

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.

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.

C. GENERAL NOTES:

1. Install silt control fence and/or haybales as depicted on construction plans.
2. Maintain sediment and erosion controls until site is stabilized.
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 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: 160 LF of 18 Lowboy Galleries

NOTES:

Wetlands depicted no 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.

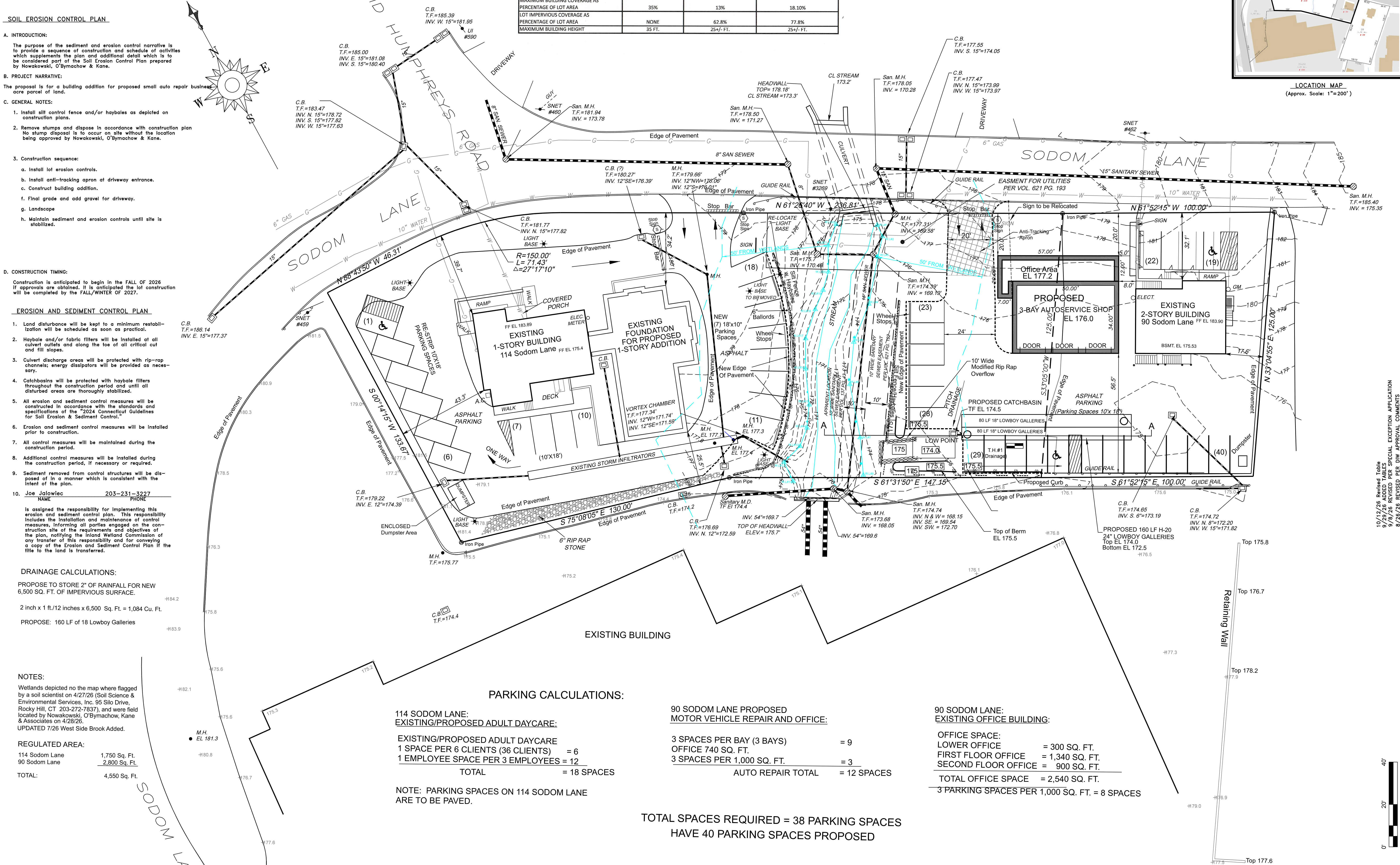
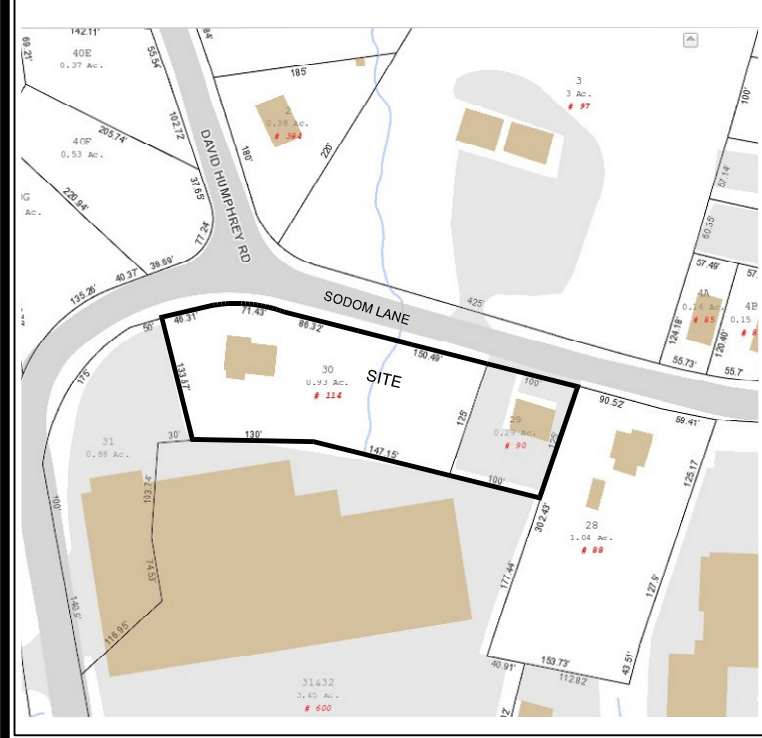
TOTAL: 4,550 Sq. Ft.

