

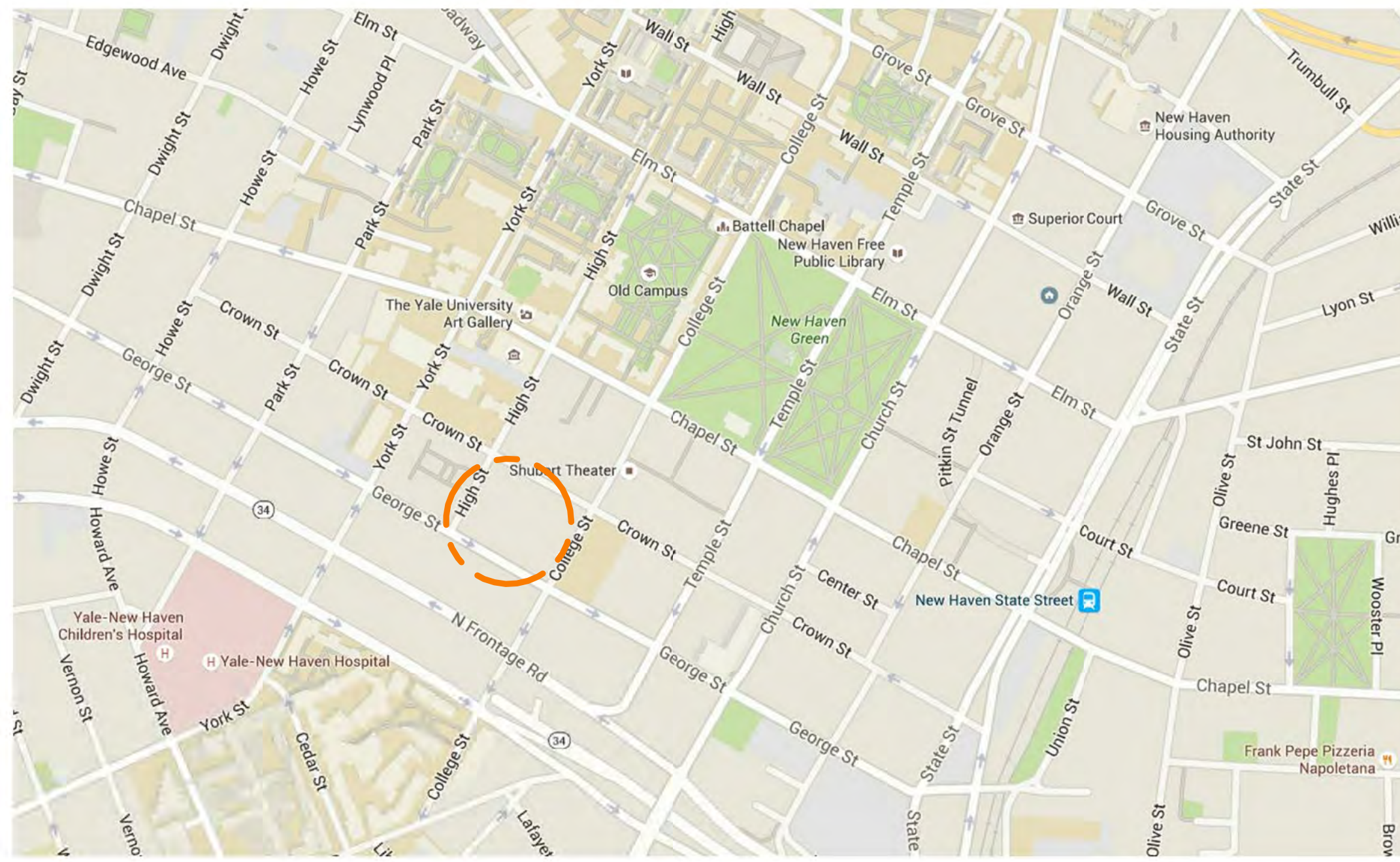
PLANNED DEVELOPMENT UNIT 301-305 GEORGE STREET & 274 CROWN STREET NEW HAVEN, CT 06510

PLANNED
DEVELOPMENT
UNIT 301-305
GEOERGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

GREGG WIES &
GARDNER
ARCHITECTS, LLC

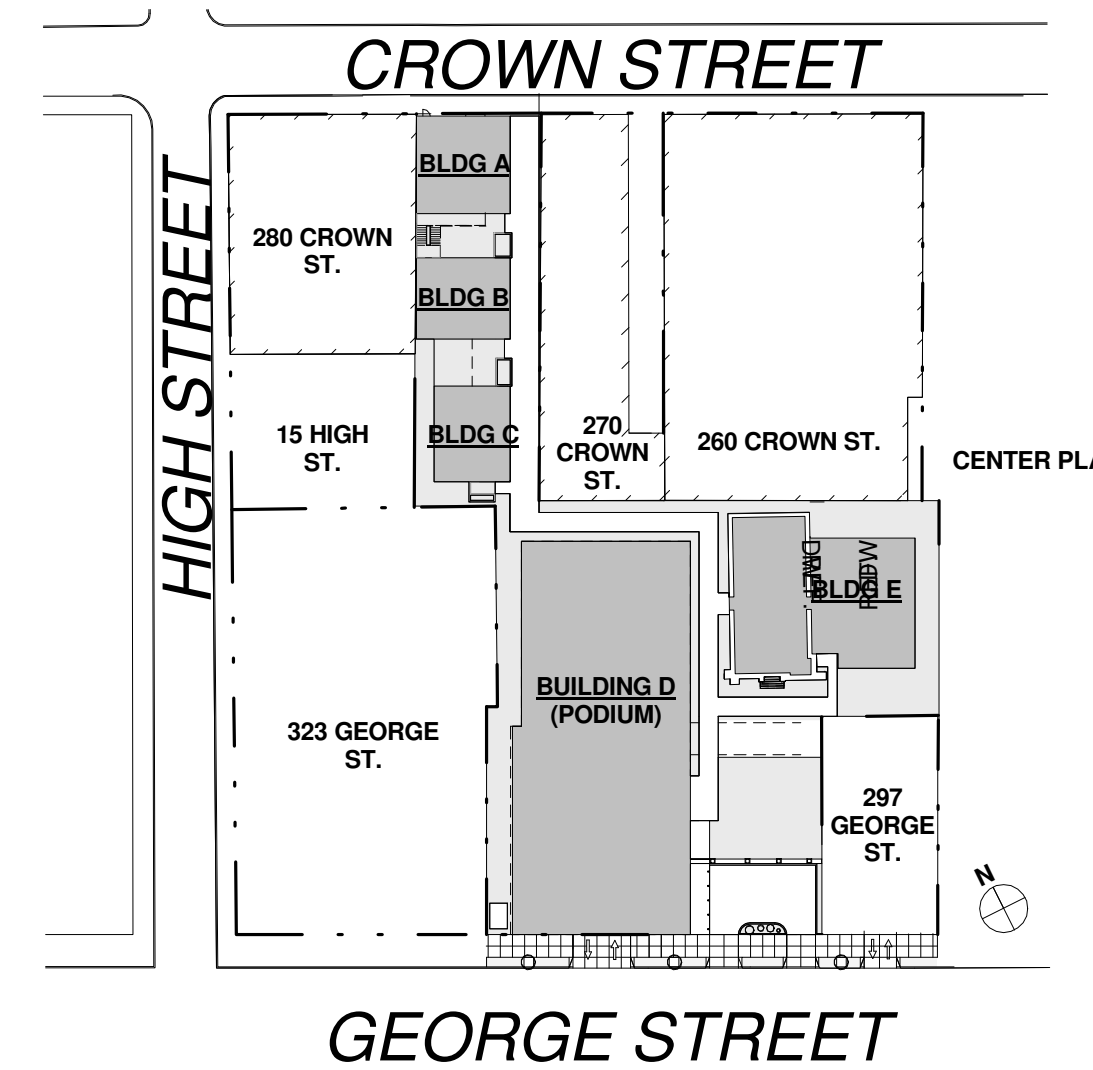
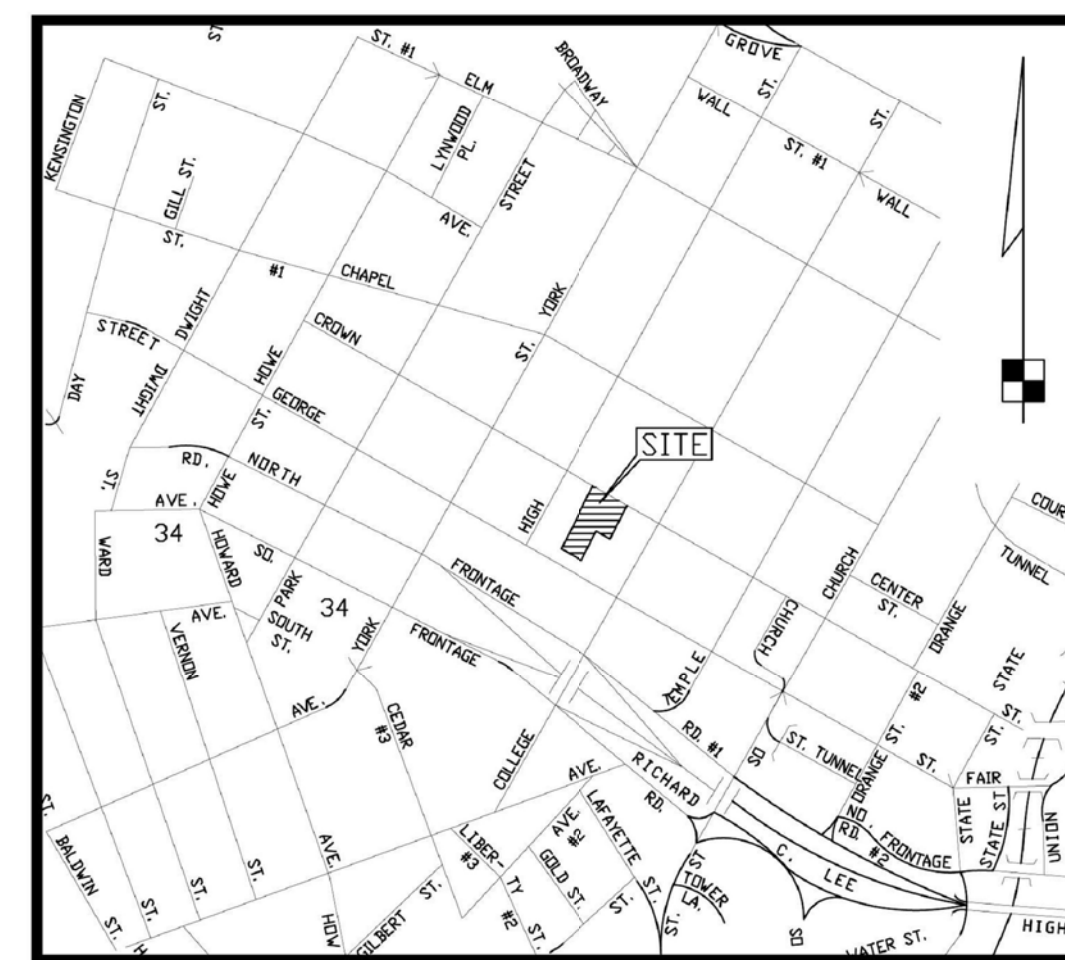
151 East Street | New Haven, CT 06511 | 1.203.468.1967 | 1.203.468.8662
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Zoning Table and Requested PDU Modifications

