INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

AGENDA
JULY 7, 2026

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: VIDEOCONFERENCE MEETING – Tuesday, July 7, 2026

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

https://us06web.zoom.us/j/85899006823?pwd=KeYCd2U6fCq9iUrab2p7aupo0WmIBH.1
Webinar ID: 858 9900 6823
Password: 369007
Join by telephone: (929) 205-6099 / Webinar ID: 858 9900 6823

NEW BUSINESS

Application 26-20	Christopher Dortenzio	Permit approval for a new single family Residence within a regulated area at Parcel 38 Pinewood Trail Lot 70.
Application 26-21	Jenifer Vero	Permit approval to remove existing deck & construct 2 story addition at rear of property within a regulated area at 130 Whitney Ave.
Application 26-22	Hurd Realty LLC	Permit approval to comply with IWWC Site Specific Conditions 3.1 through 3.5 of previously approved IWWC Permit 25-09 within a regulated area at 4 Sycamore Street. Application also addresses the proposed 1-foot thick environmental cap. The cap will be 18 inches in areas where shrubbery or trees are required. No site disturbance beyond what is necessary to complete the engineering evaluations, safety improvements, planting requirements, environmental cap and any corrective measures specifically required by the Commission or Town Engineering Dept pursuant to the prior approval.

OLD 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 861 White Plains Road.
Modification of		
Application 26-02	Joseph Juliano	Permit approval for larger patio/paver area, outdoor kitchen, pergola structure, boxwood plantings and retaining wall within a regulated area at 17 Apple Gate Lane.

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 – June 2, 2026

SCHEDULE FIELD INSPECTION(S)

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No.
RECD 6/22/2026
APP 26-20

1. Location/address of property where activity is proposed: PARCEL 3 & PINEWOOD TRAIL; LOT 70

   Parcel Size 11839± Zone: AA Map ID: 107 Current Use: LOT

2. Applicant's Name: CHRISTOPHER DORTENZIO

   Applicant's Address: 24 ADAMS DR, SHELTON, CT

   Telephone: 203-767-0161 Cell: ( ) Email: CDORTENZIO@VESICACONSTRUCTION.COM

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

3. Name of Property Owner of Record: PETER AND HILDEGARDE BOYNE

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

   Address of Owner of Record: 127 COLONY AVE, TRUMBULL, CT 06611

   Telephone: 203-371-8144 Cell: ( ) Email: NEW45@SNET.NET

   If Applicant is the Owner, go to #5

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

   PETER AND HILDEGARDE BOYNE
   (Owner of Record)

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

   PROPOSED NEW SINGLE FAMILY RESIDENCE ON AN EMPTY LOT

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: [signature] Date: 6/17/26
(If not the Owner)

Owner's Signature: Peter Boyne Date: 06/18/26
Hildegarde Boyne 06/18/26

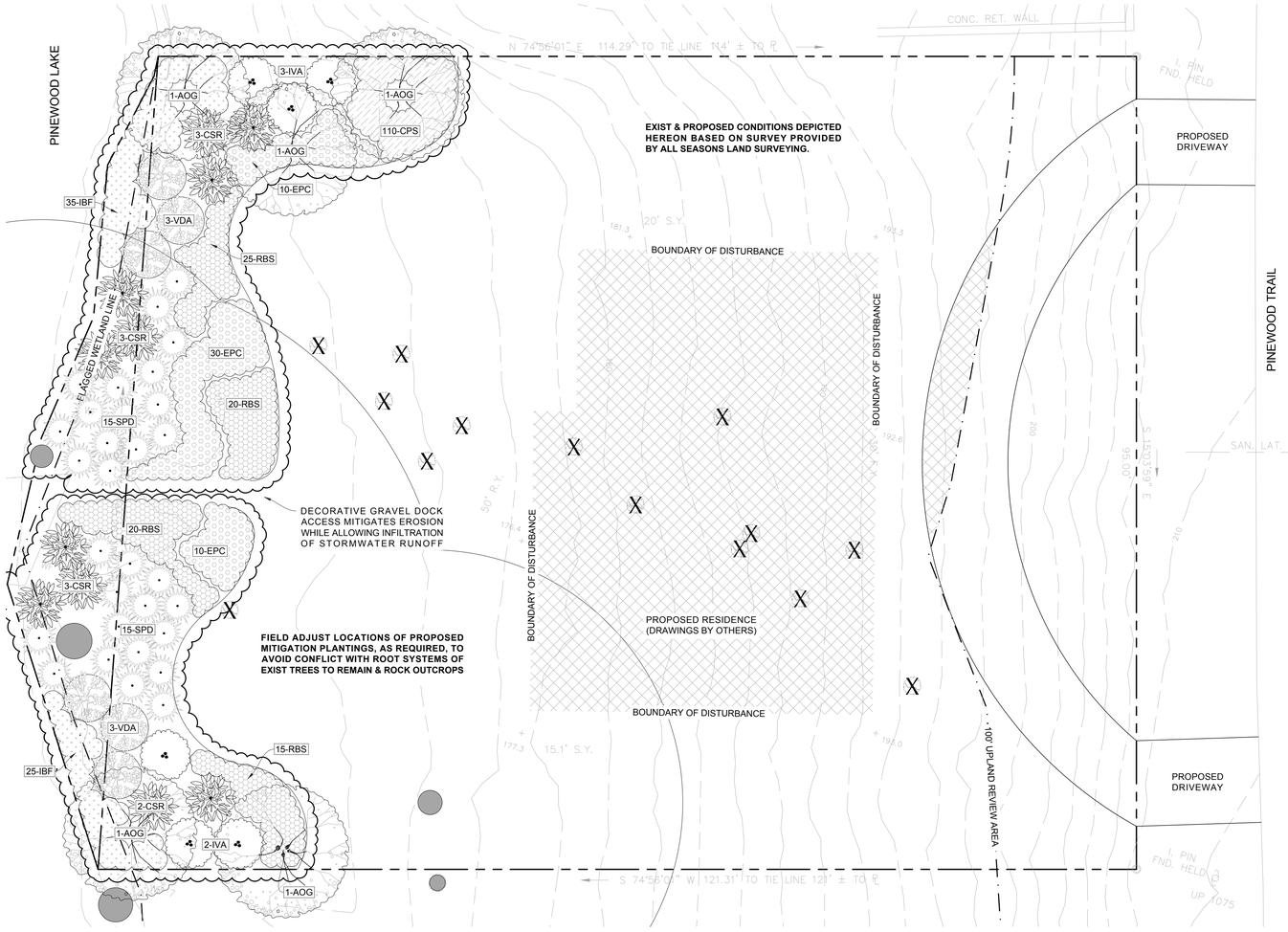
SECTION II

SITE PLAN REQUIREMENTS

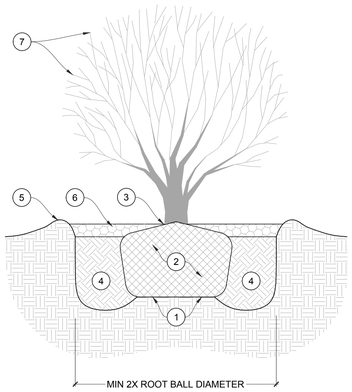
1. Total property area: 11839 Zone: AA Number of Lots: 1
2. Map ID, from assessors card: 107
3. Total area existing of wetlands on property: —
4. Total area of Regulated area on property: 9838
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 7164
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: 8589
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:	10	
Shrubs:	10	
Grasses, weeds, etc:	80	
Impervious area:	0	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): LAKE PINEWOOD
    b. Stream characteristics: intermittent or permanent: _____
    c. 100 year flood evaluation: _____
13. Probable effect of proposal (if any) on vegetation and wildlife: NONE
14. Existing or proposed source(s) of water supply for the property: WATER MAIN @ ROAD
15. Existing or proposed method of sewage disposal for the property: SANITARY SEWER @ ROAD
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: DOUBLE SILT FENCE AND HAY BALES
18. Proposed percent of Regulated area to be covered with impermeable surface: 24.5
19. Material to be (check all that applies): deposited ☑ excavated ☐ (if yes, complete the following):
    a. Area: 840 SF Volume: 108 CY
    b. Physical & Chemical composition of material to be deposited: NO ORGANIC OR CONSTRUCTION DEBRIS



1 MITIGATION PLANTING PLAN
SCALE: 1/8" = 1'



2 TREE & SHRUB PLANTING DETAIL
SCALE: NTS

1. ROOT BALL TO REST ON UNDISTURBED OR COMPACTED SOIL TO PREVENT SETTLING.
2. REMOVE ROPE, TWINE, EXCESS SOIL, & BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL NON- BIODEGRADABLE MATERIAL COMPLETELY FROM ROOT BALL.
3. TOP OF ROOT BALL SHALL BE SET FLUSH WITH ADJACENT GRADE OR SLIGHTLY HIGHER IN POORER SOILS. ROOT FLARE SHALL BE VISIBLE.
4. ENSURE ADEQUATE PERCOLATION / DRAINAGE PRIOR TO INSTALLATION. SCARIFY PIT WALLS & BACKFILL WITH AMENDED SOILS, AS REQUIRED, TAMPING WITH FOOT AND WATER IN 6" LIFTS.
5. 4" HIGH X MIN. DRIPLINE DIAMETER COMPACTED SOIL SAUCER BEYOND EDGE OF ROOT BALL.
6. MULCH WITH SHREDDED BROWN NATURAL BARK MULCH, MIN 2" - 3" DEPTH, WHILE ENSURING ROOT FLARE REMAINS EXPOSED.
7. PRUNING ONLY TO REMOVE DEAD OR DAMAGED LIMBS, CO-DOMINANT LEADER, OR CROSSING & BRANCHES NOT CONFORMING TO HABIT.

STAKING, GUYING AND WRAPPING TREES ONLY UPON APPROVAL FROM THE LANDSCAPE ARCHITECT. DETAILS PROVIDED AS REQUIRED.

DRAWING KEY

PROPOSED DISTURBANCE WITHIN UPLAND REVIEW AREA = ± 2,184 SF

PROPOSED MITIGATION PLANTING WETLAND BUFFER = ± 2,184 SF

X EXIST TREE TO BE REMOVED

PLANTING NOTES

01. SITE PREPARATION: DE COMPACT ALL AREAS AFFECTED BY CONSTRUCTION PRIOR TO PLANTING & SEEDING OPERATIONS. PROVIDE & INSTALL: 4"-6" OF TOPSOIL FOR LAWN AREAS; 6"-12" OF TOPSOIL FOR PERENNIAL BEDS; LOAM OR AMENDED SOILS, AS REQUIRED, FOR TREE & SHRUB PITS; STARTER FERTILIZER IN RECOMMENDED AMOUNTS; 2"-3" OF SWEET PEAT OR NON-DYED SHREDDED BROWN BARK MULCH IN UNIFORM LAYERS ACROSS BEDS & AROUND ALL TREES.
02. SUBSURFACE DRAINAGE & SOIL CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S (LC) RESPONSIBILITY TO ASSESS THE SUITABILITY OF EXISTING DRAINAGE & SOIL CONDITIONS PRIOR TO THE INSTALLATION OF SEED, SOD, & PLANTINGS. CONDITIONS DETRIMENTAL TO THE HEALTH & SUCCESS OF PROPOSED PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT (LA) & AMENDED, AS REQUIRED, BY THE LANDSCAPE CONTRACTOR (LC).
03. IRRIGATION: DRIP IRRIGATION SHALL BE PROVIDED FOR ALL TREES & SHRUBS; DRIP IRRIGATION SHALL BE PROVIDED FOR PERENNIAL BEDS, WHEREVER PRACTICAL, WITH SPRAY IRRIGATION AS AN OPTION FOR LARGER AREAS; ROTARY IRRIGATION SHALL BE INSTALLED SOLELY FOR LAWN AREAS. NO ROTARY OR SPRAY IRRIGATION SHALL BE DIRECTED TOWARDS, OR COME INTO CONTACT WITH, ANY TREES & SHRUBS.
04. LC TO COORDINATE DIRECTLY WITH OWNER'S IRRIGATION CONTRACTOR TO ENSURE VALVES, ZONES, & FIXTURES ARE DESIGNED TO PROVIDE ADEQUATE COVERAGE TO FACILITATE HEALTHY GROWTH & PLANT WARRANTIES.

VOLCANO MULCHING PROMOTES ROT, DISEASE, PEST DAMAGE, ROOT GIRDLING, & SHALLOW ROOT GROWTH RESULTING IN WEAK & UNHEALTHY PLANTS. MOREOVER, MULCHCANOS IMPEDE OXYGEN & WATER ABSORPTION TO ROOTS, THEREBY CAUSING STRESS & SUFFOCATION. VOLCANO MULCHING IS UNACCEPTABLE & STRICTLY PROHIBITED FOR THIS PROJECT.

MITIGATION PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AOG	5	*Acer rubrum 'October Glory'*	October Glory Red Maple	2.5"-3" cal, b&b	full specimen
DECIDUOUS SHRUBS					
CSR	11	*Cornus sericea 'Baileyi'*	Redtwig Dogwood	6 gal cont.	6' OC
IVA	5	*Ilex verticillata 'Afterglow'*	Afterglow Winterberry	4'-5' ht, b&b	6' OC, heavy
VDA	6	*Viburnum dentatum*	Arrowwood Viburnum	3'-4' ht, b&b	6' OC
GRASSES & SEDGES					
CPS	110	*Carex Pennsylvanica*	Pennsylvania Sedge	1 gal cont.	12" OC may sub. plugs
SPD	30	*Sporobolus Heterolepsis*	Prairie Dropseed	1 gal cont.	3' OC
GROUNDCOVERS & PERENNIALS					
EPC	50	*Echinacea purpurea*	Purple Coneflower	1 gal cont.	2' OC
IBF	60	*Iris versicolor*	Blue Flag Iris	1 gal cont.	2' OC
RBS	80	*Rudbeckia fulgida*	Black-Eyed Susan	2 gal cont.	2' OC


ACER RUBRUM 'OCTOBER GLORY' (FALL)


CAREX PENNSYLVANICA


CORNUS SERICEA (REDTWIG, SPRING)


SPOROBOLUS HETEROLEPSIS (DROPSEED)


ILEX VERTICILLATA 'AFTERGLOW' (WINTER)


ECHINACEA PURPUREA (CONEFLOWER)


VIBURNUM DENTATUM (ARROWWOOD VIB.)


IRIS VERSICOLOR (BLUE FLAG IRIS)


DENNSTAEDTIA PUNCTILOBULA (HAY SCENT)


RUDBECKIA (BLACK-EYED SUSAN)

LANDSCAPE DESIGN CONSULTING PC
P.O. BOX 145 WASHINGTON DT, CT
SW@LDC-PC.COM • 914-639-1710

Seal:



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Consultants:

Survey: All Seasons Land Surveying | 44 Fair St. Wallingford, CT 06462 | (860) 274-5053

Project Manager: Lions Creek Outdoors | 470 James St New Haven, CT 06513 | (203) 824-7564

Project:

38 PINEWOOD TRAIL
TRUMBULL, CT

Title:

MITIGATION PLANTING PLAN

APP 26-20
RECD 6/22/2026

No.	Date	Description
01.	02-18-2026	Prepared for IWWA Review
02.	06-17-2026	Revisions per new house layout
03.	00-00-0000	Item Pending
04.	00-00-0000	Item Pending
05.	00-00-0000	Item Pending
06.	00-00-0000	Item Pending
07.	00-00-0000	Item Pending
08.	00-00-0000	Item Pending
09.	00-00-0000	Item Pending
10.	00-00-0000	Item Pending

Date:	February 18, 2026
Drawn By:	SW
Scale:	1/8" = 1'



L - 100

NOTES:

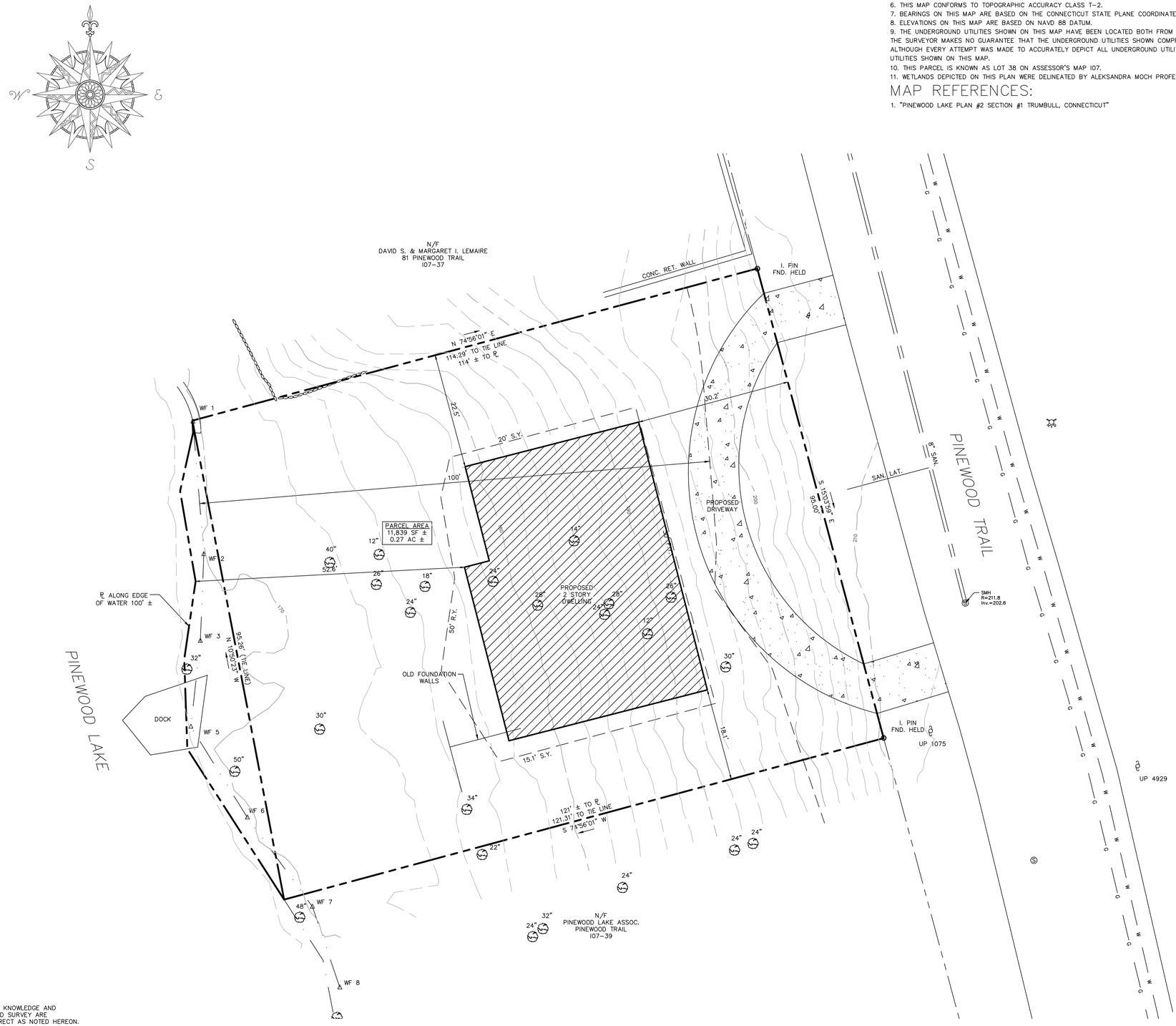
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS LOT 38 ON ASSESSOR'S MAP 107.
11. WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ALEKSANDRA MOCH PROFESSIONAL SOIL SCIENTIST JULY 2025.

MAP REFERENCES:

1. "PINEWOOD LAKE PLAN #2 SECTION #1 TRUMBULL, CONNECTICUT" SCALE: 1"=60' APR. 28, 1942 T.L.R. #242



LOCATION MAP
NTS



TRUMBULL ZONING TABLE (R-AA DISTRICT)			
STANDARDS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	43,560 SF	11,839 SF ±	11,839 SF ±
MIN. FRONTAGE	150'	95'	95'
MIN. FLOOR AREA (SF):			
2 STORY	1000 / 800	–	2,065 SF
SETBACKS:			
FRONT YARD	50'	–	30.2'*
SIDE YARD	20'	–	18.1'*
REAR YARD	50'	–	52.6' ±
MAX. BLDG. HEIGHT	40'	–	35' ±
MAX. FLOOR AREA	.29 PRIN. BLDG.	–	.35

* VARIANCE DATED 11/6/25 FOR 30' FRONT SETBACK AND 15.1 SIDE SETBACK
** AVERAGE EXISTING GRADE 185.7

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- 500 EXISTING CONTOUR
- WETLAND LINE
- 100' WETLAND REGULATED AREA
- HYDRANT
- W W EXISTING WATER MAIN
- EXISTING STONE WALL
- EXISTING SANITARY SEWER MAIN
- G G EXISTING GAS LINE
- S SANITARY SEWER MANHOLE
- UTILITY POLE
- IRON PIN
- △WF # WETLAND FLAG
- EXISTING TREE

ZONING LOCATION SURVEY
PROPOSED HOUSE
PREPARED FOR
VESICA DESIGN & CONSTRUCTION LLC
LOT 38 PINEWOOD TRAIL
TRUMBULL, CONNECTICUT

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SCALE: 1" = 10' SEPTEMBER 16, 2025
REVISED: DECEMBER 15, 2025 – NEW HOUSE FOOTPRINT
DECEMBER 22, 2025 – PER CLIENT COMMENTS
FEBRUARY 17, 2026 – ADD TREES
JUNE 4, 2026 – NEW HOUSE FOOTPRINT
PROJ. NO.: 1141

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

APP 26-20
RECD 6/22/2026

ALL SEASONS Land Surveying
LAND SURVEYING - LAND PLANNING
44 Fair Street
Wallingford, CT 06492
1 John Street
Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

CONTACT FOR EROSION CONTROL IMPLEMENTATION AND MAINTENANCE: CHRIS DORTENZIO 203 767 6821

NO DEBRIS OR STUMPS TO BE BURIED ON SITE.

RETAINING WALLS BY OTHERS.

DOUBLE SILT FENCE WITH HAYBALES DURING CONSTRUCTION

JUNCTION BOX 1
INV. IN/OUT 172.8

12 UNITS CULTEC R-280 RETENTION CHAMBERS
BOTTOM ELEV. CULTECS 171.7
INV. 172.7

6" PVC INSPECTION PORT CAPPED AT GRADE (TYP.)

AREA TO WEST OF LINE TO REMAIN WOODED

OVERFLOW CONTROL STRUCTURE
INV. IN 171.7
INV. OUT 174.2

AREA OF LAWN ROUTED TO RETENTION (YELLOW HATCHING)

FOOTING DRAIN OUTFLOW
INV. 171.0

JUNCTION BOX 2
INV. IN/OUT 172.8

YD 6
GRATE 177.5
INV. 173.5

YD 5
GRATE 177.5
INV. 173.5

TEMPORARY MATERIAL STOCKPILE AND STAGING AREA

YD 1
GRATE 193.5
INV. 190.5

YD 2
GRATE 177.8
INV. 173.2

MUD ANTI TRACKING PAD DURING CONSTRUCTION

YD 3
GRATE 203.0
INV. 199.0

PROVIDE 1 1/2" LIP

COARSE PARTICLE SEPARATOR
INV. IN 198.0
INV. OUT 197.9

DRIVEWAY DRAIN 1
GRATE 202.0
INV. 198.1

YD 4
GRATE 203.0
INV. 198.3

INV. 201.92

6" SCH 40 PVC SANITARY SEWER LATERAL (S=0.02 MIN., 0.08 MAX.)

DRIVEWAY DRAIN 2
GRATE 202.0
INV. 198.2

PROVIDE 1 1/2" LIP

GUIDERAIL (TYP.)

CONCRETE WASHOUT AREA

GREATE SWALE TO DIRECT RUNOFF TO REAR AND AWAY FROM SIDE PROPERTY LINE

20' MAX. (10' SHOWN)

20' MIN.

PROPOSED 2 STORY DWELLING
T.F.F. 203.1

PROPOSED DRIVEWAY

PINEWOOD TRAIL

PINEWOOD LAKE

N/F DAVID S. & MARGARET I. LEMAIRE 81 PINEWOOD TRAIL I07-37

N/F PINEWOOD LAKE ASSOC. PINEWOOD TRAIL I07-39

PARCEL AREA 11,839 SF ± 0.27 AC ±

GRAPHIC SCALE
10 0 10 20
1 inch = 10 feet

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES. THE CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED BEFORE CERTIFICATION.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ALL SEASONS LAND SURVEYING TITLED "ZONING LOCATION SURVEY PREPARED FOR ALEXANDRA CASABIANCA", DATED JUNE 4, 2026.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.27 ACRES

SEDIMENTATION AND EROSION CONTROL NOTES

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

CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED.

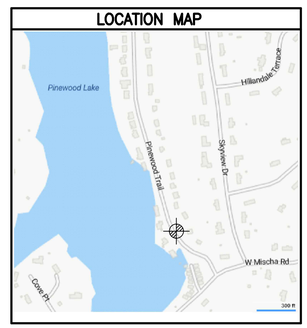
CONTRACTOR TO COORDINATE WITH SURVEYOR FOR DRAINAGE AS BUILT PRIOR TO BACKFILLING.

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

GEOTECHNICAL ENGINEER TO CONFIRM STABILITY OF PROPOSED SLOPES.

RESTRICTIVE LAYER TO BE CONFIRMED AT TIME OF CONSTRUCTION.

LOCATION MAP



APP 26-20
RECD 6/22/2026

STATE OF CONNECTICUT
DANIEL J. D'ARIENZO
No. 24877
LICENSED PROFESSIONAL ENGINEER

REV. 6/12/26: PER ENGINEERING COMMENTS.

CHRIS DORTENZIO
38 PINEWOOD TRAIL TRUMBULL, CONNECTICUT

DRAINAGE PLAN

6-6-26
date

CIVIL ENGINEERS

2853
project

1 OF 2
sheet

Fairfield County Engineering LLC

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

2853_260612Drainage

FCE Project #	2718	**Date Performed:**	10/20/25
Client:	Peter Boyne		
Location:	38 Pinewood Trail, Trumbull		
Observed by:	Wayne D'Avanzo		

Test Hole 1:

0-12"	Topsoil
12- 64"	Light Brown Gravel with Silt
64-70"	Grey Sand
No Ground Water	
Mottling @ 64"	
No Ledge	
Roots to 64"	

Conducted by:	Wayne D'Avanzo	Project:	2718
Location:	38 Pinewood Trail	Town:	Trumbull
Client :		Date:	10/20/2025

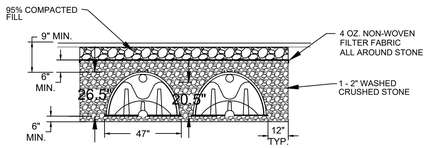
Weather conditions prior to and during tests:
Clear

Single Lot:	X	Subdivision:	
Diameter of Hole:	8"	Depth of Hole:	21"

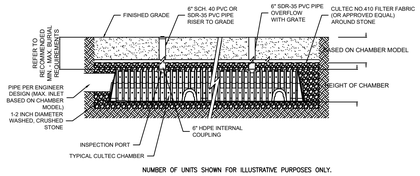
PT-1 **Design**

Pre-soak @ 8:55 AM **2.25"/Hr. (2.0 F.S.)**

Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:55 AM	----	3"	----	----
11:05 AM	10 Min.	6 1/2"	3 1/2"	2.9 Min.
11:15 AM	10 Min.	8 1/2"	2"	5.0 Min.
11:25 AM	10 Min.	9 3/4"	1 1/4"	8.0 Min.
11:35 AM	10 Min.	10 3/4"	1"	10.0 Min.
11:45 AM	10 Min.	11 5/8"	7/8"	11.4 Min.
11:55 AM	10 Min.	12 3/8"	3/4"	13.3 Min.



CULTEC RECHARGER 280HD
TYPICAL CROSS SECTION



CULTEC INSPECTION PORT AND OVERFLOW
(AS APPLICABLE)

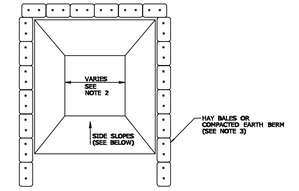
NOTES

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.

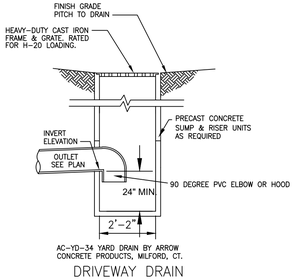
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHALL BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP HOSES. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN OFF-LAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



CONCRETE WASHOUT AREA
NOT TO SCALE
(SEE NOTE 2)



AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

DRIVEWAY DRAIN
NOT TO SCALE

CONSTRUCTION SEQUENCE

1. Install silt fencing and other erosion controls as shown on plan.
2. Install mud anti tracking pad as shown on plan.
3. Clear site as needed.
4. Rough in driveway.
5. Install foundation, frame house.
6. Install underground retention system.
7. Install driveway drains, junction boxes.
8. Connect piping to stormwater system.
9. Grade as shown on plan.
10. Fine grade, topsoil and seed all areas.
11. Remove erosion controls once site is stabilized.

Stormwater Facilities Maintenance Plan

Christopher Dortenzio

38 Pinewood Trail, Trumbull, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 38 Pinewood Trail are maintained by the property owner in operational condition throughout the life of the project.

Recommended Frequency of Service:

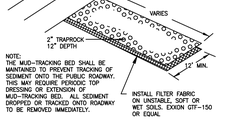
All of the stormwater components installed for this property shall be checked periodically by the Owner and kept in full working order. Ultimately, the frequency of inspection and service cleaning depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, trash,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

Service Procedures:

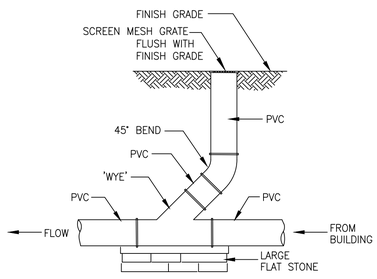
1. Cultec retention chambers: The maintenance of the Cultec chambers shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: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

Reporting:

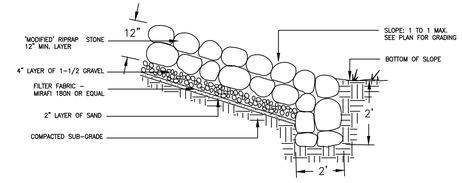
A maintenance log shall be kept by the Owner of each inspection outlining the items inspected and the maintenance performed. These logs shall be kept on file by the Owner, and must be shared with the Town upon request.



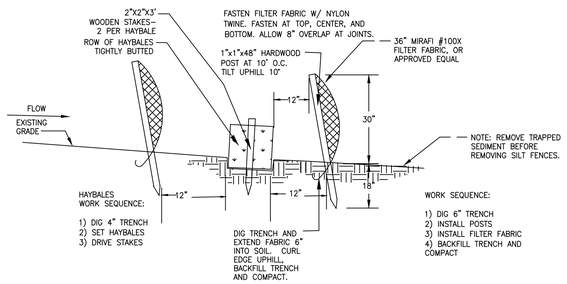
MUD-TRACKING BED
NOT TO SCALE



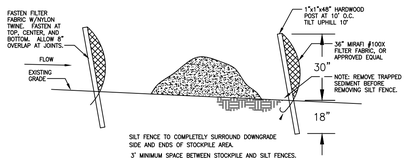
TYPICAL CLEANOUT
NOT TO SCALE



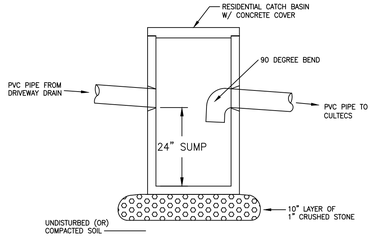
RIPRAP SLOPE PROTECTION
NOT TO SCALE



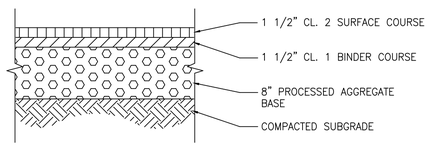
DOUBLE SILT FENCE W/HAYBALES
NOT TO SCALE



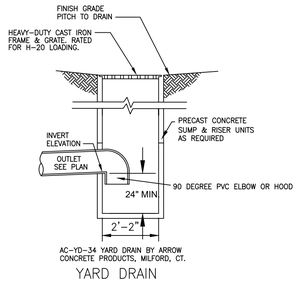
STOCKPILE PROTECTION
NOT TO SCALE



COARSE PARTICLE SEPARATOR
NOT TO SCALE



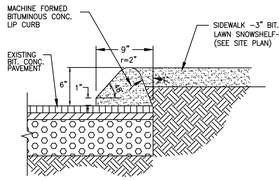
DRIVEWAY PAVEMENT
NOT TO SCALE



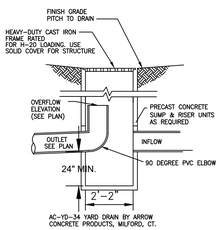
AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

YARD DRAIN

NOT TO SCALE

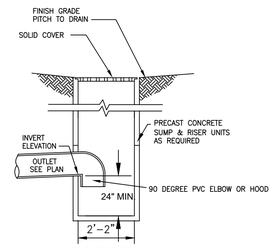


BIT. CONC. CURB
NOT TO SCALE



AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

OVERFLOW CONTROL STRUCTURE
NOT TO SCALE



AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

JUNCTION BOX
NOT TO SCALE

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

6-6-26
date

Fairfield County Engineering LLC

APP 26-20
RECD 6/22/2026

REV. 6/12/26: PER ENGINEERING COMMENTS.

CHRIS DORTENZIO

38 PINEWOOD TRAIL TRUMBULL, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

2853 project

2 OF 2 sheet

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

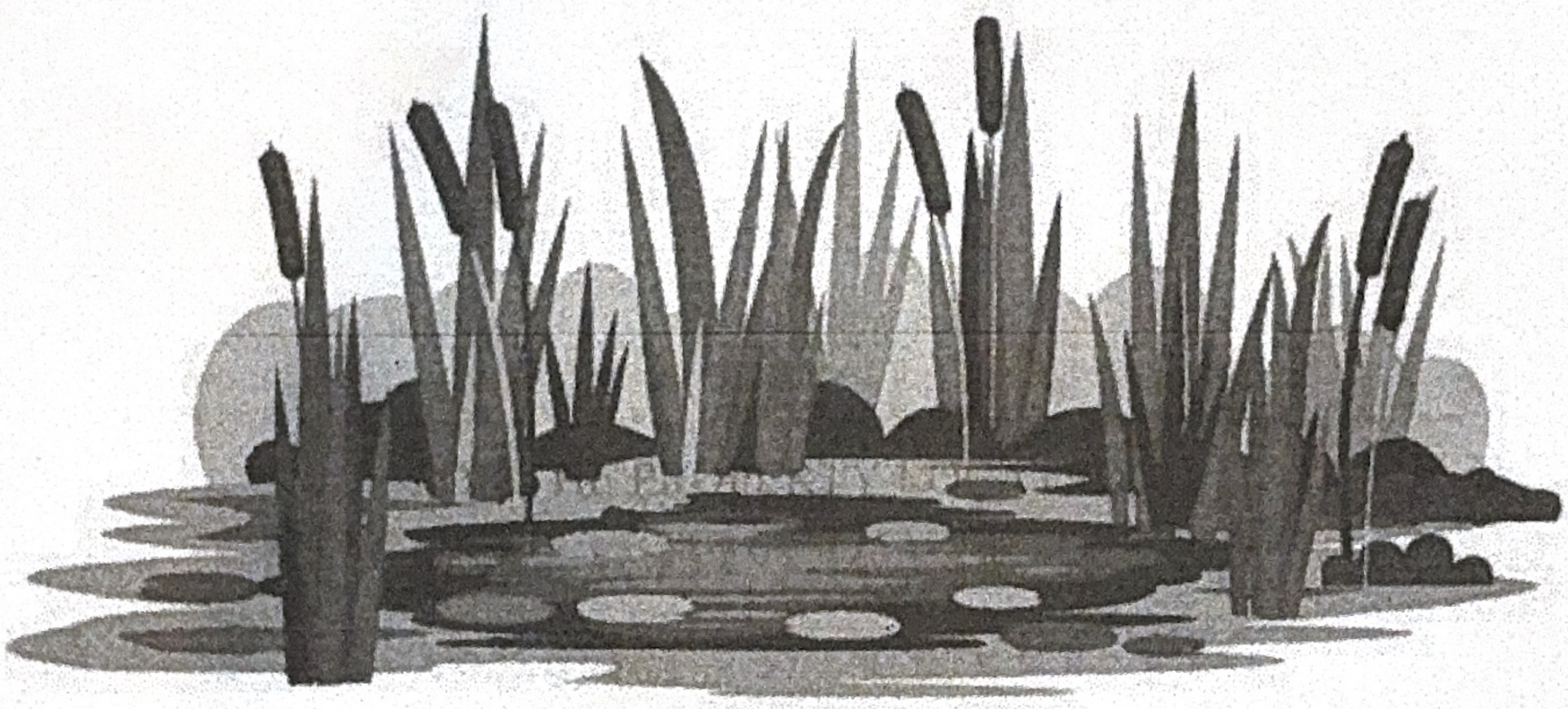
2853_260612Drainage

APP 26-20
RECD
6/22/2026

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT

PINEWOOD TRAIL, LOT 70
TRUMBULL, CONNECTICUT



REPORT PREPARED BY

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST

LANDSCAPE DESIGNER, CPESC

GEOLOGIST/HYDROGEOLOGIST

July 2, 2025

SUBMITTED
26-05
FEB 19 2026
INLAND WETLANDS COMMISSION
BY _____

SITE DESCRIPTION

The vacant lot is located on the western side of Pinewood Trail, approximately 900feet north of West Mischa Road in Trumbull, CT. The area stretches between the road and the man-made lake, established within the old section of the Booth Hill Brook channel. The area is wooded and slopes steeply towards the lake.