Zoning Table			
DERBY - BUSINESS - 1 (B-1) ZONE:			
	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		32.1 FT.	20 FT.
MINIMUM SIDE YARD		17.6 FT./43.3 FT.	17.6 FT./43.3 FT.
MINIMUM REAR YARD		25.5 FT.	25.5 FT.
MAXIMUM BUILDING COVERAGE AS PERCENTAGE OF LOT AREA	35%	13%	18.10%
LOT IMPERVIOUS COVERAGE AS PERCENTAGE OF LOT AREA	NONE	62.8%	77.8%
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 & 114 SODOM LANE, DERBY	5,539 SQ. FT.	2,440 SQ. FT.	7,979 SQ. FT.

*FLOOR AREA INFORMATION IS PER CLINT.



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

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

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

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

CERTIFICATION BLOCK

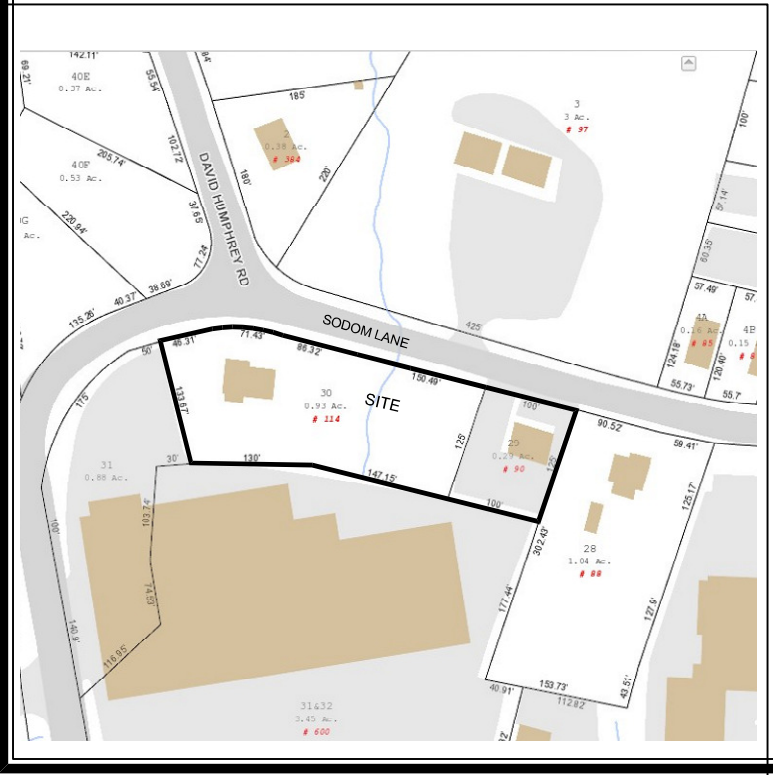
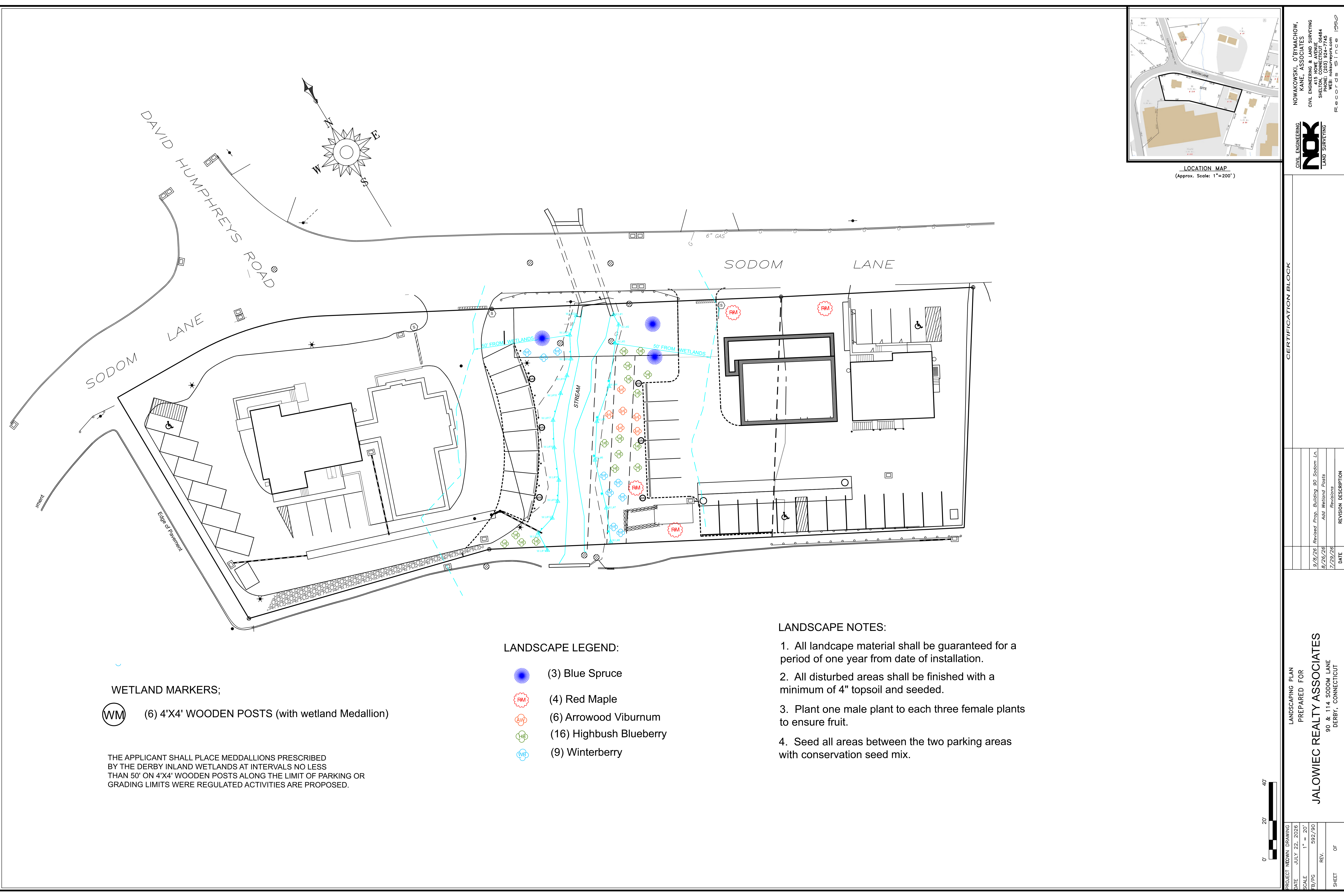
10/12/26 Revised Table
9/29/26 ADDED TABLES
9/18/26 REVISED PER SPECIAL EXCEPTION APPLICATION
8/26/26 REVISED PER DOW APPROVAL COMMENTS

