INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

AGENDA
OCTOBER 6, 2026

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: VIDEOCONFERENCE MEETING – Tuesday, October 6, 2026

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a videoconference meeting on Tuesday, October 6, 2026 at 7:00 pm

https://us06web.zoom.us/j/86056703674?pwd=7JSuhYCuoOKJn107p1mmTUfuE9GV75.1

Webinar ID: 860 5670 3674

Password: 032313

Join by telephone: (309) 205-3325 / Webinar ID: 860 5670 3674

NEW BUSINESS

Application 26-36	Unity Road Trumbull, LLC	Permit approval for remediation plan in response to notice of violation within a regulated area near 33 Booth Hill Road & 334 Unity Road.
Application 26-37	Mary Beth Simons	Permit approval for a conceptual development plan for 2 future dwellings within a regulated area at 21 Fuller Road.

OLD BUSINESS

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

Application 26-22	Hurd Realty LLC	Permit approval to comply with IWWC Site Specific Conditions 3.1 through 3.5 of previously approved IWWC Permit 25-09 within a regulated area at 4 Sycamore Street. Application also addresses the proposed 1-foot thick environmental cap. The cap will be 18 inches in areas where shrubbery or trees are required. No site disturbance beyond what is necessary to complete the engineering evaluations, safety improvements, planting requirements, environmental cap and any corrective measures specifically required by the Commission or Town Engineering Dept.

OLD BUSINESS-CONTINUATION OF PUBLIC HEARINGS

Application 25-10	Emilia Ferri	Permit approval to legalize existing improvements for retaining wall location, topographic contour changes, proposed underground infiltration system location and new rear deck within a regulated area at 6 Sycamore Street. Modification of Application 21-07.
Application 25-11	Emilia Ferri	Permit approval to legalize proposed retaining wall location, relocate scour hole location and encroachment of limit of disturbance within a regulated area at Lot 321 Sycamore Street.
Application 26-20	Christopher Dortenzio	Permit approval for a new single family residence within a regulated area at Lot 38 Pinewood Trail.

MINUTES

Approve meeting minutes – September 1, 2026

SCHEDULE FIELD INSPECTION(S)

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No.
26-36
RECD 9.21.2026

1. Location/address of property where activity is proposed: Near 33 Booth Hill Road/ 334 Unity Road, Trumbull, C
   Parcel Size Approx. 7.45 acres Zone: AA Map ID: I10-182 Current Use: Vacant/Residential Land
2. Applicant's Name: Unity Road Trumbull, LLC
   Applicant's Address: 111 Booth Hill Road, Trumbull, CT 06611
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): Owner
3. Name of Property Owner of Record: Unity Road Trumbull, LLC
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: 111 Booth Hill Road, Trumbull, CT 06611

If Applicant is the Owner, go to #5

4. The undersigned hereby authorizes Russo & Rizio, LLC to act as Agent on my behalf as related to this application.

   Unity Road Trumbull, LLC
   (Owner of Record)

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

Remediation plan for violation notice dated April 4, 2023. This plan includes general planting and remediation measures to bring resolution to the violation notice. See plan and report for more details.

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

Applicant's Signature: _____ Date: _____
(If not the Owner)

Owner's Signature: Matthew Mihaly Member- Unity Rd Trumbull LLC Date: 9/17/26

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

SECTION II

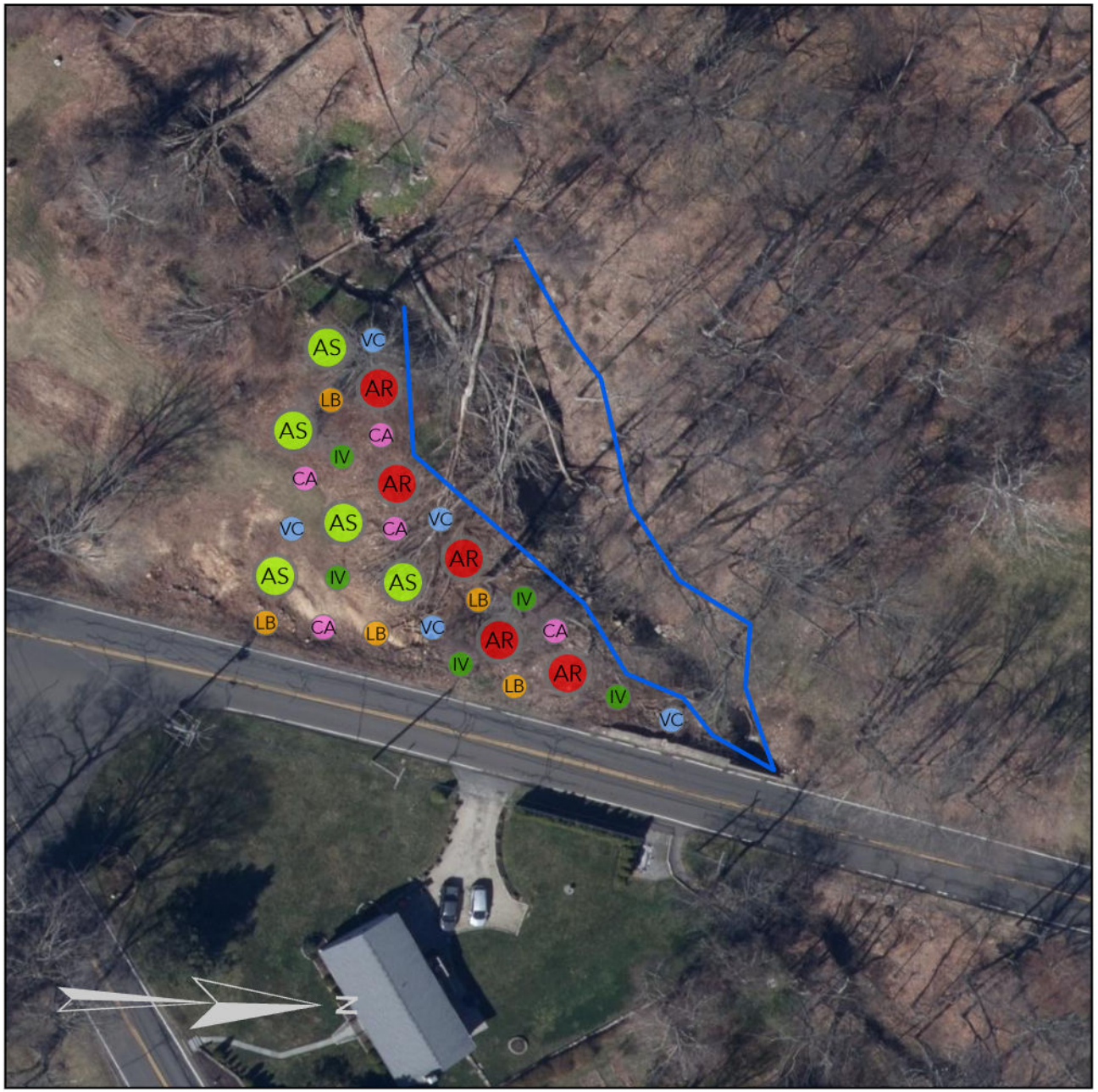
SITE PLAN REQUIREMENTS

1. Total property area: 7.45 Zone: AA Number of Lots: 1
2. Map ID, from assessors card: I10-182
3. Total area existing of wetlands on property: .81 acre
4. Total area of Regulated area on property: 3.41 acre
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: See Mitigation and Restoration Plan
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: Approx. 150 SF
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No No (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	**Dominant Species**:
Trees:	Approx. 96%	
Shrubs:	Approx. 4%	
Grasses, weeds, etc:	Approx. 4%	
Impervious area:	0%	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: Permanent
    c. 100 year flood evaluation: Zone X
13. Probable effect of proposal (if any) on vegetation and wildlife: Net benefit due to increase to the vegetative buffer to the regulated resources as well as additional wildlife habitat.
14. Existing or proposed source(s) of water supply for the property: Public Water
15. Existing or proposed method of sewage disposal for the property: Public Sewer
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: See Mitigation and Restoration Plan
18. Proposed percent of Regulated area to be covered with impermeable surface: 0%
19. Material to be (check all that applies): deposited ☐ excavated ☐ (if yes, complete the following):
    a. Area: N/A Volume: N/A
    b. Physical & Chemical composition of material to be deposited: N/A

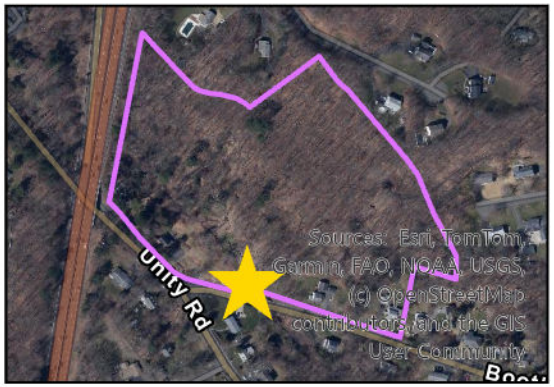
Mitigation and Restoration Planting Plan for Booth Hill and Unity Roads, Trumbull, Connecticut



Plant List

Key	Qty.	Botanical/Common Name	Size
		Native Trees	
AR	5	*Acer rubrum / Red maple*	2.5"-3" CAL.
AS	5	*Acer saccharum / Sugar maple*	2.5"-3" CAL.
		Native Shrubs	
CA	5	*Cornus amomum / Silky dogwood*	3 GAL.
IV	5	*Ilex verticillata / Winterberry*	3 GAL.
LB	5	*Lindera benzoin / Northern spicebush*	3 GAL.
VC	5	*Vaccinium corymbosum / Highbush blueberry*	3 GAL.

Note: All proposed trees are to be 10 feet on center, and all proposed shrubs are to be 6 feet on center. Planting should take place in spring from April 15th to June 15th or in fall between September 1st and November 15th of the given year.



Legend

- Proposed Tree
- Proposed Shrub
- Approximate Planting Zone
- Boundary of Properties
- Approximate JMM Wetland Boundary (Flags JMM-B-31 to JMM-B-46)

No.	Date	Revision

Mitigation and Restoration Planting Plan
Booth Hill and Unity Roads, Trumbull CT

Proj. No. 26-3875-TRB-1	Date Issued 9-14-2026	Scale 1:919
Planting Plan Sheet 1/1	**PP-1**	0 50 100 Feet

JMM Wetland Consulting Services, LLC
23 Horseshoe Ridge Road | Newtown, CT 06482
jmmwetland.com | 203-364-0345

JMM
Wetland Consulting Services, LLC

23 Horseshoe Ridge Road
Newtown, CT 06482

Phone: 203-364-0345
Mobile: 203-994-3428
james@jmmwetland.com
jmmwetland.com

September 15, 2026

Unity Road Trumbull, LLC
Booth Hill/Unity Roads
Trumbull, CT 06611

RE: ***Restoration Plan***
Booth Hill and Unity Roads, Trumbull, CT

JMM Job # 26-3875-TRB-1

JMM Wetland Consulting Services, LLC (JMM) provides herein a restoration and mitigation planting plan for the wetland violation at the above-referenced property (see Figure 1, attached).

In 2023, the Trumbull IWCC found you to be under violation of the Trumbull Inland Wetland and Watercourse Regulations. The violated activity included tree removal, primarily in the eastern and southeastern portions of the property. JMM is aware that no activity has occurred on-site since the Notice of Violation was issued, and that a portion of the removals were performed by United Illuminating, the Town of Trumbull, by storm events, or for safety concerns. At your request, JMM visited the site on April 13, 2026, to review the original wetland delineations that were originally completed in 2018 and to gather additional baseline information. The following plan will aid in restoring the area, as well as mitigating any future construction plans on the property.

Currently, the overall property consists of several single-family residences, maintained lawn, landscaped areas, paved driveways, sheds, a stone dam, forested upland areas, and forested and wetland areas, which includes perennial and intermittent watercourses. More specifically, the area for the Restoration Plan is closest to eastern portion of the JMM-B-series near Booth Hill Road, which contains a wooded swamp and perennial watercourse. Multiple trees that were removed from the property fall into the scope of this planting area or adjacent to it. The following are general steps for a Restoration/Mitigation Plan for the affected area.

Restoration and Mitigation Plan:

1. Install erosion and sediment controls as needed.

2. Removal of any invasive species/dead tress within the planting areas as needed.

3. Removal of all additional miscellaneous debris from planting areas if needed.

4. The planting of the proposed trees and shrubs will be installed in accordance with the JMM PP-1 planting plan in the Fall of 2026 or the Spring of 2027 (see JMM Planting Plan attached for more information).

5. JMM proposes that the restored area be monitored for one growing season, that is in Fall of 2027. This one growing season monitoring program will include the review of any invasive species intrusion into the wetland restoration area. If any invasive species are observed, they will be removed.

Proposed Plants

The proposed plants for this mitigation plan are comprised of native species of shade trees and shrubs. They were specifically chosen to survive in the wetland and upland soils on-site. Shade trees should have an initial caliper size of 2.5 to 3 inches, and shrubs should be provided in 3-gallon containers.

The native shade tree species include red maple (*Acer rubrum*) and sugar maple (*Acer saccharum*), with the red maple being placed closer to the wetland boundaries. The native shrubs include silky dogwood (*Swida amomum*), winterberry (*Ilex verticillata*), northern spicebush (*Lindera benzoin*), and highbush blueberry (*Vaccinium corymbosum*). These shrubs are evenly distributed around the central trees and throughout the planting area.

Please call us if you have any questions on the above or need further assistance.

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC

James M. McManus, MS, CPSS
Certified Professional Soil Scientist (No. 15226)

Attachments: Figure 1, JMM Planting Plan LP-1, Planting Plan Implementation Notes

Town of Trumbull

FIGURE 1: Booth Hill & Unity Roads, Trumbull, CT



Legend

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

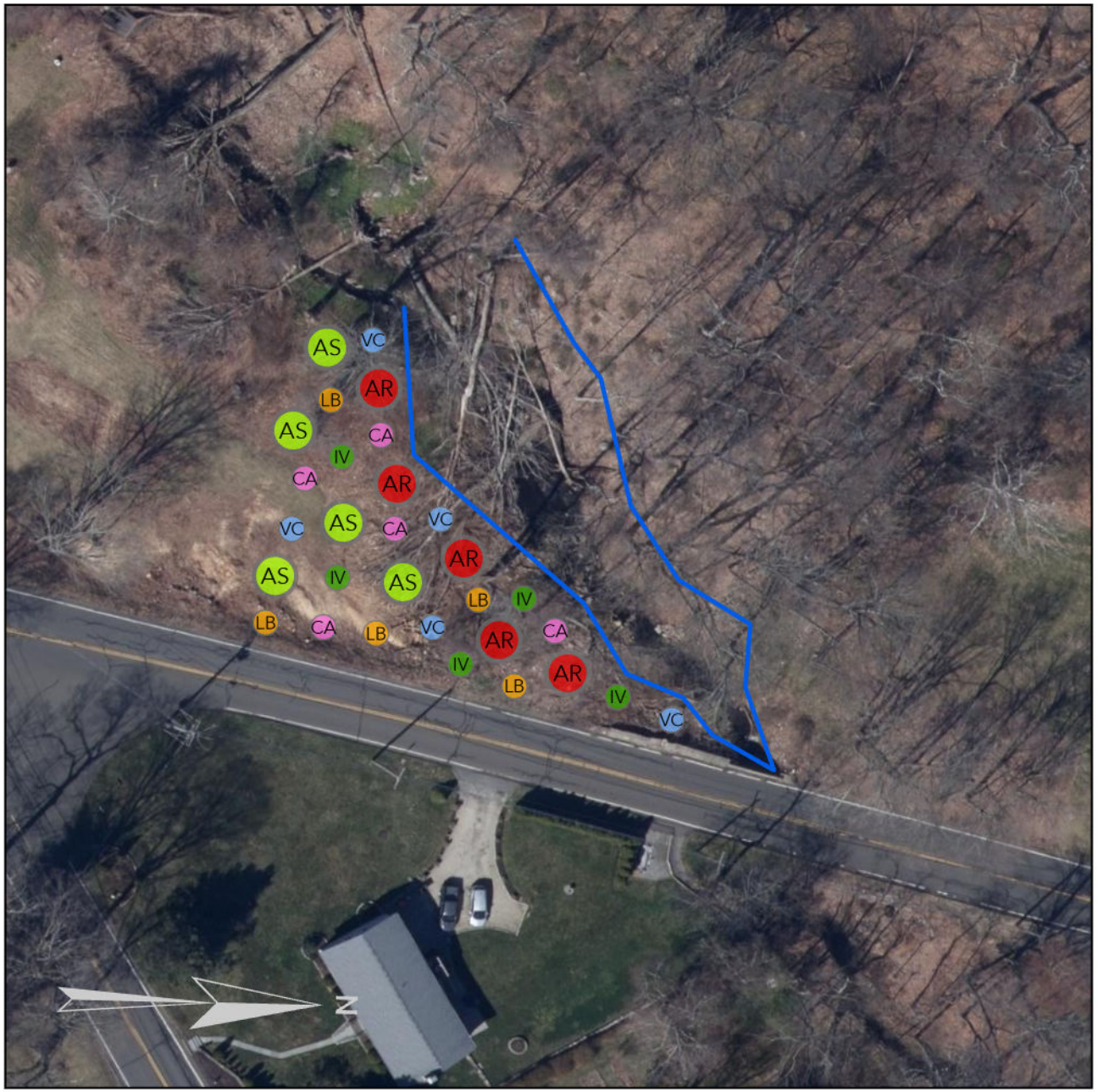
567.8 0 283.90 567.8 Feet

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

METROCOG
Connecticut Metropolitan Council of Governments

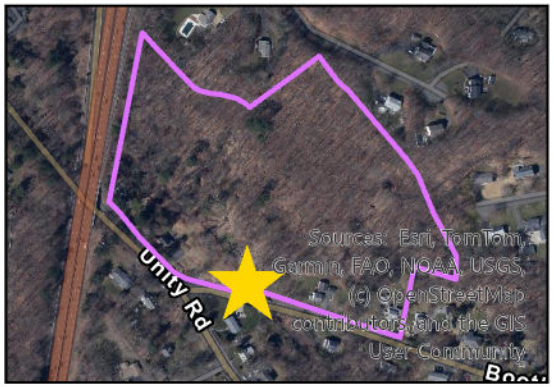
Mitigation and Restoration Planting Plan for Booth Hill and Unity Roads, Trumbull, Connecticut



Plant List

Key	Qty.	Botanical/Common Name	Size
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AR	5	*Acer rubrum / Red maple*	2.5"-3" CAL.
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Note: All proposed trees are to be 10 feet on center, and all proposed shrubs are to be 6 feet on center. Planting should take place in spring from April 15th to June 15th or in fall between September 1st and November 15th of the given year.



Legend

- Proposed Tree
- Proposed Shrub
- Approximate Planting Zone
- Boundary of Properties
- Approximate JMM Wetland Boundary (Flags JMM-B-31 to JMM-B-46)

No.	Date	Revision

Mitigation and Restoration Planting Plan
Booth Hill and Unity Roads, Trumbull CT

Proj. No. 26-3875-TRB-1	Date Issued 9-14-2026	Scale 1:919
Planting Plan Sheet 1/1	**PP-1**	0 50 100 Feet

JMM Wetland Consulting Services, LLC
23 Horseshoe Ridge Road | Newtown, CT 06482
jmmwetland.com | 203-364-0345

Booth Hill and Unity Roads, Trumbull, CT
Enhancement/Mitigation Plantings
Planting Plan Implementation Notes

Site Preparation of Planting Area:

1. Planting of the Enhancement/Mitigation Planting Area shall take place *in spring* from April 15th and June 15th or *in fall* between September 1st and November 15th of a given year.
2. A soil/wetland scientist could be consulted prior to the planting to coordinate and advise the landscaper/contractor, should any questions arise. However, this particular landscape plan is fairly straightforward and could be easily implemented by a competent landscape professional and/or contractor.
3. To the extent possible use hand tools for the removal of any invasive shrubs.
4. *Order plants ahead of time* (at least one month) to improve likelihood of availability. Plant lists include a nursery contact, but others may be used. Nurseries should be in southern New England or the Mid-Atlantic States. Obtain approval from Town staff for any substitutions due to lack of availability.

Erosion and Sediment Control:

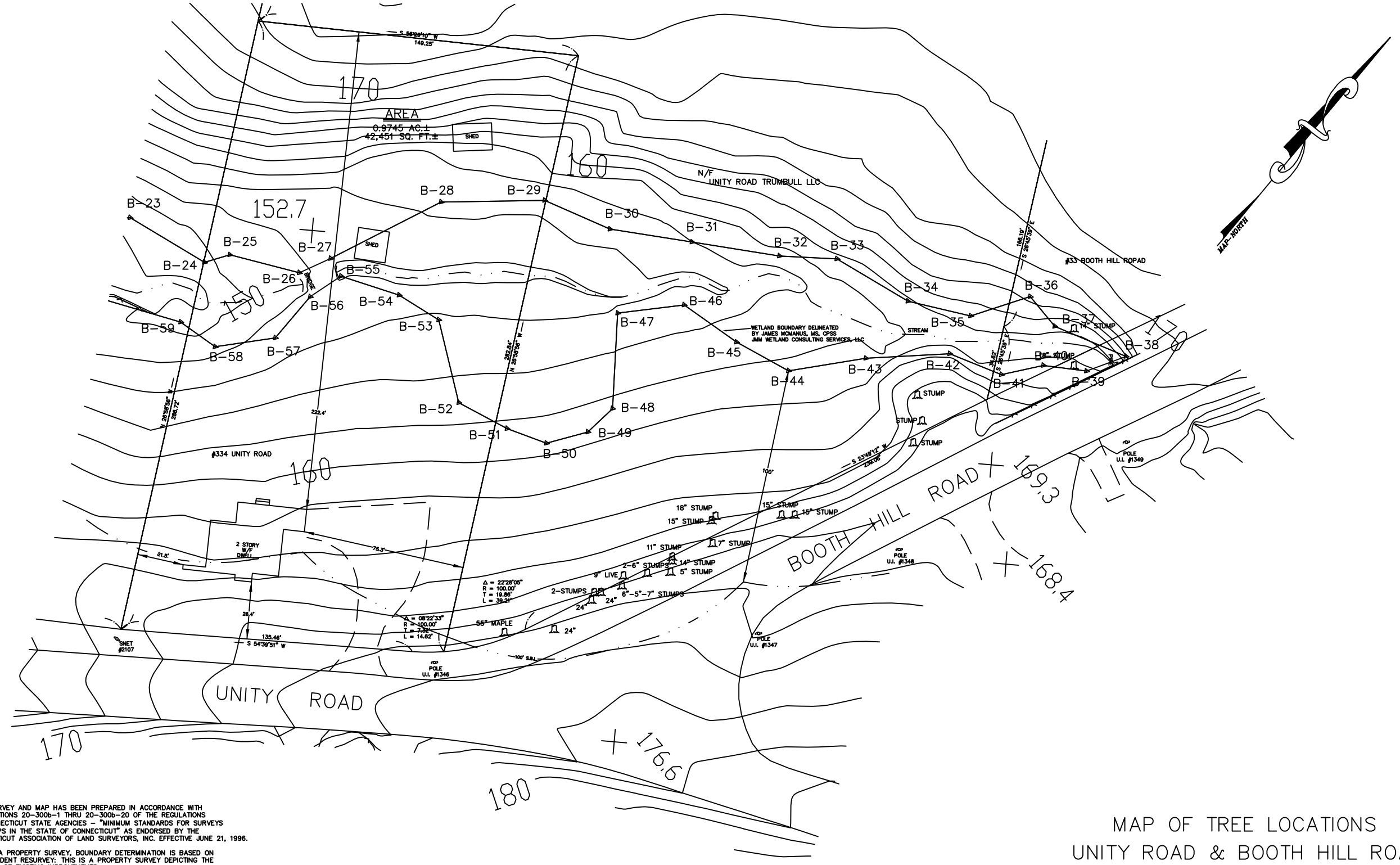
5. Install erosion controls *as needed* to protect sediment from reaching the regulated wetland.

