

PRELIMINARY ENGINEERING REPORT

FOR

Mixed Use Development

**60-74 TODD ROAD
SHELTON, CONNECTICUT**

May 25, 2022

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EXISTING CONDITIONS:

Physical Features

The site is 2.4851 acres located on the east side of Todd Road, 1,200 feet south of the intersection of Todd Road and Platt Road. It consists of 3 parcel with postal addresses of 74, 64 and 60 Todd Road.

74 Todd Road contains two structures, previously used as a veterinary office. The two structures are located directly adjacent to Todd Road and are served by 3 driveways. The back section of the parcel is undisturbed. 64 Todd Road is currently a vacant lot. It previously contained a single family house. The back third of the parcel is undisturbed. 60 Todd Road contains a two story commercial building with supporting parking. The entire parcel has been disturbed.

Topography

All three parcels have topography that slopes from east to west to Todd Road. Storm runoff flows to Todd Road and thence to an existing watercourse west of Todd Road, flowing from north to south. Only the rear south east corner of the site is undisturbed.

Watersheds

The analysis point for this watershed is a point where a watercourse passes into a 30" culvert under Todd Road. It has an area of 77 acres extending just north of Nells Rock Road, west to English Lane, and east to Route 8.

Soils / Geology

The site consists of Hollis-Chatfield Rock Outcrop complex and Charlton-Chatfield complex. These soils are characterized by shallow to surface bedrock and low permeability. The shallow bedrock is confirmed by exposed bedrock behind 60 Todd Road.

Vegetation

The site is disturbed and covered with old landscaping plants and overgrowth. The rear undisturbed area of 64 and 74 Todd Road is mature oak and maple hardwoods.

Utilities

Water service exists in Todd Road and is provided by Aquarian Water Company.

Municipal Sanitary Sewer Service is available in Todd Road.

Electrical and communications Services is available in Todd Road and is are provided by United Illuminating and Frontier Communications.

PROPOSED DEVELOPMENT:

General Description:

The parcel is proposed for residential development under the Planned Development District zoning regulation. A single structure is proposed on the southern portion of the site with 92 dwelling units, supported by a basement level parking area and surface parking south and west of the structure. The existing two-story commercial structure is to remain.

Storm Water Control

Storm water control for the site is regulated by Planning & Zoning and the City Engineering Office. These agencies are governed by their written regulations, as well as the City of Shelton Storm Water Control Ordinance 854 and Flood Control Ordinance 743. To comply with those agencies, the development must adhere to the following general conditions:

1. Post development flows must be equal or less than the predevelopment flows for the 2 through 100-year return frequency rates.
2. The site must not create storm water discharges detrimental to adjoining properties and facilities.
3. The storm water discharge shall be performed in such a manner as to avoid damage to on site and adjoining environmental resources.
4. The storm water drainage systems shall be required to adhere to the maintenance and inspection programs stated under their respective approval conditions.

To that end, a system of subsurface treatment facilities shall be required for the development. All parcels shall be required to meet the following design criteria:

1. All site subsurface drainage system inlets shall be routed through properly sized storm water vortex chambers
2. All site storm water conduit systems shall be routed through properly designed surface or subsurface storm water retention facilities, for the purpose of mitigating the peak flow discharge.

Soil Erosion Control

Erosion control for the site is regulated by the Planning & Zoning Commission. To comply with regulations, final construction design of the development must adhere to the following general conditions:

1. Design in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.
2. Provide a design plan indicating placement of perimeter construction erosion control systems, temporary stockpiles and staging areas.
3. Provide a design plan for Temporary Retention Basins. Such basins are required to mitigate erosion and flows until final storm water structures are in place.

