

**Town of Trumbull
CONNECTICUT**



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

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

**PLANNING AND ZONING
COMMISSION**

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION
RE: REGULAR MEETING – **WEDNESDAY, DECEMBER 15, 2021**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, December 15, 2021 at 7:00 p.m. via videoconferencing.

AGENDA

PRE-APPLICATION
6:30 P.M.

PUBLIC HEARING
7:00 P.M.

PRE-APPLICATION

900 White Plains Road, Trumbull Center LLC 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

BY LAWS (Rules)

ELECTION OF OFFICERS

ACCEPTANCE OF 2022 MEETING DATES

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **101 Merritt Boulevard**: Applicants, Courtyard 10 LLC and Trumbull Merritt 101 LLC, are requesting to subdivide the property located at 101 Merritt Boulevard in an IL-3 Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations. **File #21-21**
2. **55 Merritt Blvd**: Applicant, Levco Mechanical Group, is requesting a Special Permit/Site Plan to (1) install 4 storage containers and security fence to allow storage of propane cylinders and associated safety supplies and equipment; (2) installation of 2,500 gallon storage/dispensing tank for filling propane tanks and (3) installation of 3,000 gallon diesel fuel storage and dispensing tank to fuel the Levco trucks in an I-L3 Zone pursuant to Art. II, Sec. 4.3 and Art. XV of the Town of Trumbull Zoning Regulations. **File #21-26**
3. **10 Broadway Road**: Applicant, Broadway Trumbull LLC, is requesting a Special Permit for a change of tenant and approved drive-up window from pharmacy to restaurant and change in parking calculation pursuant to Art II, Sec, 3.2 and Art XV of the Town of Trumbull Zoning Regulations. **File #21-27**

8-24 REFERRAL

1. Municipal Improvements Referral – (C.G.S. 8-24). Report to the Town Council regarding the sale of Town owned properties, acquired by tax foreclosure, known as: 105, 109, 115, 119, 120, 123 and 124 Duane Place.

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the November 17, 2021 Planning and Zoning Special Meeting.

Join the meeting online:

<https://us06web.zoom.us/j/81078157629?pwd=YWxwcU1XNlhT2pCK0F1OXJ6dVdFQT09>

Webinar ID: 810 7815 7629

Password: 845144

Join by telephone:
(929) 205-6099 or (888) 475-4499 (Toll Free)
Webinar ID: 810 7815 7629

Dated at Trumbull, CT this 9th day of December, 2021.
By: Linda Finger, Clerk

Plans for the above listed 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 Linda Finger, Clerk, AT 203-452-5044 or lfinger@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.

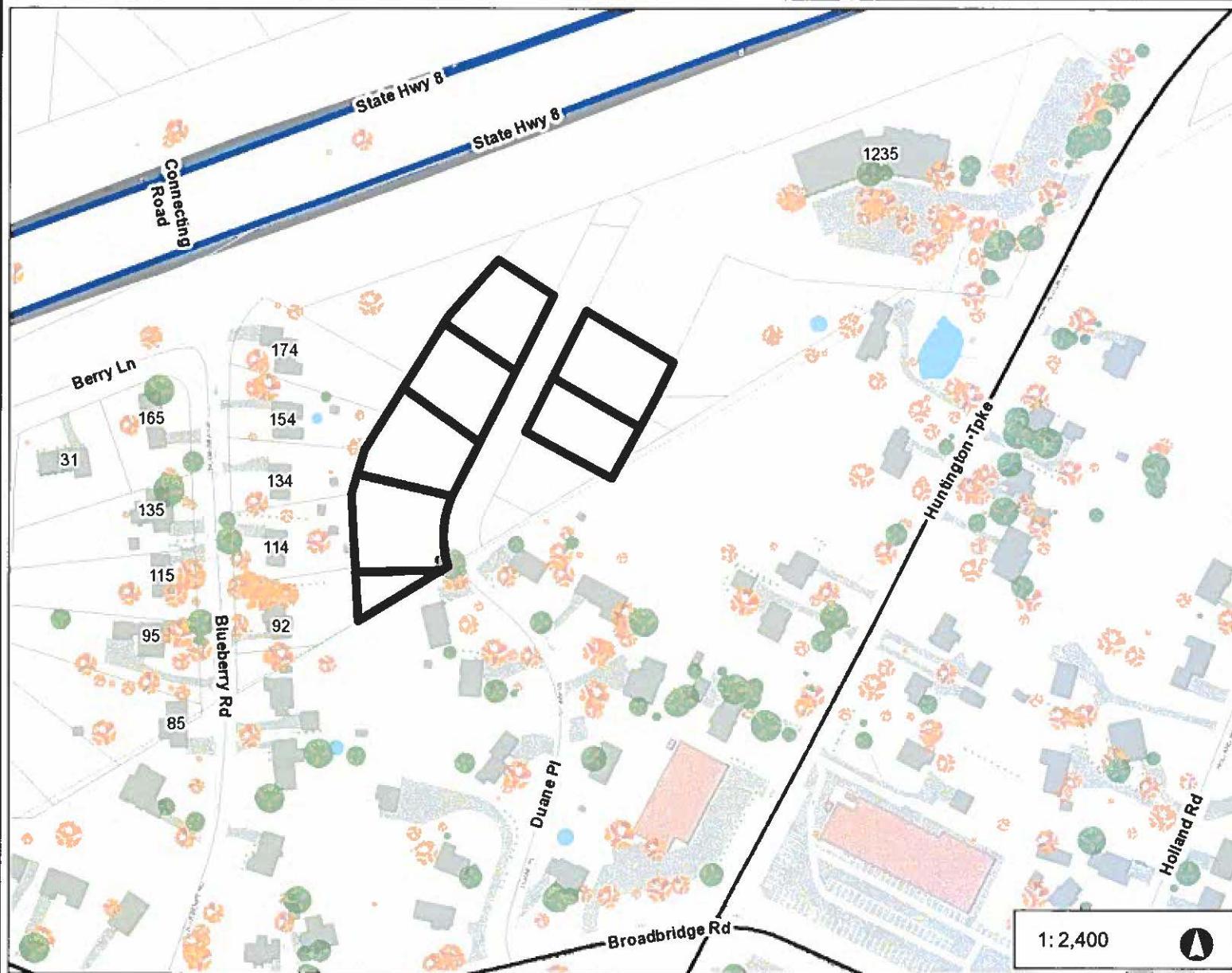
8-24 Referral

Municipal Improvements Referral – (C.G.S. 8-24). Report to the Town Council regarding the sale of Town owned properties, acquired by tax foreclosure, known as: 105, 109, 115, 119, 120, 123 and 124 Duane Place.



Town of Trumbull

8-24 Map - Duane Place



400.0 0 200.00 400.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Streetname
- Roadways
 - Local
 - Collector
 - Minor Collector
 - Minor Arterial
 - Major Collector
 - PA Other
 - PA Other Expwy
 - PA Interstate
- Citations



Town of Trumbull

8-24 Map - Duane Place



Legend

- Streetname
- Roadways
 - Local
 - Collector
 - Minor Collector
 - Minor Arterial
 - Major Collector
 - PA Other
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400.0 0 200.0 400.0 Feet

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 **METROCOG**
Connecticut Metropolitan Council of Governments

Town of Trumbull
CONNECTICUT

Planning and Zoning
Department
Telephone (203) 452-5044
Fax (203) 452-5189

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, IL2, IL3



Residential Zone A, AA, AAA



Overlay Zone _____

RECEIVED

NOV 23 2021

By P2C # 21-27
PLANNING & ZONING

Location of Property: 10 Broadway Rd

Assessor's Map No.: _____ Parcel No.: _____ Lot No.: _____

Trumbull Land Records: Volume: _____ Page: _____

Applicant:

Broadway Trumbull LLC

Address of Applicant: PO Box 1416 Washington, CT 06793

Telephone Number: Day 860-946-7219 Evening 860-946-7319

Email Address: datzbarton1@sbeglobal.net, chfsam4680@sbeglobal.net

Owner of Record:

Broadway Trumbull LLC

Address of Owner of Record: PO Box 1416 Washington, CT 06793

Telephone Number: 860-946-7219 Email: datzbarton1@sbeglobal.net
203-532-5119 Email: chfsam4680@sbeglobal.net

Party to be notified:

Patz Barton, Sami J. Uells

Address of Attorney or Agent: Jonathan Knuff 147 Broad St Milford

Telephone Number: 203-877-8000

Email: JKnuff@H55KLAW.com

Site Engineer: Hans Stijf Hamuer Mike Galante

Address of Owner of Record: _____

Telephone Number: _____ Email: _____

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

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

Approved drive-up window pharmacy space to Restaurant use
Change of tenant - local food use tenant
Change in parking calculator

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? Approved drive through Attach a copy of decision letter.

Project is to be started on

ASAP
12/16

Completed on

ASAP
12/16

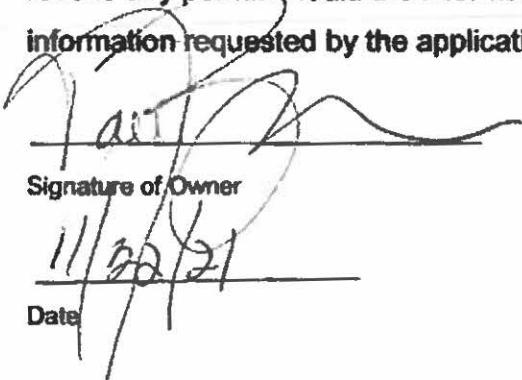
List of Federal and State permits required and their status:

None

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

Date

Signature of Applicant (if not property owner)

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 2/25/2020

CURRENT OWNER BROADWAY TRUMBULL LLC P O BOX 1416 WASHINGTON, CT 06793 Additional Owners:	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6144 TRUMBULL, CT										
					Description	Code	Appraised Value	Assessed Value											
	COM LAND	2-1	1,093,300	765,310															
	COM BLDG	2-2	4,343,400	3,040,380															
SUPPLEMENTAL DATA				SUPPLEMENTAL DATA				SUPPLEMENTAL DATA											
Other ID: 00712100		Dev Lot: LOT 0		Survey Map:		Survey Map:		Survey Map:											
Census Trac: 0902		Fire Dist: L		Section #: C1		CB Letter:		CB Letter:											
Border Prop		Voting Dist		GIS ID: 00712100		ASSOC PID#		Total											
RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)				Total											
BROADWAY TRUMBULL LLC DIMARCO BENEDETTO & ASSUNTA				Yr. Code Assessed Value				Yr. Code Assessed Value											
1678/823 946/773				2020 2-1 765,310				2018 2-1 765,310											
946/773				2020 2-2 3,040,380				2018 2-2 3,040,380											
01/06/1998				2020 2-5 4,410				2018 2-5 4,410											
W				Total: 3,810,100				Total: 3,810,100											
EXEMPTIONS				OTHER ASSESSMENTS															
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.											
Total:																			
ASSESSING NEIGHBORHOOD																			
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch															
1/A																			
NOTES																			
2015-16 EXIST. BLDG GUT W 1ST AND 2ND																			
FL ADDNS. 1ST FL-RESTAURANTS AND RETAIL																			
2ND FL- EIGHT-1 BDRM APTS RANGING																			
771 SF TO 1149 SF																			
DEC 19 2014 SALE \$1,275,000 FOR E04/40;																			
E04/39;E04/44; & E04/43 = 1.355 AC+-																			
2017 - BLDG COMPL																			
2016 -10 FUNCT FOR INCOMPL UNITS																			
BUILDING PERMIT RECORD																			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
CO1122766	11/09/2015	CM	Commercial	100,000		100	08/01/2016	SHELL FOR BLDG 2	10/01/2016	2	1	MD	50	Permit Check					
CO1521696	07/09/2015	CM	Commercial	300,000		100	07/05/2016	SHELL FOR RETAIL A	11/13/2015	2	5	PG	53	Permit - Measured&Inspe					
									08/24/2005	1		TH	00	Measur+Listed					
LAND LINE VALUATION SECTION										VISIT/ CHANGE HISTORY									
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Ix	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	304	Retail/Res	C LH				1.35	AC	190,000.00	1.0000	5		2.75	155	1.55		1.00		1,093,300
Total Card Land Units:				1.35	AC	Parcel Total Land Area:		1.35	AC						Total Land Value:			1,093,300	

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	3,329,200
Appraised XF (B) Value (Bldg)	71,300
Appraised OB (L) Value (Bldg)	6,300
Appraised Land Value (Bldg)	1,093,300
Special Land Value	0
Total Appraised Parcel Value	5,443,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	5,443,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	80		Stores/Apt									
Model	94		Commercial									
Grade	23		A+4									
Stories	2		2 Stories									
Occupancy	2					MIXED USE						
Exterior Wall 1	19		Brick Veneer			Code	Description		Percentage			
Exterior Wall 2	11		Clapboard			304	Retail/Res		100			
Roof Structure	03		Gable									
Roof Cover	03		Asphalt									
Interior Wall 1	05		Drywall			COST/MARKET VALUATION						
Interior Wall 2						Adj. Base Rate:	185.90					
Interior Floor 1	11		Ceram Clay Til									
Interior Floor 2	12		Hardwood									
Heating Fuel	03		Gas			Replace Cost	3,504,401					
Heating Type	05		Hot Water			AYB	1925					
AC Type	03		Central			Dep Code	G					
Bldg Use	304		Retail/Res			Remodel Rating	G					
						Year Remodeled	2015					
						Dep %	5					
						Functional ObsInc						
						External ObsInc						
						Cost Trend Factor						
Heat/AC	01		Heat/AC Pkgs			Status						
Frame Type	02		Wood Frame			% Complete						
Baths/Plumbing	03		Above Average			Overall % Cond	95					
Ceiling/Walls	06		Ceil & Walls			Apprais Val	3,329,200					
Rooms/Prtns	03		Above Average			Dep % Ovr	0					
Wall Height	14					Dep Ovr Comment						
% Comm Wall						Misc Imp Ovr	0					
						Misc Imp Ovr Comment						
						Cost to Cure Ovr	0					
						Cost to Cure Ovr Comment						
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	Paving Asph.	P	Passenger	L	6,000	2.10	1980			A	50	6,300
ELV	Elevator	P		B	1	75,000.00	2010		1		100	71,300
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area	Unit Cost		Undeprec. Value		
APT	Apartment			8,150		8,150	9,373	213.80		1,742,441		
BAS	First Floor			9,125		9,125	9,125	185.90		1,696,338		
CAN	Canopy			0		136	27	36.91		5,019		
FOP	Open Porch			0		1,303	326	46.51		60,603		
SLB	Slab			0		9,125	0	0.00		0		
VLT	Vaulted Ceiling			0		975	0	0.00		0		

Property Location: 10 BROADWAY

MAP ID: E/04 / 00040/ 000/

Bldg Name:

State Use: 304

Vision ID: 3042

Account #

Bldg #: 2 of 2

Sec #: 1 of 1 Card 2 of 2

Print Date: 11/24/2021 13:22

CURRENT OWNER BROADWAY TRUMBULL LLC P O BOX 1416 WASHINGTON, CT 06793 Additional Owners:	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6144 TRUMBULL, CT
					Description	Code	Appraised Value	Assessed Value	
	COM LAND	2-1	1,093,300	765,310	COM BLDG	2-2	4,343,400	3,040,380	
	COM OUTBL	2-5	6,300	4,410					
SUPPLEMENTAL DATA				Dev Lot: LOT 0	Survey Map:				
Other ID: 00712100 Census Trac: 0902 Fire Dist: L Border Prop Voting Dist				Section #: C1 CB Letter:					
GIS ID: 00712100				ASSOC PID#					
					Total	5,443,000	3,810,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
BROADWAY TRUMBULL LLC		1678/823	12/19/2014	Q	I	956,250		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
DIMARCO BENEDETTO & ASSUNTA		946/773	01/06/1998		I	641,856	W	2020	2-1	765,310	2019	2-1	765,310	
								2020	2-2	3,040,380	2019	2-2	3,040,380	
								2020	2-5	4,410	2019	2-5	4,410	
								Total:		3,810,100	Total:	3,810,100	Total:	3,810,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
		Total:						

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
1/A				

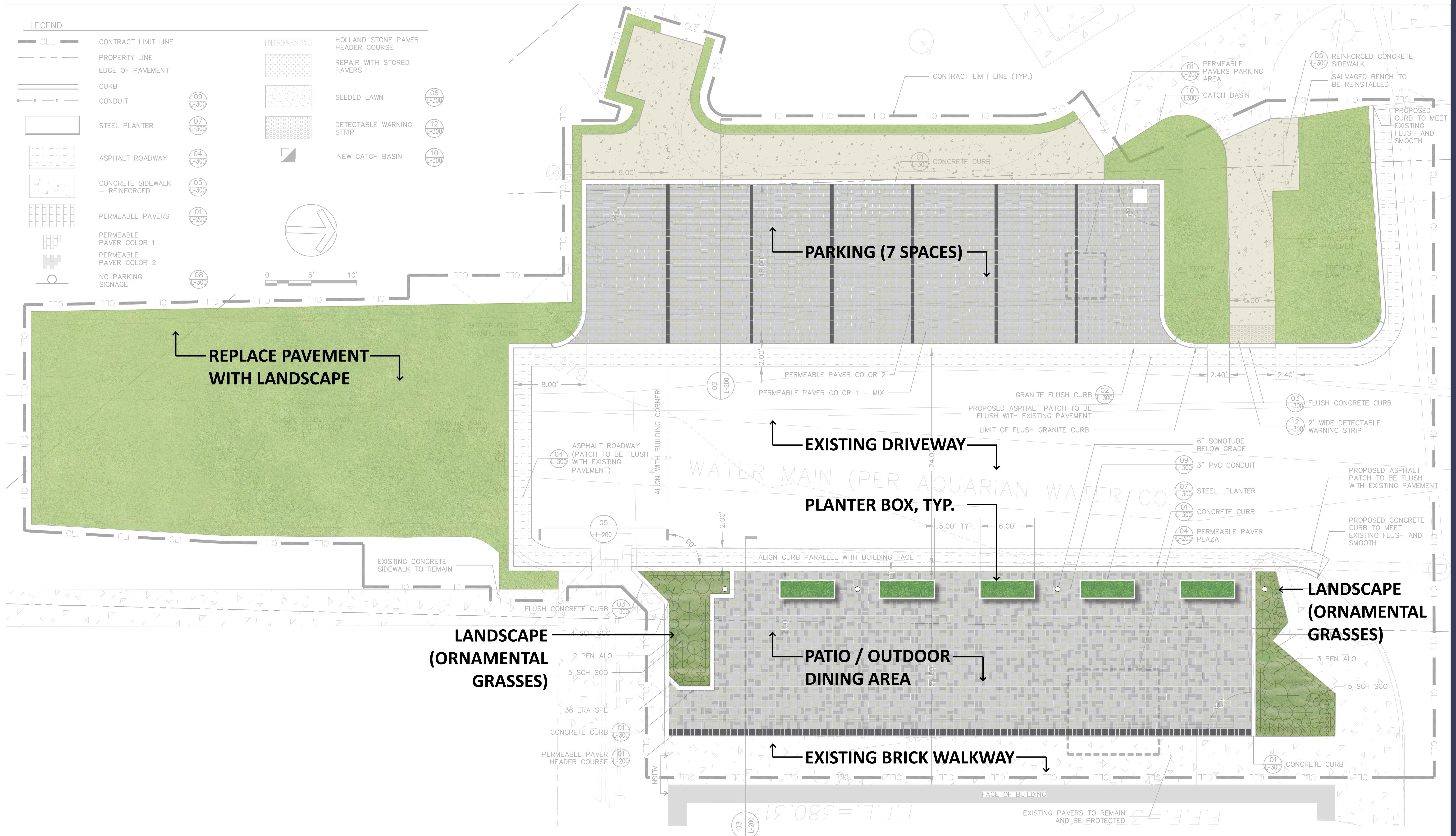
NOTES				
2016 GL				
BLDG 2 - 1ST FL - LAYLAS FALAFEL &				
GREENLEAF CAFE, TRUMBULL PHARMACY (C/O				
11/7/2016) 2ND FL - Curr Unfin				
2016 GL -10 FUNCT FOR UNFIN 1ST FL AREAS				
2017 GL - BLDG FIN INCL UPPER FL OFC				

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									10/01/2016	2	1	MD	50	Permit Check
									11/13/2015	2	5	PG	53	Permit - Measured&Inspe
									08/24/2005	1		TH	00	Measur+Listed

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Ix	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
2	304	Retail/Res					0.00	AC	0.00	1.0000			1.00	0.00		.00		0
Total Card Land Units:					0.00	AC	Parcel Total Land Area:			1.35	AC				Total Land Value:			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			Building Footprint Plan												
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			Building Footprint Plan						
Style	82		Retail/Office															
Model	94		Commercial															
Grade	22		A+3															
Stories	2		2 Stories															
Occupancy	1																	
Exterior Wall 1	11		Clapboard															
Exterior Wall 2																		
Roof Structure	04		Hip															
Roof Cover	03		Asphalt															
Interior Wall 1	05		Drywall															
Interior Wall 2																		
Interior Floor 1	11		Ceram Clay Til															
Interior Floor 2	12		Hardwood															
Heating Fuel	03		Gas															
Heating Type	05		Hot Water															
AC Type	03		Central															
Bldg Use	309		Office/Ret															
Heat/AC	01		Heat/AC Pkgs															
Frame Type	02		Wood Frame															
Baths/Plumbing	02		Average															
Ceiling/Walls	06		Cell & Walls															
Rooms/Prtns	02		Average															
Wall Height	14																	
% Conn Wall																		
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																		
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value						
BUILDING SUB-AREA SUMMARY SECTION																		
Code	Description			Living Area	Gross Area	Eff. Area			Unit Cost			Undeprec. Value						
BAS	First Floor			3,275	3,275	3,275			190.00			622,250						
CAN	Canopy			0	399	80			38.10			15,200						
FUS	Finished Upper Story			1,658	1,658	1,658			190.00			315,020						
SLB	Slab			0	3,275	0			0.00			0						
Tot. Gross Liv/Lease Area:			4,933	8,607								952,470						

No Photo On Record



FOR
REVIEW
ONLY

NOT VALID WITHOUT SIGNATURE AND SEAL

REVISION SCHEDULE	DESCRIPTION
NO. 2	DATE 01/29/2015 COORDINATE UPDATED FOOTPRINT
2	01/29/2015 ISSUE FOR CONSTRUCTION

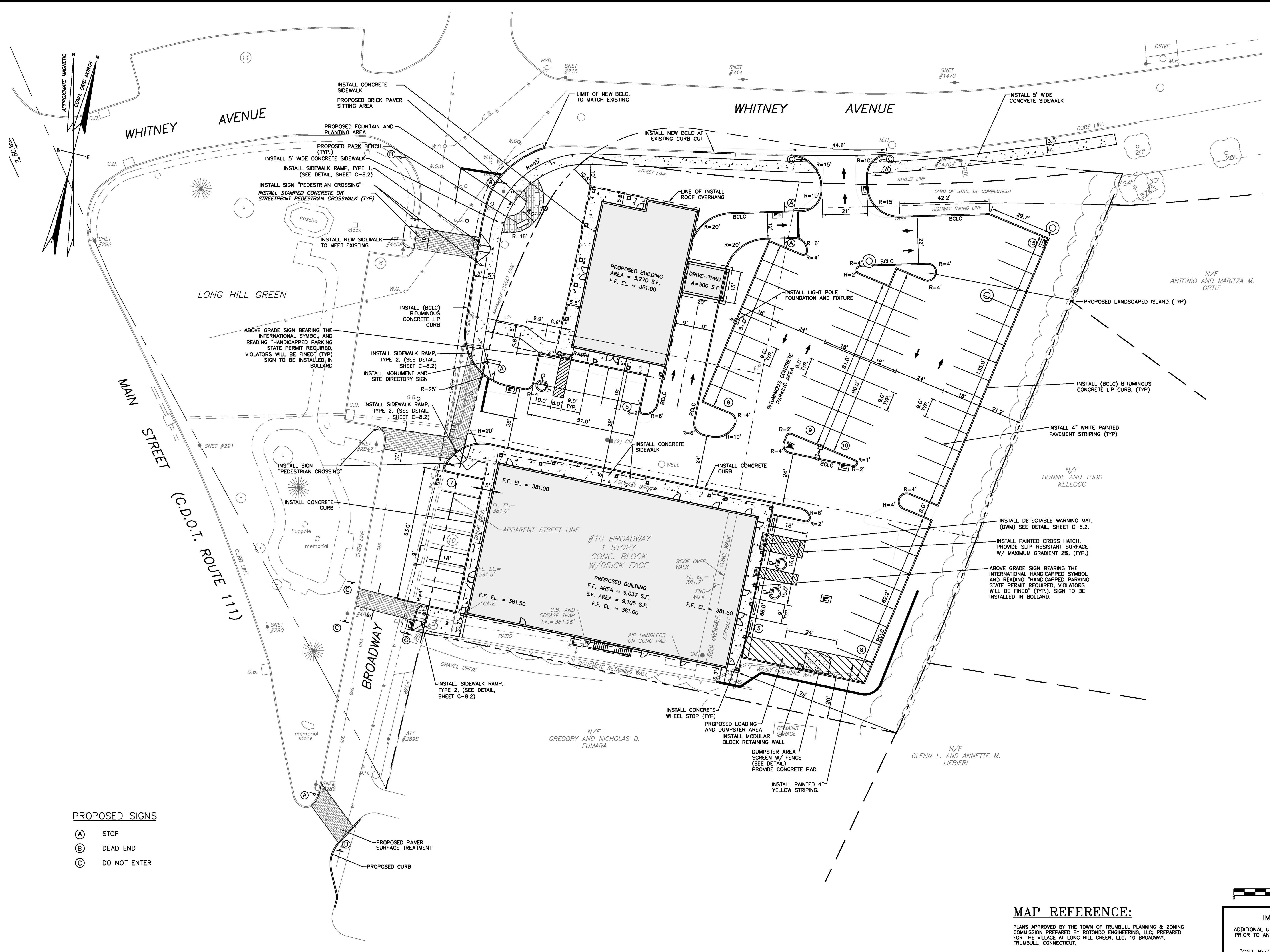
PROJECT:
THE VILLAGE AT
LONG GREEN
10 BROADWAY
TRUMBULL,
CONNECTICUT

PREPARED FOR:
BROADWAY
TRUMBULL LLC
PO BOX 1416
WASHINGTON,
CONNECTICUT

SITE PLAN

DRAWN BY:	JR
CHECKED BY:	JR
SCALE:	1"=20'
PROJECT:	15-004
DATE:	01.29.2015

C-3.0





20 N. Main St., Suite 218, Norwalk, CT 06854

T: 203.255.3100

www.hardestyhanover.com

November 29, 2021

Broadway Trumbull, LLC
PO Box 1416
Washington, Connecticut 06793

**Subject Traffic and Parking Evaluation Update – Pharmacy Conversion to Restaurant – with
Drive-Thru Lane – The Village at Long Hill Green, 20 Broadway, Trumbull, Connecticut
(F5506.00)**

Ladies and Gentlemen:

In response to further discussions between the Town and your office, the proposed use of the existing drive-thru lane for the proposed Restaurant conversion from a Pharmacy will be limited to Restaurant pick-up for pre-ordered food and beverages. In our Traffic Evaluation letter dated November 23, 2021, the analysis for use of the drive-thru lane was based on assumption that a patron would drive up to the drive-thru window, order food, and wait and pick up their food at the same window.

Now that this window will be used for only pick-up an order the wait time for a patron is anticipated to be cut at least in half and likely well under a two-minute wait time at the pick-up window. Therefore, it is our assessment that the existing seven vehicle queuing available with a combination of the drive-thru lane and the parking aisle serving this lane the waiting vehicles in this queue will be well under the maximum seven vehicle queuing availability and more in the range of one to three vehicles at any given time during the peak hours. This will result in improved traffic flow in the adjacent parking aisle and entrance to the Shopping Center from Broadway since it is assumed the patron waiting to pick-up food will not extend into the adjacent parking aisle.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michael A. Galante".

Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC



November 23, 2021

Broadway Trumbull, LLC
PO Box 1416
Washington, Connecticut 06793

Subject **Traffic and Parking Evaluation – Pharmacy Conversion to Restaurant – with Drive-Thru Lane – The Village at Long Hill Green, 20 Broadway, Trumbull, Connecticut (F5506.00)**

Ladies and Gentlemen:

As requested, we have prepared this Traffic and Parking Evaluation to provide specific information regarding use of the existing drive-thru lane and potential vehicle queuing with the proposed restaurant use.

Project Understanding

The proposal is to use the existing, but vacant, Pharmacy for a Restaurant, with use of the existing drive-thru lane and window operation. The Restaurant comprises 1,650 square feet of floor area, including a food preparation area. The existing drive-thru lane accommodates up to 7 vehicles, including the arrival aisle in the parking area.

The site is located within the existing The Village at Long Hill Green Shopping Center on Broadway. The existing Shopping Center includes an access drive to Broadway and one access drive to Whitney Avenue. The former Pharmacy use is located within the existing building also including other commercial land uses. Access to the drive-thru lane is available from within the existing parking area and from both existing Shopping Center access drives. However, it is likely the previous uses of the Pharmacy and the future Restaurant use will use the Broadway access drive to access the drive-thru lane. The new Restaurant use will continue to use the same existing 1,650 square feet of floor area. See attached photographs.

Site Traffic Evaluation

The previous Pharmacy use, with the drive-thru window operation likely generated 6, 17 and 14 vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hour, respectively. These estimates for site traffic generation are based on trip rates obtained in the 10th Edition of "Trip Generation," published by the Institute of Transportation Engineers (ITE) in 2017.

The proposed reuse of the existing floor area and continued use of the existing drive-thru lane is estimated to generate 40 and 56 vehicle trip ends during a typical weekday afternoon and Saturday midday peak hour, respectively. This represents 20 and 28 patrons during the two peak hours. The proposed Restaurant will not be open during the morning peak hour; therefore, estimates for site traffic are not provided.

It is important to note that a direct use of the trip generation rates provided by ITE, for a Fast-Food Restaurant with a drive-thru window is based on National Chains of Food Stores and does not fully represent the proposed local Restaurant serving hamburgers and french fries. Therefore, the low range of the trip generation rates provided by ITE in the category noted above were used and multiplied by three to represent a very conservative estimate for site traffic generation; however, likely higher than is expected for the reuse of this existing space.

The net difference between the former Pharmacy and the proposed Restaurant results in adding 24 vehicle trip ends and 42 vehicle trip ends the site access drives during the weekday morning and weekday afternoon peak hours, respectively. Further, it is important to note that Restaurants typically will generate a pass-by credit of 20 percent indicating that this development will only add 19 and 34 vehicle trip ends during the same weekday afternoon and Saturday midday peak hours, respectively. It is also important to note that the Restaurant will likely generate the same level of traffic indicated for a weekday afternoon peak hour during the weekday lunch peak hour. Also, this estimate for site traffic generation does not take into account possible pedestrian walk-in traffic from the surrounding commercial land uses along Main Street and at the intersection of Main Street and Broadway, which could further reduce the estimate of new traffic added to the area roads. The attached Table 1 provides a breakdown of the previous Pharmacy use and a comparison to the Restaurant use and also provides a comparison after an appropriate pass-by credit is applied.

Restaurant Parking Demand

The former Pharmacy use likely generated a parking demand on an hourly basis of 4 and 3 vehicles during a typical weekday and Saturday peak hour conditions.

The proposed Restaurant with the same floor area, including the kitchen and preparation area, may generate a parking demand of 11 and 12 spaces during the weekday and Saturday peak hour conditions. This peak condition typically occurs at 12:00 Noon to approximately 1:00 P.M. and again from 5:00 to 7:00 P.M. Applying the number of parking spaces needed based on seats and in this case the 12 proposed seats within the Restaurant, 7 spaces would be needed during both the weekday and Saturday peak hours.

The Shopping Center provides 81 parking spaces for all of the land uses under a shared parking condition. Therefore, any Application of parking demand per each land use should take into account the peaking characteristics of different land uses and a shared parking condition.

Drive-Thru Lane Use

A Restaurant with a drive-thru window will typically attract at least 50 percent of its patrons to the drive-thru window. This is based on research conducted by ITE. Applying this estimate for site traffic on a Saturday, which indicates 28 customers will arrive to order and pick-up food during a one-hour period indicates 14 patrons will use the drive-thru. Therefore, 7 vehicle queuing spaces can accommodate this demand over a one-hour period. Patrons will need under 5-minutes to order and pick-up food. It is important to note that the proposed Restaurant will have a limited menu, with many of the foods already prepared or partially prepared. Table 2 provides a breakdown of the parking demand.

Table 1
 SITE TRAFFIC GENERATION COMPARISON
 The Village at Long Hill Green
 Trumbull, Connecticut

LAND USE	SIZE	DIRECTION	VEHICLE TRIP ENDS		
			Weekday Morning	Weekday Afternoon	Saturday Midday
Proposed Former Pharmacy ITE Code #881	1,650 S.F.	Enter	3	8	7
		Exit	3	9	7
		Total	6	17	14
Proposed Former Restaurant ITE Code #934	1,650 S.F.	Enter	0	20	28
		Exit	0	21	28
		Total	0	41 ⁽¹⁾	56
Net Difference	1,650 S.F.	Enter	-3	+12	+21
		Exit	-3	+12	+21
		Total	-6	+24	+41
With Pass-By Credit		-	-	+19	+34

Source: "Trip Generation," 10th Edition, published by the Institute of Transportation Engineers (ITE), 2017.

(1) The proposed use is not a national fast-food restaurant; however, a local restaurant. Therefore, a low range of the ITE rates were applied and increased 3 times to be very conservative.

Hardesty & Hanover, LLC

F5506.00 – table 1.mag

Table 2
PARKING DEMAND COMPARISON
The Village at Long Hill Green
Trumbull, Connecticut

LAND USE	PEAK PARKING DEMAND TIME	PARKING DEMAND	
		Weekday	Saturday
Pharmacy – ITE Code #881 – 1,650 S.F.	11:00 A.M. – 10:00 P.M.	4	3
Restaurant – ITE Code #934 – 1,650 S.F./12 Seats	12:00 Noon – 5:00 – 7:00 P.M.	11 7 (per seat)	12 7 (per seat)

Source: Parking Generation Handbook, 5th Edition, published by the Institute of Transportation Engineers (ITE).

Total parking provided – 81 spaces.

Drive-thru queue capacity – 7 vehicles.

Analysis does not account for shared parking.

For a Restaurant there will be a high turnover with each parking space. Each customer will park for under 10 minutes. Typically, at least 50 percent of the patrons will use the drive-thru window. The ordering process would require under 5 minutes to order and receive the order.

Hardesty & Hanover, LLC

F5506.00 – table 2.mag

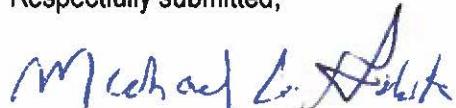
Findings

Based on the findings of this Traffic and Parking Evaluation for the proposed reuse of an existing vacant space to be converted from a Pharmacy to a Restaurant, with continuing use of an existing drive-thru window/lane the increase in traffic added to area roads after applying a pass-by credit, will be 19 and 34 vehicle trip ends during the weekday afternoon (including the weekday lunchtime) and a Saturday lunchtime will add a minimal amount of site traffic to Broadway, Whitney Avenue and Main Street. Although the nearby intersections are busy due to the ongoing development and redevelopment in the area this increase in site traffic generation to area roads will not have a significant impact on operational characteristics of these nearby intersections. The greatest impact will be to the STOP sign controlled intersection of Main Street at Whitney Avenue due to the high volume found on Main Street in this area.

Based on a review of traffic operations, which include STOP sign controlled intersections it is recommended that STOP signs be maintained at each of the exit drives from the site, with no change in traffic operational characteristics at the Whitney Avenue/Broadway intersection and the Whitney Avenue/Main Street intersection. However, it is recommended that the pavement markings (white painted arrows) at the existing site access drive to Whitney Avenue include eliminating the one most recently painted white arrow indicating that this driveway is an exit only. The driveway is not signed for one-way traffic flow and includes both an entrance arrow and an exit arrow and one more recently painted exit arrow at the driveway throat to Whitney Avenue. These pavement markings are confusing and should be corrected to maintain two-way traffic flow from the site to Whitney Avenue.

The change in parking demand from a Pharmacy to a Restaurant will increase the demand by approximately three parking spaces during a peak hour condition. The increase in demand of three parking spaces during a peak condition can be accommodated within the existing Shopping Center. Further, there is overflow parking available nearby on Broadway and the additional parking spaces provided on Whitney Avenue.

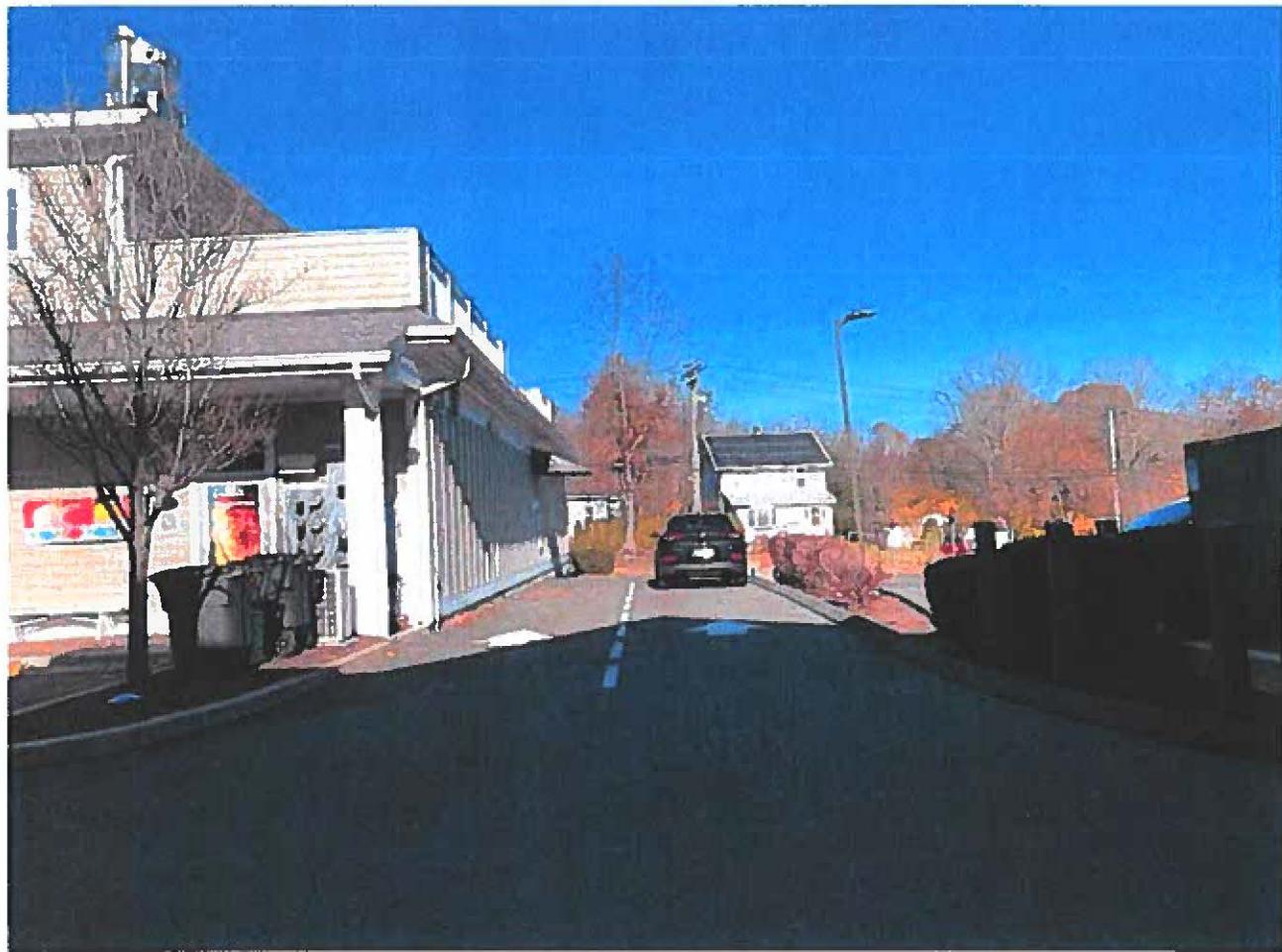
Respectfully submitted,



Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC

Enclosure

F5506.00 - 21-000.mag









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 _____

Location of Property: 55 Merritt Blvd

Assessor's Map No.: K Parcel No.: 09 Lot No.: 37
Trumbull Land Records: Volume: 1769 Page: 299

Applicant: Ken Wakeley

Address of Applicant: _____

Telephone Number: Day 203 260 7928 Evening 203 260 7928

Email Address: ken.wakeley@colab55merritt.com

Owner of Record: Levco Mechanical Group

Address of Owner of Record: 55 Merritt Blvd

Telephone Number: 203 260 7928 **Email:** _____

Party to be notified: Ken Wakeley

Address of Attorney or Agent: _____

Telephone Number: 203 260 7928 **Email:** ken.wakeley@colab55merritt.com

Site Engineer: _____

Address of Owner of Record: _____

Telephone Number: _____ Email: _____

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

Article II Section 4.3 and Article XV

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

- 1) Install four storage containers and a security fence to allow storage of propane cylinders and associated safety supplies and equipment
- 2) Installation of a 2,500 gallon storage/dispensing tank for filling propane tanks
- 3) Installation of a 3,000 gallon diesel fuel storage and dispensing tank to be used to fuel the Levco trucks.

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? 4/21/21 Attach a copy of decision letter.

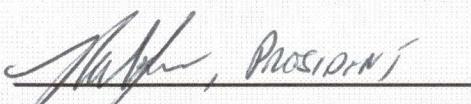
Project is to be started on 01/01/22 Completed on 04/02/22

List of Federal and State permits required and their status:

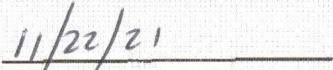
Certification

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.

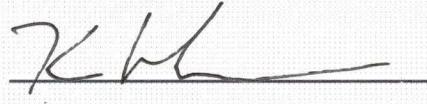
I/We fully understand that the Planning and Zoning Commission reserves the right to revoke any permit should the information contained herein not be true or that the information requested by the application has not been fully disclosed.



