

INLAND WETLANDS AND WATERCOURSES COMMISSION

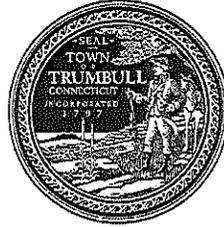
Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



AGENDA
SEPTEMBER 1, 2020

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: VIDEOCONFERENCE SPECIAL MEETING – Tuesday, September 1, 2020

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a videoconference meeting on Tuesday, September 1, 2020 at 7:00 p.m

Join the meeting online: <https://zoom.us/j/97423687681?pwd=ZFFienhWV31LR3BDSW4vUUPLKzVVZz09>

Webinar ID: 974 2368 7681

Password: 985428

Join by telephone: (929) 205-6099 or (888) 475-4499 (Toll Free) / Webinar ID: 974 2368 7681

NEW BUSINESS

Application 20-44

Donald Osvay

Permit approval to build an addition within a regulated area at 34 Winslow Road.

OLD BUSINESS

Application 20-25

Jeanine Norwood

Permit approval to remove twenty (20) hazardous trees within a regulated area at 198 Old Dike Road.

MINUTES

Accept meeting minutes: July 7, 2020

SCHEDULE FIELD INSPECTION(S)

CORRESPONDENCE

ANYTHING THAT MIGHT RIGHTFULLY COME BEFORE THE COMMISSION



INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

SUBMITTED
Application No. 20-44
AUG 27 2020
INLAND WETLANDS COMMISSION
BY cl

- Location/address of property where activity is proposed: 34 Winslow Road
Parcel Size: 33 Zone: A Map ID: D1100050000 Current Use: residence
- Applicant's Name: Donald C. Osvay
Applicant's Address: 34 Winslow Road
Telephone: 203-429-4738 Cell: (203) 209-0207 Email: don.osvay@gmail.com
Applicant's interest in property (Lessee, Licensee, Owner, etc.): Owner
- Name of Property Owner of Record: Donald C. Osvay
If the owner is a corporation, or other non-individual entity, include the primary contact information
Address of Owner of Record: 34 Winslow Road
Telephone: 203-429-4738 Cell: (203) 209-0207 Email: don.osvay@gmail.com
If Applicant is the Owner, go to #5
- The undersigned hereby authorizes _____ to act as Agent on my behalf as related to this application.

(Owner of Record)

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

Build addition to home
10 feet from headwall of drainage easement
proposed 381 sf
(partially over existing driveway) on slab

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: Donald C. Osvay Date: 8/27/2020

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .33 Zone: A Number of Lots: 1
2. Map ID, from assessors card: D11000500000
3. Total area existing of wetlands on property: 20 sf
4. Total area of Regulated area on property: .33 AC
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 1,200 sf
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: 1,200 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:

	<u>Percent of Regulated Area:</u>	<u>Dominant Species:</u>
Trees:	<u>40%</u>	_____
Shrubs:	<u>6%</u>	_____
Grasses, weeds, etc:	<u>80% 78.6%</u>	_____
Impervious area:	<u>11.40%</u>	_____

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: drainage run off
- 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: City Water
15. Existing or proposed method of sewage disposal for the property: City Sewer
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
- a. Erosion and sedimentation: Silt fence
18. Proposed percent of Regulated area to be covered with impermeable surface: 11.40%
19. Material to be (check all that applies): deposited excavated (if yes, complete the following):
- a. Area: approximately 400sf Volume: 200 cubic feet
- b. Physical & Chemical composition of material to be deposited: 20 yards / top soil and concrete