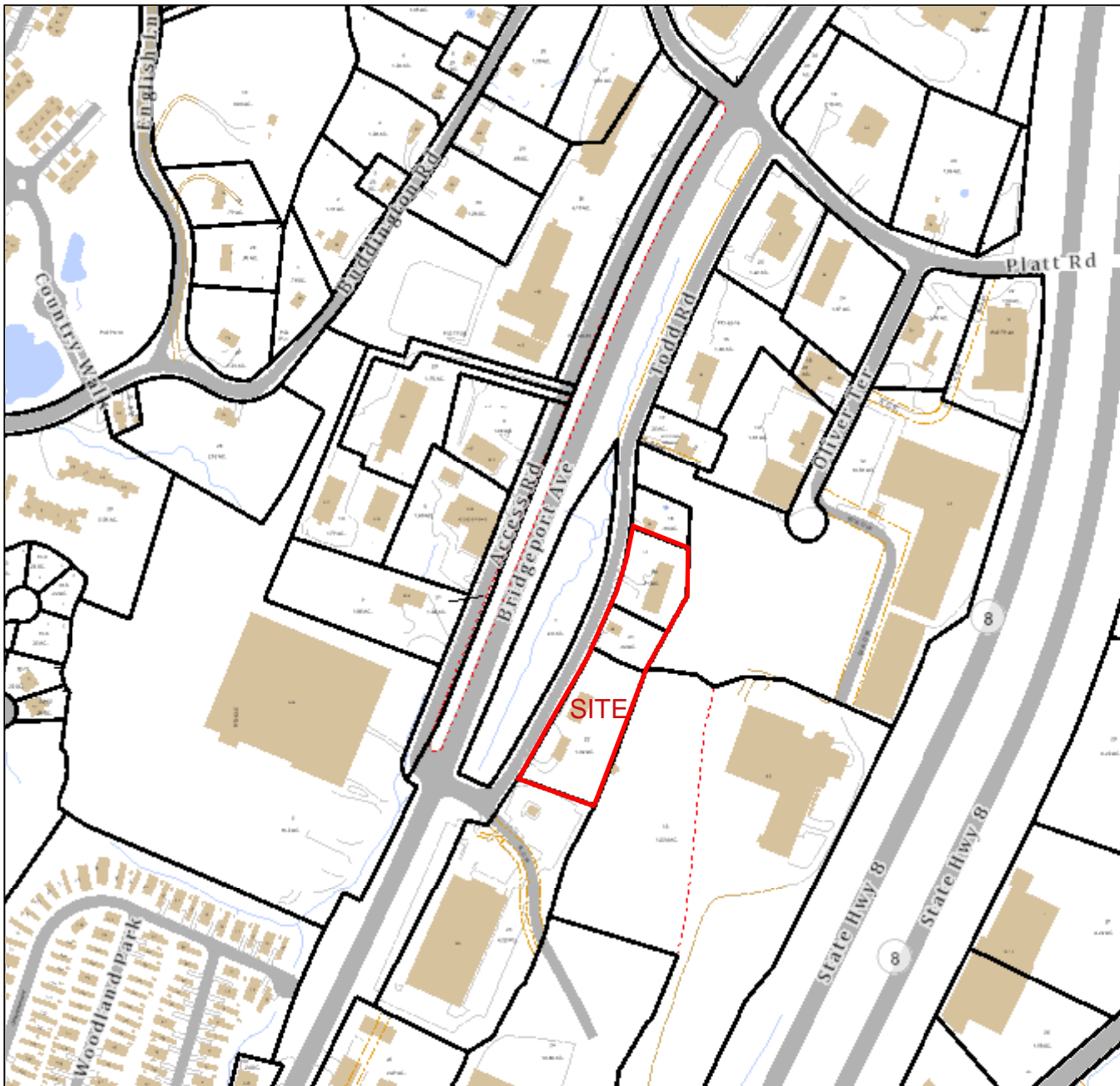
Blasting & Bedrock Removal:

Blasting in the State of Connecticut is regulated by general Statutes, administered by the State Fire Marshall's office and the Shelton Fire Marshall. The requirement for safe blasting techniques and monitoring of adjoining homes and facilities is clearly defined by those agencies.

However, due to the volume of blasting in the city, and the justifiable concern of nearby property owners. The city has created additional requirements for blasting procedures. These requirements include certain pre blast surveys, well testing, and processes for serigraphic monitoring. Refer to City of Shelton, Informational Brochure-"Blasting in our Town".

