INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

AGENDA
MAY 5, 2026

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: VIDOECONFERENCE MEETING – Tuesday, May 5, 2026

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a videoconference meeting on Tuesday, May 5, 2026 at 7:00 pm

https://us06web.zoom.us/j/88942725779?pwd=Tazny2xVA9RSaHVdD6ZfNSQfnlbY3P.1
Webinar ID: 305 224 1968
Password: 341267
Join by telephone: (646) 931-3860 / Webinar ID: 305 224 1968

NEW BUSINESS

Application 26-11	Madison Properties LLC	Permit approval to construct an 8,500 sq ft mixed use building and it appurtenances; including construction of portion of building, driveway, parking, sidewalks, retaining walls drainage, underground utilities and landscaping within a regulated area at 855 and 851 White Plains Road.
Application 26-12	Bernadine Capozziello	Permit approval to construct a single family dwelling and its appurtenances; including storm detention gallery system, septic system, footing drain outlet, grading and a builder barrier within a regulated area at 5044 Madison Ave.
Application 26-15	Mark Amier	Permit approval for hydraulic suction dredging of existing pond, temporary grading, disposal of dredge spoils and restore all disturbed areas as lawn within a regulated area at 101 Governor Trumbull Way.

Application 26-16	Lawrence & Maria Haslam	Permit approval to remove 13 trees; plus for additional 4 trees previously removed and plant 41 trees and/or plants within a regulated area at 272 Strobel Road.

OLD BUSINESS

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

OLD BUSINESS-CONTINUATION OF PUBLIC HEARINGS

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

MINUTES

Approve meeting minutes – April 7, 2026

SCHEDULE FIELD INSPECTION(S)

OTHER BUSINESS

Discussion on adopting a Contractor Compliance Form

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No.
App 26-11
4/7/2026

1. Location/address of property where activity is proposed: 855 & 851 White Plains Road

   Parcel Size 1.26 ac. Zone: _____ Map ID: G/09/00345/347 Current Use: Residential

2. Applicant's Name: Madison Properties LLC c/o Kenneth Esposito

   Applicant's Address: 575 Boston Post Road, Milford, CT 06460

   Telephone: _____ Cell: 203-218-4141 Email: espokje@aol.com

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

3. Name of Property Owner of Record: Same as applicant

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

   Address of Owner of Record: _____

   Telephone: _____ Cell: ( ) _____ Email: _____

   If Applicant is the Owner, go to #5

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

   _____
   (Owner of Record)

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

   Construction of a 8,500 sf (footprint) mixed-use building and it's appurtenances. Regulated activities include construction of portion of building, driveway and parking areas, sidewalks, retaining walls, drainage piping and structures, underground utilities and landscaping.

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

Applicant's Signature: _____ Date: 3/31/26
(If not the Owner) member

Owner's Signature: _____ Date: 3/31/26

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 1.2637 ac. Zone: A (POOZ) Number of Lots: 1 proposed
2. Map ID, from assessors card: G/09/00345 & 00347
3. Total area existing of wetlands on property: 170 sf
4. Total area of Regulated area on property: 28,442 sf
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 26,660 sf
7. Proposed % of wetlands on the property to be disturbed: 0%
8. Total area of proposed land disturbance: 50,750 sf
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	Dominant Species:
Trees:	52%	
Shrubs:	10%	
Grasses, weeds, etc:	34%	
Impervious area:	4%	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: Intermittent
    c.100 year flood evaluation: N/A
13. Probable effect of proposal (if any) on vegetation and wildlife: _____
14. Existing or proposed source(s) of water supply for the property: Public water
15. Existing or proposed method of sewage disposal for the property: Public Sewer
16. Creation of proposed water bodies (If yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: Silt fence barrier/temporary sediment trap w/sediment routing.
18. Proposed percent of Regulated area to be covered with impermeable surface: 60%
19. Material to be (check all that applies): deposited ☒ excavated ☒ (if yes, complete the following)
    a. Area: 50,750 sf Volume: 180 cy
    b. Physical & Chemical composition of material to be deposited: Concrete, asphalt, gravel, stone.

FEE CALCULATION WORKSHEET

Regulated area Trumbull= 28,442 sf.

For sites of 3,000-50,000 regulated area $52.5 per 1,000 sf.

Therefore, 28,442 sf/1000 sf x $52.5= $1493.0

Residential development + Schedule A= $1493.0 + $60.0= $1553.0

Property Location 855 WHITE PLAINS ROAD | Map ID G/09 / 00347/ 000/ | Parcel Name | State Use 101
Vision ID 3491 | Account # 01226800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/31/2026 1:05:05 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
ESPOSITO KENNETH J JR				
759 E BROADWAY				
MILFORD CT 06460				

SUPPLEMENTAL DATA

Alt Prcl ID	01226800	Dev Lot:	LOT P2-3
Census Tr	0904	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	A2
Voting Dist		CB Letter:	
GIS ID	01226800	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	192,300	134,610
DWELLING	1-3	84,200	58,940
	Total	276,500	193,550

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ESPOSITO KENNETH J JR	1129	0072	05-08-2002	Q	I	150,500	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	134,610	2024	1-1	134,610	2023	1-1	134,610
	1-3	58,940		1-3	58,940		1-3	58,940
	Total	193,550		Total	193,550		Total	193,550

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

SHD=NV

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	80,900
Appraised Xf (B) Value (Bldg)	3,300
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	192,300
Special Land Value	0
Total Appraised Parcel Value	276,500
Valuation Method	C
Total Appraised Parcel Value	276,500

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
07-12-2005	RM			10	Measu/LtrSnt-Letter Sent n
03-23-2005	AH	1		03	Sat or >5PM Attm @ Int In
03-21-2005	AH	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			0.710	AC	172,040.00	1.31169	3	1.00	100	1.200		1.0000	270,790.9	192,300
Total Card Land Units						0.71	AC	Parcel Total Land Area						0.71	Total Land Value		192,300

Property Location 861 WHITE PLAINS ROAD | Map ID G/09 / 00345/ 000/ | Parcel Name | State Use 101
Vision ID 3369 | Account # 00714400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/31/2026 1:05:46 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
HORIZON VIEW DEVELOPERS LLC				
759 EAST BROADWAY				
MILFORD CT 06460				

SUPPLEMENTAL DATA

Alt Prcl ID	00714400	Dev Lot:	LOT 0
Census Tr	0904	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	A2
Voting Dist		CB Letter:	
GIS ID	00714400	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	190,100	133,070
DWELLING	1-3	121,800	85,260
		Total 311,900	218,330

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HORIZON VIEW DEVELOPERS LLC	1719	0054	07-08-2016	U	I	167,500	08
EGAN DANIEL &	1719	0052	07-08-2016	U	I	167,500	08
EGAN HARRIET EST & DANIEL	1716	0184	06-10-2016	U	I	0	10
EGAN HARRIET & DANIEL	1061	0536	11-28-2000	U	I	0	O

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	133,070	2024	1-1	133,070	2023	1-1	133,070
	1-3	85,260		1-3	85,260		1-3	85,260
	Total	218,330		Total	218,330		Total	218,330

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				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	106,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	15,400
Appraised Land Value (Bldg)	190,100
Special Land Value	0
Total Appraised Parcel Value	311,900
Valuation Method	C
Total Appraised Parcel Value	311,900

NOTES

X FIX IS TOILET AT TOP OF CELLAR STAIRS

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

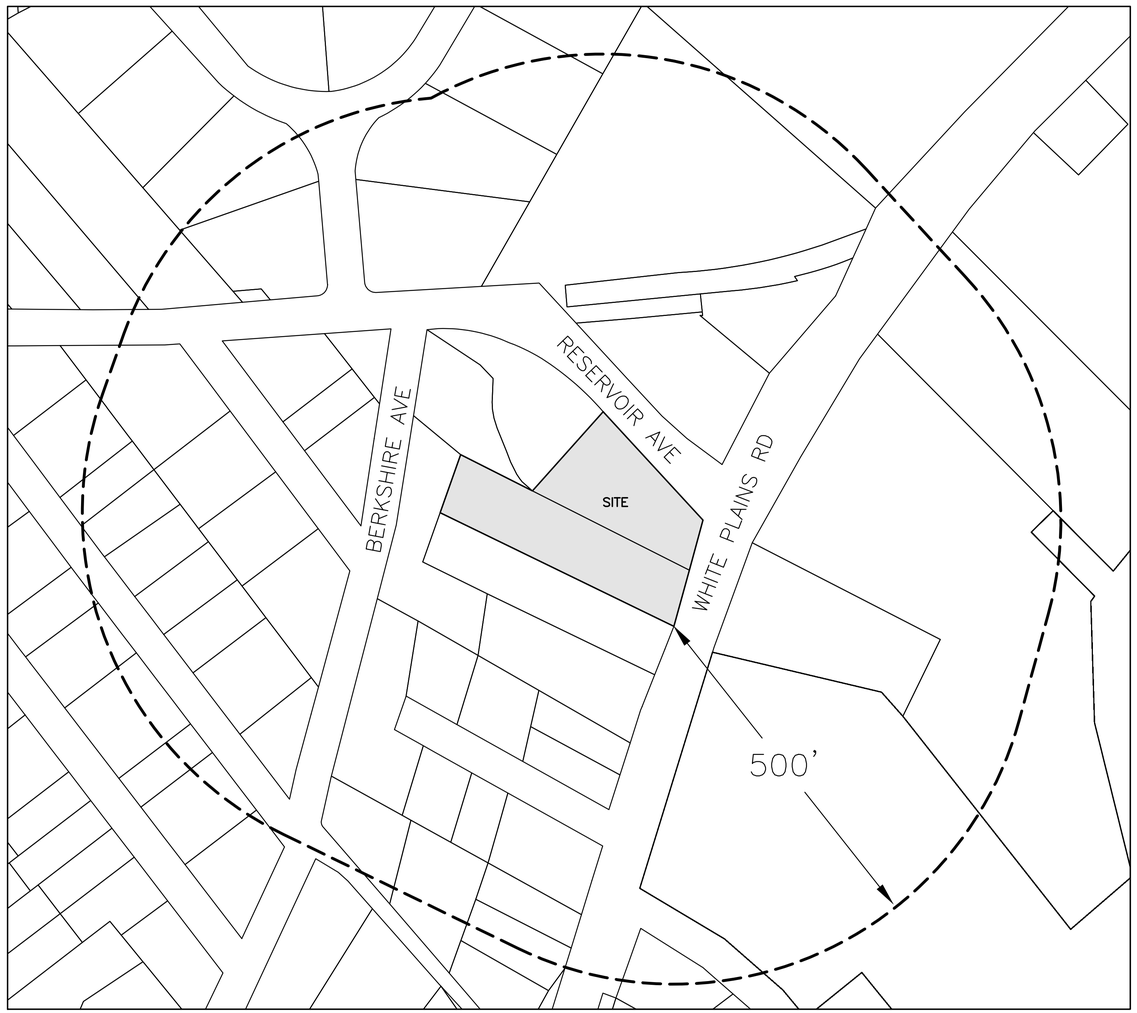
Date	Id	Type	Is	Cd	Purpose/Result
07-20-2005	VR	1	1	00	Measur+Listed
03-23-2005	AH	1		02	2nd Attempt @ Int Insp
03-21-2005	AH	1		01	Measured

LAND LINE VALUATION SECTION

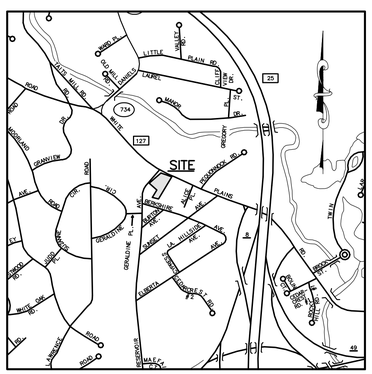
B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	101	Single Family Re	A			0.590	AC	172,040.00	1.56079	3	1.00	100	1.200			1.0000	322,230.9	190,100

Total Card Land Units 0.59 AC | Parcel Total Land Area 0.59 | Total Land Value 190,100

855 & 861 WHITE PLAINS ROAD
SITE IMPROVEMENTS
IN
TRUMBULL, CONNECTICUT



500' RADIUS MAP



VICINITY MAP

APPLICATION 26-11
4/7/2026

LIST OF DRAWINGS

1.0	TITLE SHEET
1.1	EXISTING CONDITIONS SURVEY
2.1	SITE PLAN
2.2	UNDERGROUND UTILITIES PLAN
2.3	DEMOLITION PLAN
2.4	EROSION CONTROL PLAN
3.1–3.3	CONSTRUCTION DETAILS
LP.1	LANDSCAPE & LIGHTING PLAN

PERMIT SET–NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT — JASON T. EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON T. EDWARDS — LICENSED LAND SURVEYOR

885 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC

DATE: 01-13-26
PROJECT #: 3177
DRAWING FILE:
DRAWN BY: NDC
SCALE:

TITLE

TITLE SHEET

SHEET NUMBER

1.0

K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855–861 WHITE PLAINS ROAD\DRAWINGS\1.0–TITLE

NOTES:

1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS A IMPROVEMENT/LOCATION SURVEY BASED UPON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL CLASS T-2.

2) THE TYPE OF SURVEY PERFORMED IS A IMPROVEMENT/LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.

3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.

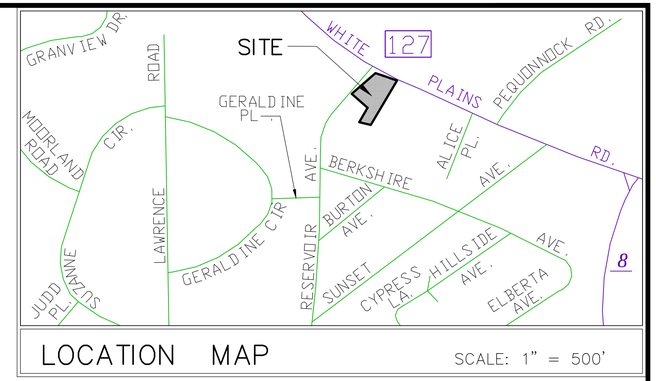
4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 BASED ON GPS READING REFERS TO NAVD '88 DATUM.

5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 00345 & TAX LOT 00347 ON ASSESSOR'S MAP E-14.

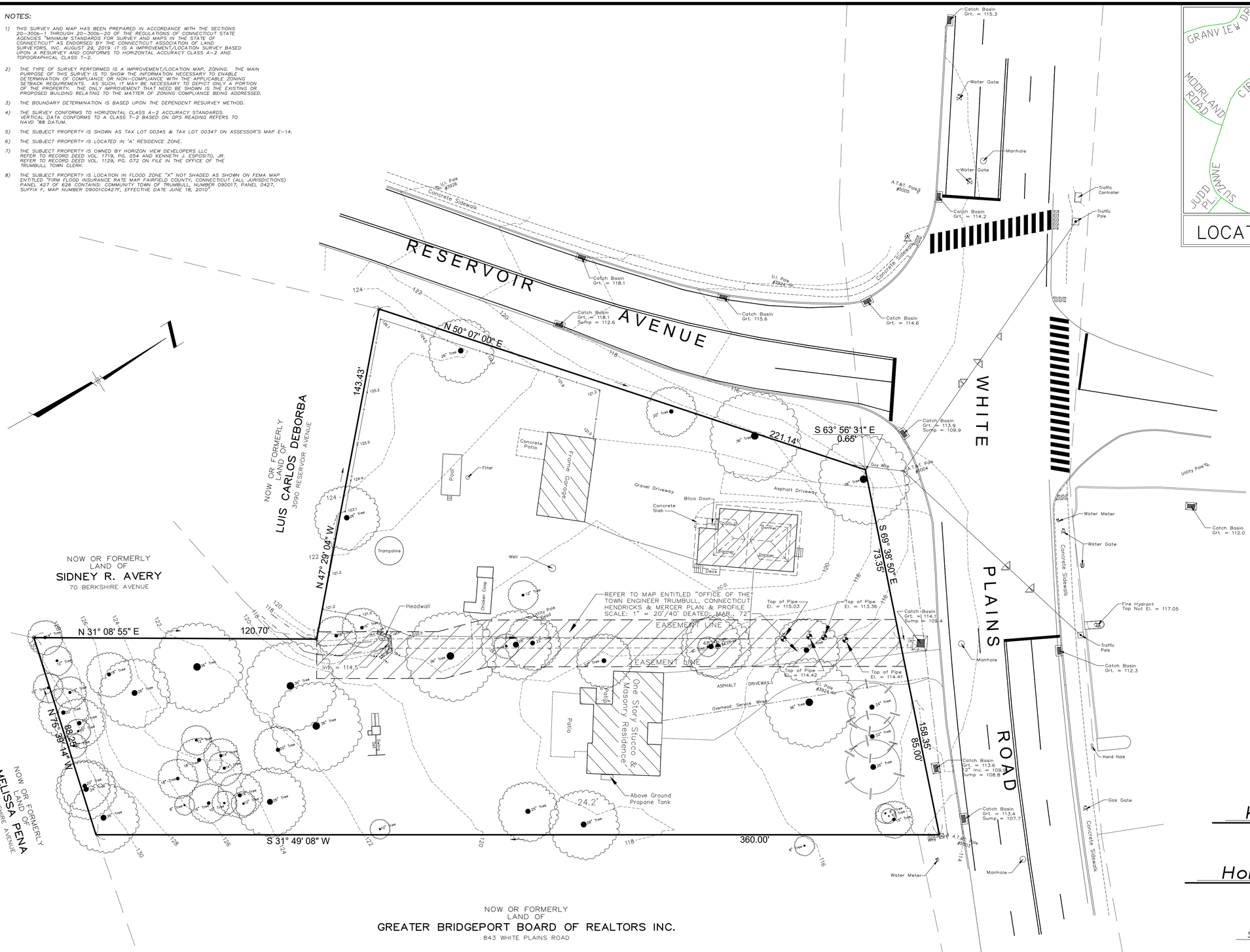
6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.

7) THE SUBJECT PROPERTY IS OWNED BY HORIZON VIEW DEVELOPERS LLC REFER TO RECORD DEED VOL. 1719, PG. 054 AND KENNETH J. ESPOSITO, JR. REFER TO RECORD DEED VOL. 1129, PG. 072 ON FILE IN THE OFFICE OF THE TRUMBULL TOWN CLERK.

8) THE SUBJECT PROPERTY IS LOCATION IN FLOOD ZONE "X" NOT SHADED AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 427 OF 626 CONTAINS: COMMUNITY TOWN OF TRUMBULL NUMBER 090017, PANEL 0427, SUFFIX F, MAP NUMBER 09001C0427F, EFFECTIVE DATE JUNE 18, 2010".



LOCATION MAP SCALE: 1" = 500'


RESERVOIR AVENUE
WHITE PLAINS ROAD
N 50° 07' 00" E
143.43'
N 47° 29' 04" W
120.70'
S 63° 56' 31" E
221.14'
0.65'
S 69° 38' 50" E
73.35'
158.35'
85.00'
S 31° 49' 08" W
360.00'
N 75° 39' 44" W
88.23'
24.2'
NOW OR FORMERLY LAND OF LUIS CARLOS DEBORBA 3090 RESERVOIR AVENUE
NOW OR FORMERLY LAND OF SIDNEY R. AVERY 70 BERKSHIRE AVENUE
NOW OR FORMERLY LAND OF MELISSA PENA 64 BERKSHIRE AVENUE
NOW OR FORMERLY LAND OF GREATER BRIDGEPORT BOARD OF REALTORS INC. 843 WHITE PLAINS ROAD
REFER TO MAP ENTITLED "OFFICE OF THE TOWN ENGINEER TRUMBULL, CONNECTICUT HENDRICKS & MERCER PLAN & PROFILE SCALE: 1" = 20'/40' DEATED: MAR., 72"
EASEMENT LINE
EASEMENT LINE
One Story Stucco & Masonry Residence
Concrete Patio
Patio
Pool
Filter
Concrete Patio
Porch Overhang
Gravel Driveway
Asphalt Driveway
Bilco Door
Concrete Slab
Deck
Trampoline
Well
Chicken Coop
Headwall
Above Ground Propane Tank
Shed
Catch Basin Grt. = 115.3
Water Gate
Manhole
Water Gate
Catch Basin Grt. = 114.2
Catch Basin Grt. = 118.1
Catch Basin Grt. = 115.6
Catch Basin Grt. = 114.6
Catch Basin Grt. = 118.1 Sump = 112.6
Catch Basin Grt. = 113.9 Sump = 109.9
Traffic Controller
Traffic Pole
U.I. Pole #3926
Concrete Sidewalk
A.T.&T. Pole #3005
A.T.&T. Pole #3004
Guy Wire
Utility Pole #3
Utility Pole #3
Overhead Service Wires
Top of Pipe El. = 115.03
Top of Pipe El. = 113.36
Top of Pipe El. = 114.42
Top of Pipe El. = 114.41
Catch Basin Grt. = 114.1 Sump = 109.4
Catch Basin Grt. = 113.6 12" Inv. = 109.3 Sump = 108.6
Catch Basin Grt. = 113.4 Sump = 107.7
Catch Basin Grt. = 112.5
Water Meter
Water Meter
Catch Basin Grt. = 112.0
Concrete Sidewalk
Fire Hydrant Top Nut El. = 117.05
Traffic Pole
Catch Basin Grt. = 112.3
Hand Hole
Gas Gate
Concrete Sidewalk
Manhole
Water Meter
Inv. = 114.5
ASPHALT DRIVEWAY
Shed
Garage
Chicken Coop
Trampoline
Well
Pool
Filter
Concrete Patio
Porch Overhang
Gravel Driveway
Asphalt Driveway
Bilco Door
Concrete Slab
Deck
Patio
One Story Stucco & Masonry Residence
Above Ground Propane Tank
Headwall
Shed



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
- FM FORCE MAIN
- FD FOOTING DRAIN
- RD ROOF DRAIN
- W WATER SERVICE
- G GAS LINE
- COTG CLEAN OUT TO GRADE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- BS BASEMENT SLAB
- R HANDICAP RAMP
- V VAN ACCESSIBLE SPACE
- WL 27 INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD LIMIT OF DISTURBANCE
- FE FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- GE GRADING EASEMENT
- SR SLOPE RIGHTS
- CE CONSERVATION EASEMENT
- ME MAINTENANCE EASEMENT
- 100' UPLAND REVIEW LIMIT
- WATERCOURSE

20 0 20 40

PERMIT SET—NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT — JOHN EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JOHN EDWARDS — LICENSED LAND SURVEYOR

885 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC

DATE: 01-13-26
PROJECT #: 3177
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=20'

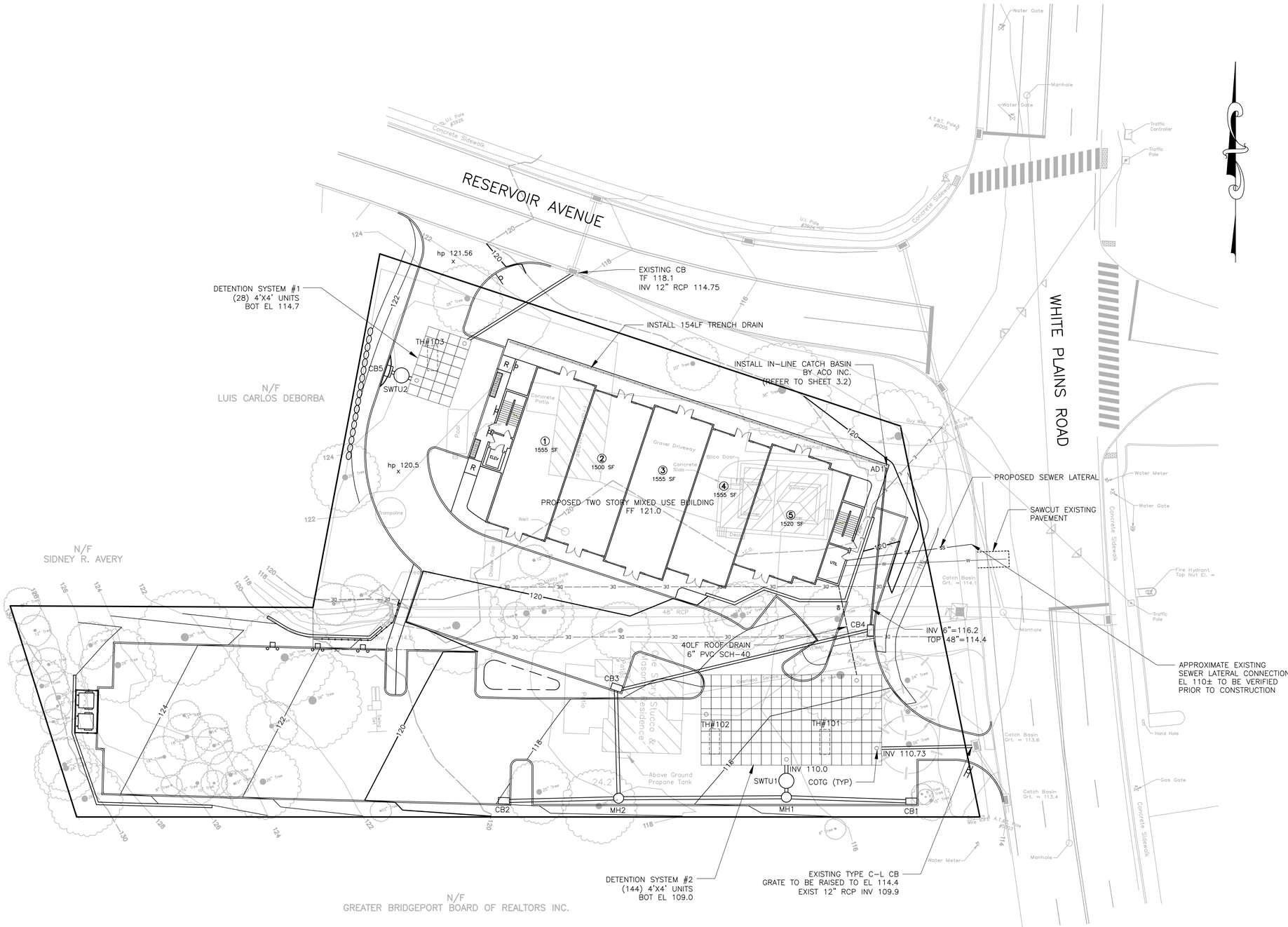
TITLE

SITE PLAN

SHEET NUMBER

2.1

K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\2.1 SITE PLAN



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 x PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
- FM FORCE MAIN
- FD FOOTING DRAIN
- RD ROOF DRAIN
- W WATER SERVICE
- G GAS LINE
- COTG CLEAN OUT TO GRADE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- BS BASEMENT SLAB
- R HANDICAP RAMP
- V VAN ACCESSIBLE SPACE
- WL 27 INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD LIMIT OF DISTURBANCE
- FE FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- GE GRADING EASEMENT
- SR SLOPE RIGHTS
- CE CONSERVATION EASEMENT
- ME MAINTENANCE EASEMENT
- 100' UPLAND REVIEW LIMIT
- WATERCOURSE
- WATERCOURSE OFFSET