Vision ID: 9895

Account #

Bldg #: 1 of 1

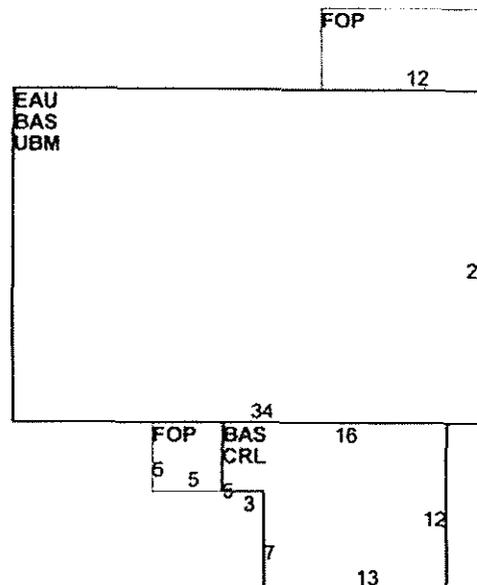
Sec #: 1 of 1 Card 1 of 1

Print Date: 01/29/2020 09:51

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	09		C				
Stories	1.25		1 1/4 Stories				
Occupancy	1						
MIXED USE							
Exterior Wall 1	25		Vinyl Siding	Code	Description	Percentage	
Exterior Wall 2				101	Single Family Res	100	
Roof Structure	03		Gable				
Roof Cover	03		Asph/F Gls				
Interior Wall 1	05		Drywall				
Interior Wall 2							
COST/MARKET VALUATION							
Floor Covering	14		Carpet	Adj. Base Rate:		94.78	
Alt. Floor Cover	12		Hardwood	Replace Cost		130,135	
Heat Fuel	03		Gas	AYB		1952	
Heat Type	04		Forced Air	Dep Code		A	
AC Type	01		None	Remodel Rating			
Total Bedrooms	03		3 Bedrooms	Year Remodeled		1988	
Total Bthrms	1		1 Full Bath	Dep %		29	
Total Half Baths				Functional Obsinc		5	
Total Xtra Fixtrs				External Obsinc		10	
Total Rooms	5		5 Rooms	Cost Trend Factor			
Bath Style	02		Average	Status			
Kitchen Style	03		Modern	% Complete			
Total Kitchens	1			Overall % Cond		56	
Total Elec Meters	1			Apprais Val		72,900	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

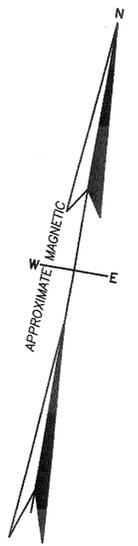
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
GAZZ	Gazebo Screens			L	88	31.50	2004	3		A	50	1,400
WDK	Wood Deck			L	160	16.00	2004	3		A	50	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	987	987	987	94.78	93,549
CRL	Crawl Space	0	171	0	0.00	0
EAU	Expansion Attic, Unfin	0	816	204	23.70	19,335
FOP	Open Porch	0	97	19	18.57	1,801
UBM	Unfinished Basement	0	816	163	18.93	15,449
Ttl. Gross Liv/Lease Area:		987	2,887			130,135



D11-50 05/25/2015

MERRITT PARKWAY



RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.3306 AC. (14,400 S.F.)	0.3306 AC. (14,400 S.F.)
MIN. ROAD FRONTAGE	125 FEET	90 FEET	90 FEET
MAX. BUILDING HEIGHT	40 FEET	15.7± FEET	20 FEET
MIN. FRONT YARD	50 FEET	34.3 FEET	34.3 FEET
MIN. SIDE YARD	20 FEET	25.9 FEET	5+ FEET NEW ADDITION VARIANCE REQUIRED
MIN. REAR YARD	50 FEET	89.6 FEET	62 FEET ±
MIN. FLOOR AREA	FIRST FLOOR 1 STORY = 1,200 S.F. 1.5 STORY = 900 S.F. 2 STORY = 900 S.F. SECOND FLOOR 1.5 STORY = 500 S.F. 2 STORY = 800 S.F.	FIRST FLOOR 1 STORY = 987 S.F. 1.5 STORY = N/A 2 STORY = N/A SECOND FLOOR 1.5 STORY = N/A 2 STORY = N/A	FIRST FLOOR 1 STORY = 1643 S.F. 1.5 STORY = - S.F. 2 STORY = 2299 S.F. SECOND FLOOR 1.5 STORY = - S.F. 2 STORY = 656 S.F.
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.06 PRINCIPAL BUILDING .01 ACCESSORY BUILDING	.16 PRINCIPAL BUILDING .01 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	9.7%	11.4%

PARCEL AREA:
14,400 S.F. = 0.3306 AC.

