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CONSULTING ENGINEER
56 Greenwood Circle
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CIVIL ENGINEERING
SEPTIC DESIGN

CONSTRUCTION INSPECTION
SITE DEVELOPMENT

Andrew Brodtman
Wetlands Enforcement Officer
Town of Monroe
7 Fan Hill Road
Monroe, CT 06468

February 18, 2026

RE: Bruce Mondo Jr.
1603 Monroe Turnpike

Dear Mr. Brodtman,

The following represents our response to your review comments of the above referenced application dated 01/20/2026. **Our response is in bold text.** No revisions will be made to the plans until the new survey and wetlands flagging is obtained.

1. As per §7.5(g)5, Certified depiction of wetlands & watercourses including flagging and flag numbers, including reference to a current soils report. The certification shall include a statement from a licensed land surveyor indicating that the wetlands were accurately located in the field; **A SOIL SCIENTIST HAS BEEN RETAINED TO FLAG THE WETLANDS. CURRENT WEATHER CONDITIONS MAKE THAT IMPOSSIBLE. FLAGGING WILL BE DONE AS SOON AS WEATHER PERMITS.**
2. As per §7.5(g)7, Limits of all regulated upland review areas outlined in red; **THE REVIEW AREA WILL BE HIGHLIGHTED WITH A RED LINE.**
3. As per §7.5(n), An affidavit verifying the installation of a property address sign, including lot#, readable from the street and prominently posted at the site; **VERIFICATION WAS SUBMITTED TO THE IWC OFFICE ON 01/22/26**
4. As per §7.5(q), Verification of easements or other rights by adjacent or other land owners, where applicable. **ALL EASEMENTS AND RIGHTS OF OTHERS ARE LISTED ON THE SITE SURVEY.**
5. As per §9.l(e), Notice to Neighbors: The Applicant shall give notice of the public hearing to all land owners within 100' of the property by certified mail no less than fifteen days prior to the day of the hearing. In giving such notice the applicant shall rely on the last completed grand list for the town. Such notice shall be at the expense of the applicant. Failure of the above referenced landowners to receive notice shall not deprive the Commission of jurisdiction to hear and act on the application and shall not be grounds for appeal. Verification that the notice was sent via certified mail/return receipt requested must be provided; **NOTICE WILL BE PROVIDED**

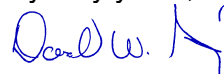
6. As per §9.l(f), Notice to Others: In the case of any application which is subject to the notification provisions of Subsections 8.2 and 8.3 of these regulations, a public hearing shall not be conducted until the Town Clerk of the adjoining municipality(ies), water companies and the Commissioner of Public Health have received notice of the pendency of the application. Proof of such notification shall be entered into the hearing record; **THE TOWN NEEDS TO PROVIDE NOTICE TO NEWTOWN. WATER CO. AND HEALTH DEPT. NOTICE IS NOT REQUIRED.**
7. As per §9.l(g), Notice at the Site: A sign shall be posted on each parcel respective to the application indicating the general nature of the proposed activity for which a permit is being sought and shall state the date, time and place of the public hearing. Such sign will be provided by the applicant and shall be weather resistant, no smaller than two square feet and no greater than four square feet, visible and legible to passers-by on the principal street on which the property is located. The sign shall be posted at least 10 days prior to the public hearing and shall remain in place until the public hearing is closed at which time the sign will be removed; **A SIGN WILL BE POSTED**
1. The mitigation landscape plan is very light regarding trees and shrubs to enhance the quality and diversity of the existing wetlands. **THERE IS LIMITED OPPORTUNITY FOR PLANTINGS GIVEN THE LOCATION OF THE EVERSOURCE ENERGY/NORTHEAST UTILITIES EASEMENT AND THE SHADING THAT WILL OCCUR ON THE NORTH SIDE OF THE PROPOSED RETAINING WALL. WE FEAR THE PLANTING OF ANY SHRUBS WITHIN THE EVERSOURCE ENERGY/NORTHEAST UTILITIES EASMENT AREA WILL BE SUBJECT TO INDISCRIMINATE VEGETATION CONTROL SPRAYING BY EVERSOURCE ENERGY/NORTHEAST UTILITIES. WE PROPOSE THAT THE DISTURBED AREA TO THE WEST AND NORTHWEST OF THE PROPOSED RETAINING WALL, IN THE AREA OF THE INVASIVE PLANT REMOVAL AREAS, BE STABILIZED WITH A 4" LAYER OF TOPSOIL AND BE PLANTED WITH A CONSERVATION/WILDLIFE SEED MIX (MIX DESCRIPTION IS ATTACHED).**
2. Provide a narrative documenting all past violations and citations. **SEE ATTACHED NARRATIVE.**
3. The monitoring schedule for invasive species does not mention the duration of such monitoring or the submittal of monitoring reports. **MONITORING REPORTS WILL BE SUBMITTED FOR THREE (3) YEARS.**
4. Indicate on the plan the location of snow piles from winter plowing. **SNOW STORAGE AREAS WILL BE INDICATED ON THE REVISED PLAN.**
5. Silt fence on the northeast property line should be extended to protect the rip rap swale from-collecting sediment. **SILT FENCE WILL BE ADDED TO THIS AREA**
6. The impact to the riparian corridor running parallel to the Brook as well as the Halfway River should be evaluated as it plays an important role to the protection of the watercourses below. **WE AGREE THERE WILL BE IMPACTS TO THE RIPARIAN CORRIDOR. HOWEVER, WE ALSO AGREE WITH THE FOLLOWING OPINION ISSUED BY WESTCOG SENIOR PLANNER TUCKER BECKETT IN CONJUNCTION WITH THIS PROJECT: "While regional staff cannot recommend this degree of development within the riparian area, given the existing use of the lot the proposed project represents a significant improvement in stormwater management."**