Plant Installation:

6. Storage: Keep plants in the shade and install within three (3) days of delivery. Keep watered, as necessary.
7. Woody Plantings: Dig holes *by hand* to *minimize compaction* of soil. Water holes before planting *unless* it is already very moist. Place plants into holes and replace soil, so that there is full coverage of roots, with no air spaces and level soil around the plant. Holes shall be oversized (2X the pot diameter) and backfilled with high-quality topsoil.
8. Form *saucers* around shrub plantings, two inches high, 36” across for nursery stock to retain rainfall and/or irrigation water. Water right after planting.
9. Spread a two-inch thick layer of bark or hay *mulch* in a three-foot diameter circle around each planting. Leave a gap of three inches around each trunk.

Follow-up:

10. Irrigation: Water all plantings and/or transplants at least weekly in drought-free periods. More frequent watering will increase plantings success.



NOTE:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996.

THIS IS A PROPERTY SURVEY, BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY: THIS IS A PROPERTY SURVEY DEPICTING THE POSITION OF EXISTING IMPROVEMENTS.

2.) THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.

3.) REFER TO MAPS #629, #1122, #2839 AND #3304 ON FILE TRUMBULL TOWN CLERK'S OFFICE.

4.) NORTH BASED ON MAP #3304 (NOTE 3).

5.) PROPERTY IS LOCATED IN RESIDENCE ZONE "AA".

6.) PROPERTY TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWERS.

7.) TOTAL AREA = 8.174 AC.±, WETLAND AREA = 1.8667 AC.±.

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

PAUL J. BOMBERO, SR., L. S. #70049
155 BEAR HILL ROAD
BETHANY, CONN.
PHONE: 203-530-9779

MAP OF TREE LOCATIONS
UNITY ROAD & BOOTH HILL ROAD
IN TRUMBULL, CONN.
FOR MATTHEW MIHALY

JUNE 21, 2023 SCALE: 1" = 50'

Unity Road Trumbull LLC
111 Booth Hill Road
Trumbull, CT 06611

August 5, 2026

Tatiana Solovey, PE
IWWC Co-Agent
Town of Trumbull, Engineering Department
5866 Main Street
Trumbull, Connecticut 06611

RE: Summary and Plan of Activities in Response to Notice of Violation dated April 4, 2023 — Parcel I10-182 (Intersection of Unity Rd and Booth Hill Rd), Trumbull, CT

1. Summary of Activities to Date

During 2023, tree removal and brush cleanup were conducted on the property by Unity Road Trumbull, LLC ("Landowner"). This work was undertaken to clean up the property and address overgrown vegetation on the site. Much of this vegetation was heavily infested with invasive vines and in declining health, and a number of the removed trees were already dead prior to removal.

Separately and independently, United Illuminating ("UI") removed a number of trees on the property in connection with utility line maintenance. This included three large trees along the Unity Road/ Booth Hill Road frontage; one approximately 55-inch maple and two approximately 24-inch trees. In addition, some trees on the property fell during storm activity in 2023, unrelated to any land clean up work. One such tree destroyed a truck and a boat that were parked and stored on the property at the time.

A stump map is attached identifying, to the best of the Landowner's knowledge, which stumps resulted from the Landowner's cleanup activity versus those removed by UI or lost to storm damage. Please note that the measurements shown on the map reflect stump diameters. The stump/tree survey and supporting site photographs are attached as Exhibits A through C.

2. Status Since Notice of Violation

No further site work, property clean up activity, or remediation has occurred since the Notice of Violation was issued on April 4, 2023. The Landowner recognizes that this matter has remained outstanding and is submitting this summary to move it toward resolution.

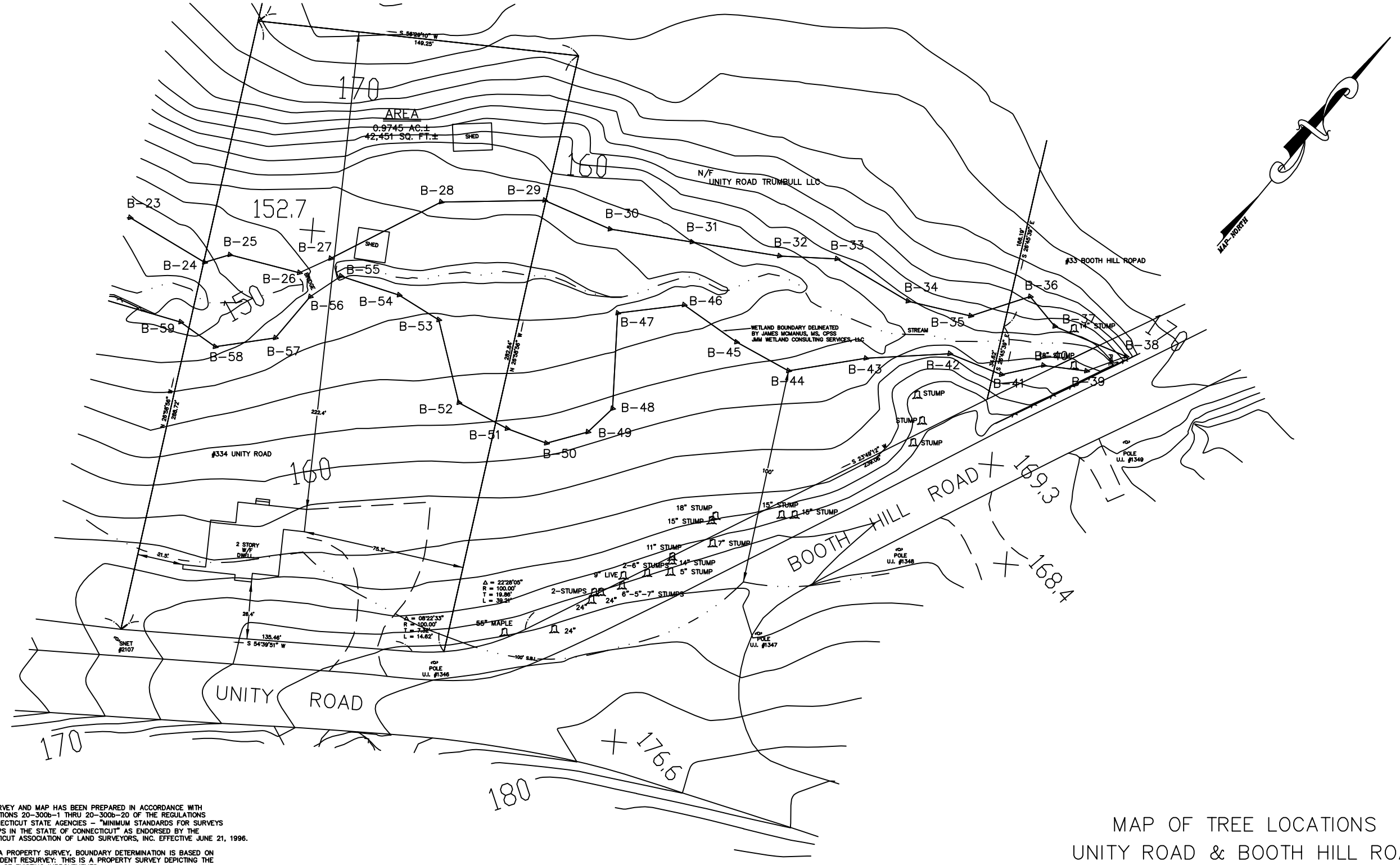
The Landowner is committed to working cooperatively with the Town of Trumbull Inland Wetland and Watercourse Commission ("IWWC") to resolve this matter. Please let us know how you would like to proceed, or if any additional information is needed at this time.

Sincerely,

Unity Road Trumbull LLC

Exhibit A — Site Tree / Stump Survey

Source: 8342 Map — Model (Trees), Trumbull, CT (survey plan referenced in Section 1 above).



NOTE:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996.

THIS IS A PROPERTY SURVEY, BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY: THIS IS A PROPERTY SURVEY DEPICTING THE POSITION OF EXISTING IMPROVEMENTS.

2.) THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.

3.) REFER TO MAPS #629, #1122, #2839 AND #3304 ON FILE TRUMBULL TOWN CLERK'S OFFICE.

4.) NORTH BASED ON MAP #3304 (NOTE 3).

5.) PROPERTY IS LOCATED IN RESIDENCE ZONE "AA".

6.) PROPERTY TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWERS.

7.) TOTAL AREA = 8.174 AC.±, WETLAND AREA = 1.8667 AC.±.

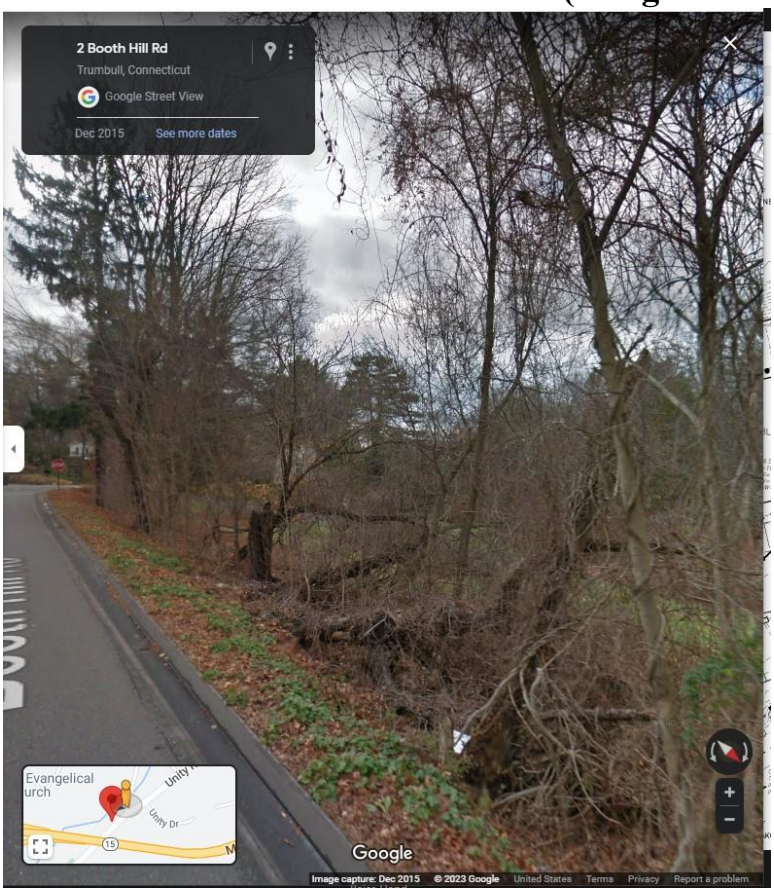
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL J. BOMBERO, SR., L. S. #70049
155 BEAR HILL ROAD
BETHANY, CONN.
PHONE: 203-530-9779

MAP OF TREE LOCATIONS
UNITY ROAD & BOOTH HILL ROAD
IN TRUMBULL, CONN.
FOR MATTHEW MIHALY

JUNE 21, 2023 SCALE: 1" = 50'

Exhibit B — Pre-Removal Site Conditions (Google Street View)



Wooded/Brush frontage near the intersection of Unity Road / Booth Hill Road prior to tree/brush removal.

Exhibit C — Post-Removal Site Photograph



Site photograph showing stumps of the large trees removed near the intersection of Unity Road / Booth Hill Road.

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No. 26-37 SUBMITTED
SEP 22 2026
INLAND WETLANDS COMMISSION
BY _____

1. Location/address of property where activity is proposed: 21 Fuller Road
   Parcel Size 241,238 SF Zone: AAA Map ID: C/04/00004 Current Use: Single-family residential
2. Applicant's Name: Mary Beth Simons
   Applicant's Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd., Fairfield, CT 06824
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): Owner
3. Name of Property Owner of Record: Mary Beth Simons
   If the owner is a corporation, or other non-individual entity include the primary contact information
   Address of Owner of Record: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd., Fairfield, CT 06824

If Applicant is the Owner, go to #5

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

   _____
   (Owner of Record)

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

The Applicant proposes to subdivide the property into three (3) buildable lots compliant under the Trumbull Zoning Regulations. No subdivision improvements are required to effectuate the subdivision. The Applicant has submitted a conceptual development plan, which shows potential future development of the two (2) created lots with conceptual dwellings, driveway, drainage and septic systems located significantly outside the regulated area.

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

Applicant's Signature: _____ Date: 09/16/2026
(If not the Owner)

Owner's Signature: _____ Date: 09/16/2026

of
electronic payment. If you have any questions, please call our office at 203-452-5046.

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 241,238 SF Zone: AAA Number of Lots: 3 (proposed)
2. Map ID, from assessors card: C/04/0004
3. Total area existing of wetlands on property: No activity is proposed in the wetland area
4. Total area of Regulated area on property: No activity is proposed in the regulated area
5. Wetlands area to be disturbed: 0 SF
6. Upland Review area to be disturbed: 0 SF
7. Proposed % of wetlands on the property to be disturbed: 0 SF
8. Total area of proposed land disturbance: 0 SF
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No ✓ (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	**Dominant Species:**
Trees:	No activity proposed	See attached report
Shrubs:	No activity proposed	See attached report
Grasses, weeds, etc:	No activity proposed	See attached report
Impervious area:	No activity proposed	See attached report

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: See attched report
    c.100 year flood evaluation: See attached report
13. Probable effect of proposal (if any) on vegetation and wildlife:
    None. There is no development proposed in connection with this application
14. Existing or proposed source(s) of water supply for the property: Private well
15. Existing or proposed method of sewage disposal for the property: Septic
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: No proposed development
18. Proposed percent of Regulated area to be covered with impermeable surface: 0%
19. Material to be (check all that applies): deposited ☐ excavated ☐ (if yes, complete the following):
    a. Area: N/A Volume: N/A
    b. Physical & Chemical composition of material to be deposited:
    N/A

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August 25, 2026

Tatiana Solovey
Inland Wetlands & Watercourses Commission
5866 Main Street
Trumbull, CT 06611

Re: Application for Subdivision – 21 Fuller Road, Trumbull, Connecticut

Dear Ms. Solovey:

Please accept, on behalf of my client, Mary Beth Simons (the "Applicant"), the following narrative and enclosed application materials as part of an application in accordance with Connecticut General Statutes Sec. 8-26(e) in connection with a subdivision application submitted to the Trumbull Planning and Zoning Commission (under the Trumbull Zoning Regulations (the "Regulations") for the property located at 21 Fuller Road (the "Site") to permit the subdivision of the Site into three (3) building lots in the AAA Zone (the "Application").

Narrative

The Applicant has requested that the Trumbull Planning and Zoning Commission approve a subdivision of the Site into three (3) conforming building lots. As seen on the submitted plans, the Applicant proposes to retain the existing single-family dwelling and site improvements on Lot 1, while creating the proposed Lot 2 and Lot 3 as a new building lot where a new single-family dwelling could be constructed. However, the Applicant is not seeking approval from the Inland Wetlands and Watercourses Commission or the Planning and Zoning Commission on any development at this time. In fact, the Application proposes no activity at all. The Application is simply for the approval of the subdivision.

The Site is located in the AAA Zone, which requires a minimum lot area of 1 acre (43,560 SF), and is located along Fuller Road with access to Blue Jay Drive at its rear. It contains 5.538 acres, which is 5.5x the minimum lot area required in the AAA Zone. The Site also has 566' of road frontage, which is well over 3x the required amount in the AAA Zone. Both of the two (2) proposed building lots are completely conforming to the

Regulations. Proposed Lot 1 is already developed and will feature a total lot area of 52,189 SF (1.119 Acres), leaving the existing dwelling fully conforming. Proposed Lot 2 is comprised of 61,209 SF and already contains an existing barn. Proposed Lot 3 is comprised of 115,383 SF of lot area, which still is more than 2.5x the minimum lot area requirement. Because of the tremendous size of the Site, each of the new building lots contain more than enough area to construct a single-family dwelling outside of the regulated area. The Applicant has submitted a conceptual plan depicting possible dwellings and their driveways, septic and drainage. All these improvements are easily located outside the regulated area. Even the area where the improvements are proposed is essentially cleared.

It is important to note, while the Site features a wetlands and watercourse on its eastern side, no subdivision road or improvements are needed in order to subdivide the Site. Therefore, no work is proposed that could impact the wetland, watercourse or its regulated area in connection with this Application. If the new building lots were proposed for construction of a dwelling, the necessary application would have to be filed at that time. The Applicant has submitted a conceptual plan of dwellings on each of the building lots demonstrating that a dwelling and site improvements can be constructed with a significant buffer to the wetlands and watercourse.

For the reasons stated above, the Applicant respectfully requests approval of the Subdivision described herein.

Sincerely,

Christopher Russo

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319

WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Soil Report

Date: September 9, 2026
By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
  - Nationally certified by the Soil Science Society of America (353463).
  - Registered with the Society of Soil Scientists of Southern New England.
  - Certified PWS #1321 by the Society of Wetland Scientists
  - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
  - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Project: 21 Fuller Road, Trumbull, CT.

INTRODUCTION

A wetlands investigation was performed at the above-referenced property to locate and identify any inland wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

DEFINITIONS

The Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) define **inland wetlands** as land, including submerged land (except for tidal wetlands) which consist of any of the soil types designated by the National Cooperative Soil Survey as *poorly drained, very poorly drained, floodplain, or alluvial.*

Poorly drained and **very poorly drained** are soil drainage classes that are defined by specific technical criteria in the Soil Survey Manual, Ch. 3 of the USDA Natural Resources Conservation Service. Generally speaking, *poorly drained soils* are wet at shallow depths periodically during the growing season, or remain wet for long periods, while in *very poorly drained soils* water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. **Floodplain** refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629). **Watercourses** are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent**

watercourses are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

a) Evidence of scour, or deposits of recent alluvium or detritus;
b) The presence of standing or flowing water for a duration longer than a particular storm incident;
c) The presence of hydrophytic vegetation.

Uplands are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

METHODS

Wetland or watercourse boundaries present within the survey area were investigated pursuant to the definitions provided by the Connecticut General Statutes (CGS Ch. 440 Sections 22a-36 and 22a-45) as amended. All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on September 9, 2026. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local Soil Survey. The wetland boundaries were marked with flagging tape and/or stakes (Wetland Flags 1-25) and a sketch map prepared (attached).

SITE DESCRIPTION AND DISCUSSION

The roughly 1.2 acre site is located on the southern side of Fuller Road in Trumbull, CT. Land use is residential. The site is located within the DEEP Basin 7108-04 within the Mill River subregional watershed as per the DEEP map. Wetland resources on site included a shrubby and forested wetland corridor located within the far eastern region of the site.