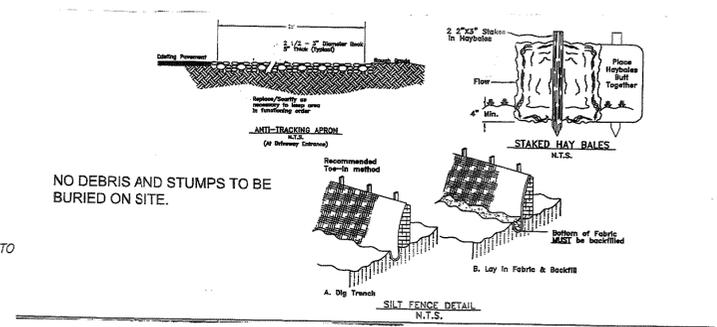
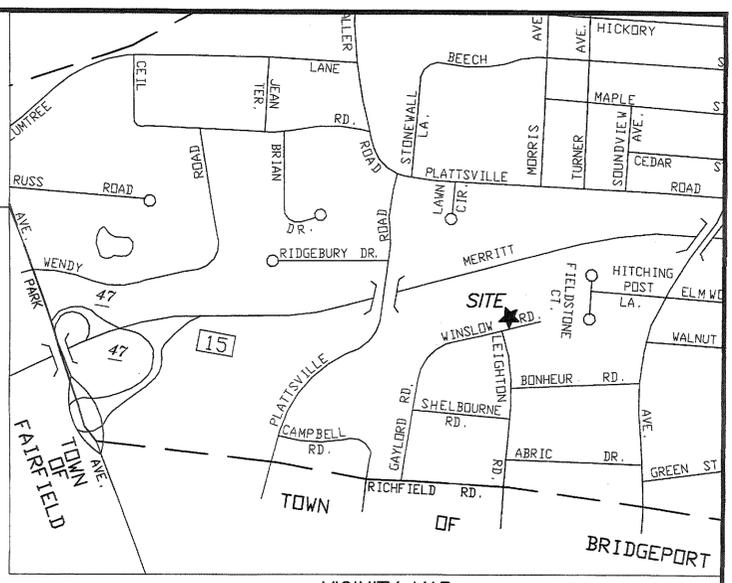
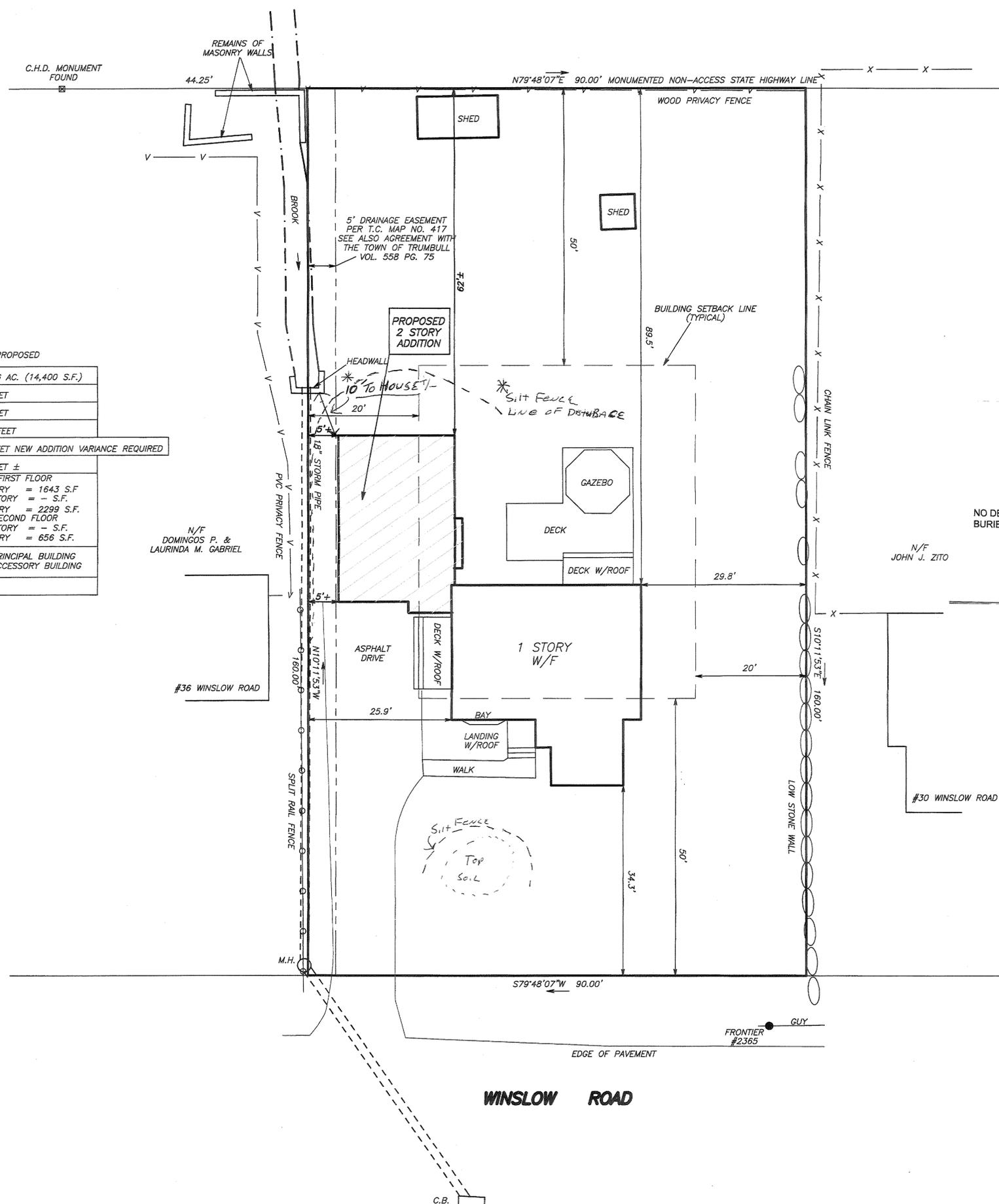
- MAP REFERENCES:
- Madison Acres Map of Lots, Plan 2, in Trumbull, Conn. for Isaac Bick dated Aug. 5, 1950 scale 1"=40' by Frank C. Penny Trumbull Town Clerk Map No. 417.
 - Connecticut State Highway Department Right of Way Map Town of Trumbull Merritt Parkway from The Fairfield Town Line Easterly to Chestnut Hill Road Route U.S.1-A Project Number 144-180 Sheet 1 of 1 scale 1"=100' dated Feb. 18, 1938 and revised December 3, 1965.

