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June 13, 2022

Mr. Alex Rossetti
Planning & Zoning Administrator
City of Shelton
54 Hill Street
Shelton, CT 06848

Reference: 265 Bridgeport Avenue, Shelton, Connecticut

Dear Mr. Rossetti:

In this letter, I'm responding to traffic comments from SLR dated May 17, 2022.

SLR Comment: *Please see the attached mark-ups of the site plan showing “do not block intersection” pavement markings. This modification to Cots Street would be adequate to prevent blocked access to Old Bridgeport Avenue.*

Response: Revised. Refer to the attached Site plan sheet SE-1.

SLR Comment: *The tables were updated as requested. The Commission should be aware that, as previously pointed out in our original Comment IV-9, the results show significant increases to motorist delays at Cots Street from existing/no-build conditions to build conditions.*

Response: The increases in delays at the Cots Street intersection are typical for gas station developments along a throughfare such as Bridgeport Avenue. The advantage of the site access via Cots Street lies in its midpoint location between two traffic signals, which will ensure minimal impact on intersection traffic associated with the two Route 8 ramps.

SLR Comment: *The WB-40 turning right into the site from Bridgeport Avenue is shown to use both travel lanes along Bridgeport Avenue. The turning template should demonstrate the WB-40 vehicle turning right into the site from the right-most travel lane on Bridgeport Avenue without using the second, inside, travel lane. Additionally, the turning template shows that the truck clips the corner of what appears to be the northwestern gas station canopy. Please address.*

Response: Revised. Refer to the updated exhibit.

SLR Comment: *“Sight Line 1” is 15 feet from Bridgeport Avenue at the right-out-only egress and indicates 332 feet is available. For the posted speed limit, 40 mph, 445 feet of intersection sight distance (ISD) is required based on CTDOT guidelines. The 85th percentile speed, if available, would likely be faster than posted. Please provide a complete sight line analysis in both graphic and tabular form showing the posted and 85th percentile requirements and the available sight distance. If necessary, a stopping sight distance (SSD) analysis should be provided if ISD is not achievable.*



Reference: 265 Bridgeport Avenue, Shelton, Connecticut

Please explain what "Sight Line 2" is showing. It appears it is being measured from some 30 or more feet back from Bridgeport Avenue.

The sight line from the Cots Street site egress looking to the left is clear to the Bridgeport Avenue intersection. The sight line looking to the right indicates there is 125 feet available in that direction. For an assumed travel speed of 25 mph, 280 feet of ISD is required per CTDOT guidelines. Please provide a complete sight line analysis for the Cots Street egress similar to that requested for the Bridgeport Avenue egress.

Response: Sight Distance Table and additional advance warning signs have been added to sheet SE-1. "Sight line 2" on Bridgeport Ave has been removed from the plan.

The proposed warning signs on Cots Street include one stop ahead sign (41-0501) and a custom 30"x30" diamond sign with yellow background and black copy "DRIVEWAYS AHEAD" on one post west of the proposed site driveway and facing eastbound traffic on Cots Street. Another 30"x30" diamond sign with yellow background and black copy "DRIVEWAYS AHEAD" is proposed about 180 feet to the west, facing eastbound traffic on Cots Street.

The sight line conditions looking north along Bridgeport Avenue will improve with the reconstruction of the intersection of Bridgeport Avenue and Constitution Boulevard West. In the interim before the Constitution Boulevard West intersection is constructed, we recommend that area along Bridgeport Avenue be cleared and regraded as necessary to achieve a minimum sight distance of 445 feet.

Sincerely,

KWH Enterprise, LLC

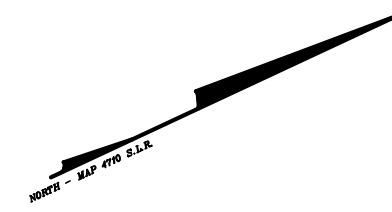
A handwritten signature in black ink that reads "Kermit Hua".

Kermit Hua, PE, PTOE

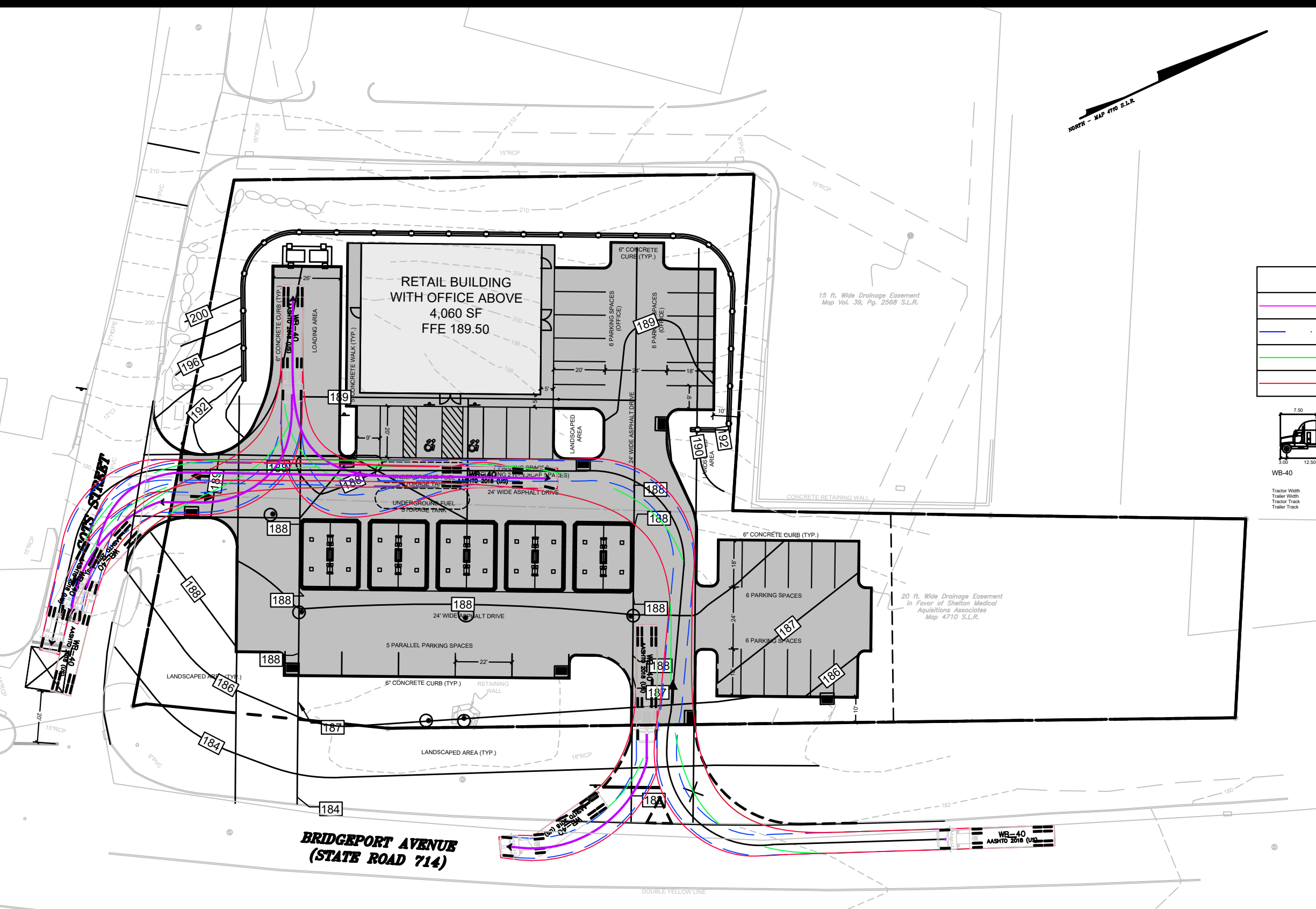
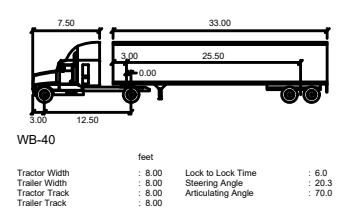
Principal

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LEGEND	
	VEHICLE PATH
	FRONT TIRES
	REAR TIRES
	VEHICLE BODY



TRUCK TURNING MOVEMENTS EXHIBIT
265 BRIDGEPORT AVENUE & 3 COTS STREET
SHELTON, CT

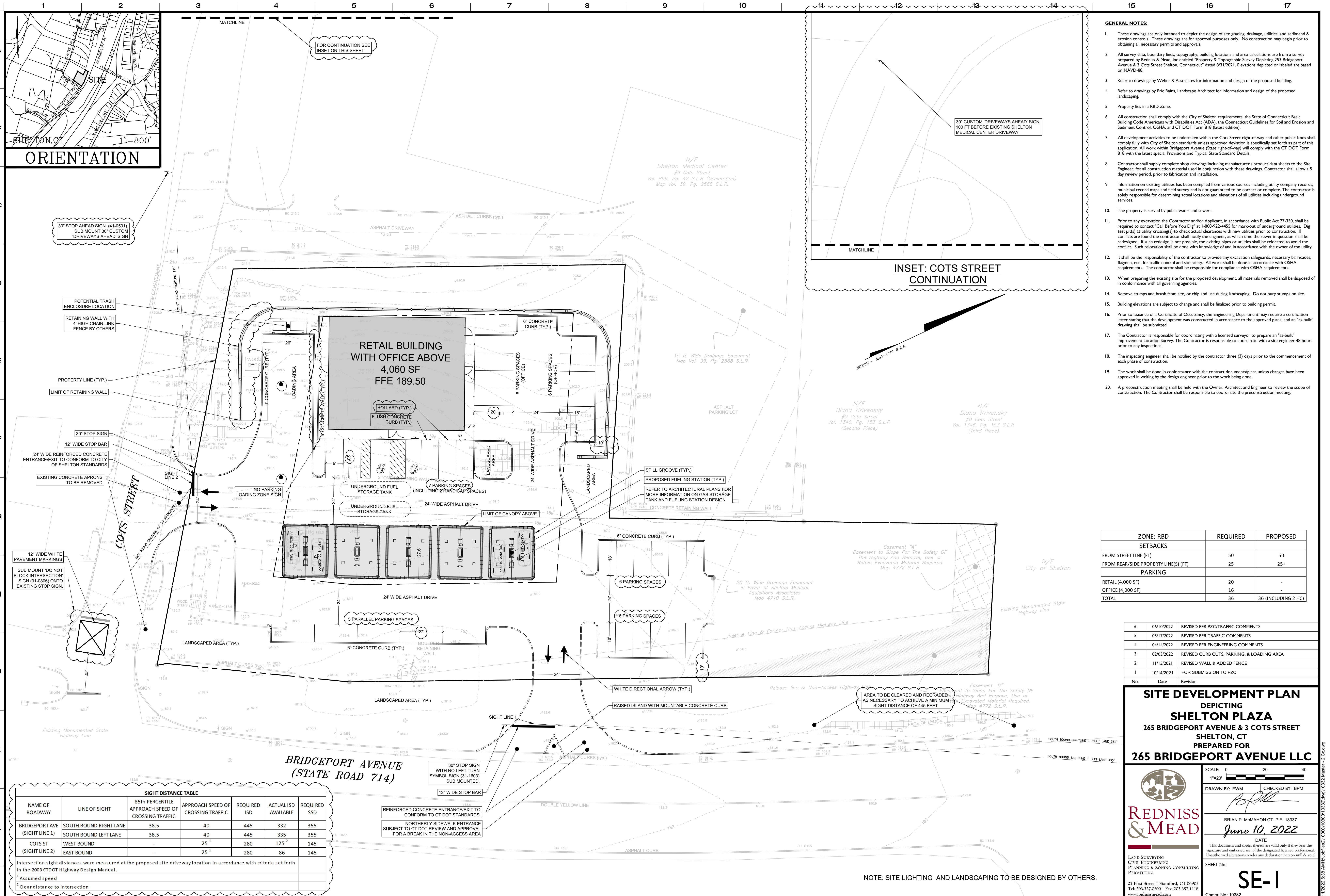
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COMM. NO.:	DATE:
10332	06/09/2022
SCALE:	1"=40'

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- GENERAL NOTES:**
- These drawings are only intended to depict the design of site grading, drainage, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled "Property & Topographic Survey Depicting 253 Bridgeport Avenue & 3 Cots Street Shelton, Connecticut" dated 8/17/2021. Elevations depicted or labeled are based on NAVD83.
 - Refer to drawings by Weber & Associates for information and design of the proposed building.
 - Refer to drawings by Eric Rains, Landscape Architect for information and design of the proposed landscaping.
 - Property lies in a RBD Zone.
 - All construction shall comply with the City of Shelton requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 818 (latest edition).
 - All development activities to be undertaken within the Cots Street right-of-way and other public lands shall comply fully with City of Shelton standards unless approved deviation is specifically set forth as part of this application. All work within Bridgeport Avenue (State right-of-way) will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
 - Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
 - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
 - The property is served by public water and sewers.
 - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
 - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
 - When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
 - Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
 - Building elevations are subject to change and shall be finalized prior to building permit.
 - Prior to issuance of a Certificate of Occupancy, the Engineering Department may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
 - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" Improvement Location Survey. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
 - The impacting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
 - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
 - A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

