MAP REFERENCES

1. Map entitled, "Topographic Survey of Property Located at 90 & 114 Sodom Lane, Derby, Connecticut", Prepared for Jalowiec Realty Associates, Limited Partnership, Scale 1"=20', Dated March 13, 2006, Last Revised September 16, 2025, Prepared by Lewis Associates.

SOIL EROSION CONTROL PLAN

A. INTRODUCTION:

The purpose of the sediment and erosion control narrative is to provide a sequence of construction and schedule of activities which supplements the plan and additional detail which is to be considered part of the Soil Erosion Control Plan prepared by Nowakowski, O'Bymachow & Kane.

B. PROJECT NARRATIVE:

The proposal is for a building addition for proposed small auto repair business acre parcel of land.

C. GENERAL NOTES:

1. Install silt control fence and/or haybales as depicted on construction plans.
2. Remove stumps and dispose in accordance with construction plan No stump disposal is to occur on site without the location being approved by Nowakowski, O'Bymachow & Kane.
3. Construction sequence:
   a. Install lot erosion controls.
   b. Install anti-tracking apron at driveway entrance.
   c. Construct building addition.
   f. Final grade and add gravel for driveway.
   g. Landscape
   h. Maintain sediment and erosion controls until site is stabilized.

D. CONSTRUCTION TIMING:

Construction is anticipated to begin in the SPRING OF 2026 If approvals are obtained. If is anticipated the lot construction will be completed by the FALL/WINTER OF 2027.

EROSION AND SEDIMENT CONTROL PLAN

1. Land disturbance will be kept to a minimum restabilization will be scheduled as soon as practical.
2. Haybale and/or fabric filters will be installed at all culvert outlets and along the toe of all crtitical cut and fill slopes.
3. Culvert discharge areas will be protected with rip-rap channels; energy dissipators will be provided as necessary.
4. Catchbasins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the "2024 Connecticut Guidelines for Soil Erosion & Sediment Control."
6. Erosion and sediment control measures will be installed prior to construction.
7. All control measures will be maintained during the construction period.
8. Additional control measures will be installed during the construction period, if necessary or required.
9. Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
10. Joe Jalowiec 203-231-3227
    NAME PHONE
    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 Inland Wetland Commission of any transfer of this responsibility and for conveying a copy of the Erosion and Sediment Control Plan if the title to the land is transferred.

DRAINAGE CALCULATIONS:

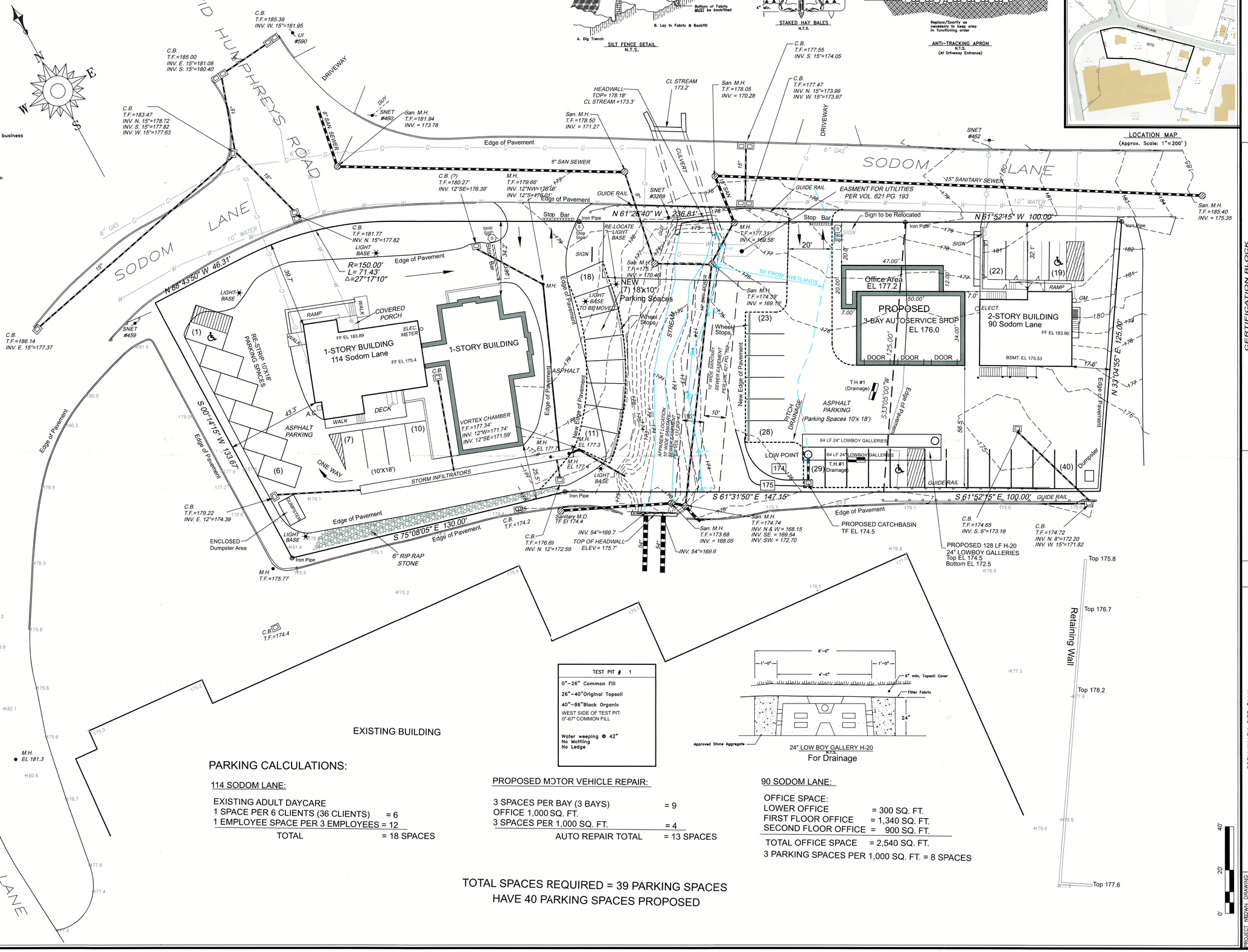
PROPOSE TO STORE 2" OF RAINFALL FOR NEW 6,500 SQ. FT. OF IMPERVIOUS SURFACE.