- NOTES:
- This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The survey type is Zoning Location Survey. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A-2.
 - Property subject to an Easement in favor of the Southern New England Telephone Company dated March 27, 1952 in Volume 78 at Page 612 of the Trumbull Land Records.
 - Property subject to an Agreement in favor of the Town of Trumbull recorded October 3, 1986 in Volume 558 at Page 75 of the Trumbull Land Records.
 - Refer to Architectural Plans by Evangelina Lampadarios.

To my knowledge and belief,
this map is substantially correct as noted hereon.

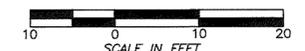
TRACY H. LEWIS L.L.S. CT. LIC. NO. 15160

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.



ZONING LOCATION SURVEY
LOT 18
MADISON ACRES
PROPERTY LOCATED AT
34 WINSLOW ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
DONALD OSVAY
SCALE: 1"=10' DATE: 12-15-2019

SUBMITTED
20-10-2020
AUG 27 2020
INLAND WETLANDS COMMISSION
BY [Signature]



LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
200 MAIN STREET, MONROE, CONNECTICUT
PHONE: 203-261-8648



INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No. **SUBMITTED**
20-25
JUL 02 2020
INLAND WETLANDS COMMISSION
BY *cl*

- Location/address of property where activity is proposed: 198 Old Dike Road
Parcel Size 0.9 Ac Zone: AA Map ID: H06-120 Current Use: Single Family Residential
- Applicant's Name: Jeanine Norwood
Applicant's Address: 198 Old Dike Road, Trumbull, CT 06611
Telephone: (203) 843-7707 Cell: () Email: jaynorwood@me.com
Applicant's interest in property (Lessee, Licensee, Owner, etc.): Owner
- Name of Property Owner of Record: Jeanine Norwood & Fairfield Home Loans LLC
If the owner is a corporation, or other non-individual entity, include the primary contact information
Address of Owner of Record: 198 Old Dike Road, Trumbull, CT 06611
Telephone: (203) 843-7707 Cell: () Email: jaynorwood@me.com
If Applicant is the Owner, go to #5
- The undersigned hereby authorizes _____ to act as Agent on my behalf as related to this application.

(Owner of Record)

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

Removal of twenty (20) hazardous trees.

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: *Jeanine Norwood* Date: 6/30/20



INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No. **SUBMITTED**
20-25
JUL 02 2020
INLAND WETLANDS COMMISSION
BY *cl*

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(Owner of Record)

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

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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: *[Signature]* Date: 6/30/20

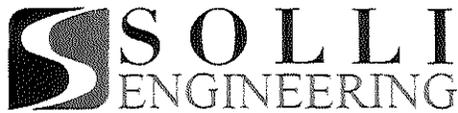
SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 1.1 Ac Zone: AA Number of Lots: 1
2. Map ID, from assessors card: 5679
3. Total area existing of wetlands on property: Undetermined
4. Total area of Regulated area on property: It is presumed that the entire property lies within a regulated area.
5. Wetlands area to be disturbed: _____
6. Upland Review area to be disturbed: _____
7. Proposed % of wetlands on the property to be disturbed: _____
8. Total area of proposed land disturbance: Approximately 300 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:

	<u>Percent of Regulated Area:</u>	<u>Dominant Species:</u>
Trees:	<u>70%</u>	<u>Beech, Oak, Poplar, Ash, Maple</u>
Shrubs:	_____	_____
Grasses, weeds, etc:	<u>20%</u>	<u>Lawn</u>
Impervious area:	<u>10%</u>	<u>House, Patio & Shed</u>

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: Permanent (Booth Hill Brook)
 - c. 100 year flood evaluation: _____
13. Probable effect of proposal (if any) on vegetation and wildlife: Minimal. The property is heavily wooded and the trees proposed for removal will be replaced with new trees.
14. Existing or proposed source(s) of water supply for the property: Existing municipal water
15. Existing or proposed method of sewage disposal for the property: Existing municipal 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, See Soil Erosion & Sediment Control Plan (sheet 2.31)
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: _____ Volume: _____
 - b. Physical & Chemical composition of material to be deposited: _____



MEMORANDUM

To: Tatiana Solovey, P.E.
Town of Trumbull / Assistant Town Engineer

From: Kevin Solli, P.E. / Solli Engineering, LLC
Mary Blackburn, P.L.A. / Solli Engineering, LLC

Subject: IWWC Application for Tree Removal
Response to Comments
198 Old Dike Road, Trumbull, CT
Project #: 2004101

Date: 08/27/20

CC: Jay Norwood
Bruce Jackson, Esq. / Jackson Law Group CT

SUBMITTED
20-25
AUG 27 2020

INLAND WETLANDS COMMISSION
BY CL

The following information is provided in response to the Engineering Comments issued for the Inland Wetlands and Watercourses Application for Tree Removal for the above referenced property.

Patio Stormwater Compliance

The patio located in the southeast corner of the property at 198 Old Dike Road has been added to the revised Tree Removal and Landscape Plan. It is positioned at an approximate elevation of 170', which is at or below the 100-year base flood elevation. During a 100-year a storm event, the area would be inundated, and we believe attenuation should not be required as the area would be flooded and essentially be viewed as a body of water and not a pervious surface. The floodway is depicted on the survey and the floodplain has been added to the plan to demonstrate this relationship.

Fence

A fence was existing prior to the current owner purchasing the property and had been in place for a long period of time. The fence was repaired and replaced to address existing damage.