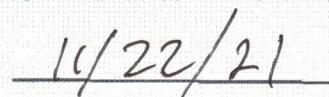
Signature of Owner



Date



Signature of Applicant (if not property owner)



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: _____

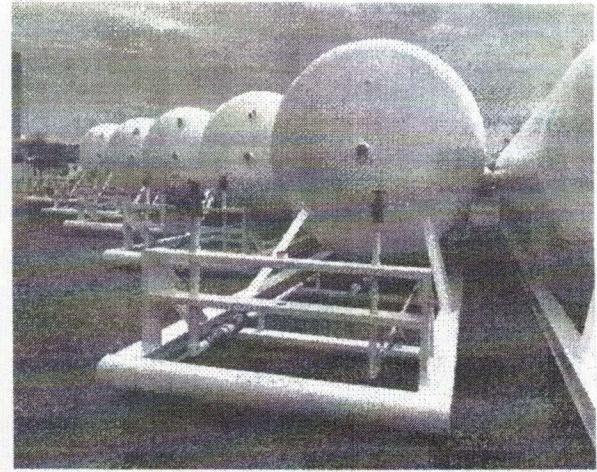
Revised 2/25/2020

ALLIANCE

TRUCK AND TANK
LPG, NGL & NH3 STORAGE SOLUTIONS

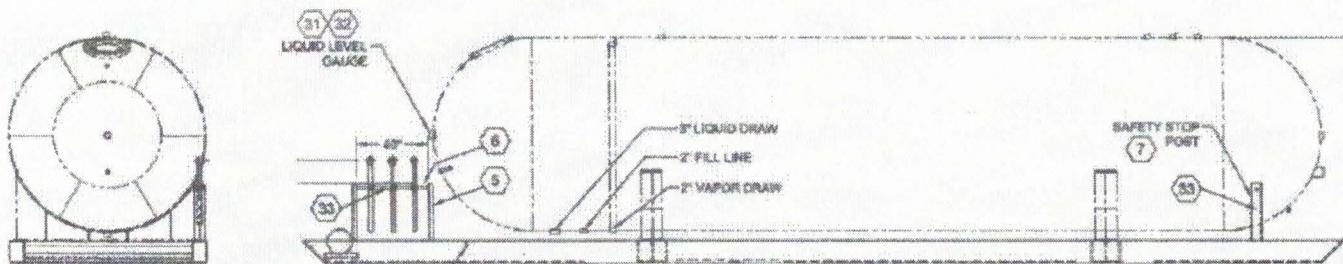
LPG / NH3 / NGL Skidded

Storage Vessel



SPECIFICATIONS:

- New manufactured tank
- ASME Section VIII/Div 1 code compliant
- National board certified
- Fully valved at factory and leak tested
- Load out station with integrated pump
- Severe duty engineered to consistently perform under punishing conditions
- Designed for ease of installation and fast time to production



AllianceTruckandTank.com 800-632-2038

LPG / NH3 / NGL Skidded Storage Vessel

LPG/NH3/NGL STORAGE TANK W/ FIRE-PROOFED STEEL SADDLES AND SUPPORTED BY STEEL SKID FRAME

250 LB WORKING PRESSURE

OPENINGS

- 16" Manway
- Thermowell
- Liquid Level Gauge
- Combo Valve / PSI
- Vapor / Inspection
- PSV / Relief
- Spare
- Vapor w/ Stand Pipe
- Liquid In
- Liquid Out

BULKHEAD

- Dual Purpose transport unloading / bobtail loading bulkhead welded to skid
- (1) 3" liquid out
- (1) 2" liquid in with 2" back check
- (1) 1 1/4" vapor
- Risers connected to System Shut Down in the event of pull away

HOSES

- (1) Liquid - 2" x 15' LPG rated hose assembly with hose ends
- (1) Vapor - 1 1/4" x 15' LPG rated hose assembly with hose ends

3-INCH PUMP WITH 10 HORSEPOWER
3-PHASE ELECTRIC MOTOR

SHUT DOWN SYSTEM

- Remote Safety Shut Down Station located per current edition/latest revision of NFPA 58
- Cable pull controls for all internal valves

OTHER ACCESSORIES

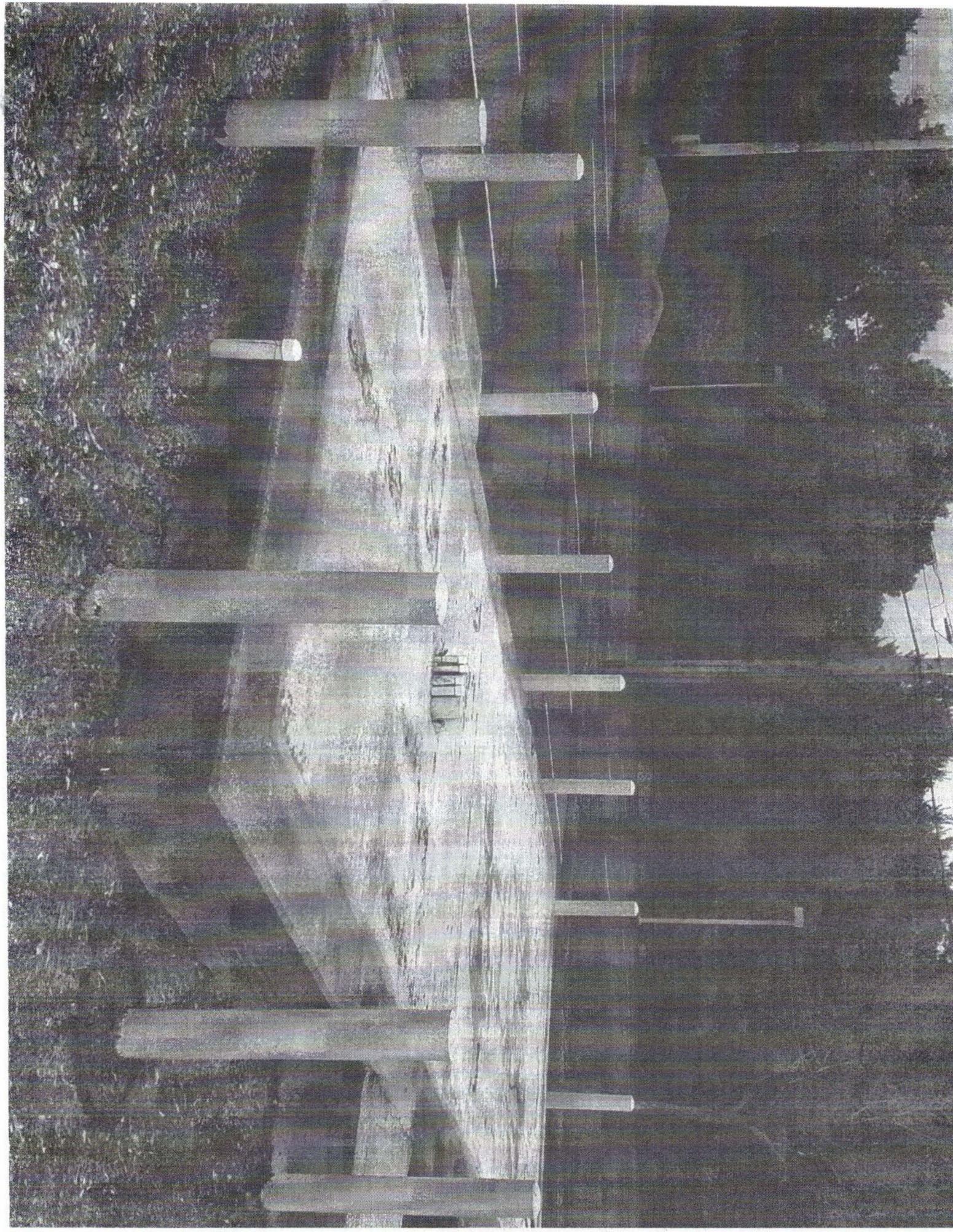
- ESV shut-off sign included
- Hose Rack to protect hoses from ground exposure and tripping hazard
- Flex installed in all lines

CUSTOMER OPTIONS

- LPG, NH3 or NGL designs
- 6,000 to 30,000 gallon water capacity
- Vapor service, bulk storage, vaporizer feed
- 2" Pump with 7.5 HP Single-Phase electric motor
- Pneumatic shutdown system operated by nitrogen
- 2" or 3" Meters installed to customer specs
- Additional bulkhead on opposite end of tank
- Additional openings and desired equipment
- Configured with or without pump
- Tee in line for methanol injection

System will be constructed to meet or exceed current edition/latest revision NFPA 58 requirements





Quote



Memco Inc.

1789 E C 48
Bushnell, FL
USA, 33513
Phone : 800-555-4754

Quote No.	10861
Date :	05/06/2021
Contact :	

Bill To	LEVCO
Levco	
CT	
USA	

Ship To	LEVCO
Levco	
CT	
USA	

Expiration Date	Price Request	Terms	Carrier	FOB
05/06/2021		100% due prior to delivery - Wire or Check on Order	Not Applicable	
Sales Rep		Currency	Lead Time (Days)	Tax Group
Tyler Shafer (TS)		USD	0	USDEXE

No.	Qty	Item	Description	Disc. %	Amount
1	1.000	SMALL	Small Tank 1 Fireguard 3,000 Gallon Tank Mounted on Saddles 2 6" 8 Oz Emergency Vent Male w/O-ring 1 2" Stack Vent (12' above grade) w/ 2" Mushroom Cap 1 7.5 Gal Overspill with Lockable Cap. EQ #726 1 Valve Pressure Fill Overfill Prevention 2" Aluminum Body w/ 3" Male Quick Disconnect x 4" Female Threads 1 Cap Dust 3" for use with Adaptors-Aluminum 1 Overfill Valve Test Mechanism 1 Diffuser Threaded 2" 1 Monitoring Well w/ 2" Cap 1 818 Clock Gauge w/ Standard Float 1 Engineered Hurricane Tie Down 1 Interstitial Leak Gauge 1 Tank Decal Kit 1 Envirolastic 940 DTM Polyaspartic Urethane for High Performance Finish 1 Fill-Rite 319VB Hi-Vol 1" Assembly Digital Meter, 1" Auto Nozzle & 18' x 1" Hose 1 Husky 1" Breakaway & Husky 1" Swivel 1 Clim-Tek 1.5" Filter Adapter & 1" Filter 1 Bracket, Piping, Ball Valve & Anti-Siphon Valve 1 18" Man way for easy inner tank accessibility 1 UL 2085 Labeled & Listed 1 Step ladder with Platform 1 Replacement Fuel Filters (Qty. 6) 1 STEEL THICKNESS 1/4" SHELL, 1/4" PRIMARY HEAD, 5/16" SECONDARY HEAD 1 Touch-up Paint 1 Owners Manual	0%	\$24,988.35

Subtotal: \$24,988.35

USD

Tank quotes are only good for 30 days. It does not include sales tax, permitting, installation, setup, or delivery unless stated otherwise. Petroleum equipment/parts are good for 30 days.

Please make checks payable to MEMCO Inc.

Ask Us About Our No Money Down Financing or Leasing Options!

Flameshield and Fireguard tanks include a 30-year tank warranty backed by the Steel Tank Institute.

All Equipment and Piping Quoted is Installed at Factory.

QUOTATION TERMS AND CONDITIONS:

Above Quote has been issued to Customer by MEMCO, INC. D/B/A Envirosafe Fuel Systems ("Memco, Inc." herein) for the purchase of and manufacture/fabrication of an above ground fuel system ("Product" herein).

All custom Quotes are estimates until the CAD drawings are completed and meet with customer's specifications and express approval at which time the estimate may be revised to reflect custom design specifications and requirements. Change orders during the production process will subject the customer to an increased charge.

Memco, Inc. will estimate a time within which manufacture/fabrication may be completed, but the nature of the Product will not enable Memco, Inc. to define a specific date.

The quote is based upon information available at the time it is prepared and is limited to items discussed and detailed during the quotation process. Memco, Inc. is not liable in any way for the system or tank's intended use.

These Terms and Conditions are expressly made part of the Manufacturing Sales Agreement.

1. Quotes are valid for 24 hours after issuance by Memco, Inc.

2. Drawings and Materials Lists:

A. Cost:

- i. Standard systems: \$300.00
- ii. Custom systems: \$500.00
- iii. Aviation systems: \$1,200.00

B. Timeframe: The schedule time for issuance of approval drawings and revisions is dependent upon engineering backlog at the time of the quote and order. The estimated wait time for submission is two weeks depending on the complexity of the project.

C. Custom Systems: Custom systems quoted are only estimates until the system is engineered in Auto CAD and an accurate quote based upon any custom equipment or engineering that the customer requires may be created. Thus, custom designed systems will receive a preliminary estimate and upon receipt of customer-approved drawings a formal quote and purchase price.

D. Drawing charges are not refundable.

E. Memco, Inc. is only responsible for customer's local rules and regulations when Memco, Inc. is coordinating the installation. **CUSTOMER EXPRESSLY ASSUMES RESPONSIBILITY FOR IDENTIFICATION OF AND FOLLOWING CUSTOMER'S LOCAL RULES AND REGULATIONS FOR INSTALLATION AND USE OF THE PRODUCT.**

3. NOT INCLUDED IN QUOTE: the following are not included in any quote for the manufacture of any Memco, Inc. product:

A. Local, State or Federal Sales Tax.

B. Local, State or Federal Permitting of any sort. Unless, Memco Inc. has been hired as installation contractor. Thus the actual costs of permitting are added to the final invoice.

C. Delivery (a delivery estimate may be given with your quote but is subject to change at any time for any reason).

D. Unless specifically listed, Installation (Installation is a service charge which is in addition to the manufacture/fabrication quote you have/will receive).

E. Spare parts (unless requested and specified on above quotation).

F. Unless specifically listed on the drawing, bill of materials and quote: valves, controls, piping or other attachments are not included and must be supplied by you and installed by you or a third party.

4. REQUIRED PAYMENT SCHEDULE:

A. Some or all materials may be ordered once the deposit is received to prevent material cost increases.

B. Upon acceptance of the product drawings, a 50% deposit is required to commence the manufacturing of your Product.

C. The remaining 50% will be required at the completion of the manufacturing process, before delivery and onsite installation.

D. If Memco, Inc. is doing installation of product, Sixty Percent (60%) of the installation fee must be prepaid before on-site delivery is commenced.

E. The product will not leave the manufacturing location until Memco, Inc. D/B/A Envirosafe Manufacturing, installations, Sales Agreement are signed and returned, the remaining 50% due for manufacturing cost and 60% of installation charges are paid in full.

F. Fees may apply if changes are made after approval to start manufacture/fabrication.

G. Purchased items not requiring manufacture. I.e., stock tanks, pre-owned tanks, parts and equipment, must be invoiced and paid in full before delivery.

5. OTHER TERMS AND CONDITIONS:

A. Materials used in the construction of the Product may be domestic, foreign, or a combination of the two. Specific country of origin requests may increase your cost.

B. All freight is FOB Bushnell, Florida at the manufacturing facility of Memco, Inc. unless otherwise specified.

C. A freight estimate may be given. If so, the original freight estimate and the freight quote at the time of shipment may differ due to fluctuating fuel prices and supply and demand of trucks. Memco, Inc. is not responsible for any additional freight cost associated or delivery time associated with same.

D. Scratching and/or paint scarring may occur to painted or coated surfaces during the loading and shipping process. Field touch-up paint and labor is to be provided by you or a third party. Touch-up paint is available upon request, for a fee.

E. Because the tank equipment and piping on your Product will be subjected to vibrations and motion during delivery, Memco, Inc., will not be responsible for seepage or leaks at any connections. Piping is tested in our shop at these connections after assembly and before shipment to assure there are no leaks or seepage. Memco, Inc. takes all reasonable steps to minimize vibrations in transit. However, we cannot guarantee that seepage will not occur. Re-tightening connections on site BY OTHERS may be required.

F. Memco, Inc. is not responsible for malfunctions in equipment and/or parts due to changes in atmospheric pressure.

G. Memco, Inc. is not responsible for customer payment delays; the product will not ship until Memco, Inc. is paid in full.

H. Unless otherwise specified in writing, Memco, Inc. is not responsible for the customer's local rules, regulations and/or statutes. The customer is solely responsible for compliance with the same. By way of example only, Stage I or II Vapor Recovery, Overfill Prevention, etc.

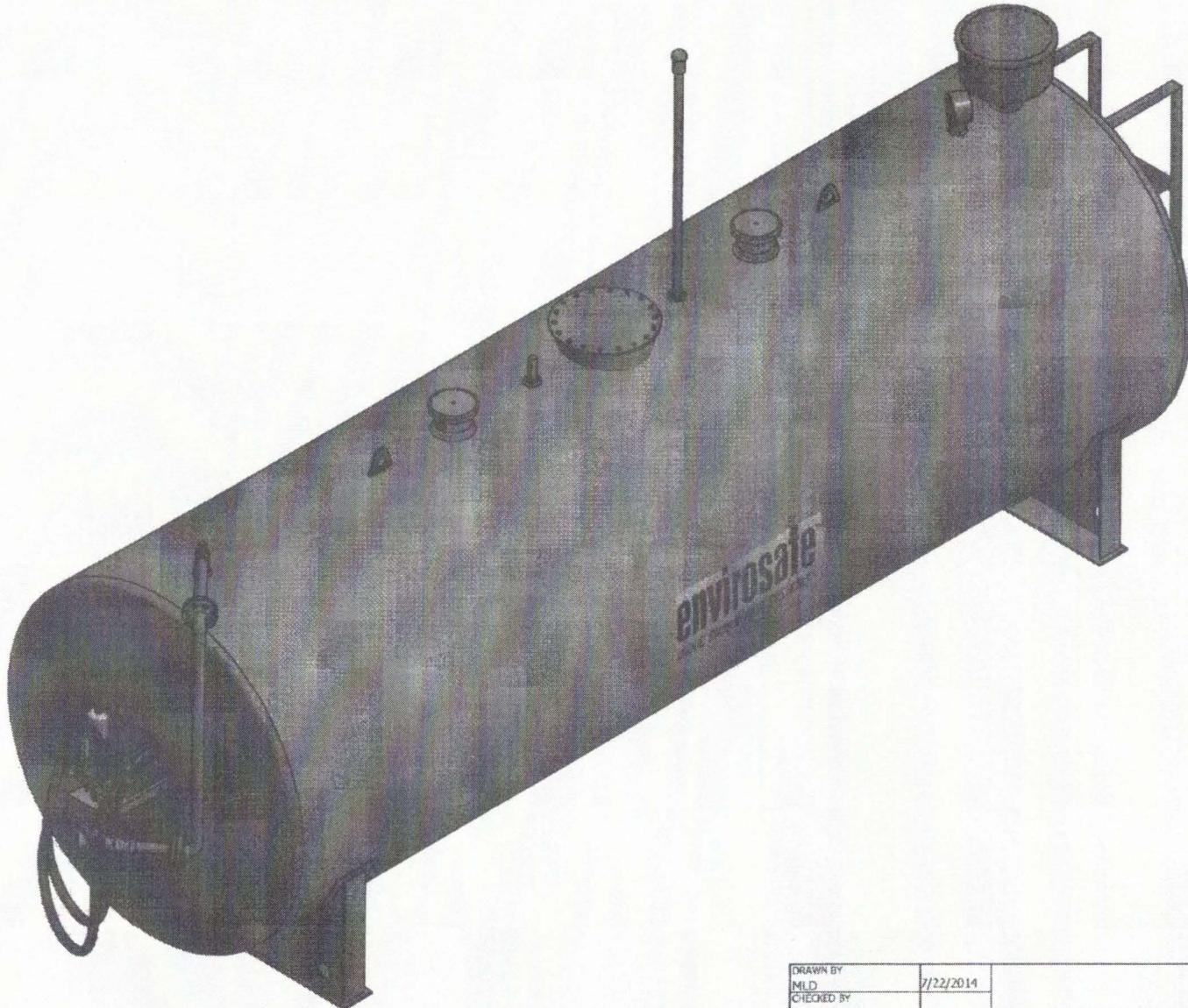
I. Memco, Inc. is not responsible for the maintenance and/or upkeep of tanks stored on Memco, Inc.'s property after the 15 day inspection period has expired and or waiting for delivery.

J. Memco, Inc. recommends that you contact your fire marshal, environmental agencies, and AHJ (Authorities Having Jurisdiction) for approval before ordering.

6. ATTORNEY'S FEES – In the event any aspect of the agreement (at the quote stage, production, fabrication or delivery) litigation occurs which concerns the terms of or enforcement of this and/or the sales agreement, Memco, Inc. shall be entitled to the recovery of all reasonable and necessary attorney's fees and costs of court related to said litigation, including those incurred at the demand phase through the fees and costs associated with appellate review. Venue is established in Lake County Florida and all litigation or disputes arising as a result of this quote and/or the sales agreement are governed by the Laws of the State of Florida.

7. FORMAL CONTRACT: Formal contract is required to be signed and returned before the fuel tank/system will be released. (Ask your sales associate for a copy of contract).

8. By submitting a deposit to Memco, Inc., the buyer is acknowledging and accepting these quotation terms and conditions stated above.



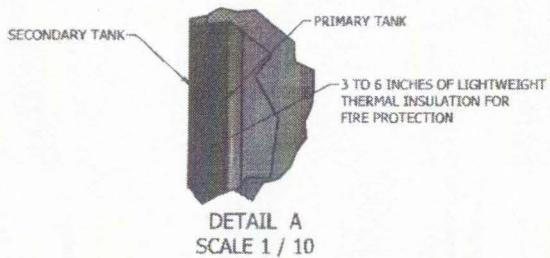
LEAD TIMES BEGIN UPON RECEIPT OF SIGNED APPROVED DRAWING, WHICH MUST BE RETURNED BEFORE PRODUCTION CAN BEGIN

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DRAWN BY MLD	7/22/2014	
CHECKED BY		
QUOTE #		
Customer Approval Signature		
envirosafe		
FIREGUARD 3,000 GALLON SMALL FLEET		
DRIVE-GROUNDED SYSTEMS		
SIZE	DRG NO	REV
C		
SCALE		
SHEET 1 OF 3		

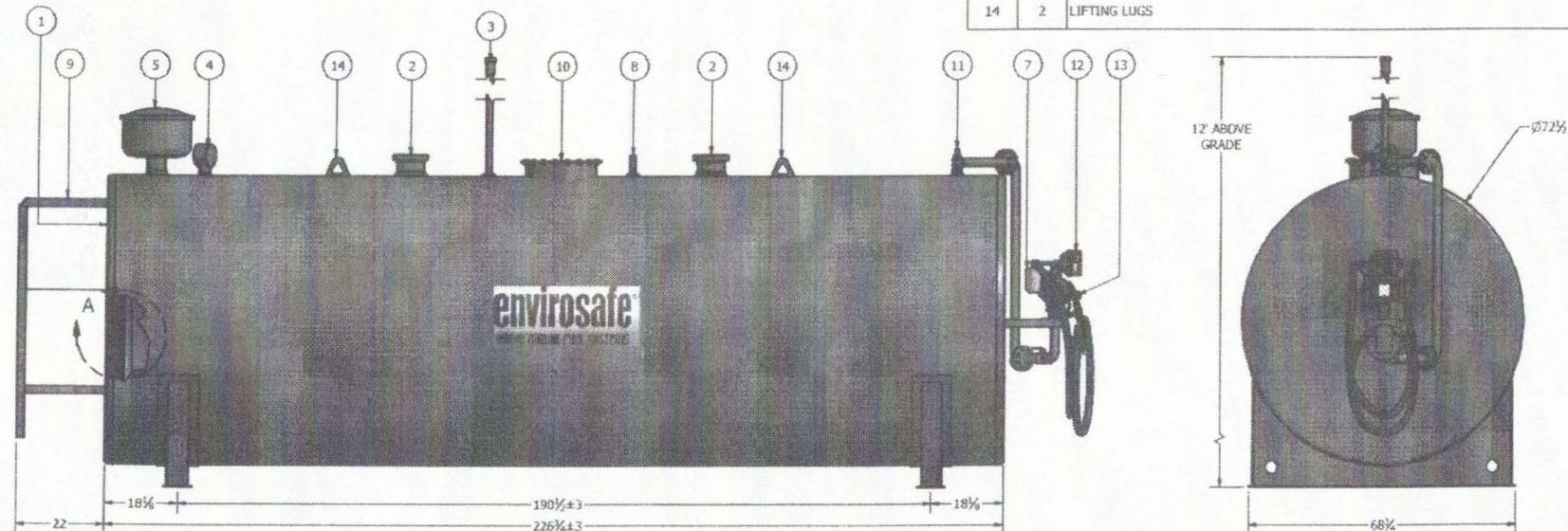
NOTES:

1. ENGINEERED HURRICANE TIE DOWN
2. EPOXY PRIMER & ACRYLIC POLYURETHANE COATING FOR HIGH PERFORMANCE FINISH
3. UL 2085 LABELED & LISTED
4. UL 2085 PASSES REQUIREMENTS FOR NFPA 30-30A INCLUDED 2 HOUR FIRE TESTED, IMPACT AND BALLISTIC TESTED



PARTS LIST

ITEM	QTY	PART
1	1	FIREGUARD 3,000 GALLON TANK MOUNTED ON SADDLES
2	2	6" 8 OZ EMERGENCY VENT MALE W/ O-RING
3	1	2" STACK VENT (12' ABOVE GRADE)
4	1	818 CLOCK GAUGE W/ STANDARD FLOAT
5	1	7.5 GAL 4" ALUMINUM OVERSPILL CONTAINER 179 SERIES W/ HINGED STYLE FILL CAP
6	1	TANK DECAL KIT (NOT PICTURED)
7	1	3/4" EF 21002 SPIN-ON FILTER AND HOUSING ASSEMBLY
8	1	INTERSTITIAL LEAK GAUGE
9	1	STEP LADDER W/ PLATFORM
10	1	18" MANWAY FOR EASY INNER TANK ACCESSIBILITY
11	1	BRACKET, PIPING, BALL VALVE & ANTI-SYPHON VALVE
12	1	FILL-RITE FR 711VA PUMP 1" ASSEMBLY METER & FILTER
13	1	1" AUTOMATIC SHUTOFF NOZZLE, SWIVEL, BREAKAWAY 18' X 1" HOSE
14	2	LIFTING LUGS



SHELL THICKNESS: 3/16"
HEAD THICKNESS: 1/4"
DRY WEIGHT: 9,000 LBS

DRAWN BY
MLD
CHECKED BY
7/22/2014
QUOTE #

Customer Approval Signature

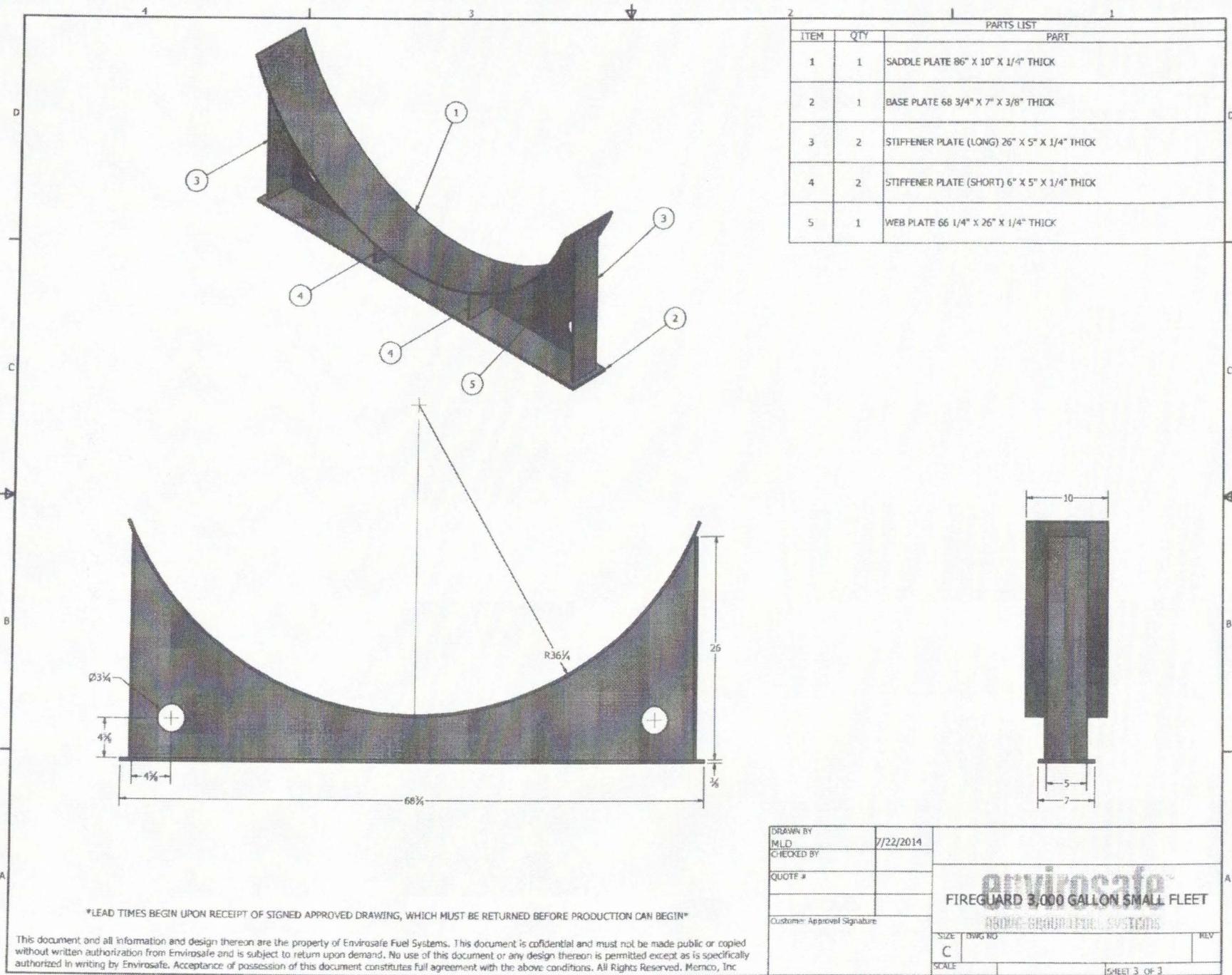
envirosafe
FIREGUARD 3,000 GALLON SMALL FLEET
FIREGUARD FUEL SYSTEMS

SIZE	DRW RD	REV
C		
SCALE		

SHEET 2 OF 3

LEAD TIMES BEGIN UPON RECEIPT OF SIGNED APPROVED DRAWING, WHICH MUST BE RETURNED BEFORE PRODUCTION CAN BEGIN

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LEAD TIMES BEGIN UPON RECEIPT OF SIGNED APPROVED DRAWING, WHICH MUST BE RETURNED BEFORE PRODUCTION CAN BEGIN

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Abutting Property Owners to 55 Merritt Blvd - Levco

**TALLEY JOHN V & ANNE C
2721 HUNTINGTON ROAD
TRUMBULL, CT 06611**

**BERNHARDT MARION J EST
C/O WILSON BERNHARDT
EXECUTOR
2741 HUNTINGTON ROAD
TRUMBULL, CT 06611**

**ZAMAN ANIS
2771 HUNTINGTON ROAD
TRUMBULL, CT 06611**

**CONSUMER PRODUCTS II LLC
C/O UNILEVER ATTN LAUREN
COSTA
30 JELLIFF LN
SOUTHPORT, CT 06890**

**DUNN CAROL J
2715 HUNTINGTON ROAD
TRUMBULL, CT 06611**

**MEJIA LINA M
2735 HUNTINGTON ROAD
TRUMBULL, CT 06611**

**CONOPCO INC
C/O UNILEVER ATTN LAUREN
COSTA
800 SYLVAN AVE
ENGLEWOOD CLIFFS, NJ 07632**

**DIGITAL 60 & 80 MERRITT LLC
80 MERRITT BOULEVARD
TRUMBULL, CT 06611**

**SEVEN FIVE MB LLC ET ALS
2071 FLATBUSH AVE
BROOKLYN, NY 11234**

**LEVCO MECHANICAL GROUP
INC
55 MERRITT BLVD
TRUMBULL, CT 06611-5435**

**CEDISTER JAMES A JR &
CEDISTER MARIANNE
2791 HUNTINGTON ROAD
TRUMBULL, CT 06611**

**MAKE-A-WISH FOUNDATION OF
CT INC
56 COMMERCE DRIVE
TRUMBULL, CT 06611**

Date: 11/30/2021

XX
XX
XX

Application of: Levco Tech

55 Merritt Boulevard Trumbull, CT

Assessor's Map No: K Assessor's Lot No: 37 Zone: IL3

Dear XX

As a property owner within 250 feet of my property line, I would like to inform you that we have filed an application before the Planning and Zoning Commission of the Town of Trumbull for a Special Permit for our property.

My application is to allow Construction of a 2,800sqf Truck Repair Garage adjacent to the existing building.

If you, or your representative, have any interest in my application, you are invited to attend the Planning and Zoning Commission Public Hearing to be held via Zoom Videoconference at 7:00 p.m. on Wednesday, April 21, 2021. Details on how to join the meeting are described below.

Copies of the plans and documentary material relative to my application are on file in the Planning and Zoning Office at Town Hall and will be posted on the Town of Trumbull website for inspection by you or your representative.

Public comment can be mailed to the Planning & Zoning Office or sent via email to lfinger@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made via phone or videoconference connection at the public hearing.

If you have any questions, please feel free to call either myself, Ken Wakeley at 203-260-7928 or the Planning and Zoning Office at 203-452-5044.

Very truly yours,

Ken Wakeley

For agenda:

Planning and Zoning Commission Regular Meeting

Xxx, 00 2021 7:00 PM

<https://zoom.us/j/97897814792?pwd=MEZ4MnZsWjQ4RTJGMU55V1AyZUFIQT09>

Webinar ID: 978 9781 4792 Password: 384763

Join by telephone: (312) 626-6799 or (833) 548-0276 (Toll Free) / Webinar ID: 978 9781 4792

After Recording Return To:

John W. Knuff, Esq.
 Hurwitz, Sagarin, Slossberg & Knuff, LLC
 147 Broad Street, Milford, CT 06460

Doc ID: 004770920004 Type: LAN
 Book 1769 Page 299 - 302
 File# 247

LIMITED WARRANTY DEED

KNOW YE, that **BELMAR CORPORATION**, a Connecticut corporation, having an office address at 15 Broadview Road, Westport, Connecticut 06880 (hereinafter called "Grantor"), for consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration received to its full satisfaction of **LEVCO MECHANICAL GROUP, INC.**, a Connecticut corporation, having an address at 1 Muller Avenue, Norwalk, Connecticut 06851 (hereinafter called "Grantee") does remise, release and forever **QUITCLAIM** unto the said Grantee and unto the successors and assigns of the Grantee forever, all of the right, title, interest, claim and demand whatsoever as the Grantor has or ought to have in and to that certain piece or parcel of land, with all buildings and improvements thereon and appurtenances thereto as described on **EXHIBIT A** attached hereto and made a part hereof (hereinafter called the "Premises").

TO HAVE AND TO HOLD the above granted and bargained Premises with the privileges and appurtenances thereof, and unto the successors and assigns of the Grantee forever, so that neither the Grantor nor its successors and assigns nor any other person under it or them shall hereafter have any claim, right or title in or to the Premises or any part thereof, but therefrom it and they are by these presents forever barred and excluded.

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained Premises to the said Grantee, and to the Grantee's successors and assigns, against the claims and demands of the Grantor and all persons claiming or to claim by, through or under the Grantor, except as are hereinbefore mentioned or as are mentioned in **Exhibit A** attached hereto.

*[Remainder of Page Intentionally Left Blank;
 Signature on Next Page]*

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

2326875

465375

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th of July, 2018.

WITNESSES:

BELMAR CORPORATION

Steven Siff
Name: Steven Siff

By: Elliott Siff
Elliott Siff
Its President

Laura A MacLean
Name: Laura A MacLean

STATE OF CONNECTICUT)
) ss. Westport
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me this 9th day of July, 2018 by Elliott Siff, the President of Belmar Corporation, a Connecticut corporation, on behalf of said corporation.

Laura A MacLean
Notary Public
My Commission Expires: 3/31/21



LAURA A MACLEAN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
March 31, 2021

EXHIBIT A**LEGAL DESCRIPTION**

All that certain lot of land, together with the buildings and improvements thereon, situated in the Town of Trumbull, County of Fairfield, and State of Connecticut, known and designated as Lot No. 6 on a certain map entitled, "Map No. 2, Merritt Parkway Industrial Park, Inc., Trumbull, Conn.", which map is on file in the Trumbull Town Clerk's Office as Map No. 1294, said lot being bounded:

NORTHWESTERLY: 603.17 feet by land now or formerly of Dow Corning Corporation;

NORTHEASTERLY: 624.52 feet by land now or formerly of Louis A. Prosek and Christina Prosek and land now or formerly of Pauline V. Nemergut;

SOUTHEASTERLY: 581.08 feet by land now or formerly of said Pauline V. Nemergut and Merritt Boulevard; and

SOUTHWESTERLY: 506.31 feet by said Merritt Boulevard.

The Property shall be conveyed subject to:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Trumbull.
2. Taxes and assessments of the Town of Trumbull hereafter becoming due and payable, which taxes and assessments Grantee hereunder assumes and agrees to pay.
3. Notes, easements, and conditions as appear on Map No. 1294 of the Trumbull Land Records.
4. Special Permit by the Trumbull Planning and Zoning Commission, effective April 27, 1977 and recorded July 6, 1977 in Volume 368, Page 215 of the Trumbull Land Records.
5. Variance by the Trumbull Zoning Board of Appeals, effective May 13, 1994 and recorded June 16, 1994 in Volume 843, Page 655 of the Trumbull Land Records.
6. Special Permit by the Trumbull Planning and Zoning Commission, effective February 23, 1998 and recorded March 12, 1998 in Volume 953, Page 355 of the Trumbull Land Records.
7. Special Permit by the Trumbull Planning and Zoning Commission, effective August 28, 1998 and recorded October 6, 1998 in Volume 980, Page 92 of the Trumbull Land Records.

8. Special Permit by the Trumbull Planning and Zoning Commission, effective September 25, 2002 and recorded December 10, 2002 in Volume 1169, Page 62 of the Trumbull Land Records.
9. Special Permit by the Trumbull Planning and Zoning Commission, effective January 11, 2003 and recorded February 4, 2003 in Volume 1183, Page 839 of the Trumbull Land Records.
10. Variance by the Trumbull Zoning Board of Appeals, effective December 24, 2002 and recorded February 5, 2003 in Volume 1184, Page 341 of the Trumbull Land Records.
11. Special Permit by the Trumbull Planning and Zoning Commission, effective October 19, 2007 and recorded April 10, 2008 in Volume 1460, Page 566 of the Trumbull Land Records.

TOWN CLERK OFFICE, TRUMBULL, CT

JUL 10 2018

RECEIVED FOR RECORD

AT 3:12 P M. ATTEST


TOWN CLERK

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT					
					Description	Code	Appraised Value	Assessed Value		
LEVCO MECHANICAL GROUP INC 55 MERRITT BLVD TRUMBULL, CT 06611-5435 Additional Owners:					COM LAND	2-1	1,793,600	1,255,520		
					COM BLDG	2-2	598,400	418,880		
					COM OUTBL	2-5	108,000	75,600		
SUPPLEMENTAL DATA										
Other ID: 01254700		Dev Lot: LOT 6								
Census Trac: 0905		Survey Map:								
Fire Dist: N		Survey Map:								
Border Prop		Section #: A4								
Voting Dist		CB Letter:								
GIS ID: 01254700		ASSOC PID#				Total	2,500,000	1,750,000		

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
							Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LEVCO MECHANICAL GROUP INC	1769/ 299	07/10/2018	Q	I	1,861,500		2020	2-1	1,255,520	2019	2-1	1,674,050	2018	2-1	1,674,05
BELMAR CORP	255/ 69	08/10/1972	U	I	0		2020	2-2	418,880	2019	2-2	2,864,330	2018	2-2	2,864,33
							2020	2-5	75,600	2019	2-5	149,800	2018	2-5	149,80
									1,750,000			4,698,180			4,698,18

This signature acknowledges a visit by a Data Collector or Assessor

al.: ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised A (B) Value (Bldg)	Appraised OB (L) Value (Bldg)
5/A					108,000	1,793,600

Toto

NOTE

ELV = 2 STOPS

UST - MECHANICAL BM ON BOO

FORMER (VACANT AS OF 08/15/2014)

FORMER (VACANT AS OF 2015-)

DATA CENTER FOR UNILEVER

COMPUTER RM HAS R

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD									VISIT/CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									01/13/2012 07/12/2005	1 1	1 5	REV TH	40 00	Hearing-No change Measur+Listed

LAND LINE VALUATION SECTION

LAND LINE VALUATION SECTION																							
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	340	Office		IL3				8.03	AC	190,000.00	1.0113	5		0.75	555	1.55	ECON MISIMP				1.00		1,793,60

From: Alex Rauso <arauso@trumbull-ct.gov>
Sent: Wednesday, November 24, 2021 9:10 AM
To: Roberto Librandi <rlibrandi@trumbull-ct.gov>
Cc: Robert Dunn <rdunn@trumbull-ct.gov>; Megan Murphy <mmurphy@trumbull-ct.gov>; Shane White <swhite@trumbull-ct.gov>
Subject: Levco propane operation

Rob,

We reviewed the recent report performed by Kenneth Mathews of Propane Consultants for Levco companies to build a propane operation facility located at 55 Merritt Blvd. Mr. Mathews spells out in his report the many code requirements from various standards that are required to build and set up the propane operation including the training of employees. The Fire Marshal's office is ok with Levco companies to go forth with the planning and zoning process and the building permit process.

Alex

Alex Rauso Jr.

Senior Deputy Fire Marshal
Town of Trumbull
5866 Main Street
Trumbull, CT 06611
P 203-452-5080
F 203-452-5093
arauso@trumbull-ct.gov

NFPA 58 GAS CODE EVALUATION



For Proposed Additions

**PROPANE DISPENSING/REFILLING STATION
&**

COMPANY OWNED VEHICLE SERVICE GARAGE

Location

**LEVCO
55 MERRITT BOULEVARD
TRUMBULL, CONNECTICUT 06611**

October 2021

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Disclaimer

The information contained in this inspection report was collected by Kenneth C. Matthews during my personal on-site inspection and observations and information supplied by employees of LEVCO. Propane Consultants, LLC and Kenneth C. Matthews cannot be liable for or responsible for information errors or omissions on behalf of others.

LEVCO
55 Merritt Boulevard
Trumbull, CT 06611

Re. Propane Gas Rules and Regulations

Dear Mr. Levene

My name is Kenneth Matthews; I am the CEO of Propane Consultants, LLC located in Raymond, Maine. My professional services were requested by **LEVCO** to perform the annual audit/inspection of the proposed Propane Dispensing/Refilling Station and a proposed new building to accommodate the mechanical servicing of company owned vehicles including vehicles used to carry, transport, or deliver liquid propane gas. The facility where I will be conducting my visual inspection is located at **55 Merritt Boulevard, Trumbull, CT**.

It is my desire to provide my clients with the highest caliber inspections and reports for all their propane, natural gas, compressed natural gas, and liquefied natural gas systems. I conduct most of the on-site inspections allowing me to obtain first-hand knowledge of the location and layout of the facility. I visually inspect if available all installed equipment used to make up the propane storage, receiving and delivery system(s), I review any proposed equipment installations or building additions or alterations. I observe and inspect your complete gas facility for NFPA 54 and NFPA 58 code compliance as well as acceptable gas industry standards.

My professional services have been retained by your company **LEVCO** located at 55 Merritt Boulevard in Trumbull, Connecticut, to assist you in providing guidance for the expansion plans of your propane gas business and to assure your State and Local officials that your planned expansion meets or exceeds all applicable *NFPA 58 "Liquefied Petroleum Gas Codes"* as written in the 2017 edition, as well as the Propane Gas Industries Rules and Regulations as they pertain to the Transportation, Handling, Storage, and Dispensing of Propane Gas. The 2017 edition of *NFPA 58 "Liquefied Petroleum Gas Codes"* also defines specifications for garaging and servicing of company owned propane gas carrying vehicles in a company owned and controlled garage/service building. I will also address items as dictated by a *"Fire Safety Analysis"* inspection even though the size of the proposed propane storage container does not require a full *"Fire Safety Analysis."*

I conducted my on-site inspection October 20, 2021, taking measurements and making notes as to where the proposed Propane Dispensing/Refilling Station and the proposed new building utilized to service company owned vehicles will be located. The measurements that I took for the location of the propane dispensing/refilling station determine if the propane dispensing station will be positioned in such a way that it would meet all of the distance requirements from other buildings as well as any intrusion into the path of motor vehicle traffic, train traffic, or any other type of public way. I also measured the distance from two privately owned Fire Hydrants located on property owned and controlled by LEVCO and I requested written documentation for the adequacy of available water from each hydrant if needed to fight a fire. I also looked at the location for the proposed new garage to be utilized for company-owned vehicles, I checked distances between buildings, roadways, and any paths to public transportation.

This completed inspection report booklet has been composed and printed detailing my findings and my comments related to the installation of the Propane Dispensing/Refilling Station and the new garage to be utilized for company-owned vehicles. This report will bring to your attention specific codes as published in the 2017 edition of the NFPA 58 "liquefied

petroleum gas codes" that will be applicable to your particular proposed projects. There are several publications that are utilized by the propane gas industry that may also be involved in regulating the installation of your proposed project, and they are **NFPA, NEC, ANSI, ASTM, and ASME Codes and Industry Standards**.