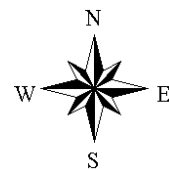


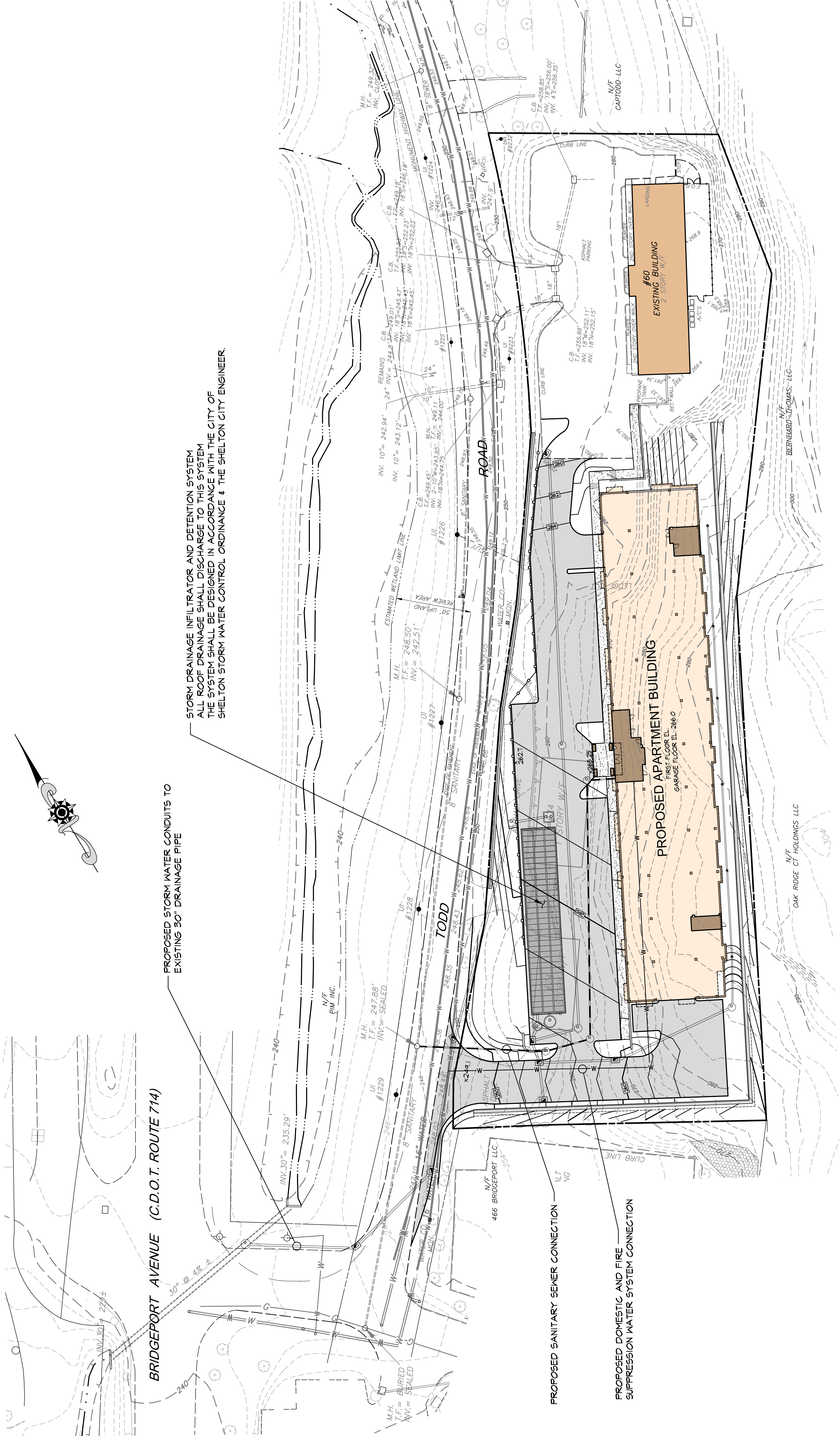
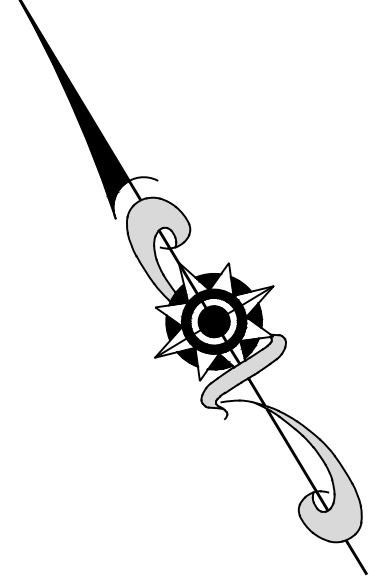
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MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Shelton and its mapping contractors assume no legal responsibility for the information contained herein.





STORM DRAINAGE INFILTRATOR AND DETENTION SYSTEM ALL ROOF DRAINAGE SHALL DISCHARGE TO THIS SYSTEM THE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SHELTON STORM WATER CONTROL ORDINANCE & THE SHELTON CITY ENGINEER.

PROPOSED STORM WATER CONDUITS TO EXISTING 30" DRAINAGE PIPE

BRIDGEPORT AVENUE (C.D.O.T. ROUTE 714)

PROPOSED SANITARY SEWER CONNECTION

PROPOSED DOMESTIC AND FIRE SUPPRESSION WATER SYSTEM CONNECTION

INITIAL DEVELOPMENT CONCEPT PLANS

GRADING & UTILITY PLAN

MIXED USE DEVELOPMENT

60-74 TODD ROAD - SHELTON, CONNECTICUT

Prepared For
J & L ENTERPRISES

REVISIONS NO.	DATE	DESCRIPTION

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SCALE: 1" = 30'
 0 15' 30'
 FILE: -
 DATE: May 25, 2022 SHEET 2 OF 5