INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

AGENDA
SEPTEMBER 1, 2026

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: VIDEOCONFERENCE MEETING – Tuesday, September 1, 2026

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a videoconference meeting on Tuesday, September 1, 2026 at 7:00 pm

https://us06web.zoom.us/j/88195691705?pwd=18oDgzhOTPCHcNYXh6rEb5XJG7ba3Z.1
Webinar ID: 881 9569 1705
Password: 372508
Join by telephone: (305) 224-1968 / Webinar ID: 881 9569 1705

NEW BUSINESS

Application 26-30	Cruz Anthony Delgado Jr	Permit approval for 3 car detached garage, 1st floor addition above existing garage, driveway extension, trench drain, 3 proposed trees w/in 100'setback from brook and proposed storm water drainage, installation of new vinyl fence and removal of approx. 5 trees within a regulated area of 1890 Old Town Road.
Application 26-31	Make A Wish	Permit approval to install a pavilion, 2 decks, boat launch, sidewalks and gazebo within a regulated area at 56 Commerce Drive.

OLD BUSINESS

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.

TRUMBULL INLAND WETLANDS AND WATERCOURSES COMMISSION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Inland Wetlands and Watercourses Commission of the Town of Trumbull will hold a Public Hearing on Tuesday, September 1, 2026 at 7:00 pm via videoconference:
Application 26-20 Christopher Dortenzio-Permit approval for a new single family residence within a regulated area at Lot 38 Pinewood Trail.
A copy of the applications and maps are on file in the Town Engineer's Office and on the Town of Trumbull website.
Public comment can be sent via email to clombardo@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made via phone or videoconference connection at the public hearing.
Dated at Trumbull, Connecticut this 14th day of July 2026
Richard H. Girouard, Sr., Chairman
Inland Wetlands and Watercourses Commission of the Town of Trumbull

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 – July 7, 2026

SCHEDULE FIELD INSPECTION(S)

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

SUBMITTED
Application No. 26-30
AUG 17 2026
INLAND WETLANDS COMMISSION
BY _____

1. Location/address of property where activity is proposed: 1890 Old Town Road
   Parcel Size .37 AC Zone: A Map ID: F-11, Lot 55 Current Use: single family residential
2. Applicant's Name: Cruz Anthony Delgado, Jr.
   Applicant's Address: 1890 Old Town Road, Trumbull, CT 06611
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): Owner
3. Name of Property Owner of Record: Cruz Anthony Delgado, Jr.
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: 1890 Old Town Road, Trumbull, CT 06611

If Applicant is the Owner, go to #5

4. The undersigned hereby authorizes Cohen and Wolf, PC to act as Agent on my behalf as related to this application.

Cruz Anthony Delgado, Jr. *(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 one story 3 car detached garage (1,170 S.F.), first floor addition above existing garage (389 S.F.), proposed driveway extension (approx. 1,500 S.F.), proposed trench drain, 3 proposed trees within 100' setback from brook and proposed storm water drainage, installation of new vinyl fence and removal of approx. 5 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: Cruz Anthony Delgado, Jr. Date: August 17th 2026

PLEASE BE AWARE scammers are attempting spear phishing attacks targeted towards applicants by impersonating official town personnel and asking for a wire transfer/payment. The IWWC Department will never ask for electronic payments. If you have any questions, please call our office at 203-452-5046.

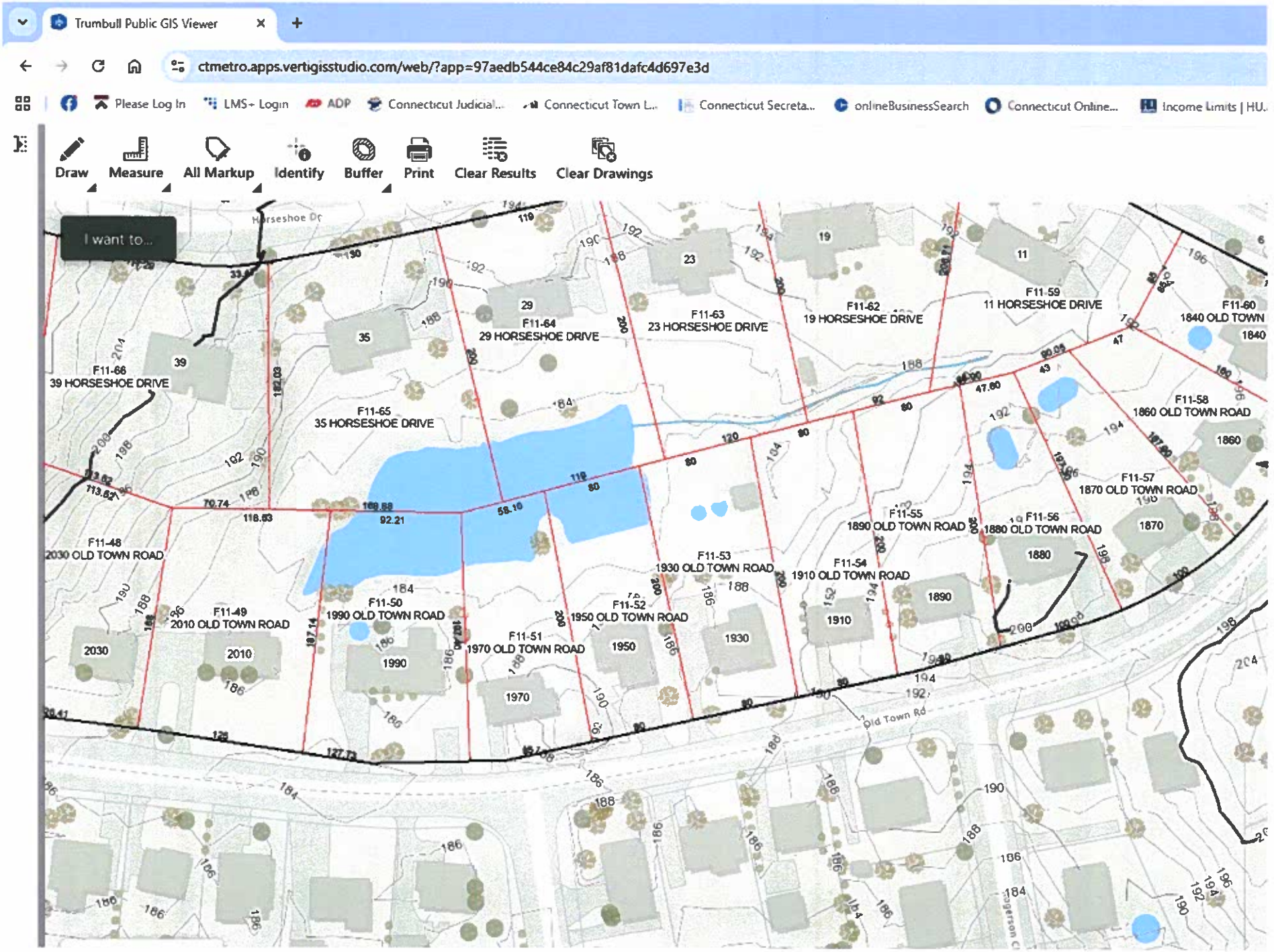
SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .37 AC Zone: A Number of Lots: 1
2. Map ID, from assessors card: F-11, Lot 55
3. Total area existing of wetlands on property: None
4. Total area of Regulated area on property: None
5. Wetlands area to be disturbed: None
6. Upland Review area to be disturbed: 100' x 80'
7. Proposed % of wetlands on the property to be disturbed: None
8. Total area of proposed land disturbance: 8,000 sf
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes X 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 X
    (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

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

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): brook
    b. Stream characteristics: intermittent or permanent: 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: city water
15. Existing or proposed method of sewage disposal for the property: city sewage
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: install sediment and erosion control fence
18. Proposed percent of Regulated area to be covered with impermeable surface: NA
19. Material to be (check all that applies): deposited ☐ excavated ☐ (if yes, complete the following): NA
    a. Area: _____ Volume: _____
    b. Physical & Chemical composition of material to be deposited: _____


Trumbull Public GIS Viewer
ctmetro.apps.vertigisstudio.com/web/?app=97aedb544ce84c29af81dafc4d697e3d
Please Log In
LMS+ Login
ADP
Connecticut Judicial...
Connecticut Town L...
Connecticut Secreta...
onlineBusinessSearch
Connecticut Online...
Income Limits | HU...
Draw
Measure
All Markup
Identify
Buffer
Print
Clear Results
Clear Drawings
I want to...
Horseshoe Dr
F11-66
39 HORSESHOE DRIVE
F11-65
35 HORSESHOE DRIVE
F11-64
29 HORSESHOE DRIVE
F11-63
23 HORSESHOE DRIVE
F11-62
19 HORSESHOE DRIVE
F11-59
11 HORSESHOE DRIVE
F11-60
1840 OLD TOWN
F11-58
1860 OLD TOWN ROAD
F11-57
1870 OLD TOWN ROAD
F11-56
1880 OLD TOWN ROAD
F11-55
1890 OLD TOWN ROAD
F11-54
1910 OLD TOWN ROAD
F11-53
1930 OLD TOWN ROAD
F11-52
1950 OLD TOWN ROAD
F11-51
1970 OLD TOWN ROAD
F11-50
1990 OLD TOWN ROAD
F11-49
2010 OLD TOWN ROAD
F11-48
2030 OLD TOWN ROAD
Old Town Rd

1890 OLD TOWN ROAD

Location	1890 OLD TOWN ROAD	**MBLU**	F/11 / 00055/ 000/
ACT NUMBER	00618400	**Owner**	DELGADO CRUZ ANTHONY JR
Total Market Value	$193,270	**Appraisal**	$276,100
PID	6936	**Building Count**	1
Fire District	T	**Assessing District**	

Current Value

Appraisal					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2025	$115,000	$3,800	$600	$156,700	$276,100
Assessment					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2025	$80,500	$2,660	$420	$109,690	$193,270

Owner of Record

Owner	DELGADO CRUZ ANTHONY JR	**Sale Price**	$285,000
Co-Owner		**Book & Page**	1826/0273
Address	1890 OLD TOWN ROAD TRUMBULL, CT 06611	**Sale Date**	09/29/2020
		Instrument	UNKQ

Ownership History

Ownership History				
Owner	**Sale Price**	**Book & Page**	**Instrument**	**Sale Date**
DELGADO CRUZ ANTHONY JR	$285,000	1826/0273	UNKQ	09/29/2020
MCBRIDE WILLIE C III	$227,000	1714/0097	UNKQ	05/16/2016
LONG NANCY CO TR &	$0	1708/0497	10	02/19/2016
MANTONE JOAN M AKA EST	$0	1692/0590	10	06/24/2015
MANTONE JOAN M	$0	1368/0303	01	12/13/2005

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 1,068
Replacement Cost: $151,256
Building Percent Good: 76
Replacement Cost Less Depreciation: $115,000

Building Attributes	
Field	**Description**
Style:	Split-Level
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asph/F Gls
Interior Wall 1	Drywall
Interior Wall 2	
Floor Covering	Hardwood
Alt. Floor Cover	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full Bath
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Total Kitchens	1
Total Elec Meters	

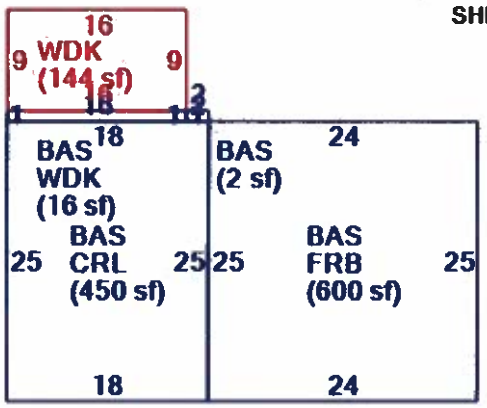
Building Photo



F11-55 10/22/2015

(https://images.vgsi.com/photos2/TrumbullCTPhotos/\00\02\30\61.JPG)

Building Layout



(ParcelSketch.ashx?pid=6936&bid=6936)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,068	1,068
CRL	Crawl Space	450	0
FRB	Finished Raised Bsmt	600	0
WDK	Wood Deck	160	0
		2,278	1,068

Extra Features

Extra Features			Legend
Code	**Description**	**Size**	**Bldg #**
FPL	Fireplace	1.00 Units	1

Land

Land Use

Use Code	101
Description	Single Family Res
Zone	A
Neighborhood	600
	No
Category	

Land Line Valuation

Size (Acres)	0.37
Frontage	
Depth	

Outbuildings

Outbuildings					Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Bldg #**
SHD1	Shed Fr	FR	Shed Fr	112.00 S.F.	1

Valuation History

Appraisal					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$115,000	$3,800	$600	$156,700	$276,100
2023	$115,000	$3,800	$600	$156,700	$276,100
2022	$115,000	$3,800	$600	$156,700	$276,100

Assessment					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$80,500	$2,660	$420	$109,690	$193,270
2023	$80,500	$2,660	$420	$109,690	$193,270
2022	$80,500	$2,660	$420	$109,690	$193,270

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NOTES

1. ALL EXISTING IMPROVEMENTS SHOWN BASED ON IMPROVEMENT LOCATION SURVEY PREPARED FOR CRUZ ANTHONY DELGADO, JR., 1890 OLD TOWN ROAD, TRUMBULL, CONNECTICUT, SCALE: 1" = 12', JUNE 20, 2026, REVISED APRIL 22, 2026 AND PREPARED BY LINDQUIST SURVEYING LLC.
2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. PARCEL INFORMATION:

   1890 OLD TOWN ROAD
   ASSESSOR'S REFERENCE: MAP **F-11** | LOT **55**
   PARCEL AREA: **16,000±** SQ. FT., **0.367±** AC.
   RECORD OWNER: **DELGADO ANTHONY CRUZ, JR.**; VOL. **1826** PG. **273**
4. PARCELS ARE LOCATED WITHIN THE '**A**' ZONING DISTRICT.
5. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **427** OF **626**, COMMUNITY **TRUMBULL TOWN OF**, NUMBER **090017** PANEL **0427** SUFFIX **F**, MAP NUMBER **09001C0427F**, EFFECTIVE DATE **JUNE 18, 2010.** THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X UN-SHADED).**
6. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON AN IMPROVEMENT LOCATION SURVEY PREPARED FOR CRUZ ANTHONY DELGADO, JR., 1890 OLD TOWN ROAD, TRUMBULL, CONNECTICUT, SCALE: 1" = 12', JUNE 20, 2026, REVISED APRIL 22, 2026 AND PREPARED BY LINDQUIST SURVEYING LLC. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (**1-800-922-4455**).

STORM WATER SYSTEM OPERATION AND MAINTENANCE PLAN

The Owner shall be responsible for operation and Maintenance of the Storm Water Management System as noted herein and notification of future property Owners of the presence of the Storm Water Management System and Requirements for proper maintenance.

☐ Below Ground Detention System

1. The drainage units should be inspected minimally at one-year intervals, or after each significant (>2") rainfall event.
2. The inspection should occur with a telescopic camera inserted into drainage units to examine the inlet and outlet conditions at each end of the system.
3. If significant sediment or debris is observed (>3") at the inlet or outlet side of the system, then the sediment should be cleaned by inserting a vacuum through the connecting pipe.
4. If sediment is found to extend into the drainage units, then the system should be excavated to reveal the contaminated stone, and carefully vacuum out. The area shall be backfilled with new stone and filter fabric to avoid any sediment from entering the bed area.
5. All sediment shall be removed and disposed of in accordance with State, local and Federal regulations.

Test Hole (76")	
0" to 6"	Grasses, Organics, Top Soil, Roots
6" to 17"	Medium Brown, Coarse Sand, Small to Medium Stones
17" to 76"	Dark Brown, Sandy Loam, Small Stones
41" to 76"	Medium to Dark Brown, Sandy Loam, Small Stones

Roots	41"
Ground Water	76"
Ledge	None
Mottling	None
Restrictions	Groundwater

Percolation Test Data			
Time	Measurement to Water Surface	Drop in Water Level (in.)	Rate (Min./Inch)
2:41 PM	0.250		
2:46 PM	0.360	1.320	3.79
2:51 PM	0.465	1.260	3.97
2:56 PM	0.520	0.660	7.58
3:01 PM	0.585	0.780	6.41
3:06 PM	0.630	0.540	9.26
3:11 PM	0.675	0.540	9.26
Overall Percolation Rate (Min/Inch)		5.88	
Minimum Percolation Rate (Min/Inch)		9.26	
Minimum Percolation Rate (Inches/Hour)		6.48	
Based on minimum percolation rate, a 42" tall system will drain in (Hours):		6.5	

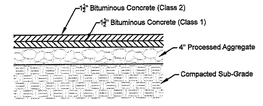
Zone Residence A

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	0.50 AC/21,780 SF	16,000± SF	16,000± SF
MIN. ROAD FRONTAGE (FT)	125	80.00	80.00
MIN. FLOOR AREA (SQ. FT) — 1 STORY	(1ST FL=1200)	N.A.	N.A.
MIN. FLOOR AREA (SQ. FT) — 1.5 STORY	(1ST FL=900; 2ND FL=500)	N.A.	N.A.
MIN. FLOOR AREA (SQ. FT) — 2 STORY	(1ST FL=900; 2ND FL=800)	1ST FL=1,066± SF; 2ND FL=583± SF	1ST FL=1,455± SF; 2ND FL=583± SF
MAX. BUILDING HEIGHT (FT)	40"(g)	26±	26±
MINIMUM YARDS (FEET IN DEPTH)			
FRONT	*50"	41.9±	41.9±
SIDE	20"	18.4±	18.0±(Addition)
REAR	*50"	34.1± (Shed)	34.1± (Shed)
MAXIMUM COVERAGE			
MAX. BUILDING COVERAGE	25%	10.0%	17.2%
MAX. FLOOR AREA RATIO (PRINCIPAL BUILDING)	0.29	0.13	0.23

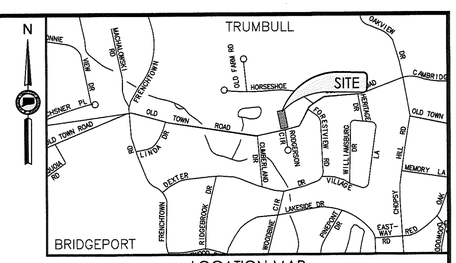
FLOOR AREA CALCULATION

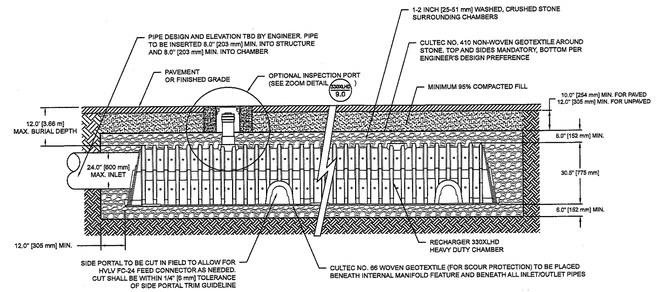
Existing Floor Area Ratio
1st Floor = 1,066 SF
2nd Floor = 583 SF
Attached Garage = 389 SF
Roofed Porch = 0 SF
Rear Shed = 114 SF
Total = 2,152 SF / 16,000 SF = **0.13**
Allowed 0.29 = 4,640 SF

Proposed Floor Area Ratio
1st Floor = 1,066 SF
1st Floor Addition = 389 SF
2nd Floor = 583 SF
Attached Garage = 389 SF
Roofed Porch = 0 SF
Rear Shed = 114 SF
Proposed Garage = 1,170 SF
Total = 3,711 SF / 16,000 SF = **0.23**
Allowed 0.29 = 4,640 SF

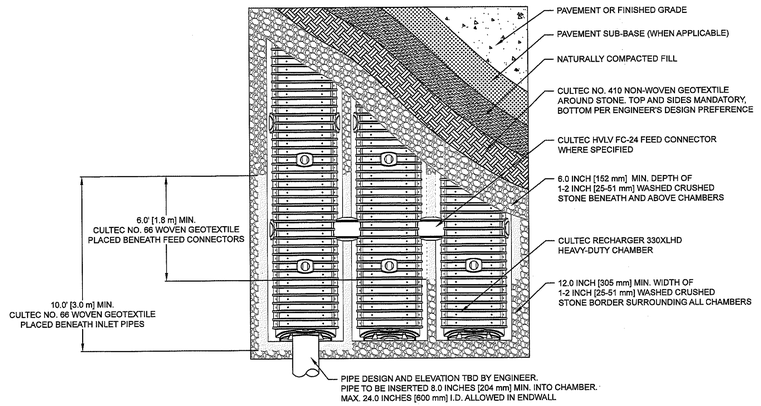


BITUMINOUS CONCRETE PAVEMENT
NTS

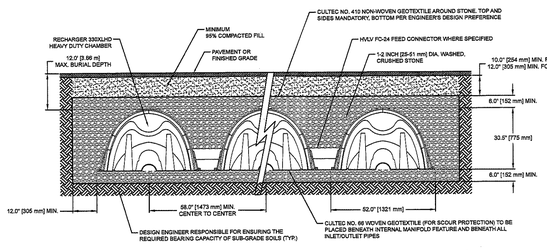




CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL



CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION

NDS Technical Specifications

12 in. Square Catch Basin Drains

Part Number 1200 = 2 side outlets
Part Number 1203 = 3 side outlets
Part Number 1204 = 4 side outlets

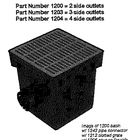


Image of 1200 basin w/ 1242 pipe connector w/ 1212 domed grate w/ 1098 plug on far side

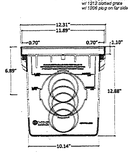
APPLICATION
- Collects stormwater runoff and standing water and directs to drain pipes
- Use for lawns, landscaped areas, downspouts, patios, and other areas that are protected from pedestrian to low-speed vehicular traffic loads
- Savings over more expensive concrete basins
- Use with compatible NDS grate options

FEATURES
- Configured with 2, 3 and 4 factory pre-keyed outlets
- Reducer for 1 single outlet, order 1208 plug or buy kit
- Keyed pipe connectors for 3 in., 4 in., 6 in., or 8 in. drain pipes
- Additional cut-out guides on 2 sides and bottom for keyed adapters, 3 in. and 4 in. S&D in 2 elevations
- 4 sweephole knockouts allow for standing water in basin to slowly drain into the soil following a flow event
- Supporting ribs for added grate strength and durability
- Debris channels sediment particles before they can enter the pipeline
- Guidelines on basin sides indicate correct pour depth of the concrete collar required for basins that will be subject to vehicular loading (see installation detail)
- Risers can be stacked to increase basin depth, as required
- Accepts 2 #6 screws to attach compatible grates

OPERATING RANGE
- Capacity up to 348 GPM (max open area grate option)

SPECIFICATIONS
- Made of black polypropylene using a combination of virgin and recycled content treated with UV inhibitors
- Bell-tight pipe connections, up to 8 in.
- Connections can be made watertight with sealant caulk
- Accommodates rigid PVC pipe and flexible corrugated HDPE pipe (see connectors or cutout sizes)
- Weight:
  - Part Number 1200: 4.25 lbs.
  - Part Number 1203: 3.75 lbs.
  - Part Number 1204: 3.20 lbs.