Upon my arrival at 55 Merritt Blvd. on October 20, 2021, I met with you, and Mr. Ken Wakeley, I received a complete explanation of the planned improvements plus we conducted a walk-through of the facility with particular attention given to the areas where the proposed Propane Dispensing/Refilling Station was to be located and another location for the placement of the proposed new garage and service building.

After completing the walk-through orientation of the property, I proceeded to take photographs of the immediate areas where the propane dispensing station and the garage are to be located. I also took measurements to determine if the Propane Dispensing/Refilling Station and/or the garage create or posed any hazards to nearby structures or the general public.

The following pages contain my report on each of the proposed projects individually with the first portion of this report dedicated to the Propane Dispensing/Refilling Station. The second portion of this report is dedicated to the new garage structure to be used for servicing company-owned vehicles. The following pages represent my findings, pertinent codes and standards and my thoughts pertaining to each of the proposed projects with emphasis given to complete code compliance as written in the 2017 edition of the NFPA 58.

My report will contain no information related to Local, State or Federal building codes for structures and I make no statement as to the validity of any such building codes.

Part 1

PROPANE DISPENSING STATION: I will include each of the *NFPA 58 "Liquefied Petroleum Gas Codes"* that apply to setting up a Propane Dispensing/ Refilling Station as well as the requirements for "Qualified Personnel" to operate the Propane Dispensing/Refilling Station.

A major role in understanding the requirements as listed in the 2017 edition of NFPA 58 "liquefied Petroleum Gas Codes" is to understand the terminology and definitions as defined in **Chapter 3- Definitions**. I have included these definitions on pages 27-35 of this report.

The details pertaining to the Propane Dispensing/ Refill Station, as presented to me are as follows. A steel skid type frame and a mounted Propane Dispensing/Refilling Station unit fabricated and assembled off site and transported to LEVCO's location at 55 Merritt Boulevard in Trumbull, CT. it will consist of the following.

1. 2500-to-2600-gallon WC propane storage tank mounted on a steel skid frame assembly.
Liquid propane capacity is 80% of the WC or approximately two thousand gallons.
2. A Corken C-10 electric pump/motor assembly (or equivalent).
3. A standard liquid propane gas meter with temperature compensation and a Veeder Root mechanical reset register head. (Or equivalent)
4. Manually operated platform "Beam Scale" with counterweights. For "Filling by Weight" **CODE 3.3.26.2**

3.3.26.2 Weight Method Filling. Filling containers to not more than the maximum permitted filling limit by weighing the LP-Gas in the container. (.42% of the WC)

5. 1- 18' x $\frac{1}{2}$ "ID transfer hose and a quick acting hose-end valve, with assorted cylinder filling adapters.
6. Liquid propane "Emergency Shutdown Valves" aka "ESV's" to be activated by a cable Pull system.

The installation of this completed unit will be on the existing raised concrete pad formerly used as a generator base pad configured to accommodate a propane storage container mounted on a steel skid frame assembly, the water gallons capacity (WC) of the container is mentioned in item number 1- above. The actual measurements of this raised concrete pad are 32 $\frac{1}{2}$ ' long by 14 ' wide and approximately 14" in elevation above ground.

The actual installation of the propane storage/dispensing unit will be accomplished by LEVCO personnel or a qualified propane gas technician with strict adherence to all applicable NFPA 58 Codes.

Electrical wiring 120/220 volts AC and components are to be supplied by LEVCO personnel or a qualified electrician and shall meet all of the applicable requirements as dictated by, **Class 1, Division 2** equipment in accordance with the NEC 70 National Electrical Codes.

At least one Portable Fire Extinguisher having a minimum capacity of 18 pounds of dry chemical shall be provided by LEVCO and located in accordance with **CODE 4.7**.

4.7 Portable Fire Extinguisher. Where portable fire extinguishers are required, they shall comply with the following:

(1) NFPA 10

(2)* Have a minimum capacity of dry chemical with an A:B:C rating, as specified elsewhere in this code.

(3) Shall be permitted to have a minimum flow rate less than 1 lb./sec.

I have personally viewed the area for the proposed installation of this Propane Dispensing/Refill Station and have recorded the following statistics.

- A- The existing raised concrete pad that was formerly used as a generator base pad is configured to accommodate a propane storage container and skid frame assembly the size as mentioned in item number 1- above. The actual measurements of this raised concrete pad are 32-½ ' long by 14 ' wide and approximately 14" in elevation above ground.
- B- The skid mounted propane storage tank is proposed to have a fixed piping system to allow for receiving liquid propane gas from a propane bulk delivery truck.
- C- The skid mounted propane storage tank is proposed to have an electric pump, meter assembly, and delivery hose with a quick acting hose-end valve for dispensing liquid propane gas into portable propane cylinders.
- D- Remaining available space located on this raised concrete pad will be used for the storage of small empty portable propane gas cylinders awaiting to be refilled and filled small portable propane gas cylinders waiting to be delivered.

The above-mentioned concrete pad that will support the propane gas storage container and skid frame assembly as well as empty and refilled portable propane gas cylinders is located 29 ' at its closest point from a storm drain basin in the parking lot, this storm drain has a steel grate cover that measures 18" x 36". The distance of 29' is greater than the minimum distance requirement of 25 ft. **CODE 6.27.2.2**

6.27.2.2 Vehicle fuel dispensers and dispensing systems shall be located away from pits in accordance with Table 6.7.2.1, with no drains or blow-offs from the unit directed toward or within 15 ft (4.6 m) of a sewer system's opening.

The completed Propane Dispenser/Refilling Station will be in compliance with, **TABLE 6.7.2.1** on page # 6

Table 6.7.2.1 Distance Between Point of Transfer and Exposures

Part	Exposure	Minimum Horizontal Distance	
		ft	m
A	Buildings, ^a mobile homes, recreational vehicles, and modular homes with at least 1-hour fire-rated walls ^b	10 ^c	3.1
B	Buildings ^a with other than at least 1-hour fire-rated walls ^b	25 ^c	7.6 ^c
C	Building wall openings or pits at or below the level of the point of transfer	25 ^c	7.6 ^c
D	Line of adjoining property that can be built upon	25 ^c	7.6 ^c
E	Outdoor places of public assembly, including schoolyards, athletic fields, and playgrounds	50 ^c	15 ^c
F	Public ways, including public streets, highways, thoroughfares, and sidewalks		
	(1) From points of transfer for LP-Gas dispensing systems	10	3.1
	(2) From other points of transfer	25 ^c	7.6 ^c
G	Driveways ^d	5	1.5
H	Mainline railroad track centerlines	25	7.6
I	Containers ^e other than those being filled	10	3.1
J	Flammable and Class II combustible liquid ^f dispensers and the fill connections of containers	10 ^c	3.1 ^c
K	Flammable and Class II combustible liquid aboveground containers and filling connections of underground containers	20	6.1
L	Stored or accumulated combustible materials	10	3.1

^aFor the purpose of the table, buildings also include structures such as tents and box trailers at construction sites.

^bSee ASTM E119, *Standard Test Methods for Fire Tests of Building Construction and Materials*, or UL 263, *Standard for Fire Tests for Building Construction and Materials*.

^cSee 6.7.3.4.

^dNot applicable to driveways and points of transfer at vehicle fuel dispensers.

^eNot applicable to filling connections at the storage container or to vehicle fuel dispenser units of 4000 gal (15.2 m³) water capacity or less when used for filling containers not mounted on vehicles.

^fNFPA 30 defines these as follows: Class I flammable liquids include those having a flash point below 100°F (37.8°C) and having a vapor pressure not exceeding 40 psia (276 kPa) at 100°F (37.8°C). Class II combustible liquids include those having a flash point at or above 100°F (37.8°C) and below 140°F (60°C).

The area immediately surrounding this Propane Dispensing/Refilling Station will have a 6-foot-high metal chain-link fence and appropriate entrance and egress gates as well as vehicle entrance gate installed to provide protection against tampering and vandalism of the Propane Dispensing/Refilling Station equipment and stored cylinders. This property is under the control of LEVCO and is NOT open to the general public.

In the event of an accidental fire at the Propane Dispensing/Refilling Station there are 2- Water Fire Hydrants located on the property within a line of sight of the dispensing station. These water Fire Hydrants are the property of LEVCO.

Fire Hydrant # 1 is located on the west side of the building which is actually the entrance road from Merritt Boulevard to the back of the building. This Fire Hydrant is painted **YELLOW** for identification purposes, the **static water pressure at this Hydrant is 72 psi, the residual water pressure at this Hydrant is 60 psi**, this Fire Hydrant provides **795 GPM** at 20 psi using a 2-inch hose assembly. **This Fire Hydrant is 146 feet from the concrete pad where the Propane Dispensing/Filling Station is located.**

EXHIBIT "A" 1 page # 15

Fire Hydrant # 2 is located at the NORTH-side of the building and is painted **RED** for identification purposes, the **static water pressure at this Hydrant is 72 psi**, the **residual water pressure at this Hydrant is 58 psi**, this Fire Hydrant provides **662 GPM** at 20 psi using a 2-inch hose assembly. *This Fire Hydrant is 157 feet from the concrete pad where the Propane Dispensing/Filling Station is located and marked as.*

EXHIBIT "A" 2 page # 16

Using a standard "Fire Safety Analysis" form 8.3 - **46.8 gallons per minute of water** is required to provide a cooling effect for a propane gas storage container up to 4,000 gallons water capacity such as used for this Propane Dispensing/Refilling Station. With adjustments to Form 8.3 the total water gallons per minute are increased to **125 GPM**. For this installation either one of the provided Water Fire Hydrants are more than sufficient for containing or quenching a fire at the Propane Dispensing/Refilling Station and marked as.

EXHIBIT "A" 3 page # 17

Both of these Water Fire Hydrants have been inspected, cleaned, flow tested, and recorded within the last six months of 2021 by the Stamford Fire Protection Company of Stamford, Connecticut.

In addition to having the Propane Dispensing/Refilling Station equipment purchased and installed to meet or exceed the standards and codes that are applicable to the Propane Gas Industry, and State, Local and Federal specifications it is essential to have properly Trained, Qualified and/or Certified personnel to operate and maintain the Propane Dispensing/Refilling Station in a **SAFE** and **SATISFACTORY** manner. While the specific training requirements for the operation personnel are not listed in the NFPA 58 "*Liquefied Petroleum Gas Codes*" it is an industry standard and an acceptable practice that the person or persons operating and maintaining the Propane Dispensing/Refill Station receive training and certification based on the training curriculum of the Propane Education Research Council or another approved and recognized training curriculum. The requirements for training are as follows.

4.4* Qualification of Personnel.

4.4.1 Persons whose duties fall within the scope of this code shall be provided with training that is consistent with the scope of their job activities and that includes proper handling and emergency response procedures.

4.4.2 Persons whose primary duties include transporting LP Gas, transferring liquid LP-Gas into or out of stationary containers, or making stationary installations shall complete training that includes the following components:

- (1) Safe work practices**
- (2) The health and safety hazards of LP-Gas**
- (3) Emergency response procedures**
- (4) Supervised, on-the-job training**
- (5) An assessment of the person's ability to perform the job duties assigned**

4.4.3* Refresher training shall be provided at least every 3 years.

4.4.4 Initial and subsequent refresher training shall be documented.

My comments on this **DISPENSING STATION** will be included in my **SUMMARY SECTION** in this report.

All applicable NFPA 58 Codes will be satisfied

Part 2

GARAGE AND VEHICLE SERVICE BUILDING: The proposed truck service building is listed as being a single-story metal framed with a metal roof and metal siding materials fabricated and manufactured by Revere Steel, said building is 70' in length and approximately 40' wide with a 15'-10" wall height. This building is being constructed on a concrete base with a concrete floor. This building will be located 24' off the EAST side wall of the existing building and 14' off the SOUTH end wall of the existing building. I will NOT directly address the actual building materials, components, structural framing, siding, roofing, windows and doors, or general electrical requirements for service panels, electrical outlets, electrical lighting, general heating and/or cooling. I have included the NFPA 58 2017 edition "*liquefied Petroleum Gas Codes*" that apply to the construction of this building based on its use as a service garage for propane powered, propane carrying, and Commercial Cargo Tank Motor Vehicles that are owned and operated by LEVCO.

All electrical components for this building must meet the codes and standards as published in the NEC 70 Codes.

All applicable NFPA 58 Codes will be satisfied

NFPA 58 "Liquefied Petroleum Gas Codes" as found in Chapter 9 address vehicle Parking and Garaging for Vehicles Carrying LP- Gas Cargo.

Chapter 9

9.7 Parking and Garaging Vehicles Used to Carry LP-Gas Cargo.

9.7.1 Application. Section 9.7 applies to the parking and garaging of vehicles used for the transportation of LP-Gas.

9.7.3 Parking Indoors, Public

9.7.3.1 Cargo tank vehicles parked in any public garage or building shall have LP-Gas liquid removed from the following:

(1) Cargo tank

(2) Piping

(3) Pump

(4) Meter

(5) Hose

(6) Related equipment

9.7.3.2 Vehicles used to carry portable containers shall not be moved into any public garage or building for parking until all portable containers have been removed from the vehicle.

9.7.3.3 The pressure in the delivery hose and related equipment shall be reduced to approximately atmospheric.

9.7.3.4 All valves shall be closed before the vehicle is moved indoors.

9.7.3.5 Delivery hose or valve outlets shall be plugged or capped before the vehicle is moved indoors.

Parking Indoors, Company Owned and Controlled

9.7.3.6 Vehicles carrying or containing LP-Gas shall only be parked in buildings complying with Chapter 10 and located on premises owned or under the control of the operator of such vehicles where the following provisions are met:

- (1) The public shall be excluded from such buildings.
- (2) Floor level ventilation shall be provided in all parts of the building where such vehicles are parked.
- (3) Leaks in the vehicle LP-Gas systems shall be repaired before the vehicle is moved indoors.
- (4) Primary shutoff valves on cargo tanks and other LP-Gas containers on the vehicle (except propulsion engine fuel containers) shall be closed and delivery hose outlets shall be plugged or capped to contain system pressure before the vehicle is moved indoors.
- (5) Primary shutoff valves on LP-Gas propulsion engine fuel containers shall be closed while the vehicle is parked.
- (6) No LP-Gas container shall be located near a source of heat or within the direct path of hot air being blown from a blower-type heater.
- (7) LP-Gas containers shall be gauged or weighed to determine that they are not filled beyond the maximum filling limit according to Section 7.4.

9.7.3.7 Where vehicles are serviced or repaired indoors, the following shall apply:

- (1) When it is necessary to move a vehicle into any building located on premises owned or operated by the operator of such vehicle for service on engine or chassis, the provisions of 9.7.3.6 shall apply.
- (2) When it is necessary to move a vehicle carrying or containing LP-Gas into any public garage or repair facility for service on the engine or chassis, the provisions of 9.7.3.1 shall apply, or the driver or a qualified representative of an LP-Gas operator shall be in attendance at all times while the vehicle is indoors, and the following shall apply:
 - (a) Leaks in the vehicle LP-Gas systems shall be repaired before the vehicle is moved indoors.

- (b) Primary shutoff valves on cargo tanks, portable containers, and other LP-Gas containers installed on the vehicle (other than propulsion engine fuel containers) shall be closed.
- (c) LP-Gas liquid shall be removed from the piping, pump, meter, delivery hose, and related equipment and the pressure therein reduced to approximately atmospheric before the vehicle is moved inside.
- (d) Delivery hose or valve outlets shall be plugged or capped before the vehicle is moved indoors.
- (e) No container shall be located near a source of heat or within the direct path of hot air blown from a blower or from a blower-type heater.
- (f) LP-Gas containers shall be gauged or weighed to determine that they are not filled beyond the maximum filling capacity in accordance with Section 7.4.

9.7.3.8 If repair work or servicing is to be performed on a cargo tank vehicle system, all LP-Gas shall be removed from the cargo tank and piping, and the system shall be thoroughly purged before the vehicle is moved indoors.

NFPA 58 "Liquefied Petroleum Gas Codes" as found in Chapter 10 address Buildings and Structures Housing LP-Gas Distribution Facilities.

Chapter 10

Chapter 10- Buildings or Structures Housing LP-Gas Distribution Facilities

10.1 Scope.

10.1.1 Application. This chapter applies to the construction, ventilation, and heating of structures, parts of structures, and rooms housing LP-Gas systems where specified by other parts of the code.

10.1.2 Nonapplication. This chapter does not apply to buildings constructed or converted before December 31, 1972.

10.2 Separate Structures or Buildings.

10.2.1 Construction of Structures or Buildings.

10.2.1.1 Separate buildings or structures shall be one story in height and shall have walls, floors, ceilings, and roofs constructed of noncombustible materials.

10.2.1.2 Either of the following shall apply to the construction of exterior walls, ceilings, and roofs:

- (1) Exterior walls and ceilings shall be of lightweight material designed for explosion venting.
- (2) Walls or roofs of heavy construction, such as solid brick masonry, concrete block, or reinforced concrete construction, shall be provided with explosion venting windows that have an explosion venting area of at least 1 ft² (0.1 m²) for each 50 ft³ (1.4 m³) of the enclosed volume.

10.2.1.3 The floor of separate structures shall not be below ground level.

10.2.1.4 Any space beneath the floor shall be of solid fill, or the perimeter of the space shall be left entirely unenclosed.

10.2.2 Structure or Building Ventilation. The structure shall be ventilated using air inlets and outlets, the bottom of which shall be not more than 6 in. (150 mm) above the floor, and ventilation shall be provided in accordance with the following:

- (1) Where mechanical ventilation is used, the rate of air circulation shall be at least 1 ft³/min·ft² (0.3 m³/min·m²) of floor area.
- (2) Outlets shall discharge at least 5 ft (1.5 m) from any opening into the structure or any other structure.
- (3) Where natural ventilation is used, each exterior wall shall be provided with one opening for each 20 ft (6.1 m) of length.
- (4) Each opening shall have a minimum size of 50 in.² (32,250 mm²), and the total of all openings shall be at least 1 in.²/ft² (6900 mm²/m²) of floor area.

10.2.3 Structure or Building Heating. Heating shall be by steam or hot water radiation or other heating transfer medium, with the heat source located outside of the building or structure (see Section 6.25), or by electrical appliances listed for Class I, Group D, Division 2 locations in accordance with NFPA 70.

10.3 Attached Structures or Rooms Within Structures.

10.3.1 Construction of Attached Structures.

10.3.1.1 Attached structures shall be spaces where 50 percent or less of the perimeter of the enclosed space is comprised of common walls.

10.3.1.2 Attached structures shall comply with 10.2.1.

10.3.1.3 Common walls of structures shall have the following features:

- (1) A fire resistance rating of at least 1 hour.
- (2) Where openings are required in common walls for rooms used only for storage of LP-Gas, 1 1/2-hour (Class B) fire doors
- (3) A design that withstands a static pressure of at least 100 lb./ft² (4.8 kPa)

10.3.1.4 Where the building to which the structure is attached is occupied by operations or processes having a similar hazard, the provisions of 10.3.1.3 shall not apply.

10.3.1.5 Ventilation and heating shall comply with 10.2.2 and 10.2.3.

10.3.2 Construction of Rooms Within Structures.

10.3.2.1 Rooms within structures shall be spaces where more than 50 percent of the perimeter of the space enclosed is comprised of common walls.

10.3.2.2 Rooms within structures shall be located in the first story and shall have at least one exterior wall with unobstructed free vents for freely relieving explosion pressures.

10.3.2.3 Walls, floors, ceilings, or roofs of the rooms shall be constructed of noncombustible materials.

10.3.2.4 Exterior walls and ceilings shall be of lightweight material designed for explosion venting.

10.3.2.5 Walls and roofs of heavy construction (such as solid brick masonry, concrete block, or reinforced concrete construction) shall be provided with explosion venting windows or panels that have an explosion venting area of at least 1 ft² (0.1 m²) for each 50 ft³ (1.4 m³) of the enclosed volume.

10.3.2.6* Walls and ceilings common to the room and to the building within which it is located shall have the following features:

(1) Fire resistance rating of at least 1 hour.

(2) Where openings are required in common walls for rooms used only for storage of LP-Gas, 1 1/2-hour (Class B) re doors

(3) Design that withstands a static pressure of at least 100 lb./ft² (4.8 kPa)

10.3.2.7 Where the building to which the structure is attached is occupied by operations or processes having a similar hazard, the provisions of 10.3.1.3 shall not apply. 10.3.2.8 Ventilation and heating shall comply with 10.2.2 and 10.2.3.

All applicable NFPA 58 Codes will be satisfied

My comments related to the GARAGE will be included in my **SUMMARY SECTION** in this report.

SUMMARY

I have completed my On-Site walk-through visual inspection of the facilities at 55 Merritt Blvd. Trumbull, CT. the sites where the proposed Propane Dispensing/Refilling Station and the proposed new construction for a garage used exclusively to service company owned vehicles which may or may not be propane gas conveying vehicles.

I have reviewed an architectural drawing created by architect **K A Davignon** labeled as Site Utilization Plan and Parking Calculations dated October 15 of 2020 bearing identification number 200917, the measured scale on this drawing is 1 " = 40 '. By viewing this drawing and using the scale to measure the location of the proposed Propane Dispensing/Refilling Station this installation satisfies separation distances required in the NFPA 58, 2017, edition and does not present a hazard to the existing buildings on the site or the abutting neighbors.

The proposed location for this Propane Dispensing/Refilling Station is the existing raised concrete pad previously used as a generator pad, when the newly constructed Propane Dispensing/Refilling Station is installed on this raised pad and the area surrounding it enclosed with a 6- foot high chain-link metal fence with the appropriate gates I can confirm that this particular installation will pose no threat to the general public and will meet all of the codes as depicted in the NFPA 58, 2017, edition of the gas codes which includes requirements of the NEC 70 electrical codes and standards plus the NFPA 10 Fire Extinguisher codes.

One of the codes addressed by **NFPA 58, 2017 edition, is Code 4.4 Titled “Qualification of Personnel”**, this code addresses any and all persons directly or indirectly associated with the operations of dispensing propane gas, transferring liquid propane into or out of stationary or portable containers.

With the assurances that I have received from the management team of LEVCO and their desire to conduct business as Qualified, Trained, and Certified Gas Professionals wanting to satisfy the applicable Codes, Rules, Regulations, and Industry Standards for the safe operations of storing, transferring, and transporting propane gas. I have no concerns about this installation location, and the actual installation, and operations of this proposed Propane Dispensing/Refilling Station having any adverse effects on the environment in the immediate area.

I have also reviewed documentation provided to me as it relates to the proposed new construction of a garage to be used exclusively for servicing motor vehicles owned and operated by LEVCO. As mentioned earlier in this report and analysis I am confident that the new building will be constructed to satisfy the applicable code requirements as published in the NFPA 58, 2017, edition. This particular publication also contains requirements that involve the Codes Rules, and Regulations as published in the NEC 70 Electrical Codes and Standards plus the NFPA 10 Fire Extinguisher Codes and Standards.

With the assurances that I have received from the management team of LEVCO and their desire to conduct business as Qualified, Trained, and Certified Gas Professionals wanting to satisfy the applicable Codes, Rules,

Regulations, and Industry Standards for the safe operations of preparing vehicles for entry into the garage including any company-owned vehicles that are used for transferring, transporting, and storing propane gas. The actions of qualified personnel and their adherence to the NFPA 58, 2017, edition Codes, Rules, Regulation, and Industry Standards to assure that none of these vehicles will enter the garage until all of the required precautions have been met.

I am confident these two projects at the LEVCO location will satisfy all of the NFPA 58, 2017, edition applicable Codes, Rules, and Regulations as they apply to either of these projects and by satisfying the NFPA 58 Code Requirements the combined projects will also satisfy the Industry Standards for each individual portion of the project. At this time, I do not foresee any requirements for further independent inspectors or consultants to review the finished product for compliance to the Codes, Rules, and Regulations for the propane gas portion as applicable to the project.

If anyone has any concerns or questions regarding any portion of this report and my findings as presented herein, I am available by telephone to answer all questions or explain any portion of this report.

Submitted by,

Kenneth C. Matthews CEO

Propane Consultants, LLC

November 8, 2021

Ref. Materials

NFPA 58 2017 Liquefied Petroleum Gas Codes
NFPA 54 2018 National Fuel Gas Codes
NEC 70 National Electrical Codes
IFGC 2018 International Fuel Gas Codes
C100 Site Plan dated 10/15/2020

PRIVATE FIRE SERVICE MAINS HYDRANT FLOW TEST REPORT



Name of Property: LEVCO OIL

Address: 55 MERRITT BLVD. TRUMBULL, CT 06611

Tested by: J. WILLIAMS

Date: 10/25/2021

Contract No.: N/A

Time: 8:00 AM

Weather conditions: OK

Location of test: WEST SIDE BLDG. @ ENTRANCE FROM MERRITT BLVD.

Residual hydrant location: N/A

Elevation:

Flow hydrant(s) location: IN MEDIAN @ ENTRNACE DRIVEWAY

Elevation:

Static pressure (residual hydrant): psi 72

Residual pressure (residual hydrant): psi 60

Nozzle size (flow hydrant): 2" HOSE MONSTER in. (mm)

Nozzle coefficient (flow hydrant): N/A

Pitot pressure(s): 26 psi

Projected results: 795 gpm (L/min) @ 20 psi

Remarks:

FLUSHED HYDRANT PRIOR TO TESTING. TEST HYDRANT FULL OPEN USING 2" HOSE MONSTER PITOTLESS NOZZLE.

EXHIBIT "A" 1

NFPA 25 Handbook (p. 1 of 3)



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PRIVATE FIRE SERVICE MAINS HYDRANT FLOW TEST REPORT



Name of Property: LEVCO OIL

Address: 55 MERRITT BLVD. TRUMBULL, CT 06611

Tested by: J. WILLIAMS

Date: 08/13/2021

Contract No.: N/A

Time: 8:00 AM

Weather conditions: OK

Location of test: REAR OF BUILDING

Residual hydrant location: N/A

Elevation:

Flow hydrant(s) location: CONER OF BLDG. @ LOADING DOCK

Elevation:

Static pressure (residual hydrant): psi 72

Residual pressure (residual hydrant): psi 58

Nozzle size (flow hydrant): 2" HOSE MONSTER in. (mm)

Nozzle coefficient (flow hydrant): N/A

Pitot pressure(s): 18 psi

Projected results: 662 gpm (L/min) @ 20 psi

Remarks:

FLUSHED HYDRANT PRIOR TO TESTING. TEST HYDRANT FULL OPEN USING 2" HOSE MONSTER PITOTLESS NOZZLE.

EXHIBIT "A" 2

NFPA 25 Handbook (p. 1 of 3)



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8.3

Water Flow Rate and Total Water Volume Required to Cool Containers Exposed to a Fire

A	B	C	D	E	F	G	H
Item #	ASME Container Size (gallons)	Total Surface Area of each Container ¹ (ft ²)	Surface Area of each container to be Cooled (ft ²)	Water flow rate required per container (gpm)	Number of containers of the size indicated → ¹	Total Water flow rate required (gpm)	Total volume of water required for 10 min (gal)
1	500	86	43	10.8			
	1,000	172	86	21.5			
	2,000	290	145	36.3			
	4,000	374	187	46.8	1	46.8	
	6,500	570	285	71.3			
	9,200	790	395	98.8			
	12,000	990	495	123.8			
	18,000	1,160	580	145.0			
	30,000	1,610	805	201.3			
	45,000	2,366	1,183	295.8			
	60,000	3,090	1,545	386.3			
	90,000	4,600	2,300	575.0			
	Other Size						
2a	Calculated water flow rate for container protection					46.8	
2b	Water flow rate rounded up to nearest multiple of 125					125.0	
3	Water for fire fighter protection, if required						
4	Total water flow rate and volume					125.0	1,250.0

Note: Column D = (1/2) x Column C

Column E = 0.25

(gpm/ft²) x Column D ; Column G = Column F x Column E

Column H = 10 x

Column G

Line 2a, Column G and Column H are the sum of numbers in each row above line 2 of each column. Line 4, Column G and Column H are the sum of numbers in rows 2b and 3.

→¹ Consider only 3 containers for water supply evaluations even if the number of containers in a group is more than 3. See Section 8.2.

Facility Exterior Photographs



Main Entrance and Exit at 55 Merritt Boulevard



Main Entrance and Exit Access Road



Proposed location of Propane Dispenser/Refilling Station



Proposed location of Propane Dispenser/Refilling Station



Water Fire Hydrant # 1 WEST Side of Building



Water Fire Hydrant # 2 Rear of Building



**Proposed Location on the EAST Side of Existing Building
for LEVCO Vehicle Service Garage**



**Proposed Location on the EAST Side of Existing Building
for LEVCO Vehicle Service Garage**



**Storm Drain 18" x 36" Metal Grate located 29 Feet From Proposed
Propane Dispenser/Refill Station**

NFPA 58 Chapter 3 DEFINITIONS

3.2.6 Shall. Indicates a Mandatory Requirement.

3.2.7 Should. Indicates a recommendation or that which is advised but not required. 3.3 General Definitions.

3.3.17 Cylinder. A portable container with a marked water capacity of 1000 lb. (454 kg) or less that is designed to transport and store LP-Gas.

3.3.17.1 Universal Cylinder. A cylinder that can be connected for service in either the vertical or the horizontal position so that the fixed maximum liquid level gauge, pressure relief device, and filling and withdrawal appurtenances function properly in either position.

3.3.21* Dispenser. An assembly used to transfer LP-Gas into cylinders, portable and mobile containers, and vehicle fuel containers.

3.3.21.1 Vehicle Fuel Dispenser. A dispenser designed to transfer LP-Gas into engine fuel and mobile containers on vehicles.

3.3.22 Dispensing System. An assembly of equipment that includes a dispenser and storage container(s) for storing and transferring LP-Gas from storage to cylinders, portable and mobile containers, and vehicle fuel containers.

3.3.26 Filling.

3.3.26.1 Volumetric Method Filling. Filling a container to not more than the maximum permitted liquid volume.

3.3.26.2 Weight Method Filling. Filling containers to not more than the maximum permitted filling limit by weighing the LP-Gas in the container.

3.3.34.1 Fixed Liquid Level Gauge. A liquid level indicator that uses a positive shutoff vent valve to indicate that the liquid level in a container being filled has reached the point at which the indicator communicates with the liquid level in the container.

3.3.34.2 Fixed Maximum Liquid Level Gauge. A fixed liquid level gauge that indicates the liquid level at which the container is filled to its maximum permitted filling limit.

3.3.60 Point of Transfer. The location where connections and disconnections are made or where LP-Gas is vented to the atmosphere in the course of transfer operations.

3.3.61* Portable Container. A container designed to transport LP-Gas.

3.3.77 Skid Tank. A container that is designed and fabricated with permanently mounted skids or runners and is not designed to transport LP-Gas.

3.3.81 Stationary Installation (Permanent Installation). An installation of LP-Gas containers, piping, and equipment for indefinite use at a particular location; an installation not normally expected to change in status, condition, or location.

3.3.85 Valve.

3.3.85.1 Actuated Liquid Withdrawal Excess-Flow Valve. A container valve that is opened and closed by an adapter, incorporates an internal excess-flow valve, and is used to withdraw liquid from the container.

3.3.85.2 Emergency Shutoff Valve. A shutoff valve incorporating thermal and manual means of closing that also provides for remote means of closing.

3.3.85.3 Excess-Flow Valve (or Excess-Flow Check Valve). A valve designed to close when the liquid or vapor passing through it exceeds a prescribed flow rate.

3.3.85.4 Filler Valve. A valve that is designed to allow liquid flow only into a container.

3.3.85.5 Internal Excess-Flow Valve. An excess flow valve constructed and installed so that damage to valve parts exterior to the container does not prevent closing of the valve.

3.3.85.6* Internal Valve. A container primary shutoff valve that can be closed remotely, which incorporates an internal excess flow valve with the seat and seat disc located within the container so that they remain in place should external damage occur to the valve.

NFPA 58 Chapter 4 General Requirements

4.2 LP-Gas Odorization.

4.2.1* All LP-Gases shall be odorized prior to being loaded into a railcar or cargo tank motor vehicle by the addition of a warning agent of such character that the gases are detectable by a distinct odor to a concentration in air of not over one-fifth of the lower flammability limit.

4.4* Qualification of Personnel.

4.4.1 Persons whose duties fall within the scope of this code shall be provided with training that is consistent with the scope of their job activities and that includes proper handling and emergency response procedures.

4.4.2 Persons whose primary duties include transporting LP Gas, transferring liquid LP-Gas into or out of stationary containers, or making stationary installations shall complete training that includes the following components:

- (1) Safe work practices.
- (2) The health and safety hazards of LP-Gas .
- (3) Emergency response procedures.
- (4) Supervised, on-the-job training.
- (5) An assessment of the person's ability to perform the job duties assigned.

4.4.3* Refresher training shall be provided at least every 3 years.

4.4.4 Initial and subsequent refresher training shall be documented.

4.7 Portable Fire Extinguisher. Where portable fire extinguishers are required, they shall comply with the following:

(2) NFPA 10

(2)* Have a minimum capacity of dry chemical with an A:B:C rating, as specified elsewhere in this code.

(3) Shall be permitted to have a minimum flow rate less than 1 lb./sec.

NFPA 58 Chapter 6 Installation of LP- Gas Systems

6.26.8 Parking, Servicing, and Repair.

6.26.8.1 Where vehicles with LP-Gas fuel systems used for purposes other than propulsion are parked, serviced, or repaired inside buildings, the requirements of 6.26.8.2 through 6.26.8.4 shall apply.

6.26.8.2 The fuel system shall be leak-free, and the container(s) shall not be filled beyond the limits specified in Chapter 7.

6.26.8.3 The container shutoff valve shall be closed, except that the container shutoff valve shall not be required to be closed when fuel is required for test or repair.

6.26.8.4 The vehicle shall not be parked near sources of heat, open flames, or similar sources of ignition, or near unventilated pits.

6.26.8.5 Vehicles having containers with water capacities larger than 300 gal (1.1 m³) shall comply with the requirements of Section 9.7.

6.27.2.2 Vehicle fuel dispensers and dispensing systems shall be located away from pits in accordance with Table 6.7.2.1, with no drains or blow-offs from the unit directed toward or within 15 ft (4.6 m) of a sewer system's opening.

NFPA 58 Chapter 7 LP- Gas Liquid Transfer

7.2 Operational Safety.

7.2.1 Transfer Personnel.

7.2.1.1 Transfer operations shall be conducted by qualified personnel meeting the provisions of Section 4.4.

7.2.1.2 At least one qualified person shall remain in attendance at the transfer operation from the time connections are made until the transfer is completed, shutoff valves are closed, and lines are disconnected.

7.2.1.3 Transfer personnel shall exercise caution to ensure that the LP-Gases transferred are those for which the transfer system and the containers to be filled are designed.

7.2.2.1 Transfer of LP-Gas to and from a container shall be accomplished only by qualified individuals trained in proper handling and operating procedures meeting the requirements of Section 4.4 and in emergency response procedures.

7.2.2.5* Valve outlets on refillable cylinders of 108 lb. (49 kg) water capacity [nominal 45 lb. (20 kg) propane capacity] or less shall be equipped with a redundant pressure tight seal or one of the following listed connections: CGA 790, CGA 791, or CGA 810, as described in CGA V-1, Standard Compressed Gas Cylinder Valve Outlet, and Inlet Connections.

7.2.2.6 Where redundant pressure seals are used, they shall be in place whenever the cylinder is not connected for use.

7.2.2.7 Nonrefillable (disposable) and new unused cylinders shall not be required to be equipped with valve outlet seals.

7.2.2.9 Prior to refilling a cylinder that has a cylinder sleeve, the cylinder sleeve shall be removed to facilitate the visual inspection of the cylinder.

7.2.2.16 A container shall not be filled if the container assembly does not meet the requirements for continued service.

7.3 Venting LP-Gas to Atmosphere.

7.3.1 General.

LP-Gas in either liquid or vapor form shall not be vented to the atmosphere unless it is vented under the following conditions:

- (1) Venting of LP-Gas shall be permitted where the maximum flow from fixed liquid level, rotary, or slip tube gauges does not exceed that from a No. 54 drill orifice.
- (2) Venting of LP-Gas between shutoff valves before disconnecting the liquid transfer line from the container shall be permitted.
- (3) Venting of LP-Gas, where necessary, shall be permitted to be performed by the use of bleeder valves.
- (4) Venting of LP-Gas shall be permitted for the purposes described in 7.3.1(1) and (2) within structures designed for container filling in accordance with Chapter 10.
- (5) Venting of LP-Gas vapor from listed liquid transfer pumps using such vapor as a source of energy shall be permitted where the rate of discharge does not exceed the discharge from a No. 31 drill size orifice.
- (6) Venting of LP-Gas for purging in accordance with 7.3.2 shall be permitted.
- (7) Venting of LP-Gas shall be permitted for emergencies.
- (8) Venting of LP-Gas vapor utilized as the pressure source in remote shutdown systems for internal valves and emergency shutoff valves shall be permitted.

7.4 Quantity of LP-Gas in Containers.

7.4.1 Application.

Section 7.4 applies to the maximum permissible LP-Gas content of containers and the methods of verifying this quantity. (See Annex F.) **7.4.2 LP-Gas Capacity of Containers.**

7.4.2.1 The capacity of an LP-Gas container shall be determined either by weight in accordance with 7.4.2.2 or by volume in accordance with 7.4.2.3.

7.4.2.2* The maximum filling limit by weight of LP-Gas in a container shall be in accordance with Table 7.4.2.2.

7.4.2.3* The maximum permitted volume of LP-Gas in a container shall be in accordance with Table 7.4.2.3(a), Table 7.4.2.3(b), and Table 7.4.2.3(c).

7.4.3 General Provisions for Volumetric Method of Filling Containers.

7.4.3.1 The volumetric method shall be limited to the following containers that are designed and equipped for filling by volume:

- (1) Cylinders of less than 200 lb. (91 kg) water capacity that are not subject to DOT jurisdiction
- (3) Cylinders of 200 lb. (91 kg) water capacity or more
- (4) Cargo tanks or portable tanks

(4) ASME and API-ASME containers complying with 5.2.1.1 or 5.2.4.2 7.4.3.2 Where used, the volumetric method shall be in accordance with 7.4.3.2(A) through 7.4.3.2(C).

- (A) If a fixed maximum liquid level gauge or a variable liquid level gauge without liquid volume temperature correction is used, the liquid level indicated by these gauges shall be computed based on the maximum permitted filling limit when the liquid is at 40°F (4°C) for aboveground containers or at 50°F (10°C) for underground containers.
- (B) When a variable liquid level gauge is used and the liquid volume is corrected for temperature, the maximum permitted liquid level shall be in accordance with Table 7.4.2.3(a) through Table 7.4.2.3(c).
- (C) ASME containers with a water capacity of 1200 gal (4.5 m³) or less filled by the volumetric method shall be gauged in accordance with 7.4.3.2(A), utilizing the fixed maximum liquid level gauge, except that containers fabricated on or before December 31, 1965, shall be exempt from this provision.

7.4.3.3 Where containers are to be filled volumetrically by a variable liquid level gauge in accordance with 7.4.3.2(B), provisions shall be made for determining the liquid temperature. 7.4.4* Overfilling.

7.4.4.1 An overfilling prevention device shall not be the primary means to determine when a cylinder is filled to the maximum allowable filling limit.

7.4.4.2 Other means specified in this chapter shall be used to prevent the overfilling of cylinders.

SEE ITEM “B” for Table 7.4.2.2 Page 36

SEE ITEM “C” for Table(s) 7.4.3.2 (a) through 7.4.3.2 (c) Page(s)37-39

NFPA 58 Chapter 8 Storage of Cylinders Awaiting Use, Resale, or Exchange

8.4 Storage Outside of Buildings.

8.4.1* Location of Storage Outside of Buildings.

8.4.1.1 Storage outside of buildings for cylinders awaiting use or resale or that are part of a cylinder exchange point shall be located as follows:

- (1) At least 5 ft (1.5 m) from any doorway or opening in a building frequented by the public where occupants have at least two means of egress as defined by NFPA 101
- (2) At least 10 ft (3 m) from any doorway or opening in a building or sections of a building that has only one means of egress
- (3) At least 20 ft (6.1 m) from any automotive service station fuel dispenser

8.4.1.2 Distances from cylinders in storage outside of buildings shall be in accordance with Table 8.4.1.2 with respect to the following:

- (1) Nearest important building or group of buildings
- (2) Line of adjoining property that can be built upon
- (3) Busy thoroughfares or sidewalks on other than private property
- (4) Line of adjoining property occupied by schools, churches, hospitals, athletic fields, or other points of public gathering
- (5) Dispensing system Table 8.4.1.2 Distances from Cylinders in Storage and Exposures Quantity of LP-Gas Stored.

SEE ITEM “D” for Table 8.4.1.2 Page 40

8.4.2 Protection of Cylinders.

8.4.2.2* Vehicular barrier protection (VBP) shall be provided where vehicle traffic is expected at the location, except where cylinders are protected in accordance with 8.4.2.1(2).

8.5* Fire Protection and Electrical Area Classification.

8.5.1 Retail cylinder exchange locations shall be provided with at least one portable fire extinguisher in accordance with Section 4.7 having a minimum capacity of 10 lb. (4.5 kg) dry chemical on the premises where retail cylinder exchange cabinets are storing more than 720 lb. (327 kg) of propane.

8.5.2 Storage locations, other than those complying with 8.5.1, where the aggregate quantity of propane stored is in excess of 720 lb. (327 kg) shall be provided with at least one approved portable fire extinguisher in accordance with Section 4.7 having minimum capacity of 18 lb. (8.2 kg) dry chemical.

8.5.3 The required fire extinguisher shall be located within 50 ft (15 m) travel distance of the propane storage location.

8.5.4 The storage of cylinders awaiting resale shall be exempt from the electrical classification requirements of this code.

8.5.5 The storage of cylinders awaiting resale shall be exempt from the electrical classification requirements of this code.

NFPA 58 Chapter 9 Vehicular Transportation of LP- Gas

9.7.1 Application. Section 9.7 applies to the parking and garaging of vehicles used for the transportation of LP-Gas.

9.7.3 Parking Indoors.

9.7.3.1 Cargo tank vehicles parked in any public garage or building shall have LP-Gas liquid removed from the following:

- (1) Cargo tank
- (2) Piping
- (3) Pump
- (4) Meter
- (5) Hose
- (6) Related equipment

9.7.3.2 Vehicles used to carry portable containers shall not be moved into any public garage or building for parking until all portable containers have been removed from the vehicle.

9.7.3.3 The pressure in the delivery hose and related equipment shall be reduced to approximately atmospheric.

9.7.3.4 All valves shall be closed before the vehicle is moved indoors.

9.7.3.5 Delivery hose or valve outlets shall be plugged or capped before the vehicle is moved indoors.

9.7.3.6 Vehicles carrying or containing LP-Gas shall only be parked in buildings complying with **Chapter 10** and located on premises owned or under the control of the operator of such vehicles where the following provisions are met:

- (1) The public shall be excluded from such buildings.
- (2) Floor level ventilation shall be provided in all parts of the building where such vehicles are parked.
- (3) Leaks in the vehicle LP-Gas systems shall be repaired before the vehicle is moved indoors.
- (4) Primary shutoff valves on cargo tanks and other LP-Gas containers on the vehicle (except propulsion engine fuel containers) shall be closed and delivery hose outlets shall be plugged or capped to contain system pressure before the vehicle is moved indoors.
- (5) Primary shutoff valves on LP-Gas propulsion engine fuel containers shall be closed while the vehicle is parked.
- (6) No LP-Gas container shall be located near a source of heat or within the direct path of hot air being blown from a blower-type heater.
- (7) LP-Gas containers shall be gauged or weighed to determine that they are not filled beyond the maximum filling limit according to Section 7.4.