7. The clearing limits on the northern portion of the property should be clearly defined so that an accurate evaluation of trees to be removed can be assessed. **THE CLEARING LIMITS ARE CLEARLY DELINEATED. REFER TO THE IMPACT AREA TREE INVENTORY SUBMITTED WITH THE APPLICATION FOR AN ACCOUNTING OF THE TREES IN THE PROJECT AREA.**

Please feel free to contact me with any questions or if you need additional information regarding this matter.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Donald W. Smith, Jr.", with a stylized flourish at the end.

Donald W. Smith, Jr., P.E.
Consulting Engineer

CC: Bruce Mondo

NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

APPLY: 25 LBS/ACRE :17

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes for both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

Inland Wetland Violation Narrative:

Bruce Mondo and Bruce Mondo Jr.
1603 & 1615 Monroe Turnpike

The above referenced parcels have been cited with the following Inland Wetland Violations:

IWV-2016-09 (for 1603) & 2016-10 (for 1615)

Potential underground piping of an intermittent watercourse
Potential filling within Regulated Upland Review & Wetland Areas
Potential clearing and grubbing with Regulated Upland Review and Wetland Areas

The parcels were also served Notices of IW Citations, ICP 2018-01 & ICP-2018-02 for the unresolved violations.

The limits of the potential violations are indicated on a drawing entitled POTENTIAL VIOLATIONS 1603-1615 MONROE TPKE. DATE: 6-16-2016 Scale:1"=60 a copy of which is attached.

The applicant is doesn't deny that the above violations do in fact exist. After construction of the rear (westerly) building in 1988, the intermittent watercourse to the west of the building was still an open channel. At some point in time after 1988, the occupants of the rear building reported that unusual fumes would emanate from the intermittent watercourse that would make them feel light headed and nauseas. The Mondo's have indicated the former Town engineer Woody Lovejoy authorized the original piping of the intermittent watercourse and associated filling of the Regulated area, with approximately 100 lineal feet of 48" pipe. Due to concerns with the capacity of the 48" pipe, Larry Edwards, P.E. evaluated the capacity of the pipe in June, 2000 and determined and the 48" pipe was insufficient and that an additional 36" pipe should be installed. The additional 36" pipe was installed sometime thereafter.

Photographs of the intermittent watercourse, down stream of the current 36" & 48" pipes, included in the current Wetlands assessment show a strange color to the intermittent water course as it exits the existing pipes onto the applicants property, which seems to confirm this explanation.

When comparing the 1988 approved Site Plan from the rear building to the current conditions, it is apparent that the some filling outside the limits of the approved plan had occurred. The limits of the additional filling is indicated on the current plan set. The area of this additional fill is stabilized with existing vegetation.

In February, 2016 a letter from Joseph Chapman ZEO to Bruce Mondo, indicates that imported fill, material processing equipment, parking and vehicles occupy the west end of the former 1615 Monroe Turnpike parcel. Photos attached to that letter showed fresh fill material stockpiled at the west end of the property. The limits of this filling is indicated on the attached Potential Violations Plan referenced above.

The file indicates the Mondo's and their attorney had attended a number of IW meetings in 2016 and 2017 and then in 2018, the file indicates the Mondo's had a falling out with their Site Engineer.

The IW Commission held a citation hearing on April 3, 2018. The owner did not file an appeal of the noticed violations within the required time frame or at any time. The owner did not deny the violations but did question the diversion of the intermittent watercourse, but did not present any evidence to support his questioning. The violations found by the IWC Agent, on both parcels, were upheld by the Hearing officer.

The Mondo's have been actively working since the Hearing to address the violations.

Donald W. Smith, Jr., P.E.
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CIVIL ENGINEERING
SEPTIC DESIGN

CONSTRUCTION INSPECTION
SITE DEVELOPMENT

James DiMeo, P.E. Town Engineer
Town of Monroe
7 Fan Hill Road
Monroe, CT 06468

February 18, 2026

RE: Bruce Mondo Jr.
1603 Monroe Turnpike

Dear Mr. DiMeo,

The following represents our response to your review comments of the above referenced application dated 01/20/2026. **Our response is in bold text.** No revisions will be made to the plans until the new survey and wetlands flagging is obtained.