ZONE: RBD	REQUIRED	PROPOSED
SETBACKS		
FROM STREET LINE (FT)	50	50
FROM REAR/SIDE PROPERTY LINE(S) (FT)	25	25+
PARKING		
RETAIL (4,000 SF)	20	-
OFFICE (4,000 SF)	16	-
TOTAL	36	36 (INCLUDING 2 HC)

No.	Date	Revision
6	06/10/2022	REVISED PER PZC/TRAFFIC COMMENTS
5	05/17/2022	REVISED PER TRAFFIC COMMENTS
4	04/14/2022	REVISED PER ENGINEERING COMMENTS
3	02/03/2022	REVISED CURB CUTS, PARKING, & LOADING AREA
2	11/15/2021	REVISED WALL & ADDED FENCE
1	10/14/2021	FOR SUBMISSION TO PZC

SITE DEVELOPMENT PLAN
 DEPICTING
SHELTON PLAZA
 265 BRIDGEPORT AVENUE & 3 COTS STREET
 SHELTON, CT
 PREPARED FOR
265 BRIDGEPORT AVENUE LLC

REDNISS & MEAD
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 PERMITTING

SCALE: 0 20 40
 1"=20'

DRAWN BY: EWM CHECKED BY: BPM

BRIAN P. McMAHON CT. P.E. 18337
 June 10, 2022
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

SHEET No: **SE-1**

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SIGHT DISTANCE TABLE

NAME OF ROADWAY	LINE OF SIGHT	85th PERCENTILE APPROACH SPEED OF CROSSING TRAFFIC	APPROACH SPEED OF CROSSING TRAFFIC	REQUIRED ISD	ACTUAL ISD AVAILABLE	REQUIRED SSD
BRIDGEPORT AVE (SIGHT LINE 1)	SOUTH BOUND RIGHT LANE	38.5	40	445	332	355
BRIDGEPORT AVE (SIGHT LINE 1)	SOUTH BOUND LEFT LANE	38.5	40	445	335	355
COTS ST (SIGHT LINE 2)	WEST BOUND	-	25 ¹	280	125 ²	145
COTS ST (SIGHT LINE 2)	EAST BOUND	-	25 ¹	280	86	145

Intersection sight distances were measured at the proposed site driveway location in accordance with criteria set forth in the 2003 CDOT Highway Design Manual.
¹ Assumed speed
² Clear distance to intersection

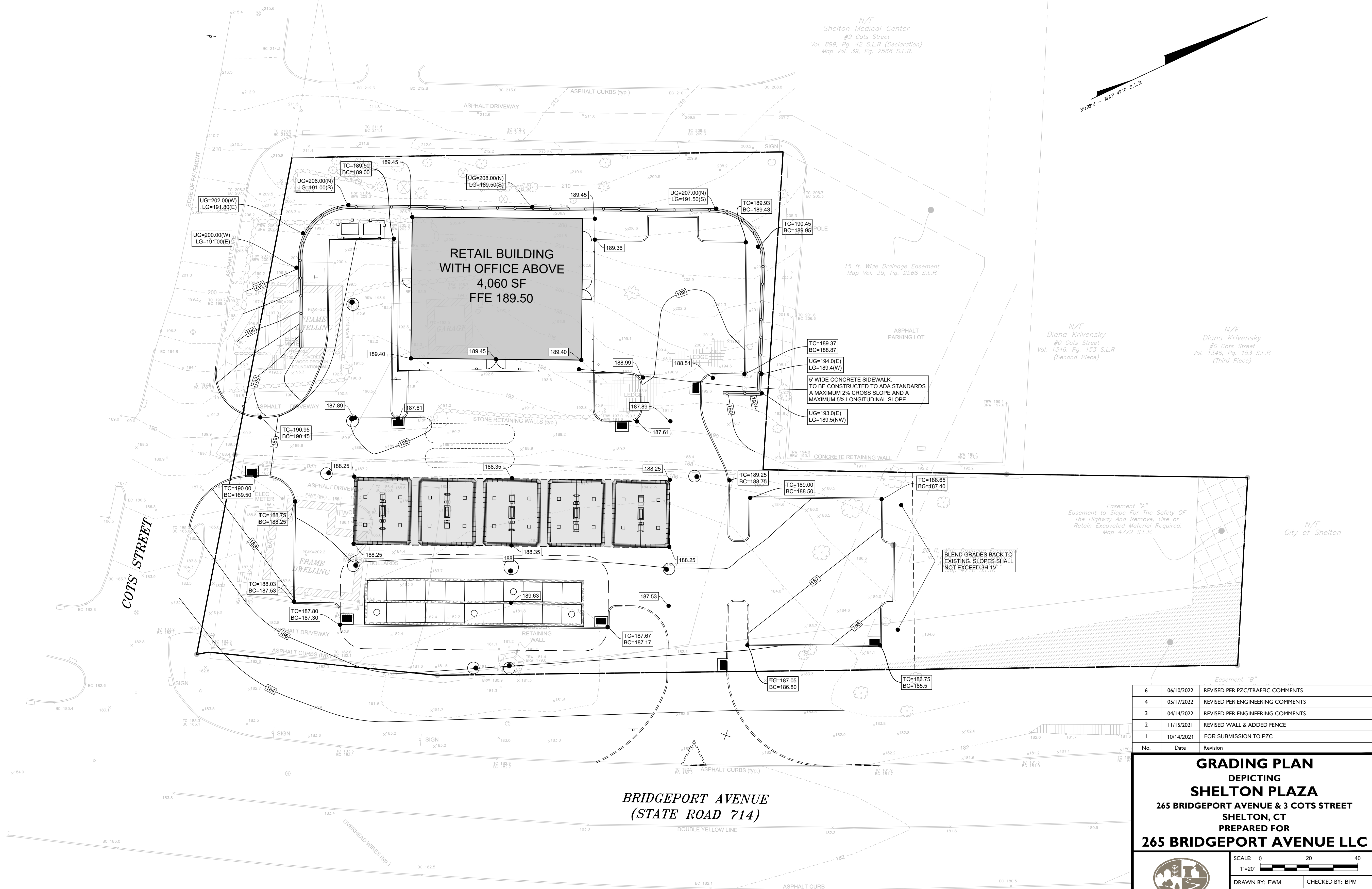
NOTE: SITE LIGHTING AND LANDSCAPING TO BE DESIGNED BY OTHERS.

EARTHWORK & GRADING:

- Grade away from building walls at 2% minimum (typical).
- Earth slopes shall be no steeper than 3:1 (horz:vert.)
- General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
- General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, CP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
- Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
- Disturbed areas shall be topsoiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
- After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
- Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
- Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
- Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
- During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

RETAINING WALLS:

- Retaining walls are shown for schematic purposes only, and shall be designed by the structural engineer. All structural work shall conform to the requirements of the basic building code of the State of Connecticut, latest edition and the City of Shelton requirements.



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6	06/10/2022	REVISED PER PZC/TRAFFIC COMMENTS
4	05/17/2022	REVISED PER ENGINEERING COMMENTS
3	04/14/2022	REVISED PER ENGINEERING COMMENTS
2	11/15/2021	REVISED WALL & ADDED FENCE
1	10/14/2021	FOR SUBMISSION TO PZC

GRADING PLAN
 DEPICTING
SHELTON PLAZA
 265 BRIDGEPORT AVENUE & 3 COTS STREET
 SHELTON, CT
 PREPARED FOR
265 BRIDGEPORT AVENUE LLC

SCALE: 0 20 40
 1"=20'

DRAWN BY: EWM CHECKED BY: BPM

Brian P. McMahon
 BRIAN P. McMAHON CT. P.E. 18337
 June 10, 2022

DATE

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STORM AND SANITARY SEWER SYSTEMS:

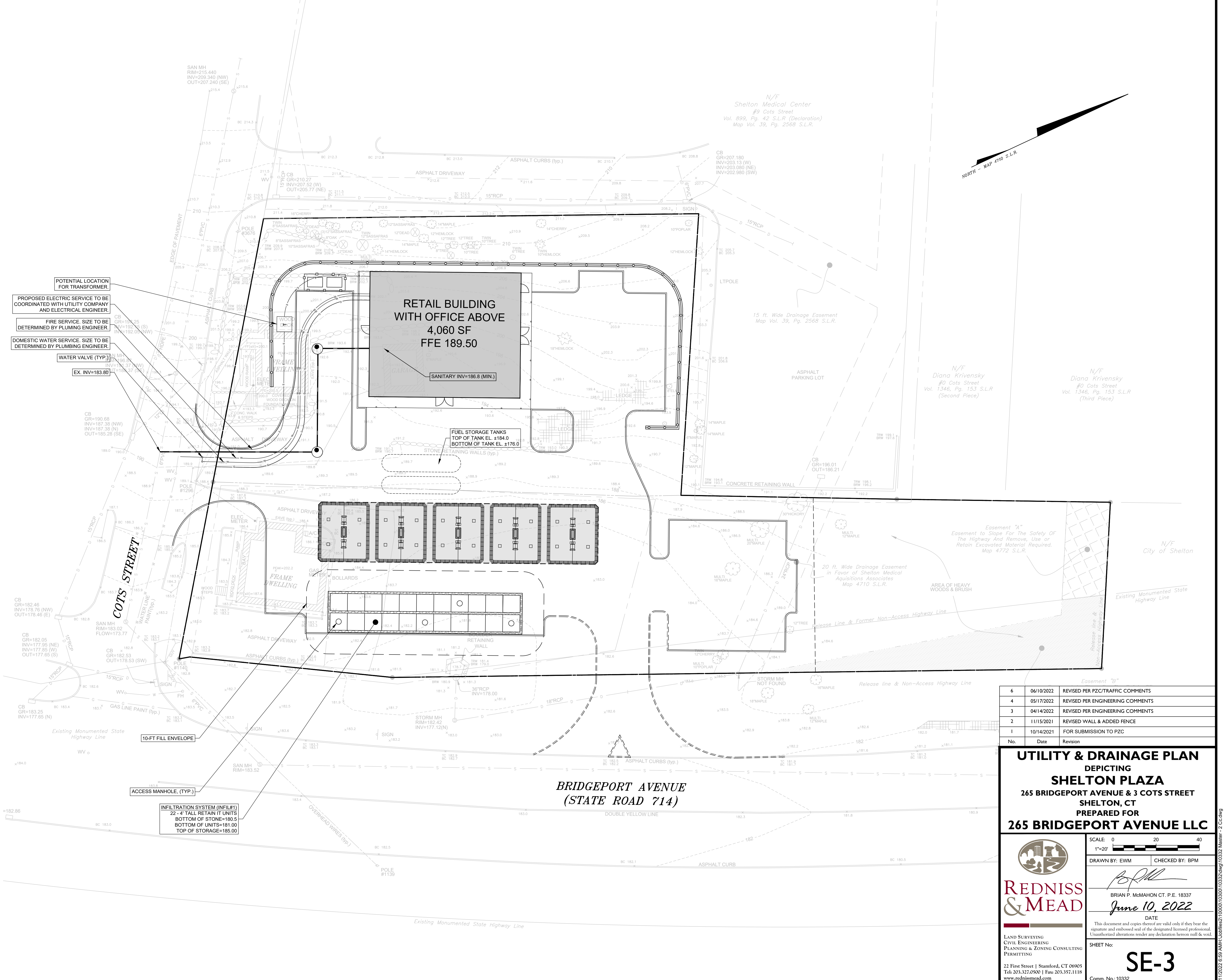
- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
- Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
- All storm pipe specified as Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
- All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent weld joints.
- Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
- All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
- Manhole diameters listed are minimum sizes and are assumed to be 4" inside diameter unless otherwise noted. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.
- All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
- Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
- Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
- Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
- All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
- Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor. Testing to be in accordance with recommended procedure in "Uniball's" Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe UN1 B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral pipes shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall inform of testing schedule three days in advance so they can witness the testing.
- At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grc separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

UTILITIES:

- Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
- Easements may be required in favor of the various utility companies.
- Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
- Contractor installing water service shall be on the Aquarion Water Company approved contractors list.
- It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
- All proposed utility facilities shall be raised or lowered to be flush with finished grade.
- Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
- Utility connections at building face shall be coordinated with the building contractors.
- The contractor must supply and install drag lines with all conduits.
- In general, each utility shall have a minimum clearance of three feet to any other underground utility.
- Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
- The electric transformer and generator, if required, shall be located to meet all applicable Zoning setbacks.
- Electric, telephone, cable, gas and water services shall be compliant with the City of Shelton Zoning Regulations and shall be installed in conformance to the requirements of the governing utility companies. Gas and electric meters shall be located inside the structures on foot above the BFE.
- Gas service to the meter room shall be installed by the utility company.
- Detachable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

- | | | |
|------------------------------|--------|-------------------------------------------|
| Electric | Red | Caution Electric Line Buried Below |
| Telephone & Control | Orange | Caution Telephone Line Buried Below |
| Natural Gas | Yellow | Caution Gas Line Buried Below |
| Water Systems | Blue | Caution Water Line Buried Below |
| Fire Protection Systems | Blue | Caution Fire Line Buried Below Sprinkler |
| Plains | Blue | Caution Sprinkler Line Buried Below Sewer |
| System | Green | Caution Sewer Line Buried Below |
| IS & S Communication Conduit | Orange | Conc. N/A |

- Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.