9.7.3.7 Where vehicles are serviced or repaired indoors, the following shall apply:

- (1) When it is necessary to move a vehicle into any building located on premises owned or operated by the operator of such vehicle for service on engine or chassis, the provisions of 9.7.3.6 shall apply.
- (2) When it is necessary to move a vehicle carrying or containing LP-Gas into any public garage or repair facility for service on the engine or chassis, the provisions of 9.7.3.1 shall apply, or the driver or a qualified representative of an LP-Gas operator shall be in attendance at all times while the vehicle is indoors, and the following shall apply:
 - (a) Leaks in the vehicle LP-Gas systems shall be repaired before the vehicle is moved indoors.
 - (b) Primary shutoff valves on cargo tanks, portable containers, and other LP-Gas containers installed on the vehicle (other than propulsion engine fuel containers) shall be closed.
 - (c) LP-Gas liquid shall be removed from the piping, pump, meter, delivery hose, and related equipment and the pressure therein reduced to approximately atmospheric before the vehicle is moved inside.
 - (d) Delivery hose or valve outlets shall be plugged or capped before the vehicle is moved indoors.

- (e) No container shall be located near a source of heat or within the direct path of hot air blown from a blower or from a blower-type heater.
- (f) LP-Gas containers shall be gauged or weighed to determine that they are not filled beyond the maximum filling capacity in accordance with Section 7.4.

9.7.3.8 If repair work or servicing is to be performed on a cargo tank vehicle system, all LP-Gas shall be removed from the cargo tank and piping, and the system shall be thoroughly purged before the vehicle is moved indoors.

NFPA 58 Chapter 10 Buildings or Structures Housing LP- Gas Distribution Facilities

Chapter 10 Buildings or Structures Housing LP-Gas Distribution Facilities

10.1 Scope.

10.1.1 Application. This chapter applies to the construction, ventilation, and heating of structures, parts of structures, and rooms housing LP-Gas systems where specified by other parts of the code. **10.1.2** Nonapplication. This chapter does not apply to buildings constructed or converted before December 31, 1972. **10.2 Separate Structures or Buildings.**

10.2.1 Construction of Structures or Buildings.

10.2.1.1 Separate buildings or structures shall be one story in height and shall have walls, floors, ceilings, and roofs constructed of noncombustible materials.

10.2.1.2 Either of the following shall apply to the construction of exterior walls, ceilings, and roofs:

- (1) Exterior walls and ceilings shall be of lightweight material designed for explosion venting.
- (2) Walls or roofs of heavy construction, such as solid brick masonry, concrete block, or reinforced concrete construction, shall be provided with explosion venting windows that have an explosion venting area of at least 1 ft² (0.1 m²) for each 50 ft³ (1.4 m³) of the enclosed volume.

10.2.1.3 The floor of separate structures shall not be below ground level.

10.2.1.4 Any space beneath the floor shall be of solid fill, or the perimeter of the space shall be left entirely unenclosed.

10.2.2 Structure or Building Ventilation. The structure shall be ventilated using air inlets and outlets, the bottom of which shall be not more than 6 in. (150 mm) above the floor, and ventilation shall be provided in accordance with the following:

- (1) Where mechanical ventilation is used, the rate of air circulation shall be at least 1 ft³/min·ft² (0.3 m³/min·m²) of floor area.
- (2) Outlets shall discharge at least 5 ft (1.5 m) from any opening into the structure or any other structure.
- (3) Where natural ventilation is used, each exterior wall shall be provided with one opening for each 20 ft (6.1 m) of length.
- (4) Each opening shall have a minimum size of 50 in.² (32,250 mm²), and the total of all openings shall be at least 1 in.²/ft² (6900 mm²/m²) of floor area.

10.2.3 Structure or Building Heating. Heating shall be by steam or hot water radiation or other heating transfer medium, with the heat source located outside of the building or structure (see Section 6.25), or by electrical appliances listed for Class I, Group D, Division 2 locations in accordance with NFPA 70 .

10.3 Attached Structures or Rooms Within Structures.

10.3.1 Construction of Attached Structures.

10.3.1.1 Attached structures shall be spaces where 50 percent or less of the perimeter of the enclosed space is comprised of common walls.

10.3.1.2 Attached structures shall comply with 10.2.1.

10.3.1.3 Common walls of structures shall have the following features:

- (1) A fire resistance rating of at least 1 hour.
- (2) Where openings are required in common walls for rooms used only for storage of LP-Gas, 11 1/2-hour (Class B) fire doors
- (3) A design that withstands a static pressure of at least 100 lb./ft² (4.8 kPa)

10.3.1.4 Where the building to which the structure is attached is occupied by operations or processes having a similar hazard, the provisions of 10.3.1.3 shall not apply.

10.3.1.5 Ventilation and heating shall comply with 10.2.2 and 10.2.3.

10.3.2 Construction of Rooms Within Structures.

10.3.2.1 Rooms within structures shall be spaces where more than 50 percent of the perimeter of the space enclosed is comprised of common walls.

10.3.2.2 Rooms within structures shall be located in the first story and shall have at least one exterior wall with unobstructed free vents for freely relieving explosion pressures.

10.3.2.3 Walls, floors, ceilings, or roofs of the rooms shall be constructed of noncombustible materials.

10.3.2.4 Exterior walls and ceilings shall be of lightweight material designed for explosion venting.

10.3.2.5 Walls and roofs of heavy construction (such as solid brick masonry, concrete block, or reinforced concrete construction) shall be provided with explosion venting windows or panels that have an explosion venting area of at least 1 ft² (0.1 m²) for each 50 ft³ (1.4 m³) of the enclosed volume.

10.3.2.6* Walls and ceilings common to the room and to the building within which it is located shall have the following features:

- (1) Fire resistance rating of at least 1 hour.
- (2) Where openings are required in common walls for rooms used only for storage of LP-Gas, 11 1/2-hour (Class B) fire doors
- (3) Design that withstands a static pressure of at least 100 lb./ft² (4.8 kPa)

10.3.2.7 Where the building to which the structure is attached is occupied by operations or processes having a similar hazard, the provisions of 10.3.1.3 shall not apply. **10.3.2.8 Ventilation and heating** shall comply with 10.2.2 and 10.2.3.

Item "B" Table 7.4.2.2

2017 Edition

LIQUEFIED PETROLEUM GAS CODE

Table 7.4.2.2 Maximum Filling Limit by Weight of LP-Gas Containers (Percent of Marked Water Capacity in Pounds)

Specific Gravity at 60°F (15.6°C)	Aboveground Containers			Underground Containers All Water Capacities (%)
	0 to 1200 gal (0 to 4.5 m³)		>1200 gal (>4.5 m³)	
	Total Water Capacity (%)	Total Water Capacity (%)		
0.496-0.503	41	44		45
0.504-0.510	42	45		46
0.511-0.519	43	46		47
0.520-0.527	44	47		48
0.528-0.536	45	48		49
0.537-0.544	46	49		50
0.545-0.552	47	50		51
0.553-0.560	48	51		52
0.561-0.568	49	52		53
0.569-0.576	50	53		54
0.577-0.584	51	54		55
0.585-0.592	52	55		56
0.593-0.600	53	56		57

Item "C" Table 7.4.2.3 a

Table 7.4.2.3(a) Maximum Permitted LP-Gas Volume (Percent of Total Container Volume): Aboveground Containers 0 to 1200 gal (0 to 4.5 m³)

Liquid Temperature		Specific Gravity												
		0.496 to 0.503	0.504 to 0.510	0.511 to 0.519	0.520 to 0.527	0.528 to 0.536	0.537 to 0.544	0.545 to 0.552	0.553 to 0.560	0.561 to 0.568	0.569 to 0.576	0.577 to 0.584	0.585 to 0.592	0.593 to 0.600
°F	°C													
-50	-45.6	70	71	72	73	74	75	75	76	77	78	79	79	80
-45	-42.8	71	72	73	73	74	75	75	76	77	77	78	79	80
-40	-40	71	72	73	74	75	75	75	76	77	78	79	80	80
-35	-37.2	71	72	73	74	75	75	76	77	77	78	79	80	81
-30	-34.4	72	73	74	75	76	76	77	78	78	79	80	80	81
-25	-31.5	72	73	74	75	76	77	77	78	79	80	80	81	82
-20	-28.9	73	74	75	76	76	77	78	79	79	80	81	81	82
-15	-26.1	73	74	75	76	77	77	78	79	80	80	81	82	83
-10	-23.3	74	75	76	76	77	78	79	79	80	81	81	82	83
-5	-20.6	74	75	76	77	78	78	79	80	80	81	82	82	83
0	-17.8	75	76	76	77	78	79	79	80	81	81	82	83	84
5	-15	75	76	77	78	78	79	80	81	81	82	83	83	84
10	-12.2	76	77	77	78	79	80	80	81	82	82	83	84	84
15	-9.4	76	77	78	79	80	80	81	81	82	83	83	84	85
20	-6.7	77	78	78	79	80	80	81	82	83	84	84	84	85
25	-3.9	77	78	79	80	80	81	82	82	83	84	84	85	85
30	-1.1	78	79	79	80	81	81	82	83	83	84	85	85	86
35	1.7	78	79	80	81	81	82	83	83	84	85	85	86	86
40*	4.4	79	80	81	81	82	82	83	84	84	85	86	86	87
45	7.8	80	80	81	82	82	83	84	84	85	85	86	86	87
50	10	80	81	82	82	83	83	84	85	85	86	86	87	88
55	12.8	81	82	82	83	84	84	85	85	86	86	87	87	88
60	15.6	82	82	83	84	84	85	85	86	86	87	87	88	88
65	18.3	82	83	84	84	85	85	86	86	87	87	88	88	89
70	21.1	83	84	84	85	85	86	86	87	87	88	88	89	89
75	23.9	84	85	85	85	86	86	87	87	88	88	89	89	90
80	26.7	85	85	86	86	87	87	87	88	88	89	89	90	90
85	29.4	85	86	87	87	88	88	88	89	89	89	90	90	91
90	32.2	86	87	87	88	88	88	89	89	90	90	90	91	91
95	35	87	88	88	88	89	89	89	90	90	91	91	91	92
100	37.8	88	89	89	89	89	90	90	90	91	91	92	92	92
105	40.4	89	89	90	90	90	90	91	91	91	92	92	92	93
110	43	90	90	91	91	91	91	92	92	92	92	93	93	93
115	46	91	91	92	92	92	92	92	92	93	93	93	94	94
120	49	92	92	93	93	93	93	93	93	93	94	94	94	94
125	51.5	93	94	94	94	94	94	94	94	94	94	94	95	95
130	54	94	95	95	95	95	95	95	95	95	95	95	95	95

*See 7.4.2.2(A).

Item "C" Table 7.4.2.3 b

58-68

LIQUEFIED PETROLEUM GAS CODE

Table 7.4.2.3(b) Maximum Permitted LP-Gas Volume (Percent of Total Container Volume): Aboveground Containers Over 1200 gal (Over 4.5 m³)

Liquid Temperature		Specific Gravity												
		0.496 to 0.503	0.504 to 0.510	0.511 to 0.519	0.520 to 0.527	0.528 to 0.536	0.537 to 0.544	0.545 to 0.552	0.553 to 0.560	0.561 to 0.568	0.569 to 0.576	0.577 to 0.584	0.585 to 0.592	0.593 to 0.600
°F	°C													
-50	-45.6	75	76	77	78	79	80	80	81	82	83	83	84	85
-45	-42.8	76	77	78	78	79	80	81	81	82	83	84	84	85
-40	-40	76	77	78	79	80	80	81	82	83	83	84	85	85
-35	-37.2	77	78	78	79	80	81	82	82	83	84	84	85	86
-30	-34.4	77	78	79	80	80	81	82	83	83	84	85	85	86
-25	-31.5	78	79	79	80	81	82	82	83	84	84	85	86	86
-20	-28.9	78	79	80	81	81	82	83	83	84	85	85	86	87
-15	-26.1	79	79	80	81	82	82	83	84	85	85	86	87	87
-10	-23.3	79	80	81	82	82	83	84	84	85	86	86	87	87
-5	-20.6	80	81	81	82	83	83	84	85	85	86	87	87	88
0	-17.8	80	81	82	82	83	84	84	85	86	86	87	88	88
5	-15	81	82	82	83	84	84	85	86	86	87	87	88	89
10	-12.2	81	82	83	83	84	85	85	86	87	87	88	88	89
15	-9.4	82	83	83	84	85	85	86	87	87	88	88	89	90
20	-6.7	82	83	84	85	85	86	86	87	88	88	89	89	90
25	-3.9	83	84	84	85	86	86	87	88	88	89	89	90	90
30	-1.1	83	84	85	86	86	87	87	88	89	89	90	90	91
35	1.7	84	85	86	86	87	87	88	89	89	90	90	91	91
40*	4.4	85	86	86	87	87	88	88	89	89	90	90	91	92
45	7.8	85	86	87	87	88	88	89	89	90	91	91	92	92
50	10	86	87	87	88	88	89	90	90	91	91	92	92	92
55	12.8	87	88	88	89	89	90	90	91	91	92	92	93	93
60	15.6	88	88	89	89	90	90	91	91	92	92	93	93	94
65	18.3	88	89	90	90	91	91	91	92	92	93	93	94	94
70	21.1	89	90	90	91	91	91	92	92	93	93	94	94	94
75	23.9	90	91	91	91	92	92	92	93	93	94	94	94	95
80	26.7	91	91	92	92	92	93	93	93	94	94	95	95	95
85	29.4	92	92	93	93	93	93	94	94	94	95	95	95	96
90	32.2	93	93	93	94	94	94	94	95	95	95	96	96	96
95	35	94	94	94	95	95	95	95	96	96	96	96	97	97
100	37.8	94	95	95	95	95	96	96	96	96	97	97	97	98
105	40.4	96	96	96	96	96	97	97	97	97	97	98	98	99
110	43	97	97	97	97	97	97	97	98	98	98	98	98	99
115	46	98	98	98	98	98	98	98	98	98	99	99	99	99

*See 7.4.3.2(A).

Item "C" Table 7.4.2.3 c

STORAGE OF CYLINDERS AWAITING USE, RESALE, OR EXCHANGE

58-89

Table 7.4.2.3(c) Maximum Permitted LP-Gas Volume (Percent of Total Container Volume): All Underground Containers

Liquid Temperature		Specific Gravity												
		0.496 to 0.503	0.504 to 0.510	0.511 to 0.519	0.520 to 0.527	0.528 to 0.536	0.537 to 0.544	0.545 to 0.552	0.553 to 0.560	0.561 to 0.568	0.569 to 0.576	0.577 to 0.584	0.585 to 0.592	0.593 to 0.600
°F	°C	0.503	0.510	0.519	0.527	0.536	0.544	0.552	0.560	0.568	0.576	0.584	0.592	0.600
-50	-45.6	77	78	79	80	80	81	82	83	83	84	85	85	86
-45	-42.8	77	78	79	80	81	82	82	83	84	84	85	86	87
-40	-40	78	79	80	81	81	82	82	83	84	85	86	86	87
-35	-37.2	78	79	80	81	82	82	83	84	84	85	85	86	87
-30	-34.4	79	80	81	81	82	83	84	84	85	86	86	87	88
-25	-31.5	79	80	81	82	83	83	84	85	85	86	87	87	88
-20	-28.9	80	81	82	82	83	84	84	85	85	86	87	88	88
-15	-26.1	80	81	82	83	84	84	85	86	86	87	87	88	89
-10	-23.3	81	82	83	83	84	85	85	86	87	87	88	88	89
-5	-20.6	81	82	83	84	84	85	86	86	87	88	88	89	89
0	-17.8	82	83	84	84	85	85	86	87	87	88	89	89	90
5	-15	82	83	84	85	85	86	87	87	88	88	89	90	90
10	-12.2	83	84	85	85	86	86	87	88	88	89	90	90	91
15	-9.4	84	84	85	86	86	87	88	88	89	89	90	91	91
20	-6.7	84	85	86	86	87	88	88	89	89	90	90	91	91
25	-3.9	85	86	86	87	87	88	89	89	90	90	91	92	
30	-1.1	85	86	87	87	88	89	89	90	90	91	91	92	92
35	1.7	86	87	87	88	88	89	90	90	91	91	92	92	93
40	4.4	87	87	88	88	89	90	90	91	91	91	92	92	93
45	7.8	87	88	89	89	90	90	91	91	92	92	93	93	94
50*	10	88	89	89	90	90	91	91	92	92	93	93	94	94
55	12.8	89	89	90	91	91	91	92	92	93	93	94	94	95
60	15.6	90	90	91	91	92	92	92	93	93	94	94	95	95
65	18.3	90	91	91	92	92	93	93	94	94	94	95	95	96
70	21.1	91	91	92	93	93	93	94	94	94	95	95	96	96
75	23.9	92	93	93	94	94	94	94	95	95	95	96	96	97
80	26.7	93	93	94	94	94	95	95	95	96	96	96	97	97
85	29.4	94	94	95	95	95	95	96	96	96	97	97	97	98
90	32.2	95	95	95	95	96	96	96	97	97	97	98	98	98
95	35	96	96	96	96	97	97	97	97	98	98	98	98	99
100	37.8	97	97	97	97	97	98	98	98	98	99	99	99	99
105	40.4	98	98	98	98	98	98	98	98	99	99	99	99	99

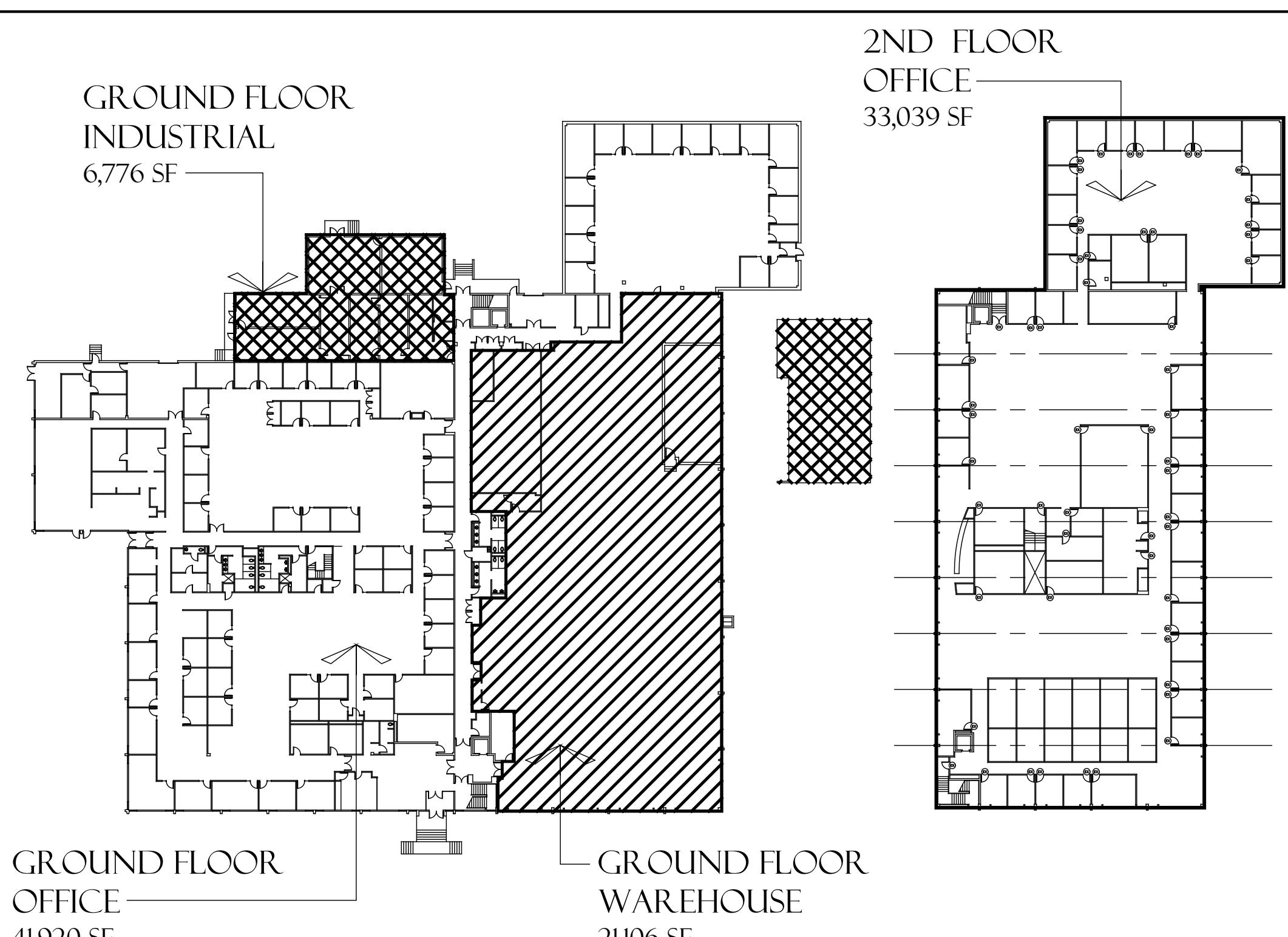
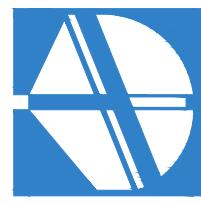
*See 7.4.2.2(A).

Item "D" Table 8.4.1.2

Table 8.4.1.2 Distances from Cylinders in Storage and Exposures

Quantity of LP-Gas Stored		Horizontal Distance to ...							
		(1) and (2)		(3) and (4)		(5)*			
lb	kg	ft	m	ft	m	ft	m	ft	m
≤720	≤227	0	0	0	0	5	1.5		
721–2,500	>227–1,134	0	0	10	3	10	3		
2,501–6,000	>1,134–2,721	10	3	10	3	10	3		
6,001–10,000	>2,721–4,540	20	6.1	20	6.1	20	6.1		
>10,000	>4,540	25	7.6	25	7.6	25	7.6		

*The minimum distance from a point of transfer associated with a dispensing system must comply with Table 6.7.2.1.



2 BUILDING USE DIAGRAM

55 MERRITT BLVD, TRUMBULL, CT			ZONING DISTRICT - IL-3		
LOT REQUIREMENTS		LOT REQUIREMENTS			
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
MIN. LOT SIZE	5 ACRES (217,800 SF)	8.03 ACRES (349,787 SF)	TOTAL SIDE YARD	N/A	237.5 FT
ROAD FRONTAGE	250 FT	603 FT	REAR YARD	N/A	233 FT
LOT DEPTH	NONE	123 FT	FLOOR AREA RATIO	NO REQUIREMENT	N/A
LOT WIDTH	NONE	45 FT	HEIGHT	40 FT	29 FT (2 STORIES + PH)
YARDS:			BUILDING COVERAGE	0.35 (16,584 SF)	33.33% (69,802 SF) (0.199) 20%
FRONT YARD/PROP LINE	N/A	100.25 FT	TOTAL LOT COVERAGE	0.8	279,830 SF 80.00% 247,977 SF (0.70) 70%
FRONT YARD/ STREET	100 FT	105.16 FT	OPEN SPACE	NO REQ.	N/A
SIDE YARD	N/A	109.33 FT	PARKING	SEE CALCULATIONS BELOW	SEE CALCULATIONS BELOW

PARKING CALCULATIONS

TOTAL 1ST FLOOR GSF	=	67,224		
BUSINESS OFFICE	=	41,920		
WAREHOUSE	=	21,106		
INDUSTRIAL	=	4,198		
NEW GARAGE	=	2,578		
TOTAL 2ND FLOOR GSF	=	33,039		
TOTAL OFFICE GSF	=	74,959		
TOTAL WAREHOUSE GSF	=	21,106		
TOTAL INDUSTRIAL GSF	=	6,776		
OFFICE	74,959 / 250 SF	=	300 PARKING SPACES	
WAREHOUSE	21,106 / 1,000 SF	=	22 PARKING SPACES	
INDUSTRIAL	6,776 / 100 SF = 68 PPL (BLDG CODE OCCY CALC)	=		
	68 / 1.5 PER EMPLOYEE	=	45 PARKING SPACES	

$$\text{TOTAL REQUIRED PARKING} = 367 \text{ SPACES}$$

$$\text{TOTAL EXISTING SPACES} = 445 \text{ SPACES}$$

$$\text{REMOVE 39 SPACES} = (23 \text{ FOR STORAGE CONTAINERS}) \\ (16 \text{ FOR NEW BLDG 8 DRIVEWAY TO OVERHEAD DOORS})$$

$$\text{SURPLUS PARKING SPACES} = 39 \text{ SPACES} \\ (445 \text{ EXISTING} - 39 \text{ REMOVED} = 406) \\ (406 \text{ EXISTING} - 367 \text{ REQUIRED} = 39 \text{ SURPLUS SPACES})$$

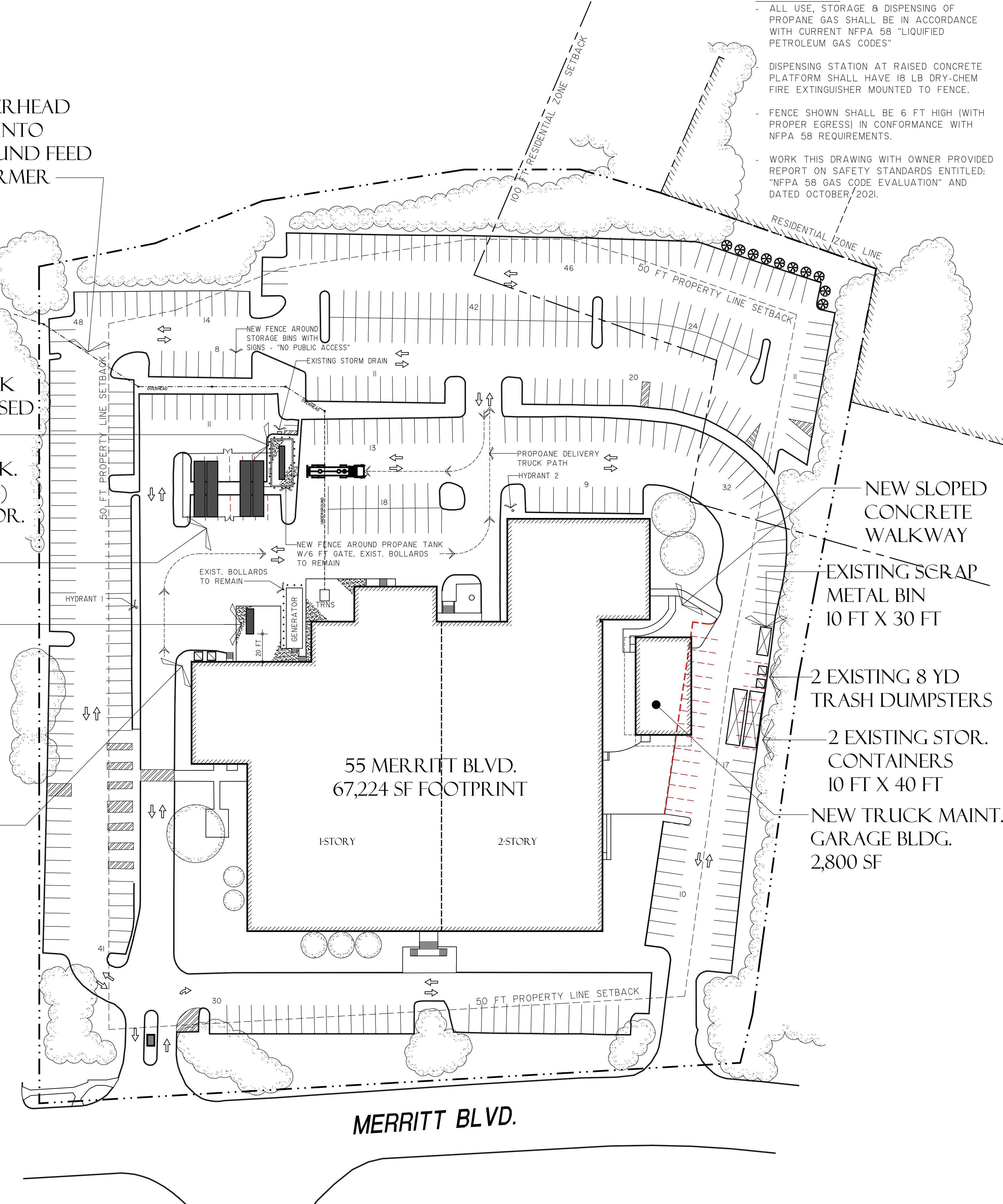
2 ZONING DATA AND PARKING CALCULATIONS

N.T.S.

1 PROPOSED SITE CHANGES FOR NEW TRUCK REPAIR GARAGE

1"=40'-0"

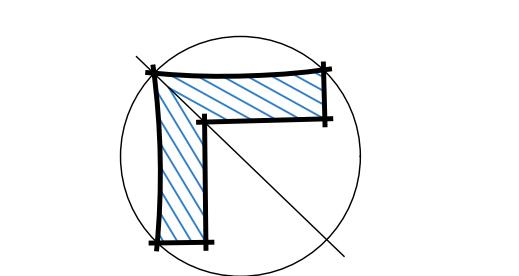
EXISTING OVERHEAD POWER LINE INTO UNDER-GROUND FEED AT TRANSFORMER



PROPANE NOTES:

- ALL USE, STORAGE & DISPENSING OF PROPANE GAS SHALL BE IN ACCORDANCE WITH CURRENT NFPA 58 "LIQUEFIED PETROLEUM GAS CODES"
- DISPENSING STATION AT RAISED CONCRETE PLATFORM SHALL HAVE 18 LB DRY-CHEM FIRE EXTINGUISHER MOUNTED TO FENCE.
- FENCE SHOWN SHALL BE 6 FT HIGH (WITH PROPER EGRESS) IN CONFORMANCE WITH NFPA 58 REQUIREMENTS.
- WORK THIS DRAWING WITH OWNER PROVIDED REPORT ON SAFETY STANDARDS ENTITLED: "NFPA 58 GAS CODE EVALUATION" AND DATED OCTOBER 2021.

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01	01	03/08/21	ZONING SUBMISSION & TOWN REVIEW
03		07/21/21	ZONING STAFF REVIEW COMMENTS
04		11/19/21	400 GAS REPORT ITEMS/F.M. COMMENTS



LEVCO - PROPOSED TRUCK REPAIR GARAGE					
55 MERRITT BLVD. TRUMBULL, CT 06611					
SITE UTILIZATION PLAN & PARKING CALCULATIONS					
Drawing Title	KAD	Sheet By	ZAD	Phase	ZN
Project Name and Location	LEVCO	Project No.	20917	% Complete	100%
Drawing Date	10/15/20	Drawing Scale	AS NOTED		

Project Information	LEVCO 55 Merritt Blvd. Trumbull, CT 06611 Truck Repair Garage
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Drawing Title	PROPOSED SITE PLAN CHANGES
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Drawing No.	C100
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Town of Trumbull
CONNECTICUT



Town Hall
5866 Main Street
Trumbull, Connecticut 06611

PLANNING AND ZONING DEPARTMENT

STAFF REPORT

P&Z APPLICATION 12/12/21

55 Merritt Blvd.

Applicant: Levco Mechanical Group.

Application # 21-26

Special Permit and Site Plan Modification Application:

Applicable Zone: IL-3

Trumbull Zoning Regulations: Article II Section 4.3 and article XV

OVERVIEW

The applicant is requesting a Special Permit and Site Plan Approval to install 4 storage containers and security fence to allow storage of propane and associated equipment and the installation of 2 fuel tanks.

8.03 Acres

II-3 Zone

Abuts AA Residential Zone to the rear

No wetlands

Built: 1970

DETAILED ZONING COMPLIANCE ANALYSIS

COLOR KEY

	Complies with regulation
	May be a point for discussion or question
	Does not comply with regulation
	Regulation cited is not applicable in this case, but has been checked

USE REGULATIONS (Article II Section 1.3.2 (Page 62) and 1.3.4 (Page 67)

Section	Detail	Allowed or Required	Proposed	Note
4.3.4	Special Permit Uses	Allowed	Manufacturing, Fabrication within enclosed building	Ancillary to the existing use
4.3.5	Bulk Requirements	Allowed	Proposed tanks away from building line	
4.3.6	Provisions for Vehicles	Allowed	Remove 39 spaces	406 spaces exist after changes 367 required

4.3.7	Signage		No signage shown	Any signage must be approved by Special Permit to PZ
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Responses to Comments:

1. What is the estimated start date of the project?

Response:

As soon as the project is approved.

2. Please Explain for the Commission the Fire safety report that was performed for the site

Response:

This report was created to provide guidance in the planning of our propane gas business and to assure the state and local officials that our planned expansion meets or exceeds all applicable NFPA 58 "Liquefied Petroleum Gas Codes" as written in the 2017 edition, as well as the Propane Gas Industries Rules and Regulations as they pertain to the Transportation, Handling, Storage and Dispensing of Propane Gas. The 2017 edition of NFPA 58 "Liquefied Petroleum Gas Codes" also defines specifications for garaging and servicing of company owned propane gas carrying vehicles in a company owned and controlled garage/service building.

3. Please have your engineer present for the meeting. Is there enough room on the southeast side where the existing storage containers are to have 2 lanes?

Response:

I will be on the call to answer questions. At present there isn't enough space for two lanes. These are temporary storage containers that will be removed when all construction is completed and may be moved during construction at which time there will be two lanes for traffic.

4. Will the fuel truck be stored onsite? If so please label on the plan. Can they fit in one parking space? Is there distance requirements between each truck?

Response:

The Propane delivery trucks will be parked in a designated area behind the proposed storage area, The distance between the trucks shall be maintained as per NFPA 58 guidelines. The trucks are slightly larger than a standard parking space.

5. Will sidewalks be placed along the property?

Response:

No new sidewalks will be installed as part of this project.

6. How many delivery trucks do you estimate on site?

Response:

We will start with two propane bobtail trucks and a pickup truck for delivery and add more equipment as business allows.

7. Can you explain a daily operation?

Response:

The distribution of propane and facility operations will be performed by qualified and trained Levco personnel.

8. Will all employees be allowed to access the rear parking lot?

Response:

All employees will have access to the rear parking lot. Only qualified personnel will have access to the gated propane area.

9. Will the parking lot be restriped?

Response:

Not as part of this project

10. What is the drop off procedure?

Response:

The public will not be dropping off tanks our location. We will offer a pickup and drop off service to the customers location so public will not need to be onsite.

11. Will new lighting be put onsite?

Response:

Not as part of this project, existing parking lot lighting will be used.

12. Please have your propane safety consultant available at the meeting.

Response:

Kenneth Matthews of Propane Consultants LLC is scheduled to attend the meeting.

13. Will trucks be queued at the filling area?

Response:

We do not intend to have trucks queued up at the propane tank.

14. The 2 existing trash dumpsters need to be screened.

Response:

These will be moved to the rear of the building as part of the garage project.

15. Do the existing storage containers need to be located in the driveway can they be moved to the rear of the building? as not to obstruct more useable parking spaces than those in the rear?

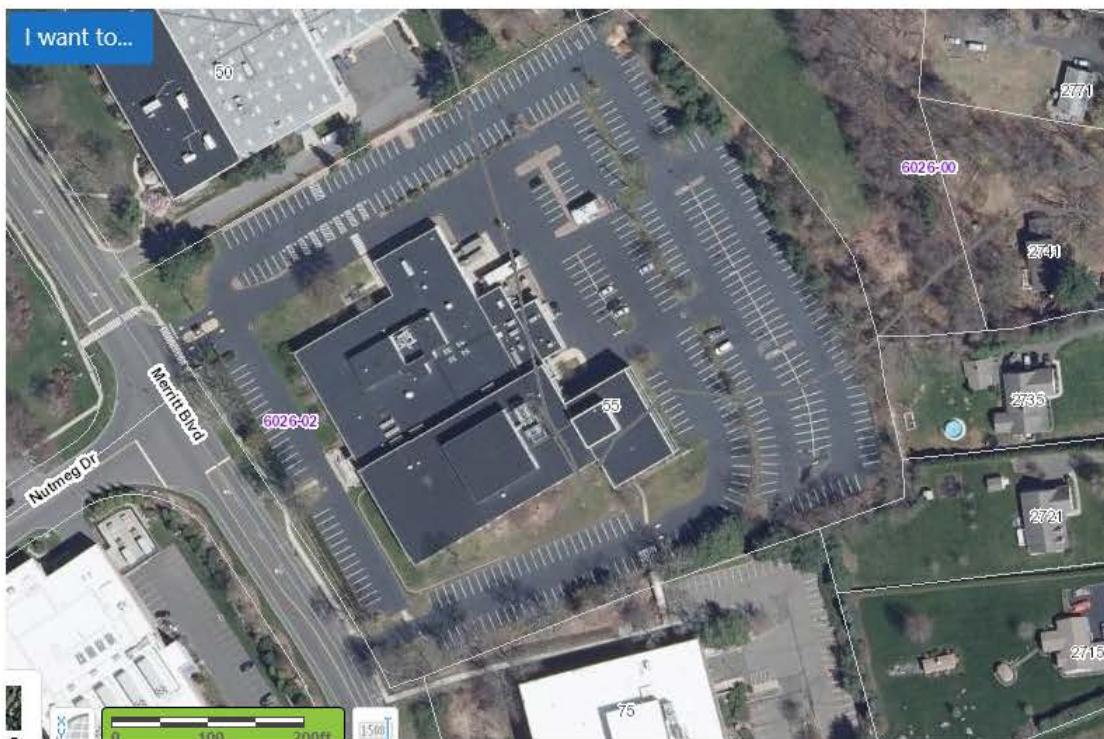
Response:

These temporary storage containers are being used during construction and will be removed when all construction is completed.

Conclusion:

A few months ago this applicant received an approval to install a workshop garage on his property. As we can see the property that was vacant a few years ago has become very busy and has been the location of a mix of office and industrial uses. The propane business will be ancillary to Levco's primary heating and cooling service. Staff did receive a letter from the Fire Marshall as they will review the project if the application is approved and that a propane safety report is required which they have provided.

I want to...





PLANNING AND ZONING COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR SUBDIVISION APPROVAL

APPLICATION NO.: _____

HEARING DATE: _____

Name of Applicant: Courtyard 10, LLC & Trumbull Merrit 101, LLC Phone: (860) 930-1933
(OWNER OF RECORD - If lawful agent, state capacity)

Address: 681 Boston Turnpike P.O. Box 9402 Bolton, CT 06043

Coapplicant: _____ Phone: _____
(Developer - If lawful agent, state capacity)

EMAIL ADDRESS: dbarnes@concordequalitygroup.com

Address: 101 Merritt Boulevard, Trumbull CT

Title of Subdivision Map: Resubdivision Map of Parcel 'B' into Parcel 'B-1' and Parcel 'C'.

Dated: August 30, 2021 Prepared By: Rose Tiso & Company

Location: 101 Merritt Boulevard, Trumbull
(Name of road, distance from crossroad, etc.)