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: JALOWIEC REALTY ASSOCIATES	DATE: FEBRUARY 4, 2026
SCALE: 1" = 20'	REV. 1
SHEET: 1 OF 2	

NOWAKOWSKI, O'BYMACHOW,
KANE, ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
415 HOWE AVENUE
SHELTON, CT 06484
PHONE: (203) 924-7745
WEB: notsureport.com
Records Since 1950



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

WETLAND MARKERS;



(6) 4'X4' WOODEN POSTS (with wetland Medallion)

THE APPLICANT SHALL PLACE MEDDALLIONS PRESCRIBED BY THE DERBY INLAND WETLANDS AT INTERVALS NO LESS THAN 50' ON 4'X4' WOODEN POSTS ALONG THE LIMIT OF PARKING OR GRADING LIMITS WERE REGULATED ACTIVITIES ARE PROPOSED.

LANDSCAPE LEGEND:



(3) Blue Spruce



(4) Red Maple



(6) Arrowwood Viburnum



(16) Highbush Blueberry



(9) Winterberry

LANDSCAPE NOTES:

1. All landscape material shall be guaranteed for a period of one year from date of installation.
2. All disturbed areas shall be finished with a minimum of 4" topsoil and seeded.
3. Plant one male plant to each three female plants to ensure fruit.
4. Seed all areas between the two parking areas with conservation seed mix.



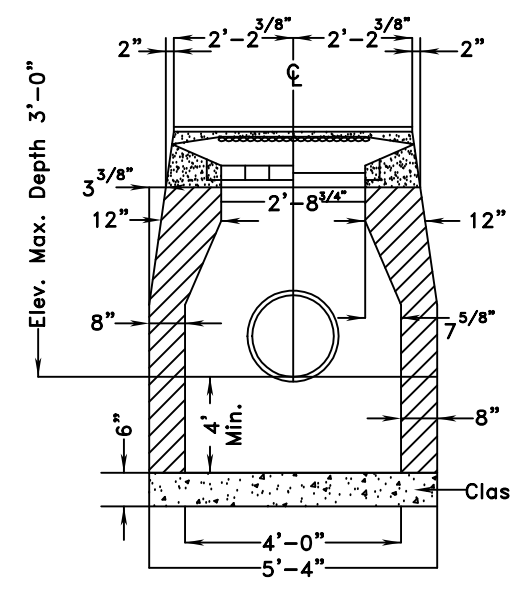
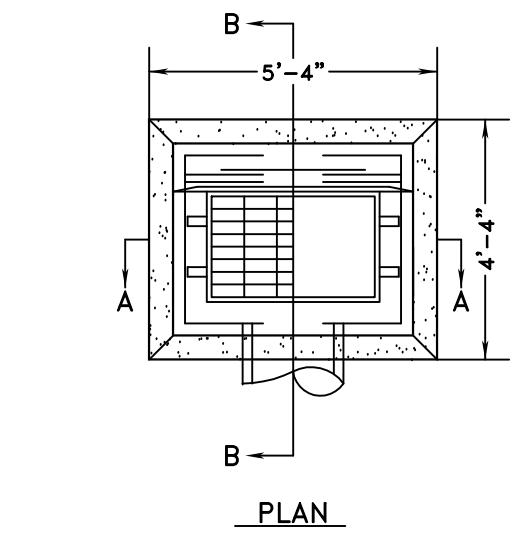
PROJECT MDWN DRAWING	DATE	JULY 22, 2026
SCALE	1" = 20'	
FB/PG	REV.	592/90
SHEET	OF	

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

DATE	REVISION DESCRIPTION
9/8/26	Revised Prop. Building 90 Sodom Ln.
8/26/26	Add Wetland Posts
7/29/26	Revisions

CERTIFICATION BLOCK

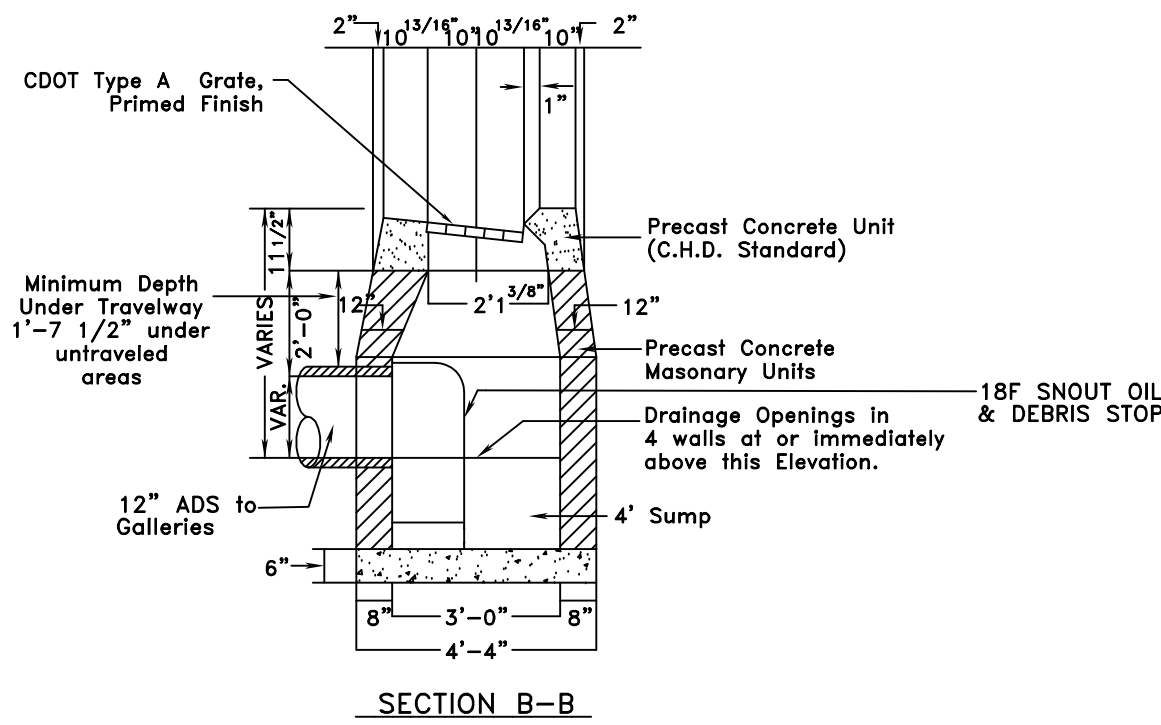
NOX
CIVIL ENGINEERING
LAND SURVEYING
NOWAKOWSKI, O'BYMACHOW,
KANE, ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
115 HORN LANE
SHELTON, CONNECTICUT 06484
PHONE: (203) 924-7745
WEB: notsurveys.com
Records Since 1990