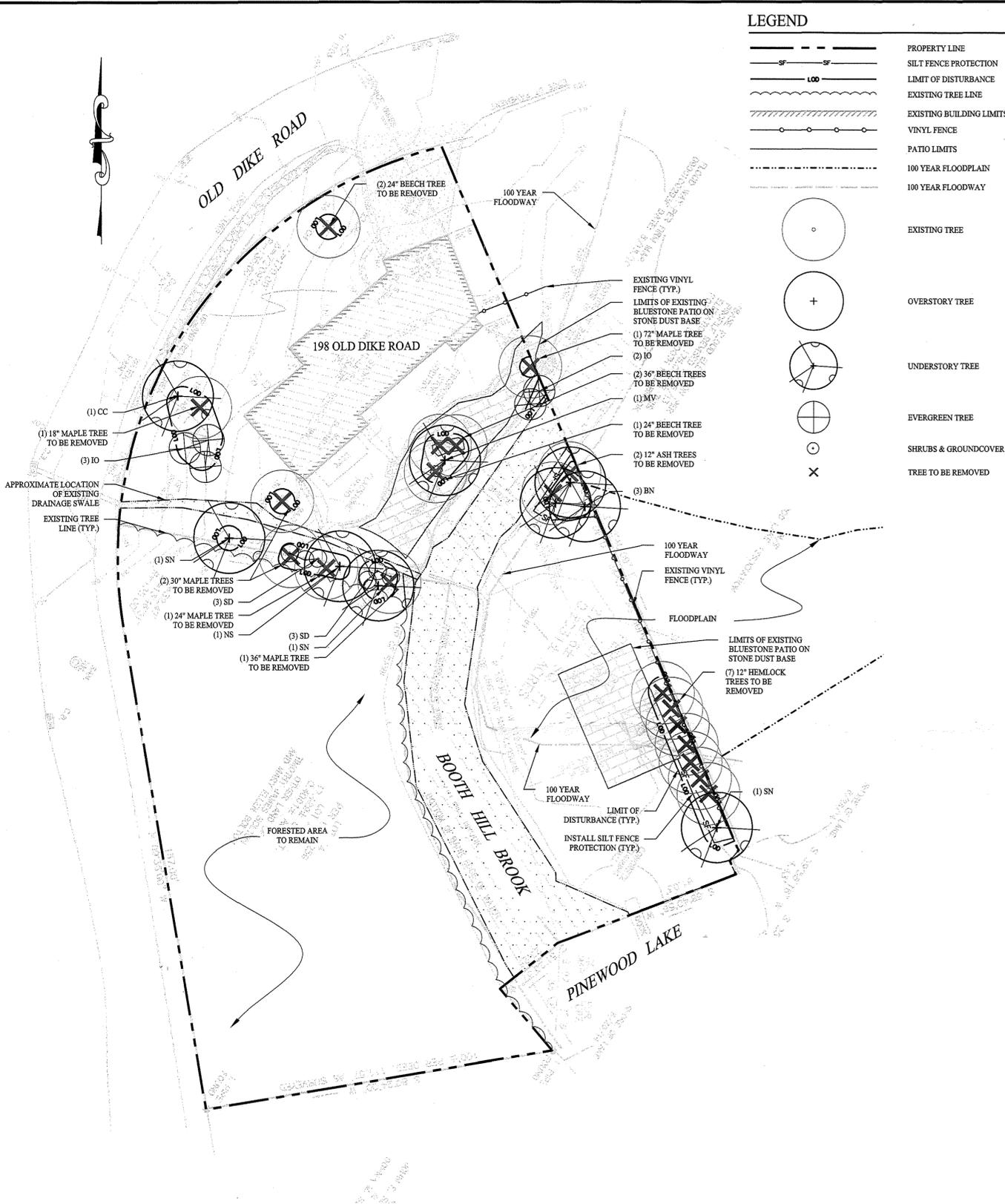
Watercourse

As requested, the watercourse on the west side of the property has been depicted on the plan.