WETLAND AND WATERCOURSE SOIL MAPPING UNITS

(3) Ridgebury, Leicester, and Whitman soils extremely stony

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in till derived mainly from granite, gneiss and schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in low areas in uplands. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity ranges from moderately low to high in the solum and very low to moderately low in the substratum. Mean annual temperature is about 49 degrees F. and the mean annual precipitation is about 45 inches. TAXONOMIC CLASS: Loamy, mixed, active, acid, mesic, shallow Aeric Endoaquepts

The Leicester series consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 47 inches. TAXONOMIC CLASS: Coarse-loamy, mixed, active, acid, mesic Aeric Endoaquepts

The Whitman series consists of very deep, very poorly drained soils formed in lodgement till derived mainly from granite, gneiss, and schist. They are shallow to a densic contact. These soils are nearly level or gently sloping soils in depressions and drainageways on uplands. Saturated hydraulic conductivity is moderately high or high in the solum and very low through moderately high in the substratum. Mean annual precipitation is about 45 inches (1143 millimeters) and mean annual temperature is about 49 degrees F. (9 degrees C.). TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Typic Humaquepts

UPLAND (NON WETLAND) SOIL MAPPING UNITS

(45A) Woodbridge fine sandy loam, 0 to 3 percent slopes

The Woodbridge series consists of moderately well drained loamy soils formed in lodgment till. They are very deep to bedrock and moderately deep to a densic contact. They are nearly level to moderately steep soils on hills, drumlins, till plains, and ground moraines. Slope ranges from 0 to 25 percent. Saturated hydraulic conductivity ranges from moderately high to high in the surface layer and subsoil and low or moderately low in the dense substratum. Mean annual temperature is about 9 degrees C., and mean annual precipitation is about 1168 mm.
TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Aquic Dystrudepts

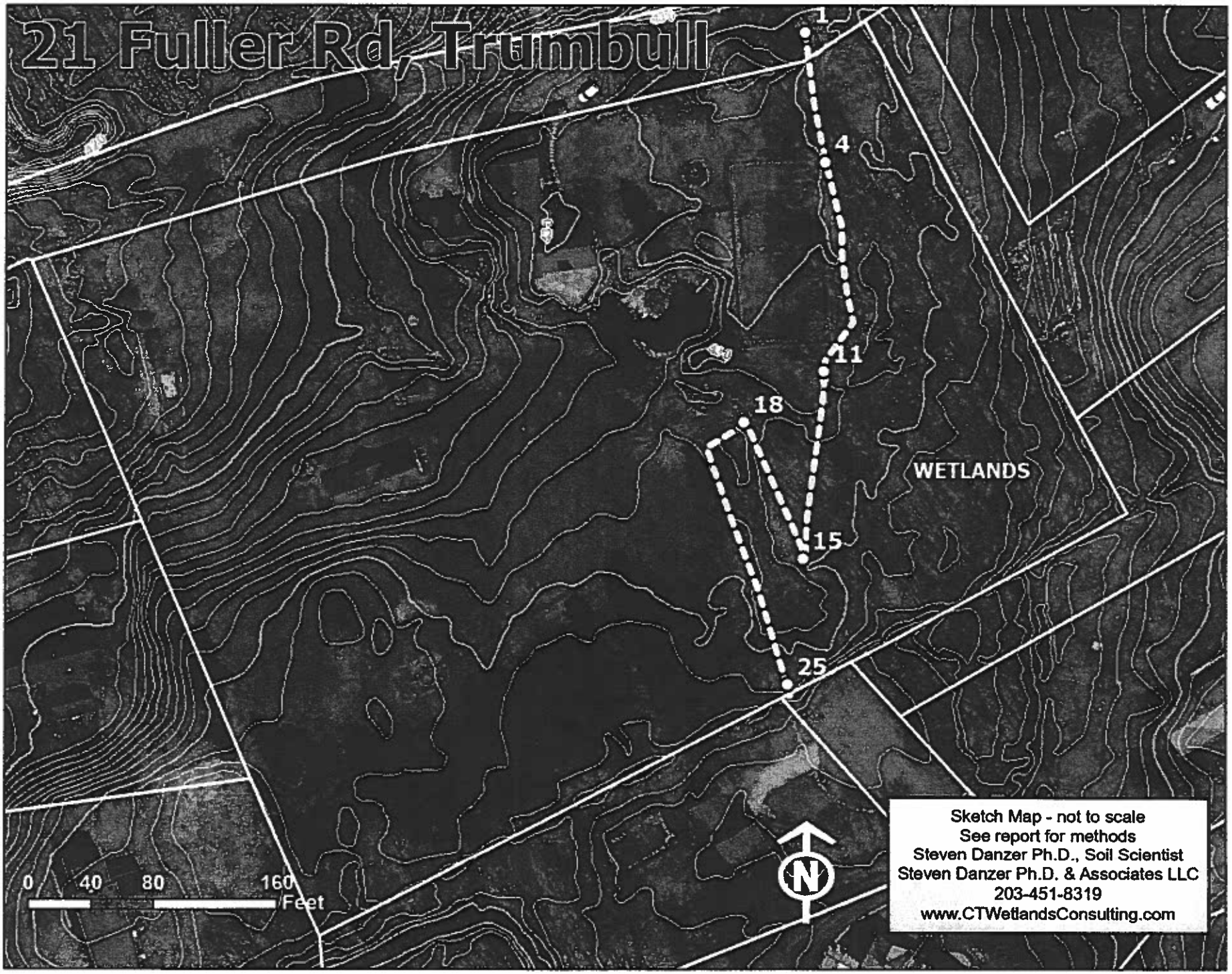
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LIMITATIONS
All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

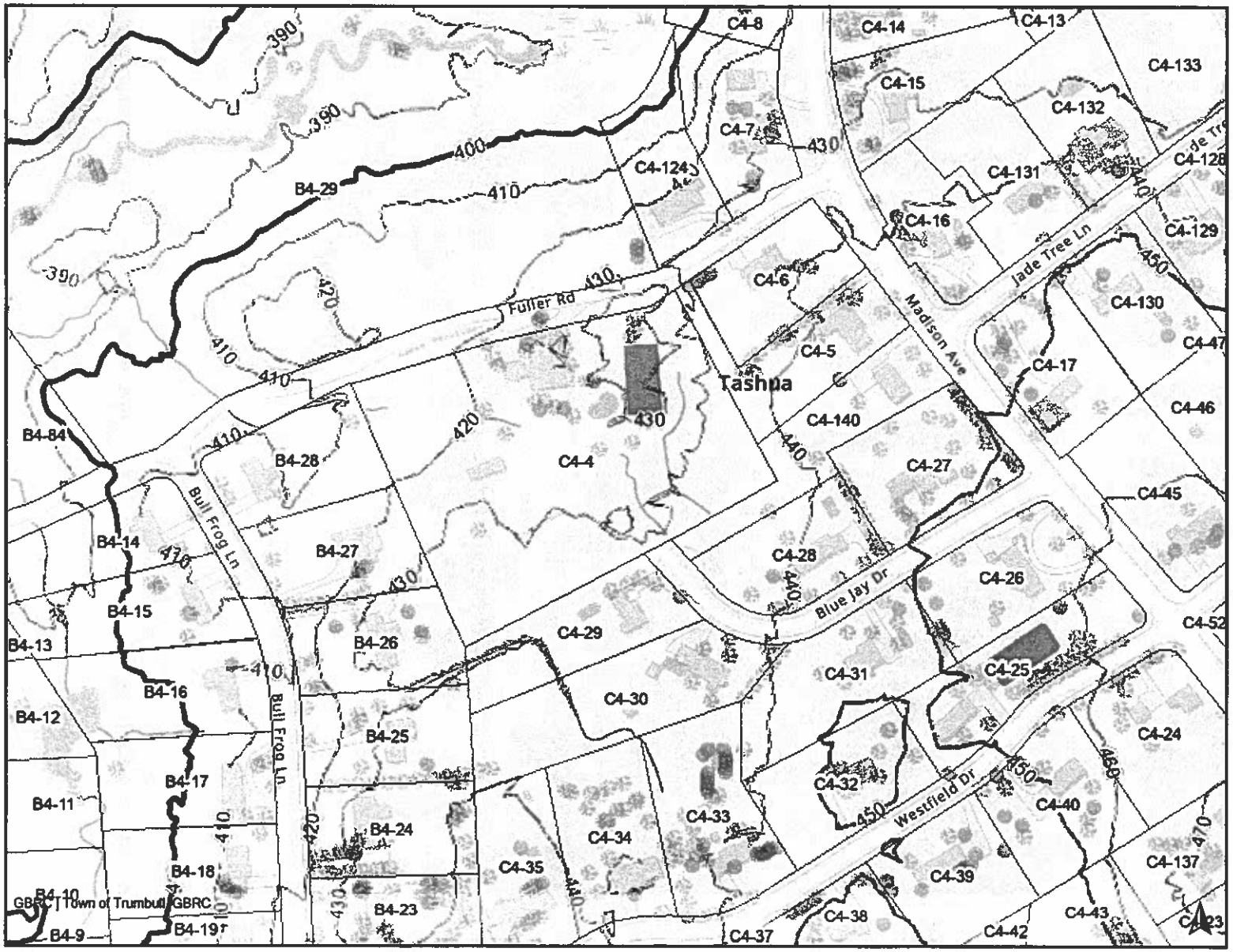
CERTIFICATION

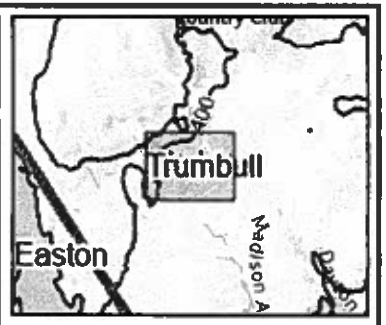
Signed,
Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)

CPSS
Certified Professional Soil Scientist


21 Fuller Rd, Trumbull
1
4
11
18
15
25
WETLANDS
0
40
80
160
Feet
N
Sketch Map - not to scale
See report for methods
Steven Danzer Ph.D., Soil Scientist
Steven Danzer Ph.D. & Associates LLC
203-451-8319
www.CTWetlandsConsulting.com

Map Title





Legend

Property Information

Parcels

Town Boundary

Contours

Contours

100 Foot

50 Foot

10 Foot

2 Foot

Notes

0 400 800 ft

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

Property Location 21 FULLER ROAD | Map ID C/04 / 00004/ 000/ | Parcel Name | State Use 107
Vision ID 10524 | Account # 00969800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 9/22/2026 1:42:33 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
SIMONS-SMITH MOLLY				
SIMONS MARY BETH				
10 CONTROLS DR				
SHELTON CT 06484				

SUPPLEMENTAL DATA

Alt Prcl ID	00969800	Dev Lot:	LOT 0
Census Tr	0901	Survey Ma	
Fire Dist	L:	Survey Ma	
Border Pro		Section # :	C1
Voting Dist		CB Letter:	
GIS ID	C4-4	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	287,500	201,250
RES EXCES	1-2	104,700	73,290
DWELLING	1-3	1,451,900	1,016,330
	Total	1,844,100	1,290,870

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SIMONS-SMITH MOLLY	1968	0067	05-28-2026	U	I	357,297	01
SIMONS S BRIAN TR	1771	0865	08-24-2018	U	I	0	29
SIMONS S BRIAN	1710	0215	03-21-2016	U	I	0	10
SIMONS S BRIAN & BETH N	0725	0348	11-20-1990	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	162,960	2024	1-1	162,960	2023	1-1	162,960
	1-2	73,290		1-2	73,290		1-2	73,290
	1-3	618,590		1-3	595,910		1-3	595,910
	Total	854,840		Total	832,160		Total	832,160

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2				

NOTES

3 XTRA FIX BATH

1 XTRA FIX=LAUNDRY RM

ACCESS APT 30 X 24

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,302,400
Appraised Xf (B) Value (Bldg)	32,800
Appraised Ob (B) Value (Bldg)	116,700
Appraised Land Value (Bldg)	392,200
Special Land Value	0
Total Appraised Parcel Value	1,844,100
Valuation Method	C
Total Appraised Parcel Value	1,844,100

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
08-26-2025	BC	3		58	Field Review
10-01-2021	MVS	1		65	Datamailer No Change
10-05-2015	REV	1	1	61	Data Mailer Return
06-21-2005	BJ	1	1	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	107	SFR w/Accessor	AAA	L		1.000	AC	250,000.00	1.00000	5	1.00	215	1.150		1.0000	287,500	287,500
1	107	SFR w/Accessor	AAA			4.550	AC	20,000.00	1.00000	0	1.00	215	1.150		1.0000	23,000	104,700
Total Card Land Units						5.55	AC	Parcel Total Land Area		5.55						Total Land Value	392,200

Property Location 21 FULLER ROAD | Map ID C/04 / 00004/ 000/ | Parcel Name | State Use 107
Vision ID 10524 | Account # 00969800 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 9/22/2026 1:42:36 PM

CURRENT OWNER

SIMONS-SMITH MOLLY
SIMONS MARY BETH
10 CONTROLS DR
SHELTON CT 06484

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00969800	Dev Lot:	LOT 0
Census Tr	0901	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	C1
Voting Dist		CB Letter:	
GIS ID	C4-4	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	287,500	201,250
RES EXCES	1-2	104,700	73,290
DWELLING	1-3	1,451,900	1,016,330
	Total	1,844,100	1,290,870

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC

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Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	162,960	2024	1-1	162,960	2023	1-1	162,960
	1-2	73,290		1-2	73,290		1-2	73,290
	1-3	618,590		1-3	595,910		1-3	595,910
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EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2				

NOTES

APPRAISED VALUE SUMMARY

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Total Appraised Parcel Value	1,844,100

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

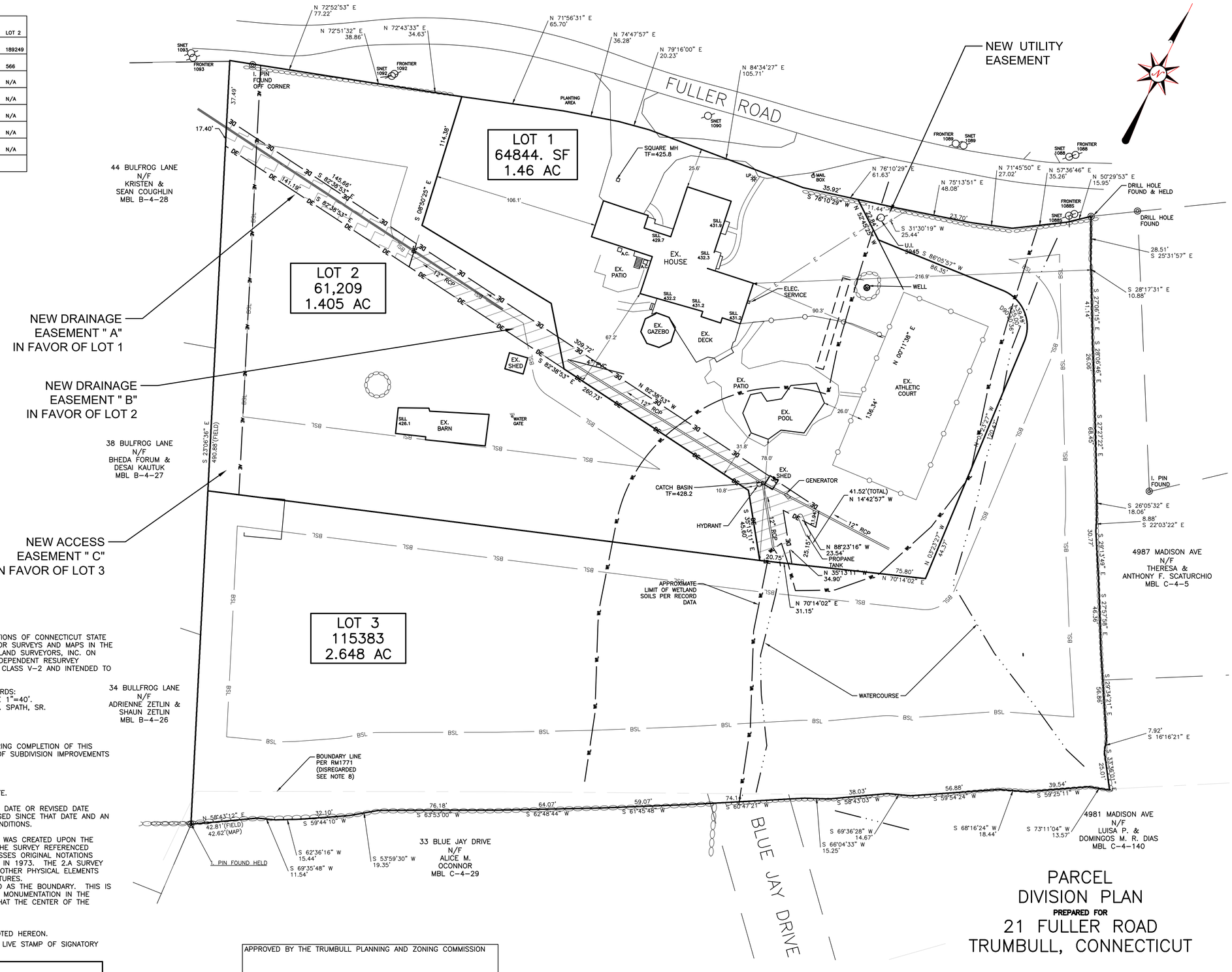
Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value

Total Card Land Units | Parcel Total Land Area | Total Land Value

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



NOTES:

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

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

3. PLAN PREPARED FOR OWNER.

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

5. BEARINGS BASED ON NAD83.

6. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.

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

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

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

APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

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

STATE OF CONNECTICUT JASON EDWARDS LICENSED LAND SURVEYOR

JASON EDWARDS, PLS No. 70308

PARCEL DIVISION PLAN

PREPARED FOR

21 FULLER ROAD
TRUMBULL, CONNECTICUT

0 30 60 90

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

FILE NO. 3148

LOT 1

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

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

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

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

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

LOT 2

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

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

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

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

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

LOT 3

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

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

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

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

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

Soil Test Pit Results

Property: 21 Fuller Road, Trumbull, Connecticut

Test Pit B3

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

Test Pit B4

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

Test Pit B5

0-48" — Miscellaneous fill

Test Pit B6

0-48" — Miscellaneous fill

Test Pit B7

0-87" — Miscellaneous fill

Test Pit B8

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

Test Pit B9

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

Detailed Soil Logs
Test Pit 1

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

Test Pit 2

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

Test Pit 3

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

Redox at 21"
Water at 56"

Test Pit 4

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

Test Pit 5

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

Test Pit 6

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

Test Pit 7

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

Test Pit 8

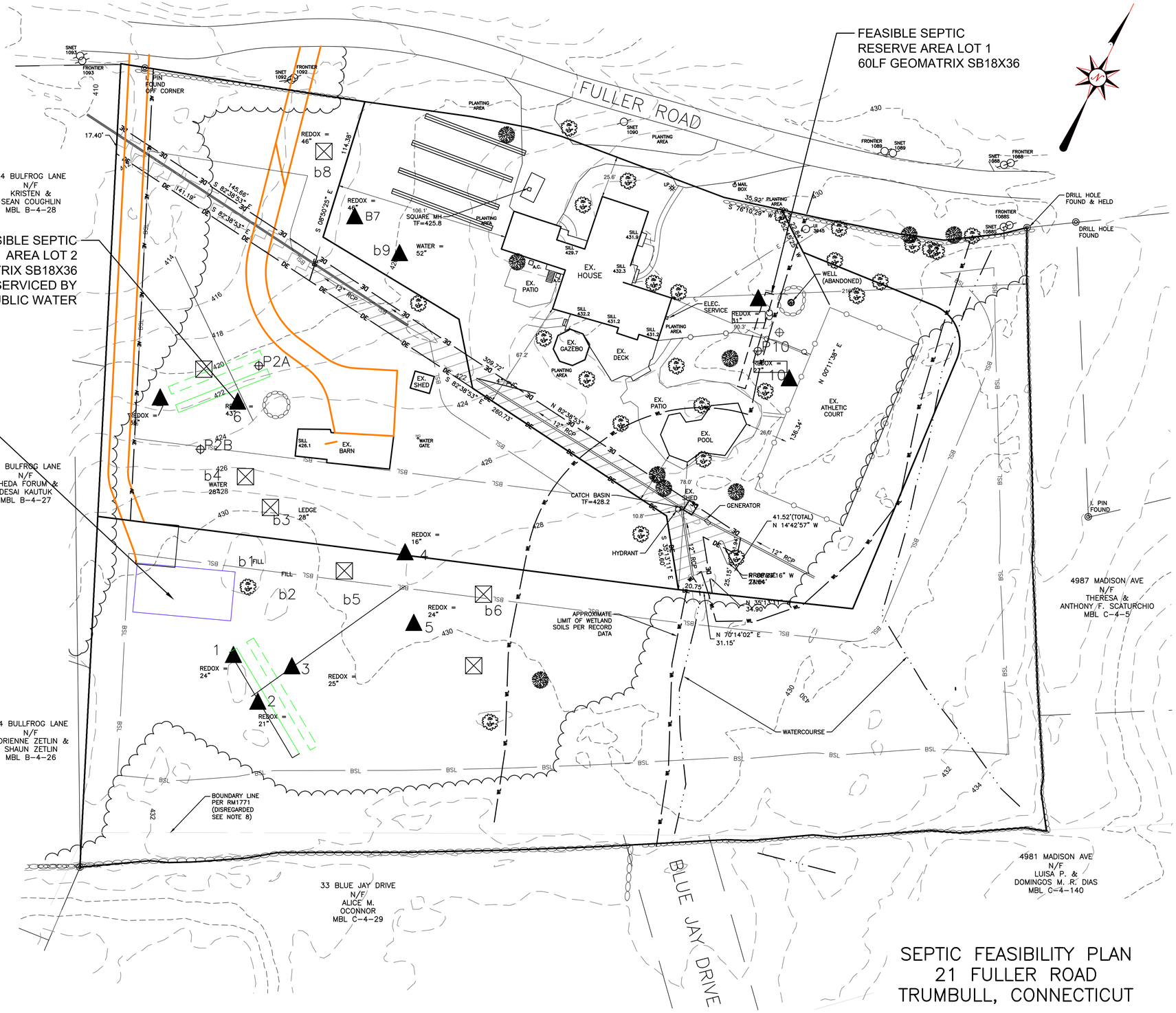
0-20" — Miscellaneous fill
20-30" — Dark brown topsoil
30-46" — Yellowish brown fine sandy loam
46-75" — Olive brown sandy loam (firm)
Water at 56"
Redox at 46"

Test Pit 9

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

Test Pit 10

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



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

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

JASON EDWARDS, L.S. No. 70308

SEPTIC FEASIBILITY PLAN
21 FULLER ROAD
TRUMBULL, CONNECTICUT

0 30 60 90

SCALE 1"=30' JULY 1, 2025

FILE NO. 3148

STORMWATER CONCEPTUAL ANALYSIS

21 Fuller Road, Trumbull, CT | September 16, 2026 | Revision HC

CONCEPT ONLY - DETAILED SITE PLAN AND DRAINAGE CALCULATIONS TO BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIIT
MODEL BASIS / DRAINAGE ALLOCATION

HydroCAD Report.pdf, printed 9/16/2026, 102 pages. Replaces prior bioretention concept with three Cultec R-180HD chamber fields. Model values are transcribed without redesign. .