Property	301-305 George Street; 274 Crown Street	Zone: BD	Property Area: 37,570 sq. ft. (0.86 acres)
Proposed Development	78 Residential Units		
Permitted Uses § 42(A)	All uses as allowed in RH-2 as of right; New Construction residential subject to all residence district regulations	Proposed Uses: Residential Only, plus ancillary tenant amenity spaces; leasing space for the PDU	
RH-2 Requirements			
Parking	Required: 54 spaces ((0.75 spaces per dwelling Unit x 78 = 59) - 5 spaces for bicycle parking reduction);	Proposed: 54 Spaces	
Minimum Lot Area	Required: 5,400 sq. ft.	Provided: 37,570	
Maximum Lot Coverage	Allowed: 50%	Proposed: 56%	
Front Yards §16(a)(1)e	Required: 5ft except if 75 % of street frontage is smaller; may match to existing	Proposed: 274 Crown: 0 feet (to match existing where 75% of frontage is built < 5 ft.) 301-305 Crown: 0 feet (to match Regency Building, Centerplan)	
Rear Yards §16(a)(1)e	Required: 20 feet	Proposed: 274 Crown: 10 feet 301-305 George: 15 feet	
Side Yards §16(a)(1)d	Required: No Direct Requirement But no point of a side or rear wall may be closer to side or rear lot line than 1 foot per 2 feet of height above average finished lot grade	Proposed: 274 Crown: <ul style="list-style-type: none"> ☐ Building A: 0 ft. (west), 12 ft. (east) ☐ Building B: 0 ft. (west), 12 ft. (east) ☐ Building C: 8 ft. (west), 12 ft. (east) ☐ Building D: 10 ft. (west) ☐ Building E: 10 ft. (east) 	
Maximum Building Height §16(a)(1)d	No Direct Limit But no point of a side or rear wall may be closer to side or rear lot line than 1 foot per 2 feet of height above average finished lot grade	Proposed: 274 Crown: <ul style="list-style-type: none"> ☐ Building A: 38 ft. ☐ Building B: 38 ft. ☐ Building C: 38 ft. ☐ Building D: 75.5 ft. ☐ Building E: 46.5 ft. 	
FAR	Allowed: 2.0 75,140 sq. ft.	Proposed: 2.65 99,490	
Distances Between Buildings on Same Lot	Required: 0.5 ft. per foot of average building Height; or 35 ft. whichever is less. Building A to B: 18 ft. Building B to C: 18 ft. Building C to D: 35 ft. Building D to E: 35 ft.	Proposed: Building A to B: 20 ft. Building B to C: 20 ft. Building C to D: 24 ft. Building D to E: 15 ft.	
PDU Requirements			
Property Size §65(b)(1)	Required: Residential Only 0.5 acre to 2. acres	Proposed: 37,570 sq. ft. (0.86 acres)	
Open Space §65(a)(4)	250 sq. ft./dwelling unit 78 units x 250 sq. ft.= 19,500 sq. ft.	Proposed: 19,500 sq. ft.	



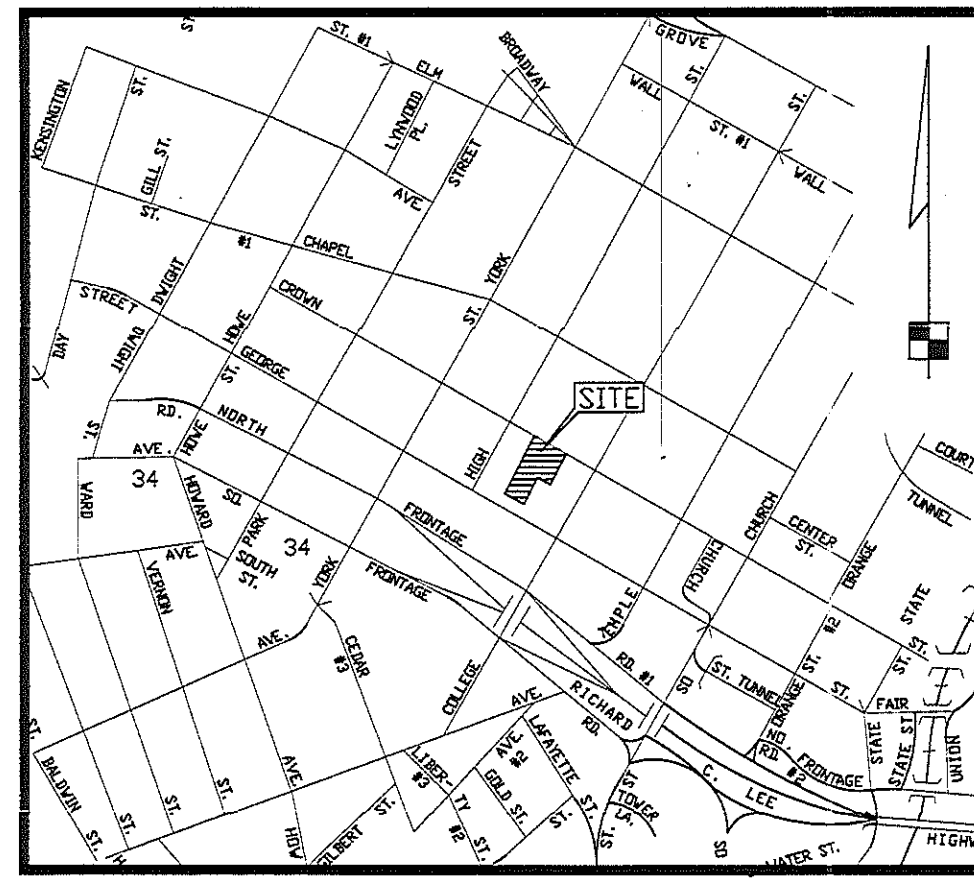
DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A-0.0	SITE PLAN
A-2.0	BUILDINGS A, B, & C (MEWS) FLOOR PLANS
A-2.1	BUILDING D - SUBGRADE PARKING FLOOR PLAN
A-2.2	BUILDING D - FIRST FLOOR PLAN
A-2.3	BUILDING D (PODIUM) FLOOR PLAN
A-2.4	BUILDING E (CHAPEL + ADDITION) FLOOR PLANS
A-4.0	MEWS BUILDINGS EXTERIOR ELEVATIONS
A-4.1	BUILDING A B AND C EXTERIOR ELEVATIONS
A-4.2	BUILDING D EXTERIOR ELEVATIONS
A-4.3	BUILDING D EXTERIOR ELEVATIONS
A-4.4	BUILDING D EXTERIOR ELVATIONS AT ROOF
A-4.5	BUILDING E (CHAPEL AND ADDITION) EXTERIOR ELEVATIONS
A-10.0	3D VIEWS
A-10.1	297 CROWN ST PERSPECTIVE
A-10.2	301-305 GEORGE STREET PERSPECTIVE
A-10.3	301-305 GEORGE STREET PERSPECTIVE
A-10.4	305 GEORGE STREET CHAPEL AND ADDITION
A-10.6	BUILDING D TERRACE PERSPECTIVE
C-1.0	GENERAL LAYOUT PLAN
C-2.0	GENERAL GRADING
EX-01	PROPERTY SURVEY

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COVER SHEET

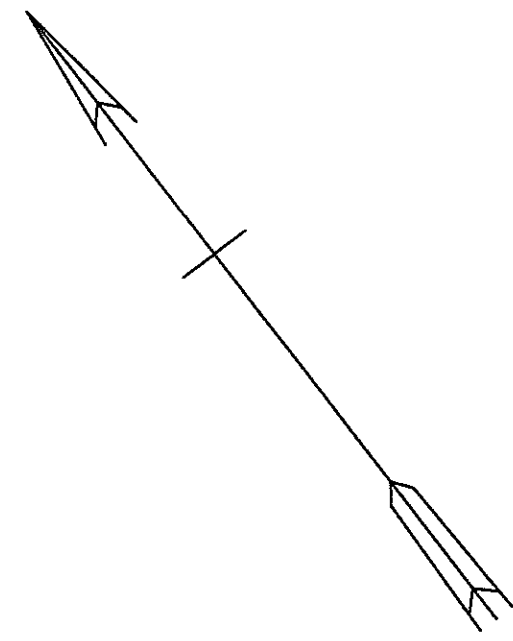
APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