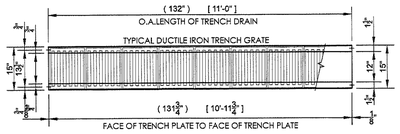
WARRANTY
- Limited one-year warranty



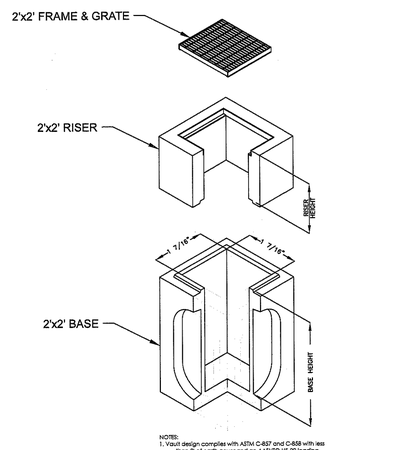
TS_12in_Catchbasin 20200

Page 1 of 3

851 N. Harvard Avenue | Lindsay, CA 93247 | Technical Support: 888-825-4716 | More solutions at nyloplast.com

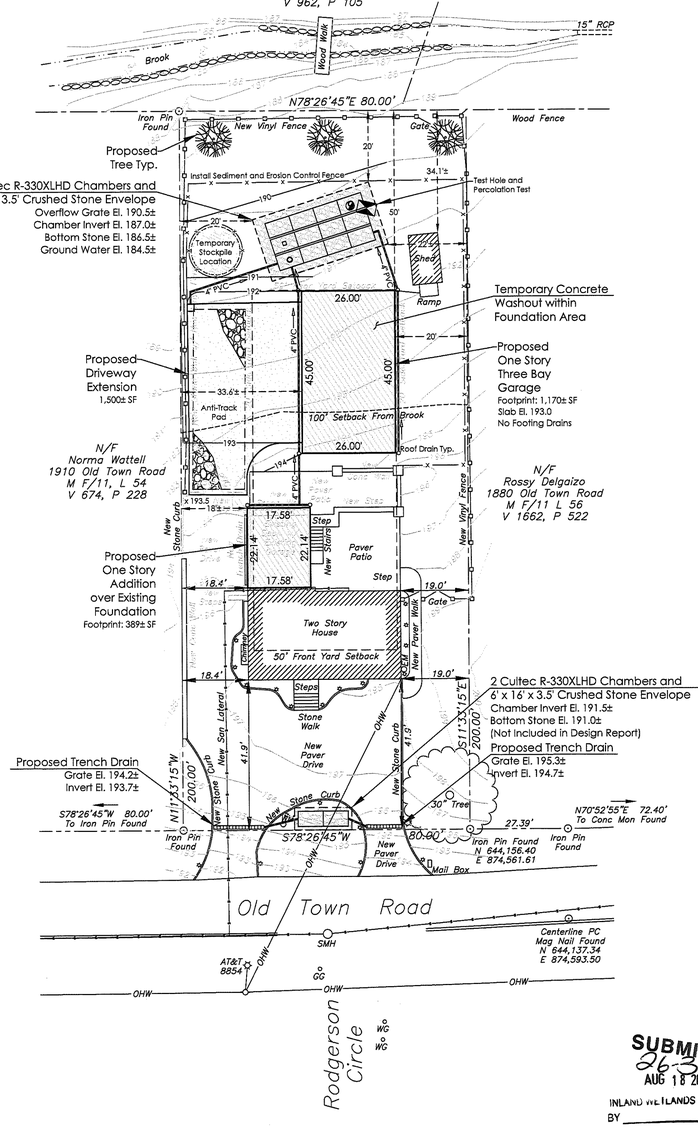


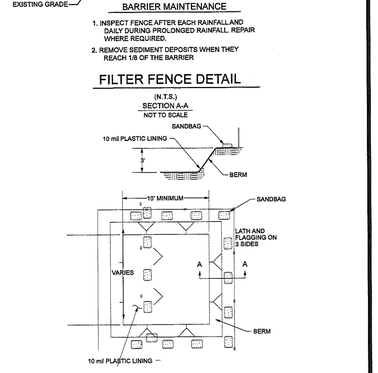
TYPICAL TRENCH DRAIN
NTS



NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

TYPICAL 2' X 2' CATCH BASIN, BASES AND RISERS, 6" WALL
NTS

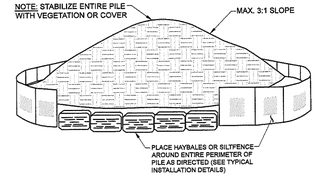




BARRIER MAINTENANCE
1. INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
2. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/4 OF THE BARRIER

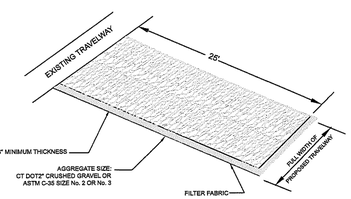
FILTER FENCE DETAIL

CONCRETE WASHOUT TYPE "BELOW GRADE"
NOT TO SCALE



INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
2. THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCK PILE.
3. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
5. MAX. SLOPE OF STOCKPILE SHALL BE 3:1 (H:V) UNLESS OTHERWISE APPROVED.

TEMPORARY SOIL STOCKPILE
NTS



ANTI-TRACKING PAD
NTS

0 20 40 60 100
SCALE

SUBMITTED
26-30
AUG 18 2026
INLAND WETLANDS COMMISSION
BY _____

OWNER INFORMATION
CRUZ ANTHONY DELGADO, JR.
[redacted]

SITE PLAN AND DRAINAGE PLAN

PREPARED FOR
CRUZ ANTHONY DELGADO, JR.
1890 OLD TOWN ROAD
TRUMBULL, CONNECTICUT
ASSESSOR'S REFERENCE: MAP **F-11** | LOT **55**

SHEET 1 OF 1

MAY 24, 2026 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = **20'**

Cabezas Engineering and Land Surveying, LLC
Phone:203-530-8700
Mobile:203-522-1795
Email: cabezasengineering@gmail.com

SCALE: 1"=20'
FIELD FILE: rw5
PROJECT NO. 2555
DATE: May 24, 2026
CAD FILE: 1890 Old Town Road.dwg
SHEET 1 OF 1
REV: Trees Added 07-08-2026

STATE OF CONNECTICUT · WASHINGTON CABEZAS · No. 70210 · LICENSED PROFESSIONAL ENGINEER

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

WASHINGTON CABEZAS, JR PEL 70210
PROFESSIONAL ENGINEER AND LAND SURVEYOR

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SUBMITTED
Application No. 26-31
AUG 19 2026
INLAND WETLANDS COMMISSION
BY _____

SECTION I

1. Location/address of property where activity is proposed: 56 Commerce Drive
   Parcel Size 6.5 Zone: I L 3 Map ID: K09/0002 0/000 Current Use: Office + Recreation
2. Applicant's Name: Make A Wish Foundation of CT, Inc
   Applicant's Address: 56 Commerce Drive
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): X Pamela Keough
3. Name of Property Owner of Record: _____
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: Same

If Applicant is the Owner, go to #5

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

   X Pamela Keough (Owner of Record)
   Pam Keough

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):
   Install proposed Pavilion, 2 Decks, Boat Launch, Sidewalks, Gazebo

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: X Pamela Keough Date: 8/17/26
Pam Keough

PLEASE BE AWARE scammers are attempting spear phishing attacks targeted towards applicants by impersonating official town personnel and asking for a wire transfer/payment. The IWWC Department will never ask for electronic payments. If you have any questions, please call our office at 203-452-5046.

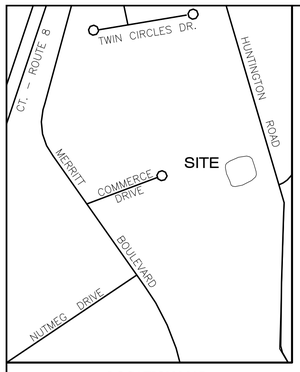
SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 6.5 Acres Zone: Industrial Zone I-L3 Number of Lots: 1
2. Map ID, from assessors card: K/09/06020/000
3. Total area existing of wetlands on property: 4,891 SF
4. Total area of Regulated area on property: 170,047 SF
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 4,488 SF
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 X 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:		
Shrubs:		
Grasses, weeds, etc:	227,896SF = 5.1 AC	
Impervious area:	60,244SF = 1.38 AC.	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): 36,558 + 4,620 = 41,178 SF
    b. Stream characteristics: intermittent or (permanent)
    c. 100 year flood evaluation: FEMA Zone X
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: See Plan
18. Proposed percent of Regulated area to be covered with impermeable surface: walks + Pavilions = 3,666 SF = 3,666 / 170,047 = 2.15%
19. Material to be (check all that applies): deposited ☒ excavated ☐ (if yes, complete the following):
    a. Area: 3666 Volume: 1363 cy
    b. Physical & Chemical composition of material to be deposited: Clean Earthen Fill



LOCATION MAP
0 500
1" = 500'



SITE

INDUSTRIAL ZONE I-L3	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	3 Acres	6.50 Acres	6.50 Acres	
Minimum Road Frontage	200'	125.0' **	125.0' **	
Building Coverage	33.3%	3.0%	3.8%	
Total Lot Coverage	80%	19.4%	20.5%	
Setback From Street Line	100'	144.6'	144.6'	
Setback From Rear or Side Property Lines	50'	0.0 **	0.0 **	
Residential Zone Yard	200'	382.5'	382.5'	
Building Height	40'	-	-	
Parking Spaces	-	50	50	
Parking Spaces (Handicap)	-	1	1	

** ZBA Variance 18-36 was granted on 9-5-2018

DEEP TEST PIT / PERCOLATION TEST DATA

54 Commerce Drive Trumbull
Performed By The Huntington Company, LLC

Deep Test Pit 1 (DT 1) (4/7/26)

0" - 6"	Topsoil
6" - 24"	Red-Brown Subsoil
24" - 36"	Brown Sand & Silt (Fill) w/ Small Medium & Large Stones
Mottling at:	N/A
Ground Water at:	N/A
Refusal:	36"

Deep Test Pit 2 (DT 2) (4/7/26)

0" - 6"	Topsoil
6" - 24"	Red-Brown Subsoil
24" - 48"	Brown Sand & Silt (Fill) w/ Small Medium & Large Stones
Mottling at:	N/A
Ground Water at:	N/A
Refusal:	48"

Deep Test Pit 3 (DT 3) (4/7/26)

0" - 6"	Topsoil
6" - 30"	Red-Brown Subsoil
30" - 66"	Brown Sand & Silt (Fill) w/ Small Medium & Large Stones
Mottling at:	N/A
Ground Water at:	N/A
Refusal:	66"

PERC. TEST A (PT A)

Date: 6/24/26
Hole Ø = 9"
Hole Depth = 26"

TIME	READING	
9:53a	2 3/4"	Presoak
10:53a	2 3/4"	Refill
11:03	4 3/4"	
11:13	7 1/4"	
11:23	9 1/2"	
11:33	10 1/2"	
11:43	11 1/2"	
11:53	12 1/2"	
12:03p	13 1/2"	
12:13	14 3/8"	
12:23	15"	
12:33	15 5/8"	
12:43	16 1/2"	
12:53	16 7/8"	

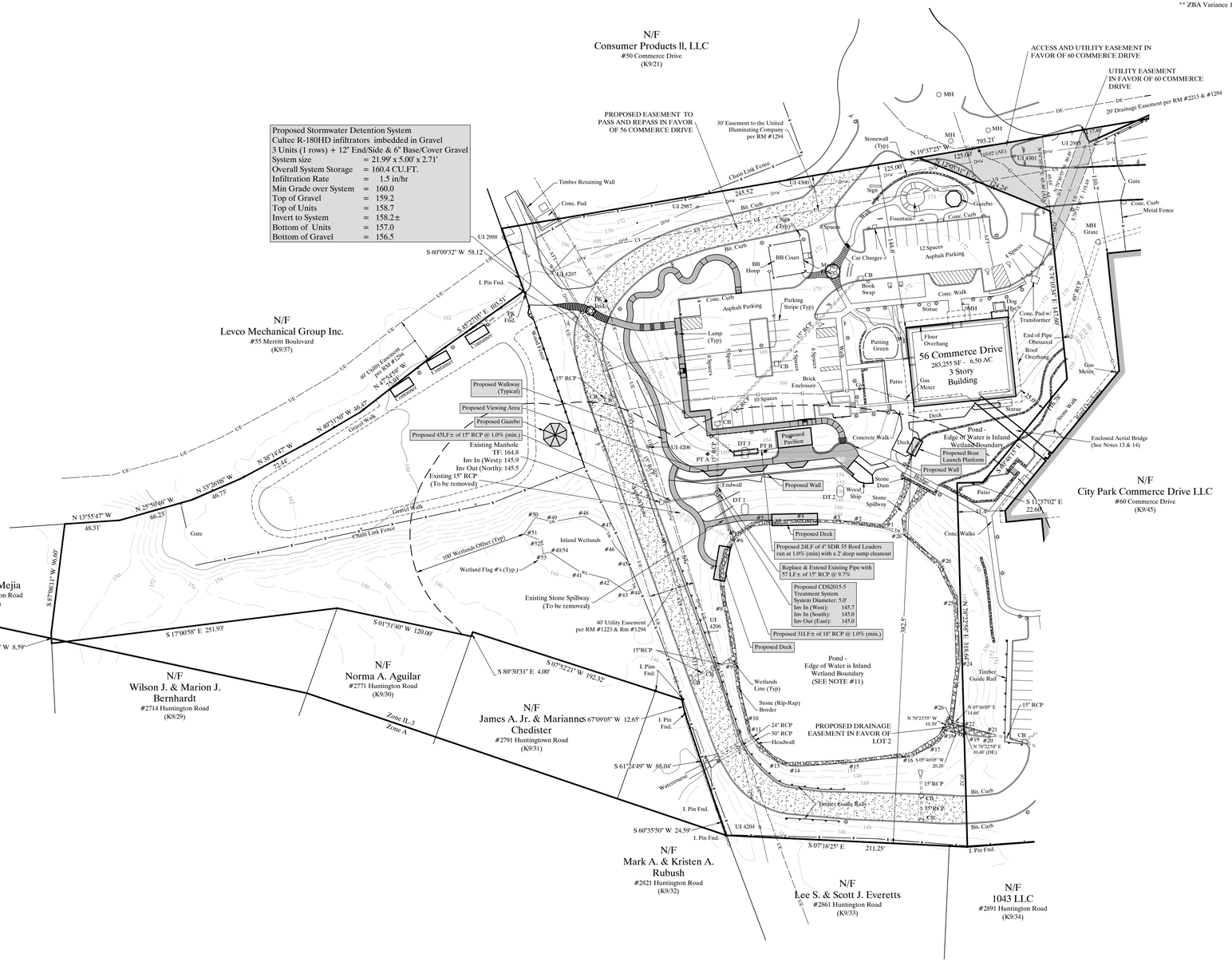
1" in 16 Minutes
(3.75" per hour)

PERC. TEST B (PT B)

Date: 6/24/26
Hole Ø = 9"
Hole Depth = 25"

TIME	READING	
10:32a	1 3/4"	Presoak
11:38	1 3/4"	Refill
11:48	3 3/4"	
11:58	4 3/4"	
12:08p	5 3/4"	
12:18	6 1/2"	
12:28	6 3/4"	
12:38	7 1/4"	
12:48	7 3/4"	
12:58	8 1/4"	

1" in 20 Minutes
(3.0" per hour)



NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Resubdivision based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.
2. Reference is made to the following maps on file in the Trumbull Town Clerk's Office:
   A. RM #2213 - "Boundary Map Lot No. 4 Commerce Drive Trumbull, Connecticut prepared for Commerce Drive Associates; Scale: 1"=50'; Dated: Dec 4, 1981, revised 5/4/82" prepared by J & D Kasper & Associates.
   B. RM #2063 - "Resubdivision Plan Lot No. 4 Commerce Drive & Huntington Road Trumbull, Connecticut prepared for David Mack; Scale: 1"=50'; Dated: Feb. 20, 1979" prepared by J & D Kasper & Associates.
   C. RM #2690 - "Map of Property for Pauline Nemergut Huntington Road Trumbull, Connecticut; Scale: 1"=30'; Dated: Dec. 6, 1980" prepared by Charles J. Buynovsky.
   D. RM #1473 - "Lot No. 12 Merritt Parkway Ind. Park Huntington Road Trumbull, Connecticut; Scale: 1"=30'; Dated: Oct. 15, 1967" prepared by J & D Kasper Associates.
   E. RM #1484 - "Subdivision Property of Christine Lundgren Trumbull, Connecticut Scale: 1"=40'; Dated: Dec. 30, 1967" prepared by Daniel B. Guion.
   F. RM #1294 - "Map No. 2 Merritt Parkway Industrial Park, Inc. Trumbull, Conn. Scale: 1"=100'; Dated: May 3, 1965" prepared by Joseph T. Kasper & Sons.
   G. RM #1221 - "Map No. 3 Subdivision of Lots in Trumbull, Conn. for Spring Development Co. Stratford, Conn. Scale: 1"=30'; Dated: May 2, 1964" prepared by Joseph T. Kasper & Sons.
   H. Rm #1223 - "Map No. 1 Subdivision of Lots Merritt Parkway Industrial Park, Inc. Trumbull, Conn. Scale: 1"=100'; Dated: June 3, 1964" prepared by Joseph T. Kasper & Sons.
   I. "Topographic/Property Survey Land of Pilot Corporation of America 60 Commerce Drive Trumbull, Connecticut; Scale: 1"=50'; Dated: 08/01/2008" prepared by BL Companies.
3. The underground utilities shown, if any, have been located from visible field information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.
4. Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0423F, Effective Date: June 18, 2010; Panel 423 of 626.
5. Parcel area = 283,255 sf±, 6.50 ac±
6. Parcel is Zoned IL-3.
7. Wetlands flagged by William Kenny Associates on March 14, 2012.
8. The north arrow bearing is based on RM #2063.
9. Error of closure is greater than 1:5000.
10. Pond is subject to Riparian Rights and Discharge Rights in favor of Lot 2 and others that may drain into the pond.
11. Concrete walkways in the area of the pond are subject to reciprocal pedestrian access easements in favor of Lot 1 and Lot 2.
12. A utility easement is granted to the benefit of Lot No.2 for the continued use, maintenance, repair and replacement of the existing sewer line that crosses Lot 1 and benefits Lot 2. The existing sewer line is located in the ceiling of the aerial walkway between Lots 1 and 2, and continues into the interior of the building located on lot 2. Refer to 3. Easements 3.1-3.10) in the Declaration Of Easements, Covenants and Restrictions.
13. There is an exclusive easement for the benefit of Lot 1 to use the entire bridge connecting the existing buildings on Lots 1 and 2 . Refer to 3. Easements 3.1-3.10) in the Declaration of Easements, Covenants and Restrictions.
14. The wetlands were flagged by William Kenny Associates on March 20, 2026 and located by the Huntington Company on April 3, 2026.

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

APPLICATION 26-31
RECD 8/19/2026

ZONING LOCATION SURVEY

PREPARED FOR

MAKE-A-WISH CONNECTICUT

#56 COMMERCE DRIVE
TRUMBULL, CONNECTICUT

50 0 50 100

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

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

Michael S. Shevlin, Licensed L.S. #70339

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

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

Michael Benjamin Kenny, L.S. #13290

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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NO.	DATE	DESCRIPTION
3	08/17/2026	Town Comments
2	07/21/2026	Proposed Stormwater & Client revisions
1	04/10/2026	Proposed Improvements
REVISIONS		

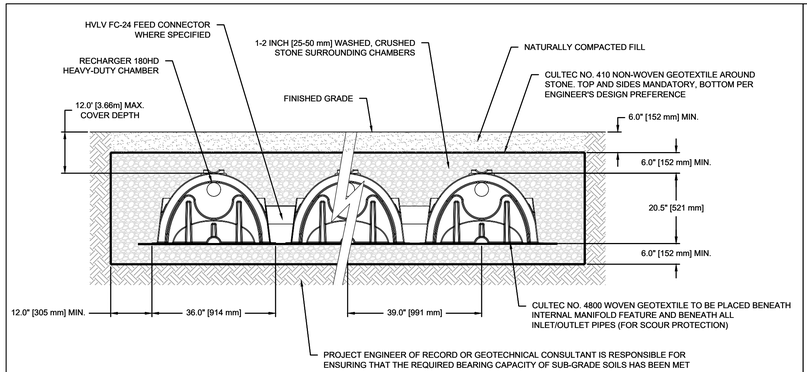
DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
3-11-2026	1"=50'	SJR/DCH	H1812	1812

HC Since 1921

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
Huntington - Shevlin - Ochman
303 Linwood Avenue, Fairfield, CT 203.259.1091

1/3

8-5650



180HD 4.0

CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION

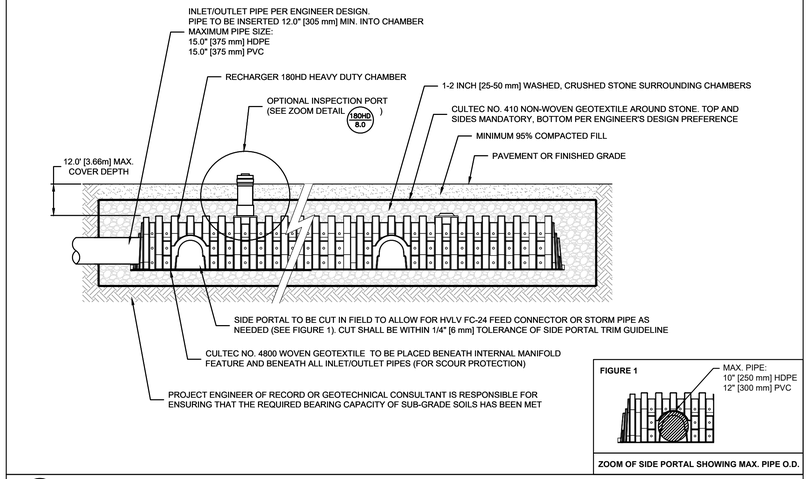


FIGURE 1

ZOOM OF SIDE PORTAL SHOWING MAX. PIPE O.D.