METHODS

Wetland identification was performed on June 2, 2025, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified through observation of soil morphology, including texture, structure, and color. Numerous soil samples were taken using an auger. Sampling began within the typical wetland area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetlands was marked with pink surveyor's tape labeled "*WET.*" Each flag was numbered sequentially from #1 to #9 along the edge of the lake located off-site to the west.

WETLANDS/WATERCOURSES REGULATORY DEFINITION

The Inland Wetlands and Watercourses Act (Connecticut General Statues section 22a-38) defines inland wetlands as *land, including submerged land... which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statues as *rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

WETLAND/WATERCOURSE DESCRIPTION

The area flagged in the field follows the edge of the lake with some fragments of the wetland fringe. The area is wooded and supported with wooded buffer.

Aleksandra Moch, 44 Lewelyn Road Stamford, CT 06902
cell: (203) 550 9373, aleksandra_moch@yahoo.com

WETLAND SOILS

The soils were classified using soil criteria and maps developed by the USDA Natural Resources Conservation Service.

308w – Aquents

This soil unit includes poorly drained and very poorly drained disturbed land areas. These soils are most commonly found in areas that have been filled and/or excavated. They support two or more feet of fill placed over or mixed into the original soil. Aquents are characterized by a seasonal to prolonged high groundwater table and can support or already support wetland vegetation. Aquents are young soils with an aquic moisture regime. The key indicator is the presence of a groundwater table at or near the soil surface for fourteen days or longer during the growing season.

UPLAND SOILS

60D—Canton and Charlton fine sandy loams, 15 to 45 percent slopes

Canton is a well-drained soil found on ridges, moraines, and hills. The parent material is a coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist. The groundwater is more than eighty inches deep.

Typical profile

- *0 to 7 inches:* fine sandy loam
- *7 to 15 inches:* fine sandy loam
- *15 to 26 inches:* gravelly fine sandy loam
- *26 to 65 inches:* gravelly loamy sand

Charlton is also a well-drained soil found on hills, ground moraines, and ridges. The parent material includes coarse-loamy melt-out till derived from granite, gneiss, and/or schist. The ground water level is also more than eighty inches deep.

Typical profile

- *0 to 7 inches:* fine sandy loam
- *7 to 22 inches:* gravelly fine sandy loam

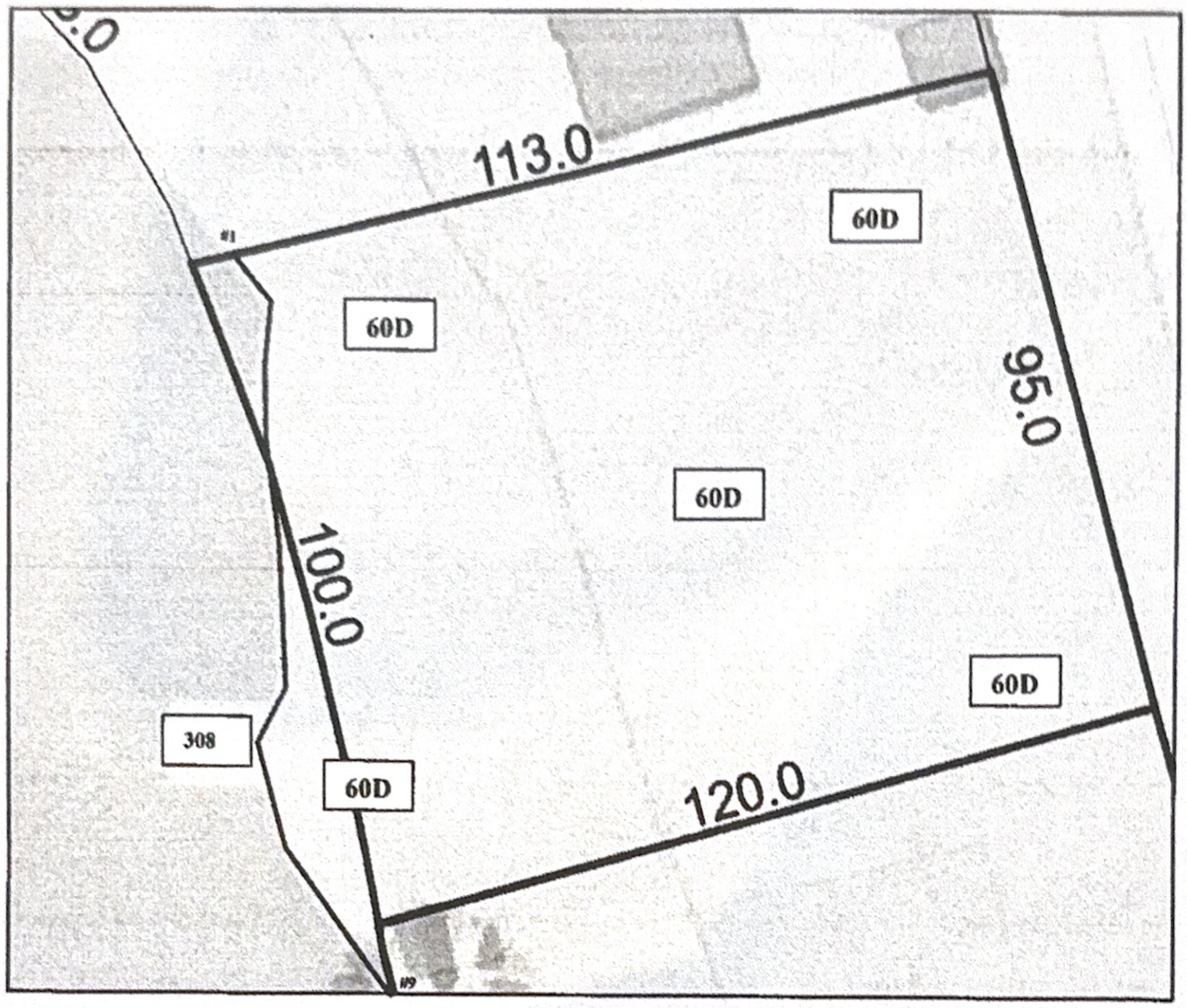
22 to 65 inches: gravelly fine sandy loam

Certified by:

A Moch

Aleksandra Moch
Wetland & Soil Scientist

Aleksandra Moch, 44 Lewelyn Road Stamford, CT 06902
cell: (203) 550 9373, aleksandra_moch@yahoo.com



Aleksandra Moch, 44 Lewelyn Road Stamford, CT 06902
cell: (203) 550 9373, aleksandra_moch@yahoo.com

DocuSign Envelope ID: 26818D99-756C-8C26-8894-168079A6569E

INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SUBMITTED
Application No. 26.21
JUN 23 2026
INLAND WETLANDS COMMISSION
BY

SECTION I

1. Location/address of property where activity is proposed: 130 whitney Ave. Trumbull, CT
   Parcel Size .7H Zone: A Map ID: E/03/00013 Current Use: Single Fam Res
2. Applicant's Name: Jenifer Vero
   Applicant's Address: 130 Whitney Ave. Trumbull, CT
   Telephone: (914)384-3886 Cell: ( ) Email: JenLu1122@gmail.com
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): Owner
3. Name of Property Owner of Record: David Larmon and Jenifer Vero
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: 130 Whitney Ave. Trumbull, CT
   Telephone: (914)384-3886 Cell: ( ) Email: JenLu1122@gmail.com

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

   Jenifer Vero — Signed by: Jenifer Vero
   (Owner of Record)

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary): Removal of existing deck. Construct Two story addition at rear of existing Single family residence. (Per Attached Plans)

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:** _____
(If not the Owner)

Owner's Signature: Signed by: Jenifer Vero A3EB6235CD4E4CA... **Date:** 6/19/2026

SECTION II

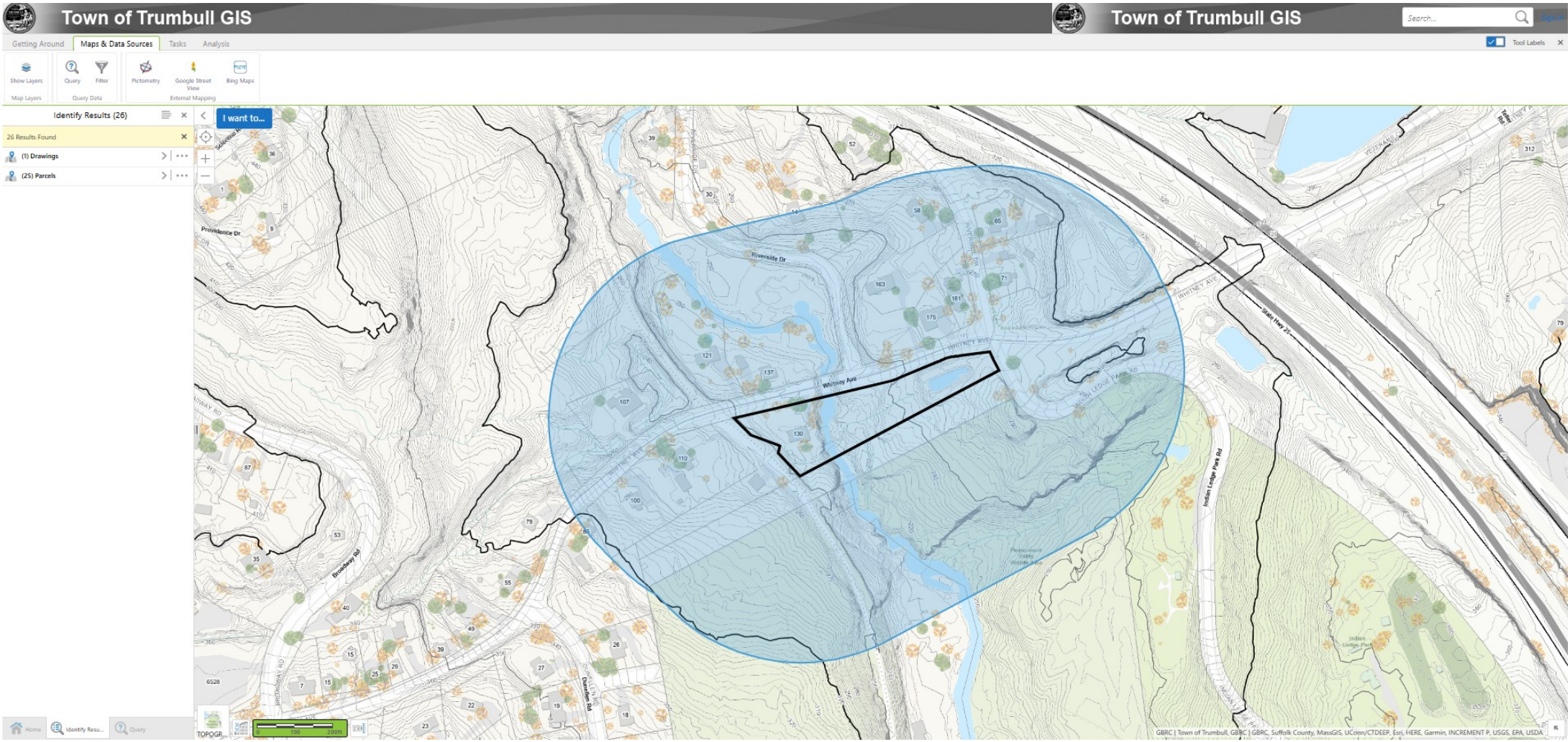
SITE PLAN REQUIREMENTS

1. **Total property area:** .71 **Zone:** A **Number of Lots:** 1
2. **Map ID, from assessors card:** E/03/00013
3. **Total area existing of wetlands on property:** 8,057SF
4. **Total area of Regulated area on property:** 28,486SF (NW corner of parcel is not found in the regulated area)
5. **Wetlands area to be disturbed:** 0
6. **Upland Review area to be disturbed:** 3,410sf
7. **Proposed % of wetlands on the property to be disturbed:** 0%
8. **Total area of proposed land disturbance:** 3,410sf
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:	per existing conditions survey	
Shrubs:	"	
Grasses, weeds, etc:	"	
Impervious area:	"	

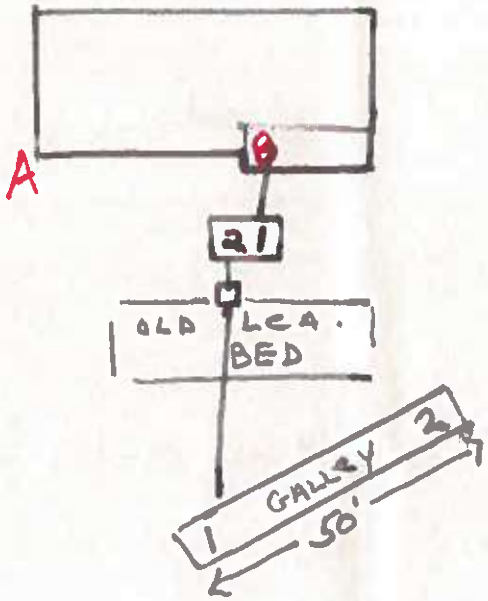
12. **Existing watercourse data and open water characteristics: (if applicable)**
    a. **Size of pond(s) or lake(s):** Combined watercourse and Pond 3,150SF
    b. **Stream characteristics:** **Intermittent or permanent:** Permanent
    c. **100 year flood evaluation:** Parcel found in Zone A (Elnn5-229), Zone X Shaded and Zone X unshaded
13. **Probable effect of proposal (if any) on vegetation and wildlife:** SESC Measures will be implemented and maintained during construction so that existing vegetation and wildlife will not be adversely affected
14. **Existing or proposed source(s) of water supply for the property:** public
15. **Existing or proposed method of sewage disposal for the property:** Private Sewerage Disposal System (Front)
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:** Standard SESC measures(silt fence to surround L.O.D., construction access & stock pile area
18. **Proposed percent of Regulated area to be covered with impermeable surface:** See Below
19. **Material to be (check all that applies): deposited ☐ excavated ☐ (If yes, complete the following)**
    a. **Area:** 107SF **Volume:** 14 CY
    b. **Physical & Chemical composition of material to be deposited:**

18. 20SF (existing deck/Steps, 366SF to be replaced with a 2 story addition/steps 386SF)


Town of Trumbull GIS
Town of Trumbull GIS
Search...
Sign In
Getting Around
Maps & Data Sources
Tasks
Analysis
Tool Labels
Show Layers
Query
Filter
Pictometry
Google Street View
Bing Maps
Map Layers
Query Data
External Mapping
Identify Results (26)
I want to...
26 Results Found
(1) Drawings
(25) Parcels
Riverside Dr
Whitney Ave
Providence Dr
Broadway Rd
Indian Ledge Park Rd
State Hwy 25
Quarry Rd
Home
Identify Resu...
Query
TOPOGR
GBRC | Town of Trumbull, GBRC | GBRC, Suffolk County, MassGIS, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Pt.	C_1^o	C_2^o	BOX	GALLEY Pt 1	GALLEY Pt 2
A	34	30	33	68	93
B	12	12	18	63	73

J. MARSILIO, INC.
MONROE, CONN.



Repair

130 Whitney Ave TRUMBULL CT.

Corps of Army Engineers
Waltham MASS.
MR. FARRELL

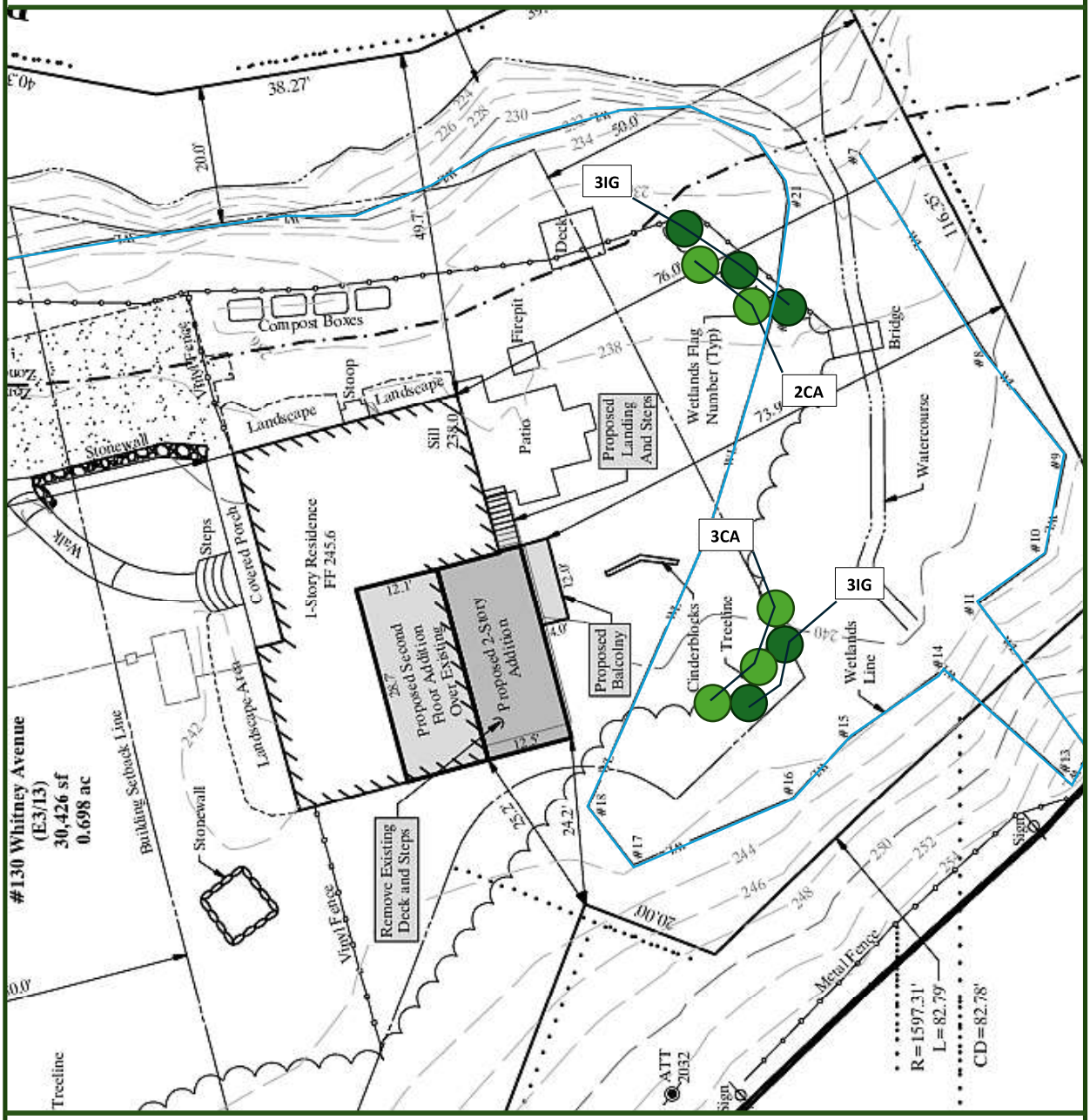
July 14-76

Repair

Wetland Buffer Restoration Plan

130 Whitney Avenue, Trumbull, CT

by Aleksandra Moch, Landscape Designer, June 8, 2026



PLANTING SCHEDULE

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
5	IG	Ilex glabra ‘Compacta’ / Inkberry	2’-3’	Cont.
5	CA	Clethra alnifolia ‘Hummingbird’ / Sweet pepperbush	2’-3’	Cont.

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT

130 WHITNEY AVENUE
TRUMBULL, CONNECTICUT



REPORT PREPARED BY

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST

LANDSCAPE DESIGNER, CPESC

GEOLOGIST/HYDROGEOLOGIST

March 10, 2026

SITE DESCRIPTION

The property is located at the southwestern corner of Whitney Avenue and Indian Ledge Park Road in Trumbull, CT. This 0.71-acre site is bisected by the Pequannock River. The property supports a single-family residence, a driveway, and a septic system. The improvements are located on the western side of the river. The eastern portion is wooded but interrupted by a man-made pond that serves as a stormwater detention. The area is underlain by a shallow ledge with outcrops throughout the property. The area slopes and drains toward the river.

METHODS

Wetland identification was performed on March 10, 2026, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified based on observations of soil morphology, including texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetlands was marked with orange surveyor's tape labeled "*WET*." Each flag was numbered sequentially from #1 to #28 along the edge of an intermittent watercourse and the western edge of the river's channel, and from #29 to #66 along the edge of the intermittent watercourse, stormwater basin, its overflow, and the eastern edge of a man-made channel. Flags 67-76 run around a ledge outcropping, which is a dry island situated within the wetland/watercourse corridor of the Pequannock River.

WETLANDS/WATERCOURSES REGULATORY DEFINITION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 22a-38) defines inland wetlands as *land, including submerged land…which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statutes as rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through, *or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

Aleksandra Moch, 95 Halpin Avenue Stamford, CT 06905
cell: (203) 550 9373, aleksandra_moch@yahoo.com

WETLAND/WATERCOURSE DESCRIPTION

The area marked in the field includes the Pequannock River and an intermittent watercourse flowing from the west, a man-made stormwater pond and its overflow located to the east, and several natural springs that emerge from the eastern slope to feed the river. The eastern intermittent watercourse is sustained by a narrow wetland fringe and numerous springs emerging from the western slope, including an ephemeral flow discharged through a pipe. To the west, there is a stormwater detention pond with an associated wetland fringe and the overflow from the man-made pond, which flows toward the river. However, part of the flow is diverted into a man-made channel constrained by a stone wall. Some natural groundwater seeps through this wall. Another natural spring is situated to the northeast, supported by runoff from the road. This spring expands and joins the rest of the eastern slope wetland. There are some isolated ledge outcrops that interrupt the wetland; due to their small size, they are included within the wetland area. The eastern system is wooded, except for the detention pond area, which is disturbed and dominated by invasive shrubs. On the western side, the northern portion of the intermittent watercourse is maintained as a lawn, while the southern portion is wooded. The Pequannock River flows through a very deep channel surrounded by towering cliffs.

WETLAND SOILS

The soils were classified using soil criteria and maps developed by the USDA Natural Resources Conservation Service.

3 – Ridgebury, Leicester, and Whitman extremely stony fine sandy loams
This unit contains poorly drained and very poorly drained soils. The soil has a seasonally high-water table at or near the surface from fall through spring.

The Ridgebury soils feature a surface layer of very dark grayish-brown fine sandy loam. The subsoil is a mixture of brown and light brownish gray, mottled fine sandy loam. The substratum consists of grayish-brown and dark yellowish-brown, mottled fine sandy loam.

The Leicester soils have a surface layer of black, fine sandy loam. The subsoil is brown, mottled fine sandy loam, and contains gravelly fine sandy loam. The substratum is olive-brown, mottled, gravelly fine sandy loam.

The Whitman soil has a surface layer of very dark gray fine sandy loam. The upper section of the subsoil is dark and grayish-brown, gravelly fine sandy loam. The lower section of the subsoil is grayish-brown, consisting of fine sandy loam. The substratum is very firm, grayish brown, mottled, gravelly fine sandy loam.

Included in this unit's mapping are small areas of moderately well-drained Woodbridge and Sutton soils, as well as very poorly drained Adrian and Scarboro soils.

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308w – Aquents

This soil unit consists of poorly drained and very poorly drained disturbed land areas. These soils are found most often in filled and/or excavated areas. They support two or more feet of fill placed over or mixed into the original soil. Aquents are characterized by a seasonal to prolonged high groundwater table and either support or can support wetland vegetation. Aquents are young soils with an aquic moisture regime. The key indicator is the presence of a groundwater table at or near the soil surface for at least 14 days during the growing season.

UPLAND SOILS

73C—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky

Charlton: soil is found over the hills and ridges. The parent material consists of course-loamy melt-out till derived from granite, schist, and/or gneiss. The depth of the restrictive layer exceeds 80 inches. This is a well-drained soil series with a groundwater table at a depth of 80 inches.

Typical profile

- 0 to 4 inches: fine sandy loam
- 4 to 7 inches: fine sandy loam
- 7 to 19 inches: fine sandy loam
- 19 to 27 inches: gravelly fine sandy loam
- 27 to 65 inches: gravelly fine sandy loam

Chatfield: soil is well-drained with the groundwater table expected below 80 inches. The surface area tends to be covered with cobbles, stones, or boulders. The depth of the lithic bedrock hovers from 20 to 40 inches.

Typical profile

- 0 to 1 inch: highly decomposed plant material
- 1 to 6 inches: gravelly fine sandy loam
- 6 to 15 inches: gravelly fine sandy loam
- 15 to 29 inches: gravelly fine sandy loam
- 29 to 80 inches: unweathered bedrock

75C—Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes
75E—Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes

Hollis is a somewhat excessively drained soil that occurs on hills and ridges. The parent material consists of loamy melt-out till derived from granite, and/or schist, and/or gneiss. Cobbles, stones, or boulders cover the surface area. The depth to bedrock hovers between 10 and 20 inches, and the depth to the water table exceeds 80 inches.

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cell: (203) 550 9373, aleksandra_moch@yahoo.com

Typical profile

- 0 to 1 inch: highly decomposed plant material
- 1 to 6 inches: gravelly fine sandy loam
- 6 to 9 inches: channery fine sandy loam
- 9 to 15 inches: gravelly fine sandy loam
- 15 to 80 inches: bedrock

Chatfield is a well-drained soil type that occurs on hills and ridges. The parent material consists of a coarse-loamy melt-out till derived from granite and/or schist and/or gneiss. The surface area is covered with cobbles, stones, or boulders. The depth of the bedrock varies from 20 to 40 inches. The depth of the groundwater exceeds eighty inches.

Typical profile

- 0 to 1 inch: highly decomposed plant material
- 1 to 6 inches: gravelly fine sandy loam
- 1 - 6 to 15 inches: gravelly fine sandy loam
- 15 to 29 inches: gravelly fine sandy loam
- 29 to 80 inches: unweathered bedrock

Rock Outcrop consists of lithic bedrock.

Typical profile

- 0 to 0 inches: bedrock

306—Udorthents-Urban land complex

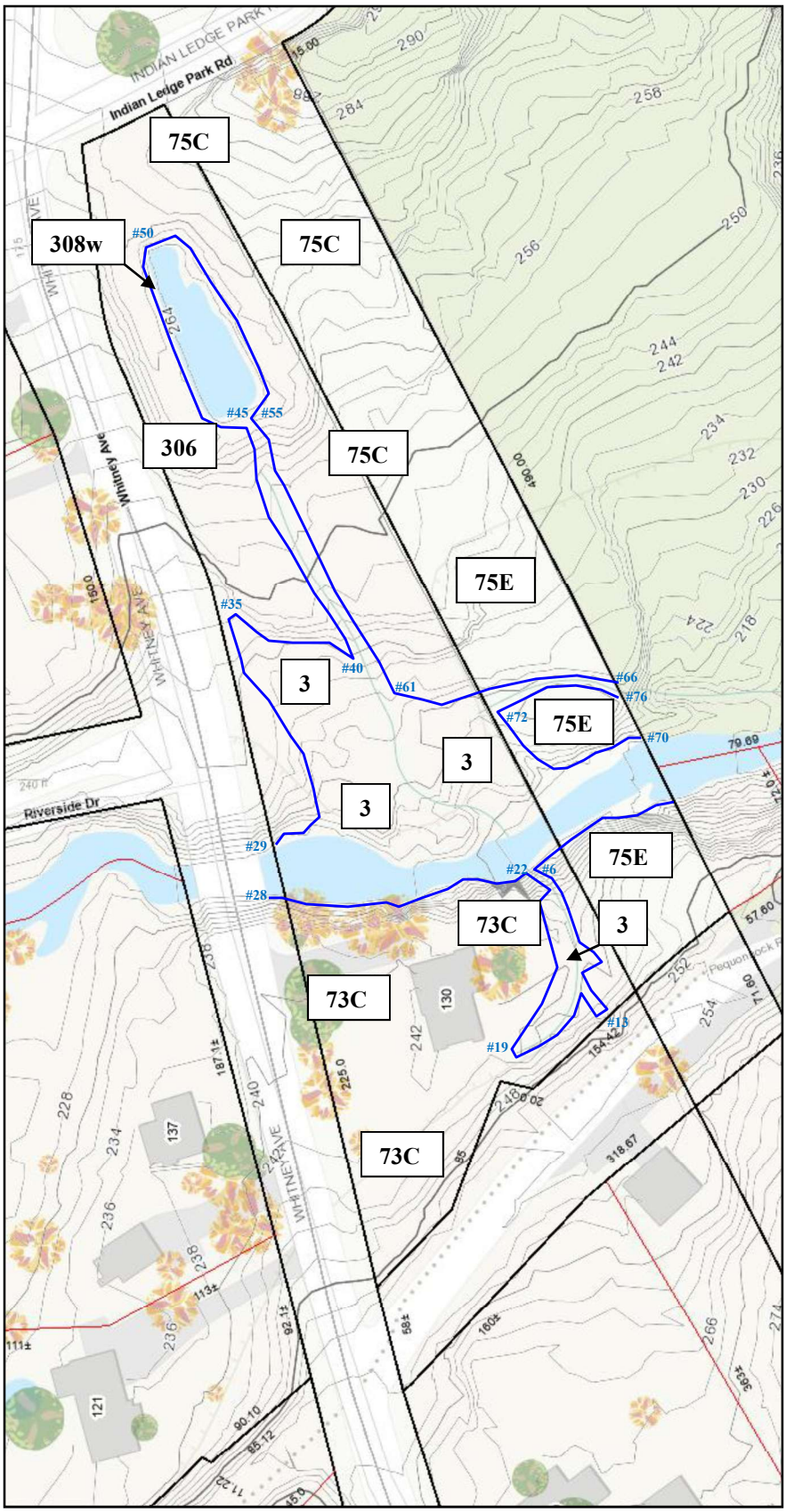
This unit comprises areas that have been altered by cut-and-fill operations. The slopes in this area are from 0 to 25 percent. The depth to restrictive feature is more than eighty inches. This is a well-drained soil with a water table hovering between 54 and 72 inches.

Certified by:

A Moch

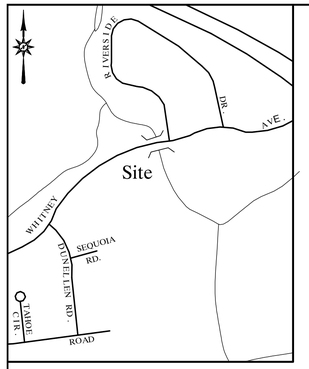
Aleksandra Moch
Wetland & Soil Scientist

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cell: (203) 550 9373, aleksandra_moch@yahoo.com



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Pequonnock River
Riverside Dr
Whitney Ave
Indian Ledge Park Rd
Whitney Ave
Whitney Ave
Whitney Ave
Whitney Avenue
Parking Lot
Pequonnock River
Valley Park - Whitney
Pequonnock River
Layers
Google Maps



LOCATION MAP

0 500

1" = 500'



RESIDENCE ZONE A	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	21,780 SF	30,426 sf		
Minimum Lot Frontage	125'	218.43'		
MINIMUM SETBACK				
Setback From Front Property Line	50	69.3'		
Setback From Side Property Lines	20	25.2'		
Setback From Rear Property Lines	50	76.0'		
MINIMUM FLOOR AREA				
Floor Area - 1 Story	1,200	1,585 sf±		
Maximum Height For A Building Or Structure	40'	13.4'±		
Maximum Building Lot Coverage As A Percentage Of Lot Area	25%	6.9%		
Maximum Building Floor Area As A Percentage Of Lot Area	29%	5.2%		



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 1091-"Subdivision in Trumbull, Conn.; for Alyce Katz; June 1, 1962; Scale 1"=40'; by Frank C. Penny."
   B. RM 3049-"BHC Company to State of Connecticut; Department of Environmental Protection; The Nature Conservancy of Conn., Inc.; Scale: 1"=200'.
   C. RM 3399-"Proposed Lot Line Revision Plan; Prepared for #175 Whitney Ave. & #163 Whitney Ave.; Trumbull, Conn.; Scale: 1"=20'; 2-10-2016; by J. Edwards & Associates."
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   E. "A Subdivision of Land in Trumbull, Conn.; for Frederick L. Comley; Nov. 30, 1978; Scale: 1"=20'; by Spath-Bjorklund Associates, Inc."
   F. RM 332A
   G. Volume 1569 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 AE & X per FEMA Flood Map #09001C0288F; Panel 288 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.

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

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE SIGNATURE OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT, EXCEPT AS NOTED HEREON

Michael S. Shevlin, LICENSED LAND SURVEYOR #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.