SECTION A-A

NOTE

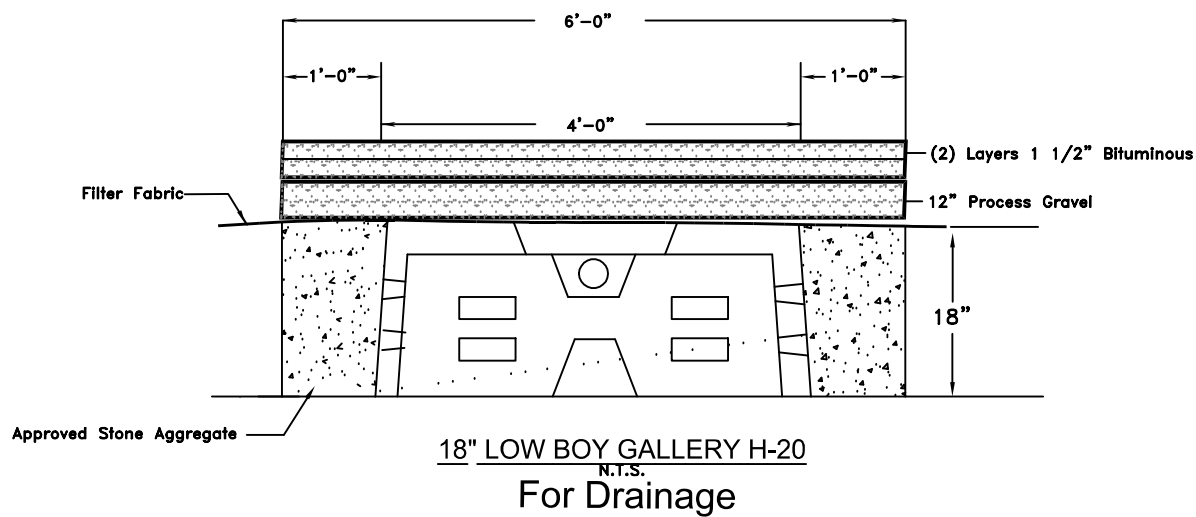
- Dimensions shown are minimums. Actual inside dimensions are based on $D = 1' = 0''$, where D is the horizontal.
- Inside diameter measured flush to the wall.
- Dimensions shown are minimums. Actual outside dimensions are based on inside dimensions plus 2 X the wall thickness.
- Where height of basin from top of curb to bottom of basin is greater than 10' - 0" wall thickness is to be increased to 12".
- All pipes to be cut flush with inside wall of structure.



SECTION B-B

HOODED
TYPE "C" CATCH BASIN
NOT TO SCALE

TEST PIT # 1
0"-26" Common Fill
26"-40" Original Topsoil
40"-86" Black Organic
WEST SIDE OF TEST PIT: 0'-6" COMMON FILL
Water weeping @ 42" No Mottling No Ledge