DRAINAGE STRUCTURES

ALL CB's ARE TYPE C UNLESS NOTED OTHERWISE

CB1 TF 114.0 15" INV 110.5 (W)	CB2 TF 117.9 15" INV 114.4 (E)	CB3 TF 118.6 12" INV 113.25 (E) 15" INV 113.0 (S)	CB4 TF 118.3 6" INV 115.8 (N) 12" INV 114.25 (W)	CB5 TF 120.0 15" INV 116.5 (E)
MH1 TF 115.2 15" INV 110.25 (E+W)	MH2 TF 116.75 15" INV 112.0 (N+E+W)	AD1* TF 120.88 6" INV 118.72 (S)	SWTU1 TF 115.3 15" INV 110.15 (N+S)	SWTU2 TF 120.1 15" INV 116.4 (E+W)

* REFER TO DETAIL ON SHEET 3.2

DRAINAGE PIPES

ALL PIPES ARE HDPE UNLESS NOTED OTHERWISE. PIPE LENGTHS ARE FROM CL TO CL OF STRUCTURES

FROM CB1 TO MH1 SIZE: 15" SLOPE: .5% LENGTH: 50 LF	FROM MH1 TO SWTU1 SIZE: 15" SLOPE: 1.66% LENGTH: 6 LF	FROM SWTU1 TO DET SYS #2 SIZE: 15" SLOPE: 2.5% LENGTH: 6 LF	FROM CB2 TO MH2 SIZE: 15" SLOPE: 5.21% LENGTH: 46 LF	FROM MH2 TO MH1 SIZE: 15" SLOPE: 9.7% LENGTH: 67 LF
FROM AD1** TO CB4 SIZE: 6" SLOPE: 4.49% LENGTH: 65 LF	FROM CB4 TO CB3 SIZE: 12" SLOPE: 0.96% LENGTH: 104 LF	FROM CB3 TO MH2 SIZE: 15" SLOPE: 2.27% LENGTH: 44 LF		

* 6" PVC SCH-40

20 0 20 40

PERMIT SET-NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT JOHN E. EDWARDS No. 10937 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT JOHN EDWARDS LICENSED LAND SURVEYOR

885 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC

DATE: 01-13-26
PROJECT #: 3177
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=20'

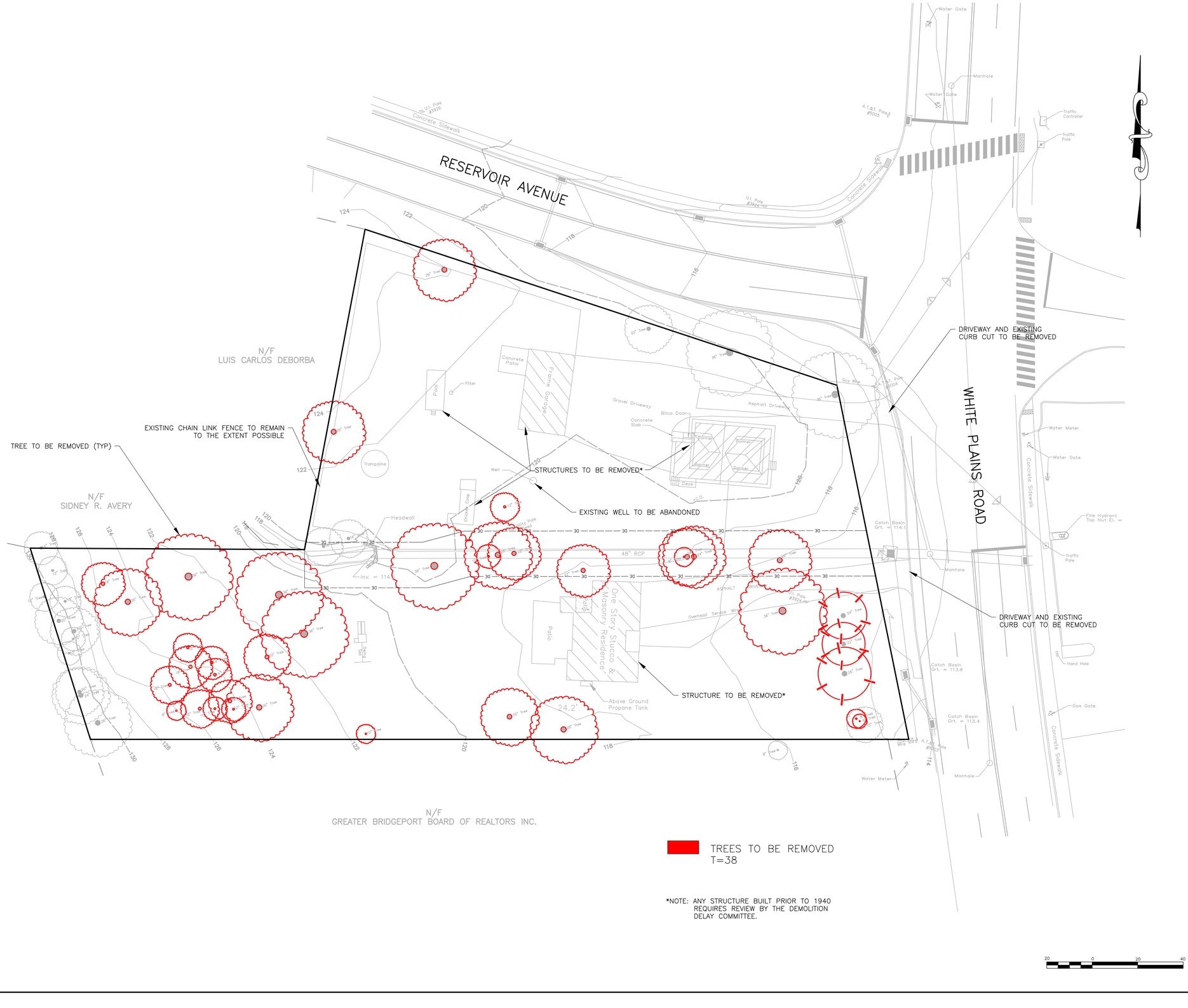
TITLE

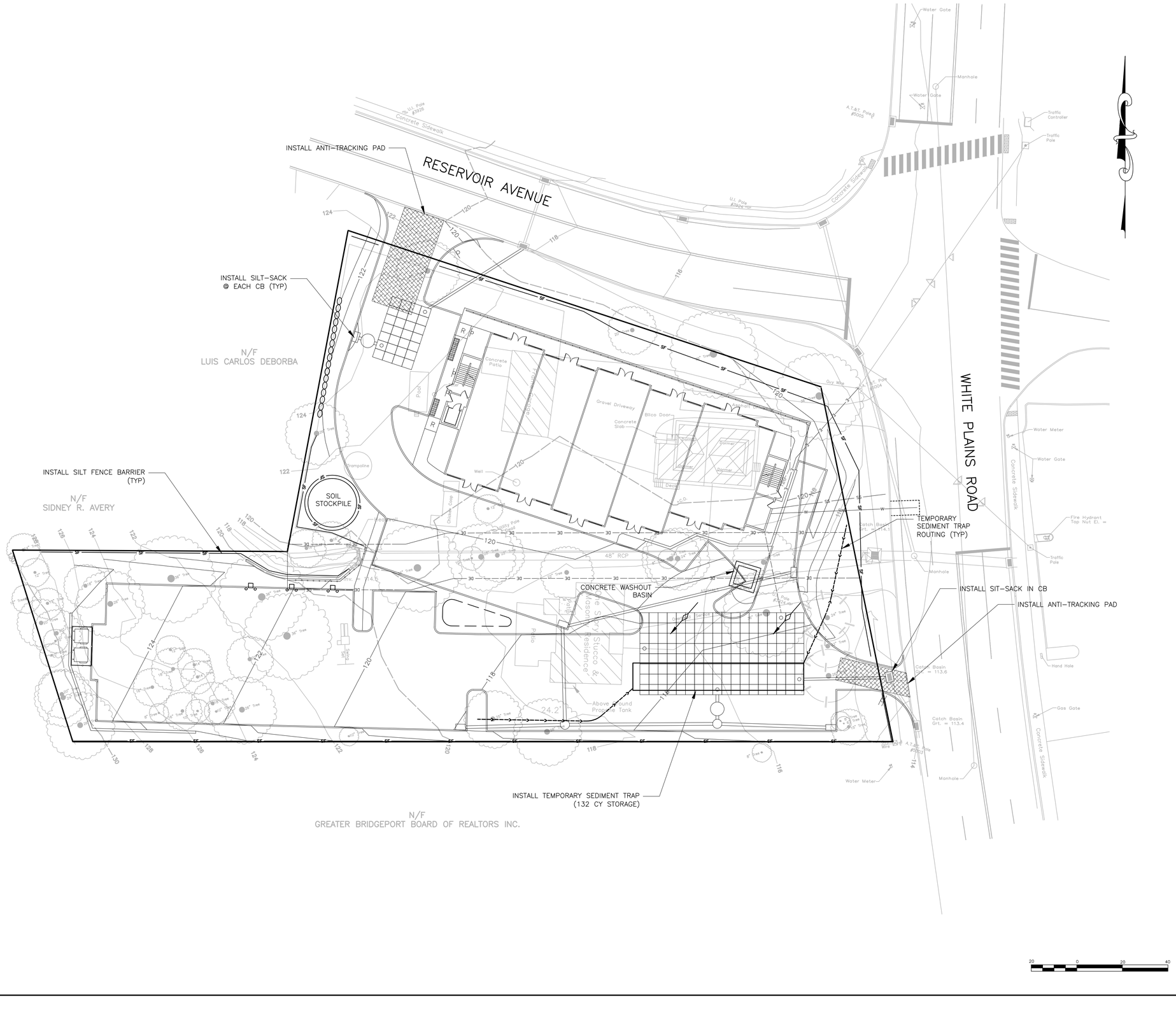
UNDERGROUND UTLITIES PLAN

SHEET NUMBER

2.2

K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\2.2 UNDERGROUND UTILITIES PLAN


RESERVOIR AVENUE
WHITE PLAINS ROAD
N/F
LUIS CARLOS DEBORBA
N/F
SIDNEY R. AVERY
N/F
GREATER BRIDGEPORT BOARD OF REALTORS INC.
EXISTING CHAIN LINK FENCE TO REMAIN TO THE EXTENT POSSIBLE
TREE TO BE REMOVED (TYP)
STRUCTURES TO BE REMOVED*
EXISTING WELL TO BE ABANDONED
STRUCTURE TO BE REMOVED*
DRIVEWAY AND EXISTING CURB CUT TO BE REMOVED
DRIVEWAY AND EXISTING CURB CUT TO BE REMOVED
Concrete Sidewalk
Water Gate
Manhole
Traffic Controller
Traffic Pole
Water Meter
Fire Hydrant Top Nut El. =
Hand Hole
Gas Gate
Catch Basin Grt. = 114.1
Catch Basin Grt. = 113.6
Catch Basin Grt. = 113.4
Pool
Filter
Trampoline
Concrete Patio
Furnace Geogge
Gravel Driveway
Asphalt Driveway
Concrete Slab
Bilco Door
Dormer
Deck
Well
Drywell
Headwall
48" RCP
Inv. = 114
Overhead Service Wire
Guy Wire
Utility Pole #3926
Utility Pole #3004
Utility Pole #3924
Utility Pole #3925
A.T.&T. Pole #3005
Utility Pole #3926
One Story Stucco & Masonry Residence
Patio
Shed
Above Ground Propane Tank
24.2'
ASPHALT
Driveway
Concrete Sidewalk
Concrete Sidewalk
Concrete Sidewalk
Concrete Sidewalk
Water Meter
Manhole
Manhole
Traffic Pole
Hand Hole
Gas Gate
Water Meter
Water Gate
Manhole
Water Gate
Traffic Controller
Traffic Pole
Fire Hydrant Top Nut El. =
Catch Basin Grt. = 114.1
Catch Basin Grt. = 113.6
Catch Basin Grt. = 113.4
Concrete Sidewalk
Concrete Sidewalk
Concrete Sidewalk
Concrete Sidewalk
Utility Pole #3926
Concrete Sidewalk
Utility Pole #3004
A.T.&T. Pole #3005
Utility Pole #3924
Utility Pole #3925
Utility Pole #3926
Concrete Sidewalk
Concrete Sidewalk
Concrete Sidewalk
Concrete Sidewalk



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 x PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
- FM FORCE MAIN
- FD FOOTING DRAIN
- RD ROOF DRAIN
- W WATER SERVICE
- G GAS LINE
- COTG CLEAN OUT TO GRADE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- BS BASEMENT SLAB
- R HANDICAP RAMP
- V VAN ACCESSIBLE SPACE
- WL 27 INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD LIMIT OF DISTURBANCE
- FE FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- GE GRADING EASEMENT
- SR SLOPE RIGHTS
- CE CONSERVATION EASEMENT
- ME MAINTENANCE EASEMENT
- 100' UPLAND REVIEW LIMIT
- WATERCOURSE
- WATERCOURSE OFFSET

PERMIT SET-NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT — JOHN E. EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JOHN EDWARDS — LICENSED LAND SURVEYOR

885 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC

DATE: 01-13-26
PROJECT #: 3177
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=20'

TITLE

EROSION CONTROL PLAN

SHEET NUMBER

2.4

K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\2.4 EROSION CONTROL PLAN

GENERAL NOTES

1. The proposed improvements indicated on these plans are shown as one of many possible layouts. Any variation from these plans is to be approved by the design Engineer and may require Municipal and State approval.

2. Topographic data and property lines are based on an Zoning/Location Survey, Prepared For Kenneth J. Esposito, Jr. 855 White Plains Road And Horizon View Developers LLC, 861 White Plains Road, Trumbull, Connecticut, Scale 1"=20', Dated March 16, 2026 by Walter H. Skidd–Land Surveyor LLC.

3. Owners: 855 White Plains Road
Kenneth J. Esposito, Jr.
759 East Broadway
Milford, CT 06460

861 White Plains Road
Horizon View Developers LLC
759 East Broadway
Milford, CT 06460

4. Total area of site is 1.2637 acres.

5. Reference is made to a document titled: Stormwater Management Report for the Proposed Development Of Site Improvements Located At 855 & 861 White Plains Road, Trumbull CT., Prepared For Madison Properties, LLC Prepared On March 31, 2026 Prepared by J. Edwards & Associates LLC.

6. The site will be served with public water and a private sewage disposal system.

7. The location of underground utilities, if any, is unknown. Call Before–You–Dig 1–800–922–4455.

8. Retaining walls are to be designed by a structural engineer. Retaining wall over three (3) feet high require a building permit.

9. It is the contractor's responsibility to verify all on–site and off–site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.

10. Existing grades shown hereon are to be verified by the contractor prior to commencing construction. The benchmark shown on these plans is to be verified by the contractor prior to commencing construction.

11. All construction methods, materials and system installations are to conform to Town of Monroe Standards and the State of Connecticut Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 818, July 2020, with latest revisions, to conform all applicable local and state regulations and to normal standards of good practice.

12. All new, altered or replacement utilities shall be installed underground.

13. All roof drains shall discharge to the designated detention system.

14. The contractor shall submit shop drawings for all drainage, detention, and sewer structures.

15. The contractor shall be responsible for obtaining "as–built' drawings by a licensed land surveyor of detention and sewer facilities.

16. Approximately 1.13 acres will be disturbed for the improvements indicated on the plans.

STORM WATER POLLUTION CONTROL PLAN

Project description

The proposal is for the construction of a 14,707 sf mixed–use building and its appurtenances.

1. Erosion and sediment control measures will be constructed in accordance with the Town of Monroe Standards, State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction, Form 818, 2020, with latest revisions, and 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, Dep Bulletin 34.

2. The Stormwater Pollution Control Plan shall include all erosion and sedimentation control shown on the approved maps and detail sheets. These controls are assumed to be the minimum required, and the contractor may be required to install additional measures as site conditions and weather warrant.

3. All erosion and sediment control devices will be installed prior to the start of clearing and grubbing operations and excavation work. All the devices will be maintained as specified in this document until the disturbed earth has been paved or vegetated, at which time the devices will be removed.

4. All construction methods, materials and system installations are to conform to all applicable local and state regulations.

5. Grading to be according to all applicable regulations and normal standards of good practice.

6. Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practicable.

7. Stockpiles of topsoil and common fill shall be located outside regulated areas where possible. They should be surrounded with silt fence and temporarily stabilized by seeding with a 50–50 mix of annual and perennial rye grass at the rate of one pound per 1,000 square feet of surface area shall be employed between March 15 and June 15 or August 1 and October 1. Mulch with straw or hay at the rate of 70 to 90 pounds per 1,000 square feet until stabilized.

8. All control measures will be maintained in effective condition throughout the construction period until the area is stabilized.

9. Maintenance of the erosion controls shall consist of inspection at the start of each work day with special attention afforded following storm events. Noted deficiencies shall be corrected immediately. Accumulated sediment shall be removed from the erosion control device and dispersed temporarily on the upland portion of the disturbed area. Additional seeding or mulching shall be employed as required.

10. The contractor is to inspect the site daily during construction to insure the integrity of the erosion controls.

11. The contractor is to have available at all times extra silt fence, hay bale mulch, grass seed and riprap to implement additional erosion control measures not foreseen in this plan.

12. Prior to closing the site down for winter, if required, the contractor shall schedule a meeting with the project engineer to review site conditions and make recommendations to minimize erosion during the winter. The meeting is to be held no later than October 1,of any given year.

13. Accumulated sediment is to be disposed of in an area approved by the design engineer and verification compliance accepted by the Town.

14. This plan and report may be modified by the engineer based upon field conditions. Any alteration of the proposed layout requires acceptance/approval by the Town Planner and/or Zoning Enforcement Officer, or applicable Commission actions if warranted.

15. Catch basins shall be protected with silt sacks, haybales, and/or silt fence during construction until all disturbed areas are stabilized.

16. Water breaks, silt fence, haybales and other measures are to be maintained until drainage is complete and site is stabilized with vegetated cover.

17. Stabilization practices may include silt fences, temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation and other vegetative and non–structural measures as identified in the Guidelines. Where construction activities have permanently ceased or have temporarily been suspended for more than seven days or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas which remain disturbed but inactive for at least thirty days shall receive temporary seeding and/or mulching in accordance with the Guidelines. Areas that will remain disturbed beyond the planting season, shall receive long–term, non–vegetative stabilization sufficient to protect the site through the winter.

18. Structural practices include but are not limited to earth dikes (diversions), drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, outlet protection, reinforced soil retained systems, gabions and temporary or permanent sediment basins and chambers.

19. Disturbance for lot development will be limited to 1 acre at any one time. Overland drainage from uphill sources will be diverted around the disturbed portions of the lot until those disturbed areas have been stabilized. If more than 1 acre is to be disturbed at one time, sediment basins must be provided. These sediment basins shall have a storage capacity of 134 cubic yards per acre of tributary area. Possible locations are shown on the site plan.

20. De–watering waste waters might be generated during the construction of the underground utilities and the excavation for foundations. Contractors shall arrange for the pumping of water in excavations to occur in sumps created in the excavation and will discharge into temporary sediment basins.

21. All contractors and subcontractors working on site will ensure that no litter, debris, building material or similar material is discharged to the inland wetlands.

22. Contractors will implement techniques to control the generation of dust.

23. All post construction storm water structures will be cleaned of construction sediment and any remaining silt fence shall be removed.

24. The site will have an anti–tracking pad installed at the point where construction traffic exits the site and silt fence installed as shown on the plans or as required downhill of areas of disturbed earth. Refer to the detail drawings for specifics on proposed measures.

Kenneth Esposito 203–218–4141 is assigned the responsibility for implementing this Storm water Pollution Control Plan during the construction. 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. If the land is transferred, the Planning and Zoning office shall be notified and a copy of the Storm water Pollution Control Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Storm water Pollution Control Plan for the site as outlined in this Storm water Pollution Control Plan.

CONSTRUCTION SEQUENCE

1. Install anti–tracking pads as shown where construction traffic enters a public right–of–way.
2. Install perimeter erosion and sediment controls.
3. Demolish any existing structures and remove debris from site.
4. Clear trees and brush. No burying of stumps, slash and grubbing material is allowed on any site. Materials must be chipped or removed from the site and disposed of at a permitted location.
5. Install temporary sediment trap.
6. Direct stormwater runoff from the construction area with temporary sediment routing and diversion berms as necessary to flow into the temporary sediment traps.
7. Strip topsoil and stockpile in designated area.
8. Rough grade site, building pad and parking areas. Install additional temporary water breaks if required.
9. Construct all perimeter retaining walls.
10. Construct building foundation.
11. Construct retaining wall adjacent to building.
12. Install storm detention system #1 and corresponding facilities.
13. Remove temporary sediment trap and construct remainder of stormwater detention facilities.
14. Install drainage structures and piping.
15. Install underground utilities and site lighting.
16. Place, grade and compact the processed aggregate in the driveway and parking base.
17. Install first course of bituminous concrete.
18. Install sidewalks and pedestrian ramps.
19. Install curbing where required.
20. Apply stabilization measures to remaining disturbed areas in accordance with the Stormwater Quality Management Plan (topsoil, seeding, sodding, mulching, etc.)
21. Inspect and clean drainage system as needed.
22. Install the final course of bituminous concrete pavement.
23. Install landscaping materials.
24. After site is stabilized in accordance with the applicable Stormwater Quality Management Plan measures, remove temporary erosion and sediment controls.

SITE MAINTENANCE PLAN

This Site Maintenance Plan and Schedule highlights the maintenance procedures for the development. However, this does not preclude the maintenance personnel's responsibility to perform maintenance procedures properly, add other procedures as necessary and conduct maintenance in accordance with current state laws and regulations.

Driveways and Parking Areas

The driveway and parking area shall be swept with a mechanical sweeper or broom at least four times per year. One cleaning will be in the fall after the leaves are off the trees. The second will be in the spring after the last snow fall. The other two sweepings will be scheduled at equal intervals during the spring, summer and early fall seasons preferably after extended dry periods. A light spray of water is recommended to minimize dust during sweeping. Use of high velocity blowers is not recommended as they often "defeat the basic purpose of sweeping in an environmentally sound manner."

The sweepings shall be collected and removed from the site. The disposal method shall be determined by the personnel conducting the sweeping and shall comply with all applicable laws.

Pavement markings, directional arrows and stop bars shall be inspected annually. All pavement markings and directional signs shall be replaced as necessary to insure they are clear, visible and reflective to maintain safe traffic flow.

Paved surfaces shall be crack sealed on a yearly basis and inspected for "Pot Holes". Required patching shall be done on a yearly basis every spring. Paved surfaces should be replaced every 20 years, or as site conditions warrant.

Infiltration Galleries

The detention galleries shall be inspected annually. If sediment is observed at the inlet to the gallery system, it shall be removed. This is an indication that the catch basin sumps and or the stormwater treatment unit are not functioning as designed. It may be necessary to increase the frequency of the cleaning of the drainage structures.

Landscaping

The site landscaping shall be maintained including trimming and replacing plant materials that have died or diseased. All grass areas shall be maintained by cutting and fertilizing. All fertilizer application shall be based upon a yearly evaluation of the required nutrient levels and fertilizer application shall be calibrated accordingly to avoid excessive amounts of fertilizer. Litter and dead, diseased or unhealthy plants which are a safety hazard shall be removed.