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ZONING LOCATION SURVEY

PREPARED FOR

DAVID LARMON & JENNIFER VERO

#130 WHITNEY AVENUE

TRUMBULL, CONNECTICUT

20 0 20 40

NO.	DATE	DESCRIPTION

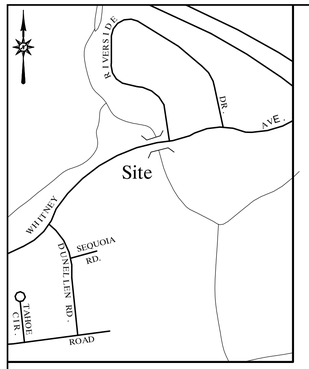
REVISIONS

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	SHEET NUMBER:
4-24-2026	1"=20'	DCH	S7925	1/1

SHEVLIN LAND SURVEYING, LLC

SHEVLIN LAND SURVEYING, LLC
303 Linwood Avenue, Fairfield, CT
(203)-218-5840 - ShevlinLS.com

#HD-54



LOCATION MAP

0 500

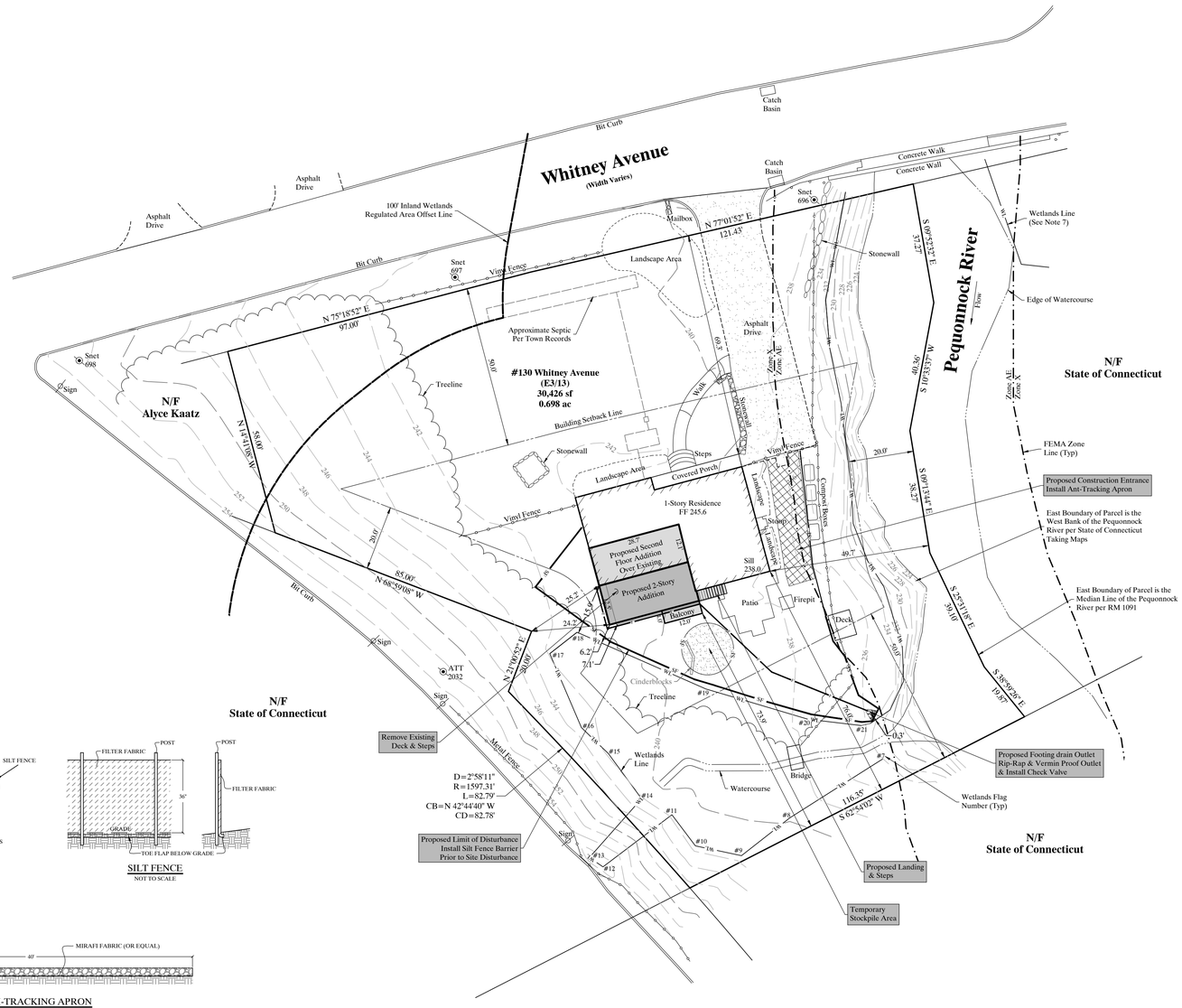
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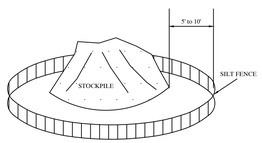


RESIDENCE ZONE A	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	21,780 SF	30,426 sf	30,426 sf	
Minimum Lot Frontage	125'	218.43'	218.43'	
MINIMUM SETBACK				
Setback From Front Property Line	50	69.3'	69.3'	
Setback From Side Property Lines	20	25.2'	24.2'	
Setback From Rear Property Lines	50	76.0'	73.9'	
MINIMUM FLOOR AREA				
Floor Area - 1 Story	1,200	1,585 sf±	1,942 sf±	
Maximum Height For A Building Or Structure	40'	13.4'±	23.1'±	
Maximum Building Lot Coverage As A Percentage Of Lot Area	25%	6.9%	7.1%	
Maximum Building Floor Area As A Percentage Of Lot Area	29%	5.2%	8.7%	

NOTES:

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6. The property is located in Zone AE & X per FEMA Flood Map #09001C0288F; Panel 288 of 626; Effective Date: 6/18/2010.
7. The inland wetlands shown hereon were flagged in the field by Aleksandra Moch on March 10, 2026.
8. Property is served by public water and septic system.
9. The topography shown hereon is the result of a field survey. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).
10. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
11. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
12. 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.
13. Proposed calculations are based on architectural plans submitted by the client. In some cases dimensions are scaled. It is the contractor's responsibility to adjust for siding that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.





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
(NOT TO SCALE)

SILT FENCE
NOT TO SCALE

ANTI-TRACKING APRON
NOT TO SCALE

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
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- HEDGE
- STONEWALL
- WL WL INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
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- × 132.0 EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE ELECTRONIC SIGNATURE OF THE SIGNATORY

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

Michael S. Shevlin, Jr. PLS #70339

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App 26-21
RECD 6/23/2026

ZONING LOCATION SURVEY

PREPARED FOR

DAVID LARMON & JENNIFER VERO

#130 WHITNEY AVENUE

TRUMBULL, CONNECTICUT

20 0 20 40

NO.	DATE	DESCRIPTION
2	6-8-2026	TOWN COMMENTS
1	4-30-2026	PROPOSED FEATURES
REVISIONS		

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	SHEET NUMBER:
4-24-2026	1"=20'	DCH	S7925	1/1

SHEVLIN LAND SURVEYING, LLC

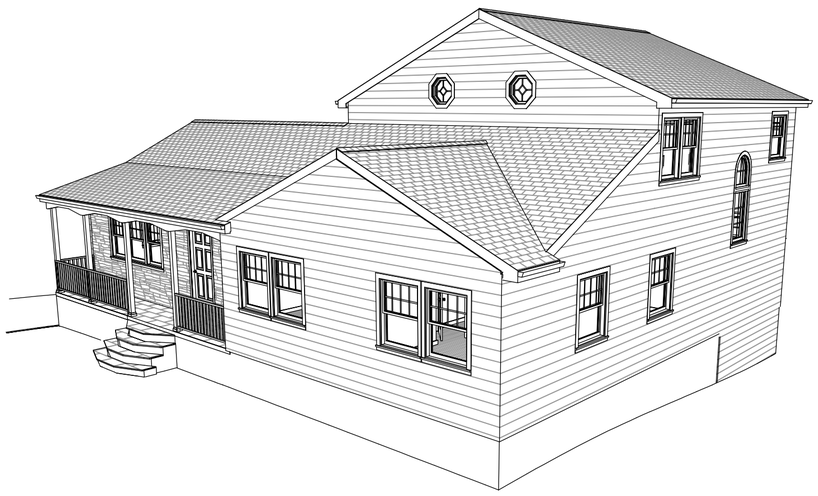
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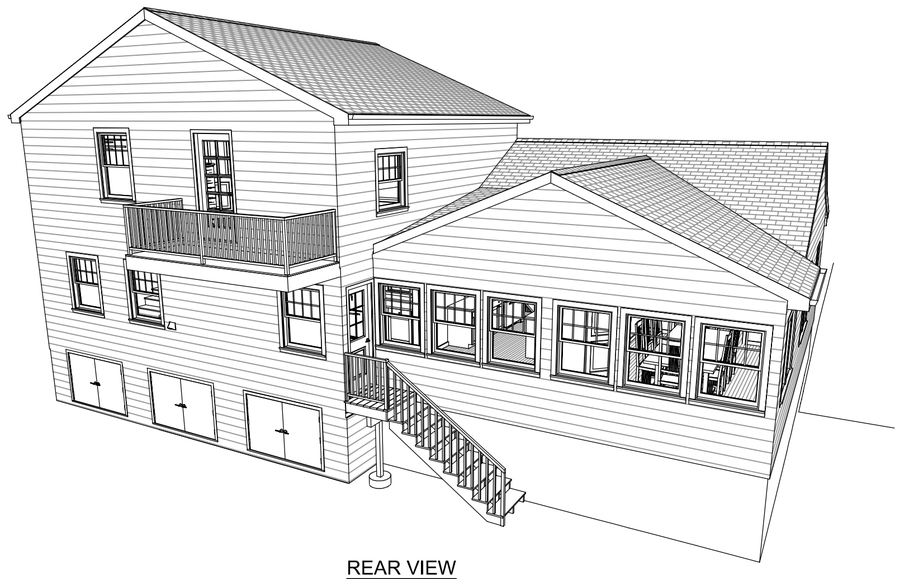
HOME ADDITION

130 WHITNEY AVE. TRUMBULL CT

Designed & Prepared by: NORTH ARROW DESIGN & CONTRACTING LLC™



FRONT VIEW



REAR VIEW

SCOPE OF WORK:

* CONSTRUCT SECOND FLOOR ADDITION OVER EXISTING REAR EXTERIOR DECK.

CODES:

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THIS PROJECT. USE THE LATEST EDITIONS UNLESS OTHERWISE NOTED.

1. 2021 - INTERNATIONAL BUILDING CODE (IBC) BY THE ICC.
2. 2022 - CONNECTICUT STATE BUILDING CODE.

EXIST. FLOOR AREAS:

1st FLOOR AREA =	1,571 S/F

PROPOSED FLOOR AREAS:

1st FLOOR AREA =	1,925 S/F
2nd FLOOR AREA =	705 S/F
TOTAL FLOOR AREA =	2,630 S/F

DRAWING LEGEND:

A-0	COVER SHEET
A-1	LOWER LEVEL FLOOR PLAN
A-2	1st FLOOR PLAN
A-3	2nd FLOOR PLAN
A-4	SECTION DETAILS
A-5	ELEVATIONS
D-1	DEMOLITION PLAN
F-1	FOUNDATION PLAN
S-1	1st FLOOR FRAMING PLAN
S-2	2nd FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-4	BRACE WALL DETAILS
S-5	CONSTRUCTION NOTES

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

COVER SHEET

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

NORTH ARROW
DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
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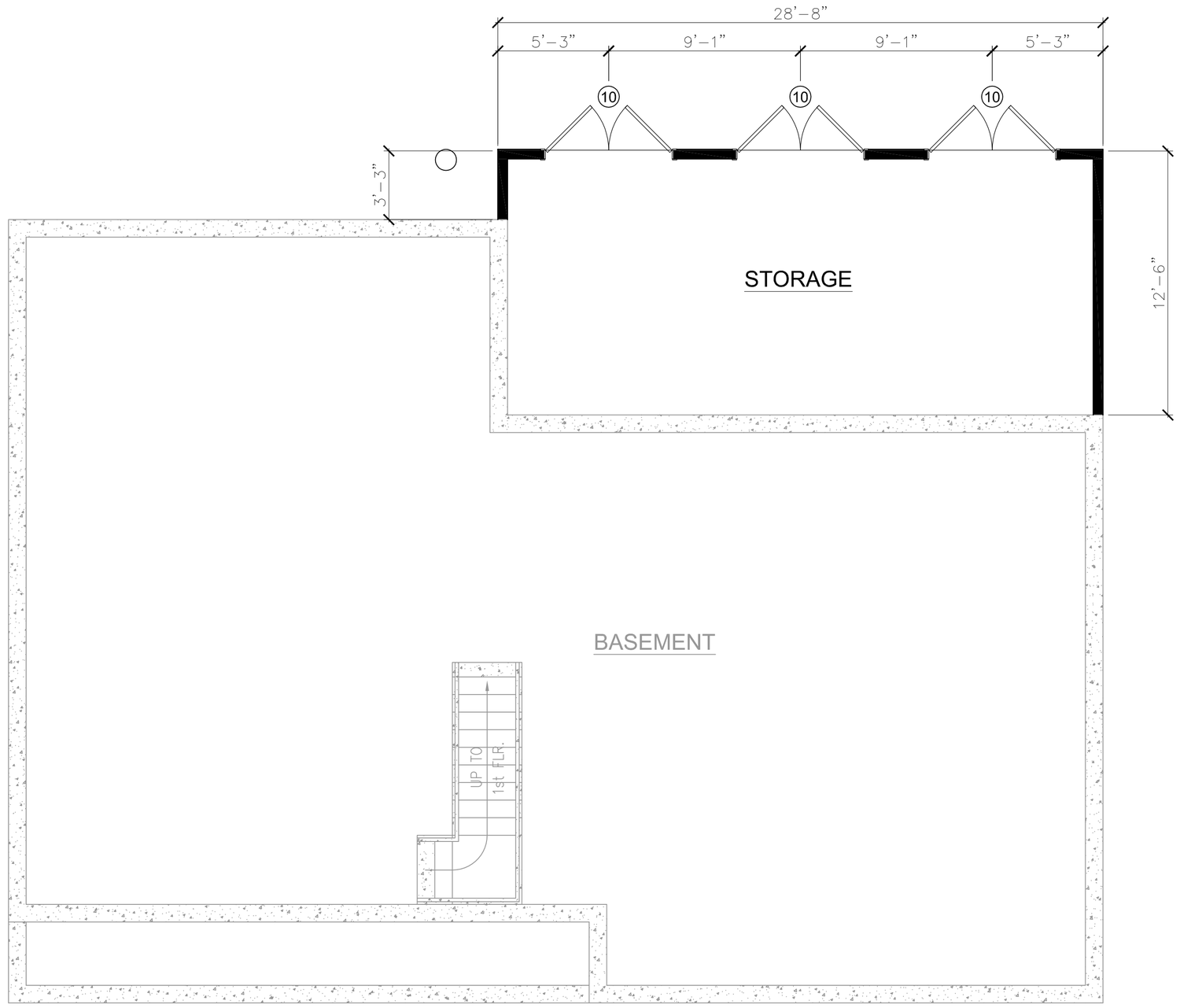
SHT. NO.

A-0

LEGEND:

EXIST. MASONRY WALLS

2X6 STUD @ 16" O.C.
NEW WOOD FRAMED WALLS



LOWER LEVEL PLAN

SCALE: 1/4"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

LOWER LEVEL
FLOOR PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

NORTH ARROW
DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
WWW.NORTHARROWDC.COM

SHT. NO.

A-1

LEGEND:

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

NEW WOOD FRAMED WALLS
2x4 INT. PARTITIONS
2x6 BATH WASTE & EXT. WALLS

LIGHT AND EXHAUST FAN (2 SWITCH)

(SD) SMOKE DETECTOR

(CM) CARBON MONOXIDE DETECTOR

○ SYM	DOOR SCHED.		
I.D.	SIZE	TYPE	QTY.
1	2668	EXT. INSULATED	1
2	2668	WOOD	4
3	3068	WOOD	1
4	2668	POCKET	1
5	4068	CASED OPENING	1
7	2668	EXT. FRENCH	1
8	2068	WOOD	1
9	CUSTOM / 36"	HIDDEN / SECURITY	1
10	6040	DOUBLE HINGE	3

⬡ SYM	WINDOW SCHED.		
I.D.	SIZE	TYPE	QTY.
1	36"x48"	DOUBLE HUNG	3
2	36"x42"	DOUBLE HUNG	1
3	36"x54"	DOUBLE HUNG	2
4	30"x48"	DOUBLE HUNG WITH 30"x30" 1/2 ROUND ABOVE	1
5	24"x24"	OCTAGONAL - FIXED	2

ALL WINDOWS TO BE LOW "E" ARGON GAS FILLED WITH A "U" FACTOR OF NOT MORE THAN 0.29, AND A RATING OF DP30 MINIMUM.
WINDOWS MUST BE INSULATED WITH THERMAL-BREAK FRAMES.

ALL WINDOWS SHALL BE EXTERIOR CLAD. SUPPLY SCREENS AS REQUIRED. PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB/SHOWER LOCATIONS. PROVIDE EGRESS WINDOWS AT ALL BEDROOM LOCATIONS.

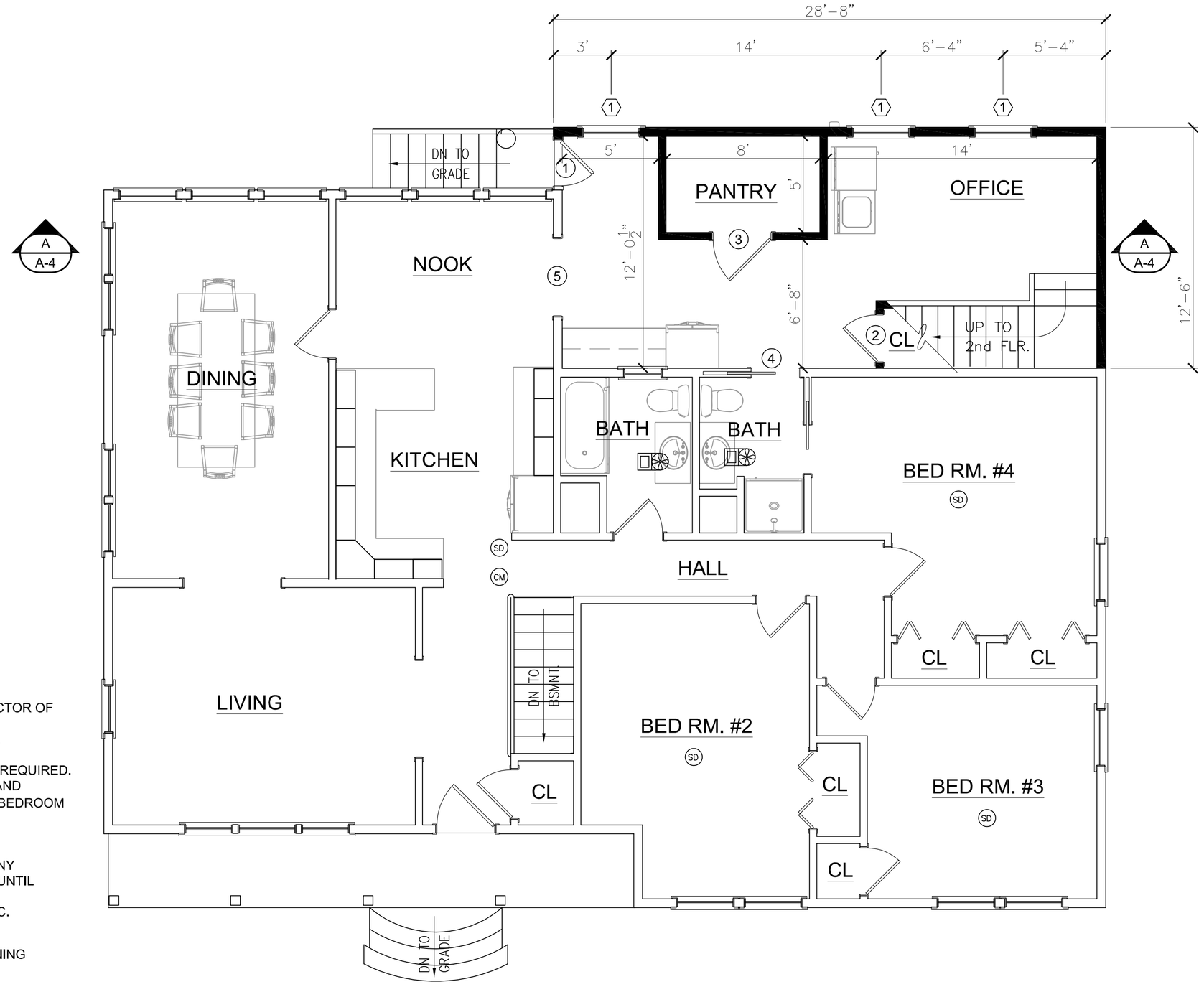
THIS IS A PRELIMINARY WINDOW SCHEDULE.
NORTH ARROW DESIGN & CONTRACTING LLC DOES NOT TAKE ANY RESPONSIBILITY FOR SIZES, TYPES, LOCATIONS, FRAMES, ETC. UNTIL ACCURATE DETAILS HAVE BEEN SUBMITTED FOR REVIEW.
VERIFICATION OF EXACT WINDOW SIZES, ROUGH OPENINGS, ETC. RESTS SOLELY WITH THE PROPERTY OWNER.

ALL ROOMS ON THE SECOND FLOOR MUST HAVE WINDOW OPENING CONTROL DEVICE FOR FALL PREVENTION.

BED ROOMS TO BE EQUIPED WITH ARC-FAULT CIRCUIT INTERRUPT (AFCI) RECEPTACLES

BATH ROOMS TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GDCI) RECEPTACLES

AREAS WITHIN 36" OF AN OPEN WATER SOURCE TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GDCI) RECEPTACLES



1st FLOOR PLAN

SCALE: 1/4"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

1st FLOOR PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

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25 DENTON PLACE, STRATFORD, CT 06614
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SHT. NO.

A-2

LEGEND:

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

NEW WOOD FRAMED WALLS
2x4 INT. PARTITIONS
2x6 BATH WASTE & EXT. WALLS

LIGHT AND EXHAUST FAN (2 SWITCH)

SD SMOKE DETECTOR

CM CARBON MONOXIDE DETECTOR

○ SYM	DOOR SCHED.		
I.D.	SIZE	TYPE	QTY.
1	2668	EXT. INSULATED	1
2	2668	WOOD	4
3	3068	WOOD	1
4	2668	POCKET	1
5	4068	CASED OPENING	1
7	2668	EXT. FRENCH	1
8	2068	WOOD	1
9	CUSTOM / 36"	HIDDEN / SECURITY	1
10	6040	DOUBLE HINGE	3

⬡ SYM	WINDOW SCHED.		
I.D.	SIZE	TYPE	QTY.
1	36"x48"	DOUBLE HUNG	3
2	36"x42"	DOUBLE HUNG	1
3	36"x54"	DOUBLE HUNG	2
4	30"x48"	DOUBLE HUNG WITH 30"x30" 1/2 ROUND ABOVE	1
5	24"x24"	OCTAGONAL - FIXED	2

ALL WINDOWS TO BE LOW "E" ARGON GAS FILLED WITH A "U" FACTOR OF NOT MORE THAN 0.29, AND A RATING OF DP30 MINIMUM.
WINDOWS MUST BE INSULATED WITH THERMAL-BREAK FRAMES.

ALL WINDOWS SHALL BE EXTERIOR CLAD. SUPPLY SCREENS AS REQUIRED. PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB/SHOWER LOCATIONS. PROVIDE EGRESS WINDOWS AT ALL BEDROOM LOCATIONS.

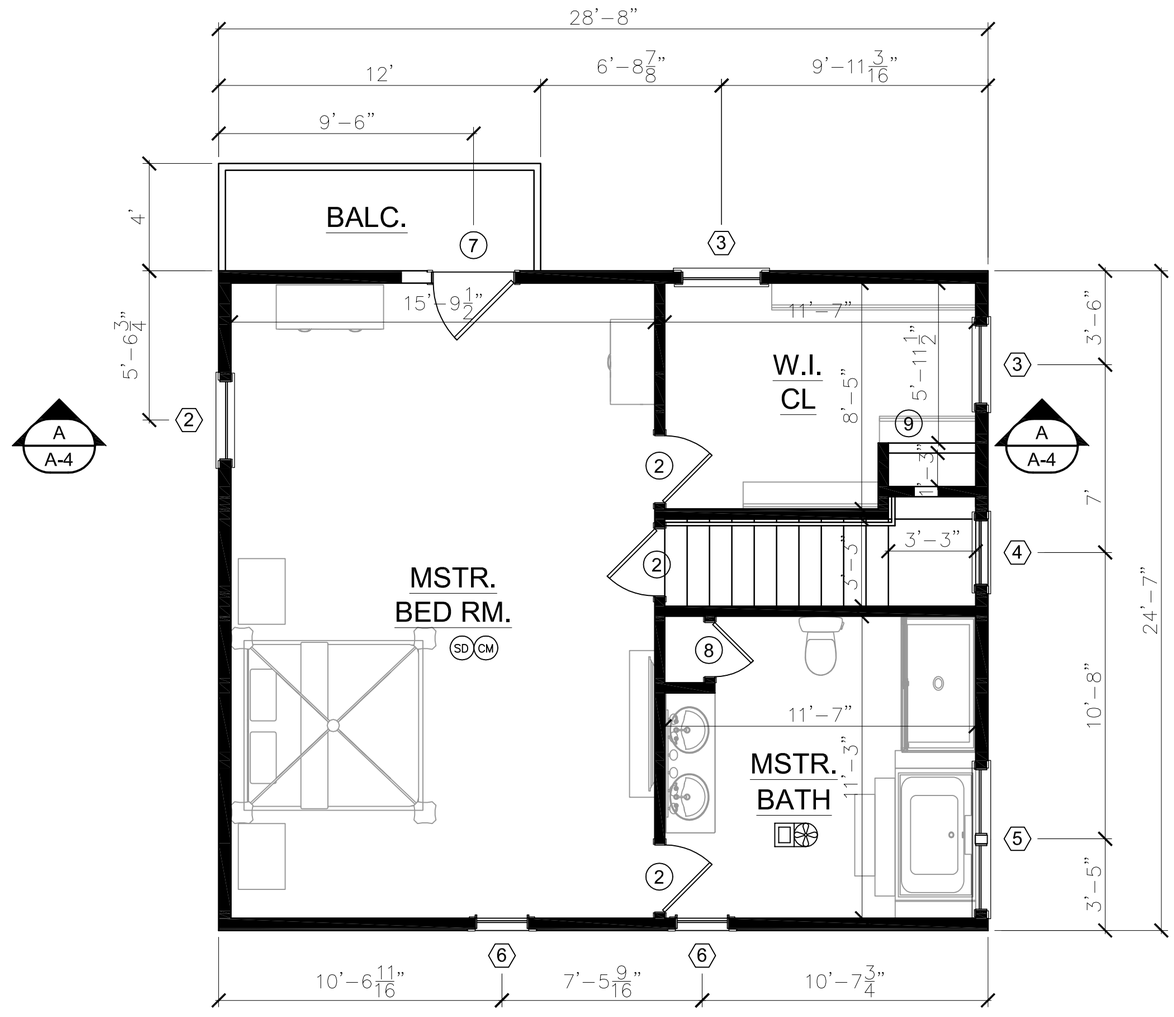
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VERIFICATION OF EXACT WINDOW SIZES, ROUGH OPENINGS, ETC. RESTS SOLELY WITH THE PROPERTY OWNER.

ALL ROOMS ON THE SECOND FLOOR MUST HAVE WINDOW OPENING CONTROL DEVICE FOR FALL PREVENTION.

BED ROOMS TO BE EQUIPED WITH ARC-FAULT CIRCUIT INTERRUPT (AFCI) RECEPTACLES

BATH ROOMS TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GDCI) RECEPTACLES

AREAS WITHIN 36" OF AN OPEN WATER SOURCE TO BE EQUIPED WITH GROUND-FAULT CIRCUIT INTERRUPT (GDCI) RECEPTACLES



2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

2nd FLOOR PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

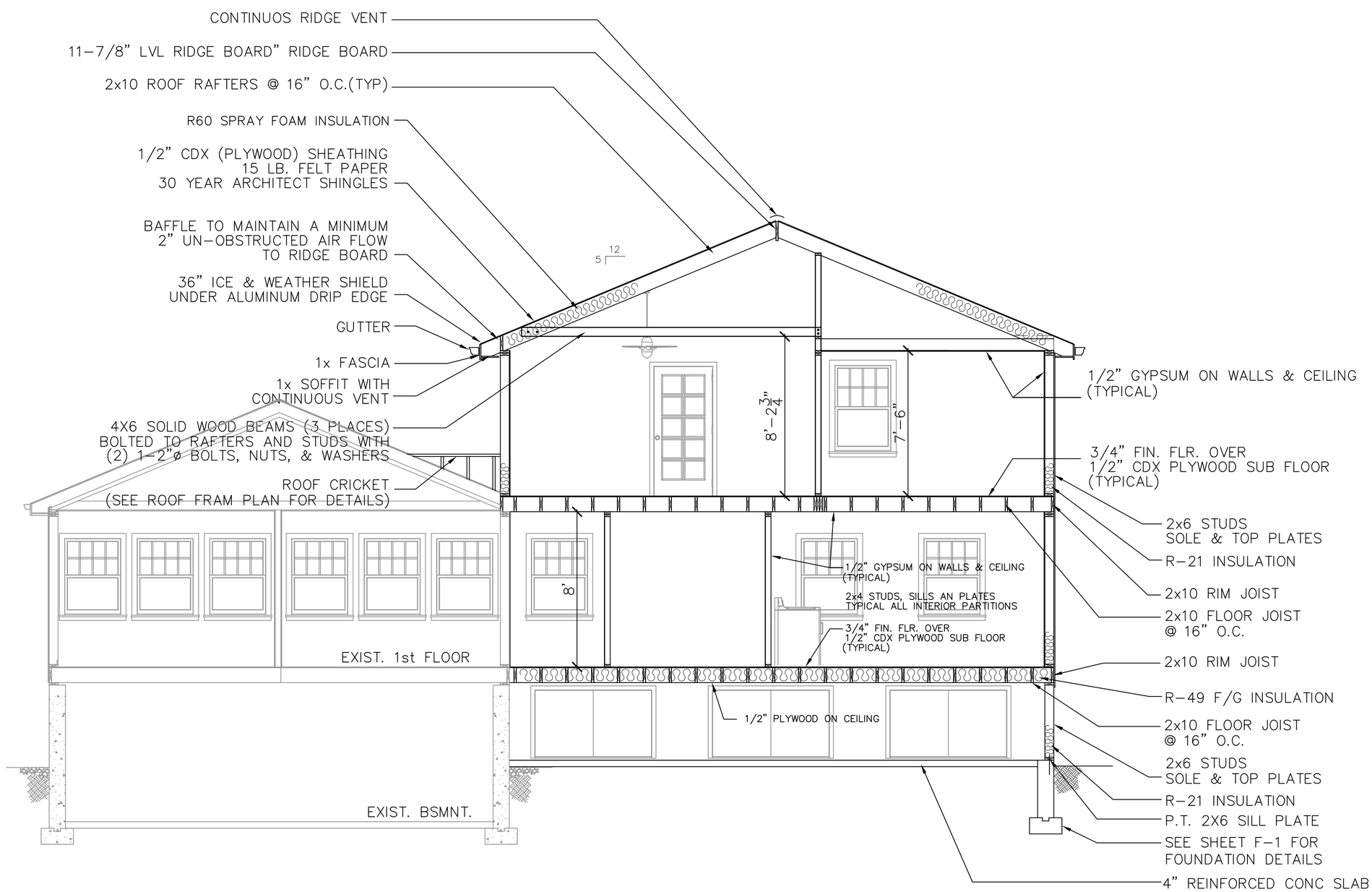
DATE: 9/4/24

DRAWN BY: T.J.P.

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SHT. NO.

A-3



B SECTION DETAILS
SCALE: 1/4"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

SECTION DETAILS

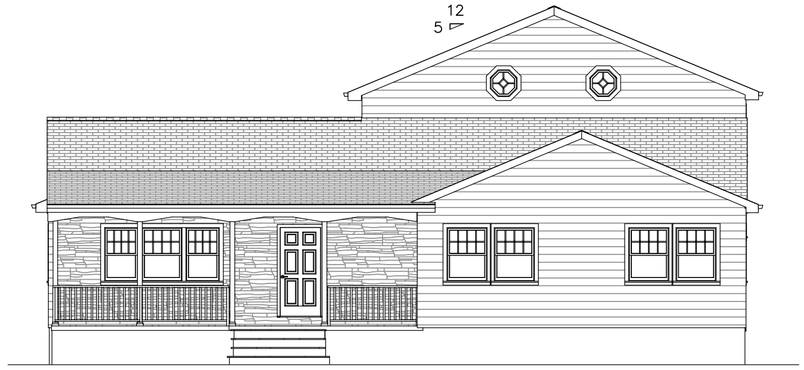
HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

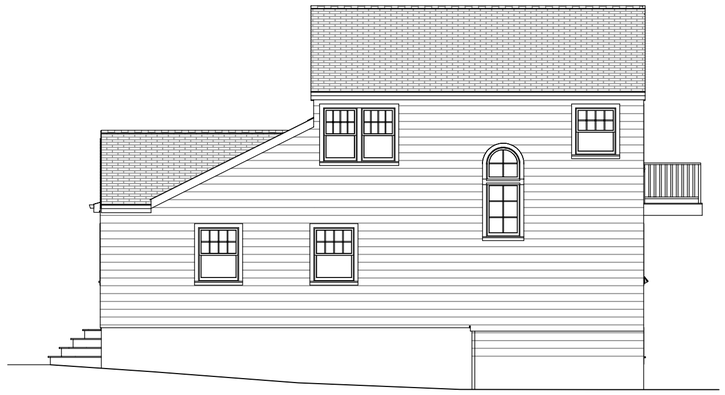
DRAWN BY: T.J.P.