T-1.0



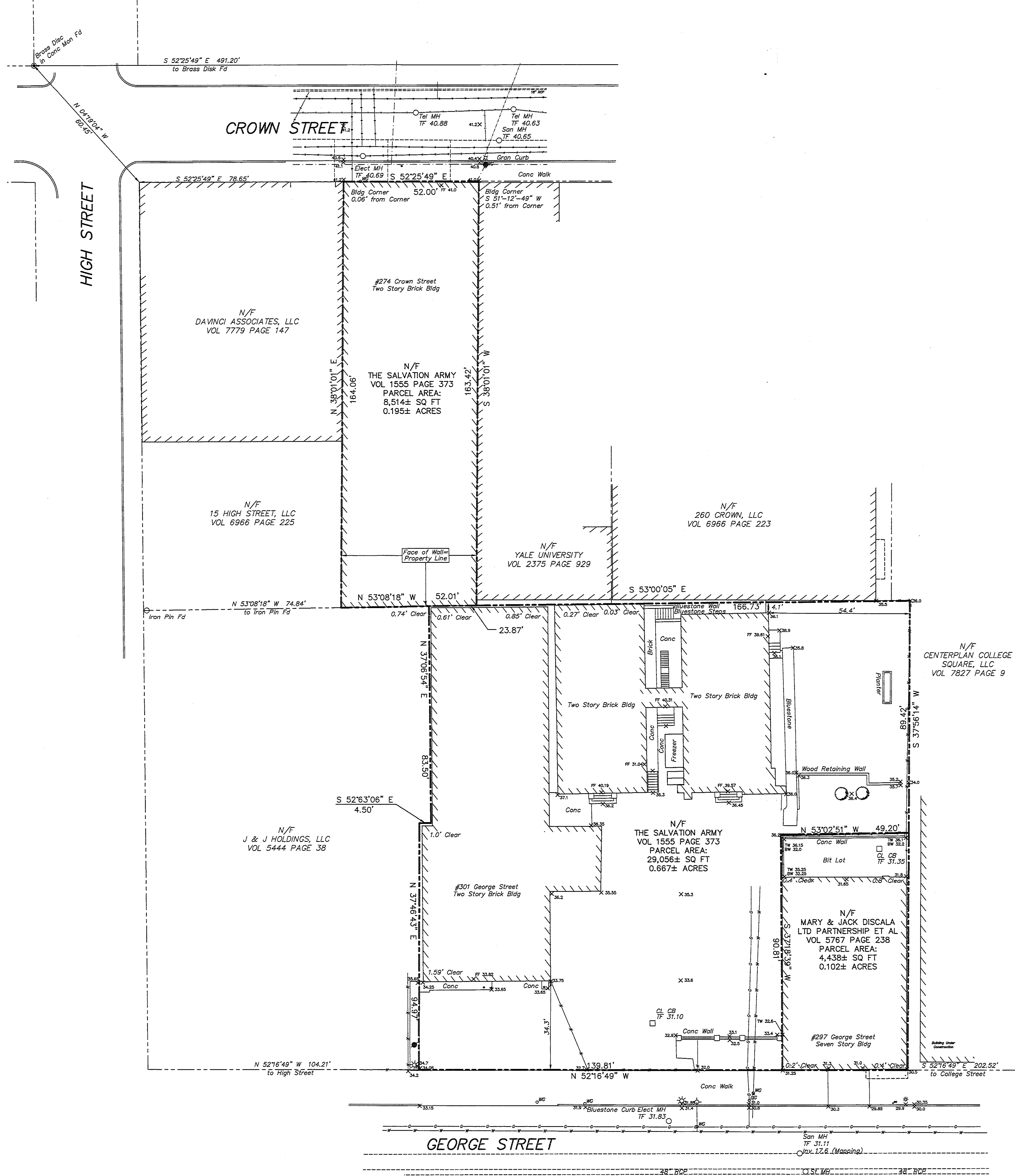
LOCATION MAP

NOT TO SCALE



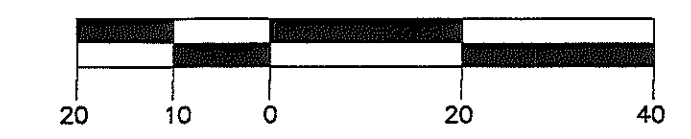
LEGEND

- Property Line
- - - Easement Line
- W Water Line
- G Gas Line
- T Telephone Line
- E Electric Line
- Overhead Wires
- X X Chain Link Fence
- || || Wood Fence
- Utility Pole
- Utility Pole W/ Light
- Light Pole
- Steel Span Pole
- Controller
- Hand Hole
- Pedestal Traffic Signal
- Catch Basin
- Manhole
- Cleanout
- Hydrant
- Water Gate
- Gas Gate
- Monitoring Well
- Boring
- Filler Cap
- Ballard
- Sign
- Deciduous Tree
- ✱ Coniferous Tree



GENERAL NOTES

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY.
2. NORTH ARROW AND BEARINGS BASED ON MAGNETIC NORTH.
3. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. "PROPERTY SURVEY, LAND OF DAVINCI ASSOCIATES, L.L.C., 280 CROWN STREET, CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, CONNECTICUT" SCALE: 1"=10'. DATE: 12/05/2013. MAP PREPARED BY CLARENCE BLAIR ASSOCIATES, INC.
 - B. "PROPOSED EASEMENTS, COLLEGE STREET, NEW HAVEN, CONN." DATE: MAY 22, 1991 REV TO JULY 2, 1991. SCALE: 1"=20'. MAP PREPARED BY GODFREY-HOFFMAN ASSOCIATES.
 - C. "ALTA/ACSM LAND TITLE SURVEY, LAND OF JAMES A. SALATTO & JOSEPH L. SALATTO AND J & J HOLDINGS, LLC, 188 COLLEGE STREET, 196 COLLEGE STREET AND 235 GEORGE STREET, NEW HAVEN, CONNECTICUT" DATE: 7/16/06. SCALE: 1"=20'. MAP PREPARED BY BL COMPANIES.
 - D. "PROPERTY SURVEY, LANDS OF 260 CROWN, LLC AND J&J HOLDINGS, LLC, 254 AND 260 CROWN STREET, CITY OF NEW HAVEN, NEW HAVEN COUNTY, CONNECTICUT" SCALE: 1"=20'. DATE: 2/14/2014 REV TO 8/26/14. MAP PREPARED BY CLARENCE BLAIR ASSOCIATES, INC.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.



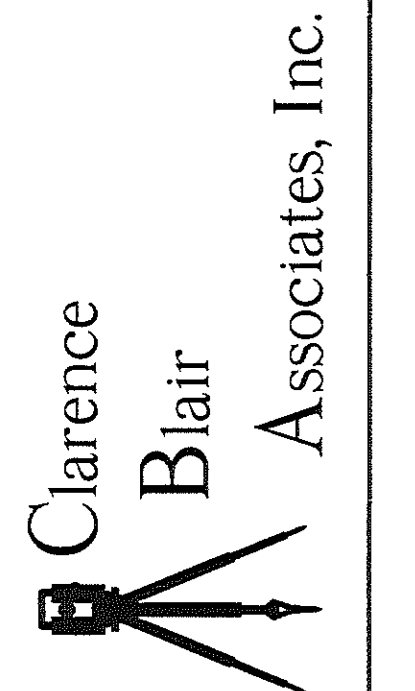
SCALE: 1" = 20'

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STANLEY R. GOLEBIEWSKI LS #8163 DATE
 PATRICK J. CORLESS, JR. LS #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

Civil Engineers & Land Surveyors
 85 Willow Street
 New Haven, CT 06511
 (203) 495-9950
 Fax (203) 495-9951



NO.	DATE	REVISIONS
1	1/20/15	REVISION TO WESTERLY LINE
2	15/14/15	ADD WALL ON 297 GEORGE
3	19/20/15	ADDED SPOT GRADES, UTILITIES

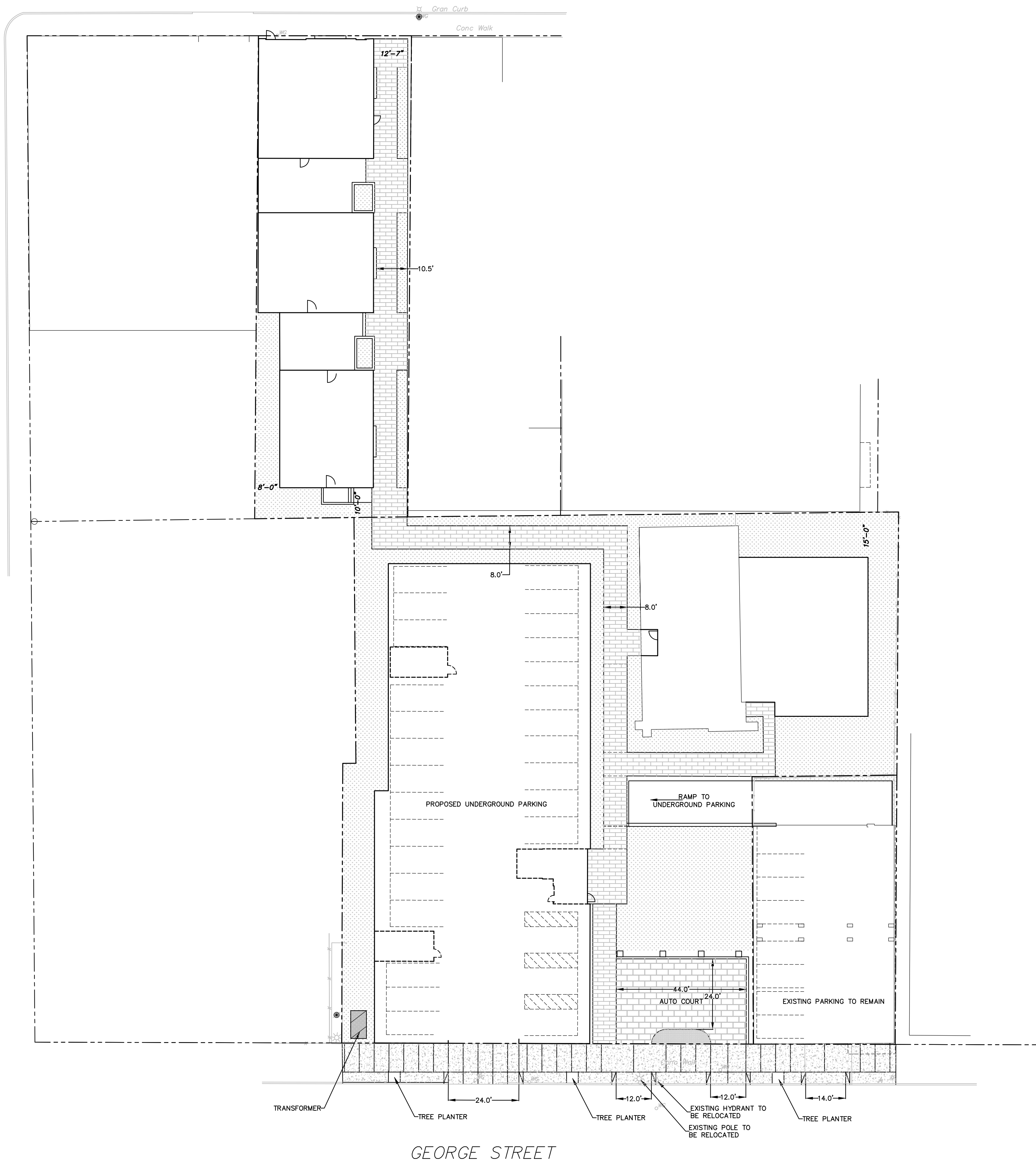
PROPERTY SURVEY
 LANDS OF THE SALVATION ARMY &
 MARY & JACK DISCALA LTD PARTNERSHIP ET AL
 274 CROWN STREET & 301 GEORGE STREET
 CITY OF NEW HAVEN, NEW HAVEN COUNTY, CONNECTICUT

SHEET NUMBER

EX-01

CROWN STREET

HIGH STREET



GEORGE STREET

① SITE PLAN- FIRST FLOOR
1" = 20'-0"



APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
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PLANNED
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274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

GREGG WIES &
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GENERAL LAYOUT
PLAN