CHAMBER FIELD SCHEDULE

SW2A (16P) | 14S: Lot 2 paved parking allowance, 5,000 sf
32 R-180HD: 8 rows x 4; 29.50' W x 28.32' L x 2.71' H
Stone base 412.00; chamber bottom 412.50
8-inch vertical orifice invert 412.50; C = 0.600
Total available storage 1,339.6 cf; 100-yr HW 412.92

SW2B (18P) | 17S: Lot 2 roof allowance, 4,000 sf
24 R-180HD: 6 rows x 4; 22.50' W x 28.32' L x 2.71' H
Stone base 426.00; chamber bottom 426.50
8-inch vertical orifice invert 427.00; C = 0.600
Total available storage 1,016.2 cf; 100-yr HW 427.37

SW3 (19P) | 15S: Lot 3 roof allowance, 4,000 sf
32 R-180HD: 8 rows x 4; 29.50' W x 28.32' L x 2.71' H
Stone base 428.00; chamber bottom 428.50
8-inch vertical orifice invert 429.50; C = 0.600
Total available storage 1,339.6 cf; 100-yr HW 429.87

TYPICAL FIELD / OUTLET NOTES

6 in base stone + 20.5 in chamber + 6 in cover stone = 32.5 in total. Provide 12 in perimeter stone and 6 in clear spacing between 36 in wide rows; 40% stone voids modeled. Stone top elevations: SW2A 414.71, SW2B 428.71, SW3 430.71 (rounded).

All primary outlets are 8 in I orifices, free discharge, with low-head weir limiting. This is the modeled control opening, not a specified collection-pipe diameter. Provide pretreatment, inspection/cleanout access and maintainable outlet controls; size conveyance and emergency overflow in final design.

MODELED ROUTING / REPORTED PEAKS

Storm (yr):	2	5	10	25	50	100
13S existing (cfs):	4.10	6.35	8.31	11.06	13.14	15.37
12R proposed (cfs):	4.01	6.20	8.07	10.87	12.98	15.17

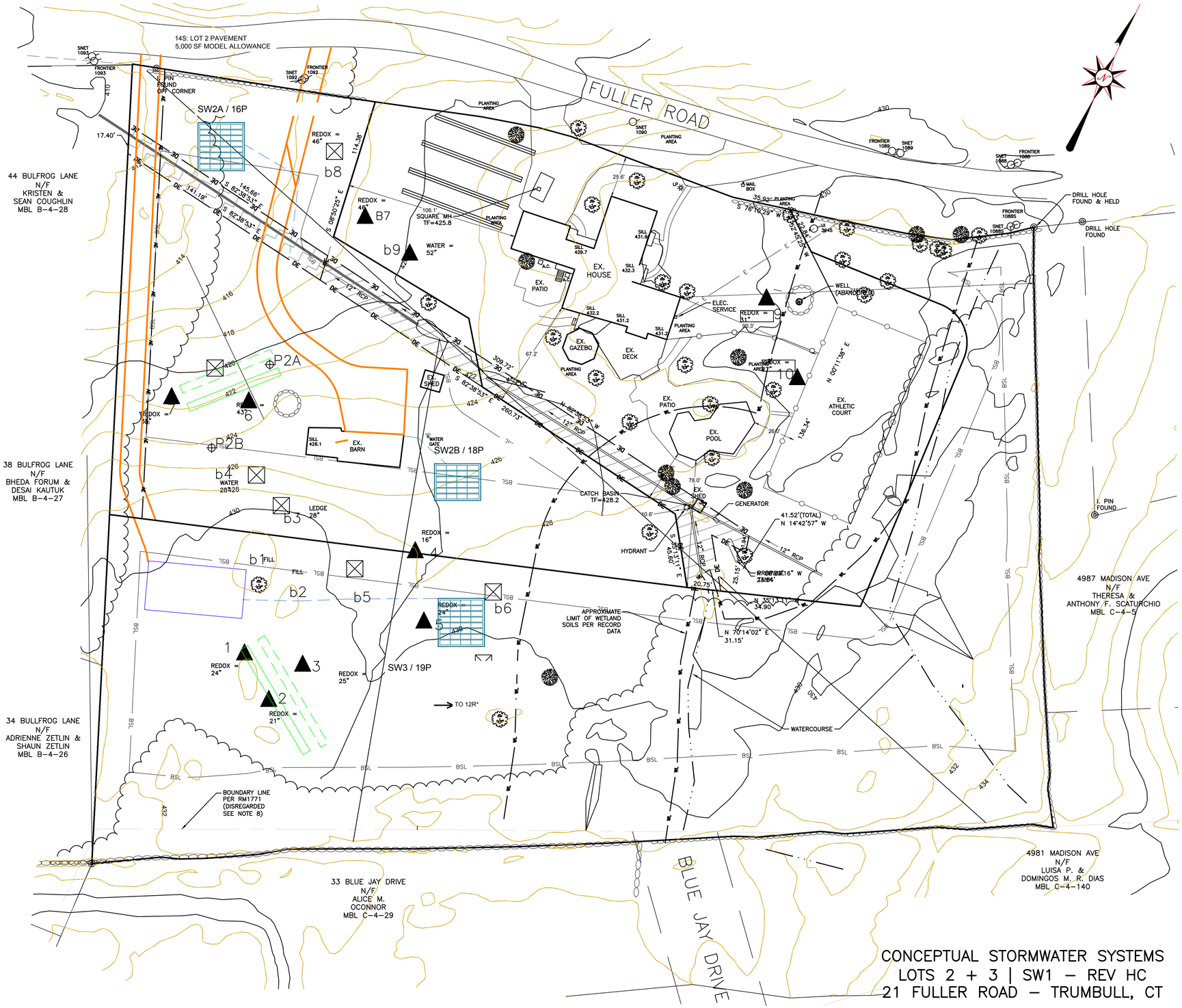
NOTES:

1. No exfiltration outlet or water-quality storm is modeled. Inflow/outflow volume difference is not verified infiltration or permanent retention. Resolve stored water below raised outlets, drawdown and water-quality treatment separately.

3 Confirm field-specific groundwater, ledge and soil conditions, finished grades, cover, septic/well separation and wetland constraints before fixing locations. Existing septic tests do not establish stormwater infiltration rates.

3 Inlet alignments and outlet stubs are schematic. No new easement, physical connection, overflow route or discharge approval is established by this sheet.

APP 26-37
RECD
9.22.2026



0 30 60 90

SEPT. 16, 2026

CONCEPTUAL STORMWATER SYSTEMS
LOTS 2 + 3 | SW1 – REV HC
21 FULLER ROAD – TRUMBULL, CT

J. EDWARDS & ASSOCIATES, LLC
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227 Stepney Road
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FILE NO. 3148

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

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

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

If Applicant is the Owner, go to #5

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

Cruz Anthony Delgado, Jr. *(Owner of Record)*

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

Proposed one story 3 car detached garage (1,170 S.F.), first floor addition above existing garage (389 S.F.), proposed driveway extension (approx. 1,500 S.F.), proposed trench drain, 3 proposed trees within 100' setback from brook and proposed storm water drainage, installation of new vinyl fence and removal of approx. 5 trees.

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

Applicant's Signature: _____ Date: _____
(If not the Owner)

Owner's Signature: Cruz Anthony Delgado, Jr. Date: August 17th 2026

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

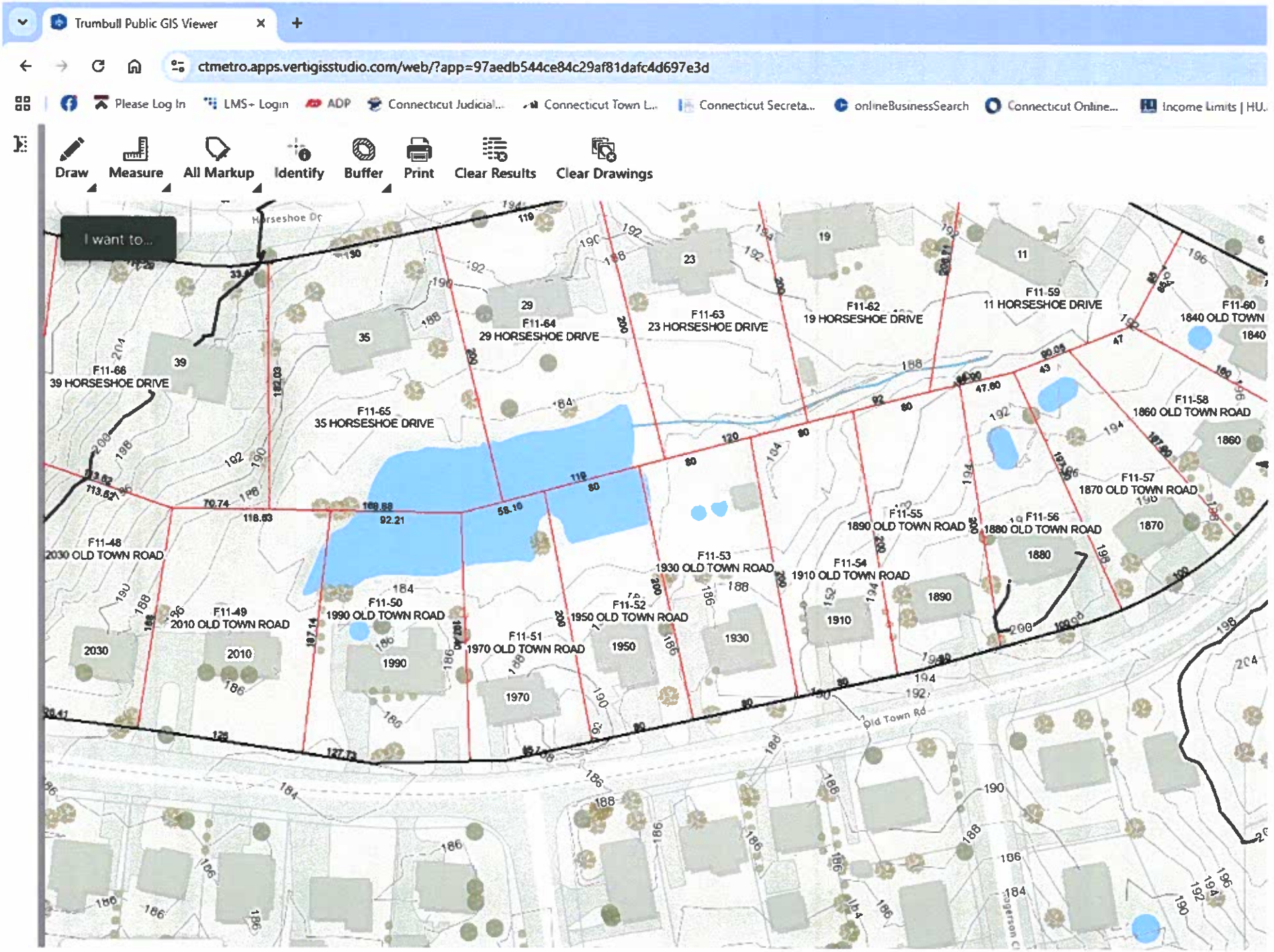
SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .37 AC Zone: A Number of Lots: 1
2. Map ID, from assessors card: F-11, Lot 55
3. Total area existing of wetlands on property: None
4. Total area of Regulated area on property: None
5. Wetlands area to be disturbed: None
6. Upland Review area to be disturbed: 100' x 80'
7. Proposed % of wetlands on the property to be disturbed: None
8. Total area of proposed land disturbance: 8,000 sf
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes X No____ (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X
    (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

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

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): brook
    b. Stream characteristics: intermittent or permanent: permanent
    c. 100 year flood evaluation: _____
13. Probable effect of proposal (if any) on vegetation and wildlife: none
14. Existing or proposed source(s) of water supply for the property: city water
15. Existing or proposed method of sewage disposal for the property: city sewage
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: install sediment and erosion control fence
18. Proposed percent of Regulated area to be covered with impermeable surface: NA
19. Material to be (check all that applies): deposited ☐ excavated ☐ (if yes, complete the following): NA
    a. Area: _____ Volume: _____
    b. Physical & Chemical composition of material to be deposited: _____


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

1890 OLD TOWN ROAD

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

Current Value

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

Owner of Record

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

Ownership History

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

Building Information

Building 1 : Section 1

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

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

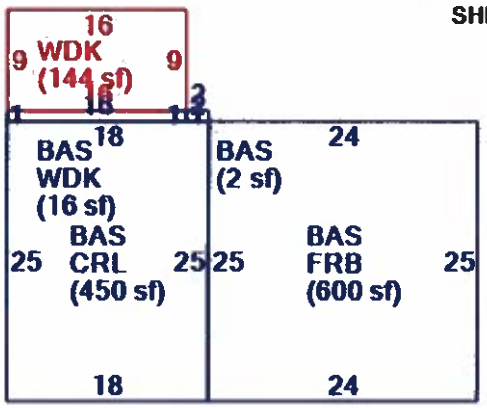
Building Photo



F11-55 10/22/2015

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

Building Layout



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

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

Extra Features

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

Land

Land Use

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

Land Line Valuation

Size (Acres)	0.37
Frontage	
Depth	

Outbuildings

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

Valuation History

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

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

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NOTES

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

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

STORM WATER SYSTEM OPERATION AND MAINTENANCE PLAN

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

☐ Below Ground Detention System

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

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

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

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

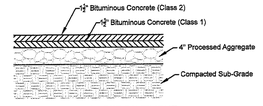
Zone Residence A

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

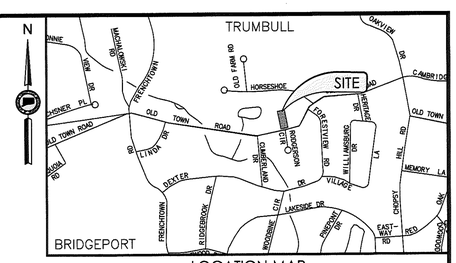
FLOOR AREA CALCULATION

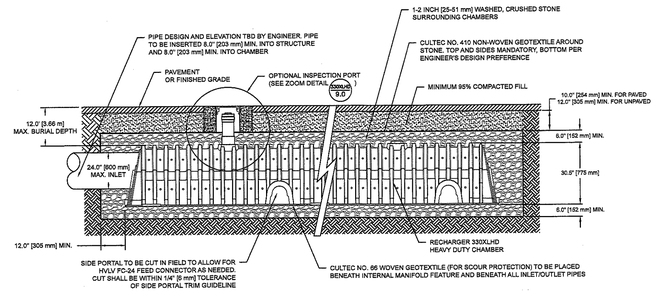
Existing Floor Area Ratio
1st Floor = 1,066 SF
2nd Floor = 583 SF
Attached Garage = 389 SF
Roofed Porch = 0 SF
Rear Shed = 114 SF
Total = 2,152 SF / 16,000 SF = **0.13**
Allowed 0.29 = 4,640 SF

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

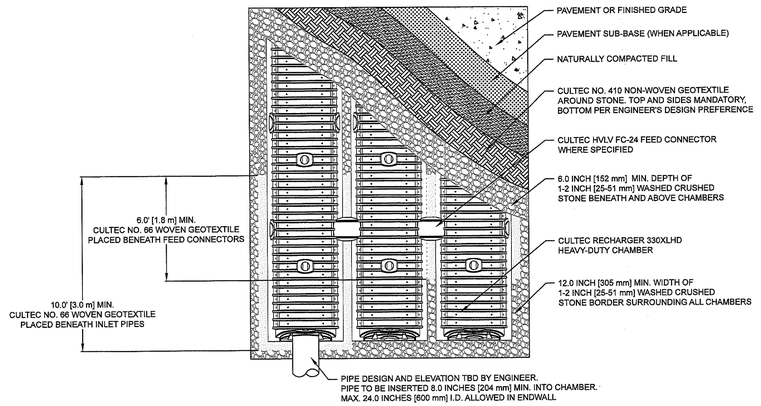


BITUMINOUS CONCRETE PAVEMENT
NTS

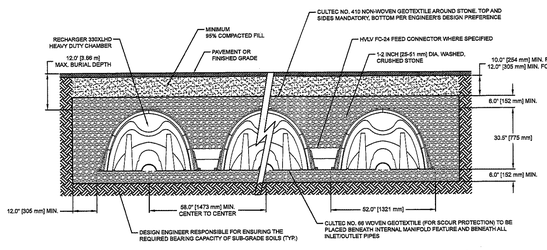




CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL



CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



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

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

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION

NDS Technical Specifications

12 in. Square Catch Basin Drains

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

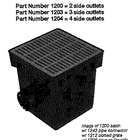


Image of 1200 basin w/ 1242 pipe connector w/ 1212 domed grate w/ 1098 plug on far side

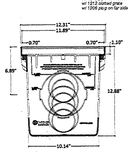
APPLICATION
- Collects stormwater runoff and standing water and directs to drain pipes
- Use for lawns, landscaped areas, downspouts, patios, and other areas that are protected from pedestrian to low-speed vehicular traffic loads
- Savings over more expensive concrete basins
- Use with compatible NDS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

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

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

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

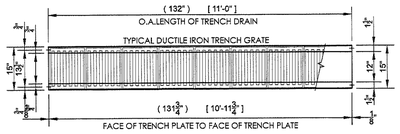
WARRANTY
- Limited one-year warranty



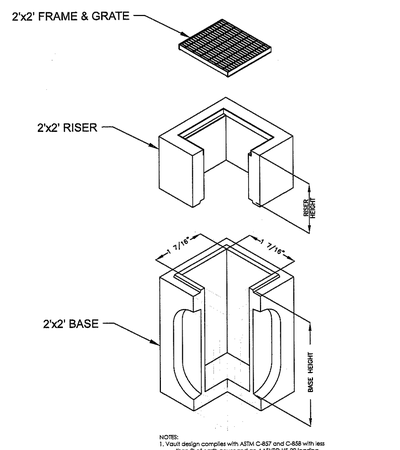
TS_12in_Catchbasin 20200

Page 1 of 3

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

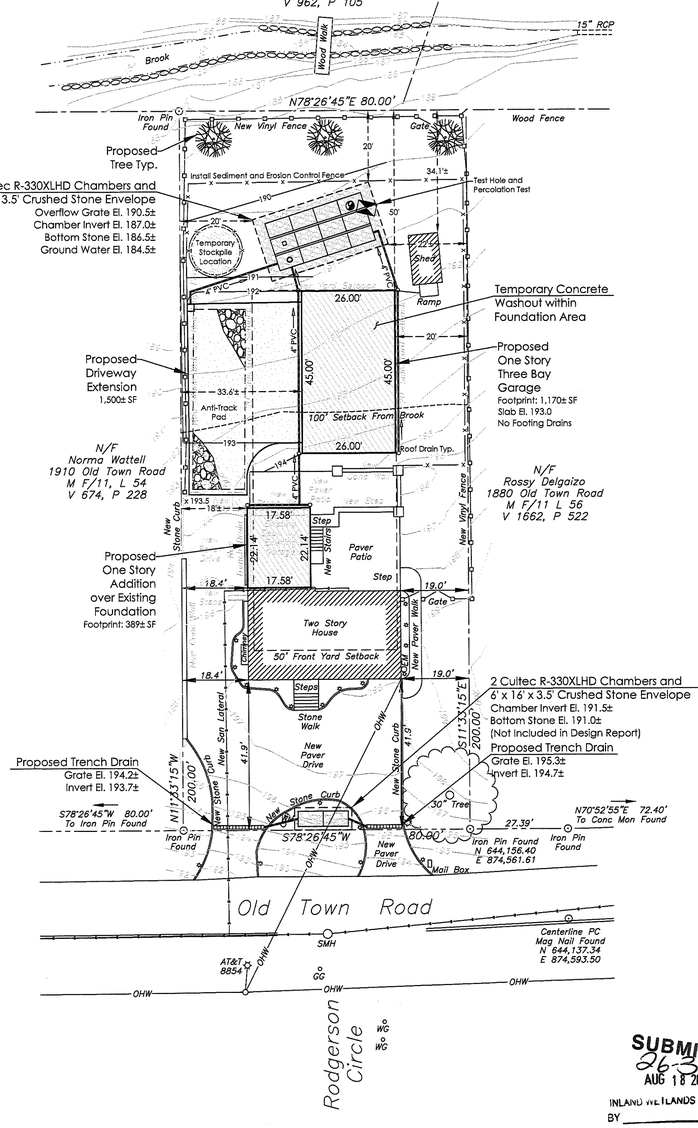


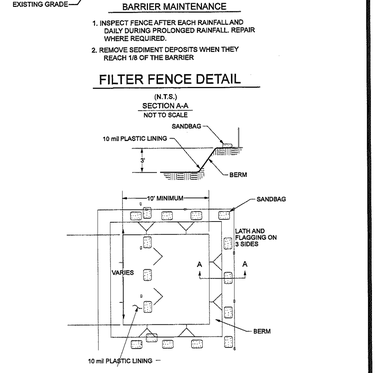
TYPICAL TRENCH DRAIN
NTS



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

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

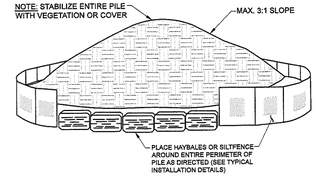




BARRIER MAINTENANCE
1. INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
2. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/4 OF THE BARRIER

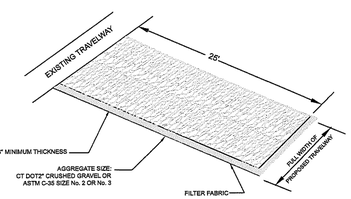
FILTER FENCE DETAIL

CONCRETE WASHOUT TYPE "BELOW GRADE"
NOT TO SCALE



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

TEMPORARY SOIL STOCKPILE
NTS



ANTI-TRACKING PAD
NTS

0 20 40 60 100
SCALE

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

OWNER INFORMATION
CRUZ ANTHONY DELGADO, JR.
[redacted]

SITE PLAN AND DRAINAGE PLAN

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

SHEET 1 OF 1

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

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

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

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

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

WASHINGTON CABEZAS, JR PEL 70210
PROFESSIONAL ENGINEER AND LAND SURVEYOR

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

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

SECTION I

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

If Applicant is the Owner, go to #5

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

   X Pamela Keough (Owner of Record)
   Pam Keough

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

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

Applicant's Signature: _____ Date: _____
(If not the Owner)

