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

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

PLANNING AND ZONING COMMISSION

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION
RE: REGULAR MEETING – **WEDNESDAY, SEPTEMBER 16th 2026**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, September 16th 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

REVISED
AGENDA

PUBLIC HEARING
7:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **241 Sterling Ave:** Applicant, John Mancini, is requesting a Special Permit to construct an addition to establish an 800 sq. ft. Accessory Apartment in the Residence A Zone pursuant to Article II, Section 1.1.2.7 of the Town of Trumbull Zoning Regulations. **File #26-31**

2. **21 Fuller Rd:** Applicant, Mary Beth Simons, is requesting to Subdivide the property into 3 lots in the Residential AAA Zone to The Subdivision Regulation of the Town of Trumbull Zoning Regulations. **File #26-29**

3. **84 Ridgeview Ave:** Applicant, Steven Keedle, is requesting a Special Permit to construct an addition to establish an 800sq. ft. Accessory Apartment in the Residence A Zone pursuant to Article II, Section 1.1.2.7 of the Town of Trumbull Zoning Regulations. **File #26-30**
4. **855&861 White Plains Rd:** Madison Properties, LLC c/o Kenneth J. Esposito, Jr. is requesting a Special Permit/Site Plan Approval for a 16,980-sf. mixed use development with 10 residential units on the second floor pursuant to Article II, Section 2.1.7 of the Town of Trumbull Zoning Regulations. **File #26-33**

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

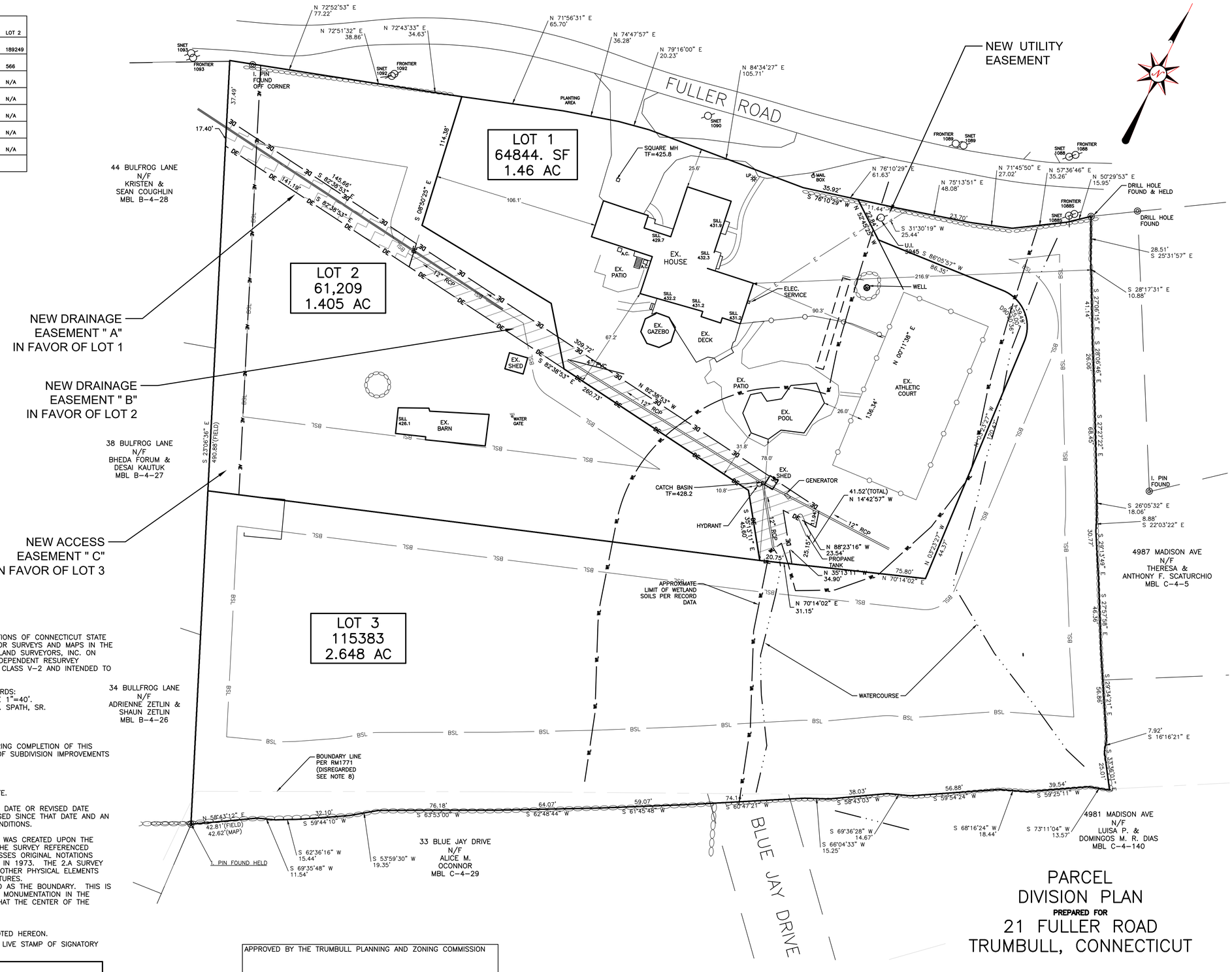
Acceptance of the Minutes from August 19, 2026, Planning and Zoning Commission Regular Meeting

Dated at Trumbull, CT this 1st day of September 2026.
By: Rob Librandi, Town Planner

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

COMMISSION MEMBERS: PLEASE NOTIFY Rob Librandi, AT 203-452-5044 or rlibrandi@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.

Requirement	Zoning Requirement (AAA Zone)	Existing Conditions	LOT 1	LOT 2
Minimum Lot Size	1 acre (43,560 sq ft)	241238	52189	189249
Minimum Road Frontage	150 ft	566	250	566
Maximum Building Height	40 ft	26'±	26'±	N/A
Minimum Front Yard Setback	50 ft	25'±	25'±	N/A
Minimum Side Yard Setback	20 ft	231'±	90'±	N/A
Minimum Rear Yard Setback	50 ft	300'±	67'±	N/A
POOL	25		26'±	N/A



NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS V-2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.

2. REFERENCE THE FOLLOWING MAPS ON FILE IN THE TRUMBULL LAND RECORDS:
   A)"SURVEY OF LAND IN TRUMBULL, CONN. FOR S. BRIAN SIMONS." SCALE 1"=40'. DATED JUNE 11, 1975; REVISED TO 3/16/76. PREPARED BY CHARLES S. SPATH, SR.
   B)RECORD MAPS #1315, #1561 AND #1771.

3. PLAN PREPARED FOR OWNER.

4. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.

5. BEARINGS BASED ON NAD83.

6. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.

7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.

8. AN APPARENT OVERLAP ALONG THE SOUTHERN BOUNDARY OF THIS PARCEL WAS CREATED UPON THE FILING OF THE SUBDIVISION MAP FOR BLUE JAY DRIVE IN 1973 (RM1771). THE SURVEY REFERENCED ABOVE IN NOTE 2.A WAS DATED JUNE 11, 1975, HOWEVER MY OFFICE POSSESSES ORIGINAL NOTATIONS FROM THIS SURVEY WHICH INDICATE THAT THE FIELD SURVEY WAS COMPLETED IN 1973. THE 2.A SURVEY REFERENCES A STONEWALL AS THE SOUTHERN BOUNDARY. IS ALSO DEPICTS OTHER PHYSICAL ELEMENTS THAT EXISTED AT THE TIME OF SURVEY. RM 1771 DEPICTS NO EXISTING FEATURES. THE STONEWALL ALONG THE SOUTHERN BOUNDARY EXISTS TODAY AND IS HELD AS THE BOUNDARY. THIS IS A CLEAR LIMIT OF OCCUPATION WHICH IS ALSO SUPPORTED BY OTHER FOUND MONUMENTATION IN THE SURROUNDING NEIGHBORHOOD. BASED ON THIS EVIDENCE IT IS MY OPINION THAT THE CENTER OF THE STONEWALL IS THE BOUNDARY, AS DEPICTED HEREON.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY

APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268-4205
www.leassoc.com

STATE OF CONNECTICUT JASON EDWARDS LICENSED LAND SURVEYOR

JASON EDWARDS, PLS No. 70308

PARCEL DIVISION PLAN

PREPARED FOR

21 FULLER ROAD
TRUMBULL, CONNECTICUT

0 30 60 90

SCALE 1"=30' MARCH 1, 2026
REV 5-25-26

FILE NO. 3148

LOT 1

DESIGN INFORMATION — percolation test observed on 03-16-2026

#P1A 1" in 10 min.
#P1B 1" in 10 min. — 495+82.5=742.5 REQUIRED ELA, 882 ELA PROVIDED

_____lineal feet of N/A FOR RESERVE _____required for EXISTING 6 bedroom house.

MLSS CALCULATIONS: Depth=_____Slope=_____HF=_____FF=_____PF=_____

MLSS = (HF) X (FF) X (PF) = _____

LOT 2

DESIGN INFORMATION — percolation test observed on 03-16-2026

#P2A 1" in 10 min.
#P2B 1" in 10 min. — 495+82.5=577.5 REQUIRED ELA, 882 ELA PROVIDED

60 lineal feet of GEOMATRIX SB13-36 required for CONCEPTUAL 4 bedroom house.

MLSS CALCULATIONS: Depth=28 Slope=9 HF=26 FF=1.75 PF=1.25

MLSS = (HF) X (FF) X (PF) = 57

LOT 3

DESIGN INFORMATION — percolation test observed on 03-16-2026

#P3A 1" in 10 min.
#P3B 1" in 10 min. — 495+82.5=577.5 REQUIRED ELA, 882 ELA PROVIDED

60 lineal feet of GEOMATRIX SB13-36 required for CONCEPTUAL 4 bedroom house.

MLSS CALCULATIONS: Depth=25 Slope=5 HF=34 FF=1.75 PF=1.25

MLSS = (HF) X (FF) X (PF) = 74

Soil Test Pit Results

Property: 21 Fuller Road, Trumbull, Connecticut

Test Pit B3

0-28" — Miscellaneous fill
Ledge encountered at 28"

Test Pit B4

0-22" — Black topsoil
22-72" — Gray sandy loam
Water observed at 24"

Test Pit B5

0-48" — Miscellaneous fill

Test Pit B6

0-48" — Miscellaneous fill

Test Pit B7

0-87" — Miscellaneous fill

Test Pit B8

0-42" — Miscellaneous fill
42-68" — Mottled olive brown sandy loam, firm

Test Pit B9

0-52" — Miscellaneous fill
Water observed at 52"

Detailed Soil Logs
Test Pit 1

0-9" — Dark brown topsoil
9-24" — Yellowish brown fine sandy loam
24-52" — Olive brown sandy loam
Ledge at 52"
Redox at 24"

Test Pit 2

0-6" — Dark brown topsoil
6-25" — Yellowish brown fine sandy loam
25-60" — Olive brown sandy loam
Ledge at 60"
Redox at 25"
Water at 46"

Test Pit 3

0-9" — Dark brown topsoil
9-21" — Yellowish brown fine sandy loam
21-72" — Olive brown sandy loam
Ledge at 72"

Redox at 21"
Water at 56"

Test Pit 4

0-16" — Mix of dark brown topsoil and subsoil
24-72" — Olive brown sandy loam (firm)
Redox at 16"
Ledge at 72"

Test Pit 5

0-9" — Dark brown topsoil
9-20" — Yellowish brown fine sandy loam
20-45" — Olive brown sandy loam
Redox at 24"
Water at 45"

Test Pit 6

0-10" — Dark brown topsoil
10-20" — Black peat/charcoal (plastic pieces noted)
20-43" — Yellowish brown fine sandy loam
42-66" — Olive brown sandy loam (firm)
Redox at 43"

Test Pit 7

0-12" — Miscellaneous fill
12-20" — Dark brown topsoil
20-36" — Yellowish brown fine sandy loam
36-77" — Olive brown sandy loam (firm)
Water at 45"
Redox at 36"

Test Pit 8

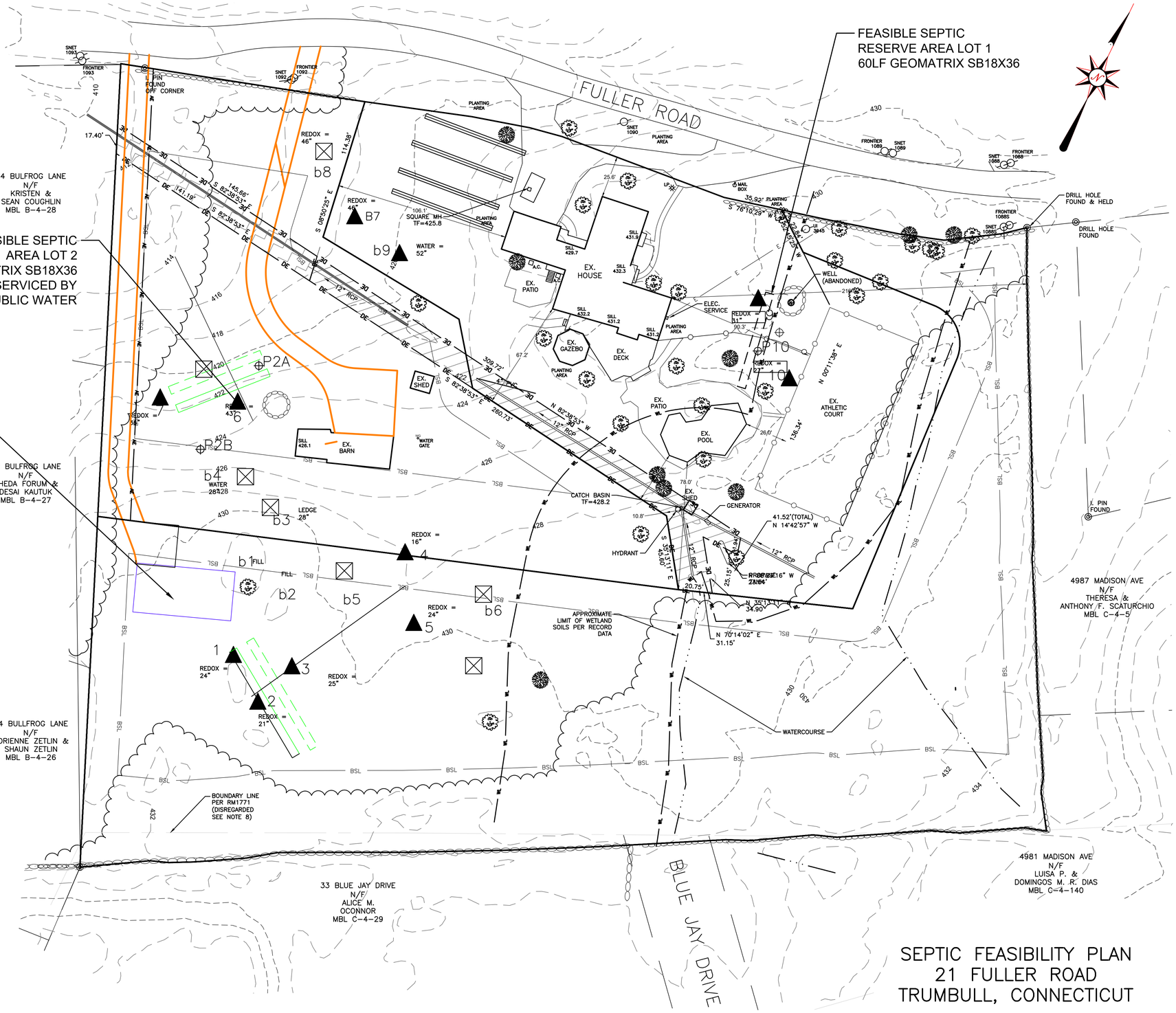
0-20" — Miscellaneous fill
20-30" — Dark brown topsoil
30-46" — Yellowish brown fine sandy loam
46-75" — Olive brown sandy loam (firm)
Water at 56"
Redox at 46"

Test Pit 9

0-14" — Dark brown topsoil
14-31" — Yellowish brown fine sandy loam
31-78" — Olive brown sandy loam
Redox at 31"

Test Pit 10

0-12" — Dark brown topsoil
12-27" — Yellowish brown fine sandy loam
27-82" — Olive brown sandy loam
Redox at 27"



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY

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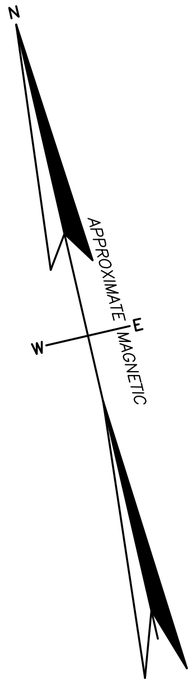
JASON EDWARDS, L.S. No. 70308

SEPTIC FEASIBILITY PLAN
21 FULLER ROAD
TRUMBULL, CONNECTICUT

0 30 60 90

SCALE 1"=30' JULY 1, 2025

FILE NO. 3148



RESIDENCE A ZONING CHART

REGULATION	REQUIRED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)
MIN. ROAD FRONTAGE	125 FEET
MAX. BUILDING HEIGHT	40'
MIN. FRONT YARD	50 FEET
MIN SIDE YARD RIGHT	20 FEET
MIN SIDE YARD LEFT	20 FEET
MIN REAR YARD	50 FEET
MIN. FLOOR AREA	FIRST FLOOR 1 STORY = 1,200 S.F 1.5 STORY = 900 S.F. 2 STORY = 900 S.F. SECOND FLOOR 1.5 STORY = 500 S.F. 2 STORY = 800 S.F.
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM

RESIDENCE A ZONING CHART

REGULATION	EXISTING	PROPOSED
MIN. LOT SIZE	0.5669 AC. (24,694 S.F.)	0.5669 AC. (24,694 S.F.)
MIN. ROAD FRONTAGE	125.00 FEET	125.00 FEET
MAX. BUILDING HEIGHT	19 FEET ±	27 FEET ±
MIN. FRONT YARD	39.3 FEET	40' ADDITION
MIN SIDE YARD RIGHT	20.2 FEET	60' ADDITION
MIN SIDE YARD LEFT	34.0 FEET	34' ADDITION
MIN REAR YARD	118.5 FEET	128' ADDITION
MIN. FLOOR AREA	FIRST FLOOR LIVING AREA = 1,312 S.F. 2ND FLOOR LIVING AREA = 1,116 S.F.	FIRST FLOOR LIVING AREA = 1,395 S.F. 2ND FLOOR LIVING AREA = 1,959 S.F.
MAXIMUM FLOOR AREA RATIO	0.10 PRINCIPAL BUILDING .03 ACCESSORY BUILDING	0.14 PRINCIPAL BUILDING .03 ACCESSORY BUILDING
BUILDING COVERAGE	9.9%	10.9%

MAP REFERENCES:

1. Randall Acres, Section No. 2, Trumbull, Conn., scale: 1"= 100' dated May 12, 1955 by B.J. Shelomis, Trumbull Town Clerk Map No. 666.
2. Map of Lots Randall Acres, Trumbull, Conn., scale: 1"= 100' dated Nov. 10, 1950 by B.J. Shelomis, Trumbull Town Clerk Map Nol. 433.

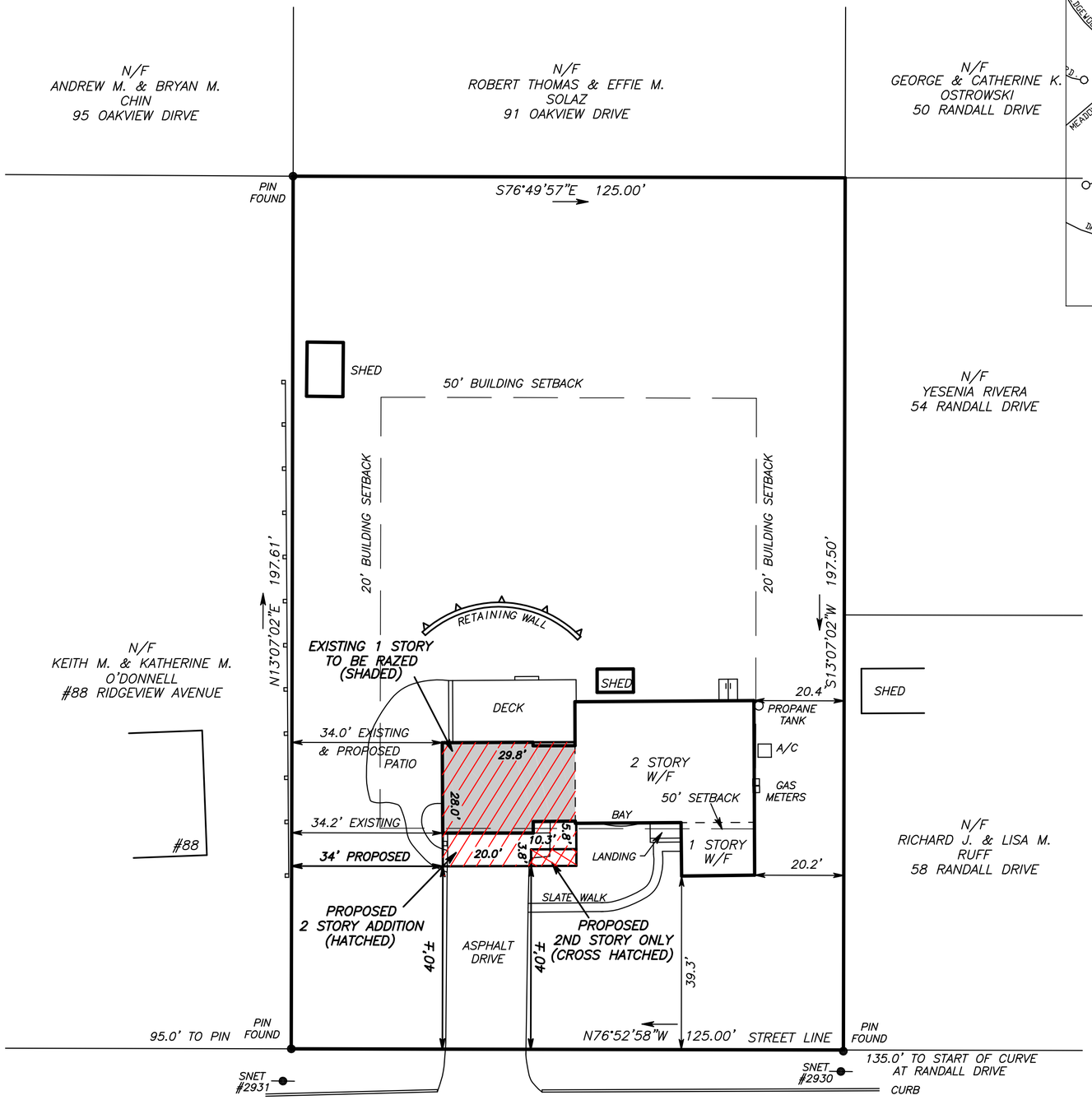
NOTES:

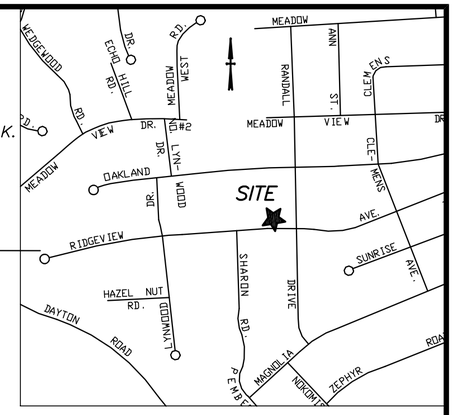
1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A–2.
2. Municipal Zone Designation is Residence A.
3. Reference is made to architectural plans by Keedle & Lee Architects LLC dated 5–26–26.

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

STATE OF CONNECTICUT TRACY H. LEWIS NO. 15160 LICENSED LAND SURVEYOR

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





LOCATION MAP
SCALE: 1"= 800'

RIDGEVIEW AVENUE

LOT AREA:
24,694 S.F.= 0.5669 AC.

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

20 0 20 40
SCALE IN FEET

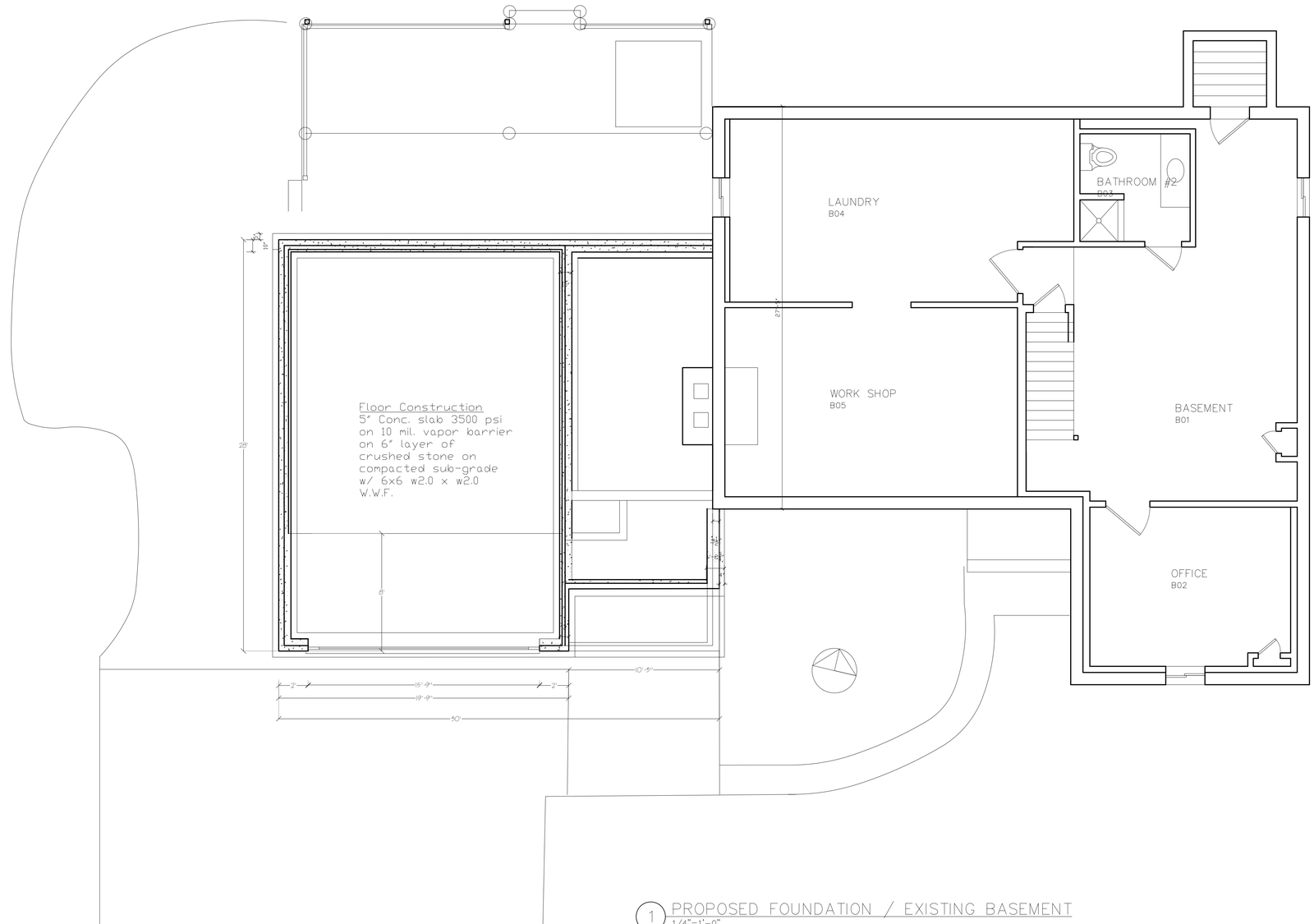
ZONING LOCATION SURVEY
LOT 98
"RANDALL ACRES"

PROPERTY LOCATED AT
84 RIDGEVIEW AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
RICHARD P. & CYNTHIA M. ISTVAN

SCALE: 1"= 20' DATE: 3–31–2026
PROPOSED CONDITIONS ADDED 5–27–2026

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

NOTES



1 PROPOSED FOUNDATION / EXISTING BASEMENT
1/4"=1'-0"

Drawing Issue

No.	Date

Drawing Revisions

No.	Date

KEEDLE & LEE ARCHITECTS LLC
49 Beardsley Parkway
Trumbull, CT 06611
Tel. 203-374-7520
Fax 203-374-7521

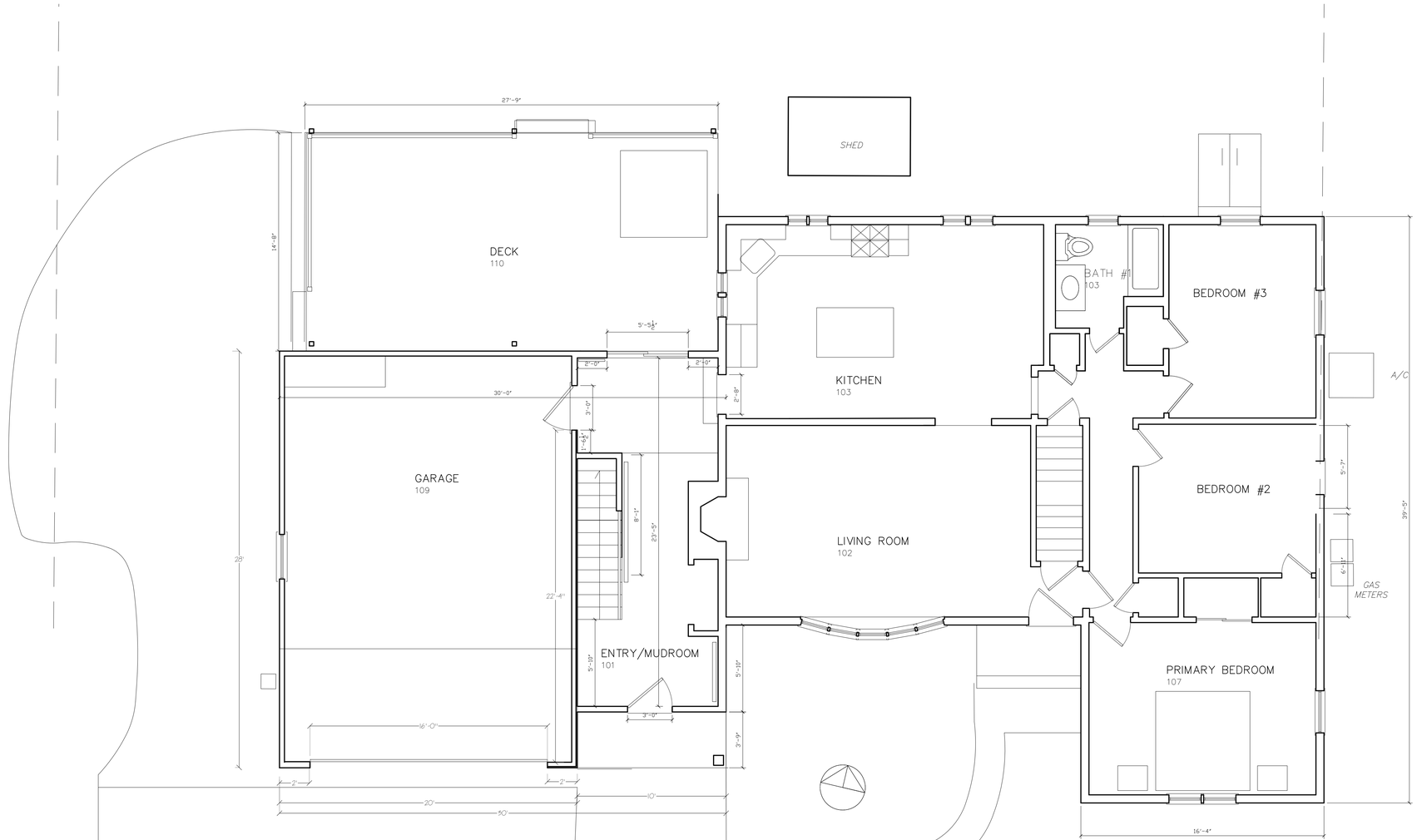
ISTVAN RESIDENCE
84 RIDGEVIEW AVENUE
TRUMBULL, CT

PROPOSED FOUNDATION/
EXISTING BASEMENT

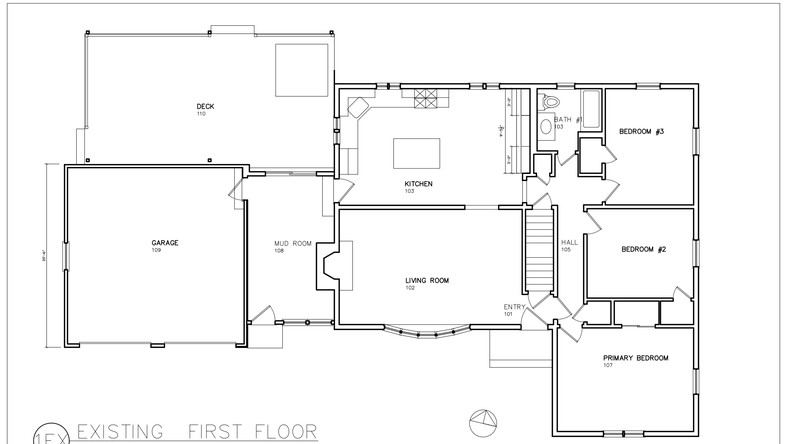
Scale
1/4"=1'-0"
Date
9.09.26

B1

NOTES



1 PROPOSED FIRST FLOOR
1/4"=1'-0"



1EX EXISTING FIRST FLOOR
1/8"=1'-0"

Drawing Issue

No.	Date

Drawing Revisions

No.	Date

KEEDLE & LEE ARCHITECTS LLC
49 Beardsley Parkway
Trumbull, CT 06611
Tel. 203-374-7520
Fax 203-374-7521

ISTVAN RESIDENCE
84 RIDGEVIEW AVENUE
TRUMBULL, CT

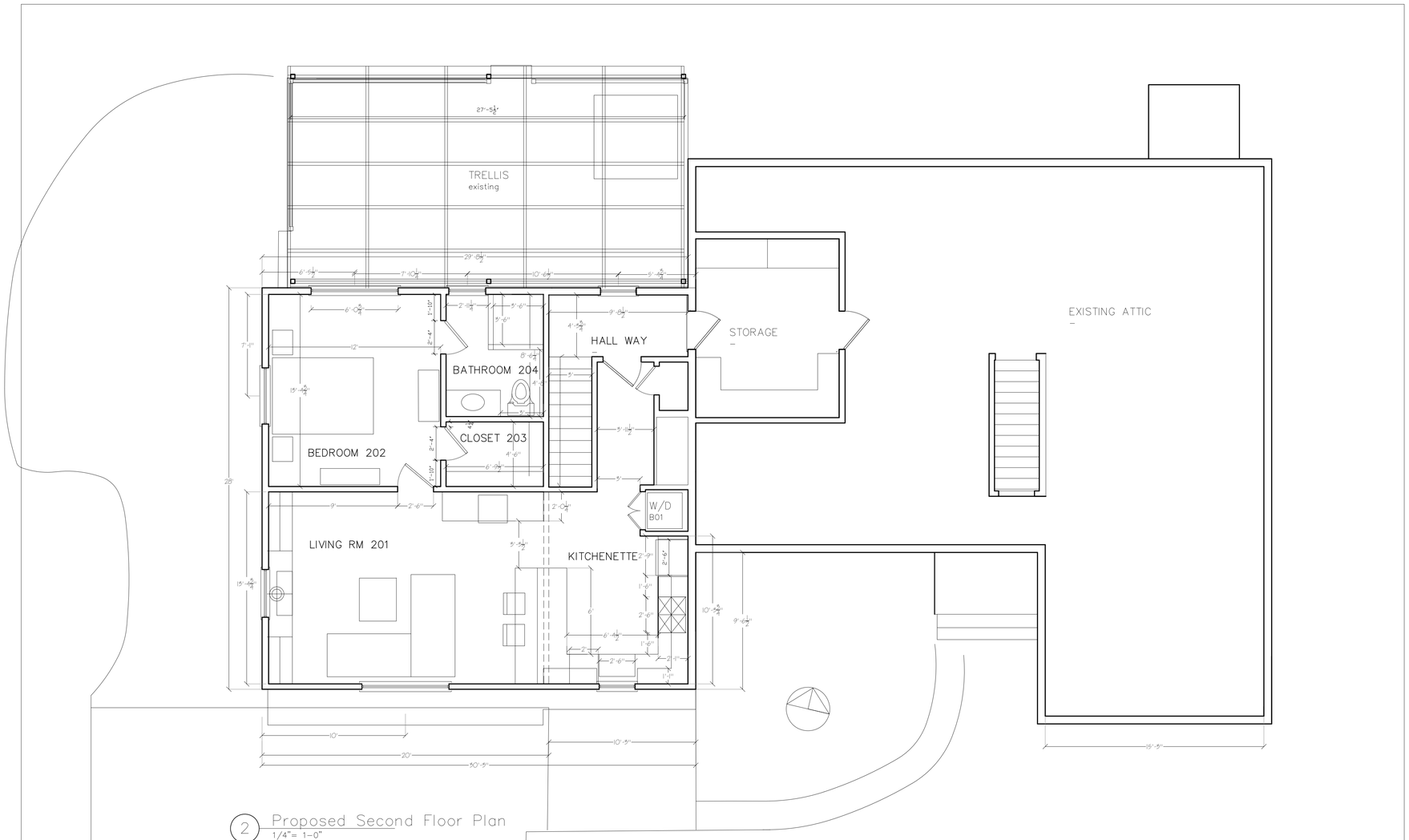
PROPOSED FIRST FLOOR PLAN
EXISTING FIRST FLOOR

Scale
1/4"=1'-0" / 1/8"=1'-0"

Date
9.09.26

A1

NOTES



2 Proposed Second Floor Plan
1/4"= 1-0"

Drawing Issue

No.	Date

Drawing Revisions

No.	Date

KEEDLE & LEE ARCHITECTS LLC
49 Beardsley Parkway
Trumbull, CT 06611
Tel. 203-374-7520
Fax 203-374-7521

ISTVAN RESIDENCE
84 RIDGEVIEW AVENUE
TRUMBULL, CT

PROPOSED SECOND FLOOR

Scale
1/4"=1'-0"

Date
9.09.26

A2

NOTES



2 PROPOSED SIDE ELEVATION
1/4"=1'-0"



1 PROPOSED FRONT ELEVATION FACING SOUTH
1/4"=1'-0"



3 PROPOSED BACK (north)
1/4"=1'-0"



4 PROPOSED GARAGE SIDE (WEST)
1/4"=1'-0"

Drawing Issue

No.	Date

Drawing Revisions

No.	Date

KEEDLE & LEE ARCHITECTS LLC
49 Beardsley Parkway
Trumbull, CT 06611
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Fax 203-374-7521

ISTVAN RESIDENCE
84 RIDGEVIEW AVENUE
TRUMBULL, CT

PROPOSED ELEVATIONS

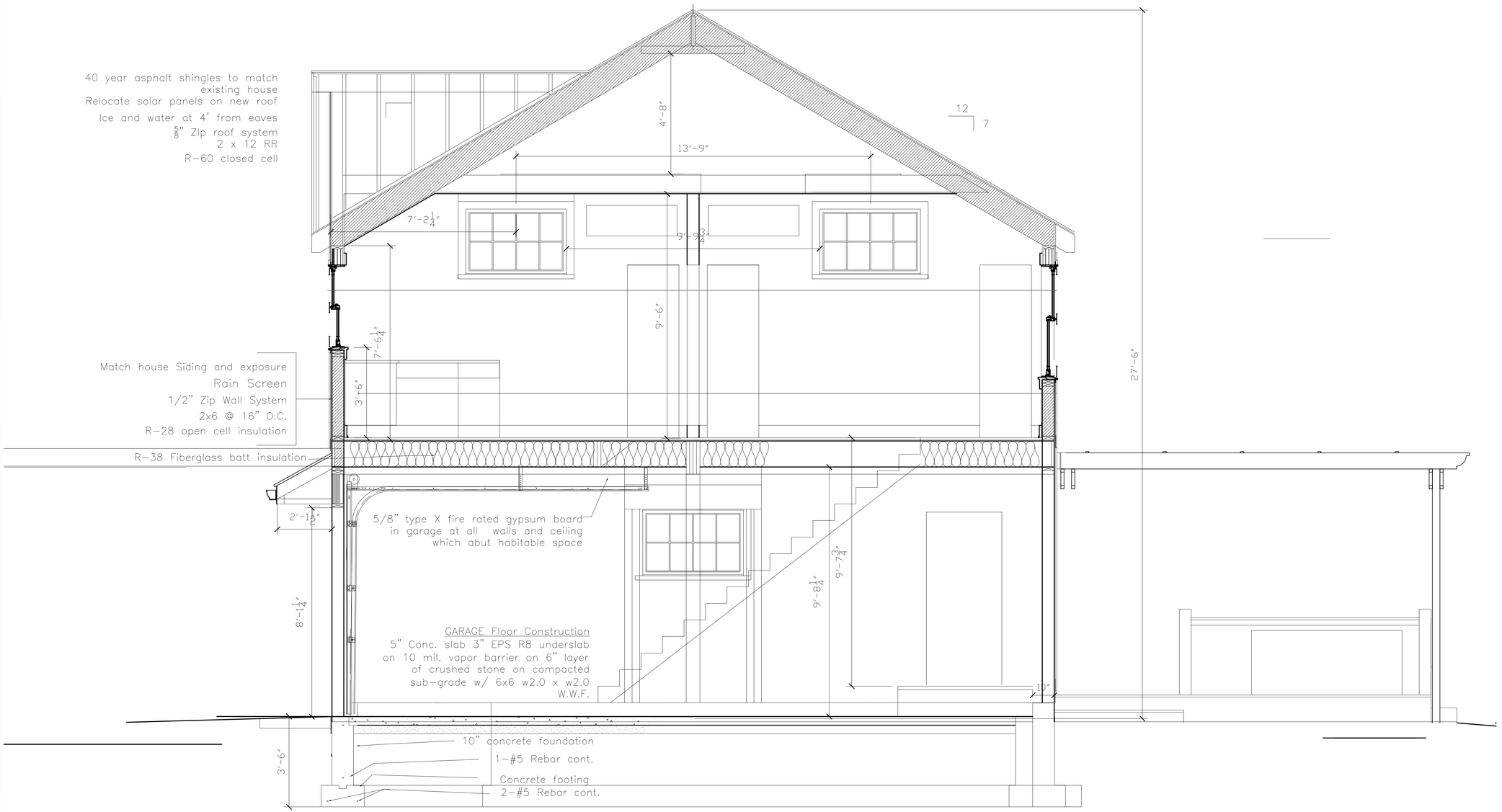
Scale
1/4"=1'-0"

Date
9.09.26

A3

NOTES

40 year asphalt shingles to match existing house
Relocate solar panels on new roof
Ice and water at 4' from eaves
$\frac{5}{8}$" Zip roof system
2 x 12 RR
R-60 closed cell



Match house Siding and exposure
Rain Screen
1/2" Zip Wall System
2x6 @ 16" O.C.
R-28 open cell insulation

R-38 Fiberglass batt insulation

5/8" type X fire rated gypsum board in garage at all walls and ceiling which abut habitable space

GARAGE Floor Construction
5" Conc. slab 3" EPS R8 underslab on 10 mil. vapor barrier on 6" layer of crushed stone on compacted sub-grade w/ 6x6 w2.0 x w2.0 W.W.F.

10" concrete foundation
1-#5 Rebar cont.
Concrete footing
2-#5 Rebar cont.

