 2001 at 10:32 AM

ATTEST: Teresa S Murphy
Town Clerk



Legend

- SanitarySewerPermits

FIlodHazardZone
FLD_ZONE, FLOODWAY

- A,
- AE,
- AE, FLOODWAY
- AO,
- FIRM panels
- FEMAx-section clip

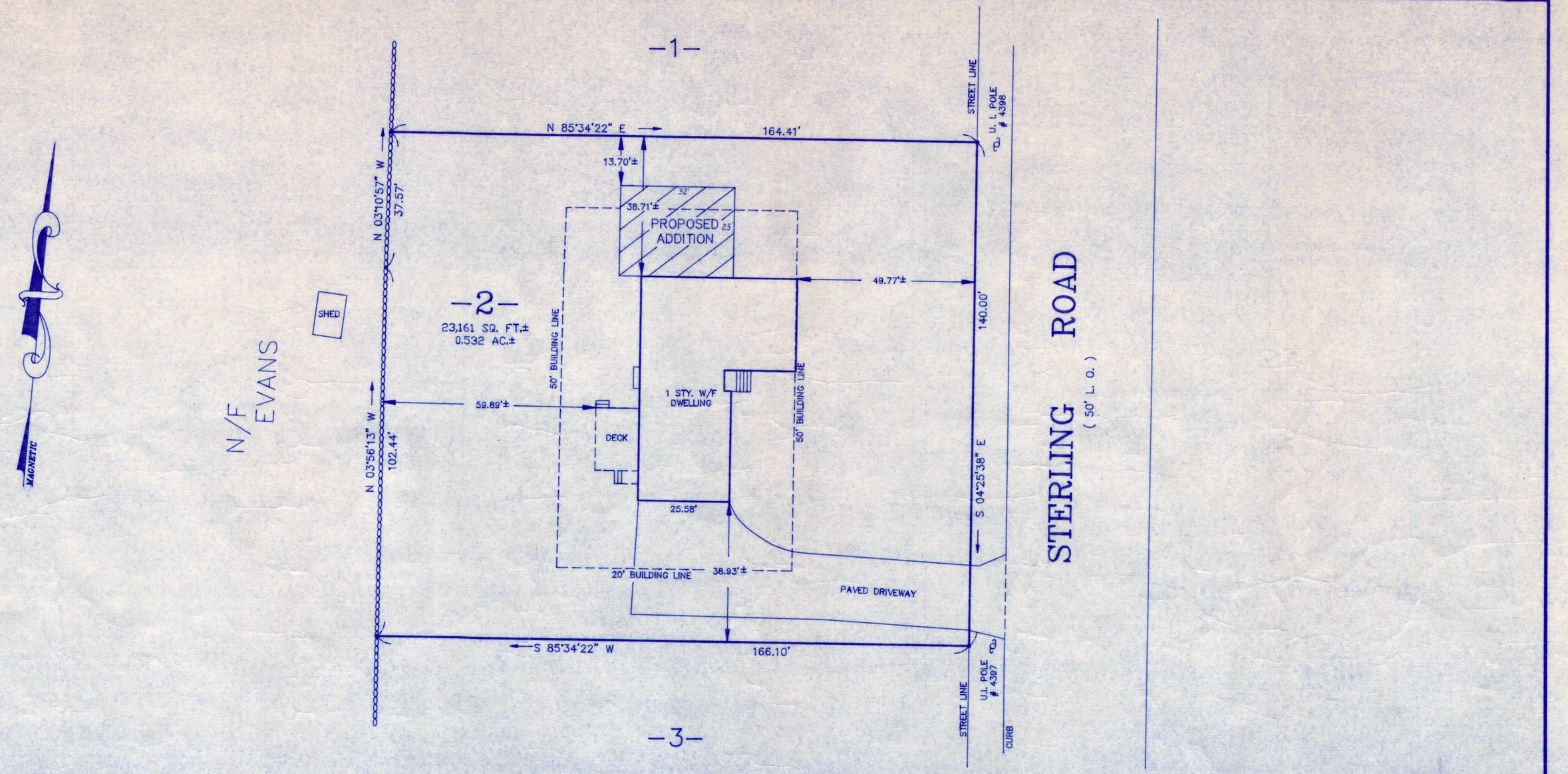
State soils map
CTWET

- Alluvial and Floodplain Soils
- Poorly Drained Soils
- Water
- Upland Review Area

Trumbull, CT

1 in = 40 ft

This Map is for reference purposes. The town of Trumbull, CT makes no representation or guarantee as to the content, accuracy, timeliness, or completeness of any information provided herein.



NOTE:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996

THIS IS A ZONING LOCATION SURVEY, BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY: THIS IS A LIMITED BOUNDARY SURVEY DEPICTING THE POSITION OF EXISTING AND PROPOSED IMPROVEMENTS

2.) THIS SURVEY CONFORMS TO A CLASS A-2 HORIZONTAL ACCURACY STANDARDS.

3.) REFER TO MAP NO. 2394 ON FILE TRUMBULL TOWN CLERK'S OFFICE.

4.) NORTH BASED ON MAP REFERENCE (NOTE 3)

STEPHEN C. BOMBERO SR.
AND ASSOCIATES
REGISTERED LAND SURVEYORS
AND ENGINEERS
151 BOOTH HILL ROAD
TRUMBULL, CONN. 06611

BUILDING LOCATION MAP, ZONING

MAP OF LOT NO. 2

SECTION ONE

"STRAWBERRY BROOK ESTATES"

IN TRUMBULL, CONN.

FOR VINCENT MANCINI

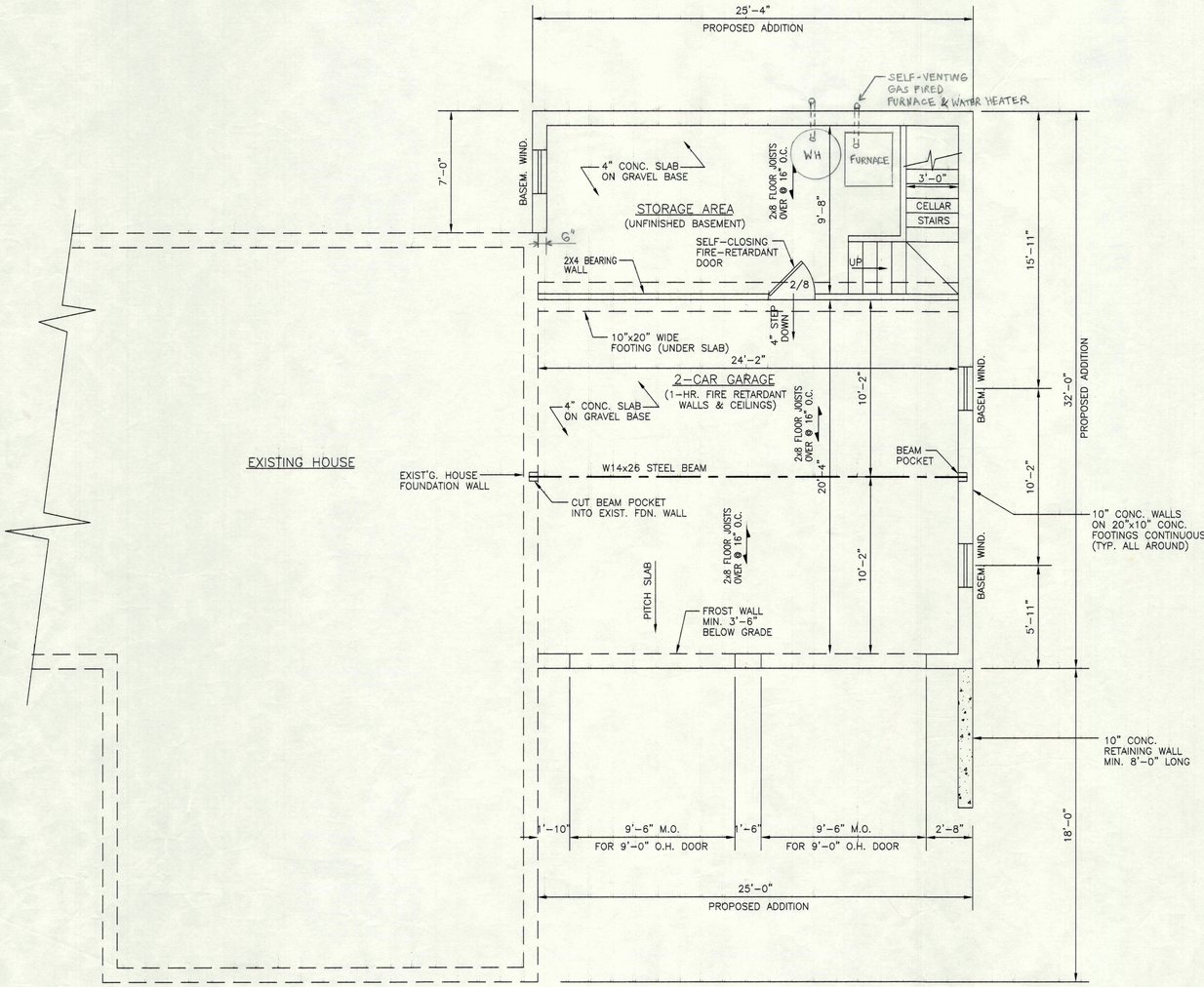
AUG. 8, 2001 SCALE: 1" = 20'

20 10 0 20

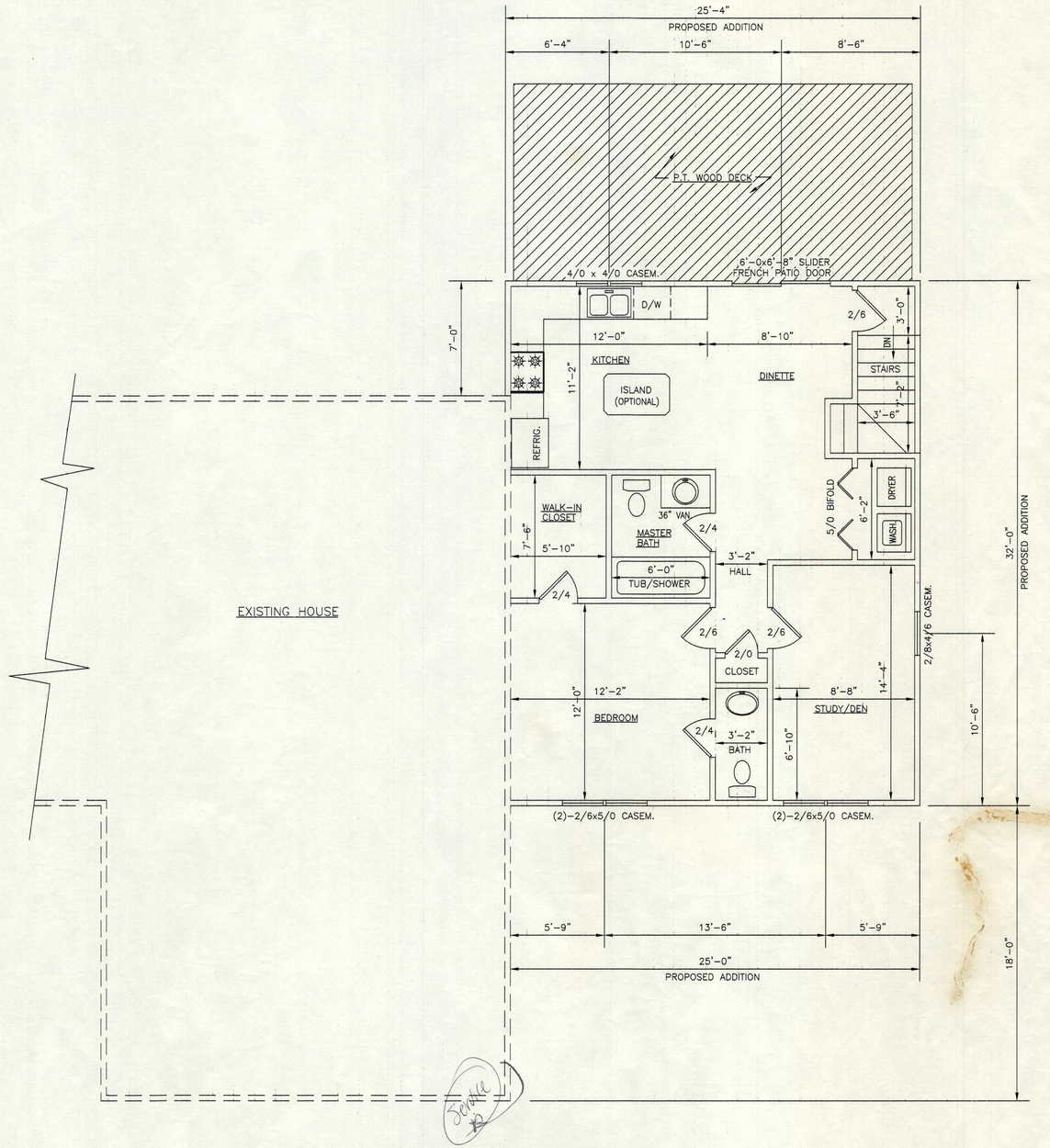
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STEPHEN C. BOMBERO, SR., R. L. S. # 6625
151 BOOTH HILL ROAD
TRUMBULL, CONN.

7965M2



PROPOSED FOUNDATION PLAN
RIGHT SIDE ADDITION



PROPOSED FIRST FLOOR PLAN
RIGHT SIDE ADDITION

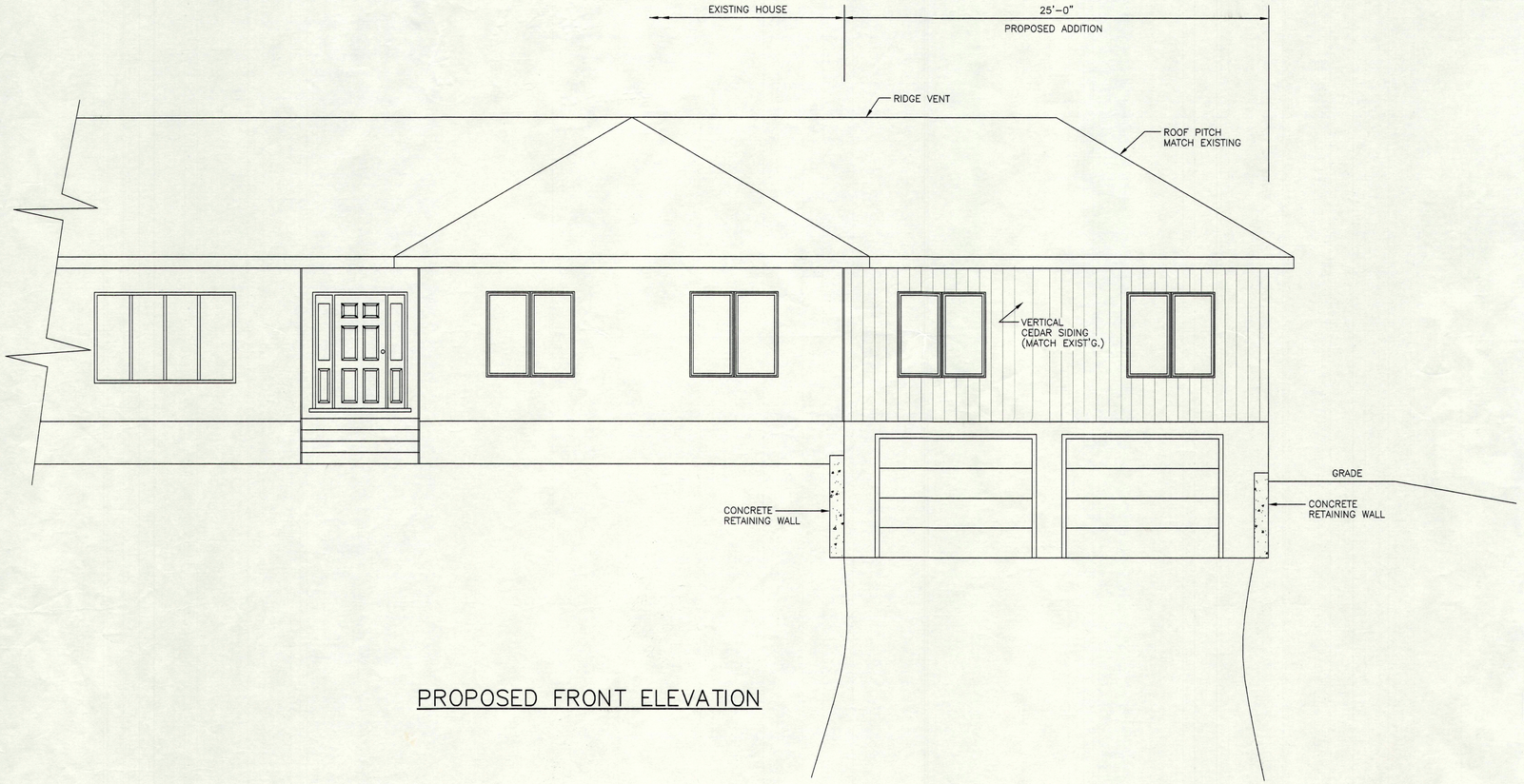
NO.	REVISION	BY	DATE
A	PRELIMINARY – FOR ZONING	BV	9/25/01

SCALE: 1/4"=1'-0"
DATE: 8/10/01
DRAWN: B.V.
DESIGNED:
CHECKED
APPR.
FILE: Mancini-1

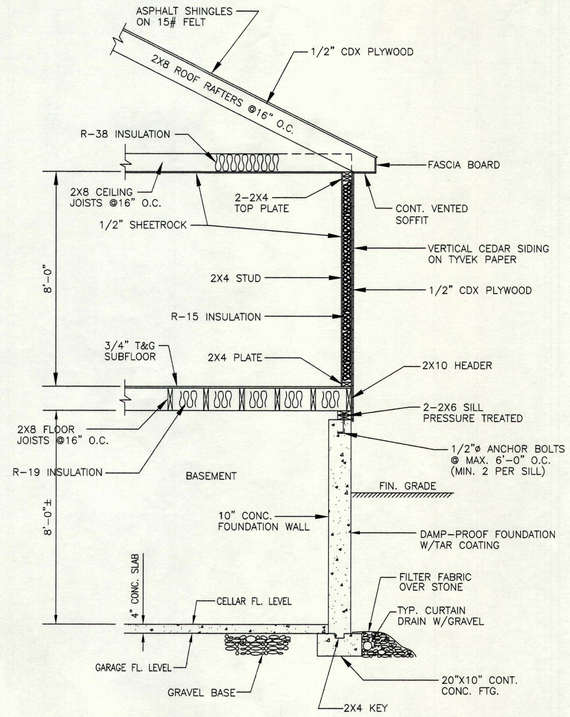
VINCENZI INC.
GENERAL CONTRACTOR
DESIGN & CONSTRUCTION SERVICES
269 Folino Drive
Bridgeport, Connecticut 06606
203-268-5211

DWG. TITLE
MR. & MRS. VINCENZO MANCINI
PROPOSED RESIDENCE ADDITION
241 STERLING ROAD TRUMBULL, CT

DWG. NO. A-1 | PROPOSED FLOOR PLAN

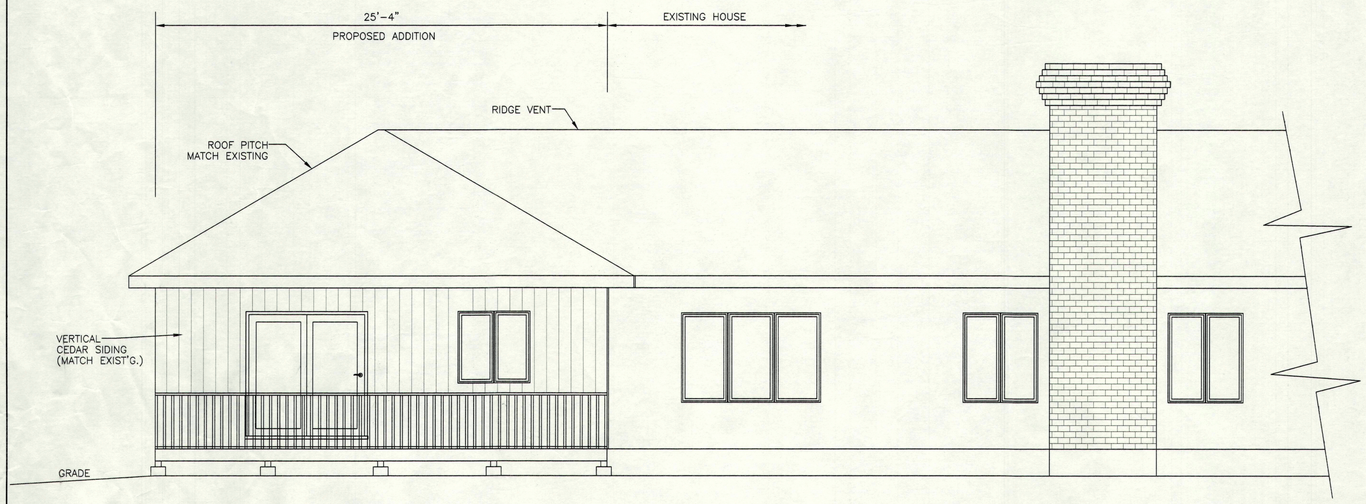


PROPOSED FRONT ELEVATION

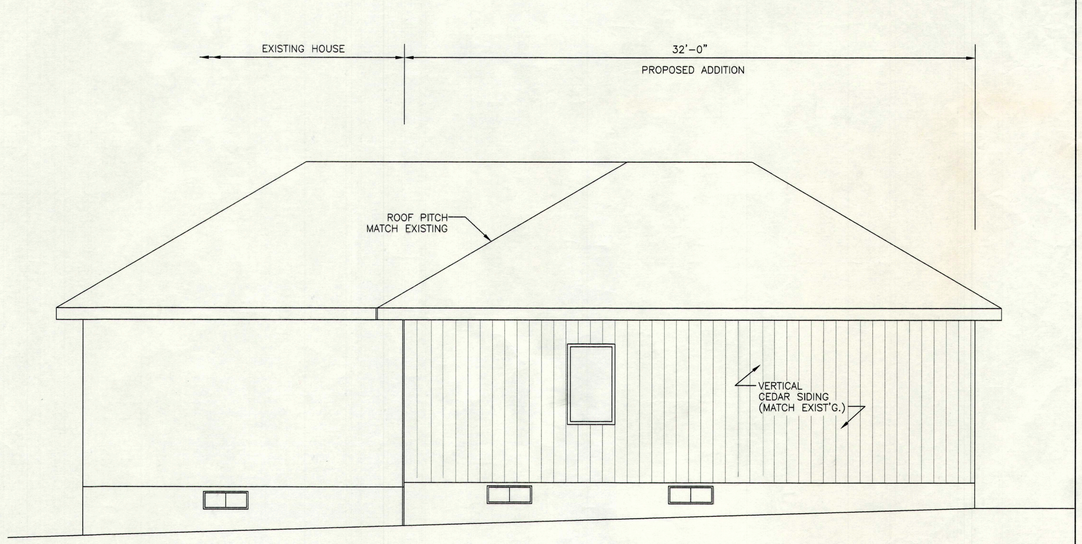


TYP. CROSS SECTION

SCALE: 3/8"=1'-0"



PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION

NO.	REVISION	BY	DATE
A	PRELIMINARY – FOR ZONING	BV	9/25/01

SCALE: 1/4"=1'-0"
DATE: 8/10/01
DRAWN: B.V.
DESIGNED:
CHECKED
APPR.
FILE: Mancini-2

VINCENZI INC.
GENERAL CONTRACTOR
DESIGN & CONSTRUCTION SERVICES
269 Folino Drive
Bridgeport, Connecticut 06606
203-268-5211

DWG. TITLE
MR. & MRS. VINCENZO MANCINI
PROPOSED RESIDENCE ADDITION
241 STERLING ROAD TRUMBULL, CT

DWG. NO. A-2 PROPOSED ELEVATIONS

William C. Maurer, PE, LS
Town Engineer

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611
Phone: 203.452.5050
Fax: 203.452.5061

April 17, 2026

Mr. Robert Librandi
Town of Trumbull Planning and Zoning

RE: 241 Sterling Road

Dear Mr. Robert Librandi,

As part of the Special Permit Application #26-11, a copy has been submitted to the Engineering Department for review on April 8, 2026.
Upon review of the submitted material, we offer the following comments:

1. **IWWC approval is required.**
2. **A driveway permit must be obtained.**
3. **Applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards.**
4. **A certification letter and as-built plan must be submitted to the Engineering Department for review and approval prior to sign-off for Certificate of Occupancy.**

Sincerely,

Tatiana Solovey, P.E.
Assistant Town Engineer

CC: Chairman Garrity

Lisa S. Broder*
LBroder@russorizio.com
Liam S. Burke
Liam@russorizio.com
Colin B. Connor
Colin@russorizio.com
William J. Fitzpatrick, III
WFitzpatrick@russorizio.com
Amanda T. Heffernan
Amanda@russorizio.com
David K. Kurata
DKurata@russorizio.com
Stanton H. Lesser+
Stanton@russorizio.com
Victoria L. Miller♠
Victoria@russorizio.com
Anthony J. Novella*
Anovella@russorizio.com

Russo & Rizio, LLC
ATTORNEYS AT LAW

10 Sasco Hill Road
Fairfield, CT 06824
Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

5 Brook St., Suite 2B
Darien, CT 06820
Tel 203-309-5500

299 Broadway, Suite 708
New York, NY 10007
Tel 646-357-3527

110 Merchants Row, Suite 3
Rutland, VT 05702
Tel 802-251-6556

www.russorizio.com

Leah M. Parisi
Leah@russorizio.com
William M. Petroccio*
WPetro@russorizio.com
Raymond Rizio*
Ray@russorizio.com
Christopher B. Russo
Chris@russorizio.com
Robert D. Russo♠
Rob@russorizio.com
John J. Ryan+
John@russorizio.com
Jane Ford Shaw
Jane@russorizio.com
Vanessa R. Wambolt
Vanessa@russorizio.com

* *Also Admitted in NY*
♠ *Also Admitted in VT*
+ *Of Counsel*

January 28, 2026

Rob Librandi
Land Use Planner
Planning and Zoning Department
5866 Main Street
Trumbull, CT 06611

Re: Amendment to the Village Residence District Regulation

Dear Mr. Librandi:

On behalf of my client, CT Trumbull Village, LLC (the "Applicant"), please accept the following as a proposed amendment to the Village Residence District Regulation ("VRD"). My client requests to amend Article II, Section 2.7.2.3.c and Section 2.7.2.3.e of the Village Residence District Regulation to read as follows (changes bold):

> 2.7.2.3.c. Street location: A VRD must **either (1)** have a minimum unbroken frontage, except for driveways, of 200 feet on a state highway or state road and must be accessed exclusively from a state highway or state road**, or (2) its entire area must be located within 2,500' of the intersection of an Exit 32B ramp of the Merritt Parkway and White Plains Road (State Route 127) located north of the Merritt Parkway and east of White Plains Road.**
>
> 2.7.2.3.e. Development Limitations: In order to allow for the orderly provision of municipal services and so as to not overburden the infrastructure capacity of the town, the maximum number of dwelling units to be approved on any site is limited by:
>
> i. Net acre density provision [see subsection d (i) above]
> ii. A maximum of 105 units may be permitted on any one lot in a VRD.
> iii. **A maximum net increase of 40 additional units over existing units may be permitted on any one lot in a VRD which street location exclusively satisfies subsection 2.7.2.3.c(2) with no more than twenty (20) building**

permits to be issued for the construction of said units within a calendar year.

Sincerely,



Christopher B. Russo

Lisa S. Broder*
LBroder@russorizio.com
Liam S. Burke
Liam@russorizio.com
Colin B. Connor
Colin@russorizio.com
William J. Fitzpatrick, III
WFitzpatrick@russorizio.com
Amanda T. Heffernan
Amanda@russorizio.com
David K. Kurata
DKurata@russorizio.com
Stanton H. Lesser+
Stanton@russorizio.com
Victoria L. Miller♠
Victoria@russorizio.com
Anthony J. Novella*
Anovella@russorizio.com

Russo & Rizio, LLC
ATTORNEYS AT LAW

10 Sasco Hill Road
Fairfield, CT 06824
Tel 203-254-7579 *or* 203-255-9928 Fax 203-576-6626

5 Brook St., Suite 2B
Darien, CT 06820
Tel 203-309-5500

299 Broadway, Suite 708
New York, NY 10007
Tel 646-357-3527

110 Merchants Row, Suite 3
Rutland, VT 05702
Tel 802-251-6556

www.russorizio.com

Leah M. Parisi
Leah@russorizio.com
William M. Petroccio*
WPetro@russorizio.com
Raymond Rizio*
Ray@russorizio.com
Christopher B. Russo
Chris@russorizio.com
Robert D. Russo♠
Rob@russorizio.com
John J. Ryan+
John@russorizio.com
Jane Ford Shaw
Jane@russorizio.com
Vanessa R. Wambolt
Vanessa@russorizio.com

* *Also Admitted in NY*
♠ *Also Admitted in VT*
\+ *Of Counsel*

April 8, 2026

Rob Librandi
Land Use Planner
Planning and Zoning Department
5866 Main Street
Trumbull, CT 06611

Re: Amendment to the Village Residence District Regulation

Dear Mr. Librandi:

On behalf of my client, CT Trumbull Village, LLC (the "Applicant"), please accept the following as a proposed amendment to the Village Residence District Regulation ("VRD"). My client requests to amend Article II, Sections 2.7.2.2, 2.7.2.3.c, 2.7.2.3.d, and 2.7.2.3.e of the Village Residence District Regulation to read as follows (changes bold):

> 2.7.2.2. Establishment of District: As part of the VRD approval, the applicant must also simultaneously submit an application for a Special Permit/Exception pursuant to Article XV. For any modification of any plan of development for a Special Permit/Exception pursuant to Article XC. The designation of a VRD and all development of any kin in a VRD shall be subject to Special Permit/Exception approval. **Notwithstanding anything to the contrary in this regulation, for any application, the applicant must first obtain final approvals from the Inland Wetlands & Courses Commission, Police Commission and Water Pollution Control Authority prior to filing an application for zone change and special permit with the Commission.**
>
> 2.7.2.3.c. Street location: A VRD must **either (1)** have a minimum unbroken frontage, except for driveways, of 200 feet on a state highway or state road and must be accessed exclusively from a state highway or state road**, or (2) a VRD must abut the Merritt Parkway and have frontage on Booth Hill Road.**
>
> 2.7.2.3.d. Allowed Uses:

i. Single family detached dwellings at a density of no more than 3.5 dwelling units per net acre lot (gross acreage, less existing wetlands, and watercourses)**, provided that a VRD abutting the Merritt Parkway and having frontage on Booth Hill Road must designate at least eighty percent (80%) of the dwelling units within the VRD to be occupied by at least one person who is fifty-five (55) years of age or older, provided, however, that if a surviving spouse or a spouse remaining after the issuance of a divorce decree is under fifty-five (55) years of age, said spouse may remain in occupancy of such dwelling unit.**

ii. Community facilites such as a community building and recreational amenities for the exclusive use by residents of the VRD only. These facilities shall not be made available, under any circumstances, for use by the public on any basis.

2.7.2.3.e. Development Limitations: In order to allow for the orderly provision of municipal services and so as to not overburden the infrastructure capacity of the town, the maximum number of dwelling units to be approved on any site is limited by:

i. Net acre density provision [see subsection d (i) above]
ii. A maximum of 105 units may be permitted on any one lot in a VRD.
iii. **A maximum net increase of 40 additional units over existing units may be permitted on any one lot in a VRD which street location exclusively satisfies subsection 2.7.2.3.c(2).**

Sincerely,

Christopher B. Russo

Christopher B. Russo

February 2nd, 2026

Mr. Fred Garrity Jr., Chairman
Planning and Zoning Commission
Town of Trumbull
Trumbull Town Hall
5866 Main Street 2nd Floor
Trumbull, Connecticut 06611

Re: **Proposed Text Amendment: Article II, Section 2.7.2.3 (Village Residence District)**

Dear Mr. Garrity,

The Connecticut Metropolitan Council of Governments (MetroCOG) is in receipt of the zoning text amendment received February 2nd, 2026.

The proposed text amendment to Article II, Sec. 2.7 details specific updates to street location and development limitation requirements for Village Residence Districts.

MetroCOG's review of the proposed text amendments found that they are **not** regionally significant.

If you have any questions, please do not hesitate to contact me at 203-366-5405.

Sincerely,

Matt Fulda
Executive Director

cc: Mr. Robert Librandi, Planning Director, Town of Trumbull

Ms. Linda Finger, Planning & Zoning, Town of Trumbull

Abigail Farrell

From: Megan Lull [redacted]
Sent: Wednesday, March 18, 2026 7:01 PM
To: Abigail Farrell
Subject: File #26-05 - opinion for public hearing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to express my opposition to the proposed housing development and related zoning changes on Unity Road and Booth Hill Road as a resident of Trumbull. My understanding is that this is being discussed this evening at a public hearing and I hope that my opposition will be taken into consideration.

My address is 24 Cottage Pl, Trumbull, CT 06611.

Thank you,
Megan Lull

Abigail Farrell

From: Sarah Connor [redacted]
Sent: Wednesday, March 18, 2026 7:15 PM
To: Abigail Farrell
Subject: Tonight's 7:30 Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening,

I am writing this evening to express my whole-hearted opposition to the application submitted by CT Trumbull Village, LLC - and their plans to develop a 42-home subdivision.

As a resident of Nichols, I am appalled by the consideration of demolishing a 1927 Arts and Crafts style home in a historic district that so highly values history and its preservation. From the moment I first drove into Nichols when scoping out our current home, I fell in love with the well-preserved homes and character of the neighborhood. I can say this for my neighbors as well, as it's a common topic when we gather for neighborhood events such as the Jingle Bell 5k, tree-lighting, or Halloween parade. 334 Unity Road is a beautiful home, which was advertised for sale as a potential small/horse farm. Furthermore, it has wetlands - another subject that Trumbull has adamantly fought to preserve - a babbling brook which feeds a small pond. How can we discredit this completely when we have an entire commission dedicated to it? There have been all too many instances of destroying farms for neighborhoods in this town, please don't let this be another.

I strongly oppose the development of this land parcel.

Thank you for your time.

Best,

Sarah Connor
203 Shelton Road, Trumbull

Abigail Farrell

From: Lauren Meli [redacted]
Sent: Wednesday, March 18, 2026 7:20 PM
To: Abigail Farrell
Subject: Public Hearing 3/18/2026

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening,

I wanted to express my opposition with regard to the applicant who is proposing to develop the land on the corner of Booth Hill Road and Unity. I am the only school social worker at Booth Hill School, who serves over 500 children, we simply cannot support the number of students who would come out of a 42-home subdivision. As recently stated at the finance meeting in town hall just a couple of weeks ago, the amount of money put into our students is comparable to the Bridgeport and Shelton school districts. Yet, the expectations and performance of our students well exceeds that of those districts. Day after day, teachers and other professionals such as myself, return to help these students with minimal resources, not enough staff, or physical room in the building. If the town cannot approve the school budget; how can we possibly consider the addition of so many families?

Thank you for your time.

Lauren Meli
11 Doe Hollow, Trumbull
Sent from my iPhone

STATEMENT OF TECHNICAL OPPOSITION

TO: Trumbull Planning and Zoning Commission

RE: Application for 42-Unit Subdivision (Merritt Blvd / Booth Hill Rd)

DATE: March 18, 2026

SUBMITTED BY:

Michael A. Carberry-Santacroce

Project Manager, Schimenti Construction Company

Resident, Trumbull, CT 06611

EXECUTIVE SUMMARY

As a construction professional and project manager responsible for multi-million dollar commercial developments, I am formally submitting this technical opposition based on unmitigated civil, hydrological, and public safety risks. My assessment identifies two primary failures in the current proposal that represent a substantial threat to public interest and safety.

1. HYDROLOGICAL AND CIVIL RISK (DRAINAGE FLOW)

* Site Evidence: Attached visual analysis (Exhibit A) identifies an active pond runoff and natural drainage path traversing the development site.

* Technical Concern: The proposed 42 units and associated paving will significantly increase the impervious surface area. Capping a natural drainage basin without a certified Peak-Flow Hydrological Study creates an immediate flooding liability for downstream residential properties on Unity Road and Heartwood Lane.

* Requirement: The Commission must demand a third-party hydrogeological impact study to ensure zero net-increase in runoff velocity.

2. PUBLIC SAFETY AND TRAFFIC LOGISTICS (SIGHT-DISTANCE)

* Technical Metric: AASHTO standards for a 40 mph corridor require a minimum Stopping Sight Distance (SSD) of approximately 305 feet.

* Safety Concern: The topography of Booth Hill Road at the proposed egress includes horizontal curves and vertical shifts that severely limit visibility. Adding a high-density intersection to a blind curve is an engineering defect that no text amendment can mitigate.

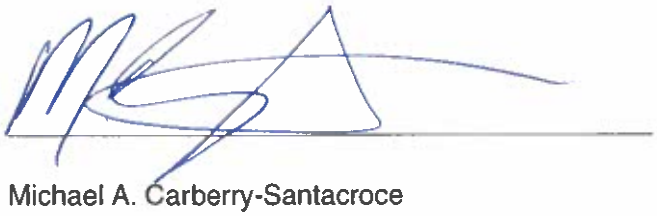
* Requirement: A certified Sight-Line Audit based on 85th-percentile speeds must be performed and verified by the Trumbull Police Department Traffic Division.

CONCLUSION

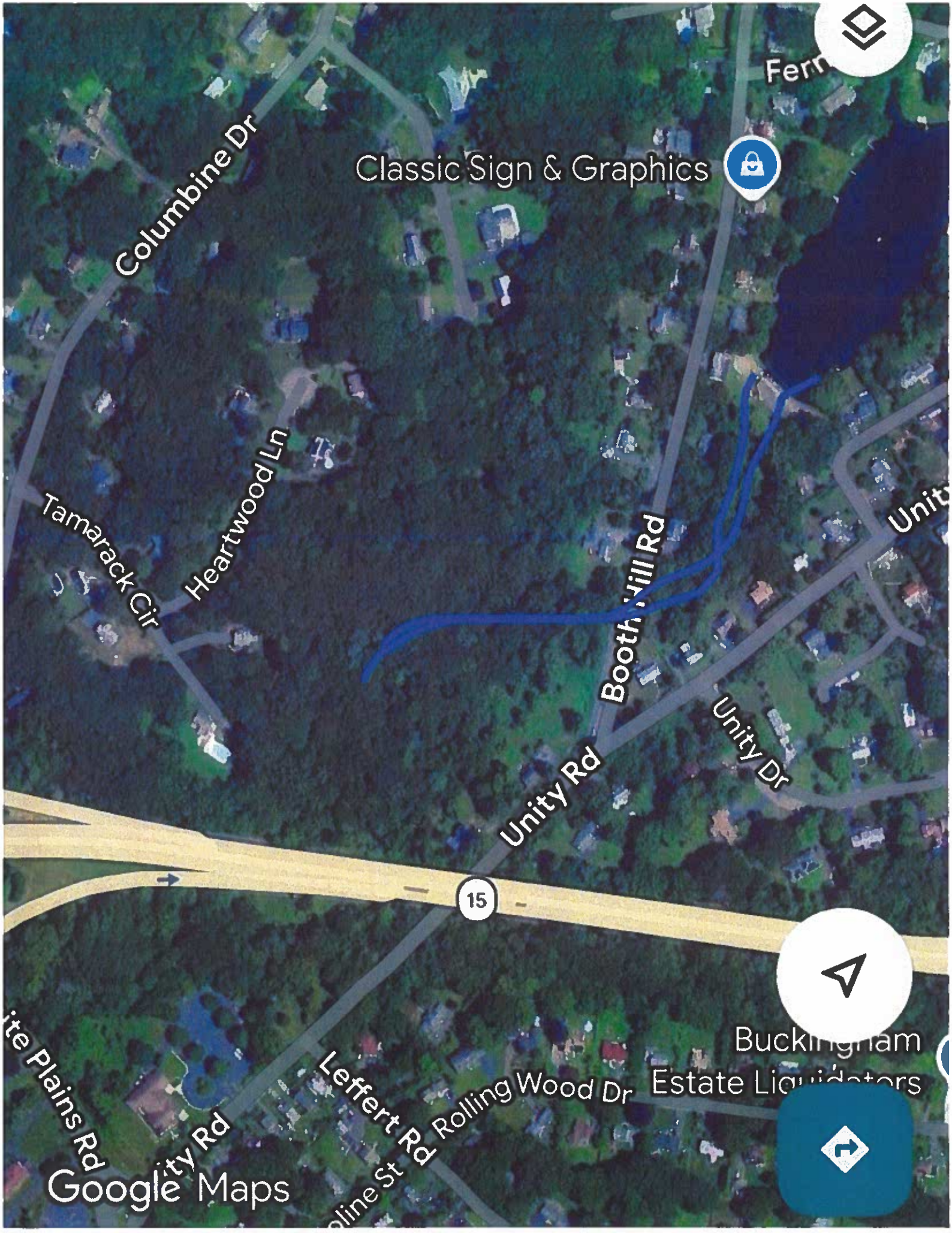
While I recognize the importance of diverse housing options, the Planning and Zoning Commission has a primary mandate to protect public health and safety. Under CT Statute 8-30g, safety risks that clearly

outweigh the need for housing are grounds for denial. This project, in its current configuration, represents a substantial safety liability to the residents of 06611.

Respectfully submitted,



Michael A. Carberry-Santacroce


Columbine Dr
Classic Sign & Graphics
Heartwood Ln
Tamarack Cir
Unity Rd
Unity Dr
15
Rolling Wood Dr
Leffert Rd
Google Maps

From: **Kerry L. & Gus B. Karlson**
6 Apple Orchard Lane
Trumbull, CT 06611

April 21, 2026

To: **Abigail Farrell**
Administrative Clerk, Planning & Zoning Town of Trumbull
5866 Main Street, Second Floor
Trumbull, CT 06611
Email: afarrell@trumbull-ct.gov

SUBJECT: INITIAL FORMAL PROTEST AGAINST PROPOSED DEVELOPMENT BY CT TRUMBULL VILLAGE LLC

Dear Ms. Farrell and Members of the Planning and Zoning Commission:

I am writing to you as a resident of Trumbull and a member of the Thrushwood Association to register a formal and vigorous protest against the proposed development project by CT Trumbull Village LLC. Please consider this the initial letter of objection to the Town of Trumbull regarding this application; additional detailed correspondence directed to the Conservation Board and the Inland Wetlands and Watercourses Commission will follow.

The proposed development site is situated dangerously close to the native, wooded stream that serves as the outflow for Thrushwood Lake. Allowing land clearing, excavation, and new impervious surfaces within this riparian corridor presents severe, unacceptable ecological and financial risks to our community. We urge the Commission to consider the following primary objections.

1. Violation of Local and Federal Waterway Protections: Building within this specific woodland buffer risks direct violation of both the federal Clean Water Act and the Inland Wetlands and Watercourses Regulations of the Town of Trumbull. Trumbull's 100-foot regulated buffer exists precisely to protect hydrological stability. Introducing heavy machinery and infrastructure here will inevitably introduce severe stormwater runoff and sedimentation, drastically diminishing downstream water quality and destabilizing the watercourse.

2. Imminent Threat to Protected Species and Migratory Routes: The undisturbed native woodland and wetland ecotone targeted by the developer is a critical habitat and buffer zone for highly vulnerable wildlife. Most notably, the **Wood Turtle (*Glyptemys insculpta*)** and the **Eastern Box Turtle**, both listed as Connecticut Species of Special Concern, rely entirely on intact streamside woodlands and transitional zones for foraging and survival. Deforestation on this parcel will sever established migratory routes, eliminate the vital thermal canopy over the stream (which prevents artificial water temperature spikes), and irreversibly destroy their localized habitat.

3. Crippling Financial Burden on Existing Residents via Dam Reclassification: Beyond the direct ecological destruction, this project imposes a completely unjust financial and legal liability on existing residents. Thrushwood Lake is a dammed body of water. By permitting CT Trumbull Village LLC to build residential infrastructure directly downstream, the Connecticut Department of Energy and Environmental Protection (CT DEEP) will be forced to reassess and elevate our dam's hazard potential classification.

A higher hazard classification triggers a state mandate for highly frequent, rigorous engineering inspections that cost the Association between $3,500 and $8,000 per inspection, alongside skyrocketing liability insurance premiums. The Thrushwood Association is a small community comprised of only 32 members, and one-third of our members are retirees living on fixed incomes. It is fundamentally unacceptable to force our small, financially vulnerable association to bear heavy, recurring regulatory costs simply to subsidize a commercial developer's project.

Conclusion: The proposal by CT Trumbull Village LLC is an environmental liability and a direct financial threat to current Trumbull residents. We respectfully demand that the Planning and Zoning Commission heavily scrutinize and ultimately deny this application. Furthermore, we insist upon the strict enforcement of Trumbull's wetlands protections and demand a comprehensive, independent ecological impact study regarding the presence of state-protected species on this site.

Please ensure this letter is entered into the official public record and the application file for CT Trumbull Village LLC. Thank you for your time, your service to the town, and your prompt attention to this matter.

Sincerely,

Kerry L. & Gus B. Karlson
Trumbull Residents
6 Apple Orchard Lane
Trumbull, Connecticut
(203) 375-4820
gbkarlson@gmail.com
Members, Thrushwood Association

Co-Signed By:

Cindy Stevenson
Nichols, Trumbull Resident

David & Christina Banas
Nichols, Trumbull Residents

Julie & Ben Dawson
Nichols, Trumbull Residents

Emily & Adam Maiocco
Nichols, Trumbull Residents

Brianne & John Vazzano
Nichols, Trumbull Residents

Branden Johnson
Nichols, Trumbull Resident

Jack & Linda SantaMaria
Nichols, Trumbull Residents

Cat & Ryan Correll
Nichols, Trumbull Residents

Larry Dome & Alexandra Mazzeo
Nichols, Trumbull Residents

Ryan Collins
Nichols, Trumbull Resident

Meghan Barton
Nichols, Trumbull Resident

Anne & Michael Bertė
Nichols, Trumbull Residents

Joel & Samantha Brandis
Nichols, Trumbull Residents

Karen & Bryce Bollert
Nichols, Trumbull Residents

Kristin Baningoso
Nichols, Trumbull Resident

Beverly Boehmke
Nichols, Trumbull Resident

95'

187'

157'

135'

144'

MERRITT PARKWAY ROUTE 15

UNITY ROAD

BOOTH HILL ROAD

CONCEPTUAL SITE PLAN

UNITY ROAD & BOOTH HILL ROAD

J. EDWARDS & ASSOCIATES LLC

ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com


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IMPACT ANALYSIS
BOOTH HILL ROAD & UNITY ROAD
TRUMBULL, CONNECTICUT

Date of Analysis
January 15, 2026

Authorized by:
CT Trumbull Village, LLC
Trumbull, CT

Prepared by:
Stanley A. Gniazdowski, CRE, CCIM
Consultant

REALTY CONCEPTS INC
Counselors • Investment Managers • Appraisers
11 Sugar Loaf Road, Guilford, CT 06437

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REALTY CONCEPTS INC
Counselors- Investment Managers- Appraisers
11 Sugar Loaf Road • Guilford, CT 06437 • t (203) 453-1117 • f (457) 259-8090 • stang@realtyconcepts.net

January 26, 2026

Mr. Matthew Mihaly Jr., Managing Member
CT Trumbull Village, LLC
5893 Main Street, Suite 2
Trumbull, CT 06611

RE: Proposed Residential Development
42 Common Interest Single Family Units
Booth Hill Road & Unity Road
Trumbull, CT

Dear Mr. Mihaly

At your request and authorization, I have prepared a development impact analysis on the proposed 42-unit common interest single family residential development at the north intersection of Booth Hill Road and Unity Road, Trumbull, CT on about 16.41+/- acres (714,820 q/Ft) of improved and unimproved land assembled of 6 parcels. The eastern boundary is CT RT 15-Merritt Parkway.

The proposed single-family common interest community development will be comprised of 42 new single-family residences. Two existing residences will be razed and replaced with two new homes. The units will each be comprised of three bedrooms totaling 126+/- bedrooms for the proposed development. The common interest community (Condominium) units will have 2.5 bathrooms and a two-car garage with off-street parking for each unit. The focus of this analysis is to estimate demand for single family residences for the Town of Trumbull, Connecticut as well as tax revenue generation the proposed development would produce. In addition, to estimate the net fiscal impact the following municipal services may have on the town budget that are provided by the Town of Trumbull: Public Schools, Police, Fire, EMS and Public Works services.

This is a general consulting report and is not a consulting appraisal report or an appraisal report as defined under the Uniform Standards of Professional Appraisal Practice (USPAP). The date of this analysis is January 15, 2026.

Pertinent current Trumbull Connecticut town records were examined including Trumbull, CT Building Department, Zoning, and Assessors records, State of Connecticut Department of Education, Connecticut Department of Labor, CERC, University of Connecticut Center for Real Estate and Urban Economics and related publications, Federal Reserve Bank data, US Census Bureau, US Department of Labor, National Association of Home Builders, Connecticut Association of Home Builders, National and Connecticut Association of Realtors, Urban Land Institute, Institute of Real Estate Management , Multi-Family Housing News, The Warren Group, and Major Real Estate firms research reports, Moody's Analytics, ESRI/STDB, demographic service and others sources as noted. Primary data was developed by this office which included

field interviews of property owners and managers, examination of Multiple Listing Service, Internet research and verification, interviews with the Trumbull town department heads, Brokers and Appraisers. Following, is a summary of my findings followed by the supporting data:

Conclusion

This analysis assumes that the subject development is in place as of the date of analysis. Extra Ordinary Assumptions and Hypothetical Conditions have been utilized in stating the following conclusions:

After reviewing the following data developed within this report, the State's economic conditions have impacted on the marketability of residential properties in the State of Connecticut. Rising residential prices have caused delays in making the decision for single family purchases. Data indicates previous increasing interest rates have delayed the purchase decision for single family homes coupled with low residential inventory. Lifestyle changes have forced an increase in single family and apartment demand in Fairfield County. An increase in urban dwellers looking for less densely populated areas to live in, such as Fairfield County Connecticut, which has less densely populated areas than New York City.

The primary driving indicator for real estate demand is employment. It is difficult at best to project future demand, but Sikorsky's April 2023 announcements of $2.7 billion Navy contract and commitment to remain in Connecticut foster an anticipated increase in future employment. Two other major labor nodes, East Hartford and Groton, CT, where New United Technologies and recent Electric Boat contracts, should increase employment which is the catalyst that was needed to reverse an adverse employment trend and improve the states' psychographics. Due to Sikorsky's proximity to the subject property, the new contracts have a positive impact on the proposed subject property's demand by stemming the potential for further employment loss. The preponderance jobs at Sikorsky are basic employment which imports new dollars to an economic region,

The subject property is in a municipality, Trumbull, Connecticut recognized as an upper scale community with good psychographics which is clearly demonstrated in the lifestyle which residents currently enjoy in Trumbull, a lifestyle that is in the mid to upper household income levels as well as having good rankings for home values and net worth. The preponderance of residential demand is single-family homes. Trumbull is near major Connecticut labor nodes and New York City as a bedroom community. Today, a paradigm shifts in residential single-family demand, and condominiums is taking place. The trend has shifted from the traditional single-family development to contemporary designed communities that incorporates market demand features like an in-home office and minimal ground care, as provided in a common interest community allowing current Trumbull residents to stay in Trumbull and retain their medical, cultural, and religious linkages.

The population segments driving free standing residential demand are the Millennials, Gen X and Gen Z. 2022 generational estimates show Gen X at 19.61%, Millennials 21.67% and Gen Z 20.88% representing 62.16% of the population. Trumbull's population is comprised of 65% of Millennials, Gen X, and Gen Z. Their lifestyle is mobile and socially oriented, forcing redesigning residential housing, high quality, work from home and an increase in social amenities.

Conclusion-Continued

Lifestyle changes and generational demand have impacted residential demand should not be dismissed at this time for intergenerational communities that meet current lifestyle demand. The uncertainty of economic conditions will impact the absorption of residential units. The approval of a new contemporary common interest community, like the subject, is prudent to be in position to meet current future demand that anticipated declining interest rates will have on demand.

The subject site is in a good location for a luxury 42-unit single family condominium/common interest community, has good area supporting linkages to retail, medical services, recreation, education, religious, cultural and transportation networks that are important to a successful contemporary residential apartment's community.

Therefore:

1) As of the date of this analysis, demand does exist for contemporary intergenerational single family residential comon interest communities in Trumbull Connecticut due lifestyle change demand. Future demand will continue to increase since millenials earning will continue to increase.
2) The study area target market has an income level, current home value and net worth that should meet the threshold income range to purchase the proposed contemporary residential condominium community.
3) The impact on municipal services is minimal or no impact as reported.
4) The impact on Trumbull public schools resulted in generating about 21 Public School Age Children. The additional student cost to education would be covered by the tax revenue generated by the subject development.
5) The proposed 42-unit free-standing single-family unit common interest/condominium community if in place as of today and under current market conditions would produce a positive net positive tax revenue for the Town of Trumbull CT of about $315,000.

On the following pages please find a summary of the supporting data.

Respectfully:



Stanley A. Gniazdowski, CRE, CCIM
President/Consultant

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Purpose of The Analysis

The purpose of this analysis is to determine demand for a proposed 42-unit single family common interest community and the fiscal impact it may have on the Town Trumbull CT municipal budget inclusive of the school system, Police, Fire, EMS and Public Works Department as if completed and in place as of the date of this analysis.

Market Definitions

Source: *The Dictionary of Real Estate Appraisal*, Sixth Edition; published by The American Institute of Real Estate Appraisers, 2015

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TI's).

1) Lessee and Lessor are typically motivated.

2) Both parties are well informed or well advised and acting in what they consider their own best interests.

3) A reasonable time is allowed for exposure in the open market.

4) The rent payment is made in terms of cash in U. S. dollars, and expressed as an amount per time period consistent with the payment schedule of the lease contract; and

5) The rental amount represents the normal consideration for the property leased unaffected by special fees of concessions granted by anyone associated with the transaction.

Apartment

A structure containing one or more rooms designed to provide complete living facilities for one or more occupants.

Condominium (Common Interest Community)

A multiunit structure or property in which persons hold fee simple title to individual units and an undivided interest in common areas.

Single Family House

A dwelling that is designed for occupancy by one family.

Demand

The desire and ability to purchase or lease goods and services; in real estate, the amounts of a type of real estate desired for purchase or rent at various prices in a given market for a given period of time.

Demography

The study of population and population change

DEFINITIONS (Continued)

Market analysis

1). The identification and study of the market for a particular economic good or service. .2) A study of market conditions for a specific property type.

Marketability

The relative desirability of a property for sale or lease in comparison with similar or competing properties in the area that is a property with poor marketability would be inferior to competing properties in terms of location, condition, access, etc. Conversely, a property with good marketability has superior features or condition in comparison with competing properties.

Psychographics

Market research or statistics classifying population groups according to psychological variables (as attitudes, values, or fears); *also*: variables or trends identified through such research.

Zoning

Public regulation of the use of private land through application of police power; Accomplished by establishing districts or areas with uniform requirements relating to lot coverage, setbacks, type of improvements, permitted activities, signage, structure height, minimum lot area, density, landscaping, and other aspects of land use and development. Zoning regulations are established by enactment of a local (city, town, or county) zoning ordinance...

Extraordinary Assumptions

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.”

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about a physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in any analysis.

Extraordinary Assumptions were utilized within this analysis.

Hypothetical Conditions

“That which is contrary to what exists but is supposed for the purpose of analysis.”

Comment: Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis.

Hypothetical conditions were utilized within this analysis.

Zero Lot Line

In zoning, the location of a structure on a lot so that one or more size rests directly on the boundary line of the lot. The violation of setback restrictions may be allowed by the municipality in some cases.

Scope of the Analysis

The scope of this assignment is to develop within a reasonable degree of probability, based on current market data, lifestyle and economic conditions, the demand for the proposed development and the impact the proposed 42-unit single family community may have on the town of Trumbull, CT municipal budget and school system. The investigations, activities and tasks completed during this analysis included, but were not limited to, the following:

6) The study area was inspected January 15, 2026.

7) Pertinent public records were examined and analyzed.

8) A survey and analysis of the Trumbull, Connecticut real estate market was conducted. This investigation included discussions with real estate professionals in the area, and review of online proprietary databases and the development of Primary Data.

9) Pertinent current Trumbull Connecticut Town records were examined including Trumbull, CT Building Department, Zoning, and Assessors records, State of Connecticut Department of Housing, Connecticut Department of Labor, CERC, University of Connecticut Center for Real Estate and Urban Economics and related publications, Federal Reserve Bank data, US Census Bureau, US Department of Labor, National Association of Home Builders, Connecticut Association of Home Builders, National and Connecticut Association of Realtors, Urban Land Institute, Institute of Real Estate Management , Multi-Family Housing News, The Warren Group, Moody's Analytics, Major Real Estate Firms research reports, , ESRI/STDB demographic service and others sources as noted and data providers for real estate as well as primary research conducted by this office.

Limiting Conditions & Assumptions

This analysis is performed utilizing Extraordinary Assumptions and Hypothetical Conditions. This analysis is performed based on the assumption as of January 15, 2026.

Prior Interest in Property

The consultant has no prior interest in the subject property.

Zoning

The subject property is in an AA Residential Zone. An application has been submitted to the Town of Trumbull Planning and Zoning Commission to approvethe proposed subject 42 unit single family common interest community.

SECTION 1: SINGLE FAMILY RESIDENCE ZONES

1.1 Residence AAA (1 acre), Residence AA (1 acre) and Residence A (1/2 Acre)

1.1.1 Permitted Uses

Within the Residence AAA, AA or A Zone no Building or Structure shall be erected, altered, occupied or used, arranged or designed to be used for other than one or more of the following specified purposes:

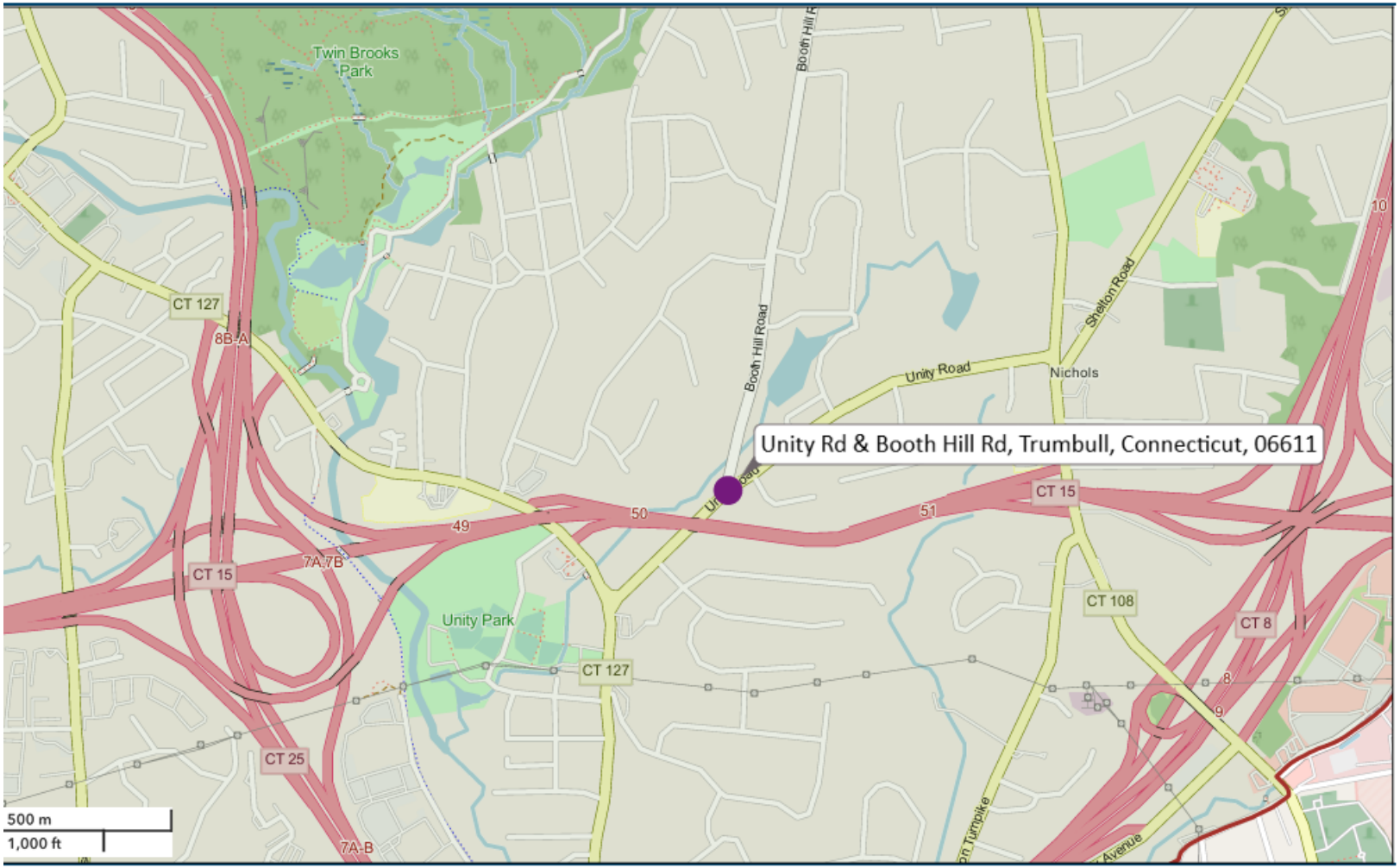
1. One-Family Dwelling;
2. Playgrounds, parks, reservations, and recreation facilities operated by or under the control and direction of the town;
3. Farms, and horticultural and/or wild life reservations;
4. Family Child Care Home;
5. Group Child Care Home

Town Location Map- Trumbull CT



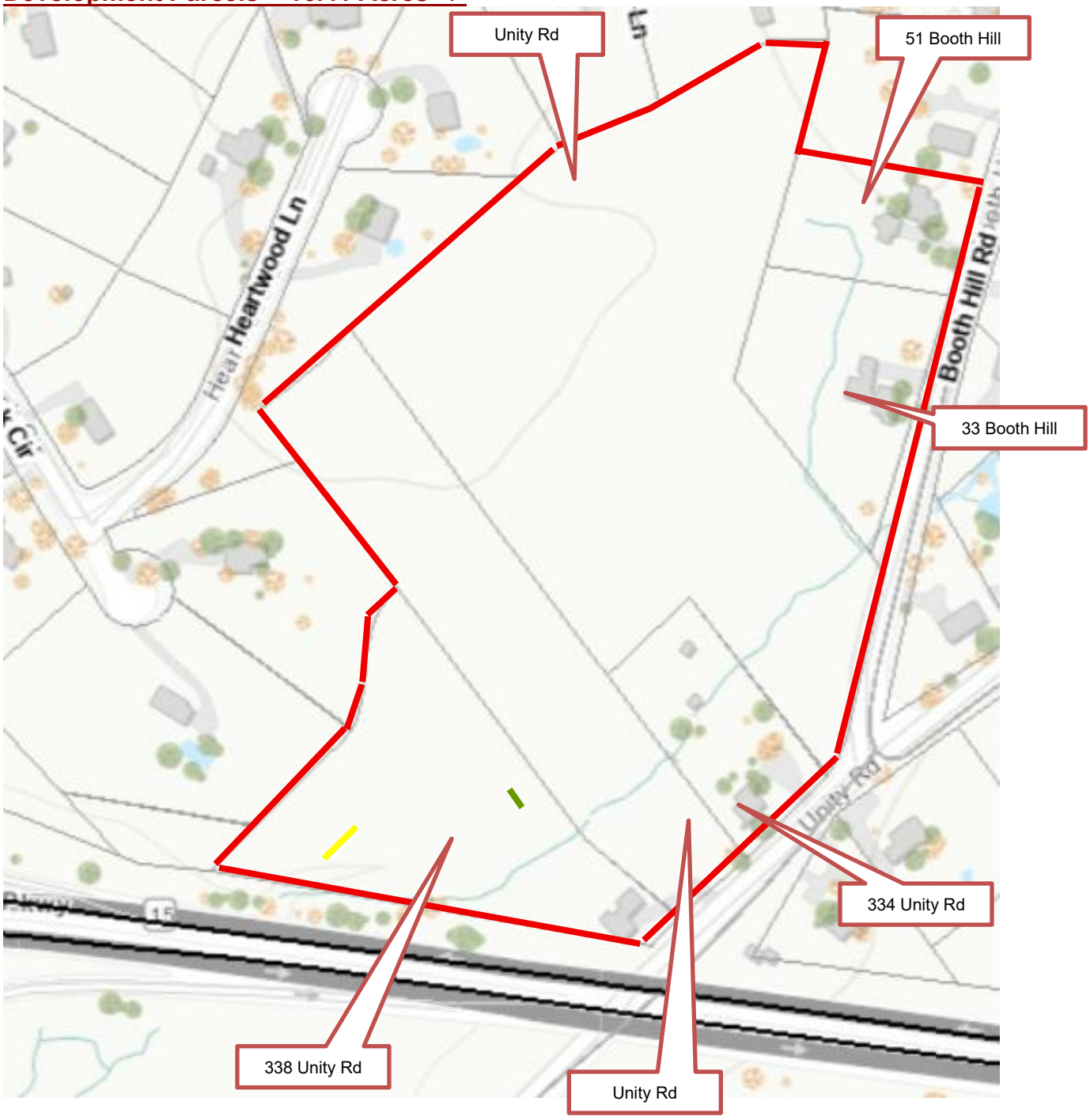
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Subject Location Map



May 06, 2025

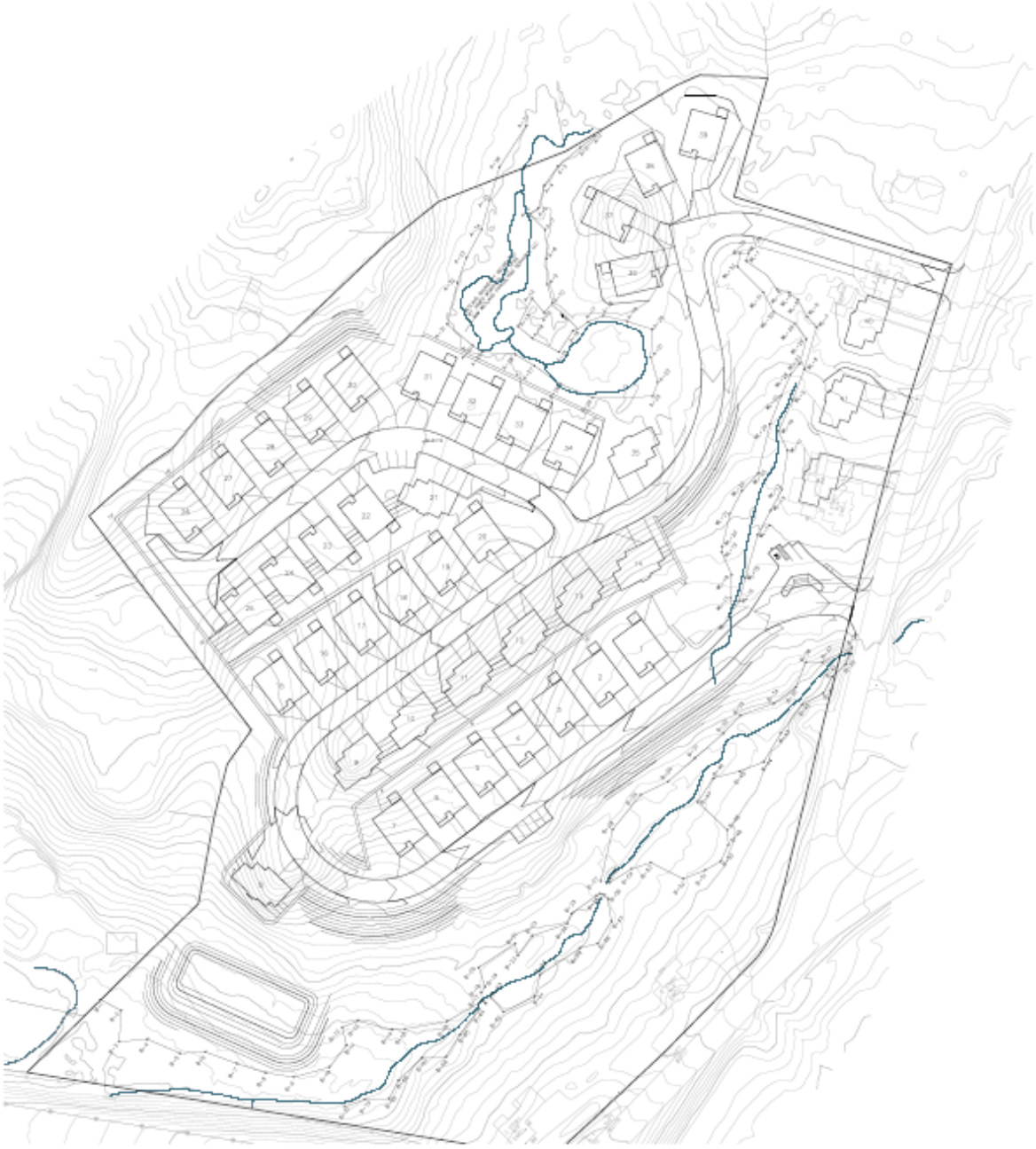
Development Parcels = 16.41 Acres +/-



Address	Acres	M/L/ B
338 Unity Road	2.72	1/10/2028
Unity Road	2.80	1/10/2029
Unity Rd	7.50	1/10/182
334 Unity Rd	1.00	1/10/178
33 Booth Hill Rd	1.50	1/9/1995
51 Booth Hill Rd	0.89	1/9/1992
Total	**16.41**	

Proposed Site Plan

42 Units



Analysis Methodology

A traditional market analysis is simply the development of supporting data to determine if a GAP (Demand - Supply = GAP/Oversupply) exists in the current market for specific property types. In order to accomplish this seemingly simple task, one must analyze four major components of the marketplace, which are:

1) Market Analysis (General market conditions)
2) Site Analysis (Site specific data)
3) Political Analysis (Political Influences)
4) Financial Analysis (Financial feasibility)

The first part of the analysis is market analysis-general market conditions. This component of the analysis includes the study of the macroeconomic conditions of the area inclusive of state, regional, and local economic conditions, and the impact on the demand for real estate based on these conditions for the specific property type.

The second step, site analysis, is the study of the specific site. This step evaluates the site conditions to meet the current real estate demand, and the factors that must be addressed to modify the site to meet those property type demand factors. This is inclusive of lifestyle, political impact, and zoning, plans of conservation and development, environmental issues, specific site conditions, availability of utilities, traffic, public transportation, property linkages and other pertinent factors.

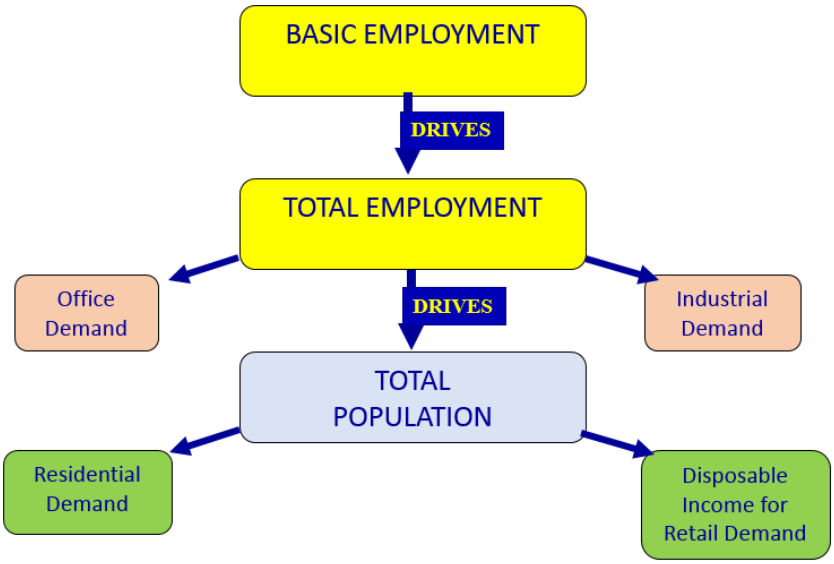
The third step is political analysis. This is concurrently being analyzed while general market conditions and site analysis are being performed. Inclusive in the political analysis is not only the local planning and zoning and comprehensive plan of conservation development, but also the impact of state and regional regulations that impact the demand for different types of development on the site being studied. Also, being analyzed is the political climate, including whether the municipality is pro- or anti-development, residentially oriented or commercially oriented, and if any incentives for specific property types exist.

Financial analysis is the last step of the GAP analysis. The results of the other three factors should add a supportable and reasonable degree of probability that results in a reliable financial analysis.

Unlike performing GAP analysis in the past, where dependence was on the primary four components described herein, a fifth and more critical component is emerging as a critical factor in determining demand for residential real estate: lifestyle. Lifestyle has dramatically impacted single-family and, in particular, multifamily development in the United States. The lifestyle impact of Millennials, Generation X, and Echo and Baby Boomers have created a shift in the physical design, preferential locations, and social preferences. Lifestyle has fostered a shift in residential and retail demand. Therefore, it is now critical to concurrently analyze lifestyle when performing a GAP analysis during the market and site analysis components.

In order to fully understand demand for real estate property types, one should first understand the basic real estate demand model and what fosters real estate demand.

Real Estate Demand



The above diagram is the basic real estate demand model. All demand for real estate is based on the increase or decline of employment. The key factor is a component known as basic employment. Basic Employment are jobs that are responsible for importing new dollars into an economic region. The more employment sectors that have basic employment, the stronger the economy! An example of basic employment is if you were a manufacturer of widgets, and your economic region was Hartford County Connecticut. You produce widgets. Widgets sell for $50 each. You sell a widget to someone that lives in Hartford County. The $50 to purchase that widget was $50 that already existed in Hartford County-your economic region. It is an existing $50 recirculated to purchase the widget. If you sell another widget to someone who lives in New Jersey, the sale imported 50 new dollars into your economic region.

Why is this important? Basic employment is responsible for the growth or decline of an economic region and directly impacts real estate demand. By measuring the number of Basic employees by employment sector, then calculating total basic employment, we can forecast total employment growth/contraction and estimate population growth/decline.

The above illustration demonstrates that when basic employment increases, it positively impacts on total employment growth which impacts demand for office and industrial real estate. As total employment increases it fosters population growth which impacts demand for retail and residential real estate. The focus of this report will be to estimate if there is increased population to support additional residential and retail real estate demand (single-family and multifamily) and employment growth to support office and industrial demand.

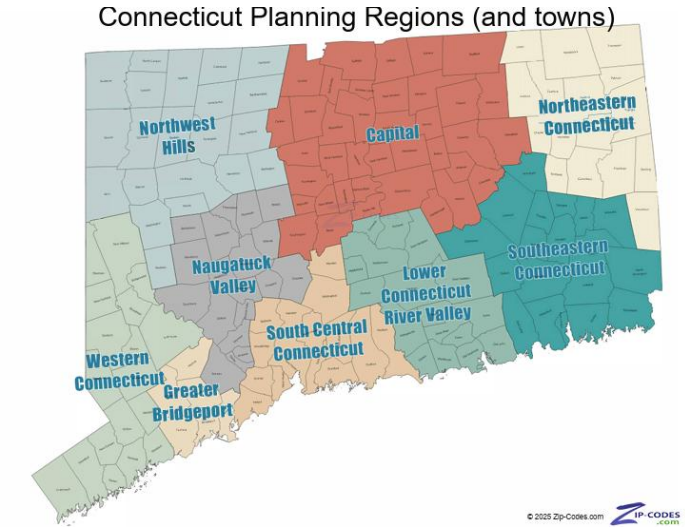
There are two important indicators. First is an Economic Base Multiplier (EBM). EBM is an indicator that represents for each Basic Job, how many additional non-basic or service jobs are created. IE: an EBM of 2.5 indicates that for each basic job created an additional 1.5 non-basic jobs are created (2.5 inclusive of 1 basic job).

The second indicator is the Population Employment Ratio (PER). The PER is an indicator of how much the population will increase based on each new job created. A PER of 3.5 indicates for each new job created that 2.5 persons will be added to the population in addition to the employee (3.5 PER is inclusive of 1 job as part of the population)

Town Data

Trumbull is an incorporated town in south-central Connecticut. Trumbull is located in Fairfield County, about 12 miles west of New Haven and approximately 30 miles southwest of Hartford. The town is bordered by Easton and Fairfield on the west, Shelton to the east and Bridgeport and Stratford to the south. The Town of Trumbull is in the Greater Bridgeport Planning Region (MetroCOG).

Connecticut Planning Regions



Connecticut abolished county governments in 1960. Instead, Connecticut has nine Councils of Governments (COGs) that oversee regional planning and programming and act similarly to counties in other states. Planning regions are administrative entities that have the same boundaries as COGs.

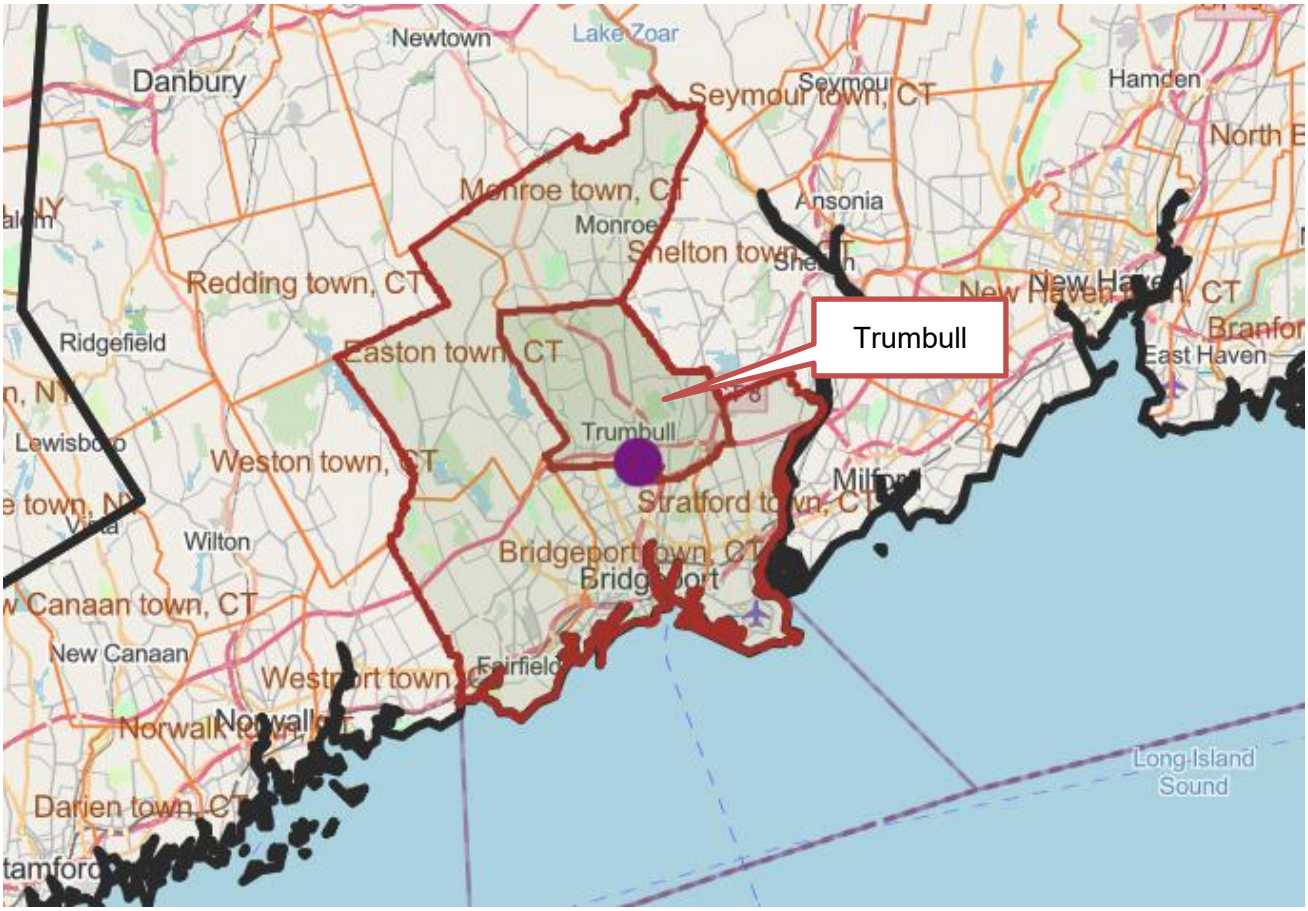
Census Bureau data has historically been released for the eight Connecticut counties. In 2019, the Connecticut Office of Planning and Management petitioned the Census Bureau to collect and report data for Connecticut's nine planning regions. The Census Bureau adopted this change and started releasing data for planning regions, instead of for counties, this year. To find planning region data in Census Bureau data products, data users will still search under the "county" geography because Connecticut's planning regions are considered county-equivalents.

Planning Region and Councils of Governments Names

FIPS Code	Planning Region Name	COG Name	COG Short Name
09110	Capitol	Capitol Region	CRCOG
09140	Naugatuck Valley	Naugatuck Valley	Naugatuck Valley, NVCOG
09150	Northeastern Connecticut	Northeastern Connecticut	NECCOG
09160	Northwest Hills	Northwest Hills	Northwest Hills, NHCOG
09170	South Central Connecticut	South Central Regional	SCRCOG
09190	Western Connecticut	Western Connecticut	Western CT, WestCOG
09180	Southeastern Connecticut	Southeastern Connecticut	SECCOG
09120	Greater Bridgeport	Connecticut Metropolitan	CTMetro, MetroCOG
09130	Lower Connecticut River Valley	Lower Connecticut River Valley	RiverCOG

Table: CTData Collaborative • Get the data • Embed • Download image • Created with Datawrapper

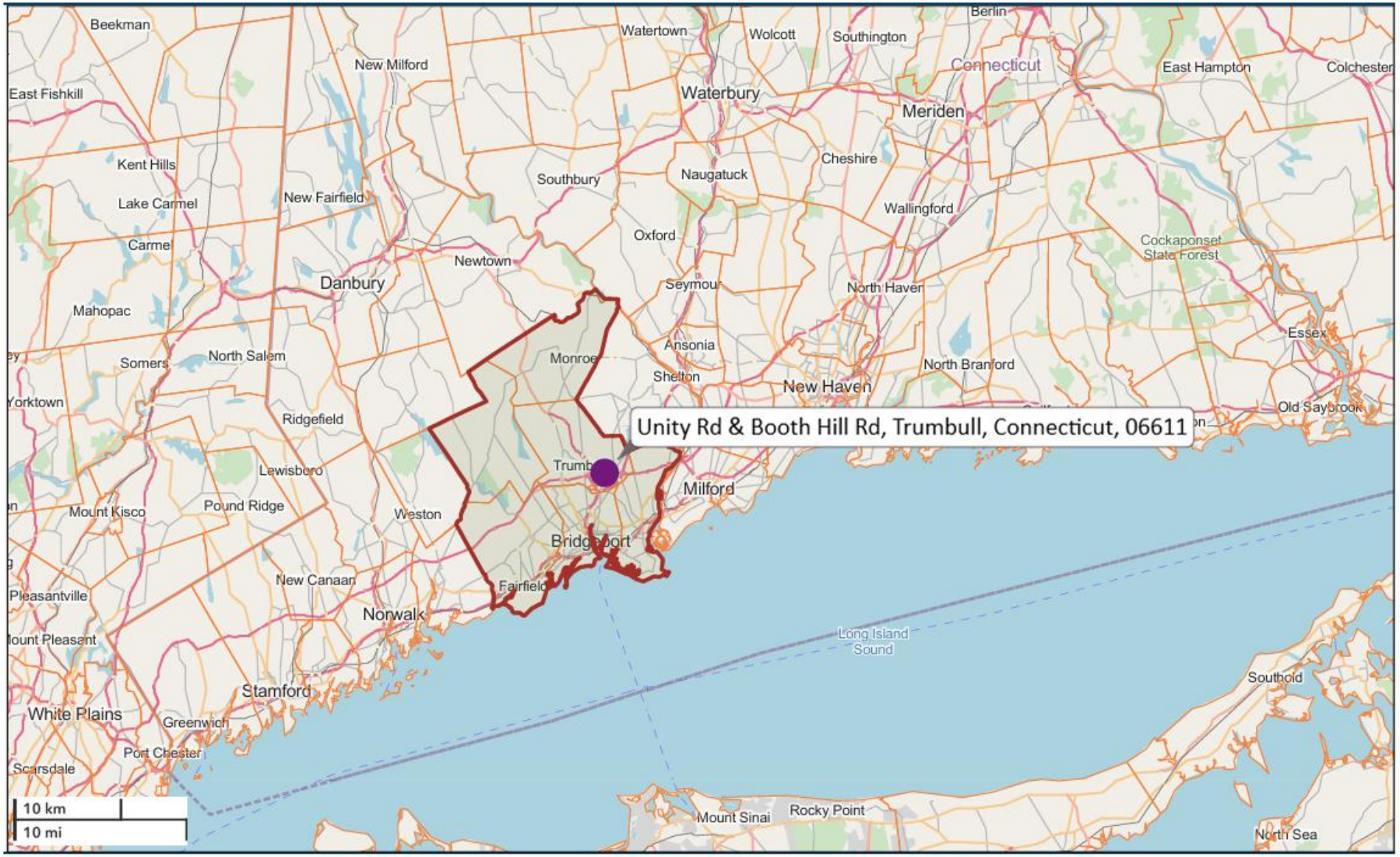
Greater Bridgeport Planning Region Map



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Greater Bridgeport Planning Region

Trumbull CT is within the Greater Bridgeport Planning Region



Greater Bridgeport Planning Region Labor Data

Civilian Labor Force Profile

This infographic provides a set of key employment and labor force indicators based on a snapshot for July 1, 2024. Data sources leveraged to produce these estimates include the American Community Survey and Current Population Survey as well as the Local Area Unemployment Statistics, Occupational Employment Statistics, and Current Employment Statistics programs. Adjustments have been made to reflect the impact of the COVID-19 pandemic.

To learn more about data sources, methodologies and models, visit : http://doc.arcgis.com/en/esri-demographics/data/us-intro.htm

Population Age	16-24	25-54	55-65	65+
Civilian Labor Force	27,289	107,363	31,760	13,587
Employed	23,402	102,617	30,473	12,740
Unemployment Rate	14.2%	4.4%	4.1%	6.2%

Labor Force

179,999
Civilian Population Age 16+ in Labor Force

Labor Force Measures

94.0%
Employment-Population Ratio

67.3%
Labor Force Participation Rate

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Daytime Population

140,585
Workers

162,650
Residents

Occupational Classifications

18.0%
Blue Collar

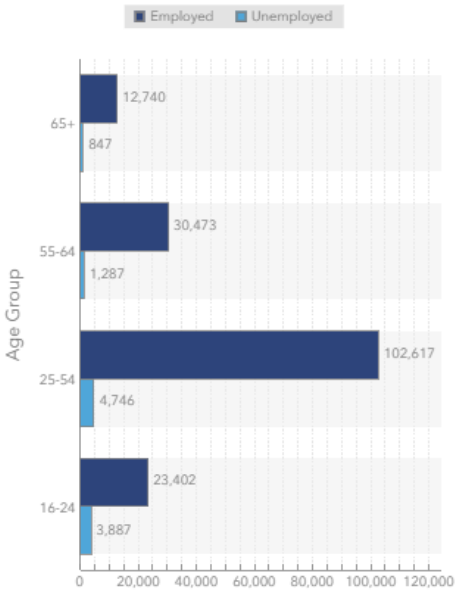
63.8%
White Collar

18.2%
Services

10,767
Unemployed Population

Key Facts and Demographics	Value	Index
Median Household Income	$86,669	110
Median Disposable Income	$67,871	107
Median Home Value	$437,625	123
Median Net Worth	$269,521	119
Median Age	39.5	101
Child Dependency Ratio	34.5	100
Age Dependency Ratio	61.3	95
Senior Dependency Ratio	26.8	90

Employment/Unemployment

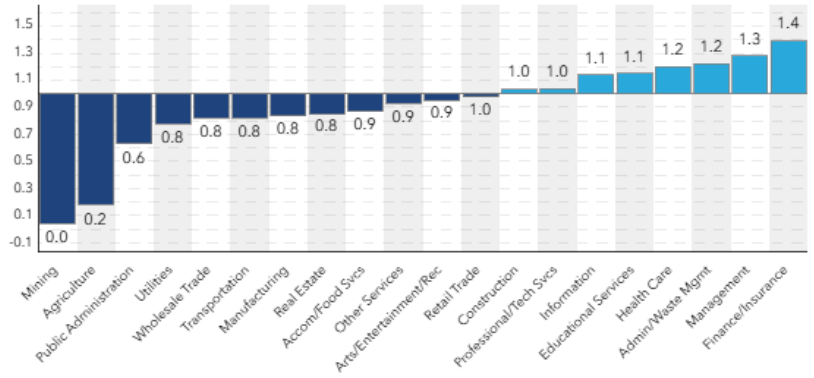


Civilian Labor Force Profile

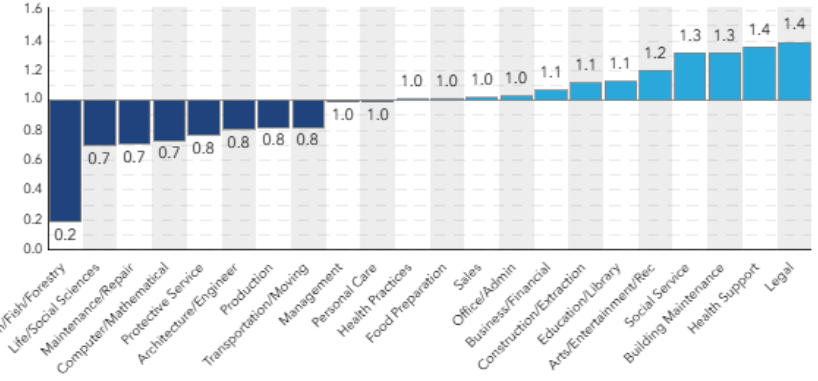
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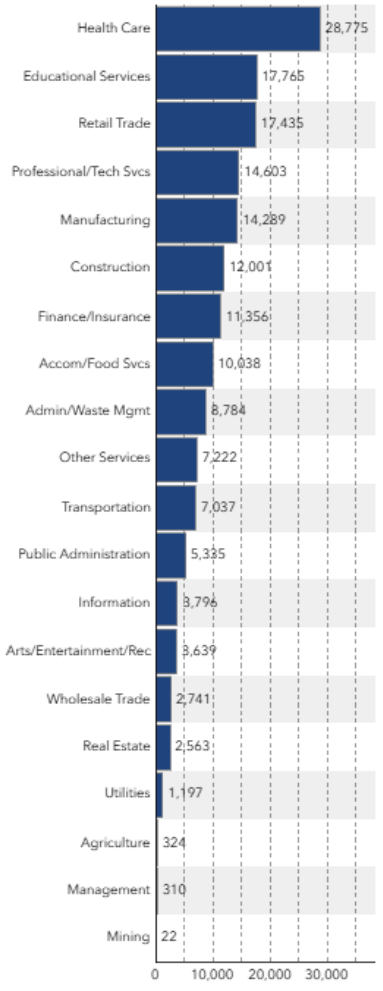
Location Quotients by Industry



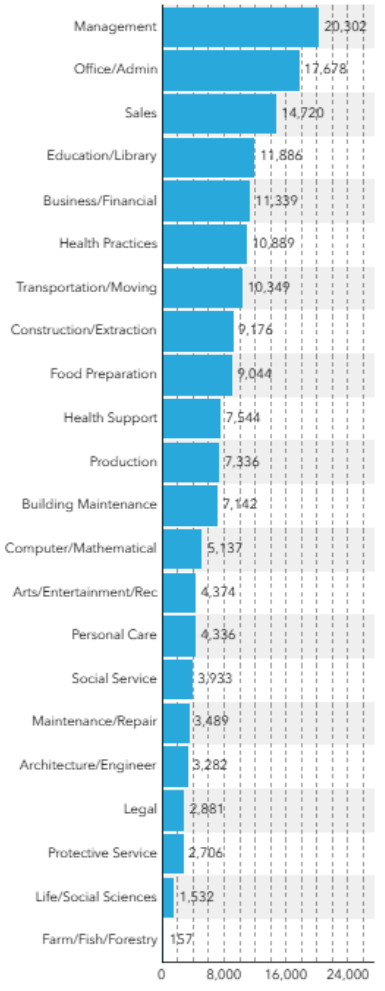
Location Quotients by Occupation



Employment by Industry



Employment by Occupation



Market Analysis (General Market Conditions)

The following is the current 2025 economic data for the State of Connecticut. The population forecasts indicate a slight decline in population growth for the next five years, a -0.07%. The State's single-family growth is forecasted to be about 2.45% and a median household income increase of 1.9% since 2020.