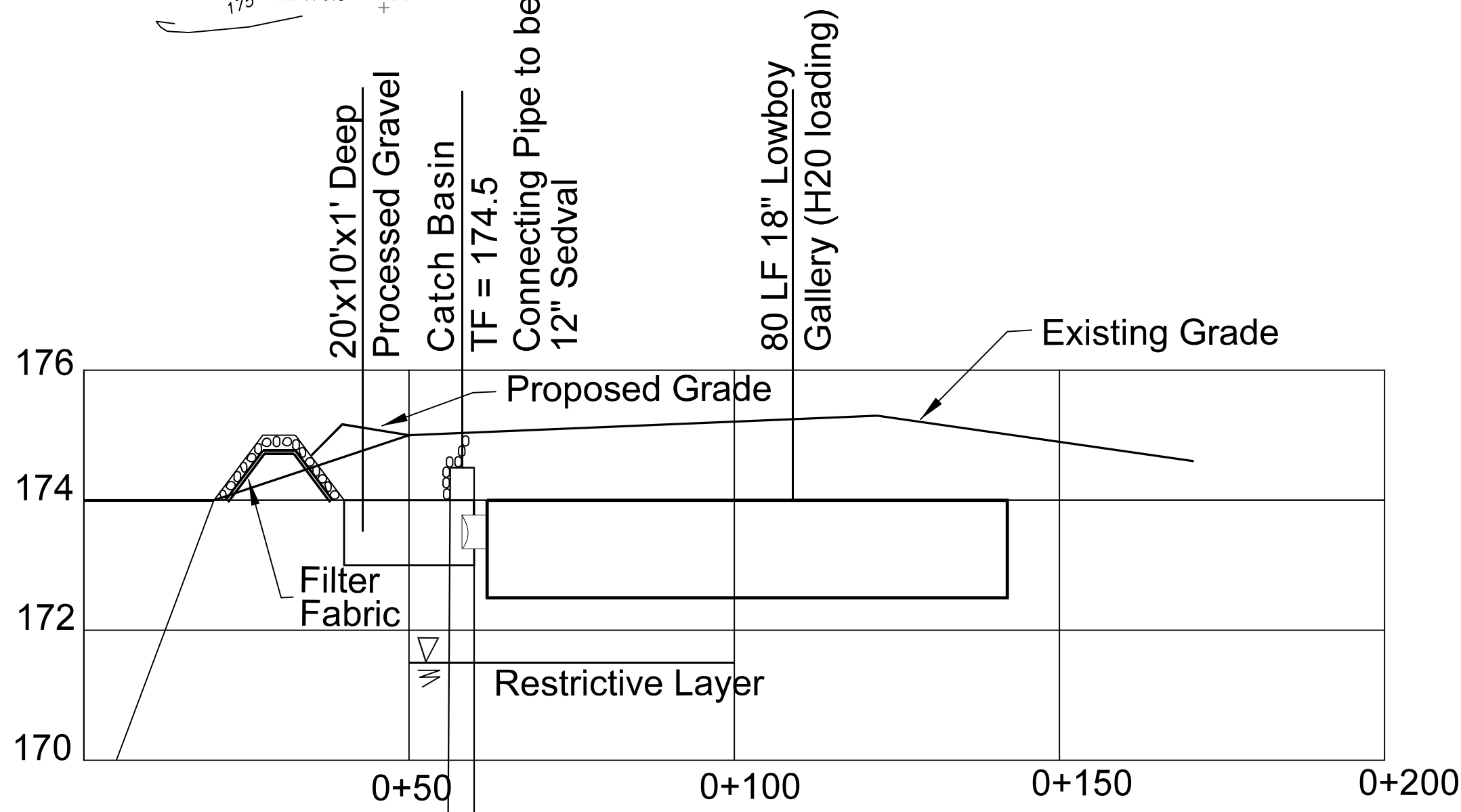
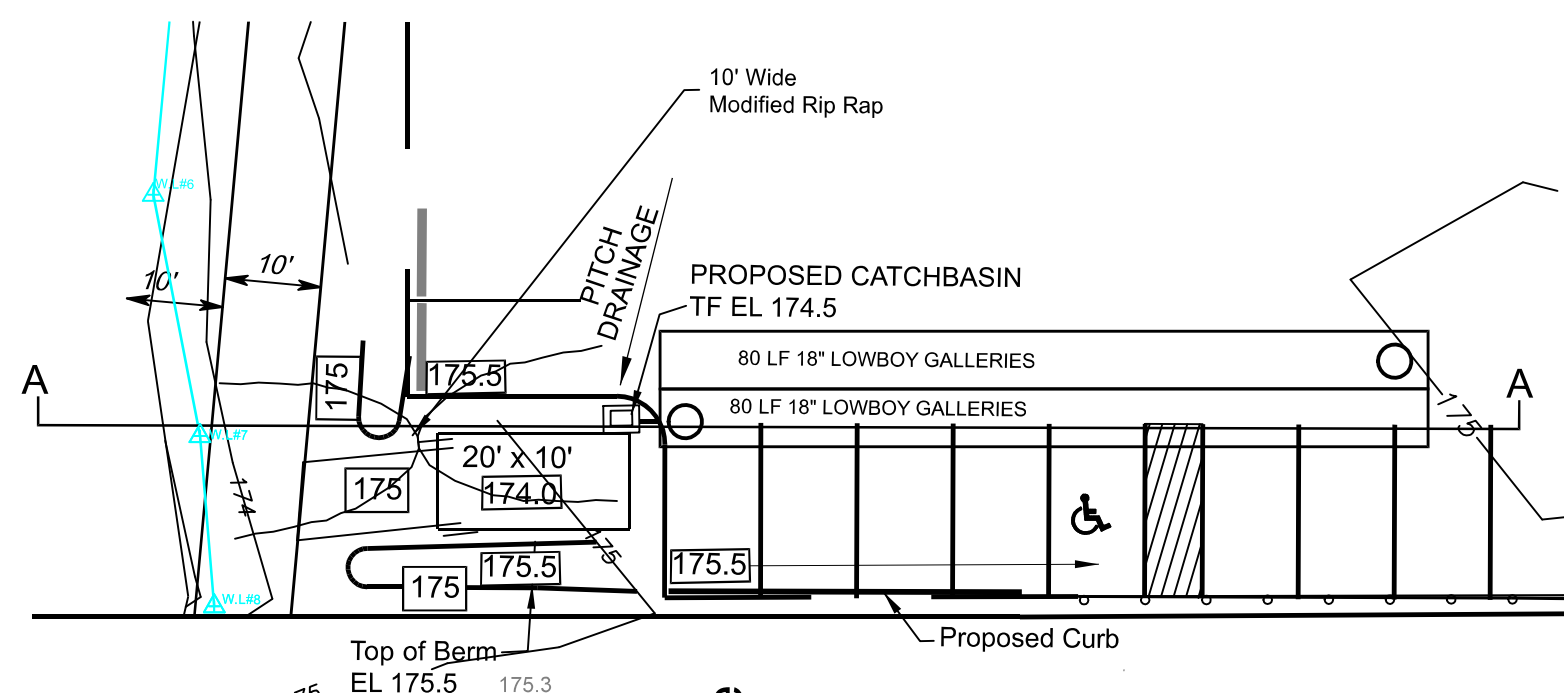
