

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.

No stump disposal is to occur on site without the location being approved by Nowakowski, O'Bymachow & Kane.

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.
 - d. Final grade and add gravel for driveway.
 - e. Landscape.
 - f. Maintain sediment and erosion controls until site is stabilized.

D. CONSTRUCTION TIMING:

Construction is anticipated to begin in the FALL OF 2026. If approvals are obtained, it 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. Restoration 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 critical 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

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: 160 LF of 18 Lowboy Galleries

NOTES:

Wetlands depicted on the map where flagged by a soil scientist on 4/27/26 (Soil Science & Environmental Services, Inc. 95 Soto Drive, Rocky Hill, CT 203-272-7837), and were field located by Nowakowski, O'Bymachow, Kane & Associates on 4/28/26.

UPDATED 7/26 West Side Brook Added.

REGULATED AREA:

114 Sodom Lane 1,750 Sq. Ft.
90 Sodom Lane 2,800 Sq. Ft.

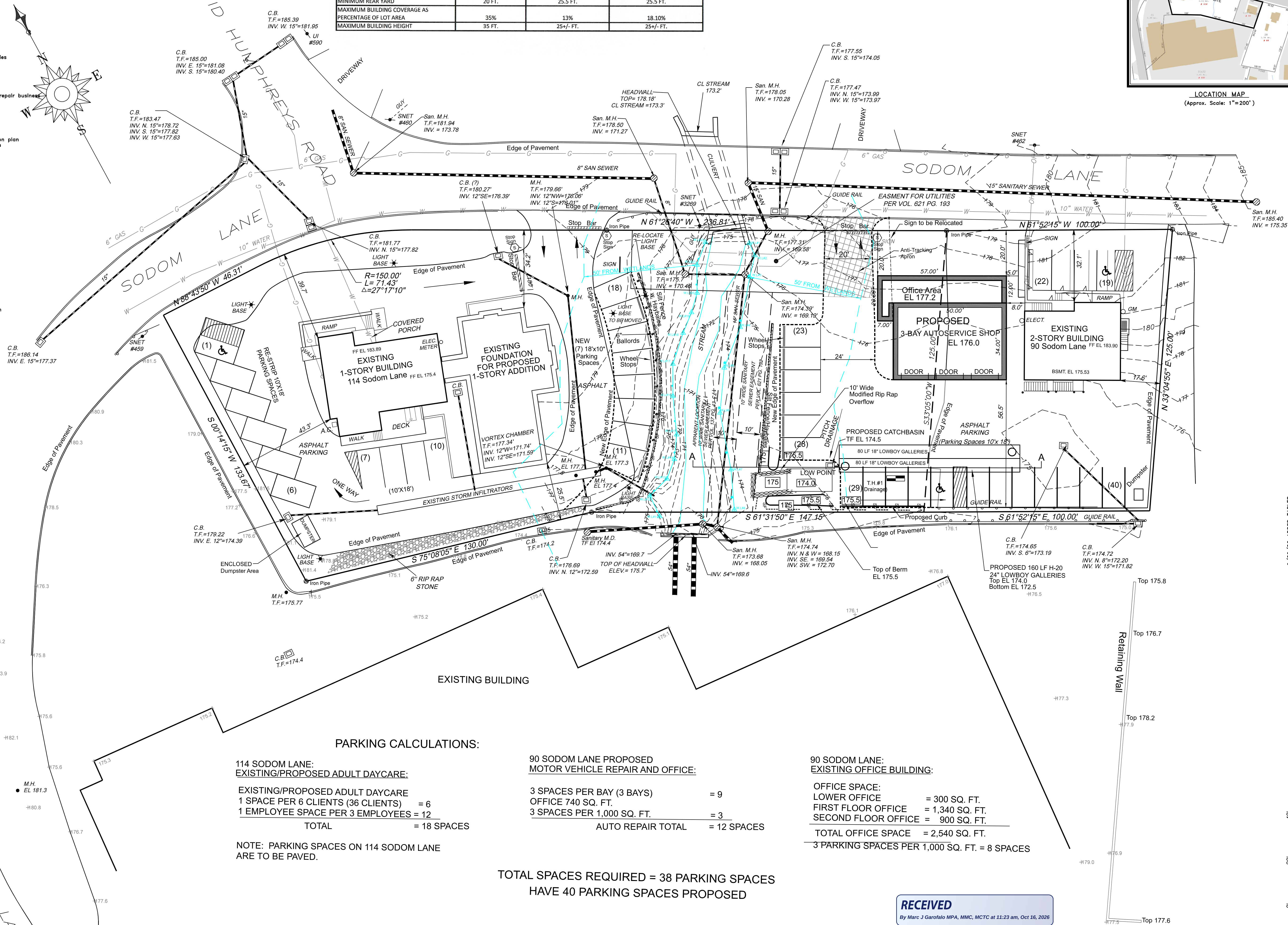
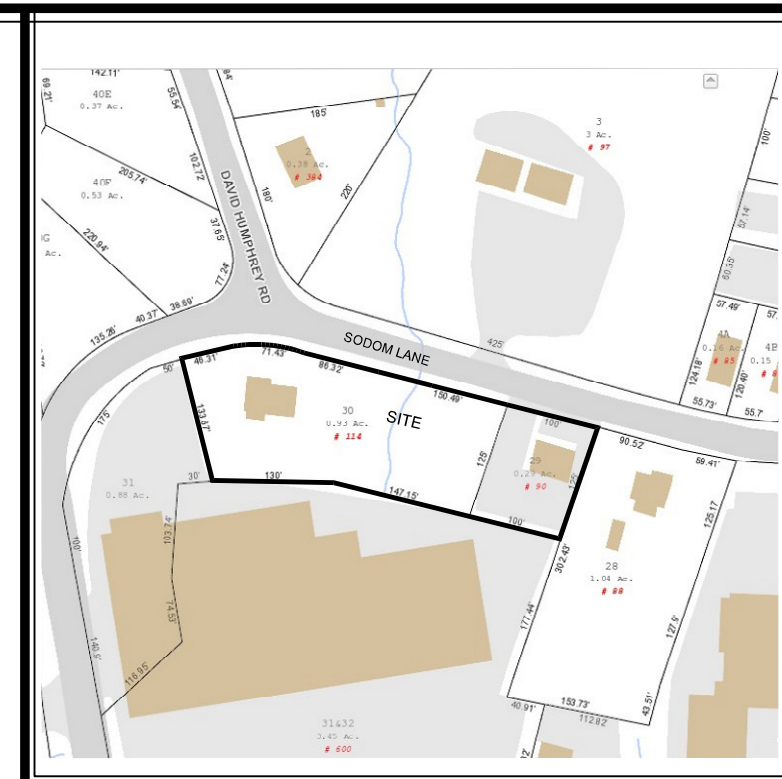
TOTAL: 4,550 Sq. Ft.