Owner's Signature: X Pamela Keough Date: 8/17/26
Pam Keough

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

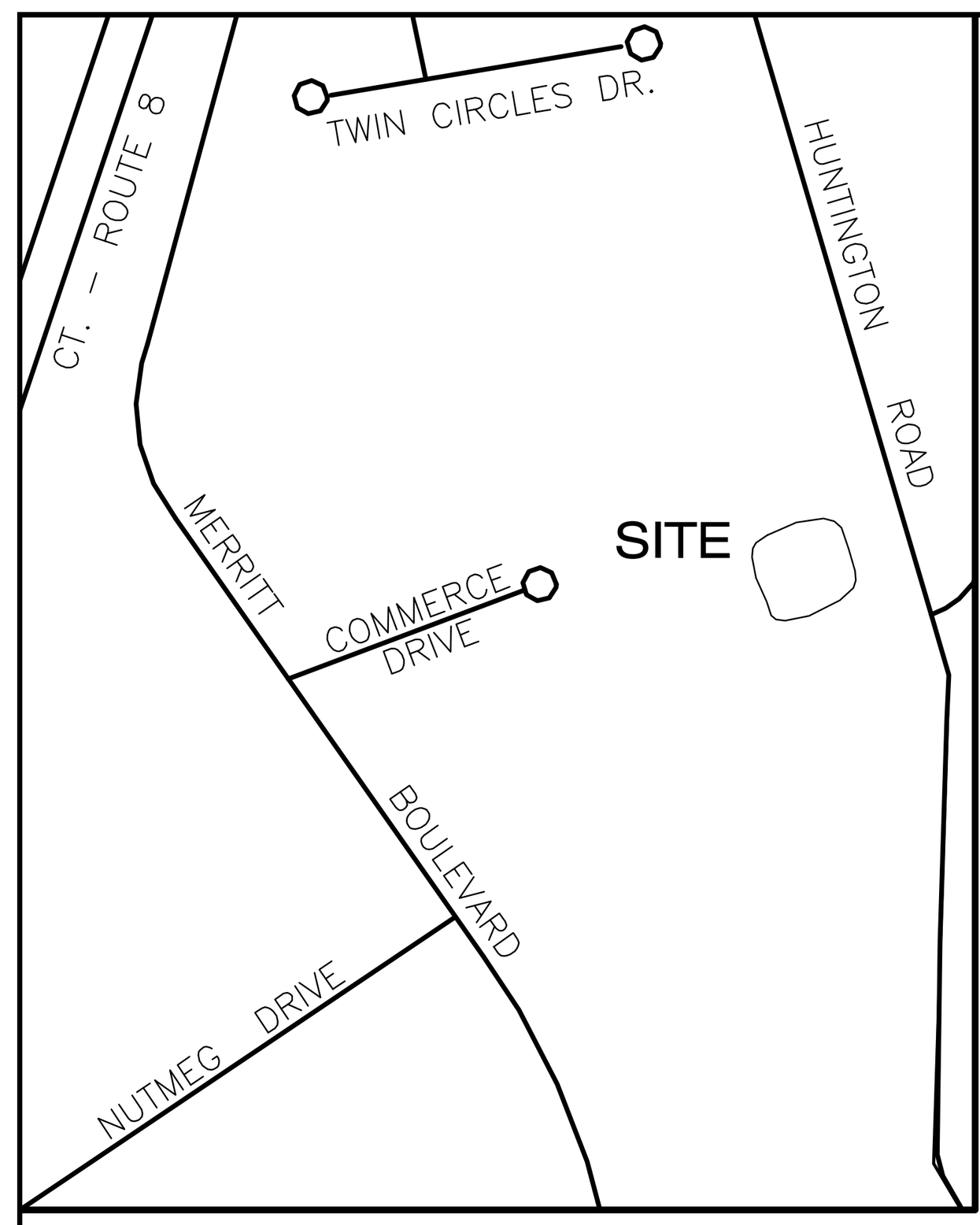
SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 6.5 Acres Zone: Industrial Zone I-L3 Number of Lots: 1
2. Map ID, from assessors card: K/09/06020/000
3. Total area existing of wetlands on property: 4,891 SF
4. Total area of Regulated area on property: 170,047 SF
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 4,488 SF
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance:
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, (Stratford) Bridgeport or Fairfield: Yes X No____ (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ (No) (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	**Dominant Species:**
Trees:		
Shrubs:		
Grasses, weeds, etc:	227,896SF = 5.1 AC	
Impervious area:	60,244SF = 1.38 AC.	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): 36,558 + 4,620 = 41,178 SF
    b. Stream characteristics: intermittent or (permanent)
    c. 100 year flood evaluation: FEMA Zone X
13. Probable effect of proposal (if any) on vegetation and wildlife: None
14. Existing or proposed source(s) of water supply for the property: Public
15. Existing or proposed method of sewage disposal for the property: Public
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: See Plan
18. Proposed percent of Regulated area to be covered with impermeable surface: walks + Pavilions = 3,666 SF = 3,666 / 170,047 = 2.15%
19. Material to be (check all that applies): deposited ☒ excavated ☐ (if yes, complete the following):
    a. Area: 3666 Volume: 1363 cy
    b. Physical & Chemical composition of material to be deposited: Clean Earthen Fill

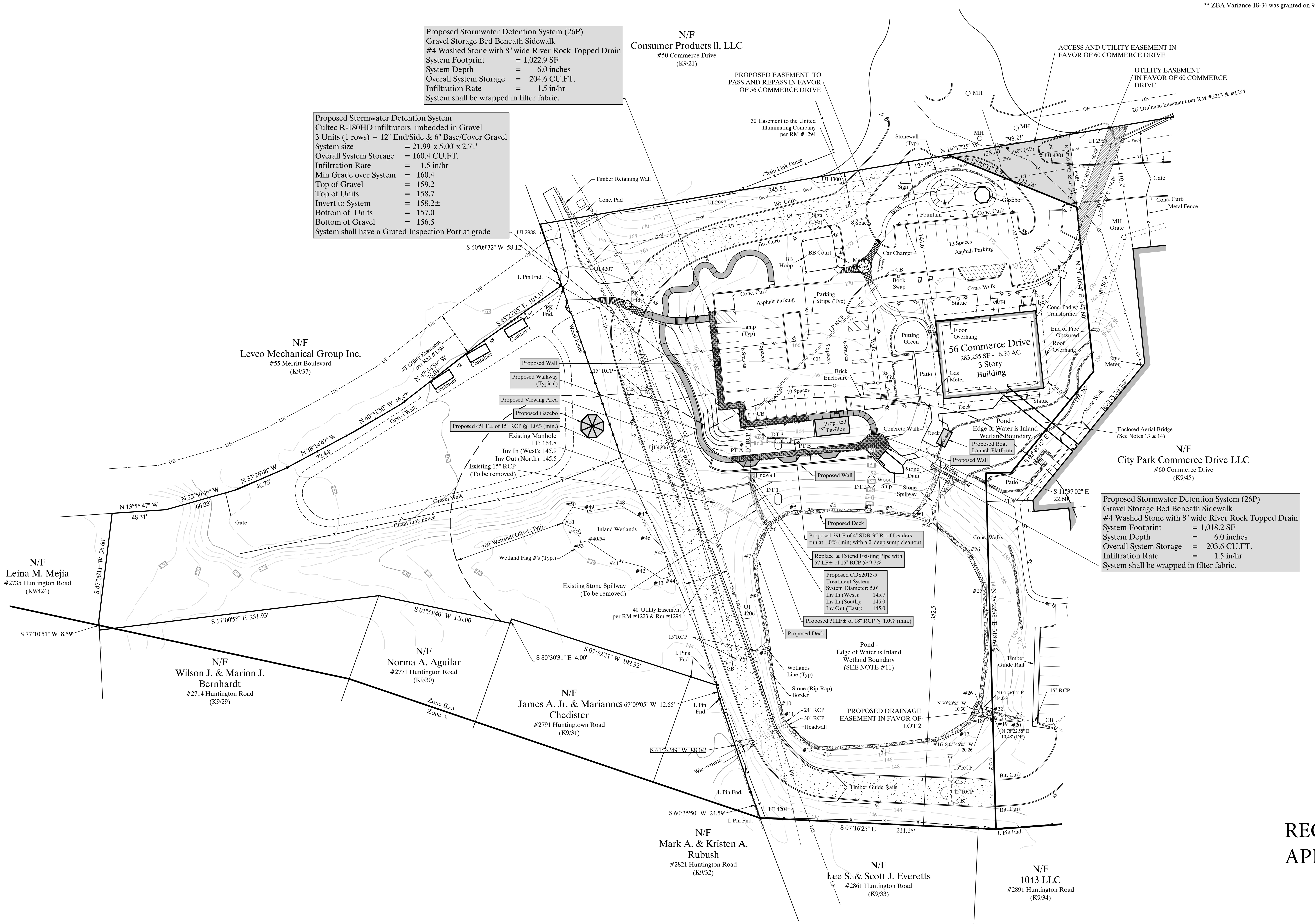


SITE

LOCATION MAP
0 500
1" = 500'

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

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



DEEP TEST PIT / PERCOLATION TEST DATA

54 Commerce Drive Trumbull
Performed By The Huntington Company, LLC

Deep Test Pit 1 (DT 1) (4/7/26)
0" - 6" Topsoil
6" - 24" Red-Brown Subsoil
24" - 36" Brown Sand & Silt (Fill) w/ Small Medium & Large Stones
Mottling at: N/A
Ground Water at: N/A
Refusal: 36"

Deep Test Pit 2 (DT 2) (4/7/26)
0" - 6" Topsoil
6" - 24" Red-Brown Subsoil
24" - 48" Brown Sand & Silt (Fill) w/ Small Medium & Large Stones
Mottling at: N/A
Ground Water at: N/A
Refusal: 48"

Deep Test Pit 3 (DT 3) (4/7/26)
0" - 6" Topsoil
6" - 30" Red-Brown Subsoil
30" - 66" Brown Sand & Silt (Fill) w/ Small Medium & Large Stones
Mottling at: N/A
Ground Water at: N/A
Refusal: 66"

PERC. TEST A (PT A)
Date: 6/24/26
Hole Ø = 9"
Hole Depth = 26"

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

1" in 16 Minutes
(3.75" per hour)

PERC. TEST B (PT B)
Date: 6/24/26
Hole Ø = 9"
Hole Depth = 25"

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

1" in 20 Minutes
(3.0" per hour)

NOTES:

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

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- ×132.0 EXISTING SPOT ELEVATION

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

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

Michael S. Shevlin, Jr. PLS #70339

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

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

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

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

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RECD 9.24.26
APP 26-31

ZONING LOCATION SURVEY

PREPARED FOR

MAKE-A-WISH CONNECTICUT

#56 COMMERCE DRIVE
TRUMBULL, CONNECTICUT

50 0 50 100

NO.	DATE	DESCRIPTION
4	09/22/2026	Town Engineering Comments
3	08/17/2026	Town Comments
2	07/21/2026	Proposed Stormwater & Client revisions
1	04/10/2026	Proposed Improvements

REVISIONS

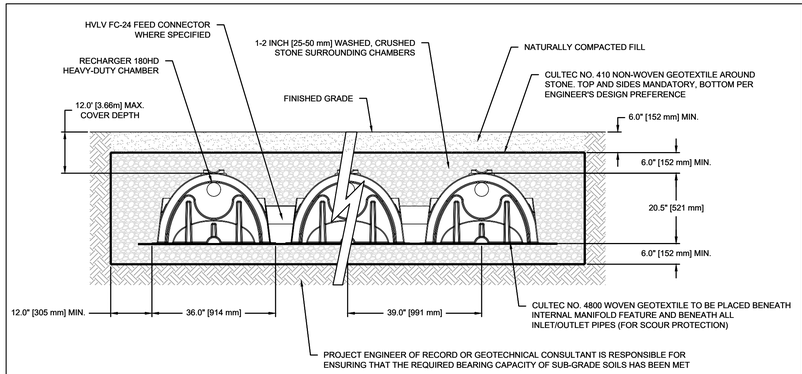
DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
3-11-2026	1"=50'	SJR/DCH	H1812	1812

Since 1921

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

1/3

8-5650



180HD 4.0 CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION

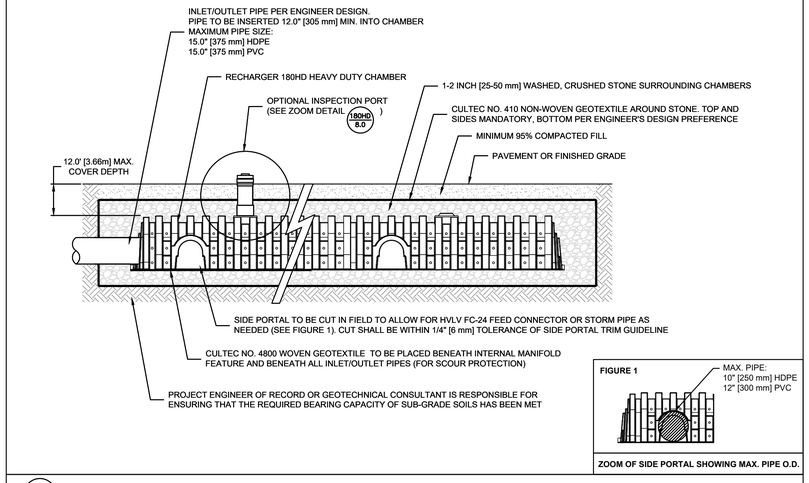
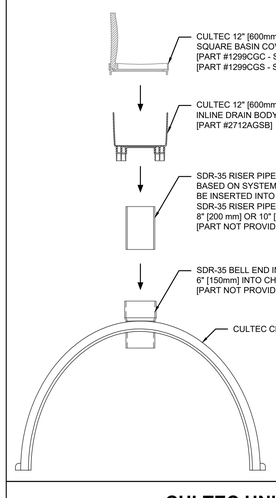


FIGURE 1

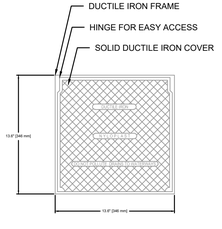
ZOOM OF SIDE PORTAL SHOWING MAX. PIPE O.D.

180HD 9.0 CULTEC INTERNAL MANIFOLD DETAIL - OPTIONAL INSPECTION PORT DETAIL

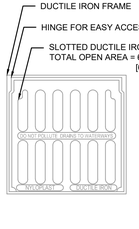
FINAL ASSEMBLY



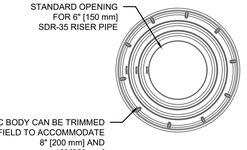
SOLID COVER OPTION



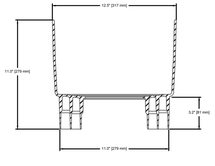
SLOTTED COVER OPTION



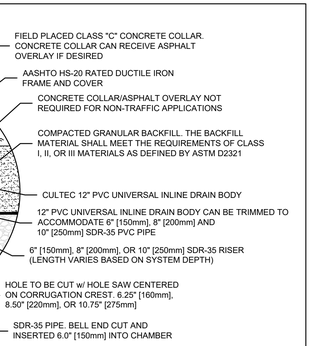
PVC BODY PLAN VIEW



PVC BODY ELEVATION VIEW



CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL



OPTIONAL INSPECTION PORT - ZOOM DETAIL

CULTEC RECHARGER 180HD SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

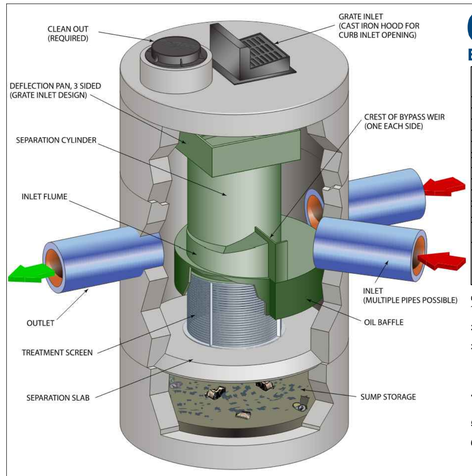
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER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

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

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



CONTECH® ENGINEERED SOLUTIONS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	CDS2015-5
WATER QUALITY FLOW RATE (CFS)	0.60-CFS
PEAK FLOW RATE (CFS)	10.8-CFS
RETURN PERIOD OF PEAK FLOW (YRS)	100-YR
SCREEN APERTURE (2400 OR 4700)	TBD

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	145.5	RCP	15-IN
INLET PIPE 2	145.0	RCP	15-IN
OUTLET PIPE	145.0	RCP	18-IN

RIM ELEVATION	151

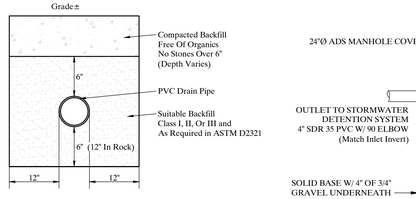
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	TBD	TBD

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

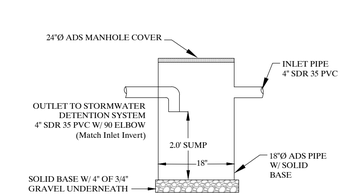
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
6. HDPE HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y³	m³
CDS1515	3	0.9	3.0	0.9	0.5	0.4
CDS2015	5	1.5	3.0	0.9	1.3	1.0
CDS2020	5	1.5	3.5	1.1	1.3	1.0
CDS2025	5	1.5	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3025	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5653	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

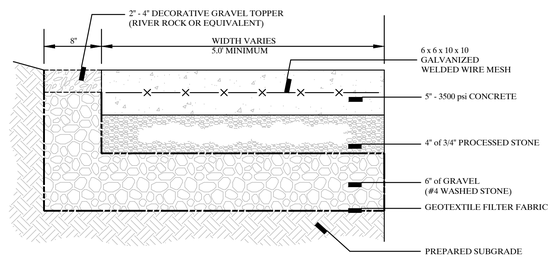
INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES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



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



18" Ø CLEANOUT STRUCTURE
(N.T.S.)



SIDEWALK CROSS SECTION WITH GRAVEL STORMWATER BED
(N.T.S.)

SOIL EROSION AND SEDIMENT CONTROL NOTES

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

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

NOTES:

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

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

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

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

NOTICE: THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE ELECTRONIC SIGNATURE OF THE SIGNATORY
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS CORRECTLY DESIGNED IN COMPLIANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THAT THE PROJECT AS NOTED HEREON
Michael Butterla, P.E., L.S. #13290

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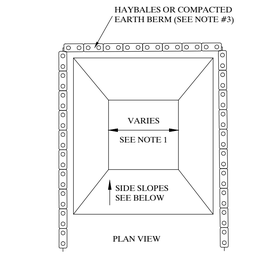
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DETAILS
PREPARED FOR
MAKE-A-WISH CONNECTICUT
#56 COMMERCE DRIVE
TRUMBULL, CONNECTICUT

NO.	DATE	DESCRIPTION
4	09/22/2026	Town Engineering Comments
3	08/17/2026	Town Comments
2	07/21/2026	Proposed Stormwater & Client revisions
1	04/10/2026	Proposed Improvements
REVISIONS		

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

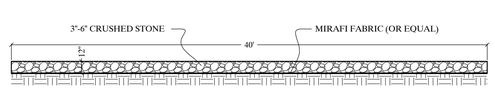
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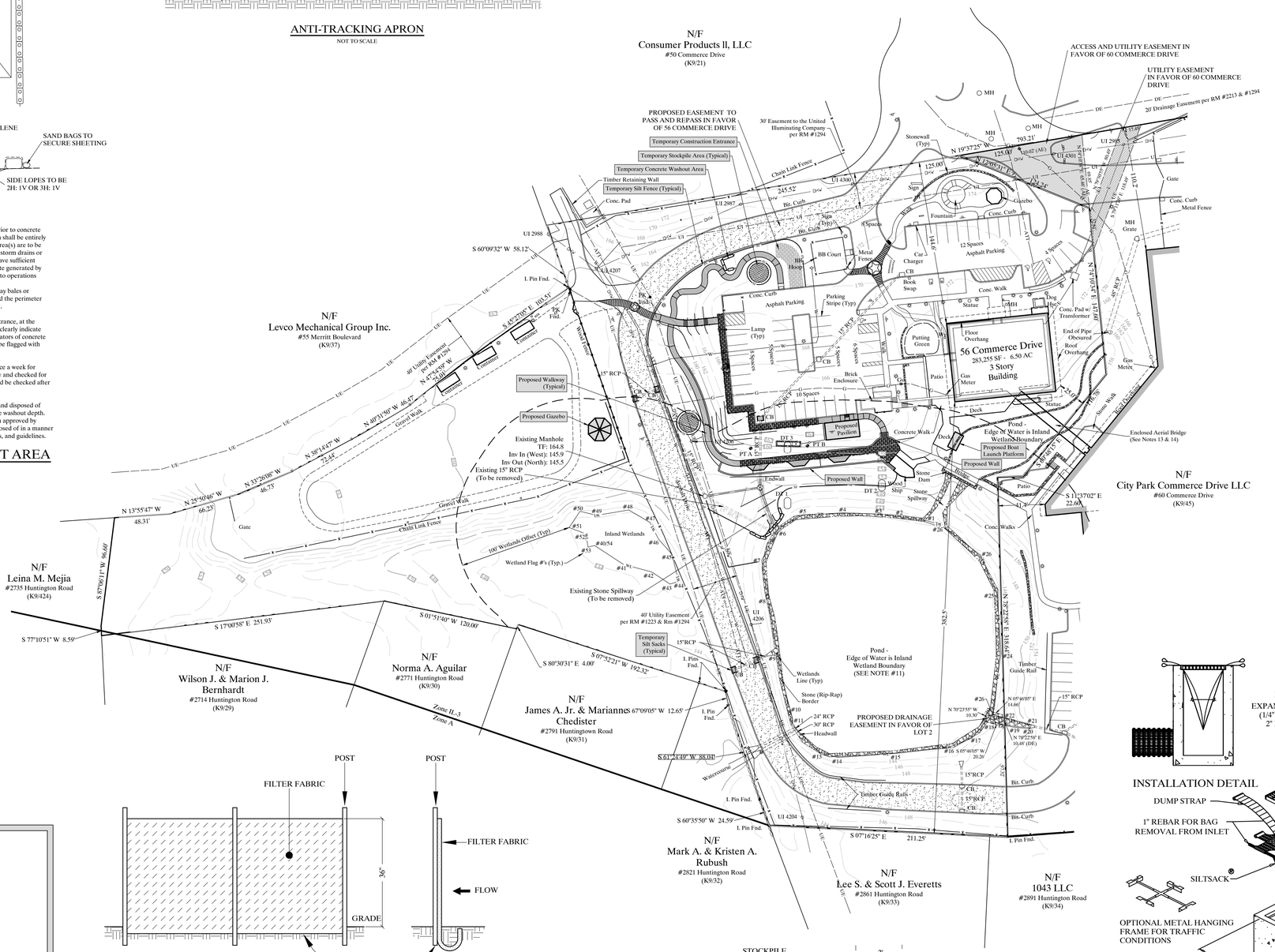
NOTES:

1. Concrete washout area(s) shall be installed prior to concrete placement on site. The concrete washout area shall be entirely self contained. Location: Concrete washout area(s) are to be located at least 50' form any stream, wetland, storm drains or other sensitive resource. The washout must have sufficient volume to contain all liquid and concrete waste generated by washout operations including but not limited to operations associated with grout and mortar.
2. Surface discharge is unacceptable therefore hay bales or other control measures should be used around the perimeter of the concrete washout area for containment.
3. Signs should be placed at the construction entrance, at the concrete areas and elsewhere as necessary to clearly indicate the location of the washout area for the operators of concrete trucks and pump rigs. Washout areas should be flagged with safety fencing or other approved method.
4. Washout areas are to be inspected at least once a week for structural integrity, adequate holding capacity and checked for leaks, tears or overflows. washout areas should be checked after heavy rains.
5. Hardened concrete wast should be removed and disposed of when the waste has accumulated to half of the washout depth. The waste can be stored at an upland location approved by the engineer. All concrete waste shall be disposed of in a manner consistent with all applicable laws, regulations, and guidelines.