Drawing Issue

No.	Date

Drawing Revisions

No.	Date

KEEDLE & LEE ARCHITECTS LLC
49 Beardsley Parkway
Trumbull, CT 06611
Tel. 203-374-7520
Fax 203-374-7521

ISTVAN RESIDENCE
84 RIDGEVIEW AVENUE
TRUMBULL, CT

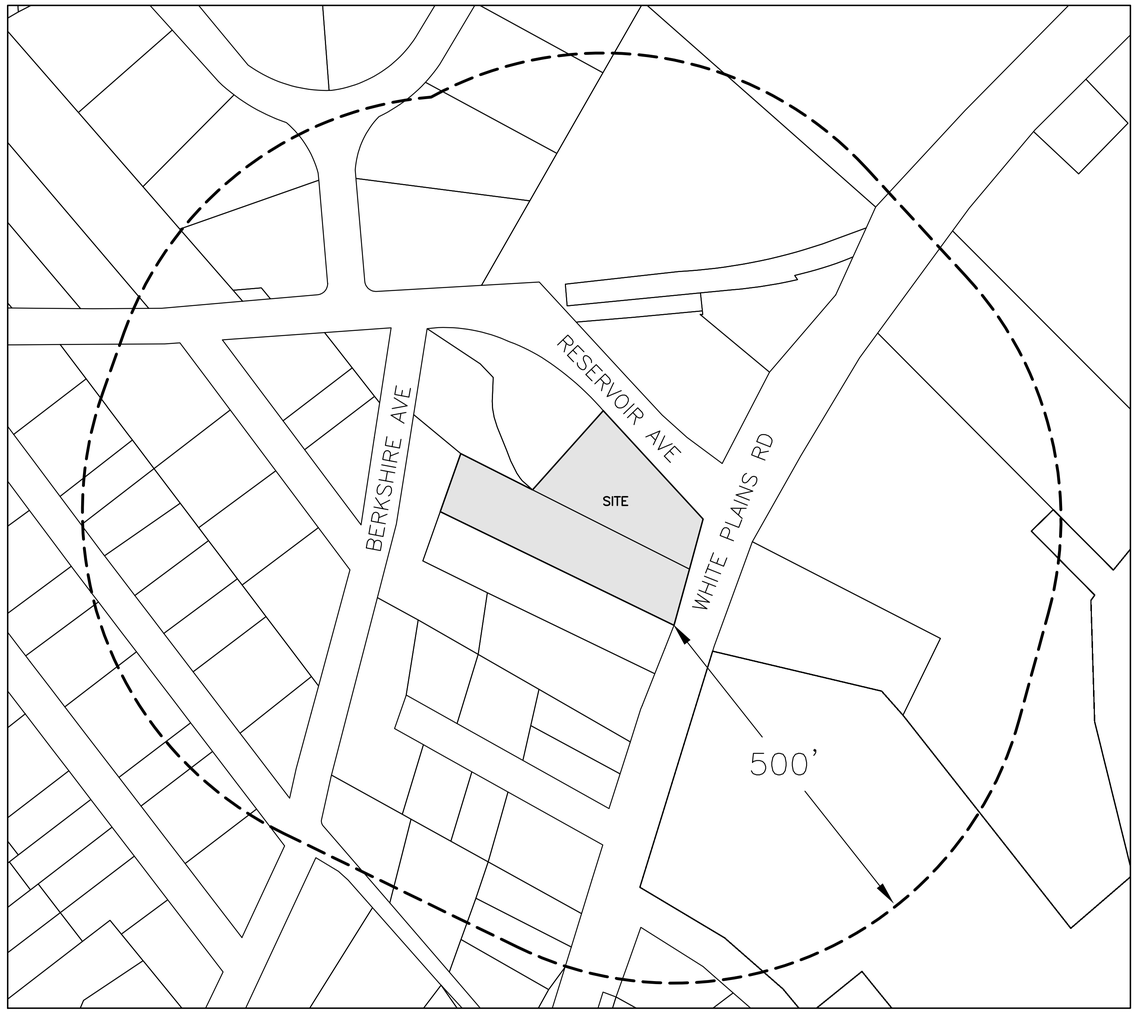
BUILDING SECTION

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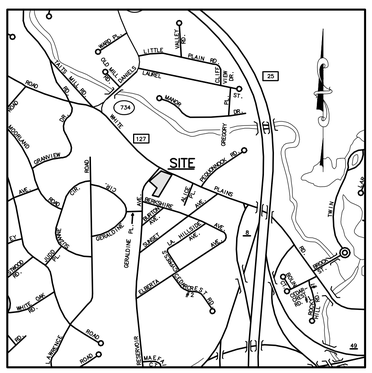
Date
9.09.26

A4

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



500' RADIUS MAP
1"=100'



VICINITY MAP
1"=1000'

LIST OF DRAWINGS

1.0	TITLE SHEET
1.1	EXISTING CONDITIONS SURVEY
2.1	SITE PLAN
2.2	UNDERGROUND UTILITIES PLAN
2.3	DEMOLITION PLAN
2.4	EROSION CONTROL PLAN
2.5	SCHEMATIC SITE PLAN
3.1–3.3	CONSTRUCTION DETAILS
LP.1& L–1	LANDSCAPE & LIGHTING PLAN
R1.0, A1.0–A5.0	ARCHITECTURAL PLANS

PERMIT SET–NOT BE USED FOR CONSTRUCTION

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

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

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

TITLE

TITLE SHEET

SHEET NUMBER

1.0

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

NOTES:

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

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

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

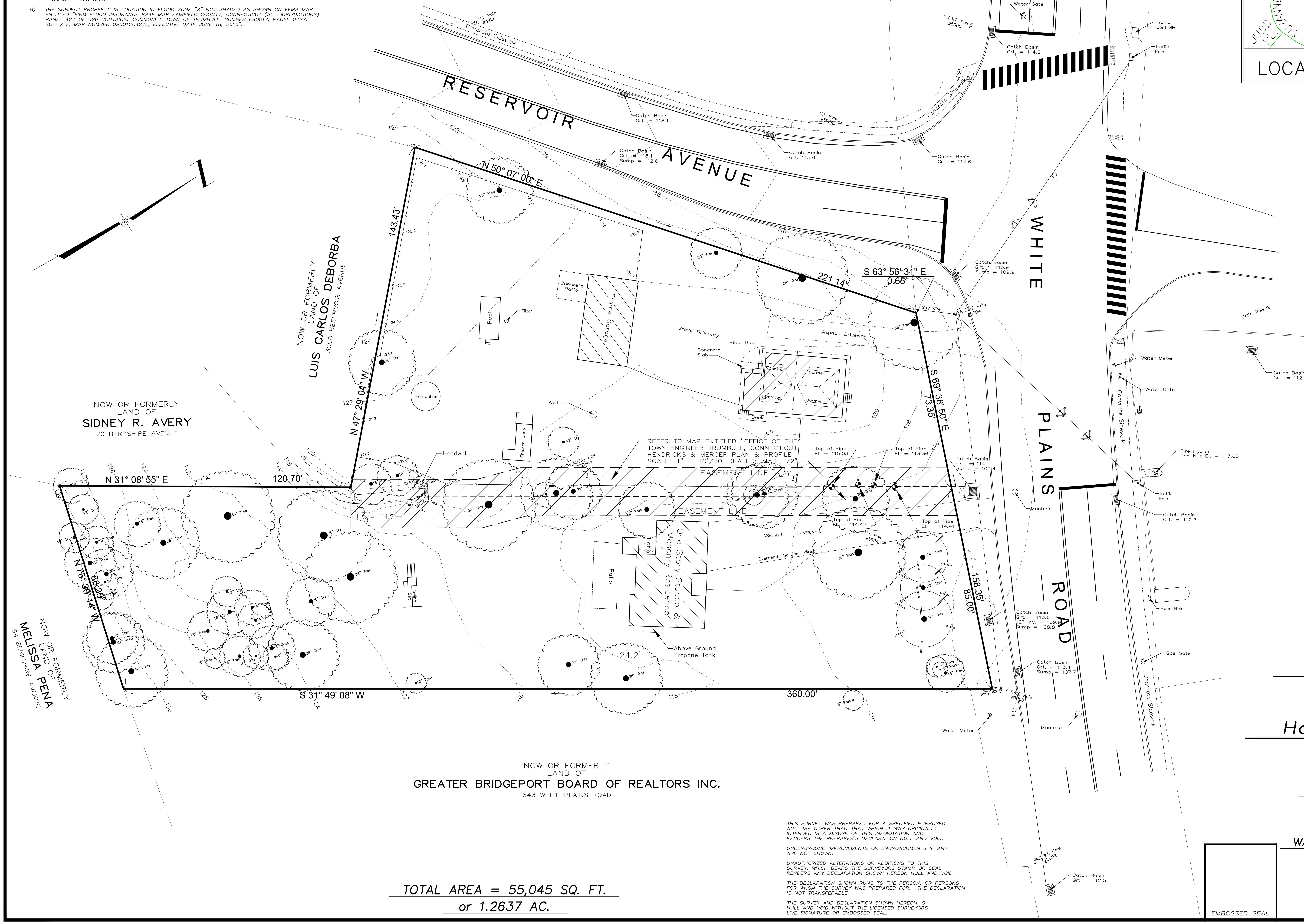
4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T–2 BASED ON GPS READING REFERS TO NAVD '88 DATUM.

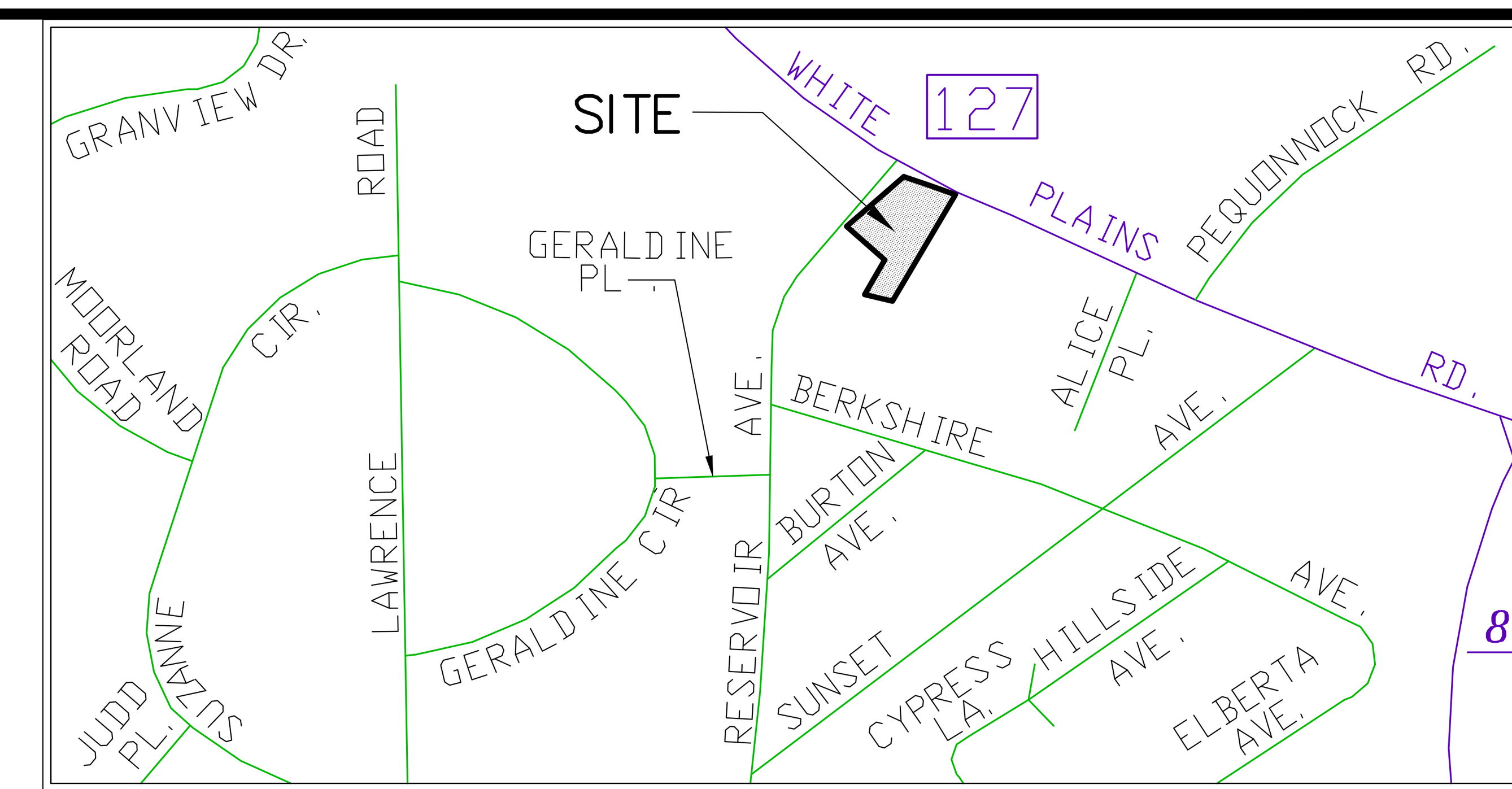
5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 00345 & TAX LOT 00347 ON ASSESSOR'S MAP E–14.

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

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

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





LOCATION MAP SCALE: 1" = 500'

TOTAL AREA = 55,045 SQ. FT.
or 1.2637 AC.

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR

Kenneth J. Espostio, Jr.

855 WHITE PLAINS ROAD

AND

Horizon View Developers LLC

861 WHITE PLAINS ROAD

TRUMBULL, CONNECTICUT

SCALE: 1" = 20'   NOV. 13, 2024

AMENED: SEPT. 18, 2025
AMENDED: JAN. 7, 2026
AMENDED: MARCH 16, 2026
TEST PIT ADDED: APRIL 1, 2026

GRAPHIC SCALE
10 0 10 20 40

EMBOSSED SEAL

WALTER H. SKIDD – LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD – FAIRFIELD, CONN.
TELEPHONE (203) 373–0401

STATE OF CONNECTICUT WALTER H. SKIDD # 14663 LICENSED LAND SURVEYOR

ZONING DATA TABLE

(#855 & #861 COMBINED)

REGULATION/DESC.	REGULATION	EXISTING	PROPOSED
PROFESSIONAL OFFICE OVERLAY ZONE	POOZ	POOZ	POOZ
AREA (ACRES)	1	1.264	1.264
FRONTAGE (FT)	200	379.49	379.49
BUILDING HEIGHT (MAX)	2.5 STORIES OR 35'	N/A	<35 FT
DENSITY (MAX.)	10 RESIDENTIAL UNITS/ACRE (1 BEDROOM OR STUDIO)	N/A	7.91 UNITS/ACRE (1 BEDROOM)
MINIMUM LANDSCAPE AREA BUFFER (FT) (ADJOINING PROPERTY NOT ZONED POOZ)	10	N/A	10

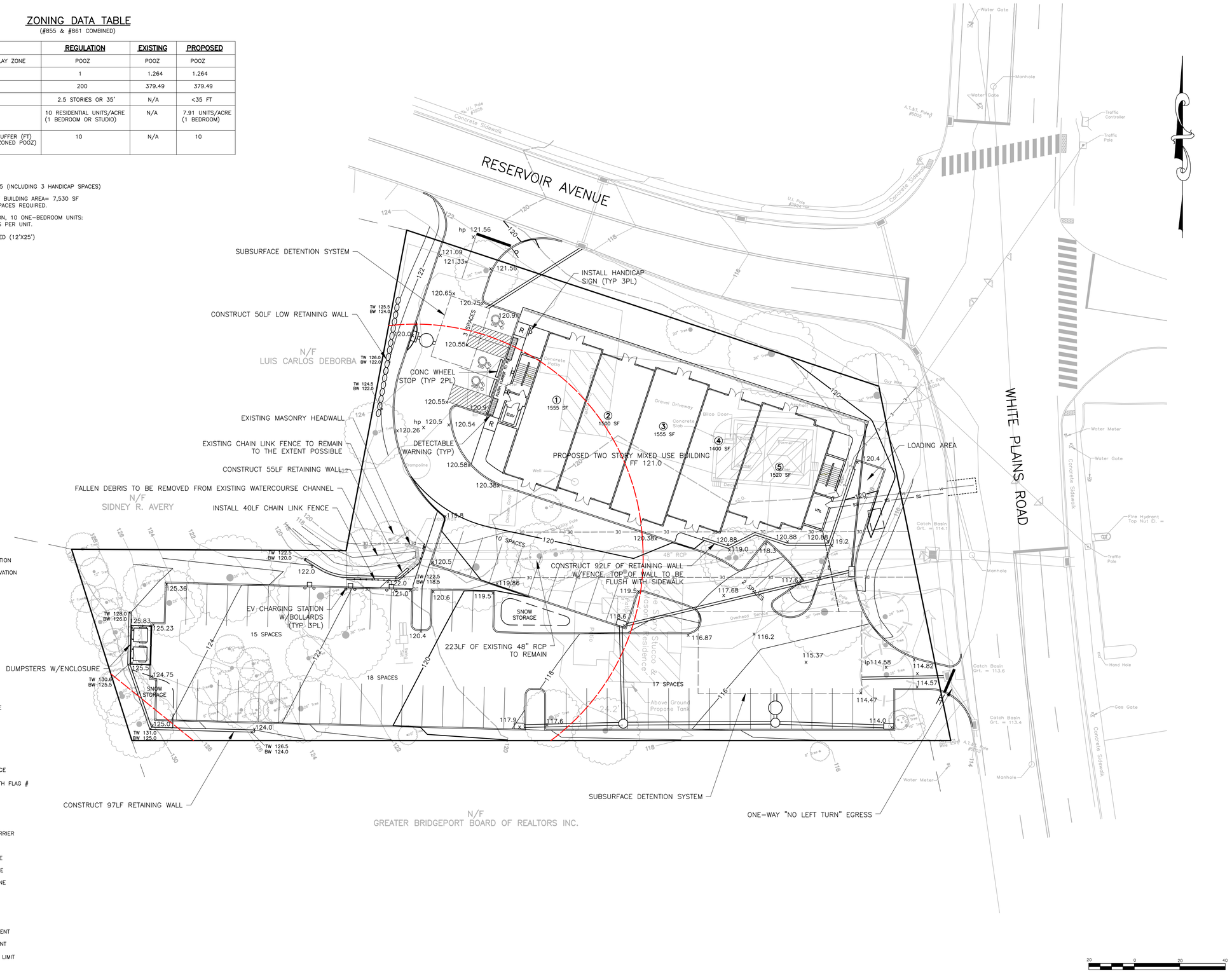
PARKING CALCULATION

TOTAL SPACES PROVIDED= 65 (INCLUDING 3 HANDICAP SPACES)

FOR THE RETAIL PORTION OF BUILDING AREA= 7,530 SF
7,530 SF/1000 X 5= 38 SPACES REQUIRED.

FOR THE RESIDENTIAL PORTION, 10 ONE-BEDROOM UNITS:
27 SPACES/10= 2.7 SPACES PER UNIT.

ONE LOADING SPACE PROVIDED (12'X25')



LEGEND

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

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www.jedwardsassoc.com

STATE OF CONNECTICUT — JOHN E. EDWARDS — No. 10909 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON M. ESPOSITO — No. — LICENSED LAND SURVEYOR

PERMIT SET—NOT BE USED FOR CONSTRUCTION

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

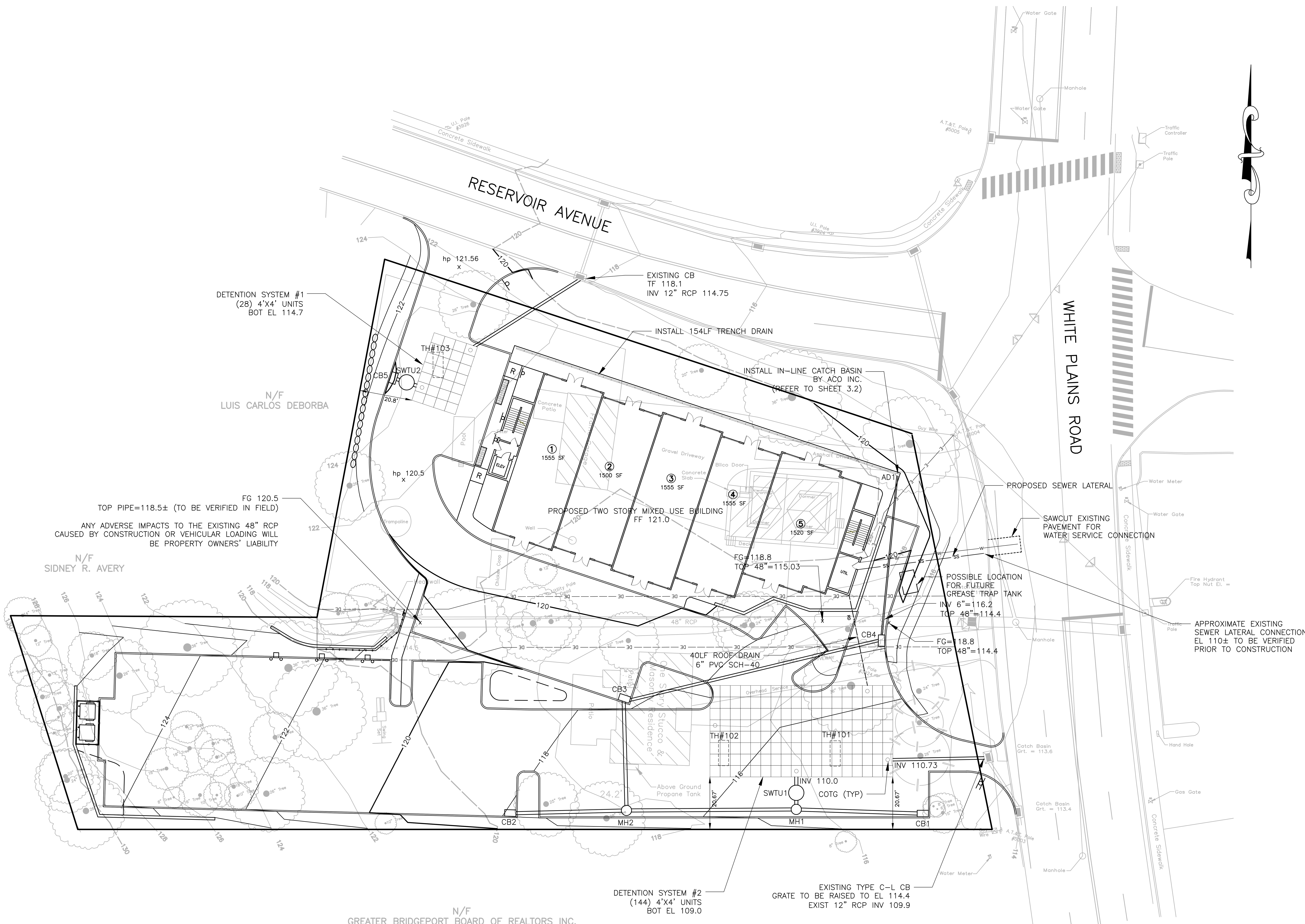
TITLE

SITE PLAN

SHEET NUMBER

2.1

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



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
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- WATERCOURSE
- WATERCOURSE OFFSET

DRAINAGE STRUCTURES

ALL CB's ARE TYPE C UNLESS NOTED OTHERWISE

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

* REFER TO DETAIL ON SHEET 3.2

DRAINAGE PIPES

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

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

* 6" PVC SCH-40

20 0 20 40

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SCALE:	1"=20'

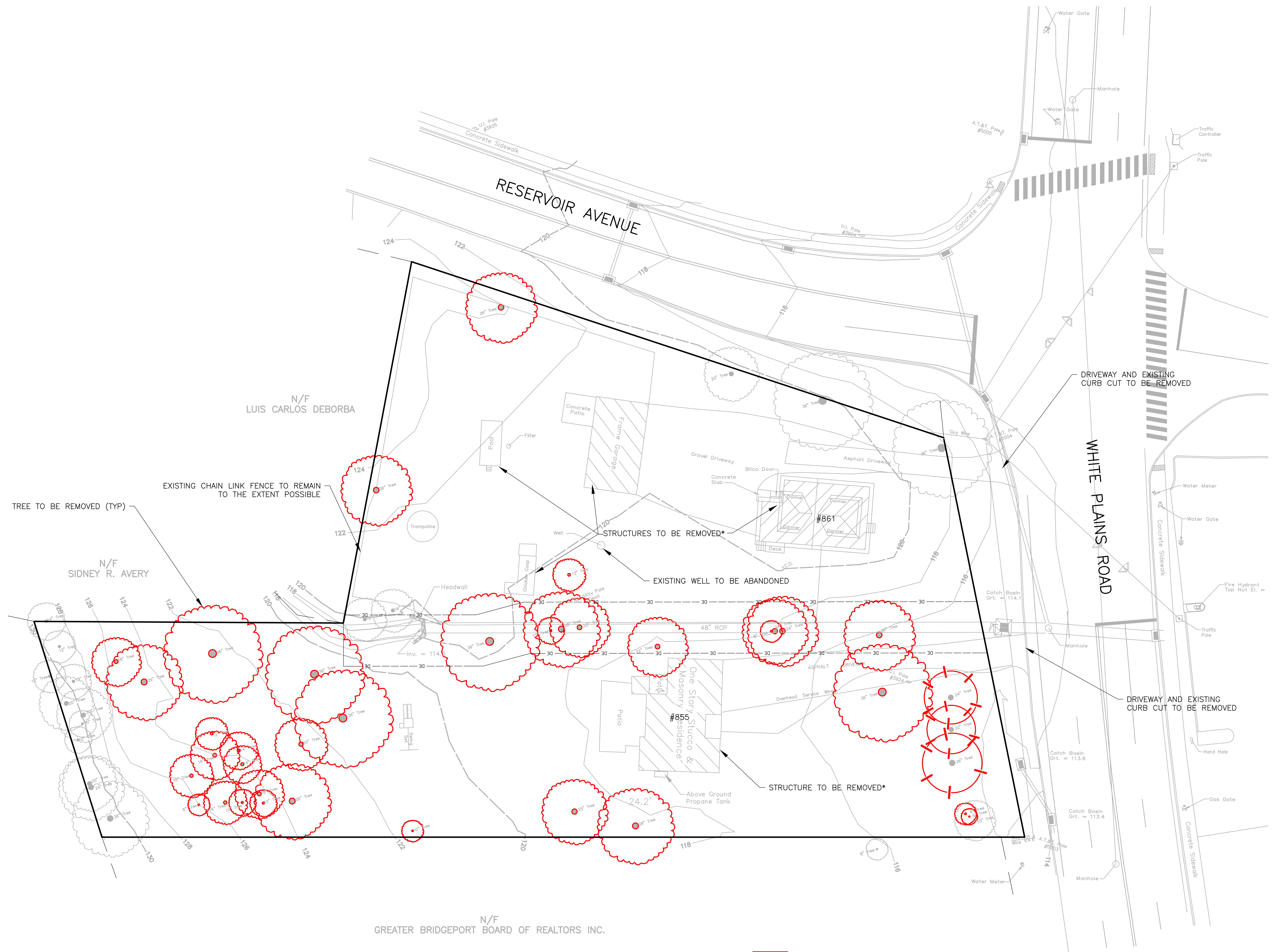
TITLE

UNDERGROUND UTLITIES PLAN

SHEET NUMBER

2.2

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



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 × PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
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- GE GRADING EASEMENT
- SR SLOPE RIGHTS
- CE CONSERVATION EASEMENT
- ME MAINTENANCE EASEMENT
- 100' UPLAND REVIEW LIMIT
- WATERCOURSE
- WATERCOURSE OFFSET

TREES TO BE REMOVED
T=38

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

PERMIT SET—NOT BE USED FOR CONSTRUCTION

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DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=20'

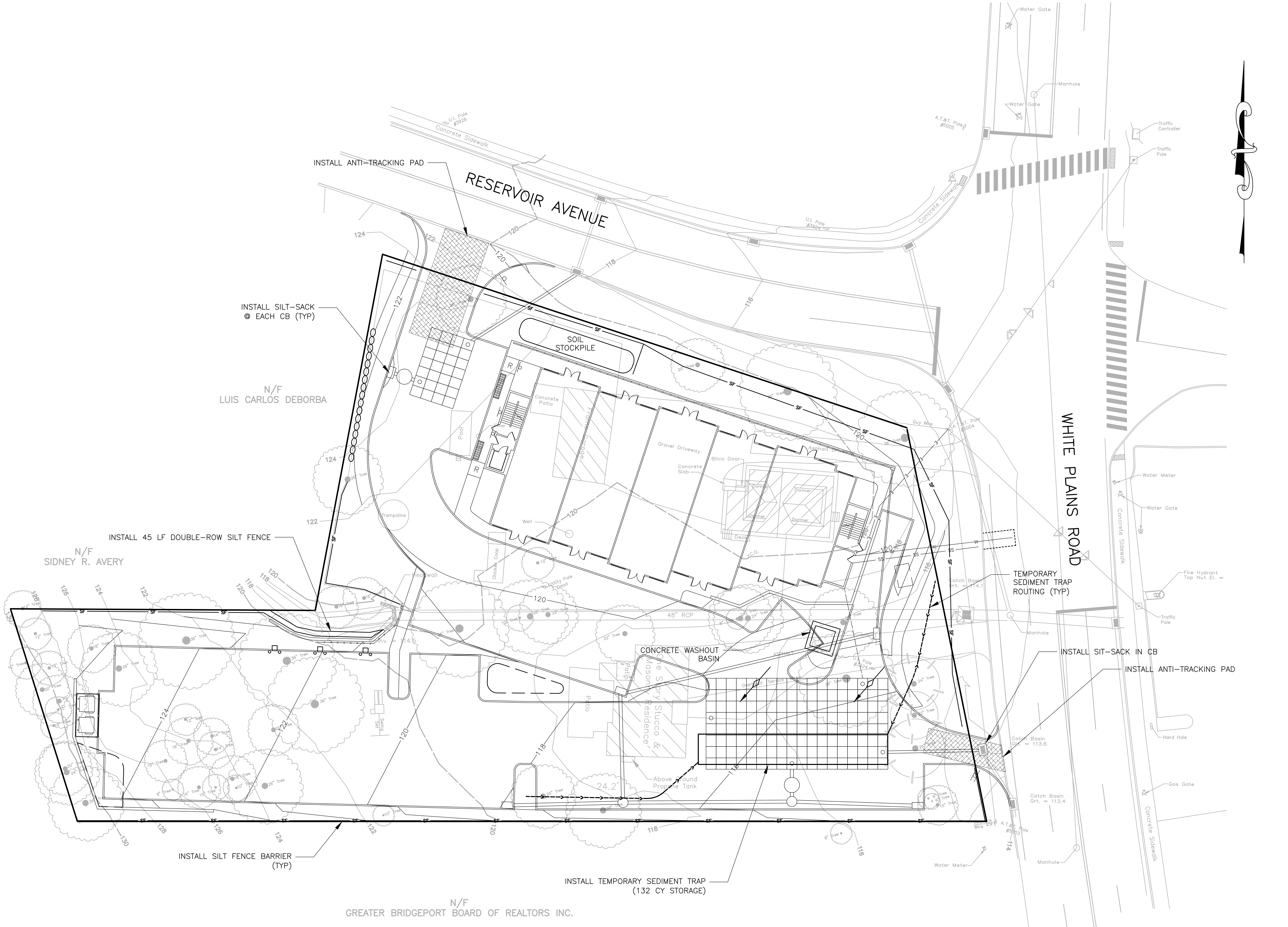
TITLE

DEMOLITION PLAN

SHEET NUMBER

2.3

K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\2.3 DEMOLITION PLAN



PERMIT SET-NOT BE USED FOR CONSTRUCTION

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
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20 0 20 40

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3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

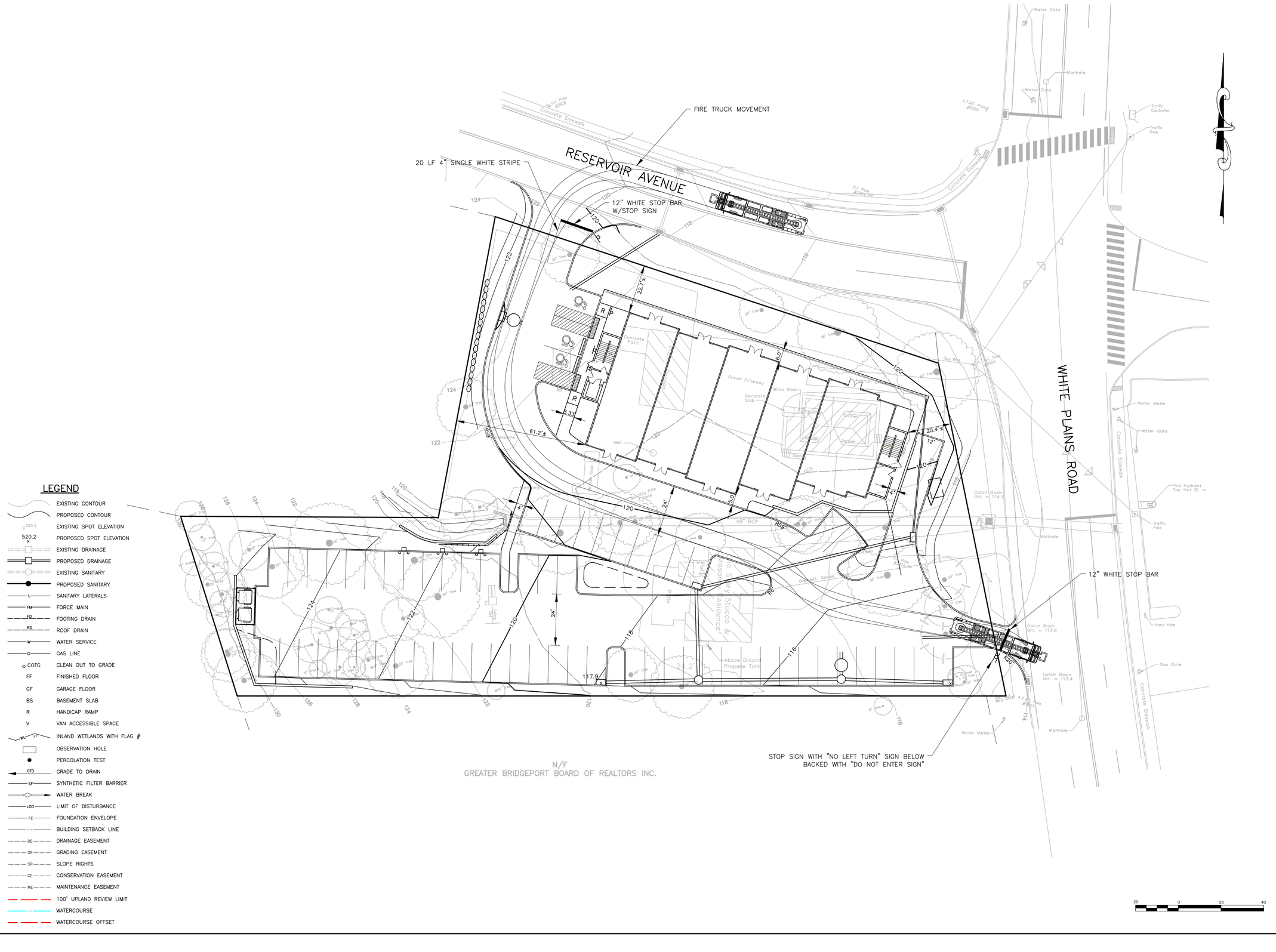
TITLE

EROSION CONTROL PLAN

SHEET NUMBER

2.4

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



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 x PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
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STATE OF CONNECTICUT — JOHN J. EDWARDS — No. 10909 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON D'ADDARIO — No. — LICENSED LAND SURVEYOR

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

2.5

K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\2.5 SCHEMATIC SITE PLAN (P&Z)

GENERAL NOTES

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

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

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

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

4. Total area of site is 1.2637 acres.

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

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

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

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

9. It is the contractor's responsibility to verify all on–site and off–site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
10. Existing grades shown hereon are to be verified by the contractor prior to commencing construction. The benchmark shown on these plans is to be verified by the contractor prior to commencing construction.

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

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

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

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

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

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

STORM WATER POLLUTION CONTROL PLAN

Project description

The proposal is for the construction of a 8,500 sf (footprint) mixed–use building and its appurtenances.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kenneth Esposito 203–218–4141 is assigned the responsibility for implementing this Storm water Pollution Control Plan during the construction. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. If the land is transferred, the Planning and Zoning office shall be notified and a copy of the Storm water Pollution Control Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Storm water Pollution Control Plan for the site as outlined in this Storm water Pollution Control Plan.

CONSTRUCTION SEQUENCE

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

SITE MAINTENANCE PLAN

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

Driveways and Parking Areas

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

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

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

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

Infiltration Galleries

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

Catch Basins and Trench Drains

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

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

Landscaping

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

SOILS TESTING

DEEP TEST RESULTS

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

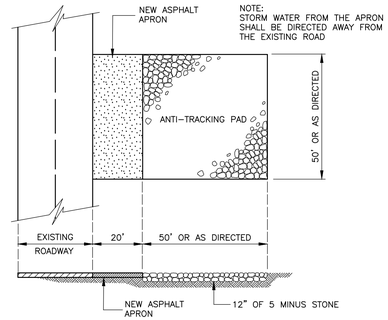
#TH–101 Roots @ 21"
0 – 12" Top Soil
12" – 24" Orange Brown Fine Sandy Loam w/Cobbles
24" – 48" Orange Brown Medium to Coarse Sand & Gravel w/Cobbles
48" – 132"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge No Water No Redoximorphic Features

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

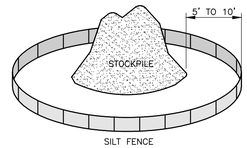
#TH–103
Roots @ 60"
0 – 12" Top Soil
12" – 30" Orange Brown Fine Sandy Loam w/Cobbles
30" – 150"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge Moist @ 140" No Redoximorphic Features

FORM 818 CONSTRUCTION NOTES:

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

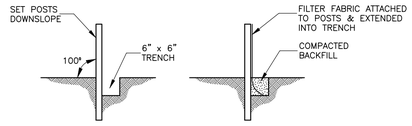


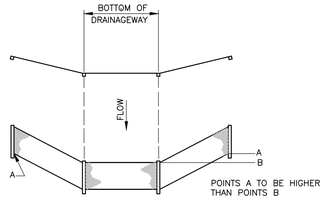
ANTI–TRACKING PAD



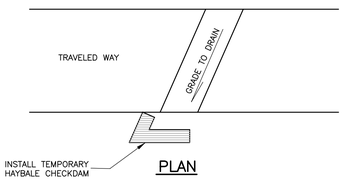
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10 LBS PER 1000 SF

STOCKPILE STABILIZATION

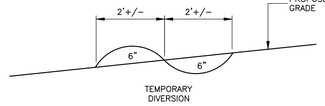




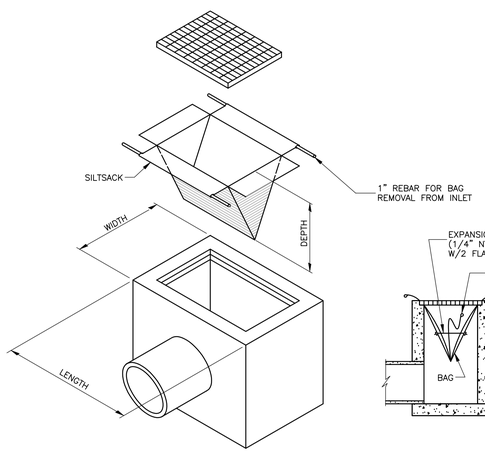
SYNTHETIC FILTER BARRIER



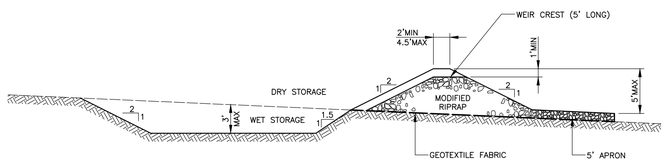
PLAN



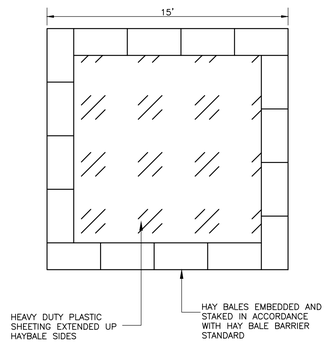
TEMPORARY WATER BREAK



SEDIMENT CONTROL AT INLET



TEMPORARY SEDIMENT TRAP



CONCRETE WASHOUT BASIN

PERMIT SET–NOT BE USED FOR CONSTRUCTION

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

STATE OF CONNECTICUT · KENNETH D. EDWARDS · No. 16929 · LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT · WALTER H. SKIDD · No. 18867 · LICENSED LAND SURVEYOR

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

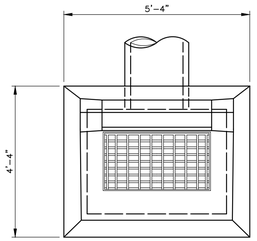
TITLE

DETAILS

SHEET NUMBER

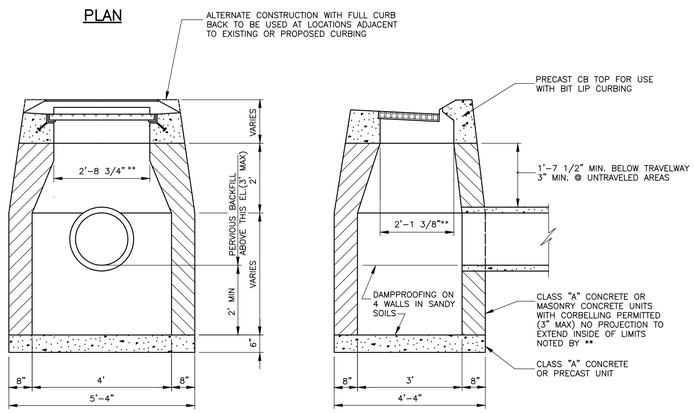
3.1

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

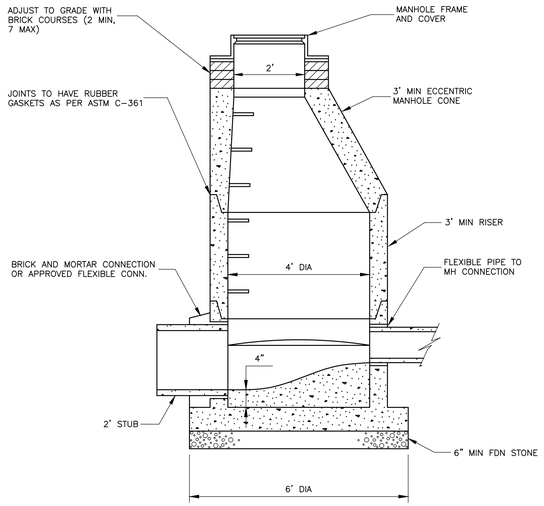


PLAN

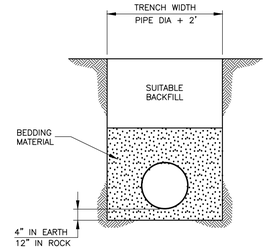
NOTE:
WHERE PRECAST CONCRETE UNITS ARE USED FOR THE SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN



TYPE "C" CATCH BASIN

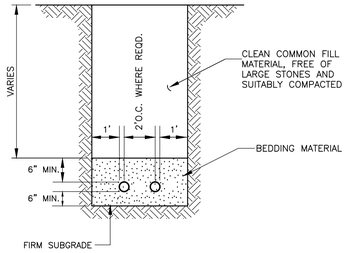


48" PRECAST CONCRETE MANHOLE



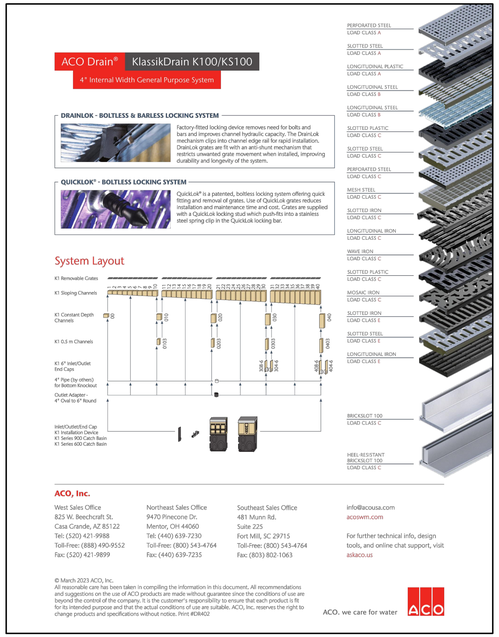
BEDDING MATERIAL TO BE SAND OR SANDY SOIL WHICH PASSES A 3/8" SIEVE WITH NOT MORE THAN 10% PASSING A #200 SIEVE, WHEN GROUND WATER IS ENCOUNTERED, THE ENGINEER MAY ALLOW 3/4" STONE CONFORMING TO CT DOT FORM 817 ARTICLE M.01.01 TO BE USED INSTEAD.

DRAINAGE PIPE TRENCH



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

UTILITIES TRENCH



TRENCH DRAIN

ACO Specification Information

ACO DRAIN

KlassikDrain - K100 Galvanized steel edge rail channel system

Description	Part No.	Invert Inches	Invert mm	Weight Lbs.
K1-00 Neutral channel - 39.37" (1m)	**74041**	**3.94**	**100**	**28.1**
K1-1 Sloped channel - 39.37" (1m)	74001	4.13	105	28.1
K1-2 Sloped channel - 39.37" (1m)	74002	4.33	110	28.9
K1-3 Sloped channel - 39.37" (1m)	74003	4.53	115	29.7
K1-4 Sloped channel - 39.37" (1m)	74004	4.72	120	30.5
K1-5 Sloped channel - 39.37" (1m)[A]	74005	4.92	125	31.3
K1-6 Sloped channel - 39.37" (1m)	74006	5.12	130	32.1
K1-7 Sloped channel - 39.37" (1m)	74007	5.31	135	32.9
K1-8 Sloped channel - 39.37" (1m)	74008	5.51	140	33.7
K1-9 Sloped channel - 39.37" (1m)	74009	5.71	145	34.5
K1-10 Sloped channel - 39.37" (1m)[B]	74010	5.91	150	35.3
K1-010 Neutral channel - 39.37" (1m)[B]	**74043**	**5.91**	**150**	**35.3**
K1-0103 Neutral channel - 19.69" (0.5m)[B]	**74044**	**5.91**	**150**	**17.0**
K1-11 Sloped channel - 39.37" (1m)	74011	6.10	155	36.1
K1-12 Sloped channel - 39.37" (1m)	74012	6.30	160	36.9
K1-13 Sloped channel - 39.37" (1m)	74013	6.50	165	37.7
K1-14 Sloped channel - 39.37" (1m)	74014	6.69	170	38.5
K1-15 Sloped channel - 39.37" (1m)[B]	74015	6.89	175	39.3
K1-16 Sloped channel - 39.37" (1m)	74016	7.09	180	40.1
K1-17 Sloped channel - 39.37" (1m)	74017	7.28	185	40.9
K1-18 Sloped channel - 39.37" (1m)	74018	7.48	190	41.7
K1-19 Sloped channel - 39.37" (1m)	74019	7.68	195	42.5
K1-20 Sloped channel - 39.37" (1m)[B]	74020	7.87	200	43.4
K1-020 Neutral channel - 39.37" (1m)[B]	**74045**	**7.87**	**200**	**43.4**
K1-0203 Neutral channel - 19.69" (0.5m)[B]	**74046**	**7.87**	**200**	**20.5**
K1-21 Sloped channel - 39.37" (1m)	74021	8.07	205	44.2
K1-22 Sloped channel - 39.37" (1m)	74022	8.27	210	45.0
K1-23 Sloped channel - 39.37" (1m)	74023	8.46	215	45.8
K1-24 Sloped channel - 39.37" (1m)	74024	8.66	220	46.6
K1-25 Sloped channel - 39.37" (1m)[B]	74025	8.86	225	47.4
K1-26 Sloped channel - 39.37" (1m)	74026	9.06	230	48.2
K1-27 Sloped channel - 39.37" (1m)	74027	9.25	235	49.0
K1-28 Sloped channel - 39.37" (1m)	74028	9.45	240	49.8
K1-29 Sloped channel - 39.37" (1m)	74029	9.65	245	50.6
K1-30 Sloped channel - 39.37" (1m)[C]	74030	9.84	250	51.4
K1-030 Neutral channel - 39.37" (1m)[B]	**74047**	**9.84**	**250**	**51.4**
K1-0303 Neutral channel - 19.69" (0.5m)[B]	**74048**	**9.84**	**250**	**24.0**
K1-31 Sloped channel - 39.37" (1m)	74031	10.04	255	52.2
K1-32 Sloped channel - 39.37" (1m)	74032	10.24	260	53.0
K1-33 Sloped channel - 39.37" (1m)	74033	10.43	265	53.8
K1-34 Sloped channel - 39.37" (1m)	74034	10.63	270	54.6
K1-35 Sloped channel - 39.37" (1m)[B]	74035	10.83	275	55.4
K1-36 Sloped channel - 39.37" (1m)	74036	11.02	280	56.2
K1-37 Sloped channel - 39.37" (1m)	74037	11.22	285	57.0
K1-38 Sloped channel - 39.37" (1m)	74038	11.42	290	57.9
K1-39 Sloped channel - 39.37" (1m)	74039	11.61	295	58.7
K1-40 Sloped channel - 39.37" (1m)[B]	74040	11.81	300	59.5
K1-040 Neutral channel - 39.37" (1m)[B]	**74049**	**11.81**	**300**	**59.5**
K1-0403 Neutral channel - 19.69" (0.5m)[B]	**74050**	**11.81**	**300**	**27.5**
K1-K01/slike catch basin - 19.69" (0.5m)[B]	94608	28.81	701.9	52.6
K1-621G catch basin - 19.69" (0.5m)[B]	94617	28.84	732.5	55.8
K1-631G catch basin - 19.69" (0.5m)[B]	94631	40.84	1037.4	65.8
K1-Series 600 Optional plastic riser	99902	-	-	10.0
Foal air trap - fits both 900 & 600 series basins	90854			1.2
K1-3044 6" Inlet Cap	96839	9.84	250	5.2
K1-3086 6" Outlet Cap	96840	9.84	250	5.0
K1-4046 6" Inlet Cap	96834	11.81	300	6.0
K1-4086 6" Outlet Cap	96836	11.81	300	5.8
Universal end cap	96822	11.81	300	0.4
Debris strainer for 4' 6" bottom knockout	93488	-	-	0.2
4" to 6" round outlet adapter	95140	-	-	1.1
K1-installation device	97477	-	-	2.8
Grate removal tool	01318	-	-	0.3
K1-QuickLok locking bar	02899	-	-	0.1

Notes:
1. This channel offers a bottom knockout feature; 4" round/6" oval.
2. Inverts shown are for the male end; for female invert depth subtract 5mm (~0.2") from the male invert (except for neutral channels, where it will be same as male invert). To calculate the overall channel depth add 20mm (~0.8") to invert depth.
3. This catch basin kit includes a polymer concrete top, removable Quicklok locking bar, trash bucket and plastic base. Select an appropriate grate.
4. This catch basin kit includes a polymer concrete top, removable Quicklok locking bar, deep trash bucket, plastic riser and plastic base. Select an appropriate grate.