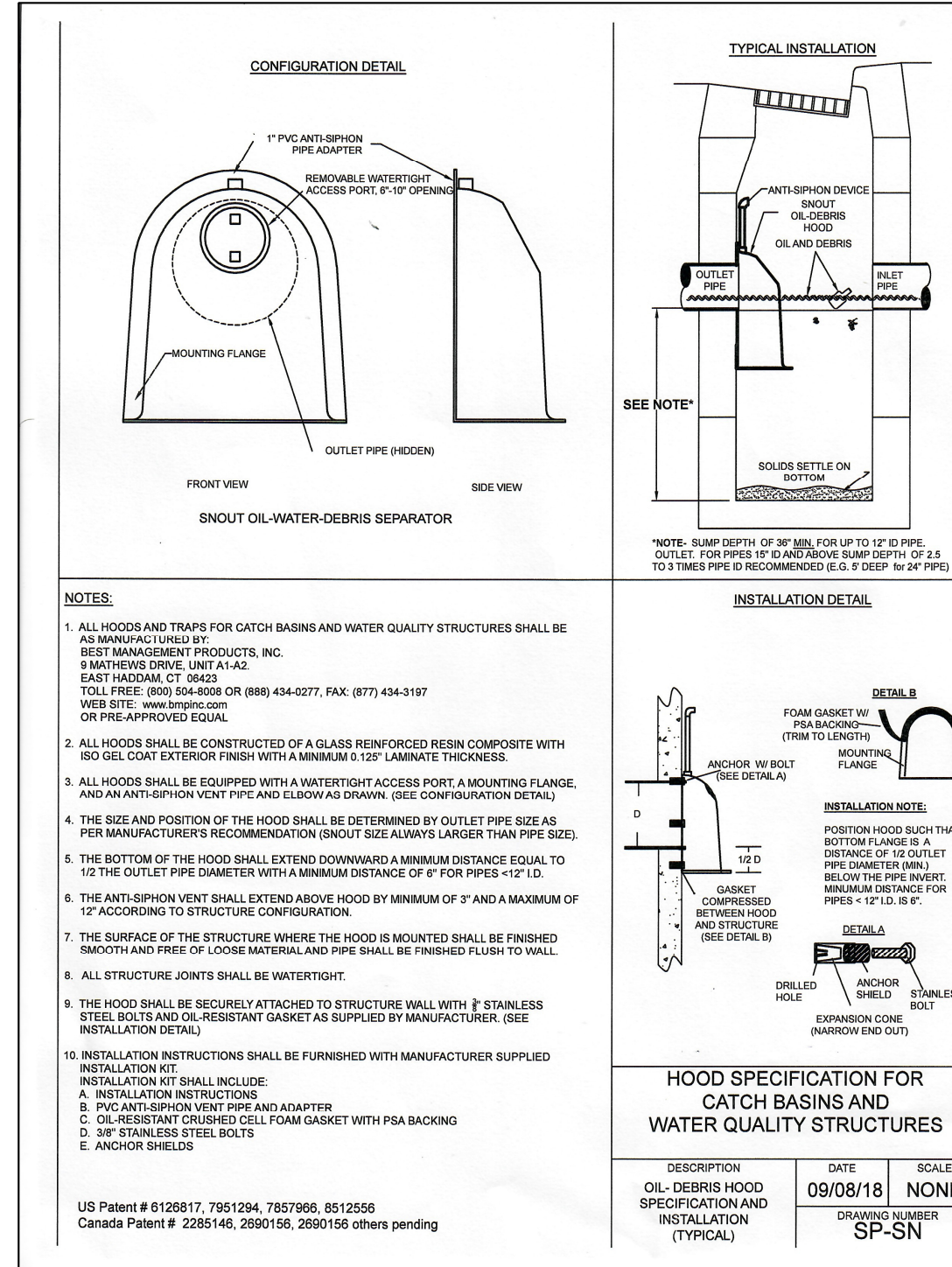
MAINTENANCE AND INSPECTION OF EROSION CONTROLS