The State's Economy

Demographic and Income Profile

Connecticut
Connecticut (09)
Geography: State

Summary	Census 2020	2025	2030
Total Population	3,605,944	3,608,872	3,606,234
Total Households	1,418,069	1,451,347	1,469,379
Family Households	917,163	924,939	932,902
Average Household Size	2.47	2.42	2.38
Owner Occupied Housing Units	910,540	947,488	970,715
Renter Occupied Housing Units	507,529	503,859	498,664
Median Age	41.1	41.8	42.7

Trends 2025 - 2030	Area	State	National
Population	0.0%	0.0%	0.4%
Households	0.2%	0.2%	0.6%
Family Population	0.2%	0.2%	0.5%
Owner Occupied Housing Units	0.5%	0.5%	0.0%
Median Household Income	1.9%	1.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	176,831	4.9%	172,245	4.8%	169,537	4.7%
5-9	197,636	5.5%	188,682	5.2%	175,738	4.9%
10-14	221,199	6.1%	201,673	5.6%	194,125	5.4%
15-19	240,933	6.7%	232,368	6.4%	214,898	6.0%
20-24	235,047	6.5%	231,386	6.4%	229,454	6.4%
25-29	222,207	6.2%	225,770	6.3%	223,430	6.2%
30-34	232,108	6.4%	235,424	6.5%	230,464	6.4%
35-39	224,673	6.2%	234,268	6.5%	236,351	6.5%
40-44	212,139	5.9%	228,810	6.3%	236,971	6.6%
45-49	219,893	6.1%	212,640	5.9%	229,287	6.4%
50-54	251,310	7.0%	223,453	6.2%	213,014	5.9%
55-59	270,590	7.5%	240,615	6.7%	213,930	5.9%
60-64	254,313	7.0%	249,784	6.9%	226,179	6.3%
65-69	204,768	5.7%	228,560	6.3%	227,789	6.3%
70-74	164,358	4.6%	182,243	5.0%	206,066	5.7%
75-79	115,342	3.2%	141,044	3.9%	160,075	4.4%
80-84	74,870	2.1%	91,982	2.5%	114,349	3.2%
Age 85+	87,727	2.4%	87,925	2.4%	104,577	2.9%

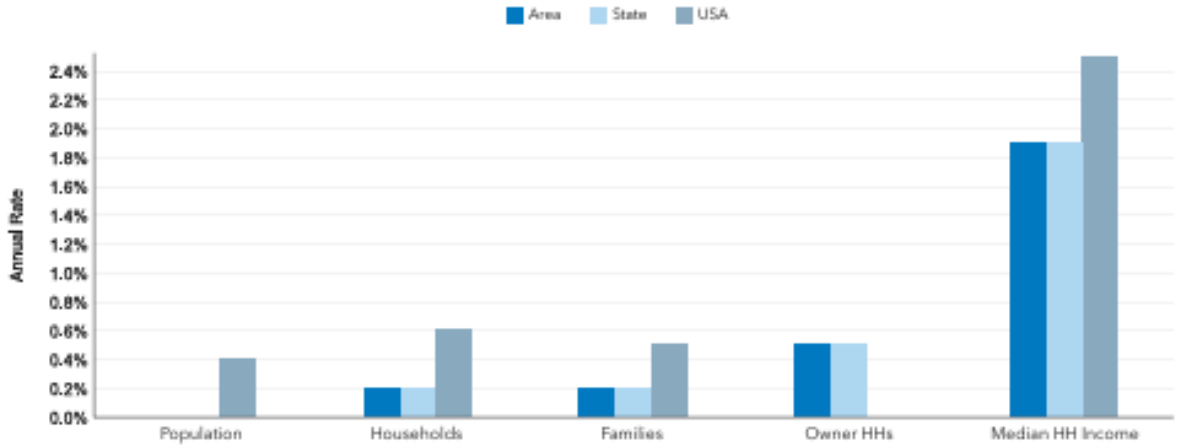
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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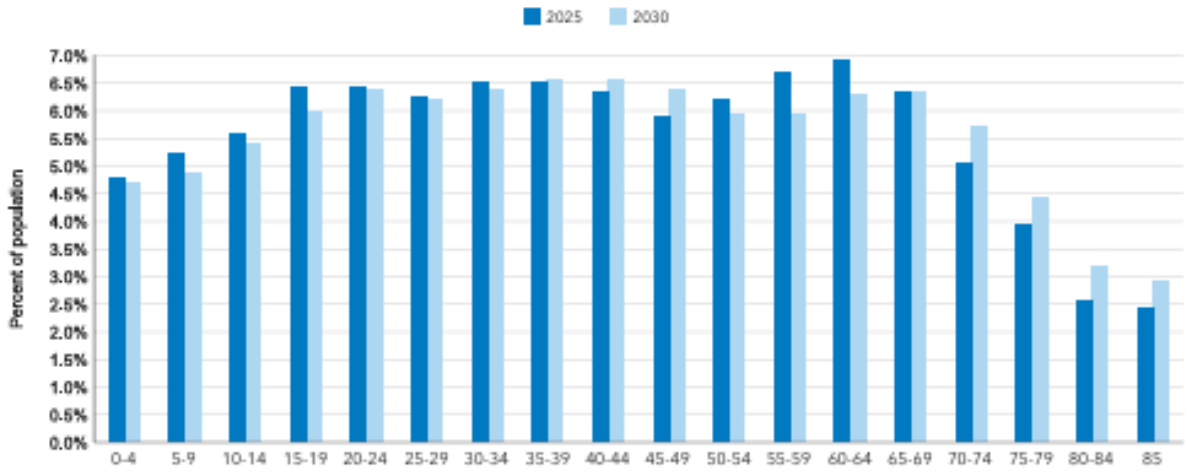
Key Indicators for 2025

3,608,872	1,451,347	2.42	41.8	3,557,093
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

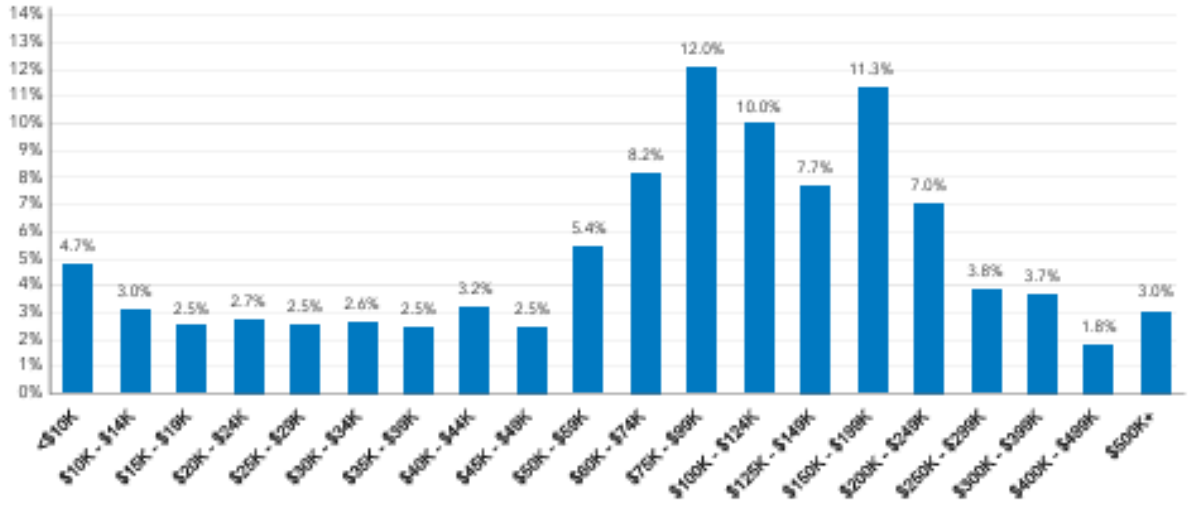
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Demographic and Income Profile | Connecticut | Geography: State

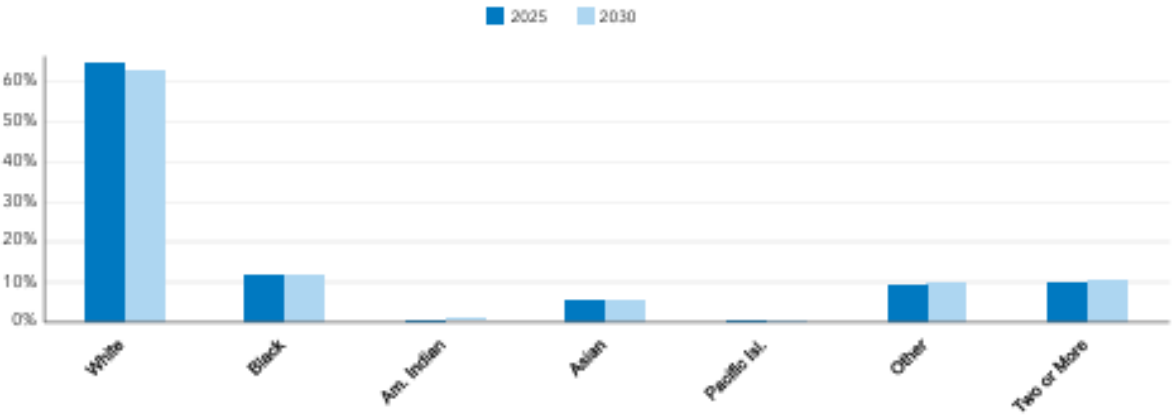
Key Indicators for 2025

$95,275	$318,789	130	78	69
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Community Profile

Connecticut
Connecticut (09)
Geography: State

Population Summary	Connecticut (09)
2010 Total Population	3,574,098
2020 Total Population	3,605,944
2020 Group Quarters	108,002
2025 Total Population	3,608,872
2025 Group Quarters	103,527
2030 Total Population	3,606,234
2025-2030 Annual Rate	-0.01%
2025 Total Daytime Population	3,557,093
Workers	1,879,398
Residents	1,677,695

Household Summary	
2010 Total Households	1,371,088
2010 Average Household Size	2.52
2020 Total Households	1,418,069
2020 Average Household Size	2.47
2025 Total Households	1,451,347
2025 Average Household Size	2.42
2030 Total Households	1,469,379
2030 Average Household Size	2.38
2025-2030 Annual Rate	0.25%
2025 Families	924,939
2025 Average Family Size	3.02
2030 Families	932,902
2030 Average Family Size	2.98
2025-2030 Growth Rate	0.2%

Median Household Income	
2025	$95,275
2030	$104,911

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

© 2026 Esri

Per Capita Income	Connecticut (09)
2025	$55,691
2030	$60,921

2025 Households by Income	
Household Income Base	1,451,337
<$10,000	4.7%
$10,000-14,999	3.0%
$15,000-19,999	2.5%
$20,000-24,999	2.7%
$25,000-29,999	2.5%
$30,000-34,999	2.6%
$35,000-39,999	2.5%
$40,000-44,999	3.2%
$45,000-49,999	2.5%
$50,000-59,999	5.4%
$60,000-74,999	8.2%
$75000-99999	12.0%
$100,000-124,999	10.0%
$125,000-149,999	7.7%
$150000-199999	11.3%
$200,000-249,999	7.0%
$250,000-299,999	3.8%
$300,000-399,999	3.7%
$400,000-499,999	1.8%
$500,000+	3.0%
Average Household Income	$138,223

2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	78
Percent of Income for Mortgage	26.8%
Wealth Index	130

Median Home Value	
2025	$407,234
2030	$452,282

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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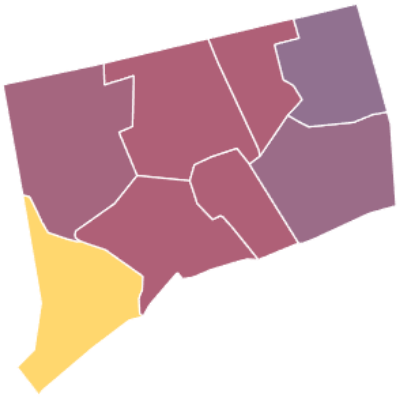
Connecticut Tax Burden

The following data from the US Census and Tax Foundation summarizes median property tax 5- year estimates tax for 2023. The Greater Bridgeport Planning Region is $8,550 and is among the highest in the country.



Fairfield County Property Tax Rate 2026 [Go To Different County]

Lowest Property Tax | Highest Property Tax | No Tax Data



Fairfield County, Connecticut Property Tax

[Go To Different County]

$6,221.00 *Avg. 1.3% of home value*

Yearly median tax in Fairfield County

The median property tax in Fairfield County, Connecticut is $6,221 per year for a home worth the median value of $477,700. Fairfield County collects, on average, **1.3%** of a property's assessed fair market value as property tax.

Fairfield County has **one of the highest median property taxes** in the United States, and is ranked 18th of the 3143 counties in order of median property taxes.

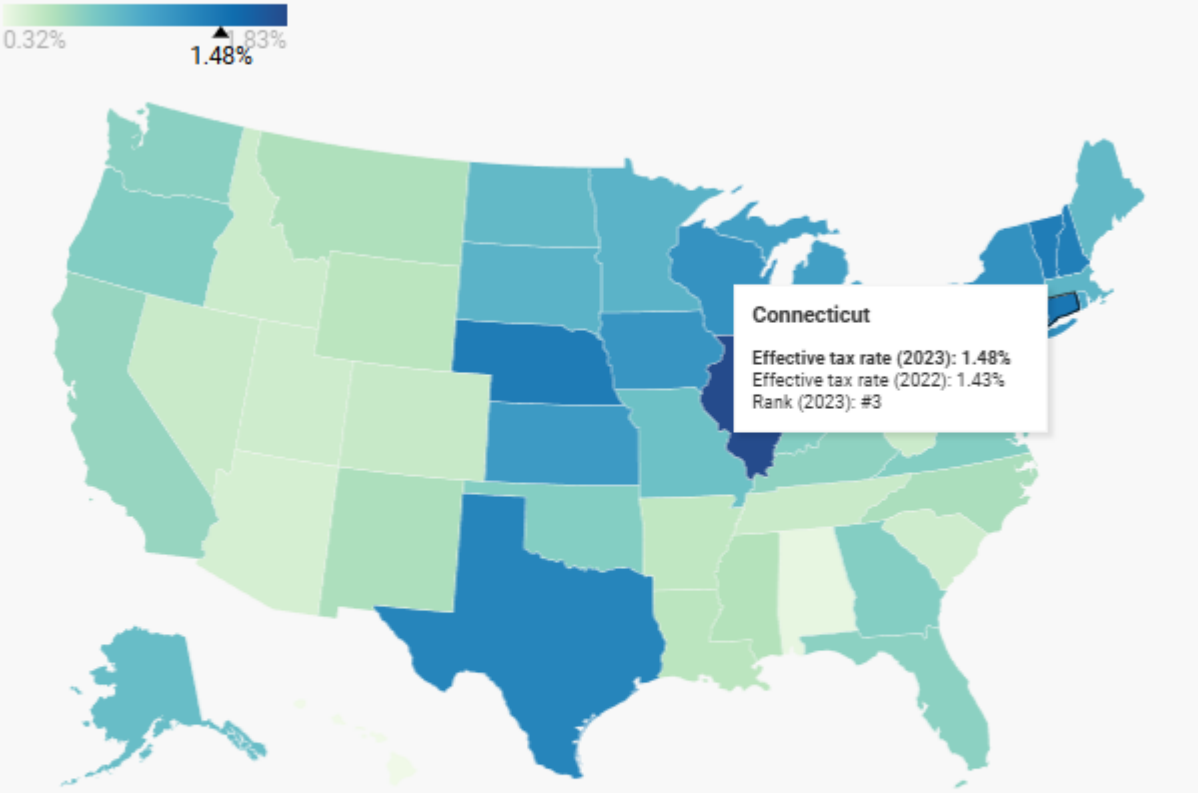
The average yearly property tax paid by Fairfield County residents amounts to about 6.06% of their yearly income. Fairfield County is ranked **34th of the 3143 counties** for property taxes as a percentage of median income.

You can use the Connecticut property tax map to the left to compare Fairfield County's property tax to other counties in Connecticut. Fairfield County collects the highest property tax in Connecticut, levying an average of **$6,221.00** *(1.3% of median home value)* yearly in property taxes, while Windham County has the lowest property tax in the state, collecting an average tax of **$2,970.00** *(1.29% of median home value)* per year.

To compare Fairfield County with property tax rates in other states, see our map of property taxes by state.

How High Are Property Taxes in Your State?

Property Taxes Paid as a Percentage of Owner-Occupied Housing Value, 2023



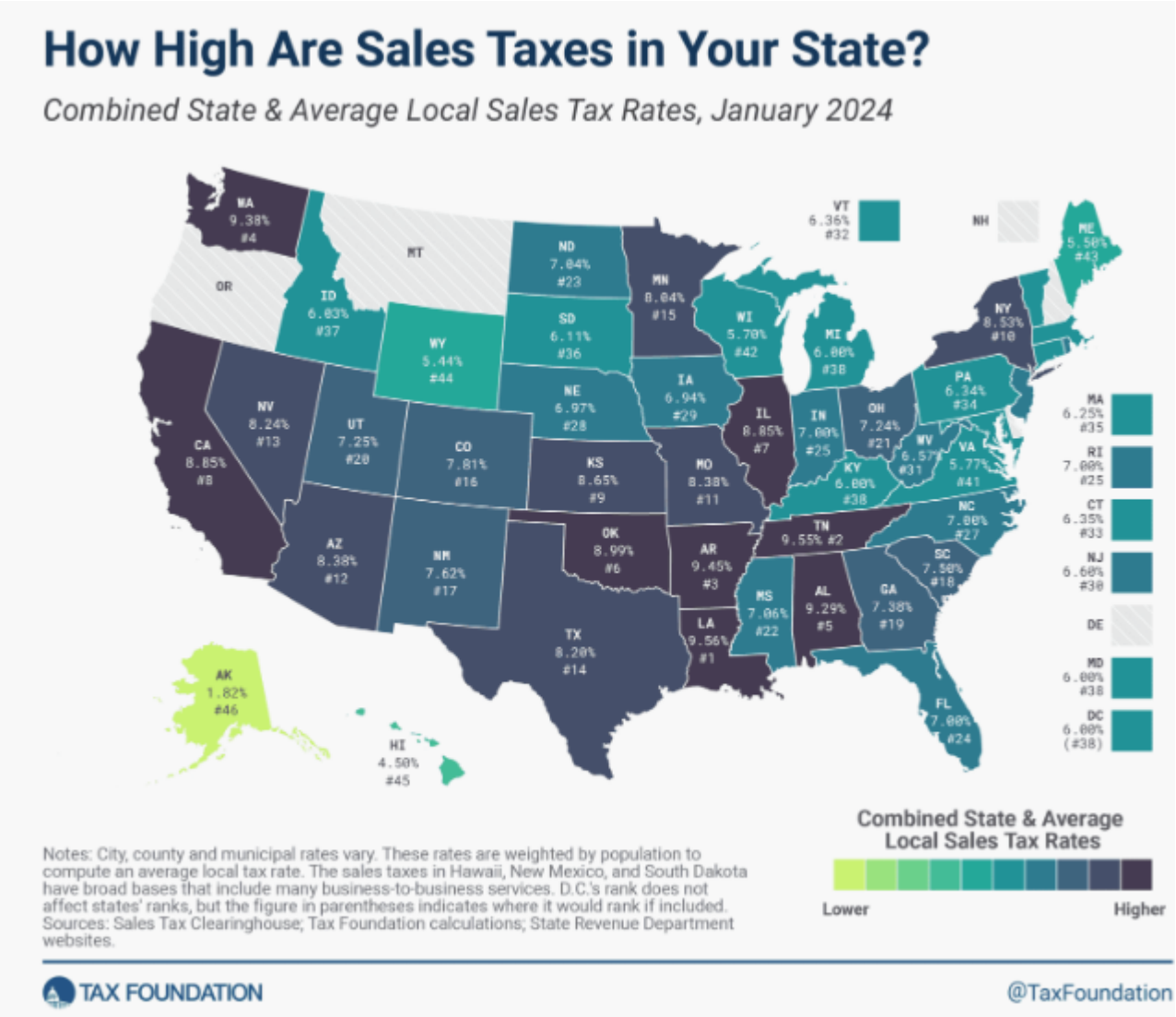
Note: The figures in this table are effective property tax rates on owner-occupied housing (total real taxes paid/total home value). As a result, the data exclude property taxes paid by businesses, renters, and others. D.C.'s rank does not affect states' ranks, but the figure in parentheses indicates where it would rank if included.
Source: US Census Bureau, *2023 American Community Survey*; Tax Foundation calculations.

Download Labeled Version

Map: Andrey Yushkov • Embed • Download image • Get the data

TAX FOUNDATION

Connecticut	Capitol Planning Region	298200	6,390	2.1429%
Connecticut	Greater Bridgeport Planning Region	397000	8,550	2.1537%
Connecticut	Lower Connecticut River Valley Planning Region	359000	6,326	1.7621%
Connecticut	Naugatuck Valley Planning Region	290800	5,926	2.0378%



2024 Sales Tax Rates: State & Local Sales Tax by State

State	State Tax Rate	Rank	Avg. Local Tax Rate	Combined Rate	Rank	Max Local Tax Rate
Alabama	4.00%	40	5.289%	9.289%	5	7.50%
Alaska	0.00%	46	1.821%	1.821%	46	7.85%
Arizona	5.60%	28	2.779%	8.379%	12	5.30%
Arkansas	6.50%	9	2.948%	9.448%	3	6.13%
California (a)	7.25%	1	1.601%	8.851%	8	4.75%
Colorado	2.90%	45	4.907%	7.807%	16	8.30%
Connecticut	6.35%	12	0.000%	6.350%	33	0.00%

Employment Data

Town LABOR FORCE ESTIMATES BY TOWN

(By Place of Residence - Not Seasonally Adjusted)

NOVEMBER 2025

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
BRIDGEPORT-STAMFORD-DANBURY	**515,382**	**494,566**	**20,816**	**4.0**
BETHEL	12,031	11,562	469	3.9
BRIDGEPORT	77,887	73,734	4,153	5.3
BRIDGEWATER	897	866	31	3.5
BROOKFIELD	9,514	9,158	356	3.7
DANBURY	49,162	47,334	1,828	3.7
DARIEN	10,456	10,112	344	3.3
EASTON	3,980	3,833	147	3.7
FAIRFIELD	32,014	30,707	1,307	4.1
GREENWICH	31,305	30,169	1,136	3.6
MONROE	10,766	10,359	407	3.8
NEW CANAAN	9,392	9,074	318	3.4
NEW FAIRFIELD	6,954	6,678	276	4.0
NEW MILFORD	15,709	15,083	626	4.0
NEWTOWN	14,808	14,262	546	3.7
NORWALK	53,999	51,916	2,083	3.9
REDDING	4,308	4,139	169	3.9
RIDGEFIELD	12,517	12,040	477	3.8
SHERMAN	2,050	1,965	85	4.1
STAMFORD	81,632	78,596	3,036	3.7
STRATFORD	29,087	27,759	1,328	4.5
TRUMBULL	18,793	18,035	758	4.0
WESTON	5,360	5,200	160	3.0
WESTPORT	12,928	12,461	467	3.6
WILTON	9,854	9,525	329	3.3

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
HARTFORD-WEST HARTFORD-EAST HARTFORD	**614,886**	**588,992**	**25,894**	**4.2**
ANDOVER	1,837	1,777	60	3.3
AVON	9,638	9,312	326	3.4
BERLIN	11,488	11,088	400	3.5
BLOOMFIELD	11,684	11,152	532	4.6
BOLTON	2,705	2,622	83	3.1
CANTON	5,093	4,889	204	4.0
CHESTER	1,926	1,855	71	3.7
CLINTON	7,794	7,526	268	3.4
COLUMBIA	2,764	2,659	105	3.8
COVENTRY	6,557	6,297	260	4.0
CROMWELL	7,462	7,139	323	4.3
DURHAM	4,474	4,335	139	3.1
EAST GRANBY	2,735	2,631	104	3.8
EAST HADDAM	4,648	4,467	181	3.9
EAST HAMPTON	6,997	6,760	237	3.4
EAST HARTFORD	26,470	24,993	1,477	5.6
EAST WINDSOR	6,454	6,197	257	4.0
ELLINGTON	9,016	8,672	344	3.8
ENFIELD	21,679	20,773	906	4.2
ESSEX	3,884	3,762	122	3.1
FARMINGTON	14,960	14,418	542	3.6
GLASTONBURY	19,407	18,753	654	3.4
GRANBY	6,108	5,889	219	3.6
HADDAM	4,810	4,645	165	3.4
HARTFORD	56,848	53,307	3,541	6.2

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
HARTFORD-WEST HARTFORD-EAST HARTFORD cont...				
HEBRON	4,911	4,729	182	3.7
KILLINGWORTH	3,109	2,989	120	3.9
LYME	1,284	1,246	38	3.0
MANCHESTER	32,389	30,969	1,420	4.4
MANSFIELD	11,773	11,263	510	4.3
MARLBOROUGH	3,258	3,143	115	3.5
MIDDLEFIELD	2,311	2,222	89	3.9
MIDDLETOWN	27,132	26,053	1,079	4.0
NEW BRITAIN	37,573	35,484	2,089	5.6
NEWINGTON	17,567	16,927	640	3.6
OLD LYME	4,029	3,900	129	3.2
OLD SAYBROOK	5,764	5,556	208	3.6
PLAINVILLE	10,392	9,961	431	4.1
PORTLAND	5,127	4,944	183	3.6
ROCKY HILL	11,323	10,880	443	3.9
DEEP RIVER	2,599	2,523	76	2.9
SIMSBURY	13,242	12,780	462	3.5
SOMERS	4,991	4,810	181	3.6
SOUTHINGTON	24,629	23,747	882	3.6
SOUTH WINDSOR	14,365	13,836	529	3.7
STAFFORD	6,206	5,938	268	4.3
SUFFIELD	8,036	7,725	311	3.9
TOLLAND	8,394	8,116	278	3.3
VERNON	16,764	16,070	694	4.1
WESTBROOK	3,932	3,805	127	3.2
WEST HARTFORD	34,737	33,516	1,221	3.5
WETHERSFIELD	14,867	14,309	558	3.8
WILLINGTON	2,954	2,826	128	4.3
WINDSOR	16,588	15,897	691	4.2
WINDSOR LOCKS	7,200	6,910	290	4.0

NEW HAVEN	316,742	303,598	13,148	4.2
BETHANY	3,377	3,258	119	3.5
BRANFORD	16,497	15,834	663	4.0
EAST HAVEN	16,137	15,455	682	4.2
GUILFORD	11,428	11,015	413	3.6
HAMDEN	34,504	33,116	1,388	4.0
MADISON	9,558	9,252	306	3.2
MERIDEN	32,245	30,732	1,513	4.7
MILFORD	32,447	31,263	1,184	3.6
NEW HAVEN	71,668	68,321	3,347	4.7
NORTH BRANFORD	7,603	7,326	277	3.6
NORTH HAVEN	14,024	13,519	505	3.6
ORANGE	7,773	7,496	277	3.6
WALLINGFORD	25,419	24,472	947	3.7
WEST HAVEN	29,356	28,000	1,356	4.6
WOODBRIDGE	4,708	4,538	170	3.6

LABOR FORCE CONCEPTS

The **civilian labor force** comprises all state residents age 16 years and older classified as employed or unemployed in accordance with criteria described below. Excluded are members of the military and persons in institutions (correctional and mental health, for example).

The **employed** are all persons who did any work as paid employees or in their own business during the survey week, or who have worked 15 hours or more as unpaid workers in an enterprise operated by a family member. Persons temporarily absent from a job because of illness, bad weather, strike or for personal reasons are also counted as employed whether they were paid by their employer or were seeking other jobs. The **unemployed** are all persons who did not work, but were available for work during the survey week (except for temporary illness) and made specific efforts to find a job in the prior four weeks. Persons waiting to be recalled to a job from which they had been laid off need not be looking for work to be classified as unemployed.

LMA LABOR FORCE ESTIMATES

Labor Market Area (Not seasonally adjusted)	EMPLOYMENT STATUS	Nov 2025	Nov 2024	CHANGE NO.	CHANGE %	Oct 2025
CONNECTICUT	Civilian Labor Force	1,944,300	1,959,000	-14,700	-0.8	NA
	Employed	1,862,500	1,901,500	-39,000	-2.1	NA
	Unemployed	81,700	57,500	24,200	42.1	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
Bridgeport-Stamford-Danbury	Civilian Labor Force	515,400	518,400	-3,000	-0.6	NA
	Employed	494,600	503,700	-9,100	-1.8	NA
	Unemployed	20,800	14,700	6,100	41.5	NA
	Unemployment Rate	4.0	2.8	1.2	---	NA
Hartford-W.Hartford-E.Hartford	Civilian Labor Force	614,900	618,900	-4,000	-0.6	NA
	Employed	589,000	600,700	-11,700	-1.9	NA
	Unemployed	25,900	18,200	7,700	42.3	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
New Haven	Civilian Labor Force	316,700	320,700	-4,000	-1.2	NA
	Employed	303,600	311,400	-7,800	-2.5	NA
	Unemployed	13,100	9,300	3,800	40.9	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
Norwich-New London-Willimantic	Civilian Labor Force	142,700	144,000	-1,300	-0.9	NA
	Employed	136,700	139,800	-3,100	-2.2	NA
	Unemployed	6,000	4,100	1,900	46.3	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
Putnam-Northeast	Civilian Labor Force	42,700	42,700	0	0.0	NA
	Employed	40,800	41,400	-600	-1.4	NA
	Unemployed	1,900	1,300	600	46.2	NA
	Unemployment Rate	4.5	3.0	1.5	---	NA
Torrington-Northwest	Civilian Labor Force	46,900	46,900	0	0.0	NA
	Employed	45,100	45,700	-600	-1.3	NA
	Unemployed	1,900	1,200	700	58.3	NA
	Unemployment Rate	4.0	2.6	1.4	---	NA
Waterbury-Shelton	Civilian Labor Force	240,100	242,400	-2,300	-0.9	NA
	Employed	228,900	234,400	-5,500	-2.3	NA
	Unemployed	11,200	8,000	3,200	40.0	NA
	Unemployment Rate	4.7	3.3	1.4	---	NA
UNITED STATES	Civilian Labor Force	171,467,000	168,164,000	3,303,000	2.0	NA
	Employed	164,066,000	161,456,000	2,610,000	1.6	NA
	Unemployed	7,401,000	6,708,000	693,000	10.3	NA
	Unemployment Rate	4.3	4.0	0.3	---	NA

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2024.

NONFARM EMPLOYMENT ESTIMATES LMA

BRIDGEPORT-STAMFORD-DANBURY LMA

Not Seasonally Adjusted

	Nov 2025	Nov 2024	CHANGE NO.	CHANGE %	Oct 2025
TOTAL NONFARM EMPLOYMENT	**412,300**	**411,000**	**1,300**	**0.3**	**411,800**
TOTAL PRIVATE	**365,700**	**365,300**	**400**	**0.1**	**365,800**
GOODS PRODUCING INDUSTRIES	**41,500**	**41,400**	**100**	**0.2**	**41,800**
CONSTRUCTION, NAT. RES. & MINING	**15,000**	**14,500**	**500**	**3.4**	**15,000**
MANUFACTURING	**26,500**	**26,900**	**-400**	**-1.5**	**26,800**
Durable Goods	**19,800**	**19,800**	**-200**	**-1.0**	**19,800**
SERVICE PROVIDING INDUSTRIES	**370,800**	**369,600**	**1,200**	**0.3**	**370,200**
TRADE, TRANSPORTATION, UTILITIES	**68,800**	**70,000**	**-1,200**	**-1.7**	**67,000**
Wholesale Trade	13,500	13,600	-100	-0.7	13,600
Retail Trade	44,500	45,300	-800	-1.8	43,000
Transportation, Warehousing, & Utilities	10,800	11,100	-300	-2.7	10,400
INFORMATION	**12,800**	**12,700**	**-100**	**-0.8**	**12,800**
FINANCIAL ACTIVITIES	**34,500**	**34,600**	**-100**	**-0.3**	**34,600**
Finance and Insurance	29,200	29,200	0	0.0	29,300
Credit Intermediation and Related	7,100	6,900	200	2.9	7,100
Financial Investments and Related	17,200	16,800	400	2.4	17,300
PROFESSIONAL & BUSINESS SERVICES	**62,100**	**61,000**	**1,100**	**1.8**	**62,200**
Professional, Scientific	30,000	29,300	700	2.4	29,900
Administrative and Support	22,300	21,300	1,000	4.7	22,500
EDUCATION AND HEALTH SERVICES	**86,100**	**85,800**	**300**	**0.3**	**85,400**
Health Care and Social Assistance	71,300	70,600	700	1.0	70,600
LEISURE AND HOSPITALITY	**41,800**	**41,500**	**300**	**0.7**	**43,800**
Accommodation and Food Services	32,500	32,200	300	0.9	33,900
OTHER SERVICES	**18,300**	**18,300**	**0**	**0.0**	**18,400**
GOVERNMENT	**46,600**	**45,700**	**900**	**2.0**	**46,200**
Federal	2,500	2,600	-100	-3.8	2,500
State & Local	44,100	43,100	1,000	2.3	43,700

The preceding January 2026 employment data for the Bridgeport Stamford Labor Market Area (LMA) indicates an increase in civilian labor force of 1,300, persons employed. The unemployment rate for Trumbull is 4.0%. The Bridgeport-Stamford LMA unemployment rate is 4.0% which is lower than the U.S. unemployment rate of 4.3% for the same period and state of Connecticut at 4.2%.

Business Formations

FOR RELEASE AT 10:00 AM EST, DECEMBER 12, 2025

BUSINESS FORMATION STATISTICS, NOVEMBER 2025

Release Number: CB25-164

Notice: The September 2025 and October 2025 monthly Business Formation Statistics releases, originally scheduled for October 8, 2025 and November 13, 2025, have been rescheduled for release on December 12, 2025.

Notice: The annual update publication is delayed and will be applied during the January 2026 monthly release, scheduled for February 11, 2026. The annual update was originally scheduled to be released December 12, 2025. During the annual update, the Formation series are updated annually to revise information on business formations (firm births) from the Business Dynamic Statistics (BDS) program. Also, seasonal factors are recomputed and applied during the annual update, resulting in revisions to our seasonally adjusted series.

During the annual update underlying NAICS codes are typically revised each year for the previous five years when more accurate and detailed NAICS codes may be available from administrative sources. Due to significant differences between 2017 NAICS and 2022 NAICS vintages, the entire time series will be restated to 2022 NAICS during this annual update. The January 2026 monthly data publication will be the first release using 2022 NAICS.

Notice: Beginning with the January 2026 monthly release, applications associated with internet sales will be excluded from the high-propensity (HBA) and corporation (CBA) application series. This methodology change was originally scheduled to occur during the November 2025 monthly release. The HBA and CBA definitions will be updated for the entire time series. This update is associated with the periodic evaluation of the characteristics associated with high-propensity applications and their likelihood to turn into a business formation.

.

December 12, 2025 — The U.S. Census Bureau announced the following seasonally adjusted business application and formation statistics for November 2025. The Business Application Series describe the business applications for tax IDs as indicated by applications for an Employer Identification Number (EIN) through filings of the IRS Form SS-4. The Business Formation Series describe employer business formations as indicated by the first instance of payroll tax liabilities for the corresponding business applications.

BUSINESS APPLICATIONS

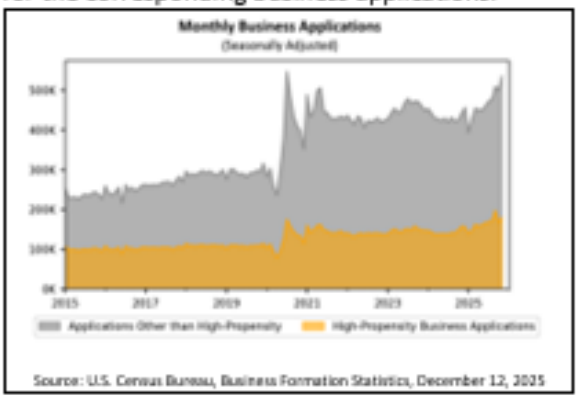
U.S. Business Applications:	NOV 2025	NOV 2025 / OCT 2025
Total	535,041	7.1%*
High-Propensity	179,378	7.1%*
With Planned Wages	38,327	3.9%*
From Corporations	81,014	6.0%*

Next release: January 14, 2026

[*] Statistical significance is not applicable or not measurable.

Data adjusted for seasonality.

Source: U.S. Census Bureau, Business Formation Statistics, December 12, 2025



Source: U.S. Census Bureau, Business Formation Statistics, December 12, 2025

Business Applications - At a Glance

		US	Northeast	Midwest	South	West
Total	NOV 2025	535,041	71,527	99,702	240,820	122,992
	NOV 2025 / OCT 2025	+7.1%	+5.3%	+8.7%	+7.2%	+6.7%
High-Propensity	NOV 2025	179,378	25,822	32,164	80,465	40,927
	NOV 2025 / OCT 2025	+7.1%	+7.9%	+5.9%	+8.7%	+4.4%
With Planned Wages	NOV 2025	38,327	5,472	6,747	16,272	9,836
	NOV 2025 / OCT 2025	+3.9%	+3.1%	+1.7%	+5.7%	+2.9%
From Corporations	NOV 2025	81,014	13,271	14,491	33,693	19,559
	NOV 2025 / OCT 2025	+6.0%	+15.0%	+1.7%	+6.1%	+3.8%

Details may not equal totals due to rounding. Regions defined by Census Bureau Geography Program. Statistical significance is not applicable or not measurable.

Data adjusted for seasonality. Green Percentage changes are greater than zero (+). Red Percentage changes are less than zero (-). Z = absolute value < 0.05.

Business Applications

Business Applications for November 2025, adjusted for seasonal variation, were 535,041, an increase of 7.1 percent compared to October 2025.

Data Inquiries
Economic Indicators Division, Business Formation Statistics
301-763-2000
eid.bfs@census.gov

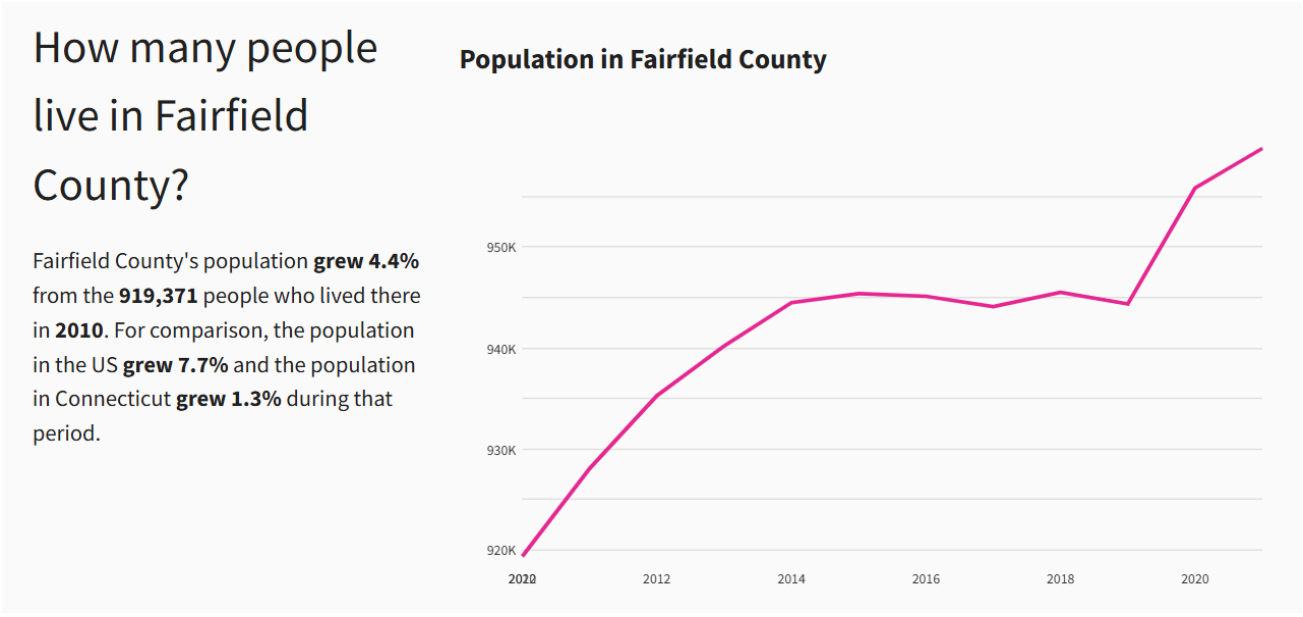
Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

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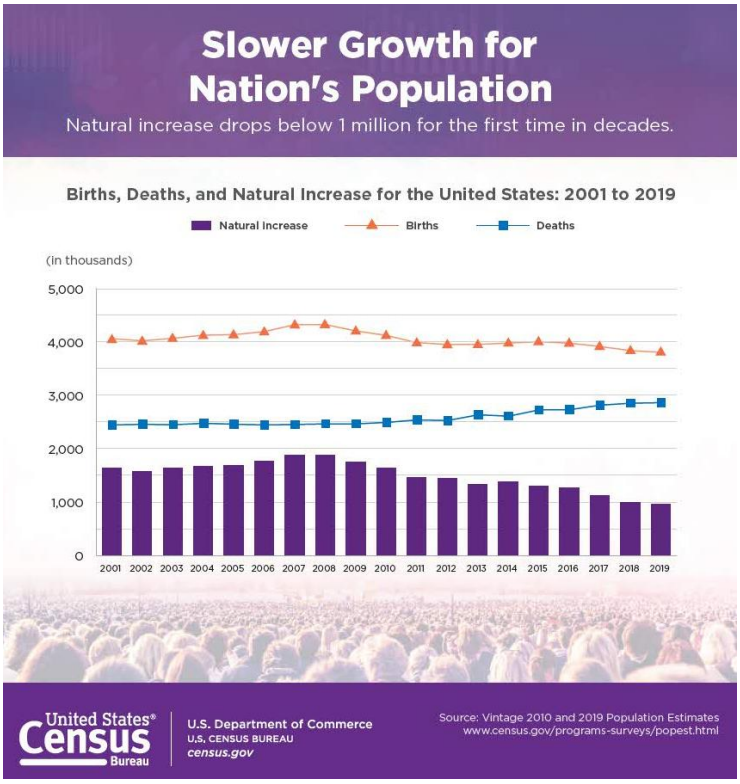
State Economic Indicators

Migration

Where CT residence moved:



Source: USA Facts



CONNECTICUT
Public Health

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Health Statistics and Surveillance,

Surveillance Analysis and Reporting Unit

Ned Lamont
Governor

Manisha Juthani, MD
Commissioner

ESTIMATED POPULATIONS IN CONNECTICUT AS OF JULY 1, 2024

The 2024 population estimates for Connecticut and its county-equivalent planning regions, towns, and incorporated places were prepared for distribution by the Connecticut Department of Public Health (DPH).

Method of Estimation

Town population estimates for July 1, 2024, were released by the U.S. Census Bureau's Population Estimates Program in May 2025.[1,2,3] Vintage 2024 is the third estimate release from the Census Bureau that uses the county-equivalent planning regions in lieu of historical counties.[4] Vintage 2024 estimates for state, county-equivalent planning region, town, and borough were adopted as official state population estimates without modification.

Each year, the Census Bureau's Population Estimates Program utilizes current data on births, deaths, migration, and group quarters to calculate population change over time to produce a post-censal time series of population estimates that begins with the April 1, 2020, census and extends through the vintage year. The Population Estimates Program continues to revise its methods for estimating post-censal population estimates.[1,2,5-9] The Vintage 2024 release reflects a revised methodology for estimating Net International Migration (NIM) to account for recent increases in humanitarian migrants at the national level.[7]

2024 Population Estimates

The July 1, 2024, population estimate for the state of Connecticut is 3,675,069.[1,2] Connecticut's 2024 population is 57,893 persons (1.6%) higher than the July 1, 2023, certified population of 3,617,176.[8]

ESTIMATED POPULATION OF CONNECTICUT AS OF JULY 1, 2024

Estimated Population	Change from 2023 Certified Population	
	Number	Percent
3,675,069	57,893	1.6

ESTIMATED POPULATIONS IN CONNECTICUT AS OF JULY 1, 2024

	2024 Estimated Population	Change from 2023 Certified Population	
		Number	Percent
State			
CONNECTICUT	3,675,069	57,893	1.60
County-equivalent			
CAPITOL PLANNING REGION	991,508	16,180	1.66
GREATER BRIDGEPORT PLANNING REGION	335,666	8,015	2.45
LOWER CONNECTICUT RIVER VALLEY PLANNING REGION	177,540	1,325	0.75
NAUGATUCK VALLEY PLANNING REGION	462,220	6,092	1.34
NORTHEASTERN CONNECTICUT PLANNING REGION	97,701	1,009	1.04
NORTHWEST HILLS PLANNING REGION	114,101	638	0.56
SOUTH CENTRAL CONNECTICUT PLANNING REGION	576,718	8,560	1.51
SOUTHEASTERN CONNECTICUT PLANNING REGION	282,602	2,968	1.06
WESTERN CONNECTICUT PLANNING REGION	637,013	13,106	2.10
Town			
TRUMBULL	38,073	804	2.16

Birth Rates

The Center for Disease Control (CDC) 2025 table below demonstrates the birth rate (Women aged 15 to 44) for Connecticut at less than 50.2 births per thousand. It is in the lowest of the ranges and below the US rate of 11.99%. The Kaiser Foundation cited in a 2017 report the three reasons for a declining rate: 1) Teenage pregnancy is dropping, 2) Younger women are delaying motherhood and 3) about a third of young women do not want children at all. In addition, Connecticut has a lower rate of marriage of 5.6 vs. US rate of 6.9 per thousand with an average first birth age of 27.3.

Key health measures

Health measure	
Fertility rate	**50.2** births per 1,000 females 15–44 years of age
Teen birth rate	**6.8** births per 1,000 females 15–19 years of age
Infant mortality rate	**4.49** infant deaths per 1,000 live births
Life expectancy at birth **(in 2021)**	**79.2** years
Marriage rate	**6.2** per 1,000
Divorce rate	**2.6** per 1,000
Leading cause of death	**Heart disease**
Drug overdose death rate	**35.2** per 100,000 [A]
Firearm injury death rate	**6.2** per 100,000 [A]
Homicide rate	**4.5** per 100,000 [A]

Connecticut

Connecticut birth rate is in the lower end of the spectrum at about 52.1 per one thousand women. Source: CDC 2023

Birth Rates-Continued

As of 2024, the overall average age to have a baby in the U.S. was 27.5 years, according to data from the Center for Disease Control. The CDC chart below indicates that a mother's first birth age has remained the same 35.9 years of age 2024. in 2021. It can be estimated that a child will enter kindergarten at about age 6. It can be inferred that the mothers' age would be about age 42 at the start of kindergarten, about the age Millennials would be seeking to purchase their first home.

Vital Statistics Surveillance Report

Table 4. Total number of births, by state of residence, provisional 2024, and percentage of cesarean delivery and preterm births, by state of residence: United States, each state and territory, final 2023 and provisional 2024

[By place of residence. Data are based on a continuous file of records received from the states]

Area	Total number of births, 2024	Total cesarean		Low-risk cesarean[1]		Late preterm[2]		Preterm[3]	
		2024	2023	2024	2023	2024	2023	2024	2023
		Percent							
United States[4]	3,622,673	32.4	32.3	26.6	26.6	7.69	7.64	10.41	10.41
Alabama	57,857	34.7	34.2	28.0	28.3	9.39	9.51	12.74	12.91
Alaska	8,928	23.3	24.0	19.7	20.5	7.49	7.87	10.04	10.27
Arizona	78,680	29.5	29.0	24.2	23.4	7.24	7.32	9.66	9.87
Arkansas	35,272	34.1	33.8	27.9	26.9	9.04	8.89	12.13	12.09
California	401,515	31.9	31.5	26.2	25.9	6.80	6.79	9.08	9.16
Colorado	64,277	27.9	27.5	22.6	23.1	7.44	7.20	9.96	9.70
Connecticut	34,582	35.9	35.0	30.6	30.0	7.14	6.66	9.83	9.34
Delaware	10,421	33.5	31.5	28.1	24.2	7.33	7.63	10.54	10.44
District of Columbia	7,601	36.3	34.1	31.6	29.7	8.03	7.27	11.74	10.77
Florida	224,267	36.3	36.2	30.1	29.9	7.78	7.75	10.70	10.72

Births, Deaths, Fetal Deaths, and Marriages Calendar Year 2023 Report Date May 2025 - Trumbull CT

The table below indicates for the most recent data available Trumbull experienced a birth rate per thousand population 8.9, Fairfield County 10.4 and the state of Connecticut 9.8.

TABLE 3:

Births and Birth Rates by Place of Residence and Mother's Race and Ethnicity and Births by Place of Occurrence, 2023p

GEOGRAPHY	Resident Births[a]			Resident Births[a] by Mother's Race and Ethnicity[c,d]					Occurrent Births[b]
	Total	2023 Estimated Population	Rate per 1,000 Population	White, non-Hispanic	Black, non-Hispanic	Other races, non-Hispanic	Hispanic, any race	Unknown	Total
STATE									
Connecticut	34,568	3,617,176	9.6	17,884	4,025	2,815	9,800	44	35,553
COUNTY									
Fairfield County	10,145	963,780	10.5	4,915	1,099	740	3,386	5	12,005
Hartford County	8,730	898,478	9.7	4,055	1,364	878	2,419	14	10,891
Litchfield County	1,440	186,551	7.7	1,063	28	73	276	0	617
Middlesex County	1,304	166,110	7.9	964	79	94	167	0	860
New Haven County	8,324	865,717	9.6	3,694	1,196	672	2,749	13	8,563
New London County	2,472	268,518	9.2	1,586	179	213	493	1	2,193
Tolland County	1,093	150,906	7.2	808	62	95	126	2	16
Windham County	1,055	117,116	9.0	798	18	50	184	5	408
Unknown County	5	-	0.0	1	0	0	0	4	0
HEALTH DISTRICT[h]									

Psychographics & Facts

The State of Connecticut is currently in the midst of a financial conundrum on how to grow the economy, retain major employers, and meet its financial obligations vs not raising taxes, stop the flight of businesses, population and skilled labor.

Adverse psychographs are resulting in economic decline and from the current financial crisis, the loss of major business leaving the State of Connecticut after GE the relocation of their Fairfield corporate headquarters to Boston, MA. In addition, the 2015 sale of Sikorsky Aircraft to Marietta- Martin had only resulted in a five- year commitment to remain in the state for the 8,700 employees. But finally, some good news! Marietta-Martin/Sikorsky Aircraft, located about six miles to the north-east of the subject property, announced in 2018 that they will stay located in Stratford, CT location for the next 16 years and produce about 200 CH-53K helicopters. Full production in 2020. In addition, in 2019 Sikorsky announced a $107 Million dollar contract for 6 CH-53K helicopters and in February 2020 a contract for 6 presidential helicopters. In April 2023 Sikorsky landed a $2.7 Billion Navy contract. In September 2025 Sikorski received a five year contract to build up to 99 CH-53K lift helicopters. This bodes well for Fairfield County and the area labor force it draws from. Some good news in 2023 is the number of contracts awarded Electric Boat in Groton and Sikorsky's in Trumbull ensuring employment into the future and the impact to their suppliers and Connecticut support manufactures. A report in February 2025 Electric Boat hired 400 new employes and in a December 2025 article expounded he increased Electric Boat hiring is positively impacting economic growth in the area.

Coverage in the news media was focusing on the adverse budget impact and potential business loss, which has had a major negative impact on the image of the State. When actual data demonstrating flight of population, increased taxes, adverse business climate is consistently in the news, the psychographics of the state is one of "why would anyone want to work or live there when better option for employment and lower cost of living alternatives exist". Why is this important to this analysis?

1) Psychographics- It is difficult to overcome a poor image. It will take years to rebuild if and only if there are a reversal of employment opportunities and the cost of living in Connecticut improves. This impacts on real estate demand.
2) As the cost-of-living increases and wages advance moderately or remain static, it impacts on disposable income. Reduced disposable income results in the decline in threshold income available for housing.
3) Job retention maintains population and new jobs grow population, hence residential demand.

Threshold income for the residential segment of the market is the level of income required to rent or purchase a property. As one's disposable income increases, it raises the household threshold income and the ability to purchase or rent the ability to live in more expensive and better-quality apartments. The announcement of Sikorsky to stay and an increase of its labor force to about 8,000 employees from its approximate 7,000 level adds a level of economic stability to the region. It also ensures retention of the existing labor force, subcontractors, and disposable income levels. In addition, United technologies have recently announced that it will increase its Pratt & Whitney aircraft engine division employment due to new contracts. The same holds true for Electric boat in Groton, CT who announced a major submarine contract and an increase in employment. This additional employment will positively impact their current subcontractors and related service industries.

The subject property is about 10 miles from Sikorsky Aircraft or about 20-minute drive time. A major employer such as Sikorsky has a positive impact on the proposed residential condominium development due to its proximity to major employers and surrounding labor nodes.

Births and Natality

Data are for the U.S.

- Number of births: 3,664,292
- Birth rate: 11.0 per 1,000 population
- Fertility rate: 56.3 births per 1,000 women aged 15-44
- Percent born low birthweight: 8.52%
- Percent born preterm: 10.49%
- Percent unmarried: 40.0%
- Mean age at first birth: 27.3

Source: Births: Final Data for 2021, tables 1, 9, 11, and 13 [PDF – 1 MB]

Psychographics & Facts

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Regional Data

The focus of this analysis is Trumbull, Connecticut (CT) which is in Fairfield County and the Greater Bridgeport Planning Region. Trumbull is impacted more directly by its economic planning region than the entire State. Studying the Planning region is more meaningful.

Greater Bridgeport Planning Region

Demographic and Income Profile

Greater Bridgeport Planning Region, CT
Greater Bridgeport Planning Region, CT (09120)
Geography: County

Summary	Census 2020	2025	2030
Total Population	325,778	329,143	330,858
Total Households	117,433	120,814	122,983
Family Households	81,121	82,380	83,577
Average Household Size	2.69	2.64	2.61
Owner Occupied Housing Units	72,230	75,937	78,444
Renter Occupied Housing Units	45,203	44,877	44,539
Median Age	38.8	39.5	40.3

Trends 2025 - 2030	Area	State	National
Population	0.1%	0.0%	0.4%
Households	0.4%	0.2%	0.6%
Family Population	0.3%	0.2%	0.5%
Owner Occupied Housing Units	0.7%	0.5%	0.0%
Median Household Income	2.0%	1.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,543	5.4%	17,224	5.2%	17,037	5.2%
5-9	19,964	6.1%	18,895	5.7%	17,712	5.3%
10-14	22,770	7.0%	20,458	6.2%	19,594	5.9%
15-19	25,672	7.9%	25,673	7.8%	23,548	7.1%
20-24	22,542	6.9%	23,027	7.0%	23,105	7.0%
25-29	18,351	5.6%	21,058	6.4%	21,310	6.4%
30-34	20,120	6.2%	19,674	6.0%	21,774	6.6%
35-39	20,967	6.4%	20,850	6.3%	20,240	6.1%
40-44	20,538	6.3%	21,531	6.5%	21,287	6.4%
45-49	20,731	6.4%	20,405	6.2%	21,368	6.5%
50-54	22,718	7.0%	20,706	6.3%	20,055	6.1%
55-59	23,136	7.1%	21,425	6.5%	19,426	5.9%
60-64	20,503	6.3%	21,221	6.5%	19,953	6.0%
65-69	15,780	4.8%	18,285	5.6%	19,149	5.8%
70-74	12,364	3.8%	13,888	4.2%	16,279	4.9%
75-79	8,797	2.7%	10,568	3.2%	12,149	3.7%
80-84	5,996	1.8%	7,021	2.1%	8,565	2.6%
Age 85+	7,286	2.2%	7,234	2.2%	8,307	2.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2026 Esri

Demographic and Income Profile | Greater Bridgeport Planning Region, CT | Geography: County

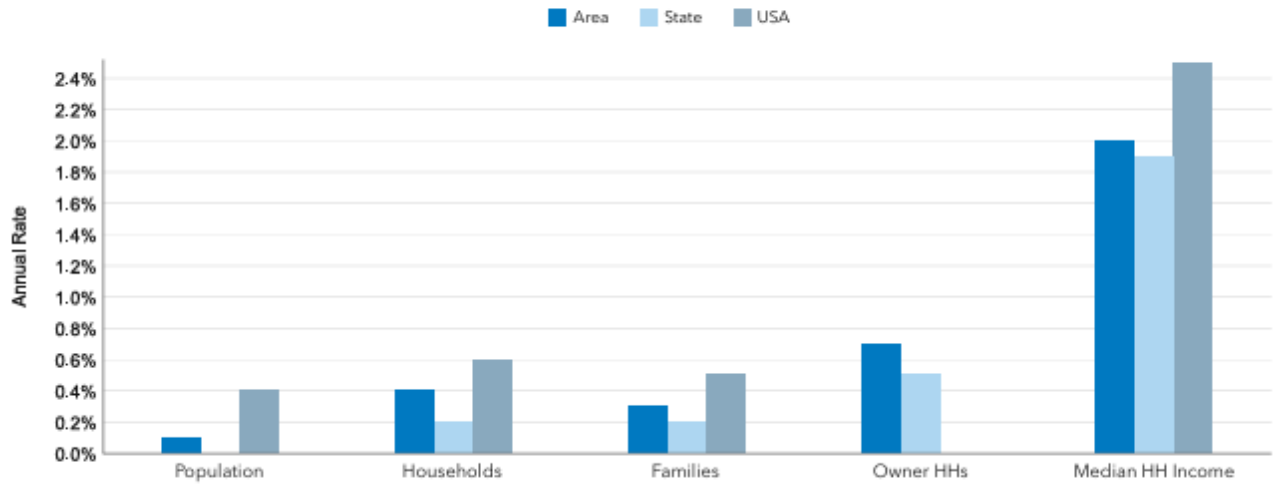
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	5,673	4.7%	5,370	4.4%
$10,000-14,999	4,547	3.8%	4,064	3.3%
$15,000-19,999	3,340	2.8%	2,862	2.3%
$20,000-24,999	3,424	2.8%	2,994	2.4%
$25,000-29,999	2,982	2.5%	2,622	2.1%
$30,000-34,999	3,888	3.2%	3,489	2.8%
$35,000-39,999	4,105	3.4%	3,663	3.0%
$40,000-44,999	3,496	2.9%	3,276	2.7%
$45,000-49,999	2,471	2.0%	2,261	1.8%
$50,000-59,999	5,945	4.9%	5,298	4.3%
$60,000-74,999	8,309	6.9%	8,035	6.5%
$75000-99999	11,843	9.8%	11,741	9.6%
$100,000-124,999	11,418	9.4%	11,599	9.4%
$125,000-149,999	9,363	7.8%	9,722	7.9%
$150000-199999	12,072	10.0%	13,065	10.6%
$200,000-249,999	8,101	6.7%	9,615	7.8%
$250,000-299,999	4,930	4.1%	6,266	5.1%
$300,000-399,999	7,127	5.9%	8,096	6.6%
$400,000-499,999	3,127	2.6%	3,792	3.1%
$500,000+	4,653	3.9%	5,153	4.2%
Median Household Income	$100,682	-	$111,252	-
Average Household Income	$148,323	-	$161,533	-
Per Capita Income	$54,575	-	$60,175	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	166,574	51.1%	158,653	48.2%	153,238	46.3%
Black Alone	65,297	20.0%	72,088	21.9%	73,529	22.2%
American Indian	1,744	0.5%	2,053	0.6%	2,141	0.7%
Asian Alone	11,946	3.7%	12,287	3.7%	13,122	4.0%
Pacific Islander	164	0.1%	183	0.1%	188	0.1%
Some Other Race	44,540	13.7%	46,384	14.1%	49,012	14.8%
Two or More Races	35,513	10.9%	37,495	11.4%	39,628	12.0%
Hispanic (Any Race)	84,185	25.8%	89,163	27.1%	94,406	28.5%

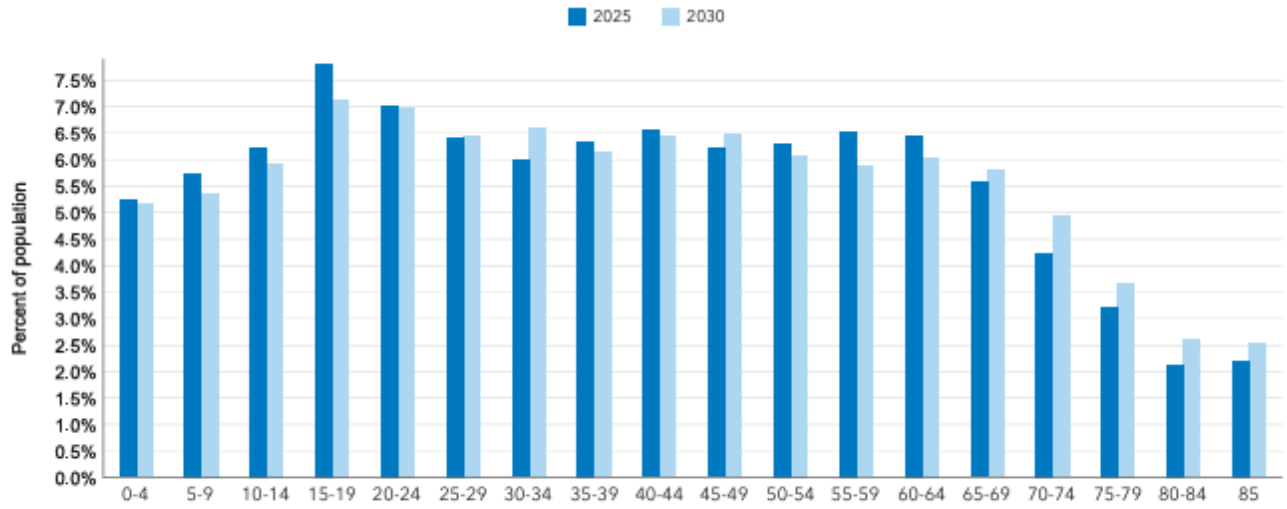
Key Indicators for 2025

329,143	120,814	2.64	39.5	302,630
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



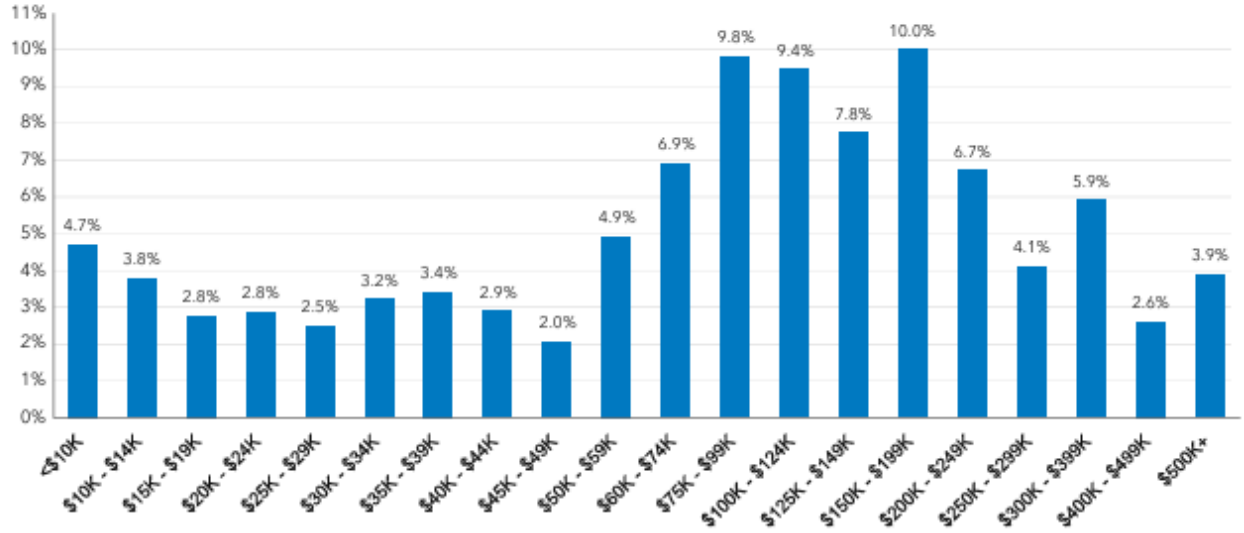
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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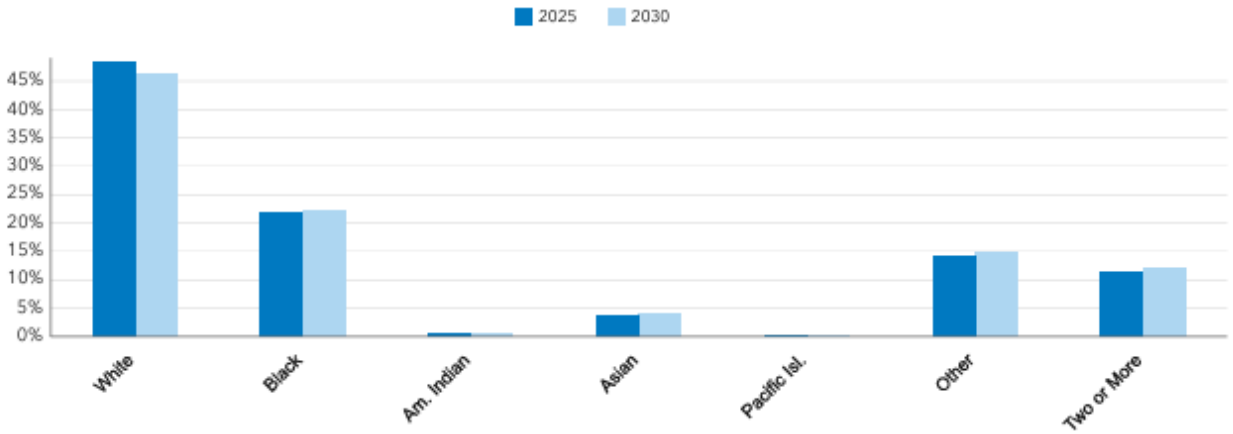
Key Indicators for 2025

$100,682	$310,747	142	73	81
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

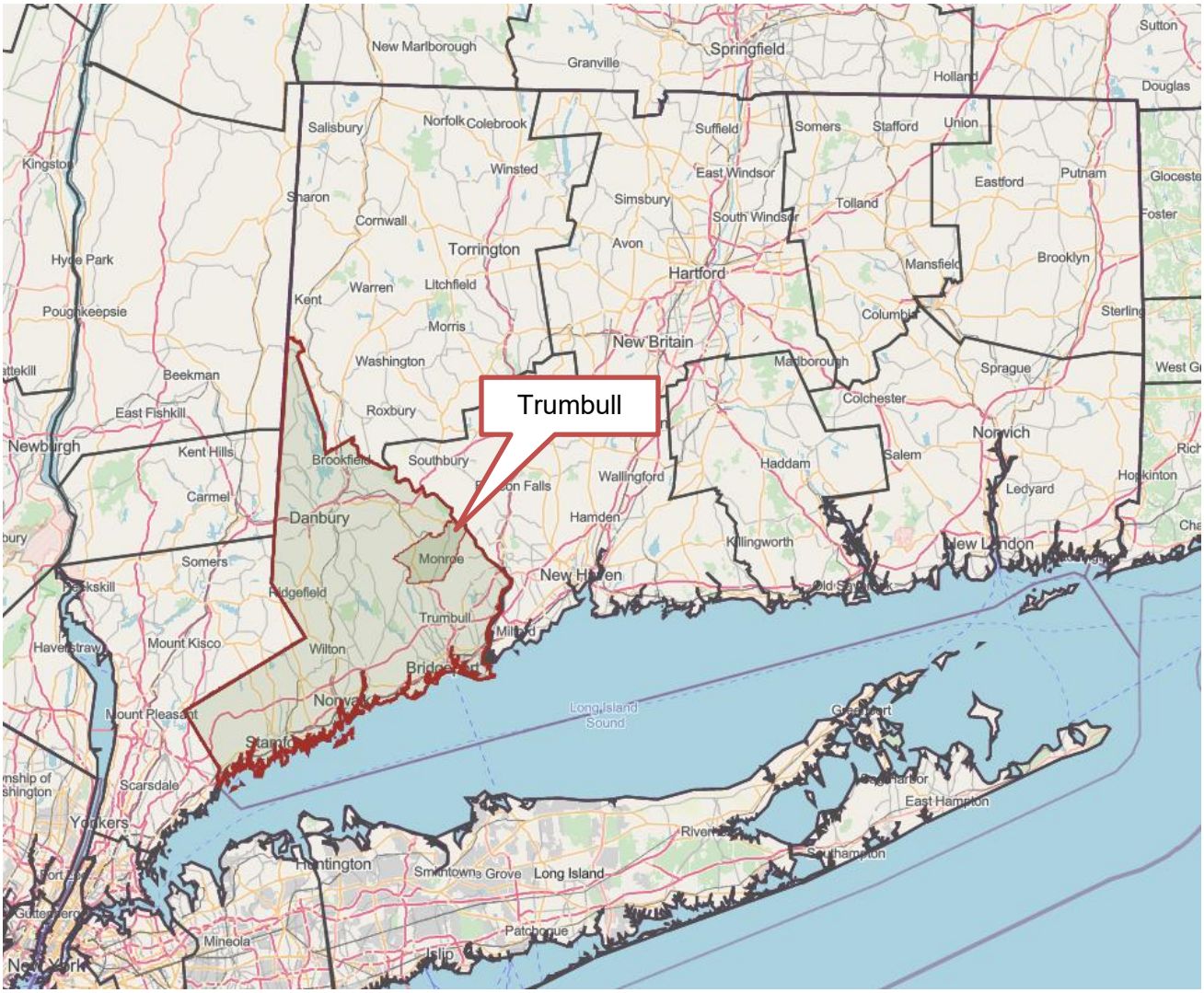
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Community Data- Trumbull CT

Trumbull is an incorporated town in southwestern Connecticut. It is a community that is located in Fairfield County Connecticut and is a regional bedroom community to Stamford and other Connecticut employment nodes including New York City. Trumbull is flanked on the east by Shelton and Stratford and on the west by Easton, and to the south Bridgeport. Trumbull enjoys the influences of an upscale and middle-class community.

Trumbull's close proximity to Stamford and Norwalk, two major employment nodes, makes Trumbull one of the more desirable places to reside in the Fairfield area. Trumbull enjoys access to I-95 via CT RT 25 to the south and CT routes 15, two major limited access highways roads. Limited bus service is available to Trumbull.

Study Municipality- Trumbull CT



TRUMBULL TOWN PROFILE-CERC

2025 Town Profile 1 / 2

Trumbull, Connecticut

General

ACS, 2019–2023

	Trumbull	State
Current Population	36,928	3,598,348
Land Area mi^2	23	4,842
Population Density *people per mi^2*	1,589	743
Number of Households	11,886	1,420,170
Median Age	42	41
Median Household Income	$163,227	$93,760
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Health Care and Social Assistance	2,601	
Nursing and Residential Care Facilities		*44%*
2 Retail Trade	1,689	
General Merchandise Retailers		*31%*
3 Manufacturing	860	
Miscellaneous Mfg		*47%*
4 Accommodation and Food Services	843	
Food Services and Drinking Places		*95%*
5 Professional, Scientific, and Tech Svc	833	
Professional, Scientific, and Tech Svc		*100%*
Total Jobs, All Industries	8,979	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	320	418	434	504	452

Total Active Businesses 3,676

Key Employers

Data from Municipalities, 2025

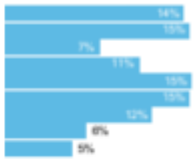
1. Lockheed Martin/Helicopter Company
2. Henkel Corporation
3. Image First Healthcare Laundry
4. Unilever
5. Cooper Surgical

Demographics

ACS, 2019–2023

Age Distribution

		State
Under 10	5,256	10%
10 to 19	5,423	13%
20 to 29	2,752	13%
30 to 39	3,919	13%
40 to 49	5,480	12%
50 to 59	5,424	14%
60 to 69	4,318	13%
70 to 79	2,389	8%
80 and over	1,967	4%



Race and Ethnicity

	State
Asian	5%
Black	10%
Hispanic or Latino'a	18%
White	63%
Other	5%

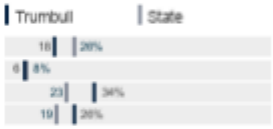


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



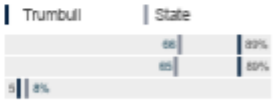
Educational Attainment



Housing

ACS, 2019–2023

	Trumbull	State
Median Home Value	$495,300	$343,200
Median Rent	$2,292	$1,431
Housing Units	12,468	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Trumbull School District	PK-12	6,943	201	96%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Trumbull School District	72%	74%
Statewide	44%	49%

ADVANCECT CONNECTICUT CONNECTICUT CT data collaborative

Trumbull, Connecticut

Labor Force

CT Department of Labor, 2024

	Trumbull	State
Employed	17,239	1,842,285
Unemployed	592	67,181
Unemployment Rate	3 | 4%	
Self-Employment Rate*	10 | 10%	

*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Trumbull	State
Mean Commute Time *	33 min	26 min
No Access to a Car	3 | 9%	
No Internet Access	5 | 7%	

Commute Mode

Public Transport	3 | 3%
Walking or Cycling	0 | 3%
Driving	75 | 78%
Working From Home *	14 | 20%

Public Transit

CTtransit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	-

** 5 year estimates include pre-pandemic data*

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	$196,589,324
Property Tax Revenue	$167,150,646
per capita	$4,501
per capita, as % of state avg.	137%
Intergovernmental Revenue	$21,933,857
Revenue to Expenditure Ratio	99%

Municipal Expenditure

Total Expenditure	$199,085,188
Educational	$131,190,222
Other	$67,894,966

Grand List

Equalized Net Grand List	$8,285,932,941
per capita	$223,130
per capita, as % of state avg.	125%
Commercial/Industrial Share of Net Grand List	17%
Actual Mill Rate	35.42
Equalized Mill Rate	20.13

Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AA+
Total Indebtedness	$111,006,312
per capita	$2,989
per capita, as % of state avg.	102%
as percent of expenditures	56%
Annual Debt Service	$12,176,800
as % of expenditures	6%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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Town, Planning Region, County, State & US Demographics

Benchmark Demographics

Trumbull town, CT



Generations	Trumbull town, CT	Bridgeport Planning	Counties Greater Bridgeport Planning Region	States Connecticut	United States of America United States
Generation Alpha (Aged 0-2)	3,942	32,180	32,180	322,118	33,916,499
Generation Z (Aged 3-20)	8,700	81,467	81,467	793,649	78,029,219
Millennial (Aged 21-37)	7,630	74,743	74,743	834,859	82,287,256
Generation X (Aged 38-54)	8,395	66,841	66,841	726,417	65,062,307
Baby Boomer (Aged 55-73)	7,527	59,657	59,657	751,922	65,923,846
Silent & Greatest (Aged 73 or more)	2,341	14,255	14,255	179,907	14,668,692

Household Income	Trumbull town, CT	Bridgeport Planning Region,	Counties Greater Bridgeport	States Connecticut	United States of America United States
<$15,000	3.5%	8.5%	8.5%	7.8%	8.3%
$15,000-$24,999	2.7%	5.6%	5.6%	5.2%	5.9%
$25,000-$34,999	1.8%	5.7%	5.7%	5.2%	6.3%
$35,000-$49,999	4.0%	8.3%	8.3%	8.1%	9.8%
$50,000-$74,999	6.2%	11.8%	11.8%	13.5%	15.6%
$75,000-$99,999	6.5%	9.8%	9.8%	12.0%	12.5%
$100,000-$149,999	17.5%	17.2%	17.2%	17.6%	17.8%
$150,000-$199,999	16.2%	10.0%	10.0%	11.3%	9.8%
$200,000+	41.5%	23.1%	23.1%	19.3%	14.0%

Key Facts	Trumbull town, CT	Bridgeport Planning Region,	Counties Greater Bridgeport	States Connecticut	United States of America United States
Population	38,535	329,143	329,143	3,608,872	339,887,819
Daytime Population	37,173	302,630	302,630	3,557,093	338,218,372
Employees	20,404	173,649	173,649	1,945,773	167,630,539
Households	13,363	120,814	120,814	1,451,347	132,422,916
Average HH Size	2.85	2.64	2.64	2.42	2.50
Median Age	43.1	39.5	39.5	41.8	39.6
Housing Facts					
Median Home Value	538,610	454,970	454,970	407,234	370,578
Owner Occupied %	85.4%	62.9%	62.9%	65.3%	64.2%
Renter Occupied %	14.6%	37.1%	37.1%	34.7%	35.8%
Total Housing Units	13,954	128,266	128,266	1,560,165	146,800,552
Income Facts					
Median HH Income	$169,975	$100,682	$100,682	$95,275	$81,624
Per Capita Income	$72,585	$54,575	$54,575	$55,691	$45,360
Median Net Worth	$1,239,068	$310,747	$310,747	$318,789	$228,144

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Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS
Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

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Benchmark Demographics

Trumbull town, CT

Occupation by Industry	Trumbull town, CT	Bridgeport Planning	Counties Bridgeport	States Connecticut	United States of America United States
Ag/Forestry/Fishing	0.3%	0.2%	0.2%	0.4%	1.1%
Mining/Oil & Gas	0.1%	0.0%	0.0%	0.0%	0.3%
Construction	4.7%	6.8%	6.8%	6.2%	7.0%
Manufacturing	10.6%	8.2%	8.2%	10.3%	9.6%
Wholesale Trade	1.5%	1.5%	1.5%	1.6%	1.9%
Retail Trade	7.7%	10.3%	10.3%	9.7%	10.4%
Transport & Warehousing	2.5%	4.3%	4.3%	3.9%	5.0%
Utilities	1.6%	0.6%	0.6%	0.7%	0.9%
Information	2.6%	2.0%	2.0%	1.9%	1.8%
Finance & Insurance	8.1%	6.6%	6.6%	6.9%	4.9%
Real Estate & Leasing	0.9%	1.3%	1.3%	1.4%	1.7%
Prof & Technical Services	14.0%	8.8%	8.8%	8.3%	8.4%
Management of Companies	0.1%	0.2%	0.2%	0.1%	0.2%
Admin & Waste Mgmt	4.7%	5.5%	5.5%	4.4%	4.5%
Educational Services	12.8%	10.2%	10.2%	11.6%	9.4%
Health Care & Social Assist	13.6%	18.3%	18.3%	16.5%	14.5%
Arts/Entertainment/Recreation	1.7%	2.1%	2.1%	2.5%	2.2%
Accom & Food Services	4.2%	5.7%	5.7%	5.4%	6.6%
Other Services	3.1%	4.3%	4.3%	4.2%	4.7%
Public Administration	5.2%	3.2%	3.2%	3.8%	5.0%

Occupation by Industry	Trumbull town, CT	Bridgeport Planning	Counties Bridgeport	States Connecticut	United States of America United States
Ag/Forestry/Fishing	62	368	368	7,802	1,809,303
Mining/Oil & Gas	10	13	13	285	551,845
Construction	962	11,780	11,780	121,007	11,691,394
Manufacturing	2,164	14,147	14,147	200,034	16,045,557
Wholesale Trade	308	2,569	2,569	31,556	3,261,622
Retail Trade	1,564	17,931	17,931	188,851	17,402,082
Transportation & Warehousing	512	7,431	7,431	75,771	8,347,906
Utilities	334	1,021	1,021	13,821	1,506,012
Information	537	3,470	3,470	37,539	3,056,154
Finance & Insurance	1,644	11,490	11,490	134,749	8,142,627
Real Estate & Leasing	189	2,280	2,280	26,311	2,796,722
Prof & Tech Services	2,856	15,293	15,293	162,424	14,048,795
Management of Companies	29	409	409	3,005	260,253
Admin & Waste Mgmt	958	9,480	9,480	86,413	7,614,480
Educational Services	2,602	17,790	17,790	225,800	15,710,947
Health Care & Social Assist	2,764	31,695	31,695	321,453	24,278,285
Arts/Entertainment/Recreation	350	3,573	3,573	47,988	3,695,292
Accom & Food Services	864	9,845	9,845	105,773	11,070,283
Other Services	643	7,492	7,492	81,325	7,889,471
Public Administration	1,052	5,572	5,572	73,866	8,451,509

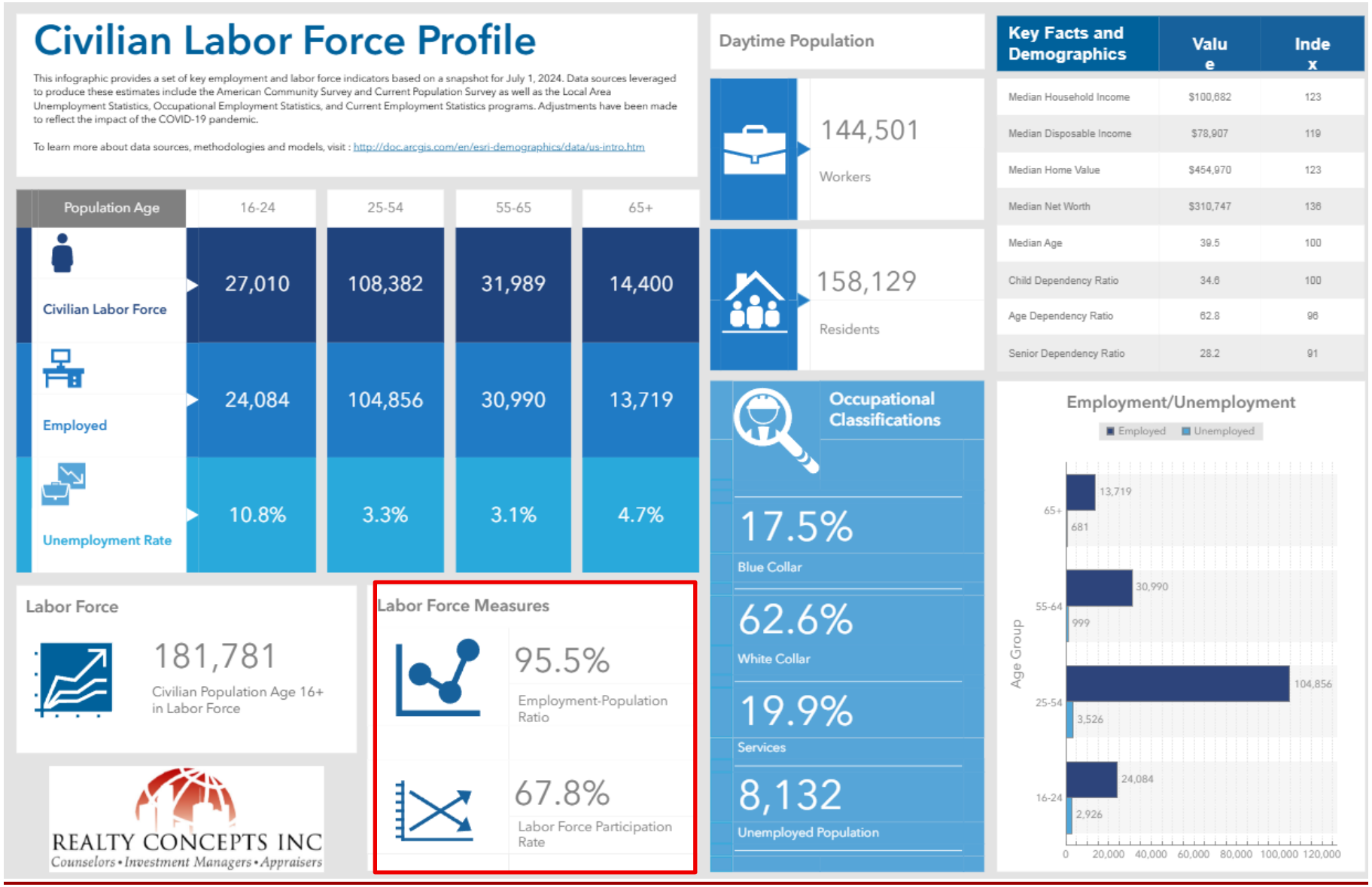
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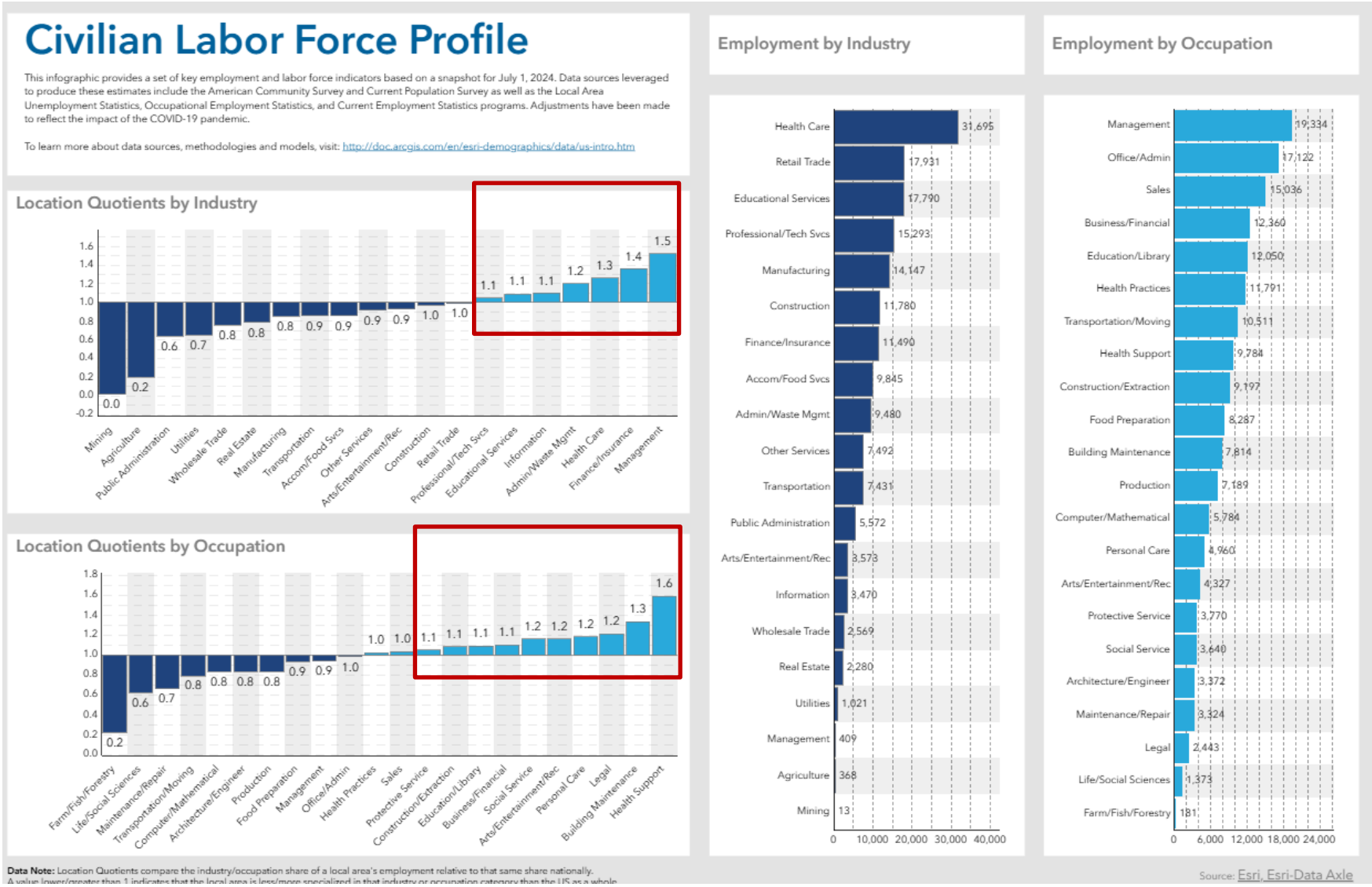
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

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Greater Bridgeport Planning Region





The preceding employment data indicates a strong labor force participation rate and employment/population ratio with location quotients ranging from 1.1 to 1.6 in ten employment sectors. Employment is a driving factor for residential demand...

TRUMBULL TOWN PROFILE (continued)

The current 2025 and 2030 forecasts that Trumbull households will remain static over the next five years resulting in an increase in the number of households. Household size will remain about the same at 2.85 (2025) 2.52 (2030) persons remaining static over the next five years. The preponderance of household incomes (63.8%) are $100,000 per year to over $300,000 per year and the average household income of $208,977 in 2025 is projected to increase to approximatly $227,024 in 2030–.

Demographic and Income Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

Summary	Census 2020	2025	2030
Total Population	36,827	38,535	39,087
Total Households	12,622	13,363	13,694
Family Households	10,033	10,518	10,756
Average Household Size	2.89	2.85	2.82
Owner Occupied Housing Units	11,135	11,418	11,619
Renter Occupied Housing Units	1,487	1,945	2,075
Median Age	43.1	43.1	43.5

Trends 2025 - 2030	Area	State	National
Population	0.3%	0.0%	0.4%
Households	0.5%	0.2%	0.6%
Family Population	0.4%	0.2%	0.5%
Owner Occupied Housing Units	0.3%	0.5%	0.0%
Median Household Income	2.3%	1.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,987	5.4%	2,034	5.3%	2,044	5.2%
5-9	2,462	6.7%	2,414	6.3%	2,276	5.8%
10-14	2,778	7.5%	2,783	7.2%	2,649	6.8%
15-19	2,660	7.2%	2,621	6.8%	2,557	6.5%
20-24	1,868	5.1%	1,963	5.1%	1,907	4.9%
25-29	1,255	3.4%	2,035	5.3%	2,024	5.2%
30-34	1,627	4.4%	1,693	4.4%	2,435	6.2%
35-39	2,290	6.2%	2,097	5.4%	2,064	5.3%
40-44	2,405	6.5%	2,632	6.8%	2,295	5.9%
45-49	2,555	6.9%	2,550	6.6%	2,694	6.9%
50-54	2,708	7.3%	2,723	7.1%	2,579	6.6%
55-59	2,740	7.4%	2,611	6.8%	2,547	6.5%
60-64	2,562	7.0%	2,552	6.6%	2,407	6.2%
65-69	1,954	5.3%	2,395	6.2%	2,352	6.0%
70-74	1,498	4.1%	1,736	4.5%	2,097	5.4%
75-79	1,217	3.3%	1,355	3.5%	1,575	4.0%
80-84	964	2.6%	1,021	2.6%	1,139	2.9%
Age 85+	1,297	3.5%	1,320	3.4%	1,446	3.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographic and Income Profile | Trumbull town, CT | Geography: County Subdivision

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	336	2.5%	360	2.6%
$10,000-14,999	129	1.0%	114	0.8%
$15,000-19,999	190	1.4%	156	1.1%
$20,000-24,999	176	1.3%	136	1.0%
$25,000-29,999	129	1.0%	99	0.7%
$30,000-34,999	108	0.8%	81	0.6%
$35,000-39,999	214	1.6%	178	1.3%
$40,000-44,999	205	1.5%	169	1.2%
$45,000-49,999	121	0.9%	97	0.7%
$50,000-59,999	407	3.0%	314	2.3%
$60,000-74,999	426	3.2%	363	2.6%
$75000-99999	866	6.5%	748	5.5%
$100,000-124,999	1,274	9.5%	1,142	8.3%
$125,000-149,999	1,070	8.0%	989	7.2%
$150000-199999	2,168	16.2%	2,225	16.3%
$200,000-249,999	1,451	10.9%	1,715	12.5%
$250,000-299,999	1,096	8.2%	1,393	10.2%
$300,000-399,999	1,469	11.0%	1,656	12.1%
$400,000-499,999	557	4.2%	669	4.9%
$500,000+	971	7.3%	1,090	8.0%
Median Household Income	$169,975	-	$190,719	-
Average Household Income	$208,977	-	$227,024	-
Per Capita Income	$72,585	-	$79,652	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,394	77.1%	28,083	72.9%	27,365	70.0%
Black Alone	1,728	4.7%	2,428	6.3%	2,729	7.0%
American Indian	65	0.2%	86	0.2%	93	0.2%
Asian Alone	2,520	6.8%	2,865	7.4%	3,178	8.1%
Pacific Islander	5	0.0%	6	0.0%	6	0.0%
Some Other Race	1,288	3.5%	1,634	4.2%	1,871	4.8%
Two or More Races	2,827	7.7%	3,433	8.9%	3,845	9.8%
Hispanic (Any Race)	3,505	9.5%	4,440	11.5%	5,065	13.0%

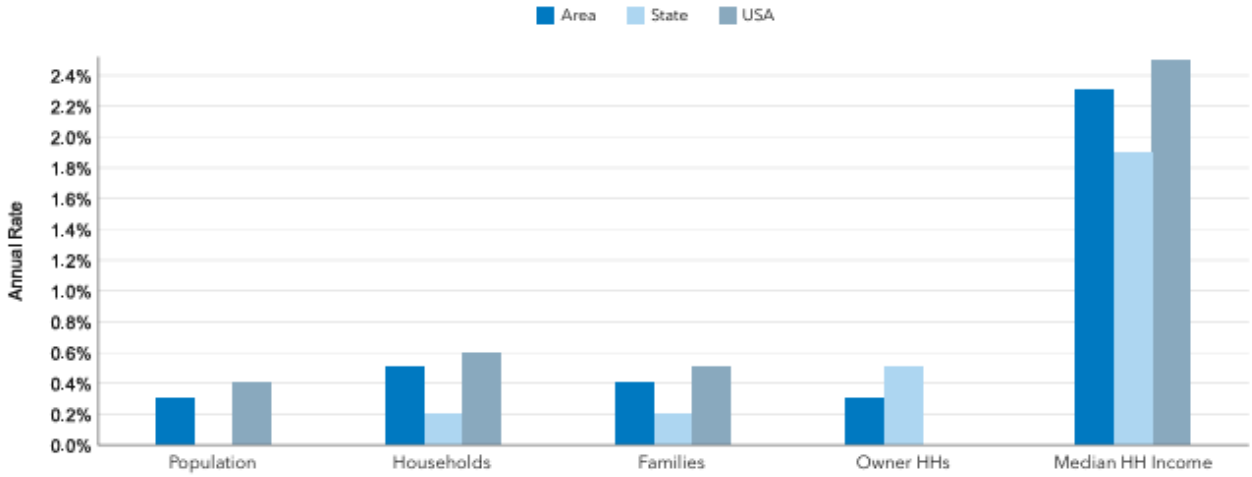
ⓘ Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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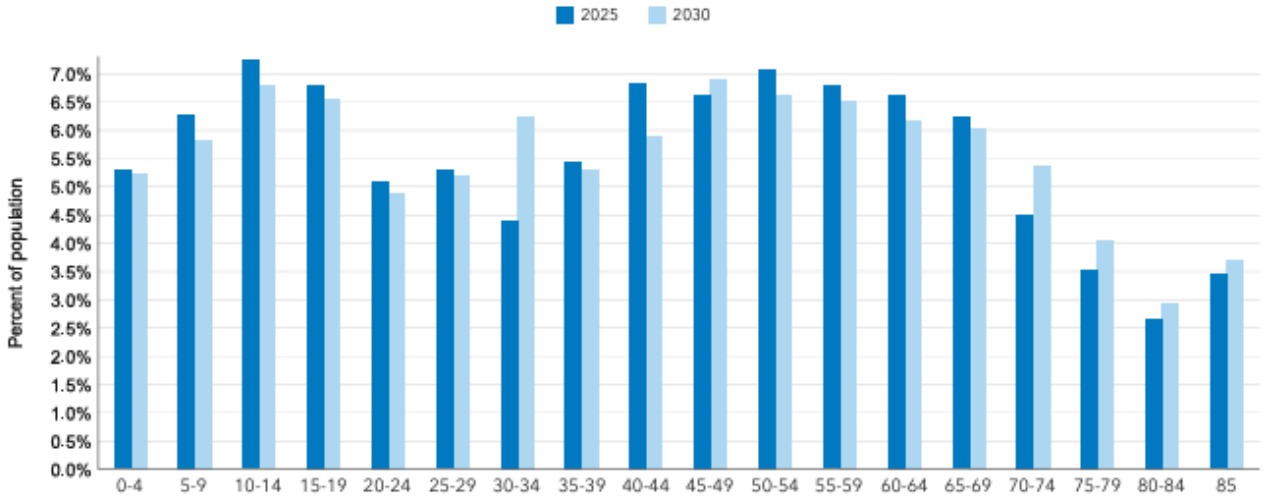
Key Indicators for 2025

38,535	13,363	2.85	43.1	37,173
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



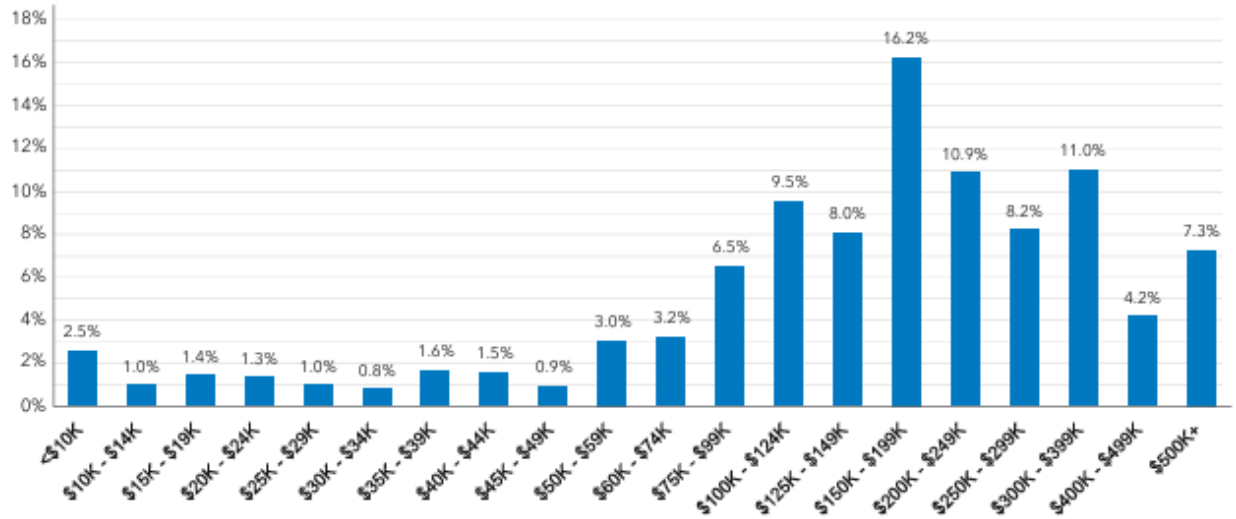
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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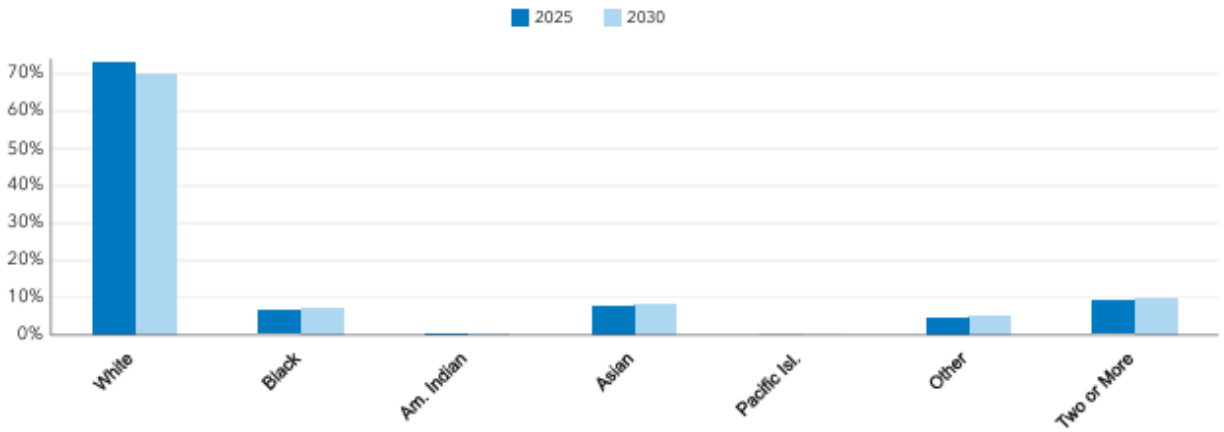
Key Indicators for 2025

$169,975	$1,239,068	233	107	56
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Housing Demographics

The following data has been developed for Trumbull CT. This data indicates the predominant property value ranges for Trumbull. The estimated predominant value range for 2025 is $300,000 to $999,999 which represents 92.2% of all residences in Trumbull. Renter occupied units are anticipated to increase from 1,945 ibn 2025 units to 2,075 in 2030.

Housing Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

Population		Households	
2020 Total Population	36,827	2025 Median Household Income	$169,975
2025 Total Population	38,535	2030 Median Household Income	$190,719
2030 Total Population	39,087	2025-2030 Annual Rate	2.33%
2025-2030 Annual Rate	0.28%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,159	100.0%	13,954	100.0%	14,207	100.0%
Occupied	12,622	95.9%	13,363	95.8%	13,694	96.4%
Owner	11,135	88.2%	11,418	85.4%	11,619	84.8%
Renter	1,487	11.8%	1,945	14.6%	2,075	15.2%
Vacant	537	4.1%	591	4.2%	513	3.6%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	11,418	100.0%	11,619	100.0%
<$50,000	63	0.6%	49	0.4%
$50,000-$99,999	2	0.0%	0	0.0%
$100,000-$149,999	6	0.1%	1	0.0%
$150,000-$199,999	23	0.2%	5	0.0%
$200,000-$249,999	74	0.7%	24	0.2%
$250,000-$299,999	238	2.1%	123	1.1%
$300,000-$399,999	1,482	13.0%	1,032	8.9%
$400,000-$499,999	3,080	27.0%	3,144	27.1%
$500,000-$749,999	4,798	42.0%	5,445	46.9%
$750,000-$999,999	1,165	10.2%	1,278	11.0%
$1,000,000-$1,499,999	161	1.4%	160	1.4%
$1,500,000-$1,999,999	17	0.1%	17	0.1%
$2,000,000+	309	2.7%	341	2.9%
Median Value	$538,610		$565,725	
Average Value	$607,608		$631,355	

Data Note: Persons of Hispanic Origin may be of any race.