Specifications

General
The surface drainage system shall be ACO Drain K100 complete with gratings secured with 'QuickLok' locking as manufactured by ACO, Inc. or approved equal.

Materials
The trench system bodies shall be manufactured from polyester polymer concrete with the minimum properties as follows:

Compressive strength:	14,000 psi
Flexural strength:	4,000 psi
Water absorption	0.07%
Frost proof	YES
Salt proof	YES
Dilute acid and alkali resistant	YES

The nominal clear opening shall be 4" (100mm) with overall width of 5.12" (130mm). Precast units shall be manufactured with either an invert slope of 0.5% or with neutral invert and have a wall thickness of at least 0.50" (13mm). Each unit will feature a partial radius in the trench bottom and a male to female interconnecting end profile. Units shall have horizontal cast in anchoring keys on the outside wall to ensure maximum mechanical bond to the surrounding bedding material and pavement surface. The galvanized steel edge rail will be integrally cast in by the manufacturer to ensure maximum homogeneity between polymer concrete body and edge rail. Each edge rail shall be at least 3/32" (2.5mm) thick.

Grates
Grates shall be specified. See separate ACO Spec Info grate sheets for details. After removal of grates and 'QuickLok' bar there shall be uninterrupted access to the trench to aid maintenance.

Installation
The trench drain system shall be installed in accordance with the manufacturer's installation instructions and recommendations.

ACO, Inc.
Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll Free: (800) 543-4764
Fax: (440) 639-7235
West Sales Office
825 W. Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 421-9988
Toll Free: (888) 490-9552
Fax: (520) 421-9899
Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Toll free: (800) 543-4764
Fax: (803) 802-1063
Electronic Contact:
info@acousa.com
www.acousa.com

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February 2019

www.acousa.com

SPEC INFO ACO

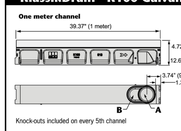
IN-LINE CATCH BASIN

ACO Specification Information

ACO DRAIN

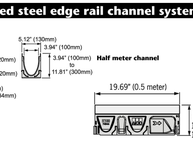
KlassikDrain - K100 Galvanized steel edge rail channel system

One meter channel

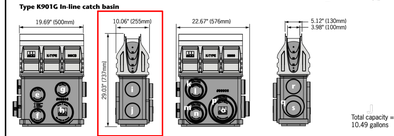


Knock-outs included on every 5th channel

Half meter channel



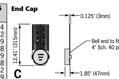
Type K901G in-line catch basin

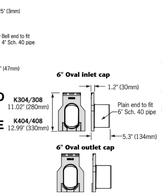


Outlet flow rates

Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS
a	Bottom outlet - K00	4" round	3.94"	108	0.24
a	Bottom outlet - K40	4" round	11.81"	187	0.42
b	Bottom outlet - K03	6" oval	3.94"	177	0.39
b	Bottom outlet - K40	6" oval	11.81"	306	0.68
c	End outlet - K05	4" round	7.87"	132	0.29
c	End outlet - K40	4" round	11.81"	171	0.38
d	K1-3086 6" outlet cap	6" oval	9.84"	233	0.52
d	K1-4086 6" outlet cap	6" oval	11.81"	264	0.59
e	Type K1-901G	4" round	20.68"	235	0.52
f	Type K1-901G	4" round	27.17"	226	0.50
g	Type K1-901G	4" round	18.99"	265	0.59
h	Type K1-901G	6" round	27.17"	263	0.59
i	Type K1-901G	4" round	19.30"	222	0.49
j	Type K1-901G	4" round	25.67"	586	1.30
k	Type K1-901G	6" round	19.99"	269	0.60
l	Type K1-901G	4" round	19.36"	227	0.51
m	Type K1-901G	6" round	27.30"	604	1.35
n	Type K1-901G	4" round	26.43"	505	1.12
o	Type K1-901G	6" round	26.43"	593	1.32
p	Type K1-901G	8" round	27.30"	1051	2.34
q	Type K1-901G	6" round	25.85"	273	0.61
r	Type K1-901G	4" round	18.56"	235	0.52
s	Type K1-901G	4" round	25.30"	224	0.50

End Cap





Note: These are the pipe flow rates at the specified outlet, **NOT** channel flow rates. Catch basin flow rates are without trash bucket - using trash bucket reduces flow.

© February 2019 ACO, Inc. This information is believed to be accurate but it is not guaranteed to be so. We cannot assume liability for results that buyer obtains with our product since conditions of use are beyond the control of the company. It is the customer's responsibility to evaluate suitability and safety of product for his own use. ACO, Inc. reserves the right to change the product and specifications without notice. v1.3

February 2019

www.acousa.com

ACO

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www.jedwardsassoc.com

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

STATE OF CONNECTICUT — JOHN EDWARDS — No. — LICENSED LAND SURVEYOR

PERMIT SET-NOT BE USED FOR CONSTRUCTION

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

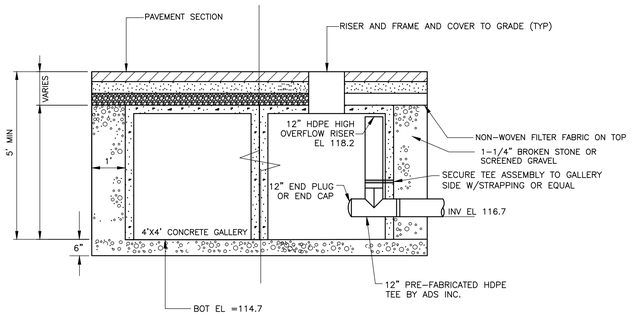
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DETAILS

SHEET NUMBER

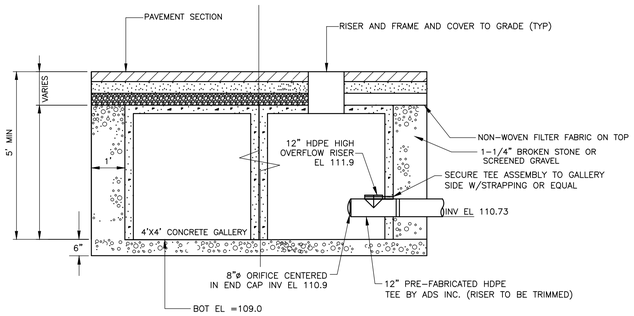
3.2

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



DETENTION GALLERY SYSTEM #1

WITH H20 LOADING



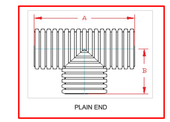
DETENTION GALLERY SYSTEM #2

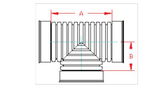
WITH H20 LOADING

DUAL WALL FABRICATED TEES
4" - 30" DIAMETER

	PART #	PIPE SIZE	A	B	JOINT
**	0460AN	4 in (100 mm)	12.8 in (324 mm)	6.2 in (158 mm)	*
**	0661AN	6 in (150 mm)	16.5 in (419 mm)	8.1 in (207 mm)	*
**	0862AN	8 in (200 mm)	21.0 in (533 mm)	10.6 in (268 mm)	*
**	1063AN	10 in (250 mm)	26.0 in (660 mm)	12.6 in (320 mm)	*
	1264AN	12 in (300 mm)	30.7 in (780 mm)	15.4 in (390 mm)	*
	1264AN85B	12 in (300 mm)	21.1 in (535 mm)	10.8 in (268 mm)	ST
	1264AN65B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (268 mm)	WT
	1565AN	15 in (375 mm)	38.9 in (987 mm)	19.4 in (484 mm)	*
	1565AN85B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	ST
	1565AN65B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	WT
	1866AN	18 in (450 mm)	42.9 in (1089 mm)	21.4 in (545 mm)	*
	1866AN85B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	ST
	1866AN65B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	WT
	2467AN	24 in (600 mm)	50.4 in (1280 mm)	25.2 in (640 mm)	*
	2467AN85B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	ST
	2467AN65B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	WT

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





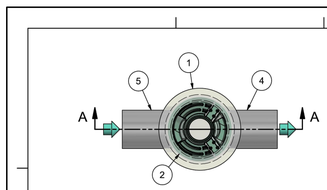
ST & WT (INCLUDES 3 GASKETS)

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

© 2021 Advanced Drainage Systems, Inc.

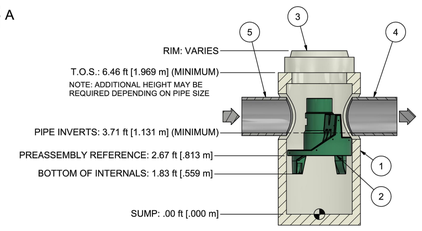
DRAWING # 3400
DRAWN BY: JCB 05-23-07
APPROVED BY: JCB 04-30-07
REVISIONS: TJR 4/28/2016

PRE-FABRICATED TEE



PLAN VIEW

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



SECTION A-A

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION

IF IN DOUBT ASK

DATE: 11/2/2021 | SCALE: 1:30
DRAWN BY: ER | CHECKED BY: MRJ | APPROVED BY:
TITLE: 3-ft DIAMETER FIRST DEFENSE
GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: | MATERIAL:
STOCK NUMBER:
DRAWING NO.: FD GA-3
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 15.0 cfs (424 l/s)
2. Min Sediment Storage Capacity: 0.4 cu. yd. (0.3 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 18 in. (450 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

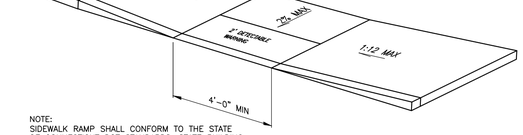
GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

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

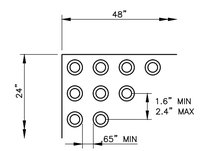
STORMWATER TREATMENT UNIT

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

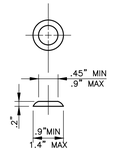


NOTE:
SIDEWALK RAMP SHALL CONFORM TO THE STATE OF CONNECTICUT DOT STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS

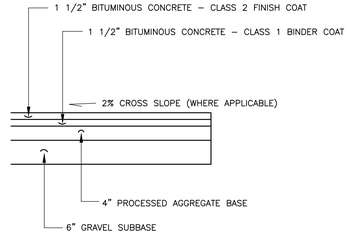
ON-SITE SIDEWALK RAMP



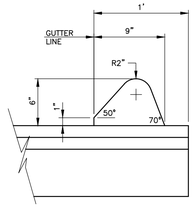
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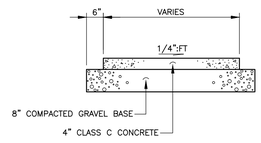
DOME DETAIL



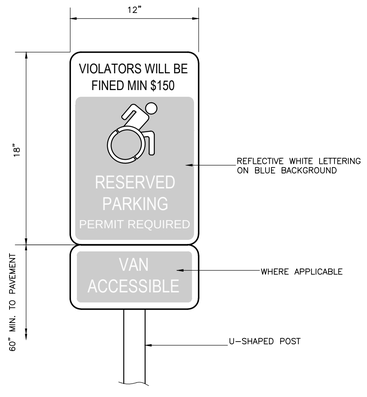
PAVEMENT SECTION-ONSITE



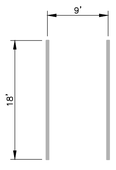
OFF-SITE BITUMINOUS LIP CURBING



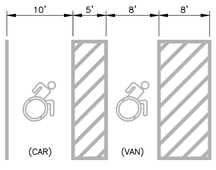
ON-SITE CONCRETE SIDEWALK



HANDICAP SIGN



GUEST



HANDICAP

PARKING SPACES

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

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

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

STATE OF CONNECTICUT — TODD J. EDWARDS — No. 10939 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — TODD J. EDWARDS — No. LICENSED LAND SURVEYOR

PERMIT SET-NOT BE USED FOR CONSTRUCTION

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

TITLE

DETAILS

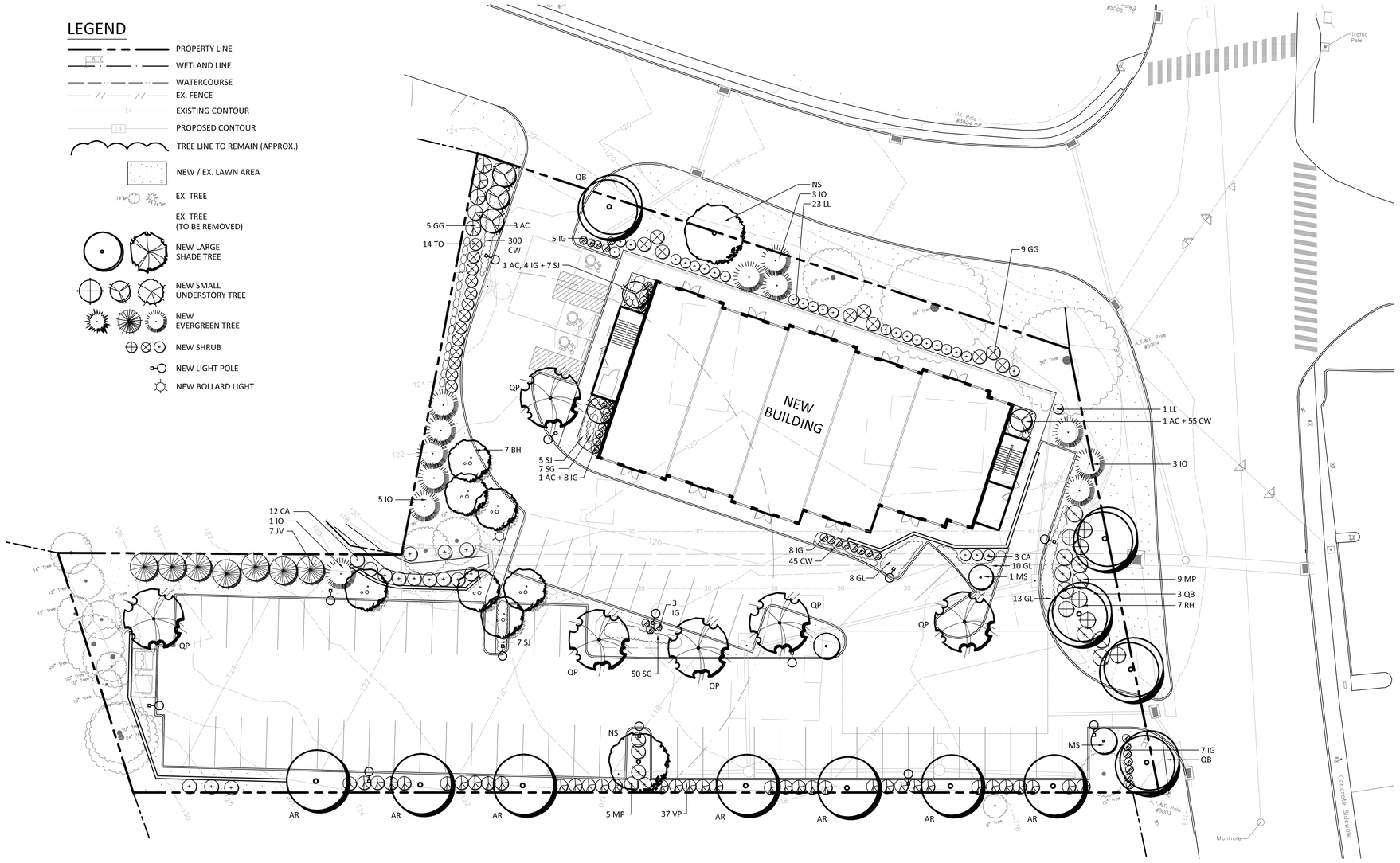
SHEET NUMBER

3.3

"CALL BEFORE YOU DIG"

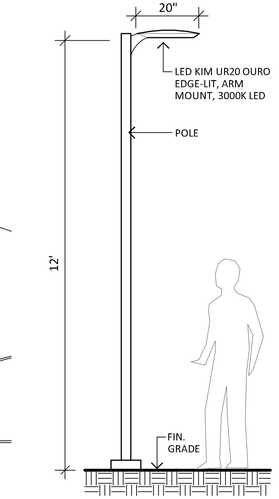
LEGEND

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



PLAN

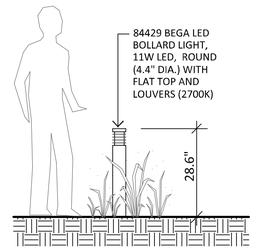
SCALE: 1" = 20'



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

LIGHT POLE (TYP.)

N.T.S.



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

BOLLARD LIGHT (TYP.)

SCALE: NOT TO SCALE

GENERAL NOTES:

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

LANDSCAPE LIGHTING NOTES:

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

PLANT LIST

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

GRAPHIC SCALE
0' 10' 20' 40'

PROJECT NORTH

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: 861-885 WHITE PLAINS ROAD TRUMBULL, CONNECTICUT

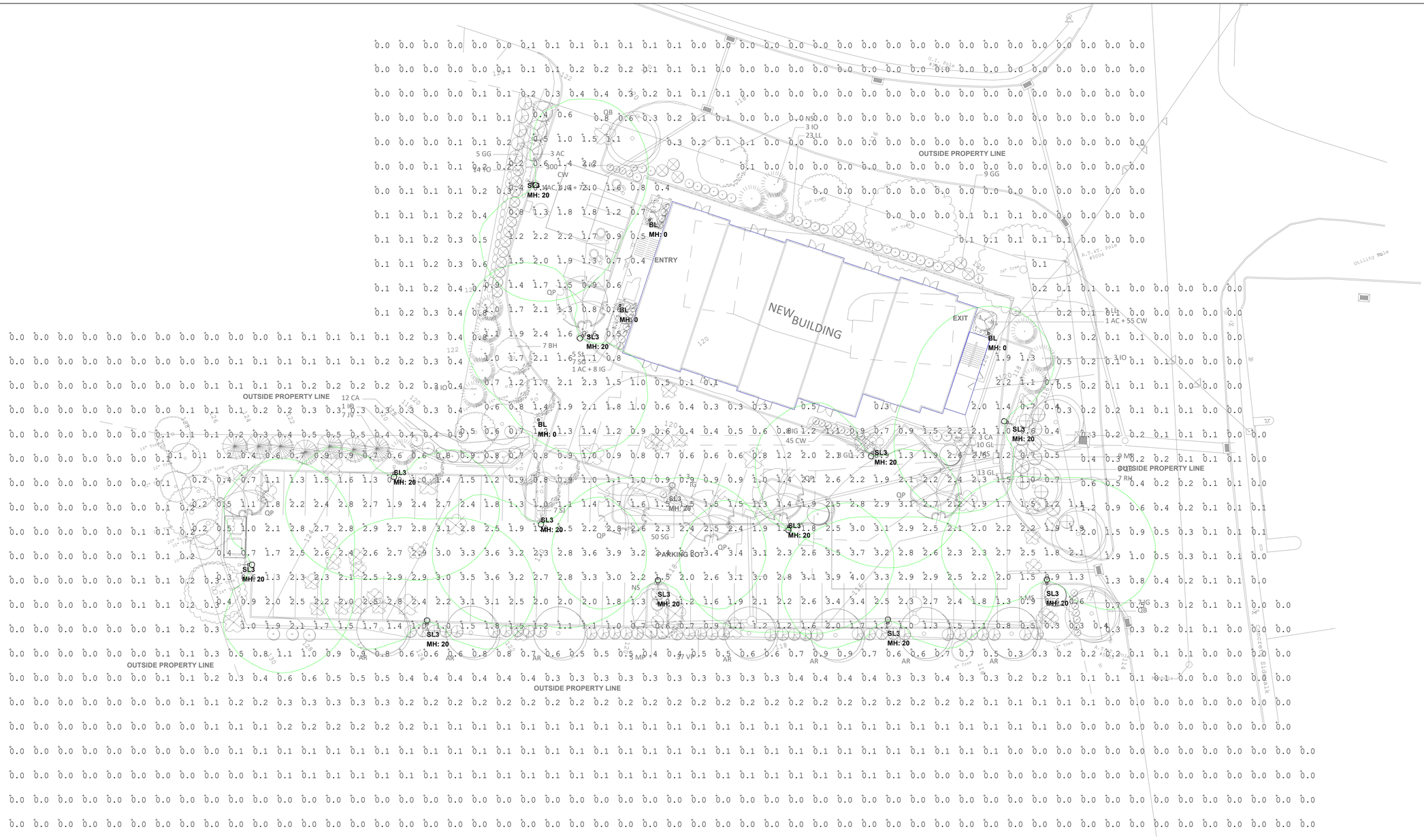
ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL: STATE OF CONNECTICUT · REGISTERED LANDSCAPE ARCHITECT

DATE: 4.6.26

SCALE: AS SHOWN

DRAWING NO.: LP.1



Luminaire Schedule						
Label	Symbol	Qty	Description	Arrangement	LLF	Luminaire Watts
BL		4	BEGA_84429K3	Single	0.900	5
SL3		13	KIM LIGHTING_UR20-96L-70-3K7-3_RotationTBD_UNV_MountingTBD_Fixture FinishTBD	Single	0.900	69.1

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRY	Fc	0.48	0.7	0.3	1.60	2.33
EXIT	Fc	0.93	1.1	0.7	1.33	1.57
OUTSIDE PROPERTY LINE	Fc	0.12	2.0	0.0	N.A.	N.A.
PARKING LOT	Fc	1.63	4.0	0.1	16.30	40.00

Project:
26108 - White Plains Road

Contact:
Cliff Gilbert
Specification Sales/Principal
(203) 788-0814
cgilbert@illuminatene.com

Detail: Photometric Calculation
Date: 4/27/2026
Revision:----
Scale: 1" = 20'-0"
Drawn By: ELR

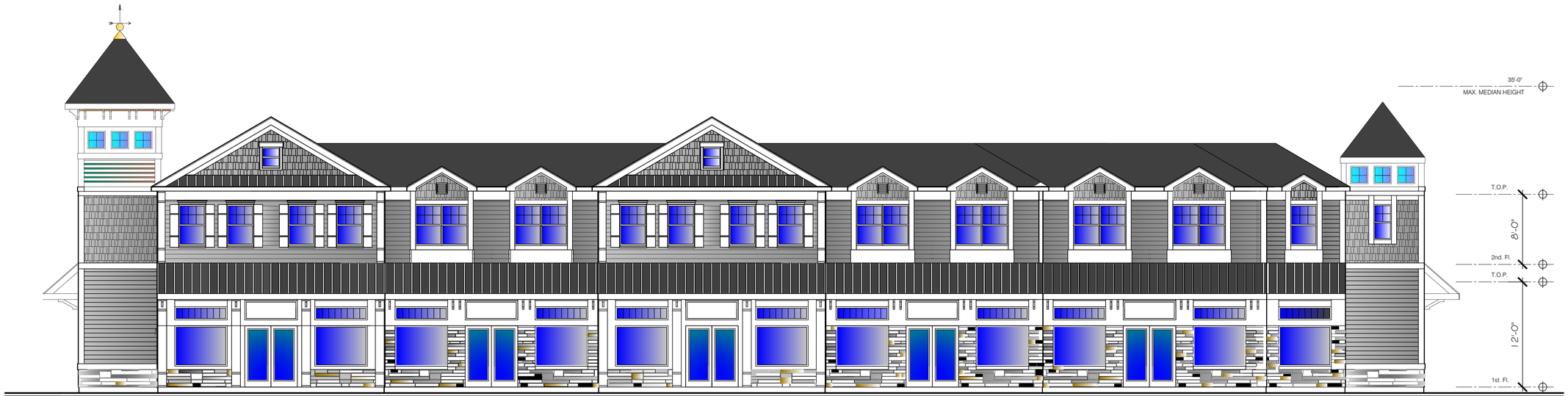
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-1

Sheet 1 of 1



SOUTH ELEVATION

SCALE: 1/6"=1'-0"

Amaya Architects
American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
ENLARGED ELEVATION

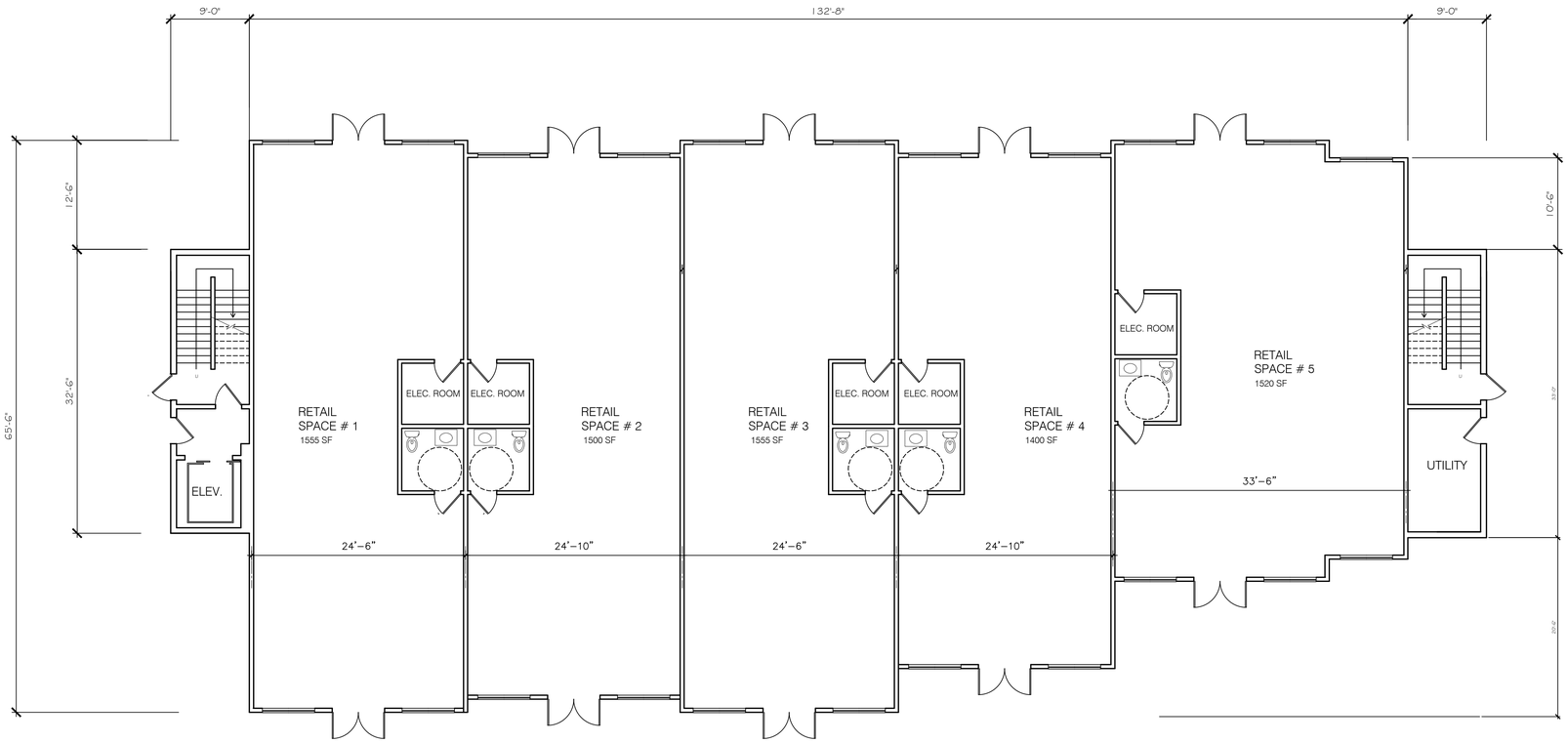
MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
R1.0



FIRST FLOOR PLAN

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

PROJECT NORTH

BUILDING AREA AND USE

FIRST FLOOR:	8,490 sf	RETAIL USE
SECOND FLOOR:	8,490 sf	RESIDENTIAL USE
TOTAL AREA:	16,980 sf	MIXED USE

Amaya Architects

American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:

FLOOR PLANS

MADISON PROPERTIES LLC

855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

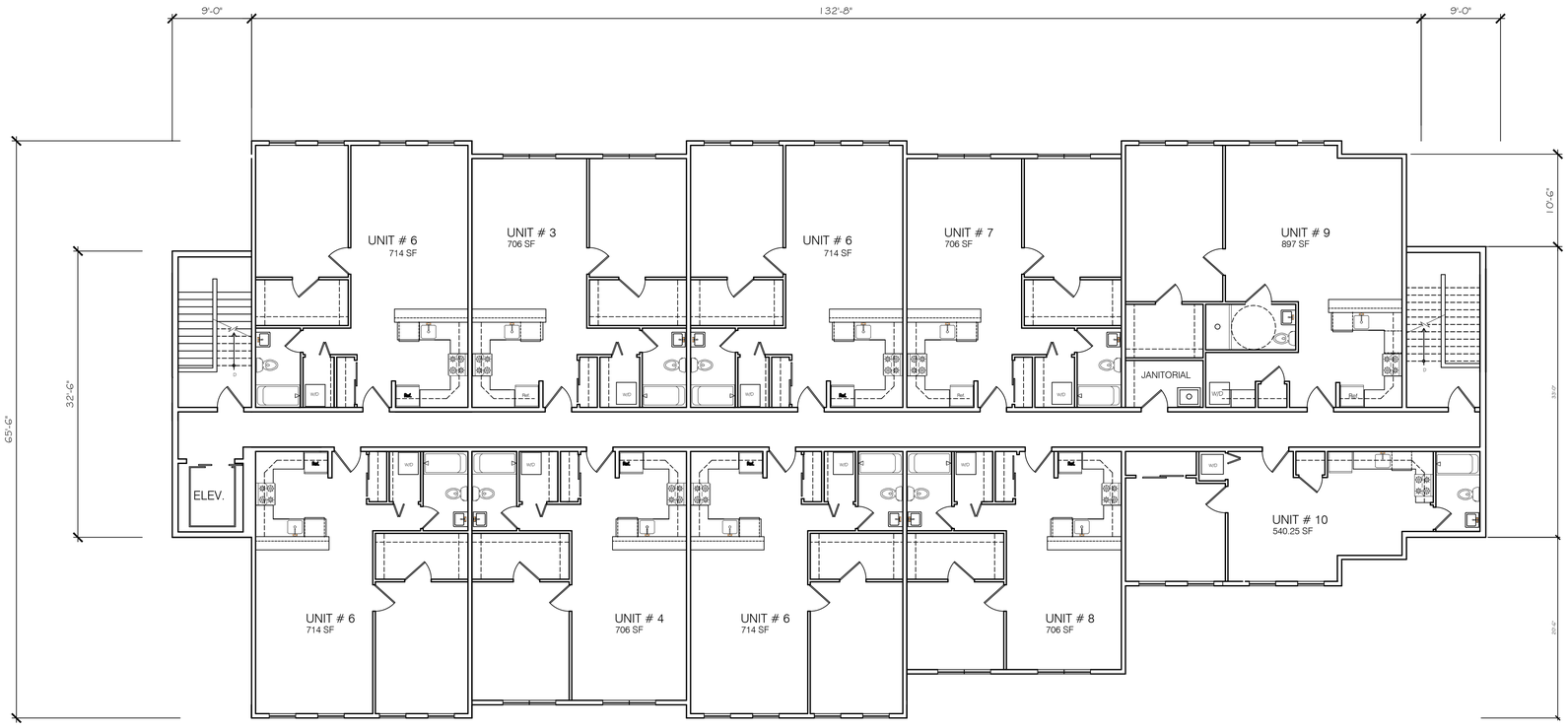
Date:

Job Number:

Drawn By: R.A.A

Sheet Number:

A1.0



FIRST FLOOR PLAN

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

PROJECT NORTH

Amaya Architects

American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:

FLOOR PLANS

MADISON PROPERTIES LLC

855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

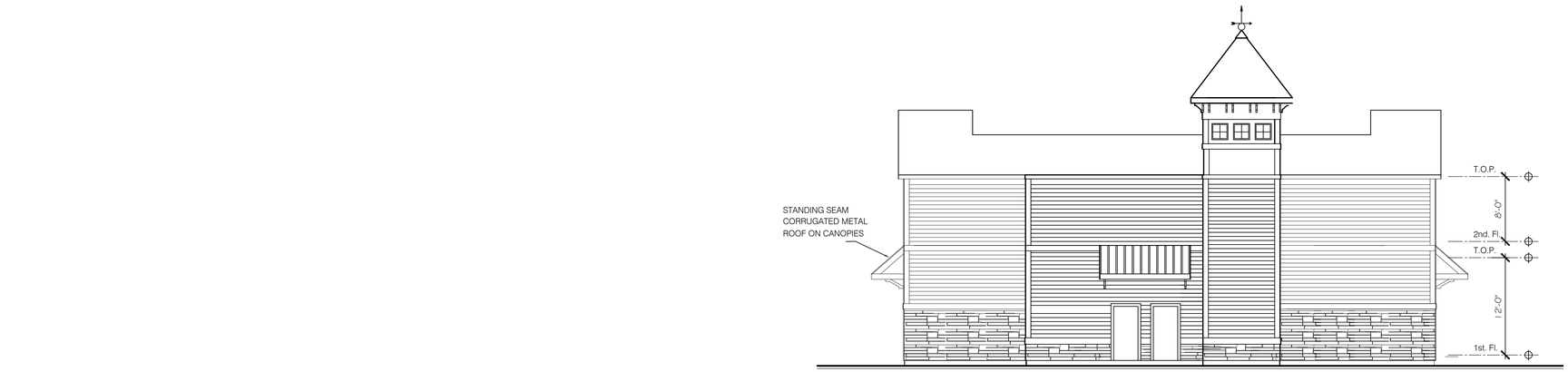
Date:

Job Number:

Drawn By: R.A.A

Sheet Number:

A2.0



WEST ELEVATION

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



NORTH ELEVATION

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

Amaya Architects
American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
NORTH AND WEST
ELEVATIONS

MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A3.0



EAST ELEVATION

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



SOUTH ELEVATION

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

Amaya Architects
American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
SOUTH AND EAST
ELEVATIONS

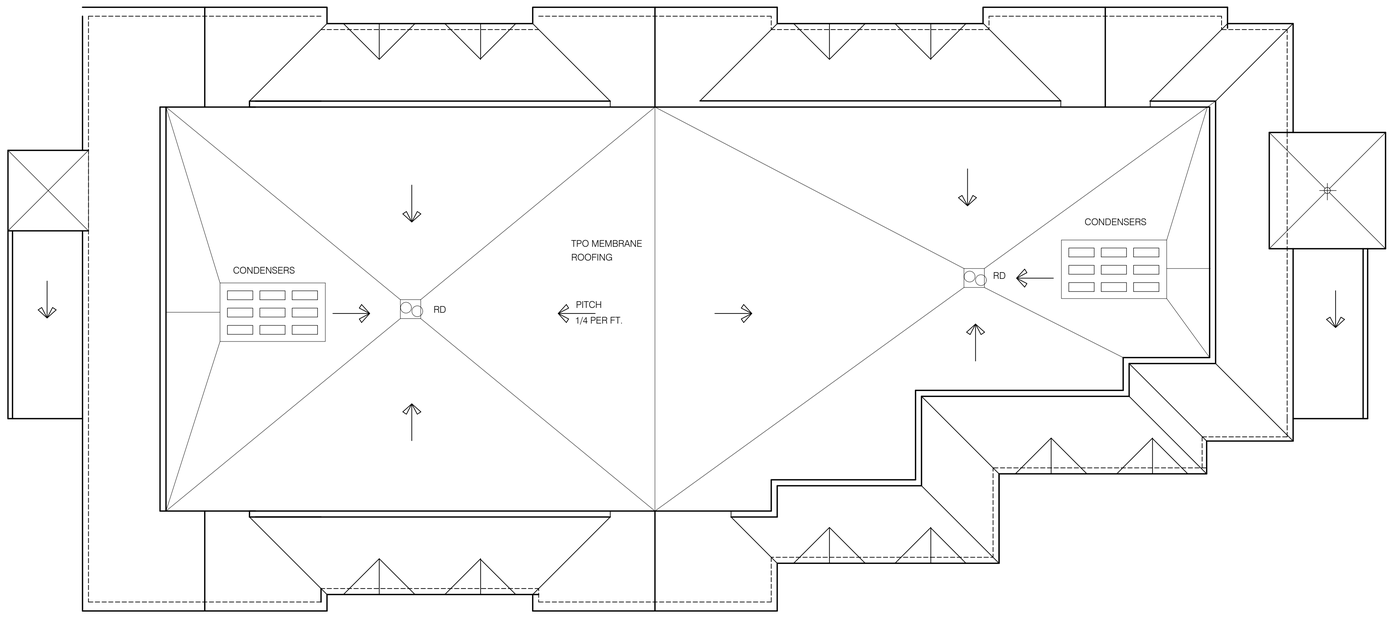
MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A4.0



ROOF PLAN

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

Amaya Architects
American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
ROOF PLAN

MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A5.0

Madison Properties, LLC
855 & 861 White Plains Road

Town of Trumbull
Planning & Zoning Application

Table of Contents

1. Town of Trumbull Special Permit application.

2. Application attachments.

3. List of 150' abutting property owners.

4. Fee schedule.

227 Stepney Road • Easton, CT • 06612 • Phone:203.268.4205 • Fax: 203.268.5604
www.jedwardsassoc.com • www.leassoc.com
Engineering • Surveying • Site Planning

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

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut
06611

PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT OR SITE PLAN APPROVAL

☒ **SPECIAL PERMIT**

☐ **SITE PLAN REVIEW**

ZONE:

☐ **Commercial Zone B-C, B-C LH, TH Node, MDD**

☐ **Industrial Zone I-L, I-L2, I-L3**

☐ **Residential Zone A, AA, AAA**

☒ **Overlay Zone** POOZ

Location of Property: 855 & 861 White Plains Road

Assessor's Map No.: G/09 Parcel No.: 345&347 Lot No.: _____

Trumbull Land Records: Volume: 1129 page 0072 & 1719 page 0054 Page: _____

Applicant: Madison Properties, LLC c/o Kenneth J. Esposito, Jr.

Address of Applicant: 575 Boston Post Road, Milford, CT 06460

Telephone Number: Day 203-218-4141 Evening _____

Owner of Record: Kenneth J. Esposito, Jr.

Address of Owner of Record: Same as applicant

Telephone Number: _____

Party to be notified: Nicholas D. Clark P.E (agent)

Address of Attorney or Agent: 227 Stepney Road, Easton, CT 06612

Telephone Number: 203-268-4205

Site Engineer: J.Edwards & Associates LLC

Address of Engineering Company: 227 Stepney Road, Easton, CT 06612

Telephone Number: 203-268-4205

Relevant Article(s) and Section(s) of the Regulations: (i.e. Art__, Sec __)

Article II Section 2.1.7

Description of the proposed request, including specific use to be conducted:

Construction of a mixed-use building and it's appurtenances.

Is the property within 500 feet of another municipality?

☐ YES ☒ NO

Does this proposal involve a structure that was built before 1940?

☒ YES ☐ NO

Does this proposal require the approval of the Inland Wetlands Agency?

☒ YES ☐ NO

Are there any deed restrictions on this property that may affect this application?

☐ YES ☒ NO

Has a previous application been filed for this property?

☐ YES ☒ NO

If yes, when? _____ Attach a copy of decision letter.

Project is to be started on December 2026 Completed on December 2027

List of Federal and State permits required and their status:

State of Connecticut Department of Transportation (not yet initiated).

Certification

I/We certify that all of the above information and statements contained in any documentation submitted with the application are true to the best of my/our knowledge.

I/We fully understand that the Planning and Zoning Commission reserves the right to revoke any permit should the information contained herein not be true or that the information requested by the application has not been fully disclosed.

Signature of Owner

Signature of Applicant (if not property owner)

7/29/26
Date

Date

NOTICE: By signing this application, owner and applicant consent to site inspections by Town Staff and/or Commissioners.

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

FOR OFFICE USE ONLY

Date Application and Fee Received:_____ By:_____

Date of Public Hearing:_____ Date Action Taken:_____

List of Abutters Submitted:_____

Revised 10/21/2025

CONTACT INFORMATION

Applicant Email Address: espokje@aol.com

Party to be Notified Email Address: nick@jedwardsassoc.com

Property Owner Email Address: Same as applicant

VOL 1129 PAGE 72

Statutory Form

EXECUTOR'S DEED

FREDERICK F. EHRSAM, JR. of the Town of Trumbull, County of Fairfield and State of Connecticut, duly qualified and authorized Executor of the Last Will and Testament of MARGARET P. MERCER, late of Trumbull, Connecticut (by virtue of powers granted in the FOURTH Article of the Will of MARGARET E. MERCER a/k/a/ MARGARET P. MERCER) in consideration of

The sum of ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED ($150,500.00) DOLLARS, paid,

grants to KENNETH J. ESPOSITO, JR. of 15 Wintergreen Drive, Easton, Connecticut 06612, with EXECUTOR'S COVENANTS.

THAT CERTAIN PROPERTY DESCRIBED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF, and being known as 855 White Plains Road, Trumbull, Connecticut 06611.

Signed this 7th day of April, 2002.

Witnessed by:

Linda R. Baker
LINDA R. BAKER

Mary Anne Young

ESTATE OF MARGARET P. MERCER

By: _____
FREDERICK F. EHRSAM, JR.
EXECUTOR

STATE OF CONNECTICUT:
: ss: Trumbull April 7th, 2002
COUNTY OF FAIRFIELD :

Personally appeared FREDERICK F. EHRSAM, JR., Executor as aforesaid, Signer and Sealer of the foregoing instrument, who acknowledged the same to be his free act and deed, before me.

Linda R. Baker
NOTARY PUBLIC

LINDA R. BAKER
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 30, 2006

LINDA R. BAKER NOTARY PUBLIC CONNECTICUT

Conveyance Tax Received
7525.50 Vivian L. Burr LCS 55
State Town Clerk of Trumbull Town

VOL 1719 PAGE 0054

00411

Doc ID: 004448040003 Type: LAN
Book 1719 Page 54 - 56
File# 411

Record & Return To:
John P. Chiota, Esq.
8 Daniels Farm Road
Trumbull, CT 06611

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, ***DANIEL EGAN*** of ***6 LAKEWOOD ROAD, EAST HAMPTON, CT***, herein designated as the Grantor, for the consideration of ***ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($167,500.00) DOLLARS***, received to the full satisfaction from ***HORIZON VIEW DEVELOPERS, LLC*** whose mailing address is ***861 WHITE PLAINS ROAD, TRUMBULL, CT*** herein designated as the Grantee, does hereby give, grant, bargain, sell and convey to the Grantee:

See Schedule A Attached Hereto And Made A Part Hereof By Reference

TO HAVE AND TO HOLD the premises hereby conveyed, with the appurtenances thereof, unto the Grantee and unto the Grantee's heirs, successors and assigns forever and to the Grantee for its own proper use and behoof; and the Grantor does for himself, his heirs, successors and assigns covenant with the Grantee, its heirs, successors and assigns that the Grantor is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and have good right to grant and convey the same in manner and form as herein written and the same are free from all encumbrances whatsoever, except as herein stated.