180HD 9.0

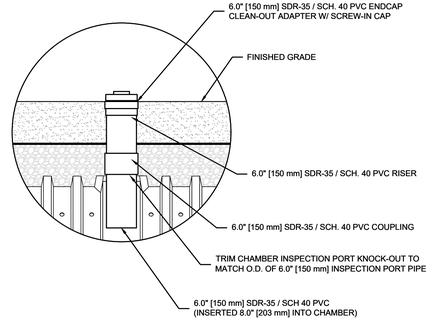
CULTEC INTERNAL MANIFOLD DETAIL - OPTIONAL INSPECTION PORT DETAIL

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.



180HD 8.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

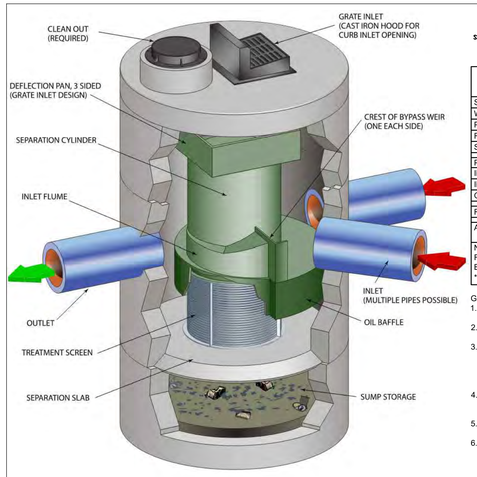
CULTEC RECHARGER 180HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 36 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCHES (375 MM) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER SHALL BE 3.445 FT3 / FT (0.32 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180RHD STAND ALONE UNIT SHALL BE 25.25 FT3 (0.72 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180EHD AS AN INTERMEDIATE UNIT SHALL BE 21.81 FT3 (0.62 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3.445 FT3 (0.32 M3) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0.085 M3 / M) - WITHOUT STONE.
12. THE RECHARGER® 180HD CHAMBER SHALL HAVE SEVENTY-EIGHT DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 180RHD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 180EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
17. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
18. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
19. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
20. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
21. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
22. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0' (3.66 M).
23. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			CDS2015-5
WATER QUALITY FLOW RATE (CFS)			0.60-CFS
PEAK FLOW RATE (CFS)			7.60-CFS
RETURN PERIOD OF PEAK FLOW (YRS)			100-YR
SCREEN APERTURE (2400 OR 4700)			TBD
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	145.5	RCP	15-IN
INLET PIPE 2	145.0	RCP	15-IN
OUTLET PIPE	145.0	RCP	18-IN
RIM ELEVATION			151
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	TBD		TDB

NOTES/SPECIAL REQUIREMENTS:
FINAL DESIGN PARAMETERS TO BE CONFIRMED BY CONTECH
* PER ENGINEER OF RECORD

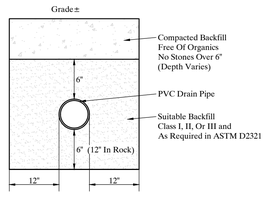
GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO H520 LOAD RATING.
6. HDPE HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

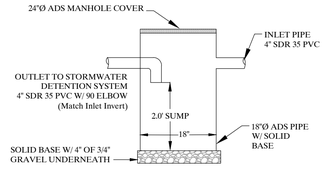
CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y^3	m^3
CDS1515	3	0.9	3.0	0.9	0.5	0.4
CDS1815	4	1.2	3.0	0.9	0.9	0.7
CDS2015	5	1.5	3.0	0.9	1.3	1.0
CDS3019	5	1.5	3.5	1.1	1.3	1.0
CDS2025	5	1.5	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3025	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5653	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



STORM DRAIN PIPE BEDDING DETAIL
(N.T.S.)



18" Ø CLEANOUT STRUCTURE
(NTS)

SOIL EROSION AND SEDIMENT CONTROL NOTES

NARRATIVE:

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

THE PRIMARY POLICIES OF THIS PROGRAM ARE:

a) Keeping land disturbance to a minimum.
b) Trapping particles at source by promptly stabilizing disturbed areas;
c) Avoid concentration of water and maintain low runoff velocities.
d) Avoid contamination of existing storm drains;
e) Time grading and construction to minimize soil exposure with phasing.
f) Retain existing vegetation wherever feasible.
g) Stabilize areas as soon as possible.
h) Maintenance (weekly maintenance and before and after storm events) of controls to ensure they are functioning properly.

NOTES:

1. This drawing is intended to describe the soil erosion and sediment control plan for the project. For other details with respect to construction, see appropriate drawings.
2. All soil erosion and sediment controls shall be done in conformance with the 2024 Connecticut "Guidelines for Soil Erosion and Sediment Control", prepared by the Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this soil erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Office & Conservation Department of any transfer of this responsibility.
4. The contractor at all times shall have an additional 10% of trap rock and gravel, Strawbales and silt fence on site.
5. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
6. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of proposed facilities shown beyond the fences.
7. Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consist of CT DOT #3 stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (Length as depicted on Soil Erosion & Sediment Control Plan).
8. The location of the proposed stockpiles is shown on the drawing or the excess material is to be removed during construction. Silt fence will be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
10. Catch Basin Filters shall be installed to prevent the deposition of sediment into storm basins prior to stabilization of exposed areas.
11. Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed field area. The inlets of all pumps are to be floated a minimum of 24 inches off the bottom of the excavation and pumped into a dirtbag.
12. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Hydraulic application (Hydroseeding), is a suitable method for use in critical areas.

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

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

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

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

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

Michael Bailey, P.E., L.S. #13290

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DETAILS

PREPARED FOR

MAKE-A-WISH CONNECTICUT

#56 COMMERCE DRIVE
TRUMBULL, CONNECTICUT

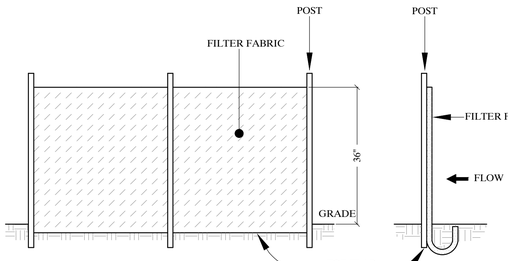
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REVISIONS

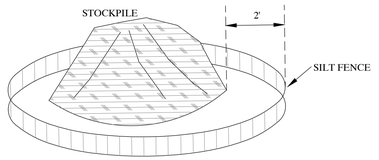
DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
3-11-2026	1"=50'	SJR/DCH	H1812	1812

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GEOTEXTILE SILT FENCE
NOT TO SCALE



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

STOCKPILE STABILIZATION
NTS

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
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- × 132.0 EXISTING SPOT ELEVATION

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

Michael S. Shevchik PLS #70339

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

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

Michael Fuhrman P.E., L.S. #13290

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SEQUENCE OF CONSTRUCTION AND SEDIMENT AND EROSION CONTROL

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL." THE GENERAL CLEAN-UP OF THE SITE IS TO BE THE FIRST STEP OF SITE DISTURBANCE.

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND IN PLACE AND FUNCTIONING PRIOR TO SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION AND SHALL BE IMPLEMENTED AS NEEDED. THE SITE MONITOR SHALL BE INFORMED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

COMMON WORK FOR ROAD, ROAD DRAINAGE, AND UTILITY CONSTRUCTION SHALL BE COMPLETED PRIOR TO INDIVIDUAL RESIDENTIAL BUILDING CONSTRUCTION.

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIR SHALL BE MADE IMMEDIATELY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN THE PROPER MANNER. ANY EXCAVATED MATERIAL THAT IS NOT USED FOR GRADING ON SITE SHALL BE REMOVED FROM THE SITE IN THE PROPER MANNER.

ALL DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE UNDERTAKEN AS SOON AS PRACTICAL. WORK SHALL BE SCHEDULED SO THAT THE MINIMUM AREA IS EXPOSED AT ANY ONE TIME. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED DOWNSLOPE OF CONSTRUCTION PRIOR TO SITE DISTURBANCE.

INSTALL ANTI-TRACKING APRON AS SHOWN.

THE CONTRACTOR SHALL KEEP ALL ROADWAYS CLEAN AND CLEAR OF DIRT AND MUD DURING CONSTRUCTION. DURING PERIODS OF HEAVY TRAFFIC USE THE ROADWAYS SHALL BE CLEANED ON A DAILY BASIS. ANTI-TRACKING PADS ARE TO BE REPLACED WHEN 50 PERCENT OF VOIDS ARE FILLED WITH SEDIMENT.

PROPOSED CONSTRUCTION AND INSPECTION TO BE DONE AS NECESSARY.

DURING CONSTRUCTION ALL SLOPES THAT WILL BE LEFT EXPOSED FOR EXTENDED PERIODS SHALL BE TEMPORARILY SEEDED WITH A MIXTURE OF PERENNIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE.

SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED DURING THE COURSE OF CONSTRUCTION TO INSURE PROPER FUNCTIONING. MAKE ANY NECESSARY REPAIRS AS REQUIRED OR PLACE ADDITIONAL MEASURES IF NECESSARY. UPON COMPLETION OF CONSTRUCTION, CLEAR SITE OF DEBRIS AND FINISH GRADING AND LANDSCAPING.

SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER WHICH DOES NOT RESULT IN ADDITIONAL EROSION.

ONCE THE SITE WORK HAS BEEN COMPLETED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE SEDIMENT AND EROSION CONTROLS SHALL BE REMOVED AND THE SEDIMENT DEPOSITS SHALL BE DISPOSED OF IN A PROPER MANNER.

EROSION CONTROL FACILITIES

SILT FENCES

SILT FENCES SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION ON THE SITE. SILT FENCES SHALL BE INSTALLED DOWNGRADIENT OF ALL SITE DISTURBANCE AND IN ANY ADDITIONAL AREAS WHERE, DURING THE COURSE OF CONSTRUCTION, THEY MAY BE NECESSARY. SILT FENCES SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. DAMAGED OR INEFFECTIVE SECTIONS OF SILT FENCES SHALL BE REPLACED IMMEDIATELY. SILT FENCES SHALL BE REMOVED ONLY AFTER ALL CONSTRUCTION HAS BEEN COMPLETED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH ONE HALF THE HEIGHT OF THE SILT FENCE. SEDIMENT SHALL BE DISPOSED OF IN A MANNER WHICH DOES NOT RESULT IN ADDITIONAL EROSION.

ANTI-TRACKING APRON

A STONE ANTI-TRACKING APRON SHALL BE INSTALLED AT THE ENTRANCE OF PROPOSED CONSTRUCTION. IT SHALL BE FOR THE FULL LENGTH AND WIDTH SPECIFIED.
THE ANTI-TRACKING APRON SHALL BE INSTALLED PRIOR TO THE START OF ANY EXCAVATING AND/OR FILLING ON THE SITE AND SHALL BE REMOVED ONLY AFTER ALL CONSTRUCTION HAS BEEN COMPLETED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED. ALL PAVED AREAS ADJACENT TO THE SITE SHALL BE CHECKED FOR SEDIMENT AND AS NECESSARY, SHALL BE SWEPT CLEAN OF ANY ACCUMULATIONS.

STOCKPILE AREAS

FOR EROSION AND SEDIMENT CONTROL, SILT FENCES SHALL BE INSTALLED AROUND ALL STOCKPILE AREAS. STOCKPILES THAT WILL BE LEFT DORMANT AND UNUSED FOR PERIODS GREATER THAN 2 WEEKS SHALL BE TEMPORARILY SEEDED WITH A MIXTURE OF PERENNIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE. AREAS AND LOTS WHERE STOCKPILES ARE LOCATED SHALL REMAIN UNDEVELOPED UNTIL SUCH A TIME AS THE STOCKPILES ARE REMOVED AND THE AREA REGRADED. STOCKPILES SHALL NOT BE PLACED IN ENVIRONMENTALLY SENSITIVE AREAS OR WHERE THERE IS A POTENTIAL FOR DEGRADATION OF THE WETLAND.

SOIL EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR

MAKE-A-WISH CONNECTICUT

#56 COMMERCE DRIVE
TRUMBULL, CONNECTICUT

50 0 50 100

NO.	DATE	DESCRIPTION
3	08/17/2026	Town Comments
2	07/21/2026	Proposed Stormwater & Client revisions
1	04/10/2026	Proposed Improvements

REVISIONS

DATE: 3-11-2026 | SCALE: 1"=50' | DRAFTER: SJR/DCH | JOB NUMBER: H1812 | PROJECT #: 1812

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3/3

8-5650


Star Paver Inlay Idea


Star Topiaries


Wishing Fountain


Outdoor Stairs


Gazebo


Party Pavilion


Mermaid Sculpture


Discovery Landing

Existing Green Giant Arborvitae
Existing Street Light
Existing Sign
Proposed Pollinator Pathway
New Location of Sign
Existing Location of Sign
LAWN
14' Gazebo
United Illuminating Easement
Brick Walk
ADA Compliant Ramp
Crosswalk
Basketball Court
EV Charging Space
Bench (typical)
Star Paver Inlay
Existing Trees
Existing Flagpoles
Blue's Dog House
Existing Weeping Cherry
Gravel
8 Juniper 'Hetzi Columnaris'
Existing Container
2 New Storage Containers
Proposed Crosswalk
Walk to Ball Field
Existing Street Light
Proposed Path Lighting
Proposed Walk
Existing Trees
Walkway Access
Steps
Assorted Perennials and Shrubs
Post and Rail Fence
Widen Track
Existing Walkway
ADA Compliant Ramp
Hedge
3 Flowering Trees
6 Rhododendron
7 Spirea 'Gold Mound' Flowering Tree
Possible Planting Bed
Proposed 15'x30' Pavilion
ADA Compliant Ramp
Adirondack Chairs
20' Gazebo
Putting Green
Existing Plantings
Walkway for Wheelchair Access
LAWN
Dinosaur
Optional Walkway To View Dinosaur
Existing Deck
Proposed Walk and Steps
Retaining Wall
Existing Microbiota
Hedge
Proposed Viewing Areas
Proposed Walkway
Mermaid Sculpture
Proposed Boat Launching Platform
Existing Trees (typical)
Proposed Concrete Block Retaining Wall
Bridge
Proposed Deck

Greenscape Design
82 Ann Street
Fairfield, CT 06824
(203) 450-1817
www.greenscapedesign.org

STATE OF CONNECTICUT ★ ERIC LEXTON SWEET ★ LICENSED LANDSCAPE ARCHITECT ★ No. 001101

N

Designed By: Eric Sweet
Drawn By: Eric Sweet
Drawing Scale: 1"=20'0"
Drawing Date: 3/15/23
Revision Date: 6/2/26

MAKE-A-WISH CONNECTICUT

56 Commerce Drive, Trumbull, CT 06611

Master Plan

GREENSCAPE DESIGN

Docusign Envelope ID: 26818D88-756C-4C26-8094-166029A6568E

INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SUBMITTED
Application No. 26.21
JUL 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
   [redacted]
   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
   [redacted]
   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 A3E8A235CD4E4CA... **Date:** 8/10/2026

SECTION II

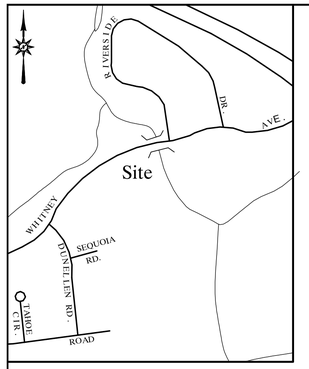
SITE PLAN REQUIREMENTS

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)



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."
   D. "Map of Trumbull Basin Property; Prepared for Bridgeport Hydraulic Company; Trumbull, Conn.; Feb 3, 1989; Scale: 1"=100'; by Ochman Associates."
   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

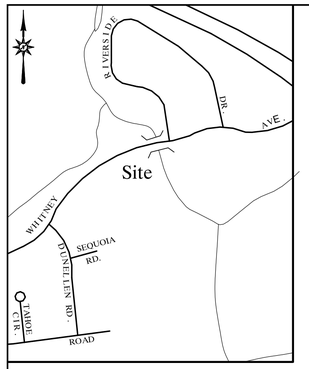
REVISIONS

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

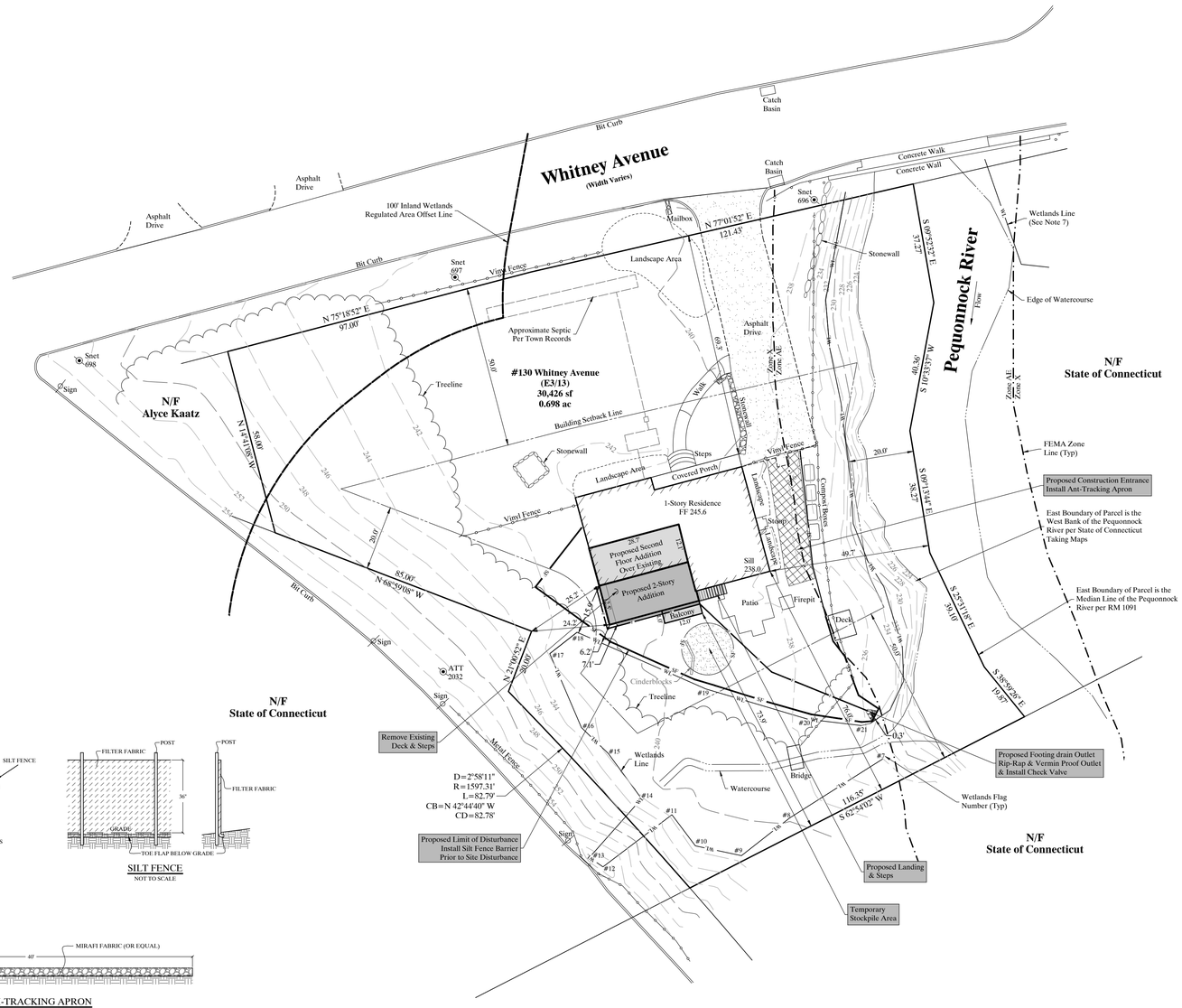
1" = 500'

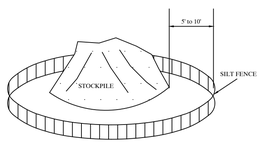


RESIDENCE ZONE A	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	21,780 SF	30,426 sf	30,426 sf	
Minimum Lot Frontage	125'	218.43'	218.43'	
MINIMUM SETBACK				
Setback From Front Property Line	50	69.3'	69.3'	
Setback From Side Property Lines	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:

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.
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   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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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. 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
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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

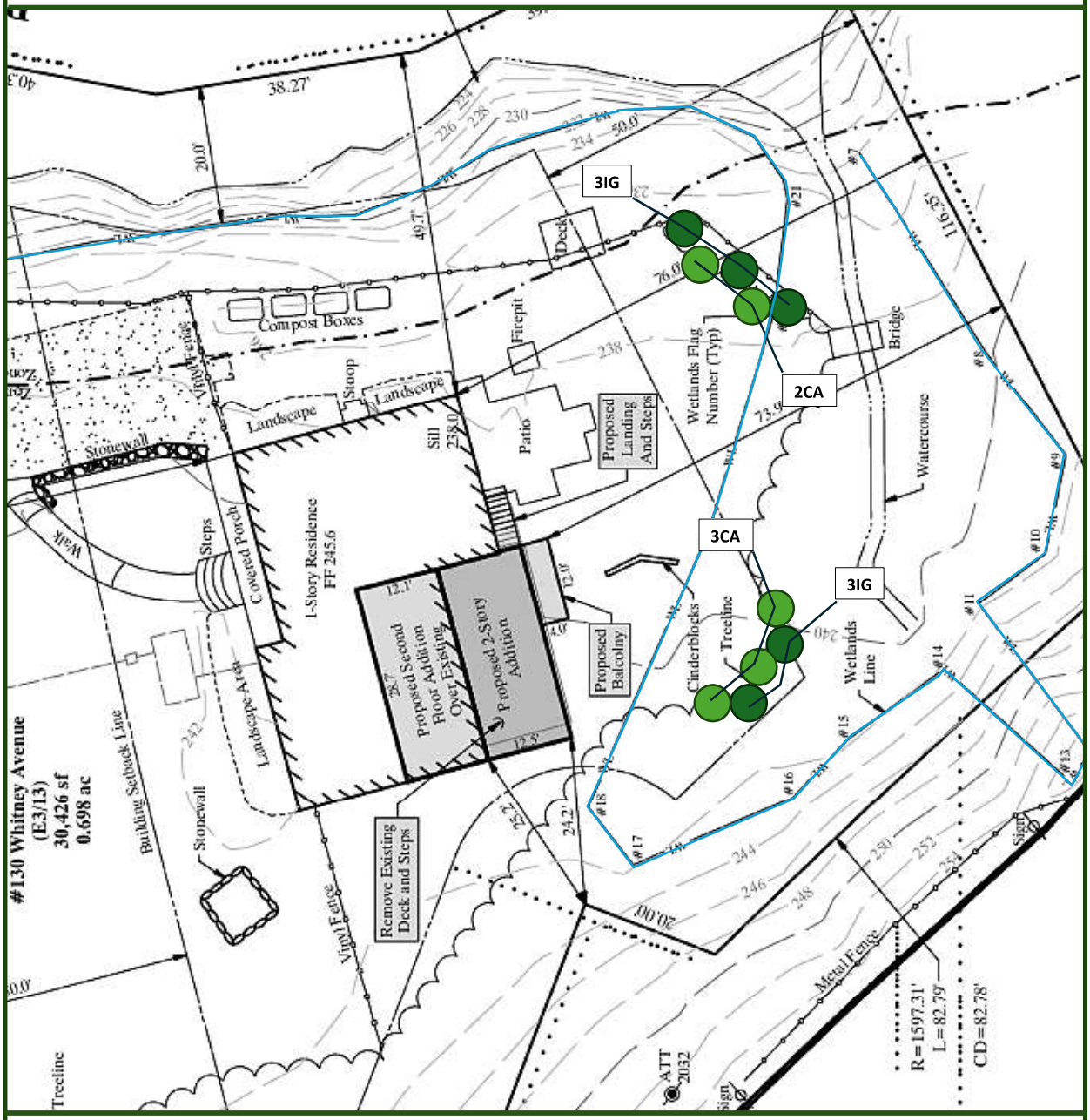
SHEVLIN LAND SURVEYING, LLC
303 Linwood Avenue, Fairfield, CT
(203)-218-5840 - ShevlinLS.com

#HD-54

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.