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UTILITY & DRAINAGE PLAN
 DEPICTING
SHELTON PLAZA
 265 BRIDGEPORT AVENUE & 3 COTS STREET
 SHELTON, CT
 PREPARED FOR
265 BRIDGEPORT AVENUE LLC

SCALE: 0 20 40
 1"=20'

DRAWN BY: EWM CHECKED BY: BPM

[Signature]
 BRIAN P. MAHAON CT. P.E. 18337
 June 10, 2022
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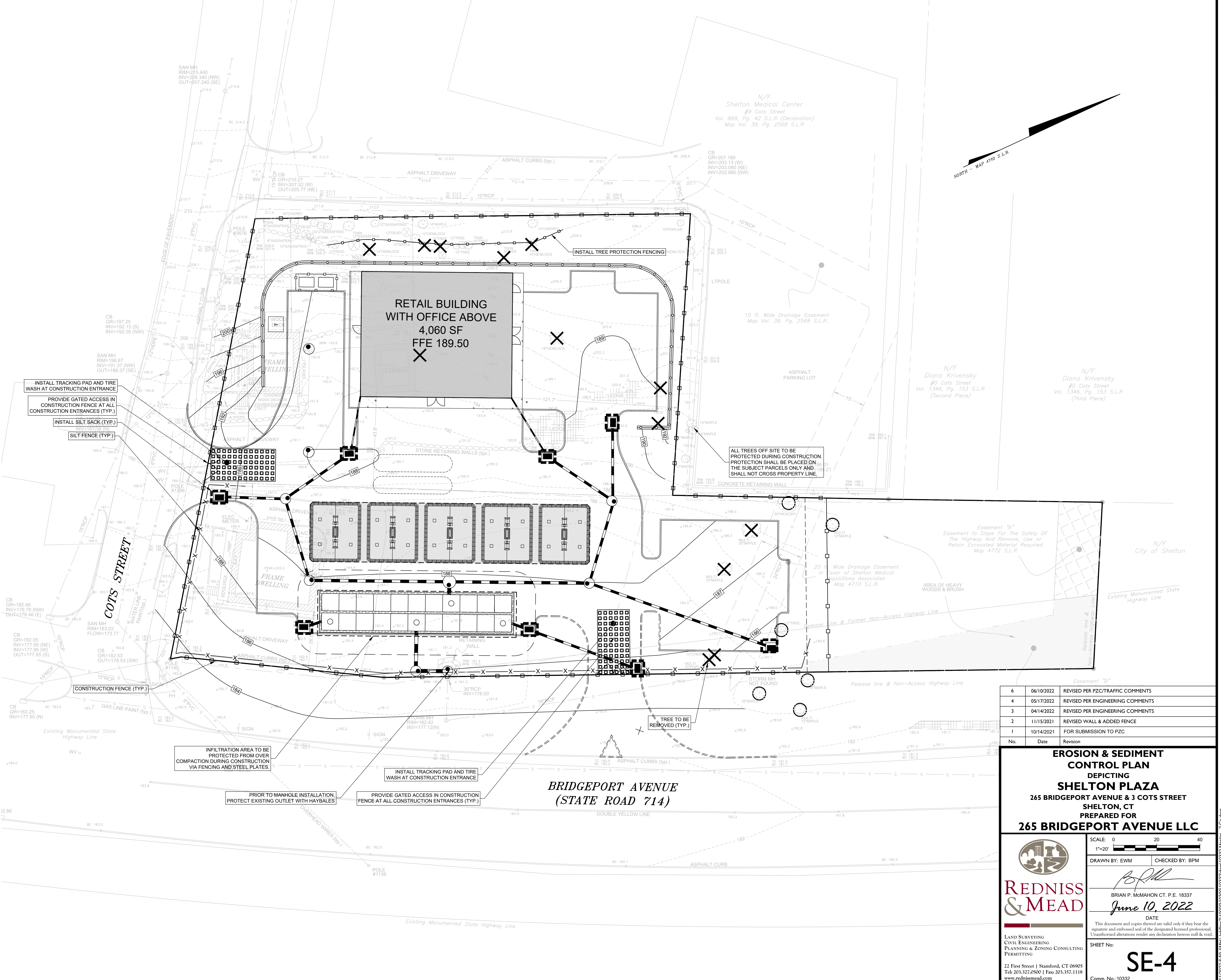
Comm. No.: 10332

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SEDIMENT AND EROSION CONTROL NOTES:

- Sheet SE-4 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
- All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
- The contractor is assigned the responsibility for implementing this sediment and erosion 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 Zoning Department of any transfer of this responsibility, and notifying all parties that construction is to begin three (3) days prior to commencing work.
- Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
- No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
- Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment, trafficking and materials storage over the tree roots shall be avoided.
- Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
- The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
- Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
- Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to notes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

- Temporary Seed Mix:
Perennial ryegrass 40 lb/ac. (1 lb/1000 sf)
- Permanent Lawns:
Kentucky Bluegrass 20 lb/ac.
Creeping Red Fescue 20 lb/ac.
5 lb/ac.
Perennial Ryegrass 45 lb/ac. (1 lb/1000 sf)
- Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1
- If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and reseed when season permits.
- Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.
- If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
- If excessive groundwater is encountered during construction, the site and/or Geotechnical Engineer may require that the pump discharge pass through a settlement basin of adequate size to further clarify the discharge prior to entering the storm drainage system. Such basin could be made from an excavated pit or by using a sealed trash dumpster. The basin would have a piped overflow leading into the storm drainage system. Alternative methods may be used, such as well points, other types of pump intake filters and settlement basins, if approved by the inspecting engineer and governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
- All runoff from dewatering activities shall be filtered through 2 rows of silt fence backed with haybales and directed towards a temporary sediment trap.
- Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
- Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
- Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silt water be allowed to enter the infiltration system.
- Pavement and curbing should be placed as soon as possible after drainage is installed.
- Loaded trucks shall be covered as required to keep down dust.
- Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
- Dust control to be achieved with watering down disturbed areas as required.
- After each storm event or once monthly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultants.
- Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
- All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
- Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.
- Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.



No.	Date	Revision
6	06/10/2022	REVISED PER PZC/TRAFFIC COMMENTS
4	05/17/2022	REVISED PER ENGINEERING COMMENTS
3	04/14/2022	REVISED PER ENGINEERING COMMENTS
2	11/15/2021	REVISED WALL & ADDED FENCE
1	10/14/2021	FOR SUBMISSION TO PZC

EROSION & SEDIMENT CONTROL PLAN
DEPICTING SHELTON PLAZA
265 BRIDGEPORT AVENUE & 3 COTS STREET
SHELTON, CT
PREPARED FOR 265 BRIDGEPORT AVENUE LLC

SCALE: 0 20 40
1"=20'

DRAWN BY: EWM CHECKED BY: BPM

[Signature]
BRIAN P. McMAHON CT. P.E. 18337
June 10, 2022
DATE

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

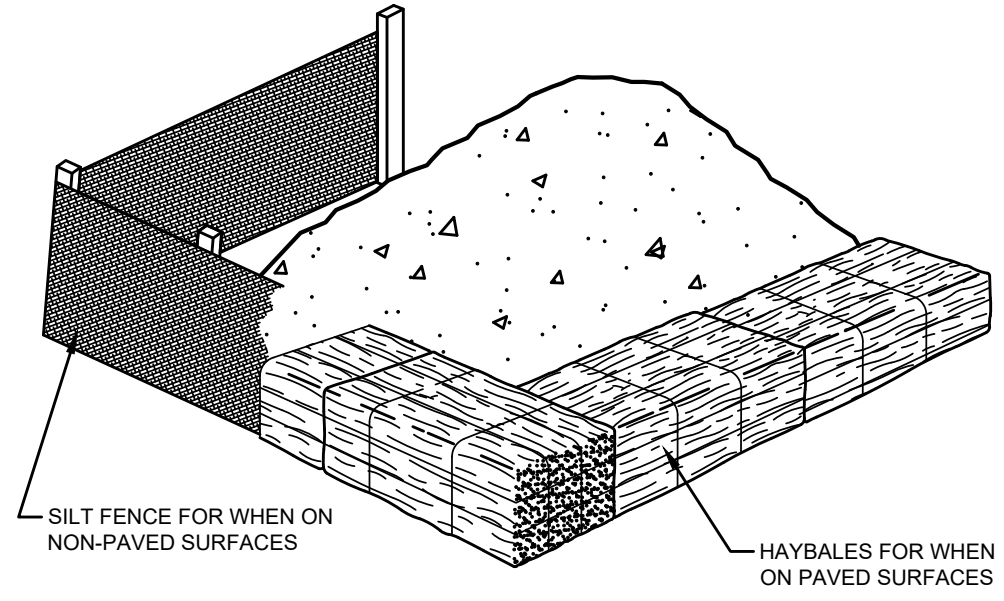
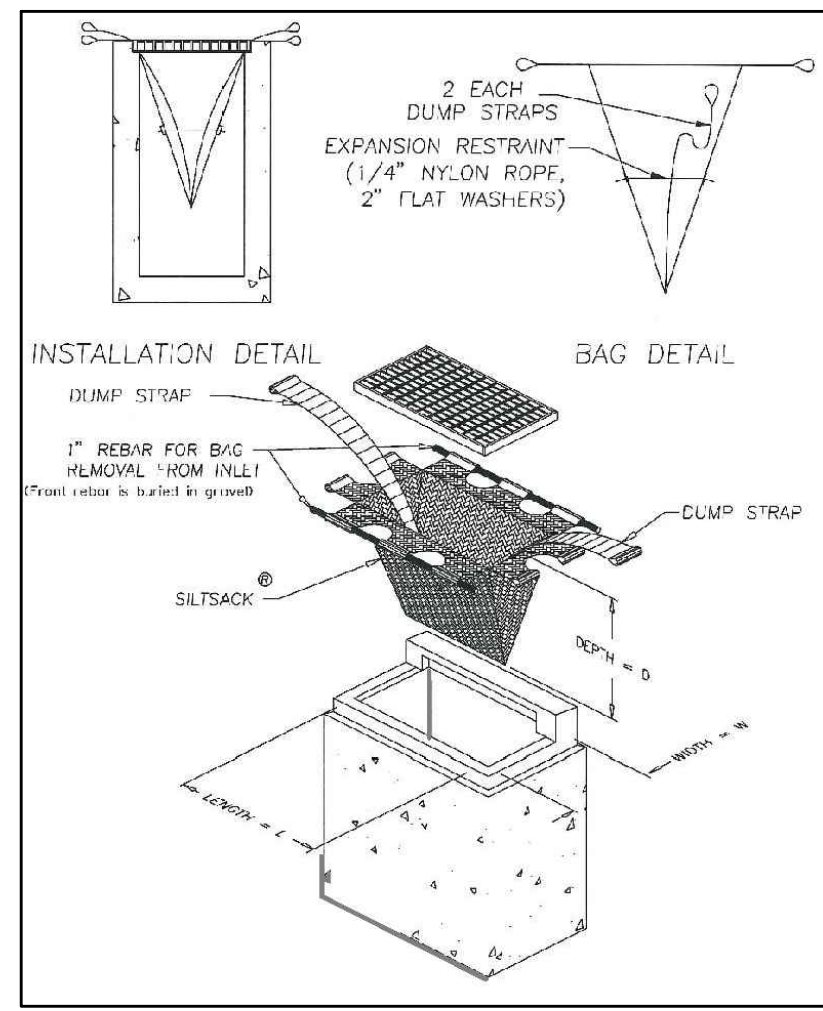
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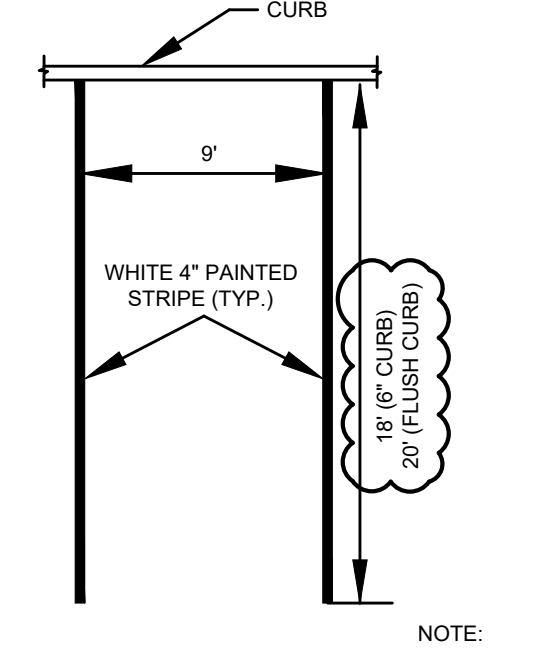
SHEET No:
SE-4