SOILS TESTING

DEEP TEST RESULTS

TESTING PERFORMED:2/03/26 – NDC, K. Esposito

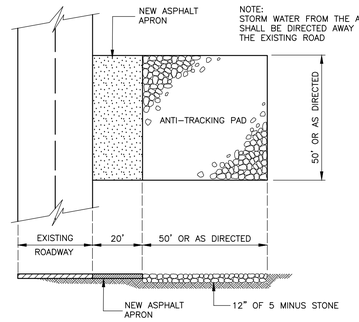
#TH–101 Roots @ 21"
0 – 12" Top Soil
12" – 24" Orange Brown Fine Sandy Loam w/Cobbles
24" – 48" Orange Brown Medium to Coarse Sand & Gravel w/Cobbles
48" – 132"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge No Water No Redoximorphic Features

#TH–102
0 – 6" Top Soil
6" – 28" Orange Brown Fine Sandy Loam w/Cobbles
28" – 152"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge No Water No Redoximorphic Features

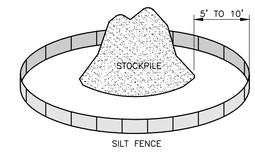
#TH–103
Roots @ 60"
0 – 12" Top Soil
12" – 30" Orange Brown Fine Sandy Loam w/Cobbles
30" – 150"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge Moist @ 140" No Redoximorphic Features

FORM 818 CONSTRUCTION NOTES:

1. All work within the State right–of–way will comply with Form 818, "The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction " with the latest Special Provisions and Typical State Standard Details. In any case where the construction is not specifically detailed in the Form 818, the work will be completed as directed by the Engineer or District Permit Section Representative.
2. Removal of pavement markings along state roadways shall be completed by a non–destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 818 Section 12.11 as revised.
3. New Pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 818 Section 12.10 as revised.
4. New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 818 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background , Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.
5. All signs and pavement markings installed within the State Right of Way must conform to the "Manual on Uniform Traffic Control Devices" and the latest State of Connecticut Catalog of Signs as revised.
6. Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the State.
7. The permittee shall contact Ms. Jennifer Caro, Department's District Survey Unit, at 203–389–3112 or regarding placement of monument, prior to completion of work on site.
8. The Department will furnish a new monument, which the permittee will be required to install at the direction of DOT Survey Unit and according to CTDOT specification.

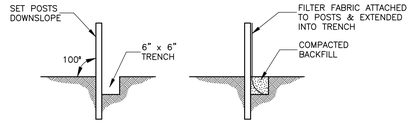


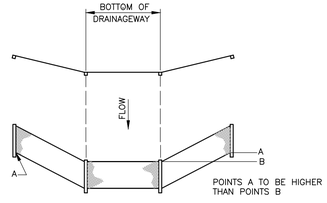
ANTI–TRACKING PAD



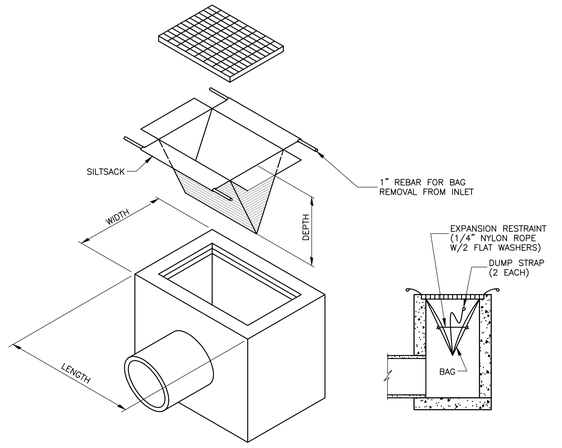
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10 LBS PER 1000 SF

STOCKPILE STABILIZATION

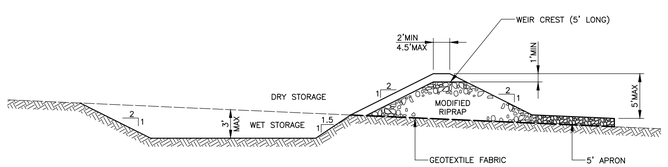




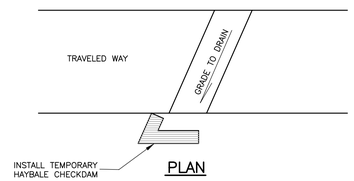
SYNTHETIC FILTER BARRIER



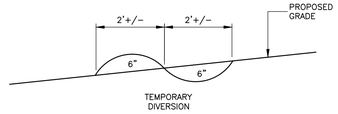
SEDIMENT CONTROL AT INLET



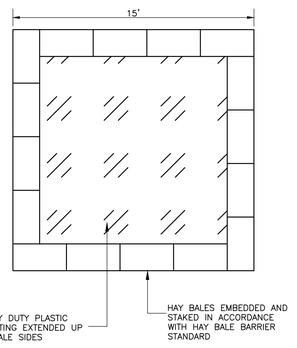
TEMPORARY SEDIMENT TRAP



PLAN



TEMPORARY WATER BREAK



CONCRETE WASHOUT BASIN

FOR CONSTRUCTION

PERMIT SET–NOT BE USED FOR

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

STATE OF CONNECTICUT KENNETH J. ESPOSITO No. 10937 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT JOHN EDWARDS No. 70038 LICENSED LAND SURVEYOR

885 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC

DATE: 01-13-26
PROJECT #: 3177
DRAWING FILE:
DRAWN BY: NDE
SCALE:

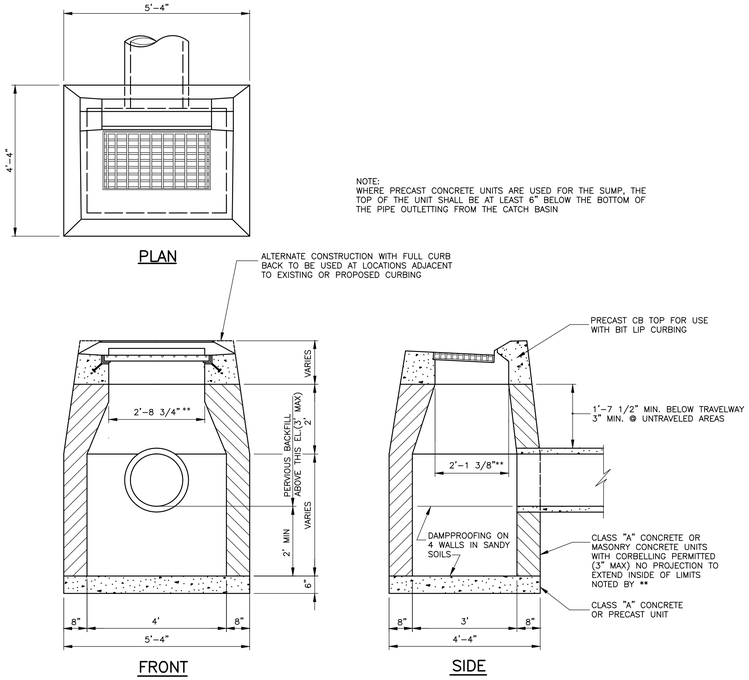
TITLE

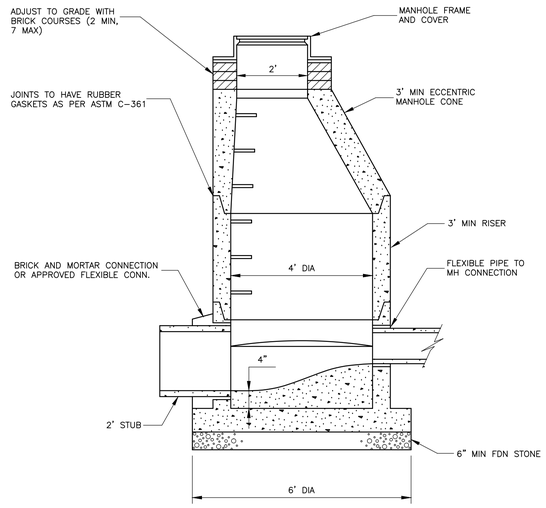
DETAILS

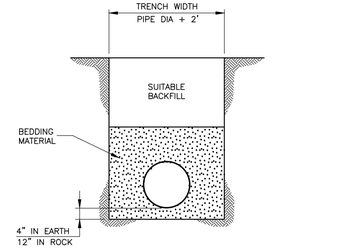
SHEET NUMBER

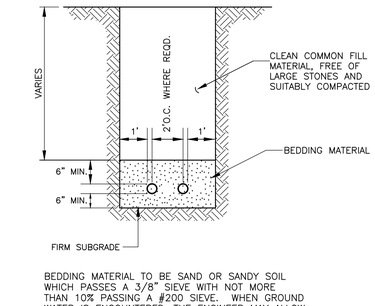
3.1

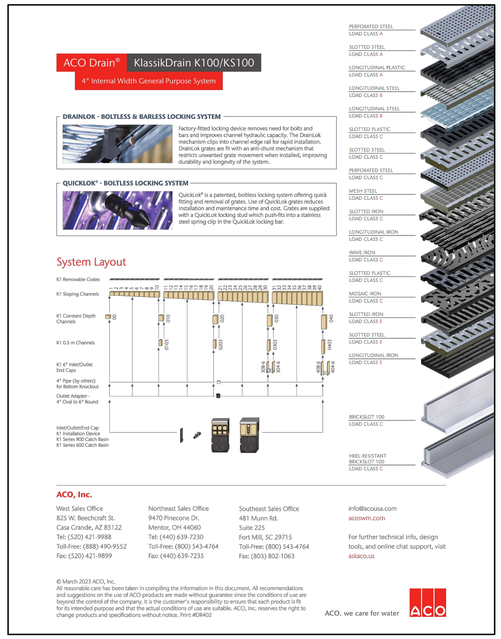
K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855–861 WHITE PLAINS ROAD\DRAWINGS\3.1 D–1



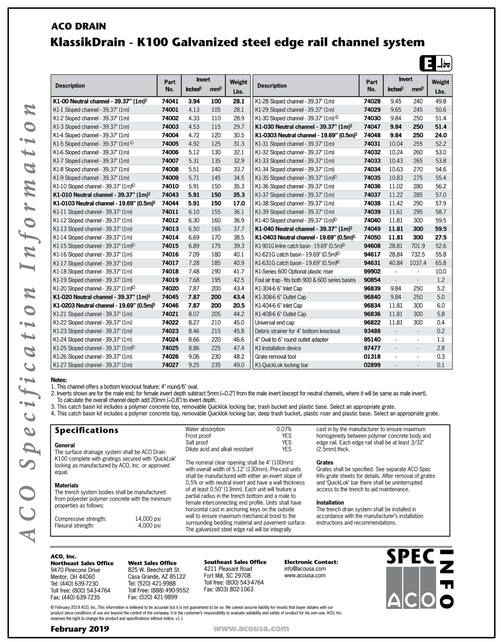




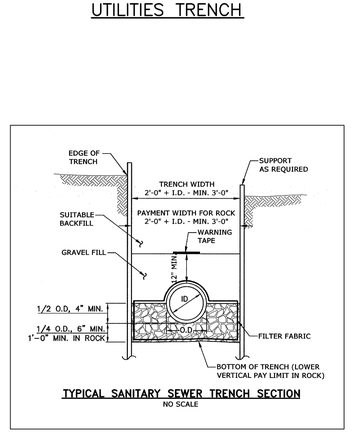




TRENCH DRAIN



IN-LINE CATCH BASIN



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

PERMIT SET-NOT BE USED FOR CONSTRUCTION

885 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC

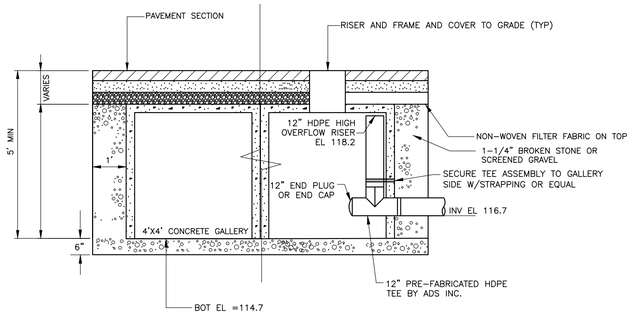
DATE: 01-13-26
PROJECT #: 3177
DRAWING FILE:
DRAWN BY: NFS
SCALE:

TITLE

DETAILS

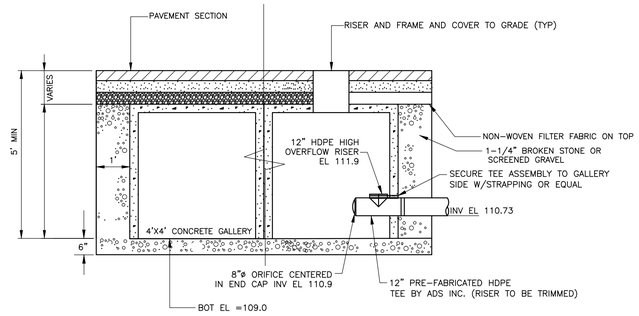
SHEET NUMBER

3.2



DETENTION GALLERY SYSTEM #1

WITH H20 LOADING



DETENTION GALLERY SYSTEM #2

WITH H20 LOADING

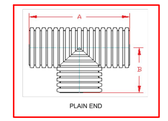
DUAL WALL FABRICATED TEES
4" - 30" DIAMETER

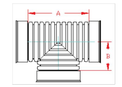
PART #	PIPE SIZE	A	B	JOINT
0460AN	4 in (100 mm)	12.8 in (324 mm)	6.2 in (158 mm)	*
0661AN	6 in (150 mm)	18.5 in (419 mm)	8.1 in (207 mm)	*
0862AN	8 in (200 mm)	21.0 in (533 mm)	10.6 in (269 mm)	*
1063AN	10 in (250 mm)	26.0 in (659 mm)	12.6 in (320 mm)	*
1264AN	12 in (300 mm)	30.7 in (780 mm)	15.4 in (390 mm)	*
1264AN85B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (268 mm)	ST
1264AN65B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (268 mm)	WT
1565AN	15 in (375 mm)	38.9 in (987 mm)	19.4 in (494 mm)	*
1565AN85B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	ST
1565AN65B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	WT
1866AN	18 in (450 mm)	42.9 in (1089 mm)	21.4 in (545 mm)	*
1866AN85B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	ST
1866AN65B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	WT
2467AN	24 in (600 mm)	50.4 in (1280 mm)	25.2 in (640 mm)	*
2467AN85B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	ST
2467AN65B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	WT

* = PLAIN END
ST = SOIL TIGHT
WT = WATER TIGHT
** LIMITED AVAILABILITY, PLEASE SEE INJECTION MOLDED FITTING SECTION FOR OTHER AVAILABLE FITTINGS

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

© 2021 Advanced Drainage Systems, Inc.

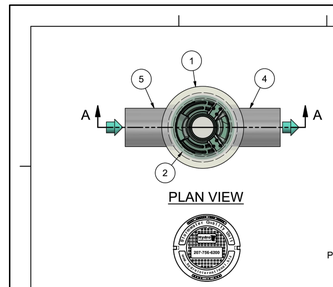




ST & WT (INCLUDES 3 GASKETS)

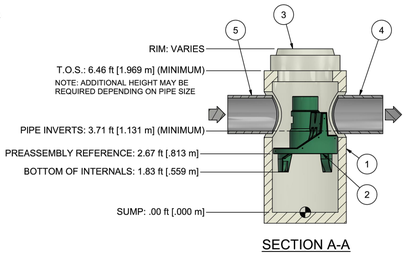
DRAWING #	2400	
ISSUED BY	JCE	05.24.07
APPROVED BY	JCE	06.28.07
REVISIONS	JCE	4.09.2018

PRE-FABRICATED TEE



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

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:	SCALE:
11/2/2021	1:30

DRAWN BY:	CHECKED BY:	APPROVED BY
ER	MRJ	

Title:
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: -

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

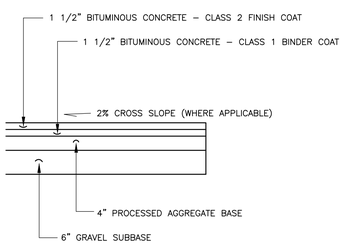
GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (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

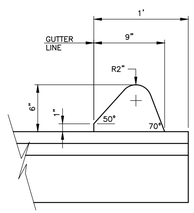
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

STORMWATER TREATMENT UNIT

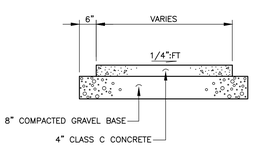
MODEL # HS4 BY HYDROWORKS LLC OR APPROVED EQUAL
(SHOP DRAWING TO BE APPROVED PRIOR TO CONSTRUCTION)



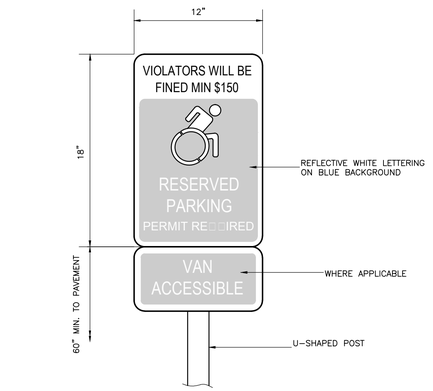
PAVEMENT SECTION-ONSITE



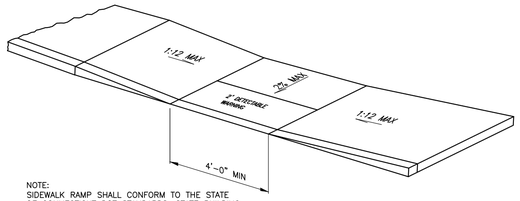
OFF-SITE BITUMINOUS LIP CURBING



ON-SITE CONCRETE SIDEWALK

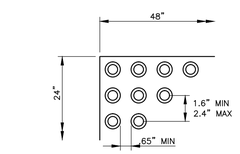


HANDICAP SIGN

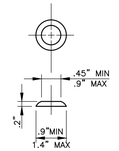


NOTE:
SIDEWALK RAMP SHALL CONFORM TO THE STATE OF CONNECTICUT DOT STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS

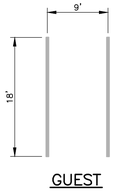
ON-SITE SIDEWALK RAMP



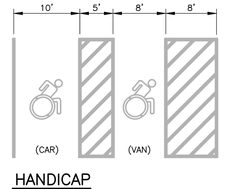
DETECTABLE WARNING



DOME DETAIL



GUEST



HANDICAP

PARKING SPACES

NOTE:
HANDICAP PARKING SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

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

STATE OF CONNECTICUT — JOHN C. EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JOHN C. EDWARDS — LICENSED LAND SURVEYOR

PERMIT SET-NOT BE USED FOR CONSTRUCTION

885 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC

DATE: 01-13-26
PROJECT #: 3177
DRAWING FILE:
DRAWN BY: NEK
SCALE:

TITLE

DETAILS

SHEET NUMBER

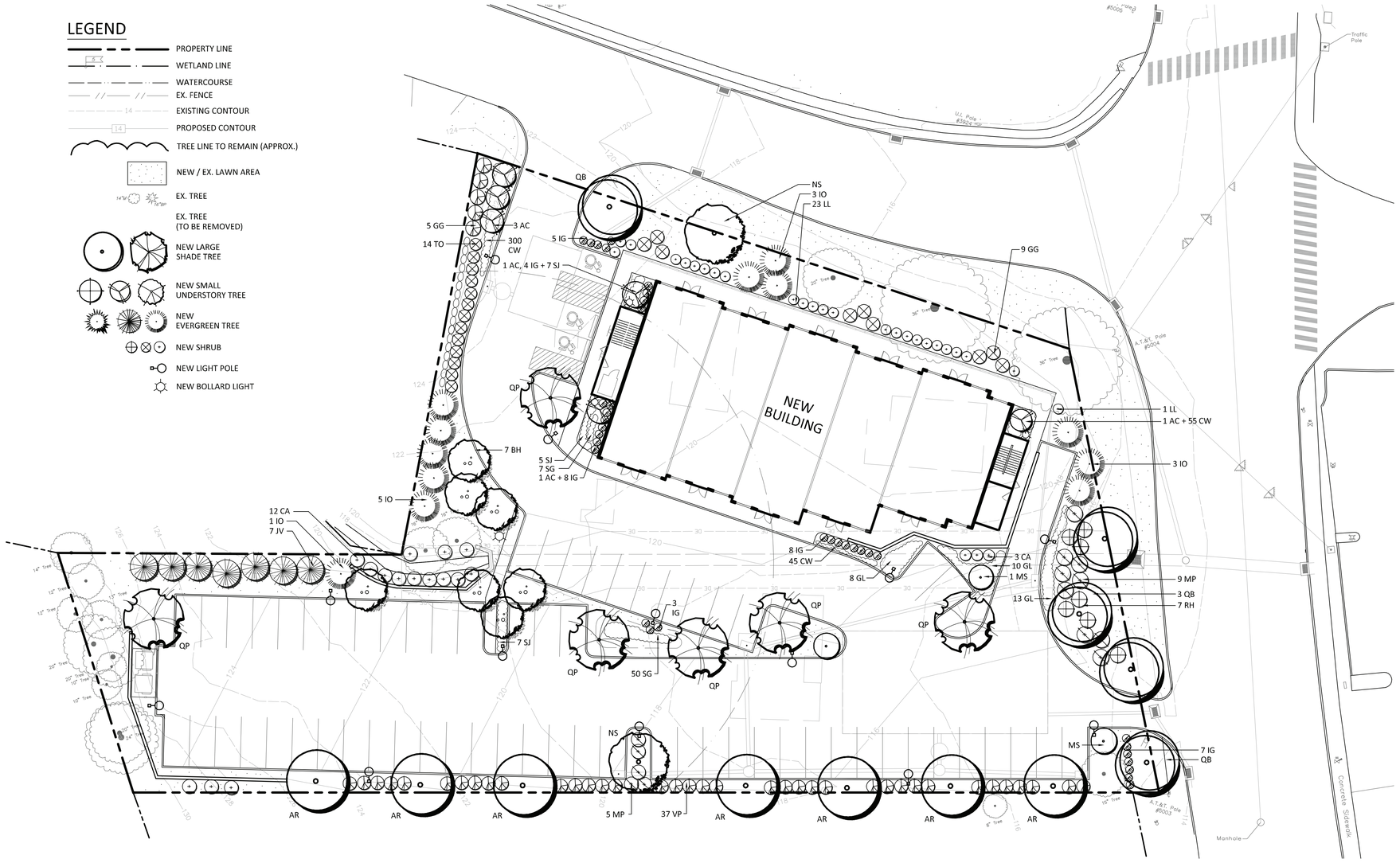
3.3

K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\3.3 D-3

"CALL BEFORE YOU DIG"

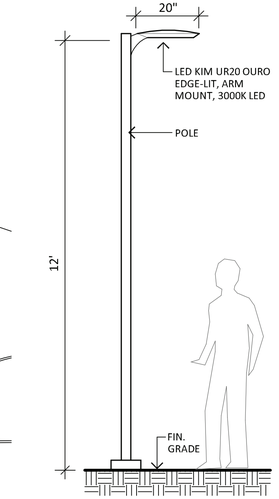
LEGEND

- PROPERTY LINE
- WETLAND LINE
- WATERCOURSE
- EX. FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- EX. TREE
- EX. TREE (TO BE REMOVED)
- NEW LARGE SHADE TREE
- NEW SMALL UNDERSTORY TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW LIGHT POLE
- NEW BOLLARD LIGHT



PLAN

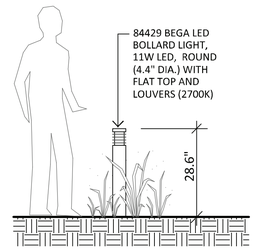
SCALE: 1" = 20'



NOTES:
1. POLE AND LIGHT FIXTURE TO BE BLACK.
2. INSTALL POLE AND LIGHT FIXTURE AS PER THE MANUFACTURER'S RECOMMENDATIONS.

LIGHT POLE (TYP.)

N.T.S.



NOTES:
1. BOLLARD LIGHT FIXTURE COLOR TO BE BRONZE.
2. INSTALL BOLLARD AS RECOMMENDED BY THE MANUFACTURER.

BOLLARD LIGHT (TYP.)

SCALE: NOT TO SCALE

GENERAL NOTES:

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY J. EDWARDS ASSOCIATES, LLC.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS MIX TURF MIX SUCH AS SEED "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEED-FREE CLEAN HAY. LIGHTLY RAKE OR ROLL GROUND SURFACE AFTER SOWING.
4. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
5. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
6. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
7. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
8. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING. PROTECT TRUNKS OF NEWLY PLANTED TREES FROM DEER RUBBING AS NEEDED TO MAINTAIN HEALTHY TREES.

LANDSCAPE LIGHTING NOTES:

1. SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
2. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
3. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
4. INSTALL LIGHT FIXTURES AS RECOMMENDED BY THE MANUFACTURER.
5. LIGHT POLES LOCATED WITHIN LANDSCAPE AND PEDESTRIAN AREAS SHALL BE ON A BASE FLUSH WITH GRADE LOCATED A MINIMUM OF 3' FROM THE EDGE OF VEHICLE PAVEMENT IF FEASIBLE.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
7	AR	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B&B	FULL
7	BH	BETULA NIGRA 'HERITAGE'	HERITAGE BIRCH	9-10' HT.	B&B	3 STEMS
2	NS	NYSSA SYLVATICA	BLACK GUM	3-3 1/2" CAL.	B&B	
5	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3-3 1/2" CAL.	B&B	FULL
6	QP	QUERCUS PALUSTRIS	PIN OAK	3-3 1/2" CAL.	B&B	FULL
6	AC	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	5-6' HT.	B&B	
3	MS	MAGNOLIA STELLATA 'WATER LILY'	STAR MAGNOLIA	5-6' HT.	B&B	FULL
12	IO	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B	1 MALE
7	JV	JUNIPERUS VIRGINIANA 'BRODIE'	RED CEDAR	5-6' HT.	B&B	FULL
14	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6' HT.	B&B	
14	TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4-5' HT.	B&B	
15	CA	CLETHRA ALNIFOLIA	CLETHRA	3-4' HT.	CONT.	
24	LL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2-3' HT.	CONT.	
19	SJ	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST ST. JOHNSWORT	18-24" HT.	CONT.	
35	IG	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	2-3' HT.	CONT.	
17	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	2-3' HT.	CONT.	
7	RH	RHODODENDRON CATAW. 'ALBUM ELEGANS'	ALBUM ELEGANS RHODO.	3-4' HT.	B&B	
31	GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2-3' SPR.	CONT.	
35	VP	VIBURNUM PRAGENSE	PRAGUE VIBURNUM	32-36" HT.	B&B	
400	CW	CAREX WOODII	WOOD'S SEDGE		1 QT.	
57	SG	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS		1 GAL.	