C-1.0

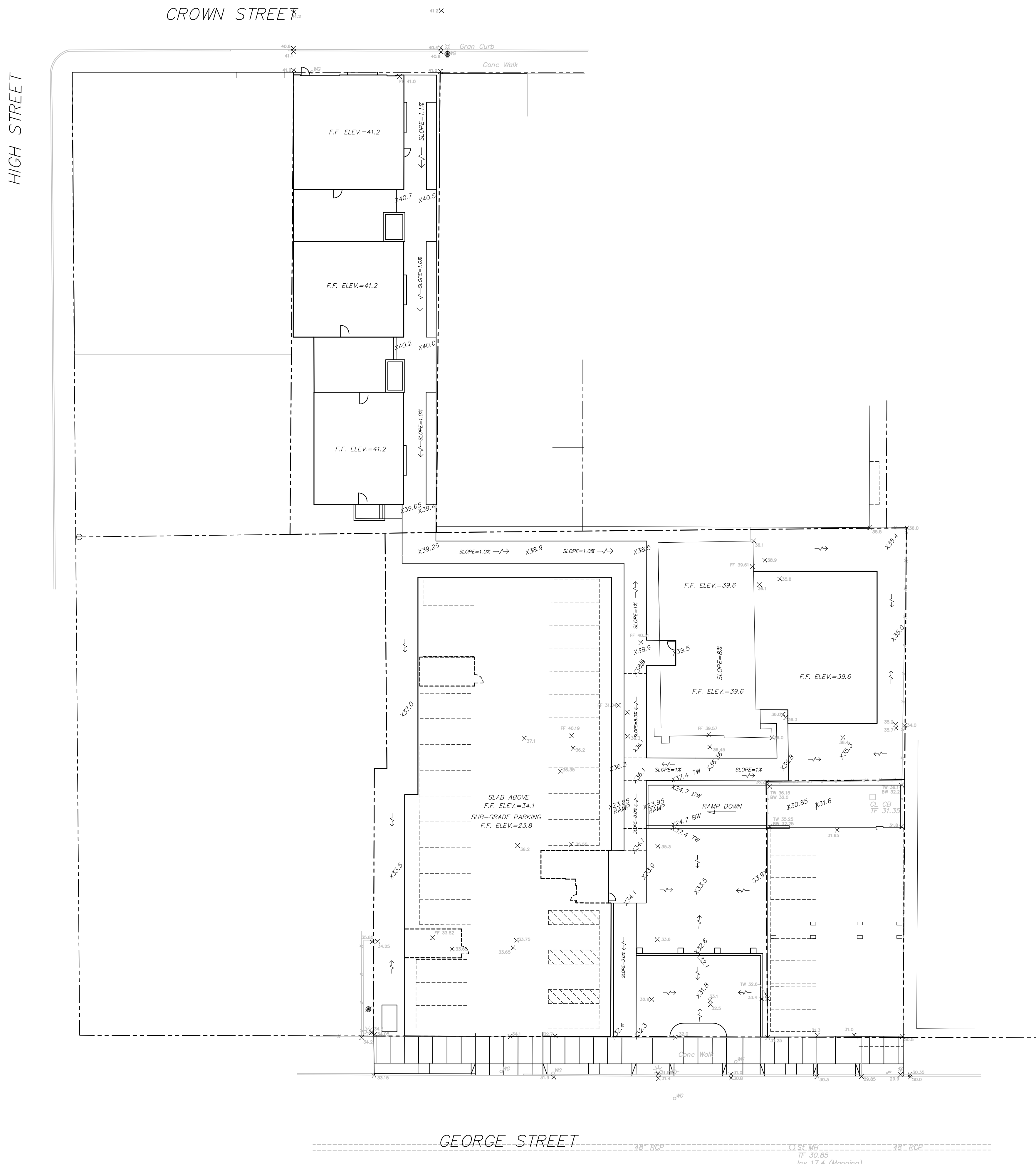
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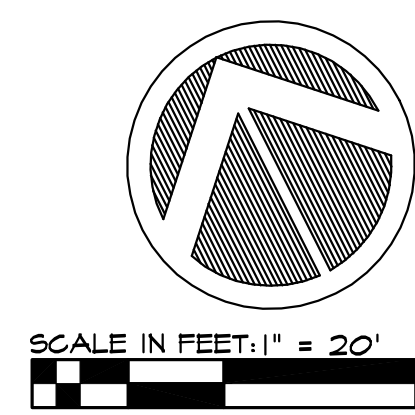
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① SITE PLAN- FIRST FLOOR
1" = 20'-0"



APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

GENERAL
GRADING

C-2.0

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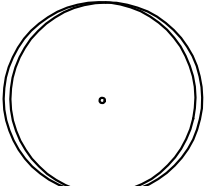
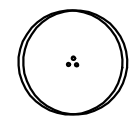
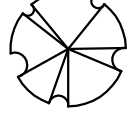





PLANNED
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UNIT 301-305
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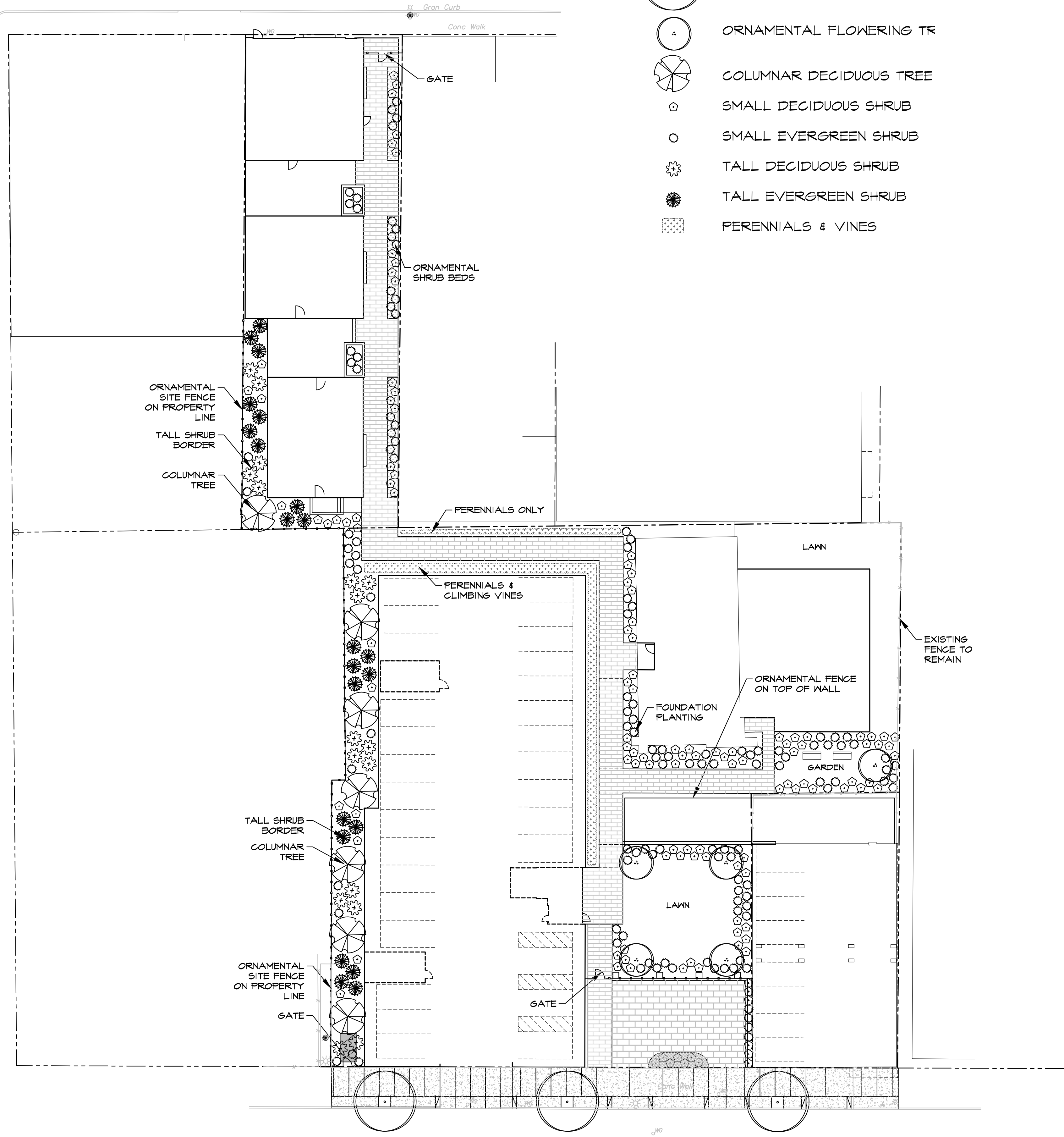
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LEGEND

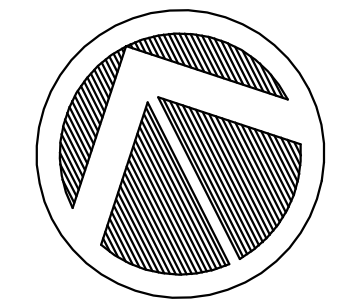
-  DECIDUOUS STREET TREE
-  ORNAMENTAL FLOWERING TR
-  COLUMNAR DECIDUOUS TREE
-  SMALL DECIDUOUS SHRUB
-  SMALL EVERGREEN SHRUB
-  TALL DECIDUOUS SHRUB
-  TALL EVERGREEN SHRUB
-  PERENNIALS & VINES

HIGH STREET

CROWN STREET



GEORGE STREET



SCALE IN FEET: 1" = 20'
0 20 40

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
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LANDSCAPE PLAN

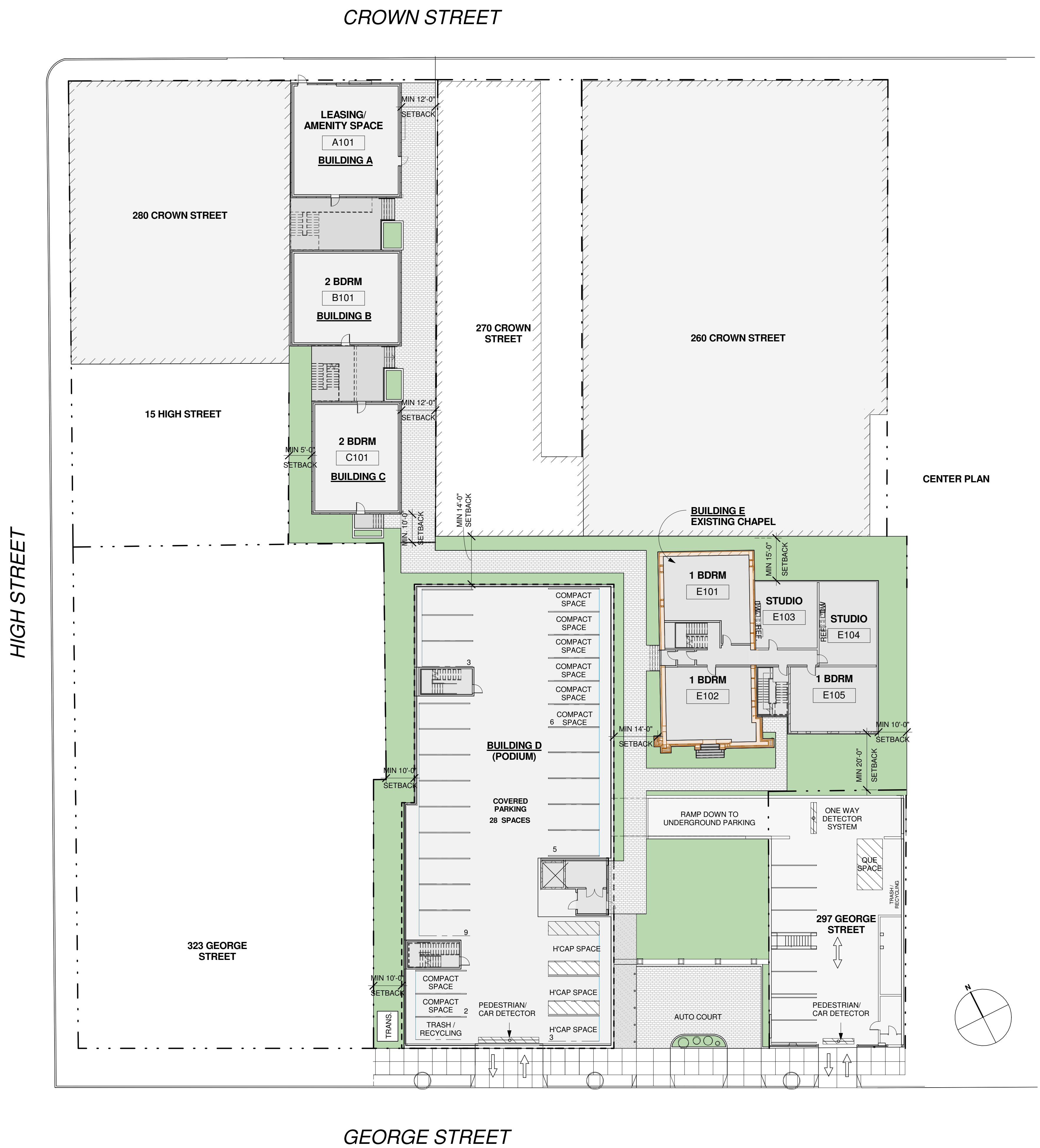
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C-3.0