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

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.

Aleksandra Moch, 95 Halpin Avenue Stamford, CT 06905
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

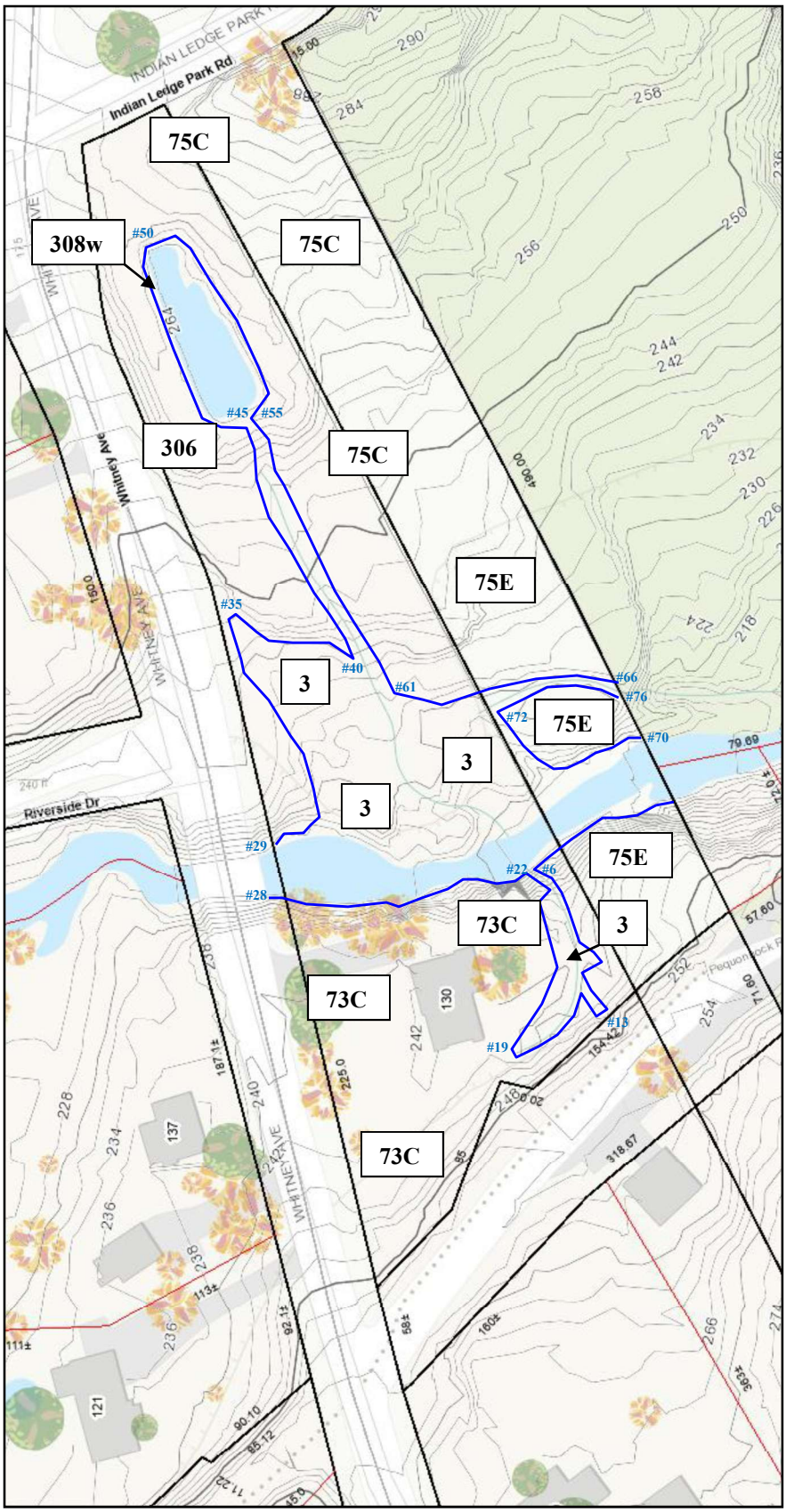
This unit comprises areas that have been altered by cut-and-fill operations. The slopes in this area are from 0 to 25 percent. The depth to restrictive feature is more than eighty inches. This is a well-drained soil with a water table hovering between 54 and 72 inches.

Certified by:

A Moch

Aleksandra Moch
Wetland & Soil Scientist

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



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

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT A

SECTION I

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

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

   [redacted]

   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

   [redacted]

   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: Hurd Realty, LLC Member Duly Authorized Date: 6/30/26

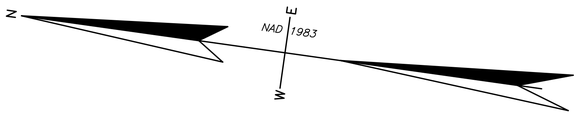
SECTION II

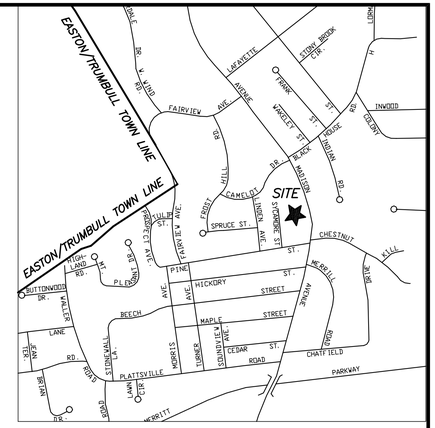
SITE PLAN REQUIREMENTS

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

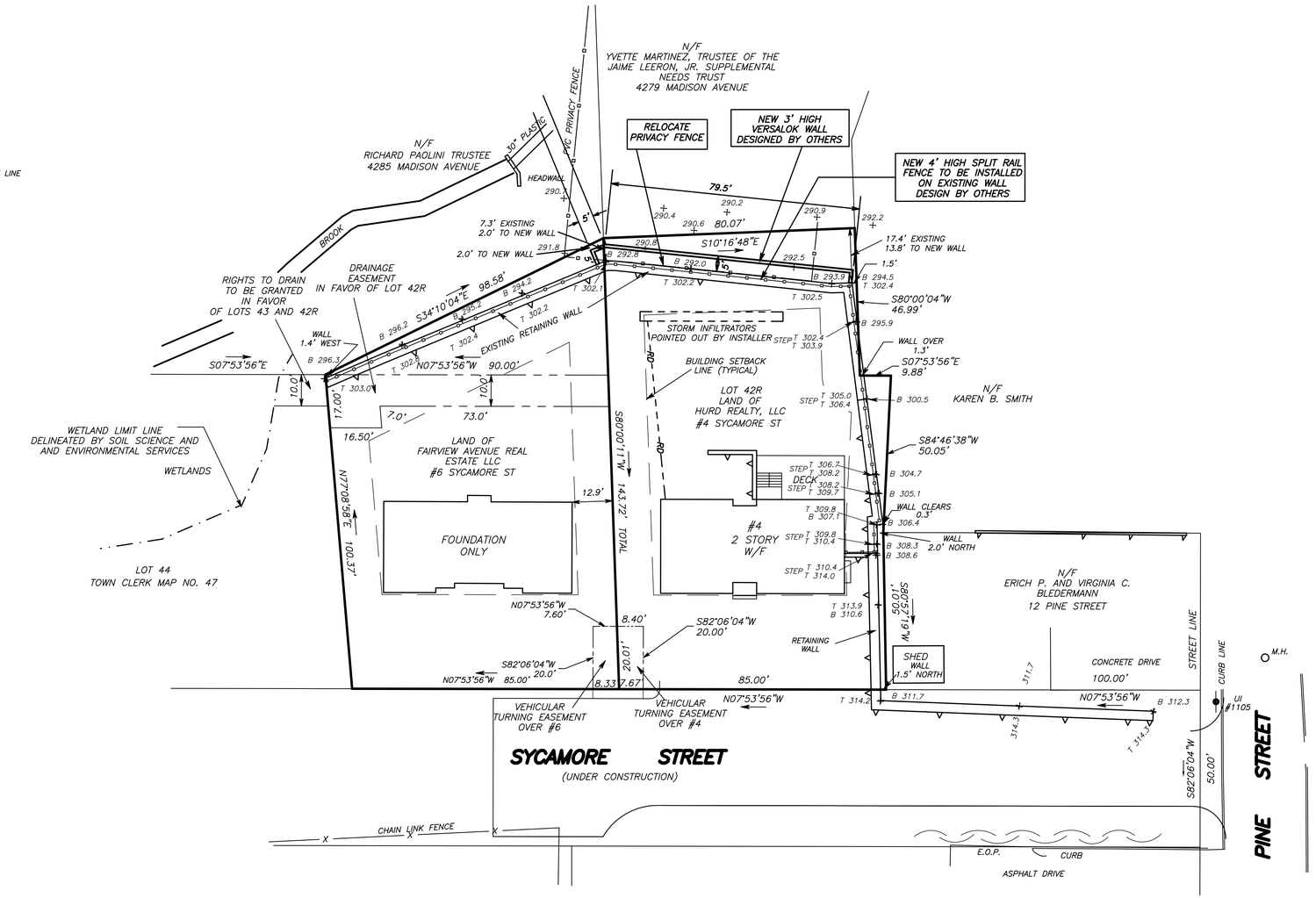




VICINITY MAP
SCALE: 1"= 800'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RD — ROOF DRAIN
- CURB LINE
- EDGE OF PAVEMENT
- CB — CATCH BASIN
- M.H. — MANHOLE
- LT — LIGHT
- UTILITY POLE
- PRIVACY FENCE
- HIGH / LOW — RETAINING WALL
- HEDGE LINE
- BUILDING SETBACK LINE
- + B 294.2 — BOTTOM OF WALL
- + T 302.2 — TOP OF WALL



APPLICATION 26-22
RECD 8.19.2026

MAP REFERENCE:

1. Property survey, Improvement Location Survey of property located on Sycamore Street, Trumbull, Connecticut prepared for Emilio Ferri, scale: 1"= 20' dated 10–21–2015 by Lewis Associates.
2. Lot Line Revision Plan of property located at #4285 Madison Avenue and #6 Sycamore Street, Trumbull, Connecticut, scale: 1"= 20' dated 3–6–2025 and filed in the Trumbull Town Clerk's office as Map No. 3661.
3. Easement Map of property located on Sycamore Street, Trumbull, Connecticut, scale: 1"= 20' dated 6–8–2021 and revised to 6–11–2021 by Lewis Associates, Trumbull Town Clerk Map No. 3544.

NOTES:

1. 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 Boundary Determination is a Dependent Resurvey conforming to Horizontal Accuracy Class A–2. Vertical Elevations conform to Vertical Accuracy Class V–2.
2. Municipal Zone Designation is Residence A.
3. Sites and road are under construction
4. Elevations are referenced to N.G.V.D. datum of 1988.

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

STATE OF CONNECTICUT · TRACY H. LEWIS · LICENSED LAND SURVEYOR

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

OF PROPERTY LOCATED AT

4 & 6 SYCAMORE STREET
TRUMBULL, CONNECTICUT

PREPARED FOR

FAIRVIEW AVENUE REAL ESTATE, LLC

SCALE: 1"= 20' DATE: 8–7–2026

20 0 20 40
SCALE IN FEET

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

John Mallozzi, PE

Field Condition Report, Retaining Wall

Project: Lot #4 – Sycamore Street
Location: Trumbull, Connecticut
Date of Site Visit: July 1, 2026 Revised August 17, 2026
Prepared By: John Mallozzi, P.E.

APPLICATION 26-22
RECD 8.19.2026

Purpose

At the request of the owner, a site visit was conducted on July 1, 2026, to observe the condition of the existing retaining wall and document its current performance. This report is limited to the conditions observed during the site visit. Recommendations regarding the long-term structural adequacy of the wall and proposed remedial measures are addressed under separate cover.

Existing Construction

The retaining wall consists of large precast concrete blocks approximately 3'-0" wide × 6'-0" long × 1'-6" high, stacked as a dry segmental gravity retaining wall with staggered vertical joints.

The exposed height of the wall is approximately 8.2'. Based on a survey by Lewis Associates Dated 8/7/26

Subsequent to the original wall construction, the following work was completed:

- A continuous reinforced concrete curb approximately 1'-6" wide by 1'-6" deep was constructed along the top of the wall.
- The curb was anchored into the precast concrete blocks using drilled reinforcing bars.
- The exposed face of the retaining wall was finished with a full stone veneer.
- Backfill behind the wall consists of loose stone immediately adjacent to the wall followed by conventional soil backfill.
- Several approximately 1-1/2-inch diameter pipe weep holes have been installed through the wall at various locations.

General Engineering Considerations

Based upon previous engineering review, the retaining wall, as constructed, does not conform to current building code requirements or generally accepted engineering practice for retaining walls of this height. Those issues have been previously identified, and recommendations for corrective measures are being addressed in a separate engineering report. Accordingly, this report does not evaluate the wall's compliance with applicable design standards.

During the July 1, 2026 site visit, the following observations were made:

- The retaining wall exhibited an outward inclination of approximately 2 inches over its exposed height.
- The stone veneer appeared complete and in good condition.
- No cracks were observed in the stone veneer.
- Particular attention was given to the wall corners and transitions where movement-related distress would typically become evident. No cracking or separation was observed.
- The reinforced concrete curb along the top of the wall was examined by walking its entire accessible length. The curb appeared solid and continuous.
- No cracking, displacement, separation, or other visible signs of distress were observed in the concrete curb.
- No evidence of recent movement, rotation, settlement, or distress was observed during the inspection.

Engineering Opinion

Although the retaining wall does not satisfy current code requirements or accepted engineering design practice, the conditions observed during this inspection indicate that the wall has remained visually stable since completion of the reinforced concrete curb and stone veneer, which were reportedly constructed approximately one year prior to this inspection.

Because the wall functions as a dry segmental gravity retaining wall, any measurable additional outward movement would reasonably be expected to produce distress in the rigid architectural finishes attached to the wall. Such distress would typically include cracking of the stone veneer, cracking of the reinforced concrete curb, separation at corners, or other evidence of differential movement.

No such evidence was observed during this inspection.

Accordingly, based solely upon the visual observations made on July 1, 2026, there is no indication that the retaining wall has experienced observable movement since the installation of the reinforced concrete curb and stone veneer.

This observation should not be interpreted as confirmation that the wall complies with applicable building codes or accepted engineering design standards. Evaluation of the wall's structural adequacy and recommendations for permanent corrective measures are addressed separately.



John Mallozzi, PE

Existing Gravity Retaining Wall – Proposed Modification Calculations

Lot #4 – Sycamore Street , Trumbull, CT

The following calculations were performed to evaluate the proposed modification shown on Section @ #1. The modification consists of constructing a new Versa-Lok retaining wall approximately 5 feet in front of the existing concrete block gravity wall and placing compacted structural fill between the two walls. This raises the finished grade approximately 3'-4" along the front of the existing wall, reducing the exposed retained height from approximately 11'-4" to approximately 8'-0". **After these calculations were done the maximum height was determined to be 10.2' by a survey by lewis associates dated 8/7/26. The 10.2' is slightly lowers than assumed. Therefore these calculations were not modified and are on the conservative side.**

---

1. Geometry Used

Existing concrete block gravity wall

Total height = 11.33 ft

Wall thickness = 3.0 ft

Proposed compacted fill in front of existing wall

Height = 3.33 ft

Remaining exposed wall

Effective retained height = 8.0 ft

Concrete curb

1'-6" × 1'-6" reinforced concrete anchored to existing blocks.

---

2. Design Assumptions

Backfill unit weight

γ = 120 pcf

Concrete unit weight

γ = 145 pcf

Internal friction angle

φ = 30°

Active earth pressure coefficient

Ka = 0.333

Block-to-block friction coefficient

μ = 0.50

Hydrostatic pressure

Not included, based upon the proposed drainage improvements consisting of vertical trap-rock drainage columns wrapped in geotextile fabric together with 2½-inch diameter weep holes.

No live load surcharge considered.

---

3. Active Earth Pressure

Using an effective retained height of 8.0 ft,

$$P_a = \frac{1}{2} K_a \gamma H^2$$
$$P_a = \frac{1}{2}(0.333)(120)(8)^2$$
$$\boxed{P_a = 1.28 \text{ kips/ft}}$$

Point of application

$$H/3 = 2.67 \text{ ft}$$

Overturning moment

$$M_o = 1.28(2.67)$$

$$\boxed{M_o = 3.41 \text{ kip-ft/ft}}$$

---

4. Resisting Moment

Existing Wall

Weight

$$W = (3)(8)(145)$$
$$\boxed{W = 3.48 \text{ kips/ft}}$$

Moment arm

1.50 ft

Moment

$$M = 3.48(1.50)$$
$$\boxed{M = 5.22 \text{ kip-ft/ft}}$$

Reinforced Concrete Curb

Weight

$$W = (1.5)(1.5)(145)$$
$$\boxed{W = 0.326 \text{ kips/ft}}$$

Moment

$$M = 0.326(1.50)$$
$$\boxed{M = 0.49 \text{ kip-ft/ft}}$$

Total Resisting Moment

Considering the observed outward lean of approximately 2 inches, the effective lever arm is slightly reduced.

Corrected resisting moment

$$\boxed{M_r = 5.27 \text{ kip-ft/ft}}$$

---

5. Overturning Stability

$$FS = \frac{M_r}{M_o}$$
$$FS = \frac{5.27}{3.41}$$
$$\boxed{FS_{OT} = 1.55}$$

The calculated factor of safety exceeds the commonly accepted minimum value of 1.50 for gravity retaining walls.

---

6. Sliding Stability

Vertical load across the critical joint

$$N = 3.48 + 0.326$$
$$\boxed{N = 3.81 \text{ kips/ft}}$$

Available friction

$$R = \mu N$$
$$R = 0.50(3.81)$$
$$\boxed{R = 1.90 \text{ kips/ft}}$$

Sliding factor of safety

$$FS = \frac{1.90}{1.28}$$
$$\boxed{FS_{SL} = 1.49}$$

Using a slightly higher friction coefficient (μ = 0.55), which is often representative of clean dry concrete block interfaces,

$$\boxed{FS_{SL} = 1.64}$$

The analysis does not include additional resistance provided by the drilled reinforcing bars, staggered block configuration, or confinement of the lower embedded courses.

---

7. Drainage Considerations

The proposed drainage improvements substantially reduce the likelihood of hydrostatic pressure developing behind the wall.

The design includes:

- Vertical trap-rock drainage columns spaced approximately 6 feet on center.
- Nonwoven geotextile fabric surrounding the drainage stone to prevent migration of fines.
- 2½-inch diameter weep holes through the wall.
- Free-draining stone immediately adjacent to the wall.

The nearby infiltration system is located approximately 15 feet from the retaining wall. Based upon its location, it lies outside the theoretical active earth pressure influence zone and is therefore not considered a surcharge acting on the retaining wall. Proper operation of the drainage system is essential to the long-term performance of the wall.

---

8. Engineering Evaluation

The proposed modification changes the structural behavior of the existing retaining wall.

Rather than functioning as an 11-foot-high exposed gravity wall, the lower approximately 3'-4" of the wall becomes permanently embedded and laterally confined by compacted structural fill retained by the new Versa-Lok retaining wall. As a result, the effective exposed retaining height is reduced to approximately 8 feet.

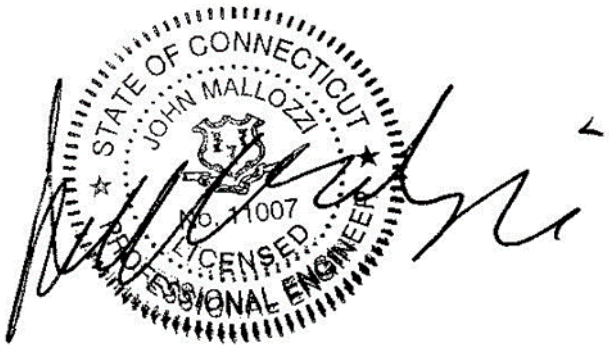
The field inspection performed on July 1, 2026 found no evidence of cracking in the stone veneer or reinforced concrete curb that were reportedly installed approximately one year earlier. Likewise, no evidence of recent movement, separation, or distress was observed. These observations indicate that the existing wall has remained stable during that period and support its continued use as the upper portion of the modified retaining wall system.