GRAPHIC SCALE
0' 10' 20' 40'

PROJECT NORTH

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: 861-885 WHITE PLAINS ROAD TRUMBULL, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL: STATE OF CONNECTICUT · REGISTERED LANDSCAPE ARCHITECT

DATE: 4.6.26

SCALE: AS SHOWN

DRAWING NO.: LP.1

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No.

26-12
4/7/2026

1. Location/address of property where activity is proposed: _____

   Parcel Size 4.82 ac Zone: AAA Map ID: C/03/00048 Current Use: Vacant

2. Applicant's Name: Bernadine Capozziello

   Applicant's Address: Refer to owner's information.

   Telephone: _____ Cell: 203-650-0716 Email: EDWARD@CAPOZZIELLOLAW.COM

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

3. Name of Property Owner of Record: Bernadine Capozziello & Anthony J. Capozziello trustees of the Bernadine Capozziello Revocable Trust

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

   Address of Owner of Record: C/O Edward J. Capozziello, Esquire, 525 Boston Post Road, Milford CT 06460

   Telephone: (203) 877-3877 Cell: 203-650-0716 Email: edward@capozziellolaw.com

   If Applicant is the Owner, go to #5

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

   Bernadine Capozziello
   (Owner of Record)

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

   Construction of a single-family dwelling and it's appurtenances. Regulated activities include construction of a portion of storm detention gallery system, septic system, footing drain outlet, associated grading, and a boulder barrier.

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

Applicant's Signature: Bernadine Capozziello Date: 4/2/2026
(If not the Owner)

Owner's Signature: Bernadine Capozziello Date: 4/2/2026
Anthony J. Capozziello

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 4.82 ac. Zone: AAA Number of Lots: 1
2. Map ID, from assessors card: C/03/00048
3. Total area existing of wetlands on property: 136,730 sf
4. Total area of Regulated area on property: 50,962 sf
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 8825 sf
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: 30, 515 sf
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes X No _____ (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	Dominant Species:
Trees:	93%	
Shrubs:		
Grasses, weeds, etc:	7%	
Impervious area:	0%	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: N/A
    c.100 year flood evaluation: N/A
13. Probable effect of proposal (if any) on vegetation and wildlife: None
14. Existing or proposed source(s) of water supply for the property: Public Water
15. Existing or proposed method of sewage disposal for the property: Private septic system
16. Creation of proposed water bodies (If yes, detailed information will be required) Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: Silt fence barrier
18. Proposed percent of Regulated area to be covered with impermeable surface: 0%
19. Material to be (check all that applies): deposited ☐ excavated ☐ (if yes, complete the following)
    a. Area: 0.2 ac. Volume: 40 cy
    b. Physical & Chemical composition of material to be deposited:
    Common fill, plastic galleries, concrete, stone, and topsoil.

Property Location 5044 MADISON AVENUE | Map ID C/03 / 00048/ 000/ | Parcel Name | State Use 100
Vision ID 1575 | Account # 00913300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/31/2026 1:04:43 PM

CURRENT OWNER

CAPOZZIELLO BERNADINE TR & AN
BERNADINE CAPOZZIELLO REV TR
525 BOSTON POST RD

MILFORD CT 06460

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00913300	Dev Lot:	LOT 1
Census Tr	0901	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	C1
Voting Dist		CB Letter:	
GIS ID	00913300	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	242,500	169,750
		Total 242,500	169,750

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CAPOZZIELLO BERNADINE TR & ANTHONY	1621	0822	12-31-2012	U	V	0	04
CAPOZZIELLO BERNADINE	1616	0544	11-13-2012	U	V	1	01
CAPOZZIELLO ANTHONY J & BERNADINE	0770	0097	05-11-1992		V	330,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	5-1	169,750	2024	5-1	169,750	2023	5-1	169,750
	Total	169,750		Total	169,750		Total	169,750

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
2				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	242,500
Special Land Value	0
Total Appraised Parcel Value	242,500
Valuation Method	C
Total Appraised Parcel Value	242,500

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
07-13-2005	BJ			99	Vacant Lot Inspected

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	100	Res Vacant Lnd	AAA			1.000	AC	182,160.00	1.00000	4	0.90	210	1.200		1.0000	196,732.8	196,700
1	100	Res Vacant Lnd	AAA			3.820	AC	20,000.00	1.00000	0	0.50	210	1.200	TOPO/WET	1.0000	12,000	45,800

Total Card Land Units 4.82 AC | Parcel Total Land Area 4.82 | Total Land Value 242,500

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

Soil Report

Date: July 1, 2025
By: Steven Danzer Ph.D.

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

Project: 5044 Madison Avenue, Trumbull, CT

INTRODUCTION

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

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

DEFINITIONS

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

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

Floodplain refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629).

Watercourses are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent watercourses** are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

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

Uplands are land areas that are not inland wetlands, watercourses, or subject to tides.
The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

METHODS

Wetland or watercourse boundaries present within the survey area were investigated pursuant to the definitions provided by the Connecticut General Statutes (CGS Ch. 440 Sections 22a-36 and 22a-45) as amended. All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on June 30, 2025. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local Soil Survey. The wetland boundaries were marked with flagging tape and/or stakes (Wetland Flags 1-33) and a sketch map prepared (attached).

SITE DESCRIPTION AND DISCUSSION

The roughly 4.8acre site is located on the east side Madison Avenue in Trumbull, CT. The site is forested and undeveloped. The site is located within DEEP Basin 7108-04 within the Mill River Subregional Basin as per the DEEP map. Wetland resources on site included forested sloped and lowland wetlands, with a drainage channel extending underneath the access driveway.

WETLAND AND WATERCOURSE SOIL MAPPING UNITS

(18) Catden and Freetown soils

The Catden series consists of very deep, very poorly drained soils formed in highly decomposed woody and herbaceous organic materials in depressions on till plains, lake plains, outwash plains, and flood plains. Saturated hydraulic conductivity is moderately high or high. Slope ranges from 0 to 2 percent. The mean annual temperature is about 13 degrees C and the mean annual precipitation is about 1258 mm. TAXONOMIC CLASS: Euic, mesic Typic Haplosaprists

The Freetown series consists of very deep, very poorly drained organic soils formed in more than 130 centimeters of highly decomposed organic material. They are commonly in depressions or on level uplands and alluvial plains. Slope ranges from 0 to 2 percent. Saturated hydraulic conductivity is moderately high or high. The mean annual temperature is about 9 degrees Celsius and mean annual precipitation is about 1205 millimeters. TAXONOMIC CLASS: Dysic, mesic Typic Haplosaprists

UPLAND (NON WETLAND) SOIL MAPPING UNITS

(73C) Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky

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

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

---

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

CERTIFICATION

Signed,





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

5044 Madison Avenue, Trumbull



April 7th, 2026

Aquarion Water Company of CT
Attn: Mr. Joseph T. Welsh, Manager - Environmental Protection
714 Black Rock Road
Easton, CT 06612

AND

Department of Public Health
410 Capitol Avenue
Hartford, CT 06106

RE: Site Improvements 5044 Madison Avenue, Trumbull
CGS §8-3i Notice of Application to Town of Trumbull Inland Wetland and Watercourses Commission.

Please accept the following "notice" as required pursuant to CGS §8-3i regarding our submission of a land use development application.

The proposed Site Development Plan involves the following activities:

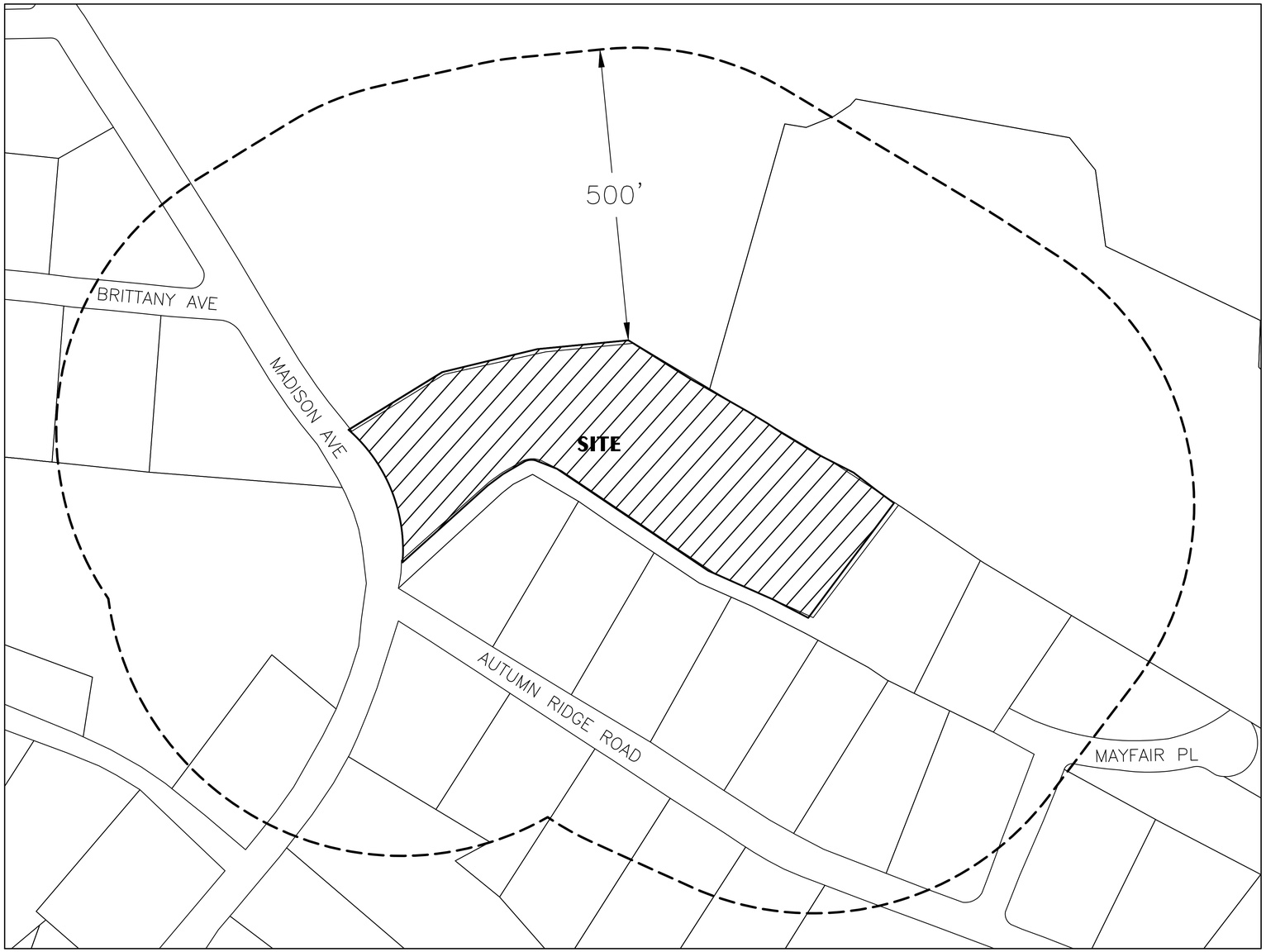
Construction of single-family residence and its appurtenances.

Respectfully,

Nicholas D. Clark, P.E
J. Edwards & Associates
227 Stepney Road, Easton, CT 06612

cc: Trumbull Inland Wetland and Watercourses Commission.

5044 MADISON AVENUE
SITE IMPROVEMENTS
IN
TRUMBULL, CONNECTICUT



500' RADIUS MAP

APPLICATION 26-12
4/7/2026

PERMIT SET–NOT BE USED FOR CONSTRUCTION

LIST OF DRAWINGS

1.0	TITLE SHEET
2.0	EXISTING CONDITIONS SURVEY
2.1	SITE PLAN
3.1	EROSION CONTROL PLAN
4.1–4.3	CONSTRUCTION DETAILS
LP.1	WETLAND LANDSCAPE PLAN

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

STATE OF CONNECTICUT — JOSEPH A. EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON EDWARDS — LICENSED LAND SURVEYOR

5044 MADISON AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
BERNADINE CAPOZZIELLO

REVISIONS

#	DATE	DESCRIPTION
1	09-24-25	CLIENT
2	10-07-25	CLIENT
3	11-13-25	CLIENT
4	11-18-25	CLIENT
5	04-07-26	IWWC

DATE: 08-20-25
PROJECT #: 3136
DRAWING FILE:
DRAWN BY: NDC
SCALE:

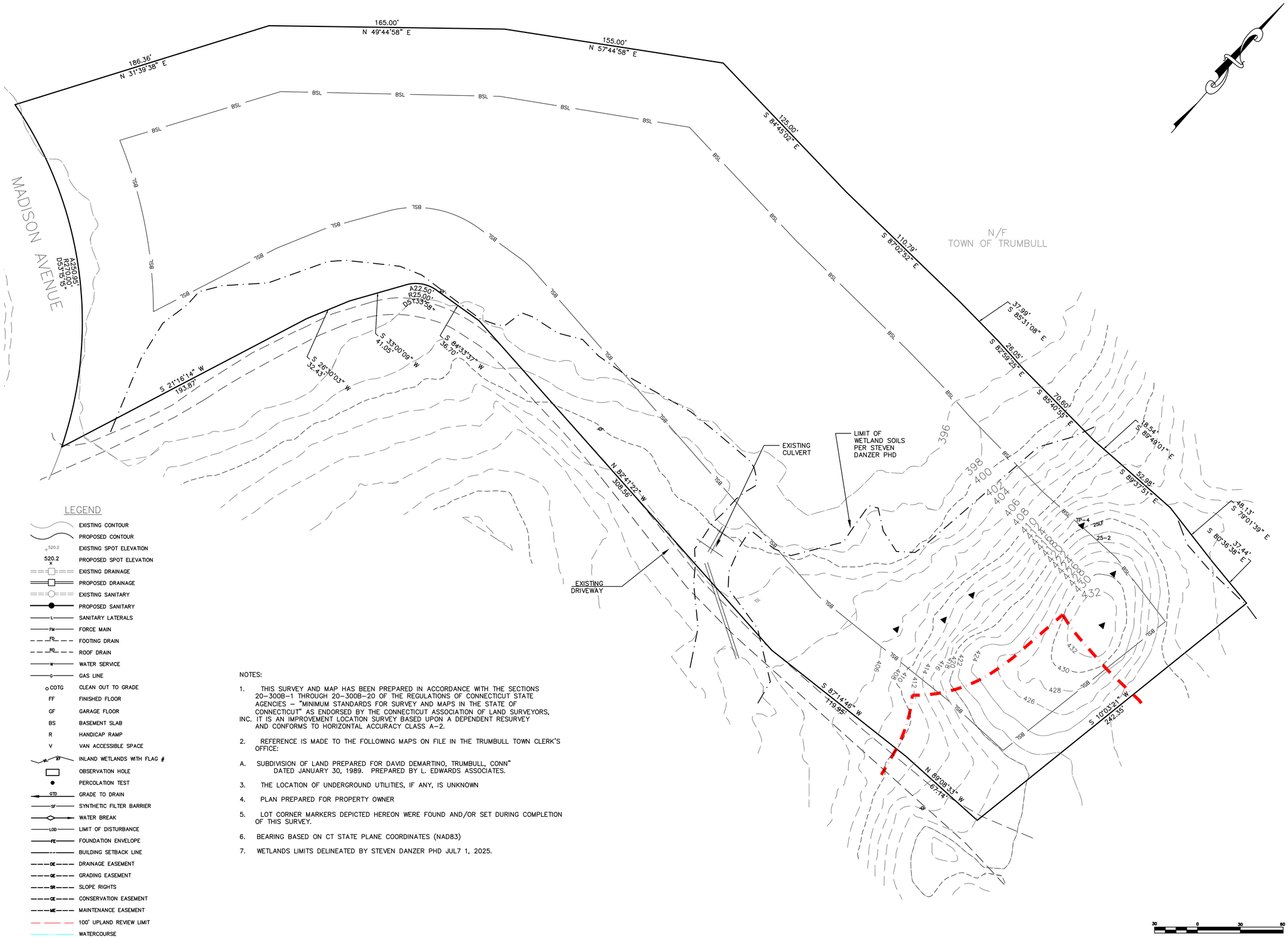
TITLE

TITLE SHEET

SHEET NUMBER

1.0

K:\PROJECTS\3136 CAPOZIELLO – 5044 MADISON AVE\DRAWINGS\1.0–TITLE



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
- FM FORCE MAIN
- FD FOOTING DRAIN
- RD ROOF DRAIN
- W WATER SERVICE
- G GAS LINE
- COTG CLEAN OUT TO GRADE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- BS BASEMENT SLAB
- R HANDICAP RAMP
- V VAN ACCESSIBLE SPACE
- W.F. 27 INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD LIMIT OF DISTURBANCE
- FE FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- GE GRADING EASEMENT
- SR SLOPE RIGHTS
- CE CONSERVATION EASEMENT
- ME MAINTENANCE EASEMENT
- 100' UPLAND REVIEW LIMIT
- WATERCOURSE

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20–300B–1 THROUGH 20–300B–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A–2.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE TRUMBULL TOWN CLERK'S OFFICE:

A. SUBDIVISION OF LAND PREPARED FOR DAVID DEMARTINO, TRUMBULL, CONN" DATED JANUARY 30, 1989. PREPARED BY L. EDWARDS ASSOCIATES.

3. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
4. PLAN PREPARED FOR PROPERTY OWNER
5. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
6. BEARING BASED ON CT STATE PLANE COORDINATES (NAD83)
7. WETLANDS LIMITS DELINEATED BY STEVEN DANZER PHD JUL7 1, 2025.

PERMIT SET–NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT
JASON EDWARDS
LICENSED
LAND SURVEYOR

5044 MADISON AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
BERNADINE CAPOZZIELLO

REVISIONS

#	DATE	DESCRIPTION
1	09-24-25	CLIENT
2	10-07-25	CLIENT
3	11-13-25	CLIENT
4	11-18-25	CLIENT
5	04-07-26	IWWC

DATE: 08-20-25
PROJECT #: 3136
DRAWING FILE:
DRAWN BY: NDC
SCALE: SCALE: 1"=30'

TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

2.0

K:\PROJECTS\3136 CAPOZIELLO – 5044 MADISON AVE\DRAWINGS\2.0–EXC

ZONING DATA TABLE

REGULATION/DESC.	REGULATION	EXISTING	PROPOSED
ZONE	AAA	AAA	AAA
AREA (ACRES)	0.50	4.82	4.82
FRONTAGE (FT)	150	250	250
STREET YARD (FT)	50.0	N/A	92+/-
SIDE YARD (FT)	20.0	N/A	26+/-
REAR YARD (FT)	50.0	N/A	127+/-
BUILDING HEIGHT (FT)	40.0	N/A	25'+/-
MAXIMUM FLOOR AREA RATIO	0.29	N/A	<0.29
MINIMUM FLOOR AREA (SF)	1ST FLOOR 2 STORY 1100 SF	N/A	>1100 SF
MINIMUM FLOOR AREA (SF)	2ND FLOOR 2 STORY 900 SF	N/A	>900 SF

MADISON AVENUE

N/F
TOWN OF TRUMBULL

N/F
BERISHA

LEACHING FIELDS (PRIMARY)

LEACHING FIELDS (RESERVE)

1250 GAL SEPTIC TANK

INSTALL 150 LF 2' WIDE GRASS SWALE

INSTALL BOULDER BARRIER
REFER TO SHEET LP.1

EXISTING PAVED DRIVEWAY

3'X3' STONE PAD

4" PVC OVERFLOW PIPE

4 BDRM HOUSE
FF 426
BS 417

DETENTION SYSTEM
153 LF CULTEC R-280 GALLERIES
WITH INSPECTION PORTS
(21 UNITS)

16LF 12" HDPE

INSTALL CATCH BASIN W/HOOD
TF= 418.5
INV=414.5

INSTALL 90LF GRASS SWALE

INSTALL CURBING ON
WEST SIDE OF DRIVE

PAVED LEAK-OFF

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
- FM FORCE MAIN
- FD FOOTING DRAIN
- RD ROOF DRAIN
- W WATER SERVICE
- G GAS LINE
- COTG CLEAN OUT TO GRADE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- BS BASEMENT SLAB
- R HANDICAP RAMP
- V VAN ACCESSIBLE SPACE
- WL-27 INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD LIMIT OF DISTURBANCE
- FE FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- GE GRADING EASEMENT
- SR SLOPE RIGHTS
- CE CONSERVATION EASEMENT
- ME MAINTENANCE EASEMENT
- 100' UPLAND REVIEW LIMIT
- WATERCOURSE

30 0 30 60

PERMIT SET-NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT · JOHN J. EDWARDS · No. 10909 · LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT · JASON EDWARDS · No. · LICENSED LAND SURVEYOR

5044 MADISON AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
BERNADINE CAPOZZIELLO

REVISIONS

#	DATE	DESCRIPTION
1	09-24-25	CLIENT
2	10-07-25	CLIENT
3	11-13-25	CLIENT
4	11-18-25	CLIENT
5	04-07-26	IWWC

DATE: 08-20-25
PROJECT #: 3136
DRAWING FILE:
DRAWN BY: NDC
SCALE: SCALE: 1"=30'

TITLE

SITE PLAN

SHEET NUMBER

2.1

K:\PROJECTS\3136 CAPOZIELLO - 5044 MADISON AVE\DRAWINGS\2.1-SITE PLAN



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- GAS LINE
- CLEAN OUT TO GRADE
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GRADE TO DRAIN
- SYNTHETIC FILTER BARRIER
- WATER BREAK
- LIMIT OF DISTURBANCE
- FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- GRADING EASEMENT
- SLOPE RIGHTS
- CONSERVATION EASEMENT
- MAINTENANCE EASEMENT

PERMIT SET–NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT — JOSEPH E. CAPOZZIELLO — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON EDWARDS — No. 70001 — LICENSED LAND SURVEYOR

5044 MADISON AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
BERNADINE CAPOZZIELLO

REVISIONS

#	DATE	DESCRIPTION
1	09-24-25	CLIENT
2	10-07-25	CLIENT
3	11-13-25	CLIENT
4	11-18-25	CLIENT
5	04-07-26	IWWC

DATE: 08-20-25
PROJECT #: 3136
DRAWING FILE:
DRAWN BY: NDC
SCALE: SCALE: 1"=30'

TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

3.1

K:\PROJECTS\3136 CAPOZIELLO – 5044 MADISON AVE\DRAWINGS\3.1–EROSION CONTROL PLAN

GENERAL NOTES

1. Land disturbance will be kept to a minimum. Re–stabilization will be scheduled as soon as practicable.
2. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control.
3. Erosion and sediment control measures will be installed prior to construction whenever possible and will be maintained in effective condition throughout the construction period. Additional measures will be installed during the construction period if necessary or required.
4. The owner is assigned the responsibility for implementing this erosion control and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site the requirements and objectives of the plan, notifying the Land Use Agency of any transfer of this responsibility and for conveying a copy of the erosion & sediment control plan if the title to the land is transferred.
5. Grading is to be according to all applicable regulations and normal standards of good practice.
6. Property is located in Zone Residence AAA.
7. Existing grades shown hereon are to be verified by the contractor prior to commencing construction.
8. It is the contractor's responsibility to verify all on–site and off–site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
9. The house is to be served by public water and private sewage disposal system.
10. All construction methods, materials, and system installations are to conform to all applicable local and state regulations.
11. The location of underground utilities, if any, is unknown. Call Before You Dig 1–800–922–4455.
12. A driveway permit must be obtained from the Road Inspector, Engineering Department Town of Trumbull for the proposed driveway.
13. All roof drains are to be discharged to the groundwater recharge system.
14. An As–Built survey is required for the groundwater recharge system.
15. A certification letter and as–built plan will be required upon project completion.