Comm. No.: 10332

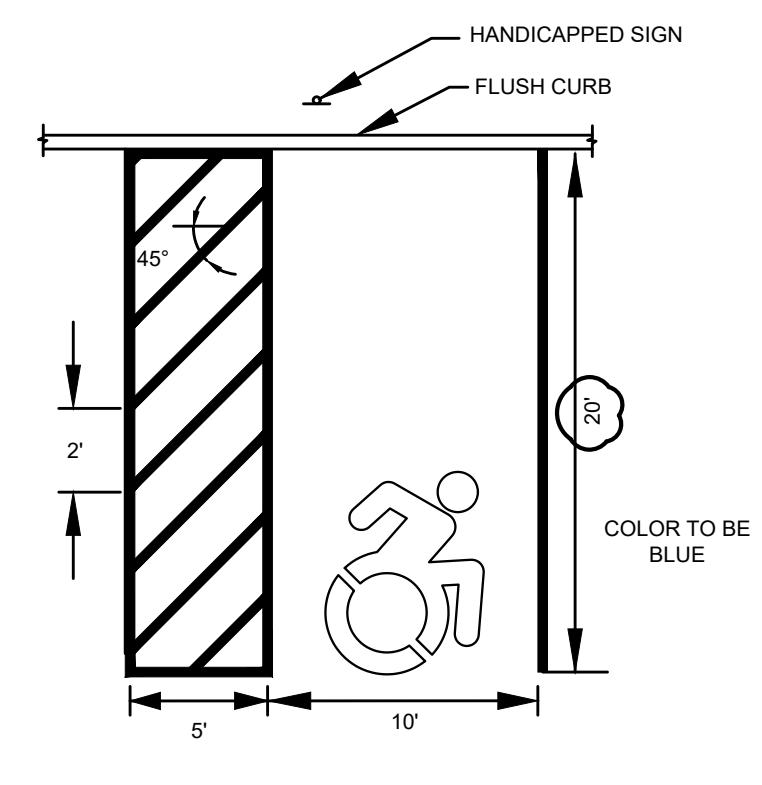
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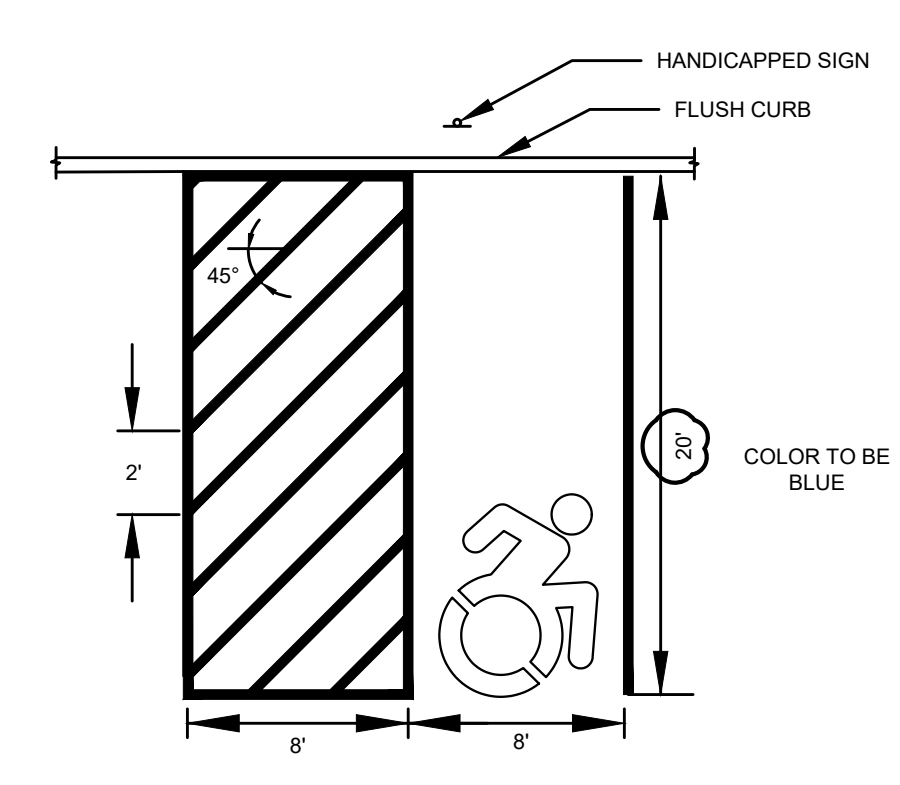
SEDIMENT FILTER FOR STOCKPILE
N.T.S.



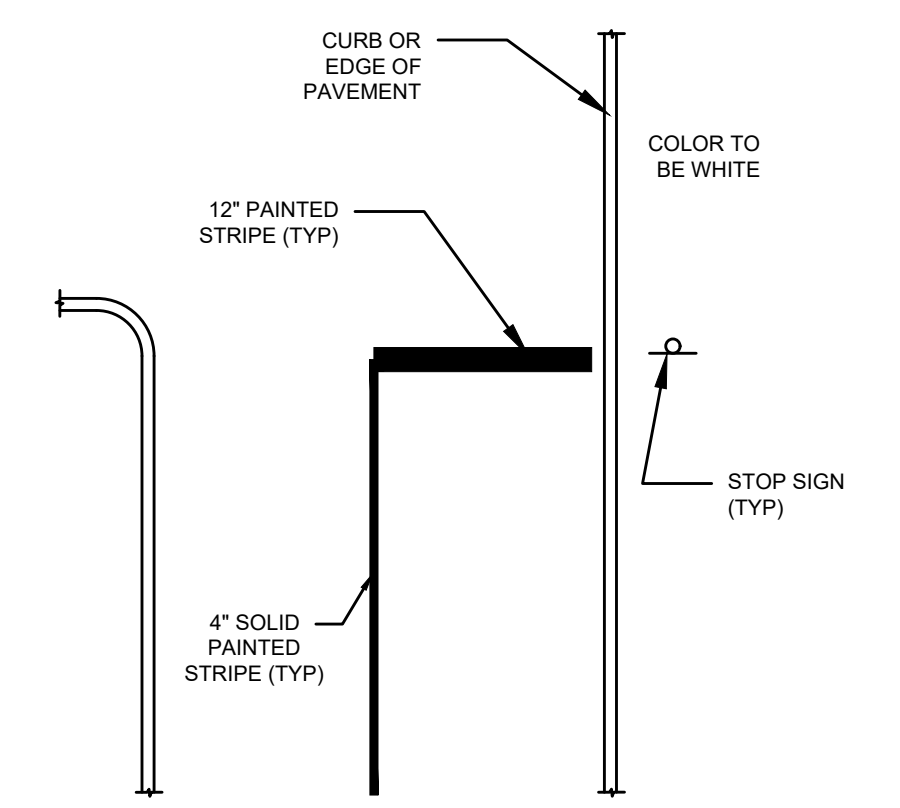
REGULAR PARKING SPACE
N.T.S.



HANDICAPPED PARKING
N.T.S.

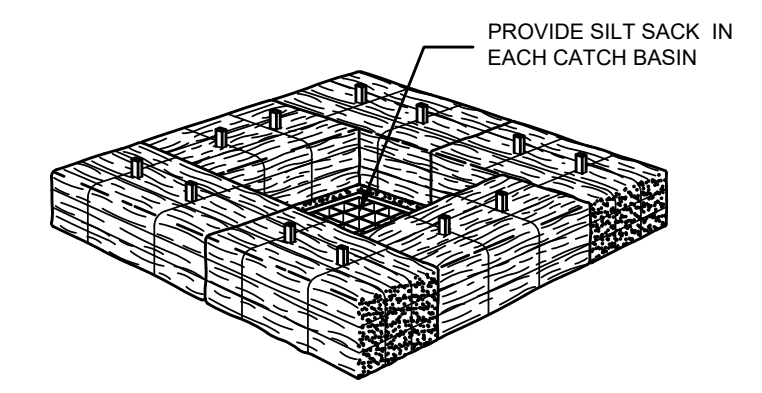


HANDICAPPED VAN PARKING
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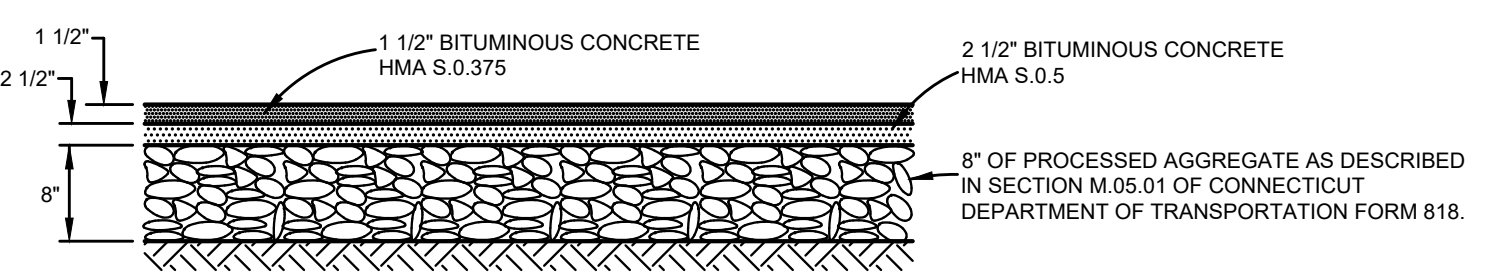


STOP BAR STRIPING
N.T.S.

INLET SEDIMENT CONTROL DEVICE (SILT SACK)
N.T.S.

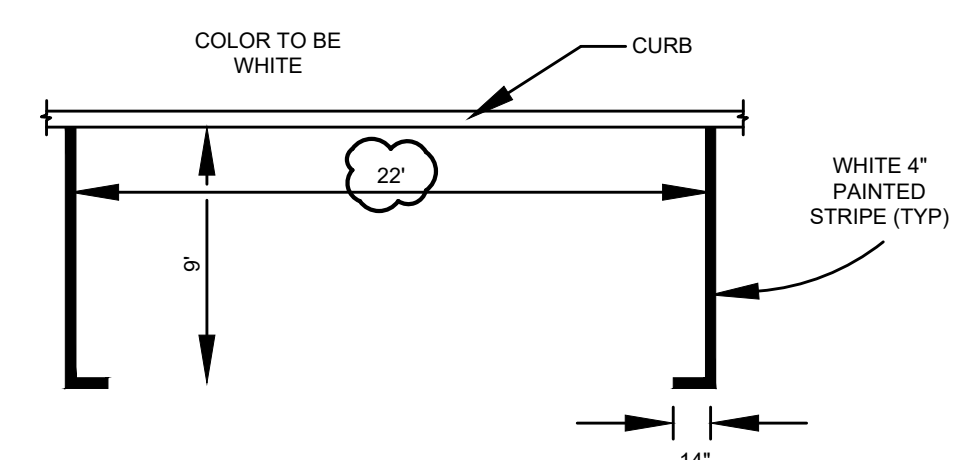


SEDIMENT FILTER FOR DRAINS (ON-SITE ONLY)
N.T.S.