	Inspection and Silt Removal	Replacement
Catchbasin	Weekly and after heavy rain	Every 3 months
Silt Fence	Weekly and after heavy rain	Yearly, ripped sections shall be replaced promptly
Haybales	Weekly and after heavy rain	Every 3 months
Anti-tracking Apron	Monthly	Every 3 months
Waterbreaks	Daily during road grading	N/A
Seeding	Every week and after every rain until germination	As necessary

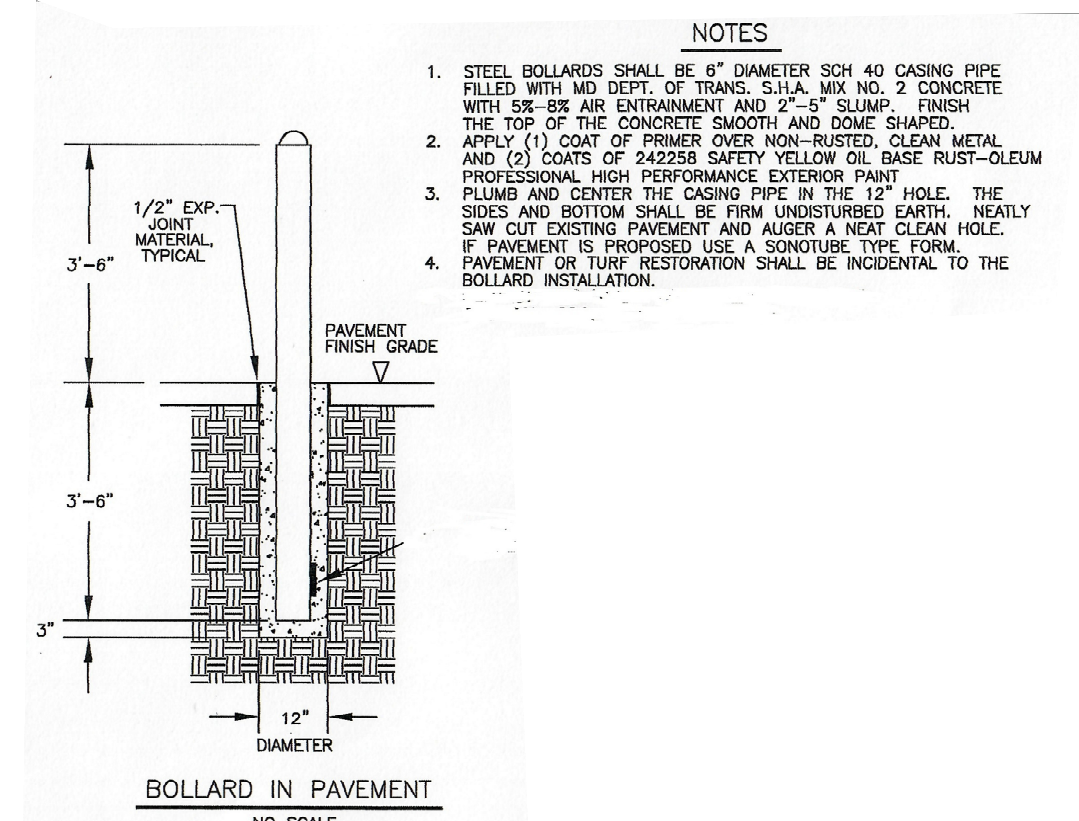
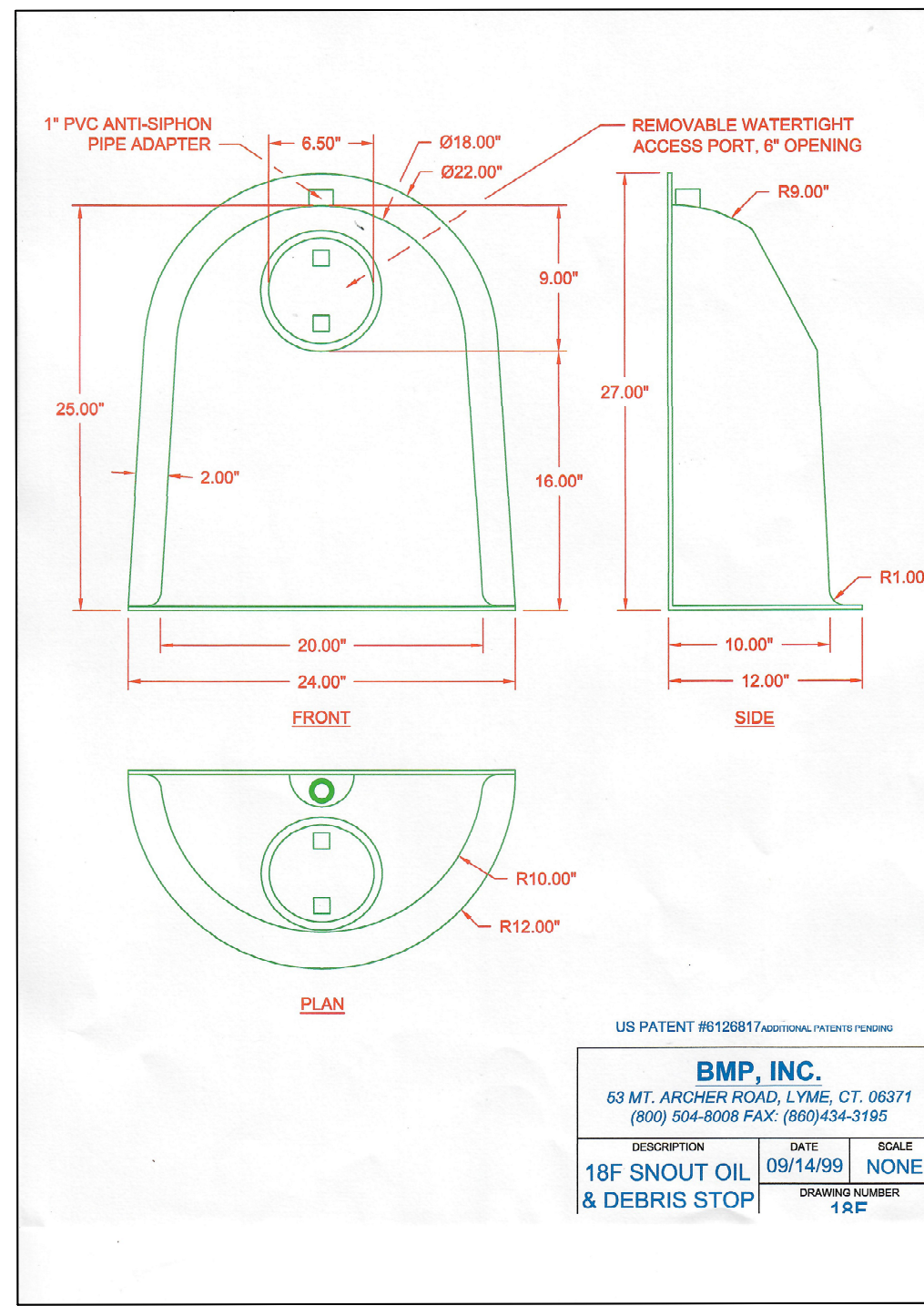
DRAINAGE MAINTENANCE PLAN FOR SODOM LANE:

ITEM	INSPECTION	SILT REMOVAL
LOW POINT	AFTER HEAVY RAINS	REMOVE SILT WHEN MORE THAN 4 INCHES DEEP
CATCH BASIN SUMP	YEARLY	WHEN SUMP IS MORE THAN 1/2 FULL (2 FEET)
RECHARGE GALLERIES	EVERY 5 YEARS	REMOVE SILT WHEN MORE THAN 6" DEEP
SNOUT OIL DEBRIS STOP	MONTHLY FOR FIRST YEAR AND AFTER 0.5 INCHES OR MORE OF RAINFALL. ANNUAL INSPECTION OF ANTI-SIPHON VENT	MEASURE DEPTH OF SEDIMENTS IN CATCH BASIN SUMP

NOTE: IN THE CASE OF AN OIL SPILL THE STRUCTURES SHALL BE SERVICED BY A LICENSED ENVIRONMENTAL COMPANY.