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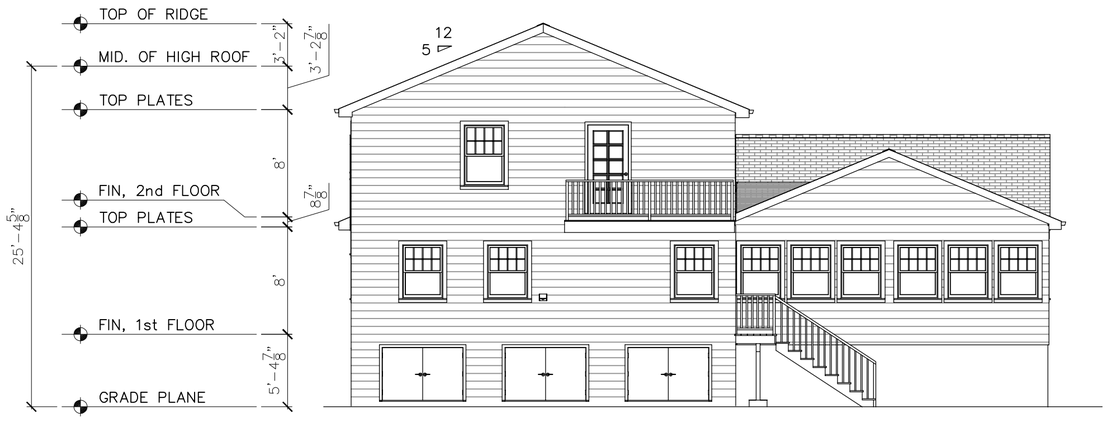
SHT. NO.
A-4



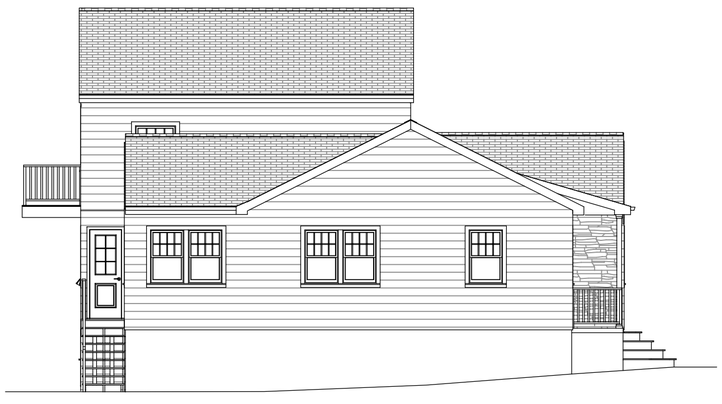
FRONT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

ELEVATIONS

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

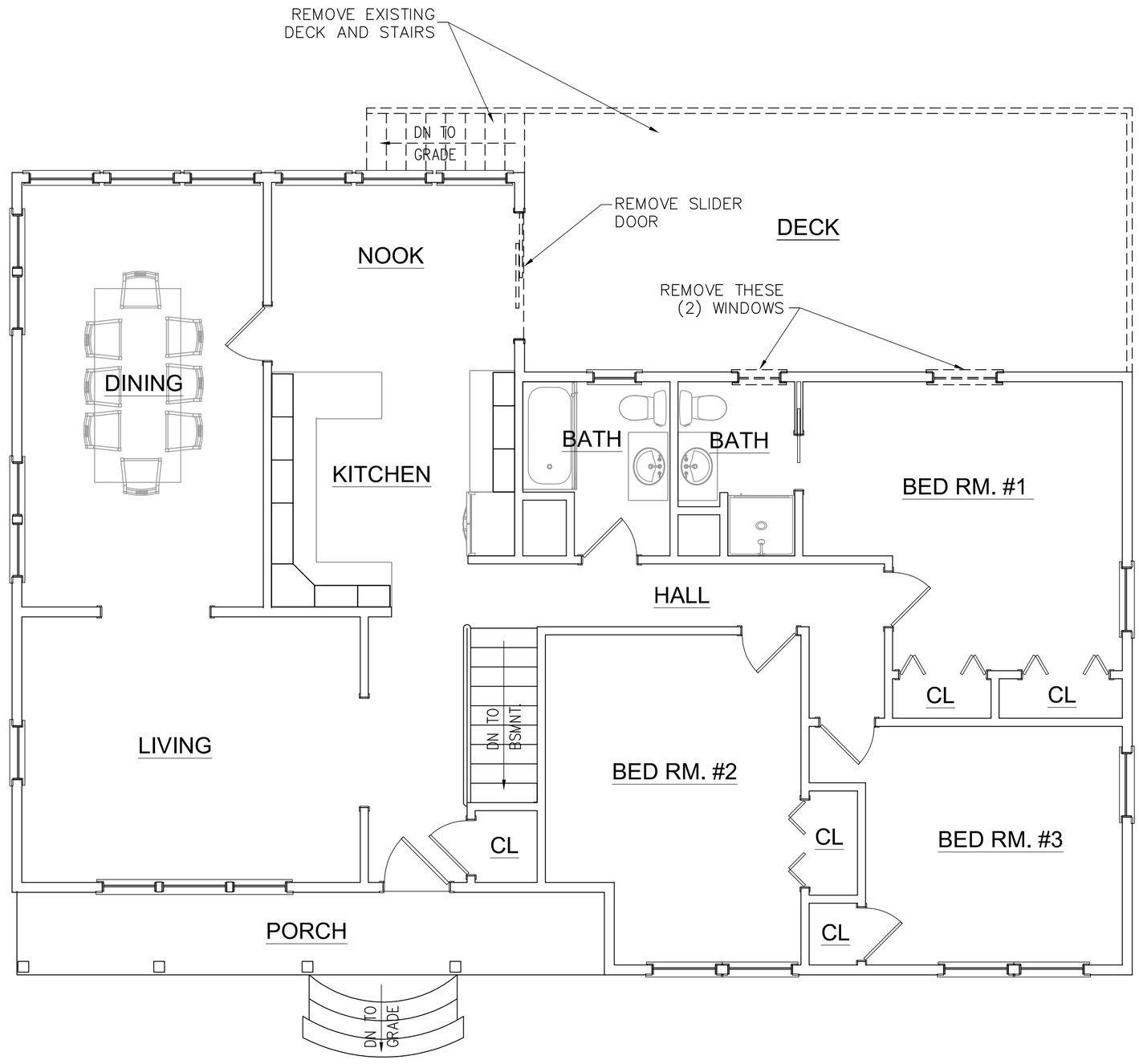
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SHT. NO.
A-5

LEGEND:

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED



1st FLOOR DEMO PLAN

SCALE: 1/4"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

1st FLOOR
DEMO PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 8/23/24

DRAWN BY: T.J.P.

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SHT. NO.

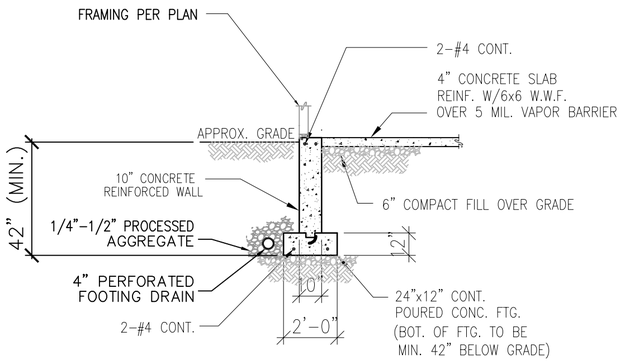
D-1

LEGEND:

EXIST. MASONRY WALLS

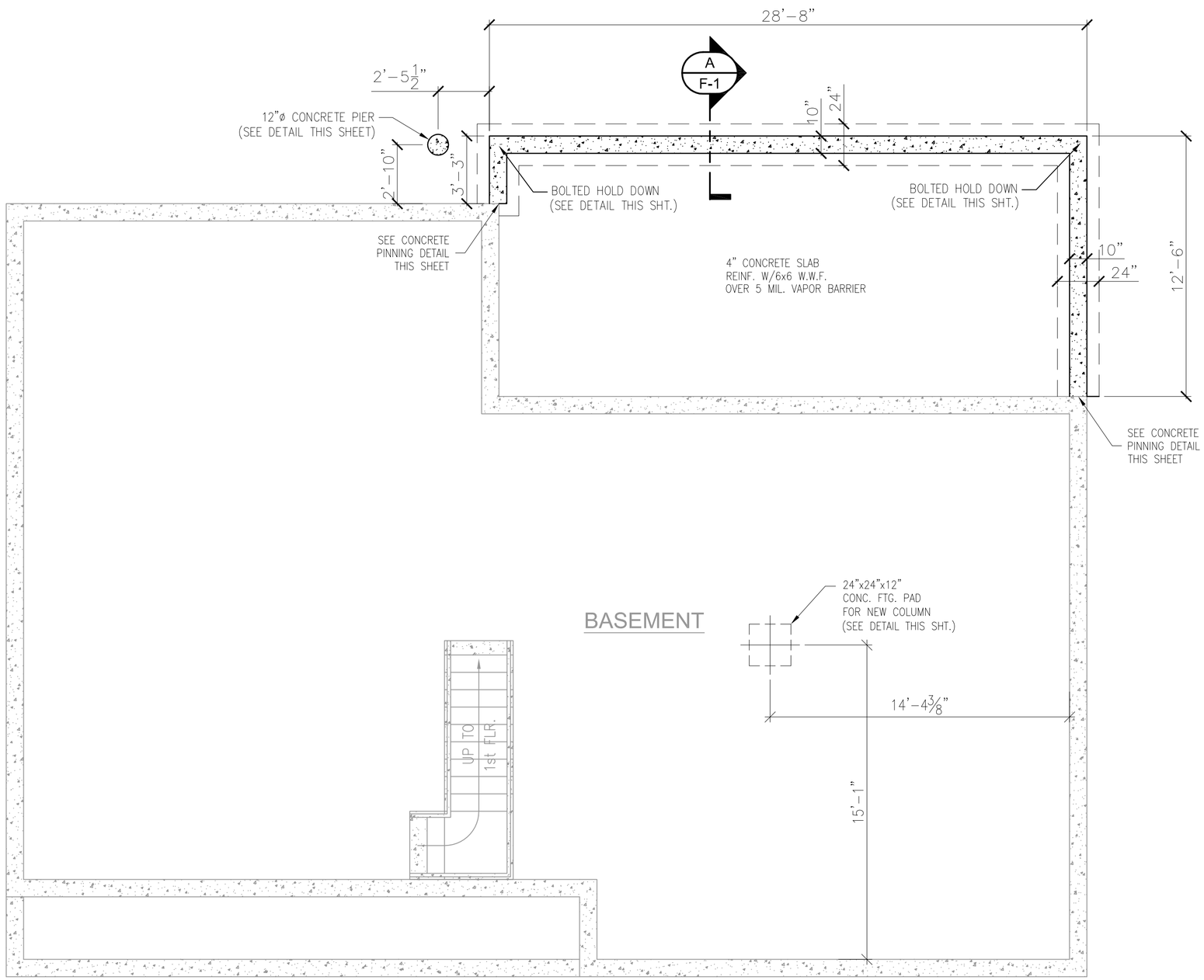
NEW MASONRY WALLS

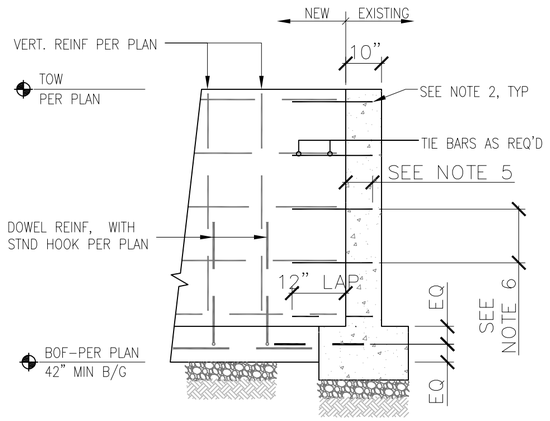
NEW CONCRETE FOOTING



A / F-1 WALL SECTION DETAIL

SCALE: 1/4"=1'-0"

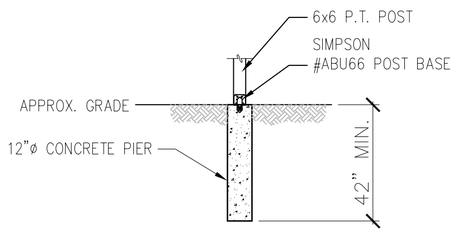




1. DRILL CORRECT DIA. HOLE ¼" DEEPER THAN SPECIFIED EMBEDMENT.
2. USE MIN 18" LONG DEFORMED REINF. BAR, UNO.
3. MATCH PINNING BAR SIZE TO NEW WALL REINF.
4. EPOXY PINNING BARS w/HILTI HT100.
5. EMBED ALL PINNING BARS MINIMUM 8" OR (¾" OF "W"), UNO ON PLANS, UNO
6. VERTICAL oc SPACING TO MATCH NEW WALL REINFORCMENT. (12"oc± TYPICAL)

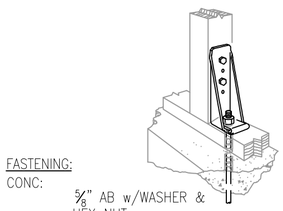
TYPICAL CONC. WALL PINNING DETAIL

SCALE: 1/4":=1'-0"



SONOTUBE CONC. PIER DETAIL

SCALE: 1/4"=1'-0"

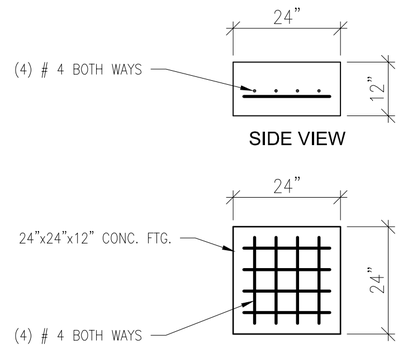


BOLTED H.D. @ CONC.

SCALE: N.T.S.

FOUNDATION PLAN

SCALE: 1/4"=1'-0"



24x24 FOOTING PAD DETAIL

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

NOTE:

ASSUMED SOIL BEARING CAPACITY OF 3,000 P.S.F.

EXCAVATE TO TOP OF INORGANIC MATERIAL (TYPICAL - ALL FOOTINGS)

REVISION			
NO.	DESCRIPTION	DATE	
1.	X	X	

FOUNDATION PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

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SHT. NO.

F-1

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE DBL 2x10 #SPF (UNO ON PLANS)

SILL HEIGHTS TO BE NOT MORE THAN 44" ABOVE SUB-FLOOR

ALL INTERIOR LOAD BEARING HEADERS SHALL BE AS FOLLOWS: (UNO ON PLANS)

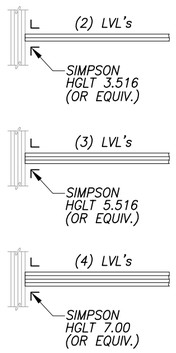
CLEAR SPAN	PLY	MEMBER SIZE	# OF JACK STUDS	# OF KING STUDS
0' TO 3'	2	2x6	1	1
3' TO 6'	2	2x8	1	1
6' TO 8'	2	2x10	2	1
8' OR +	1-3/4"xAS SPECIFIED LVL			

ALL INTERIOR NON-LOAD BEARING TO BE:
2-2x4 - OPN'GS UP TO 3'-4"
2-2x6 - OPN'GS OVER 3'-4"

LVL - 1¾" MICROLLAM 2.0E (SEE PLANS FOR SIZES)
SPF - SPRUCE_PINE_FIR #2 (OR BETTER)
TJI - 9½" OR 11⅞" 110, 230, 360, 560 1.8E
SEE PLANS FOR SIZE AND SERIES USED

CRITERIA:
MAXIMUM DEFLECTION = L/380
LL = 40 AND DL = 15

LVL CONNECTOR SCHEDULE:



NOTES:
1. METAL FRAMING CONNECTORS TO BE SIMPSON-STRONG TIE OR EQUIV.
2. SEE TYPICAL WOOD DETAILS ON PLANS FOR POST CONNECTION DETAILS.
3. INSTALL METAL FRAMING CONNECTORS PER MANUFACTURERS RECOMMENDATION

COLUMN SCHEDULE

MARK	PLY	SIZE	COMMENTS
P1	1	5½"x7" PSL	-
P2	1	3½"x7" PSL	-
P3	1	5¼"x5¼" PSL	-
P4	1	3½"x5¼" PSL	-
P5	1	3½"x3½" PSL	-
P6	4	5½"x6" SPF	SEE NOTES
P7	4	3½"x6" SPF	SEE NOTES
P8	3	5½"x4½" SPF	SEE NOTES
P9	3	3½"x4½" SPF	SEE NOTES
P10	1	6"x6" SPF	PRESSURE TREATED
P11	1	4"x4" SPF	PRESSURE TREATED
SC1	-	4"ø HSS	¼" WALL
SC2	-	3"x3" HSS	
SC3	-	3½"x3½" HSS	
SC4	-	4"x4" HSS	¼" WALL
SC5	-	5"x5" HSS	
SC6	-	6"x6" HSS	
SC7	-	7"x7" HSS	
SC8	-	12"x12" HSS	½" WALL THICKNESS

PX-XX OR PX-XX INDICATES STEEL HSS

PX-XX INDICATES WOOD POST

(PX)-(XX) / (XX)-(XX)
- MARK
- POST DIRECTION: PA = ABOVE; PB = BELOW; PAB = ABOVE & BELOW
- LOCATION (T OR B), WHEN NOTED
- METAL FRAMING CONNECTOR, WHEN NOTED

NOTES:
1. WOOD POSTS NOT INDICATED ON PLAN TO BE MIN: 4X4 SPF#2 OR EQUIVALENT
2. BUILT UP POSTS SHALL BE MIN 16d @ 12"oc STAG
3. RECOMMENDED COLUMNS ARE SUBJECT TO REPLACEMENT WITH EQUAL.
4. ALL LUMBER EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.

PSL = PARALLEL STRAND LUMBER - USE 2.0E
SPF = SPRUCE PINE FIR - USE MIN. #2 LUMBER
HSS = HOLLOW STRUCTURAL SHAPE

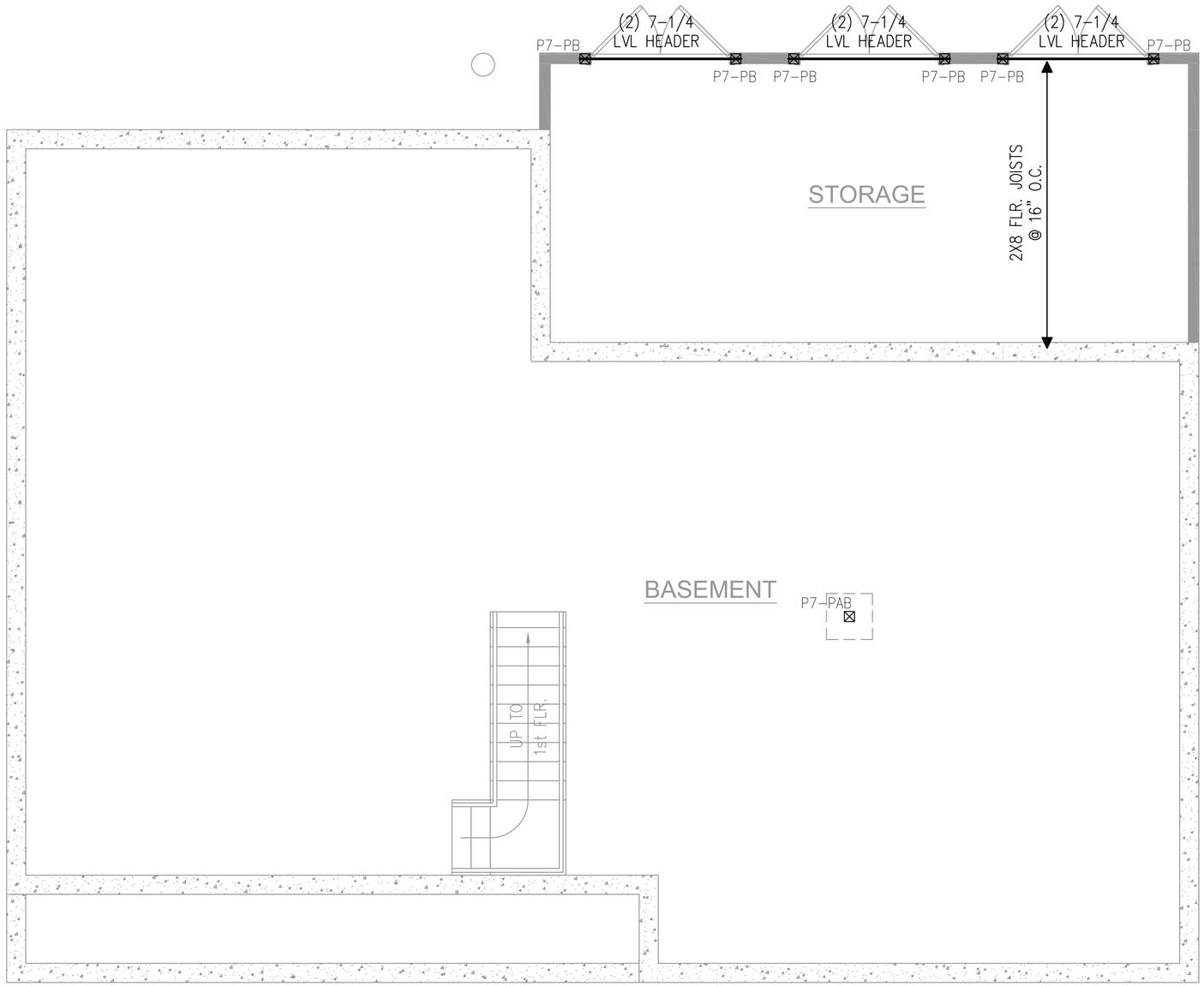
JOIST / RAFTER DIRECTION

EXIST. JOIST / RAFTER DIRECTION

LVL GIRDER / HEADER

EXISTING GIRDER / HEADER

FLUSH CONNECTION



1st FLOOR FRAMING PLAN (Over Foundation)

SCALE: 1/4"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

1st FLOOR FRAMING PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
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SHT. NO.

S-1

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE DBL 2x10 #SPF (UNO ON PLANS)

SILL HEIGHTS TO BE NOT MORE THAN 44" ABOVE SUB-FLOOR

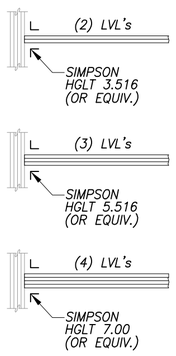
ALL INTERIOR LOAD BEARING HEADERS SHALL BE AS FOLLOWS: (UNO ON PLANS)

CLEAR SPAN	PLY	MEMBER SIZE	# OF JACK STUDS	# OF KING STUDS
0' TO 3'	2	2x6	1	1
3' TO 6'	2	2x8	1	1
6' TO 8'	2	2x10	2	1
8' OR +	1-3/4"xAS SPECIFIED LVL			

ALL INTERIOR NON-LOAD BEARING TO BE:
2-2x4 - OPN'GS UP TO 3'-4"
2-2x6 - OPN'GS OVER 3'-4"

LVL - 1¾" MICROLLAM 2.0E (SEE PLANS FOR SIZES)
SPF - SPRUCE_PINE_FIR #2 (OR BETTER)
TJI - 9½" OR 11⅞" 110, 230, 360, 560 1.8E
SEE PLANS FOR SIZE AND SERIES USED
CRITERIA:
MAXIMUM DEFLECTION = L/380
LL = 40 AND DL = 15

LVL CONNECTOR SCHEDULE:



NOTES:
1. METAL FRAMING CONNECTORS TO BE SIMPSON-STRONG TIE OR EQUIV.
2. SEE TYPICAL WOOD DETAILS ON PLANS FOR POST CONNECTION DETAILS.
3. INSTALL METAL FRAMING CONNECTORS PER MANUFACTURERS RECOMMENDATION

COLUMN SCHEDULE

MARK	PLY	SIZE	COMMENTS
P1	1	5½"x7" PSL	-
P2	1	3½"x7" PSL	-
P3	1	5¼"x5¼" PSL	-
P4	1	3½"x5¼" PSL	-
P5	1	3½"x3½" PSL	-
P6	4	5½"x6" SPF	SEE NOTES
P7	4	3½"x6" SPF	SEE NOTES
P8	3	5½"x4½" SPF	SEE NOTES
P9	3	3½"x4½" SPF	SEE NOTES
P10	1	6"x6" SPF	PRESSURE TREATED
P11	1	4"x4" SPF	PRESSURE TREATED
SC1	-	4"ø HSS	¼" WALL
SC2	-	3"x3" HSS	
SC3	-	3½"x3½" HSS	
SC4	-	4"x4" HSS	¼" WALL
SC5	-	5"x5" HSS	
SC6	-	6"x6" HSS	
SC7	-	7"x7" HSS	
SC8	-	12"x12" HSS	½" WALL THICKNESS

PX-XX OR PX-XX INDICATES STEEL HSS

PX-XX INDICATES WOOD POST

(PX)-(XX) / (XX)-(XX)
- MARK
- POST DIRECTION: PA = ABOVE; PB = BELOW; PAB = ABOVE & BELOW
- LOCATION (T OR B), WHEN NOTED
- METAL FRAMING CONNECTOR, WHEN NOTED

NOTES:
1. WOOD POSTS NOT INDICATED ON PLAN TO BE MIN: 4X4 SPF#2 OR EQUIVALENT
2. BUILT UP POSTS SHALL BE MIN 16d @ 12"oc STAG
3. RECOMMENDED COLUMNS ARE SUBJECT TO REPLACEMENT WITH EQUAL.
4. ALL LUMBER EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.

PSL = PARALLEL STRAND LUMBER - USE 2.0E
SPF = SPRUCE PINE FIR - USE MIN. #2 LUMBER
HSS = HOLLOW STRUCTURAL SHAPE

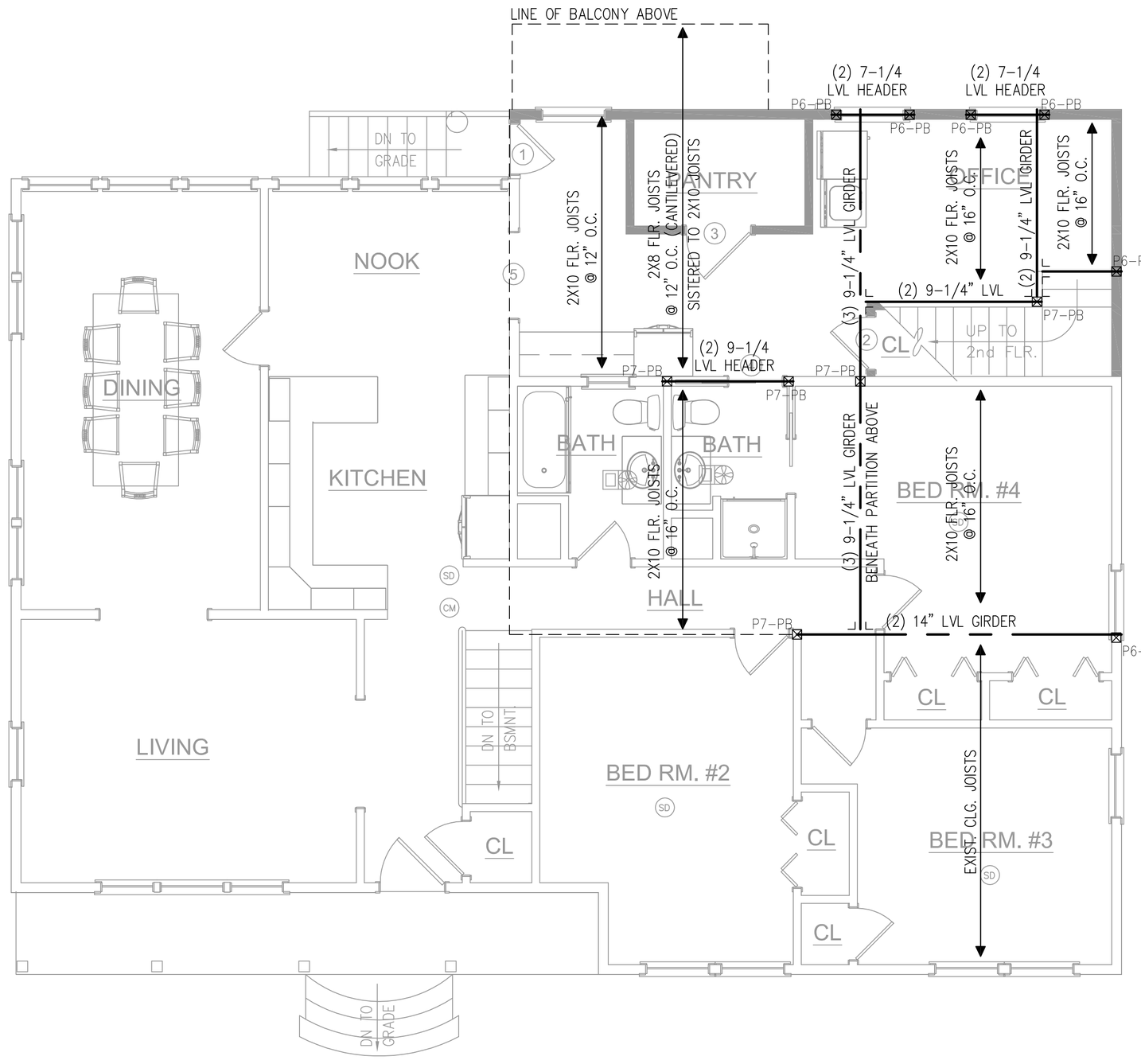
JOIST / RAFTER DIRECTION

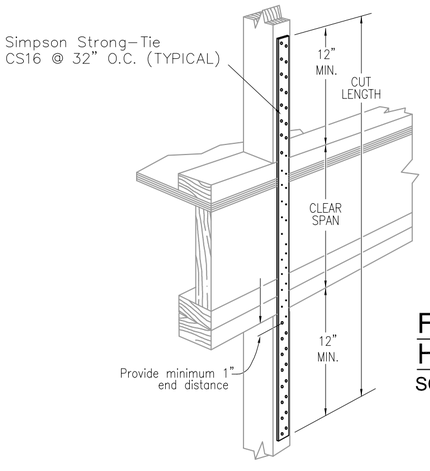
EXIST. JOIST / RAFTER DIRECTION

LVL GIRDER / HEADER

EXISTING GIRDER / HEADER

FLUSH CONNECTION





FLOOR TO FLOOR HIGH WIND HOLD DOWN

SCALE: N.T.S.

ONLY REQUIRED WHERE SHEATHING IS NEW OR REPLACED

2nd FLOOR FRAMING PLAN (Over 1st Floor)

SCALE: 1/4"=1'-0"

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

2nd FLOOR FRAMING PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

NORTH ARROW DESIGN & CONTRACTING LLC™
25 DENTON PLACE, STRATFORD, CT 06614
203-377-1727
WWW.NORTHARROWDC.COM

SHT. NO.

S-2

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE DBL 2x10 #SPF (UNO ON PLANS)

SILL HEIGHTS TO BE NOT MORE THAN 44" ABOVE SUB-FLOOR

ALL INTERIOR LOAD BEARING HEADERS SHALL BE AS FOLLOWS: (UNO ON PLANS)

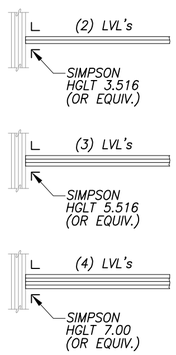
CLEAR SPAN	PLY	MEMBER SIZE	# OF JACK STUDS	# OF KING STUDS
0' TO 3'	2	2x6	1	1
3' TO 6'	2	2x8	1	1
6' TO 8'	2	2x10	2	1
8' OR +	1-3/4"xAS SPECIFIED LVL			

ALL INTERIOR NON-LOAD BEARING TO BE:
2-2x4 - OPN'GS UP TO 3'-4"
2-2x6 - OPN'GS OVER 3'-4"

LVL - 1¾" MICROLLAM 2.0E (SEE PLANS FOR SIZES)
SPF - SPRUCE_PINE_FIR #2 (OR BETTER)
TJI - 9½" OR 11⅞" 110, 230, 360, 560 1.8E
SEE PLANS FOR SIZE AND SERIES USED

CRITERIA:
MAXIMUM DEFLECTION = L/380
LL = 40 AND DL = 15

LVL CONNECTOR SCHEDULE:



NOTES:
1. METAL FRAMING CONNECTORS TO BE SIMPSON-STRONG TIE OR EQUIV.
2. SEE TYPICAL WOOD DETAILS ON PLANS FOR POST CONNECTION DETAILS.
3. INSTALL METAL FRAMING CONNECTORS PER MANUFACTURERS RECOMMENDATION

COLUMN SCHEDULE

MARK	PLY	SIZE	COMMENTS
P1	1	3½"x7" PSL	-
P2	1	3½"x7" PSL	-
P3	1	5¼"x5¼" PSL	-
P4	1	3½"x5¼" PSL	-
P5	1	3½"x3½" PSL	-
P6	4	5½"x6" SPF	SEE NOTES
P7	4	3½"x6" SPF	SEE NOTES
P8	3	5½"x4½" SPF	SEE NOTES
P9	3	3½"x4½" SPF	SEE NOTES
P10	1	6"x6" SPF	PRESSURE TREATED
P11	1	4"x4" SPF	PRESSURE TREATED
SC1	-	4"ø HSS	¼" WALL
SC2	-	3"x3" HSS	
SC3	-	3½"x3½" HSS	
SC4	-	4"x4" HSS	¼" WALL
SC5	-	5"x5" HSS	
SC6	-	6"x6" HSS	
SC7	-	7"x7" HSS	
SC8	-	12"x12" HSS	½" WALL THICKNESS

PX-XX OR PX-XX INDICATES STEEL HSS

PX-XX INDICATES WOOD POST

(PX)-(XX) MARK
POST DIRECTION - PA = ABOVE, PB = BELOW, PAB = ABOVE & BELOW
(XX)-(XX) LOCATION (T OR B), WHEN NOTED
METAL FRAMING CONNECTOR, WHEN NOTED

NOTES:
1. WOOD POSTS NOT INDICATED ON PLAN TO BE MIN: 4X4 SPF#2 OR EQUIVALENT
2. BUILT UP POSTS SHALL BE MIN 16d @ 12"oc STAG
3. RECOMMENDED COLUMNS ARE SUBJECT TO REPLACEMENT WITH EQUAL.
4. ALL LUMBER EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.

PSL = PARALLEL STRAND LUMBER - USE 2.0E
SPF = SPRUCE PINE FIR - USE MIN. #2 LUMBER
HSS = HOLLOW STRUCTURAL SHAPE

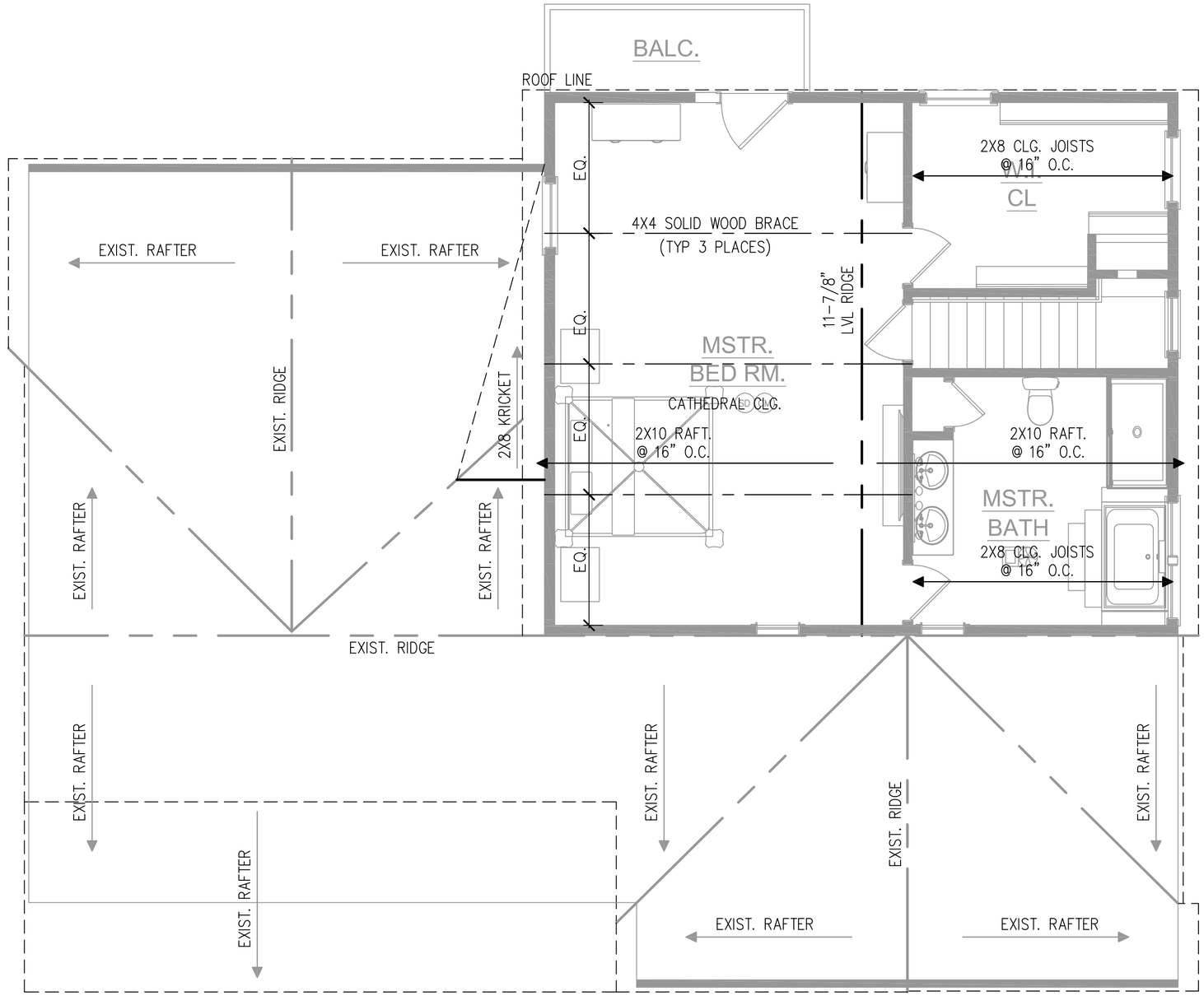
JOIST / RAFTER DIRECTION

EXIST. JOIST / RAFTER DIRECTION

LVL GIRDER / HEADER

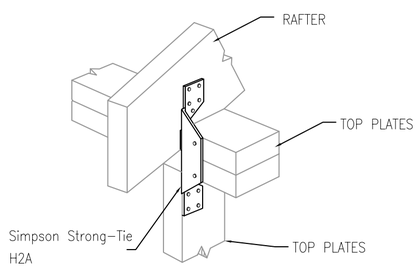
EXISTING GIRDER / HEADER

FLUSH CONNECTION



ROOF FRAMING PLAN (Over Attic Floor)

SCALE: 1/4"=1'-0"



STUD WALL TO RAFTER

SCALE: N.T.S.