(A) Survey

1. Due to the proximity of disturbance with the proposed wall to the "Brook" location it is recommended that the topography in this area is updated to existing conditions after the August storm the town of Monroe had experienced as this area has experienced significant erosion. This could effect the proposed wall and drainage swale construction along with # of trees needed to be removed. **WETLANDS WILL BE REFLAGGED, STREAM WILL BE LOCATED AND DRAWINGS UPDATED AS SOON AS WEATHER PERMITS.**

(B) Stormwater Control:

1. Are there any test pits **NO** or any sizing information for the proposed water quality basin? **YES – SIZING INFO ADDED TO SHEET 4** will this basin retain water? **YES, FOR A SHORT DURATION** Will it infiltrate dry? **YES**
2. Provide sizing information for CS-4 units. Include the CFS of water entering the unit to confirm treatment flow (1.3" storm). **SEE ATTACHED**
3. Are you claiming the WQV with infiltration of the underground system or WQF with the CS-4 Unit. If the Water quality is being achieved with the infiltration system the bottom of the system needs to be 3' above ground water/mottling meaning the current system is too low. If WQV bottom of system needs to be 141.2 and need to prove that the system will in fact retain and infiltrate this volume, right now it the outlet pipe for this system is below the required volume storage. If WQF then indicate in report and provide requested info in B.2. **THE CS-4 IS SIZED FOR WQF, THEREFORE INFILTRATION OF THE WQV DOES NOT NEED TO BE 3' ABOVE GW. SYSTEM REMAINS AS DESIGNED.**
4. Provide detail of proposed rip rap drainage swale. **DETAIL WILL BE ADDED TO SHEET 7**
5. Provide stormwater maintenance plan. **SEE ATTACHED.**

(C) Site Development Plan

1. Where will snow be stored? Indicate on plans. Due to proximity of wall to wetlands this is a concern. **SNOW STORAGE AREAS WILL BE DESIGNATED ON THE REVISED PLAN.**
2. Will any salt be stored in bins or only construction related materials? **NO** Any salts need to be covered.
3. Provide a table of materials to be stored in bins on the plans so final approvals list all approved materials. Gravel, millings, sand, concrete... **A NOTE WILL BE ADDED REVISED SHEET 1.**
4. What will be stored in the designated storage areas near the western most part of the property. **ROAD PLATES, SHORING EQUIPMENT, TRENCH BOXES, EXCAVATOR BUCKETS, PVC PIPE, SEPTIC TANK RISERS, ETC.**
5. Is the area with the proposed 20 parking spaces for heavy equipment storage going to be gravel or pavement? **GRAVEL** Sheet one looks like there is a G in this area. Is there a certain line that delineates the limits? **NO, THE ENTIRE AREA IS GRAVEL, EXCEPT AT THE STORAGE BINS WHICH IS PAVED**

(D) Lighting Plan

1. What will the mounting and pole height be for the free standing lights? **A 16' POLE ON A 42" HIGH CONCRETE BASE, LUMINAIRE HEIGHT OF LESS THEN 20'. A DEATIL WILL BE PROVIDED ON REVISED SHEET 6.**

(E) Other

1. Revise E&S nots on page 7 to reference current manual. **DATE WILL BE REVISED**
2. Include the Town of Monroes DCIA tracking form. **SEE ATTACHED**

Please feel free to contact me with any questions or if you need additional information regarding this matter.

Thank you for your anticipated cooperation in this matter.

Very truly yours,



Donald W. Smith, Jr., P.E.
Consulting Engineer

Stormwater Management System Inspection & Maintenance Manual

PREPARED FOR

Mondo Construction Co., Inc.

1603 Monroe Turnpike

Monroe, CT

DRAFT

**WILL REQUIRE UPDATED
UTILITY PLAN REFLECTING
FINAL, APPROVED PLAN**

PREPARED BY:

**Donald W. Smith, Jr., P.E.
CONSULTING ENGINEER
56 Greenwood Circle
Seymour, CT 06483**

February 12, 2026

**Mondo Construction
Stormwater I&M Manual**

Inspection & Maintenance Manual

Mondo Construction Co., Inc.
1603 Monroe Turnpike Monroe, CT

February 12, 2026

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Cascade CS-5 Hydrodynamic Separator

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- **Inspection & Maintenance Plan**
- **Stormtech Isolator Row Plus O&M Manual**
- **Cascade Separator Inspection and Maintenance Guide**

Description of Project

Mondo Construction proposes to construct an excavating contractors facility on the northern half of the site, which is predominately under the high tension electric lines. The development site will be accessed from the abandoned Old Webb Road. The site's associated stormwater improvements include a Stormtech MC-7200 underground infiltration systems, deep sump hooded catch basins, a Cascade CS-5 Hydrodynamic Separator and a Water Quality basin.

Responsible Party

Operator: Mondo Construction Co., Inc.
C/O Bruce Mondo, Jr.

Address: 1603 Monroe Turnpike
Monroe, CT 06468

Phone: (203) 268-8587

Email: admin@mondoconstruction.com

Stormwater Practices – Schedule of Maintenance

Inspections during construction: The operator will inspect the site once every seven (7) calendar days and within 24 hours of the occurrence of a storm event of 0.25 inches or greater. To determine if a storm event of 0.25 inches or greater has occurred on the site, the operator must either keep a properly maintained rain gauge on the site or obtain the storm event information from a weather station that is representative of the location.