STORMWATER POLLUTION CONTROL PLAN

1. Land disturbance is to be kept to a minimum. There shall be no clear cutting of the site.
2. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the "2024 Connecticut Guidelines for Soil Erosion and Sediment Control" and the Connecticut Stormwater Quality Manual 2004.
3. The Stormwater Pollution Control Plan shall include all erosion and sedimentation control shown on the approved maps and detail sheets. These controls are assumed to be the minimum required, and the contractor may be required to install additional measures as site conditions and weather warrant.
4. All erosion and sediment control devices will be installed prior to the start of clearing and grubbing operations and excavation work. All the devices will be maintained as specified in this document until the disturbed earth has been paved or vegetated, at which time the devices will be removed.
5. All construction methods, materials and system installations are to conform to all applicable local and state regulations.
6. Grading to be according to all applicable regulations and normal standards of good practice.
7. Stockpiles of topsoil and common fill shall be surrounded with silt fence and temporarily stabilized by seeding with a 50–50 mix of annual and perennial rye grass at the rate of one pound per 1,000 square feet of surface area shall be employed between March 15 and June 15 or August 1 and October 1. Mulch with straw or hay at the rate of 70 to 90 pounds per 1,000 square feet until stabilized.
8. All control measures will be maintained in effective condition throughout the construction period until the area is stabilized.
9. Maintenance of the erosion controls shall consist of inspection at the start of each work day with special attention afforded following storm events. Noted deficiencies shall be corrected immediately. Accumulated sediment shall be removed from the erosion control device and dispersed temporarily on the upland portion of the disturbed area. Additional seeding or mulching shall be employed as required.
10. Where riprap is specified on the plan, it shall be modified riprap conforming to the guidelines unless otherwise noted.
11. The contractor is to inspect the site daily during construction to insure the integrity of the erosion controls.
12. The contractor is to have available at all times extra silt fence, hay bale mulch, grass seed and riprap to implement additional erosion control measures not foreseen in this plan.
13. Prior to closing the site down for winter, if required, the contractor shall schedule a meeting with the project engineer to review site conditions and make recommendations to minimize erosion during the winter. The meeting is to be held no later than October 1,of any given year.
14. Accumulated sediment is to be disposed of in an area approved by the design engineer.
15. This plan and report may be modified by the engineer based upon field conditions.
16. Catch basins shall be protected with silt sacks, haybales, and/or silt fence during construction until all disturbed areas are stabilized.
17. Water breaks, silt fence, haybales and other measures are to be maintained until drainage is complete and site is stabilized with vegetative cover.
18. Plunge pools and/or riprap aprons are to be constructed at the outlets of all major drainage systems.
19. Disturbance for individual lot development will be the responsibility of the lot owner.
20. Stabilization practices may include silt fence, temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation and other vegetative and non–structural measures as identified in the Guidelines. Where construction activities have permanently ceased or have temporarily been suspended for more than seven days or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas which remain disturbed but inactive for at least thirty days shall receive temporary seeding and/or mulching in accordance with the Guidelines. Areas that will remain disturbed beyond the planting season, shall receive long–term, non–vegetative stabilization sufficient to protect the site through the winter. Areas to be graded with slopes steeper than 3:1 (horizontal:vertical) and higher than fifteen feet shall be graded with appropriate slope benches in accordance with the Guidelines.
21. Structural practices include but are not limited to earth dikes (diversions), drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, outlet protection, reinforced soil retained systems, gabions, and temporary or permanent sediment basins and chambers. Unless specifically approved in writing, structural measures shall be installed in upland soils.
22. Disturbance for individual lot development will be limited to 1 acre at any one time. Overland drainage from uphill sources will be diverted around the disturbed portions of the lot until those disturbed areas have been stabilized. If more than 1 acre is to be disturbed at one time, sediment basins must be provided. These sediment basins shall have a storage capacity of 134 cubic yards per acre of tributary area. The detention basin required by the Stormwater Pollution Control Plan may be used during construction as temporary sediment basin. Outlet structures from sediment basins shall not encroach upon a wetland.
23. De–watering waste waters might be generated during the construction of the underground utilities and the excavation for basements. Contractors shall arrange for the pumping of water in excavations to occur in sumps created in the excavation and will discharge the pumped waters to temporary sediment basins.
24. All contractors and subcontractors working on site will ensure that no litter, debris, building material or similar material is discharged to the waters of the State.
25. Contractors will implement techniques to control the generation of dust.
26. Individual lots will have their anti–tracking pads installed at all points where construction traffic exits the lot to paved surfaces and silt fence installed as shown on the plans or as required downhill of areas of disturbed earth. Refer to the detail drawings for specifics on proposed measures.

Mike Czesnowski phone 203–650–4703 is assigned the responsibility for implementing this Stormwater Pollution Control Plan during the construction. 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. If the land is transferred, the Planning and Zoning office shall be notified and a copy of the Stormwater Pollution Control Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Stormwater Pollution Control Plan for the individual lots as outlined in this Stormwater Pollution Control Plan. The registrant shall inform the Town Engineer and/or its agents of situations involving sedimentation, erosion, downstream siltation, or any adverse impacts which occur during the course of construction and must be remedied within 24 hours of discovery.

LOT DEVELOPMENT SEQUENCE

1. Install anti–tracking apron as shown where construction traffic enters a public right–of–way.
2. Install silt fencing and haybale barrirers and siltsoxx sediment barrier. Locations shown on plan may be revised as construction warrants.
3. Land disturbance is to be kept to a minimum. Clear and stump proposed construction areas.
4. No burying of stumps, slash and grubbing material is allowed on any site. Materials must be chipped or removed from the site.
5. Scrape and stockpile loam in construction areas shown on the site plan.
6. Surround loam stockpile with silt fence, seed piles for dust control or treat with calcium chloride.
7. Rough grade driveway.
8. Excavate for and Install footings, Follow with foundation and backfill with appropriate material.
9. Proceed with house construction.
10. Install sewage disposal system.
11. Install groundwater recharge system.
12. Install remaining underground utilities.
13. Loam, seed, and mulch disturbed earth above pipes and in areas that will not be paved.
14. Fine grade proposed driveway and pave.
15. Remove erosion controls when uphill areas are stabilized.

DEEP TEST HOLE RESULTS

06–30–25
KWF

TH 25–1 & 25–2 WITNESSED BY TRUMBULL HD.

Health Department requests an additional perc test in the primary. also, advises that a larger machine may provide a greater depth to ledge. schedule additional testing at time of foundation construction if desired.

TH 25–1
0–10" topsoil
10–36" yellow–brown fine sandy loam
36–44" tan–brown sand and stone
44–78" atypical ledge
no water
mottles @ 44"
roots to 58"
possible ledge @ 78"

TH 25–2
0–8" topsoil
8–36" yellow–brown fine sandy loam
36–68" light olive–brown fine sandy loam
no water
no mottles
roots to 53"
ledge @ 68"

TH sw–1
0–10" topsoil
10–30" dark grey mottled silty loam
30–50" dark brown coarse sand & gravel
50–72" gray–brown silt and sand
water @ 52"
mottles @ 10–30" & below 52"
roots to 10'
no ledge

ADDITIONAL DEEP TEST HOLE RESULTS

TP 1
0–12" topsoil w/ boulders
12402" tan br silty loam
40–72" gr br f sand/gravel
no water, mottling ledge@72"

TP 2
0–12" topsoil w/ boulders
12–42" tan br silty loam
42–60" gr br f sand/gravel
no water, mottling ledge@60"

TP 3
0–8" topsoil w/ boulders
8–28" tan br silty loam
28–42" gr br f sand/gravel
no water, mottling ledge@42"

TP 4
0–10" topsoil w/ boulders
10–32" tan br silty loam
32–90" gr br f sand/gravel
no water ledge or mottling

TP 5
0–8" topsoil w/ boulders
8–32" tan br silty loam
32–80" gr br f sand/gravel
no water or mottling ledge@80"

TP 6
0–8" topsoil w/ boulders
8–28" tan br silty loam
28–88" gr br f sand/gravel
no water ledge or mottling

SEPTIC SYSTEM NOTES

1. Deviation from these plans may require additional approvals from regulating authorities.
2. Care should be taken during site development to protect the proposed septic system area from unnecessary disturbance. If care is not taken and the area is not prepared as noted on this plan, premature failure of the system may result.
3. The test results and soil types shown apply only to the test hole shown and may or may not apply to other areas on the site. The soil types shown and existing grades are to be verified over the entire septic area prior to construction.
4. The purpose of the proposed septic system is to dispose of domestic sewage consisting of water and human excretions or other waterborne wastes incidental to the occupancy of the proposed use and not to be used for waste water from water softening equipment, water from floor drains or surface water from roofs, paved surfaces or yard drains.
5. The septic tank and galleries shall be capable of supporting the superimposed loads indicated on the plans. The superimposed loads shall consist of the earth load and the live load. The earth load shall be computed from the depth of soil cover shown on the plans. The minimum earth load shall be for soil cover of eighteen inches. The minimum live load for the tank and galleries shall be H–20.
6. There are no wells within seventy five feet of the proposed septic system.
7. The benchmark shown on this plan is to be verified in the field by the contractor prior to any construction. The design engineer shall be notified of any inconsistencies.
8. The test results and soil types shown apply only to the test hole shown and may or may not apply to other areas on the site. The soil types shown and existing grades are to be verified over the entire septic area prior to construction.
9. No loose or open jointed, perforated, slotted or pervious pipe drain is to be located within 50' down gradient of any system area.
10. There are no footing drains proposed within 25 feet of the septic system.
11. The Trumbull Health Department may require a sieve sample of all select fill. This fill shall contain no material larger than 3". Gradation requirements are as follows, unless otherwise approved by a professional engineer: 100% passing #4, 70–100% passing a #10, 10–75% passing #40, 0–5% passing #100, 0–2.5% passing #200. These percentages refer to 55% of the dry weight of the representative sample retained by the #4 sieve, fill shall yield a percolation rate of 1" in 10 min. or less in place.
12. The proposed septic system shall be staked out, offset and elevated for construction by a qualified surveyor.
13. An as–built plan shall be prepared by a qualified surveyor and submitted to the applicable agencies for approval.
14. All proposed sanitary structures and installation shall conform to the current Connecticut Public Health Code.
15. The installation of a high capacity discharge tub (100 gallons or more) or a garbage grinder would require the enlargement of the proposed septic tank shown hereon in accordance with Section V of the Connecticut Technical Standards for Subsurface Sewage Disposal Systems.
16. Oil tank is to be located inside the structure.

SEPTIC SYSTEM DESIGN BASIS

Residential Dwelling:
Number of Bedrooms: 4
Percolation Rate:1" in 10" Minutes
Effective Leaching Area (ELA) required: 495+82.5= 577.5

Restrictive layer @ 44"
Slope: >15%

HF= 14; FF= 1.75; PF= 1.0
Therefore, MLSS= HFxFFxPF= 14x1.75x1.0= 24.54 lf

Using 536–8 Mantis galleries @ 11 sf/lf:

577.5 sf/11 sf/lf= 52.5 lin.ft. req'd.

Install 55 lf of trench providing 605 sf ELA

PROPOSED SEPTIC TANK

1250 Gallon Minimum Capacity with outlet effluent filter
The Minimum Capacity shall be increased if the building contains a garbage grinder or large capacity bathtub

APPROXIMATE PROPOSED ELEVATIONS:

Effluent line at building : 422.5
Septic tank inlet: 420.5; outlet elevation 2"–4" lower
DB1 inv out= 419.4

POST CONSTRUCTION STORMWATER SYSTEM MAINTENANCE PLAN

Catch Basin

The catch basin shall be cleaned twice per year. The cleaning shall be in the late fall after leaves have fallen and before snowfall. The second cleaning shall be in springtime after snow melt to remove accumulated debris and sand from the catch basin sump. In no case, shall the sediment level exceed 50% of the sump volume of the catch basin.

Groundwater Recharge System

See manufacturers maintenance schedule this page.

Stone Pad

The pad shall be cleaned twice per year. The cleaning shall be in the late fall after leaves have fallen and before snowfall. The second cleaning shall be in springtime after snow melt to remove accumulated debris.

GENERAL DRIVEWAY NOTES:

1. Driveway Permits are required for new driveways, repaving, and alterations to existing driveways.
2. Maximum road curb cut is 20'.
3. Driveways to have 2" lip at roadway gutter line.
4. Driveway flare at curb line not to extend beyond property side lines.
5. Driveways exceeding 7% in grade must be paved.
6. Driveways not to exceed 15% grade.

CULTEC STORMWATER CHAMBERS

	Frequency	Action
Inlets and Outlets	Every 3 years	• Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	• Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	• Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
	9 years after commissioning every 9 years following	• Clean stormwater management chambers and feed connectors of any debris. • Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended.
	45 years after commissioning	• Clean stormwater management chambers and feed connectors of any debris. • Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required. • Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique. • Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection. • Attain the appropriate approvals as required. • Establish a new operation and maintenance schedule.
Surrounding Site	Monthly in 1st year	• Check for depressions in areas over and surrounding the stormwater management system.
	Spring and Fall	• Check for depressions in areas over and surrounding the stormwater management system.
	Yearly	• Confirm that no unauthorized modifications have been performed to the site.

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC at 1–800–428–5832.

CULTEC CHAMBER MAINTENANCE GUIDE

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

STATE OF CONNECTICUT — TIMOTHY S. EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — TIMOTHY S. EDWARDS — No. 15000 — LICENSED LAND SURVEYOR

PERMIT SET–NOT BE USED FOR CONSTRUCTION

5044 MADISON AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
BERNADINE CAPOZZIELLO

REVISIONS

#	DATE	DESCRIPTION
1	09-24-25	CLIENT
2	10-07-25	CLIENT
3	11-13-25	CLIENT
4	11-18-25	CLIENT
5	04-07-26	IWWC

DATE: 08-20-25
PROJECT #: 3136
DRAWING FILE:
DRAWN BY: NDC
SCALE:

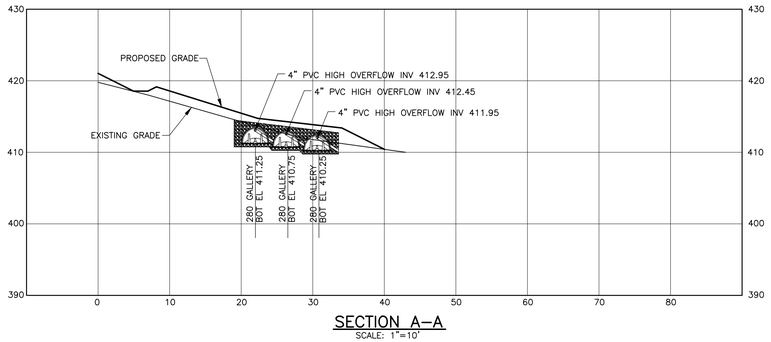
TITLE

DETAILS

SHEET NUMBER

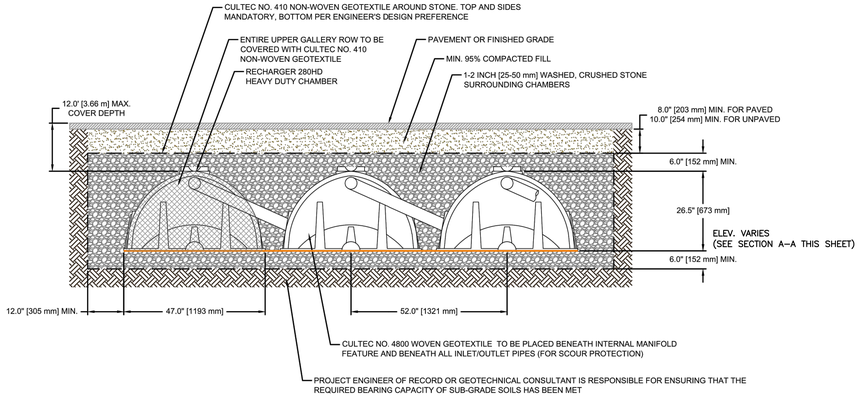
4.1

K:\PROJECTS\3136 CAPOZIELLO – 5044 MADISON AVE\DRAWINGS\4.1–D–1

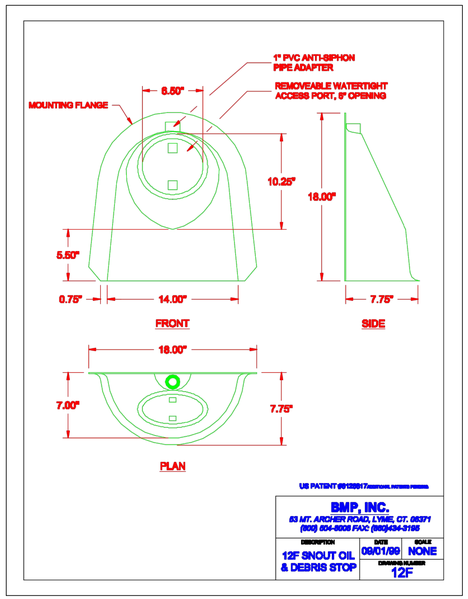


SECTION A–A
SCALE: 1"=10'

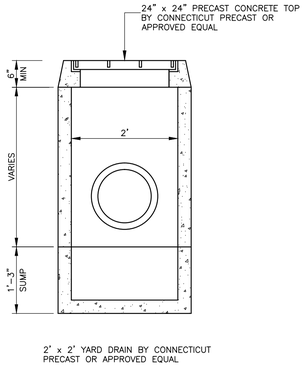
GROUNDWATER RECHARGE SYSTEM



CULTEC RECHARGER 280HD HEAVY CHAMBER

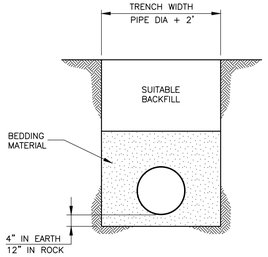


CATCH BASIN HOOD



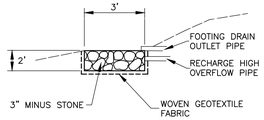
2' x 2' YARD DRAIN BY CONNECTICUT PRECAST OR APPROVED EQUAL

YARD DRAIN

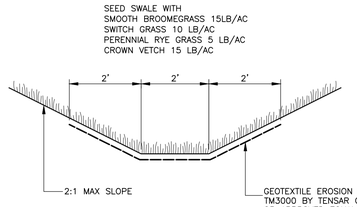


BEDDING MATERIAL TO BE SAND OR SANDY SOIL WHICH PASSES A 3/8" SIEVE WITH NOT MORE THAN 10% PASSING A #200 SIEVE. WHEN GROUND WATER IS ENCOUNTERED, THE ENGINEER MAY ALLOW 3/4" STONE CONFORMING TO CT DOT FORM 818 ARTICLE M.01.01 TO BE USED INSTEAD.

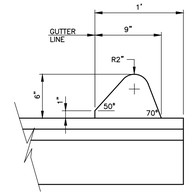
DRAINAGE PIPE TRENCH



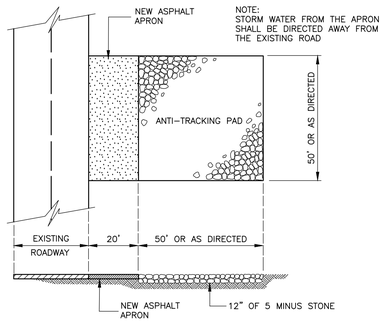
STONE BLEEDER PAD



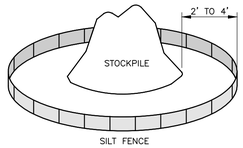
GRASS SWALE



BITUMINOUS LIP CURBING

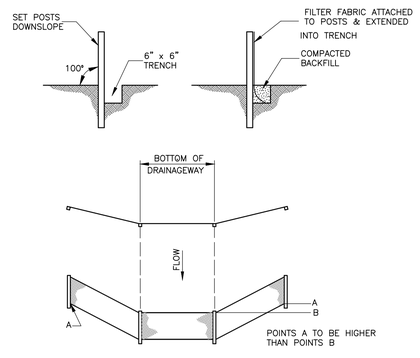


ANTI–TRACKING PAD

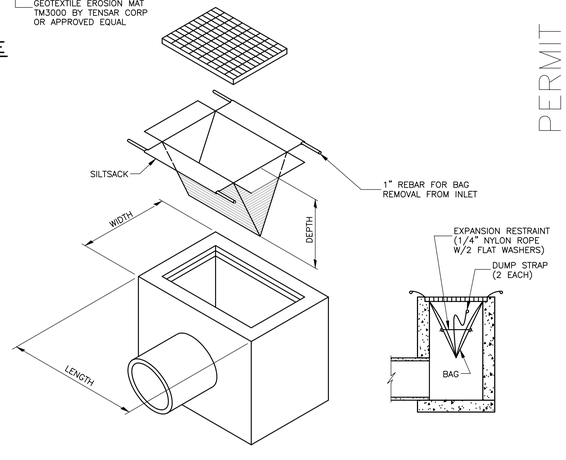


APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10 LBS PER 1000 SF

STOCKPILE STABILIZATION



SYNTHETIC FILTER BARRIER



SEDIMENT CONTROL AT INLET

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

STATE OF CONNECTICUT — JOSEPH A. EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JOSEPH A. EDWARDS — No. 10937 — LICENSED LAND SURVEYOR

FOR CONSTRUCTION

PERMIT SET–NOT BE USED FOR

5044 MADISON AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
BERNADINE CAPOZZIELLO

REVISIONS

#	DATE	DESCRIPTION
1	09-24-25	CLIENT
2	10-07-25	CLIENT
3	11-13-25	CLIENT
4	11-18-25	CLIENT
5	04-07-26	IWWC

DATE: 08-20-25
PROJECT #: 3136
DRAWING FILE:
DRAWN BY: NDC
SCALE:

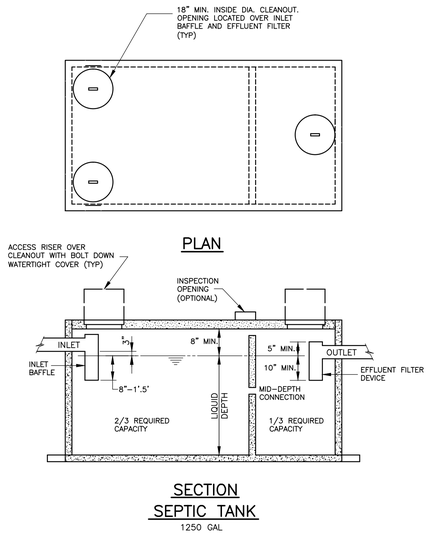
TITLE

DETAILS

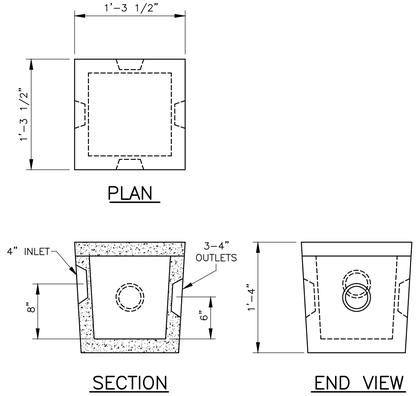
SHEET NUMBER

4.2

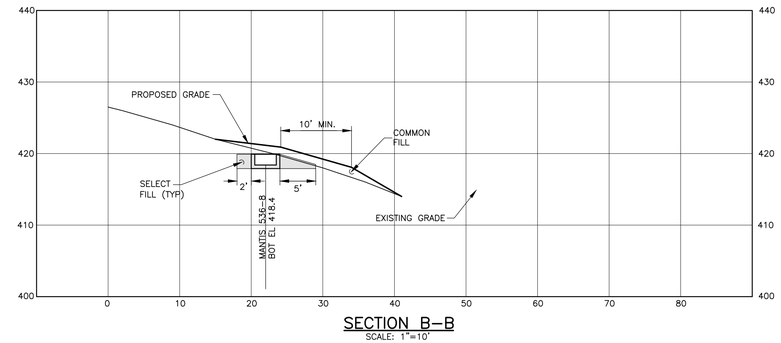
K:\PROJECTS\3136 CAPOZIELLO – 5044 MADISON AVE\DRAWINGS\4.2-D-2



SECTION
SEPTIC TANK
1250 GAL

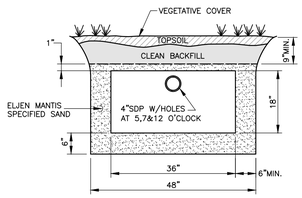


DISTRIBUTION BOX



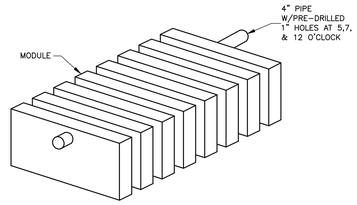
SECTION B–B
SCALE: 1"=10'

LEACHING FIELDS

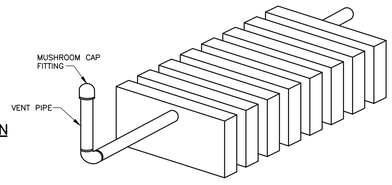


NOTES:
- 18" MINIMUM FROM THE BOTTOM OF THE UNIT TO THE SEASONAL HIGH WATER TABLE
- VENTING IS REQUIRED WHEN THERE IS MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO THE FINISHED GRADE

MANTIS 536–8 GRAVITY SAND FILL SECTION



MANTIS 536–8 DISTRIBUTION PIPE LAYOUT



MANTIS 536–8 GRAVITY VENT DETAIL
FOR SYSTEMS WITH GREATER THAN 18" OF COVER

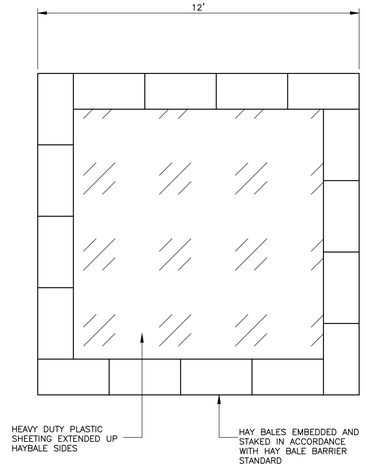
NOTES:

- THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
- THE MANTIS SYSTEM IN NOT FOR USE UNDER VEHICULAR TRAFFIC OR FOR UNDER PAVING APPLICATIONS.
- ORGANIC TOPSOIL LAYER MUST BE REMOVED FROM TRENCH AND SLOPE EXTENSION AREAS PRIOR TO SELECT FILL OR SPECIFIED SAND PLACEMENT.
- SCARIFY SUBSOIL PRIOR TO SELECT FILL OR SPECIFIED SAND PLACEMENT.
- ALL MANTIS INSTALLATIONS UTILIZE A SPECIFIED SAND ENVELOPE AROUND THE MANTIS UNITS. 6" MINIMUM UNDERNEATH, 6" MINIMUM ON THE SIDES, 1" MINIMUM ON THE TOP, AND 3" BETWEEN THE SUPPORT MODULES OF THE MANTIS UNITS.
- PUMPED SYSTEMS SHALL HAVE AND OVERSIZED DISTRIBUTION BOX UTILIZING A VELOCITY REDUCTION TEE OR BAFFLE.
- ELJEN MANDATES VENTING FOR THE MANTIS SERIES WHEN THE SYSTEM WILL HAVE MORE THAN 18" OF COVER MATERIAL AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE.
- AFTER BACKFILL, THERE SHOULD BE A MINIMUM OF 10" OF MATERIAL AS MEASURED FROM THE TOP OF THE MODULES TO THE FINISHED GRADE. THE FIRST INCH OF THAT FILL IS SPECIFIED SAND.
- FOR PUMPED SYSTEMS, SET PUMP FLOATS OR PUMP CONTROL PANELS TO DELIVER A MAXIMUM OF 12 GALLONS PER MANTIS 536–8 UNIT OR 6 GALLONS PER MANTIS 536–8 LOWPRO PER DOSING CYCLE.
- NON–RESIDENTIAL BUILDINGS AND RESIDENTIAL INSTITUTIONS SHALL BE DESIGNED USING DAILY DESIGN FLOW UNLESS SPECIFIC WATER USE DATA IS AVAILABLE FOR THE FACILITY. DESIGN FLOW BASED ON METERED FLOWS MUST USE A MINIMUM 1.5 SAFETY FACTOR APPLIED TO ALL METERED AVERAGE DAILY WATER USE. SEE CONNECTICUT PUBLIC HEALTH CODE, TABLES 4.7, AND 8.