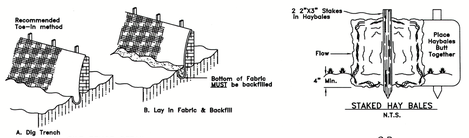
2 inch x 1 ft./12 inches x 6,500 Sq. Ft. = 1,084 Cu. Ft.

PROPOSE: 128 LF of 24 Lowboy Galleries

NOTES:

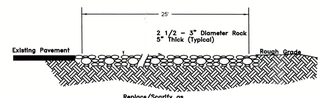
Wetlands depicted no the map where flagged by a soil scientist on 4/27/26 (Soil Science & Environmental Services, Inc. 95 Silo Drive, Rocky Hill, CT 203-272-7837), and were field located by Nowakowski, O'Bymachow, Kane & Associates on 4/28/26.





SILT FENCE DETAIL
N.T.S.

STAKED HAY BALES
N.T.S.



ANTI-TRACKING APRON
N.T.S.
(At Driveway Entrance)

LOCATION MAP
(Approx. Scale: 1"=200')

TEST PIT # 1
0"-26" Common Fill
26"-40" Original Topsoil
40"-86" Black Organic
WEST SIDE OF TEST PIT: 0"-67" COMMON FILL
Water weeping @ 42" No Mottling No Ledge

24" LOW BOY GALLERY H-20
N.T.S.
For Drainage

EXISTING BUILDING

PARKING CALCULATIONS:

114 SODOM LANE:

EXISTING ADULT DAYCARE	
1 SPACE PER 6 CLIENTS (36 CLIENTS)	= 6
1 EMPLOYEE SPACE PER 3 EMPLOYEES = 12	
TOTAL	= 18 SPACES

PROPOSED MOTOR VEHICLE REPAIR:

3 SPACES PER BAY (3 BAYS)	= 9
OFFICE 1,000 SQ. FT.	
3 SPACES PER 1,000 SQ. FT.	= 4
AUTO REPAIR TOTAL	= 13 SPACES

90 SODOM LANE:

OFFICE SPACE:	
LOWER OFFICE	= 300 SQ. FT.
FIRST FLOOR OFFICE	= 1,340 SQ. FT.
SECOND FLOOR OFFICE	= 900 SQ. FT.
TOTAL OFFICE SPACE	= 2,540 SQ. FT.

3 PARKING SPACES PER 1,000 SQ. FT. = 8 SPACES

TOTAL SPACES REQUIRED = 39 PARKING SPACES
HAVE 40 PARKING SPACES PROPOSED

40' 20' 0'

NOWAKOWSKI, O'BYMACHOW, KANE, ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
415 HOWE AVENUE
SHELTON, CONNECTICUT 06484
(203) 924-2525 FAX (203) 924-2620
WEB: nokasurveyors.com

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CERTIFICATION BLOCK

I CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES.
ALAN B. SHEPARD, P.E. #18985
This Drawing is NOT VALID WITHOUT LIVE SIGNATURE & EMBOSSED SEAL

DATE	REVISION DESCRIPTION
5/6/26	Added Wetland Flags/revisions
4/7/26	Added Drainage Test Pit
2/24/26	Revise parking, add drainage

PRELIMINARY SITE PLAN
PREPARED FOR
JALOWIEC REALTY ASSOCIATES
90 & 114 SODOM LANE
DERBY, CONNECTICUT

PROJECT MDWN DRAWING
DATE FEBRUARY 4, 2026
SCALE 1" = 20'
FB/PG 592/90
REV. 1
SHEET 1 OF 1