

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 225 (243) **PROSPECT STREET**, Site Plan Review for Underground Vault for Sterling Chemistry Laboratory (Owner/Applicant: Kari Nordstrom for Yale University).

REPORT: 1485-01

ACTION: Approval with conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until November 20, 2018. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
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. Comments under Site Plan Review shall be addressed with the City Plan Department and reflected upon final plans circulated for signoff.
4. 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.
5. Any proposed work within the City right-of-way will require separate permits.
6. 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.
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. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application including DATA, WORKSHEET, SITE, and SESC. \$270 paid on 17 Oct 2013.

- Conformed Set of Construction Drawings, including Addendum no.1, dated 9/13/2013 and received on October 17, 2013.
- Exterior Vault Rendering, received October 17, 2013.

PROJECT SUMMARY:

Project: Sterling Chemistry Lab Infrastructure Renovation
Address: 225 (243) Prospect Street
Site Size: 183,823 SF (4.22 acres) [Part of PDU 105]
Building size: n/a
Zone: PDU 105 (RH2)
Financing: Private (via University)
Project Cost: TBD
Owner: Yale University (John Bollier) **Phone:** 203-432-6754
Agent: Kari Nordstrom **Phone:** 203-432-8405
Site Engineer: Langan Engineering **Phone:** 203-789-6142
City Lead: City Plan Dept. **Phone:** 203-946-6375

BACKGROUND

Previous CPC Actions: Core addition to **Kline Chemistry Lab (CPC 1468-A)**.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDU 105 (RH2).

Site Description/existing conditions: The Site lies in Science Hill adjacent to Prospect Street and the rear service entry to Sterling Chemistry Lab. It currently contains a curb cut and driveway for the lab.

Proposed Activity: The Project is intended to replace and upgrade the Sterling Chemistry Laboratory's (SCL) electrical system to a 13-8KV service in order to meet existing needs and to provide additional capacity to support upcoming major SCL renovations anticipated for the summer of 2014.

The project will excavate for and install a new underground concrete electrical vault on the north side of the existing service drive. It includes trenching for underground electrical lines leading to the vault and the installation of an interior distribution room and lines within SCL. Upon completion of the underground vault, the immediate area on top of and around it will be backfilled, except for the area between its west side and Prospect Street. This area will remain as a temporary construction set-up area for the upcoming renovations on the lab. After this temporary use ends (fall 2015), the remaining west side area will be backfilled and landscaped. The existing retaining walls along Prospect and the north side of the service drive will be restored with salvaged brownstone. Construction activity on-site will be concealed behind a temporary fence.

Circulation/Parking/Traffic: Parking in the immediate are will be temporarily excluded because of the need to divert pedestrian traffic into the roadway adjacent to the site. Pedestrians will be protected via sand drums and pre-cast concrete barriers. The adjacent bus stop will also need to be temporarily relocated.

Trash removal: not applicable

Stormwater Management Plan: A Stormwater Management Plan is not required for this project.

Exterior Lighting: not applicable

Reflective Heat Impact from hardscape or paved surfaces: not applicable

Soil Erosion and Sediment Control Review: A total of 4085 cubic yards of material will be moved, removed or added to the site (3300 CY moved plus 785 CY removed). Tim Onderko of Langan Engineering 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. Perry Fanelli of Standard Builders is named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis. Perry Fanelli of Standard Builders 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*.

Tim Onderko of Langan Engineering 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, Tim Onderko of Langan Engineering is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: not applicable

Project Timetable: Construction is expected to begin in December of 2013 with phase one (completion of underground vault, partial site restoration, interior electric room and distribution) expected to be completed by April 2014. Phase two – the remaining site and retaining wall restoration and site landscaping – is expected to be complete in Fall 2015.

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 the following comments:

No additional comments.

ACTION

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

ADOPTED: November 20, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director