Zoning Table			
DERBY - BUSINESS - 1 (B-1) ZONE:			
90 & 114 SODOM LANE, DERBY			
	REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA	30,000 Sq. Ft.	51,470 Sq. Ft.	51,470 Sq. Ft.
LOT AREA MINUS EASEMENT AREA		51,470-4,423 = 47,047 Sq. Ft.	51,470-4,423 = 47,047 Sq. Ft.
MINIMUM LOT FRONTAGE	200' FRONT SETBACK	443.08 FT.	443.08 FT.
MINIMUM FRONT YARD	20 FT.	32.1 FT.	20 FT.
MINIMUM SIDE YARD	20 FT.	17.6 FT./43.3 Ft.	17.6 FT./43.3 Ft.
MINIMUM REAR YARD	20 FT.	25.5 FT.	25.5 FT.
MAXIMUM BUILDING COVERAGE AS PERCENTAGE OF LOT AREA	35%	13%	18.10%
MAXIMUM BUILDING HEIGHT	35 FT.	25+/- FT.	25+/- FT.

GROSS 1ST FLOOR AREA SUMMARY

LOCATION	EXISTING 1ST FLOOR AREA	PROPOSED ADDITION FLOOR AREA	TOTAL
90 SODOM LANE & 114 SODOM LANE	5,539 SQ. FT.	2,440 SQ. FT.	7,979 SQ. FT.

*FLOOR AREA INFORMATION IS PER CLINT.



CERTIFICATION BLOCK

9/29/26 ADDED TABLES
9/18/26 REVISED PER SPECIAL EXCEPTION APPLICATION
8/26/26 REVISED PER DOW APPROVAL COMMENTS

DATE	REVISION DESCRIPTION
7/23/26	Rev. Per Ryan McEvoy review
7/14/26	Additional Wetland Flag Location
6/30/26	Added Wetland Flag/Revisions
5/6/26	Added Drainage Test Pit
4/7/26	Revised parking, add drainage
2/24/26	REVISION DESCRIPTION

SITE PLAN
PREPARED FOR

JALOWIEC REALTY ASSOCIATES

90 & 114 SODOM LANE
DERBY, CONNECTICUT

PROJECT NO.	DRAWING
DATE	FEBRUARY 4, 2026
SCALE	1" = 20'
BY/PG	592/90
REV.	1
SHEET	1 OF 2

ALAN B. SHEPARD, P.E. # 16198
THIS DRAWING IS NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL

Nowakowski, O'Bymachow, Kane, Associates
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By Marc J Garofalo MPA, MMC, MCTC at 11:23 am, Oct 16, 2026

TOTAL SPACES REQUIRED = 38 PARKING SPACES
HAVE 40 PARKING SPACES PROPOSED

NOTE: PARKING SPACES ON 114 SODOM LANE ARE TO BE PAVED.

114 SODOM LANE:
EXISTING/PROPOSED ADULT DAYCARE:

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

90 SODOM LANE PROPOSED
MOTOR VEHICLE REPAIR AND OFFICE:

3 SPACES PER BAY (3 BAYS) = 9
OFFICE 740 SQ. FT.
3 SPACES PER 1,000 SQ. FT. = 3
AUTO REPAIR TOTAL = 12 SPACES

90 SODOM LANE:
EXISTING OFFICE BUILDING:

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