Zone: IL-3 Area: 13.09 Acres _____ Number of Lots: 2

Public Water Supply: Yes ✓ No _____ Public Sanitary Sewers: Yes ✓ No _____

Applied to Inland Wetlands and Watercourses Commission: Yes ✓ No _____ N/A _____

THIS APPLICATION IS ACCCOMPANIED BY:

(See Chapter VI of Land Subdivision Regulations)

1) Four Collated Stapled Sets of Prints in the Following Order:

- a) 500' Radius Map (100 Scale, including proposed development)
- b) Record Plat (Subdivision Map)
- c) Sewage Disposal and Grading Plan
- d) Soil Erosion and Sediment Control Plan
- e) Plan and Profile

2) Mylar Record Plat (not required at time of filing application)

3) Stormwater Calculations (See Road Regulations) 2 copies

4) Fee: See Schedule

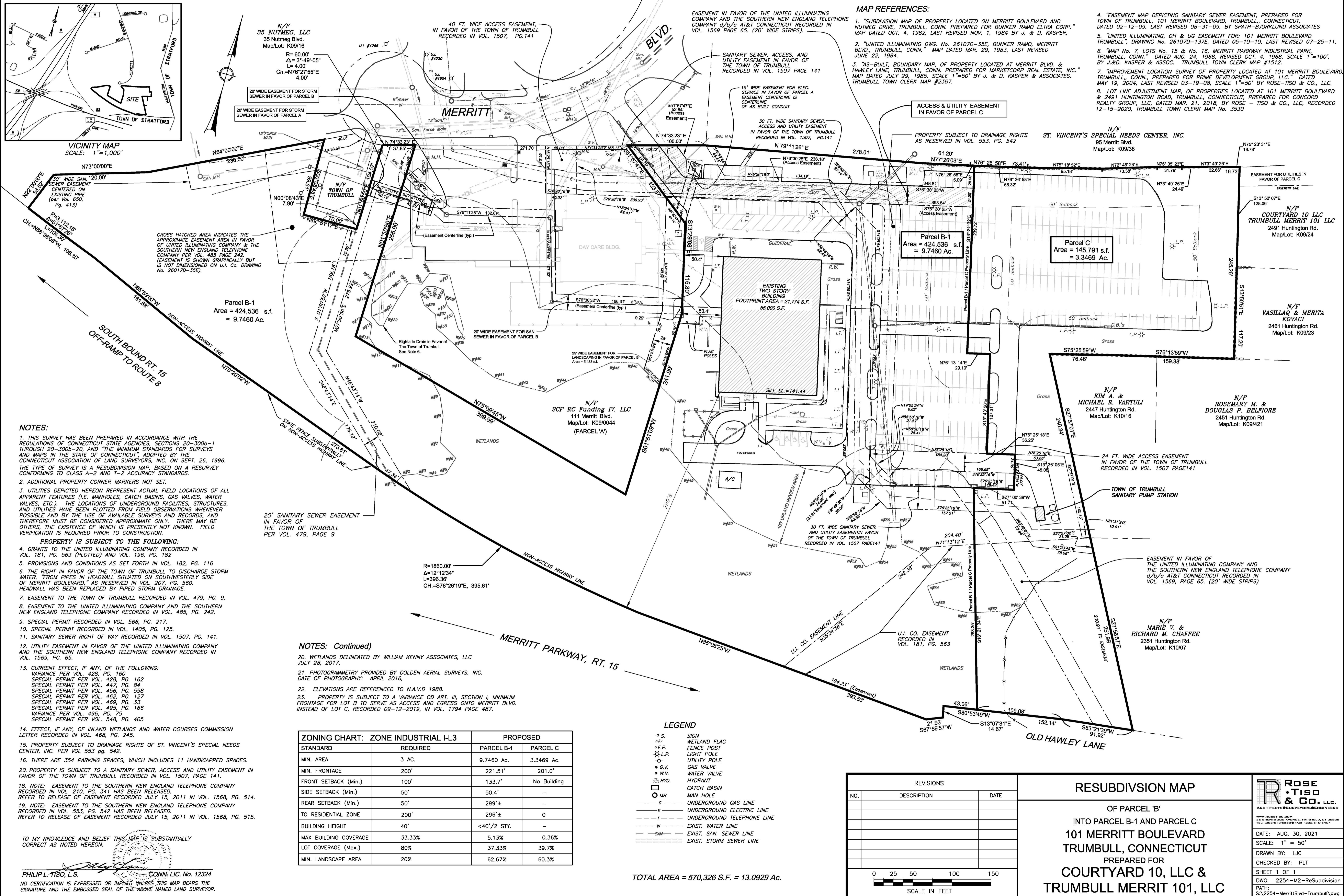
Signature of Applicant: 

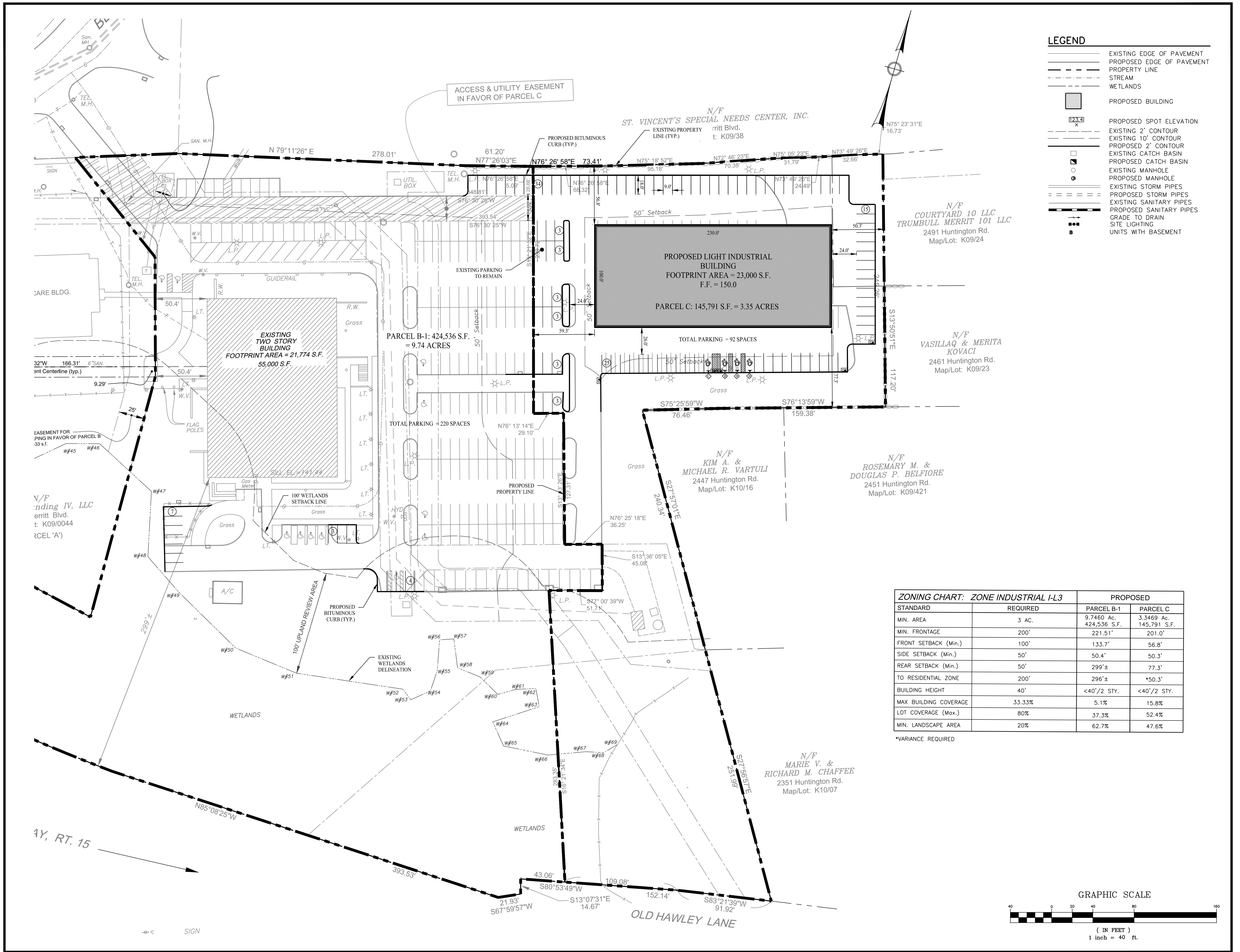
Signature of Coapplicant: _____

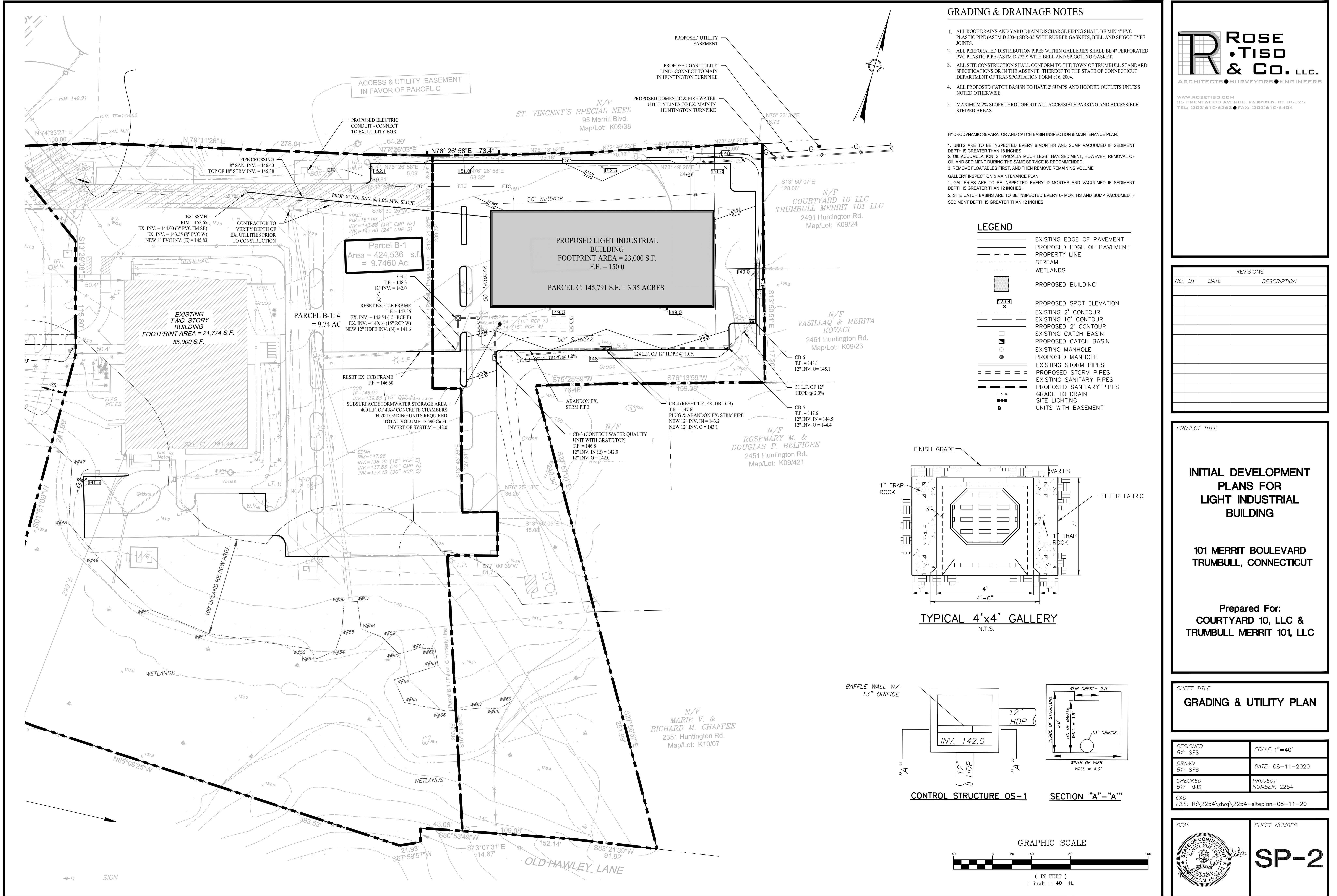
Note: Application shall be made to the Clerk of the Commission at least twenty-one days prior to the hearing date.

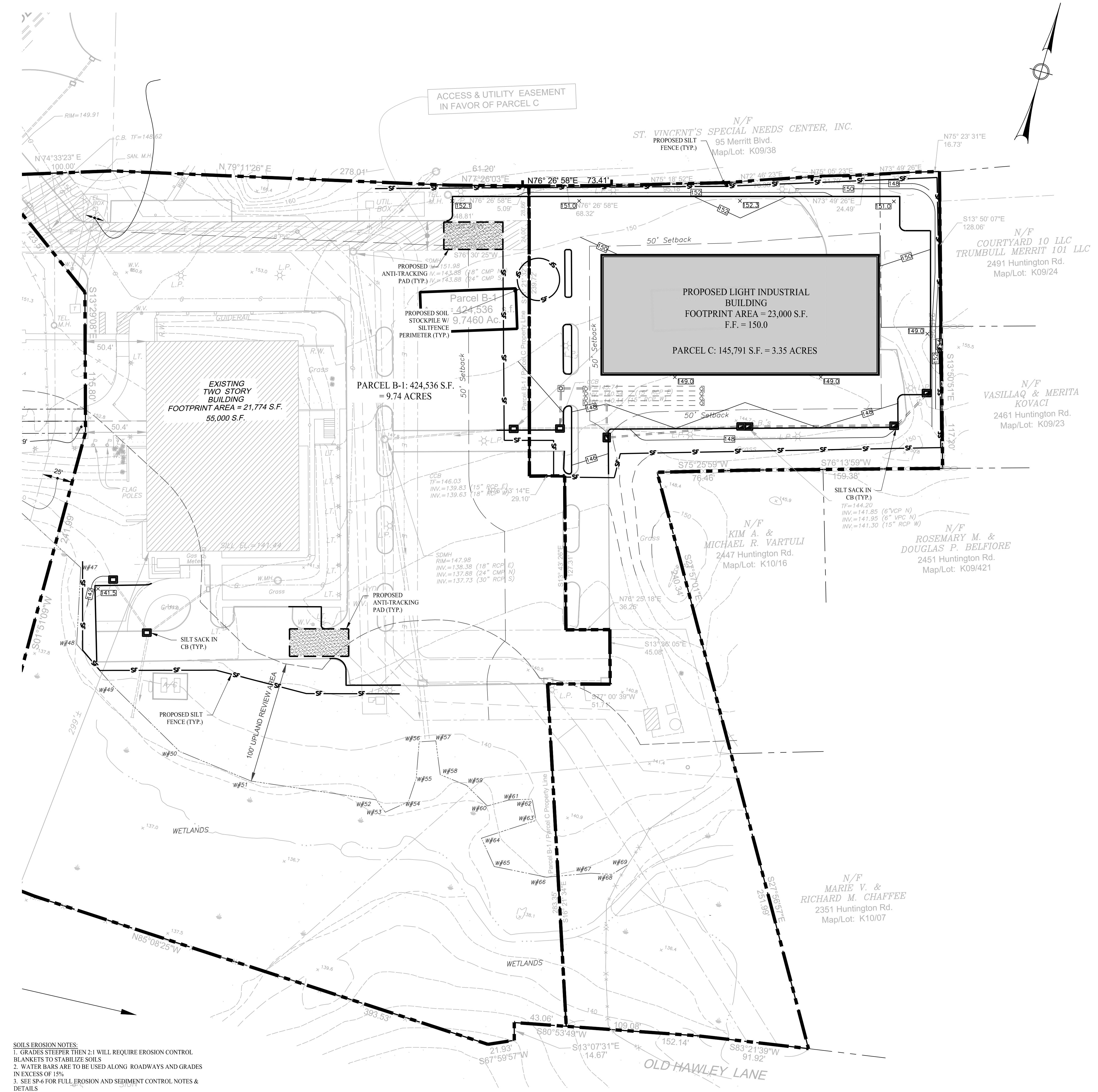
APPLICATION RECEIVED: _____ DATE: _____
(Signature of Clerk)

FEE PAID: _____ APPLICATION COMPLETE: Yes _____ No _____









LEGEND

- PROPERTY LINES
- SF — SF
- SF — SF
- SF — SF
- PROPOSED LIGHTING
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- SILTSACK @ MANHOLES
- HAYBALE CHECKDAMN

INITIAL DEVELOPMENT PLANS FOR LIGHT INDUSTRIAL BUILDING

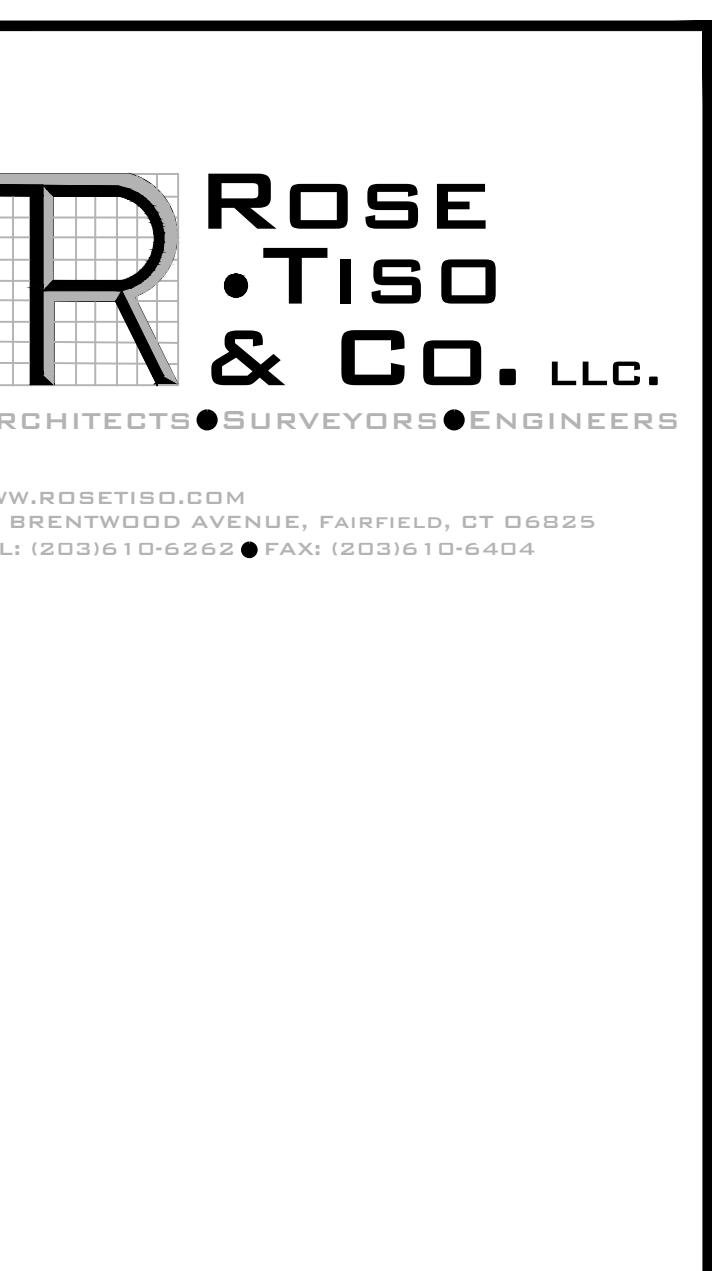
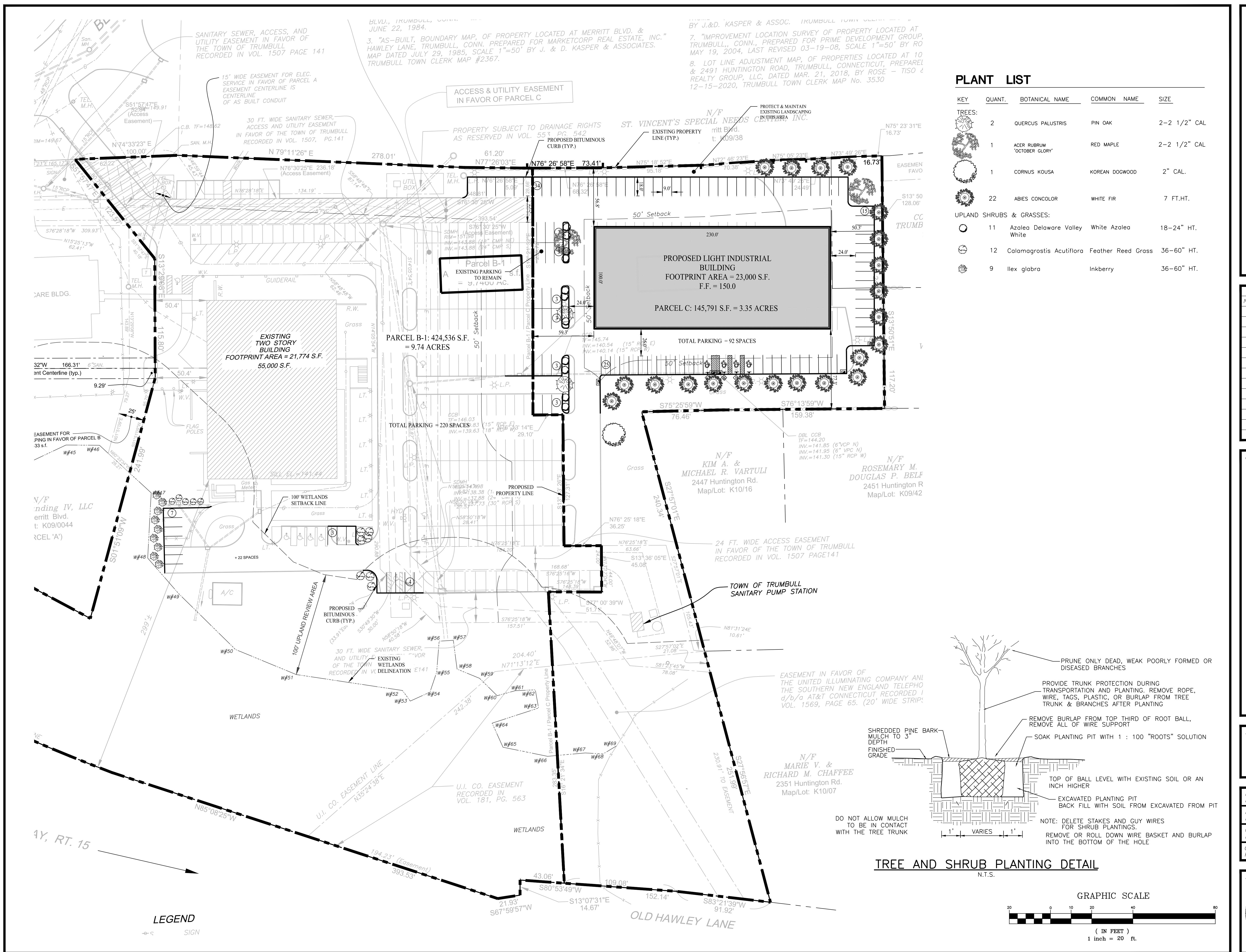
101 MERRIT BOULEVARD
TRUMBULL, CONNECTICUT

Prepared For:
COURTYARD 10, LLC &
TRUMBULL MERRIT 101, LLC

EROSION CONTROL PLAN

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 08-11-2020
CHECKED BY: MJS	PROJECT NUMBER: 2254
CAD FILE: R:\2254\dwg\2254-siteplan-08-11-20	

SEAL	SHEET NUMBER
STATE OF CONNECTICUT SURVEYOR GENERAL 2020	SP-3



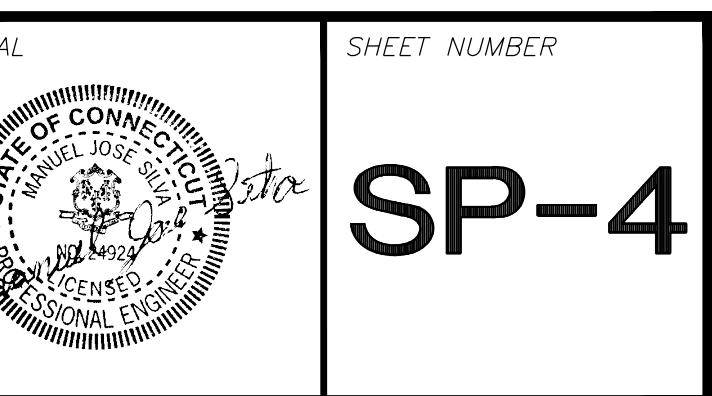
INITIAL DEVELOPMENT PLANS FOR LIGHT INDUSTRIAL BUILDING

**101 MERRIT BOULEVARD
TRUMBULL, CONNECTICUT**

Prepared For:
COURTYARD 10, LLC &
TRUMBULL MERRIT 101, LLC



SIGNED SFS	SCALE: 1"=20'
AWN SFS	DATE: 08-11-2020
CHECKED MJS	PROJECT NUMBER: 2254



SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES

SEDIMENT & EROSION CONTROL NOTES
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATERCOURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SUMMER 2020 WITH COMPLETION ANTICIPATED BY SUMMER 2022. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE TOWN OF SHELTON AND PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS
1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.

2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS APPROVED THE SEDIMENTATION AND EROSION CONTROL MEASURES.

3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.

4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.

5. ALL REMOVED INVASIVE PLANT SPECIES MATERIAL SHALL BE FULLY REMOVED FROM THE SITE AND TAKEN TO AN APPROVED OR ACCEPTABLE DISPOSAL LOCATION.

ROUGH GRADING OPERATIONS:

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.

2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.

2. ALL FILL MATERIAL, AND IN SITU SEDIMENTATION AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN). FILLS SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY MODIFIED PROCTOR.

3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNSHILL SIDES OF TEMPORARY SEDIMENT TRAP SLOPES, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE PROJECT ENGINEER.

2. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.

3. ALL FINISHED TRENCHES, TRENCHES IN WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN). TRENCHES SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY MODIFIED PROCTOR.

4. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS.

FINAL GRADING AND PAVING OPERATIONS:

1. ALL INLET AND OUTLET TRACKING PADS SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.

2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH, AND VEGETATION. ALL SLOPES SHALL BE STABILIZED AND ROAD OR PAVING OPERATIONS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.

3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.

4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF SHELTON, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF SHELTON INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILT FENCE:
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNSHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

II. HAY BALES:

A. BALES SHALL BE PLACED A SINGLED, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH END OF BALES TOWARD THE DOWNSHILL SIDE AND BACKFILLED.

B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.

C. EACH BALE SHALL BE SECURED BY ANCHORING IT AT LEAST TWO (2) STAKES.

D. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE MIDDLE BALES, BUT NOT AROUND IT.

E. THE BARRIER SHALL NOT EXCEED A LENGTH SUCH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE MIDDLE BALES, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILT FENCE:
A. ALL SILT FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. HAY BALES:
A. ALL HAY BALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.

B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

III. SEDIMENT TRAPS:

A. CONTRACTOR SHALL KEEP DETAILED LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY CT DEPT, LOCAL AUTHORITIES OR ENGINEER.

B. ALL SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED. EROSION CONTROL BLANKETS MAY BE USED FOLLOWING REPAIR OF SLOPES AS DIRECTED BY THE ENGINEER.

C. SEDIMENT TRAPS SHALL BE REMOVED FROM SEDIMENT TRAPS AND/OR SEDIMENT TRAPS WHEN THEY EXCEED A HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.

D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR SITE SPOIL DISPOSAL.

IV. CHECK DAMS:

A. ALL STONE CHECK DAMS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF STONE CHECK DAMS SHALL BE PROMPTLY MADE AND ACCUMULATED SEDIMENT REMOVED WHEN IT REACHES ONE HALF OF THE HEIGHT OF THE CHECK DAM.

V. TEMPORARY/PERMANENT DRAINAGE SWALES:

A. SWALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF ANY WASHED OUT OR ERODED SLOPES SHALL BE MADE PROMPTLY AND THE AREA SHALL BE RESEEDED AS NECESSARY.

B. EROSION CONTROL BLANKETS MAY BE USED TO REPAIR ERODED SWALES AS DIRECTED BY THE ENGINEER OR TOWN OF SHELTON AGENT.

EROSION AND SEDIMENT CONTROL PLAN

1. HAY BAILE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

2. CULVERT OUTLETS ARE AS SHOWN ON THE PLANS AND AS NECESSARY.

3. CATCH BASINS WILL BE PROTECTED WITH HAY BAILE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.

5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.

6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.

8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.

9. THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

SEDIMENT AND EROSION CONTROL NOTES
1. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND MAINTAINING THE RECORDS OF THE CONSTRUCTION ACTIVITIES, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

2. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF SHELTON TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE OWNER SHALL BE RESPONSIBLE FOR THE POSTING OF THE BOND AND FOR NOTIFYING THE TOWN OF SHELTON OF THE BOND AND FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND, DURING OR OTHERWISE DIRECTED.

3. VISUAL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPs ARE OPERATING AND EFFECTIVE PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND PROVIDED TO THE OWNER.

4. A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE, AND THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION.

5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEP, LATEST EDITION. THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION AND MAINTENANCE REQUIREMENTS OF THE PLAN, ON-SITE, AND SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.

6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, TOWN OF SHELTON, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF SHELTON INLAND WETLANDS COMMISSION, AND THE GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.

7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.10 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.

8. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH/ROPE ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.

9. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING CONSTRUCTION ACTIVITY SHALL BE KEEPT AND MAINTAINED ON THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNSHILL SIDE OF THE FENCE.

10. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH/ROPE ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.

11. SEDIMENTATION TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN, PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.

12. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF STONE ON-SITE FOR MAINTENANCE AND CONSTRUCTION ACTIVITIES.

13. MINIMIZING LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY DISTURBED ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDRATED WITH TACKERED HAY.

14. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO ANY UPLAND AREAS EXCAVATED.

15. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.

16. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FILTER FABRIC IN THE TRENCH. FILTER FABRIC SHOULD BE MIRAF 100X OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAF 100X OR EQUIVALENT, SEE SPECIFICATIONS FOR FURTHER INFORMATION.

17. WHERE INDICATED ON EROSION CONTROL PLANS, USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DEGRADATION IS UNREASONABLE. USE HAY BALES SECURELY INTO GROUND AND DO NOT HIGHLIGHT THEM WITH PINE STRAW, STRAW, OR BY TACKING.

18. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT TRAPS, AND Dewatering PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND GOVERNING OFFICIAL.

19. DIRECT EROSION CONTROL A DOWNSHILL CONTOUR, SUCH AS TEMPORARY SILT TRAPS OR GRASS FILTERS WITHIN THE APPROXIMATE LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.

20. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENTATION BASIN OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED. CONVERT TEMPORARY SEDIMENT TRAPS TO PERMANENT DETENTION BASINS ONCE SITE HAS BEEN STABILIZED. REMOVE ALL TEMPORARY SEDIMENT TRAPS AS NECESSARY AND REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN. BLOCK END OF SEDIMENTATION BASIN RUN OF SILT FENCE SHOULD BE PROVIDED AT APPROXIMATE INTERVALS OF 30- FEET.

21. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS OR 10 OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON TRUCKS AND TRAILERS.

22. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SEDIMENT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER/CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.

23. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

24. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

25. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES AS TO NOT ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.

26. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.

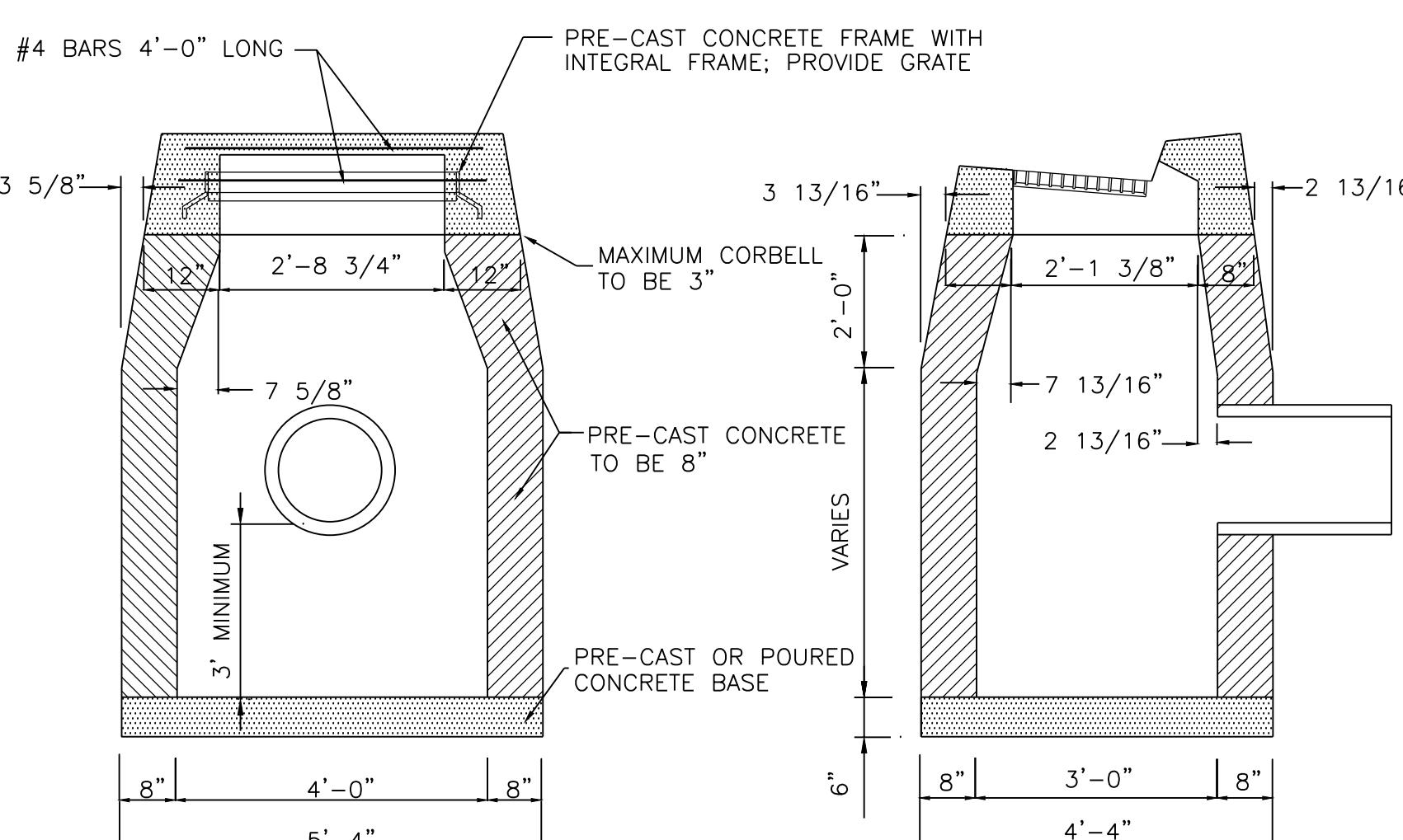
27. ANY STOCKPILES OR STORED MATERIALS ARE TO BE TAILORED TO MINIMIZE WIND-BLOWN MATERIAL. HAUL ROADS BOTH IN AND OUT OF THE SITE AREA TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (0 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.

28. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM VEGETATION, AND STABILIZE CROWN OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

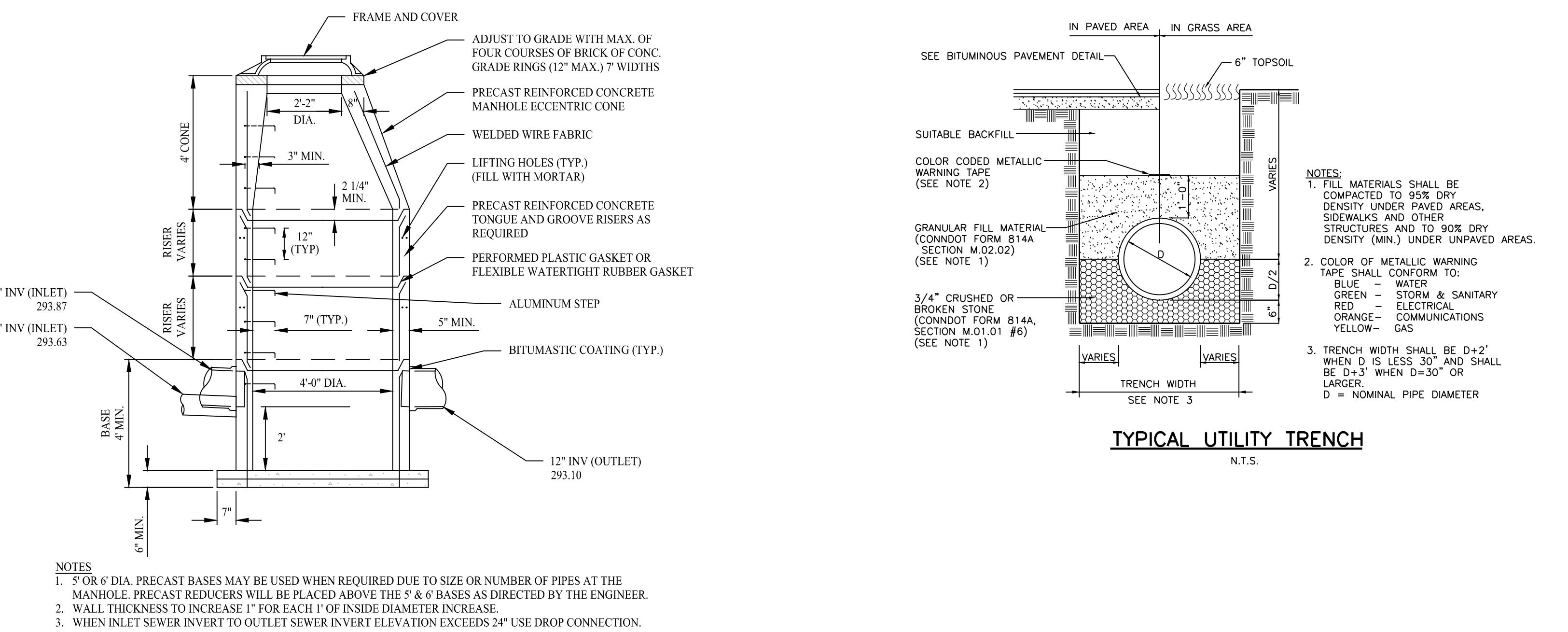
29. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER PD&E.

30. A MANDATORY SUBMISSION OF MONTHLY MONITORING REPORTS TO THE TOWN OF SHELTON INLAND WETLANDS AND PLANNING AND ZONING DEPARTMENTS OF ONGOING CONSTRUCTION AND E&S MAINTENANCE, INCLUDING A STATEMENT OF SITE CONDITIONS, CONCERN, MAINTENANCE AND ANY ACTIONS TAKEN TO ADDRESS PERIODIC SITE STABILITY AND EROSION CONDITIONS.

31. ALL STONE CHECK DAMS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF STONE CHECK DAMS SHALL BE PROMPTLY MADE AND ACCUMULATED SEDIMENT REMOVED WHEN IT REACHES ONE HALF OF THE HEIGHT OF THE CHECK DAM.

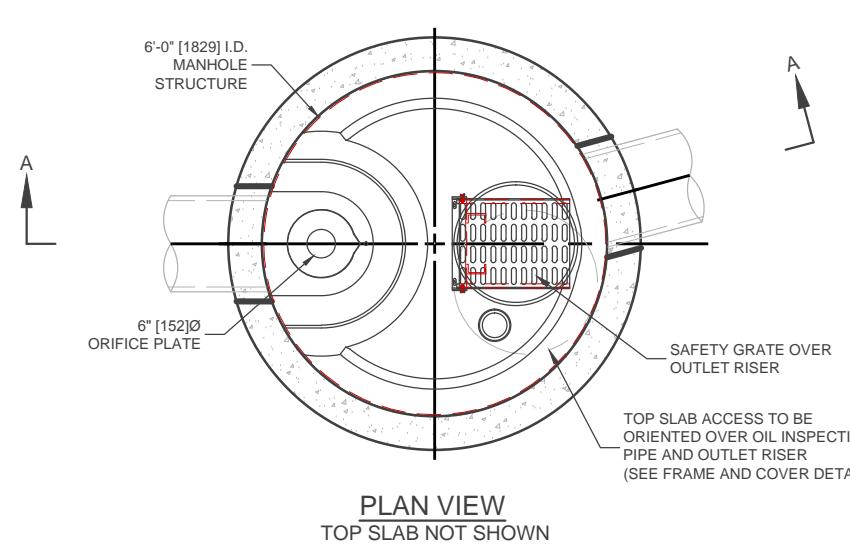


TYPE "C" CATCH BASIN
N.T.S.

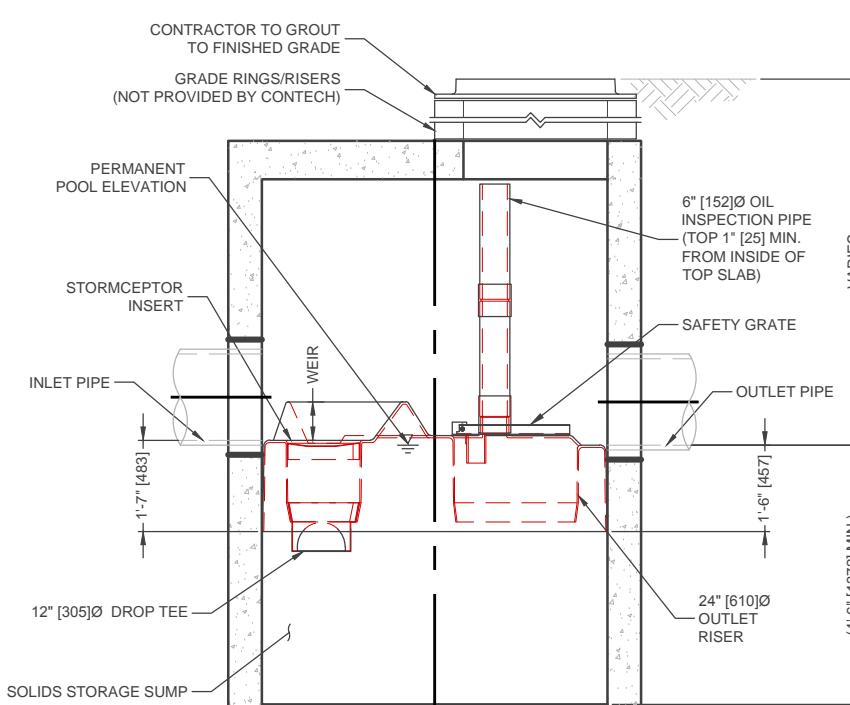


PRECAST STORM MANHOLE

SCALE: N.T.S.



PLAN VIEW
TOP SLAB NOT SHOWN



Stormceptor®

GENERAL NOTES

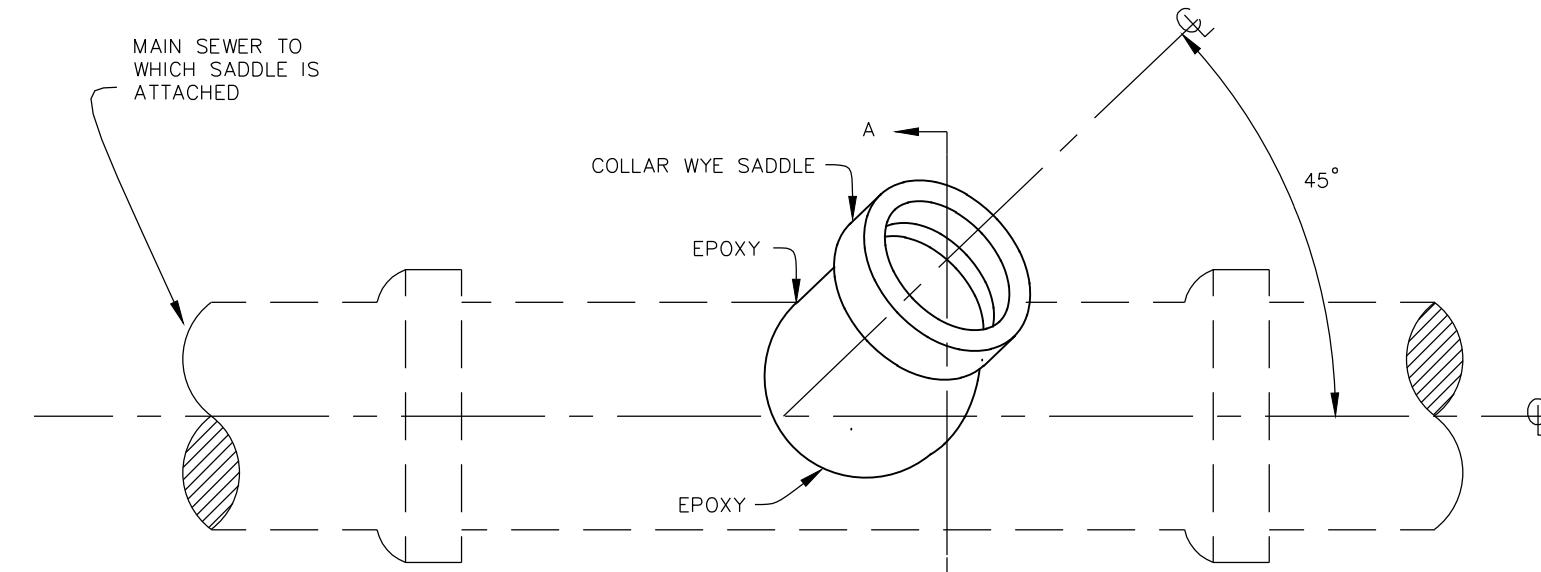
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.ContechES.com
3. STORMCEPTOR WATER CARRIER STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM THAT THE STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

INSTALLATION NOTES

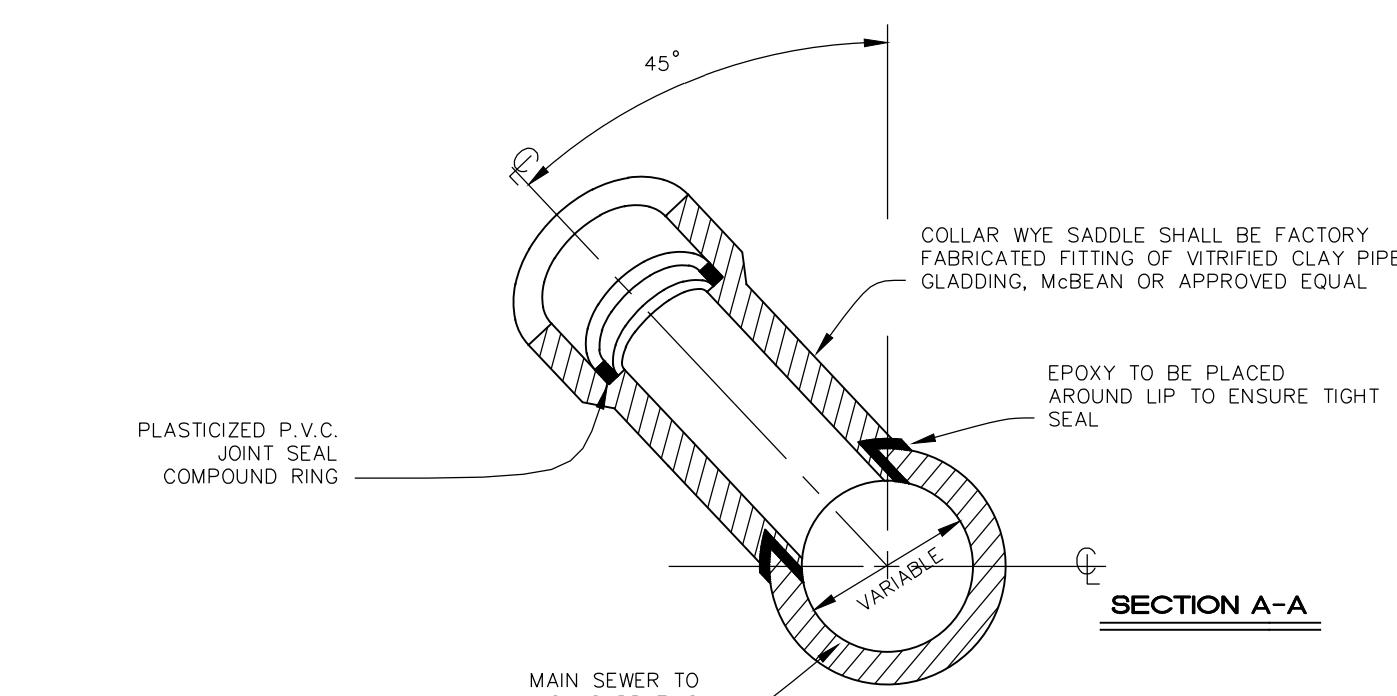
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROPERLY INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE GROUT JOINTS SHALL BE TIGHT.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STORMCEPTOR DESIGN NOTES

THE STANDARD ##### CONFIGURATION IS SHOWN.