Trumbull Town Profile (continued

ACS Housing Summary

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

Totals	2019 - 2023 ACS Estimate	Percent	MOE (±)	Reliability
Total Population	36,928		35	
Total Households	11,886		360	
Total Housing Units	12,468		331	
Owner-Occupied Housing Units by Mortgage Status				
Total	10,576	100.0%	360	
Housing units with a mortgage	7,357	69.6%	349	
No Second Mortgage and No Home Equity Loan	6,108	57.8%	328	
Multiple Mortgages	1,038	9.8%	236	
Second mortgage and Home Equity Loan	19	0.2%	23	
Only Home Equity Loan	906	8.6%	203	
Only Second Mortgage	113	1.1%	92	
Home Equity Loan without Primary Mortgage	211	2.0%	93	
Housing units without a mortgage	3,219	30.4%	300	
Owner-Occupied Housing Units Average Value by Mortgage Status				
Housing units with a mortgage	$551,475		$46,811	
Housing units without a mortgage	$557,728		$107,672	

ACS Housing Summary | Trumbull town, CT | Geography: County Subdivision

Renter-Occupied Housing Units by Contract Rent	2019 - 2023 ACS Estimate	Percent	MOE (±)	Reliability
Total	1,310	100.0%	274	
With cash rent	1,158	88.4%	247	
Less than $100	0	0.0%	29	
$100 to $149	8	0.6%	13	
$150 to $199	0	0.0%	29	
$200 to $249	0	0.0%	29	
$250 to $299	34	2.6%	42	
$300 to $349	0	0.0%	29	
$350 to $399	19	1.4%	21	
$400 to $449	17	1.3%	26	
$450 to $499	0	0.0%	29	
$500 to $549	32	2.4%	39	
$550 to $599	38	2.9%	40	
$600 to $649	9	0.7%	14	
$650 to $699	10	0.8%	16	
$700 to $749	0	0.0%	29	
$750 to $799	0	0.0%	29	
$800 to $899	24	1.8%	31	
$900 to $999	26	2.0%	39	
$1,000 to $1,249	31	2.4%	35	
$1,250 to $1,499	50	3.8%	43	
$1,500 to $1,999	164	12.5%	122	
$2,000 to $2,499	321	24.5%	160	
$2,500 to $2,999	108	8.2%	96	
$3,000 to $3,499	153	11.7%	87	
$3,500 or more	114	8.7%	90	
No cash rent	152	11.6%	102	
Median Contract Rent	$2,182		$202	
Average Contract Rent	$2,255		$776	

Renter-Occupied Housing Units by Inclusion of Utilities in Rent				
Total	1,310	100.0%	274	
Pay extra for one or more utilities	1,093	83.4%	241	
No extra payment for any utilities	217	16.6%	121	

Occupied Housing Units by Vehicles Available				
Total	11,886	100.0%	360	
Owner occupied				
No vehicle available	218	1.8%	84	
1 vehicle available	1,575	13.3%	272	
2 vehicles available	5,736	48.3%	482	
3 vehicles available	2,113	17.8%	366	
4 vehicles available	686	5.8%	214	
5 or more vehicles available	248	2.1%	122	
Renter occupied				
No vehicle available	177	1.5%	86	
1 vehicle available	480	4.0%	196	
2 vehicles available	469	3.9%	138	
3 vehicles available	105	0.9%	91	
4 vehicles available	70	0.6%	62	
5 or more vehicles available	9	0.1%	14	
Average Number of Vehicles Available	2.1		0.1	

Town HOUSING PERMIT ACTIVITY BY TOWN

TOWN	OCT 2025	YR TO DATE 2025	2024
Andover	0	0	0
Ansonia	1	10	7
Ashford	0	0	1
Avon	1	10	8
Barkhamsted	1	3	10
Beacon Falls	0	4	5
Berlin	1	24	20
Bethany	0	0	1
Bethel	0	69	84
Bethlehem	1	2	0
Bloomfield	0	28	62
Bolton	0	1	1
Bozrah	0	3	4
Branford	17	49	119
Bridgeport	59	212	59
Bridgewater	0	3	1
Bristol	4	38	35
Brookfield	2	21	153
Brooklyn	1	29	11
Burlington	1	14	13
Canaan	0	0	1
Canterbury	0	12	11
Canton	0	21	21
Chaplin	0	0	1
Cheshire	10	82	81
Chester	0	1	3
Clinton	3	23	11
Colchester	2	12	12
Colebrook	0	1	0
Columbia	0	1	2
Cornwall	0	0	5
Coventry	3	15	13
Cromwell	1	10	9
Danbury	3	55	12
Darien	3	16	33
Deep River	0	1	7
Derby	1	36	91
Durham	0	4	4
East Granby	7	44	2
East Haddam	1	15	13
East Hampton	2	16	30
East Hartford	0	2	7
East Haven	0	4	4
East Lyme	2	37	38
East Windsor	1	3	15
Eastford	1	3	4
Easton	0	6	4
Ellington	1	11	12
Enfield	0	3	5
Essex	0	1	6
Fairfield	3	49	145
Farmington	2	12	171
Franklin	1	8	7
Glastonbury	1	16	16
Goshen	0	10	12
Granby	0	5	98
Greenwich	8	64	49
Griswold	1	7	5
Groton	1	21	26
Guilford	0	18	38
Haddam	0	14	71
Hamden	67	88	0
Hampton	1	4	0
Hartford	0	10	26
Hartland	0	0	2
Harwinton	1	15	21
Hebron	2	12	11
Kent	1	8	9
Killingly	3	25	33
Killingworth	1	9	4
Lebanon	35	44	5
Ledyard	1	10	14
Lisbon	0	3	6
Litchfield	2	7	10
Lyme	0	1	1
Madison	0	27	20
Manchester	3	28	25
Mansfield	0	4	202
Marlborough	1	3	5
Meriden	1	21	24
Middlebury	2	14	20
Middlefield	1	8	5
Middletown	1	13	17
Milford	13	113	105
Monroe	0	15	13
Montville	2	11	15
Morris	0	3	5
Naugatuck	2	23	18
New Britain	0	2	38
New Canaan	6	34	16
New Fairfield	0	5	4
New Hartford	0	6	7
New Haven	52	451	539
New London	1	6	11
New Milford	5	55	50
Newington	0	6	128
Newtown	1	57	16
Norfolk	0	0	1
North Branford	1	8	6
North Canaan	0	3	0
North Haven	3	9	16
North Stonington	2	28	9
Norwalk	2	172	339
Norwich	0	77	8
Old Lyme	1	27	18
Old Saybrook	5	45	21
Orange	1	1	0
Oxford	4	29	11
Plainfield	1	16	9
Plainville	0	6	11
Plymouth	1	4	3
Pomfret	0	7	6
Portland	0	7	11
Preston	2	10	7
Prospect	1	4	4
Putnam	0	3	4
Redding	0	3	5
Ridgefield	2	9	29
Rocky Hill	0	1	98
Roxbury	0	6	5
Salem	2	8	4
Salisbury	1	7	4
Scotland	0	1	1
Seymour	1	6	1
Sharon	0	4	11
Shelton	1	208	7
Sherman	2	10	11
Simsbury	0	72	7
Somers	0	6	5
South Windsor	0	6	15
Southbury	3	16	18
Southington	5	48	46
Sprague	1	2	3
Stafford	5	17	26
Stamford	355	1542	74
Sterling	0	13	9
Stonington	3	35	26
Stratford	0	144	108
Suffield	1	9	19
Thomaston	0	0	2
Thompson	1	10	25
Tolland	2	24	15
Torrington	0	4	12
Trumbull	0	1	36
Union	0	0	2
Vernon	5	16	4
Voluntown	0	3	7
Wallingford	3	21	22
Warren	0	2	4
Washington	1	5	4
Waterbury	2	20	34
Waterford	2	42	245
Watertown	0	6	31
West Hartford	17	152	176
West Haven	0	24	31
Westbrook	1	9	9
Weston	1	5	6
Westport	4	214	119
Wethersfield	1	7	9
Willington	0	3	6
Wilton	0	302	48
Winchester	0	0	2
Windham	1	6	1
Windsor	0	58	2
Windsor Locks	0	2	3
Wolcott	2	17	18
Woodbridge	2	21	12
Woodbury	0	8	13
Woodstock	2	12	6

CT Migration Data 2020 to 2024

Annual Estimates of the Resident Population for Counties in Connecticut: April 1, 2020 to July 1, 2024						
Geographic Area	April 1, 2020 Estimates Base	Population Estimate (as of July 1)				
		2020	2021	2022	2023	2024
Connecticut	**3,607,701**	**3,579,918**	**3,606,607**	**3,617,925**	**3,643,023**	**3,675,069**
Capitol Planning Region, Connecticut	977,685	964,088	971,938	975,591	983,326	991,508
Greater Bridgeport Planning Region, Connecticut	325,778	324,397	326,799	328,131	331,300	335,666
Lower Connecticut River Valley Planning Region, Connecticut	174,224	173,281	175,456	176,159	176,674	177,540
Naugatuck Valley Planning Region, Connecticut	450,166	449,055	452,095	453,868	457,609	462,220
Northeastern Connecticut Planning Region, Connecticut	95,344	95,231	95,624	96,169	96,834	97,701
Northwest Hills Planning Region, Connecticut	112,456	112,199	112,952	113,289	113,538	114,101
South Central Connecticut Planning Region, Connecticut	570,732	564,526	568,961	569,866	572,919	576,718
Southeastern Connecticut Planning Region, Connecticut	280,432	278,379	278,855	279,398	280,622	282,602
Western Connecticut Planning Region, Connecticut	620,884	618,762	623,927	625,454	630,201	637,013

The Census Bureau has reviewed this data product to ensure appropriate access, use, and disclosure avoidance protection of the confidential source data used to produce this product (Data Management System (DMS) number: P-6000042 and P-7501659. Disclosure Review Board (DRB) approval number: CBDRB-FY25-0078).

Note: The estimates are developed from a base that integrates the 2020 Census, Vintage 2020 estimates, and 2020 Demographic Analysis estimates. For population estimates methodology statements, see https://www.census.gov/programs-surveys/popest/technical-documentation/methodology.html. All geographic boundaries for the 2024 population estimates series are as of January 1, 2024.

Suggested Citation:

Annual Estimates of the Resident Population for Counties in Connecticut: April 1, 2020 to July 1, 2024 (CO-EST2024-POP-09)

Source: U.S. Census Bureau, Population Division

Release Date: March 2025

TRUMBULL TOWN PROFILE (continued)

The age profile below indicates a current median age of 43.1 years and in about five years the median age will be about 43.5. This is significant in determining the type and style residential single-family homes and apartments in the community. In addition, the current average household size of 2.85 persons per household will remain static for the next five years at 2.83. This is important in determining the number of bedrooms in demand for single-family and multifamily development

Detailed Age Profile Report

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	36,827	38,535	39,087	552	0.28%
Households	12,622	13,363	13,694	331	0.49%
Average Household Size	2.89	2.85	2.82	-0.03	-0.21%

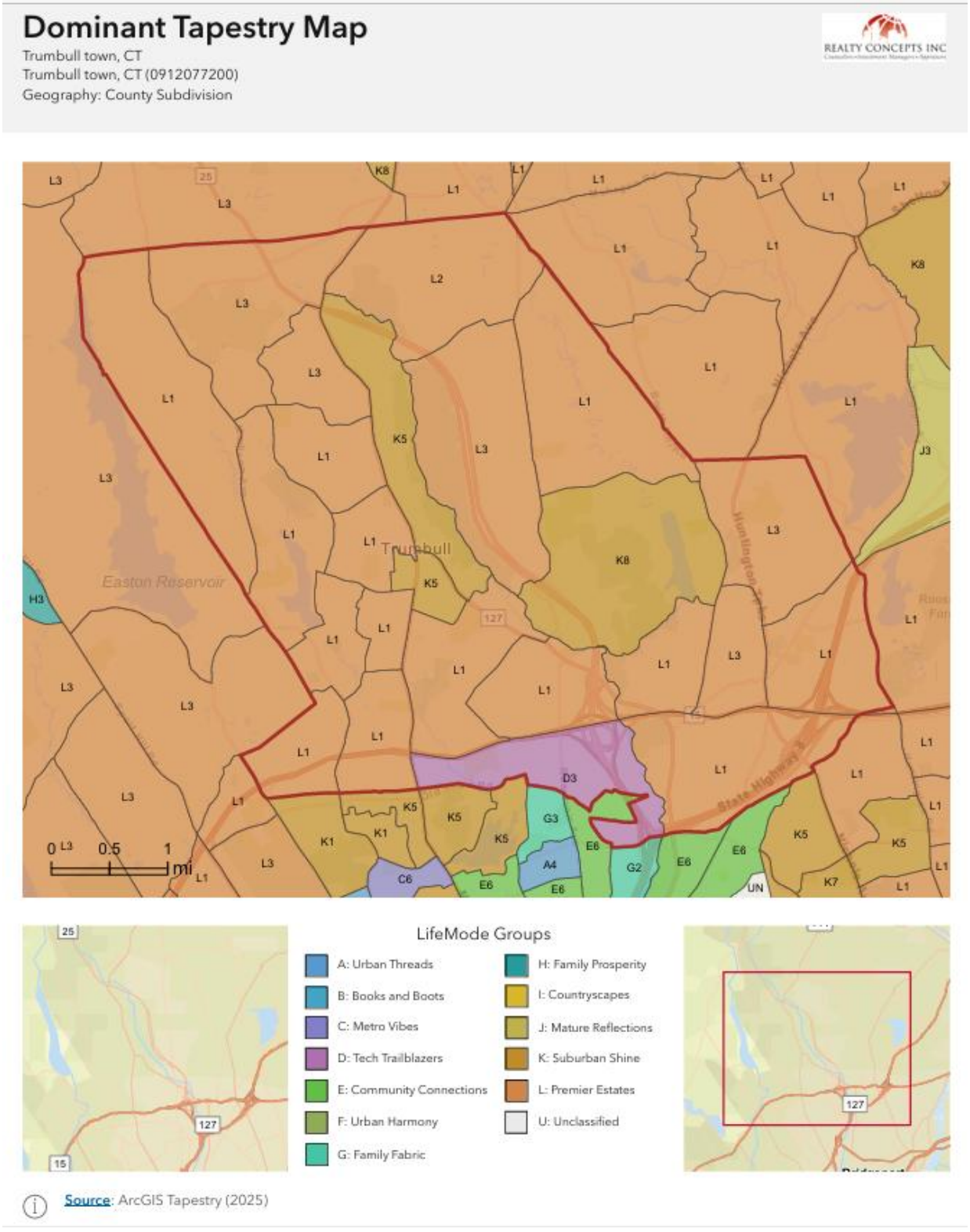
	Census 2020		2025		2030	
Total Population by Adults	Number	Percent	Number	Percent	Number	Percent
<18	9,060	24.6%	8,952	23.2%	8,640	22.1%
18+	27,767	75.4%	29,583	76.8%	30,447	77.9%
21+	26,534	72.1%	28,266	73.4%	29,156	74.6%
Median Age	43.1		43.1		43.5	

	Census 2020		2025		2030	
Male Population by Adults	Number	Percent	Number	Percent	Number	Percent
<18	4,687	26.1%	4,733	24.9%	4,595	23.8%
18+	13,242	73.9%	14,309	75.1%	14,693	76.2%
21+	12,574	70.1%	13,620	71.5%	14,010	72.6%
Median Age	41.8		41.8		41.7	

	Census 2020		2025		2030	
Female Population by Adults	Number	Percent	Number	Percent	Number	Percent
<18	4,373	23.1%	4,219	21.6%	4,045	20.4%
18+	14,525	76.9%	15,274	78.4%	15,754	79.6%
21+	13,960	73.9%	14,646	75.1%	15,146	76.5%
Median Age	44.3		44.4		45.0	

Lifestyle Profile

Lifestyle plays an important role in determining residential demand. Following is a current lifestyle profile of Trumbull. Trumbull has four predominant lifestyle segments which are analyzed below.



Lifestyle Profile- Continued

Tapestry Segmentation Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Dominant Tapestry Segment

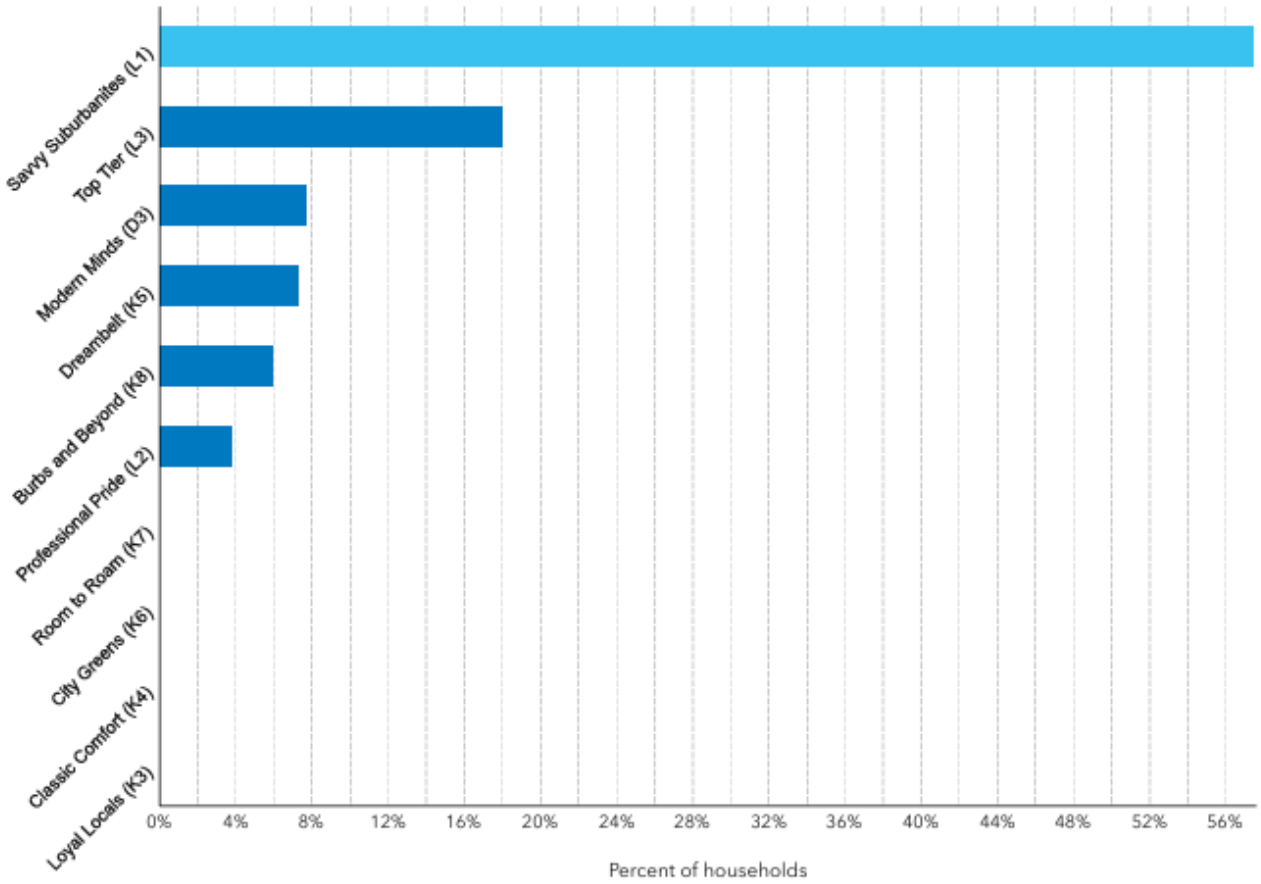
Savvy Suburbanites: *Premier Estates* LifeMode

This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.

7,669 households are **Savvy Suburbanites**. 57.4% households are in this segment.

Learn more about this segment

2025 Tapestry Market Segmentation (Households)



Lifestyle Profile- Continued

Trumbull is comprised of six lifestyle segments. As demonstrated below, each segment exceeds the US average. The three largest segments are Savvy Suburbanites (57.4%), Top Tier (18.0%), and Modern Minds (7.7%) totaling 83.10% of the current residence in Trumbull. Savvy Suburbanites have a net worth of $915,346 and income of $139,696 with 9.10% who rent. Top Tier has a median net worth of $1,734,059 and income of $209,720 and 9.7% that rent, followed by Modern Minds have a median net worth of $121,498 and income of $91,039 with 41.4% who rent.

Lifestyle	% Trumbull Households	% Ownn	% Renters	Rent Burden	Median HH Income	Median Networth	Average. HH Size	Participation %	Median Age
Savey Suburbanites	57.4%	90.90%	9.10%	27.60%	$139,696	$915,346	2.72	69.00%	44.0
Top Tier	18.0%	90.30%	9.70%	30.70%	$209,720	$1,734,059	2.84	65.50%	45.4
Moderan Minds	7.7%	41.40%	58.60%	35.40%	$91,039	$121,498	2.37	76.10%	34.6
Dreambelt	7.3%	75.80%	24.20%	39.00%	$94,802	$339,974	2.62	64.90%	41.5
Burbs & Beyond	5.9%	84.50%	15.50%	39.00%	$119,769	$779,483	2.39	57.70%	51.1
Professional Pride	3.8%	89.40%	10.60%	31.20%	$187,750	$1,178,630	3.20	71.30%	38.6
Total	100%								

Rent burdened households.

[United States] Households that spend 35 percent or more of their income on gross rent.

Savey Suburbanites - Segment L1

These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas. Nearly all homes are single-family and owner-occupied, with very few rental properties available, and most homes were built between 1970 and 2000.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 44.0
- Median household size: 2.72
- Predominant household structure (Census 2020): Married couples
- Median household income: $139,696
- Median net worth: $915,346
- Percentage of individuals with completion of a bachelor's degree or higher: 53.3%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $471,521
- Homeownership rate: 90.9%
- Rent burdened households (American Community Survey 2019-2023): 27.6%
- Labor force participation rate: 68.0%
- Unemployment rate: 2.9%

Lifestyle patterns

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.
- Households tend to have access to cell phones and the internet to stay connected.
- Residents tend to engage with their communities through fundraising and local politics. Vacation destinations often include beaches and national parks.

Top Tier - Segment L3

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 45.4
- Median household size: 2.84
- Predominant household structure (Census 2020): Married couples
- Median household income: $209,720
- Median net worth: $1,734,059
- Percentage of individuals with completion of a bachelor's degree or higher: 74.7%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $900,134
- Homeownership rate: 90.3%
- Rent burdened households (American Community Survey 2019-2023): 30.7%
- Labor force participation rate: 65.5%
- Unemployment rate: 3.2%

Lifestyle patterns

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- Residents tend to listen to the radio and read magazines and newspapers, and they use devices to access media.
- They are politically active, participating in fundraising and donating to organizations. International travel is a common occurrence.

Modern Minds - Segment D3

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above $300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 34.6
- Median household size: 2.37
- Predominant household structure (Census 2020): Married couples; singles living alone
- Median household income: $91,039
- Median net worth: $121,498
- Percentage of individuals with completion of a bachelor's degree or higher: 49.6%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb; Urban Core; Urban Vicinity
- Median home value: $429,764
- Homeownership rate: 41.4%
- Rent burdened households (American Community Survey 2019-2023): 34.5%
- Labor force participation rate: 76.1%
- Unemployment rate: 3.3%

Lifestyle patterns

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.
- Social media is commonly used for sharing photos and videos, professional networking, and following favorite brands, sports, and hobbies.
- Individuals tend to explore new exercise and diet regimes and often opt for active vacations.

Dreamboat - Segment K5

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between $300,000 and $500,000.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 41.5
- Median household size: 2.62
- Predominant household structure (Census 2020): Married couples
- Median household income: $94,802
- Median net worth: $339,974
- Percentage of individuals with completion of a bachelor's degree or higher: 33.9%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $451,221
- Homeownership rate: 75.8%
- Rent burdened households (American Community Survey 2019-2023): 39.6%
- Labor force participation rate: 64.9%
- Unemployment rate: 4.4%

Lifestyle patterns

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.
- Residents tend to listen to the radio, use streaming services, and watch cable TV shows.
- Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

Burbs and Beyond - Segment K8

The highest concentrations of these communities are in the West, with additional representation in the South and Northeast. Nearly half of the population is aged 55 or above, and most households are composed of married couples without children. Incomes are typically middle- to upper-tier, and more than three-quarters of households receive retirement or are supported by social security and other forms of public assistance. The rate of self-employment is high, with significant employment in professional fields such as management, sales, and health care. More than half of single-family homes in these areas are valued at $500,000 or more, and they are often located in close proximity to nature and outdoor recreation. Seasonal vacancy rates, more than double the average, suggest the presence of second homes, and households typically own multiple vehicles.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 51.1
- Median household size: 2.39
- Predominant household structure (Census 2020): Married couples with no kids
- Median household income: $119,769
- Median net worth: $779,483
- Percentage of individuals with completion of a bachelor's degree or higher: 53.2%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $616,472
- Homeownership rate: 84.5%
- Rent burdened households (American Community Survey 2019-2023): 39.0%
- Labor force participation rate: 57.7%
- Unemployment rate: 3.4%

Lifestyle patterns

- Residents tend to go out to fine dining restaurants.
- They spend money on their homes, often undergoing large remodeling projects and ensuring proper maintenance.
- Residents often spend time reading, and a notable portion of the labor force works from home.
- Residents tend to be engaged with their communities through volunteering and voting in local elections, and they participate in outdoor activities.

Professional Pride - Segment L2

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 38.6
- Median household size: 3.20
- Predominant household structure (Census 2020): Married couples
- Median household income: $187,750
- Median net worth: $1,178,630
- Percentage of individuals with completion of a bachelor's degree or higher: 66.8%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $645,271
- Homeownership rate: 89.4%
- Rent burdened households (American Community Survey 2019-2023): 31.2%
- Labor force participation rate: 71.3%
- Unemployment rate: 2.9%

Lifestyle patterns

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Their houses are equipped with modern technology such as smart home devices and appliances.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.

Lifestyle Profile- Continued

Millennial's

Currently the age range 18 to 35, have taken a position to protect their hard to come by money and look at value over "bells and whistles" in a new home. They prefer an essential home over a luxury home." in addition about 60% believe that technology capabilities are more important than curb appeal. Some prefer a fixer-upper and feel confident they can modify the home themselves. The primary concern of millennials is security and security systems are essential in any new home they live in or rent. About 30% would like to have remote computer access to control their living environment. About 45% indicated that energy-efficient homes with energy-efficient washer's dryers and essential technology are essential. In addition, they value a home office. By the end of this decade millennials will comprise one out of every three adult Americans. This will have a significant impact on housing demand going forward. It is critical based on this information that new family residential development and apartments meet the upcoming demand of this lifestyle.

GEN Y

GEN Y, which represents 25 to 34-year-old is the creator of the boomerang lifestyle. This segment of the population which represents the approximate 51 million Americans, are satisfied with moving back home with their parents or relative. The stigma of living at home has declined which reduces peer pressure on a home. As boomerang in the comes the new norm tough economic times, moving out on your own is framed less as an expected means of asserting your independence in more as a financial consideration. GEN Y's face less job stability because of more frequent job hopping in prolonged periods of low or no earnings. Both make living at home a practical choice. Given the fact that approximately 50% of new grads are either unemployed or underemployed with slim job prospects, places a moving target on the type of housing they will purchase if the opportunity presents itself. In addition, there prolonged period of deciding to purchase a home will also place downward pressure on the luxury housing market.

Gen X

Generation X includes individuals born between 1965 and 1976 (approximately 50 million people) who tend to be more educated than the previous Baby Boomers. This generation is significantly smaller than that of baby boomers who preceded them. Since they grew up with technology, they are comfortable working with computers and technological devices in the workforce.

Lifestyle Conclusion

Based on the preceding lifestyle analysis, Trumbull residents are currently affluent, educated and enjoy a lifestyle which best can be described as "The American Dream". Trumbull provides the linkages necessary for better than average quality-of-life. Therefore, based on lifestyle, the current demand will be for high quality single-family residences and luxury and workforce apartments.

Based on millennials and GEN Y lifestyles, any developer must take into consideration the demands of these two lifestyle segments in constructing new single-family homes or apartments in Trumbull. Not only will homeowners be faced with these two generations purchasing existing homes, but any seller must take into consideration the demands they will seek to modify their homes to meet their lifestyles. This will have an impact on the cost of selling an existing residence and may adversely impact resale values in the future.

Lifestyle Conclusion-Continued

Linkages

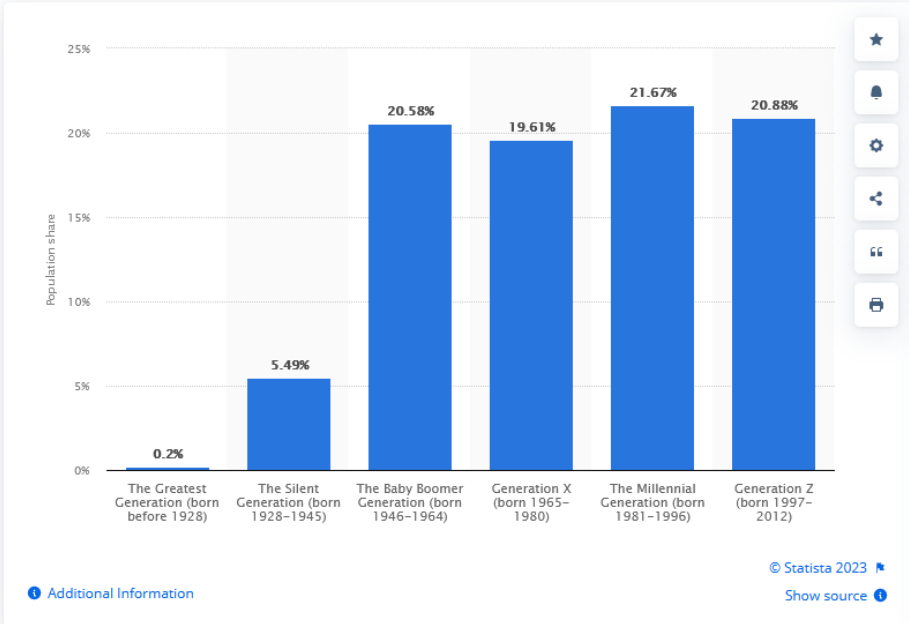
Linkages are tangible and intangible components that are unique to each property type which create demand for a specific property type. For residential properties it is the ability of a specific site to provide a particular quality of life. Most people live near the necessary sources of retail, education, employment, entertainment, recreation, places of worship, medical support, and transportation. They will intentionally avoid proximity to manufacturing and industrial areas. What is most important is the quality and prestige of the area they select.

The critical linkages for residential are the units' proximity to where they work, schools, access to retail facilities, entertainment, recreation, access to medical services, places of worship, cultural events, and proximity to transportation. These linkages are typical for both single-family and multifamily residences.

Lifestyle choices play an important part in the demand for residential real estate. Issues such as urban or suburban living, neighborhood characteristics, type of housing, neighborhoods, schools, walkable community versus a driving community, transit-oriented community versus traditional neighborhoods, traffic and the image and prestige of the community and neighborhoods.

Multifamily residences/condominiums must be conveniently located near transportation and road networks in addition to the linkages mentioned above. The subject property meets most of these criteria: Close proximity to transportation networks (Including Rail & bus), retail, medical service, recreation, places of worship and employment nodes.

COVID-19 had fostered an out migration from densely populated New York City and its suburbs to Fairfield County in particular. Migration has also benefited other areas of Connecticut. Fairfield County is about an hour train ride from Bridgeport to Grand Central Station in New York City and 45 minutes from Stamford to Grand Central Station if the relocated employees need to go to their office. The remote work at home has also impacted residential design as demonstrated the subject property type designs including a study.



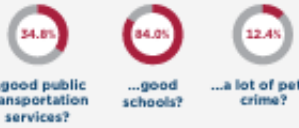
2023 PROFILE OF OWNERS AND RENTERS

What kinds of homes are owners and renters living in?



[1] Percentages may not add to 100 percent due to rounding.

Do owners agree that their neighborhood has...



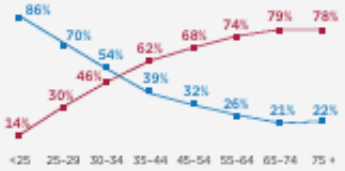
Do renters agree that their neighborhood has...



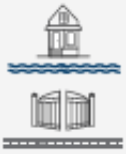
What do we know about owners and renters?

Demographic and housing cost data collected in the American Housing Survey make comparisons of household characteristics and costs of owning versus renting possible.

Percentage of owners and renters by age of householder[1]



[1] Percentages are rounded to the nearest whole number.



77.0% of waterfront properties are owner-occupied.

64.7% of units in secured communities are renter-occupied.[1]

[1] Includes communities that are gated or surrounded by walls or fences that prevent access by persons other than residents. Restricted to houses in subdivisions, multiunits, and mobile homes in groups of two or more.

43.4% / 29.8%	Householders with a bachelor's degree or higher	
$1,355 / $1,391	Median monthly total housing cost (including utilities)	
$87,970 / $49,540	Median household income	
$297 / $153	Median monthly cost paid for utilities	

Note: Information on confidentiality protection, methodology, sampling and nonsampling error, and definitions is available at <www.census.gov/ahs>. The U.S. Census Bureau reviewed this data product for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY24-POP001-0093.

United States Census Bureau

U.S. Department of Commerce
U.S. CENSUS BUREAU
census.gov

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2023 American Housing Survey.

Household Budget Expenditures

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Demographic Summary	2024	2029
Population	38,535	39,087
Households	13,363	13,694
Average Household Size	2.85	2.82
Families	10,518	10,756
Median Age	43.1	43.5
Median Household Income	$169,975	$190,719

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Budget Expenditures	175	$174,626.02	$2,333,527,520	100.0%
Food	168	$19,405.56	$259,316,493	11.1%
Food at Home	166	$12,346.78	$164,990,038	7.1%
Food Away from Home	171	$7,058.78	$94,326,455	4.0%
Alcoholic Beverages	186	$1,255.14	$16,772,427	0.7%
Housing	173	$56,217.94	$751,240,319	32.2%
Shelter	174	$46,406.50	$620,130,031	26.6%
Utilities, Fuel and Public Services	165	$9,811.44	$131,110,288	5.6%
Household Operations	180	$5,128.49	$68,531,987	2.9%
Housekeeping Supplies	167	$1,442.07	$19,270,373	0.8%
Household Furnishings and Equipment	178	$5,167.19	$69,049,177	3.0%
Apparel and Services	171	$4,187.68	$55,959,999	2.4%
Transportation	164	$18,190.78	$243,083,422	10.4%
Travel	190	$6,873.19	$91,846,418	3.9%
Health Care	173	$13,344.56	$178,323,379	7.6%
Entertainment and Recreation	178	$7,312.00	$97,710,234	4.2%
Personal Care Products & Services	175	$1,833.46	$24,500,571	1.0%
Education	202	$3,609.88	$48,238,858	2.1%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Housing Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

Population		Households	
2020 Total Population	36,827	2025 Median Household Income	$169,975
2025 Total Population	38,535	2030 Median Household Income	$190,719
2030 Total Population	39,087	2025-2030 Annual Rate	2.33%
2025-2030 Annual Rate	0.28%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,159	100.0%	13,954	100.0%	14,207	100.0%
Occupied	12,622	95.9%	13,363	95.8%	13,694	96.4%
Owner	11,135	88.2%	11,418	85.4%	11,619	84.8%
Renter	1,487	11.8%	1,945	14.6%	2,075	15.2%
Vacant	537	4.1%	591	4.2%	513	3.6%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	11,418	100.0%	11,619	100.0%
<$50,000	63	0.6%	49	0.4%
$50,000-$99,999	2	0.0%	0	0.0%
$100,000-$149,999	6	0.1%	1	0.0%
$150,000-$199,999	23	0.2%	5	0.0%
$200,000-$249,999	74	0.7%	24	0.2%
$250,000-$299,999	238	2.1%	123	1.1%
$300,000-$399,999	1,482	13.0%	1,032	8.9%
$400,000-$499,999	3,080	27.0%	3,144	27.1%
$500,000-$749,999	4,798	42.0%	5,445	46.9%
$750,000-$999,999	1,165	10.2%	1,278	11.0%
$1,000,000-$1,499,999	161	1.4%	160	1.4%
$1,500,000-$1,999,999	17	0.1%	17	0.1%
$2,000,000+	309	2.7%	341	2.9%
Median Value	$538,610		$565,725	
Average Value	$607,608		$631,355	

Data Note: Persons of Hispanic Origin may be of any race.

Housing Profile | Trumbull town, CT | Geography: County Subdivision

Census 2020 Housing Units	Number	Percent
Total	13,159	100.0%
Urban Housing Units	13,159	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	11,135	100.0%
Owned with a Mortgage/Loan	7,995	71.8%
Owned Free and Clear	3,140	28.2%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	537	100.0%
For Rent	150	27.9%
Rented- Not Occupied	10	1.9%
For Sale Only	93	17.3%
Sold - Not Occupied	30	5.6%
Seasonal/Recreational/Occasional Use	83	15.5%
For Migrant Workers	0	0.0%
Other Vacant	171	31.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	12,622	11,135	88.2%
15-24	66	28	0.3%
25-34	841	635	5.7%
35-44	2,215	1,960	17.6%
45-54	2,736	2,501	22.5%
55-59	1,388	1,296	11.6%
60-64	1,347	1,262	11.3%
65-74	1,898	1,746	15.7%
75-84	1,304	1,127	10.1%
85+	827	580	5.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	12,622	11,135	88.2%
White Alone	10,445	9,363	84.1%
Black/African American Alone	475	368	3.3%
American Indian/Alaska Native Alone	20	15	0.1%
Asian Alone	714	611	5.5%
Pacific Islander Alone	1	1	0.0%
Other Race Alone	312	241	2.2%
Two or More Races	655	536	4.8%
Hispanic Origin	848	681	6.1%

Census 2020 Occupied Housing Units by Size and Home Ownership			
		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	12,622	11,135	88.2%
1-Person	2,236	1,559	14.0%
2-Person	3,602	3,332	29.9%
3-Person	2,431	2,235	20.1%
4-Person	2,826	2,636	23.7%
5-Person	1,040	952	8.6%
6-Person	331	289	2.6%
7+ Person	156	132	1.2%

2025 Housing Affordability	
Housing Affordability Index	107
Percent of Income for Mortgage	19.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Financial Expenditures

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Demographic Summary	2025	2030
Population	38,535	39,087
Households	13,363	13,694
Families	10,518	10,756
Median Age	43.1	43.5
Median Household Income	$169,975	$190,719

	Spending Potential Index	Average Amount Spent	Total
Assets			
Value of Checking/Savings/Money Market Accounts & CDs	187	$57,988.97	$774,906,637
Value of Checking/Savings/Money Market Accounts & CDs (1 yr ago)	187	$54,426.93	$727,307,010
Value of Stocks/Bonds/Mutual Funds	215	$102,965.04	$1,375,921,865
Value of Stocks/Bonds/Mutual Funds (1 yr ago)	214	$104,116.15	$1,391,304,178
Value of Other Financial Assets	195	$25,763.02	$344,271,199
Value of Other Financial Assets (1 yr ago)	198	$25,180.85	$336,491,741
Value of Retirement Plans	209	$319,541.36	$4,270,031,179
Value of Retirement Plans (1 yr ago)	208	$315,983.92	$4,222,493,165
Surrender Value of Whole Life Policies	196	$8,012.10	$107,065,634
Surrender Value of Whole Life Policies (1 yr ago)	199	$7,587.92	$101,397,415
Liabilities			
Original Mortgage Amount (Owned Home)	195	$29,998.64	$400,871,779
Vehicle Loan Amount (1)	166	$5,851.04	$78,187,458
Value of Credit Card Debt	177	$5,322.68	$71,126,947
Value of Credit Card Debt (1 yr ago)	177	$4,731.12	$63,221,994
Value Owed on Student Loans	159	$12,181.40	$162,780,012
Value Owed on Student Loans (1 yr ago)	161	$11,959.03	$159,808,566
Value Owed on Non-student Loans	164	$1,574.26	$21,036,863
Value Owed on Non-student Loans (1 yr ago)	167	$1,165.68	$15,576,918
Owned Dwellings - Special Lump Sum Mortgage Payments	193	$1,600.63	$21,389,229
Owned Dwellings - Special Assessments	203	$21.69	$289,812
Owned Dwellings - Property Purchase Closing Costs	182	$616.03	$8,231,960

(1) Vehicle Loan Amount is the amount of a loan for a car, truck, van, SUV, motor home, boat, camper, motorcycle, motor scooter, moped, plane, snowmobile, dune buggy, ATV, or Segway, excluding interest.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

ⓘ Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Financial Expenditures | Trumbull town, CT | Geography: County Subdivision

	Spending Potential Index	Average Amount Spent	Total
Earnings			
Interest/Dividends	213	$3,812.64	$50,948,309
Royalty/Estate/Trust Income	196	$1,917.08	$25,617,901
Amount Paid: Interest			
Home Mortgage	197	$7,947.41	$106,201,260
Home Equity Loan	203	$92.65	$1,238,078
Home Equity Line of Credit	218	$324.90	$4,341,591
New Car/Truck/Van Loan	174	$310.23	$4,145,557
Used Car/Truck/Van Loan	152	$324.99	$4,342,777
Finance/Late/Interest Charges for Credit Cards	159	$522.19	$6,978,022
Finance/Late/Interest Charges for Student Loans	166	$105.67	$1,412,062
Finance/Late/Interest Charges for Non-student Loans	127	$57.15	$763,638
Amount Paid: Principal			
Home Mortgage	201	$6,509.06	$86,980,517
Home Equity Loan	208	$169.63	$2,266,775
Home Equity Line of Credit	227	$755.94	$10,101,576
New Car/Truck/Van Loan	177	$2,154.65	$28,792,595
Used Car/Truck/Van Loan	155	$1,770.60	$23,660,554
Checking Account and Banking Service Charges	136	$51.19	$684,049

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

ⓘ Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Proposed Comon Interest Community

The proposed 42-unit lot common interest community will be strategically located in a neighborhood setting sited on about 16.41+/- acres. The proposed luxury home development will consist of onsite parking for each unit. The proposed development will be comprised of 42 free-standing single-family structures with three building styles averaging about 2 stories with a two-car garage, three bedrooms, kitchen dining area/dinning room, family room, study, laundry room and 2.5 baths on a full concrete basement. The Three Home Styles range from 2,500 square feet to 3,165 square feet,

The Homeowners Association (HOA) fee is estimated to be about $300.00 per month. The Town of Trumbull will not be required to plow, maintain or service the site's roadways, lighting, on site sewers and storm drain system, trash removal, recycling and water (Including Fire Hydrants).

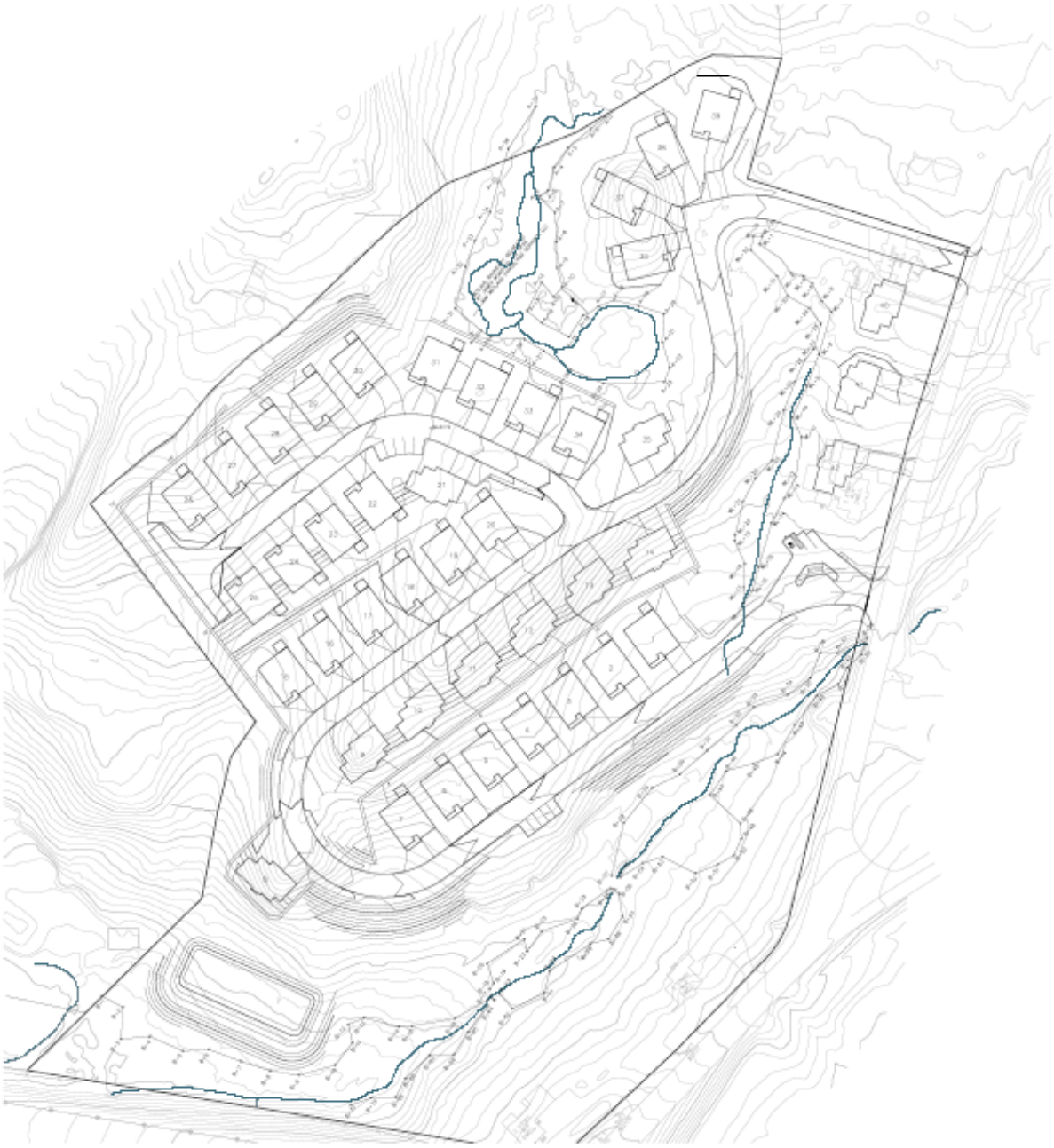
Development plans are in the preliminary stage and subject to modifications. The following impact analysis is based on the preliminary plans utilized within this report. The consultant reserves the right to modify this report if the final plans are different than what has been utilized within this report. Hypothetical conditions and Extra Ordinary assumptions have been utilized

Parcel Composition

Address	Acres	M/L/ B	Parcel ID
338 Unity Road	2.72	1/10/2028	110-28
Unity Road	2.80	1/10/2029	110-29
Unity Rd	7.50	1/10/182	110-182
334 Unity Rd	1.00	1/10/178	110-178
33 Booth Hill Rd	1.50	1/9/1995	19-95
51 Booth Hill Rd	0.89	1/9/1992	19-92
Total	**16.41**		

Source: Trumbull Assessor Files

Proposed Site Plan



Sale Price Market Data

The following transaction data represents single family and condominium sales for the Town of Trumbull from December 2018 to December 2025.

Trumbull, CT - Median Sales Price - Most Recent Month Available				
Year	Period	1-Fam	Condo	All
2025	Dec	$675,000	$497,500	$635,000
2024	Dec	$664,500	$605,000	$654,500
2023	Dec	$527,000	$480,000	$526,000
2022	Dec	$465,000	$470,000	$477,500
2021	Dec	$500,000	$412,500	$493,500
2020	Dec	$450,000	$392,500	$445,000
2019	Dec	$415,000	$276,500	$393,000
2018	Dec	$361,000	$225,500	$380,100

Trumbull, CT - Median Sales Price - Calendar Year				
Year	Period	1-Fam	Condo	All
2025	Jan - Dec	$650,000	$500,000	$629,000
2024	Jan - Dec	$625,000	$495,000	$605,000
2023	Jan - Dec	$535,000	$490,000	$535,100
2022	Jan - Dec	$530,000	$405,000	$519,950
2021	Jan - Dec	$485,000	$350,000	$475,000
2020	Jan - Dec	$427,900	$333,500	$417,500
2019	Jan - Dec	$380,000	$310,000	$375,000
2018	Jan - Dec	$379,000	$331,000	$372,000

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Homeowner Statistics

An October 9, 2022, report by i Property Management reported a decline in home ownership indicating about 36% of Americans are renters which is about 44.1 million households. Connecticut renters represent 35% of households. They also reported the following renter profile:

Connecticut's Homeownership Rate-2022

While the homeownership rate in Connecticut is below average and among the state's most significant long-term decline.

- The homeownership rate in Connecticut was 63.0% in 2022Q2.
- Connecticut homeownership was up 1.41% from the previous quarter (2022Q2) and down 4.11% YoY.
- Connecticut's homeownership rate is 4.26% below the national average.
- Between 2020Q2 and 2022Q2, homeownership in Connecticut declined by 5.55%.
- From 2005-2020, Connecticut's average homeownership rate was 68.3%.
- Connecticut homeownership in 2022Q2 was 7.76% lower than the state's average homeownership rate from 2005 to 2020.
- Since 2005, Connecticut homeownership has declined by 10.6%.
- The homeowner vacancy rate in Connecticut is 4.0%, which is 400.0% above the national average.
- Connecticut's rental vacancy rate is 2.1%, which is 62.5% below the national average.
- The homeowner vacancy rate in Connecticut is 4.0%, which is 400.0% above the national average.
- Connecticut's rent

• 8.76% of new housing starts in 2022 were in the Northeast.
• The number of housing starts in the Northeast was down 11.5% from 2021.

- • 42.1% of Northeastern homes were single family, giving it the lowest rate of single-family home builds.



US Census Bureau 10/2023

Homeowner Associations-I Property Management March 13, 2025

Homeowners' associations (HOAs) play a significant role in shaping U.S. housing, influencing everything from neighborhood upkeep to amenities and property values. The latest HOA statistics show steady growth, with nearly 370,000 community associations nationwide and more than 77 million residents living in HOA-governed communities.

Homeowners' associations (HOAs) in the United States manage **370,000** communities; *12* new associations form every day*.

- **82.4%** of new homes sold in 2023 were part of HOA communities.
- **40 million** U.S. households (*53%* of homeowners) live in HOA communities.
- The average home in an HOA is valued at **$447,917**, *4.43%* below the nationwide average home value.
- The average fee for a single-family home is *$300* per month (**$3,600** annually).
- From 2023 to 2024, **5,000** new HOA communities formed; since 2010, an average of *4,600* new HOAs appear each year.
- HOA statistics show that associations are widespread in states with rapid growth and large-scale housing developments.. California leads the nation with roughly 51,250 associations serving over 14 million residents, followed closely by Florida, with about 50,100 associations, and Texas with nearly 23,000.

- The trend isn't slowing down. According to the National Association of REALTORS® (NAR), more new developments include HOAs, making them an increasingly standard feature of U.S. housing construction.

National Multifamily Housing Council Data

Connecticut Homeowner Association (HOAs) have a membership rate well below the national average. (The subject property is subject to a HOA)

- There are 4,960 HOAs in Connecticut.
- Roughly 460,000 people in Connecticut live in HOA communities.
- Each HOA has an average of 93 residents.
- 12.8% of Connecticut's residents live in HOA communities.
- 7.3% of Connecticut homeowners are part of HOAs.
- An estimated 176,923 homes in Connecticut are part of HOA communities.
- Homeownership statewide is 66.9%.

What Type of Structure Do Renters Live In?				
Structure Type	**Households**	**Percent**	**Residents**	**Percent**
Single-Family	14,392,315	31%	40,793,042	39%
2 to 4 Units	7,937,709	17%	17,753,545	17%
5 or More Units	22,008,638	48%	41,242,173	40%
Mobile Homes	1,700,948	4%	4,392,093	4%
Other	62,030	0%	119,813	0%
Total	**46,101,640**	100%	**104,300,666**	100%
Source: 2024 American Community Survey, 1-Year Estimates, US Census Bureau, Table B25032 & Table B25033. Updated 1/2026.				

Households (millions) by Number of Vehicles Per Household				
Number of Vehicles per Household	Apartment Households	All Households	Apartment Households Share	All Households Share
0	6.0	11.2	24%	9%
1	13.1	44.1	53%	33%
2	4.9	48.1	20%	36%
3 or More	0.8	29.1	3%	22%
Source: NMHC tabulations of 2024 American Community Survey microdata, US Census Bureau. Updated 1/2026.				

Households (Millions) by Living Arrangement				
Living Arrangement	Apartment Households	All Households	Apartment Households Share	All Households Share
Single Male	5.8	17.3	23%	13%
Single Female	6.9	20.9	28%	16%
Couple Only	5.0	45.5	20%	34%
Couple with Children	2.1	25.9	9%	20%
Single Parent	1.7	7.7	7%	6%
Roommates	1.2	3.6	5%	3%
Other Households	1.8	11.4	8%	9%

Source: NMHC tabulations of 2024 American Community Survey microdata, US Census Bureau. Updated 1/2026.

Age Distribution of Population				
Age Distribution	People in Rental Housing	Share	People in Owner-Occupied Housing	Share
Under 30 Years Old	48,212,544	47%	72,781,426	32%
30 to 44 Years Old	24,807,835	24%	42,230,696	19%
45 to 64 Years Old	18,957,559	19%	62,140,809	28%
65 Years and Older	10,457,360	10%	47,113,417	21%
Total	**102,435,298**	**100%**	**224,266,348**	**100%**

Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Does not include non-housing units.

Share of Households with Children				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
28.8%	40.2%	30.5%	18.5%	11.0%

Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Children are household members under the age of 18.

Share of Households with School-Age Children				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
22.6%	31.8%	24.5%	13.2%	7.8%
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: School-age children are household members between the ages of 6-17.				

Children per 100 Households				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
55.3	81.9	58.5	33.1	17.4
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Children are household members under the age of 18.				

School-Age Children per 100 Households				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
38.5	56.0	41.8	20.7	11.3
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: School-Age children are household members between the ages of 6-17.				

The above data indicates single family Households with Children (41.8%) provides a snapshot of the prevalence of children and school-age children (ages 6-17- 41.8%) in single family household 41.7% per 100 households have school age children. The data includes single-family owners, single-family renters, multifamily renters, and multifamily owners, as well as information on apartment households based upon the year their apartment home was built. (National Multi Housing Council)

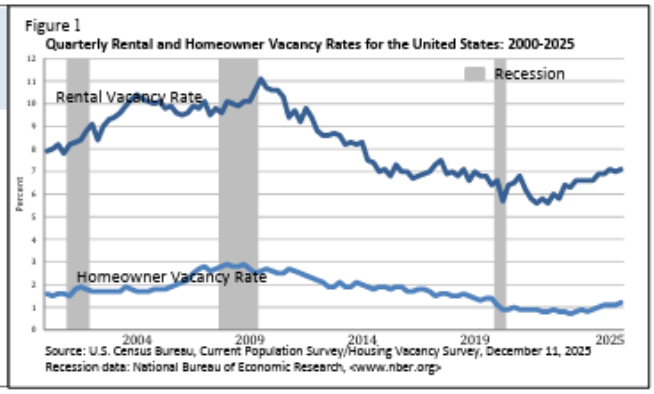
Census Bureau Housing Data

QUARTERLY RESIDENTIAL VACANCIES AND HOMEOWNERSHIP, THIRD QUARTER 2025

Release Number: CB25-155

December 11, 2025 — The U.S. Census Bureau announced the following residential vacancies and homeownership statistics for the third quarter 2025:





National vacancy rates in the third quarter 2025 were 7.1 percent for rental housing and 1.2 percent for homeowner housing. The rental vacancy rate was not statistically different from the rate in the third quarter 2024 (6.9 percent) and not statistically different from the rate in the second quarter 2025 (7.0 percent).

The homeowner vacancy rate of 1.2 percent was higher than the rate in the third quarter 2024 (1.0 percent) and higher than the rate in the second quarter 2025 (1.1 percent).

The homeownership rate of 65.3 percent was not statistically different from the rate in the third quarter 2024 (65.6 percent) and not statistically different than the rate in the second quarter 2025 (65.0 percent).

The homeownership rate of 66.0 percent was virtually the same as the rate in the third quarter 2022 (66.0 percent) and not statistically different from the rate in the second quarter 2023 (65.9 percent).

Table 2. Homeowner Vacancy Rates by State: 2005 to 2025

State	First Quarter 2025	Margin of Error[1]	Second Quarter 2025	Margin of Error[1]	Third Quarter 2025	Margin of Error[1]	Fourth Quarter 2025	Margin of Error[1]
Connecticut	(z)	(z)	(z)	(z)	0.5	0.6		
MSA								
Bridgeport-Stamford-Norwalk, CT	(z)	(z)	(z)	(z)	0.6	1.2		

School Age Children & Target Market

The consultant has reviewed the 2024-2025 Trumbull school data and budget to provide a breakdown of public-school aged children, number of pupils and the current cost to educate a child in Trumbull. Based on public information and data provided by the Trumbull Board of Education and The Connecticut State Department of Education, the estimated cost to educate the approximate 2024-2025 school enrollment of 6.943 students is about $19.452 per student. This per pupil cost to educate will be utilized in this analysis. All Trumbull school data is as of October 1 of each year which is the benchmark utilized by the Connecticut State Department of Education.

The housing being proposed is market rate common interest residential housing units. The demographics mirror the greater Trumbull market. There are anticipated to be school aged children living at the proposed complex.

School Age Children in Trumbull CT- Continued

The following is latest complete district posted profile data from The State of Connecticut Department of Education for the Town of Trumbull for the 2021-2022 school year. Some 2022-2023 data has been released, indicating a 2022-2023 enrolment of 3,398 students.

Connecticut State Department of Education

DISTRICT PROFILE AND PERFORMANCE REPORT FOR SCHOOL YEAR 2024-25

CONNECTICUT Education

Trumbull School District

Martin Semmel, Superintendent • 203-452-4301 • www.trumbullps.org/

District Information

Grade Range	PK-12
Number of Schools/Programs	13
Enrollment	6,943
Per Pupil Expenditures	$19,452
Total Expenditures	$137,081,330

Expenditure data reflect the 2023-24 school year.



Community Information

AdvanceCT Town Profiles provide summary demographic and economic information for Connecticut's municipalities at https://www.advancect.org/site-selection/town-profiles

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Students 1
Educators 2
Instruction and Resources 2
Performance and Accountability 4
Narratives 7

Notes

Unless otherwise noted, all data are for 2024-25 and include all grades offered by the district.

In most tables, data are displayed only for the three major race/ethnicity categories. For additional race/ethnicity categories, please visit https://public-edsight.ct.gov

State totals are not displayed as they are not comparable to district totals.

Special Education tables reflect only students for whom the district is fiscally responsible.

* When an asterisk is displayed, data have been suppressed to safeguard student confidentiality. Complete data suppression guidelines are available at https://tinyurl.com/SuppressionPolicy

N/A is displayed when a category is not applicable for a district or school.

Students

October 1, 2024 Enrollment

Student Group	District Count	District Percent (%)	State Percent (%)
Female	*	*	48.4
Male	3,602	51.9	51.5
Non-Binary	*	*	0.1
American Indian or Alaska Native	10	0.1	0.2
Asian	759	10.9	5.2
Black or African American	513	7.4	12.4
Hispanic or Latino of any race	1,440	20.7	32.1
Native Hawaiian or Other Pacific Islander	7	0.1	0.1
Two or More Races	215	3.1	4.8
White	3,999	57.6	45.1
English Learners/Multilingual Learners	327	4.7	11.3
Eligible for Free or Reduced-Price Meals	1,393	20.1	44.8
Students with Disabilities	1,053	15.2	18.5

The enrollment table represents students in grades PK-12 reported by the district in the Public School Information System (i.e., PSIS Reporting District).
Students with disabilities are students with an individualized education program (IEP) only. This category does not include students with Section 504 plans or services plans.

Chronic Absenteeism and Suspension/Expulsion

Student Group	Chronic Count	Chronic Rate (%)	Suspension Count	Suspension Rate (%)
Female	227	7.0	35	1.0
Male	*	*	126	3.4
Non-Binary	*	*	0	*
Black or African American	33	6.6	16	2.9
Hispanic or Latino of any race	136	9.8	52	3.5
White	232	5.9	77	1.9
English Learners/Multilingual Learners	47	14.1	6	1.7
Eligible for Free or Reduced-Price Meals	182	12.7	69	4.4
Students with Disabilities	139	14.1	57	4.8
All Students - District	455	6.7	161	2.3
All Students - State		17.2		6.8

A student is **chronically absent** if they miss ten percent or greater of the total number of days enrolled in the school year for any reason. Pre-Kindergarten students are excluded from this calculation.
A student is included in **suspension count/rate** if they received at least one in-school suspension, out-of-school suspension, or expulsion.

Number of students qualified as truant under state statute: 326
Number of school-based arrests: Fewer than 6

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Educators

Full-Time Equivalent (FTE) Staff

Role	FTE
General Education Teachers and Instructors	416.4
General Education Paraprofessionals	34.2
Special Education Teachers and Instructors	74.2
Special Education Paraprofessionals	184.8
District Central Office Administrators	8.6
School Level Administrators	25.0
Library/Media Specialists (Certified)	9.0
Library/Media Support Staff	1.0
Instructional Specialists Who Support Teachers	32.6
Counselors, Social Workers and School Psychologists	50.9
School Nurses	12.7
Other Staff Providing Non-Instructional Services/Support	321.8

In the **full-time equivalent count**, staff members working part-time in the school are counted as a fraction of full-time. For example, a teacher who works half-time in a school contributes 0.50 to the school's staff count.

Classroom Teacher Attendance: 2023-24

Level	Average Number of FTE Days Absent Due to Illness or Personal Time
District	13.5
State	13.0

Educators by Race/Ethnicity

Race/Ethnicity	District Count	District Percent (%)	State Percent (%)
American Indian or Alaska Native	0	0.0	0.1
Asian	5	0.8	1.4
Black or African American	4	0.7	4.9
Hispanic or Latino of any race	20	3.2	5.3
Native Hawaiian or Other Pacific Islander	0	0.0	0.1
Two or More Races	0	0.0	0.3
White	591	95.3	87.9

New! Educator Attrition: 2023-24

Educator Type	District Attrition Count	District Attrition Rate (%)	State Attrition Rate (%)
All Educators	38	6.1	6.8
Teachers	34	6.7	7.6

Teacher Attrition Rate is defined as the percent of certified teachers who were teaching in the district in 2022-23 but were not teaching in the district in 2023-24. **All Educator Attrition Rate** is defined as the percent of certified educators who were staffed in a certified educator position in the district in 2022-23 but were not staffed in a certified educator position in the district in 2023-24.

Note: See Appendix A for exit reasons.

Instruction and Resources

11th and 12th Graders Enrolled in College-and-Career-Readiness Courses during High School

Student Group	11th Count	11th Rate (%)	12th Count	12th Rate (%)
Black or African American	44	100.0	37	97.4
Hispanic or Latino of any race	107	96.4	118	99.2
White	338	99.1	352	99.7
English Learners/Multilingual Learners	*	*	15	*
Eligible for Free or Reduced-Price Meals	124	98.4	128	99.2
Students with Disabilities	73	97.3	94	98.9
All Students - District	559	98.6	582	99.5
All Students - State		89.2		95.3

College-and-Career-Readiness Courses include Advanced Placement®(AP), International Baccalaureate®(IB), Career and Technical Education(CTE), workplace experience and dual credit courses.

Students with Disabilities Spending 80% or Greater Time with Nondisabled Peers

Disability	Count	Rate (%)
Autism	78	47.3
Emotional Disability	30	54.5
Intellectual Disability	6	23.1
Learning Disability	250	65.6
Other Health Impairment	138	69.0
Other Disabilities	13	37.1
Speech/Language Impairment	52	82.5
All Disabilities - District	567	61.3
All Disabilities - State		68.0

This table represents students ages 6-21 for whom the district is fiscally responsible (i.e., Nexus District students with an IEP or services plan).

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Students with Disabilities by Primary Disability

Disability	District Count	District Rate (%)	State Rate (%)
Autism	185	2.8	2.9
Emotional Disability	55	0.8	1.1
Intellectual Disability	26	0.4	0.6
Learning Disability	382	5.7	6.5
Other Health Impairment	203	3.0	3.6
Other Disabilities	61	0.9	1.1
Speech/Language Impairment	73	1.1	2.0
All Disabilities	985	14.7	17.8

This table represents students in grades K-12 for whom the district is fiscally responsible (i.e., Nexus District students with an IEP or services plan).

Students with Disabilities Placed Outside of the District

Classroom Setting	District Count	District Rate (%)	State Rate (%)
Public Schools in Other Districts	28	2.8	8.2
Private Schools or Other Settings	30	3.0	4.5

This table represents students in grades K-12 for whom the district is fiscally responsible (i.e., Nexus District students with an IEP or services plan).

Overall Expenditures: 2023-24

Expenditure	District Total ($)	District Per Pupil ($)	State Per Pupil ($)
Instruction	$73,595,147	$10,443	$13,471
Support services - students	$22,355,621	$3,232	$1,826
Support services - instruction	$6,708,049	$970	$972
Support services - general administration	$3,059,585	$442	$568
Support services - school based administration	$5,383,532	$778	$1,274
Central and other support services	$4,111,474	$594	$761
Operation and maintenance of plant	$13,498,819	$1,952	$2,125
Student transportation services	$8,369,104	$1,342	$1,695
Food services	.	.	$10
Enterprise operations	.	.	$219
Total	$137,081,330	$19,452	$22,054

Expenditures may be supported by local tax revenues, state grants, federal grants, municipal in-kind services, tuition and other sources.

Special Education Expenditures: 2023-24

Expenditure	District Total ($)	District Percent (%)	State Percent (%)
Teacher Salaries	$12,687,165	37.1	26.4
Instructional Aide Salaries	.	.	10.1
Other Salaries	$6,062,250	17.7	10.5
Employee Benefits	$4,950,097	14.5	13.3
Purchased Services Other Than Transportation	$761,894	2.2	6.8
Special Education Tuition	$5,571,443	16.3	22.8
Supplies	$90,416	0.3	0.6
Property Services	.	.	0.4
Purchased Services For Transportation	$3,993,166	11.7	8.7
Equipment	$41,898	0.1	0.2
All Other Expenditures	$3,835	0.0	0.1
Total	$34,164,163	100.0	100.0

Percent of Total Expenditures Used for Special Education: 2023-24

Level	Percent (%)
District	24.9
State	25.7

Expenditures by Revenue Source: 2023-24

Revenue Source	Percent of Total (%) Excluding School Construction
Local	91.8
State	4.4
Federal	2.3
Tuition & Other	1.4

Revenue sources do not include state-funded Teachers' Retirement Board contributions, Connecticut Technical Education and Career System (CTECS) operations, CSDE-budgeted costs for salaries and leadership activities and other state-funded school districts (e.g., Dept. of Children and Families and Dept. of Correction).

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Performance and Accountability

District Performance Index (DPI)

A District Performance Index (DPI) is the average performance of students in a subject area (i.e., English Language Arts(ELA), Mathematics or Science) on the state summative assessments. The DPI ranges from 0-100. A DPI is reported for all students tested in a district and for students in each individual student group. Connecticut's ultimate target for a DPI is 75.

Student Group	ELA Count	ELA DPI	Math Count	Math DPI	Science Count	Science DPI
American Indian or Alaska Native	*	*	*	*	*	*
Asian	417	84.1	417	86.6	190	85.6
Black or African American	267	70.9	267	65.2	127	66.9
Hispanic or Latino of any race	731	71.5	731	69.2	301	71.7
Native Hawaiian or Other Pacific Islander	*	*	*	*	*	*
Two or More Races	102	84.5	102	83.7	30	88.7
White	2,148	77.8	2,147	76.8	957	78.3
English Learners/Multilingual Learners	295	69.1	295	69.0	88	65.6
Non-English Learners/Non-Multilingual Learners	3,380	77.6	3,379	76.3	1,523	77.9
Eligible for Free or Reduced-Price Meals	771	70.0	771	67.3	340	71.4
Not Eligible for Free or Reduced-Price Meals	2,904	78.8	2,903	78.0	1,271	78.8
Students with Disabilities	507	55.9	506	52.0	222	54.5
Students without Disabilities	3,168	80.3	3,168	79.5	1,389	80.8
High Needs	1,244	67.5	1,243	65.1	531	67.1
Non-High Needs	2,431	81.8	2,431	81.2	1,080	82.2
All Students - District	3,675	77.0	3,674	75.7	1,611	77.2

National Assessment of Educational Progress (NAEP): Percent At or Above Proficient

Year	Subject	Grade	CT	National Public
2024	Reading	4	36%	30%
2024	Reading	8	35%	29%
2024	Math	4	42%	39%
2024	Math	8	32%	27%

NAEP is often called the "Nation's Report Card." It is sponsored by the U.S. Department of Education. This table compares Connecticut's performance to that of national public school students. Performance standards for state assessments and NAEP are set independently. Therefore, one should not expect performance results to be the same across Smarter Balanced and NAEP. Instead, NAEP results are meant to complement other state assessment data. Performance on NAEP by student group is available at https://tinyurl.com/CTNAEP2024

Physical Fitness Tests: Percent of Students Reaching Health Standard

Test	Grade 4 Percent (%)	Grade 6 Percent (%)	Grade 8 Percent (%)	HS Percent (%)	All Tested Grades Count	All Tested Grades Percent (%)
Sit & Reach	95.1	80.2	83.5	92.4	2,100	87.4
Curl Up	91.2	84.3	85.6	90.0	2,099	87.6
Push Up	88.3	77.1	87.2	84.5	2,095	84.1
Mile Run/PACER	89.1	76.3	80.7	71.6	2,093	79.3
All Tests - District	78.0	52.9	56.5	63.7	2,086	62.3
All Tests - State	55.8	51.4	46.0	43.6		49.0

The Connecticut Physical Fitness Assessment (CPFA) is administered to students in Grades 4, 6, 8 and High School (HS). The health-related fitness scores gathered through the CPFA should be used to educate and motivate children and their families to increase physical activity and develop lifetime fitness habits.

Note: Only students assessed in all four areas are included in the All Tests calculation

2023-24 Cohort Graduation: Four-Year

Student Group	Cohort Count	Rate (%)
Black or African American	39	89.7
Hispanic or Latino of any race	84	91.7
White	366	96.4
English Learners/Multilingual Learners	9	*
Eligible for Free or Reduced-Price Meals	150	94.0
Students with Disabilities	87	82.8
All Students - District	554	95.5
All Students - State		88.9

The four-year cohort graduation rate represents the percentage of first-time 9th graders who earn a standard high school diploma within four years.
Cohort count includes all students in the cohort as of the end of the 2023-24 school year.

11th and 12th Graders Demonstrating Postsecondary Readiness

Student Group	Count	Rate (%)
Female	451	75.7
Male	354	64.0
Non-Binary	0	*
Black or African American	53	64.6
Hispanic or Latino of any race	124	53.9
White	509	73.3
English Learners/ Multilingual Learners	*	*
Eligible for Free or Reduced-Price Meals	153	60.0
Students with Disabilities	30	17.6
All Students - District	805	69.9
All Students - State		47.2

Students demonstrate postsecondary readiness through at least one of the following:

- SAT® - meets benchmark score on SAT, Revised SAT or Connecticut School Day SAT
- ACT® - meets benchmark score on 3 of 4 exams (benchmark score varies by subject)
- AP® - 3 or higher on any one AP® exam
- IB® - 4 or higher on any one IB® exam
- Earning three or more non-remedial college credits cumulatively during high school.

Sources:

SAT® and AP® statistics derived from data provided by the College Board.

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ACT® statistics derived from data provided by ACT, Inc.

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IB® statistics derived from data provided by the International Baccalaureate Organization.

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College Entrance and Persistence

Student Group	Class of 2024 Entrance Rate (%)	Class of 2023 Persistence Rate (%)
Female	88.3	98.0
Male	75.9	93.4
Non-Binary	N/A	*
Black or African American	75.7	95.8
Hispanic or Latino of any race	79.0	87.5
White	82.3	96.8
English Learners/ Multilingual Learners	*	*
Eligible for Free or Reduced-Price Meals	80.0	85.0
Students with Disabilities	60.9	82.5
All Students - District	82.0	95.6
All Students - State	67.0	88.2

College entrance refers to the percent of high school graduates from the year who enrolled in college any time during the first year after high school.
College persistence refers to the percent of students who enrolled in college the first year after high school and returned for a second year (Freshman to Sophomore persistence).

Source: National Student Clearinghouse

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Next Generation Accountability Results

Connecticut's Next Generation Accountability System is a broad set of 12 indicators that help tell the story of how well a district/school is preparing its students for success in college, careers, and life. It moves beyond test scores and graduation rates to provide a more holistic, multifactor perspective of district and school performance.

Indicator	Student Group	Index/Rate	Target	Points Earned	Max Points	% Points Earned	State Average Index/Rate
ELA Performance Index	All Students	77.0	75	50.0	50	100.0	64.7
ELA Performance Index	High Needs Students	67.5	75	45.0	50	90.0	54.9
Math Performance Index	All Students	75.7	75	50.0	50	100.0	61.1
Math Performance Index	High Needs Students	65.1	75	43.4	50	86.8	50.6
Science Performance Index	All Students	77.2	75	50.0	50	100.0	62.6
Science Performance Index	High Needs Students	67.1	75	44.7	50	89.5	52.1
ELA Academic Growth	All Students	66.5%	100%	66.5	100	66.5	60.6%
ELA Academic Growth	High Needs Students	61.7%	100%	61.7	100	61.7	55.7%
Math Academic Growth	All Students	71.0%	100%	71.0	100	71.0	62.3%
Math Academic Growth	High Needs Students	64.0%	100%	64.0	100	64.0	55.9%
Progress Toward English Proficiency	Literacy	67.8%	100%	33.9	50	67.8	58.7%
Progress Toward English Proficiency	Oral	64.6%	100%	32.3	50	64.6	55.7%
Chronic Absenteeism	All Students	6.7%	<=5%	46.5	50	93.1	17.2%
Chronic Absenteeism	High Needs Students	12.5%	<=5%	35.0	50	70.1	24.8%
% Taking CCR Courses	All Students	99.0%	75%	50.0	50	100.0	92.4%
% Meeting CCR Benchmark	All Students	69.9%	75%	46.6	50	93.2	47.2%
On-track to High School Graduation	All Students	98.6%	94%	50.0	50	100.0	85.9%
4-year Graduation Rate (2024 Cohort)	All Students	95.5%	94%	100.0	100	100.0	88.9%
6-year Graduation Rate (2022 Cohort)	High Needs Students	90.8%	94%	96.6	100	96.6	87.3%
Postsecondary Entrance (Class of 2024)	All Students	82.0%	75%	100.0	100	100.0	67.0%
Physical Fitness % Meeting Health Standard	All Students	62.3%	75%	41.5	50	83.0	49.0%
Arts Access	All Students	58.9%	60%	49.1	50	98.1	55.1%
Accountability Index				**1228.0**	**1450**	**84.7**	

Physical Fitness Estimated Participation Rate - District: 97.2% | State: 95.6%

NOTE: A dot (.) appears in the table above when there are fewer than 20 students in the student group or the indicator is not applicable based on grades served.

Gap Indicator	Non-High Needs Rate	High Needs Rate	Size of Gap	State Gap Mean +1 Stdev	Is Gap an Outlier?
ELA Performance Index Gap	75.0	67.5	7.5	16.9	N
Math Performance Index Gap	75.0	65.1	9.9	18.4	N
Science Performance Index Gap	75.0	67.1	7.9	18.2	N
Graduation Rate Gap	94.0%	90.8%	3.2%	8.6%	N

If the Non-High Needs Rate exceeds the ultimate target (75 for Performance Index and 94% for graduation rate), the ultimate target is used for gap calculations.
If the size of the gap exceeds the state mean gap plus one standard deviation, the gap is an outlier.

NOTE: A dot (.) appears in the table above when there are fewer than 20 students in at least one of the student groups used to calculate the gap measure or the indicator is not applicable based on grades served. Gap calculations are based on unrounded rates.

Subject	Student Group	Participation Rate (%)
ELA	All Students	99.3
ELA	High Needs Students	98.5
Math	All Students	99.3
Math	High Needs Students	98.4
Science	All Students	98.6
Science	High Needs Students	97.0

Minimum participation standard is 95%.

Connecticut's State Identified Measurable Result (SIMR) for Children with Disabilities

Increase the reading performance of all 3rd grade students with disabilities statewide, as measured by Connecticut's English Language Arts (ELA) Performance Index.

Grade 3 ELA Performance Index for Students with Disabilities:

District: 59.1 **State: 50.2**

Supporting Resources: https://public-edsight.ct.gov/Overview/Next-Generation-Accountability-Dashboard#related-links

School Age Children in Trumbull- Continued

October 2025

Connecticut State Department of Education
Bureau of Fiscal Services

2024-2025 Net Current Expenditures (NCE) per Pupil (NCEP)
and 2025-2026 Special Education Excess Cost Grant
Basic Contributions

District Code	District Name	(1) NCE 2024-2025	(2) Average Daily Membership (ADM) 2024-2025	(3) NCEP 2024-2025 (Col 1 / Col 2)	(4) State Agency Placement Basic Contribution (Col 3, Rounded)	(5) Local Initiated Placement Basic Contribution (Col 3 x 4.5, Rounded)
117	REDDING	36,747,950	1,175.67	31,257.03	31,257	140,657
118	RIDGEFIELD	113,247,513	4,470.53	25,332.01	25,332	113,994
119	ROCKY HILL	55,513,808	2,687.96	20,652.77	20,653	92,937
121	SALEM	11,477,632	551.52	20,810.91	20,811	93,649
122	SALISBURY	11,226,954	344.93	32,548.50	32,549	146,468
123	SCOTLAND	4,160,057	134.48	30,934.39	30,934	139,205
124	SEYMOUR	41,456,372	2,176.48	19,047.44	19,047	85,713
125	SHARON	5,934,737	127.39	46,587.15	46,587	209,642
126	SHELTON	89,191,239	4,614.22	19,329.65	19,330	86,983
127	SHERMAN	9,739,310	333.33	29,218.22	29,218	131,482
128	SIMSBURY	89,578,003	4,118.37	21,750.84	21,751	97,879
129	SOMERS	28,776,055	1,324.30	21,729.26	21,729	97,782
131	SOUTHINGTON	120,157,717	6,028.88	19,930.35	19,930	89,687
132	SOUTH WINDSOR	96,313,288	5,167.73	18,637.45	18,637	83,869
133	SPRAGUE	7,616,889	362.00	21,041.13	21,041	94,685
134	STAFFORD	31,029,627	1,292.86	24,000.76	24,001	108,003
135	STAMFORD	372,126,030	15,740.78	23,640.89	23,641	106,384
136	STERLING	8,359,235	426.12	19,617.09	19,617	88,277
137	STONINGTON	44,364,041	1,745.13	25,421.63	25,422	114,397
138	STRATFORD	145,396,379	6,781.10	21,441.41	21,441	96,486
139	SUFFIELD	40,704,123	1,922.64	21,170.95	21,171	95,269
140	THOMASTON	18,692,691	866.28	21,578.12	21,578	97,102
141	THOMPSON	21,889,211	826.77	26,475.57	26,476	119,140
142	TOLLAND	42,953,050	2,180.68	19,697.09	19,697	88,637
143	TORRINGTON	86,644,799	4,213.10	20,565.57	20,566	92,545
144	TRUMBULL	135,098,207	6,780.83	19,923.55	19,924	89,656
145	UNION	1,799,264	71.68	25,101.34	25,101	112,956
146	VERNON	66,031,253	3,373.62	19,572.82	19,573	88,078
147	VOLUNTOWN	7,239,063	280.88	25,772.80	25,773	115,978
148	WALLINGFORD	123,822,889	5,247.19	23,597.94	23,598	106,191
151	WATERBURY	341,276,733	18,575.34	18,372.57	18,373	82,677
152	WATERFORD	61,808,033	2,438.33	25,348.51	25,349	114,068
153	WATERTOWN	58,737,373	2,660.72	22,075.74	22,076	99,341
154	WESTBROOK	20,546,998	600.66	34,207.37	34,207	153,933
155	WEST HARTFORD	209,252,319	9,323.98	22,442.38	22,442	100,991
156	WEST HAVEN	115,650,229	6,874.50	16,823.07	16,823	75,704
157	WESTON	59,458,405	2,052.20	28,973.01	28,973	130,379
158	WESTPORT	145,442,922	5,247.86	27,714.71	27,715	124,716
159	WETHERSFIELD	76,185,122	3,652.95	20,855.78	20,856	93,851
160	WILLINGTON	15,386,492	569.59	27,013.28	27,013	121,560
161	WILTON	93,352,968	3,736.10	24,986.74	24,987	112,440
162	WINCHESTER	25,099,008	1,101.34	22,789.52	22,790	102,553
163	WINDHAM	73,159,365	3,076.37	23,781.07	23,781	107,015
164	WINDSOR	87,061,586	3,771.24	23,085.67	23,086	103,886
165	WINDSOR LOCKS	36,634,579	1,507.68	24,298.64	24,299	109,344
166	WOLCOTT	41,363,661	2,243.18	18,439.74	18,440	82,979
167	WOODBRIDGE	34,920,842	1,636.30	21,341.34	21,341	96,036
169	WOODSTOCK	22,205,739	1,126.82	19,706.55	19,707	88,679
201	DISTRICT NO. 1	11,940,286	336.00	35,536.57	35,537	159,915
204	DISTRICT NO. 4	21,755,925	655.00	33,215.15	33,215	149,468

School Age Children in Trumbull- Continued

Ten Year Trumbull School District Analysis

As of October 1 Each Year	2024-2025	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	Mean	Median	Std Dev
General Ed Teachers	416.4	422.5	431.4	413.9	423.2	423.8	423.2	410.3	417.7	406.7	406.3	417.8	417.7	7.94
Assistants	34.2	40.7	39.6	26.6	32.2	36.3	36.6	64.6	26.3	44.6	36.5	38.0	36.5	10.41
Sp Ed Teachers	74.2	74.5	76.5	76.1	74.4	78.4	72.9	70.8	66.9	69.8	69.3	73.1	74.2	3.50
Instuctional Assistants/Sp Ed Pros.	184.4	187.2	194.2	179.7	163.2	149.5	146.3	148.3	145.4	141.4	141.3	161.9	149.5	20.51
District Office	8.6	7.6	9.6	8.4	7.6	11.0	12.0	11.2	11.0	9.0	9.0	9.5	9.0	1.53
School Level/Admin	25	25.8	23.8	21.6	21.8	21.4	21.6	22.9	24.1	25.1	24.7	23.4	23.8	1.64
Libray/Media	10	9	9	10	11	12.0	13.0	12.0	11.5	12.0	12.0	11.0	11.5	1.35
Inst. Spcialists	32.6	31.5	31.5	29.3	27.3	31.7	34.9	34.9	34.9	32.2	31.5	32.0	31.7	2.36
Social Wokers/Psych	50.9	49.9	49.9	50.5	51.3	52.8	51.6	50.1	50.6	50.7	47.7	50.5	50.6	1.27
Nurses	12.7	12.7	12.9	12.9	12.9	12.9	12.5	12.5	12.9	12.4	12.4	12.7	12.7	0.21
Non Instructional Staff	321.8	325.8	323.7	325.8	326.7	12.9	336.5	328.1	329.9	330.1	327.4	299.0	326.7	94.96
Total Staff	1170.8	1187.2	1202.1	1,154.8	1,151.6	336.7	1,161.1	1,165.7	1,131.2	1,134.0	1118.1	1,083.0	1,154.8	248.73
Expenditures	$137,081,130	$130,499,323	$124,369,187	$119,260,783	$117,502,755	$114,309,294	$110,100,123	$108,598,675	$105,751,492	$102,893,480	$100,859,802	115,566,004.0	114,309,294.0	11,549,856.39
Students	6,943	6,940	6,920	6,896	6,739	6,808	6,477	6,740	6,685	6,687	6,716	6,777.4	6,740.0	142.41
Student Ratios														
Teacher & Assistant Student Ratio	9.79	9.57	9.33	9.90	9.72	9.90	9.54	9.71	10.19	10.09	10.28	9.82	34.90	0.29
Complement Student Ratio	5.93	5.85	5.76	5.97	5.85	20.22	5.58	5.78	5.91	5.90	6.01	7.16	34.90	4.33
Expenditures per Student	$19,452	$18,553	$17,703	$17,385	$16,953	$16,661.00	$16,031.00	$16,156.00	$15,600.00	$15,187.00	$14,688.00	16,760.82	52.20	1,442.15
Terachers Only per Student	14.15	13.96	13.62	14.07	13.54	13.56	13.06	14.01	13.79	14.03	14.12	13.81	52.20	0.34
Instuctional Assistants/ student	37.65	37.07	35.63	38.38	41.29	45.54	44.27	45.45	45.98	47.29	47.53	42.37	47.41	4.47
District Office	0.0012	0.0011	0.0014	0.0012	0.0011	0.0016	0.0019	0.0017	0.0016	0.0013	0.0013	0.00	47.41	0.00
School Level/Admin	277.72	268.99	290.76	319.26	309.13	318.13	299.86	294.32	277.39	266.41	271.90	290.35	156.97	19.40
Libray/Media	694.30	771.11	768.89	689.60	612.64	567.33	498.23	561.67	581.30	557.25	559.67	623.82	156.97	92.38
Inst. Spcialists	0.00	0.00	0.00	235.36	246.85	214.76	185.59	193.12	191.55	207.67	213.21	153.46	45.76	100.20
Social Wokers/Psych	7.38	7.26	8.16	136.55	131.36	128.94	125.52	134.64	132.11	131.89	140.80	98.60	42.78	58.58
Nurses	546.69	546.46	536.43	534.57	522.40	527.75	518.16	539.20	518.22	539.27	541.61	533.71	47.53	10.53
Non Instructional Staff	21.58	21.30	21.38	21.17	20.63	527.75	19.25	20.54	20.26	20.26	20.51	66.78	125.52	152.89
Total Staff	5.93	5.85	5.76	5.97	5.85	20.22	5.58	5.78	5.91	5.90	6.01	7.16	125.52	4.33
Budget Year over Year Change Dollars	$6,581,807	$6,130,136	$5,108,404	$1,758,028	$3,193,461	$4,209,171	$1,501,448	$2,847,183	$2,858,012	$2,033,678				
Budget Year over Year Invrease %	4.80%	4.70%	4.11%	1.47%	2.72%	3.68%	1.36%	2.62%	2.70%	1.98%				
Student Change Year over Year #	3	20	24	157	(69)	331	(263)	55	(2)	(29)				
Student % Change Year over Year	0.04%	0.29%	0.35%	2.28%	-1.02%	4.86%	-4.06%	0.82%	-0.03%	-0.43%				

Current data indicates the 2024-2025 October 1, 2025, student enrollment was 6,943 an increase of 43 students from the prior year. Trumbull 2025 Student teacher ratio was 14.9:1 for the US. The 2025 Connecticut student teacher ratio is 12.0:1.

School Age Children in - Continued

Trumbull School Enrollment 2015- 2025

As of October 1, 2025, Trumbull school enrollment has varied enrollment numbers from 2015 to 2025, yet within a close range. Enrollment over the ten-year period has increased 3.83% (2015 to 2025). The following data was developed from the State of Connecticut Department of Education" InSites

Student to Teacher Ratio Analysis-Trumbull CT Schools

The preceding analysis analyzes the student-to-teacher ratio for the past ten years. Data was available from the Connecticut State Department of Education (EdSight) and some from Trumbull School Board. Available data indicates general teacher and assistance to student ratio for the 2024-2025 school year is 9.79 and only teachers to student ratio of 14.15. The 2025 -2026 Connecticut average student to teacher ratio is 12:0. The cost to educate a child in Trumbull as reported by the Trumbull School Board is about $19,452 per child as of October 1, 2025.

Source CT EdSight

Public School Age Children

Based on the above referenced data, there are about 13,363 households in Trumbull, CT with about 6,940 students enrolled in Trumbull public schools, resulting in a ratio of 0.52 students per household (6,943 students ÷ 13,363 Households = 0.52). This data includes single family and apartments. Single family units skew the data ratio upward.

National Multi Housing Council reports about 0.41.8 school age children per housing. Therefore, for this analysis 0.50 Public School Age Children per unit will be utilized for the three-bedroom units. About 8.0% attend private school.

A Trumbull development, the Enclave at Daniels Farm, is a single-family common interest community with 30 single family 2 & 3 bedroom homes similar to the proposed subject. In October 2025 the Trumbull Board of Education reported that there were 8 elementary, 4 middle school and 2 High School students at the Enclave totaling 14 PSAC at the complex. 14 PASC ÷ 30 units = 0.47 students per unit.

The proposed common interest single family development is comprised of 42 three-bedroom units. Based on the above analysis and utilizing data from the Enclave as of October 2025 which is located in Trumbull CT School System: Therefore, a 0.50 ratio will be utilized per unit resulting in 21 PSAC estimated for the proposed subject development.

Fiscal Impact

NOTE: Hypothetical Conditions and Extraordinary Assumption are utilized to assume that all approvals from the Town of Trumbull and State of CT have been granted. That the subject development is in place.

Personal Property Taxes

A result of new residential development is the addition of new personal property to the Town's Grand List. The primary impact is the automobile. Therefore, 2 cars per unit will be utilized. An average value of $22,000 per car will be utilized based on current average vehicle cost for Connecticut.

Additional Town Services

The consultant has not reached out to the respective departments.

Police: The police Department has previously responded as follows: "When reviewing development projects, the Police Commission typically considers only the traffic impact, and their approval pertains only to traffic impact. If the project causes a need for additional police resources after it's built, the Police Department will address issues at that time".

Fire: Based on previous analysis performed by this office in Trumbull there was no fiscal impact on the fire department for equipment or manpower. Therefore, no fiscal impact is assumed.

EMS: EMS has not yet to respond**.** Based on the type of residential development and unit mix it is assumed that there would be no adverse impact on EMS services.

Public Works. The consultant has reviewed the Proposed Residential Apartment Development and has observed the following: The Town of Trumbull will not be required to plow, maintain or service the site's roadways, lighting, on site sewer and storm drain system, trash removal, recycling and water (Including Fire Hydrants) system. Therefore, there is no fiscal impact on Trumbull Public Works department.

To allocate the cost that would directly impact the town due to the development as proposed, education, police, fire, EMS service, and public works costs will be developed. The estimated census 2025 Trumbull population is 18,825+/- and about 2.76 persons per household.

Fiscal Impact - Continued

Education: The School Board reported that it costs about $19,452 to educate a child in Trumbull for the 2025 school year. The proposed development is estimated to produce about 12 PSAC. For this analysis the cost per child to be educated will be utilized: $19,452.

The following is the data that will be utilized based on Hypothetical Conditions that the subject development is in place and in demand and Extraordinary Assumptions that all approvals on a state and local level are granted.

Population Estimates per Development

HH Size 3-BR: 2.76 HH(ESRI) occupants per 3-bedroom unit = 116 occupants
2025 Estimated Town Population: 38,585

Estimated Market Value & Estimated Taxes

A market value of about 750,000+/- per unit (estimate) resulted in a gross market value of about $31,500,000 has been estimated. This estimated market value will be utilized to estimate the amount of estimated real property tax that can be derived.

Tax Mill Rate

The real property mill rate for the Town of Trumbull is 35.69 for the 2024 Grand List (July 1, 2025). Auto mill rate is 32.46.

Analysis Methodology- Fiscal Impact

The analysis methodology is to develop the estimated market value of the proposed 42 unit single family common interest community; determine the estimated market values of real property and personal property; apply the current assessment valuation method utilized by the Town of Trumbull; apply the current mill rate and estimate the tax revenue generated by the proposed project, then develop the estimated number of school aged children and the estimated cost to educate a PSAC to the Town of Trumbull per pupil and any other supportable financial cost to the Town of Trumbull.

Once the estimated revenue is developed, the estimated expenses to the Town of Trumbull are deducted to estimate the net fiscal impact to the Town.
:

Proposed 42 Unit Single Family Condominium- Trumbull CT
ESTIMATED FISCAL IMPACT ANALYSIS CALCULATIONS – ANNUAL

The following fiscal analysis clearly indicates that the proposed 42-unit residential single family community development is a self-sustaining fiscal entity. The Mill Rate is as of July 1, 2024, = 35.69 Mills for real property and 32.46 for vehicles which is applied to the 2024 grand list. The estimated real property taxes and personal property taxes cover the cost of any school age children the complex would generate and other related municipal costs. If the development were in place as of today, estimated net positive tax revenue would be about $315,000.

.

Jan-26		Subject Property - Residential Apartments		
Real Property				
Units		Value/Unit		
0	Studio	0		
0	1 BR	$0	$0	
0	2 BR	$0	$0	
42	3 BR	$700,000	$29,400,000	
42	**Total Units**			
Cost =			Total Est.Value	$29,400,000
70% Assessment		$20,580,000		
Times Mill Rate		0.03569		
Total Real Estate Taxes				**$734,500**
Personal Property				
Units	Cars/Unit			
	0	0		
3 BR	2	84		
Total Autos		84		
Est. Avg. Value		$22,000		
Total Value		$1,848,000		
70% Assessment		$1,293,600		
Times Mill Rate(2024)		0.03246		
Total Pers Property Tax				**$41,990**
TOTAL ESTIMATED REVENUE				**$776,490**
Municipal Expenses				
School Children				
	Units	**Factor**	**PSAC**	
1BR	0	0.05	0.00	
3 BR	42	0.50	21.00	
Total	42		21	
Rounded Total			**21**	
Education Cost			$19,452	
Total Ed Cost			$408,492	
Fire			$0	
Police			$0	
EMS Estimated			$0	
			$0	
Additional Town Services/Misc.			$50,000	
Total Cost				**($458,492)**
Total Project Town Cost/Revenue +/-				**$317,998**

Conclusion

This analysis assumes that the subject development is in place as of the date of analysis. Extra This analysis assumes that the subject development is in place as of the date of analysis. Extra Ordinary Assumptions and Hypothetical Conditions have been utilized in stating the following conclusions:

After reviewing the preceding data developed within this report, the State's economic conditions have impacted on the marketability of residential properties in the State of Connecticut. Rising residential prices have caused delays in making the decision for single family purchases. Data indicates previous increasing interest rates have delayed the purchase decision for single family homes coupled with low residential inventory. Lifestyle changes have forced an increase in single family and apartment demand in Fairfield County. An increase in urban dwellers looking for less densely populated areas to live in, such as Fairfield County Connecticut, which has less densely populated areas than New York City.

The primary driving indicator for real estate demand is employment. It is difficult at best to project future demand, but Sikorsky's April 2023 announcements of $2.7 billion Navy contract and commitment to remain in Connecticut foster an anticipated increase in future employment. Two other major labor nodes, East Hartford and Groton, CT, where New United Technologies and recent Electric Boat contracts, should increase employment which is the catalyst that was needed to reverse an adverse employment trend and improve the states' psychographics. Due to Sikorsky's proximity to the subject property, the new contracts have a positive impact on the proposed subject property's demand by stemming the potential for further employment loss. The preponderance jobs at Sikorsky are basic employment which imports new dollars to an economic region,

The subject property is in a municipality, Trumbull, Connecticut recognized as an upper scale community with good psychographics which is clearly demonstrated in the lifestyle which residents currently enjoy in Trumbull, a lifestyle that is in the mid to upper household income levels as well as having good rankings for home values and net worth. The preponderance of residential demand is single-family homes. Trumbull is near major Connecticut labor nodes and New York City as a bedroom community. Today, a paradigm shifts in residential single-family demand, and condominiums is taking place. The trend has shifted from the traditional single-family development to contemporary designed communities that incorporates market demand features like an in-home office and minimal ground care, as provided in a common interest community allowing current Trumbull residents to stay in Trumbull and retain their medical, cultural, and religious linkages.

The population segments driving free standing residential demand are the Millennials, Gen X and Gen Z. 2022 generational estimates show Gen X at 19.61%, Millennials 21.67% and Gen Z 20.88% representing 62.16% of the population. Trumbull's population is comprised of 65% of Millennials, Gen X, and Gen Z. Their lifestyle is mobile and socially oriented, forcing redesigning residential housing, high quality, work from home and an increase in social amenities.

Conclusion-Continued

Lifestyle changes and generational demand have impacted residential demand should not be dismissed at this time for intergenerational communities that meet current lifestyle demand. The uncertainty of economic conditions will impact the absorption of residential units. The approval of a new contemporary common interest community, like the subject, is prudent to be in position to meet current future demand that anticipated declining interest rates will have on demand.

The subject site is in a good location for a luxury 42 unit single family condominium/common interest community, has good area supporting linkages to retail, medical services, recreation, education, religious, cultural and transportation networks that are important to a successful contemporary residential apartment's community.

Therefore:

1) As of the date of this analysis, demand does exist for contemporary intergenerational single family residential comon interest communities in Trumbull Connecticut due lifestyle change demand. Future demand will continue to increase since millenials earning will continue to increase.
2) The study area target market has an income level, current home value and net worth that should meet the threshold income range to purchase the proposed contemporary residential condominium community.
3) The impact on municipal services is minimal or no impact as reported.
4) The impact on Trumbull public schools resulted in generating about 21 Public School Age Children. The additional student cost to education would be covered by the tax revenue generated by the subject development.
5) The proposed 42-unit free-standing single-family unit common interest/condominium community if in place as of today and under current market conditions would produce a positive net positive tax revenue for the Town of Trumbull CT of about $315,000.

Stanley A. Gniazdowski, CRE, CCIM

11 Sugar Loaf Road, Guilford CT 06437 TEL: 203.453.1117 FAX: 475-359-8090

EXPERIENCE

Realty Concepts, Inc. Guilford, Connecticut
President 1984 to Present

Stanley A. Gniazdowski, CRE, CCIM

Mr. Gniazdowski is president of Realty Concepts, Inc. a Guilford Connecticut based International Real Estate Consulting and Advisory Group, which he founded in 1984. He has been in the real estate profession since 1973 as a broker, appraiser and consultant. He was Vice President and a consultant at Cushman & Wakefield prior to forming his own firm.
Mr. Gniazdowski has provided real estate consulting, appraisal, asset management, litigation support and development consulting to national and international corporations, developers, investors, retailers, governmental agencies, lenders and law firms. He specializes in investment analysis and structuring, development market analysis and impact analysis, litigation support, specialized appraisal work and asset management. His experience includes single assets in excess of $100,000,000.