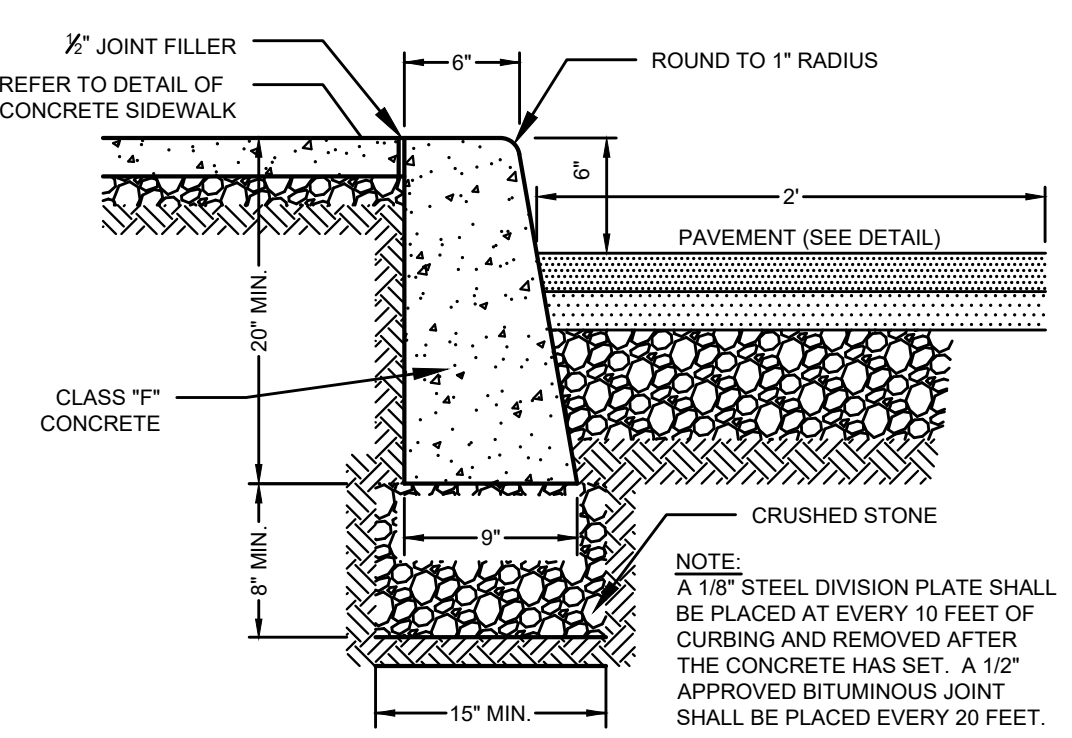


- NOTES:**
- REFER TO PLANS PREPARED BY OTHERS FOR ALL ON-SITE PAVEMENT/PAVER DESIGNS AND DETAILS.
 - PRIOR TO ANY FILL PLACEMENT, ALL EXPOSED SUBGRADES SHALL BE COMPACTED WITH AT LEAST FIVE PASSES OF A 1-TON WALK-BEHIND ROLLER.
 - ALL IMPORTED FILL SHALL CONSIST OF WELL-GRADED SAND AND GRAVEL HAVING NOT MORE THAN 10% BY DRY WEIGHT PASSING THE No. 200 SIEVE AND SHALL BE CERTIFIED CLEAN MATERIAL PER THE REQUIREMENTS OF THE STATE OF CONNECTICUT. THE MAXIMUM PARTICLE SIZE SHALL BE 4 INCHES.
 - CONTROLLED FILL SHALL BE PLACED IN UNIFORM 12-INCH-THICK LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY UNIT WEIGHT AS SPECIFIED BY ASTM D1557-93. IN RESTRICTED AREAS WHERE ONLY HAND-OPERATED COMPACTORS CAN BE USED, THE MAXIMUM LIFT THICKNESS SHOULD BE LIMITED TO 8-INCHES.
 - SITE CIVIL ENGINEER SHALL TAKE SAMPLES TO OBTAIN SIEVE ANALYSIS AND CONFIRM MATERIAL MEETS SPECIFICATION. CONTRACTOR SHALL ALLOW 5 DAYS FOR MATERIAL TESTING. ANY CORRECTIVE MEASURES SHALL BE DONE AT NO COST TO THE OWNER.
 - A REPUTABLE TESTING LAB SHALL PERFORM COMPACTION TESTING AS REQUIRED BY THE SITE ENGINEER PRIOR TO THE PLACEMENT OF PAVEMENT. COMPACTION TESTING SHALL OCCUR AT THE SUBBASE, BASE AND EACH LAYER OF PAVEMENT.
 - ALL THICKNESSES SHOWN ARE AFTER COMPACTION.
 - EXISTING SUB-BASE MUST BE PROOF-ROLLED WITH HEAVY VIBRATORY ROLLER UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER. ANY EXISTING FILL THAT PUMPS OR HEAVES UNDER THE INFLUENCE OF THE ROLLER MUST BE REMOVED AND REPLACED WITH CONTROLLED FILL.
 - SPECIAL ATTENTION OF THE CONTRACTOR IS CALLED TO FOR THE REMOVAL OF UNSUITABLE MATERIAL. REPLACEMENT FILL MATERIAL AND COMPACTION SHALL FOLLOW GEOTECHNICAL ENGINEERING REQUIREMENTS. THESE REQUIREMENTS WILL BE STRICTLY ENFORCED.
 - REFER TO PROJECT WRITTEN SPECIFICATIONS FOR FURTHER INFORMATION.

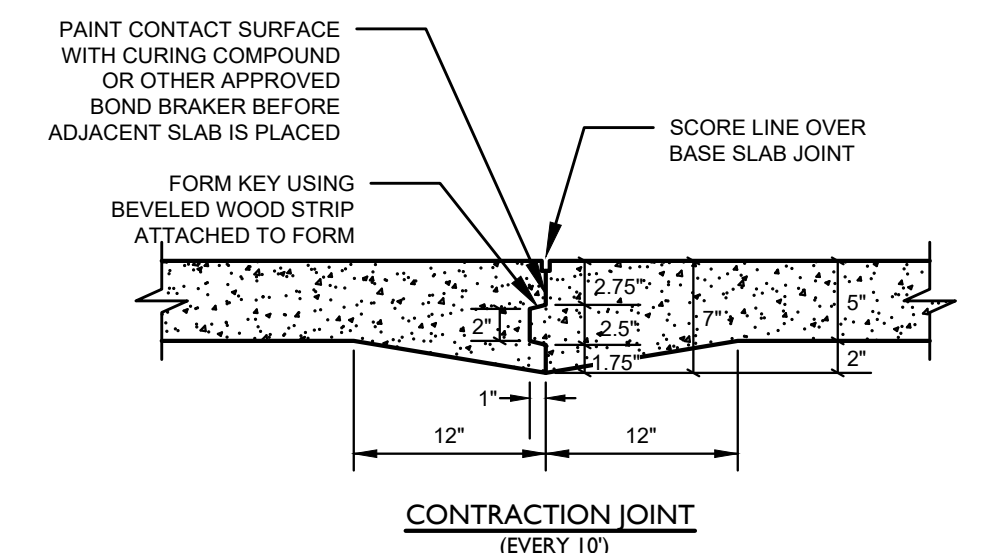
ASPHALT PAVEMENT DETAIL
N.T.S.



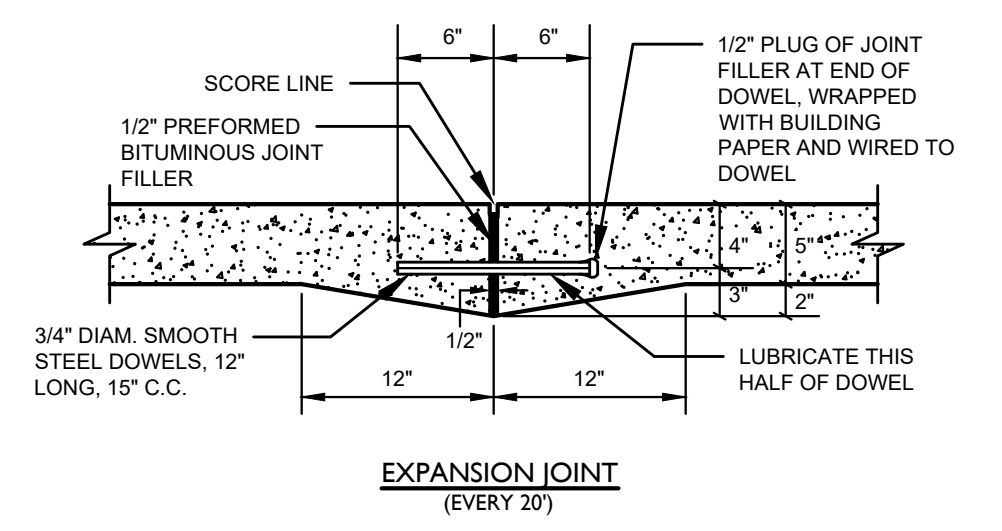
PARALLEL PARKING SPACE
N.T.S.



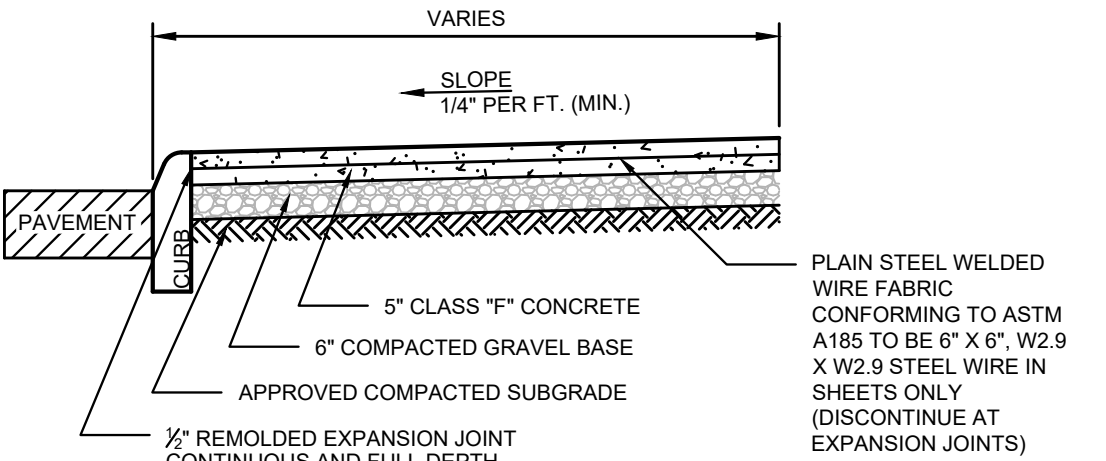
CONCRETE CURB
N.T.S.



CONTRACTION JOINT (EVERY 10')
N.T.S.



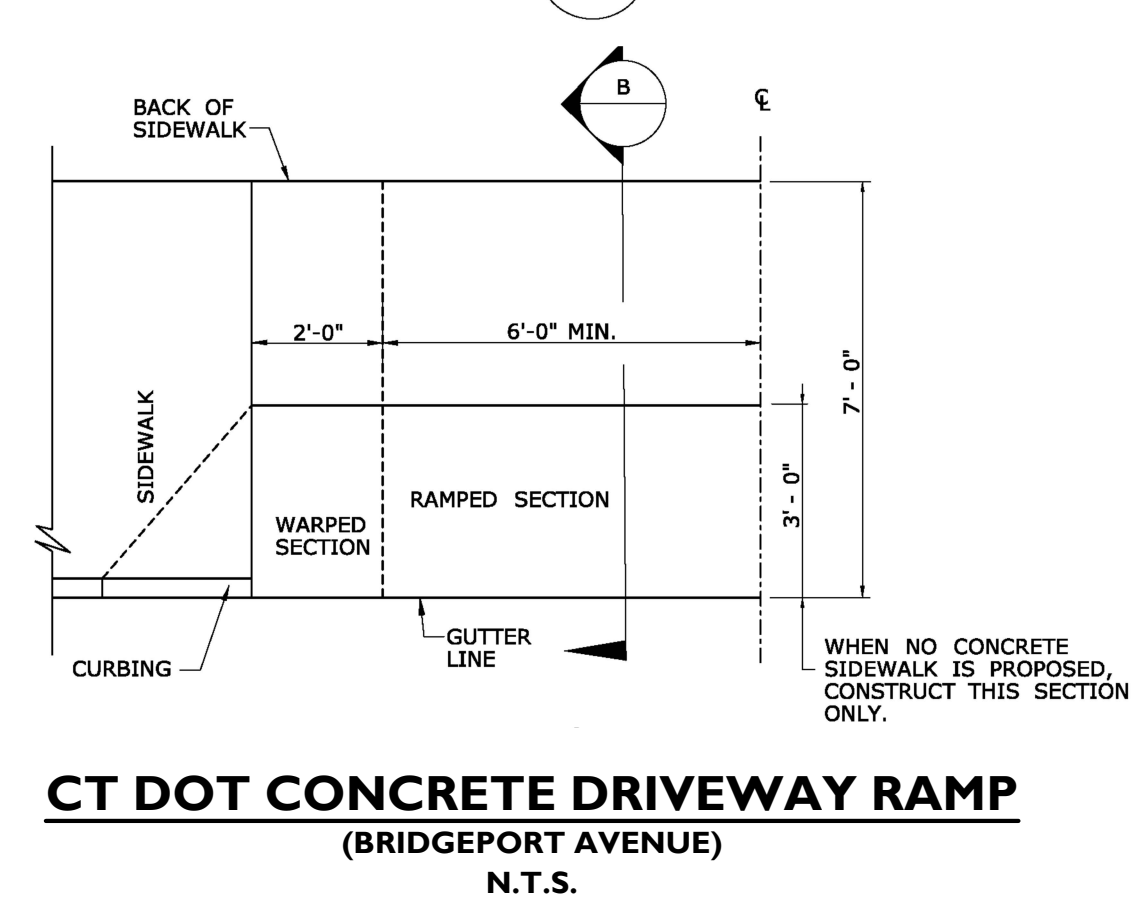
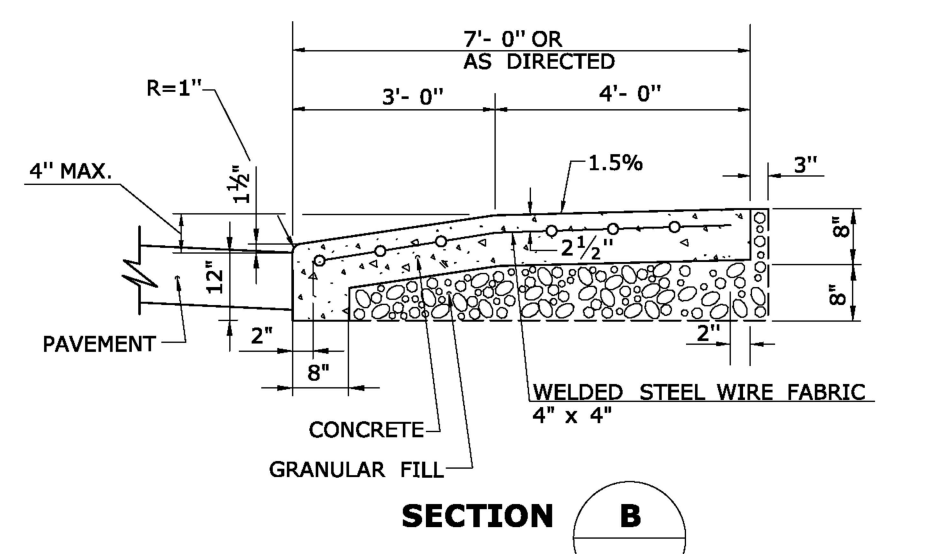
EXPANSION JOINT (EVERY 20')
N.T.S.