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PROJECT SUMMARY	
BUILDING A (MEWS BUILDING AT CROWN)	TOTAL FOOTPRINT : 1,594 S.F. TOTAL GROSS S.F. : 4,782 S.F. TOTAL UNITS: 4
BUILDING B (MEWS BUILDING AT MIDDLE)	TOTAL FOOTPRINT : 1,330 S.F. TOTAL GROSS S.F. : 3,990 S.F. TOTAL UNITS: 3
BUILDING C (MEWS BUILDING AT REAR)	TOTAL FOOTPRINT : 1,266 S.F. TOTAL GROSS S.F. : 3,798 S.F. TOTAL UNITS: 3
BUILDING D (PODIUM)	TOTAL FOOTPRINT : 12,020 S.F. TOTAL GROSS S.F. : 72,760 S.F. TOTAL UNITS: 55
BUILDING E (CHAPEL/ ADDITION)	TOTAL FOOTPRINT : 4,715 S.F. CHAPEL GROSS S.F. : 4,820 S.F. ADDITION GROSS S.F. : 9,340 S.F. TOTAL GROSS S.F. : 14,160 S.F. TOTAL UNITS: 13
PROJECT TOTAL UNITS: 78	

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SITE PLAN

A-0.0

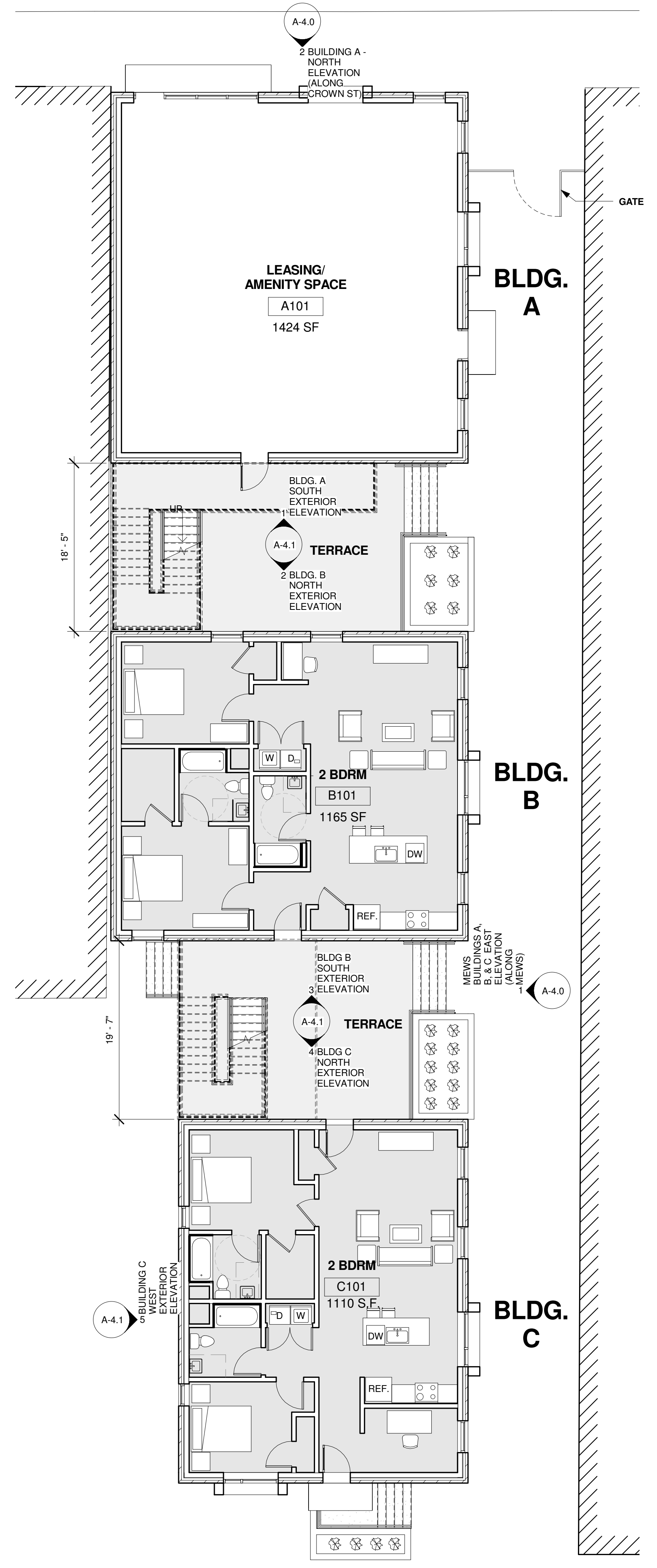
① SITE PLAN- FIRST FLOOR
1" = 20'-0"

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
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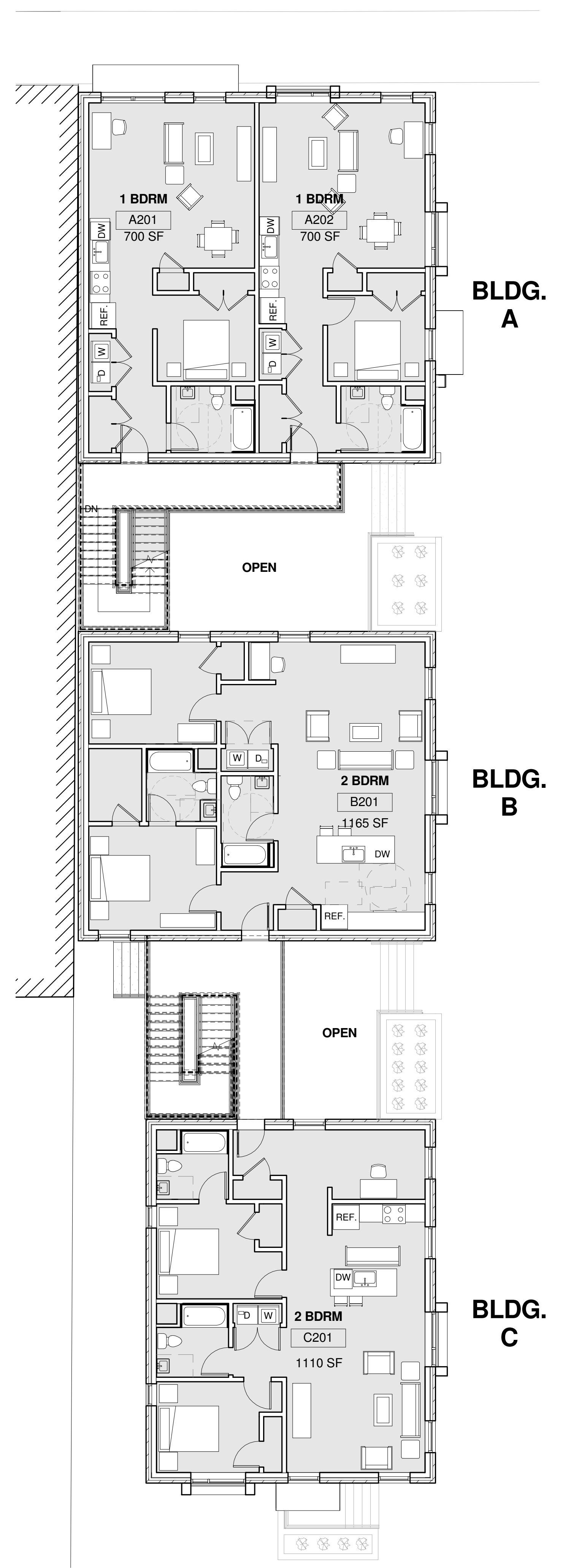
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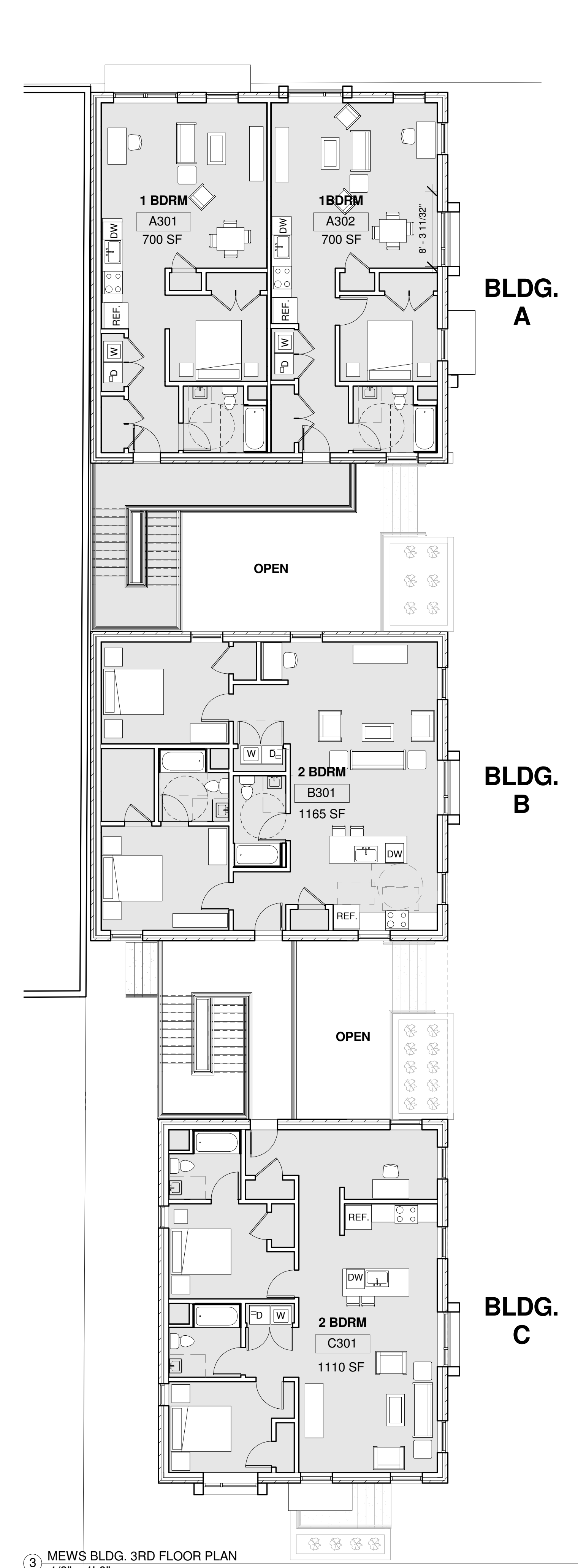
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1 MEWS BLDG. 1ST FLOOR PLAN
1/8" = 1'-0"