He holds the Counselor of Real Estate Designation “CRE” of which there are about 1,800 world-wide, the CCIM Institute “CCIM” designation and is a Senior Instructor for the CCIM international education courses. Stan is the recipient of the CI 102 (Market Analysis Course) Instructor of the year. In July of 2022 Stan was honored with the Robert L. Ward Instructor of The Year. He serves on committees for CCIM Institute including 2013 Education Chairman, University Alliance Committee, the Board of Directors of the CCIM Education Foundation, past CCIM Region 11 VP and CCIM Board of Directors. In April 2017 Mr. Gniazdowski was honored by the CCIM Education Foundation with named endowed scholarship. In 2021 Mr. Gniazdowski became president of CCIM Tech and reelected in 2022 and for 2023. CCIM Tech is a subsidiary of CCIM Institute, which administers the CCIM real estate GIS and data system, Site To Do Business (stdb.com). For 25 years, he served as an Adjunct Assistant Professor of Real Estate at New York University and the recipient of the NYU "Award for Teaching Excellence". In 2019 Mr. Gniazdowski taught market analysis GIS workshops at Harvard University in its graduate urban economics and market analysis course. He has consulted internationally in Egypt, Poland, Russia, Slovakia, Taiwan, Hungary and Ukraine. He lectures and trains internationally. In 2008 Mr. Gniazdowski co-authored a book for the American Bar Association titled,” Redevelopment- Planning, Law and Project Implementation” a Guide for Practitioners

Cushman & Wakefield — New York, New York
Vice President — 1982 to 1984
Performed consulting services to investors and corporate clients, structured transactions for in-house brokers and clients. Structured and completed sale of a single asset in excess of $100,000,000; and structured sale lease backs; development structuring and general counseling.

W.T. Beazley Company — Madison, Connecticut
Vice President — 1979 to 1982
Financial services division. Responsible for directing property management division; structuring condominium conversions; support brokerage division and general counseling and valuation.

Moniello Associates — East Haven, Connecticut
Manager — 1973 to 1979
Directed residential and commercial sales departments. Personally specialized in commercial investment sales and consulting.

EDUCATION:
- University of Madison 1972. BS Business Administration. Deans Award Graduate.
- Commercial Investment Real Estate Institute five graduate level courses.
- Real Estate Securities and Syndication Institute.
- Society of Real Estate Appraisers: Market, feasibility and marketability studies.
- University of Madison: Commercial Investment R E Analysis. Appraisal I & II.

PROFESSIONALDESIGNATIONS
- FRICS: Fellow Royal Institute of Chartered Surveyors 2007
- CRE: Counselor of Real Estate 1987
- CCIM: Certified Commercial Institute Member 1982
- CRS: Certified Residential Specialist 1978

TEACHING AFFILIATIONS
- Associate Professor – New York University 1996 **- Award for Teaching Excellence**
- Senior instructor Commercial Investment Real Estate Institute – CCIM program
- Instructor - Industrial Development Research Council: Corporate Real Estate
- Compass Management & Leasing

PROFESSIONAL AFFILIATIONS
- Board of Directors – CCIM Education Foundation 2007 to Present
- Chairman - 2000 CCIM CI 102 Course & Technology Task Force
- Chairman - 1995 Connecticut CRE Chapter
- Chairman - 1992 CCI M Course 101 & Course rewrite
- Chairman - 1988 Connecticut CCIM Chapter
- Chairman Connecticut Association of Realtors: Common Interest Communities and Rental Housing Law Committee.
- Landauer/CCIM National Real Estate Survey - CCIM Editorial member 1995-96
- Chairman (1989 & 1990) Commercial Investment Real Estate Journal.
- CCIM Comprehensive Exam Team and Designation Committee.
- Education Committee member, American Society of Real Estate Counselor.

PROFESSIONAL LICENSES
- Certified General Appraiser
- Broker - Connecticut
- Licensed Real Estate Securities - Connecticut

OTHER:
- Author “The Role of Market Analysis in Redevelopment” in “Redevelopment: Planning, Law & Project Implementation” (American Bar Association, 2008)
- National lecturer on Real Estate Valuation, Development, Counseling, Market Analysis and Syndication.
- Consulted &/or lectured in *Hungary, Poland*, *Russia, Slovakia, Taiwan & Ukraine* Financing and structuring transactions.
- Testified before the State Joint Judiciary Committee as an expert witness on the Connecticut Condominium Conversion Law and other real estate issues
- President: University of Madison Alumni Association 1991&1992.
- Board of Governors, University of Madison
- Shoreline Foundation

REFERENCES: Available upon request
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- Adjunct Associate Professor – New York University **1996 - Award for Teaching Excellence**
- Adjunct Associate professor- Fordham University 2017- current
- Senior instructor Commercial Investment Real Estate Institute – CCIM program
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- President: University of New Haven Alumni Association 1991&1992.
- Board of Governors, University of New Haven
- Shoreline Foundation

REFERENCES: Available upon request

PARTIAL LIST OF CORPORATE CLIENTS

ALLIED SIGNAL
ATLANTIC BANK & TRUST COMPANY
AVALON COMMUNITIES, INC.
BANK BOSTON
CHEMICAL BANK
CITIZENS BANK
CONNECTICUT HOUSING FINANCE AUTHORITY
COSTCO
DATTCO
EDENS & EVANT
EASTERN EUROPEAN REALTY FOUNDATION
EMERGILITE
FIRST UNION BANK
GOVERNMENTAL AGENCIES
GREATER NEW HAVEN CHAMBER OF COMMERCE
HAYNES DEVELOPMENT
H. J. RUSSELL CO.
HARLAND, O'CONNOR, TINE, & WHITE
HOMART
INTEGRATED RESOURCES
JPI
J P MAGUIRE
KNIGHTS of COLUMBUS
LAFAYETTE AMERICAN BANK
Mc DONALS'S
MARRIOTT CORPORATION
METLIFE CAPITAL CREDIT
METRO STAR CAPITAL
MOROSO
UTOPIA MENTAL HEALTH
NEW HAVEN SAVINGS BANK
NEUROGEN CORPORATION
NORTHERN TRUST BANK
RAYMOUR & FLANIGAN
RHODE ISLAND HOSPITAL TRUST
ROCKEFELLOR GROUP
ROUSE CORPORATION
SCHNEIDER NATIONAL
SHAW'S SUPERMARKET
SIGMA XI
SOUTHERN NEW ENGLAND TELEPHONE COMPANY
STOP AND SHOP COMPANIES
SWISS BANK
TARGET
TILCON, INC.
TOMASSO BROS.
TOWN OF EAST HAVEN
TOWN OF MADISON
ULBRICH STEEL
UNIVERSITY OF CONNECTICUT FOUNDATION
WALMART
UNIVERSITY OF NEW HAVEN
UPJOHN COMPANY
WALMART
YALE SCHOOL OF MEDECINE
YALE UNIVERSITY

Addenda

338 UNITY ROAD

Sales | Print | Map It

Location	338 UNITY ROAD	**MBLU**	I/10 / 00028/ 000/
ACT NUMBER	00259300	**Owner**	MIHALY MATTHEW G JR
Assessment	$281,050	**Appraisal**	$401,500
PID	7554	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$192,200	$3,300	$0	$206,000	$401,500
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$134,540	$2,310	$0	$144,200	$281,050

Owner of Record

Owner	MIHALY MATTHEW G JR	**Sale Price**	$0
Co-Owner		**Book & Page**	1926/0097
Address	338 UNITY ROAD	**Sale Date**	04/12/2024
		Instrument	03
	TRUMBULL, CT 06611		

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
MIHALY MATTHEW G JR	$0	1926/0097	03	04/12/2024
BUSCH ACQUISITION I, LLC	$155,000	1905/0719	08	02/15/2023
BUSCH ACQUISITIONS LLC	$1,550,000	1905/0717	08	02/15/2023
FALLON MARION T & SAMANTHA M	$1	1783/0665	01	04/03/2019
FALLON MARION T & SAMANTHA M & JESSE J	$30,000	1770/0872	08	08/06/2018

Building 1 : Section 1

Year Built: 1947
Living Area: 2,032
Replacement Cost: $295,695
Building Percent Good: 65
Replacement Cost Less Depreciation: $192,200

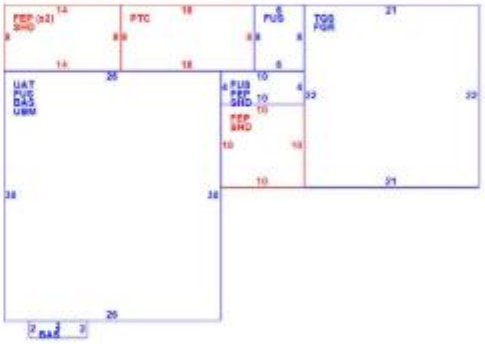
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	B-2
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable
Roof Cover	Asph/F Gls
Interior Wall 1	Plastered
Interior Wall 2	Plastered
Floor Covering	Hardwood
Alt. Floor Cover	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1 Full Bath
Total Half Baths:	2 Half Baths
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	1
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



I10-28 04/29/2015

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Finished Upper Story	868	868
BAS	First Floor	794	794
TQS	Three Quarter Story	462	370
FEP	Enclosed Porch	364	0
FGR	Attached Garage	462	0
PTC	Concrete Patio	128	0
SHD	Attached Shed	252	0
UAT	Unfinished Attic	780	0
UBM	Unfinished Basement	780	0
		4,890	2,032

334 UNITY ROAD

Sales | Print | Map It

Location	334 UNITY ROAD	**MBLU**	I/10 / 0017B/ 000/
ACT NUMBER	01148400	**Owner**	MIHALY MATTHEW G & MICHELLE A
Assessment	$212,100	**Appraisal**	$303,000
PID	7991	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$119,990	$4,400	$510	$178,100	$303,000
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$83,993	$3,080	$357	$124,670	$212,100

Owner of Record

Owner	MIHALY MATTHEW G & MICHELLE A	**Sale Price**	$1
Co-Owner		**Book & Page**	1805/0001
Address	111 BOOTH HILL RD	**Sale Date**	02/13/2020
	TRUMBULL, CT 06611	**Instrument**	01

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
MIHALY MATTHEW G & MICHELLE A	$1	1805/0001	01	02/13/2020
TENIR LLC	$265,000	1792/0570	30	08/13/2019
NAGOURNEY MARGARET M EST	$0	1760/0010	10	02/20/2018
NAGOURNEY MARGARET M	$0	1525/0240	01	04/16/2013
NAGOURNEY ALPHONSE & MARGARET M	$1	1496/0405	04	06/09/2009

Building Information

Building 1 : Section 1

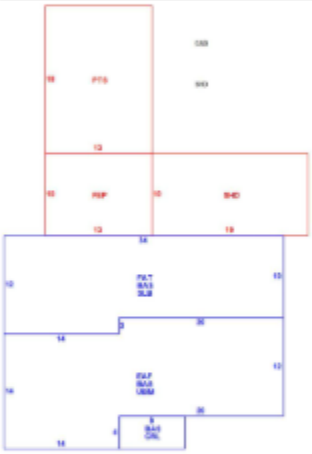
Year Built: 1927
Living Area: 1,108
Replacement Cost: $158,788
Building Percent Good: 80
Replacement Cost Less Depreciation: $127,000

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	C
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphlf Gls
Interior Wall 1	Drywall
Interior Wall 2	
Floor Covering	Hardwood
Alt. Floor Cover	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full Bath
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	1
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	836	836
EAF	Expansion Attic, Finished	436	190
FAT	Finished Attic	368	74
CRL	Crawl Space	32	0
FEP	Enclosed Porch	130	0
PTS	Stone Patio	234	0
SHD	Attached Shed	190	0
SLB	Slab	368	0
UBM	Unfinished Basement	436	0
		3,030	1,100

33 BOOTH HILL ROAD

Sales | Print | Map It

Location	33 BOOTH HILL ROAD	**MBLU**	I/09 / 00095/ 000/
ACT NUMBER	01189900	**Owner**	MIHALY MATTHEW G & MICHELLE A
Assessment	$310,660	**Appraisal**	$443,800
PID	10550	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$221,800	$0	$1,000	$221,000	$443,800
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$155,260	$0	$700	$154,700	$310,660

Owner of Record

Owner	MIHALY MATTHEW G & MICHELLE A	**Sale Price**	$385,000
Co-Owner		**Book & Page**	1409/0560
Address	111 BOOTH HILL ROAD TRUMBULL, CT 06611	**Sale Date**	12/05/2006
		Instrument	00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
MIHALY MATTHEW G & MICHELLE A	$385,000	1409/0560	00	12/05/2006
SISSICK THERESA A	$0	1268/0569	P	01/26/2004

Building Information

Building 1 : Section 1

Year Built: 1927
Living Area: 2,538
Replacement Cost: $299,678
Building Percent Good: 74
Replacement Cost Less Depreciation: $221,800

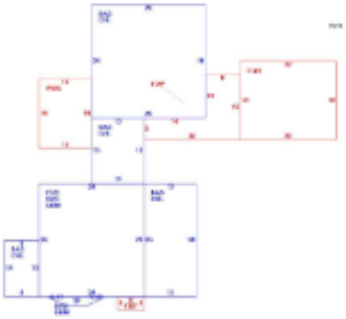
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	C+2
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asph/F Gls
Interior Wall 1	Drywall
Interior Wall 2	
Floor Covering	Carpet
Alt. Floor Cover	Hardwood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	2
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



I09-95 05/10/2015

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,914	1,914
FUS	Finished Upper Story	624	624
CRL	Crawl Space	1,272	0
FEP	Enclosed Porch	10	0
FGR	Attached Garage	390	0
FOP	Open Porch	190	0
UBM	Unfinished Basement	642	0
WDK	Wood Deck	192	0
		5,240	2,538

Extra Features

Extra Features	Legend
No Data for Extra Features	

51 BOOTH HILL ROAD

Sales | Print | Map It

Location	51 BOOTH HILL ROAD	**MBLU**	I/09 / 00092/ 000/
ACT NUMBER	00935300	**Owner**	MIHALY MATTHEW G & MICHELLE A
Assessment	$274,190	**Appraisal**	$391,700
PID	5815	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$172,700	$3,700	$11,800	$203,500	$391,700
Assessment					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$120,890	$2,590	$8,260	$142,450	$274,190

Owner of Record

Owner	MIHALY MATTHEW G & MICHELLE A	**Sale Price**	$450,000
Co-Owner		**Book & Page**	1881/0244
Address	111 BOOTH HILL ROAD TRUMBULL, CT 06611	**Sale Date**	01/13/2022
		Instrument	00

Ownership History

Ownership History				
Owner	**Sale Price**	**Book & Page**	**Instrument**	**Sale Date**
MIHALY MATTHEW G & MICHELLE A	$450,000	1881/0244	00	01/13/2022
KISHIBAY DOROTHY M L/U &	$0	1712/0189	04	04/18/2016
KISHIBAY DOROTHY M L/U &	$0	1712/0186	04	04/18/2016
KISHIBAY DOROTHY M L/U & JOHN S &	$0	1463/0444	01	05/08/2008
KISHIBAY DOROTHY M	$0	1178/0660	Q	01/16/2003

Building Information

Building 1 : Section 1

Year Built:	1942
Living Area:	1,975
Replacement Cost:	$233,338
Building Percent Good:	74
Replacement Cost Less Depreciation:	$172,700

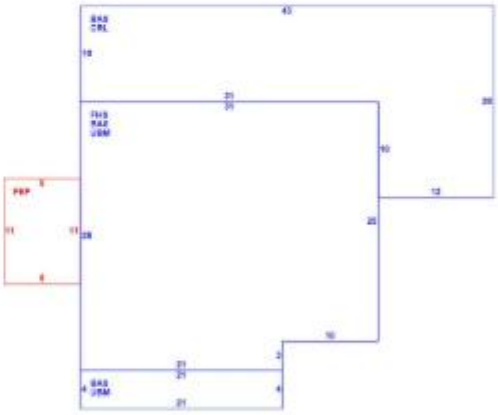
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	C+1
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asph/F Gls
Interior Wall 1	Drywall
Interior Wall 2	
Floor Covering	Carpet
Alt. Floor Cover	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2 Full Baths
Total Half Baths:	
Total Xtra Fixtrs:	0
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	1
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



I09-92 05/10/2015

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,472	1,472
FHS	Finished Half Story	838	503
CRL	Crawl Space	550	0
FEP	Enclosed Porch	88	0
UBM	Unfinished Basement	922	0
		3,870	1,975

SLR International Corporation
195 Church Street, 7th Floor, New Haven, Connecticut, 06510

January 27, 2026

Attention: Mr. Matt Mihaly
CT Trumbull Village, LLC
5893 Main Street, Suite 2
Trumbull CT, 06611

SLR Project No.: 148.000043.00001

SLR Client Reference No.: 300681.00001

RE: Traffic Study for Proposed Trumbull Village Residential Subdivision
Trumbull, Connecticut

SLR International Corporation (SLR) has prepared this letter to summarize the anticipated traffic aspects of a proposed development to add 42 single-family houses (for a net increase of 40 houses) on land near Booth Hill Road and Unity Road in Trumbull, Connecticut. Primary vehicle access for this development is to be provided via two site driveways/road at Booth Hill Road north of Unity Road. There are to also be a few new separate driveways/curb cuts on Booth Hill Road for some of the individual proposed houses. The site location and area roadways are shown in **Figure 1**.

For this study, information on traffic volumes and crash history was collected to understand current conditions in the area around the proposed development; and future traffic conditions at and adjacent to the site were analyzed. The latter included estimation of the amount of new traffic that can expected to be generated by this proposed development, analysis to determine if there may be any impacts to the adjacent roadways from this development, and the review of motorist visibility sight lines at the site driveways.

Study Area Roadway and Site Environs

Unity Road is a minor arterial that runs northeast-southwest, southeast of the site. The road provides one travel lane in each direction. Unity Road connects the proposed development to Route 108 to the east which connects to Route 15 (CT-15). Unity Road connects the proposed development to the nearby Trumbull Center via White Plains Road. There are no bus stops or bike lanes near the site. The posted speed limit on Unity Road within the study area is 30 miles per hour (mph).

It is noted that the Connecticut Department of Transportation (CTDOT) is planning to install a roundabout at the intersection of Route 108, Unity Road, and Shelton Road (State Project Number 144-002). While this intersection is not included in our study, it is the next major intersection, approximately two-thirds of a mile east of the site. Additionally, according to the state's traffic volume data, there are no projected increases in traffic volumes on Unity Road attributed to the roundabout, aside from typical background growth.

Booth Hill Road is a major collector that runs north-south, east of the site. This road also provides one travel lane in each direction. Booth Hill Road connects the proposed development through Trumbull to Shelton. There are no bus stops along Booth Hill Road near the site. The posted speed limit on Booth Hill Road is also 30 mph.

The surrounding area is mostly residential, with some commercial and light industrial properties and parks.

Roadway Crash Data

Information on crash data for Post Road near our site was obtained from the Connecticut Crash Data Repository for the 5-year period of December 1, 2019, to December 1, 2024. The data collected for this period is shown in **Table 1**, summarized by location, collision type, and crash severity.

Table 1: Crash Data

Location	Type Of Collision					Crash Severity			
	Angle	Bicycle	Fixed Object	Rear End	Total	Property Damage Only	Possible Injury	Suspected Minor Injury	Total
Booth Hill Road at Site Frontage	1	-	-	-	**1**	-	-	1	**1**
Booth Hill Road at Unity Road	1	1	1	2	**5**	4	1	-	**5**
Leffert Road at Unity Road	1	-	-	-	**1**	1	-	-	**1**
Grand Total	**3**	**1**	**1**	**2**	**7**	**5**	**1**	**1**	**7**

Source: Connecticut Crash Data Repository from December 1, 2019, to December 1, 2024

During the study period, seven crashes were reported in the study area. Of these, one occurred at Booth Hill Road at Site Frontage, five at Booth Hill Road at Unity Road, and one at Leffert Road at Unity Road. At Booth Hill Road at the Site Frontage, there was one angle collision involving a suspected minor injury. At the all-way stop intersection of Booth Hill Road and Unity Road, there were five crashes: one angle collision, one fixed-object collision, two rear-end collisions, and one bicycle collision. Four of the crashes resulted in property damage only, and one crash resulted in a possible injury of a cyclist. The cyclist was struck on the road shoulder while making a right turn from Booth Hill Road onto Unity Road in the mid-afternoon under clear conditions. At Leffert Road at Unity Road, there was one angle collision, which resulted in property damage only.

The most common type of collision was angle collisions, making up three of the seven total. In detail, there were three angle collisions, two rear-end crashes, one bicycle collision, and one fixed-object collision.

Another injury from an angle crash was a result of a vehicle on Booth Hill Road going too fast for the conditions and failing to stay in the correct lane.

Roadway Traffic Volume and Speed Data

Review was made of traffic data from CTDOT. The state maintains a traffic monitoring location to the southeast of the site location on Unity Road, just southwest of the intersection with Booth

Hill Road. State data from 2022 and 2025 at this location indicates two-way Annualized Average Daily Traffic (AADT) of 4,500 to 5,000 vehicles.

All-day traffic speed and volume data was also collected on the site frontage on Booth Hill Road and Unity Road for this study, by means of Automatic Traffic Recorder (ATR) on Wednesday, February 19, 2025. It was found that over the course of a day 2,430 vehicles passed by the site on Booth Hill Road, and 4,655 vehicles passed by the site on Unity Road. Speed data analysis revealed that the 85th percentile speeds of vehicles passing the site were **39.9 mph northbound and 44.2 mph southbound** on Booth Hill Road, and **33.5 mph northbound and 35.7 mph southbound** on Unity Road.

To further supplement the abovementioned data, manual turning movement counts were also performed at the intersections of Unity Road and Booth Hill Road on Wednesday, February 12, 2025, during the typical commuter peak periods. **Figure 2** shows the overall peak-hour traffic volumes for the weekday morning **(8:00 a.m. to 9:00 a.m.)** and afternoon **(4:30 p.m. to 5:30 p.m.).**

Proposed Development

Proposed for Booth Hill Road in Trumbull are 42 single-family houses near Booth Hill Road and Unity Road in Trumbull, Connecticut. Two of the houses are to replace existing houses. Therefore, there will be a net increase of 40 houses with this development. Primary vehicle access for this development is planned to be provided via two site driveways/road at Booth Hill Road north of Unity Road. There are to also be a few new separate driveways/curb cuts for some of the individual proposed houses on Booth Hill Road.

Intersection Sight Distance Analysis

Intersection Sight Distance (ISD) was measured at the site driveway points of egress in accordance with criteria set forth in the CTDOT *Highway Design Manual*. ISD is determined through the creation of clear sight triangles on both sides of a driveway that are free of major permanent obstructions. For a motorist about to turn from a driveway, their amount of sight distance should be sufficient to see approaching traffic to then be able to adequately determine if, and when, there is enough of a gap in the approaching traffic to appropriately turn onto the road.

Automatic Traffic Recorder (ATR) counts were performed on Booth Hill Road and Unity Road to obtain the abovementioned 85th percentile speeds. The 85th percentile speed on Booth Hill Road is 39.9 mph in the northbound direction, and 44.2 mph in the southbound direction, which require 440 feet and 490 feet, respectively, of ISD for passenger cars.

To achieve these ISDs, portion(s) of the site frontage topography, mostly in the right-of-way, will need to be regraded. Periodic trimming of vegetation will also be necessary along the right-of-way to maintain proper motorist visibility.

Development Site Trip Generation and Distribution

The amount of future site traffic from the proposed residential development was estimated based on review of statistical data published by the Institute of Transportation Engineers (ITE) using their Land Use Code (LUC) #210. As shown in **Table 2**, the development is expected to typically generate around 34 total vehicle trips during the morning peak hour, and 42 total vehicle trips during the afternoon peak hour. These trips are slightly conservative as we are not

subtracting the number of trips from the two existing dwellings at 33 and 51 Booth Hill Road that will be replaced for the net increase of 40 houses.

Table 2: Site-Generated Traffic Estimates

Land Use	ITE Land Use #	Number of Vehicle Trips					
		Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
		In	Out	Total	In	Out	Total
Single-Family Detached Housing (42 units)	210	9	25	34	27	16	43

Trip Generation, 12th Edition. Institute of Transportation Engineers

The geographic distribution of the site-generated traffic was estimated based on review of U.S. Census Journey-to-Work data and our understanding of the surrounding roadway system. It is estimated that approximately 55 percent of the new site traffic will access the site via Unity Road to/from the southwest, 35 percent will access it via Unity Road to/from the east, and 10 percent will access it via Booth Hill Road to/from the north. One third of the site traffic is expected to access the site form the northern most driveway on Booth Hill Road, and two thirds of traffic is expected to access it from the southern driveway on Booth Hill Road. **Figure 3** and **Figure 4** illustrate the site generated traffic volume distribution and site generated trips for the proposed development during the weekday morning and afternoon peak hours, respectively.

Estimated Future Roadway Traffic

The intersection traffic volumes were projected to the year 2027 using an annual growth rate of 0.4 percent suggested by the CTDOT Bureau of Policy and Planning. Per our discussion with the Town of Trumbull, there are no background developments located in the area that we should consider in our study. The 2027 background (no-build) traffic volumes for the weekday morning and afternoon peak-hour periods, which do not include site-generated traffic, are shown in **Figure 5**.

The estimated site-generated traffic volumes from the proposed development were then added to the 2027 background traffic volumes to derive the future 2027 combined (build) traffic volumes, which are shown in **Figure 6** for the weekday morning and afternoon peak hours.

Intersection Capacity Analysis

The proposed site access was evaluated by means of capacity analysis techniques. Levels of Service (LOS) were determined, which are qualitative measures of the efficiency of operations in terms of delay and inconvenience to motorists that range from LOS A through LOS F, with LOS A reflecting traffic flow with very low average delay per vehicle while LOS F reflects long delays. In most communities, peak-hour LOS D or better is considered acceptable. **Table 3** below summarizes the findings of future anticipated LOS at the site access without (Background Conditions) versus with (Combined Conditions) the proposed residential development in place.

As can been seen, all traffic movements at the site driveway intersections are expected to operate at excellent peak-hour **LOS A** in the future, even with the addition of site traffic from this proposed development. Thus, the proposed development is not expected to have an impact to existing area traffic flows.

Table 3: Capacity Analysis Summary

Intersection/Lane Group	Level Of Service			
	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
	Background	Combined	Background	Combined
Unsignalized				
1. Unity Road at Booth Hill Road				
Eastbound Left/Through	A	A	A	A
Westbound Through/Right	A	A	A	A
Southbound Left/Right	A	A	A	A
2. Site Driveway 1 at Booth Hill Road				
Northbound Left/Through	A	A	A	A
Eastbound Left/Right	-	A	-	A
Southbound Through/Right	A	A	A	A
3. Site Driveway 2 at Booth Hill Road				
Northbound Left/Through	A	A	A	A
Eastbound Left/Right	-	A	-	A
Southbound Through/Right	A	A	A	A

Notes: LOS calculations were performed using *Synchro 11*.

We note that to improve the intersection of Booth Hill Road at Unity Road in terms of its acute angle geometry, the Town of Trumbull should consider adjusting the lane and shoulder striping on the Booth Hill Road approach, as well as the stop bar locations. This improvement would enhance the safety of the intersection.

Summary and Conclusion

A study was conducted to assess the traffic aspects of the proposed 42 single-family houses near Booth Hill Road and Unity Road in Trumbull, Connecticut. Traffic conditions were reviewed through a detailed field reconnaissance and data assembly effort. Traffic generated by the proposed development was estimated based on review of industry standard data. Future roadway traffic volumes were estimated with and without the development in place, and capacity analyses of Future Conditions were performed. It was found that all traffic LOS will remain at LOS A, with no expected impacts to traffic LOS from the proposed development.

Notwithstanding the fact that no LOS traffic impacts are expected, the following safety recommendations are made:

1 To achieve adequate motorist sight distances from the site driveways, portion(s) of the site frontage topography on Booth Hill Road, mostly in the right-of-way, need to be regraded.

2 Periodic trimming of vegetation will be necessary in the right-of-way/along the site frontage to maintain proper motorist visibility at the site driveways.

3 Lastly, to improve the intersection of Booth Hill Road at Unity Road in terms of its acute angle geometry and safety, the Town of Trumbull should consider adjusting the lane and shoulder striping on the Booth Hill Road approach, as well as the stop bar locations to enhance the safety of the overall intersection.

We hope this traffic study is useful to you and the Town of Trumbull in assessing the traffic aspects of this proposed development. If you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

SLR International Corporation

David G. Sullivan, PE
U.S. Manager of Traffic & Transportation Planning
dsullivan@slrconsulting.com

Neil C. Olinski, MS, PTP
Principal Transportation Planner
nolinski@slrconsulting.com

Attachments

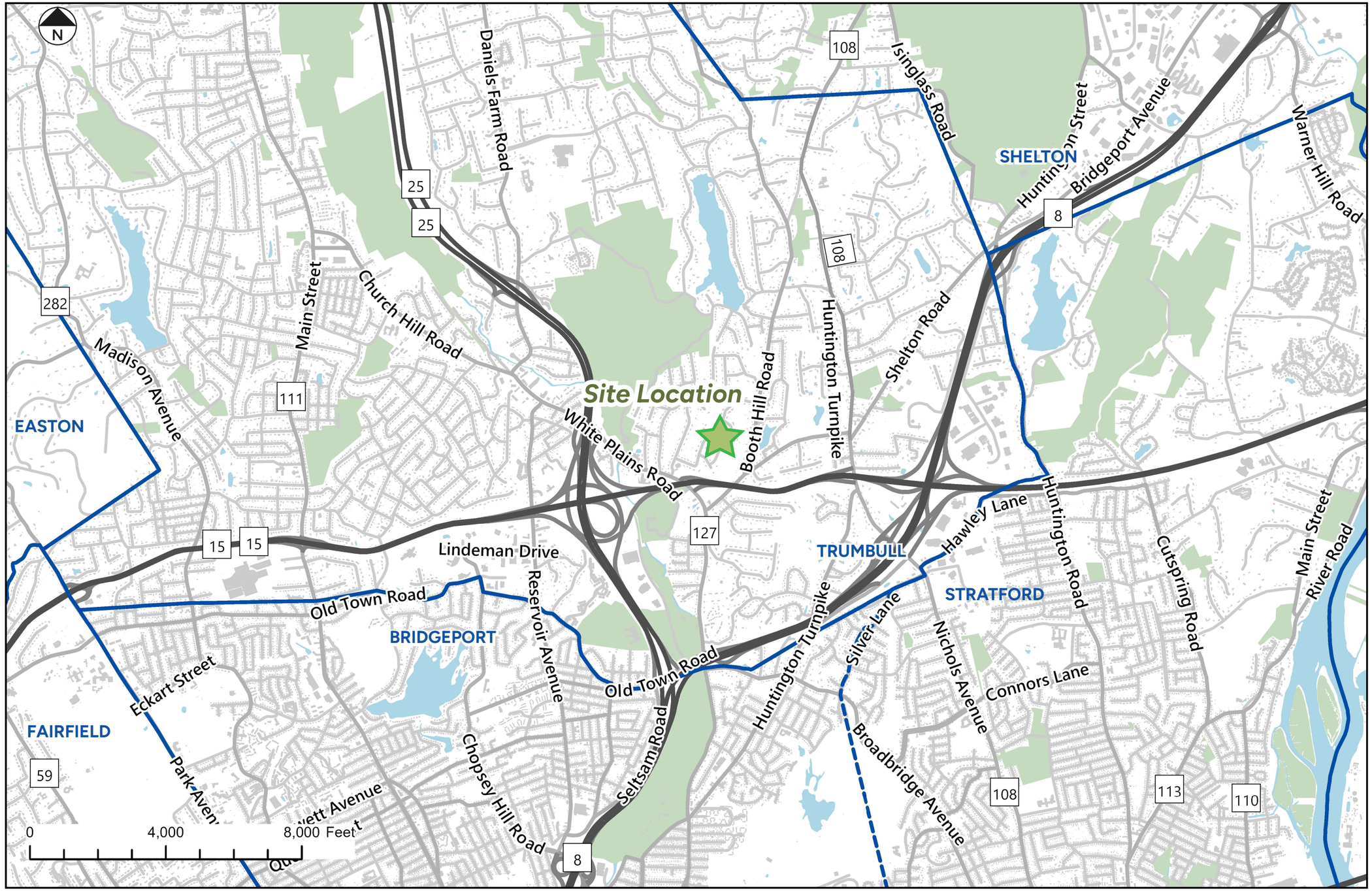
Figures

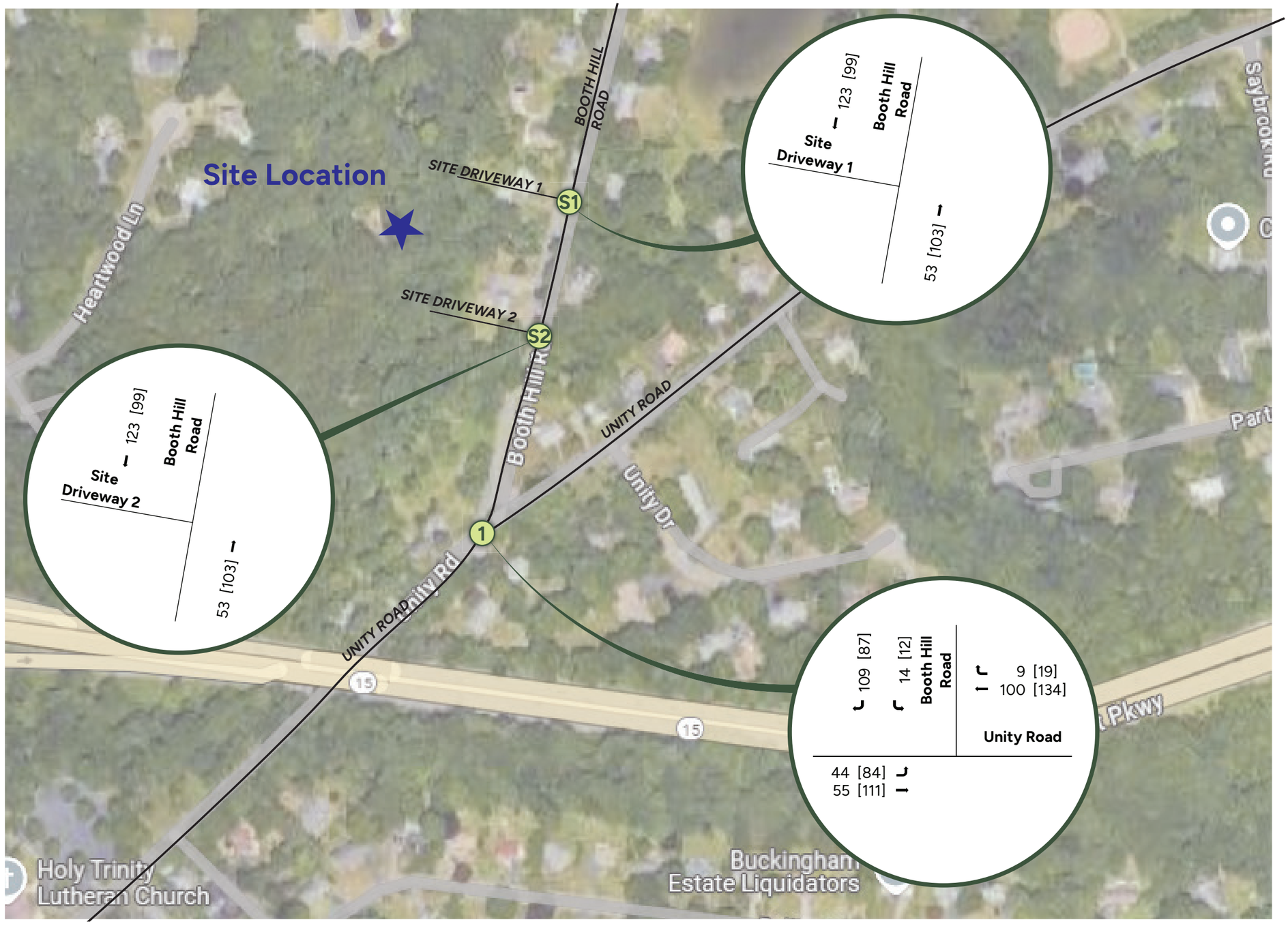
- Figure 1 – Site Location Map
- Figure 2 – Existing Weekday Peak-Hour Traffic Volumes (2025)
- Figure 3 – Site Traffic Distribution
- Figure 4 – Site-Generated Weekday Peak-Hour Traffic Volumes
- Figure 5 – Future Background Weekday Peak-Hour Traffic Volumes (2027)
- Figure 6 – Future Combined Weekday Peak-Hour Traffic Volumes (2027)

Appendix

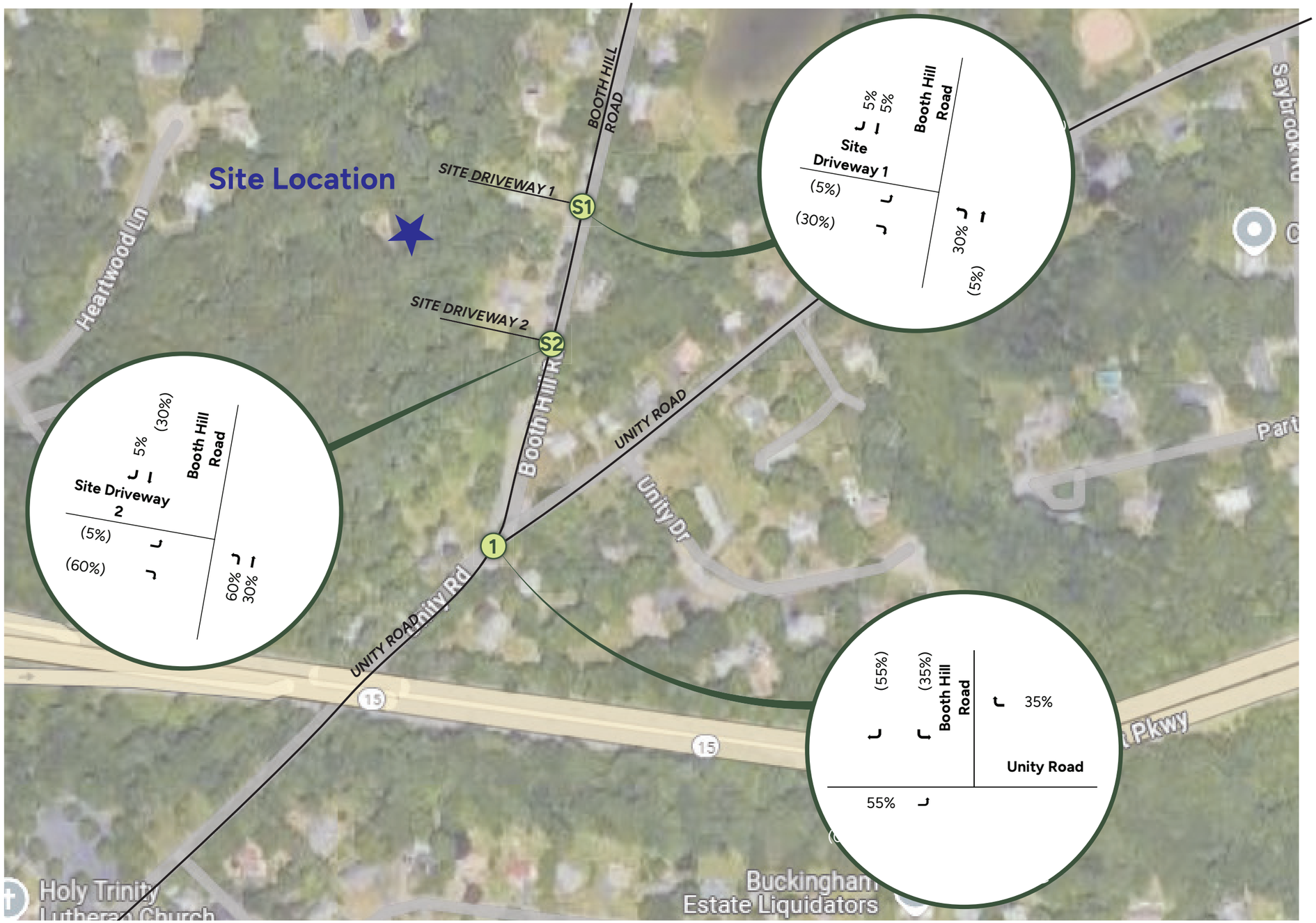
- LOS Designation Descriptions
- *Synchro* Analysis Worksheets

148.300681.00001.j2726.ltr.docx


N
Daniels Farm Road
25
25
108
Isinglass Road
SHELTON
Huntington Street
Bridgeport Avenue
8
Warner Hill Road
282
Madison Avenue
Main Street
Church Hill Road
111
Site Location
Booth Hill Road
Huntington Turnpike
Shelton Road
EASTON
White Plains Road
108
127
Lindeman Drive
TRUMBULL
Hawley Lane
Huntington Road
Cutspring Road
Main Street
River Road
15
15
Old Town Road
Reservoir Avenue
BRIDGEPORT
STRATFORD
Eckart Street
Old Town Road
Huntington Turnpike
Silver Lane
Nichols Avenue
Connors Lane
FAIRFIELD
Park Avenue
Chopsey Hill Road
Seltsam Road
Broadbridge Avenue
59
108
113
110
8
0
4,000
8,000 Feet



Weekday Morning Peak Hour (8:00 a.m. to 9:00 a.m.)
Weekday Afternoon Peak Hour (4:30 p.m. to 5:30 p.m.)

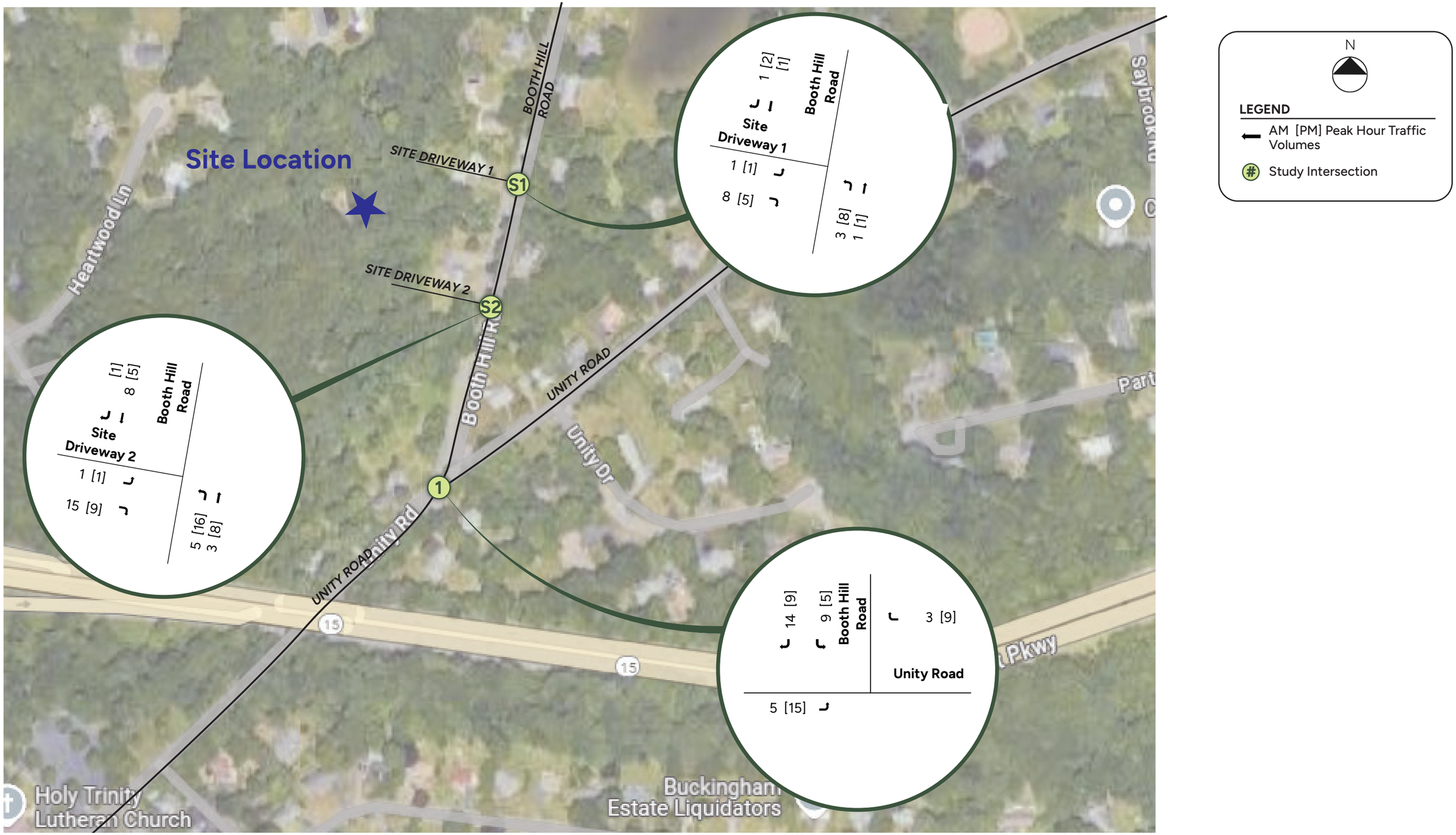


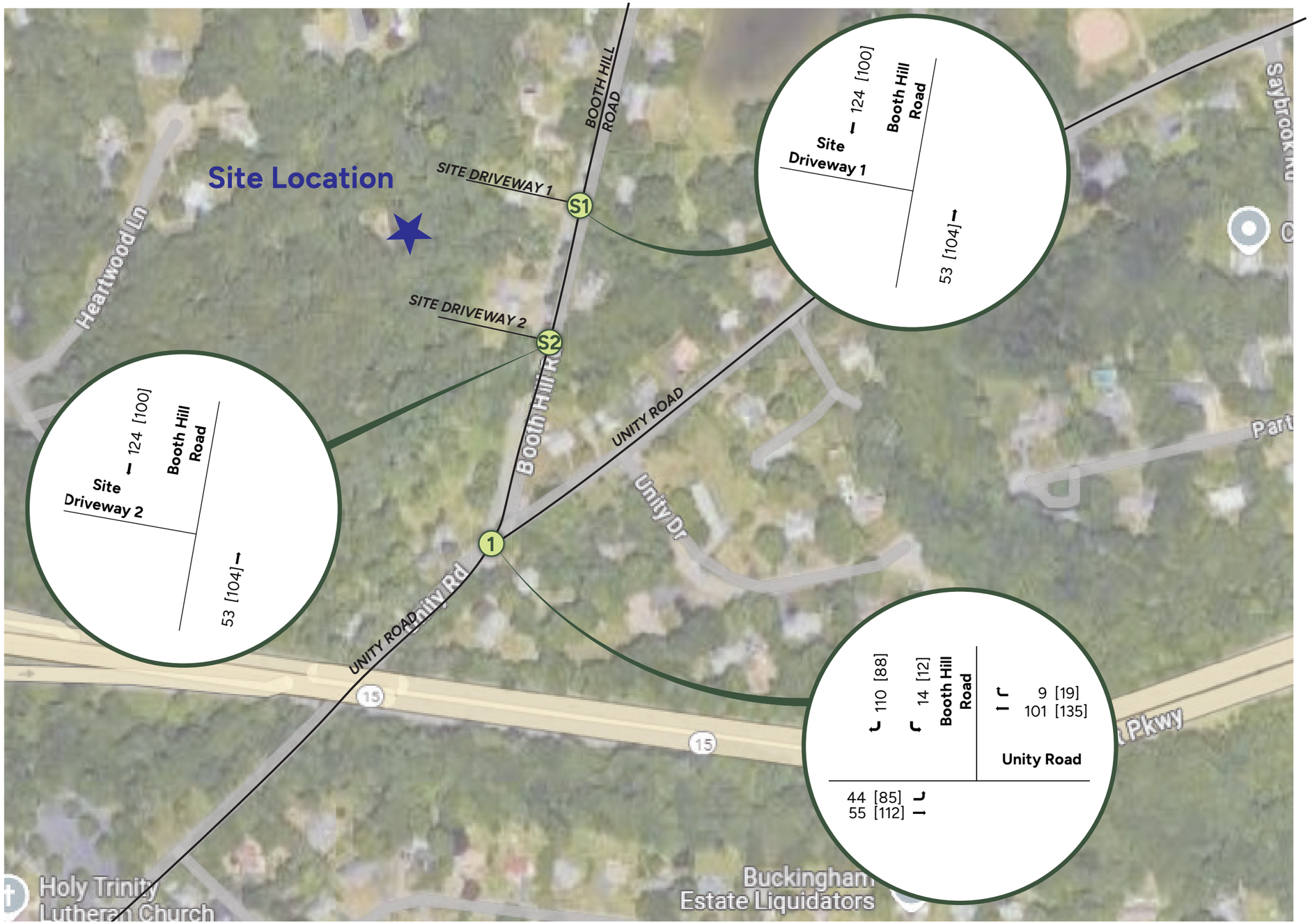
N

LEGEND

IN [OUT] Peak Hour Traffic Volumes

Study Intersection

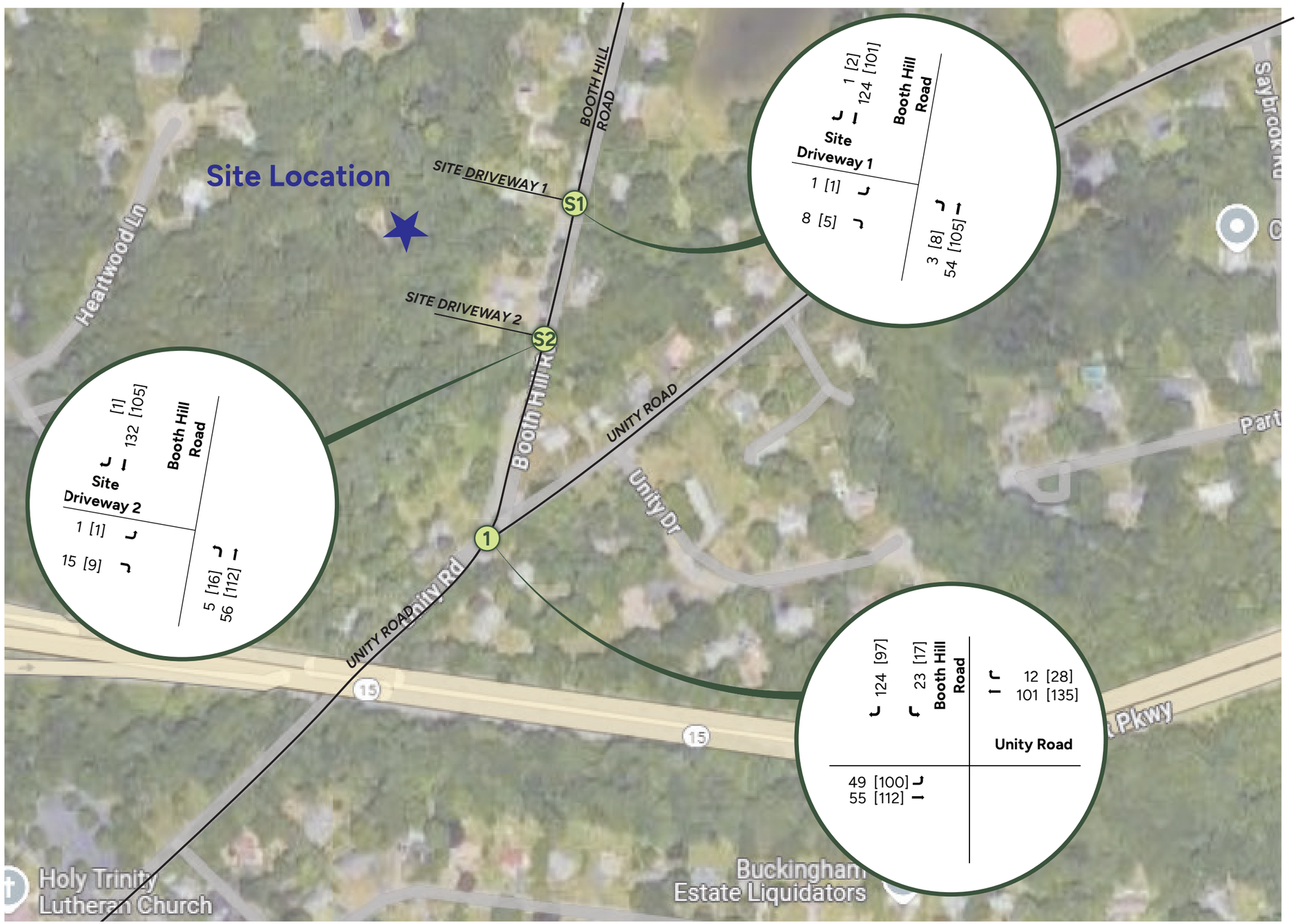

Site Location
SITE DRIVEWAY 1
SITE DRIVEWAY 2
BOOTH HILL ROAD
Booth Hill Road
Site Driveway 1
1 [2]
[1]
1 [1]
8 [5]
3 [8]
1 [1]
Site Driveway 2
1 [1]
8 [5]
15 [9]
5 [16]
3 [8]
UNITY ROAD
Unity Dr
Unity Rd
Unity Road
14 [9]
9 [5]
3 [9]
5 [15]
Heartwood Ln
Saybrook
Holy Trinity Lutheran Church
Buckingham
Estate Liquidators
S1
S2
1
15
N
LEGEND
AM [PM] Peak Hour Traffic Volumes
Study Intersection



N

LEGEND

- AM [PM] Peak Hour Traffic Volumes
- (#) Study Intersection


Site Location
SITE DRIVEWAY 1
SITE DRIVEWAY 2
BOOTH HILL ROAD
Booth Hill Road
UNITY ROAD
Unity Rd
Unity Dr
Heartwood Ln
Saybrook Rd
Site Driveway 1
1 [1]
8 [5]
1 [2]
124 [101]
3 [8]
54 [105]
Site Driveway 2
1 [1]
15 [9]
1 [1]
132 [105]
5 [16]
56 [112]
Unity Road
124 [97]
23 [17]
49 [100]
55 [112]
12 [28]
101 [135]
S1
S2
1
15
Holy Trinity Lutheran Church
Buckingham Estate Liquidators
N
LEGEND
AM [PM] Peak Hour Traffic Volumes
Study Intersection

Appendix

Level Of Service For Unsignalized Intersections: Two-Way Stop-Control (TWSC)

The level of service for a TWSC (two-way stop controlled) intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS criteria are given in the table below:

Level of Service Criteria for TWSC Intersections

LOS	Control Delay (s/veh)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Note: LOS criteria apply to each lane on a given approach and to each approach on the minor street.
LOS is not calculated for major-street approaches or for the intersection as a whole.
LOS F is assigned to a movement if the volume-to-capacity ratio exceeds 1.0, regardless of the control delay

Reference: Highway Capacity Manual Version 6.0, Transportation Research Board, 2016.

Level Of Service For Unsignalized Intersections: All-Way Stop-Control (AWSC)

The criteria for AWSC intersections have different threshold values than do those for signalized intersections primarily because drivers expect different levels of performance from distinct types of transportation facilities. The expectation is that a signalized intersection is designed to carry higher traffic volumes than an AWSC intersection. Thus a higher level of control delay is acceptable at a signalized intersection for the same LOS. The level-of-service criteria are given below.

Level of Service Criteria for AWSC Intersections

LOS[1]	Control Delay (s/veh)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

[1] For approaches and intersection-wide assessment, LOS is defined solely by control delay.

Note: LOS F is assigned to a movement if the volume-to-capacity ratio exceeds 1.0, regardless of the control delay.

Reference: Highway Capacity Manual Version 6.0, Transportation Research Board, 2016.

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	44	55	101	9	14	110
Future Vol, veh/h	44	55	101	9	14	110
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	63	115	10	16	125
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	8.2	8.1	7.7
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	44%	0%	11%
Vol Thru, %	56%	92%	0%
Vol Right, %	0%	8%	89%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	99	110	124
LT Vol	44	0	14
Through Vol	55	101	0
RT Vol	0	9	110
Lane Flow Rate	112	125	141
Geometry Grp	1	1	1
Degree of Util (X)	0.137	0.147	0.155
Departure Headway (Hd)	4.368	4.22	3.963
Convergence, Y/N	Yes	Yes	Yes
Cap	809	836	910
Service Time	2.461	2.314	1.963
HCM Lane V/C Ratio	0.138	0.15	0.155
HCM Control Delay	8.2	8.1	7.7
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.5	0.5	0.5

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	53	124	0
Future Vol, veh/h	0	0	0	53	124	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	58	135	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	193	135	135	0	-	0
Stage 1	135	-	-	-	-	-
Stage 2	58	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	796	914	1449	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	796	914	1449	-	-	-
Mov Cap-2 Maneuver	796	-	-	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1449	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	53	124	0
Future Vol, veh/h	0	0	0	53	124	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	58	135	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	193	135	135	0	-	0
Stage 1	135	-	-	-	-	-
Stage 2	58	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	796	914	1449	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	796	914	1449	-	-	-
Mov Cap-2 Maneuver	796	-	-	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1449	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	49	55	101	12	23	124
Future Vol, veh/h	49	55	101	12	23	124
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	56	63	115	14	26	141
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	8.3	8.2	8
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	0%	16%
Vol Thru, %	53%	89%	0%
Vol Right, %	0%	11%	84%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	104	113	147
LT Vol	49	0	23
Through Vol	55	101	0
RT Vol	0	12	124
Lane Flow Rate	118	128	167
Geometry Grp	1	1	1
Degree of Util (X)	0.149	0.155	0.187
Departure Headway (Hd)	4.539	4.357	4.022
Convergence, Y/N	Yes	Yes	Yes
Cap	795	824	895
Service Time	2.539	2.375	2.035
HCM Lane V/C Ratio	0.148	0.155	0.187
HCM Control Delay	8.3	8.2	8
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.5	0.5	0.7

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	8	3	54	124	1
Future Vol, veh/h	1	8	3	54	124	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	9	3	59	135	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	201	136	136	0	-	0
Stage 1	136	-	-	-	-	-
Stage 2	65	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	788	913	1448	-	-	-
Stage 1	890	-	-	-	-	-
Stage 2	958	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	786	913	1448	-	-	-
Mov Cap-2 Maneuver	786	-	-	-	-	-
Stage 1	888	-	-	-	-	-
Stage 2	958	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1448	-	897	-	-
HCM Lane V/C Ratio	0.002	-	0.011	-	-
HCM Control Delay (s)	7.5	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	178
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.97
Avg Ped Delay (s)	4.50

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	178
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.97
Avg Ped Delay (s)	4.50

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	15	5	56	132	0
Future Vol, veh/h	1	15	5	56	132	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	16	5	61	143	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	214	143	143	0	-	0
Stage 1	143	-	-	-	-	-
Stage 2	71	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	774	905	1440	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	952	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	771	905	1440	-	-	-
Mov Cap-2 Maneuver	771	-	-	-	-	-
Stage 1	880	-	-	-	-	-
Stage 2	952	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1440	-	895	-	-
HCM Lane V/C Ratio	0.004	-	0.019	-	-
HCM Control Delay (s)	7.5	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.8
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	188
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.47
Prob of Blocked Lane	0.27
Delay for adq Gap	10.25
Avg Ped Delay (s)	4.81

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.8
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	188
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.47
Prob of Blocked Lane	0.27
Delay for adq Gap	10.25
Avg Ped Delay (s)	4.81

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	85	112	135	19	12	88
Future Vol, veh/h	85	112	135	19	12	88
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	92	122	147	21	13	96
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	9.1	8.4	7.9
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	43%	0%	12%
Vol Thru, %	57%	88%	0%
Vol Right, %	0%	12%	88%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	197	154	100
LT Vol	85	0	12
Through Vol	112	135	0
RT Vol	0	19	88
Lane Flow Rate	214	167	109
Geometry Grp	1	1	1
Degree of Util (X)	0.265	0.201	0.129
Departure Headway (Hd)	4.454	4.331	4.279
Convergence, Y/N	Yes	Yes	Yes
Cap	812	830	839
Service Time	2.454	2.349	2.3
HCM Lane V/C Ratio	0.264	0.201	0.13
HCM Control Delay	9.1	8.4	7.9
HCM Lane LOS	A	A	A
HCM 95th-tile Q	1.1	0.7	0.4

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	104	100	0
Future Vol, veh/h	0	0	0	104	100	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	113	109	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	222	109	109	0	-	0
Stage 1	109	-	-	-	-	-
Stage 2	113	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	766	945	1481	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	766	945	1481	-	-	-
Mov Cap-2 Maneuver	766	-	-	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1481	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	104	100	0
Future Vol, veh/h	0	0	0	104	100	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	113	109	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	222	109	109	0	-	0
Stage 1	109	-	-	-	-	-
Stage 2	113	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	766	945	1481	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	766	945	1481	-	-	-
Mov Cap-2 Maneuver	766	-	-	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1481	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Intersection	
Intersection Delay, s/veh	8.8
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	100	112	135	28	17	97
Future Vol, veh/h	100	112	135	28	17	97
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	109	122	147	30	18	105
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	9.3	8.6	8.2
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	0%	15%
Vol Thru, %	53%	83%	0%
Vol Right, %	0%	17%	85%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	212	163	114
LT Vol	100	0	17
Through Vol	112	135	0
RT Vol	0	28	97
Lane Flow Rate	230	177	124
Geometry Grp	1	1	1
Degree of Util (X)	0.288	0.215	0.15
Departure Headway (Hd)	4.495	4.362	4.365
Convergence, Y/N	Yes	Yes	Yes
Cap	800	824	822
Service Time	2.518	2.385	2.39
HCM Lane V/C Ratio	0.287	0.215	0.151
HCM Control Delay	9.3	8.6	8.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	1.2	0.8	0.5

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	5	8	105	101	2
Future Vol, veh/h	1	5	8	105	101	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	5	9	114	110	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	243	111	112	0	-	0
Stage 1	111	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	745	942	1478	-	-	-
Stage 1	914	-	-	-	-	-
Stage 2	894	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	740	942	1478	-	-	-
Mov Cap-2 Maneuver	740	-	-	-	-	-
Stage 1	908	-	-	-	-	-
Stage 2	894	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1478	-	901	-	-
HCM Lane V/C Ratio	0.006	-	0.007	-	-
HCM Control Delay (s)	7.5	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.4
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	206
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.77
Avg Ped Delay (s)	5.39

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.4
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	206
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.77
Avg Ped Delay (s)	5.39

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	9	16	112	105	1
Future Vol, veh/h	1	9	16	112	105	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	10	17	122	114	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	271	115	115	0	-	0
Stage 1	115	-	-	-	-	-
Stage 2	156	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	718	937	1474	-	-	-
Stage 1	910	-	-	-	-	-
Stage 2	872	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	709	937	1474	-	-	-
Mov Cap-2 Maneuver	709	-	-	-	-	-
Stage 1	899	-	-	-	-	-
Stage 2	872	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1474	-	908	-	-
HCM Lane V/C Ratio	0.012	-	0.012	-	-
HCM Control Delay (s)	7.5	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.8
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	217
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.52
Prob of Blocked Lane	0.31
Delay for adq Gap	11.10
Avg Ped Delay (s)	5.76

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.8
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	217
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.52
Prob of Blocked Lane	0.31
Delay for adq Gap	11.10
Avg Ped Delay (s)	5.76

Vessel

Date: March 6, 2026

To: Trumbull Planning and Zoning Commission

From: Vessel RE Holdings, LLC

Re: Resubmission Pursuant to CGS §8-30g(h)
Site Plan Application at 2135, 2145 & 2155 Reservoir Avenue

Dear Chairman and Members of the Commission:

On behalf of Vessel Holdings RE (the "Applicant"), we respectfully submit this revised application pursuant to Connecticut General Statutes §8-30g(h) in response to the Commission's February 18, 2026 denial of the prior application for approval of a multifamily development at 2135, 2145, and 2155 Reservoir Avenue.

This resubmission addresses each of the issues identified in the Commission's decision and provides additional materials for the Commission's review.

I. Statutory Framework

This application is governed by the Affordable Housing Land Use Appeals Act, Connecticut General Statutes §8-30g.

Under the statute, a municipal commission may deny an affordable housing application only if the record demonstrates that:

1. The denial is necessary to protect a substantial public interest in health, safety, or other matters the commission may legally consider;
2. That public interest clearly outweighs the need for affordable housing; and
3. The identified public interest cannot be protected by reasonable changes to the development.

Section 8-30g(h) expressly permits an applicant to submit a modified application addressing the reasons for denial. Upon such a resubmission, the commission must evaluate the revised proposal in light of the changes made and the statutory standard.

This application is submitted pursuant to that provision.

The materials included with this resubmission address the issues identified in the Commission's decision and confirm that the proposed development can be completed safely and in compliance with applicable environmental and engineering standards.

II. Environmental Investigation

The Commission's decision referenced the need for additional investigation to determine the nature and extent of potential environmental conditions on the property.

Prior to the submission of the original application, the Applicant engaged REEF Environmental to conduct both Phase I and Phase II environmental investigations of the property. These investigations were provided to the Commission during the prior proceedings at the Commission's request.

The Phase II investigation included soil sampling and groundwater monitoring at multiple locations across the site. The investigation identified limited areas of low-level petroleum-related compounds associated with the historical use of the property as a contractor storage yard. The concentrations detected were well below the Connecticut Remediation Standard Regulations applicable to residential development.

Importantly, no environmental condition was identified that would render the site unsuitable for residential redevelopment. The Town's independent third-party consultant similarly did not identify any condition that would make construction or occupancy of residential housing unsafe or unhealthy.

Any localized soil staining associated with prior site activities will be removed during site preparation, with confirmation sampling performed to demonstrate compliance with the Connecticut Remediation Standard Regulations.

Additional delineation or confirmation sampling referenced in the prior proceedings reflects the normal iterative process associated with environmental remediation and does not indicate the presence of any condition posing a risk to public health or safety.

Accordingly, the environmental record confirms that the site can be redeveloped in compliance with applicable environmental standards.

Vessel

III. Drainage Plans

The Commission's decision referenced comments from the Town Engineer indicating that drainage plans submitted with the prior application were conceptual in nature.

The Applicant is submitting revised engineering plans responding to the Town Engineer's prior comments. Updated drainage calculations, design details, and supporting documentation are included with this resubmission.

As discussed during the prior proceedings, the remaining field work referenced by the Town Engineer relates to test pits required to finalize the sizing and location of certain stormwater infrastructure elements. Such field verification is routinely completed during final engineering review and does not affect the feasibility or safety of the drainage design.

The revised materials demonstrate that the proposed stormwater management system can be designed to comply fully with applicable engineering standards.

IV. WPCA Approval

The Commission previously cited the absence of approval from the Water Pollution Control Authority for sanitary sewer connections.

WPCA approval has now been obtained. Documentation confirming that approval is included with this submission.

Accordingly, this issue has been resolved.

V. Wetlands and Watercourse Jurisdiction

The Commission's decision referenced the potential existence of an intermittent brook requiring review by the Inland Wetlands Commission.

A certified wetlands scientist has confirmed that no regulated wetlands or watercourses exist on the property and that the site is not subject to Inland Wetlands jurisdiction. Supporting documentation is included with this resubmission.

Although this documentation was previously included in the record, it is being resubmitted here for completeness.

VI. Zoning Regulation Article II, Section 2.3

The Commission's decision also referenced Article II, Section 2.3 of the Zoning Regulations, which was interpreted to require WPCA approval prior to Planning and Zoning consideration of the application.

As discussed during the prior proceedings, local procedural sequencing requirements cannot be applied in a manner inconsistent with the Affordable Housing Land Use Appeals Act. In any event, because WPCA approval has now been obtained, this issue has been resolved.

VII. Clarification of the Record

The Applicant notes that the environmental and engineering professionals who evaluated the project—including the Applicant's consultants and the Town's independent third-party reviewer—did not identify any site condition that would render the proposed development unsafe or unhealthy for residential occupancy.

The materials submitted with this resubmission provide the additional documentation referenced during the prior proceedings and confirm that the site can be developed in compliance with applicable environmental and engineering standards.

VIII. Conclusion

This resubmission addresses each of the issues identified in the Commission's decision and provides the additional documentation referenced during the prior proceedings.

The materials submitted demonstrate that:

- Environmental conditions at the site are suitable for residential redevelopment;
- Drainage and engineering issues can be addressed through final engineering review;
- WPCA approval for sewer connections has been obtained; and
- No wetlands jurisdiction exists on the property.

Vessel

Accordingly, the concerns identified in the Commission's prior decision have either been resolved or relate to matters that are routinely addressed through standard permitting processes and conditions of approval.

Because this application is submitted pursuant to CGS §8-30g(h), the Commission's review should focus on whether the revised materials resolve the concerns identified in the prior decision and whether any remaining issues can be addressed through reasonable conditions or modifications.

The Applicant appreciates the Commission's consideration of this resubmission and looks forward to continuing to work constructively with the Town during the review process.

Respectfully submitted,

Joshua Levy

March 3, 2026

Ms. Tatiana Solovey, PE
Town of Trumbull, Connecticut
5866 Main Street
Trumbull, CT 06611

Re: Phase I Wetlands Clarification
2155 Reservoir Avenue, Trumbull, Connecticut
Reef Environmental Project No. 25-1012

Dear Ms. Solovey,

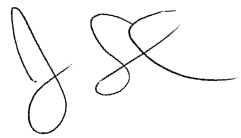
Reef Environmental, LLC's (Reef Environmental's) June 2025 Phase I Environmental Site Assessment (ESA) includes a reference to a "small intermittent stream" along the southern boundary of the site on page 10 of the report. We are providing this letter to correct and clarify the fact that this feature is actually a drainage ditch for rainwater.

Mr. James Sipperly, Certified Soil Scientist & Connecticut Wetland Scientist, evaluated this area in July of 2025 and confirmed no stream is present. The area is a manmade drainage ditch that was dug in the late 1960's or early 1970's according to the owner. A copy of Mr. Sipperly's report is included as an attachment.

Based on Mr. Sipperly's report, Reef Environmental concurs with these findings. Our firm focusses on the investigation and remediation of contamination and does not offer wetlands delineation services since we are not soil or wetland scientists.

Please feel free to contact me at jay@reefenvironmental.com or 860-841-5530 if you have any questions or would like to discuss this project further.

Kind regards,
Reef Environmental, LLC



Jay Soltis, LEP
Principal

Attachment

REEF
environmental

March 5, 2026

Planning and Zoning Commission
Town of Trumbull
5866 Main Street
Trumbull, CT 06611

Re: Environmental Summary Memo
2155 Reservoir Avenue, Trumbull, Connecticut
Reef Environmental Project No. 25-1012

Ladies/Gentlemen,

As noted in our prior reports and documents prepared for the 2155 Reservoir Road, Trumbull, Connecticut property (the "site"), we do not believe there are any environmental concerns that cannot be addressed prior to residential redevelopment of the site.

Subsurface investigations identified low concentrations of petroleum hydrocarbons and volatile organic compounds (VOCs) at concentrations below the Release-Based Cleanup Regulations (RBCR) criteria, which recently superseded the Remediation Standard Regulation (RSR) criteria. As detailed in previous documents, these analyses were selected to evaluate the areas of concern identified during the Phase I environmental site assessment process and to identify any indications of releases associated with historical site operations. The analyses performed were appropriate for an initial assessment of the site since oils, vehicle fuels, and vehicle maintenance-related solvents would represent the most likely potential contaminants. The results of this work provide a clear understanding of the general environmental quality of soil and groundwater across the site, which does not present any health or safety concerns that cannot be addressed using common remediation techniques. Field observations, field screening for VOCs, and our prior experience with many sites with similar contractor operations further support this conclusion.

Supplemental sampling and remediation of visibly stained soils was recommended based on our analysis of the subsurface investigation data, and we stand by these recommendations. If town approval for the project is obtained and the site is purchased, we anticipate all future work will be completed under the provisions of the RBCR program, which was promulgated on March 1, 2026. This program includes specific requirements and guidance from the

Connecticut Department of Energy and Environmental Protection (CT DEEP) and will be a "level playing field" for nearly all environmental assessment and remediation work completed in Connecticut going forward.

It is our opinion that the environmental assessment completed to date is sufficient in the context of making a pre-purchase decision regarding the suitability of residential redevelopment. While additional confirmation sampling and localized soil remediation will occur as part of site preparation prior to construction, this work would be completed prior to construction of any new buildings, eliminating public health or safety risks.

If you have any questions or would like to discuss the project further, please feel free to call me at (860) 841-5530.

Kind regards,
Reef Environmental, LLC



Jay Soltis, LEP
Principal

February 12, 2026

Ms. Tatiana Solovey, PE
Town of Trumbull, Connecticut
5866 Main Street
Trumbull, CT 06611

Re: Third Party Review Response
2155 Reservoir Avenue, Trumbull, Connecticut
Reef Environmental Project No. 25-1012

Dear Ms. Solovey,

Reef Environmental, LLC (Reef Environmental) has prepared this response letter to address comments outlined in the February 12, 2026, Third Party Review of Environmental Investigations memorandum prepared by WSP USA of Shelton, Connecticut (WSP) for 2155 Reservoir Avenue, Trumbull, Connecticut (the "site"). Based on the data collected to date and our understanding of historical site operations, Reef Environmental does not foresee any environmental concerns that would preclude residential redevelopment of the site. WSPs comments and our responses are included below.

1) *Samples were only analyzed for extractable total petroleum hydrocarbons (ETPH) and volatile organic compounds (VOCs). Based on the history of the Site, and lack of details regarding past operations and chemical usage, soil and groundwater samples should have been analyzed for additional constituents of concern (COCs) including: polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals. As noted in the report recommendations, stained soils should be characterized and removed from the Site. Those soils should at minimum be analyzed for all of the aforementioned COCs.*

The Phase II investigation was completed as part of an initial, pre-purchase study of the site to assess suitability for residential redevelopment. Based on this, we focused on petroleum hydrocarbons (tested as ETPH) and VOCs as indicators of releases from historical site operations. Our understanding is that the current site owner will be responsible for removal of all site equipment/structures and soil remediation. Reef Environmental plans to document the remediation, collect closure samples and assist with waste characterization and disposal facility selection and pre-approval. The additional analyses specified above will be conducted as part of

waste characterization for off-site disposal as is typically the case. In addition, investigation of any stained areas where access was previously limited will be completed at that time.

2) *ETPH and VOCs were not detected in soil samples collected at Borings B-5 and B-6 where surficial staining was observed on the central portion of the parcel. Samples were not collected from the stained soils, but from soils at depth. The lack of detections in these samples does not indicate that contaminants of concern are not present above criteria in these areas, but rather the release had not migrated to the underlying soils where the samples were collected.*

We concur with this as our intent was to determine if the surficial staining observed was relatively limited in depth and was not significantly impacting groundwater quality. Our recommendation was for removal and off-site disposal of visibly stained soils followed by confirmation soil sampling, which will be conducted as part of the purchase and prior to the issuance of a building permit.

Based on the lack of ETPH and VOC contamination found from 1- to 3-feet and 2- to 4-feet below grade in the stained area, we believe that the volume of contaminated soil is limited and can be remediated after the site cleanout.

3) *While all detections in soil were below CTDEEP Remediation Standard Regulation (RSR) criteria, releases of COCs to soil were identified at three locations located on the southern and northern portions of the parcel. Additional investigations are warranted prior to the development of the parcel to determine the nature and extent of the releases.*

Since the purchase of the site is dependent upon approval of the redevelopment project, Phase III delineation of these areas can be completed as a condition of approval. A Phase III investigation includes additional horizontal and vertical sampling in an effort to determine degree and extent of the release and will be used to confirm compliance with Connecticut Remediation Standard Regulation numerical criteria for residential use. A proposed Phase III boring location map is included as an attachment.

4) *A release of VOCs to groundwater was identified in the central portion of the Site. Additional investigations are warranted prior to the development of the parcel to determine the nature and extent of the release(s).*

Phase III delineation of groundwater can be completed as a condition of approval and can be completed prior to the issuing a building permit. It is our understanding that the residential

redevelopment will include connection to the public water supply. A proposed Phase III boring location map showing additional well locations is included as an attachment.

5) *Investigations completed at the Site were done so on a voluntary basis, and the findings do not currently trigger any reporting requirements or additional investigations. On March 1, 2026, the new Released-Based Cleanup Regulations (RBCRs) will be effective in Connecticut. If the investigations detailed in this report were completed after March 1, then the results would have triggered requirements of the RBCRs for additional investigations to characterize the nature and extent of the impacts.*

We anticipate the completion of any additional investigations will require reporting under the new RBCR program. Based on our current understanding of the program's requirements, we anticipate closure can be achieved prior to risk tier classification one year after the initial release report.

Based on the data collected to date and our understanding of historical site operations, Reef Environmental does not foresee any environmental concerns that would preclude residential redevelopment of the site. The contamination identified is typical for truck, construction vehicle and material storage yards, and concentrations are well below levels that pose a risk to residents or the public. The surficial staining and any contamination above the numerical criteria can be effectively remediated using well-established options that do not create a risk of migration or impact to other areas of the site or adjoining properties. Vessel has agreed to incorporate the additional testing and remediation as described herein as part of the purchase of the site. Our goal is to demonstrate and document compliance with the RSR criteria, which were developed to be protective of both human health and the environment.

Reef Environmental appreciates the opportunity to provide you responses. Please feel free to contact me at jay@reefenvironmental.com or 860-841-5530 if you have any questions or would like to discuss this project further.

Kind regards,
Reef Environmental, LLC



Jay Soltis, LEP
Principal

Attachment

MEMORANDUM

TO: Ms. Tatiana Solovey, PE
Assistant Town Engineer

FROM: Michael Manolakas, LEP, PG

DATE: February 12, 2026

SUBJECT: Third-Party Review of Environmental Investigations
2135, 2145, 2155 Reservoir Avenue, Trumbull, CT

Via Electronic Transmission

On behalf of the Town of Trumbull (Town), WSP USA (WSP) has reviewed the following environmental reports associated with the parcels located at 2135, 2145, 2155 Reservoir Avenue in Trumbull, Connecticut:

> *Phase I Environmental Site Assessment, 2135-2155 Reservoir Avenue, Trumbull, Connecticut 06611, Reef Environmental Project No. 25-1012, prepared by Reef Environmental, LLC, dated June 2025* (Phase I ESA); and
>
> *Phase II Subsurface Investigation Report, 2155 Reservoir Avenue, Trumbull, Connecticut Reef Environmental Project No. 25-1012, prepared by Reef Environmental, LLC, dated July 3, 2025.*

Phase I ESA

No environmental concerns warranting environmental investigations were identified in the Phase I ESA for the 2135 and 2145 Reservoir Avenue parcels. The Phase I ESA identified the following recognized environmental concern (REC) and areas of concern (AOC) associated with the 2155 Reservoir Avenue parcel:

> *"Reef Environmental identified one REC in connection with the site which includes a heavily stained area on the central portion of the contractor storage yard. In addition, several AOCs were identified in the contractor storage yard including the former 3-bay maintenance/repair garage, the three ASTs, and various drums/containers/buckets filled or partially filled with oil."*

Based on the above, the following opinion was rendered:

> *"Based on the findings of this assessment, the long-term use of the 2155 Reservoir Avenue parcel as a contractor storage yard and for equipment repair/maintenance represents a potential environmental concern to the site due to the typical use and storage of petroleum related products and chemicals. Reef Environmental recommends a limited subsurface investigation to determine current soil and groundwater quality associated with the contractor storage yard."*

WSP USA
6 Research Drive, Suite 260
Shelton, CT 06484

Phone: +1 (203) 929-8555
Fax: +1 (203) 926-9140
wsp.com

The operations within the contractor storage yard commenced in the 1950s, and included an asphalt company in the early 1960s. It is unclear if the three-bay maintenance/repair garage was commercially used, and no documentation was identified regarding how waste petroleum products and hazardous substances were managed or disposed. Photographs within the Phase I ESA (see below) show evidence of a release to surficial materials and extremely poor practices associated with storage of petroleum products and/or hazardous substances.



View of drums, containers, and surficial staining in contractor storage yard.



View of drums and petroleum containers in contractor storage yard.



View of aboveground storage tanks in contractor storage yard.



Stockpiles in contractor storage yard.

WSP concurs with the findings of the Phase I ESA that the activities within the contractor storage yard at 2155 Reservoir Avenue represent an environmental concern warranting further environmental investigation.

The Phase I identifies several aboveground storage tanks and 55-gallon drums on the Site, and additionally poor storage practices for all liquid chemicals. It is unclear if the total capacity is above the 1,320 gallon capacity threshold that would require the preparation of a Spill Prevention Control and Countermeasure (SPCC) plan. Nonetheless, the photographs do not show secondary containment for any of the liquid chemical containers. WSP recommends secondary containment be installed for all liquid chemical containers onsite, and that all unsealed containers be removed and properly disposed, or placed in an appropriate container.

Phase II Subsurface Investigation

The Phase II Subsurface Investigation (Phase II) included the installation of 12 soil borings, of which, two were utilized as temporary monitoring wells (Figure 1). Soil samples were collected from all soil borings from a depth ranging between 1 and 4 ft bg (feet below grade) and analyzed for extractable total petroleum hydrocarbons (ETPH) and volatile organic compounds (VOCs). No soil samples were collected from grade where the overt signs of releases were observed during the Phase I inspection. Two samples of groundwater were collected from the temporary wells and also analyzed for ETPH and VOCs.

Soil samples were screened for VOCs with a photoionization detector (PID), and geologic characteristics and observations were documented on boring and well logs. Surficial staining was observed at soil Borings B-5 and B-6 on the central portion of the parcel. In addition, a sweet odor was identified in the upper 4 feet of materials encountered at Boring B-5. Trace levels of VOCs were measured with the PID at Borings B-11 and B-12.

Laboratory results identified ETPH present in two of the soil samples, B-2 (2 to 4 ft bg) and B-12 (1 to 2 ft bg), while aromatic VOCs were detected in sample B-11 (1 to 3 ft bg). Aromatic VOCs were additionally detected in groundwater at temporary monitoring well B-5. All soil and groundwater sample results were below criteria identified in the Connecticut Department of Energy and Environmental Protection (CTDEEP) Remediation Standard Regulations (RSRs).

Anticipating redevelopment of the property for residential use, the following recommendations provided in the report:

- Any visibly stained soils encountered during building/slab demolition and site clearing should be characterized and removed for offsite disposal at an appropriate recycling/disposal facility.
- Any remaining petroleum or chemicals present in the out-of-use ASTs, drums, and/or containers should be characterized and properly disposed of at an appropriate recycling/disposal facility.
- All stockpiles of soil containing asphalt and concrete debris should be properly disposed of at an appropriate recycling/disposal facility.
- Limited confirmation sampling should be completed by Reef Environmental once any surficial contamination has been removed.

The following provides a summary of WSP findings, observations, data gaps and recommendations associated with the Phase II:

1) Samples were only analyzed for ETPH and VOCs. Based on the history of the Site, and lack of details regarding past operations and chemical usage, soil and groundwater samples should have been analyzed for additional constituents of concern (COCs) including: polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals. As noted in the report recommendations, stained soils should be characterized and removed from the Site. Those soils should at minimum be analyzed for all of the aforementioned COCs.
2) ETPH and VOCs were not detected in soil samples collected at Borings B-5 and B-6 where surficial staining was observed on the central portion of the parcel. Samples were not collected from the stained soils, but from soils at depth. The lack of detections in these samples does not indicate that COCs are not present above criteria in these areas, but rather the release had not migrated to the underlying soils where the samples were collected.

3) While all detections in soil were below CTDEEP RSR criteria, releases of COCs to soil were identified at three locations located on the southern and northern portions of the parcel. Additional investigations are warranted prior to the development of the parcel to determine the nature and extent of the releases.

4) A release of VOCs to groundwater was identified in the central portion of the Site. Additional investigations are warranted prior to the development of the parcel to determine the nature and extent of the release(s).

5) Investigations completed at the Site were done so on a voluntary basis, and the findings do not currently trigger any reporting requirements or additional investigations. On March 1, 2026, the new Released-Based Cleanup Regulations (RBCRs) will be effective in Connecticut. If the investigations detailed in this report were completed after March 1, then the results would have triggered requirements of the RBCRs for additional investigations to characterize the nature and extent of the impacts.

cmm
Enclosures
H:\Trumbull (T)\Reservoir Ave\Third-Party Review_Memo.docx

FIGURE

Property Boundary
Soil Boring
Soil Boring/Temporary Monitoring Well

N
W
E
S

2155
2145
2135

B-1
B-12
B-9
B-5
B-9
B-6
B-4
B-7
B-2
B-3
B-10
B-11

0
100
Feet

2135, 2145 & 2155 RESERVOIR AVENUE TRUMBULL, CONNECTICUT

Site Map

DATE	REVISED

PREPARED BY:

WSP USA Inc.
6 Research Drive
Suite 260
Shelton, CT 06484
Tel: (203) 944-5000

DRAWN:	CHECKED:	DATE: 1/12/26	FIGURE: 1

William C. Maurer, PE, LS
Town Engineer

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611
Phone: 203.452.5050
Fax: 203.452.5061

April 20, 2026

Mr. Robert Librandi
Town of Trumbull Planning and Zoning

RE: 2135, 2145, 2155 Reservoir Avenue

Dear Mr. Robert Librandi,

As part of the Special Permit Application #26-10, an electronic copy has been submitted to the Engineering Department for review on March 6, 2026.

At this time, we are unable to fully review the proposed stormwater design.

The environmental remediation approach for the site has not yet been finalized, and that will directly influence grading, drainage patterns, and overall stormwater management. Until those elements are clearly defined, any engineering review would be premature.

We recommend advancing and resolving the environmental scope first. Once a definitive remediation plan is established, we would be able to complete a meaningful review of the stormwater design.

Sincerely,

Tatiana Solovey, P.E.
Assistant Town Engineer

CC: Chairman Garrity

JAMES SIPPERLY
CERTIFIED SOIL SCIENTIST
CONNECTICUT WETLAND SCIENTIST
401 SALEM TURNPIKE BOZRAH, CT 06334
860-334-7073
james.sipperly.js@gmail.com

Tatiana Solovey, Assistant Engineer July 17, 2025
Staff to the Inland Wetlands and Watercourses Commission
Town of Trumball
366 Church Hill Road
Public Works Administration Building
Trumball, CT 06611

RE: INLAND WETLAND SOILS AND WATERCOURSES INVESTIGATION AND DELINEATION, 2135 – 2145 – 2155 RESERVOIR AVENUE, TRUMBALL, CT

Dear Ms. Solovey:

I am a Certified Soil Scientist and a Connecticut Wetland Scientist. I also feel compelled to tell you that I am the Environmental Planner for the City of Middletown and staff their Inland Wetland and Watercourses Agency. I also am the Wetland Agent for the Town of Portland and sit on the Wetland Commission in my home town of Bozrah.

On July 3, 2025 I visited the site referenced above to investigate and delineate any inland wetlands and/or watercourses that may be on the sites referenced above. I also met Paul Timpanelli the broker for the site who gained me access to the properties.

Site 2135 and 2145 are existing residential properties with people living in there presently.

I sampled the soil throughout the site using a soil auger to a depth of 2-3 feet.

Based on my field observations and using the guidelines established by the National Cooperative Soil Survey and as defined by the Connecticut General Statutes I did not find any inland wetland soils and or watercourses on the sites.

Along a small portion of the southern property line at 2155, there is a manmade ditch that was dug in the late 1960's or early 1970's as indicated by the present owner. His father planned on installing concrete drainage pipes that were not placed and still visible in piles near that location. He also indicated that there was some clearing and grading on the adjacent property at that time and his father wanted to ensure that there was no impact to his property. No additional work has been done there since that time.

The drainage ditch is approximately 3 feet wide and 3 feet deep. There ditch was dry and there is no indication of any flow. It does not meet the definition of an intermittent watercourse. There is a somewhat defined bank and channel because it was excavated. It is linear and one can see the piles of excavated material on one side of the bank.

There are no signs of scour or deposits of recent alluvium or detritus. There are no signs of standing water or flowing water. There is also no presence of hydrophytic vegetation.

The upland soils found on the site that have not been disturbed are classified as a moderately well drained Sutton fine sandy loam. These soils are typically found on glacial till moraines.

The majority of the soils on the site are classified as a udorthent or urban land classification. These soils are often disturbed by man, filled, excavated and graded thus eliminating any subsurface soil horizons. This site has been used as a staging area for various types of construction materials and machinery for a approximately 50 years.

The site is partially wooded and dominated by invasive species such as multiflora rose, Japanese knotweed and autumn olive. The site also has been subject to dumping and storage of various containers and construction debris over the years.

I also witnessed recent soil boring holes from what I was told was the result of a Phase I and possibly a Phase II environmental study on the site at 2155 Reservoir Road.

If you have any questions, please contact me at the telephone number listed above.

Very truly yours,

James Sipperly

Certified Soil Scientist, Society of Soil Scientists of Southern New England
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists

William C. Maurer, PE, LS
Town Engineer

TOWN OF TRUMBULL
CONNECTICUT

366 Church Hill Road
Public Works Admin Building
Trumbull, Connecticut 06611
Phone: 203.452.5050
Fax: 203.452.5061

Applicant: Vessel Technologies **Project: 2135, 2145, 2155 Reservoir Avenue**	**TOWN OF TRUMBULL** **ENGINEERING DEPARTMENT** **REVIEW COMMENTS**	**Designer: Solli Engineering**	
		Review #1	**Date: 1/20/2026**

Based on the review of the proposed Site Plans and Drainage Report, submitted on 11/13/2025, the Engineering Department offers the following comments (**please provide written responses in the space below**):

PROJECT COMMENTS

Comment Number	Page or Sheet #	Review Comments – General Comments	Designer Response Solli Revised Response: 3/5/2026
1		For commercial redevelopment, pre-development conditions should be treated as per 1964 aerials.	A revised engineering report has been submitted with an updated EDA map based off the 1964 pre-development conditions. Note that the calculated CN for the watershed remained unchanged with the corrected information.
2	Site Plan	The detention basins should be moved away from Reservoir Ave.	One detention pond is now proposed in the north-central portion of the site to replace the two former ponds along Reservoir Avenue.
3		To capture run-off during intense storm events, locate at least portion of the SW system closer to the West side of the development.	One detention pond is now proposed in the north-central portion of the site to replace the two former ponds along Reservoir Avenue. Revised stormwater calculations are included in the updated engineering report.
4		Outfall cannot discharge directly onto the Town's ROW.	Noted, the outfalls proposed do not discharge into the Reservoir Avenue R.O.W.
5		The outfalls from basins 1 & 2 should be split.	There is now a single detention pond.
6		Verify sizing of the Scour hole; reduce the outflow from the site.	A detail showing a Type "A" Riprap Apron has been added on Sheet 3.03 and provides the size of all 5 aprons proposed.
7		Provide emergency spillway.	Emergency spillway elevation is shown on Sheet 2.21
8		Minimum embankment top width shall be 10'	Revised detention pond grading shows a 10' top enbankment width.

Comment Number	Page or Sheet #	Review Comments – General Comments	Designer Response
9		Please provide a cross-section through the pond that details the proposed embankment material. Additionally, ensure that the materials selected are suitable for preventing erosion, seepage and are designed to withstand the potential impacts of weather conditions.	A cross-section through the pond showing the enbankment material is provided on Sheet 2.21.
10		Please label maintenance access.	Maintenance access at 1:6 slope is shown for the detention pond and labeled on Sheet 2.21
11	Site Plan	Add note indicating that all pipes under the driveway / parking lot are H-20 rated.	A note has been added to Sheet 2.21
12	Site Plan	If proposed, depict footing drains on the plan.	If required, footing drain locations will be shown on a revised Sheet 2.21 for review prior to construction.
13	Erosion Control Plan	Concrete washout location & detail must be shown on the plans.	A concrete wash rack has been added to the construction entrance on Sheet 2.31. Please see detail on Sheet 2.41.
14	Erosion Control Plan	Provide name & phone number for person assigned the responsibility for implementing and maintaining erosion and sediment controls.	Acknowledged, information will be provided prior to construction.
15		Provide a bond estimate for all soil erosion controls in the amount agreeable to the Town Engineer. Bond must be posted prior to any site disturbance and will be retained for one year after completion.	Acknowledged, a bond estimate for SESC measures will be provided for review by engineering prior to building permit approval.
16		Provide 3rd Party environmental site monitor. Name and qualifications must be submitted for approval prior to commencement.	Noted. This information will be provided to engineering prior to sitework commencement.
17		Street opening permit and a Hold Harmless agreement are required prior to any work within Town Right-of-Way.	Noted, a street opening permit will be obtained and a Hold Harmless agreement submitted to town staff prior to work within the Reservoir Avenue R.O.W.
18		A certification letter and as-built plan will be required upon project completion. **Minimum as-built requirements:** o Stormwater system elevations; o Size of chambers, if applicable; o All underground connections with invert elevations (roof leaders, piping, etc.); o Yard drain / catch basins data; o Final topography;	Noted. An engineering certification letter and as-built survey will be provided to engineering at the completion of construction.

Comment Number	Page or Sheet #	Review Comments – General Comments	Designer Response
19		A Mylar of the as-built site plan showing the locations of the detention ponds must be filed in the Town of Trumbull land records. Maintenance plan must be provided on the Mylar.	Noted. A record mylar of the as-built survey showing this information will be filed on the land records at the completion of construction.
20		Disconnect WPCA permit is required prior to demolition.	Noted. A disconnect permit from WPCA will be obtained by the contractor prior to building demolition.
21		WPCA approval is required. Any conditions and assessed fees are due prior to the building permit sign-off.	Noted. WPCA approval was granted on 2/26/2026.
22		As part of the Engineering review fee, please provide an estimate for the proposed stormwater system. Refer to the Engineering fee schedule available on the Town of Trumbull website, under Engineering Department.	Noted. A cost estimate for the stormwater management system will be provided to engineering for review prior to building permit approval.

The Engineering Department may issue further comments based on the responses to the above mentioned items and/or design modifications. If you have any questions or concerns please contact us.

Sincerely,

Tatiana Solovey, PE
Assistant Town Engineer

John Mayer
Civil Engineer

WATER POLLUTION CONTROL AUTHORITY

Town of Trumbull

CONNECTICUT

TOWN HALL
(203) 452-5048

5866 MAIN STREET
TRUMBULL, CT 06611

FEBRUARY 26, 2026
MINUTES

CALL TO ORDER: The Chair called the meeting to order at 6:01 p.m.

ROLL CALL: The clerk called the roll and recorded it as follows:

PRESENT: Chairman Frank Regnery, Vice-Chairman John Bryk, Secretary Jon Greene,

ABSENT: Bruce Elstein

Also Present: WPCA Administrator/Town Engineer William Maurer, Town Attorney James Nugent and Christine Kurtz of Wright Pierce

---

DISCUSSION ITEMS:

- February 21, 2026, Pump Stations Tour – Bill Maurer reported the pump station tour was conducted on Saturday, February 26, 2026, with newer members of the Board of Finance and Town Council. The tour included visits to Beardsley, 135 Merritt Boulevard, Reservoir, and Wildwood pump stations. The concrete issues at the Beardsley pump station were pointed out during the tour.

- Bridgeport WPCA & Town of Trumbull Agreement – Bill Maurer informs the commission that the contract with Bridgeport runs out on June 30, 2026, and there are three more years to extend it. Attorney Nugent suggested putting Bridgeport on immediate notice of the extension and that a new agreement will likely need to be negotiated.

- Earmark Grant $1.1 Million Award from the Office of Jim Himes – Bill Maurer explained the WPCA has been awarded a grant of $1.1 million for the next section of Beardsley force main replacement under the Pequannock River and Route 25. Once the funding is made available, they will move forward with the design.

NEW BUSINESS:

- Wildwood Pump Station Emergency Repair Approval – Bill Maurer explained that the pump station services a large area, including a middle school, and that they lost one of the two pumps and there are no back-up pumps. Bill Maurer shared his screen showing

pictures of what needed to be repaired. This is one of three pump stations being currently redesigned. Arcadis is doing the Q&A for the bid documents now and we should have final bid documents by the end of March. Bill Maurer shared the Kovacs invoice for the new base and rewiring of the old pump totaling $14,249.62with the commission. After further discussion the Chair called for a motion and a second to approve.

Moved by Bryk, seconded by Greene and a second to approve the Kovacs Construction Invoice #F-3035, dated 2-20-2026 in the amount of $14,249.62. (Invoice attached). VOTE: Motion CARRIED by unanimous consent.

- JANUARY 14, 2026, MEETING MINUTES APPROVAL: https://www.trumbull-ct.gov/AgendaCenter/ViewFile/Minutes/_01142026-5961 Moved by Greene, seconded by Bryk to approve the January 14, 2026, minutes as submitted. VOTE: Motion CARRIED by unanimous consent

- FY2026-2027 Operating Budget Update Approval – Bill Maurer reviewed the FY 2026-2027 operating budget in detail with the commission. He highlighted salaries, professional fees, and the rate with Bridgeport. The budget includes a 3% rate increase from Bridgeport and a potential payment for excess flow. The commission noted $50,000 is too low for unexpected repairs.

  Moved by Greene, seconded by Bryk to approve the WPCA Fiscal Year 2026-2027 Operating Budget as submitted. VOTE: Motion CARRIED by unanimous consent.

OLD BUSINESS:

- Update - Trumbull WPCA 2026 Capital Improvement Plan (CIP)-$2,700,000 Bond Issuance – Bill Maurer explained the bond issuance was approved at the council level and noted the capital plan includes funds for force main design and gravity line repairs and was approved as submitted. This is for calendar year 2026 and the funds are available now.

- 2135-2145 & 2155 Reservoir Avenue Sanitary Sewer Connection Request – Attorney Jason Klein representing Vessel Technologies and Kevin Solli of Solli Engineering were present, as wells Josh Levy Vice President of Vessel Technologies.