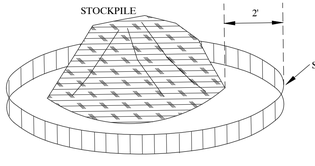
CONCRETE WASHOUT AREA
N.T.S.



ANTI-TRACKING APRON
NOT TO SCALE

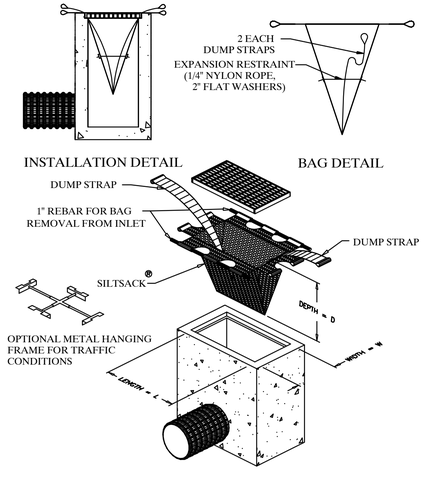


GEOTEXTILE SILT FENCE
NOT TO SCALE



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

STOCKPILE STABILIZATION
NTS



INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- ×132.0 EXISTING SPOT ELEVATION

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

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

Michael S. Shevlin, Jr. PLS #70339

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SEQUENCE OF CONSTRUCTION AND SEDIMENT AND EROSION CONTROL

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

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

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

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

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

INSTALL ANTI-TRACKING APRON AS SHOWN.

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

PROPOSED CONSTRUCTION AND INSPECTION TO BE DONE AS NECESSARY.

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

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

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

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

EROSION CONTROL FACILITIES

SILT FENCES

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

ANTI-TRACKING APRON

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

STOCKPILE AREAS

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

RESPONSIBLE PARTIES:

APPROPRIATE INSTALLATION AND REGULAR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES AS DEPICTED WITHIN THIS PLAN AS WELL AS ANY ADDITIONAL MEASURES DEEMED NECESSARY IS THE RESPONSIBILITY OF THE PROJECT CONTRACTOR TO BE DESIGNATED BY THE SENIOR OPERATIONS MANAGER AFTER OPEN THE OPEN BIDDING PROCESS. CONTACT INFORMATION FOR THE RESPONSIBLE PART SHALL BE PROVIDED TO TOWN BEFORE ISSUING BUILDING PERMIT.

SENIOR OPERATIONS MANGER: NANCY DIEHL
PHONE: (203) 880 - 6961

CONTRACTOR: _____
CONTACT: _____
PHONE: _____

SOIL EROSION & SEDIMENT CONTROL PLAN
PREPARED FOR
MAKE-A-WISH CONNECTICUT
#56 COMMERCE DRIVE
TRUMBULL, CONNECTICUT

50 0 50 100

NO.	DATE	DESCRIPTION
4	09/22/2026	Town Engineering Comments
3	08/17/2026	Town Comments
2	07/21/2026	Proposed Stormwater & Client revisions
1	04/10/2026	Proposed Improvements
REVISIONS		

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

HC Since 1921

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

3/3

8-5650

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT A

SECTION I

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

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

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

2. Applicant's Name: Hurd Realty, LLC

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

   [redacted]

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

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

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

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

   [redacted]

   If Applicant is the Owner, go to #5

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

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

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

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

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

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

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

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .28 ac Zone: A Number of Lots: 1
2. Map ID, from assessors card: D10/319
3. Total area existing of wetlands on property: 0
4. Total area of Regulated area on property: .07 ac
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: _____
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: _____
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	**Dominant Species:**
Trees:	0	N/A
Shrubs:	0	N/A
Grasses, weeds, etc:	100%	Native
Impervious area:	0	N/A

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: Intermittent
    c.100 year flood evaluation: N/A
13. Probable effect of proposal (if any) on vegetation and wildlife: None
14. Existing or proposed source(s) of water supply for the property: Public
15. Existing or proposed method of sewage disposal for the property: Public
16. Creation of proposed water bodies (If yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: Silt fence, Proposed Native Meadow: "New England Erosion Control/ Restoration Mix for dry sites", per Soil Scientist Drawings
18. Proposed percent of Regulated area to be covered with impermeable surface: _____
19. Material to be (check all that applies): deposited ☒ excavated ☐ (If yes, complete the following):
    a. Area: +/- 190' Volume: +/- 18 cubic yards at base of Section 1 of the retaining wall
    b. Physical & Chemical composition of material to be deposited: Clean, engineered compacted fill

GENERAL NOTES

1. DEMARCATION LAYER: PROVIDE A CONTINUOUS, BRIGHTLY COLORED, TEAR-RESISTANT AND ENVIRONMENTALLY STABLE ORANGE DEMARCATION LAYER AT THE INTERFACE BETWEEN CLEAN COVER MATERIAL AND UNDERLYING IMPACTED SOIL. THE DEMARCATION LAYER SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING SOIL AND SUITABLE TO INDICATE THE PRESENCE OF POLLUTED SOIL BENEATH THE LAYER.

2. MATERIAL: DEMARCATION LAYER SHALL CONSIST OF DURABLE HIGH-VISIBILITY ORANGE CONSTRUCTION FENCING, ORANGE GEOTEXTILE, OR OTHER APPROVED BRIGHTLY COLORED MARKER MATERIAL SUITABLE FOR PERMANENT SUBSURFACE INSTALLATION.

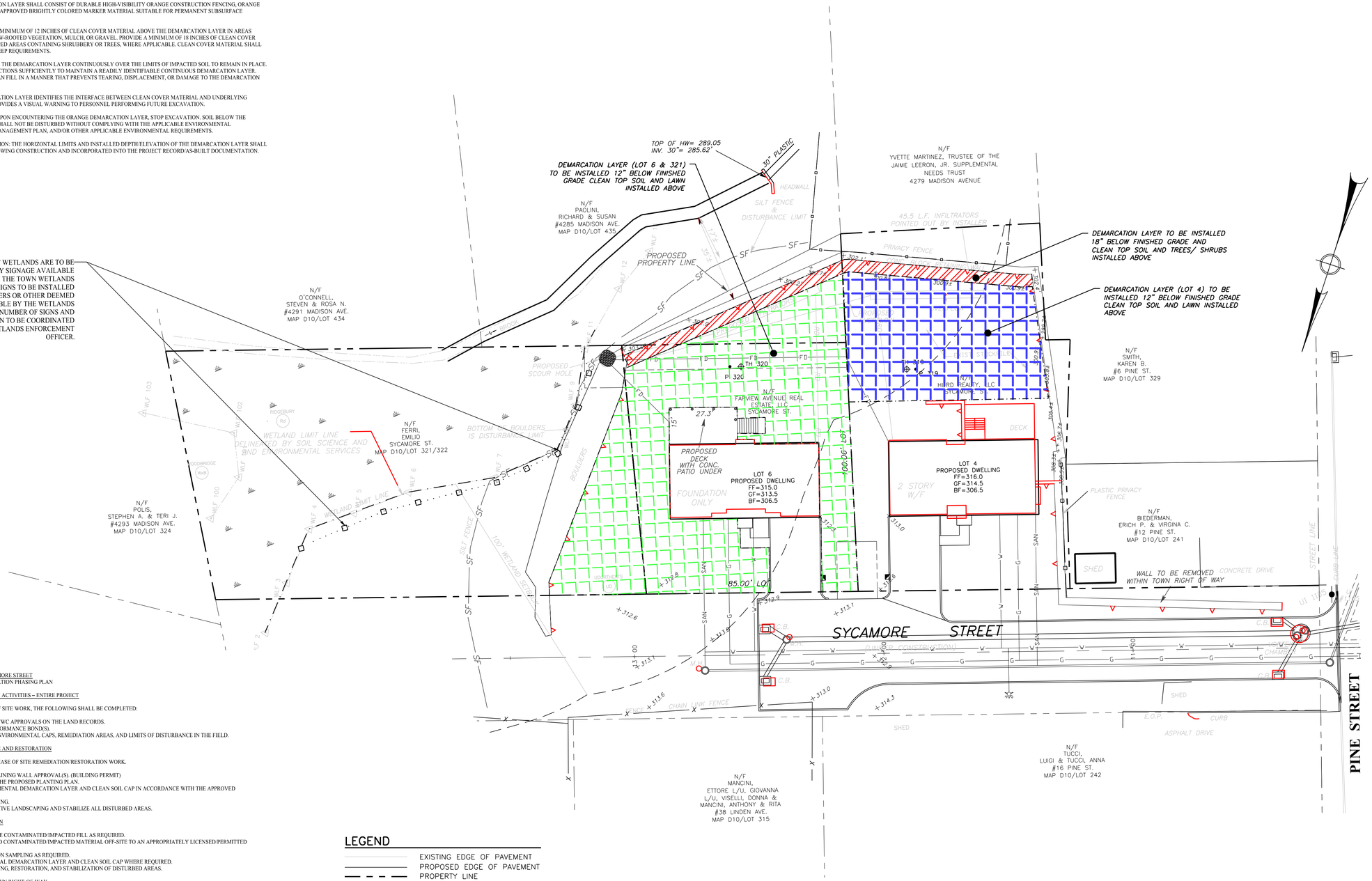
3. CLEAN COVER: PLACE A MINIMUM OF 12 INCHES OF CLEAN COVER MATERIAL ABOVE THE DEMARCATION LAYER IN AREAS CONSISTING OF SHALLOW-ROOTED VEGETATION, MULCH, OR GRAVEL. PROVIDE A MINIMUM OF 18 INCHES OF CLEAN COVER MATERIAL IN LANDSCAPED AREAS CONTAINING SHRUBBERY OR TREES, WHERE APPLICABLE. CLEAN COVER MATERIAL SHALL MEET APPLICABLE CT DEEP REQUIREMENTS.

4. INSTALLATION: INSTALL THE DEMARCATION LAYER CONTINUOUSLY OVER THE LIMITS OF IMPACTED SOIL TO REMAIN IN PLACE. OVERLAP ADJOINING SECTIONS SUFFICIENTLY TO MAINTAIN A READILY IDENTIFIABLE CONTINUOUS DEMARCATION LAYER. PLACE OVERLYING CLEAN FILL IN A MANNER THAT PREVENTS TEARING, DISPLACEMENT, OR DAMAGE TO THE DEMARCATION LAYER.

5. PURPOSE: THE DEMARCATION LAYER IDENTIFIES THE INTERFACE BETWEEN CLEAN COVER MATERIAL AND UNDERLYING IMPACTED SOIL AND PROVIDES A VISUAL WARNING TO PERSONNEL PERFORMING FUTURE EXCAVATION.

6. FUTURE EXCAVATION: UPON ENCOUNTERING THE ORANGE DEMARCATION LAYER, STOP EXCAVATION. SOIL BELOW THE DEMARCATION LAYER SHALL NOT BE DISTURBED WITHOUT COMPLYING WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS, SOIL MANAGEMENT PLAN, AND/OR OTHER APPLICABLE ENVIRONMENTAL REQUIREMENTS.

7. AS-BUILT DOCUMENTATION: THE HORIZONTAL LIMITS AND INSTALLED DEPTH/ELEVATION OF THE DEMARCATION LAYER SHALL BE DOCUMENTED FOLLOWING CONSTRUCTION AND INCORPORATED INTO THE PROJECT RECORD/AS-BUILT DOCUMENTATION.



#4, #6 AND LOTS 321/322 SYCAMORE STREET
CONSTRUCTION AND REMEDIATION PHASING PLAN

PHASE 1 – PRE-CONSTRUCTION ACTIVITIES – ENTIRE PROJECT

PRIOR TO COMMENCEMENT OF SITE WORK, THE FOLLOWING SHALL BE COMPLETED:

1. RECORD APPLICABLE IWWC APPROVALS ON THE LAND RECORDS.
2. SUBMIT REQUIRED PERFORMANCE BOND(S).
3. STAKE THE LIMITS OF ENVIRONMENTAL CAPS, REMEDIATION AREAS, AND LIMITS OF DISTURBANCE IN THE FIELD.

PHASE 2 – LOT #4 COMPLIANCE AND RESTORATION

LOT #4 SHALL BE THE FIRST PHASE OF SITE REMEDIATION/RESTORATION WORK.

1. OBTAIN REQUIRED RETAINING WALL APPROVAL(S). (BUILDING PERMIT)
2. OBTAIN APPROVAL OF THE PROPOSED PLANTING PLAN.
3. INSTALL THE ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP IN ACCORDANCE WITH THE APPROVED PLANS.
4. COMPLETE FINAL GRADING.
5. INSTALL APPROVED NATIVE LANDSCAPING AND STABILIZE ALL DISTURBED AREAS.

PHASE 3 – LOT #6 REMEDIATION

1. EXCAVATE AND REMOVE CONTAMINATED/IMPACTED FILL AS REQUIRED.
2. TRANSPORT EXCAVATED CONTAMINATED/IMPACTED MATERIAL OFF-SITE TO AN APPROPRIATELY LICENSED/PERMITTED DISPOSAL FACILITY.
3. PERFORM CONFIRMATION SAMPLING AS REQUIRED.
4. INSTALL ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP WHERE REQUIRED.
5. COMPLETE FINAL GRADING, RESTORATION, AND STABILIZATION OF DISTURBED AREAS.

PHASE 4 – LOT 321/322 AND TOWN RIGHT-OF-WAY

1. EXCAVATE AND REMOVE CONTAMINATED/IMPACTED MATERIAL AS REQUIRED.
2. REMOVE CONSTRUCTION DEBRIS AS REQUIRED.
3. TRANSPORT CONTAMINATED/IMPACTED MATERIAL AND DEBRIS TO APPROPRIATELY LICENSED/PERMITTED DISPOSAL FACILITIES, AS APPLICABLE.
4. PERFORM CONFIRMATION SAMPLING AS REQUIRED.
5. INSTALL ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP WHERE REQUIRED.
6. COMPLETE FINAL GRADING AND RESTORE AND STABILIZE ALL DISTURBED AREAS.

CONCURRENT ROADWAY CONSTRUCTION

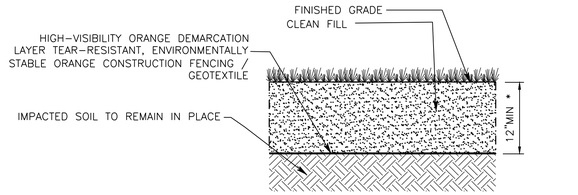
CONSTRUCTION AND COMPLETION OF THE ROADWAY AND ASSOCIATED IMPROVEMENTS MAY PROCEED CONCURRENTLY WITH THE REMEDIATION AND RESTORATION ACTIVITIES DESCRIBED ABOVE, PROVIDED SUCH WORK DOES NOT INTERFERE WITH REQUIRED ENVIRONMENTAL CONTROLS OR REMEDIATION ACTIVITIES.

PHASING FLEXIBILITY

THE SEQUENCE OF WORK SHOWN HEREIN ESTABLISHES THE GENERAL ANTICIPATED CONSTRUCTION AND REMEDIATION PHASING. THE PHASING AND SEQUENCE MAY BE ADJUSTED IN RESPONSE TO FIELD CONDITIONS, ENVIRONMENTAL CONDITIONS, CONTRACTOR SCHEDULING AND AVAILABILITY, MATERIAL AVAILABILITY, REGULATORY REQUIREMENTS, OR OTHER CONSTRUCTION CONSIDERATIONS. INDIVIDUAL ACTIVITIES IDENTIFIED WITHIN SEPARATE PHASES MAY BE PERFORMED CONCURRENTLY WHERE PRACTICAL, PROVIDED THAT THE INTENT OF THE APPROVED REMEDIATION AND CONSTRUCTION PLANS IS MAINTAINED AND ALL APPLICABLE APPROVALS AND ENVIRONMENTAL REQUIREMENTS ARE SATISFIED.

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES
- PROPOSED WATER PIPES



* PROVIDE 18" MINIMUM COVER IN AREAS OF SHRUBBERY OR TREES, WHERE APPLICABLE.

DEMARCATION LAYER DETAIL
N.T.S.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ROSE •TISO & CO. LLC.
ARCHITECTS●SURVEYORS●ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED LOTS

LOT 319 & 320
SYCAMORE ST
TRUMBULL, CT

Prepared For:
EMILIO FERRI

SHEET TITLE

SOIL MITIGATION PLAN

DESIGNED BY: MJS	SCALE: 1" = 20'
DRAWN BY: PKG	DATE: 08-28-2026
CHECKED BY: MJS	PROJECT NUMBER: 2837
CAD FILE: R:\2837\dwg	

SEAL

STATE OF CONNECTICUT
MANUEL JOSE SILVA
LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

MP-1

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

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

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

   If Applicant is the Owner, go to #5
4. The undersigned hereby authorizes EMILIA FERRI to act as Agent on my behalf as related to this application.
   Patricia L. Ferri
   (Owner of Record)

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

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

Applicant's Signature: Emilia Ferri Date: 3-18-25
(If not the Owner)

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

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .245 AC. Zone: A Number of Lots: 1
2. Map ID, from assessors card: D/10 / 003200/000
3. Total area existing of wetlands on property: 0
4. Total area of Regulated area on property: .21 AC.
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: .21 AC.
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: .245 AC
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	Dominant Species:
Trees:	0	N/A
Shrubs:	0	N/A
Grasses, weeds, etc:	100%	NATIVE
Impervious area:	0	N/A

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: INTERMITENT
    c. 100 year flood evaluation: N/A
13. Probable effect of proposal (if any) on vegetation and wildlife: NONE
14. Existing or proposed source(s) of water supply for the property: PUBLIC
15. Existing or proposed method of sewage disposal for the property: PUBLIC
16. Creation of proposed water bodies (If yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: SILT FENCE, PROPOSED RETAINING WALL
18. Proposed percent of Regulated area to be covered with impermeable surface: 0.04 AC
19. Material to be (check all that applies): deposited ☑ excavated ☐ (if yes, complete the following):
    a. Area: .17 AC Volume: 787 C.Y. DEPOSITED
    b. Physical & Chemical composition of material to be deposited: CLEAN FILL, ON SITE MATERIAL RELOCATED FROM ESCAVATED FOUNDATION AREA.

GENERAL NOTES

1. DEMARCATION LAYER: PROVIDE A CONTINUOUS, BRIGHTLY COLORED, TEAR-RESISTANT AND ENVIRONMENTALLY STABLE ORANGE DEMARCATION LAYER AT THE INTERFACE BETWEEN CLEAN COVER MATERIAL AND UNDERLYING IMPACTED SOIL. THE DEMARCATION LAYER SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING SOIL AND SUITABLE TO INDICATE THE PRESENCE OF POLLUTED SOIL BENEATH THE LAYER.

2. MATERIAL: DEMARCATION LAYER SHALL CONSIST OF DURABLE HIGH-VISIBILITY ORANGE CONSTRUCTION FENCING, ORANGE GEOTEXTILE, OR OTHER APPROVED BRIGHTLY COLORED MARKER MATERIAL SUITABLE FOR PERMANENT SUBSURFACE INSTALLATION.