2 MEWS BLDG. 2ND FLOOR PLAN
1/8" = 1'-0"



3 MEWS BLDG. 3RD FLOOR PLAN
1/8" = 1'-0"

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
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BUILDINGS A, B, &
C (MEWS) FLOOR
PLANS

A-2.0

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1 BUILDING D (PODIUM) LOWER PARKING
FLOOR PLAN
1/8" = 1'-0"

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BUILDING D -
SUBGRADE
PARKING FLOOR
PLAN

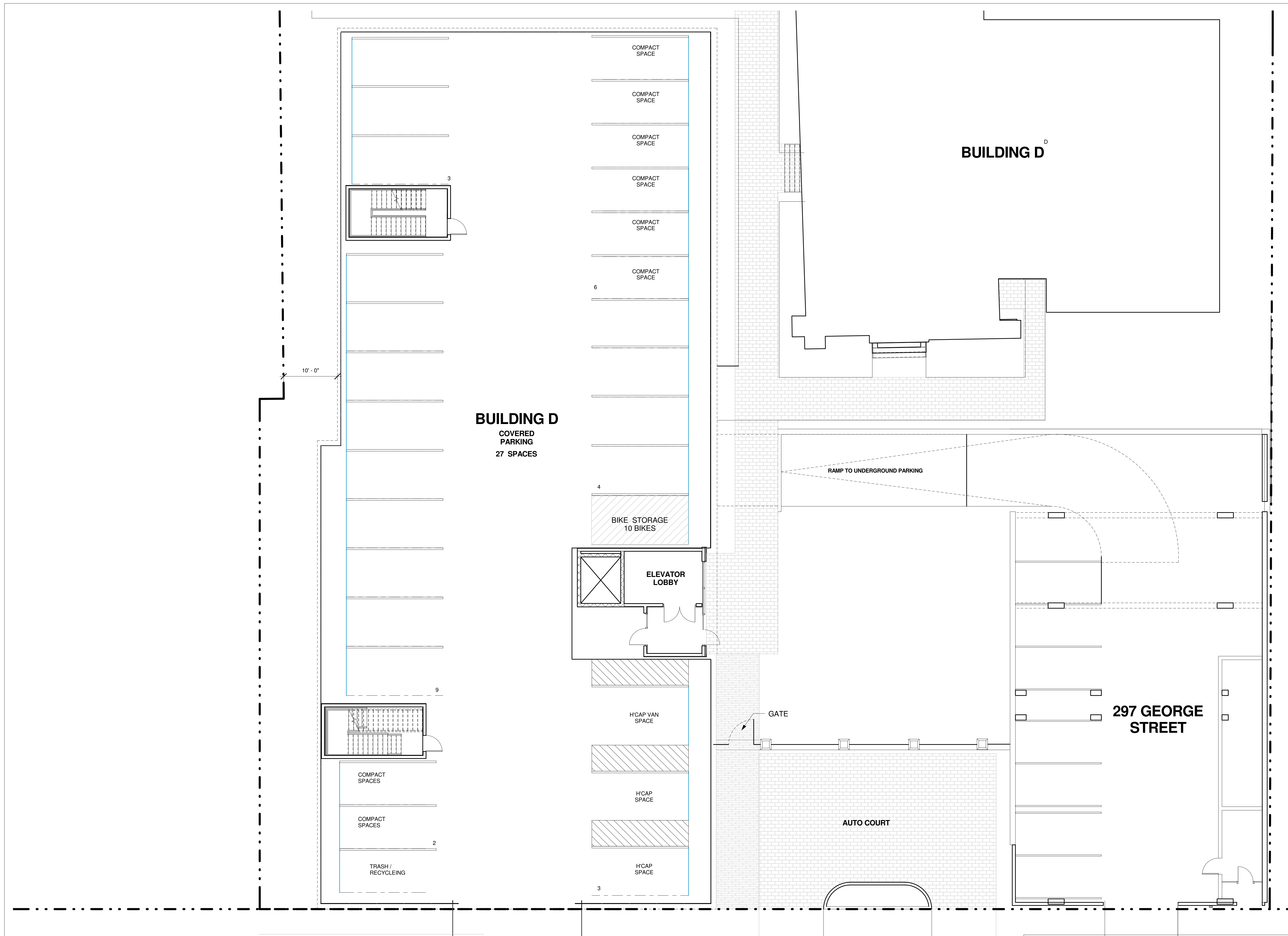
A-2.1

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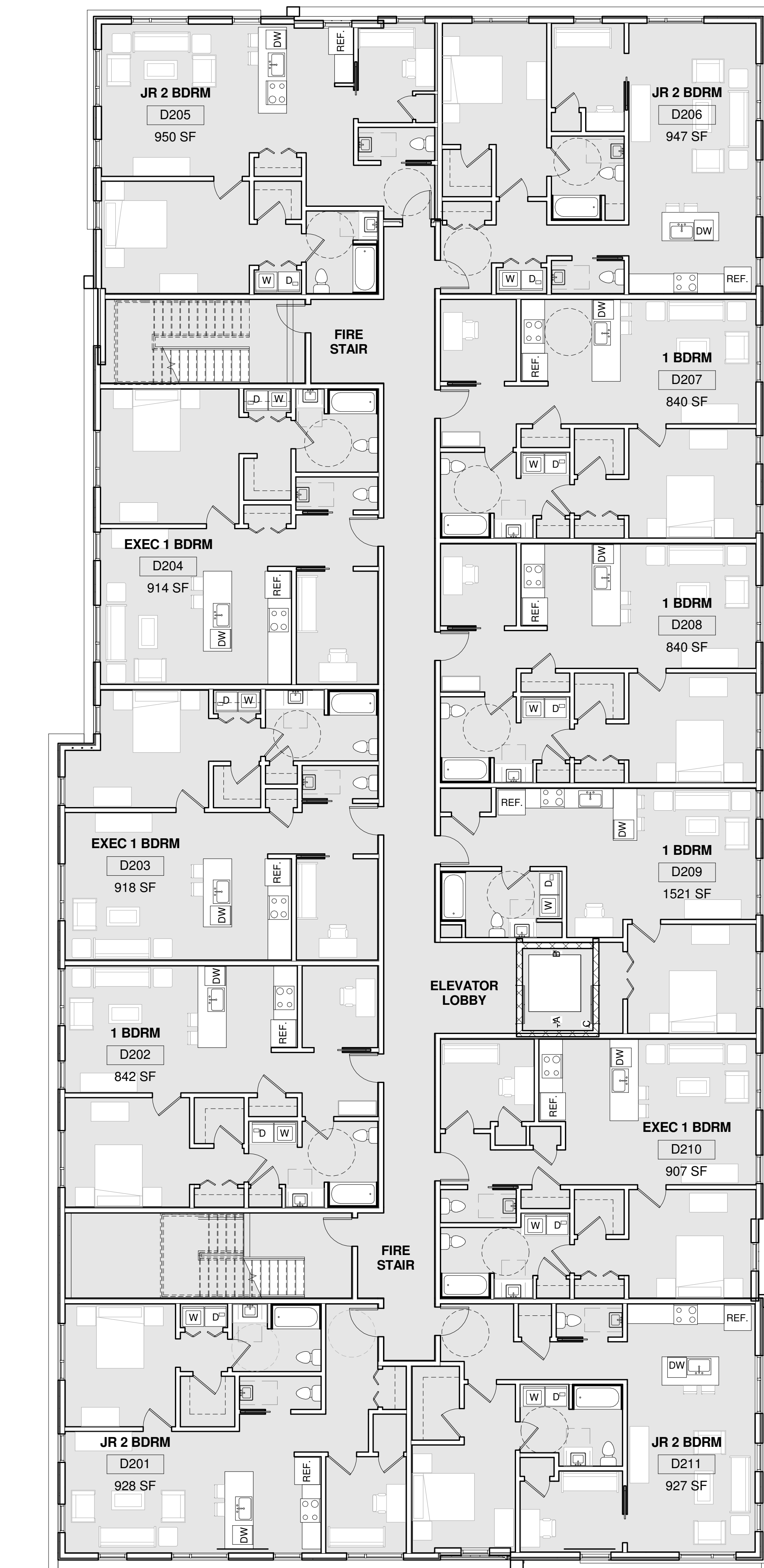
1 1ST FLOOR PLAN 1/8" = 1'
1/8" = 1'-0"