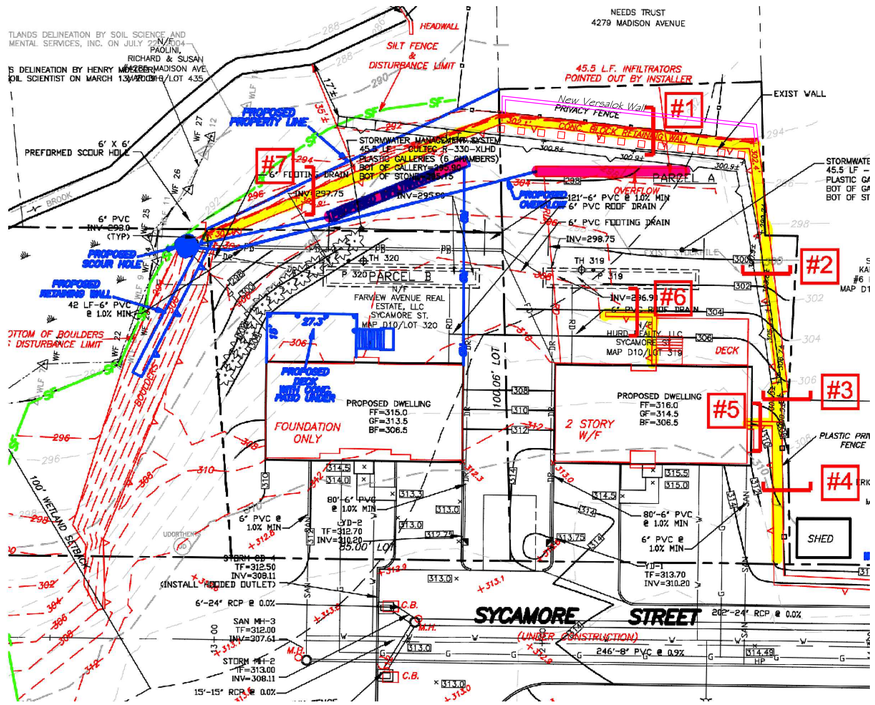
The proposed drainage improvements further reduce the potential for hydrostatic pressure, which is one of the principal causes of distress in gravity retaining walls.

Conclusion

Based upon the assumptions stated herein and the geometry shown on the proposed construction drawings, the modified retaining wall system is calculated to have an overturning factor of safety of approximately **1.55** and a sliding factor of safety of approximately **1.5 to 1.6**, depending upon the friction coefficient assumed between the concrete block courses.

The proposed improvements substantially reduce the effective retained height of the existing gravity wall while providing permanent lateral confinement to its lower portion through the placement of compacted structural fill retained by the new Versa-Lok wall. Combined with the proposed drainage system, these improvements significantly enhance the long-term stability of the retaining wall.





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:

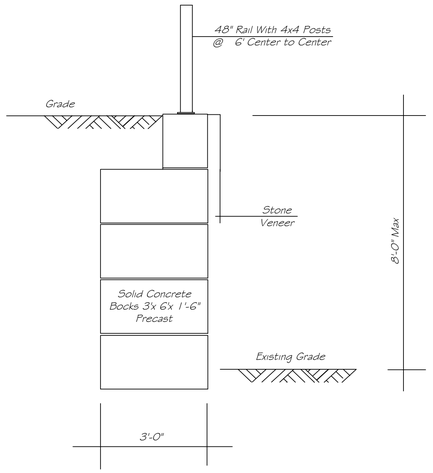
13. BLOCKS WEIGH APPROX. 4,000 LBS EACH.
14. USE PROPER EQUIPMENT FOR BLOCK PLACEMENT.
15. STACK BLOCKS PLUMB, LEVEL, AND INTERLOCKED AS DESIGNED.
16. BACKFILL CONCURRENTLY WITH BLOCK PLACEMENT TO AVOID UNBALANCED EARTH PRESSURE.

VERSA–LOK WALL NOTES:

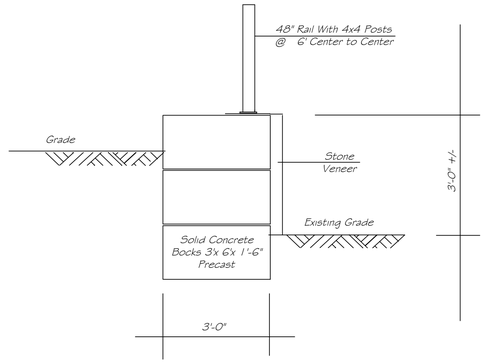
17. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
18. PLACE GEOGRID REINFORCEMENT WHERE REQUIRED BY DESIGN.
19. CAP UNITS TO BE BONDED WITH APPROVED ADHESIVE.
20. PROVIDE GRADE SWALE ABOVE WALL FOR SURFACE DRAINAGE.

INSPECTION:

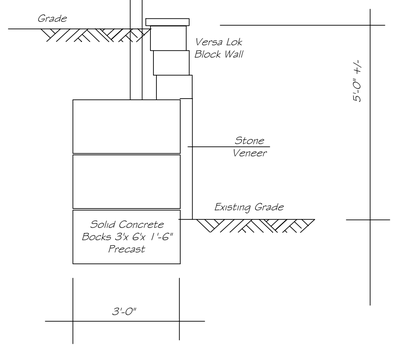
21. ALL WORK TO BE INSPECTED BY QUALIFIED ENGINEER.
22. WALL LOCATIONS AND ELEVATIONS MUST MATCH APPROVED PLANS.



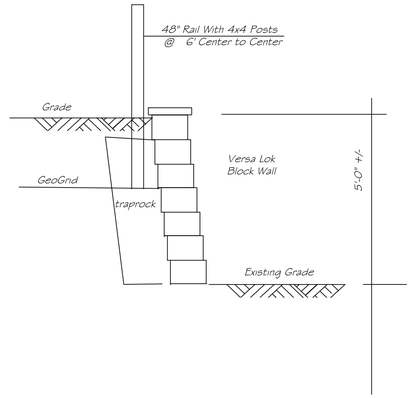
Section @ # 2



Section @ # 3



Section @ # 4



Section @ # 5 & 6

Sycamore St(Lot 4)
Trumbull, CT

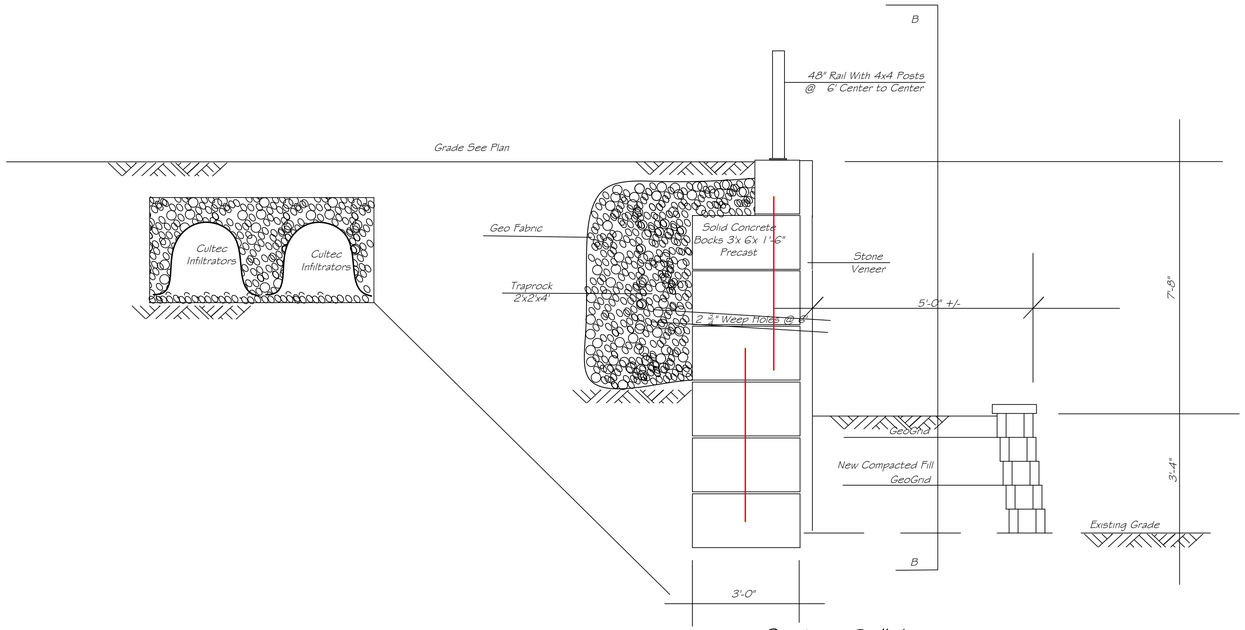
John Mallozzi, P.E.
john351@email.com 203-943-5277

Retaining Walls

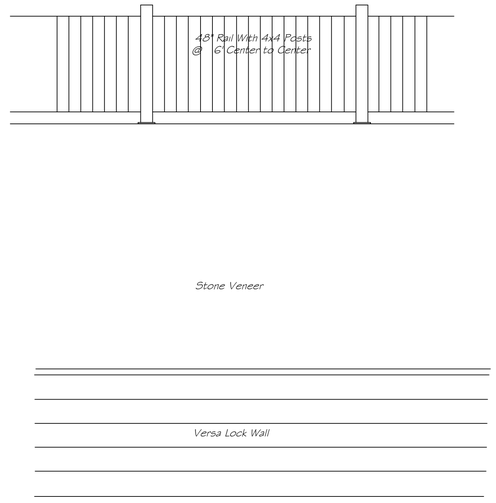
1	Retaining wall 1 Rev	7-1-26

May 25, 2025
JM | JM

S-101.00



Section @ # 1



Elevation B

Sycamore St(Lot 4)
Trumbull, CT

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

Retaining wall
Section

July 1, 2026	
JM	JM
	S-102.00

John Mallozzi, PE

Existing Gravity Retaining Wall – Proposed Modification Calculations

Lot #4 – Sycamore Street

Trumbull, Connecticut

The following calculations were performed to evaluate the proposed modification shown on Section @ #1. The modification consists of constructing a new Versa-Lok retaining wall approximately 5 feet in front of the existing concrete block gravity wall and placing compacted structural fill between the two walls. This raises the finished grade approximately 3'-4" along the front of the existing wall, reducing the exposed retained height from approximately 11'-4" to approximately 8'-0".

---

1. Geometry Used

Existing concrete block gravity wall

Total height = 11.33 ft

Wall thickness = 3.0 ft

Proposed compacted fill in front of existing wall

Height = 3.33 ft

Remaining exposed wall

Effective retained height = 8.0 ft

Concrete curb

1'-6" × 1'-6" reinforced concrete anchored to existing blocks.

---

2. Design Assumptions

Backfill unit weight

γ = 120 pcf

Concrete unit weight

γ = 145 pcf

Internal friction angle

φ = 30°

Active earth pressure coefficient

Ka = 0.333

Block-to-block friction coefficient

μ = 0.50

Hydrostatic pressure

Not included, based upon the proposed drainage improvements consisting of vertical trap-rock drainage columns wrapped in geotextile fabric together with 2½-inch diameter weep holes.

No live load surcharge considered.

---

3. Active Earth Pressure

Using an effective retained height of 8.0 ft,

$$P_a = \frac{1}{2} K_a \gamma H^2$$
$$P_a = \frac{1}{2}(0.333)(120)(8)^2$$
$$\boxed{P_a = 1.28 \text{ kips/ft}}$$

Point of application

$$H/3 = 2.67 \text{ ft}$$

Overturning moment

$$M_o = 1.28(2.67)$$

$$\boxed{M_o = 3.41 \text{ kip-ft/ft}}$$

---

4. Resisting Moment

Existing Wall

Weight

$$W = (3)(8)(145)$$
$$\boxed{W = 3.48 \text{ kips/ft}}$$

Moment arm

1.50 ft

Moment

$$M = 3.48(1.50)$$
$$\boxed{M = 5.22 \text{ kip-ft/ft}}$$

Reinforced Concrete Curb

Weight

$$W = (1.5)(1.5)(145)$$
$$\boxed{W = 0.326 \text{ kips/ft}}$$

Moment

$$M = 0.326(1.50)$$
$$\boxed{M = 0.49 \text{ kip-ft/ft}}$$

Total Resisting Moment

Considering the observed outward lean of approximately 2 inches, the effective lever arm is slightly reduced.

Corrected resisting moment

$$\boxed{M_r = 5.27 \text{ kip-ft/ft}}$$

---

5. Overturning Stability

$$FS = \frac{M_r}{M_o}$$
$$FS = \frac{5.27}{3.41}$$
$$\boxed{FS_{OT} = 1.55}$$

The calculated factor of safety exceeds the commonly accepted minimum value of 1.50 for gravity retaining walls.

---

6. Sliding Stability

Vertical load across the critical joint

$$N = 3.48 + 0.326$$
$$\boxed{N = 3.81 \text{ kips/ft}}$$

Available friction

$$R = \mu N$$
$$R = 0.50(3.81)$$
$$\boxed{R = 1.90 \text{ kips/ft}}$$

Sliding factor of safety

$$FS = \frac{1.90}{1.28}$$
$$\boxed{FS_{SL} = 1.49}$$

Using a slightly higher friction coefficient (μ = 0.55), which is often representative of clean dry concrete block interfaces,

$$\boxed{FS_{SL} = 1.64}$$

The analysis does not include additional resistance provided by the drilled reinforcing bars, staggered block configuration, or confinement of the lower embedded courses.

---

7. Drainage Considerations

The proposed drainage improvements substantially reduce the likelihood of hydrostatic pressure developing behind the wall.

The design includes:

- Vertical trap-rock drainage columns spaced approximately 6 feet on center.
- Nonwoven geotextile fabric surrounding the drainage stone to prevent migration of fines.
- 2½-inch diameter weep holes through the wall.
- Free-draining stone immediately adjacent to the wall.

The nearby infiltration system is located approximately 15 feet from the retaining wall. Based upon its location, it lies outside the theoretical active earth pressure influence zone and is therefore not considered a surcharge acting on the retaining wall. Proper operation of the drainage system is essential to the long-term performance of the wall.

---

8. Engineering Evaluation

The proposed modification changes the structural behavior of the existing retaining wall.

Rather than functioning as an 11-foot-high exposed gravity wall, the lower approximately 3'-4" of the wall becomes permanently embedded and laterally confined by compacted structural fill retained by the new Versa-Lok retaining wall. As a result, the effective exposed retaining height is reduced to approximately 8 feet.

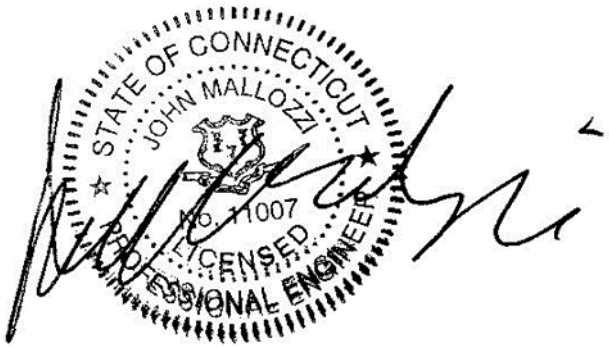
The field inspection performed on July 1, 2026 found no evidence of cracking in the stone veneer or reinforced concrete curb that were reportedly installed approximately one year earlier. Likewise, no evidence of recent movement, separation, or distress was observed. These observations indicate that the existing wall has remained stable during that period and support its continued use as the upper portion of the modified retaining wall system.

The proposed drainage improvements further reduce the potential for hydrostatic pressure, which is one of the principal causes of distress in gravity retaining walls.

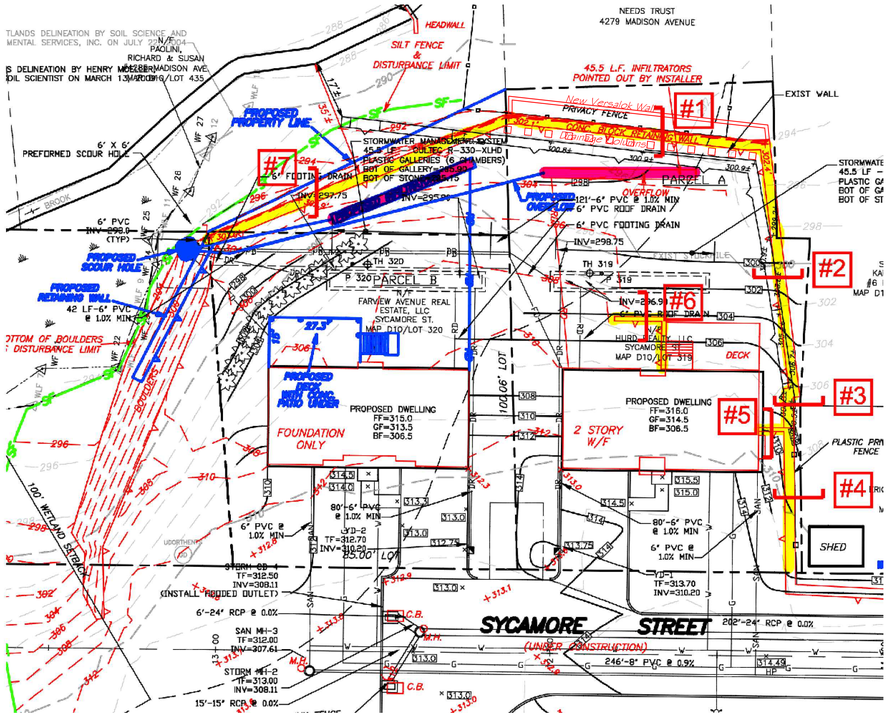
Conclusion

Based upon the assumptions stated herein and the geometry shown on the proposed construction drawings, the modified retaining wall system is calculated to have an overturning factor of safety of approximately **1.55** and a sliding factor of safety of approximately **1.5 to 1.6**, depending upon the friction coefficient assumed between the concrete block courses.

The proposed improvements substantially reduce the effective retained height of the existing gravity wall while providing permanent lateral confinement to its lower portion through the placement of compacted structural fill retained by the new Versa-Lok wall. Combined with the proposed drainage system, these improvements significantly enhance the long-term stability of the retaining wall.



PRODUCED BY AN AUTODESK STUDENT VERSION



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:

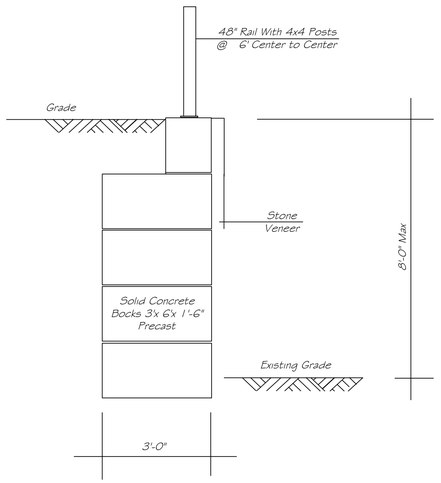
13. BLOCKS WEIGH APPROX. 4,000 LBS EACH.
14. USE PROPER EQUIPMENT FOR BLOCK PLACEMENT.
15. STACK BLOCKS PLUMB, LEVEL, AND INTERLOCKED AS DESIGNED.
16. BACKFILL CONCURRENTLY WITH BLOCK PLACEMENT TO AVOID UNBALANCED EARTH PRESSURE.

VERSA–LOK WALL NOTES:

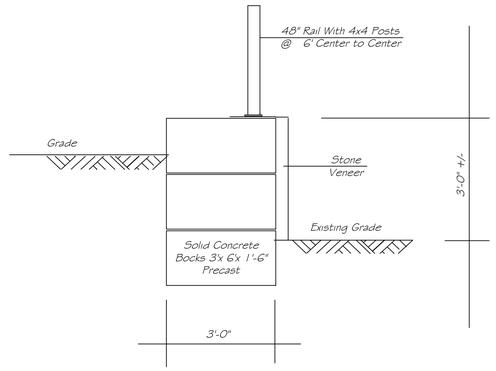
17. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
18. PLACE GEOGRID REINFORCEMENT WHERE REQUIRED BY DESIGN.
19. CAP UNITS TO BE BONDED WITH APPROVED ADHESIVE.
20. PROVIDE GRADE SWALE ABOVE WALL FOR SURFACE DRAINAGE.

INSPECTION:

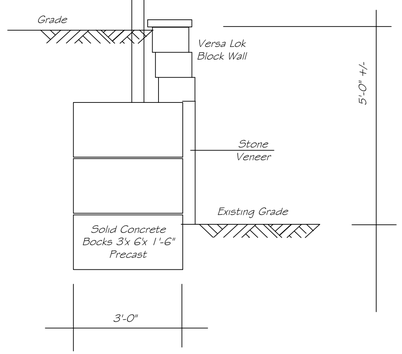
21. ALL WORK TO BE INSPECTED BY QUALIFIED ENGINEER.
22. WALL LOCATIONS AND ELEVATIONS MUST MATCH APPROVED PLANS.