ELJEN MANTIS
SPECIFIED SAND REQUIREMENTS

SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFICATION PERCENT PASSING (WET SIEVE)
0.375"	9.5mm	100.0
#4	4.75mm	95.0–100.0
#8	2.36mm	80.0–100.0
#16	1.18mm	50.0–85.0
#30	600um	25.0–60.0
#50	300um	5.0–30.0
#100	150um	<10.0
#200	75um	<5.0

REQUEST A SIEVE ANALYSIS FROM YOUR MATERIAL SUPPLIER TO ENSURE THAT THE SYSTEM SAND MEETS THE SPECIFICATION REQUIREMENTS LISTED.



CONCRETE WASHOUT BASIN

PERMIT SET–NOT BE USED FOR CONSTRUCTION

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

STATE OF CONNECTICUT — JOSEPH E. EDWARDS — No. 10937 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JOSEPH EDWARDS — LICENSED LAND SURVEYOR

5044 MADISON AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
BERNADINE CAPOZZIELLO

REVISIONS

#	DATE	DESCRIPTION
1	09-24-25	CLIENT
2	10-07-25	CLIENT
3	11-13-25	CLIENT
4	11-18-25	CLIENT
5	04-07-26	IWWC

DATE: 08-20-25
PROJECT #: 3136
DRAWING FILE:
DRAWN BY: NDC
SCALE:

TITLE

DETAILS

SHEET NUMBER

4.3

K:\PROJECTS\3136 CAPOZIELLO – 5044 MADISON AVE\DRAWINGS\4.3–D–3

"CALL BEFORE YOU DIG"

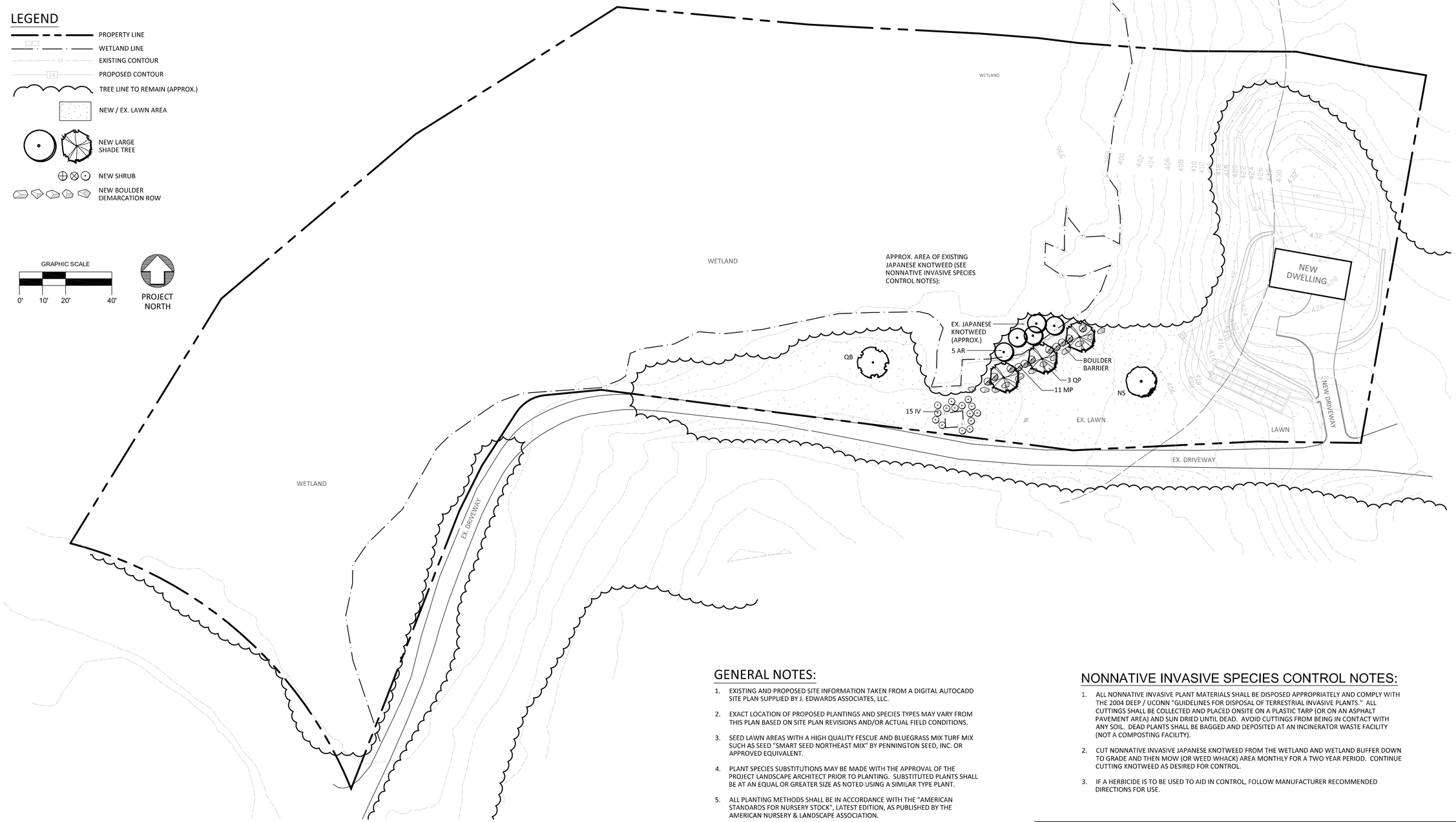
LEGEND

- PROPERTY LINE
- WETLAND LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- NEW LARGE SHADE TREE
- NEW SHRUB
- NEW BOULDER DEMARCATION ROW

GRAPHIC SCALE

0' 10' 20' 40'

PROJECT NORTH



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
5	AR	ACER RUBRUM	RED MAPLE	1-2 1/2" CAL.	B&B
1	NS	NYSSA SYLVATICA	BLACK GUM	8-9' HT.	B&B
1	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2-2 " CAL.	B&B
3	QP	QUERCUS PALUSTRIS	PIN OAK	1 1/2-2" CAL.	B&B
15	IV	ILEX VERTICILLATA	WINTERBERRY	2-3' HT.	CONT.
11	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	2-3' HT.	CONT.

GENERAL NOTES:

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY J. EDWARDS ASSOCIATES, LLC.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS MIX TURF MIX SUCH AS SEED "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT.
4. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
5. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
6. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
7. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING. PROTECT TRUNKS OF NEWLY PLANTED TREES FROM DEER RUBBING AS NEEDED TO MAINTAIN HEALTHY TREES.
8. THE BOULDER DEMARCATION ROW SHALL BE COMPOSED OF TWO-MAN BOULDERS (2 CUBIC FEET) OR LARGER SPACED 10' ON CENTER. MAINTAINED LANDSCAPED AREAS (SUCH AS LAWN) WILL BE PERMITTED TO THE xxxxxxxx OF THE BOULDER DEMARCATION ROW. LAND TO THE xxxxxxxxxx OF THE DEMARCATION FEATURE SHALL BE MAINTAINED IN A NATURAL UNMAINTAINED WOODED STATE. THE BOULDERS MAY BE PARTIALLY SUNKEN INTO THE GROUND WITH A MINIMUM OF 8" EXPOSED ABOUT THE FINAL GRADE.

NONNATIVE INVASIVE SPECIES CONTROL NOTES:

1. ALL NONNATIVE INVASIVE PLANT MATERIALS SHALL BE DISPOSED APPROPRIATELY AND COMPLY WITH THE 2004 DEEP / UCONN "GUIDELINES FOR DISPOSAL OF TERRESTRIAL INVASIVE PLANTS." ALL CUTTINGS SHALL BE COLLECTED AND PLACED ONSITE ON A PLASTIC TARP (OR ON AN ASPHALT PAVEMENT AREA) AND SUN DRIED UNTIL DEAD. AVOID CUTTINGS FROM BEING IN CONTACT WITH ANY SOIL. DEAD PLANTS SHALL BE BAGGED AND DEPOSITED AT AN INCINERATOR WASTE FACILITY (NOT A COMPOSTING FACILITY).
2. CUT NONNATIVE INVASIVE JAPANESE KNOTWEED FROM THE WETLAND AND WETLAND BUFFER DOWN TO GRADE AND THEN MOW (OR WEED WHACK) AREA MONTHLY FOR A TWO YEAR PERIOD. CONTINUE CUTTING KNOTWEED AS DESIRED FOR CONTROL.
3. IF A HERBICIDE IS TO BE USED TO AID IN CONTROL, FOLLOW MANUFACTURER RECOMMENDED DIRECTIONS FOR USE.

REVISIONS:

DRAWING TITLE: WETLAND LANDSCAPE PLAN

PROJECT: 5044 MADISON AVENUE TRUMBULL, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL:

DATE: 11.11.25

SCALE: 1" = 20'

DRAWING NO.: LP.1

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

Application No.

RECD 4/17/26

26-15

SECTION I

1. **Location/address of property where activity is proposed:** 101 Governor Trumbull Way, Trumbull, CT 06611

   Parcel Size 25 ac +/- **Zone:** B-C **Map ID:** D/04/00142/101 **Current Use:** condominiums

2. **Applicant's Name:** Mark Amler, Pristine Waters LLC

   Applicant's Address: P.O. Box 1156, Ridgefield, CT 06877

   Telephone: 914-217-4168 **Cell:** ( ) **Email:** mark@pristinewaterfronts.com

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

3. **Name of Property Owner of Record:** contact/president: Linda Almonte, Governor's Ridge Association, Inc

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

   Address of Owner of Record: c/o County Management Services,6527 Main St, Trumbull, CT 06611

   Telephone: 203-218-4076 **Cell:** ( ) **Email:** lindaalmonte2009@gmail.com

   If Applicant is the Owner, go to #5

4. **The undersigned hereby authorizes** Pristine Waters LLC **to act as Agent on my behalf as related to this application.**

   _____

   (Owner of Record)

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

Hydraulic suction dredging of an existing pond to restore original depth, temporary grading for a dewatering area, disposal of dredge spoils on site, restoring all disturbed areas as lawn

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.

The undersigned warrants the truth of all statements contained herein and in all supporting documents under penalty of false statement according to the best of his/her knowledge and belief.

Permission is granted to the Town of Trumbull, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit under Section 7.5 of the IWWC Regulations.

Owner's Signature: Linda Almonte **Date:** 3/25/2026

Applicant's Signature: _____ **Date:** 3/25/2026

(If not the Owner)

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 25 ac+/- Zone: B-C Number of Lots: 1
2. Map ID, from assessors card: MBLU: D/04/00142/101
3. Total area existing of wetlands on property: 95,450 approx.
4. Total area of Regulated area on property: 261,725 sq ft 100-ft wetland setback/review area
5. Wetlands area to be disturbed: 22,800 sq ft (only pond disturbed during suction dredging)
6. Upland Review area to be disturbed: 72,140 sq ft
7. Proposed % of wetlands on the property to be disturbed: 24%
8. Total area of proposed land disturbance: 27,020 sq ft
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	Dominant Species:
Trees:	35%	white pine, maple, oak, hickory, birch
Shrubs:	10%	spicebush, viburnum, hydrangea, ornamentals
Grasses, weeds, etc:	23%	lawn grass
Impervious area:	32%	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): 22,800 sq ft pond
    b. Stream characteristics: intermittent or permanent: intermittent
    c. 100 year flood evaluation: zone AE
13. Probable effect of proposal (if any) on vegetation and wildlife: none
14. Existing or proposed source(s) of water supply for the property: public
15. Existing or proposed method of sewage disposal for the property: public
16. Creation of proposed water bodies (If yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: silt fence, water barriers, turbidity curtain, stabilized construction access
18. Proposed percent of Regulated area to be covered with impermeable surface: 0 sq ft proposed
19. Material to be (check all that applies): deposited ☒ excavated ☒ (if yes, complete the following)
    a. Area: 22,800 sq ft pond area/14,500 sq ft disposal area Volume: 2,762 CY of wet sediment to be excavated/800 CY of dried spoils to be spread on site
    b. Physical & Chemical composition of material to be deposited: natural dredge spoils removed from pond, then spread on site when dried

Stormwater Pond Dredging Alternatives Summary

101 Governor Trumbull Way, Trumbull, CT

Executive Summary

An alternative to hydraulic dredging of the stormwater detention pond at 101 Governor Trumbull Way in Trumbull, Connecticut is conventional mechanical dredging; however, this approach is significantly more disruptive. Mechanical dredging would require fully draining the pond, constructing a cofferdam to isolate work areas, and excavating accumulated sediments using heavy equipment, with spoils loaded and trucked off-site in real time. This process would result in substantial ecological impacts, including the likely loss of existing aquatic life and habitat, and would introduce extended construction activity, noise, and heavy truck traffic that would impair access and circulation within the surrounding residential community. The only other alternative is to leave the pond in its current condition, but doing so would allow continued sediment accumulation, reducing stormwater storage capacity and increasing the risk of localized flooding. In contrast, sediment removal—particularly via less invasive hydraulic methods—restores design capacity while minimizing environmental and community disruption.

Key Considerations

- Mechanical dredging requires full pond drawdown and cofferdam construction.
- Significant ecological disruption and likely loss of aquatic life.
- Heavy truck traffic and construction impacts within residential area.
- No-action alternative increases flooding risk due to reduced capacity.
- Hydraulic dredging minimizes disruption while restoring stormwater function.

APPROXIMATE AREA FOR CRANE STAGING TO PLACE DREDGE MACHINE IN POND. NO EXISTING TREES OR VEGETATION ARE TO BE DISTURBED.

EXISTING POND TO BE SMALL-SCALE HYDRAULIC SUCTION DREDGED

100 FEET WETLAND SETBACK

APPROXIMATE WETLAND LINE

EXISTING VEGETATED BUFFER TO REMAIN-NO TREES ARE TO BE REMOVED

POND

NOTE: DEWATERING AREA IS TO BE RESTORED TO PRE-DISTURBANCE TOPOGRAPHY AFTER TUBES HAVE BEEN REMOVED. TOPSOIL, FINE RAKE & SEED AREAS THAT HAVE BEEN MAINTAINED AS LAWN.

PROPOSED 6-INCH HOSE TO PUMP SLURRY FROM POND TO DEWATERING AREA & PROPOSED 6-INCH RETURN HOSE FOR PUMPING CLEAN WATER BACK TO POND DURING DREDGING OPERATION

APPROXIMATE WETLAND LINE

PORTION OF EXISTING INVASIVE OVERGROWTH TO BE REMOVED

APPROXIMATE WETLAND LINE

SILT FENCE (TYP) 1/WP-4

DEWATERING TUBE #1: SIZE 30' X 110', SET ON LEVEL-GRADED (0 PERCENT) AREA 3/WP-4

WATER BARRIERS AT PERIMETER OF TUBE 4/WP-4

DEWATERING TUBE #2: SIZE 97'-6" X 100', SET ON LEVEL-GRADED (0 PERCENT) AREA 3/WP-4

WATER BARRIERS AT PERIMETER OF TUBE 4/WP-4

366.0

368.0

L.O.D.

100 FEET WETLAND SETBACK

100 FEET WETLAND SETBACK

GOVERNOR TRUMBULL WAY

FITCH'S PASS

PITKIN HOLLOW

GOVERNOR TRUMBULL WAY

101 103 104 105 107 108 109 111 112 113 114 115 116 117 118 119 120 121-131 130 133-143 136 145-155 154-162 157-167 160-174 176-182 220 221 222 223 224 225 226 227 228 229 230 232 234 401-409 404 406 408 410 412-420 415-423 422-430 432-438 437-445 440-450

POND

TREE PROTECTION (TYP) 5/WP-4

STABILIZED CONSTRUCTION ACCESS 2/WP-4

EXISTING POOL

EXISTING CLUBHOUSE

STABILIZED CONSTRUCTION ACCESS 2/WP-4

SILT FENCE (TYP) 1/WP-4

L.O.D.

400 402 404 404.5+ 406 406.78+

L.O.D.

EXISTING LEDGE

MAINTAIN EX. GR. 404.0 AT TREE ROOT ZONE

PROPOSED SPOIL DISPOSAL AREA FOR APPROX. 300 CY DRIED SEDIMENT, APPROX. 12,230 SF, 21" AVERAGE SEDIMENT DEPTH

GRADE, FINE RAKE AND SEED TO RESTORE AS LAWN

TREE PROTECTION (TYP) NOTE: DO NOT FILL WITHIN DRIPLINE OF WHITE PINES 5/WP-4

Revisions	Date

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

Seal

STATE OF CONNECTICUT · TRACY LEE CHALIFOUX · No. 1185 · REGISTERED LANDSCAPE ARCHITECT

Project Title

POND RESTORATION WETLAND APPLICATION PLAN

PROPERTY OF
GOVERNOR'S RIDGE ASSOCIATION, INC.

Location: 101 GOVERNOR TRUMBULL WAY, TRUMBULL, CONNECTICUT

Graphic Scale and North Arrow: 0 50' 100'

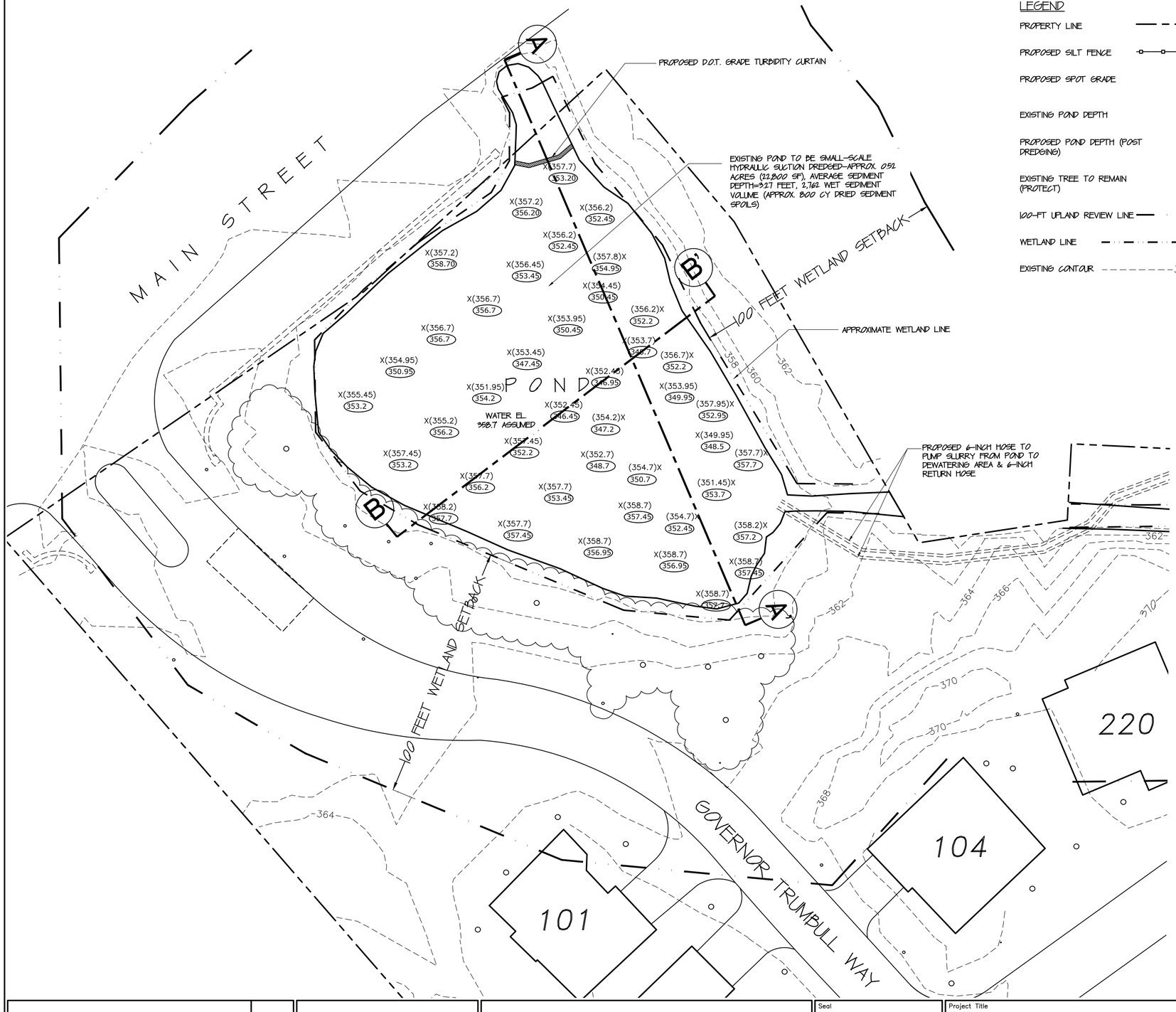
Date: April 1, 2026

Scale: 1" = 50'-0" | Checked: TLC | Drawn: TLC

Drawing Title: OVERALL SITE PLAN, SEDIMENT & EROSION CONTROL, & RESTORATION PLAN

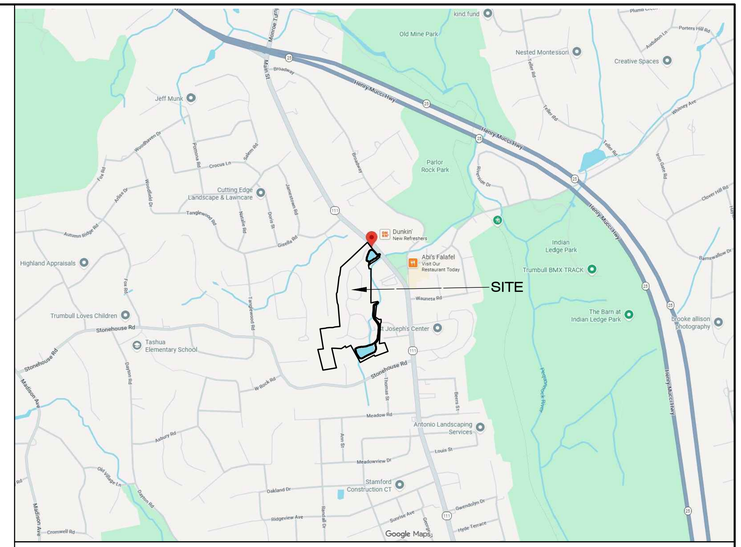
Drawing No.: WP-1

SHEET 1 OF 4



LEGEND

- PROPERTY LINE
- PROPOSED SILT FENCE
- PROPOSED SPOT GRADE — 448.0 +
- EXISTING POND DEPTH — X(261.9)
- PROPOSED POND DEPTH (POST DREDGING) — X (257.90)
- EXISTING TREE TO REMAIN (PROTECT) — ○
- 100-FT UPLAND REVIEW LINE
- WETLAND LINE
- EXISTING CONTOUR ---------370---------



SOURCE: GOOGLE MAPS

LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES:

1. CONTACT CALL BEFORE YOU DIG AT 800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
2. BASE MAP INFORMATION AND TOPOGRAPHIC INFORMATION WAS TAKEN TOWN FROM THE TOWN OF TRUMBULL, CONNECTICUT GIS DATA. ACCURACY IS NOT GUARANTEED.
3. WETLANDS WERE APPROXIMATED FROM A SITE PLAN PREPARED BY SPATH-BJORKLUND ASSOCIATES, INC. ENTITLED "LAYOUT PLAN" DATED AUGUST 25, 2000.
4. PRIOR TO THE START OF WORK CONTRACTOR SHALL REVIEW ALL WETLAND PERMIT CONDITIONS AND AND COMPLY WITH PERMIT CONDITIONS THROUGHOUT THE CONSTRUCTION PROCESS
5. ALL WORK IS TO BE PERFORMED EITHER BY HAND OR BY TRACKED MACHINERY.