AND FURTHERMORE, the Grantor does by these presents bind himself and his heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantee and its heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 8th day of JULY, 2016

Conveyance Tax Received
Suzanne Burr Monaco
State Town Clerk of Trumbull Town

1256.25 4187.75

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

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

SUPPLEMENTAL DATA

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

CURRENT ASSESSMENT

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

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

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

PREVIOUS ASSESSMENTS (HISTORY)

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

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

SHD=NV

APPRAISED VALUE SUMMARY

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

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-12-2005	RM			10	Measu/LtrSnt-Letter Sent n
03-23-2005	AH	1		03	Sat or >5PM Attm @ Int In
03-21-2005	AH	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A			0.710	AC	172,040.00	1.31169	3	1.00	100	1.200		1.0000	270,790.9	192,300
Total Card Land Units						0.71	AC	Parcel Total Land Area						0.71	Total Land Value		192,300

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

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

SUPPLEMENTAL DATA

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

CURRENT ASSESSMENT

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

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

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

PREVIOUS ASSESSMENTS (HISTORY)

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

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

APPRAISED VALUE SUMMARY

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

NOTES

X FIX IS TOILET AT TOP OF CELLAR STAIRS

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

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

LAND LINE VALUATION SECTION

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

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

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
150' ADJOINERS
JULY 20, 2026

MAP/BLOCK/LOT	STREET ADDRESS	OWNER/MAILING ADDRESS
WHITE PLAINS ROAD		
G/09/ 00351	843 & 847	Greater Bridgeport Board of Realtors, Inc. 843 White Plains Road Trumbull, CT 06611
G/09/ 00372	860	Trumbull Center Fire District 860 White Plains Road Trumbull, CT 06611
G/09/00344	877	Trumbull Congregational Church 877 White Plains Road Trumbull, CT 06611
G/09/00376	888	888 White Plains Road, LLC 1 Corporate Drive Suite 100 Shelton, CT 06484
BERKSHIRE AVENUE		
G/09/00312	64	Gustavo Luis Ruiz & Vanessa Carla 64 Berkshire Avenue Trumbull, CT 06611
G/09/00310	70	Sidney Avery 70 Berkshire Avenue Trumbull, CT 06611
RESERVOIR AVENUE		
G/09/00207	3090	Carlos Luis Deborba 3090 Reservoir Avenue Trumbull, CT 06611
PAUGUSETT CIRCLE **ALGONQUIN TRAIL**		
G/09/00370		Church Hill South Condominium Association c/o County Management Services 6527 Main Street Trumbull, CT 06611
BURTON AVENUE		
	8	Cruz Angeles 8 Burton Avenue Trumbull, CT 06611
	12	Christopher T. & Blanca I. Grande 12 Burton Avenue Trumbull, CT 06611

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

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut
06611

PLANNING AND ZONING DEPARTMENT

FEE SCHEDULE

SPECIAL PERMIT/SITE PLAN:

NEW CONSTRUCTION $560.00*
OTHER $360.00*

MULTI-UNIT RESIDENTIAL:
EACH SINGLE FAMILY STRUCTURE $260.00*
EACH MULTI-FAMILY BUILDING.....$1,060.00*

IN-LAW/ACCESSORY APARTMENTS $260.00*
TELECOMMUNICATIONS.....$1,560.00*
MINOR DEVIATION BY RESOLUTION OF THE COMMISSION.....$160.00*
HOLIDAY DECORATIONS (NON-PROFIT ORGANIZATIONS) $30.00
HOLIDAY DECORATIONS (BUSINESS/COMMERCIAL & INDUSTRIAL) ..$360.00*
PRE APPLICATION/PRELIMINARY REVIEW.....$100.00
EXTENSION OF TIME.....$100.00

ZONE CHANGE:

AMENDMENT $460.00*
BOUNDARY $460.00*

SUBDIVISION:

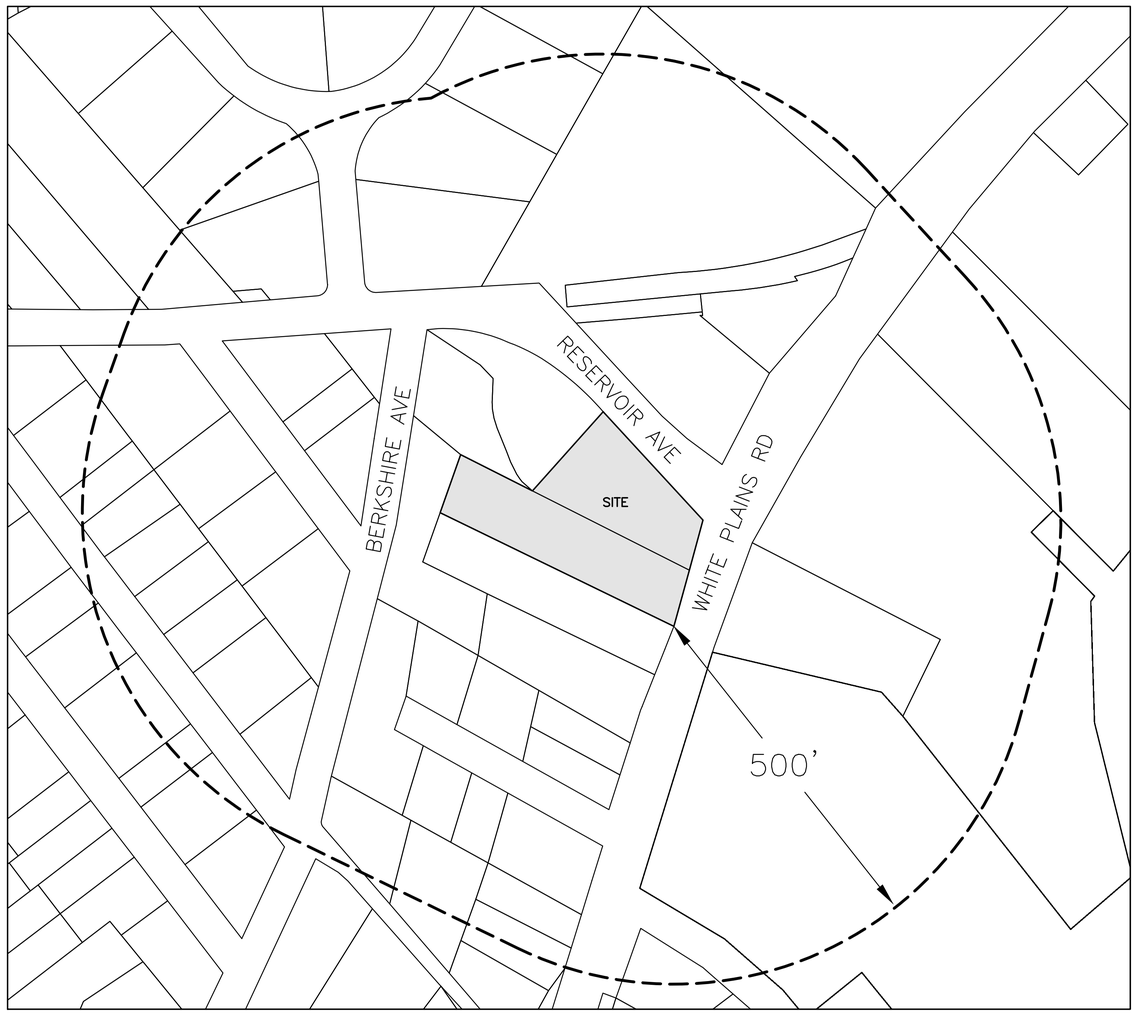
MINIMUM (1-5 LOTS).....$560.00*
MINIMUM (6-10 LOTS).....$1,060.00*
EACH LOT (OVER 10 LOTS).....$160.00*
LOT LINE REVISIONS $180.00
FIRST CUT DIVISIONS OF LAND $180.00
INSPECTION FEE – 5% OF ESTIMATED IMPROVEMENT COSTS

MISCELLANEOUS:
LIQUOR LOCATION.....$460.00*

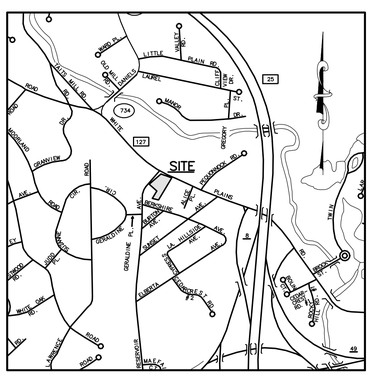
ZONING REGULATIONS.....$30.00
SUBDIVISION REGULATIONS.....$15.00

***STATE SURCHARGE OF $60.00 HAS BEEN ADDED** **Revised: 3/04/22**

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



500' RADIUS MAP
1"=100'



VICINITY MAP
1"=1000'

PERMIT SET–NOT BE USED FOR CONSTRUCTION

LIST OF DRAWINGS

1.0	TITLE SHEET
1.1	EXISTING CONDITIONS SURVEY
2.1	SITE PLAN
2.2	UNDERGROUND UTILITIES PLAN
2.3	DEMOLITION PLAN
2.4	EROSION CONTROL PLAN
2.5	SCHEMATIC SITE PLAN
3.1–3.3	CONSTRUCTION DETAILS
LP.1& L–1	LANDSCAPE & LIGHTING PLAN
A1.0–A5.0	ARCHITECTURAL PLANS

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

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

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

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

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

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z

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

TITLE

TITLE SHEET

SHEET NUMBER

1.0

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

NOTES:

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

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

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

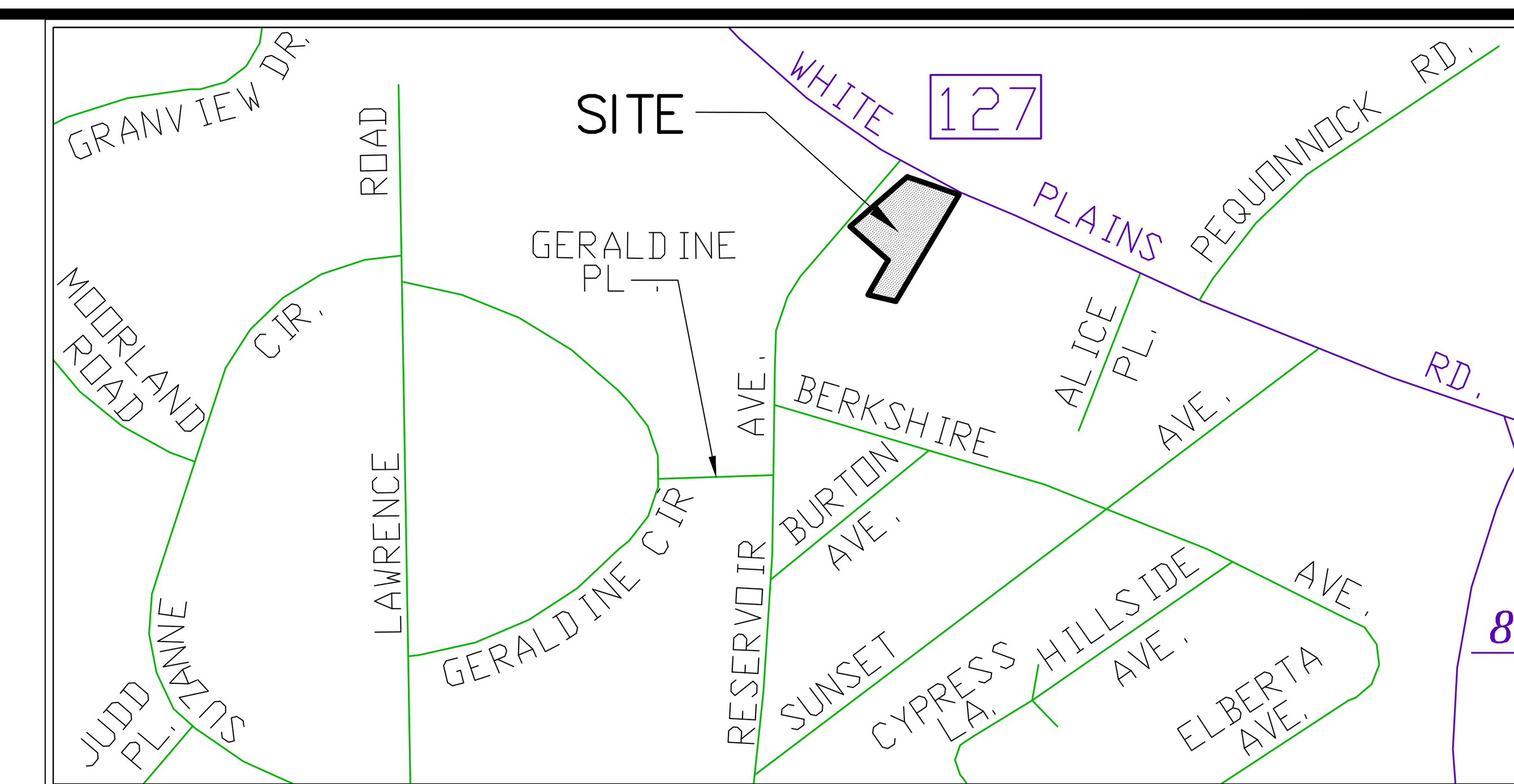
4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T–2 BASED ON GPS READING REFERS TO NAVD '88 DATUM.

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

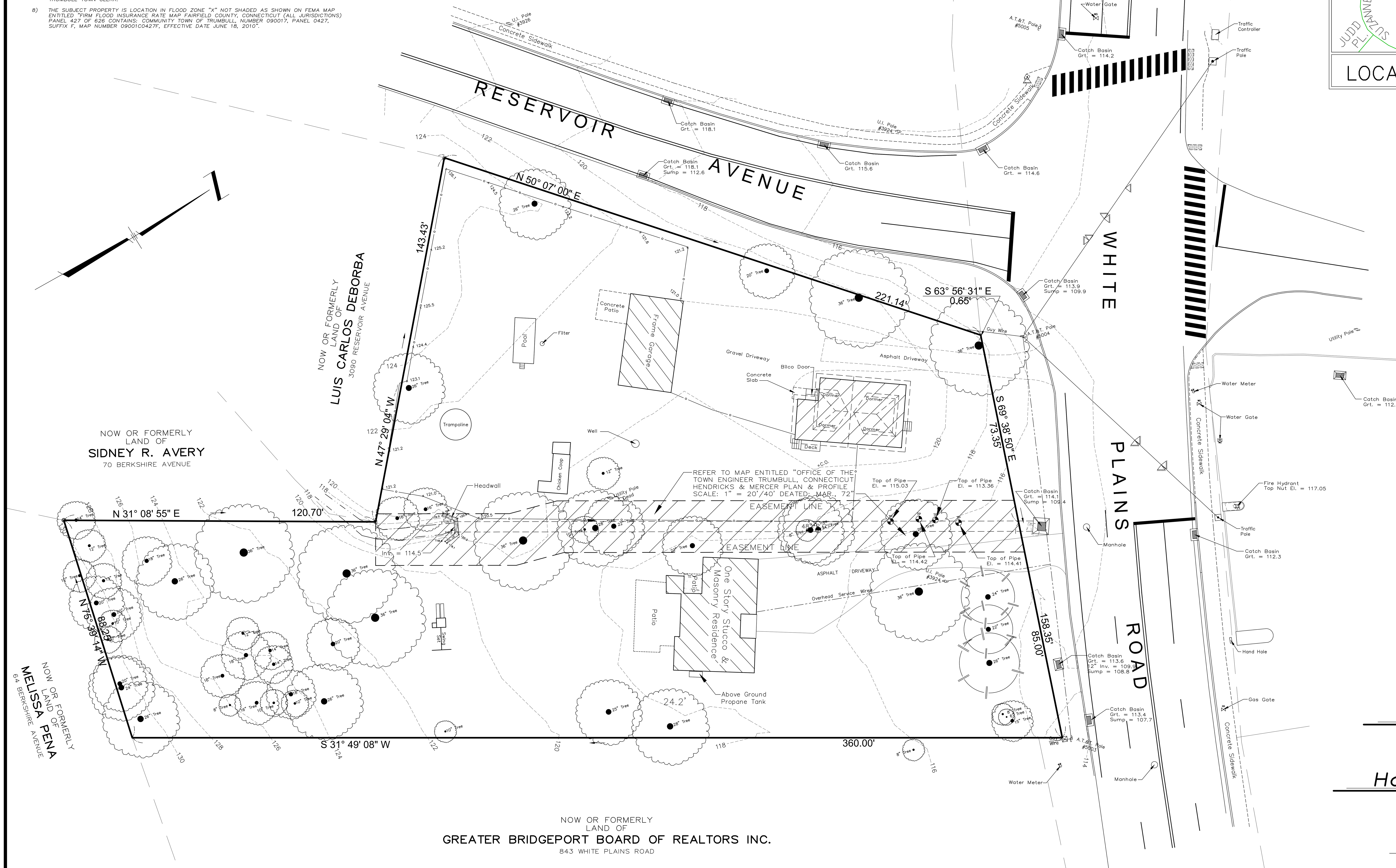
6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.

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

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



LOCATION MAP SCALE: 1" = 500'



THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

TOTAL AREA = 55,045 SQ. FT.
or 1.2637 AC.

ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR

Kenneth J. Espostio, Jr.

855 WHITE PLAINS ROAD

AND

Horizon View Developers LLC

861 WHITE PLAINS ROAD

TRUMBULL, CONNECTICUT

SCALE: 1" = 20' NOV. 13, 2024

AMENED: SEPT. 18, 2025
AMENDED: JAN. 7, 2026
AMENDED: MARCH 16, 2026
TEST PIT ADDED: APRIL 1, 2026

GRAPHIC SCALE
10 0 10 20 40

EMBOSSED SEAL

WALTER H. SKIDD – LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD – FAIRFIELD, CONN.
TELEPHONE (203) 373–0401

STATE OF CONNECTICUT WALTER H. SKIDD # 14663 LICENSED LAND SURVEYOR

ZONING DATA TABLE

(#855 & #861 COMBINED)

REGULATION/DESC.	REGULATION	EXISTING	PROPOSED
PROFESSIONAL OFFICE OVERLAY ZONE	POOZ	POOZ	POOZ
AREA (ACRES)	1	1.264	1.264
FRONTAGE (FT)	200	200	200
BUILDING HEIGHT (MAX)	2.5 STORIES OR 35'	N/A	<35 FT
DENSITY (MAX.)	10 RESIDENTIAL UNITS/ACRE (1 BEDROOM OR STUDIO)	N/A	7.91 UNITS/ACRE (1 BEDROOM)
MINIMUM LANDSCAPE AREA BUFFER (FT) (ADJOINING PROPERTY NOT ZONED POOZ)	10	N/A	10

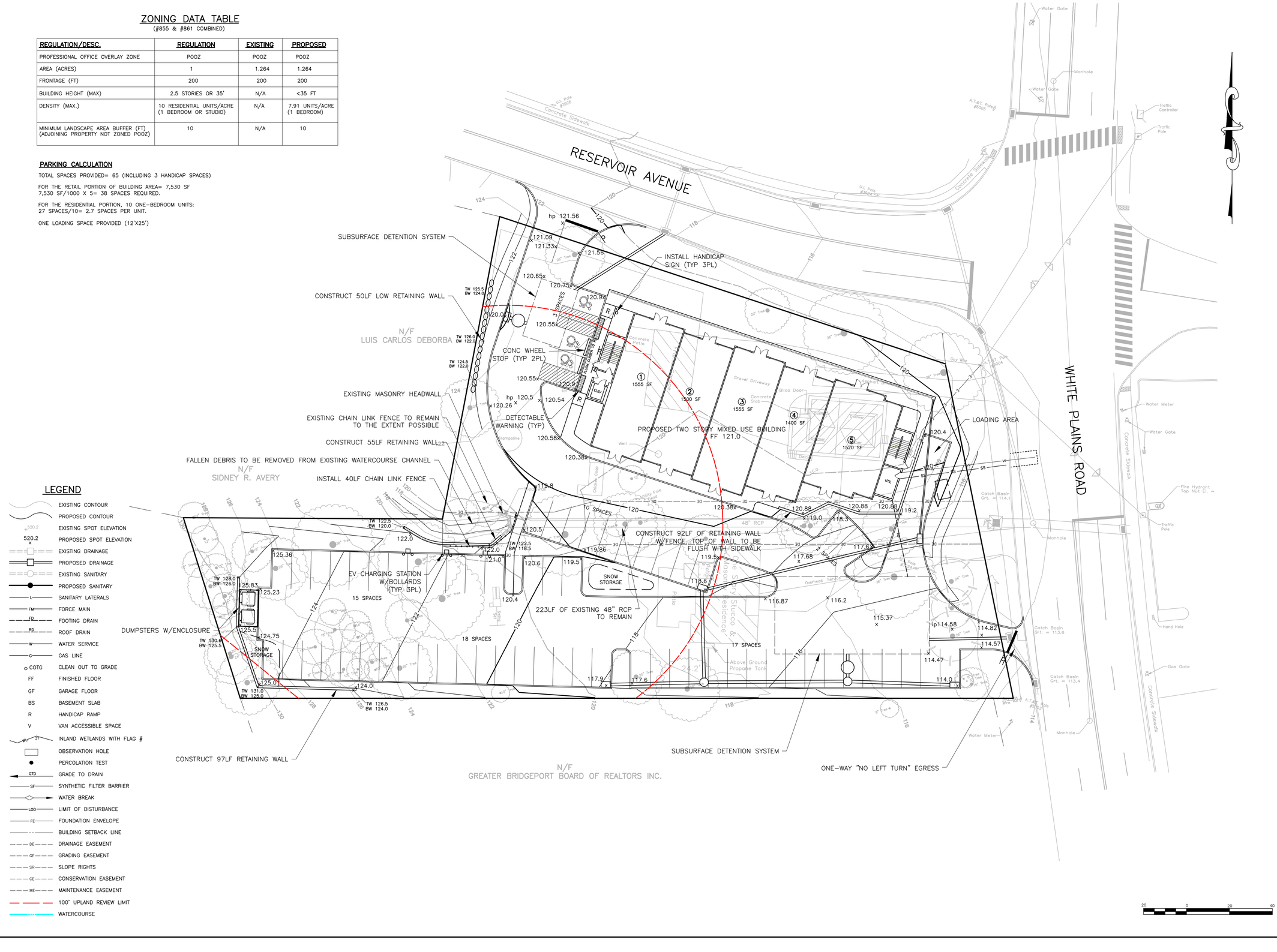
PARKING CALCULATION

TOTAL SPACES PROVIDED= 65 (INCLUDING 3 HANDICAP SPACES)

FOR THE RETAIL PORTION OF BUILDING AREA= 7,530 SF
7,530 SF/1000 X 5= 38 SPACES REQUIRED.

FOR THE RESIDENTIAL PORTION, 10 ONE-BEDROOM UNITS:
27 SPACES/10= 2.7 SPACES PER UNIT.

ONE LOADING SPACE PROVIDED (12'X25')



LEGEND

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

20 0 20 40

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www.jedwardsassoc.com

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STATE OF CONNECTICUT — JASON EDWARDS — LICENSED LAND SURVEYOR

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

REVISIONS

#	DATE	DESCRIPTION
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3	05-26-26	IWWC
4	07-28-26	P&Z

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

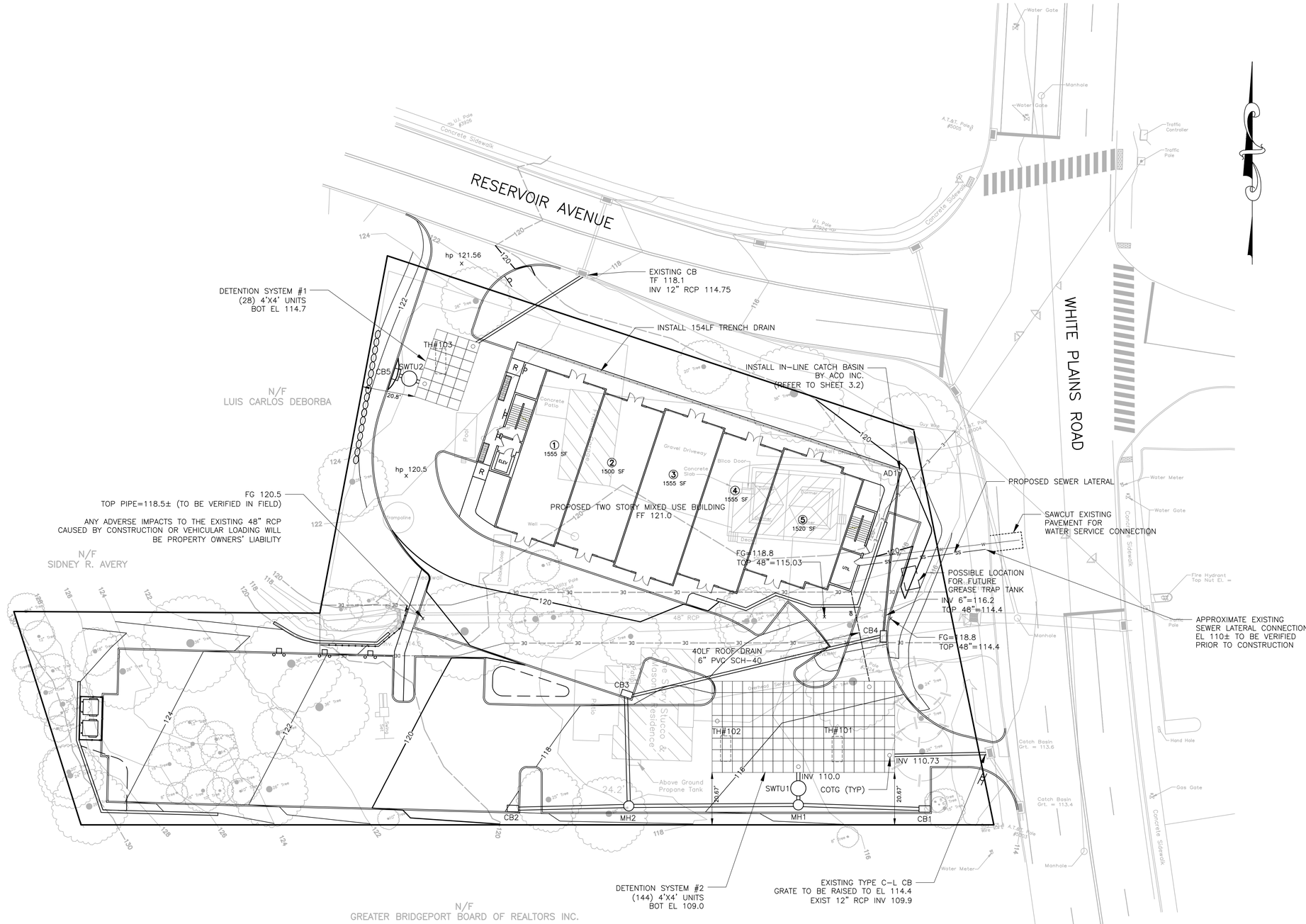
TITLE

SITE PLAN

SHEET NUMBER

2.1

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



LEGEND

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

DRAINAGE STRUCTURES

ALL CB's ARE TYPE C UNLESS NOTED OTHERWISE

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

* REFER TO DETAIL ON SHEET 3.2

DRAINAGE PIPES

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

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

* 6" PVC SCH-40

20 0 20 40

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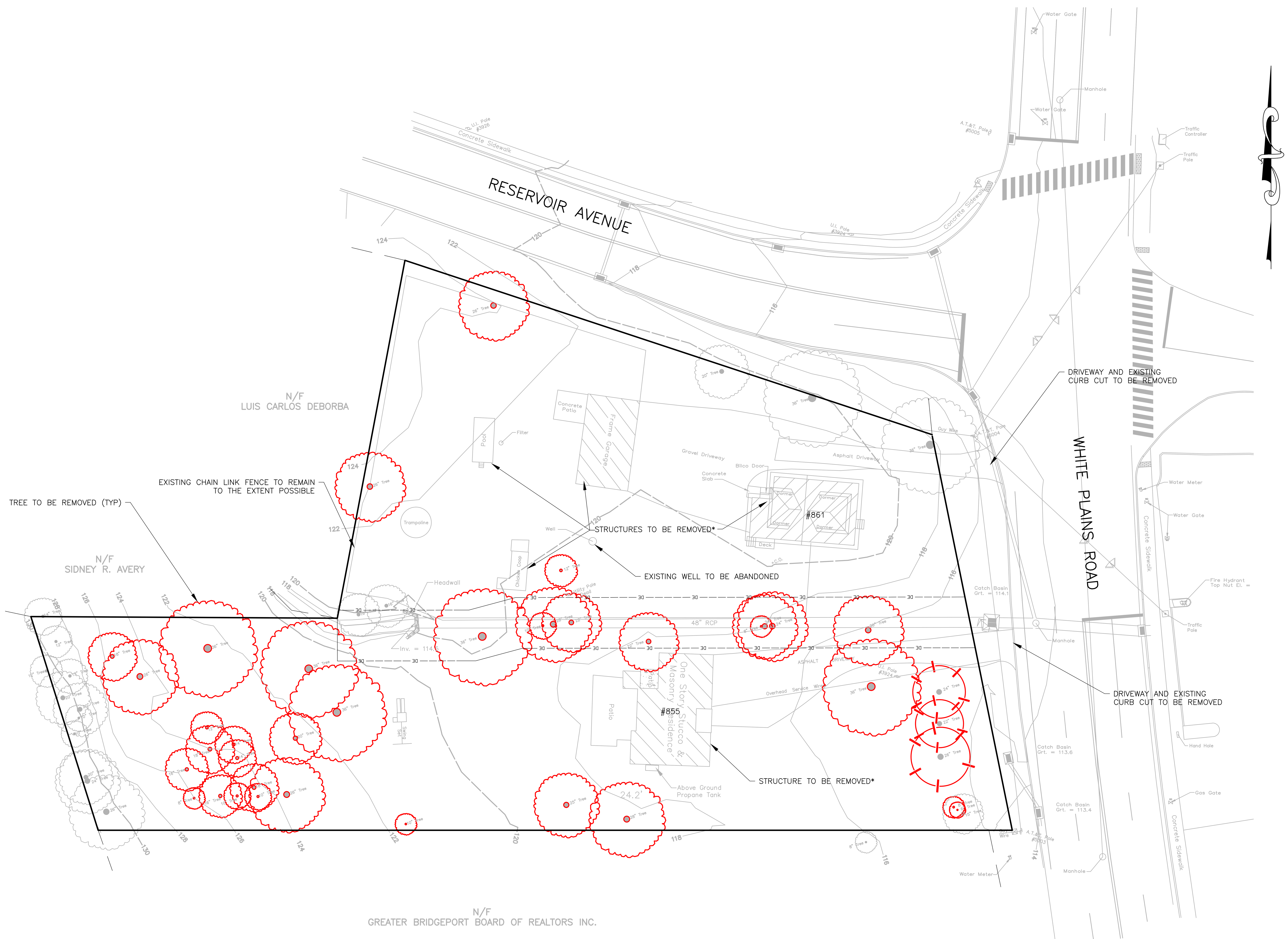
TITLE

UNDERGROUND UTLITIES PLAN

SHEET NUMBER

2.2

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



TREES TO BE REMOVED
T=38

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

PERMIT SET–NOT BE USED FOR CONSTRUCTION

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 × PROPOSED SPOT ELEVATION
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- PROPOSED DRAINAGE
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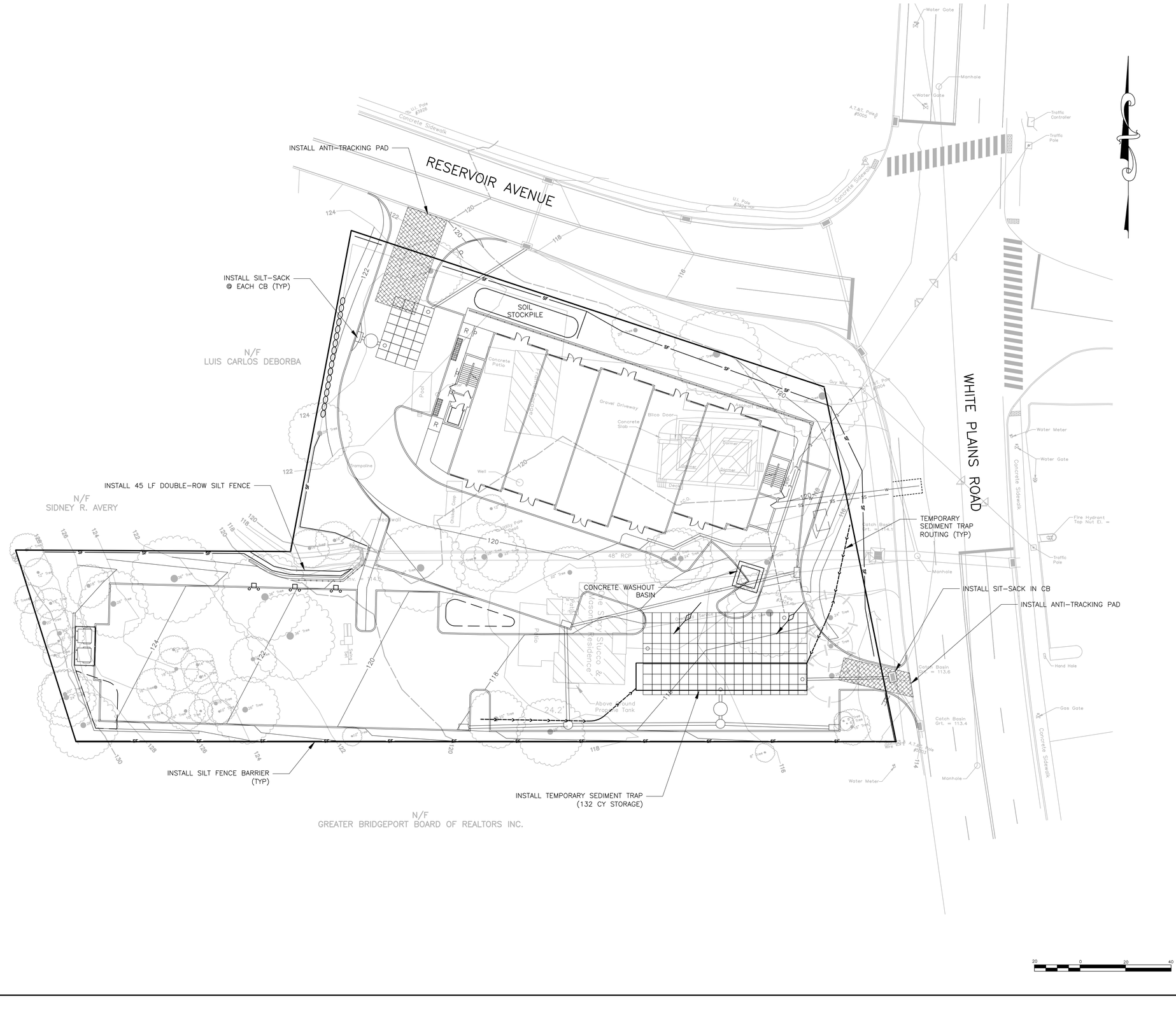
TITLE

DEMOLITION PLAN

SHEET NUMBER

2.3

K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855–861 WHITE PLAINS ROAD\DRAWINGS\2.3 DEMOLITION PLAN



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 x PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
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DRAWN BY: NDC
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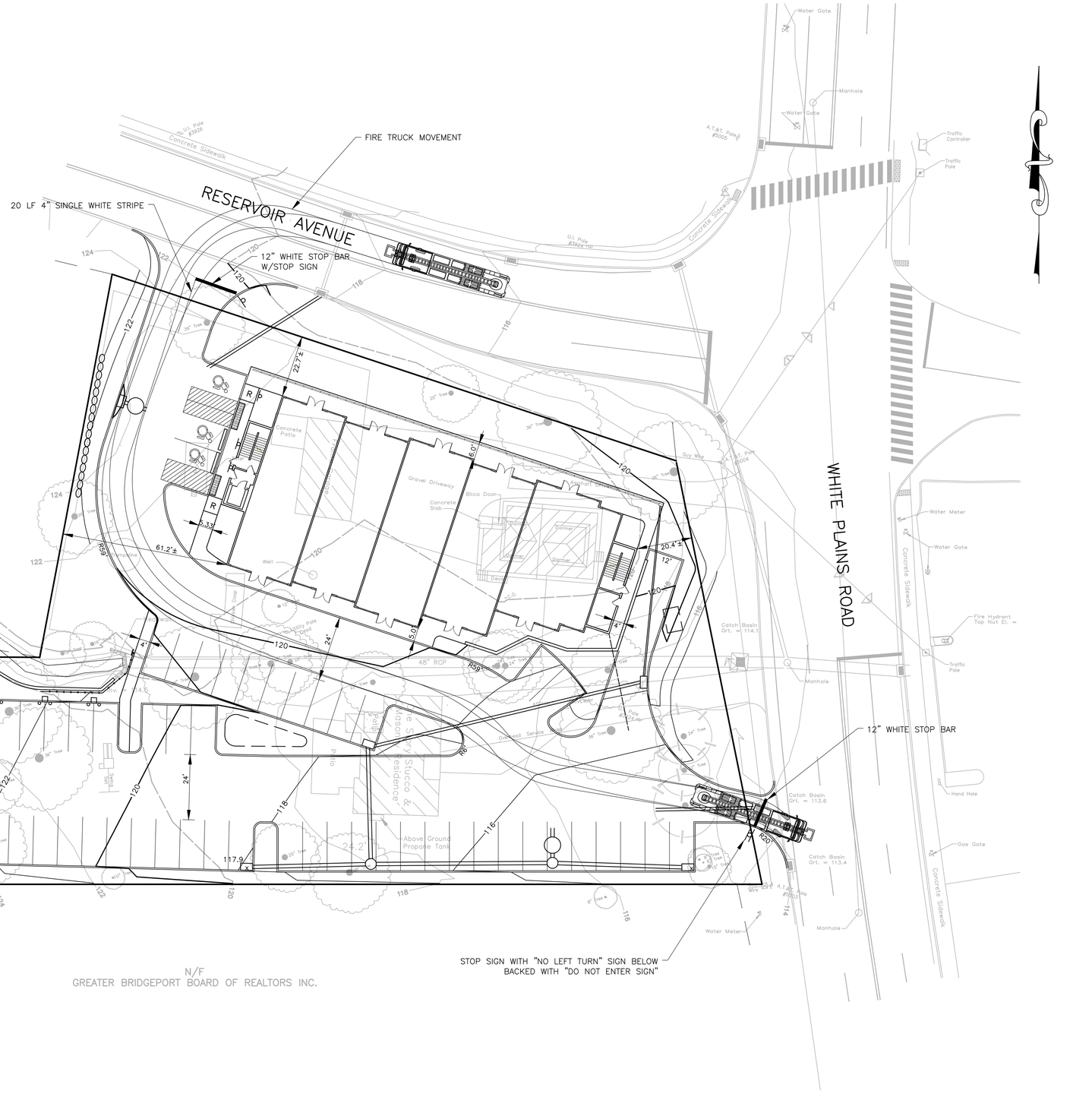
TITLE

EROSION CONTROL PLAN

SHEET NUMBER

2.4

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



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 x PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
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20 0 20 40

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4	07-28-26	P&Z

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

TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

2.5

K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855-861 WHITE PLAINS ROAD\DRAWINGS\2.5 SCHEMATIC SITE PLAN (P&Z)

GENERAL NOTES

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

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

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

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

4. Total area of site is 1.2637 acres.

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

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

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

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

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

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

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

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

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

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

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

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

STORM WATER POLLUTION CONTROL PLAN

Project description

The proposal is for the construction of a 8,500 sf (footprint) mixed–use building and its appurtenances.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kenneth Esposito 203–218–4141 is assigned the responsibility for implementing this Storm water Pollution Control Plan during the construction. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. If the land is transferred, the Planning and Zoning office shall be notified and a copy of the Storm water Pollution Control Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Storm water Pollution Control Plan for the site as outlined in this Storm water Pollution Control Plan.

CONSTRUCTION SEQUENCE

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

SITE MAINTENANCE PLAN

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

Driveways and Parking Areas

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

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

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

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

Infiltration Galleries

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

Catch Basins and Trench Drains

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

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

Landscaping

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

SOILS TESTING

DEEP TEST RESULTS

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

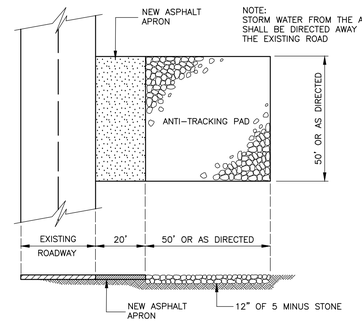
#TH–101 Roots @ 21"
0 – 12" Top Soil
12" – 24" Orange Brown Fine Sandy Loam w/Cobbles
24" – 48" Orange Brown Medium to Coarse Sand & Gravel w/Cobbles
48" – 132"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge No Water No Redoximorphic Features

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

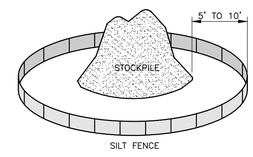
#TH–103
Roots @ 60"
0 – 12" Top Soil
12" – 30" Orange Brown Fine Sandy Loam w/Cobbles
30" – 150"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge Moist @ 140" No Redoximorphic Features

FORM 818 CONSTRUCTION NOTES:

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

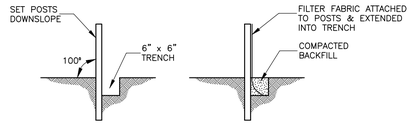


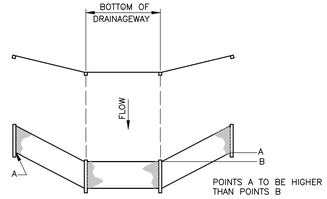
ANTI–TRACKING PAD



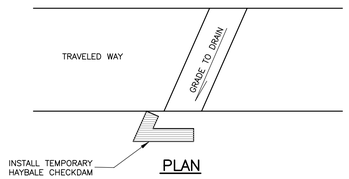
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10 LBS PER 1000 SF

STOCKPILE STABILIZATION

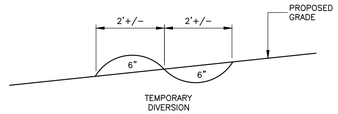




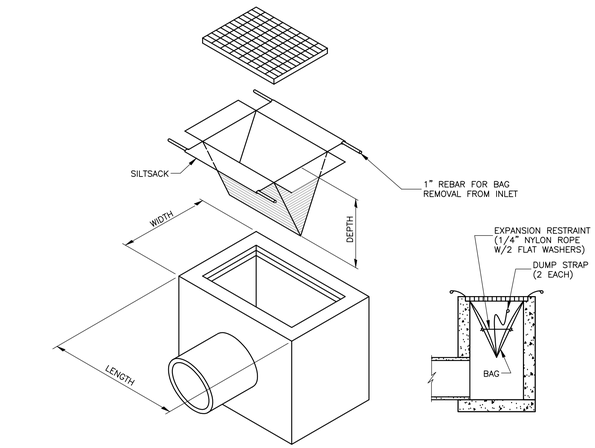
SYNTHETIC FILTER BARRIER



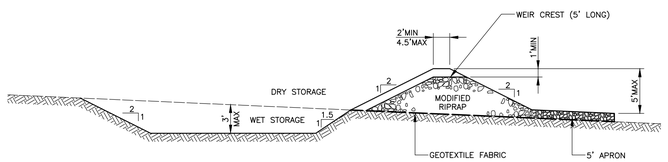
PLAN



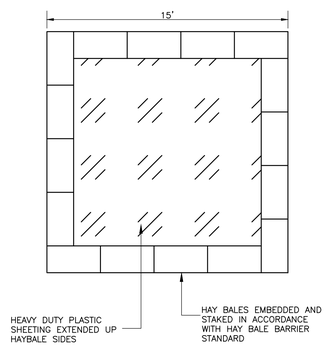
TEMPORARY WATER BREAK



SEDIMENT CONTROL AT INLET



TEMPORARY SEDIMENT TRAP



CONCRETE WASHOUT BASIN

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

STATE OF CONNECTICUT KENNETH D. CONKLIN No. 10937 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT JOHN EDWARDS LICENSED LAND SURVEYOR

PERMIT SET–NOT BE USED FOR CONSTRUCTION

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

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z

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

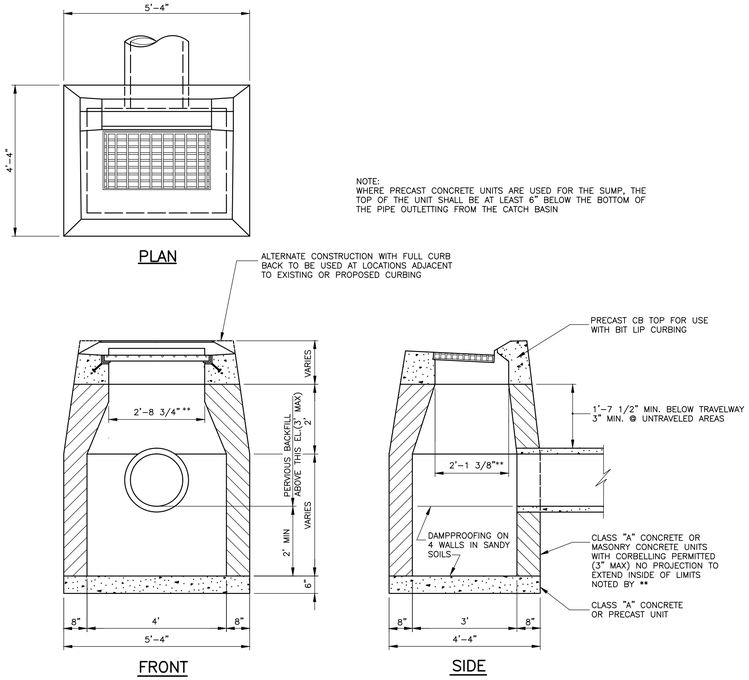
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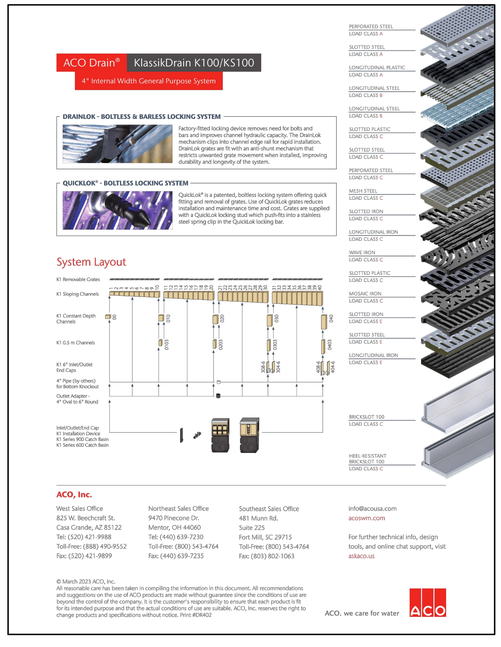
DETAILS

SHEET NUMBER

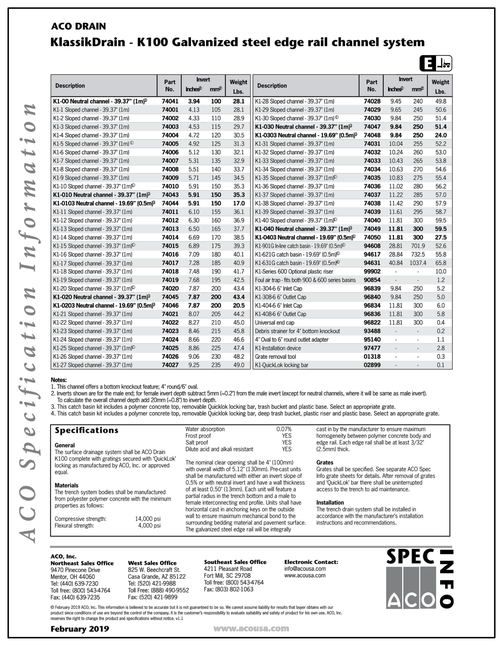
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855–861 WHITE PLAINS ROAD\DRAWINGS\3.1 D–1

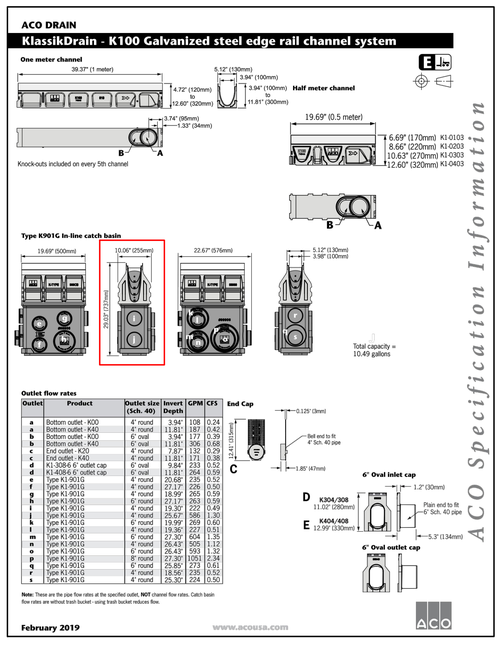


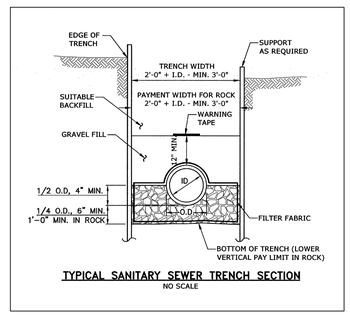


TRENCH DRAIN



IN-LINE CATCH BASIN





PERMIT SET—NOT BE USED FOR CONSTRUCTION

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

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

STATE OF CONNECTICUT — JOSEPH N. EDWARDS — LICENSED LAND SURVEYOR

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#	DATE	DESCRIPTION
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4	07-28-26	P&Z

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

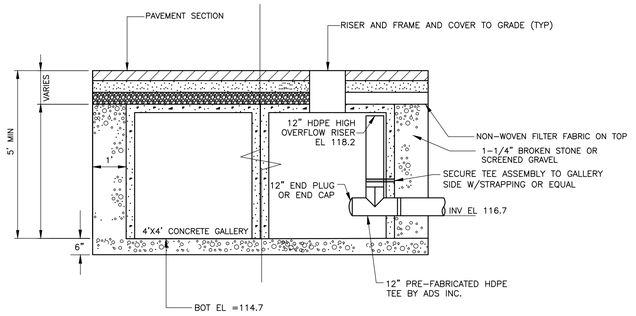
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DETAILS

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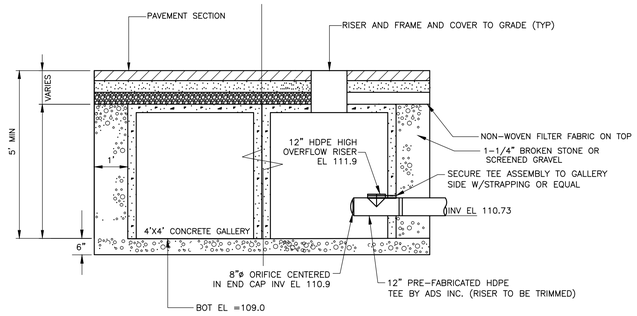
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K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855-861 WHITE PLAINS ROAD\DRAWINGS\3.2 D-2



DETENTION GALLERY SYSTEM #1

WITH H20 LOADING



DETENTION GALLERY SYSTEM #2

WITH H20 LOADING

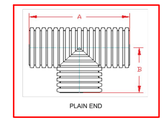
DUAL WALL FABRICATED TEES
4" - 30" DIAMETER

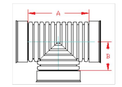
PART #	PIPE SIZE	A	B	JOINT
0460AN	4 in (100 mm)	12.8 in (324 mm)	6.2 in (158 mm)	*
0661AN	6 in (150 mm)	18.5 in (419 mm)	8.1 in (207 mm)	*
0862AN	8 in (200 mm)	21.0 in (533 mm)	10.6 in (269 mm)	*
1063AN	10 in (250 mm)	26.0 in (659 mm)	12.6 in (320 mm)	*
1264AN	12 in (300 mm)	30.7 in (780 mm)	15.4 in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

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

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

© 2021 Advanced Drainage Systems, Inc.