Inspections post- construction: The following practices shall be inspected twice annually; once following snow-melt (spring) and once following leaf-drop (fall):

- Stormtech Underground Infiltration System
- Outlet Control Manhole
- Deep Sump Catch Basins
- Cascade CS-5 Hydrodynamic Separator
- Water Quality Basin

The following practices shall be inspected annually following snow-melt (spring):

- Rip Rap Swales
- Storm Water manholes
- Storm Drain Outlets

Stormwater Practices – Maintenance Guidelines

Treatment Practices

(Inspected twice a year)

Stormtech Infiltration System and Isolator Row

Maintenance Requirements:

- The Stormtech infiltration system and Isolator row should be inspected at least twice annually for the first year and then annually after that, for sediment and debris accumulation, condition of the manhole frame and cover and interior surface lining.
- Refer to included Stormtech O&M information for specific inspection and maintenance procedures

Outlet Control Structure

Maintenance Requirements:

- The Outlet Control structure should be inspected at least twice annually for sediment and debris accumulation, condition of the manhole frame and cover and interior surface lining.
- Repairs should be made based on inspection.
- Remove sediment and debris annually, or more frequently as warranted by inspection.

Cascade Hydrodynamic Separator

Maintenance Requirements:

- The Cascade Hydrodynamic separator should be inspected at least twice annually for sediment and debris accumulation, condition of the manhole frame and cover and interior surface lining.
- Refer to included Cascade O&M information for specific inspection and maintenance procedures

Catch Basin

Maintenance Requirements:

- To be inspection a least twice annually, once following snow-melt and once following leaf-drop and cleaned as indicated by inspection.
- Sediment should be removed annually and when it approaches half the sump depth.
- If floating hydrocarbons are observed during an inspection, the material should be removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.

Water Quality Basin

Maintenance Requirements:

- Inspection of basin components at least twice a year (spring and fall) and following any rainfall event exceeding 2.5 inches in a 24-hour period.
- Accumulated debris shall be removed from inlet and outlet structures and disposed of properly.
- Accumulated sediment and debris shall be removed from the basin and disposed of properly.
- Embankment shall be mowed periodically.
- Removal of woody vegetation from embankments and bottom of basin.
- Inspect and repair embankments and basin with appropriate grass cover.
- If an infiltration system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function, including but not limiting to removal of accumulated sediments or reconstruction of the infiltration trench.

Conveyance Practices

(Inspected once a year)

Riprap Swale

Maintenance Requirements:

- Rip rap channels should be inspected annually for sediment accumulation, erosion and condition of surface lining.
- Repairs, including riprap replacement, should be made based on inspection.
- Remove sediment and debris annually, or more frequently as warranted by inspection.
- Mow vegetated channels at least once a year to control establishment of woody vegetation. It is recommended to cut grass no shorter than 4 inches.

Storm Drain Manhole

Maintenance Requirements:

- Storm drain manholes should be inspected annually for sediment and debris accumulation, condition of the manhole frame and cover and interior surface lining.
- Repairs should be made based on inspection.
- Remove sediment and debris annually, or more frequently as warranted by inspection.

Storm Drain Outlet

Maintenance Requirements:

- Storm drain outlets should be inspected annually for sediment and debris accumulation, side slope erosion and condition of the riprap.
- Repairs should be made based on inspection, including adding additional riprap.
- Remove sediment and debris annually, or more frequently as warranted by inspection

