



Message

Thu, Sep 03, 2020 12:45 PM

From: John Gilmore <JGilmore@mminc.com>

To: **Aimee Pardee**

Cc: planning@townofreddingct.org

Subject: Engineering Review Application # 528, 130 Topstone Road Subdivision MMI # 1190-00

Attachments: Attach0.html / Uploaded File

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The Redding Planning Commission requested that Milone & MacBroom, Inc. perform an engineering review of the above-mentioned application.

The application materials submitted for Milone & MacBroom's review included the following:

- Property Survey dated May 9, 2003 prepared by Brautigam Land Surveyors, P.C.
- Property Survey and Subdivision Plan dated July 30, 2020 prepared by Brautigam Land Surveyors, P.C.
- Proposed Site Development Plan , 4-lot Subdivision, 130 Topstone Road, Redding, CT dated March 3, 2020, lasted revised July 9, 2020 prepared by Landtech
- Stormwater Management Report dated July 8, 2020 prepared by Landtech

We offer the following comments for the Commission's consideration:

The property is approximately 33.6 acres in size and has over 13 acres of field delineated wetlands on the site.

The site has approximately 680 feet of frontage on Topstone Road on its northerly side and an accessway of approximately 25 feet in width from White Birch Road on the south.

The application involves the development of 3 building lots which total approximately 8.1 acre. The remaining 23.3-acre southerly portion of the property, including the 13 acres of wetlands area is not designated as a building lot at this time. No improvements to the accessway from White Birch Road are shown on the site development plans.

Lots 1and 2 have frontage on Topstone Road of 240 feet and 265 feet, respectively.

Lot 3 is a rear lot having an accessway from Topstone Road of 25 feet in width flaring to approximately 40 feet in width at Topstone Road.

The remaining 130 feet of frontage along Topstone Road is shown as part of the undeveloped portion of the property. This area is wetlands surrounding Blackmans Pond brook which passes through the site and crosses Topstone Road in a 48-inch diameter culvert.

The Stormwater Management Report demonstrates the use the use of an in-ground storm water infiltration system on Lot 1 and the use of rain gardens on Lots 2and 3. The Site Development Plans reflects the proposed installation of same. On a macro-scale the stormwater runoff from the site has been satisfactorily addressed.

The three lots will share the same proposed gravel driveway, leading to only one curb cut onto Topstone Road between Lots 1and 2. The common- shared potion of the driveway extending from Topstone Road is approximately 320 feet long to the point where it meets Lot 3. Approximately 190 feet of the gravel driveway sheds stormwater runoff toward Topstone Road.

The plans indicate adequate sight-line distance looking in both directions from the driveway onto Topstone Road.

The general Erosion and Sediment Control Plan submitted for review appears to be adequate. There is a proposed 12-inch diameter cross-culvert shown at the driveway's intersection with Topstone Rd. Drainage computations should be provided for the culvert's sizing. End treatments including erosion protection should also be proposed.

The applicant should review and include features for mitigating erosion and washout of gravel from the 190 feet of driveway shedding stormwater in the direction of Topstone Road.

Should the Commission have any comments, feel free to contact me.

John R. Gilmore, P.E.

Vice President

Director of Quality Assurance



99 Realty Drive, Cheshire, CT 06410

203.271.1773 x 312 mobile 203.623.9079 | mminc.com

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