SIDE VIEW



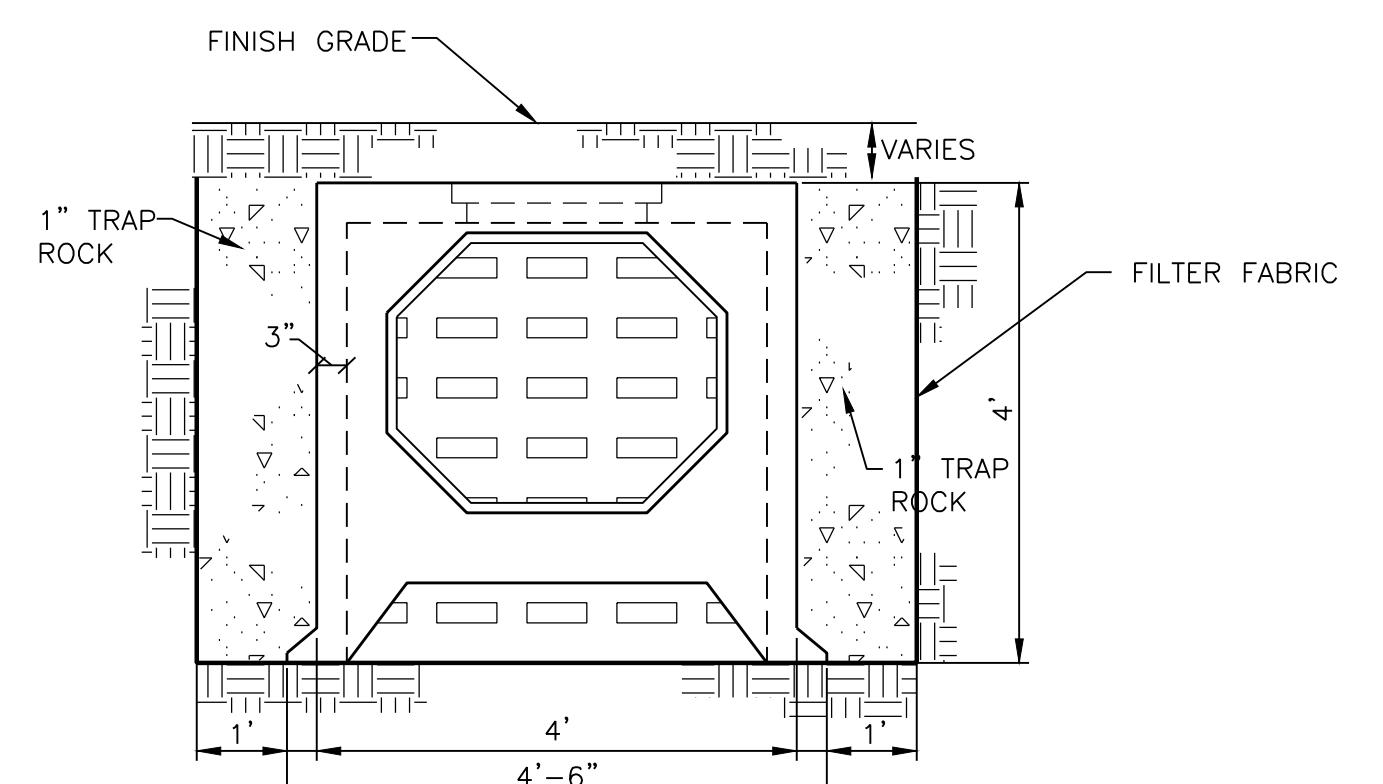
SECTION A-A

GENERAL NOTES

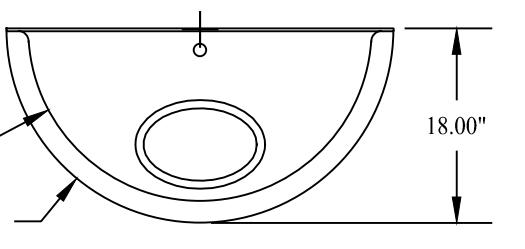
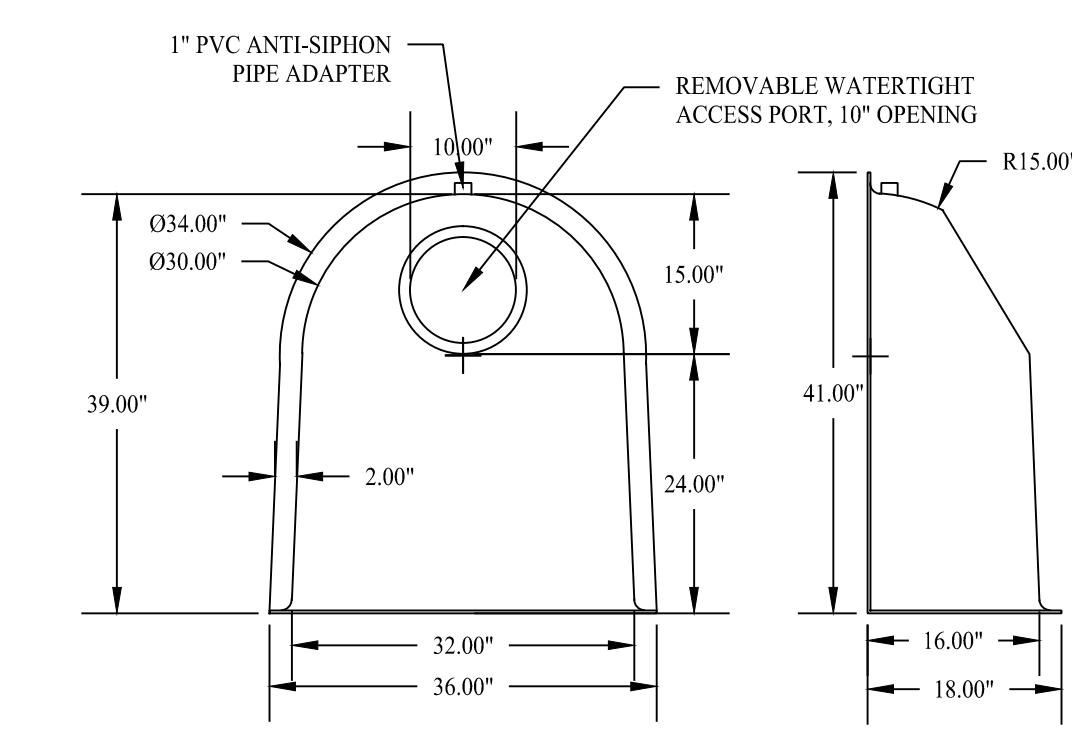
1. DRAWING NOT TO SCALE.
2. MAIN SEWER SHALL NOT BE SADDLED WHEN THE DIFFERENCE IN DIAMETER BETWEEN THE MAIN AND THE LATERAL IS LESS THAN 4".
3. NO SEWER SHALL BE SADDLED UNLESS THE CUT INTO THE MAIN IS MADE WITH A CORE DRILL WHICH CUTS A ROUND HOLE AND A COLLARED WYE IS FASTENED TO PIPE WITH EPOXY.
4. NO SEWER SHALL BE SADDLED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
5. ALL SADDLES SHALL BE APPROVED BY THE CITY ENGINEER BEFORE BACKFILLING.

SADDLE CONNECTION

SCALE: N.T.S.



TYPICAL 4'x4' GALLERY
N.T.S.



HOODED OUTLET

SCALE: N.T.S.

INITIAL DEVELOPMENT PLANS FOR LIGHT INDUSTRIAL BUILDING

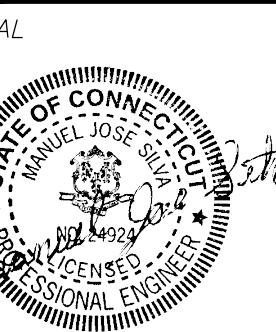
**101 MERRIT BOULEVARD
TRUMBULL, CONNECTICUT**

**Prepared For:
COURTYARD 10, LLC &
TRUMBULL MERRIT 101, LLC**

SHEET TITLE

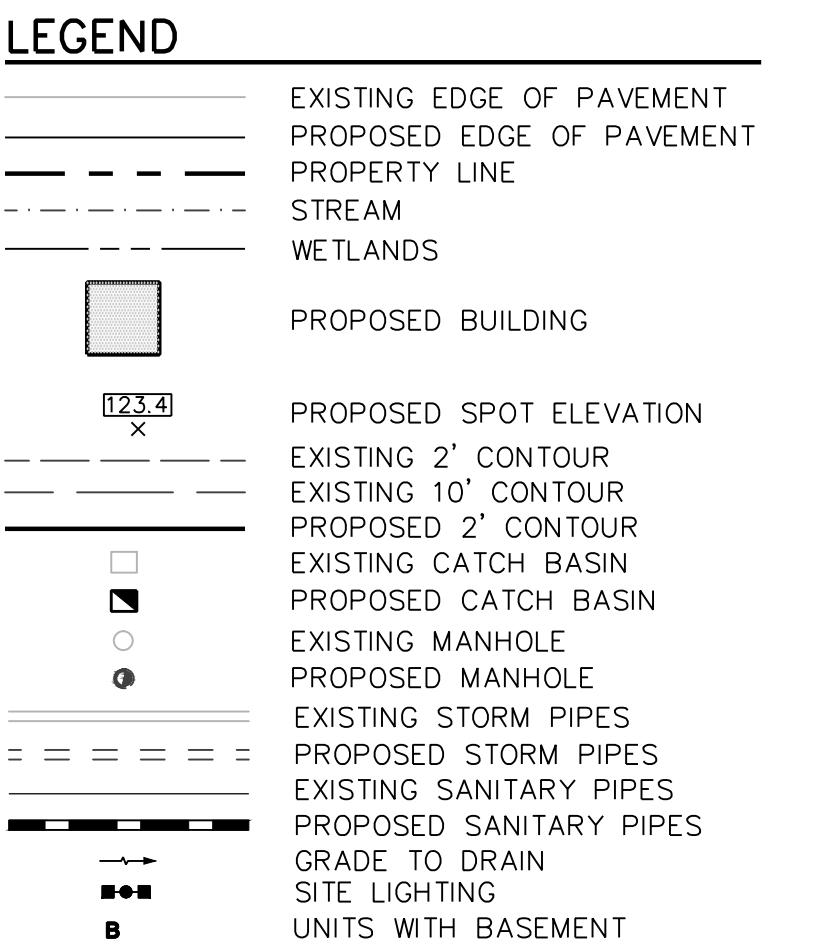
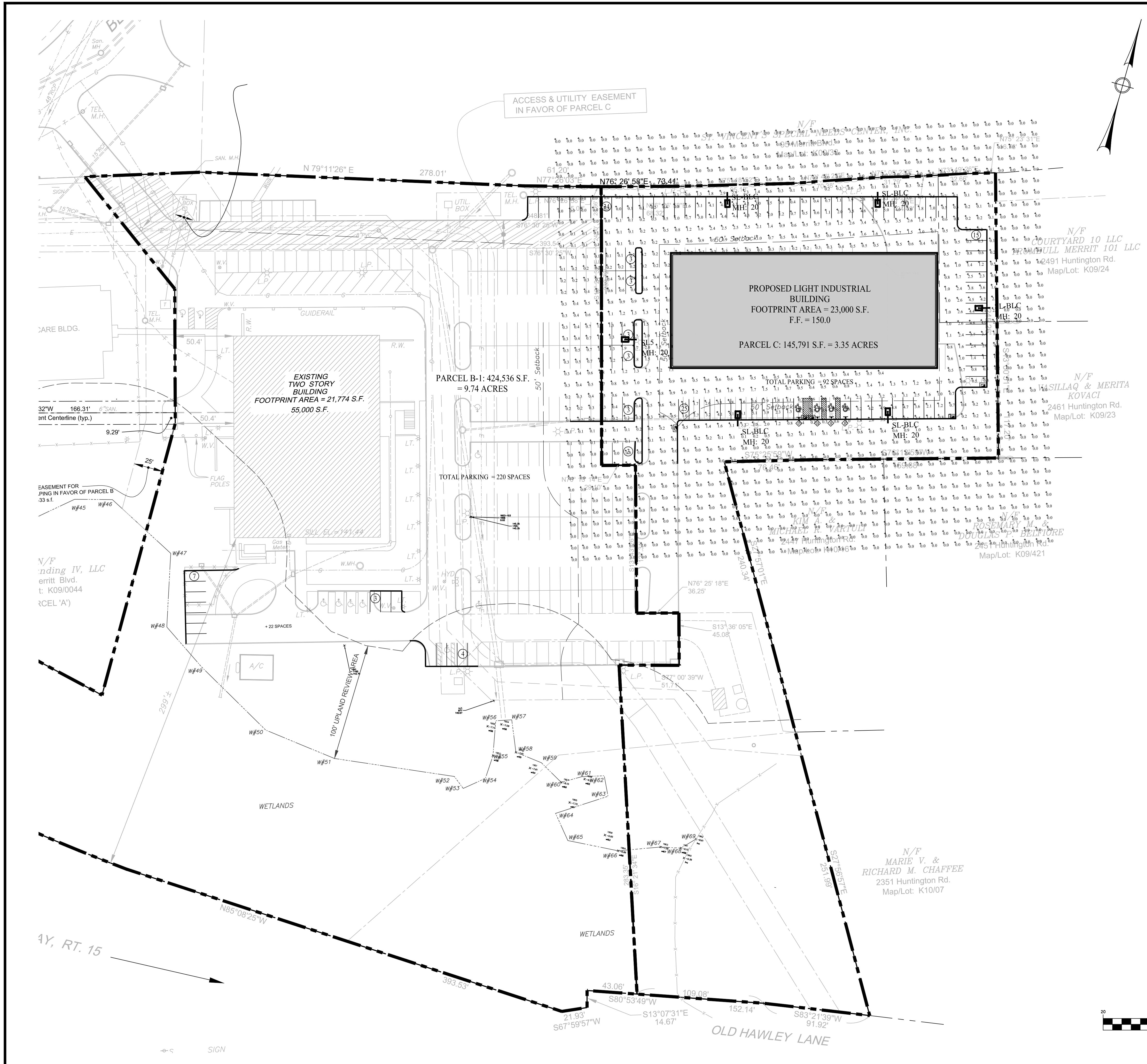
DETAIL SHEET

DESIGNED BY: SFS	SCALE: AS NOTED
DRAWN BY: SFS	DATE: 08-11-2020
CHECKED BY: MJS	PROJECT NUMBER: 2254
CAD FILE: R:\2254\dwg\2254-siteplan-08-11-20	



SHEET NUMBER

SP-7



INITIAL DEVELOPMENT PLANS FOR LIGHT INDUSTRIAL BUILDING

**101 MERRIT BOULEVARD
TRUMBULL, CONNECTICUT**

Prepared For:
COURTYARD 10, LLC &
TRUMBULL MERRIT 101, LLC

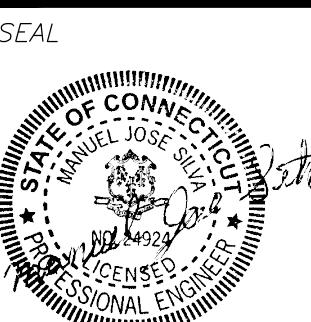
SHEET TITLE

LIGHTING PLAN

greg Loda / Jim Zemola
ghting Affiliates
08 Cromwell Ave
ocky Hill, CT 06067

Website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 08-11-2020
CHECKED BY: MJS	PROJECT NUMBER: 2254
CAD FILE: R:\2254\dwg\2254-siteplan-08-11-20	



SHEET NUMBER

SP-9

**TOWN OF TRUMBULL
CONNECTICUT**



Applicant: COURTYARD 10 LLC & TRUMBULL MERRIT 101 LLC Project: 101 Merritt Blvd	TOWN OF TRUMBULL ENGINEERING DEPARTMENT REVIEW COMMENTS	Designer: Stephen Santacroce, PE Review #1 Date: 10/7/21
------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------

Based on the review of the proposed Site Plans and Drainage Report, submitted on 9/16/21, the Engineering Department offers the following comments (**please provide written responses in the space below**):

PROJECT COMMENTS

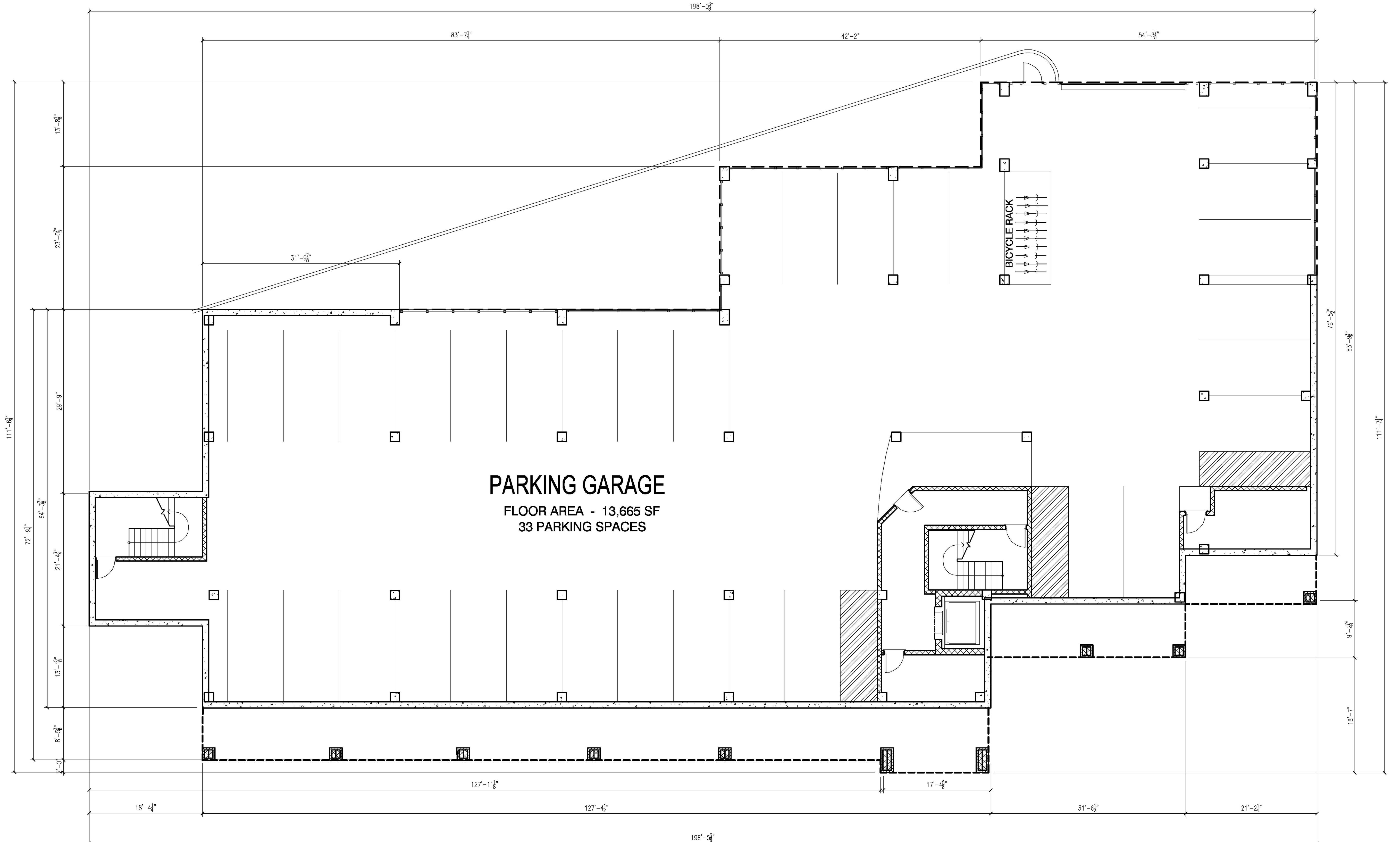
Comment Number	Page or Sheet #	Review Comments – General Comments	Designer Response
1		Prior to stormwater system installation, provide test pits data to the Engineering department to assure that any restrictive layers are at least 1' below the proposed bottom of stone elevation.	
2		Provide water quality calculations.	
3		Please label inspection / clean-out ports on the plan.	
4		If proposed, depict footing drains on the plan.	
5		Depict roof leaders on the plan.	
6	Site plan	Show concrete washout location & detail on the plans.	
7	Site plan	Provide name & phone number for person assigned the responsibility for implementing and maintaining erosion and sediment controls.	
8	SP-6	Remove note #30.	
9		No debris & stumps to be buried on site.	
10		WPCA approval for the sewer connections is required.	

Comment Number	Page or Sheet #	Review Comments – General Comments	Designer Response
11		An easement for the sewer line connection from Parcel B-1 in favor of parcel C has to be filed prior to CO.	
12		As part of the Engineering review fee, please provide an estimate for the proposed stormwater system. Refer to the Engineering fee schedule available on the Town of Trumbull website, under Engineering Department.	
13		A certification letter and as-built plan will be required upon project completion.	
14		For future reference (no action required): please use new NOAA rainfall rates. Refer to the link below: http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ct	

The Engineering Department may issue further comments based on the responses to the above mentioned items and/or design modifications. If you have any questions or concerns please contact us.

Sincerely,

Tatiana Solovey, PE
Assistant Town Engineer



BASEMENT GARAGE LEVEL PLAN
SCALE - 1/8" = 1'-0"

PROPOSED 5 STORY BUILDING



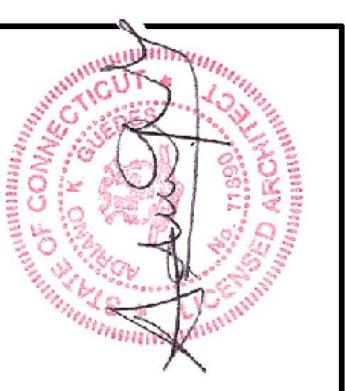
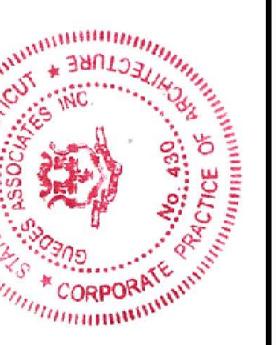
This drawing is the property of the architect, it has been prepared specifically for the owner of the project at this site and is not to be used for any other purpose, location, or condition without written consent of the architect. Meticulous attention is given to this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.

A-1

GUEDES ASSOCIATES, INC.

Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT 06610
Tel. 203-367-5180 Fax. 203-367-4961

TRUMBULL CENTER EAST COMPLEX 900 WHITE PLAINS ROAD TRUMBULL, CT	date: 1-20-20	scale: AS NOTED
GARAGE LEVEL PLAN	drawn: J N GUEDES	project #:



GUedes Associates, Inc.

Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT 06610
Tel. 203-367-5180 Fax. 203-367-4961

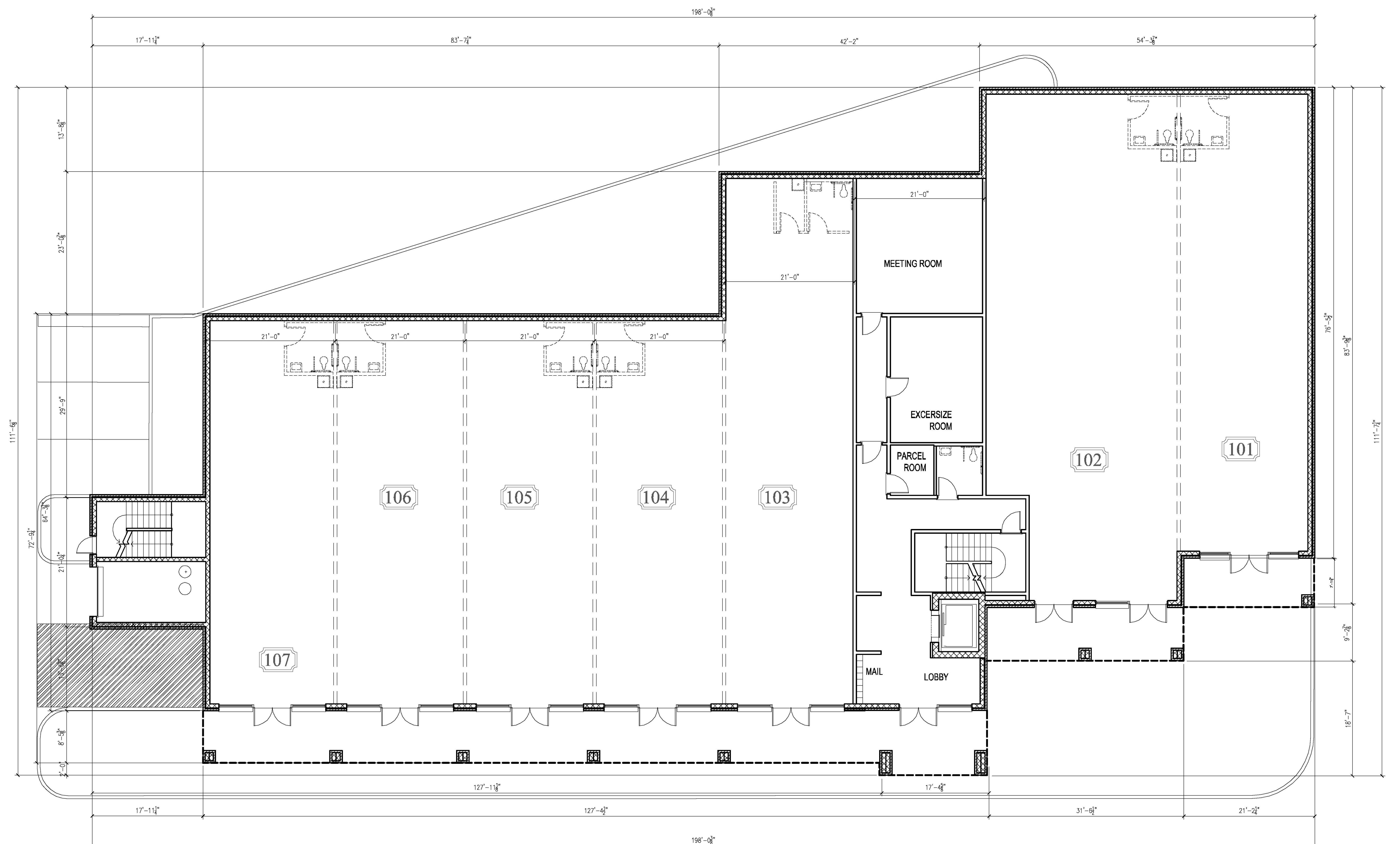
TRUMBULL CENTER EAST COMPLEX	date: 1-20-20	scale: AS NOTED
900 WHITE PLAINS ROAD	drawn:	project #:

TRUMBULL,
CT

FIRST FLOOR
RETAIL PLAN

PRIMROSE
COMPANIES

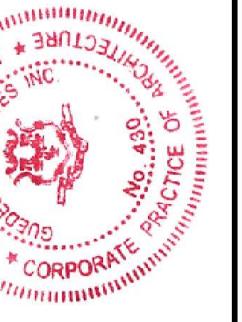
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FIRST FLOOR RETAIL FLOOR PLAN
SCALE - 1/8" = 1'-0"

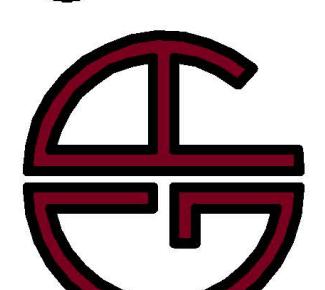
COMMERCIAL FLOOR INFORMATION;
FLOOR AREA - 13,665 SF

A-2



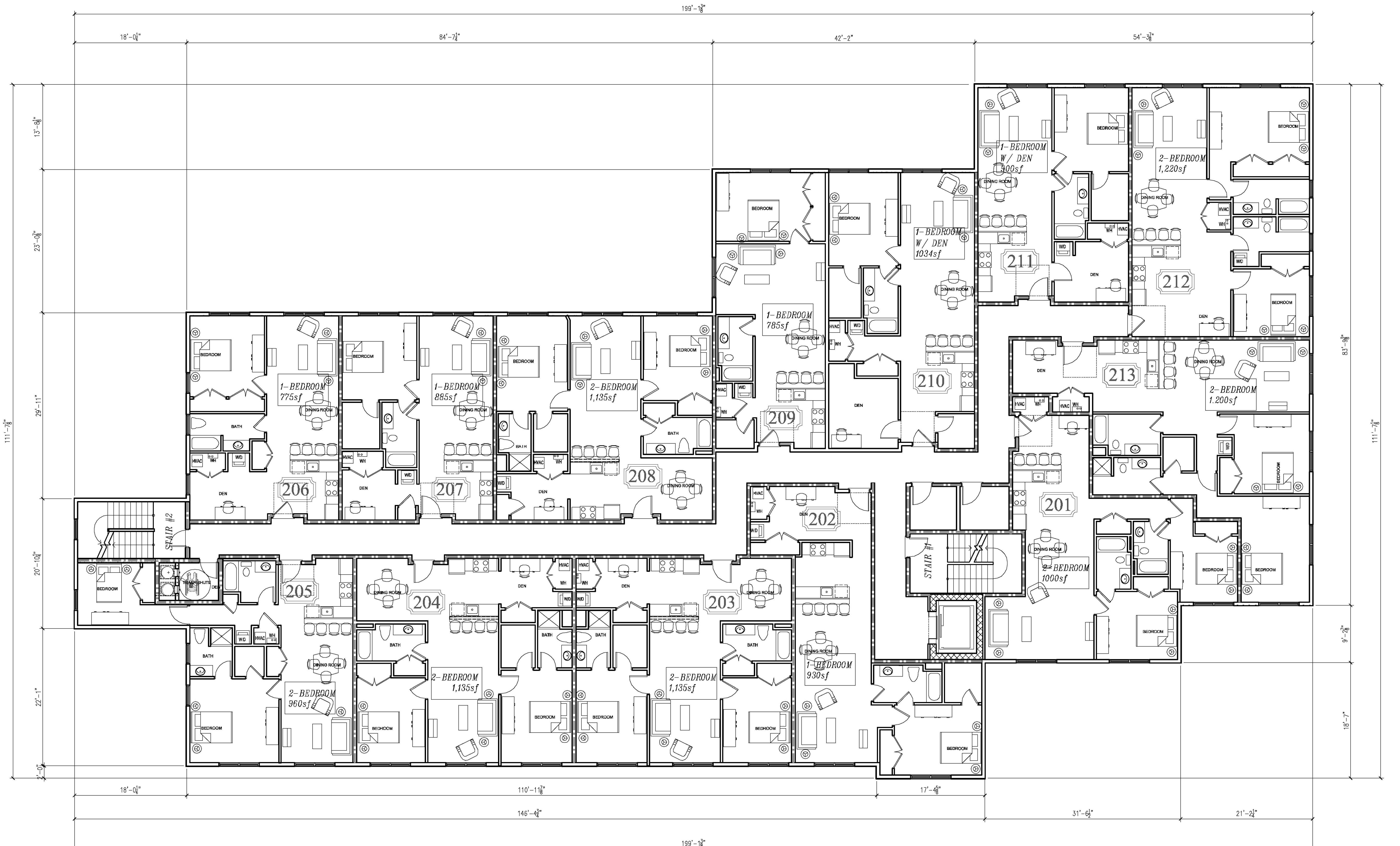
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1425 Noble Avenue, Bpt., CT 06610
Tel. 203-367-5180 Fax. 203-367-4961



TRUMBULL CENTER EAST COMPLEX
900 WHITE PLAINS ROAD
TRUMBULL, CT

A-3



SECOND FLOOR PLAN

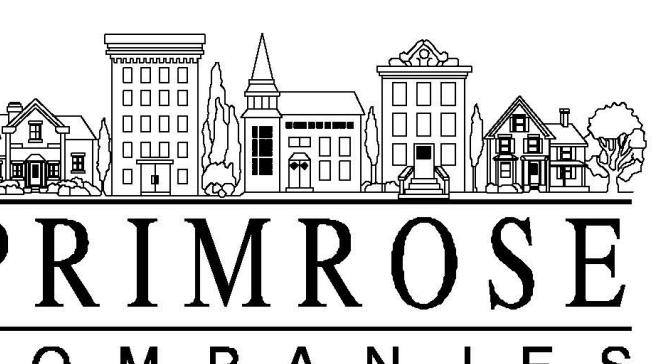
SCALE - 1/8" = 1' - 0"

RESIDENTIAL FLOOR INFORMATION;

RESIDENTIAL FLOOR AREA, PER FLOOR - 15,160 SF
APARTMENTS PER FLOOR - 13
TYPE OF APARTMENTS EACH FLOOR -
ONE BEDROOM UNITS - 6
TWO BEDROOM UNITS - 7

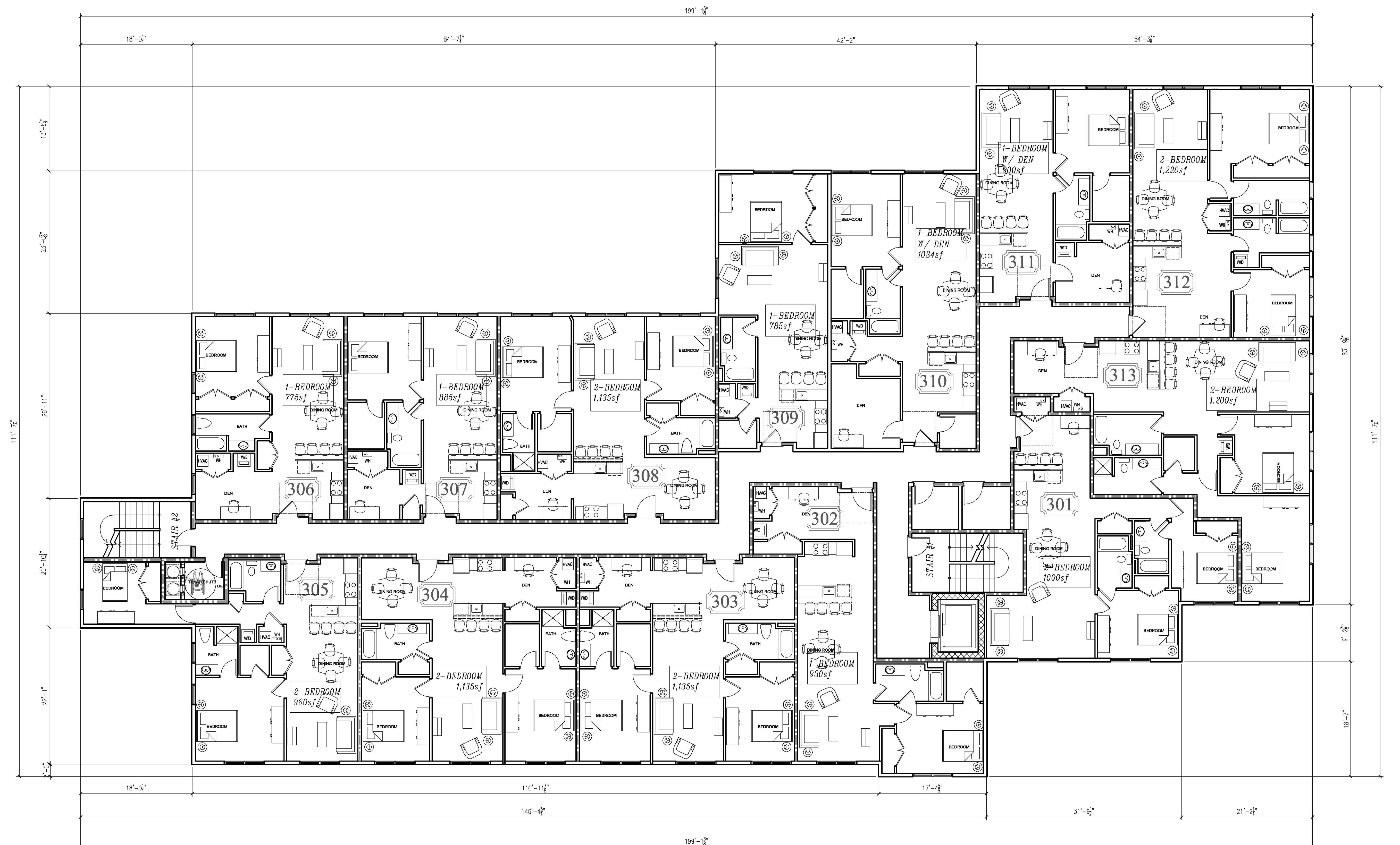
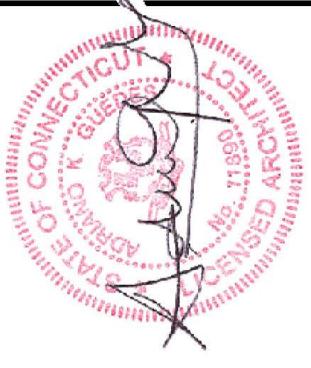
RESIDENTIAL FLOORS INFORMATION;

RESIDENTIAL FLOOR AREA, PER FLOOR - 15,160 SF
RESIDENTIAL FLOOR AREA - 4 FLOORS - 61,400 SF
TOTAL APARTMENTS - 52
NUMBER OF APARTMENTS W/ DENS - 36
TYPE OF APARTMENTS 4 FLOORS -
ONE BEDROOM UNITS - 24
TWO BEDROOM UNITS - 28



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SECOND FLOOR RESIDENTIAL PLAN	date: 11-20-20	scale: AS NOTED
	drawn: J N GUEDES	project #:



THIRD FLOOR PLAN

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

RESIDENTIAL FLOORS INFORMATION:

RESIDENTIAL FLOOR AREA, PER FLOOR - 15,160 SF

APARTMENTS PER FLOOR - 13

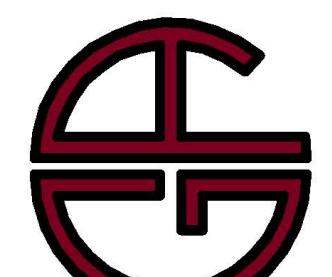
TYPE OF APARTMENTS EACH FLOOR -

ONE BEDROOM UNITS - 6

TWO BEDROOM UNITS - 7

GUEDES ASSOCIATES, INC.

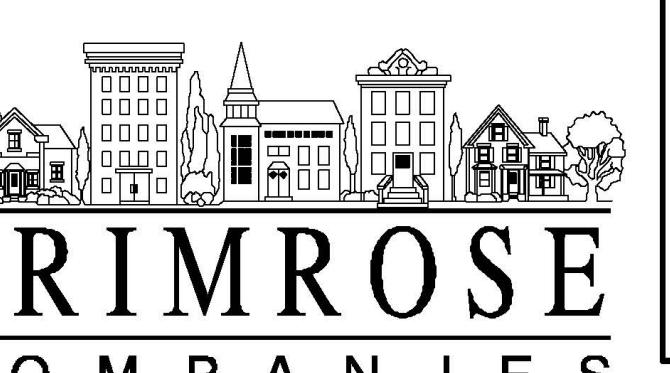
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT 06610
Tel. 203-367-5180 Fax. 203-367-4961



TRUMBULL CENTER EAST COMPLEX
900 WHITE PLAINS ROAD
TRUMBULL, CT

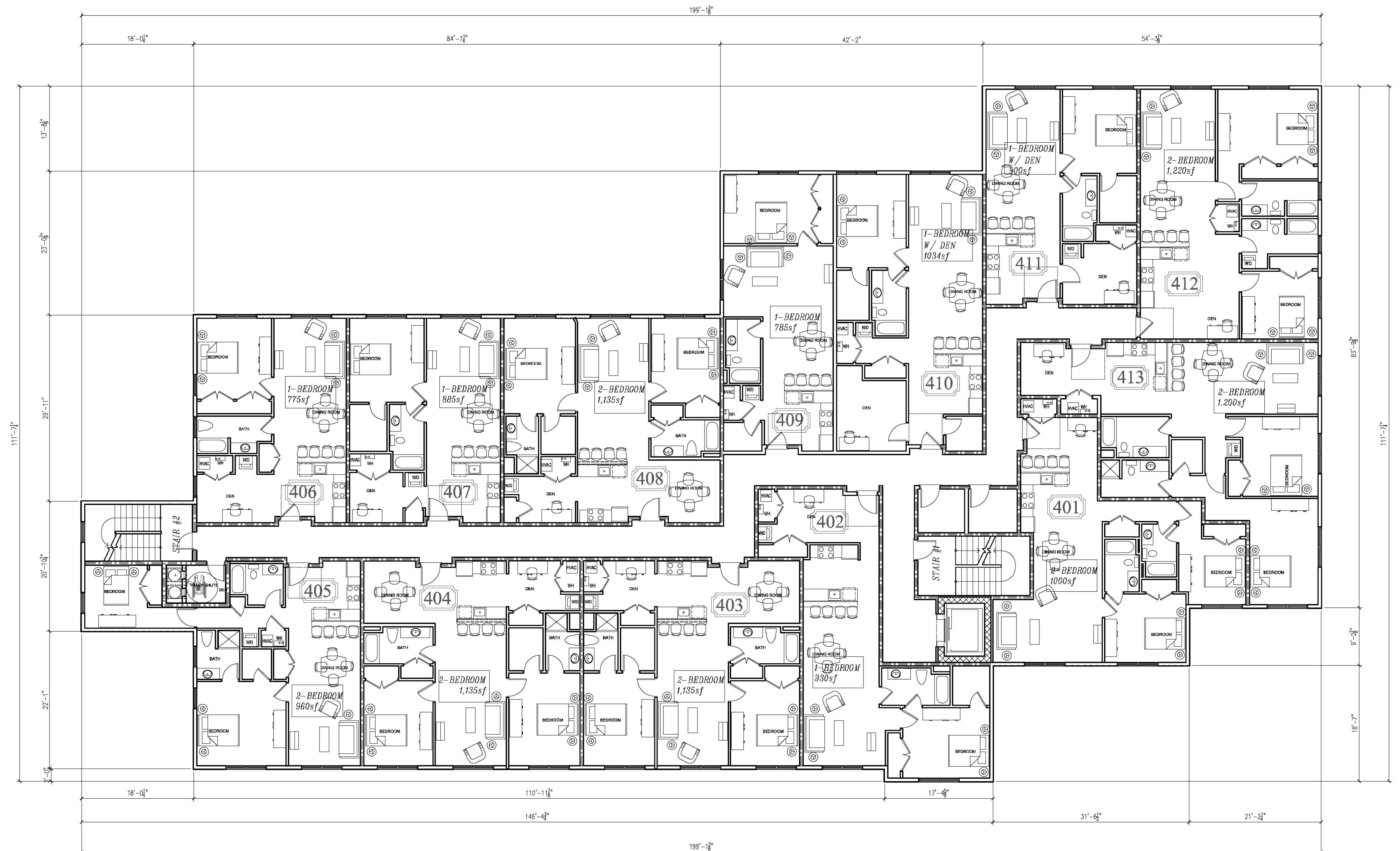
THIRD FLOOR
RESIDENTIAL PLAN

date: 11-20-20 scale: AS NOTED
drawn: J N GUEDES project #:



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A-4



FOURTH FLOOR PLAN

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

RESIDENTIAL FLOORS INFORMATION:

RESIDENTIAL FLOOR AREA, PER FLOOR - 15,160 SF

APARTMENTS PER FLOOR - 13

TYPE OF APARTMENTS EACH FLOOR -

ONE BEDROOM UNITS - 6

TWO BEDROOM UNITS - 7



TRUMBULL CENTER EAST COMPLEX
900 WHITE PLAINS ROAD
TRUMBULL, CT

FOURTH FLOOR
RESIDENTIAL PLAN

date: 11-20-20	scale: AS NOTED
drawn: J N GUEDES	project #:

GUEDES ASSOCIATES, INC.