  Kevin Solli shared his screen. The following was reviewed, (slide presentation & additional supplemental material submitted prior to this meeting by Vessel Technologies attached), and points of discussion are as follows:
  - High level calculations based on empirical data from a similar project in New London, showing a reasonable flow estimate, see attached).
  - The proposed project would add 14,560 gallons per day to the existing flow, bringing the total to 133,000 gallons per day.
  - Solli Engineering suggested installing a holding tank to manage peak flows, estimating the cost at $200,000. The tank would hold 2-3 days of flow.
  - It was confirmed there are 1 and 2-bedroom apartments

- The Chair expressed concerns about the capacity of the existing eight-inch pipe and suggested replacing it with a ten-inch pipe.
- Christine Kurtz noted a 10-inch pipe would significantly improve capacity and Bill Maurer spoke in favor of replacing the pipe rather than using a holding tank.
- Bill Maurer estimated the cost of replacing the eight-inch pipe to a ten-inch pipe at $720,000. Bill Maurer confirmed this was a good estimate.
- The Chair proposed that Vessel Technology contribute $400,000 towards the pipe replacement.
- Vessel Technologies agrees to the contribution and suggests reconvening to finalize the details if the town can confirm the funds available.
- Attorney Klein suggested confirming there is money in the budget for the WPCA's portion of the cost of the pipe replacement before taking formal action.
- Bill Maurer stated he was confident WPCA would have funding for the remaining cost of the pipe replacement.

Moved by Greene, seconded by Bryk to the sanitary sewer connection as submitted with the following conditions:

- The developer will contribute $400,000 to increase the sanitary sewer pipe size from 8" to 10".
- The Town's portion of funding to increase the size of the sanitary sewer pipe be found in the operating budget or the bonding be approved by the Board of Finance and Town Council.
- The developer will pay the developer installed unit fee, (connection fee) of $1,050,000 (150 apartments x $7,000= $1,050,000).
- The approval is in effect for 24 months, provided that within that time, a building permit is obtained.

VOTE: Motion CARRIED by unanimous consent.

Josh Levy of Vessel Technologies extended his gratitude for how collaborative the commission has been, and Attorney Jay Klein noted how accessible staff and the town's attorney has been throughout this process.

The Chair thanked the commission for their hard work.

ADJOURNMENT: There being no further business to discuss, and upon motion made by Bryk and seconded by Greene the Trumbull WPCA adjourned at 7:38 by unanimous consent.

Respectfully submitted,

Margaret D. Mastroni

Margaret D. Mastroni, clerk

Engineering Report

To:	Tatiana Solovey, P.E. – Assistant Town Engineer
From:	Luke Mauro, P.E., PTOE – Senior Project Manager
Subject:	Trumbull Vessel – 2135 to 2155 Reservoir Avenue
Date:	March 5, 2026
CC:	Jason Klein/Carmody, Josh Levy/Vessel

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APPENDIX A: FIGURES

Site Location Map (Figure 1)
FEMA Flood Map (Figure 2)
Soil Survey Map (Figure 3)
Natural Diversity Database Map (Figure 4)
Aquifer Protection Area Map (Figure 5)
Public Water Supply Watershed Map (Figure 6)
USGS Map (Figure 7)

APPENDIX B: HYDROLOGY

NOAA Atlas Precipitation Data
Existing Drainage Area Map (EDA)
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HydroCAD Report – Existing Conditions
HydroCAD Report – Proposed Conditions
Water Quality Volume Calculations

APPENDIX C: STORM DRAINAGE SYSTEM CALCULATIONS

Subcatchment Drainage Area Map (DA-CB)
Storm Sewer Schematic
Hydraflow Storm Sewer Tabular Reports
Hydraflow Storm Sewer Profiles
Runoff Coefficient Calculations
Hydrodynamic Separator Information

APPENDIX D: DESIGN PLANS

Grading & Drainage Plan (2.21)
Soil Erosion & Sediment Control Plans (2.31 & 2.32)
Soil Erosion & Sediment Control Notes & Details (2.41)
Utility Plan (2.51)
Landscaping Plan (2.61)
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APPENDIX E: LONG-TERM OPERATION & MAINTENANCE

Operation & Maintenance Manual

Project Description

Solli Engineering (Solli) has prepared this Engineering Report to provide an analysis of the proposed stormwater drainage, soil erosion and sediment control measures, and utilities associated with the site redevelopment of 2135, 2145 & 2155 Reservoir Avenue in Trumbull, Connecticut. The development proposes two muti-family residential buildings with associated parking, access drives, landscaping, stormwater management measures and utility infrastructure.

Existing Conditions

The site is located at 2135, 2145 & 2155 Reservoir Avenue in Trumbull, Connecticut. The site consists of three parcels, totaling approximately 3.83-acres, and is currently developed with residential buildings and an industrial garage. The site is bound by Reservoir Avenue to the east, residential uses to the south, and industrial uses in the Industrial Zone I-L2 to the north and west. The property is located within the Residence A Zoning District in the Town of Trumbull. See Figure 1, Site Location Map, for a depiction of the project location.

Per FEMA Map No. 09001C0231F, no portion of the project site is located within a special flood hazard zone. See Figure 2, FEMA Flood Map. The project site is not located within a state-listed Aquifer Protection Area and is not located within an area of State and Federal Listed Species. The site is not located within a public water supply watershed. According to the Town of Trumbull GIS and a site visit by James Sipperly, Certified Soil Scientist, in July 2025, there are no wetlands located on or immediately adjacent to the site (see Figures in Appendix A for more information).

There is no evidence of an existing drainage or stormwater system on site. Refer to the Stormwater Management section of this report for more detailed information regarding the hydrology of the existing conditions.

Subsurface Soil Conditions

Based on the USDA web soil survey (WSS) map, the on-site soils include Sutton fine sandy loams, Charlton-Chatfield sandy loams and Urban Land, with a Hydraulic Soil Group rating of “B” and “D”. Per the USDA WSS map, Group “B” soils have a moderate infiltration rate when thoroughly wet. These soils have a moderate rate of water transmission. Group “D” soils have a very slow infiltration rate when thoroughly wet. These soils have a very slow rate of water transmission. The Soil Survey Map for the site can be found in Appendix A, Figure 3.

Subsurface explorations were performed on July 7, 2025, by GEI Consultants. The explorations consisted of ten (10) borings in the vicinity of the proposed buildings and parking areas. In general, the subsurface profile consists of natural granular soils, glacial till and bedrock. Refer to the Geotechnical Report by GEI, dated August 6, 2025 (under separate cover) for more information.

Infiltration tests were performed by Solli Engineering on August 8, 2025, in the general vicinity of the previously proposed above-ground stormwater basins, as close as possible to the elevation at the bottom of the proposed systems. The tests provided infiltration rates of more than 6 inches per hour.

A review of the Geotechnical Report from GEI indicates that Boring B-10 was performed in the location of the relocated above-ground detention pond to a depth of EL 199. No groundwater or rock was encountered during drilling and the material within the boring consisted of WIDELY GRADED SAND WITH GRAVEL from EL 204 to EL 199, which is ideal for stormwater percolation. The bottom of the proposed detention is located at EL 200.3.

Based on the infiltration test results and the geotechnical data available, a conservative rate of 2 inches per hour was utilized in the stormwater calculations.

Proposed Site Improvements

The proposed redevelopment will consist of the construction of two multi-family residential buildings with associated parking areas, access drives, stormwater management basins and landscaping. The buildings will consist of a total of 150 residential units (70 units in Building 1 and 80 units in Building 2). A total of 178 parking spaces will be provided along with a new full-movement access driveway from Reservoir Avenue to the east.

The redevelopment will result in an increase in impervious area of approximately 1.98 acres when compared to the approximate conditions that existed on-site in 1964 (referred to as “existing conditions”, throughout this report), which is the basis of analysis required by the Trumbull Engineering Department. The design of the proposed stormwater management system has provided a reduction in the peak discharge rates compared to existing conditions for all storm events by utilizing one large centrally located above ground detention pond.

The redevelopment provides water quality measures in the form of hydrodynamic separators, which will treat the water quality flows for the respective drainage areas, ensuring that runoff from the proposed parking areas and drives is treated prior to discharging to the stormwater basin and eventually off-site. Refer to the “Stormwater Management” section of this report for detailed information regarding the hydrology of the proposed conditions.

Stormwater Management

The stormwater management plan for the project has been designed, to the greatest extent possible, to comply with the Town of Trumbull Zoning Regulations, the 2024 Connecticut Stormwater Quality Manual, and the CT DOT 2000 Drainage Manual, while taking prevailing site conditions and practical considerations into account.

Methodology

Stormwater runoff analysis for both existing and proposed conditions was performed using the software package HydroCAD. This software uses a computer implementation of the SCS – Synthetic Unit Hydrograph methodology to compute volumes and rates of runoff. The watershed area, rainfall depths and intensity, curve number, and time of concentration are factors that influence the computed results.

Rainfall depths for this property were used for calculating the volumes and rates of runoff for this particular project. The depths were taken from the NOAA Atlas 14 documents (Latitude: 41.2295°, Longitude: -73.1956°) and are listed in Table 1 below.

Table 1: Rainfall Data

Return Period	24-hr Rainfall Depth (in)
2-year	3.52
5-year	4.56
10-year	5.43
25-year	6.62
50-year	7.51
100-year	8.46

Existing Hydrology

The site generally slopes gradually, towards the northeast, with a high elevation of approximately 217 feet at the west side of the site and a low elevation of approximately 198 feet at the northeast side of the property.

Approximately 11.81 acres were analyzed for stormwater management purposes. Based on existing drainage patterns, the site has one contributing drainage area, labeled EDA-1, which consists of residential building, driveways, walkways, wooded areas, grass lawn and dirt roads.

Characteristics of this drainage area is summarized in Table 2. The approximate location and delineation of the drainage area can be seen on Sheet EDA, Existing Drainage Area Map, found in Appendix B.

Table 2: Existing Drainage Area Characteristics

Drainage Area	Area (Acres)	Curve Number (CN)	Time of Concentration (Minutes)
EDA-1	11.81	74	13.9

Existing peak flows of runoff for all storm events analyzed are summarized in Table 3. Calculations for the existing hydrology can be found in Appendix B.

Table 3: Existing Peak Flows

Drainage Area	Storm Event Peak Flows (cfs)					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
EDA-1	12.6	20.9	28.2	38.6	46.6	55.2

Proposed Hydrology & Hydraulics

Based on proposed drainage patterns, the site was divided into two (2) contributing drainage areas, labeled Proposed Drainage Area 1 (PDA-1A) and Proposed Drainage Area 1B (PDA-1B).

Proposed Drainage Area 1A (PDA-1A) has a contributing area of approximately 7.50 acres. This area consists of residential properties to the south of the redevelopment, grass lawn and wooded areas. Runoff from this area flows off-site to the north and east.

Proposed Drainage Area 1B (PDA-1B) has a contributing area of approximately 4.31 acres. This area consists of residential properties to the south of the redevelopment, building roofs, parking lots, grass lawn and wooded areas. Runoff from this area flows to the proposed above-ground stormwater detention basin (Basin 1) before flowing off-site to the north.

Characteristics of these drainage areas are summarized in Table 4. The approximate location and delineation of the drainage areas can be seen on Sheet PDA, Proposed Drainage Area Map, found in Appendix B.

Table 4: Proposed Drainage Area Characteristics

Drainage Area	Area (Acres)	Curve Number (CN)	Time of Concentration (Minutes)
PDA-1A	7.50	77	10.2
PDA-1B	4.31	78	15.8

The overall proposed peak flows for all analyzed storms are summarized in Table 5. Calculations for the proposed hydrology can be found in Appendix B.

Table 5: Proposed Peak Flows

Drainage Area	Storm Event Peak Flows (cfs)					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
PDA-1	11.8	18.4	24.1	31.9	37.3	49.4

The proposed stormwater management system includes catch basins with four-foot sumps, drainage piping, hydrodynamic separators, and an above ground stormwater detention basin. The proposed detention basin is designed to attenuate the proposed peak discharge rate for the drainage area, so that the overall proposed peak flow is less than the overall existing peak flow within the entire project area. The stormwater conveyance system has also been designed with water quality units upgradient of the discharge points, to ensure that the water quality flow is treated prior to runoff leaving the site. The stormwater conveyance system for the project was designed to accommodate the 25-year design storm.

The project proposes an above-ground stormwater detention basin, Basin 1. The basin will capture runoff associated with the parking areas and grass lawn areas. The basin will include an outlet control structure which will direct overflow to the northeast to an outlet at the northeast corner of the site. The basin will also include an emergency spillway which will overflow to the north.

In order to comply with the 2024 Connecticut Stormwater Quality Manual, the on-site stormwater management system should be designed to retain 100% of the required on-site water quality volume. The overall water quality volume (WQV), or the required retention volume (RVV), for the project area was calculated to be 8,166 cf. For water quality purposes, the volume of water that is treated by exfiltration in the pond is considered to be the retention of the water quality volume. The volume of water that is exfiltrated during the 100-year storm in Basin 1 is 10,760 cf, Therefore, the required retention volume (RRV) for this drainage area and the property as a whole has been met.

The water quality flow (WQF) for the respective drainage areas will need to be treated prior to discharging off-site. The water quality flow (WQF) for the portion of PDA-1 flowing to hydrodynamic separator 1 (HYD-1) is 1.36 cfs. The First-Defense Hydrodynamic Separator model FDHC-4, which has a TSS treatment rate of 1.50 cfs, is sufficient to treat the water quality flow for this drainage area. The water quality flow (WQF) for the portion of PDA-1 flowing to hydrodynamic separator 2 (HYD-2) is 0.34 cfs. The First-Defense Hydrodynamic Separator model FDHC-3, which has a TSS treatment rate of 0.84 cfs, is sufficient to treat the water quality flow for this drainage area. See Appendix B for water quality flow calculation sheets.

Per Table 4-2 of the 2024 Connecticut Stormwater Quality Manual, if 100% of the site's water quality volume is retained on site, then no additional stormwater treatment volume is required in terms of pollutant load reductions for total suspended solids (TSS), total phosphorus (TP) or total nitrogen (TN). See Appendix C for water quality volume calculation sheets.

For more information regarding stormwater management, please refer to the Grading & Drainage Plan found in Appendix D, as well as the hydrology data found in Appendix B of this report.

Stormwater Conclusion

The development will result in an increase in impervious areas compared to that of existing conditions. Additionally, the parking areas will drain into proposed hydrodynamic separators which will clean runoff before discharging into the detention basins. The proposed stormwater management system design has provided a reduction in the peak discharge rates compared to that of existing conditions for all storm events analyzed and has also been designed to meet the water quality volume and pollutant load reductions as outlined in the 2024 Connecticut Stormwater Quality Manual.

Table 6: Peak Flow Comparison Table

Drainage Area	Storm Event Peak Flows (cfs)					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
EDA-1	12.6	20.9	28.2	38.6	46.6	55.2
PDA-1	11.8	18.4	24.1	31.9	37.3	49.4
% Reduction	6.3%	12.0%	14.5%	17.4%	20.0%	10.5%

Soil Erosion & Sediment Control

The proposed plans for soil erosion and sediment control prepared for this project have been developed in accordance with the Town of Trumbull Zoning Regulations, as well as the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control, prepared by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection. The soil erosion and sediment control measures that will be proposed as part of this project include geotextile silt fences, construction entrance, dust control measures, diversion swales, temporary stockpile areas, temporary sediment traps and inlet protection for stormwater drainage features.

The Soil Erosion and Sediment Control Plan is split into two phases, Phase I for the initial clearing and prepping of the site, and Phase II to proceed with building and site construction while maintaining soil erosion and sediment control measures. For more detail regarding layout and design of the soil erosion and sediment control measures implemented as part of this project see Sheets 2.31 & 2.32, Soil Erosion & Sediment Control Plan and Sheet 2.41, Soil Erosion & Sediment Control Notes & Details in Appendix D of this report.

Site Utilities

Water

Water service for the building is proposed via the existing water main within Reservoir Avenue. A 6″ DIP fire line will be installed and tie into the buildings. A 3″ domestic water line will run parallel to the 6″ DIP line and tie into generally the same location as the fire lines.

Sewer

The building will be serviced by the 8″ public sewer main located within Reservoir Avenue via 8″ PVC lateral connection.

Electric, Telephone & Cable

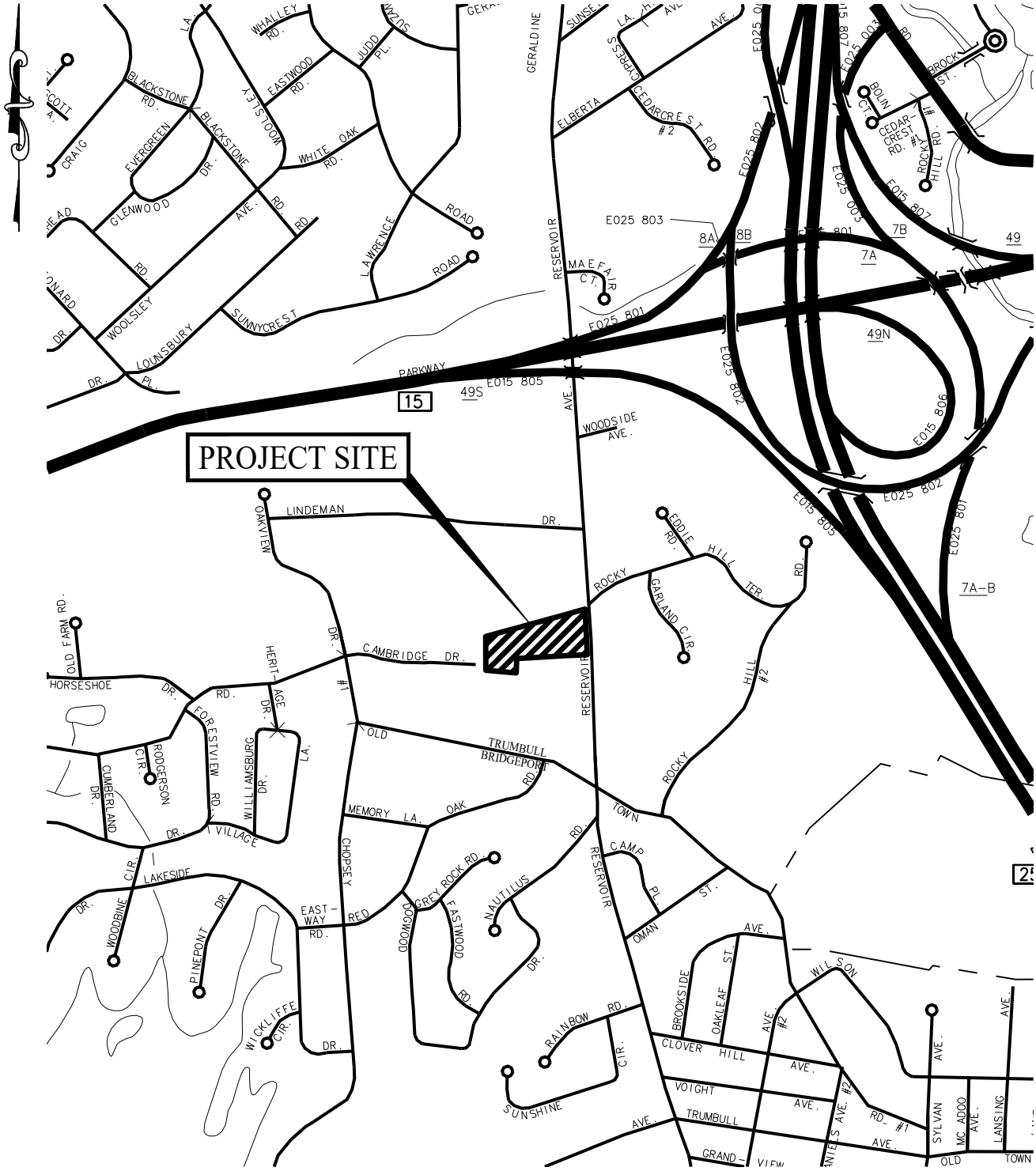
The project proposes a pad-mounted transformer for each building. The proposed electric lines will run from the existing utility poles located on Reservoir Avenue, into the proposed transformers, before running into the proposed buildings and tying into the utility rooms. Conduit for future EV charging stations will be installed and stubbed in a location designated for EV charging parking spots. Existing overhead telephone and cable services are provided from utility poles located on Reservoir Avenue. Proposed telephone and cable services are proposed to be routed, via underground conduits, to the existing utility poles per utility company requirements.

List of Appendices

Appendix A: Figures
Appendix B: Hydrology
Appendix C: Storm Drainage System Calculations
Appendix D: Design Plans
Appendix E: Long-Term Operation & Maintenance

APPENDIX A
FIGURES

Site Location Map (Figure 1)
FEMA Flood Map (Figure 2)
Soil Survey Map (Figure 3)
Natural Diversity Database Map (Figure 4)
Aquifer Protection Area Map (Figure 5)
Public Water Supply Watershed Map (Figure 6)
USGS Map (Figure 7)



NOTE: BASE MAP INFORMATION TAKEN FROM CT TRU MAP 9

1,000 0 500 1,000

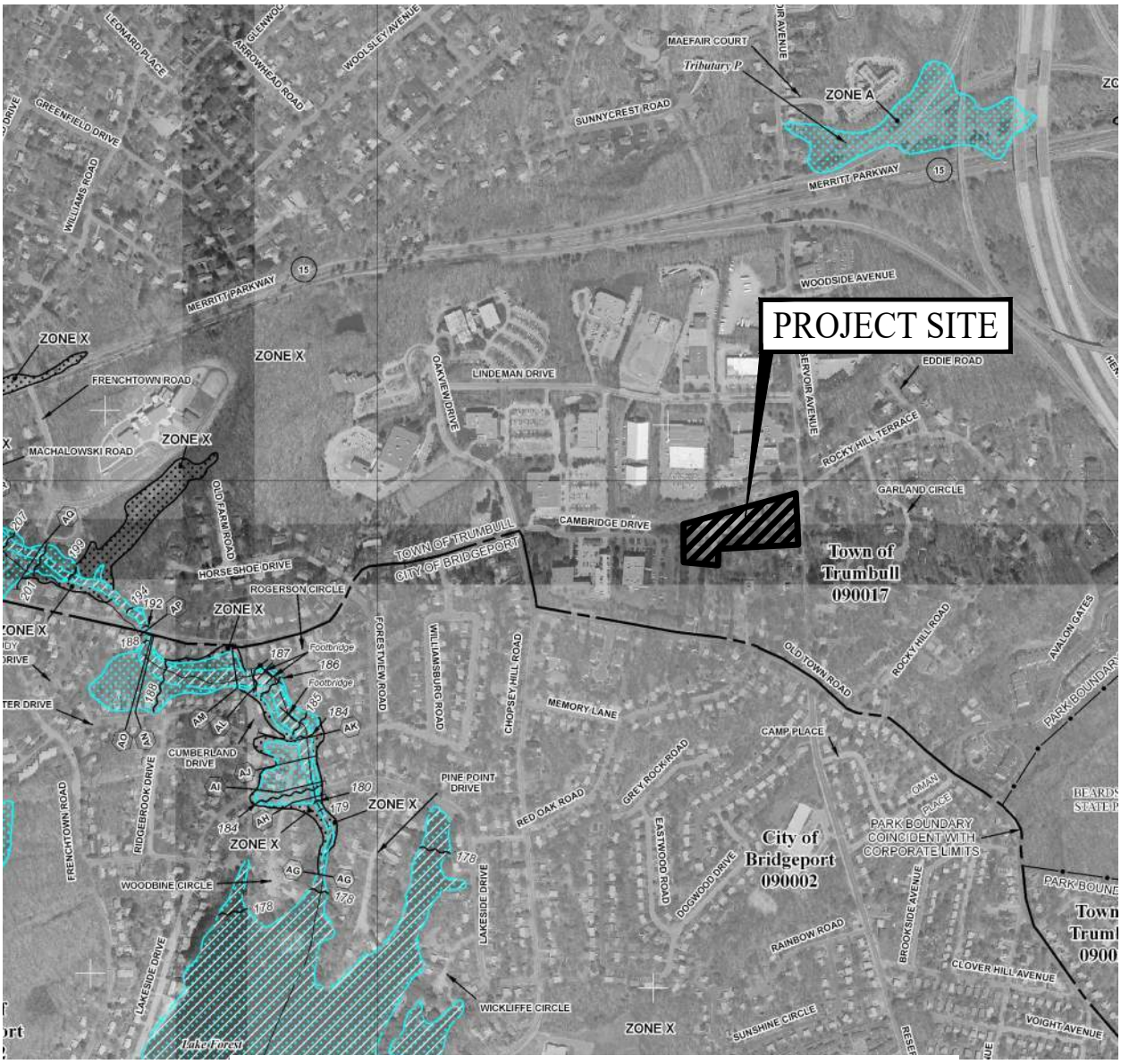
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SITE LOCATION MAP

2135, 2145 & 2155 RESERVOIR AVE
TRUMBULL, CONNECTICUT

Project #:	24116901
Plan Date:	10/31/25
Scale:	1" = 1,000'
Figure:	1



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.

NOTE: BASE MAP INFORMATION TAKEN FROM FEMA FLOOD MAP 09001C0231F DATED JUNE 18, 2010

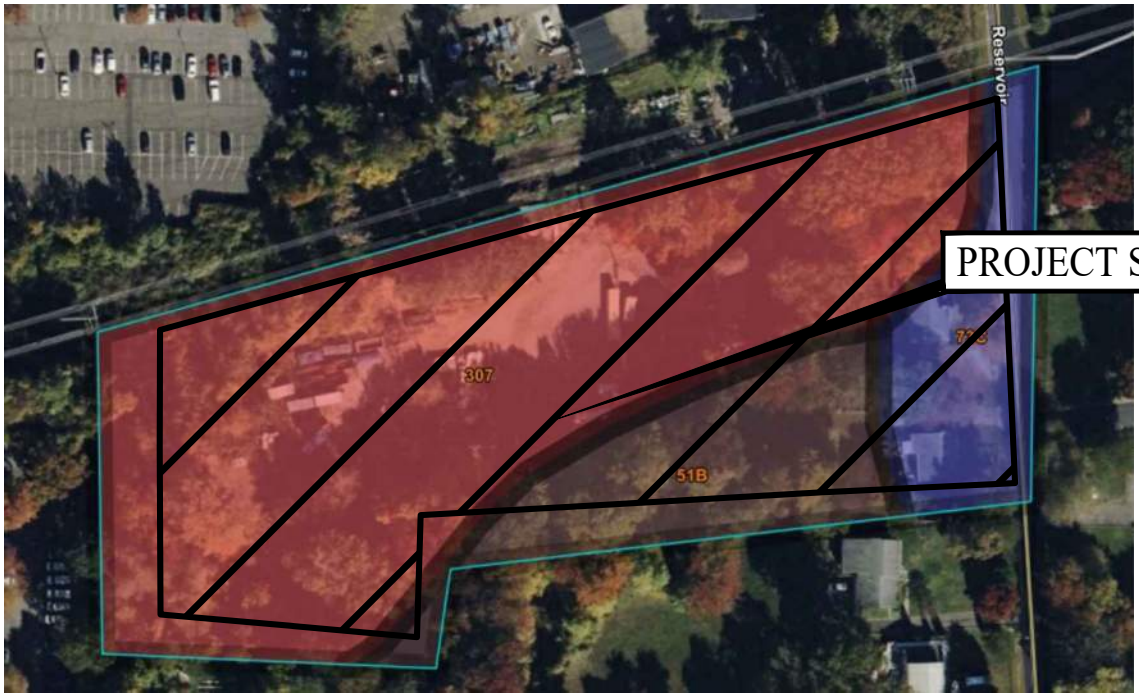
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FEMA FLOOD MAP

2135, 2145 & 2155 RESERVOIR AVE
TRUMBULL, CONNECTICUT

Project #:	24116901
Plan Date:	10/31/25
Scale:	1" = 1,000'
Figure:	2



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	B/D	0.9	17.5%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	0.6	12.9%
307	Urban land	D	3.5	69.6%
Totals for Area of Interest			**5.0**	**100.0%**

NOTE: BASE MAP INFORMATION TAKEN FROM USGS WEB SOIL SURVEY DATA

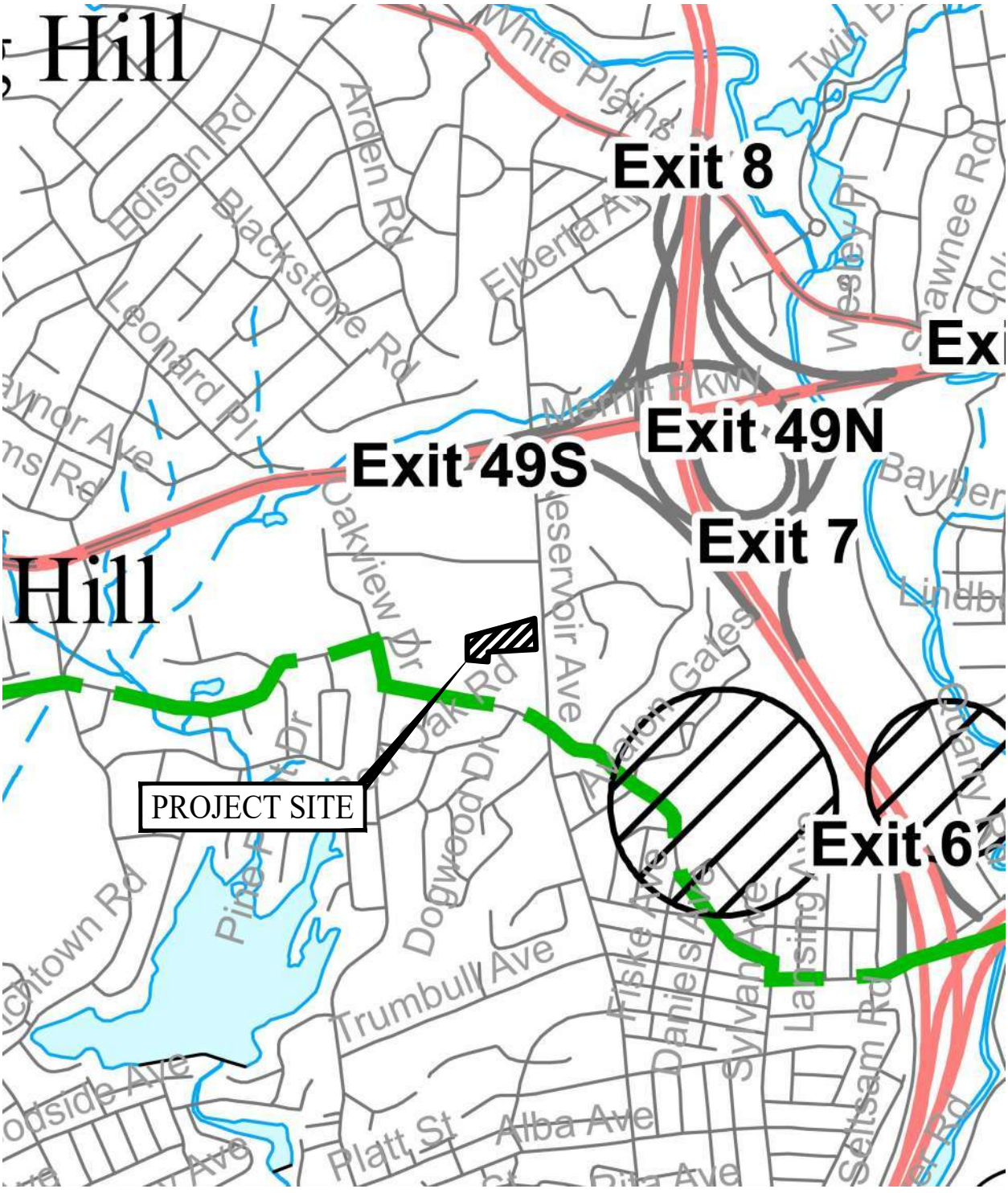
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SOIL SURVEY MAP

2135, 2145 & 2155 RESERVOIR AVE
TRUMBULL, CONNECTICUT

Project #:	24116901
Plan Date:	10/31/25
Scale:	1" = 150'
Figure:	3



NOTE: BASE MAP INFORMATION TAKEN FROM NATURAL DIVERSITY DATA BASE AREA (TRUMBULL, CONNECTICUT, JUNE 2025)

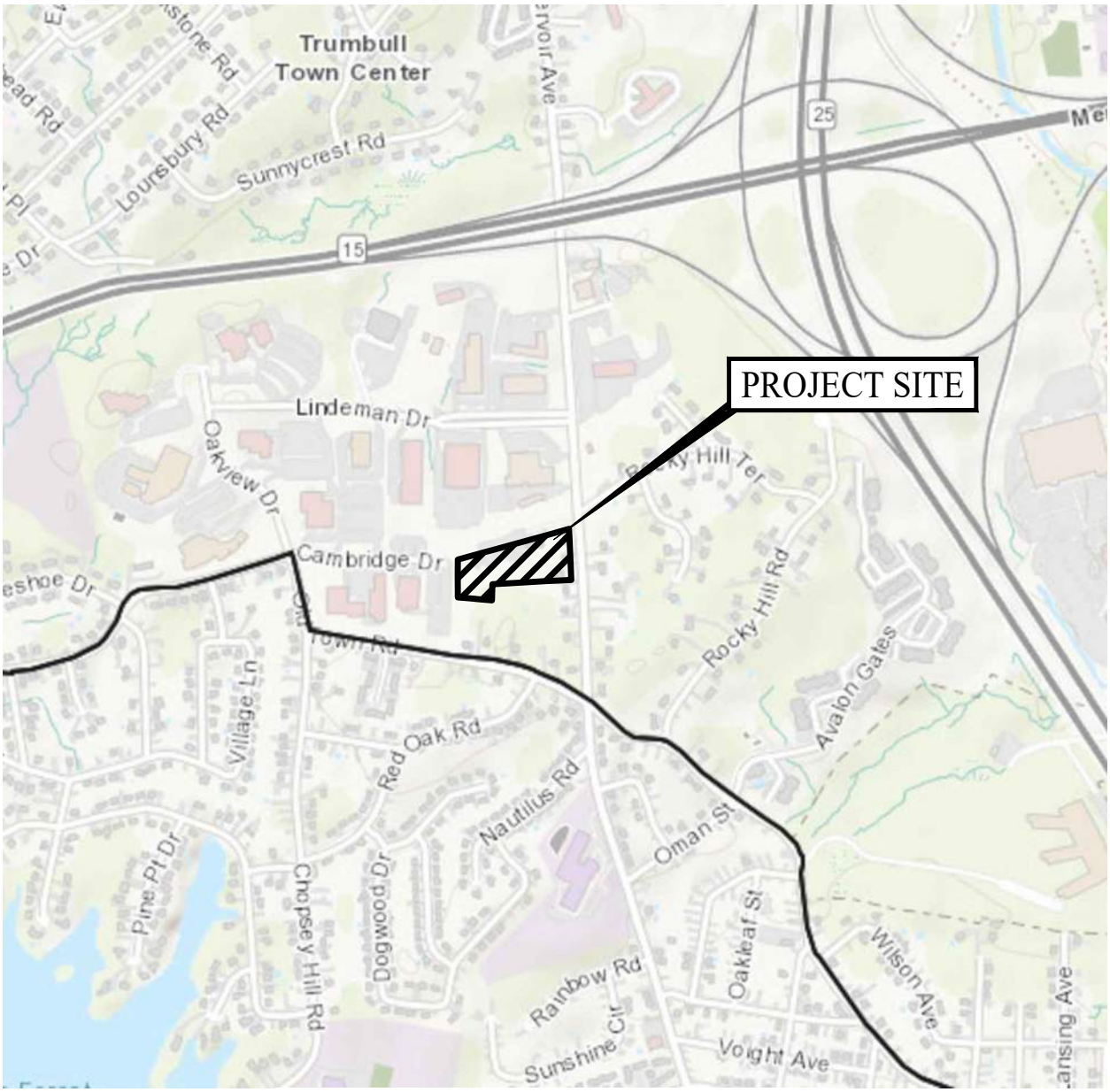
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NATURAL DIVERSITY DATABASE MAP

2135, 2145 & 2155 RESERVOIR AVE
TRUMBULL, CONNECTICUT

Project #:	24116901
Plan Date:	10/31/25
Scale:	1" = 1,500'
Figure:	4



Aquifer Protection Areas

- Final Adopted Aquifer Protection
- Final Aquifer Protection
- Preliminary Aquifer Protection

NOTE: BASE MAP INFORMATION TAKEN FROM CT DEEP AQUIFER PROTECTION AREA MAP TRUMBULL, CT

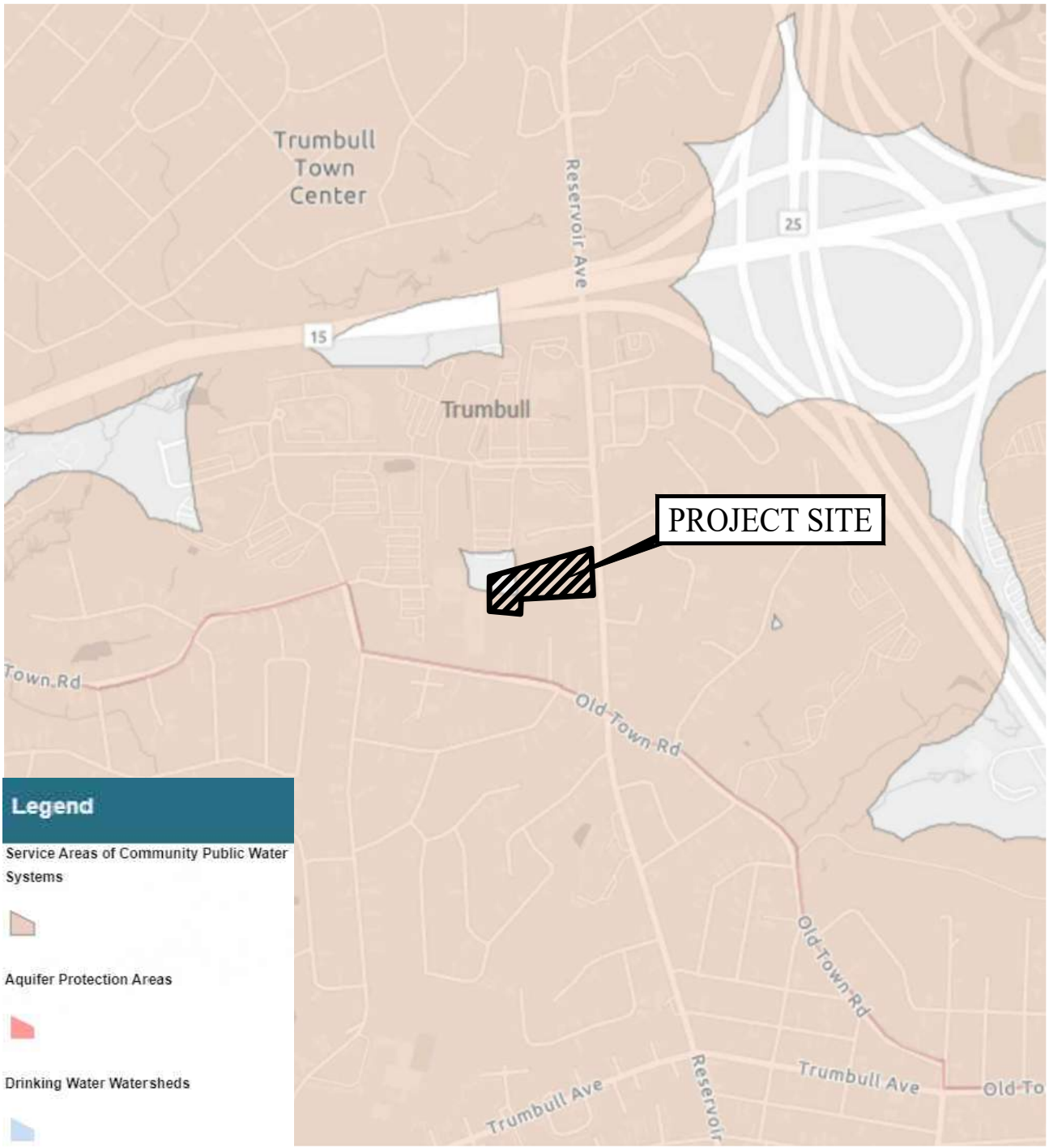
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AQUIFER PROTECTION AREA MAP

2135, 2145 & 2155 RESERVOIR AVE
TRUMBULL, CONNECTICUT

Project #:	24116901
Plan Date:	10/31/25
Scale:	1" = 1,000'
Figure:	5



NOTE: BASE MAP INFORMATION TAKEN FROM CT.GOV DRINKING WATER SECTION GIS MAP VIEWER

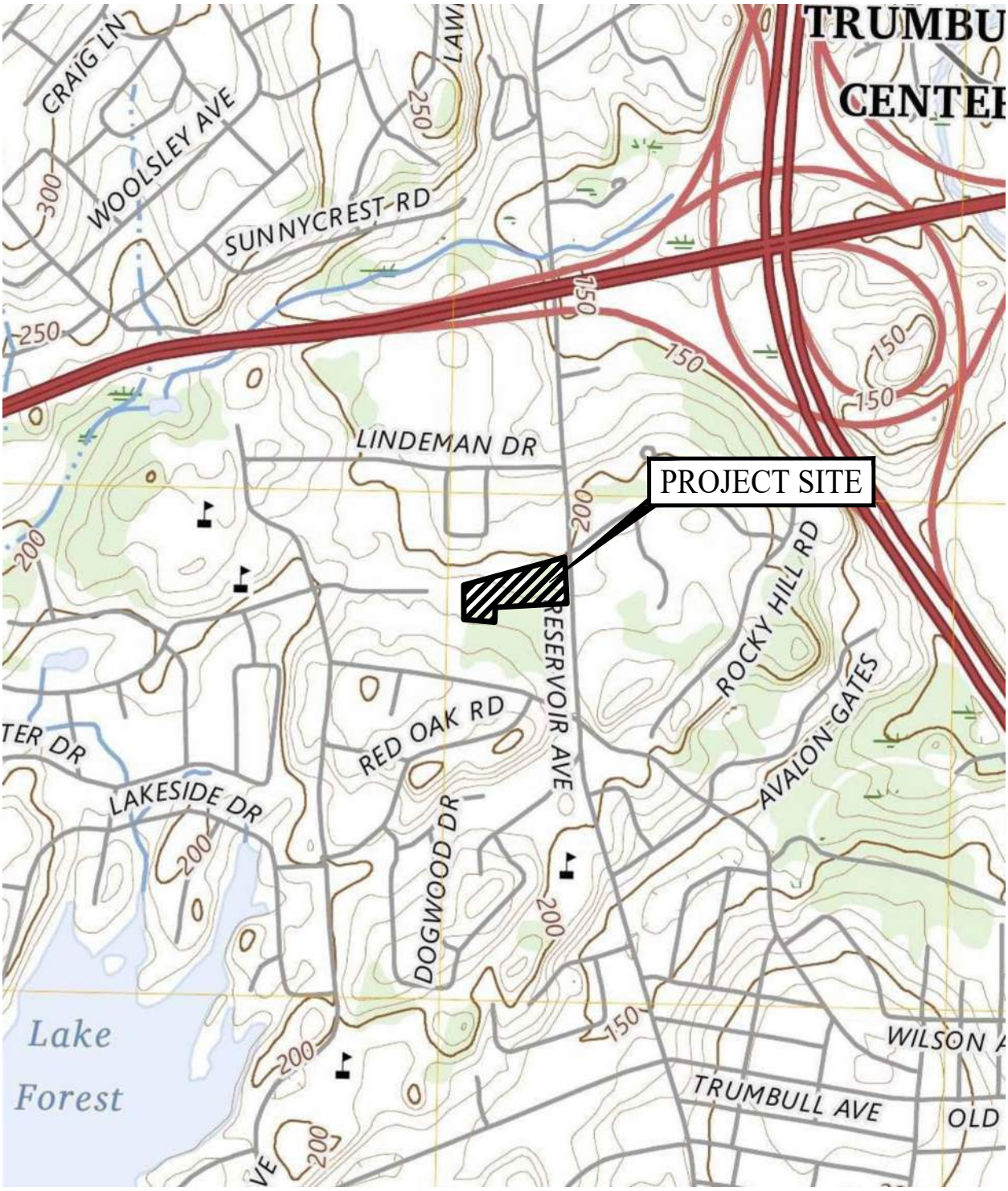
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PUBLIC SUPPLY WATERSHED MAP

2135, 2145 & 2155 RESERVOIR AVE
TRUMBULL, CONNECTICUT

Project #:	24116901
Plan Date:	10/31/25
Scale:	1" = 1,000'
Figure:	6



NOTE: BASE MAP INFORMATION TAKEN FROM UNITED STATES GEOLOGICAL SURVEY MAP DATED 2024

1,000 0 500 1,000

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USGS MAP

2135, 2145 & 2155 RESERVOIR AVE
TRUMBULL, CONNECTICUT

Project #:	24116901
Plan Date:	10/31/25
Scale:	1" = 1,000'
Figure:	7

APPENDIX B
HYDROLOGY

NOAA Atlas Precipitation Data
Existing Drainage Area Map (EDA)
Proposed Drainage Area Map (PDA)
HydroCAD Report – Existing Conditions
HydroCAD Report – Proposed Conditions
Water Quality Volume Calculations

NOAA Atlas 14, Volume 10, Version 3
Location name: Trumbull, Connecticut, USA*
Latitude: 41.2295°, Longitude: -73.1956°
Elevation: 211 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.355** (0.278-0.445)	**0.421** (0.329-0.528)	**0.529** (0.412-0.665)	**0.618** (0.480-0.782)	**0.741** (0.556-0.975)	**0.834** (0.613-1.12)	**0.931** (0.663-1.29)	**1.04** (0.701-1.47)	**1.19** (0.773-1.74)	**1.32** (0.834-1.96)
10-min	**0.502** (0.394-0.630)	**0.596** (0.467-0.748)	**0.749** (0.584-0.943)	**0.876** (0.679-1.11)	**1.05** (0.788-1.38)	**1.18** (0.868-1.58)	**1.32** (0.939-1.83)	**1.47** (0.993-2.08)	**1.69** (1.10-2.47)	**1.87** (1.18-2.78)
15-min	**0.591** (0.463-0.741)	**0.701** (0.549-0.880)	**0.881** (0.687-1.11)	**1.03** (0.799-1.30)	**1.24** (0.927-1.62)	**1.39** (1.02-1.86)	**1.55** (1.10-2.15)	**1.73** (1.17-2.45)	**1.99** (1.29-2.90)	**2.20** (1.39-3.26)
30-min	**0.823** (0.645-1.03)	**0.976** (0.765-1.22)	**1.23** (0.958-1.54)	**1.44** (1.11-1.82)	**1.72** (1.29-2.26)	**1.94** (1.42-2.60)	**2.16** (1.54-2.99)	**2.41** (1.63-3.41)	**2.75** (1.78-4.02)	**3.02** (1.91-4.50)
60-min	**1.06** (0.827-1.32)	**1.25** (0.980-1.57)	**1.57** (1.23-1.98)	**1.84** (1.43-2.33)	**2.21** (1.66-2.90)	**2.49** (1.82-3.33)	**2.78** (1.97-3.83)	**3.08** (2.08-4.36)	**3.51** (2.28-5.13)	**3.85** (2.44-5.73)
2-hr	**1.37** (1.08-1.70)	**1.63** (1.29-2.03)	**2.06** (1.62-2.58)	**2.42** (1.89-3.04)	**2.91** (2.20-3.81)	**3.28** (2.42-4.38)	**3.67** (2.63-5.06)	**4.11** (2.78-5.77)	**4.73** (3.08-6.86)	**5.24** (3.32-7.74)
3-hr	**1.58** (1.25-1.96)	**1.89** (1.50-2.35)	**2.40** (1.89-2.98)	**2.82** (2.21-3.53)	**3.40** (2.57-4.43)	**3.83** (2.84-5.09)	**4.29** (3.08-5.90)	**4.81** (3.26-6.74)	**5.57** (3.63-8.05)	**6.20** (3.94-9.12)
6-hr	**1.99** (1.59-2.46)	**2.40** (1.91-2.96)	**3.05** (2.42-3.78)	**3.60** (2.84-4.48)	**4.35** (3.32-5.64)	**4.91** (3.67-6.50)	**5.51** (3.99-7.55)	**6.20** (4.23-8.63)	**7.23** (4.73-10.4)	**8.09** (5.16-11.8)
12-hr	**2.46** (1.97-3.01)	**2.97** (2.38-3.64)	**3.81** (3.04-4.68)	**4.50** (3.57-5.56)	**5.46** (4.18-7.03)	**6.17** (4.63-8.11)	**6.93** (5.05-9.45)	**7.82** (5.35-10.8)	**9.15** (6.01-13.0)	**10.3** (6.57-14.9)
24-hr	**2.88** (2.32-3.50)	**3.52** (2.83-4.28)	**4.56** (3.66-5.57)	**5.43** (4.33-6.66)	**6.62** (5.11-8.49)	**7.51** (5.68-9.84)	**8.46** (6.22-11.5)	**9.62** (6.60-13.2)	**11.4** (7.48-16.1)	**12.9** (8.26-18.5)
2-day	**3.22** (2.61-3.89)	**4.00** (3.24-4.83)	**5.27** (4.26-6.39)	**6.32** (5.08-7.71)	**7.78** (6.05-9.94)	**8.84** (6.74-11.6)	**10.0** (7.44-13.6)	**11.5** (7.91-15.7)	**13.8** (9.10-19.4)	**15.8** (10.2-22.6)
3-day	**3.49** (2.84-4.20)	**4.34** (3.53-5.22)	**5.73** (4.65-6.92)	**6.89** (5.55-8.36)	**8.48** (6.62-10.8)	**9.64** (7.38-12.6)	**10.9** (8.15-14.9)	**12.6** (8.66-17.0)	**15.1** (10.0-21.2)	**17.4** (11.2-24.7)
4-day	**3.75** (3.06-4.49)	**4.64** (3.79-5.57)	**6.11** (4.97-7.36)	**7.33** (5.92-8.87)	**9.00** (7.04-11.4)	**10.2** (7.84-13.3)	**11.6** (8.65-15.7)	**13.3** (9.18-18.0)	**16.0** (10.6-22.3)	**18.3** (11.8-26.0)
7-day	**4.48** (3.68-5.35)	**5.45** (4.48-6.51)	**7.04** (5.75-8.43)	**8.35** (6.78-10.1)	**10.2** (7.98-12.8)	**11.5** (8.84-14.8)	**13.0** (9.67-17.3)	**14.7** (10.2-19.8)	**17.5** (11.6-24.3)	**19.9** (12.9-28.0)
10-day	**5.20** (4.29-6.18)	**6.21** (5.12-7.39)	**7.87** (6.46-9.39)	**9.24** (7.53-11.1)	**11.1** (8.76-13.9)	**12.5** (9.64-16.0)	**14.1** (10.5-18.6)	**15.9** (11.0-21.2)	**18.6** (12.4-25.7)	**20.9** (13.5-29.4)
20-day	**7.35** (6.10-8.68)	**8.47** (7.02-10.0)	**10.3** (8.49-12.2)	**11.8** (9.67-14.0)	**13.9** (10.9-17.1)	**15.4** (11.9-19.4)	**17.1** (12.7-22.2)	**18.9** (13.2-25.1)	**21.4** (14.4-29.4)	**23.5** (15.3-32.8)
30-day	**9.14** (7.61-10.7)	**10.3** (8.58-12.1)	**12.2** (10.1-14.4)	**13.8** (11.4-16.4)	**16.0** (12.7-19.7)	**17.7** (13.7-22.1)	**19.4** (14.4-25.0)	**21.3** (14.9-28.1)	**23.7** (15.9-32.3)	**25.6** (16.7-35.6)
45-day	**11.3** (9.48-13.3)	**12.6** (10.5-14.8)	**14.7** (12.2-17.2)	**16.4** (13.5-19.3)	**18.7** (14.8-22.8)	**20.5** (15.8-25.4)	**22.3** (16.5-28.4)	**24.1** (17.0-31.7)	**26.5** (17.8-35.9)	**28.3** (18.5-39.1)
60-day	**13.2** (11.0-15.4)	**14.5** (12.1-16.9)	**16.6** (13.9-19.5)	**18.4** (15.3-21.7)	**20.9** (16.6-25.3)	**22.8** (17.6-28.1)	**24.7** (18.3-31.2)	**26.5** (18.7-34.7)	**28.8** (19.4-38.9)	**30.5** (19.9-42.0)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

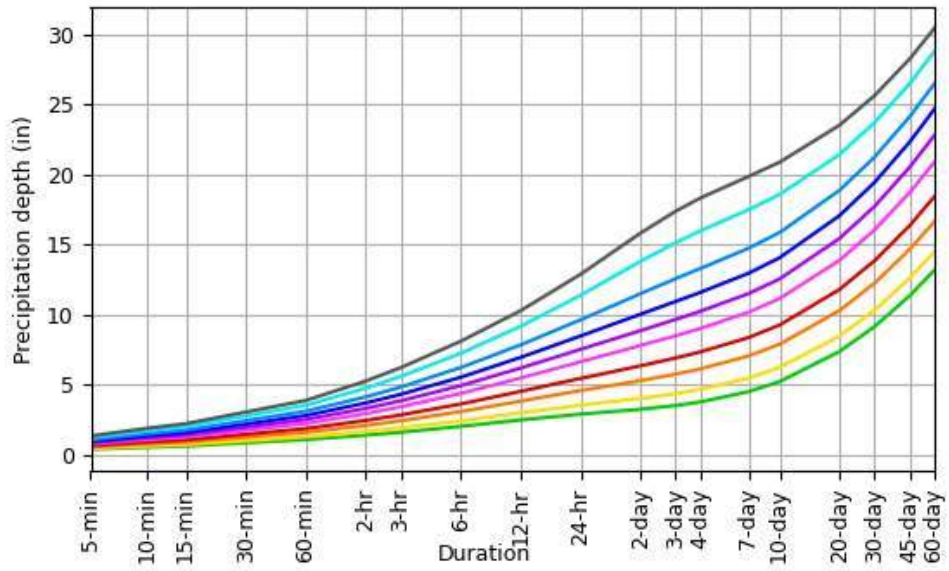
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

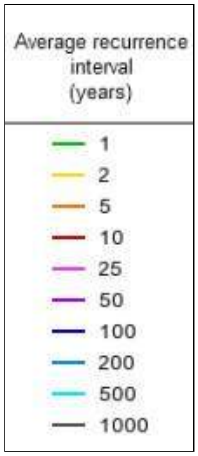
Please refer to NOAA Atlas 14 document for more information.

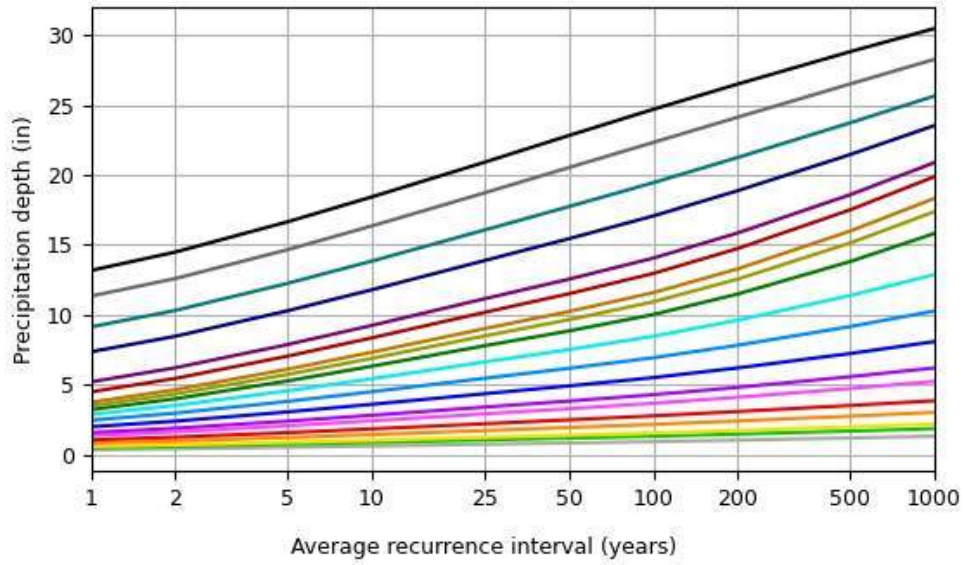
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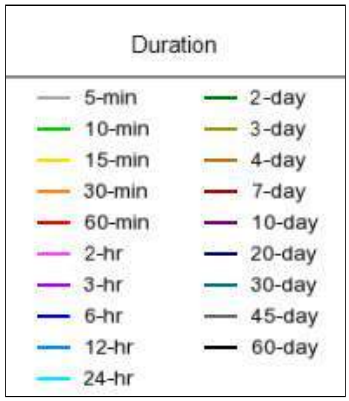
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 41.2295°, Longitude: -73.1956°







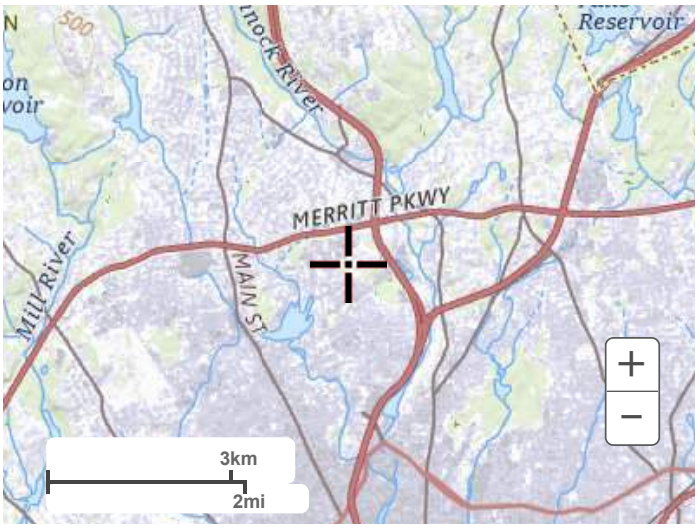


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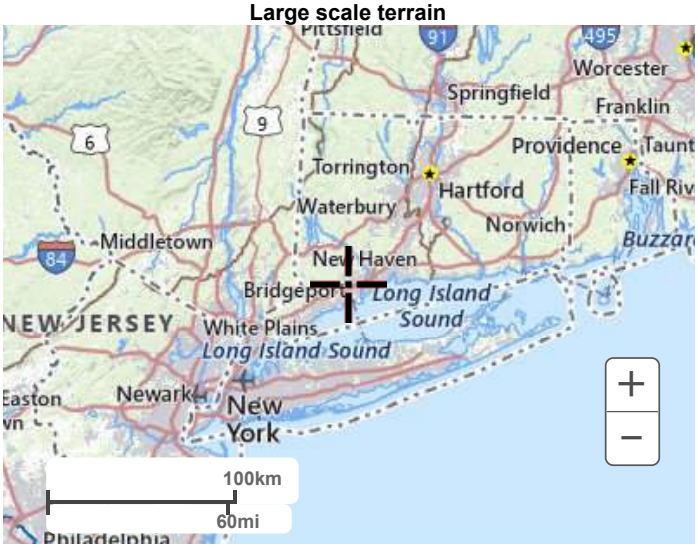
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Maps & aerials

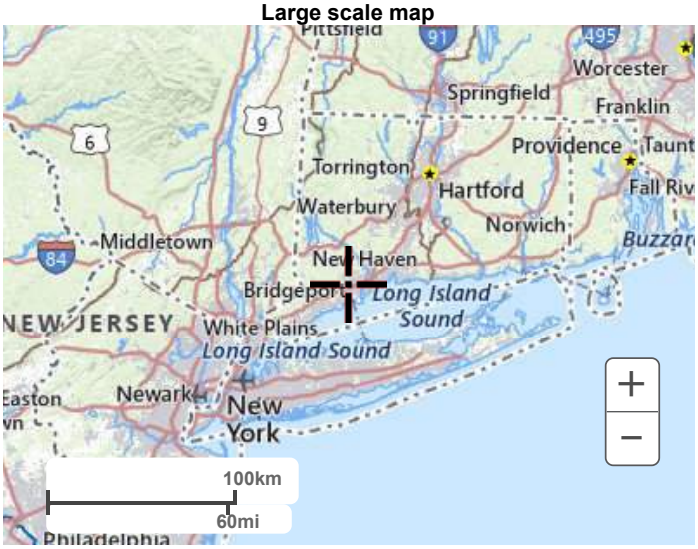
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

NOAA Atlas 14, Volume 10, Version 3
Location name: Trumbull, Connecticut, USA*
Latitude: 41.2295°, Longitude: -73.1956°
Elevation: 211 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**4.26** (3.34-5.34)	**5.05** (3.95-6.34)	**6.35** (4.94-7.98)	**7.42** (5.76-9.38)	**8.89** (6.67-11.7)	**10.0** (7.36-13.4)	**11.2** (7.96-15.5)	**12.5** (8.41-17.6)	**14.3** (9.28-20.9)	**15.8** (10.0-23.5)
10-min	**3.01** (2.36-3.78)	**3.58** (2.80-4.49)	**4.49** (3.50-5.66)	**5.26** (4.07-6.64)	**6.30** (4.73-8.29)	**7.09** (5.21-9.50)	**7.92** (5.63-11.0)	**8.84** (5.96-12.5)	**10.1** (6.58-14.8)	**11.2** (7.09-16.7)
15-min	**2.36** (1.85-2.96)	**2.80** (2.20-3.52)	**3.52** (2.75-4.44)	**4.12** (3.20-5.22)	**4.94** (3.71-6.50)	**5.56** (4.09-7.46)	**6.21** (4.42-8.60)	**6.93** (4.67-9.80)	**7.95** (5.15-11.6)	**8.78** (5.56-13.1)
30-min	**1.65** (1.29-2.06)	**1.95** (1.53-2.45)	**2.45** (1.92-3.09)	**2.87** (2.23-3.63)	**3.44** (2.58-4.53)	**3.88** (2.84-5.19)	**4.33** (3.07-5.98)	**4.82** (3.25-6.81)	**5.50** (3.57-8.03)	**6.05** (3.83-9.00)
60-min	**1.06** (0.827-1.32)	**1.25** (0.980-1.57)	**1.57** (1.23-1.98)	**1.84** (1.43-2.33)	**2.21** (1.66-2.90)	**2.49** (1.82-3.33)	**2.78** (1.97-3.83)	**3.08** (2.08-4.36)	**3.51** (2.28-5.13)	**3.85** (2.44-5.73)
2-hr	**0.684** (0.539-0.852)	**0.816** (0.643-1.02)	**1.03** (0.810-1.29)	**1.21** (0.944-1.52)	**1.46** (1.10-1.90)	**1.64** (1.21-2.19)	**1.84** (1.31-2.53)	**2.05** (1.39-2.88)	**2.36** (1.54-3.43)	**2.62** (1.66-3.87)
3-hr	**0.526** (0.416-0.652)	**0.629** (0.497-0.781)	**0.798** (0.629-0.994)	**0.938** (0.734-1.17)	**1.13** (0.856-1.47)	**1.28** (0.945-1.70)	**1.43** (1.03-1.96)	**1.60** (1.09-2.24)	**1.86** (1.21-2.68)	**2.06** (1.31-3.04)
6-hr	**0.332** (0.265-0.410)	**0.400** (0.318-0.493)	**0.510** (0.404-0.631)	**0.601** (0.473-0.747)	**0.726** (0.553-0.942)	**0.820** (0.612-1.08)	**0.920** (0.666-1.26)	**1.04** (0.705-1.44)	**1.21** (0.789-1.73)	**1.35** (0.861-1.97)
12-hr	**0.204** (0.163-0.249)	**0.246** (0.197-0.302)	**0.315** (0.252-0.388)	**0.373** (0.296-0.461)	**0.452** (0.347-0.583)	**0.511** (0.384-0.673)	**0.575** (0.419-0.784)	**0.649** (0.444-0.896)	**0.759** (0.498-1.08)	**0.852** (0.545-1.24)
24-hr	**0.119** (0.096-0.145)	**0.146** (0.118-0.178)	**0.190** (0.152-0.232)	**0.226** (0.180-0.277)	**0.275** (0.213-0.353)	**0.312** (0.236-0.409)	**0.352** (0.259-0.480)	**0.400** (0.274-0.549)	**0.473** (0.311-0.670)	**0.536** (0.344-0.772)
2-day	**0.067** (0.054-0.080)	**0.083** (0.067-0.100)	**0.109** (0.088-0.133)	**0.131** (0.105-0.160)	**0.161** (0.126-0.207)	**0.184** (0.140-0.240)	**0.208** (0.155-0.284)	**0.239** (0.164-0.326)	**0.287** (0.189-0.404)	**0.329** (0.212-0.471)
3-day	**0.048** (0.039-0.058)	**0.060** (0.049-0.072)	**0.079** (0.064-0.096)	**0.095** (0.077-0.116)	**0.117** (0.091-0.149)	**0.133** (0.102-0.174)	**0.151** (0.113-0.206)	**0.174** (0.120-0.236)	**0.210** (0.138-0.294)	**0.241** (0.155-0.343)
4-day	**0.039** (0.031-0.046)	**0.048** (0.039-0.058)	**0.063** (0.051-0.076)	**0.076** (0.061-0.092)	**0.093** (0.073-0.119)	**0.106** (0.081-0.138)	**0.120** (0.090-0.163)	**0.138** (0.095-0.187)	**0.166** (0.110-0.232)	**0.190** (0.123-0.271)
7-day	**0.026** (0.021-0.031)	**0.032** (0.026-0.038)	**0.041** (0.034-0.050)	**0.049** (0.040-0.059)	**0.060** (0.047-0.076)	**0.068** (0.052-0.088)	**0.077** (0.057-0.103)	**0.087** (0.060-0.118)	**0.104** (0.069-0.144)	**0.118** (0.076-0.166)
10-day	**0.021** (0.017-0.025)	**0.025** (0.021-0.030)	**0.032** (0.026-0.039)	**0.038** (0.031-0.046)	**0.046** (0.036-0.058)	**0.052** (0.040-0.066)	**0.058** (0.043-0.077)	**0.066** (0.045-0.088)	**0.077** (0.051-0.106)	**0.087** (0.056-0.122)
20-day	**0.015** (0.012-0.018)	**0.017** (0.014-0.020)	**0.021** (0.017-0.025)	**0.024** (0.020-0.029)	**0.028** (0.022-0.035)	**0.032** (0.024-0.040)	**0.035** (0.026-0.046)	**0.039** (0.027-0.052)	**0.044** (0.029-0.061)	**0.049** (0.031-0.068)
30-day	**0.012** (0.010-0.014)	**0.014** (0.011-0.016)	**0.016** (0.014-0.020)	**0.019** (0.015-0.022)	**0.022** (0.017-0.027)	**0.024** (0.018-0.030)	**0.026** (0.019-0.034)	**0.029** (0.020-0.038)	**0.032** (0.022-0.044)	**0.035** (0.023-0.049)
45-day	**0.010** (0.008-0.012)	**0.011** (0.009-0.013)	**0.013** (0.011-0.015)	**0.015** (0.012-0.017)	**0.017** (0.013-0.021)	**0.019** (0.014-0.023)	**0.020** (0.015-0.026)	**0.022** (0.015-0.029)	**0.024** (0.016-0.033)	**0.026** (0.017-0.036)
60-day	**0.009** (0.007-0.010)	**0.010** (0.008-0.011)	**0.011** (0.009-0.013)	**0.012** (0.010-0.015)	**0.014** (0.011-0.017)	**0.015** (0.012-0.019)	**0.017** (0.012-0.021)	**0.018** (0.013-0.024)	**0.020** (0.013-0.027)	**0.021** (0.013-0.029)

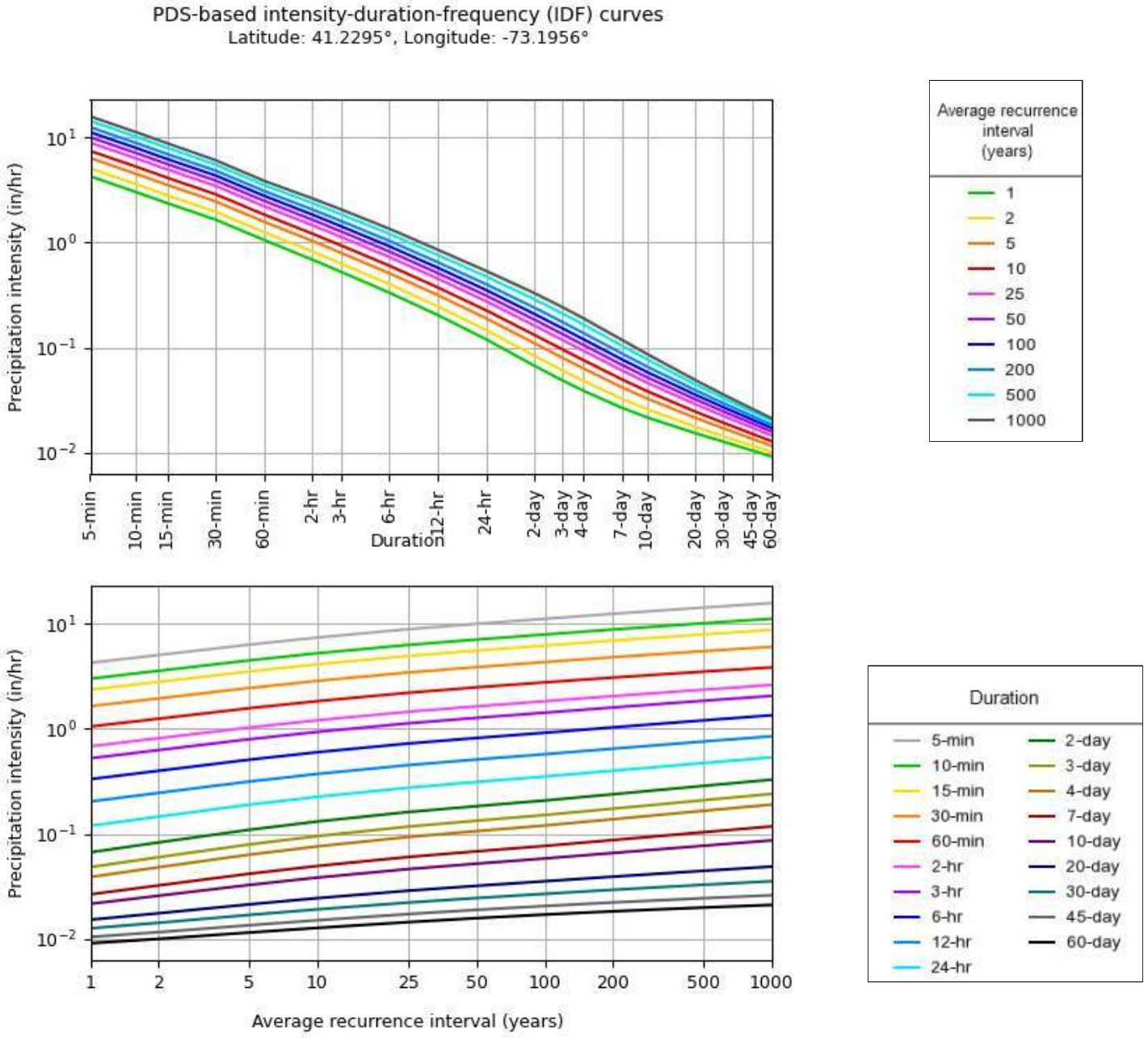
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



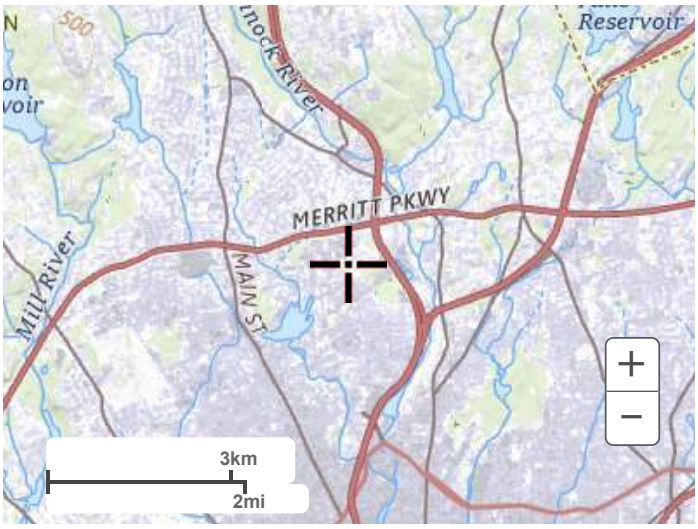
NOAA Atlas 14, Volume 10, Version 3

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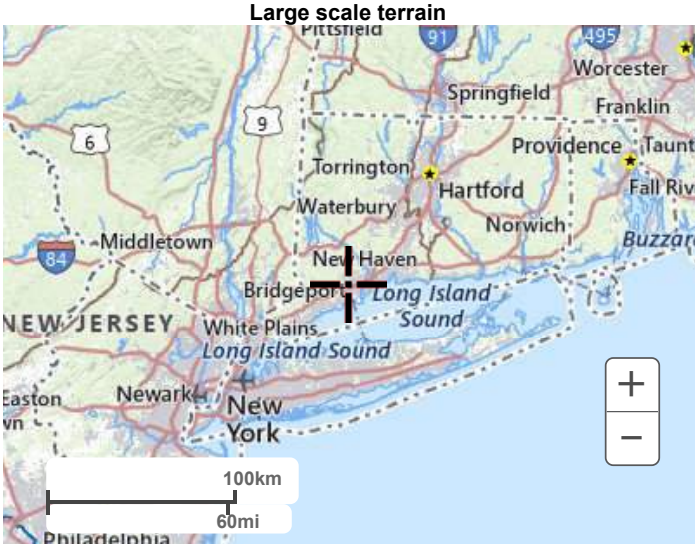
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Maps & aerials

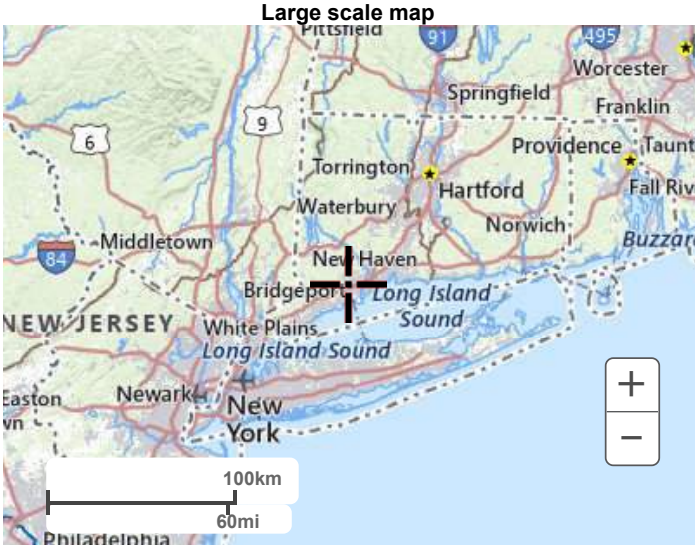
Small scale terrain



Large scale terrain



Large scale map



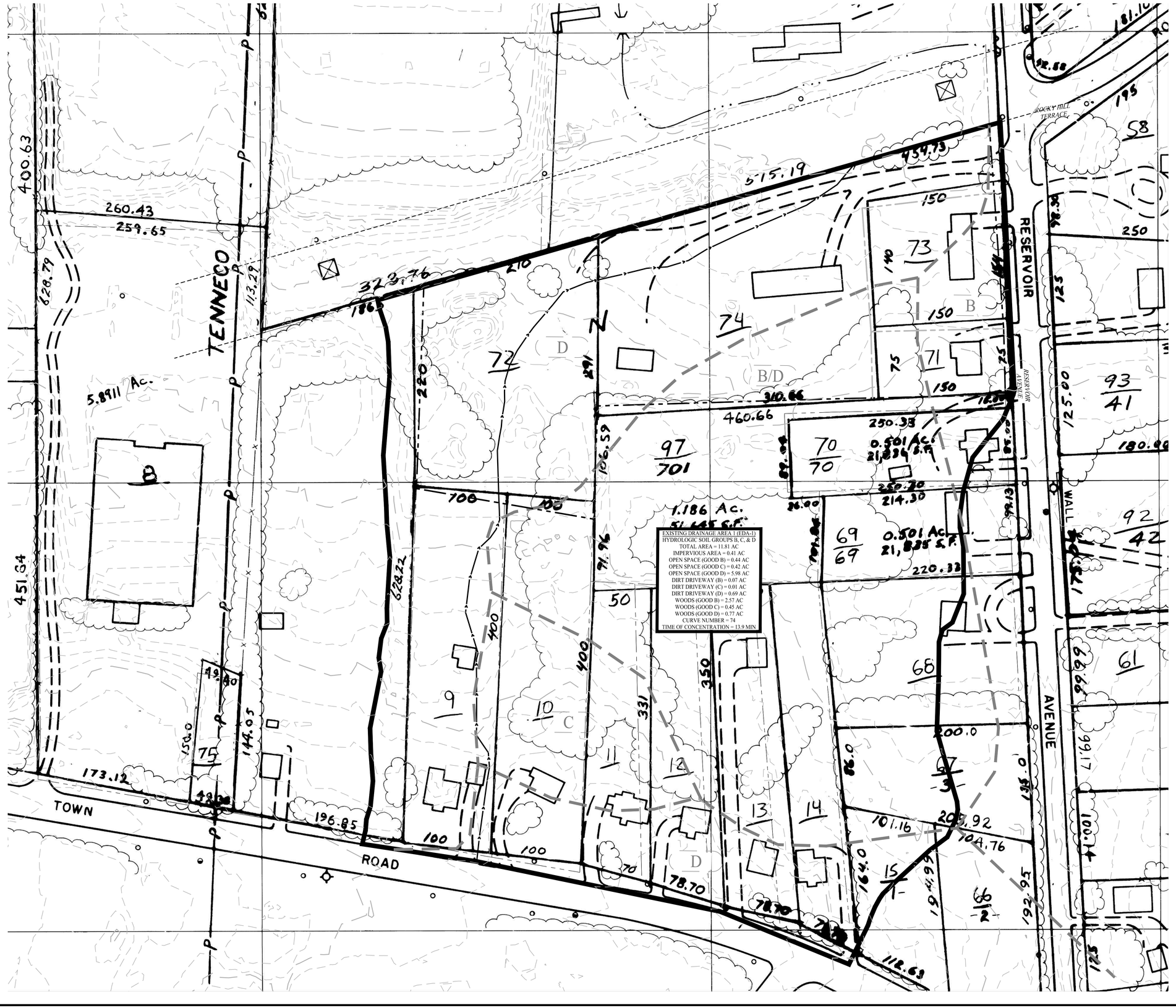
Large scale aerial



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National Weather Service
National Water Center
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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer



EXISTING DRAINAGE AREA 1 (EDA-1)
HYDROLOGIC SOIL GROUPS B, C, & D
TOTAL AREA = 11.81 AC
IMPERVIOUS AREA = 0.41 AC
OPEN SPACE (GOOD B) = 0.44 AC
OPEN SPACE (GOOD C) = 0.42 AC
OPEN SPACE (GOOD D) = 5.98 AC
DIRT DRIVEWAY (B) = 0.07 AC
DIRT DRIVEWAY (C) = 0.01 AC
DIRT DRIVEWAY (D) = 0.69 AC
WOODS (GOOD B) = 2.57 AC
WOODS (GOOD C) = 0.45 AC
WOODS (GOOD D) = 0.77 AC
CURVE NUMBER = 74
TIME OF CONCENTRATION = 13.9 MIN

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE TRUMBULL CONNECTICUT", SCALE 1"=30', DATED JULY 24, 2025, BY ACCURATE LAND SURVEYING LLC.
2. AERIAL PHOTOGRAPHY TAKEN FROM DRAWING TITLED "PLANIMETRIC MAP OF TOWN OF TRUMBULL, CONNECTICUT (SHEET NO. G-11)," DATED AUGUST 1964 PREPARED BY ABRAMS AERIAL SURVEY CORPORATION.
3. STORMWATER RUNOFF ANALYSIS WAS CALCULATED USING THE SCS TR-55 METHODOLOGY.
4. OFF-SITE TOPOGRAPHY DATA IS BASED ON CT ECO FILES.
5. CT ECO AND SURVEY CONTOURS HAVE BEEN ADJUSTED TO ALIGN SMOOTHLY, AND MAY NOT BE PERFECTLY ACCURATE.

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- LIMIT OF DRAINAGE AREA
- FLOW PATH
- SOIL TYPE BOUNDARY
- B — SOIL TYPE

Rev. #:	Date	Description
1	03/04/26	Re-Filing Set

Graphic Scale: 50 0 50 100

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MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	DJR
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 50'

STATE OF CONNECTICUT — KEVIN M. SOLLI — 25759 — LICENSED PROFESSIONAL ENGINEER
Kevin Solli, P.E.
CT 25759

Project:

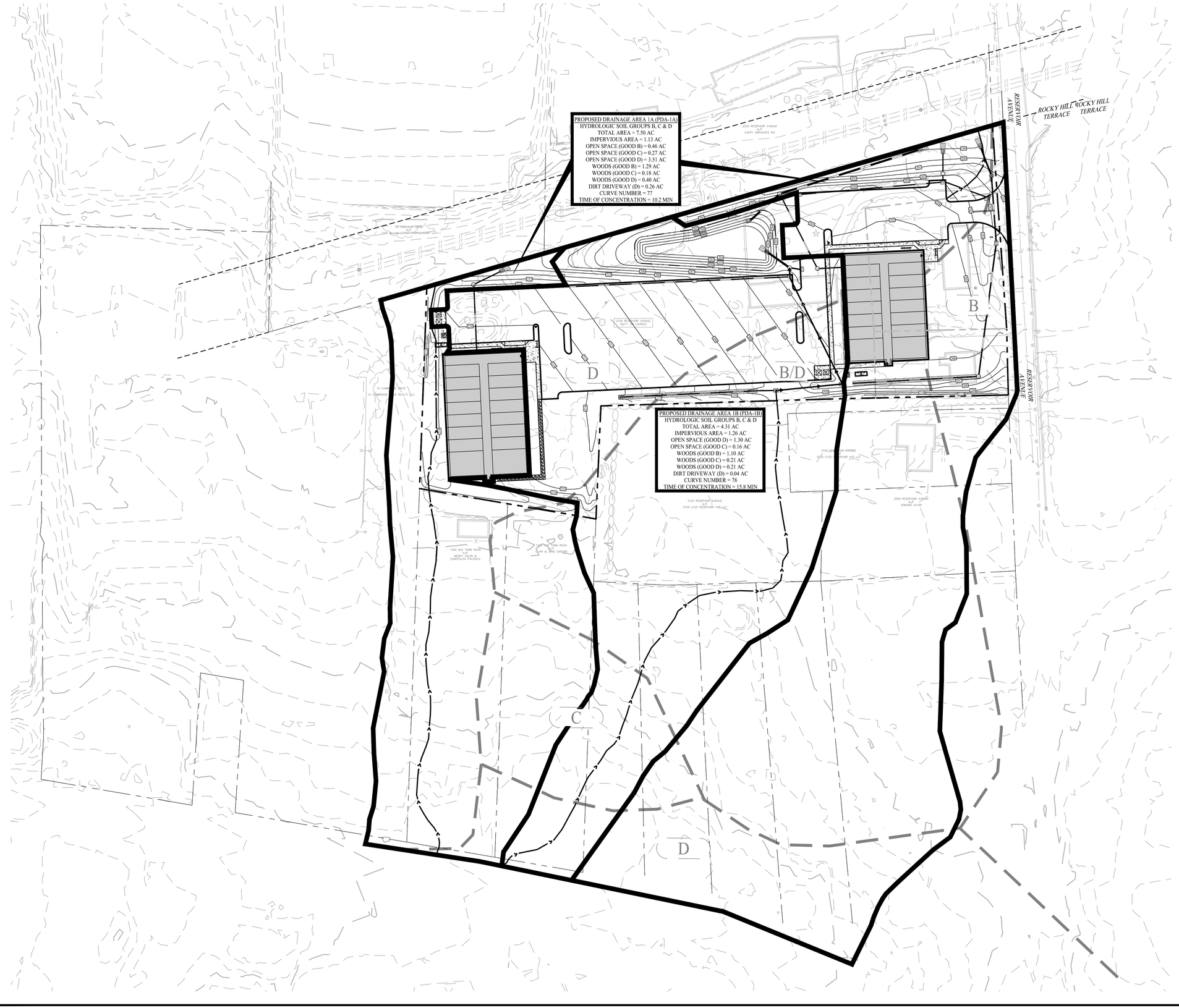
PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title: EXISTING DRAINAGE AREA MAP

Sheet #: EDA

Mar 05, 2026 – 10:48am drosemark
X:\SE Files\Project Data\2024\24116901 – 2135, 2145, 2155 Reservoir Ave – Trumbull, CT\Engineering Data\CAD Files\24116901 – EDA.dwg



GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE TRUMBULL CONNECTICUT", SCALE 1"=30', DATED JULY 24, 2025, BY ACCURATE LAND SURVEYING LLC.
2. STORMWATER RUNOFF ANALYSIS WAS CALCULATED USING THE SCS TR-55 METHODOLOGY.
3. OFF-SITE TOPOGRAPHY DATA IS BASED ON CTECO MAP READER TOWN OF TRUMBULL, CT.
4. CT ECO AND SURVEY CONTOURS HAVE BEEN ADJUSTED TO ALIGN SMOOTHLY, AND MAY NOT BE PERFECTLY ACCURATE.