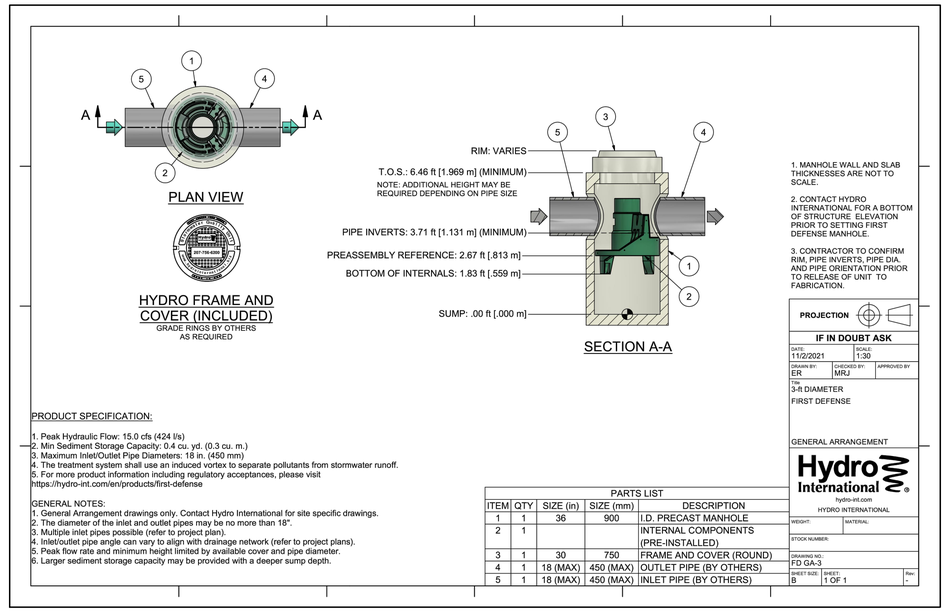




ST & WT (INCLUDES 3 GASKETS)

DRAWING #	2400	
ISSUED BY	JOB	06.04.07
APPROVED BY	JOB	06.08.07
REVISIONS	JB	4.09.07E

PRE-FABRICATED TEE



PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 15.0 cfs (424 l/s)
2. Min Sediment Storage Capacity: 0.4 cu. yd. (0.3 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 18 in. (450 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

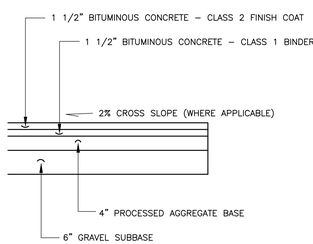
GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

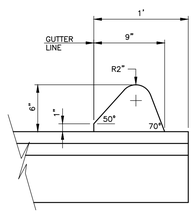
PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

STORMWATER TREATMENT UNIT

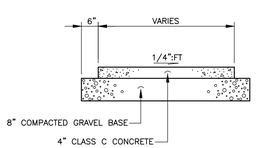
MODEL # HS4 BY HYDROWORKS LLC OR APPROVED EQUAL
(SHOP DRAWING TO BE APPROVED PRIOR TO CONSTRUCTION)



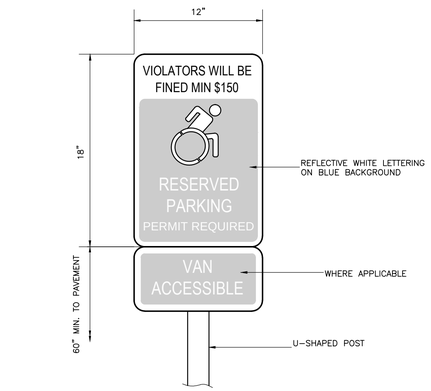
PAVEMENT SECTION-ONSITE



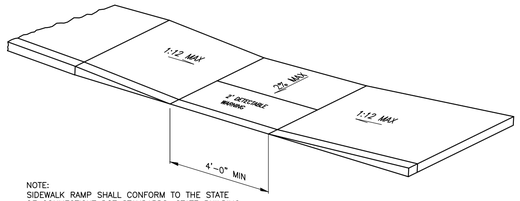
OFF-SITE BITUMINOUS LIP CURBING



ON-SITE CONCRETE SIDEWALK

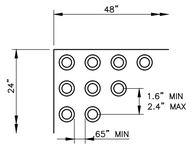


HANDICAP SIGN

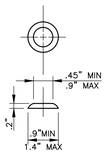


NOTE:
SIDEWALK RAMP SHALL CONFORM TO THE STATE OF CONNECTICUT DOT STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS

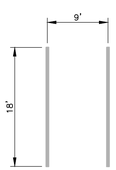
ON-SITE SIDEWALK RAMP



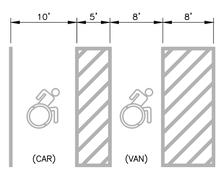
DETECTABLE WARNING



DOME DETAIL



GUEST



HANDICAP

PARKING SPACES

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

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

STATE OF CONNECTICUT JOHN EDWARDS No. 10937 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT JOHN EDWARDS No. 10937 LICENSED LAND SURVEYOR

PERMIT SET-NOT BE USED FOR CONSTRUCTION

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

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z

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

TITLE

DETAILS

SHEET NUMBER

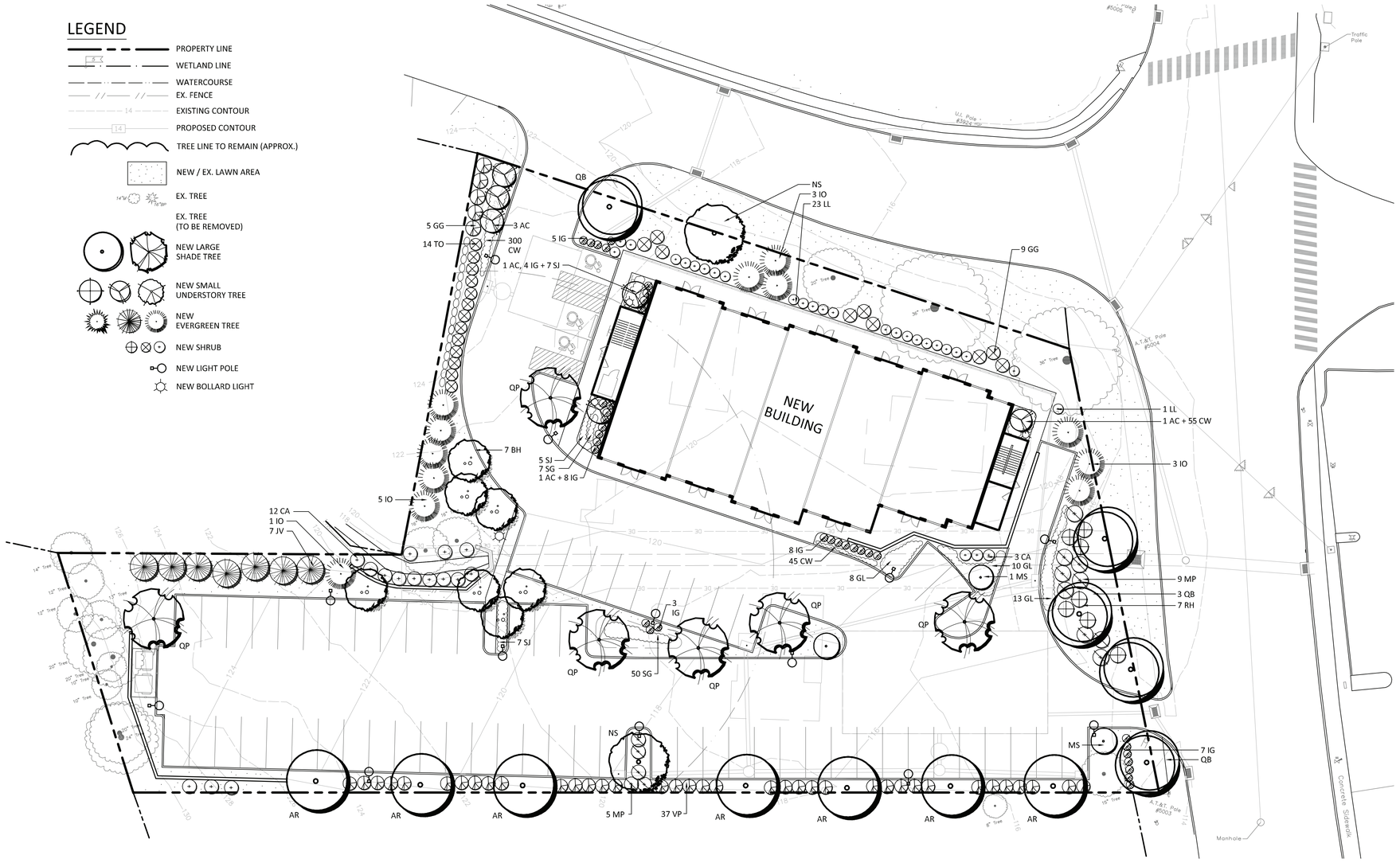
3.3

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

"CALL BEFORE YOU DIG"

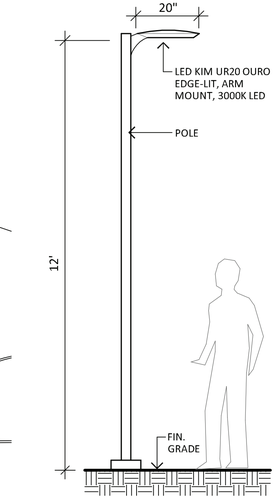
LEGEND

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



PLAN

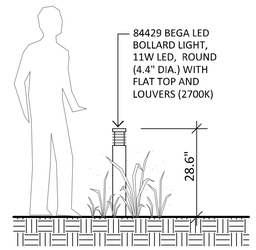
SCALE: 1" = 20'



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

LIGHT POLE (TYP.)

N.T.S.



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

BOLLARD LIGHT (TYP.)

SCALE: NOT TO SCALE

GENERAL NOTES:

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

LANDSCAPE LIGHTING NOTES:

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

PLANT LIST

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

GRAPHIC SCALE
0' 10' 20' 40'

PROJECT NORTH

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: 861-885 WHITE PLAINS ROAD TRUMBULL, CONNECTICUT

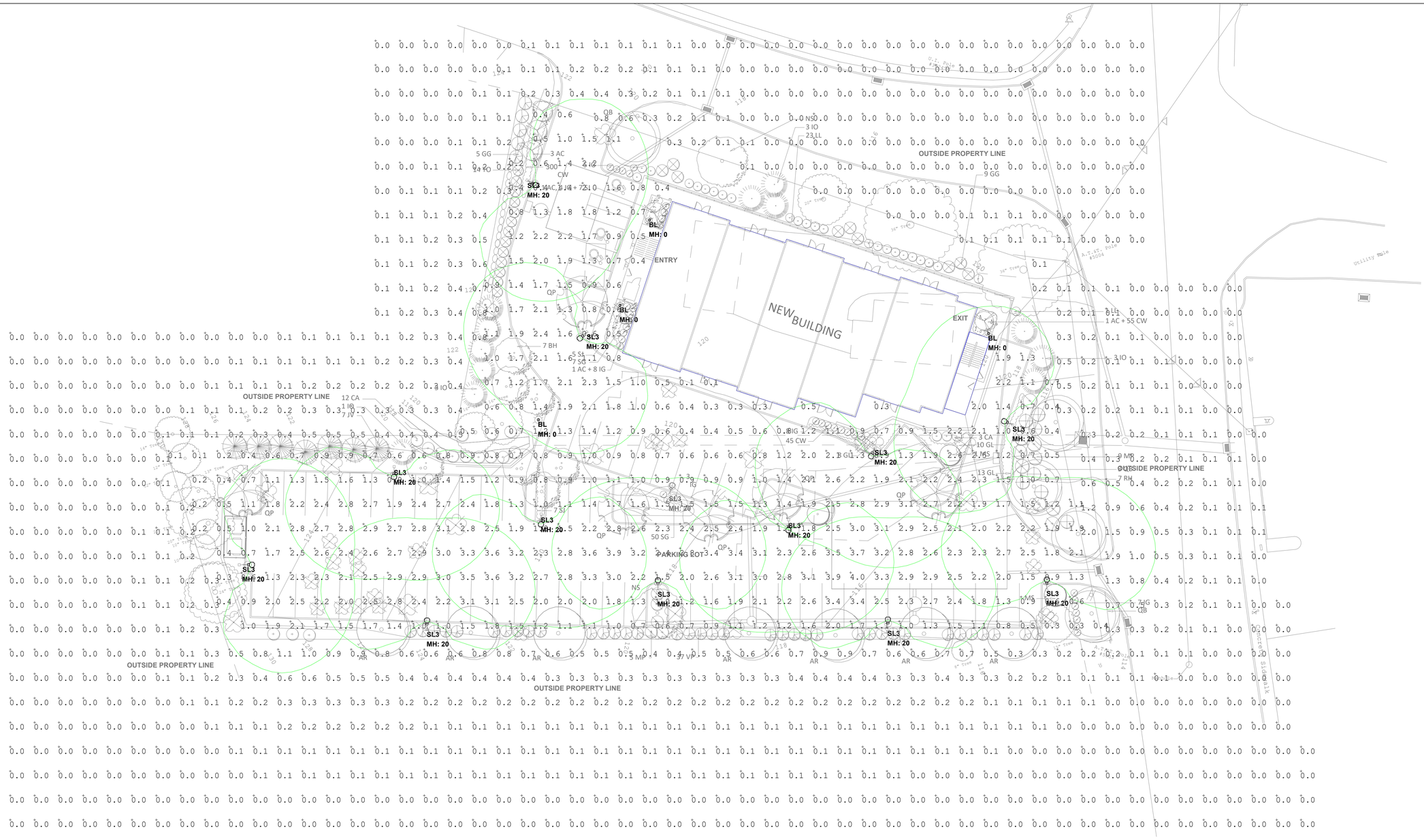
ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL: STATE OF CONNECTICUT · REGISTERED LANDSCAPE ARCHITECT

DATE: 4.6.26

SCALE: AS SHOWN

DRAWING NO.: LP.1



Luminaire Schedule						
Label	Symbol	Qty	Description	Arrangement	LLF	Luminaire Watts
BL		4	BEGA_84429K3	Single	0.900	5
SL3		13	KIM LIGHTING_UR20-96L-70-3K7-3_RotationTBD_UNV_MountingTBD_Fixture FinishTBD	Single	0.900	69.1

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRY	Fc	0.48	0.7	0.3	1.60	2.33
EXIT	Fc	0.93	1.1	0.7	1.33	1.57
OUTSIDE PROPERTY LINE	Fc	0.12	2.0	0.0	N.A.	N.A.
PARKING LOT	Fc	1.63	4.0	0.1	16.30	40.00

Project:
26108 - White Plains Road

Contact:
Cliff Gilbert
Specification Sales/Principal
(203) 788-0814
cgilbert@illuminatene.com

Detail: Photometric Calculation
Date: 4/27/2026
Revision:----
Scale: 1" = 20'-0"
Drawn By: ELR

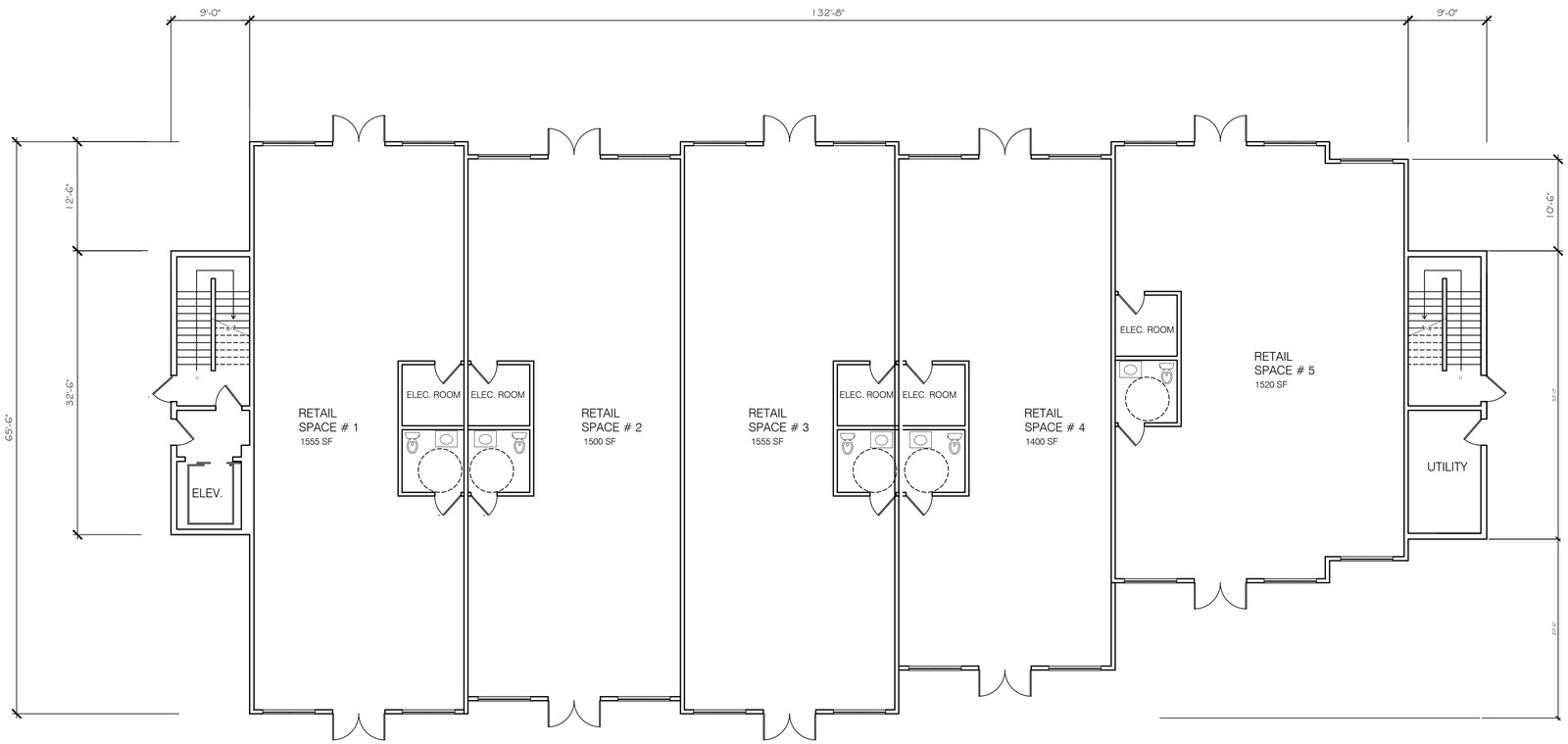
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-1

Sheet 1 of 1



FIRST FLOOR PLAN

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

PROJECT NORTH

Amaya Architects

American Institute of Architects

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ORANGE, CT 06477

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MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:

FLOOR PLANS

HORIZON VIEW DEVELOPERS

865-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

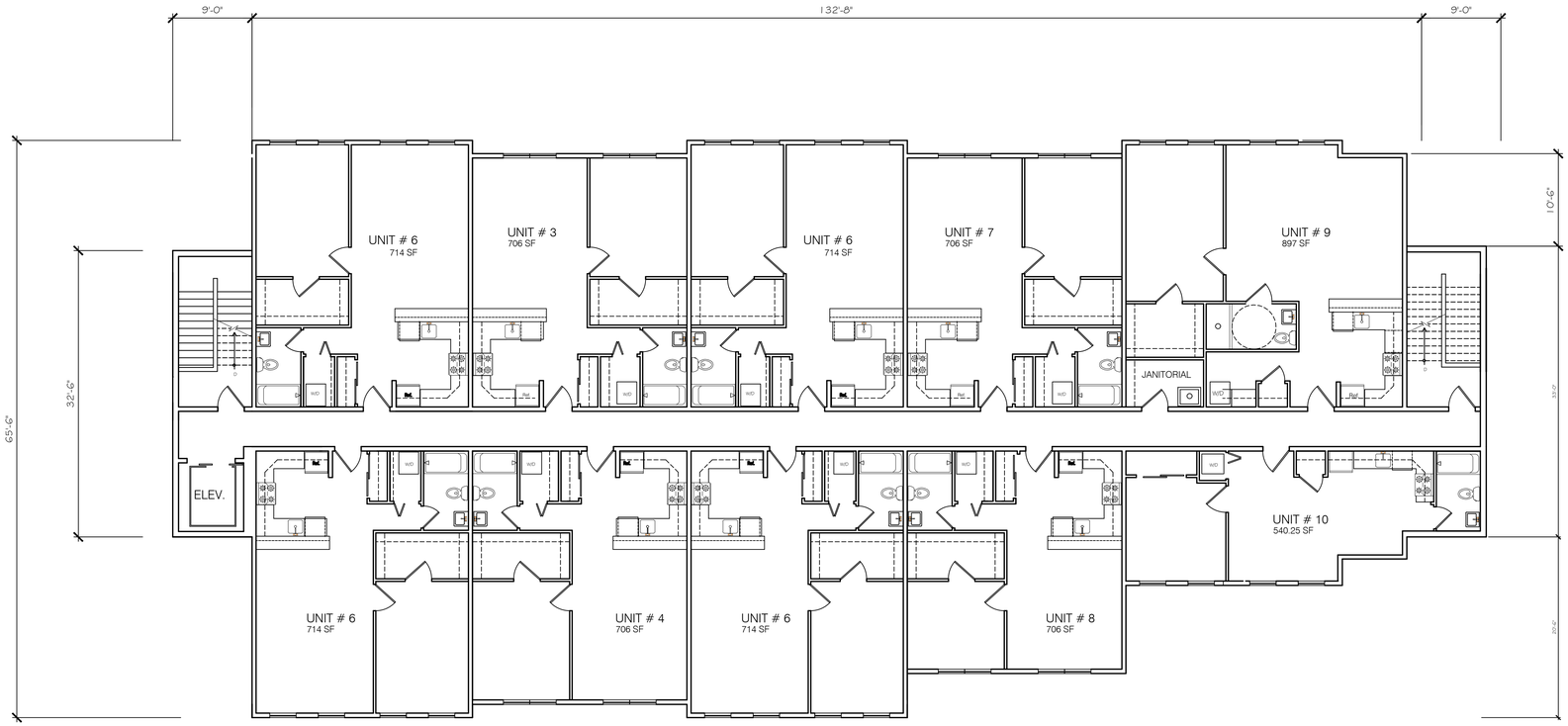
Date:

Job Number:

Drawn By: R.A.A

Sheet Number:

A1.0



FIRST FLOOR PLAN

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

PROJECT NORTH

Amaya Architects

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ramayarchitects@aol.com

Sheet Title:

FLOOR PLANS

HORIZON VIEW DEVELOPERS

865-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

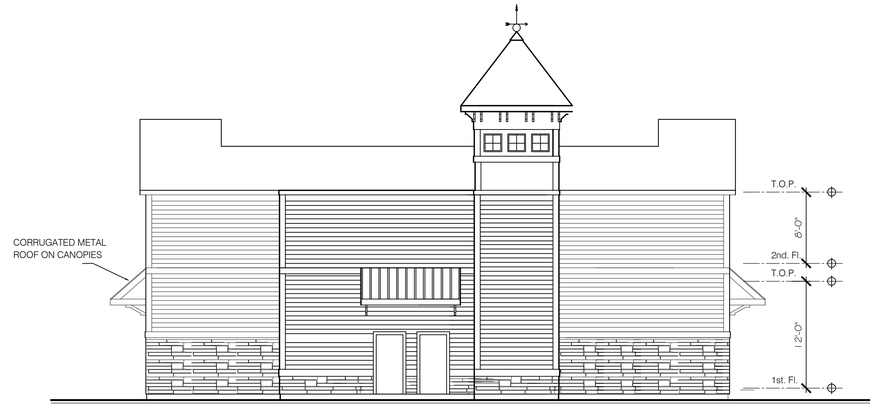
Date:

Job Number:

Drawn By: R.A.A

Sheet Number:

A2.0



WEST ELEVATION

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



NORTH ELEVATION

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

Amaya Architects
American Institute of Architects

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ORANGE, CT 06477

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MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
NORTH AND WEST
ELEVATIONS

HORIZON VIEW DEVELOPERS
865-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A3.0



EAST ELEVATION

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



SOUTH ELEVATION

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

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American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
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ramayarchitects@aol.com

Sheet Title:
SOUTH AND EAST
ELEVATIONS

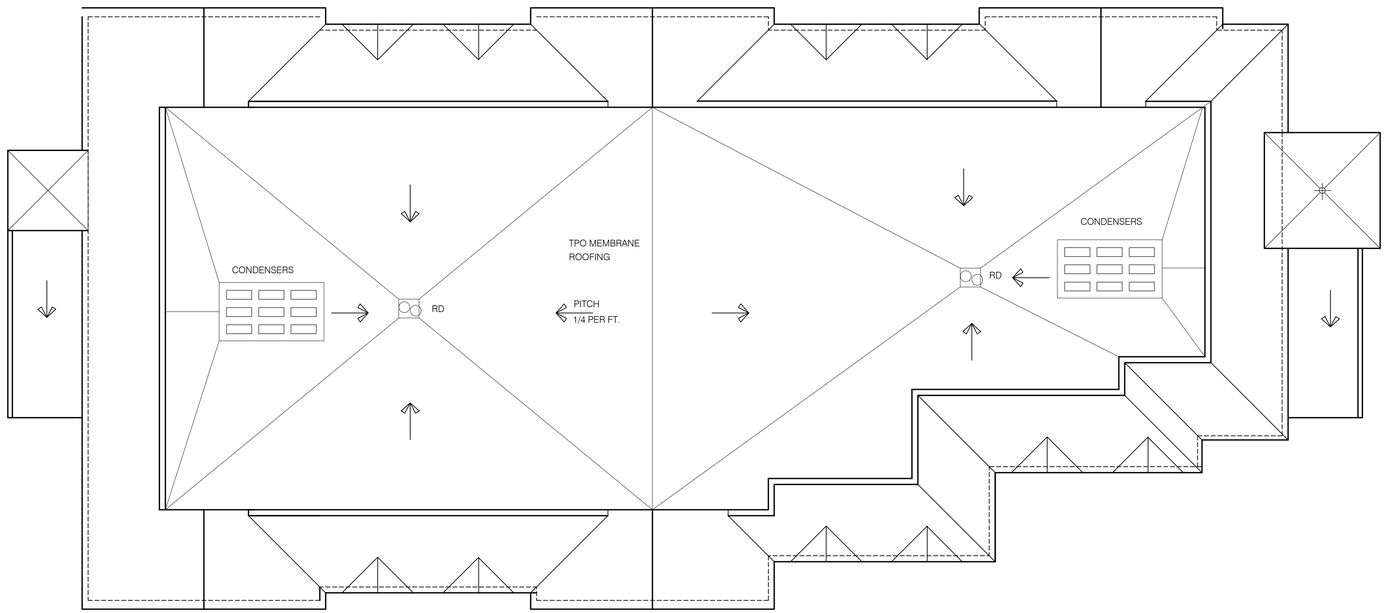
HORIZON VIEW DEVELOPERS
865-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A4.0



ROOF PLAN

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

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American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

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MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
ROOF PLAN

HORIZON VIEW DEVELOPERS
865-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

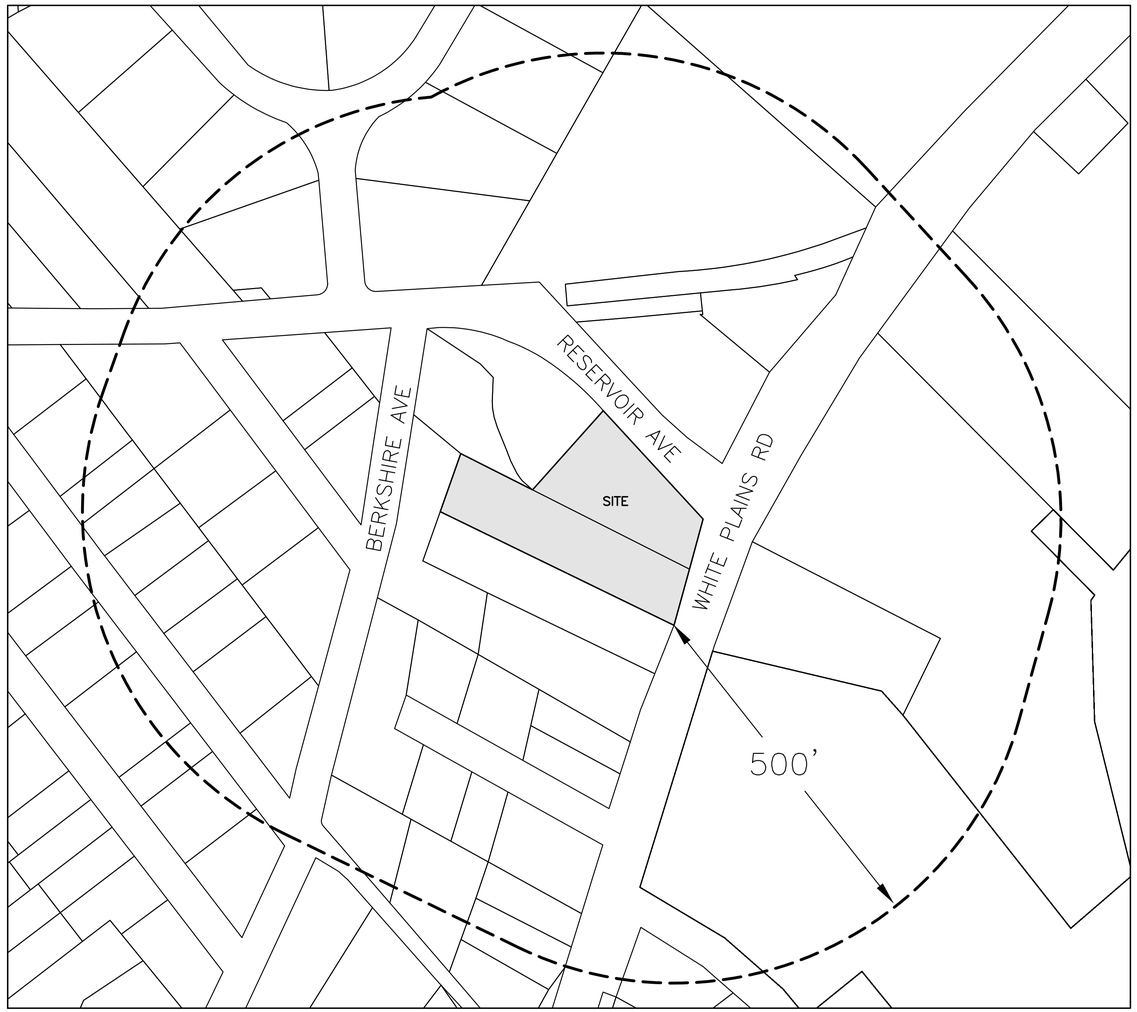
Date:

Job Number:

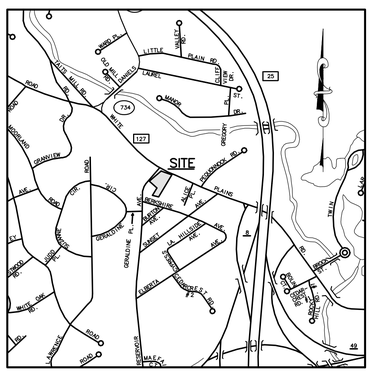
Drawn By: R.A.A

Sheet Number:
A5.0

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



500' RADIUS MAP
1"=100'



VICINITY MAP
1"=1000'

LIST OF DRAWINGS

1.0	TITLE SHEET
1.1	EXISTING CONDITIONS SURVEY
2.1	SITE PLAN
2.2	UNDERGROUND UTILITIES PLAN
2.3	DEMOLITION PLAN
2.4	EROSION CONTROL PLAN
2.5	SCHEMATIC SITE PLAN
3.1–3.3	CONSTRUCTION DETAILS
LP.1& L–1	LANDSCAPE & LIGHTING PLAN
R1.0, A1.0–A5.0	ARCHITECTURAL PLANS

PERMIT SET–NOT BE USED FOR CONSTRUCTION

J. EDWARDS & ASSOCIATES LLC
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227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

TITLE

TITLE SHEET

SHEET NUMBER

1.0

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

NOTES:

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

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

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

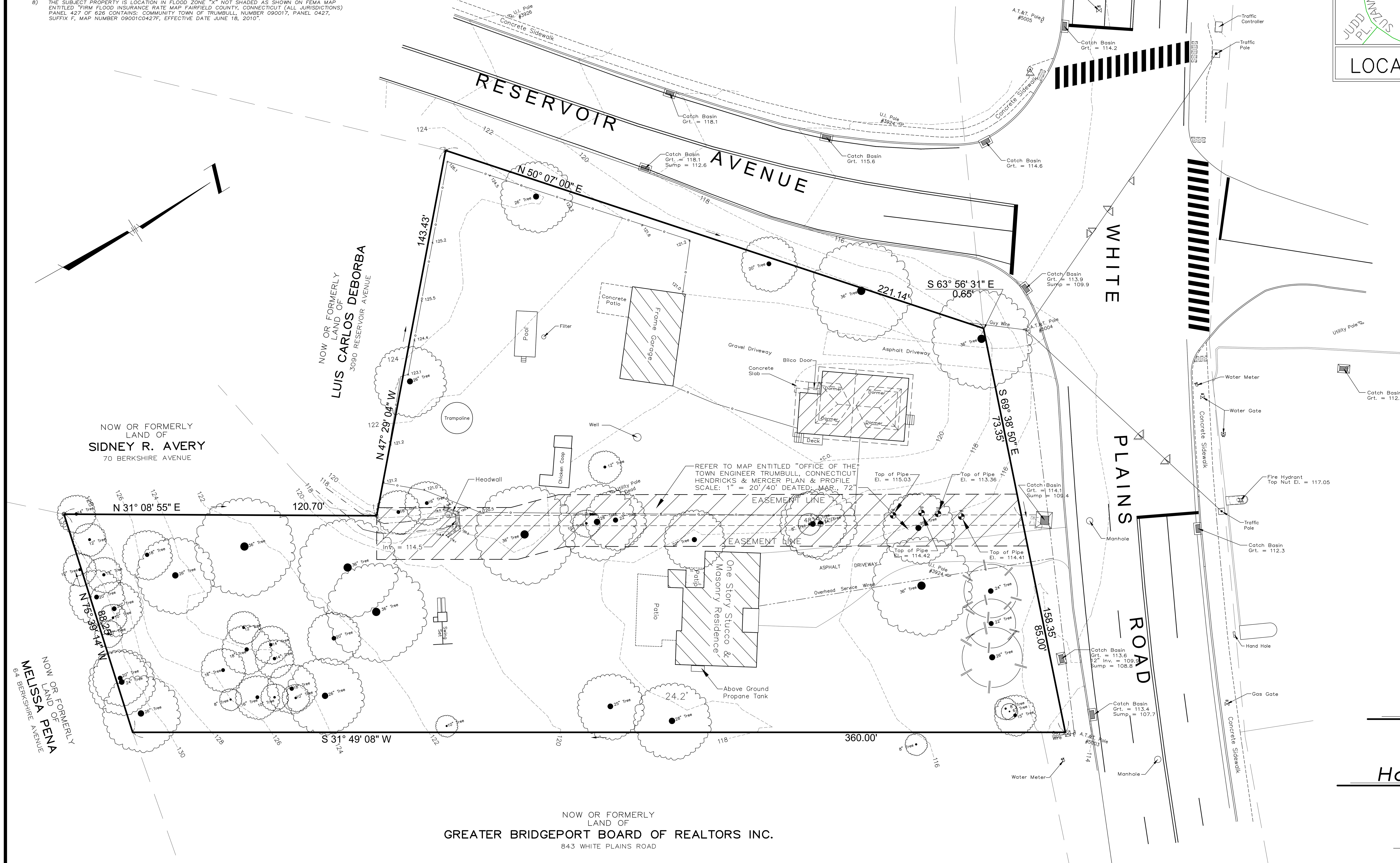
4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T–2 BASED ON GPS READING REFERS TO NAVD '88 DATUM.

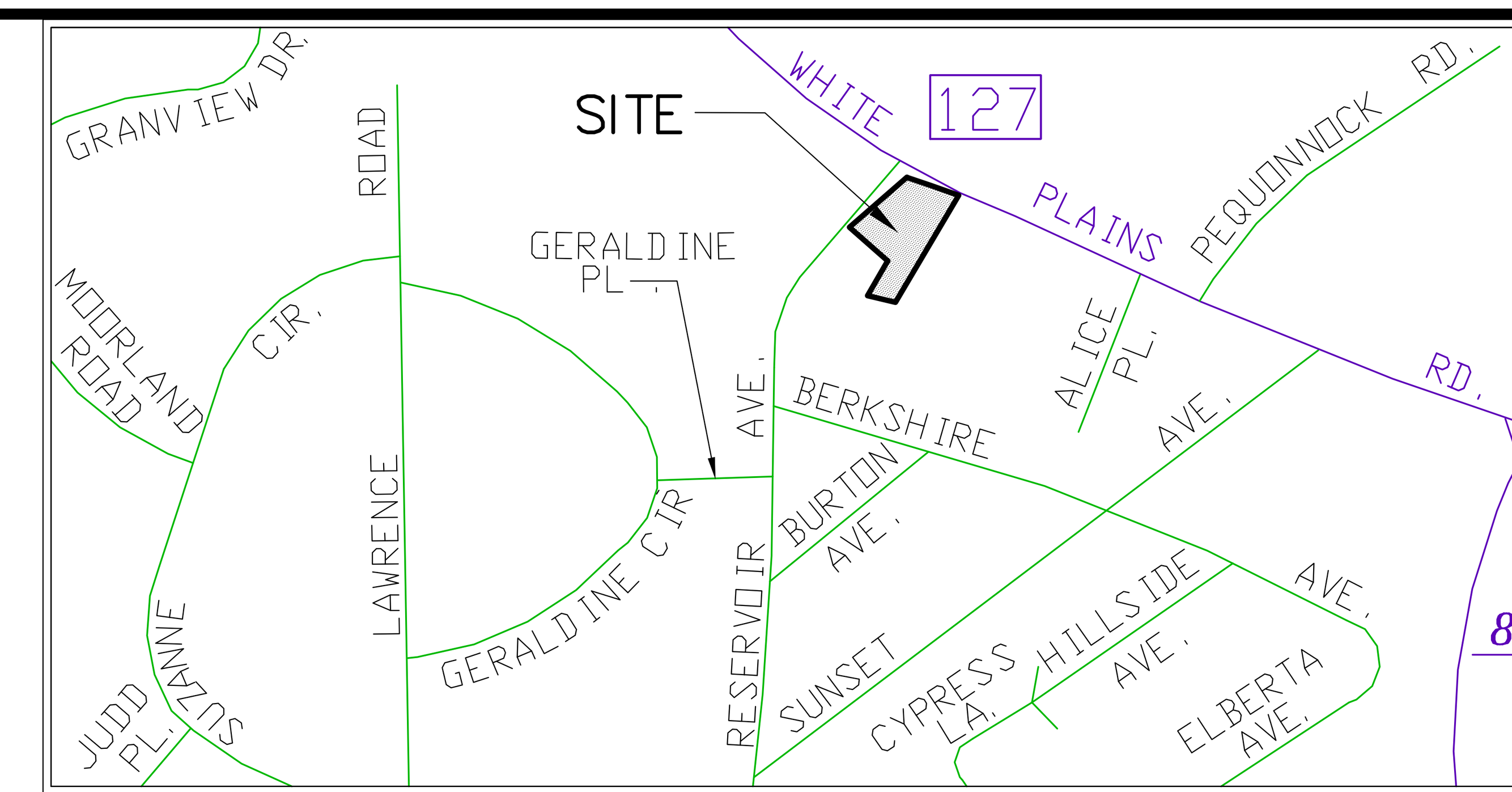
5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 00345 & TAX LOT 00347 ON ASSESSOR'S MAP E–14.

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

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

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





LOCATION MAP SCALE: 1" = 500'

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

TOTAL AREA = 55,045 SQ. FT.
or 1.2637 AC.

ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR

Kenneth J. Espostio, Jr.

