

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 700 PROSPECT STREET. Site Plan Review for reconstruction of existing softball field at Albertus Magnus College in an RS2 zone. (Owner/Applicant: William Guerrero for Albertus Magnus College; Agent: Chris DeAngelis for Cabezas-DeAngelis, LLC)

REPORT: 1529-04

ACTION: Approval with Conditions

STANDARD 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 April 20, 2022. 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. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. 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.
5. 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.
6. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received March 16, 2017.

- Drawing Set dated 02/06/17 (8 sheets). Received March 16, 2017.
 - Title Sheet
 - SEC-01 Sedimentation and Erosion Control Notes
 - SEC-02 Sedimentation and Erosion Control Plan
 - L-01 Existing Conditions
 - L-02 Layout Plan
 - L-03 Grading and Drainage Plan
 - L-04 Details
 - L-05 Details
- Drainage Report with calculations and narrative

PROJECT SUMMARY:

Project: Softball Field Complex Renovation
Address: 700 Prospect Street
Site Size: 1,232,748 SF (28.3 acres)
Zone: RS-2
Financing: Private
Owner: William Guerrero For Albertus Magnus **Phone:** 203-773-8516
Applicant/Engineer: Chris DeAngelis for Caebza-DeAngelis LLC **Phone:** 203-330-8700
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

- CPC 1343-02: Site Plan Review for new 14,000 gsf classroom building; renovation of Walsh Hall; expansion of parking lot.
- CPC1452-01: SPR for replacement of existing athletic field and running track.
- CPC 1477-01: SPR for addition of 17 new parking spaces.
- CPC 1419-05: SPR for reconfigured parking lots.

Zoning:

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

Site description/existing conditions:

The site is an existing softball field on the campus.

Proposed activity:

The applicant proposes to reconstruct the field with a new synthetic surface. The existing natural turf sport field will be removed to a depth of 8" and replaced with 4" of ¾" stone and 2" of 3/8" stone with a synthetic surface. A new field drainage system will be installed.

Motor vehicle circulation/parking/traffic:

As exists (no additional improvements).

Bicycle parking:

As exists (no additional improvements).

Trash removal:

As exists (no additional improvements).

Signage:

As exists (no additional improvements).

Sec. 58 Soil Erosion and Sediment Control:

- Class A (minimal impact)
 Class B (significant impact)
 Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 2340 cy

Start Date: May 2017

Completion Date: + 16 weeks

Responsible Party for Site Monitoring:

Chris A. DeAngelis, OE
 Cabezas-DeAngelis, LLC
 Bridgeport CT 06610
 203-330-8700

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

**Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS
 REQUIRED DOCUMENTATION**

- Soil characteristics of site;
 Location of closest surface water bodies and depth to groundwater;
 DEEP ground and surface water classification of water bodies;
 Identification of water bodies that do not meet DEEP water quality standards;
 Proposed operations and maintenance manual and schedule;
 Location and description of all proposed BMPs;
 Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
 Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: not applicable

Sec. 60.2 Reflective Heat Impact: not applicable

Project Timetable:

Construction will begin as soon as the summer break begins (roughly May 2017). Construction is expected to last 16 weeks.

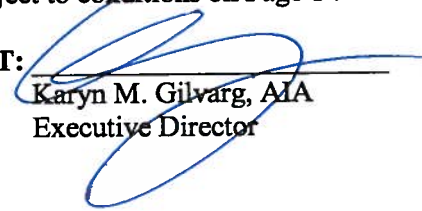
SITE PLAN REVIEW

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.

ACTION

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

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director