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- LIMIT OF DRAINAGE AREA
- FLOW PATH
- SOIL TYPE BOUNDARY
- B — SOIL TYPE

Rev. #:	Date	Description
1	03/04/26	Re-Filing Set

Graphic Scale: 50 0 50 100

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MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	MJD
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 50'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title:

PROPOSED DRAINAGE AREA MAP

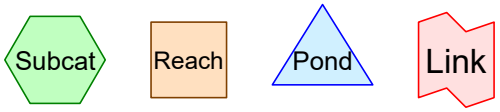
Sheet #:

PDA

Mar 05, 2026 - 10:48am dnostemark
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Existing Drainage Area 1



Routing Diagram for 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - EDA
Prepared by Solli Engineering, Printed 3/4/2026
HydroCAD® 10.20-7a s/n 13171 © 2025 HydroCAD Software Solutions LLC

Summary for Subcatchment EDA-1: Existing Drainage Area 1

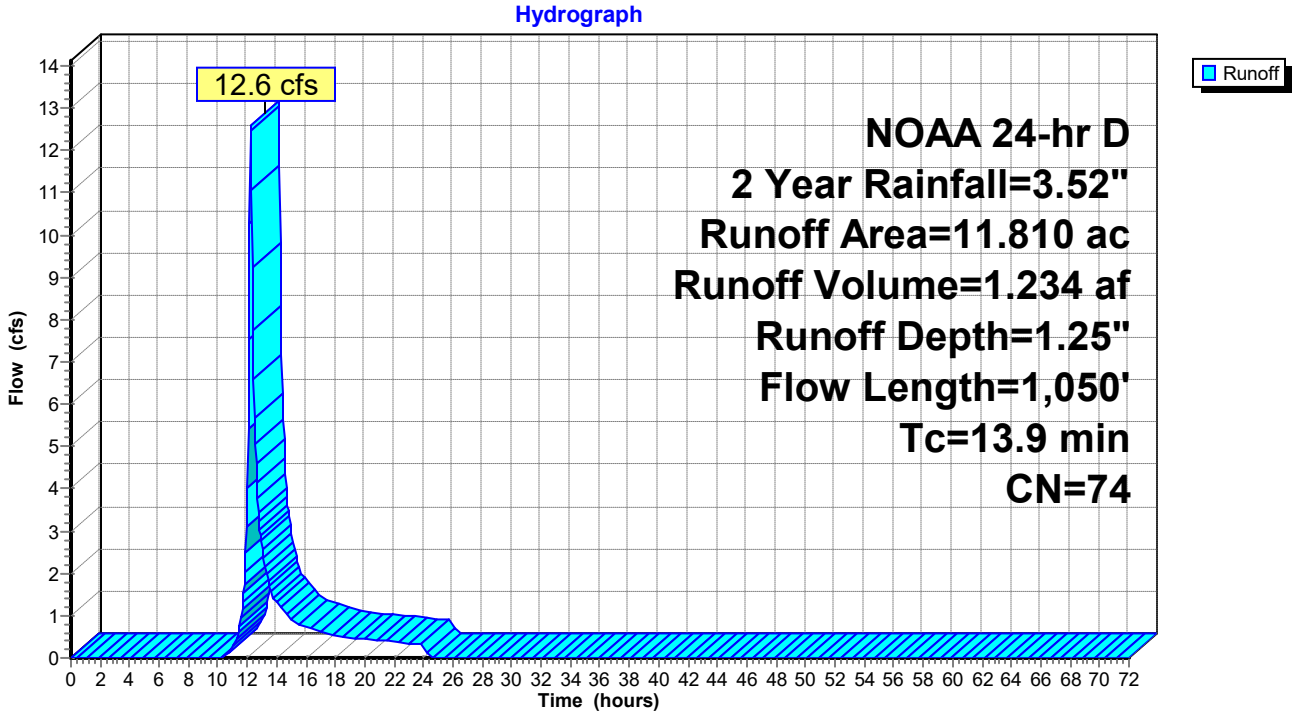
Runoff = 12.6 cfs @ 12.23 hrs, Volume= 1.234 af, Depth= 1.25"
Routed to nonexistent node 1L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 2 Year Rainfall=3.52"

Area (ac)	CN	Description
0.410	98	Paved parking, HSG D
0.440	61	>75% Grass cover, Good, HSG B
5.980	80	>75% Grass cover, Good, HSG D
0.420	74	>75% Grass cover, Good, HSG C
0.070	82	Dirt roads, HSG B
0.010	87	Dirt roads, HSG C
0.690	89	Dirt roads, HSG D
2.570	55	Woods, Good, HSG B
0.770	77	Woods, Good, HSG D
0.450	70	Woods, Good, HSG C
11.810	74	Weighted Average
11.400		96.53% Pervious Area
0.410		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0250	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
0.2	45	0.0900	4.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.3	277	0.0505	3.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	21	0.0702	4.27		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	79	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	72	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.8	305	0.0311	2.84		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.6	84	0.0120	2.22		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	34	0.0145	1.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	33	0.0302	2.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.9	1,050	Total			

Subcatchment EDA-1: Existing Drainage Area 1



Summary for Subcatchment EDA-1: Existing Drainage Area 1

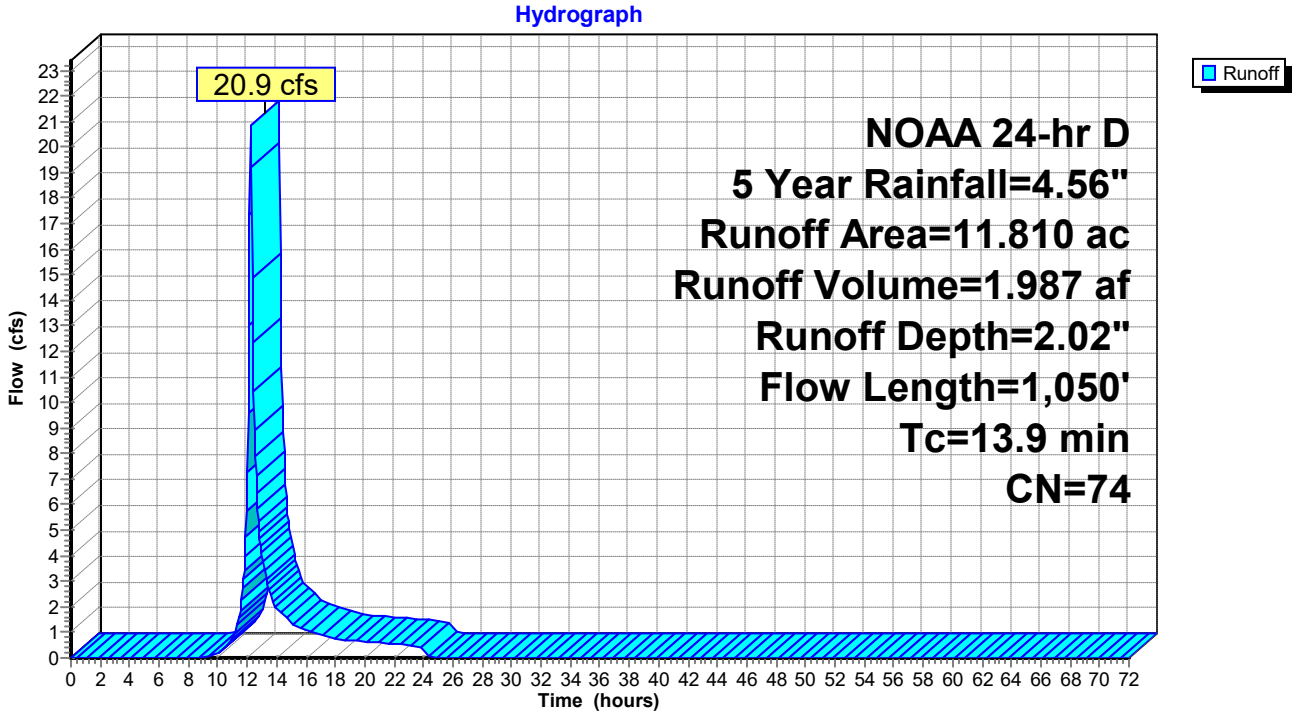
Runoff = 20.9 cfs @ 12.22 hrs, Volume= 1.987 af, Depth= 2.02"
Routed to nonexistent node 1L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 5 Year Rainfall=4.56"

Area (ac)	CN	Description
0.410	98	Paved parking, HSG D
0.440	61	>75% Grass cover, Good, HSG B
5.980	80	>75% Grass cover, Good, HSG D
0.420	74	>75% Grass cover, Good, HSG C
0.070	82	Dirt roads, HSG B
0.010	87	Dirt roads, HSG C
0.690	89	Dirt roads, HSG D
2.570	55	Woods, Good, HSG B
0.770	77	Woods, Good, HSG D
0.450	70	Woods, Good, HSG C
11.810	74	Weighted Average
11.400		96.53% Pervious Area
0.410		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0250	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
0.2	45	0.0900	4.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.3	277	0.0505	3.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	21	0.0702	4.27		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	79	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	72	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.8	305	0.0311	2.84		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.6	84	0.0120	2.22		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	34	0.0145	1.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	33	0.0302	2.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.9	1,050	Total			

Subcatchment EDA-1: Existing Drainage Area 1



Summary for Subcatchment EDA-1: Existing Drainage Area 1

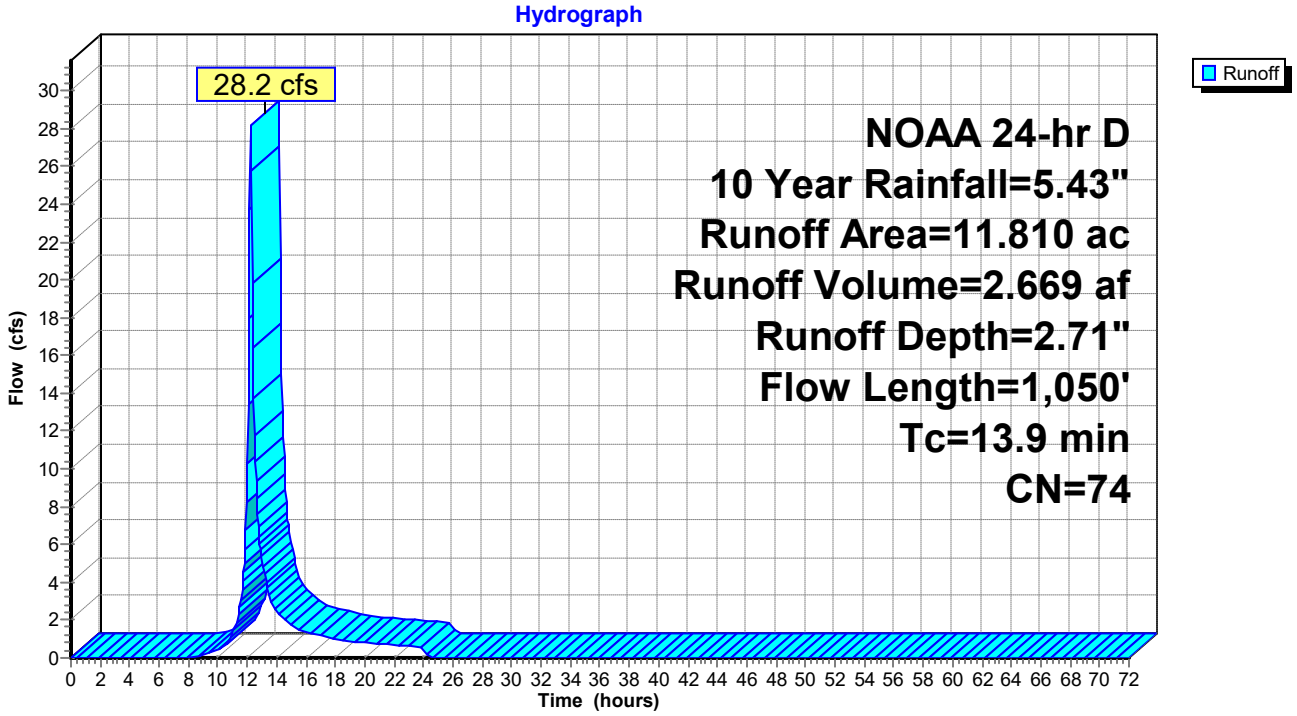
Runoff = 28.2 cfs @ 12.22 hrs, Volume= 2.669 af, Depth= 2.71"
Routed to nonexistent node 1L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 10 Year Rainfall=5.43"

Area (ac)	CN	Description
0.410	98	Paved parking, HSG D
0.440	61	>75% Grass cover, Good, HSG B
5.980	80	>75% Grass cover, Good, HSG D
0.420	74	>75% Grass cover, Good, HSG C
0.070	82	Dirt roads, HSG B
0.010	87	Dirt roads, HSG C
0.690	89	Dirt roads, HSG D
2.570	55	Woods, Good, HSG B
0.770	77	Woods, Good, HSG D
0.450	70	Woods, Good, HSG C
11.810	74	Weighted Average
11.400		96.53% Pervious Area
0.410		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0250	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
0.2	45	0.0900	4.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.3	277	0.0505	3.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	21	0.0702	4.27		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	79	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	72	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.8	305	0.0311	2.84		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.6	84	0.0120	2.22		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	34	0.0145	1.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	33	0.0302	2.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.9	1,050	Total			

Subcatchment EDA-1: Existing Drainage Area 1



Summary for Subcatchment EDA-1: Existing Drainage Area 1

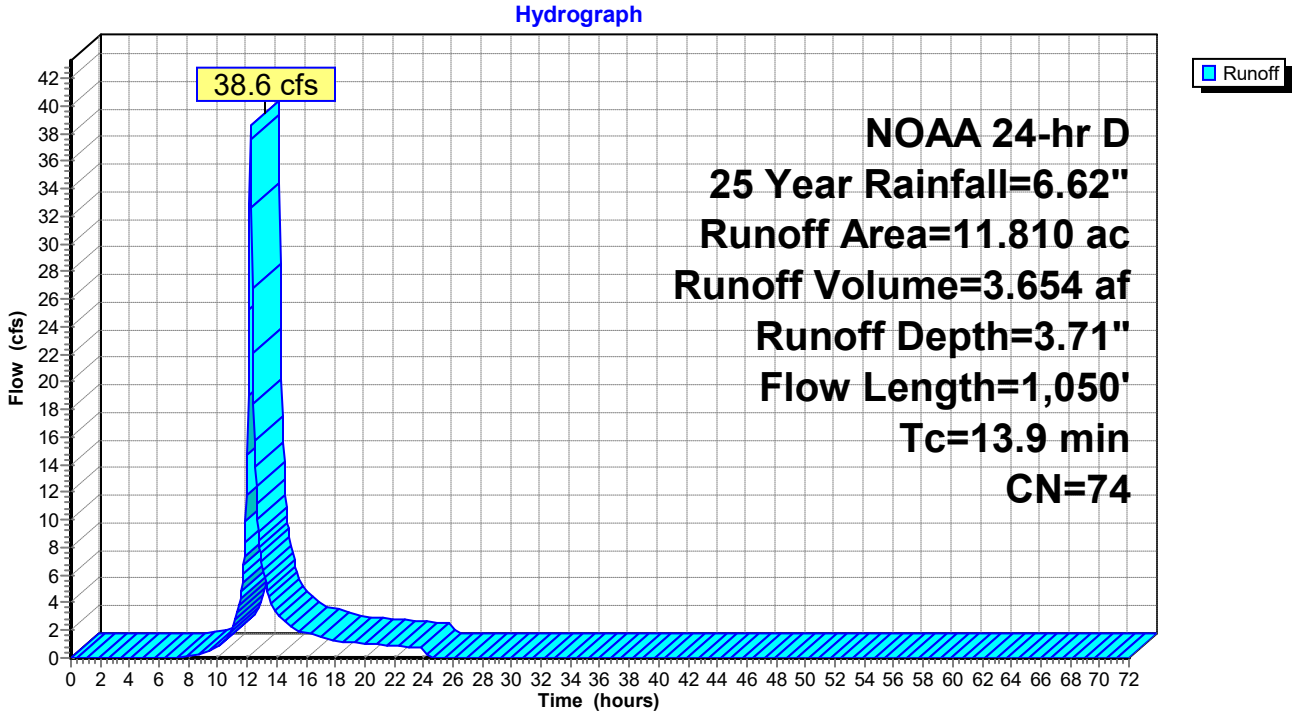
Runoff = 38.6 cfs @ 12.22 hrs, Volume= 3.654 af, Depth= 3.71"
Routed to nonexistent node 1L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 Year Rainfall=6.62"

Area (ac)	CN	Description
0.410	98	Paved parking, HSG D
0.440	61	>75% Grass cover, Good, HSG B
5.980	80	>75% Grass cover, Good, HSG D
0.420	74	>75% Grass cover, Good, HSG C
0.070	82	Dirt roads, HSG B
0.010	87	Dirt roads, HSG C
0.690	89	Dirt roads, HSG D
2.570	55	Woods, Good, HSG B
0.770	77	Woods, Good, HSG D
0.450	70	Woods, Good, HSG C
11.810	74	Weighted Average
11.400		96.53% Pervious Area
0.410		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0250	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
0.2	45	0.0900	4.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.3	277	0.0505	3.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	21	0.0702	4.27		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	79	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	72	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.8	305	0.0311	2.84		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.6	84	0.0120	2.22		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	34	0.0145	1.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	33	0.0302	2.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.9	1,050	Total			

Subcatchment EDA-1: Existing Drainage Area 1



Summary for Subcatchment EDA-1: Existing Drainage Area 1

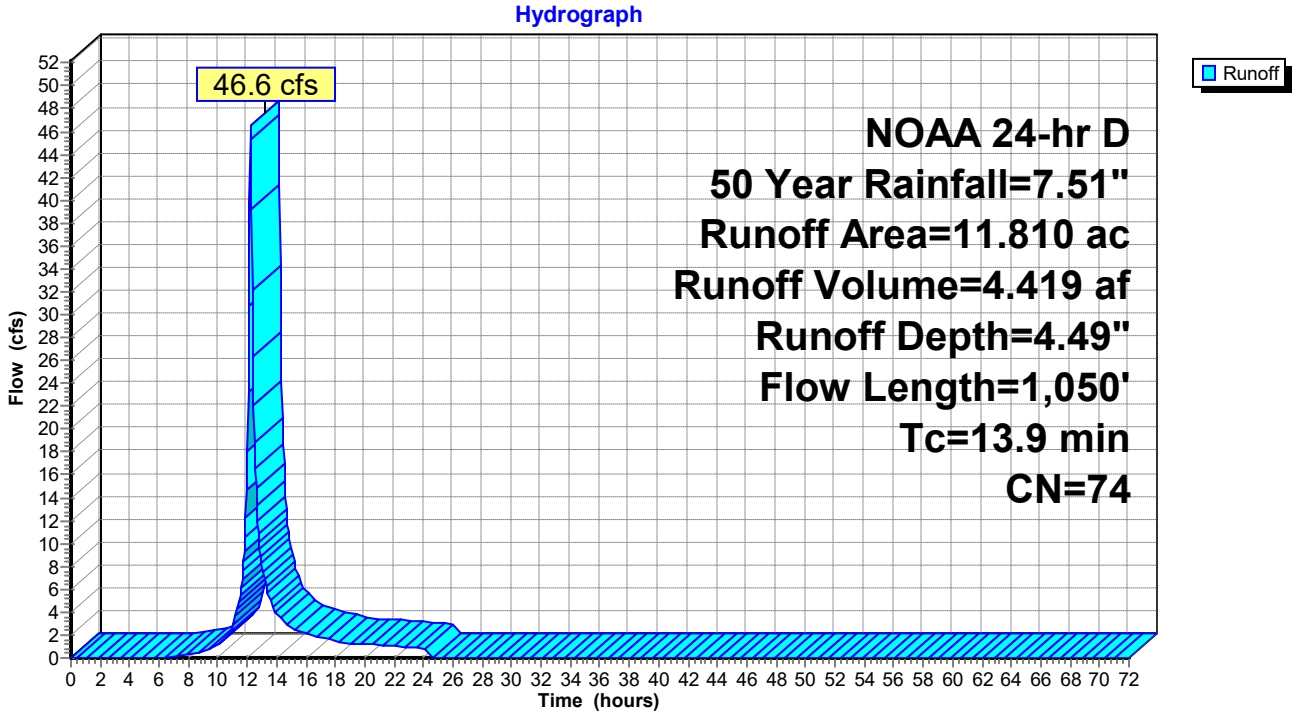
Runoff = 46.6 cfs @ 12.22 hrs, Volume= 4.419 af, Depth= 4.49"
Routed to nonexistent node 1L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 50 Year Rainfall=7.51"

Area (ac)	CN	Description
0.410	98	Paved parking, HSG D
0.440	61	>75% Grass cover, Good, HSG B
5.980	80	>75% Grass cover, Good, HSG D
0.420	74	>75% Grass cover, Good, HSG C
0.070	82	Dirt roads, HSG B
0.010	87	Dirt roads, HSG C
0.690	89	Dirt roads, HSG D
2.570	55	Woods, Good, HSG B
0.770	77	Woods, Good, HSG D
0.450	70	Woods, Good, HSG C
11.810	74	Weighted Average
11.400		96.53% Pervious Area
0.410		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0250	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
0.2	45	0.0900	4.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.3	277	0.0505	3.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	21	0.0702	4.27		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	79	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	72	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.8	305	0.0311	2.84		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.6	84	0.0120	2.22		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	34	0.0145	1.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	33	0.0302	2.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.9	1,050	Total			

Subcatchment EDA-1: Existing Drainage Area 1



Summary for Subcatchment EDA-1: Existing Drainage Area 1

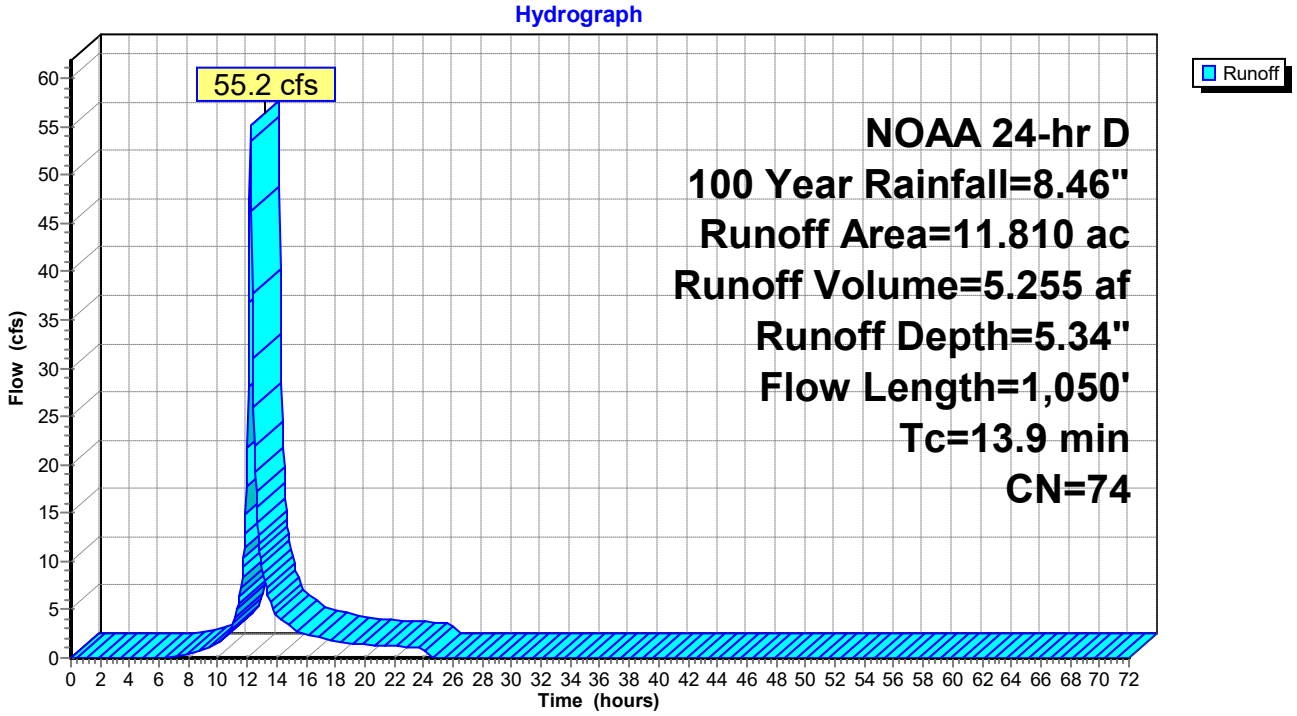
Runoff = 55.2 cfs @ 12.22 hrs, Volume= 5.255 af, Depth= 5.34"
Routed to nonexistent node 1L

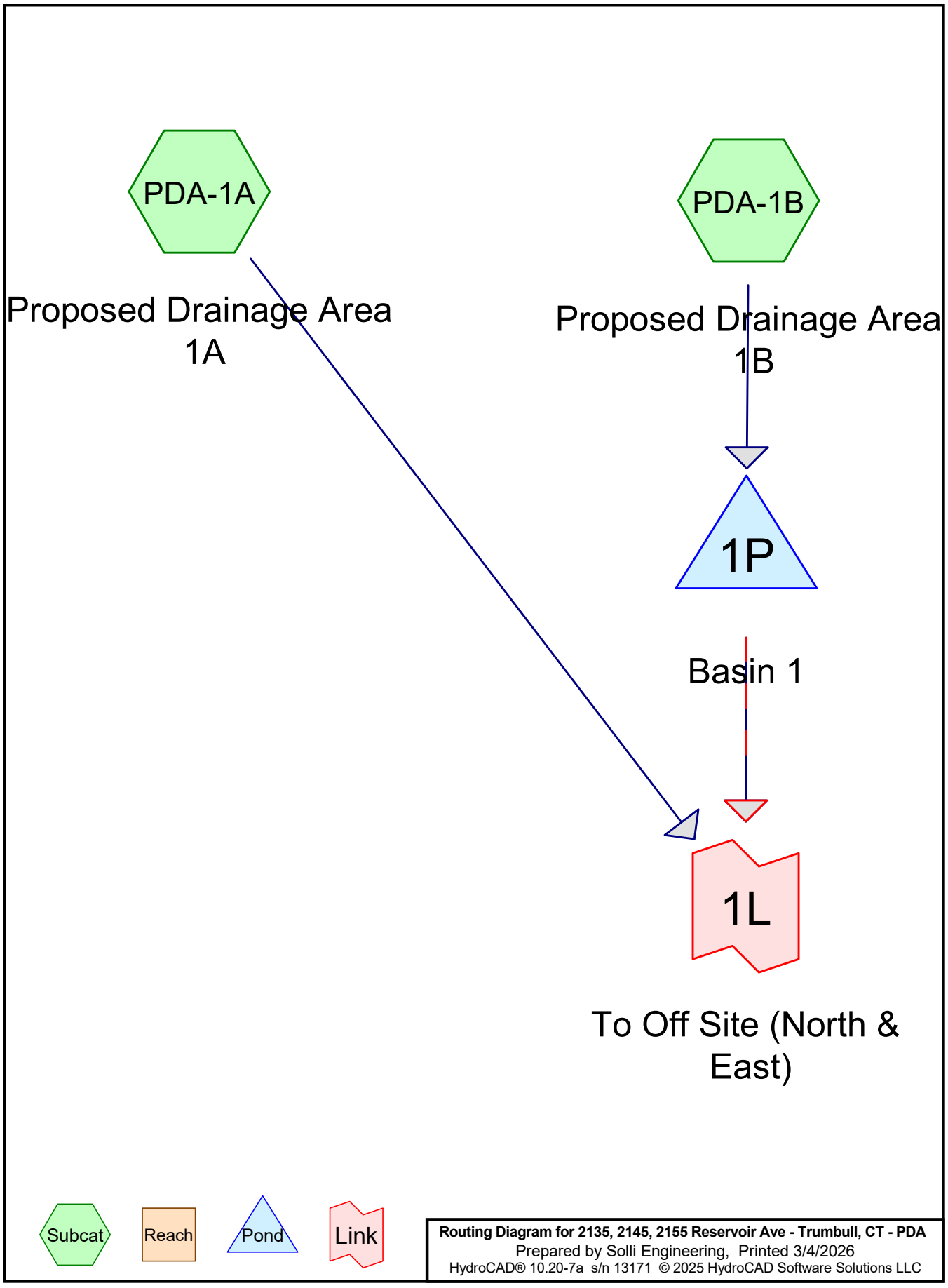
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 100 Year Rainfall=8.46"

Area (ac)	CN	Description
0.410	98	Paved parking, HSG D
0.440	61	>75% Grass cover, Good, HSG B
5.980	80	>75% Grass cover, Good, HSG D
0.420	74	>75% Grass cover, Good, HSG C
0.070	82	Dirt roads, HSG B
0.010	87	Dirt roads, HSG C
0.690	89	Dirt roads, HSG D
2.570	55	Woods, Good, HSG B
0.770	77	Woods, Good, HSG D
0.450	70	Woods, Good, HSG C
11.810	74	Weighted Average
11.400		96.53% Pervious Area
0.410		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0250	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
0.2	45	0.0900	4.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.3	277	0.0505	3.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	21	0.0702	4.27		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.5	79	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	72	0.0299	2.78		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.8	305	0.0311	2.84		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.6	84	0.0120	2.22		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	34	0.0145	1.94		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	33	0.0302	2.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.9	1,050	Total			

Subcatchment EDA-1: Existing Drainage Area 1




PDA-1A
PDA-1B
Proposed Drainage Area 1A
Proposed Drainage Area 1B
1P
Basin 1
1L
To Off Site (North & East)
Subcat
Reach
Pond
Link
Routing Diagram for 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - PDA
Prepared by Solli Engineering, Printed 3/4/2026
HydroCAD® 10.20-7a s/n 13171 © 2025 HydroCAD Software Solutions LLC

Summary for Subcatchment PDA-1A: Proposed Drainage Area 1A

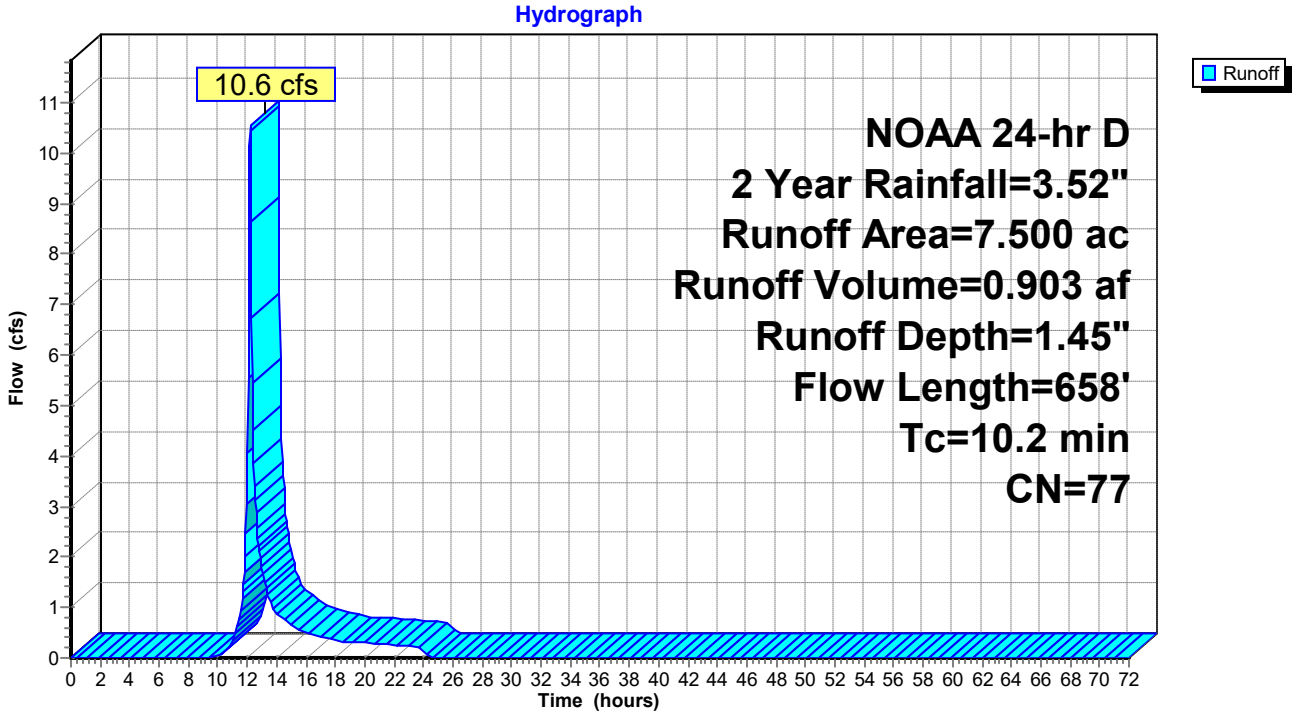
Runoff = 10.6 cfs @ 12.18 hrs, Volume= 0.903 af, Depth= 1.45"
Routed to Link 1L : To Off Site (North & East)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 2 Year Rainfall=3.52"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG D
0.460	61	>75% Grass cover, Good, HSG B
0.270	74	>75% Grass cover, Good, HSG C
3.510	80	>75% Grass cover, Good, HSG D
1.290	55	Woods, Good, HSG B
0.180	70	Woods, Good, HSG C
0.400	77	Woods, Good, HSG D
0.260	89	Dirt roads, HSG D
7.500	77	Weighted Average
6.370		84.93% Pervious Area
1.130		15.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	100	0.0500	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
1.4	324	0.0556	3.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	13	0.0154	2.00		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.2	221	0.0113	1.71		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.2	658	Total			

Subcatchment PDA-1A: Proposed Drainage Area 1A



Summary for Subcatchment PDA-1B: Proposed Drainage Area 1B

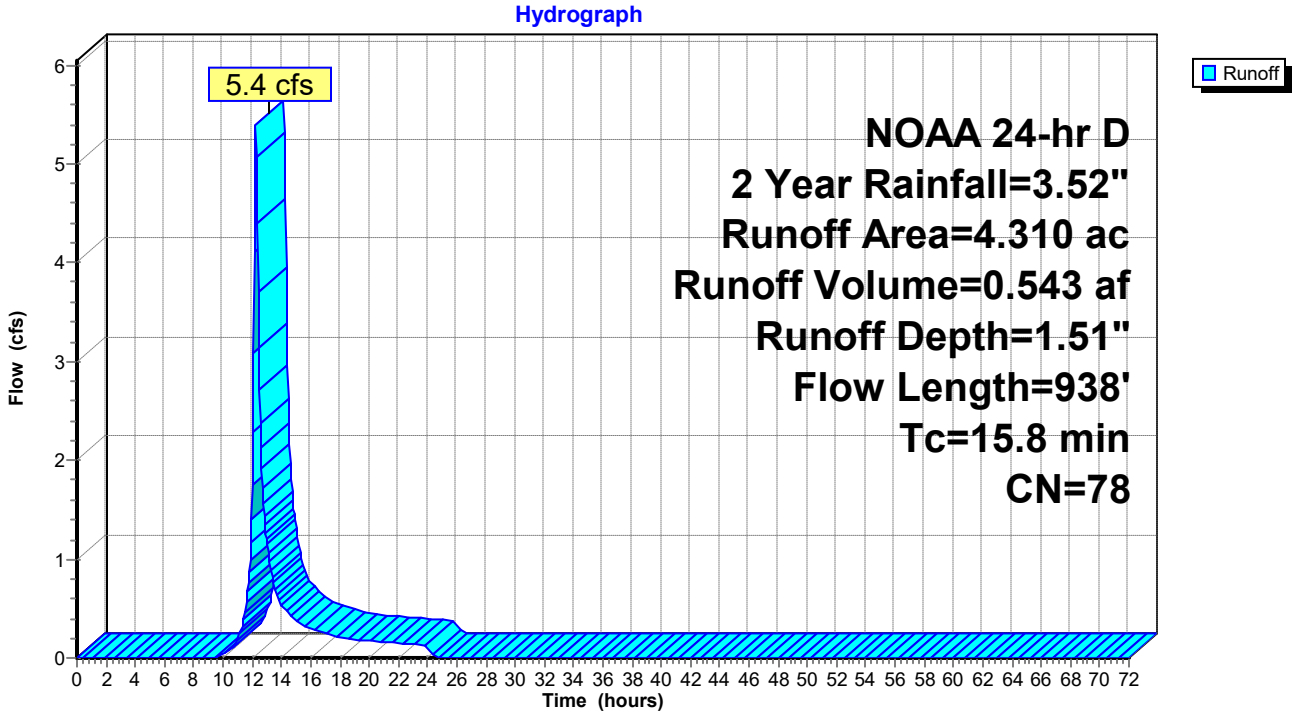
Runoff = 5.4 cfs @ 12.25 hrs, Volume= 0.543 af, Depth= 1.51"
Routed to Pond 1P : Basin 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 2 Year Rainfall=3.52"

Area (ac)	CN	Description
1.260	98	Paved parking, HSG D
0.160	74	>75% Grass cover, Good, HSG C
1.330	80	>75% Grass cover, Good, HSG D
1.100	55	Woods, Good, HSG B
0.210	70	Woods, Good, HSG C
0.210	77	Woods, Good, HSG D
0.040	89	Dirt roads, HSG D
4.310	78	Weighted Average
3.050		70.77% Pervious Area
1.260		29.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0100	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
2.9	606	0.0470	3.49		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	69	0.0160	5.74	4.51	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
0.4	132	0.0110	5.52	6.78	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.0	5	0.0200	10.18	31.99	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
0.0	26	0.0850	20.99	65.96	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
15.8	938	Total			

Subcatchment PDA-1B: Proposed Drainage Area 1B



Summary for Pond 1P: Basin 1

Inflow Area = 4.310 ac, 29.23% Impervious, Inflow Depth = 1.51" for 2 Year event
Inflow = 5.4 cfs @ 12.25 hrs, Volume= 0.543 af
Outflow = 2.2 cfs @ 12.59 hrs, Volume= 0.543 af, Atten= 60%, Lag= 20.7 min
Discarded = 0.2 cfs @ 12.59 hrs, Volume= 0.152 af
Primary = 2.0 cfs @ 12.59 hrs, Volume= 0.392 af
Routed to Link 1L : To Off Site (North & East)
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : To Off Site (North & East)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 202.0' @ 12.59 hrs Surf.Area= 0.092 ac Storage= 0.124 af

Plug-Flow detention time= 32.6 min calculated for 0.543 af (100% of inflow)
Center-of-Mass det. time= 32.6 min (897.1 - 864.5)

Volume	Invert	Avail.Storage	Storage Description
#1	200.3'	0.630 af	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Perim. (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
200.3	0.056	296.0	0.000	0.000	0.056
201.0	0.070	310.0	0.044	0.044	0.072
204.0	0.146	378.0	0.317	0.361	0.161
205.0	0.188	539.0	0.167	0.528	0.431
205.5	0.222	433.0	0.102	0.630	0.619

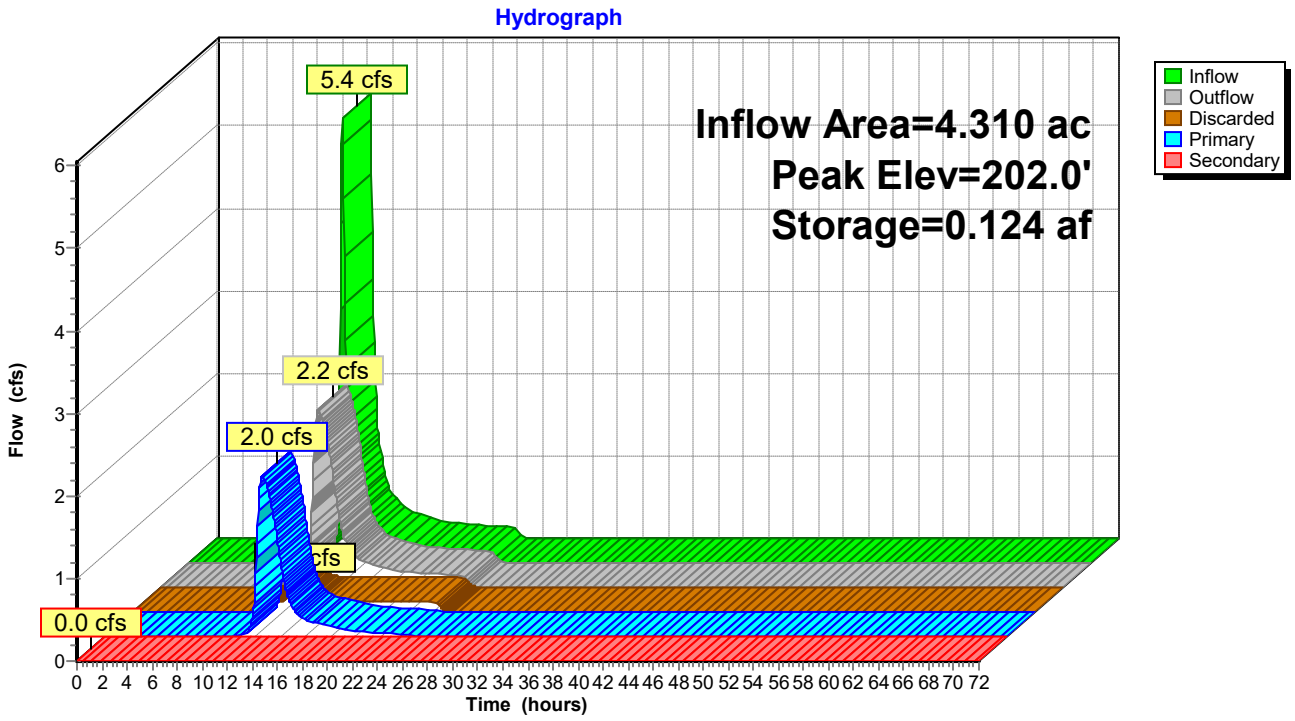
Device	Routing	Invert	Outlet Devices
#1	Primary	200.3'	**24.0" Round Culvert** L= 59.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 200.3' / 200.0' S= 0.0051 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	203.5'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	200.3'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	204.7'	**8.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	200.3'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.2 cfs @ 12.59 hrs HW=202.0' (Free Discharge)
└**5=Exfiltration** (Exfiltration Controls 0.2 cfs)

Primary OutFlow Max=2.0 cfs @ 12.59 hrs HW=202.0' (Free Discharge)
└**1=Culvert** (Passes 2.0 cfs of 9.8 cfs potential flow)
  └**2=Orifice/Grate** (Controls 0.0 cfs)
  └**3=Orifice/Grate** (Orifice Controls 2.0 cfs @ 5.60 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=200.3' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Basin 1



Stage-Area-Storage for Pond 1P: Basin 1

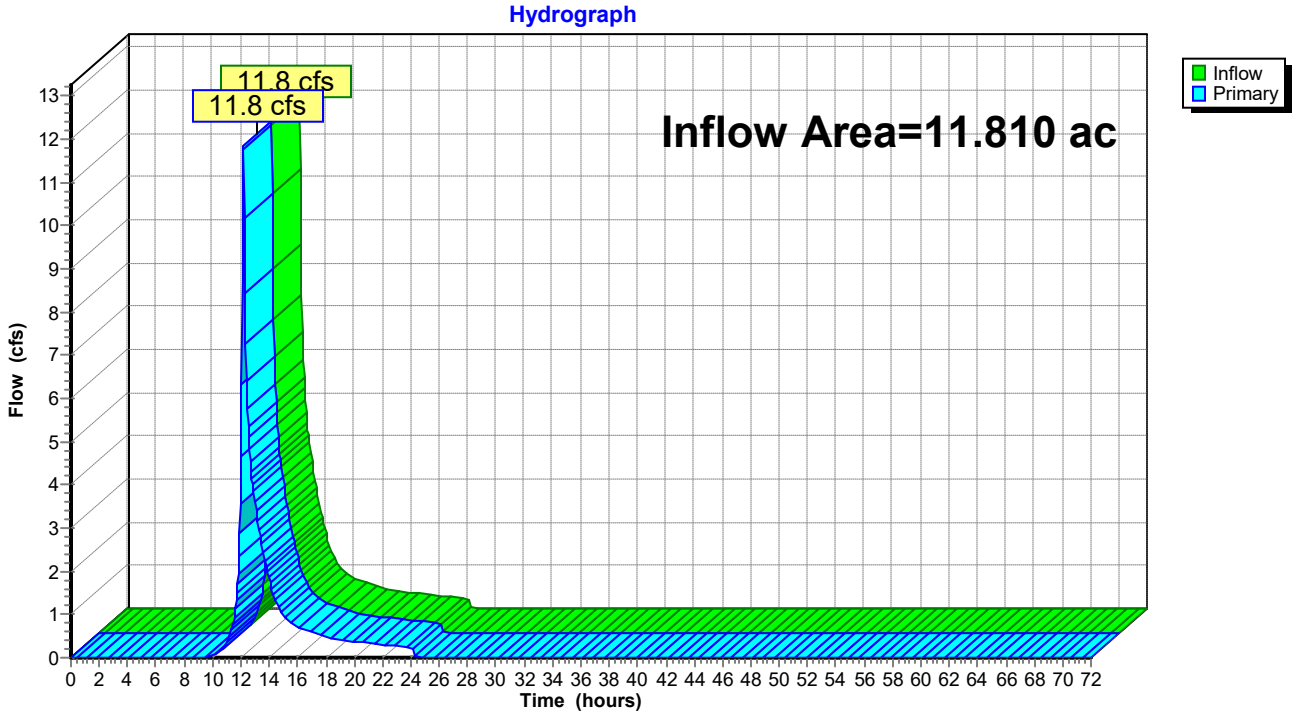
Elevation (feet)	Surface (acres)	Wetted (acres)	Storage (acre-feet)
200.3	0.056	0.056	0.000
200.4	0.058	0.058	0.006
200.5	0.060	0.061	0.012
200.6	0.062	0.063	0.018
200.7	0.064	0.065	0.024
200.8	0.066	0.068	0.030
200.9	0.068	0.070	0.037
201.0	0.070	0.072	0.044
201.1	0.072	0.075	0.051
201.2	0.074	0.078	0.058
201.3	0.076	0.080	0.066
201.4	0.079	0.083	0.074
201.5	0.081	0.086	0.082
201.6	0.083	0.089	0.090
201.7	0.085	0.091	0.098
201.8	0.088	0.094	0.107
201.9	0.090	0.097	0.116
202.0	0.092	0.100	0.125
202.1	0.095	0.103	0.134
202.2	0.097	0.106	0.144
202.3	0.100	0.109	0.154
202.4	0.102	0.111	0.164
202.5	0.105	0.114	0.174
202.6	0.107	0.117	0.185
202.7	0.110	0.120	0.195
202.8	0.112	0.123	0.207
202.9	0.115	0.126	0.218
203.0	0.118	0.129	0.230
203.1	0.120	0.132	0.241
203.2	0.123	0.136	0.254
203.3	0.126	0.139	0.266
203.4	0.129	0.142	0.279
203.5	0.131	0.145	0.292
203.6	0.134	0.148	0.305
203.7	0.137	0.151	0.319
203.8	0.140	0.154	0.332
203.9	0.143	0.158	0.347
204.0	0.146	0.161	0.361
204.1	0.150	0.184	0.376
204.2	0.154	0.207	0.391
204.3	0.158	0.232	0.407
204.4	0.162	0.258	0.423
204.5	0.166	0.284	0.439
204.6	0.171	0.312	0.456
204.7	0.175	0.340	0.473
204.8	0.179	0.369	0.491
204.9	0.184	0.400	0.509
205.0	0.188	0.431	0.528
205.1	0.195	0.472	0.547
205.2	0.201	0.511	0.567
205.3	0.208	0.549	0.587
205.4	0.215	0.585	0.608
205.5	**0.222**	**0.619**	**0.630**

Summary for Link 1L: To Off Site (North & East)

Inflow Area = 11.810 ac, 20.24% Impervious, Inflow Depth = 1.32" for 2 Year event
Inflow = 11.8 cfs @ 12.19 hrs, Volume= 1.295 af
Primary = 11.8 cfs @ 12.19 hrs, Volume= 1.295 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 1L: To Off Site (North & East)



Summary for Subcatchment PDA-1A: Proposed Drainage Area 1A

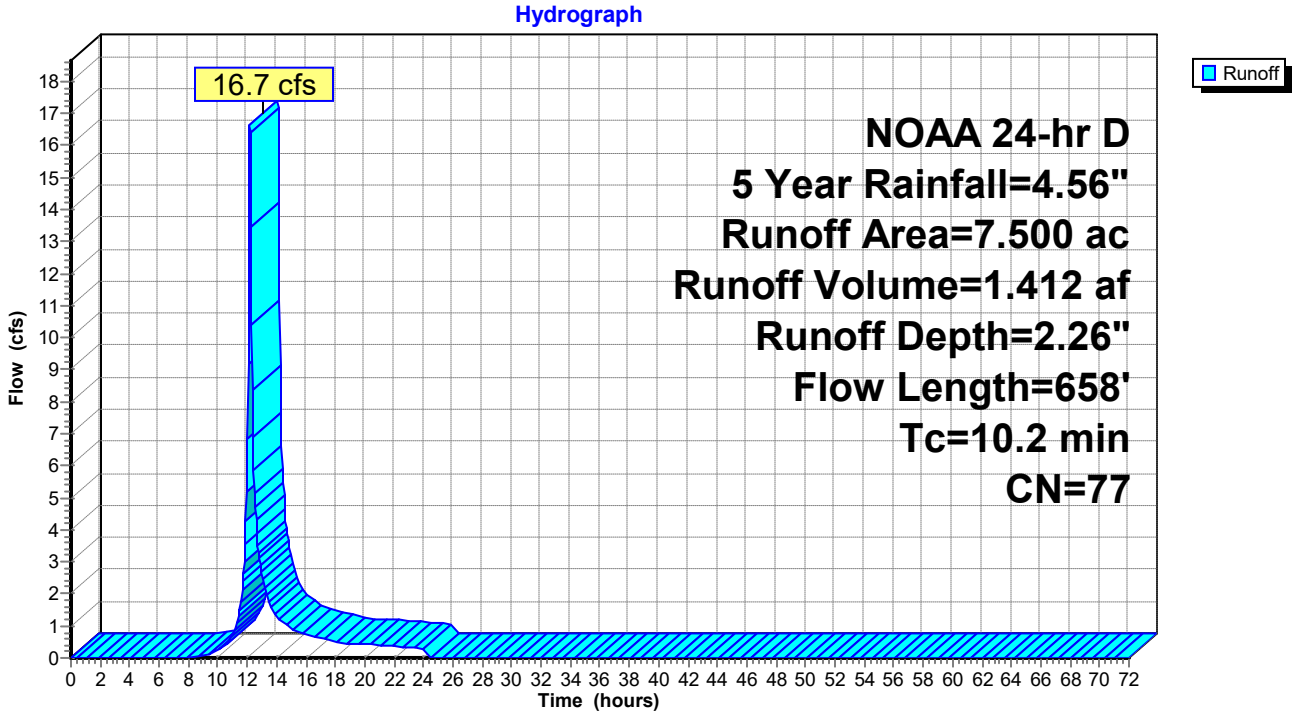
Runoff = 16.7 cfs @ 12.18 hrs, Volume= 1.412 af, Depth= 2.26"
Routed to Link 1L : To Off Site (North & East)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 5 Year Rainfall=4.56"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG D
0.460	61	>75% Grass cover, Good, HSG B
0.270	74	>75% Grass cover, Good, HSG C
3.510	80	>75% Grass cover, Good, HSG D
1.290	55	Woods, Good, HSG B
0.180	70	Woods, Good, HSG C
0.400	77	Woods, Good, HSG D
0.260	89	Dirt roads, HSG D
7.500	77	Weighted Average
6.370		84.93% Pervious Area
1.130		15.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	100	0.0500	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
1.4	324	0.0556	3.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	13	0.0154	2.00		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.2	221	0.0113	1.71		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.2	658	Total			

Subcatchment PDA-1A: Proposed Drainage Area 1A



Summary for Subcatchment PDA-1B: Proposed Drainage Area 1B

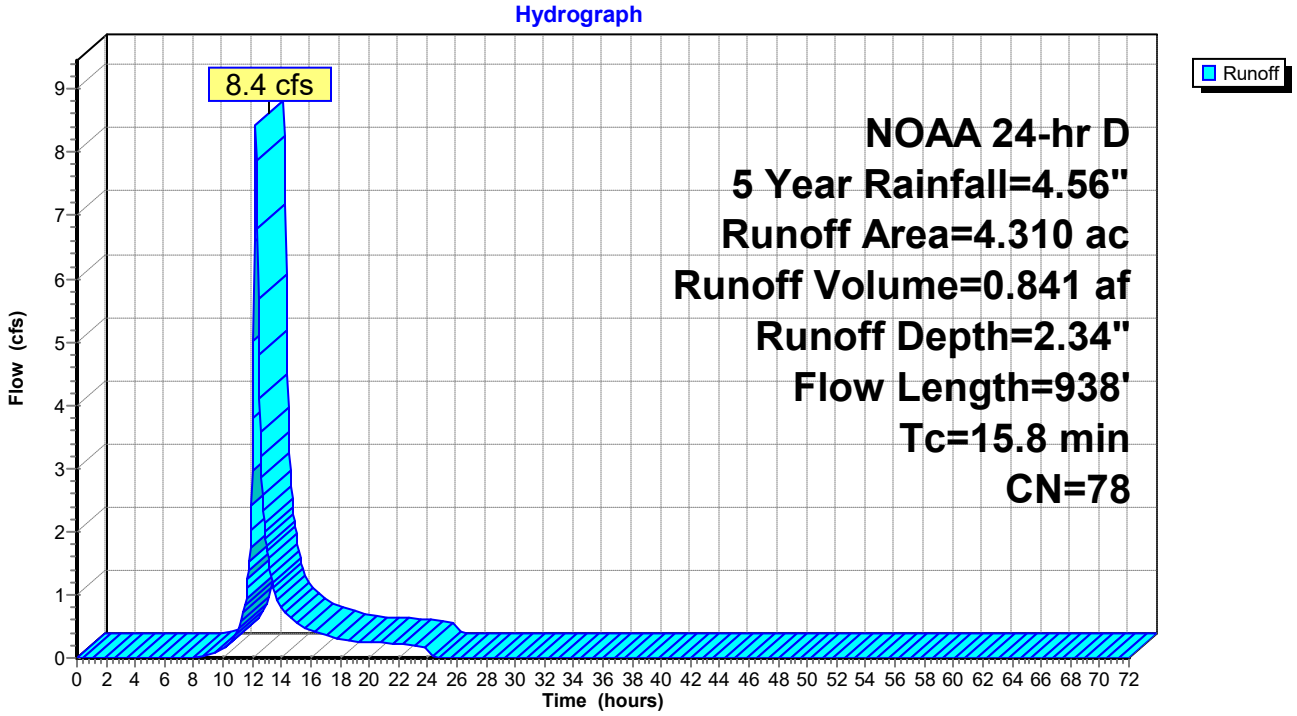
Runoff = 8.4 cfs @ 12.25 hrs, Volume= 0.841 af, Depth= 2.34"
Routed to Pond 1P : Basin 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 5 Year Rainfall=4.56"

Area (ac)	CN	Description
1.260	98	Paved parking, HSG D
0.160	74	>75% Grass cover, Good, HSG C
1.330	80	>75% Grass cover, Good, HSG D
1.100	55	Woods, Good, HSG B
0.210	70	Woods, Good, HSG C
0.210	77	Woods, Good, HSG D
0.040	89	Dirt roads, HSG D
4.310	78	Weighted Average
3.050		70.77% Pervious Area
1.260		29.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0100	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
2.9	606	0.0470	3.49		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	69	0.0160	5.74	4.51	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
0.4	132	0.0110	5.52	6.78	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.0	5	0.0200	10.18	31.99	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
0.0	26	0.0850	20.99	65.96	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
15.8	938	Total			

Subcatchment PDA-1B: Proposed Drainage Area 1B



Summary for Pond 1P: Basin 1

Inflow Area = 4.310 ac, 29.23% Impervious, Inflow Depth = 2.34" for 5 Year event
Inflow = 8.4 cfs @ 12.25 hrs, Volume= 0.841 af
Outflow = 2.8 cfs @ 12.66 hrs, Volume= 0.841 af, Atten= 67%, Lag= 24.9 min
Discarded = 0.3 cfs @ 12.66 hrs, Volume= 0.178 af
Primary = 2.5 cfs @ 12.66 hrs, Volume= 0.663 af
Routed to Link 1L : To Off Site (North & East)
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : To Off Site (North & East)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 202.9' @ 12.66 hrs Surf.Area= 0.115 ac Storage= 0.219 af

Plug-Flow detention time= 39.1 min calculated for 0.841 af (100% of inflow)
Center-of-Mass det. time= 39.2 min (889.6 - 850.5)

Volume	Invert	Avail.Storage	Storage Description
#1	200.3'	0.630 af	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Perim. (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
200.3	0.056	296.0	0.000	0.000	0.056
201.0	0.070	310.0	0.044	0.044	0.072
204.0	0.146	378.0	0.317	0.361	0.161
205.0	0.188	539.0	0.167	0.528	0.431
205.5	0.222	433.0	0.102	0.630	0.619

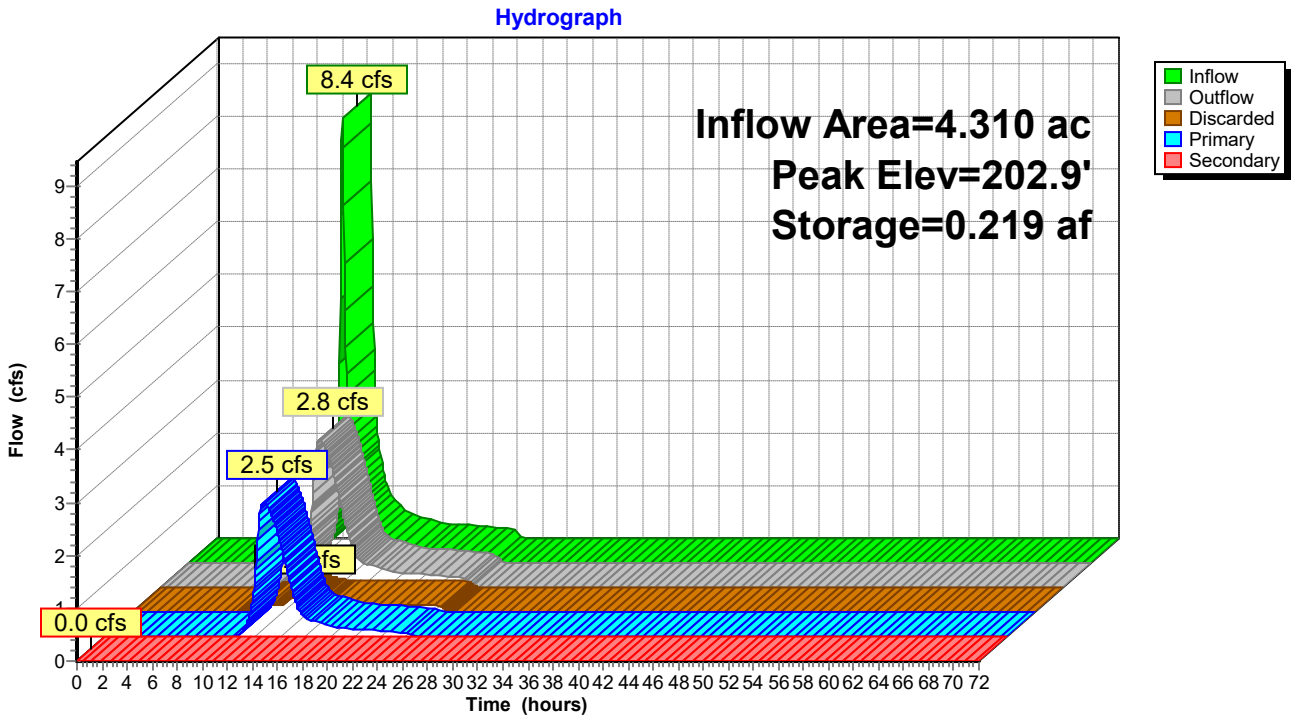
Device	Routing	Invert	Outlet Devices
#1	Primary	200.3'	**24.0" Round Culvert** L= 59.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 200.3' / 200.0' S= 0.0051 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	203.5'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	200.3'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	204.7'	**8.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	200.3'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.3 cfs @ 12.66 hrs HW=202.9' (Free Discharge)
└**5=Exfiltration** (Exfiltration Controls 0.3 cfs)

Primary OutFlow Max=2.5 cfs @ 12.66 hrs HW=202.9' (Free Discharge)
└**1=Culvert** (Passes 2.5 cfs of 16.7 cfs potential flow)
  └**2=Orifice/Grate** (Controls 0.0 cfs)
  └**3=Orifice/Grate** (Orifice Controls 2.5 cfs @ 7.26 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=200.3' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Basin 1



Stage-Area-Storage for Pond 1P: Basin 1

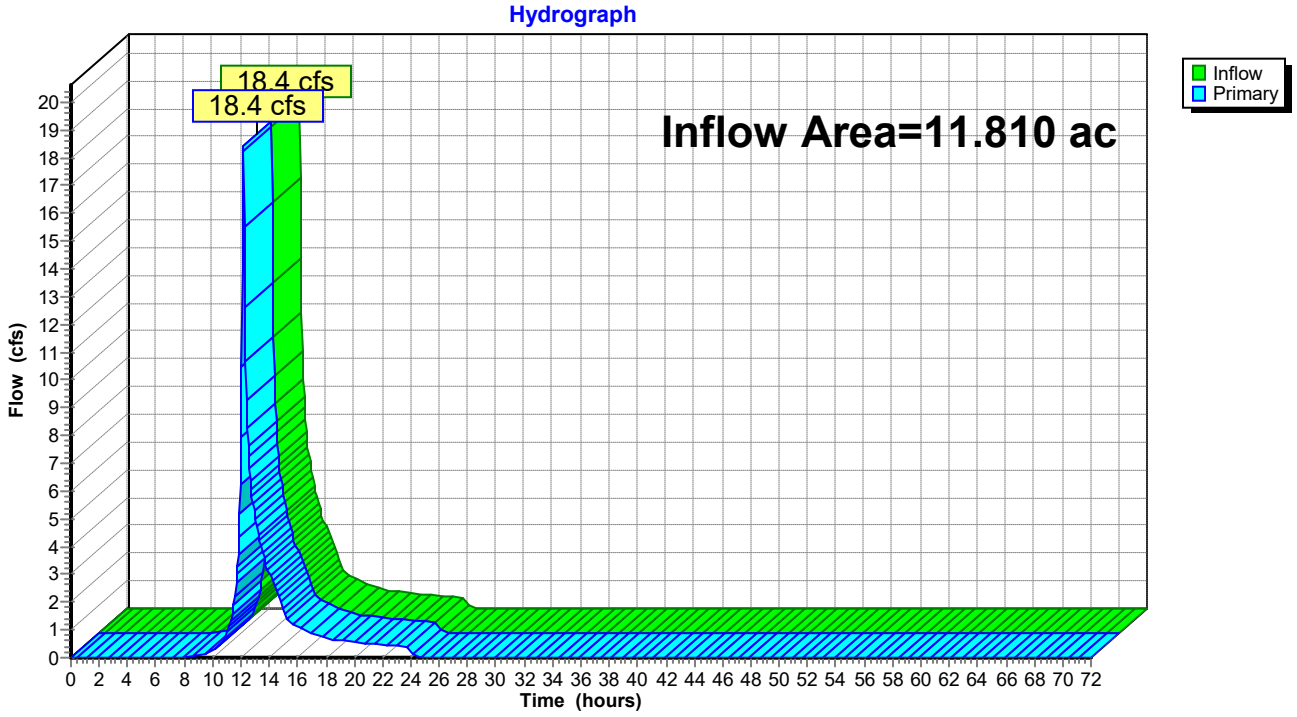
Elevation (feet)	Surface (acres)	Wetted (acres)	Storage (acre-feet)
200.3	0.056	0.056	0.000
200.4	0.058	0.058	0.006
200.5	0.060	0.061	0.012
200.6	0.062	0.063	0.018
200.7	0.064	0.065	0.024
200.8	0.066	0.068	0.030
200.9	0.068	0.070	0.037
201.0	0.070	0.072	0.044
201.1	0.072	0.075	0.051
201.2	0.074	0.078	0.058
201.3	0.076	0.080	0.066
201.4	0.079	0.083	0.074
201.5	0.081	0.086	0.082
201.6	0.083	0.089	0.090
201.7	0.085	0.091	0.098
201.8	0.088	0.094	0.107
201.9	0.090	0.097	0.116
202.0	0.092	0.100	0.125
202.1	0.095	0.103	0.134
202.2	0.097	0.106	0.144
202.3	0.100	0.109	0.154
202.4	0.102	0.111	0.164
202.5	0.105	0.114	0.174
202.6	0.107	0.117	0.185
202.7	0.110	0.120	0.195
202.8	0.112	0.123	0.207
202.9	0.115	0.126	0.218
203.0	0.118	0.129	0.230
203.1	0.120	0.132	0.241
203.2	0.123	0.136	0.254
203.3	0.126	0.139	0.266
203.4	0.129	0.142	0.279
203.5	0.131	0.145	0.292
203.6	0.134	0.148	0.305
203.7	0.137	0.151	0.319
203.8	0.140	0.154	0.332
203.9	0.143	0.158	0.347
204.0	0.146	0.161	0.361
204.1	0.150	0.184	0.376
204.2	0.154	0.207	0.391
204.3	0.158	0.232	0.407
204.4	0.162	0.258	0.423
204.5	0.166	0.284	0.439
204.6	0.171	0.312	0.456
204.7	0.175	0.340	0.473
204.8	0.179	0.369	0.491
204.9	0.184	0.400	0.509
205.0	0.188	0.431	0.528
205.1	0.195	0.472	0.547
205.2	0.201	0.511	0.567
205.3	0.208	0.549	0.587
205.4	0.215	0.585	0.608
205.5	**0.222**	**0.619**	**0.630**

Summary for Link 1L: To Off Site (North & East)

Inflow Area = 11.810 ac, 20.24% Impervious, Inflow Depth = 2.11" for 5 Year event
Inflow = 18.4 cfs @ 12.18 hrs, Volume= 2.075 af
Primary = 18.4 cfs @ 12.18 hrs, Volume= 2.075 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 1L: To Off Site (North & East)



Summary for Subcatchment PDA-1A: Proposed Drainage Area 1A

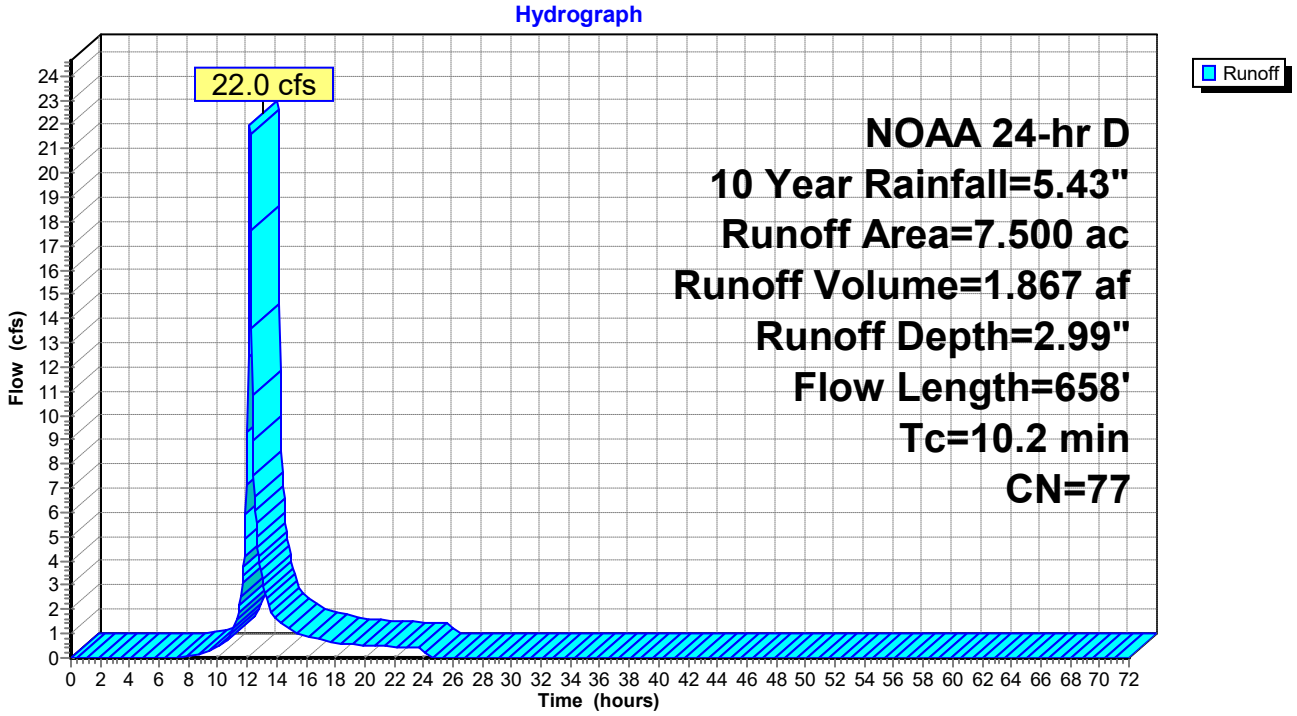
Runoff = 22.0 cfs @ 12.18 hrs, Volume= 1.867 af, Depth= 2.99"
Routed to Link 1L : To Off Site (North & East)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 10 Year Rainfall=5.43"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG D
0.460	61	>75% Grass cover, Good, HSG B
0.270	74	>75% Grass cover, Good, HSG C
3.510	80	>75% Grass cover, Good, HSG D
1.290	55	Woods, Good, HSG B
0.180	70	Woods, Good, HSG C
0.400	77	Woods, Good, HSG D
0.260	89	Dirt roads, HSG D
7.500	77	Weighted Average
6.370		84.93% Pervious Area
1.130		15.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	100	0.0500	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
1.4	324	0.0556	3.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	13	0.0154	2.00		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.2	221	0.0113	1.71		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.2	658	Total			

Subcatchment PDA-1A: Proposed Drainage Area 1A



Summary for Subcatchment PDA-1B: Proposed Drainage Area 1B

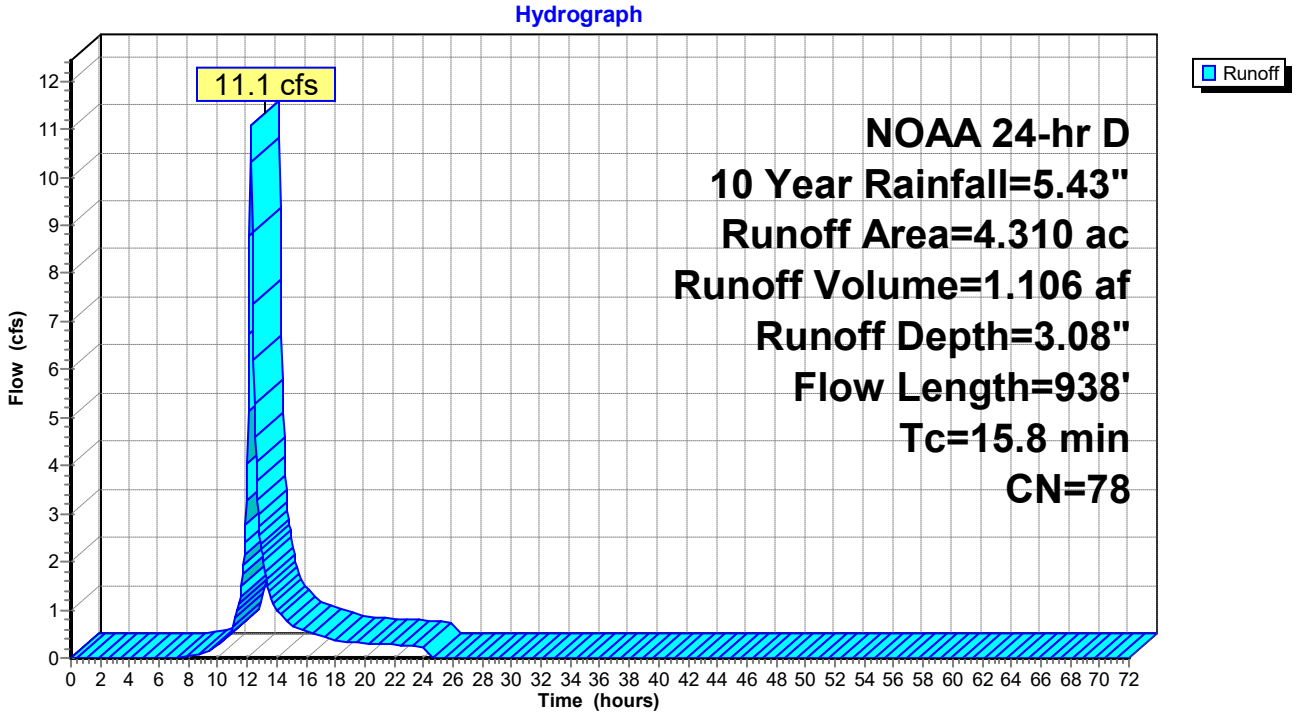
Runoff = 11.1 cfs @ 12.24 hrs, Volume= 1.106 af, Depth= 3.08"
Routed to Pond 1P : Basin 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 10 Year Rainfall=5.43"

Area (ac)	CN	Description
1.260	98	Paved parking, HSG D
0.160	74	>75% Grass cover, Good, HSG C
1.330	80	>75% Grass cover, Good, HSG D
1.100	55	Woods, Good, HSG B
0.210	70	Woods, Good, HSG C
0.210	77	Woods, Good, HSG D
0.040	89	Dirt roads, HSG D
4.310	78	Weighted Average
3.050		70.77% Pervious Area
1.260		29.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0100	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
2.9	606	0.0470	3.49		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	69	0.0160	5.74	4.51	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
0.4	132	0.0110	5.52	6.78	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.0	5	0.0200	10.18	31.99	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
0.0	26	0.0850	20.99	65.96	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
15.8	938	Total			

Subcatchment PDA-1B: Proposed Drainage Area 1B



Summary for Pond 1P: Basin 1

Inflow Area = 4.310 ac, 29.23% Impervious, Inflow Depth = 3.08" for 10 Year event
Inflow = 11.1 cfs @ 12.24 hrs, Volume= 1.106 af
Outflow = 4.0 cfs @ 12.61 hrs, Volume= 1.106 af, Atten= 64%, Lag= 22.1 min
Discarded = 0.3 cfs @ 12.61 hrs, Volume= 0.201 af
Primary = 3.7 cfs @ 12.61 hrs, Volume= 0.906 af
Routed to Link 1L : To Off Site (North & East)
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : To Off Site (North & East)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 203.6' @ 12.61 hrs Surf.Area= 0.134 ac Storage= 0.303 af

Plug-Flow detention time= 43.8 min calculated for 1.106 af (100% of inflow)
Center-of-Mass det. time= 43.8 min (885.6 - 841.8)

Volume	Invert	Avail.Storage	Storage Description
#1	200.3'	0.630 af	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Perim. (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
200.3	0.056	296.0	0.000	0.000	0.056
201.0	0.070	310.0	0.044	0.044	0.072
204.0	0.146	378.0	0.317	0.361	0.161
205.0	0.188	539.0	0.167	0.528	0.431
205.5	0.222	433.0	0.102	0.630	0.619

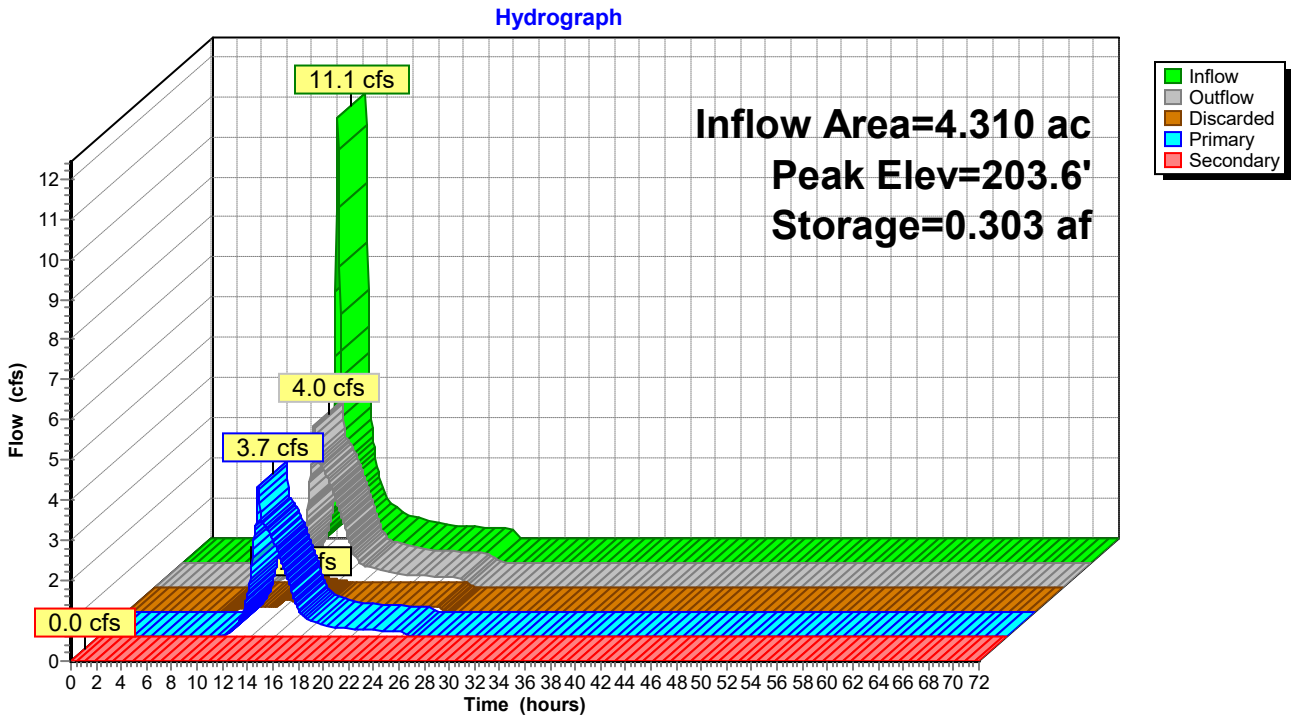
Device	Routing	Invert	Outlet Devices
#1	Primary	200.3'	**24.0" Round Culvert** L= 59.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 200.3' / 200.0' S= 0.0051 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	203.5'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	200.3'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	204.7'	**8.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	200.3'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.3 cfs @ 12.61 hrs HW=203.6' (Free Discharge)
└**5=Exfiltration** (Exfiltration Controls 0.3 cfs)

Primary OutFlow Max=3.7 cfs @ 12.61 hrs HW=203.6' (Free Discharge)
└**1=Culvert** (Passes 3.7 cfs of 21.2 cfs potential flow)
  └**2=Orifice/Grate** (Weir Controls 0.8 cfs @ 0.95 fps)
  └**3=Orifice/Grate** (Orifice Controls 2.9 cfs @ 8.27 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=200.3' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Basin 1



Stage-Area-Storage for Pond 1P: Basin 1

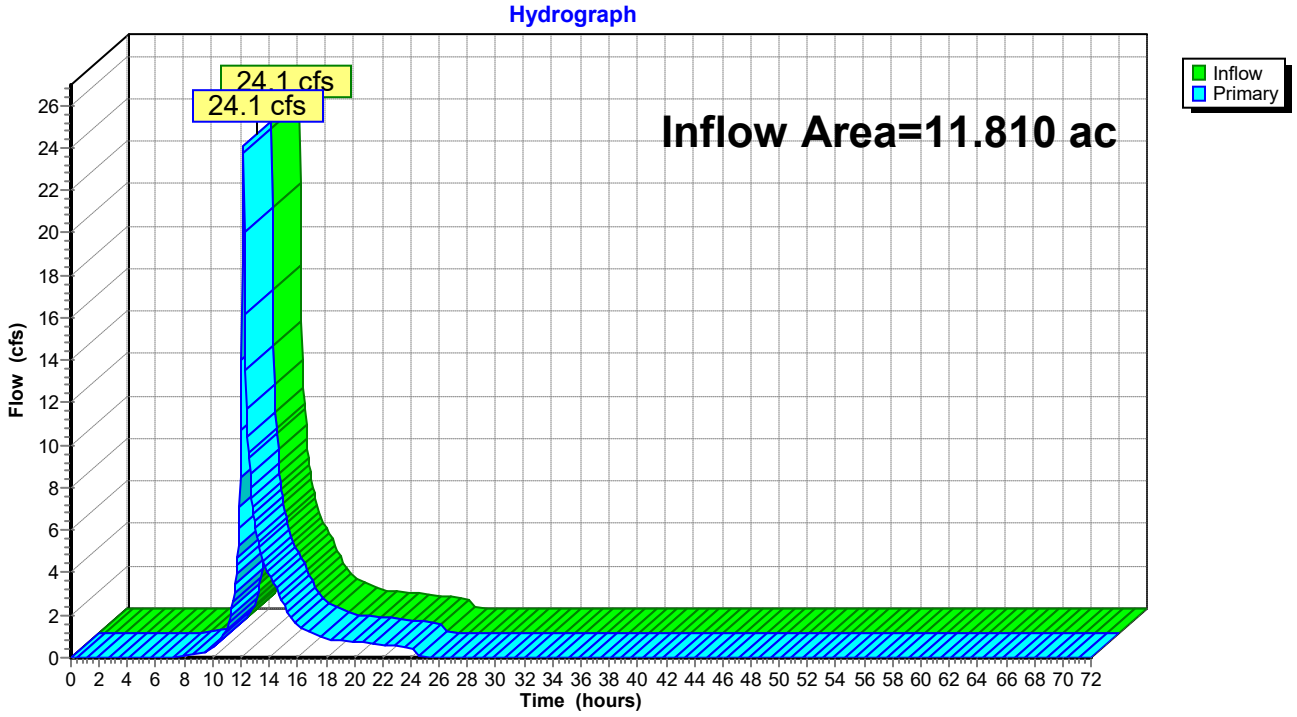
Elevation (feet)	Surface (acres)	Wetted (acres)	Storage (acre-feet)
200.3	0.056	0.056	0.000
200.4	0.058	0.058	0.006
200.5	0.060	0.061	0.012
200.6	0.062	0.063	0.018
200.7	0.064	0.065	0.024
200.8	0.066	0.068	0.030
200.9	0.068	0.070	0.037
201.0	0.070	0.072	0.044
201.1	0.072	0.075	0.051
201.2	0.074	0.078	0.058
201.3	0.076	0.080	0.066
201.4	0.079	0.083	0.074
201.5	0.081	0.086	0.082
201.6	0.083	0.089	0.090
201.7	0.085	0.091	0.098
201.8	0.088	0.094	0.107
201.9	0.090	0.097	0.116
202.0	0.092	0.100	0.125
202.1	0.095	0.103	0.134
202.2	0.097	0.106	0.144
202.3	0.100	0.109	0.154
202.4	0.102	0.111	0.164
202.5	0.105	0.114	0.174
202.6	0.107	0.117	0.185
202.7	0.110	0.120	0.195
202.8	0.112	0.123	0.207
202.9	0.115	0.126	0.218
203.0	0.118	0.129	0.230
203.1	0.120	0.132	0.241
203.2	0.123	0.136	0.254
203.3	0.126	0.139	0.266
203.4	0.129	0.142	0.279
203.5	0.131	0.145	0.292
203.6	0.134	0.148	0.305
203.7	0.137	0.151	0.319
203.8	0.140	0.154	0.332
203.9	0.143	0.158	0.347
204.0	0.146	0.161	0.361
204.1	0.150	0.184	0.376
204.2	0.154	0.207	0.391
204.3	0.158	0.232	0.407
204.4	0.162	0.258	0.423
204.5	0.166	0.284	0.439
204.6	0.171	0.312	0.456
204.7	0.175	0.340	0.473
204.8	0.179	0.369	0.491
204.9	0.184	0.400	0.509
205.0	0.188	0.431	0.528
205.1	0.195	0.472	0.547
205.2	0.201	0.511	0.567
205.3	0.208	0.549	0.587
205.4	0.215	0.585	0.608
205.5	**0.222**	**0.619**	**0.630**

Summary for Link 1L: To Off Site (North & East)

Inflow Area = 11.810 ac, 20.24% Impervious, Inflow Depth = 2.82" for 10 Year event
Inflow = 24.1 cfs @ 12.18 hrs, Volume= 2.772 af
Primary = 24.1 cfs @ 12.18 hrs, Volume= 2.772 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 1L: To Off Site (North & East)



Summary for Subcatchment PDA-1A: Proposed Drainage Area 1A

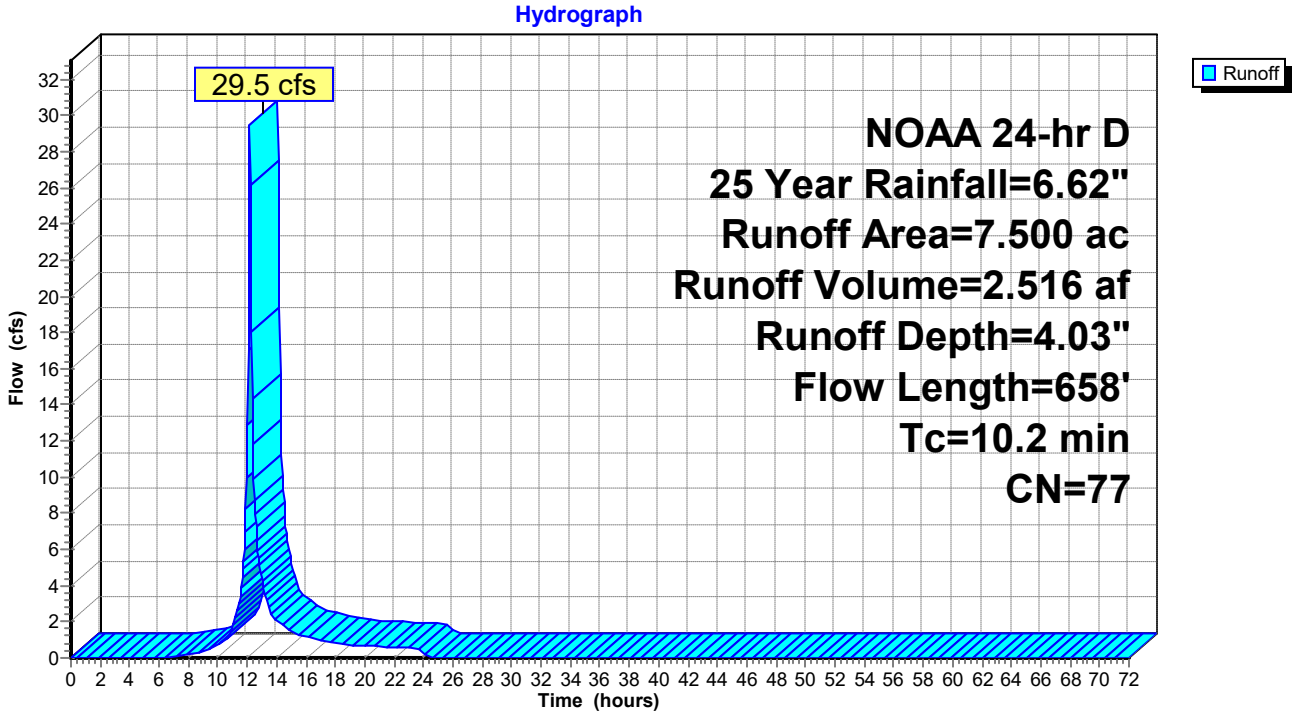
Runoff = 29.5 cfs @ 12.18 hrs, Volume= 2.516 af, Depth= 4.03"
Routed to Link 1L : To Off Site (North & East)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 Year Rainfall=6.62"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG D
0.460	61	>75% Grass cover, Good, HSG B
0.270	74	>75% Grass cover, Good, HSG C
3.510	80	>75% Grass cover, Good, HSG D
1.290	55	Woods, Good, HSG B
0.180	70	Woods, Good, HSG C
0.400	77	Woods, Good, HSG D
0.260	89	Dirt roads, HSG D
7.500	77	Weighted Average
6.370		84.93% Pervious Area
1.130		15.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	100	0.0500	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
1.4	324	0.0556	3.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	13	0.0154	2.00		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.2	221	0.0113	1.71		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.2	658	Total			

Subcatchment PDA-1A: Proposed Drainage Area 1A



Summary for Subcatchment PDA-1B: Proposed Drainage Area 1B

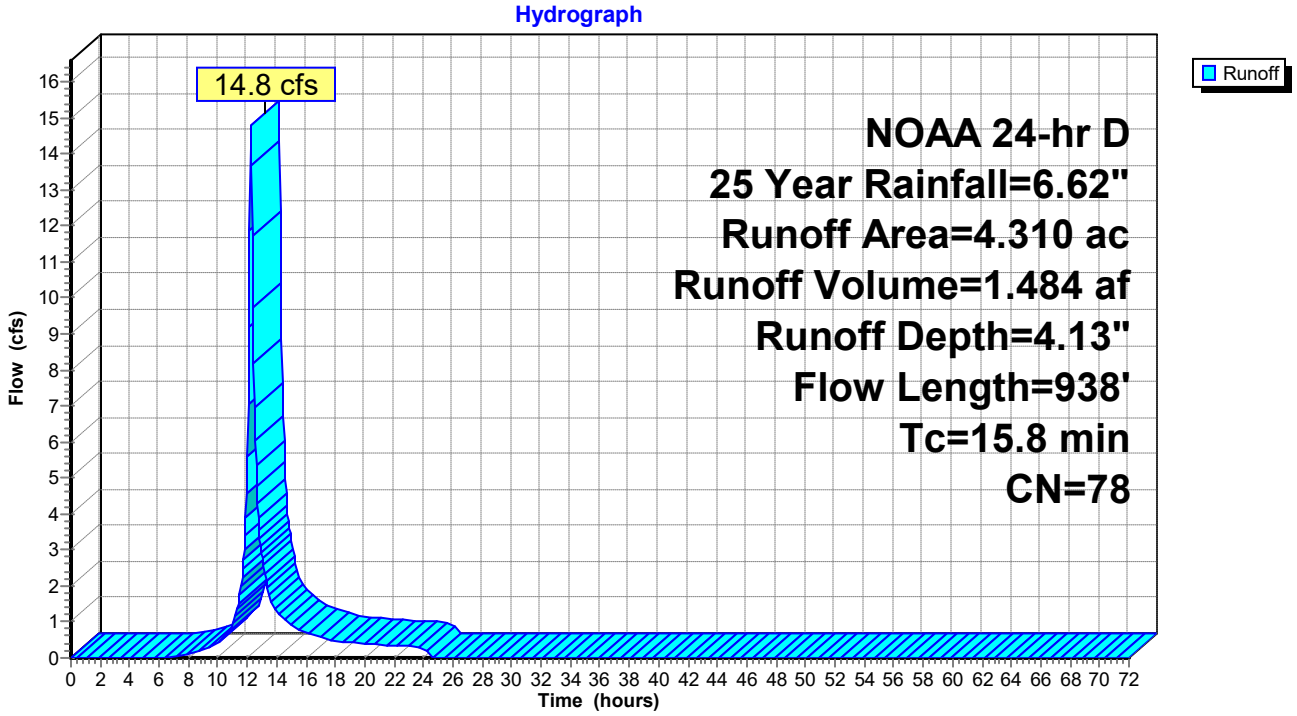
Runoff = 14.8 cfs @ 12.24 hrs, Volume= 1.484 af, Depth= 4.13"
Routed to Pond 1P : Basin 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 Year Rainfall=6.62"

Area (ac)	CN	Description
1.260	98	Paved parking, HSG D
0.160	74	>75% Grass cover, Good, HSG C
1.330	80	>75% Grass cover, Good, HSG D
1.100	55	Woods, Good, HSG B
0.210	70	Woods, Good, HSG C
0.210	77	Woods, Good, HSG D
0.040	89	Dirt roads, HSG D
4.310	78	Weighted Average
3.050		70.77% Pervious Area
1.260		29.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0100	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
2.9	606	0.0470	3.49		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	69	0.0160	5.74	4.51	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
0.4	132	0.0110	5.52	6.78	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.0	5	0.0200	10.18	31.99	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
0.0	26	0.0850	20.99	65.96	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
15.8	938	Total			

Subcatchment PDA-1B: Proposed Drainage Area 1B



Summary for Pond 1P: Basin 1

Inflow Area = 4.310 ac, 29.23% Impervious, Inflow Depth = 4.13" for 25 Year event
Inflow = 14.8 cfs @ 12.24 hrs, Volume= 1.484 af
Outflow = 10.1 cfs @ 12.40 hrs, Volume= 1.484 af, Atten= 32%, Lag= 9.6 min
Discarded = 0.3 cfs @ 12.40 hrs, Volume= 0.221 af
Primary = 9.8 cfs @ 12.40 hrs, Volume= 1.263 af
Routed to Link 1L : To Off Site (North & East)
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : To Off Site (North & East)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 203.8' @ 12.40 hrs Surf.Area= 0.142 ac Storage= 0.340 af

Plug-Flow detention time= 40.1 min calculated for 1.483 af (100% of inflow)
Center-of-Mass det. time= 40.1 min (872.6 - 832.4)

Volume	Invert	Avail.Storage	Storage Description
#1	200.3'	0.630 af	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Perim. (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
200.3	0.056	296.0	0.000	0.000	0.056
201.0	0.070	310.0	0.044	0.044	0.072
204.0	0.146	378.0	0.317	0.361	0.161
205.0	0.188	539.0	0.167	0.528	0.431
205.5	0.222	433.0	0.102	0.630	0.619

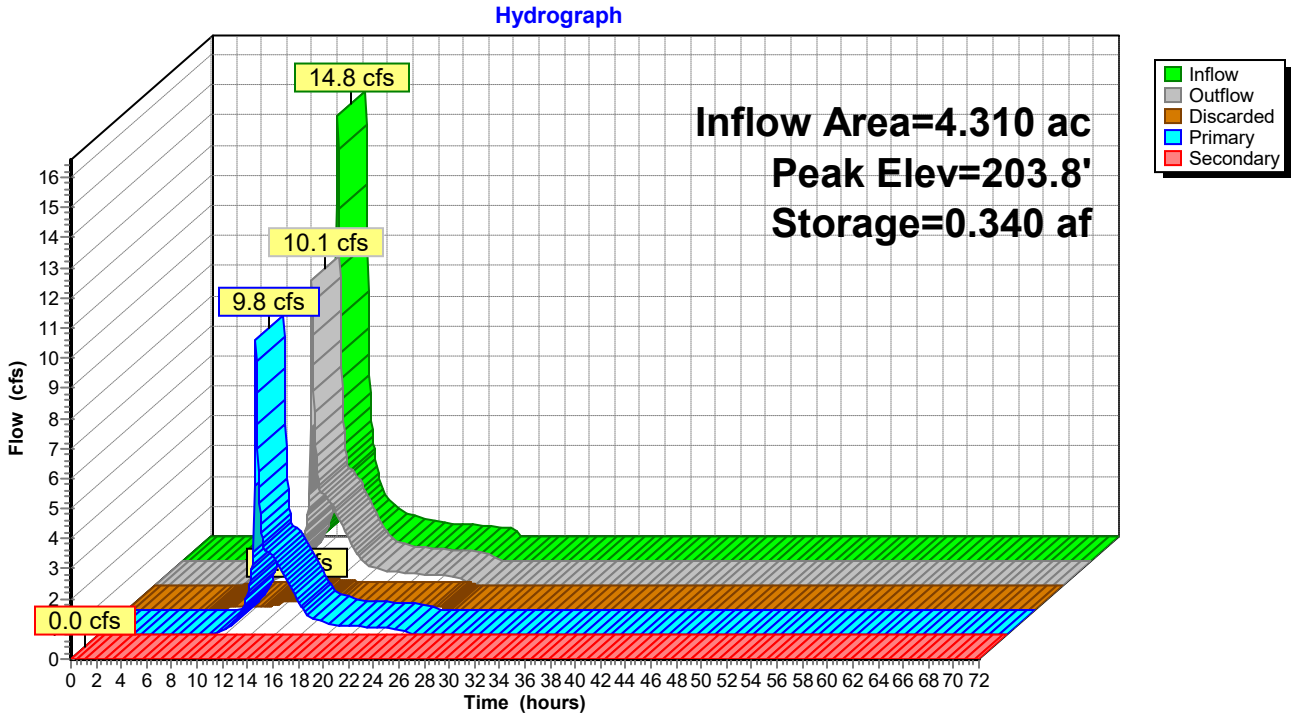
Device	Routing	Invert	Outlet Devices
#1	Primary	200.3'	**24.0" Round Culvert** L= 59.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 200.3' / 200.0' S= 0.0051 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	203.5'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	200.3'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	204.7'	**8.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	200.3'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.3 cfs @ 12.40 hrs HW=203.8' (Free Discharge)
└**5=Exfiltration** (Exfiltration Controls 0.3 cfs)

Primary OutFlow Max=9.7 cfs @ 12.40 hrs HW=203.8' (Free Discharge)
└**1=Culvert** (Passes 9.7 cfs of 22.9 cfs potential flow)
  └**2=Orifice/Grate** (Weir Controls 6.7 cfs @ 1.93 fps)
  └**3=Orifice/Grate** (Orifice Controls 3.0 cfs @ 8.63 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=200.3' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Basin 1



Stage-Area-Storage for Pond 1P: Basin 1

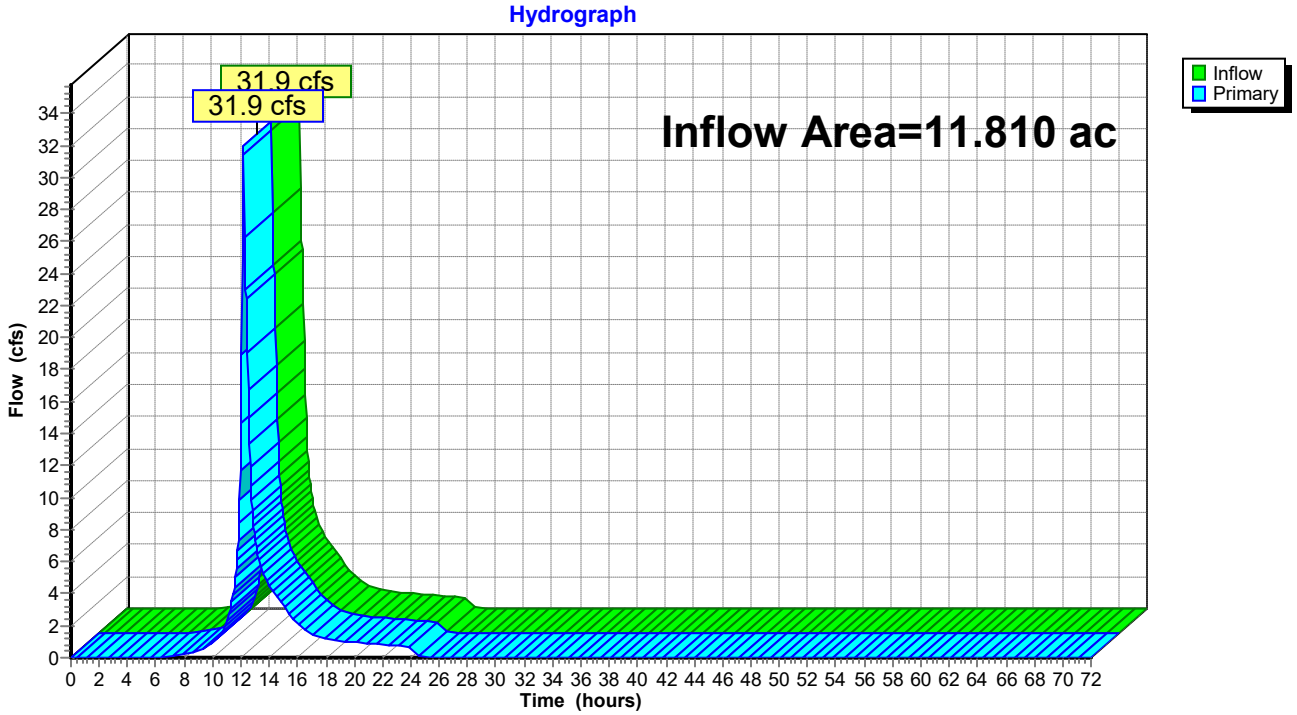
Elevation (feet)	Surface (acres)	Wetted (acres)	Storage (acre-feet)
200.3	0.056	0.056	0.000
200.4	0.058	0.058	0.006
200.5	0.060	0.061	0.012
200.6	0.062	0.063	0.018
200.7	0.064	0.065	0.024
200.8	0.066	0.068	0.030
200.9	0.068	0.070	0.037
201.0	0.070	0.072	0.044
201.1	0.072	0.075	0.051
201.2	0.074	0.078	0.058
201.3	0.076	0.080	0.066
201.4	0.079	0.083	0.074
201.5	0.081	0.086	0.082
201.6	0.083	0.089	0.090
201.7	0.085	0.091	0.098
201.8	0.088	0.094	0.107
201.9	0.090	0.097	0.116
202.0	0.092	0.100	0.125
202.1	0.095	0.103	0.134
202.2	0.097	0.106	0.144
202.3	0.100	0.109	0.154
202.4	0.102	0.111	0.164
202.5	0.105	0.114	0.174
202.6	0.107	0.117	0.185
202.7	0.110	0.120	0.195
202.8	0.112	0.123	0.207
202.9	0.115	0.126	0.218
203.0	0.118	0.129	0.230
203.1	0.120	0.132	0.241
203.2	0.123	0.136	0.254
203.3	0.126	0.139	0.266
203.4	0.129	0.142	0.279
203.5	0.131	0.145	0.292
203.6	0.134	0.148	0.305
203.7	0.137	0.151	0.319
203.8	0.140	0.154	0.332
203.9	0.143	0.158	0.347
204.0	0.146	0.161	0.361
204.1	0.150	0.184	0.376
204.2	0.154	0.207	0.391
204.3	0.158	0.232	0.407
204.4	0.162	0.258	0.423
204.5	0.166	0.284	0.439
204.6	0.171	0.312	0.456
204.7	0.175	0.340	0.473
204.8	0.179	0.369	0.491
204.9	0.184	0.400	0.509
205.0	0.188	0.431	0.528
205.1	0.195	0.472	0.547
205.2	0.201	0.511	0.567
205.3	0.208	0.549	0.587
205.4	0.215	0.585	0.608
205.5	**0.222**	**0.619**	**0.630**

Summary for Link 1L: To Off Site (North & East)

Inflow Area = 11.810 ac, 20.24% Impervious, Inflow Depth = 3.84" for 25 Year event
Inflow = 31.9 cfs @ 12.18 hrs, Volume= 3.779 af
Primary = 31.9 cfs @ 12.18 hrs, Volume= 3.779 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 1L: To Off Site (North & East)



Summary for Subcatchment PDA-1A: Proposed Drainage Area 1A

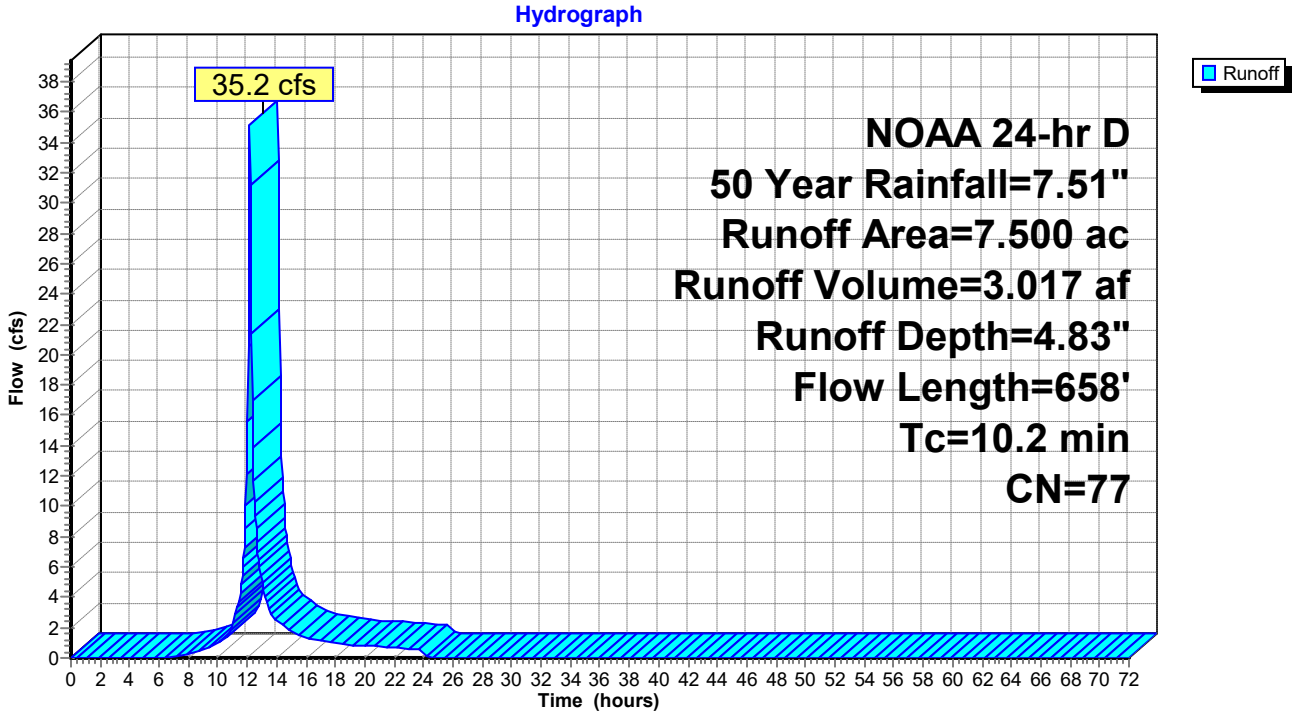
Runoff = 35.2 cfs @ 12.18 hrs, Volume= 3.017 af, Depth= 4.83"
Routed to Link 1L : To Off Site (North & East)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 50 Year Rainfall=7.51"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG D
0.460	61	>75% Grass cover, Good, HSG B
0.270	74	>75% Grass cover, Good, HSG C
3.510	80	>75% Grass cover, Good, HSG D
1.290	55	Woods, Good, HSG B
0.180	70	Woods, Good, HSG C
0.400	77	Woods, Good, HSG D
0.260	89	Dirt roads, HSG D
7.500	77	Weighted Average
6.370		84.93% Pervious Area
1.130		15.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	100	0.0500	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
1.4	324	0.0556	3.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	13	0.0154	2.00		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.2	221	0.0113	1.71		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.2	658	Total			

Subcatchment PDA-1A: Proposed Drainage Area 1A



Summary for Subcatchment PDA-1B: Proposed Drainage Area 1B

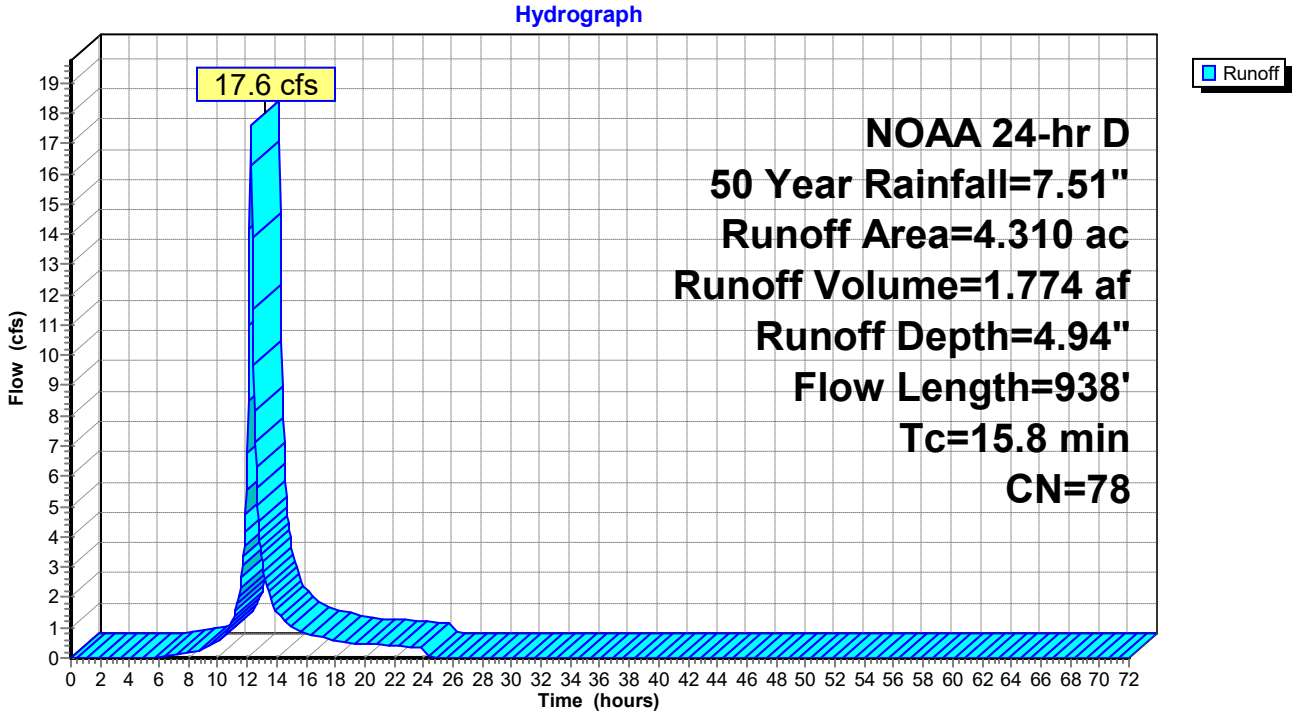
Runoff = 17.6 cfs @ 12.24 hrs, Volume= 1.774 af, Depth= 4.94"
Routed to Pond 1P : Basin 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 50 Year Rainfall=7.51"

Area (ac)	CN	Description
1.260	98	Paved parking, HSG D
0.160	74	>75% Grass cover, Good, HSG C
1.330	80	>75% Grass cover, Good, HSG D
1.100	55	Woods, Good, HSG B
0.210	70	Woods, Good, HSG C
0.210	77	Woods, Good, HSG D
0.040	89	Dirt roads, HSG D
4.310	78	Weighted Average
3.050		70.77% Pervious Area
1.260		29.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0100	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
2.9	606	0.0470	3.49		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	69	0.0160	5.74	4.51	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
0.4	132	0.0110	5.52	6.78	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.0	5	0.0200	10.18	31.99	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
0.0	26	0.0850	20.99	65.96	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
15.8	938	Total			