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

ROOF FRAMING PLAN

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

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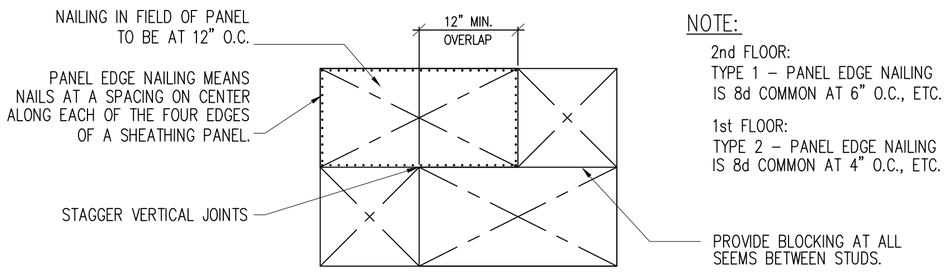
SHT. NO.

S-3

DESIGN WIND PRESSURE COMPONENTS (ASCE 7-16)

BUILDING HEIGHT	= 30.0 ft
ROOF ANGLE	= 26.0 deg
BASIC WIND SPEED – (Coastal)	= 125.0 mph
CATEGORY OF TERRAIN	= ZONE "C" FLAT AREAS WITH OBSTRUCTIONS BELOW THIRTY FEET IN HEIGHT.
EXPOSURE CATEGORY	= (.002046)
DESIGN WIND PRESSURE	= (26 LBS. PER S/F)

LOCATION	Ps30 (psf)	I	ADJUSTMENT FACTOR	ENDING P (psf)
ZONE A	21.60	1.00	1.00	21.60
ZONE B	14.80	1.00	1.00	14.80
ZONE C	17.20	1.00	1.00	17.20
ZONE D	11.80	1.00	1.00	11.80
ZONE E	1.70	1.00	1.00	10.00
ZONE F	–13.10	1.00	1.00	–13.10
ZONE G	0.60	1.00	1.00	10.00
ZONE H	–11.30	1.00	1.00	–11.30
Eoh	–7.60	1.00	1.00	–10.00
Goh	–8.70	1.00	1.00	–10.00



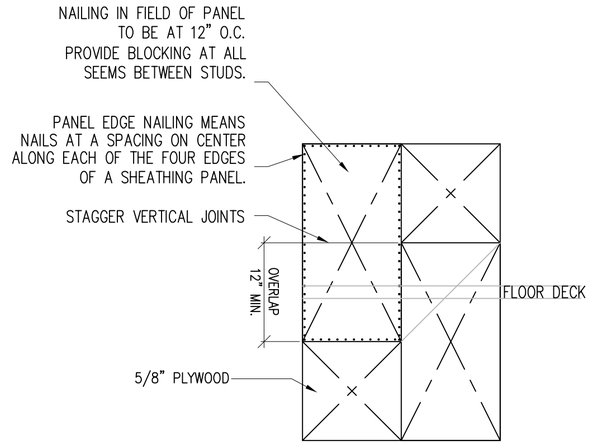
NOTE:

2nd FLOOR:
TYPE 1 – PANEL EDGE NAILING IS 8d COMMON AT 6" O.C., ETC.

1st FLOOR:
TYPE 2 – PANEL EDGE NAILING IS 8d COMMON AT 4" O.C., ETC.

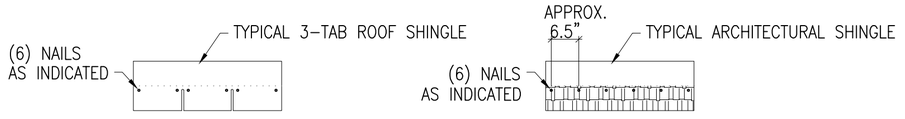
FASTENING PATTERNS FOR BRACEWALL & ROOF SHEATHING

SCALE: N.T.S.



FASTENING PATTERNS FOR BRACING OF SHEATHING BETWEEN FLOORS

SCALE: N.T.S.



HIGH WIND FASTENING PATTERN FOR ROOF SHINGLES

SCALE: N.T.S.

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

BRACE WALL DETAILS

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 9/4/24

DRAWN BY: T.J.P.

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SHT. NO.

S-4

GENERAL NOTES AND SPECIFICATIONS

GENERAL:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING STATE AND LOCAL CODE REQUIREMENTS.

1. 2022 – BUILDING CODE OF THE STATE OF CONNECTICUT.
2. 2021 – INTERNATIONAL RESIDENTIAL CODE.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2021 IRC

		LIVE	DEAD
FLOOR – DESIGN LOADS – PSF			
a.	LIVING AREA	40	20
b.	BEDROOM AREA	40	10
c.	EXTERIOR DECKS	50	10
d.	ATTIC WITHOUT STORAGE	20	10
ROOF – DESIGN LOADS – PSF			
e.	ROOF SNOW LOAD	50	
30+ DRIFTING SNOW AS APPLICABLE 1.0			
f.	LIVE ROOF	MIN. 40 (REDUCIBLE)	
g.	LIVE LOAD AT ALL OTHER AREAS	40	

DESIGN CRITERIA: 2021 IBC

FLOOR – DESIGN LOADS – PSF		
a.	STORAGE AREA	125

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: 42"
SEISMIC ZONE: B/C,
WIND: 100 MPH.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

FOUNDATION NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A–615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE–ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

* JOINTS AROUND WINDOW AND DOOR FRAMES
* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
* JOINTS BETWEEN WALL AND FOUNDATION
* JOINTS BETWEEN WALL AND ROOF
* JOINTS BETWEEN WALL PANELS
* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL PLUMBING & HVAC NOTES:

THE NEW HVAC SHALL BE A FUJITZI SPLIT SYSTEM AND DETERMINED BY THE MECHANICAL CONTRACTOR.
DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120*F.
EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
HEATING AND COOLING TO THE ADDITION WILL BE SUPPLIED BY A SPLIT SYSTEM, AT THE CLIENTS REQUEST, AND TO BE DETERMINED AND INSTALLED BY A LICENSED HVAC CONTRACTOR.
IF DUCT WORK IS TO BE EXPOSED TO THE EXTERIOR FOR ANY REASON, A BLAST TEST WILL BE REQUIRED

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK–THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, ETC.

ELECTRICAL NOTES:

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. AND A.R.C. FAULT IN BED ROOMS. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER–CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
FIXTURES TO BE SELECTED BY HOME OWNER
AL WIRING TO BE 12 GAUGE.

AUDIO:

LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON–SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

REVISION

NO.	DESCRIPTION	DATE
1.	X	X

CONSTRUCTION NOTES

HOME ADDITION
130 WHITNEY AVE.
TRUMBULL, CT

DATE: 8/23/24

DRAWN BY: T.J.P.

NORTH ARROW
DESIGN & CONTRACTING LLC™
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203–377–1727
WWW.NORTHARROWCC.COM

SHT. NO.
S-5

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT A

SUBMITTED
Application No: 26-22
JUN 30 2026
INLAND WETLANDS COMMISSION
BY _____

SECTION I

1. Location/address of property where activity is proposed: 4 Sycamore Street

   Parcel Size .28 ac Zone: A Map ID: D10/319 Current Use: Residential

2. Applicant's Name: Hurd Realty, LLC

   Applicant's Address: 18 Peck Avenue, Greenwich, CT 06830

   Telephone: _____ Cell: ( ) 203-545-7761 Email: emiliaferridesign@gmail.com

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

3. Name of Property Owner of Record: Hurd Realty, LLC

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

   Address of Owner of Record: 18 Peck Avenue, Greenwich, CT 06830

   Telephone: _____ Cell: ( ) 203-257-5551 Email: fernapinc@gmail.com

   If Applicant is the Owner, go to #5

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

   Hurd Realty, LLC
   Member
   Duly Authorized
   (Owner of Record)

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

Application for review and compliance with IWWC Site Specific Conditions 3.1 through 3.5 of Wetlands Permit Application Number 25-09, approved May 6, 2025, effective May 30, 2025. This application will also address the proposed 1-foot thick environmental cap. The cap will be 18-inches in areas where shrubbery or trees are required. There will be no site disturbance beyond what is necessary to complete the engineering evaluations, safety improvements, planting requirements, environmental cap, and any corrective measures specifically required by the Commission or Town Engineering Department pursuant to the prior approval.

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: Emilia Ferri Date: 6/30/26
(If not the Owner) Authorized Agent of Hurd Realty, LLC

Owner's Signature: _____ Date: 6/30/26
Hurd Realty, LLC
Member
Duly Authorized

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .28 ac Zone: A Number of Lots: 1
2. Map ID, from assessors card: D10/319
3. Total area existing of wetlands on property: 0
4. Total area of Regulated area on property: .07 ac
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: _____
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: _____
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:	0	N/A
Shrubs:	0	N/A
Grasses, weeds, etc:	100%	Native
Impervious area:	0	N/A

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: 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, Proposed Native Meadow: "New England Erosion Control/ Restoration Mix for dry sites", per Soil Scientist Drawings
18. Proposed percent of Regulated area to be covered with impermeable surface: _____
19. Material to be (check all that applies): deposited ☒ excavated ☐ (if yes, complete the following):
    a. Area: +/- 190' Volume: +/- 18 cubic yards at base of Section 1 of the retaining wall
    b. Physical & Chemical composition of material to be deposited: Clean, engineered compacted fill

JOHN MALLOZZI, PE

May 28, 2025

To Whom It May Concern,

Re: Retaining Walls – Lot 4, Sycamore Street, Trumbull, CT

The retaining walls on this property have been designed to support the lateral earth pressure exerted by the adjacent backfill. The design assumes a soil unit weight of 120 pounds per cubic foot, representing a saturated soil condition.

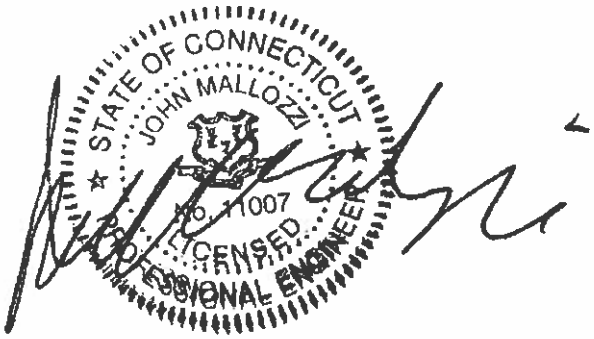
No hydrostatic pressure has been applied in the design calculations, as the groundwater table is below the base of the wall, and weep holes have been incorporated to prevent the accumulation of rainwater behind the wall.

The water stored in the on-site retention system (CULTEC chambers) does not apply any surcharge to the retaining wall. This is because the water effectively replaces the surrounding soil volume within the system, and the unit weight of water is less than that of soil, resulting in no net increase in lateral pressure on the wall.

The engineering calculations indicate that the section of the retaining wall designated as Section 1 on the drawings — which reaches a height of 11 feet — does not meet standard engineering factors of safety. I recommend that 2.5 feet of compacted fill be placed in front of this wall in the area where its height exceeds 8.5 feet, in order to stabilize the structure and bring it into compliance.

All other retaining walls on this site have been reviewed and meet engineering design criteria. Please refer to the attached drawings for section locations and construction details.

Sincerely,



John Mallozzi, P.E.
60 Spring Hill Lane North
Stamford, CT 06903
PE License No. 58574
Phone: 203-943-5277
Email: John351@email.com

John Mallozzi, P.E.

60 Spring Hill Lane North
Stamford, CT 06903
Phone: 203-943-5277
Email: john351@email.com

Date: May 1, 2026

To: Town of Trumbull – Relevant Departments
Attn: To Whom It May Concern

Re: Retaining Walls – 4 Sycamore Street (Lot #4), Trumbull, CT

Dear Sir or Madam,

I am writing in response to recent comments regarding the retaining wall design and associated site elements at the above-referenced property. The items raised have been considered in the original design and prior correspondence; however, I am providing the following clarifications point-by-point for completeness and ease of review.

1. Compacted Fill – Width
The drawings indicate the placement of approximately 2.5 feet of compacted fill at the face of the wall in areas where the wall height exceeds 8.5 feet.
The minimum width of this compacted fill is 3 feet, measured horizontally from the face of the wall. This dimension corresponds to the wall base width and is intended to provide adequate passive resistance at the toe, thereby improving overall wall stability.

2. Volume of Fill
The compacted fill is limited to localized areas where required for stability. Based on the plan layout, the estimated quantity of fill is approximately:

- 18 cubic yards (±)

This quantity represents a localized stabilization measure and does not constitute wholesale regrading of the site.

3. Erosion Control / Surface Stabilization
The drawings indicate a berm at the top of the fill area. This berm will be stabilized through:

- Placement of topsoil and seeding in accordance with the project soil scientist's recommendations, or
- Equivalent erosion control measures as required

These measures are intended to provide surface erosion control only. The structural stability of the retaining wall is achieved through the wall design, compacted fill, and drainage provisions, and does not rely on vegetation.

4. Infiltration System – Structural Impact

The infiltration system (CULTEC chambers), as currently located, has no adverse impact on the retaining wall, for the following reasons:

- The system does not impose additional surcharge on the wall, as it replaces soil volume rather than adding load.
- The unit weight of water (62.4 pcf) is less than the design soil unit weight (120 pcf), which was conservatively assumed in a saturated condition.
- Accordingly, even under full storage conditions, the lateral pressure on the wall is less than that used in the design calculations.

With respect to hydrostatic pressure:

- No hydrostatic pressure has been included in the design, as the system is free-draining and includes provisions (weep holes) to prevent water buildup behind the wall.
- Groundwater conditions at the site do not indicate a sustained water level at the wall.

With respect to bearing:

- The infiltration system is not located beneath the retaining wall foundation and therefore does not affect the bearing capacity of the supporting soils.

Conclusion

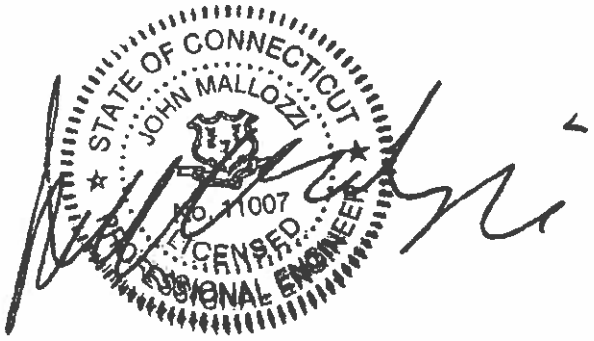
The retaining wall design, including the localized compacted fill and drainage provisions, was developed using conservative engineering assumptions. The clarifications provided above confirm that:

- The geometry and extent of the compacted fill are defined and appropriate
- Surface stabilization measures will be implemented in accordance with soil recommendations
- The infiltration system does not introduce additional loading or hydrostatic pressure concerns

Please feel free to contact me should any additional clarification be required.

Sincerely,

John Mallozzi, P.E.



John Mallozzi, PE

Gravity Retaining Wall – 8'-6" Height

Project: Sycamore Street Retaining Wall
Prepared by: John Mallozzi, P.E.
PE License No. 11007

Date: May 25, 2025

1. Design Parameters

Wall Type: Concrete Gravity Retaining Wall
Wall Height (H): 8.5 ft
Wall Width (Base): 3.0 ft
Unit Weight of Concrete: 150 pcf
Unit Weight of Soil: 120 pcf (Saturated)
Active Earth Pressure Coefficient (Ka): 0.33
Coefficient of Friction (μ): 0.5
No hydrostatic pressure or surcharge considered.

2. Earth Pressure Calculation

Maximum lateral pressure at base:
$p_{max} = \gamma_{soil} * Ka * H = 120 * 0.33 * 8.5 = 336.6$ psf

Total force (triangular distribution):
$P = 0.5 * p_{max} * H = 0.5 * 336.6 * 8.5 = 1{,}430.6$ lb/ft

Location of force: H/3 from base = 8.5 / 3 = 2.83 ft

3. Wall Self-Weight

Volume per ft length: $V = 3.0 * 8.5 = 25.5$ ft^3
Weight: $W = 25.5 * 150 = 3{,}825$ lb
Centroid distance from toe: 1.5 ft

4. Sliding Stability Check

Resisting force from base friction: $R = W * \mu = 3{,}825 * 0.5 = 1{,}912.5$ lb
Sliding Factor of Safety: $FS_{sliding} = R / P = 1{,}912.5 / 1{,}430.6 = 1.34$

5. Overturning Stability Check

Overturning moment: $M_o = P * (H/3) = 1{,}430.6 * 2.83 = 4{,}048.6$ ft-lb
Resisting moment: $M_r = W * 1.5 = 3{,}825 * 1.5 = 5{,}737.5$ ft-lb
Factor of Safety: $FS_{ot} = M_r / M_o = 5{,}737.5 / 4{,}048.6 = 1.42$

6. Bearing Pressure Check

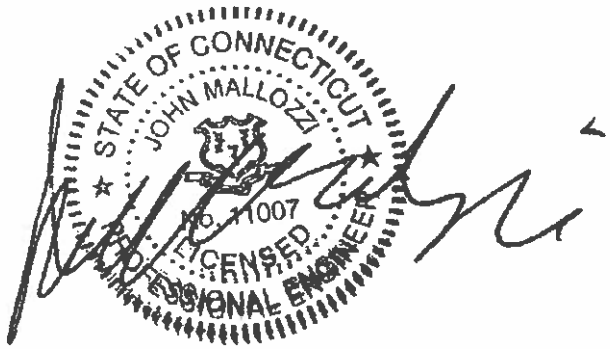
Eccentricity: $e = (M_r - M_o) / W = (5{,}737.5 - 4{,}048.6) / 3{,}825 = 0.442$ ft
$e < B/6 = 3.0 / 6 = 0.5$ ft => No tension at base

Maximum bearing pressure:
$\sigma_{max} = (W / B) * (1 + 6e/B) = (3{,}825 / 3) * (1 + (6 * 0.442 / 3))$
$\sigma_{max} = 1{,}275 * (1 + 0.884) = 2{,}401$ psf

7. Conclusion

The 8'-6" tall concrete gravity retaining wall with a 3 ft base width shows:
- Sliding FS = 1.34 (adequate)
- Overturning FS = 1.42 (slightly below 1.5)
- Bearing pressure = 2,401 psf (acceptable soils)

Recommendation: Wall is acceptable for temporary or low-risk installations, or if additional fill or passive resistance is added in front of wall for improved stability.



ROSE
•TISO
& CO. LLC
ARCHITECTS • SURVEYORS • ENGINEERS

June 3, 2025

Tatiana Solovey, PE
Assistant Town Engineer
366 Church Hill Rd
Trumbull, CT 06611

Re: Test pit data for new location of storm water system on 319 & 320 Sycamore St, Town of Trumbull, CT

Dear Ms. Solovey P.E.:

Please be advised that, as promised, the test pit results requested for the area of the proposed Cultec systems:

The test pit investigation was performed on May 27 2025.
The location of the deep test hole was conducted within the area of the proposed storm water infiltration system on lot 319. The surface ground elevation of this test hole was approximately 299 feet.

The results are favorable and are as follows:

0"-1"	**Topsoil**
1"-25"	**Well Graded, Stoney, gravely sandy loam medium brown (fill)**
25"-60"	**Dark Brown Sandy loam**

No mottling observed down to elevation 60"
No Ground water observed down to elevation 60"
roots observed down to elevation 4"
No restrictive layer down to elevation 60"

The bottoms of the galleries are proposed to be at elevation 296.0' & no ground water level was found to be at 294. Therefore there are no groundwater or restrictive layer issues with the proposed design.

35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825 • TEL: (203)610-6262 • FAX: (203)610-6404 • WWW.ROSETISO.COM

The test pit investigation was performed on May 27 2025.
The location of the deep test hole was conducted within the area of the proposed storm water infiltration system on lot 320. The surface ground elevation of this test hole was approximately 304 feet.

The results are favorable and are as follows:

0"-1"	**Topsoil**
1"-25"	**Well Graded, Stoney, gravely sandy loam medium brown (fill)**
25"-61"	**Dark Brown Sandy loam**

No mottling observed down to elevation 61"
No Ground water observed down to elevation 61"
roots observed down to elevation none
No restrictive layer down to elevation 61"

The bottoms of the galleries are proposed to be at elevation 300.9 & no groundwater level was found to be at 298.9. Therefore, there are no groundwater or restrictive layer issues with the proposed design.

Very truly yours,

Manuel Jose Silva, P.E.
Civil Engineer
Rose-Tiso & Co.
cc: file
D:\my documents\files\Sycamore st trumbull\test pits-05-27-25.docx

35 Brentwood Avenue, Fairfield, CT 06825 • TEL: (203)610-6262 • FAX: (203)610-6404 • Www.rosetiso.com

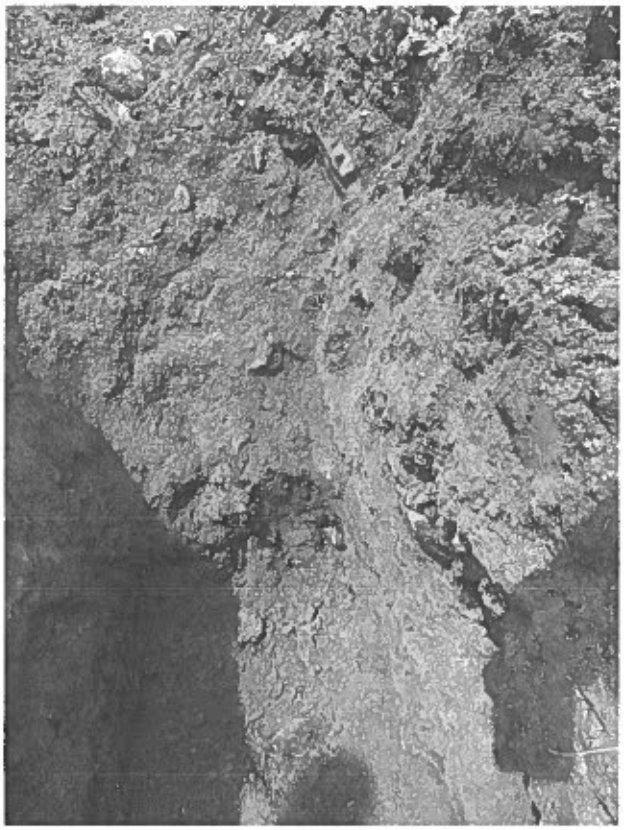


Photo of Test hole @ 319

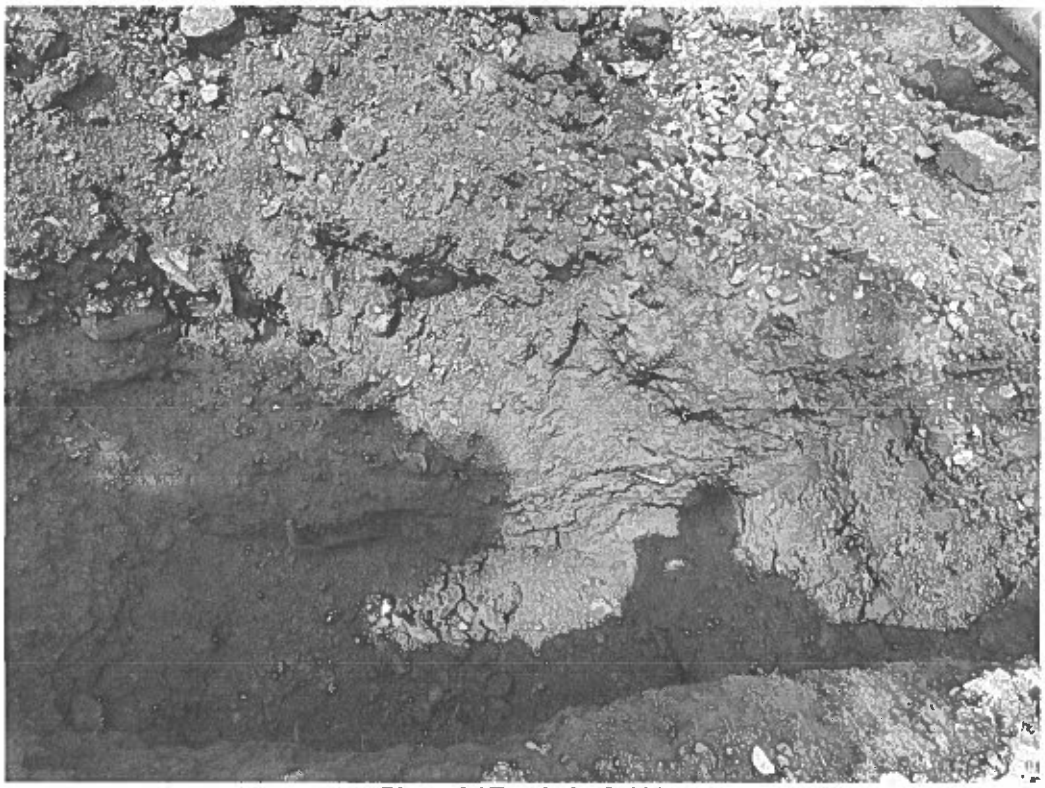


Photo Of Test hole @ 320

35 Brentwood Avenue, Fairfield, CT 06825 • TEL: (203)610-6262 • FAX: (203)610-6404 • Www.rosetiso.com

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES

June 23, 2026

Town of Trumbull
Inland Wetlands & Watercourses Commission
5866 Main Street
Trumbull, CT 06611

Re: Existing and Proposed Site Improvements Assessment Impact on Wetlands & Watercourses
Lots 321/322, 320, & 319 Sycamore Street, Trumbull, CT

Dear Members of the Commission,

We have reviewed the existing and proposed site improvements to make a determination of whether existing and proposed activities would result in adverse impacts to adjacent wetlands or watercourses or their functions. These improvements are associated with Lot #321/322, Lot #320 - 6 Sycamore Street, and Lot #319 – 4 Sycamore Street. This letter is provided to summarize our review and professional opinion regarding potential adverse impacts to adjacent wetlands and watercourses.

The improvements for each lot are listed below:

- **Lot #321/322**
  - Construction of a proposed retaining wall
  - Relocation of the existing scour hole
  - Removal of boulders necessary for proposed retaining wall
  - Installation of native trees, shrubs, and groundcovers.
- **Lot #320 – 6 Sycamore Street**
  - Keep existing retaining wall.
  - Construction of a proposed house, driveway, walks, and elevated deck.
  - Installation of a proposed subsurface stormwater infiltration system.
  - Installation of a native tree, shrubs, and groundcovers.
- **Lot #319 – 4 Sycamore Street**
  - Keep existing retaining wall.
  - Placement of engineered fill at the base of the existing retaining wall.
  - Installation of native trees, shrubs, and groundcovers.

1899 Bronson Road
Fairfield CT 06824
203 366 0588
www.wkassociates.net

Based on our review of the plans, it is our professional opinion that the existing and proposed activities will not result in adverse impacts to the adjacent wetlands and watercourses. This determination is supported by the following:

- The stormwater management and subsurface drainage improvements are designed to improve site drainage and reduce the potential for uncontrolled runoff reaching wetlands and watercourses.
- The proposed planting plan utilizes native vegetation intended to stabilize soils, improve vegetative cover, support native wildlife, and provide other ecological benefits.
- The proposed fill and retaining wall improvements will stabilize existing site conditions, minimize the potential for erosion. The proposed fill for the retaining wall on Lot 319 is necessary to stabilize the structure and bring it into compliance as stated in a letter dated May 28, 2025 by John Mallozzi, PE.
- The proposed retaining wall on Lot 321/322 provides necessary slope stabilization while minimizing the need for grading and fill placement near the wetlands.

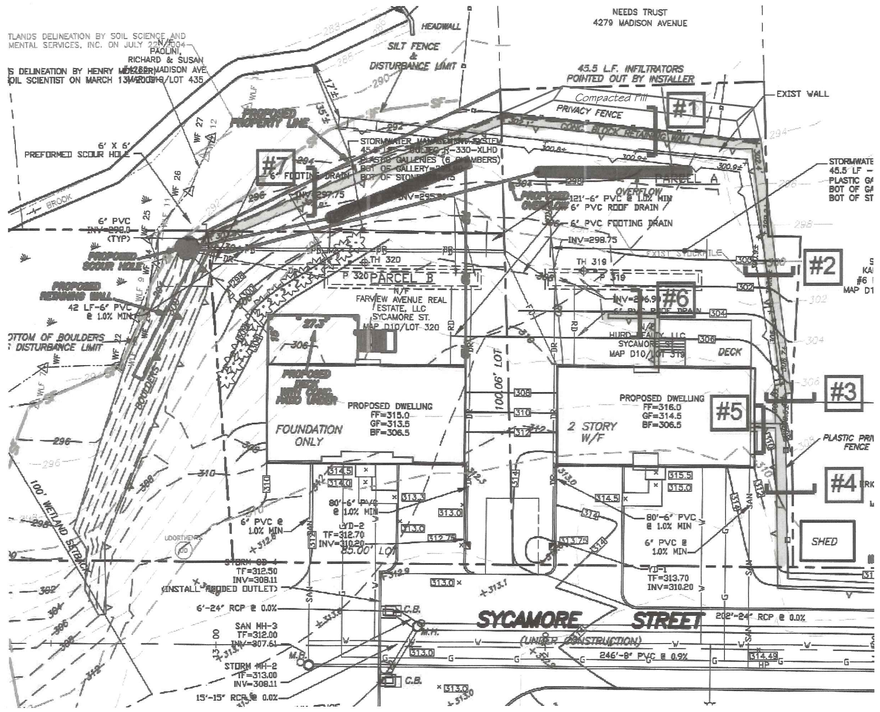
Based on these considerations, we conclude that the existing and proposed development activities will not adversely affect adjacent wetlands, watercourses, or their functions and values. If you should have any questions or comments regarding this matter, please do not hesitate to contact us at (203) 366-0588.

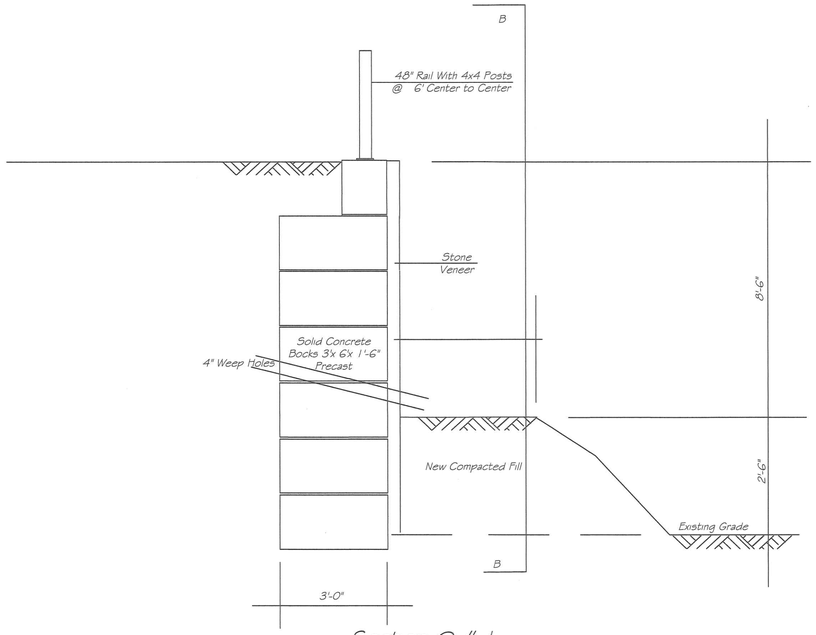
Sincerely,



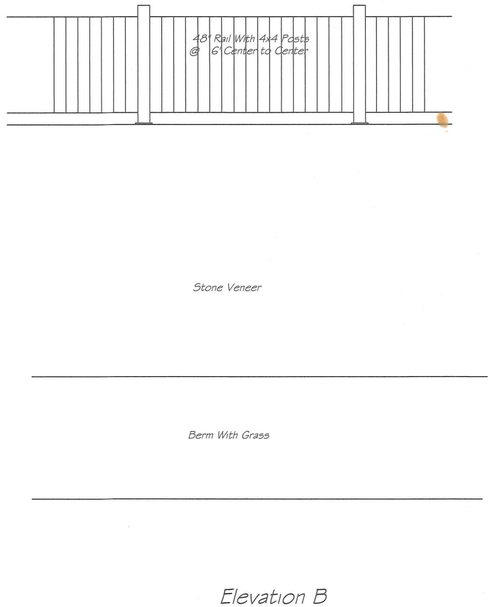
William L. Kenny, PWS, PLA
Principal

Ref. No. 5498

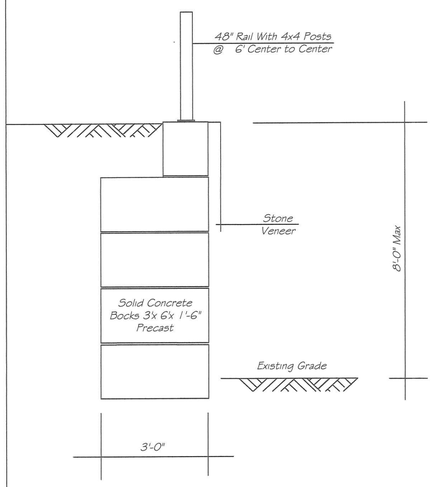




Section @ # 1



Elevation B



Section @ # 2

RETAINING WALL GENERAL NOTES:

1. DESIGN BASED ON 2022 CONNECTICUT STATE BUILDING CODE.
2. BACKFILL UNIT WEIGHT: 120 PCF (SATURATED CONDITION).
3. NO HYDROSTATIC PRESSURE - WEEP HOLES AND DRAINAGE INCLUDED.
4. FACTORS OF SAFETY: SLIDING ≥1.5, OVERTURNING ≥1.5.
5. MAX DESIGN HEIGHT: 8'-6" FOR GRAVITY WALL SECTION.

MATERIALS AND CONSTRUCTION TYPES:

6. WALLS USE TWO SYSTEMS:
   A. SOLID CONCRETE BLOCKS - 6'LONG X 3'WIDE X 1.5'HIGH.
   B. VERSA-LOK SRW BLOCKS - FOR WALLS UP TO 5'HIGH.
7. BACKFILL SHALL BE CLEAN GRANULAR FILL, COMPACTED IN 8" LIFTS TO 95% STANDARD PROCTOR DENSITY.
8. DRAINAGE LAYER: 12" MIN CLEAN STONE WITH 4" PERFORATED PIPE, SLOPED TO DAYLIGHT OR APPROVED STRUCTURE.

EXCAVATION AND BASE PREPARATION:

9. EXCAVATE TO UNDISTURBED NATIVE SOIL OR ENGINEERED FILL.
10. BOTTOM OF WALL TO BE BELOW FROST DEPTH (MIN. 42").
11. BASE FOR VERSA-LOK WALLS: 6" CRUSHED STONE LEVELING PAD.
12. BASE FOR SOLID BLOCK WALLS: CONCRETE OR COMPACTED GRAVEL.