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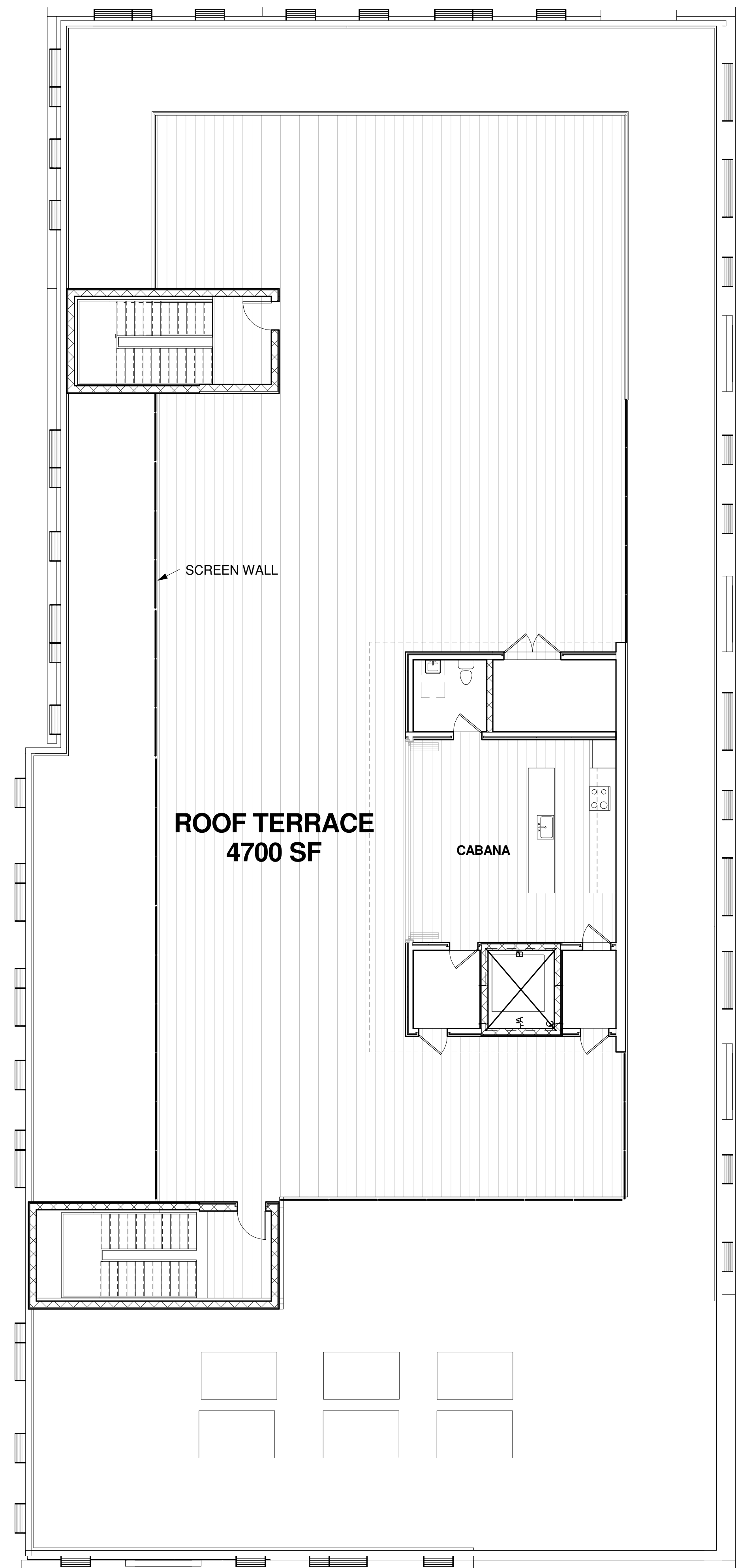
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BUILDING D - FIRST
FLOOR PLAN

A-2.2



1 BUILDING D (PODIUM) FLOOR PLAN
1/8" = 1'-0"



2 BUILDING D (PODIUM) ROOF PLAN
1/8" = 1'-0"

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
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BUILDING D
 (PODIUM) FLOOR
 PLAN

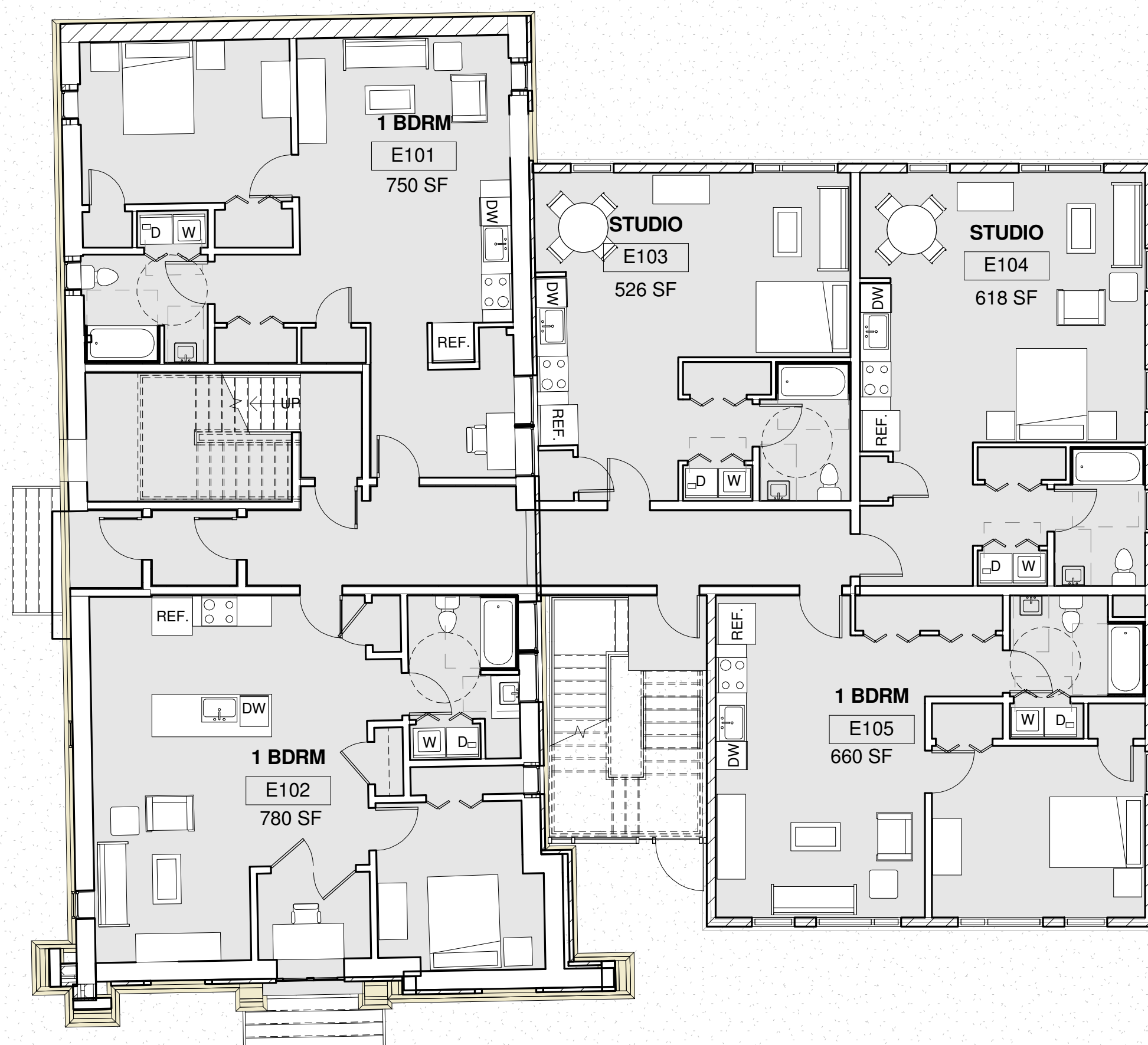
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PLANNED
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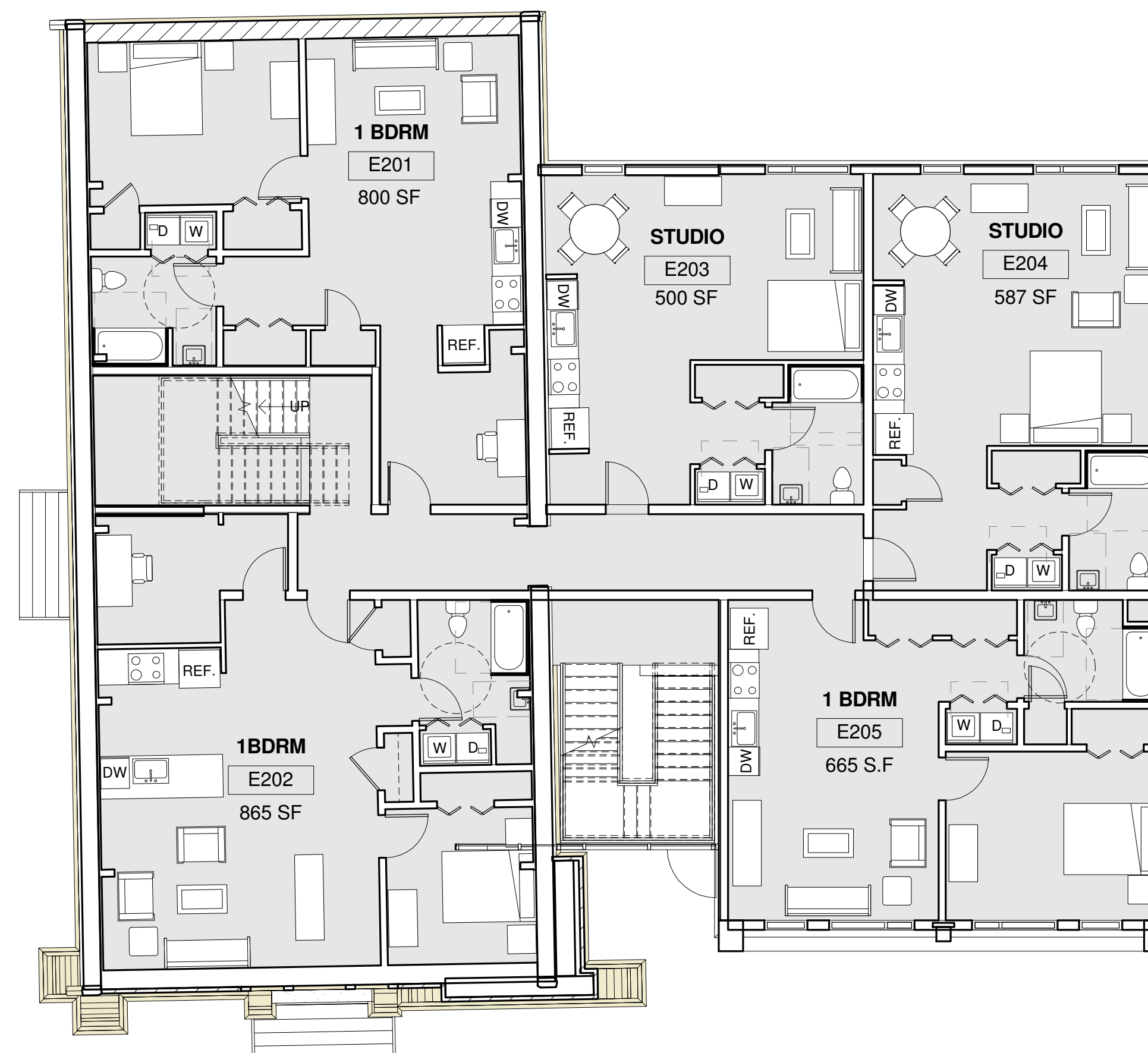
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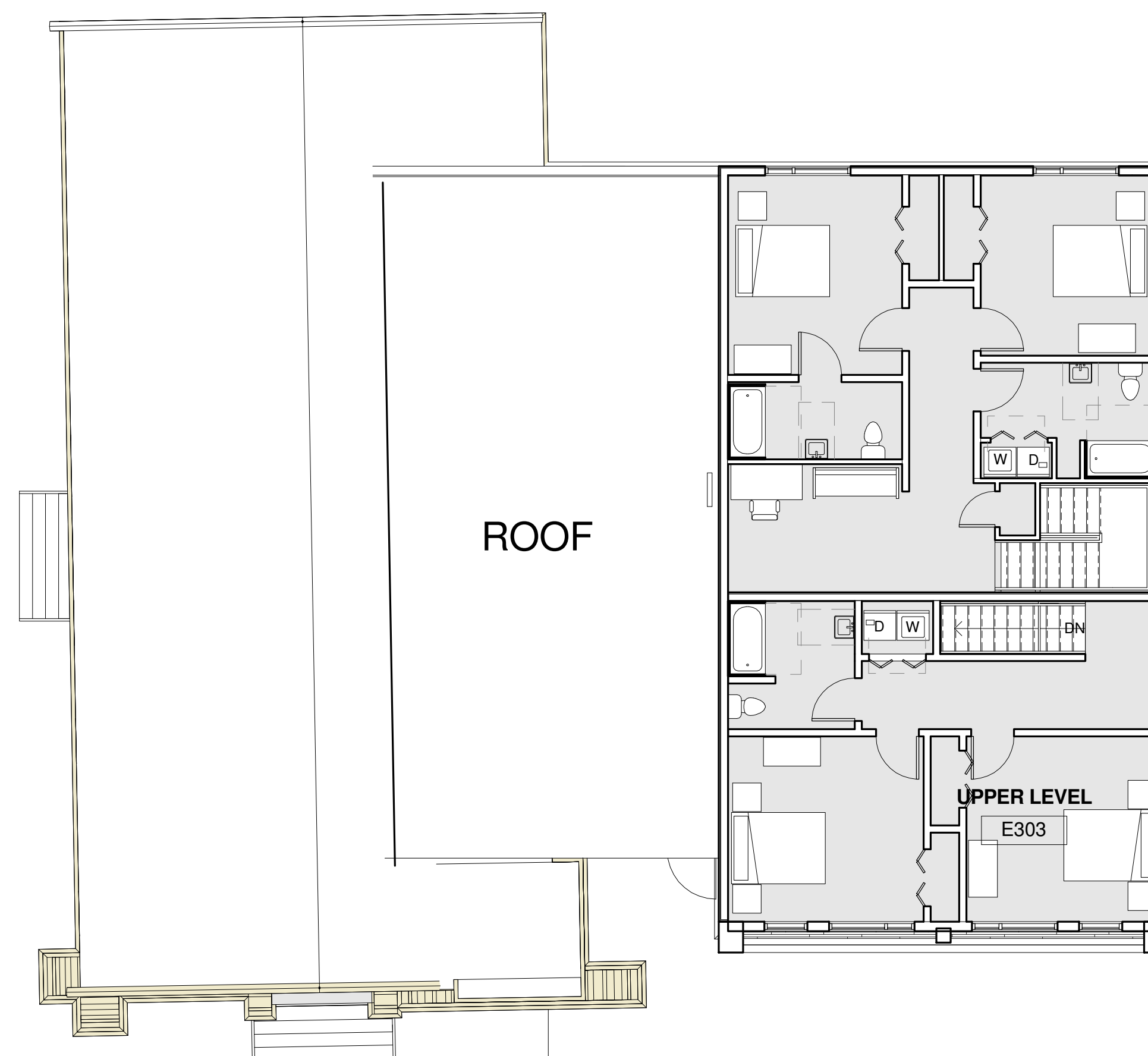
① CHPL. 1ST FLOOR
1/8" = 1'-0"