Subcatchment PDA-1B: Proposed Drainage Area 1B



Summary for Pond 1P: Basin 1

Inflow Area = 4.310 ac, 29.23% Impervious, Inflow Depth = 4.94" for 50 Year event
Inflow = 17.6 cfs @ 12.24 hrs, Volume= 1.774 af
Outflow = 14.5 cfs @ 12.35 hrs, Volume= 1.774 af, Atten= 18%, Lag= 6.4 min
Discarded = 0.3 cfs @ 12.35 hrs, Volume= 0.234 af
Primary = 14.2 cfs @ 12.35 hrs, Volume= 1.540 af
Routed to Link 1L : To Off Site (North & East)
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : To Off Site (North & East)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 204.0' @ 12.35 hrs Surf.Area= 0.146 ac Storage= 0.359 af

Plug-Flow detention time= 37.9 min calculated for 1.773 af (100% of inflow)
Center-of-Mass det. time= 37.9 min (864.7 - 826.8)

Volume	Invert	Avail.Storage	Storage Description
#1	200.3'	0.630 af	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Perim. (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
200.3	0.056	296.0	0.000	0.000	0.056
201.0	0.070	310.0	0.044	0.044	0.072
204.0	0.146	378.0	0.317	0.361	0.161
205.0	0.188	539.0	0.167	0.528	0.431
205.5	0.222	433.0	0.102	0.630	0.619

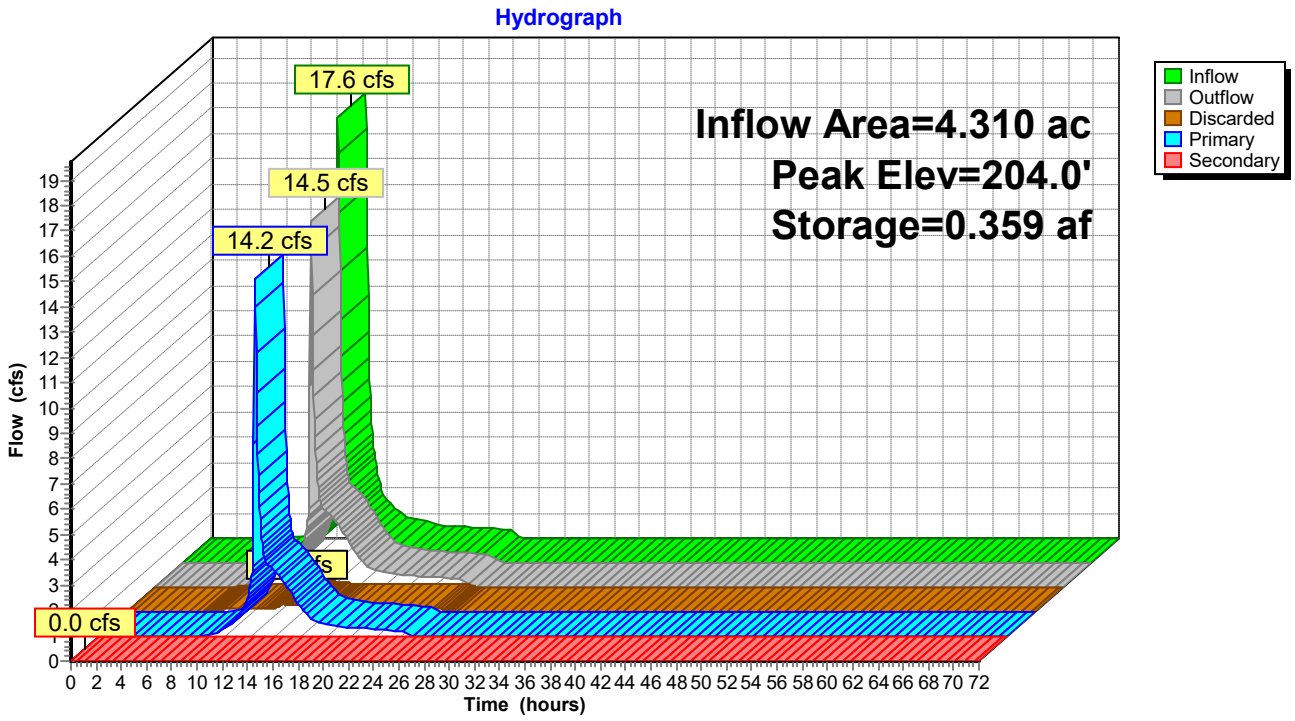
Device	Routing	Invert	Outlet Devices
#1	Primary	200.3'	**24.0" Round Culvert** L= 59.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 200.3' / 200.0' S= 0.0051 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	203.5'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	200.3'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	204.7'	**8.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	200.3'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.3 cfs @ 12.35 hrs HW=204.0' (Free Discharge)
└**5=Exfiltration** (Exfiltration Controls 0.3 cfs)

Primary OutFlow Max=14.1 cfs @ 12.35 hrs HW=204.0' (Free Discharge)
└**1=Culvert** (Passes 14.1 cfs of 23.8 cfs potential flow)
  └**2=Orifice/Grate** (Weir Controls 11.0 cfs @ 2.28 fps)
  └**3=Orifice/Grate** (Orifice Controls 3.1 cfs @ 8.82 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=200.3' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Basin 1



Stage-Area-Storage for Pond 1P: Basin 1

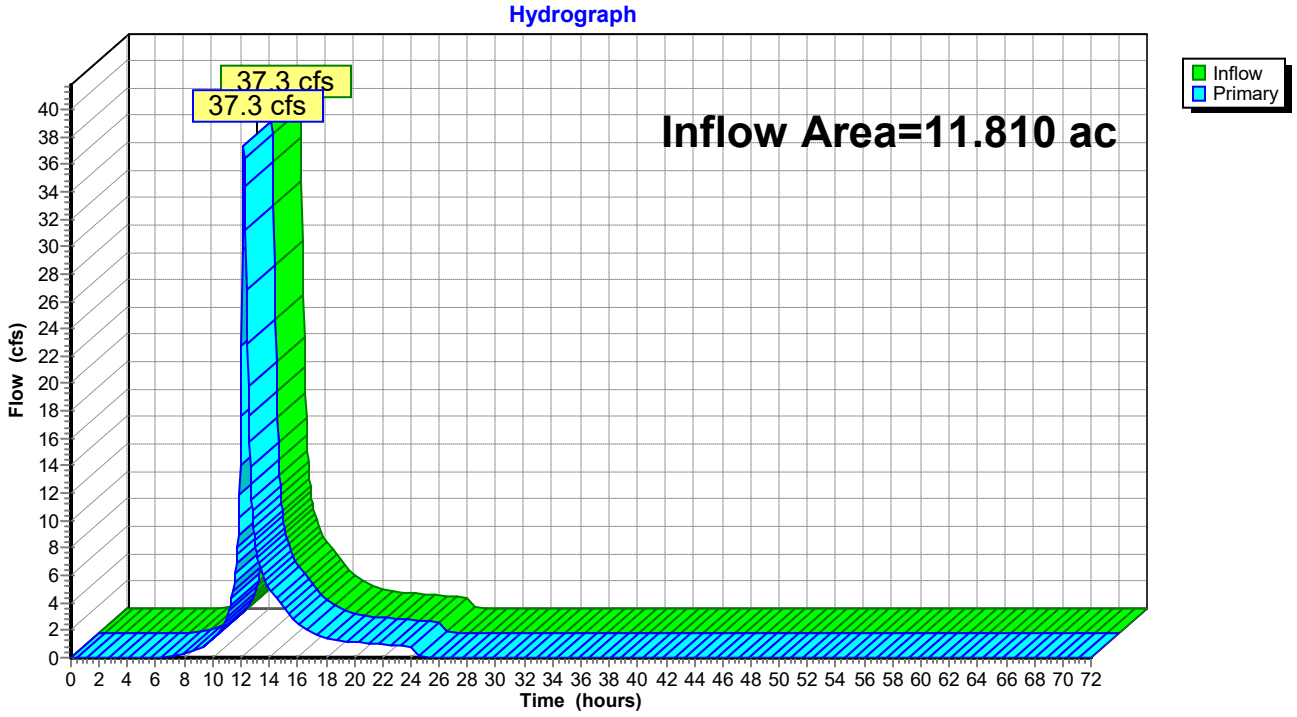
Elevation (feet)	Surface (acres)	Wetted (acres)	Storage (acre-feet)
200.3	0.056	0.056	0.000
200.4	0.058	0.058	0.006
200.5	0.060	0.061	0.012
200.6	0.062	0.063	0.018
200.7	0.064	0.065	0.024
200.8	0.066	0.068	0.030
200.9	0.068	0.070	0.037
201.0	0.070	0.072	0.044
201.1	0.072	0.075	0.051
201.2	0.074	0.078	0.058
201.3	0.076	0.080	0.066
201.4	0.079	0.083	0.074
201.5	0.081	0.086	0.082
201.6	0.083	0.089	0.090
201.7	0.085	0.091	0.098
201.8	0.088	0.094	0.107
201.9	0.090	0.097	0.116
202.0	0.092	0.100	0.125
202.1	0.095	0.103	0.134
202.2	0.097	0.106	0.144
202.3	0.100	0.109	0.154
202.4	0.102	0.111	0.164
202.5	0.105	0.114	0.174
202.6	0.107	0.117	0.185
202.7	0.110	0.120	0.195
202.8	0.112	0.123	0.207
202.9	0.115	0.126	0.218
203.0	0.118	0.129	0.230
203.1	0.120	0.132	0.241
203.2	0.123	0.136	0.254
203.3	0.126	0.139	0.266
203.4	0.129	0.142	0.279
203.5	0.131	0.145	0.292
203.6	0.134	0.148	0.305
203.7	0.137	0.151	0.319
203.8	0.140	0.154	0.332
203.9	0.143	0.158	0.347
204.0	0.146	0.161	0.361
204.1	0.150	0.184	0.376
204.2	0.154	0.207	0.391
204.3	0.158	0.232	0.407
204.4	0.162	0.258	0.423
204.5	0.166	0.284	0.439
204.6	0.171	0.312	0.456
204.7	0.175	0.340	0.473
204.8	0.179	0.369	0.491
204.9	0.184	0.400	0.509
205.0	0.188	0.431	0.528
205.1	0.195	0.472	0.547
205.2	0.201	0.511	0.567
205.3	0.208	0.549	0.587
205.4	0.215	0.585	0.608
205.5	**0.222**	**0.619**	**0.630**

Summary for Link 1L: To Off Site (North & East)

Inflow Area = 11.810 ac, 20.24% Impervious, Inflow Depth = 4.63" for 50 Year event
Inflow = 37.3 cfs @ 12.18 hrs, Volume= 4.557 af
Primary = 37.3 cfs @ 12.18 hrs, Volume= 4.557 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 1L: To Off Site (North & East)



Summary for Subcatchment PDA-1A: Proposed Drainage Area 1A

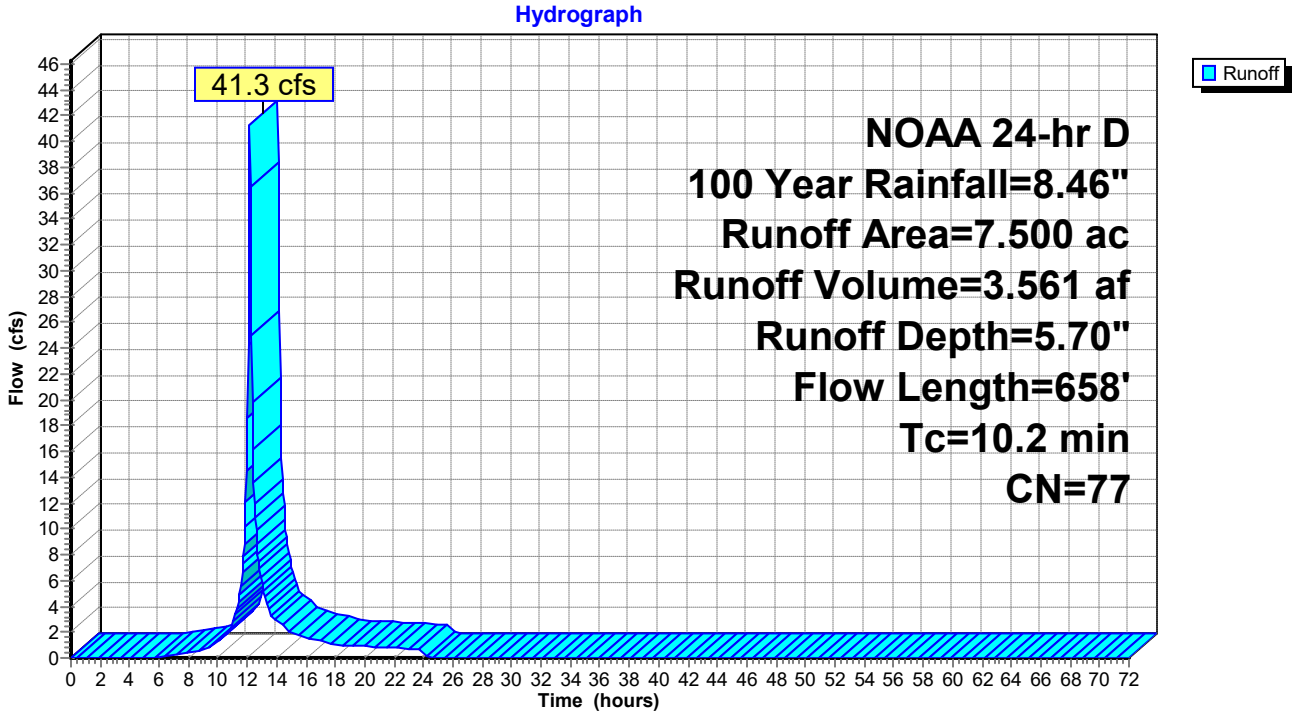
Runoff = 41.3 cfs @ 12.17 hrs, Volume= 3.561 af, Depth= 5.70"
Routed to Link 1L : To Off Site (North & East)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 100 Year Rainfall=8.46"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG D
0.460	61	>75% Grass cover, Good, HSG B
0.270	74	>75% Grass cover, Good, HSG C
3.510	80	>75% Grass cover, Good, HSG D
1.290	55	Woods, Good, HSG B
0.180	70	Woods, Good, HSG C
0.400	77	Woods, Good, HSG D
0.260	89	Dirt roads, HSG D
7.500	77	Weighted Average
6.370		84.93% Pervious Area
1.130		15.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	100	0.0500	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
1.4	324	0.0556	3.80		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.1	13	0.0154	2.00		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
2.2	221	0.0113	1.71		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
10.2	658	Total			

Subcatchment PDA-1A: Proposed Drainage Area 1A



Summary for Subcatchment PDA-1B: Proposed Drainage Area 1B

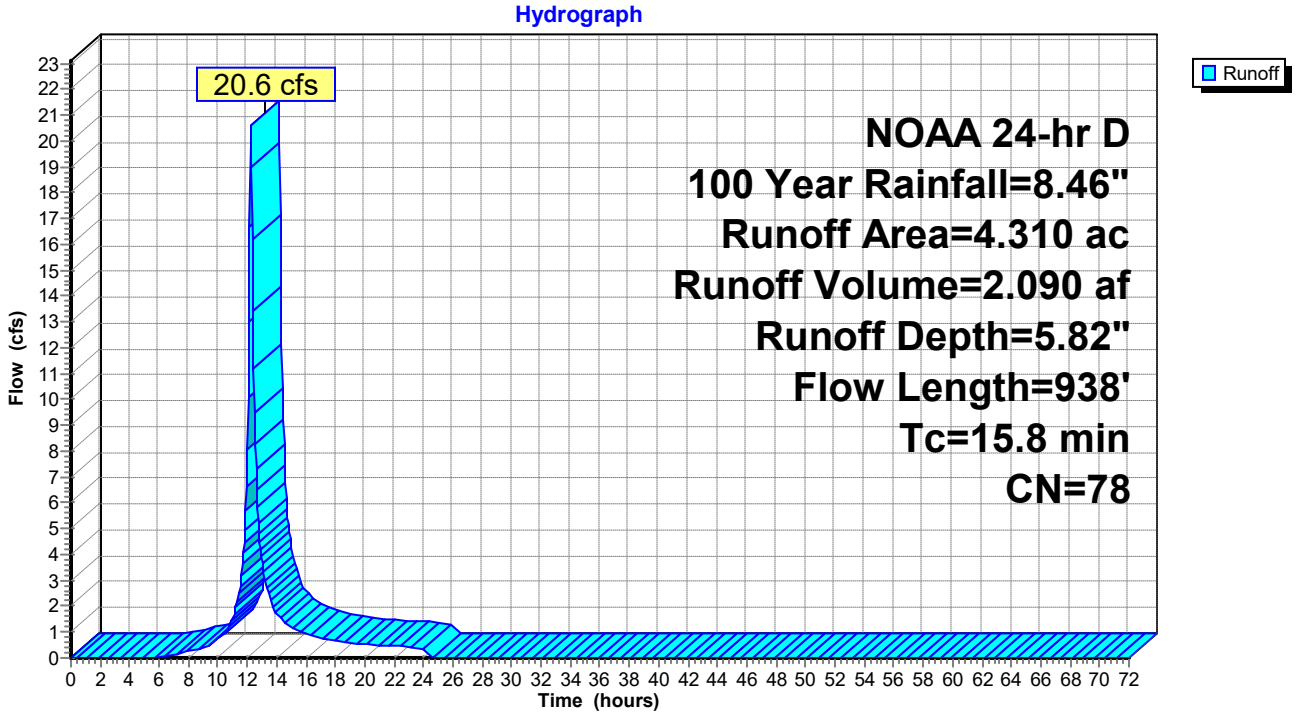
Runoff = 20.6 cfs @ 12.24 hrs, Volume= 2.090 af, Depth= 5.82"
Routed to Pond 1P : Basin 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 100 Year Rainfall=8.46"

Area (ac)	CN	Description
1.260	98	Paved parking, HSG D
0.160	74	>75% Grass cover, Good, HSG C
1.330	80	>75% Grass cover, Good, HSG D
1.100	55	Woods, Good, HSG B
0.210	70	Woods, Good, HSG C
0.210	77	Woods, Good, HSG D
0.040	89	Dirt roads, HSG D
4.310	78	Weighted Average
3.050		70.77% Pervious Area
1.260		29.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.3	100	0.0100	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.52"
2.9	606	0.0470	3.49		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.2	69	0.0160	5.74	4.51	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
0.4	132	0.0110	5.52	6.78	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
0.0	5	0.0200	10.18	31.99	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
0.0	26	0.0850	20.99	65.96	**Pipe Channel, CMP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.013 Corrugated PE, smooth interior
15.8	938	Total			

Subcatchment PDA-1B: Proposed Drainage Area 1B



Summary for Pond 1P: Basin 1

Inflow Area = 4.310 ac, 29.23% Impervious, Inflow Depth = 5.82" for 100 Year event
Inflow = 20.6 cfs @ 12.24 hrs, Volume= 2.090 af
Outflow = 18.8 cfs @ 12.31 hrs, Volume= 2.090 af, Atten= 9%, Lag= 4.4 min
Discarded = 0.4 cfs @ 12.31 hrs, Volume= 0.247 af
Primary = 18.4 cfs @ 12.31 hrs, Volume= 1.842 af
Routed to Link 1L : To Off Site (North & East)
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 1L : To Off Site (North & East)

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 204.1' @ 12.31 hrs Surf.Area= 0.150 ac Storage= 0.376 af

Plug-Flow detention time= 36.2 min calculated for 2.090 af (100% of inflow)
Center-of-Mass det. time= 36.0 min (857.7 - 821.6)

Volume	Invert	Avail.Storage	Storage Description
#1	200.3'	0.630 af	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Perim. (feet)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
200.3	0.056	296.0	0.000	0.000	0.056
201.0	0.070	310.0	0.044	0.044	0.072
204.0	0.146	378.0	0.317	0.361	0.161
205.0	0.188	539.0	0.167	0.528	0.431
205.5	0.222	433.0	0.102	0.630	0.619

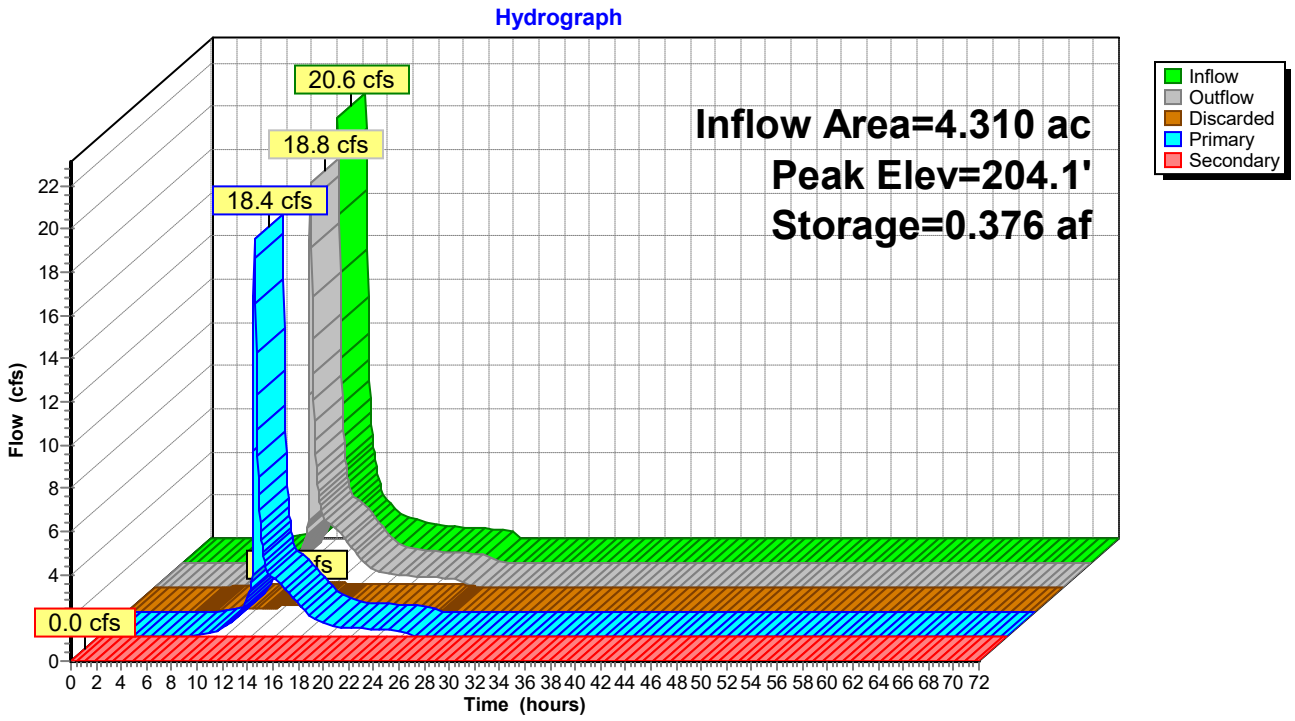
Device	Routing	Invert	Outlet Devices
#1	Primary	200.3'	**24.0" Round Culvert** L= 59.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 200.3' / 200.0' S= 0.0051 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	203.5'	**24.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	200.3'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	204.7'	**8.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	200.3'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.4 cfs @ 12.31 hrs HW=204.1' (Free Discharge)
└**5=Exfiltration** (Exfiltration Controls 0.4 cfs)

Primary OutFlow Max=18.0 cfs @ 12.31 hrs HW=204.1' (Free Discharge)
└**1=Culvert** (Passes 18.0 cfs of 24.4 cfs potential flow)
  └**2=Orifice/Grate** (Weir Controls 14.9 cfs @ 2.52 fps)
  └**3=Orifice/Grate** (Orifice Controls 3.1 cfs @ 8.96 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=200.3' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Basin 1



Stage-Area-Storage for Pond 1P: Basin 1

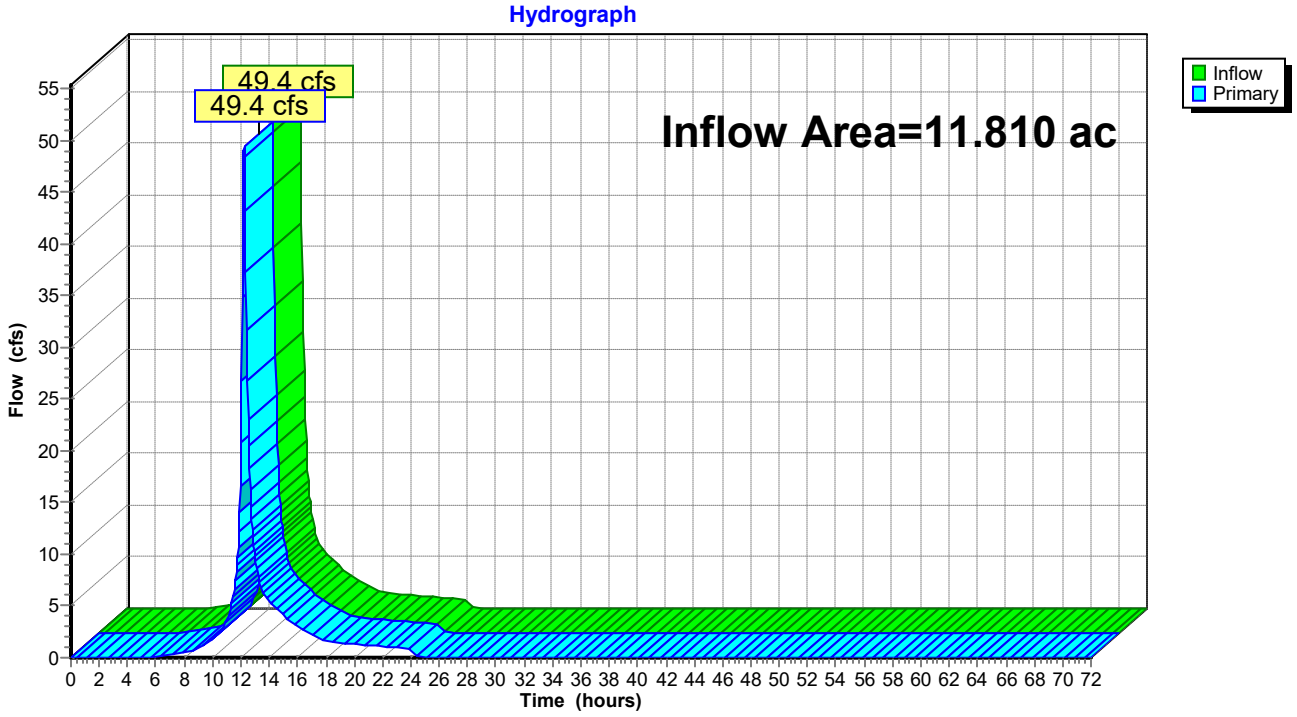
Elevation (feet)	Surface (acres)	Wetted (acres)	Storage (acre-feet)
200.3	0.056	0.056	0.000
200.4	0.058	0.058	0.006
200.5	0.060	0.061	0.012
200.6	0.062	0.063	0.018
200.7	0.064	0.065	0.024
200.8	0.066	0.068	0.030
200.9	0.068	0.070	0.037
201.0	0.070	0.072	0.044
201.1	0.072	0.075	0.051
201.2	0.074	0.078	0.058
201.3	0.076	0.080	0.066
201.4	0.079	0.083	0.074
201.5	0.081	0.086	0.082
201.6	0.083	0.089	0.090
201.7	0.085	0.091	0.098
201.8	0.088	0.094	0.107
201.9	0.090	0.097	0.116
202.0	0.092	0.100	0.125
202.1	0.095	0.103	0.134
202.2	0.097	0.106	0.144
202.3	0.100	0.109	0.154
202.4	0.102	0.111	0.164
202.5	0.105	0.114	0.174
202.6	0.107	0.117	0.185
202.7	0.110	0.120	0.195
202.8	0.112	0.123	0.207
202.9	0.115	0.126	0.218
203.0	0.118	0.129	0.230
203.1	0.120	0.132	0.241
203.2	0.123	0.136	0.254
203.3	0.126	0.139	0.266
203.4	0.129	0.142	0.279
203.5	0.131	0.145	0.292
203.6	0.134	0.148	0.305
203.7	0.137	0.151	0.319
203.8	0.140	0.154	0.332
203.9	0.143	0.158	0.347
204.0	0.146	0.161	0.361
204.1	0.150	0.184	0.376
204.2	0.154	0.207	0.391
204.3	0.158	0.232	0.407
204.4	0.162	0.258	0.423
204.5	0.166	0.284	0.439
204.6	0.171	0.312	0.456
204.7	0.175	0.340	0.473
204.8	0.179	0.369	0.491
204.9	0.184	0.400	0.509
205.0	0.188	0.431	0.528
205.1	0.195	0.472	0.547
205.2	0.201	0.511	0.567
205.3	0.208	0.549	0.587
205.4	0.215	0.585	0.608
205.5	**0.222**	**0.619**	**0.630**

Summary for Link 1L: To Off Site (North & East)

Inflow Area = 11.810 ac, 20.24% Impervious, Inflow Depth = 5.49" for 100 Year event
Inflow = 49.4 cfs @ 12.22 hrs, Volume= 5.404 af
Primary = 49.4 cfs @ 12.22 hrs, Volume= 5.404 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 1L: To Off Site (North & East)



WATER QUALITY VOLUME (WQV) COMPUTATIONS FOR OVERALL SITE

Project: Proposed Redevelopment
Location: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT
Date: 03/06/26

Water Quality Volume Calculations:

$$WQV = \frac{(1.3")(R)(A)}{12}$$

Where:
WQV = water quality volume (ac-ft)
R = volumentric runoff coefficient = 0.05+0.009(I)
I = percent impervious cover (see below)
A = site area in acres

$$I = \frac{AIMP}{ATOT} \times 100$$

Where:
I = percent impervious cover
AIMP = area of impervious cover
ATOT = total area of watershed

Watershed Description:	OVERALL SITE			
Area of impervious coverage, AIMP	1.71	Acres		
Total area of watershed, ATOT	3.83	Acres		
Percent impverious cover, I	44.65	%		
Volumentric runoff coefficient, R	0.45			
Water Quality Volume, WQV	0.187	ac-ft	8,166	cf

WATER QUALITY VOLUME (WQV) COMPUTATIONS FOR HYD-1

Project: Proposed Redevelopment
Location: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT
Date: 03/06/26

Water Quality Volume Calculations:

$$WQV = \frac{(1.3")(R)(A)}{12}$$

Where:
WQV = water quality volume (ac-ft)
R = volumentric runoff coefficient = 0.05+0.009(I)
I = percent impervious cover (see below)
A = site area in acres

$$I = \frac{AIMP}{ATOT} \times 100$$

Where:
I = percent impervious cover
AIMP = area of impervious cover
ATOT = total area of watershed

Watershed Description:	HYD-1			
Area of impervious coverage, AIMP	1.12	Acres		
Total area of watershed, ATOT	1.22	Acres		
Percent impverious cover, I	91.80	%		
Volumentric runoff coefficient, R	0.88			
Water Quality Volume, WQV	0.116	ac-ft	5,045	cf

Water Quality Flow Calculations:

WQf = (qu)(A)(Q)
WQf = Peak Discharge for water quality event (cfs)
qu = unit peak discharge (cfs/mi2/in)
A = drainage area (square miles)
Q = runoff volume (WQv/A) (watershed inches)

CN = 1000 /[10 + 5*P +10*Q - 10*(Q2 +1.25*Q*P)1/2]

P=	1.3	inches
Q=	1.139	inches
WQv =	0.116	acre-ft
Total Drainage Area =	1.22	acre
CN =	90.00	

Ia = 200/CN -2

Ia =	0.222	

Compute Ia/P

P=	1.3	inches
Ia / P =	0.17	

Tc= 5 min
0.083 hr

Exhibit 4-III

Tc=	0.083
Ia / P =	0.17
qu =	625

WQf = (qu)(A)(Q)

qu =	625	csm/in
A =	0.002	mi2 (acre/640)
Q =	1.139	inches
WQf =	1.36	cfs

WQF Provided:
First Defense FDHC-4 Max. Treatment Rate = 1.50 cfs

WATER QUALITY VOLUME (WQV) COMPUTATIONS FOR HYD-2

Project: Proposed Redevelopment
Location: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT
Date: 03/06/26

Water Quality Volume Calculations:

$$WQV = \frac{(1.3")(R)(A)}{12}$$

Where:
WQV = water quality volume (ac-ft)
R = volumentric runoff coefficient = 0.05+0.009(I)
I = percent impervious cover (see below)
A = site area in acres

$$I = \frac{AIMP}{ATOT} \times 100$$

Where:
I = percent impervious cover
AIMP = area of impervious cover
ATOT = total area of watershed

Watershed Description:	HYD-2			
Area of impervious coverage, AIMP	0.28	Acres		
Total area of watershed, ATOT	0.31	Acres		
Percent impverious cover, I	90.32	%		
Volumentric runoff coefficient, R	0.86			
Water Quality Volume, WQV	0.029	ac-ft	1,262	cf

Water Quality Flow Calculations:

WQf = (qu)(A)(Q)
WQf = Peak Discharge for water quality event (cfs)
qu = unit peak discharge (cfs/mi2/in)
A = drainage area (square miles)
Q = runoff volume (WQv/A) (watershed inches)

CN = 1000 /[10 + 5*P +10*Q - 10*(Q2 +1.25*Q*P)1/2]

P=	1.3	inches
Q=	1.122	inches
WQv =	0.029	acre-ft
Total Drainage Area =	0.31	acre
CN =	90.00	

Ia = 200/CN -2

Ia =	0.222	

Compute Ia/P

P=	1.3	inches
Ia / P =	0.17	

Tc= 5 min
0.083 hr

Exhibit 4-III

Tc=	0.083
Ia / P =	0.17
qu =	625

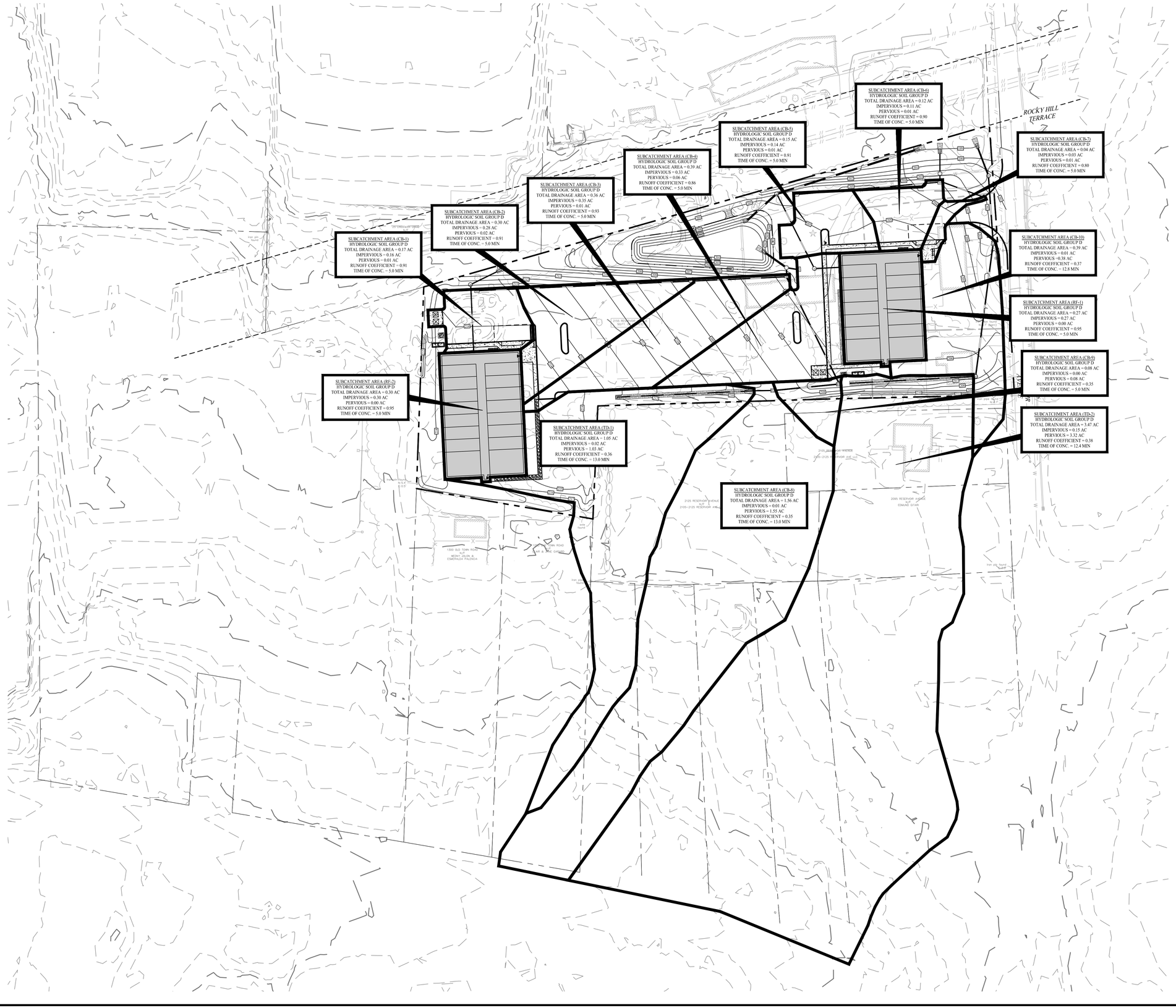
WQf = (qu)(A)(Q)

qu =	625	csm/in
A =	0.000	mi2 (acre/640)
Q =	1.122	inches
WQf =	0.34	cfs

WQF Provided:
First Defense FDHC-3 Max. Treatment Rate = 0.84 cfs

APPENDIX C
STORM DRAINAGE SYSTEM CALCULATIONS

Subcatchment Drainage Area Map (DA-CB)
Storm Sewer Schematic
Hydraflow Storm Sewer Tabular Reports
Hydraflow Storm Sewer Profiles
Runoff Coefficient Calculations
Hydrodynamic Separator Information



GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE TRUMBULL CONNECTICUT", SCALE 1"=30', DATED JULY 24, 2025, BY ACCURATE LAND SURVEYING LLC.
2. STORMWATER RUNOFF ANALYSIS WAS CALCULATED USING THE SCS TR-55 METHODOLOGY.
3. OFF-SITE TOPOGRAPHY DATA IS BASED ON CTECO MAP READER TOWN OF TRUMBULL, CT.
4. CT ECO AND SURVEY CONTOURS HAVE BEEN ADJUSTED TO ALIGN SMOOTHLY, AND MAY NOT BE PERFECTLY ACCURATE.

LEGEND

PROPERTY LINE

ADJOINING LOT LINE

LIMIT OF DRAINAGE AREA

Rev. #:	Date	Description
1	03/04/26	Re-Filing Set

Graphic Scale: 50 0 50 100

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	MJD
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 50'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

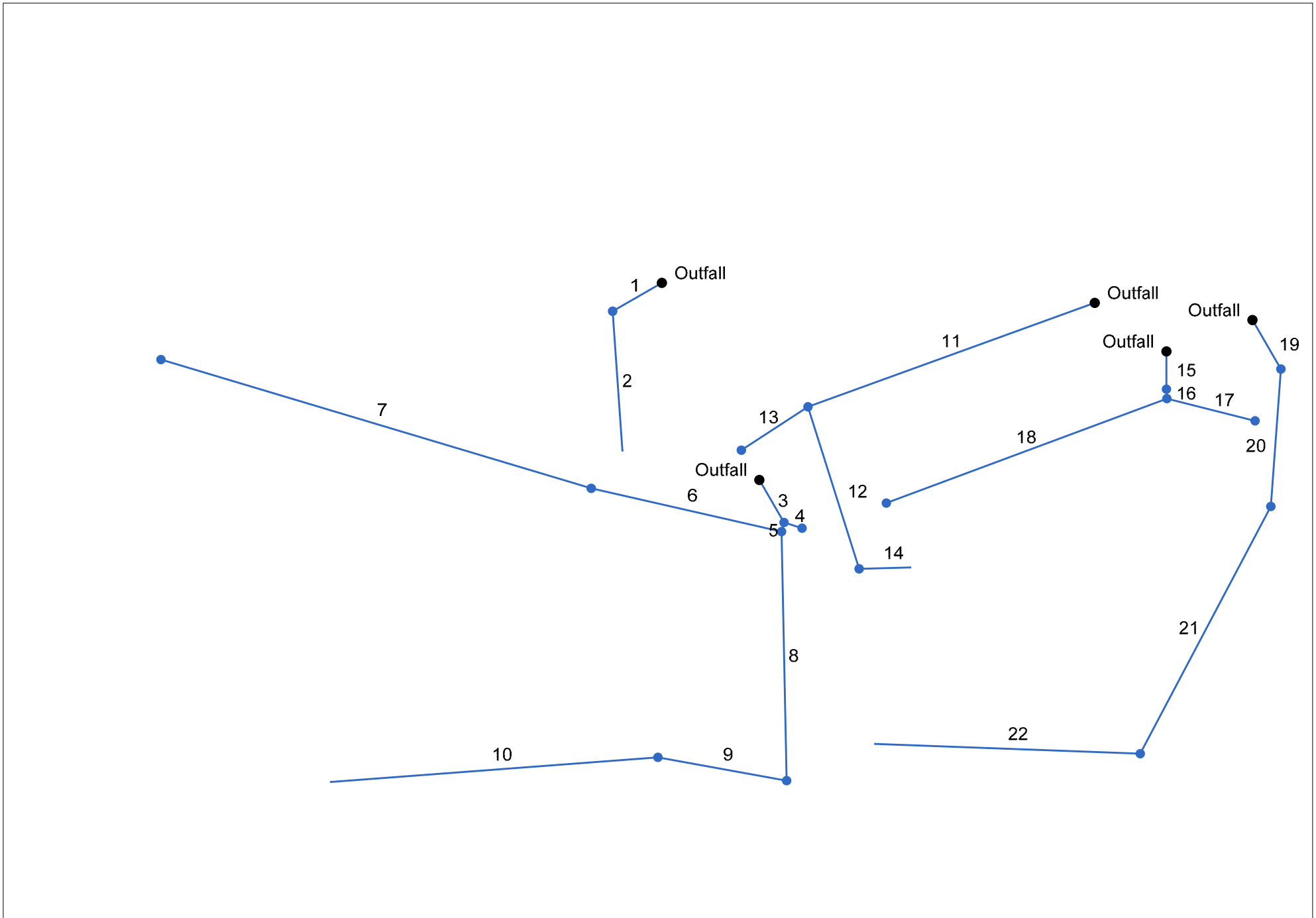
2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title: DRAINAGE AREA CATCH BASIN MAP

Sheet #: DACB

Mar 05, 2026 - 10:46am droosemark
X:\SE Files\Project Data\2024\24116901 - 2135, 2145, 2155 Reservoir Ave - Trumbull, CT\Engineering Data\CAD Files\24116901 - DACB.dwg

Reservoir Ave, Trumbull, CT



Project File: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm	Number of lines: 22	Date: 3/4/2026

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	30.000	0.00	0.30	0.00	0.00	0.29	0.0	5.4	8.6	2.46	4.11	4.91	12	1.33	209.80	210.20	210.36	210.87	211.05	212.80	MH-1
2	1	74.000	0.30	0.30	0.95	0.29	0.29	5.0	5.0	8.9	2.53	3.70	4.48	12	1.08	210.20	211.00	210.87	211.68	212.80	215.00	RF-2
3	End	26.000	0.00	3.91	0.00	0.00	2.08	0.0	14.9	5.2	10.85	37.11	4.64	24	2.69	202.00	202.70	203.80	203.88	204.00	205.80	HYD-1
4	3	10.000	0.39	0.39	0.86	0.34	0.34	5.0	5.0	8.9	2.98	6.46	3.37	15	1.00	202.70	202.80	203.88	203.49	205.80	205.10	CB-4
5	3	5.000	0.36	3.52	0.93	0.33	1.75	5.0	14.9	5.2	9.11	9.13	7.63	15	2.00	202.70	202.80	203.88	203.96	205.80	205.80	CB-3
6	5	103.000	0.30	0.47	0.91	0.27	0.43	5.0	7.3	7.5	3.23	5.77	4.55	12	2.62	202.80	205.50	203.96	206.27	205.80	208.50	CB-2
7	6	237.000	0.17	0.17	0.91	0.15	0.15	5.0	5.0	8.9	1.37	4.33	2.83	12	1.48	205.50	209.00	206.27	209.50	208.50	213.00	CB-1
8	5	132.000	0.08	2.69	0.35	0.03	0.98	5.0	14.3	5.3	5.23	6.65	4.89	15	1.06	202.80	204.20	203.96	205.13	205.80	206.20	CB-9
9	8	69.000	1.56	2.61	0.37	0.58	0.96	13.0	14.1	5.4	5.14	8.15	5.29	15	1.59	204.20	205.30	205.13	206.22	206.20	208.40	CB-8
10	9	173.000	1.05	1.05	0.36	0.38	0.38	13.0	13.0	5.6	2.12	3.56	3.47	12	1.00	205.30	207.03	206.22	207.65	208.40	213.00	TD-1
11	End	161.000	0.00	0.27	0.00	0.00	0.26	0.0	5.7	8.4	11.96	17.83	5.84	24	0.62	199.00	200.00	200.24	201.24	200.00	203.50	MH-3
12	11	90.000	0.00	0.27	0.00	0.00	0.26	0.0	5.2	8.8	2.25	6.17	3.55	12	3.00	200.00	202.70	201.24	203.34	203.50	205.70	MH-2
13	11	42.000	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	9.80	19.12	5.10	24	0.71	200.00	200.30	201.24	201.42	203.50	202.00	OCS-1
14	12	27.000	0.27	0.27	0.95	0.26	0.26	5.0	5.0	8.9	2.28	3.75	4.27	12	1.11	202.70	203.00	203.34	203.65	205.70	206.00	RF-1
15	End	20.000	0.00	0.31	0.00	0.00	0.28	0.0	7.2	7.6	2.09	2.52	3.82	12	0.50	199.00	199.10	199.62	199.80	200.00	205.80	HYD-2
16	15	5.000	0.12	0.31	0.90	0.11	0.28	5.0	7.2	7.6	2.09	5.04	3.76	12	2.00	199.10	199.20	199.83	199.82	205.80	203.50	CB-6
17	16	48.000	0.04	0.04	0.80	0.03	0.03	5.0	5.0	8.9	0.28	2.82	1.39	12	0.63	199.20	199.50	199.82	199.72	203.50	202.00	CB-7
18	16	158.000	0.15	0.15	0.91	0.14	0.14	5.0	5.0	8.9	1.21	3.80	2.89	12	1.14	199.20	201.00	199.82	201.46	203.50	204.00	CB-5
19	End	30.000	0.00	3.86	0.00	0.00	1.46	0.0	13.4	5.5	8.09	8.57	5.63	18	0.67	199.00	199.20	200.10	200.38	200.00	205.70	MH-5
20	19	73.000	0.39	3.86	0.37	0.14	1.46	12.8	13.2	5.6	8.15	5.34	6.64	15	0.68	199.20	199.70	200.66	201.83	205.70	202.70	CB-10
21	20	148.000	0.00	3.47	0.00	0.00	1.32	0.0	12.8	5.7	7.47	9.04	6.09	15	1.96	199.70	202.60	202.29	204.28	202.70	206.80	MH-6
22	21	140.000	3.47	3.47	0.38	1.32	1.32	12.4	12.4	5.8	7.60	6.46	6.19	15	1.00	202.60	204.00	204.81	206.74	206.80	206.70	TD-2

Reservoir Ave, Trumbull, CT | Number of lines: 22 | Run Date: 3/4/2026

NOTES:Intensity = 39.06 / (Inlet time + 3.50) ^ 0.69; Return period =Yrs. 25 ; c = cir e = ellip b = box

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	30.000	-74.090	MH	0.00	0.00	0.00	0.0	209.80	1.33	210.20	12	Cir	0.013	0.92	212.80	MH-1
2	1	74.000	-64.000	None	0.00	0.30	0.95	5.0	210.20	1.08	211.00	12	Cir	0.013	1.00	215.00	RF-2
3	End	26.000	-74.090	MH	0.00	0.00	0.00	0.0	202.00	2.69	202.70	24	Cir	0.013	0.75	205.80	HYD-1
4	3	10.000	-42.223	Comb	0.00	0.39	0.86	5.0	202.70	1.00	202.80	15	Cir	0.013	1.00	205.10	CB-4
5	3	5.000	44.832	Comb	0.00	0.36	0.93	5.0	202.70	2.00	202.80	15	Cir	0.013	1.64	205.80	CB-3
6	5	103.000	88.032	Comb	0.00	0.30	0.91	5.0	202.80	2.62	205.50	12	Cir	0.013	0.50	208.50	CB-2
7	6	237.000	3.865	Comb	0.00	0.17	0.91	5.0	205.50	1.48	209.00	12	Cir	0.013	1.00	213.00	CB-1
8	5	132.000	-15.987	DrGrt	0.00	0.08	0.35	5.0	202.80	1.06	204.20	15	Cir	0.013	1.50	206.20	CB-9
9	8	69.000	101.470	DrGrt	0.00	1.56	0.37	13.0	204.20	1.59	205.30	15	Cir	0.013	0.50	208.40	CB-8
10	9	173.000	-14.637	None	0.00	1.05	0.36	13.0	205.30	1.00	207.03	12	Cir	0.013	1.00	213.00	TD-1
11	End	161.000	-74.090	MH	0.00	0.00	0.00	0.0	199.00	0.62	200.00	24	Cir	0.013	1.00	203.50	MH-3
12	11	90.000	-87.450	MH	0.00	0.00	0.00	0.0	200.00	3.00	202.70	12	Cir	0.013	0.97	205.70	MH-2
13	11	42.000	-13.170	MH	9.80	0.00	0.00	0.0	200.00	0.71	200.30	24	Cir	0.013	1.00	202.00	OCS-1
14	12	27.000	-74.090	None	0.00	0.27	0.95	5.0	202.70	1.11	203.00	12	Cir	0.013	1.00	206.00	RF-1
15	End	20.000	-74.090	MH	0.00	0.00	0.00	0.0	199.00	0.50	199.10	12	Cir	0.013	0.15	202.80	HYD-2
16	15	5.000	-2.588	Comb	0.00	0.12	0.90	5.0	199.10	2.00	199.20	12	Cir	0.013	2.16	203.50	CB-6
17	16	48.000	-73.192	Comb	0.00	0.04	0.80	5.0	199.20	0.63	199.50	12	Cir	0.013	1.00	202.00	CB-7
18	16	158.000	72.081	Comb	0.00	0.15	0.91	5.0	199.20	1.14	201.00	12	Cir	0.013	1.00	204.00	CB-5
19	End	30.000	-74.090	MH	0.00	0.00	0.00	0.0	199.00	0.67	199.20	18	Cir	0.013	0.62	205.70	MH-5
20	19	73.000	34.176	DrGrt	0.00	0.39	0.37	12.8	199.20	0.68	199.70	15	Cir	0.013	0.68	202.70	CB-10
21	20	148.000	23.558	MH	0.00	0.00	0.00	0.0	199.70	1.96	202.60	15	Cir	0.013	0.92	206.80	MH-6
22	21	140.000	64.394	None	0.00	3.47	0.38	12.4	202.60	1.00	204.00	15	Cir	0.013	1.00	206.70	TD-2

Reservoir Ave, Trumbull, CT | Number of lines: 22 | Date: 3/4/2026

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1		Manhole	212.80	Cir	4.00	4.00	12	Cir	210.20	12	Cir	210.20
2		None	215.00	n/a	n/a	n/a	12	Cir	211.00			
3		Manhole	205.80	Cir	4.00	4.00	24	Cir	202.70	15 15	Cir Cir	202.70 202.70
4		Combination	205.10	Cir	4.00	4.00	15	Cir	202.80			
5		Combination	205.80	Cir	4.00	4.00	15	Cir	202.80	12 15	Cir Cir	202.80 202.80
6		Combination	208.50	Cir	4.00	4.00	12	Cir	205.50	12	Cir	205.50
7		Combination	213.00	Cir	4.00	4.00	12	Cir	209.00			
8		DropGrate	206.20	Cir	4.00	4.00	15	Cir	204.20	15	Cir	204.20
9		DropGrate	208.40	Cir	4.00	4.00	15	Cir	205.30	12	Cir	205.30
10		None	213.00	n/a	n/a	n/a	12	Cir	207.03			
11		Manhole	203.50	Cir	4.00	4.00	24	Cir	200.00	12 24	Cir Cir	200.00 200.00
12		Manhole	205.70	Cir	4.00	4.00	12	Cir	202.70	12	Cir	202.70
13		Manhole	202.00	Cir	4.00	4.00	24	Cir	200.30			
14		None	206.00	n/a	n/a	n/a	12	Cir	203.00			
15		Manhole	202.80	Cir	4.00	4.00	12	Cir	199.10	12	Cir	199.10
16		Combination	203.50	Cir	4.00	4.00	12	Cir	199.20	12 12	Cir Cir	199.20 199.20
17		Combination	202.00	Cir	4.00	4.00	12	Cir	199.50			
18		Combination	204.00	Cir	4.00	4.00	12	Cir	201.00			
19		Manhole	205.70	Cir	4.00	4.00	18	Cir	199.20	15	Cir	199.20
20		DropGrate	202.70	Cir	4.00	4.00	15	Cir	199.70	15	Cir	199.70
21		Manhole	206.80	Cir	4.00	4.00	15	Cir	202.60	15	Cir	202.60

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
22		None	206.70	n/a	n/a	n/a	15	Cir	204.00			

Storm Sewer Tabulation

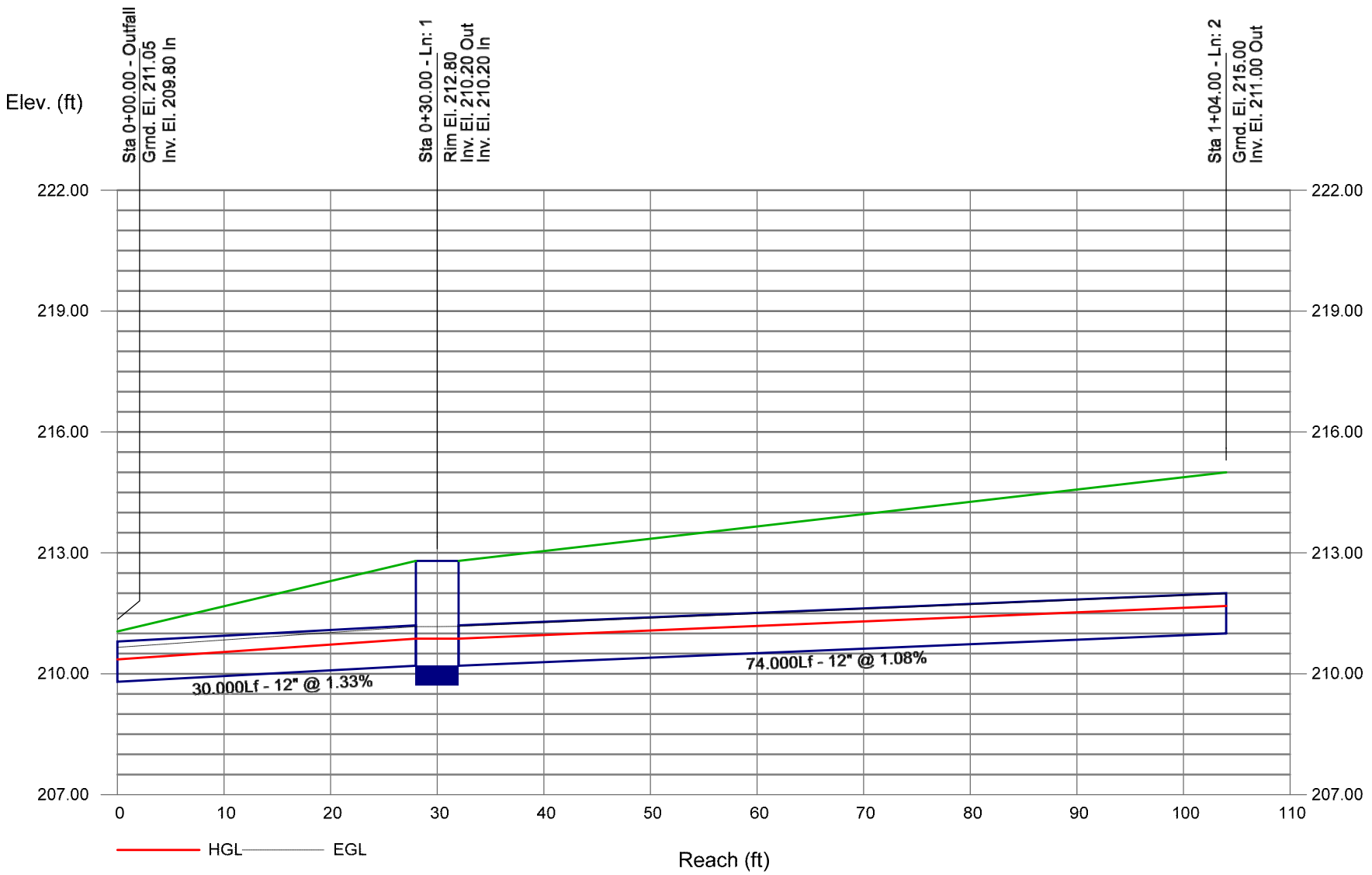
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	30.000	0.00	0.30	0.00	0.00	0.29	0.0	5.4	8.6	2.46	4.11	4.93	12	1.33	209.80	210.20	210.36	210.87	211.05	212.80	MH-1
2	1	74.000	0.30	0.30	0.95	0.29	0.29	5.0	5.0	8.9	2.53	3.70	4.48	12	1.08	210.20	211.00	210.87	211.68	212.80	215.00	RF-2
3	End	26.000	0.00	3.91	0.00	0.00	2.08	0.0	14.9	5.2	10.85	37.11	4.64	24	2.69	202.00	202.70	203.80	203.88	204.00	205.80	HYD-1
4	3	10.000	0.39	0.39	0.86	0.34	0.34	5.0	5.0	8.9	2.98	6.46	3.37	15	1.00	202.70	202.80	203.88	203.49	205.80	205.10	CB-4
5	3	5.000	0.36	3.52	0.93	0.33	1.75	5.0	14.9	5.2	9.11	9.13	7.63	15	2.00	202.70	202.80	203.88	203.96	205.80	205.80	CB-3
6	5	103.000	0.30	0.47	0.91	0.27	0.43	5.0	7.3	7.5	3.23	5.77	4.55	12	2.62	202.80	205.50	203.96	206.27	205.80	208.50	CB-2
7	6	237.000	0.17	0.17	0.91	0.15	0.15	5.0	5.0	8.9	1.37	4.33	2.83	12	1.48	205.50	209.00	206.27	209.50	208.50	213.00	CB-1
8	5	132.000	0.08	2.69	0.35	0.03	0.98	5.0	14.3	5.3	5.23	6.65	4.89	15	1.06	202.80	204.20	203.96	205.13	205.80	206.20	CB-9
9	8	69.000	1.56	2.61	0.37	0.58	0.96	13.0	14.1	5.4	5.14	8.15	5.29	15	1.59	204.20	205.30	205.13	206.22	206.20	208.40	CB-8
10	9	173.000	1.05	1.05	0.36	0.38	0.38	13.0	13.0	5.6	2.12	3.56	3.47	12	1.00	205.30	207.03	206.22	207.65	208.40	213.00	TD-1
11	End	161.000	0.00	0.27	0.00	0.00	0.26	0.0	5.7	8.4	11.96	17.83	5.84	24	0.62	199.00	200.00	200.24	201.24	200.00	203.50	MH-3
12	11	90.000	0.00	0.27	0.00	0.00	0.26	0.0	5.2	8.8	2.25	6.17	3.55	12	3.00	200.00	202.70	201.24	203.34	203.50	205.70	MH-2
13	11	42.000	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	9.80	19.12	5.10	24	0.71	200.00	200.30	201.24	201.42	203.50	202.00	OCS-1
14	12	27.000	0.27	0.27	0.95	0.26	0.26	5.0	5.0	8.9	2.28	3.75	4.27	12	1.11	202.70	203.00	203.34	203.65	205.70	206.00	RF-1
15	End	20.000	0.00	0.31	0.00	0.00	0.28	0.0	7.2	7.6	2.09	2.52	3.83	12	0.50	199.00	199.10	199.62	199.80	200.00	202.80	HYD-2
16	15	5.000	0.12	0.31	0.90	0.11	0.28	5.0	7.2	7.6	2.09	5.04	3.76	12	2.00	199.10	199.20	199.83	199.82	202.80	203.50	CB-6
17	16	48.000	0.04	0.04	0.80	0.03	0.03	5.0	5.0	8.9	0.28	2.82	1.39	12	0.63	199.20	199.50	199.82	199.72	203.50	202.00	CB-7
18	16	158.000	0.15	0.15	0.91	0.14	0.14	5.0	5.0	8.9	1.21	3.80	2.89	12	1.14	199.20	201.00	199.82	201.46	203.50	204.00	CB-5
19	End	30.000	0.00	3.86	0.00	0.00	1.46	0.0	13.4	5.5	8.09	8.57	5.63	18	0.67	199.00	199.20	200.10	200.38	200.00	205.70	MH-5
20	19	73.000	0.39	3.86	0.37	0.14	1.46	12.8	13.2	5.6	8.15	5.34	6.64	15	0.68	199.20	199.70	200.66	201.83	205.70	202.70	CB-10
21	20	148.000	0.00	3.47	0.00	0.00	1.32	0.0	12.8	5.7	7.47	9.04	6.09	15	1.96	199.70	202.60	202.29	204.28	202.70	206.80	MH-6
22	21	140.000	3.47	3.47	0.38	1.32	1.32	12.4	12.4	5.8	7.60	6.46	6.19	15	1.00	202.60	204.00	204.81	206.74	206.80	206.70	TD-2

Reservoir Ave, Trumbull, CT | Number of lines: 22 | Run Date: 3/4/2026

NOTES:Intensity = 39.06 / (Inlet time + 3.50) ^ 0.69; Return period =Yrs. 25 ; c = cir e = ellip b = box

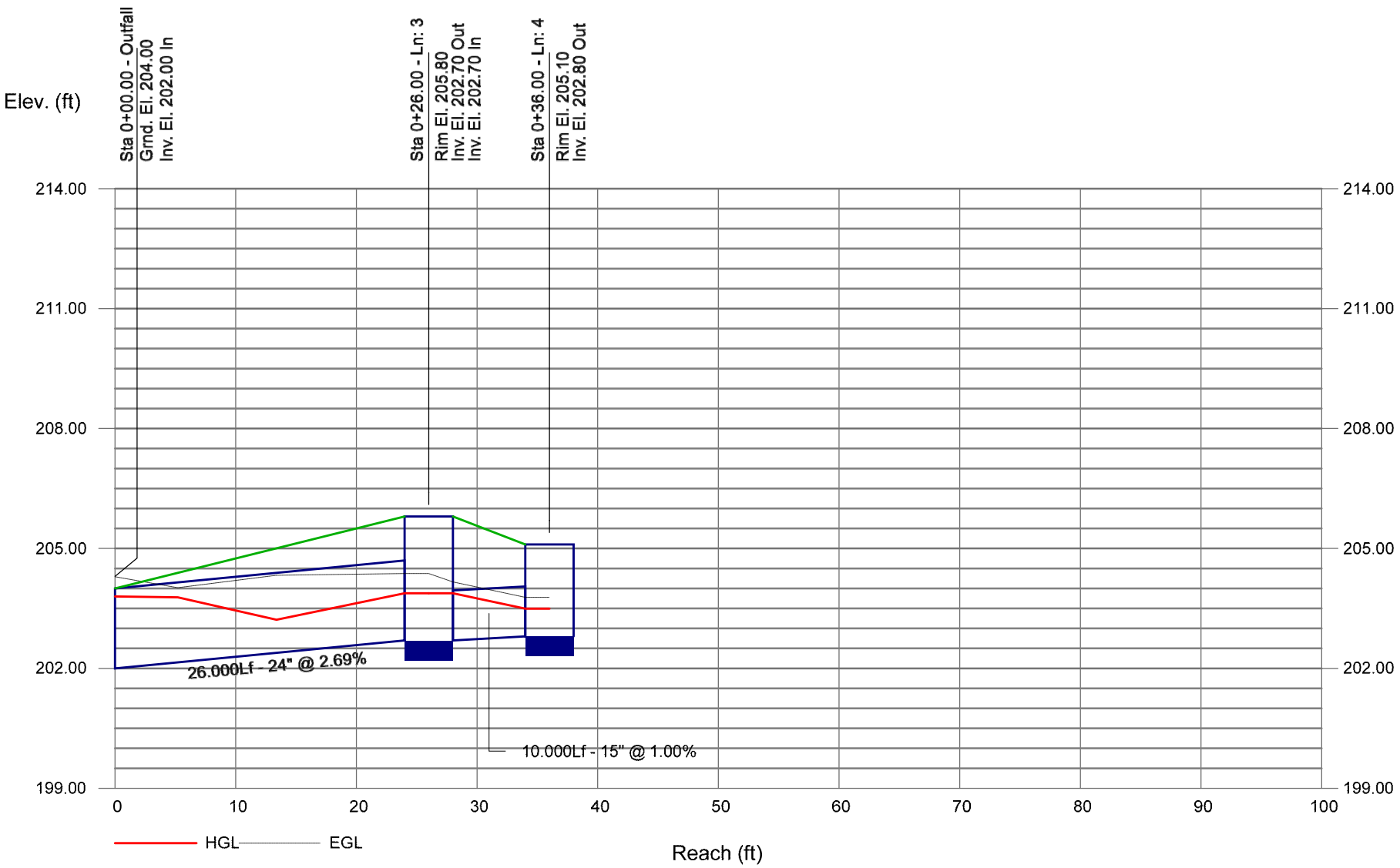
Storm Sewer Profile

Proj. file: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm



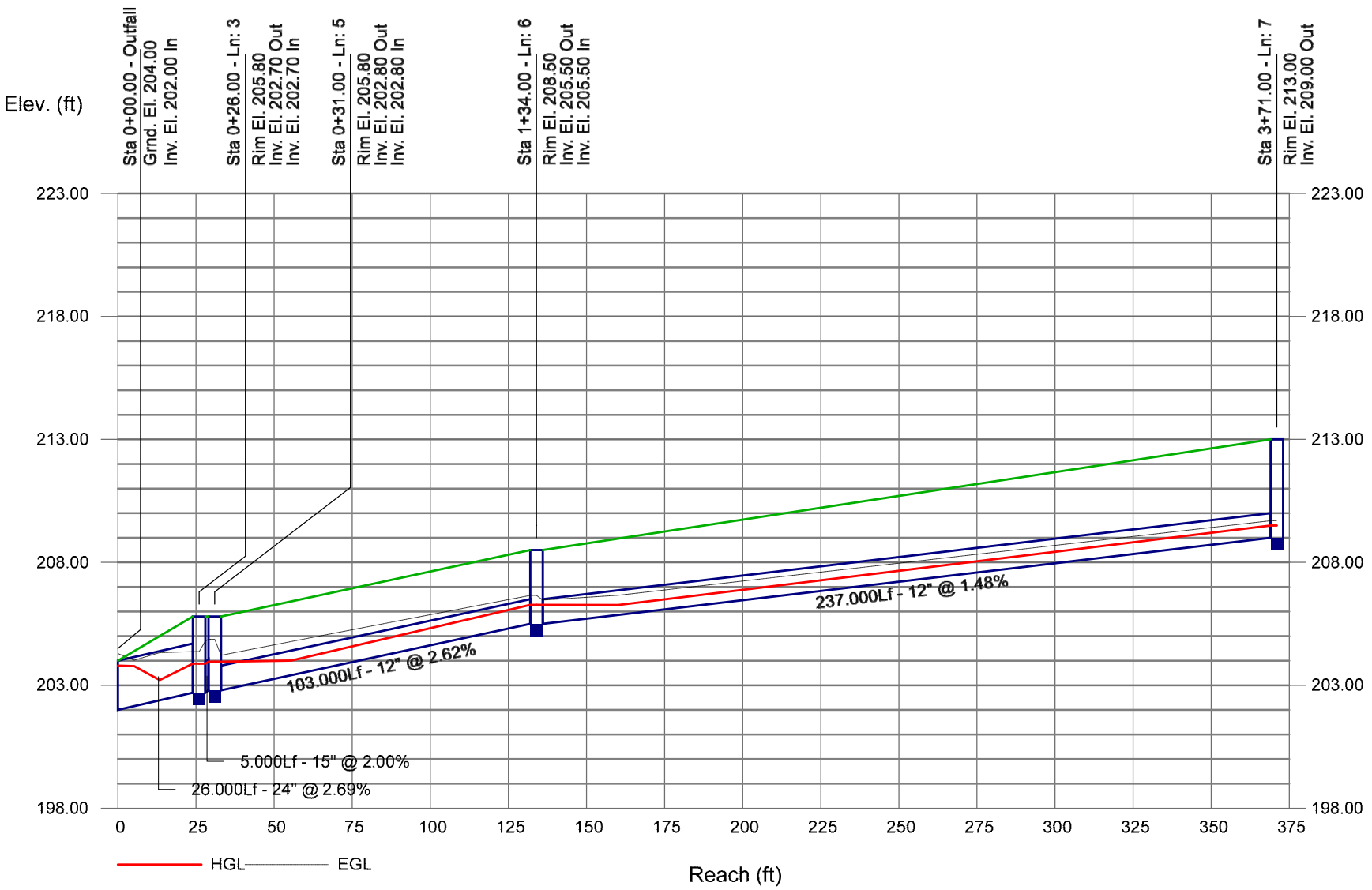
Storm Sewer Profile

Proj. file: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm



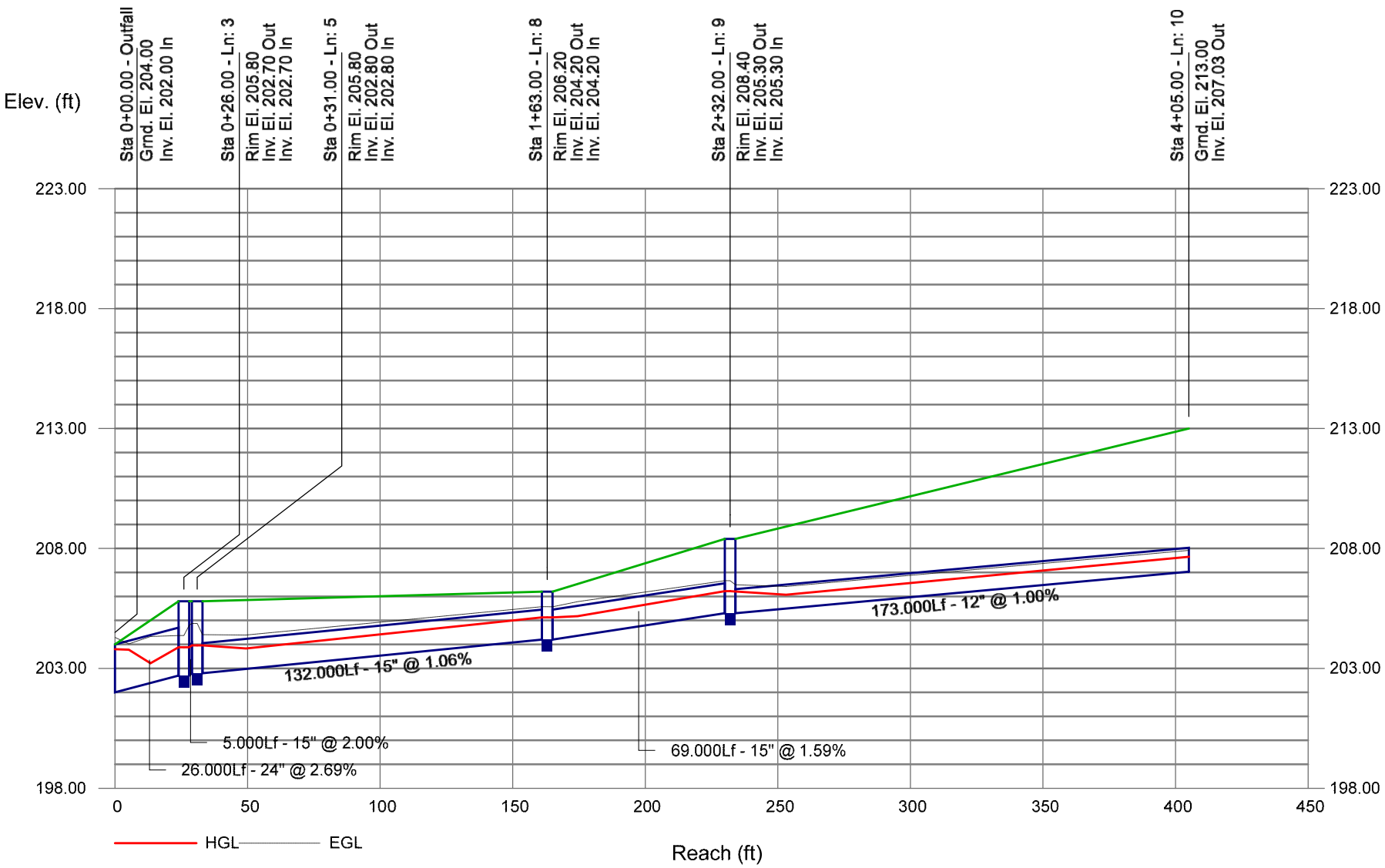
Storm Sewer Profile

Proj. file: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm



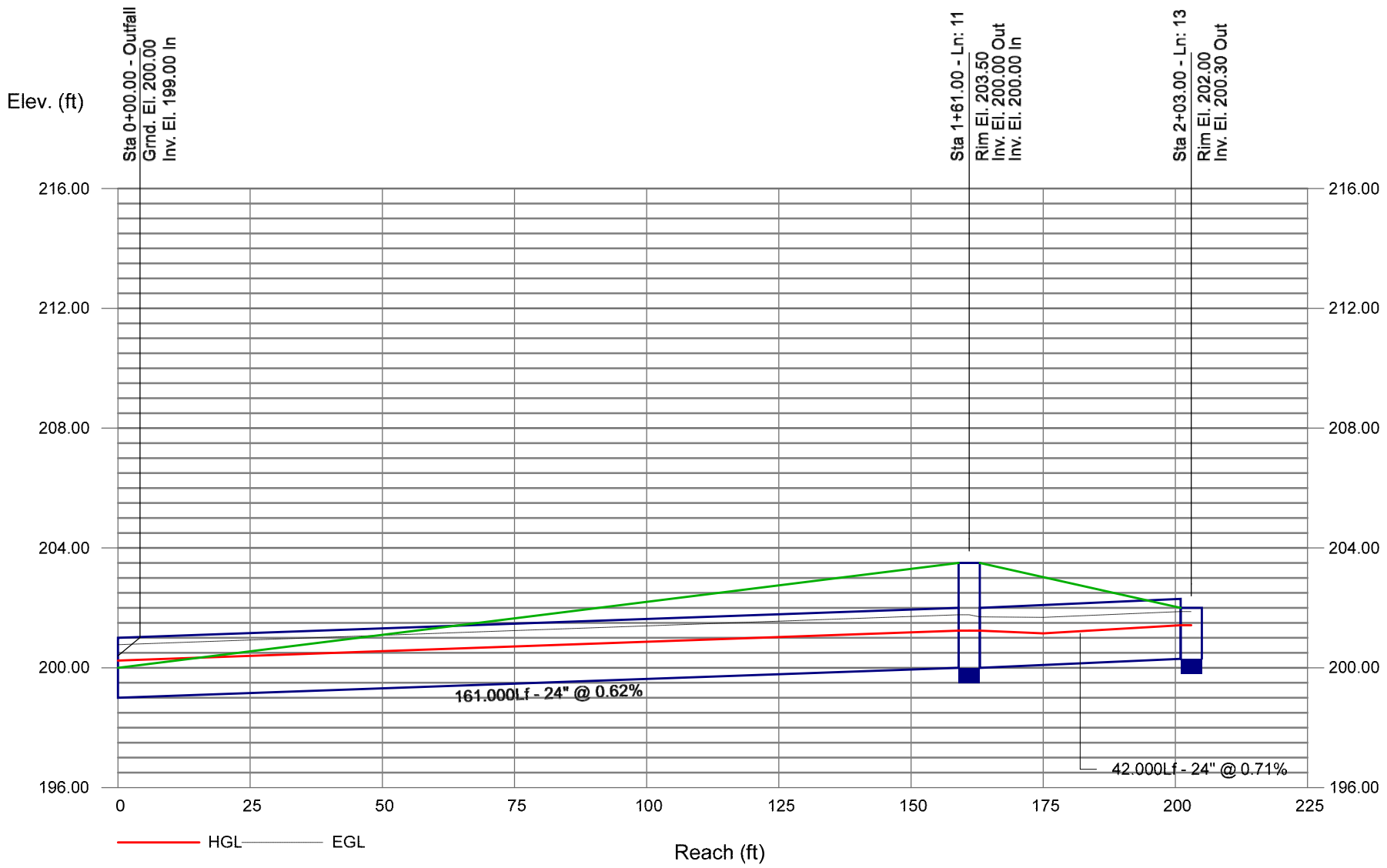
Storm Sewer Profile

Proj. file: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm

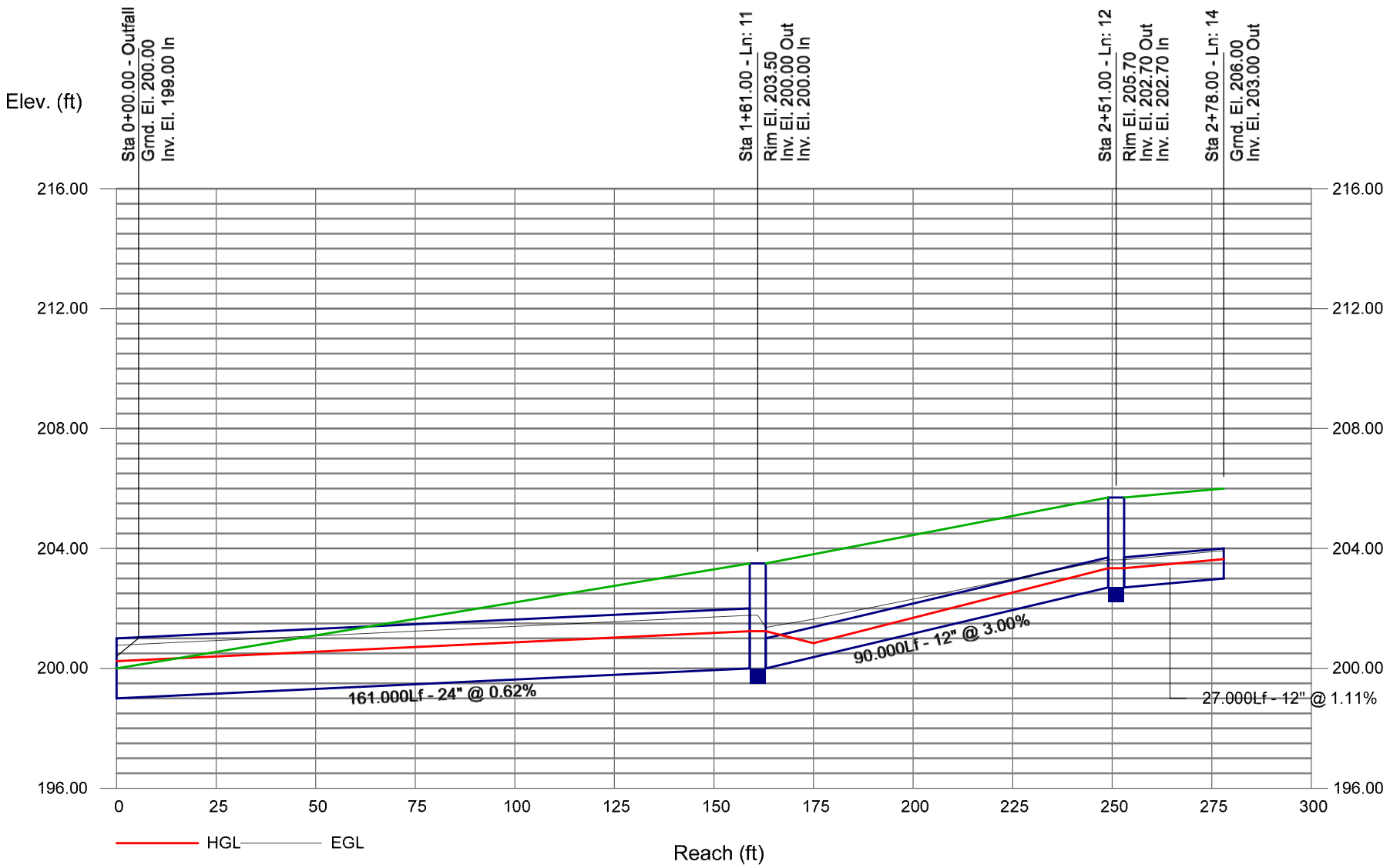


Storm Sewer Profile

Proj. file: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm

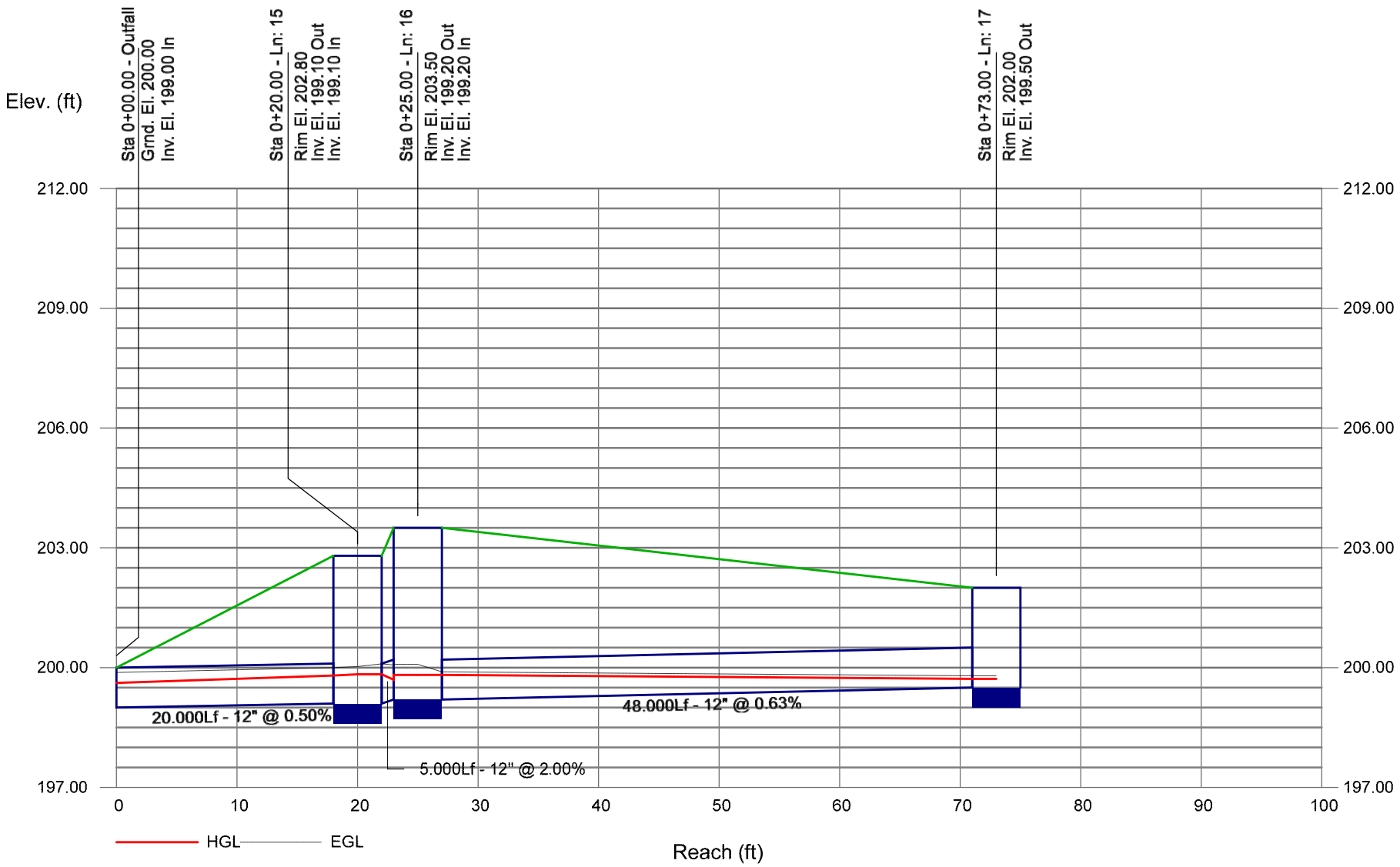


Storm Sewer Profile

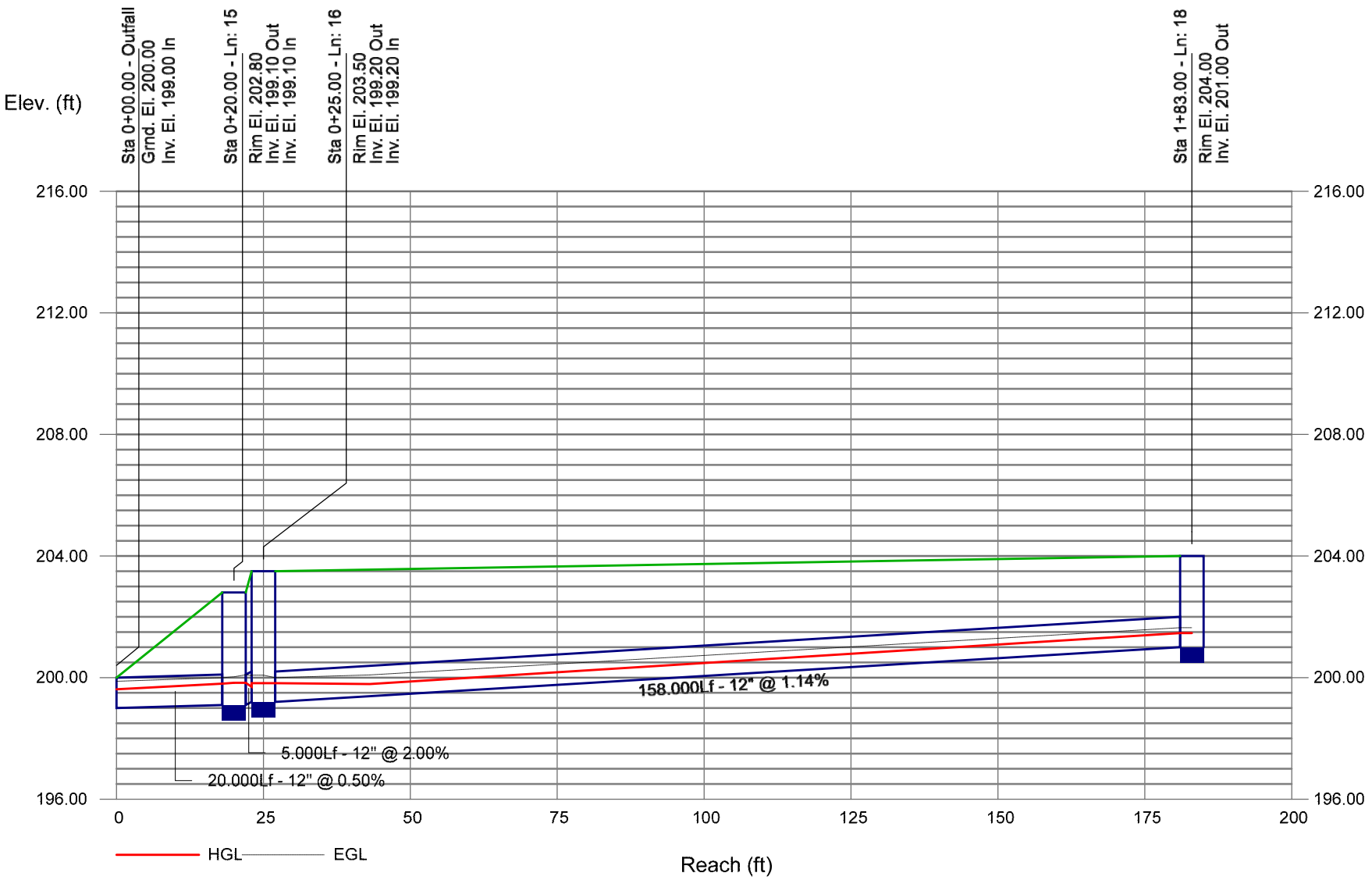


Storm Sewer Profile

Proj. file: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm

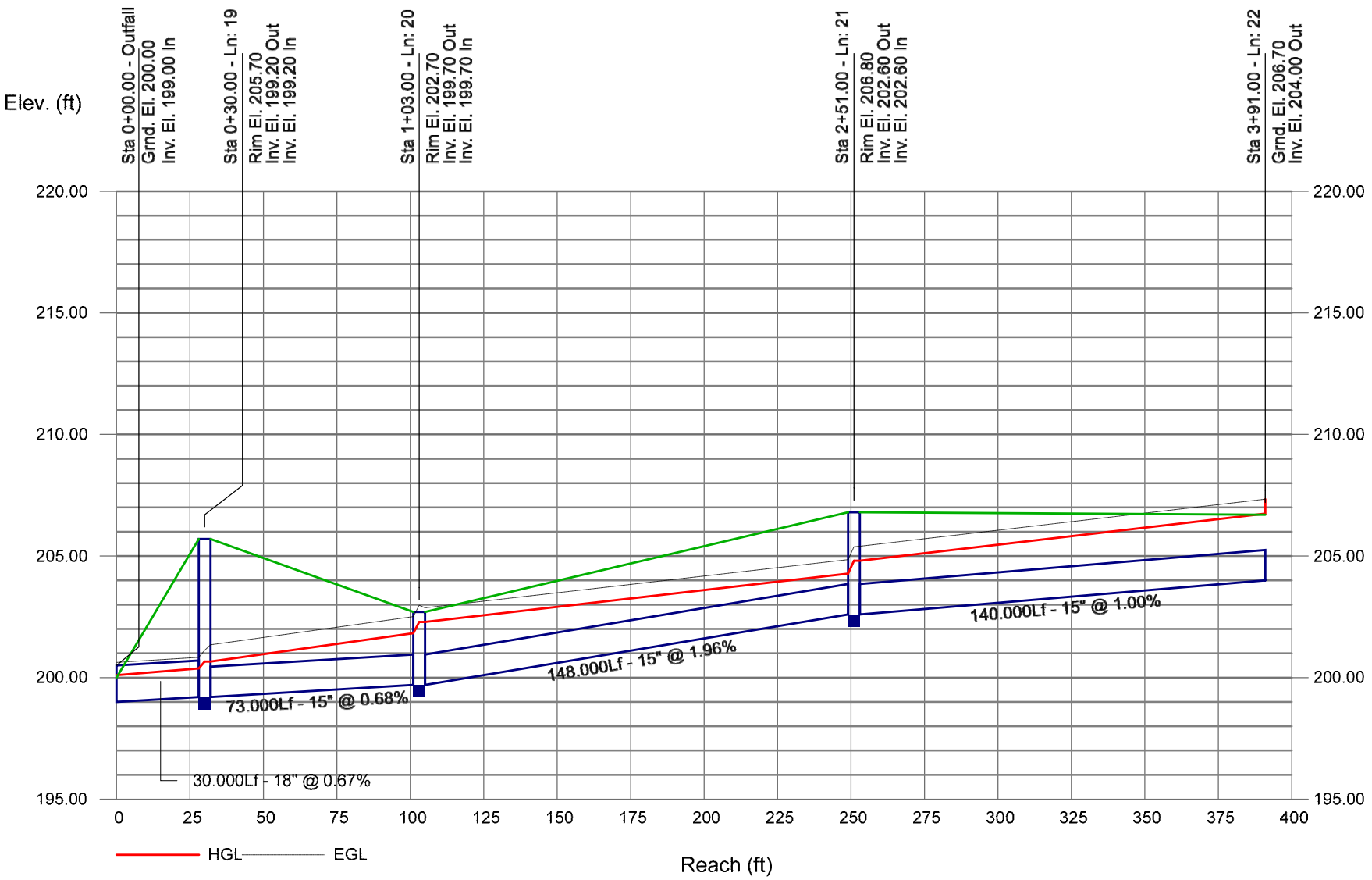


Storm Sewer Profile



Storm Sewer Profile

Proj. file: 2135, 2145, 2155 Reservoir Ave - Trumbull, CT - StormSewers.stm



Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-1**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.16**	**0.15**
D	**Pervious**	**0.35**			**0.01**	**0.00**
1 Use only one C source per line			Totals =		**0.17**	**0.16**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.16}{0.17} =$ 0.91 Use C = **0.91**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-2**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.28**	**0.27**
D	**Pervious**	**0.35**			**0.02**	**0.01**
1 Use only one C source per line		Totals =			**0.30**	**0.27**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.27}{0.30} =$ 0.91 Use C = **0.91**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-3**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.35**	**0.33**
D	**Pervious**	**0.35**			**0.01**	**0.00**
1 Use only one C source per line				Totals =	**0.36**	**0.34**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.34}{0.36} =$ 0.93 Use C = **0.93**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-4**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.33**	**0.31**
D	**Pervious**	**0.35**			**0.06**	**0.02**
1 Use only one C source per line				Totals =	**0.39**	**0.33**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.33}{0.39} =$ 0.86 Use C = **0.86**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-5**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.14**	**0.13**
D	**Pervious**	**0.35**			**0.01**	**0.00**
1 Use only one C source per line				Totals =	**0.15**	**0.14**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.14}{0.15} =$ 0.91 Use C = **0.91**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-6**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.11**	**0.10**
D	**Pervious**	**0.35**			**0.01**	**0.00**
1 Use only one C source per line				Totals =	**0.12**	**0.11**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.11}{0.12} =$ 0.90 Use C = **0.90**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-7**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.03**	**0.03**
D	**Pervious**	**0.35**			**0.01**	**0.00**
1 Use only one C source per line				Totals =	**0.04**	**0.03**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.03}{0.04} =$ 0.80 Use C = **0.80**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-8**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.01**	**0.01**
D	**Pervious**	**0.35**			**1.55**	**0.54**
1 Use only one C source per line			Totals =		**1.56**	**0.55**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.55}{1.56} =$ 0.35 Use C = **0.35**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-9**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.00**	**0.00**
D	**Pervious**	**0.35**			**0.08**	**0.03**
1 Use only one C source per line				Totals =	**0.08**	**0.03**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.03}{0.08} =$ 0.35 Use C = **0.35**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **CB-10**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.01**	**0.01**
D	**Pervious**	**0.35**			**0.38**	**0.13**
1 Use only one C source per line			Totals =		**0.39**	**0.14**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.14}{0.39} =$ 0.37 Use C = **0.37**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **TD-1**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.02**	**0.02**
D	**Pervious**	**0.35**			**1.03**	**0.36**
1 Use only one C source per line				Totals =	**1.05**	**0.38**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.38}{1.05} =$ 0.36 Use C = **0.36**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **TD-2**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.15**	**0.14**
D	**Pervious**	**0.35**			**3.32**	**1.16**
1 Use only one C source per line				Totals =	**3.47**	**1.30**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{1.30}{3.47} =$ 0.38 Use C = **0.38**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **RF-1**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.27**	**0.26**
D	**Pervious**	**0.35**			**0.00**	**0.00**
1 Use only one C source per line			Totals =		**0.27**	**0.26**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.26}{0.27} =$ 0.95 Use C = **0.95**

Project **Proposed Development** By **MJD** Date **03/06/26**

Location **2135, 2145, 2155 Reservoir Ave, Trumbull, CT** Checked **LAM** Date **03/06/26**

Site Status: Developed **Partially Developed** **RF-2**

1. Runoff Coefficient ©

Soil Name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	C [1]			Area [x] acres [ ] mi^2 [ ] %	Product of C x area
D	**Impervious**	**0.95**			**0.30**	**0.29**
D	**Pervious**	**0.35**			**0.00**	**0.00**
1 Use only one C source per line			Totals =		**0.30**	**0.29**

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{0.29}{0.30} =$ 0.95 Use C = **0.95**

First Defense®

Advanced Hydrodynamic Separator

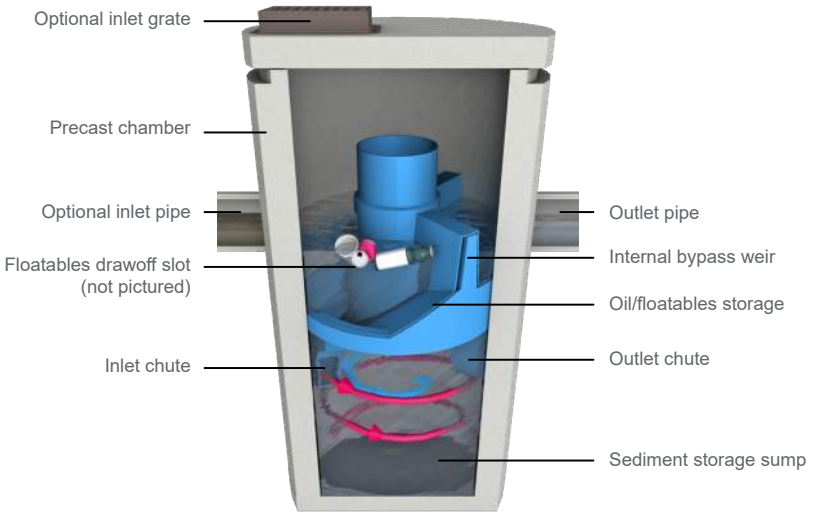


Product Summary

A Simple Solution for the Trickiest Sites

First Defense is a versatile stormwater separator with some of the highest approved flow rates in the United States. Engineers and contractors can save site space and reduce project costs by using the smallest possible footprint. It works with single or multiple inlet pipes and inlet grates. An internal bypass conveys infrequent peak flows directly to the outlet, efficiently capturing pollutants and preventing washouts.

Features



Contaminated stormwater runoff enters the inlet chute from a surface grate and/or inlet pipe. The inlet chute introduces flow into the chamber tangentially to create a low energy vortex flow regime (magenta arrow) that directs sediment into the sump while oils, floating trash and debris rise to the surface.

Treated stormwater exits through a submerged outlet chute located opposite to the direction of the rotating flow (blue arrow). Enhanced vortex separation is provided by forcing the rotating flow within the vessel to follow the longest path possible rather than directly from inlet to outlet.