Inspection Checklist

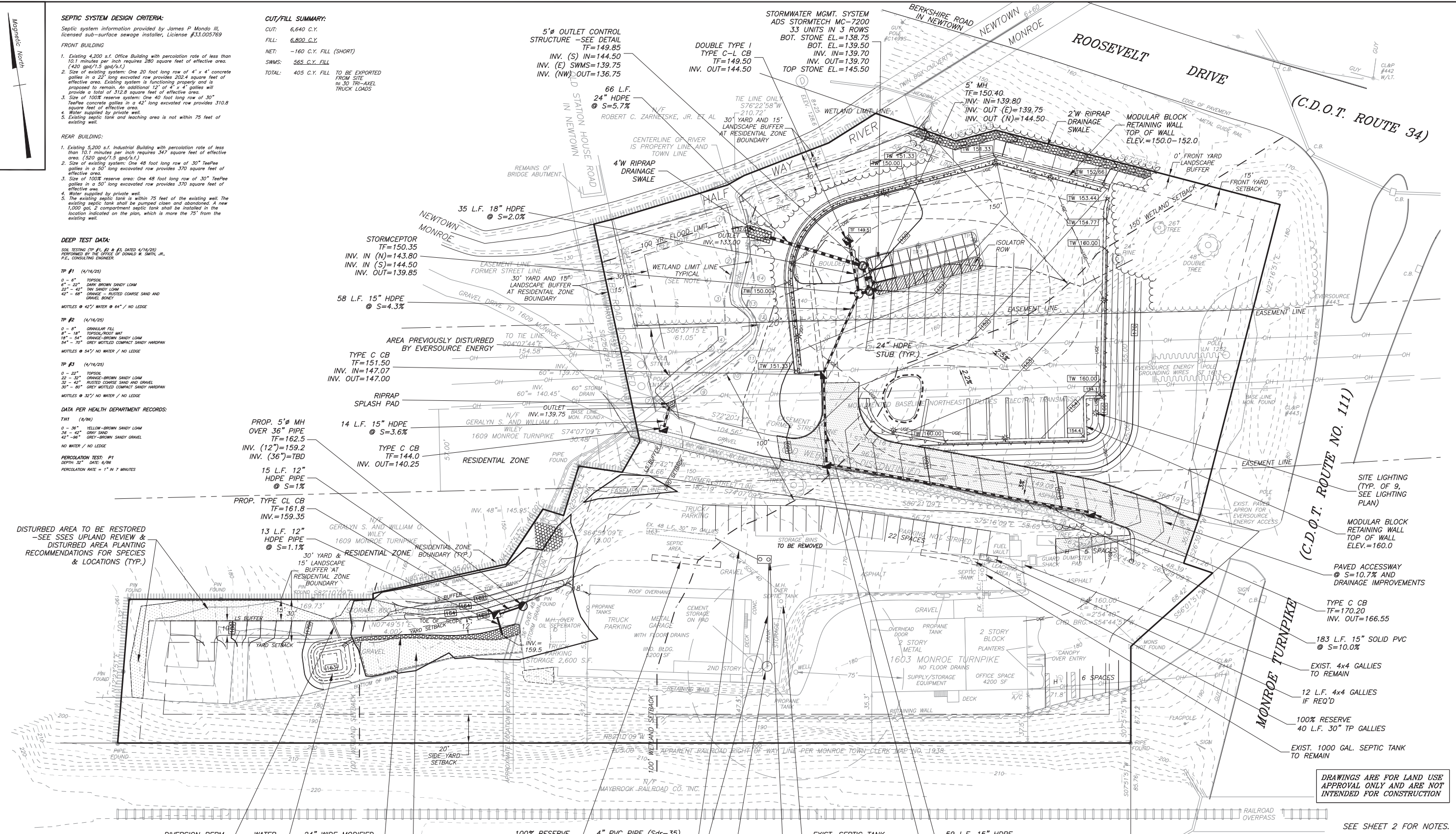
Date:	Project Name: Mondo Construction		
Inspector's Name/Title:			
Inspector's Contact Information:			
<input type="checkbox"/> 1 st Yearly Inspection <input type="checkbox"/> 2 nd Yearly Inspection		BMP's to be inspected: Treatment Practices & Conveyance Practices BMP's to be inspected: Treatment Practices &	
	BMP* Refer to Inspection & Maintenance Plan for BMP location*	Maintenance Required	Corrective Action Needed and Notes
1	STORMTECH ISOLATOR ROW	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2	STORMTECH UNDERGROUND INFILTRATION	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3	CASCADE HYDRODYNAMIC SEPARATOR	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4	OUTLET CONTROL MANHOLE	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5	STORM MANHOLE #1	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6	STORM MANHOLE #2	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7	CB 1	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8	CB 2	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9	CB 3	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10	CB 4	<input type="checkbox"/> Yes <input type="checkbox"/> No	

11	CB 5	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12	DBLCB 1	<input type="checkbox"/> Yes <input type="checkbox"/> No	
13	RIPRAP SWALE	<input type="checkbox"/> Yes <input type="checkbox"/> No	
14	RIPRAP SWALE	<input type="checkbox"/> Yes <input type="checkbox"/> No	
15	STORM DRAIN OUTLET #1	<input type="checkbox"/> Yes <input type="checkbox"/> No	
16	STORM DRAIN OUTLET #2	<input type="checkbox"/> Yes <input type="checkbox"/> No	
17	OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No	
18	OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No	

*Best Management Practices

APPENDIX

Inspection & Maintenance Plan



SEPTIC SYSTEM DESIGN CRITERIA:
 Septic system information provided by James P. Mondo III, licensed sub-surface sewage installer, License #33,003769.
FRONT BUILDING:
 1. Existing 4,200 s.f. Office Building with percolation rate of less than 10.1 minutes per inch requires 280 square feet of effective area. (420 gpd/1.5 gpd/s.f.)
 2. Size of existing system: One 20 foot long row of 4' x 4' concrete galleys in a 22' long excavated row provides 202.4 square feet of effective area. Existing system is functioning properly and is proposed to remain. An additional 12' of 4' x 4' galleys will provide a total of 312.8 square feet of effective area.
 3. Size of 100% reserve system: One 40 foot long row of 30" TeePee concrete galleys in a 42' long excavated row provides 310.8 square feet of effective area.
 4. Water supplied by private well.
 5. Existing septic tank and leaching area is not within 75 feet of existing well.

REAR BUILDING:
 1. Existing 5,200 s.f. Industrial Building with percolation rate of less than 10.1 minutes per inch requires 347 square feet of effective area. (520 gpd/1.5 gpd/s.f.)
 2. Size of existing system: One 48 foot long row of 30" TeePee galleys in a 50' long excavated row provides 370 square feet of effective area.
 3. Size of 100% reserve area: One 48 foot long row of 30" TeePee galleys in a 50' long excavated row provides 370 square feet of effective area.
 4. Water supplied by private well.
 5. The existing septic tank is within 75 feet of the existing well. The existing septic tank shall be pumped clean and abandoned. A new 1,000 gal. 2 compartment septic tank shall be installed in the location indicated on the plan, which is more the 75' from the existing well.