501 Main Street, Suite 2A
Monroe, CT 06468
Office: (203) 880-5455

www.SolliEngineering.com

351 Newbury Street, Suite 303
Boston, MA 02115
Office: (617) 203-3160



PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	COMMENTS
TREES					
BN	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B 3"-3 1/2" CAL	MULTI-STEM
IO	5	ILEX OPACA	AMERICAN HOLLY	CONT 6'-8" HT	FULL, EXTRA HEAVY
NS	1	NYSSA SYLVATICA	BLACK TUPELO	B&B 3"-3 1/2" CAL	FULL, EXTRA HEAVY
SN	3	SALIX NIGRA	BLACK WILLOW	B&B 3"-3 1/2" CAL	FULL, EXTRA HEAVY
UNDERSTORY TREES					
CC	1	CERCIS CANADENSIS	EASTERN REDBUD	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY
MV	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B 2 1/2"-3" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
UPLAND SHRUBS					
SD	6	SALIX DISCOLOR	PUSSY WILLOW	CONT 18"-24" HT	FULL, EXTRA HEAVY

PLANTING NOTES

- BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE. CONTACT "DIG SAFE" PRIOR TO EXCAVATION.
- ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMENS COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
- CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
- THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
- WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
- PROVIDE A MINIMUM 4" TOPSOIL FOR ALL DISTURBED AREAS PREVIOUSLY UNDER GRAVEL PARKING AREAS. TOPDRESS ALL OTHER DISTURBED AREAS WITH TOPSOIL AS REQUIRED. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
- MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
- ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

PLANTING SOIL NOTES

- PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
- PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART CLEAN WASHED COARSE SAND
 - 1 PART FEAT HUMUS
 - 1 LBS. COMPOST PER CUBIC YARD OF MIX
- MYCORRHIZAL INOCULANT TO BE MYCOR TREE SAVER TRANSPARENT BY PLANT HEALTH CARE, INC. (1-800-421-9951) OR APPROVED EQUAL.
- TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
- SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
- TOPSOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART HUMUS
 - 1 LBS. COMPOST PER CU. YD. OF MIX
- MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1/4"	100
1/2"	97-100
NO. 200	20-65
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIALS (FH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL).
- REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIME, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

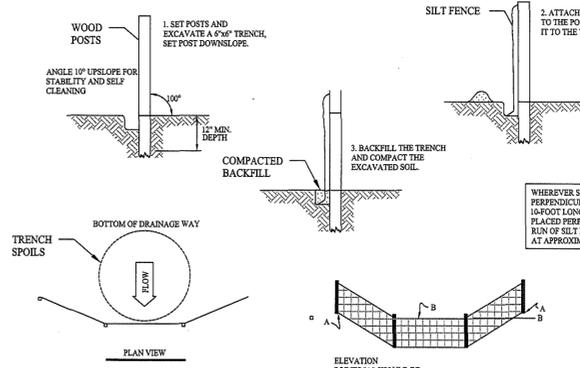
SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES

- SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.
- INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES**
- SILTATION FENCE:**
 - DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
 - POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
 - LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
 - BACKFILL THE TRENCH AND COMPACT.
 - HAY BALES:**
 - BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
 - BALES SHALL BE ENTIRELY COVERED BY A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
 - EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
 - THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
 - THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.
- OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES**
- ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
 - SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
 - HAY BALES
 - ALL HAY BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
 - DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

- SEDIMENT AND EROSION CONTROL NOTES**
- THE OWNER (JAY NORWOOD 203-843-7777) IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR LOCAL AGENCY OF ANY TRANSFER OF THE RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
 - THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR CONSTRUCTION SITE EROSION CONTROL, PREPARED BY CTRM, INC. IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF TRUMBULL. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.