Higher flows bypass the treatment chamber to prevent turbulence and washout of captured pollutants. An internal bypass conveys infrequent peak flows directly to the outlet eliminating the need for, and expense of, external bypass control structures. A floatables draw off slot functions to convey floatables into the treatment chamber prior to bypass.

Applications

- Areas requiring a minimum of 50% TSS removal
- Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Highways, parking lots, industrial areas and urban developments
- Pre-treatment to ponds, storage systems, green infrastructure

Benefits

Highest Flow Through the Smallest Footprint

- **Smaller Footprint, Lower Costs**
  First Defense provides space-saving, easy-to-install surface water treatment in standard size chambers/manholes.
- **Adapt to Site Limitations**
  Variable configurations will help you effectively slip First Defense into a tight spot. It also works well with large pipes, multiple inlet pipes and inlet grates.
- **Reduce Installation Time & Costs**
  Every First Defense unit is delivered to site pre-assembled and ready for install.
- **Online System Configuration**
  First Defense eliminates the need for separate structures with its integrated internal bypass.
- **Designed with Maintenance in Mind**
  Easy vactor hose access through the center shaft of the system makes for quick sump cleanout, saving time and reducing long-term operational cost.



Sizing & Specifications

First Defense units are available in **six diameters** to fit standard chamber and manhole sizes. The dimensions below are common across all model numbers.

Diameter	Peak Online Flow Rate	Maximum Pipe Diameter[1]	Typical Sediment Storage Capacity[2]	Minimum Distance from Outlet Invert to Top of Rim[3]	Standard Distance from Outlet Invert to Sump Floor
(ft / m)	(cfs / L/s)	(in / mm)	(yd^3 / m^3)	(ft / m)	(ft / m)
3 / 0.9	15 / 424	18 / 450	0.4 / 0.3	2.0 - 2.5 / 0.61 - 0.76	3.71 / 1.13
4 / 1.2	18 / 510	24 / 600	0.7 / 0.5	2.0 - 3.0 / 0.61 - 0.91	4.97 / 1.5
5 / 1.5	20 / 566	24 / 600	1.1 / .84	2.0 - 3.7 / 0.61 - 1.13	5.83 / 1.5
6 / 1.8	32 / 906	30 / 750	1.6 / 1.2	2.0 - 4.1 / 0.61 - 1.25	5.97 / 1.8
8 / 2.4	50 / 1415	48 / 1200	2.8 / 2.1	2.4 - 5.4 / 0.73 -1.65	7.40 / 2.2
10 / 3.0	50 / 1415	48 / 1200	4.4 / 3.3	2.4 - 6.8 / 0.73 - 2.07	10.25 / 3.12

Hydro International offers First Defense units in **two versions** that conform to the performance requirements of different states' water quality regulations.[4]

First Defense High Capacity Model Number	Typical TSS Treatment Flow Rates	
	NJDEP Certified[4]	110µm
	(cfs / L/s)	(cfs / L/s)
FDHC-3	0.84 / 23.7	1.06 / 30.0
FDHC-4	1.50 / 42.4	1.88 / 53.2
FDHC-5	2.35 / 66.2	2.94 / 83.2
FDHC-6	3.38 / 95.7	4.23 / 119.8
FDHC-8	6.00 / 169.9	7.52 / 212.9
FDHC-10	9.38 / 265.6	11.75 / 332.7

First Defense Optimum Model Number	NJDEP Certified Treatment Flow Rates[4]
	(cfs / L/s)
FDO-3	1.02 / 28.9
FDO-4	1.81 / 51.3
FDO-5	2.83 / 80.0
FDO-6	4.07 / 115.2
FDO-8	7.23 / 204.7
FDO-10	11.33 / 320.6

[1]Contact Hydro International when larger pipe sizes are required.
[2]Contact Hydro International when custom sediment storage capacity is required.
[3]These are guidlines only. Minimum distance is based on pipe diameter and headloss at assumed flow rates, contact Hydro for detailed design.
[4]NJDEP Certified / NJCAT Verified, based on one inlet pipe and no inlet grate.

Also available in a screened configuration for Full Trash Capture!



Free Online Design Tool

This free online sizing tool will recommend the best separator, model size and online or offline configuration based on site-specific data entered by the user.

Upon completion, users have the option to submit the design to Hydro International for a free review by our engineering team.

Go to hydro-int.com/sizing to access the tool.

Hydro International

Hydro International, 94 Hutchins Drive, Portland, ME 04102
Tel: (207) 756-6200
Email: stormwaterinquiry@hydro-int.com
Web: www.hydro-int.com/firstdefense

FD_SS_B_2203

Download Drawings:
→ hydro-int.com/fddrawings

Operation & Maintenance Manual:
→ hydro-int.com/fd-om

APPENDIX D
DESIGN PLANS

Under Separate Cover

Grading & Drainage Plan (2.21)
Soil Erosion & Sediment Control Plans (2.31 & 2.32)
Soil Erosion & Sediment Control Notes & Details (2.41)
Utility Plan (2.51)
Landscaping Plan (2.61)
Lighting Plan (2.71)

APPENDIX E
LONG-TERM OPERATION & MAINTENANCE

Operation & Maintenance Manual

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SOLLI ENGINEERING

LONG-TERM
OPERATION & MAINTENANCE MANUAL

For the Proposed:

Multi-Family Residential Development

Located At:
2135, 2145 & 2155 Reservoir Avenue
Trumbull, Connecticut 06611

Prepared On:
March 4, 2026

Prepared By:

SOLLI ENGINEERING
501 Main Street
Monroe, Connecticut 06468
T: (203) 880-5455 F: (203) 880-9695

Prepared For:

Vessel Technologies

46 West 55th Street
New York, NY

INTRODUCTION

Solli Engineering (Solli) has prepared this Stormwater Management System Operation and Maintenance Manual in accordance with Chapter 4 Standard 4: Post Construction Operation and Maintenance of the Connecticut Stormwater Quality Manual. The Long-Term Operations and Maintenance (O&M) Manual, filed with the Town of Trumbull, shall be implemented at the proposed Multi-Family Residential Development project at 2135, 2145 & 2155 Reservoir Avenue in the Town of Trumbull, Connecticut to ensure that the stormwater management functions as designed. The owner possesses the primary responsibility for overseeing and implementing the O&M plan and assigning a Property Manager who will be responsible for the proper operation and maintenance of the stormwater structures. In case of transfer of property ownership, future property owners shall be notified of the presence of the stormwater management system and the requirements for proper implementation of the O&M plan. Included in the O&M plan identifying key components of the stormwater system as well as a log for tracking inspections & maintenance.

The stormwater management system protects and enhances the stormwater runoff water quality through the removal of sediment and pollutants, and source control significantly reduces the amount of pollutants entering the system. Preventive maintenance of the system will include a comprehensive source reduction program of regular vacuuming and litter removal, prohibitions on the use of pesticides and maintenance of designated waste and recycling. All inspections and maintenance shall be performed in accordance with the Connecticut Stormwater Quality Manual.

RESPONSIBILITY

The purpose of the Long-Term Operation and Maintenance (O&M) Manual is to ensure inspection of the system, removal of accumulated sediments, oils, and debris and implementation of corrective action and record keeping activities. The below O&M activities associated with the site will be performed by a Contract Operator for the scope of maintenance. The Contract Operator will be a professional engineer or other technical professional with expertise and experience with stormwater management facilities operation and maintenance.

The ongoing responsibility is the Owner, its successors, and assigns. Adequate maintenance is defined in this document as good working condition.

Responsibility for O&M (to be transferred upon sale of property / development):

Contact: Josh Levy
Company: Vessel Technologies
Number: (646) 531-2126
Address: 46 West 55th Street
City, State: New York, NY 10019

DOCUMENTATION

An inspection and maintenance record log and schedule will be kept by the Owner or Property Manager summarizing inspections, maintenance, repairs, and any corrective actions taken. The log will include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, the location where the sediment and debris was disposed after removal will be indicated. Inspection & Maintenance Logs will be kept on file at the on-site Property Management office.

MAINTENANCE PROGRAM

The Owner, Property Manager and maintenance staff will conduct the Operation and Maintenance program set forth in this document. The Owner or Property Manager will ensure that inspections and record keeping are timely and accurate, and that cleaning and maintenance are performed in accordance with the recommended frequency for each stormwater component. Inspection & Maintenance Log Forms shall include the date and the amount of the last significant storm event in excess of 1-inch of rain in a 24-hour period, physical conditions of the structures, depth of sediment in structures, evidence of overtopping or debris blockage and maintenance required of each structure. The following areas, facilities and measures will be inspected by the Owner or Property Manager and maintained as specified below. Identified deficiencies will be corrected. Accumulated sediments and debris will be properly handled and disposed of off-site, in accordance with local, state, and federal guidelines and regulations.

All inspections and maintenance performed shall be in accordance with specifications outlined in the Connecticut Stormwater Quality Manual.

ABOVE-GROUND STORMWATER DETENTION BASIN

The stormwater detention basin was designed to attenuate the peak discharge rate per the 2024 Connecticut Stormwater Quality Manual. To successfully maintain these design parameters the following will be required for upkeep:

As needed basis:

- Prune and weed to maintain appearance
- Remove trash and debris
- Ensure that contributing area, practice and inlets are clear of debris
- Repair undercut and eroded areas at inflow and outflow structures

Semi-annually:

- Inspect inflow and pretreatment systems for clogging and remove sediment
- Remove trees that start to grow within the basin.

Annually:

- Inspect and remove any sediment and debris build-up in basin
- Inspect inflow points and infiltration surface for buildup or road sand associated with spring melt period, remove as necessary, and replant areas that have been impacted by sand/salt buildup
- Cut back and remove previous year's plant material and remove accumulated leaves if needed

Every 5 Years:

- Scrape basin bottom and remove sediment
- Restore original volumetric dimensions of basin
- Restore original infiltration rate

HYDRODYNAMIC SEPARATOR UNIT

Hydrodynamic separators protect the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the separator. The unit will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the structure will no longer be able to store removed sediment and oil. In the case of inspection and floatables removal, a vactor truck may be needed. The frequency of cleanout is determined in the field after installation. During the first year of operation, the unit should be inspected regularly and then after, every six months (twice a year) to determine the rate of sediment and floatables accumulation. A simple probe can be used to determine the level of accumulated solids stored in the sump. This information should be recorded in the inspection logs. Sediment and debris removal can be done manually or with approved sump-vac (or equal).

As for inspection procedures, set up any safety equipment around the access port or grate of the structure. Such safety equipment should notify passing pedestrians and road traffic that work is being done. Then remove the top of said manhole, and without entering the vessel inspect the inside of the chamber, making note of any irregularities or issues observed, such as sediment buildup, cracks or breaks in the structure, water level, etc. Again, without entering the vessel, use a pole skimmer to remove floatables and debris from the chamber. Using a sediment probe, measure the depth of the sediment that has collected in the sump of the structure. For a more thorough cleaning, lower a vactor hose to the base of the sump and vactor out the sediment and gross debris from the sump floor. On the log it is important to note the date, location of structure (or identification), estimated volume of floatables, and depth of sediment. Securely replace the top of the structure and take down any safety equipment. Then notify the engineer of record for any irregularities in the structure's performance if any.

CATCH BASIN & DRAINAGE INLETS

- Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- For the first year, catch basins and other drainage inlets shall be inspected on a quarterly basis, with one inspection immediately following the completion of winter sanding and subsequent sweeping operations, and one happening just prior to the winter season.
- Any accumulated debris within the catch basins/inlets shall be removed and any repairs made to the basin as required.
- From the second year onward, visual inspections shall occur twice per year, once in the spring, after winter sanding and sweeping operations are complete, and once in the fall, after fall cleanup of leaves has occurred.
- Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
- Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- All drainage outlets shall be inspected and cleared of debris. Any repairs to outlet protection material (rip rap) shall be performed.

STORM DRAINAGE PIPING

- All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- Connection points at structures shall be inspected and repaired on an annual basis.
- Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.

SNOW & ICE MANAGEMENT

Snow accumulations removed from roadway, driveway and parking areas should be placed in areas where sand and other debris will remain after snowmelt for later removal. Excess snow should be removed from the site and properly disposed of in an approved snow disposal facility. Care must be exercised not to deposit snow in the following areas: on top of storm drain catch basins; in storm drainage swales; in natural depressions and in the stormwater basin.

PESTICIDES, HERBICIDES AND FERTILIZERS

Pesticides and herbicides shall be used sparingly. Fertilizers should be restricted to the use of organic fertilizers only. Exterior storage of fertilizers, herbicides, pesticides or other toxic or hazardous materials should be prohibited.

TRASH REMOVAL

Once a month the owner of the site or a designated property manager should walk the site and remove any debris or trash that is seen. The site walk shall include the existing surface detention basin to the east of the retaining wall and the surrounding wooded area adjacent to the edge of the proposed paved area to the south. All trash and debris are to be collected and disposed of in an approved manner.

EMERGENCY SPILL CONTAINMENT

The Owner, along with the on-site Property Manager, is responsible for educating staff and informing tenants on the environmental benefits associated with the use of pavement at the site. Staff must be trained, and tenants informed via the community website as to the proper spill prevention control and response procedures should a spill occur on the pavement surface. Proper spill control products, such as a granular dry absorbent, must be kept on-site at the property management office in a clean, dry chemical and corrosion resistant container.

A spill of greater than 10 gallons of oil or a spill of any quantity that has reached a surface water, into a sewer, storm drain, ditch, or culvert leading to a surface water, is immediately reported to one or more municipal, state, or federal authority. In the event of a hazardous waste spill on-site, the following protocol should be followed.

- If it is safe to do so, maintenance staff or tenants detecting an oil spill should immediately stop the release and use available materials to prevent the spread of oil, Tetra Tech 6 particularly from discharging towards leaching catch basins located within the access driveway.
- If there is a potentially flammable, toxic or explosive condition, evacuate the vicinity of the spill.
- If it's believed that a reportable or dangerous condition exists, immediately call your local Fire Department to notify them of the release.
- If it is believed that a reportable condition exists, immediately call CT DEEP to notify them of the release. Be prepared to provide the following information to CT DEEP and the Fire Department:
    - Identity of the caller
    - Contact phone number
    - Location of the spill
    - Type of product spilled
    - Approximate quantity or product spilled
    - Extent of actual and/or potential water pollution
    - Date and time of spill
    - Cause of spill
- Contact a Licensed Site Professional (LSP) to assist in further handling of the material(s) and PADEP.

RIP RAP OUTLET PROTECTION

Inspect at least once annually for accumulation of sediment and debris and for signs of erosion surrounding rip rap. Remove debris whenever observed during inspection. Remove sediment when accumulation exceeds 25% of rip rap channel. Weed and prune as required by landscaping design. At a minimum, weed and prune annually to allow rip rap to effectively work. Snow should not be stored within or down-slope rip rap channel. Repair any erosion and re-grade or replace rip rap material, as warranted by inspection. Reconstruct the rip rap channel if indications of down-slope erosion have occurred.

STREET MAINTENANCE

Street maintenance is a non-structural source control performed by mechanical means to limit sediment and particulates from impervious surfaces as an effort to control or limit the sediment migration to other stormwater BMP's during storm events. There are three typical types of sweeping methods, including mechanical, regenerative air and vacuum filter. Mechanical sweepers are the most common and use brooms or brushes to scour the pavement. Regenerative air sweepers blow air onto the impervious surface causing sediment and other fine particles to be blown from the surface so they can be vacuumed. Vacuum filter sweepers are available in wet and dry types. Dry types use brooms to agitate the sediment prior to vacuuming. Wet types work in a similar fashion but use water to suppress dust during the collection activity. Because of street maintenance, sediment and other fine particulates are limited on the impervious surfaces and be further controlled from entering other BMP's. They also allow for the removal and prevention of accumulation of sediment along parking or road edges.

This should be done periodically during dry weather to remove excess sediments to reduce the amount of sediments that the drainage system shall have to remove from runoff. Sweeping should mostly be conducted between the months of March and November, with special attention to sweeping during the wetter (earlier) months. Salt used for de-icing should be limited as much as possible as this will reduce the need for the removal and treatment. However, sand containing the minimum amount of calcium chloride (or approved equal) needed for handling may be applied as part of the routine winter maintenance activities.

DISPOSAL OF DEBRIS AND SEDIMENT

All debris and sediment removed from the stormwater structures shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

	Title:	Inpsection #:
	Location:	Project #:
		Field Date:

INSPECTION & MAINTENANCE LOG

Name(s) & Title(s) of Individual(s) performing inspection: _____

Week of Inspection: _____

Type of Inspection:

☐ Monthly ☐ Quarterly ☐ Biannually ☐ Annually ☐ Emergency

Weather (during inspection)

☐ Clear ☐ Cloudy ☐ Rain ☐ Snow ☐ Sunny ☐ Windy ☐ Fog

Other:

Time of Inspection:		**Temp. during inspection:**	°F
Start Time:	**a.m.** **End Time:** **a.m.**	**Precip. since last inspection:**	"

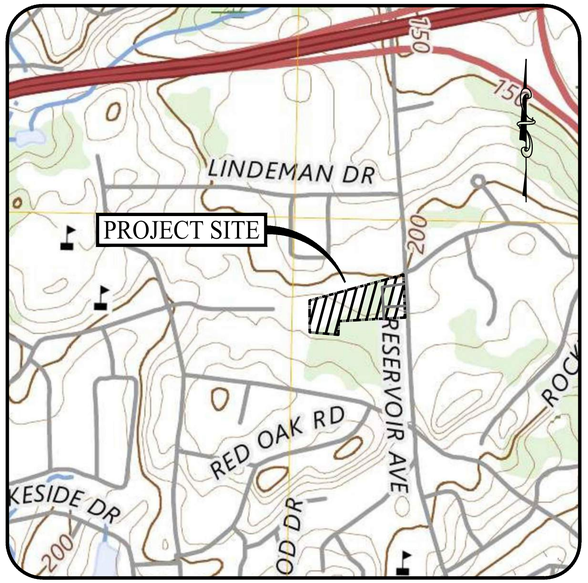
Site Specific BMP's

#	BMP	Maintenance Required		Corrective Action Needed & Notes
1		☐ Yes	☐ No	
2		☐ Yes	☐ No	
3		☐ Yes	☐ No	
4		☐ Yes	☐ No	
5		☐ Yes	☐ No	
6		☐ Yes	☐ No	
7		☐ Yes	☐ No	
8		☐ Yes	☐ No	
9		☐ Yes	☐ No	
10		☐ Yes	☐ No	

Overall Site Maintenance Concerns

BMP/Activity	Maintenance Required		Corrective Action Needed & Notes
Are discharge points & receiving waters free of any sediment deposits?	☐ Yes	☐ No	
Are storm drain inlets properly working?	☐ Yes	☐ No	
Is trash/litter from site areas collected & placed in covered dumpsters?	☐ Yes	☐ No	
What is the level of sediment within infiltration basin?	☐ Yes	☐ No	
What is the level of sediment within the hydrodynamic separators?	☐ Yes	☐ No	
What is the levels of oil/grit/trash within the infiltration basin or hydrodynamic separators?	☐ Yes	☐ No	
(Other)	☐ Yes	☐ No	

Inspector(s) Signature(s): _____



USGS MAP

SCALE: 1" = 500'

PROPOSED MULTI-FAMILY RESIDENTIAL REDEVELOPMENT

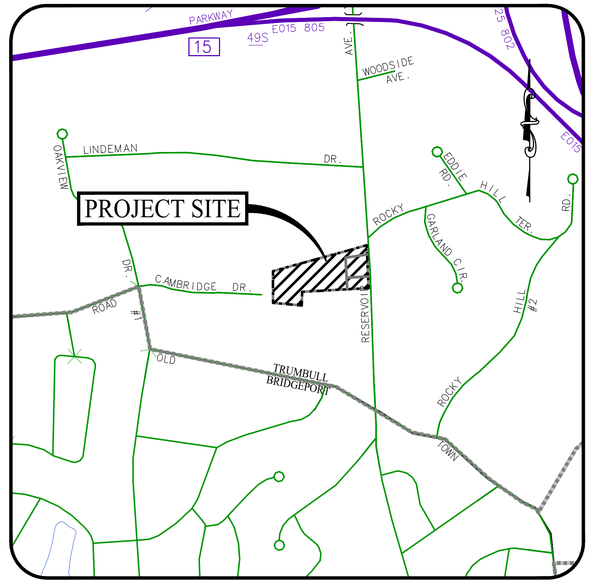
2135, 2145, 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

SITE PLAN APPLICATION
RE-FILING SET

PREPARED FOR:

VESSEL TECHNOLOGIES

46 WEST 55TH STREET
NEW YORK, NEW YORK



LOCATION MAP

SCALE: 1" = 500'

PROPERTY INFORMATION

ADDRESS: 2135, 2145, 2155 RESERVOIR AVENUE
ZONE: RESIDENCE ZONE A
TOTAL AREA: 3.57 AC
MAP-BLOCK-LOT: G/11-71-000, G/11-73-000, G/11-74-000
BOOK/PAGE: 1794/0735

SITE/CIVIL ENGINEER

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C
LICENSE NO. 25759
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

APPLICANT

VESSEL TECHNOLOGIES
ATTN: JOSH LEVY
46 WEST 55TH STREET
NEW YORK, NEW YORK
(646) 531-2126

SURVEYOR OF RECORD

BRYAN NESTERIAK, PE, LS
ACCURATE LAND SURVEYING, LLC
15 RESEARCH DRIVE
WOODBRIDGE, CONNECTICUT 06525
(203) 881-8145

GEOTECHNICAL ENGINEER

GEI CONSULTANTS, INC.
455 WINDING BROOK DRIVE, SUITE 201
GLASTONBURY, CONNECTICUT 06033
(860) 368-5300

LANDSCAPE DESIGNER

MARY BLACKBURN, PLA
LICENSE NO. 1499
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

ARCHITECT

MILTON GREGORY GREW, AIA
241 MAIN STREET S
WOODBURY, CONNECTICUT 06798
(203) 217-1074

DRAWING LIST

SITE CIVIL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	11/07/25	03/04/26
1 OF 1	PROPERTY SURVEY	07/24/25	N/A
1.40	250' RADIUS MAP	11/07/25	N/A
2.11	SITE PLAN	11/07/25	03/04/26
2.21	GRADING & DRAINAGE PLAN	11/07/25	03/04/26
2.31	SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE I	11/07/25	03/04/26
2.32	SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE II	11/07/25	03/04/26
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	11/07/25	03/04/26
2.51	UTILITY PLAN	11/07/25	03/04/26
2.61	LANDSCAPE PLAN	11/07/25	03/04/26
2.62	LANDSCAPE DETAILS	11/07/25	N/A
2.71	LIGHTING PLAN	11/07/25	N/A
3.01	DETAIL SHEET	11/07/25	N/A
3.02	DETAIL SHEET	11/07/25	N/A
3.03	DETAIL SHEET	11/07/25	03/04/26
3.04	DETAIL SHEET	11/07/25	N/A
TT-1	TRUCK TURNING FIGURE	11/07/25	03/04/26

ARCHITECTURAL DRAWINGS

UNDER SEPARATE COVER

PREPARED BY:

SOLLI ENGINEERING

MONROE, CT | WEST HARTFORD, CT | NORWOOD, MA

NOT FOR CONSTRUCTION,
FOR PERMITTING PURPOSES ONLY

Rev. #:	Date	Description

Project:

PROPOSED REDEVELOPMENT
2135, 2145, 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title:	Sheet #:
COVER SHEET	0.00

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- BUILDING SETBACK
- LIMIT OF EASEMENT
- EXISTING BUILDING LIMITS
- PROPOSED BUILDING LIMITS
- PROPOSED BUILDING HATCH
- SAWCUT PAVEMENT LINE
- BITUMINOUS CONCRETE CURB
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- SIDEWALK LIMITS / EDGE OF PAVEMENT
- RETAINING WALL
- PAVEMENT STRIPING - WHITE STANDARD AND ADA PARKING SPACES
- (17) PARKING SPACE COUNT
- PROPOSED FUTURE ELECTRIC VEHICLE CHARGING SPACE
- DUMPSTER / TRASH RECEPTACLE
- TRAFFIC SIGN
- TRAFFIC SIGN DESIGNATION
- COMPACT SPACE
- DIRECTION OF TRAVEL

PARKING SUMMARY

PROPOSED DEVELOPMENT	UNIT	REQUIRED*	PROVIDED
APARTMENT BUILDING #1	56 1-BR UNITS 14 2-BR UNITS	67 SPACES	178* (1.19 SPACES/UNIT)
APARTMENT BUILDING #2	66 1-BR UNITS 14 2-BR UNITS	94 SPACES	

*COMPLIES WITH ITE PARKING GENERATION ESTIMATES, PARKING REQUIREMENTS FOR MULTI-FAMILY HOUSING PER CT GENERAL STATUTES SEC. 8-2(D)(9), WHICH REQUIRES 1 SPACE PER 1-BEDROOM UNIT AND 2 SPACES PER 2-BEDROOM UNIT.

BULK ZONING TABLE

DESCRIPTION	EXISTING TOWN REQUIREMENT (RESIDENTIAL ZONE A)	PROPOSED 830-g CONDITION CONSOLIDATED LOTS
MINIMUM LOT SIZE	0.5 AC.	3.83 AC.
MINIMUM ROAD FRONTAGE	125 FT	305 FT
MINIMUM FLOOR AREA		
1 STORY	1ST FLOOR: 1,200 SF 2ND FLOOR: N/A	N/A
1.5 STORY	1ST FLOOR: 900 SF 2ND FLOOR: 500 SF	N/A
2 STORY	1ST FLOOR: 900 SF 2ND FLOOR: 800 SF	N/A
MAXIMUM BUILDING HEIGHT	40 FT	±58 FT
MINIMUM YARDS		
FRONT	50 FT	86.8± FT
SIDE	20 FT	15.7± FT
REAR	50 FT	19.8± FT
MAXIMUM BUILDING COVERAGE	25%	14.9%
MAXIMUM FLOOR AREA RATIO	0.29	0.74
LOT COVERAGE	N/A	44.6%

SIGN LEGEND

A



SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

B



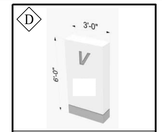
SIZES (IN)	CONN DOT #	SUPPORTS
12"x24"	31-0662	1

C



SIZES (IN)	CONN DOT #	SUPPORTS
12"x24" 18"x9"	31-0662 31-0648	1

D



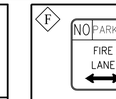
36" L x 72" H
FREE-STANDING VESSEL SIGN

E



SIZES (IN)	CONN DOT #	SUPPORTS
12"x18"	31-0607	1

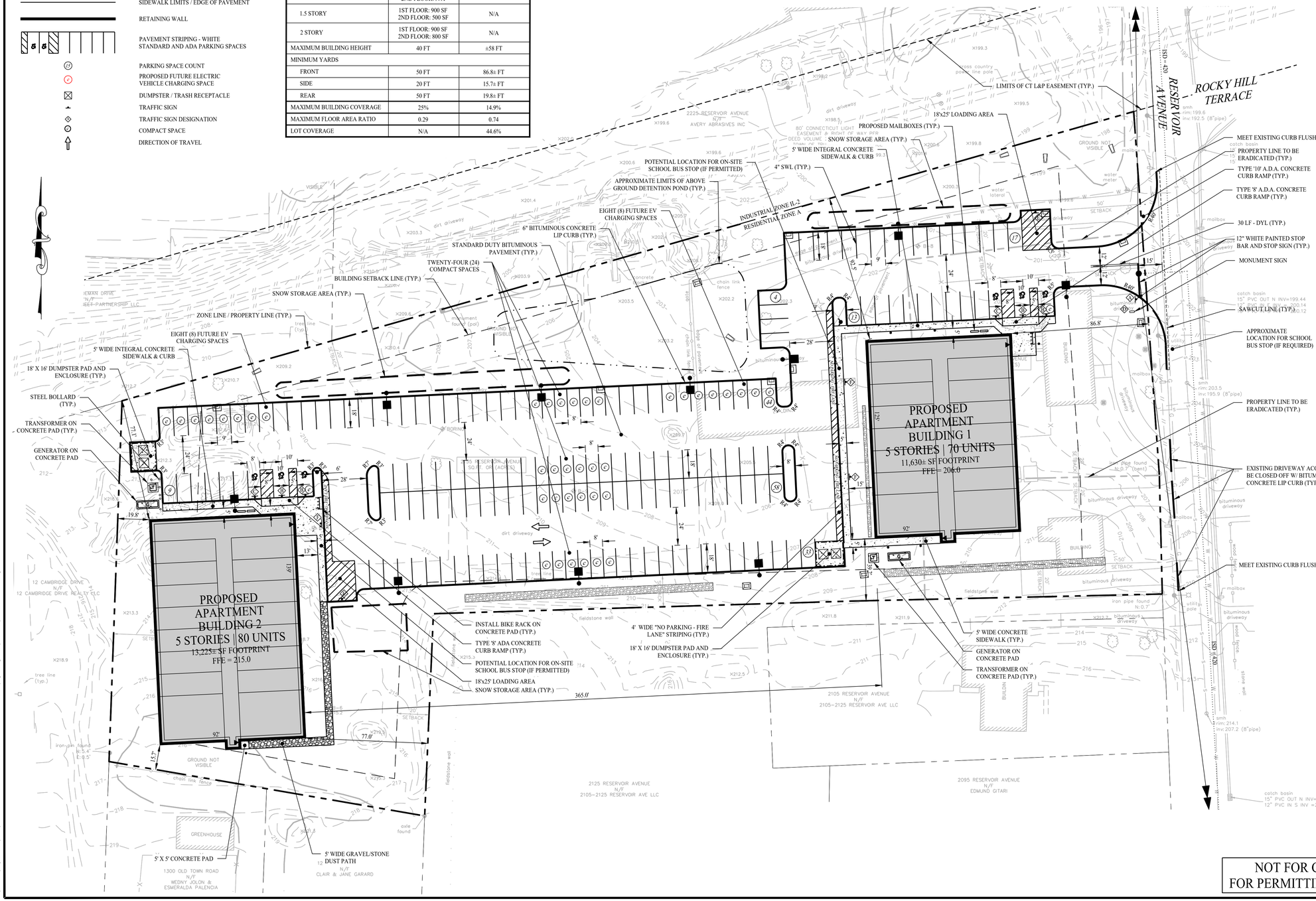
F



SIZES (IN)	CONN DOT #	SUPPORTS
12"x18"	31-0650	1

SITE PLAN NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE, TRUMBULL, CONNECITCUT, PREPARED FOR VESSEL TECHNOLOGIES", SCALE 1"=30', DATED JULY 24, 2025, PERFORMED BY ACCURATE LAND SURVEYING, LLC.
4. ALL CONSTRUCTION SHALL COMPLY WITH, TOWN OF TRUMBULL STANDARDS AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWN CONSTRUCTION PERMITS, INCLUDING CONNECTICUT DOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
6. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE/CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
7. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN.
8. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS AND RAMPS.
9. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING, OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE SITE/CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
10. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
11. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
13. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
14. PAVEMENT MARKING KEY:
    4" SWL - 4" SOLID WHITE LINE
    4" DYL - 4" DOUBLE YELLOW LINE
15. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
16. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE SITE/CIVIL ENGINEER.
17. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
18. THE ARCHITECT AND SITE/CIVIL ENGINEER ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND SITE/CIVIL ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
19. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "(800) 922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
20. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
21. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
22. ALL PAVEMENT MARKINGS WITHIN RIGHT OF WAY SHOULD BE RESTORED TO THEIR ORIGINAL STATE.
23. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES. THE ARCHITECTURAL PLANS ARE NOT INCLUDED AS A PART OF THIS PERMITTING PLAN SET AND WILL BE PROVIDED UNDER A SEPARATE COVER.



NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

Rev. #:	Date	Description
3	03/04/26	Re-Filing Set
2	02/13/26	Rev. Per Town Comments
1	12/17/25	Rev. Per Fire Marshal Comments

Graphic Scale: 30 0 30 60

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	ARM
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 30'

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER
Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title:	Sheet #:
SITE PLAN	2.11

Mar 05, 2026 - 1:28pm omopoulos
A:\SE Files\Project Data\2024\24116901 - 2135, 2145, 2155 Reservoir Ave - Trumbull, CT\Engineering Data\CAD Files\24116901 - 2.11.dwg

TEST PIT OBSERVATIONS

TESTING PERFORMED BY SOLLI ENGINEERING, LLC ON AUGUST 8, 2025.

TEST PIT 1
0"-12" TOPSOIL
12"-28" LIGHT BROWN FINE SANDY LOAM
28"-44" DARK BROWN FINE SANDY LOAM
44"-76" GRAY FINE SANDY LOAM, MOTTLES

GROUNDWATER @ 74".
NO LEDGE.
ROOTS TO 44".

TEST PIT 2
0"-11" TOPSOIL
11"-30" LIGHT BROWN FINE SANDY LOAM
30"-48" DARK BROWN FINE SANDY LOAM
48"-72" GRAY FINE SANDY LOAM, MOTTLES

GROUNDWATER @ 70".
NO LEDGE.
ROOTS TO 30".

TEST PIT 3
0"-13" TOPSOIL
13"-27" DARK BROWN SANDY LOAM
27"-72" BROWN FINE SANDY LOAM, SOME COBBLES

NO GROUNDWATER.
NO LEDGE.
ROOTS TO 30".

TEST PIT 4
0"-10" TOPSOIL
10"-24" DARK BROWN SANDY LOAM
24"-52" BROWN FINE SANDY LOAM, SOME COBBLES

NO GROUNDWATER.
LEDGE @ 52".
ROOTS TO 18".

TEST PIT 5
0"-9" TOPSOIL
9"-70" BROWN FINE SANDY LOAM, SOME COBBLES

NO GROUNDWATER.
NO LEDGE.
ROOTS TO 44".

TEST PIT 6
0"-9" TOPSOIL
9"-72" BROWN FINE SANDY LOAM, SOME COBBLES

NO GROUNDWATER.
NO LEDGE.
ROOTS TO 14".

BORING OBSERVATIONS

TESTING PERFORMED BY GEI CONSULTANTS ON JULY 8, 2025.

B-10
SEE GEOTECHNICAL REPORT FOR BORING DATA.

INFILTRATION TEST DATA

INFILTRATION TESTS WERE PERFORMED ON AUGUST 8, 2025 BY SOLLI ENGINEERING, LLC.

INFILTRATION TEST: I-1
DIAMETER OF PIT: 4"
DEPTH OF PIT: 48"
HOLE PRESOAKED PRIOR TO TEST

ELAPSED TIME (MIN.)	READING (IN.)
0	19.75
5	25.5
10	26.75
15	28.25
20	28.75
25	29
30	29.5
35	29.75
40	30
45	30.25
50	30.5

INFILTRATION RATE:
3 INCHES PER HOUR

INFILTRATION TEST: I-2
DIAMETER OF PIT: 4"
DEPTH OF PIT: 48"
HOLE PRESOAKED PRIOR TO TEST

ELAPSED TIME (MIN.)	READING (IN.)
0	13.5
5	18.25
10	21.75
15	24.25
20	26
25	27.75
30	29
35	30

INFILTRATION RATE:
12 INCHES PER HOUR

INFILTRATION TEST: I-3
DIAMETER OF PIT: 4"
DEPTH OF PIT: 48"
HOLE PRESOAKED PRIOR TO TEST

ELAPSED TIME (MIN.)	READING (IN.)
0	13
5	22
10	26.5
15	28.25
20	29.75
25	30.5

INFILTRATION RATE:
9 INCHES PER HOUR

INFILTRATION TEST: I-4
DIAMETER OF PIT: 4"
DEPTH OF PIT: 48"
HOLE PRESOAKED PRIOR TO TEST

ELAPSED TIME (MIN.)	READING (IN.)
0	10.25
5	20.75
10	24
15	26.5
20	28
25	28.75
30	30

INFILTRATION RATE:
15 INCHES PER HOUR

INFILTRATION TEST: I-5
DIAMETER OF PIT: 4"
DEPTH OF PIT: 48"
HOLE PRESOAKED PRIOR TO TEST

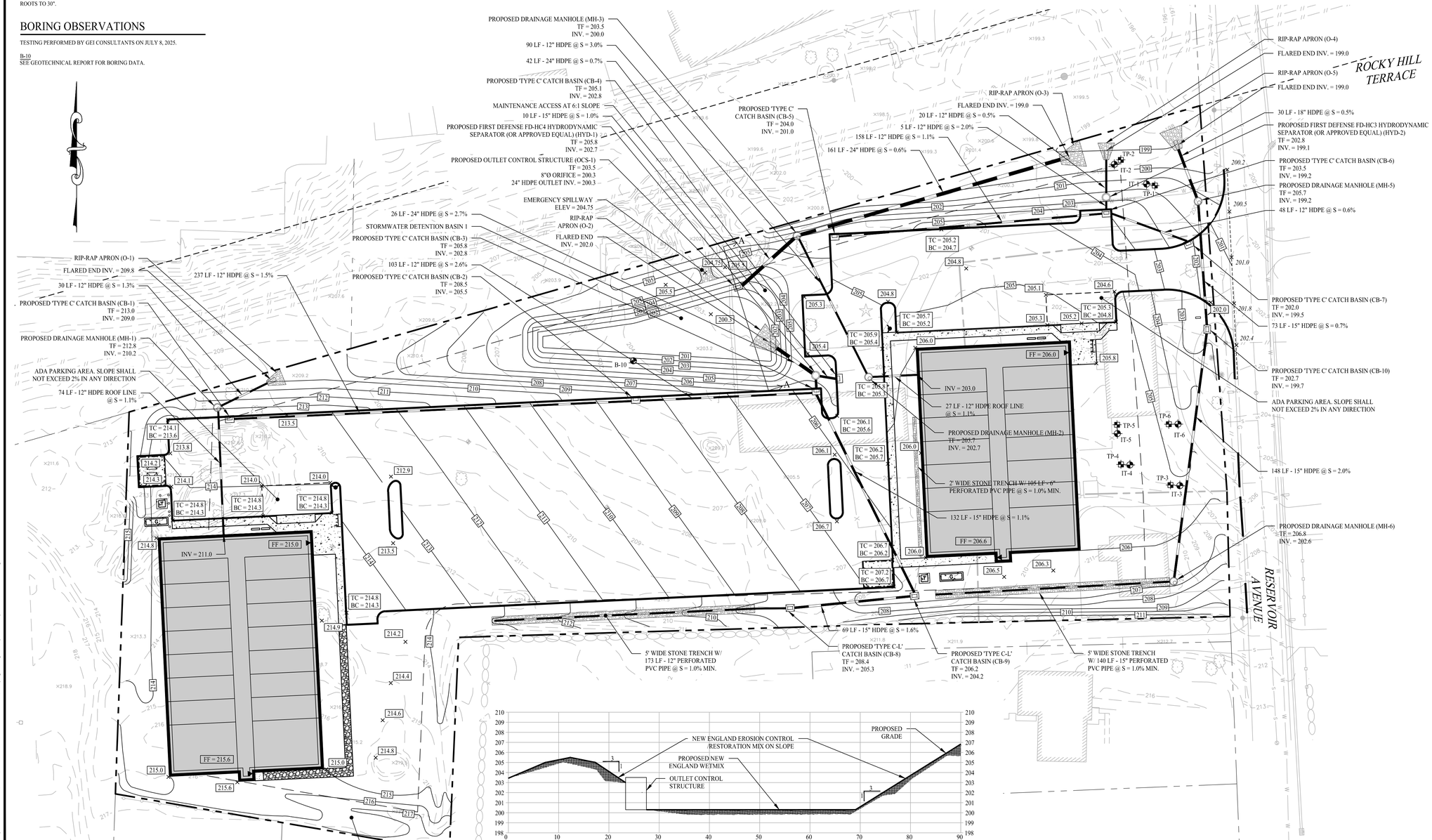
ELAPSED TIME (MIN.)	READING (IN.)
0	2.25
5	4.5
10	6
15	7.75
20	9.25
25	10.75
30	12
35	13.25
40	14.5
45	15.75
50	16.75
55	17.75
60	18.75

INFILTRATION RATE:
12 INCHES PER HOUR

INFILTRATION TEST: I-6
DIAMETER OF PIT: 4"
DEPTH OF PIT: 48"
HOLE PRESOAKED PRIOR TO TEST

ELAPSED TIME (MIN.)	READING (IN.)
0	4
5	13.75
10	19
15	21.75
20	24
25	25.5
30	26.25
35	27
40	27.75
45	28.25
50	28.75
55	29.25
60	29.75

INFILTRATION RATE:
6 INCHES PER HOUR



ABOVE GROUND DETENTION BASIN SECTION A-A

SCALE: H: 1" = 10'
V: 1" = 5'

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

GRADING AND DRAINAGE NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE, TRUMBULL, CONNECTICUT, PREPARED FOR VESSEL TECHNOLOGIES", SCALE 1"=30', DATED JULY 24, 2025, PERFORMED BY ACCURATE LAND SURVEYING, LLC.
4. THIS DRAWING IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS.
5. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWN OF TRUMBULL REQUIRED TO PERFORM ALL WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
9. THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
10. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
11. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF TRUMBULL AUTHORITY.
12. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
13. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
14. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACT ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO BASE AND PAVING OPERATIONS COMMENCING.
15. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH HOODED OUTLETS AND CONSTRUCTED WITH MINIMUM 48" SUMPS.
16. ALL PROPOSED PIPES UNDER PAVEMENT TO BE H-20 LOAD RATED.

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- MAJOR CONTOURS (420)
- MINOR CONTOURS (421)
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- CONTOUR LABEL (420)
- PROPOSED SPOT ELEVATION (568.5)
- EXISTING SPOT ELEVATION (568.5)
- STORM DRAIN PIPE
- TYPE "C" CATCH BASIN
- OUTLET CONTROL STRUCTURE
- STORM MANHOLE
- WATER QUALITY UNIT
- OUTLET CONTROL STRUCTURE
- TEST PIT (TP-1)
- PERC TEST LOCATION (IT-1)

Rev. #:	Date	Description
2	03/04/26	Re-Filing Set
1	02/13/26	Rev. Per Town Comments

Graphic Scale: 30 0 30 60

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	MJD
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 30'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title: CONDITIONAL APPROVAL GRADING & DRAINAGE PLAN

Sheet #: 2.21

Mar 05, 2026 – 4:18pm bdouk
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EROSION CONTROL TABLE

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/ MAINTENANCE	FAILURE INDICATOR	REMOVAL
TEMPORARY SEDIMENT TRAP (TST)	- DETAIN SEDIMENT LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW A MAJORITY OF THE SEDIMENT TO SETTLE OUT	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH ANY MEASURABLE RAINFALL. STONE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW CREST OF EMBANKMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES ½ OF THE REQUIRED WET STORAGE.	-TURBID WATER -EXCESSIVE SEDIMENT ACCUMULATION -OVERTOPPING EVIDENCE	TST MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABLIZED.
SILT FENCE	- INTERCEPT AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW - PROTECT SENSITIVE SLOPES OR SOIL FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH ANY MEASURABLE RAINFALL. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	-PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OF UNDERCUT FENCE. -EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE. -REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
TEMPORARY DIVERSION SWALE OR TEMPORARY SWALE OR WATER BAR	- MINIMIZE VELOCITY AND CONCENTRATION OF SHEET FLOW ACROSS CONSTRUCTION SITE TO A SEDIMENT TRAPPING FACILITY. - DIVERT WATER ORIGINATING FROM UNDISTURBED AREA AWAY FROM CONSTRUCTION.	WHEN LOCATED WITHIN CLOSE PROXIMITY TO ON GOING CONSTRUCTION ACTIVITES, INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WWITH ANY MEASURABLE RAINFALL. REPAIR THE TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS.	-PHYSICAL DAMAGE -EXCESSIVE SCOURING/EROSION -REPETITIVE FAILURE	TEMPORARY DIVERSIONS MAY BE REMOVED ONCE CONSTRUCTION HAS CEASED AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE	-REDUCE THE TRACKING OF SEDIMENT OFF-SITE ON TO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	-SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION	-PROHIBIT SILT IN CONSTRUCTION RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND STRAW BALES PER NOTED ABOVE.	-RIPPED BAG -FAILED STRAW BALES/SILT FENCE -SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION	-RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED AND REDUCE WATER TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF STRAW BALES MAY BE NECESSARY.	-EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS -FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
DUST PROTECTION	-TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES , WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE. IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. PERIODICALLY MOISTEN UNPAVED TRAVEL WAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	-AIRBORNE DUST	REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LONG AS THERE IS AIRBORNE DUST.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- SILT FENCE PROTECTION
- STRAW WATTLES PROTECTION
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- DIVERSION SWALE/BERM
- BUILDING / STRUCTURE DEMOLITION
- BITUMINOUS CONCRETE PAVEMENT DEMOLITION
- TEMPORARY SEDIMENT TRAP
- SILT SACK INLET PROTECTION
- STONE CHECK DAM
- SOIL TYPE BOUNDARY
- SOIL TYPE
- PROPOSED SPOT ELEVATION

SEDIMENT TRAP CALCULATIONS

NOTE:
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP #1:
CONTRIBUTING DRAINAGE AREA = 1.94± ACRES
1.94 AC x 134 CY/AC = 260 CY
260 CY x 27 CF/CY = 7,020 CF
SEDIMENT TRAP STORAGE CAPACITY = 7,020 CF

SEDIMENT TRAP #2:
CONTRIBUTING DRAINAGE AREA = 1.70± ACRES
1.70 AC x 134 CY/AC = 228 CY
228 CY x 27 CF/CY = 6,156 CF
SEDIMENT TRAP STORAGE CAPACITY = 6,156 CF

SEDIMENT AND EROSION CONTROL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE, TRUMBULL, CONNECITCUT, PREPARED FOR VESSEL TECHNOLOGIES", SCALE 1"=30', DATED JULY 24, 2025, PERFORMED BY ACCURATE LAND SURVEYING, LLC.
4. ALL CONSTRUCTION SHALL COMPLY WITH, TOWN OF TRUMBULL STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN CONSTRUCTION PERMITS, INCLUDING SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
6. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE/CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
7. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED HEREON.
8. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE SITE/CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
9. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
10. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE SITE/CIVIL ENGINEER.
11. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "(800) 922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
12. REFER TO SHEET 2.32 FOR PHASE II CONSTRUCTION PLAN AND FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE PROPOSED SOIL EROSION & SEDIMENT CONTROL MEASURES SHOWN HEREON.
13. REFER TO SHEET 2.41 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

PHASE I CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION FENCE, SILT SACK INLET PROTECTION FOR CATCH BASINS LOCATED WITHIN THE STREET, AND STABILIZED CONSTRUCTION ENTRANCE/EXIT.
2. INSTALL SILT FENCE / SEC MEASURES AS PROPOSED (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SEC MEASURES). REMOVE THE NECESSARY PAVEMENT TO INSTALL SILT FENCE ALONG THE NORTHERN AND EASTERN LIMIT OF SITE WORK.
3. INSTALL SEDIMENT TRAPS.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. ESTABLISH MATERIAL STOCKPILE AREA AND INSTALL SEC BARRIER SURROUNDING PILE.
6. HALT ALL ACTIVITIES AND CONTACT THE SITE/CIVIL ENGINEER / TOWN OF TRUMBULL LAND USE AGENT TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMPS). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE SITE/CIVIL ENGINEER, OR REPRESENTATIVE OF, TOWN AGENCIES, AND GROUND-DISTURBING CONTRACTOR BEFORE PROCEEDING WITH CONSTRUCTION.
7. PERFORM PAVEMENT SAWCUTS.
8. DEMOLISH AND REMOVE EXISTING STRUCTURES / FOUNDATIONS.
9. REMOVE ALL EXISTING CURBING, BITUMINOUS CONCRETE PAVEMENT, CONCRETE PADS, AND FENCING.
10. BEGIN CLEARING AND GRUBBING THE SITE.
11. BEGIN CONSTRUCTION OF RETAINING WALLS.
12. BEGIN ROUGH GRADING OF THE SITE.
13. TEMPORARILY SEED THROUGH CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
14. CONTRACTOR/CONSTRUCTION MANAGER TO COORDINATE WITH SITE/CIVIL ENGINEER OF RECORD TO OBTAIN STABILIZED SITE STATUS

PROPOSED SEDIMENT TRAP #2. SEDIMENT TRAP TO BE IN PLACE UNTIL FINAL STORMWATER MANAGEMENT IS INSTALLED AND ON-LINE
DISTURBED AREA = 1.70 ACRES
TOP OF TRAP ELEV. = 200.50
BOTTOM OF TRAP ELEV. = 197.00
REQUIRED TOTAL CAPACITY = 6,156 CF
PROVIDED WET CAPACITY (EL 197-199) = 3,211 CF
PROVIDED DRY CAPACITY (EL 199-200.5) = 2,945 CF

PROPOSED SEDIMENT TRAP #1. SEDIMENT TRAP TO BE IN PLACE UNTIL FINAL STORMWATER MANAGEMENT IS INSTALLED AND ON-LINE
DISTURBED AREA = 1.94 ACRES
TOP OF TRAP ELEV. = 203.50
BOTTOM OF TRAP ELEV. = 200.00
REQUIRED TOTAL CAPACITY = 7,020 CF
PROVIDED WET CAPACITY (EL 200-202) = 3,610 CF
PROVIDED DRY CAPACITY (EL 202-203.5) = 3,502 CF

TEMPORARY STONE CHECK DAMS PLACED EVERY LINEAR 75' (TYP.)

EXISTING MOUNDS TO BE REMOVED AND AREA TO BE GRADED TO DRAIN

SILT SACK INLET PROTECTION (TYP.)

CHAIN-LINK CONSTRUCTION FENCE (TYP.)

SILT FENCE PERIMETER WITH STRAW WATTLE BACKING (TYP.)

LIMIT OF DISTURBANCE (TYP.) (3.71 AC.)

TEMPORARY DRAINAGE SWALE FROM CONCRETE WASH RACK

TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE PAD (MIN. LENGTH 50')

CONCRETE WASH RACK

REMOVE & DISPOSE OF EXISTING BUILDINGS, PAVEMENT, AND CONCRETE (TYP.)

INSTALL TEMPORARY MATERIAL STOCKPILE AREA WITH SILT FENCE PERIMETER. LOCATION SUBJECT TO CHANGE THROUGHOUT CONSTRUCTION

REMOVE AND DISPOSE OF EXISTING FENCE AND SHEDS (TYP.)

ROCKY HILL TERRACE

RESERVOIR AVENUE

12 CAMBRIDGE DRIVE N/F 12 CAMBRIDGE DRIVE NE LLC

1300 OLD TOWN ROAD N/F WEDNY JOLON & ESMERALDA PALENCIA

1280 OLD TOWN ROAD N/F CLAIR & JANE GARARD

2105 RESERVOIR AVENUE N/F 2105-2125 RESERVOIR AVE LLC

2125 RESERVOIR AVENUE N/F 2105-2125 RESERVOIR AVE LLC

2095 RESERVOIR AVENUE N/F EDMUND GITARI

2155 RESERVOIR AVENUE SQ.FT. OR (ACRES)

2145 RESERVOIR AVENUE SQ.FT. OR (ACRES)

2135 RESERVOIR AVENUE SQ.FT. OR (ACRES)

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

Rev. #:	Date	Description
2	03/04/26	Re-Filing Set
1	02/13/26	Rev. Per Town Comments

Graphic Scale: 30 0 30 60

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MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	DJR
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
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STATE OF CONNECTICUT KEVIN M. SOLLI 25759 REGISTERED PROFESSIONAL ENGINEER
Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 1

Sheet #: 2.31

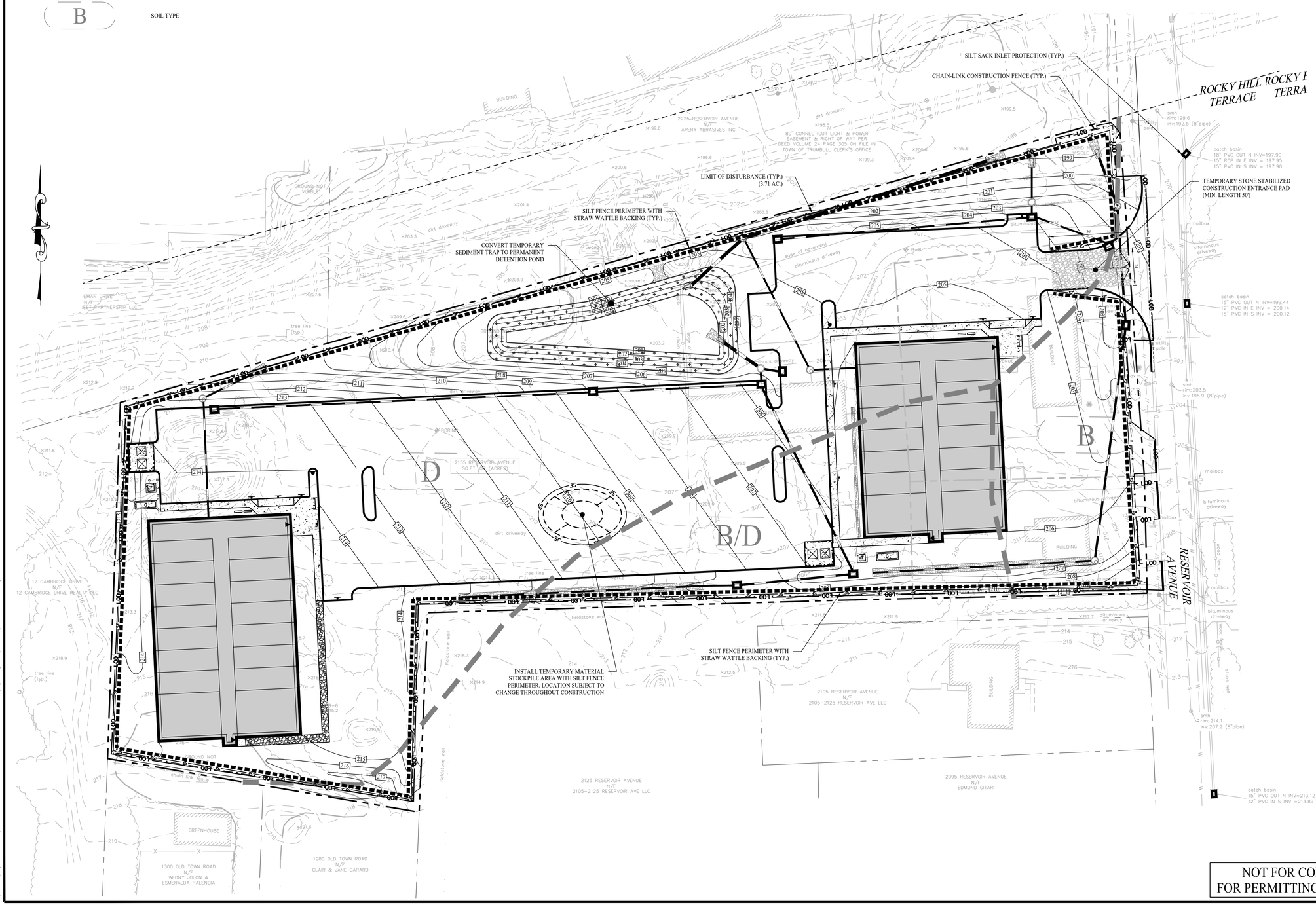
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LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- SILT FENCE PROTECTION (SF)
- LIMIT OF DISTURBANCE (LOD)
- CONSTRUCTION ENTRANCE
- SLOPE STABILIZATION MATTING
- SILT SACK INLET PROTECTION
- SOIL TYPE BOUNDARY
- SOIL TYPE (B)

PHASE II CONSTRUCTION SEQUENCE

1. DECOMMISSION SEDIMENT TRAP #1.
2. INSTALL ADDITIONAL SILT FENCE SHOWN HERE ON. PROTECT & MAINTAIN SILT FENCE INSTALLED IN PHASE WHERE APPLICABLE.
3. INSTALL SANITARY SEWER PIPING AND STRUCTURES (SEE SHEET 2.51)
4. INSTALL PROPOSED STORM DRAINAGE SYSTEM AND STRUCTURES (SEE SHEET 2.21). UPON INSTALLATION OF DRAINAGE STRUCTURES, INLET PROTECTION TO BE INSTALLED.
5. START CONSTRUCTION OF BUILDING PAD, PARKING AREAS, UTILITY TRENCHING AND STRUCTURES.
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING.
8. INSTALL CURBS.
9. CONSTRUCT CONCRETE PADS AND SIDEWALKS.
10. PAVE AREAS SHOWN ON SITE PLAN.
11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
12. OBTAIN CONCURRENCE WITH THE CONSTRUCTION MANAGER THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
    - 12.1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES,
    - 12.2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S, AND
    - 12.3. ASK THE CM TO CONTACT THE ENGINEER TO COMPLETE THE ENGINEERS ON-SITE INSPECTIONS AND REPORT.
13. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED.



Rev. #:	Date	Description
1	03/04/26	Re-Filing Set

Graphic Scale: 30 0 30 60

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STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

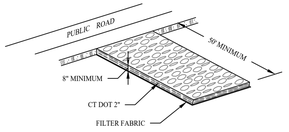
2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE II

Sheet #: 2.32

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Mar 05, 2026 - 1:45pm amopoulos
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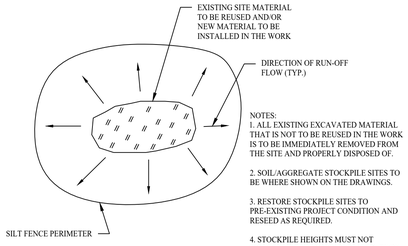
GRADATION TABLE

	CONN. DOT 2" CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
SQUARE MESH SIEVES	% FINER	% FINER	% FINER
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE:
U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

CONSTRUCTION ENTRANCE

SCALE: NTS



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

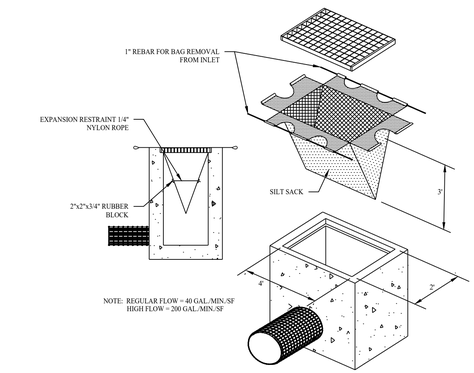
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

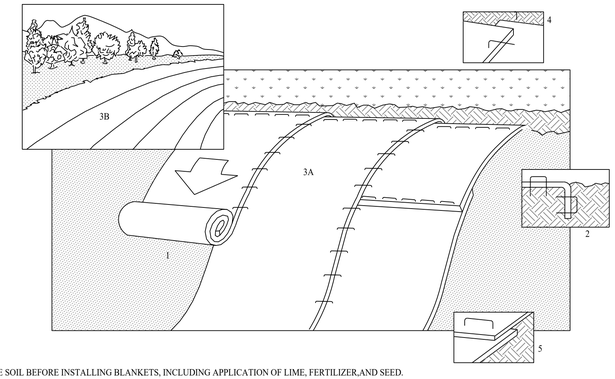
STOCKPILE AREA DETAIL

SCALE: NTS



SILT SACK INLET PROTECTION DETAIL

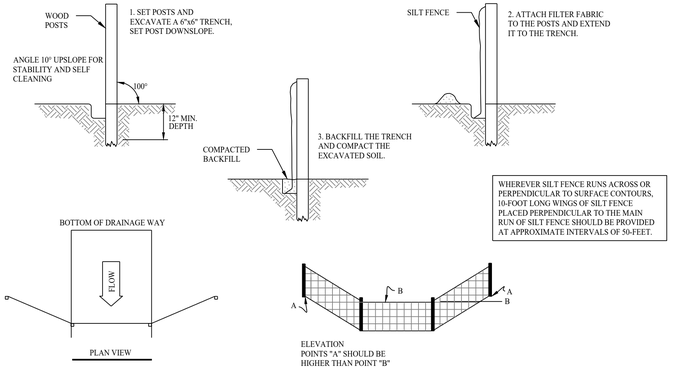
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NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER,AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

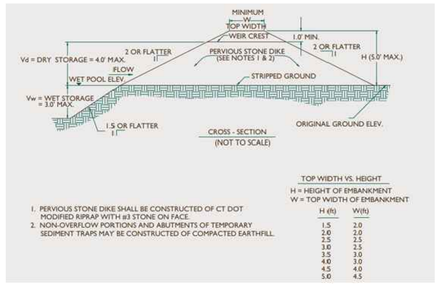
SLOPE STABILIZATION DETAIL

SCALE: NTS



SILT FENCE PROTECTION DETAIL

SCALE: NTS



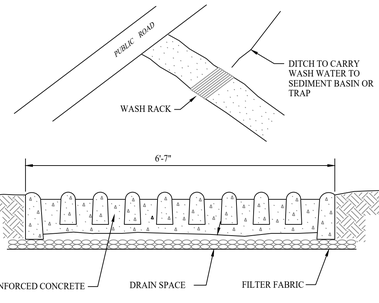
1. PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF CT DOT MODIFIED RIPRAP WITH #3 STONE ON FACE.
2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.

TOP WIDTH VS. HEIGHT
H = HEIGHT OF EMBANKMENT
W = TOP WIDTH OF EMBANKMENT

H (ft)	W(ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

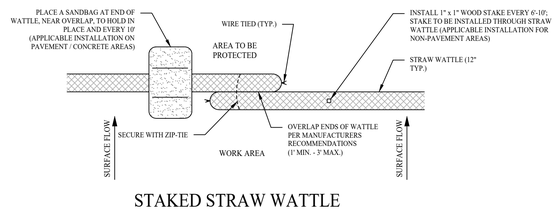
TYPICAL SEDIMENT TRAP DETAIL

SCALE: NTS



CONCRETE WASH RACK

SCALE: N.T.S



STAKED STRAW WATTLE

SCALE: NTS

SOIL EROSION & SEDIMENT CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SUMMER 2026 WITH COMPLETION ANTICIPATED BY SPRING 2027. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE TOWN OF TRUMBULL AND SITE/CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS
CLEARING AND GRUBBING OPERATIONS:
1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING, OR OTHER CONSTRUCTION OPERATIONS UNTIL THE SITE/CIVIL ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.
5. ALL REMOVED INVASIVE PLANT SPECIES MATERIAL SHALL BE FULLY REMOVED FROM THE SITE AND TAKEN TO AN APPROVED AND/OR ACCEPTABLE DISPOSAL LOCATION.

ROUGH GRADING OPERATIONS:
1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH STRAW, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:
1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE SITE/CIVIL ENGINEER, OR REPRESENTATIVE, AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:
1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF MUD PUMP DISCHARGES AND UTILITY TRENCH MATERIAL STOCKPILES. STRAW BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE SITE/CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS:
1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF TRUMBULL.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
- A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
- B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
- C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
- D. BACKFILL THE TRENCH AND COMPACT.

II. SILT SACK INLET PROTECTION
- A. INLET PROTECTION SHALL BE IMMEDIATELY PROVIDED AND MAINTAINED FOR ALL INSTALLED CATCH BASINS AND YARD DRAINS UNTIL THE SITE IS PERMANENTLY STABILIZED.
- B. REMOVE CATCH BASIN GRATE AND PROPERLY PLACE THE SILT SACK INTO THE FRAME OF THE CATCH BASIN.
- C. PLACE GRATE BACK ONTO FRAME AND ENSURE NO PORTIONS OF THE SILT SACK HAVE SAGGED INTO THE CATCH BASIN.
- D. ONCE GRATE IS PLACED BACK ONTO FRAME OBSERVE TO SEE IF SILT SACK IS INSTALLED IN A MANNER THAT WILL ALLOW FOR SEDIMENT TO BE FILTERED OUT DURING STORM EVENTS.

III. CONSTRUCTION ENTRANCE
- A. REMOVE ALL VEGETATION AND OTHER MATERIALS FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.
- B. PLACE 1-3IN STONE A MINIMUM OF 50FT ALONG THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD. AGGREGATE SHOULD BE PLACED AT LEAST 6" THICK.
- C. GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN STONE FILL AND EARTH SURFACE TO TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA.
- D. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE.
- E. FILTER FABRIC FENCE SHALL BE INSTALLED DOWN GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

IV. SEDIMENT TRAP
- A. CLEAR, GRUB, AND STRIP ALL VEGETATION FROM THE EMBANKMENT AREA.
- B. COMPACT AND FILL EMBANKMENT IN 9" LIFTS.
- C. OVERFILL EMBANKMENT 6" ABOVE DESIGN ELEVATION TO ALLOW FOR SETTLEMENT.
- D. EVACUATE TRAPEZOIDAL STONE OUTLET SECTION FROM COMPACTED EMBANKMENT. INSTALL FILER FABRIC UNDER RIPRAP.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
- A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
- B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. SILT SACK INLET PROTECTION
- A. ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATE SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
- B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.

III. CONSTRUCTION ENTRANCE
- A. THE CONSTRUCTION ENTRANCE AND FENCE SHALL BE INSPECTED AT A MINIMUM WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE.
- B. REMOVE MUD AND HEAVY SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.
- C. THE GRAVEL PAD SHALL BE TOPDRESSED WITH NEW STONE WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE GRAVEL.
- D. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- E. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

IV. SEDIMENT TRAP
- A. INSPECT SEDIMENT TRAP AFTER EACH SIGNIFICANT RAINFALL EVENT. REPAIR ANY EROSION OR PIPING HOLES IMMEDIATELY.
- B. SET A STAKE AT ONE HALF THE DESIGN DEPTH OF THE SEDIMENT TRAP. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH.
- C. CLEAN OR REPLACE SPILLWAY GRAVEL FACING IF CLOGGED.
- D. PROMPTLY REPLACE ANY DISPLACED RIPRAP.
- E. INSPECT VEGETATION; RESEED AND REMULCH IF NECESSARY.
- F. CHECK SPILLWAY DEPTH PERIODICALLY. FILL ANY LOW AREAS OF THE EMBANKMENT TO MAINTAIN DESIGN ELEVATION.

EROSION AND SEDIMENT CONTROL PLAN
1. CATCH BASINS WILL BE PROTECTED WITH STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS. THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE SITE/CIVIL ENGINEER, OR REPRESENTATIVE OF, OR BY LOCAL GOVERNING OFFICIALS.
6. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
7. THE OWNER 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.

SEDIMENT AND EROSION CONTROL NOTES
1. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
2. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF TRUMBULL TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE TOWN OF TRUMBULL FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
4. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF TRUMBULL. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
5. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE/CIVIL ENGINEER, TOWN OF TRUMBULL, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
6. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (STRAW BALES, SILT FENCE, JUTE MESH,RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, STRAW BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE STRAW BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
10. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE STRAW AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE STRAW ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
11. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
12. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY THE SITE/CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
13. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
14. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
15. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE SITE/CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE STRAW BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
16. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
17. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
18. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
19. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
20. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
21. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
22. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

Rev. #:	Date	Description
2	03/04/26	Re-Filing Set
1	02/13/26	Rev. Per Town Comments

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	DJR
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	AS NOTED

STATE OF CONNECTICUT KEVIN M. SOLLI 26778 LICENSED PROFESSIONAL ENGINEER
Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

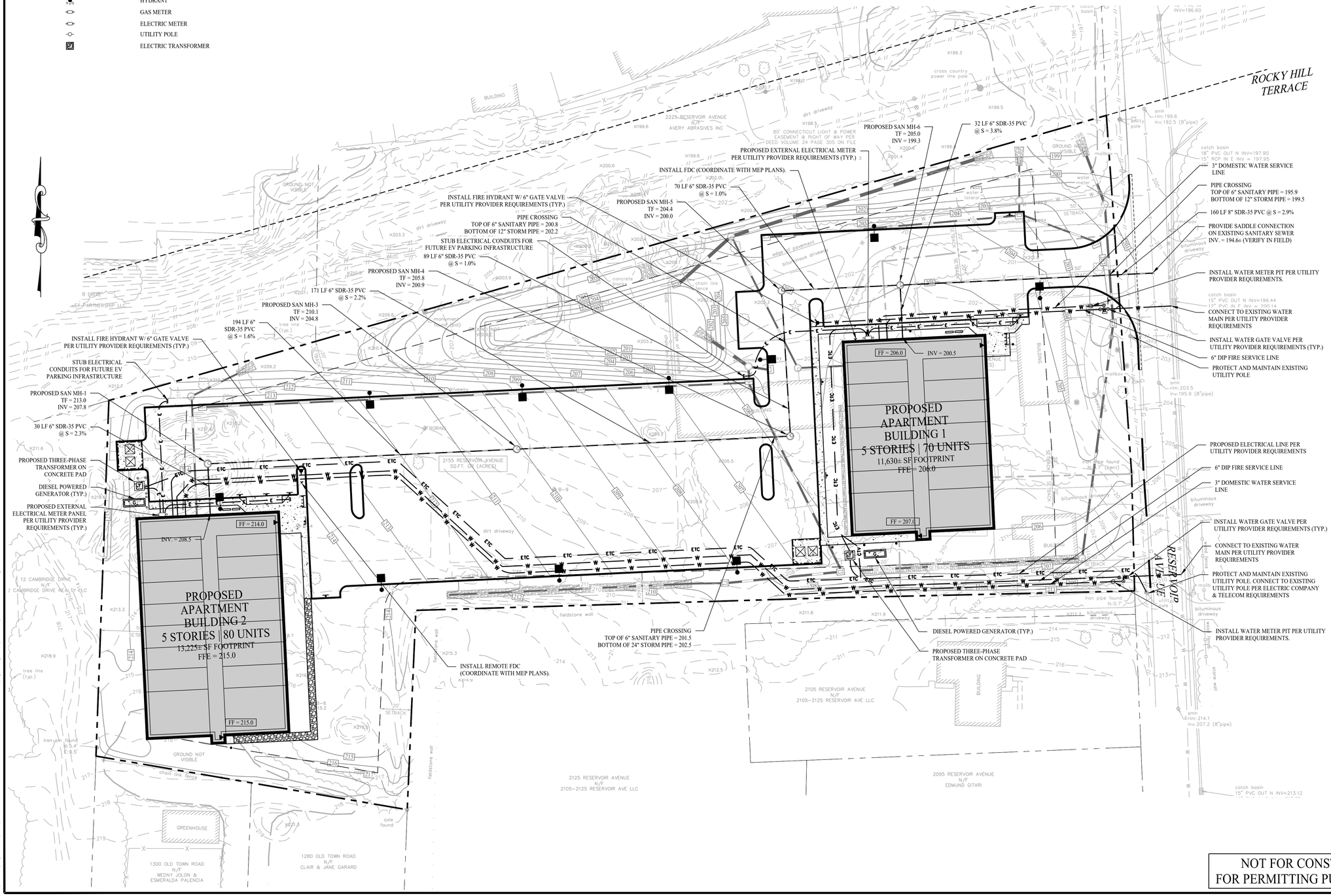
Sheet Title:
SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS

Sheet #:
2.41

Mar 05, 2026 - 1:28pm omapoulos
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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- WATER MAIN / LATERAL
- GAS LINE
- ELECTRIC CONDUIT
- CABLE & TELEPHONE CONDUIT
- UNDERGROUND ELECTRIC, TELEPHONE AND CABLE LINES
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- ELECTRIC METER
- UTILITY POLE
- ELECTRIC TRANSFORMER



GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE, TRUMBULL, CONNECITCUT, PREPARED FOR VESSEL TECHNOLOGIES", SCALE 1"=30', DATED JULY 24, 2025, PERFORMED BY ACCURATE LAND SURVEYING, LLC.
4. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF TRUMBULL STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

SITE UTILITY NOTES

1. SEE SHEET 2.21 FOR DETAILS REGARDING THE PROPOSED GRADING AND DRAINAGE FEATURES, STORMWATER CONVEYANCE, AND STORMWATER DETENTION FACILITIES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SITE/CIVIL ENGINEER.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION AND INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
6. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC AND TELEPHONE UTILITIES.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
9. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
10. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
11. ALL DOMESTIC WATER AND SANITARY SEWER STUBS TO BE TERMINATED 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING BY PLUMBING CONTRACTOR.
12. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
13. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
14. ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE SITE/CIVIL ENGINEER.
15. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER APPROVED MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE SITE/CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO COST TO OWNER.
16. V.I.F. = VERIFY IN FIELD
17. PROJECT MUST BE CONSTRUCTED TO ALL WATER COMPANY SPECIFICATIONS.
18. COPPER AND/OR DUCTILE IRON SERVICE LATERAL MATERIAL REQUIRED.
19. GATE VALVES OPEN LEFT.
20. SITE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ANY REQUIRED CONNECTORS/ADAPTORS TO CONNECT SITE PIPING/CONDUITS, ETC. TO BUILDING UTILITIES INSTALLED BY OTHERS.
21. EXISTING WATER SERVICES SHALL BE ABANDONED BY TERMINATING AT THE WATER MAIN.

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1	03/04/26	Re-Filing Set

Graphic Scale: 30 0 30 60

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	ARM
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 30'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER
Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title:	Sheet #:
UTILITY PLAN	2.51

NOT FOR CONSTRUCTION,
FOR PERMITTING PURPOSES ONLY

Mar 05, 2026 - 1:28pm amopoulos
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PLANTING NOTES

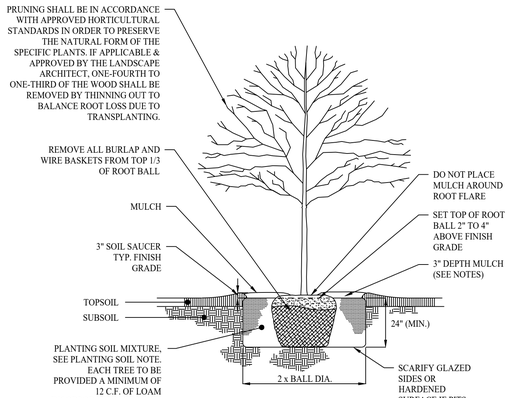
1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE TO VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH, AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING, AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS. ANY DAMAGE TO EXISTING FACILITIES, UTILITIES, OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY, AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED AND ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 4" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
   3 PARTS SCREENED TOPSOIL
   1 PART CLEAN WASHED COARSE SAND
   1 PART PEAT HUMUS
   5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   3 PARTS SCREENED TOPSOIL
   1 PART SAND
   1 PART HUMUS
   5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

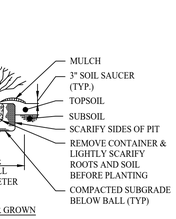
SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 65

   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.



DECIDUOUS TREE PLANTING

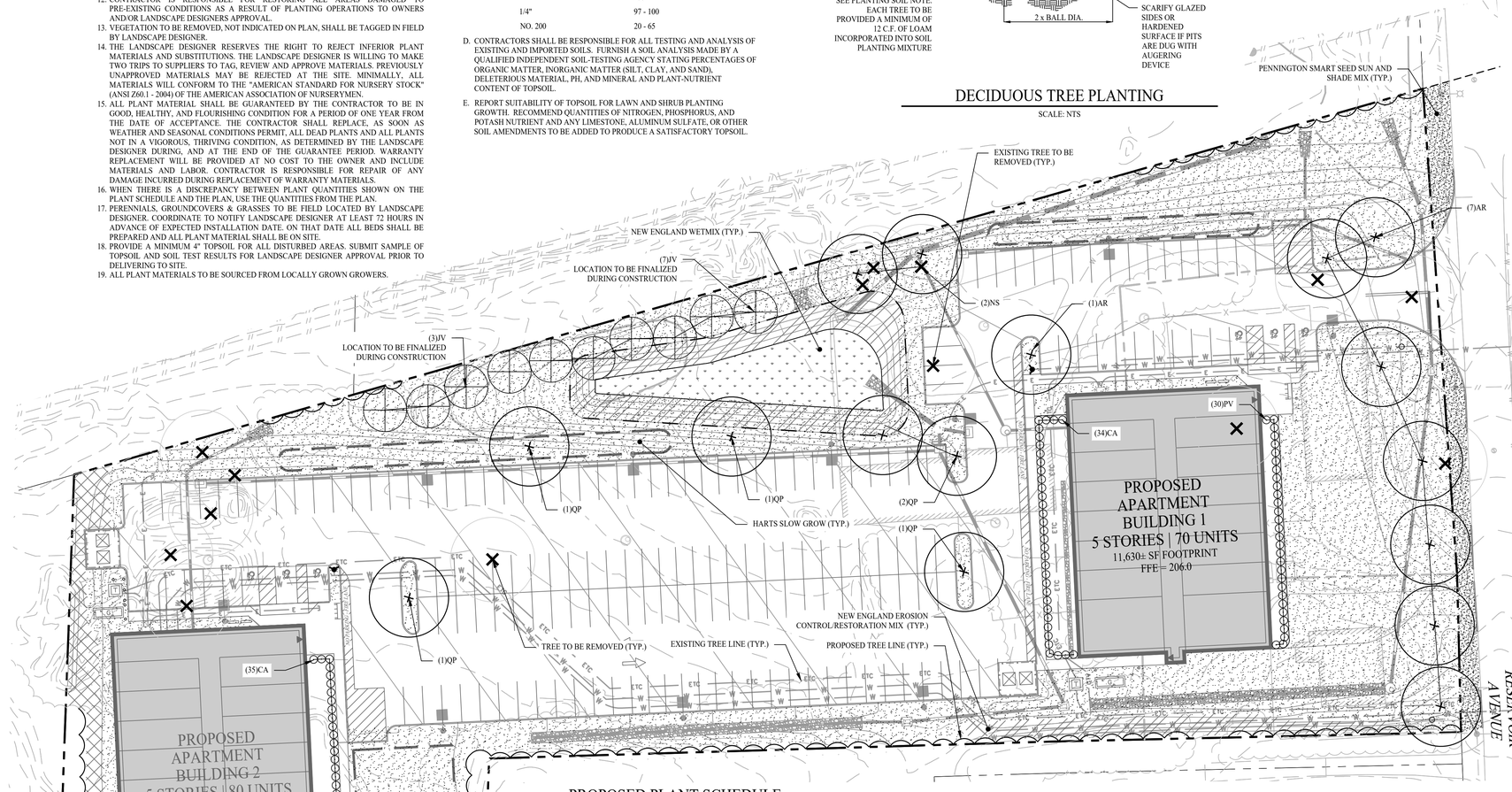
SCALE: NTS



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
2. VERIFY THAT ALL PLANT PITS ARE FREE DRAINING. NOTIFY LANDSCAPE ARCHITECT IF PITS ARE NOT FREE DRAINING.
3. PRUNE, DEAD, DEFORMED, OR BROKEN BRANCHES.

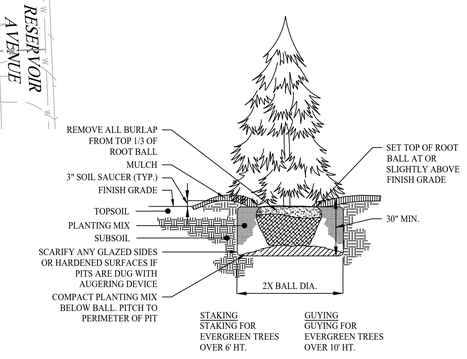
ORNAMENTAL GRASS PLANTING

SCALE: NTS



PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
AR	8	ACER RUBRUM	RED MAPLE	B&B	3"-3 1/2" CAL	FULL, EXTRA HEAVY
JV	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	6'-7' HT	FULL, EXTRA HEAVY
NS	2	NYSSA SYLVATICA	BLACK TUPELO	B&B	3"-3 1/2" CAL	FULL, EXTRA HEAVY
QP	6	QUERCUS PALUSTRIS	PIN OAK	B&B	3"-3 1/2" CAL	FULL, EXTRA HEAVY
UPLAND SHRUBS / GRASSES / VINES						
CA	69	CALAMAGROTIS X ACUTIFLORA	KARL FOERSTER	CONT	24"-36" HT	FULL, EXTRA HEAVY
PV	30	PANICUM VIRGATUM 'RUBBY RIBBONS'	SWITCH GRASS	CONT	18"-24" HT	FULL, EXTRA HEAVY
SEED MIXES						
HARTS (S)LOW GROWSEED MIX						
SEED TO LIMIT OF DISTURBANCE & SEE MFG INSTRCUTION FOR RATE						
NEW ENGLAND CONSERVATION/ WILDLIFE MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
APPLICATION RATE: 1 LB/1,750 S.F.						
NEW ENGLAND EROSION CONTROL/RESTORATION MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
APPLICATION RATE: 1 LB/2,500 S.F.						
NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC.)						
APPLICATION RATE: 1 LB/1,250 S.F.						
LAWN: PENNINGTON SMART SEED SUN AND SHADE						
APPLICATION RATE NEW LAWNS: 9LB/1,000 S.F						



EVERGREEN TREE PLANTING

SCALE: NTS

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- OVERSTORY TREE
- EXISTING TREE
- ORNAMENTAL GRASSES/ SHRUBS
- HARTS SLOW GROW SEED MIX
- PENNINGTON SMART SEED SUN AND SHADE MIX
- NEW ENGLAND CONSERVATION/WILDLIFE MIX
- NEW ENGLAND EROSION CONTROL/RESTORATION MIX
- NEW ENGLAND WETMIX
- TREE TO BE REMOVED

GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 2135, 2145 & 2155 RESERVOIR AVENUE, TRUMBULL, CONNECITCUT, PREPARED FOR VESSEL TECHNOLOGIES", SCALE 1"=30', DATED JULY 24, 2025, PERFORMED BY ACCURATE LAND SURVEYING, LLC.
4. ALL CONSTRUCTION SHALL COMPLY WITH, TOWN OF TRUMBULL STANDARDS, AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
5. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "(800) 922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
6. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.

Rev. #:	Date	Description
1	03/04/26	Re-Filing Set

Graphic Scale: 30 0 30 60

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MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	MPD
Checked By:	MFB
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 30'

STATE OF CONNECTICUT · MARY E. BLACKBURN · LICENSED LANDSCAPE ARCHITECT

Mary Blackburn, P.L.A.
CT 1499

Project:

PROPOSED REDEVELOPMENT

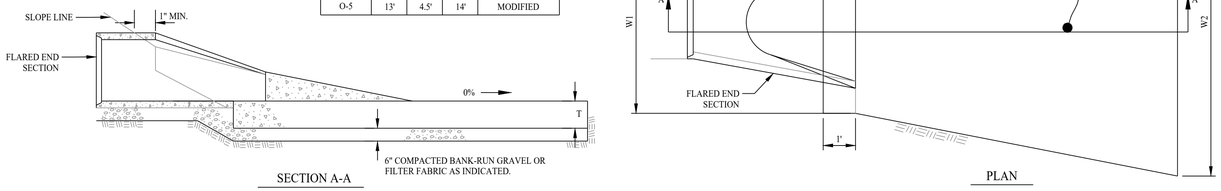
2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title:	Sheet #:
LANDSCAPE PLAN	2.61

Mar 05, 2026 - 1:32pm omopoulos
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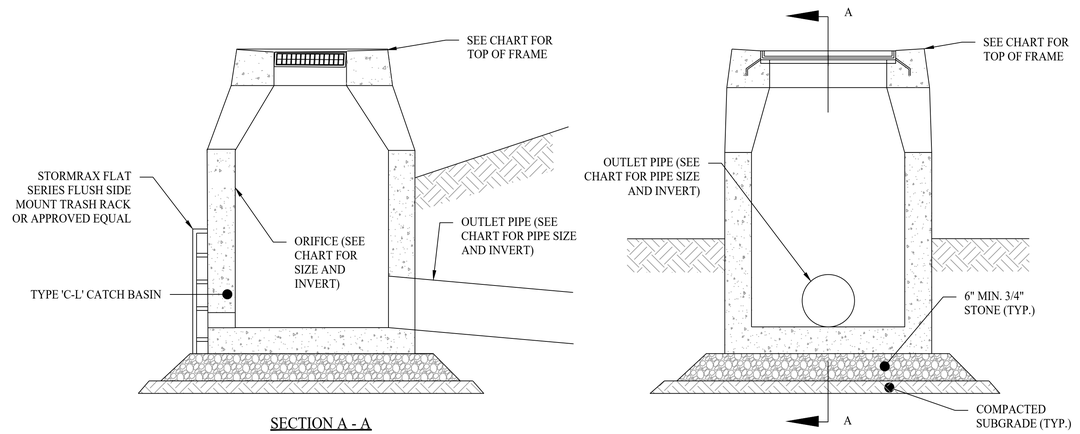
RIPRAP TYPE	"T" (INCHES)
MODIFIED	12
INTERMEDIATE	18
STANDARD	36

OUTLET	La	W1	W2	RIPRAP
O-1	10'	3'	10'	MODIFIED
O-2	14'	6'	16'	MODIFIED
O-3	14'	6'	16'	MODIFIED
O-4	10'	3'	10'	MODIFIED
O-5	13'	4.5'	14'	MODIFIED



TYPE 'A' RIPRAP APRON

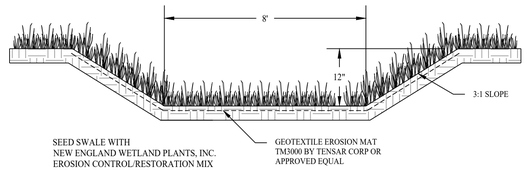
SCALE: NTS



OUTLET I.D.	ORIFICE SIZE (IN.)	ORIFICE ELEV. (FT.)	TOP OF FRAME ELEV. (FT.)	OUTLET SIZE (IN.)	OUTLET ELEV. (FT.)
OCS-1	8"Ø	200.3	203.5	24	200.3

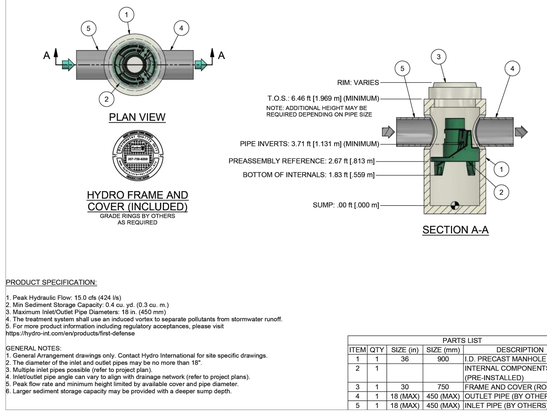
OUTLET CONTROL STRUCTURE

SCALE: NTS



GRASS DRAINAGE SWALE DETAIL

SCALE: NTS



PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 15.0 cfs (424 l/s)
2. Min Sediment Storage Capacity: 0.4 cu. yd. (0.3 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 18 in. (450 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

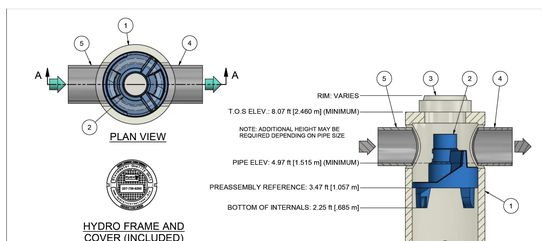
PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION
IF IN DOUBT ASK
DATE: 11/2/2021 SCALE: 1:30
DRAWN BY: ER CHECKED BY: MRJ APPROVED BY:
3-ft DIAMETER
FIRST DEFENSE
GENERAL ARRANGEMENT
Hydro International
hydro-int.com
HYDRO INTERNATIONAL
WEIGHT: MATERIAL:
STOCK NUMBER:
DRAWING NO: FD GA-3
SHEET SIZE: B SHEET: 1 OF 1 Rev: -

FIRST DEFENSE FDHC-3 HYDRODYNAMIC SEPARATOR

SCALE: NTS



PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
5. For More Product Information Including Regulatory Acceptances, Please Visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

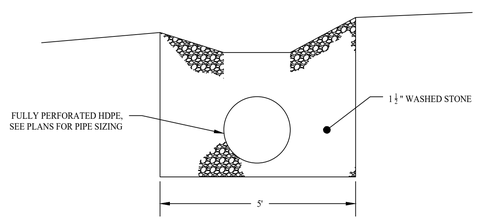
PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION
IF IN DOUBT ASK
DATE: 11/2/2021 SCALE: 1:30
DRAWN BY: ER CHECKED BY: MRJ APPROVED BY:
4-ft DIAMETER
FIRST DEFENSE
GENERAL ARRANGEMENT
Hydro International
hydro-int.com
HYDRO INTERNATIONAL
WEIGHT: MATERIAL:
STOCK NUMBER:
DRAWING NO: FD GA-4
SHEET SIZE: B SHEET: 1 OF 1 Rev: -

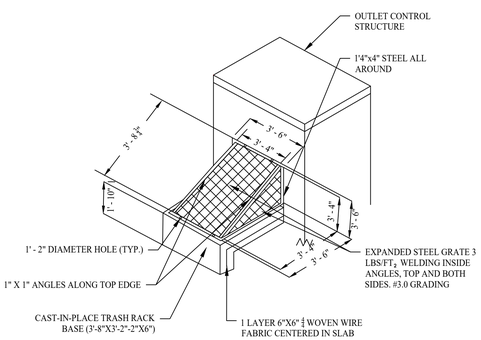
FIRST DEFENSE FDHC-4 HYDRODYNAMIC SEPARATOR

SCALE: NTS



FRENCH DRAIN TRENCH SECTION

SCALE: NTS



PRIMARY OUTLET TRASH RACK DETAIL

SCALE: NTS

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SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

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Scale:	AS NOTED

STATE OF CONNECTICUT — KEVIN M. SOLLI — 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

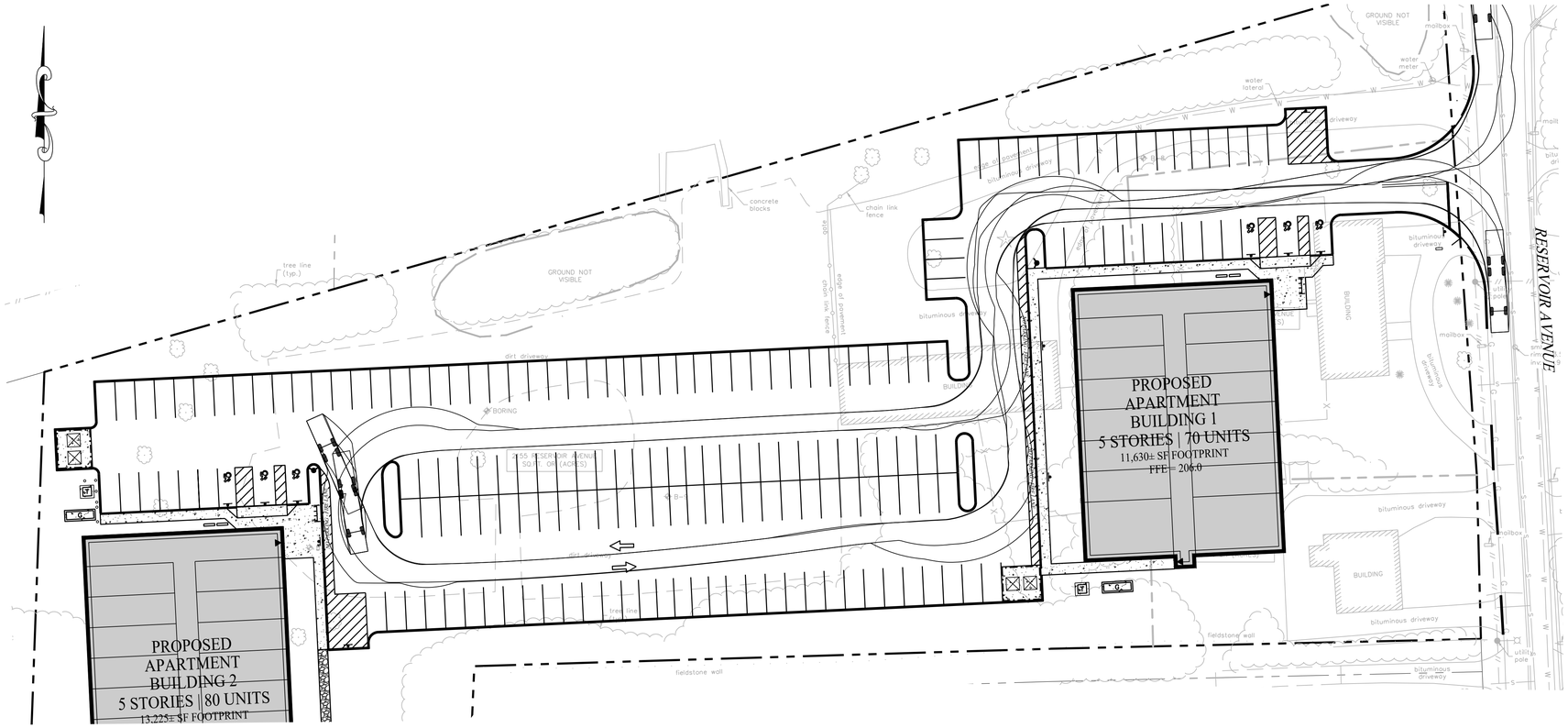
Project:

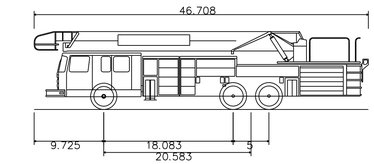
PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title:	Sheet #:
DETAIL SHEET	3.03

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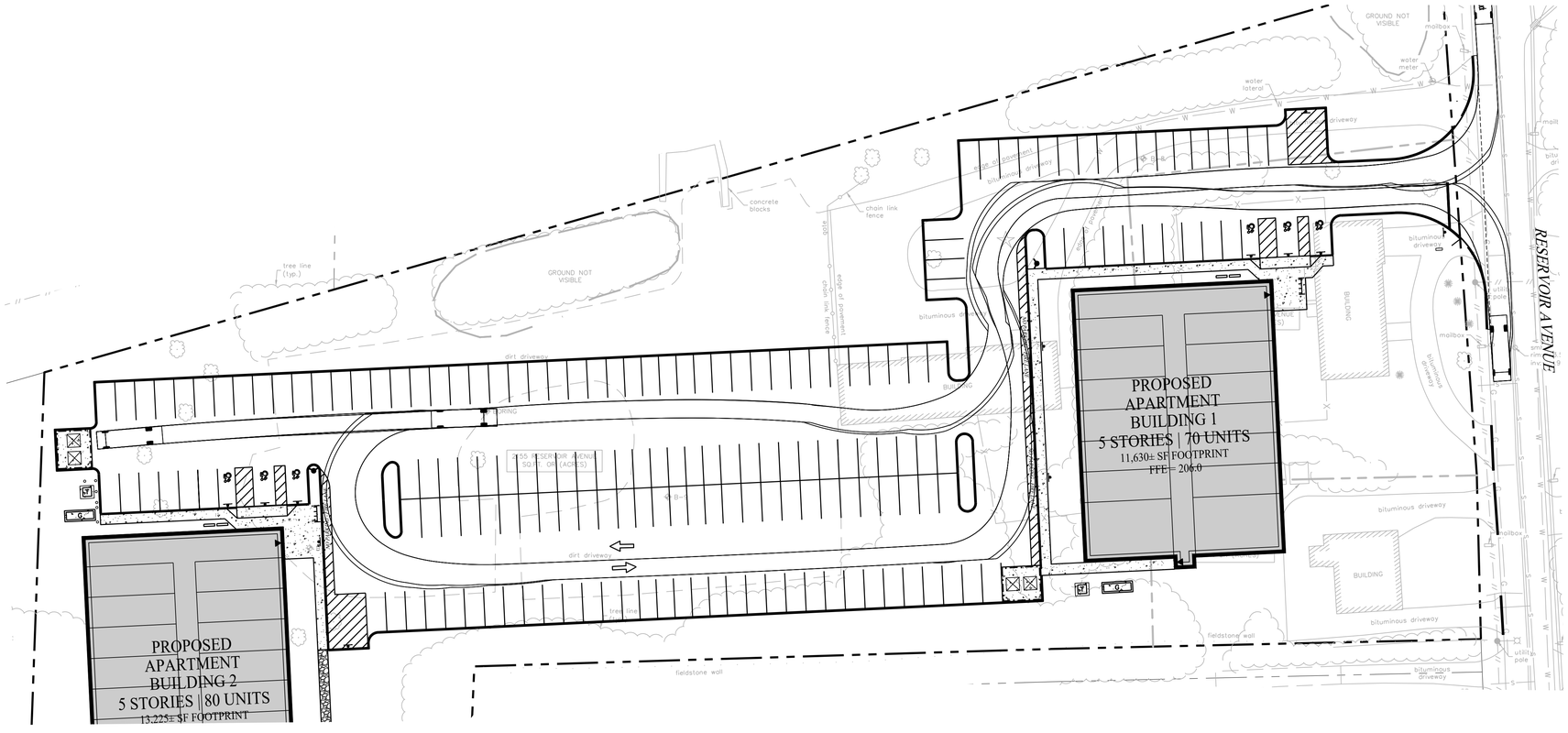


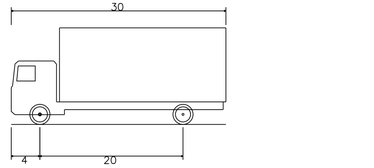


Trumbull Fire Truck	
Overall Length	46.708ft
Overall Width	8.000ft
Overall Body Height	10.893ft
Min Body Ground Clearance	1.324ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	39.500ft

TRUMBULL FIRE APPARATUS

SCALE: NTS





SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

SU-30

SCALE: NTS

Rev. #:	Date	Description
3	03/04/26	Re-Filing Set
2	02/18/26	Rev. Per Fire Marshal Comments
1	12/17/25	Rev. Per Fire Marshal Comments

Graphic Scale: 30 0 30 60

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	ARM
Checked By:	LAM
Approved By:	KMS
Project #:	24116901
Plan Date:	11/07/25
Scale:	1" = 30'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · REGISTERED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED REDEVELOPMENT

2135, 2145, & 2155 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

Sheet Title: TRUCK TURNING FIGURE

Sheet #: TT-1

Mar 05, 2026 - 1:28pm amagoulas
X:\SE Files\Project Data\2024\24116901 - 2135, 2145, 2155 Reservoir Ave - Trumbull, CT\Engineering Data\CAD Files\24116901 - Truck Turn.dwg