DEEP TEST DATA:
 SOIL TESTING (TP #1, #2 & #3 DATED 4/16/25) PERFORMED BY THE OFFICE OF DONALD W. SMITH, JR., P.E., CONSULTING ENGINEER.
TP #1 (4/16/25)
 0 - 6" TOPSOIL
 6" - 22" DARK BROWN SANDY LOAM
 22" - 42" ORANGE-BROWN SANDY LOAM
 42" - 68" BUSTED COARSE SAND AND GRAVEL, BONE
 MOTTLES @ 42" WATER @ 64" / NO LEDGE

TP #2 (4/16/25)
 0 - 6" GRANULAR FILL
 6" - 18" TOPSOIL/ROOT MAT
 18" - 24" ORANGE-BROWN SANDY LOAM
 24" - 54" GREY MOTTLED COMPACT SANDY HARDPAN
 MOTTLES @ 54" NO WATER / NO LEDGE

TP #3 (4/16/25)
 0 - 22" TOPSOIL
 22" - 32" ORANGE-BROWN SANDY LOAM
 32" - 42" BUSTED COARSE SAND AND GRAVEL
 42" - 60" GREY MOTTLED COMPACT SANDY HARDPAN
 MOTTLES @ 32" NO WATER / NO LEDGE

DATA PER HEALTH DEPARTMENT RECORDS:
 TH1 (6/96)
 0 - 36" YELLOW-BROWN SANDY LOAM
 36" - 42" GRAY SAND
 42" - 60" GREY-BROWN SANDY GRAVEL
 NO WATER / NO LEDGE

PERCOLATION TEST: #1
 60PH: 12" DATE: 6/96
 PERCOLATION RATE = 1" IN 7 MINUTES

CUT/FILL SUMMARY:
 CUT: 6,640 C.Y.
 FILL: 6,800 C.Y.
 NET: -160 C.Y. FILL (SHORT)
 SWMS: 565 C.Y. FILL
 TOTAL: 405 C.Y. FILL TO BE EXPORTED FROM SITE AS 30' TRAILER TRUCK LOADS

5' Ø OUTLET CONTROL STRUCTURE - SEE DETAIL
 TF=149.85
 INV. (S) IN=144.50
 INV. (E) SWMS=139.75
 INV. (NW) OUT=136.75

DOUBLE TYPE I TYPE C-L CB
 TF=149.50
 INV. OUT=144.50

STORMWATER MGMT. SYSTEM
 ADS STORMTECH MC-7200
 33 UNITS IN 3 ROWS
 BOT. STONE EL.=138.75
 INV. IN=139.70
 INV. OUT=139.70
 TOP STONE EL.=145.50

35 L.F. 18" HDPE
 S=2.0%

58 L.F. 15" HDPE
 S=4.3%

TYPE C CB
 TF=151.50
 INV. IN=147.07
 INV. OUT=147.00

14 L.F. 15" HDPE
 S=3.6%

15 L.F. 12" HDPE PIPE
 S=1%

13 L.F. 12" HDPE PIPE
 S=1.1%

66 L.F. 24" HDPE
 S=5.7%

TYPE C CB
 TF=144.0
 INV. OUT=140.25

14 L.F. 15" HDPE
 S=3.6%

15 L.F. 12" HDPE PIPE
 S=1%

13 L.F. 12" HDPE PIPE
 S=1.1%

59 L.F. 15" HDPE
 S=2.0%

TYPE C CB
 TF=152.00
 INV. IN=148.32
 INV. OUT=148.25

4" PVC PIPE (Sch 40)
 S=2.1% MIN.

4" PVC PIPE (Sch 40)
 S=2.1% MIN.

4" PVC PIPE (Sch 40)
 S=2.1% MIN.

183 L.F. 15" SOLID PVC
 S=10.0%

EXIST. 4x4 GALLIES TO REMAIN

12 L.F. 4x4 GALLIES IF REQ'D

100% RESERVE 40 L.F. 30" TP GALLIES

EXIST. 1000 GAL. SEPTIC TANK TO REMAIN

STORMCEPTOR
 TF=150.35
 INV. IN (N)=143.80
 INV. IN (S)=144.50
 INV. OUT=139.85

TYPE C CB
 TF=170.20
 INV. OUT=166.55

183 L.F. 15" SOLID PVC
 S=10.0%

EXIST. 4x4 GALLIES TO REMAIN

12 L.F. 4x4 GALLIES IF REQ'D

100% RESERVE 40 L.F. 30" TP GALLIES

EXIST. 1000 GAL. SEPTIC TANK TO REMAIN

PROF. 1000 GAL. 2-COMP. HS-20 SEPTIC TANK W/ C.I. MANHOLES
 TF=MATCH EXIST. GROUND
 INV.=AS REQ'D

LOCATE EXIST. 4" SCH. 40 PVC PIPE

DISTURBED AREA TO BE RESTORED - SEE SSES UPLAND REVIEW & DISTURBED AREA PLANTING RECOMMENDATIONS FOR SPECIES & LOCATIONS (TYP.)

DISTURBED AREA TO BE RESTORED - SEE SSES UPLAND REVIEW & DISTURBED AREA PLANTING RECOMMENDATIONS FOR SPECIES & LOCATIONS (TYP.)