855 WHITE PLAINS ROAD

AND

Horizon View Developers LLC

861 WHITE PLAINS ROAD

TRUMBULL, CONNECTICUT

SCALE: 1" = 20' NOV. 13, 2024

AMENED: SEPT. 18, 2025
AMENDED: JAN. 7, 2026
AMENDED: MARCH 16, 2026
TEST PIT ADDED: APRIL 1, 2026

GRAPHIC SCALE
10 0 10 20 40

EMBOSSED SEAL

WALTER H. SKIDD – LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD – FAIRFIELD, CONN.
TELEPHONE (203) 373–0401

STATE OF CONNECTICUT WALTER H. SKIDD # 14663 LICENSED LAND SURVEYOR

ZONING DATA TABLE

(#855 & #861 COMBINED)

REGULATION/DESC.	REGULATION	EXISTING	PROPOSED
PROFESSIONAL OFFICE OVERLAY ZONE	POOZ	POOZ	POOZ
AREA (ACRES)	1	1.264	1.264
FRONTAGE (FT)	200	379.49	379.49
BUILDING HEIGHT (MAX)	2.5 STORIES OR 35'	N/A	<35 FT
DENSITY (MAX.)	10 RESIDENTIAL UNITS/ACRE (1 BEDROOM OR STUDIO)	N/A	7.91 UNITS/ACRE (1 BEDROOM)
MINIMUM LANDSCAPE AREA BUFFER (FT) (ADJOINING PROPERTY NOT ZONED POOZ)	10	N/A	10

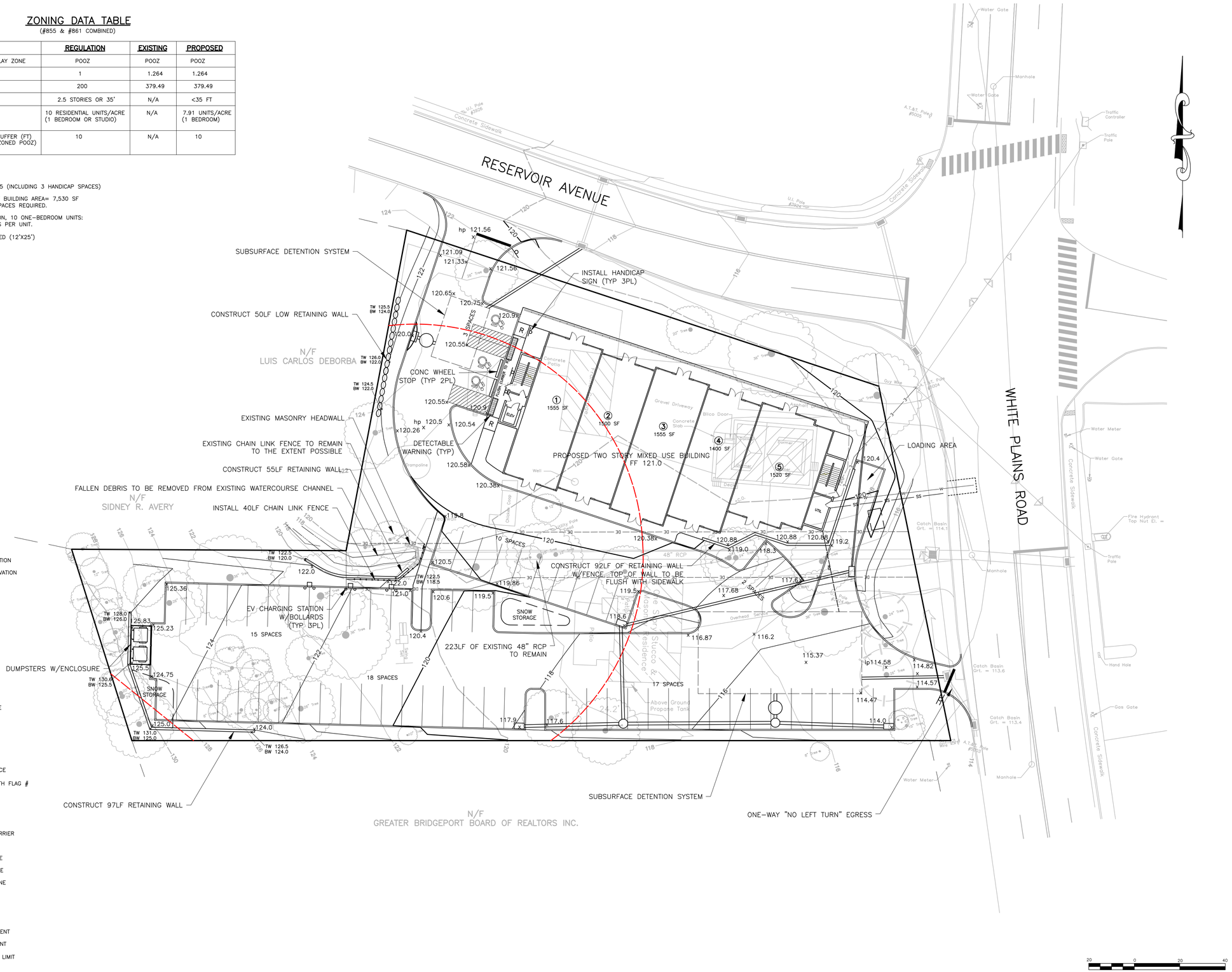
PARKING CALCULATION

TOTAL SPACES PROVIDED= 65 (INCLUDING 3 HANDICAP SPACES)

FOR THE RETAIL PORTION OF BUILDING AREA= 7,530 SF
7,530 SF/1000 X 5= 38 SPACES REQUIRED.

FOR THE RESIDENTIAL PORTION, 10 ONE-BEDROOM UNITS:
27 SPACES/10= 2.7 SPACES PER UNIT.

ONE LOADING SPACE PROVIDED (12'X25')



LEGEND

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

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

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

STATE OF CONNECTICUT — JOHN E. EDWARDS — No. 10909 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON M. ESPOSITO — No. — LICENSED LAND SURVEYOR

PERMIT SET—NOT BE USED FOR CONSTRUCTION

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

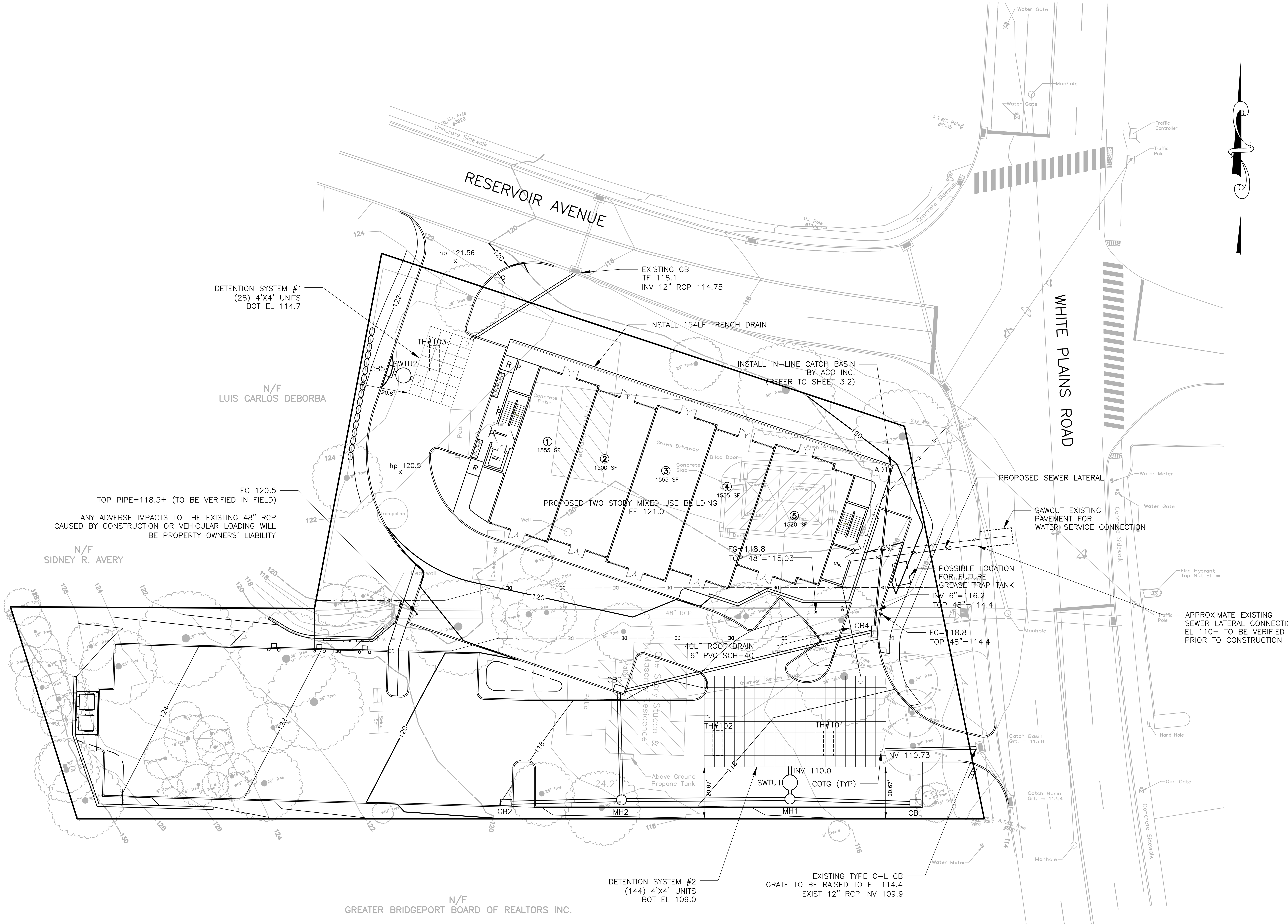
TITLE

SITE PLAN

SHEET NUMBER

2.1

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



LEGEND

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

DRAINAGE STRUCTURES

ALL CB's ARE TYPE C UNLESS NOTED OTHERWISE

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

* REFER TO DETAIL ON SHEET 3.2

DRAINAGE PIPES

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

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

* 6" PVC SCH-40

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STATE OF CONNECTICUT LARRY B. EDWARDS No. 10937 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT JASON EDWARDS No. LICENSED LAND SURVEYOR

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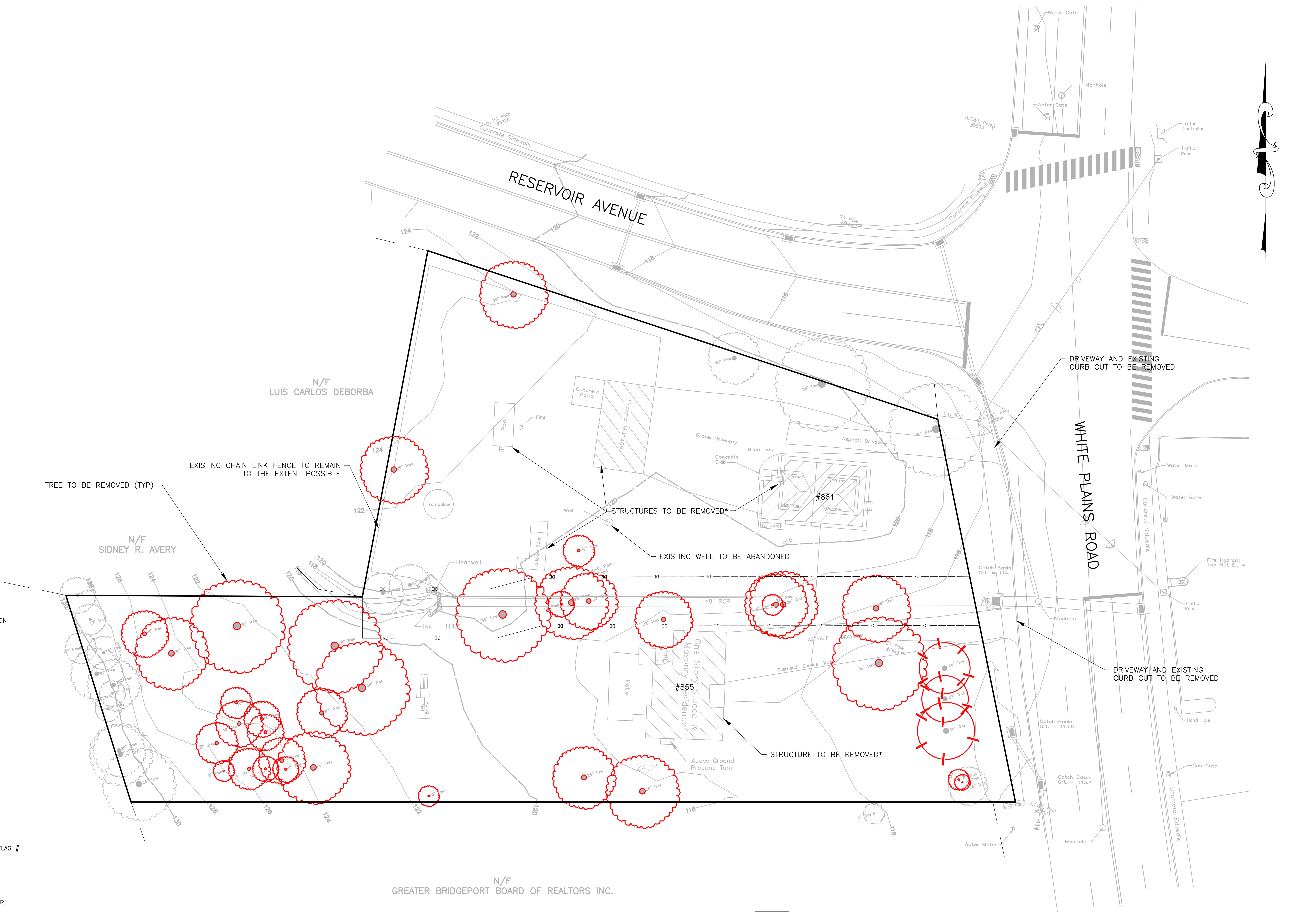
TITLE

UNDERGROUND UTLITIES PLAN

SHEET NUMBER

2.2

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



LEGEND

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

TREES TO BE REMOVED
T=38

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

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

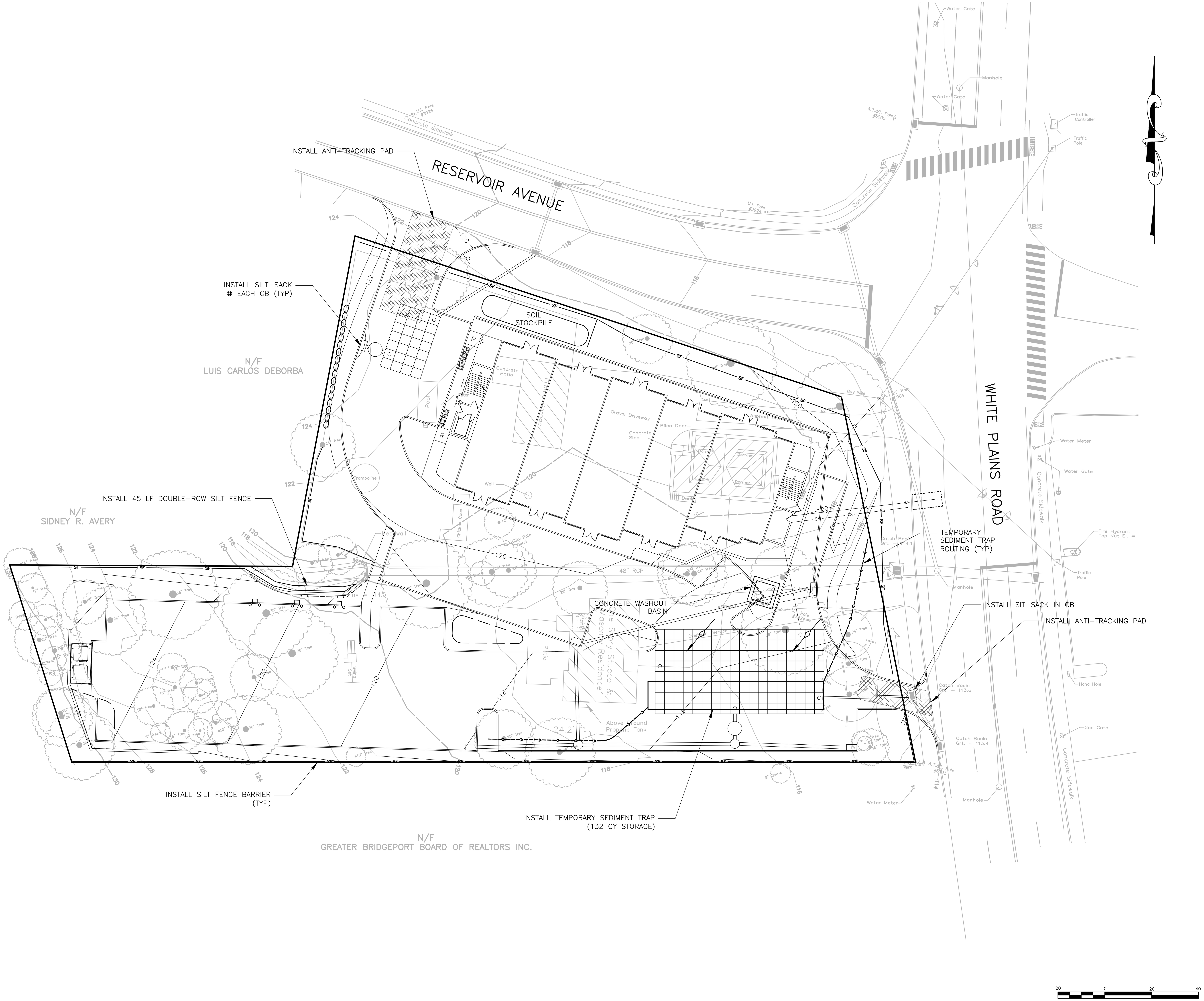
TITLE

DEMOLITION PLAN

SHEET NUMBER

2.3

K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855–861 WHITE PLAINS ROAD\DRAWINGS\2.3 DEMOLITION PLAN



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 × PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
- FM FORCE MAIN
- FD FOOTING DRAIN
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- W WATER SERVICE
- G GAS LINE
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- GF GARAGE FLOOR
- BS BASEMENT SLAB
- R HANDICAP RAMP
- V VAN ACCESSIBLE SPACE
- WL 27 INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- ● PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
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DRAWING FILE:	
DRAWN BY:	NDC
SCALE:	1"=20'

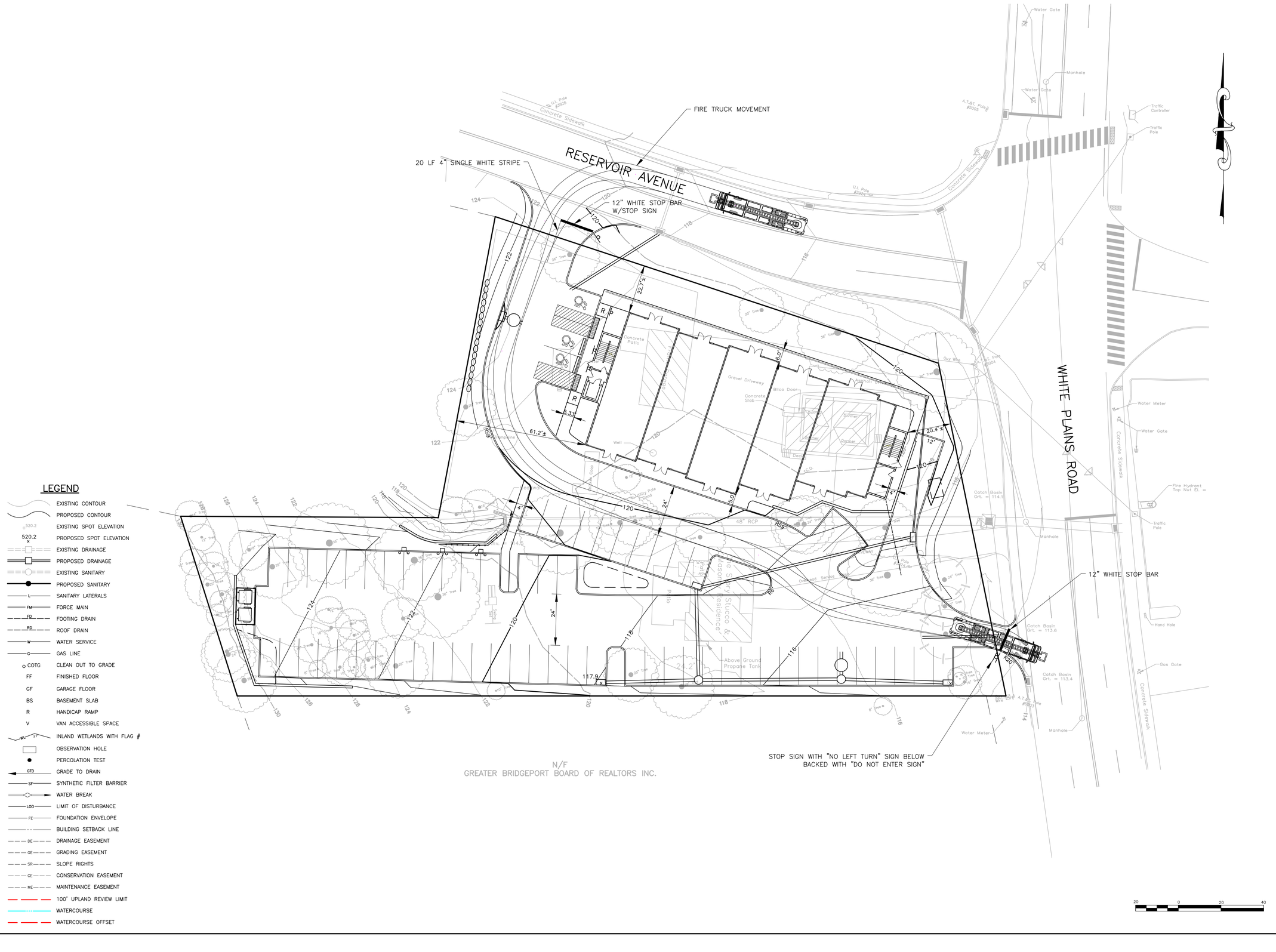
TITLE

EROSION CONTROL PLAN

SHEET NUMBER

2.4

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



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 520.2 EXISTING SPOT ELEVATION
- 520.2 x PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L SANITARY LATERALS
- FM FORCE MAIN
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STATE OF CONNECTICUT — JOHN J. EDWARDS — No. 10909 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON D'ADDARIO — No. — LICENSED LAND SURVEYOR

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3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

2.5

K:\PROJECTS\3177 - ESPOSITO - MADISON PROPERTIES - 855-861 WHITE PLAINS ROAD\DRAWINGS\2.5 SCHEMATIC SITE PLAN (P&Z)

GENERAL NOTES

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

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

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

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

4. Total area of site is 1.2637 acres.

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

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

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

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

9. It is the contractor's responsibility to verify all on–site and off–site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
10. Existing grades shown hereon are to be verified by the contractor prior to commencing construction. The benchmark shown on these plans is to be verified by the contractor prior to commencing construction.

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

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

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

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

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

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

STORM WATER POLLUTION CONTROL PLAN

Project description

The proposal is for the construction of a 8,500 sf (footprint) mixed–use building and its appurtenances.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kenneth Esposito 203–218–4141 is assigned the responsibility for implementing this Storm water Pollution Control Plan during the construction. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. If the land is transferred, the Planning and Zoning office shall be notified and a copy of the Storm water Pollution Control Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Storm water Pollution Control Plan for the site as outlined in this Storm water Pollution Control Plan.

CONSTRUCTION SEQUENCE

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

SITE MAINTENANCE PLAN

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

Driveways and Parking Areas

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

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

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

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

Infiltration Galleries

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

Catch Basins and Trench Drains

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

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

Landscaping

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

SOILS TESTING

DEEP TEST RESULTS

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

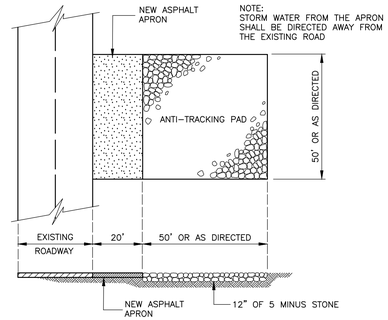
#TH–101 Roots @ 21"
0 – 12" Top Soil
12" – 24" Orange Brown Fine Sandy Loam w/Cobbles
24" – 48" Orange Brown Medium to Coarse Sand & Gravel w/Cobbles
48" – 132"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge No Water No Redoximorphic Features

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

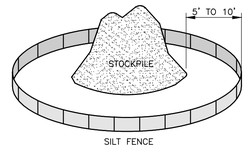
#TH–103
Roots @ 60"
0 – 12" Top Soil
12" – 30" Orange Brown Fine Sandy Loam w/Cobbles
30" – 150"Orange Brown Medium to Coarse Sand & Gravel w/Stones
No Ledge Moist @ 140" No Redoximorphic Features

FORM 818 CONSTRUCTION NOTES:

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

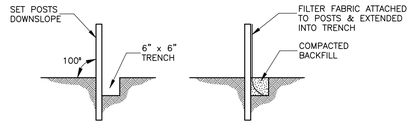


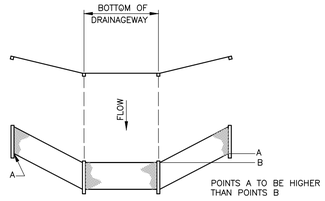
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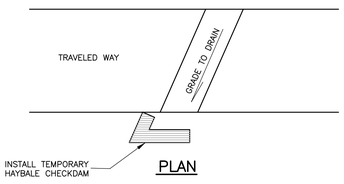
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10 LBS PER 1000 SF

STOCKPILE STABILIZATION

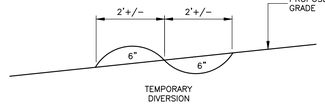




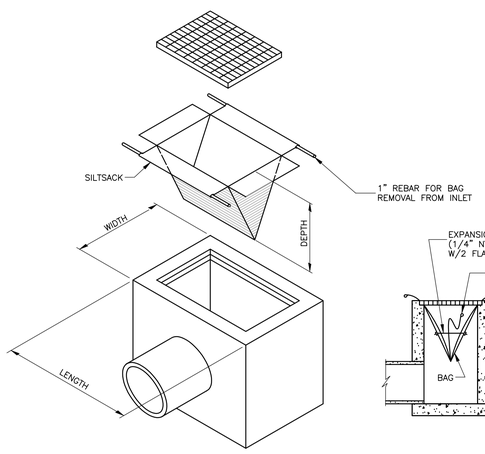
SYNTHETIC FILTER BARRIER



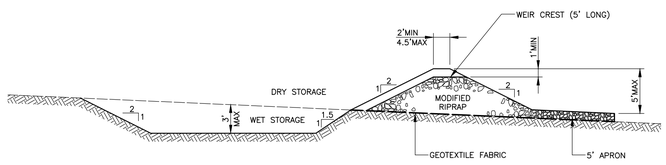
PLAN



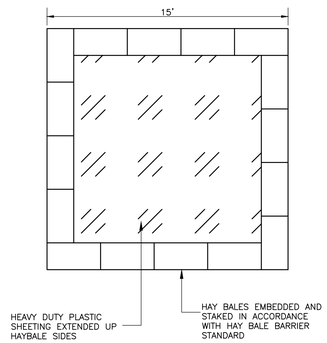
TEMPORARY WATER BREAK



SEDIMENT CONTROL AT INLET



TEMPORARY SEDIMENT TRAP



CONCRETE WASHOUT BASIN

PERMIT SET–NOT BE USED FOR CONSTRUCTION

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
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STATE OF CONNECTICUT · KENNETH D. EDWARDS · No. 16929 · LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT · WALTER H. SKIDD · No. 18867 · LICENSED LAND SURVEYOR

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

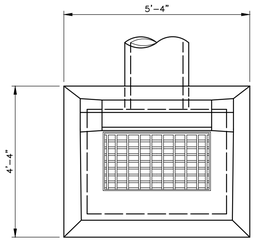
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DETAILS

SHEET NUMBER

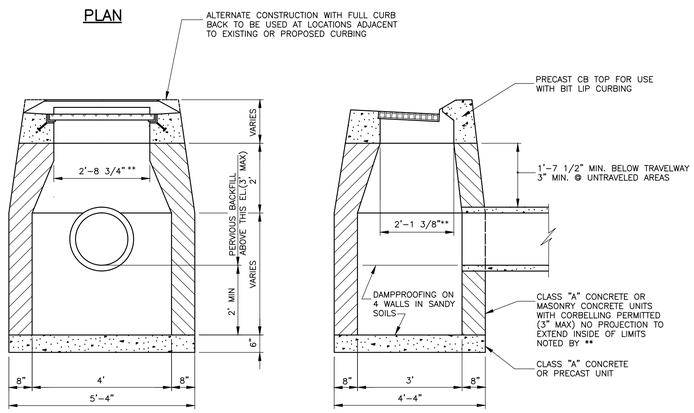
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K:\PROJECTS\3177 – ESPOSITO – MADISON PROPERTIES – 855–861 WHITE PLAINS ROAD\DRAWINGS\3.1 D–1

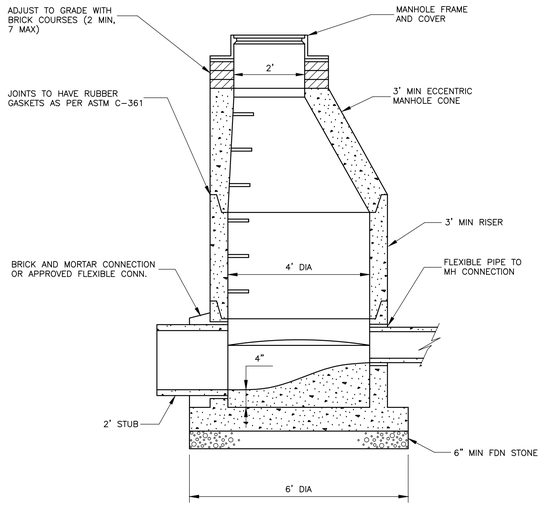


PLAN

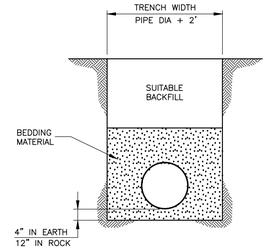
NOTE:
WHERE PRECAST CONCRETE UNITS ARE USED FOR THE SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN



TYPE "C" CATCH BASIN

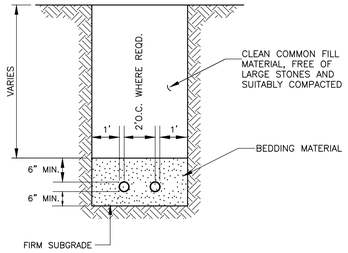


48" PRECAST CONCRETE MANHOLE



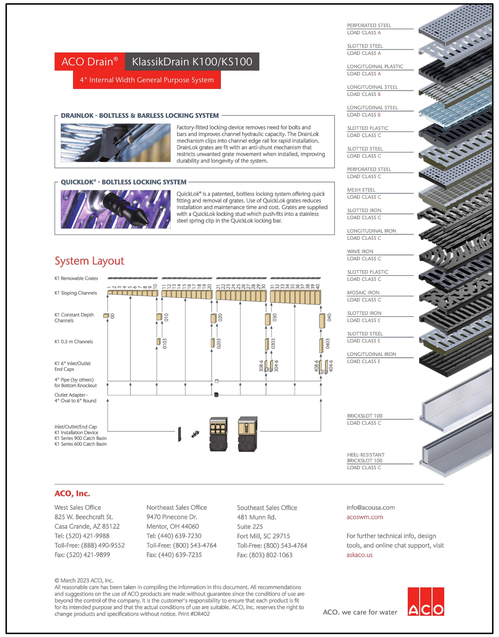
BEDDING MATERIAL TO BE SAND OR SANDY SOIL WHICH PASSES A 3/8" SIEVE WITH NOT MORE THAN 10% PASSING A #200 SIEVE, WHEN GROUND WATER IS ENCOUNTERED, THE ENGINEER MAY ALLOW 3/4" STONE CONFORMING TO CT DOT FORM 817 ARTICLE M.01.01 TO BE USED INSTEAD.

DRAINAGE PIPE TRENCH



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

UTILITIES TRENCH



TRENCH DRAIN

ACO Specification Information

ACO DRAIN

KlassikDrain - K100 Galvanized steel edge rail channel system

Description	Part No.	Invert Inches	Invert mm	Weight Lbs.
K1-00 Neutral channel - 39.37" (1m)	**74041**	**3.94**	**100**	**28.1**
K1-1 Sloped channel - 39.37" (1m)	74001	4.13	105	28.1
K1-2 Sloped channel - 39.37" (1m)	74002	4.33	110	28.9
K1-3 Sloped channel - 39.37" (1m)	74003	4.53	115	29.7
K1-4 Sloped channel - 39.37" (1m)	74004	4.72	120	30.5
K1-5 Sloped channel - 39.37" (1m)[A]	74005	4.92	125	31.3
K1-6 Sloped channel - 39.37" (1m)	74006	5.12	130	32.1
K1-7 Sloped channel - 39.37" (1m)	74007	5.31	135	32.9
K1-8 Sloped channel - 39.37" (1m)	74008	5.51	140	33.7
K1-9 Sloped channel - 39.37" (1m)	74009	5.71	145	34.5
K1-10 Sloped channel - 39.37" (1m)[B]	74010	5.91	150	35.3
K1-010 Neutral channel - 39.37" (1m)[B]	**74043**	**5.91**	**150**	**35.3**
K1-0103 Neutral channel - 19.69" (0.5m)[B]	**74044**	**5.91**	**150**	**17.0**
K1-11 Sloped channel - 39.37" (1m)	74011	6.10	155	36.1
K1-12 Sloped channel - 39.37" (1m)	74012	6.30	160	36.9
K1-13 Sloped channel - 39.37" (1m)	74013	6.50	165	37.7
K1-14 Sloped channel - 39.37" (1m)	74014	6.69	170	38.5
K1-15 Sloped channel - 39.37" (1m)[B]	74015	6.89	175	39.3
K1-16 Sloped channel - 39.37" (1m)	74016	7.09	180	40.1
K1-17 Sloped channel - 39.37" (1m)	74017	7.28	185	40.9
K1-18 Sloped channel - 39.37" (1m)	74018	7.48	190	41.7
K1-19 Sloped channel - 39.37" (1m)	74019	7.68	195	42.5
K1-20 Sloped channel - 39.37" (1m)[B]	74020	7.87	200	43.4
K1-020 Neutral channel - 39.37" (1m)[B]	**74045**	**7.87**	**200**	**43.4**
K1-0203 Neutral channel - 19.69" (0.5m)[B]	**74046**	**7.87**	**200**	**20.5**
K1-21 Sloped channel - 39.37" (1m)	74021	8.07	205	44.2
K1-22 Sloped channel - 39.37" (1m)	74022	8.27	210	45.0
K1-23 Sloped channel - 39.37" (1m)	74023	8.46	215	45.8
K1-24 Sloped channel - 39.37" (1m)	74024	8.66	220	46.6
K1-25 Sloped channel - 39.37" (1m)[B]	74025	8.86	225	47.4
K1-26 Sloped channel - 39.37" (1m)	74026	9.06	230	48.2
K1-27 Sloped channel - 39.37" (1m)	74027	9.25	235	49.0
K1-28 Sloped channel - 39.37" (1m)	74028	9.45	240	49.8
K1-29 Sloped channel - 39.37" (1m)	74029	9.65	245	50.6
K1-30 Sloped channel - 39.37" (1m)[C]	74030	9.84	250	51.4
K1-030 Neutral channel - 39.37" (1m)[B]	**74047**	**9.84**	**250**	**51.4**
K1-0303 Neutral channel - 19.69" (0.5m)[B]	**74048**	**9.84**	**250**	**24.0**
K1-31 Sloped channel - 39.37" (1m)	74031	10.04	255	52.2
K1-32 Sloped channel - 39.37" (1m)	74032	10.24	260	53.0
K1-33 Sloped channel - 39.37" (1m)	74033	10.43	265	53.8
K1-34 Sloped channel - 39.37" (1m)	74034	10.63	270	54.6
K1-35 Sloped channel - 39.37" (1m)[B]	74035	10.83	275	55.4
K1-36 Sloped channel - 39.37" (1m)	74036	11.02	280	56.2
K1-37 Sloped channel - 39.37" (1m)	74037	11.22	285	57.0
K1-38 Sloped channel - 39.37" (1m)	74038	11.42	290	57.9
K1-39 Sloped channel - 39.37" (1m)	74039	11.61	295	58.7
K1-40 Sloped channel - 39.37" (1m)[B]	74040	11.81	300	59.5
K1-040 Neutral channel - 39.37" (1m)[B]	**74049**	**11.81**	**300**	**59.5**
K1-0403 Neutral channel - 19.69" (0.5m)[B]	**74050**	**11.81**	**300**	**27.5**
K1-K01/slike catch basin - 19.69" (0.5m)[B]	94608	28.81	701.9	52.6
K1-621G catch basin - 19.69" (0.5m)[B]	94617	28.84	732.5	55.8
K1-631G catch basin - 19.69" (0.5m)[B]	94631	40.84	1037.4	65.8
K1-Series 600 Optional plastic riser	99902	-	-	10.0
Foal air trap - fits both 900 & 600 series basins	90854			1.2
K1-3044 6" Inlet Cap	96839	9.84	250	5.2
K1-3086 6" Outlet Cap	96840	9.84	250	5.0
K1-4046 6" Inlet Cap	96834	11.81	300	6.0
K1-4086 6" Outlet Cap	96836	11.81	300	5.8
Universal end cap	96822	11.81	300	0.4
Debris strainer for 4' 6" bottom knockout	93488	-	-	0.2
4" to 6" round outlet adapter	95140	-	-	1.1
K1-installation device	97477	-	-	2.8
Grate removal tool	01318	-	-	0.3
K1-QuickLok locking bar	02899	-	-	0.1

Notes:
1. This channel offers a bottom knockout feature; 4" round/6" oval.
2. Inverts shown are for the male end; for female invert depth subtract 5mm (~0.2") from the male invert (except for neutral channels, where it will be same as male invert). To calculate the overall channel depth add 20mm (~0.8") to invert depth.
3. This catch basin kit includes a polymer concrete top, removable Quicklok locking bar, trash bucket and plastic base. Select an appropriate grate.
4. This catch basin kit includes a polymer concrete top, removable Quicklok locking bar, deep trash bucket, plastic riser and plastic base. Select an appropriate grate.

Specifications

General
The surface drainage system shall be ACO Drain K100 complete with gratings secured with 'QuickLok' locking as manufactured by ACO, Inc. or approved equal.

Materials
The trench system bodies shall be manufactured from polyester polymer concrete with the minimum properties as follows:

Compressive strength:	14,000 psi
Flexural strength:	4,000 psi
Water absorption	0.07%
Frost proof	YES
Salt proof	YES
Dilute acid and alkali resistant	YES

The nominal clear opening shall be 4" (100mm) with overall width of 5.12" (130mm). Precast units shall be manufactured with either an invert slope of 0.5% or with neutral invert and have a wall thickness of at least 0.50" (13mm). Each unit will feature a partial radius in the trench bottom and a male to female interconnecting end profile. Units shall have horizontal cast in anchoring keys on the outside wall to ensure maximum mechanical bond to the surrounding bedding material and pavement surface. The galvanized steel edge rail will be integrally cast in by the manufacturer to ensure maximum homogeneity between polymer concrete body and edge rail. Each edge rail shall be at least 3/32" (2.5mm) thick.

Grates
Grates shall be specified. See separate ACO Spec Info grate sheets for details. After removal of grates and 'QuickLok' bar there shall be uninterrupted access to the trench to aid maintenance.

Installation
The trench drain system shall be installed in accordance with the manufacturer's installation instructions and recommendations.

ACO, Inc.
Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll Free: (800) 543-4764
Fax: (440) 639-7235
West Sales Office
825 W. Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 421-9988
Toll Free: (888) 490-9552
Fax: (520) 421-9899
Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Toll free: (800) 543-4764
Fax: (803) 802-1063
Electronic Contact:
info@acousa.com
www.acousa.com

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February 2019

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SPEC INFO ACO

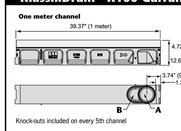
IN-LINE CATCH BASIN

ACO Specification Information

ACO DRAIN

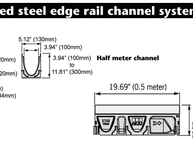
KlassikDrain - K100 Galvanized steel edge rail channel system

One meter channel

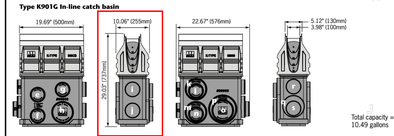


Knock-outs included on every 5th channel

Half meter channel



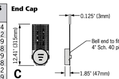
Type K901G in-line catch basin

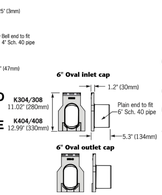


Outlet flow rates

Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS
a	Bottom outlet - K00	4" round	3.94"	108	0.24
a	Bottom outlet - K40	4" round	11.81"	187	0.42
b	Bottom outlet - K03	6" oval	3.94"	177	0.39
b	Bottom outlet - K40	6" oval	11.81"	306	0.68
c	End outlet - K05	4" round	7.87"	132	0.29
c	End outlet - K40	4" round	11.81"	171	0.38
d	K1-3086 6" outlet cap	6" oval	9.84"	233	0.52
d	K1-4086 6" outlet cap	6" oval	11.81"	264	0.59
e	Type K1-901G	4" round	20.68"	235	0.52
f	Type K1-901G	4" round	27.17"	226	0.50
g	Type K1-901G	4" round	18.99"	265	0.59
h	Type K1-901G	6" round	27.17"	263	0.59
i	Type K1-901G	4" round	19.30"	222	0.49
j	Type K1-901G	4" round	25.67"	586	1.30
k	Type K1-901G	6" round	19.99"	269	0.60
l	Type K1-901G	4" round	19.36"	227	0.51
m	Type K1-901G	6" round	27.30"	604	1.35
n	Type K1-901G	4" round	26.43"	505	1.12
o	Type K1-901G	6" round	26.43"	593	1.32
p	Type K1-901G	8" round	27.30"	1051	2.34
q	Type K1-901G	6" round	25.85"	273	0.61
r	Type K1-901G	4" round	18.56"	235	0.52
s	Type K1-901G	4" round	25.30"	224	0.50

End Cap





Note: These are the pipe flow rates at the specified outlet, **NOT** channel flow rates. Catch basin flow rates are without trash bucket - using trash bucket reduces flow.

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February 2019

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

STATE OF CONNECTICUT — JOHN EDWARDS — No. — LICENSED LAND SURVEYOR

PERMIT SET-NOT BE USED FOR CONSTRUCTION

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

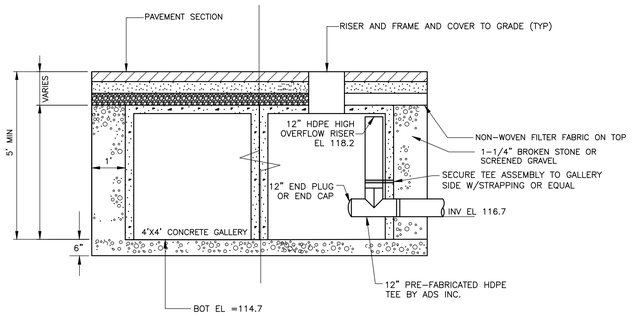
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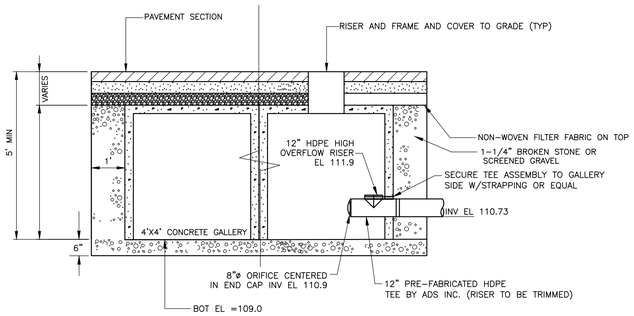
3.2

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



DETENTION GALLERY SYSTEM #1

WITH H20 LOADING



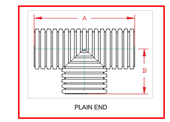
DETENTION GALLERY SYSTEM #2

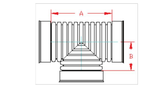
WITH H20 LOADING

DUAL WALL FABRICATED TEES
4" - 30" DIAMETER

	PART #	PIPE SIZE	A	B	JOINT
**	0460AN	4 in (100 mm)	12.8 in (324 mm)	6.2 in (158 mm)	*
**	0661AN	6 in (150 mm)	16.5 in (419 mm)	8.1 in (207 mm)	*
**	0862AN	8 in (200 mm)	21.0 in (533 mm)	10.6 in (268 mm)	*
**	1063AN	10 in (250 mm)	26.0 in (660 mm)	12.6 in (320 mm)	*
	1264AN	12 in (300 mm)	30.7 in (780 mm)	15.4 in (390 mm)	*
	1264AN85B	12 in (300 mm)	21.1 in (535 mm)	10.8 in (268 mm)	ST
	1264AN65B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (268 mm)	WT
	1565AN	15 in (375 mm)	38.9 in (987 mm)	19.4 in (484 mm)	*
	1565AN85B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	ST
	1565AN65B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	WT
	1866AN	18 in (450 mm)	42.9 in (1089 mm)	21.4 in (545 mm)	*
	1866AN85B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	ST
	1866AN65B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	WT
	2467AN	24 in (600 mm)	50.4 in (1280 mm)	25.2 in (640 mm)	*
	2467AN85B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	ST
	2467AN65B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	WT

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





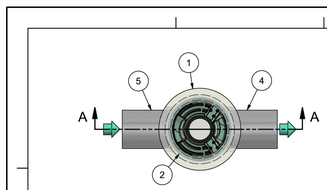
ST & WT (INCLUDES 3 GASKETS)

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

© 2021 Advanced Drainage Systems, Inc.