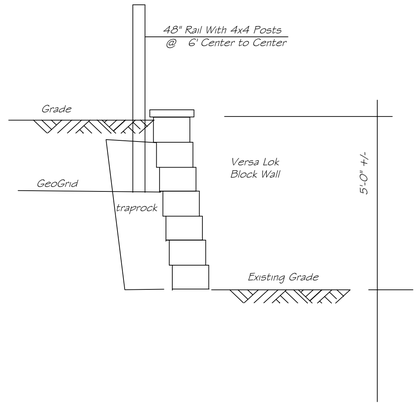
Section @ # 2



Section @ # 3



Section @ # 4



Section @ # 5 & 6

APPLICATION 26-22
RECD 8.19.2026

Sycamore St(Lot 4)
Trumbull, CT

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

Retaining Walls

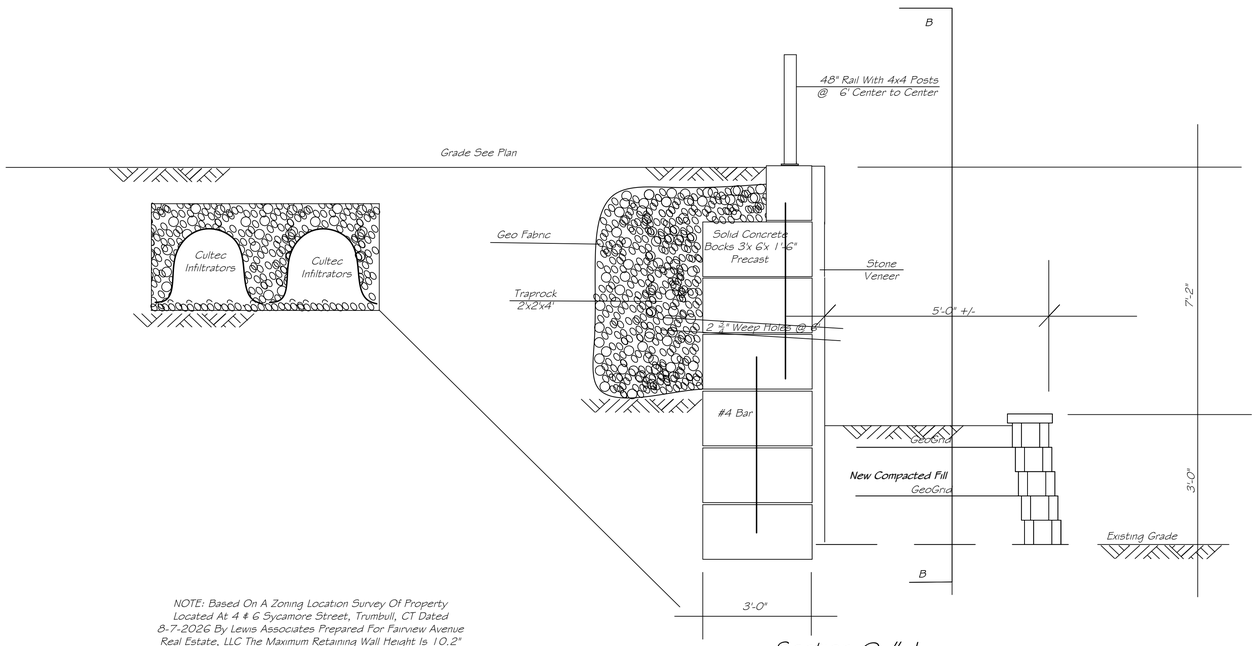
1	Retaining wall 1 Rev	8-15-26

May 25, 2025
JM | JM

S-101.00

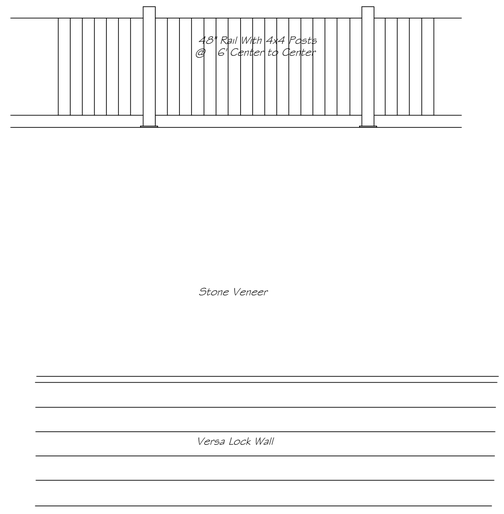
PRODUCED BY AN AUTODESK STUDENT VERSION
PRODUCED BY AN AUTODESK STUDENT VERSION
PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



NOTE: Based On A Zoning Location Survey Of Property Located At 4 & 6 Sycamore Street, Trumbull, CT Dated 8-7-2026 By Lewis Associates Prepared For Fairview Avenue Real Estate, LLC The Maximum Retaining Wall Height Is 10.2'

Section @ # 1



Elevation B

APPLICATION 26-22
RECD 8.19.2026

Sycamore St(Lot 6)
Trumbull, CT

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

Retaining wall
Section

1	Retaining wall 1 Rev	8-15-26

July 1, 2026
JM JM

S-102.00

PRODUCED BY AN AUTODESK STUDENT VERSION
PRODUCED BY AN AUTODESK STUDENT VERSION
PRODUCED BY AN AUTODESK STUDENT VERSION

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

SUBMITTED
Application No. 26-20
JUN 23 2026
INLAND WETLANDS COMMISSION
BY _____

1. Location/address of property where activity is proposed: PARCEL B PINEWOOD TRAIL, LOT 70
   Parcel Size 11839 sf Zone: AA Map ID: 107 Current Use: LOT
2. Applicant's Name: CHRISTOPHER DORTENZIO
   Applicant's Address: 24 ADAMS DR, SHELTON, CT
   [redacted]
   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
   [redacted]

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 DEBRISE

NOTES:

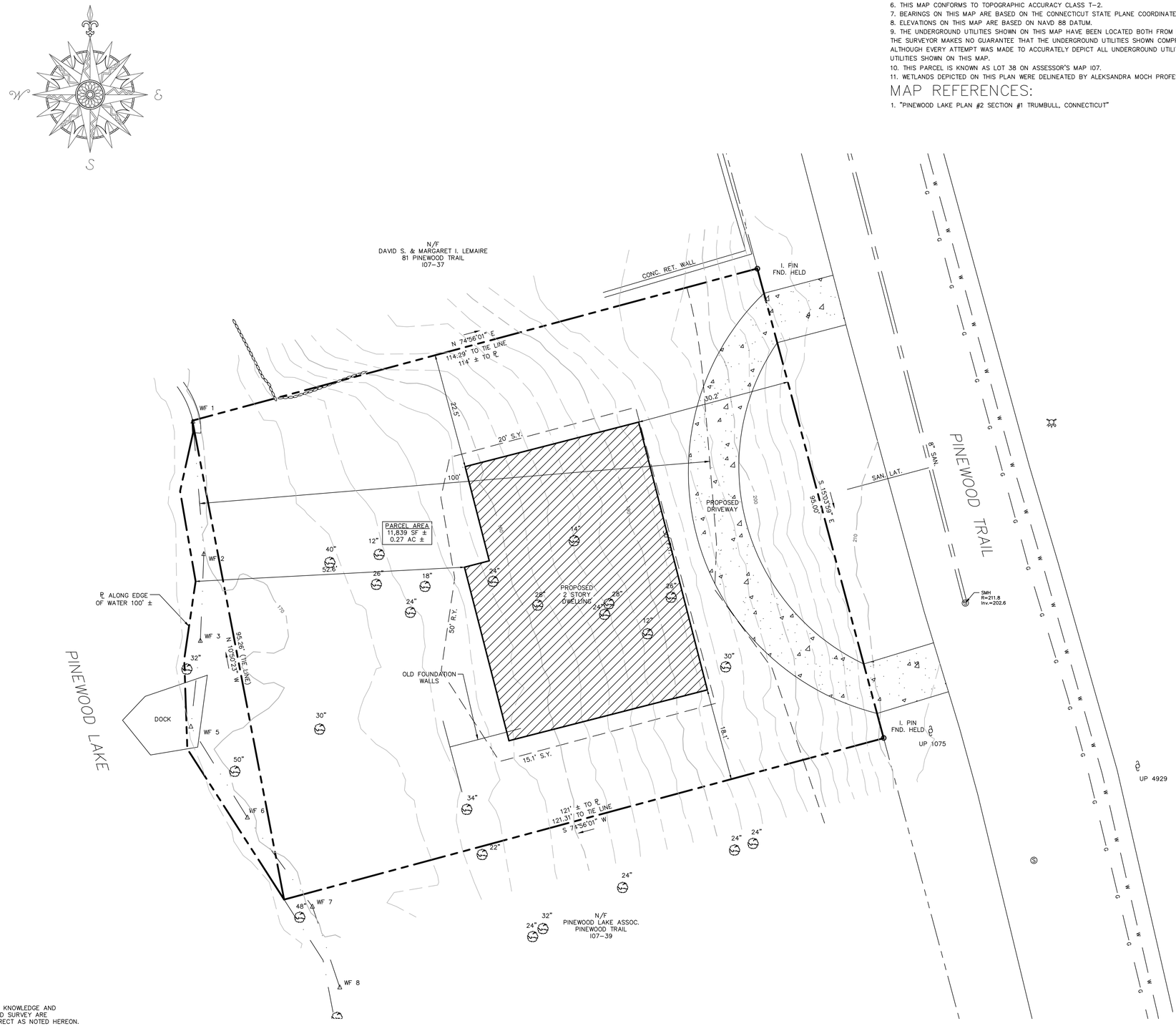
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS 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



10 0 5 10 20
1 inch = 10 feet

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

COPYRIGHT © 2025

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

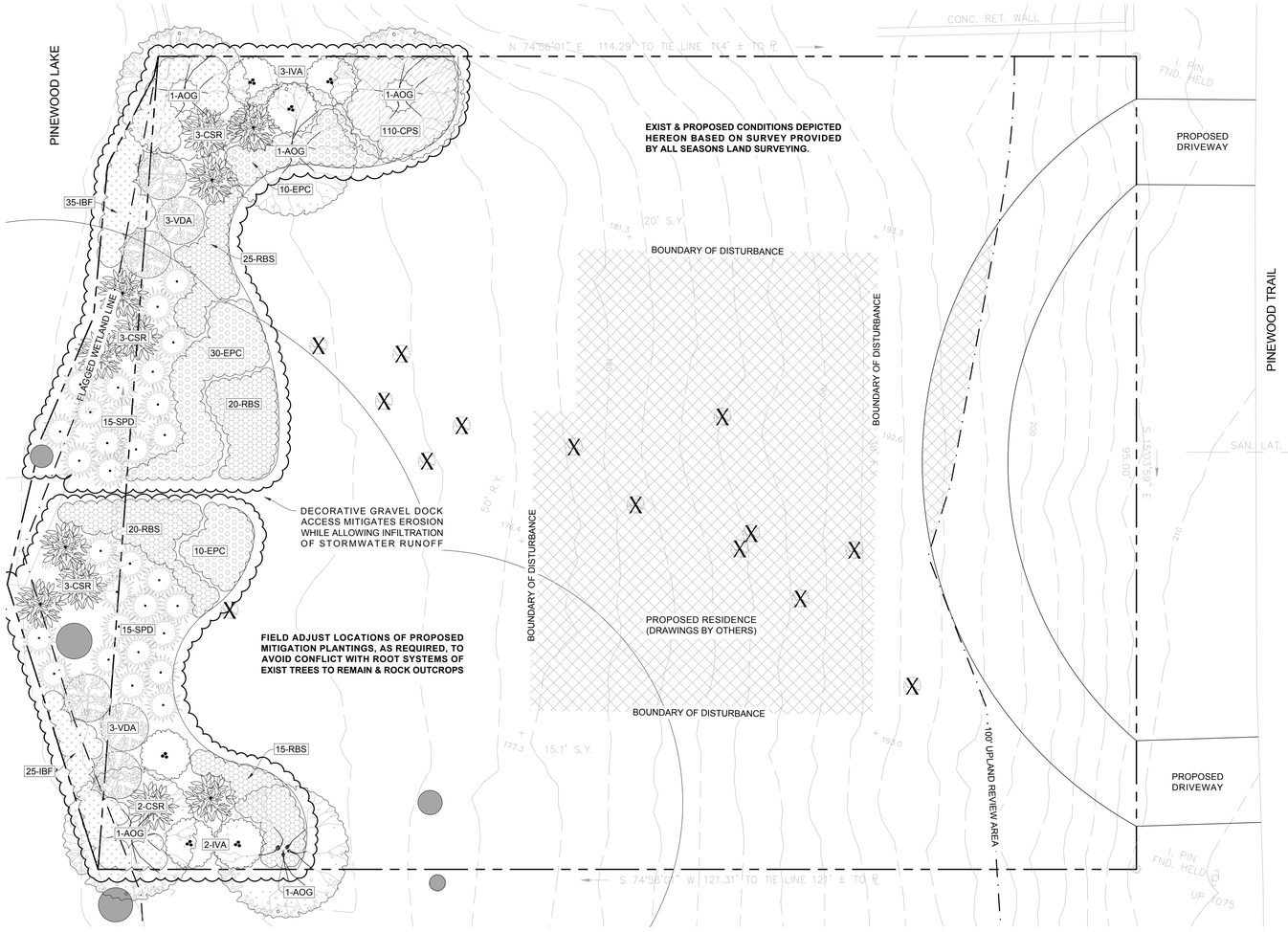
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

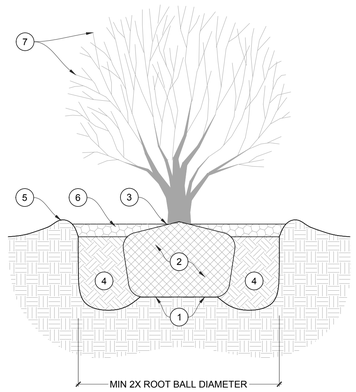
DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

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



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:



The drawings, notes, and specifications depicted hereon are instruments of professional service, protected under copyright law, and the sole property of Landscape Design Consulting PC. Unauthorized use, distribution, modification, or reproduction of these materials is strictly prohibited and a violation of applicable law.

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'

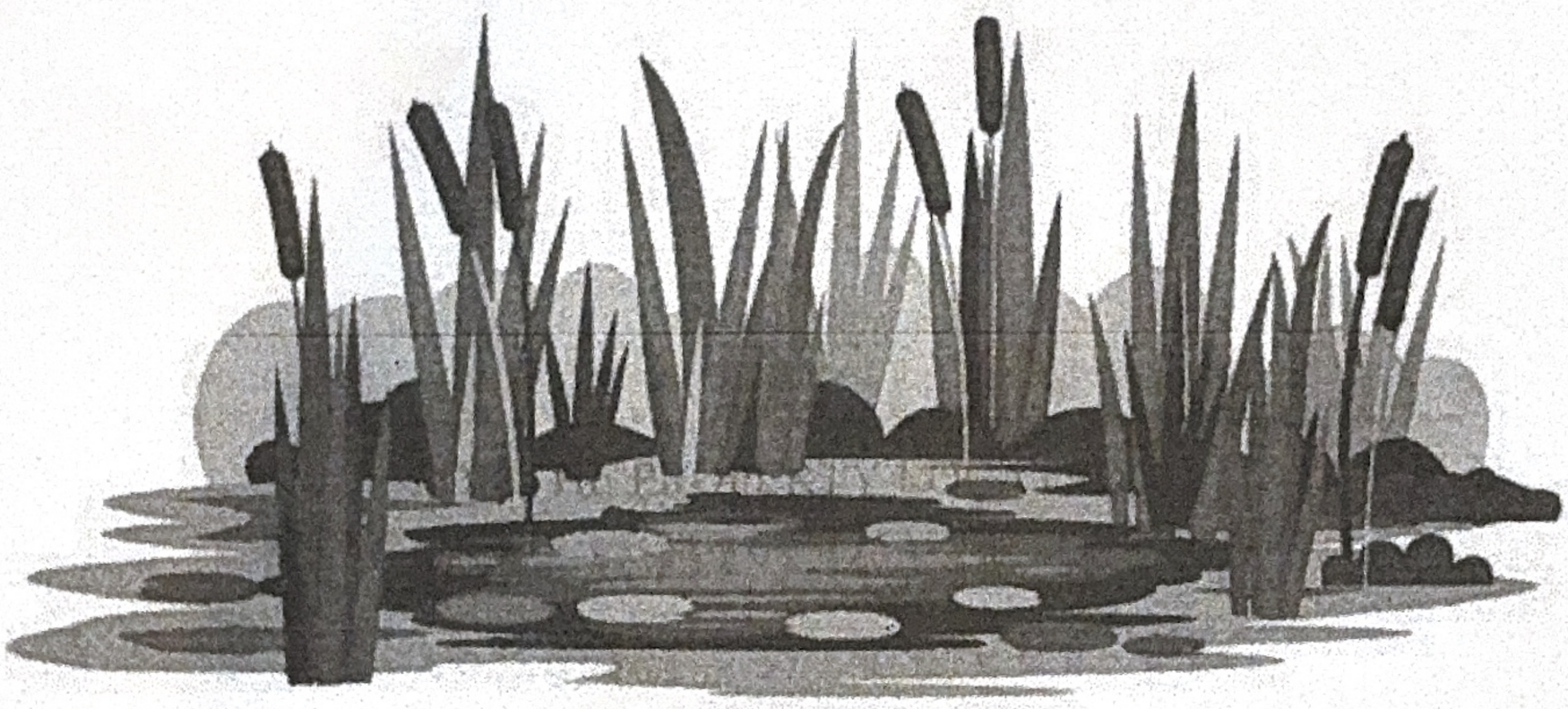
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APP 26-20
RECD
6/22/2026

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

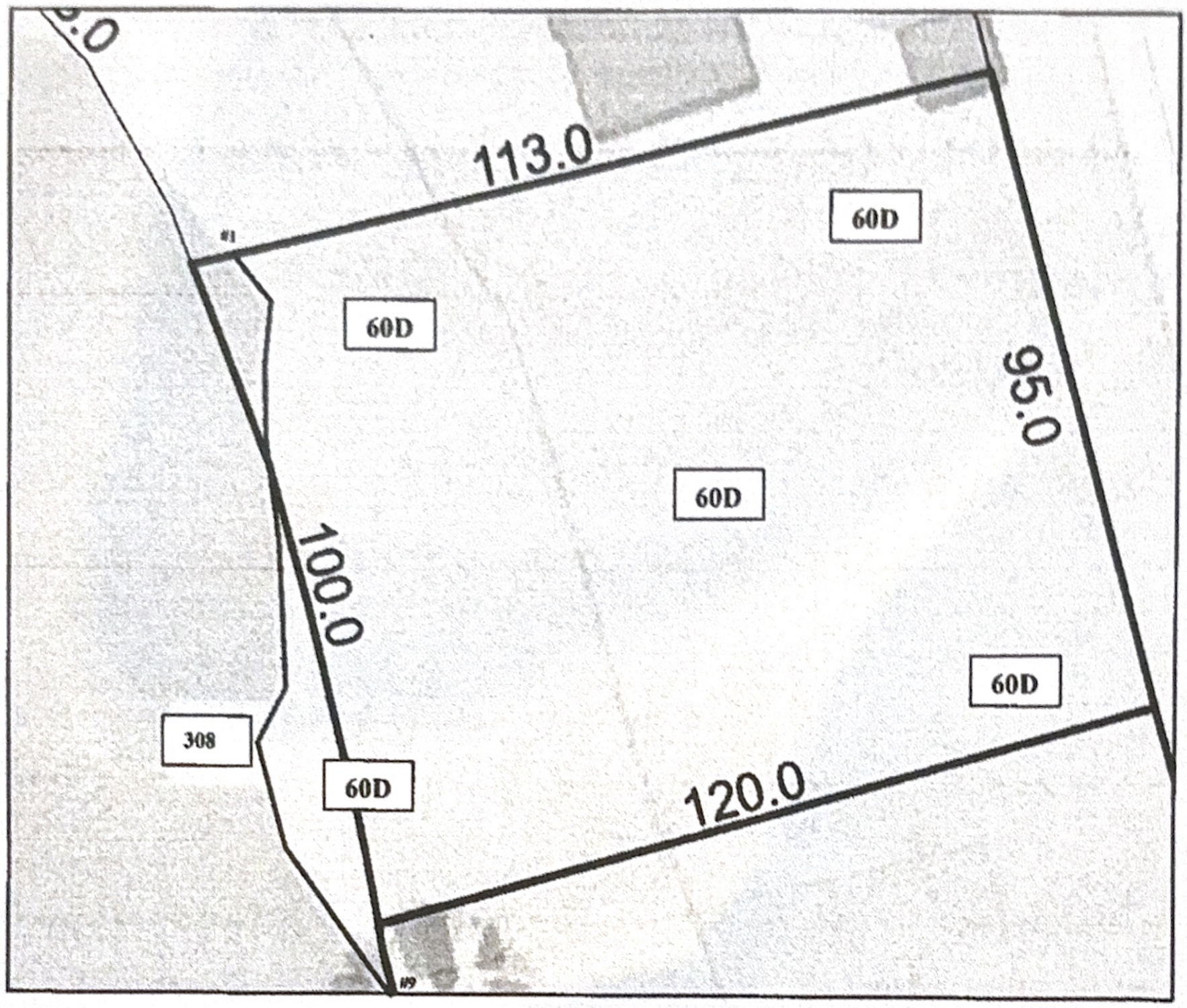
22 to 65 inches: gravelly fine sandy loam

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

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.

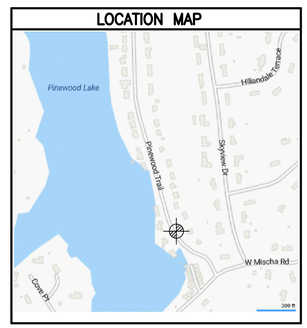
CONTRACTOR TO COORDINATE WITH SURVEYOR FOR DRAINAGE AS BUILT PRIOR TO BACKFILLING.

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

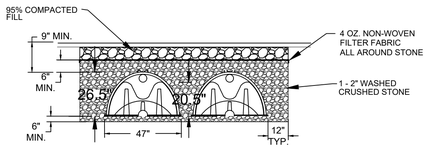
Weather conditions prior to and during tests:
Clear

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

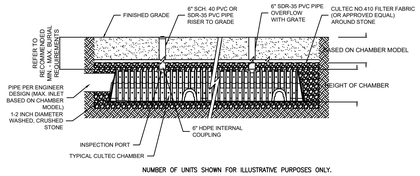
PT-1 **Design**

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)

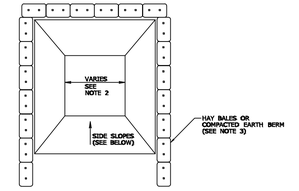
NOTES

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.

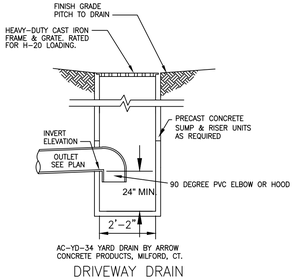
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

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:

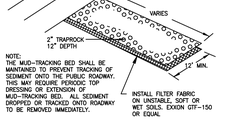
All of the stormwater components installed for this property shall be checked periodically by the Owner and kept in full working order. Ultimately, the frequency of inspection and service cleaning depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, trash, 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:

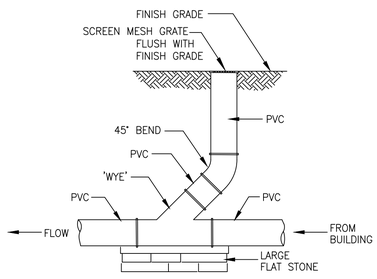
1. Cultec retention chambers: The maintenance of the Cultec chambers shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: 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:

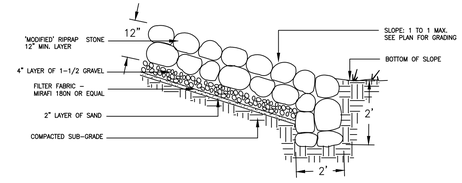
A maintenance log shall be kept by the Owner of each inspection outlining the items inspected and the maintenance performed. These logs shall be kept on file by the Owner, and must be shared with the Town upon request.