LOCATE EXIST. 4" SCH. 40 PVC PIPE

AREA PREVIOUSLY DISTURBED BY EVERSOURCE ENERGY

WETLAND LIMIT LINE TYPICAL

WETLAND SETBACK

30' YARD AND 15' LANDSCAPE BUFFER AT RESIDENTIAL ZONE BOUNDARY

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Stormtech Isolator Row Plus O&M Manual

Isolator[®] Row Plus

O&M Manual



The Isolator[®] Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroleum Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the “first flush” runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

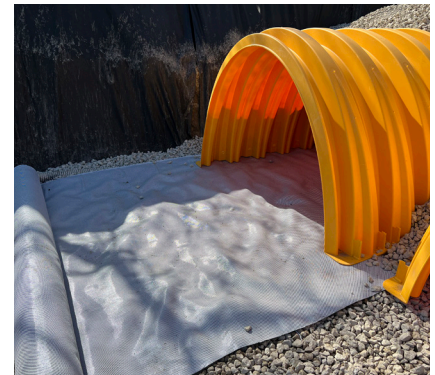
The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

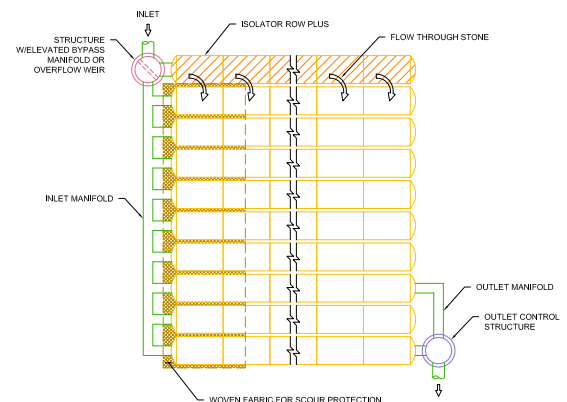
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.



Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.



StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

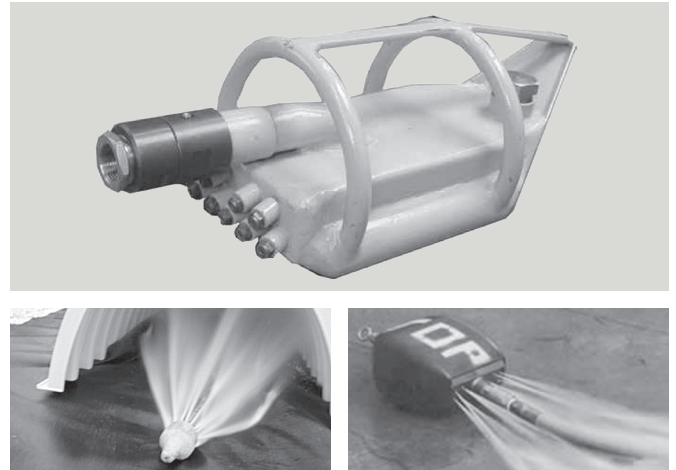
If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

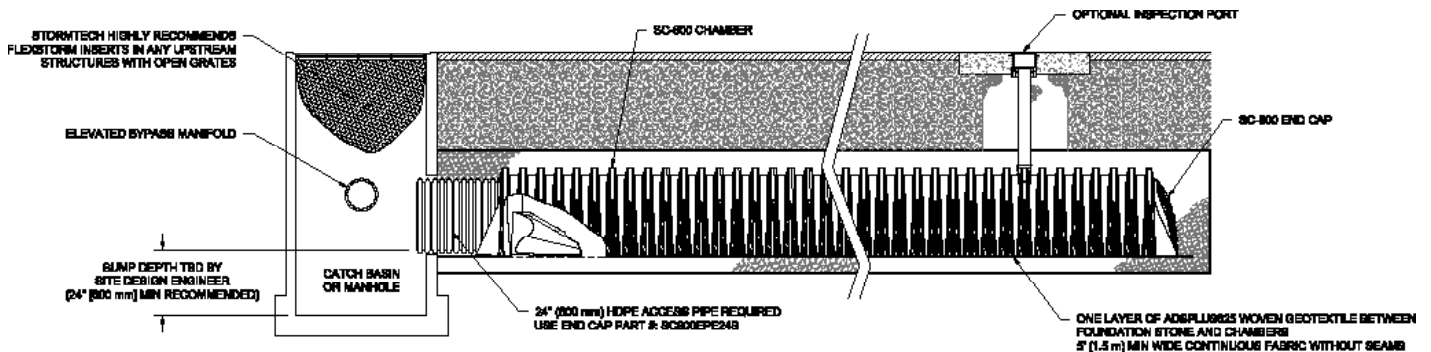
The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided

via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (not to scale)



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row Plus
 - i. Remove cover from manhole at upstream end of Isolator Row Plus
 - ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
 - 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 - 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

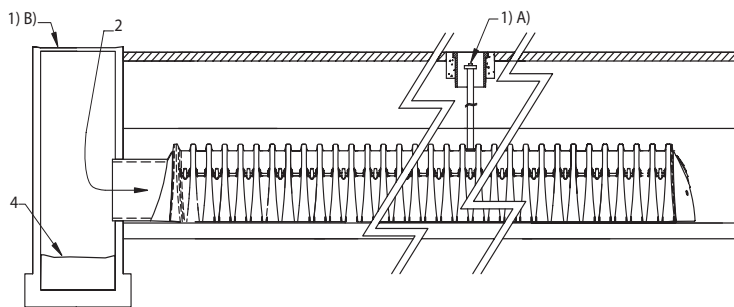
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi-ment Depth (1)-(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com
800-821-6710