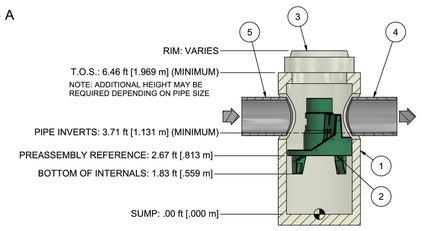
DRAWING # 3400
DRAWN BY: JCB 05-23-07
APPROVED BY: JCB 04-30-07
REVISIONS: TJR 4/28/2016

PRE-FABRICATED TEE



PLAN VIEW

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



SECTION A-A

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION

IF IN DOUBT ASK

DATE: 11/2/2021 | SCALE: 1:30
DRAWN BY: ER | CHECKED BY: MRJ | APPROVED BY:
TITLE: 3-ft DIAMETER FIRST DEFENSE
GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: | MATERIAL:
STOCK NUMBER:
DRAWING NO.: FD GA-3
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 15.0 cfs (424 l/s)
2. Min Sediment Storage Capacity: 0.4 cu. yd. (0.3 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 18 in. (450 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

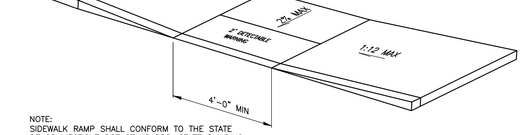
GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

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

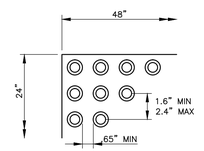
STORMWATER TREATMENT UNIT

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

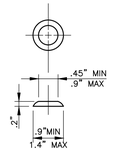


NOTE:
SIDEWALK RAMP SHALL CONFORM TO THE STATE OF CONNECTICUT DOT STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS

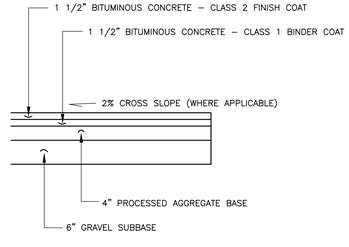
ON-SITE SIDEWALK RAMP



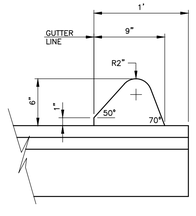
DETECTABLE WARNING



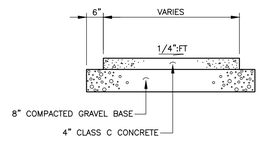
DOME DETAIL



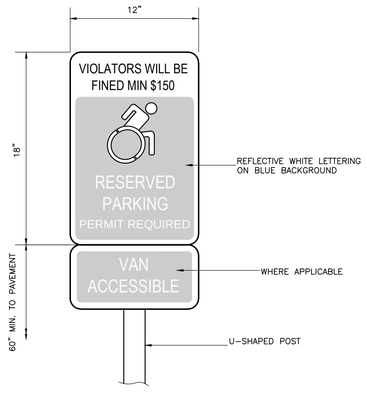
PAVEMENT SECTION-ONSITE



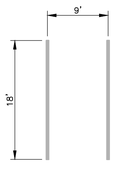
OFF-SITE BITUMINOUS LIP CURBING



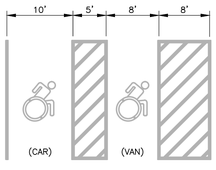
ON-SITE CONCRETE SIDEWALK



HANDICAP SIGN



GUEST



HANDICAP

PARKING SPACES

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

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

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

STATE OF CONNECTICUT — TODD J. EDWARDS — No. 10939 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — TODD J. EDWARDS — No. LICENSED LAND SURVEYOR

PERMIT SET-NOT BE USED FOR CONSTRUCTION

855 & 861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
MADISON PROPERTIES LLC

REVISIONS

#	DATE	DESCRIPTION
1	03-31-26	CLIENT
2	04-07-26	IWWC
3	05-26-26	IWWC
4	07-28-26	P&Z
5	09-01-26	P&Z

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

TITLE

DETAILS

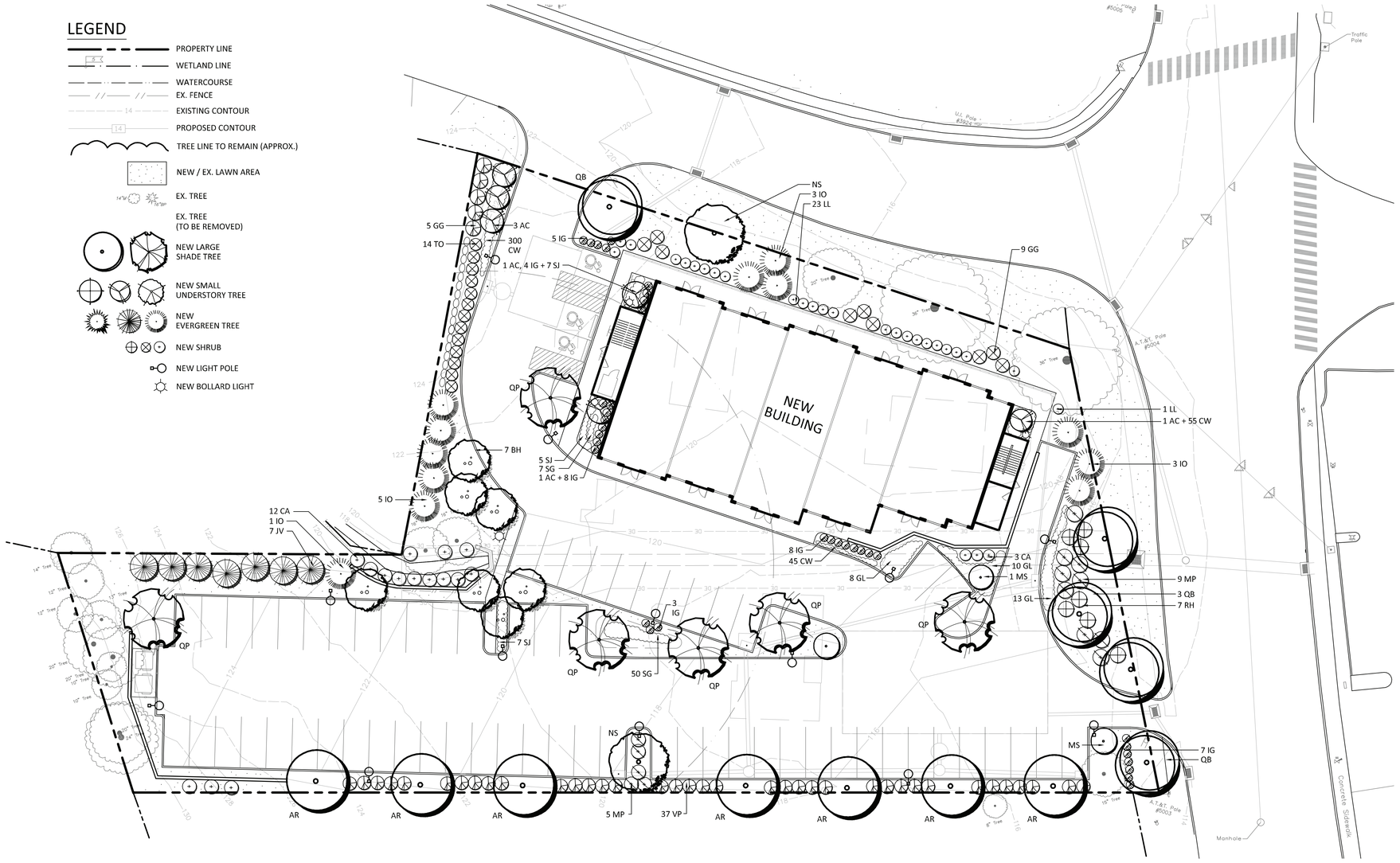
SHEET NUMBER

3.3

"CALL BEFORE YOU DIG"

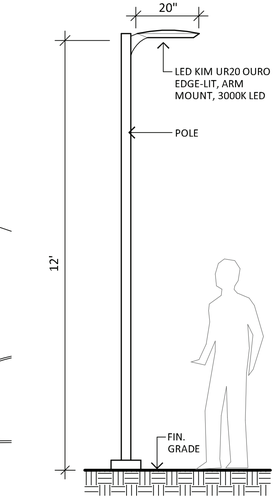
LEGEND

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



PLAN

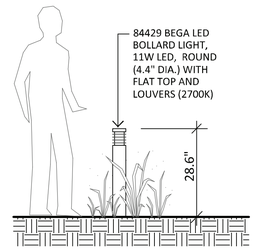
SCALE: 1" = 20'



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

LIGHT POLE (TYP.)

N.T.S.



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

BOLLARD LIGHT (TYP.)

SCALE: NOT TO SCALE

GENERAL NOTES:

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

LANDSCAPE LIGHTING NOTES:

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

PLANT LIST

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

GRAPHIC SCALE
0' 10' 20' 40'

PROJECT NORTH

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: 861-885 WHITE PLAINS ROAD TRUMBULL, CONNECTICUT

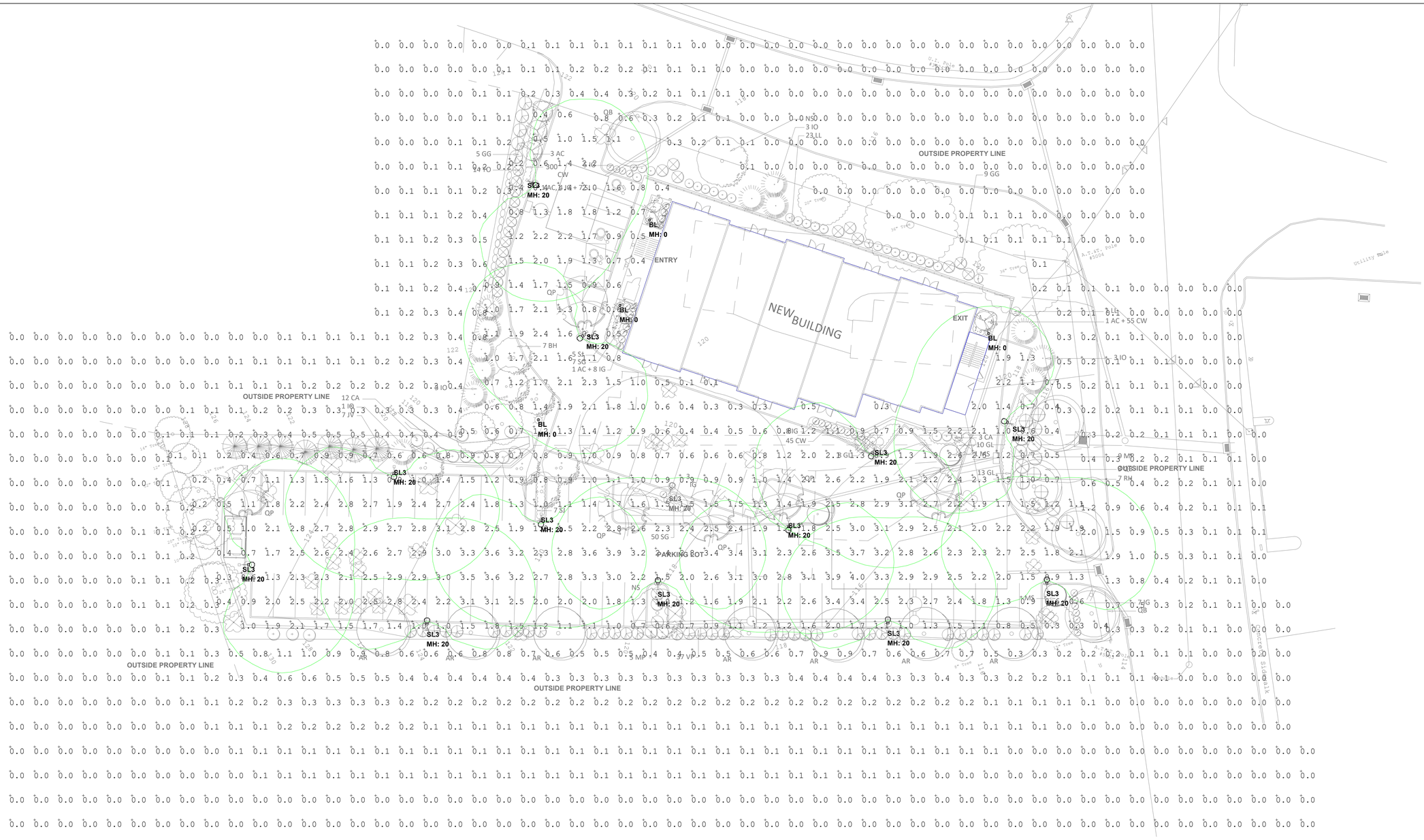
ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL: STATE OF CONNECTICUT · REGISTERED LANDSCAPE ARCHITECT

DATE: 4.6.26

SCALE: AS SHOWN

DRAWING NO.: LP.1



Luminaire Schedule						
Label	Symbol	Qty	Description	Arrangement	LLF	Luminaire Watts
BL		4	BEGA_84429K3	Single	0.900	5
SL3		13	KIM LIGHTING_UR20-96L-70-3K7-3_RotationTBD_UNV_MountingTBD_Fixture FinishTBD	Single	0.900	69.1

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRY	Fc	0.48	0.7	0.3	1.60	2.33
EXIT	Fc	0.93	1.1	0.7	1.33	1.57
OUTSIDE PROPERTY LINE	Fc	0.12	2.0	0.0	N.A.	N.A.
PARKING LOT	Fc	1.63	4.0	0.1	16.30	40.00

Project:
26108 - White Plains Road

Contact:
Cliff Gilbert
Specification Sales/Principal
(203) 788-0814
cgilbert@illuminatene.com

Detail: Photometric Calculation
Date: 4/27/2026
Revision:----
Scale: 1" = 20'-0"
Drawn By: ELR

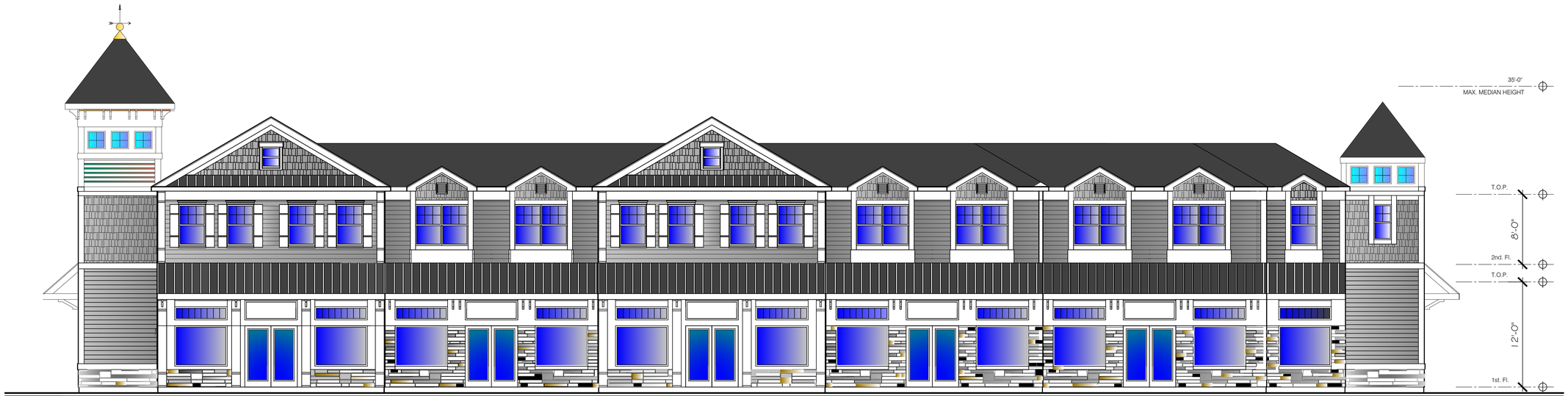
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-1

Sheet 1 of 1



SOUTH ELEVATION

SCALE: 1/6"=1'-0"

Amaya Architects
American Institute of Architects

284 RACEBROOK RD.
ORANGE, CT 06477

TEL (203) 795 5656
MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
ENLARGED ELEVATION

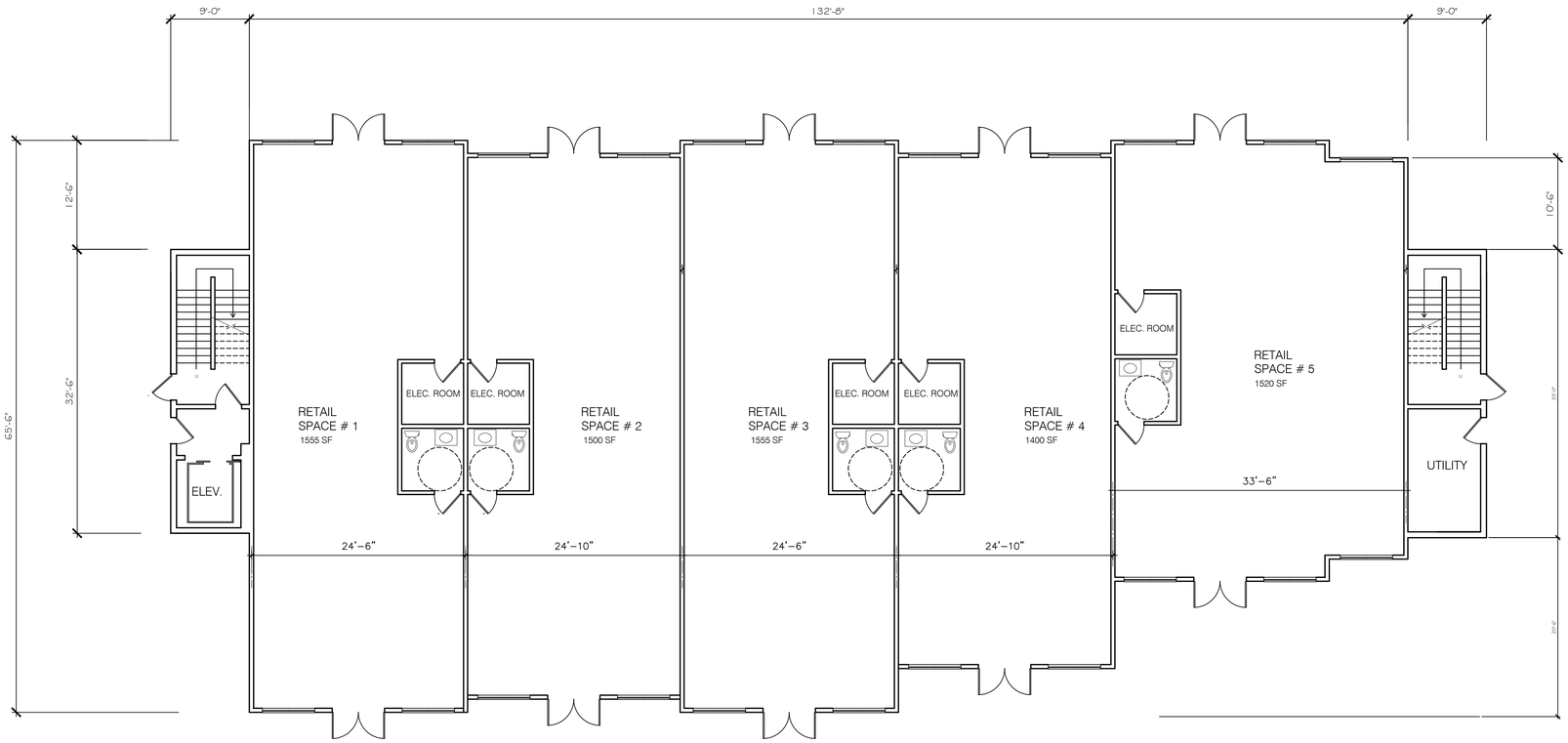
MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
R1.0



FIRST FLOOR PLAN

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

PROJECT NORTH

BUILDING AREA AND USE

FIRST FLOOR:	8,490 sf	RETAIL USE
SECOND FLOOR:	8,490 sf	RESIDENTIAL USE
TOTAL AREA:	16,980 sf	MIXED USE

Amaya Architects

American Institute of Architects

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MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:

FLOOR PLANS

MADISON PROPERTIES LLC

855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

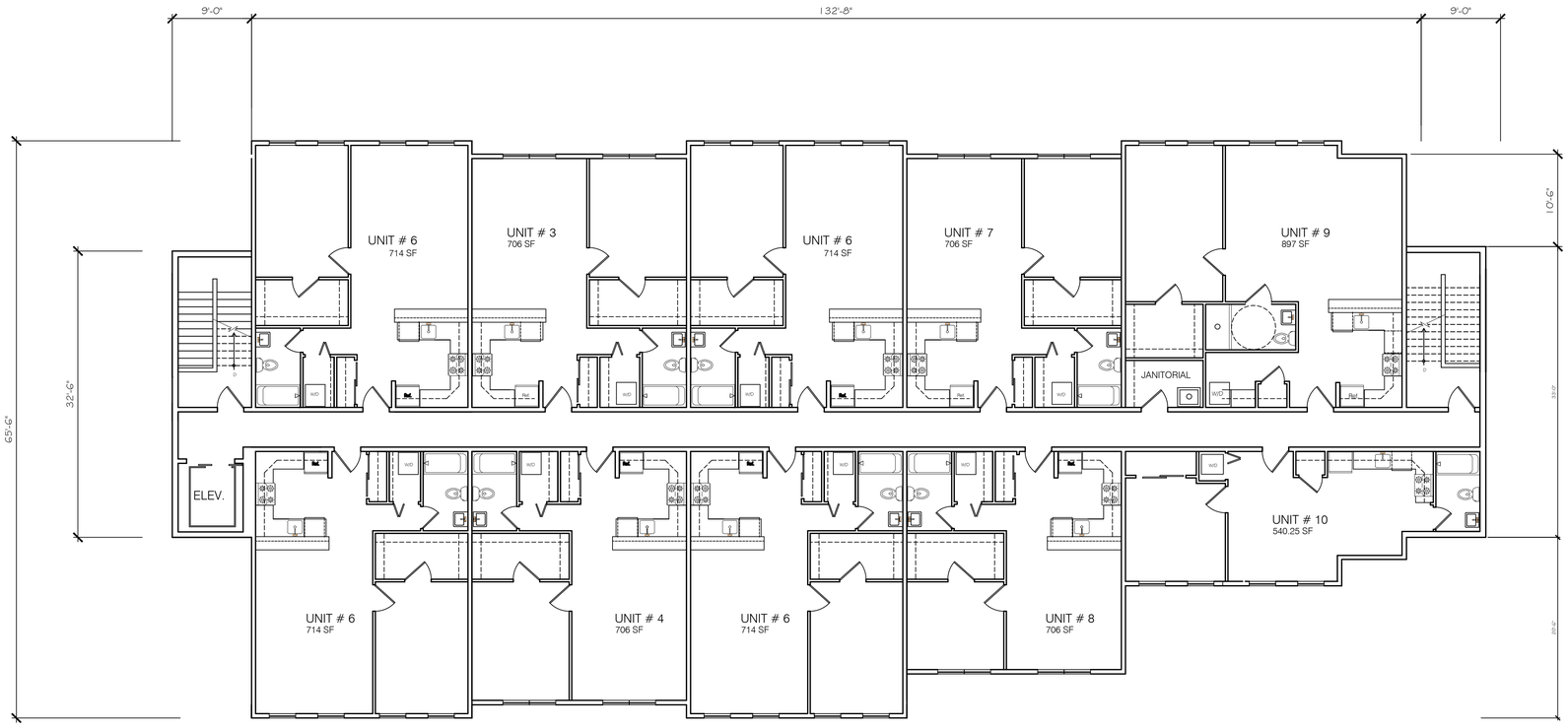
Date:

Job Number:

Drawn By: R.A.A

Sheet Number:

A1.0



FIRST FLOOR PLAN

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

PROJECT NORTH

Amaya Architects

American Institute of Architects

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ORANGE, CT 06477

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MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:

FLOOR PLANS

MADISON PROPERTIES LLC

855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

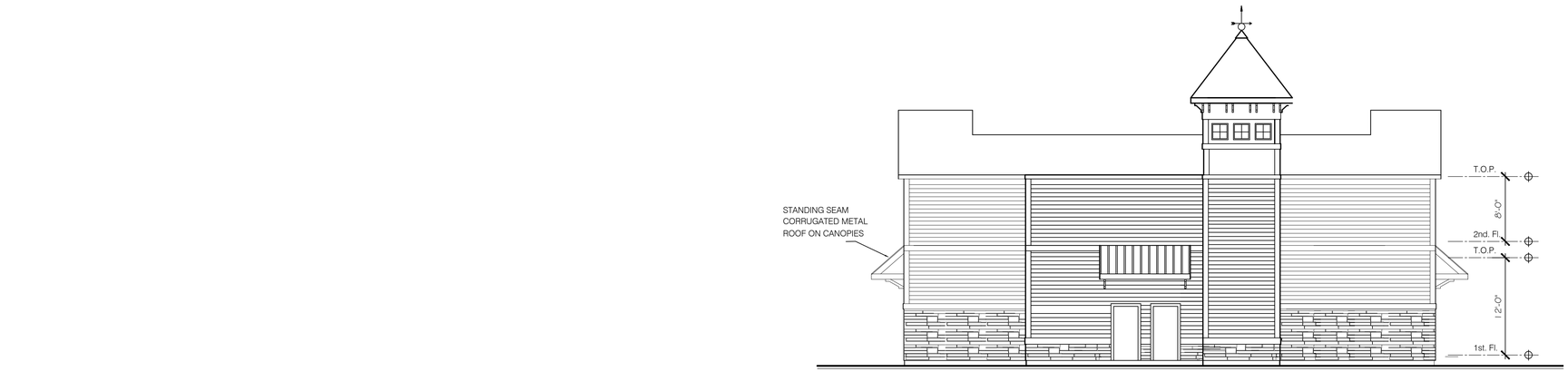
Date:

Job Number:

Drawn By: R.A.A

Sheet Number:

A2.0



WEST ELEVATION

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



NORTH ELEVATION

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

Amaya Architects
American Institute of Architects

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ORANGE, CT 06477

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MOB (203) 843 5962

ramayarchitects@aol.com

Sheet Title:
NORTH AND WEST
ELEVATIONS

MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A3.0



EAST ELEVATION

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



SOUTH ELEVATION

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

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284 RACEBROOK RD.
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Sheet Title:
SOUTH AND EAST
ELEVATIONS

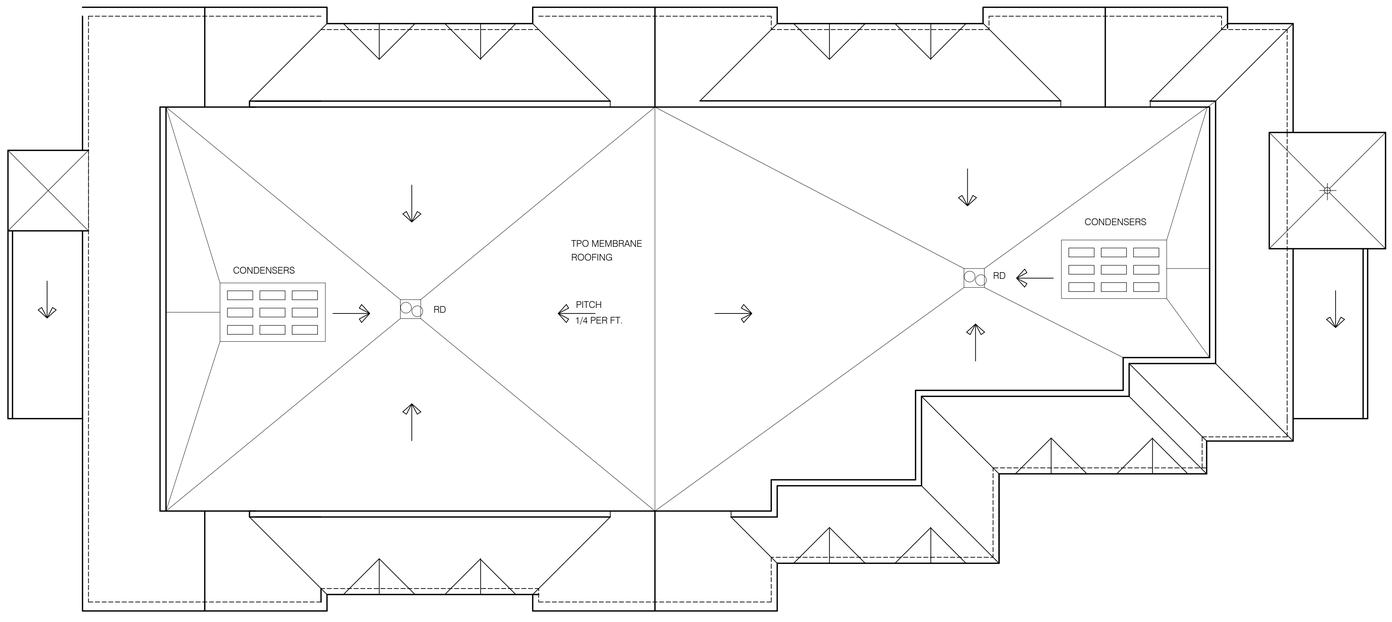
MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A4.0



ROOF PLAN

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

Amaya Architects
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Sheet Title:
ROOF PLAN

MADISON PROPERTIES LLC
855-861 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT

Date:

Job Number:

Drawn By: R.A.A

Sheet Number:
A5.0



Traffic Impact Study

855 and 861 White Plains Road

Trumbull, Connecticut



Prepared by:

KWH Enterprise, LLC

August 2026

Traffic Impact Study
855 and 861 White Plains Road
Trumbull, Connecticut

This study examines the traffic impact of a proposed commercial and residential development at 855 and 861 White Plains Road in Trumbull, Connecticut. Levels of Service (LOS) for traffic flows under the 2024 existing and 2028 no-build and build traffic conditions were analyzed to identify any deficiencies in the existing and future traffic operations at area intersections. For the purpose of this traffic study, 2028 was assumed to be the year during which the construction will be completed and the development will be occupied.

I. Summary

- The development is projected to generate four vehicular trips during each of the weekday morning and weekday afternoon peak hours.

- The traffic impact of the project will be limited. All traffic from the development will be adequately and safely accommodated by the existing roadways in the area. After the development is completed, area intersection will operate at acceptable LOS D or better during the weekday peak hours. The site driveways will operate at favorable LOS A or B during the peak hours.

II. Project Description

A mixed-use development with ground floor commercial uses and ten one-bedroom apartments on the second floor is proposed for 855 and 861 White Plains Road in Trumbull, Connecticut. One right-turn-exit-only driveway will be provided on White Plains Road (Route 127), and a two-way driveway will be located on Reservoir Avenue.

III. Existing Traffic Conditions

For the evaluation of the quality of traffic operation in the vicinity of the development, the following signalized and unsignalized intersections were analyzed for the study:

- Reservoir Avenue and Route 127 (White Plains Road);
- The two site driveway intersections.

Traffic counts were collected at the two existing intersections in November 2024. Traffic volumes for overall peak hours—7:00 am-8:00 am and 4:00 pm-5:00 pm for a weekday—were identified from these counts. These volumes were seasonally adjusted by a factor of 1.066 to reflect the volumes during the busiest peak summer month of 2024; the monthly adjustment factor was based on CTDOT information that is included in the Appendices. The peak-hour volumes for the 2024 existing conditions are shown in Figures 1 and 2 of the Appendices.

Capacity Analysis

For the assessment of the quality of traffic flow, intersection capacity analysis was conducted for the existing, future no-build, and future build traffic conditions. Capacity analysis provides an indication of how well roadway facilities serve the traffic demands placed upon them. Synchro 12, a software package that includes the evaluation criteria of the *Highway Capacity Manual, 2000 and 7th Editions*, was used to analyze the intersections.

Level of service (LOS) is the term used to describe the different operating conditions that occur on a given roadway segment or intersection under various traffic conditions. It is a qualitative measure of the effects of a number of factors including roadway geometry, speed, travel delay, freedom to maneuver, and safety. Six levels of service can be defined for each type of facility. Each level of service (LOS) is given a letter designation from A to F, with LOS A representing the best operating conditions and LOS F representing the worst.

Table 1 that follows shows the capacity analysis results for the analyzed intersections under the 2024 existing traffic conditions. All traffic approaches are operating at acceptable LOS C or better during the two peak hours under the existing conditions.

Table 1 Capacity Analyses for Existing Conditions

Intersection	2024 Existing Conditions	
	Weekday Morning Peak Hour	Weekday Afternoon Peak Hour
	LOS	LOS
Reservoir Ave., Office Driveway, and Rt. 127 (White Plains Rd.) (Signalized)		
EB Rt. 127	C	B
WB Rt. 127	B	B
NB Reservoir Ave. Left Turn and Through	C	C
NB Reservoir Ave. Right Turn	B	C
SB Office Driveway	B	C
Intersection	C	B

EB Eastbound
WB Westbound
NB Northbound
SB Southbound
LOS Level of Service

IV. Future Traffic Conditions

For the purpose of this traffic impact study, it was assumed that the proposed development will be occupied in 2028.

As a comparison for demonstrating the traffic impact of the project, a 2028 no-build scenario is included in the study. Figures 3 and 4 of the Appendices show the 2028 no-build traffic volumes, which were generated by including the trips for four proposed developments in the area by others (Six Cambridge Drive, 12 Cambridge Drive, 2225 Reservoir Avenue, and 2105 and 2125 Reservoir Avenue) and by using an annual traffic growth rate of 0.5 percent, or two percent over four years, between 2024 and 2028. The annual traffic growth rate was recommended by the CTDOT Bureau of Policy and Planning.

Table 2 details the capacity analysis results for the 2028 no-build traffic conditions. All traffic movements will operate at acceptable LOS D or better during the peak hours.

Table 2 Capacity Analyses for No-Build Conditions

Intersection	2028 No-Build Conditions	
	Weekday Morning Peak Hour	Weekday Afternoon Peak Hour
	LOS	LOS
Reservoir Ave., Office Driveway, and Rt. 127 (White Plains Rd.) (Signalized)		
EB Rt. 127	C	C
WB Rt. 127	B	B
NB Reservoir Ave. Left Turn and Through	D	C
NB Reservoir Ave. Right Turn	B	B
SB Office Driveway	B	C
Intersection	C	B

EB Eastbound
WB Westbound
NB Northbound
SB Southbound
LOS Level of Service

Trip Generation

The peak-hour vehicular trips generated by the development (Table 3) were estimated using data from ITE (Institute of Transportation Engineers) *Trip Generation Manual, 12th Edition*. The site is projected to generate four vehicular trips during each of the weekday

morning and weekday afternoon peak hours. Please note that these trips represent the total trips that enter or exit the site, including both the residential and the commercial trips.

Table 3 Trip Generation (vph)

Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (LU 230) (Ten Units)			
	Entry	**Exit**	**Entry & Exit**
Weekday Morning Peak Hour of Adjacent Street	1	3	4
Weekday Afternoon Peak Hour of Adjacent Street	3	1	4

vph Vehicles per hour

Table 4 depicts the distribution of the site-generated trips along the area routes. The distribution takes into account the relative traffic volumes of the area roadways and the development patterns in this part of Trumbull. Traffic volumes for the 2028 build conditions, which combine the no-build volumes and the new site trips, are presented in Figures 6 and 7.

Table 4 Trip Distribution

To / From Route	Entry/Exit
West: Route 127	30%
East: Route 127	50%
South: Reservoir Avenue	20%
Total	100%

Capacity Analysis

Table 5 shows the capacity analysis results for the 2028 build traffic conditions. When compared with the no-build conditions, the development will not change the LOS at the adjacent signalized intersection during the weekday peak hours. All traffic movements at the signalized intersection will continue to operate at acceptable LOS D or better during the peak hours under the build conditions. The two site driveway intersections will operate at favorable LOS A or B during the peak hours.

Based on the no change in the LOS between the no-build and build conditions and the favorable LOS at the site driveways, it can be concluded that the traffic impact of development on the area roadways and intersections will be limited. The site traffic will be adequately and safely accommodated by the area roadways.

Table 5 Capacity Analyses for Build Conditions

Intersection	2028 Build Condtions	
	Weekday Morning Peak Hour	Weekday Afternoon Peak Hour
	LOS	LOS
Reservoir Ave., Office Driveway, and Rt. 127 (White Plains Rd.) (Signalized)		
EB Rt. 127	C	C
WB Rt. 127	B	B
NB Reservoir Ave. Left Turn and Through	D	C
NB Reservoir Ave. Right Turn	B	B
SB Office Driveway	B	C
Intersection	C	B
Site Driveway #1 and Route 127 (Unsignalized)		
NB Site Driveway #1	B	B
Reservoir Avenue and Site Driveway #2 (Unsignalized)		
WB Site Driveway #2	B	A
SB Reservoir Avenue Left Turn	A	A

EB Eastbound
WB Westbound
NB Northbound
SB Southbound
LOS Level of Service

V. Conclusions

Area traffic operation was analyzed for a mixed-use development at 855 and 861 White Plains Road under the 2024 existing and the 2028 no-build and build traffic conditions. Traffic generated by the site will be adequately and safely accommodated by the adjacent roadways and intersections. The traffic impact of the development will be limited.

Kermit Hua

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Technical Appendices

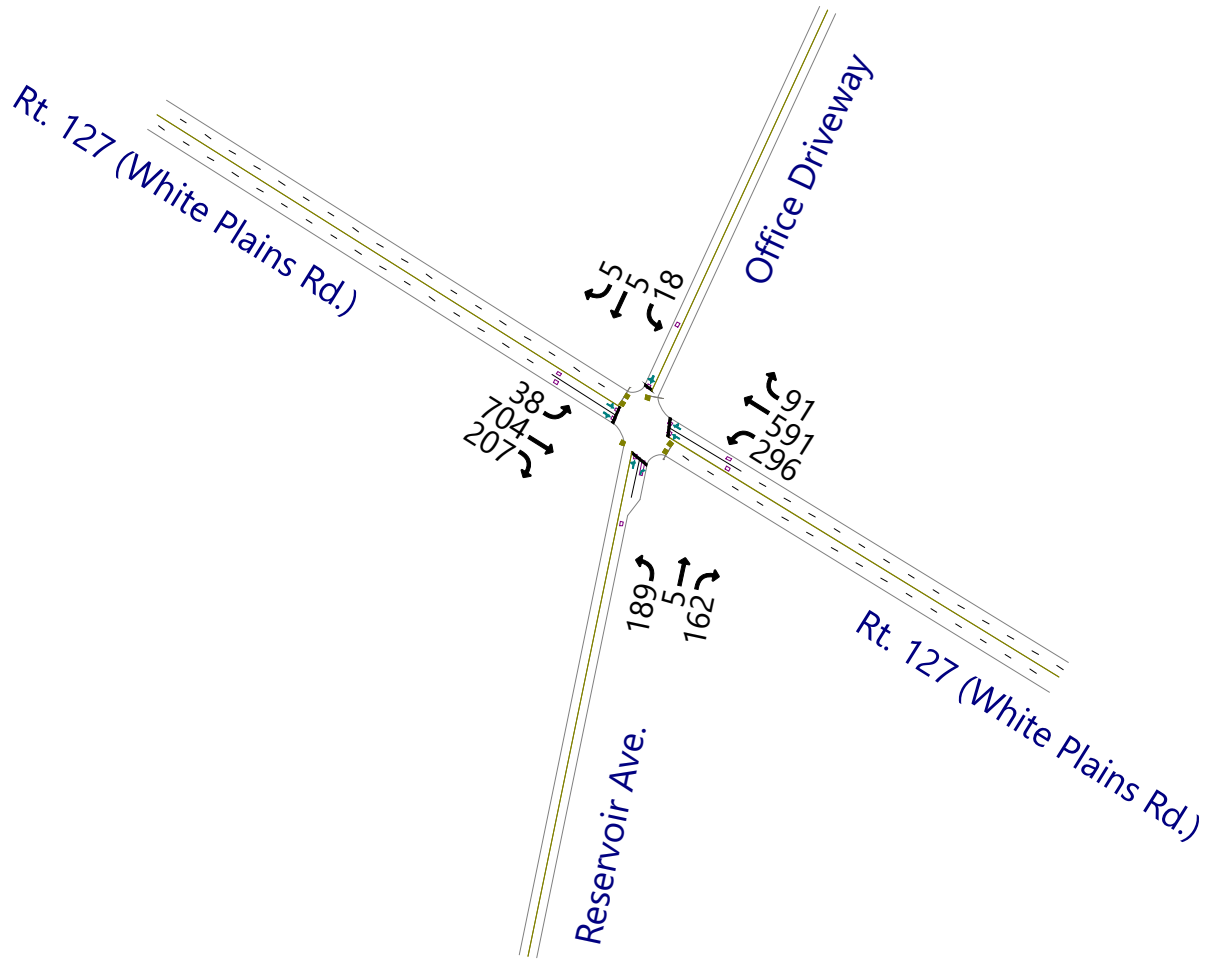


Figure 1 2024 Existing Traffic Volumes
Weekday Morning Peak Hour of Adjacent Streets

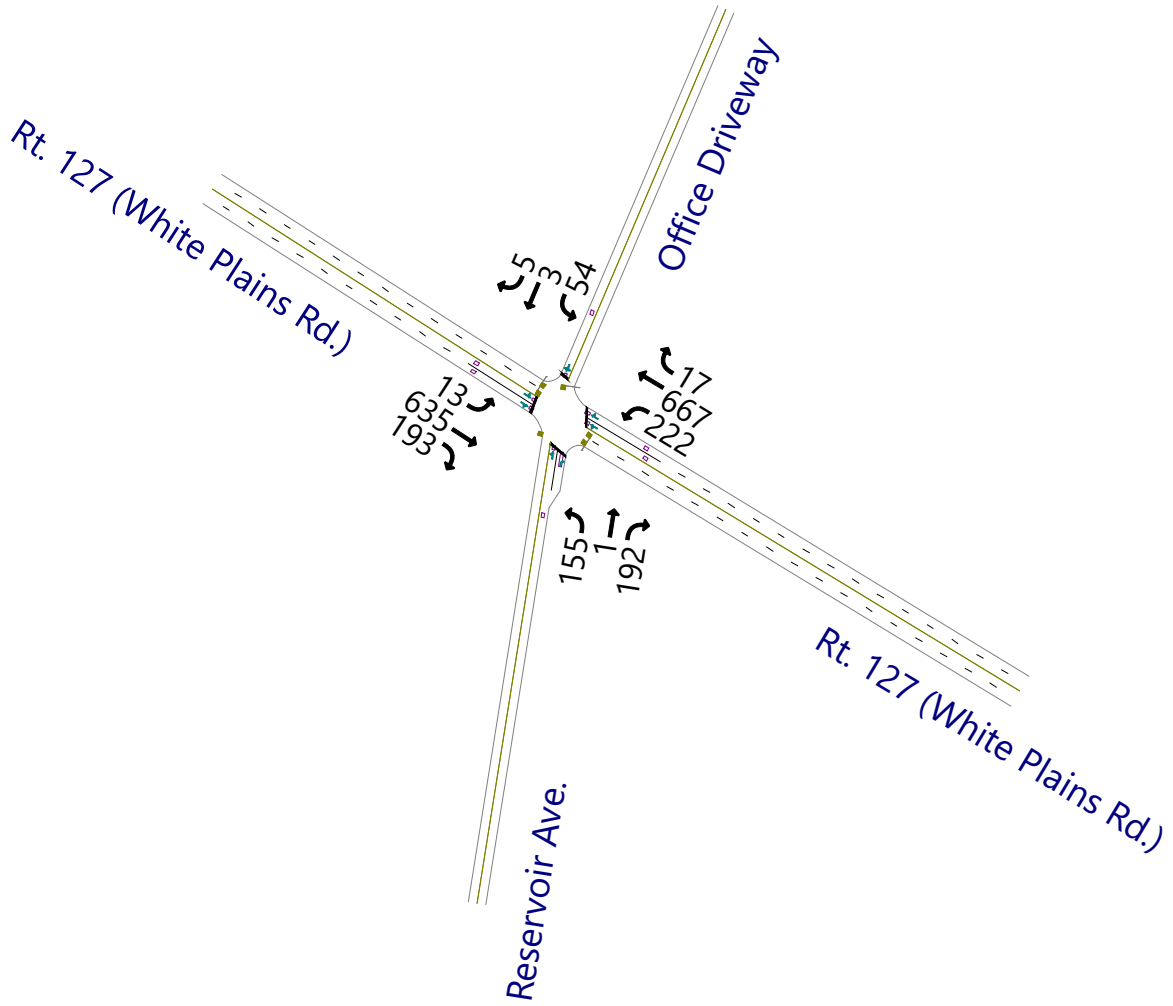


Figure 2 2024 Existing Traffic Volumes
Weekday Afternoon Peak Hour of Adjacent Streets

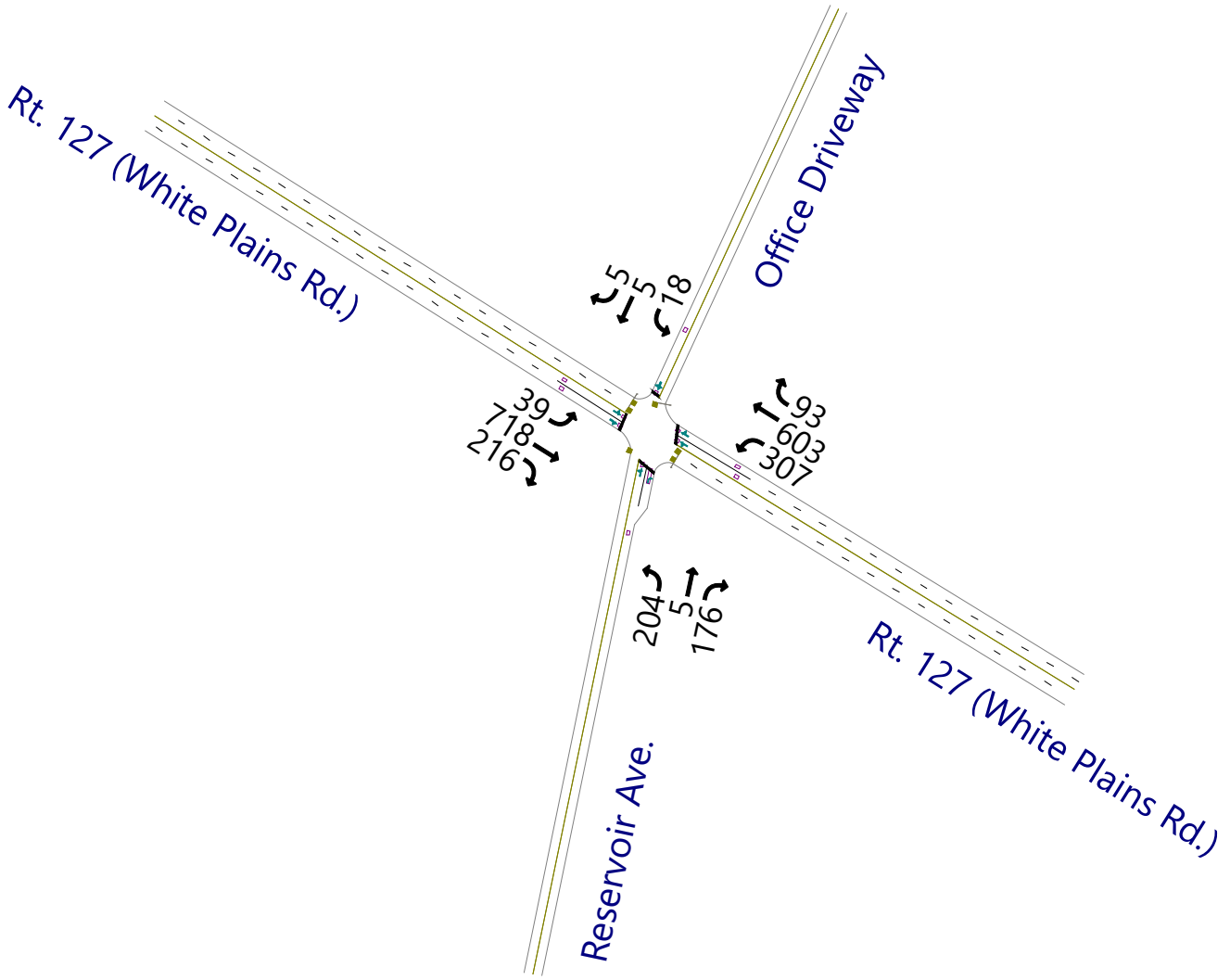


Figure 3 2028 No-Build Traffic Volumes
Weekday Morning Peak Hour of Adjacent Streets

