

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 700 PROSPECT STREET, Site Plan Review including Soil Erosion and Sediment Control Review for Replacement of existing Athletic Field and Running Track with Synthetic Turf Field and Track in an RS-2 Zone (Owner/Applicant: Albertus Magnus College).

REPORT: 1452-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Signoff on final plans by City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work.
2. Project site work shall be in compliance with all relative City ordinances particularly regarding construction noise and construction work hours.
3. An individual shall be named as responsible for monitoring soil erosion and sediment control measures on a day-to-day basis. The name of such individual shall be provided to the City Plan Department prior to City Plan signoff on final plans.
4. 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 [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application and Development Narrative 04/21/11, Grading and Drainage Plan & Cross Section, Soccer Field Layout Plan 04/18/11 by Sports Construction Group; Sediment & Erosion Control Plan, Notes and Details rev. 5/13/11 by Cabezas-DeAngelis, Drainage Report by Cabezas-DeAngelis; Letter responding to staff comments 5/5/11, copies of letters to Alderwoman Alfreda Edwards and neighbors Sledge at 701 Prospect Street, Application fee of \$270.

PROJECT SUMMARY:

Project: Replacement of surface: Artificial Turf Soccer Field & Running Track
Address: 700 Prospect Street
Site Size: 32.8 acres (entire campus); disturbed area = 2.58 acres
Zone: RS-2
Financing: private
Owner: Albertus Magnus College **Phone:** 203-773-8532
Applicant: Jeanne Mann **Phone:** 203-443-8532
Site Engineer: Cabezas-DeAngelis, LLC **Phone:** 203-330-8700
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Proposed Activity: Albertus Magnus proposes to replace an existing turf soccer field and surrounding cinder running track with a new synthetic surface field, track and related drainage system. The use of the facility will not change. The project entails removal of approximately 2,083 cubic yards of topsoil, installation of the perforated "flat panel" drainage system, and then placement of a 6" layer of ¾" crushed stone beneath the new synthetic surface.

Grading/Drainage: Existing drainage consists of several small yard drains located around the infield, 24" in diameter and 24" deep with a stone bottom with little holding capacity. Overland flow discharges to the north and south of the field where it eventually discharges westerly to the City storm system in Winchester Avenue. Perforated drains are placed beneath the field to collect storm water and move it away from the turf surface. The entire site is encircled by a perimeter 12" storm drain which collects the field drains and discharges the water to an existing double drywell basin located near the field. The double basin consists of two 8' diameter concrete drywells several feet deep. The new overflow pipe will be connected from the double basin to an existing catch basin on the site. Stormwater runoff and volumes are expected to be decreased from existing conditions due to

the additional holding capacity of the new drainage system which will be installed as part of the project. The track will also have a lower coefficient of runoff than the existing cinder track.

Soil Erosion and Sediment Control Review. Soil erosion measures, plan and details are noted on Sheets 3 and 4 of the submission. A silt fence will surround the entire project area. A soil stockpile location has been identified on the plan. An anti-tracking pad/construction entrance is shown internal to the site and leads to an internal drive which leads out to Prospect Street. Numerous truckloads of material will be transported from the site (topsoil) and to the site (gravel). A haul route has been specified of Prospect to Armory Street to Whitney Avenue north to Dixwell Avenue. Chris DeAngelis is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system and that there is no material being tracked off-site. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. The soil stockpile 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*. An individual will be named as the on site monitor of Soil Erosion and Sediment Control measures. Such individual 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.

SITE PLAN REVIEW

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone.

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer Department of Traffic and Parking, and LCI Building and have been found to meet the requirements of City ordinances, Regulations and standard details.

Project Schedule: Start May 23 to be complete in approximately 8 weeks.

ACTION

The City Plan Commission adopts the submitted Site Plans subject to the following standard conditions on page 1.

ADOPTED: May 18, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director