

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 73-79 LAKE PLACE, Site Plan Review for new Fraternity House (DKE) in a RM-2 Zone (Owner: Rampant Lion Foundation; Applicant: David Golibiewski, TPA Design Group).
REPORT: 1447-04
ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by December 15, 2015.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Revised A-2 Survey showing merged lots for #73 and 79 Lake Place shall be recorded on the City's Land Records, with a paper copy provided to the City Plan Department, prior to issuance of building permit.
4. Prior to issuance of Building Permit, street address (es) shall be assigned by the City Engineer.
5. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
6. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
7. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
8. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
9. Any proposed work within City right-of-way will require separate permits.
10. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Application fee of \$270; Plans by TPA Design Group: 11/17/10: Title Sheet, Property/Topographic Survey, Site Plan, Site Grading, Drainage, and Erosion Control Plan, Planting and Lighting Plan, SESC Narrative & Details, Misc. details, Proposed Floor Plans for both buildings, Proposed Elevations.

PROJECT SUMMARY:

Project: Merge 2 lots, demolish #79 and construct 13-BR facility inc. renovated #73
Address: 73-79 Lake Place
Site Size: 9,996 SF (.23 acres)
Zone: RM-2
Financing: Private
Project Cost: \$2.5 million
Parking: 5 spaces provided
Owner: Douglas Lampher, Pres., Rampant Lion Foundation **Phone:** 734-302-4210
Applicant: David Golebiewski, TPA Design Group **Phone:** 203-562-2181
Agent: same
Architect: same
Site Engineer: same
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone with the zoning relief granted (10-89-S and 10-98-V, 09/20/10). Conditions of the relief were that a new A-2 survey showing the merged lots, acceptable to the City Plan Dept., be recorded on the land records prior to issuance of building permit and that Site Plan Review by the City Plan Commission be required.

Proposed Activity: Rampant Lion Foundation, owner of the properties at 73 and 79 Lake Place, proposes to merge two lots on the west side of Lake Place, demolish the existing building in poor condition at #79, construct a new building in its place and connect it with a completely renovated #73 Lake Place. The facility would provide a new home for the DKE fraternity, an entity separate from Yale University. DKE is currently occupying the two buildings.

The buildings will be separated by a 12' wide driveway leading to 5 parking spaces in the rear of the site. A bridge will connect the two buildings over the drive.

Sidewalks are new and in excellent condition. There are existing fences in good condition to screen adjacent properties.

Stormwater Drainage: There are no drainage structures on site at present. A drainage report by TPA proposes the installation of a new catch basin and 3 yard drains leading to an underground detention system in the rear yard to contain virtually all runoff on the property, including roof runoff.

Soil Erosion and Sediment Control Review. The existing drive will be used as a construction entrance, and construction staging will occur on site. An existing street tree will be protected during the project. David Sacco of TPA is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Mr. Sacco shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly

installed, maintained and inspected according to the SESC Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Parking: The 12' drive serves the five parking spaces (including 1 HC) in the rear yard.

Landscaping /Lighting: There are some existing large trees outside the property lines in the rear which will remain. New shrub and several tree plantings will enhance the site. There are some down and up lights proposed on the trees which should meet the City's new proposed standards for site lighting.

Project Timetable: Project will be initiated in Spring 2011 and will be completed by fall 2012.

SITE PLAN REVIEW

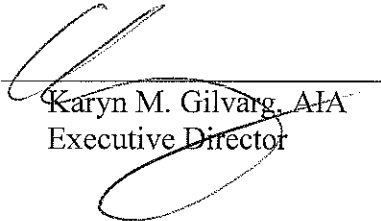
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with comment:

- #79 Lake Place is listed on the City's Historic Resources Inventory and is subject to a 90-day delay prior to issuance of demolition permit

ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: December 15, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director