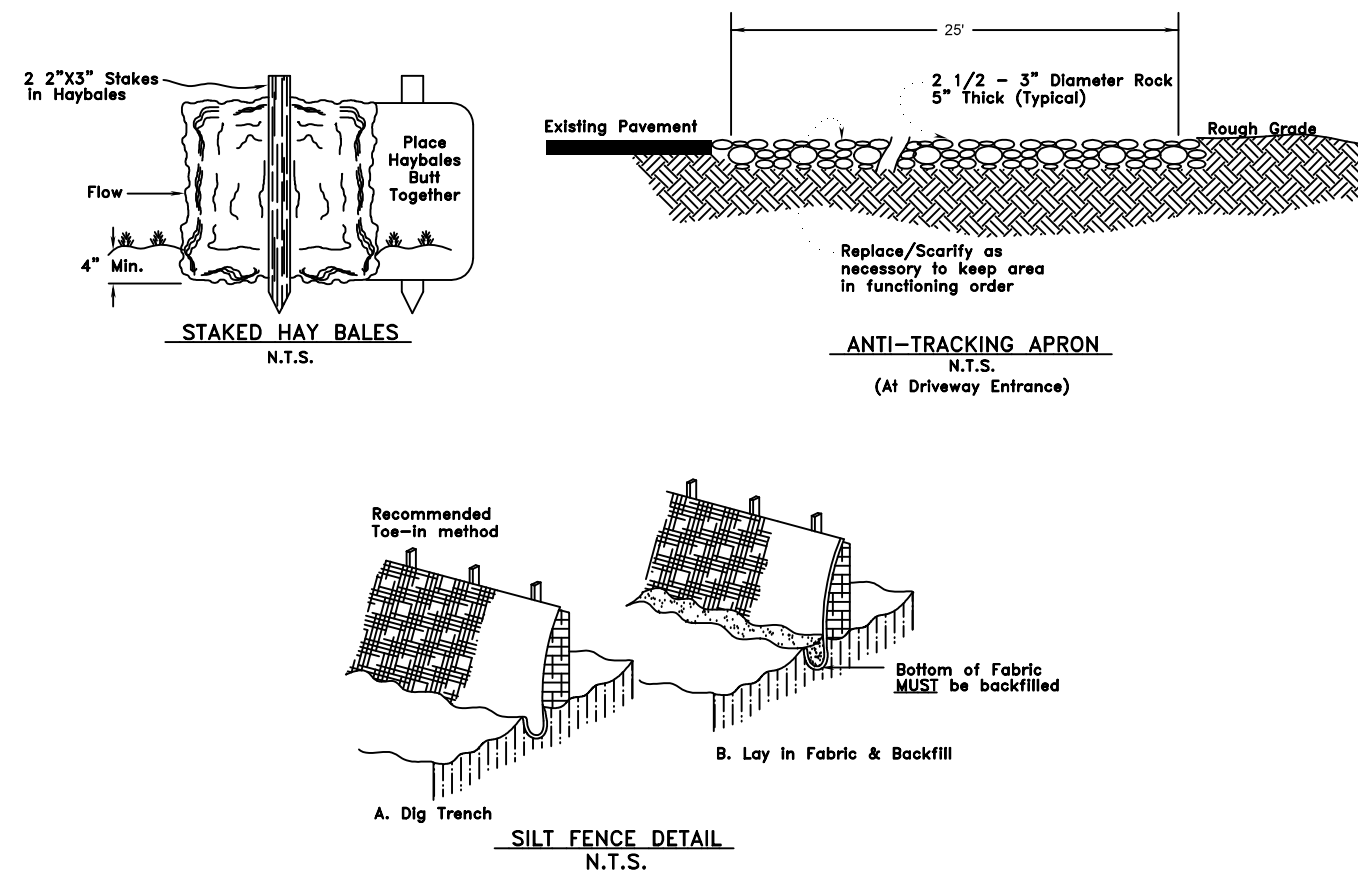


LOW POINT TO RETAIN 750 GALLONS BEFORE OVERFLOW TO GALLERIES



CONDITIONS OF APPROVAL NOTES:

1. PARKING SPACES #29 TO #33 TO PITCH TO "LOW POINT."
2. PARKING SPACES #11 TO #18 TO BE PITCHED TO SOUTHERLY CATCH BASIN.
3. SILT FENCE AND HAYBALES TO BE USED WITHIN THE UPLAND REVIEW AREA.
4. PARKING SPACES #23 TO #25 TO HAVE A 24' PAVED DRIVE AISLE DRIVEWAY.
5. PRIOR TO ANY CLEARING OR EARTHMOVING ACTIVITIES, THE PROPER INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED.
6. ANY FURTHER CHANGES OR MODIFICATIONS TO THE PLAN SHALL BE SUBMITTED TO THE DERBY INLAND WETLAND AGENCY TO DETERMINE IF ADDITIONAL REVIEW AND APPROVAL IS NECESSARY.
7. ALL MAINTENANCE AND REFUELING OF EQUIPMENT AND VEHICLES SHALL BE PERFORMED AT LEAST 50 FEET OR AS FAR AS PRACTICAL FROM ALL THE WETLANDS AND WATERCOURSES.
8. ALL DISTURBED AREAS ON THE SITE NOT DIRECTLY REQUIRED FOR CONSTRUCTION ACTIVITIES SHALL BE TEMPORARILY HAYED AND SEEDED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
9. AFTER COMMENCEMENT OF CONSTRUCTION, AN INSPECTION OF THE CONDITION, INTEGRITY, AND ADEQUACY OF THE SEDIMENTATION AND EROSION CONTROLS SHALL BE MADE BY A QUALIFIED PARTY ON A REGULAR BASIS, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER AND UNTIL THE CITY OF DERBY DETERMINES THAT INSPECTIONS ARE NO LONGER REQUIRED.
10. JOE JALOWIEC - 203-231-3227 SHALL BE DESIGNATED WITH RESPONSIBILITY AND AUTHORITY TO RECEIVE NOTICES OR ANY BREACHES OR DEFICIENCIES OF SEDIMENTATION AND EROSION CONTROLS ON-SITE AND TO COORDINATE REPAIR ON ANY SUCH BREACH OR DEFICIENCIES WITHIN 8 HOURS OF THE NOTICE FROM THE SEDIMENT AND EROSION CONTROL INSPECTOR, WETLAND ENFORCEMENT OFFICER, CITY ENGINEER OR ANY OTHER DULY AUTHORIZED REPRESENTATIVE OF THE CITY OF DERBY.



RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 11:04 am, Oct 16, 2026

CERTIFICATION BLOCK

DATE	REVISION DESCRIPTION
10/12/26	Revised Table
9/28/26	ADDED TABLES
8/26/26	REVISED PER SPECIAL EXCEPTION APPLICATION
8/26/26	REVISED PER DIM APPROVAL COMMENTS
7/23/26	Additional details
7/14/26	Rev. Per Ryan McElroy review
6/30/26	Additional Wetland Flag Location
5/6/26	Added Wetland Flags/Revisions
4/7/26	Added Drainage Test Pit
2/24/26	Revise parking, add drainage

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