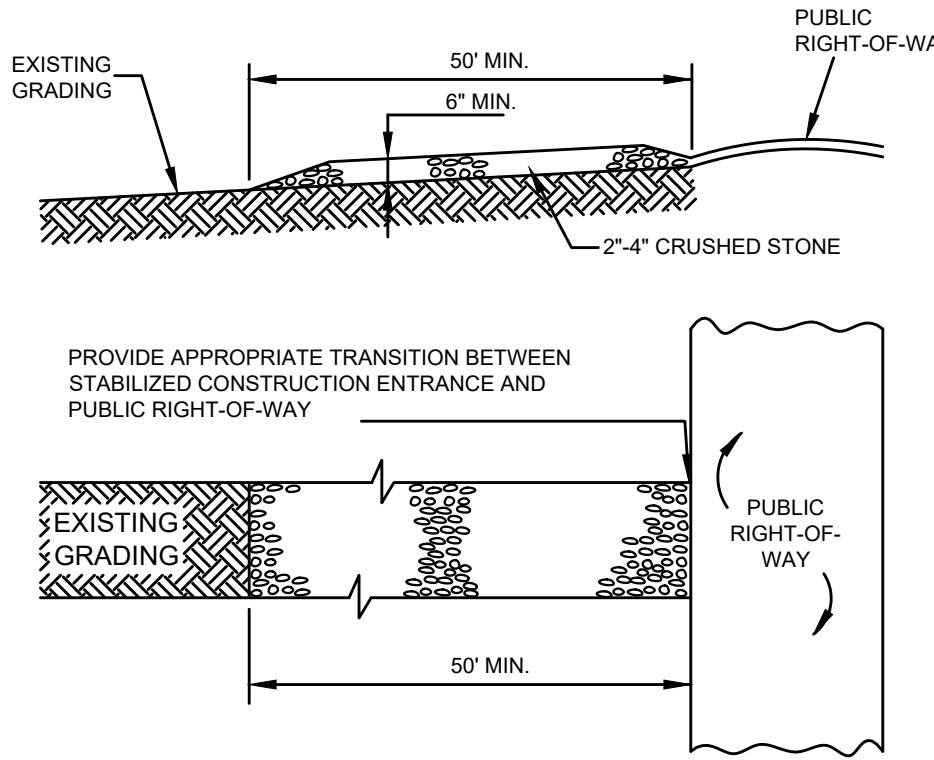
- NOTES:**
- CONCRETE TO BE CLASS 1 CONFORMING TO CT DOT FORM 818 SECTION M.03.02.
 - GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 818 SECTION M.02.01.
 - INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
 - THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
 - CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
 - DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.

CONCRETE SIDEWALK
N.T.S.

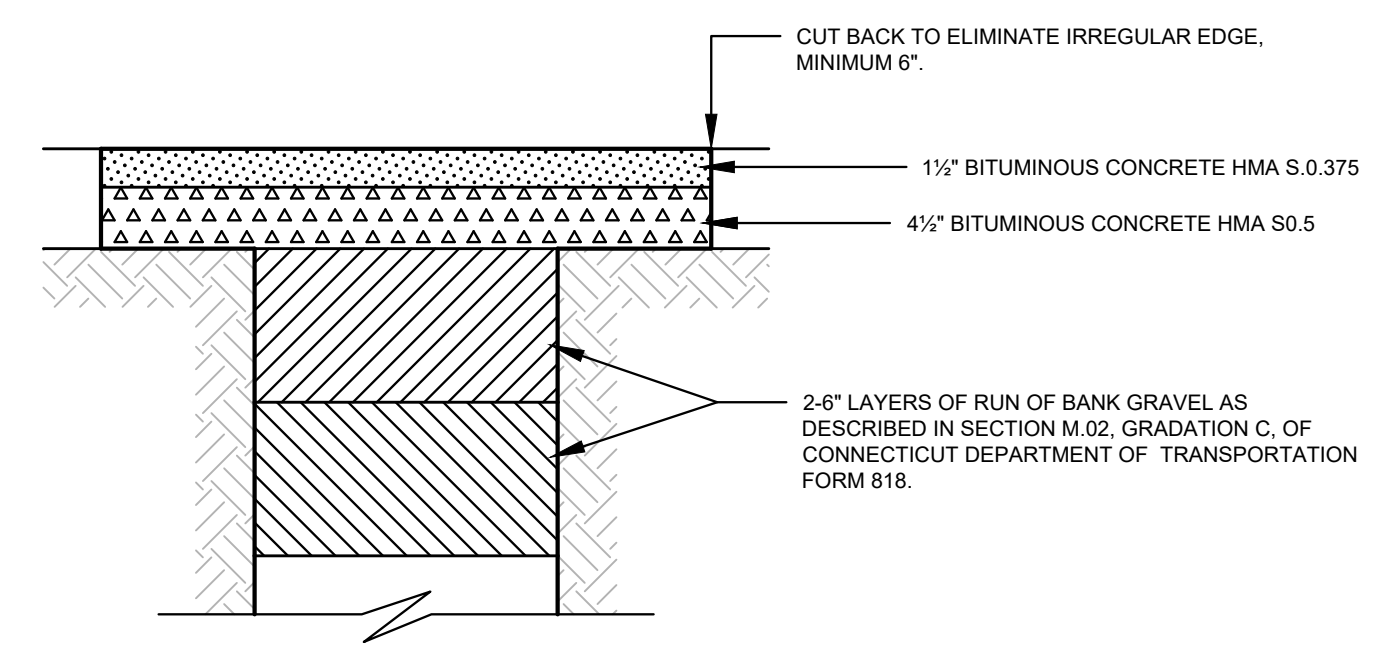
- GENERAL NOTES:**
- DRIVEWAY ENTRANCE SHALL BE A MINIMUM OF 12' WIDE, EXCLUDING CURBING WHEN PRESENT.
 - WELDED WIRE FABRIC MATS WITH REINFORCING AT CLOSER SPACING MAY BE USED.
 - SURFACE HMA S.0.375 TO BE PLACED IN TWO EQUAL LIFTS FOR BOTH RESIDENTIAL AND COMMERCIAL DRIVEWAYS.



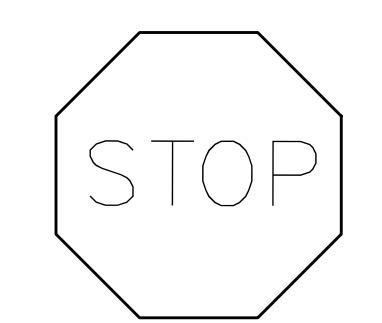
CT DOT CONCRETE DRIVEWAY RAMP (BRIDGEPORT AVENUE)
N.T.S.



TRACKING PAD DETAIL STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



ASPHALT TRENCH REPAIR
N.T.S.



30" STOP SIGN (TYPE G)
N.T.S.



NO PARKING LOADING ZONE SIGN
N.T.S.

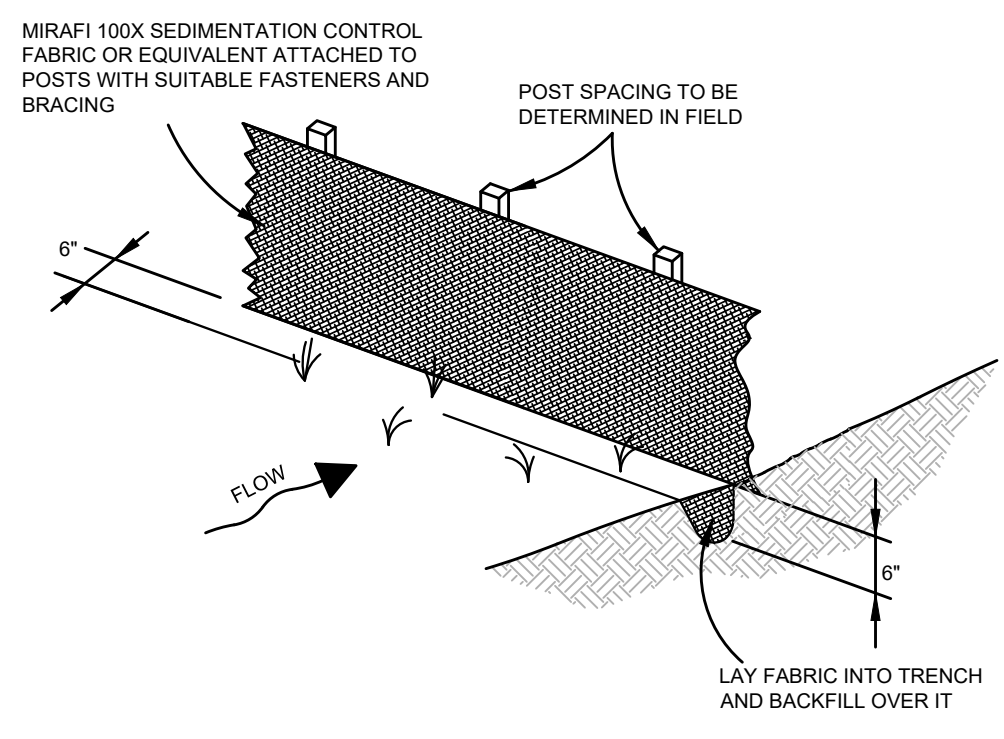


CONN. D.O.T. SERIES 30 #31-0629



CONN. D.O.T. SERIES 30 #31-0648

HANDICAPPED PARKING SIGN DETAIL
N.T.S.



FABRIC & POST SILTATION BARRIER (SILT FENCE)
N.T.S.

No.	Date	Revision
3	06/10/2022	REVISED PER TRAFFIC COMMENTS
2	04/14/2022	REVISED PER ENGINEERING COMMENTS
1	10/14/2021	FOR SUBMISSION TO PZC

DETAILS
DEPICTING
SHELTON PLAZA
265 BRIDGEPORT AVENUE & 3 COTS STREET
SHELTON, CT
PREPARED FOR
265 BRIDGEPORT AVENUE LLC

SCALE: **N.T.S.**

DRAWN BY: EWM CHECKED BY: BPM

REDNISS & MEAD
BRIAN P. McMAHON CT. P.E. 18337
June 10, 2022

DATE

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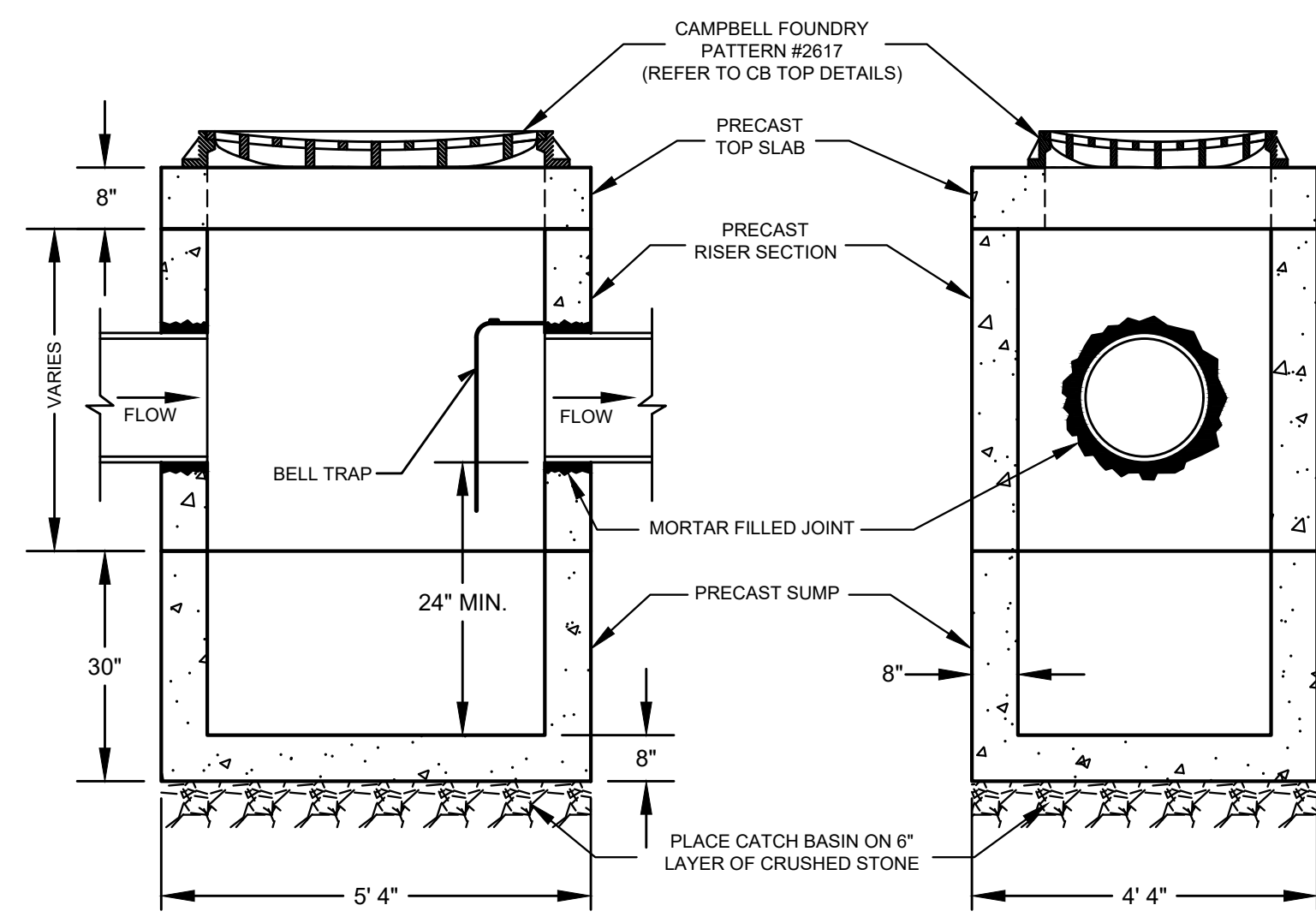
SHEET No: **SE-5**