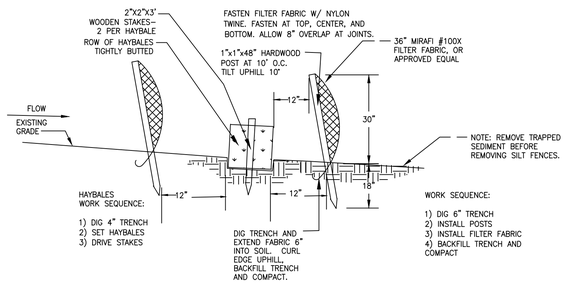
MUD-TRACKING BED
NOT TO SCALE



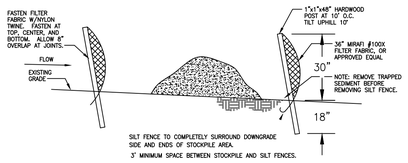
TYPICAL CLEANOUT
NOT TO SCALE



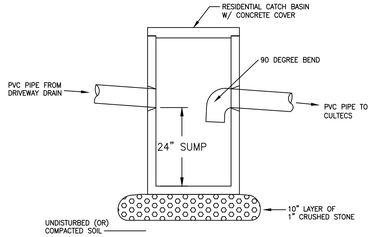
RIPRAP SLOPE PROTECTION
NOT TO SCALE



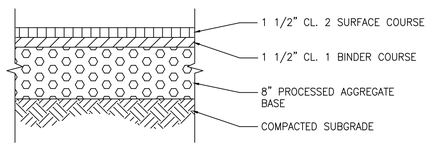
DOUBLE SILT FENCE W/HAYBALES
NOT TO SCALE



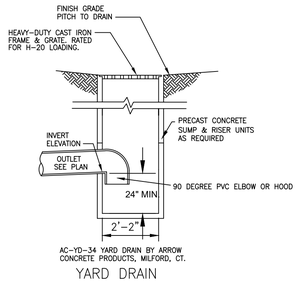
STOCKPILE PROTECTION
NOT TO SCALE



COARSE PARTICLE SEPARATOR
NOT TO SCALE



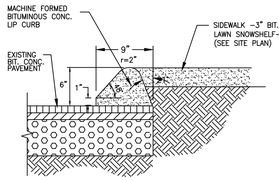
DRIVEWAY PAVEMENT
NOT TO SCALE



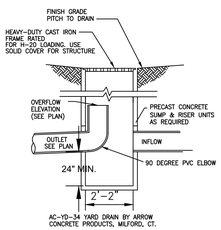
AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

YARD DRAIN

NOT TO SCALE

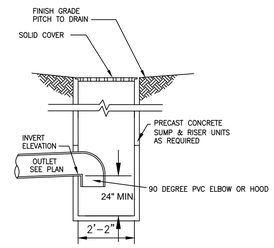


BIT. CONC. CURB
NOT TO SCALE



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

SOUTHWEST CONSERVATION DISTRICT

August 21, 2026

Ms. Tatiana Solovey
Town of Trumbull
366 Church Hill Road
Public Works Admin Building
Trumbull, Connecticut 06611

Re: Proposed Residential Development Recommendations
38 Pinewood Trail Lot 70, Trumbull, Connecticut 06611

Dear Tatiana:

The Southwest Conservation District (SWCD) is pleased to provide technical assistance and recommendations regarding the proposed development at Lot 70 at 38 Pinewood Trail in Trumbull, CT. As you are aware, the SWCD provides support for municipalities in our service area on a range of conservation matters.

The document has been broken down into several subsections for ease of reading and includes several attachments for visual representation of points of discussion through maps and photos. All visual references to attachments are ***italicized and bolded*** and photos are **bolded**. There are also references to various Trumbull and CT DEEP Policies and Regulations; *excerpts of these are indented, in times new roman font and italicized*. Main points are further highlighted in yellow.

Review of Proposed Development

As part of our requested review of this proposal, we reviewed several files that were submitted to the Town. These included:

- Application and Plans 26-20
- Delineation Report 6.22.2026
- Mitigation Planting Plan 6.22.2026
- Trumbull Inland Wetlands and Watercourses Regulations
- Trumbull Zoning Regulations

- ❖ CT 2023 Stormwater Quality Manual
- ❖ CT 2023 Soil Erosion and Sediment Control Guidelines
- ❖ 2022 CT DEEP Inland Fisheries Division Riparian Policy

SWCD visited the site on August 12th, 2026, with Tatiana. Some representative photos of the site's current vegetation and woody debris are included as ***Attachment A***.

NRCS Soil Survey Mapping

Soil survey maps from the Natural Resource Conservation Service's Web Soil Survey are included. These maps match the applicant's soil scientist's assessment.

All the soils on the property are Charlton-Chatfield complex very rocky, fine sandy loams with 15-45 percent slopes. A soil map is provided as ***Attachment B***. Fine sandy loams sands are considered ideal for growing a wide variety of plants due to their balanced composition of sand, silt, and clay. Further, fine sandy loams offer good water holding capacity and fertility. These soils are moderately well-draining and have a moderate runoff potential.

Also, because their sand texture is fine, these soils are prone to compaction and erosion. You can avoid compaction by not working soil when it is wet and avoiding the use of heavy equipment and machinery. You can decrease erosion by minimizing soil disturbance, ensuring vegetated cover, and increasing organic matter. As shown by representative photos in ***Attachment A***, the site is vegetated and has plenty of available organic matter (woody debris). This can be reestablished post construction by ensuring diverse vegetated cover and mulching any bare soil with wood chips to contribute more organic matter to the system.

The hydrologic soil group at the site is identified as B. B soils have a moderate runoff potential or moderate infiltration rate. Basically, because the soil on the site is sandy loam, it is well drained. Maintaining vegetation and avoiding bare soil on site will not only prevent erosion but also help maintain soil moisture. Vegetation, especially deep-rooted vegetation, will also help retain water in the soil and stabilize the slope on the property. A hydrologic soil map is provided as ***Attachment C***.

The property's border with the lake has a strip of CT classified wetlands as shown in ***Attachment D***.

An unlined retention system suitability map is provided as ***Attachment E***. This map shows that the site could be severely limited in installing the proposed Cultec system due to the slope and possibility of hard bedrock. The applicant states that a geotechnical engineer will confirm the stability of slopes on site. SWCD will discuss the proposed system further in the Stormwater Management System section.

Additionally, the factors most likely to cause degradation of the site are wind and water erosion, as shown in the site's degradation susceptibility map, ***Attachment F***. Maintaining vegetation, especially deep-rooted vegetation, will help water reduce erosion and stabilize the slope on the property. SWCD will discuss this further in the Increasing Slope Stabilization & Future Maintenance section.

Riparian Buffer

The application includes a mitigation planting plan.

The proposed plant species selection looks appropriate. However, the prairie dropseed (*Sporobolus heterolepis*) and purple coneflower (*Echinacea purpurea*) might not be the best fit for a shady riparian buffer. We suggest northern sea oats (*Chasmanthium latifolium*), wavy hair grass (*Deschampsia flexuosa*), or tussock sedge (*Carex stricta*) as clumping, grass alternatives to the prairie dropseed. And swamp milkweed (*Asclepias incarnata*), Joe-pye (*Eutrochium purpureum*), pink turtlehead (*Chelone lyonii*), or bee balm (*Monarda didyma*) as pink flowering alternatives to the purple coneflower.

We recommend ensuring there is an appropriate riparian buffer on the property. A 2022 CT DEEP document called "Inland Fisheries Division Riparian Policy" (found here: https://portal.ct.gov/-/media/DEEP/fishing/restoration/RiparianPolicypdf.pdf), recommends a minimum 50-foot buffer for intermittent streams and a minimum 100-foot buffer for permanent streams to maintain and improve water quality and quantity. Riparian buffers are a valuable component to stormwater management design, providing low maintenance and effective filtration of stormwater, prevention of erosion, and maintaining critical wildlife habitat. Further, these buffers should be measured accordingly:

> "*Buffer zone boundaries should be measured from either, (1) edge of riparian inland wetland as determined by the CT inland wetland soil delineation methods or (2) in the absence of a riparian wetland, the edge of the stream bank based on bank-full flow conditions*."

In the current proposal, the proposed buffer appears to range from 10-25ft wide with one area being about 35ft wide.

While a 100ft buffer is ideal, we recognize that would encompass most of the site. We recommend expanding the riparian buffer closer to 50ft as appropriate, with the buffers being measured from the edge of the waterbody's riparian inland wetland. This is critical to maintain wetland and waterbody function and health.

When increasing the buffer width, the proposed plant list can be utilized or more diversity could be added. We suggest cinnamon fern (*Osmunda cinnamomea*), ostrich fern (*Matteuccia struthiopteris*), marsh marigold (*Caltha palustris*), great blue lobelia (*Lobelia siphilitica*), Virginia bluebells (*Mertensia Virginica*), crooked-stem aster (*Symphyotrichum prenanthoides*), spicebush (*Lindera benzoin*), withe rod (*Viburnum nudum var. cassinoides*), maple leaved viburnum (*Viburnum acerifolium*), silky dogwood (*Cornus*/*Swida amomum*), swamp azalea (*Rhododendron viscosum*), American hydrangea (*Hydrangea arborescens*), serviceberry (*Amelanchier canadensis*), and summersweet (*Clethra alnifolia*) as possible additions.

Additionally, see Increasing Slope Stabilization & Future Maintenance section for plant species recommendations. Those slope stabilizing species could be considered as additional riparian buffer (if left unmown).

Further, before any riparian buffer is installed, the invasives in that area should be removed. While onsite, we noted the following:

- **Japanese Barberry (Berberis thunbergii)**
  We recommend hand pulling or using a weed wrench to remove. Refer to https://cipwg.uconn.edu/japanese-barberry/ for more information.

- **Burning Bush (Euonymus alatus)**
  There are multiple ways to remove and luckily is not as aggressive as some other invasive shrubs. For young plants, we recommend hand pulling. Larger plants will not recover if you remove most of their root system with a root-wrenching tool or hoe. You can also cut the shrubs down to 1-2' above the soil and repeatedly cut resprouts until the plant's energy reserves are depleted. See https://extension.psu.edu/burning-bush and https://www.treesatlanta.org/how-to-remove-winged-burning-bush/ for more information.

- **Oriental Bittersweet (Celastrus orbiculatus)**
  To remove hand-pull seedlings and repeatedly cut mature vines 1-3 times/year at 1-2ft above soil for multiple years. This will deplete the plant's energy resources. There is no need to pull vine out of the tree (which may cause damage to the

tree), once cut it will dry out and fall apart. Cutting the vine after the leaves have fallen off will make it less noticeable while it falls apart.

- **Multiflora Rose (Rosa multiflora)**
  Remove with a weed wrench or mattock. Make sure the plant's root crown is removed to prevent regrowth. Alternatively, brush hog or cut monthly during the growing season for 2-4 years. Refer to https://ipm.cahnr.uconn.edu/invasive_plants_multiflora_rose/ for more information.

- **Privet (Ligustrum sp.)**
  Remove by hand pulling or using a weed wrench. Refer to https://www.aces.edu/blog/topics/forestry-wildlife/control-options-for-chinese-privet/ .

- **Wineberry (Rubus phoenicolasius)**
  To remove, hand pull or use a spade fork to remove plants and roots from moist soil (after a good rain, but not muddy!). Mowing and/or deep cultivation can encourage suckering growth of this invasive. However, if it's not possible to physically remove, mowing regularly for 2-3 years could deplete the plant's resources, eventually killing it. See https://www.inaturalist.org/guide_taxa/882850 and https://www.invasive.org/weedcd/pdfs/wow/wineberry.pdf for more information

- **English Ivy**
  Remove by hand-pulling and see this reference for tips: https://piedmontmastergardeners.org/how-to-remove-english-ivy/.

Stormwater Management System

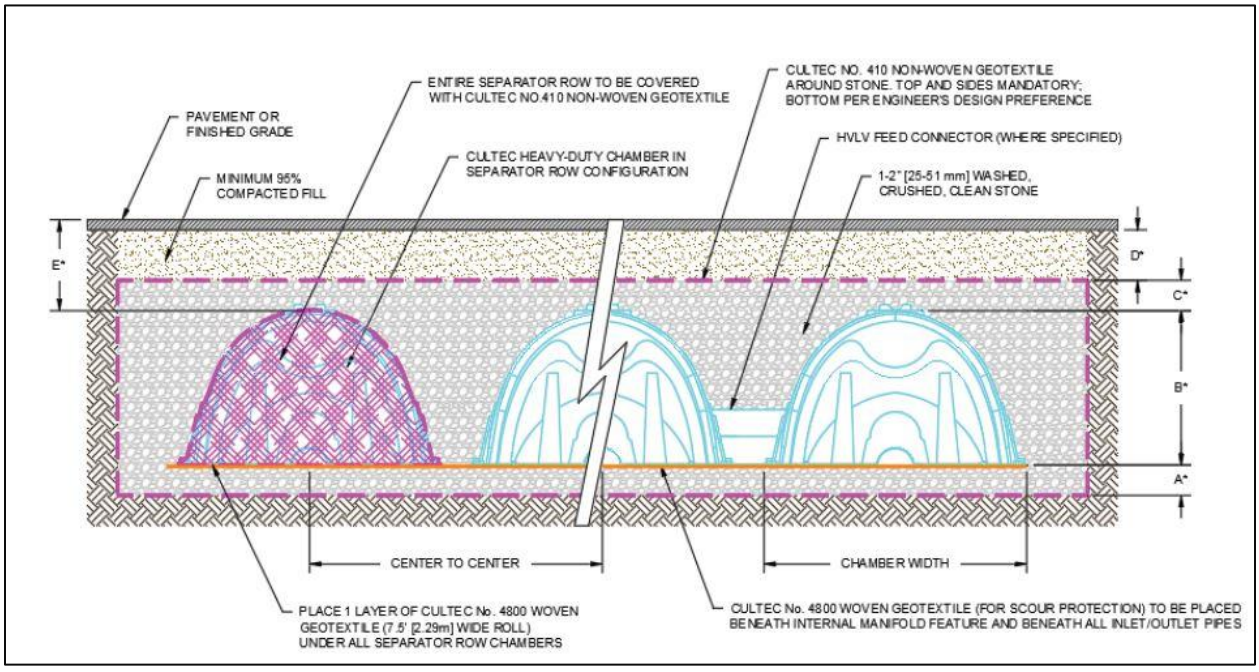
The proposed stormwater management system contains many yard drains and grates that are diverted to a Cultec system.

We recommend modifying the proposed system to reduce the number of drains, underground piping, and sharp angles in the system. Possible ways to simplify and improve the system:

- Relocating most of the Cultec units to below the proposed driveway. These top units could handle all the stormwater runoff from the driveway and the top portion of the site. Having Cultec units under the driveway would also reduce the amount of fill needed to add to the site and be easier to install. The lower Cultec units could then receive any residual runoff from the swales and from the house.

- An additional swale on the north side of the proposed house could similarly divert flows as the other proposed swale on the southern side of the house. Please see Increasing Slope Stabilization & Future Maintenance section for information on appropriate plant species for more effective swales.
- The proposed Cultec system itself does not treat stormwater runoff by removing suspended solids and pollutants. As designed in the proposal, it will slow and temporarily store stormwater. A Cultec Separator Row (**Figure 1**) could be added to the design (top Cultec units or both) to provide additional pollutant removal. The Separator Row is a row of Recharger Chambers that is surrounded on all sides by filter fabric to trap any sediment and debris that may pass through the upstream water-quality structures and into the chamber system.

Additionally, the site should be assessed for depth to groundwater and presence of any hillside seeps adjacent to the proposed placement of the Cultec system. Hillside seeps are areas of groundwater discharge. Placement of an infiltration system that relies upon the soil for pollutant removal will not be as effective if there is groundwater discharge nearby.



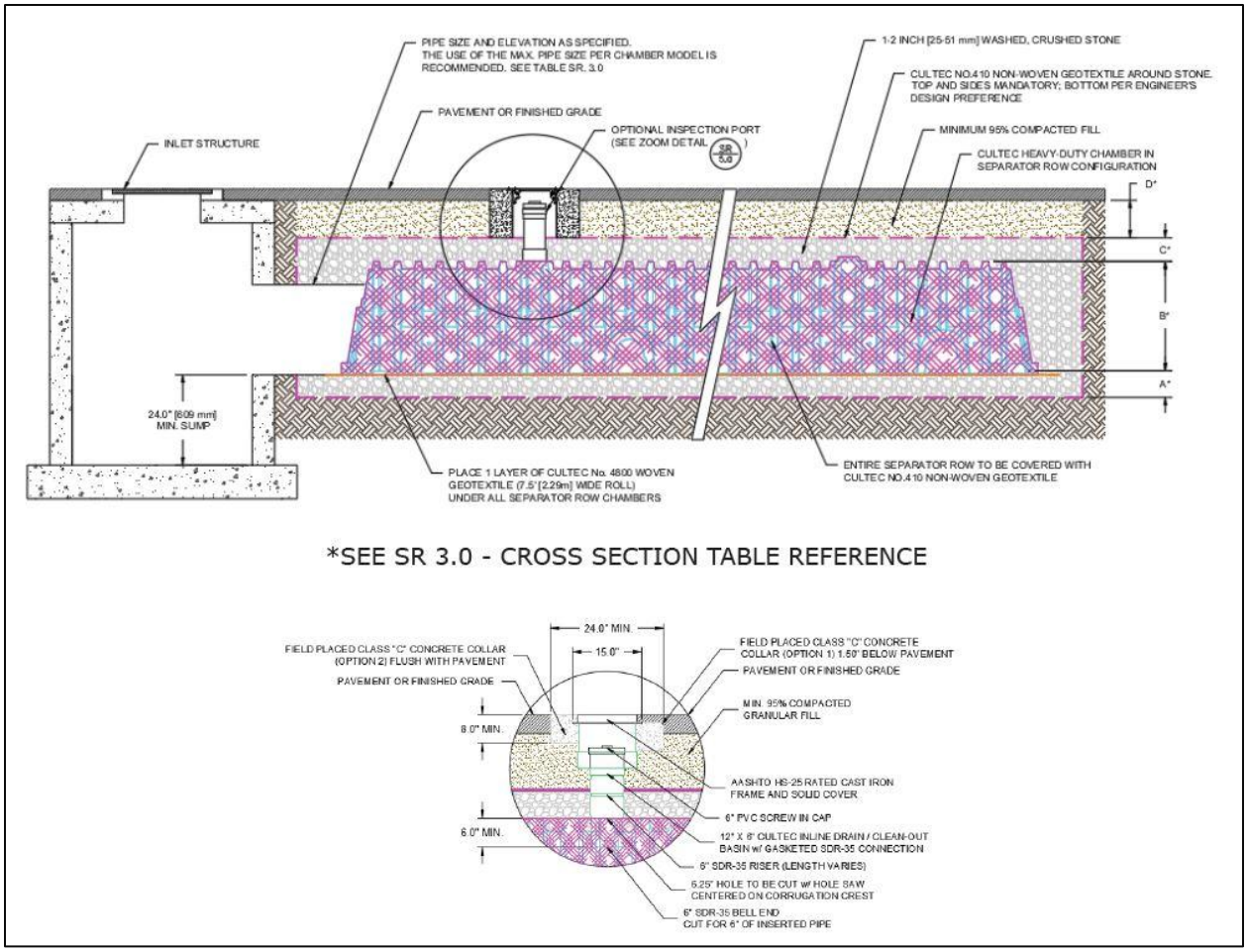


Figure 1. Cultec Separator Row in Recharger System. Addition of Separator Row will add some treatment to the stormwater management system.

Increasing Slope Stabilization & Future Maintenance

The proposal includes lawn areas and a grass swale to redirect runoff. Due to the steep slopes onsite, we recommend replacing lawn with slope stabilizing shrubs and lawn alternatives. That angle of slope will be difficult to mow and upkeep as a traditional lawn and will be more prone to erosion during storm events. Vegetation on these slopes should have more expansive root systems for stabilization and be low maintenance to minimize disturbance and retain ease in upkeep. We recommend planting any swales with stabilizing shrubs to absorb more water and utilizing lawn alternatives in areas that will receive less directed stormwater runoff.

Appropriate slope stabilizing shrubs are maple leaved viburnum (*Viburnum acerifolium*), silky dogwood (*Cornus*/*Swida amomum*), running serviceberry (*Amelanchier spicata* or *stolonifera*), New Jersey tea (*Ceanothus Americanus*), sweet fern (*Comptonia*

peregrina), “Gro-low” fragrant sumac (*Rhus aromatica*), and black huckleberry (*Gaylussacia baccata*).

Appropriate lawn alternatives are path rush (*Juncus tenuis*), hay-scented fern (*Dennstaedtia punctilobula*), Appalachian sedge (*Carex appalachica*), New York fern (*Thelypteris noveboracensis*), and Pennsylvania sedge (*Carex pensylvanica*).

The current proposal depends upon ongoing maintenance to stormwater management infrastructure to ensure that its proposed regulated activities maintain the long-term productivity of the wetlands on site. While the current proposal does provide a proposed maintenance plan, it relies upon a future residential homeowner who would have no requirement to comply. The general ongoing maintenance of the proposed structure, the proposed stormwater management system, and monitoring of invasives are all crucial to maintaining the quality and function of the site’s wetlands and waterbody.

Trumbull’s Inland Wetland Regulations, Section 10.2.c states that the Agency should take into consideration:

> *“the relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses;*

The proposed maintenance schedule does exceed the recommended regular maintenance of the Cultec system from the manufacturer (***Attachment G***). And, if followed, will maintain the stormwater management infrastructure’s ability to protect the site’s wetlands and waterbodies.

Conclusions

Our main concerns with the existing proposed plan are:

- Increasing the proposed riparian buffer to maintain wetland health and function and improve water quality.
- Simplifying and adding more treatment to the proposed stormwater management system.
- Increasing the stabilization of slopes post-construction with stabilizing shrubs and lawn alternatives.
- Reducing human long-term maintenance requirements to ensure long-term productivity of the wetlands onsite.

- More on-site testing is needed to assess the suitability of the site for development. A geotechnical engineer should confirm the stability of slopes on site, check for depth to water table, and check for any hillside seeps.

