

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 986 FOREST ROAD (HOPKINS SCHOOL). Site Plan Review for new athletic fields and related facilities. (Owner/Applicant/Agent: David Baxter, CFO and COO Hopkins School)

REPORT: 1550-01

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 October 23, 2023. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. 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.
5. 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.
6. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. 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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received September 20, 2018.

- Soil Erosion & Sediment Control Narrative. Received September 20, 2018.
- Stormwater Management Report dated September 19, 2018. Received September 20, 2018. Revised October 4, 2018. Received October 9, 2018.
- Supplemental Documents (Reflective Heat Calculations, Fire Department Review, Proposed Construction Hauling Routes) dated October 4, 2018. Received October 9, 2018.
- Application drawings. 38 sheets received September 20, 2018.

- GI001: General Information & Notes. Drawing date September 20, 2018. Received September 20, 2018.
- CS01: Overall Campus Site Plan. Drawing date September 20, 2018. Received September 20, 2018.
- VT-01 Existing Conditions Plan. Drawing date September 20, 2018. Received September 20, 2018.
- C-001: Site Context, Staging & Access Plan. Drawing date September 20, 2018. Received September 20, 2018.
- CD101: Site Demolition, Removals & Protection Plan. Drawing date September 20, 2018. Received September 20, 2018.
- CE101, CE102, & CE501: Site Erosion & Sedimentation Control Plan and Details. Drawing date September 20, 2018. Received September 20, 2018.
- CL101, CL102, & CL401: Site Layout and Enlargement Plan. Drawing date September 20, 2018. Received September 20, 2018.
- CI101, CI102, & CI501-CI504: Site Improvements Plan and Details. Drawing date September 20, 2018. Received September 20, 2018.
- CG102 & CG102: Site Grading Plan. Drawing date September 20, 2018. Received September 20, 2018.
- CU101, CU501, & CU502: Site Utility Plan and Details. Drawing date September 20, 2018. Received September 20, 2018.
- LP101 & LP102: Site Planting Plan. Drawing date September 20, 2018. Received September 20, 2018.
- AE001, AE101, & AE201: Storage Building Floor Plans and Elevations. Drawing date September 20, 2018. Received September 20, 2018.
- S-001, S-001, SB101, SB501, SF101, SF501, & SF502: Storage Building Structural Plans. Drawing date September 20, 2018. Received September 20, 2018.
- E-001, EP101, ES100, & ES101: Electrical Plans. Drawing date September 20, 2018. Received September 20, 2018.

PROJECT SUMMARY:

Project: Hopkins School Track & Softball Field

Address: 986 Hopkins School

Site Size: 326,700 SF (7.5 acres)

Zone: RS-2 (General Single-Family)

Owner/Applicant/Agent: David Baxter of Hopkins School

Phone: (203) 397-1001 ext. 225

Site Engineer: SMRT Architects & Engineers

BACKGROUND

Previous CPC Actions:

- **CPC 1474 A:** Site Plan Amendment to add two campus security booths. Approved February 20, 2013.
- **CPC 1470-01:** Inland Wetlands & Site Plan Review for Football Field Reconstruction. Approved October 17, 2012.
- **CPC 1467 A:** New sidewalk along driveway from Forest Road. Approved June 20, 2012.
- **CPC 1434-02:** Request for Time Extension of SESC Plan for new Field Hockey & Lacrosse Field. Approved November 18, 2009.
- **CPC 1432-06:** Site Plan Review for new Limited Access Drive off Stevenson Road cul-de-sac. Approved September 16, 2009.
- **CPC 1423-05:** Site Plan Review for new Girls' Field Hockey & Lacrosse Field. Approved December 17, 2008.

- **CPC 1410-06:** Site Plan Review for new Art and Academic Building and Maintenance Building in an RS-2 Zone. Approved November 14, 2007.
- **CPC 1405-06:** Site Plan and Inland Wetlands Review for reconstruction of existing tennis courts in an RS-2 Zone. Approved July 18, 2007.
- **CPC 1391-15:** Inland Wetlands Review & Site Plan Review for 12 new Tennis Courts & Associated drainage in an RS-2 Zone.
- **CPC 1364-05:** Site Plan Review for the construction of two new Athletic Fields in an RS-2 Zone. Approved March 16, 2005.
- **CPC 1302-14:** Inland Wetlands Review and Site Plan Review for new dining all in an RS-2 Zone. Approved April 18, 2001.
- **CPC 1243-02:** Soil Erosion and Sediment Control Application for Proposed Science Building Related Activity. Approved March 18, 1998.

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 project site encompasses an area of approximately 7.5 acres and consists of a natural grass field, a grass softball field, and a cross-country running trail and fitness/ropes course in the surrounding woodland. The site is bounded by an existing baseball field in the north and wooded areas, residential neighborhoods, and Forest Road, Glendevon Drive, and Stevenson Road in the east, south, and west, respectively.

Proposed activity:

The applicant proposes to construct a 400-meter competition running track and a 2,040 SF two-story athletic storage building and reconstruct the existing natural grass softball field. The proposed track will have six (6) running lanes and eight (8) sprint lanes and the entire perimeter will be completely fenced with a four (4) foot high PVC coated chain link fence. The proposed reconstruction of the softball field includes the relocation of the field to the south of its current location, grading and tree clearing, and the installation of an eight (8) foot high chain link enclosure.

The application does not include changes to student enrollment, faculty/staff, academic building space, or the total number of parking spaces (331 spaces) on site.

Motor vehicle circulation/parking/traffic:

The proposed project will not affect parking and/or access to the site. Vehicular access to the campus will remain via a curb cut on Forest Road and pedestrians will access the track and softball fields via an existing pedestrian gravel driveway and a proposed asphalt walkway.

Sec. 58 Soil Erosion and Sedimentation 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: 11,059 CY

Start Date: April 2019

Completion Date: August 2019

Responsible Party for Site Monitoring: Liz Clime of Hopkins School

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 during the 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.

The Department of Engineering has approved a design that collects less than one inch of rain on-site due to existing soil types and limitations. Infiltration of stormwater, to the maximum extent possible has been achieved.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED SUBMISSION

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 76,414 SF
50% of non-roof hardscape: 38,207 SF

SRI > 29	62,920 SF
Terracotta Beynon BSS 1000 Track	62,920 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	62,920 SF
% SHADED/HIGH SRI PROPOSED	82.3%

Project Timetable: Construction is expected to begin in April 2019 and be completed by 2020.

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.

SITE PLAN ACTION

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

ADOPTED: October 23, 2018
Edward Mattison
Chair

ATTEST: MDL
Michael Piscitelli, AICP
Deputy Economic Development Administrator