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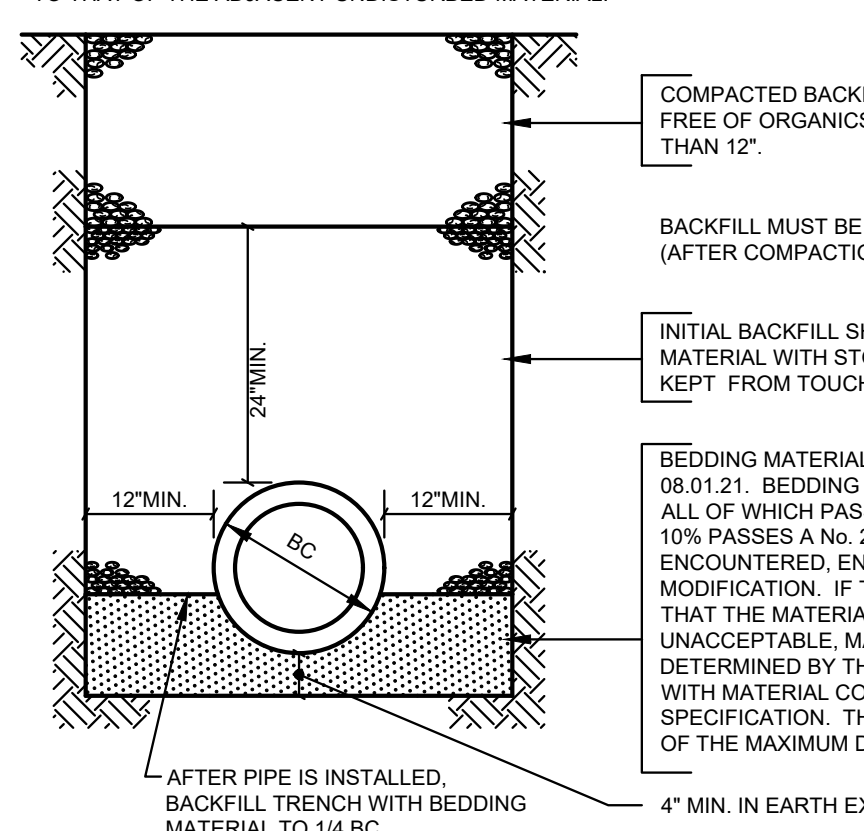
CATCH BASIN DETAIL
N.T.S.

- NOTES:**
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE. ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
 2. ALL JOINTS TO BE MORTARED.
 3. CATCH BASIN SHALL CONFORM TO ASTM C478.
 4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.
 5. IF CRUSHED STONE IS TO BE PLACED ON FILL, ALL FILL BELOW THE CB SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRD DENSITY AS PER ASTM D.1557.

WATER STOP, 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL, TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM* WITH MAXIMUM PARTICLE SIZE OF 1-1/2"; FOR 3 LINEAR FEET OF TRENCH. WATER STOP TO BE KEVED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE. ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

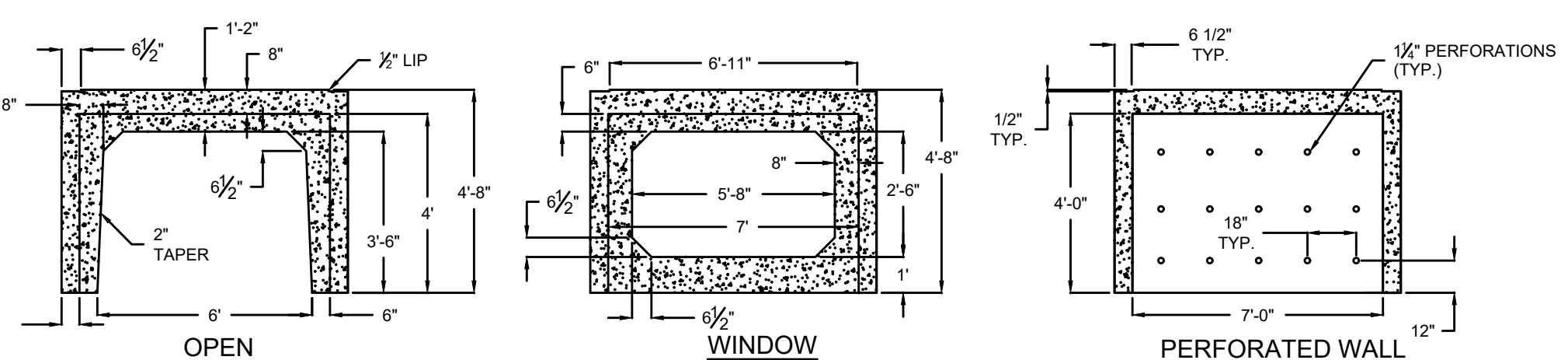
ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT "COMPACTED BACKFILL" NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



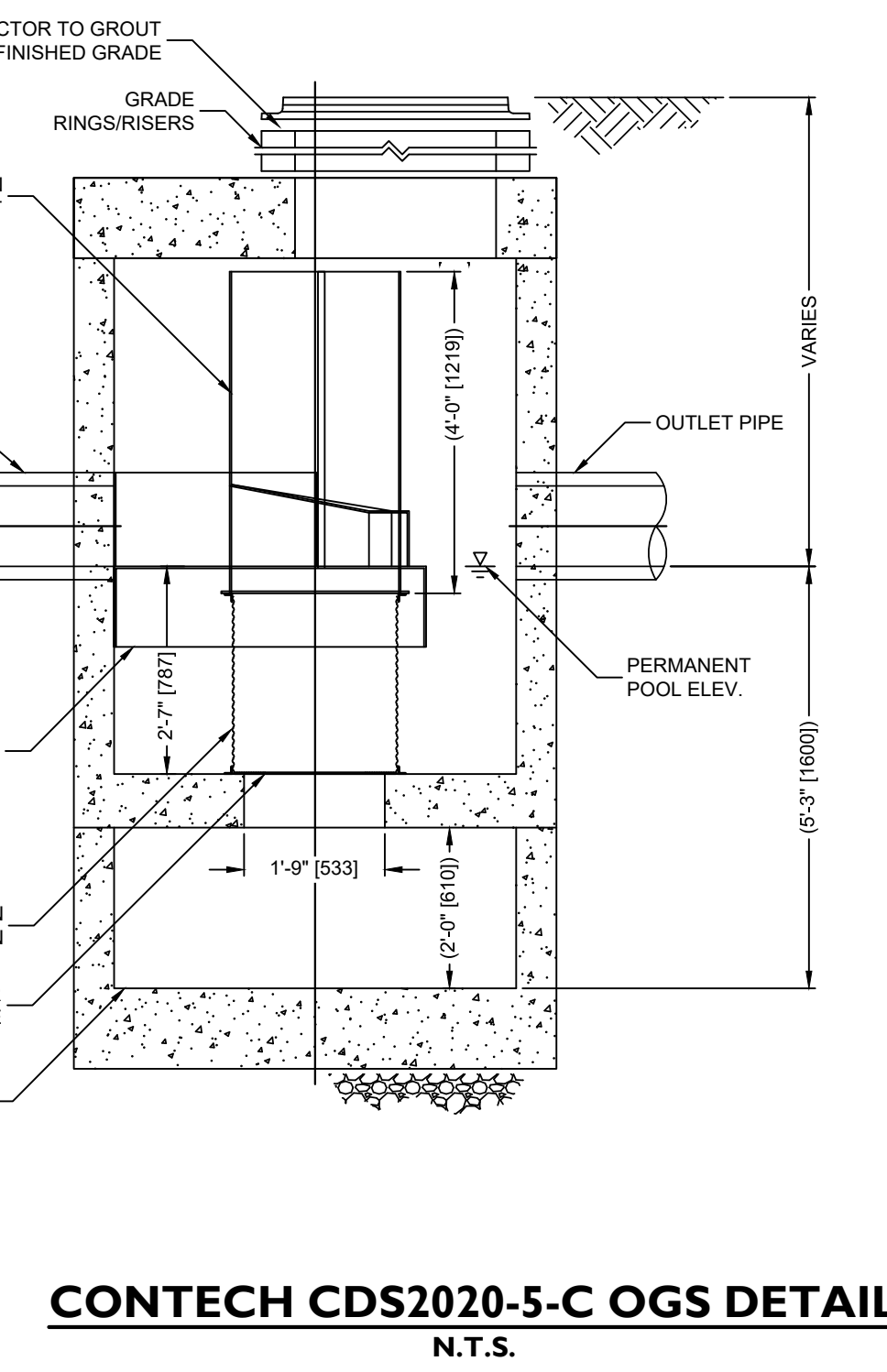
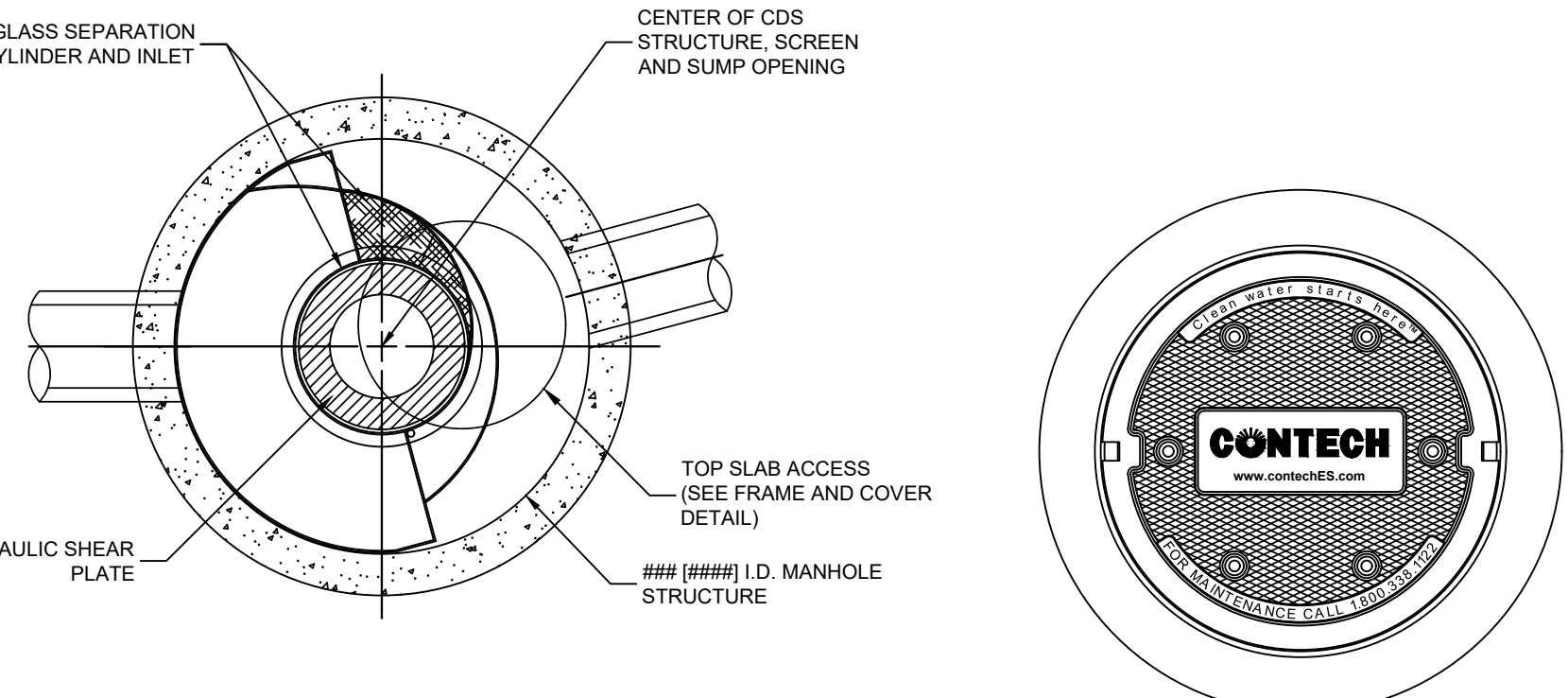
PVC/RCP PIPE TRENCH BEDDING DETAIL
(48" DIA. & UNDER)
N.T.S.