SOLID CONCRETE BLOCK WALL NOTES:

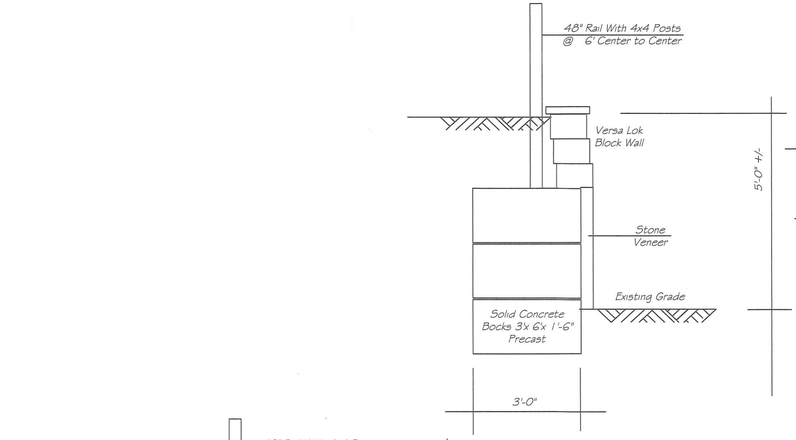
13. BLOCKS WEIGH APPROX. 4,000 LBS EACH.
14. USE PROPER EQUIPMENT FOR BLOCK PLACEMENT.
15. STACK BLOCKS PLUMB, LEVEL, AND INTERLOCKED AS DESIGNED.
16. BACKFILL CONCURRENTLY WITH BLOCK PLACEMENT TO AVOID UNBALANCED EARTH PRESSURE.

VERSA-LOK WALL NOTES:

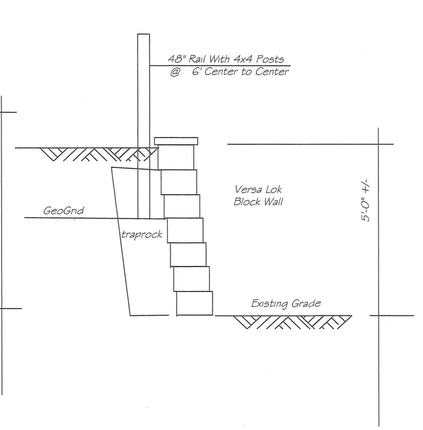
17. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
18. PLACE GEOGRID REINFORCEMENT WHERE REQUIRED BY DESIGN.
19. CAP UNITS TO BE BONDED WITH APPROVED ADHESIVE.
20. PROVIDE GRADE SWALE ABOVE WALL FOR SURFACE DRAINAGE.

INSPECTION:

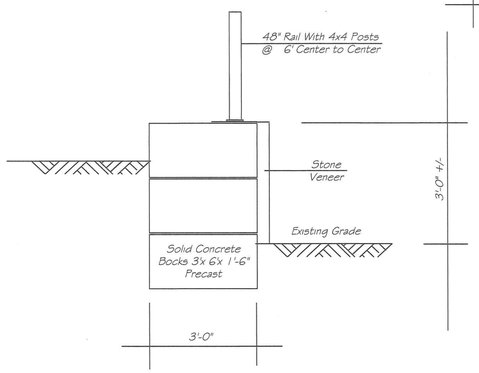
21. ALL WORK TO BE INSPECTED BY QUALIFIED ENGINEER.
22. WALL LOCATIONS AND ELEVATIONS MUST MATCH APPROVED PLANS.



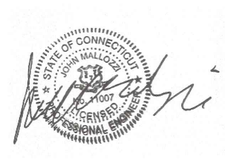
Section @ # 4



Section @ # 5 & 6



Section @ # 3



Sycamore St(Lot 4)
Trumbull, CT

John Mallozzi, P.E.
john351@email.com 203-943-5277

Retaining Walls

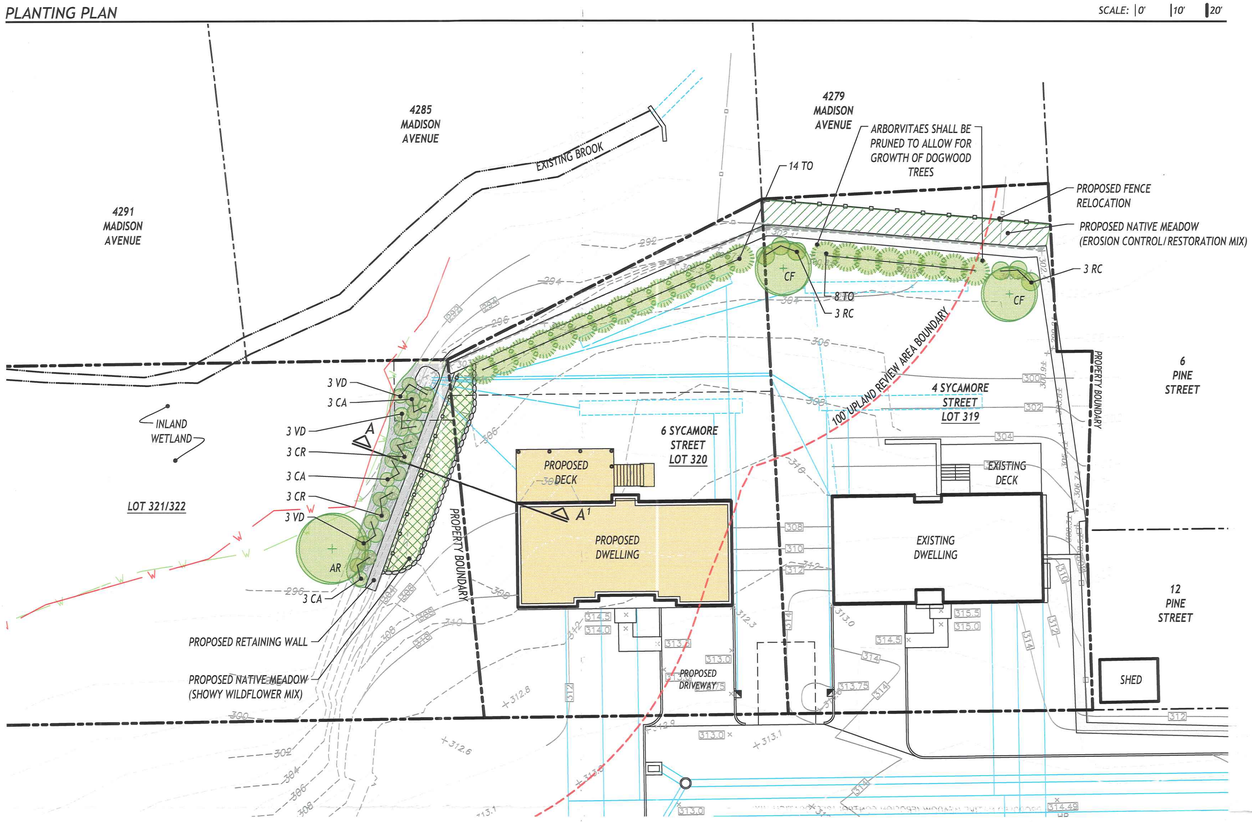
SUBMITTED
26-22
JUN 23 2026
INLAND WETLANDS COMMISSION
BY

May 25, 2025	
JM	JM

S-101.00

PLANTING PLAN

SCALE: 0' 10' 20'



LEGEND

- EXISTING CONTOUR (PEREIRA ENGINEERING PRE 2025)
- EXISTING CONTOUR (LEWIS ASSOCIATES 3/7/2025)
- EXISTING SPOT GRADE (LEWIS ASSOCIATES 3/7/2025)
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- WETLAND BOUNDARY DELINEATED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES
- WETLAND BOUNDARY DELINEATED BY HENRY MOELLER
- EXISTING BROOK BOUNDARY
- 100' UPLAND REVIEW AREA BOUNDARY
- EXISITING SUBSURFACE UTILITIES
- PROPOSED SUBSURFACE UTILITIES
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED BOULDER DEMARCATION WALL
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED NATIVE SHADE TREE
- PROPOSED NATIVE FLOWERING TREE
- PROPOSED NATIVE EVERGREEN TREE
- PROPOSED NATIVE SHRUBS
- PROPOSED NATIVE MEADOW (SHOWY WILDFLOWER MIX)
- PROPOSED NATIVE MEADOW (EROSION CONTROL/RESTORATION MIX)

PLANT LIST

SYM.	Q.TY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
PROPOSED NATIVE SHADE TREES					
AR	1	ACER RUBRUM	RED MAPLE	8'-10' HT.	B&B
TOTAL	1				
PROPOSED NATIVE FLOWERING TREES					
CF	2	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE FLOWERING DOGWOOD	6'-7' HT.	B&B
TOTAL	2				
PROPOSED NATIVE EVERGREEN TREES					
TO	22	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'-7' HT.	B&B
TOTAL	22				
PROPOSED NATIVE SHRUBS					
CA	6	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3'-4' HT.	CONTAINER
CR	6	CORNUS RACEMOSA	GRAY TWIG DOGWOOD	3'-4' HT.	CONTAINER
RC	6	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	3'-4' HT.	CONTAINER
VD	9	VIBURNUM DENTATUM	ARROWWOOD	3'-4' HT.	CONTAINER
TOTAL	27				
PROPOSED NATIVE MEADOW SEED					

"NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/1,250 SQUARE FEET.

"NEW ENGLAND SHOWY WILDFLOWER MIX" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/1,900 SQUARE FEET.

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, EXISTING CONDITIONS INFORMATION IS FROM LEWIS ASSOCIATES AND SHOWN ON A DRAWING PREPARED BY PEREIRA ENGINEERING, LLC.
2. UNLESS NOTED OTHERWISE, PROPOSED CONDITIONS INFORMATION IS FROM EMILIO FERRI AND SHOWN ON A DRAWING PREPARED BY PEREIRA ENGINEERING, LLC.
3. PROPOSED WETLAND BUFFER PLANTING INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

SITE PREPARATION NOTE

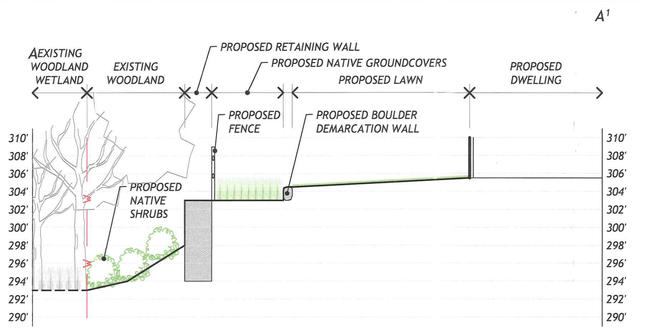
1. AN ENVIRONMENTAL REMEDIATION PLAN HAS BEEN PREPARED FOR PORTIONS OF THE THREE PROJECT PROPERTIES (LOTS 319, 320, AND 321/322). THE REMEDIATION PLAN REQUIRES INSTALLING A CLEAN FILL CAP THAT WILL INCLUDE CLEAN FILL ATOP A DEMARCATION LAYER ABOVE EXISTING FILL. IN AREAS PROPOSED FOR MEADOW & LAWN, THE CLEAN FILL CAP WILL BE 12" DEEP. IN AREAS WHERE SHRUB AND TREE PLANTINGS ARE PROPOSED THE CLEAN FILL CAP WILL BE 18" DEEP.

PLANTING NOTES

1. PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
2. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
4. PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.
5. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.
6. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLECT ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
8. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.
9. TO PREVENT DAMAGE FROM WHITE TAILED DEER BROWSE, THE SHRUB PLANTINGS SHALL BE PROTECTED AS NEEDED WITH TEMPORARY FENCING OR OTHER MEASURES UNTIL THE SHRUBS ARE WELL ESTABLISHED.

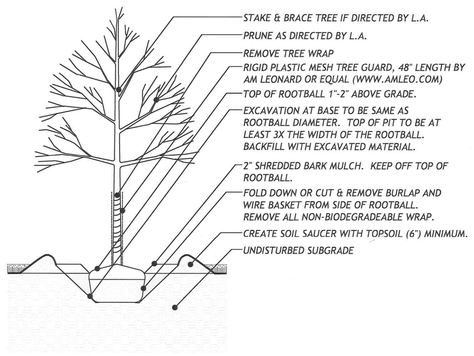
SECTION A-A1

SCALE: 0' 4' 8'



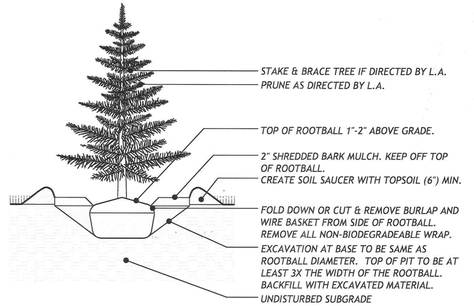
TREE PLANTING DETAIL

NOT TO SCALE



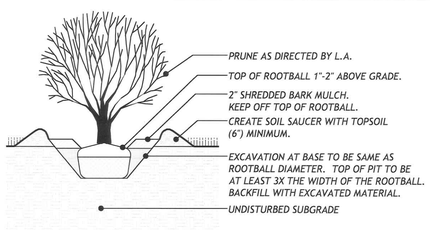
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



SUBMITTED
JUN 23 2026
INLAND WETLANDS COMMISSION
BY

WETLAND BUFFER PLANTING PLAN

PREPARED FOR:
HURD REALTY LLC & FAIRVIEW AVENUE REAL ESTATE LLC

LOCATION:
LOT 321/322, 320, & 319 SYCAMORE STREET
TRUMBULL, CONNECTICUT

DATE: 06/23/2026 SCALE: AS NOTED
REF NO. 5498

NORTH

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No.

26-11
Recd 5.27.2026

1. Location/address of property where activity is proposed: 855 & 861 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: _____ member Date: 3/31/26
(If not the Owner)

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

SECTION II

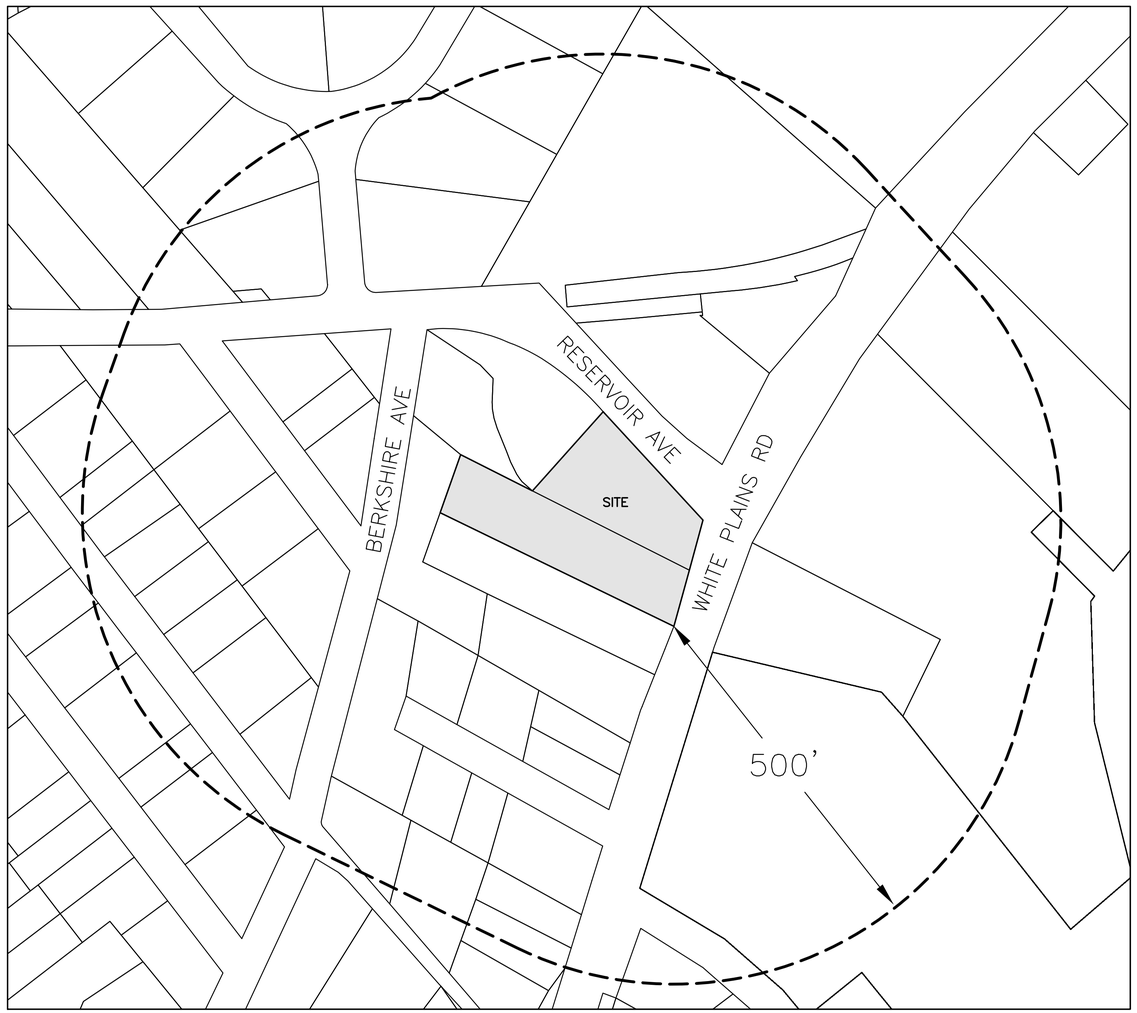
SITE PLAN REQUIREMENTS

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:

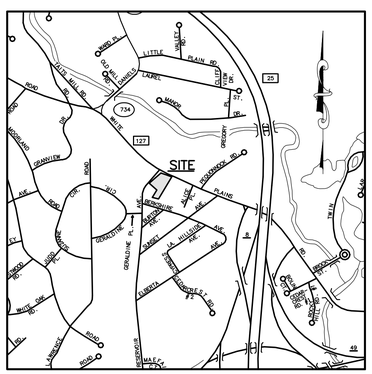
	Percent of Regulated Area:	Dominant Species:
Trees:	52%	
Shrubs:	10%	
Grasses, weeds, etc:	34%	
Impervious area:	4%	

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: 1129CY CUT/949CY FILL
    b. Physical & Chemical composition of material to be deposited: Concrete, asphalt, gravel, stone.

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



500' RADIUS MAP



VICINITY MAP

APPLICATON 26-11
RECD 5/27/2026

PERMIT SET–NOT BE USED FOR CONSTRUCTION

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

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STATE OF CONNECTICUT — JASON 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
□RO□ECT □□ 3177
DRA□ ING □ILE□
DRA□ N B□□ 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.

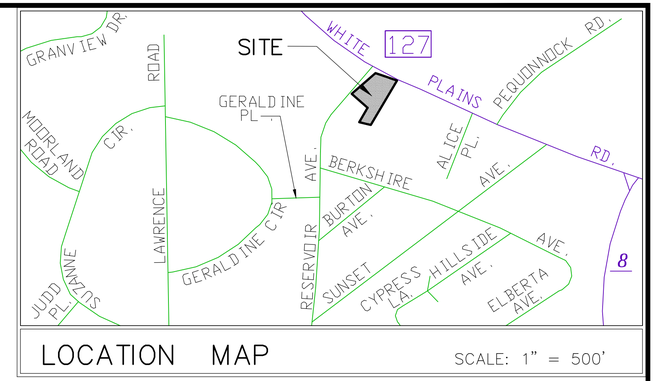
4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 BASED ON GPS READING REFERS TO NAVD '88 DATUM.

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

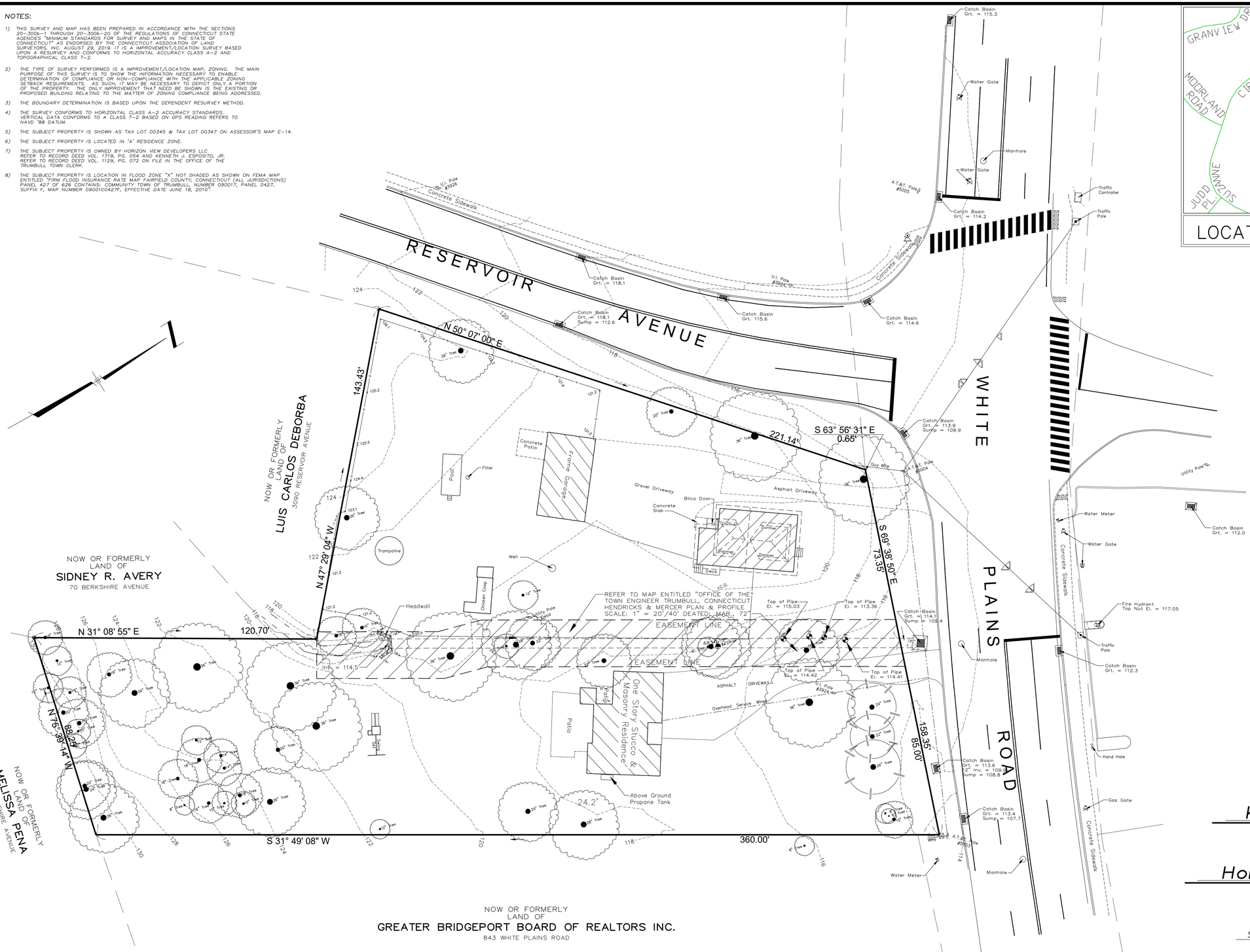
6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.

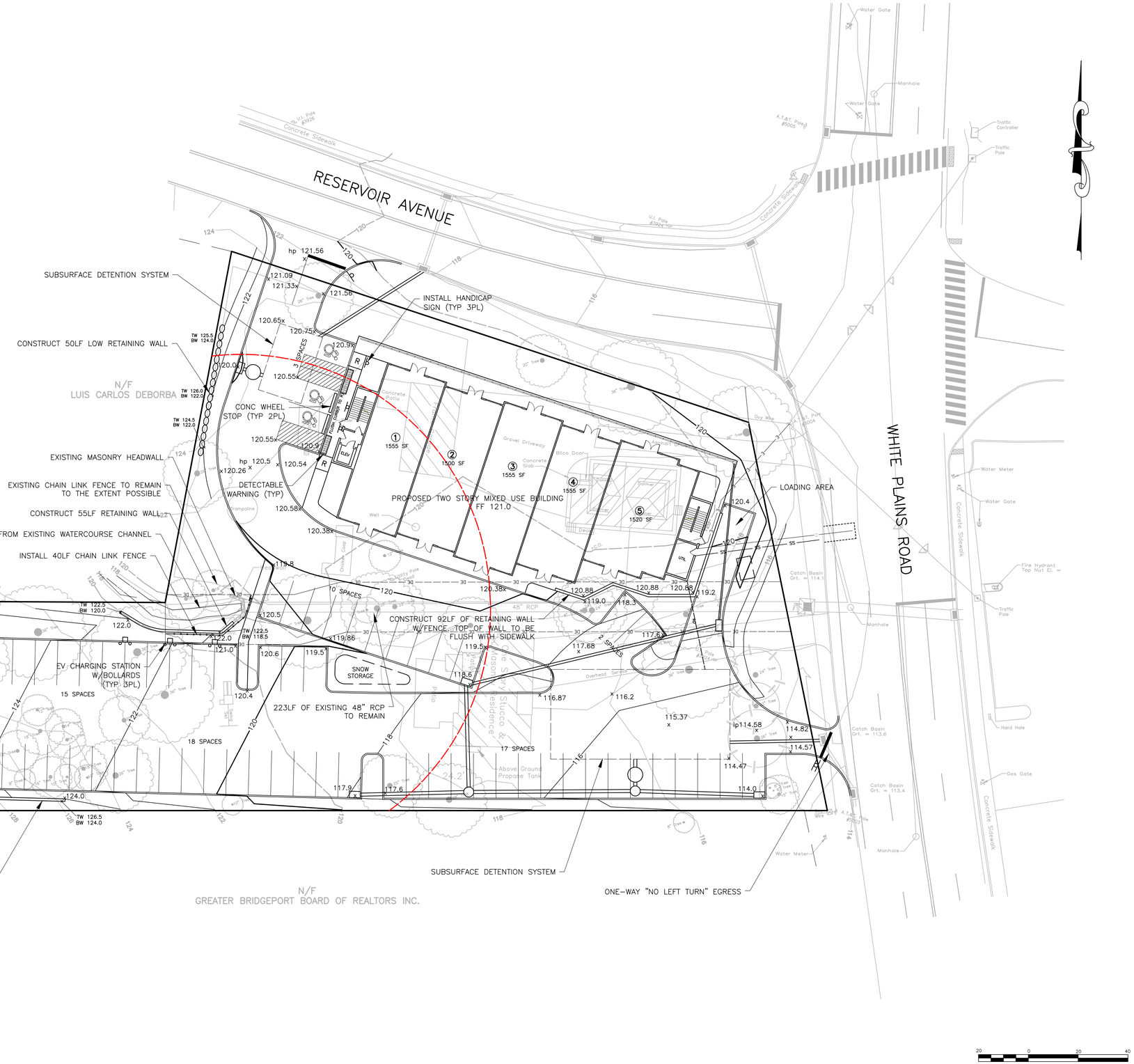
7) THE SUBJECT PROPERTY IS OWNED BY HORIZON VIEW DEVELOPERS LLC REFER TO RECORD DEED VOL. 1719, PG. 054 AND KENNETH J. ESPOSITO, JR. REFER TO RECORD DEED VOL. 1129, PG. 072 ON FILE IN THE OFFICE OF THE TRUMBULL TOWN CLERK.

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



PERMIT SET—NOT BE USED FOR CONSTRUCTION

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MADISON PROPERTIES LLC

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

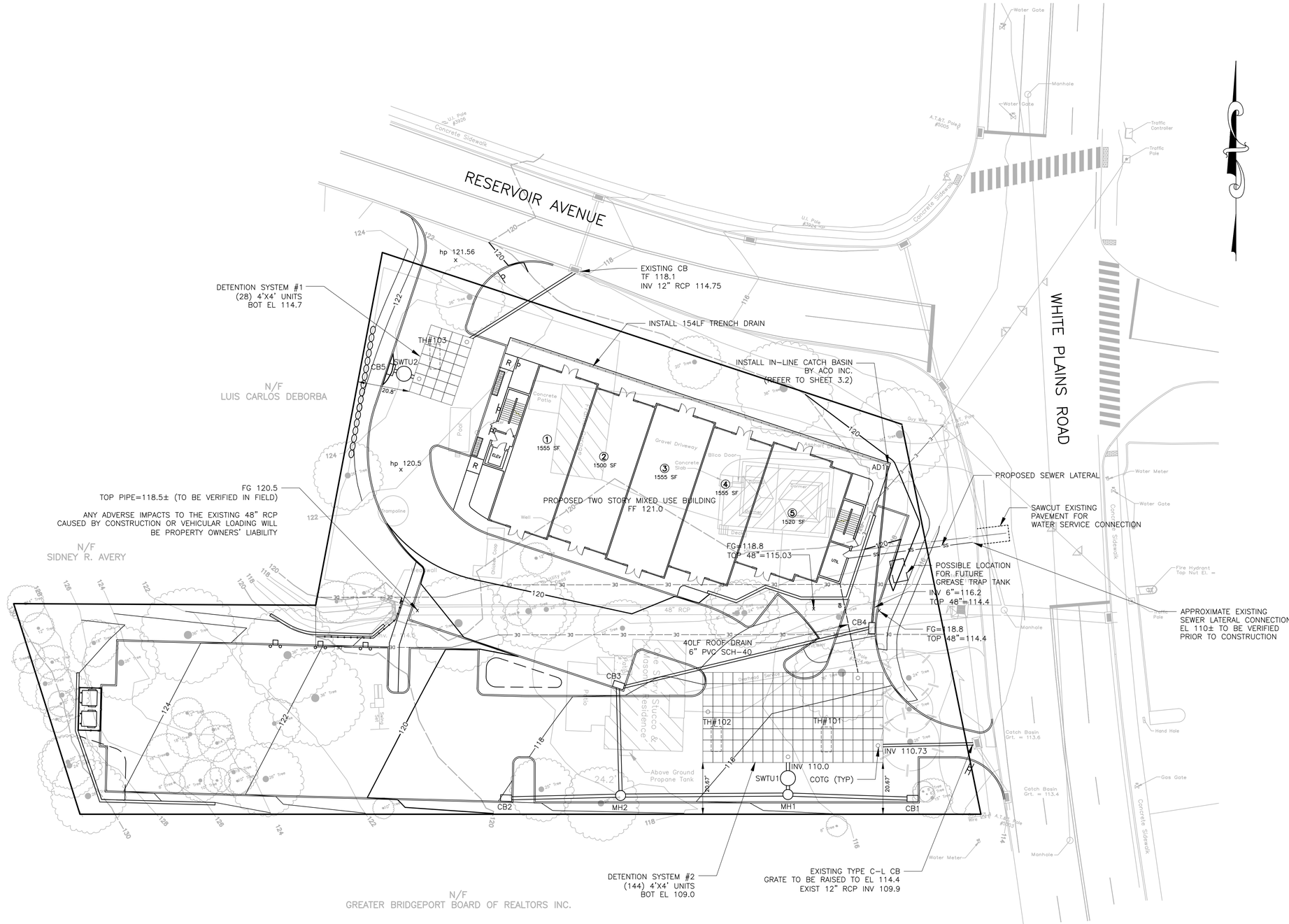
TITLE

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 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
- 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

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STATE OF CONNECTICUT — JOHN EDWARDS — LICENSED LAND SURVEYOR

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SCALE 1"=20'

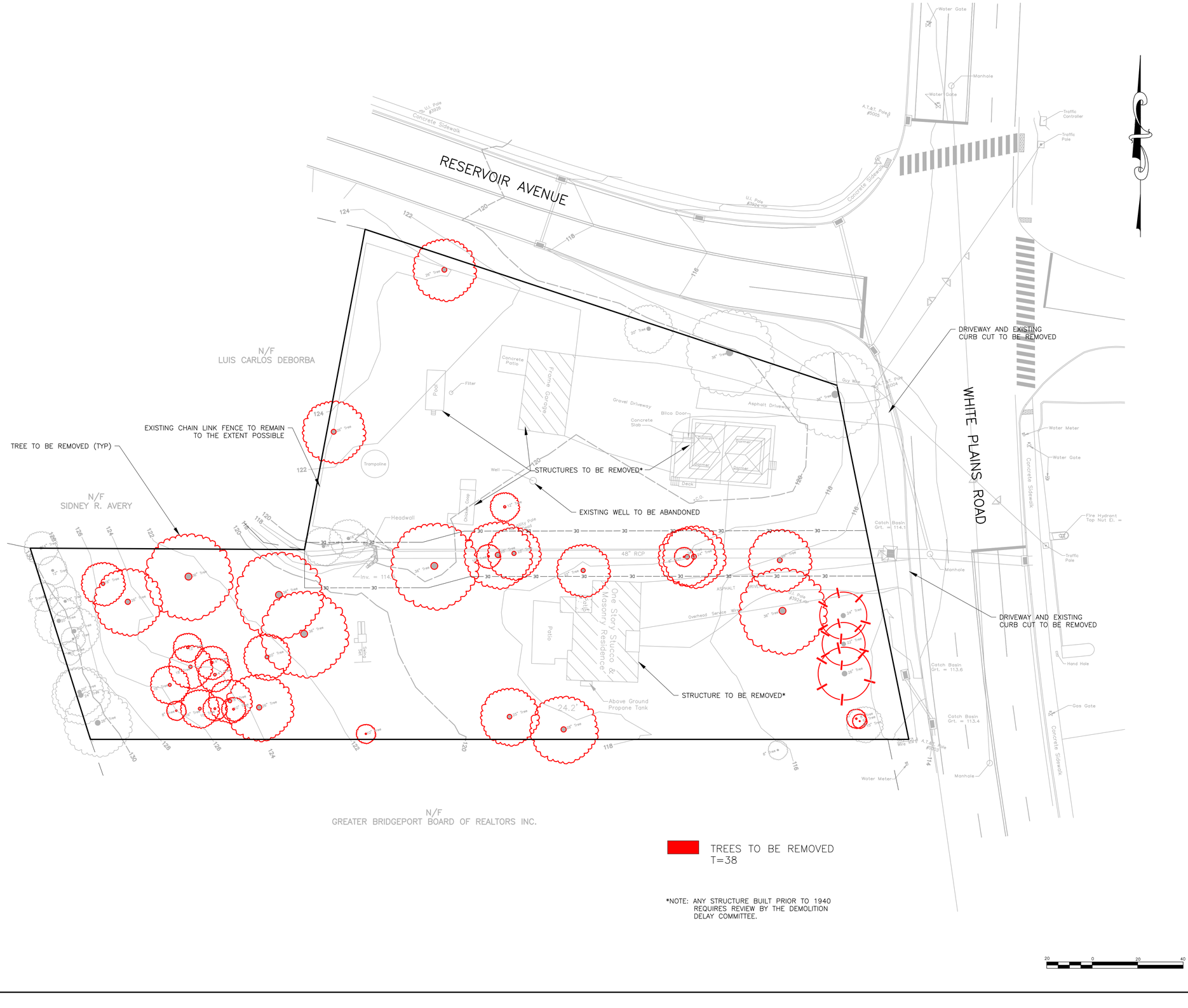
TITLE

UNDERGROUND UTLITIES PLAN

SHEET NUMBER

2.2

K:\PROJECTS_3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\2.2 UNDERGROUND UTILITIES PLAN



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
- 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

*NOTE: ANY STRUCTURE BUILT PRIOR TO 1940 REQUIRES REVIEW BY THE DEMOLITION DELAY COMMITTEE.