Designers, Architects & Project Managers

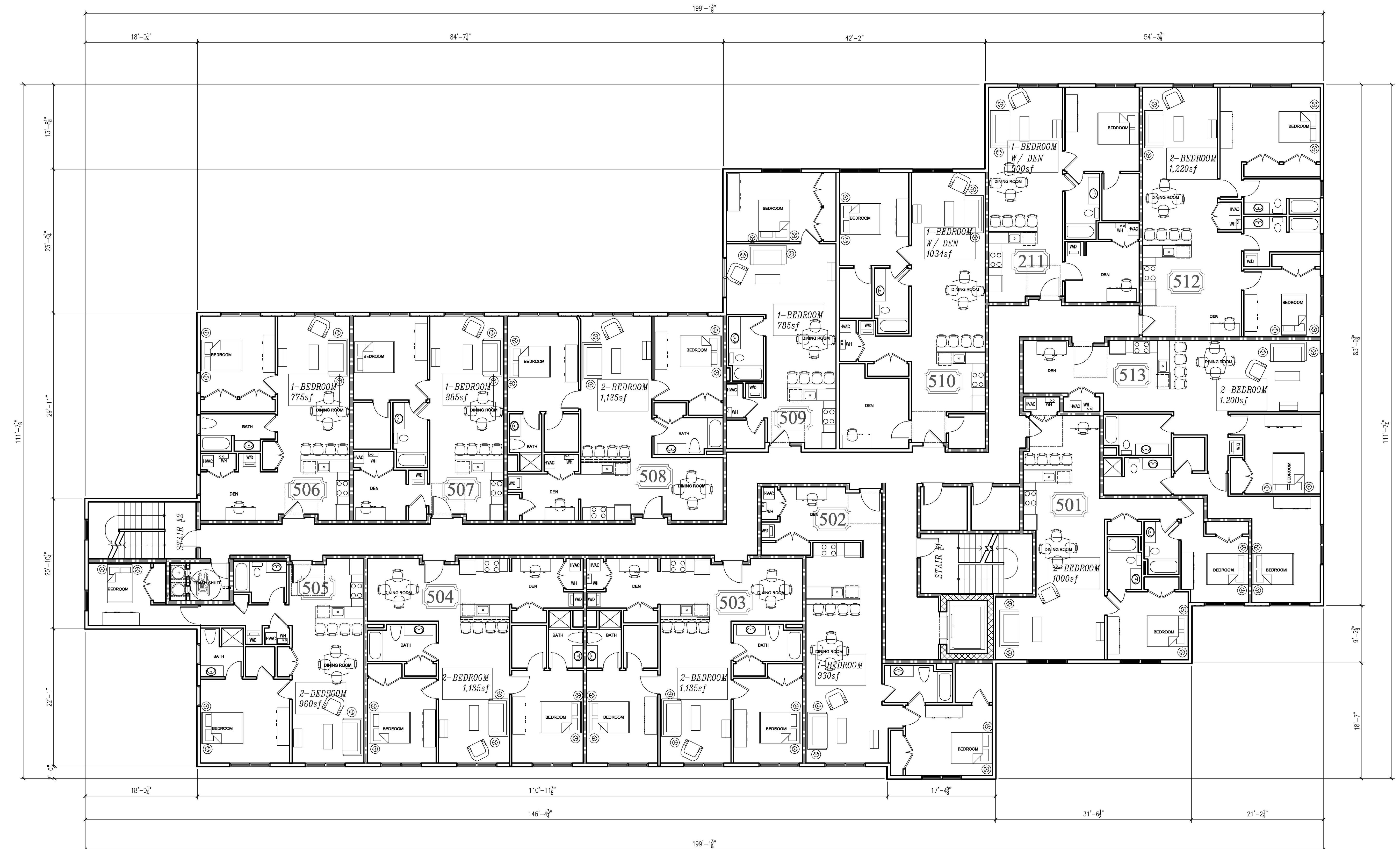
1425 Noble Avenue, Bpt., CT 06610

Tel. 203-367-5180 Fax. 203-367-4961

A-5



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FIFTH FLOOR PLAN

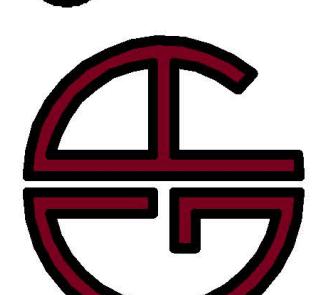
SCALE - 1/8" = 1' - 0"

RESIDENTIAL FLOORS INFORMATION:

RESIDENTIAL FLOOR AREA, PER FLOOR - 15,160 SF
 APARTMENTS PER FLOOR - 13
 TYPE OF APARTMENTS EACH FLOOR -
 ONE BEDROOM UNITS - 6
 TWO BEDROOM UNITS - 7

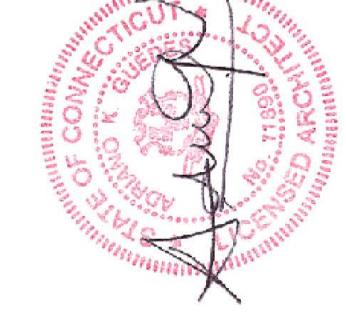
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 1425 Noble Avenue, Bpt., CT 06610
 Tel. 203-367-5180 Fax. 203-367-4961



TRUMBULL CENTER EAST COMPLEX
 900 WHITE PLAINS ROAD
 TRUMBULL, CT

A-6



This drawing is the property of the architect, it has been prepared specifically for the owner of the project at this site and is not to be used for any other purpose, location, or condition without written consent of the architect. Meticulous attention is given to this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.

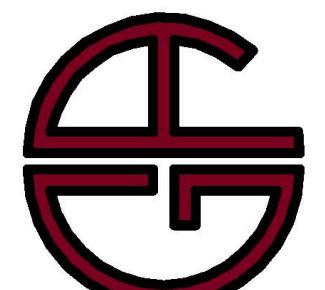
date: 11-20-20	scale: AS NOTED
drawn: J N GUEDES	project #:

A-6



GUedes Associates, Inc.

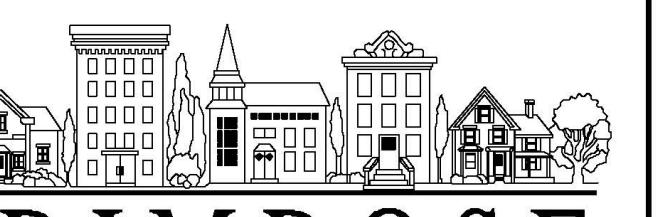
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT 06610
Tel. 203-367-5180 Fax. 203-367-4961



TRUMBULL CENTER EAST COMPLEX
900 WHITE PLAINS ROAD
TRUMBULL, CT

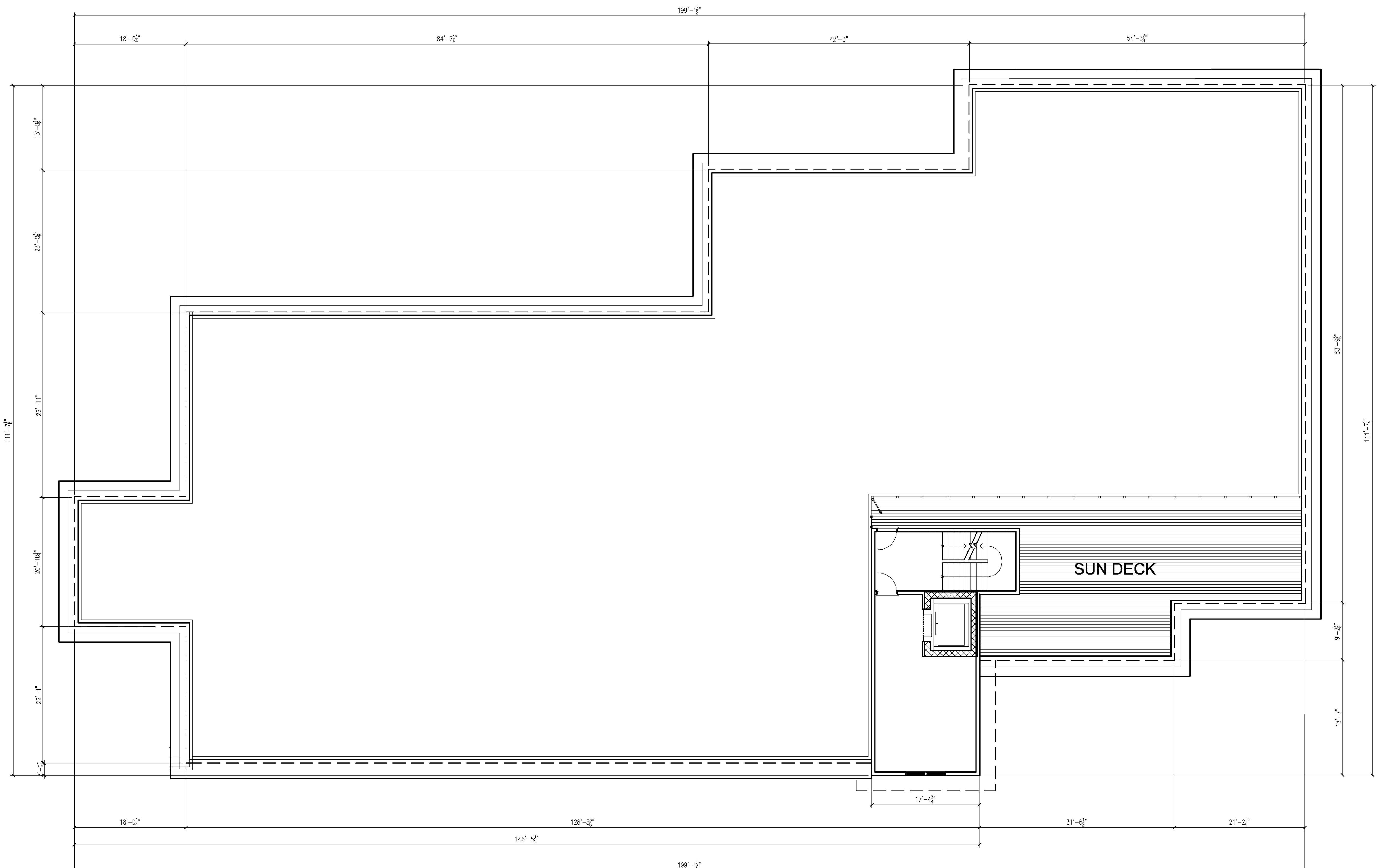
ATTIC & ROOF PLAN

date: 11-20-20 scale: AS NOTED
drawn: project #:
J N GUedes


PRIMROSE
COMPANIES

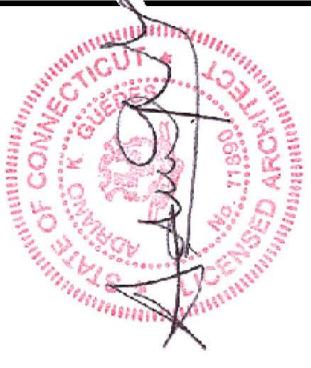
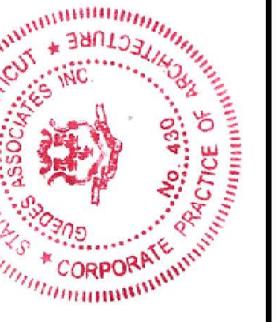
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A-7



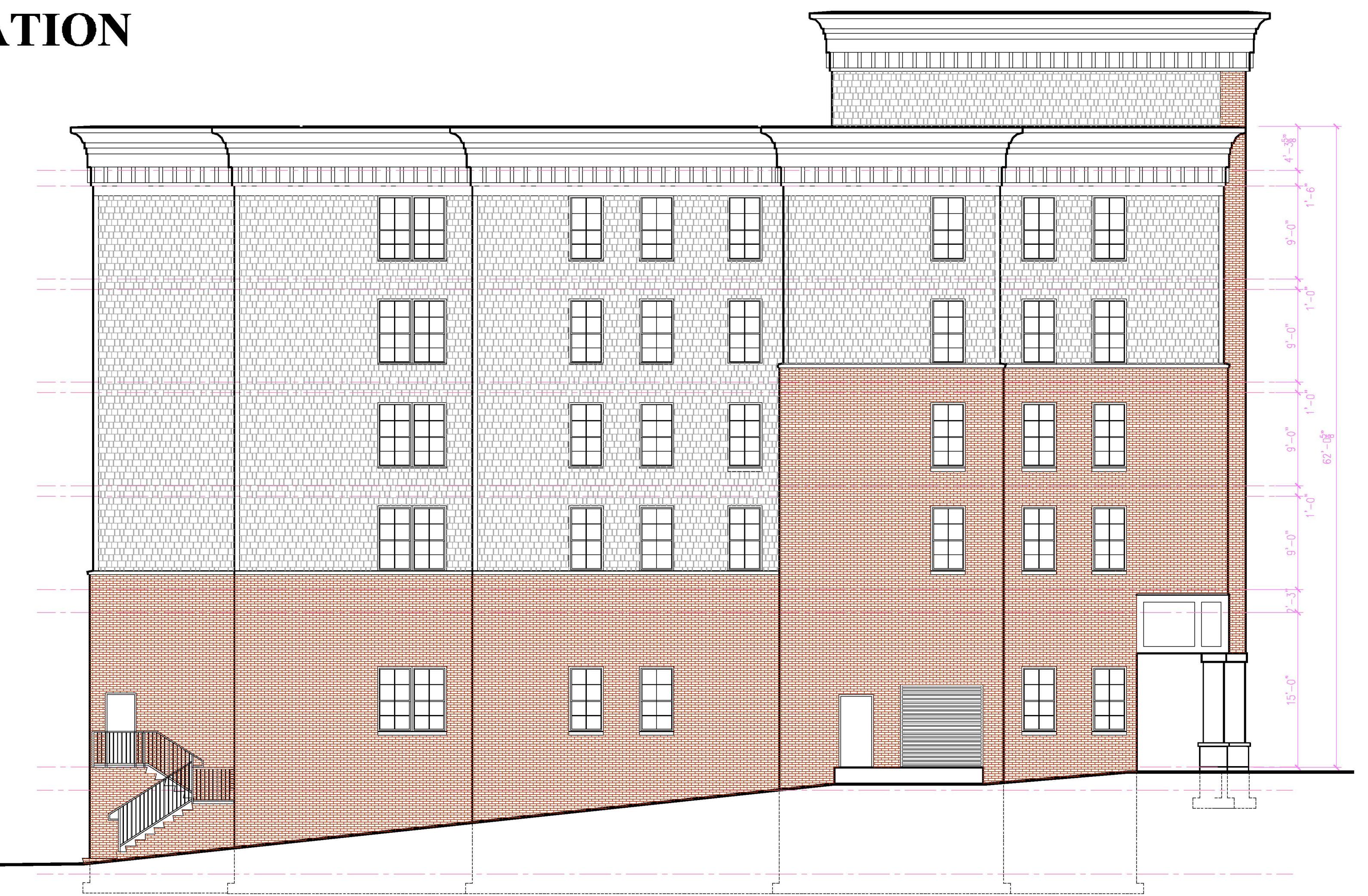
ROOF PLAN

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



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

The logo for Primrose Companies features a horizontal line drawing of a city skyline in black and white. The skyline includes various building types: a large apartment complex on the left, a church with a tall steeple in the center, and several townhouses and houses on the right. Below the skyline, the word "PRIMROSE" is written in large, bold, red capital letters. Underneath "PRIMROSE", the words "COMPANIES" are written in a smaller, red, all-caps sans-serif font. The entire logo is set against a white background with a thin black border around the entire image.

This drawing is the property of the architect, it has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.

A-8

GUEDES ASSOCIATES, INC.

EDES ASSOCIATES, LLC

TRUMBULL CENTER EAST COMMUNITY
900 WHITE PLAINS ROAD
TRUMBULL, CT

TRUMBULL CENTER EAST, CONNECTICUT
900 WHITE PLAINS ROAD
TRUMBULL, CT



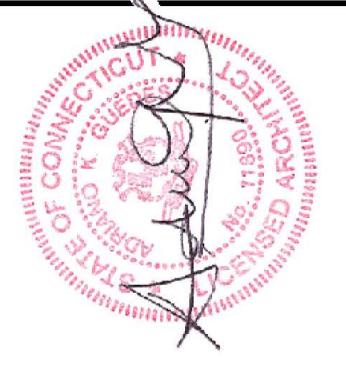
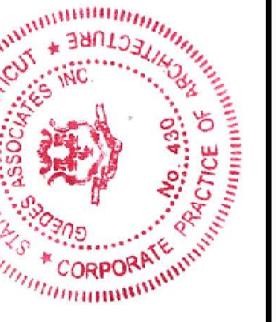
REAR ELEVATION

SCALE - $1/8'' = 1'-0''$



RIGHT SIDE ELEVATION

SCALE - $1/8'' = 1'-0''$



1	06-22-21
2	
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4	
5	
6	

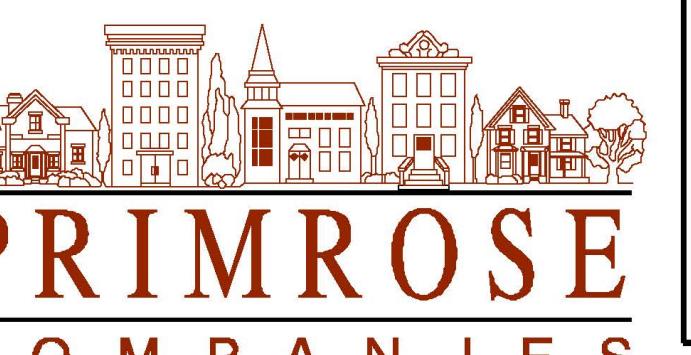
GUEDES ASSOCIATES, INC.

Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT 06610
Tel. 203-367-5180 Fax. 203-367-4961



REAR & RIGHT SIDE ELEVATION PLAN	date: 11-20-20	scale: AS NOTED
	drawn: J N GUEDES	project #:

A-9



PRIMROSE
COMPANIES

This drawing is the property of the architect, it has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or condition without the consent of the architect. Meticulous attention should be given to this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.



Colin B. Connor
Robert G. Golger
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt

(*Also Admitted in NY)

December 14, 2021

Rob Librandi
Land Use Planner
Planning & Zoning Department
5866 Main Street
Trumbull, CT 06611

Re: ZBA Application for property located at 900 White Plains Road

Dear Mr. Librandi:

Please accept the following narrative as part of the pre-application to the Trumbull Planning & Zoning Commission for a mixed-use retail and residential building at the property located at 900 White Plains Road (the “Site”) in the Commercial B-C Zone:

Proposed Development

As shown on the site plans submitted herewith, the Site contains Three hundred forty-seven thousand and two hundred square feet (347,200 SF), or Seven and 97/00 acres (7.97 Ac.), and it is located within the Commercial B-C Zone. It is located essentially at the corner of White Plains Road (State Hwy 127) and Daniels Farm Road. It has frontages on both streets though the property located at 950 White Plains Road occupies the actual corner. It is located under Two thousand feet (2,000') of access ramps for Route 25, which makes it an ideal location for the proposed development. The Site currently contains multiple buildings with various office and retail uses. The location of the proposed residential apartment building is in the approximate location of an existing masonry building, which is proposed to be demolished. The proposed use will easily be accommodated by the interior traffic layout. In addition, the proposed use is an excellent compatible use with the existing commercial and office uses. Parking demand for the residential use will be at its peak in the late evening and early morning. The parking demand for the commercial uses will be at its peak during the day.

The proposed development consists of One (1) Five-story building with a total floor area of approximately Forty thousand two hundred square feet (40,200 SF). A basement garage will be created to contain Thirty-three (33) parking spaces and bicycle racks for the residential tenants. It will be accessed via Two (2) stairwells and an elevator. The first floor will contain Thirteen thousand six hundred and sixty-five square feet (13,665 SF) of commercial floor area, which is currently proposed to be divided into Seven (7) separate commercial retail units. Commercial retail uses are permitted through a Special Permit in the B-C Zone. The first floor

10 Sasco Hill Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618

will also contain the lobby, parcel dropoff room, exercise room and meeting room for the residential apartment building.

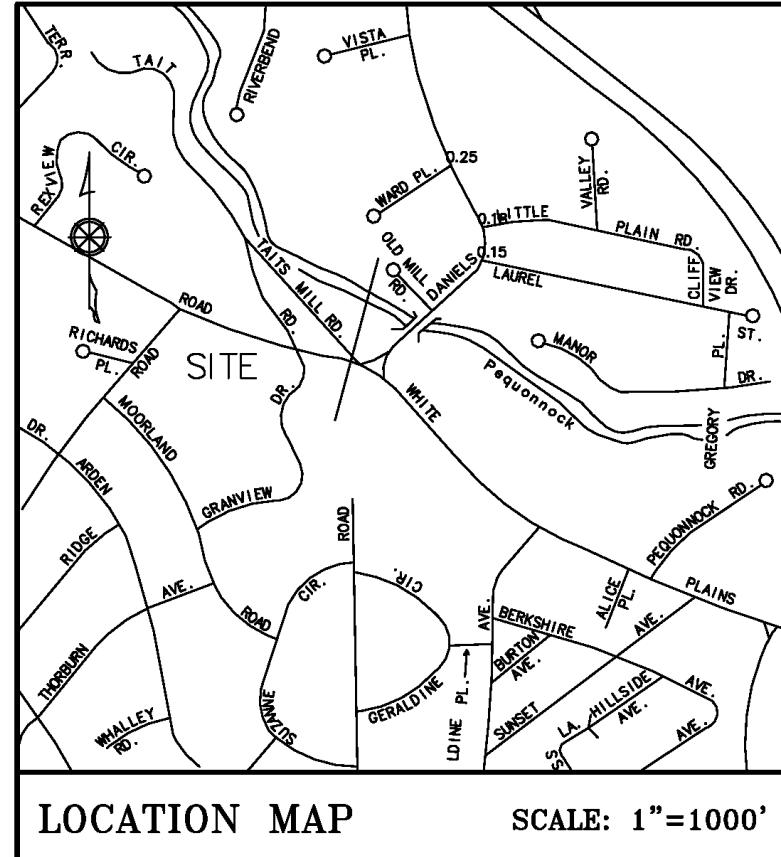
The upper Four (4) floors will contain Fifty-two (52) residential dwelling units. The dwelling units will be divided between Twenty-four (24) One-bedroom and Twenty-eight (28) units. Each residential floor will contain Fifteen thousand one hundred and sixty square feet (15,160 SF) for a total of Sixty-one thousand and four hundred square feet (61,400 SF) residential floor area. Each floor will contain Thirteen (13) dwelling units.

The one-bedroom units will be approximately 775 - 1,034 square feet. The two-bedroom unit will be approximately 960 - 1,220 square feet. The one-bedroom units will contain an open concept kitchen, dining room and living room, a bedroom, a full bath and washer/dryer. The two-bedroom units will contain an additional bedroom and full bath. Some of the units will also contain a den/office for those residents that work from home, which has become increasingly common through the pandemic.

The Applicant respectfully requests a pre-application review for the proposed development at the Site.

Sincerely,

Raymond Rizio



SITE PLANS ADDITIONS & REVISIONS 900 WHITE PLAINS ROAD TRUMBULL, CONNECTICUT

PREPARED FOR
TRUMBULL CENTER, LLC.
323 NORTH AVENUE
BRIDGEPORT, CT 06606

CONTENTS:

- T-1 TITLE SHEET
- EC-1 EXISTING CONDITIONS MAP
- EC-2 EXISTING CONDITIONS MAP
- D-1 DEMOLITION PLAN
- SDP-1 SITE DEVELOPMENT PLAN
- TC-1 TRAFFIC CONTROL & PAVEMENT SIGNAGE PLAN
- GN-1 GENERAL & SITE PLAN NOTES & DETAILS
- UG-1 UNDERGROUND UTILITIES
- LP-1 LIGHTING PLAN & NOTES
- ER-1 SEDIMENTATION & EROSION CONTROL PLAN
- ER-2 SEDIMENTATION AND EROSION CONTROL NOTES & DETAILS
- LS-1 LANDSCAPE PLAN AND DETAILS

ENGINEER:

WALDO & ASSOCIATES LLC
89 STATE STREET
GUILFORD, CONNECTICUT

ARCHITECT:

PRIMROSE COMPANIES
GUEDES ASSOCIATES, INC.
1425 NOBLE AVENUE
BRIDGEPORT, CONNECTICUT

TRAFFIC ENGINEER:

F.A. HESKETH & ASSOCIATES
6 CREAMERY BROOK
EAST GRANBY, CONNECTICUT

DEVELOPER:

TRUMBULL CENTER, LLC.
323 NORTH AVENUE
BRIDGEPORT, CT 06606

LANDSCAPE ARCHITECT:

LAWRENCE APPLETON
795 HOOP POLE ROAD
GUILFORD, CONNECTICUT

LIGHTING CONSULTANT:

MICHAEL COLE
APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD
WETHERSFIELD, CT

"APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION/ZONING BOARD OF APPEALS"

CHAIRMAN:

DATE:

Date:

JULY 27, 2021

Revised:

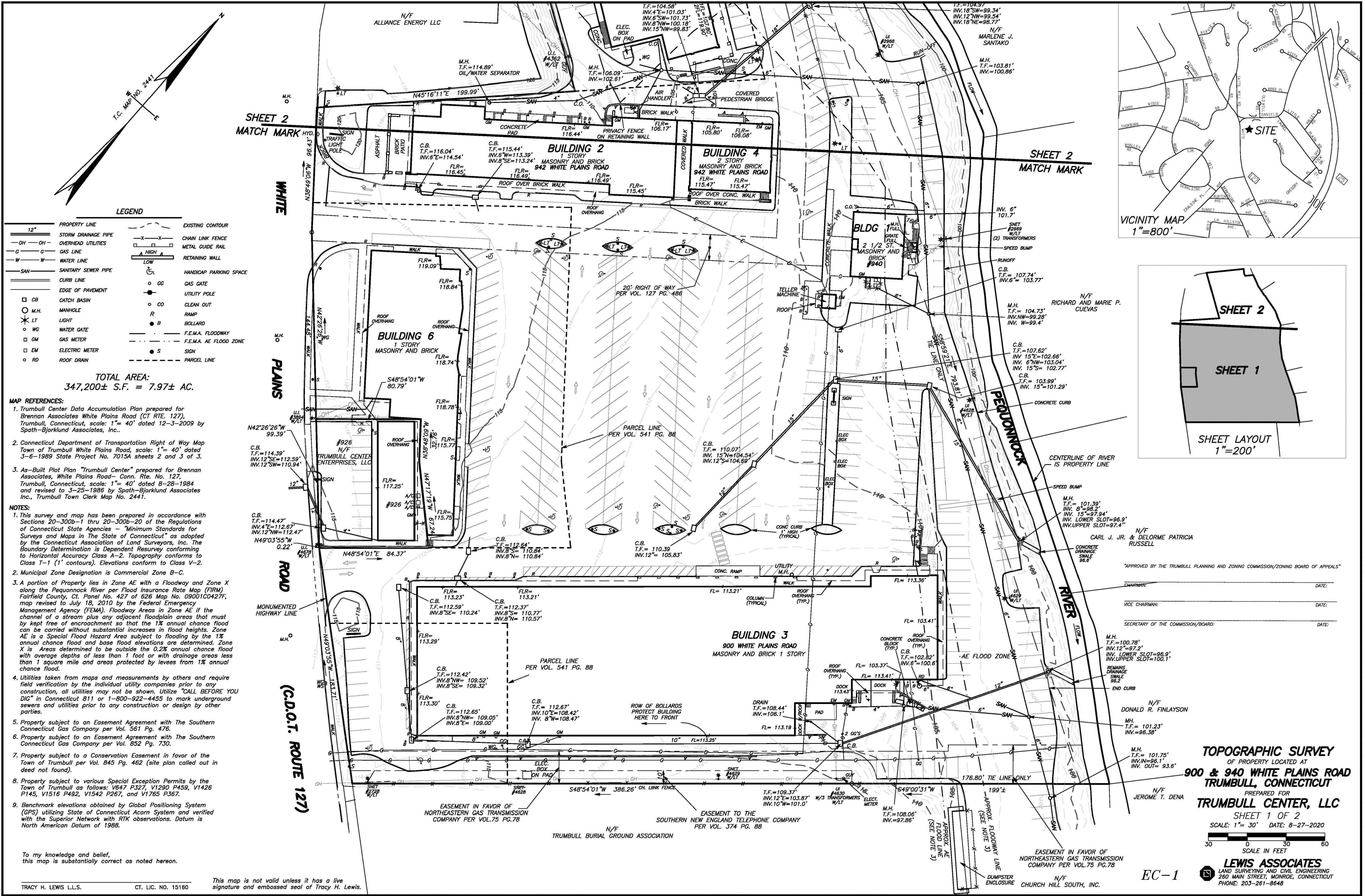
OCTOBER 19, 2021

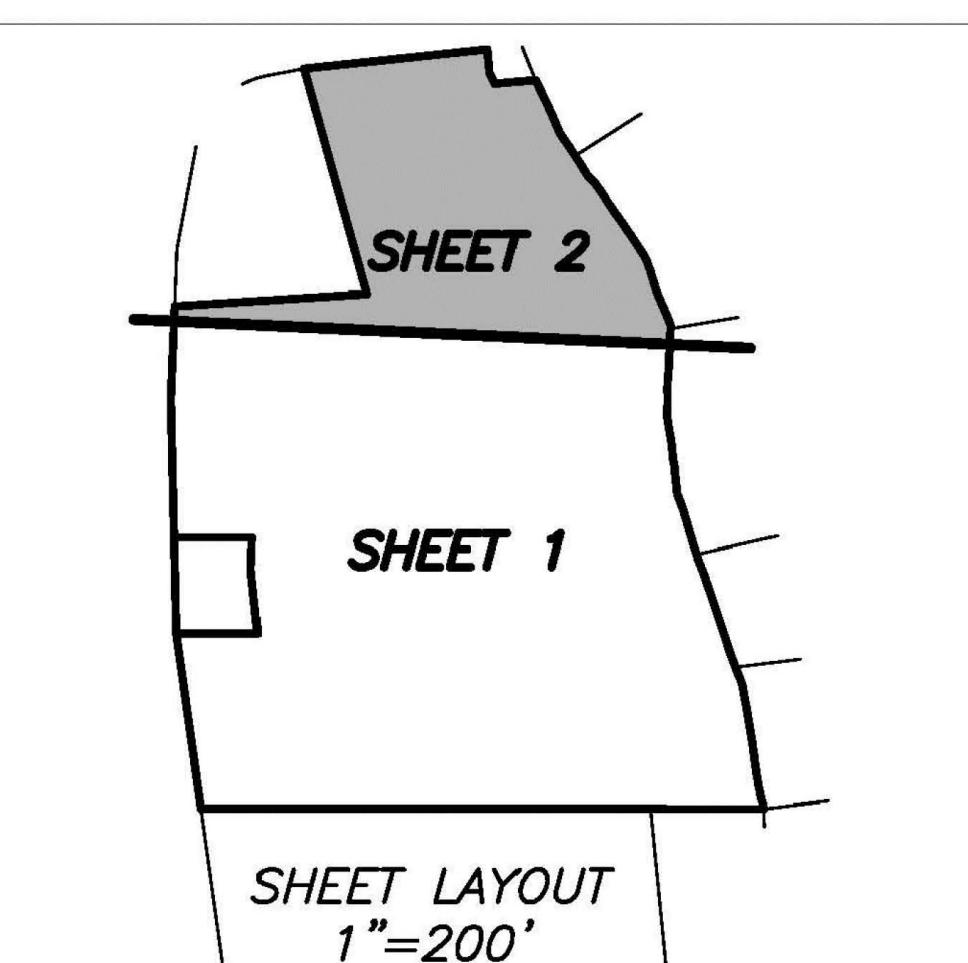
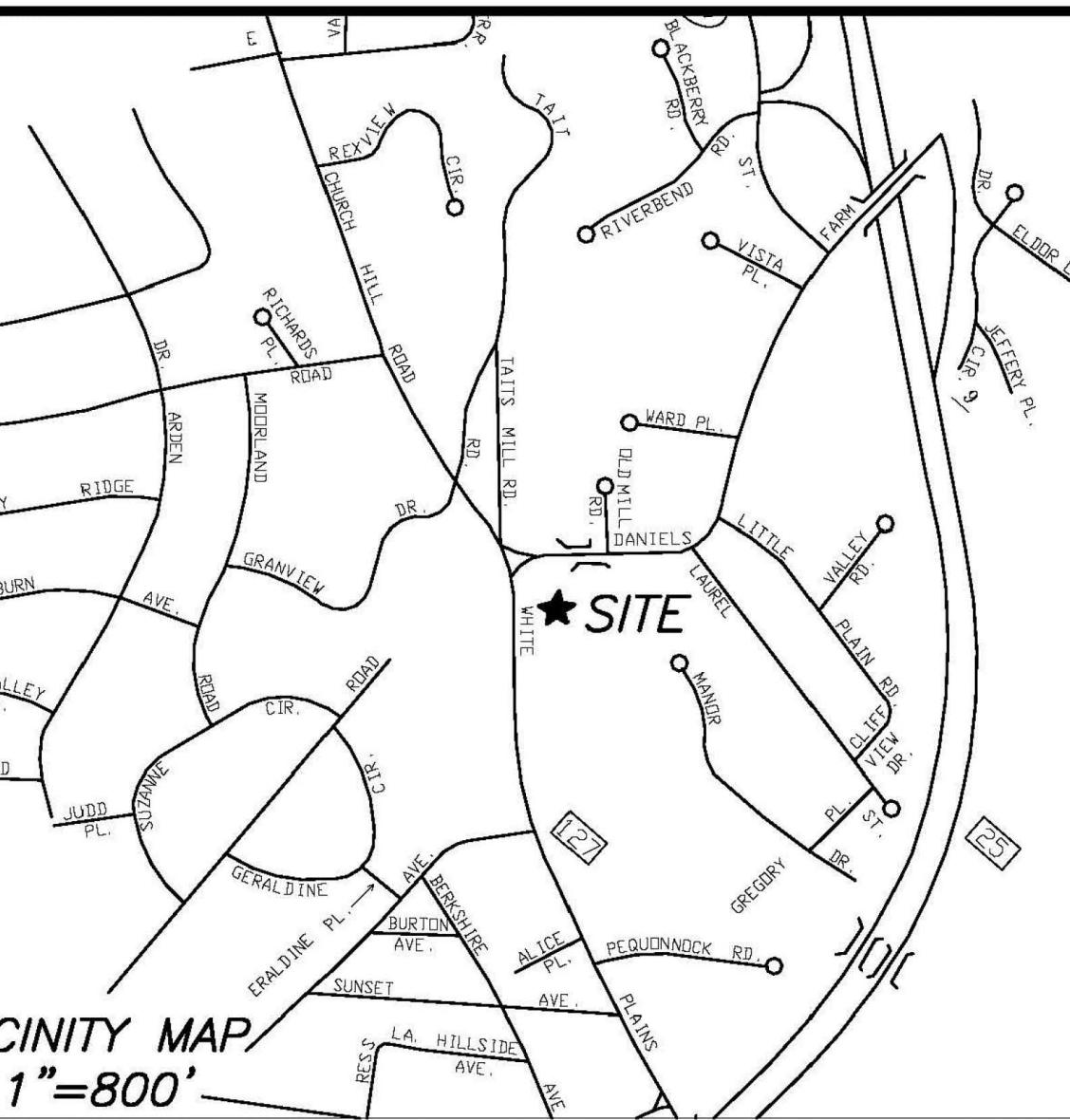
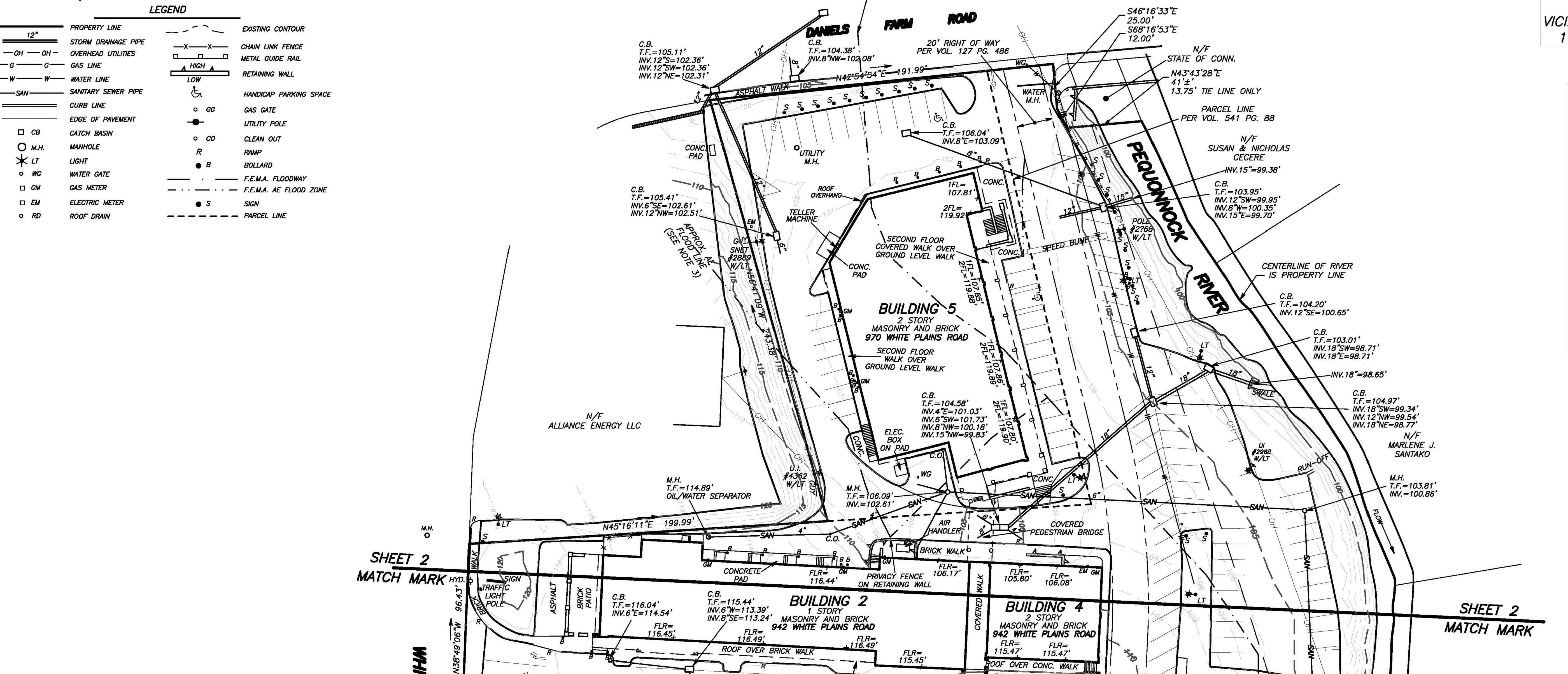
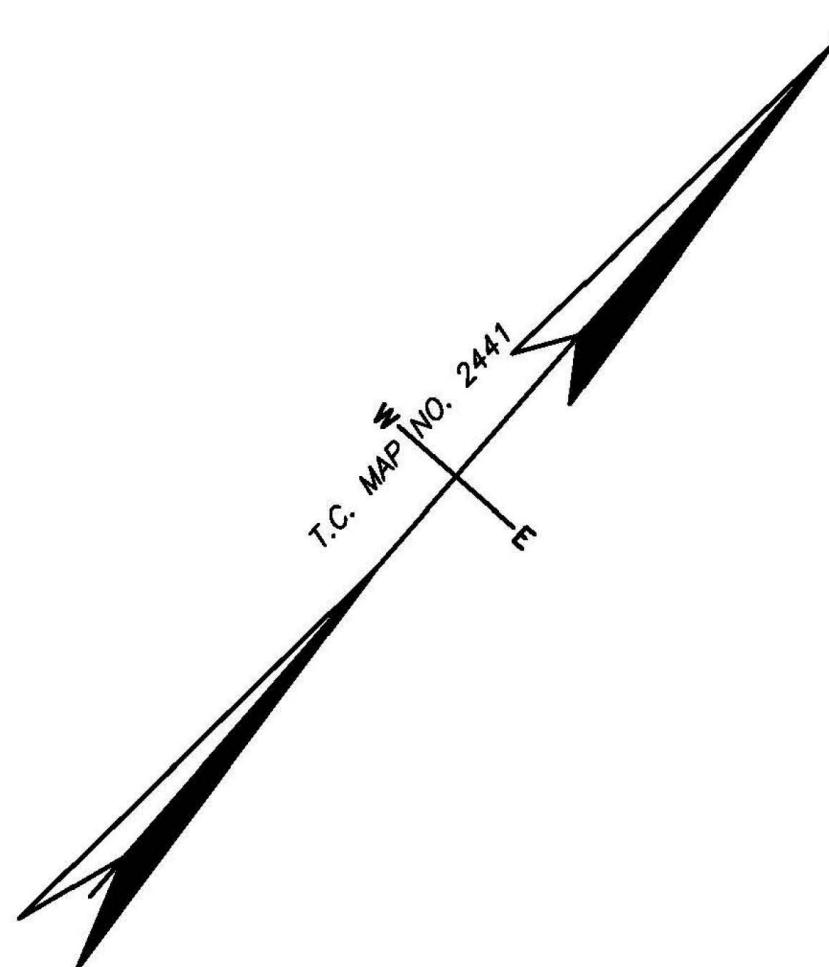
VICE CHAIRMAN:

DATE:

SECRETARY OF THE COMMISSION/BOARD:

DATE:





**TOPOGRAPHIC SURVEY
OF PROPERTY LOCATED AT
& 940 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT**

"APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION/ZONING BOARD OF APPEALS"

CHAIRMAN: _____ **DATE:** _____

VICE CHAIRMAN: _____ DATE: _____

SECRETARY OF THE COMMISSION (BOARD) PAGE

PREPARED FOR
TRUMBULL CENTER, LLC
SHEET 2 OF 2

CALE: 1" = 30' DATE: 8-27-2020

A horizontal scale bar with tick marks at 0, 30, and 60. The segments between the marks are black, and the segments before and after the marks are white.

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

C-2

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

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

****See Sheet 1 of 2 for notes and map references****

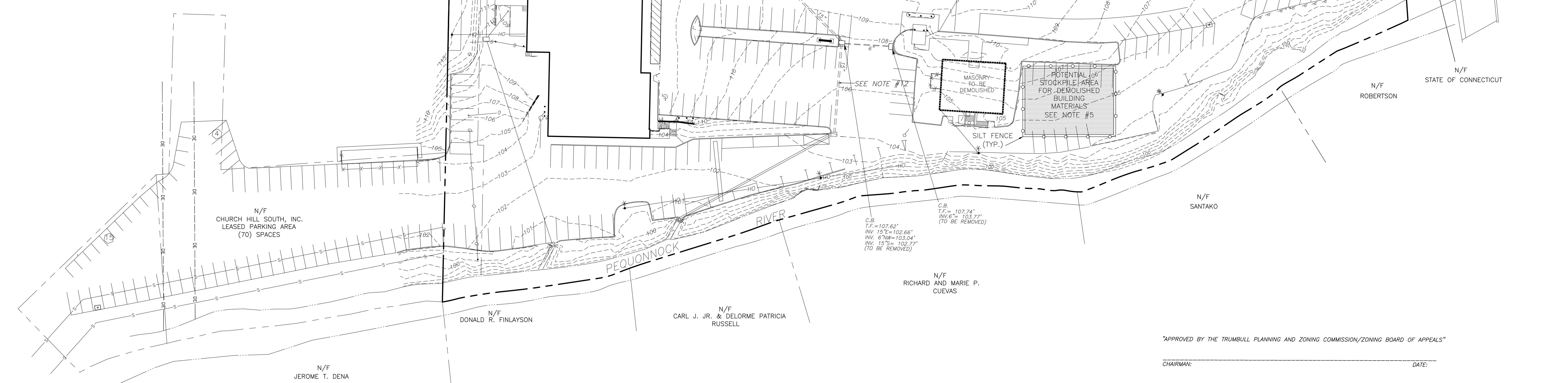
REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:

1. SITE PLAN WHITE PLAINS ROAD – ROUTE 127
TRUMBULL, CT, SHEET S-1, PREPARED FOR BRENNAN ASSOCIATES, BY: SPATH-BJORKLUND ASSOCIATES, INC.
SCALE: 1"=40', DATED: JUNE 23, 2010.
2. "TRUMBULL CENTER" DATA ACCUMULATION PLAN,
PREPARED FOR BRENNAN ASSOC. WHITE PLAINS ROAD
(CT RTE. 127) TRUMBULL CONNECTICUT, PREPARED
BY: SPATH-BJORKLUND ASSOC. INC. DATED:
12-3-2009, SCALE 1"=40'.
3. TOPOGRAPHIC SURVEY OF A PORTION OF PROPERTY
LOCATED AT 900 & 940 WHITE PLAINS ROAD
TRUMBULL, CT PREPARED FOR TRUMBULL CENTER, LLC
SCALE 1"=30' DATED: 8-27-2020 BY: LEWIS
ASSOCIATES. SHEETS 1 OF 2 & 2 OF 2.