Cascade Separator Inspection and Maintenance Guide

Cascade Separator[®] Inspection and Maintenance Guide



Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

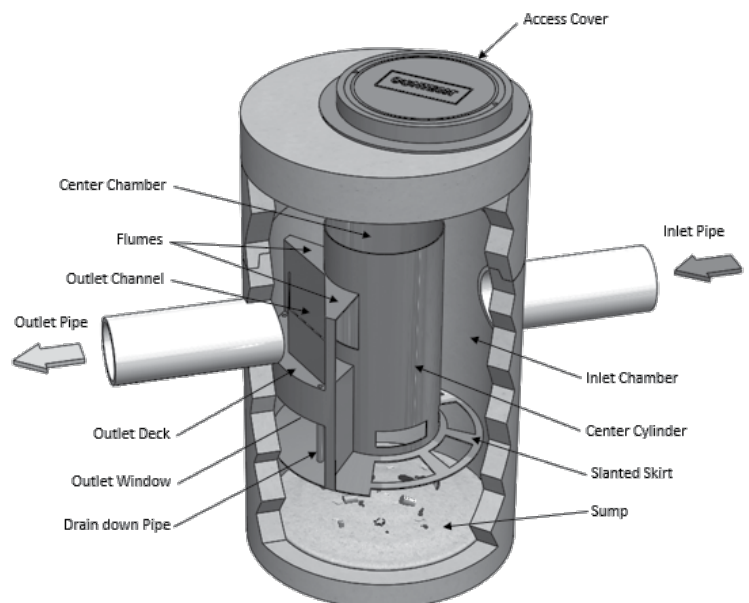
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y ³	m ³
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	2.5	0.8	0.7	0.5
CS-5	5	1.3	3	0.9	1.1	0.8
CS-6	6	1.8	3.5	1	1.6	1.2
CS-8	8	2.4	4.8	1.4	2.8	2.1
CS-10	10	3.0	6.2	1.9	4.4	3.3
CS-12	12	3.6	7.5	2.3	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.

DIRECTLY CONNECTED IMPERVIOUS AREA TRACKING FORM



**TOWN OF MONROE
ENGINEERING DEPARTMENT**
7 Fan Hill Road, Monroe, CT 06468
(203) 452-2812

FOR OFFICE USE:

Application No: _____
File Number - _____

The Town is a registrant under the Connecticut Department of Energy and Environmental Protection's (CTDEEP) General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit). In accordance with Section 6(a)(6)(B)(ii)(a) of the MS4 General Permit, the Town is required to track the amount of impervious coverage of directly connected impervious area (DCIA) that is added as a result of projects within the Town. The Town is maintaining a database of coverage to track changes in DCIA, which it will use in its Annual Report to CTDEEP.

Project Data	
Owner	Bruce Mondo & Bruce Mondo Jr.
(2) CTDEEP Basin No. (XXXX-XX-X) https://cteco.uconn.edu/viewers/ctms4/	6022-00
(3) (4) Street Address	1603 Monroe Turnpike
(5) Brief Project Description	Excavation Contractors Facility

"Directly Connected Impervious Area (DCIA)" means that impervious area from which stormwater runoff discharges directly to waters of the state or directly to a storm sewer system that discharges to waters of the state. Impervious areas that discharge through a system designed to retain the appropriate portion of the Water Quality Volume (pursuant to Section 6(a)(5)(b)(i) or (ii) of the MS4 General Permit) are not considered DCIA.

Existing Impervious Cover Summary	
(6) Site Total Impervious Cover (ac)	0.3
(7) Area Treated by Stormwater Practices (ac)	0.0

Proposed Impervious Cover Summary	
(9) Project Type, check ONE	<input checked="" type="checkbox"/> New Development <input type="checkbox"/> Redevelopment
(10) Site Total Impervious Cover (ac)	0.82 ac

Post-Development Impervious Cover Treated by Stormwater Practices (acres)

Note: Do not double-count treatment. If a particular area on the site is treated by two practices in series, for the purposes of this tracking form, credit that area for only the treatment practice closest to the source. Total of these columns shall not exceed the Site Total Impervious Cover.

11-P1 Stormwater Pond		11-S5 Dry Swales	
11-P2 Stormwater Wetlands		11-S6 Permeable Pavement	
11-P3 Infiltration Practices		11-S7 Vegetated Filter Strips	
11-P4 Filtering Practices		11-S8 Grass Drainage Channels	
11-P5 Water Quality Swales		11-S9 Catch Basin Inserts	
11-S1 Dry Detention Pond		11-S10 Hydrodynamic Separators	0.82 ac.
11-S2 Underground Detention		11-S11 Media Filters	
11-S3 Deep Sump Catch Basins		11-S12 Underground Infiltration Systems	
11-S4 Oil/Particle Separators		11-S13 Alum Injection	
Total all values, 11-P1 through 11-S13			0.82 ac.