② CHPL. 2ND FLOOR
1/8" = 1'-0"



③ CHPL. 3RD FLOOR
1/8" = 1'-0"



④ CHPL. 4TH FLOOR
1/8" = 1'-0"

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

JOB NUMBER: 1512.00
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ISSUE DATE: 09.11.2015

BUILDING E
(CHAPEL +
ADDITION)
FLOOR PLANS

A-2.4

PLANNED
DEVELOPMENT
UNIT 301-305
GEROGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

GREGG WIES &
GARDNER
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① MEWS BUILDINGS A, B, & C EAST
ELEVATION (ALONG MEWS)
1/8" = 1'-0"



② BUILDING A - NORTH ELEVATION (ALONG
CROWN ST)
1/8" = 1'-0"



③ BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"

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MEWS BUILDINGS
EXTERIOR
ELEVATIONS

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

A-4.0

PLANNED
DEVELOPMENT
UNIT 301-305
GEROGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

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① BLDG. A SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

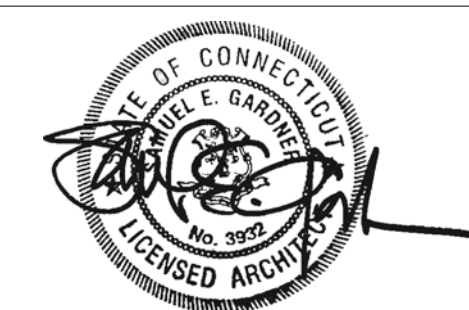
② BLDG. B NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



③ BLDG B SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

④ BLDG C NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

⑤ BUILDING C WEST EXTERIOR ELEVATION
1/8" = 1'-0"



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BUILDING A B AND
C EXTERIOR
ELEVATIONS

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

A-4.1

PLANNED
DEVELOPMENT
UNIT 301-305
GEROGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

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② BUILDING D SOUTH ELEVATION (ALONG
GEORGE STREET)
1/8" = 1'-0"



**GEROGE
STREET**

① BUILDING D EAST ELEVATION (FACING
PARKING)
1/8" = 1'-0"

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**BUILDING D
EXTERIOR
ELEVATIONS**

**APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET**

A-4.2

PLANNED
DEVELOPMENT
UNIT 301-305
GEROGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

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② BUILDING D NORTH EXTERIOR
ELEVATION (FACING MEWS)
1/8" = 1'-0"



① BUILDING D WEST EXTERIOR
ELEVATION (FACING HIGH STREET)
1/8" = 1'-0"

GEORGE
STREET

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

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BUILDING D
EXTERIOR
ELEVATIONS

A-4.3

PLANNED
DEVELOPMENT
UNIT 301-305
GEROGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

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① BUILDING E SOUTH ELEVATION (ALONG
GEORGE STREET)
1/8" = 1'-0"

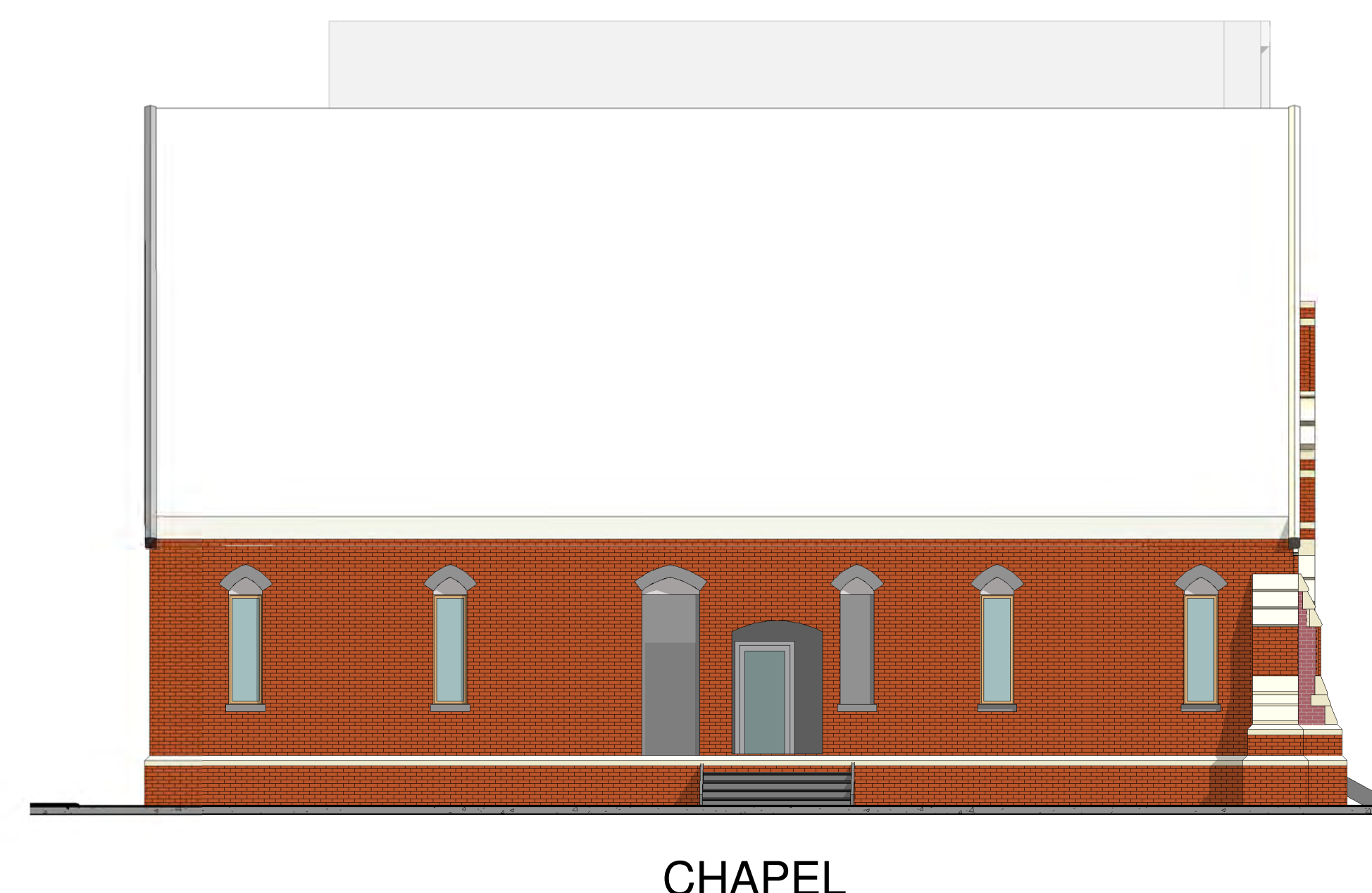


② BUILDING E EAST ELEVATION
1/8" = 1'-0"



④ BUILDING E NORTH ELEVATION
1/8" = 1'-0"

CHAPEL



③ BUILDING E WEST ELEVATION
1/8" = 1'-0"

NOTE: RENOVATION OF HISTORIC CHAPEL
TO MEET THE SECRETARY OF INTERIOR'S
GUIDELINE FOR HISTORIC REHABILITATION

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

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BUILDING E
(CHAPEL AND
ADDITION)
EXTERIOR
ELEVATIONS
A-4.5

PLANNED
DEVELOPMENT
UNIT 301-305
GEROGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

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297 CROWN ST
PERSPECTIVE

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

A-10.1

PLANNED
DEVELOPMENT
UNIT 301-305
GEROGE ST & 274
CROWN ST
274 CROWN ST & 301-305 GEORGE ST.
NEW HAVEN, CT 06510

GREGG WIES &
GARDNER
ARCHITECTS, LLC

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① PERSPECTIVE FROM STREET

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301-305 GEROGE
STREET
PERSPECTIVE

APPLICATION FOR PLANNED DEVELOPMENT UNIT(PDU)
301-305 GEORGE STREET, AND 274 CROWN STREET

A-10.2