



TOWN OF MONROE

OFFICE OF INLAND WETLANDS

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INLAND WETLAND AGENT REVIEW COMMENTS

Application #: IWC-2020-10	Review Date: 12.17.2020
File #: 1346	Revised/Updated:
Project Location: 472 Pepper Street	By: <i>Denise Halstead</i> , Inland Wetland Agent

Submission(s):

Plans

- Sheet T-1, "Title Sheet", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet E-1, "Existing Conditions Survey, 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet S-1, "Site Development Plan", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet L-1, "Planting Plan", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet D-1, "Construction Detail Sheet", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet EC-1, "Erosion Control Plan", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet EC-2, "Erosion Control Detail Plan", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet D-2, "Drainage Map", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet A-1, "Alternative 1", 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020
- Sheet A-2, "Alternative 2" 472 Pepper Street, Monroe CT, by J. Edwards & Associates LLC, dated 9/1/2020

Comments:

Changes to initial comments/data (when applicable) are indicated as follows: (new or additional information is shown in bold type, while resolved items are shown as lightly shaded and crossed off).

A. Informative

a. Property history

1. Existing site looking to bring landscaping requirement of P&Z into conformance

B. Technical

- a. Proposed water and gas are shown to run through rain garden #1. Would like to see them relocated so as not to be routed through the rain garden. If pipes ever need work, the rain garden will be dug up and it is important that the size and shape of the basin remains as designed,

- b. Planting plans show what appears to be a buffer between the development and the wetlands, Plants are shown on the “rectangular” area; however, in two locations, this buffer is in the delineated wetlands area – refer to WF9 of wetlands area 1, WF16 of wetlands area 2, and WF13-WF16 of wetlands area 3
- c. Inland wetlands markers should be shown on the plans are will be a requirement. Also show detail of the inland wetlands marker on the detail sheet
- d. In some locations the double row of silt fence (DSF) can be pulled closer to the grading in the detention basins,
- e. Add the limit of disturbance line to the plans for clarity

[] Above comments are relatively minor in nature BOND RECOMMENDATION: (will be required) and can be addressed subsequent to an approval.

[x] Above comments (*) should be addressed prior to deliberations, **(PLEASE CALL TO DISCUSS THESE ITEMS PRIOR TO THE MEETING)**