- COMPACTED BACKFILL SHALL BE WELL GRADED MATERIAL FREE OF ORGANICS, FROZEN MATERIAL & PARTICLES LARGER THAN 12".
- BACKFILL MUST BE PLACED & COMPACTED IN SIX INCH (6") LAYERS (AFTER COMPACTION).
- INITIAL BACKFILL SHALL BE WELL GRADED GRANULAR MATERIAL WITH STONES NO LARGER THAN 2". STONES TO BE KEPT FROM TOUCHING PIPE.
- BEDDING MATERIAL AS PER CONN. D.O.T. FORM 818, ARTICLE M 08.01.21. BEDDING MATERIAL SHALL BE SAND OR SANDY SOIL, ALL OF WHICH PASSES A 3/8 INCH SIEVE AND NOT MORE THAN 10% PASSES A No. 200 SIEVE. IF GROUND WATER IS ENCOUNTERED, ENGINEER SHALL BE NOTIFIED FOR POSSIBLE MODIFICATION. IF THE INSPECTING ENGINEER DETERMINES THAT THE MATERIAL BELOW THE FOUNDATION IS UNACCEPTABLE, MATERIAL SHALL BE REMOVED TO A DEPTH DETERMINED BY THE INSPECTING ENGINEER AND REPLACED WITH MATERIAL COMPLYING WITH THE INITIAL BACKFILL SPECIFICATION. THIS MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
- AFTER PIPE IS INSTALLED, BACKFILL TRENCH WITH BEDDING MATERIAL TO 1/4 BC. 4" MIN. IN EARTH EXCAVATION 12" MIN. IN ROCK EXCAVATION.

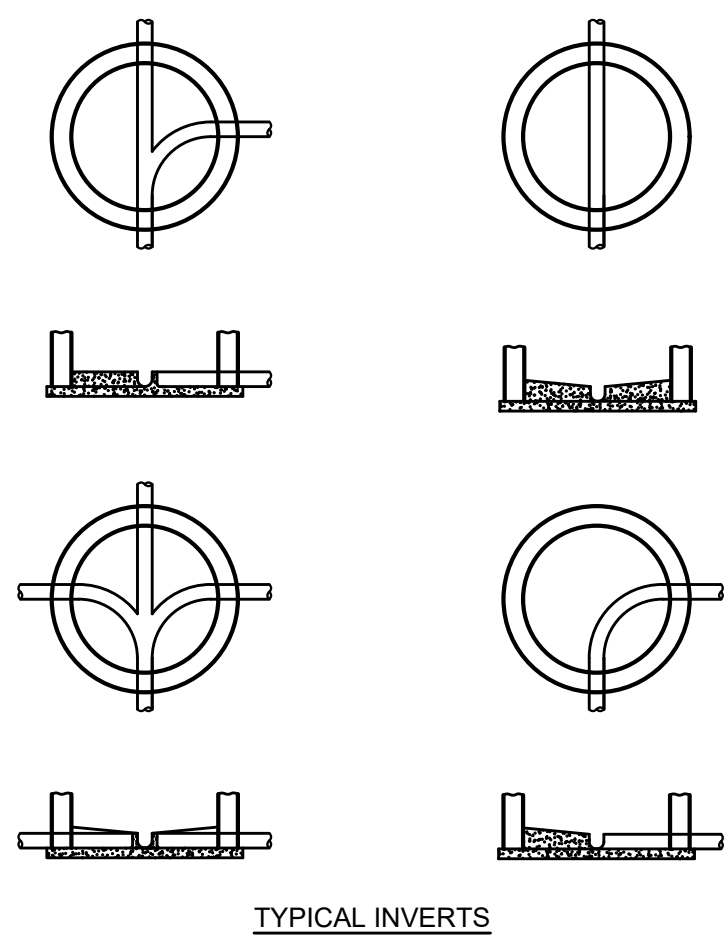
- RETAIN-IT SYSTEM DESIGN NOTES:**
1. SYSTEM SHOWN IS A RETAIN-IT SYSTEM MANUFACTURED BY ARROW CONCRETE.
 2. CONCRETE - 5,000 PSI, 28 DAYS
 3. REINFORCING STEEL CONFORMS TO LATEST ASTM A615 AND A82 OR A185 SPECS.
 4. H-20 DESIGN LOADING PER AASHTO H5-20-44.
 5. ALL DIMENSIONS ARE TYPICAL.
 6. A MINIMUM OF 6" OF 3/4" CRUSHED STONE BASE PLACED IN A 95% COMPACTED LEVEL GRADE SHALL BE INSTALLED BELOW THE RETAIN-IT, IN THE BOTTOM OF THE EXCAVATION.
 7. A MINIMUM OF 12" OF 3/4" CRUSHED STONE SHALL BE PLACED AROUND THE PERIMETER OF THE SYSTEM.
 8. REFER TO MANUFACTURER (ARROW CONCRETE) SPECIFICATION FOR ADDITIONAL INSTALLATION DETAILS.
 9. ALL EXTERIOR WALLS OF THE UNITS SHALL BE PERFORMED.
 10. PRIOR TO INSTALLING STONE, THE SOIL BENEATH THE BMP SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION. A HYDRAULIC CONDUCTIVITY TEST SHALL BE PERFORMED TO ENSURE THE DISCHARGE RATE MATCHES THE DESIGN CRITERIA.
 11. CONCRETE PAD SHALL BE PLACED IN INFILTRATION UNIT WHERE INLET PIPES ARE TO BE INSTALLED.



TYPICAL 5' RETAIN-IT UNIT DIMENSIONS
N.T.S.



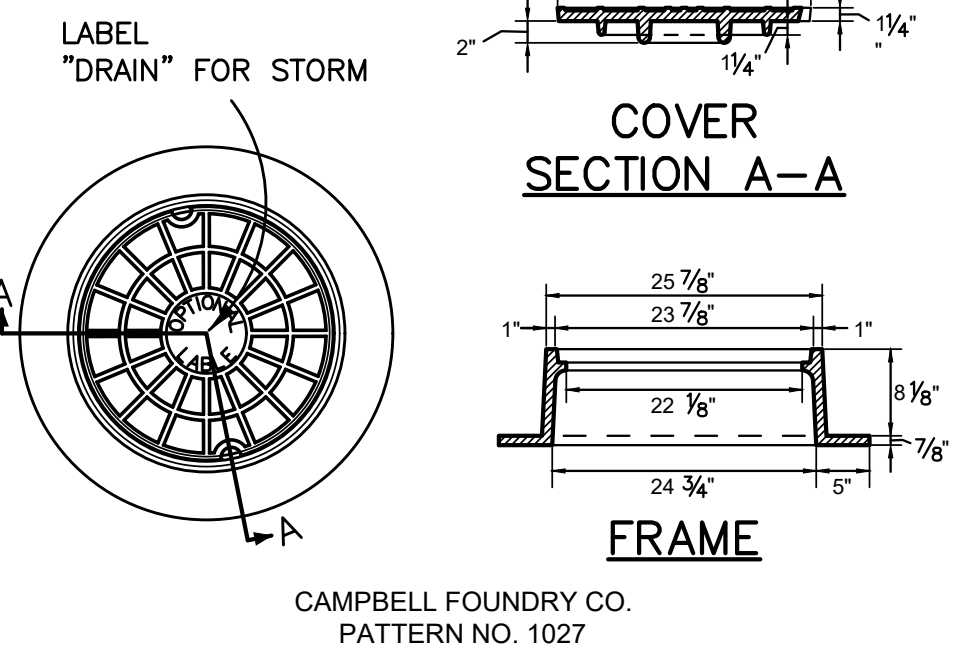
CONTECH CDS2020-5-C OGS DETAIL
N.T.S.



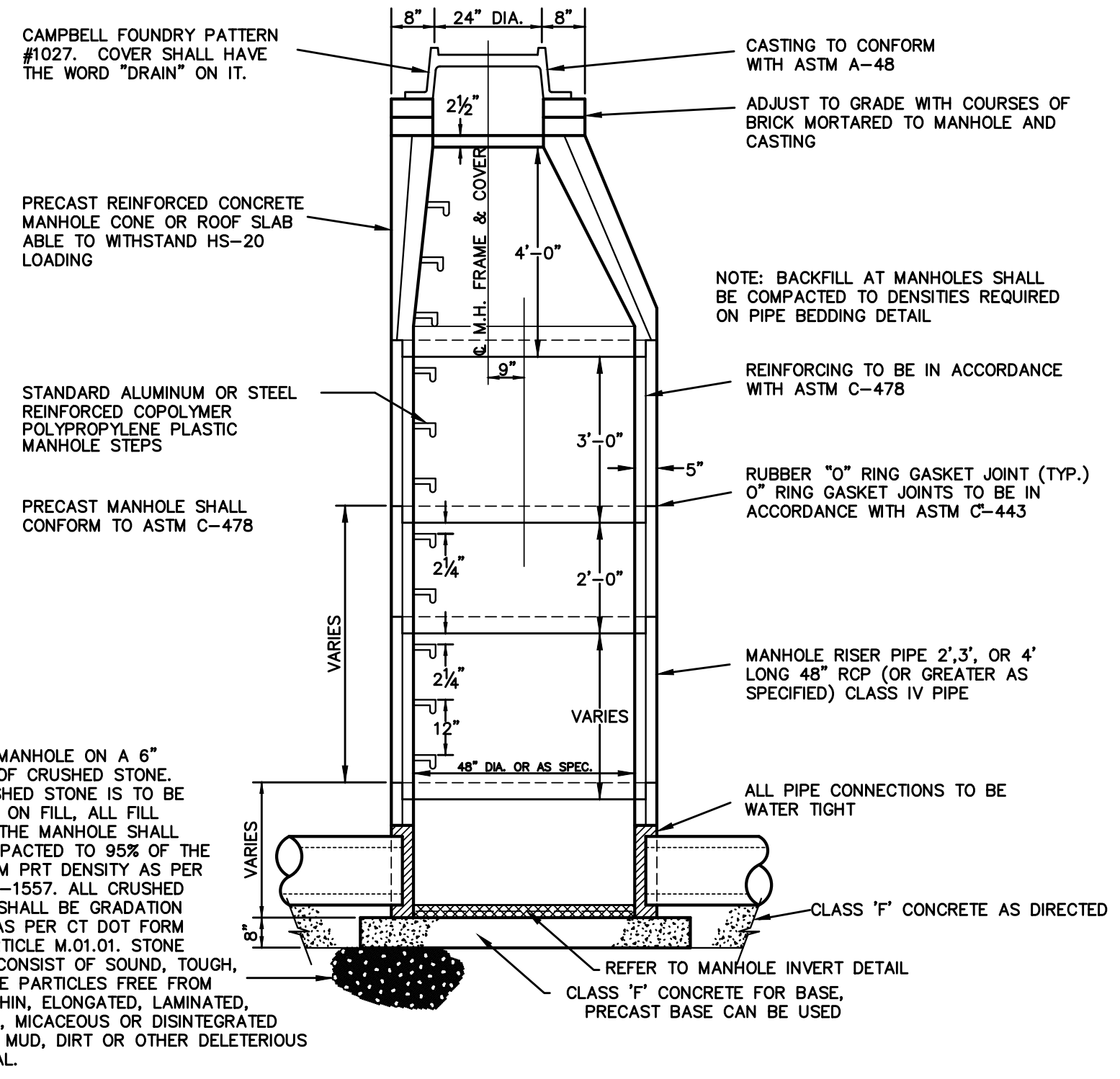
STORM AND SANITARY MANHOLE INVERT DETAIL
N.T.S.

APPROXIMATE WEIGHTS

STEEL	IRON
COVER 157.54 LBS.	144.53 LBS.
FRAME 327.98 LBS.	300.90 LBS.
TOTAL 485.52 LBS.	445.43 LBS.



STORM MANHOLE FRAME AND COVER
N.T.S.



NOTE: STRUCTURES LOCATED WITHIN PAVED AREAS SHALL BE ORDERED SUCH THAT 9" OF COVER IS OBTAINABLE BETWEEN TOP OF STRUCTURE AND FINISHED PAVEMENT

STORM MANHOLE
N.T.S.

No.	Date	Revision
2	04/14/2022	REVISED PER ENGINEERING COMMENTS
1	10/14/2021	FOR SUBMISSION TO PZC

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SHELTON PLAZA
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SHELTON, CT
PREPARED FOR
265 BRIDGEPORT AVENUE LLC

SCALE: **N.T.S.**

DRAWN BY: EWM CHECKED BY: BPM

REDNISS & MEAD
BRIAN P. McMAHON CT. P.E. 18337
April 14, 2022
DATE

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SHEET No: **SE-6**

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