

NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW

RE: 141 OGDEN STREET, Inland Wetlands Application to construct a Single-Family Residence in a RS-1 Zone (Owner/Applicant: Edith H. Chapman).

REPORT: 1480-04

INLAND WETLAND FINDING: Approval; minimal impact

SITE PLAN: Denied without prejudice (**Extension of time has expired**)

Submission: Development Permit application including Inland Wetlands component and Narrative, fee of \$270.00; List of Adjacent property owners notified within 200'; Soil Science Report 05/07/13 by Soil Science and Environmental Services, Inc., Hydrograph Report 01/19/11 rev. 5/11/11 for Sewer design; Spec on New England wetland seed mix from New England Wetland Plants Inc.

Engineered Site Development Plan by JPGA with Retaining wall & curtain drain details 6/17/10 rev. 05/17/11; City detail sheet.

Schematic Plans by Alan Stadler Architect received 6/20/13: Cover Sheet with Locator Map, Zoning Information, Site Survey A-2 by Russell W.09/24/05; Plans: Inland Wetland Site Plan & Notes 05/04/09; Schematic Major Site and Footprint Design Elements; CNH Details; Architectural Building Floor Plans & Elevations.

Consent to Extension granted and approved 07/31/13.

PROJECT SUMMARY:

Project: Construction of Single-Family house

Address: 141 Ogden Street

Site Size: 15,770 SF (12,791 SF excluding wetlands area)

Zone: RS-1

Financing: Private

Project Cost: not provided

Owner: Edith Houghton Chapman

Phone: 904-874-1078

Agent: John Paul Garcia, PE

Phone: 203-393-3306

Site Engineer: John Paul Garcia & Assoc.

Phone: 203-393-3306

City Lead: City Plan Dept.

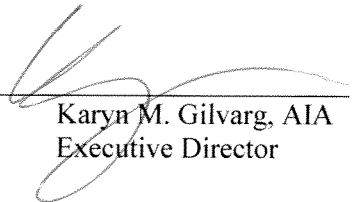
Phone: 203-946-6379

Previous actions by the Commission: Inland wetland application to construct 1 family residence approved (CPC 1449-06. 05/18/11)

Zoning: The Site Plan for the parcel as submitted meets zoning requirements for the RS-1 zone. The total lot area of 15,770 SF has been reduced by the flagged wetlands area (2,979 SF) to provide a 12,791 SF building lot. City Plan Commission staff has determined that the submission is complete and in accord with the administrative standards for Site Plan Review in Sec. 64 f. of the Zoning Ordinance which would be applicable for a single-family residence as well as the latest Inland Wetlands and Watercourses Regulations.

ADOPTED: October 16, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director