The current proposal should further increase stormwater treatment, ensure slope stabilization, and restore riparian habitat so that it will minimize pollution and maintain or enhance environmental quality. According to Section 10.2.d:

> *"irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources."*

Trumbull's Inland Wetland Regulations highlighted above clearly show that considering these factors is necessary in the Commission's decision-making process and that with some modifications, the proposal could attain those goals.

Sincerely,



Chris Sullivan
Executive Director



Courtney Gilligan
Natural Resource Specialist

Attachment A

Site Photos



Photo 1. Representative photo of current vegetation and woody debris onsite. By the road.



Photo 2. Representative photo of current vegetation and woody debris onsite.

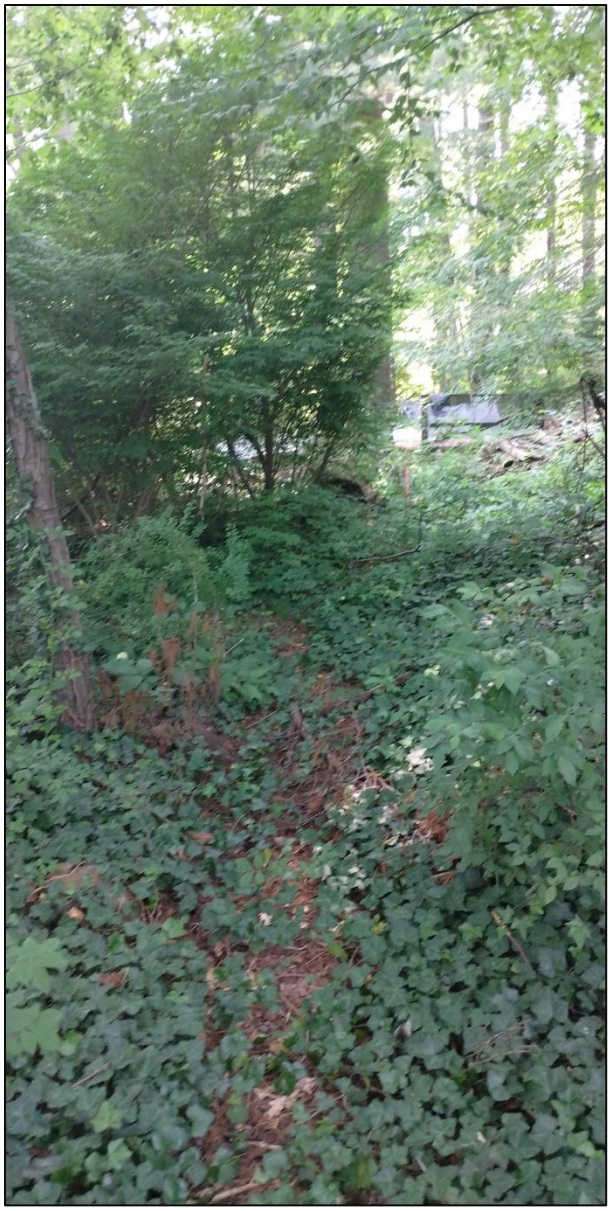


Photo 3. Representative photo of current vegetation and woody debris onsite. By the lake edge.

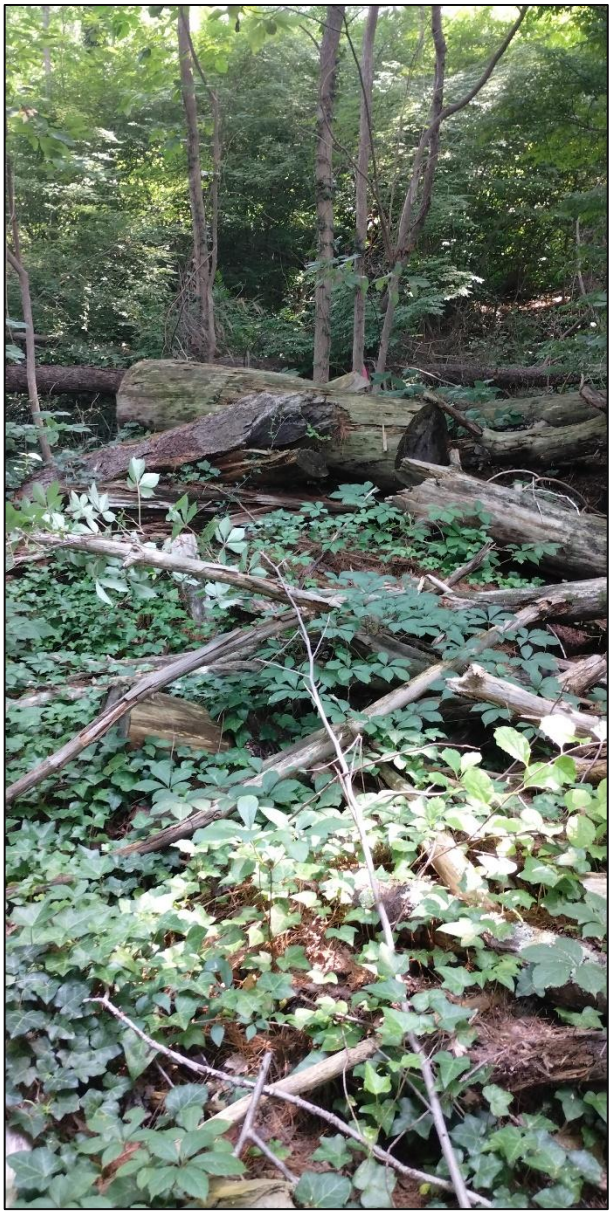


Photo 4. Representative photo of current vegetation and woody debris onsite.

Attachment B

Soil Map

Custom Soil Resource Report
Soil Map (Lot 38 Pinewood Trail, Trumbull)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

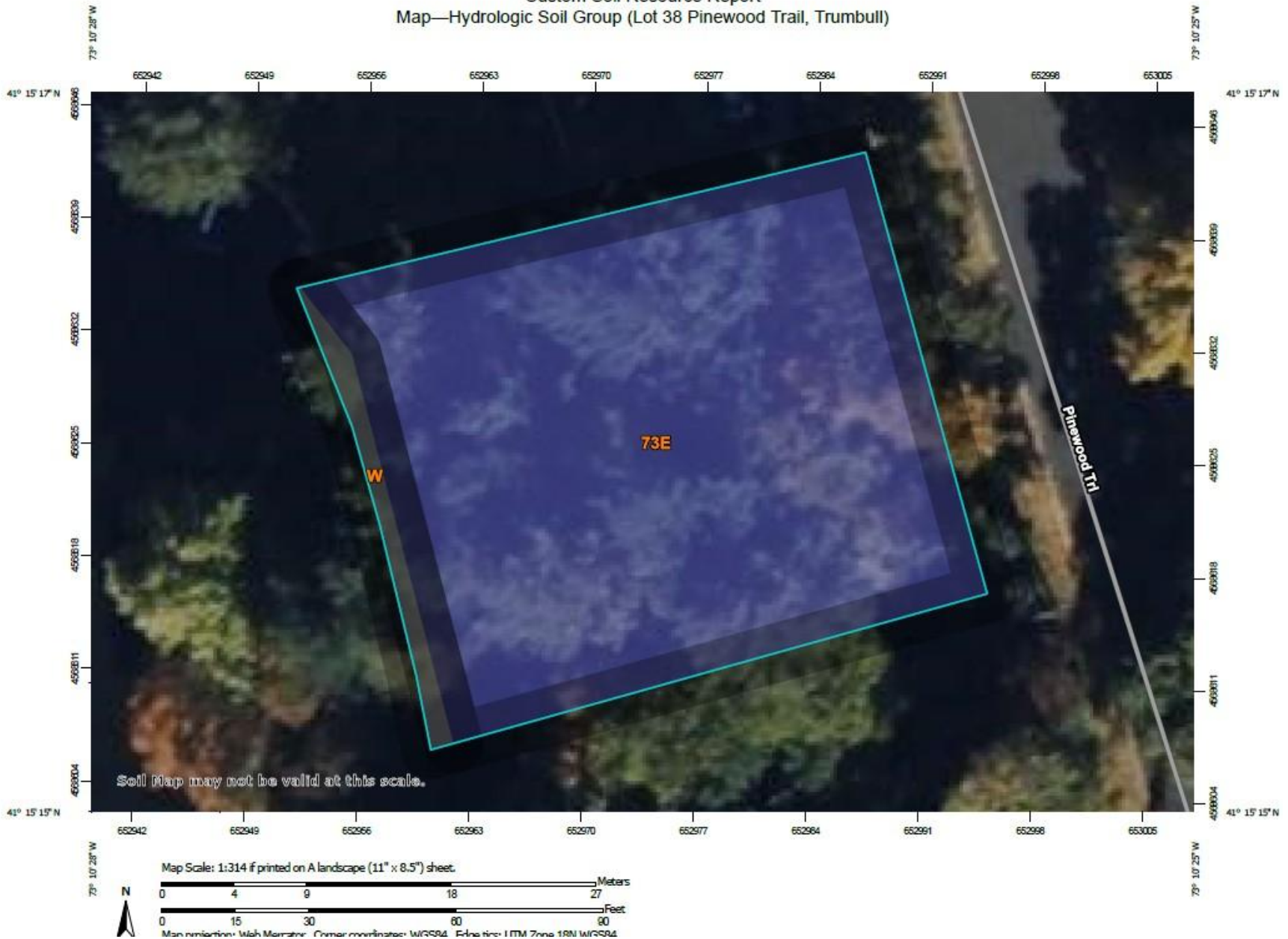
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.2	96.7%
W	Water	0.0	3.3%
Totals for Area of Interest		**0.3**	**100.0%**

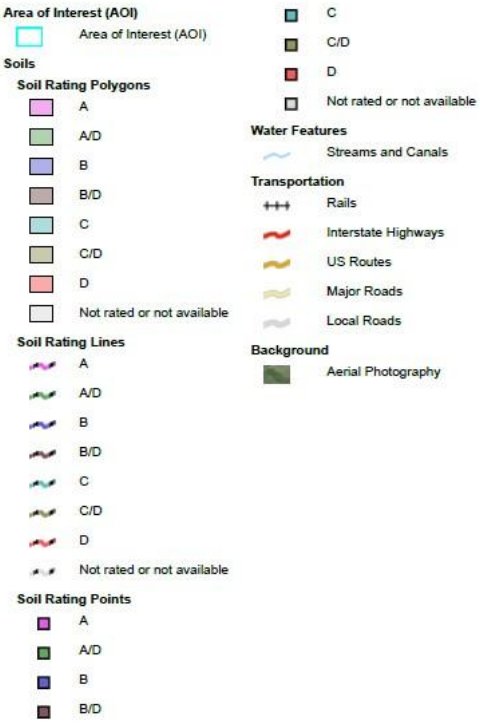
Attachment C

Hydrologic Soil Group Map

Custom Soil Resource Report
Map—Hydrologic Soil Group (Lot 38 Pinewood Trail, Trumbull)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 6, Sep 16, 2025

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Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	B	0.2	96.7%
W	Water		0.0	3.3%
Totals for Area of Interest			**0.3**	**100.0%**

Attachment D

CT Inland Wetlands Map

Custom Soil Resource Report
Map—Inland Wetlands (CT) (Lot 38 Pinewood Trail, Trumbull)



Map Scale: 1:314 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 4 9 18 27

Feet
0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- CT nonwetland
- CT wetland
- Not rated or not available

Soil Rating Lines
- CT nonwetland
- CT wetland
- Not rated or not available

Soil Rating Points
- CT nonwetland
- CT wetland
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

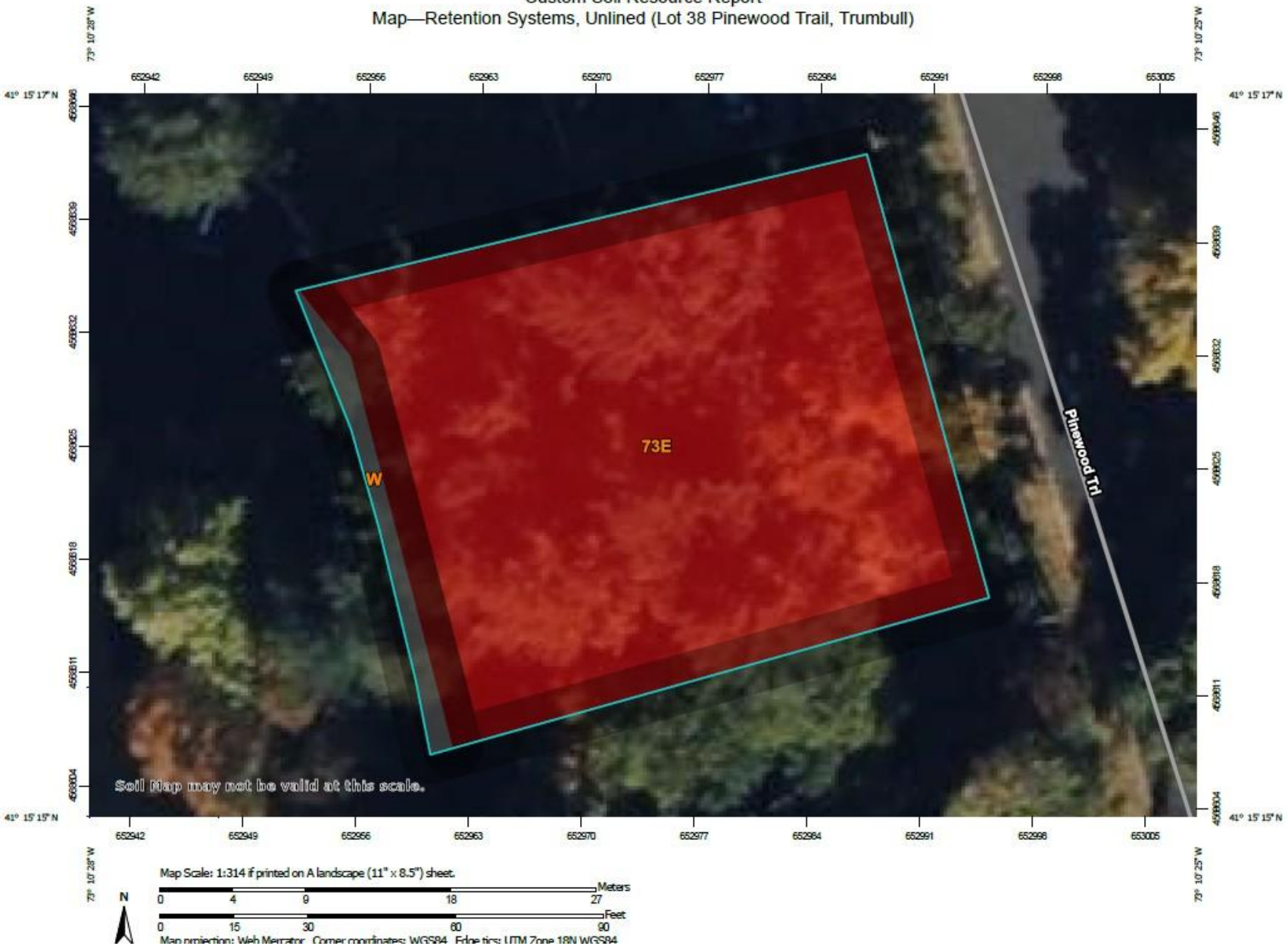
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	CT nonwetland	Charlton (45%)	0.2	96.7%
			Chatfield (30%)		
			Rock outcrop (10%)		
			Sutton, very stony (5%)		
			Hollis (3%)		
			Unnamed, red parent material (1%)		
			Unnamed, sandy subsoil (1%)		
W	Water	CT wetland	Water (100%)	0.0	3.3%
Totals for Area of Interest				**0.3**	**100.0%**

Attachment E

Unlined Retention System Suitability Map

Custom Soil Resource Report
Map—Retention Systems, Unlined (Lot 38 Pinewood Trail, Trumbull)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	Severely limited	Charlton (45%)	Insufficient groundwater (1.00)	0.2	96.7%
				Slope (1.00)		
				Vegetation establishment (0.25)		
				Water movement (0.18)		
			Chatfield (30%)	Hard bedrock (1.00)		
				Insufficient groundwater (1.00)		
				Slope (1.00)		
				Vegetation establishment (0.26)		
				Water movement (0.25)		
			Hollis (3%)	Hard bedrock (1.00)		
				Insufficient groundwater (1.00)		
				Slope (1.00)		
				Water movement (0.25)		
				Vegetation establishment (0.21)		
W	Water	Not rated	Water (100%)		0.0	3.3%
Totals for Area of Interest					**0.3**	**100.0%**

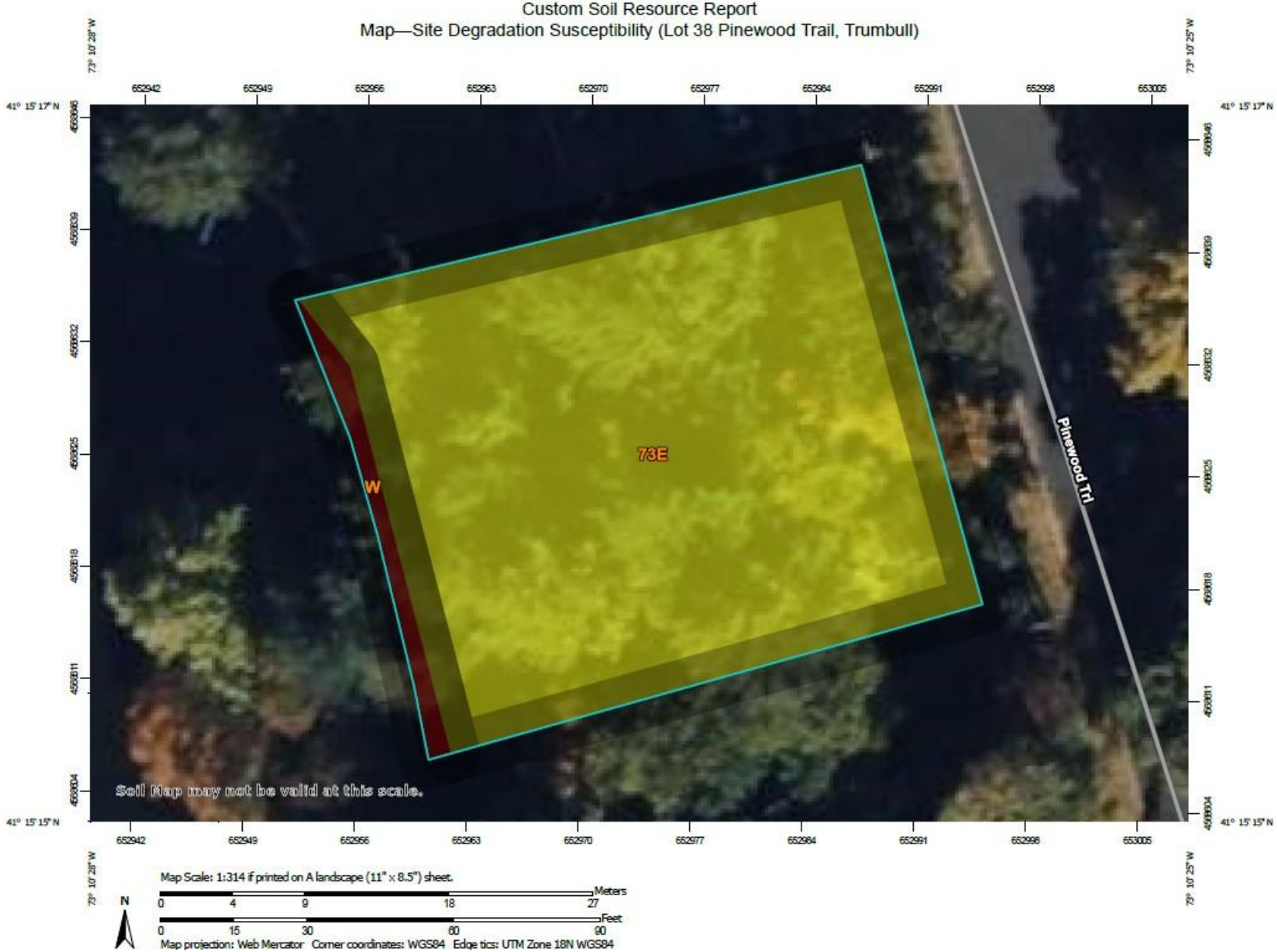
Rating	Acres in AOI	Percent of AOI
Severely limited	0.2	96.7%
Null or Not Rated	0.0	3.3%
Totals for Area of Interest	**0.3**	**100.0%**

Attachment F

Site Degradation Susceptibility Map

Custom Soil Resource Report

Map—Site Degradation Susceptibility (Lot 38 Pinewood Trail, Trumbull)



Map Scale: 1:314 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 4 9 18 27

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Highly susceptible
- Moderately susceptible
- Slightly susceptible
- Not rated or not available

Soil Rating Lines
- Highly susceptible
- Moderately susceptible
- Slightly susceptible
- Not rated or not available

Soil Rating Points
- Highly susceptible
- Moderately susceptible
- Slightly susceptible
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	Moderately susceptible	Charlton (45%)	Wind erosion (0.99)	0.2	96.7%
				Water erosion (0.88)		
			Chatfield (30%)	Water erosion (0.50)		
			Sutton, very stony (5%)	Wind erosion (0.99)		
			Leicester (5%)	Wind erosion (0.99)		
			Hollis (3%)	Water erosion (0.50)		
				Restrictive layer (0.46)		
			Unnamed, red parent material (1%)	Water erosion (0.13)		
			Unnamed, sandy subsoil (1%)	Water erosion (0.13)		
W	Water	Highly susceptible	Water (100%)	Water erosion (1.00)	0.0	3.3%
Totals for Area of Interest					**0.3**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Highly susceptible	0.0	3.3%
Moderately susceptible	0.2	96.7%
Totals for Area of Interest	**0.3**	**100.0%**

Attachment G

Cultec Recharger Maintenance Guide

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

https://cultec.com/Asset/CULG008-operations-and-maintenance-guidelines.pdf

(see source for fillable maintenance log and additional information).

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No. **SUBMITTED** 25-10
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: [redacted] Email: [redacted]
   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 [redacted] Cell: ( ) " " Email: [redacted]

   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.

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

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

APPLICATION FOR PERMIT

SECTION I

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: [redacted] Email: [redacted]
   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: [redacted] Email: [redacted]

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