March 19, 2020

Alex Rossetti
Planning & Zoning Administrator
City of Shelton
54 Hill Street
Shelton, CT 06484

RE: Initial development concept plans prepared for Langanke’s Landing LLC.
1055 Bridgeport Avenue Shelton, CT

Dear Mr. Rossetti,

This office has reviewed the above referenced application to re-develop the existing Langanke’s Flower Shop into a gas station / plaza on 75,587.6 feet.

The following deficiencies have been noted on the initial review.
1. Stormwater management calculations are not included. Commercial development must account for the initial 2” of rainfall.
2. Driveway entrances exceed 30 feet in width. Per ordinance #520 only the Director of Public Works or Police Chief may approve driveways in excess of thirty feet.
3. Site plan does not include invert elevations of storm water structures, pie sizes, material or slope.
4. Gasoline tank locations need to be shown. Show fuel truck route to ensure proper turning radius is met.
5. Pump and elevation should be such that any spill will not enter storm water facility that leaves property.
6. Stop sign and stop bar missing at Huntington Street exit.
7. Sanitary sewer inverts pipe sizes etc. incomplete.

Additional items of concern may arise with future submissions, and I welcome the opportunity to comment is needed.

Very truly yours,

Rimas J. Balsys
City Engineer

CC: Mike Maclione, Public Safety and Emergency management Director
Fran Jones, Fire Chief
James Tortora, Fire Marshall
Josh O’Niell, Planing and Zoning

File: 1055 Bridgeport Avenue