TOTAL EXISTING PARKING SPACES: 361
TOTAL LEASED PARKING SPACES: 70

NOTES FOR DEMOLITION
N/F TRUMBULL BURIAL GROUND ASSOCIATION

1. DISCONNECT ELECTRIC AND PHONE AERIAL CABLES AT PROPERTY LINES.
2. DETERMINE LOCATION OF GAS SHUT-OFF AND WATER VALVES AND CLOSE.
3. INSTALL TRACKING PAD AS SHOWN AT SITE ENTRANCE.
4. INSTALL EROSION CONTROL AROUND EXISTING CATCH BASINS TO REMAIN. SEE DETAIL SHEET ER-2.
5. ESTABLISH STOCK PILE AREA FOR BUILDING DEMOLITION PRODUCT AND PROTECT DOWNSLOPE AREA WITH SILT FENCE. REMOVE MATERIAL TO OFF-SITE LOCATION BY TRUCK OVER EXISTING TRACKING PAD.
6. DEFINE LIMITS OF SIDEWALK AND PARKING AREA SURFACE MATERIALS TO BE REMOVED AND DISPOSED OF OFF-SITE.
7. DETERMINE UPHILL LIMITS OF PROPOSED EXCAVATION AND PROTECT THE UPHILL LIMITS WITH CONSTRUCTION FENCING.
8. EXCAVATE TOPSOIL AND STOCKPILE ON SITE FOR FUTURE USE IN LANDSCAPE AREA.
9. GRADE DISTURBED SLOPED AREAS IN UNPAVED AREA TO 6" BELOW GRADE FOR TOPSOIL.
10. EXCAVATE FOR PERIMETER WALLS AND INSTALL AND REGRADE AREAS BEHIND WALL, STABILIZE, RESEED AND PLANT AS NOTED ON LANDSCAPE PLAN.
11. EXCAVATE AND REMOVE EXISTING PAVEMENT WHERE NECESSARY PROVIDING FOR A 6" GRAVEL + 3" PROCESSED STONE (9") BASE.
12. REMOVE EXISTING STORM DRAINAGE PIPING TO BE ABANDONED.
13. INSTALL PROPOSED UNDERGROUND UTILITIES AND STABILIZE INCLUDING STORM DRAINAGE.
14. BUILDING CONSTRUCTION CAN PROCEED CONCURRENT WITH #6 – #12 ABOVE.
15. PLACE BASE MATERIAL AND BINDER PAVEMENT COURSE PLACING FINISHED COURSE AFTER BUILDING AND OTHER SITE WORK IS COMPLETED.
16. LANDSCAPE AS NECESSARY AND REMOVE EROSION CONTROL DEVICES WHEN STABILIZED.
17. NO DEMOLITION MATERIAL WILL BE BURIED ON SITE.



TRUMBULL CENTER DEMOLITION PLAN

WALDO & ASSOCIATES, LLC

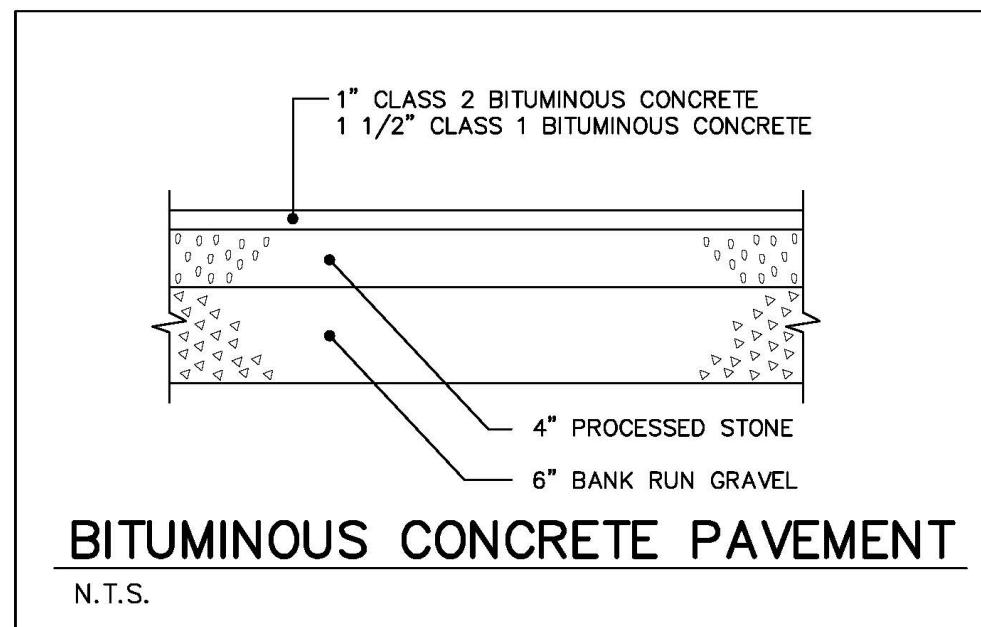
PROFESSIONAL ENGINEERS & LAND SURVEYORS

89 State St., Guilford, Conn. 06437

Phone 203 453 4386

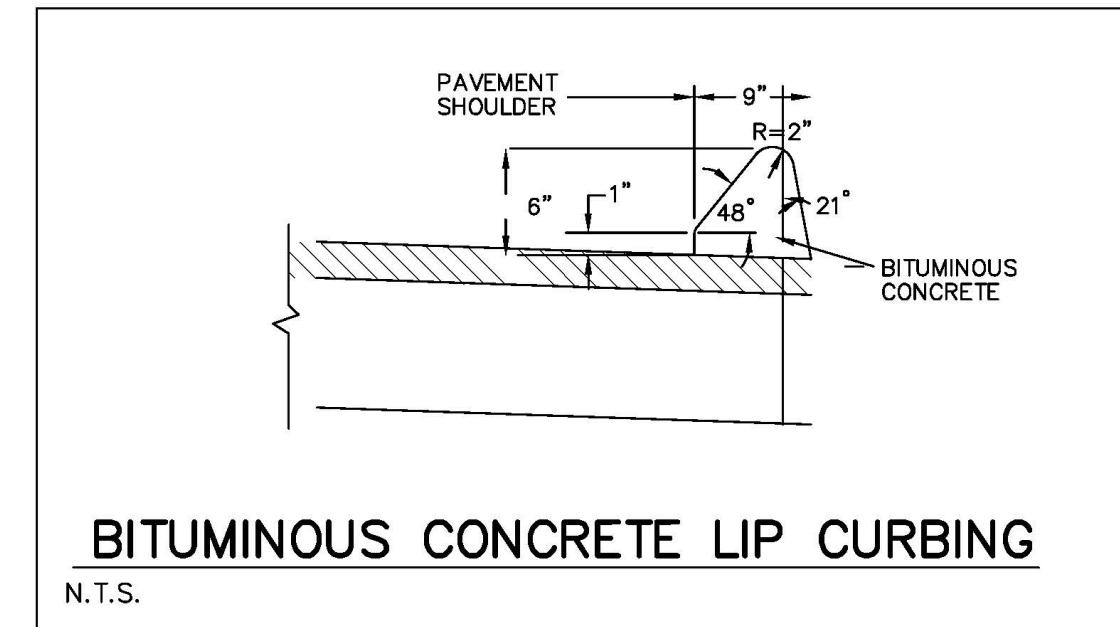
Date	Scale	Drawn W/K	Checked RES
JULY 27, 2021	1"=40'		

Revised



BITUMINOUS CONCRETE PAVEMENT

N.T.S.



BITUMINOUS CONCRETE LIP CURBING

N.T.S.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.

2. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE APPLICABLE MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

3. THE CONTRACTOR SHALL ABEY BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

4. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

5. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMAILED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED COMPLETE OR ACCURATE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE LEFT TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT (800) 245-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

8. IF PLANS OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.

9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.

10. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

11. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

12. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

13. ANY PROPOSED RESTAURANTS MUST BE COMPLIANT WITH THE WPCA FAT, OIL, & GREASE (FOG) REQUIREMENTS.

14. ANY IMPROVEMENTS WITHIN THE STATE HIGHWAY LIMITS WILL BE BONDED TO THE STATE HIGHWAY DEPARTMENT, THEY WILL CALCULATE THE AMOUNT OF THAT BOND.

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATIONS, TOWN OF TRUMBULL REGULATIONS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS, AND OTHER STATE, OSHA, AND FEDERAL REGULATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CONNECTICUT DOT CONSTRUCTION PERMITS, INCLUDING CONNECTICUT DOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

3. REFER TO PLANS BY WALDO & ASSOCIATES LLC, DETAILS AND ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.

4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS PER CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

5. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN.

6. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.

7. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT WALDO & ASSOC. LLC IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

8. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.

10. REFER TO DETAIL SHEET SD-1 FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

11. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2" OFF THE FACE OF THE CURB, AND WITH 7" VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.

12. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.

13. THE CONTRACTOR SHALL ABEY BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

14. 12" SWB (STOP BAR) AND 4" SDYL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS SHALL BE EPOXY RESIN TYPE ACCORDING TO CONNECTICUT SPECIFICATIONS.

15. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE MARSHAL.

16. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.

17. ALL PAVEMENT MARKINGS SHALL CONFORM TO CT DOT STANDARDS.

18. CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER.

19. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING AND TRENCH PROTECTION REQUIREMENTS.

20. CFC 01926.11 INCORPORATES RULES, REGULATIONS, PROCEDURES AND ADMINISTRATIVE PROCEDURES ASSOCIATED WITH TITLE 29-LABOR, REGULATIONS RELATING TO LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, DEPARTMENT OF LABOR, 2020.

21. REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:

1. SITE PLAN WHITE PLAINS ROAD - ROUTE 127 TRUMBULL, CT, SHEET S-1, PREPARED FOR BRENNAN ASSOCIATES, BY: SPATH-BJORKLUND ASSOCIATES, INC. SCALE: 1"=40', DATED: JUNE 23, 2010.

2. "TRUMBULL CENTER" DATA ACCUMULATION PLAN, PREPARED FOR BRENNAN ASSOC. WHITE PLAINS ROAD (CT RTE. 127) TRUMBULL, CONNECTICUT, PREPARED BY: SPATH-BJORKLUND ASSOC. INC. DATED: 12-3-2009, SCALE 1"=40'.

3. TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 900 & 940 WHITE PLAINS ROAD TRUMBULL, CT PREPARED FOR TRUMBULL CENTER, LLC SCALE 1"=30' DATED: 8-27-2020 BY: LEWIS ASSOCIATES.

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24. CT DOT ENCROACHMENT PERMIT IF REQUIRED SHALL BE OBTAINED. CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CONNECTICUT ENCROACHMENT PERMIT BOND.

25. AN EROSION CONTROL BOND IF REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY OFF SITE.

26. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

27. 12" SWB (STOP BAR) AND 4" SDYL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS SHALL BE EPOXY RESIN TYPE ACCORDING TO CONNECTICUT SPECIFICATIONS.

28. CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.

29. CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER.

30. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING AND TRENCH PROTECTION REQUIREMENTS.

31. CFC 01926.11 INCORPORATES RULES, REGULATIONS, PROCEDURES AND ADMINISTRATIVE PROCEDURES ASSOCIATED WITH TITLE 29-LABOR, REGULATIONS RELATING TO LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, DEPARTMENT OF LABOR, 2020.

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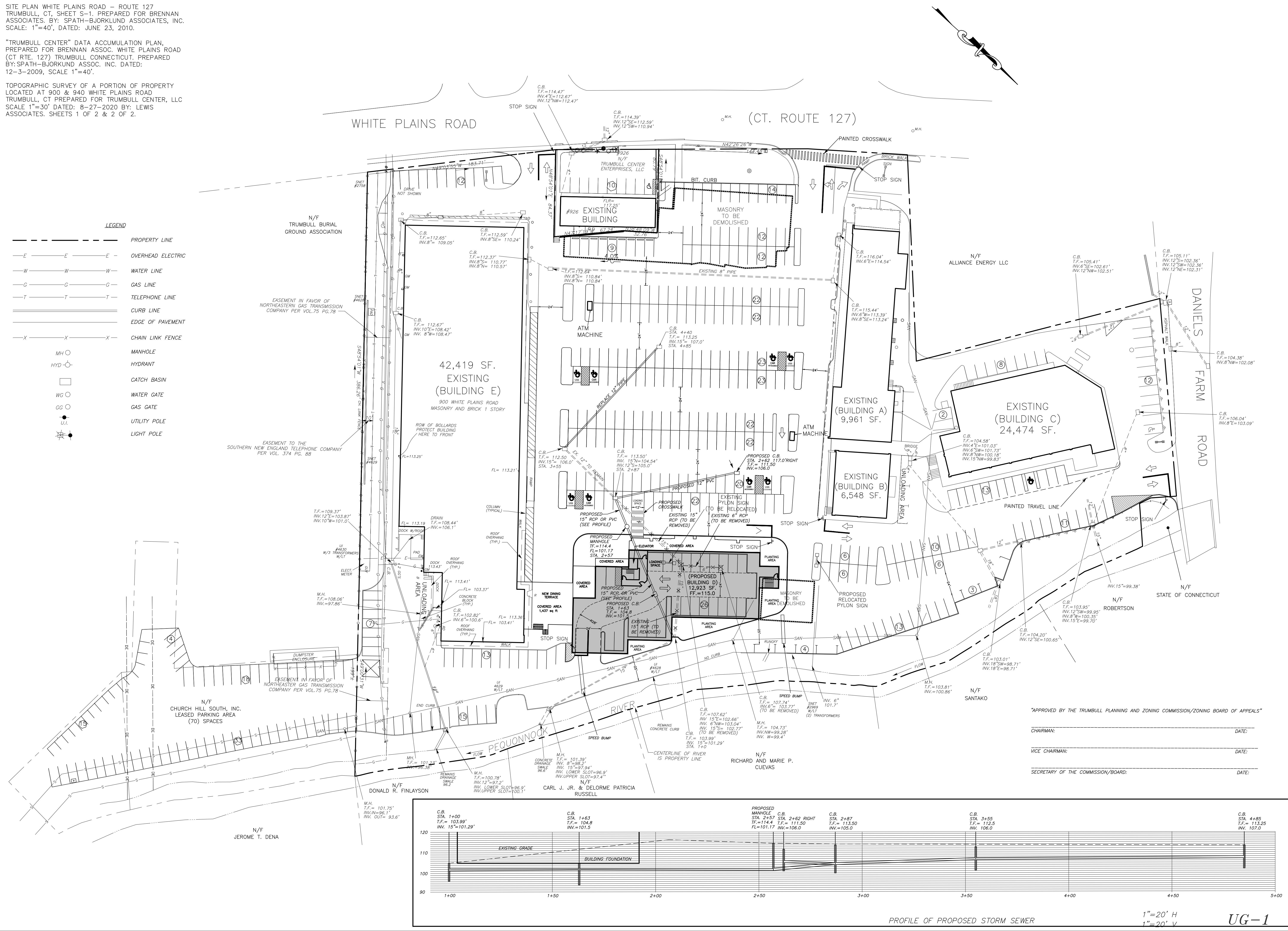
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TRUMBULL CENTER UNDERGROUND UTILITIES PLAN

900 WHITE PLAINS ROAD TRUMBULL, CT

WALDO & ASSOCIATES LLC

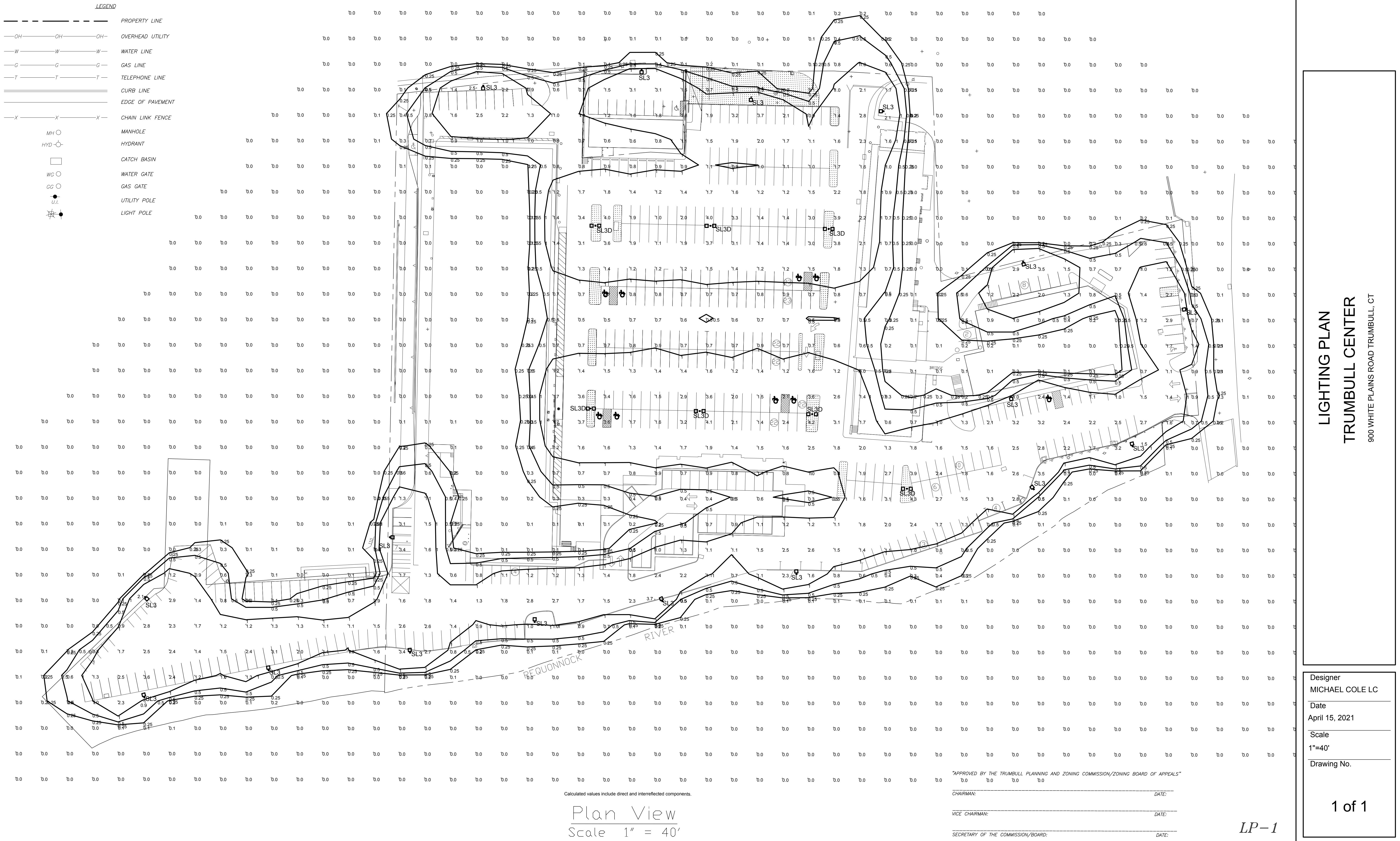
PROFESSIONAL ENGINEERS & LAND SURVEYORS
89 State St., Guilford, Conn. 06437 Phone

Date	Scale	80	40	20	0	40	80
Job #	Flld	Bk #	Drawn	Comments			
APRIL 15, 2021	1"=40'						
Revised							
MAY 18, 2021							
MAY 21, 2021							
AUGUST 4, 2021	ADDED	REVISONS	PER	HESKETH	COMMENTS		
	OCTOBER 19, 2021	RELOCATED	PYLON	SIGN			

4179	.	"	WJK	RES
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Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SL3	17	GARDCO ECF-S-64L-900-NW-G2-3-HIS/SRS 254 D1 BLP	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	ECF-S-64L-900-NW-G2-3-HIS.les	Absolute	0.85	177.8
	SL3D	7	ECF-S-64L-900-NW-G2-3-HIS	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	ECF-S-64L-900-NW-G2-3-HIS.les	Absolute	0.85	355.6

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE SITE	+	0.5 fc	4.3 fc	0.0 fc	N/A	N/A
PARKING AREA		1.6 fc	5.4 fc	0.1 fc	54.0:1	16.0:1



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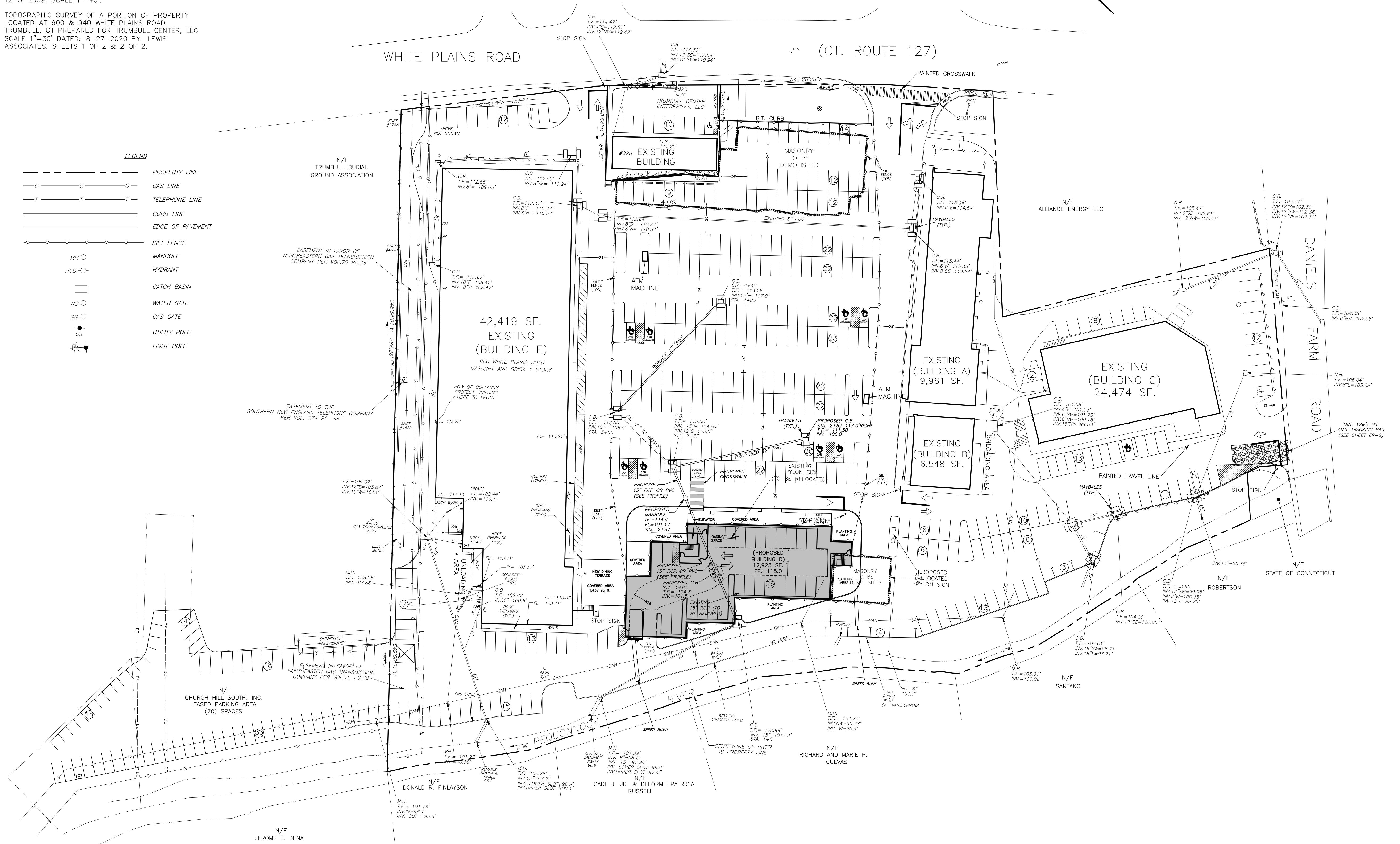
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"APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION/ZONING BOARD OF APPEALS"

IRMAN: DATE:

CHAIRMAN: _____ *DATE:* _____

RETARY OF THE COMMISSION/BOARD: _____ DATE: _____



TRUMBULL CENTER SEDIMENTATION & EROSION CONTROL PLAN

900 WHITE PLAINS ROAD TRUMBULL
WALDO & ASSOCIATES INC.

WALDO & ANDERSON
PROFESSIONAL ENGINEERS & LAND SURVEYORS
3251 1/2 5th Street, San Jose, Calif. 95112-1327

89 State St., Guilford, Conn. 06437 Phone 203 453 4386

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Date APRIL 15, 2021	Scale 1"=40'	80 40 20 0 40 20 0 40 20 0	40 40 20 0 40 20 0 40 20 0	80 40 20 0 40 20 0 40 20 0
Revised MAY 18, 2021		OCTOBER 19, 2021	RELOCATED PYLON SIGN	
MAY 21, 2021				
AUGUST 4, 2021	ADDED REVISIONS PER HESKETH COMMENTS			
Job # 4179	Fld Bk # . .	Drawn	WJK	Checked RES

PROJECT NARRATIVE

A. This project encompasses 7.97 Acres located in the Commercial B-C Zoning District.

This application includes demolition of two masonry buildings, construction of a mixed residential and commercial building, driveways, reconfiguration of parking and related infrastructure, parking area construction shall be staged in a manner that maintains use of existing parking area to the extent practicable.

SCHEDULE

- B. Local officials including the following will be notified:
Zoning Enforcement Officer and Town Engineer. In general, the sequence of construction will be as follows:
- 1. Inform Trumbull Planning & Engineering Offices.
- 2. Install Anti-Tracking Pad, Install Erosion Control Measures.
- 3. Perform Demolition
- 4. Rough grade area
- 5. Construct Buildings
- 6. Install Stormwater treatment measures.
- 7. Install Underground Utilities
- 8. Finish grade area
- 9. Pavé parking and drives.
- 10. Install landscaping.
- 11. Remove erosion controls when area is stabilized.

C. TIMBER CUTTING PLAN

Tree cutting and removal activities will be limited to that necessary for grade changes, construction of the parking areas, storm drainage improvements, stormwater detention areas, and utilities so as to prevent potential damage from falling trees and limbs.

D. PURPOSE - EROSION CONTROL

All construction activities involving the removal or deposition of soils are to be provided with appropriate protective measures immediately following the soil disturbance to minimize erosion of, and contain sediment deposition within the area under development. Those methods deemed most effective are described herein. Erosion and sedimentation control measures shall comply with the 2002 Connecticut Guidelines for Soil Erosion & Sediment Control as revised.

E. GENERAL GUIDELINES - EROSION CONTROL

- 1. Other than construction specifically shown on these approved plans, no activities shall be conducted.
- 2. Wherever feasible and where indicated on these drawings, natural vegetation and soil conditions shall be retained from damage or removal and protected.
- 3. Only the smallest practical area of land shall be exposed at any one time during construction and temporary erosion control methods shall be utilized until final grading and plantings are in place.
- 4. Prior to the start of construction, sedimentation fences and other approved sediment control measures shall be in place where shown on these plans and at other locations where deemed necessary by the Town Engineer.
- 5. When land is exposed during development, the period of exposure shall be kept to a minimum, installing permanent and final vegetation, structures, etc. at the earliest possible opportunity.
- 6. All temporary erosion and sediment controls shall remain in place and be maintained regularly in properly functioning condition, until all areas exposed during site construction have been fully stabilized with pavement, permanent structures and/or final vegetative cover.
- 7. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.
- 8. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
- 9. Provide an erosion and sedimentation bond estimate & bond agreeable through the town engineer.
- 10. When the contractor for the site improvements is engaged, that contact be given to the engineering department.

F. SEDIMENT BARRIERS

- 1. PURPOSE
To intercept and retain small amounts of sediment from disturbed or unprotected areas of limited extent.

- 2. INSTALLATION REQUIREMENTS
Sediment barriers may consist of filter fence, or other filter materials. Planned life span of sediment barriers varies. Synthetic filter fences can be used for 60 days or longer depending on ultraviolet stability and manufacturer's recommendations.

G. FILTER FENCES

- i. MATERIALS
a. SYNTHETIC FILTER FABRIC:
Synthetic filter fabric shall be a previous sheet of propylene, nylon, polyester or polypropylene fiber mesh as specified by the manufacturer or supplier as conforming to the following requirements.

PHYSICAL PROPERTY REQUIREMENTS

- Filtration Efficiency 75% minimum
Tensile Strength at 20% Extra Strength (max) elongation 50 lbs./in. in. (min)
Standard Strength 30 lbs./in. in. (min)

Flow Rate 0.3 gal./sq. ft. (min)
- FABRIC: SYNTHETIC FILTER FABRIC REQUIREMENTS:
- Fabric shall be 10 ounce per square yard.

- Stakes for filter fences shall be 1-1/2" x 1-1/2" wood or equiv. metal with a min. length of 3 feet. - Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.

Some silt fences do not require a wire backing. Consult manufacturer's instructions for proper installation requirements.

H. INSTALLATION REQUIREMENTS

This sediment barrier utilizes burlap or standard or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. In special cases burlap may be used in drainageways.

ad. The height of the barrier shall not exceed 36 inches (higher barriers may impound sufficient volumes of water to cause failure of the structure). The filter fence shall be placed 10 feet away from the toe or slope or as shown on the plans.

ad. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and securely sealed. See manufacturer's recommendations.

cc. A trench shall be excavated approximately 6 inches wide and 6 inches deep along the line of silt fence and up slope from the barrier in accordance with manufacturer's recommendations.

dd. The trench shall be backfilled and the soil compacted over the filter.

ee. Filter barriers shall be removed when they have served their useful purpose but not before the up slope area has been permanently stabilized.

i. MAINTENANCE

aa. Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

bb. Should the fabric decompose or become ineffective prior to the end of the expected use life and should the barrier still be necessary, the fabric shall be replaced promptly.

cc. Sediment deposits should be removed when they reach approximately one-half the height of the barriers.

dd. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

G. LAND GRADING

1. PURPOSE
To prepare suitable sites for commercial developments.
Land grading is also used to improve surface drainage and to control erosion.

- 2. INSTALLATION REQUIREMENTS
a. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with this Sedimentation & Erosion Control Plan until they are permanently stabilized.

b. All sediment control practices and measures shall be constructed, applied and maintained in accordance with this Sedimentation & Erosion Control Plan.

c. Topsoil required for the establishment of vegetation shall be stockpiled in an amount necessary to complete finished grading of all exposed areas.

d. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable material.

e. Areas are to be topsoiled in accordance with topsoiling requirements.

- f. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems.
- g. All fill shall be placed and compacted in layers not to exceed eight inches in thickness.
- h. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable material that would interfere with or prevent construction of satisfactory fills.
- i. Frozen material, soft muck or highly compressible material shall not be incorporated into fills.
- j. Fill shall not be placed on a frozen foundation.
- k. Where seeps or springs are encountered during construction, subsurface drainage shall be provided.
- l. All rough graded areas shall be temporarily vegetated and stabilized within 15 days of being graded and then permanently stabilized immediately following grading.

3. MAINTENANCE

All structural, non-structural and vegetative sediment and erosion control practices implemented during land grading operations shall be maintained according to requirements outlined on this plan.

H. TOPSOILING

- 1. PURPOSE
To provide a suitable growth medium for final site stabilization with vegetation.

2. INSTALLATION REQUIREMENTS

a. MATERIALS

Site investigations shall be made to determine if there is sufficient topsoil of good quality to justify strippling. High quality topsoil shall be friable and loamy (loam, sandy loam, silty loam, sandy clay loam, clay loam). Other soil types with high organic content may be found suitable after testing. It shall be free of debris, trash, stumps, rocks, roots, and noxious weeds. It shall give evidence of being able to support healthy vegetation. It shall contain no substance that is potentially toxic to plant growth.

b. STRIPPING

Strippling shall be confined to the immediate construction area or as shown on these drawings. A 4-6" strippling depth is common but depth may vary depending on the particular soil. All perimeter dikes, basins and other sediments controls shall be in place prior to strippling.

c. STOCKPILING

Topsoil shall be stockpiled in such a manner that natural drainage is not obstructed and no off-site sediment damage shall result.

d. SIDE SLOPES

Sideslopes of the stockpile shall not exceed 2 to 1 (2 horizontally to 1 vertically).

e. SEDIMENT BARRIER

Sediment barriers shall surround all topsoil stockpiles.

f. TEMPORARY SEEDING

Temporary seeding of stockpiles shall be completed within 15 days of the formation of the stockpiles in accordance with the temporary vegetative cover requirements in this Erosion Control Plan.

g. SITE PREPARATION

Before topsoiling, establish needed erosion and sediment control measures such as diversions, grade stabilization structures, waterways, sediment basins, etc. These measures shall be maintained during topsoiling.

h. GRADING

Previously established grades on the areas to be topsoiled shall be maintained according to the approved plans.

i. LIMING

Where the pH of the subsoil is 6.0 or less, ground agricultural limestone shall be spread in accordance with the soil test or the vegetative establishment practice being used.

j. BONDING

After the areas to be topsoiled have been brought to grade and immediately prior to spreading the topsoil, the subgrade shall be loosened by discing or scarifying to a depth of at least two inches to ensure bonding of the topsoil and subsoil.

k. APPLYING TOPSOIL

Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding. The topsoil shall be uniformly distributed to a minimum compacted depth of four inches. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

It is necessary to compact the topsoil enough to ensure good contact with the underlying soil and to obtain a uniform firm seedbed for the establishment of a high maintenance turf. However, undue compaction is to be avoided as it increases runoff velocity and volume and prevents seed germination.

l. PERMANENT VEGETATIVE COVER

1. PURPOSE
To permanently stabilize the soil, to reduce damages from sediment and runoff and to enhance the environment.

2. INSTALLATION REQUIREMENTS

a. SITE PREPARATION

Grade as needed and where feasible to permit the use of conventional equipment for seedbed preparation, including mulch application and anchoring, and maintenance. All grading should be done in accordance with these plans.

b. SEEDBED PREPARATION

i. Apply limestone and fertilizer according to soil tests such as those offered by the University of Connecticut Soil Testing Laboratory. Soil sample masters are available from the local cooperative extension service office. If soil testing is not feasible on small or variable areas or when timing is critical, fertilizer may be applied at the rate of 300 pounds per acre, or 3.5 lbs. per 1000 square feet using 10-10-10 equivalent. In addition, 300 lbs. of 38-0-0 per acre or equivalent of slow release nitrogen may be used for topdressing. Apply ground limestone (equivalent to 50 percent calcium plus magnesium oxide) as follows:

SOIL TEXTURE	TONS/ACRE	LBS/1000 S.F.
Clay, clay loam and high organic soil	4	180
Sandy loam, loam, silty loam	3	135
Loamy sand, sand	2	90

iii. Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces of concrete, clogs, lumps or other unsuitable materials.

iv. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed as above.

c. SEEDING DATES

Spring seedings usually give the best results. Spring seedings of all seed mixes with legumes is recommended. However, late summer seedings prior to September 1 can be made. When crown vetch is seeded in late summer at least 35 percent of the seed should be hard seed (unscarified). The recommended seeding dates are:

April 1 through June 1

August 15 through September 1

d. SEEDING

i. The seed mixture shall be as follows:

Creeping Red Fescue 30 lbs / acre

0.45 lbs / 1000 sf

Red Top 2 lbs / acre

0.05 lbs / 1000 sf

Tall Fescue 20 lbs / acre

or Smooth Bromegrass 0.45 lbs / 1000 sf

TOTAL: 42 lbs / acre

0.95 lbs / 1000 sf

ii. Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeding (slurry including seed and fertilizer). Normal seeding depth is from 1/4 to 1/2 inch. Hydroseedings which are mulched may be left on soil surface.

iii. Where feasible, either with either a cultipacker type seeder or hydroseeder, these seed mixtures shall be firm by following seedling operations with a roller or light drag. Seeding operations should be on the contour.

iv. Frost crack seeding can be used. Frost crack seeding must be done in late winter or early spring. Suitable weather conditions are freezing nights and thawing days with little or no snow cover. Seeding rate must be increased 10 percent when using this method.

v. Hydroseeding (hydroseeding) is a suitable method for use on critical areas.

When hydroseeding, a seedbed is prepared in the conventional way or by hand rolling to loose soil. Lime and fertilizer are applied removing any larger than 1/2" diameter. Lime and fertilizer may be applied simultaneously with the seed. The use of fiber mulch on critical areas is not recommended (unless it is used to hold straw or hay). Fiber mulch does not provide adequate seedbed protection. Better protection is gained by using straw mulch and holding it with adhesive materials or 500 pounds per acre of wood fiber mulch. Seeding rates must be increased 10 percent when hydroseeding.

vi. Apply mulch according to the temporary mulching measures to protect the site and delay seeding until the next recommended seeding period.

e. MAINTENANCE

i. Lime according to soil test or at a minimum of every five years using a rate of two tons per acre (200 pounds per 1,000 square feet).

ii. Where grasses predominate, fertilize according to a soil test or broadcast biennially, 300 pounds of 10-10-10 or equivalent per acre (7.5 pounds per 1,000 square feet).

iii. Where legumes predominate, fertilize according to a soil test or broadcast every three years 300 pounds of 0-20-20 or equivalent per acre (7.5 pounds per 1,000 square feet).

f. TEMPORARY MULCHING

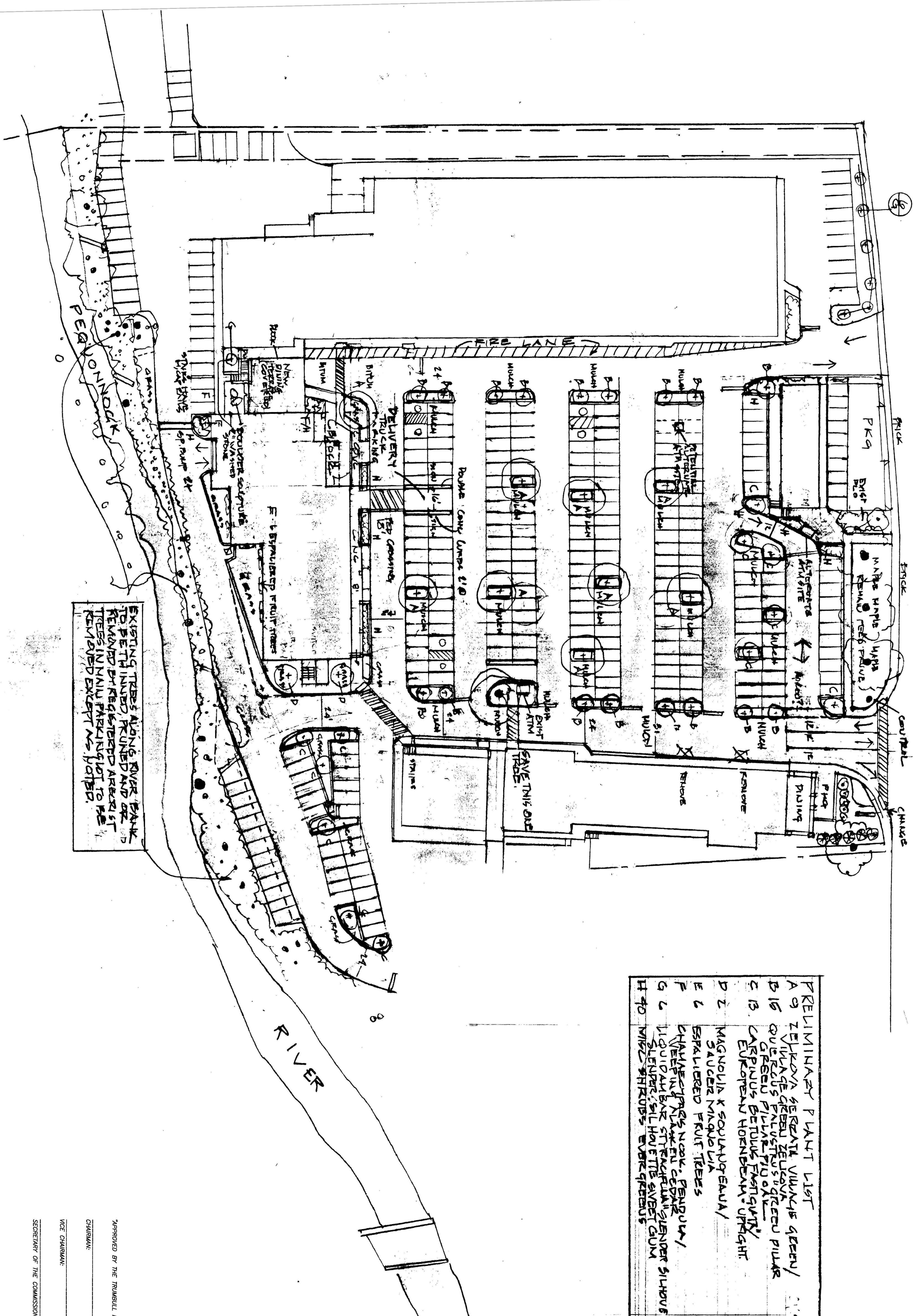
1. PURPOSE
To prevent erosion of rough graded areas by protecting the exposed soil surface and to aid in the growth of vegetation by conserving available moisture, controlling weeds, and providing protection against extreme heat and cold.

- b. INSTALLATION REQUIREMENTS
ORGANIC MULCHES may be used in any area where mulch is required, subject to the restrictions noted in the table below.

ORGANIC MULCH MATERIALS & APPLICATION RATES

MULCHES	PER ACRE	PER 1000 SF	NOTES

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REVISIONS

DATE 22 MAR 21

SCALE 1"=40'

APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION/ZONING BOARD OF APPEALS

CHIEF PLANNER

DATE

VICE CHAIRMAN

DATE

SECRETARY OF THE COMMISSION/BOARD

DATE

PRELIMINARY LANDSCAPE PLAN
TRUMBULL CENTER
CT ROUTE 127 WHITE PLAINS ROAD
TRUMBULL, CONNECTICUT
LAURENCE C. APPLETON LANDSCAPE ARCHITECT
705 HOP POLE ROAD GUILFORD, CONNECTICUT
415-2197

TRUMBULL CENTER LANDSCAPE PLAN

900 WHITE PLAINS ROAD TRUMBULL, CT

WALDO & ASSOCIATES LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS
89 State St., Guilford, Conn. 06437 Phone 203 453 4386

Date APRIL 15, 2021	Scale 1"=40'	40 20 0 40 80
Revised MAY 18, 2021		
JUNE 2, 2021		
Job # 4179	Fld Bk # WJK	Drawn WJK
		Checked RES

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