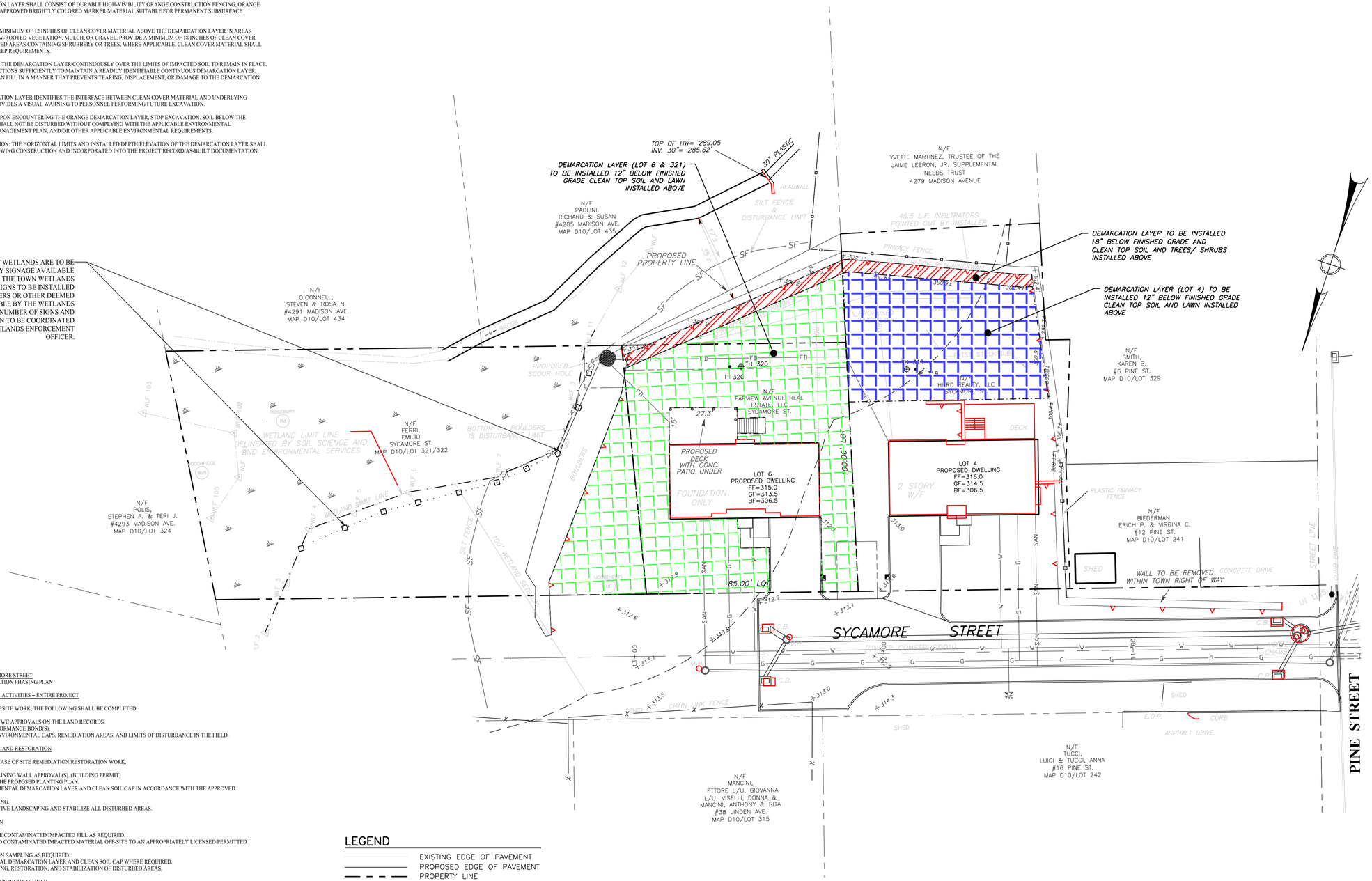
3. CLEAN COVER: PLACE A MINIMUM OF 12 INCHES OF CLEAN COVER MATERIAL ABOVE THE DEMARCATION LAYER IN AREAS CONSISTING OF SHALLOW-ROOTED VEGETATION, MULCH, OR GRAVEL. PROVIDE A MINIMUM OF 18 INCHES OF CLEAN COVER MATERIAL IN LANDSCAPED AREAS CONTAINING SHRUBBERY OR TREES, WHERE APPLICABLE. CLEAN COVER MATERIAL SHALL MEET APPLICABLE CT DEEP REQUIREMENTS.

4. INSTALLATION: INSTALL THE DEMARCATION LAYER CONTINUOUSLY OVER THE LIMITS OF IMPACTED SOIL TO REMAIN IN PLACE. OVERLAP ADJOINING SECTIONS SUFFICIENTLY TO MAINTAIN A READILY IDENTIFIABLE CONTINUOUS DEMARCATION LAYER. PLACE OVERLYING CLEAN FILL IN A MANNER THAT PREVENTS TEARING, DISPLACEMENT, OR DAMAGE TO THE DEMARCATION LAYER.

5. PURPOSE: THE DEMARCATION LAYER IDENTIFIES THE INTERFACE BETWEEN CLEAN COVER MATERIAL AND UNDERLYING IMPACTED SOIL AND PROVIDES A VISUAL WARNING TO PERSONNEL PERFORMING FUTURE EXCAVATION.

6. FUTURE EXCAVATION: UPON ENCOUNTERING THE ORANGE DEMARCATION LAYER, STOP EXCAVATION. SOIL BELOW THE DEMARCATION LAYER SHALL NOT BE DISTURBED WITHOUT COMPLYING WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS, SOIL MANAGEMENT PLAN, AND/OR OTHER APPLICABLE ENVIRONMENTAL REQUIREMENTS.

7. AS-BUILT DOCUMENTATION: THE HORIZONTAL LIMITS AND INSTALLED DEPTH/ELEVATION OF THE DEMARCATION LAYER SHALL BE DOCUMENTED FOLLOWING CONSTRUCTION AND INCORPORATED INTO THE PROJECT RECORD/AS-BUILT DOCUMENTATION.



#4, #6 AND LOTS 321/322 SYCAMORE STREET
CONSTRUCTION AND REMEDIATION PHASING PLAN

PHASE 1 – PRE-CONSTRUCTION ACTIVITIES – ENTIRE PROJECT

PRIOR TO COMMENCEMENT OF SITE WORK, THE FOLLOWING SHALL BE COMPLETED:

1. RECORD APPLICABLE IWWC APPROVALS ON THE LAND RECORDS.
2. SUBMIT REQUIRED PERFORMANCE BOND(S).
3. STAKE THE LIMITS OF ENVIRONMENTAL CAPS, REMEDIATION AREAS, AND LIMITS OF DISTURBANCE IN THE FIELD.

PHASE 2 – LOT #4 COMPLIANCE AND RESTORATION

LOT #4 SHALL BE THE FIRST PHASE OF SITE REMEDIATION/RESTORATION WORK.

1. OBTAIN REQUIRED RETAINING WALL APPROVAL(S). (BUILDING PERMIT)
2. OBTAIN APPROVAL OF THE PROPOSED PLANTING PLAN.
3. INSTALL THE ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP IN ACCORDANCE WITH THE APPROVED PLANS.
4. COMPLETE FINAL GRADING.
5. INSTALL APPROVED NATIVE LANDSCAPING AND STABILIZE ALL DISTURBED AREAS.

PHASE 3 – LOT #6 REMEDIATION

1. EXCAVATE AND REMOVE CONTAMINATED/IMPACTED FILL AS REQUIRED.
2. TRANSPORT EXCAVATED CONTAMINATED/IMPACTED MATERIAL OFF-SITE TO AN APPROPRIATELY LICENSED/PERMITTED DISPOSAL FACILITY.
3. PERFORM CONFIRMATION SAMPLING AS REQUIRED.
4. INSTALL ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP WHERE REQUIRED.
5. COMPLETE FINAL GRADING, RESTORATION, AND STABILIZATION OF DISTURBED AREAS.

PHASE 4 – LOT 321/322 AND TOWN RIGHT-OF-WAY

1. EXCAVATE AND REMOVE CONTAMINATED/IMPACTED MATERIAL AS REQUIRED.
2. REMOVE CONSTRUCTION DEBRIS AS REQUIRED.
3. TRANSPORT CONTAMINATED/IMPACTED MATERIAL AND DEBRIS TO APPROPRIATELY LICENSED/PERMITTED DISPOSAL FACILITIES, AS APPLICABLE.
4. PERFORM CONFIRMATION SAMPLING AS REQUIRED.
5. INSTALL ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP WHERE REQUIRED.
6. COMPLETE FINAL GRADING AND RESTORE AND STABILIZE ALL DISTURBED AREAS.

CONCURRENT ROADWAY CONSTRUCTION

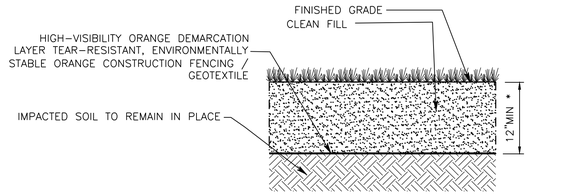
CONSTRUCTION AND COMPLETION OF THE ROADWAY AND ASSOCIATED IMPROVEMENTS MAY PROCEED CONCURRENTLY WITH THE REMEDIATION AND RESTORATION ACTIVITIES DESCRIBED ABOVE, PROVIDED SUCH WORK DOES NOT INTERFERE WITH REQUIRED ENVIRONMENTAL CONTROLS OR REMEDIATION ACTIVITIES.

PHASING FLEXIBILITY

THE SEQUENCE OF WORK SHOWN HEREIN ESTABLISHES THE GENERAL ANTICIPATED CONSTRUCTION AND REMEDIATION PHASING. THE PHASING AND SEQUENCE MAY BE ADJUSTED IN RESPONSE TO FIELD CONDITIONS, ENVIRONMENTAL CONDITIONS, CONTRACTOR SCHEDULING AND AVAILABILITY, MATERIAL AVAILABILITY, REGULATORY REQUIREMENTS, OR OTHER CONSTRUCTION CONSIDERATIONS. INDIVIDUAL ACTIVITIES IDENTIFIED WITHIN SEPARATE PHASES MAY BE PERFORMED CONCURRENTLY WHERE PRACTICAL, PROVIDED THAT THE INTENT OF THE APPROVED REMEDIATION AND CONSTRUCTION PLANS IS MAINTAINED AND ALL APPLICABLE APPROVALS AND ENVIRONMENTAL REQUIREMENTS ARE SATISFIED.

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES
- PROPOSED WATER PIPES



* PROVIDE 18" MINIMUM COVER IN AREAS OF SHRUBBERY OR TREES, WHERE APPLICABLE.

DEMARCATION LAYER DETAIL
N.T.S.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ROSE •TISO & CO. LLC.
ARCHITECTS●SURVEYORS●ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED LOTS

LOT 319 & 320
SYCAMORE ST
TRUMBULL, CT

Prepared For:
EMILIO FERRI

SHEET TITLE

SOIL MITIGATION PLAN

DESIGNED BY: MJS	SCALE: 1" = 20'
DRAWN BY: PKG	DATE: 08-28-2026
CHECKED BY: MJS	PROJECT NUMBER: 2837
CAD FILE: R:\2837\dwg	

SEAL

STATE OF CONNECTICUT
MANUEL JOSE SILVA
LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

MP-1

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

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

APPLICATION FOR PERMIT

SECTION I

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

If Applicant is the Owner, go to #5

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

   _____
   (Owner of Record)

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

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

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

Applicant's Signature: Emilia Ferri Date: 3-18-25
(If not the Owner)

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

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: .41 AC Zone: A Number of Lots: 1
2. Map ID, from assessors card: D10 / 321
3. Total area existing of wetlands on property: .24
4. Total area of Regulated area on property: .41 Ac
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: .10
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: .10
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	Dominant Species:
Trees:	60%	
Shrubs:	0	
Grasses, weeds, etc:	40%	
Impervious area:	0	N/A

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): N/A
    b. Stream characteristics: intermittent or permanent: INTERMITTENT
    c. 100 year flood evaluation: N/A
13. Probable effect of proposal (if any) on vegetation and wildlife: 0
14. Existing or proposed source(s) of water supply for the property: N/A
15. Existing or proposed method of sewage disposal for the property: N/A
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: X
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: SILT FENCE & PROPOSED RETAINING WALL
18. Proposed percent of Regulated area to be covered with impermeable surface: 0
19. Material to be (check all that applies): deposited ☒ excavated ☐ (if yes, complete the following):
    a. Area: .07 AC Volume: 843 CY
    b. Physical & Chemical composition of material to be deposited: BOULDERS & CLEAN FILL

GENERAL NOTES

1. DEMARCATION LAYER: PROVIDE A CONTINUOUS, BRIGHTLY COLORED, TEAR-RESISTANT AND ENVIRONMENTALLY STABLE ORANGE DEMARCATION LAYER AT THE INTERFACE BETWEEN CLEAN COVER MATERIAL AND UNDERLYING IMPACTED SOIL. THE DEMARCATION LAYER SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING SOIL AND SUITABLE TO INDICATE THE PRESENCE OF POLLUTED SOIL BENEATH THE LAYER.

2. MATERIAL: DEMARCATION LAYER SHALL CONSIST OF DURABLE HIGH-VISIBILITY ORANGE CONSTRUCTION FENCING, ORANGE GEOTEXTILE, OR OTHER APPROVED BRIGHTLY COLORED MARKER MATERIAL SUITABLE FOR PERMANENT SUBSURFACE INSTALLATION.

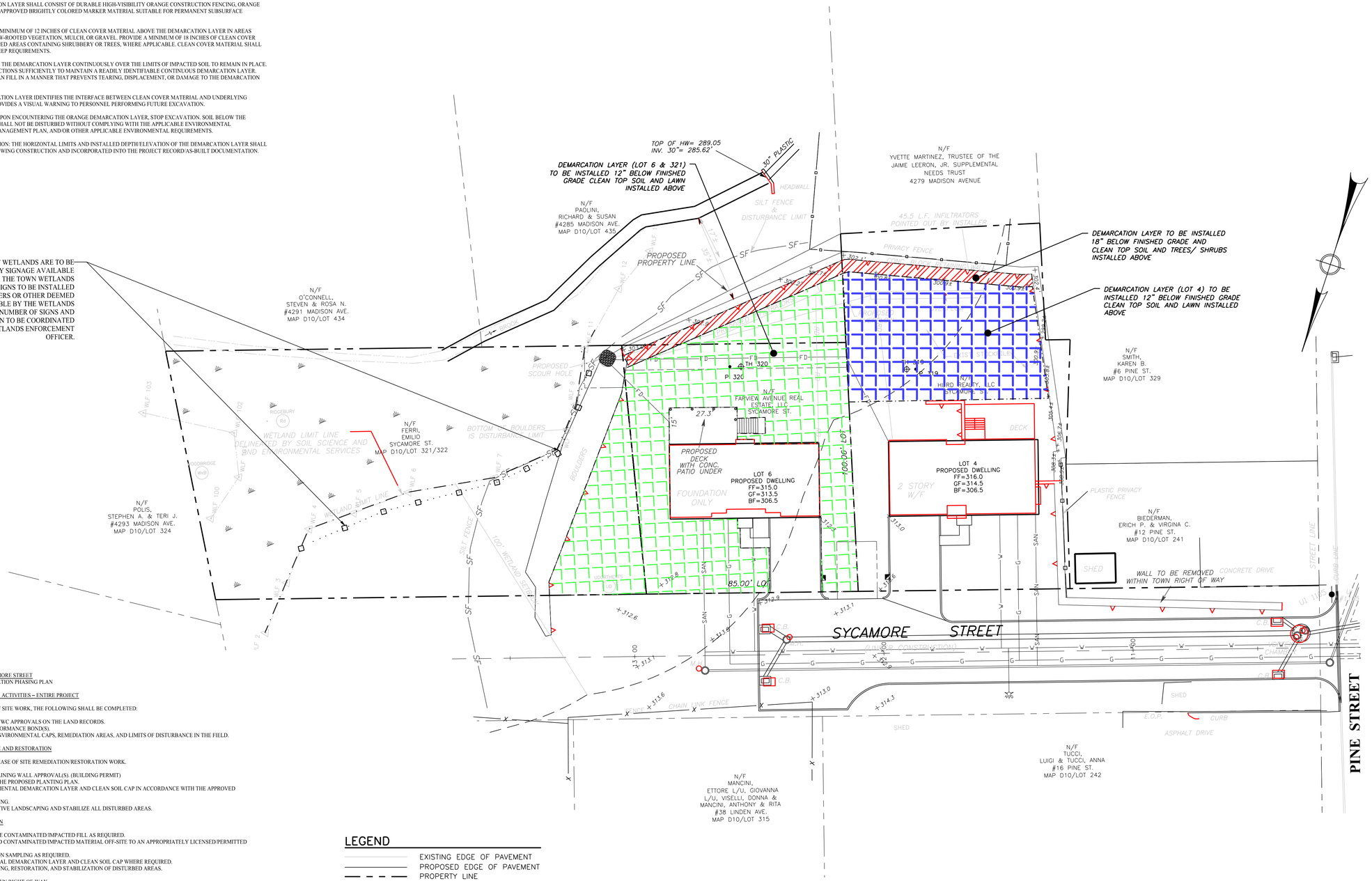
3. CLEAN COVER: PLACE A MINIMUM OF 12 INCHES OF CLEAN COVER MATERIAL ABOVE THE DEMARCATION LAYER IN AREAS CONSISTING OF SHALLOW-ROOTED VEGETATION, MULCH, OR GRAVEL. PROVIDE A MINIMUM OF 18 INCHES OF CLEAN COVER MATERIAL IN LANDSCAPED AREAS CONTAINING SHRUBBERY OR TREES, WHERE APPLICABLE. CLEAN COVER MATERIAL SHALL MEET APPLICABLE CT DEEP REQUIREMENTS.

4. INSTALLATION: INSTALL THE DEMARCATION LAYER CONTINUOUSLY OVER THE LIMITS OF IMPACTED SOIL TO REMAIN IN PLACE. OVERLAP ADJOINING SECTIONS SUFFICIENTLY TO MAINTAIN A READILY IDENTIFIABLE CONTINUOUS DEMARCATION LAYER. PLACE OVERLYING CLEAN FILL IN A MANNER THAT PREVENTS TEARING, DISPLACEMENT, OR DAMAGE TO THE DEMARCATION LAYER.

5. PURPOSE: THE DEMARCATION LAYER IDENTIFIES THE INTERFACE BETWEEN CLEAN COVER MATERIAL AND UNDERLYING IMPACTED SOIL AND PROVIDES A VISUAL WARNING TO PERSONNEL PERFORMING FUTURE EXCAVATION.

6. FUTURE EXCAVATION: UPON ENCOUNTERING THE ORANGE DEMARCATION LAYER, STOP EXCAVATION. SOIL BELOW THE DEMARCATION LAYER SHALL NOT BE DISTURBED WITHOUT COMPLYING WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS, SOIL MANAGEMENT PLAN, AND/OR OTHER APPLICABLE ENVIRONMENTAL REQUIREMENTS.

7. AS-BUILT DOCUMENTATION: THE HORIZONTAL LIMITS AND INSTALLED DEPTH/ELEVATION OF THE DEMARCATION LAYER SHALL BE DOCUMENTED FOLLOWING CONSTRUCTION AND INCORPORATED INTO THE PROJECT RECORD/AS-BUILT DOCUMENTATION.



#4, #6 AND LOTS 321/322 SYCAMORE STREET
CONSTRUCTION AND REMEDIATION PHASING PLAN

PHASE 1 – PRE-CONSTRUCTION ACTIVITIES – ENTIRE PROJECT

PRIOR TO COMMENCEMENT OF SITE WORK, THE FOLLOWING SHALL BE COMPLETED:

1. RECORD APPLICABLE IWWC APPROVALS ON THE LAND RECORDS.
2. SUBMIT REQUIRED PERFORMANCE BOND(S).
3. STAKE THE LIMITS OF ENVIRONMENTAL CAPS, REMEDIATION AREAS, AND LIMITS OF DISTURBANCE IN THE FIELD.

PHASE 2 – LOT #4 COMPLIANCE AND RESTORATION

LOT #4 SHALL BE THE FIRST PHASE OF SITE REMEDIATION/RESTORATION WORK.

1. OBTAIN REQUIRED RETAINING WALL APPROVAL(S). (BUILDING PERMIT)
2. OBTAIN APPROVAL OF THE PROPOSED PLANTING PLAN.
3. INSTALL THE ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP IN ACCORDANCE WITH THE APPROVED PLANS.
4. COMPLETE FINAL GRADING.
5. INSTALL APPROVED NATIVE LANDSCAPING AND STABILIZE ALL DISTURBED AREAS.

PHASE 3 – LOT #6 REMEDIATION

1. EXCAVATE AND REMOVE CONTAMINATED/IMPACTED FILL AS REQUIRED.
2. TRANSPORT EXCAVATED CONTAMINATED/IMPACTED MATERIAL OFF-SITE TO AN APPROPRIATELY LICENSED/PERMITTED DISPOSAL FACILITY.
3. PERFORM CONFIRMATION SAMPLING AS REQUIRED.
4. INSTALL ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP WHERE REQUIRED.
5. COMPLETE FINAL GRADING, RESTORATION, AND STABILIZATION OF DISTURBED AREAS.

PHASE 4 – LOT 321/322 AND TOWN RIGHT-OF-WAY

1. EXCAVATE AND REMOVE CONTAMINATED/IMPACTED MATERIAL AS REQUIRED.
2. REMOVE CONSTRUCTION DEBRIS AS REQUIRED.
3. TRANSPORT CONTAMINATED/IMPACTED MATERIAL AND DEBRIS TO APPROPRIATELY LICENSED/PERMITTED DISPOSAL FACILITIES, AS APPLICABLE.
4. PERFORM CONFIRMATION SAMPLING AS REQUIRED.
5. INSTALL ENVIRONMENTAL DEMARCATION LAYER AND CLEAN SOIL CAP WHERE REQUIRED.
6. COMPLETE FINAL GRADING AND RESTORE AND STABILIZE ALL DISTURBED AREAS.

CONCURRENT ROADWAY CONSTRUCTION

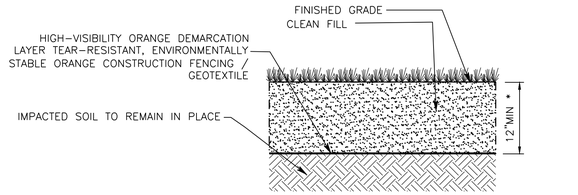
CONSTRUCTION AND COMPLETION OF THE ROADWAY AND ASSOCIATED IMPROVEMENTS MAY PROCEED CONCURRENTLY WITH THE REMEDIATION AND RESTORATION ACTIVITIES DESCRIBED ABOVE, PROVIDED SUCH WORK DOES NOT INTERFERE WITH REQUIRED ENVIRONMENTAL CONTROLS OR REMEDIATION ACTIVITIES.

PHASING FLEXIBILITY

THE SEQUENCE OF WORK SHOWN HEREIN ESTABLISHES THE GENERAL ANTICIPATED CONSTRUCTION AND REMEDIATION PHASING. THE PHASING AND SEQUENCE MAY BE ADJUSTED IN RESPONSE TO FIELD CONDITIONS, ENVIRONMENTAL CONDITIONS, CONTRACTOR SCHEDULING AND AVAILABILITY, MATERIAL AVAILABILITY, REGULATORY REQUIREMENTS, OR OTHER CONSTRUCTION CONSIDERATIONS. INDIVIDUAL ACTIVITIES IDENTIFIED WITHIN SEPARATE PHASES MAY BE PERFORMED CONCURRENTLY WHERE PRACTICAL, PROVIDED THAT THE INTENT OF THE APPROVED REMEDIATION AND CONSTRUCTION PLANS IS MAINTAINED AND ALL APPLICABLE APPROVALS AND ENVIRONMENTAL REQUIREMENTS ARE SATISFIED.