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DRAWN BY NDC
SCALE 1"=20'

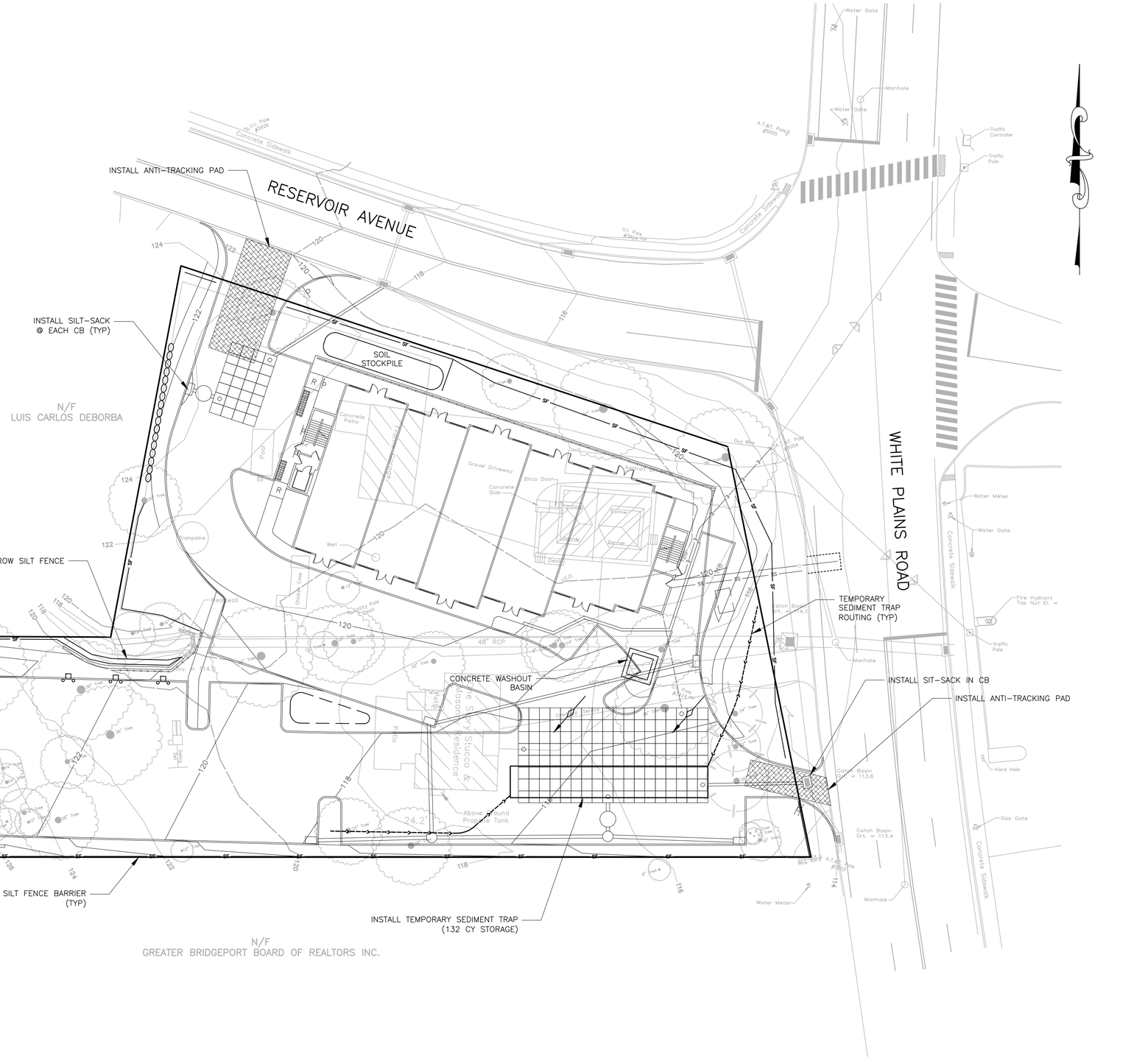
TITLE

DEMOLITION PLAN

SHEET NUMBER

2.3

K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855-861 WHITE PLAINS ROAD\DRAWINGS\2.3 DEMOLITION 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
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- WL 27 INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
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□RO□ECT □□ 3177
DRA□ ING □ILE□
DRA□ N B□□ 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 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 8,500 sf (footprint) 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.

Catch Basins and Trench Drains

The catch basins 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 sumps. In no case, shall the sediment level exceed 50% of the sump volume of the catch basins.

A vactor truck may be used to clean the catch basins. Disposal of liquids and solids contained in the vactor truck requires specific disposal protocol and discharge permits. Operators shall be aware of the regulations. Decanted water from the catch basins may not be returned to the catch basin.

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

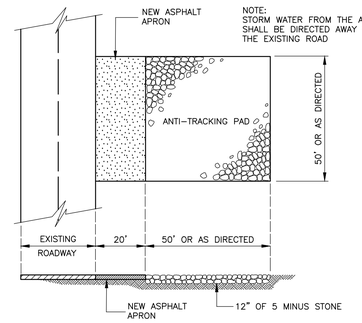
#TH–101 Roots @ 21"
0 – 12" Top Soil
12" – 24" Orange Brown Fine Sandy Loam w/Cobbles
24" – 48" Orange Brown Medium to Coarse Sand & Gravel w/Cobbles
48" – 132"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge No Water No Redoximorphic Features

#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

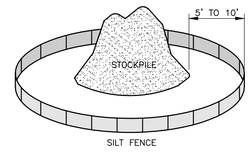
#TH–103
Roots @ 60"
0 – 12" Top Soil
12" – 30" Orange Brown Fine Sandy Loam w/Cobbles
30" – 150"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge Moist @ 140" No Redoximorphic Features

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.

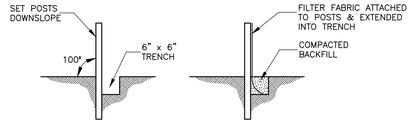


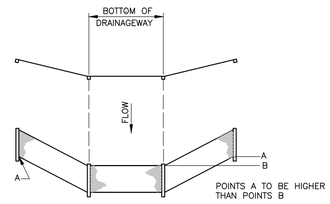
ANTI–TRACKING PAD



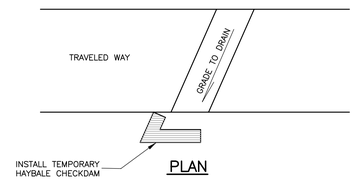
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10 LBS PER 1000 SF

STOCKPILE STABILIZATION

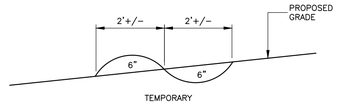




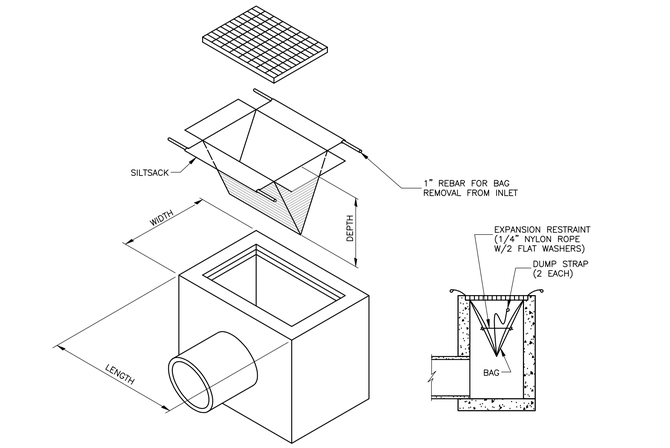
SYNTHETIC FILTER BARRIER



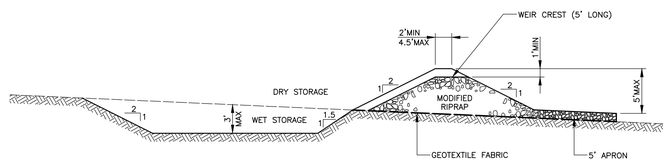
PLAN



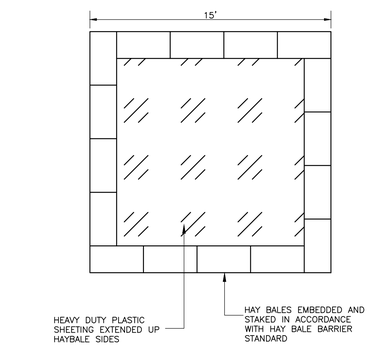
TEMPORARY WATER BREAK



SEDIMENT CONTROL AT INLET



TEMPORARY SEDIMENT TRAP



CONCRETE WASHOUT BASIN

PERMIT SET–NOT BE USED

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

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

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC

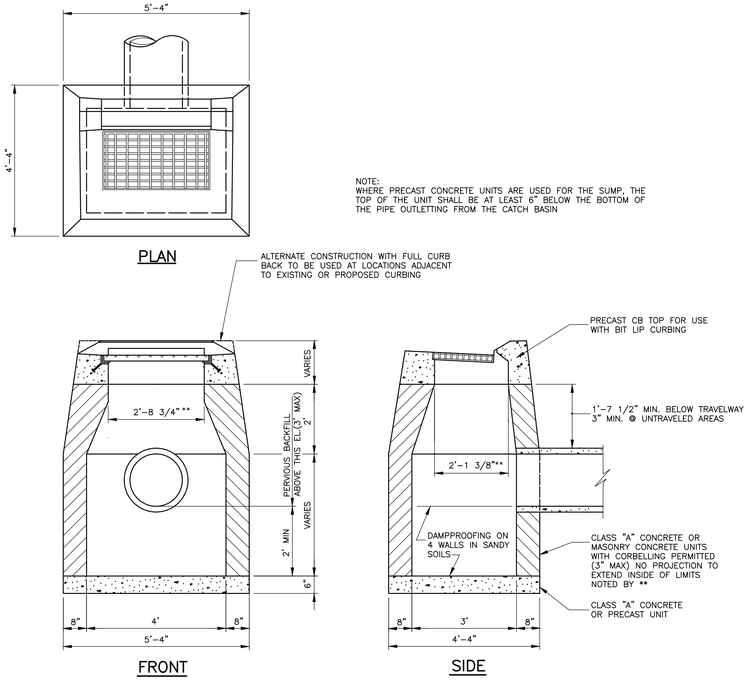
DATE 01-13-26
PROJECT 3177
DRAWING FILE
DRAWN BY NFR
SCALE

TITLE

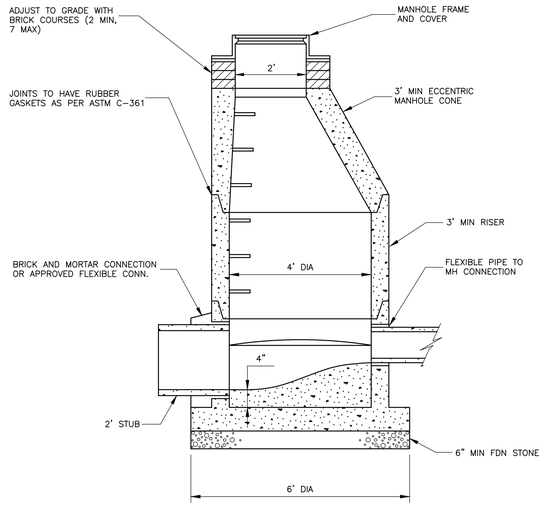
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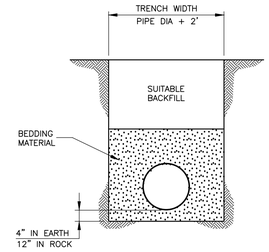
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TYPE "C" CATCH BASIN

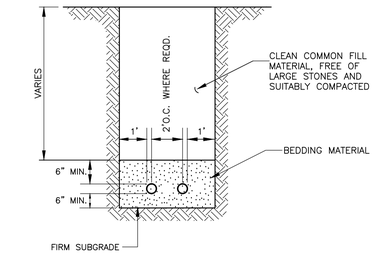


48" PRECAST CONCRETE MANHOLE



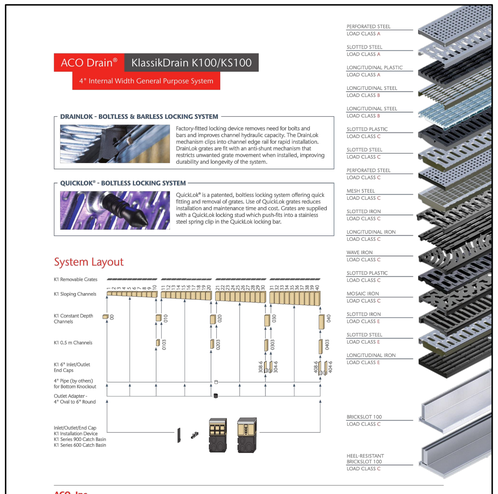
BEDDING MATERIAL TO BE SAND OR SANDY SOIL WHICH PASSES A 3/8" SIEVE WITH NOT MORE THAN 10% PASSING A #200 SIEVE. WHEN GROUND WATER IS ENCOUNTERED, THE ENGINEER MAY ALLOW 3/4" STONE CONFORMING TO CT DOT FORM 817 ARTICLE M.01.01 TO BE USED INSTEAD.

DRAINAGE PIPE TRENCH

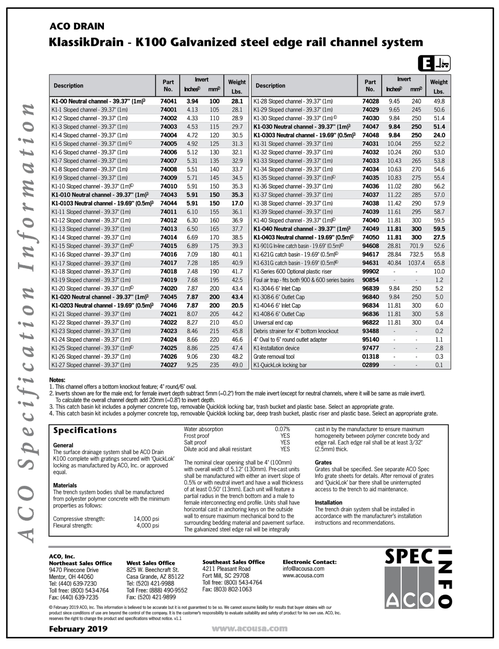


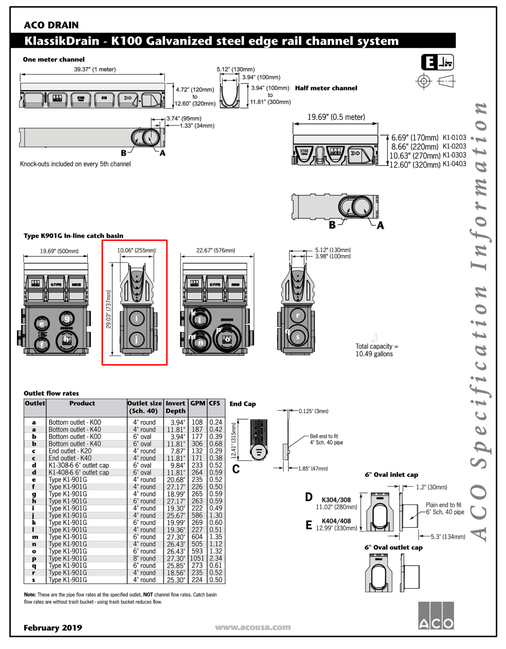
BEDDING MATERIAL TO BE SAND OR SANDY SOIL WHICH PASSES A 3/8" SIEVE WITH NOT MORE THAN 10% PASSING A #200 SIEVE. WHEN GROUND WATER IS ENCOUNTERED, THE ENGINEER MAY ALLOW 3/4" STONE CONFORMING TO CT DOT FORM 817 ARTICLE M.01.01 TO BE USED INSTEAD.

UTILITIES TRENCH

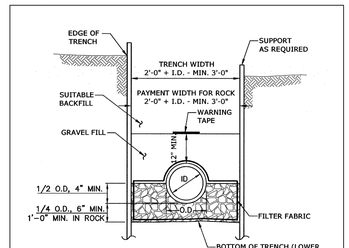


TRENCH DRAIN





IN-LINE CATCH BASIN



TYPICAL SANITARY SEWER TRENCH SECTION
NO SCALE

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
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DATE 01-13-26
PROJECT 3177
DRAWING FILE
DRAWN BY NEC
SCALE

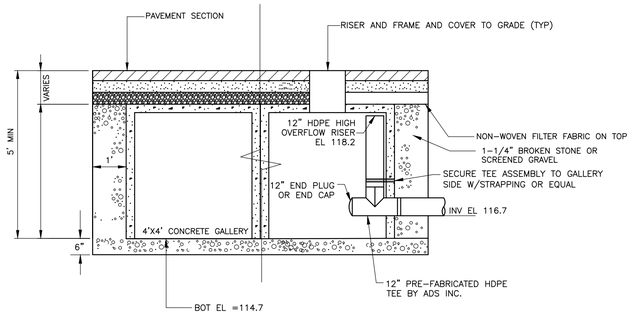
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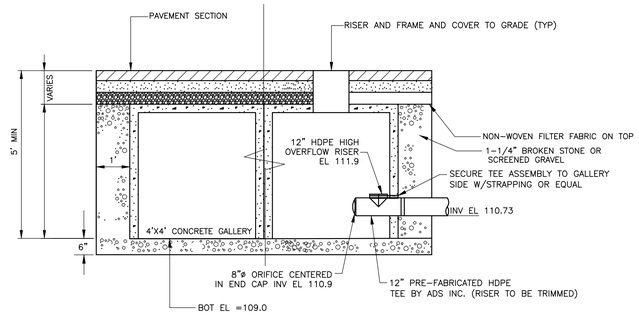
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K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\3.2 D-2



DETENTION GALLERY SYSTEM #1

WITH H20 LOADING



DETENTION GALLERY SYSTEM #2

WITH H20 LOADING

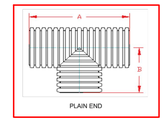
DUAL WALL FABRICATED TEES
4" - 30" DIAMETER

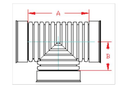
PART #	PIPE SIZE	A	B	JOINT
0460AN	4 in (100 mm)	12.8 in (324 mm)	6.2 in (158 mm)	*
0661AN	6 in (150 mm)	18.5 in (419 mm)	8.1 in (207 mm)	*
0862AN	8 in (200 mm)	21.0 in (533 mm)	10.6 in (269 mm)	*
1063AN	10 in (250 mm)	26.0 in (659 mm)	12.6 in (320 mm)	*
1264AN	12 in (300 mm)	30.7 in (780 mm)	15.4 in (390 mm)	*
1264AN85B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (269 mm)	ST
1264AN65B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (269 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.

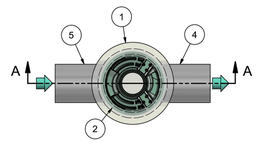




ST & WT (INCLUDES 3 GASKETS)

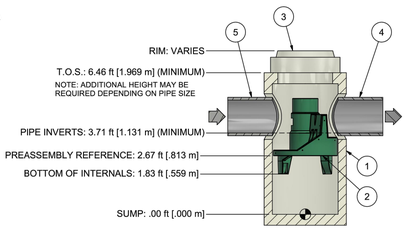
DRAWING #	2400	
ISSUED BY	JOE	06.29.07
APPROVED BY	JOE	06.29.07
REVISIONS	JOE	4.09.2018

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: ER	CHECKED BY: MRJ
APPROVED BY	

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

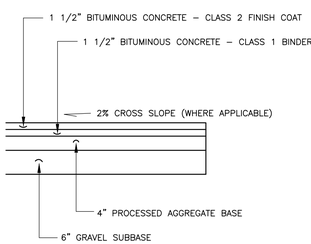
GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network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

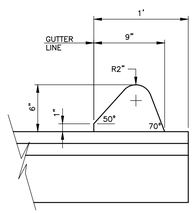
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

STORMWATER TREATMENT UNIT

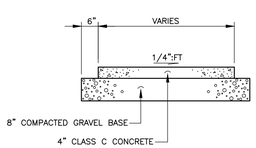
MODEL # HS4 BY HYDROWORKS LLC OR APPROVED EQUAL
(SHOP DRAWING TO BE APPROVED PRIOR TO CONSTRUCTION)



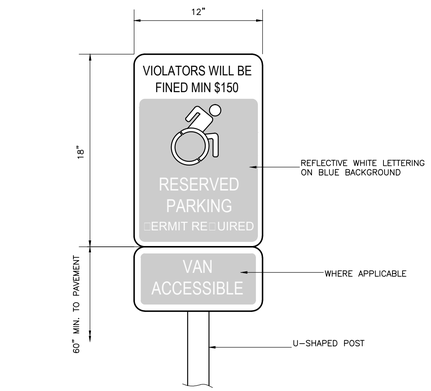
PAVEMENT SECTION-ONSITE



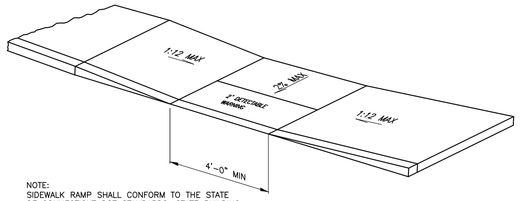
OFF-SITE BITUMINOUS LIP CURBING



ON-SITE CONCRETE SIDEWALK

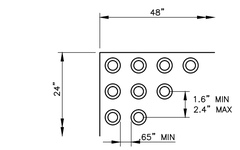


HANDICAP SIGN

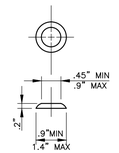


NOTE:
SIDEWALK RAMP SHALL CONFORM TO THE STATE OF CONNECTICUT DOT STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS

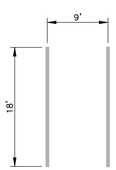
ON-SITE SIDEWALK RAMP



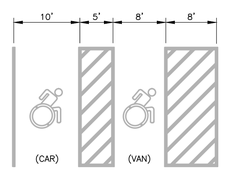
DETECTABLE WARNING



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 EDWARDS No. 10937 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT JOHN EDWARDS No. 10937 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
3	05-26-26	IWWC

DATE□ 01-13-26
□RO□ECT □□ 3177
DRA□ ING □ILE□
DRA□ N B□□ NTS
SCALE□

TITLE

DETAILS

SHEET NUMBER

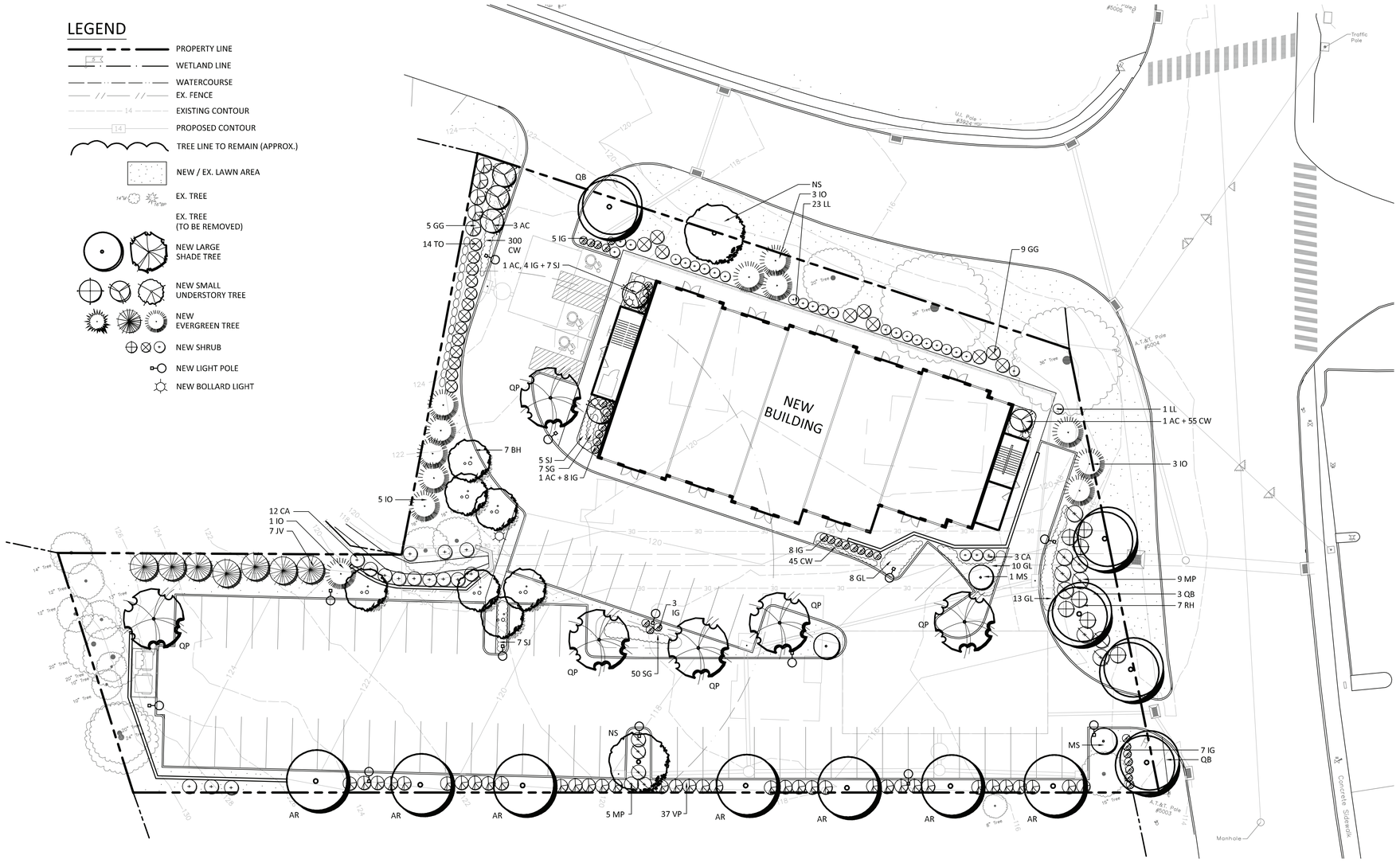
3.3

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

"CALL BEFORE YOU DIG"

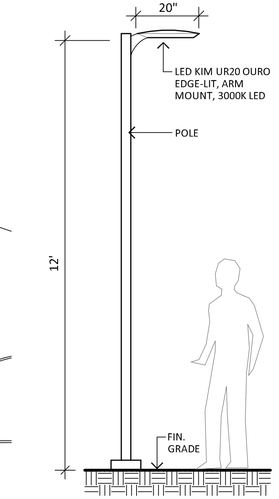
LEGEND

- 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

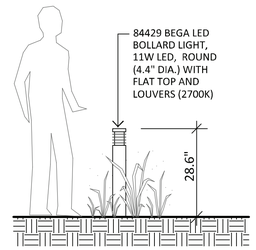
SCALE: 1" = 20'



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 Id. SUBMITTED
Permit #26-02
MAY 15 2026
INLAND WETLANDS COMMISSION
BY 26-02

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

If Applicant is the Owner, go to #5

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

   Joseph M. Juliano
   (Owner of Record)

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

   Modification of Permit #26-02
   - larger patio/paver area
   - outdoor kitchen
   - pergola structure
   - box wood plantings/retaining wall pool

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

Applicant's Signature: Joseph M. Juliano Date: 5/14/26
(If not the Owner)

Owner's Signature: Joseph M. Juliano Date: 5/14/26

17 Applegate

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 2.356 AC / 102,575 SF Zone: RES. AA Number of Lots: 1
2. Map ID, from assessors card: 37/6-73
3. Total area existing of wetlands on property: 47,910 SF (1.10 AC) approximate
4. Total area of Regulated area on property: 47,910 SF (1.10 AC) approximate
5. Wetlands area to be disturbed: 2,730 SF
6. Upland Review area to be disturbed: 5,220 SF
7. Proposed % of wetlands on the property to be disturbed: 5.7%
8. Total area of proposed land disturbance: 7,950 SF
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield. Yes _____ No ✓ (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No ✓ (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	Dominant Species:
Trees:	70%	Red maple. Black Birch, Red Oak
Shrubs	20%	Barberry, Multiflora rose, Spicebush, Winterberry
Grasses, weeds, etc:	10%	lawn, Skunk cabbage
Impervious area:		

12. Existing watercourse data and open water characteristics: (If applicable) n/a
    a. Size of pond(s) or lake(s): _____
    b. Stream characteristics: Intermittent or permanent: _____
    c. 100 year flood evaluation: _____
13. Probable effect of proposal (if any) on vegetation and wildlife: proposed enhancements will increase habitat
14. Existing or proposed source(s) of water supply for the property: n/a
15. Existing or proposed method of sewage disposal for the property: existing septic
16. Creation of proposed water bodies (If yes, detailed information will be required) Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: please see site plan
    (Wetlands)
18. Proposed percent of Regulated area to be covered with impermeable surface: 0 SF (1,240 SF in Upland Review
19. Material to be (check all that applies): deposited ☑ excavated ☐ (If yes, complete the following)
    a. Area: 2,940 SF GRADING Volume: ATTEMPT TO BALANCE CUT & FILL
    b. Physical & Chemical composition of material to be deposited: GRAVEL FOR SWIMMING POOL, GRAVEL & STONE DUST FOR PATIOS, CONCRETE POOL EQUIPMENT PAD

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

GENERAL LEGEND

- PROPERTY LINE
- PROPOSED SILT FENCE
- WETLAND LINE — WF-17
- EXISTING TREE — 18"
- EXISTING CONTOUR — 331
- PROPOSED CONTOUR — 372
- PROPOSED SPOT GRADE — 371.0 +

CONSERVATION EASEMENT

WETLAND LIMIT LINE DELINEATED BY STEVEN DANZER, SOIL SCIENTIST ON 10-14-2024

CONSERVATION EASEMENT LINE & WETLAND LIMIT LINE PER T.C. MAR #2562

WF-9, WF-10, WF-11, WF-12, WF-13, WF-14, WF-15, WF-16, WF-17, WF-18, WF-19, WF-20, WF-21, WF-22, WF-23, WF-24, WF-32

EXISTING NATIVE PLANTINGS, APPROX. (TYP)

EXISTING RAINGARDEN

PROPOSED PIPE-REFER TO ENGINEER'S PLANS

PROPOSED CURTAIN DRAIN-REFER TO ENGINEER'S PLANS

EXISTING EVERGREEN TREES, APPROX.

STORM DR.

EASEMENT LINE

50' BUILDING SETBACK LINE

PROPOSED YARD DRAIN & RECHARGER UNIT-REFER TO ENGINEER'S PLANS

EXISTING PATIO TO BE REBUILT

EXISTING STEPS TO REMAIN

50' RIGHT OF WAY DEDICATED FOR FUTURE ROAD PURPOSES

EXISTING PICKET FENCE TO REMAIN

EXISTING SHED

RUN-OFF

LAWN

EX. WALK

PROPOSED PATIO

PRO. SAFETY RAIL

SILT FENCE (TYP)

7-PANICUM VIRGATUM 'HEAVY METAL', 1 GALLON

PROPOSED PATIO (MASONRY)

TOP 330.3

PROPOSED POOL WALL

15-BUXUS 'GREEN GEM', 24" HT.

PROPOSED STEPS W/ HANDRAIL

PROPOSED NEW ENGLAND FIELDSTONE RETAINING WALL BENEATH PATIO

PROPOSED OUTDOOR KITCHEN W/ BAR SEATING, GRILL, PULLOUT TRASH & UNDERCOUNTER FRIDGE & FLAME-PROOF PERGOLA ABOVE

EX. DECK

PROPOSED 48" HT X 4' WIDE GATE

PROPOSED STEPS W/ CHEEKWALLS

RESIDENCE

EX. A/C UNITS

PROPOSED INGROUND SWIMMING POOL 16' X 34' COPING EL 335.2

PROPOSED RETAINING WALL BENEATH PATIO

EXISTING PROPANE TANK TO BE REMOVED

EX CHIMNEY

EXISTING LAWN LINE

EXISTING DEMARCATION BOULDER (TYP)

PROPOSED 42" HT (APPROX) RAILROAD TIE RETAINING WALL W/ RAILING AT TOP

PROPOSED EDGE

PROPOSED TEMPORARY CONSTRUCTION FENCE TO PROTECT SEPTIC SYSTEM

TEMPORARY STOCKPILE-REMOVE EXCESS FROM SITE

STOCKPILE

LAWN LINE

100-FT UPLAND REVIEW AREA

CONSTRUCTION ACCESS ROUTE

PROPOSED FUTURE 18' X 28' PLAY AREA

1% MIN. PITCH

SWALE

PROPOSED 18" WIDE BOX FOR POOL COVER SEAM

PROPOSED NEW ENGLAND FIELDSTONE-RETAINING WALL-REFER TO ENGINEER'S PLANS

APPROXIMATE SEPTIC FIELDS

SEPTIC CLEANOUT

PROPOSED CONCRETE POOL EQUIPMENT PAD, SIZE 3' X 7'

PROPOSED SCREEN FENCE & GATE

PROPOSED 48" HT POOL ENCLOSURE FENCE

PROPOSED 500-GALLON UNDERGROUND PROPANE TANK-MEET ALL CODES

PROPOSED 48" HT X 8' WIDE DOUBLE GATE

10-THUJA STANDISHII 'GREEN GIANT', 8'-10' HT (LAYOUT TO MAXIMUM SCREENING)

EX. DRIVEWAY

43.7'

49.8'

EX. WALK

STABILIZED ANTI-TRACKING PAD

STREET LINE

R=410.00'

GENERAL NOTES:

1. CONTACT CALL BEFORE YOU DIG AT 800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
2. BASE MAP INFORMATION WAS TAKEN FROM "TOPOGRAPHIC SURVEY LOT 24 IRONGATE ESTATES" PREPARED BY LEWIS ASSOCIATES LAND SURVEYING AND CIVIL ENGINEERING DATED NOVEMBER 8, 2024.
13. SWIMMING POOL IS TO BE LINER TYPE CONSTRUCTION.
14. A CARTRIDGE FILTER SYSTEM SHALL BE UTILIZED FOR THE SWIMMING POOL. NO BACKWASH SYSTEM SHALL BE UTILIZED.
15. POOL ENCLOSURE MUST COMPLY WITH THE CONNECTICUT STATE BUILDING CODE, EFFECTIVE JULY 1, 2025

SWIMMING POOL WORK SEQUENCE:

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

Revisions	Date
Added north patio & retaining wall	06.22.26
Added plant bed at pool, rev. patio layout, added outdoor kitchen & pergola	05.13.26
Added proposed propane tank; rev. pool equip. pad, noted cartridge filtration added native plantings, added curtain drain & pipe	02.10.26

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

Steven Danzer, PhD & Associates LLC
Wetlands & Environmental Consulting
www.CTWetlandsConsulting.com
203 451-8319
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Seal: State of Connecticut — Tracy Lee Chalifoux — Registered Landscape Architect — No. 1185

Project Title: **WETLAND PLAN**

PREPARED FOR:
JOSEPH AND REGINA JULIANO

Location: 17 APPLEGATE LANE, TRUMBULL, CT

Graphic Scale and North Arrow: 0 10' 20'

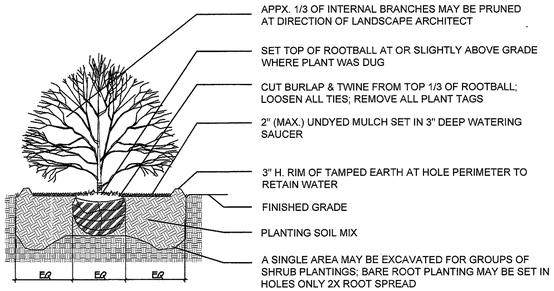
Date: September 19, 2025

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

Drawing Title: POOL SITE PLAN

Drawing No.: **SP-1**

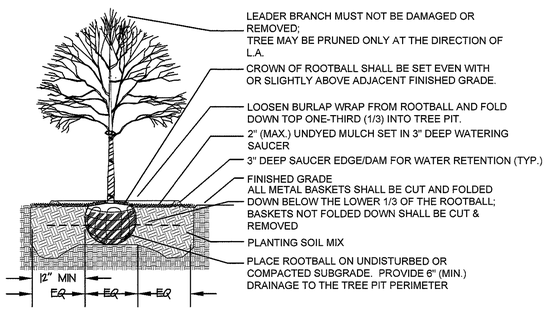
SHEET 1 OF 2



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

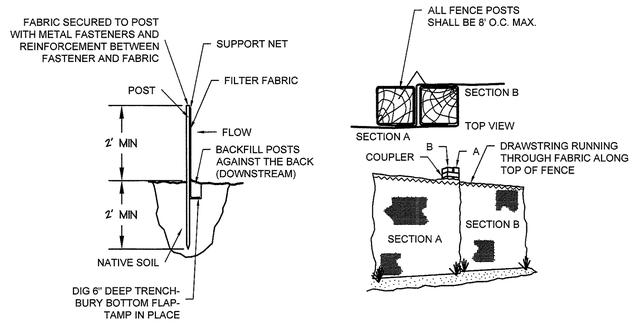
1 SP-2 SHRUB PLANTING DETAIL

NOT TO SCALE



2 SP-2 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



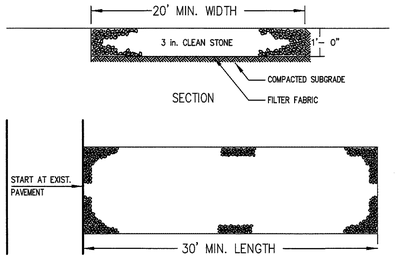
TOE–IN METHOD

JOINING SECTIONS OF FENCING

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

3 SP-2 FABRIC SILTATION FENCE DETAIL IF REQUIRED

NOT TO SCALE

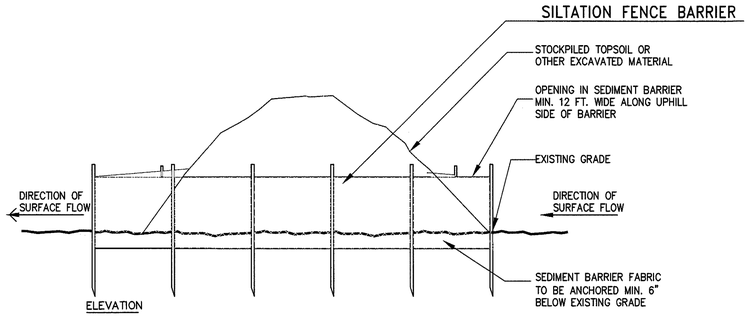


INSTALLATION NOTES

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

4 SP-2 STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE



5 SP-2 STOCKPILE DETAIL

SCALE: N.T.S.