WORK SEQUENCE:

1. CONSTRUCT ANTI-TRACKING PAD.
2. INSTALL SILT FENCE.
3. PREPARE CONSTRUCTION ACCESS ROUTES.
4. CRANE IN HYDRAULIC DREDGE MACHINE.
5. INSTALL TURBIDITY CURTAIN AS SHOWN ON PLAN.
6. PREPARE DEWATERING BAG STAGING AREA, GRADING IT TO BE LEVEL (6 PERCENT PITCH), BALANCING THE CUT AND FILL.
7. PLACE WATER BARRIERS AT THE PERIMETER OF DEWATERING BAG AREA.
8. DRAPE DEWATERING BAG AREA AND WATER BARRIER WITH LINER.
9. PLACE DEWATERING BAGS.
10. PERFORM HYDRAULIC DREDGING. WATER AND SEDIMENT (SLURRY) TO BE PUMPED FROM POND TO DEWATERING BAGS THROUGH 5 INCH DIAMETER HOSE. APPROXIMATELY 2,762 CY OF WET SEDIMENT IS TO BE REMOVED FROM POND.
11. AFTER DEWATERING BAGS HAVE DRIED, HAUL ALL DRIED SPOILS (DREDGED MATERIAL), APPROXIMATELY 800 CY DRIED MATERIAL, TO DESIGNATED SPOIL DISPOSAL LOCATION, AND SPREAD AT AN AVERAGE APPROXIMATE DEPTH OF 18 INCHES. FINE RAKE, LAWN SEED AND HAY MULCH THE SPOIL DISPOSAL AREA.
12. REMOVE DEWATERING BAGS, LINERS, AND WATER BARRIERS, AND DISPOSE OF OFF SITE.
13. REGRADE DEWATERING BAG STAGING AREA TO PRE-DISTURBANCE CONDITIONS. DECOMPACT, FINE RAKE, SEED AND HAY MULCH AREA OF DISTURBANCE TO RESTORE AS LAWN.
14. RESTORE ALL DISTURBED AREAS: TOPSOIL, FINE RAKE, SEED AND HAY MULCH ALL DISTURBED AREAS.
15. REMOVE EROSION CONTROLS AFTER SITE IS STABLE AND HAS VEGETATIVE COVER.
16. DREDGE SPOILS SHALL BE TESTED PRIOR TO RE-USE ON SITE, OR DISPOSAL OFF SITE. RESULTS SHALL BE TRANSMITTED TO THE TOWN OF TRUMBULL, CT.

Revisions	Date

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

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

Project Title: **POND RESTORATION WETLAND APPLICATION PLAN**
PROPERTY OF
GOVERNOR'S RIDGE ASSOCIATION, INC.

Location: 101 GOVERNOR TRUMBULL WAY, TRUMBULL, CONNECTICUT

Graphic Scale and North Arrow: 0 20' 40'

Date: April 1, 2026

Scale: 1" = 20'-0" | Checked: TLC | Drawn: TLC

Drawing Title: POND RESTORATION PLAN

Drawing No.: **WP-2**

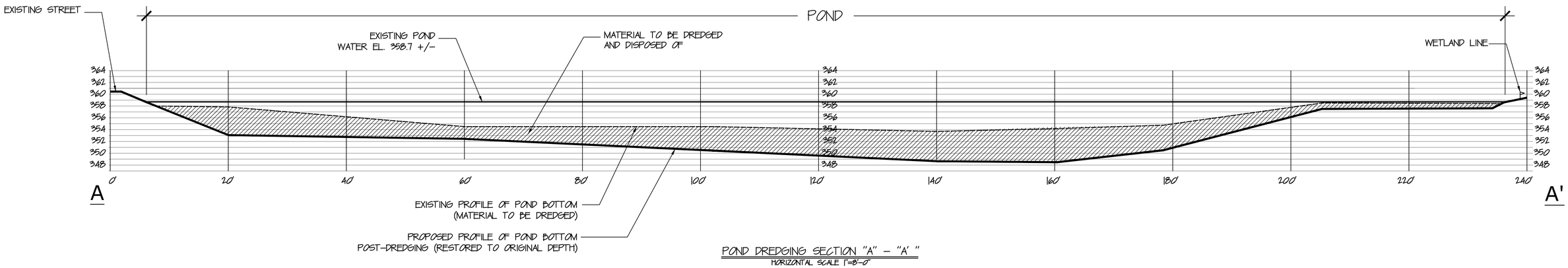
KEY

EXISTING SEDIMENT TO BE DREDGED

POND WATER ELEVATION

PROPOSED POND BOTTOM (POST-DREDGING)

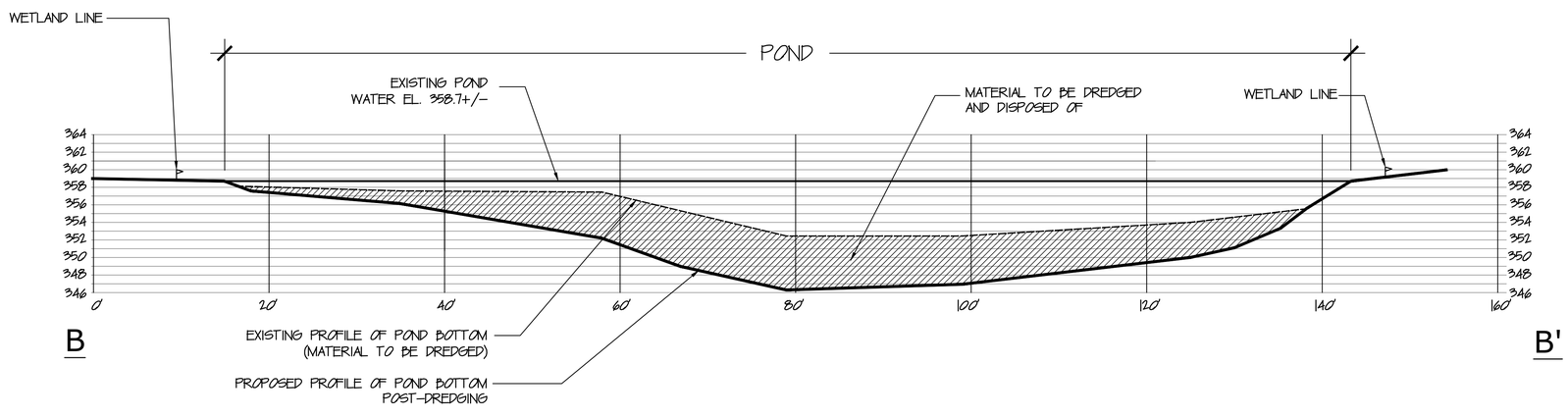
EXISTING PROFILE OF POND BOTTOM (SEDIMENT LAYER)



POND DREDGING SECTION "A" – "A' "

HORIZONTAL SCALE 1"=8'-0"

VERTICAL SCALE 1"=8'-0"



POND DREDGING SECTION "B" – "B' "

HORIZONTAL SCALE 1"=8'-0"

VERTICAL SCALE 1"=8'-0"

Revisions	Date

C | Tracy Chalifoux LLC

Landscape Architect

7 King Street, Danbury, CT 06811

Office: 845-364-1360

E-mail: tlchalifoux@gmail.com

Seal

STATE OF CONNECTICUT · TRACY LEE CHALIFOUX · REGISTERED LANDSCAPE ARCHITECT · NO. 1195

Project Title

POND RESTORATION WETLAND APPLICATION PLAN

PROPERTY OF GOVERNOR'S RIDGE ASSOCIATION, INC.

Location: 101 GOVERNOR TRUMBULL WAY, TRUMBULL, CONNECTICUT

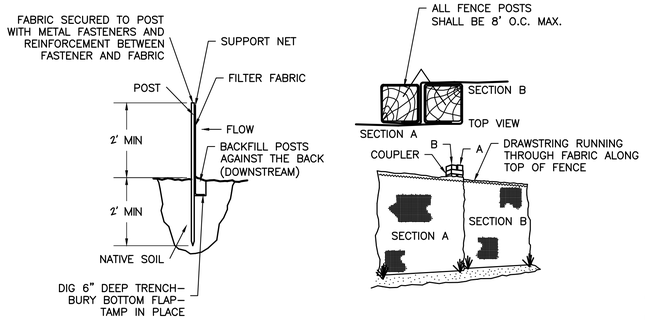
Graphic Scale and North Arrow

Date: April 1, 2026

Scale: AS SHOWN | Checked: TLC | Drawn: TLC

Drawing Title: POND RESTORATION SECTIONS

Drawing No.: WP-3



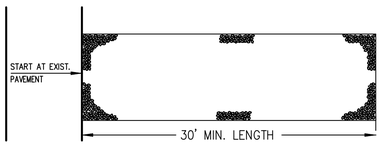
TOE–IN METHOD

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

1 WP-4 FABRIC SILTATION FENCE DETAIL

SCALE: N.T.S.

JOINING SECTIONS OF FENCING



PLAN

INSTALLATION NOTES

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

2 WP-4 STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

GEOSTRUX™ GEOTEXTILE TUBES

GEOSTRUX™ Geotextile Tubes are fabricated from high strength woven polypropylene geotextile material. The geotextile material is resistant to ultraviolet degradation and stable in chemical and biological environments naturally occurring in soil. **GEOSTRUX™ Geotextile Tubes** are specifically designed for dredged material disposal, dewatering of contaminated materials, and coastal erosion control.

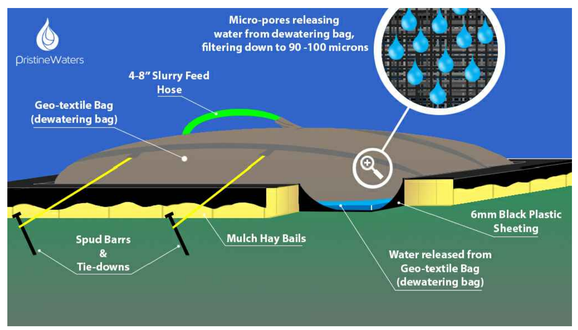
GEOSTRUX™ Geotextile Tubes conform to the properties listed below. These properties have been derived from quality control testing performed by GAI-LAP accredited laboratories. All properties are Minimum Average Roll Value (**MARV**) unless otherwise noted.

PROPERTY	TEST METHOD	ENGLISH		SI Units	
		MD	CD	MD	CD
Wide Width Tensile Ultimate	ASTM D4959	450 lbs/in	625 lbs/in	79k N/m	109 kN/m
Wide Width Elongation	ASTM D4595	17%	13%	17%	13%
Trapezoidal Tear	ASTM D4533	280 lbs	300 lbs	1246 N	1355 N
CBR Puncture – **Typical**	ASTM D6241	2950 lbs		13.1 kN	
Puncture	ASTM D4833	250 lbs		1113N	
Factory Seam Strength	ASTM D4884	400 lbs/in		70 kNm	
Permittivity	ASTM D4491	.260 sec-1		.260 sec-1	
Apparent Opening Size (AOS)	ASTM D4571	40 U.S Sieve		.425 mm	
Water Flow Rate	ASTM D4491	20 gpm/ft²		810 l/min/m²	
UV Resistance @ 1200 hrs **Typical Value**	ASTM D4355	85%		85 %	
UV Resistance @ 1200 hrs	ASTM D4355	70%		70%	
Pore Size Distribution (O50) **Typical Value**	ASTM D6767	~175 US Std. Sieve		85 micron	
Pore Size Distribution (O95) **Typical Value**	ASTM D6767	~50 US Std. Sieve		307 micron	

*GSI will provide geotextile manufacturer certification documents that validates the test data shown

The information listed above is believed to be an accurate representation of information compiled from testing sources. Test values, statistical data and other information presented may be based solely on results of unverified tests made on random samples, information presented may relate only to tested sample and because the conditions in which such information may be used are beyond the control of Geo-Synthetics LLC. Geo-Synthetics LLC does not guarantee either the accuracy or reliability of the information or the suggestions and recommendations contained herein. Geo-Synthetics LLC assumes no responsibility for the use of this information and disclaims all liabilities which may arise in connection with the use of the above information. All the information referenced above are provided as information only, without charge or obligation to the recipient or user, and in no way makes or creates a warranty with respect to any product. Final determination of the suitability, reliability, and accuracy of the information and suggested uses is solely the responsibility of the user. The property values are effective 1/2014 and supersede any values previously published and are subject to change.

Geo-Synthetics LLC 2401 Pewaukee Road Waukesha, WI 53188 (800) 444-5523
www.geo-synthetics.com geostrux @geo-synthetics.com



NOTE: REFER TO SHEET WP-1 FOR DEWATERING BAG DIMENSIONS

3 WP-4 DEWATERING BAG SPECIFICATIONS

SCALE: N.T.S.

Yodock® 2001MB

The Yodock® Model 2001MB Barricade is a plastic, water-filled Longitudinal Channelizing Device (LCD) used for traffic & pedestrian channelization, road & street closures and perimeter fencing for vertical construction.

When assembled as an (LCD), the units are attached end-to-end using a plastic coupler and may be deployed either empty or full. Additional accessories are available that allow the 2001MB to be used for temporary sign support, perimeter fencing, and TL-2 longitudinal barrier applications.

Applications
Construction & Temporary Work Zones, Longitudinal Channelizing Device, Perimeter Fencing, Airport Construction & Maintenance, Parking Facilities, Municipal & Public Utilities, Security Checkpoints, Events & Crowd Control, Parks & Recreational Facilities.

TRINITY HIGHWAY

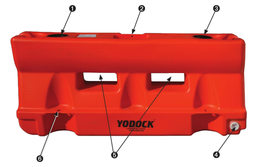
Copyright © 2014 Trinity Highway Products, LLC. All Rights Reserved.

MULTI-PURPOSE USE

Features
- Light weight system enables convenient positioning by hand — no heavy equipment required.
- Can be accessorized for longitudinal barrier, perimeter fencing, road closure and temporary sign support applications.
- Stackable for efficient transportation and storage.
- Manufactured from High Density Polyethylene (HDPE).
- Available in custom colors.

FHWA Acceptances
- Longitudinal Channelizing Device (LCD)
- Work Zone Barricade
- Temporary Sign Support
- Longitudinal Barrier (When used with Steel Rail Kit)

Specifications
- 6' length
- 18" width
- 32" height
- Empty: 85 lbs.
- Full: 900 lbs.



1. Interlocking Coupler
2. Light Box Recess
3. Fill Hole
4. Drain Holes
5. Forklift Access
6. Tie Down Flanges

An original YODOCK product.

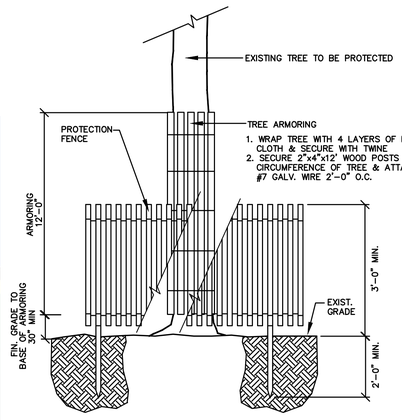
Distributed by:

6-14

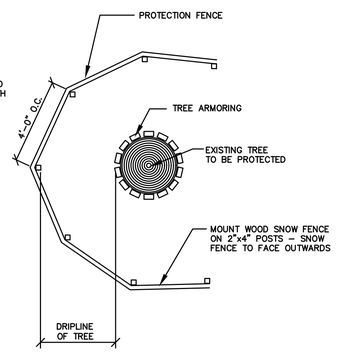
www.trinityhighway.com
1.888.496.3625

4 WP-4 WATER WALL SPECIFICATION

SCALE: N.T.S.



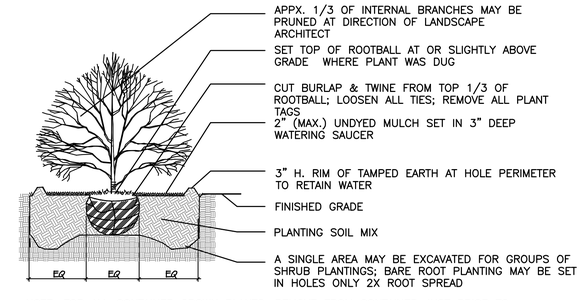
SECTION



PLAN

5 WP-4 TREE PROTECTION DETAIL

SCALE: N.T.S.



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

6 WP-4 SHRUB PLANTING DETAIL

SCALE: N.T.S.

7 WP-4 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



- The hydraulic dredge we would use for a project of this volume is a 6"x 6" horizontal auger hydraulic dredge like the unit pictured above.
- The dredge (pictured above) is a 6" x 6" (pump) low pressure pump hydraulic dredge . This machine is small (approximately 21' x 6', weighing 4,500 LBS dry) yet effective in ponds with mostly **organic sediment** (muck or silt). While it can take sand, this is usually not ideal for this machine as it lacks the weight and torque required to penetrate consolidated sand efficiently, thus making it a bit slow in these types of environments (we must reduce the depth of the "cut" we take to ensure enough water is running through the pump). As most of the material in the pond is organic, this is a good choice for this pond.

COMPACT 8' X 8' HYDRAULIC DREDGE

8 WP-4 DREDGE PUMP IMAGE

NOT TO SCALE

Revisions	Date

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

Seal: STATE OF CONNECTICUT · TRACY LEE CHALIFOUX · REGISTERED LANDSCAPE ARCHITECT · No. 1195

Project Title
POND RESTORATION WETLAND APPLICATION PLAN
PROPERTY OF
GOVERNOR'S RIDGE ASSOCIATION, INC.

Location: 101 GOVERNOR TRUMBULL WAY TRUMBULL, CONNECTICUT

Graphic Scale and North Arrow

Date: April 1, 2026

Scale: AS SHOWN | Checked: TLC | Drawn: TLC

Drawing Title: SITE DETAILS

Drawing No.: **WP-4**

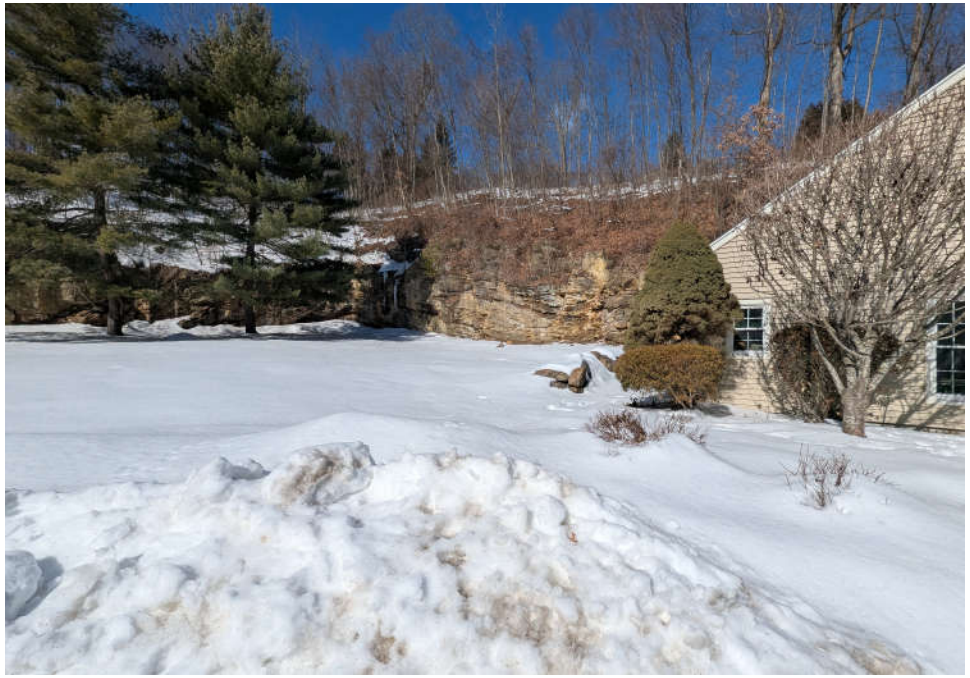
SHEET 4 OF 4



Proposed Dredge Disposal Area



Wetlands adjacent to dewatering area, not to be disturbed



Proposed Dredge Disposal Area



Proposed Dredge Disposal Area



Temporary dewatering area (tubes to be staged here)



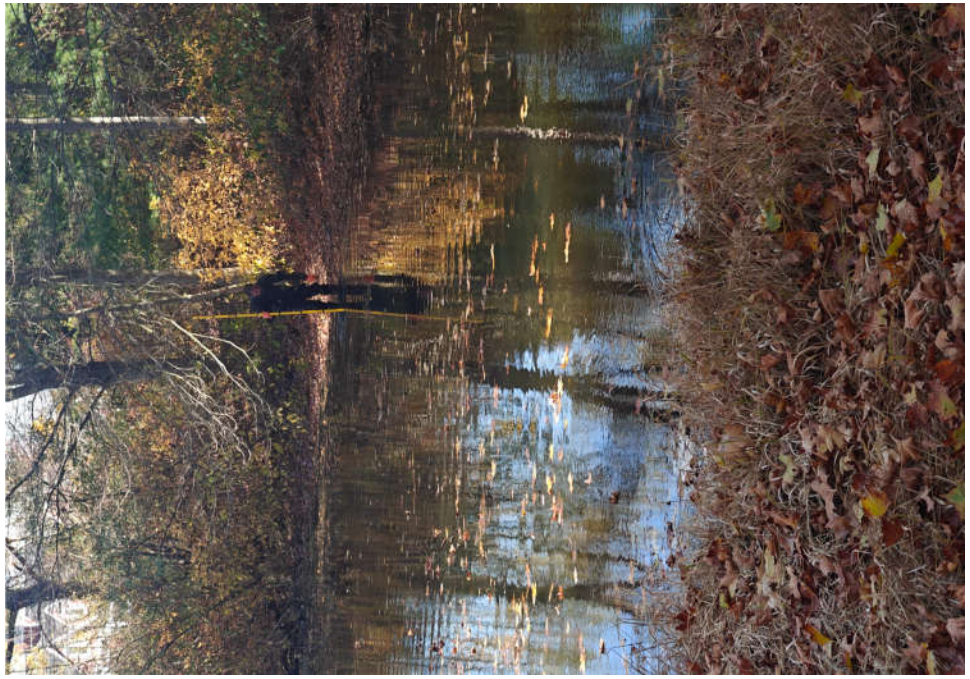
Temporary dewatering area (tubes to be staged here)



Wetlands adjacent to dewatering area, not to be disturbed



Temporary dewatering area (tubes to be staged here)



Pond to be suction dredged



Western shoreline of pond-all vegetation to remain within buffer



Birds-eye view of Pond to be suction dredged



Western shoreline of pond-all vegetation to remain within buffer

Culvert at Main Street not to be disturbed

View to far/east shoreline of pond

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

SUBMITTED
Application No. 26-16
APR 17 2026
INLAND WETLANDS COMMISSION
BY _____

APPLICATION FOR PERMIT

SECTION I

1. Location/address of property where activity is proposed: 272 Strobel Road Trumbull
   Parcel Size .73 Zone: AA Map ID: _____ Current Use: Home
2. Applicant's Name: Lawrence & Maria Haslam
   Applicant's Address: 272 Strobel Road Trumbull
   Telephone: _____ Cell: 2038167577 Email: maria.haslam@certapro.com
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): Owner
3. Name of Property Owner of Record: Lawrence & Maria Haslam
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: 272 Strobel Road Trumbull
   Telephone: _____ Cell: 2038167577 Email: maria.haslam@certapro.com

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

   _____
   (Owner of Record)

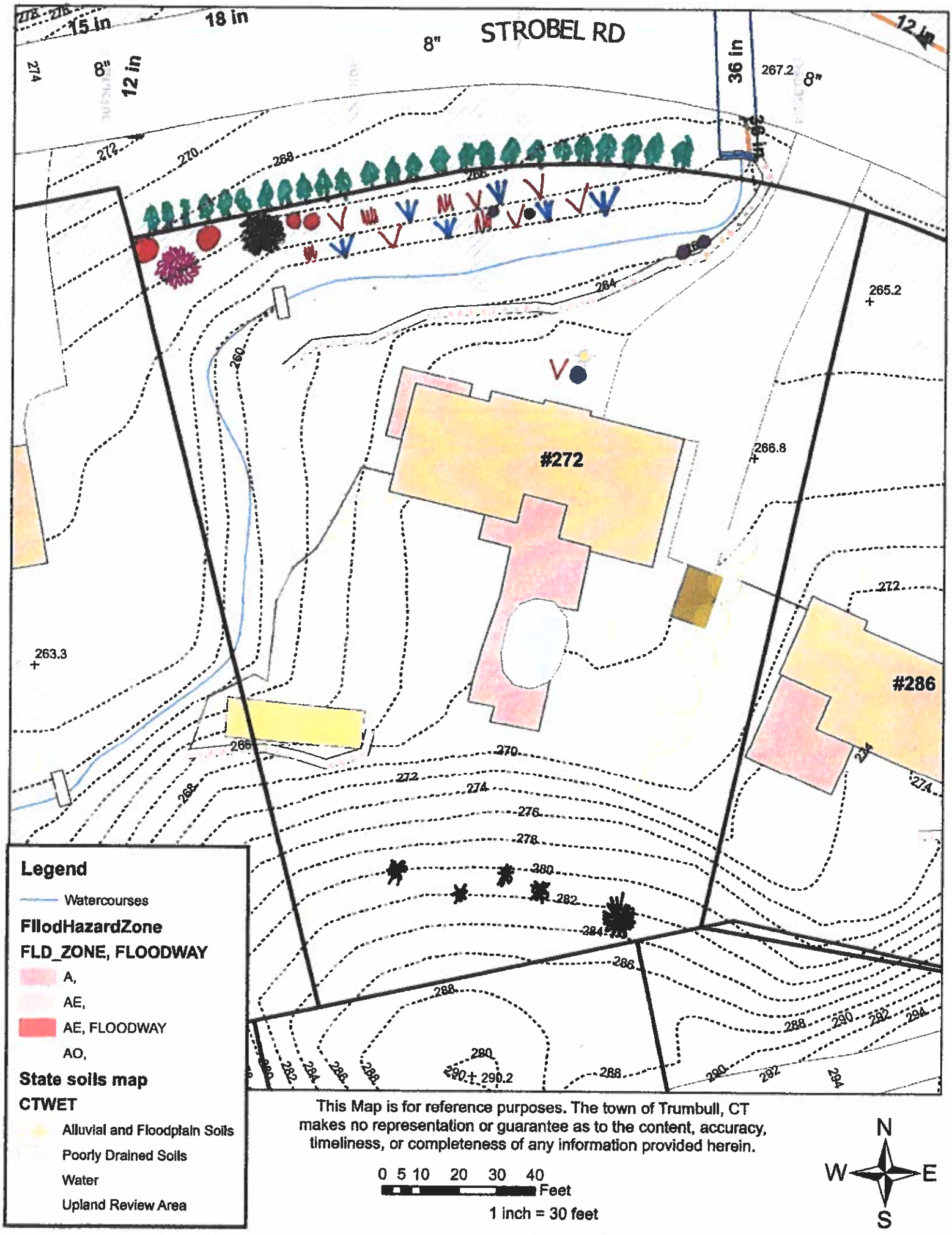
5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):

Plant: 25 Green Giants, 6 Red Osier Dogwood, 6 Winterberry, 4 Karl Foerster Grass. Remove: 6 Oak Trees 48', 1 Tulip Tree 48', 3 Tulip trees 12', 1 Maple 24', 1 Swamp tree 24', 1 Sweetgum tree 4 dead trees removed Previously.