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES
- PROPOSED WATER PIPES



* PROVIDE 18" MINIMUM COVER IN AREAS OF SHRUBBERY OR TREES, WHERE APPLICABLE.

DEMARCATION LAYER DETAIL
N.T.S.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ROSE •TISO & CO. LLC.
ARCHITECTS●SURVEYORS●ENGINEERS
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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED LOTS

LOT 319 & 320
SYCAMORE ST
TRUMBULL, CT

Prepared For:
EMILIO FERRI

SHEET TITLE

SOIL MITIGATION PLAN

DESIGNED BY: MJS	SCALE: 1" = 20'
DRAWN BY: PKG	DATE: 08-28-2026
CHECKED BY: MJS	PROJECT NUMBER: 2837
CAD FILE: R:\2837\dwg	

SEAL

STATE OF CONNECTICUT
MANUEL JOSE SILVA
LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

MP-1

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

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

1. Location/address of property where activity is proposed: PARCEL B PINEWOOD TRAIL, LOT 70
   Parcel Size 11839 sf Zone: AA Map ID: 107 Current Use: LOT
2. Applicant's Name: CHRISTOPHER DORTENZIO
   Applicant's Address: 24 ADAMS DR, SHELTON, CT
   [redacted]
   Applicant's interest in property (Lessee, Licensee, Owner, etc.): BUYER
3. Name of Property Owner of Record: PETER AND HILDEGARDE BOYNE
   If the owner is a corporation, or other non-individual entity, include the primary contact information
   Address of Owner of Record: 127 COLONY AVE, TRUMBULL, CT 06611
   [redacted]

If Applicant is the Owner, go to #5

4. The undersigned hereby authorizes CHRISTOPHER DORTENZIO to act as Agent on my behalf as related to this application.
   PETER AND HILDEGARDE BOYNE
   (Owner of Record)

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):
   PROPOSED NEW SINGLE FAMILY RESIDENCE ON AN EMPTY LOT

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

Applicant's Signature: [signature] Date: 6/17/26
(If not the Owner)

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

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: 11839 Zone: AA Number of Lots: 1
2. Map ID, from assessors card: 107
3. Total area existing of wetlands on property: —
4. Total area of Regulated area on property: 9838
5. Wetlands area to be disturbed: 0
6. Upland Review area to be disturbed: 7164
7. Proposed % of wetlands on the property to be disturbed: 0
8. Total area of proposed land disturbance: 8589
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes _____ No X (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes _____ No X (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area:	Dominant Species:
Trees:	10	
Shrubs:	10	
Grasses, weeds, etc:	80	
Impervious area:	0	

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

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

NO DEBRIS OR STUMPS TO BE BURIED ON SITE.

RETAINING WALLS BY OTHERS.

6" DIA WEEP HOLES AT UPPER GRADE 5' O.C. (TYP.)

YD 3
GRATE 177.8
INV. 173.2

DOUBLE SILT FENCE WITH HAYBALES DURING CONSTRUCTION

JUNCTION BOX 1
INV. IN/OUT 172.8

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

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

AREA TO WEST OF LINE TO REMAIN WOODED

OVERFLOW CONTROL STRUCTURE
INV. IN 171.7
INV. OUT 174.2

AREA OF LAWN ROUTED TO RETENTION (YELLOW HATCHING)

FOOTING DRAIN OUTFLOW
INV. 171.0

JUNCTION BOX 2
INV. IN/OUT 172.8

YD 4
GRATE 176.0
INV. 173.5

TEMPORARY MATERIAL STOCKPILE AND STAGING AREA

MUD ANTI TRACKING PAD DURING CONSTRUCTION

YD 2
GRATE 203.0
INV. 199.0

PROVIDE 1 1/2" LIP

COARSE PARTICLE SEPARATOR
INV. IN 198.0
INV. OUT 197.9

DRIVEWAY DRAIN 1
GRATE 202.0
INV. 198.1

YD 1
GRATE 203.5
INV. 198.3

INV. 201.92

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

DRIVEWAY DRAIN 2
GRATE 202.0
INV. 198.2

PROVIDE 1 1/2" LIP

GUIDERAIL (TYP.)

CONCRETE WASHOUT AREA

YD 5
GRATE 196.0
INV. 192.0
OVERFLOW THROUGH WALL 195.0

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

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

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

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

GEOTECHNICAL ENGINEER TO CONFIRM STABILITY OF PROPOSED SLOPES.

RESTRICTIVE LAYER TO BE CONFIRMED AT TIME OF CONSTRUCTION.

GRAPHIC SCALE
10 0 10 20
1 inch = 10 feet

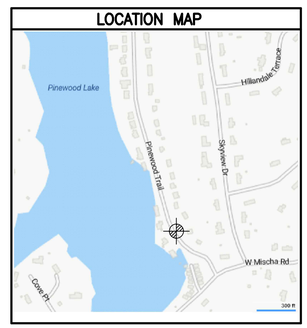
GENERAL CONSTRUCTION NOTES:

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

SEDIMENTATION AND EROSION CONTROL NOTES

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

LOCATION MAP



REV. 9/16/26: PER WETLANDS COMMENTS.
REV. 6/12/26: PER ENGINEERING COMMENTS.

CHRIS DORTENZIO
38 PINEWOOD TRAIL TRUMBULL, CONNECTICUT

DRAINAGE PLAN

6-6-26 date

CIVIL ENGINEERS

2853 project

1 OF 2 sheet

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

Fairfield County Engineering LLC

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

2853_260916Drainage

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

Test Hole 1:

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

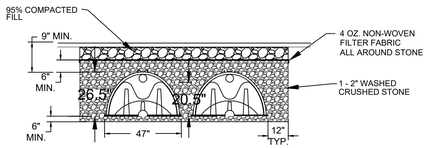
Conducted by:	Wayne D'Avanzo	Project:	2718
Location:	38 Pinewood Trail	Town:	Trumbull
Client :		Date:	10/20/2025

Weather conditions prior to and during tests:
Clear

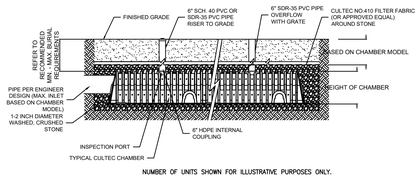
Single Lot:	X	Subdivision:	
Diameter of Hole:	8"	Depth of Hole:	21"

PT-1 — **Design**
Pre-soak @ 8:55 AM — **2.25"/Hr. (2.0 F.S.)**

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



CULTEC RECHARGER 280HD
TYPICAL CROSS SECTION



NUMBER OF UNITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

CULTEC INSPECTION PORT AND OVERFLOW
(AS APPLICABLE)

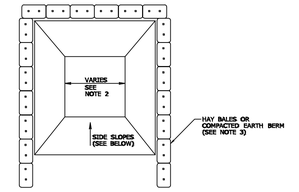
NOTES

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

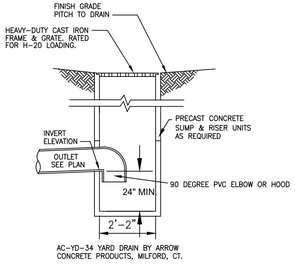
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

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

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



CONCRETE WASHOUT AREA
NOT TO SCALE
(SEE NOTE 2)

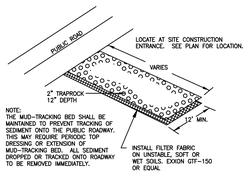


AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

DRIVEWAY DRAIN
NOT TO SCALE

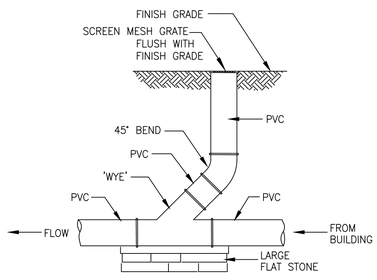
CONSTRUCTION SEQUENCE

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

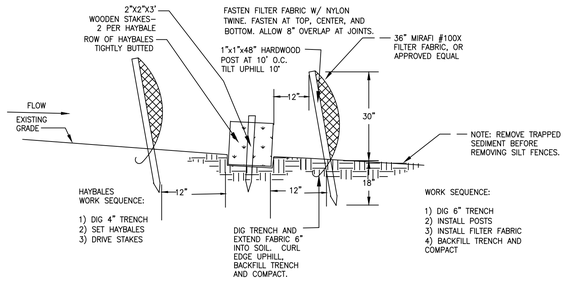


NOTE:
THE MUD-TRACKING BED SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OR EXTENSION OF MUD-TRACKING BED. ALL SEDIMENT DROPPED OR TRACKED ONTO ROADWAY TO BE REMOVED IMMEDIATELY.

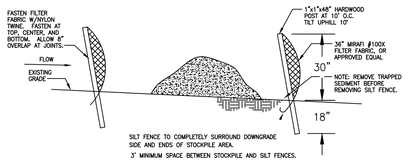
MUD-TRACKING BED
NOT TO SCALE



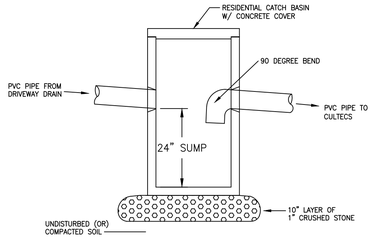
TYPICAL CLEANOUT
NOT TO SCALE



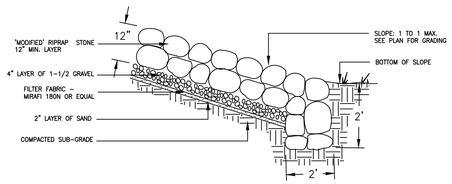
DOUBLE SILT FENCE W/HAYBALES
NOT TO SCALE



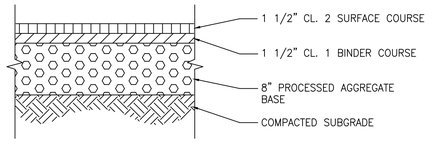
STOCKPILE PROTECTION
NOT TO SCALE



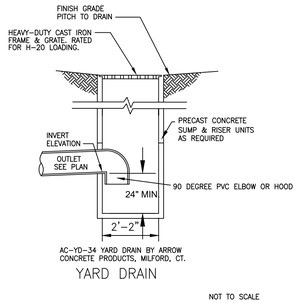
COARSE PARTICLE SEPARATOR
NOT TO SCALE



RIPRAP SLOPE PROTECTION
NOT TO SCALE



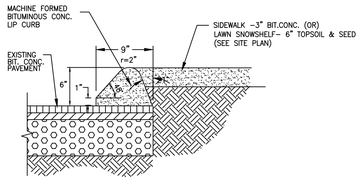
DRIVEWAY PAVEMENT
NOT TO SCALE



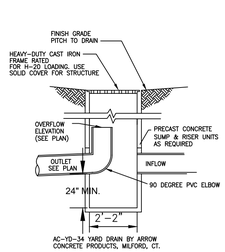
AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

YARD DRAIN

NOT TO SCALE

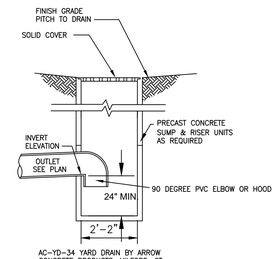


BIT. CONC. CURB
NOT TO SCALE



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

OVERFLOW CONTROL STRUCTURE
NOT TO SCALE



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

JUNCTION BOX
NOT TO SCALE

Stormwater Facilities Maintenance Plan

Christopher Dortenzio

38 Pinewood Trail, Trumbull, CT

Scope:

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

Recommended Frequency of Service:

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

Service Procedures:

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

Reporting:

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

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

REV. 9/16/26: PER WETLANDS COMMENTS.
REV. 6/12/26: PER ENGINEERING COMMENTS.

CHRIS DORTENZIO
38 PINEWOOD TRAIL — TRUMBULL, CONNECTICUT

6-6-26
date

DETAIL SHEET

Fairfield County Engineering LLC

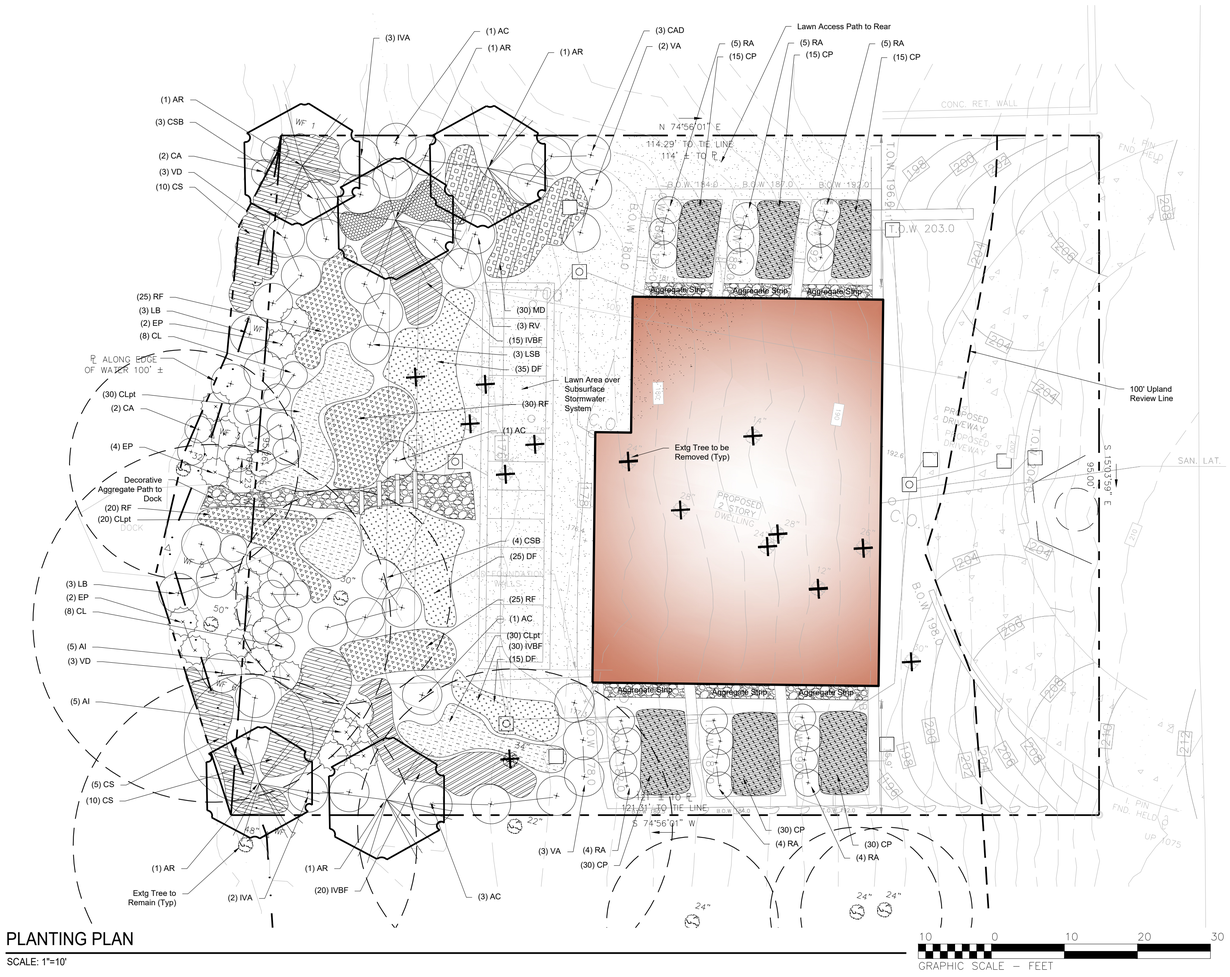
CIVIL ENGINEERS

2853
project

2 OF 2
sheet

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

2853_260916Drainage



PLANTING PLAN

SCALE: 1"=10'

GRAPHIC SCALE – FEET (10 0 10 20 30)

PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS
DECIDUOUS TREES							
AR	5	ACER RUBRUM 'OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	B&B	3"-3 1/2" CAL		FULL, EXTRA HEAVY
DECIDUOUS SHRUBS							
AC	5	AMELANCHIER CANADENSIS	SERVICEBERRY	CONT	3'-4' HT	8'-12' O.C.	EXTRA HEAVY
CA	4	CLETHRA ALNIFOLIA	SUMMERSWEET	CONT	3'-4' HT	4'-6' O.C.	EXTRA HEAVY
Cad	3	CORNUS AMOMUM	SILKY DOGWOOD	CONT	3'-4' HT	6'-8' O.C.	EXTRA HEAVY
CSB	7	CORNUS SERICEA 'BAILEYI'	BAILEY RED-OSIER DOGWOOD	CONT	4'-5' HT	5'-6' O.C.	EXTRA HEAVY
IVA	5	ILEX VERTICILLATA 'AFTERGLOW'	AFTERGLOW WINTERBERRY	B&B	4'-5' HT	5'-6' O.C.	EXTRA HEAVY
LB	9	LINDERA BENZOIN	SPICEBUSH	CONT	3'-4' HT	6'-8' O.C.	EXTRA HEAVY
RA	21	RHUS AROMATICA	'GRO-LOW' FRAGRANT SUMAC	CONT	3'-4' HT	4'-6' O.C.	EXTRA HEAVY
RV	3	RHODODENDRON VISCOSUM	SWAMP AZALEA	CONT	2'-3' HT	4'-6' O.C.	EXTRA HEAVY
VA	5	VIBURNUM ACERIFOLIUM	MAPLE-LEAVED VIBURNUM	CONT	3'-4' HT	4'-6' O.C.	EXTRA HEAVY
VD	6	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	B&B	3'-4' HT	6' O.C.	EXTRA HEAVY
GRASSES AND SEDGES							
CP	135	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	CONT	1 GAL	12" O.C.	
CS	25	CAREX STRICTA	TUSSOCK SEDGE	CONT	1 GAL	24"-36" O.C.	
GROUNDCOVERS & PERENNIALS							
IVBF	65	IRIS VERSICOLOR	BLUE FLAG IRIS	CONT	1 GAL	24" O.C.	
RF	100	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	CONT	2 GAL	24" O.C.	
AI	9	ASCLEPIAS INCARNATA	SWAMP MILKWEED	CONT	1 GAL	24"-36" O.C.	
CL	16	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	CONT	1 GAL	24"-30" O.C.	
CLPT	100	CHELONE LYONII	PINK TURTLEHEAD	CONT	1 GAL	18"-24" O.C.	
DF	75	DESCHAMPSIA FLEXUOSA	WAVY HAIR GRASS	CONT	1 GAL	18"-24" O.C.	
EP	8	EUTROCHIUM PURPUREUM	JOE-PYE	CONT	1 GAL	36"-48" O.C.	
MD	30	MONARDA DIDYMA	BEE BALM	CONT	1 GAL	18"-24" O.C.	

GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. EXISTING SITE CONDITIONS TAKEN FROM SURVEY PLAN ENTITLED "ZONING LOCATION SURVEY, PROPOSED HOUSE, PREPARED FOR VESICA DESIGN & CONSTRUCTION LLC, LOT 38 PINEWOOD TRAIL, TRUMBULL, CONNECTICUT", SCALE 1"=10', DATED SEPTEMBER 16, 2025, REVISED JUNE 4, 2026 BY ALL SEASONS LAND SURVEYING.
3. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY THE LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
4. 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.
5. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
6. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK.
7. SEE DRAINAGE PLAN FOR PROPOSED GRADING, DRAINAGE, AND SEDIMENT & EROSION CONTROLS.

PLANTING SOIL NOTES

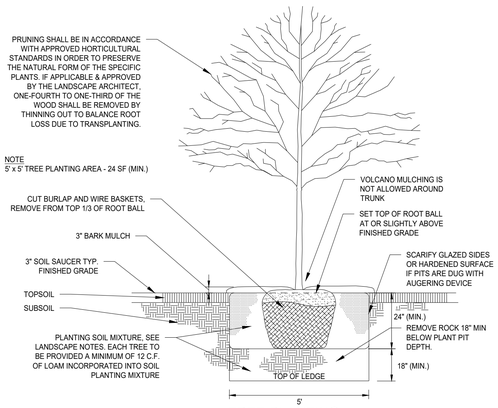
1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   - 3 PARTS SCREED TOPSOIL
   - 1 PART CLEAN WASHED COARSE SAND
   - 1 PART PEAT HUMUS
   - 5 LBS. COMPOST PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   - 3 PARTS SCREENED TOPSOIL
   - 1 PART SAND
   - 1 PART HUMUS
   - 5 LBS. COMPOST PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
V4"	97 - 100
NO. 200	20 - 65

D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH. AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS. AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

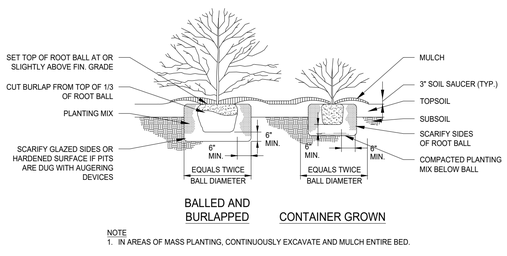
PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE. VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
10. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
11. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
12. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
13. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.2-2025) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
14. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
15. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
16. INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
17. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS.
18. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH.
19. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
20. TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.



TREE PLANTING

SCALE: NTS



SHRUB / GROUNDCOVER PLANTING

SCALE: NTS

STATE OF CONNECTICUT
JAMES E. BUSCO
NO. 14358
LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
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PROPOSED RESIDENCE
38 PINEWOOD TRAIL
TRUMBULL, CONNECTICUT
PREPARED FOR
VESICA DESIGN & CONSTRUCTION, LLC

Job Number: FE26-2049

Job Start Date: 9-11-26

Rev	Date
1. Issue	09/16/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: LANDSCAPE PLAN

Scale: 1"=20'

Sheet Number: C-5.1

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