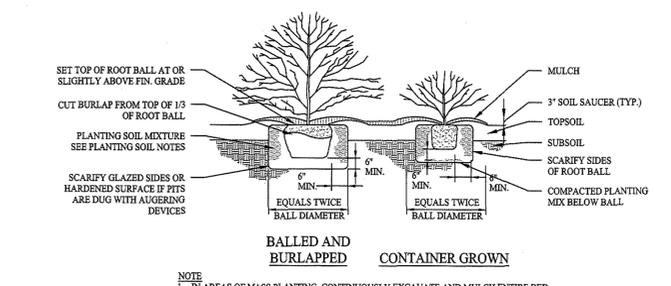
GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PLAN ENTITLED "ZONING LOCATION SURVEY OF PROPERTY KNOWN AS #198 OLD DIKE ROAD TRUMBULL, CONNECTICUT" DATE: AUGUST 16, 2014 SCALE: 1" = 20' BY DAVID E. WILSON, L.S.
- FLOODWAY INFORMATION TAKEN FROM A SURVEY PLAN ENTITLED "ZONING LOCATION SURVEY OF PROPERTY KNOWN AS #198 OLD DIKE ROAD TRUMBULL, CONNECTICUT" DATE: AUGUST 26, 2014 SCALE: 1" = 20' BY DAVID E. WILSON, L.S. WHICH REFERENCES FIRMAP 9609/0205, DATE: 6/10/14.
- THE SUBJECT PARCELS CONSIST OF A TOTAL AREA OF APPROXIMATELY 1.0 ACRE, LOCATED IN THE RESIDENCE AA DISTRICT OF TRUMBULL, CONNECTICUT.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES AND ISSUANCE OF A DULY AUTHORIZED CERTIFICATE OF ZONING COMPLIANCE AND BUILDING PERMIT FROM THE TOWN OF TRUMBULL.
- THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- THE CONTRACTOR SHALL ABIDE BY ALL OSRA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW GROUND ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK. JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-922-4445 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- CONTRACTORS TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.



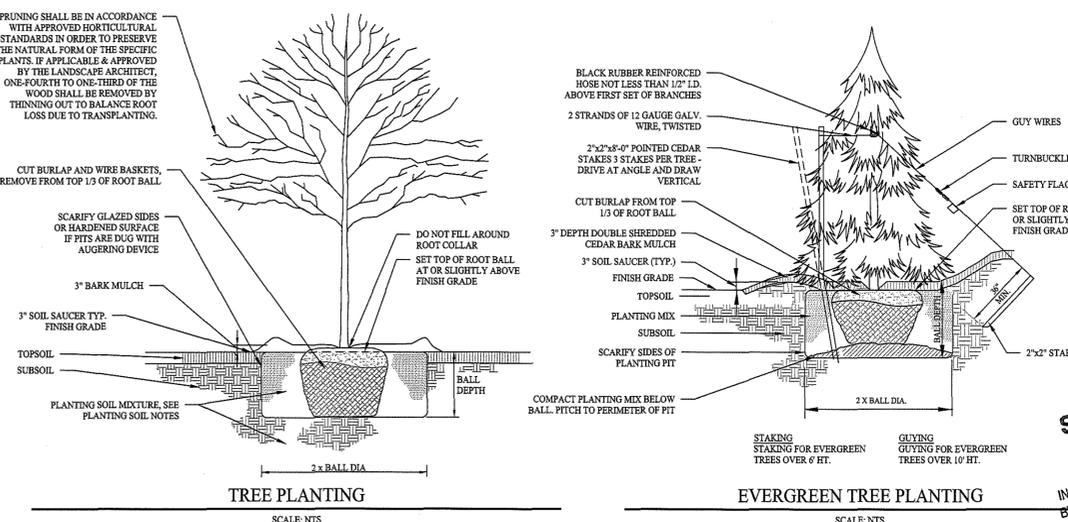
SILT FENCE PROTECTION DETAIL

SCALE: NTS



SHRUB / GROUNDCOVER PLANTING

SCALE: NTS



TREE PLANTING

SCALE: NTS

EVERGREEN TREE PLANTING

SCALE: NTS

SOLLI ENGINEERING
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Drawn By:	MFB
Checked By:	KMS
Approved By:	KMS
Project #:	2004101
Plan Date:	07/02/20
Scale:	1" = 20'
Project:	

NORWOOD RESIDENCE
198 OLD DIKE ROAD
TRUMBULL, CONNECTICUT

SUBMITTED
2025
AUG 27 2025
Project Title: TREE REMOVAL & LANDSCAPE PLAN
Sheet #: 2.61