



City of Shelton
Office of the City Engineer
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Rimas J. Balsys
City Engineer

July 21, 2020

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

Re: Elevate at Shelton - 1 Parrott Drive;

- Sheet 1/1 Property Survey dated 2-4-2020
- Sheet S-1 Site Plan
- Sheet S-2 Demolition Plan
- Sheet S-3 Schematic Site Plan
- Sheet S-4 Grading Plan
- Sheets E-1 to E-2 Erosion Control Plans
- Sheet U-1 Underground Utility Plans
- Sheets D-1 to D-4 Details
- Sheet 1/1 Display Map

Sheets S-1 through 1/1 Display Map all revised 5-14-2020
Prepared by Spath-Bjorklund Assoc.

Dear Mr. Rossetti:

After review of the initial development plans for Elevate at Shelton, I offer the following comments:

- Stormwater management report must include site maintenance plan requirements for post development inspecting of facilities and reporting to City Engineer.
- Provide "Utility Only Site-Plan" to include pipe size, slope, structure inverts and frame elevations.
- Retaining wall design not shown
- Include "Post Construction Impact Map" for remainder of project site.
- All sanitary sewer construction must comply with any conditions set forth by the City of Shelton W.P.C.A.
- Stormwater drainage from any and all newly constructed impervious areas must be collected and retained.
- Stormwater retention should be calculated at 2 inches of rainfall. Calculations used are for "residential neighborhoods," not intended to be used for apartment buildings.
- Use of rainwater gardens should be strongly considered to lessen impact to drainage system.
- Erosion control measures should include hay-bale barrier along lower perimeter of project and any open channels.
- Pipe locations not shown on site plan – Sheet S-1.
- Catch basin sump requirement must comply with requirements set forth by the Inland Wetlands Commission or Inland Wetlands Coordinator. If no conditions are set, then 4' sumps with hooded outlets are required.
- Detail of stormwater treatment structure not provided.
- Driveway entrance/exits exceed maximum allowable width of 30'. Revise traffic island to create one entrance and one exit.



This office recommends addressing these concerns prior to approval.

Very truly yours,

Rimas J. Balsys
City Engineer

Cc: John Cook, Wetlands Coordinator
Ernest Hutchinson IV, Sewer Administrator
Michael Maglione, Public Safety and Emergency Management Director
Sgt. Mark Siglinger, Traffic Division
Ken Nappi, Downtown Coordinator
Fran Jones, Fire Chief

File: 1 Parrott Drive

RJB:lv