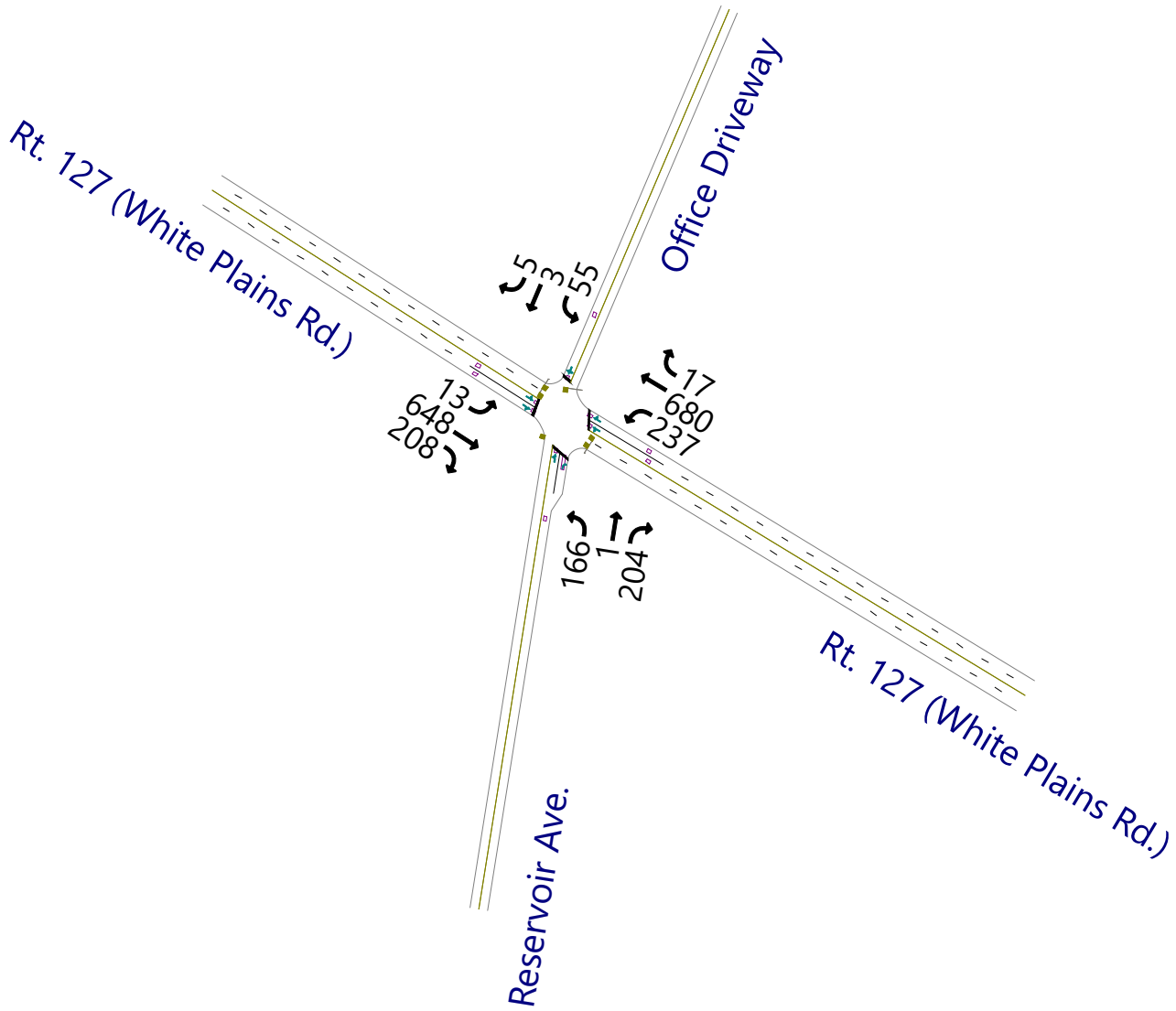


Figure 4 2028 No-Build Traffic Volumes
Weekday Afternoon Peak Hour of Adjacent Streets

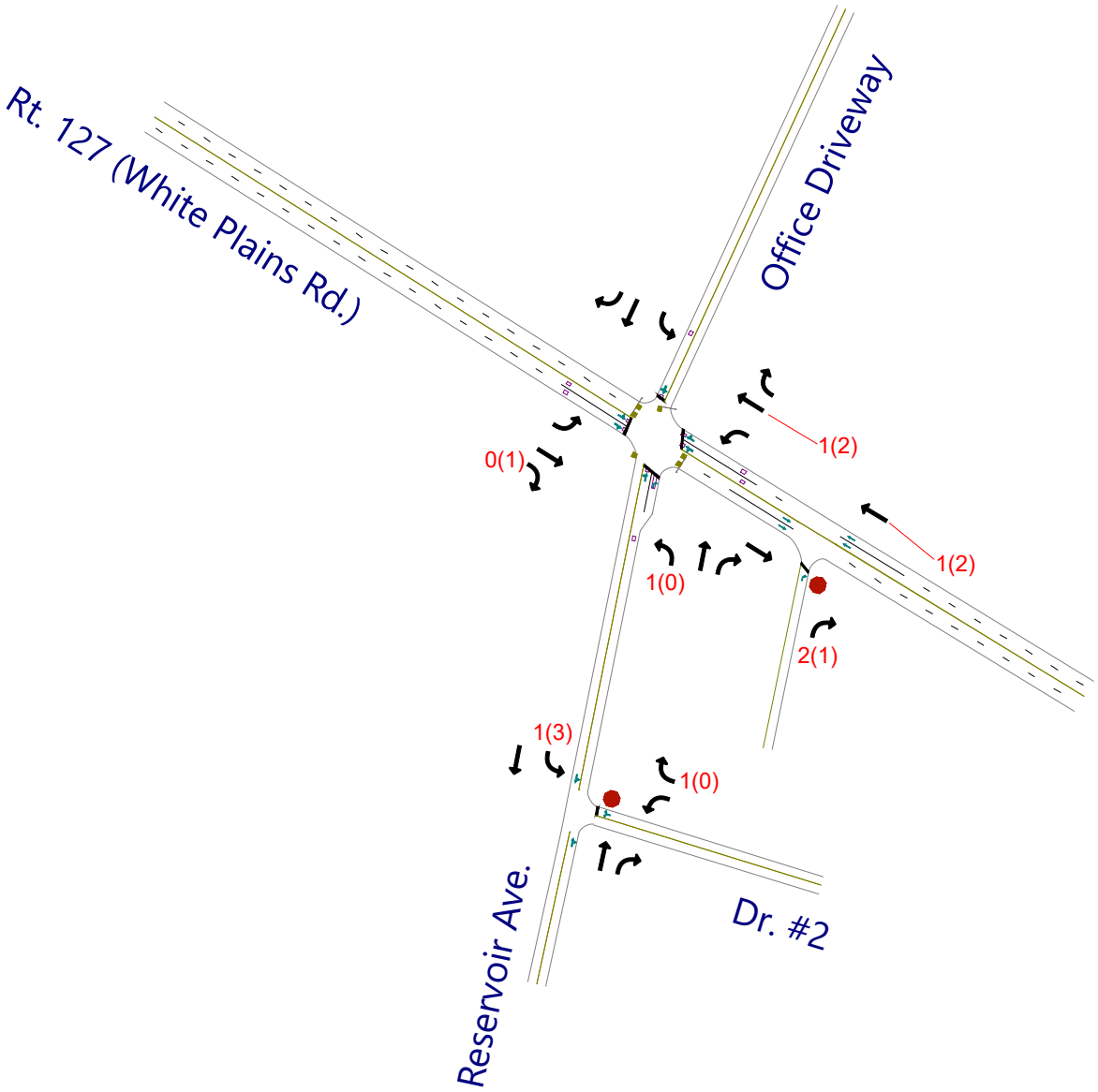


Figure 5 Trip Generation
Weekday Morning (Afternoon) Peak Hours of Adjacent Streets

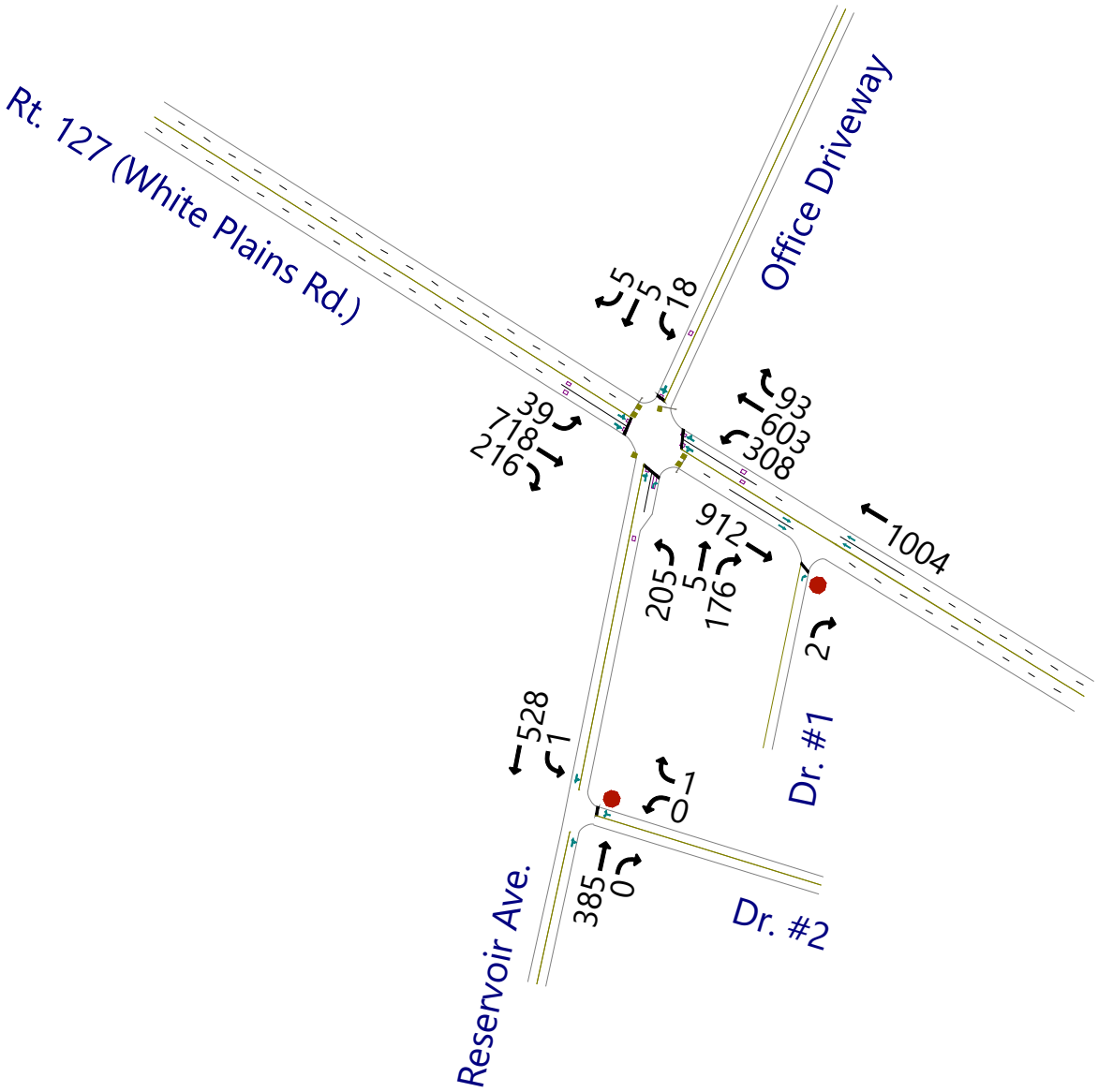


Figure 6 2028 Build Traffic Volumes
Weekday Morning Peak Hour of Adjacent Streets

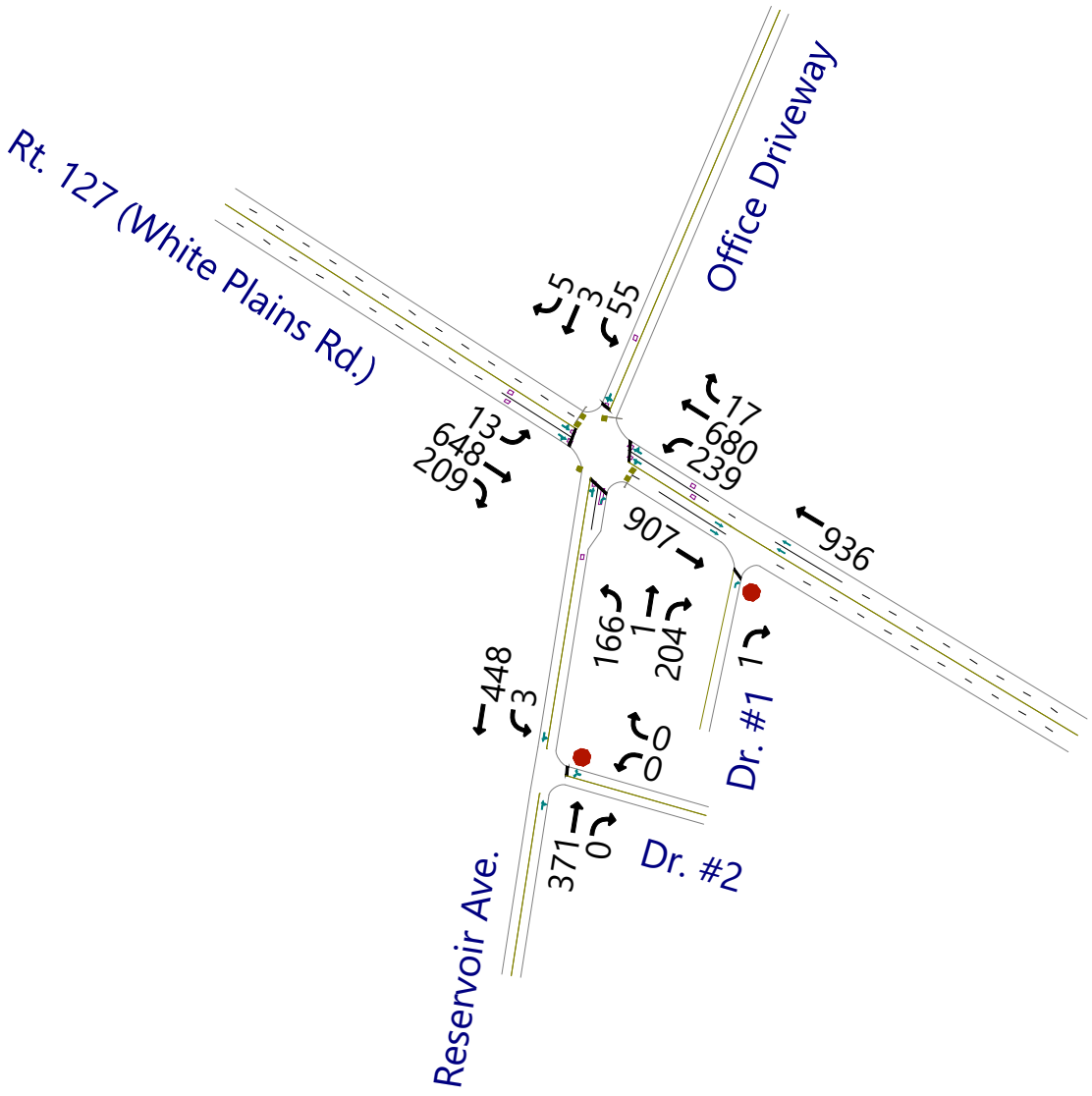


Figure 7 2028 Build Traffic Volumes
Weekday Afternoon Peak Hour of Adjacent Streets

CONNECTICUT DEPARTMENT OF TRANSPORTATION
BUREAU OF POLICY & PLANNING - ROADWAY INFORMATION SYSTEMS
TRAFFIC DATA COLLECTION & VERIFICATION SECTION

FACTORS FOR EXPANDING 24-HOUR COUNTS TO
ANNUAL AVERAGE DAILY TRAFFIC VOLUMES
(BASED ON 2018 CONTINUOUS COUNT STATION DATA)

GROUP - 1 * * INTERSTATE * *

STATION(S): 7, 12, 24, 30, 31, 32, 53, 54

AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY	1.08	1.03	1.21	1.41
FEBRUARY	1.04	0.96	1.13	1.45
MARCH	1.05	0.93	1.05	1.21
APRIL	0.99	0.91	1.03	1.17
MAY	0.94	0.83	0.98	1.10
JUNE	0.95	0.90	0.99	1.08
JULY	0.95	0.91	0.97	1.08
AUGUST	0.94	0.86	0.99	1.06
SEPTEMBER	0.99	0.89	0.99	1.08
OCTOBER	0.98	0.90	1.00	1.12
NOVEMBER	0.98	0.98	1.03	1.13
DECEMBER	1.00	0.96	1.04	1.22

GROUP - 2 * * RURAL * *

STATION(S): 4, 10, 16, 20, 50, 51

AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY	1.12	1.08	1.17	1.48
FEBRUARY	1.12	1.05	1.16	1.55
MARCH	1.08	1.04	1.06	1.32
APRIL	1.05	0.95	0.94	1.29
MAY	0.95	0.89	0.95	1.04
JUNE	0.91	0.80	0.87	0.95
JULY	0.93	0.84	0.87	0.98
AUGUST	0.89	0.83	0.90	0.93
SEPTEMBER	0.97	0.88	0.91	1.02
OCTOBER	0.98	0.88	0.97	1.08
NOVEMBER	1.00	1.02	1.09	1.21
DECEMBER	1.08	1.09	1.11	1.29

GROUP - 3 * * INTERSTATE * *

STATION(S): 27 (I-84 FROM ROUTE 195 TO MASS. STATE LINE)

AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY	1.02	1.10	1.25	0.99
FEBRUARY	0.86	0.81	1.02	1.22
MARCH	1.46	0.91	0.94	0.93
APRIL	1.22	0.96	1.00	1.00
MAY	1.07	0.73	0.99	0.90
JUNE	1.04	0.84	0.96	0.71
JULY	0.98	0.84	0.80	0.74
AUGUST	0.81	0.75	0.89	0.79
SEPTEMBER	1.11	1.09	1.13	0.81
OCTOBER	1.04	1.06	1.30	0.99
NOVEMBER	1.26	1.24	1.15	0.64
DECEMBER	1.14	0.33	0.43	0.79

CONNECTICUT DEPARTMENT OF TRANSPORTATION
BUREAU OF POLICY & PLANNING - ROADWAY INFORMATION SYSTEMS
TRAFFIC MONITORING & DATA ANALYSIS SECTION

FACTORS FOR EXPANDING 24-HOUR COUNTS TO
ANNUAL AVERAGE DAILY TRAFFIC VOLUMES
(BASED ON 2018 CONTINUOUS COUNT STATION DATA)

GROUP - 4 * * URBAN * *

STATION(S): 8, 9, 11, 15, 17, 22, 23, 28, 47, 48, 52

AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY	1.03	1.00	1.18	1.46
FEBRUARY	1.03	0.95	1.14	1.49
MARCH	0.97	0.94	1.07	1.30
APRIL	0.98	0.90	1.03	1.26
MAY	0.92	0.83	1.01	1.21
JUNE	0.91	0.85	1.01	1.15
JULY	0.95	0.89	1.06	1.22
AUGUST	0.95	0.89	1.09	1.23
SEPTEMBER	0.96	0.88	1.03	1.20
OCTOBER	0.95	0.86	1.05	1.16
NOVEMBER	0.97	0.97	1.08	1.27
DECEMBER	0.99	0.96	1.06	1.24

GROUP - 5 * *NORTHWEST RECREATIONAL * *

STATION(S): 1 (Station 18 not available on 2018)

AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY	1.29	1.18	1.05	1.21
FEBRUARY	1.24	1.10	1.02	1.34
MARCH	1.28	1.06	1.14	1.24
APRIL	1.04	0.88	0.96	0.85
MAY	1.00	0.83	0.78	0.80
JUNE	0.96	0.80	0.79	0.77
JULY	0.91	0.80	0.71	0.61
AUGUST	0.94	0.75	0.76	0.71
SEPTEMBER	0.99	0.85	0.69	0.73
OCTOBER	0.95	0.71	0.69	0.68
NOVEMBER	1.15	1.05	1.08	1.06
DECEMBER	1.13	1.11	1.09	1.25

GROUP - 6 * * SOUTHEAST RECREATIONAL * *

STATION(S): 5, 33, 44, 46

AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY	1.24	1.08	1.05	1.22
FEBRUARY	1.17	1.00	0.98	1.21
MARCH	1.19	0.98	0.93	1.06
APRIL	1.13	0.91	0.86	1.00
MAY	1.04	0.85	0.84	0.92
JUNE	1.00	0.80	0.81	0.88
JULY	0.91	0.77	0.75	0.79
AUGUST	0.92	0.75	0.77	0.80
SEPTEMBER	1.07	0.89	0.84	0.92
OCTOBER	1.10	0.89	0.93	0.98
NOVEMBER	1.17	0.97	0.93	1.04
DECEMBER	1.16	1.00	0.97	1.15

Land Use: 230
Low-Rise Residential with Ground-Floor Commercial

Description

Low-rise residential with ground-floor commercial is a mixed-use multifamily housing building with two or three floors of residential living space and commercial space open to the public on the ground level. These facilities are typically found in urban and center city core settings.

Land Use Subcategory

The data included in this land use have been stratified into two subcategories: (1) sites with a commercial gross leasable area that ranges between 1,000 and 25,000 square feet (2) and sites with a commercial gross leasable area that ranges between 25,000 and 65,000 square feet.

Additional Data

The trips displayed in the data plots represent the total trips that enter or exit the site. Any trips internal to the site between its residential and commercial components are not included.

The sites were surveyed in the 2010s and the 2020s in the District of Columbia, Oregon, Pennsylvania, and Virginia.

Source Numbers

901, 949, 950, 1226, 1237, 1292

Low-Rise Residential with Ground-Floor Commercial
GFA (1-25k) (230)

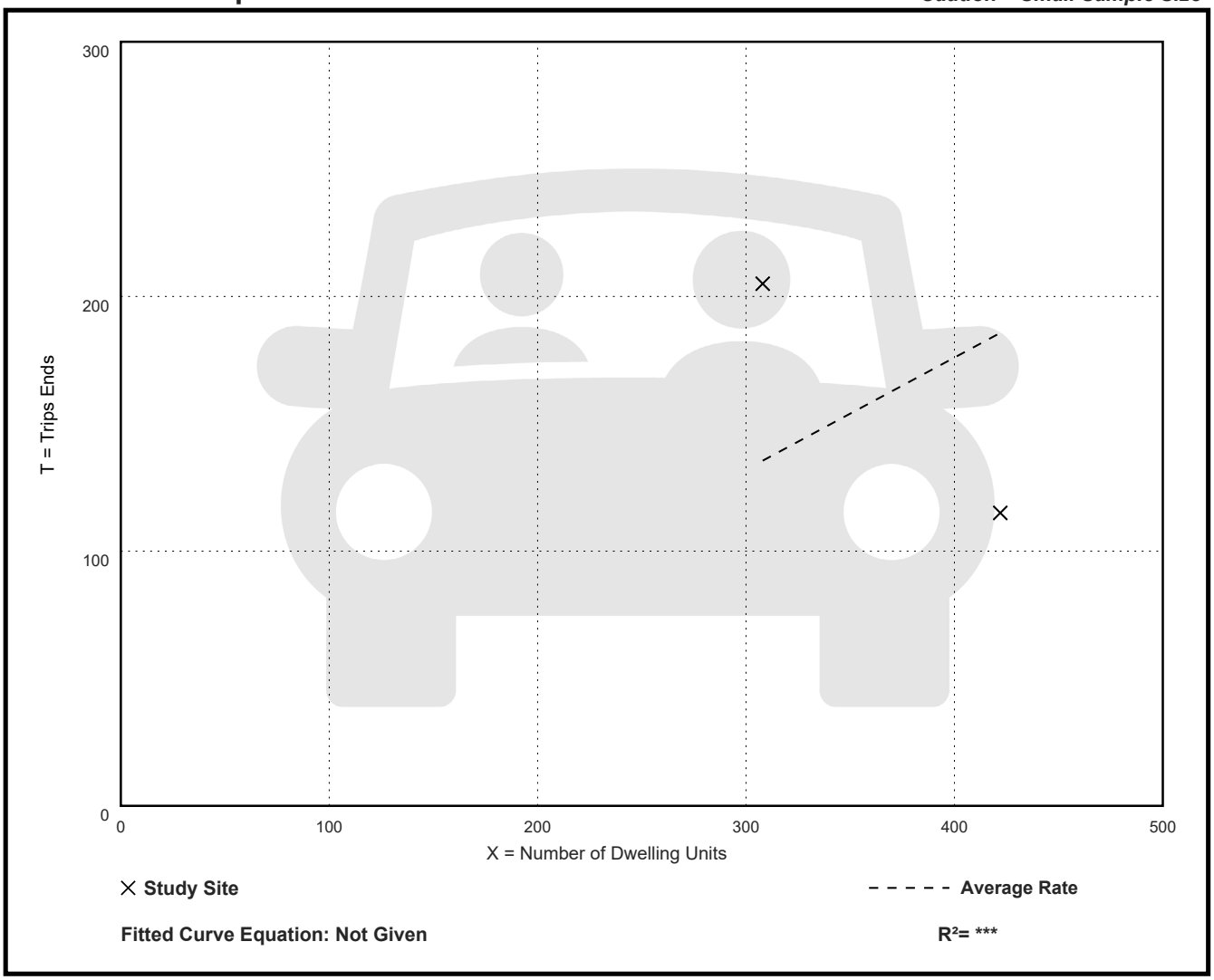
Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	2
Avg. Num. of Dwelling Units:	365
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.27 - 0.67	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Low-Rise Residential with Ground-Floor Commercial
GFA (1-25k) (230)

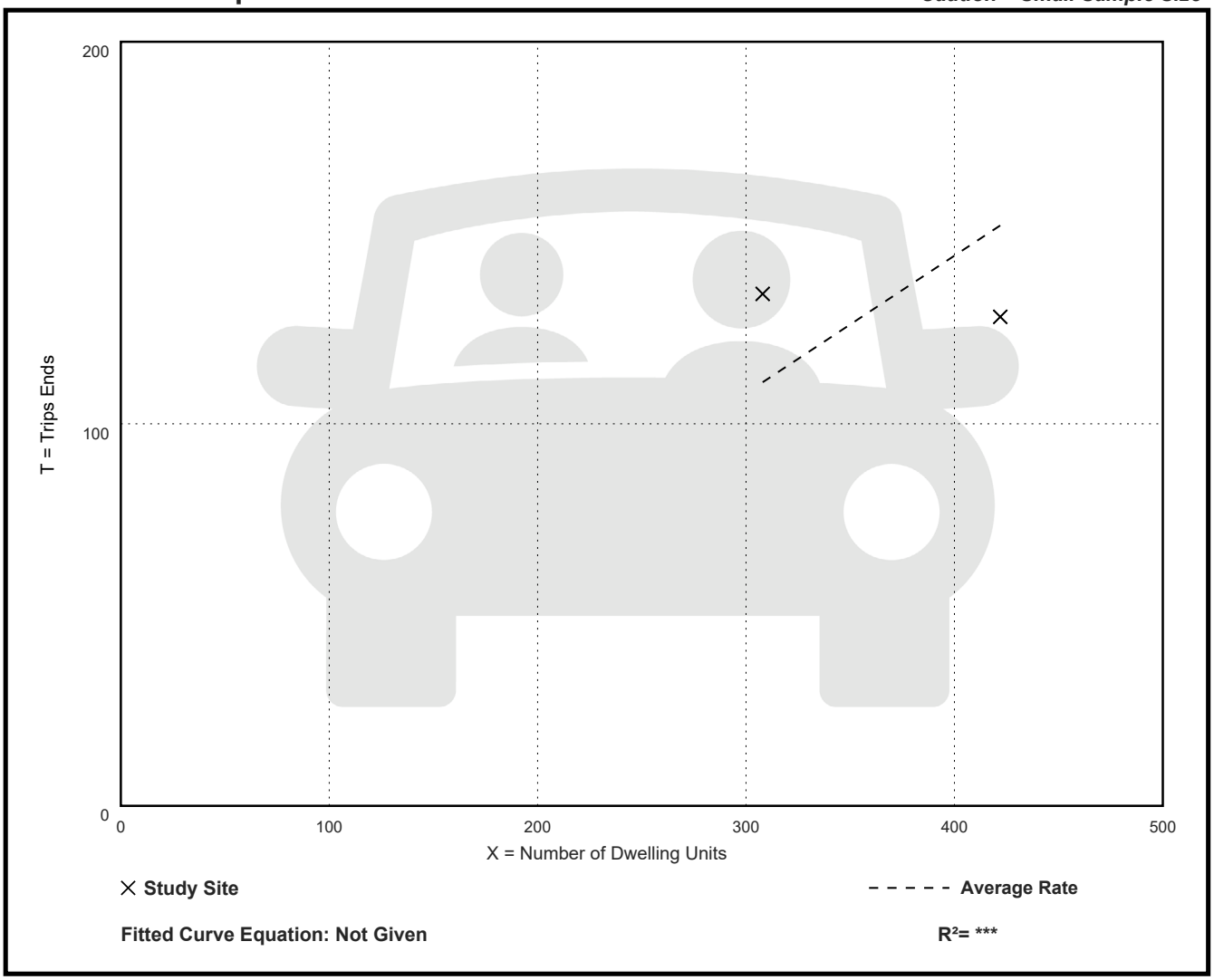
Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	2
Avg. Num. of Dwelling Units:	365
Directional Distribution:	71% entering, 29% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.30 - 0.44	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	704	207	296	591	91	189	5	162	18	5	5
Future Volume (vph)	38	704	207	296	591	91	189	5	162	18	5	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.1			4.0			4.0	4.0		4.0	
Lane Util. Factor		0.95			0.95			1.00	1.00		1.00	
Frt		0.97			0.99			1.00	0.85		0.98	
Flt Protected		1.00			0.99			0.95	1.00		0.97	
Satd. Flow (prot)		3384			3404			1759	1568		1745	
Flt Permitted		0.86			0.55			0.71	1.00		0.79	
Satd. Flow (perm)		2903			1901			1310	1568		1425	
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	40	749	220	315	629	97	201	5	172	19	5	5
RTOR Reduction (vph)	0	43	0	0	14	0	0	0	136	0	4	0
Lane Group Flow (vph)	0	966	0	0	1027	0	0	206	36	0	25	0
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	Perm	NA		D.P+P	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	1 2			4			4	
Permitted Phases	2			2			4		4	4		
Actuated Green, G (s)		22.9			32.3			12.6	12.6		12.6	
Effective Green, g (s)		22.9			32.3			12.6	12.6		12.6	
Actuated g/C Ratio		0.38			0.54			0.21	0.21		0.21	
Clearance Time (s)		7.1						4.0	4.0		4.0	
Vehicle Extension (s)		3.0						3.0	3.0		3.0	
Lane Grp Cap (vph)		1107			1258			275	329		299	
v/s Ratio Prot					c0.13							
v/s Ratio Perm		c0.33			0.31			c0.16	0.02		0.02	
v/c Ratio		0.87			0.82			0.75	0.11		0.08	
Uniform Delay, d1		17.2			11.4			22.2	19.2		19.1	
Progression Factor		1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2		9.6			5.9			10.6	0.1		0.1	
Delay (s)		26.8			17.3			32.9	19.3		19.2	
Level of Service		C			B			C	B		B	
Approach Delay (s/veh)		26.8			17.3			26.7			19.2	
Approach LOS		C			B			C			B	

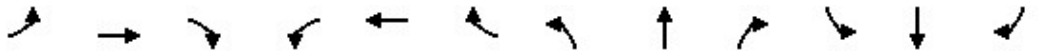
Intersection Summary			
HCM 2000 Control Delay (s/veh)	22.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.83		
Actuated Cycle Length (s)	60.0	Sum of lost time (s)	15.1
Intersection Capacity Utilization	82.5%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	635	193	222	667	17	155	1	192	54	3	5
Future Volume (vph)	13	635	193	222	667	17	155	1	192	54	3	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.1			4.0			4.0	4.0		4.0	
Lane Util. Factor		0.95			0.95			1.00	1.00		1.00	
Frt		0.97			1.00			1.00	0.85		0.99	
Flt Protected		1.00			0.99			0.95	1.00		0.96	
Satd. Flow (prot)		3483			3556			1810	1615		1800	
Flt Permitted		0.93			0.56			0.74	1.00		0.65	
Satd. Flow (perm)		3226			1998			1407	1615		1218	
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	15	713	217	249	749	19	174	1	216	61	3	6
RTOR Reduction (vph)	0	46	0	0	2	0	0	0	174	0	5	0
Lane Group Flow (vph)	0	899	0	0	1015	0	0	175	42	0	65	0
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Turn Type	Perm	NA		D.P+P	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	1 2			4			4	
Permitted Phases	2			2			4		4	4		
Actuated Green, G (s)		22.9			33.2			11.7	11.7		11.7	
Effective Green, g (s)		22.9			33.2			11.7	11.7		11.7	
Actuated g/C Ratio		0.38			0.55			0.19	0.19		0.19	
Clearance Time (s)		7.1						4.0	4.0		4.0	
Vehicle Extension (s)		3.0						3.0	3.0		3.0	
Lane Grp Cap (vph)		1231			1373			274	314		237	
v/s Ratio Prot					c0.13							
v/s Ratio Perm		0.28			c0.28			c0.12	0.03		0.05	
v/c Ratio		0.73			0.74			0.64	0.13		0.27	
Uniform Delay, d1		15.9			10.1			22.2	20.0		20.5	
Progression Factor		1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2		3.8			3.6			4.8	0.2		0.6	
Delay (s)		19.7			13.7			27.0	20.2		21.2	
Level of Service		B			B			C	C		C	
Approach Delay (s/veh)		19.7			13.7			23.2			21.2	
Approach LOS		B			B			C			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	17.8	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.71		
Actuated Cycle Length (s)	60.0	Sum of lost time (s)	15.1
Intersection Capacity Utilization	72.2%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	39	718	216	307	603	93	204	5	176	18	5	5
Future Volume (vph)	39	718	216	307	603	93	204	5	176	18	5	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.1			4.0			4.0	4.0		4.0	
Lane Util. Factor		0.95			0.95			1.00	1.00		1.00	
Frt		0.97			0.99			1.00	0.85		0.98	
Flt Protected		1.00			0.98			0.95	1.00		0.97	
Satd. Flow (prot)		3381			3404			1759	1568		1745	
Flt Permitted		0.85			0.55			0.71	1.00		0.79	
Satd. Flow (perm)		2888			1908			1309	1568		1420	
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	41	764	230	327	641	99	217	5	187	19	5	5
RTOR Reduction (vph)	0	44	0	0	14	0	0	0	147	0	4	0
Lane Group Flow (vph)	0	991	0	0	1053	0	0	222	40	0	25	0
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	Perm	NA		D.P+P	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	1 2			4			4	
Permitted Phases	2			2			4		4	4		
Actuated Green, G (s)		22.9			32.0			12.9	12.9		12.9	
Effective Green, g (s)		22.9			32.0			12.9	12.9		12.9	
Actuated g/C Ratio		0.38			0.53			0.22	0.22		0.22	
Clearance Time (s)		7.1						4.0	4.0		4.0	
Vehicle Extension (s)		3.0						3.0	3.0		3.0	
Lane Grp Cap (vph)		1102			1244			281	337		305	
v/s Ratio Prot					c0.13							
v/s Ratio Perm		c0.34			0.32			c0.17	0.03		0.02	
v/c Ratio		0.90			0.85			0.79	0.12		0.08	
Uniform Delay, d1		17.5			11.9			22.3	19.0		18.8	
Progression Factor		1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2		11.6			7.2			14.0	0.2		0.1	
Delay (s)		29.1			19.1			36.3	19.1		18.9	
Level of Service		C			B			D	B		B	
Approach Delay (s/veh)		29.1			19.1			28.4			18.9	
Approach LOS		C			B			C			B	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	24.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.86		
Actuated Cycle Length (s)	60.0	Sum of lost time (s)	15.1
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	648	208	237	680	17	166	1	204	55	3	5
Future Volume (vph)	13	648	208	237	680	17	166	1	204	55	3	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.1			4.0			4.0	4.0		4.0	
Lane Util. Factor		0.95			0.95			1.00	1.00		1.00	
Frt		0.96			1.00			1.00	0.85		0.99	
Flt Protected		1.00			0.99			0.95	1.00		0.96	
Satd. Flow (prot)		3478			3555			1810	1615		1800	
Flt Permitted		0.93			0.54			0.74	1.00		0.63	
Satd. Flow (perm)		3220			1958			1401	1615		1185	
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	15	728	234	266	764	19	187	1	229	62	3	6
RTOR Reduction (vph)	0	50	0	0	2	0	0	0	183	0	5	0
Lane Group Flow (vph)	0	927	0	0	1047	0	0	188	46	0	66	0
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Turn Type	Perm	NA		D.P+P	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	1 2			4			4	
Permitted Phases	2			2			4		4	4		
Actuated Green, G (s)		22.9			32.8			12.1	12.1		12.1	
Effective Green, g (s)		22.9			32.8			12.1	12.1		12.1	
Actuated g/C Ratio		0.38			0.55			0.20	0.20		0.20	
Clearance Time (s)		7.1						4.0	4.0		4.0	
Vehicle Extension (s)		3.0						3.0	3.0		3.0	
Lane Grp Cap (vph)		1228			1333			282	325		238	
v/s Ratio Prot					c0.13							
v/s Ratio Perm		0.29			c0.30			c0.13	0.03		0.06	
v/c Ratio		0.75			0.79			0.67	0.14		0.28	
Uniform Delay, d1		16.1			10.8			22.1	19.7		20.3	
Progression Factor		1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2		4.3			4.7			5.8	0.2		0.6	
Delay (s)		20.5			15.5			27.9	19.9		20.9	
Level of Service		C			B			C	B		C	
Approach Delay (s/veh)		20.5			15.5			23.5			20.9	
Approach LOS		C			B			C			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	18.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	60.0	Sum of lost time (s)	15.1
Intersection Capacity Utilization	73.9%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	39	718	216	308	603	93	205	5	176	18	5	5
Future Volume (vph)	39	718	216	308	603	93	205	5	176	18	5	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.1			4.0			4.0	4.0		4.0	
Lane Util. Factor		0.95			0.95			1.00	1.00		1.00	
Frt		0.97			0.99			1.00	0.85		0.98	
Flt Protected		1.00			0.98			0.95	1.00		0.97	
Satd. Flow (prot)		3381			3404			1759	1568		1745	
Flt Permitted		0.85			0.55			0.71	1.00		0.79	
Satd. Flow (perm)		2887			1908			1309	1568		1420	
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	41	764	230	328	641	99	218	5	187	19	5	5
RTOR Reduction (vph)	0	44	0	0	14	0	0	0	146	0	4	0
Lane Group Flow (vph)	0	991	0	0	1054	0	0	223	41	0	25	0
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	Perm	NA		D.P+P	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	1 2			4			4	
Permitted Phases	2			2			4		4	4		
Actuated Green, G (s)		22.9			31.9			13.0	13.0		13.0	
Effective Green, g (s)		22.9			31.9			13.0	13.0		13.0	
Actuated g/C Ratio		0.38			0.53			0.22	0.22		0.22	
Clearance Time (s)		7.1						4.0	4.0		4.0	
Vehicle Extension (s)		3.0						3.0	3.0		3.0	
Lane Grp Cap (vph)		1101			1238			283	339		307	
v/s Ratio Prot					c0.13							
v/s Ratio Perm		c0.34			0.32			c0.17	0.03		0.02	
v/c Ratio		0.90			0.85			0.79	0.12		0.08	
Uniform Delay, d1		17.5			12.0			22.2	18.9		18.7	
Progression Factor		1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2		11.7			7.5			13.5	0.2		0.1	
Delay (s)		29.2			19.5			35.7	19.1		18.9	
Level of Service		C			B			D	B		B	
Approach Delay (s/veh)		29.2			19.5			28.1			18.9	
Approach LOS		C			B			C			B	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	24.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.86		
Actuated Cycle Length (s)	60.0	Sum of lost time (s)	15.1
Intersection Capacity Utilization	85.2%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑		↱
Traffic Vol, veh/h	912	0	0	1004	0	2
Future Vol, veh/h	912	0	0	1004	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	991	0	0	1091	0	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	496
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	520
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	520
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	11.96
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	520	-	-
HCM Lane V/C Ratio	0.004	-	-
HCM Ctrl Dly (s/v)	12	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	0	-	-

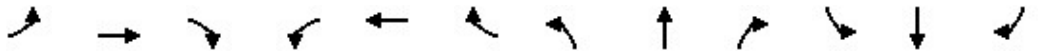
Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	1	385	0	1	528
Future Vol, veh/h	0	1	385	0	1	528
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	418	0	1	574

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	995	418	0	0	418	0
Stage 1	418	-	-	-	-	-
Stage 2	576	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	272	635	-	-	1141	-
Stage 1	664	-	-	-	-	-
Stage 2	562	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	271	635	-	-	1141	-
Mov Cap-2 Maneuver	271	-	-	-	-	-
Stage 1	663	-	-	-	-	-
Stage 2	562	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.68	0	0.02
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	635	3	-
HCM Lane V/C Ratio	-	-	0.002	0.001	-
HCM Ctrl Dly (s/v)	-	-	10.7	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	648	209	239	680	17	166	1	204	55	3	5
Future Volume (vph)	13	648	209	239	680	17	166	1	204	55	3	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.1			4.0			4.0	4.0		4.0	
Lane Util. Factor		0.95			0.95			1.00	1.00		1.00	
Frt		0.96			1.00			1.00	0.85		0.99	
Flt Protected		1.00			0.99			0.95	1.00		0.96	
Satd. Flow (prot)		3477			3555			1810	1615		1800	
Flt Permitted		0.93			0.54			0.74	1.00		0.63	
Satd. Flow (perm)		3219			1955			1401	1615		1185	
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	15	728	235	269	764	19	187	1	229	62	3	6
RTOR Reduction (vph)	0	50	0	0	2	0	0	0	183	0	5	0
Lane Group Flow (vph)	0	928	0	0	1050	0	0	188	46	0	66	0
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Turn Type	Perm	NA		D.P+P	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	1 2			4			4	
Permitted Phases	2			2			4		4	4		
Actuated Green, G (s)		22.9			32.8			12.1	12.1		12.1	
Effective Green, g (s)		22.9			32.8			12.1	12.1		12.1	
Actuated g/C Ratio		0.38			0.55			0.20	0.20		0.20	
Clearance Time (s)		7.1						4.0	4.0		4.0	
Vehicle Extension (s)		3.0						3.0	3.0		3.0	
Lane Grp Cap (vph)		1228			1332			282	325		238	
v/s Ratio Prot					c0.13							
v/s Ratio Perm		0.29			c0.30			c0.13	0.03		0.06	
v/c Ratio		0.76			0.79			0.67	0.14		0.28	
Uniform Delay, d1		16.1			10.8			22.1	19.7		20.3	
Progression Factor		1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2		4.4			4.8			5.8	0.2		0.6	
Delay (s)		20.5			15.6			27.9	19.9		20.9	
Level of Service		C			B			C	B		C	
Approach Delay (s/veh)		20.5			15.6			23.5			20.9	
Approach LOS		C			B			C			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	19.0	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	60.0	Sum of lost time (s)	15.1
Intersection Capacity Utilization	74.0%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑		↱
Traffic Vol, veh/h	907	0	0	936	0	1
Future Vol, veh/h	907	0	0	936	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	986	0	0	1017	0	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	493
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	522
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	522
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	11.91
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	522	-	-
HCM Lane V/C Ratio	0.002	-	-
HCM Ctrl Dly (s/v)	11.9	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	371	0	3	448
Future Vol, veh/h	0	0	371	0	3	448
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	403	0	3	487

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	897	403	0	0	403	0
Stage 1	403	-	-	-	-	-
Stage 2	493	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	310	647	-	-	1155	-
Stage 1	675	-	-	-	-	-
Stage 2	614	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	309	647	-	-	1155	-
Mov Cap-2 Maneuver	309	-	-	-	-	-
Stage 1	672	-	-	-	-	-
Stage 2	614	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0.05
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	12	-
HCM Lane V/C Ratio	-	-	-	0.003	-
HCM Ctrl Dly (s/v)	-	-	0	8.1	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	-	0	-