Revisions	Date
Added north patio & retaining wall	06.22.26
Added plant bed at pool, rev. patio layout, added outdoor kitchen & pergola	05.13.26
Added proposed propane tank; rev. pool equip. pad, noted cartridge filtration added native plantings, added curtain drain & pipe	02.10.26

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

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

Seal

STATE OF CONNECTICUT · TRACY LEE CHALIFOUX · REGISTERED LANDSCAPE ARCHITECT · No. 1183

Project Title

WETLAND PLAN

PREPARED FOR:
JOSEPH AND REGINA JULIANO

Location: 17 APPLEGATE LANE, TRUMBULL, CT

Graphic Scale and North Arrow

Date: September 19, 2025

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

Drawing Title: EROSION CONTROL & PLANTING DETAILS

Drawing No.: SP-2

ROSE
•TISO
& CO. LLC
ARCHITECTS • SURVEYORS • ENGINEERS

June 22, 2026

Trumbull Inland Wetlands Commission
5866 Main Street
Trumbull, CT 06611

RE: 17 Applegate Lane, Trumbull, Connecticut
Modification to Previously Approved Pool and Patio Plan

Dear Members of the Inland Wetlands Commission:

On behalf of the applicant, Joseph Juliano, I am submitting this correspondence regarding a minor revision to the previously approved site plan for the property located at 17 Applegate Lane, Trumbull, Connecticut.

The revised plan includes an additional 450 square feet of patio area beyond what was previously approved by the Commission. This increase represents a very small increase in impervious coverage and was evaluated relative to the stormwater management system approved for the project.

The approved stormwater management system consists of a 643 cubic foot rain garden with an 83-foot-long overflow level spreader designed to capture, store, infiltrate, and attenuate runoff generated by the proposed improvements. The rain garden was originally designed with sufficient storage capacity to accommodate runoff from the proposed patio and pool area while reducing post-development peak discharge rates below existing conditions.

Based upon our review, the additional 450 square feet of patio contributes only a negligible increase in runoff volume. The increase is well within the available storage capacity of the rain garden and does not result in any measurable adverse impact to downstream wetlands or watercourses. The rain garden continues to effectively attenuate runoff and maintain discharge rates that are substantially below existing site conditions.

The modeled peak discharge rates from the rain garden remain as follows:

Storm Event	Rain Garden Discharge (cfs)
2-Year Storm	0.048 cfs
5-Year Storm	0.066 cfs
10-Year Storm	0.080 cfs
25-Year Storm	0.225 cfs

Likewise, the total site discharge following construction remains below existing conditions for all analyzed storm events:

Storm Event	Existing (cfs)	Proposed (cfs)
2-Year	1.141	1.079
5-Year	2.645	2.467
10-Year	3.872	3.593
25-Year	5.197	4.810

Accordingly, the additional 450 square feet of patio does not adversely affect the performance of the approved stormwater management system, does not increase runoff to adjacent wetlands in any meaningful manner, and does not alter the conclusions of the approved drainage analysis.

Please contact me if you have any questions or require additional information.

Respectfully submitted,



Manuel J. Silva, P.E.
Rose Tiso & Company, LLC
Licensed Professional Engineer

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No. 25-10
SUBMITTED
MAR 19 2025
INLAND WETLANDS COMMISSION
BY _____

1. Location/address of property where activity is proposed: 6 SYCAMORE ST.
   Parcel Size .245 AC Zone: A Map ID: D10/320 Current Use: RESIDENTIAL
2. Applicant's Name: EMILIA FERRI
   Applicant's Address: 18 PECK AVENUE, GREENWICH, CT 06830
   Telephone: " " Cell: (203) 545-7761 Email: Emiliaferridesign@gmail.com
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): ARCHITECT
3. Name of Property Owner of Record: FAIRVIEW AVENUE REAL ESTATE LLC
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: P.O. BOX 110696, TRUMBULL, CT 06611
   Telephone: 203-257-4130 Cell: ( ) " " Email: plynn15@aol.com

If Applicant is the Owner, go to #5

4. The undersigned hereby authorizes EMILIA FERRI to act as Agent on my behalf as related to this application.
   Patricia L. Ferri
   (Owner of Record)

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):
   LEGALIZE EXISTING IMPROVEMENTS FOR RETAINING WALL LOCATION, TOPOGRAPHIC CONTOUR CHANGES AND PROPOSED UNDERGROUND INFILTRATION SYSTEM LOCATION, NEW REAR DECK MODIFICATION OF PERMIT # 21-07

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: Emilia Ferri Date: 3-18-25
(If not the Owner)

Owner's Signature: Patricia L. Ferri Date: 3-18-2025

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .245 AC. Zone: A Number of Lots: 1
2. Map ID, from assessors card: D/10 / 003200/000
3. Total area existing of wetlands on property: 0
4. Total area of Regulated area on property: .21 AC.
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: .21 AC.
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: .245 AC
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:	0	N/A
Shrubs:	0	N/A
Grasses, weeds, etc:	100%	NATIVE
Impervious area:	0	N/A

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: INTERMITENT
    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
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, PROPOSED RETAINING WALL
18. Proposed percent of Regulated area to be covered with impermeable surface: 0.04 AC
19. Material to be (check all that applies): deposited ☑ excavated ☐ (if yes, complete the following):
    a. Area: .17 AC Volume: 787 C.Y. DEPOSITED
    b. Physical & Chemical composition of material to be deposited: CLEAN FILL, ON SITE MATERIAL RELOCATED FROM ESCAVATED FOUNDATION AREA.

JOHN MALLOZZI, PE

May 28, 2025

To Whom It May Concern,

Re: Retaining Walls – Lot 6, Sycamore Street, Trumbull, CT

The retaining walls on this property have been designed to support the lateral earth pressure exerted by the adjacent backfill. The design assumes a soil unit weight of 120 pounds per cubic foot, representing a saturated soil condition.

No hydrostatic pressure has been applied in the design calculations, as the groundwater table is below the base of the wall, and weep holes have been incorporated to prevent the accumulation of rainwater behind the wall.

The water stored in the on-site retention system (CULTEC chambers) does not apply any surcharge to the retaining wall. This is because the water effectively replaces the surrounding soil volume within the system, and the unit weight of water is less than that of soil, resulting in no net increase in lateral pressure on the wall.

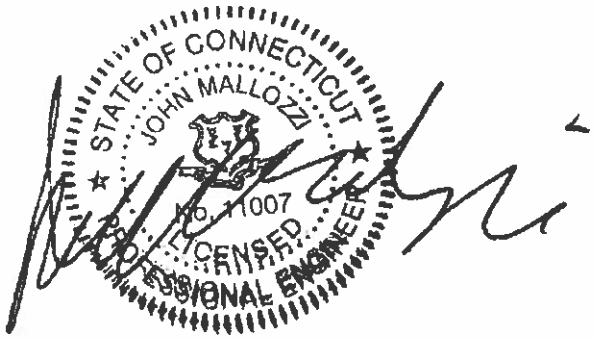
Upon review of the retaining wall sections, including Section 7 on the attached drawings, no wall on Lot 6 exceeds a height of 8.5 feet. Therefore, all walls on this lot meet the engineering safety criteria.

Please refer to the enclosed drawings for wall locations and design sections.

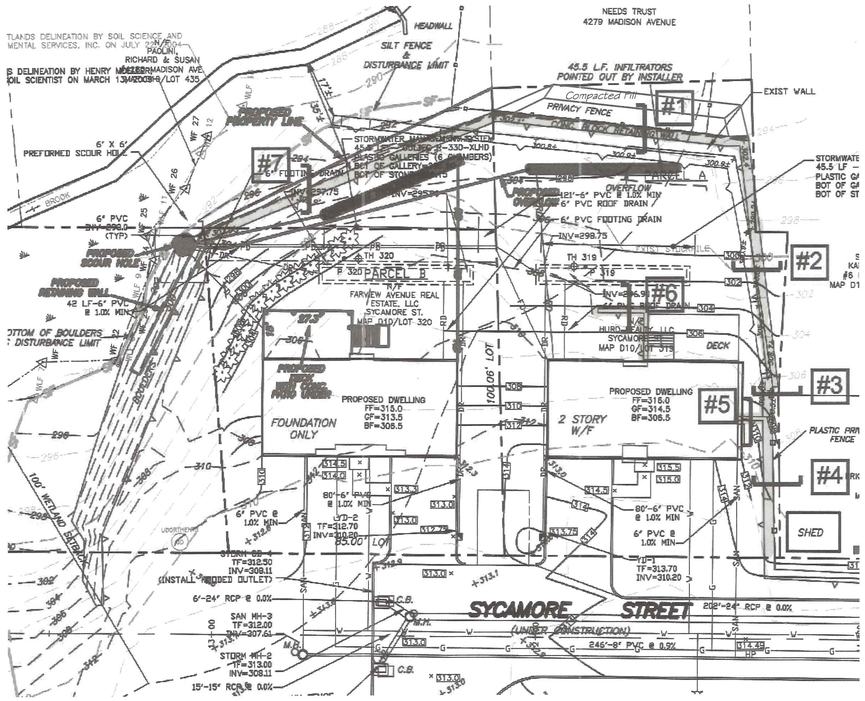
Sincerely,

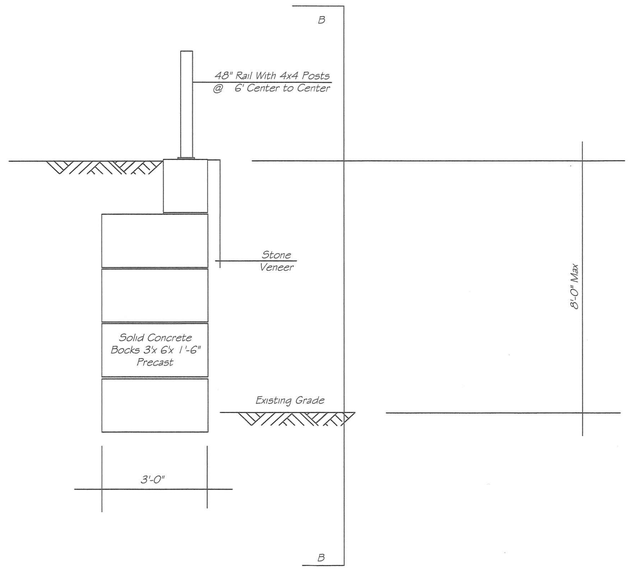
John mallozzi, PE

SUBMITTED
25-10
JUN 23 2026
INLAND WETLANDS COMMISSION
BY _____

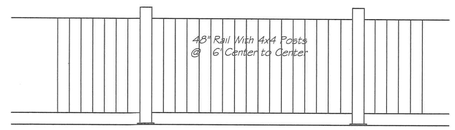


60 Spring Hill Lane North
Stamford, CT 06903
PE License No. 58574
Phone: 203-943-5277
Email: John351@email.com





Section @ # 7



Stone Veneer

Elevation B

RETAINING WALL GENERAL NOTES:

1. DESIGN BASED ON 2022 CONNECTICUT STATE BUILDING CODE.
2. BACKFILL UNIT WEIGHT: 120 PCF (SATURATED CONDITION).
3. NO HYDROSTATIC PRESSURE –WEEP HOLES AND DRAINAGE INCLUDED.
4. FACTORS OF SAFETY: SLIDING ≥1.5, OVERTURNING ≥1.5.
5. MAX DESIGN HEIGHT: 8'–6" FOR GRAVITY WALL SECTION.

MATERIALS AND CONSTRUCTION TYPES:

6. WALLS USE:
   A. SOLID CONCRETE BLOCKS –6'LONG X 3'WIDE X 1.5'HIGH.
7. BACKFILL SHALL BE CLEAN GRANULAR FILL, COMPACTED IN 8" LIFTS TO 95% STANDARD PROCTOR DENSITY.
8. DRAINAGE LAYER: 12" MIN CLEAN STONE

EXCAVATION AND BASE PREPARATION:

9. EXCAVATE TO UNDISTURBED NATIVE SOIL OR ENGINEERED FILL.
10. BOTTOM OF WALL TO BE BELOW FROST DEPTH (MIN. 42").
11. BASE FOR SOLID BLOCK WALLS: CONCRETE OR COMPACTED GRAVEL.

SOLID CONCRETE BLOCK WALL NOTES:

12. BLOCKS WEIGH APPROX. 4,000 LBS EACH.
13. USE PROPER EQUIPMENT FOR BLOCK PLACEMENT.
14. STACK BLOCKS PLUMB, LEVEL, AND INTERLOCKED AS DESIGNED.
15. BACKFILL CONCURRENTLY WITH BLOCK PLACEMENT TO AVOID UNBALANCED EARTH PRESSURE.

INSPECTION:

16. ALL WORK TO BE INSPECTED BY QUALIFIED ENGINEER.
17. WALL LOCATIONS AND ELEVATIONS MUST MATCH APPROVED PLANS.

SUBMITTED
25-16
JUN 23 2026
INLAND WETLANDS COMMISSION
BY

STATE OF CONNECTICUT
JOHN MALLOZZI
#21007
REGISTERED
PROFESSIONAL ENGINEER

Sycamore St (Lot 6)
Trumbull, CT

John Mallozzi, P.E.
john351@email.com 203-943-5277

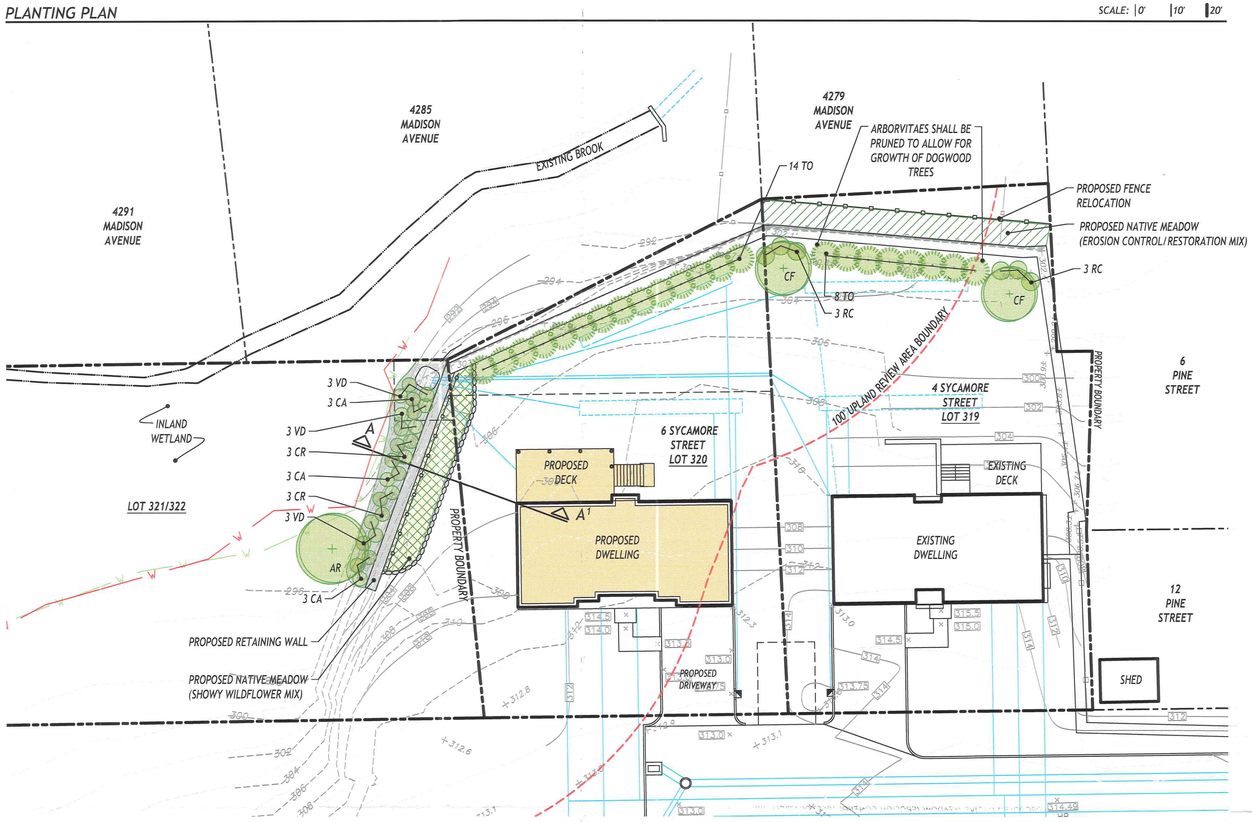
Retaining wall

May 25, 2025		
JM	JM	

S-101.00

PLANTING PLAN

SCALE: 0' 10' 20'



LEGEND

- EXISTING CONTOUR (PEREIRA ENGINEERING PRE 2025)
- EXISTING CONTOUR (LEWIS ASSOCIATES 3/7/2025)
- EXISTING SPOT GRADE (LEWIS ASSOCIATES 3/7/2025)
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- WETLAND BOUNDARY DELINEATED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES
- WETLAND BOUNDARY DELINEATED BY HENRY MOELLER
- EXISTING BROOK BOUNDARY
- 100' UPLAND REVIEW AREA BOUNDARY
- EXISITING SUBSURFACE UTILITIES
- PROPOSED SUBSURFACE UTILITIES
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED BOULDER DEMARCATION WALL
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED NATIVE SHADE TREE
- PROPOSED NATIVE FLOWERING TREE
- PROPOSED NATIVE EVERGREEN TREE
- PROPOSED NATIVE SHRUBS
- PROPOSED NATIVE MEADOW (SHOWY WILDFLOWER MIX)
- PROPOSED NATIVE MEADOW (EROSION CONTROL/RESTORATION MIX)

PLANT LIST

SYM.	Q.TY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
PROPOSED NATIVE SHADE TREES					
AR	1	ACER RUBRUM	RED MAPLE	8'-10' HT.	B&B
TOTAL	1				
PROPOSED NATIVE FLOWERING TREES					
CF	2	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE FLOWERING DOGWOOD	6'-7' HT.	B&B
TOTAL	2				
PROPOSED NATIVE EVERGREEN TREES					
TO	22	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'-7' HT.	B&B
TOTAL	22				
PROPOSED NATIVE SHRUBS					
CA	6	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3'-4' HT.	CONTAINER
CR	6	CORNUS RACEMOSA	GRAY TWIG DOGWOOD	3'-4' HT.	CONTAINER
RC	6	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	3'-4' HT.	CONTAINER
VD	9	VIBURNUM DENTATUM	ARROWWOOD	3'-4' HT.	CONTAINER
TOTAL	27				
PROPOSED NATIVE MEADOW SEED					

"NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/1,250 SQUARE FEET.

"NEW ENGLAND SHOWY WILDFLOWER MIX" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/1,900 SQUARE FEET.

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, EXISTING CONDITIONS INFORMATION IS FROM LEWIS ASSOCIATES AND SHOWN ON A DRAWING PREPARED BY PEREIRA ENGINEERING, LLC.
2. UNLESS NOTED OTHERWISE, PROPOSED CONDITIONS INFORMATION IS FROM EMILIO FERRI AND SHOWN ON A DRAWING PREPARED BY PEREIRA ENGINEERING, LLC.
3. PROPOSED WETLAND BUFFER PLANTING INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

SITE PREPARATION NOTE

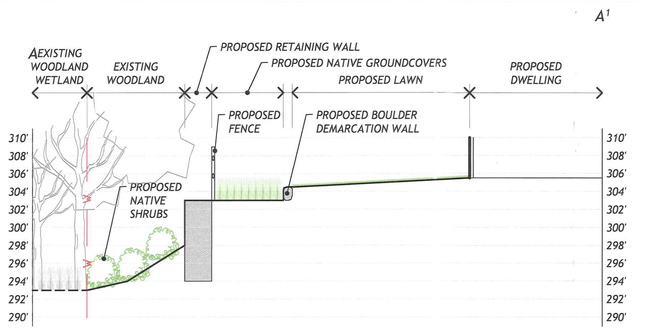
1. AN ENVIRONMENTAL REMEDIATION PLAN HAS BEEN PREPARED FOR PORTIONS OF THE THREE PROJECT PROPERTIES (LOTS 319, 320, AND 321/322). THE REMEDIATION PLAN REQUIRES INSTALLING A CLEAN FILL CAP THAT WILL INCLUDE CLEAN FILL ATOP A DEMARCATION LAYER ABOVE EXISTING FILL. IN AREAS PROPOSED FOR MEADOW & LAWN, THE CLEAN FILL CAP WILL BE 12" DEEP. IN AREAS WHERE SHRUB AND TREE PLANTINGS ARE PROPOSED THE CLEAN FILL CAP WILL BE 18" DEEP.

PLANTING NOTES

1. PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
2. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
4. PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.
5. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.
6. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLECT ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
8. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.
9. TO PREVENT DAMAGE FROM WHITE TAILED DEER BROWSE, THE SHRUB PLANTINGS SHALL BE PROTECTED AS NEEDED WITH TEMPORARY FENCING OR OTHER MEASURES UNTIL THE SHRUBS ARE WELL ESTABLISHED.

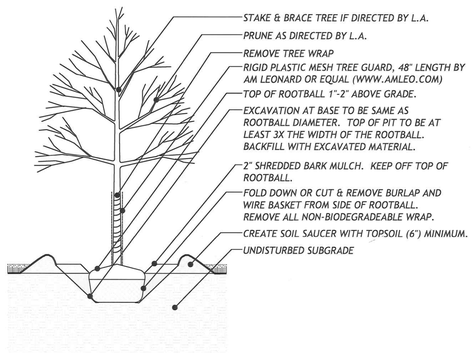
SECTION A-A1

SCALE: 0' 4' 8'



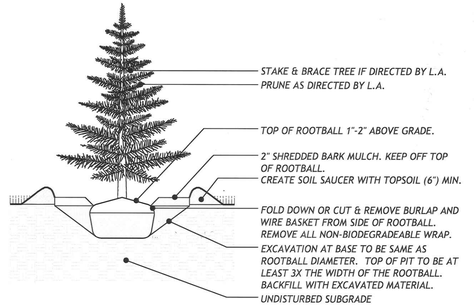
TREE PLANTING DETAIL

NOT TO SCALE



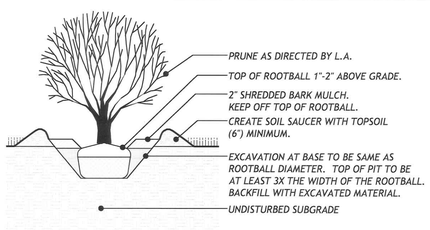
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



SUBMITTED
JUN 23 2026
INLAND WETLANDS COMMISSION
BY

WETLAND BUFFER PLANTING PLAN

PREPARED FOR:
HURD REALTY LLC & FAIRVIEW AVENUE REAL ESTATE LLC

LOCATION:
LOT 321/322, 320, & 319 SYCAMORE STREET
TRUMBULL, CONNECTICUT

DATE: 06/23/2026 SCALE: AS NOTED
REF NO. 5498

NORTH

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No. 25-11
SUBMITTED
MAR 19 2025
INLAND WETLANDS COMMISSION
BY _____

1. Location/address of property where activity is proposed: LOT 321, SYCAMORE ST.
   Parcel Size .41 AC Zone: A Map ID: D10/321 Current Use: RES. VACANT LOT
2. Applicant's Name: EMILIA FERRI
   Applicant's Address: 18 PECK AVENUE, GREENWICH, CT 06830
   Telephone: _____ Cell: (203) 545-7761 Email: emiliaferridesign@gmail.com
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): ARCHITECT
3. Name of Property Owner of Record: HURD REALTY LLC
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: P.O. BOX 110696, TRUMBULL, CT 06611
   Telephone: _____ Cell: (203) 257-5551 Email: fernapinc@gmail.com

If Applicant is the Owner, go to #5

4. The undersigned hereby authorizes EMILIA FERRI 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):

LEGALIZE PROPOSED RETAINING WALL LOCATION, RELOCATE SCOUR HOLE LOCATION AND ENCROACHMENT ON LIMIT OF DISTURBANCE.

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: Emilia Ferri Date: 3-18-25
(If not the Owner)

Owner's Signature: _____ Date: 3-18-2025

SECTION II

SITE PLAN REQUIREMENTS

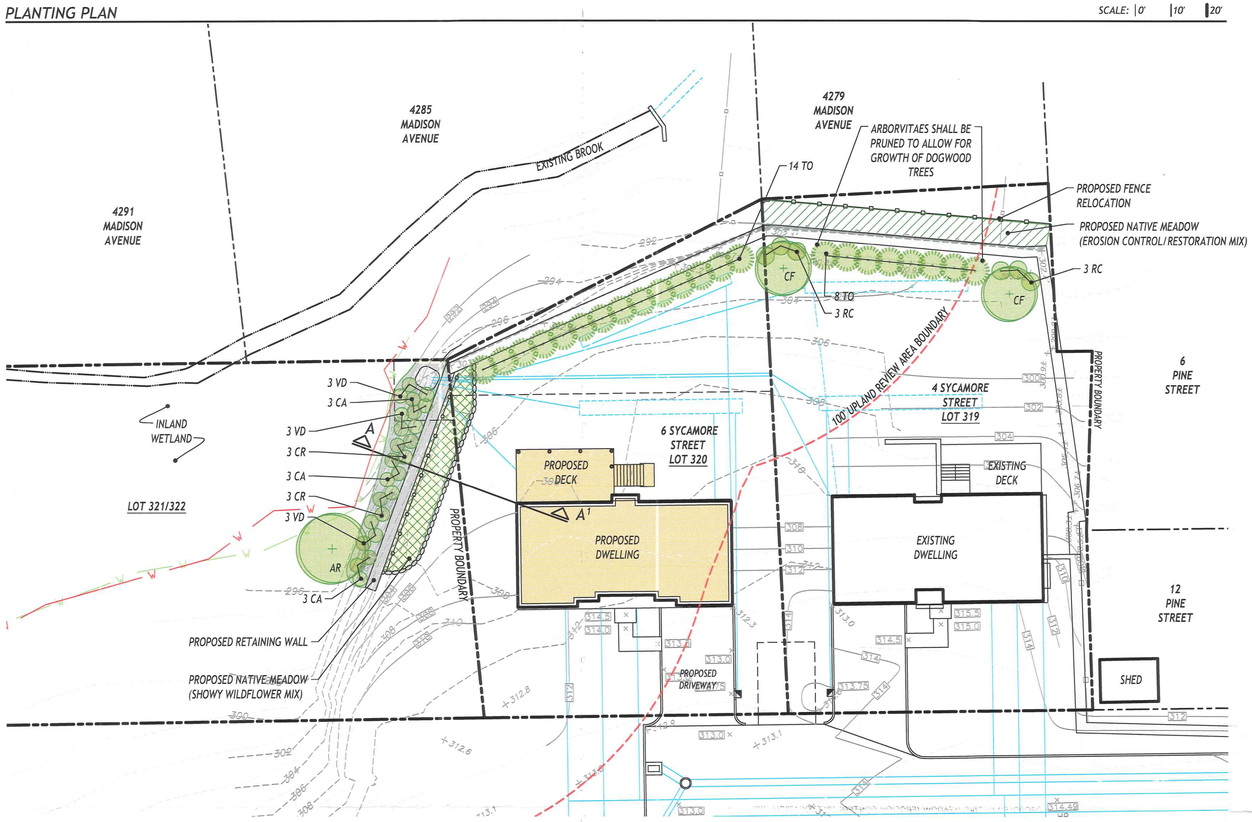
1. Total property area: .41 AC Zone: A Number of Lots: 1
2. Map ID, from assessors card: D10 / 321
3. Total area existing of wetlands on property: .24
4. Total area of Regulated area on property: .41 Ac
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: .10
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: .10
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:	60%	
Shrubs:	0	
Grasses, weeds, etc:	40%	
Impervious area:	0	N/A

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: 0
14. Existing or proposed source(s) of water supply for the property: N/A
15. Existing or proposed method of sewage disposal for the property: N/A
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 & PROPOSED RETAINING WALL
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: .07 AC Volume: 843 CY
    b. Physical & Chemical composition of material to be deposited: BOULDERS & CLEAN FILL

PLANTING PLAN

SCALE: 0' 10' 20'



LEGEND

- EXISTING CONTOUR (PEREIRA ENGINEERING PRE 2025)
- EXISTING CONTOUR (LEWIS ASSOCIATES 3/7/2025)
- EXISTING SPOT GRADE (LEWIS ASSOCIATES 3/7/2025)
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- WETLAND BOUNDARY DELINEATED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES
- WETLAND BOUNDARY DELINEATED BY HENRY MOELLER
- EXISTING BROOK BOUNDARY
- 100' UPLAND REVIEW AREA BOUNDARY
- EXISITING SUBSURFACE UTILITIES
- PROPOSED SUBSURFACE UTILITIES
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED BOULDER DEMARCATION WALL
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED NATIVE SHADE TREE
- PROPOSED NATIVE FLOWERING TREE
- PROPOSED NATIVE EVERGREEN TREE
- PROPOSED NATIVE SHRUBS
- PROPOSED NATIVE MEADOW (SHOWY WILDFLOWER MIX)
- PROPOSED NATIVE MEADOW (EROSION CONTROL/RESTORATION MIX)

PLANT LIST

SYM.	Q.TY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
PROPOSED NATIVE SHADE TREES					
AR	1	ACER RUBRUM	RED MAPLE	8'-10' HT.	B&B
TOTAL	1				
PROPOSED NATIVE FLOWERING TREES					
CF	2	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE FLOWERING DOGWOOD	6'-7' HT.	B&B
TOTAL	2				
PROPOSED NATIVE EVERGREEN TREES					
TO	22	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'-7' HT.	B&B
TOTAL	22				
PROPOSED NATIVE SHRUBS					
CA	6	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3'-4' HT.	CONTAINER
CR	6	CORNUS RACEMOSA	GRAY TWIG DOGWOOD	3'-4' HT.	CONTAINER
RC	6	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	3'-4' HT.	CONTAINER
VD	9	VIBURNUM DENTATUM	ARROWWOOD	3'-4' HT.	CONTAINER
TOTAL	27				
PROPOSED NATIVE MEADOW SEED					

"NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/1,250 SQUARE FEET.

"NEW ENGLAND SHOWY WILDFLOWER MIX" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/1,900 SQUARE FEET.

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, EXISTING CONDITIONS INFORMATION IS FROM LEWIS ASSOCIATES AND SHOWN ON A DRAWING PREPARED BY PEREIRA ENGINEERING, LLC.
2. UNLESS NOTED OTHERWISE, PROPOSED CONDITIONS INFORMATION IS FROM EMILIO FERRI AND SHOWN ON A DRAWING PREPARED BY PEREIRA ENGINEERING, LLC.
3. PROPOSED WETLAND BUFFER PLANTING INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

SITE PREPARATION NOTE

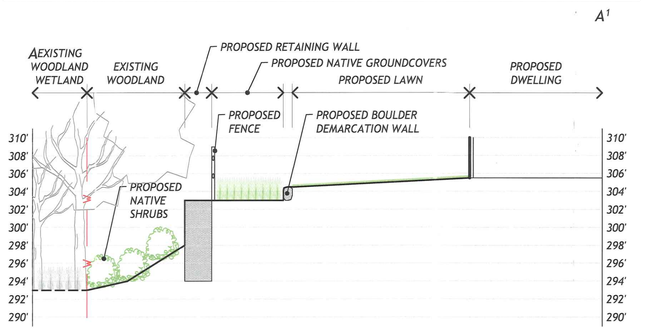
1. AN ENVIRONMENTAL REMEDIATION PLAN HAS BEEN PREPARED FOR PORTIONS OF THE THREE PROJECT PROPERTIES (LOTS 319, 320, AND 321/322). THE REMEDIATION PLAN REQUIRES INSTALLING A CLEAN FILL CAP THAT WILL INCLUDE CLEAN FILL ATOP A DEMARCATION LAYER ABOVE EXISTING FILL. IN AREAS PROPOSED FOR MEADOW & LAWN, THE CLEAN FILL CAP WILL BE 12" DEEP. IN AREAS WHERE SHRUB AND TREE PLANTINGS ARE PROPOSED THE CLEAN FILL CAP WILL BE 18" DEEP.

PLANTING NOTES

1. PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
2. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
4. PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.
5. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.
6. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLECT ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
8. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.
9. TO PREVENT DAMAGE FROM WHITE TAILED DEER BROWSE, THE SHRUB PLANTINGS SHALL BE PROTECTED AS NEEDED WITH TEMPORARY FENCING OR OTHER MEASURES UNTIL THE SHRUBS ARE WELL ESTABLISHED.

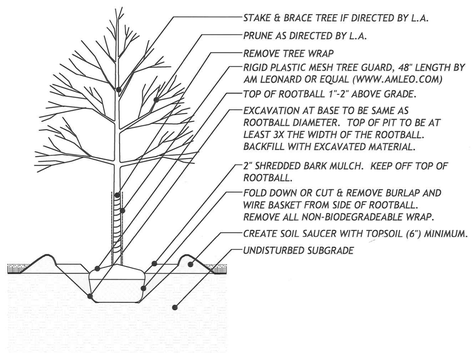
SECTION A-A1

SCALE: 0' 4' 8'



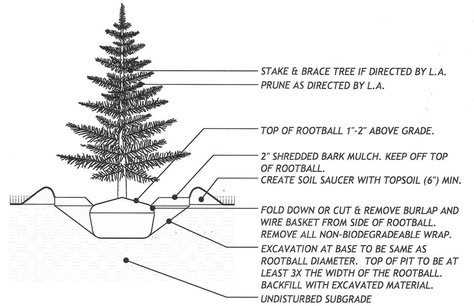
TREE PLANTING DETAIL

NOT TO SCALE



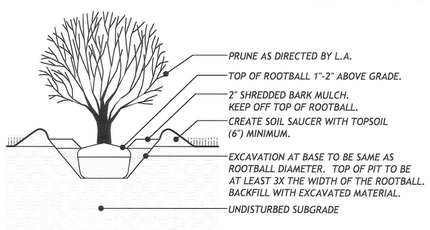
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



SUBMITTED
JUN 23 2026
INLAND WETLANDS COMMISSION
BY

WETLAND BUFFER PLANTING PLAN

PREPARED FOR:
HURD REALTY LLC & FAIRVIEW AVENUE REAL ESTATE LLC

LOCATION:
LOT 321/322, 320, & 319 SYCAMORE STREET
TRUMBULL, CONNECTICUT

DATE: 06/23/2026 SCALE: AS NOTED
REF NO. 5498

NORTH

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net