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

Applicant's Signature: Maria L Haslam Date: 4-15-2025
(If not the Owner)

Owner's Signature: Maria L Haslam Date: 4-15-2025


STROBEL RD
15 in
18 in
8"
12 in
36 in
267.2
265.2
266.8
263.3
#272
#286
Legend
Watercourses
FllodHazardZone
FLD_ZONE, FLOODWAY
A,
AE,
AE, FLOODWAY
AO,
State soils map
CTWET
Alluvial and Floodplain Soils
Poorly Drained Soils
Water
Upland Review Area
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.
0 5 10 20 30 40
Feet
1 inch = 30 feet
N
W
E
S

 25 Green Giants 7-8'-PLANT

 6 Red Osier Dogwood- PLANT

 6 Winterberry- PLANT

 4 Karl Foerster Grass- PLANT

 6 Oak Tree 48"- REMOVAL

 1 Tulip Tree 48"- REMOVAL

 3 Tulip Trees 12"- REMOVAL

 1 Swamp Maple 24"- REMOVAL

 1 Sweetgum Tree 48"- REMOVAL

 4 Previously Removed Trees-DEAD



View of Front by road





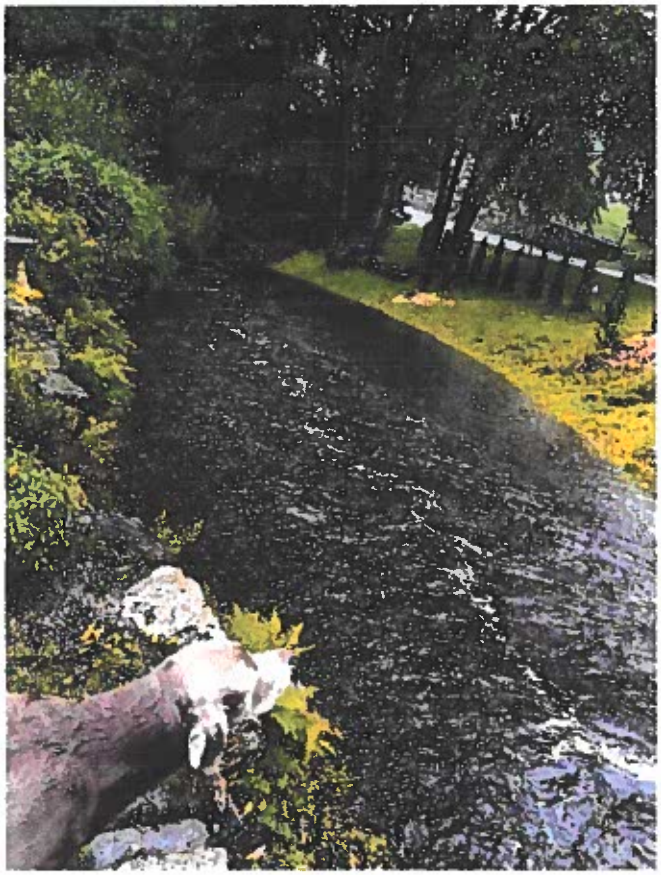
Dead Trees
Previously Removed



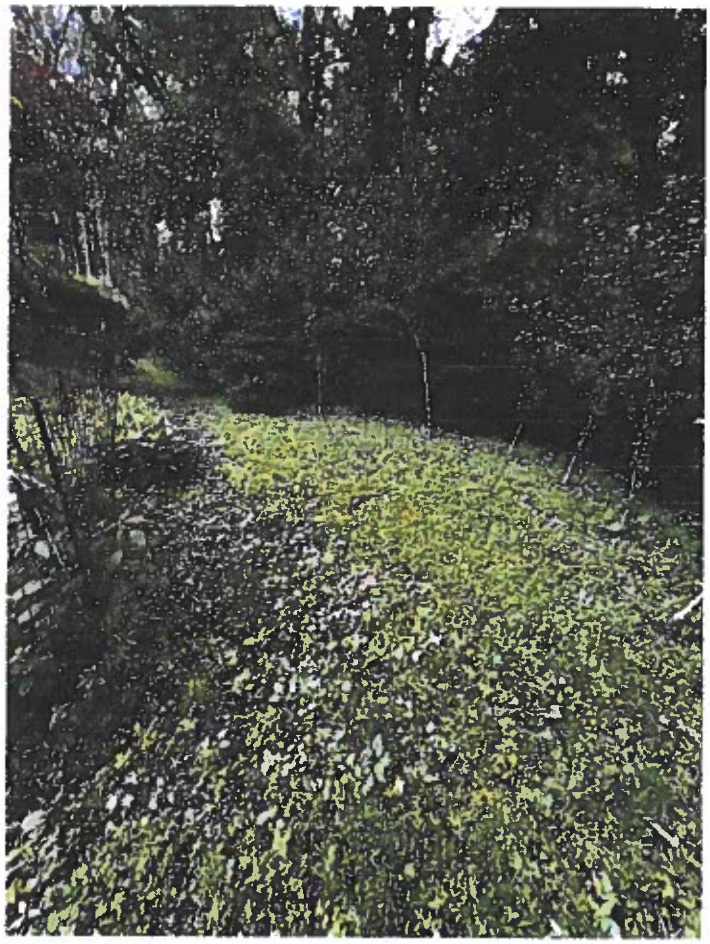
Dead Trees Previously Removed



View of Front



Flooded



Right side
by garden



Flooded

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No.
26-08 REVISED 4/28/2026

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

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

2. Applicant's Name: Aleksandra Moch

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

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

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

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

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

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

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

   If Applicant is the Owner, go to #5

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

   see the attached authorization letter
   (Owner of Record)

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

   Install an in-ground swimming pool (18' x 36') with a spa, a pool terrace, a pool equipment pad and stormwater detention system. Authorize the existing 407sf patio and remove landscape debris and a pile of soil from the wetland area. 16" red maple located at the corner of the proposed pool terrace is also proposed to be removed.

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

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

Owner's Signature: _____ Date: _____

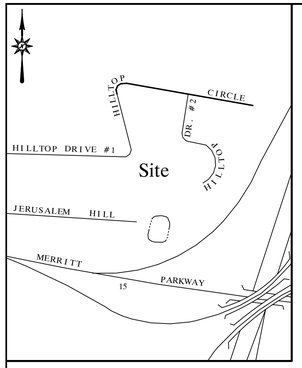
SECTION II

SITE PLAN REQUIREMENTS

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

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

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

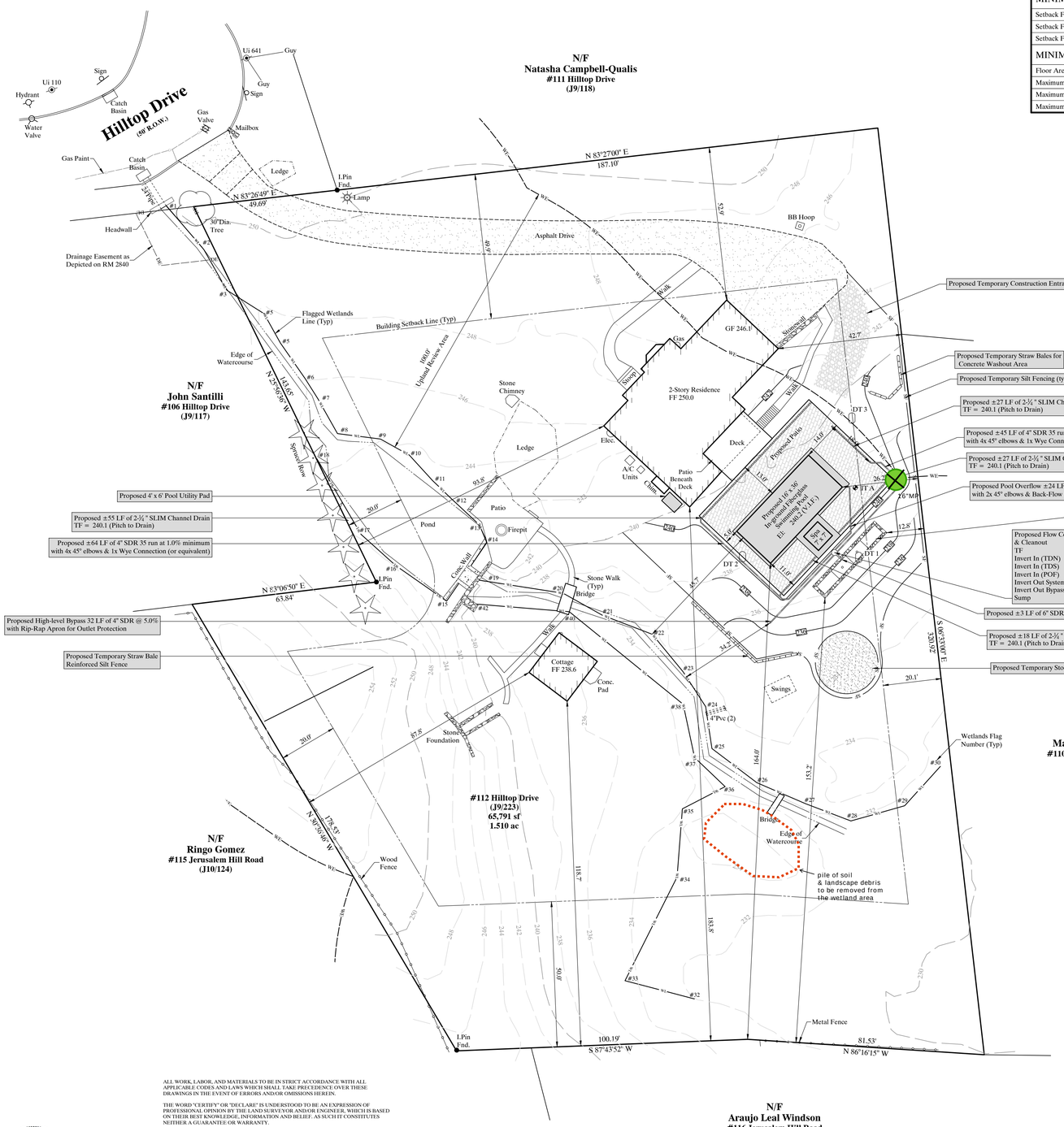


LOCATION MAP

0 500

1" = 500'





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

NOTES:

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

DEEP TEST PIT DATA

112 Hilltop Drive Trumbull

Performed By Ochman Associates, Inc. December 10, 2024

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

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

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

INFILTRATION TEST DATA

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

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

Time	Reading	Note
10:20a	0	Presoak
10:32	3 ⅜"	Inner & Outer Rings Dry
10:35	0"	Refill
10:40	1 ⅜₁₆"	
10:45	2 ⅝₁₆"	
10:48:20s	3 ⅜"	Inner & Outer Rings Dry

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

LEGEND

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

NOTHING ON THIS PLAN IS VALID WITHOUT SEAL OR FIXED WITH LIVE SIGNATURE OF THE SIGNATORY

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

Mark A. Ochman, L.S. #22913

NOTHING ON THIS PLAN IS VALID WITHOUT SEAL OR FIXED WITH LIVE SIGNATURE OF THE SIGNATORY

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

Michael J. Maynard, L.S. #70339

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

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

THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF THE HUNTINGTON COMPANY, LLC. REPRODUCTIONS, PUBLICATION, DISTRIBUTION, OR DUPLICATION IN WHOLE OR IN PART REQUIRES THE WRITTEN PERMISSION OF THE HUNTINGTON COMPANY, LLC. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND LIVE SEAL OF THE DESIGNATED LICENSED PROFESSIONAL.

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE HUNTINGTON COMPANY, LLC. AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE HUNTINGTON COMPANY, LLC.

© COPYRIGHT 2025, ALL RIGHTS RESERVED

RECD 4/28/2026
APP 26-08

ZONING LOCATION SURVEY

PROPOSED POOL

PREPARED FOR

VICKY TOLA-SHELBY

#112 HILLTOP DRIVE

TRUMBULL, CONNECTICUT

20 0 20 40

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

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

HC Since 1921

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

1/2

8-5596

SOIL EROSION AND SEDIMENT CONTROL NOTES

NARRATIVE:

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

THE PRIMARY POLICIES OF THIS PROGRAM ARE:

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

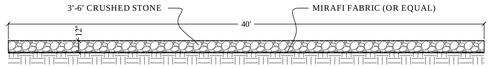
NOTES:

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

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

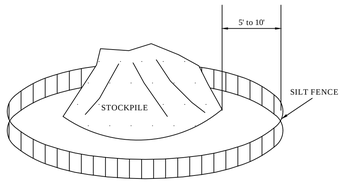
Optimum Seeding Dates: April 15 - June 15; August 15 - October 1

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



ANTI-TRACKING APRON

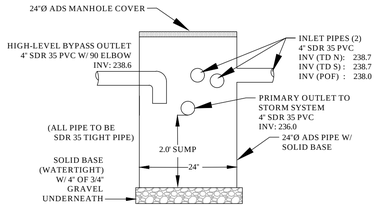
NOT TO SCALE



INSTALL SILT FENCE AT BASE

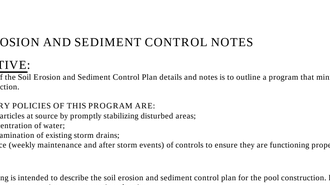
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10# PER 1000 SQ. FT.

STOCKPILE STABILIZATION



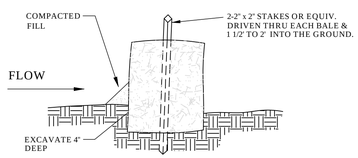
24" Ø FLOW CONTROL STRUCTURE/CLEANOUT

(NTS)



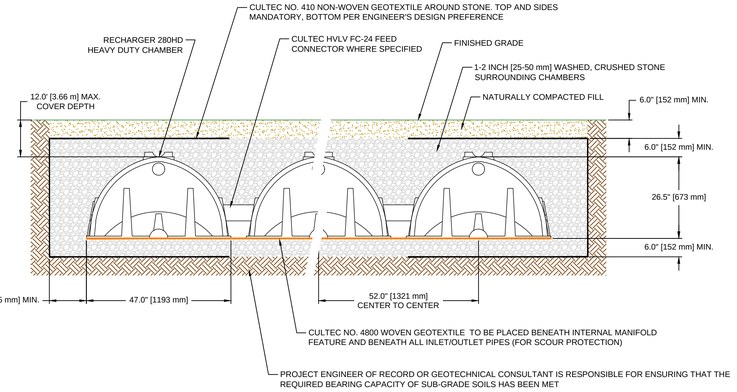
SILT FENCE

NOT TO SCALE



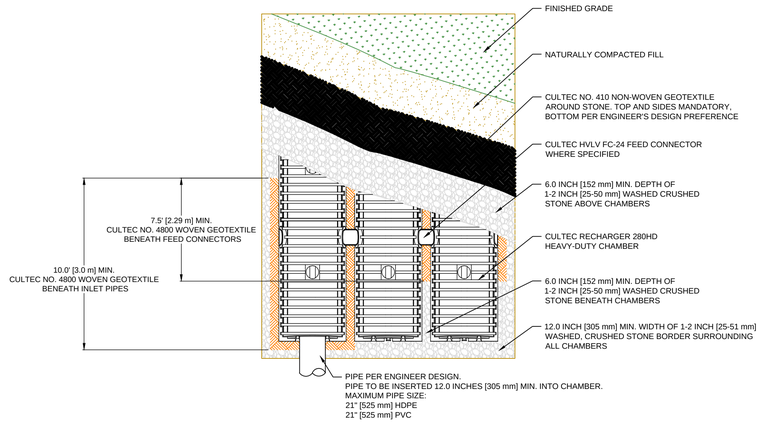
TYPICAL STRAW BALE STAKING DETAIL

(NTS)



280HD 4.0

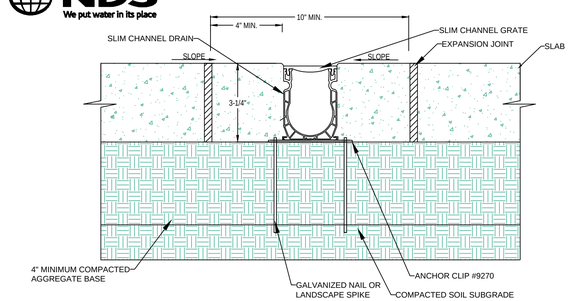
CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION



280HD 6.0

CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW

NDS
We put water in its place



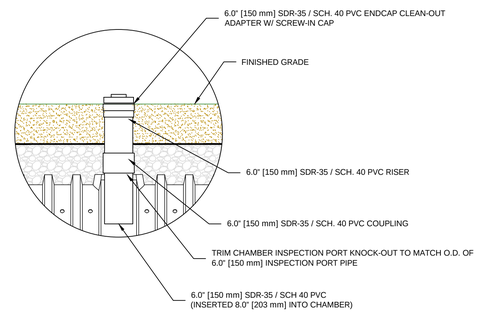
NOTES:

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

SLIM CHANNEL INSTALLATION

SLAB INSTALLATION

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



280HD 8.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

GENERAL DETAILS

PROPOSED POOL

PREPARED FOR

VICKY TOLA-SHELBY

#112 HILLTOP DRIVE

TRUMBULL, CONNECTICUT

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

HC Since 1921

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

2/2

8-5596

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

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

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

Mark A. Ochsner, L.S. #24913

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

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

THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF THE HUNTINGTON COMPANY, LLC. REPRODUCTIONS, PUBLICATION, DISTRIBUTION, OR DUPLICATION IN WHOLE OR IN PART REQUIRES THE WRITTEN PERMISSION OF THE HUNTINGTON COMPANY, LLC. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND LIVE SEAL OF THE DESIGNATED LICENSED PROFESSIONAL.

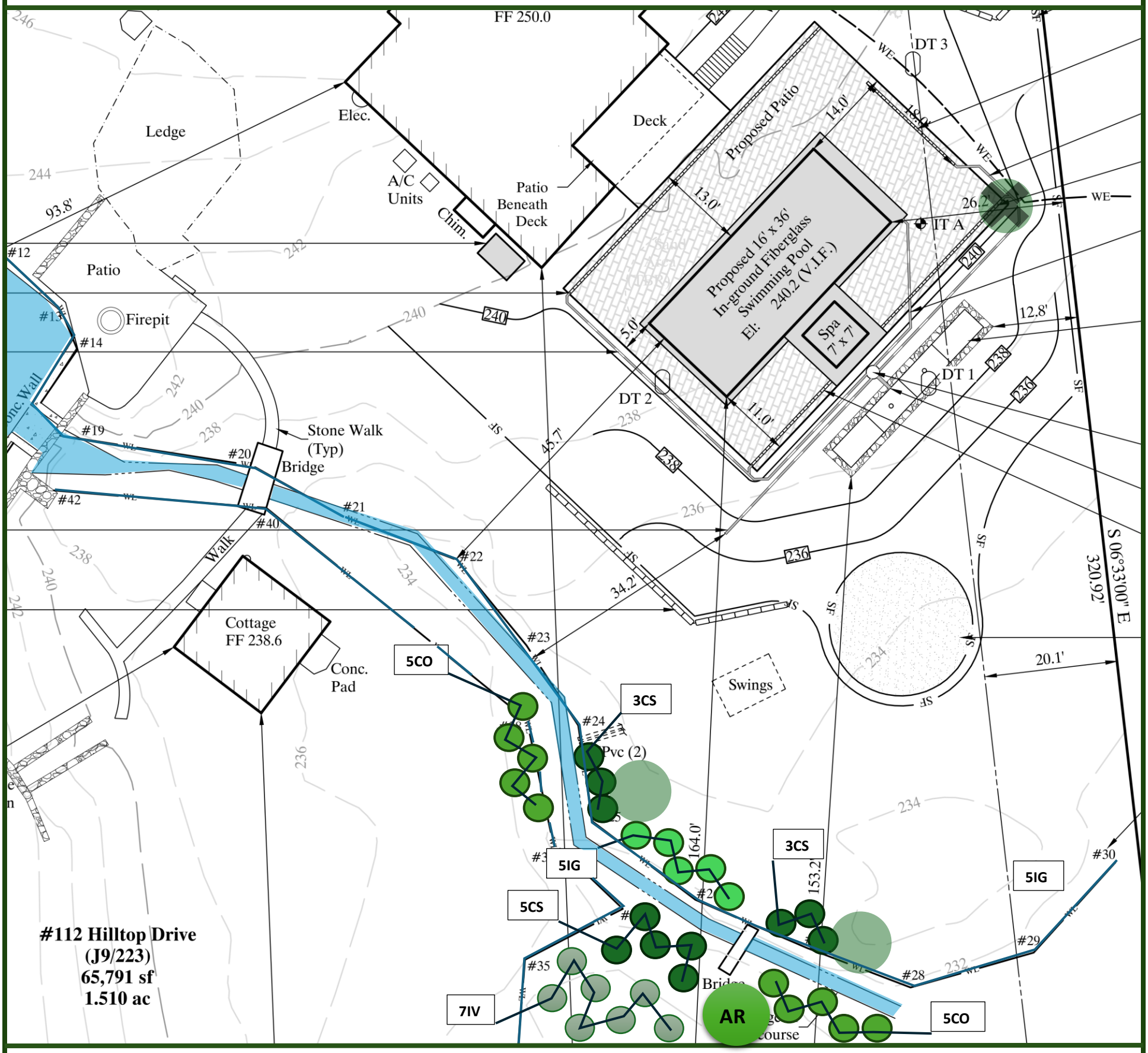
THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE HUNTINGTON COMPANY, LLC. AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE HUNTINGTON COMPANY, LLC.

© COPYRIGHT 2025, ALL RIGHTS RESERVED

Wetland Buffer Restoration Plan

112 Hilltop Drive, Trumbull, CT

by Aleksandra Moch, Landscape Designer, April 25, 2026



PLANTING SCHEDULE

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
1	AR	Acer rubrum / Red maple	6’-8’	B&B
5	IG	Ilex glabra 'Compacta' / Inkberry	3’-4’	Cont.
11	CS	Cornus sericea / Red osier dogwood	3’-4’	Cont.
10	CO	Cephalanthus occidentalis / Buttonbush	3’-4’	Cont.
7	VD	Viburnum dentatum / Arrowwood viburnum	3’-4’	Cont.

RECD 4/28/2026
APP 26-08

Inland Wetlands & Watercourses
Commission

TOWN OF TRUMBULL
CONNECTICUT

366 Church Hill Road
Trumbull, Connecticut 06611
Phone: 203.452.5046

APPLICATION #_____

As the contractor engaged by, _____ to perform the activities described in the Town of Trumbull Wetlands and Watercourses Permit #_____at _____ I have read the permit and will comply with all conditions therein.
Work will commence on or about_____ and be completed within _____ months.

Contractor Name_____

Contractor License Number:_____

Address_____

City_____ State_____ Zip Code_____

Telephone #_____Fax #_____

Email Address_____

Signature_____

Mail to: Town of Trumbull
IWWC
366 Church Hill Road
Trumbull, CT 06611
203-452-5046

Email to: Tatiana Solovey
tatiana@trumbull-ct.gov
Colleen Lombardo
clombardo@trumbull-ct.gov